

# 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.

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 staff has over 30 years of architectural design experience and our design team is led by a full-time barndominium builder!

## 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!

*Liv & Tanner Berg*

*Paul + Emily Marshall*





# 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!."

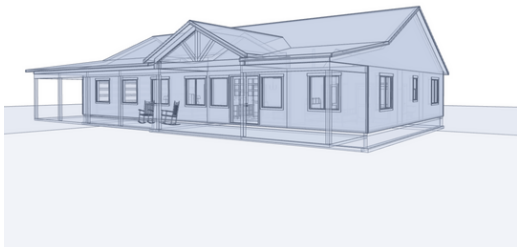
-Amberly D, Via Google Review





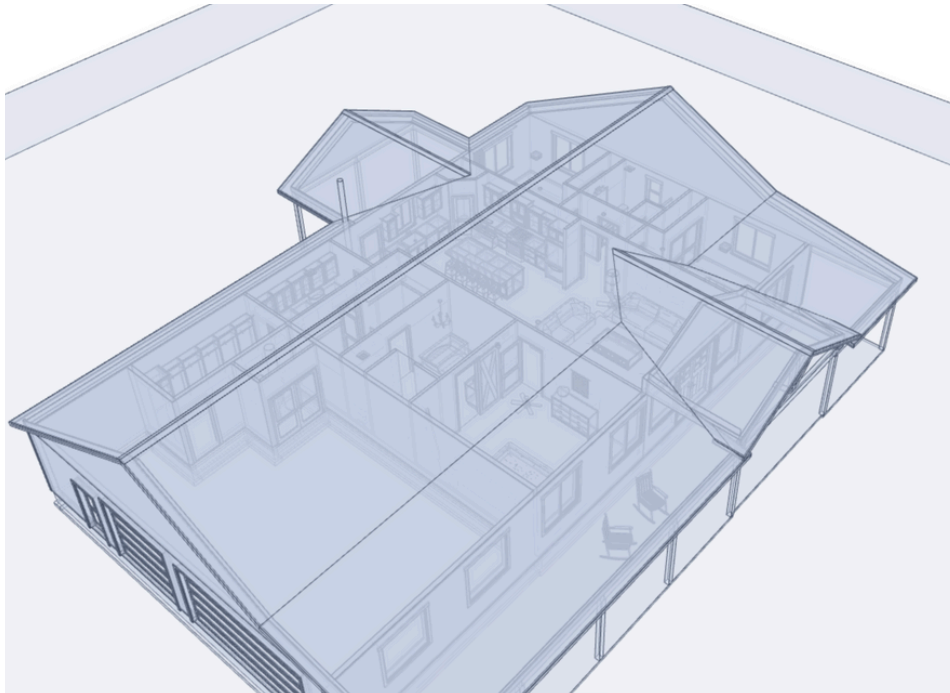
# Check out our newest client feature!

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!

