



FEE STRUCTURE SINGLE FAMILY

office@thomasdrafting.ca

8549 Fennell Street Mission, BC V4S 1M2

www.thomasdrafting.ca

(778) 771-4969

* Price may vary depending on the scope of work and complexity of each project.

New Construction:

Full construction drawings for building permit submission, does not include structural or survey as maybe required.

Preliminary Design Drawings	\$ 0.50 - \$2.00 / SF of GFA
Conditioned Space	\$ 1.50 - \$4.50 / SF of GFA
Unconditioned Space	\$ 1.25 / SF of GFA

Renovations / Additions:

Preliminary drawings usually required for complex renovations to determine scope of construction drawings.

Preliminary Design Drawings	\$ 0.50 - \$2.00 / SF of GFA
Construction Drawings	\$ 0.50 - \$4.50 / SF of GFA
3D Renderings	\$ 800 Two different perspectives provided
Virtual Tour	\$ 800 3D renderings required

Existing Building Plans:

Stair locations, Window / Door heights, widths, and placement, reflected ceiling details, ceiling heights, appliances, plumbing and millwork locations 1/4 scale PDF with dimensions, & room labels.

Existing Floor Plans	\$ 0.35 - \$1.00 / SF of GFA (Min. \$800)
Existing Elevations	\$ 0.35 - \$1.00 / SF of GFA (Min. \$800)

Marketing Plans:

Standard real estate marketing floor plans with approximate appliance, plumbing, window and door placement. 3D floor plan furniture, colours, and materials may not be exact.

Standard Floor Plans	\$ 0.15 / SF of GFA
3D Floor Plan	\$ 0.20 / SF of GFA

Additional Services:

Consulting	\$120 / hr
Rendering	\$120 / hr
Drafting	\$75 / hr
Exterior Rendering Package	\$2,500 - \$6,000 / Package of 6 renderings
Architectural Animation	\$120 / second
Disbursements	cost + 25%
Field Review & Meetings	\$120 / hr + Mileage (60 ¢ / kilometre) + Travel Costs
3D Printed Model	\$100 / hr of print time (One Colour, Solid railings or no railings)
UAV (Drone) Site Survey	\$1,000 / legal property



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Definitions:

CONDITIONED SPACE means the area we live in. Conditioned space includes floors walls windows doors and ceilings that are all contained within the building envelope that provides a barrier to the outside.

UNCONDITIONED SPACE means the area within our building shell but not in conditioned space. This includes garages, unfinished basements, & crawl spaces. Spaces that are not usually heated.

(GFA) GROSS FLOOR AREA means the total area of all enclosed floors in each building on a single lot measured to the exterior sheathing of the building, excluding concealed vehicle parking areas. Maybe different than zoning.

(AHJ) AUTHORITY HAVING JURISDICTION