



Tony Weremeichik, CPBD, AIBD, CGP

As a Principal of the Architectural Design Studio at Canin Associates, Tony has many years of research and experience in custom home design, remodeling and home building. He is a staunch advocate for home buyers and home owners to get the best design and construction value for their money. He provides concierge-level home design and design consultation services focused on leading clients and builders through a detailed, well-orchestrated design process that benefits his clients with the utmost attention to detail and creative design solutions from small remodels to high end custom homes.

With his passion for design excellence and sharing knowledge, Tony is the Home Design columnist for the Orlando Sentinel and he frequently contributes articles on home design trends to numerous national publications including Builder Magazine, Luxury Living and The Wall Street Journal. He has appeared as a residential design expert in several episodes of a local home design television show as well as being a guest remodeling design expert on Talk Radio.



about our firm

Canin Associates believes great ideas and great placemaking merge when connections are made to the regional context, vernacular architecture and the cultural heritage of a region. Our 32-year old interdisciplinary firm of idea-based professionals is committed to creating sustainable resort and mixed-use communities that enrich the quality of life and are wonderful places to live, work or visit.



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CANIN ASSOCIATES is pleased to introduce our award-winning Design Services offering professional design and consultation on custom home and remodel projects.



Generation X Model Home - Orlando, Florida

Features of this Modern Mediterranean Home Include:

- Builder Magazine's 2012 IBS Gen X Concept Showcase Home
- 2012 AIBD ARDA Award Winner, 4,000+ sq. ft. Model Home
- Open plan, Guest suite, master retreat, kid's hangout, pet suite
- Outdoor living with grill cabana, motorized screens and fireplace
- Landscape, pool, and hot tub design by Canin Associates

custom home design

Representative Projects - Recent Custom Home & Remodel Designs



Custom Manor and Estate - Umatilla, Florida

Southern Colonial
2 BR, 2 full and 4 half BA
11,870 sq. ft. A/C
16,498 sq. ft. Under Roof

Home Features

- Country estate with Guest House, Wellness Pavilion with sauna, Dining Pavilion, 5 car garage and Porte cochere
- Library, Media and Tornado rooms, art storage, and play loft
- Morning kitchen in main residence and catering in pavilion
- Extensive outdoor living with pool, hot tub, motorized screens and covered outdoor kitchen



Waterstone Lot 4 - Windermere, Florida

Spanish
5 BR and 6.5 BA
7,287 sq. ft. A/C
10,039 sq. ft. Under Roof

Home Features

- Integrated indoor/outdoor rooms with 3 courtyards
- Views to Lake Butler from master retreat and 2nd floor deck
- Oversized contemporary kitchen island and dual refrigerators
- 2 story Rotunda, Old Florida room, pet suite, drop zone
- Outdoor pool cabana with fireplace and summer kitchen
- Landscape, pool and hot tub design by Canin Associates

Custom Home - Rockledge, Florida



British West Indies
4 BR and 3 BA
3,671 sq. ft. A/C
6,113 sq. ft. Under Roof

Home Features

- Large, open living spaces
- Glass wall views to the Indian River
- Upstairs studio and second master bedroom
- Safe room
- Outdoor grilling pavilion



Custom Home - Riverview, Florida

Adirondak
4 BR and 4.5 BA
6,655 sq. ft. A/C
914 sq. ft. barn
11,855 sq. ft. Under Roof

Home Features

- Extensive wrap around porch
- Hunter's den and Big Game trophy room
- Detached 3 car garage with studio space above
- Large gourmet kitchen with two islands and walk-in pantry
- 340 sq. ft. Home theater with snack bar
- Outdoor party space with hot tub and grilling kitchen



studio/garage

Custom Home - Osceola County, Florida



French Provincial
4 BR and 5 BA
9,421 sq. ft. A/C
11,890 sq. ft. Under Roof

Home Features

- One-of-a-kind luxury custom home
- Detached 3 car garage with guest suite above
- 418 sq. ft. Home theater with projection screen, seating for 12
- Diva Den, Billiard/Hangout, Coffee Bar, Lounge Bar, Outdoor party space, Holiday room and a secured jewelry closet
- Over 650 sq. ft. master closet/bathroom suite

