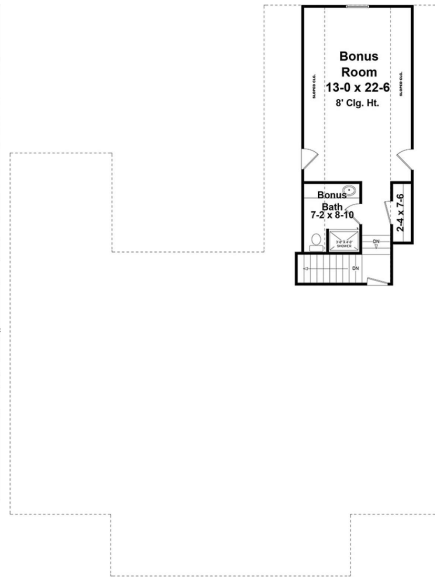
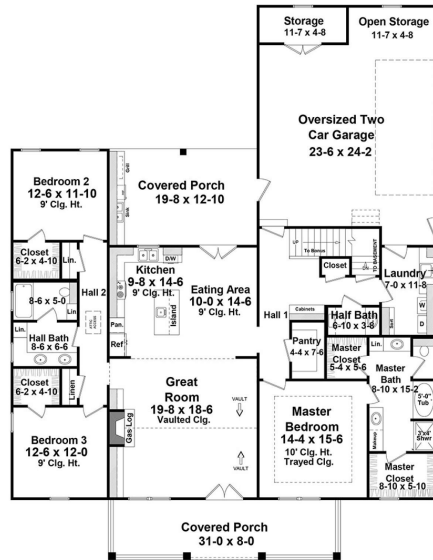


MODERN FARMHOUSE HOUSE PLAN **348-00281**

SQ FT	BEDS	BATHS	1/2 BATHS	STORIES	CARS	WIDTH	DEPTH
2,149	3	2	1	1.5	2	57' 0"	74' 0"

