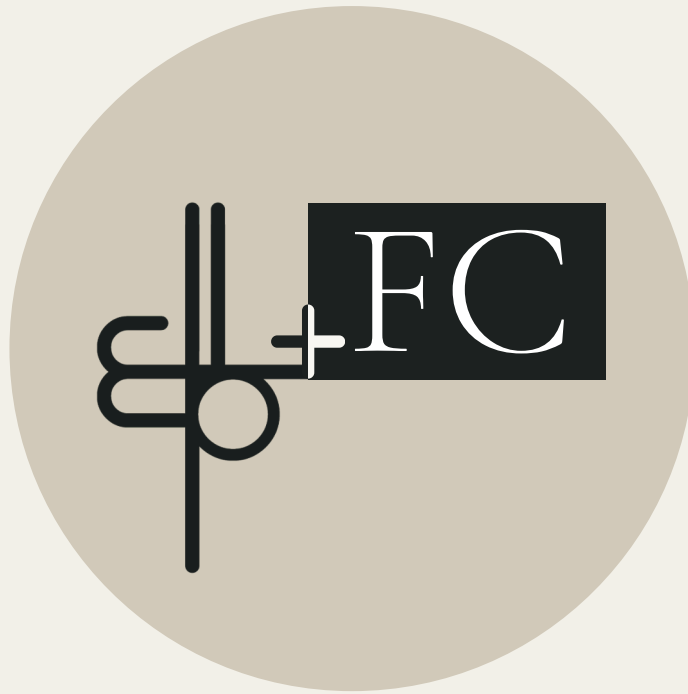




Welcome to Design-Build

Montgomery & Peebles | Fryar Construction



WELCOME!

We are so excited to help you create your dream home, and can't wait to get started! We hope this packet is useful in guiding you through the design and construction process as we translate the vision in your head to a buildable plan on paper, and ultimately, to a place you call home.

During the next few months we will be finalizing your house plans, selecting interior fixtures and finishes, and getting estimates to make sure we are designing to your budget. As we work to finalize the plans together, we will be trying to finalize as many selections as possible so that we can reduce confusion during construction and save you money in the long run.

Our goal as a design-build team is to create a seamless transition between design and construction so that you can enjoy the magic of watching your home come to life without the stress of coordinating a million moving parts. (That part is our job!) We hope you find this packet helpful in understanding what is expected of you, what is expected of us, and how that all works together in the timeline of your project.

We will be in touch soon to set up our first design meeting. Thank you for choosing us to work with!

*Lauren S, Alex H,
Will J, and Will F*

MEET THE TEAM



MONTGOMERY & PEEPLES

We are Lauren Montgomery Simpson and Alex Peeples Hunt, founders of Montgomery and Peeples. Established in 2020, our full-service architecture and interior design firm is based in Dalton, Ga. With an architecture license in Georgia and Tennessee, we offer residential and commercial architectural services, commercial space planning, high-end custom home design solutions, designer home interiors, tailored interior styling, and architectural drafting services. We believe that where you spend your time, whether your workspace or your home, should be a place that brings you comfort and inspiration. In every project, we strive to enhance the life you are living by designing the spaces of your dreams.

FRYAR CONSTRUCTION

Will Fryar and Will Jackson both began their careers at Fryar Construction as carpenters, working up through the ranks before ultimately opting to purchase the business in 2022. General Contractors licensed in Georgia and Tennessee, we bring 30+ years of construction experience and expertise to the company and operate as managing partners. At Fryar Construction, we believe that the homeowner's desires are essential to the quality of every project. This belief guides our mission, methods, goals, and the relationships we cultivate throughout each project. We take pride in delivering results that not only meet but exceed our clients' expectations, ensuring their vision is brought to life with precision and care.



COMMUNICATION



BUSINESS HOURS

Fryar Construction - Monday-Friday 8-4
Montgomery & Peeples - Monday-Friday 9-5

We will answer calls, emails, and texts during business hours only.



INITIAL POINT OF CONTACT

Design - Alex Hunt (706) 264-9763
alex@montgomeryandpeeples.com

Construction - Blaine Broome (423) 834-6564
blaine@fryarconstructionllc.com

COMMUNICATION DURING CONSTRUCTION PHASES

At the beginning of the construction phase, you will be assigned a design project manager and a construction project manager. They will be your main contact for all questions from that point forward.

