

## CHATHAM COTTAGE - PLAN A1285A4FT-0

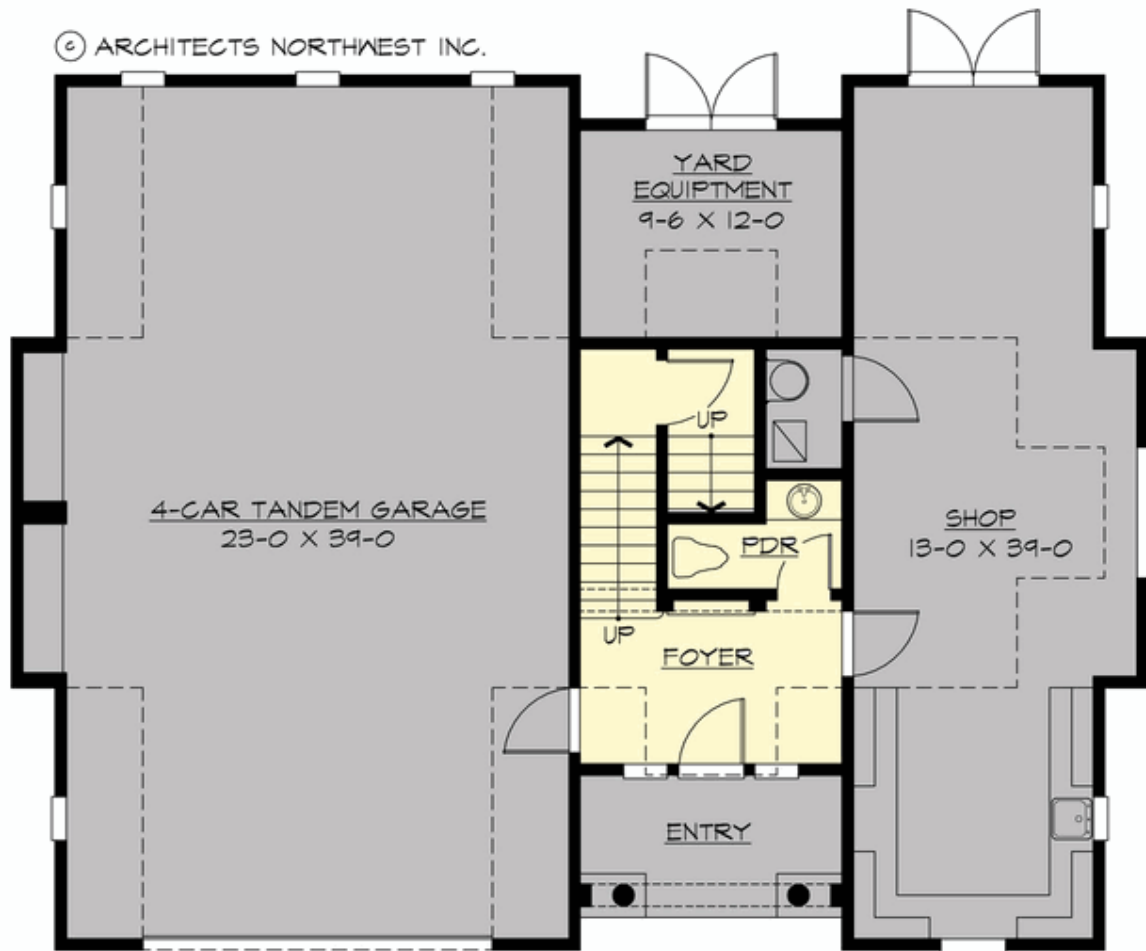
Total Area: 1285 sq. ft.  
Garage Area: 995 sq. ft.  
Garage Area: 995 sq. ft.  
Garage Size: 4  
Stories: 2  
Bedrooms: 1  
Full Baths: 1  
Half Baths: 1  
Width: 52'-0"  
Depth: 40'-0"  
Height: 31'-6"  
Foundation: Slab On Grade



***A Charming Guest House or Shingle-Style Starter.*** The Chatham Cottage was designed as a matching guest house with garage and shop for our elegant Chatham plan, but is also a delightful small starter home. Hobbyists will love the four-car tandem garage, storage and shop, while the upper floor can be configured as a spacious 2-bedroom residence or a luxurious studio or home office.

