

Remodel or Addition - Terms and Rates

Design Plans include:

- Pdf files of Floor Plans, Exterior Elevations, Notes and Schedules
- Please see example of design plans
https://staugustinehouseplans.com/wp-content/uploads/2022/09/MCD-HP-003_2022-09-21.pdf

Process:

- 50% retainer to start (estimated average hours)
- Expect multiple invoices throughout the job
- All hours are billable
- "Preliminary" removed and CAD files provided after final payment is received

New Customers Site Visit Fee

- A **Non-Refundable Site Visit Fee** is required prior to visit (applied to total if you continue job)
 - \$200 St. Johns County
 - \$300 Clay, Duval, Flagler and Putnam Counties

Hourly Rate

- Hourly rate \$100

Minimum Job

- Minimum job price \$1000

Site Plans (St Johns County Only)

- Simple Site Plans are billed by the hour to determine if your house will fit on a small lot
- Permit Site Plans are billed by the hour
- Limits of fill and finished floor elevation by others
- For all Site Plans you will need to provide me with the AutoCAD file of your property from surveyor
- I do NOT do Site Plans for properties with Wetlands

Engineering

- McConnell Custom Design does the **Design Drawings**
- A Structural Engineer does the **Structural Drawings**
- A Truss Manufacturer does the **Truss Drawings**
- They are all separate companies and are all required to get a permit
- If this is confusing, please see the Design Build Process
<https://staugustinehouseplans.com//building-insights/design-build-process/>

Non St Johns County, FL Jobs

- I am familiar with St Johns County
- Projects outside of St Johns County may require additional hourly work

Additional Terms

- All Payments are Due Upon Receipt (no terms)
- Payment is due within three business days of receiving invoice (five business days if out of state)
- Retainer may be refunded minus \$400 within three days of receipt of retainer. No other refunds.
- The use of copyrighted material without permission is punishable by law. Client assumes all responsibility, liability and damages that may occur by providing sketches, plans, pictures, ideas, material or communications to Tom McConnell of McConnell Custom Design. It is the clients responsibility to obtain and secure permission for modifying, copying, transferring or altering in any way protected intellectual property provided to Tom McConnell of McConnell Custom Design.
- Client agrees they are hiring Tom McConnell of McConnell Custom Design to provide graphic design drawings. Client assumes all responsibility, liability and damages that may occur from the use of graphic design drawings.
- Rates are subject to change
- The owner/client agrees to pay a service charge of 2.5% on past due amount per month (or the maximum allowable by law, whichever is greater). If it is necessary to place the account with an attorney for collection, McConnell Custom Design is entitled to recover all attorney fees, court cost and current hourly rate for all time collecting outstanding monies owed.