



LEVELS OF SERVICE

base one.

basic architectural service

Pre-Design

- Zoning & Site Analysis
- Information Gathering
- Collecting Design Ideas

Schematic Design

- Two Design Rounds
- Schematic Design Development
- Floor Plans
- Exterior Elevations

Construction Documents

- Permit Foundation Plans & Details
- Permit Floor Plans
- Permit Exterior Elevations
- (2) Permit Building Sections
- (2) Permit Wall Sections
- (5) Permit Exterior Details
- Permit Window + Door Schedule
- Permit Electrical Plans (Code Compliant)
- Structural Plans
- Plumbing (Water, Sewer, & Gas) Plans
- Res Check
- Site Diagram
- Zoning
- General Notes & Codes

Contract Procurement

- Issue Drawings to Builders for Owner Bidding

base two.

deluxe architectural service

Pre-Design

- Zoning, Site Analysis, & Aerial Views
- Program Analysis
- Information Gathering
- Collecting Design Ideas (Houzz, Pinterest, etc.)

Schematic Design

- Three Design Rounds
- Schematic Design Development
- Floor Plans
- Exterior Elevations

Construction Documents

- Architectural Foundation Plans & Details
- Architectural Floor Plans
- Architectural Exterior Elevations
- (4) Architectural Building Sections
- (4) Architectural Wall Sections
- (10) Architectural Exterior Details
- Architectural Window + Door Schedule
- Architectural Electrical Plans
- Reflected Ceiling Plans
- Structural Plans + Details
- Plumbing (Water, Sewer, & Gas) Plans
- Res Check
- Site Diagram
- Zoning
- General Notes & Specifications

Contract Procurement

- Issue Drawings to Builders for Owner Bidding

ADDITIONAL PACKAGES

(These can be added to any base package. You will be charged hourly or a negotiated fixed rate and billed monthly for these services.)

pack A

3D SUITE (choose 2)

- Interior Renderings
- Exterior Renderings
- 3D Walkthrough

pack B

INTERIOR CONSTRUCTION DOCUMENTS

- Interior Finishes & Schedule
- Door, Openings, & Hardware Selection
- Allowance Schedule
- Interior Elevations of Major Rooms
- Interior Ceiling Details
- Interior Molding & Stair Details
- Designs for Interior Cabinetry & Millwork

pack C

CONTRACT PROCUREMENT

- Select (2) Bidders to Provide Estimates at Completion of SD for Pre-Estimate
- Select (2) Bidders to Provide Estimates at Completion of Construction Documents
- Review Bids, Bid Leveling, and Selection of General Contractor
- Review of General Contractor's Contract
- Assist General Contractor with Obtaining Building Permits

pack D

CONTRACT ADMINISTRATION

- Attend Preconstruction Meeting
- Attend Construction Meetings Bi-Weekly
- Review of Applications for Payment
- Review Shop Drawings
- Review Resubmitted Shop Drawings
- Provide Additional Details as Required
- Respond to RFIs
- Review Change Orders or Change Directives
- Punch Lists & Final Applications for Payment

NOTE: Surveyors, Site Engineers, Structural Engineers, and other consultants may be needed, especially for coastal homes.

P.O. Box 208, Colonia, NJ 07067

908.380.2496 | www.stonewaterarchitecture.com