



BROWNSTONE - PLAN R2580A2F-0

Total Area: 2580 sq. ft.
Garage Area: 410 sq. ft.
Garage Area: 410 sq. ft.
Garage Size: 2
Stories: 2
Bedrooms: 4
Full Baths: 3
Width: 58'-0"
Depth: 65'-0"
Height: 24'-0"
Foundation: Crawl Space

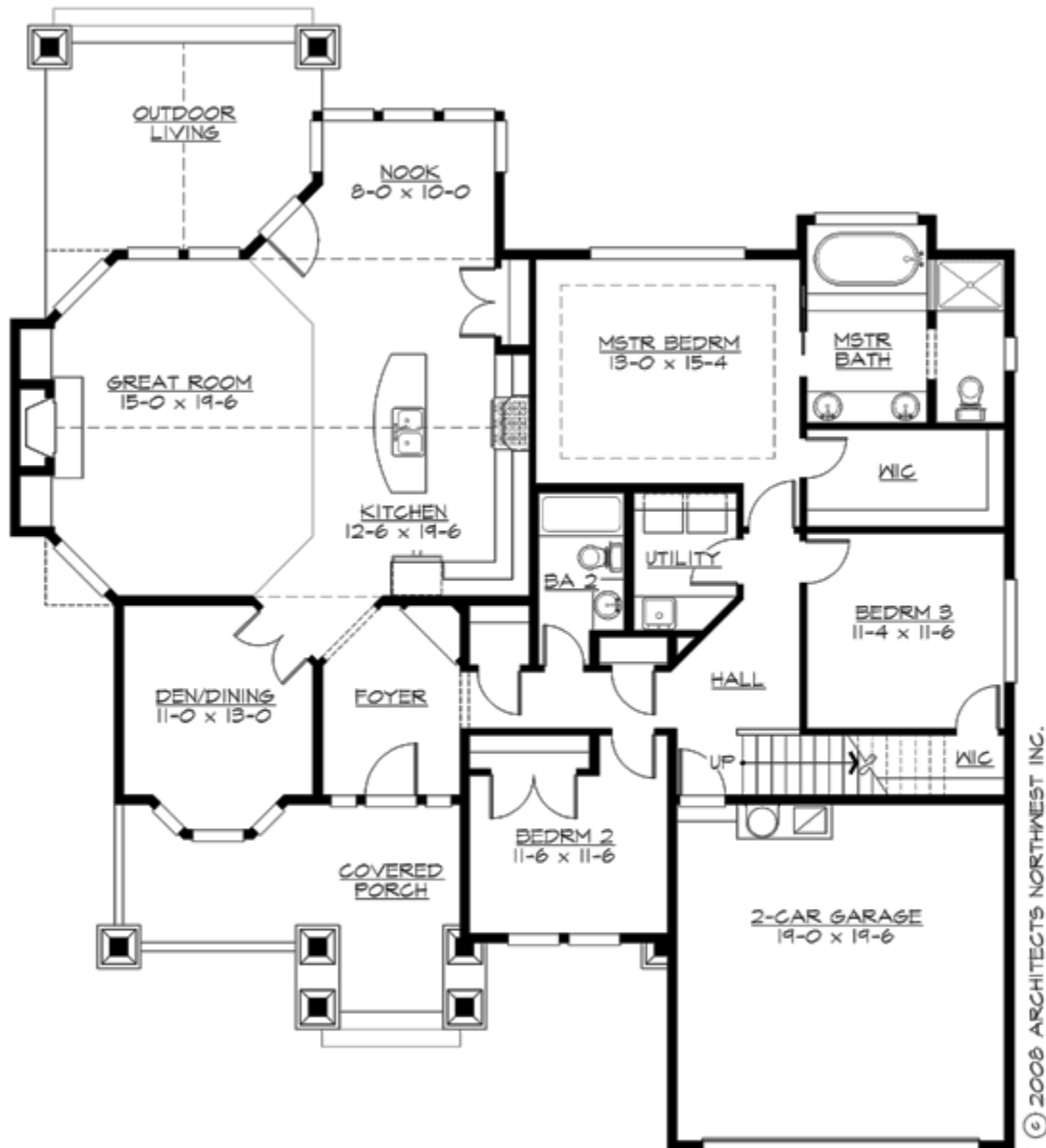


Arts-and-Crafts Elegance Wraps a Dynamic

Layout. Don't be fooled by the romantic facade, this plan means business! Its classy composition of gables, tapered columns, brackets and arched trim understate the Brownstone's efficient impact. The welcoming front porch entry ushers you into a grandly spacious vaulted great room, island kitchen and well-lit nook, which open onto a large vaulted BBQ porch, perfect for outdoor living. A flexible front room can double as a formal dining or den. The bedroom wing contains a deluxe master suite with five-fixture bath and walk-in closet, two secondary bedrooms, a bath and a laundry room. Upstairs is a large bonus room, a fourth bedroom, and a third full bath. The Brownstone - a dynamic family home.

