

# Residential Service Level Comparison Chart

Please see the "Fee Schedule for Basic Services - Residential" for pricing.

Legend	
<b>Architectural Services</b> (Exceptionally High Level of Detail and Coordination)	
A1	Custom Home Design and Detailing with Construction Observation
A2	Custom Home Design and Detailing
<b>Designer Services (Recommended)</b>	
D1	Custom Home Design by Architect for Contractor's Standard Construction
D2	Semi-Custom Home Design for Contractor's Standard Construction - Based on Client's Preliminary Floor Plan
D3	Semi-Custom Home Plans for Contractor's Standard Construction - Per Client's Detailed Floor Plan
<b>Drafting Services</b> (Comparable in Service and Fee to that Typically Provided by Draftsmen) - Restrictions Apply	
E	Economy, Minimum for Permit Documents (Applicable to Small, Simple Homes Only)
X	Included in Service
N/A	Not Applicable
OPT	Optional Additional Service, Additional Fees Apply
AS	Additional Service if Required or Requested, Additional Fees Apply
Struc	Required and Shall be Provided by Structural Engineer

Service	A1	A2	D1	D2	D3	E
<b>General</b>						
Meets or Exceeds Architectural Drawing Requirements for Permit	X	X	X	X	X	X
<b>Meetings and Design Review</b>						
Startup Interview: with Abbreviated 2 Page Questionnaire					X	X
with Detailed 15 Page Questionnaire	X	X	X	X		
Pre Design Site Visit	X	X	X	X	X	OPT
Drawings Submitted for Clients Review at Established Milestones	X	X	X	X	X	X
Owner Requested Changes (when requested at the appropriate time during the design process and within reasonable limits)	X	X	X	X	AS	AS
Phone Reviews and Emails Throughout Process with Client	X	X	X	X	X	X
Review Meetings as Required with Structural Engineer	X	X	X	X	X	X
Review Meetings as Required with Mechanical/Electrical Engineers	X	X	OPT	OPT	OPT	
Meetings with Flooring, Fixtures, and Specialty Suppliers	OPT	OPT				
<b>Design</b>						
Floor Plan: Design Based on Owner Provided Detailed Plan Layout					X	X
Design Based on Owner Provided Preliminary Layout				X		
Custom Design of Floor Plan by Architect	X	X	X			
Resolve Constructability and/or Code Issues in Client's Design	N/A	N/A	N/A	X	X	X
Propose Suggested Improvements to Client Provided Floor Plan	N/A	N/A	N/A	X	AS	AS
Exterior Elevations: Based on Owner Provided Elevation Design					X	X
Custom Traditional Design by Architect	X	X	X	X		
Propose Suggested Improvements to Client Provided Elevations	N/A	N/A	N/A	N/A	AS	AS
<b>Documents</b>						
Cover Sheet with Location Map and Site Plan	X	X	X	X	X	AS
Regrading Plan (Changes to Ground Slope)	AS	AS	AS	AS	AS	AS
Furniture Plan (Assists with Locating Doors, Windows, Electrical, and Verifying Appropriateness of Room Sizes and Circulation)	X	X	X	X	X	X
Dimensioned Floor Plan for each Floor Level	X	X	X	X	X	X
Floor Finish/Pattern Plan for each Floor Level	OPT	OPT	OPT			
Reflected Ceiling Plan for each Floor Level	X	X	X	X	X	
Ceiling Details	X	X	X	X	X	
Roof Plan	X	X	X	X	X	X
Roofing Material Specifications	X	X				
Exterior Elevations	X	X	X	X	X	X
Interior Elevations	X	X	OPT	OPT	OPT	
Interior Elevation Details	X	X				
One Exterior Wall Section as Required for Permitting	X	X	X	X	X	X
Additional Wall Sections of Unique Wall Conditions	X	X	AS	AS	AS	
Material Specifications:						
- As Required to Obtain Permit (Not Manufacturer Specific)			X	X	X	X
- Specifies Specific High Quality Materials to be Installed	X	X	OPT	OPT		
Enlarged Details of Exterior Trim, Railings, Column and Beam Wraps, Etc.	X	X	OPT	OPT	OPT	
Building Section(s) as Needed	X	X	AS	AS	AS	
Opening Type Elevations of Interior and Exterior Doors and Windows:						
- Utilizing Standardized Sizes and Specifications						X
- Custom Per Owners Desired Design and Specifications	X	X	X	X	X	
Door and Window Installation Details (For Moisture Control)	X	X	OPT	OPT	OPT	
Stair Section(s) for Multi Story and Elevated Homes	X	X	X	X	X	X
Stair and Railing Detailing	X	X	OPT	OPT	OPT	
Schematic Electrical Plan for each Floor Level:						
- Economized Layout (Minimum Required by Code)						X
- Custom Layout for Quality Lighting	X	X	X	X	X	
Foundation Plan (For Slab-on-Grade and/or Stemwall Only)	X	X	X	X	X	X
Foundation Details (For Slab-on-Grade and/or Stemwall Only)	X	X	X	X	X	X
Foundation Plan and Details (For Other types of Foundations)	Struc	Struc	Struc	Struc	Struc	Struc
Site Framing Plans and Details (when applicable)	Struc	Struc	Struc	Struc	Struc	Struc
Scheduling of Owner Selected Lighting Fixtures, Plumbing Fixtures, Appliances, Accessories, and Interior Finishes	X	X	OPT	OPT	OPT	
Assistance with Selecting Fixtures and Accessories	OPT	OPT	OPT	OPT	OPT	
Coordination with Truss Company	X	X	X	X	X	AS
Coordination with Structural Engineer	X	X	X	X	X	X
Coordination with HVAC (Air Conditioning) Design by Others	X	X	AS	AS	AS	
Coordination with Plumbing System Design by Others	X	X	AS	AS	AS	
Coordination with Electrical Calculations by Others	X	X	OPT	OPT	OPT	
<b>Construction Observation</b>						
Available for Phone Calls and Assistance After Completion of Plans	X	OPT	OPT	OPT	OPT	
Review of Shop Drawings and Product Submittals by Contractor	X	OPT	OPT	OPT	OPT	
Site Visits and Photo Documentation of Construction Progress	X	OPT	OPT	OPT	OPT	
Site Inspections for Verification of General Compliance with Plans	X	OPT	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	OPT	

**Architectural, Design, and Drafting Services for Your New Custom or Semi-Custom Home**  
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