

Residential Service Level Comparison Chart

Legend

A	Architectural Services - Custom Home Design and Detailing with Construction Administration
B	Architectural Services - Custom Home Design and Detailing
C	Designer Service - Custom Home Design for Contractors Standard Construction
D	Designer Service - Semi-Custom Home Design for Contractors Standard Construction
E	Drafting Service - Minimum Drawings Required for Permit (based on owners design)
X	Included in Service
OPT	Optional Additional Service
RAS	Required Additional Service for Complex Designs
Struc	Required, Shall be provided by Structural Engineer

Service	A	B	C	D	E
General					
Meets or Exceeds Drawing Requirements for Permitting	X	X	X	X	X
Determines Overall Design (What It Looks Like)	X	X	X	X	X
Relies on Contractor to Provide Quality Construction			X	X	X
Specifies and Details Quality of Construction	X	X			
Specifies Specific Materials to be Installed	X	X			
Owner Changes (when requested at the appropriate time during the design process and within reasonable limits)	X	X	X	X	
Meetings and Miscellaneous					
Startup Interview with detailed 15 Page Questionnaire	X	X	X	X	
Design Review Meetings	X	X	X	X	
Pre Design Site Visit	X	X	X	X	OPT
Phone Reviews and Emails During Design Process	X	X	X	X	N/A
Review Meetings as Required with Structural Engineer	X	X	X	X	
Review Meetings as Required with Mechanical/Electrical Engineers	X	X			
Meetings with Flooring, Fixtures, and Specialty Suppliers	OPT	OPT			
Design					
Propose Suggested Improvements to Client Designed Floor Plan	N/A	N/A	N/A	X	OPT
Custom Design of Traditional Floor Plan	X	X	X		
Custom Design of Traditional Exterior Elevations	X	X	X	X	
Custom Traditional Design of Entire Home (See Below)	X	X			
Custom Unique Design of Entire Home	OPT	OPT			
Documents					
Cover Sheet with Location Map and Site Plan	X	X	X	X	OPT
Regrading Plan (Changes to Ground Slope)	RAS	RAS	RAS	RAS	
Furniture Plan Layout During Floor Plan and Electrical Design	X	X	X	X	
Floor Plan(s)	X	X	X	X	X
Floor Finish/Pattern Plan	OPT	OPT	OPT	OPT	
Reflected Ceiling Plan	X	X	X	X	
Ceiling Details	X	X	X	X	
Roof Plan	X	X	X	X	X
Roofing Material Specifications	X	X			
Exterior Elevations	X	X	X	X	X
Interior Elevations	X	X	OPT	OPT	
Interior Elevation Details as Required	X	X			
One Exterior Wall Section as Required for Permitting	X	X	X	X	X
Additional Wall Sections of Unique Wall Conditions	X	X	OPT	OPT	
Miscellaneous Exterior Details (Trim work, Railings, Etc...)	X	X	OPT	OPT	
Building Section(s) as Needed	X	X	RAS	RAS	
Opening Type Elevations (Interior and Exterior Doors and Windows)	X	X	X	X	
Door and Window Installation Details (For Moisture Control)	X	X			
Stair Section for Two Story Homes/Buildings	X	X	X	X	X
Stair and Railing Detailing	X	X			
Schematic Electrical Plan	X	X	X	X	X
Foundation Plan (For Slab-on-Grade and/or Stemwall Only)	X	X	X	X	X
Foundation Details (For Slab-on-Grade and/or Stemwall Only)	X	X	X	X	X
Foundation Plan and Details (For Other types of Foundations)	Struc	Struc	Struc	Struc	
Site Framing Plans and Details (when applicable)	Struc	Struc	Struc	Struc	
Scheduling of Owner Selected Lighting Fixtures, Plumbing Fixtures, Appliances, Accessories, and Interior Finishes	X	X	OPT	OPT	
Assistance with Selecting Fixtures and Accessories	OPT	OPT	OPT	OPT	
Coordination with Truss Company and Structural Engineer	X	X	X	X	
Coordination with HVAC (Air Conditioning) Design by Others	X	X	RAS	RAS	
Coordination with Plumbing System Design by Others	X	X	RAS	RAS	
Coordination with Electrical Calculations by Others	X	X	OPT	OPT	
Construction Administration					
Review of Shop Drawings and Product Submittals by Contractor	OPT				
Site Visit and Documentation of Construction Progress	X	OPT	OPT	OPT	
Inspections for Verification of General Compliance with Plans	X	OPT	OPT	OPT	
Meetings with Contractor on Site prior to Critical Stages of Construction for Review of Special Conditions and Requirements	X	OPT	OPT	OPT	