

325.124.v8 KL April Larkspur Classic

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Artform Home Plans



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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.

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Facade Changes:

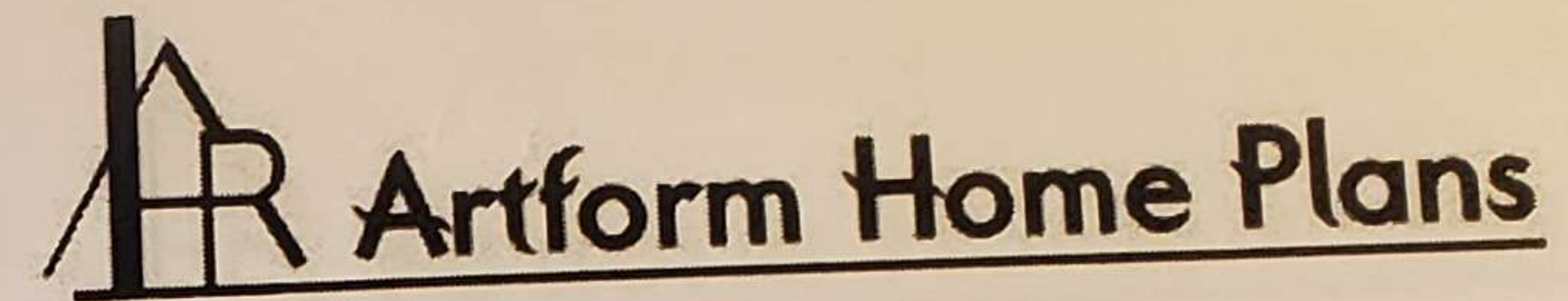
- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs 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,

	Main	Future	Apt	Main + Future	Main + Apt	All
Living Area	1867 SF	253 SF	0 SF	2120 SF	1867 SF	2120 SF
Bedrooms	3	2	0	5	3	5
Baths	2.5	0.0	0.0	2.5	2.5	2.5

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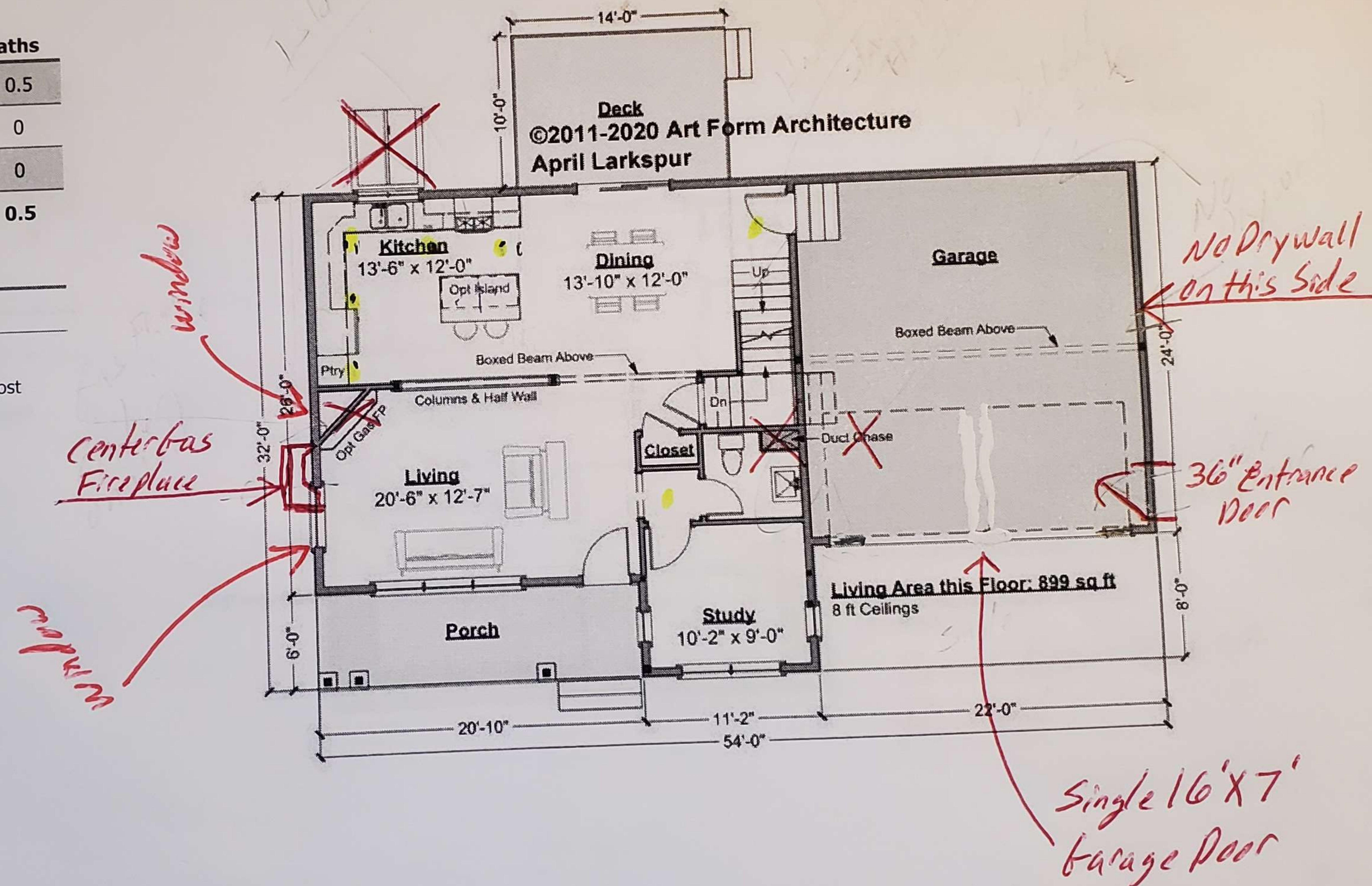