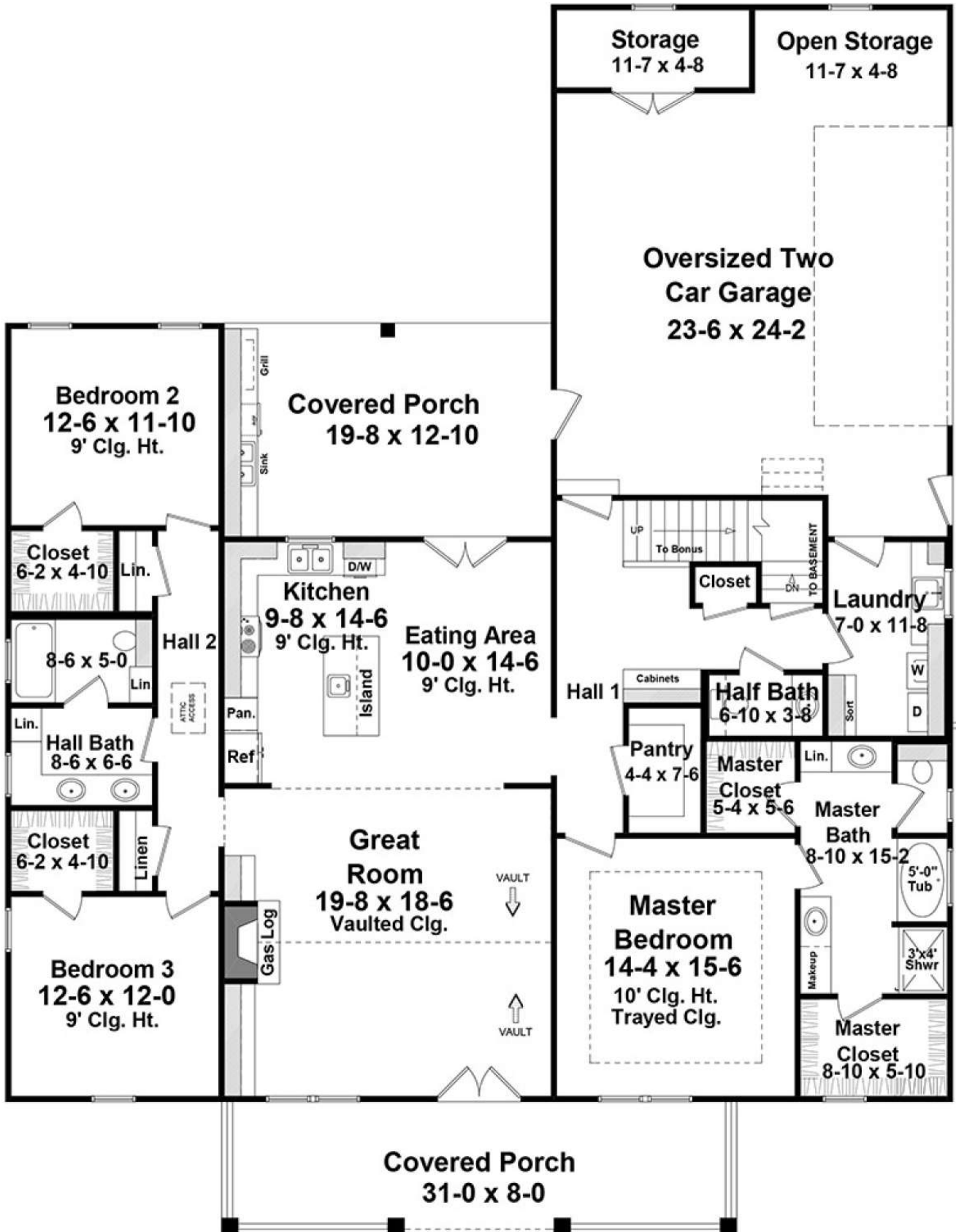


Exterior | Floor Plans

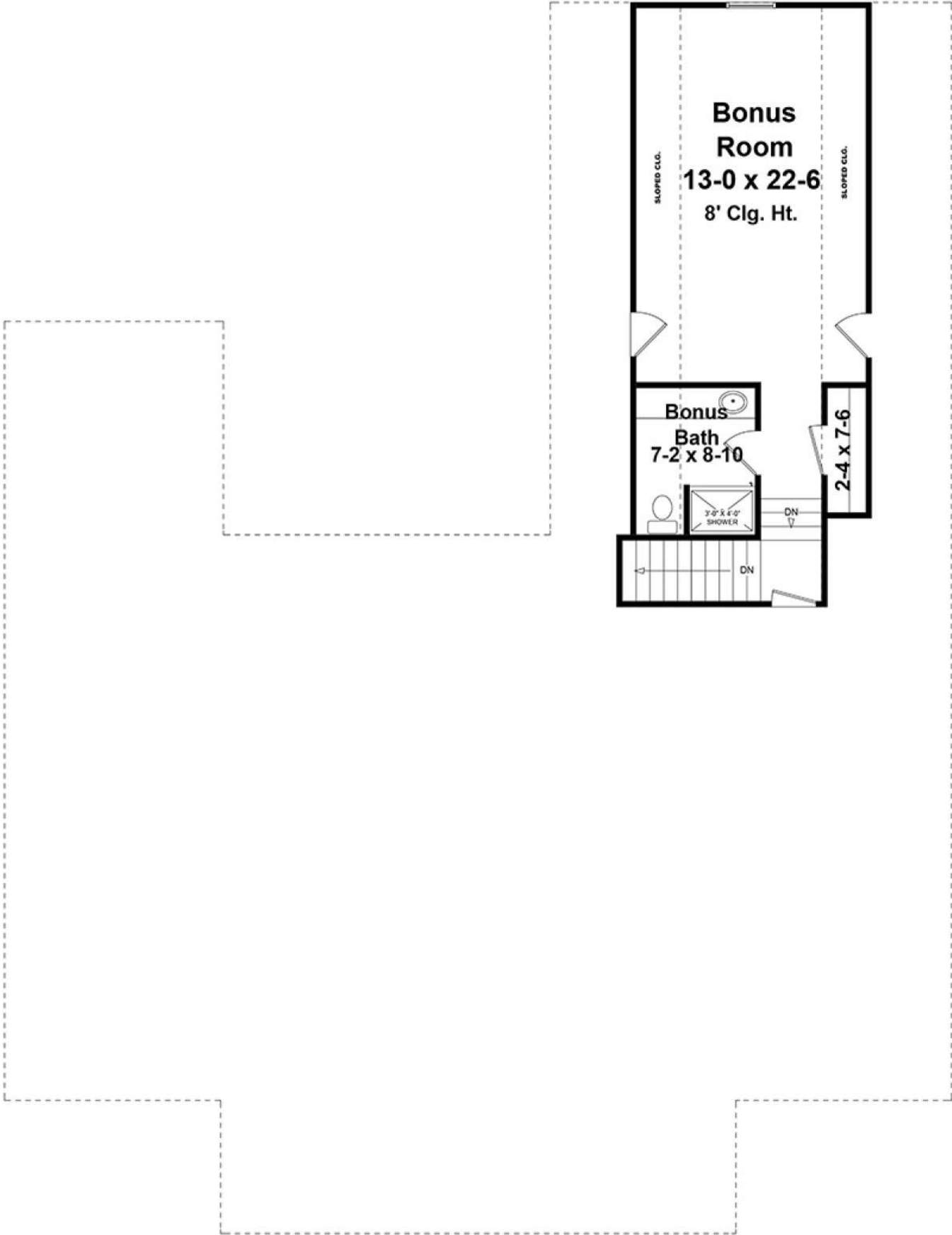


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MAIN FLOOR



BONUS ROOM



Bonus Room
13-0 x 22-6
8' Clg. Ht.

SLOPED CLO.

SLOPED CLO.

Bonus Bath
7-2 x 8-10

3'-0" x 4'-0"
SHOWER

2-4 x 7-6

DN

DN

FEATURES

BEDROOMS:	Master On Main Floor Split Bedrooms
GARAGE:	Side Entry Garage
KITCHEN:	Open Floor Plan
LAUNDRY:	Laundry On Main Floor
OUTDOOR:	Front Porch Rear Porch
ROOMS:	Bonus Room

DETAILS

TOTAL HEATED AREA:	2,149 sq. ft.
-- FIRST FLOOR:	2,149 sq. ft.
FLOORS:	1.5
BEDROOMS:	3
BATHROOMS:	2
HALF BATHS:	1
GARAGES:	2 car
WIDTH:	57ft.
DEPTH:	74ft.
HEIGHT:	25ft.-5in.
FOUNDATION:	Basement Foundation Crawlspace Foundation Slab Foundation
MAIN ROOF PITCH:	8:12
EXTERIOR FRAMING:	2x4
FIRST FLOOR:	9 feet

FREQUENTLY ASKED QUESTIONS

WHAT'S INCLUDED IN THESE PLANS?

- **Cover Sheet**

Showing architectural rendering of residence.

- **Floor Plan(s)**

In general, each house plan set includes floor plans at 1/4" scale with a door and window schedule. Floor plans are typically drawn with 4" exterior walls. However, details/sections for both 2"x4" and 2"x6" wall framing may also be included as part of the plans, or purchased separately.

- **Foundation Plan and Details**

Each house plan set includes one foundation type.

Additional foundation types may be available for a given house plan, and these options can be viewed on each plan's detail page.

- **Foundation types typically offered:** *(each type may or may not be available for a given design)*

- Slab:** Most of our plans reflect a "raised slab" which consists of a chainwall perimeter filled with compacted fill and a reinforced slab poured on top. No accessible space exists underneath slab construction.

