



# RESREAL DESIGNS

Architecture & Engineering Services

## 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.