Total Area: 1295 sq. ft. Garage Area: 720 sq. ft. Garage Area: 720 sq. ft. Garage Size: 2

 Stories:
 2

 Bedrooms:
 2

 Full Baths:
 2

 Width:
 30'-0"

 Depth:
 44'-0"

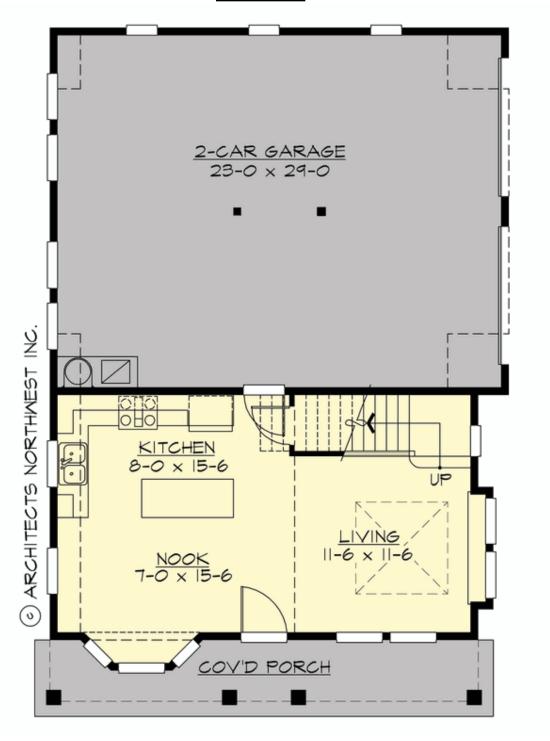
 Height:
 26'-0"

Foundation: Slab On Grade



A Fresh Country Cottage with a Traditional Feel. This plan offers a flexible layout that works well as a guest house or a small home. A broad entry porch opens in to a dramatic living area with loft above. The extra-deep two-car garage provides lots of extra storage space. Each upstairs bedroom has an en suite bath. The exterior is enlivened by timeless dormers, a variety of by Palladian, bay and boxed windows, along with stone and shingle siding.

MAIN FLOOR





UPPER FLOOR MIC MIC BEDRM 2 |1-6 x |5-0 MSTR BEDRM 11-6 x 15-0 AROHITEOTO NORTHMENT INC. <u>LOFT</u> II-6 × I3-6 **OPEN** $\begin{bmatrix} \end{bmatrix}$ []

PLAN DETAILS

Area Summary

Total Area: 1295 sq. ft.
Main Floor: 472 sq. ft.
Upper Floor: 823 sq. ft.
Garage Floor: 720 sq. ft.

General Information

 Stories:
 2

 Width:
 30'-0"

 Depth:
 44'-0"

 Height:
 26'-0"

Architectural Style

Hampton Shingle Traditional

Number of Rooms

Bedrooms: 2 Full Baths: 2

Garage

Garage Size: 2 Garage Door Location: Side

Roof Pitches

Primary: 12:12 Secondary: 4:12

Wall Heights

Main: 9'-0"
Upper: 9'-0"
3rd Floor: 0'-0"
Lower: 0'-0"

Foundation Type

Slab On Grade

Roof Framing

Stick

Floor Load

Live (lbs): 40 PSF Dead (lbs): 10 PSF

Roof Load

Live (lbs): 25 PSF Dead (lbs): 15 PSF Wind: 85 MPH

Design Features

- Best Selling Plan
- Bonus Space @ Upper Floor
- Front Porch
- Green Plan
- Laundry Room @ Upper Floor
- Living & Family Room
- Master Bedroom @ Upper Floor Rear
- Small Plan