

ALTERATION & DESIGN GUIDE



BACK FORTY BUILDING CO.

CUSTOMIZED FLOOR PLANS

UNIQUE DESIGN THAT FEELS LIKE HOME

So, you want to build a home!? How exciting! Your home is one of the biggest, most important investments you'll make in your lifetime.

Typically, the "first stop" in planning your build is finding house plans. While there are many sites that offer stock plans, you might be having trouble finding the perfect plan "off the shelf".

That's where we come in! Many people also opt for something customized...a one-of-a-kind home that was thoughtfully designed at every corner to suit their exact needs and tastes. *We often find folks contact us to customize floor plans for one of three reasons:*

01

YOU CAN'T FIND A STOCK PLAN YOU LOVE "AS-IS", BUT ARE LOOKING FOR AN OPTION THAT IS MORE AFFORDABLE THAN FULLY CUSTOM-DESIGNED PLANS

02

YOU ARE HAVING TROUBLE WORKING THROUGH THE THINGS THAT ARE IMPORTANT TO YOU IN A HOME, AND NEED HELP VISUALIZING HOW BEST TO LAY OUT AND DESIGN YOUR HOME TO SUIT YOUR NEEDS, BUDGET, AND STYLE.

03

YOU HAVE FOUND A STOCK DESIGN THAT YOU REALLY LIKE, BUT NEED TO ADD (OR REMOVE) A FEW CRITICAL COMPONENTS TO MAKE IT PERFECT.



owners Liv and Tanner Berg

MEET BACK FORTY BUILDING CO.

WHO SHOULD DESIGN MY FLOOR PLAN?

Yes, we will admit, we're a bit biased here! However, there are some tried-and true guidelines for making the important decision of who will help you to design your home! Here's some things to consider:

EXPERIENCED DRAFTING AND ARCHITECTURE TEAM

A great drafting and design team will understand building code, have expert structural knowledge, and a background in residential/home design. Our team has over 30 years of architectural design experience and uses the latest drafting tools, like Chief Architect.

GREAT LISTENING SKILLS

Your home is about YOU. Working with a team that is able to listen and bring your unique vision to life is critical. Our top priority is to take your ideas, and provide creative solutions to make your floor plan functional, beautiful, and everything you pictured!

DESIGN + SPATIAL SAVVY

You want a design team that can take your list of, say, features you want in a master bath, and turn those in to a functional, well-thought out space. You'll be spending a lot of time in your home, so it's important that your design team can help you get the features and the "feel" you're dreaming of!

COLLABORATIVE ATTITUDE

You want a design team that can communicate with your builder, or any other person or company working on your home project! Our only goal is to "wow" you with a fun, stress-free experience, and get your GC, bank, or building department the documents they need to complete your home!



WHAT TYPES OF HOMES CAN YOU DESIGN?

POST FRAME OR POLE BARN

Designed to your specs, typically based on 8', 10' or 12' O/C posts

STEEL BUILDING

Including tube-leg, hybrid buildings, open-web truss, and rigid-frame or "red-iron" I-beam structures

STICK BUILT

Traditional stick framed home, designed using vertical lumber framing, and wood trusses

