

## CHATHAM COTTAGE - PLAN A1285A4FT-0

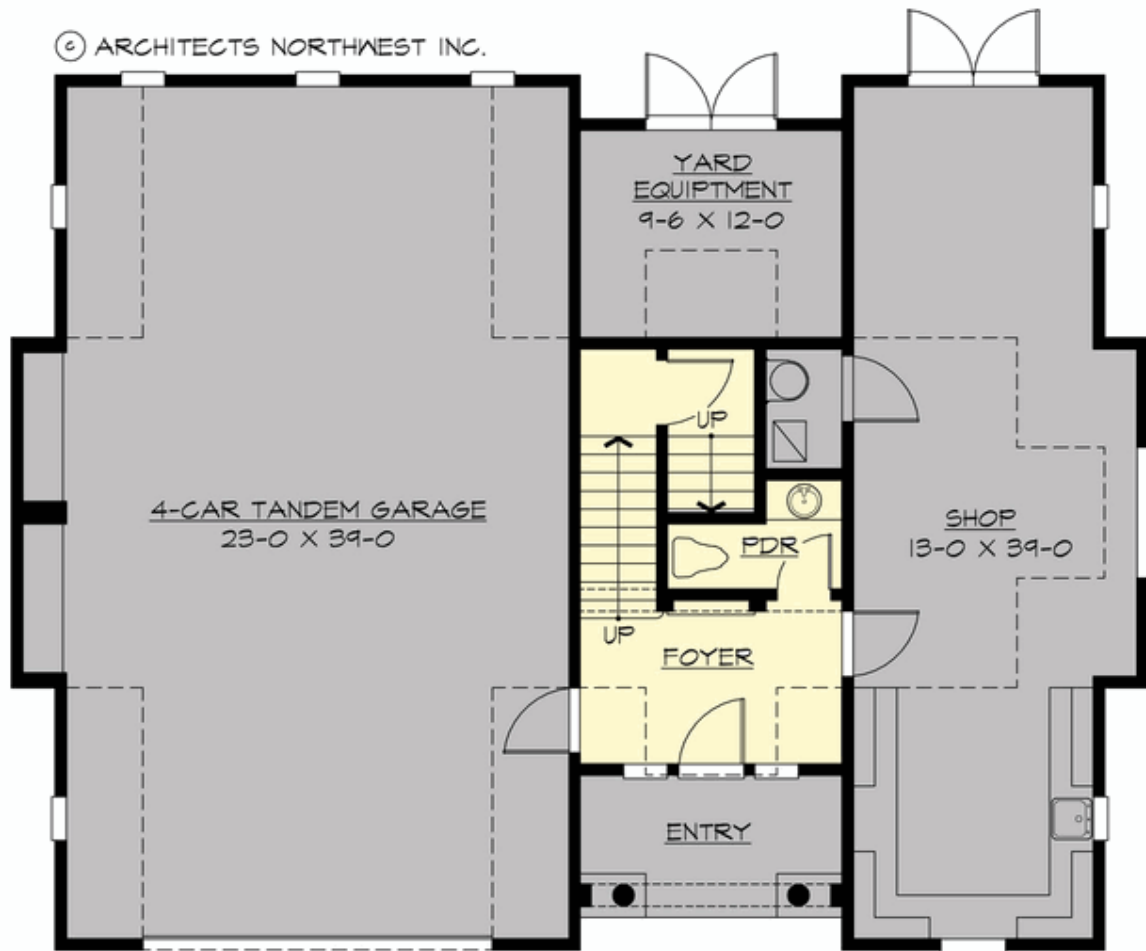
Total Area: 1285 sq. ft.  
Garage Area: 995 sq. ft.  
Garage Area: 995 sq. ft.  
Garage Size: 4  
Stories: 2  
Bedrooms: 1  
Full Baths: 1  
Half Baths: 1  
Width: 52'-0"  
Depth: 40'-0"  
Height: 31'-6"  
Foundation: Slab On Grade



***A Charming Guest House or Shingle-Style Starter.*** The Chatham Cottage was designed as a matching guest house with garage and shop for our elegant Chatham plan, but is also a delightful small starter home. Hobbyists will love the four-car tandem garage, storage and shop, while the upper floor can be configured as a spacious 2-bedroom residence or a luxurious studio or home office.

