

LEAWOOD - PLAN R1657A2S-0

Total Area: 1657 sq. ft.
Garage Area: 493 sq. ft.
Garage Area: 493 sq. ft.
Garage Size: 2
Stories: 2
Bedrooms: 2
Full Baths: 2
Width: 50'-0"
Depth: 50'-0"
Height: 21'-0"
Foundation: Crawl Space

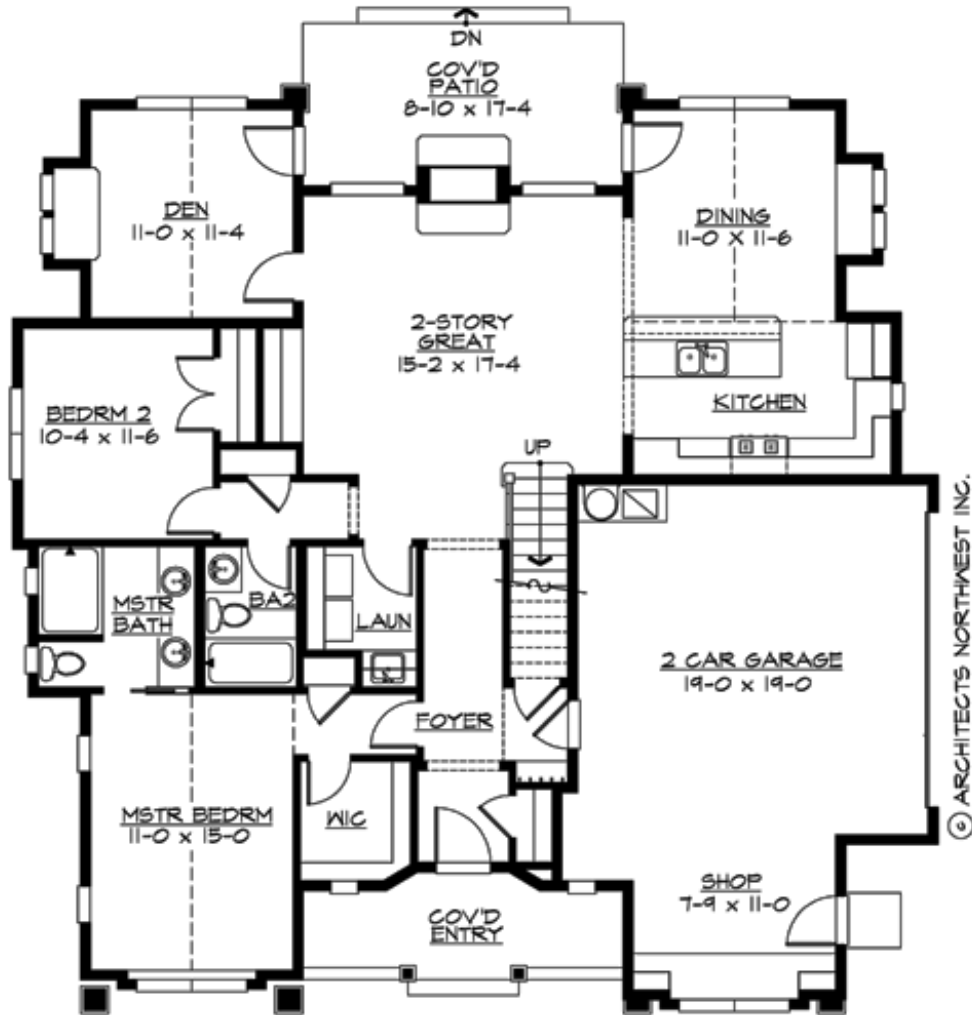


A Classic Bungalow Updated for Modern Lifestyles

With a graceful exterior that recalls the nostalgic charm and heritage details of an earlier era of classic craftsmanship, and a floor plan designed for today's lifestyles, the Leawood presents a new take on the traditional American bungalow. A sense of classic symmetry is established by the front façade, and the floor plan follows this theme with a strong central axis linking the front door through the 2-story great room and the see-thru fireplace to the covered rear porch. The open-plan kitchen and dining room are adjacent to the great room on one side of the plan, with the private den opposite. A bedroom/bathroom suite is located centrally, while the master suite gains maximum privacy from its foyer access location. A dramatic loft is tucked under the central gable, open to the great room below.

