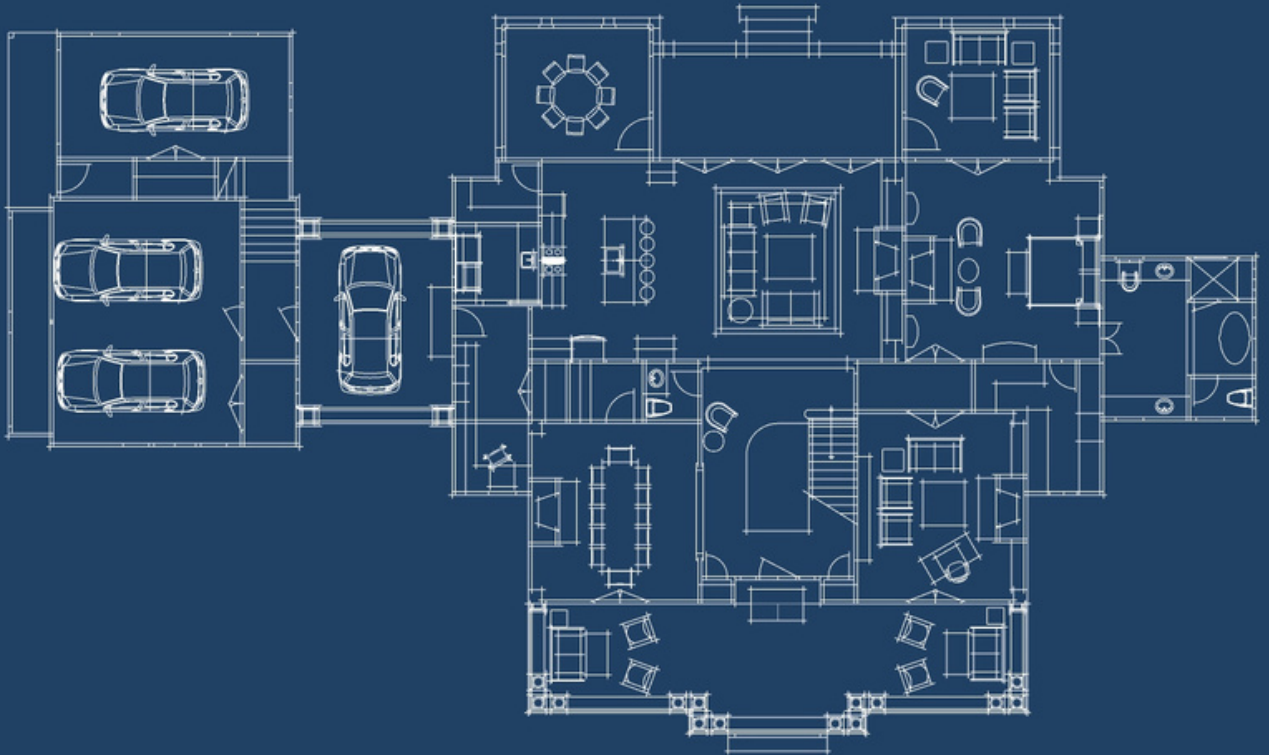


STEPHEN FULLER



HOUSE PLAN MODIFICATION

PROCESS

2023

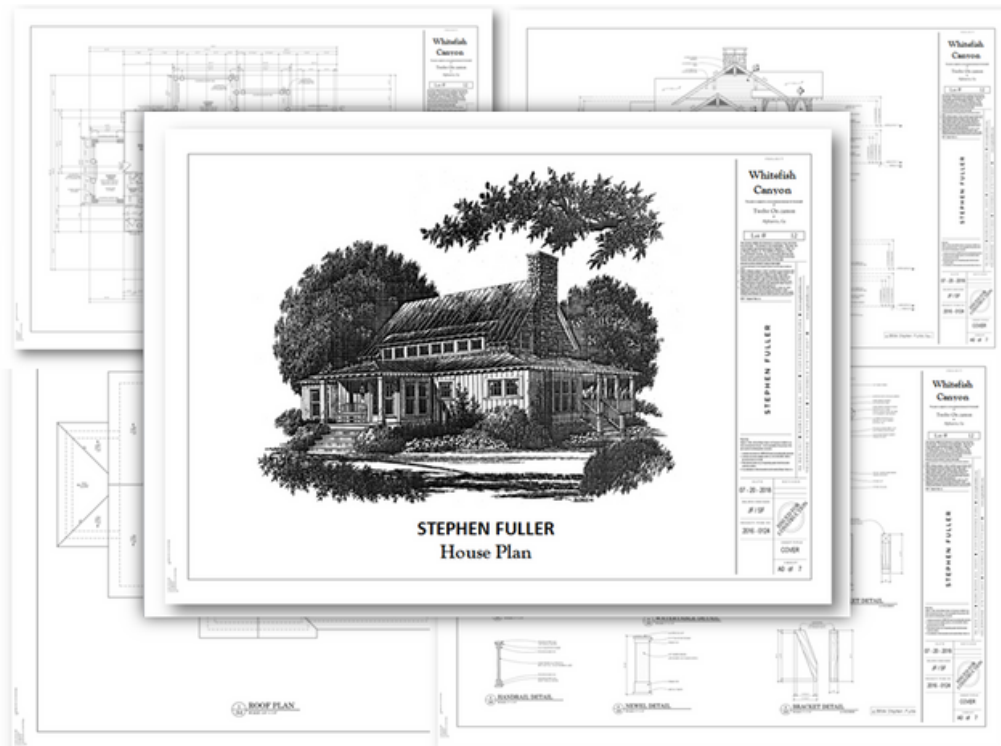
STEPHEN FULLER

HOUSE PLAN MODIFICATION

Services

Selecting a home design that will perfectly fulfill all of your lifestyle needs can be challenging. And the fact is, because of your personal design criteria or even the constraints of your lot we may not have a portfolio design that has everything you want.

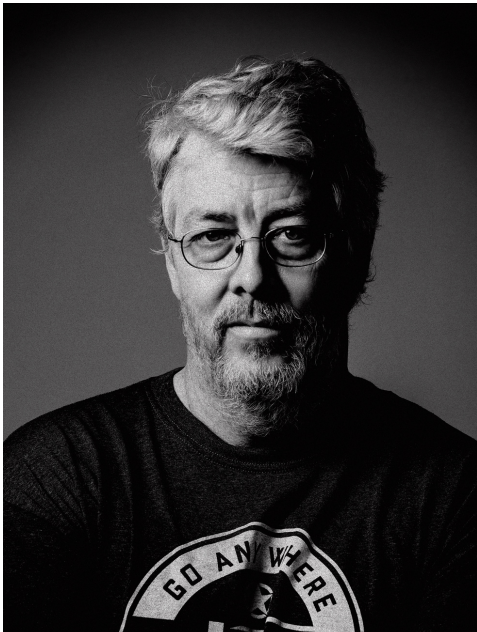
That's where STEPHEN FULLER, Inc., modifications services come in. These services allow you to make adjustments to virtually any aspect of our home designs. This includes exterior materials, square footage, design features such as fireplaces, ceiling treatments, and more. In reality, these services can help you create a custom home without the time and expense of literally designing a home from start to finish.



STEPHEN FULLER

ABOUT

Stephen Fuller



In a notable career, STEPHEN FULLER has received more than 40 awards of excellence for superior design, including three “Best In American Living” commendations from the National Association of Home Builders. Though Stephen believes that professional accolades are gratifying he mostly believes that just as meaningful are the countless affirmations he hears from families who draw unending pleasure and comfort from his creativity. Stephen Fuller’s instinctively fresh approach gives his designs noted personality.

With Stephen there is always a surprising newness, even in his respectful interpretations of long loved styles. Instead of expected corners, you’ll see sunlight bathing open spaces. In place of rote predictability, you’ll find sensitive responses to family needs. And in every room you will spot the signature accents that underscore true quality.

Through his designs, STEPHEN FULLER gives expression to an abiding philosophy, that a home should live in harmony with its surrounds, and that tradition should live in harmony with time. A STEPHEN FULLER home is more than a residence; it is a thoughtful balance between nature and man. It is a place where the best of the past coexists with the demands – and opportunities – of today. These are the secrets that open the door to livable, functional style that is always elegant and distinctive about STEPHEN FULLER designs.