First Floor

	Area	Beds	Baths
Main	899 SF	0	0.5
Future	0 SF	1	0
Apt	0 SF	0	0
Total	899 SF	1	0.5

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

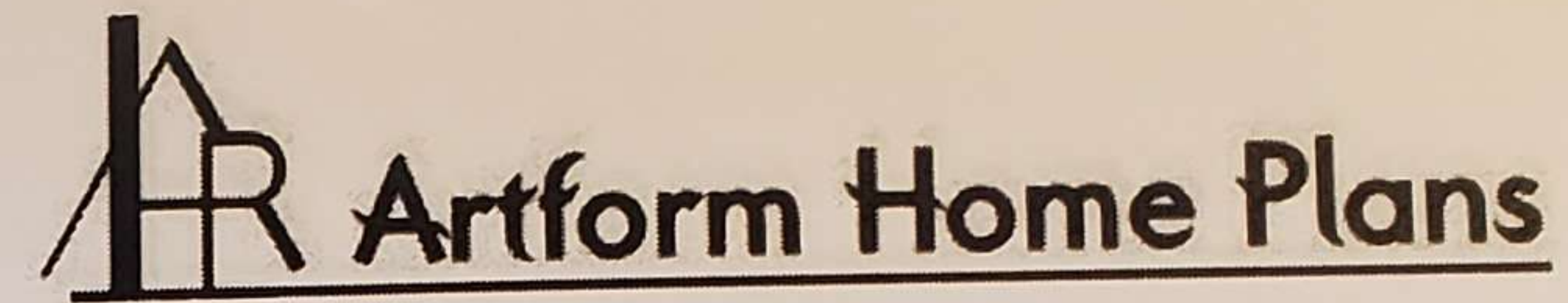
* See Major Change information on plan page for cost



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Some features show are optional. Your Purchase & Sale Agreement governs, whether items are labeled "optional" in this document or not.