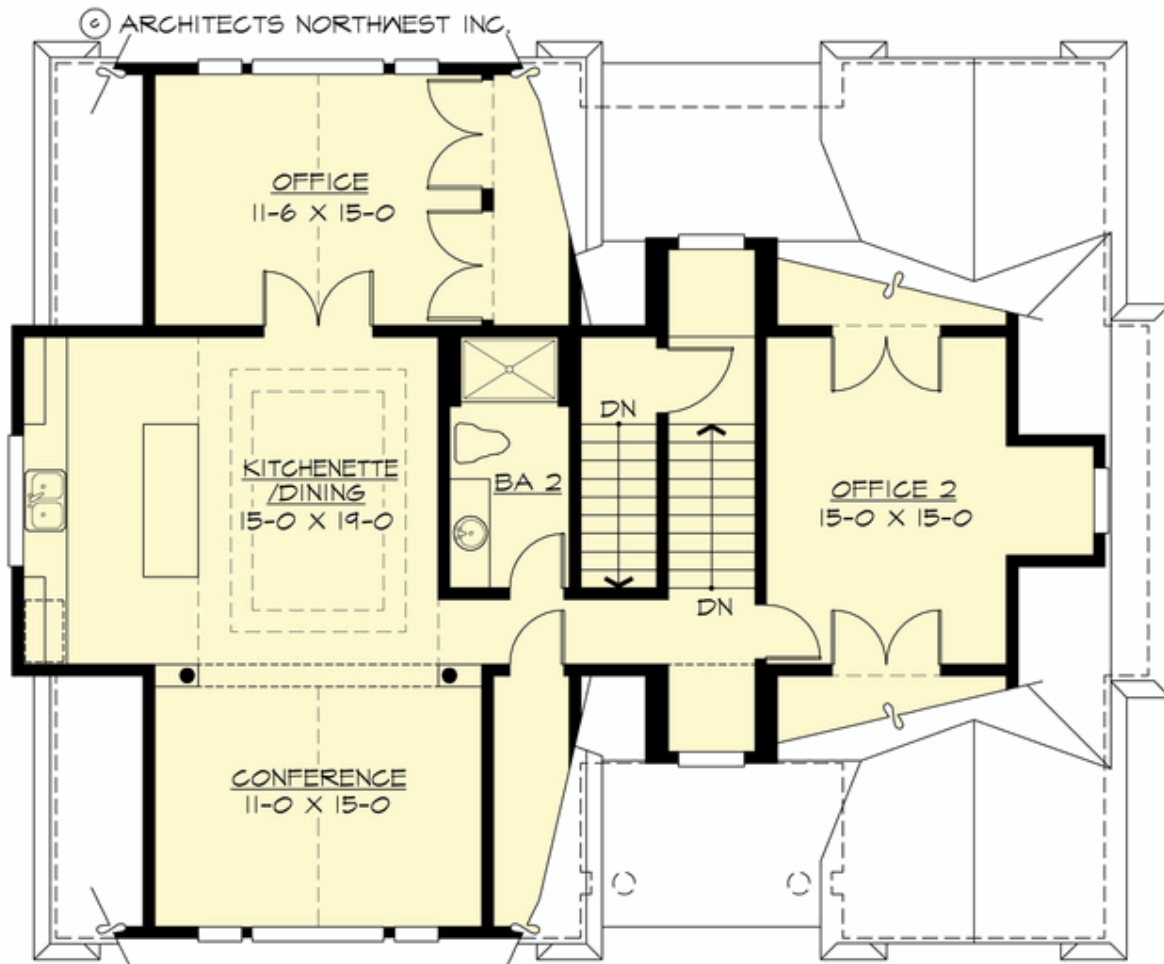
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### MAIN FLOOR



## CHATHAM COTTAGE - PLAN A1285A4FT-0

### UPPER FLOOR





## CHATHAM COTTAGE - PLAN A1285A4FT-0

### PLAN DETAILS

#### Area Summary

Total Area: 1285 sq. ft.  
Main Floor: 215 sq. ft.  
Upper Floor: 1070 sq. ft.  
Garage Floor: 995 sq. ft.

#### General Information

Stories: 2  
Width: 52'-0"  
Depth: 40'-0"  
Height: 31'-6"

#### Architectural Style

Cape Cod  
Carriage  
Hampton

#### Number of Rooms

Bedrooms: 1  
Full Baths: 1  
Half Baths: 1

#### Garage

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

#### Roof Pitches

Primary: 10:12  
Secondary: 28:12

#### Wall Heights

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

#### Foundation Type

Slab On Grade

#### Roof Framing

#### 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

- Affordable Plan
- Best Selling Plan
- Den/Office
- Living & Family Room
- Small Plan