

RESREAL DESIGNS

Architecture & Engineering Services

Project Design Roadmap

Step 1: Initial Consultation

- ResReal Designs gathers your project information.
- Schedule a free site consultation at your home.
- Exterior projects require that a copy of the Property Survey be emailed to us.

Step 2: Sign on with ResReal Designs

- Check your email for a Proposal of Service which indicates service fees.
- Client signs contract and makes an initial deposit.

Step 3: Time to Measure

- ResReal Associates conduct a home visit to collect measurements and pictures.
- Our Design Team prepares existing conditions plans as a template to begin design.

Step 4: Design Your New Home

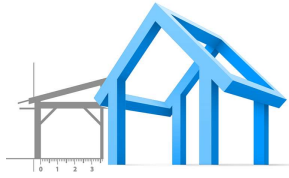
- In a kick-off meeting on Zoom, review your design intent with a Design Professional.
- Over the next few weeks, design options are discussed through these virtual meetings.
- Conclude with confirming your preferred floor plan.

Step 5: Select a Contractor

- The Design Team prepares Construction Bid Drawings.
- With these plans General Contractors can review and price the project.
- Homeowners then select their Contractor.

Step 6: Plans are Ready!

- Final review of floorplans.
- We issue printed and stamped Construction Permit Plans.
- Next, plans undergo an approval process with your Local Building Department.



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Frequently Asked Questions

Where do we begin?

We are excited to assist you in making your dream home a reality. After an initial call and upon receipt of a property survey (for projects that require one) a complimentary site visit is scheduled for a ResReal Associate to visit your home to discuss the details of your project.

How do I hire ResReal Designs for architectural and engineering services?

Within 5-10 business days following the site visit, we will email a proposal outlining design services and fees. Sign it and make your initial payment to initiate design services. Next, we schedule another site visit for our associates to take measurements, pictures, and important field notes. This site visit lasts between 2-4 hours.

How do I prepare for the field measurements visit?

There is no preparation needed. Our team needs access to each of the floor levels of the house. Even areas not having work done require access. Plans typically must show whole floor levels if any sort of work is being done on that level.

After field measurements, what is the next step?

Based on the field notes, floor plans showing existing conditions are drawn up within 5-10 business days and will serve as the starting point for design.

What does the design process like?

Designing a new layout is the most exciting and longest step. Through extensive coordination with our design team, you discuss floor plans, layout options and ideas. Virtual meeting services allow you to see drawings develop in real-time. We send electronic PDF drawings, sketches and layout options. Design coordination can range several weeks depending on size and scope of job.

Will you help us choose a general contractor?

Our design team prepares Contractor Bid Drawings to assist you in the selection of a contractor. It is the homeowner's responsibility to select a contractor who is licensed and insured. Referrals are available.

How much will construction cost?

Our firm does not provide construction pricing. A general contractor will set the price for construction. Knowing your approximate budget is important and should be communicated with contractors early-on.

When will the final drawings be ready?

Once our design team incorporates any final revisions, Construction Permit Plans are finalized then printed and stamped by a licensed engineer. These drawings are used to apply for a permit with your local building department and serve as a blueprint for construction. Upon receipt of final payment, stamped hardcopy Construction Permit Plans are issued via mail or pick-up.

I received my plans. Can I start to build?

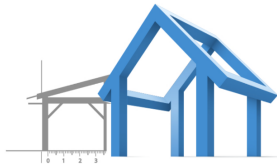
You will receive hardcopy plans stamped with a seal from our licensed engineer. Then use these plans to apply for a construction permit with your local building department. You may hire ResReal Designs to prepare and submit the permit application on your behalf or do so yourself. You can make this decision later on.

How long does it take to get a permit?

Permit approvals are completely dependent on your local building department. Once you submit the application, the process can take weeks to several months. The town reviews the application and often requires meetings to discuss the plans. They may even require additional permits or plan revisions.

I received final drawings but need a revision. How soon can I get new plans?

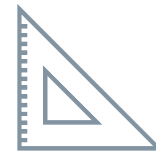
Reach out to us anytime you need assistance. It may take one to several weeks for a revision. If a revision is needed, even for what appear to be minor revisions, our design professionals must carefully review the change and its impact on the integrity of the overall design.



