NEW VESICA
STUDY PLANS

TUMBLEWEED
TINY HOUSE COMPANY

FLOOR PLANS

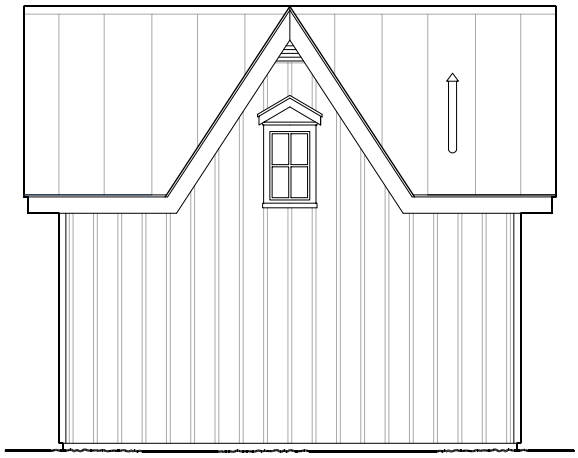
This study plan is not for construction.

NEW VESSICA

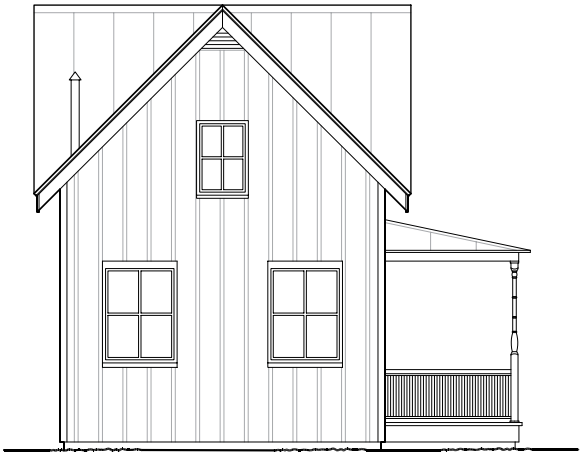
Estimated material costs: $24,000
Cost of Plans: $695

