Foundation Plan Review Sample

Conceptual and pre-permit review in one engagement

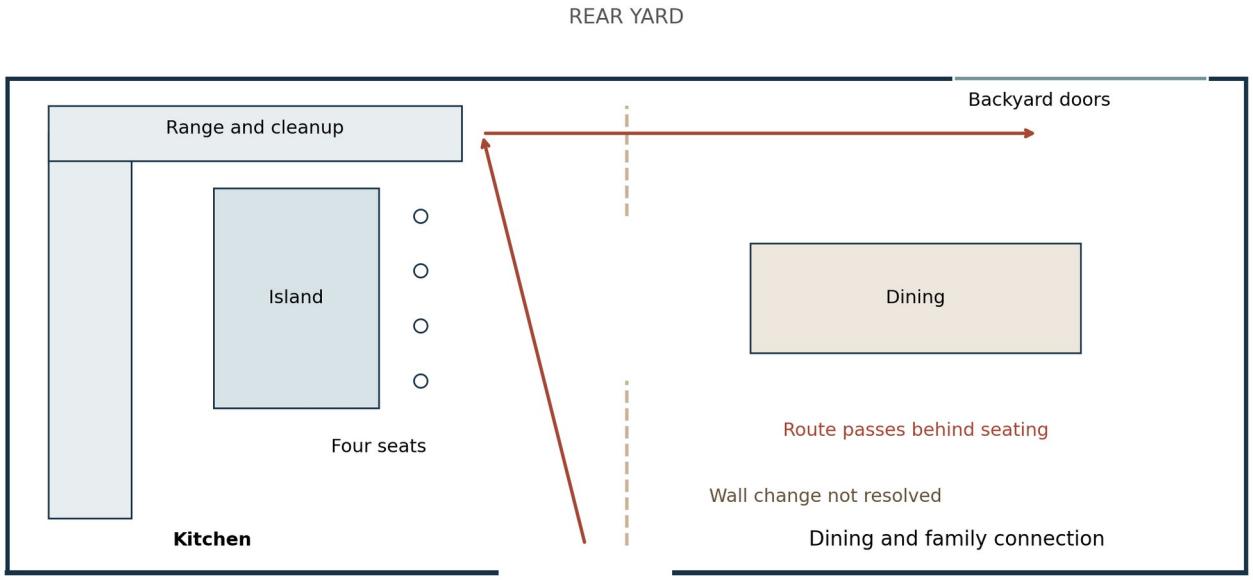
Prepared for Alex and Morgan | Kitchen renovation and possible addition | San Diego

Fictional example and selected report excerpts. The drawings, observations and responses illustrate Foundation's method. They are not measured plans, a complete permit set, technical approvals or a real client report. One Plan Review fee includes conceptual review and the later pre-permit review within the agreed scope.

The decision the homeowners need to make

Alex and Morgan want two-person cooking, useful storage and connection to guests and the backyard. Their target is $350,000 with a $400,000 complete spending ceiling. They commission two concepts from their designer before choosing a direction. The concepts and their design fees are included in that initial professional engagement.

Concept A within the existing footprint



Illustrative schematic only. Not to scale and not for construction. The complete house and site are not shown.

Observation and why it matters

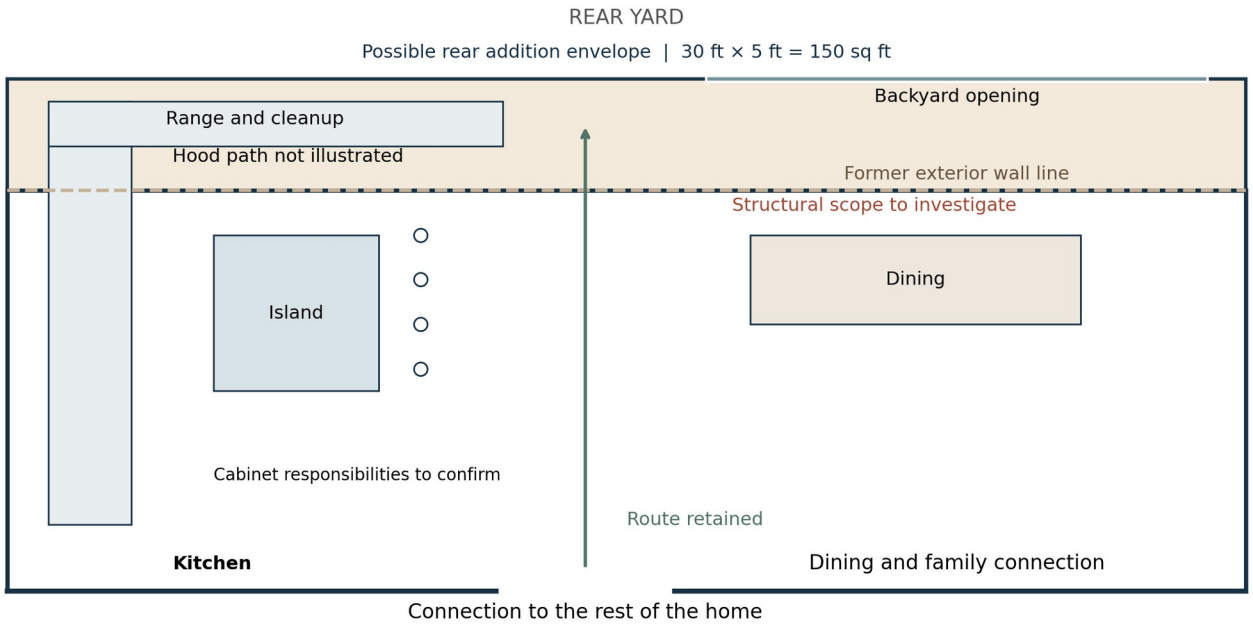
The main route passes behind island seating in this sketch. A layout that looks open when empty may work differently with people seated, a dishwasher open and two cooks moving around the room. Keeping the existing footprint does not establish that the work is simple or that the arrangement meets the household's needs.

