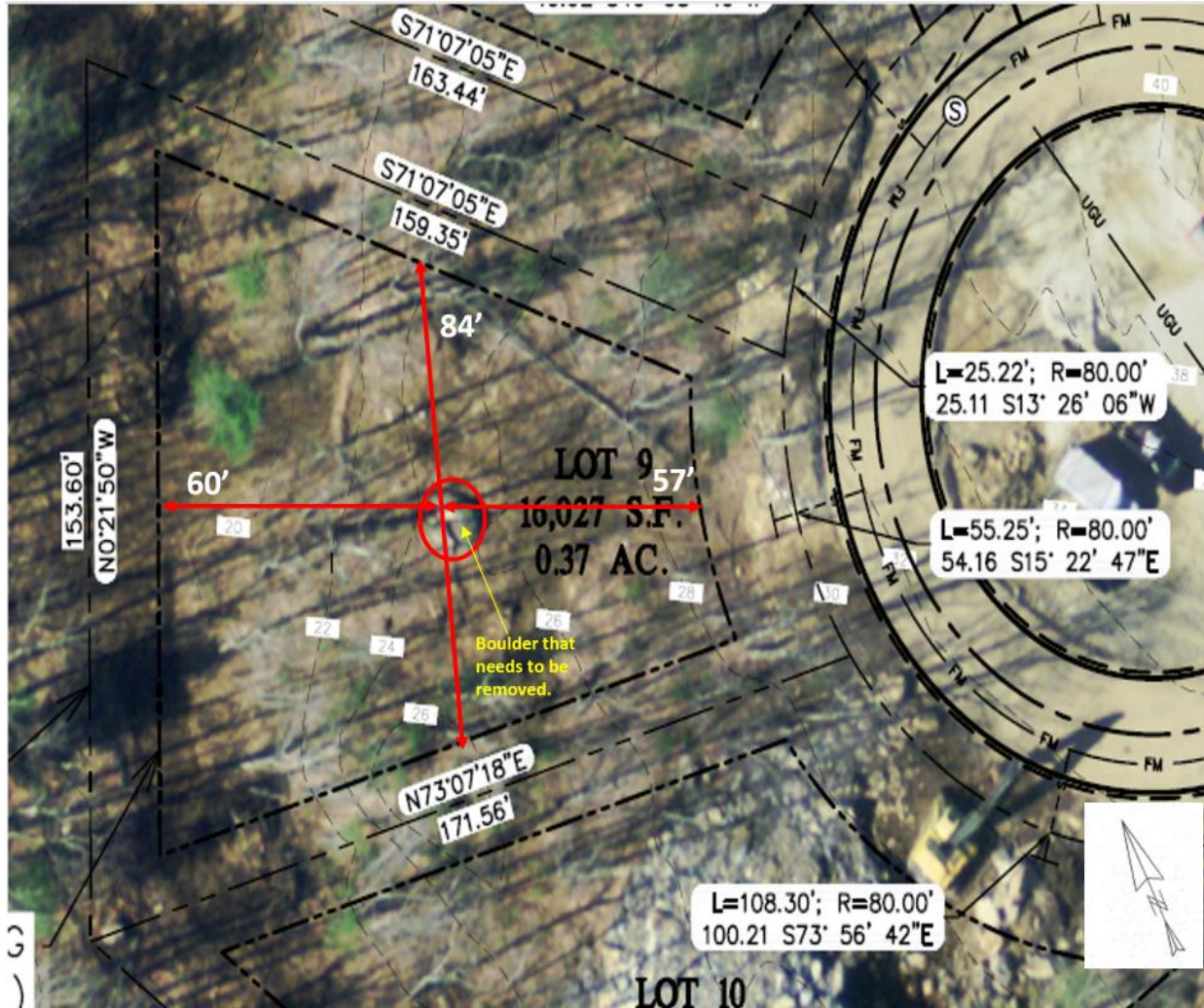


Al Serpa
apres1225@gmail.com
508-572-9494

- Build Plan Location: Lot 9 on Beryl's Way (98 Mills Road), Kennebunkport, ME
- Square Foot required: Total of 2200 SF (defined by heated rooms)
 - Assuming ~1100 SF Foundation & ~1100 SF 2nd Floor?



