



# HOUSEPLANS

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View this plan at <https://www.houseplans.com/plan/1570-square-feet-3-bedroom-2-bathroom-2-garage-farmhouse-ranch-sp268739>

## Plan 929-1106



1570 sq/ft, 3 beds, 2 baths, 54' wide, 50' 6" deep



## Pricing

### Plan Set

PDF Set	\$1450.00
CAD Unlimited Build	\$2550.00
Study Set	\$1250.00

### Foundation

Crawlspace	+\$0.00
Basement	+\$380.00
Slab	+\$380.00

### Framing

Wood 2x4	\$0.00
Wood 2x6	\$380.00

### Right-Reading Reverse

Each	+\$230.00
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### Audio Video Design

Each	\$100.00
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### Construction Guide

Each	\$39.00
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### Material List

Each	+\$300.00
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## House Features

Main Floor Master Bedroom	Storage Area
Split Bedrooms	Unfinished Future Space
Walk In Closet	Front Entry Garage
Kitchen Island	Covered Front Porch
Walk In Pantry Cabinet Pantry	Covered Rear Porch
Great Room Living Room	Economical To Build
Main Floor Laundry	

## Styles Classifications

Farmhouse	Ranch
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## Specifications

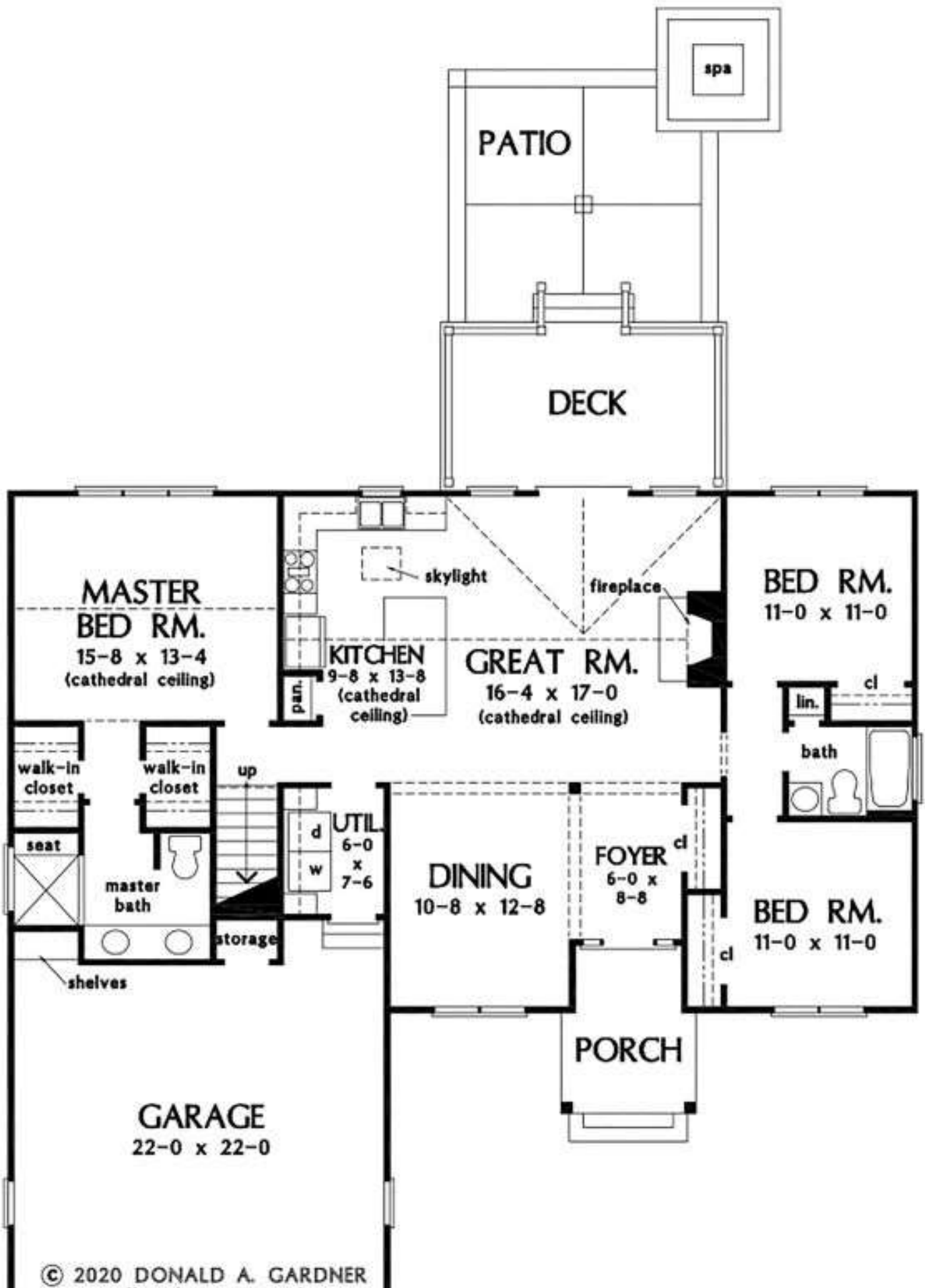
Bonus	295 sq/ft
Garage	540 sq/ft
Main Floor	1570 sq/ft
Patios	280 sq/ft
Porch	73 sq/ft

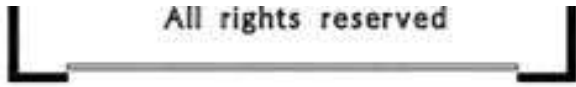
Depth	50' 6"
Height	26' 10"
Width	54'

