



WE DESIGN
& DEVELOPMENT

COMPANY PROFILE + CAPABILITIES

DESIGN WITH INTENT. BUILD WITH CONTROL.

Integrated residential design, project management, and construction.

ORANGE COUNTY | SOUTHERN CALIFORNIA

One vision. One accountable process.

A connected approach that carries the original design intent through planning, coordination, construction, and closeout.

WHO WE ARE

WE DESIGN & DEVELOPMENT is an integrated residential design, planning, project management, and construction company serving Orange County and surrounding Southern California communities.

We organize the work around clear decisions, disciplined documentation, and direct communication. The result is a more controlled path from first conversation to completed space.

We do not separate the idea from the execution.

Every phase is coordinated to protect quality, budget clarity, schedule visibility, and the architectural character of the project.

OUR OPERATING PRINCIPLES

01 INTENT

Begin with the purpose, priorities, and experience the space must support.

02 CLARITY

Define scope, responsibilities, decisions, and documentation before they become problems.

03 CONTROL

Track cost, schedule, selections, procurement, quality, and closeout in one system.

04 CONTINUITY

Carry the design logic through construction so the finished work remains coherent.

Services organized around the project.

The exact scope is tailored to the property, approvals, delivery method, and level of support required.

01

DESIGN + PLANNING

- Programming and project definition
- Space planning and conceptual design
- Design development and material direction
- Consultant and permit coordination
- Interior design and finish selections

02

PRECONSTRUCTION + CONTROL

- Feasibility and scope development
- Budget and estimate coordination
- Schedule and milestone planning
- Procurement and selection tracking
- Document, decision, and change control

03

CONSTRUCTION + CLOSEOUT

- General building construction
- Field coordination and quality review
- Trade and material coordination
- Progress communication and reporting
- Punch list and closeout management

Residential work, carefully resolved.

We focus on projects where design quality and execution discipline must remain connected.

01 NEW CUSTOM HOMES

From early programming and site response through coordinated construction and final closeout.

02 ADUs + ADDITIONS

Thoughtful expansion that respects the existing property while improving function, light, and flow.

03 WHOLE-HOME REMODELING

Comprehensive reorganization of space, systems, finishes, and the experience of daily living.

04 KITCHENS + BATHROOMS

Focused transformations where planning, detailing, material selection, and sequencing matter.

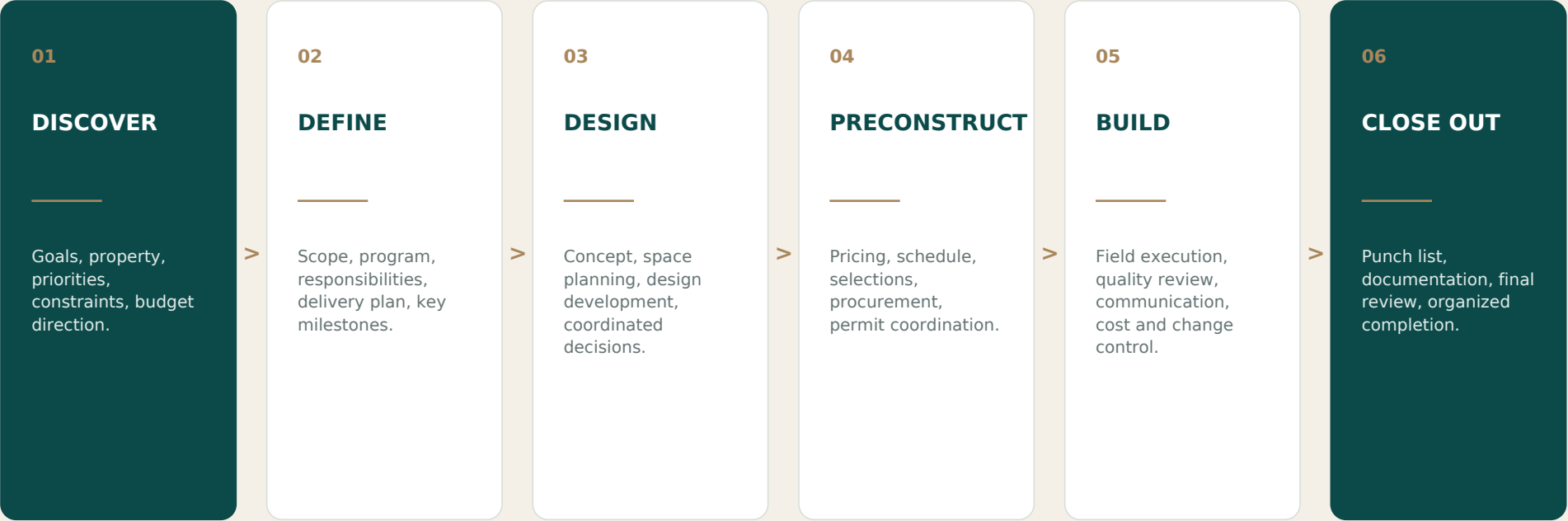
PURPOSEFUL SPACE

CLEAR DECISIONS

CONTROLLED DELIVERY

A clear path from idea to completion.

Each phase produces the decisions and documentation needed for the next - reducing ambiguity and protecting momentum.



THE CONTROL POINT

At every transition, scope, cost, schedule, selections, and responsibilities are reviewed before the project moves forward.

Visibility creates control.

Our working system keeps the project record organized and makes next actions easier to understand.

01 SCOPE

Defined work, inclusions, exclusions, responsibilities, and approvals.

02 COST

Estimates, allowances, change orders, invoices, and payment documentation.

03 SCHEDULE

Milestones, current activities, dependencies, procurement, and target dates.

04 DECISIONS

Selections, approvals, RFIs, submittals, meeting actions, and open items.

05 QUALITY

Field reporting, photos, punch lists, corrections, and closeout status.

06 COMMUNICATION

One consistent record of what was discussed, decided, assigned, and completed.

A disciplined project record supports better decisions - before, during, and after construction.

Designed to stay coherent.

The strength of the process is not one isolated service. It is the continuity between them.

01 ONE CONNECTED TEAM

Fewer gaps between design decisions, project controls, and field execution.

02 ARCHITECTURAL DISCIPLINE

Proportion, function, materials, and detail are treated as one complete system.

03 CLEAR COMMUNICATION

Direct updates, documented decisions, visible responsibilities, and fewer surprises.

04 CONTROLLED EXECUTION

Cost, schedule, procurement, change, and quality are managed with the same intent as the design.

CREDENTIAL

CALIFORNIA GENERAL BUILDING CONTRACTOR

CA LIC. B-1058476

START A CONVERSATION

LET'S PLAN YOUR PROJECT.

Share the property, project type, priorities, and timing. We will help define the next useful step.

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