STEPHEN FULLER



"There is no part of a house that should not be thoughtfully considered. Each small detail plays a role and adds to the overall sculpture that is the home." – STEPHEN FULLER

HOW

The House Plan Modification Process Works

The process is simple.

- 1) Select the STEPHEN FULLER house plan design you would like to modify.
- 2) Review the design and list the items you wish to change to the designated pages within this booklet.
- 3) Email, Fax, or mail your modification request to our office along with your lot survey. Our email address is, houseplans@stephenfuller.com. Once we receive your notes regarding the changes you would like to make, we will provide you with a cost estimate to make these changes to the existing Stephen Fuller house plan.
- 4) When the design modifications are complete, and you have approved the final changes, we will provide you with a digital PDF file of construction documents detailing your modifications for use in the construction of your new home.

WHAT

Changes you may want to make to a house plan

What can be changed?

The most common modification request we receive is for changes to the exterior of a plan. These can range from simple changes in material to redesigning the entire exterior facade.

Square footage changes can be made by increasing or decreasing room sizes to accommodate built-in cabinetry, special furniture, or other family treasures. Bathrooms and kitchens can be redesigned to meet your specific traffic patterns. Offices can be added, rooms relocated to be used as nurseries, and dog baths added in place of or in addition to drop zone areas.

Almost any modification is possible. These are just a few.

Garage Modification:

- Change a two-car Garage to a three-car
- Add a separate one or two car Garage

Exterior Modifications:

- Design a new elevation
- Change exterior materials
- Add a Patio, Sun-Room, Screened/covered Porch or exterior Fireplace

Interior Modifications:

- Add or remove a fireplace
- Add built in cabinetry in Media Room
- Redesign the Master Bathroom
- Redesign a secondary bathroom

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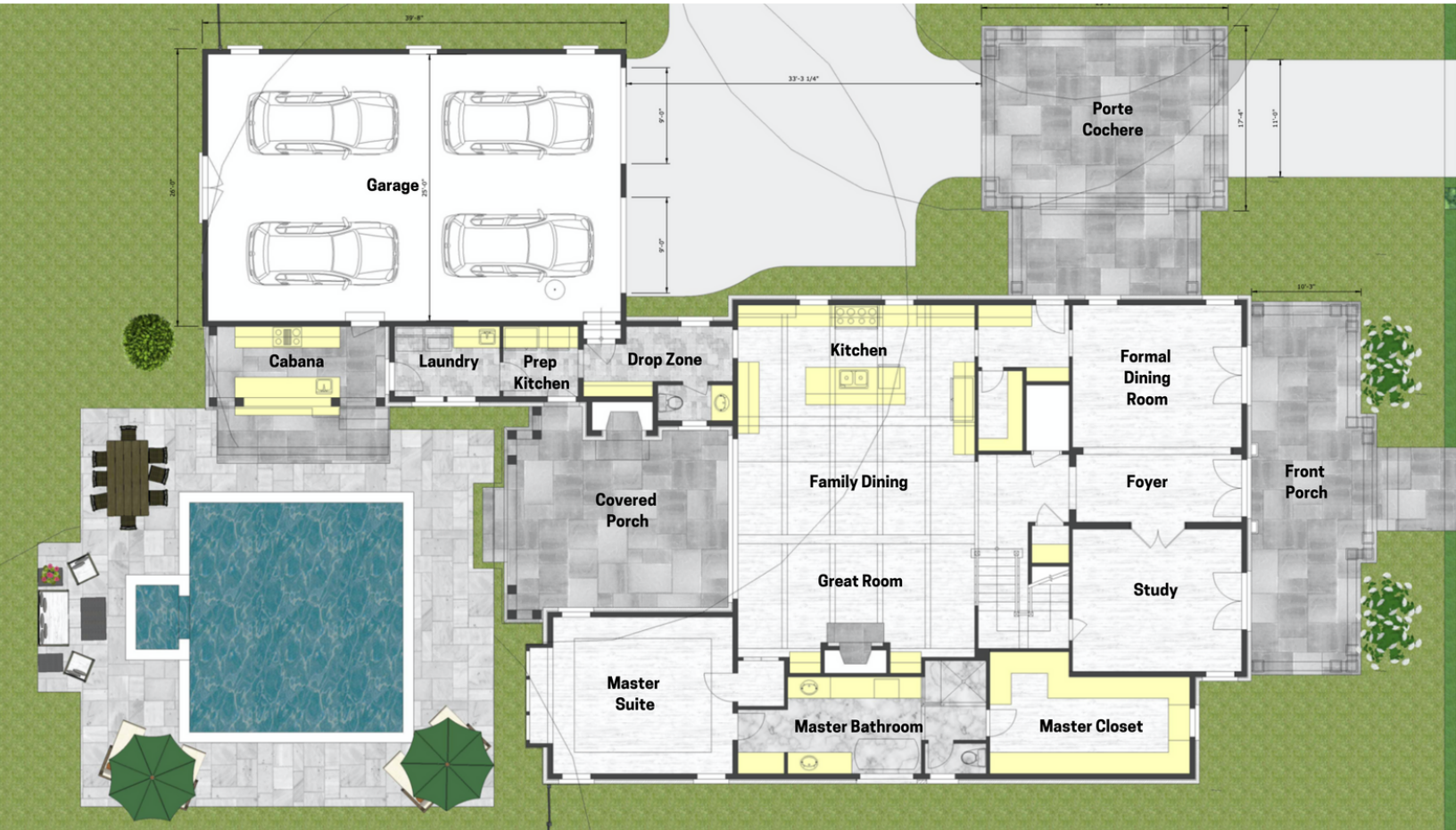
- Redesign the Kitchen
- Minor increases or reductions of square footage
- Change ceiling heights
- Add tray ceiling details
- Change a daylight Basement to a crawl or slab foundation
- Convert Basement framing to post and beam construction
- Convert 2" x 4" construction to 2" x 6"
- Redraw the plan in reverse orientation

