



INTEGRATED DESIGN-BUILD. FULL PERMIT MANAGEMENT.



PACIFIC
PRO GROUP LLC

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144 Railroad Ave #307, Edmonds, WA

www.pacificprogroup.com



OUR COMPANY

Pacific Pro Group is your premier design and build firm located in Edmonds, WA. We specialize in high-quality home additions, luxury kitchen remodels, and elegant bathroom renovations. Our comprehensive service manages the entire process, from initial permit and architectural plan navigation to expert interior design and flawless construction. We thrive on the unique challenges of coastal properties, ensuring our work adds beautiful, functional living spaces and stands up to the maritime environment. Trust our experienced permit and design team for your next major home project.

OUR PROCESS

OUR INTEGRATED APPROACH STREAMLINES YOUR PROJECT, MINIMIZING STRESS AND ENSURING YOUR DESIGN VISION IS FINANCIALLY AND STRUCTURALLY SOUND FROM DAY ONE. WE HANDLE THE COMPLEXITY SO YOU CAN FOCUS ON THE EXCITEMENT OF YOUR NEW SPACE.

1 Initial Consultation & Feasibility

We start with a meeting to discuss your goals, budget, and gather information about your existing property. Using this info, we put together a Scope of Work.

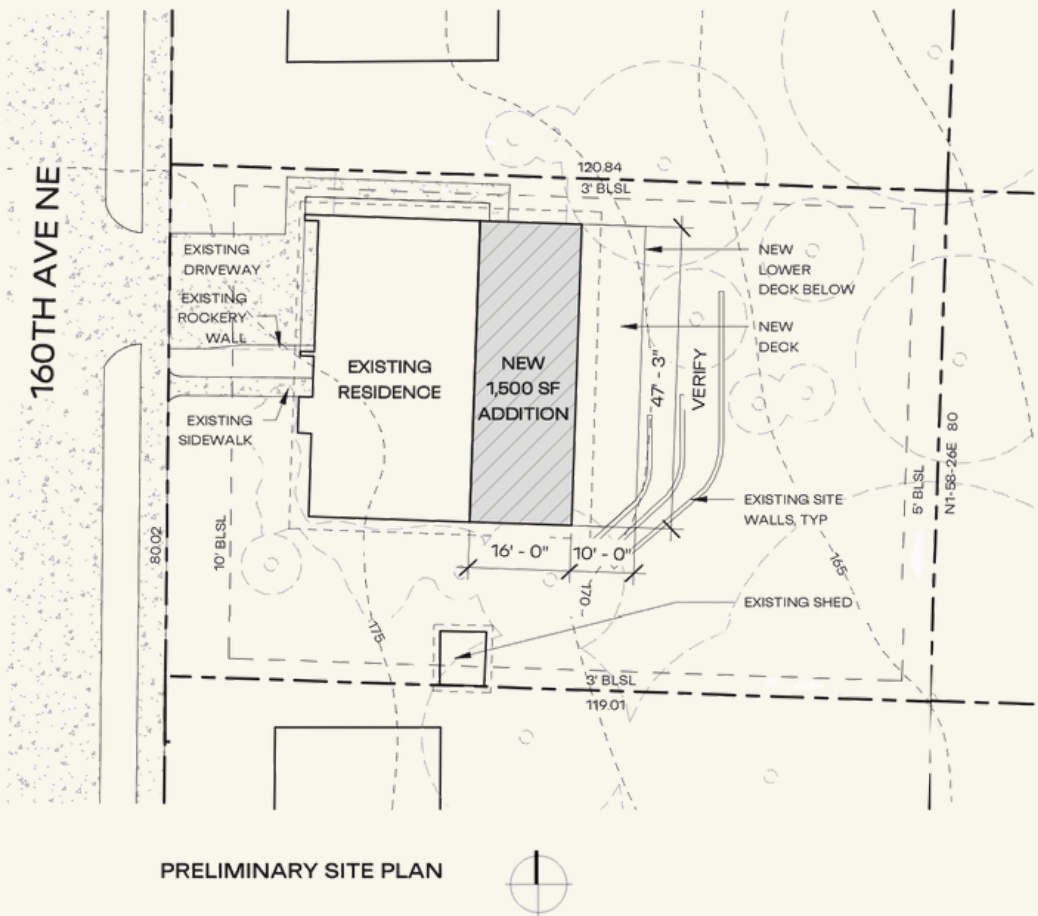
We then perform a detailed feasibility study to understand zoning requirements and structural possibilities for your desired addition or remodel. This will provide us with the information we need on what other specialists we will need to hire.

