

## 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"**

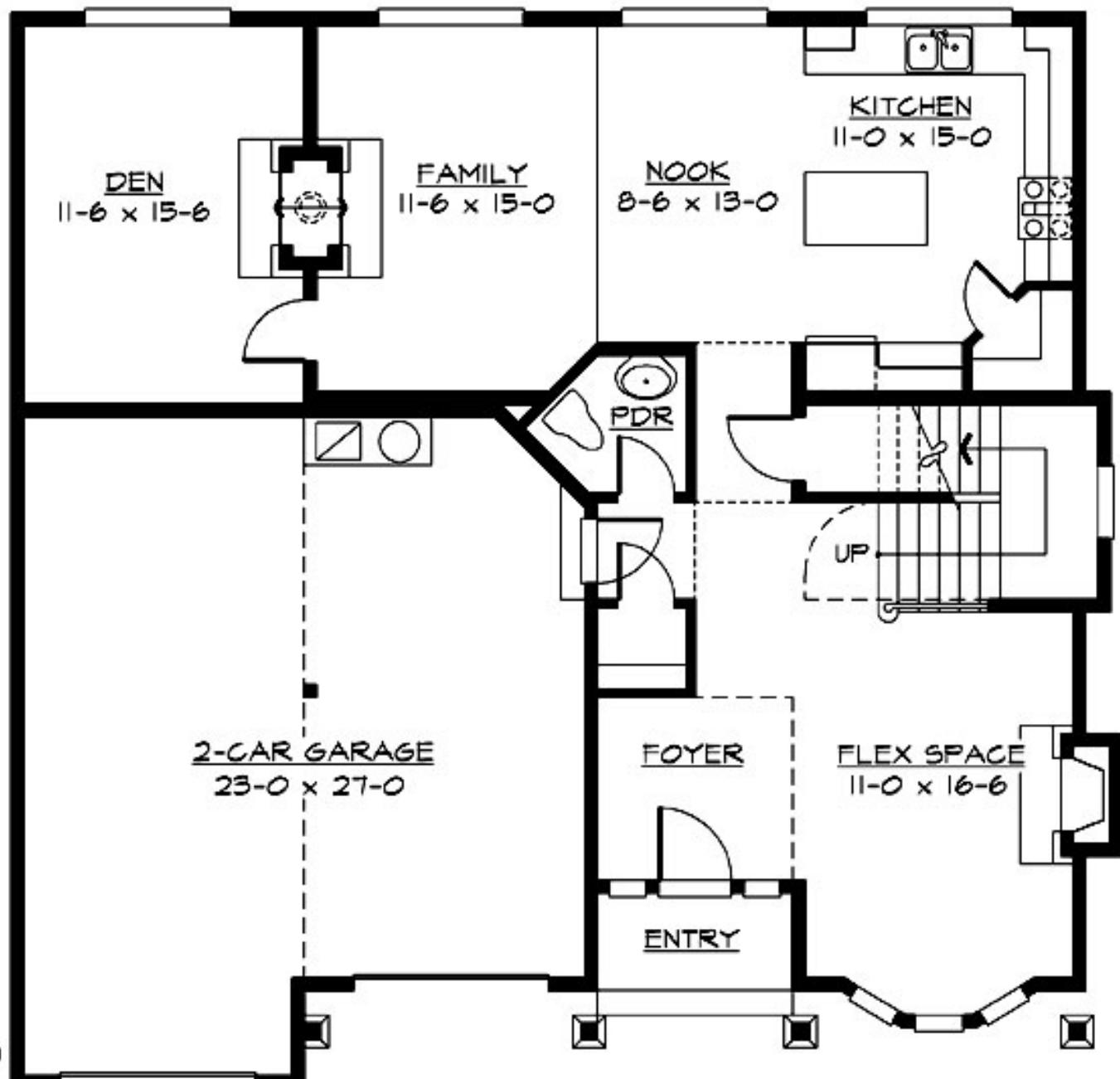
Height : **25`-6"**

Foundation : **Crawl Space**



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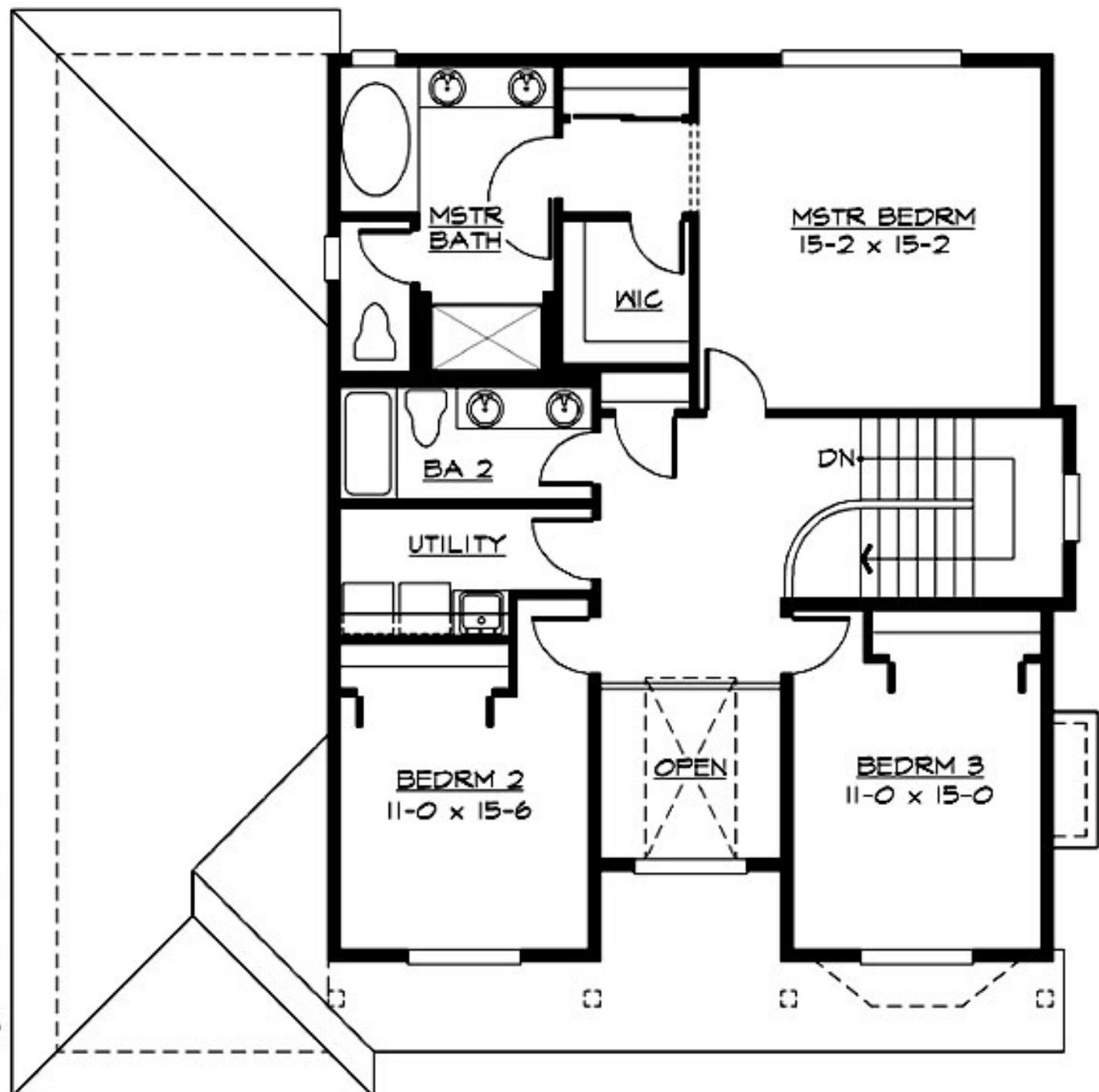
## MAIN FLOOR



MAIN FLOOR PLAN

# COAKLEY VALLEY - M1985B2F-2

## UPPER FLOOR



# COAKLEY VALLEY - M1985B2F-2

## PLAN DETAILS

### Area Summary

Total Area: **2262 Sq. Ft.**  
Main Floor: **1156 Sq. Ft.**  
Upper Floor: **1106 Sq. Ft.**  
Garage Floor: **616 Sq. Ft.**

### Wall Heights

Main: **8-0"**  
Upper: **8-0"**

### General Information

Stories: **2**  
Width: **44`-0"**  
Depth: **44`-0"**  
Height: **25`-6"**

### Foundation Type

Crawl Space

### Architectural Style

Country  
Farmhouse  
Shingle

### 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**

### Number of Rooms

Bedrooms: **3**  
Full Baths: **2**  
Half Baths: **1**

### 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

### Garage

Garage Size: **2**

Garage Door Location: **Front**

### Roof Pitches

Primary: **6:12**  
Secondary: **4:12**