

## **BROWNBRIAR - PLAN R1880A2F-0**

Total Area: 1880 sq. ft.  
Garage Area: 415 sq. ft.  
Garage Area: 415 sq. ft.  
Garage Size: 2  
Stories: 1  
Bedrooms: 3  
Full Baths: 2  
Width: 58'-0"  
Depth: 63'-0"  
Height: 23'-0"  
Foundation: Crawl Space

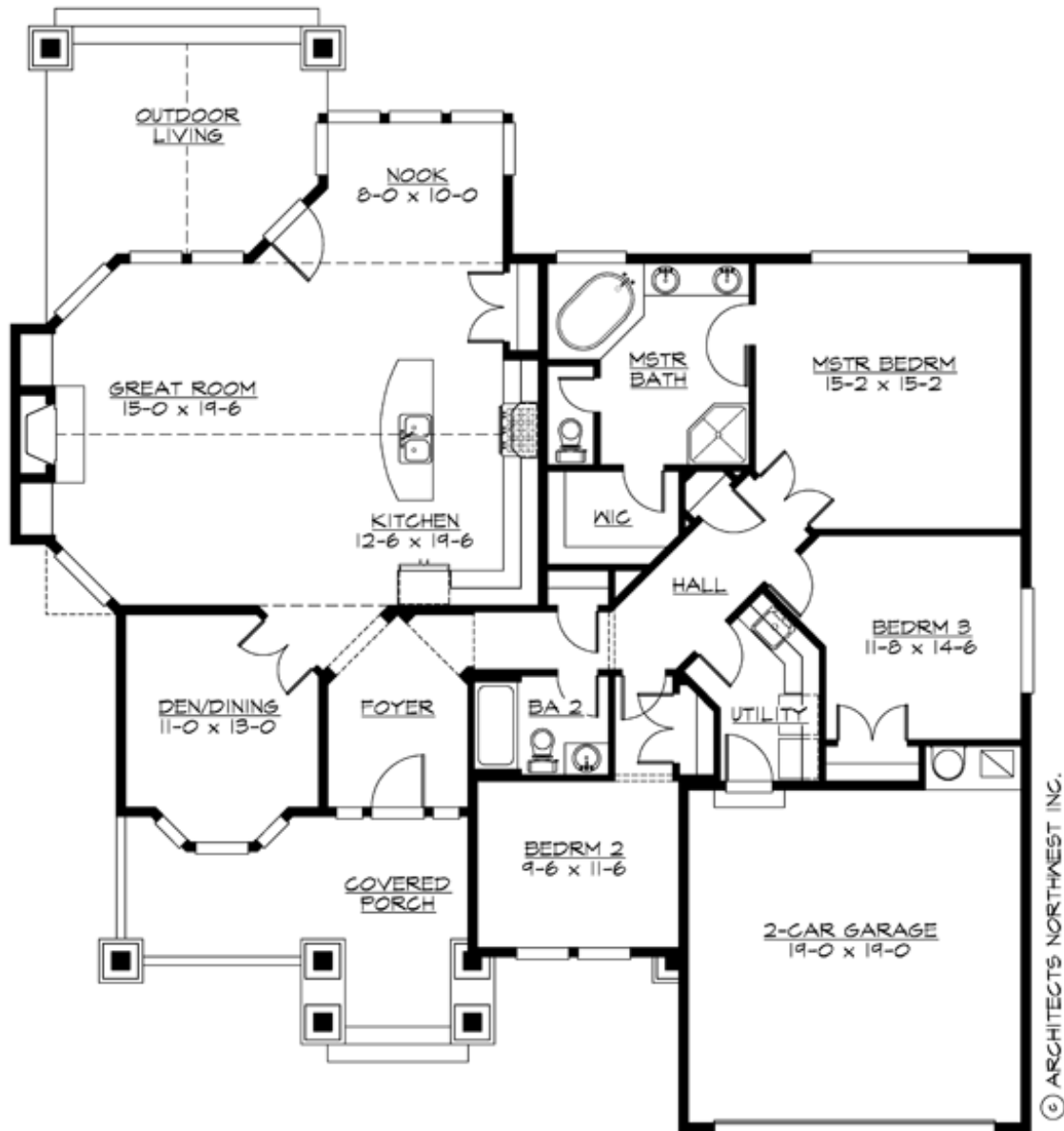


### ***Arts-and-Crafts Beauty Sports Superior Floor Plan.***

A new design focused on modern living, the Brownbriar's wide-open, vaulted great room and kitchen combine with its multi-windowed nook and large, covered patio to create a dramatic and spacious indoor-outdoor family living area. A flexible den or formal dining room is located off the entry foyer, while the private bedroom wing features an oversize master suite with five-fixture bath and walk-in closet, two secondary bedrooms, a bathroom, and a large laundry room. The exterior is an elegant composition of contrasting trim, shingles, and horizontal siding, pleasantly accented by metal roofing, stone wainscots, tambour vents and eave brackets.

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### MAIN FLOOR





## BROWNBRIAR - PLAN R1880A2F-0

### PLAN DETAILS

#### Area Summary

Total Area: 1880 sq. ft.  
Main Floor: 1880 sq. ft.  
Garage Floor: 415 sq. ft.

#### General Information

Stories: 1  
Width: 58'-0"  
Depth: 63'-0"  
Height: 23'-0"

#### Architectural Style

Craftsman  
Ranch  
Shingle

#### Number of Rooms

Bedrooms: 3  
Full Baths: 2

#### Garage

Garage Size: 2  
Garage Door Location: Front

#### Roof Pitches

Primary: 8:12  
Secondary: 4:12

#### Wall Heights

Main: 9'-0"  
Upper: 0'-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

- Best Selling Plan
- Den/Office
- Front and Rear Porch
- Great Room
- Green Plan
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Small Plan
- Wide Lot