ICF AND SIP PANELS

Utilizing wall systems that combine both structure and insulation

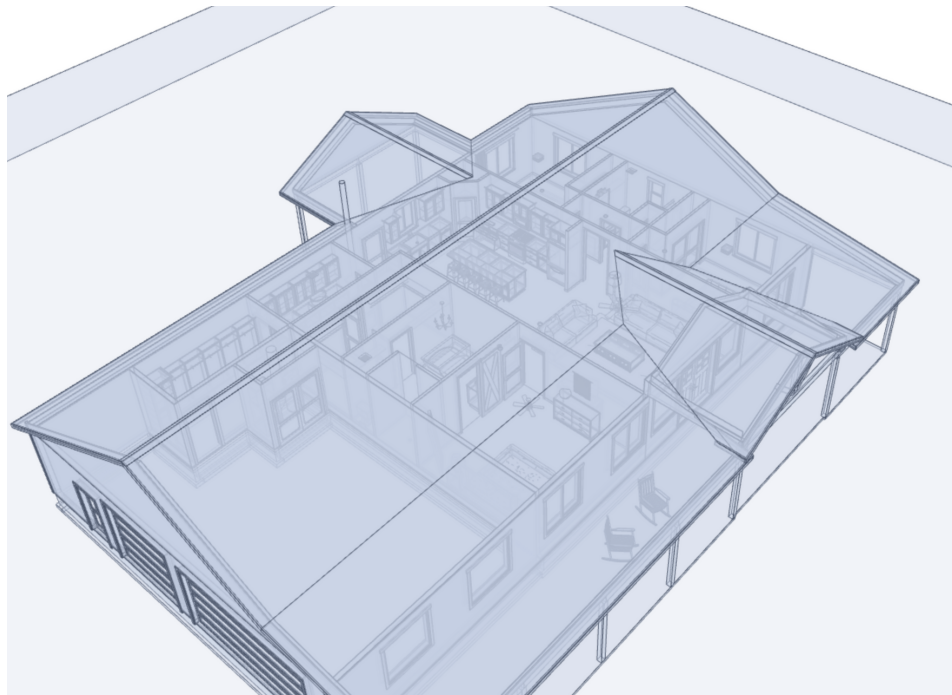
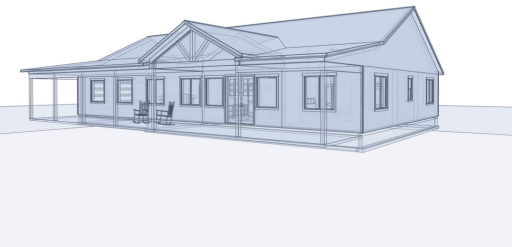
"3 months into our barndo design with another company, we switched to Liv at Back Forty Buildings. She helped us redesign and added the creativity and professional insight we needed. We LOVED working with her and love the home we will be building!."

-Amberly D, Via Google Review



Check out our newest client feature!

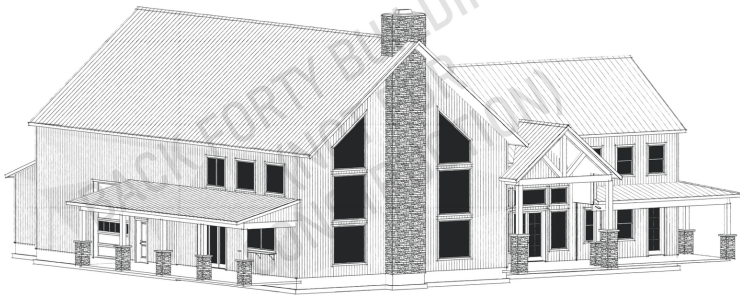
Perhaps the most exciting part of custom house plans is the ability to truly visualize your new home! We now offer a state-of-the-art modeling feature for all of our clients!



NAVIGABLE 3-D MODEL

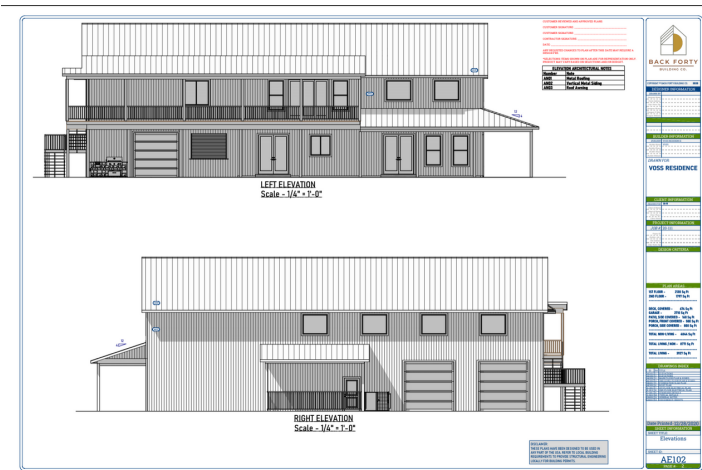
- Visualize your layout in 3D
- See your exact floor plan changes
- Get a true "feel" for room size etc
- Compare design options
- Multiple rendering styles

What do my plans include?



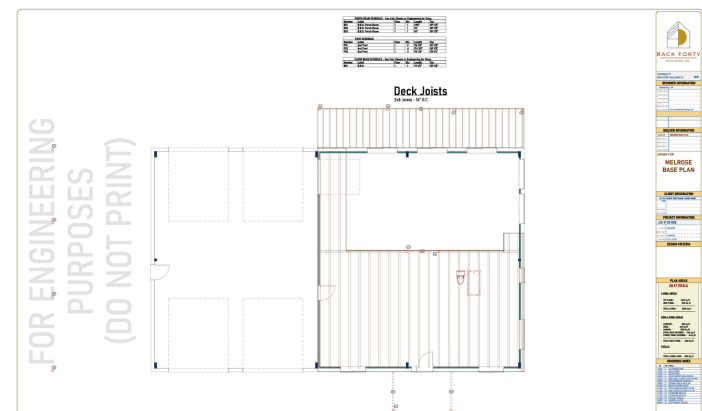
3-D EXTERIOR SKETCH

The 3D exterior sketch helps you focus on the architectural features of your home without being distracted by colors and materials. We've even had clients print their 3D sketches and frame as keepsakes!



