

# ESPERANCE - PLAN M4768B3F-3R

Total Area:5353 sq. ft.Garage Area:769 sq. ft.Garage Area:769 sq. ft.Garage Size:3Stories:2Bedrooms:4Full Baths:4Width:80'-0"Depth:64'-0"Height:27'-8"Foundation:Crawl Space



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## **ESPERANCE - PLAN M4768B3F-3R**

MAIN FLOOR





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## ESPERANCE - PLAN M4768B3F-3R

# PLAN DETAILS

## Area Summary

Total Area:	5353 sq. ft.
Main Floor:	2495 sq. ft.
Upper Floor:	2858 sq. ft.
Garage Floor:	769 sq. ft.

#### **General Information**

Stories:	2
Width:	80'-0"
Depth:	64'-0"
Height:	27'-8"

## **Architectural Style**

Contemporary Modern Northwest

#### Number of Rooms

Bedrooms:	4
Full Baths:	4

#### <u>Garage</u>

Garage Size:	3
Garage Door Location:	Front

#### **Roof Pitches**

Primary:	4:12
Secondary:	3:12

#### Wall Heights

Main:	10'-0"
Upper:	9'-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
- Laundry Room @ Upper Floor
- Living & Family Room
- Master Bedroom @ Upper Floor Front
- View Lot Front
- Wide Lot

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