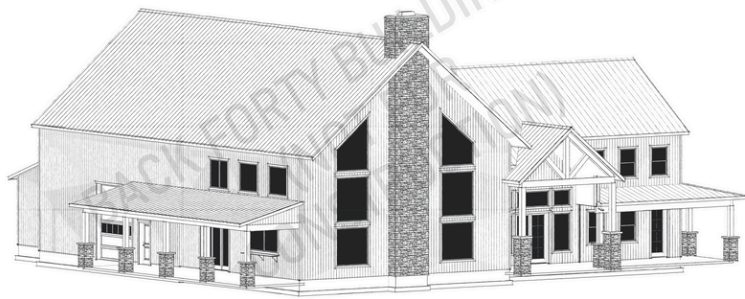


## NAVIGABLE 3-D MODEL

- 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

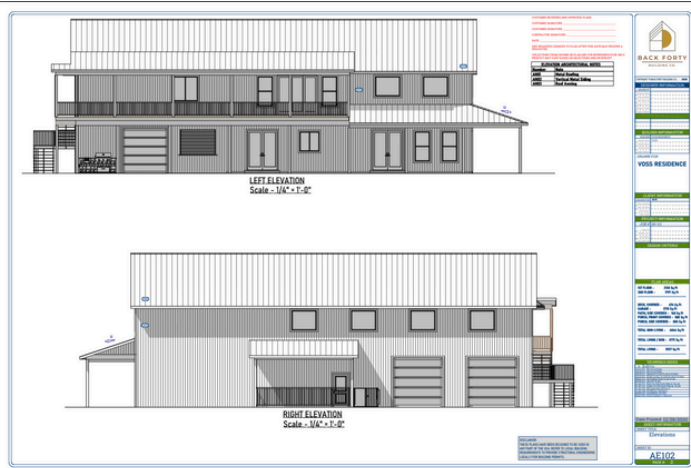


# What do my plans include?



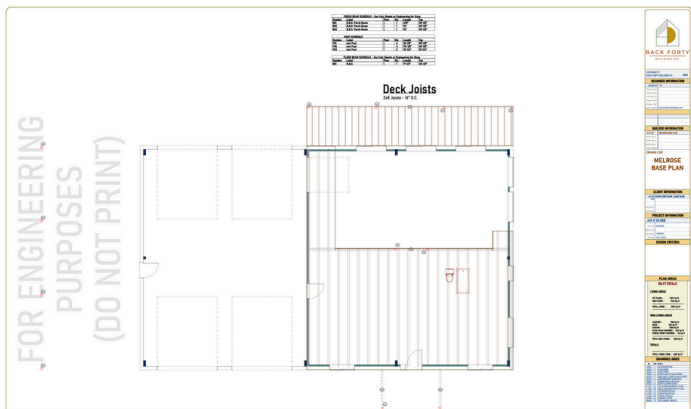
## 3-D EXTERIOR SKETCH

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!



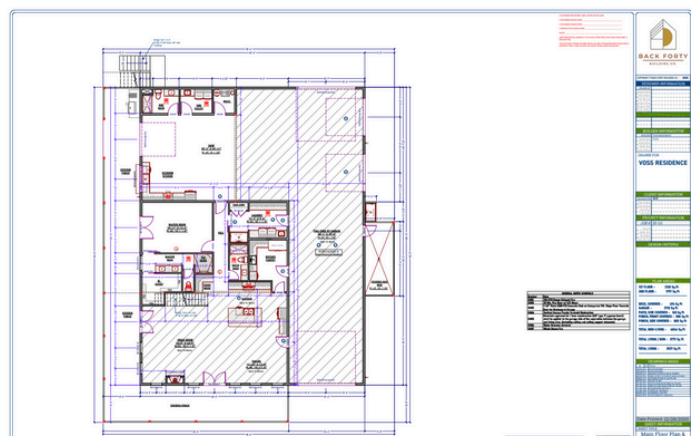
## EXTERIOR ELEVATIONS

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.

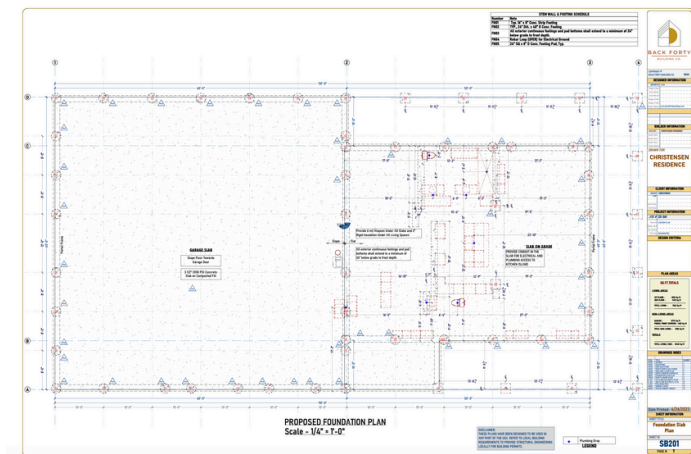


## DETAILED FLOOR PLANS

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.