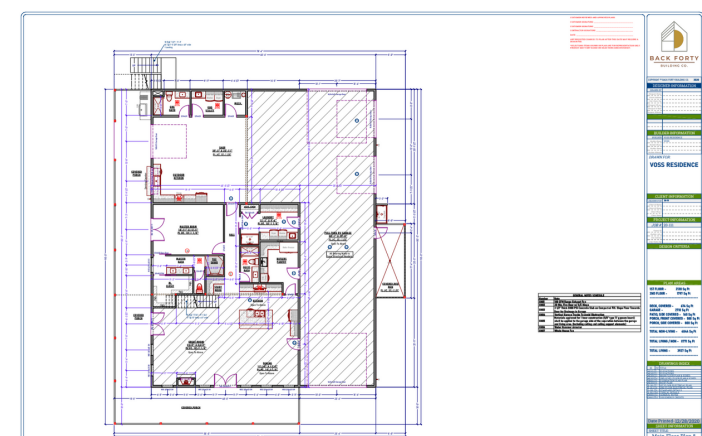
EXTERIOR ELEVATIONS

Exterior elevations are drawings that show how the finished home will approximately look. In this section, elevations of the front, rear and left and right sides of the home are shown. Exterior materials, details and heights are noted on these drawings.



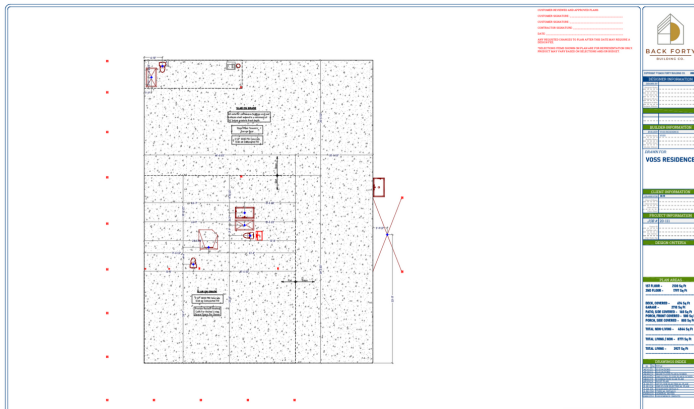
FLOOR FRAMING REFERENCE

This document is used specifically for engineering and floor framing purposes, showing the type of truss or joist that is recommended, spacing etc.



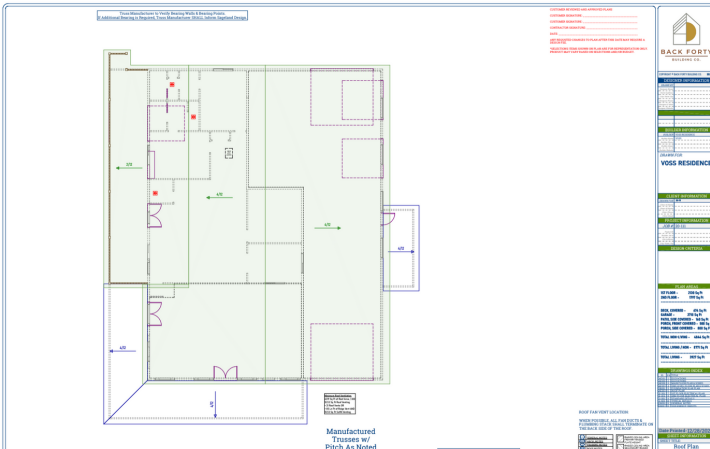
DETAILED FLOOR PLANS

This section provides detailed floor plan drawings and descriptions of all the elements that will be included on each floor of the home. The home's exterior footprint, openings and interior rooms are carefully dimensioned. Important features are noted including built-ins, niches and appliances. All doors and windows are identified. This section also includes the square footage information.



