

## **BRACKENDALE VALLEY - M4450A3S-3R**

Total Area: **4997 Sq. Ft.**  
Garage Area: **772 Sq. Ft.**  
Garage Size: **3**  
Stories: **2**  
Bedrooms : **4**  
Full Baths : **4**  
Half Baths : **1**  
Width : **58`-0"**  
Depth : **86`-6"**  
Height : **31`-6"**  
Foundation : **Crawl Space**



# BRACKENDALE VALLEY - M4450A3S-3R

## MAIN FLOOR



# BRACKENDALE VALLEY - M4450A3S-3R

## UPPER FLOOR



# BRACKENDALE VALLEY - M4450A3S-3R

## PLAN DETAILS

### Area Summary

Total Area:	<b>4997 Sq. Ft.</b>
Main Floor:	<b>2400 Sq. Ft.</b>
Upper Floor:	<b>2597 Sq. Ft.</b>
Garage Floor:	<b>772 Sq. Ft.</b>

### General Information

Stories:	<b>2</b>
Width:	<b>58`-0"</b>
Depth:	<b>86`-6"</b>
Height:	<b>31`-6"</b>

### Architectural Style

Craftsman  
Lodge  
Shingle

### Number of Rooms

Bedrooms:	<b>4</b>
Full Baths:	<b>4</b>
Half Baths:	<b>1</b>

### Garage

Garage Size:	<b>3</b>
Garage Door Location:	<b>Side</b>

### Roof Pitches

Primary:	<b>6:12</b>
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### Wall Heights

Main:	<b>10-0"</b>
Upper:	<b>9-0"</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

- Bonus Space @ & Upper Floor
- Den/Office
- Front and Rear Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Upper Floor Rear
- Craftsman House Plans
- Lodge House Plans
- Shingle House Plans
- View Lot (Rear) Plans