- Crawlspace:** Crawlspace is a type of foundation which includes an accessible space with limited headroom, typically between the soil and the bottom of the first floor of a home. Crawlspace construction is predominant in areas where there is heavy clay content in the soil, where the home owner needs additional under-home storage space, or the homeowner needs access to pipes, wiring, etc. under the floor of the home.

- Basement:** Basement is a type of foundation which includes an accessible space between the soil and the bottom of the first floor of a home. It usually has more headroom than a Crawlspace. Basement foundation construction is predominant in cold climates where the foundation needs to be situated below the frost level.

- **Electrical Plan with electrical symbols legend**

In general, each house plan set includes an electrical plan which will show the locations of lights, receptacles, switches, etc.

- **Roof Drainage Plan**

In general, each house plan set may include a roof drainage plan which will show the layout of all roof sections/planes.

- **Exterior Elevations**

In general, each house plan set includes all applicable front, sides and rear elevations, as well

as any special exterior details.

- **Interior Elevations**

Where applicable, each house plan set includes relevant interior elevations, including cabinets, cabinet details, columns and walls with unique conditions.

- **License to Build**

Each set of construction plans include ONE license to build.

- **If you would like to build multiple houses from one set of plans, please contact us to obtain pricing for a multi-use license.**

Plans include relevant building sections and details.