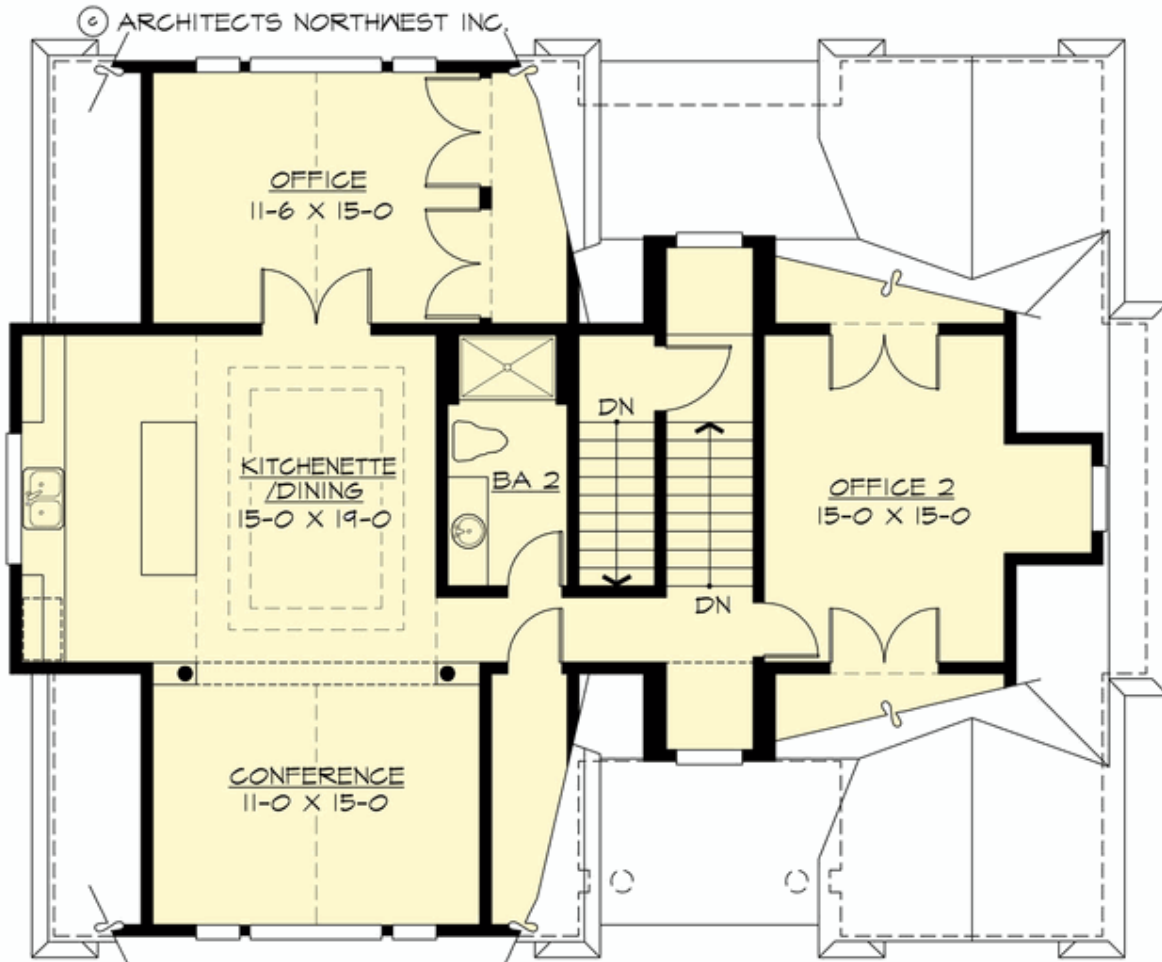
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### MAIN FLOOR



## CHATHAM COTTAGE - PLAN A1285A4FT-0

### UPPER FLOOR





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### PLAN DETAILS

#### Area Summary

Total Area:	1285 sq. ft.
Main Floor:	215 sq. ft.
Upper Floor:	1070 sq. ft.
Garage Floor:	995 sq. ft.

#### General Information

Stories:	2
Width:	52'-0"
Depth:	40'-0"
Height:	31'-6"

#### Architectural Style

Cape Cod  
Carriage  
Hampton

#### Number of Rooms

Bedrooms:	1
Full Baths:	1
Half Baths:	1

#### Garage

Garage Size:	4
Garage Door Location:	Front
Garage Type:	Tandem

#### Roof Pitches

Primary:	10:12
Secondary:	28:12

#### Wall Heights

Main:	10'-0"
Upper:	9'-0"
3rd Floor:	0'-0"
Lower:	0'-0"

#### Foundation Type

Slab On Grade

#### Roof Framing

#### 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

- Affordable Plan
- Best Selling Plan
- Den/Office
- Living & Family Room
- Small Plan