



Residential Design Process & Standard Pricing

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Standard design and drafting services provided: Preliminary plan layout / Elevation design drawings / Drafting of full scale construction drawings.

Structures designed: Here are just a few of the plans types we do. Custom House Plans, Beach House, Garages, Carports, Commercial Buildings, Storage Buildings, Restaurants and Restaurant space build-outs, Office Space Build-outs, Churches, Metal Buildings or Metal building build-out plans, Slabs plans and lots more.

Standard drawings provided: Preliminary floor plan layout, site plan drawings, foundation drawing, floor plan drawing, all exterior elevation drawings, electrical fixture layout drawing, any drawing details or section drawings per city plan requirements not done by outside source.

Standard printing provided: Customers receive one (1) large format print-outs (24x36) of the final plan set. For additional cost, extra copies of plan set can be made.

Standard design & drafting pricing:

- Residential Stock Plans - Customer may select from several pre-drawn plans at a cost of \$500.00 (paid in full) for a complete set of plans. Only one plan set will be provided.
- Custom Residential Plans - \$2.00 per sq. ft. for total enclosed areas (living area and garages)
- Exclusive Plan Rights – to obtain exclusive rights to custom residential plans including the CAD file of the complete plan set a customer must pay twice the full cost of the plans.
- Addition or Remodel Plans - \$2.00 per sq. ft. for all living area and additional or \$100.00 per hour rate. Hourly rate price will be based on size of design project and will be determined on case by case bases.

Payment process for Custom Plans:

- Under 1,500 sq. ft. will be paid in 1/2 payments.
- Over 1,500 sq. ft. will be paid in 1/3 payments.

Standard design process:

1. The design project scope is accessed by the designer in an initial customer meeting where all of the customer's design needs are addressed and noted.
2. Once the designer has noted the customer's design criteria and customer is ready to proceed with the preliminary design stage, a deposit will be required. An invoice will be emailed if applicable.
3. When the plan deposit is received the designer will proceed with designing the preliminary floor plan layout, and when completed will be emailed to the customer for review.
4. After the customer has reviewed the preliminary plans, a second custom meeting will be held to review any required plan changes with the designer. Preliminary plan changes can also be addressed over the phone if applicable.
5. Once all preliminary floor plan modifications have been made by the designer and customer is satisfied with the plan design, the designer will proceed with the preliminary front elevation.
6. The same review process is repeated with the preliminary front elevation as with the preliminary floor plan layout.
7. Once the customer is satisfied with the floor layout and front elevation and is ready to proceed with the detail stage, another payment is required if it applies to sq. ft. plan agreement. An invoice will be emailed if applicable.
8. When the 2nd payment is received the designer will proceed with detailing out the full plan set.
9. Once the plan set completed, the final payment is required. An invoice will be emailed if applicable.
10. When the Final payment is received the designer will email PDF's of the full plan set for final review.
11. Once customer has reviewed plans and any modifications have been made and approved by customer the designer will provide the customer with one (1) large format print-out (24x36) of the final plan set.
12. Once a customer chooses a builder a CAD file of the plans can be emailed to the customer's or builder's engineer of choice for review and approval if applicable. The engineer will provide any additional detailed engineering drawings and specifications for windstorm if applicable.
13. A \$100.00 per hour fee will be added to final cost of plans if any major plan modifications are requested by customer after plans have been completed. (major plan modifications require multiple plan sheets to be revised)