

**Florida Renovators, Inc.**  
**Design/Costing Process for A Design/Build Scenario**  
**Phone 727-531-9520**

**[www.floridarenovators.com](http://www.floridarenovators.com)**

Owners of Residential-Type Structures who are considering improving, adding, or changing their building are normally looking for several considerations from a Contractor. Most often the homeowner does not realize the complex elements involved in acquiring the information needed to get started with improvements.

F.R.I. is qualified to process this information on an approval-type basis. This accomplishes many things and **saves money and time!** This process is called Design/Build. Normally, Design/Build is a better alternative.

**Remember that every home is different and unique.** Add in the changes the owner desires and you create an

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**Remember that every home is different and unique.** Add in the changes the owner desires and you create an entirely new and singular set of circumstances which must be individually addressed.

Contractors' cost **estimates are not comparable!** Most are based on unestablished, unprepared and unplanned work. Any cost comparison prepared without scaled drawings and detailed specifications is **not valid!** Planning the work takes time and effort. Planning and formatting the project is an evolved process and is paramount to a successful remodeling job.

Design drawings and working plans accomplish many things. Drawings and pertinent information are compiled in stages. Through these stages, information is established and approvals are sought from the owner and building officials while balancing architectural considerations, engineering requirements, material selections, subcontractors' input and budget costing specifics.

The first established information is the "Owner Wish List." The wish list is a random selection of items prepared by the owner and becomes the first directive for designing.

**First Stage:**

- 1) Owner's Wish List
- 2) Owner's Survey (Required by Building Officials)
- 3) Prepared Site Plan (Required when Changing Foot Print of Structure)
- 4) Prepared Plan of Existing Conditions
- 5) Conceptual Design Drawing Based on Owner's Wish List and Existing Conditions
- 6) Preliminary Floor Plan Approved by the Owner
- 7) Specifying finishes, fixtures and contract conditions
- 8) Vague Budget Analysis!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

**Second Stage: Subject to owner's budget approval**

Develop Working Drawings consisting of Floor Plans, Exterior Elevations, Roof Plans, Interior Elevations of Kitchen, Baths, Fireplaces, Stairways, etc.

Develop Structural Drawings consisting of Roof Framing, Floor Framing, Foundation Plan, Wall Section Details and Cross Section Details

Generate Mechanical and Utility Plans and Schematics of Plumbing, Electrical, HVAC System. All Utility Drawings Should Show Existing and New Modifications

For final costing, F.R.I. requires a full set of drawings for each trade, 3 office sets, 1 for the contractor, and 3 sets for the building officials. Other requirements might be needed like soil testing, additional engineering and energy calculations.

Owner \_\_\_\_\_ Date \_\_\_\_\_ Revised \_\_\_\_\_  
9/28/02

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