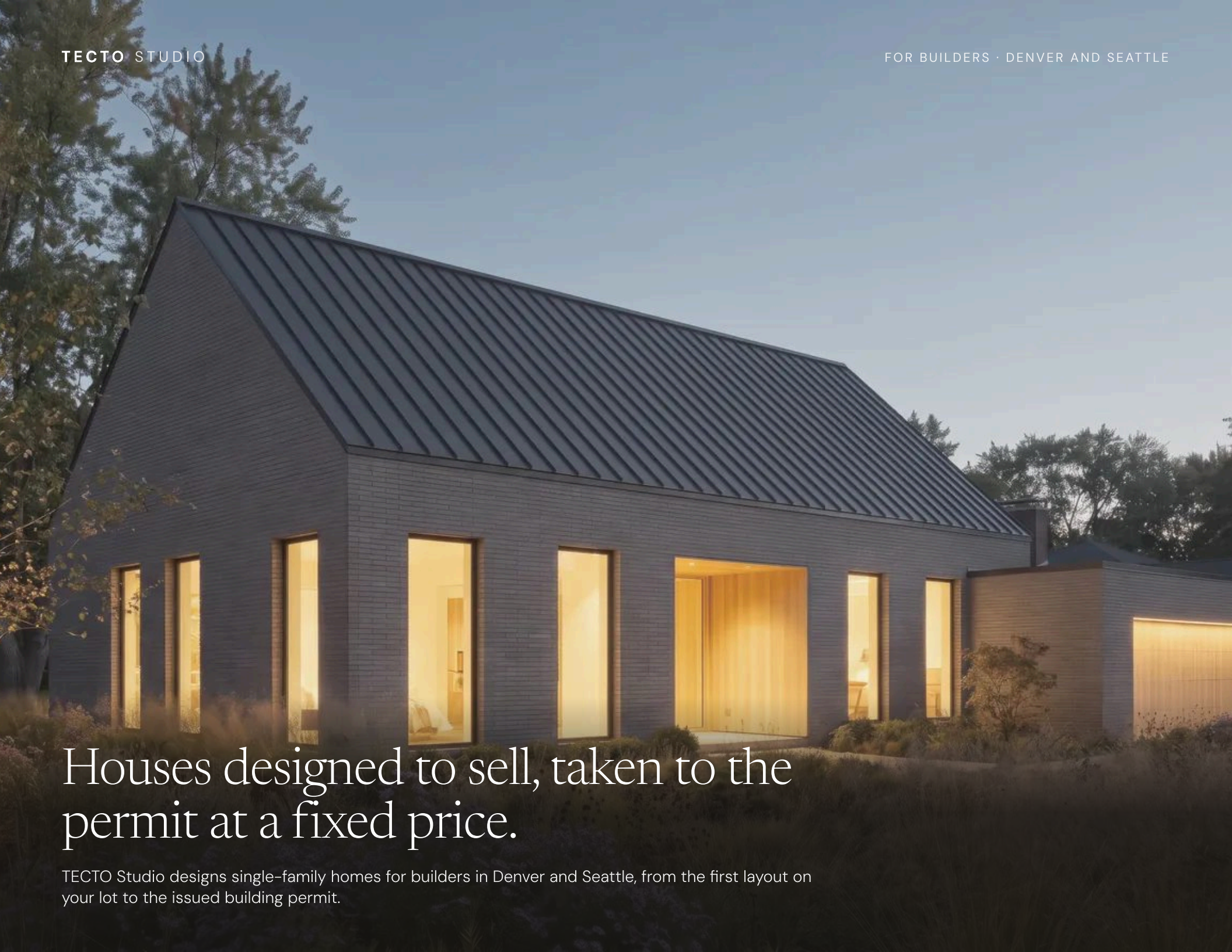


Houses designed to sell, taken to the permit at a fixed price.

TECTO Studio designs single-family homes for builders in Denver and Seattle, from the first layout on your lot to the issued building permit.

Three things a builder gets

One person from the first plan to the permit: Lucas Rebouças, ten years in residential design and permitting, more than 100 projects.

1 · TIME

A lot that waits is holding cost. The set goes in complete, and every plan check comment is answered on the drawings by the person who drew them, until the permit is issued.

