

# Perfect Drafting & Design

Valid to December 31<sup>st</sup>, 2017.

## **Plan Design Pricing**

Upon request, Perfect Drafting & Design will always provide the client with an accurate, written estimate of the job cost prior to the start of any drafting or design.

Square footage rates are based on Main and Upper floor sizes only<sup>1</sup>. Prices do not include G.S.T.

### **Basic Construction Set** - \$1.50 CDN<sup>2</sup> sq. ft. Includes:

- Preliminary prints for approval (.pdf via email) – approx. 2-3 weeks turnaround
  - 4 basic exterior elevations
  - All floor plans (basic layout for client approval and estimates from contractor(s))
  - Basic 3D view(s) of structure
  
- After you approve the Preliminary design, the Final plans (including the following) are completed and fully detailed: - approx 3-4 weeks turnaround for this stage
  - 4 completed exterior elevations
  - Separate foundation / basement plans (if applicable)
  - Main floor plan
  - Upper floor (showing roof lines & roof structure over, excluding joists or rafters)
  - Min 1 cross-section in each direction (ie, north/south & east/west)
  - Min 5 details of important areas in large scale (1"=1'-0") for ease of construction
  - Standard details showing common construction situations
  - 3D overview(s) of log structure (if available)
  - All structural items noted and accurately sized<sup>3</sup>
  - 5 sets of blue prints (additional prints are available at the current printing rate & must be ordered at time of first shipment to avoid extra shipping costs)
  - Free shipment to 1 address (if express delivery, or shipment to more than one address is required, please call for pricing)

Perfect Drafting & Design allows you to make 2 (two) sets of changes to the preliminary design at no extra cost.<sup>4</sup>

**Complete Construction Set** - \$2.00 CDN<sup>2</sup> sq. ft. Includes:

- Standard construction set. (see listing above)
- Floor and Roof Joist layout plans (all applicable levels)
- Basic electrical layout plans (all applicable levels, if requested)
- Window/Door schedules (if requested)
- Additional details of specific areas for ease of construction as required.

Allow 1-2 extra weeks turnaround time when purchasing a Complete Construction Set.

**Hourly Design Work** - \$60.00 CDN per. hr. (in lieu of square foot or flat rate) includes:

- All drafting & design work on said project.
- Any and all prints are extra, plus shipping. E-mail (PDF of DWG) is at no extra charge.

Again, upon request, Perfect Drafting & Design will provide the client with an accurate, written estimate of the total job cost prior to the start of any drafting or design.

**Other Services:**

-Stock plan sales – prices as noted (as available, visit [www.perfectdrafting.com](http://www.perfectdrafting.com) for available designs)

-We can refer you to several contractors and/or log home construction companies, and help you find an engineer<sup>5</sup>. We provide these services free of charge.

-3d walk-through or fly-bys, and interior or exterior pictures, etc. available upon request<sup>6</sup>

**F.Y.I.:**

-All new jobs will require the client to fill out Design Information Sheets, which are available for download on our website, or call to have the sheets faxed.

-Most jobs require an estimated 50% deposit due before the start of any design work, and the remaining balance based on final square footage is due before the delivery of final working drawings. Revisions requiring an hourly charge must be settled up once they are completed. This included extensive revisions to Preliminary drawings. Call if you need clarification, and other arrangements may be made directly with Perfect Drafting & Design.

-All projects are designed (and priced) based on a 24” x 36” platform (usually fits ¼”=1’-0” scale). If another size is required, this information must be brought to the attention of Perfect Drafting & Design prior to the start of any work on the said project.

-Payment can be made via: cash, cheque, credit card<sup>7</sup>, money order, or bank draft. Receipts are always issued.

**Disclaimer:**

All plans must be reviewed and stamped by a qualified, professional engineer (at owner's expense) prior to the application of any permits, and/or the start of any excavation or construction. Perfect Drafting & Design assures that each and every one of their designs is done to the best of their ability. Certain un-foreseen factors of construction may come into play during engineering (based on site conditions, local requirements, etc) which may endure some additional expenses with either the engineering firm or Perfect Drafting & Design, and are not included in the contract price. All errors and omissions excepted.

Thank you,

Brian Dirkson

Founder/Owner

Perfect Drafting & Design

[www.perfectdrafting.com](http://www.perfectdrafting.com)

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- 1- Garage, Screened porch, Carport, attic space over 6'-0", or any other useable floor space (if applicable) = \$0.50 sq. ft. ~ Finished Basement = \$0.25 sq. ft
  - 2- CDN price is constant. Exchange will vary as per current bank rates on date of order.
  - 3- Wherever possible, otherwise noted as "Engineered"
  - 4- Provided the building retains the same basic overall sizes and design. The client will be made aware if any additional costs before the revisions are made.
  - 5- We can help locate an engineer in your area to complete your project, and aid them in whatever way we can, however engineering cost is not included.
  - 6- 3d work pricing is job specific, thus meaning each job will have to be priced individually.
  - 7- Credit card orders processed via PayPal. Invoice with a link to a secure payment server would be e-mailed out.