1 SITE SELECTION

- Confirm desired program and timeline
- Base info *(ALTA, Parcel Map, APN, Google Earth)*
- Site analysis/opportunities and constraints
- Municipality/zoning research and call for support
- Preliminary site plan
- Preliminary impact fees

2 PLANNING

- Send out RFPs
  - Civil
  - ALTA
  - Geotech
  - Phase 1
  - Landscape
  - Arborist?
  - Traffic?
  - Etc. *(Project Specific)*
- Order ALTA
- Refined Site Plan and Building Envelope
- Meet with Planning Department *(pre-pre-app)*

IS IT AN ENTITLED SITE? → NO / YES

3 ENTITLEMENT

- Scope TBD based on Entitlements needed *(CUP, Re-Zone, etc.)*

4A NEW DESIGN

- Develop floorplan
- Client sign-off
- Develop elevation
- Client sign-off

4B EXISTING DESIGN

- Architectural site plan
- Release to civil
- Site-specific elevation
- Release to consultants
- Schedule pre-app
- Complete pre-app book
- Pre-app meeting
- Revise/complete Design Review Submittal Package

5 SUBMIT FOR DESIGN REVIEW