

## RED ALDER - PLAN A1295A2S-0

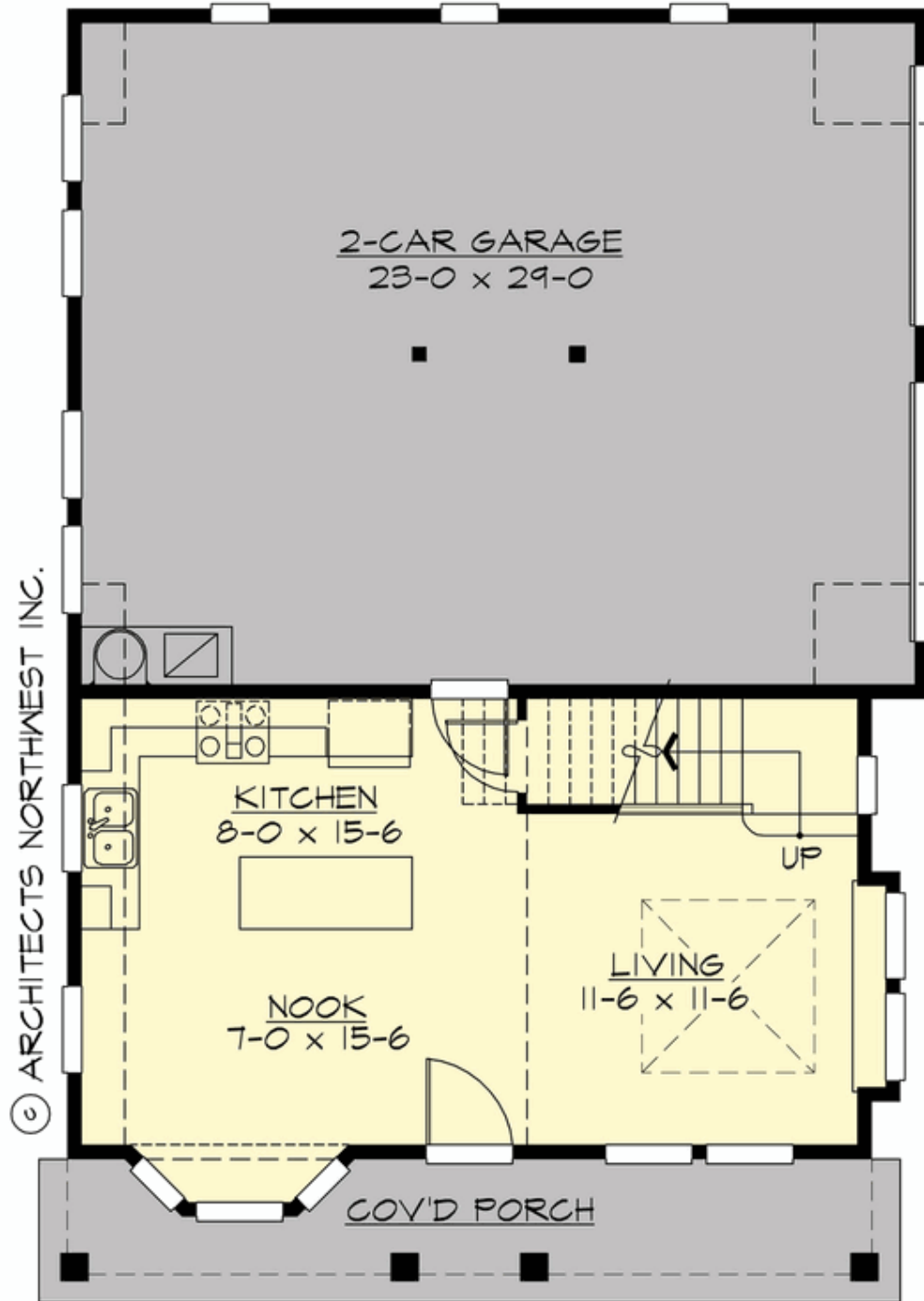
Total Area: 1295 sq. ft.  
Garage Area: 720 sq. ft.  
Garage Area: 720 sq. ft.  
Garage Size: 2  
Stories: 2  
Bedrooms: 2  
Full Baths: 2  
Width: 30'-0"  
Depth: 44'-0"  
Height: 26'-0"  
Foundation: Slab On Grade



