



## GROVELAND - PLAN M4459A3SU-0FB

Total Area: 4539 sq. ft.  
Garage Area: 625 sq. ft.  
Garage Area: 625 sq. ft.  
Garage Size: 3  
Stories: 3  
Bedrooms: 5  
Full Baths: 5  
Half Baths: 1  
Width: 35'-0"  
Depth: 71'-0"  
Height: 25'-9"  
Foundation: Cellar Basement







**GROVELAND - PLAN M4459A3SU-0FB**

**MAIN FLOOR**





**GROVELAND - PLAN M4459A3SU-0FB**

**UPPER FLOOR**





**GROVELAND - PLAN M4459A3SU-0FB**

**LOWER FLOOR**





**GROVELAND - PLAN M4459A3SU-0FB**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

**Area Summary**

Total Area: 4539 sq. ft.  
Main Floor: 2026 sq. ft.  
Upper Floor: 1577 sq. ft.  
Lower Floor: 936 sq. ft.  
Garage Floor: 625 sq. ft.

**General Information**

Stories: 3  
Width: 35'-0"  
Depth: 71'-0"  
Height: 25'-9"

**Architectural Style**

Cape Cod  
Hampton  
Shingle

**Number of Rooms**

Bedrooms: 5  
Full Baths: 5  
Half Baths: 1

**Garage**

Garage Size: 3  
Garage Door Location: Side  
Garage Type: Under

**Roof Pitches**

Primary: 9:12  
Secondary: 4:12

**Wall Heights**

Main: 10'-0"  
Upper: 9'-0"  
Lower: 9'-0"

**Foundation Type**

Cellar Basement

**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**

- Bonus Space @ Lower Floor
- Den/Office
- Front and Rear Porch
- Laundry Room @ Upper Floor
- Living & Family Room
- Master Bedroom @ Upper Floor Rear
- Narrow Lot