



BLACK DIAMOND
— SOLUTIONS —

HOME PLAN COLLECTION

SIGNATURE PLANS. FULLY CUSTOM POSSIBILITIES.

Choose a proven starting point, tailor every detail, or bring us a completely original vision.
Black Diamond Solutions builds homes around the people who will live in them.



COLLECTION OVERVIEW

10 SIGNATURE PLANS | STARTING PRICE BASED ON \$250 / HEATED SF

Our Home Plan Collection features 10 thoughtfully designed floor plans that blend beauty, functionality, and livability. These plans offer a strong starting point for your homebuilding journey. Every plan can be customized to fit your needs—or we can design a completely custom home from the ground up.

 PLAN #	 PLAN NAME	 STYLE	 HEATED SF	 BEDS / BATHS	 STARTING PRICE
01	The Prairie	Contemporary Prairie	1,575 SF	3 Bed / 2 Bath	\$393,750
02	The Stonecrest	Transitional	1,520 SF	3 Bed / 1.5 Bath	\$380,000
03	The Meridian	Modern Contemporary	3,138 SF	4 Bed / 3.5 Bath	\$784,500
04	The Ridgeview	Modern	1,603 SF	3 Bed / 2 Bath	\$400,750
05	The Skyline	Urban Modern	2,609 SF	3 Bed / 2.5+ Bath	\$652,250
06	The Nordic	Scandinavian Modern	1,499 SF	3 Bed / 2 Bath	\$374,750
07	The Ironwood	Modern Farmhouse Cottage	1,596 SF	3-4 Bed / 2 Bath	\$399,000
08	The Riviera	Coastal Contemporary	2,567 SF	3-4 Bed / 3 Bath	\$641,750
09	The Ashford	Traditional Contemporary	1,966 SF	4 Bed / 2 Bath	\$491,500
10	The Northstar	Scandinavian Modern Farmhouse	2,892 SF	4 Bed / 3 Bath	\$723,000



Pricing shown is a starting point based on **\$250 per heated square foot**. Final pricing varies based on site conditions, engineering, finishes, structural requirements, utilities, and selected upgrades.



RANGE:
1,499 SF to 3,138 SF



BEDROOMS:
3 to 4 Bedrooms



STORIES:
1 to 3 Stories

BUILT AROUND YOU. DESIGNED FOR LIFE.

At Black Diamond Solutions, we believe your home should reflect how you live, what you value, and where you're headed next. Whether you're looking for a proven plan, smart modifications, or a completely custom design, our team is here to make the process seamless and the results extraordinary.



CHOOSE A SIGNATURE PLAN

Select one of our proven home plans as your starting point.



MODIFY ANY PLAN

Rework the layout, square footage, elevations, ceilings, garage, outdoor spaces, or room configuration to fit your family.



BUILD FULLY CUSTOM

Bring us sketches, Pinterest inspiration, an existing plan, or a blank-sheet idea and we will help shape it into a home that fits your life.

OUR FOUR-STEP PROCESS



DISCOVER

We start by getting to know you—your budget, lifestyle, priorities, and must-haves.



DESIGN

Select or modify the plan and align finishes to create a home that fits your vision.



PRICE

We build a realistic investment range based on scope and site.



BUILD

We move from concept to construction with a coordinated team.

WHAT WE CAN CUSTOMIZE

- | | | |
|------------------|-------------------------|-----------------|
| • Layout | • Office/Flex space | • Windows |
| • Room count | • Mudrooms | • Ceilings |
| • Garage size | • Kitchen configuration | • Finish levels |
| • Outdoor living | • Elevations | |



Starting investment assumptions in this catalog are based on **\$250 per** heated square foot. Final pricing depends on land, engineering, utilities, code requirements, structural needs, and finish selections.



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THE PRAIRIE | OVERVIEW

REFERENCE 677013NWL | CONTEMPORARY PRAIRIE



THE PRAIRIE

CONTEMPORARY PRAIRIE



HEATED SF

1,575



BEDS

3



BATHS

2



STORIES

1



GARAGE

2-CAR



STARTING AT

\$393,750

A refined single-level home that balances an efficient footprint with generous everyday living. The open kitchen, dining and living areas flow directly to a substantial covered patio, while the split-bedroom layout gives the primary suite privacy.



MAKE IT YOURS

- Expand the garage or add a third bay
- Finish with a basement, crawlspace or slab foundation as site conditions allow
- Rework the covered patio into a four-season room or outdoor kitchen