Engineering Specialists

- **Structural Engineer:** Designs and analyzes structural elements (foundations, beams, columns) to ensure the building can withstand all forces, including gravity and potential lateral loads (wind, earthquakes). A structural engineer's stamp may be required for certain designs.
- **Civil Engineer:** Required for designing drainage systems, roadway improvements, and other site infrastructure.
- **Geotechnical Engineer:** Assesses the soil conditions to provide recommendations for foundation design and site work.
- **Septic Design Engineer:** Needed if the property is not connected to a municipal sewer system and requires a septic system design.

Site and Environmental Specialists

- **Land Surveyor:** Collects field data to create a property map, establishing property lines, boundaries, and specific site conditions to guide construction.
- **Critical Area/Environmental Consultant:** Assesses potential impacts on critical areas like wetlands, floodplains, or shorelines and suggests mitigation measures to meet environmental regulations.
- **Arborist:** Evaluates the health and impact of trees on the property, advising on protection or removal as required by local ordinances.



LOT COVERAGE CALCULATIONS

LAND SF	9,600 - 50% - 4,800 SF
(E) HOUSE FOOTPRINT	1,269 sf
(N) ADDITION FOOTPRINT	750 sf
(E) SHED	60 sf
TOTAL	2,079 sf - 22 %

IMPERVIOUS CALCULATIONS

LAND SF	9,600 - 70% - 6,720 sf
(N) ROOF AREA	2,425 sf
(N) DECK	460 sf
(E) SHED ROOF	95 sf
(E) DRIVEWAY	354 sf
(E) SIDEWALK	135+59=194 sf
TOTAL	3,528 - 37 %

GFA CALCULATIONS

LAND SF	9,600 - 1 DWELLING - 4,500 sf
LOWER FLOOR	1,920 sf
MAIN FLOOR	1,420 sf
GARAGE	550 sf
SHED	60 sf
TOTAL	3,950 sf

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2 DESIGN & PERMIT DOCUMENTATION

Our team works with you to create floor plans and room layouts. We meet with you and get any ideas and photos you have for the first iteration. From there, we present you with two options and allow you to make any changes you would like.

Using Buildertrend, we will post updates to ensure you stay up to date on everything happening on your project. We then compile all necessary reports, structural drawings, and engineering drawings required for the official submission to the City. We submit the plans to the City and monitor the review process.

Welcome,

Action items

Pending invoices

Unread documents

Communications

Chats

Messages

Pacific Pro Group

144 Railroad Ave Ste 307, Edmonds, WA 98020-4100

2064455856

Contact us

Project financials

Original price

Approved Change Orders

Revised price

\$441,000.00

\$0.00

\$441,000.00

\$0.00

Total paid

\$441,000.00

Remaining to pay


Job Price Summary

Next payment

\$243,321.75

View

Project updates



Progress: Had an in person meeting with homeowner. Reviewed the ADU layout and garage layout. Making minor changes to layout. Added revisions to Buildertrend for...