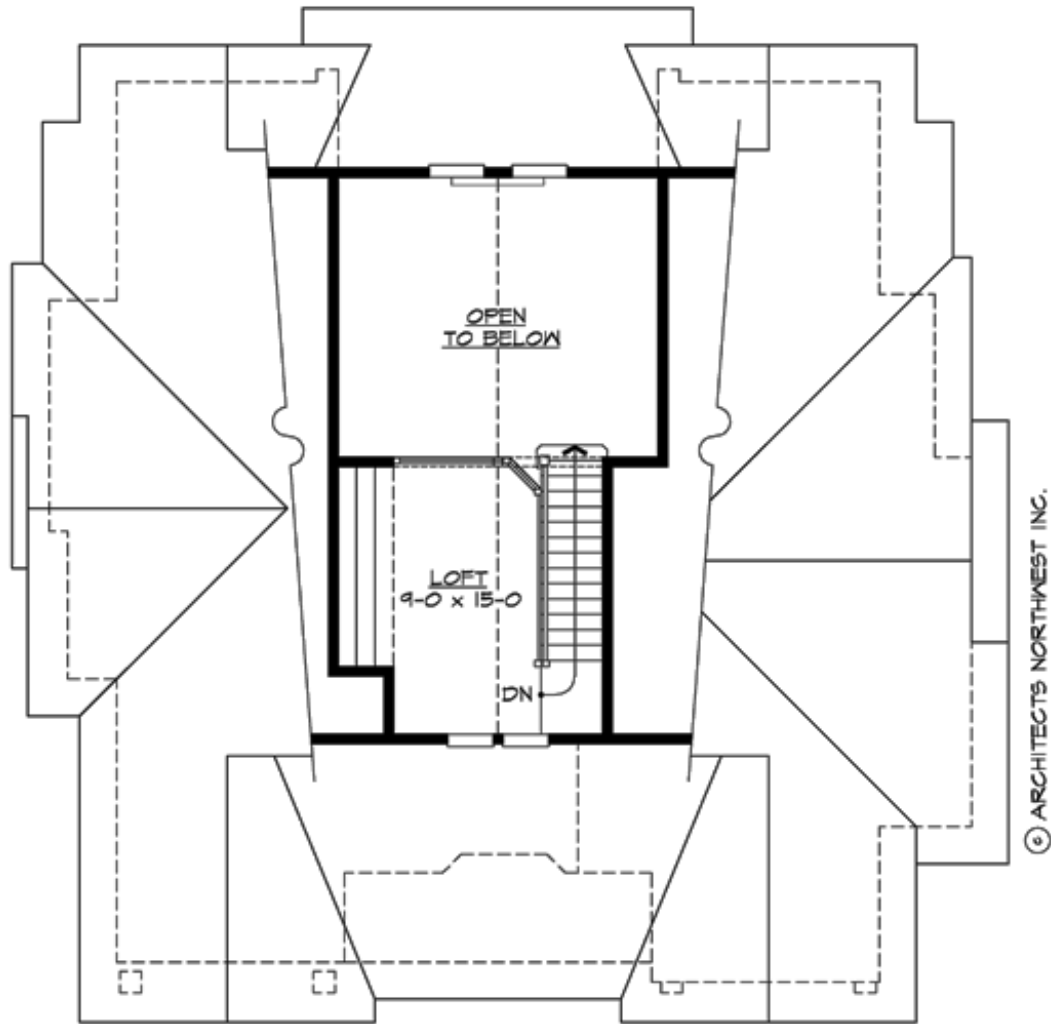
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MAIN FLOOR



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UPPER FLOOR



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PLAN DETAILS

Area Summary

Total Area: 1657 sq. ft.
Main Floor: 1478 sq. ft.
Upper Floor: 179 sq. ft.
Garage Floor: 493 sq. ft.

General Information

Stories: 2
Width: 50'-0"
Depth: 50'-0"
Height: 21'-0"

Architectural Style

Bungalow
Cottage
Craftsman

Number of Rooms

Bedrooms: 2
Full Baths: 2

Garage

Garage Size: 2
Garage Door Location: Side

Roof Pitches

Primary: 6:12

Wall Heights

Main: 9'-0"
Upper: 7'-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
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Front
- Small Plan