SIGNATURE FEATURES

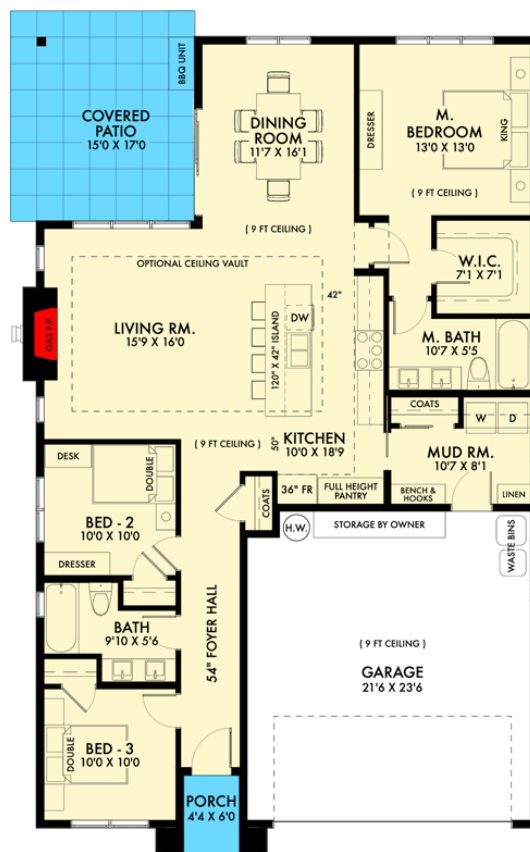
- Open-concept kitchen, dining and living area
- Large island with seating for four
- Private primary suite and walk-in closet
- Combined mudroom and laundry entry
- Optional vaulted living-room ceiling
- 15 x 17 covered outdoor patio



DESIGNED FOR THE WAY THE HOME LIVES.

Three bedrooms are arranged around a central open living core. The primary suite sits to the rear, while two secondary bedrooms line the front hall.

MAIN LEVEL



LAYOUT SNAPSHOT



Three bedrooms are arranged around a central open living core. The primary suite sits to the rear, while two secondary bedrooms line the front hall.

MAKE IT YOURS



- Expand the garage or add a third bay
- Finish with a basement, crawlspace or slab foundation as site conditions allow
- Rework the covered patio into a four-season room or outdoor kitchen



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SOLUTIONS

THE STONECREST | OVERVIEW

REFERENCE 90321PD | TRANSITIONAL



THE STONECREST

TRANSITIONAL



HEATED SF

1,520



BEDS

3



BATHS

1.5



STORIES

2



GARAGE

1-CAR



STARTING AT

\$380,000

A compact two-story plan with a sharp transitional exterior and a surprisingly flexible interior. The open main level supports everyday gathering, while the upper floor adds three bedrooms and a separate family room.



MAKE IT YOURS

- Convert the family room into a fourth bedroom suite
- Widen the garage where lot width permits
- Add a rear deck, stairs or screened balcony enclosure

SIGNATURE FEATURES

- Stone and dark-siding exterior palette
- Open main-level living spaces
- Kitchen island with eating bar
- Dining room opens to a rear balcony
- Three bedrooms grouped upstairs
- Large family room above the garage



