



Planhaus Designs

DREAM - DESIGN - BUILD

Custom Barndominium Design & Engineered Plan Package Agreement

Client Investment: (based on a custom home of 3000 sq ft living space)

Custom Plan Package: \$5,000

Engineered Stamped Plan Upgrade: \$3,500

Total Project Investment: \$8,500

Scope of Services

Phase 1 – Custom Barndominium Design Package (\$5,000)

The Barndo Bros will provide a fully customized plan set tailored to the Client's land, lifestyle, and structural goals.

Included Services:

- Client Intake Questionnaire (Pre-Design Information Form)
- 3–4 Virtual Design Consultations with our Designer
- Up to 3 Plan Revisions
- Complete Custom Floor Plans
- Site Plan Layout
- 3D Walkthrough Renderings
- Exterior Elevations
- Cabinet Elevations
- Window & Door Schedules
- Roof Plans
- Electrical Plans
- Preliminary Foundation Layout
- Pre-Engineering Preparation Set
- Digital Plan Set Delivery (Printable Format)
- Shell + Erection Only Estimate

Additional Value Included:

Barndo Bros will also generate a Full Turnkey Construction Estimate through our affiliated building provider.

This estimate provides the Client with a clear, comprehensive cost projection for building the home as designed and gives the Client the option to build directly with The Barndo Bros under a separate construction agreement.

Phase 2 – Engineered Stamped Plan Upgrade (\$3,500)

This upgrade converts the custom design into stamped, engineer-approved construction blueprints.

Includes:

- Builder Consultation Prior to Engineering Submission
- Structural System Review (Post-Frame, Hybrid, or All-Steel Structure)
- Shell Specification Confirmation (Framing System, Steel Gauge, Load Requirements, etc.)
- Alignment of Structural Specifications with Final Design
- Coordination with Licensed Engineer
- Structural Analysis & Load Calculations
- Official Stamped & Approved Structural Plans
- Final Engineered Blueprint Delivery

This consultation ensures the selected structural system and material specifications are properly aligned before engineering begins — minimizing delays and avoiding redesign costs.

Project Process & Order of Events

Step 1 – Pre-Design Intake

Client completes Design Questionnaire outlining:

- Land details
 - Desired square footage
 - Budget range
 - Structural preferences
 - Aesthetic inspiration
 - Functional requirements
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Step 2 – Initial Design Consultation

Establish:

- Layout direction
- Room flow

- Exterior concept
 - Structural direction
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Step 3 – Design Development (Calls 2–3)

- Plan refinement
 - Revision adjustments
 - Structural system decision
 - Preliminary plan finalization
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Step 4 – Builder Structural Consultation

- Confirm shell type
 - Confirm framing system
 - Confirm structural specifications
 - Prepare plans for engineering submission
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Step 5 – Engineering Submission

Plans submitted to licensed engineer for:

- Structural analysis
 - Code compliance review
 - Load calculations
 - Official stamping
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Step 6 – Final Delivery

Client receives:

- Engineered & Stamped Blueprint Set
 - Construction-Ready Documents
 - Turnkey Build Estimate
 - Shell + Erection Estimate
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Payment Structure (est. for 3000 sq ft living)

Total Project Cost: \$8,500

- \$5,000 – Custom Design Phase (Due at Project Start)
- \$3,500 – Engineering Upgrade (Due Prior to Engineering Submission)