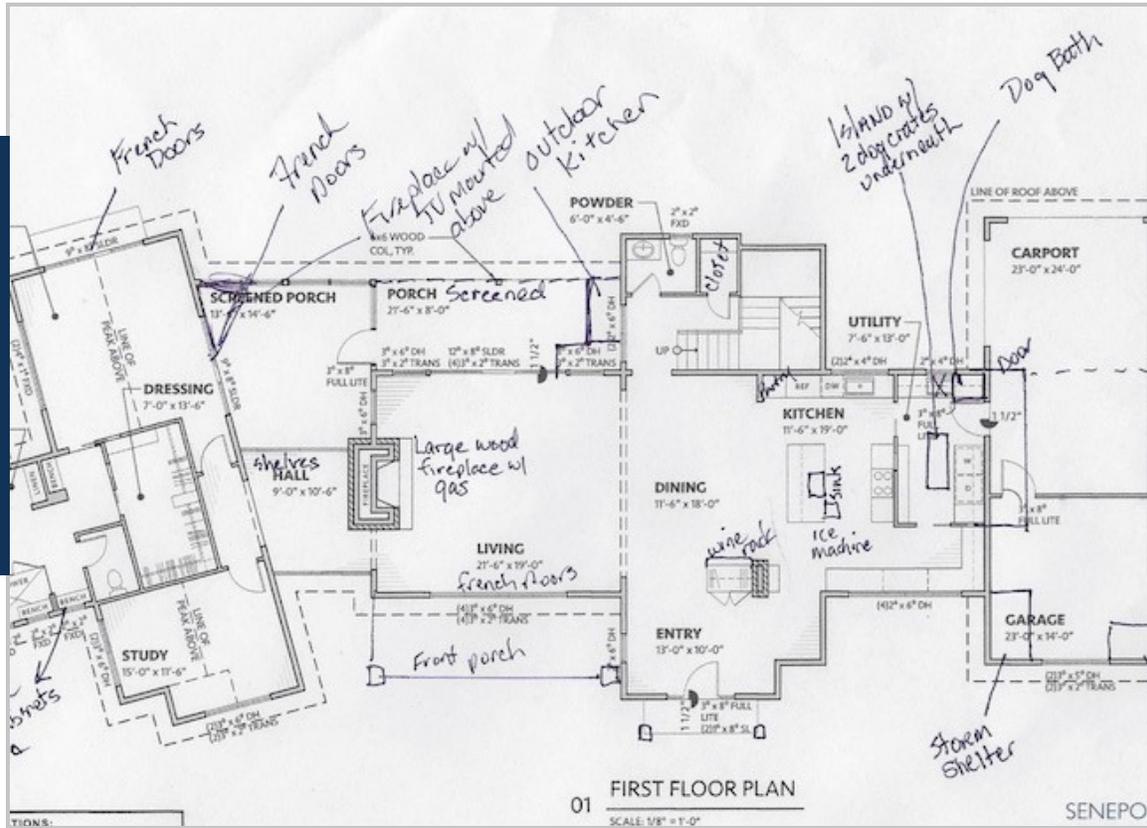


Modifications Guide



Customize your Dream Home from one of our Intentional Designs!

Your in-depth guide to understanding the Perch Plans modifications process, plus answers to some of the most commonly asked customization questions

First, pick a house plan you like. Start with a general style, size and flow that fits, and go from there. If you're having trouble deciding between two or three, we're happy to help you sort through that.

Then comes the fun part. It's time to dream about what your perfect house would be like. What would you add, remove, move to make this home your own?

Put together your ultimate wish list, and send it over to info@perchplans.com. If you have a general idea of what you want, but not sure how to make it happen, we can schedule a phone call with one of our architects to give you more guidance on how to best personalize your home.

Or if you know exactly what you want, just send a specific list of modifications, preferably with a marked-up or redrawn floor plan. The more detail you give us, the better.

From there we'll put together a proposal for you. Modifications are \$120 per hour, and your estimate will be broken down so you can see how much each adjustment or section of the house will cost. You're not locked into anything at this point, so if you want to add or remove any of the changes, this is the time to do it.

Our plans include a lot more detail and information than a typical online floor plan, which aids your builder tremendously during construction and lowers the likelihood of mistakes. However, this does also mean that making changes can be more expensive.

Because of all the drawings that we include (floor plan, interior and exterior elevations, roof plan, ceiling plan, MEP, etc.), a major modification has to be changed on each one, and that adds time. If you've got a specific budget in mind for design, tell us! We'll do our best to help you stay within that, and let you know what kinds of changes are feasible.

OUR PROCESS:



Choose
Your Design



Modify
(or Don't)



Receive
Digital Files



Receive
Box Set



Start
Construction

The proposal only shows the cost of modifications, not the house plans. The plans and other add-ons are purchased separately online. This helps us track our orders and keep everything organized. You will also get an approximated ETA for the finished drawings, based on our other current projects and deadlines.

Once the modifications estimate is approved, you'll get an invoice for the 50% deposit for the changes. After the deposit is paid on the plans purchased we will add your home to the queue. The remaining 50% modifications fee is due upon the completion of your design.

Only one architect will be assigned to your home, so you get to work with them directly on any adjustments or questions. You'll be asked to approve the new changes twice, first with just the new floor plan layout and room measurements, then the full set of construction drawings.

We can make adjustments as needed to anything included in the original scope of the proposal. However, anything outside that scope will be an additional modifications cost. Please keep in mind that extra changes may push back the final delivery date of your completed plans.

Once all the drawings are done and approved, you will receive a Dropbox link to download all of your digital files. In the next few business days you will also get a shipping confirmation email with tracking information.

We will mail you our trademark blue linen box with one printed set of all your construction drawings, specifications, and energy calculations, inclusive of any modifications you may have made. Along with that is a flash drive already loaded with your files, so you can take this to any local print shop and make as many copies of the plans as your builder needs.