



## NUDURA® ICF HOUSE PLAN: #497-65

### A ROOF DECK FOR THE MAIN SUITE

Imagine stepping outside to the roof deck to greet the day. Then head back inside, pick out

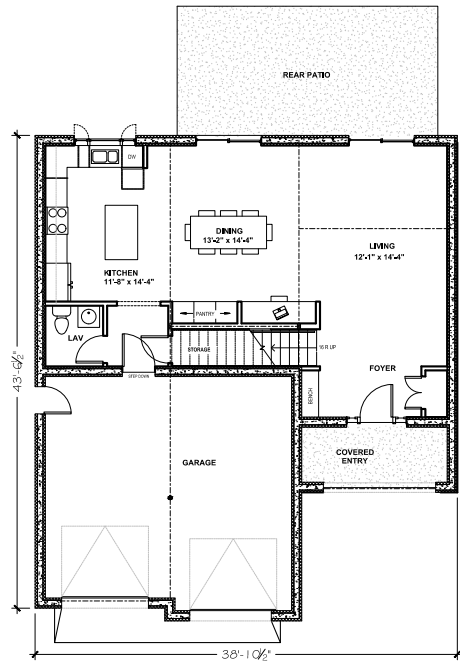
your outfit in the walk-in closet, and finish getting ready in the five-piece bathroom. Three additional bedrooms on this level make it easy for families with young children to stay close.

<b>SQUARE FEET</b>	2216 sq ft
<b>BEDROOMS</b>	4
<b>BATHROOMS</b>	2.5

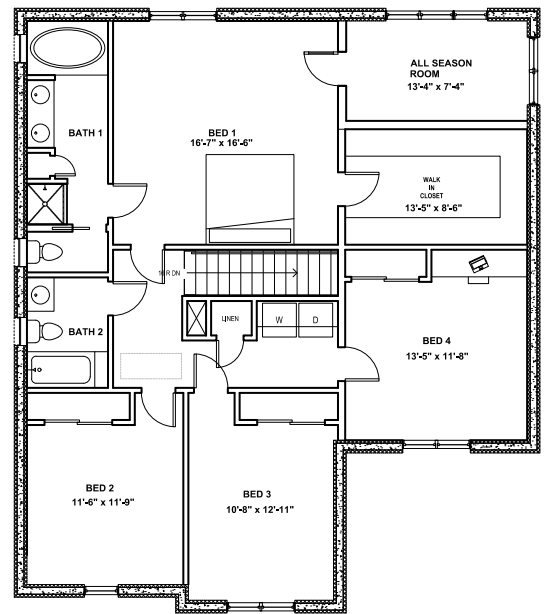
<b>STORIES</b>	2
<b>DIMENSIONS</b>	44' x 38'

It's all about the main suite of this traditional style house plan. In the owner's suite, which sits upstairs on the second floor, there is an all-season room that would be a great place to enjoy a cup of coffee. The suite also features a luxurious bathroom and walk-in closet. Three additional guest bedrooms sit on the second floor along with a washer and dryer closet. On the main floor there is a spacious and open living space, which has two sets of sliding glass doors

leading out to the rear patio. Owners can prepare meals in the kitchen while hosting at the island. A powder room is tucked in between the kitchen and two-car garage for easy access. A charming touch to this house plan is the pantry and desk nook that sit in the dining room area.



FIRST STORY



SECOND STORY

## WHY CHOOSE NUDURA® ICF FOR YOUR INSULATED CONCRETE FORM HOUSE?



### ENERGY SAVINGS

Say goodbye to high heating and cooling costs in your new ICF home. Nudura ICFs can help improve energy efficiency by up to 58%\* compared to traditional construction. [CLICK HERE](#) to learn more about how the solid mass of the Nudura ICF wall, combined with two continuous panels of EPS foam, help prevent energy loss through the wall.



### SAFETY

Nudura ICFs provide a fire protection rating of up to 4 Hours – 4 times that of a typical wood frame home. Structures built with Nudura ICFs also can withstand winds up to 250 mph (402 kph) ensuring your family and home are safe and secure in almost any situation. [CLICK HERE](#) to learn more about disaster resilient buildings with insulated concrete forms.



### INDOOR AIR QUALITY

Your new home built with Nudura ICFs will be airtight, enabling mechanical systems to heat, cool and ventilate more efficiently and minimizing the potential formation of mold and draft paths. Nudura ICFs do not support mold growth, nor do they emit CFCs or HCFCs. [CLICK HERE](#) for more information about how Nudura ICFs protect occupants and the environment.



### SOUND DAMPENING

Providing a minimum STC (Sound Transmission Class) rating of STC 50\*\*, Nudura ICFs act as an effective sound barrier by dampening sound vibrations from unwanted outside noise. [CLICK HERE](#) to learn more about how Nudura ICFs offer an effective sound proofing solution.

\*As proven by third-party testing conducted by CLEB Laboratories and the Insulating Concrete Forms Manufacturers Association (ICFMA).

\*\*STC 50 based on minimum 6" (152 mm) Nudura form concrete core thickness, installed with code compliant finishes mounted both sides of wall assembly in accordance with Nudura ICF installation procedures.



### Interested in purchasing this plan?

A full plan set for this home is available for immediate purchase from [houseplans.com](https://houseplans.com).

To purchase the plan set for this home, scan the QR code or go to <https://share.hsforms.com/1zyzdx71TUKun-9ANvLkrg2k07m>

3735 Green Road | Beachwood, OH 44122 | 866.468.6299 | [nudura.com](https://nudura.com)

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Construction Products Group

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