



602 Chinaberry Drive
Monroeville, PA 15146

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www.ajpcadd.com

◆
Architectural
Engineering Design
and Drafting

◆
Residential Design,
Renovations &
Modifications

◆
3-Dimensional Design
& Rendering

◆
Internet Web Page
Design &
Consultation

◆
Business / Athletic
Logo Design and
Implementation

Residential Design Services and Fee Schedules

Design Services:

Custom Home Design

The design process is the most important part of building your new home. The most important element of a great home is the right design. To provide a design that gives shape to your dreams requires a holistic approach. We learn the needs and the lifestyle of your family. We give consideration to flexibility and expansion especially when your family needs may increase. We study the neighboring structures, lot orientation, topography, local vegetation, and the neighborhood. The "physics" of the design is studied to ensure an energy-efficient home. All of these factors help to determine the appropriate design of your home. Finally, we add an aesthetic sense and the appropriate architectural style to produce the perfect dream home for you and your family.

We offer two levels of service for our Custom Residential Plans:

1. Schematic Design Drawings; This includes the basic floor plans and front elevation.
2. Permit/Construction Drawings; This includes detailed floor plans, remaining elevations, Details, Schedules, etc.

Levels of Services Scope of Work:

Schematic Design Drawings:

These are plans conceptualized or designed to create the layout of the house. This is considered as the most essential part of the design process, wherein a creative functional solution is produced to meet all the client's requirements and specifications. Schematic Plans are plans for planning purposes alone although they may be sufficient to be used as models for a permit/construction document set. They do not constitute buildable plans. Further development is necessary, which may include civil, structural, mechanical, plumbing, electrical engineering, etc.

Use this service if:

- You want to visualize your new house ideas on paper first and find out how much your project will cost before you get a full set of construction drawings.
- You don't plan to build your new house right away, but would like to start developing its design ahead of time.
- You're applying for a construction loan from a bank and need to submit general house plans in your loan application.
- You want to obtain an initial price your new house project with contractors before you get a full set of construction drawings.

If you want to start slowly and visualize your new house before you commit to a builder set of plans, we suggest you order our Schematics Plans first.

What you'll get when you order Schematic Plans:

- Computer-drafted floor plans.
- Computer-rendered front elevation.

Permit/Construction Drawings:

This is a complete set of computer-drafted Architectural Construction Drawings, including detailed floor plans, all exterior elevations (4 sides), typical wall sections/ building cross sections, site development plan, roof plan/ design, door and window schedule, schedule of finishes, electrical/ lighting layout, stair schematic details, and reflected ceiling plans.

These are the drawings you need when applying for a building permit. Use this service if you need a full set of construction drawings for the new house you are planning to build.



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Standard Services Fee Schedule:

Schematic Design Drawings:

Our Schematic Design Drawings are typically completed within 2-4 weeks. Fees include 2 sets of Drawings*. Additional sets are priced at \$5 per sheet.

<u>Size of House***</u>	<u>Cost Per Square Foot</u>
Up to 2499 Sq Ft	\$ 0.75 Per Sq Ft
2500 to 4999 Sq Ft	\$ 1.00 Per Sq Ft
5000 Sq Ft and Up	\$ 1.25 Per Sq Ft

Change Requests:

Through Schematic Design, we allow for up to 3 major revisions. A major revision being defined as more than 20% design change. Any major revision after three will be at an additional \$100 per each revision.

Permit/Construction Drawings:

Our Permit/Construction Drawings are typically completed within 4-6 weeks. Fees include 3 sets of Drawings**. Additional sets are priced at \$5 per sheet.

<u>Size of House***</u>	<u>Cost Per Square Foot</u>
Up to 2499 Sq Ft	\$ 1.00 Per Sq Ft
2500 to 4999 Sq Ft	\$ 1.50 Per Sq Ft
5000 Sq Ft and Up	\$ 2.00 Per Sq Ft

- * Typically one set each for the Owner and Designer's records.
- ** Typically one set each for the Owner and Designer's records, and one for Permit.
- *** All square foot area calculations are for "under roof" spaces. This includes all air conditioned/heated spaces, covered porches or patios. This does NOT include garages (unless integral), Attic space, or open patios and decks.



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Additional Services and Fees:

Computer Generated 3D Perspective Renderings:

<u>Size of House</u>	<u>Cost Per Rendering</u>
Up to 2499 Sq Ft	\$ 300
2500 to 4999 Sq Ft	\$ 400
5000 Sq Ft and Up	\$ 500

As-Built Conditions Drawings:

<u>Size of House</u>	<u>Cost Per As-Built Sets</u>
Up to 2499 Sq Ft	\$ 200
2500 to 4999 Sq Ft	\$ 350
5000 Sq Ft and Up	\$ 500

As-Built Conditions drawings show any changes as needed to complete construction. These drawings can be a valuable asset to the owner for any future considerations, be it additions, renovations, etc. These drawings are completed at the Owner's request after construction is completed and occupancy is granted. As-Built are typically completed within three weeks.

Interior Design and Furniture Layout Services:

Interior Design services include individual room renderings with furniture shown. Also any special lighting needs may be shown, as well as kitchen and bathroom detail renderings.

Furniture Layouts are done using CAD so that you will know exactly where you can put your furniture without having to move it at all. This service can be done repeatedly with ease.

Both Interior Design and Furniture Layout services are priced at an hourly rate.
Interior Design is priced at \$25* per hour.
Furniture Layout is priced at \$15* per hour.

*Rates include travel time, room measurement where necessary, set-up, and produced drawings. Rates are given up front to the client with a not-to-exceed total hour amount.