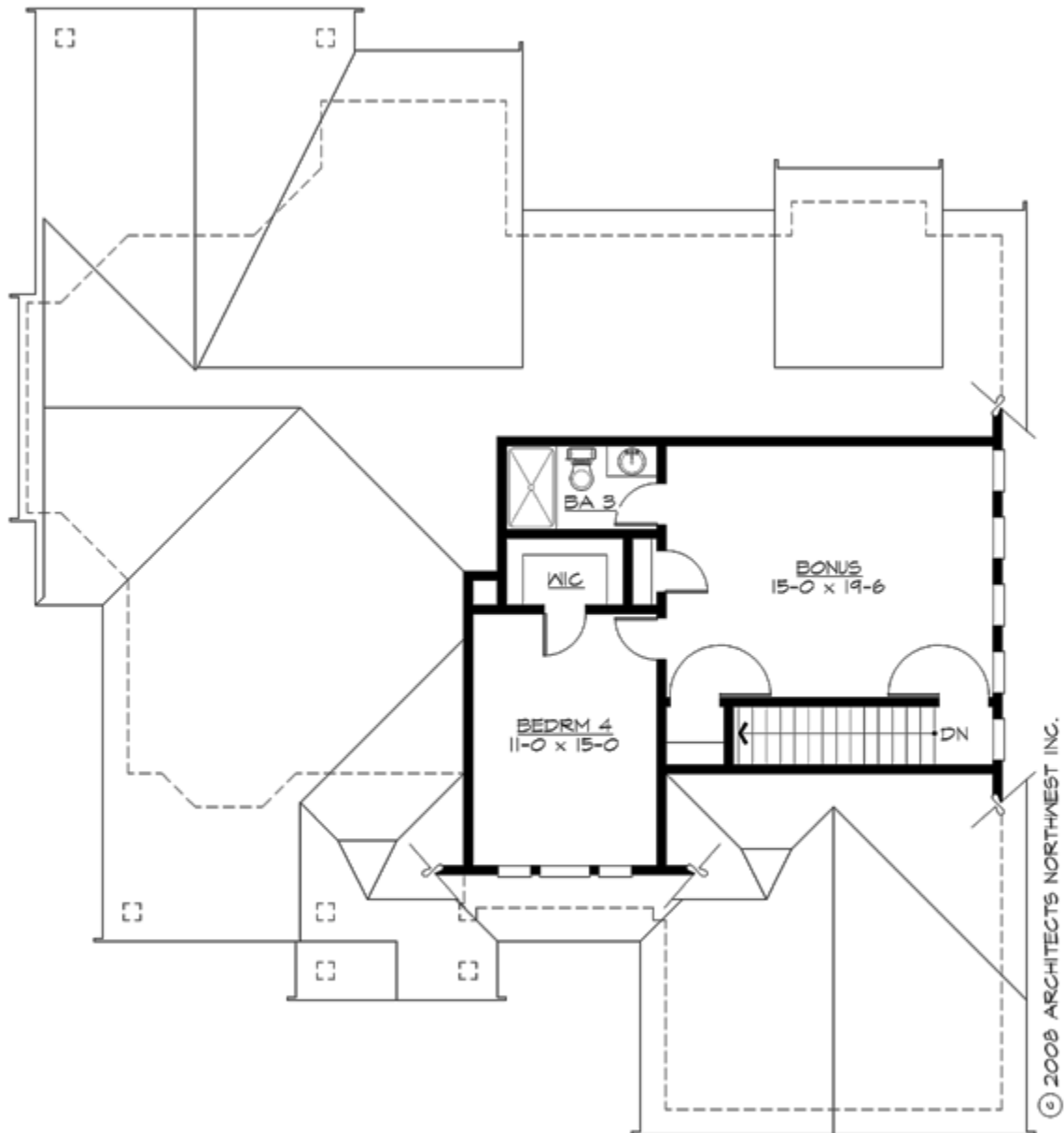
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MAIN FLOOR



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UPPER FLOOR





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PLAN DETAILS

Area Summary

Total Area:	2580 sq. ft.
Main Floor:	1931 sq. ft.
Upper Floor:	649 sq. ft.
Garage Floor:	410 sq. ft.

General Information

Stories:	2
Width:	58'-0"
Depth:	65'-0"
Height:	24'-0"

Architectural Style

Craftsman
Ranch
Shingle

Number of Rooms

Bedrooms:	4
Full Baths:	3

Garage

Garage Size:	2
Garage Door Location:	Front

Roof Pitches

Primary:	8:12
Secondary:	4:12

Wall Heights

Main:	9'-0"
Upper:	8'-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
- Green Plan
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Small Plan
- Wide Lot