



## MCCANN MEADOWS - PLAN M4234A3S-1R

Total Area: 4247 sq. ft.  
Garage Area: 709 sq. ft.  
Garage Area: 709 sq. ft.  
Garage Size: 3  
Stories: 2  
Bedrooms: 5  
Full Baths: 4  
Half Baths: 1  
Width: 61'-6"  
Depth: 90'-0"  
Height: 24'-4"  
Foundation: Crawl Space







**MCCANN MEADOWS - PLAN M4234A3S-1R**

**MAIN FLOOR**





**MCCANN MEADOWS - PLAN M4234A3S-1R**

**UPPER FLOOR**





**MCCANN MEADOWS - PLAN M4234A3S-1R**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

### Area Summary

Total Area: 4247 sq. ft.  
Main Floor: 2080 sq. ft.  
Upper Floor: 2167 sq. ft.  
Garage Floor: 709 sq. ft.

### General Information

Stories: 2  
Width: 61'-6"  
Depth: 90'-0"  
Height: 24'-4"

### Architectural Style

Contemporary  
Modern  
Prairie

### Number of Rooms

Bedrooms: 5  
Full Baths: 4  
Half Baths: 1

### Garage

Garage Size: 3  
Garage Door Location: Side

### Roof Pitches

Primary: 4:12

### Wall Heights

Main: 10'-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

- Bonus Space @ Upper Floor
- Den/Office
- Front and Rear Porch
- Great Room
- Laundry Room @ Upper Floor
- Master Bedroom @ Upper Floor Rear
- View Lot - Rear