
$\underset{\text { plan offers a flexible layout that works well as a guest house or a small home. A A broad }}{\text { Arel }}$ 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



## PLAN DETAILS

## Area Summary

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

## General Information

| Stories: | 2 |
| :--- | ---: |
| Width: | $30^{\prime}-0^{\prime \prime}$ |
| Depth: | $44^{\prime}-0^{\prime \prime}$ |
| Height: | $26^{\prime}-0^{\prime \prime}$ |

## Architectural Style

Hampton
Shingle
Traditional

## Number of Rooms

Bedrooms: 2
Full Baths: 2

Garage
Garage Size: 2
Garage Door Location: Side
Roof Pitches
Primary: $\quad 12: 12$
Secondary: $\quad 4: 12$
Wall Heights

| Main: | $9^{\prime}-0{ }^{\prime \prime}$ |
| :--- | :--- |
| Upper: | $9^{\prime}-0^{\prime \prime}$ |
| 3rd Floor: | $0^{\prime}-0^{\prime \prime}$ |
| Lower: | $0^{\prime}-0^{\prime \prime}$ |

## Foundation Type <br> Slab On Grade

## Roof Framing Stick

Floor Load
Live (lbs): $\quad 40$ PSF
Dead (lbs): 10 PSF

Roof Load
Live (lbs): $\quad 25$ 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