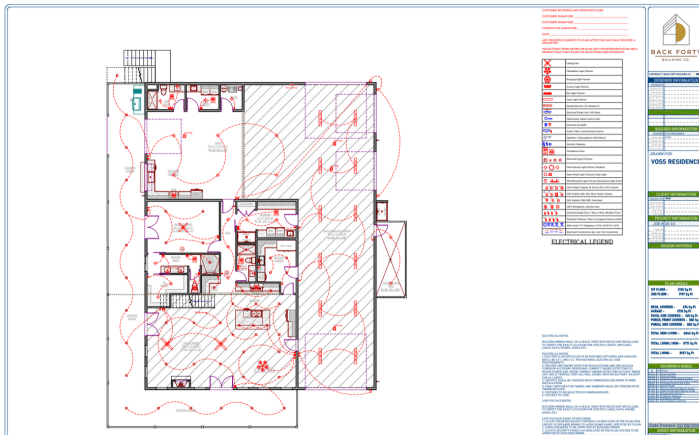
FOUNDATION SLAB PLAN

The foundation plan shows the location of footings, piers, columns, foundation walls, and other slab details. The foundation plan is drawn from the information presented on the floor plan, and also notes locations of plumbing drops.



ROOF PLAN

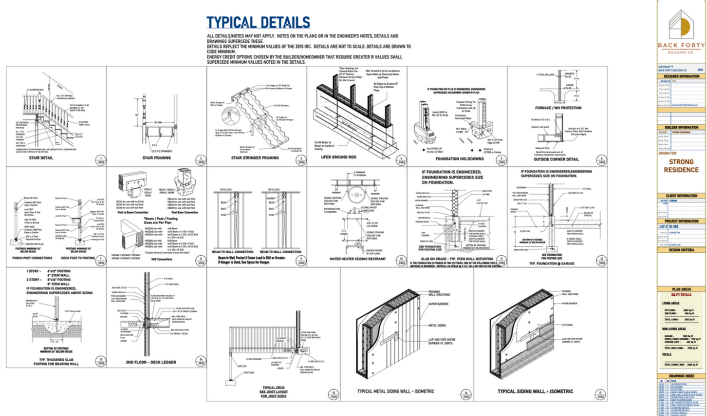
The overall layout and necessary details for roof design are provided in this section. If standard trusses are used, you'll take this to your local truss manufacturer to design your roof trusses to comply with your local code and engineering requirements.



LIGHTING PLAN

This section shows an electrical lighting plan that will enhance functionality and highlight your style and features of the home that you want to draw out. Bear in mind that while your electrical plan is designed to meet building code, many clients will end up making modifications to this plan with their electrician, as well as placing their outlets.

DETAILS AND NOTES



This section addresses all the facets and typical details you will want to include in your home, with the exception of local building code requirements.

Architectural and structural elements are detailed, including steel or pole barn specific notes (which most plans and design firms will not provide!)



What do my plans not include?

WE'RE ALL ABOUT TRANSPARENCY...

Each plan is designed to be consistent with the International Residential Code (IRC) in effect at the time the plan was created. Determining and complying with all applicable codes is the responsibility of you and your builder.

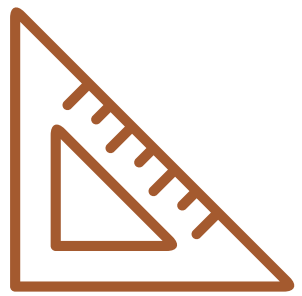
On request we can provide an energy credit sheet in most states.

Heating/air conditioning layouts and plumbing layouts (outside from plumbing drop locations) are not included. It is standard to create these layouts with the licensed subcontractor that will be installing your HVAC and plumbing (typically, this is included in their services). Locations are highly variable and customizable, according to your aesthetic preferences, budget, and install techniques of your trade professional

Additionally, while most post frame and steel building manufacturers will stamp your building envelope, they do not typically stamp the interior framing. If your building department requires a stamp on your interior portion, they will only accept a stamp from an engineer licensed in the state where you plan to build. Unlike most design firms we provide a CAD file of your plans free of charge to assist in engineering, and can also refer you to one of our engineering partners if you require these services

STEEL OR POST FRAME BUILDING?

HERE'S WHY IT'S IMPORTANT TO WORK WITH A STEEL-EXPERT HOME DESIGNER:



While we design all types of barndominiums, steel and post-frame buildings are **very different** than most homes. Their structural support members, framing requirements, etc. make a big impact on the layout of your home and your house plans. Most "stick built" plans are not inherently transferrable to a steel or post frame building, and often require moving windows, doors, changing rooflines etc.

It's far easier and more cost effective to start designing your plans specifically for a steel or post frame building, with a design agency that understands how those structures work.

