



STONEBRIDGE ARCHITECTURE

Residential Remodel

for Green Home

As requested by
Rachel Green

Joe Ardeeser
Senior Architect
Stonebridge Architecture

joe@smartpricingtable.com
425-268-2718
stonebridgearchitecture.com

About Us



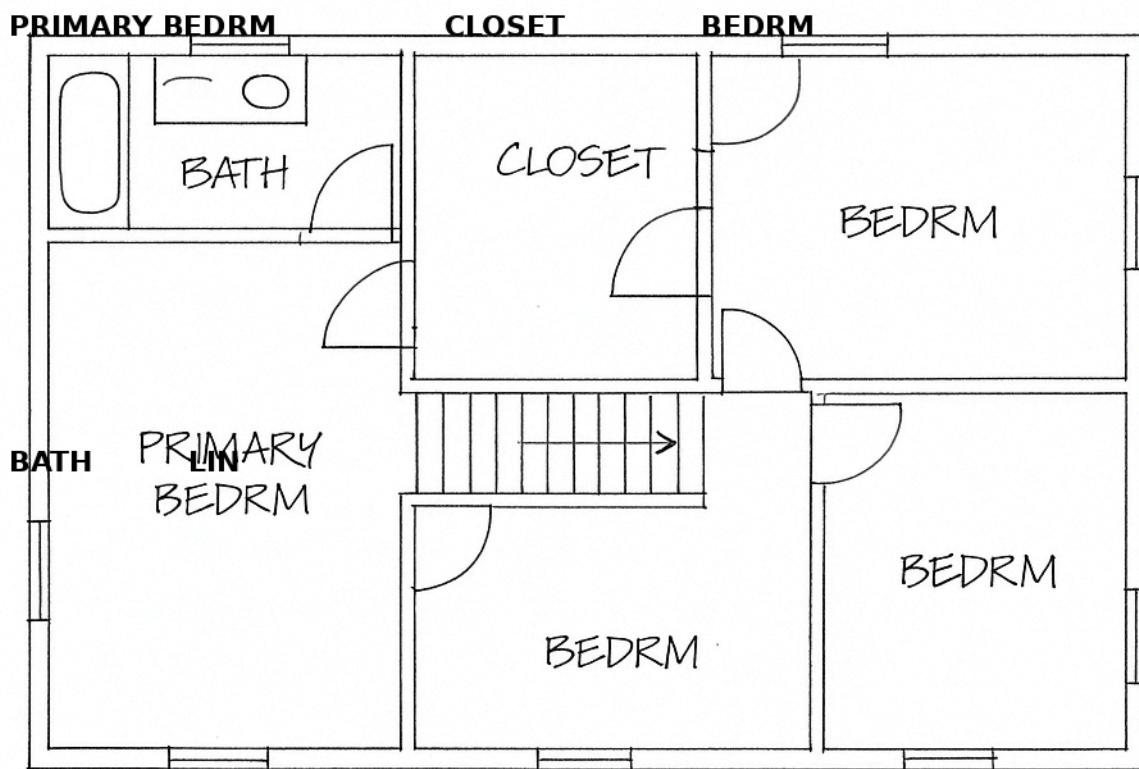
For over a decade, **Stonebridge Architecture** has been delivering thoughtful, functional, and enduring design solutions across the residential and small commercial space. Our reputation is built on a foundation of timeless aesthetics, clear communication, and a commitment to excellence in every project we undertake.

From historic renovations to modern new builds, our team approaches each project with deep respect for the client's vision, the site's potential, and the architectural context. We believe good architecture solves problems — not just structurally, but emotionally, experientially, and practically. Our process is structured yet flexible, allowing creativity to thrive within the framework of real-world budgets and timelines.

