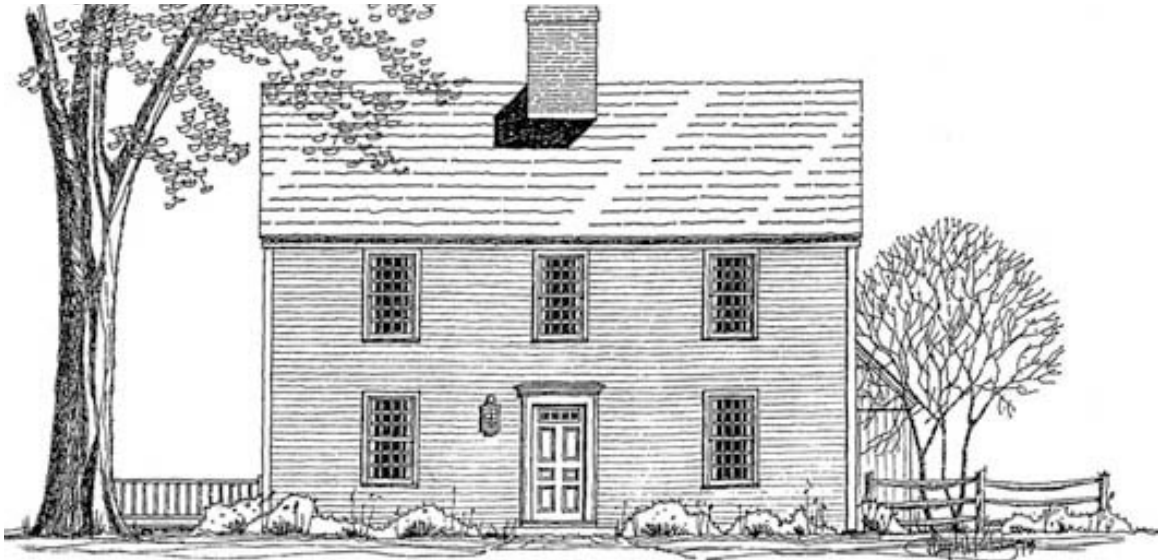
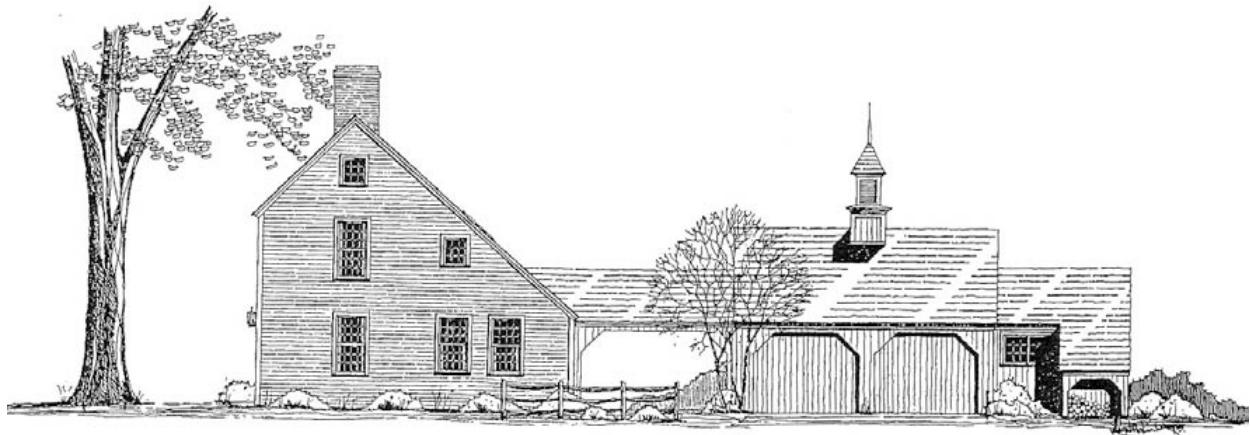


THE PLYMOUTH SALTBOX



The front façade of this early 18 century New England saltbox design reflects an era when architectural emphasis was on function rather than adornment and ornamentation. The best examples from this period adhere to a symmetry of five carefully aligned windows, a centrally located entrance door and a large center chimney. Exterior trim details were flat and simple. When all its elements are correctly scaled and proportioned, the front façade has a particular character and simple elegant quality that for us evokes thoughts of early New England and a frontier lifestyle.

