

## **CLANCY GROVE - R2320B3F-4**

Total Area: **2354 Sq. Ft.**  
Garage Area: **696 Sq. Ft.**  
Garage Size: **3**  
Stories: **1**  
Bedrooms : **3**  
Full Baths : **2**  
Half Baths :  
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
- Cottage House Plans
- Country House Plans
- Farmhouse Home Plans
- Wide Lot House Plans