

## BAINBRIDGE - PLAN M4300A3ST1F-0

Total Area: 4300 sq. ft.  
Garage Area: 1120 sq. ft.  
Garage Area: 1120 sq. ft.  
Garage Size: 4  
Stories: 2  
Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Width: 106'-0"  
Depth: 53'-0"  
Height: 30'-6"  
Foundation: Crawl Space

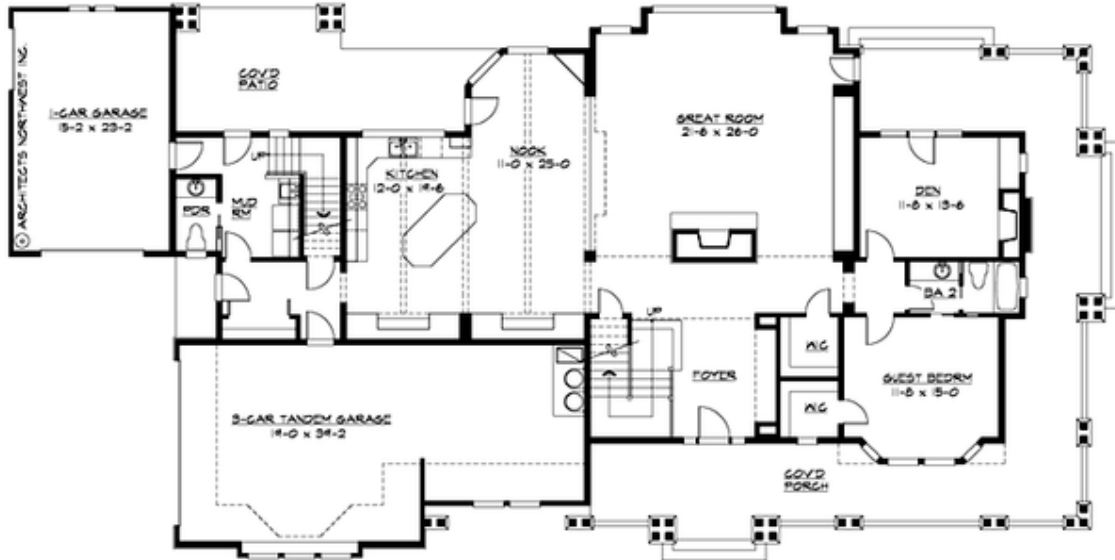


### ***Graceful Gables Generate Elegant, Rustic Rhythm.***

Sweeping front, side and rear porches enhance this dramatic craftsman design, highlighted by truss-bracketed, shingled gables, shuttered window arrays, and white-trimmed grouped columns with rugged stone bases. The broad entry porch leads into a dynamic foyer space, spanned by a second-story bridge and anchored by a massive stone-clad fireplace. Combining the volume great room with the oversize nook and the grand chef's kitchen with its humongous island creates a truly spacious family living area. The main floor also includes a separate den and guest suite, along with split garages accessing through a mud room with a private stair to the children's wing upstairs, which has a gigantic vaulted playroom, two bedrooms with Jack-and-Jill bath, and a laundry. Across the foyer bridge lies the coffered master suite, with its romantic fireplace and private deck.

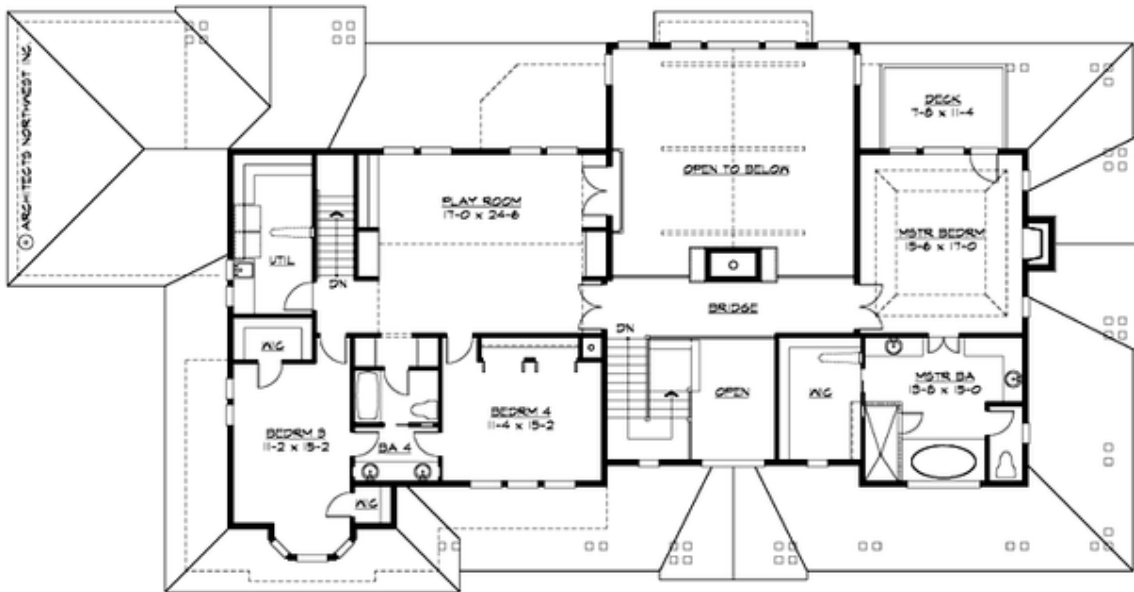
**BAINBRIDGE - PLAN M4300A3ST1F-0**

MAIN FLOOR



**BAINBRIDGE - PLAN M4300A3ST1F-0**

UPPER FLOOR





## BAINBRIDGE - PLAN M4300A3ST1F-0

### PLAN DETAILS

#### Area Summary

|               |              |
|---------------|--------------|
| Total Area:   | 4300 sq. ft. |
| Main Floor:   | 2360 sq. ft. |
| Upper Floor:  | 1940 sq. ft. |
| Garage Floor: | 1120 sq. ft. |

#### General Information

|          |         |
|----------|---------|
| Stories: | 2       |
| Width:   | 106'-0" |
| Depth:   | 53'-0"  |
| Height:  | 30'-6"  |

#### Architectural Style

Farmhouse  
Lodge  
Shingle

#### Number of Rooms

|             |   |
|-------------|---|
| Bedrooms:   | 4 |
| Full Baths: | 3 |
| Half Baths: | 1 |

#### Garage

|                       |        |
|-----------------------|--------|
| Garage Size:          | 4      |
| Garage Door Location: | Side   |
| Garage Type:          | Tandem |

#### 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

Combination

#### 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

- Award Winning Design
- Best Selling Plan
- Bonus Space @ Upper Floor
- Den/Office
- Great Room
- Laundry Room @ Main & Upper Floor
- Master Bedroom @ Upper Floor Rear
- View Lot - Rear
- Wrap-Around Porch