

## BLACKBRIAR - PLAN A975A4FT-0

Total Area: 975 sq. ft.  
Garage Area: 1265 sq. ft.  
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Garage Size: 4  
Stories: 2  
Full Baths: 1  
Width: 56'-0"  
Depth: 40'-0"  
Height: 24'-6"  
Foundation: Slab On Grade



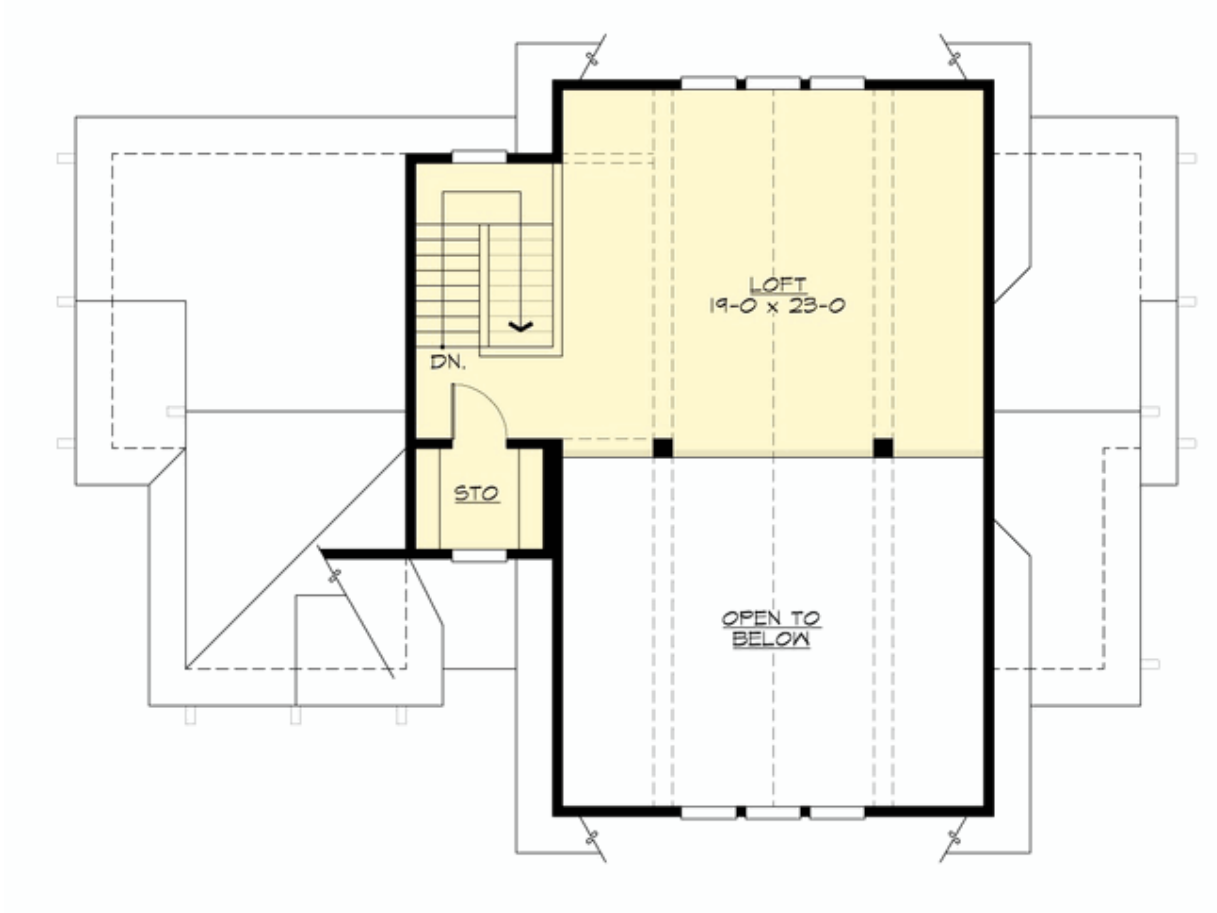
**BLACKBRIAR - PLAN A975A4FT-0**

**MAIN FLOOR**



**BLACKBRIAR - PLAN A975A4FT-0**

**UPPER FLOOR**





## BLACKBRIAR - PLAN A975A4FT-0

### PLAN DETAILS

#### Area Summary

Total Area:	975 sq. ft.
Main Floor:	400 sq. ft.
Upper Floor:	575 sq. ft.
Garage Floor:	1265 sq. ft.

#### General Information

Stories:	2
Width:	56'-0"
Depth:	40'-0"
Height:	24'-6"

#### Architectural Style

Craftsman  
Lodge  
Mountain

#### Number of Rooms

Full Baths:	1
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#### Garage

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

#### Roof Pitches

Primary:	8:12
Secondary:	4:12

#### Wall Heights

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

#### Foundation Type

Slab On Grade

#### Roof Framing

Combination

#### 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
- Luxury Plan
- Small Plan