

## BROWNROCK - PLAN R2580A3F-0

Total Area: 2580 sq. ft.  
 Garage Area: 650 sq. ft.  
 Garage Size: 3  
 Stories: 2  
 Bedrooms: 4  
 Full Baths: 3  
 Width: 70'-0"  
 Depth: 65'-0"  
 Height: 24'-0"  
 Foundation: Crawl Space

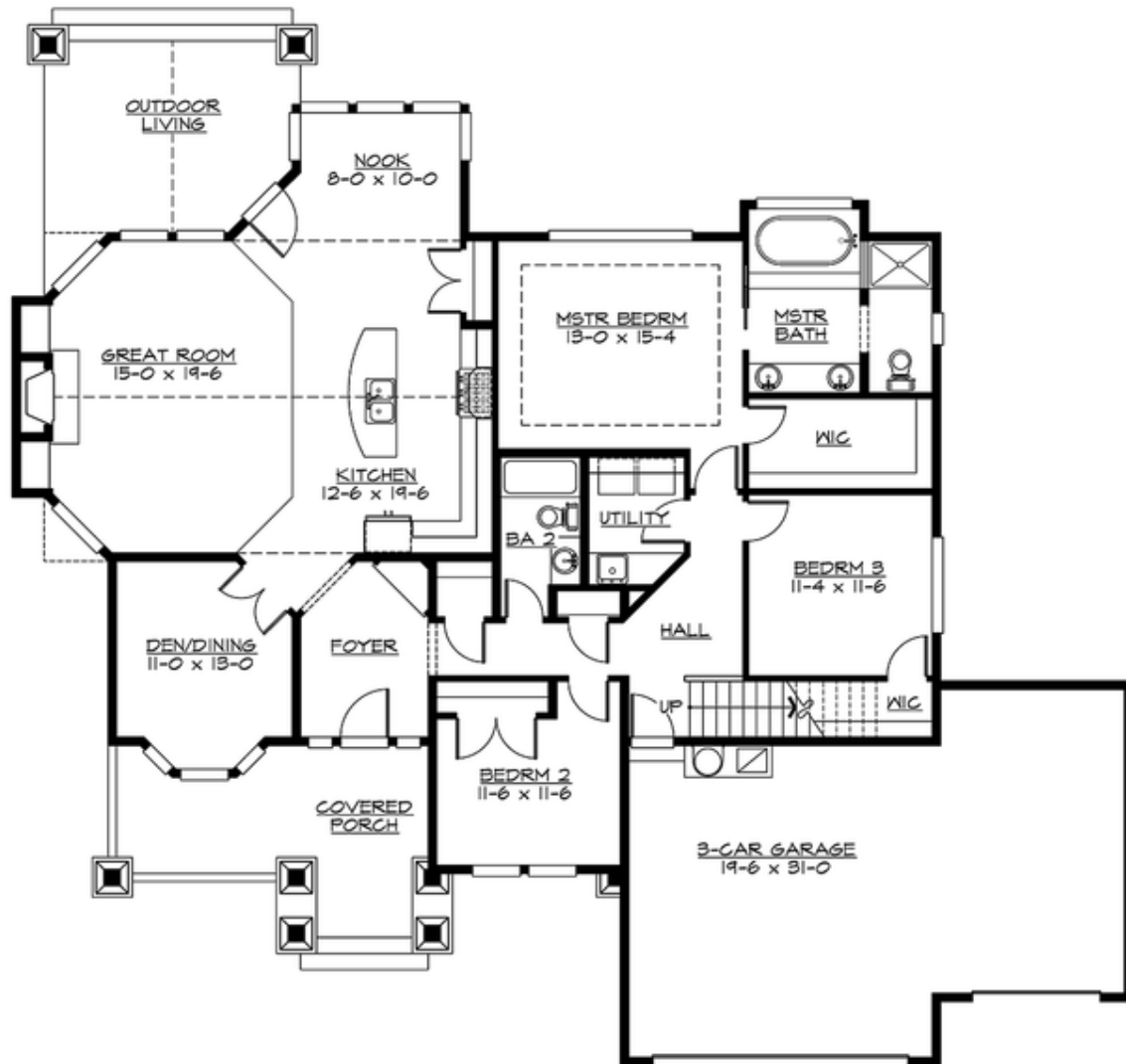


### *Arts-and-Crafts Elegance Wraps a Dynamic Layout.*

Don't be fooled by the romantic facade, this plan means business! Its classy composition of gables, tapered columns, brackets and arched trim understate the Brownrock's efficient impact. The welcoming front porch entry ushers you into a grandly spacious vaulted great room, island kitchen and well-lit nook, which open onto a large vaulted BBQ porch, perfect for outdoor living. A flexible front room can double as a formal dining or den. The bedroom wing contains a deluxe master suite with five-fixture bath and walk-in closet, two secondary bedrooms, a bath and a laundry room. Upstairs is a large bonus room, a fourth bedroom, and a third full bath. The Brownrock - a dynamic family home.