BLACK DIAMOND
SOLUTIONS

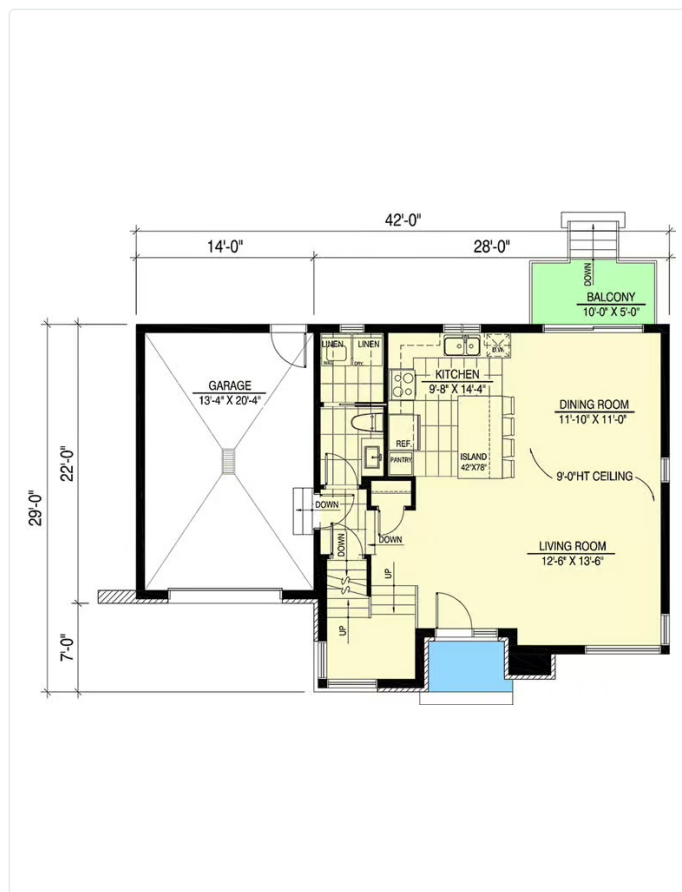
THE STONECREST | FLOOR PLAN

REFERENCE 90321PD | CONCEPTUAL LAYOUT

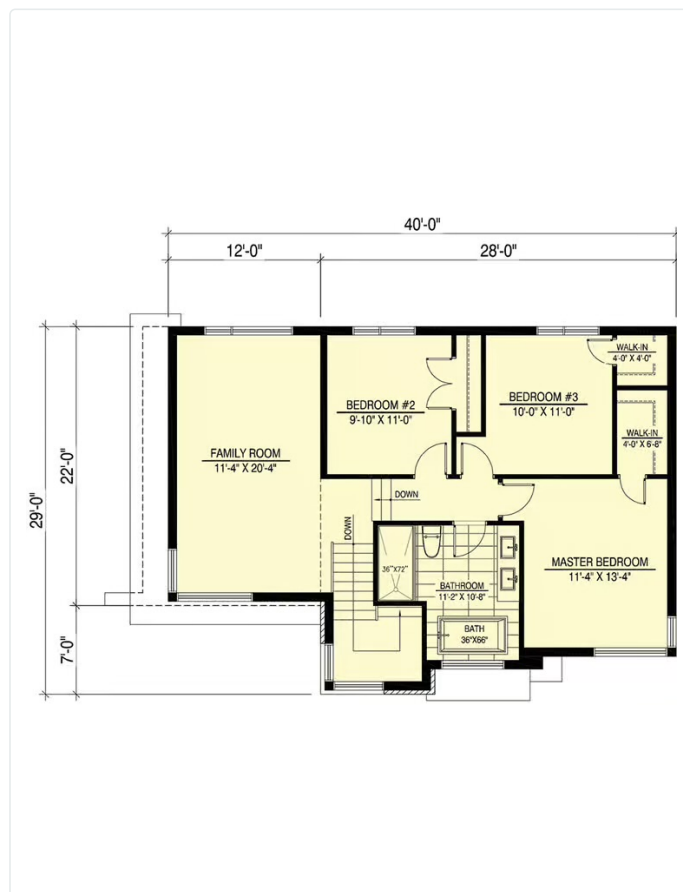
DESIGNED FOR THE WAY THE HOME LIVES.

The main floor centers on the kitchen, living and dining rooms. Upstairs, three bedrooms share a full bath and connect to a spacious secondary family room.

MAIN LEVEL



UPPER LEVEL



LAYOUT SNAPSHOT



The main floor centers on the kitchen, living and dining rooms. Upstairs, three bedrooms share a full bath and connect to a spacious secondary family room.

MAKE IT YOURS



- Convert the family room into a fourth bedroom suite
- Widen the garage where lot width permits
- Add a rear deck, stairs or screened balcony enclosure



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SOLUTIONS

THE MERIDIAN | OVERVIEW

REFERENCE 23865JD | MODERN CONTEMPORARY



THE MERIDIAN

MODERN CONTEMPORARY

HEATED SF



3,138

BEDS



4

BATHS



3.5

STORIES



2

GARAGE



2-CAR

STARTING AT



\$784,500

A statement-making modern home designed for active households and entertaining. Expansive glass, an open stair and a covered rear living room give the plan an airy, architectural character without wasting space.



MAKE IT YOURS

- Convert the bonus room into a theater, gym or fifth bedroom
- Add a basement recreation level
- Create a three-car garage or workshop bay

SIGNATURE FEATURES

- Four upstairs bedrooms
- Main-level den or private office
- Open kitchen, dining and great room
- Walk-in pantry and family foyer
- Upstairs laundry and bonus room
- 12 x 24 covered outdoor living area



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SOLUTIONS

THE MERIDIAN | FLOOR PLAN

REFERENCE 23865JD | CONCEPTUAL LAYOUT

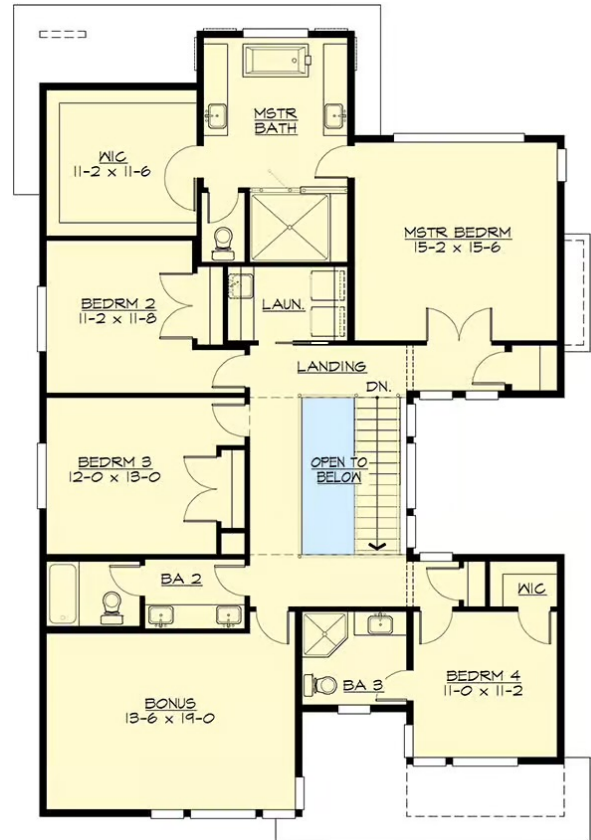
DESIGNED FOR THE WAY THE HOME LIVES.

