

## 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.disaster-resistant-homes.com/](http://www.disaster-resistant-homes.com/) at the page titled “Our Home Designs” page.

The Design Process Starts with our client filling out as much as possible at this time the design tools of,

“HOME DESIGN PROCESS QUESTIONS” and or “HOME ACTIVITIES AND FEATURES WORKSHEET” available for Download at “OUR HOME DESIGNS” page at [www.disaster-resistant-homes.com/](http://www.disaster-resistant-homes.com/) please find these design tools on “Our Home Designs” page at the bottom of the page.

You can download and fill out the design tools scan them and email or US mail these home design tools or as much as you would like, or communication to us over the phone or by an in-person meeting. As we receive the design tools, from you, We will start the design of your ne Disaster Resistant home.

Phase One begins as the information is received from our Client with this signed contract and with a down payment of \$500.00.

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

<b>Design the Specific Basic Floor Plans for approval of the homeowner</b>	<b>Prices</b>
Preliminary set of floor plans	\$500.00
1 <sup>st</sup> revised set of floor plans	\$250.00
2 <sup>nd</sup> 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 or less) **Total Approximate Costs of Phase One from \$500.00 to \$1,400.00 (depending on the number of revisions needed to please our client)**

<b>Design the Basic Exterior Elevations (Less any addition Architectural Styling Details needed)</b>	<b>Prices</b>
Preliminary set of elevations with first roof structures	\$500.00
1 <sup>st</sup> revised set of elevations with revised roof structures	\$250.00
2 <sup>nd</sup> 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 or less) **Total Approximate Costs of Phase One from \$500.00 to \$1,400.00 (depending on the number of revisions needed to please our client)**

<b>Design the Basic Roof Plans (Less any additional Architectural Styling Details needed)</b>	<b>Prices</b>
Preliminary set of roof structures	\$500.00
1 <sup>st</sup> revised set of revised roof structures	\$250.00
2 <sup>nd</sup> revised set of revised roof structures	\$250.00
Other revisions to the exterior elevations as requested	\$200.00

**Other Potential Design Phases 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
Landscaping Design, Green Energy, Zero Net energy Options and other details as requested and determined by the homeowners	(Prices unknown)

Our Design work will begin as soon as you can give as much information as you would like to provide from **“HOME DESIGN PROCESS QUESTIONS”** and or **“HOME ACTIVITIES AND FEATURES WORKSHEET”** and communicated by email or by US mail by phone or by an in-person interview. We need to know as much about your new home as you can comfortably figure out and communicate to us and we receive 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 two weeks of the delivery date of the documents.

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.

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

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

**Please Note:** There are many helpful resources and links to help you with the details of the design and planning of your new home that may be downloaded at <http://www.disaster-resistant-homes.com/> at the **“Home Design Resources”** page.

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**Signature Acceptance Page:**

\_\_\_\_\_  
James W. Andraikin 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®**

**The Design of your home**  
**\$2,250.00**

By Jim Andrakin **Approximate Costs**

(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

**Additional costs to create your “Plans & Specifications ready to submit to your local Planning & Building Departments are:**

**The 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

**The 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)

**The 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**

**The 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)**