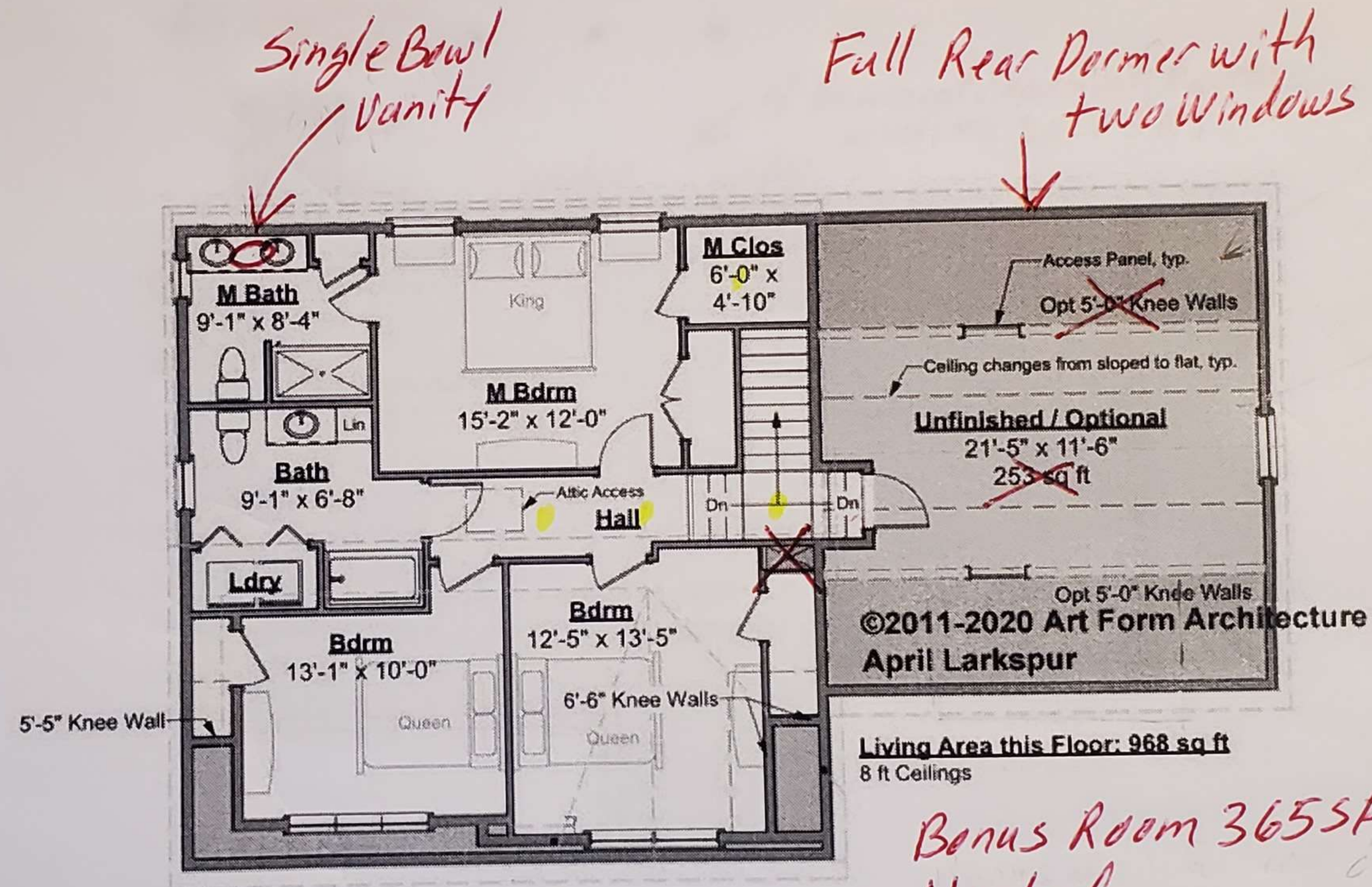
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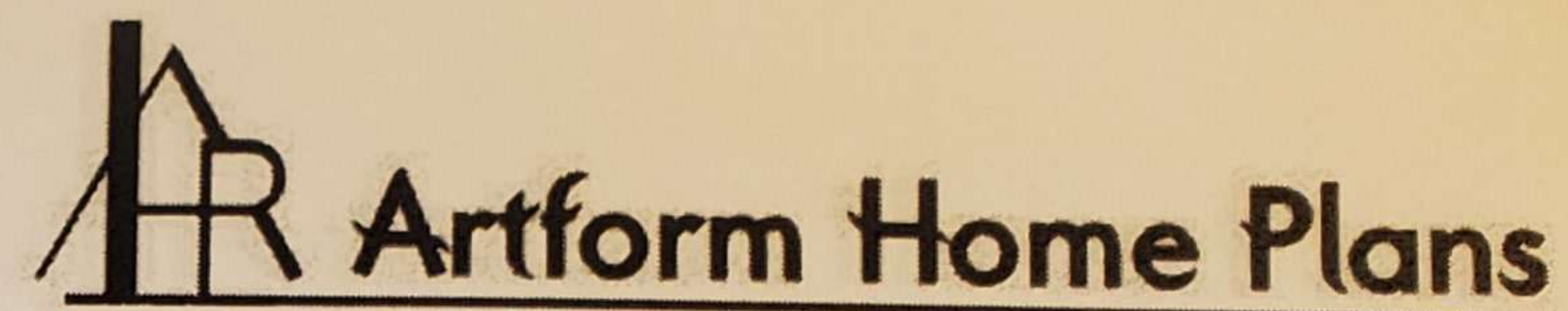
Second Floor

