

New Home or Renovation Design Process

Step 1) Research

When you contact us initially we will ask a few questions to gather information about your proposed project. These questions will help determine what information you will need before an initial meeting and what information we can gather prior to the meeting. We will send you some information about what we will want to know at the next stage.

Step 2.) Initial Meeting

This initial meeting usually takes place either at your home, especially for renovations, or at a local coffee shop or restaurant. Here we get to meet each other and learn a little bit about you, your site if you have one, and your ideas. We will want to know your budget and your timeline. We are working on creating a sales office to be open in the spring of 2018. We will go over our process and show you our project communication software.

Step 3.) Explore

We really want to ensure that we get you the home of your dreams and, to do so, we need to really understand what you want. We will have you send us your wish lists, sample plans, and pictures. We will make suggestions and take notes as we discover your needs and desires. (Need some help with ideas? Start your own [houzz ideabook here](#), or check out our own [houzz page here](#).) [<https://www.houzz.com/pro/jody-tindill/belledune-homes-ltd>]

Step 4.) Design

After we research all the necessary zoning and bylaws for your property or prospective area, you will receive a unique preliminary design that includes basic floor plans based on what we have discovered in our previous meeting.

Step 5.) Edits

You will no doubt have some changes. Mark up your preliminary design and bring it back to us. We will modify the plans, working together with you in person, over phone, or email until you are happy with the refined product. Next we will produce the two-dimensional elevations which shows what the building looks like from the outside.

Step 6.) Pricing

Your plans are ready! Once you have approved the drawings we can proceed to putting together a detailed budget for your project with a variety of options for you to consider. Our approach is to provide a fixed price with several allowances for items that you have

discretion over. This can take several weeks depending on the time of year and complexity of your project. We will create a very detailed specification package that will become the contract.

Next Steps

With the plans, specifications, and budget developed, the next step will be to confirm financing with the bank. Once we have a deposit, we will proceed to get the detailed drawings completed as well as all of the other forms and required documents for the permit. We will also set you up with access to our communication software so that you can start documenting selections as you are able.