



Your Family Architect



For Questions and Ordering

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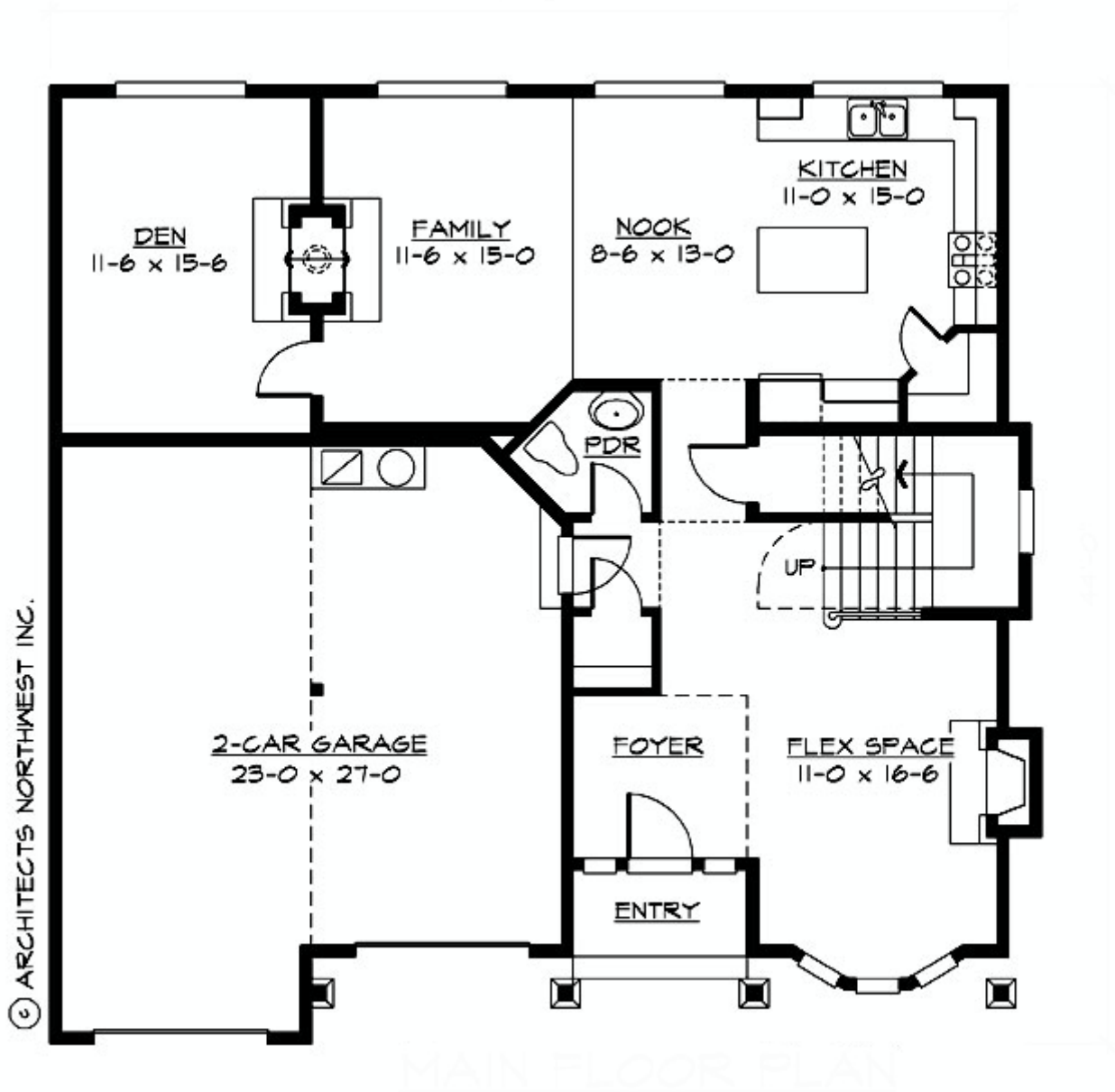
COAKLEY VALLEY - M1985B2F-2