The first floor is built around a broad entertaining zone with a den near the entry. Upstairs, four bedrooms, three baths, laundry and a large bonus room create a complete family level.

MAIN LEVEL



UPPER LEVEL



LAYOUT SNAPSHOT



The first floor is built around a broad entertaining zone with a den near the entry. Upstairs, four bedrooms, three baths, laundry and a large bonus room create a complete family level.

MAKE IT YOURS



- Convert the bonus room into a theater, gym or fifth bedroom
- Add a basement recreation level
- Create a three-car garage or workshop bay



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SOLUTIONS

THE RIDGEVIEW | OVERVIEW

REFERENCE 42434DB | MODERN



THE RIDGEVIEW

MODERN

HEATED SF



1,603

BEDS



3

BATHS



2

STORIES



1

GARAGE



2-CAR

STARTING AT



\$400,750

A crisp modern ranch with a distinctive shed roof and a highly usable one-level layout. The design pairs a private owner suite with two secondary bedrooms, a pocket office and a central open living area.



MAKE IT YOURS

- Enlarge the pocket office into a den
- Add a covered rear outdoor room
- Adjust exterior finishes from stucco to siding, stone or metal accents

SIGNATURE FEATURES

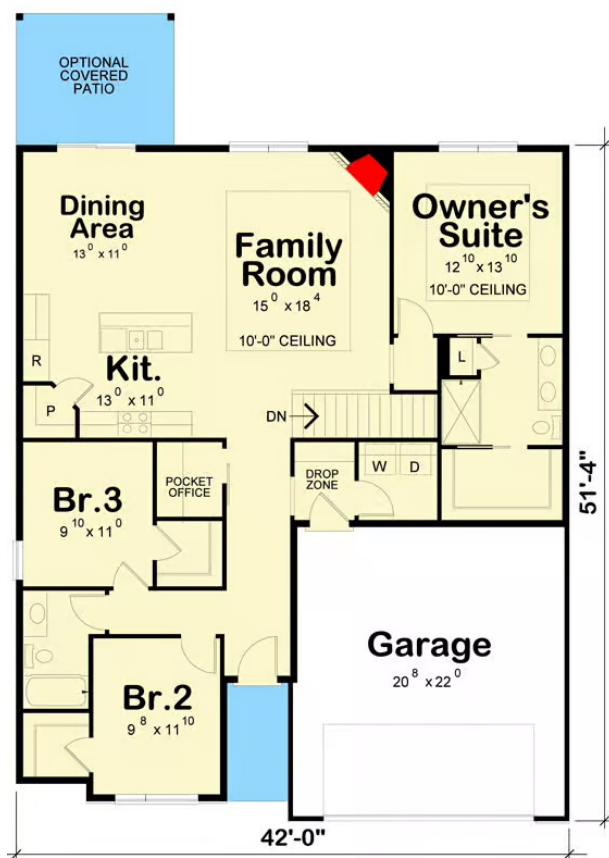
- Distinctive shed-roof architecture
- 10-foot main living ceilings
- Corner fireplace in the family room
- Dedicated pocket office
- Split-bedroom arrangement
- Drop zone at the garage entry



DESIGNED FOR THE WAY THE HOME LIVES.

The kitchen, dining area and family room open toward the back of the home. The owner suite occupies one side, with two bedrooms and a full bath grouped opposite.

MAIN LEVEL



LAYOUT SNAPSHOT



The kitchen, dining area and family room open toward the back of the home. The owner suite occupies one side, with two bedrooms and a full bath grouped opposite.

MAKE IT YOURS



- Enlarge the pocket office into a den
- Add a covered rear outdoor room
- Adjust exterior finishes from stucco to siding, stone or metal accents



BLACK DIAMOND
SOLUTIONS

THE SKYLINE | OVERVIEW

REFERENCE 70878SND | URBAN MODERN



THE SKYLINE

URBAN MODERN

HEATED SF



2,609

BEDS



3

BATHS



2.5+

STORIES



3

GARAGE



2-CAR

STARTING AT



\$652,250

A bold three-story residence built for narrow or urban lots. Layered balconies, elongated windows and an expansive rooftop living level turn a compact footprint into a highly distinctive home.



MAKE IT YOURS

- Enclose part of the roof deck for a studio or guest suite
- Add an elevator-ready shaft during structural design
- Adapt the rear garage and yard for alley or corner-lot access

SIGNATURE FEATURES

- Rear-entry two-car garage
- Open first-floor great room and kitchen
- Wet bar and linear electric fireplace
- Three bedrooms on the second floor
- Third-floor office with bathroom
- Covered rooftop lounge and open deck



