



Mark Stephens
Architects

SERVICE LEVELS

For the 'full' architectural package we can provide three levels of service, the 'level' of service and the typical drawings that we would expect to provide are listed below:

Basic:

Suitable for planning applications and construction where the main contractor will be working with yourselves to make decisions in the field:

- Site Location Plan at 1:2500
- Site Layout Plan at 1:500
- Existing and Proposed Plans, typically at 1:100
- Exterior Elevations, typically at 1:200 or 1:100
- Existing and Proposed Sections, typically at 1:200 or 1:100
- Typical details showing key assembly locations (typically 1:10)
- General Notes Specification

Standard:

Suitable for projects where tenders will be required from multiple contractors. This is what the majority of our clients select:

- All of the Basic drawings **PLUS**
- NBS Domestic Specification
- Electrical and lighting plan
- Plumbing and MHVR schematic plan
- Interior Elevations showing locations of tiling, sockets etc... in kitchens & bathrooms. Typically at 1:50
- Finishes Schedule
- Simple 3D Views
- Foamboard model at design stage

Premium:

Suitable for projects where an increased level of interior design coordination or specialist services are required:

- All of the Basic and Standard drawings **PLUS**
- Interior Finish elevations of all walls and two design meetings to choose and review samples of tiles, colours & finish etc... Typically 1:50
- Full colour renderings (x 2 plus a video walkthrough and flyover in colour)



OFFICE

Bridge Street
Swinford
Co. Mayo
Ireland

MOBILE

085 159 4084

TEL

094 92 52514

EMAIL

info@markstephensarchitects.com

WEB

MarkStephensArchitects.com

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General Note about all three options:

These drawing schedules are to give a general idea of the drawing package provided for each level of service level. Every project is unique, so the final sheet list for each project will probably differ slightly from what is indicated here.

The service levels include 3D views suitable for your review but it does not include the production of renderings suitable for planning photomontages, billboards, magazines etc... We can produce these renderings suitable for such purposes at the client's expense. the fee for presentation renderings is €1000 each exc VAT & expenses.

Additional Services:

In addition to our three 'service' levels we have also provided the additional services to our clients; please contact us for more information and a quotation:

- As well as providing Passive House Consultancy, as architects and Certified European Passive House Designers we can provide architectural and Passive House services from concept through to completion for commercial as well as residential projects.
- As RIAI Architects we also provide 'Designer' and Assigned Certifier Services under S.I. No.9 of 2014
- As RIAI Environmental Accredited Architects we can also provide detailed advice on Lifetime and Sustainable design
- PSDP Services - as an RIAI Accredited Project Supervisor Design Process we can prepare Health & Safety Reports as PSDP
- Planning Appeals
- EPA testing and Structural Engineering Solutions
- Land Registry Services - we prepare maps for solicitors & land transfers.
- Interior & Landscape Design - We can also include Interior Design Services where we can provide detailed designs & drawings for individual rooms including bathrooms, wardrobes, living and bedroom areas for example. We can also completely specify all fixtures, finishes and furniture as part of this service for a complete 'turn-key' finish. We can also help plan your garden with hard and soft landscaping; specifying plants, shrubs & trees.