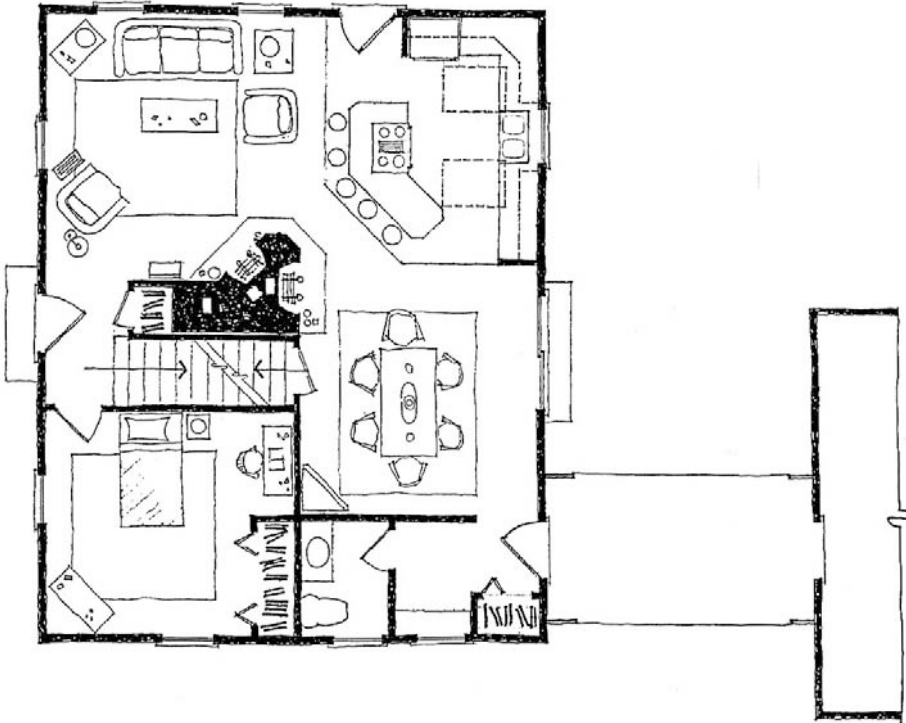
Despite an exterior that reflects a 200 year old heritage, the floor plan for this home is modern and designed for informal family living. The eat-in country kitchen occupies a central position with open access to the living and dining room areas. A central masonry mass contains fireplaces to warm the kitchen/dining room and living room. A rear entry mudroom, half bath and bedroom that can also function as a study or office space finish out the first floor plan. On the second floor, a landing at the top of the stairs is designed to be large and open with an overhead roof window for natural light. This area is roomy enough for two storage closets and a small built-in desk for quiet work. To the right of the landing is a second bedroom and full bath and to the left a large master bedroom with its own fireplace. A dark black-brown stain that simulates an old weathered appearance for the siding and trim works well on this design. The window sash should be painted barn red or a bright "colonial" accent color and the doors can be either stained or painted. A sawn cedar shingle roof is ideal and the chimney should be faced with used brick.



