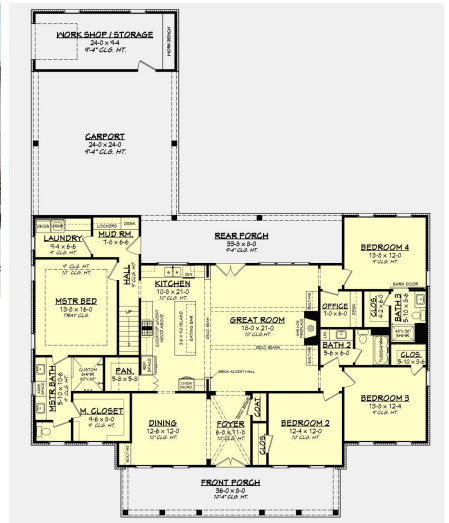
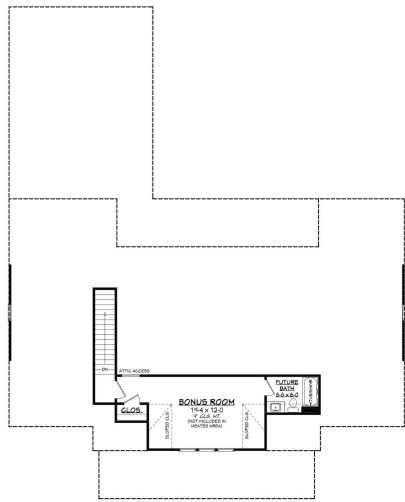


MODERN FARMHOUSE HOUSE PLAN **041-00216**

SQ FT	BEDS	BATHS	1/2 BATHS	STORIES	CARS	WIDTH	DEPTH
2,390	4	3	0	1.5	2	66' 0"	84' 0"







