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

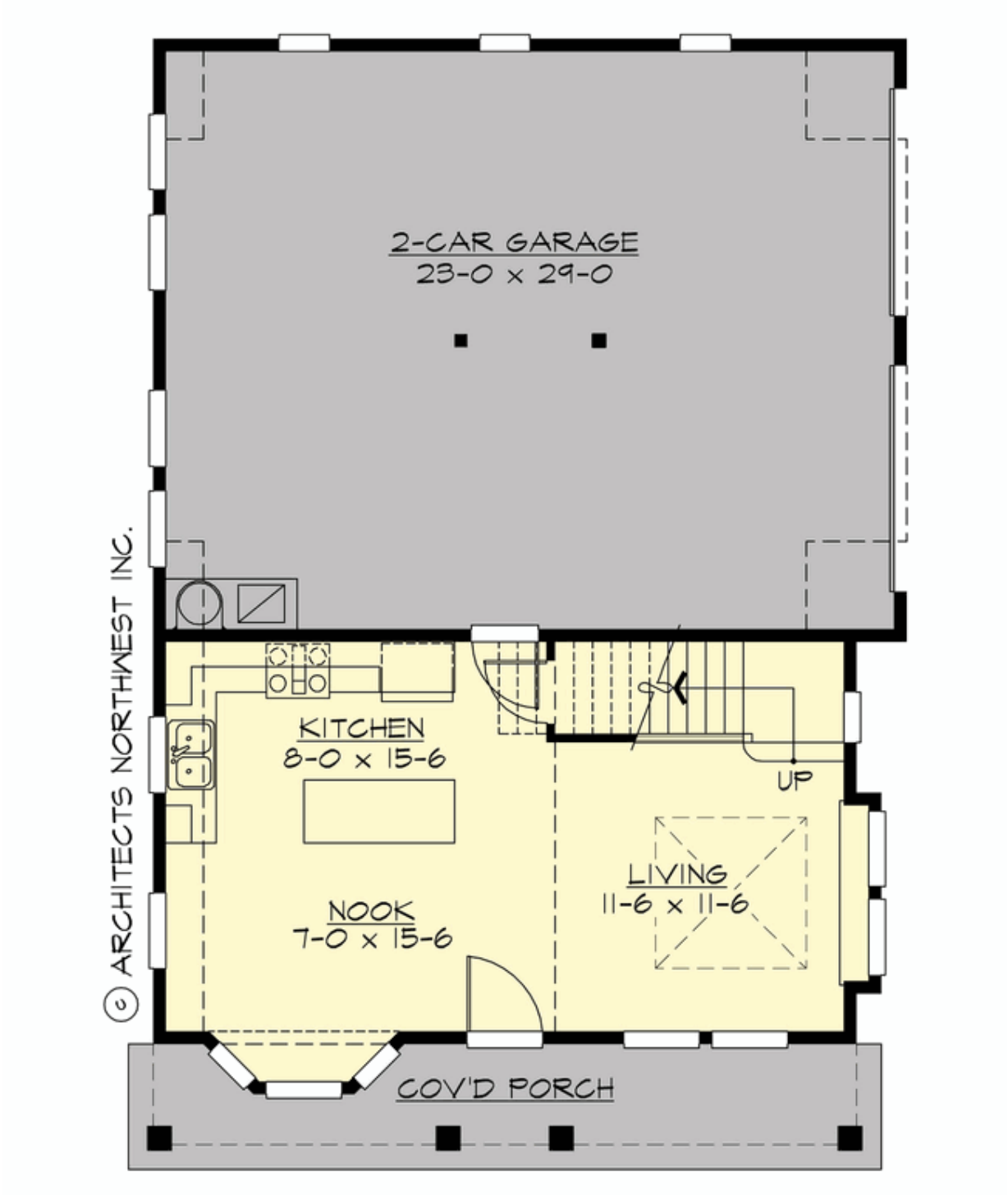


A Fresh Country Cottage with a Traditional Feel. This plan offers a flexible layout that works well as a guest house or a small home. A broad entry porch opens in to a dramatic living area with loft above. The extra-deep two-car garage provides lots of extra storage space. Each upstairs bedroom has an 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.

COPYRIGHT NOTICE: It is illegal to build this plan without a legally obtained set of prints. It is illegal to copy or redraw these plans. Violation of U.S. Copyright Laws are punishable with fines up to $150,000.