2 · A HOUSE THAT SELLS

Houses with a clear plan, fewer materials used well and rooms that open to the garden. They are drawn to price well with your trades: stacked walls and plumbing, standard spans and window sizes, finishes named on the drawings.

3 · A KNOWN PRICE

One fixed fee per house, agreed before the work starts, for the design and the permit set. You know the cost of the drawings before the first line is drawn.

Design and permit set

$12 per sq ft, fixed

Minimum $15,000. Paid in four steps, the last when the permit is issued. Engineering, survey and city fees at cost, quoted before the start.

HOUSE SIZE	FIXED FEE
2,000 sq ft	$24,000
3,000 sq ft	$36,000
4,000 sq ft	$48,000
Same plan, next lot	40% of the fee









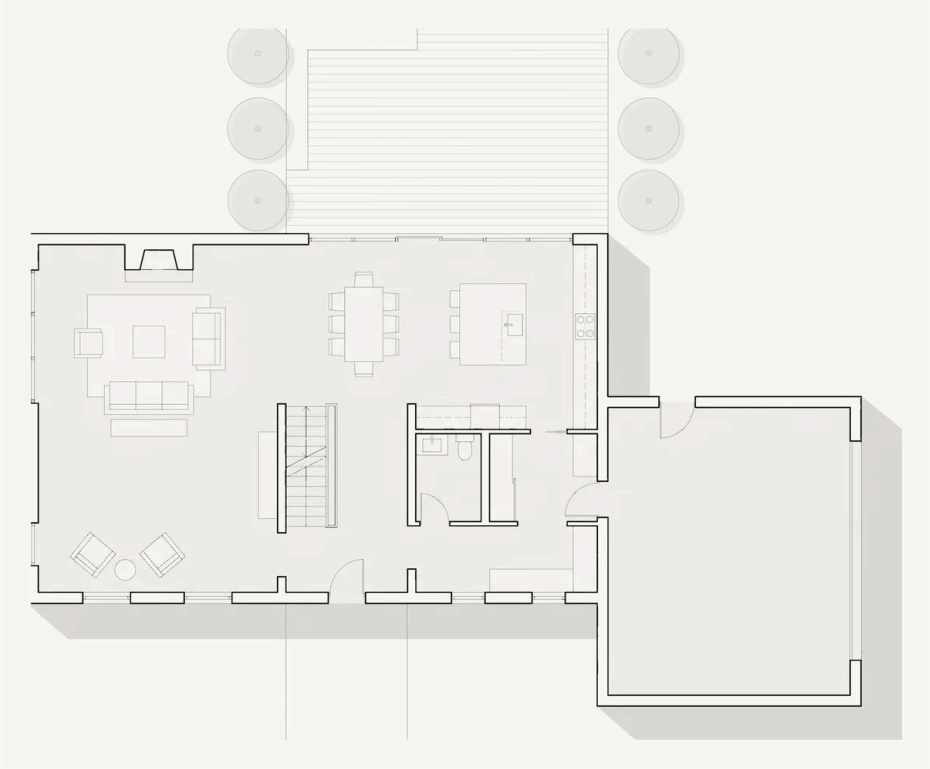
Prairie Gable

Brick house under one steep gable

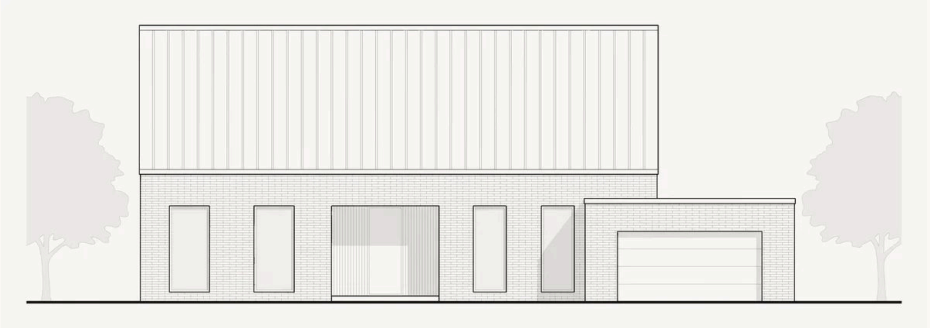
A steep roof with no eaves, long brick, windows set deep in the wall and a glass gable end over the kitchen.