Mississippi

Exterior

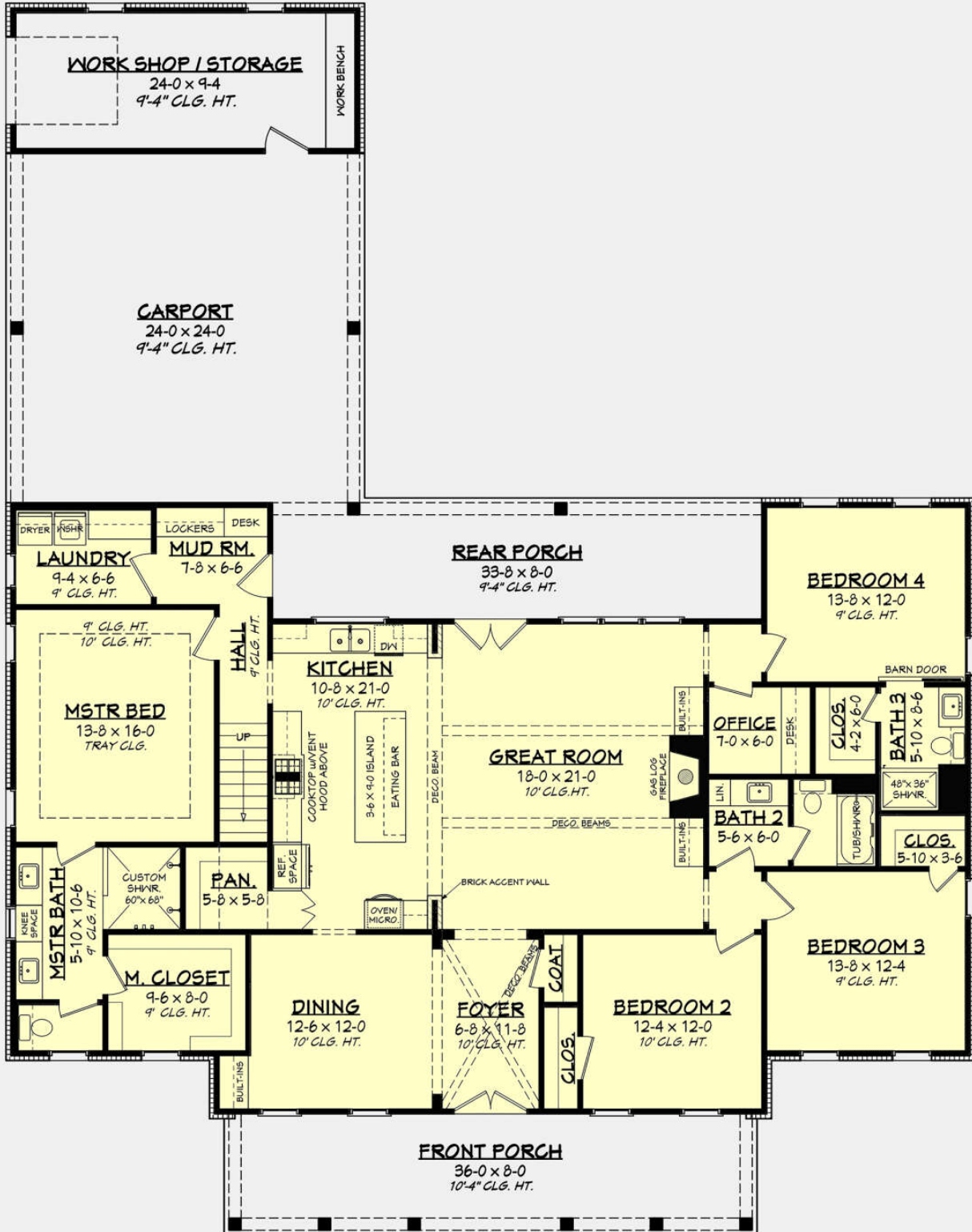
Floor Plans

Client Photos

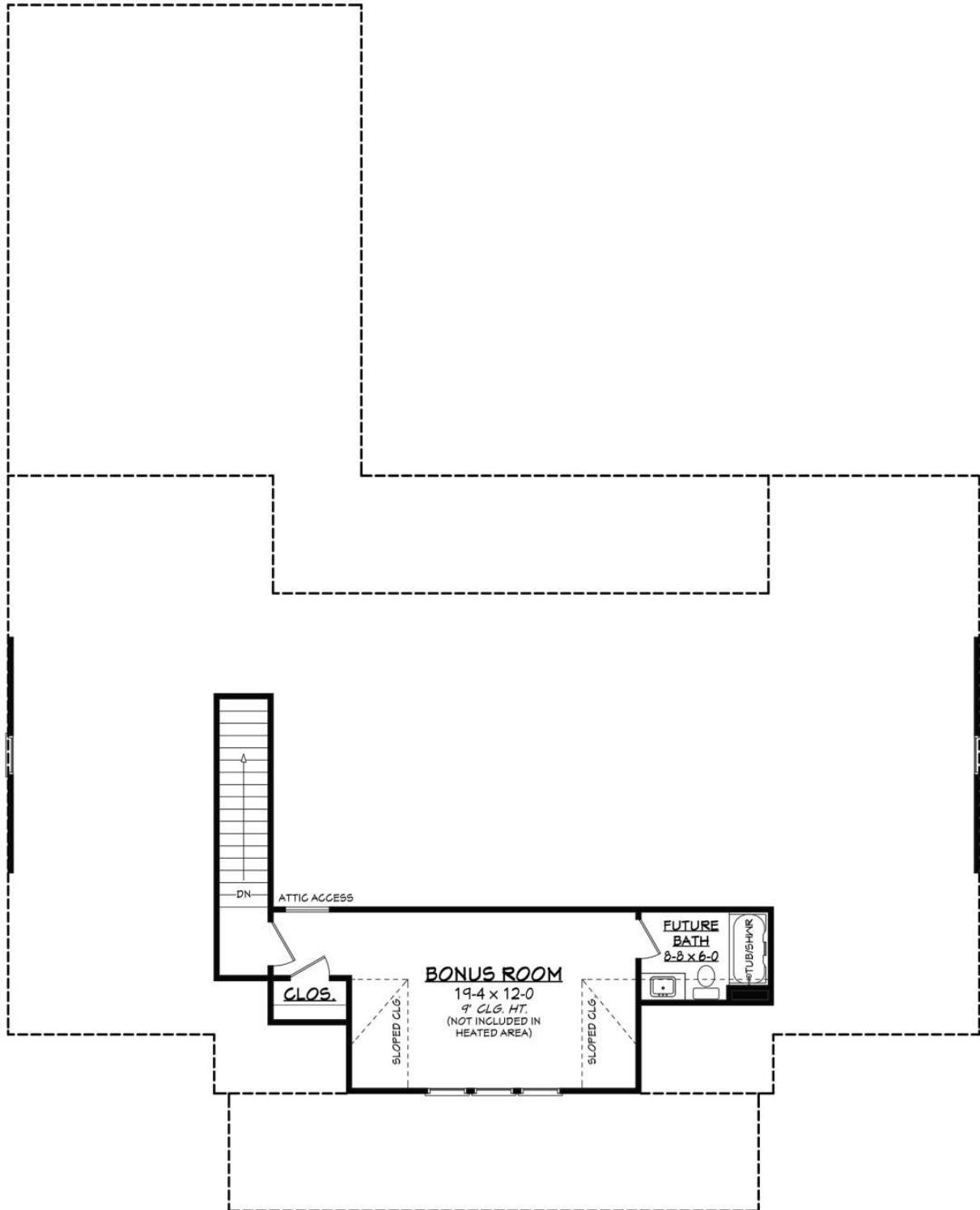


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MAIN FLOOR



BONUS ROOM



FEATURES

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

DETAILS

TOTAL HEATED AREA:	2,390 sq. ft.
-- FIRST FLOOR:	2,390 sq. ft.
-- BONUS ROOM:	356 sq. ft.
-- GARAGE:	576 sq. ft.
FLOORS:	1.5
BEDROOMS:	4
BATHROOMS:	3
GARAGES:	2 car
WIDTH:	66ft.
DEPTH:	84ft.
HEIGHT:	27ft.
FOUNDATION:	Slab Foundation Crawlspace Foundation Walkout Basement Foundation

MAIN ROOF PITCH:	8:12
EXTERIOR FRAMING:	2x4
FIRST FLOOR:	9 feet
SECOND FLOOR:	9 feet

FREQUENTLY ASKED QUESTIONS

WHAT'S INCLUDED IN THESE PLANS?

- **Cover Sheet**

Cover sheet typically includes a front view of the plan (may be in color), index of pages included, and other miscellaneous notes and details.

- **Foundation Plan & Details**

Foundation plans describe to the builder, the type of foundation requested by the home owner or the type of foundation required by a certain geographic area. In most cases, the foundation plan will include footing sizes and locations, footing details and other important information needed to properly construct the home. In some specific areas, a structural engineer may be required to review and certify the house plans purchased. These reasons include, but are not limited to the following: seismic (earthquake) considerations, high wind (coastal , mountainous areas, etc.), snow loads, etc.

- **Floor Plans**

The floor plans locate all walls, interior and exterior, of the entire building, denote ceiling heights and treatments, locate all plumbing fixtures, cabinets, door and window locations and sizes, gives square footage measurements, locate water heaters and hvac systems.

- **Exterior Elevations**

The exterior elevations are used to depict the exterior finishes (brick, siding, stucco, etc.), roof styles (hip or gable) and slopes, ridge heights, and window styles, and overhang lengths. The exterior elevations include a front, right, rear, and left elevation.

- **Building Sections**

The building sections describe to the builder how a particular home is to be constructed. Building sections typically show stud heights, the roof construction, whether stick built or pre engineered, direction of the ceiling joist members, overhang finishes, wall and ceiling finishes, and interior roof support members.

- **Roof Plan**

The roof plan depicts the roof type, plate heights and roof slope of each plane.

- **Interior Cabinet Views**

Cabinet views depict the overall design and layout of the kitchen cabinets.

- **Electrical Plan**

The electrical plan depicts the general location of all interior and exterior electrical devices.

This generally includes light switches, electrical outlets, ceiling fixtures, and smoke detectors.

The electrical plan will also generally locate the breaker box and power entry.

Sample plans are intentionally blurred to protect designer copyright.