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A GUIDE TO WORKING TOGETHER

Seven phases. However you want to take them.

This is what I call my Tailored Space approach: real architectural work, broken into phases you can buy exactly as you need them, one at a time or all together, at your own pace.

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THE PHASES · 1 TO 4

Two of the seven are optional – real checkpoints, not required steps.

A Pre-Design

UNDERSTAND

Site documentation, code and zoning research, and a clear statement of what you actually need this project to accomplish – before anything gets designed.

WHAT YOU GET

As-built drawings, a zoning and code review, and a defined project scope.

WHY IT MATTERS

A design built on wrong assumptions is the most expensive kind to unwind later.

B Schematic Design

EXPLORE

You see the idea in three dimensions for the first time, and you can react to it – proposal, conversation, revision.

WHAT YOU GET

Plans, elevations, 3D studies, and a preliminary construction cost estimate.

WHY IT MATTERS

You leave knowing whether it is the one, or what has to change – before paying for full documentation.

C Preliminary Pricing

OPTIONAL

The design goes to contractors for a preliminary price on a defined scope, so the number arrives while the design can still respond to it.

WHAT YOU GET

Real contractor pricing on a defined scope, and a budget analysis.

WHY IT MATTERS

Comparing bids that are not pricing the same thing wastes everyone's time.

D Design Development

DEVELOP

Components, materials, assemblies, and the details that decide how the finished rooms actually feel.

WHAT YOU GET

A design resolved enough to price and to build, with structural and mechanical systems integrated.

WHY IT MATTERS

Anything undecided on paper gets decided by whoever is holding the tool that day.

THE PHASES · 5 TO 7

Where a project starts and stops is a conversation, not a rule.

E Construction Documents

DOCUMENT

The set a contractor prices and a plan reviewer approves – final specifications, schedules, and construction details.

WHAT YOU GET

A complete, permit-ready construction document set.

WHY IT MATTERS

Vague drawings become change orders – this is where your budget is protected or lost.

F Permit Acquisition and Pre-Construction Services

OPTIONAL

A dedicated phase for the permitting process, and for finding and bidding out a contractor.

WHAT YOU GET

A permit in hand, and a summary of contractor bids for your review.

WHY IT MATTERS

One unanswered reviewer comment can stall everything – this phase carries that load.

G Construction Administration

OBSERVE

Something always changes on site. The person answering the contractor is the person who designed it and knows why.

WHAT YOU GET

Site visits, submittal review, and representation of your interests through completion.

WHY IT MATTERS

This is what keeps the built result and the drawings the same thing.

HOW THEY PACKAGE TOGETHER

Five common groupings. Each is priced on its own, so nothing commits you to the next.

Package A

Client-hired

Design and Feasibility Study

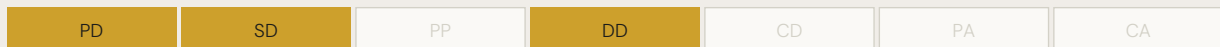


Design and a real price, before committing to anything past this point.

Package B

Client or GC-hired

Design Assist

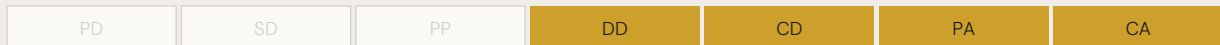


The full design arc without a separate pricing checkpoint – for when a contractor already prices directly.

Package C

Client-hired (CA always is)

Development and Execution



The back half of the project, bundled because each phase depends on the one before it.

Package D

Client or GC-hired

Documentation



The design decision is already made – this is purely the technical translation of it.

Package E

Client or GC-hired

Documentation and Permit Acquisition



For projects where the design is settled but nobody has carried it through approval yet.

Construction Administration is always client-hired, even when an earlier package was done as a contractor's design sub – its whole value is independent oversight. When a contractor hires directly for construction-phase help, that takes a lighter form: Construction Support, without the formal duties of full CA.

WHEN YOU ARE READY, NO PRESSURE

Start with the question, not the package.

A free 15 to 20 minute call, or an hour at the house if you would rather I saw it. Either way, you leave knowing which phase actually fits, not guessing.

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