

## A timeless bungalow perfect for narrow city lots. <br> This appealing urban design combines a classic bungalow exterior with an interior

 highlighted by a dramatic 2-story nook and stair. Formal living and dining rooms and a work-at-home den greet the visitor on arrival from the broad front porch, with the large, open and informal living spaces privately set to the rear. A detached garage is reached through the laundry room and rear porch. A spacious master suite with a roof deck, two secondary bedrooms, a large compartmented bath, and a large bonus/media room round out the second floor.
## MAIN FLOOR



## FERNDALE - PLAN M2505A3RD-0

## UPPER FLOOR



## FERNDALE - PLAN M2505A3RD-0

## PLAN DETAILS

| Area Summary |  |  |
| :--- | ---: | :--- |
| Total Area: |  |  |
| Main Floor: |  | 1305 sq. ft. |
| Uq. ft. |  |  |
| Upper Floor: |  | 1145 sq. ft. |
| Garage Floor: |  | 704 sq. ft. |

## General Information

| Stories: | 2 |
| :--- | ---: |
| Width: | $30^{\prime}-0^{\prime \prime}$ |
| Depth: | $68^{\prime}-0^{\prime \prime}$ |
| Height: | $25^{\prime}-0^{\prime \prime}$ |

## Architectural Style

Craftsman
Farmhouse
Shingle

## Number of Rooms <br> Bedrooms: 3

Full Baths: 2
Half Baths: 1

## Garage

Garage Size:3

Garage Door Location: Front
Garage Type: Detached
Roof Pitches
Primary: 6:12
Wall Heights

| Main: | $9^{\prime}-0^{\prime \prime}$ |
| :--- | :--- |
| Upper: | $8^{\prime}-0^{\prime \prime}$ |
| 3rd Floor: | $0^{\prime}-0^{\prime \prime}$ |
| Lower: | $0^{\prime}-0^{\prime \prime}$ |

## Foundation Type

Crawl Space
Roof Framing
Trusses

## Floor Load

$\begin{array}{ll}\text { Live (lbs): } & 40 \mathrm{PSF} \\ \text { Dead (lbs): } & 10 \mathrm{PSF}\end{array}$
Dead (lbs): 10 PSF

Roof Load
Live (lbs):
25 PSF
Dead (lbs): $\quad 15$ PSF
Wind: $\quad 85 \mathrm{MPH}$

## Design Features

- Best Selling Plan
- Bonus Space @ Upper Floor
- Den/Office
- Front Porch
- Green Plan
- Laundry Room @ Main

Floor

- Living \& Family Room
- Master Bedroom @ Upper Floor Front
- Narrow Lot

