



Art Form Architecture, LLC

BLISS RANCH

718.145.v4 GR

Note - The 68 foot depth listed does NOT include the screen porch. Since it can be removed so easily, we wanted Search to find this plan at the shorter depth. Yes, this is different than the Bliss you may have seen. We retired that one (that was never built) in favor of this one, as we have current Construction Drawings for this one. If you loved the other, call us!

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

Art Form Architecture, LLC ("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.



Width 74.00 ^{FT}

Depth 68.00 ^{FT}

Height 24.59 ^{FT}

LIVING AREA	2646 ^{FT}
Main	2646 ^{FT}
Future	0 ^{FT}
2 nd Unit	0 ^{FT}

BEDROOMS	3
Main	3
Future	0
2 nd Unit	0

BATHROOMS	2
Main	2
Future	0
2 nd Unit	0



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Living Area This Floor: 2646 sq ft
 9 ft Ceilings, unless noted otherwise

Garage
 Nominal 24' x 25'

Rooms and Dimensions:

- Screen Porch
- Deck
- M.Clos 10'-1" x 6'-0"
- M.Clos 10'-1" x 6'-0"
- M.Bdrm 20'-7" x 12'-10"
- Opt Gas FP
- Kitchen 13'-8" x 19'-4"
- Opt Island
- Opt W/O
- Queen
- Bdms 13'-0" x 14'-1"
- Clos
- Bath 11'-11" x 6'-7"
- Lin
- M.Bath 9'-3" x 11'-6"
- 60x60
- Pwdr
- Hall
- Boxed Beam Above
- Dining 17'-3" x 11'-8"
- Vaulted Clg
- Line of vault above
- Foyer 13'-0" x 8'-6"
- Porch
- Rear Entry 10'-5" x 6'-5"
- Ltry
- Opt B/I
- Bdms 16'-3" x 14'-4"
- Queen
- Opt B/I
- Downstairs (Dn)

Overall Dimensions:

- Top: 14'-0", 14'-0"
- Left: 12'-0", 32'-0", 80'-0", 3'-0", 6'-0", 27'-0"
- Bottom: 15'-0", 14'-0", 17'-0", 74'-0", 24'-0", 4'-0"

CLG HT POSSIBLE 8'-0"

F1 LIVING AREA		2646 ^{FT}	F1 BEDROOMS		3	F1 BATHROOMS		2
Main		2646.00 ^{FT}	Main		3.00	Main		2.00
Future		0.00 ^{FT}	Future		0.00	Future		0.00
2 nd Unit		0.00 ^{FT}	2 nd Unit		0.00	2 nd Unit		0.00



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BLISS RANCH - 1ST FLOOR

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Vaulted Ceiling in Dining - Additional Image

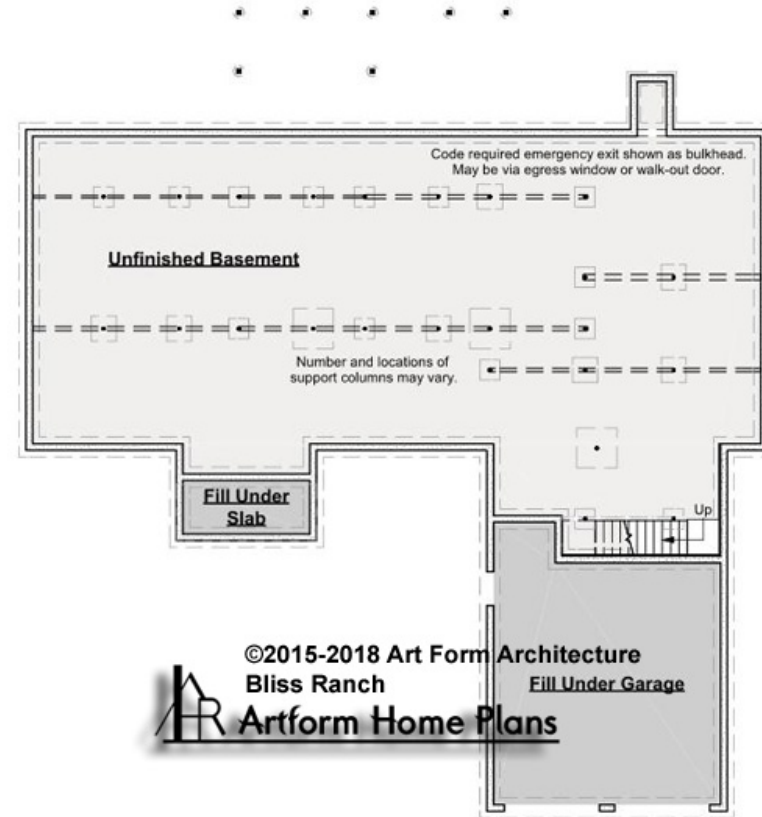


BLISS RANCH - BASEMENT

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Note - not shown here, this basement is over 2000 sf. Under the new code it requires a second means of egress (which can be an egress window/window well).

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CLG HT SHOWN 7'-8"

CLG HT POSSIBLE 9'-0"

* Major Change Fee, see website plan page for cost

F1 LIVING AREA		0 FT	F1 BEDROOMS		0	F1 BATHROOMS		0
Main		0.00 FT	Main		0.00	Main		0.00
Future		0.00 FT	Future		0.00	Future		0.00
2 nd Unit		0.00 FT	2 nd Unit		0.00	2 nd Unit		0.00

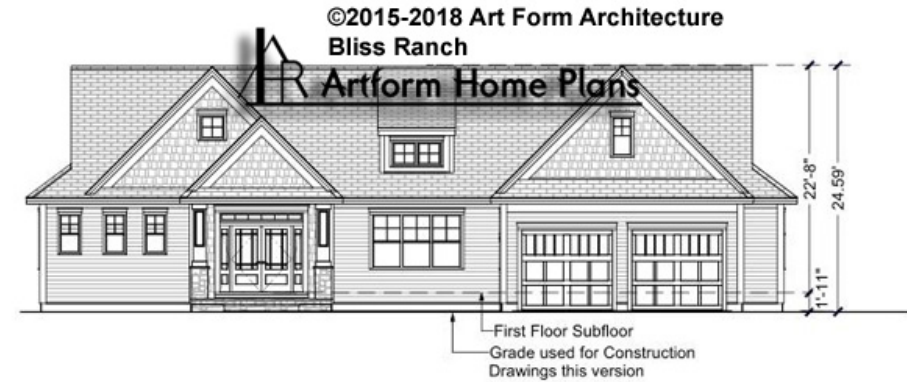


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BLISS RANCH - FRONT ELEVATION

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BLISS RANCH - RIGHT ELEVATION

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BLISS RANCH - REAR ELEVATION

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BLISS RANCH - LEFT ELEVATION

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