	Area	Beds	Baths
Main	968 SF	3	2
Future	253 SF	1	0
Apt	0 SF	0	0
Total	1221 SF	4	2
Ceiling Height			
	Shown	8'-0"	
	Possible*	8'-0"	

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Basement Floor

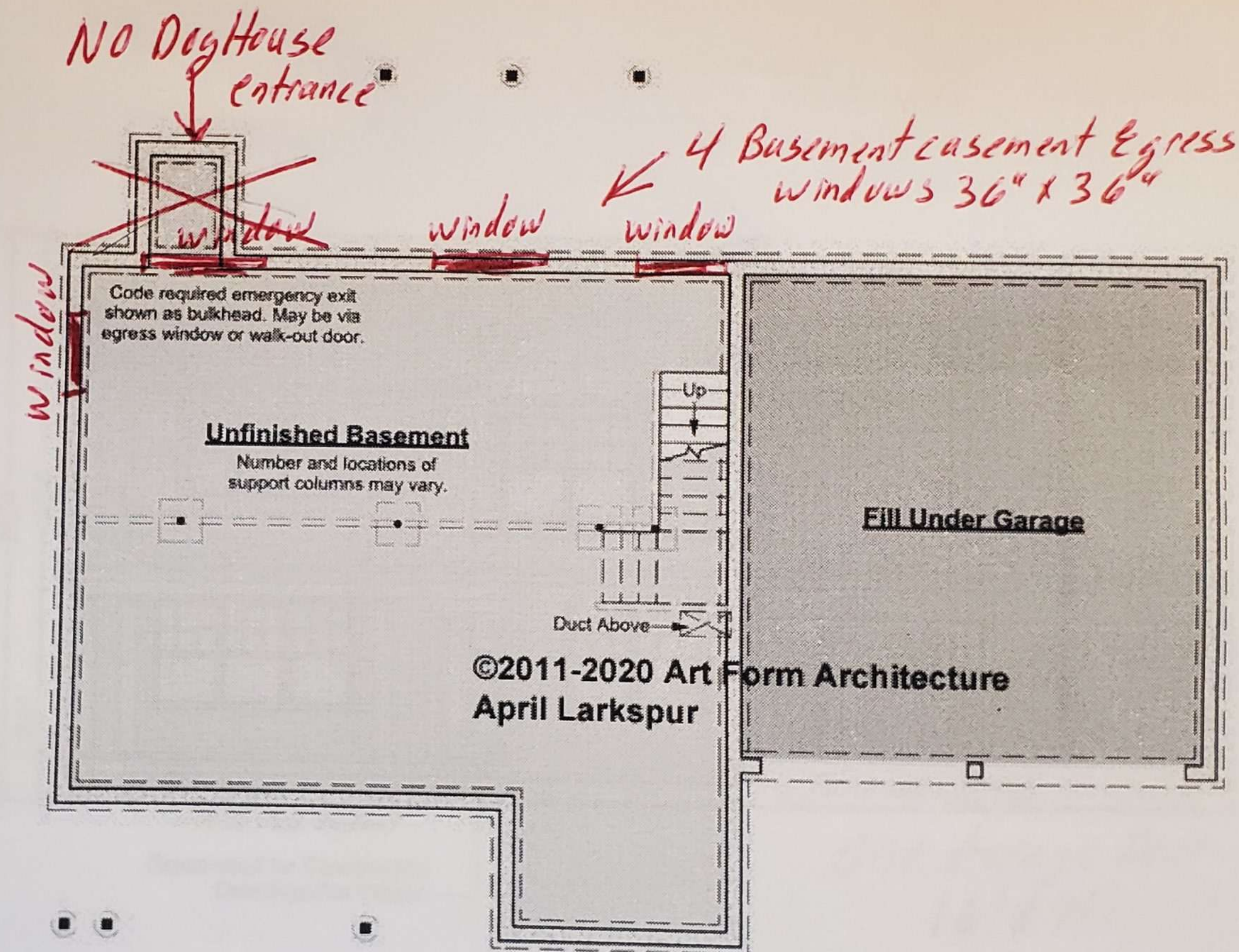
	Area	Beds	Baths
Main	0 SF	0	0
Future	0 SF	0	0
Apt	0 SF	0	0
Total	0 SF	0	0