THE PLYMOUTH SALTBOX

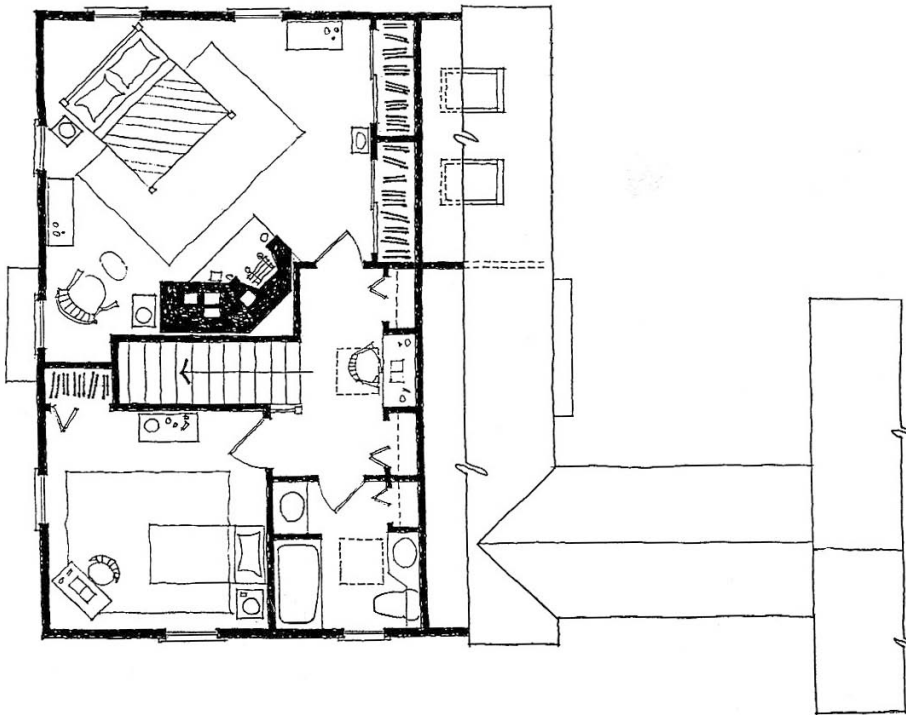
ALL REFERENCE PLANS ARE FULLY CUSTOMIZABLE BY OUR FIRM

PLEASE CONTACT CLASSIC COLONIAL HOMES TO DISCOVER THE FULL RANGE OF ARCHITECTURAL SERVICES THAT WE HAVE TO OFFER OUR CLIENTS



FIRST FLOOR:

Eat-in kitchen (15'x15') w/ fireplace, living room (15'x15') w/ fireplace, bedroom #1 or study (12'x13'), rear entry mudroom w/ half bath, laundry, and two car carriage shed with wood storage



SECOND FLOOR:

Hall w/ closet storage and sky lit reading area, bedroom #2 (12'x12'), full bath, and primary bedroom #3 (15'x17') w/ a fireplace



LIVING AREA: 1st & 2nd Floors - 2,876 SQ. FT. Optional 3rd Floor - 902 SQ. FT.
Above the Garage - 520 SQ. FT.

123 MEADOW ST. FLORENCE, MA 01062 413-341-3375 WWW.CLASSICCOLONIALHOMES.COM

PRODUCTS AND SERVICES

THE ARCHITECTURAL PACKAGE

No Classic Colonial Home is complete without the appropriate detailing, both on the exterior and interior. The correct proportion and form for every design we produce is established by its framing, but the exterior details & architectural components develop its style, character & charm. To successfully bring any one of these designs to completion requires special finish materials such as windows, doors, moldings & trim that are simply not available at local lumber yards. To ensure your new Classic Colonial Home finishes as intended, we have developed THE CCH ARCHITECTURAL PACKAGE, which includes all the specialty components necessary to give it the authentic Classic Colonial it deserves. The Exterior Trim Package includes window and door trim, window and door pediments, roof and corner trim moldings, custom front entry doorway specific with appropriate hardware, custom cupolas, specialty siding materials and other historically accurate architectural features. We offer a fine selection of different window brands for the basic units used in The Window Package for your home. Incorporating insulated glass and traditional grille patterns gives the authentic look of true divided light windows with superior energy efficiency and ease of use. By applying CCH custom exterior window casing and sills, the windows are shipped to your site with the appropriate architectural detailing and are easily installed. The Interior Trim Package offers several different styles of trim in varying degrees of detail to your taste. Incorporating the many components found inside antique New England homes, the package commonly includes baseboard, door and window casing, chair rails, wainscoting, and ceiling moldings. We can also supply interior hardware, colonial doors, raised panel walls, wide board flooring, granite steps and other materials upon request. Houses that are finished with the complete Classic Colonial Homes Architectural Package are awarded a unique and handsome custom engraved slate plaque, to date the home and to recognize its air of authenticity. The Architectural Package can be shipped virtually anywhere and we recommend ordering early, as many of the components are custom crafted, resulting in longer lead time on deliveries.

CUSTOM DESIGN & CONSULTING SERVICES

Our standard designs work just right for some people but it is impossible to design homes that are perfect for everyone. For many people, a standard design acts as the starting point for a new custom design. Often, they like a particular style but wish to alter it to meet their individual needs. With over 50 years combined experience in custom designing, we specialize in making custom alterations to our standard designs, while maintaining proper scale and proportions. We have worked with clients all over the U.S. and internationally as well. The design process typically flows from initial telephone conversations and E-mail or mail exchange, starting with a client wish list & simple sketches. From this starting point, we then communicate and progress, resolving the site and floor plans, then the elevations and finally the details and finished working drawings. The process can take from 2 weeks to 3 months depending on current workload and the project size. Our custom designing fee is based on the size and complexity of the project. Once we understand the client needs, an estimate for the complete plans can usually be determined. In addition we offer consulting services to help improve the appearance of new or existing colonial homes not designed by our firm. Please call the CCH design office for additional information.

REFERENCE PLAN SPECIFICATIONS

Building plans include one complete printed set of blueprint construction drawings that contain all the information you and your contractor will need to build the home of your choice. Plans are drawn at 1/4 inch scale and each black line set includes:

FOUNDATION PLAN: Concrete perimeter wall/footing along with lally columns, concrete footings, callouts on point loads, sill detail, possible basement window locations etc. The plan is fully dimensioned and has a list of general notes. As previously mentioned, radon mitigation is referred to in notation but not detailed.

