



PA #152911

Architecture / Construction & You

Have you been thinking about an addition?

HAVE YOU CONSIDERED RENOVATING YOUR KITCHEN AND BATH, ADDING AND ADDITION OR UPDATING YOUR ENTIRE HOME?

Have you wondered what steps you need to take and who you can trust?

Look no further than Tri-M Design / Build

You are entering into the exciting *challenge* of home **renovation / addition**.
You should not go in to this venture alone and without the **knowledge** you need to **succeed**.

But First – Ask yourself why!

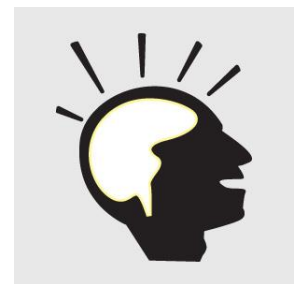
Do you need more space?

Are you updating your mechanical systems?

Kitchen or bathroom outdated?



**There are many reasons why you may want to take this step.
Just be *sure* about it. Be *smart* and *educated*.**



TRI M DESIGN / BUILD

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The Design Process:

Initial Meeting – Introduction of Tri-M to you, the homeowner. Build repertoire and trust. We will discuss the scope of work, design ideas and your vision to create your dream home. We want to work with you as your partner in this endeavor, not just your hired help. If you are not feeling it after this meeting, we recommend speaking with other architects and/or builders. Your *new* relationship needs to be built on trust and open dialogue.

Proposal – If you are interested, we will prepare a design / architectural proposal which will consist of all related phases needed to construct your addition / renovation and get a building permit. The first phase of design is schematic design. This phase will incorporate your vision into a set of plans and elevations. We will need this phase to be paid upfront to proceed. Our small fee for a preliminary budget analysis will be noted in the proposal and paid at the next meeting.

Budget Development / Design Agreement Meeting – A preliminary construction scope of work is presented, along with schematic design drawings. At this point, we will be able to give you a preliminary budget analysis, based on the schematic designs. We will ask for the payment for the budget analysis. Following this meeting, you will decide whether you would like to continue into the next phase of design with us.

A tip for you!

Start collecting images from magazines, and the internet (great sources are Houzz.com, Google Images & Pinterest.com). This will help you and Tri-M get to know one another and your design aesthetics.



We can even prepare cool computer images for you to better understand what we are designing.

Construction Documents – Once we decide to work as a team on your dream project, Tri-M will take the approved schematic plans to construction documentation. We will keep you posted on all significant design impacts to your home and work with you to ensure we design what you want and within your budget. It is important to us that you get what you want, not what we think you want. Sure, we will make recommendations based on our experience and expertise, but this is your home – We will not forget that.

Selections – Now we start to have some fun together...time to select finishes and fixtures. We will present to you our recommendations for everything from flooring, roofing, siding, paint color, cabinets, plumbing fixtures, lighting fixtures, basically everything you will need to put the finishing touches on your new home. We will work together to make the final selections.

*If you want to go to the next level, ask us about our **interior design / decorating services**.*

Construction Document and Construction Agreement – We will meet to present the final design, and upon your approval (of course some minor changes can be made), we will provide to you our construction agreement. This contract will outline the goals discussed based on the previous meetings and the *final* design.

Permits – Once construction documents are finished, Tri-M will handle all necessary paperwork needed to submit for building permits (if required). The cost of securing permits will be your responsibility. Permit approval may take for 2 – 4 weeks. Once approved, we can start construction.

Construction Schedule – Once all the details of the project are agreed upon, including finish selections, we will submit to you the estimated construction schedule. We say estimate, because delays will happen (they always do) From weather to township inspections, to homeowner changes and revisions. We will provide you with updated schedules (if needed) along the way.

The Construction Process:

Homeowner Preparation – Depending on the scope of work, you will have some homework to do prior to us starting the construction. Your homework may involve tree removal, fence removal, removing furniture from rooms, packing items in boxes, such as dishes and glasses and any general preparation to allow us to complete our work, with minimal distractions to you and us.

Demolition and Dumpsters – Typically, one of the first phases of construction, is demolition. This may include walls, drywall, lumber, flooring, insulation, windows, fixtures...you get the idea. If we can place the dumpster in your driveway, it will save you money, with extra permit fees, for placing on the street. Dumpsters are billed by the weight (nominal fee for delivery), so we like to move them in and out quickly regardless if they are full, to help you in your daily activities.



I know – It looks scary. This is just a part of the process. We will have it clean and looking great in no-time.

Excavation / Foundations – If you are having new construction or an addition, we will need to pour new footings and foundation walls. We will need to get this work inspected and approved by the Township before moving on to the next phase.