There are lots of questions that need answered when building a steel or post-frame home: where will you run your HVAC? How are your primary columns or posts going to be placed in order to be minimally invasive in your interior? What opportunities do we have to save costs by X-bracing or maintaining bay spacing rather than portal framing? These are not questions a stick-built home designer will ask, but ones that can save you money and time if answered on the front end.

What is more, there are a number of different ways to go about "building out" the interior of a steel building home, as well as different building codes that often govern steel homes and post-frame buildings. At Back Forty, we not only design barndominiums, but we also build and live in them, and can help ensure clients have access to the most up-to-date build methods.

We are also able to work with our network of steel manufacturers to price your building design in "real-time" and help create the ideal steel envelope for your home. When you work with Back Forty, your plans are true steel or post frame plans, which call out column/post placement, and use building details specific to your desired structure type.



"Liv was amazing to work with! When it came to customizing one of their stock floor plans to meet our wants but also budget and size restrictions, she listened to our ideas, provided honest feedback and her and the Back Forty Building team worked quickly to creatively give us everything we had hoped for."

-Lauren D, Via Google Review

ALTERATION FEES

We like to keep things simple!

STEP ONE:

Pick your one-time, flat fee below, based on the changes you want to make

CHANGE SHOP GARAGE ONLY

Changes to the
garage/shop size,
windows, or doors

\$75

MINOR ALTERATIONS

Minimal edits on interior
walls or window/door
adjustments

\$200

GENERAL ALTERATIONS

Layout changes,
adding/removing rooms,
or exterior wall edits

\$400

STEP TWO:

Pick any additional fees that apply to the changes you want to make:

REVERSE OR FLIP
THE HOUSE

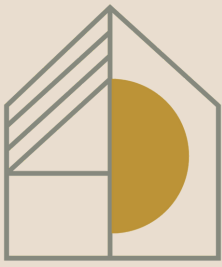
+\$75

ADD BASEMENT OR
CRAWLSPACE FOUNDATION

+\$200

CHANGE SQ FT. BY MORE
THAN 10% (UP OR DOWN)

+\$200



BACK FORTY
BUILDING CO.

Our Design Alteration Process



DETERMINE YOUR INITIAL NEEDS

Decide on the edits you'd initially like to see! Our office is here to help talk through any questions or ideas you have via email.



PROPOSAL AND INVOICE

We send you a proposal with the scope of your edits and an invoice for the cost of the stock plan, plus any alterations. We also include a full set copy of the stock plan you've selected when you purchase alterations (which provides plan details like specific dimensions etc. not available on our website)



PRELIM PLAN

Once your deposit is paid, we get to work! You can expect a prelim floor plan ready for you to review in 8-10 business days.



REVISION AND EDITING PROCESS

Take your time! Ask a lot of questions! Don't hold anything back! During this phase, we will be making requested changes, offering suggestions, and providing new plans for your review. Your design package comes with three major revision cycles, after the initial prelim. There is a \$100 fee for each major revision cycle beyond the included three.



FINALIZED PLANS + MODELING

Woo hoo! Now we celebrate! Your complete construction sets are finalized, and we provide you with your 3D model....your home has officially come to life! From the date of your paid invoice, to completion, expect 4-6 weeks.



A DESIGN AS UNIQUE AS YOU

At many design firms you get "passed off" to other designers or associates. At Back Forty our team works collectively on all projects, and you will always communicate directly with me (Liv) and Shawna (my right hand woman!)

I take immense pride in personally ensuring each and every plan meets strict quality standards, and that our clients have an experience that aligns with our "Five E's":

Easy
Enjoyable
Educational
Exceeds Expectations

It's a huge honor to be trusted with your home design, and I can't wait to work with you!

ASSEMBLE YOUR DREAM TEAM, FOR YOUR DREAM HOME!

We recognize the importance of working collaboratively with your building manufacturer, and offer a level of expertise and service AFTER your plans are completed, that is unmatched by any other design firm in the U.S.

We offer an in-house network of manufacturers who provide competitive pricing and 5-star service to Back Forty Clients. We also are happy to work directly with the manufacturer of your choice.

We also have an extensive network of builders, lenders, and other industry professionals that we are happy to recommend to our clients.

"The Back Forty Team, is such a great business to work with. They went above and beyond trying to meet our needs and requirements to help us meet code for our county so that we can build our home. If your looking for a great designer for your home and have any questions about barndos Liv is your gal, she is great! Thank you so much for making our dream a reality"

-Alison S, Via Google Review



backfortybuildings.com