***A Fresh Country Cottage with a Traditional Feel.*** This 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.

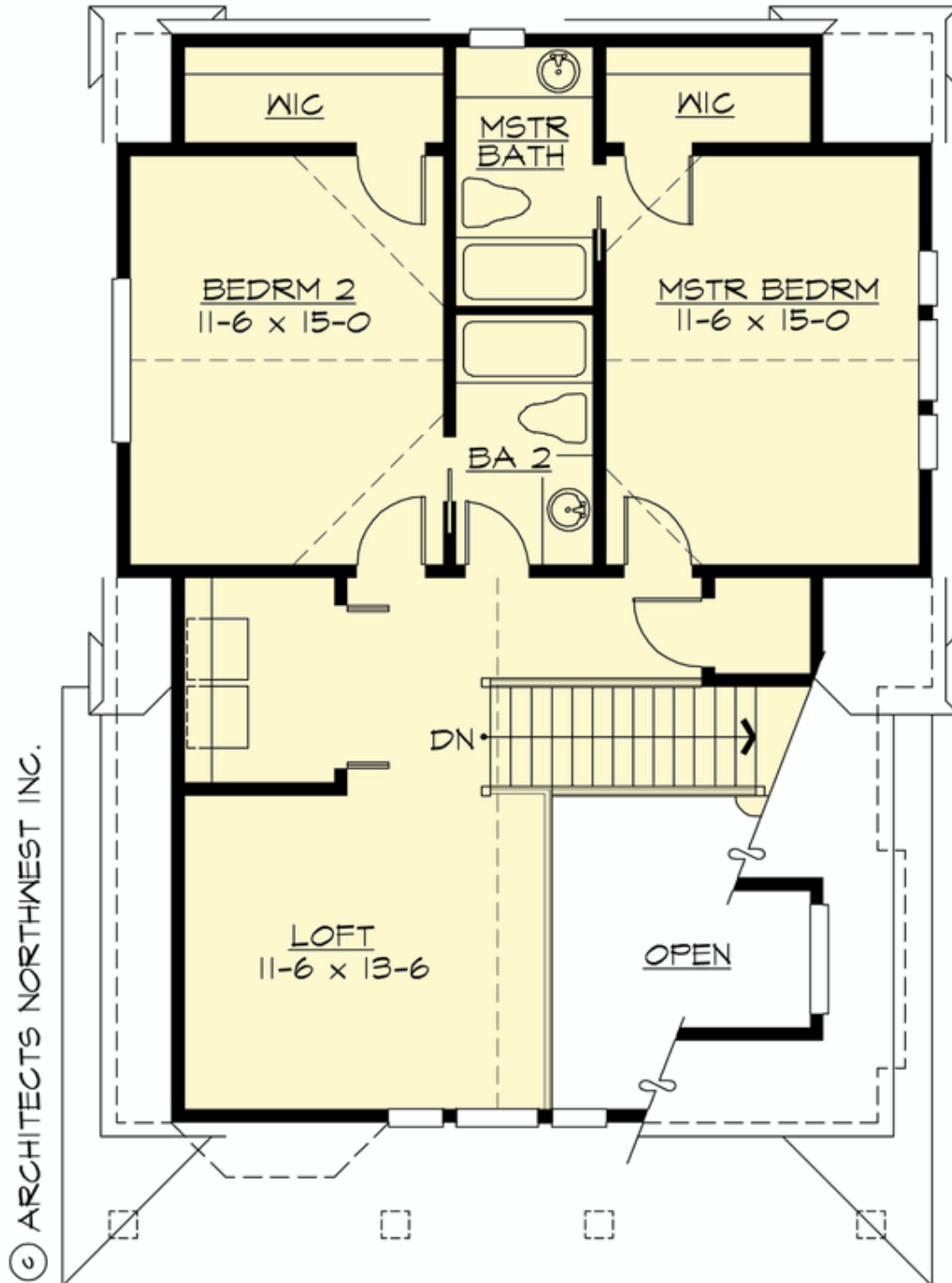
## RED ALDER - PLAN A1295A2S-0

### MAIN FLOOR



## RED ALDER - PLAN A1295A2S-0

### UPPER FLOOR





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### PLAN DETAILS

#### Area Summary

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

#### General Information

Stories:	2
Width:	30'-0"
Depth:	44'-0"
Height:	26'-0"

#### Architectural Style

Hampton  
Shingle  
Traditional

#### Number of Rooms

Bedrooms:	2
Full Baths:	2

#### Garage

Garage Size:	2
Garage Door Location:	Side

#### Roof Pitches

Primary:	12:12
Secondary:	4:12

#### Wall Heights

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

#### Foundation Type

Slab On Grade

#### Roof Framing

Stick

#### 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

- 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