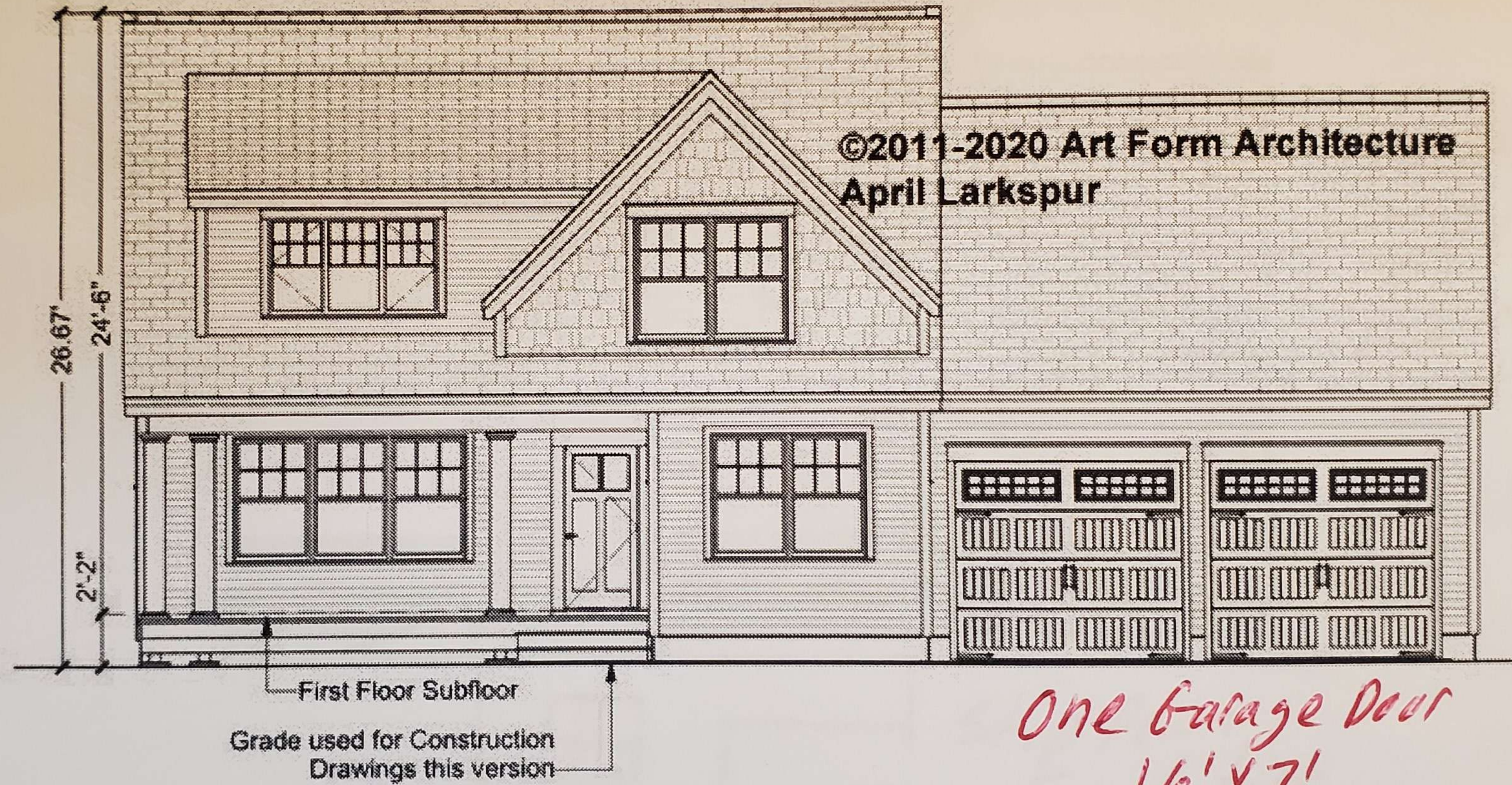
Ceiling Height

Shown 7'-8"

