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

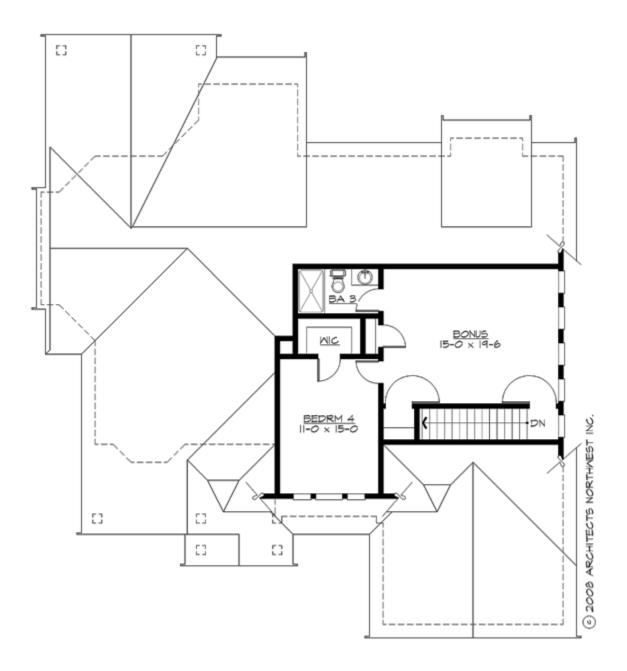
Layout. Don't be fooled by the romantic facade, this plan means business! Its classy composition of gables, tapered columns, brackets and arched trim understate the Brownstone's efficient impact. The welcoming front porch entry ushers you into a grandly spacious vaulted great room, island kitchen and 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.

## **MAIN FLOOR**





## **UPPER FLOOR**



# **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