

FERNDALE HEIGHTS - PLAN M2505A2R-0

Total Area: 2505 sq. ft.
Garage Area: 484 sq. ft.
Garage Area: 484 sq. ft.
Garage Size: 2
Stories: 2
Bedrooms: 3
Full Baths: 2
Half Baths: 1
Width: 28'-0"
Depth: 82'-0"
Height: 25'-0"
Foundation: Crawl Space

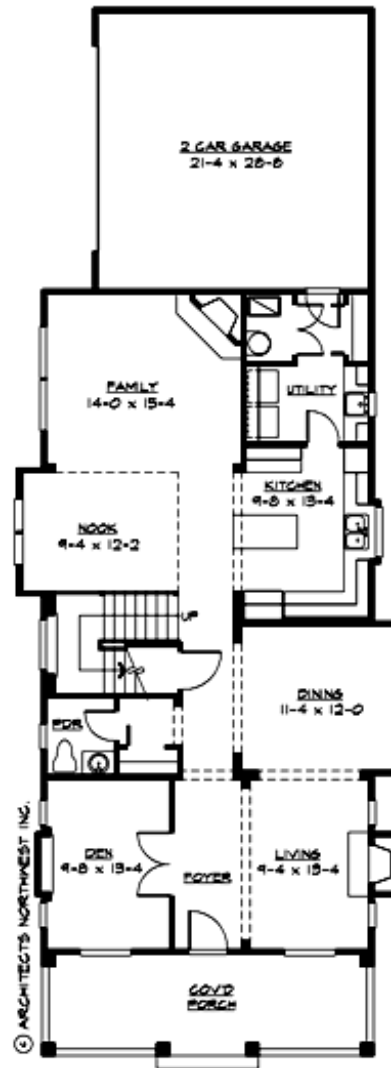


A timeless bungalow perfect for narrow city lots.

This appealing urban design combines a classic bungalow exterior with an interior highlighted by a dramatic 2-story nook and stair. Formal living and dining rooms and a work-at-home den greet the visitor on arrival from the broad front porch, with the large, open and informal living spaces privately set to the rear. The rear attached garage is accessible through the laundry room. A spacious master suite with a roof deck, two secondary bedrooms, a large compartmented bath, and a large bonus/media room round out the second floor.

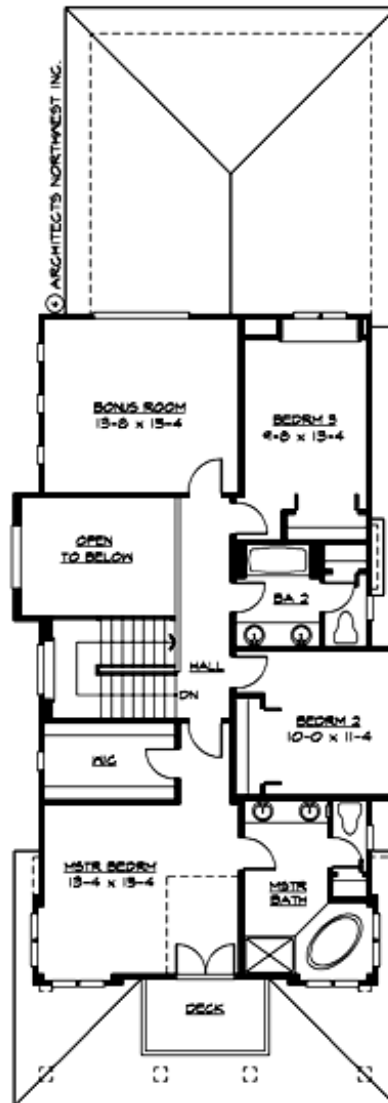
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MAIN FLOOR



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UPPER FLOOR



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PLAN DETAILS

Area Summary

Total Area: 2505 sq. ft.
Main Floor: 1360 sq. ft.
Upper Floor: 1145 sq. ft.
Garage Floor: 484 sq. ft.

General Information

Stories: 2
Width: 28'-0"
Depth: 82'-0"
Height: 25'-0"

Architectural Style

Craftsman
Farmhouse
Shingle

Number of Rooms

Bedrooms: 3
Full Baths: 2
Half Baths: 1

Garage

Garage Size: 2
Garage Door Location: Rear

Roof Pitches

Primary: 6:12

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 Porch
- Green Plan
- Laundry Room @ Main Floor
- Living & Family Room
- Master Bedroom @ Upper Floor Front
- Narrow Lot