

## Barndominium - Terms and Rates

### Design Plans include:

- Pdf files of Floor Plans, Exterior Elevations, Notes and Schedules
- Please see example of design plans  
[https://staugustinehouseplans.com/wp-content/uploads/2022/09/MCD-HP-003\\_2022-09-21.pdf](https://staugustinehouseplans.com/wp-content/uploads/2022/09/MCD-HP-003_2022-09-21.pdf)

### Required steel building information (by others):

- Layout plan of columns
- Column size at top and bottom
- Eave height
- Roof pitch

### Required home owner information (by others):

- Floor plan sketch
- Please see <https://staugustinehouseplans.com/customer-information/sketch-plan/>

### Process:

- Process includes a preliminary (first) markup, two additional markups and the final set
- Markups are for making minor changes and fine tuning your vision
- 50% retainer to start
- 25% due upon receipt of preliminary set (first markup)
- Final set produced if any mark-up is not returned within 60 days
- Final balance due upon receipt of final set
- Square foot jobs are priced by all areas to be built
- Final balance is calculated by the maximum square footage drawn
- "Preliminary" removed and CAD files provided after final payment is received

**Base S.F. Price for Barndominium (see image above):**

- \$0.65 S.F. - One Story (living area)
- \$0.80 S.F. - Two Story (living area)
- \$0.25 S.F. - Non Living Area

**Electrical Plan S.F. Price for Custom Homes**

- \$0.15 S.F.
- Electrical Plans are required by most building departments

**Multiple Staircases (one per building included):**

- \$145 each additional staircase for two story

**Additional hourly Work:**

- Changes made after the final draft are charged by the hour
- Major changes to markup. Examples may include a substantial reduction in S.F. or different exterior wall configuration that changes the roof
- Preliminary hourly work for insufficient sketch
- Lofts may have additional cost

**Hourly Rate**

- Hourly rate \$100

**Minimum Job**

- Minimum job price \$1000

### **Site Plans (St Johns County Only)**

- Simple Site Plans are billed by the hour to determine if your house will fit on a small lot
- Permit Site Plans are billed by the hour
- Limits of fill and finished floor elevation by others
- For all Site Plans you will need to provide me with the AutoCAD file of your property from surveyor
- I do NOT do Site Plans for properties with Wetlands

### **Engineering**

- McConnell Custom Design does the Design Drawings
- A Structural Engineer does the Structural Drawings
- A Truss Manufacturer does the Truss Drawings
- They are all separate companies and are all required to get a permit
- If this is confusing, please see the <https://staugustinehouseplans.com//building-insights/design-build-process/>

### **Non St Johns County, FL Jobs**

- I am familiar with St Johns County
- Projects outside of St Johns County may require additional hourly work

## Additional Terms

- All Payments are Due Upon Receipt (no terms)
- Payment is due within three business days of receiving invoice (five business days if out of state)
- Retainer may be refunded minus \$400 within three days of receipt of retainer. No other refunds.
- The use of copyrighted material without permission is punishable by law. Client assumes all responsibility, liability and damages that may occur by providing sketches, plans, pictures, ideas, material or communications to Tom McConnell of McConnell Custom Design. It is the clients responsibility to obtain and secure permission for modifying, copying, transferring or altering in any way protected intellectual property provided to Tom McConnell of McConnell Custom Design.
- Client agrees they are hiring Tom McConnell of McConnell Custom Design to provide graphic design drawings. Client assumes all responsibility, liability and damages that may occur from the use of graphic design drawings.
- Rates are subject to change
- The owner/client agrees to pay a service charge of 2.5% on past due amount per month (or the maximum allowable by law, whichever is greater). If it is necessary to place the account with an attorney for collection, McConnell Custom Design is entitled to recover all attorney fees, court cost and current hourly rate for all time collecting outstanding monies owed.