



## FERNDALE FALLS - PLAN M2395A3RD-0

Total Area: 2395 sq. ft.  
Garage Area: 704 sq. ft.  
Garage Area: 704 sq. ft.  
Garage Size: 3  
Stories: 2  
Bedrooms: 4  
Full Baths: 2  
Half Baths: 1  
Width: 26'-0"  
Depth: 62'-0"  
Height: 25'-0"  
Foundation: Crawl Space







**FERNDALE FALLS - PLAN M2395A3RD-0**

**MAIN FLOOR**





**FERNDALE FALLS - PLAN M2395A3RD-0**

**UPPER FLOOR**





**FERNDALE FALLS - PLAN M2395A3RD-0**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

### Area Summary

Total Area: 2395 sq. ft.  
Main Floor: 1402 sq. ft.  
Upper Floor: 993 sq. ft.  
Garage Floor: 704 sq. ft.

### General Information

Stories: 2  
Width: 26'-0"  
Depth: 62'-0"  
Height: 25'-0"

### Architectural Style

Craftsman  
Farmhouse  
Shingle

### Number of Rooms

Bedrooms: 4  
Full Baths: 2  
Half Baths: 1

### Garage

Garage Size: 3  
Garage Door Location: Rear  
Garage Type: Detached

### Roof Pitches

Primary: 6:12

### Wall Heights

Main: 9'-0"  
Upper: 8'-0"  
3rd Floor: 0'-0"  
Lower: 0'-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
- Front Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Narrow Lot