Attic Modifications

- Add a Bonus Room
- Add one or two Bedrooms and a Bath
- Add permanent stairs to the Attic

Any and all modification services do not include the cost of the original plan/s, which will be added to the proposal and agreement and must be paid for prior to beginning the plan modification process.

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Perhaps add a Porte Cochere for a quick drop off on a rainy day.

*STEPHEN FULLER Quince Berry Floor Plan Shown Here
4,750 Total Square Feet*

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Perhaps create a separate Den and additional Bedroom for guests and family on the upper level.

*STEPHEN FULLER Quince Berry Floor Plan Shown Here
4,750 Total Square Feet*

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Add a Screened Porch

*STEPHEN FULLER Bayberry House Plan
Screen Porch Shown Here*

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Add a detached garage to your home instead of attaching it.

*STEPHEN FULLER Camber Cottage Front Elevation Shown Here
2,600 Total Square Feet*

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Perhaps add a double vanity to your Bathroom if the existing plan reflects a single vanity.

*STEPHEN FULLER Custom Home Interior Shown Here
9,600 Total Square Feet*

STEPHEN FULLER



Perhaps add an alcove for a Bathtub or
an efficient Butlers Pantry off the Kitchen.

*STEPHEN FULLER Custom Home Interior Shown Here
9,600 Total Square Feet*

TIMING & COST

How long will it take?

The length of time depends on the number and complexity of modifications requested. We will provide a time frame for completion upon your approval of the estimate. Currently we are requiring 2-3 weeks to create an estimate, 12-18 weeks for initial Phase I plan modification designs, and an additional 4-6 weeks for Construction Documents once the designs are approved.

What will it cost?

The fees for the modification of any STEPHEN FULLER, Inc.® existing house plans are based on direct time accrued at the following hourly rates:

- Senior Designer \$350.00/Hour
- CAD Production \$150.00/Hour
- Detail Drawings \$110.00/Hour

Attention to detail and architectural artistry is the hallmark of a STEPHEN FULLER home design. Our Modifications Team will apply that same philosophy to insure that the integrity of the original design is maintained. More important, the quality of our construction documents will properly convey the details you seek in your new home.