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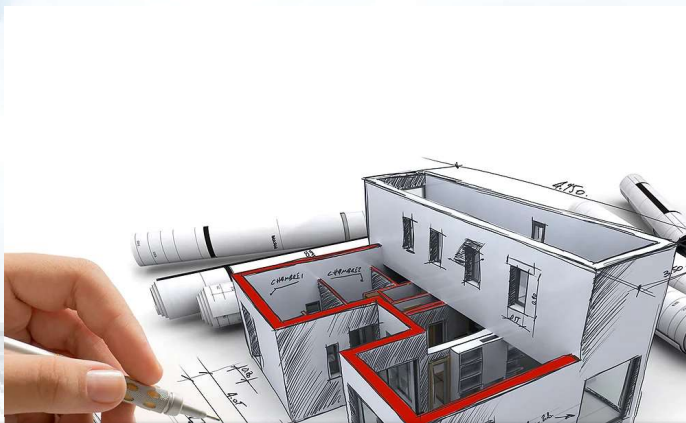
Our Services

ResReal Designs is a full-service architectural and engineering design firm. We service homeowners, contractors, architects and design professionals throughout New York and Connecticut. Everything from home renovations and additions to outdoor decks and in-ground pools, we will take you from the early phase of the design process through to the completion of your home construction project.

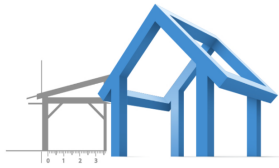


Architecture

At Resreal Designs, we assist our clients in designing their dream homes. Anything from new home construction, additions and renovations we support our clients from the early design stages through to construction.

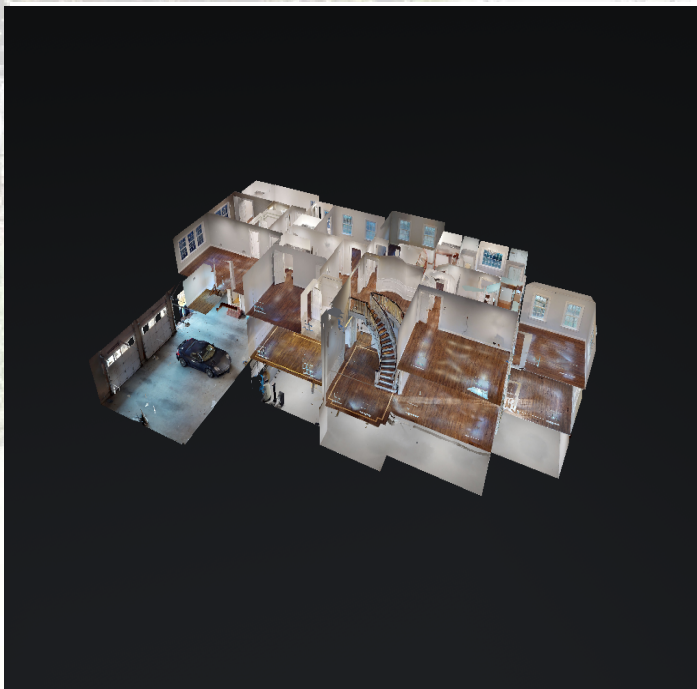


Engineering



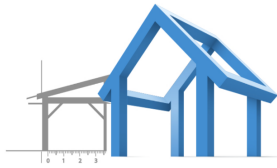
Drawings & Permits

Your home is one of the biggest investments you will make in your lifetime. Our services include the submission of stamped and sealed permit applications and drawings on behalf of owners and contractors. We look to provide our clients with a streamlined process to obtain their proper approvals to start their construction projects.



3D Scanning

We use the latest technology in 3D-Scanning and computer-aided design to provide a comprehensive analysis of your home. This allows us to assist you in making the most effective decisions when it comes to your home improvement projects.

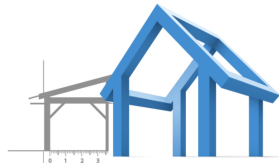


Renovations

Renovating your home can be a wonderful and rewarding experience. Transforming your existing spaces to something that is truly unique and personal can be a fulfilling endeavor.

At ResReal Designs, we assist homeowners and contractors day in and day out through their renovation projects. From the early stages of design through obtaining local permitting approvals, we specialize in servicing our clients through all types of renovation projects.



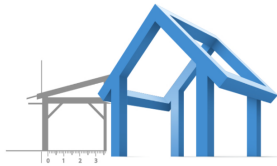


Additions

Are you running out of space in your home? Is there a new surprise family member on the way? Or is there a lifestyle change and now you may need an In-Law suite?

There are countless reasons adding to your home can benefit your lifestyle. If you feel you are running out of space but love where you live, adding square footage to your home can be an incredible investment both personally and financially. From the second story expansions to a new side or rear addition, we assist our clients with all types of expansions and additions to their homes. This is a great way to add value and equity to your home, while also creating additional living space for a more comfortable lifestyle

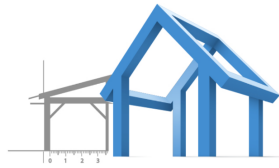




Kitchens & Bathrooms

We spend countless hours in our kitchens and bathrooms. There's a tremendous amount of choices and decisions to be made when designing any kitchen or bathroom. Deciding on cabinets, appliances, fixtures, lighting, plumbing services, electrical locations and more, all of which need to be carefully considered and integrated for a fully functional and pleasing space. We will work side by side with you through your new kitchen and bathroom design to help you build your dream space.



