



RED ALDER - PLAN A1295A2S-0

Total Area: 1295 sq. ft.
Garage Area: 720 sq. ft.
Garage Area: 720 sq. ft.
Garage Size: 2
Stories: 2
Bedrooms: 2
Full Baths: 2
Width: 30'-0"
Depth: 44'-0"
Height: 26'-0"
Foundation: Slab On Grade



A Fresh Country Cottage with a Traditional Feel.

This plan offers a flexible layout that works well as a guest house or a small home. A broad entry porch opens in to a dramatic living area with loft above. The extra-deep two-car garage provides lots of extra storage space. Each upstairs bedroom has an en suite bath. The exterior is enlivened by timeless dormers, a variety of by Palladian, bay and boxed windows, along with stone and shingle siding.



RED ALDER - PLAN A1295A2S-0

MAIN FLOOR





RED ALDER - PLAN A1295A2S-0

UPPER FLOOR





RED ALDER - PLAN A1295A2S-0

PLAN DETAILS

Area Summary

Foundation Type

Area Summary

Total Area: 1295 sq. ft.
 Main Floor: 472 sq. ft.
 Upper Floor: 823 sq. ft.
 Garage Floor: 720 sq. ft.

General Information

Stories: 2
 Width: 30'-0"
 Depth: 44'-0"
 Height: 26'-0"

Architectural Style

Hampton
 Shingle
 Traditional

Number of Rooms

Bedrooms: 2
 Full Baths: 2

Garage

Garage Size: 2
 Garage Door Location: Side

Roof Pitches

Primary: 12:12
 Secondary: 4:12

Wall Heights

Main: 9'-0"
 Upper: 9'-0"
 3rd Floor: 0'-0"
 Lower: 0'-0"

Foundation Type

Slab On Grade

Roof Framing

Stick

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

- Best Selling Plan
- Bonus Space @ Upper Floor
- Front Porch
- Green Plan
- Laundry Room @ Upper Floor
- Living & Family Room
- Master Bedroom @ Upper Floor Rear
- Small Plan