Engineering:
Attar Engineering
Mike Sudak mike@attarengineering.com
1284 State Rd, Eliot, ME 03903
(207) 439-6023
<https://attarengineering.com/>

Builder:
PDF DEVELOPMENT AND CONSTRUCTION LLC
124 FLETCHER STREET KENNEBUNK, ME 04043
York, Kennebunk

April Calla Classic 190.124.v6 GL

Target Home Plan Draft

April Calla



[http://www.artformhomeplans.com/plan.a5w?PlanName=April Calla Classic v6 GL](http://www.artformhomeplans.com/plan.a5w?PlanName=April%20Calla%20Classic%20v6%20GL)

Art Form Architecture
603-431-9559
<http://www.artformhomeplans.com/>
PO Box 535
North Hampton NH 03862
alec@artform.us

Specifications

- » Rooms: 7
- » Bedrooms: 3
- » Bathrooms: 2.5
- » Master Bath: Yes
- » Year Built: To Be Built
- » Color: Choice
- » Style: Craftsman
- » Type: Detached
- » Living Area: 1923 sq. ft. (Additional 276 sq. ft. available as optional upgrade)
- » Garage: 2 car attached

Features

- » Appliances: Dishwasher, microwave, electric range
- » Construction: Frame
- » Cooling: Central air
- » Electric: Circuit breakers, 200 AMP
- » Hot Water: Navian tankless, propane fired
- » Heating: Propane
- » Exterior: Vinyl
- » Roof: 30 Year architectural asphalt shingles
- » Exterior Features: Deck
- » Interior Features: Hardwood, carpet, linoleum, granite countertops *
- » Road Type: Paved road, town maintained
- » Utilities: Town water, sewer, power

