

# Planning Design & Mgt. Solutions

(TYPICAL BASE REQUIREMENTS)  
 (EXTRA / COMMERCIAL)  
 (SEE PROPOSAL / CONTRACT FOR DETAILS)

**RESIDENTIAL**

## DESIGN PROCESS

- 1) Upon contract signing and initial payment received, there shall be an initial meeting (In-person or via some means of telecommunication) to interview the client for specific needs, desires and design concepts.
  
- 2) A Preliminary Design(s) shall be provided by PDF document (full-sized formatted) via email for review by client. There shall be discussion of changes (if any) and notes taken to finalize the design concept.  
**NOTE: First 3 drafts / changes included. Charges for additional changes may apply.**
  
- 3) Final Design plan shall be provided by PDF document (full-sized formatted) via email. One reduced-size set of prints shall be provided (11" x 17"). Full-size prints will be available by request for an additional charge.

## DESIGN PLANS

### DESCRIPTION:

Design Plans shall provide "**conceptual illustrations**" for the purpose of establishing a building design.

Design Plans MAY INCLUDE the following pages (SEE PROPOSAL / CONTRACT FOR DETAILS):

### ARCHITECTURAL

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> A-1 Elevations (Proposed)</li> <li><input checked="" type="checkbox"/> A-3 Furnishings Layout (For Scaling Only)</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> A-2 Floor Plan Layout w/ approx. room sizes</li> </ul> |
|--|---|

- 1) Floor Plan Layout w/ perimeter dimensions & approx. room sizes
- 2) Elevated View of proposed building: Front, Rear, and Both Sides

### NOTE:

- Front Elevation only shall be provided until the design process is completed. Sides & Rear will be shown at Building Plan phase.
- Plans are subject to minor design changes resulting from technical requirements noted during development of Building Plans.

## BUILDING PLANS *[Construction Documents for permitting]*

Building Plans shall provide "**necessary illustrations**" in compliance with the Florida Building Code (FBC) latest-edition for the purpose of obtaining a building permit. -OR- Plans applied outside the State of Florida shall comply with the International Building Code (IBC).

Building Plans MAY INCLUDE the following pages (SEE PROPOSAL / CONTRACT FOR DETAILS):

### ARCHITECTURAL

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> G-1 Cover Page</li> <li><input checked="" type="checkbox"/> A-1 Elevations</li> <li><input checked="" type="checkbox"/> A-3 Foundation Plan</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> G-2 General Construction Notes</li> <li><input checked="" type="checkbox"/> A-2 Floor Plan</li> <li><input checked="" type="checkbox"/> A-4 Truss Layout</li> </ul> |
|---|--|

### STRUCTURAL

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> S-1 Structural Sections / Notes / Details</li> <li><input checked="" type="checkbox"/> S-3 Components &amp; Cladding</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> S-2 Roofing Details</li> </ul> |
|--|---|

### DETAILS

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> D-1 General Details / Notes</li> <li><input checked="" type="checkbox"/> D-3 Cross-Section (Optional / As-Needed)</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> D-2 Misc. Details / Notes</li> </ul> |
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## Planning Design & Mgt. Solutions

### MECHANICAL, ELECTRICAL, PLUMBING (MEP)



- E-1 Electrical Power / Lighting Layout
- M-1 Mechanical Layout (HVAC)



- E-2 Reflected Ceiling / Lighting Plan
- P-1 Plumbing Layout

### NOTE:

- Oversight, review, sign & seal by Registered Architects and/or Professional Engineers are services provided as needed and noted separately in contractual agreements.  
*(Engineering services are made available for drawings as-needed. Cost shall vary on a case by case basis)*
- Alarm and Fire sprinkler systems (if required) shall be done by others.
- Water Front and Flood Zone areas with special requirements may require additional details not included under the standard fees.
- Additional Details are provided upon request at an additional cost to be determined on a case by case basis.

