



Outline of Interior Architectural Services & Fees – 2025

Introduction

At Fabricae, we believe architecture is about **creativity with purpose**. Each project is an opportunity to tell a story — expressed through spaces that are thoughtful, functional, and deeply personal.

Our process begins with listening. We take time to understand lifestyle, values, and the way a space is imagined, experienced and lived in. From this foundation, we create architecture that is tailored, expressive, and enduring.

We see design as a journey taken together. With creativity, technical expertise, and careful attention to detail, we guide clients through each step — from first sketches to construction completion.

Initial Consultation

Every project begins with a conversation. The initial consultation is our chance to get to know one another, explore your aspirations, and begin shaping the vision for your project.

What this involves:

- Meeting at your home or site to walk through the space together
- Discussing your goals, priorities, and any existing design ideas
- Reviewing your completed intake form to better understand your needs
- Exploring opportunities for architectural intervention and design directions
- Outlining next steps in the design process

- Confirmation of whether Existing Drawings are needed and the extent of Pre-Design services that will be required before moving into Schematic Design

Pre-Design / Feasibility

Before diving into sketches, we begin by understanding context, rules, and possibilities.

What this involves:

- Reviewing zoning, by-laws, and building code requirements
- Clarifying program priorities, budget, and schedule
- Visiting the site to observe context, orientation, and features
- Outlining potential challenges early and identifying strategies

Schematic Design

This is the creative heart of the process — where ideas begin to take form. We explore spatial layouts and architectural elevations, testing various possibilities and options as we begin shaping the overall look and feel of the project.

What this involves:

- Development of 2–3 preliminary design options
- Presentation meetings to review and discuss design possibilities
- Iterations based on your feedback to refine layouts and concepts (3 included)
- Creation of exterior elevations (if applicable) to help visualize form and character
- Final schematic floor plans and elevations for your sign-off

Design Development

Here, we refine the signed off schematic plan into a more detailed design. The focus is on spatial clarity, key architectural features, and ensuring the project works both practically and aesthetically.

What this involves:

- Refining spatial layouts for all rooms
- Interior elevations of key features (kitchens, bathrooms, staircases, fireplaces, built-ins, libraries, etc.)

- Developing an interior design aesthetic to help with material and fixture selections (by owner)
- Refining the exterior design, including material selections and defining exterior details
- Designing wall systems and construction details to ensure performance and durability
- Detailed cabinetry layouts
- 3D views of the exterior and interior spaces to illustrate character, spatial quality and flow
- 3–4 design meetings to review progress, gather feedback, and refine

Optional Add-On: Interior Design - Finishes, Fixtures & Procurement

Selecting the perfect finishes—tile, flooring, faucets, lighting, grout, and more—can be overwhelming and time-consuming. We're here to help.

Our Interior Design Add-On Service includes hands-on support with product research, selection and coordination. We guide you through the process, ensuring everything works together beautifully while staying aligned with your vision.

As part of this service, we also extend our industry discounts (typically 10–25% off retail) to help offset costs.

This can include:

- Guidance in choosing tile, flooring, grout, paint colors, cabinetry finishes, hardware, plumbing fixtures, lighting, and specialty items to ensure a cohesive design.
- Accompaniment (in-person or virtual) to supplier showrooms, or coordination directly with vendors on your behalf, streamlining the selection process.
- Gathering and presenting samples, mood boards, or digital palettes, so you can visualize the overall design before committing.
- Assistance with procurement, including obtaining quotes, coordinating with suppliers, and managing orders.

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Billed separately as a fixed fee or hourly, depending on scope.

Construction Documents

This phase translates the design into precise technical drawings that can be priced, permitted, and built. It's where the vision becomes instruction, ensuring clarity for both authorities and contractors.

What this involves:

- Preparing detailed technical drawings for permit, pricing, and construction
- Typical set includes site plan, foundation plan, floor plans, sections, elevations, wall sections, interior elevations, cabinetry layouts, and electrical plans
- Conducting Building Code analysis for compliance
- Coordinating with engineers (structural, mechanical, civil, electrical) as required — engineering fees paid directly by the client

General Review of Construction

Our involvement doesn't stop when construction begins. In this phase, we stay actively engaged to support both client and contractor, ensuring the design intent is carried through, challenges are addressed as opportunities, and the project runs smoothly.

- Assisting with contract preparation between client and builder (if required)
- Periodic site visits to review progress and answer questions with site reports sent to the client
- Regular meetings with contractor to review details, changes, and maintain momentum
- Assistance with procurement, including obtaining quotes, coordinating with suppliers, and managing orders
- Preparing a deficiency list near project completion

Fees

Initial Consultation:

- Flat fee of \$250
- Credited back to the client if the project moves forward with Fabricae

Pre-Design and Schematic Design:

- Approximately 2% of project budget (minimum \$2,500)
- Contracted separately from later phases

Remaining Phases (Design Development, Construction Documents, General Review):

- 10% of final cost of construction (residence + attached/ancillary buildings)
- Fee adjusted at milestones: project budget → accepted quote → mid-construction adjustments → final cost

- Distributed as: 35% Design Development · 45% Construction Documents · 20% General Review

Optional Add-On: Interior Design - Finishes, Fixtures & Procurement

- Selection of finishes, fixtures, and procurement not included in base fee
- Billed separately as a fixed fee or hourly at published rates

Hourly Rates (2025)

For services outside the base scope or for optional add-ons billed by time, our hourly rates are as follows:

- Architect — **\$175/hr**
- Lead Designer — **\$100/hr**
- Intern Architect — **\$100/hr**
- Technologist / BIM — **\$95/hr**
- Administrative — **\$65/hr**

Hourly rates are reviewed annually each January. Work requested outside regular hours (evenings/weekends) may be subject to a premium rate with prior approval.

Additional Services

Every project is unique, and sometimes special circumstances call for services beyond our standard scope. Fabricae can provide these as needed, ensuring you have the right expertise at every stage.

These include:

- Existing Drawings (For renovation or addition projects) - measured drawings and a 3D model of the existing home are required before design work begins.
 - Includes a site visit, full measurements, and creation of accurate base drawings.
 - Typical fee: \$1,200 – \$2,000 depending on home size.
- Planning approvals (minor variances, Site Plan Control applications)
- Heritage permits and approvals
- Extra design revisions beyond the included allowances

Billing: Additional services billed hourly or by fixed fee, depending on scope/service.
Architect to verify with client before engaging in any additional services.

Payment Terms

- Invoices issued monthly and at completion of each stage
- Payment due within 30 days of invoice date
- Retainers may be requested at project start and credited against final invoice
- Late payments subject to interest at 2% per month

We look forward to the opportunity to work with you, shaping spaces that enrich your daily life and reflect who you are.

For questions or next steps, please contact me:



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Every great design begins with an even better story. --Lorinda Mamo