

Modules 1

Calm Renovation Clarity: Your NYC Renovation Operating System

Purpose: Give NYC families a complete, calm map from “idea” to “close-out,” so every next step is obvious (and you stop paying for surprises).

What you’ll build in this module: My Renovation Map — a one-page operating system that guides every decision, email, and meeting.

Lesson 01:

The NYC Renovation Chain (Idea → Close-Out)

Learning objective: You’ll be able to explain the full NYC renovation sequence and pinpoint where first-timers lose the most time and money.

The truth about NYC renovations (especially with kids)

In NYC, projects don’t fail because the design is “bad.” They fail because the **sequence** is wrong. When steps happen out of order, you get:

- Redesign loops
- Permit/board delays
- Change orders (budget balloon)
- Stop-work risk
- material “defaults” you didn’t choose

Try this now: Read the chain below once without judgment. Your only job today is to understand the **order**—not to solve everything at once.

The Renovation Chain: the calm, correct order.

Think of this like an architectural process + NYC compliance layer:

1. ***Vision + constraints intake***

- Your goals, must-haves, and non- negotiables
- Your building type (co-op/condo/townhouse)
- Your building rules and existing conditions

2. ***Feasibility + early risk checks***

- “Can we move plumbing?” “Is there structure we’re touching?”
- Identify what triggers engineering and DOB scrutiny

3. ***Team selection (in the right order)***

- Architect/designer + engineers (as needed)
- GC selection later, when there’s enough scope to price

4. ***Schematic design (layout options)***

- The big moves: walls, flow, rooms, kid zones, storage strategy

5. ***Design development (systems + selections direction)***

- MEP coordination, structural coordination
- Decide the type of materials and the performance goals

6. ***Board/building approvals (if co-op/condo)***

- Alteration agreement compliance, COIs, protection plans

7. ***DOB filing + permits (if required)***

- Filing, objections, permit issuance

8. ***Procurement + construction planning***

- Long-lead ordering, schedule, site logistics, neighbor communication

9. ***Construction***

- Weekly check-ins, submittals/samples approvals, change order controls

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10. Inspections + sign-offs

11. DOB/third-party/special inspections (scope-dependent)

11. Punch list + close-out binder

12. Final fixes, manuals, warranties, sign-offs, documentation

Where families lose time and money (most common points)

- Hiring a GC before scope exists → vague pricing → change orders become normal
- Not extracting building rules early → redesign after board rejects something
- Permits/filings handled reactively → DOB flags, delays, testing surprises
- Selections not decided early enough → the project “defaults” to whatever is available
- Neighbor/party wall not handled → townhouse work stalls before it starts

Micro-CTA: Save this page. This chain becomes your “calm reset” any time someone pressures you to rush.

