

# Shetland

537.126.v2

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The Shetland was developed for the narrower lot. We've just updated to show it with a full foundation. We also have it as slab-on-grade. Notice the small Study - just big enough for the printer, household bills, etc.

	Living Area	Bedrooms	Bathrooms	Ceiling Height Shown	Ceiling Height Possible*
First Floor	1063 SF	1	1.5	9'-0"	8'-0"
Second Floor	820 SF	2	1.0	8'-0"	8'-0"
Total Above Grade	<b>1883 SF</b>	<b>3</b>	<b>2.5</b>		
Basement	0 SF	0	0.0		

\* -- Increasing ceiling height requires a Major Change.

<http://www.artformhomeplans.com/Contact.a5w>

<http://www.artformhomeplans.com/TermsConditions.a5w>



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## Living Room, w/Dining & Kitchen beyond

 **Artform Home Plans**



## Kitchen w/Dining & Living Beyond

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## Second Floor

**Living Area:** 820 SF

**Bedrooms:** 2

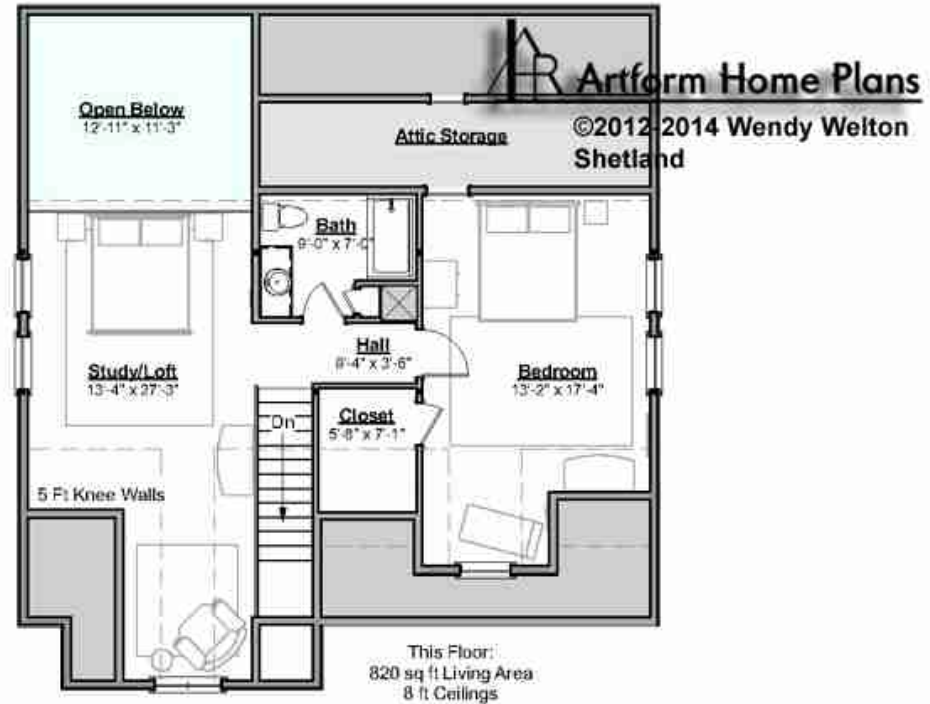
**Bathrooms:** 1.0

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

**Ceiling Height Possible\*:** 8'-0"

\* -- Increasing ceiling height requires a Major Change.

The Study / Loft can be enclosed as an additional Bedroom. But the walk-in closet cannot be converted to a bath, due to building code height requirements.



