

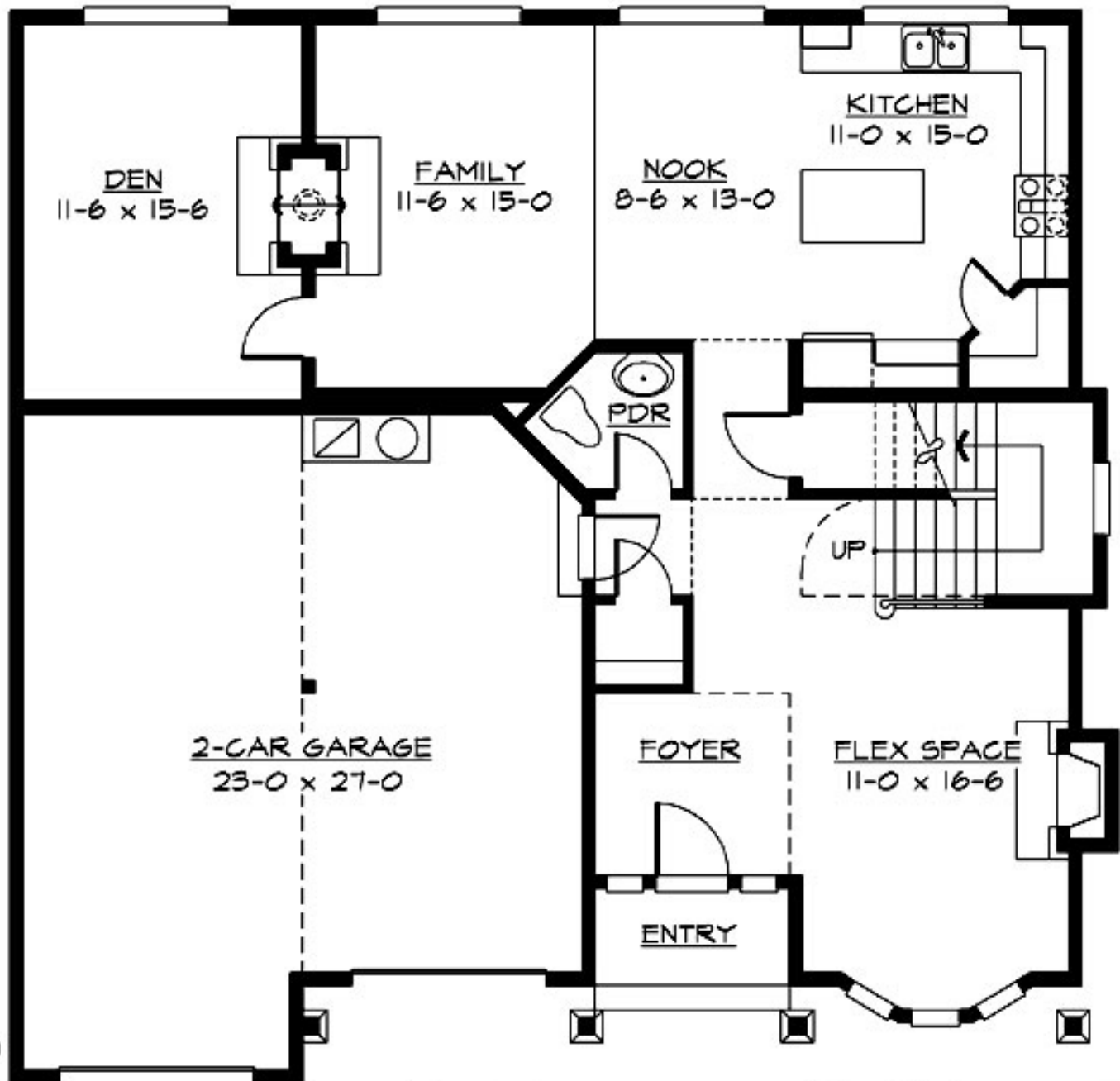
## COAKLEY VALLEY - M1985B2F-2

Total Area: **2262 Sq. Ft.**  
Garage Area: **616 Sq. Ft.**  
Garage Size: **2**  
Stories: **2**  
Bedrooms : **3**  
Full Baths : **2**  
Half Baths : **1**  
Width : **44`-0"**  
Depth : **44`-0"**  
Height : **25`-6"**  
Foundation : **Crawl Space**