Framing – Whether ‘only’ internal walls, or exterior walls, for new construction and additions, framing will go up rather quickly. Before you know it, you will have walls (and windows). Windows have a long lead-time, so they will need to be selected and ordered prior...in fact, we do not like starting the framing until the windows are on-site. This ensures that we can get everything weather-tight immediately (so there is little time where we are open to weather issues). We also like to complete roofing and siding during this phase.

Hey! How about it!
We are starting to make
some great progress...



Rough-ins (Electric / Plumbing / Mechanicals) – We will now complete the first phase of utility installations. We run all lines which are hidden after drywall is installed. We will need to get this work inspected and approved by the Township before moving on to the next phase.

Insulation and Drywall – We will install insulation per code, in all exterior walls. And again, we will need to get this work inspected and approved by the Township before moving on to the next phase. Following insulation approval, we will install drywall per code. We will need to get this work inspected and approved by the Township before moving on to the next phase. They will be checking to see the “screw patterns”. Yes, I said “screw patterns”. This ensures the drywall was secured properly to the framing. Following this approval, we can tape and spackle.

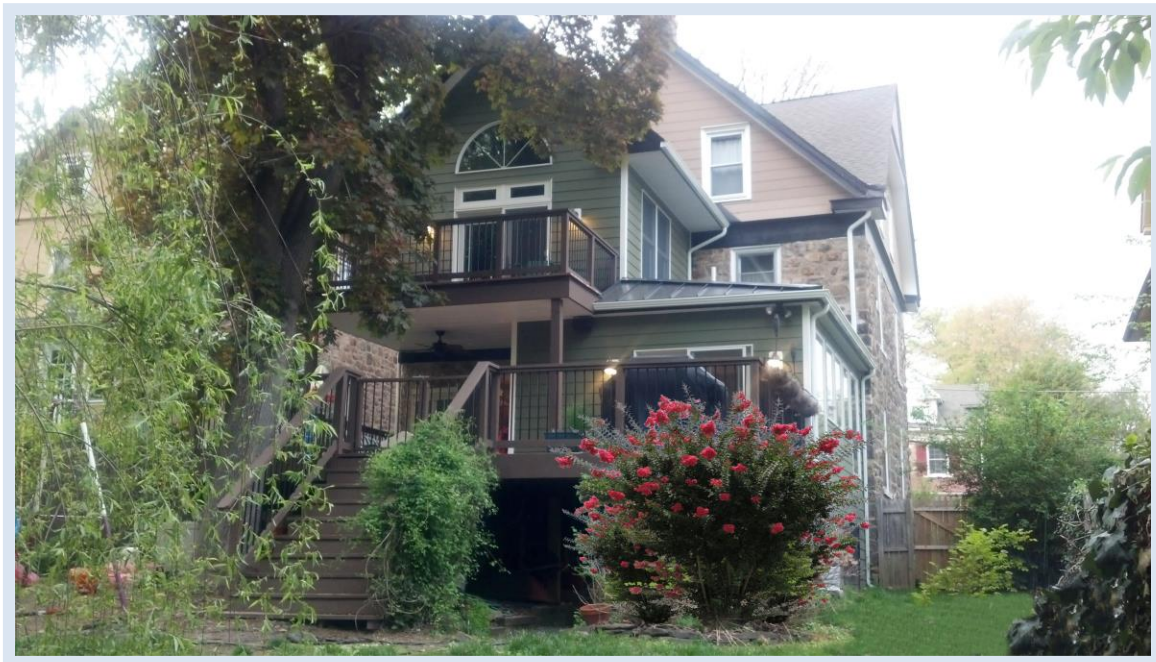
Flooring – The majority of flooring will be installed at this time, which may include hardwood, tile or laminate. If carpet is going to be used, this will be completed later in the process.

Millwork and Paint – This means trim. Door casing / surrounds, baseboards, built-ins and cabinetry will be installed, along with all the necessary painting. *Kitchen cabinets and millwork have a long lead-time, so these items need to be ordered well in advance.*

Final (Electric / Plumbing / Mechanicals) – All plumbing fixtures, electrical fixtures and vents will be installed.

Templates – Shower doors and countertops will need to be templated, then ordered and installed.

The Final Touches – Final painting, touch-ups, cleaning, landscaping and inspections by Tri-M will take place. Once we (and you) are satisfied, we call in for our final inspection for your Certificate of Occupancy. YEAH!!! We are now complete and out of your home...unless of course you want to invite us back for the grand opening!!



We have SUCCEEDED – Together – As partners – Rejoice!