Architects NW

PRICE LIST & FEE SCHEDULE - EFFECTIVE JANUARY 1, 2026 (REVISED 4/2/26)

PRE-DESIGNED (STOCK) PLAN LICENSES

Written permission from ANW is required to transfer any license. Purchase of 3 single use licenses earns a multiple use license. ***Structural, civil & drainage engineering, site info reports, permit submittal & fees are not included.*** $3,300 min fee for any single-use license. $8,250 min fee for any multi-use license. License exchange or transfer is available for 1 year, minus $300 service charge. ***Prices are based on the Total Heated Area.***

Single Use License	$1.25/sf + WSST
Multiple Use License	$3.25/sf + WSST
Multiple plan purchase discount	3-5 plans = 10%-disc 6+ plans = 20% disc
Version Fee (existing alt elev. or plan version of equal or lesser SF)	$1,500 version fee with multiple use license

CUSTOM DESIGNS

Custom designs include a Multiple-Use license. ***Structural, civil & drainage engineering, site info reports, permit submittal & fees are not included.*** $3,500 min fee for any custom design project (excluding DADU). ***Prices are based on total square footage of living, garage, porch and deck areas.***

Base Fee	Starting at $3.50/sf
Complex or Modern Designs or <2500 sf heated area	Starting at $4.50/sf
Critical Area & Suncadia & Similar Communities	Starting at $6.00/sf
Detached Garage/Shop	$3.50/sf ($3,500 minimum)
Detached ADU (Accessory Dwelling Unit)	$6.00/sf ($6,000 minimum)

REDRAWS

Redraws include a Single-Use license. ***Structural, civil & drainage engineering, site info reports, permit submittal & fees are not included.*** Redraws are new, marketable versions of existing ANW designs. Redraws occur when the cost of revising a stock plan approaches the cost of creating a new marketable custom design. $3,500 min fee for any redraw project (excluding DADU). Discount for 2nd & 3rd uses (3 uses earns multi-use) at 50% of current stock plan fee. ***Prices are based on total square footage of living, garage, porch and deck areas.***

Base Fee	Starting at $3.00/sf
Complex or Modern Designs	Starting at $4.00/sf
Critical Area & Suncadia & Design Review Communities	Starting at $5.00/sf
Detached Garage/Shop	$2.50/sf ($3,500 minimum)
Detached ADU (Accessory Dwelling Unit)	$5.00/sf ($5,500 minimum)

DESIGN SERVICES AND MISC FEES

Hourly Design Services, Customization & Revisions	$140/hr. for design and drafting
Site Plans	$140/hr. for design and drafting
Site Feasibility Study	Starting at $500, varies per site and project complexity
Right-Reading Mirror Reverse Plans	$0.12/sf ($150 min fee, $600 max fee)
Online Permit Submittal & Liaison	$140/hr. ($650 min / 5 hours)
Construction Field Errors, Fix Letters & Post-Engineering Revisions	$200/hr. ($200 min)
Bank/Appraisal/Study sets(floor plans & elevations)	Free w/ complete client & building site info
Bid/Feasibility sets (foundation, floor, framing, elevations)	Free, for prior clients and builders
Bond Prints (price per sheet + WSST)	$3 (18x24); $5 (24x36); $6 (30x42); $7 (36x48)

MARKETING

Existing Digital Renderings & Marketing Floor Plans	Free via e-mail
Revisions of Existing Digital Renderings	$250 minor revisions; $500 major revisions
New Color Digital Renderings	$500 to $1,000, ANW may split the cost based on a marketable plan
Digital Animations	$2,000 and up, ANW may split the cost based on a marketable plan
Color 3D SketchUp Model	$800 for exterior; $1200 for exterior + interior
Builder/Realtor Marketing Fliers	$150 per lot/plan sent via email

TYPICAL PAYMENT SCHEDULE FOR REDRAWS AND CUSTOM DESIGNS

Retainer Fee	30% of total ANW fee	due @ acceptance of agreement
Interim Fee #1	30% of total ANW fee + 100% PE fee	due @ signoff of CAD plans and elevations
Interim Fee #2	30% of total ANW fee	due @ availability for permit submittal
Final Fee (Retention)	10% of total ANW fee	due @ structural/ordinance signoff

18915 142nd Ave NE, Ste 100
Woodinville, WA 98072

425-485-4900
info@architectsnw.com