

Orkney

959.124.v5 ER
(11/14/2019)



603-431-9559

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Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms", available on ArtformHomePlans.com), please be aware of the following:

As defined in the Terms, this is a Design Drawing and may not yet have Construction Drawings (CDs) or the CDs may not reflect design changes. During the conversion of a Design Drawing to Construction Drawings, changes may be necessary including, but not limited to, dimensional changes or changes to the framing and structural supports.

We require that our designs be built substantially as shown in the Drawings. Markups agreed to by Builder and Home Buyer must still be approved by Artform, and may require additional changes, such as structural updates. While we attempt to accommodate requested changes where possible and reasonable, including considerations of design integrity, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Design Drawings 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.

- 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 or decreasing ceiling heights requires adjustments to window sizes and other exterior elements.

We are not responsible for typographical errors. Home Buyer shall give thoughtful consideration to all drawings and documents provided to them and shall be solely responsible for ensuring that they understand features in the home that are important to them.

8c

1. Flip Plan (garage on right)
2. Windows: 6/0
3. Slider: no grids
4. Walk-out basement

dotloop signature verification: <http://us016-2a40-2lur>

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Artform Home Plans

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KC

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First Floor Plan Details:

- Overall Dimensions:**
 - Left Side: 42'-0" (top), 20'-0" (bottom)
 - Bottom: 20'-0" (left), 37'-0" (center), 17'-0" (right)
 - Right Side: 10'-0" (top), 35'-10" (middle), 6'-2" (bottom)
- Rooms and Dimensions:**
 - Garage:** 20'-0" x 37'-0"
 - Entry:** 6'-10" x 9'-0"
 - Lav:** 6'-1" x 5'-1"
 - Living:** 12'-11" x 14'-4"
 - Dining:** 13'-0" x 11'-2" (Cathedral Clg.)
 - Kitchen:** 10'-2" x 13'-7" (Opt Island)
 - M Bdrm:** 12'-6" x 13'-7"
 - M Bath:** 8'-0" x 7'-7"
 - M Clos:** 4'-10" x 7'-7"
 - Mud/Ldry:** 6'-11" x 7'-7"
 - Deck:** 14'-0" x 37'-0"
 - Screen Porch:** 12'-0" x 10'-0"
 - Porch:** 14'-9" x 6'-4"
- Other Features:**
 - Opt Gas FP:** Optional Gas Fireplace in Living area.
 - Flat Clg.:** Flat Ceiling in Kitchen/Dining area.
 - Cathedral:** Cathedral Ceiling in Dining area.
 - Boxed Beam Above:** Located in the Garage area.
 - Lin Cabinet:** Linen Cabinet near the Bath.
 - Duct Chase:** Located near the Mud/Ldry area.
 - Ptry:** Entryway/Pantry area.

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Built-in bookshelf
+ vertical storage
(if room)

Remove optional

First Floor Plan

Scale: 1/8" = 1'-0"



Orkney

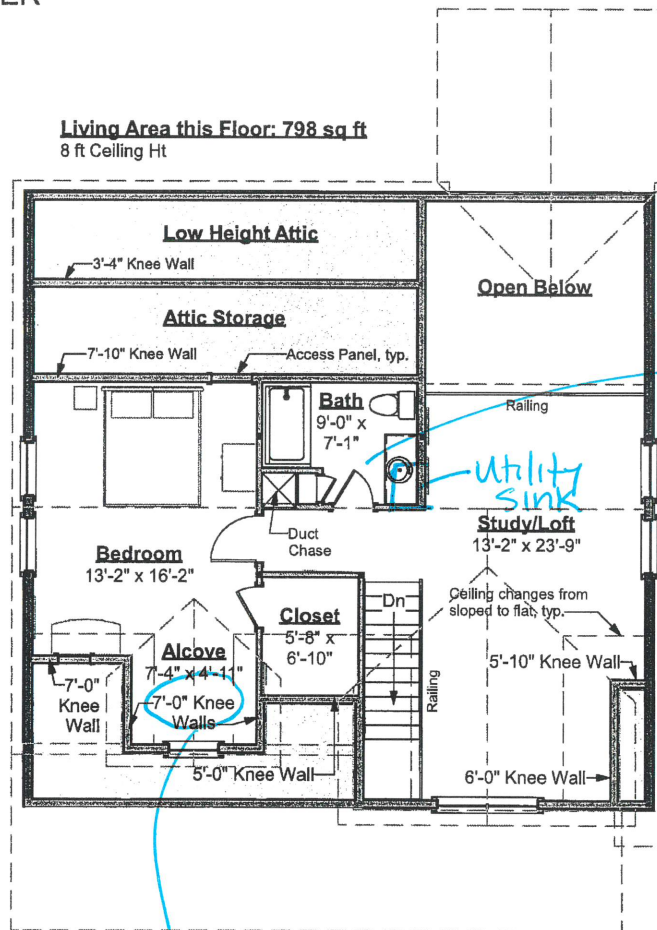
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Move master bath to front (see attached) + replace this area w/master closet.

Second Floor Plan

Scale: 1/8" = 1'-0"

Free-standing tub

KE