Direct Communication: To avoid miscommunication and ensure the project stays on track, all questions or concerns should be communicated directly to your Project Manager. Homeowners should not instruct or direct subcontractors. Please communicate any issues with your Project Manager directly, and they will ensure your concerns are addressed.

Site Visits: Your construction schedule will include a number of key site visits where you will meet with your team to receive updates and provide input for your build. While you are welcome to make additional site visits as often as desired, please keep in mind that construction sites are busy and hazardous. We encourage you to coordinate with your Project Manager to schedule your visits.

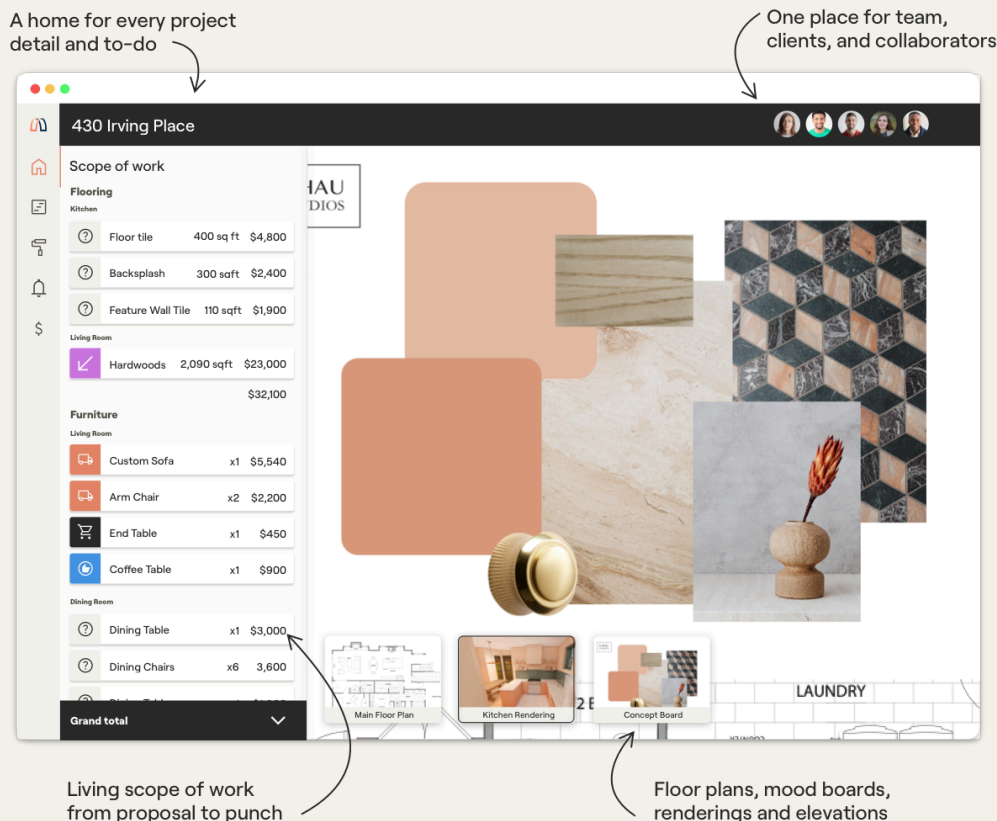


THIS PROGRAM IS HOW WE'LL KEEP YOU UPDATED AND COMMUNICATE WITH YOU ABOUT YOUR PROJECT

When we are ready to show you progress with your space, you will receive an email with a link to your project within Materio. This is where you will be able to see plans, design boards, specific selections, and budgeting for your project. Once you receive this link, it will prompt you to create a password for your account. Although there is an option to view as guest, we ask that you create a password so you will be able to communicate with us through Materio by making comments and approving/declining selections.

Using this software allows everyone to view decisions in real time, avoiding miscommunication and confusion throughout your project. We will add options for selection items as needed and update the status of selection items so that we all know what has been approved, purchased, received, etc. This program allows us to keep track of all the selections by room and by category and is a tool to make sure we stay within budget and don't forget a single light fixture. When items are approved by you in Materio, that lets us know we can purchase. Pricing is transparent in Materio, but all pricing is an estimate until final purchase.

The marked floor plans and elevations along with the moodboards will act as a design guide for where everything goes, what tile pattern is to be used, how high to hang the sconces, and where to hang the wallpaper. If you aren't comfortable using Materio on your own, we are happy to go through selection items with you in person and mark things approved for you.