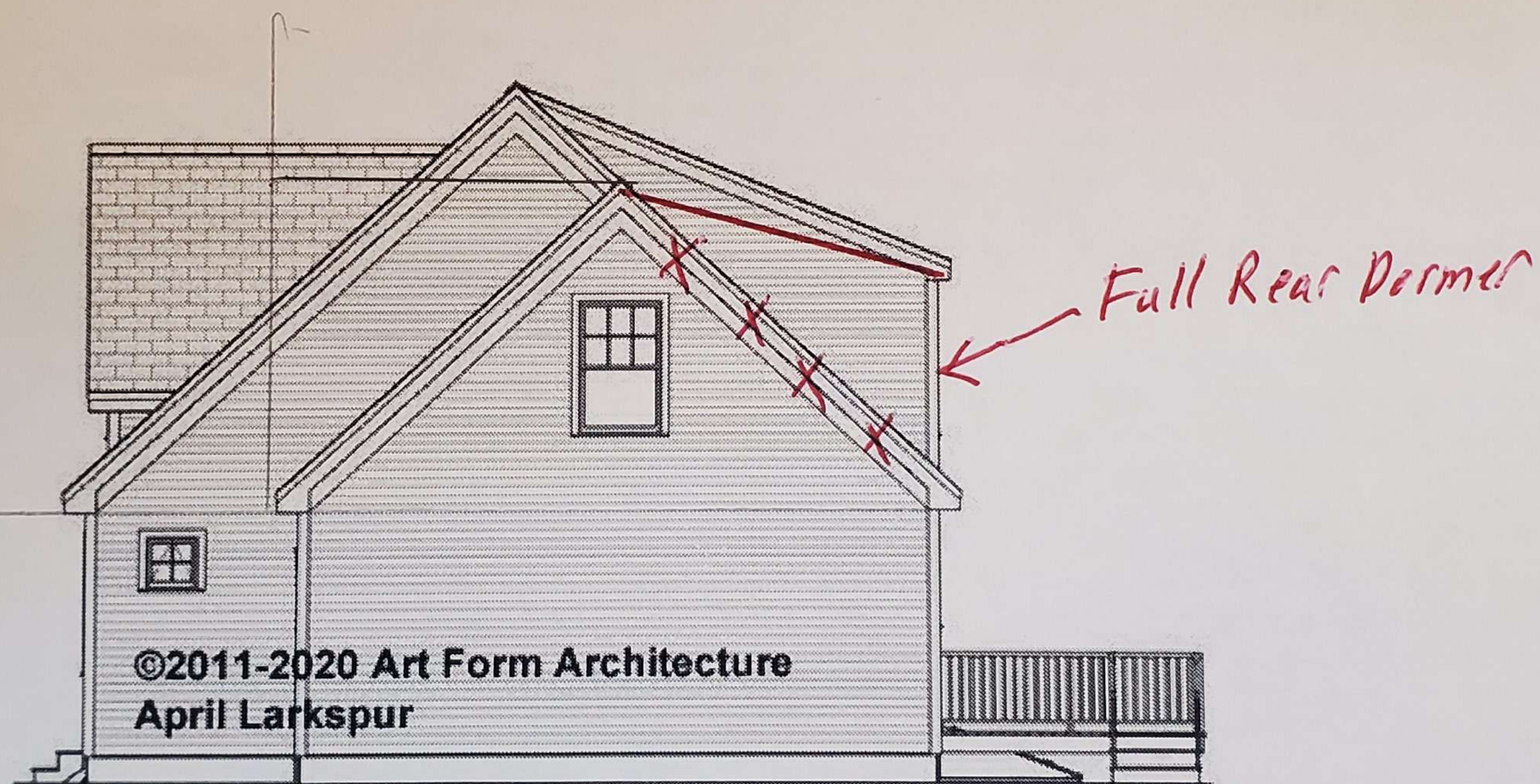
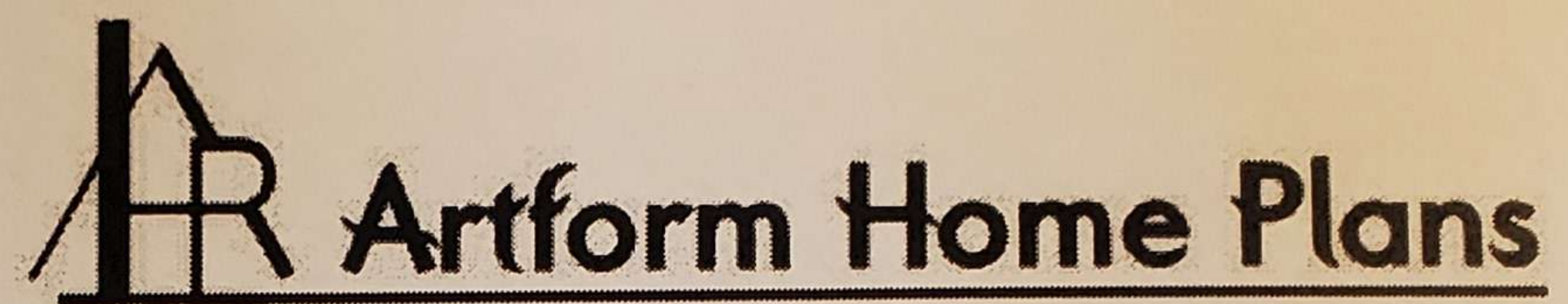
Possible* ~~9'-0"~~

