

ABIGAIL KAHAN

Crafted Environments

THE CONSTRUCTION TIMELINE

FROM PLANS TO PUNCH LIST

1 BUDGETING & SCOPE DEFINITION

A preliminary budget is based on architectural drawings — typically covering only the core and shell of the home. Once the design team finalizes selections, you'll receive a detailed budget that includes finishes, cabinetry, lighting, millwork, and more from the contractor.

Tip: When comparing contractor bids, keep in mind that some may appear higher simply because they're more comprehensive. A contractor who includes finish estimates from the start often provides a more accurate picture of total costs.

A good contractor will also work collaboratively with the architect to value engineer the project if needed — for example, adjusting a steel structure to a wood frame to reduce cost while maintaining design intent.

2 PERMITS & APPROVALS

Plans are submitted to your local municipality for approval. This phase may take weeks or months depending on your location and the complexity of your project.

3 CONSTRUCTION PHASE

A. SITE PREPARATION & FOUNDATION

- Clear the land, level the site, and install temporary access and utilities.
- Excavate and pour the foundation (basement, slab, or crawl space).

B. FRAMING

- Build the structural skeleton of the home: walls, floors, and roof
- Window and door openings are roughed in
- By this stage, we strongly recommend that your windows have already been ordered, with the color, style, and materials fully selected. Establishing a clear vision for the exterior design early in the process ensures that all decisions are made cohesively, aligning with the overall architectural and aesthetic intent of the home.

C. MECHANICAL SYSTEMS

- Install electrical, plumbing, HVAC, and any specialty systems (e.g., smart home wiring, radiant heat).
- All your ceiling details and mouldings should be chosen at this point because
 - Your spotlights and decorative fixtures must be carefully mapped out in the plans, and their placement will only appear intentional and balanced once the home is complete if all ceiling details — such as mouldings, beams, and architectural elements — are accounted for during the electrical layout and wiring phase.
 - To ensure the HVAC system integrates as seamlessly as possible with the home's architecture, it's important to plan how the supply and return vents can be discreetly incorporated into ceiling details and other architectural elements. Thoughtful coordination at this stage greatly enhances the overall design cohesion.
- At this point all of your plumbing fixtures should be chosen and, on the plans
- All your appliance should be chosen to make sure gas lines, water lines, venting etc are set
- Home automation and specialty switches should be considered at this point so that the home is wired with the correct automation system
- Stone blocking- any kind of special details like stone vanities and walls must be noted as additional support and blocking must be added to the interiors of the walls
- Built in furniture heights including kitchen- if ceilings needs to be dropped to accommodate a piece of

furniture or a particular moulding those details should be articulated as well

D. EXTERIOR FINISHES AND ROOFING

- Install roofing, windows, exterior doors, and exterior finishes (stone, siding, stucco, etc.).
- All the hardware for the home has been chosen at this point so that the millworker can work with the locksmith to secure all the doors with the proper hardware
 - For example, we ensure that the door schedule is submitted alongside the hardware specifications so that each door receives the correct set. If any custom elements are required, they are carefully coordinated with hardware specialists to ensure proper fit and function.

E. INSULATION & DRYWALL

- Insulation is installed to meet code and performance goals.
- Drywall is hung, taped, and finished.
- At this point we like to have all the selections for the home made and begin our procurement process
- We review all built in shop drawings and RFIs
 - All stone shop drawings are completed at this time so that the stone mason has the green light to begin all the stone work on the interior of the home
For example: this means all the stones for the home have been selected and each slab approved, any profile or pattern samples have been created based on our drawings and issues have been troubleshoot and we have approved the mason's shop drawings.

F. INTERIOR FINISHES

- Cabinetry, tile, wood flooring, plasterwork, and stone are installed.
 - Interior painting and wallpapering begin.
 - Lighting, appliances, plumbing fixtures, and hardware are mounted.
 - This for us is the funnest part of the project, our architectural detailing is what takes us the longest to conceive, draw, articulate and coordinate. Seeing all the layers of detail come to life is beyond thrilling and the clients start to see the vision come to life.
 - Once all the interior finishes are completed- and this many times can take a lot longer than a client would anticipate depending on the level of interior details we schedule a furniture delivery.
- ◆ ◆ ◆ This is where it all comes together. Months of design work culminate in a layered, beautiful result. Once complete, we schedule furniture delivery and full home installation, a deeply rewarding experience for both client and team

G. FINAL DETAILS & PUNCH LIST

- We walk through the home together to identify touch-ups and ensure every detail is perfected.
- Final inspections and system tests are completed.