

Contract to Design A Home by Jim Andrakin

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40500 Wilderness Lodge Road, Branscomb, CA 95417 Voice (707) 984 1190 Message phone 707 984 4419

Responsibilities of innovation design development and construction the home designer Jim Andrakin:

Note: All specific plans will be drawn to 1/8 inch equals 1-foot scale on 8½” by 11” paper and converted by the software company “RoomSketcher®” into 2D and 3D floor plans as shown in Jim’s designs on our website at www.resasteresistanthomes.com/ourhomedesigns at the page titled our home designs.

The Design Process Starts with our client filling out the,

“Activities in: and Features in: of Rooms & Spaces checklist & worksheet”,

Which can be downloaded, emailed or mailed to our client or by our client’s communication over the phone or by an in-person meeting.

www.diastewresistanthomes.com/activitiesinandfeaturesofRooms&Spaceschecklist&worksheet/

And then we receive the worksheet by emailing or mailing or by our client’s communication over the phone or by an in-person meeting.

Phase One begins as the information is received from our Client in the,

“Activities in: & Features of: Rooms & Spaces checklist & worksheet”,

available from our website from the link above, with this signed contract and a down payment of \$500.00

Phase One (Time Period of 1 week + 3 days) **Total Approximate Costs of Phase One from \$500.00 to \$1,400.00 (depending on the number of revisions needed to please our client)**

Design the specific floor plans for approval of the homeowner	Prices
Preliminary set of floor plans	\$500.00
1 st revised set of floor plans	\$250.00
2 nd revised set of floor plans	\$250.00
Other revisions to the floor plans as requested	\$200.00

Final approved set of floor plans is needed before the elevations and flat roof structures in Phase 2 can be started

Phase Two: (Time Period of 1 week + 3 days) **Total Approximate Costs of Phase One from \$500.00 to \$1,400.00 (depending on the number of revisions needed to please our client)**

Design the exterior elevations	Prices
Preliminary set of elevations with first roof structures	\$500.00
1 st revised set of elevations with revised roof structures	\$250.00
2 nd revised set of elevations with revised roof structures	\$250.00
Other revisions to the exterior elevations as requested	\$200.00

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Phase Three: (Time Period of 1 week + 3 days) **Total Approximate Costs of Phase One from \$500.00 to \$1,400.00 (depending on the number of revisions needed to please our client)**

Design the Roof Plans	Prices
Preliminary set of roof structures	\$500.00
1 st revised set of revised roof structures	\$250.00
2 nd revised set of revised roof structures	\$250.00
Other revisions to the exterior elevations as requested	\$200.00

Design of exterior utility and storage facilities and spaces	Approximate Prices
Garages and or car ports	\$500.00 to \$750.00
Decks and porches	\$500.00 to \$750.00
Other details as requested and determined by the homeowner	(unknown)

Our Design work will begin as soon as you can give as much information as you would like to provide and or communicate on or about the information in the

“Activities in: & Features of: Rooms & Spaces checklist & worksheet”,

that can be communicated by phone or in person or scanned and emailed to us or mailed to us. Basically, we need to know as much about your new home as you can supply us and with a down payment of \$500.00.

The Balance of the costs will be billed as completed and delivered to the homeowner with payment will be due within 2 weeks of the delivery date of the documents.

All plans will be delivered in a hard copies by US mail with tracing paper overlays for the owner to sketch revisions as determined by the homeowner which may be returned by US mail and or scanned and emailed to us as is convenient for the homeowner and will be redrawn by the Contractor-Designer and resent to the homeowner by mail and by email.

There is no limit to the potential revisions and will be completed as requested.

The homeowner may change their mind at any time and restart any of phases and items in the process as desired

The goal is to get to the homeowner a home design that the homeowners are very happy with forever.

We will continue to design until the homeowners are happy and pleased with the homeowner's new design.

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The Contractor-Designer will strive to complete revisions as quickly as possible and return to the homeowner as quickly as possible.

This is the whole and complete agreement between the homeowner and the Contractor-Designer

Note: There are several helpful resources to help in the design and home planning that may be downloaded for free at <http://www.disasterresistanthomes.com> at the “**Home Design Resources**” page.

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Signature Acceptance Page:

James W. Andrakin Date

California General Engineering and General Building Contractor License Number 539500

Thank you for your consideration of this Design Proposal

Home Owners Name & Signature Date

Street Address of your new home City State Zip Code

Contact Phone #_____

Home Owners Name & Signature Date

Street Address of your new home City State Zip Code

Contact Phone #_____

Home Owners Name & Signature Date

Street Address of your new home City State Zip Code

Contact Phone #_____

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Appendix to the Contract to Design a “disaster Resistant Home®”

Approximate Costs of Jim’s home design method for Disaster Resistant Homes®

Design of your home By Jim Andrakin **Approximate Costs \$2,250.00**

(Prices figured on any size square foot home of your choice)

(Prices figured for 1 set of initial Plans and 1 set of Plan revisions)

Floor Plans	(price figured at 2 Revisions)\$	750.00
Elevation Plans	(price figured at 2 Revisions)\$	750.00
Roof Plans	(price figured at 2 Revisions)\$	750.00

Engineering of your Home By Licensed CA Engineers **Approximate Costs \$18,000.00**

(Prices figured for a 3,000 square foot home)

Civil Engineering, (figured at \$1.00 per Square Foot)		\$3,000.00
Surveying if needed (2,500 to 4,500 not included here)		
Structural Engineering, (figured at \$1.00 per Square Foot)		\$3,000.00
Mechanical Engineering, (figured at \$1.00 per Square Foot)		\$3,000.00

Specifications for your home By Licensed CA Engineers and our Representatives **Approximate Costs \$1,500.00**

(Prices figured for a 3,000 square foot home) **\$1,500.00**
(figured at \$.50 per Square Foot)

Drafting of your plans and Specifications By a Northern CA Draftsperson **Approximate Costs \$6,000.00**

Prices figured for a 3,000 square foot home
(figured at \$2.00 per Square Foot) **\$6,000.00**

Total approximate costs for your “Plans and Specifications” **Total Approximate Costs \$18,750.00**

Prices figured for a 3,000 square foot home

(NOTE: This Total Approximate Cost is for: “Plans & Specifications” for a 3,000 square foot home ready to submit to your local Planning and Building Departments for APPROVAL TO BUILD your new home)