* See Major Change information on plan page for cost

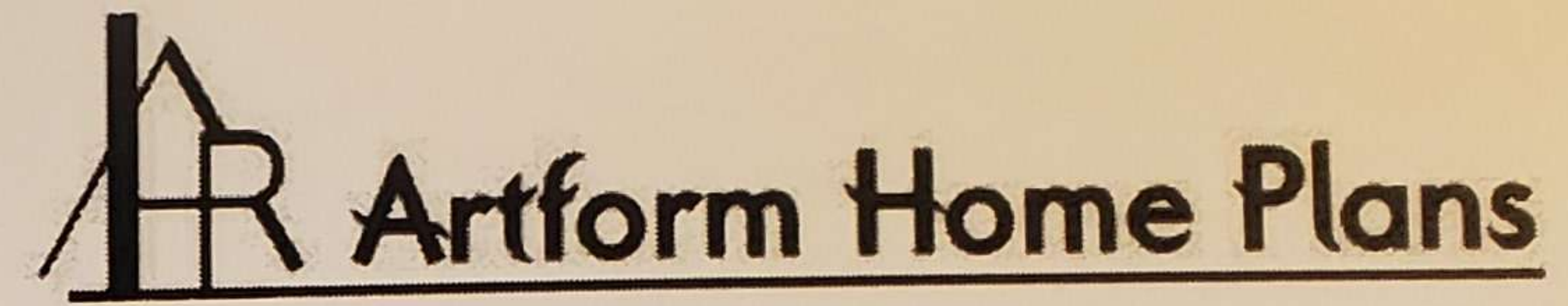




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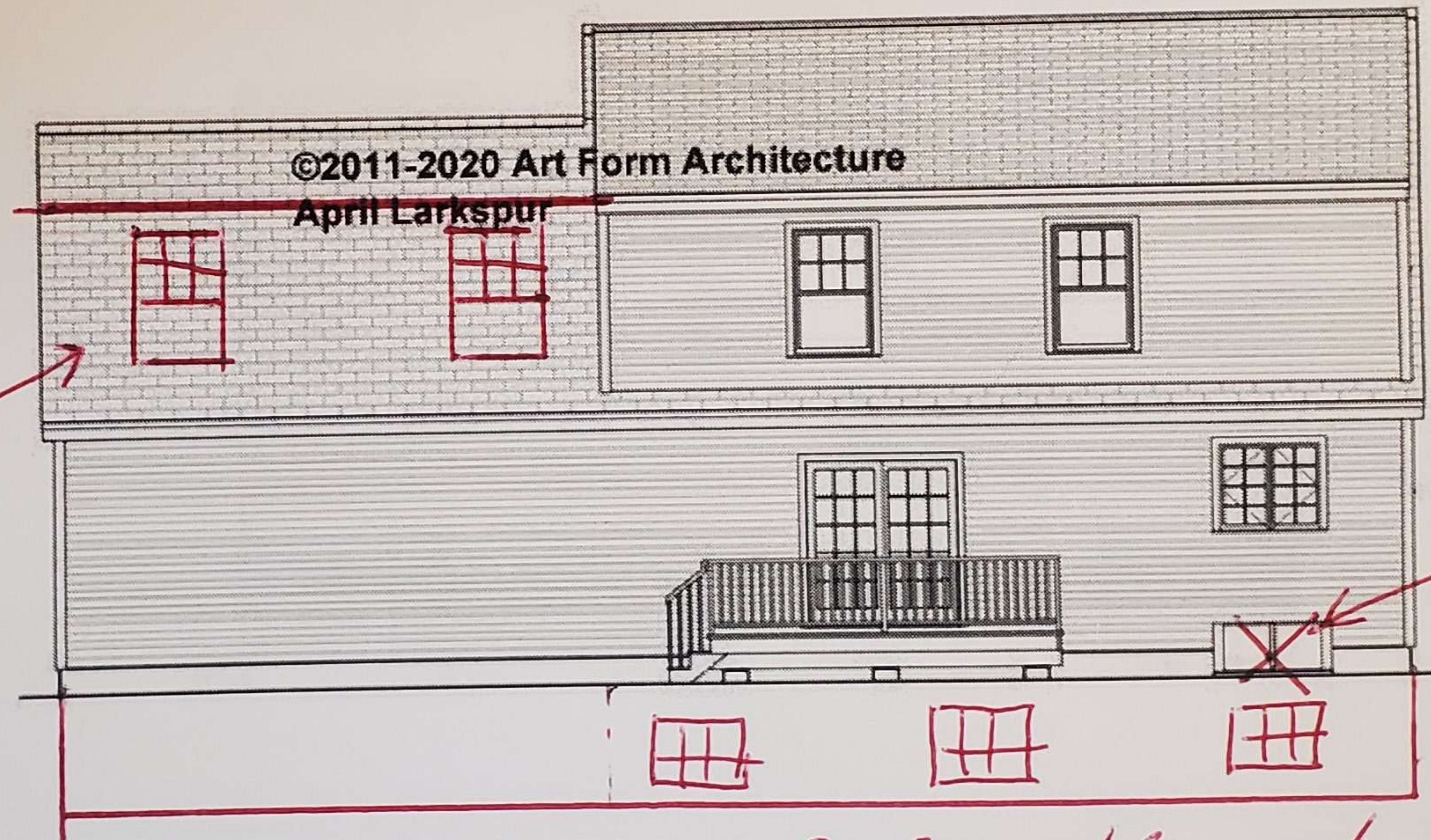


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Rear Elevation

Full Dormer with
2 windows same
Size as Bedroom
Windows



No Bulk Head
Door

3 - Basement Casement
Egress windows
Back side