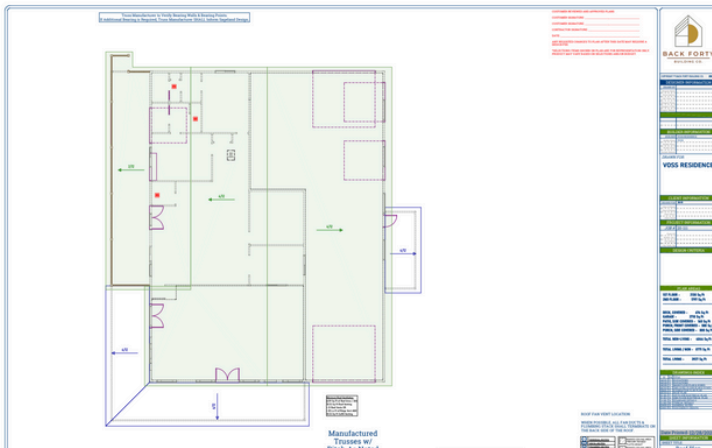
## PRELIM-STRUCTURAL FOUNDATION PLAN

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 fixtures. Some clients provide this sheet directly to their experienced foundation/concrete sub, and some clients take this to a structural engineer.s.



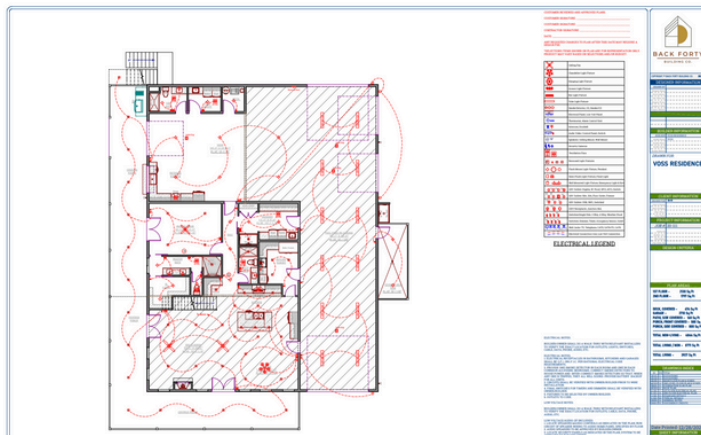
## ROOF PLAN

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

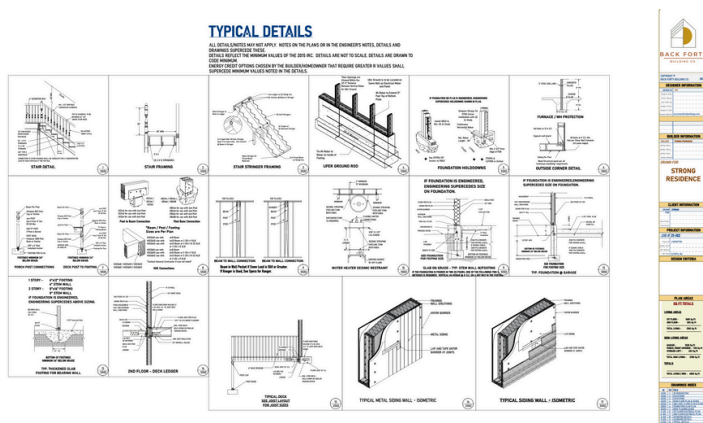
This section shows an electrical lighting plan that will enhance functionality and highlight your style and features of the home that you want to draw out. Bear in mind that while your electrical plan is designed to meet building code, many clients will end up making modifications to this plan with their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

