



S O U T H M A I N

W W W . S O U T H M A I N C O . C O M

719.395.4714

901 SOUTH MAIN STREET
PO Box 5246
BUENA VISTA, CO 81211

BECOMING A PART OF SOUTH MAIN

As a full service design-build company, we will walk you through the entire process, from identifying the right lot and brainstorming design options to helping pick your interior finishes. At the core, we are a team of passionate designers and craftsmen committed to your construction experience being simple and predictable while delivering you a home that is truly inspiring. We want you to enjoy the process and come out of it with a home that you love. Here is a brief description of the steps involved:

1. IDENTIFY YOUR GOALS

-PROGRAMMING: The first step is to determine the major components of your vision, such as the number of bedrooms, whether you would like to have a home office, building type and budget.

-CHOOSING THE RIGHT LOT: Keeping your budget in mind, at this point we discuss factors like: Would you like to be at the heart of the action or a bit removed from it? What kind of solar orientation appeals to you? Do you want a low-maintenance lot or room for an ample yard or garden?

-RESERVATION AGREEMENT: Once you have chosen your lot and are ready to begin the design process, a refundable deposit is made on the lot to take it off the market. At this time you also sign a contract for design services.

2. DESIGN

-SCHEMATIC DESIGN: During this phase we have an in-depth design interview to identify the main components of the project, such as style of your home, floor plan, interior finishes and budget. Based on this interview, we produce hand-drawn elevations and floor plans and a list of preliminary specifications. Once you are happy with the schematic design, we come up with preliminary pricing to determine whether we are on track or need to make revisions. Once this phase is complete, you will have enough information to apply for a loan.

-DESIGN DEVELOPMENT: Next we move into the Design Development phase and enter the plan into CAD, making any necessary changes to keep the project aligned with its goals and getting more precise estimates of size, budget and details. Once the drawings are complete, we revise the estimate and further refine the list of interior and exterior specifications.

-CONSTRUCTION DOCUMENTS: Once the Design Development phase is complete and you have signed off on the plans in their current state, we produce the final list of specifications and determine the final cost based on that information.

3. CONTRACT

Upon final acceptance of the plans and construction budget, we enter into a binding Purchase and Sale Agreement for the lot and a Fixed-Price Construction Contract for the building. At this point, you know exactly how much the project will cost. Once these agreements are in place, you close on the lot, and we submit for a building permit.



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4. CONSTRUCTION

Construction typically lasts 8-12 months, depending on the size and complexity of your home. Regardless of how much it costs us to build, we honor the price agreed upon in the contract. The only time there is a potential for costs to be higher than agreed upon is if you direct us to make upgrades or changes by signing a change order.

5. MOVE-IN!

Once your home is complete, the real fun begins, and South Main is your new place to call home. Life gets a little better as you stroll along the river trails, bump into your new neighbors and head down to Eddyline Brewpub for some dinner and a cold one.