3,800 sq ft, 4 bedrooms

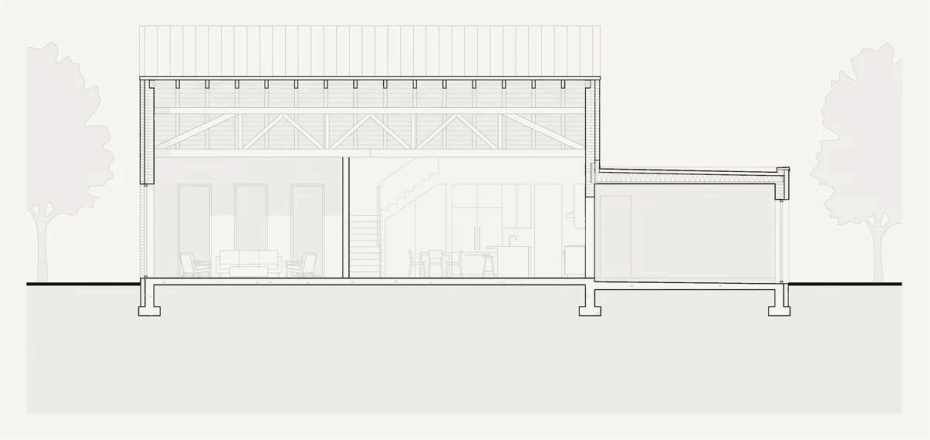




Ground floor plan

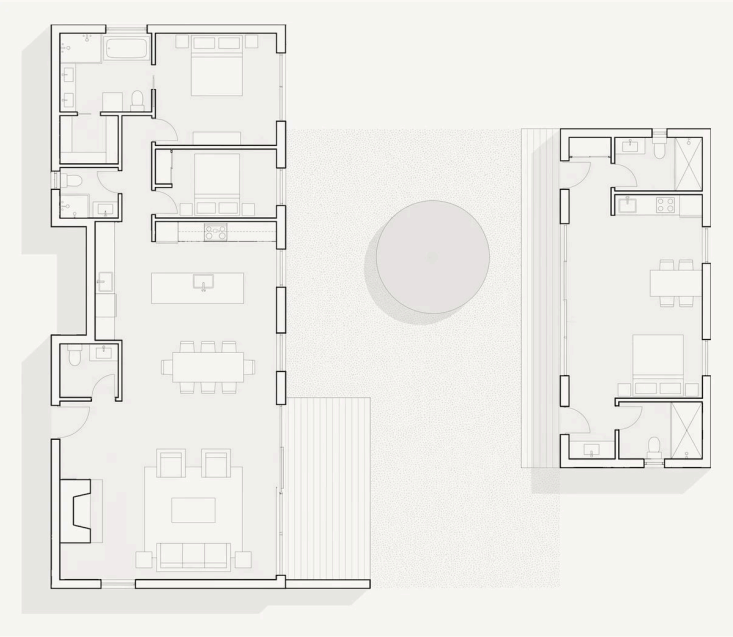


Street elevation



Section





Twin Gables

House and ADU on one lot · 1,900 sq ft house, 500 sq ft ADU

Two charred-wood gables, a house and its guest house, face each other across an old oak. The courtyard between them is the main room.

From your lot to the issued permit

The lot

Zoning, setbacks, height and floor area: what the lot allows, on one page.

The plan

Two or three layouts and massings on the lot, priced with the budget in view.

The design

Plans, elevations, sections and materials, with the structural engineer brought in.

The permit set

The full set to the city's checklist, structural and energy sheets coordinated into it.

To the permit

Filed, every plan check comment answered on the drawings, until the permit is issued.

Send an address, get a layout

Send the address of a lot you hold or are buying. The studio sends back a layout and a 3D view of a house on it, before any fee, so you can see what the lot holds.

Each set is drawn to the city's residential code and its newer zoning for more homes on a lot: Denver's building forms and Seattle's Neighborhood Residential zones.



Lucas Rebouças
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The houses in this document are design renderings by TECTO Studio.