RED ALDER - PLAN A1295A2S-0

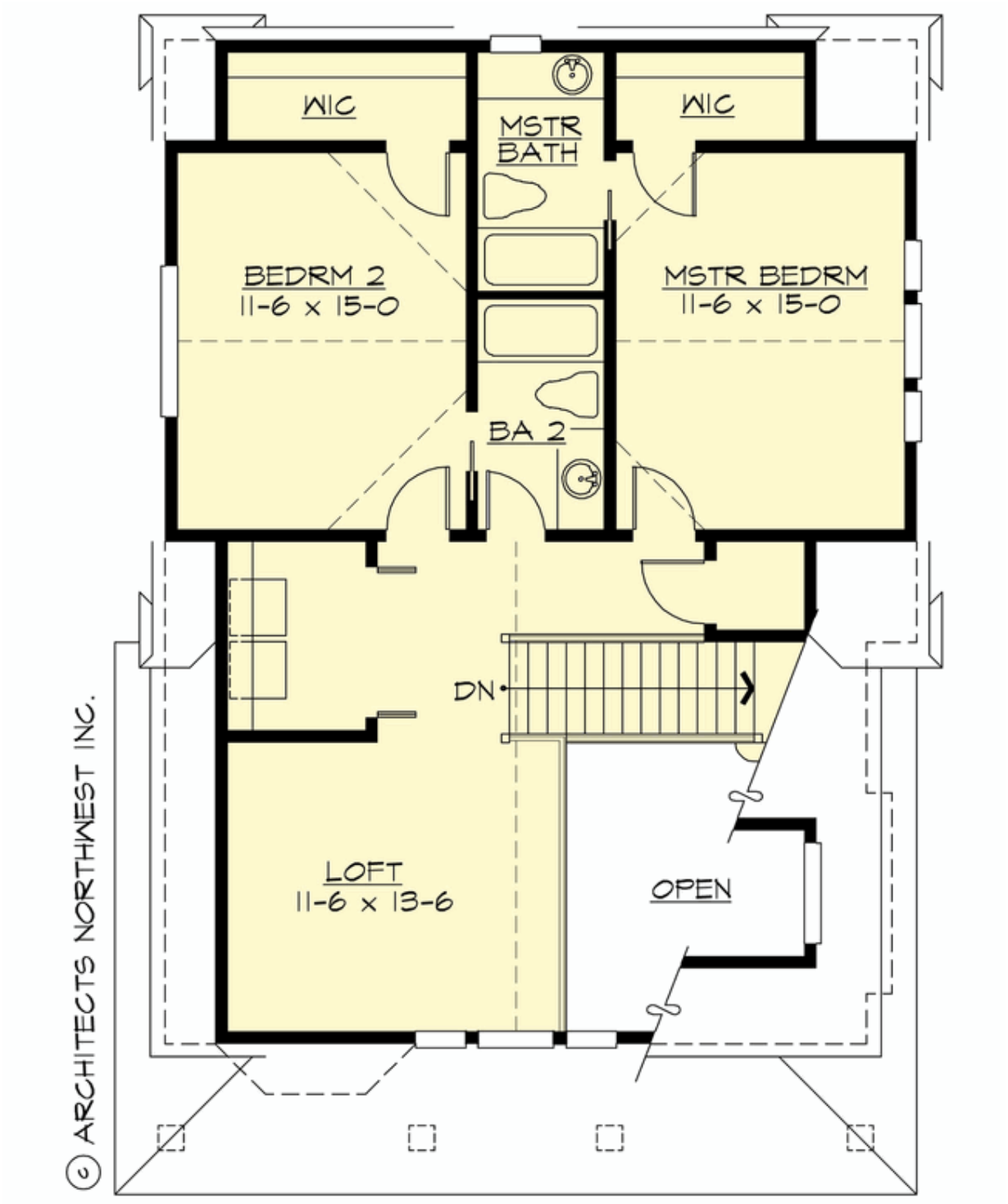
MAIN FLOOR



COPYRIGHT NOTICE: It is illegal to build this plan without a legally obtained set of prints. It is illegal to copy or redraw these plans. Violation of U.S. Copyright Laws are punishable with fines up to $150,000.

RED ALDER - PLAN A1295A2S-0

UPPER FLOOR



COPYRIGHT NOTICE: It is illegal to build this plan without a legally obtained set of prints. It is illegal to copy or redraw these plans. Violation of U.S. Copyright Laws are punishable with fines up to $150,000.



RED ALDER - PLAN A1295A2S-0

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

COPYRIGHT NOTICE: It is illegal to build this plan without a legally obtained set of prints. It is illegal to copy or redraw these plans. Violation of U.S. Copyright Laws are punishable with fines up to $150,000.