PREPARING TO USE MATERIO

While we are getting started on your project. Here is a link to a client tutorial to help you get acquainted with Materio and the features that will be available to you

MATERIO

CLICK HERE

BUILDTREND



THIS PROGRAM IS HOW WE'LL KEEP YOU UPDATED DURING THE CONSTRUCTION PHASE OF YOUR PROJECT

Once Pre-Construction is complete and a contract is signed, we will enter into the Construction Phases. You will receive an invite to join Buildertrend. This software allows you to view the progress of your project, schedule and timelines, and all related financials.

Progress updates will automatically populate on the home page of your portal. Daily logs will show what has happened during construction that day, the weather on-site, and any pictures or videos of the progress made!

You can view and pay invoices under the financial tab, review change orders, as well as track your project's budget.

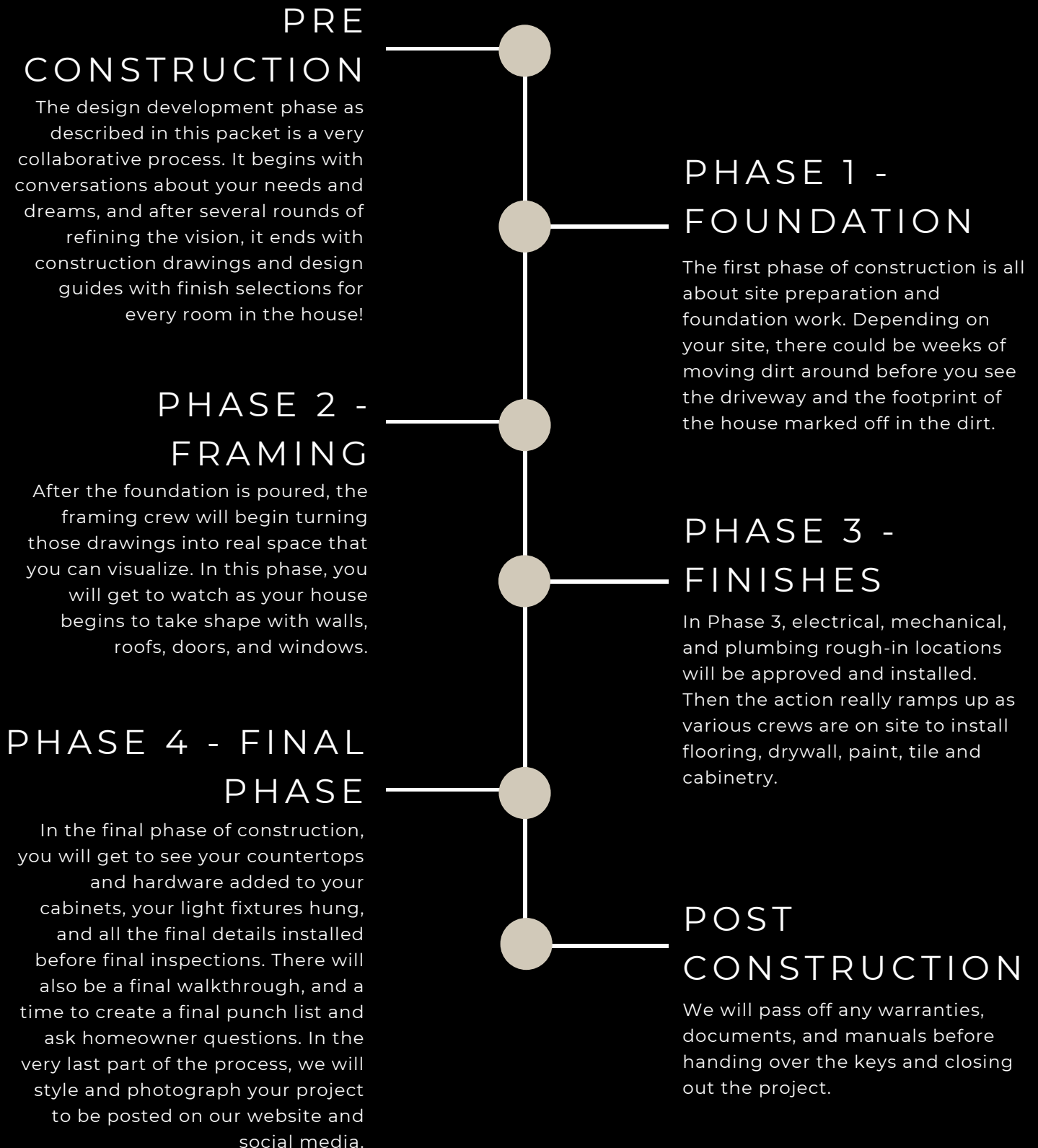
Buildertrend also allows you the ability to communicate through messages, chats, and comments on daily logs.

