

It's tailored to what you need.

One phase, or all seven.

Seven real phases. Take one, a few, or all of them, at your own pace, paying only for what you need right now.

THE SEVEN PHASES

1 Pre-Design

What are we actually working with?

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

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.

2 Schematic Design

What could this become?

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

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.

3 Preliminary Pricing

OPTIONAL

I want to know now: what does this cost?

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.

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.

4 Design Development

What is it made of, and how does it come together?

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

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.

5 Construction Documents

Will it get approved, and can it be built as drawn?

The permit-ready set a contractor prices and a plan reviewer approves.

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.

6 Permit Acquisition

OPTIONAL

Can you get this permitted and find me a contractor?

A dedicated phase for the permitting process. I submit, answer every jurisdiction request, and revise the drawings until the permit is in hand.

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.

7 Construction Administration

Does what gets built match what we designed?

Something always changes on site. I know why, and I am there to protect what you approved, your representative until the last day.

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.

Five common groupings. Each priced on its own – nothing commits you to the next.

☒ Included ☐ Not included ☐ Optional phase ☐ CA addable

Package A

Client-hired

Design and Feasibility Study

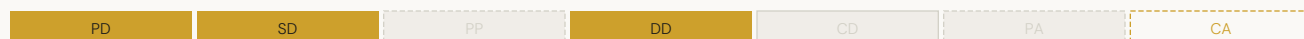


Design and a real price, before committing to anything past this point.

Package B

Client or GC-hired

Design Assist

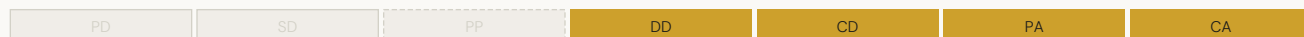


The full design arc without a separate pricing checkpoint – for when a contractor already prices directly.

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 is already resolved – this is purely the technical translation of it.

Package E

Client or GC-hired

Documentation + Permit



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 phase was done as a contractor's design sub. It can be added to Packages A, B, D, or E once construction starts. Package fees depend on the scope of your project – once that scope is determined, Luis prepares a detailed proposal for your review.

WHEN YOU ARE READY

A free 15 to 20 minute call, or an hour at the house if you would rather I saw it. lb-architect.com · lboza@lb-architect.com · 202.468.1020

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