BLACK DIAMOND
SOLUTIONS

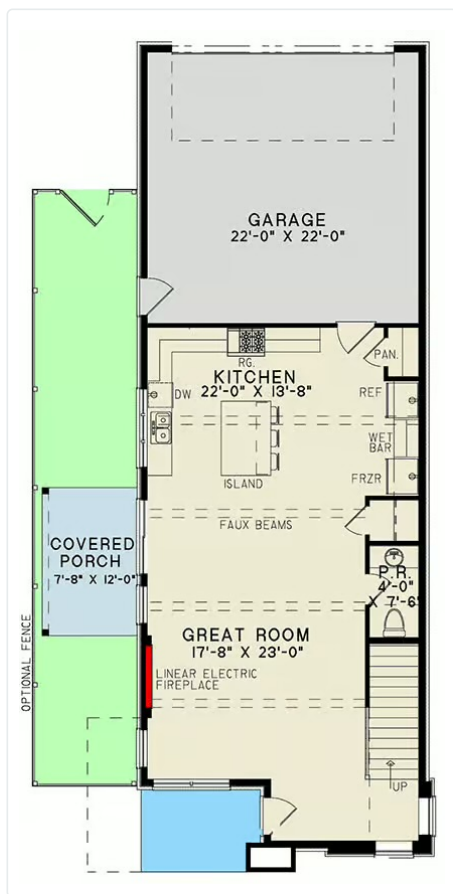
THE SKYLINE | FLOOR PLAN

REFERENCE 70878SND | CONCEPTUAL LAYOUT

DESIGNED FOR THE WAY THE HOME LIVES.

Entertaining fills the main floor, bedrooms and laundry occupy the second, and a private office opens to the third-floor rooftop living spaces.

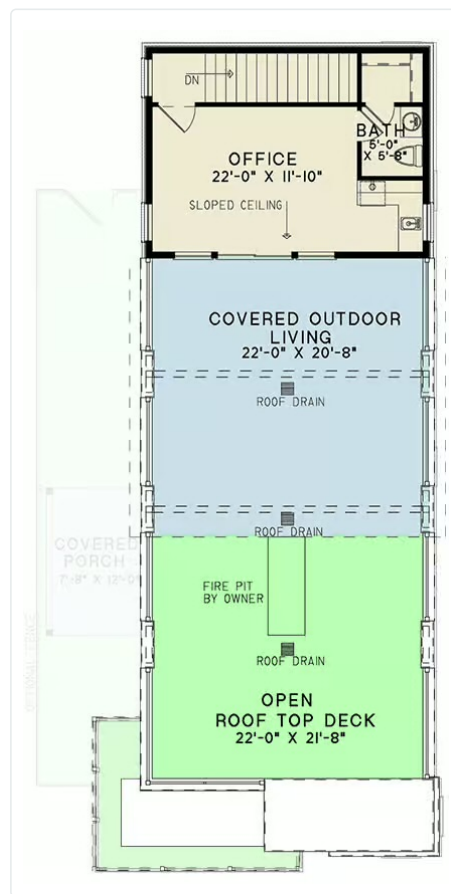
MAIN LEVEL



UPPER LEVEL



ROOFTOP / THIRD LEVEL



LAYOUT SNAPSHOT



Entertaining fills the main floor, bedrooms and laundry occupy the second, and a private office opens to the third-floor rooftop living spaces.

MAKE IT YOURS



- Enclose part of the roof deck for a studio or guest suite
- Add an elevator-ready shaft during structural design
- Adapt the rear garage and yard for alley or corner-lot access



BLACK DIAMOND
SOLUTIONS

THE NORDIC | OVERVIEW

REFERENCE 62325DJ | SCANDINAVIAN MODERN



THE NORDIC

SCANDINAVIAN MODERN



HEATED SF

1,499



BEDS

3



BATHS

2



STORIES

1



GARAGE

2-CAR PULL-THROUGH



STARTING AT

\$374,750

A clean Scandinavian-inspired home with soaring ceilings and serious outdoor-living appeal. The compact interior feels much larger through the cathedral great room, broad glass doors and covered outdoor kitchen.



MAKE IT YOURS

- Connect or enlarge the garage for North Dakota weather
- Add a basement stair and lower-level bedrooms
- Enclose part of the side porch as a mudroom or four-season room

SIGNATURE FEATURES

- Cathedral ceiling reaching about 21 feet
- Island with integrated dining table
- Walk-in pantry and dedicated laundry
- Fireplace with built-in shelving
- Large covered patio and outdoor kitchen
- Detached pull-through two-car garage