The screenshot displays the Buildertrend web application interface. At the top, a navigation bar includes tabs for 'Project Management', 'Files', 'Messaging', and 'Financial'. A search bar and user profile icons are on the right. The left sidebar features a 'Welcome, Fryar Construction' message, 'Action items' (Upcoming selections), 'Communications' (Messages, Chats), and a contact card for 'Fryar Construction, LLC' with address, phone, and email details. The main content area is titled 'Fryar Construction, LLC' and 'Project financials'. It shows a table with 'Contract price', 'Price adjustment', and 'Current price' all at '\$0.00'. To the right, a box indicates '\$0.00 Total paid' and '\$0.00 Remaining to pay'. A 'Job Price Summary' button is in the top right. Below the financials, a 'Project updates' section contains a 'Welcome to your project!' message and a description of Daily Logs. The 'Project schedule' section shows a calendar grid for the week of Sunday 23 to Saturday 29, with Thursday 27 highlighted as 'Daily Log: Welcome to your project!'. A 'Recent comments' section is at the bottom.

Learn about Buildertrend [here!](#)

PROJECT TIMELINE

Here is a brief overview of what to expect during the life of your project.



WHAT TO EXPECT

During the Pre-Construction Phase

1 ARCHITECTURAL DESIGN

We will start with conceptual drawings and images to hone in on your architectural style and your ideal layout.

CONSTRUCTION DRAWINGS

After multiple meetings and design revisions, we will issue a final drawing set that includes:

- *floor plans and elevations*
- *furniture layouts and material call outs*
- *door and window schedules*
- *interior elevations and 3D views*
- *renderings as needed, and*
- *cabinetry drawings that are ready to send directly to a cabinet maker for quotes and fabrication*

INTERIOR DESIGN 2

We will start with inspiration pictures to ensure we are capturing your vision of how you want your house to look and feel.

DESIGN GUIDES

While we are developing the house plans, we will also be developing interactive room by room design guides in Materio that allow you to:

- *visualize the overall material palette of the house*
- *see all finish and furniture selections for individual rooms on one digital mood board*
- *see pricing per item, per room, and per category*
- *approve finish and furniture selections for purchasing*



DESIGN PROCESS

The design process will include multiple in-person meetings, as well as emails and scheduled phone calls in between, to go over design ideas and finish selections. Every project looks a little bit different, but the chart below will give you a general idea of what to expect.



KICKOFF MEETING

The entire design-build team meets to clarify the process, talk through this packet, and discuss big picture requirements for your project.



CONTRACT DELIVERY

Within a week of the kickoff meeting we will prepare a pre-construction contract for you to sign.



DESIGN STYLE MEETING

You can show us pictures of your dream house interior and exterior and talk about the specifics of how you want your house to look and feel.



FLOOR PLAN MEETING

We almost always start with multiple layout ideas for your house so that we can talk through your likes and dislikes on paper.



MOOD BOARD & DESIGN REVISION MEETING

After the initial floor plan meeting, we will refine the drawings, and begin to develop mood boards to help explain our design ideas.



BUDGET MEETING

Before we get too deep in the designs, we pause to work on a preliminary estimate, and then we meet again as a whole team to talk through some value engineering ideas if needed.



DESIGN REVISION MEETING

After the budget meeting, there may be another in person meeting, or it may be multiple emails back and forth depending on how many changes are still being made to the drawings and the finishes.



PRE CONSTRUCTION SELECTIONS

Before the construction drawings are finalized, we will make appointments at various showrooms to go with you to look at windows, brick, and stone, as well as provide samples for roofing options and garage door finishes.



FINAL DESIGN & BUDGET MEETING

As soon as the designs are finalized, we will have one more meeting with the design-build team to go over the final estimate based on the final drawings and moodboards, and to talk through next steps as a precursor to signing the construction contract.

PRE-CONSTRUCTION SELECTIONS

For the most accurate estimate, we try to have as many of the following items selected during the pre-construction phase as possible.

