

WORK ORDER

No.

N" ME: _____

" DDRESS: _____

EM" IL: _____ PHONE: _____

CUSTOM HOME DESIGN: _____ SQ FT x \$1.50 = \$ _____

SHOP/G" R" GE: _____ SQ FT x \$0.40 = \$ _____

STOCK PL" N S" LE: _____ ESTIM" TED HOURS: _____

" DDITIONS/REMODELS: _____ SQ FT x \$1.75 = \$ _____

HOURLY DR" FTING: _____ (ESTIM" TE) x \$90 per hr _____

TERMS OF P" YMENT: **required 50% deposit** = _____ due upon signing, authorization,
_____ remainder due upon completion of working drawings.

Working drawings include: **exterior elevations, roof plan, floor plan(s), foundation plan, building section, details and general notes, beams and footing calculations.**

We agree for all work to be completed in a timely and professional manner.

We provide full size PDF files, and 2 full size printed sets are included with your custom home purchase.
" ny changes made after completion of working drawings will be charged at \$90 per hour.

Spokane House Plans Inc are not " rchitects, we are Residential Design Specialists.

Please check that you have read the following:

" dditional engineering may be required I understand deposit is non-refundable

Signature for authorization

Date

Site Visits	\$90 per hour
WSEC Energy Calculations	\$90
Hourly Rate	\$90 per hour
Marketing Flyer (Black & White)	\$90
ICF House Design	+\$0.40 per sq ft
Standard Site Plan (non-HO")	\$90

STOCK PLAN PRICES:

0 - 1,250 sq ft	\$600
1,251 - 1,750 sq ft	\$700
1,751 - 2,250 sq ft	\$800
2,251 - 2,500 sq ft	\$900
2,501- 4000 sq ft	\$1000

Beam Calculations*	\$90
Prescriptive footing calculations*	\$90

\$500 MINIMUM ON ALL JOBS

Mirror/Reverse Finished Plan* \$90

COPIES/ PRINTS:	\$15 per set
Postage	\$15



SPOKANE
HOUSE PLANS
INC

502 N Mullan Rd #B Spokane Valley W" 99206
509-362-2214 spokanehouseplans@gmail.com

*Free with custom plan package (1st mirror is free, additional \$90 each)

Important Info:

" All sales on house plans and customization/modifications are final. No refunds or exchanges can be given once your order has started the fulfillment process.

" All house plans from SpokaneHousePlans.com are designed to conform to the local codes when and where the original house was constructed.

Structural changes should not be undertaken unless all ramifications are clearly considered. If you deviate from the plans, our staff will not be able to support your field changes.

In addition to the house plans you order; you may also need a site plan that shows where the house is going to be located on the property. You might also need beams sized to accommodate roof loads specific to your region. Your home builder can usually help you with this. You may also need a septic design unless your lot is served by a sanitary sewer system. Many areas now have area-specific energy codes that also have to be followed. This normally involves filling out a simple form providing documentation that your house plans are in compliance.

In some regions, there is a second step you will need to take to insure your house plans are in compliance with local codes. Some areas of North America have very strict engineering requirements. Examples of this would be, but not limited to, earthquake-prone areas of California and the Pacific Coast, hurricane risk areas of the Florida, Gulf & Carolina Coasts. New York, New Jersey, Nevada, and parts of Illinois require review by a local professional as well. If you are building in these areas, it is most likely you will need to hire a state licensed Structural Engineer to analyze the design and provide additional drawings and calculations required by your building department. If you aren't sure, building departments typically have a handout they will give you listing all of the items they require to submit for and obtain a building permit.

What is included in a set of plans?

- Exterior Elevations: " drawing of all four sides showing exterior materials and height measurements.
 - Roof Plan: " view of the roof from the top, showing roof configuration, slope, hips/valleys, and overhang.
 - Foundation Plan: Drawn to 1/4" scale, this page shows all necessary notations and dimensions including support columns, walls and excavated and unexcavated areas (choices are basement, crawl space, or slab on grade).
 - Floor Plan(s): Detailed plans, drawn to 1/4" scale for each level showing room dimensions, wall partitions, windows, doors, cabinetry, beams/headers, etc.
 - Cross Section: " vertical cutaway view of the house from roof to foundation showing details of framing, construction, flooring and roofing.
 - Details: Typical details of structural elements.
 - Notes and Specification: Design criteria notes, important Building Codes and portal frame details.
- Please note that items such as mechanical, electrical, and plumbing layout, fixtures, and finish products, are matters of local construction practices or personal taste. Their detailed specifications are a typical function of the General Contractor, and not included in our construction documents.

Square Footage Calculations

Square footage calculations are made from the outside face of exterior wall and include all walls. Window, fireplace and room projections are included only when floor joists are extended over that area. " reas not included are decks, porches, garages, basements and attics.

What is PDF Set?

This fully licensed digital construction set allows you to make unlimited (hard copy) sets of the plans for your construction project for your use only. Ideal for keeping on a mobile device, our PDF files are easily viewable on the go.

What are Energy Calculations?

In some states there is an additional set of Energy Calculation worksheets required in order to apply for a building permit. Based on heated space square footage, ceiling heights, insulation values of walls, floors, attic, doors, and windows, the Heat Loss Calculations will determine the HVAC equipment size needed for your home. HVAC contractor can do those for you, or we can provide them for additional fee. This service is available from us for *Washington only*.

Home plans are copyrighted, DO NOT use plans to build more than one house - The original purchaser of house plans is typically licensed to build a single home from the plans. Building more than one home from the plans without permission is an infringement of the home designer's copyright. The purchase of a multiple set plan package is for the construction of a single home only and the purchase of any additional plan sets do not give you the right to construct more than one home, unless otherwise agreed upon in writing. Please contact our office in order for us to determine if your plan is available for a multi-use agreement, and what the price will be depending on what you are wanting to do.