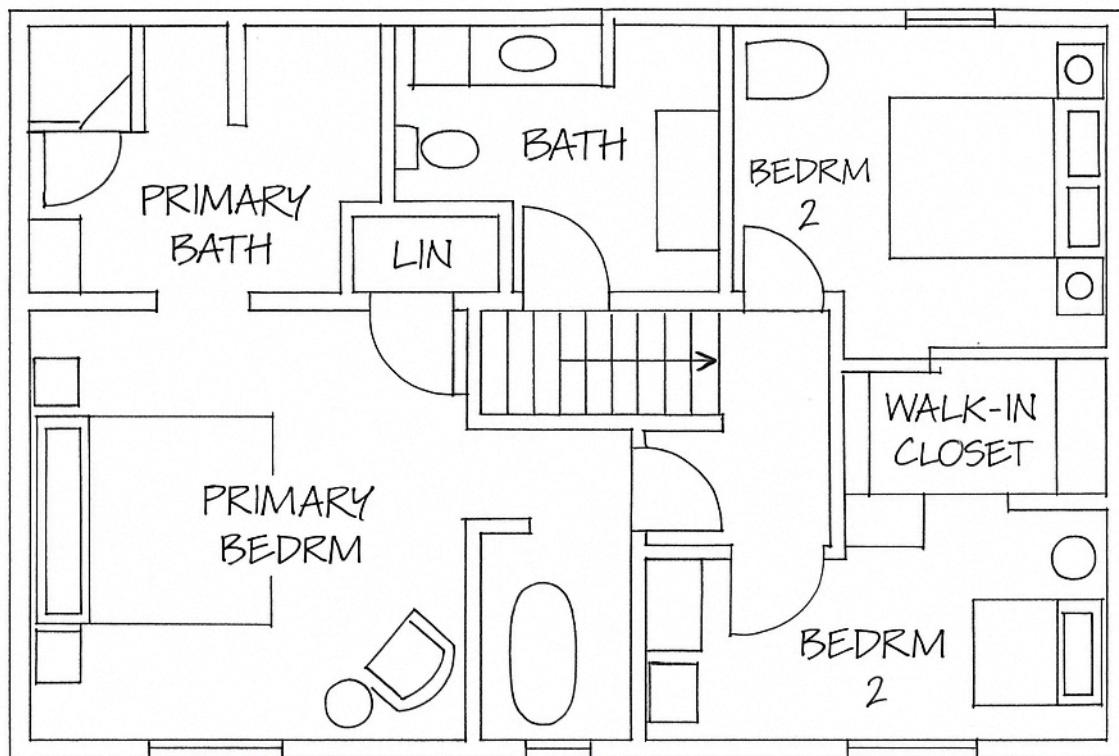
At Stonebridge, collaboration is key. We work closely with clients, contractors, and consultants throughout each phase to ensure the result isn't just beautiful — it works. We are equally comfortable sketching initial ideas over coffee as we are navigating complex permitting requirements or overseeing final walk-throughs.

With hundreds of successful projects and long-standing client relationships, Stonebridge Architecture continues to be trusted for our technical precision, clear documentation, and an unwavering commitment to delivering what we promise.

Floor Plans



▲ BEFORE



▼ AFTER

Breakdown & Timeline

Breakdown

In this transformative home remodel, the architect will artfully reimagine the existing four-bedroom, single-bathroom layout, crafting a living space that marries modern comfort with refined elegance. The current design, though generous in sleeping quarters, offers but a single bath—a limitation that will be thoughtfully addressed.

The plan includes:

- **Converting one of the existing bedrooms** to create additional space for the new layout.
- **Adding a second bathroom**, thoughtfully designed to enhance both functionality and luxury.
- **Introducing a tub in a cleverly designed closet space**, an unexpected yet delightful feature that exudes charm and whimsy.

Upon completion, the residence will stand transformed:

- **Three well-appointed bedrooms**
- **Two thoughtfully designed bathrooms**
- **A harmonious blend of style, comfort, and efficiency**, all guided by the architect's vision of modern living.

Project Timeline

- Pre-Design: 2–3 weeks
- Schematic Design: 3–4 weeks
- Design Development: 4–6 weeks
- Construction Documents: 6–8 weeks
- Permitting: 4–8 weeks (depends on local review times)
- Construction: Varies, but typically 3–6 months

Project Overview

| | |
|----------|---------|
| Planning | \$1,950 |
|----------|---------|

| | |
|----------------------|-------|
| Project Kickoff Call | \$950 |
|----------------------|-------|

Schedule and conduct zoom kickoff call with the client. Meeting agenda will include:

- Introductions
- Project goals
- Timeline review
- Payment Options
- Q&A

Modifications

Onsite Meeting – \$350

We will travel to your location for an on-site kickoff meeting (up to 4 hours of travel-time).

Base Cost: \$600

| | |
|--------------------------|---------|
| Pre-Design / Feasibility | \$1,000 |
|--------------------------|---------|

Modifications

Site Visit – \$500

*including measurements

Zoning/Code review – \$500

Schematic Design

| | |
|----------------------------|---------|
| Existing Conditions Survey | \$1,500 |
|----------------------------|---------|

A comprehensive assessment of the current home layout and structural integrity, documenting the existing four-bedroom, one-bathroom configuration, as well as any potential challenges related to plumbing, electrical, and spatial constraints. This survey ensures a clear understanding of the home's baseline condition to inform precise and effective design solutions.

| | |
|------------------------|---------|
| Conceptual Floor Plans | \$3,350 |
|------------------------|---------|

Work Included:

Before and After floor plans for the remodel

Limitations:

- A maximum of 3 revisions will be included in the service, with additional revisions billed separately.

