

# RVM Construction Insider

Winter 2012

Contractors secrets to construction timing; why now is the time to plan for a spring project

## RVM Construction Insider

Residential and Commercial Construction Tips and Advice

WINTER 2012



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New Age Technology*

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### Contractors secrets to construction timing; why now is the time to plan for a spring project

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Are you considering a construction project, but feel overwhelmed by even the thought of living or working in a construction zone? More people would welcome construction if they could just understand more about the process and what they can do to manage the overall timing. It's no secret that most people feel their projects drag on long after they are ready for it to be finished.

But, there is a better way to manage the time involved in your construction project. Learn what successful contractors know and reduce time and stress. It's all about the advance planning! Most projects take 2 - 4 months for the design phase so start now if you are thinking of a spring project.

Design Timeline:

#### 1. Schematic Design

The designer makes a preliminary evaluation of the

owner's concept, schedule, budget and the project site. Based on these evaluations, the designer prepares conceptual building floor plans and elevations.

## **2. Design Development**

Design development is the period in which the approved Schematic design received the refinement and coordination necessary for a really polished work of architecture. The decisions made in schematic design are worked out at a scale that minimizes the possibility of major modifications during the construction documentation phase. The primary purpose of design development is to further define and describe all important aspects of the project so that what remains is the final step of creating construction documents.

## **3. Construction Documents**

Based on approved design development documents and any other approved changes, the designer prepares drawings that establish in detail the requirements for construction of the project and the quality level of materials and systems required for the project. The following summarizes the scope of construction documents services.

- Fully developed set of drawings
- Coordination with all contractors
- Plan check coordination and correspondence with Department of Building and Safety

## **4. Plan submittal to City**

At this phase the plans must be turned into the City for their review and approval. In most cases it takes 3 attempts to get the plans approved thru this process and get the permit to begin work.

As you can see the upfront work takes time and is important to the overall success of the project. Getting this phase right makes the rest of the project run smoothly and increases the overall satisfaction you will feel with the finished product.

Call RVM Construction today for a complimentary consultation on your construction dreams!

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