



**DOTTY BROTHERS**

— *Construction* —

OUR REPUTATION IS BUILT

**DOTTY BROTHER'S**

# **DESIGN/BUILD STEP-BY-STEP**

A guide to your new home design and build.



## DESIGN

It starts with a meeting. You get to know us, and we'll get to know you. We'll learn what you like, what is important to you. It's a careful, deliberate process, and it's worth taking our time with it. But after a couple of weeks, you'll have a concept and some preliminary pricing for your dream home.

From there we'll spend the next couple of months working back and forth with you on designs and decisions. From floor plan to window placement to choosing finishes for every surface and item. This is a detailed process, but it's necessary. Your dream home has a lot of blanks to fill in, and we're here to help you do it.

At this point, we'll have a formal bid for you. Any changes you want to make, value engineering you want to achieve, this is the best place for it, when everything is still on paper, and not in place. When we have the contract signed and the mortgages filed, we'll start pulling permits. All told, the process can take up to 3 months, depending on the scope of the project.

### **DOTTY BROTHER'S DESIGN/BUILD STEP-BY-STEP**

Every custom-built home is unique. Every client is one of a kind. But all of them, at some point, ask the same question: "How long is this going to take?"

Our process is split into two halves, Design and Build. The Design half usually takes somewhere around 3 months. The Build half is generally around 4-7 months. An easy way to separate the two is that Design takes place on paper: drawings, plans, even permits. The Build takes place on your lot.

A custom designed and built home can be the most expensive project some of our clients ever undertake, so it's easy to see why the timeline is important to everyone.

Here's a brief overview of what you can expect.



## BUILD

Now comes the part to excite your inner child. Big machines, heavy equipment, digging earth, piles of dirt. The Build process starts big, with excavators and dump trucks, even cranes, and then it finishes small, with pin nailers and caulk guns and filling holes with a fingertip.

The first couple of months, you'll have to use your imagination. Site excavation is just a big hole. The foundation is important, but doesn't look much like a house. Bringing in the utilities is another step that's critical, but not terribly exciting. After those are in place, though, the build starts to resemble a house.

Your home will start to look like itself when the framing and roofing happen, usually around two months into the Build process. You'll also see windows and exterior doors installed, although most likely the doors will be simple utility doors, and not your actual doors. With so much material being carried into the house, there's no sense risking damage to the doors. The roof will be shingled and the house wrapped as soon as possible, to keep the structure dry while the rest of the work goes on.



After about three weeks, the structure is up and protected from the elements. Now the mechanicals are roughed in: wires pulled for electricity, pipes installed for plumbing, and infrastructure for the type of heating and cooling your home will have. This is an important stage, because there's a rough-in inspection to make sure the wiring, plumbing, and building are up to code (don't worry; they will be).

When the rough-in is complete, we'll install insulation. And with modern materials and science, this has become a big part of the construction, one that pays dividends in efficient heating/cooling for the life of the home. This process, which gets everything that's on the inside of the walls complete, can take around six weeks.

At some point we turn our attention to the exterior of the home. This can happen while the electrical, plumbing, HVAC, or insulation crews are working on the interior, but there are times when that many people working at once can just get in each other's way. So the siding might not go up until the plumbers, electricians, and HVAC people are out (for now). But when it goes up, so will decks and soffit under the eaves. At this point, your house will look a lot like the final product, at least from the outside. This part of the build takes around a month, and then we head back inside.

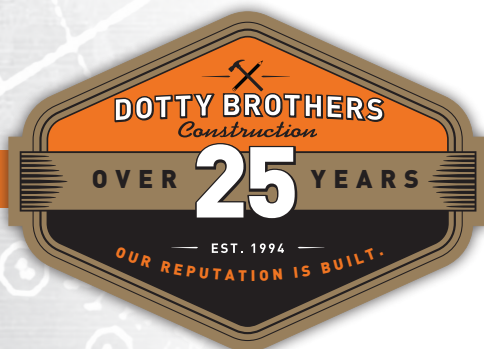
Now it's drywall. Stacks and stacks of drywall. Even if you're installing wood, tile, or stone on the walls or ceilings, there's almost always drywall behind it. Don't despair at the piles of drywall; our crews can hang it up almost as fast as they can carry it in, and when it's up you'll really start to get a feel for what the inside of your home will look like. The drywall has to be taped and mudded, then primed and painted, all of which is done before flooring goes in. Depending on what equipment the painter uses, the subfloor might look just as painted as the ceiling, but that's okay. It's all going to be covered up.

### **We're on to the finishing stage.**

Things pick up speed after the walls are done. The flooring is installed, cabinetry and countertops are put in place, and the interior trim, railings, and doors are hung. Your house will really come together fast at this point, and you're probably ready! Good thing this part only takes a couple of weeks.

After all this, you just have a few days of the final mechanical work. Faucets are hooked up, outlets and switches are installed, appliances are set up – all the things you need to make your home livable. There's one final round of inspections for the final plumbing, electrical, and building. This is also the time that we—Dotty Brothers and you—will make our own inspection of the house. A final walk-through making sure the build is up to Dotty Brothers quality. After we perform any needed final touches, our crews pack up, clean up, and get out. So you can finally move in.

The Design/Build process generally takes around 7–12 months, and it can be a long wait for our homeowners. But our job is to make sure that when they finally do move in, it's into the house of their dreams.



# CUSTOM HOME DESIGN/BUILD PROCESS



HELLO



## BRAINSTORMING WITH CLIENT

We Work Together to Define and Plan the Project

1

14 Days

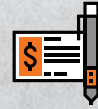


## DRAFT

Present Home Concept, Preliminary Pricing, Professional Services Agreement, CAD

2

60 Days



## REVISE & SIGN

Bid Revisions to Contract Signed, Mortgages Filed, Permitting Initiated

3

10 Days



## BEGIN

Site Work Including Excavation, Foundation, Utilities Installed

4

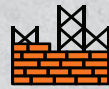


## REFINE

Mechanical Rough-in to Insulation Installed

25 Days

6



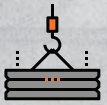
## BUILD

Framing to Roof Shingling, Windows & Doors Installed

60 Days

5

50 Days



## INSTALL

Exterior Finishing, Decks, Siding, Soffit (Non Critical Path Timing)

7

45 Days



## COSMETICS

Drywall Through Paint

8

30 Days



## FINISHING

Finishes Including Flooring, Tile, Cabinetry, Interior Trim & Railings, Interior Doors

9

45 Days



## PUNCHOUT

Light Finishing/Cleaning

10

14 Days

11

## MOVE IN!

Final Mechanical Installation & Paint Touch Up/Cleaning



### 7-12 MONTHS FROM START TO FINISH

The entire design/build process can be completed in 7 to 12 months

Project timelines can vary based on scope and other variables. Dotty Brothers cannot guarantee a completion date within 12 months.