

885.124.v3 GR Braemar



2



Artform Home Plans

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.ArtformHomePlans.com to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

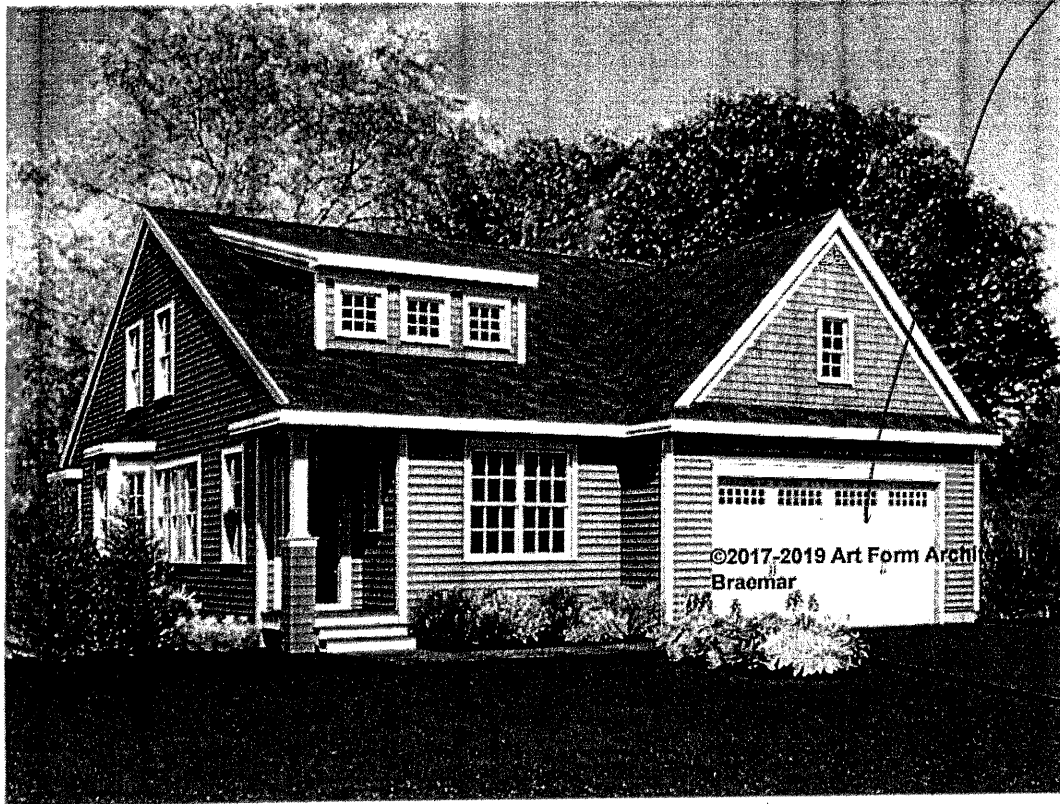
Artform Home Plans ("Artform") requires that our Drawings be built substantially as designed. Artform will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Drawing updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Artform
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).



	Main	Future	Apt	Main + Future	Main + Apt	All
Living Area	2447 SF	857 SF	0 SF	3304 SF	2447 SF	3304 SF
Bedrooms	3	1	0	4	3	4
Baths	2.5	1.0	0.0	3.5	2.5	3.5

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no windows

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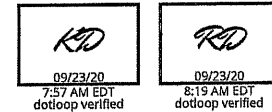
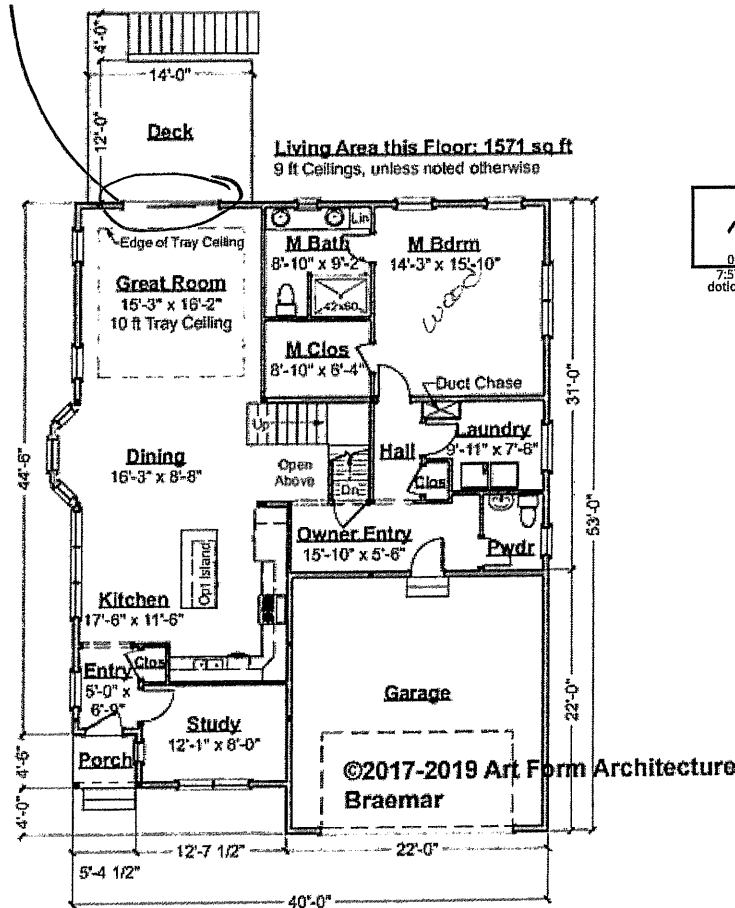
First Floor