Any STEPHEN FULLER design modification by our design team is truly a custom home. One you will enjoy living in for many years to come.

Email us if you would like to modify your STEPHEN FULLER house plan, info@stephenfuller.com

REVIEW

On the following pages you will find a request form for STEPHEN FULLER Inc. modification services.

The preliminary review of your project is a complimentary service of STEPHEN FULLER, Inc.® and all requests for modification applications are followed up with a proposal and agreement. There is no obligation to proceed with any service until the contract issued with the proposal is executed.

Receiving a quote for customizing your home design is as easy as filling out the attached questionnaire.

Prior to beginning any modification a fee for the services requested is established and an agreement is issued to reflect this fee.

An initial payment (IP) will be due at the time of project execution.

Consultation Services:

Occasionally questions or direction for possible revisions to STEPHEN FULLER, Inc.® plans arise that require a preliminary consultation. This is typically beneficial when there is some question as to what is possible when revising a design. It also allows the homeowner the ability to get ideas as to design solutions that could be available for their individual needs.

These consultations usually last approximately two hours and STEPHEN FULLER, Inc.® provides this service at an hourly rate. Additional meetings will be billed at the hourly rates as listed above and these meetings are typically followed up with a proposal and contract to complete the desired modifications.

Upon review of your changes and completion of the attached request form, we will email you to set your consultation time.

YOUR DETAILS

Last Name:

First Name:

Mailing Address:

City:

State:

Zip:

Email Address:

Phone Number:

Address of Lot/Property:

City:

State:

Zip:

How did you hear about us?

YOUR NOTES TO US

Lot Survey: Attached _____ Not Available _____
Photos: Attached _____ Not Available _____

If you are wanting to modify a STEPHEN FULLER Plan:

SF Plan to be Modified:

PLAN NUMBER:

PLAN NAME:

Description of Modifications:

Interior Changes? Yes No
Exterior Changes? Yes No

First Floor:

Second Floor:

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YOUR NOTES TO US

Basement Level:

Front Elevation:

Side & Rear Elevation:

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YOUR NOTES TO US

Additional Notes:

REMINDER: Don't forget to send us your lot survey!

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"The difference in creating places where people want to live versus places they would rather avoid, is the creation of a collective commitment to preservation, improvement and quality that forms the fabric underneath the public realm of construction."
– STEPHEN FULLER

*STEPHEN FULLER 12 on Canton Front Elevation Shown Here
4,859 Total Square Feet*

HOUSE PLAN COPYRIGHT INFORMATION

Limited re-use license to build a STEPHEN FULLER home from any house plan copyright materials.

When purchasing a STEPHEN FULLER House Plan you will want to take into consideration that all house plans, floor plans, renderings, photographs and elevations are the intellectual property of STEPHEN FULLER Inc. and may not be reproduced by any means electronic, mechanical, photo-mechanical, recorded or otherwise – without written permission of STEPHEN FULLER Inc..

When a set of house plans have been purchased you are licensed to construct only one home from that plan. The license is not transferable and the plan cannot be legally reproduced except by STEPHEN FULLER Inc. The liability of STEPHEN FULLER Inc. in connection with our house plans and a home constructed there from is limited to the total license fees paid by the purchaser for the plans.

Every STEPHEN FULLER Inc. house plan purchased has the following copyright information printed on each page of the plans.

NON-EXCLUSIVE LICENSE TO BUILD ONE HOME

You have purchased a non-exclusive license to use this plan to build one home. STEPHEN FULLER Inc. and Design Traditions are our exclusive marks. When you purchase this plan you agree not to use, publish or place any sign the trademark or the names STEPHEN FULLER Inc or any derivative thereof, without the prior written consent of STEPHEN FULLER Inc. You also agree not to use, publish or place on any sign the names of the plan or the collection of which it is apart without prior written consent of STEPHEN FULLER Inc.. Any breach of this agreement shall entitle STEPHEN FULLER Inc. or Stephen S. Fuller individually to pursue any and all remedies they may have, at law or equity, including, without limitation, injunctive relief or cease such breach.

STEPHEN FULLER

HOW TO CONTACT US

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