# COAKLEY VALLEY - M1985B2F-2

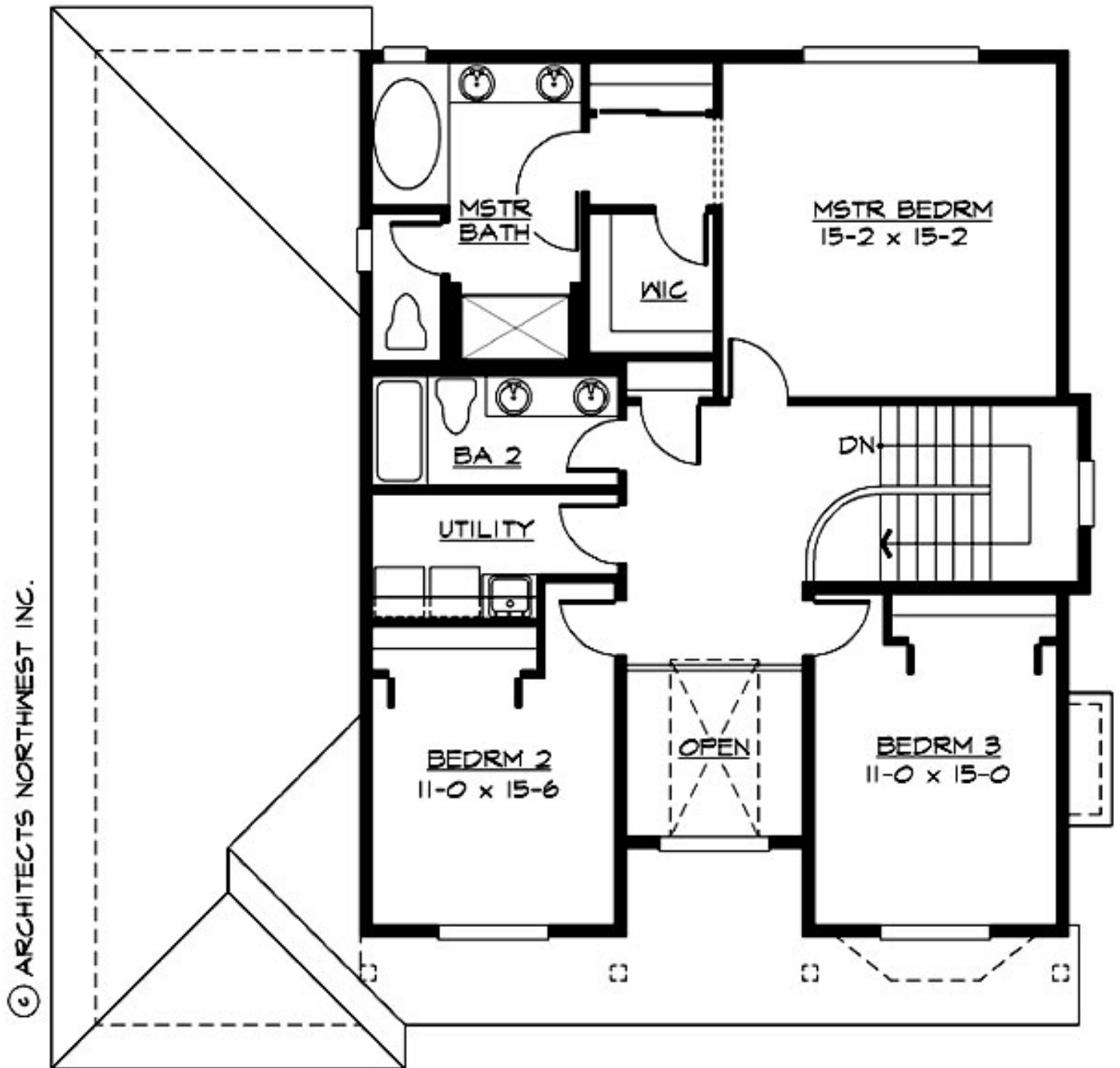
## MAIN FLOOR



MAIN FLOOR PLAN

# COAKLEY VALLEY - M1985B2F-2

## UPPER FLOOR



UPPER FLOOR PLAN

# COAKLEY VALLEY - M1985B2F-2

## PLAN DETAILS

### Area Summary

Total Area:	<b>2262 Sq. Ft.</b>
Main Floor:	<b>1156 Sq. Ft.</b>
Upper Floor:	<b>1106 Sq. Ft.</b>
Garage Floor:	<b>616 Sq. Ft.</b>

### General Information

Stories:	<b>2</b>
Width:	<b>44`-0"</b>
Depth:	<b>44`-0"</b>
Height:	<b>25`-6"</b>

### Architectural Style

Country  
Farmhouse  
Shingle

### Number of Rooms

Bedrooms:	<b>3</b>
Full Baths:	<b>2</b>
Half Baths:	<b>1</b>

### Garage

Garage Size:	<b>2</b>
Garage Door Location:	<b>Front</b>

### Roof Pitches

Primary:	<b>6:12</b>
Secondary:	<b>4:12</b>

### Wall Heights

Main:	<b>8-0"</b>
Upper:	<b>8-0"</b>

### Foundation Type

Crawl Space

### Roof Framing

Trusses

### Floor Load

Live (lbs):	<b>40 PSF</b>
Dead (lbs):	<b>10 PSF</b>

### Roof Load

Live (lbs):	<b>25 PSF</b>
Dead (lbs):	<b>15 PSF</b>
Wind:	<b>85 MPH</b>

### Design Features

- Den/Office
- Great Room
- Laundry Room @ & Upper Floor
- Master Bedroom @ Upper Floor Rear
- Country House Plans
- Farmhouse Home Plans
- Shingle House Plans
- Narrow Lot House Plans
- Small House Plans