



*Architecture
Planning
Land Use Consulting*

January 23, 2006

Rick & Laura Client
935 Daley Street
Edmonds, WA 98020

Re: New Residence, Lot 30 Mountainbrook II.

Dear Rick & Laura:

This is my proposal for architecture services for the design of your new home in Edmonds. I propose to provide you with the following services:

Design ***Estimate 40 hours***

Design a 1 story home to fit on the above referenced lot. The home will be approximately 2800 square feet with an attached 3 car garage. We will design the home to maximize the view.

Construction Documents **3200.00**

This will include complete plans for the design with sufficient detail for building permit approval. The plans will include:

- Site Plan
- Floor Plans
- Elevations
- Foundation Plan
- Framing Plans
- Cross Section
- Details

Structural Calculations **800.00**

This will include detailed documentation of both vertical and lateral structural forces for the design. The lateral design will include analysis for both seismic and wind. As can happen in complex designs the need may arise for the services of a structural engineer. This price does not include his fees.

Permit Processing ***Estimate 5 hours***

Apply for the initial site review with the City of Edmonds. Compile the necessary permit application documents and apply for the building permit.

The total fixed fee for this job as described above is \$4000.00 The hourly portion of the job and work outside of the above described scope of work shall be billed at a rate of \$65.00 per hour. The payment schedule shall be as follows:

Acceptance of the contract	1500.00
Completion of the design	The balance of the hourly fee
Building permit application	3500.00
Permit issuance	The hourly permit processing fee

For services outside of the scope of work described above we will charge our hourly rate. If there is a significant change in the scope of work, the contract price will be changed accordingly. Services outside of the scope of the contract and reimbursable expenses (i.e., reprographics) shall be billed as they are incurred. This proposal does not include Landscape Architecture, Structural, Civil, Soils, Traffic or Electrical/Mechanical Engineering.

I'm really looking forward to helping you design your home. If I can answer any questions concerning this please feel free to call.

Sincerely:



Rick Anderson AIA