



# Home Addition / ADU Design

**Transform your home with our expertly crafted addition and ADU designs.**





## Why Architectural Design?

### Piece of Mind

We provide the piece of mind that your home addition will function for your specific needs. We meet with you multiple times over the course of a project to understand your goals and dreams.

A NEO-designed home addition is typically built to higher standards of quality and craftsmanship than a standard spec home. This can result in a more durable and long-lasting home that requires less maintenance over time.

Presentations are conducted with varying mediums including plans, elevations, renderings, and walkthroughs so there's no guessing what your future home will look like.

### Experienced Professionals

Our Architects are trained to create spaces that not only look good, but also work well and are practical for daily use. We optimize the layout and flow of a home to improve functionality and make the most of available space.

Our team is trained to create visually appealing designs that are not only beautiful, but also functional. We can design a home that is both aesthetically pleasing and well-suited to your needs.

We can tailor the design of a home to the specific needs and preferences that you have, ensuring that the finished product meets your unique requirements and lifestyle.

Our professional staff assists with coordinating city officials, engineers, and contractors throughout the design and construction process in order to make sure your project runs as smoothly as possible.

### Add Value to Your Home

We design homes that are energy-efficient and environmentally friendly, helping to reduce your carbon footprint and lower utility bills.

Home additions designed by NEO can often command a higher resale value due to the unique design, quality of construction, and energy-efficient features.





## NEO & Associates

NEO & Associates is a full-service architecture firm based in San Marino, California, serving clients throughout Southern California, Southern Nevada, Washington, and Oregon. Our team of experienced architects, designers, and project managers are dedicated to providing innovative and sustainable design solutions that meet the unique needs and vision of each client.

At NEO, we specialize in a wide range of project types, including custom residential homes, multi-family housing, and commercial buildings. With a commitment to quality, excellence, and attention to detail, we strive to create spaces that are not only functional and efficient, but also beautiful and inspiring.

Led by our CEO Edward Osuch and Design Director Nicholas Voell-White, our team brings a wealth of knowledge and expertise to each project we undertake. From initial concept and design development to construction documentation and project management, we work closely with our clients to ensure that their vision is realized and that their expectations are exceeded.

At NEO, we believe that architecture has the power to transform the built environment and enhance the lives of those who inhabit it. We are passionate about our work and dedicated to creating spaces that are sustainable, innovative, and inspiring. Whether you are a homeowner, developer, or just getting started on your home journey, we look forward to the opportunity to collaborate with you and bring your vision to life.



## What We Do

### Design

We will take the time to understand your specific goals, priorities, and preferences for your project, and incorporate them into the design. Our team brings creativity and innovation to the design process, offering ideas and solutions that you may not have considered.

We will manage the entire design process, from creating the initial concept to reviewing construction and ensuring that the finished product meets your specifications.

Before the design process begins, we will conduct a series of conceptual design studies to explore different design options and help you visualize your project in a variety of ways.

Utilizing the best technology in the industry, our team can create a three-dimensional model of the design and allow you to experience a virtual walk-through of the space, helping you to better understand and visualize the design.

We are knowledgeable about sustainable design principles and can offer a range of options for reducing the environmental impact of your project, such as incorporating energy-efficient materials and systems, or designing the building to take advantage of natural light and ventilation.



### Permitting

Everyone on our team has a thorough understanding of local building codes and regulations, and will be able to navigate the permitting process and ensure that the project is in compliance with all relevant laws and regulations. This will often include City or County departments, as well as, HOA, community review, and various other authorities.

### Construction

We work closely with other professionals involved in the project, such as engineers, contractors, and interior designers, to ensure that everyone is on the same page and that the project is executed smoothly.

Our team will provide detailed drawings, specifications, and other documentation that clearly communicate the design intent and ensure that the construction process is executed accurately.



# Package Details



### Base Package

This package includes home additions or ADU designs ranging in size from 500 SF up to 1,500 SF. Our team will coordinate with you on your addition or ADU and customize the design & layout to meet your needs. Our goal is to guide you from where you are today to living your dreams in your new home.

### Included documents:

Cover & Code evaluations	Survey / Geotechnical Report
Energy Reports	Existing Measurements
Site Plan	
Demolition / Existing Plans	Foundation Plan
Floor Plans	Framing Plans
Reflected Ceiling Plans	Typical Structural Details
Roof Plan	
Elevations	Mechanical Plans
Sections	Electrical Power Plans
Door & Window Schedules	Electrical Lighting Plans
Typical Architectural Details	Plumbing Plans

### Payment Schedule:

Retainer:	upon agreement	\$10,500
2nd Payment:	Planning Submittal	\$7,500
3rd Payment:	Building Submittal	\$7,500
Final Payment:	RTI Permits	\$4,500
	<b>Total:</b>	<b>\$30,000</b>

### Add-Ons

- Renderings
- Additional Design Charrettes
- Interior Design
- Landscaping
- Sustainable Studies
- Neighborhood Compatability
- Supplementary Regulatory Review
- Construction Support

These additional services can be provided at an hourly rate or flat fee, let us know what works best for you and we would be happy to accomodate.



# Live Your Dreams!



**Contact NEO today to discuss your future home**

Southern California

Edward Osuch

Architect + CEO

P: 626-590-1818

E: [eddieo@neo-inc.com](mailto:eddieo@neo-inc.com)

Southern Nevada

Nicholas Voell-White

Project Architect + Design Director

P: 702-625-0752

E: [nickvw@neo-inc.com](mailto:nickvw@neo-inc.com)

Washington & Oregon

Jaclyn McDowell

Project Manager + Architectural Designer

P: 253-220-7305

E: [jaclynm@neo-inc.com](mailto:jaclynm@neo-inc.com)

