

# ETHAN RYAN - M2961A2F-0

Total Area: **2962 Sq. Ft.**

Garage Area: **423 Sq. Ft.**

Garage Size: **2**

Stories: **2**

Bedrooms : **4**

Full Baths : **3**

Half Baths : **1**

Width : **43`-0"**

Depth : **50`-0"**

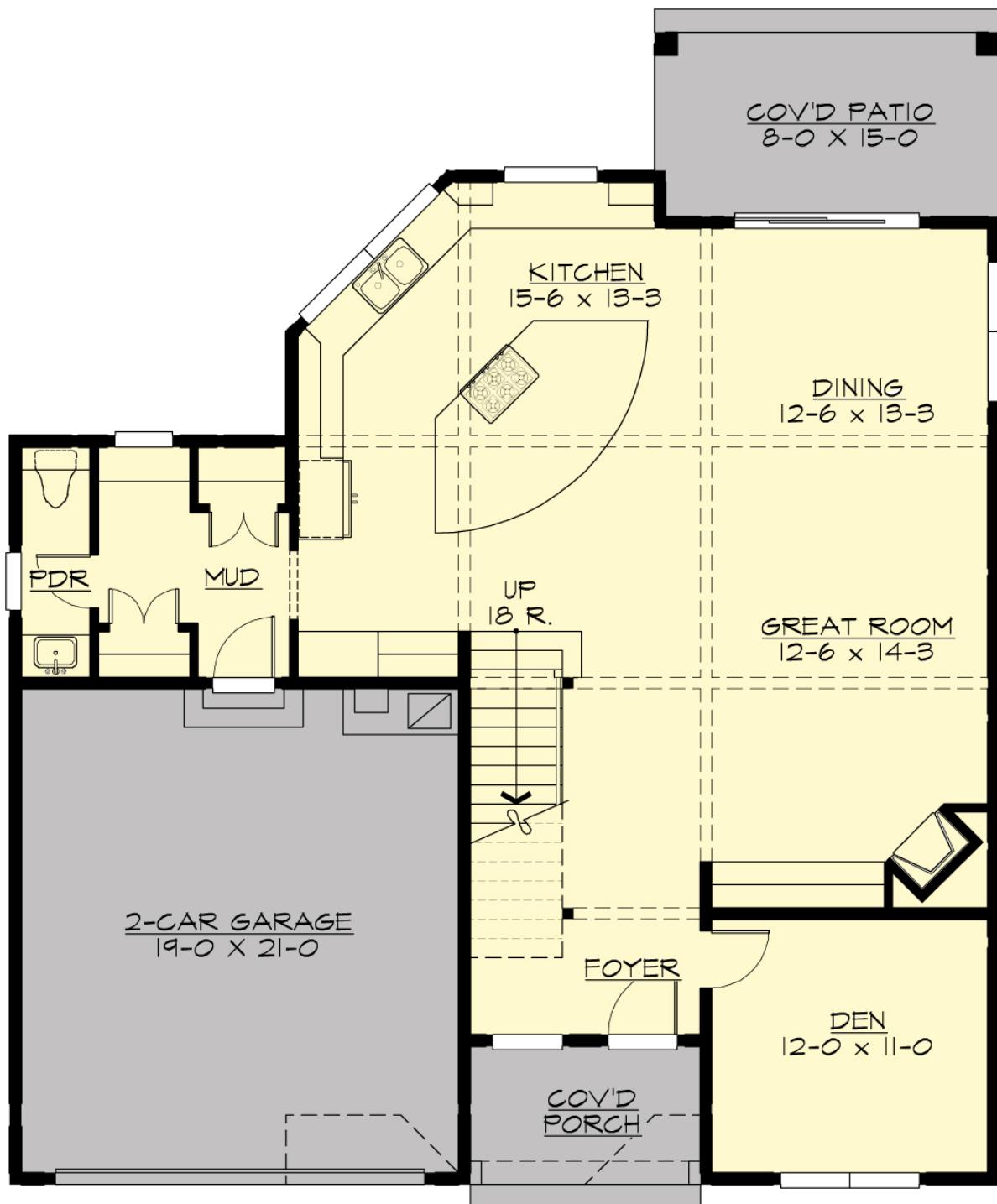
Height : **30`-6"**

Foundation : **Crawl Space**



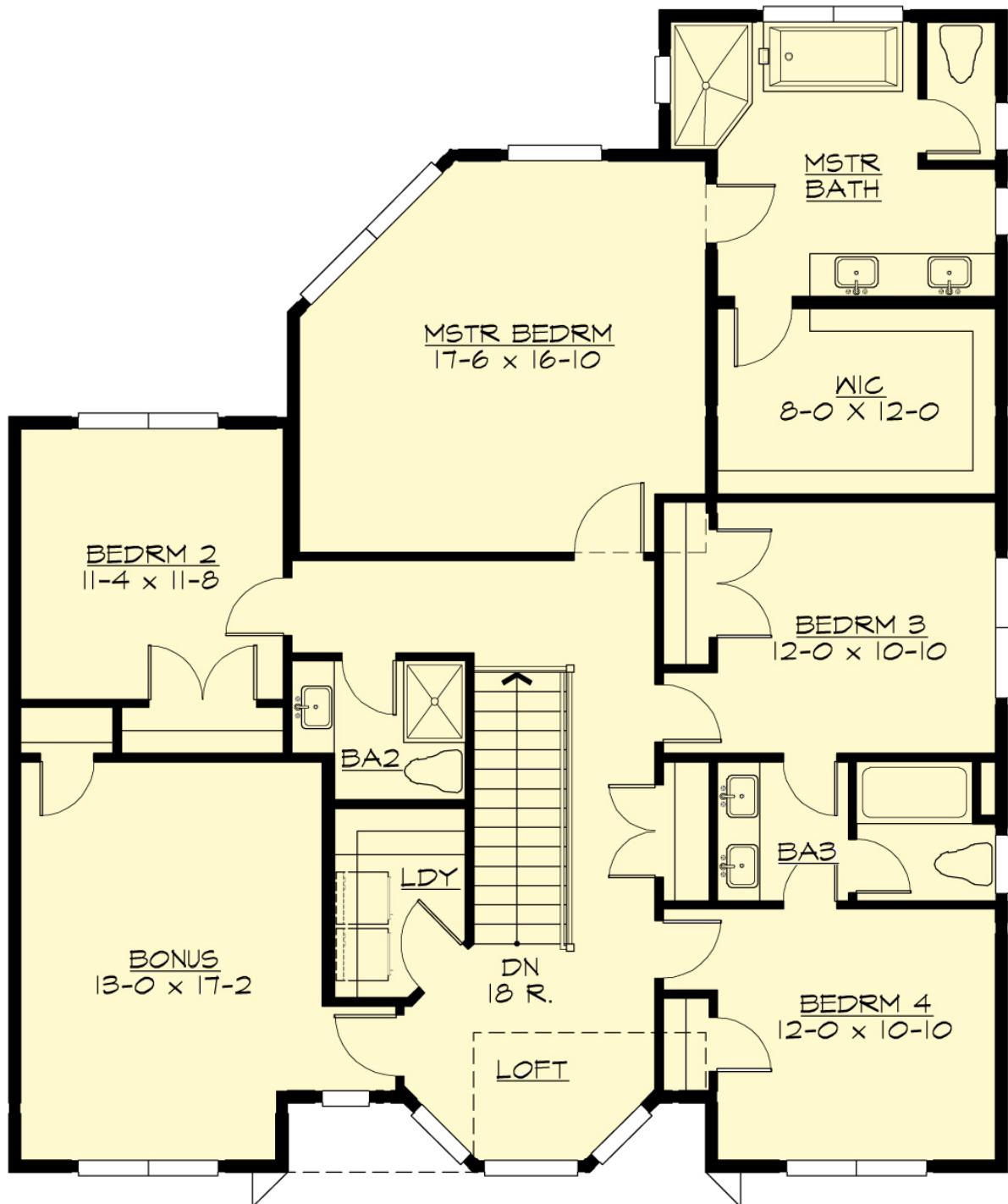
# ETHAN RYAN - M2961A2F-0

## MAIN FLOOR



# ETHAN RYAN - M2961A2F-0

## UPPER FLOOR



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## PLAN DETAILS

### Area Summary

Total Area: **2962 Sq. Ft.**  
Main Floor: **1219 Sq. Ft.**  
Upper Floor: **1743 Sq. Ft.**  
Garage Floor: **423 Sq. Ft.**

### Wall Heights

Main: **10-0"**  
Upper: **9-0"**

### General Information

Stories: **2**  
Width: **43`-0"**  
Depth: **50`-0"**  
Height: **30`-6"**

### Foundation Type

Crawl Space

### Architectural Style

Hampton  
Shingle  
Traditional

### 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: **4**  
Full Baths: **3**  
Half Baths: **1**

### Design Features

- Bonus Space @ & Upper Floor
- Den/Office
- Rear Porch
- Great Room
- Laundry Room @ & Upper Floor
- Master Bedroom @ Upper Floor Rear
- Hampton House Plans
- Shingle House Plans
- Traditional House Plans
- Narrow Lot House Plans
- View Lot (Rear) Plans

### Garage

Garage Size: **2**  
Garage Door Location: **Front**

### Roof Pitches

Primary: **8:12**  
Secondary: **6:12**