Modifications

Additional revisions — $[\$500 \times 5]$ \$2,500

Base Cost: \$850

Construction Documents \$1,500

Detailed drawings and specifications for permitting and contractor pricing.

Permit Assistance \$2,300

Application for Permits \$800

Preparation and submission of all necessary documentation to local authorities for required permits, including building, plumbing, and electrical approvals. This ensures full regulatory compliance and smooth project execution.

Modifications

Electrical — \$250

Plumbing — \$250

Filing Plans with City — \$300

Asbestos, Lead, Mold Assessment \$1,500

Comprehensive evaluation of the home's materials and surfaces for the presence of asbestos, lead-based paint, and mold, including laboratory testing and risk analysis. Findings will guide any necessary abatement measures to ensure a safe and compliant renovation.

Inspections \$3,000

Fire Code Compliance \$1,000

Building Code Inspection \$1,000

Final Inspection \$1,000

Additional Items for Consideration \$0

Construction Assistance $[\$750 \times 5]$ \$3,750

| | | |
|--------------------------|----------------|---------|
| <input type="checkbox"/> | 3-D Renderings | \$1,000 |
|--------------------------|----------------|---------|

One Time

| | |
|----------|----------|
| Total(s) | \$13,600 |
|----------|----------|

Contractual Terms

1. Scope of Services

- Schematic Design
- Design Development
- Construction Documentation
- Permit Support
- Construction Administration

Sed ut perspiciatis unde omnis iste natus error sit voluptatem accusantium doloremque laudantium, totam rem aperiam.

2. Project Timeline

Nemo enim ipsam voluptatem quia voluptas sit aspernatur aut odit aut fugit. The estimated timeline for this project is outlined below:

- **Phase 1: Initial Consultation & Site Visit** – 1-2 weeks
- **Phase 2: Design & Drafting** – 4-6 weeks
- **Phase 3: Revisions & Finalization** – 1-2 weeks
- **Phase 4: Permit Coordination (if applicable)** – Timeline may vary

Please note: All timelines are estimates and subject to change based on client response time and municipal review durations.

3. Compensation & Payment Terms

At vero eos et accusamus et iusto odio dignissimos ducimus. Payment shall be made in accordance with the following schedule:

- 25% – Upon execution of this agreement
- 25% – Upon completion of Design Development
- 25% – Upon delivery of Construction Documents
- 25% – Upon project closure or issuance of permit

Late payments will incur a service charge of 1.5% per month on outstanding balances.

4. Client Responsibilities

Ut enim ad minima veniam, the Client agrees to:

- Provide timely feedback and decisions during the design process
- Ensure site access for required visits
- Communicate all relevant existing conditions or constraints
- Notify the Architect of any changes in project scope or budget

Failure to fulfill these obligations may result in timeline extensions or additional fees.

5. Revisions & Change Orders

Quis autem vel eum iure reprehenderit qui in ea voluptate velit esse quam nihil molestiae consequatur? Revisions beyond the agreed-upon scope may require a written Change Order and are billed at the standard hourly rate.

Change Order Process:

1. Architect provides written estimate
2. Client reviews and approves in writing
3. Timeline and fees are adjusted accordingly

6. Ownership of Documents

Lorem ipsum dolor sit amet, consectetur adipiscing elit. The Architect retains all rights to design documents and intellectual property unless otherwise agreed upon in writing.

Client is granted a non-transferable, limited license to use the documents solely for the project described in this agreement. Reuse without written consent is strictly prohibited.

7. Termination

Duis aute irure dolor in reprehenderit in voluptate velit esse cillum dolore eu fugiat nulla pariatur. Either party may terminate this agreement with 14 days written notice.

If terminated, the Client shall compensate the Architect for all services rendered and expenses incurred up to the date of termination.

8. Dispute Resolution

Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat. In the event of a dispute, the parties agree to:

- First seek resolution through mediation in good faith
- If mediation fails, proceed to binding arbitration in the state of jurisdiction
- Each party shall bear its own legal fees unless otherwise decided

9. Limitation of Liability

Excepteur sint occaecat cupidatat non proident. In no event shall the Architect be liable for:

- Indirect or consequential damages
- Delays caused by third parties or permitting agencies
- Issues arising from incomplete or inaccurate information provided by the Client

Total liability shall not exceed the total fees paid under this agreement.

10. Governing Law

This agreement shall be governed by and construed in accordance with the laws of the State of Lorem Ipsum. All disputes shall be handled in the jurisdiction of the Architect's principal office.

Both parties agree to the terms and conditions outlined above.

| | |
|---------------|-----------------|
| COMPANY | CLIENT/CUSTOMER |
| Full Name | Full Name |
| Title | Title |
| Business Name | Business Name |
| Signature | Signature |
| Date | Date |