



Steve Curtis brings over 20 years of architectural design experience to every custom residential project — specializing in high-end new construction throughout Idaho. Every home includes cutting-edge 3D CAD modeling, photorealistic renderings, and accurate terrain studies, ensuring builders and clients share a clear vision before the first board is cut.

DESIGN FEE STRUCTURE

Space Type	Includes	Rate
Living Space	All conditioned areas — bedrooms, bathrooms, kitchen, living and dining rooms, bonus rooms, home offices	\$4.00 / sq ft
Garages, Porches & Decks	Attached and detached garages, porte-cochères, covered porches, open decks, patios, and similar structures	\$3.00 / sq ft

Fees are calculated on the total square footage reflected in the final plan set, covering the full scope from concept through completed construction documents.

ENGINEERING FEES

Engineering Type	Scope	Rate
Full Structural Engineering	Complete structural package — foundations, framing, beams, headers, and all load-bearing elements	\$1.25 / sq ft
Partial Engineering (Tall Wall / Lateral)	Targeted engineering for specific conditions such as tall walls, lateral loads, or seismic and wind requirements	Quoted per project

Engineering is coordinated through Steve's network of licensed engineers and included on the final project invoice. Not every project requires full engineering — Steve will advise on the applicable scope during the design kick-off.

A CROSS-SECTION OF OUR WORK

Every home is a reflection of its land, its owner, and the life they intend to live in it.



Custom Residential — New Construction — Idaho



Traditional Craftsman



Idaho Prairie Ranch



Hillside Contemporary



Mountain Modern



Mountain Chalet



Mountain Contemporary



Idaho Grand Estate



Modern Farmhouse



Country Modern Estate



Mountain Modern Ranch



Craftsman Contemporary



Contemporary Mountain



Mountain Farmhouse

WHAT EVERY PROJECT INCLUDES

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| <ul style="list-style-type: none"> • Custom floor plan design tailored to the site and client vision • Full construction document set ready for permitting • Exterior massing and elevation coordination • Window, door, and room placement optimization | <ul style="list-style-type: none"> • 3D CAD modeling for precision and visualization • Photorealistic renderings with accurate terrain models • Sun/shadow studies for optimal lot orientation • Dedicated project kick-off consultation |
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SAMPLE FEE CALCULATION

Component	Sq Ft	Rate	Fee
Conditioned Living Space	4,200	\$4.00 / sq ft	\$16,800
Garage + Covered Porch + Deck	1,050	\$3.00 / sq ft	\$3,150
Full Structural Engineering	5,250	\$1.25 / sq ft	\$6,563
Total Project Investment	5,250 sq ft		\$26,513

This is an example only. Your design fee is calculated on the final square footage reflected in the completed plan set. Engineering applies when required and is included on the final project invoice.