



## LEAWOOD - PLAN R1657A2S-0

Total Area: 1657 sq. ft.  
Garage Area: 493 sq. ft.  
Garage Area: 493 sq. ft.  
Garage Size: 2  
Stories: 2  
Bedrooms: 2  
Full Baths: 2  
Width: 50'-0"  
Depth: 50'-0"  
Height: 21'-0"  
Foundation: Crawl Space

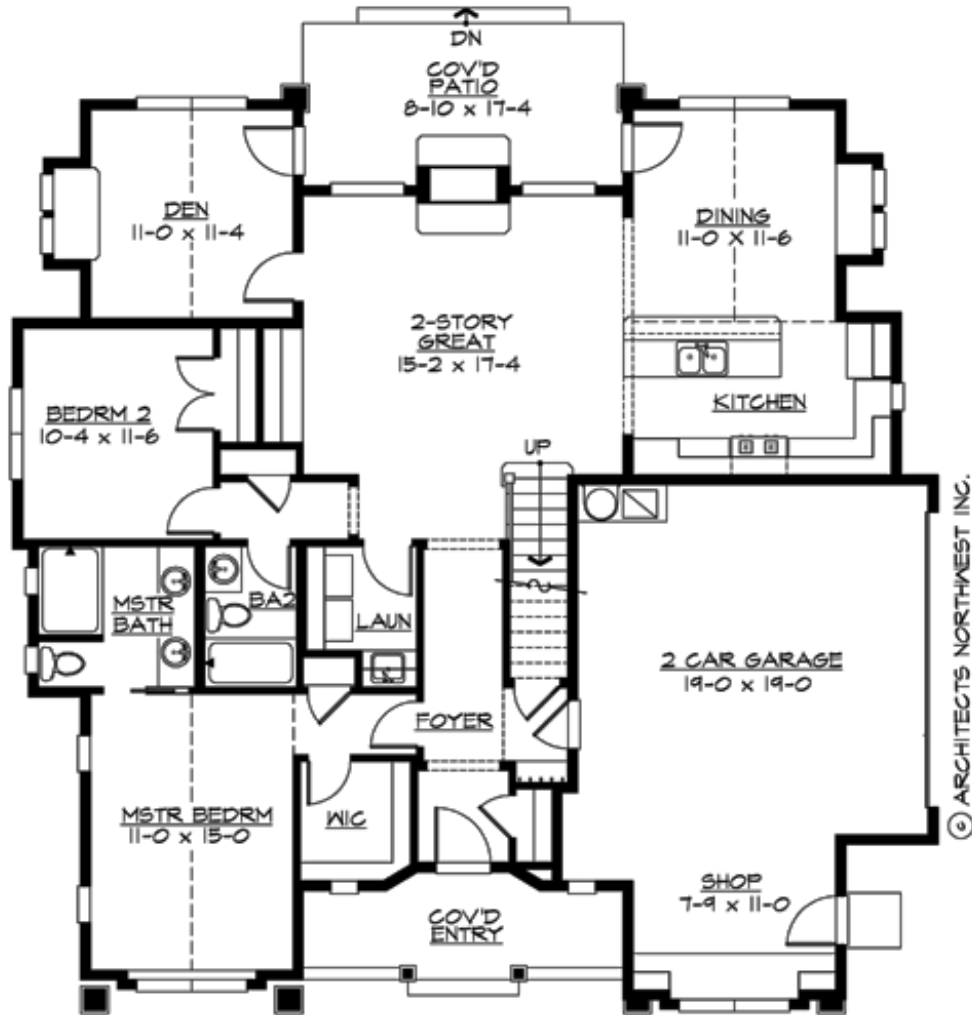


### ***A Classic Bungalow Updated for Modern Lifestyles***

. With a graceful exterior that recalls the nostalgic charm and heritage details of an earlier era of classic craftsmanship, and a floor plan designed for today's lifestyles, the Leawood presents a new take on the traditional American bungalow. A sense of classic symmetry is established by the front façade, and the floor plan follows this theme with a strong central axis linking the front door through the 2-story great room and the see-thru fireplace to the covered rear porch. The open-plan kitchen and dining room are adjacent to the great room on one side of the plan, with the private den opposite. A bedroom/bathroom suite is located centrally, while the master suite gains maximum privacy from its foyer access location. A dramatic loft is tucked under the central gable, open to the great room below.