Current

April Calla



Preferred

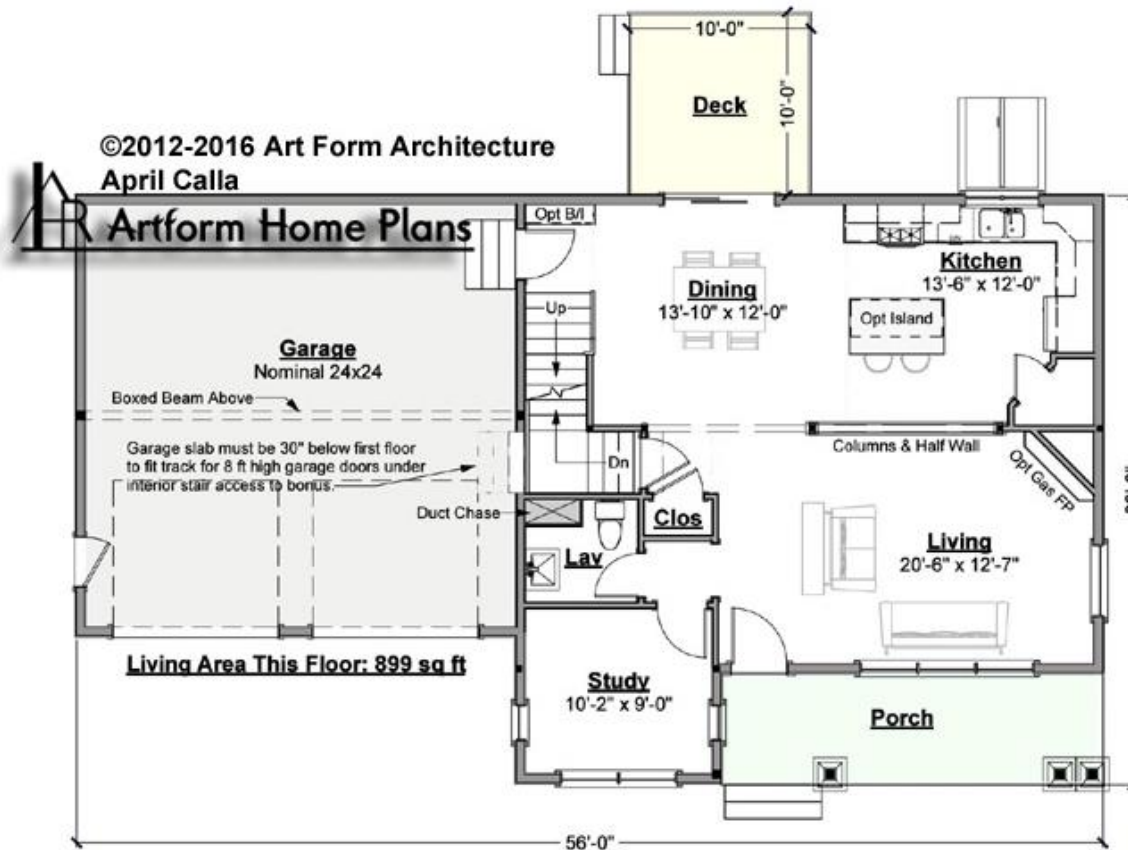
Preferred
Garage Doors
side



- Would like to have the front of the home in this style.
- If possible wider windows on the first floor
- Move the April Calla garage to the right side of the home
- Ideally with Garage Doors on the side instead of front but not sure lot size is feasible?

First Floor

Floor Plan

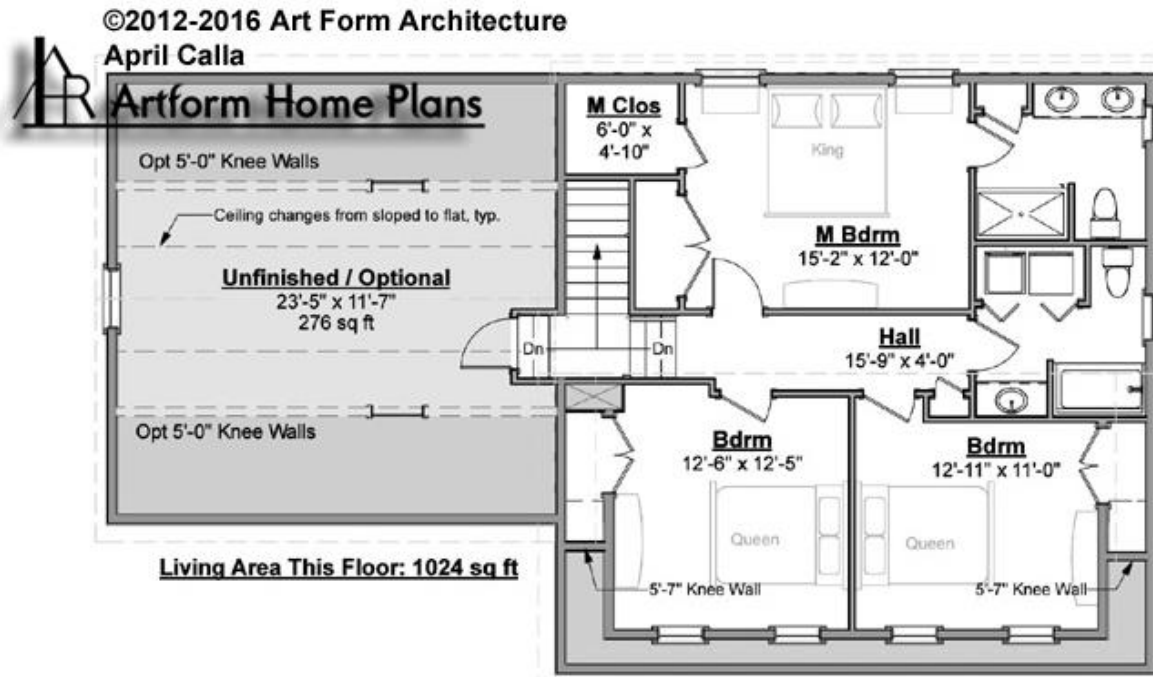


Because of where Sun rises and sets, on this Lot, hoping to capture as much sun through the front of the house in the morning and along the left & backside of the house in the afternoon with as much glass as possible.