BLACK DIAMOND
SOLUTIONS

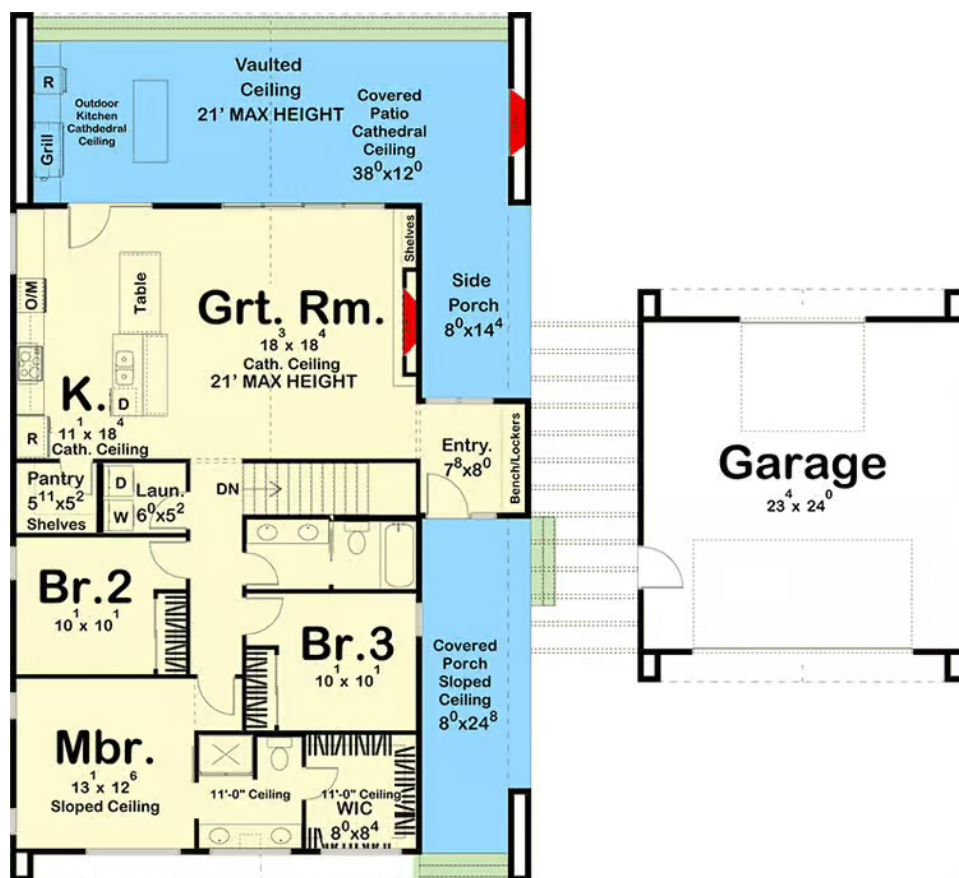
THE NORDIC | FLOOR PLAN

REFERENCE 62325DJ | CONCEPTUAL LAYOUT

DESIGNED FOR THE WAY THE HOME LIVES.

Three bedrooms occupy the front half of the home. The kitchen and great room open to the rear patio, while a covered connector leads to the detached garage.

MAIN LEVEL



LAYOUT SNAPSHOT



Three bedrooms occupy the front half of the home. The kitchen and great room open to the rear patio, while a covered connector leads to the detached garage.

MAKE IT YOURS



- Connect or enlarge the garage for North Dakota weather
- Add a basement stair and lower-level bedrooms
- Enclose part of the side porch as a mudroom or four-season room



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SOLUTIONS

THE IRONWOOD | OVERVIEW

REFERENCE 420161WNT | MODERN FARMHOUSE COTTAGE



HEATED SF



1,596

BEDS



3-4

BATHS



2

STORIES



1

GARAGE



DETACHED OR

STARTING AT



\$399,000

A dark, modern farmhouse with a simple rectangular footprint and flexible room count. The straightforward structure supports efficient construction, while vaulted living spaces and a full-width porch give it character.



MAKE IT YOURS

- Add an attached or detached garage and breezeway
- Turn the flex room into a private office or guest suite
- Extend the porch around one or both sides of the home

SIGNATURE FEATURES

- Three bedrooms plus a flex room
- Flex room can become bedroom four or office
- Open kitchen, dining and living area
- Vaulted ceilings through the living core
- Walk-in pantry and utility room
- Optional 30-foot covered porch



DESIGNED FOR THE WAY THE HOME LIVES.

The kitchen, dining and living rooms form one continuous vaulted space. Bedrooms and baths line the rear wall, with the flex room placed near the opposite end.

MAIN LEVEL



LAYOUT SNAPSHOT



The kitchen, dining and living rooms form one continuous vaulted space. Bedrooms and baths line the rear wall, with the flex room placed near the opposite end.

MAKE IT YOURS



- Add an attached or detached garage and breezeway
- Turn the flex room into a private office or guest suite
- Extend the porch around one or both sides of the home



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SOLUTIONS

THE RIVIERA | OVERVIEW

REFERENCE 86155BW | COASTAL CONTEMPORARY



THE RIVIERA

COASTAL CONTEMPORARY

HEATED SF



2,567

BEDS



3-4

BATHS



3

STORIES



1

GARAGE



3-CAR

STARTING AT



\$641,750

A premium one-level home centered on indoor-outdoor entertaining. The plan combines a large great room, a private primary retreat, a three-car garage and a deep covered lanai that can open to a pool and spa.



MAKE IT YOURS

- Adapt the lanai for a fireplace, outdoor kitchen or screening
- Convert the one-car bay into a workshop or gym
- Rework the exterior for prairie, modern or transitional styling

SIGNATURE FEATURES

- Three bedrooms plus study or bedroom four
- Private primary wing with two walk-in closets
- Freestanding tub and oversized shower
- Minimum 10-foot ceilings
- 30-foot covered outdoor living area
- Split three-car garage configuration



REFERENCE 86155BW | CONCEPTUAL LAYOUT

The primary suite sits on one side of the great room, with secondary bedrooms and a study arranged along the opposite wing. The covered lanai connects the entire rear living zone.