Question for the designer

Demonstrate occupied use in a dimensioned concept, including dining chairs and the backyard route. Show which compromises would be needed in seating, island size or furniture, and whether the result still addresses the reasons for renovating.

Compare the addition with the same household needs

Concept B with a modest rear addition



Illustrative schematic only. The 30 ft by 5 ft envelope represents approximately 150 square feet; it is not a finding about buildable area or property constraints.

Observation and why it matters

This concept aims to separate the backyard route from occupied island seating and give the work area more room. Its value depends on useful everyday function, not added floor area alone. The addition also introduces roof, foundation, floor-level, service and approval questions for the appropriate professionals.

Compare costs and disruption on a common basis

Ask the pricing team to use the same finish level, appliances, scope date, purchasing responsibilities, taxes and exclusions for both options. Reconcile professional and coaching fees, owner purchases, living arrangements, financing and contingency with the complete spending ceiling. A low-end construction allowance does not establish affordability.

Recommended next decision

Review both layouts in use, comparable cost information and practical disruption before authorizing detailed design. If the addition is preferred, identify flexible features and request supporting cost feedback. Retain the footprint option while uncertainties are resolved. The designer develops the solution; Foundation helps the homeowners evaluate the choice.

In the wider fictional story, they conditionally prefer a focused addition with a flat ceiling and a more modest backyard opening. They carry their original needs forward as the standard for evaluating the developed plans.

Review the developed plans before permit submittal

Selected excerpts from a fictional March 1 coordination issue, reviewed March 5. A real engagement reviews the complete supplied package within the agreed scope. These representative excerpts demonstrate how an observation becomes a question and a follow-up action.

Reference	Information in the supplied example
A11 plan	Range labeled 36 in; backyard slider labeled 12 ft. Opening detail reference remains pending.
A61 schedule	Range listed as 30 in; backyard slider listed as 10 ft.
Coordination note	A ceiling feature is retained; the hood route is not identified in the extract.
Scope note	Cabinets labeled owner supplied while the pricing brief carries a contractor allowance. Household living arrangements remain unresolved.

P1 Confirm one range selection

The plan and schedule disagree. A late size change can affect cabinetry, counters, ventilation, services and purchasing. Ask the homeowners and designer to confirm the model and coordinate the affected documents. Close when the issued information is consistent and the responsible professionals have addressed its requirements.

P2 Confirm the backyard opening

The plan shows 12 ft and the schedule 10 ft. Ask the designer to confirm the intended product and opening, identify related technical work and update the coordinated issue. Foundation does not select or approve the structural solution.

P3 Complete the technical references

A pending reference does not establish that engineering is absent from the whole project. Ask the designer to identify the current consultant documents, confirm their inclusion and resolve inconsistent references before the submission decision.

Turn the remaining observations into next actions

P4 Coordinate the hood route

Ask where the route is documented and whether it affects the ceiling, roof, structural work, services or appearance. The appropriate professionals determine the solution. Close when they identify the coordinated information and any resulting changes.

P5 Reconcile cabinet responsibilities

Ask who measures, supplies, delivers, stores and installs the cabinets, and how any allowance changes are handled. Carry the agreed responsibility into pricing so owner purchases and contractor costs are neither omitted nor counted twice.

P6 Develop a practical living plan

Ask prospective builders about kitchen downtime, access, utility interruptions and occupied areas. Compare partial relocation and its cost with staying home. Resolve the arrangement before construction commitments depend on it; this is not, by itself, a technical finding about permit readiness.

Item	Useful follow-through
Range and slider	Agreed selections, matching revised sheets and schedules, and identified cost or timing effects.
Technical references and hood	Designer identifies the coordinated documents and responsible consultant response.
Cabinets and living plan	Written responsibilities, reconciled spending information and a practical household arrangement.

How the homeowners use the review

Send one response list to the designer, retain dated answers and identify the revised sheet or schedule for each item. “Will coordinate” records a future action; it is not the revised document. Ask about unresolved items before the next decision relies on them.

Foundation provides independent homeowner education and decision support. The designer, consultants, agency and builder retain their responsibilities. This sample does not redesign or stamp plans, establish code compliance, approve submission or guarantee cost and timing.

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