

Residential Service Level Comparison Chart

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

Legend

Architectural Services	
A1	Custom Home Design and Detailing with Construction Observation
A2	Custom Home Design and Detailing
Designer Services	
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
Economy Services	
E	Minimum for Permit Plans for Simple Single Story Homes under 3,000 sq.ft.
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
General						
Meets or Exceeds Architectural Drawing Requirements for Permit	X	X	X	X	X	X

Meetings and Design Review

No Meetings Included, Plans are Based on Owner Provided Floor Plan and "Economy Service Standard Materials and Specifications"						X
Startup Interview: with Abbreviated 2 Page Questionnaire					X	
with Detailed 18 Page Questionnaire	X	X	X	X		
Pre Design Site Visit	X	X	X	X	AS	
Drawings Submitted for Clients Review at Established Milestones	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	
Review Meetings as Required with Structural Engineer	X	X	X	X	X	
Review Meetings as Required with Mechanical/Electrical Engineers	OPT	OPT	OPT	OPT	OPT	
Meetings with Flooring, Fixtures, and Specialty Suppliers	OPT	OPT				

Design

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	
Exterior Elevations:						
Simplistic Design Utilizing Economy Materials and Specifications						X
Custom Design Based on Owner Provided Elevation Style Example					X	
Custom Design by Architect	X	X	X	X		
Propose Suggested Improvements to Client Provided Elevations	N/A	N/A	N/A	N/A	AS	

Documents

Cover Sheet with Location Map and Site Plan	X	X	X	X	X	X
Regrading Plan (Changes to Ground Slope)	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	
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 Materials Assembly/Installation Details	X	X				
Exterior Elevations	X	X	X	X	X	X
Interior Elevations	X	X	OPT	OPT	OPT	
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:						
- Based on Economy Service Standard Materials and Specifications						X
- Per Startup Meeting Selections, Not Manufacturer Specific			X	X	X	
- Specifies Specific High Quality Materials to be Installed	X	X	OPT	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:						
- Standard Sizes and Specifications per Economy Service Specs						X
- Custom Per Client's 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 as Required for Permit	X	X	X	X	X	
Stair and Railing Assembly Details	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 and Details (For Monolithic Slab-on-Grade Only)						X
Foundation Plan and 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	Struc	
Site Framing Plans and Details (when applicable)	Struc	Struc	Struc	Struc	Struc	
Structural Engineering of Columns, Beams, Shear Walls, Sheathing, Etc.	Struc	Struc	Struc	Struc	Struc	
Scheduling of <u>Owner Selected</u> Lighting Fixtures, Plumbing Fixtures, Appliances, Accessories, and Interior Finishes	OPT	OPT	OPT	OPT	OPT	
Assistance with Selecting Fixtures and Accessories	OPT	OPT	OPT	OPT	OPT	
Coordination with Truss Company	X	X	X	X	X	
Coordination with Structural Engineer	X	X	X	X	X	X
Coordination with HVAC (Air Conditioning) Design by Others	OPT	OPT	OPT	OPT	OPT	
Coordination with Plumbing System Design by Others	OPT	OPT	OPT	OPT	OPT	
Coordination with Electrical Panel/Circuit Wiring Design by Others	OPT	OPT	OPT	OPT	OPT	

Construction Observation Services

Copy of "Things to consider during construction and when selecting a builder" Written by Warren (Available on Request for these Services)	X	X	X	X	X	
Assistance with Shortlisting Contractors for Consideration	X	OPT	OPT	OPT	OPT	
Preparation of Bid Form, Requesting and Collecting Bids, Evaluation of Bids	X	OPT	OPT	OPT	OPT	
Construction Contract Review for Comments and Recommendations	X	OPT	OPT	OPT	OPT	
Available for Phone Calls and Assistance After Completion of Plans	X	OPT	OPT	OPT	OPT	
Review of Shop Drawings and Product Submittals by Contractor	OPT	OPT	OPT	OPT	OPT	
Construction Site Visits for Verification of General Compliance with Plans (Includes Detailed Photo Documentation of Construction Progress)	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	

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