

THE AMSTED PROCESS

Communication is crucial at every stage in the creation of a custom home or major renovation.

Amsted's design-build process begins when we arrange to meet you at your home where you can describe for us your needs, your lifestyle, and your vision for the project. You talk, and we listen...carefully. Then we come back to you with a Project Development Agreement that outlines the scope of the work and the design fees involved, and lays everything out in a clear, easy-to-understand manner.

Throughout the entire process, we are always available, always anticipating your needs, always supplying the services and solutions you require.

1 PRE-DESIGN

After an initial deposit is paid, we prepare a detailed list of requirements, as well as "as-built" drawings if the project is a renovation. Following that, we discuss space planning with you, developing the new living spaces based on your wants and needs, and prepare a preliminary construction estimate.

2 DESIGN DEVELOPMENT

From the "pre-design" phase, we move into active design development, creating detailed schematic drawings based on your feedback, as well as 3D drawings. In the case of renovations, we also conduct a "forensic inspection" of the area being remodelled so we know exactly what we are dealing with. Custom details are finalized from lighting to your selection of finishes. A detailed construction estimate is then prepared. Once this is signed and a further deposit paid, we produce a forecast schedule and order all the materials required.

3 CONSTRUCTION DRAWINGS

At this stage, we prepare construction drawings, followed by a construction contract. Structural engineering is done as required, and everything is specified in detail, from the choice of materials and finishes to the timelines and scheduling of trades. The collaboration between designers and builders is intensive at this point and continues throughout the process.

4 CONSTRUCTION

Now we are ready to build. We have all our in-house trades people "staged" and ready to go, and work commences. Again, even though the design plans are all firm, the designer remains in constant contact with the construction crew as the work proceeds, to ensure everyone is focused on the same goal, with everything executed according to your desires.

5 COMPLETION

By the fifth and final phase, everything is done. We walk through the home/renovation with you, explaining Amsted's 5-year warranty and ensuring you are completely happy.