



Designing the Private Retreat

Situation: Design mistakes can turn dream buildings into nightmares. A common complaint within the post-frame industry, "I wish I would have gone bigger." Other leading complaints include window placement, door sizes, and placement of doors—All of these are design related.

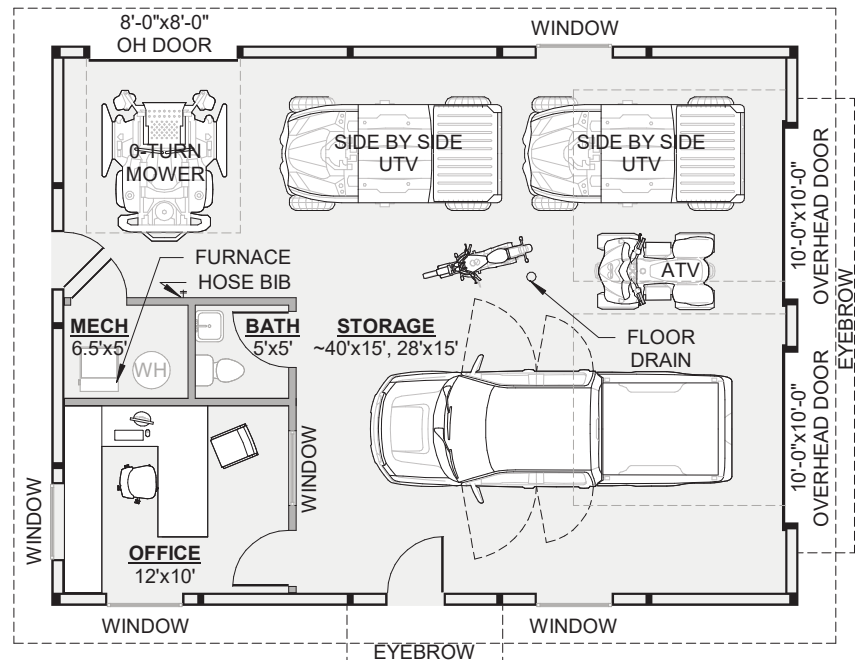
Big Idea: Designing and constructing purpose-built buildings for your private retreat is a core strength of Morton and how we create dream buildings for our customers.

How it Works: Over a series of conversations, a Morton Sales Consultant will visit with you to understand your wants and needs, assess the build site, and design a building tailored to how you intend to use the space now and in the future. Thinking through the interior layout will help ensure the proper amount and placement of windows and doors and avoid costly building modifications in the future.

The Benefits: Morton knows how to optimize the design of your backyard office and storage space. Let Morton provide the best flow in, out, and around your structure so you efficiently work in a better looking, longer lasting building.

Next Steps: Finalize and approve the design.

This floorplan shows the Private Retreat as an office.





Three Steps to Designing a Building Optimized for a Private Retreat

1 Design Guidelines. These tips provide an optimized layout for efficient, enjoyable, and productive use of your backyard office space.

RECOMMENDATION	BENEFIT
Office location (window placement)	<ul style="list-style-type: none"> • Can view both yard and residence for watching children, enjoying scenery
Place windows in high traffic or high use workspaces	<ul style="list-style-type: none"> • Provides natural light • Makes the space feel larger • Able to watch/engage with family members
Walk door placement	<ul style="list-style-type: none"> • Multiple doors provide options and improve flow
Side overhead door	<ul style="list-style-type: none"> • Easy access when multiple vehicles block main overhead door

2 Subcontracting Guidelines. Consider these popular mechanical, electrical, and plumbing needs for backyard office and storage spaces and the impact on the building design or construction process.

RECOMMENDATION	BENEFIT
Mechanical placement	<ul style="list-style-type: none"> • Avoids having to enter the main residence • Easy clean up and water management in the storage area
Electrical: Separate office from storage area, min 50 lumens per sq ft	<ul style="list-style-type: none"> • Eliminate shop electrical surges impacting office equipment • Adequate available electricity for both shop and office use at the same time
Plumbing: Water faucets, floor drains, hose bib, bathrooms	<ul style="list-style-type: none"> • Easy access to maintenance & repair items • Proximity to restroom
Site Prep/Concrete: Exterior size equal to interior dimensions of the building	<ul style="list-style-type: none"> • Clean, smooth, dirt-free environment • Creates outdoor staging areas to prepare for departure or storage

3 Interior Modules. Modules help buyers finalize building design faster.

WHAT MORTON DOES	BENEFIT
Designs and Engineers building with module placement in mind	<ul style="list-style-type: none"> • Reduced total overall cost to the customer • Faster overall building completion time • Interior and exterior become seamless design vs. forcing interior layout to align with shell • Ensures building code compliance when all construction is completed
Brings approved, insured external trade professionals to construct the module	<ul style="list-style-type: none"> • Hassle free construction process as the Sales Consultant remains single point of contact • Reduced time customer spends searching for, vetting, and confirming licenses and insurance for additional trades

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