

## ETHAN RYAN - PLAN M2961A2F-0

Total Area: 2962 sq. ft.  
Garage Area: 423 sq. ft.  
Garage Area: 423 sq. ft.  
Garage Size: 2  
Stories: 2  
Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Width: 43'-0"  
Depth: 50'-0"  
Height: 30'-6"  
Foundation: Crawl Space

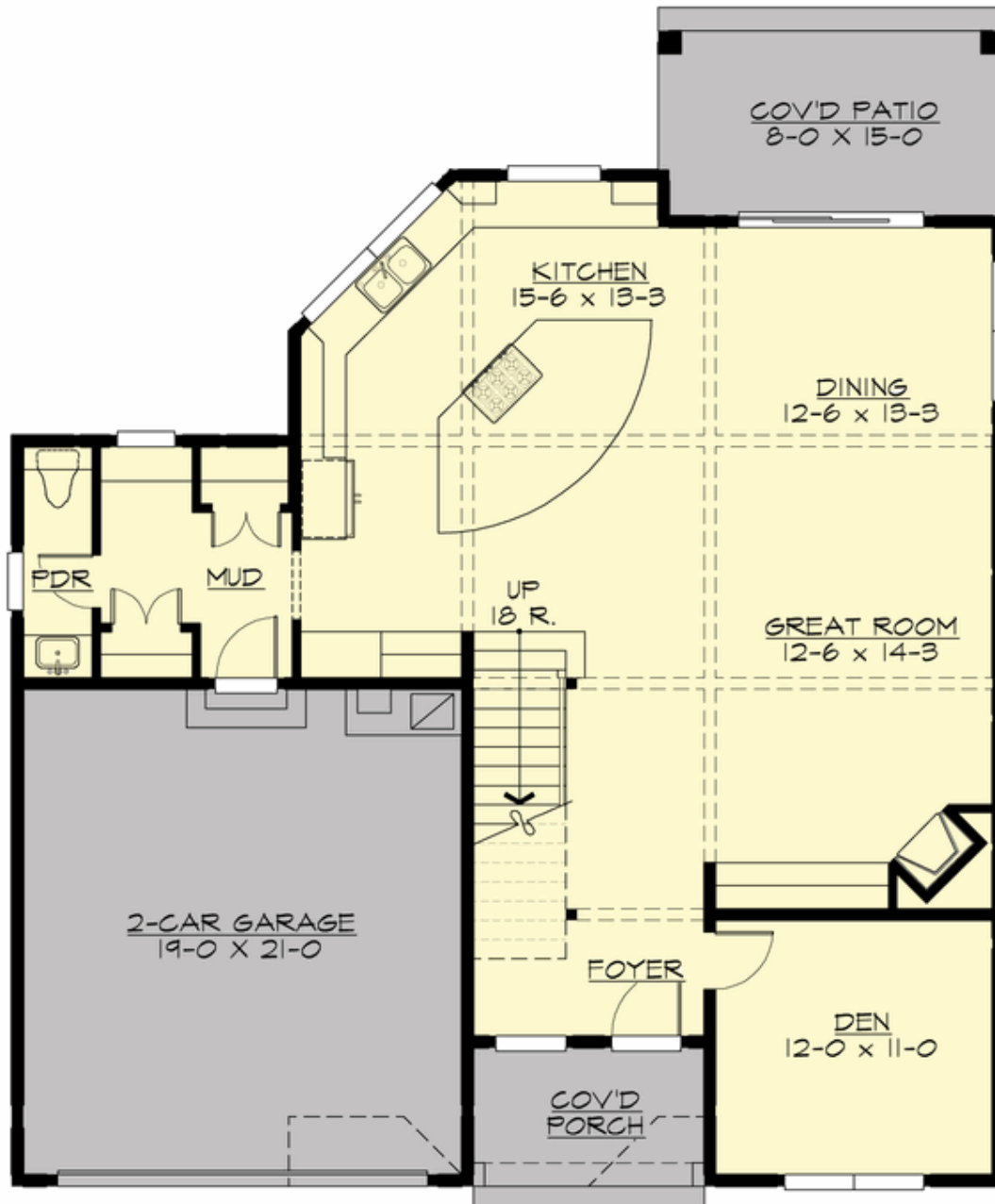


**PLEASE ALLOW FOUR WEEKS FOR DELIVERY!!!**



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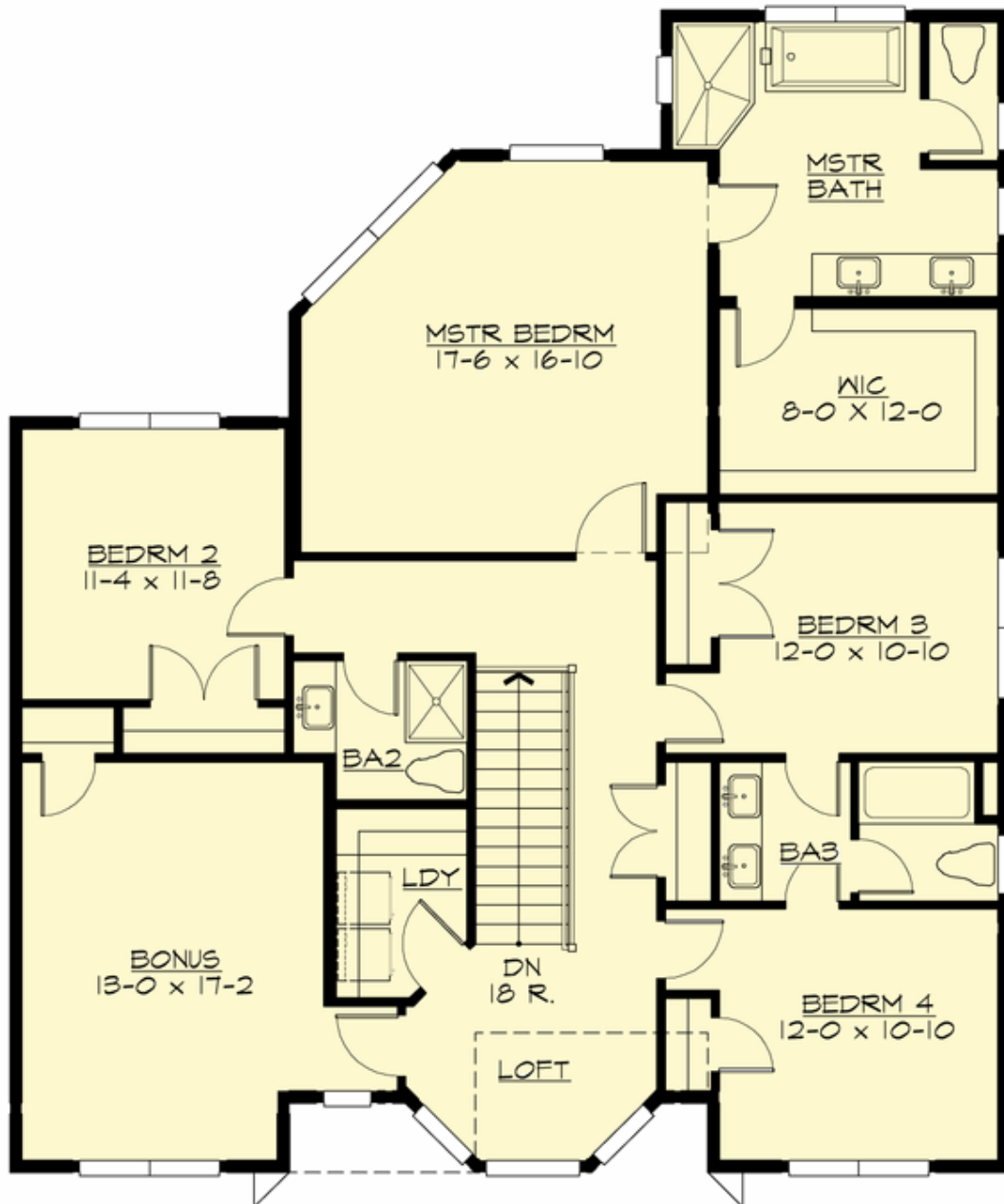
**MAIN FLOOR**





## ETHAN RYAN - PLAN M2961A2F-0

### UPPER FLOOR





## ETHAN RYAN - PLAN M2961A2F-0

### PLAN DETAILS

#### Area Summary

Total Area: 2962 sq. ft.  
Main Floor: 1219 sq. ft.  
Upper Floor: 1743 sq. ft.  
Garage Floor: 423 sq. ft.

#### General Information

Stories: 2  
Width: 43'-0"  
Depth: 50'-0"  
Height: 30'-6"

#### Architectural Style

Hampton  
Shingle  
Traditional

#### Number of Rooms

Bedrooms: 4  
Full Baths: 3  
Half Baths: 1

#### Garage

Garage Size: 2  
Garage Door Location: Front

#### Roof Pitches

Primary: 8:12  
Secondary: 6:12

#### Wall Heights

Main: 10'-0"  
Upper: 9'-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
- Great Room
- Laundry Room @ Upper Floor
- Master Bedroom @ Upper Floor Rear
- Narrow Lot
- Rear Porch
- View Lot - Rear