



Residential Development Services

Engineering • Planning • Design • Permitting

Prime EPC provides comprehensive residential development services to builders, developers, investors, contractors, and homeowners. From evaluating a property's development potential to preparing permit-ready plans and coordinating with local jurisdictions, our team delivers practical solutions that move projects from concept to construction.

Development Consulting

Helping you make informed investment and development decisions before committing capital.

- Property feasibility studies
- Zoning and land use reviews
- Buildability assessments
- Setback and code compliance evaluations
- Site development strategy
- Due diligence support
- Preliminary budget and constructability reviews

Residential Design

Creative, functional designs tailored to your project goals.

- Custom homes
- Additions and second-story expansions
- ADUs
- Garages
- Decks and outdoor living spaces
- Pools and accessory structures
- Renovation planning

Interior Planning

Designs that improve functionality, marketability, and value.

- Kitchen layouts
- Open-concept remodels
- Primary suite additions
- Bathroom renovations
- Floor plan optimization
- Space planning

Permit & Construction Documents

Complete drawing packages prepared for permitting and construction.

- Permit drawings
- Site plans
- Construction details
- Permit application support
- Agency coordination
- Permit revisions
- Construction support

Engineering Coordination

Prime EPC coordinates with trusted engineering professionals to provide integrated project delivery.

- Civil Engineering
- Structural Engineering
- Stormwater Management
- Utility Coordination
- Grading & Drainage
- Construction Administration

WHO WE SERVE

Residential Developers
Home Builders
General Contractors
Remodeling Contractors
Design-Build Firms
Real Estate Investors
Realtors
Homeowners

WHY PRIME EPC

1. One partner from acquisition through permitting
2. Faster project delivery through coordinated design
3. Practical, construction-focused solutions
4. Reduced permitting delays
5. Responsive communication
6. Flexible support for projects of every size
7. Experienced project management and technical coordination

Typical Project Workflow

1. Property Evaluation →
2. Feasibility →
3. Concept Design →
4. Engineering →
5. Permit Documents →
6. Agency Review →
7. Construction Support

Build with Confidence

Whether you're evaluating a single infill lot, planning a custom home, renovating an existing residence, or developing an entire subdivision, Prime EPC provides the technical expertise and project support needed to move your project forward efficiently and successfully.

Prime EPC Value Proposition

Helping developers reduce risk, accelerate permitting, and maximize project value.

Phase 1

Land Acquisition & Due Diligence

- Feasibility studies
- Highest and best use analysis
- Zoning and code review
- Site constraint analysis
- Utility availability review
- Preliminary stormwater considerations
- Floodplain review
- Lot yield studies
- Concept development
- Preliminary budget opinions

Phase 2

Planning & Design

- Concept site plans
- Residential layouts
- Custom homes
- Additions
- Kitchen and interior optimization
- 3D renderings
- Builder plan modifications
- Value engineering

Phase 3

Engineering

- Civil engineering
- Structural engineering
- Grading and drainage
- Stormwater management
- Utility design
- Erosion and sediment control
- Construction details

Phase 4

Permitting

- Permit drawings
- Site plans
- Agency coordination
- Permit expediting
- Revisions
- Permit closeout

Phase 5

Construction Support

- Owner's representative
- Project management
- Contractor coordination
- Change order reviews
- Site observations
- Construction consulting

