

Architectural Design & Planning

Every Great Build Starts with a Great Plan.

We produce permit-ready architectural drawings, 3D renderings and construction documents that get approved fast and guide every trade precisely through your build.



Professional Plans That Get Approved & Get Built Right

From site analysis to stamped construction documents — we produce everything your project needs to move from idea to approved permit to completed build.



WHAT'S INCLUDED

01 Site Analysis & Programming

Assessment of your property, zoning, setbacks and existing conditions to define what's buildable before design begins.



02 Schematic Design

Initial floor plan options and exterior concepts presented with multiple layout alternatives for your review and direction.



03 Design Development

Refined drawings with confirmed dimensions, door and window placement, ceiling heights and material selections finalized.



04 Construction Documents

Complete permit-ready set including site plan, floor plans, elevations, sections, details and schedules formatted to city requirements.



05 3D Interior Renderings

Studio-quality interior views showing finishes, lighting and furniture so every design decision is visualized before construction.



06 3D Exterior Renderings

Photorealistic exterior views showing new additions, finishes or landscaping in full detail before work begins.



07 Structural Engineering Coordination

Coordination with licensed structural engineers to integrate calculations and requirements into the plan set.



08 Permit Tracking & Resubmittal

Submission, correction tracking and resubmittals managed until the permit is fully approved and build-ready.



WHY CHOOSE TOP TIER



Bay Area Permit Experts

We know what local cities require. Our plan sets are formatted to minimize correction cycles and accelerate approval timelines.



Visualization First

Seeing 3D renderings before construction leads to stronger decisions and greater confidence in the final result.



Seamless to Construction

When we design and build your project, nothing gets lost in translation — the plan we draw is the home we build.



Ready to Plan Your Project with Confidence?

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