

T.L.C. Designers Inc.

3252 Camens Way
Buford , Georgia 30519

(678) 643-1430 (Bus.)

www.tlcdesigners.com

AGREEMENT FOR RESIDENTIAL DESIGN / DRAFTING SERVICES

T.L.C. Designer is pleased to submit this proposal for your review and approval.

The following is an outline of proposed services:

1. Meet with the Owner to discuss and establish design criteria.
(max. meeting time 6 hours. additional time @ \$ 50.00 hr)
(Retainer due in amount of \$600.00-\$800.00)
2. Provide preliminary design sketches of Floor plans and Front elevation study. (If house is built by preliminary sketches 2x of the full amount of fixed fee is due), (If project is terminated during preliminary design fee shall be calculated @ \$ 50.00 hr.)
3. Upon completion of owner requested revisions and approval of final design sketches, to proceed with working drawings. (Progress payment due in the amount of \$500.00-\$800.00)
4. Working drawings which will include the following: In PDF wide print format
 - a. Lower level / Foundation plan (1/4" or 3/16" scale)
 - b. Main and Upper level plan. (1/4" or 3/16" scale)
 - c. Front, rear, left, & right elevation (1/4" or 3/16" scale)
 - d. Roof plan (1/8" or 1/16" scale) (if req.)
 - e.) other drawing available but most of time not needed for permit, see page 3
5. T.L.C. Designers includes an maximum of 3 types of phases in the fee
 - a. 1-5 Preliminary design (8.5"x11" sheets) Emailed - Front Elev., Main & Upper Floor plans (8.5"x11")
 - b. 1-2 Final design (Small Working Drawing) (8.5"x11" sheets) Faxed or Emailed - Front, Rear, Left and Right Elev., Main, Upper, & Basement/Foundation Floor plans (8.5"x11") Emailed (full payment due with in 30 days of this phase if not moved to 5c)
 - c. 1 Final set - Front, Rear, Left and Right Elev., Main, Upper, & Basement/Foundation Floor plans, Roof plan. PDF wide format
6. By using this plan, T.L.C. Designers is entitled to post a job sign at the construction site.

7. Custom Stock plan drawings will be placed in T.L.C. Designers stock plan book. *Private Custom plans will not be added to any plan books.*

The fee for these services will be:

Custom Stock Plans	Private Custom Plan
\$1.50 per Sq ft (Min. fee is \$ 1,000) 1 st , 2 nd and 3 rd floors	\$2.00 per Sq Ft (Min. fee is \$ 1,200) 1 st , 2 nd and 3 rd floors
Finished Basement/Terrace .20 ¢ per Sq ft – Basement walls & stud walls for support, Slab or Crawl Space no charge	

(Floor plans the change more then 20% will be an additional \$200.00-\$300.00)

8. T.L.C. Designers time frame of the 3 main stages

- a. Preliminary design (stage I) 28 business days (Normally 7-12 business days - Next Groups 2-4 business days)
- b. Final design (stage II) 21 business days (Normally 7-12 business days)
- c. 1 Final set (stage III) 21 business days (Normally 3-7 business days)

The following items are considered reimbursable and are not included in the fee.

- 1. Reproductions \$20.00 per set
- 2. Postage and Handling at cost + 10%
- 3. CADD files (2D or DXF or DWG format) \$ 750.00 plus plan price
- 4. PDF free (wide print format)
- 5. Replotting (at cost, \$20 min.)
- 6. Sepia vellum \$ 200.00 plus plan price
- 7. P.L.T. files (plot files) \$90.00 plus plan price

Final payment on accounts of the Designer's services and for reimbursable expenses, shall be made when drawings are at the Final Design (Phase 5b (full payment due with in 30 days of phase 5b))

A retainer of \$600.00-\$800.00: Six-Eight hundred dollars, is due upon execution of this Agreement. The entire \$600.00-\$800.00 will be credited on the final invoice.

Owner:

Designer: Tim Carver / TLC Designers Inc.

