

Our House Plan Modification Process: The Re-Use Standard

How do we get started with a house plan?

The process starts with an initial call or email to discuss what you're looking to build. Some helpful starting points to consider in finding the right floor plan for you are: what are your must haves? Desired square footage? Master down? Do you have a view from your property that you would like to maximize? Have you tried our Housematch feature on our website? You can send us a sketch of your ideas, photos, or a list of what you're looking for so that we can discuss the changes with you and suggest some of our existing, ready-to-build plans.

Can I make changes to a plan I like?

The short answer is yes! We'd love to customize a plan for you and make it your own. Using an existing floor plan as a starting point, we can work with you to make modifications to our designs. This is both a cost and time effective way to customize your house plan to your liking without having to start from scratch with a custom design. Let us know the revisions you have in mind and we can get the conversation started with an estimate and timeframe.

Time to make modifications.

After the initial conversation to determine an estimate and scope of work, we will provide you with a formal proposal. At this point, you pay an initial fee and sign the paperwork after giving any feedback/changes you would like included. Once we get started on the initial drawing changes, the process of providing you with a conceptual design, schematic design, and final construction documents takes about 6-8 weeks. This includes ensuring you the time to provide feedback and for us to make changes throughout the design process.

Conceptual & Schematic Design

Our first pass of drawings for your feedback will center around the conceptual design of your project. Some projects may just have revised floor plans, while others might have additional site plans and elevation changes. We will present these conceptual plans for your feedback so that we can hone the design and move into the schematic stage. It usually takes about 2 weeks to get a concept flushed out.

The schematic stage is really an open dialogue so that we can update and make revisions to the plans to your specifications. After the revisions are close to the finished design is a great time to share them with your builder(s) to establish a budget and make sure everything is on track before moving into the constructions documents. We will communicate the changes and final nuances with you before wrapping up the schematics. This is typically another 2 to 4 week process.

Final Construction Documents

Once all changes are made, we create polished final construction drawings. This will typically take another 2 to 4 weeks. Upon completion and final payment, you will receive a digital file of the construction documents (CDs) which you can share with your chosen contractor or builder. Your CD set will contain a roof plan, foundation plan, floor plans, elevations, electrical plan, wall sections and details as necessary to construct the design. Structural engineering is **not** included and not always required. This should be done locally by an engineer as a supplement to our CDs to make sure you meet local codes. Have your engineer contact our office and we can assist them in creating those additional drawings.

Get started with our plan catalog today:

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