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## Loft



## Loft as Bedroom

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 **Artform Home Plans**



## Upstairs Bedroom

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## Basement Floor

**Living Area:** 0 SF

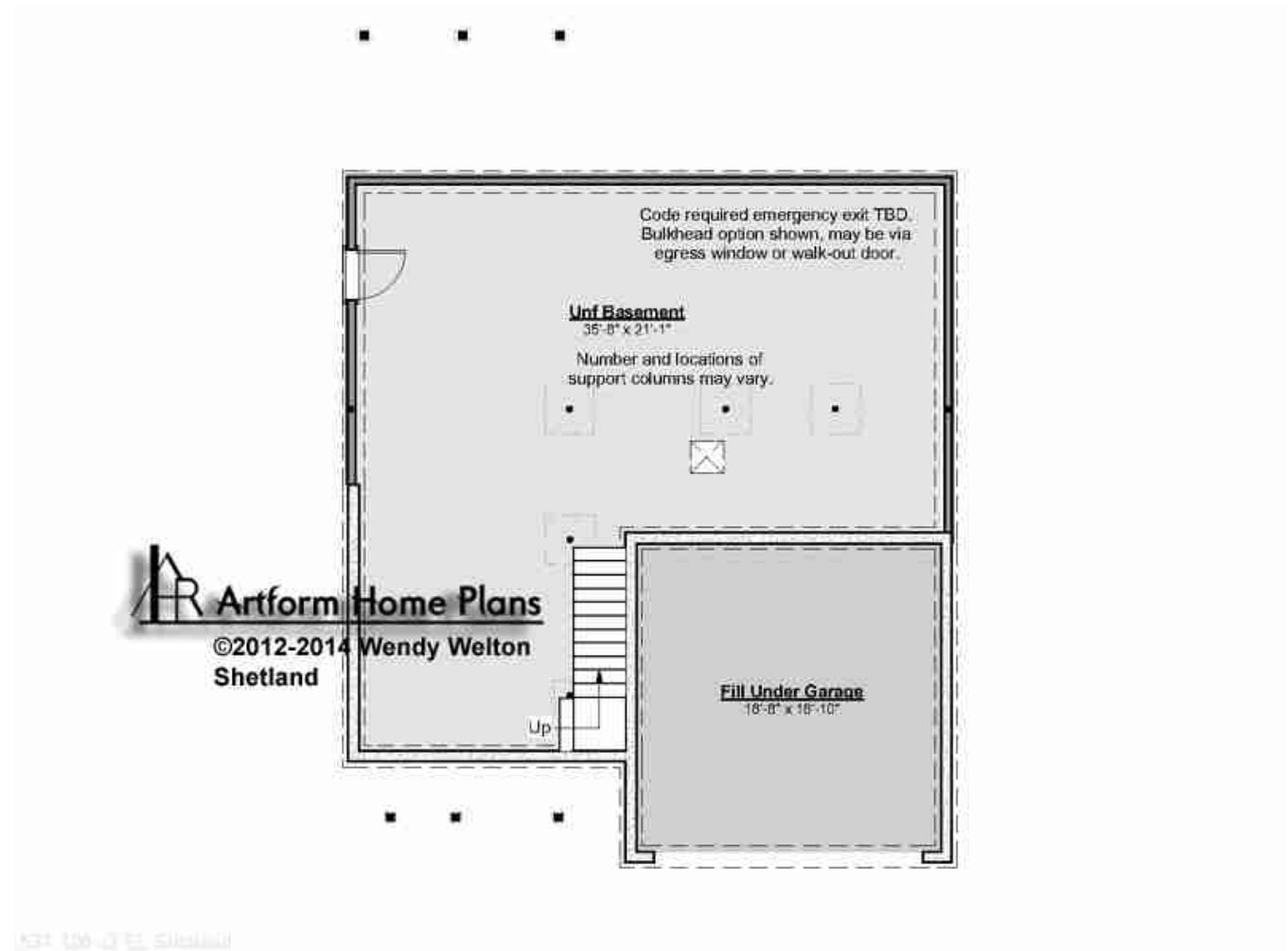
**Bedrooms:** 0

**Bathrooms:** 0.0

**Ceiling Height Shown:** 7'-8"

**Ceiling Height Possible\*:** 9'-0"

\* -- Increasing ceiling height requires a Major Change.



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## Front Elevation



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## Right Elevation



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## Rear Elevation



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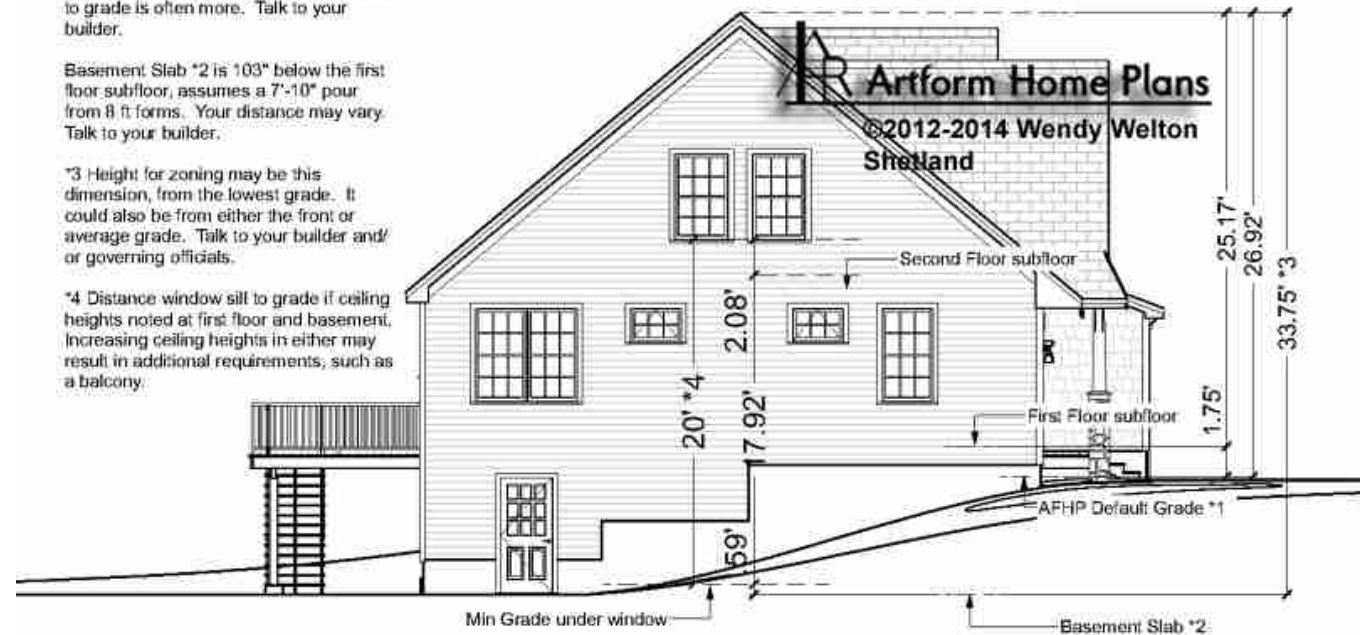
## Left Elevation

AFHP Default Grade \*1 is 1'-9" below first floor subfloor for consistency in how we list height on the web site. The distance to grade is often more. Talk to your builder.

Basement Slab \*2 is 103" below the first floor subfloor, assumes a 7'-10" pour from 8 ft forms. Your distance may vary. Talk to your builder.

\*3 Height for zoning may be this dimension, from the lowest grade. It could also be from either the front or average grade. Talk to your builder and/or governing officials.

\*4 Distance window sill to grade if ceiling heights noted at first floor and basement. Increasing ceiling heights in either may result in additional requirements, such as a balcony.



131 126-3 Elevation