Primary Pitch	12/12
Roof Framing	Stick/Conventional
Roof Live Load	20 psf / dead 15 psf /
Roof Wind Load	115 mph
Roof Type	Asphalt
Secondary Pitch	12/12

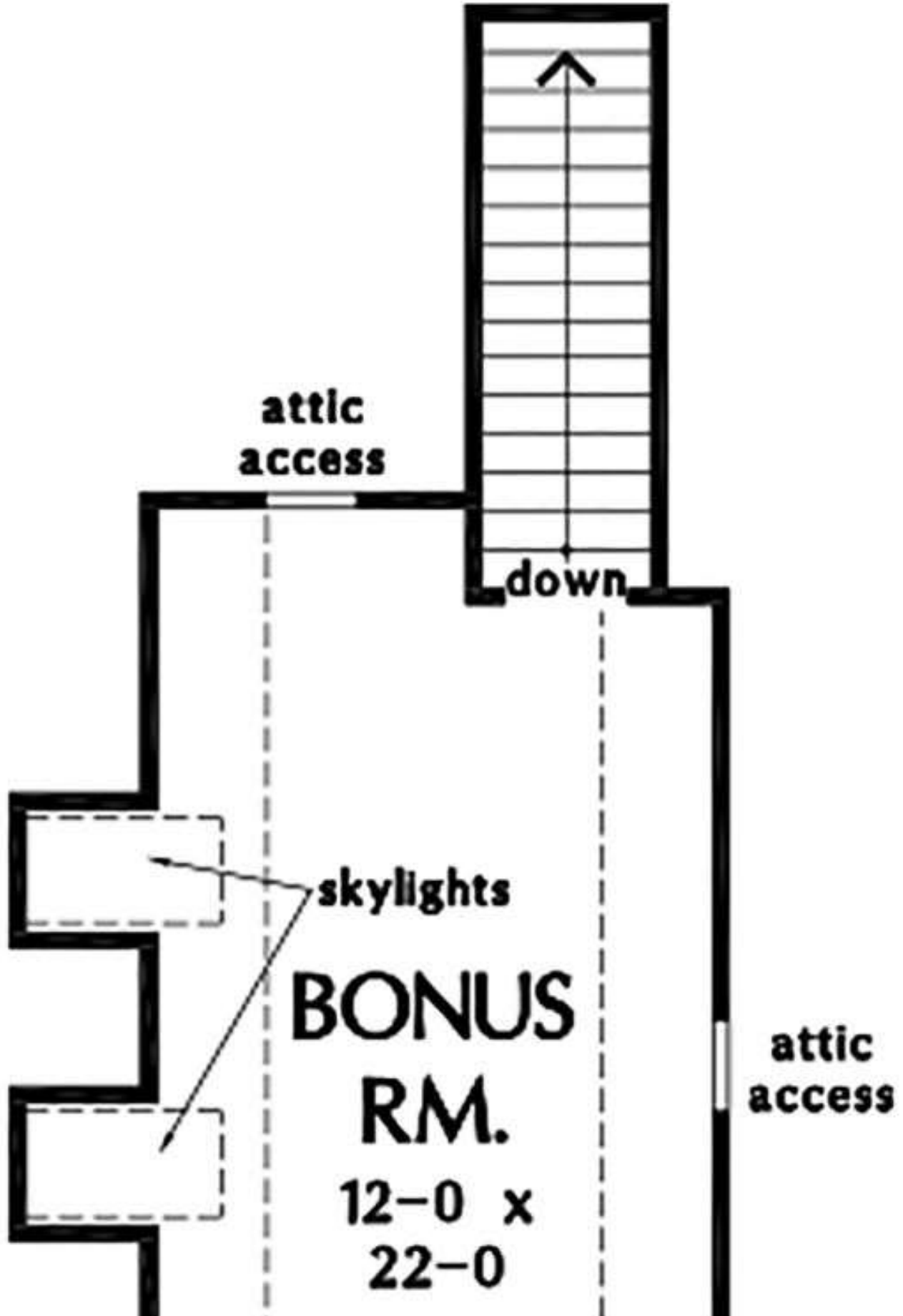
Bonus Ceiling	8'
Main Ceiling	9'

# Floor Plan - Main Floor





# Floor Plan - Other Floor





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In addition to the house plans you order, you may also need a site plan that shows where the house is going to be located on the property. You might also need beams sized to accommodate roof loads specific to your region. Your home builder can usually help you with this. You may also need a septic design unless your lot is served by a sanitary sewer system. Many areas now have area-specific energy codes that also have to be followed. This normally involves filling out a simple form providing documentation that your house plans are in compliance.

To find out what documents you should expect with your house plans, see <https://www.houseplans.com/whats-included>.

In some regions, there is a second step you will need to take to insure your house plans are in compliance with local codes. Some areas of North America have very strict engineering requirements. Examples of this would be earthquake-prone areas of California and the Pacific Coast, hurricane risk areas of the Florida, Gulf & Carolina Coasts. New York, New Jersey, Nevada, and parts of Illinois require review by a local professional as well. If you are building in these areas, it is most likely you will need to hire a state licensed structural engineer to analyze the design and provide additional drawings and calculations required by your building department. If you aren't sure, building departments typically have a handout they will give you listing all of the items they require to submit for and obtain a building permit.

Additionally, stock plans do not have a professional stamp attached. If your building department requires one, they will only accept a stamp from a professional licensed in the state where you plan to build. In this case, you will need to take your house plans to a local engineer or architect for review and stamping. In addition, plans which are used to construct homes in Nevada are required to be drawn by a licensed Nevada architect.

Note: All sales on house plans are final. No refunds or exchanges can be given once your order has been fulfilled or once we have begun to customize a home plan to your specifications.