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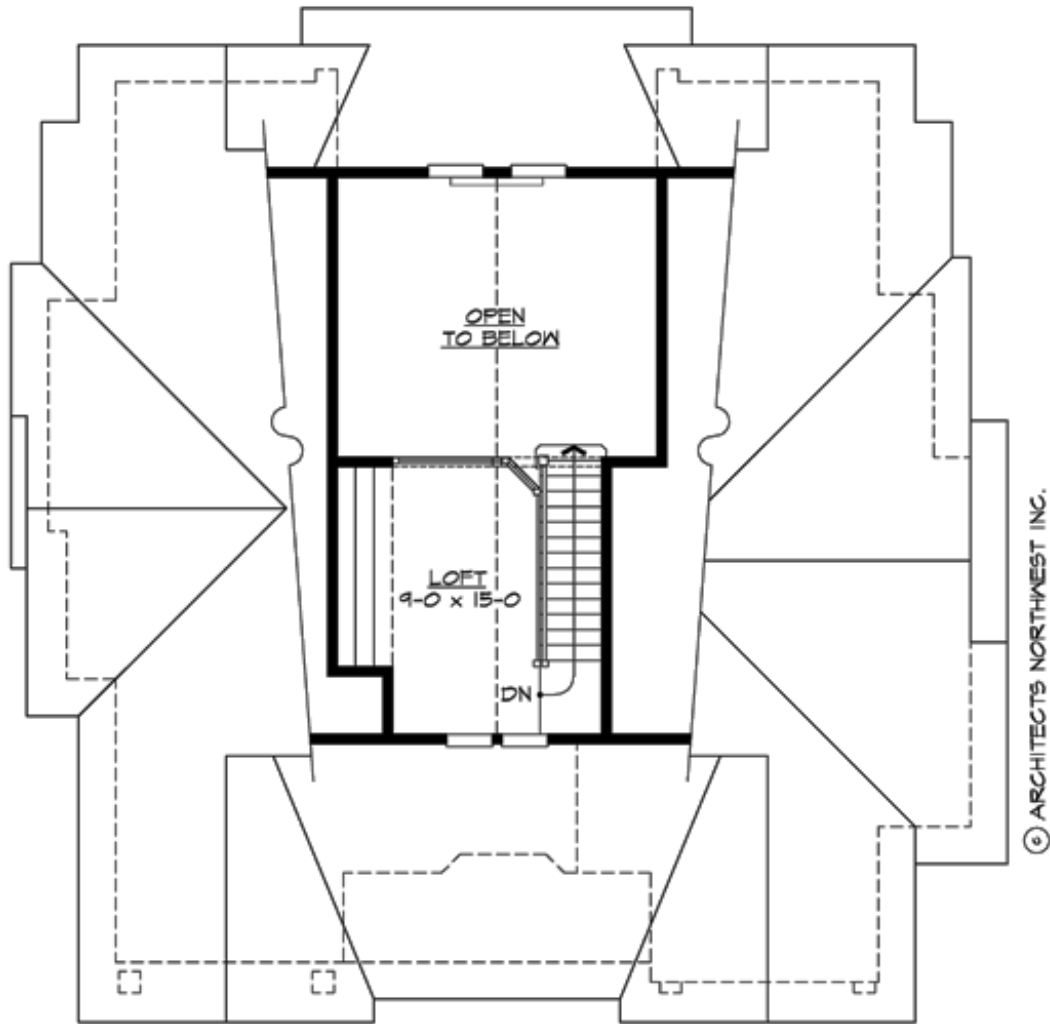
### MAIN FLOOR



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### UPPER FLOOR



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## LEAWOOD - PLAN R1657A2S-0

### PLAN DETAILS

#### Area Summary

Total Area:	1657 sq. ft.
Main Floor:	1478 sq. ft.
Upper Floor:	179 sq. ft.
Garage Floor:	493 sq. ft.

#### General Information

Stories:	2
Width:	50'-0"
Depth:	50'-0"
Height:	21'-0"

#### Architectural Style

Bungalow  
Cottage  
Craftsman

#### Number of Rooms

Bedrooms:	2
Full Baths:	2

#### Garage

Garage Size:	2
Garage Door Location:	Side

#### Roof Pitches

Primary:	6:12
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#### Wall Heights

Main:	9'-0"
Upper:	7'-0"
3rd Floor:	0'-0"
Lower:	0'-0"

#### Foundation Type

Crawl Space

#### Roof Framing

Trusses

#### 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

- Bonus Space @ Upper Floor
- Den/Office
- Front and Rear Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Front
- Small Plan