

## CLANCY GROVE - PLAN R2320B3F-4

Total Area: 2354 sq. ft.  
Garage Area: 696 sq. ft.  
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Garage Size: 3  
Stories: 1  
Bedrooms: 3  
Full Baths: 2  
Width: 70'-0"  
Depth: 64'-0"  
Height: 24'-0"  
Foundation: Crawl Space



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### MAIN FLOOR





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### PLAN DETAILS

#### Area Summary

Total Area: 2354 sq. ft.  
Main Floor: 2354 sq. ft.  
Garage Floor: 696 sq. ft.

#### General Information

Stories: 1  
Width: 70'-0"  
Depth: 64'-0"  
Height: 24'-0"

#### Architectural Style

Cottage  
Country  
Farmhouse

#### Number of Rooms

Bedrooms: 3  
Full Baths: 2

#### Garage

Garage Size: 3  
Garage Door Location: Front

#### Roof Pitches

Primary: 10:12  
Secondary: 3:12

#### Wall Heights

Main: 10'-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
- Front and Rear Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Wide Lot