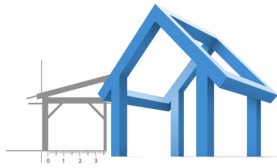


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Decks, Patios & Exteriors

Outdoor decks and patios are an incredible way to expand your living spaces. We specialize in all types of deck and patio designs. Whether you have an existing deck that is ready for a transformation or you have unused space in your backyard that is waiting to be enhanced we can help you get your project underway.

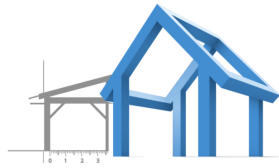




Pools

Create your own backyard getaway with a new swimming pool! We can provide you with design services for that new vacation spot in your very own backyard. From designing your inground pool to obtaining the necessary approvals and permits from your local town, we can help you every step of the way to create that new outdoor space you have been dreaming about.



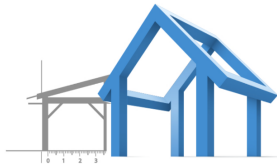


Structural Design

Opening up walls, creating vaulted ceiling spaces and structurally altering your home can have a profound effect on the aesthetic and feeling of a space. We specialize in providing our clients with structural design services to alter their homes.

We often are asked can this wall or ceiling be removed? The answer is always YES! It is just a matter of being professionally designed and properly built to create the transformation. Whether you are simply looking to open that pesky wall between your kitchen and dining room or you are looking to dramatically vault your ceilings, we assist our clients every day in making these transformations. We also consult and enjoy teaming up with other local design firms to provide any structural consulting or structural design drawings for their projects. Contact us today, if you are a homeowner, contractor, or architect looking to make some structural modifications.



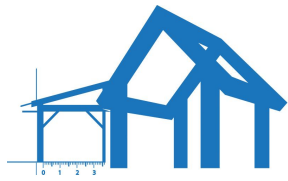


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New Construction

We provide contractors, builders and homeowners with full new construction plans, all architectural and structural plans and specifications needed for that new construction project. From the base of your foundation to the highest roof peak we can assist you with the design and construction documents you need.





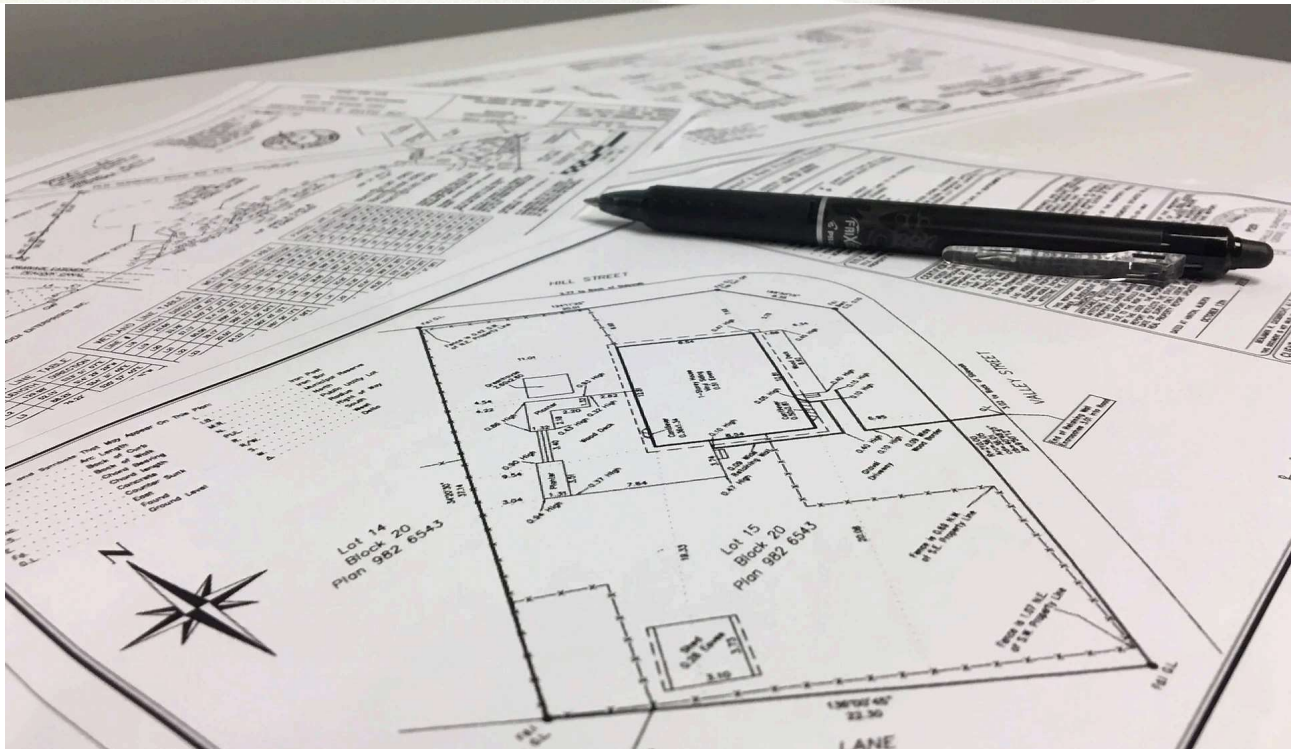
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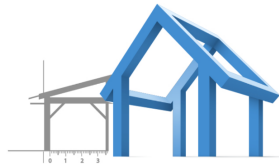
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Property Setbacks

