



## LUCAS - PLAN M2303C2F-0

Total Area: 2303 sq. ft.  
Garage Area: 415 sq. ft.  
Garage Area: 415 sq. ft.  
Garage Size: 2  
Stories: 2  
Bedrooms: 4  
Full Baths: 2  
Half Baths: 1  
Width: 35'-0"  
Depth: 45'-0"  
Height: 29'-8"  
Foundation: Crawl Space







**LUCAS - PLAN M2303C2F-0**

**MAIN FLOOR**





**LUCAS - PLAN M2303C2F-0**

**UPPER FLOOR**





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**PLAN DETAILS**

**Area Summary**

**Foundation Type**

### Area Summary

Total Area: 2303 sq. ft.  
Main Floor: 984 sq. ft.  
Upper Floor: 1319 sq. ft.  
Garage Floor: 415 sq. ft.

### General Information

Stories: 2  
Width: 35'-0"  
Depth: 45'-0"  
Height: 29'-8"

### Architectural Style

Contemporary  
Farmhouse  
Modern

### Number of Rooms

Bedrooms: 4  
Full Baths: 2  
Half Baths: 1

### Garage

Garage Size: 2  
Garage Door Location: Front

### Roof Pitches

Primary: 10:12  
Secondary: 6:12

### 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

- Den/Office
- Front Porch
- Great Room
- Laundry Room @ Upper Floor
- Master Bedroom @ Upper Floor Front
- Narrow Lot
- New Plan