

FERNDALE - PLAN M2505A3RD-0

Total Area: 2505 sq. ft.
Garage Area: 704 sq. ft.
Garage Area: 704 sq. ft.
Garage Size: 3
Stories: 2
Bedrooms: 3
Full Baths: 2
Half Baths: 1
Width: 30'-0"
Depth: 68'-0"
Height: 25'-0"
Foundation: Crawl Space

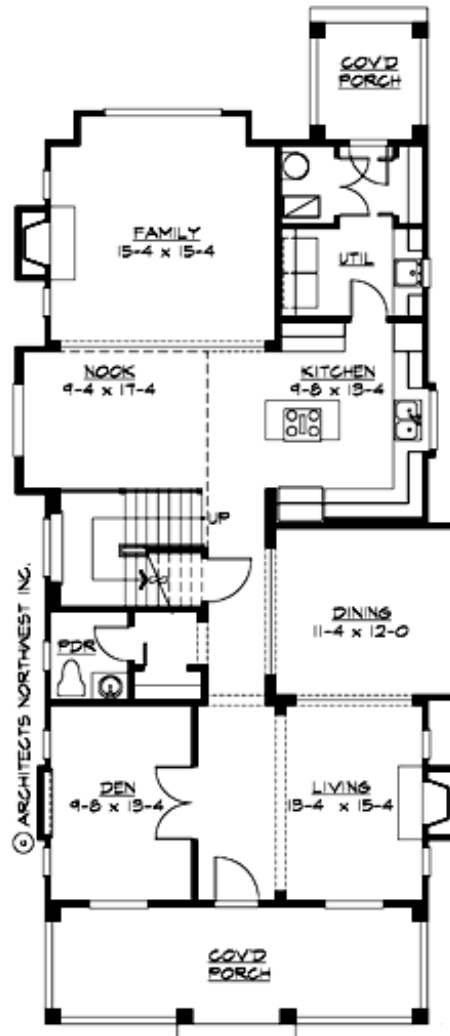


A timeless bungalow perfect for narrow city lots.

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.

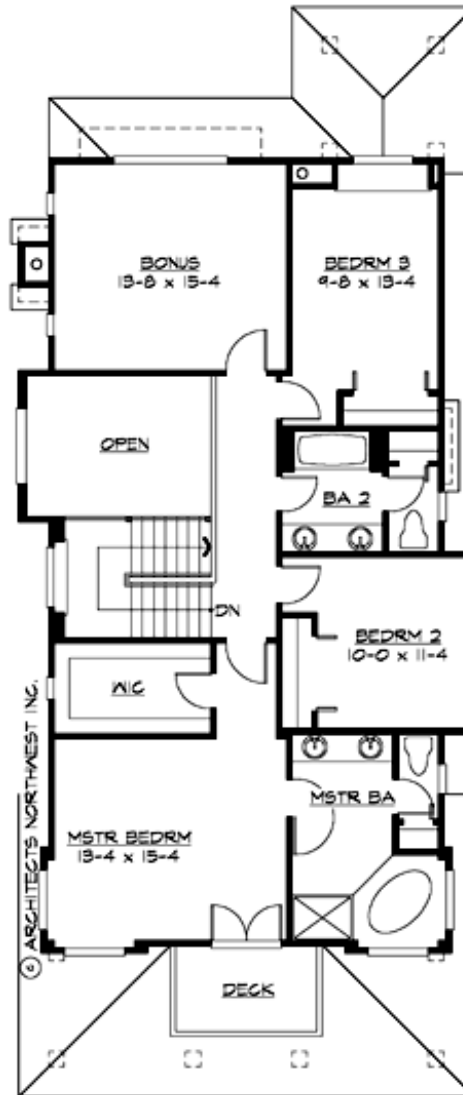
FERNDALE - PLAN M2505A3RD-0

MAIN FLOOR



FERNDALE - PLAN M2505A3RD-0

UPPER FLOOR





FERNDAL - PLAN M2505A3RD-0

PLAN DETAILS

Area Summary

Total Area:	2505 sq. ft.
Main Floor:	1360 sq. ft.
Upper Floor:	1145 sq. ft.
Garage Floor:	704 sq. ft.

General Information

Stories:	2
Width:	30'-0"
Depth:	68'-0"
Height:	25'-0"

Architectural Style

Craftsman
Farmhouse
Shingle

Number of Rooms

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'-0"
Upper:	8'-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
- Bonus Space @ Upper Floor
- Den/Office
- Front Porch
- Green Plan
- Laundry Room @ Main Floor
- Living & Family Room
- Master Bedroom @ Upper Floor Front
- Narrow Lot