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**



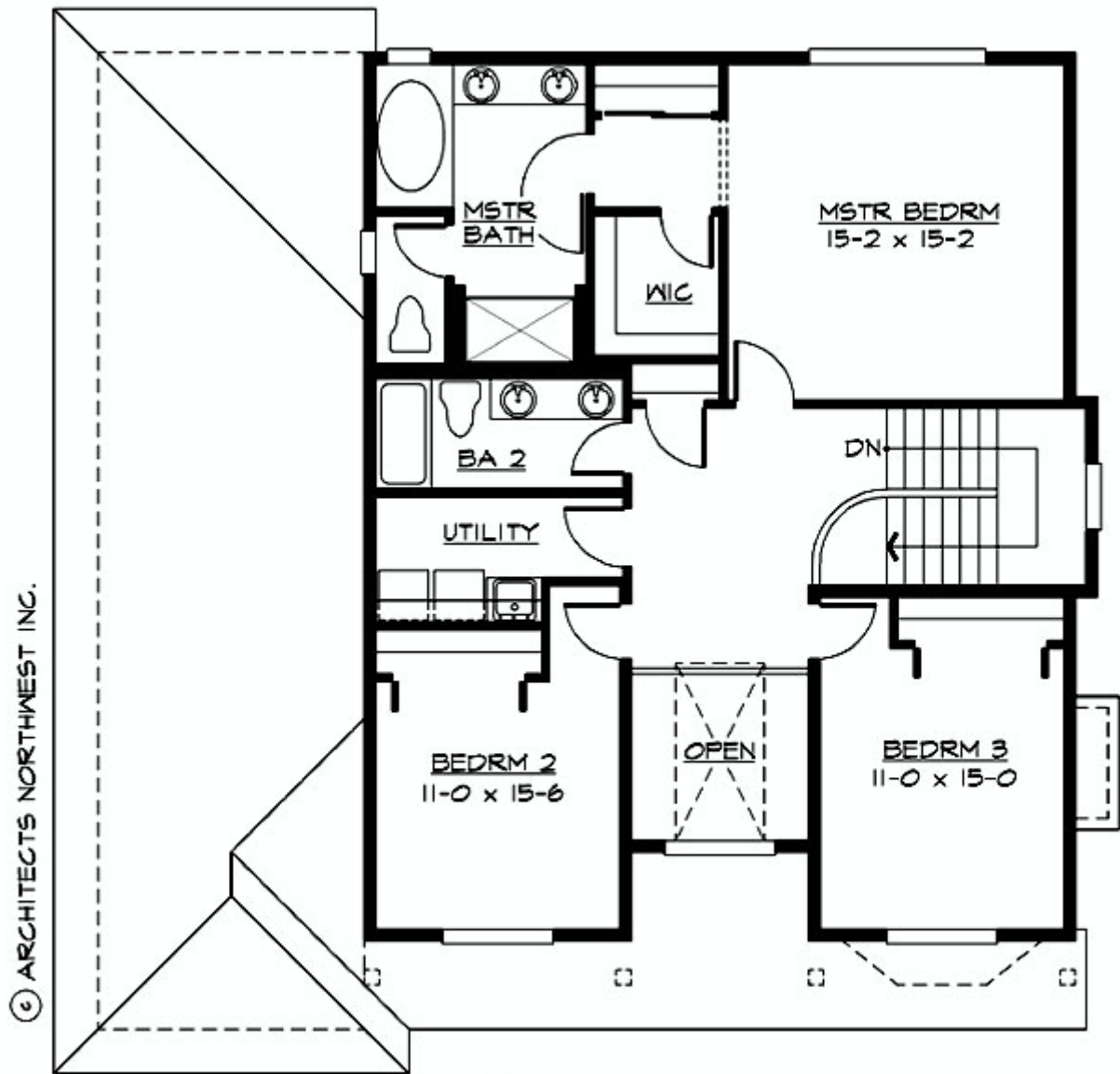
COAKLEY VALLEY - M1985B2F-2

MAIN FLOOR



COAKLEY VALLEY - M1985B2F-2

UPPER FLOOR



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UPPER FLOOR PLAN

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.

General Information

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

Architectural Style

Country
Farmhouse
Shingle

Number of Rooms

Bedrooms:	3
Full Baths:	2
Half Baths:	1

Garage

Garage Size:	2
Garage Door Location:	Front

Roof Pitches

Primary:	6:12
Secondary:	4:12

Wall Heights

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

Foundation Type

Crawl Space

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

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