64'-0"

63'-8"

AREA SUMMARY

LIVING	2,567 S.F.
COVERED ENTRY	71 S.F.
GARAGE	739 S.F.
COVERED LANAI	642 S.F.
GRAND TOTAL	4,019 S.F.

The primary suite sits on one side of the great room, with secondary bedrooms and a study arranged along the opposite wing. The covered lanai connects the entire rear living zone.

- Adapt the lanai for a fireplace, outdoor kitchen or screening
- Convert the one-car bay into a workshop or gym
- Rework the exterior for prairie, modern or transitional styling



BLACK DIAMOND
SOLUTIONS

THE ASHFORD | OVERVIEW

REFERENCE 83844JW | TRADITIONAL CONTEMPORARY



HEATED SF



1,966

BEDS



4

BATHS



2

STORIES



1

GARAGE



2-CAR

STARTING AT



\$491,500

A family-focused four-bedroom ranch with timeless curb appeal and a comfortable open core. The plan packs private bedrooms, formal dining, a large pantry and covered outdoor space into less than 2,000 square feet.



MAKE IT YOURS

- Add a third garage bay or workshop storage
- Open the dining room into the great room
- Finish a basement for additional bedrooms and recreation space

SIGNATURE FEATURES

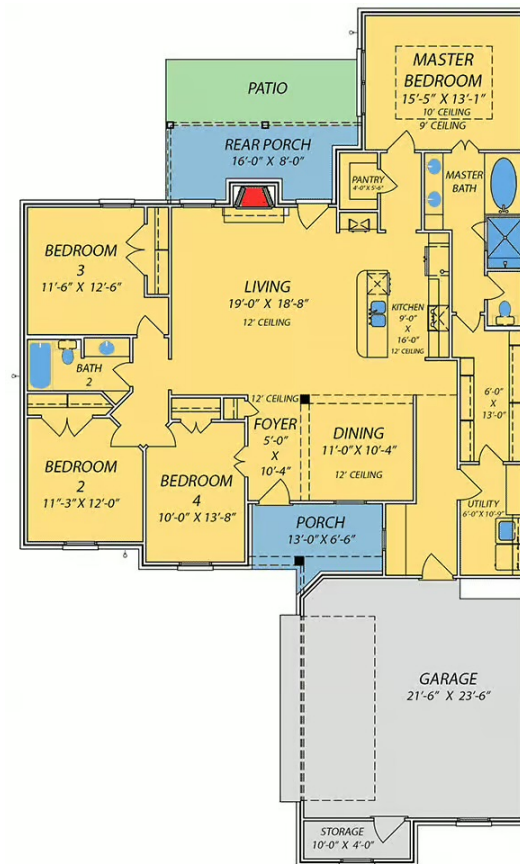
- Four true bedrooms on one level
- 12-foot central living ceilings
- Kitchen island with sink and seating
- Walk-in pantry
- Primary closet connects to laundry
- Covered front and rear porches



DESIGNED FOR THE WAY THE HOME LIVES.

Three secondary bedrooms share a hall bath near the front. The primary suite occupies the private rear corner, with the kitchen and living room forming the center of the plan.

MAIN LEVEL



LAYOUT SNAPSHOT



Three secondary bedrooms share a hall bath near the front. The primary suite occupies the private rear corner, with the kitchen and living room forming the center of the plan.

MAKE IT YOURS



- Add a third garage bay or workshop storage
- Open the dining room into the great room
- Finish a basement for additional bedrooms and recreation space



BLACK DIAMOND
SOLUTIONS

THE NORTHSTAR | OVERVIEW

REFERENCE 818078JSS | SCANDINAVIAN MODERN FARMHOUSE



THE NORTHSTAR

SCANDINAVIAN MODERN FARMHOUSE



HEATED SF

2,892



BEDS

4



BATHS

3



STORIES

1



GARAGE

2-CAR



STARTING AT

\$723,000

A wide, symmetrical Scandinavian farmhouse with a dramatic glass-fronted great room and a highly private split-bedroom layout. The broad rear porch and generous family foyer make it especially well suited to larger lots and active households.



MAKE IT YOURS

- Expand the garage to three or four bays
- Add a pool, outdoor kitchen or enclosed porch
- Create a basement level beneath the central and bedroom wings

SIGNATURE FEATURES

- 14-foot vaulted great room and dining room
- Four bedrooms and three bathrooms
- Hidden walk-in pantry
- Primary closet with direct laundry access
- Family foyer with bench, hooks and desk
- Nearly 44-foot covered rear porch