	Area	Beds	Baths
Main	1571 SF	1	1.5
Future	0 SF	0	0
Apt	0 SF	0	0
Total	1571 SF	1	1.5

Ceiling Height
Shown 9'-0"
Possible* 8'-0"

* See Major Change information on plan page for cost

REVERSE
OPERATING
PANEL



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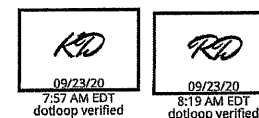
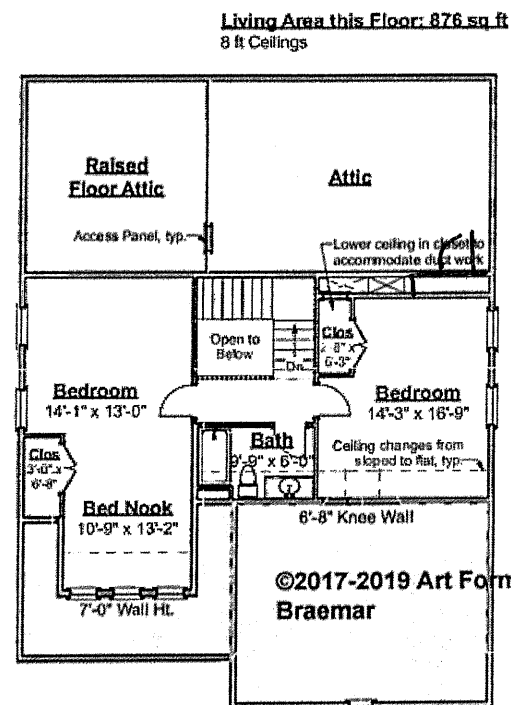


Second Floor

	Area	Beds	Baths
Main	876 SF	2	1
Future	0 SF	0	0
Apt	0 SF	0	0
Total	876 SF	2	1

Ceiling Height	
Shown	8'-0"
Possible*	8'-0"

* See Major Change information on plan page for cost



*need access to
attic
add door*

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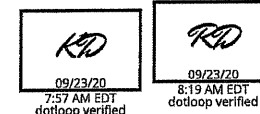
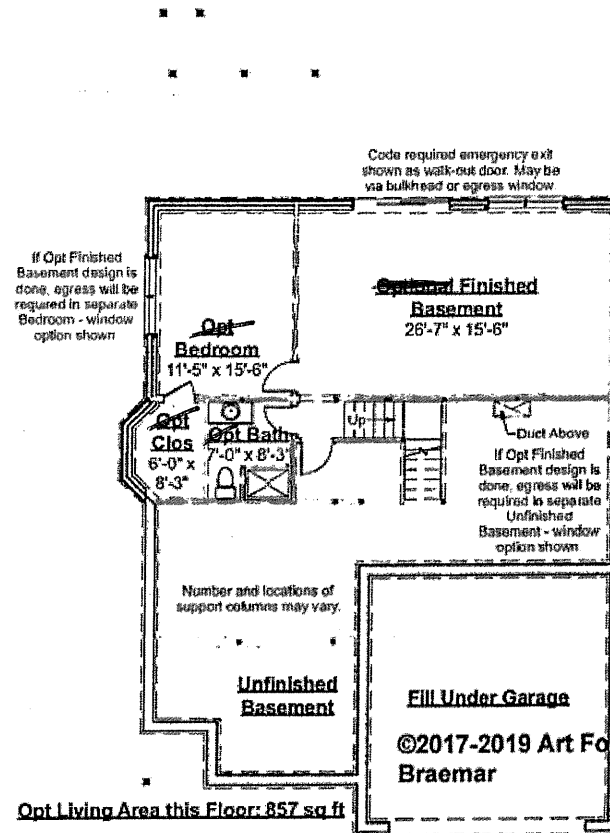


Basement Floor

	Area	Beds	Baths
Main	0 SF	0	0
Future	857 SF	1	1
Apt	0 SF	0	0
Total	857 SF	1	1
Ceiling Height			
Shown	7'-8"		
Possible*	9'-0"		

* See Major Change information on plan page for cost

ADD 2 EXTRA PLATES
TO INCREASE CEILING
HEIGHT 3"



Remove optional

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