



Thank you for trusting Greg James Designs with your building design needs. We offer fully custom designed plans where we work closely with you to create your custom home. We also sell plans that are ready to purchase aka “As Drawn Plans”.

Our “As Drawn Plans” are plans that have already been completed, that can be purchased by you. If you would like any changes to be made to the plans, you will be charged our hourly rate of \$75 per hour with a 3hr minimum. If the plans will require more than three hours, we recommend doing custom plans and use the “As Drawn Plan” as a reference. ***The Overall building size and height may not be changed, except for the roof pitch during the revision process.*** We have three types of building plans to choose from. They are the “All Steel Bolt-Up”, the “Weld-Up”, and the “Post and Frame aka Pole Barn”. Each of the plans are drawn specifically with the post placement and wall width for the specific type of building listed. You do not want to purchase a plan that is specifically drawn as “All Steel Bolt-Up” to use as a “Post and Frame” because the post placement would not fit and could interfere with the door and window placements.

Here is what will be included with our “As Drawn Plans”:

1. Floor Plans

2. Elevations

3. Architectural renderings

4. 3D renderings of your home

5. Second floor framing plan

6. Basic Foundation and Electrical plan

****Examples shown pages 3-6***

***** All plans will be transmitted electronically.***

Please Note: We do not provide an Architectural Stamp, however most building manufacturers will provide the stamp with your building purchase which includes your wind, snow, and seismic load.

We also offer a “Plan Preview” that you can purchase. You will receive a copy of the floor plan and an exterior rendering. the price will be credited towards your “As Drawn Plan” purchase. If you purchase “Plan Previews” for multiple houses your total purchase price will be credited to the purchase of your “As Drawn Plans”



Pricing for our "As Drawn Plans" are based on the footprint of the building, not the overall total square footage of the building. "Plan Preview" Pricing below

Plan Preview	\$125 plus printing and shipping cost
All plans up to 2500 sq. ft	\$1,588
Plans between 2501-4000 sq. ft	\$1,688
Plans between 4001-6000 sq. ft	\$1,788
All plans that are 6001 sq. ft	\$1,888

We also offer these additional services:

\$75/hour for 3D walk through of plan on zoom or an in-office 3D viewing.

\$75/ rendering set for exterior color options of plan.

\$250 site plan.

\$100 CAD File.

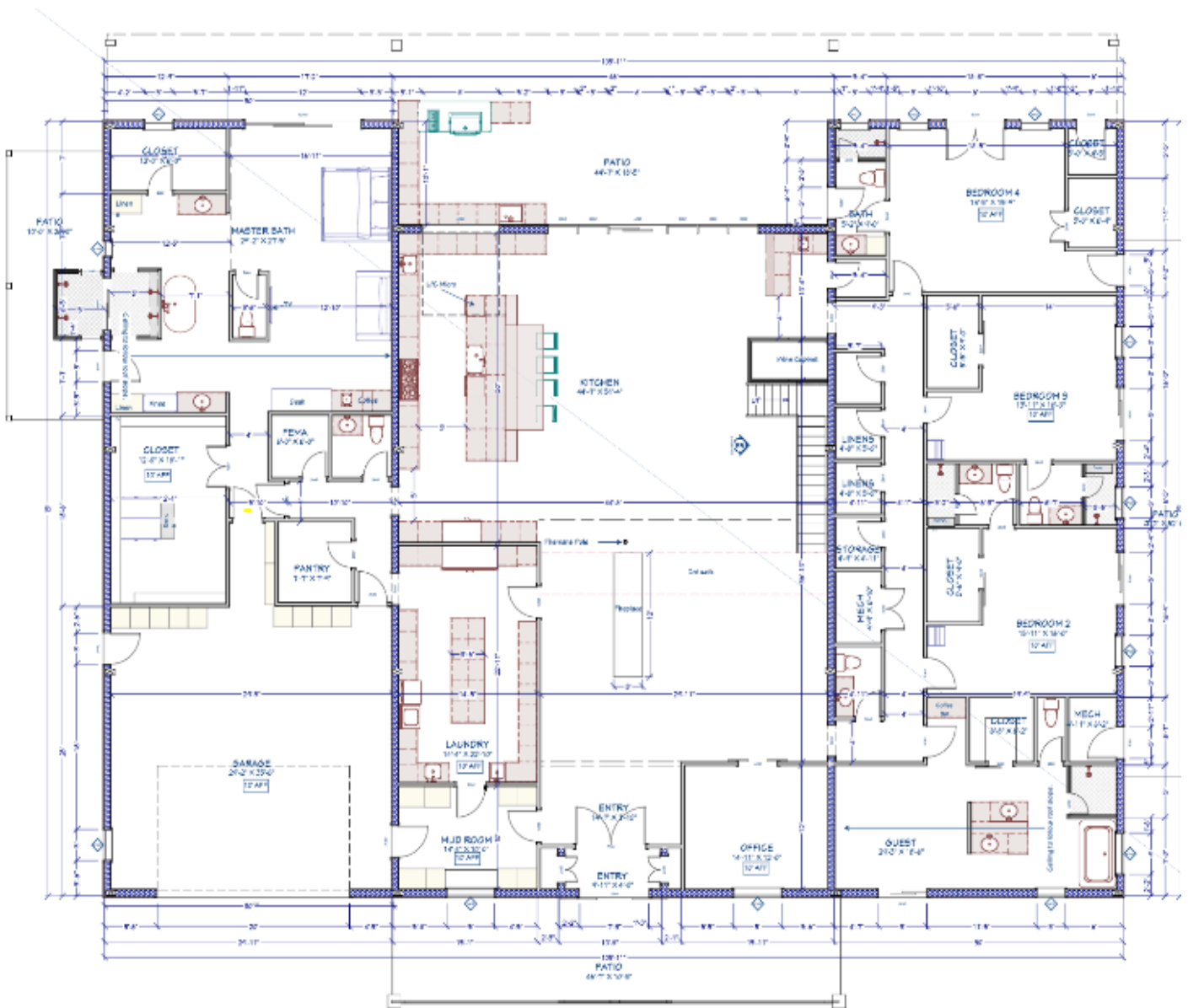
You can visit our website at www.gregjamesdesigns.com or our Facebook page at www.facebook.com/gregjamesdesigns to view some of the homes and projects that we have designed. Greg also has some very informative videos about building a metal building home on <https://www.youtube.com/channel/UC304R5SK0fBes2rUgzsAv4g>.