- Entrance to Lot 9 is ~57' wide
- Center of Lot 9 (where boulder is located) is ~84' wide
- Would the first floor width of this plan of 56' be too big?
 - Perhaps go smaller width and deeper length?
- Prefer mirror image of layout:
 - Prefer walk out to a patio instead of a deck
 - Prefer enclosed doorway instead of bulkhead
 - Garage on the right side
 - Kitchen and Living Room on the left side
 - stairway to 2nd story and bathroom on right side
 - Porch would be across entire front of the house with the front style requested.
 - Ideally would like the front of the house to capture as much morning sun into the back where the kitchen is
 - Study would align with Living room so maybe Dining room becomes longer on the backside (perhaps garage length as well?)

Second Floor

Floor Plan



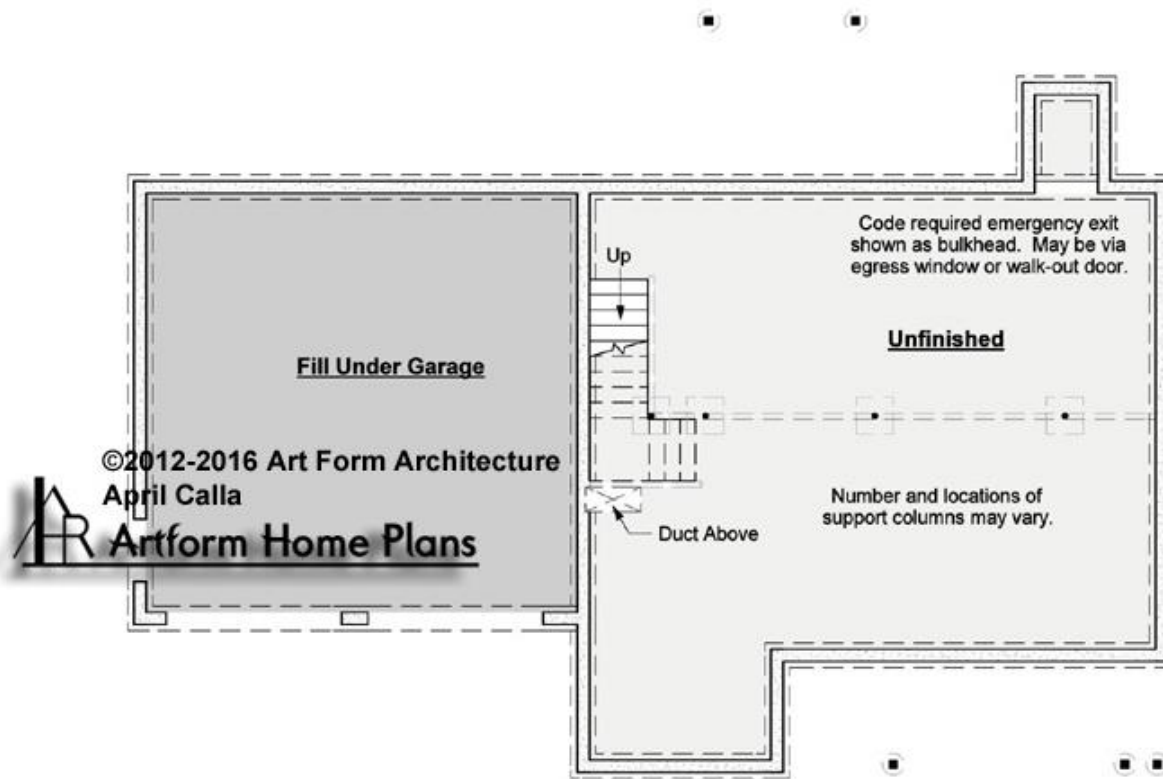
- Prefer mirror image of layout:
 - Garage on the right side
 - Utilize garage space as 2nd walk in closet and possibly a second home office.
 - Stairway on right side
 - M-Bathroom on left side
 - 2nd floor stairway and 2nd floor bathroom on left side
 - Porch would be across entire front of the house with the front style requested.



Because of where Sun rises and sets, on this Lot, hoping to capture as much sun through the front of the house in the morning and along the left & backside of the house in the afternoon with as much glass as possible.

Basement Floor

Floor Plan



- Prefer mirror image of layout:
 - Garage on the right side
 - Prefer enclosed doorway instead of bulkhead
 - Stairway on right side
 - Study would align with Living room so maybe Dining room becomes longer (perhaps garage length on the backside as well?)

