Windows

After the plans are pretty finalized, Montgomery and Peeples will coordinate with you for the first window showroom appointment to finalize your window selections. You can schedule any necessary follow up appointments as needed.

Brick/Stone

Montgomery and Peeples will also coordinate with you for the first brick and/or stone showroom appointment to finalize your exterior selections. You can schedule any necessary follow up appointments as needed.

Siding

Siding is selected by brochure and we will present you digital options and samples, as needed.

Garage Doors

Garage Doors are selected by brochure and we will present you digital options and samples, as needed.

Exterior Doors

Exterior Doors are selected by brochure and we will present you digital options and samples, as needed.

Roof

Roof selections are selected by brochure and we will present you digital options and samples, as needed.

Gutters

Gutter selections are selected by brochure and we will present you digital options and samples, as needed.

Appliances

Appliance options will be loaded into Materio, and ideally they will be chosen digitally. If you prefer to see appliances in person, Montgomery and Peeples will make the first appointment and accompany you to that appointment.

Plumbing Selections

Plumbing fixture options will be loaded into Materio, and ideally they will be chosen digitally. If you prefer to see plumbing fixtures in person, Montgomery and Peeples will make the first appointment and accompany you to that appointment.

Cabinet Selections

After appliance and plumbing fixture selections have been finalized, Montgomery and Peeples will make the first cabinet appointment and accompany you to that appointment. Once you have been introduced to our rep, feel free to make as many follow up appts on your own as you need. We will review the cabinet drawings throughout the process and assist with choosing cabinet colors and hardware.

WHAT TO EXPECT

During the Construction Phases

DESIGN PROJECT MANAGER

OUR ROLE

After the designs have been finalized, there are still a lot of moving parts that we will help you with during construction by:

- *going on regular site visits to see progress and answer any design questions that you have after seeing things in person*
- *updating drawings if needed*
- *updating selection options in Materio as needed*
- *going to showrooms with you*
- *making sure selections are approved by certain dates as to not delay the project.*
- *procuring all approved selection items*
- *styling and photographing the finished spaces.*

CONSTRUCTION PROJECT MANAGER

OUR ROLE

During Construction, we will be your primary point of contact for all things construction. We will be:

- *coordinating all daily on-site activity, managing all tradesmen and talking through the plans with them*
- *scheduling and coordinating subcontractors so that there are no major lulls in progress*
- *ordering building materials and having them delivered to the site*
- *updating Builder Trend*
- *invoicing as laid out in our contract*
- *addressing any issues that may arise*
- *keeping you consulted and informed through the project to ensure your project meets your needs*



MEETINGS & WALKTHROUGHS

Throughout your project there are set points that we find best suitable to have meetings & walkthroughs. Since each project is unique, meetings & walkthrough can vary, but the ones below apply to almost every project.



HOMEOWNER LAYOUT SITE VISITS

Foundation - Phase 1



MECHANICAL WALKTHROUGH

Framing - Phase 2



CABINET WALKTHROUGH

Framing - Phase 2



BUDGET MEETING

Framing - Phase 2



POST -CABINET WALKTHROUGH

Finishes - Phase 3



BUDGET MEETING

Finishes - Phase 3



PUNCHLIST WALKTHROUGH

Final - Phase 4



FINAL WALKTHROUGH

Post Construction

PURCHASING

Montgomery & Peeples will handle all procurement for items that are designer specified and client approved. All billing will go through Fryar Construction and be included in your regular invoices as laid out in your contract.

All prices in Materio are shown as estimates until final purchasing and subject to change slightly based on final sales, sales tax, shipping, etc. We do not mark up items. If there's a trade discount associated with the item, our company absorbs it and the client will always pay retail price, tax, and shipping for all items. We handle all returns and exchanges for you during the return window.

We prefer to shop online for most hard finishes such as appliances, tile, countertops, and flooring to be able to visualize on the mood boards all the finishes together, but we can always shop in person for these hard finishes with our partnered reps. Furniture, fixtures, and decor items will be sourced online. Our services also include coordinating with your moving company on move in day, if necessary, and installing furniture, lamps, rugs, art etc, to create a completely finished and styled space.

****If shipping directly to the client's home, it will be the client's responsibility to arrange for someone to accept deliveries and inspect them for defects or damage upon delivery. If there is visible damage, the client should always refuse delivery. It may become the client's responsibility to return items that were delivered damaged if refusal did not occur upon delivery.**



PHASE 1 - FOUNDATION

Phase 1 marks the beginning of the Construction portion of the build.

