



## ADA - PLAN A1235A1F-0

Total Area: 1236 sq. ft.  
Garage Area: 192 sq. ft.  
Garage Area: 192 sq. ft.  
Garage Size: 1  
Stories: 2  
Bedrooms: 2  
Full Baths: 2  
Width: 32'-0"  
Depth: 40'-0"  
Height: 22'-0"  
Foundation: Crawl Space







**ADA - PLAN A1235A1F-0**

**MAIN FLOOR**





**ADA - PLAN A1235A1F-0**

**UPPER FLOOR**





**ADA - PLAN A1235A1F-0**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

**Area Summary**

Total Area: 1236 sq. ft.  
Main Floor: 768 sq. ft.  
Upper Floor: 468 sq. ft.  
Garage Floor: 192 sq. ft.

**General Information**

Stories: 2  
Width: 32'-0"  
Depth: 40'-0"  
Height: 22'-0"

**Architectural Style**

Contemporary  
Modern  
Prairie

**Number of Rooms**

Bedrooms: 2  
Full Baths: 2

**Garage**

Garage Size: 1  
Garage Door Location: Front

**Roof Pitches**

Primary: 3:12

**Wall Heights**

Main: 9'-0"  
Upper: 9'-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**

- Affordable Plan
- Bonus Space @ Upper Floor
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Narrow Lot
- Small Plan