Custom Remodel - College Park, Florida



Mid-Century Modern Revival
4 BR and 3.5 BA
3,450 sq. ft. A/C
5,245 sq. ft. Under Roof

Home Features

- Added 400 sq. ft. to 1950's Mid-Century Modern Lake house
- Updated plan for contemporary family living
- Integrated indoor/outdoor living spaces with expansive lake views across entire rear façade of house
- Specific focus on natural light with transom windows
- New home technology systems

Canin Associates' Client-Focused Design Process

Our design professionals guide our clients through the design process. The following Basic Services Outline is a typical procedure where we start the project with your ideas and creatively process them toward a completed design package. Please understand that your budget and timeline have a significant impact on the process:

Pre-Contract Services

Step 1 - Courtesy Consultation and Qualifications

An initial meeting allows us to gain a solid understanding of the vision for your new custom home or remodel. We evaluate your needs and then offer a professional opinion on how we can proceed in order to make the project most successful. We explain the design services we offer and how our design process will align with your needs. If we agree to a mutually beneficial working arrangement, we outline the terms and conditions of service and provide the client with a proposal to begin work.

Contracted Basic Services

Step 2 - Pre-Design and Programming

The Pre-Design Phase is the stage in which the Client's Program, the scope of the Project and the financial and time requirements are established. The design program is also coordinated with a design schedule. Before we begin designing we go through a highly-detailed, comprehensive and interactive design discussion to record your needs and desires and outline the design goals that are realistic relative to the construction budget. During this phase we will also examine any other design criteria related to Architectural Review Boards, Historic Districts, Community Covenants and Restrictions, etc.

Step 3 - Site Analysis

The Site Analysis Phase is the stage in which site-related limitations and requirements for the Project are established. We examine the site to fully understand its potential and limitations. During this phase, we research site-related jurisdictional requirements; we examine and photograph existing site conditions, perform a solar and climate analysis and sketch a conceptual site plan based on a current property survey.

Step 4 - Schematic Design

The Schematic Design Phase is the stage in which the general scope, conceptual design and the scale of the relationship of components of the Project are established. Guided by the design program and budget, we begin sketching, by hand, conceptual floor plans and elevation studies. These initial sketches are presented for review, and revisions if necessary. If warranted, we may bring in professionals of other design disciplines during this phase to get their professional input. After receiving their input, client comments and validating the costs at this point, we will complete the schematic design package of drawings and provide an updated set for review. For remodel projects, during this phase we may first produce "as-built" drawings of your existing home as a basis for design of the new spaces if built drawings are unavailable.

Step 5 - Design Development

The Design Development Phase is the stage in which the size and character of the Project are further defined. Once the schematic design drawings are approved, we begin the first part of the construction document process by drawing the plans and elevations using computer drafting software. We draw the floor plans, roof plan and all side elevations. The drawings are presented for another round of review and a construction cost check, if needed.

Step 6 - Construction Documents

The Construction Documents Phase is the stage in which the requirements for the work are set forth in detail for the purposes of bidding, permitting and construction. With the approved design development drawings and construction costs further validated, we complete the construction documents (also known as "plans") for your use to obtain construction bids and permits. A "description of materials" or "outline specifications" list may also be provided. This step also includes coordination with a state-licensed structural engineer, who will sign and seal the plans required for permitting.

Post-Contract Services

Any other service required or requested after the plans are complete will be offered under a post-contract services arrangement. Such services may include, but are not limited to, assistance with bidding, additional rounds of revisions or changes to the design, construction observation and field reports, shop drawing review, renderings, etc.