What is happening during Phase 1?

- Permitting
- Sitework
- Footers
- Foundation
- Septic System
- Inspections
- All preconstruction selections are finalized
- Phase 2 selections begin

SELECTIONS NEEDED FOR PHASE 2

Handrail	Tile	Paint	Interior Trim, Doors and Knobs
Wood Floor	Countertops	Wallcoverings	Fireplace

SELECTION PROCESS

Handrail Selections

Handrails are selected by brochure and we will present you digital options and samples, as needed.

Tile Selections

Montgomery and Peeples will make the first tile appt and accompany you to that appt. Once you have been introduced to our rep, feel free to make as many follow up appts on your own as you need. Our rep will send us any updated choices and pricing and we will update Materio along the way as needed.

Paint

A paint guide will be presented through Materio.

Interior Trim, Doors & Knobs

Interior doors, knobs, door casing, base board, crown molding and all other molding profiles, are selected by brochure and we will present you digital options and samples, as needed.

Wood Flooring

Wood Flooring options will be loaded into Materio, ideally they will be chosen by physical sample. But if a physical appt is needed, Montgomery and Peeples will make the first appt and accompany you to that appt.

Countertops

Montgomery and Peeples will make the first appt and accompany you to that appt. Once you have been introduced to our rep, feel free to make as many follow up appts on your own as you need. Our rep will send us any updated choices and pricing and we will update Materio along the way as needed.

Wallpaper

Wallpaper options will be selected and sourced digitally through Materio.

Fireplace

Fireplace boxes are selected in person. We will put you in touch with the rep.

After the physical appts have been completed, you can expect to have an in-person meeting to confirm those selections, review any samples, and confirm final selections for paint, wallpapers, and handrails. Montgomery and Peeples will purchase all these selections once finalized.

PHASE 2 - FRAMING

Phase 2 is when you start to see the bones of house come together.

What is happening during Phase 2?

- Framing
- Doors & Windows
- Plumbing Rough-In
- HVAC Rough-In
- Electrical Rough-In
- Fireplace Rough-In
- Security Pre-Wire
- Insulation
- Inspections
- All phase 2 selections are finalized
- Phase 3 selections begin



SELECTIONS NEEDED FOR PHASE 3

Hardware

Mirrors

Decor

Decorative Lighting

Shower Doors

Furniture

SELECTION PROCESS

Mirror Selections

Mirror options will be selected and sourced digitally through Materio.

Shower Doors

Shower doors are custom to each project, and are selected and sourced through Fryar Construction.

Furniture

All furniture options will be selected and sourced digitally through Materio.

Lighting

Lighting options will be selected and sourced digitally through Materio.

Decor

All decor options will be selected and sourced digitally through Materio. Small scale decor and artwork may be chosen by the designer.

Hardware

Hardware options will be selected and sourced through Materio, if not chosen at the cabinet store.

You can expect a few in person design meetings to finalize and approve choices in this phase. Montgomery and Peebles will purchase all these selections once finalized.



PHASE 3 - INTERIOR/EXTERIOR FINISHES

Phase 3 is when all of your selections start to be applied.

What is happening during Phase 3?

- Brick/Stone Begins
- Finish Drywall
- Install Hardwood Floors
- Install Tile
- Install Trim
- Install Garage Doors
- Concrete Flatwork
- Install Cabinetry
- Painter Starts Interior
- Paint Exterior
- Gutters
- All phase 3 selections are finalized

PHASE 4 - FINAL PHASE

Phase 4 is when everything is starting to wrap up, and the full design comes together.

What is happening during Phase 4?

- Install Countertops
- Electrical Trim-out
- Plumbing Trim-out
- HVAC Final
- Install Hardware
- Security Final
- Wood Floor Final Finish Coat
- Install Shower Doors
- Install Mirrors
- Paint Touch-ups
- Final Walkthrough / Punchlist Approval
- Final Inspections
- Clean House
- Install Furniture
- Final Staging
- Project photos / video



What to expect after the build:

After the construction is complete, the furniture is placed, and the pictures are taken, we want to make sure you don't have any more questions for us. We will walk you through the warranties, documents and manuals associated with your house, hand over the keys, and hope you stay in touch. We truly hope that at the end of this whole process, you walk in the door and feel welcomed home.

Thank you again for choosing us to work with!

