

T Pre-Construction Checklist for New Home Designs

Strategic & Efficient Engineering, LLC (S&EE)

Thank you for reaching out to S&EE with your interest in designing a new home. We're excited to support you through the permitting phase of your project.

This checklist outlines the typical documents, services, and third-party professionals involved in the pre-construction process for residential new builds. Our role focuses on delivering structural permit drawings, and we're happy to help coordinate with any additional professionals as needed.

If you have any questions along the way, don't hesitate to reach out—we're here to make this process clear, efficient, and as stress-free as possible.

1. Topographical Site Survey (Required by Building Department) (2-3weeks)

- Identifies the elevation, boundary lines, and external features of the property essential for new construction.
- Typically includes an **elevation certificate**, which is required for flood zone classification.

Estimated Fee: \$1,400-\$2,000

2. \ Optional Design Layout Phase (Required if architectural plans are not provided) (2-3 weeks if done by S&EE)

If you do not have architectural plans for your home, S&EE offers a **Design Layout Phase** to help initiate the planning process. This is a conceptual step intended to generate a basic layout and elevations that guide structural and civil coordination.

What to Expect:

- Clients provide a reference layout from an online architectural plan website or existing sketch.
- S&EE will redline and adapt this into a preliminary layout for reference.
- Final deliverables include a basic floor plan and elevations suitable for structural planning and permit coordination.

Important Notes:

- These are not architectural drawings, and are not intended for aesthetic or interior design purposes.
- These layouts are developed for structural feasibility and permitting, not detailed finishes or space planning.
- If full architectural plans are already available, this phase can be skipped.

Suggested Plan Sources:

- <u>www.architecturaldesigns.com</u>
- www.houseplans.com
- www.eplans.com
- www.thehousedesigners.com

Pe sure to choose a plan with available **CAD** (.dwg) files, which allow for more efficient revisions and structural integration.

Fee: Quoted separately based on scope and level of design support required.

Pair With:

Clients can also elect to include our **Pre-Construction Coordination Service**, which assists with organizing and acquiring all required third-party documents.

3. Geotechnical Report & Civil Engineering Package (2-3 weeks for soil report & 3-4 weeks for civil package)

(Required by S&EE and the Building Department)

These reports evaluate the suitability of your site and guide proper foundation and drainage design.

➤ Geotechnical Report

- · Determines soil composition and load-bearing capacity
- Often required before foundation design can proceed

➤ Civil Engineering Package

Includes:

- Site Dimension Plan
- Paving, Grading, and Drainage Plan
- Sedimentation / Erosion Control Plan (SWPPP)
- Paving and Drainage Details
- Erosion Control Details
- General Notes and Specifications

Recommended Provider:

Rodolfo Sucre, P.E. — RSP Engineers

• Office: (786) 687-2677 | Cell: (786) 503-4731

• Email: rsucre@rspengineers.com

• Website: <u>www.rspengineers.com</u>

• **S&EE Client Discount:** 10% (up to \$250)

• Estimated Fee Range: \$3,000–\$9,000 (varies based on flood zone, boring depth, and site complexity)

Note: Please coordinate with S&EE before ordering to ensure the correct scope and specifications are used.

4. in Structural Permit Drawings (10-21 business days depending on complexity of design & current queue)

Prepared by Strategic & Efficient Engineering (S&EE)

Includes:

- Structural framing plans
- Electrical layout and panel location
- Plumbing fixture layout
- Structural details and general notes
- Coordination with building department comments

Pricing:

 \$2.00-\$3.50 per square foot, based on project complexity and whether CAD/DWG files are provided

Exclusions:

- HVAC design
- Energy calculations
- Architectural or aesthetic planning

Third-Party HVAC/Energy calculations Provider: (5-10 business days from permit set complete)

Fred van den Broecke — Tampa Bay Calcs

- Cell: (813) 713-7255
- Email: fred@tampabaycalcs.com
- Website: tampabaycalcs.com

5. Revision Coverage (Optional)

- Flat Fee: 20% of total drawing cost
- Covers unlimited revisions within the original scope (layout changes, framing adjustments, etc.)
- Includes reduced fees for engineering letters and site visits if needed
- **Scope changes** (e.g., redesigning a different house type) are not included and would require a new quote

Note: One clean round of revisions is always included after homeowner and contractor review, even if revision coverage is not selected.

All building department comments are addressed at no additional cost.

6. Permit Submission

- Finalized plans must be submitted to the building department by your licensed general contractor or permit technician
- S&EE will provide signed and sealed plans upon written approval from all required parties

7. © Construction Estimates & Contracting

- Once structural plans are finalized, your contractor will use them to generate formal bids and draft your construction agreement
- Some clients choose to work with private providers (in lieu of the county/city) for expedited permitting and inspections—ask your contractor if this applies to your project