_____ Date _____ Date _____

Address where house will be build

Phone Number _____ (Home) _____ (Cell)
_____ (Email.)
_____ (Other)

T.L.C. Designers Inc. is a residential design firm. We do not stamp any of our home plans. Single family construction in most cities and counties do not require that a plan be stamped by an architect or engineer. Check with your building officials for the specific plan requirements in you area.

Additional Drafting Services Available

None of these Additional services do we recommend but other designers add them as fluff and/or you can get alot of these done for free thru other trade company's

Please check desire services

	0000-2000	2001-3800	3801-6000
<input type="checkbox"/> Alt. lower level plan	\$ 45.00	\$ 50.00	\$ 65.00
<input type="checkbox"/> Alt. main or upper level plan (ea.)	\$ 55.00	\$ 65.00	\$ 85.00
<input type="checkbox"/> Alt. elevation (ea.)	\$ 55.00	\$ 68.00	\$ 88.00
<input type="checkbox"/> Typical wall section	\$ 40.00	\$ 60.00	\$ 70.00
<input type="checkbox"/> Cornice detail	\$ 20.00	\$ 32.00	\$ 38.00
Kitchen cabinet details			
<input type="checkbox"/> 1/4" scale linear foot	\$ 2.50	\$ 3.00	\$ 3.50
<input type="checkbox"/> 1/2" scale linear foot	\$ 3.50	\$ 4.00	\$ 4.50
<input type="checkbox"/> Elec. floor plan (ea.)	\$ 50.00	\$ 60.00	\$ 70.00
<input type="checkbox"/> Interior Elevation	\$ 30.00	\$ 35.00	\$ 45.00
Section cuts			
<input type="checkbox"/> 1/4" scale	\$ 30.00	\$ 35.00	\$ 40.00
<input type="checkbox"/> 1/2" to 1" scale	\$ 40.00	\$ 52.00	\$ 65.00
<input type="checkbox"/> Site plan (you supply lot info)	\$ 60.00	\$ 70.00	\$ 80.00
<input type="checkbox"/> Site plan w/ topo. (you supply lot info)	\$ 90.00	\$ 100.00	\$ 120.00
<input type="checkbox"/> Site plan w/ topo. and A.R.C. (you supply lot info)	\$350.00	\$400.00	\$550.00
<input type="checkbox"/> Additional preliminary designs	\$ 75.00	\$ 95.00	\$120.00
<input type="checkbox"/> Visit Job site	\$ 35.00 hr.	\$ 35.00 hr.	\$ 35.00 hr.
<input type="checkbox"/> Meet with builder	\$ 35.00 hr.	\$ 35.00 hr.	\$ 35.00 hr.

please initials that you want additional services

_____ Owner: _____ Designer:

OWNERSHIP AND USE OF DOCUMENTS

The Owner acknowledges the Designer's plan and specifications, herein referred to as contract documents and instruments of professional services. The drawings, specifications, and other documents prepared by the Designer's service for use solely with respect to this Project and/or another like project for this customer, unless otherwise provided, the Designer shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies of the Designer's drawing, specifications and other documents for information and reference in connection with the Owner's use and occupancy of the Project. The designer's drawings. Specifications or other documents shall not be used by the Owner or by others on other projects, for additions to this Project or for completion of this Agreement, to the Designer.

SITE SELECTION

It is understood that Designer has no control over the site selection of the house on "the site" by the contractor. Accordingly, the Designer cannot and does not warrant the suitability of "the site" or placement of the house on "the site".

CONSTRUCTION REVIEW

It is agreed that professional services of the Designer/Engineer do not extend to or include the review or site observation of the Contractor's work or performance. It is further agreed that the Owner will defend, indemnify and hold harmless the Designer/Engineer from any claim or suit whatsoever, including but not limited to all payments, expenses or costs involved, arising from or alleged to have arisen from the Contractor's performance or the failure of the documents.

OWNERS CONSULTANTS

It is understood that the Owner shall indemnify and save harmless the Designer from and against any and all liability of any nature arising out of the performance of services of any of the owner's Consultants.

BUDGET

It is recognized that the designer has no control over the Contractor's pricing or methods of determining bid prices. Accordingly, the Designer cannot and does not warrant or represent that the bids or negotiated prices will not vary from any proposed budget established by the Owner.