

Classic Log Homes, Inc.
Wisconsin Rapids, WI 54495
715-887-2550

Design Fees and Plan Schedule

Design Fees:

The production of construction drawings and documents for homes/cabins that total 2400 or more billable square feet is charged at a rate of \$1.25 per square foot for the areas enclosed by the building envelope.

Open decks, open patios and covered entry porches are not considered billable square footage unless those are, specifically, the only areas being designed. Small or tiny cabin drawings under 2400 sqft will be considered individually.

Payment for design services is on a scheduled basis. A 50% deposit is required to begin the design work. This covers the cost for producing preliminary drawings. This fee is based on the total square footage as explained above.

The balance is due upon acceptance of the final set of construction drawings. The final drawings will be emailed upon receipt of final payment.

If you are purchasing a log package from your drawing you will receive a 30 percent discount off your final design fee and applied to your down payment of that package.

Drawing Schedule:

Preliminary

Upon the initial meeting a preliminary set of drawings will be produced based upon your ideas and living requirements. The preliminary set of drawings will typically include accurately scaled floor plans and elevations. The preliminaries may also include 3D overviews and a color perspective rendering.

Finals

Upon approval of the preliminary plans, a full set of construction drawings will be produced that will contain all the information necessary to pull building permits, get accurate bids from building contractors and allow the chosen builder to construct the home.

Revisions

A total of three client requested revisions to the plan will be allowed for the preliminaries and two minor revisions for the final plans. Any additional revisions will be charged at a rate of \$55.00 per hour.

Plumbing and Electrical

The final set of drawings is for structure and finish only. Plumbing and electrical requirements are considered but no formal plumbing and electrical plans will be provided.

Typically, a set of plans will be given to the plumbing and electrical contractors and they will develop their own layouts. If a specific lighting and electrical plan is desired, a nominal charge will be added to the final cost.

Hardcopy Production

Preliminary and final construction drawings will be emailed in PDF format. The PDF files can then be taken to one of your local print services for hardcopy output.