# 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

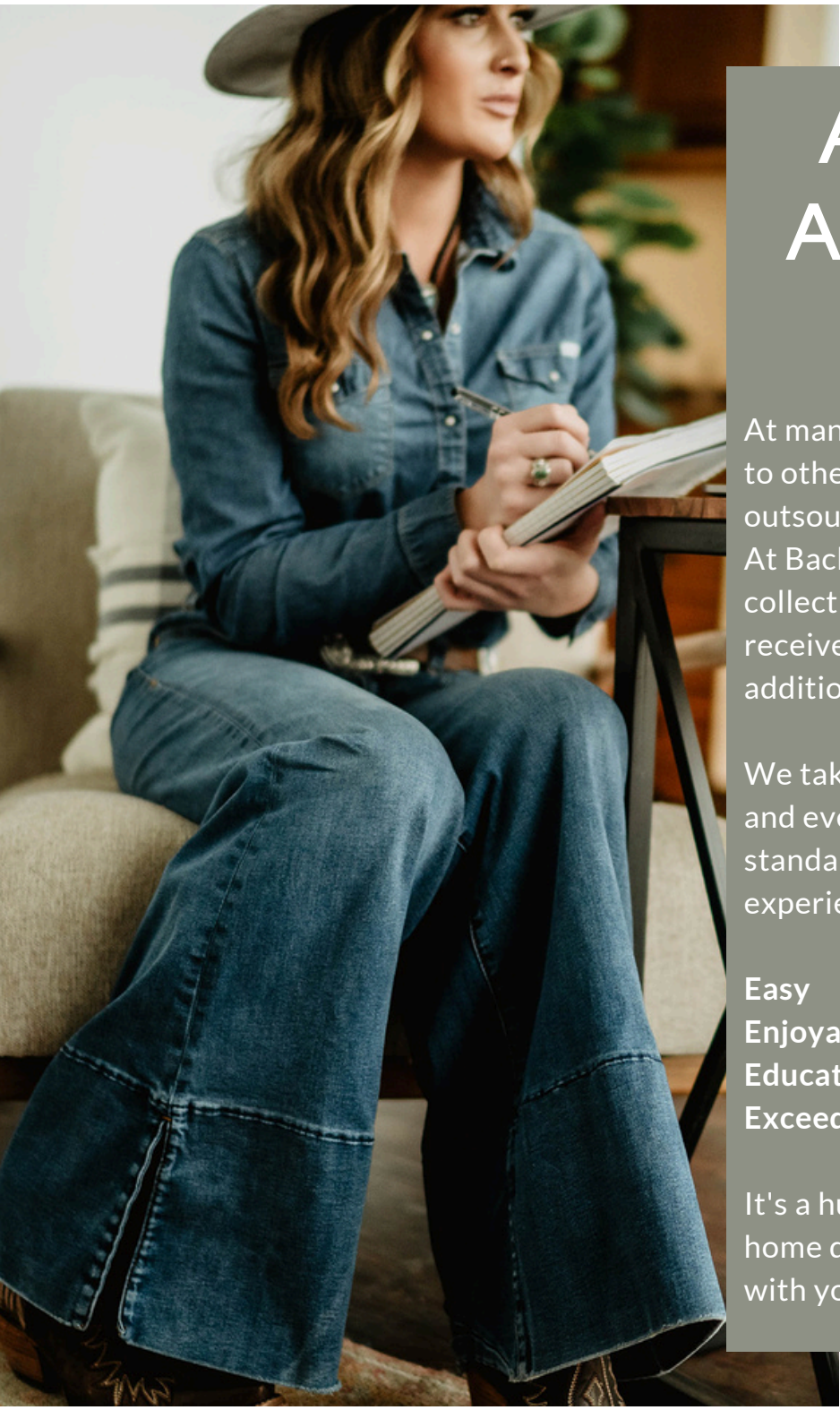
Take your time! Ask a lot of questions! Don't hold anything back! During this phase, we will be making requested changes, offering suggestions, and providing new plans for your review. **Your design package comes with three major revision cycles, after the initial prelim.** There is a \$100 fee for each 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 (or even outsourced to independent contractors). At Back Forty our in-house team works collectively on all projects, and you receive a dedicated Project Manager, in addition to our experienced designers!

We take immense pride in 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 we can't wait to work with you!





**BACK FORTY**  
BUILDING CO.

*Check out some of our work!*





# ASSEMBLE YOUR DREAM TEAM, FOR YOUR DREAM HOME!

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

We are proud to work closely with Graber Custom Structures to provide a 5-star design and build experience!



"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](http://backfortybuildings.com)