Yesterday

Project schedule

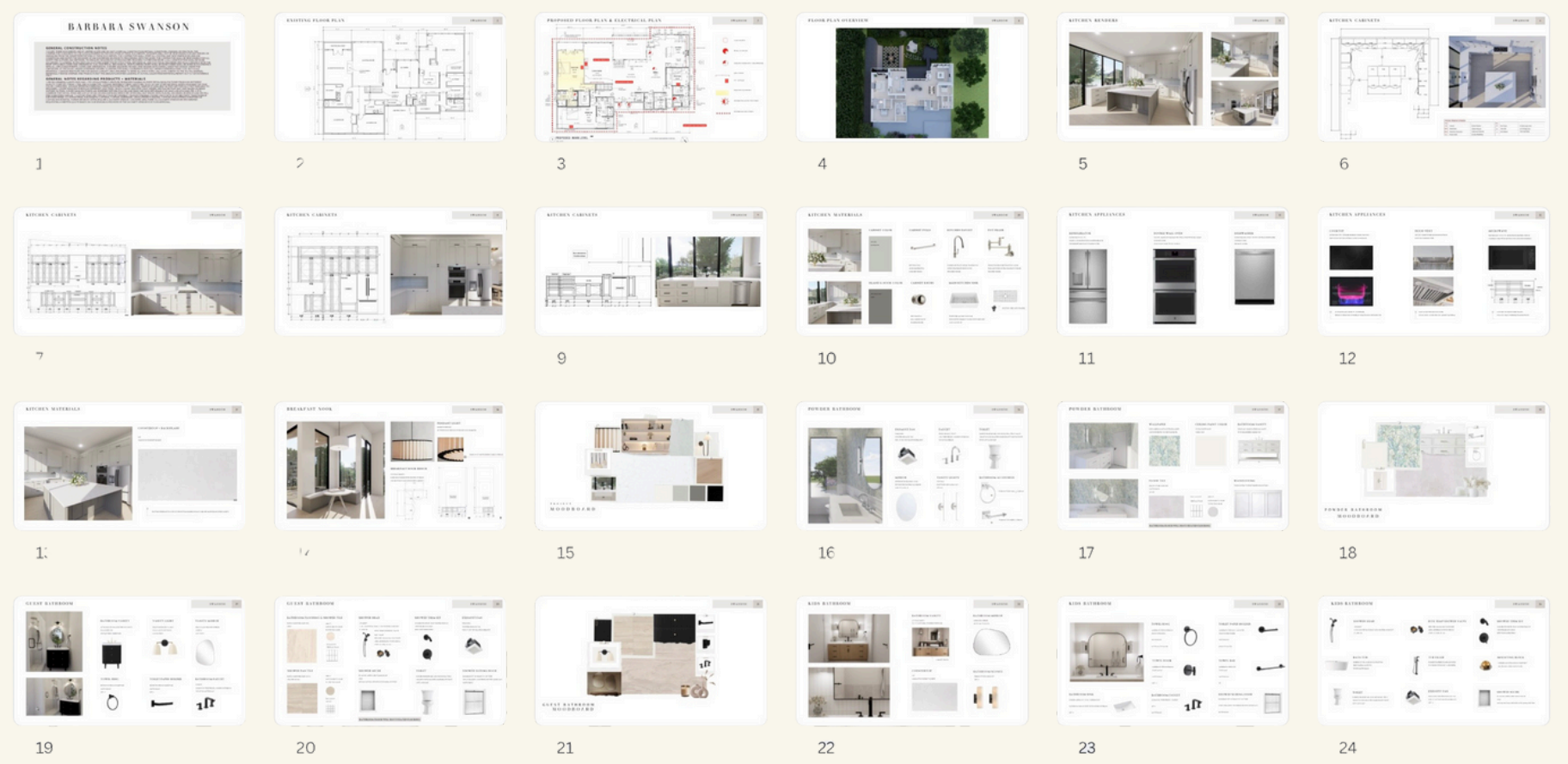
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9	10	11	12	13	14	15
Non-workday			Material selection			
			Architectural			
			Daily Log: Progress: Had an i...			
			Photo: Screenshot 2025-11-...			
			+ 2 more			

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3 MATERIAL SELECTION

While the city reviews the permit, you work with our team to select all finishes, fixtures, and materials. We use these final choices to generate a detailed, comprehensive cost estimate.



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4 CONSTRUCTION CONTRACT

Once the final design and materials are approved, we sign the construction contract. The project will transition immediately to the build phase upon permit approval.