289 Square Feet
18’ 4” Tall

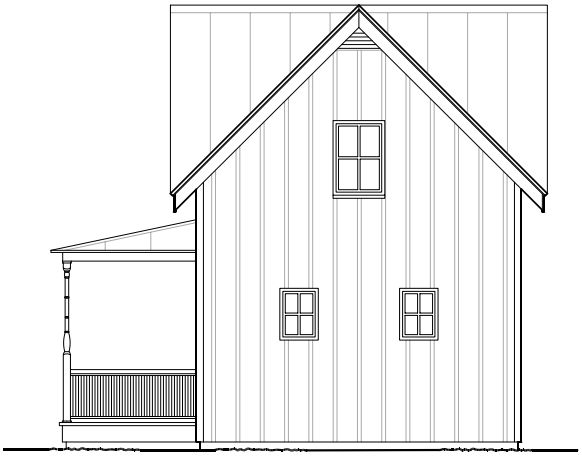
Front View



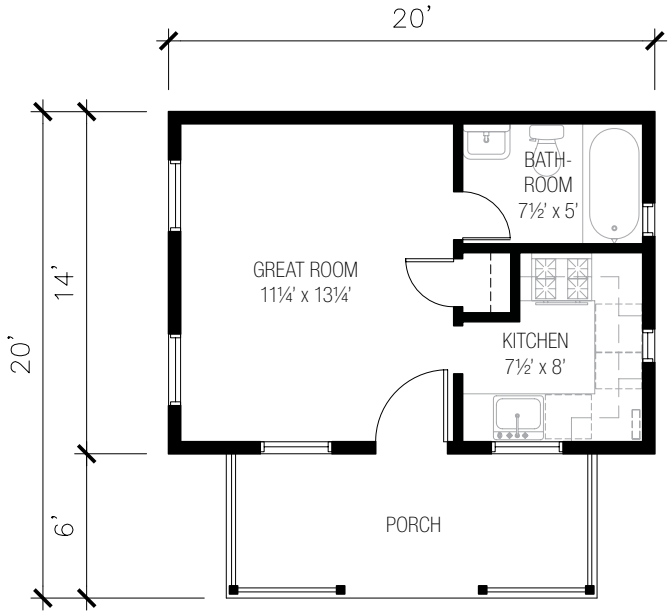
Rear View



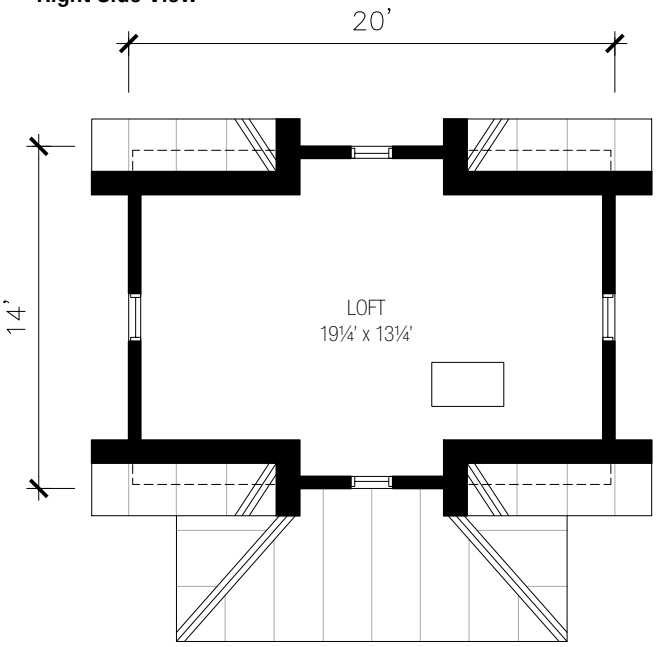
Left Side View



Right Side View



1st Floor



2nd Floor

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FLOOR PLANS

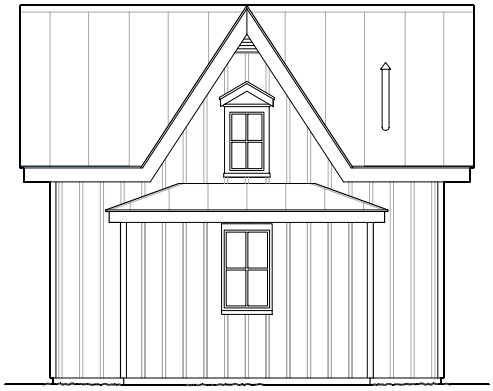
This study plan is not for construction.

NEW VESSICA
(with add-on)