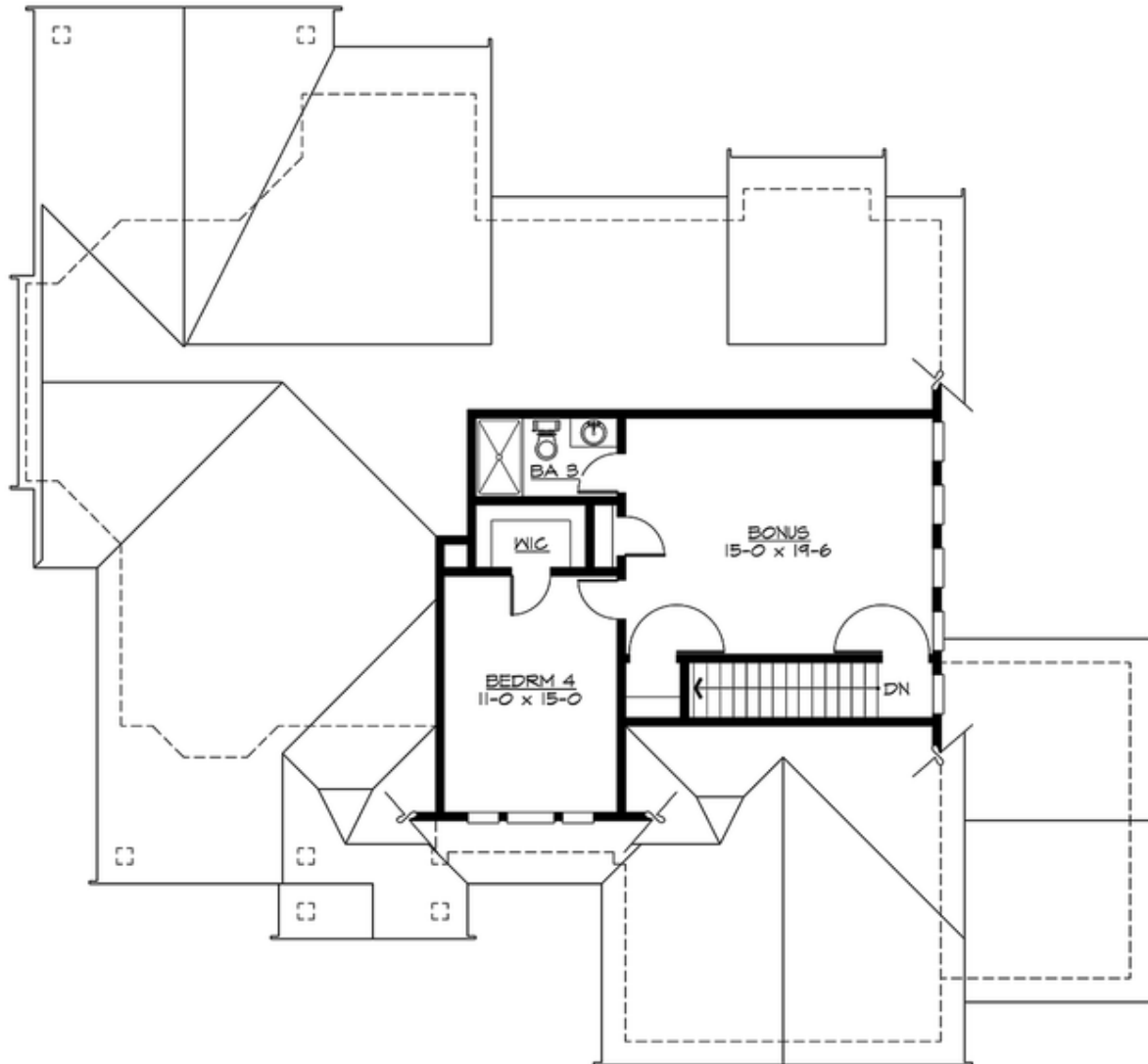
## BROWNROCK - PLAN R2580A3F-0

### MAIN FLOOR



## BROWNROCK - PLAN R2580A3F-0

### UPPER FLOOR



## BROWNROCK - PLAN R2580A3F-0

### PLAN DETAILS

#### Area Summary

Total Area: 2580 sq. ft.  
Main Floor: 1931 sq. ft.  
Upper Floor: 649 sq. ft.  
Garage Floor: 650 sq. ft.

#### General Information

Stories: 2  
Width: 70'-0"  
Depth: 65'-0"  
Height: 24'-0"

#### Architectural Style

Craftsman  
Ranch  
Shingle

#### Number of Rooms

Bedrooms: 4  
Full Baths: 3

#### Garage

Garage Size: 3  
Garage Door Location: Front

#### Roof Pitches

Primary: 8:12  
Secondary: 4:12

#### Wall Heights

Main: 9'-0"  
Upper: 8'-0"  
3rd Floor: 0'-0"  
Lower: 0'-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

- Bonus Space @ Upper Floor
- Den/Office
- Front and Rear Porch
- Great Room
- Green Plan
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Small Plan
- Wide Lot