FLOOR PLANS: Dimensioned floor plans with window and exterior door schedule. Interior doors are sized on plan. Building sections are called out on plan and referenced to another sheet.

ELEVATIONS: Elevations show exterior appearance of building(s) from (4) aspects where applicable, along with ceiling heights, material and detail callouts. Elevations also indicate a variety of product callouts supplied by CCH that assist in achieving the historic look of the building. For example the front entry doorway w/ surround, cupola, barn siding, garage doors

FRAMING PLANS: Shows floor framing materials such as floor joists, location of joist hangers, and beams. We also provide dimensions for all floor openings. In addition, we supply a window & door header schedule. If there is a condition in the floor framing that needs emphasis, we will provide a detail for it.

BUILDING SECTIONS: Sections through each part of the building with dimensions and material callouts. Significant variations in a portion of a building will be sectioned.

EAVE DETAILS: Sections through each part of the building with dimensions and material callouts. Significant variations in a portion of a building will be sectioned.

GENERAL DETAILS: Each significant aspect of the building is detailed. As mentioned previously eave details, window sections, eave returns, rakes, distinctive exterior millwork assemblies (window pediments, window trim, corner boards, skirt boards, roof railings, columns if applicable, balconies if applicable, etc.)

**THE BUILDING PLANS DO NOT INCLUDE THE FOLLOWING ELEMENTS UNLESS REQUESTED
(ADDITIONAL DESIGN FEES MAY APPLY):**

- Interior Architecture (we offer int. elevations/details & bill for this separately)
- RES-Check (we offer this service & bill for this separately)
- Electrical Plans / Lighting Plans
- Plumbing Plans / HVAC
- Fireplace/Chimney Section & Details
- Radon Mitigation detail
- Nailing Patterns (Unless required & provided to us by our consulting engineer)
- Staircase Section

ORDERING INFORMATION

THE COMPLETE BUILDING PLANS

A CCH Building Plan purchase includes one complete set of blueprints and pricing varies depending on which home design is selected. Contact our office to discuss current pricing of products and services. Additional plan sets are available for \$30.00 each. One reverse set of blueprints after initial order at base price will be \$450.00. Choose from "stock" reference plans shown in this collection of home designs or work with our design team to create a custom home that precisely fits your needs and budget. To expedite initial inquiries, [complete the questionnaire](#) found on the homepage of our website after determining your preferred home design. Our building plans specify conventional construction materials, selected for value, higher efficiency and aesthetic merit. Critical design elements and custom material packages are available for each plan, ensuring every home can be built, precisely as drawn, down to the smallest detail, at a reasonable cost. We will guide clients through the entire process from concept to completion, acting both as owner's reps and project managers if desired to ensure success and satisfaction for every project.

Plans may be ordered by check, money order, or credit card (Mastercard or Visa Only). To place your order, call Classic Colonial Homes, Inc. at 413-341-3375 or email us at contact@classiccolonialhomes.com.

SHIPPING AND HANDLING RATES

\$50.00 per set of plans shipped within continental U.S. by USPS Priority. Please contact our office if you'd like to arrange another shipping method, require foreign service, or are interested in multiple plan sets.

In lieu of printing and shipping, we can offer a digital copy (PDF) of your chosen plan for an additional \$350.00 and ask that you sign a "PDF Single Use License to Use Plan." Extra printed sets of plans are available at \$4.00/page.



All reference plans are fully customizable by our firm. Visit our website to view photographs of our homes, to learn more about our company, and to discover the full range of architectural services that we have to offer our clients.

ADDITIONAL INFORMATION

NOTICE

Classic Colonial Homes, Inc. reserves the right to make changes at any time, without notice, to home designs, product offerings, details, specifications, sizes, pricing, and arrangement. We also reserve the right to add or discontinue any home designs or discontinue any home plan listed in this book of standard reference plans.

At all times, the building plans remain the sole property of Classic Colonial Homes, Inc. and may not be used by other parties for any other purpose.

NOT FOR CONSTRUCTION

The floor plans and supporting information (including room sizes and specific features) contained in this booklet are offered as general guidelines for the purpose of previewing standard home designs currently offered by CCH, Inc.. These drawings are not necessarily drawn to scale and are in no way intended to be used for construction of the home itself. CCH offers a complete set of construction drawings for each home listed herein that is necessary to build the house. Please contact our design office to place an order for the construction drawings.

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