

## BLACKBRIAR - PLAN A975A4FT-0

Total Area: 975 sq. ft.  
Garage Area: 1265 sq. ft.  
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Garage Size: 4  
Stories: 2  
Full Baths: 1  
Width: 56'-0"  
Depth: 40'-0"  
Height: 24'-6"  
Foundation: Slab On Grade



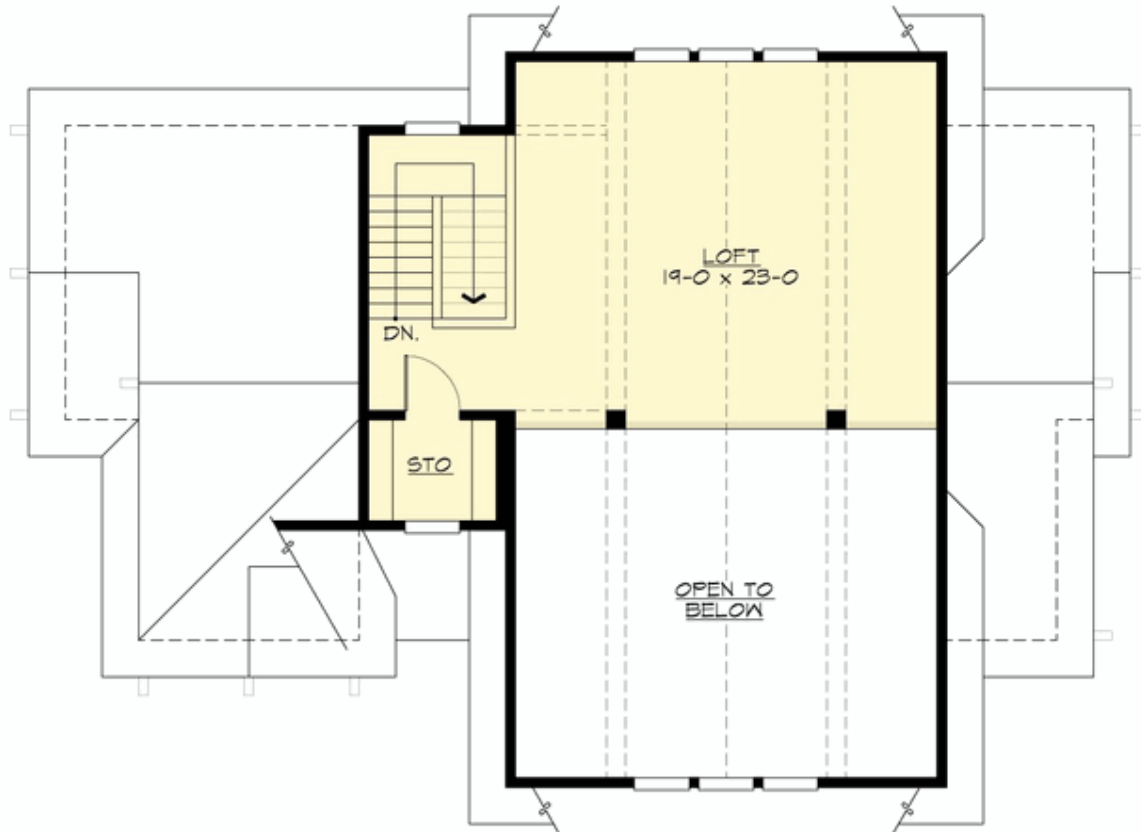
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### MAIN FLOOR



**BLACKBRIAR - PLAN A975A4FT-0**

**UPPER FLOOR**





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### PLAN DETAILS

#### Area Summary

|               |              |
|---------------|--------------|
| Total Area:   | 975 sq. ft.  |
| Main Floor:   | 400 sq. ft.  |
| Upper Floor:  | 575 sq. ft.  |
| Garage Floor: | 1265 sq. ft. |

#### General Information

|          |        |
|----------|--------|
| Stories: | 2      |
| Width:   | 56'-0" |
| Depth:   | 40'-0" |
| Height:  | 24'-6" |

#### Architectural Style

Craftsman  
Lodge  
Mountain

#### Number of Rooms

|             |   |
|-------------|---|
| Full Baths: | 1 |
|-------------|---|

#### Garage

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

#### Roof Pitches

|            |      |
|------------|------|
| Primary:   | 8:12 |
| Secondary: | 4:12 |

#### Wall Heights

|            |        |
|------------|--------|
| Main:      | 10'-0" |
| Upper:     | 9'-0"  |
| 3rd Floor: | 0'-0"  |
| Lower:     | 0'-0"  |

#### Foundation Type

Slab On Grade

#### 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

- Bonus Space @ Upper Floor
- Den/Office
- Luxury Plan
- Small Plan