BLACK DIAMOND
SOLUTIONS

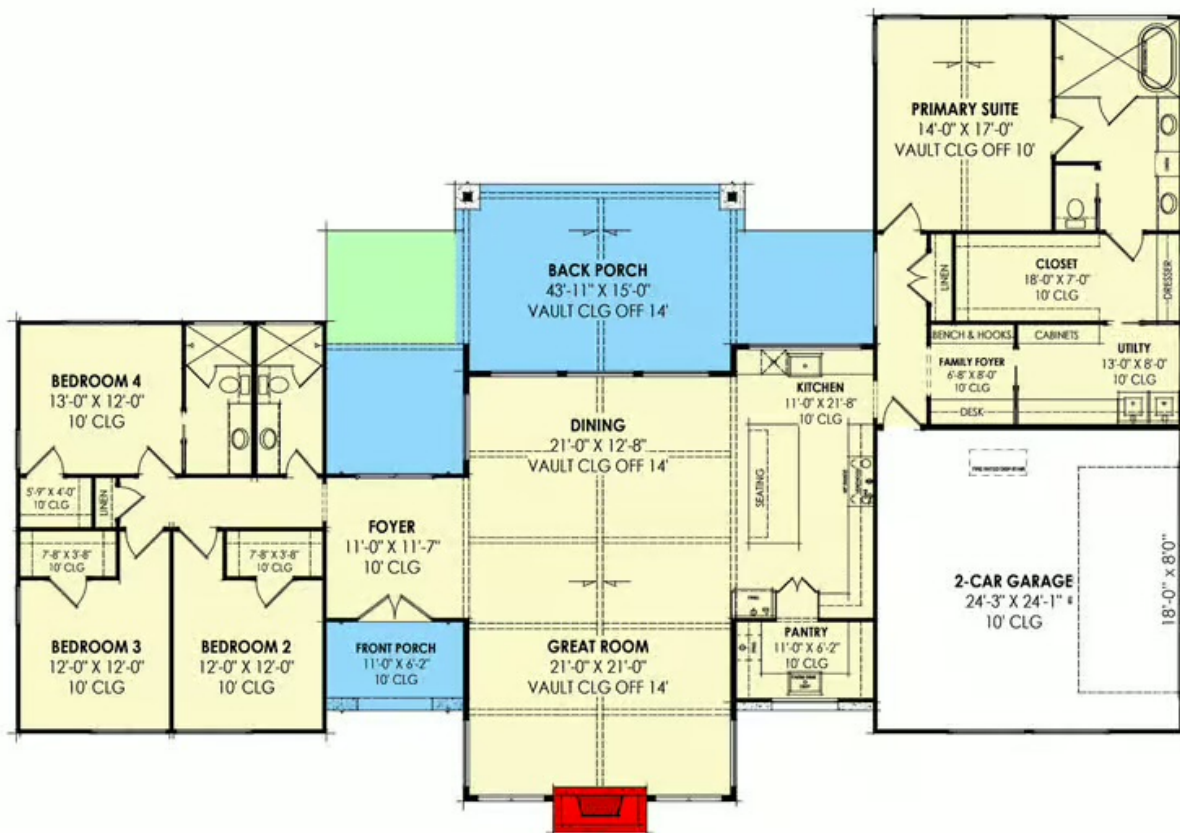
THE NORTHSTAR | FLOOR PLAN

REFERENCE 818078JSS | CONCEPTUAL LAYOUT

DESIGNED FOR THE WAY THE HOME LIVES.

Three guest bedrooms occupy one wing, while the primary suite, utility room and garage sit opposite. A vaulted central gathering space connects directly to the covered rear porch.

MAIN LEVEL



LAYOUT SNAPSHOT



Three guest bedrooms occupy one wing, while the primary suite, utility room and garage sit opposite. A vaulted central gathering space connects directly to the covered rear porch.

MAKE IT YOURS



- Expand the garage to three or four bays
- Add a pool, outdoor kitchen or enclosed porch
- Create a basement level beneath the central and bedroom wings



BLACK DIAMOND
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CUSTOM HOMES

FROM FIRST IDEA TO MOVE-IN

YOUR VISION, BUILT BY BLACK DIAMOND.

A catalog plan is one route. A completely original design is another. Our process connects design decisions to real construction costs, site conditions, and the details that make the house yours.

1



DISCOVERY

Goals, budget range, property, must-haves, and style direction.

2



PLAN DEVELOPMENT

Select, modify, or create the floor plan and exterior concept.

3



PRECONSTRUCTION

Selections, scope, engineering, pricing, schedule, and permits.

4



BUILD

Construction management, communication, and quality control through completion.

BRING US THE IDEA

A sketch on paper. A saved floor plan. A photo of a home you love. A list of rooms and priorities. We can use any of them to begin shaping the right project.

[PLAN SELECTION](#) | [CUSTOM HOMES](#) | [PRECONSTRUCTION](#) | [CONSTRUCTION](#)



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LET'S BUILD WHAT'S NEXT.

PLAN SELECTION | CUSTOM HOMES | PRECONSTRUCTION | CONSTRUCTION

BLACK DIAMOND SOLUTIONS

701-609-9187

jessop@builtbyblackdiamond.com

builtbyblackdiamond.com

Conceptual marketing catalog. Renderings may show upgrades, furnishings, landscaping, pools, and other items not included in a base construction scope. Dimensions, square footage, room uses, and features are approximate and subject to final plan selection and modification. Final construction documents may require site-specific engineering, energy-code review, local code compliance, and permitting. Pricing is developed for the selected site, scope, and finish package.