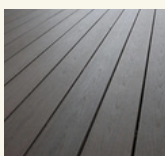
EXTERIOR LIGHT FIXTURES



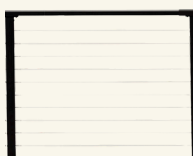
CHATTERTON OUTDOOR
SCNCE - LARGE

2 ON EITHER SIDE OF THE FRONT DOOR
1 ON THE SIDE ENTRY DOOR
2 ON EITHER SIDE OF THE MASTER BALCONY DOOR

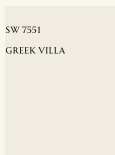
BACKYARD DECK



BACKYARD RAILING



EXTERIOR PAINT COLOR



SIDING PAINT COLOR

SW 7551

GREEK VILLA

SIDING

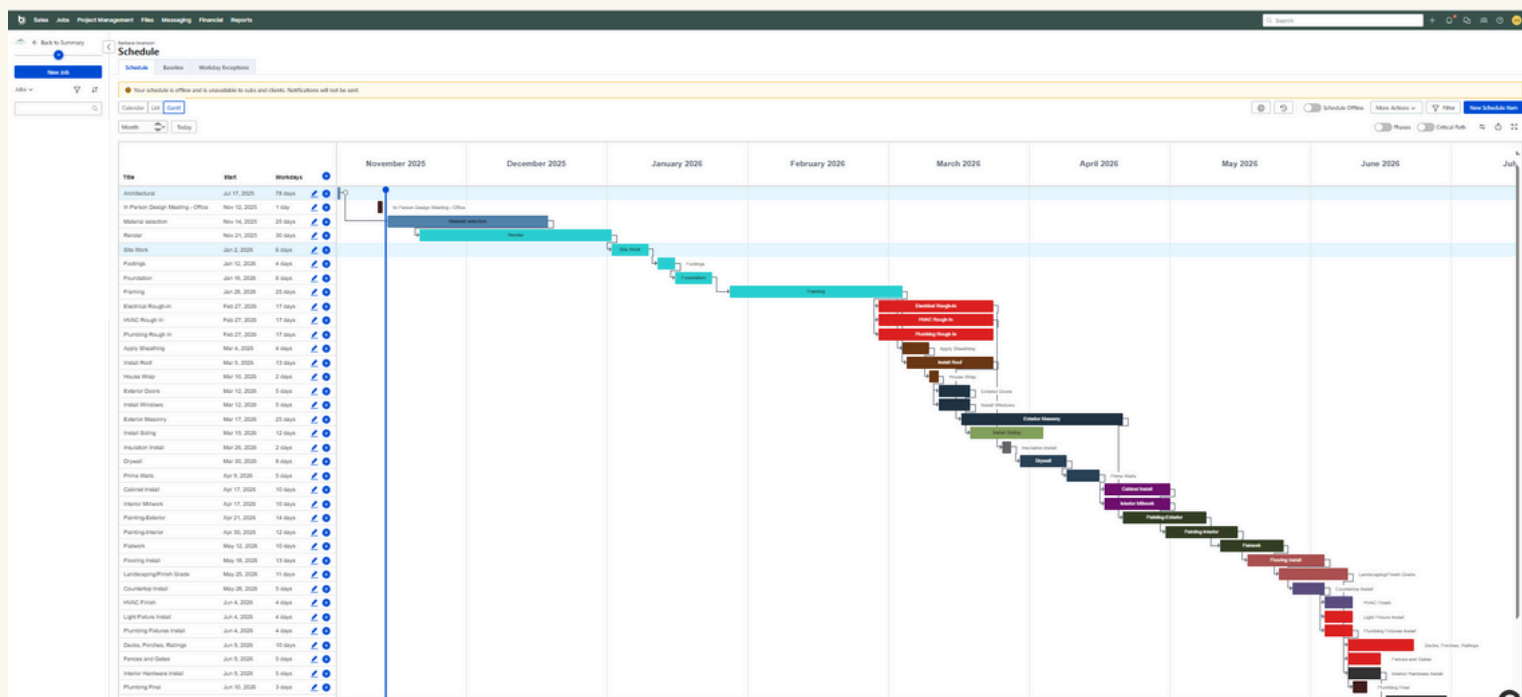


ROOF



5 CONSTRUCTION & QUALITY ASSURANCE

Our project managers oversee the build, ensuring quality, safety, and clear client communication throughout the construction timeline. They coordinate all subcontractors, manage the schedule on Buildertrend and meet with City inspectors for all required site inspections.



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6 FINAL WALKTHROUGH & HANDOVER

We conduct a final walk-through to ensure your complete satisfaction, hand over all warranties, and officially welcome you to your transformed home!



7 Leave Us a Google Review

If you loved working with Pacific Pro Group, please take a moment to share your experience on Google or Yelp. Your review helps other homeowners find us and supports our local business.



OUR PORTFOLIO



OUR PORTFOLIO

