

# Planning Design & Mgt. Solutions

**X (TYPICAL BASE REQUIREMENTS)  
(EXTRA / COMMERCIAL)**

**RESIDENTIAL**

(SEE PROPOSAL / CONTRACT FOR DETAILS)

## 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

- |          |  |          |  |
|----------|--|----------|--|
| <b>X</b> | <b>A-1</b> Elevations (Proposed)                 | <b>X</b> | <b>A-2</b> Floor Plan Layout w/ approx. room sizes |
| <b>X</b> | <b>A-3</b> Furnishings Layout (For Scaling Only) |          |  |

- 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

- |          |                            |          |                                       |
|----------|----------------------------|----------|---------------------------------------|
| <b>X</b> | <b>G-1</b> Cover Page      | <b>X</b> | <b>G-2</b> General Construction Notes |
| <b>X</b> | <b>A-1</b> Elevations      | <b>X</b> | <b>A-2</b> Floor Plan                 |
| <b>X</b> | <b>A-3</b> Foundation Plan | <b>X</b> | <b>A-4</b> Truss Layout               |

### STRUCTURAL

- |          |  |          |                            |
|----------|--|----------|----------------------------|
| <b>X</b> | <b>S-1</b> Structural Sections / Notes / Details | <b>X</b> | <b>S-2</b> Roofing Details |
| <b>X</b> | <b>S-3</b> Components & Cladding                 |          |                            |

### DETAILS

- |          |   |          |                                  |
|----------|---|----------|----------------------------------|
| <b>X</b> | <b>D-1</b> General Details / Notes              | <b>X</b> | <b>D-2</b> Misc. Details / Notes |
| <b>X</b> | <b>D-3</b> Cross-Section (Optional / As-Needed) |          |                                  |

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### MECHANICAL, ELECTRICAL, PLUMBING (MEP)

X 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.