Estimated material costs: $31,000
Cost of Plans: $695

384 Square Feet
18' 4" Tall

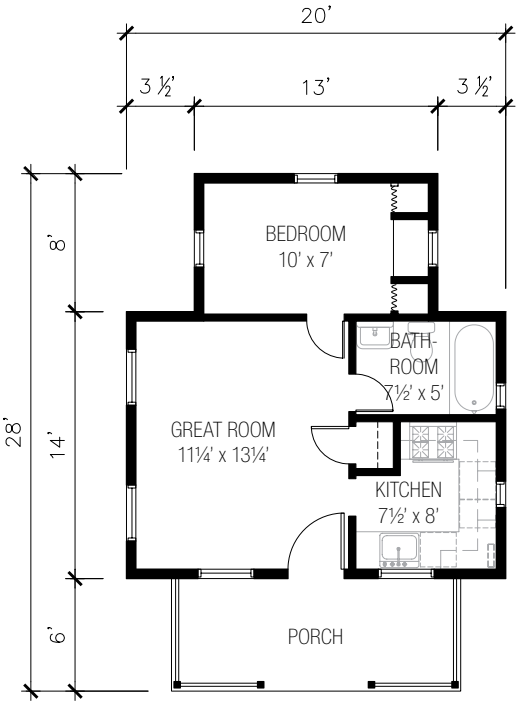
Front View



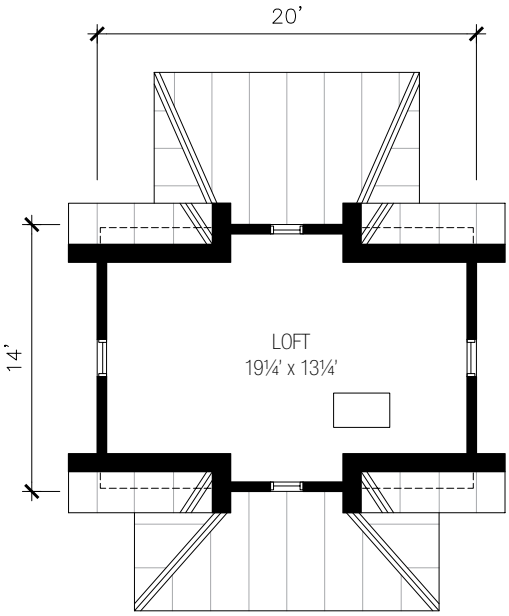
Rear View

Left Side View

Right Side View



1st Floor



2nd Floor

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Jay Shafer has been a leader in small house design for over a decade. His passion for the craft is evidenced in every one of his creations. Jay puts hundreds of hours into each set of plans to ensure both beauty and utility. Working with an architect to produce a similar house from scratch typically costs $5,000 - $10,000. Our goal is to offer you an amazing home at an affordable price.

Each IBC compliant set of plans includes four elevations (front, back and sides); a detailed floor plan for every story, a transverse section, a drawing of one roof and one foundation plan, an electrical plan for each floor, kitchen details and a basic materials list.

Kitchen details

Our plans come complete with a full kitchen section depicting every cabinet and drawer. We use standard kitchen cabinet sizes that can be found at virtually any home improvement outlet. It's up to you to decide the style and finish.

Material list

The plans include a list of windows, doors, and appliances. The plans do show the types of materials used in the framing, insulation and roofing of the house, but do not include quantities. A licensed contractor can determine the quantity of different materials that are needed.

Materials and Construction Costs

We've estimated the material costs. Materials are generally about the same price no matter where you go, but labor costs can vary greatly. We estimate costs with a raised perimeter concrete foundation. You can visit our website to use the cost calculator for determining construction costs in your area.

Building Codes

Our plans have been designed to meet the International Building Code. Some municipalities have additional restrictions or requirements. Please check with your local building department to verify that these plans meet your local codes.

Square footage Estimates

The square footage listed is an estimate. Unfortunately, not all municipalities calculate square feet the same way. The square footage we list includes the bottom floor, plus the space in the top floor where the ceiling height is 5'0" or taller.

Altering Plans

When you purchase a set of plans, it includes a license to build one house. Unfortunately, at this time, we don't offer alterations. If you require changes we suggest finding a local architect or engineer who will do the alterations for you. For that purpose we have made the CAD and DFX files available online. With those files, your architect (or engineer) doesn't need to start from scratch; they can simply open the computer file and start making the adjustments you want.

TIP: Make sure the architect or engineer your select works with AutoCAD (or other similar software) and is willing to work with you on these plans. Some professionals will only take a job if they do it from start to finish. By carefully selecting someone to work with these plans, you can save thousands of dollars.

Ordering Plans

Building plans can be ordered on our website at www.tumbleweedhouses.com.

Our plans are designed to be printed directly on your printer at home.

What's not included

- Heating requirement vary by region. Our plans are designed with a single fireplace heater. Depending on where you live, you may need to work with a local architect or engineer to submit plans that meet local requirements.

- A cut sheet (which shows the quantity of lumber needed) is not included. We do suggest the types of materials, but the quantity of each is not included. Windows, doors, kitchen cabinets and appliances are included with the drawings.

- Architect or Engineer seals. Some building departments require a licensed architect or engineer in your state to approve the plans. This often has to do with regional safety or energy issues,for example, hurricane safety in Florida, fire safety in California, energy efficiency in New York, etc. Please contact your local building department to learn about the requirements in your area.