Your property might be yours, but you can only build on it within allowable setbacks from neighboring properties. These setback distances are determined by your local municipality. A Property Survey is required as part of the architectural and structural engineering design process for exterior projects to determine these setback allowances. It illustrates the size of your property and identifies all structures on it, including the home, driveway, decks, etc. It provides a visual representation of where you may build, providing insight into possible impediments to your scope of design.

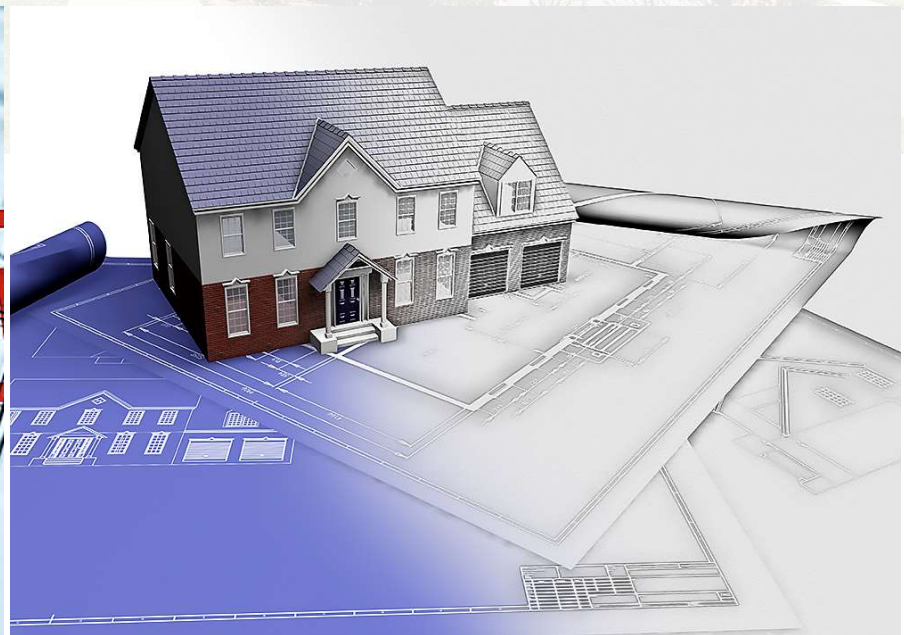
A Property Survey is typically included in the documentation upon purchasing a home. If not, you can reach out to your local building department to request a copy on file. Please note that if the Property Survey does not show your plot as currently developed, you may need to contact a licensed land surveyor to prepare an up-to-date document. In this scenario, we can provide referrals.

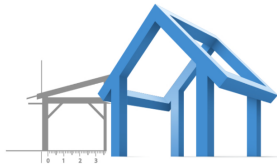




Permitting

One of the most essential parts of your project is obtaining proper approvals and permits from your local building departments. If you are a contractor and want to get your projects moving along, we can provide you with the interface directly to the building department to get your permits approved and ready to start construction. If you are a realtor and may have a client with legalization needs or open permits, we can assist in the evaluation and path forward for the proper approvals. If you are a homeowner and feel overwhelmed by the amount of paperwork and procedures of the local municipality, we can seamlessly take on this task for you and provide all the permit expediting services to get your required approvals.





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Contractor Relationships

Don't delay your next construction job! Let ResReal Designs plan while you build! We can plan, design and permit your next project while you're finishing your current project. Your customers will have a more fulfilled sense of service and the requirements of your project will be clearly defined in a set of plans. From the design stages to permitting, we can provide you with the service needed to start your next project.