Example of a Full Set of Buildable Plans

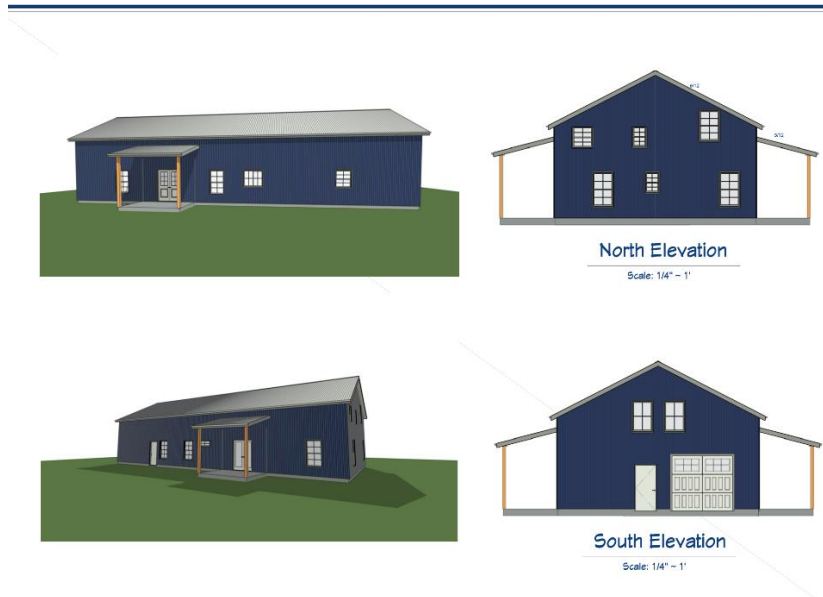
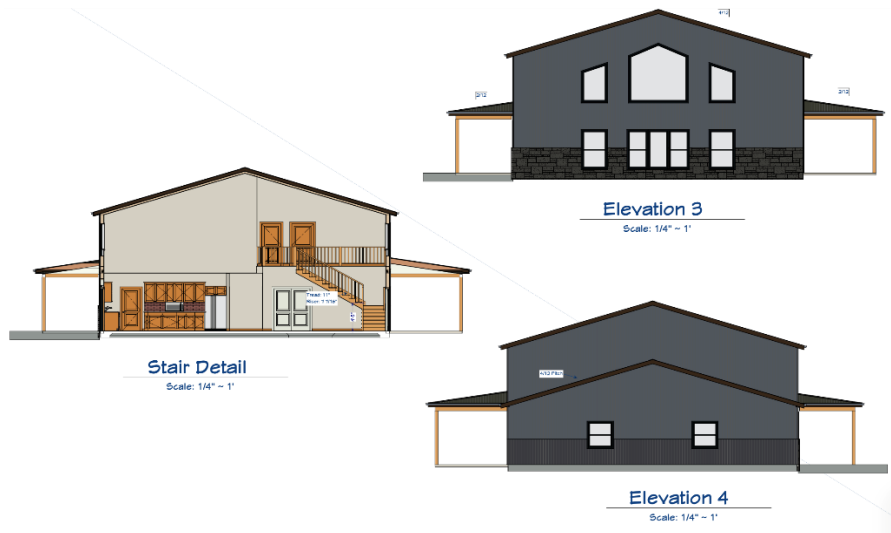
*each piece of this example is a different home design

Floor Plan:



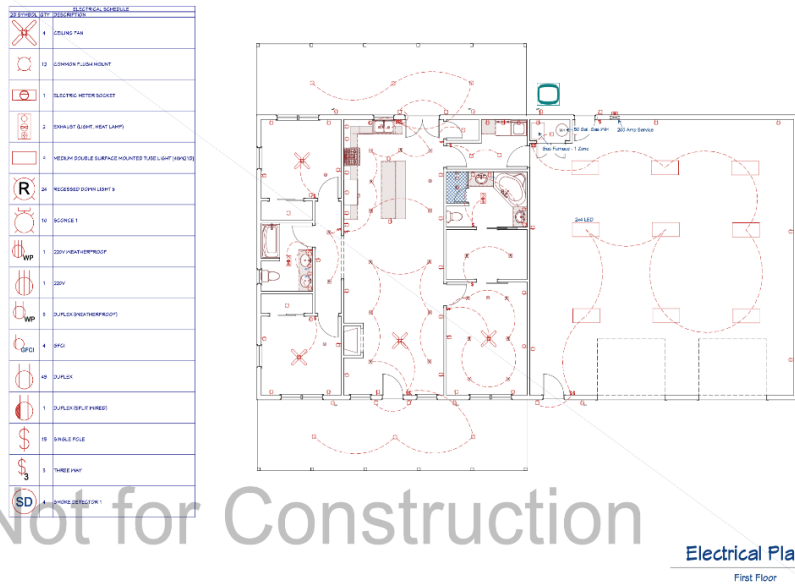


Elevations of Home and Orientation of house:

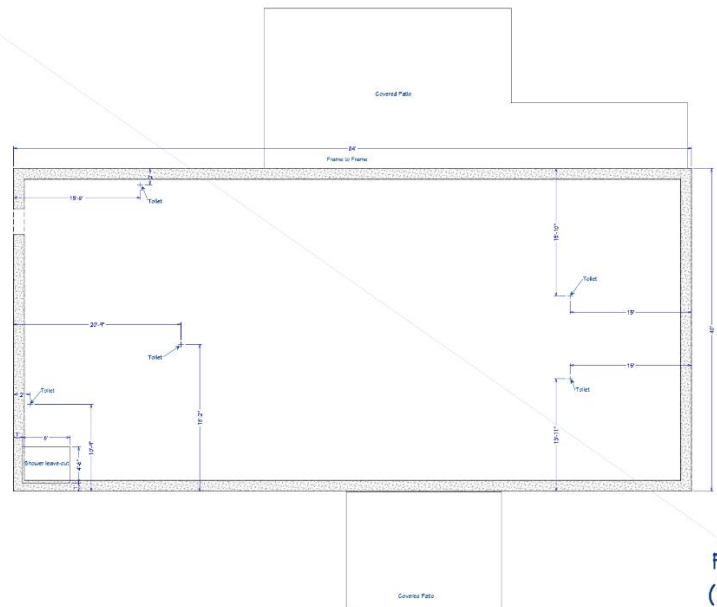




Electrical Plan:



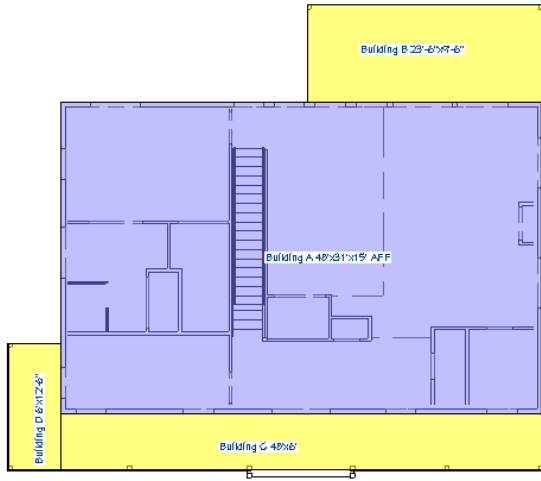
Basic Foundation Plan:



Scale: 3/16" = 1'

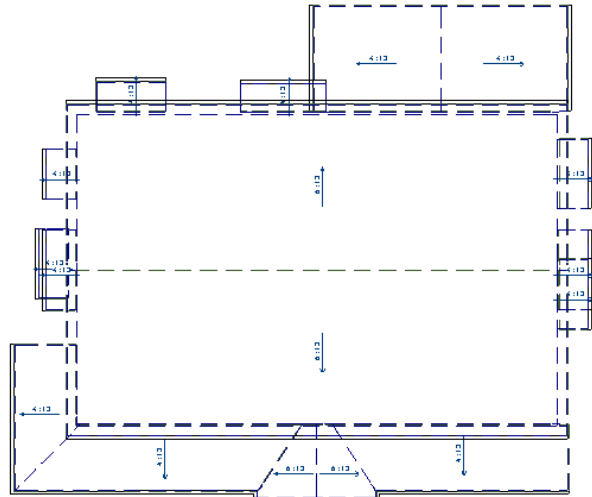


Building Structure and Roof Plan:



Building Structures

Scale: 1/4" = 1'



Roof Plan

Scale: 1/4" = 1'

Site Plan Example:

