



## MCGRATH - PLAN M4038A2S-0

Total Area: 4023 sq. ft.  
Garage Area: 403 sq. ft.  
Garage Size: 2  
Stories: 3  
Bedrooms: 5  
Full Baths: 4  
Half Baths: 2  
Width: 58'-0"  
Depth: 49'-4"  
Height: 32'-8"  
Foundation: Crawl Space



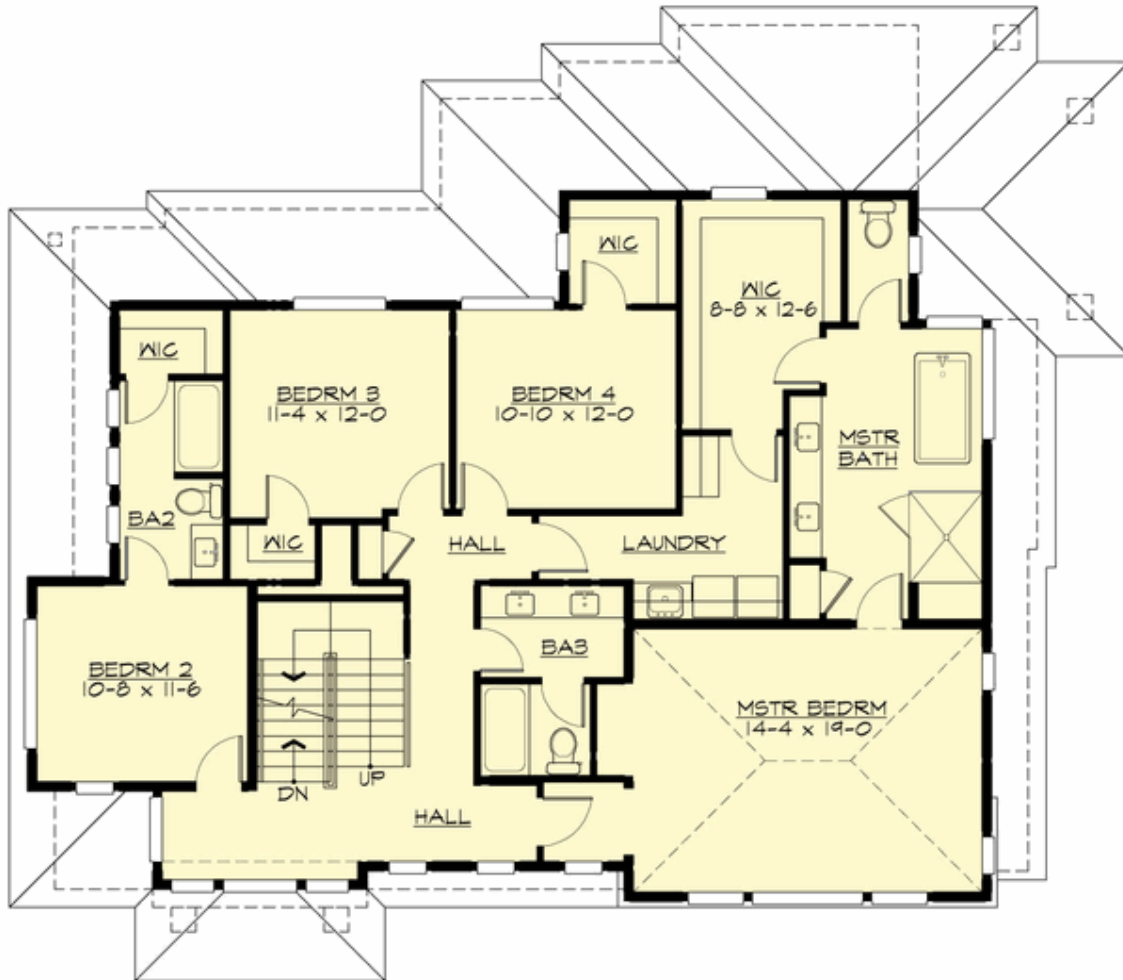
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### MAIN FLOOR



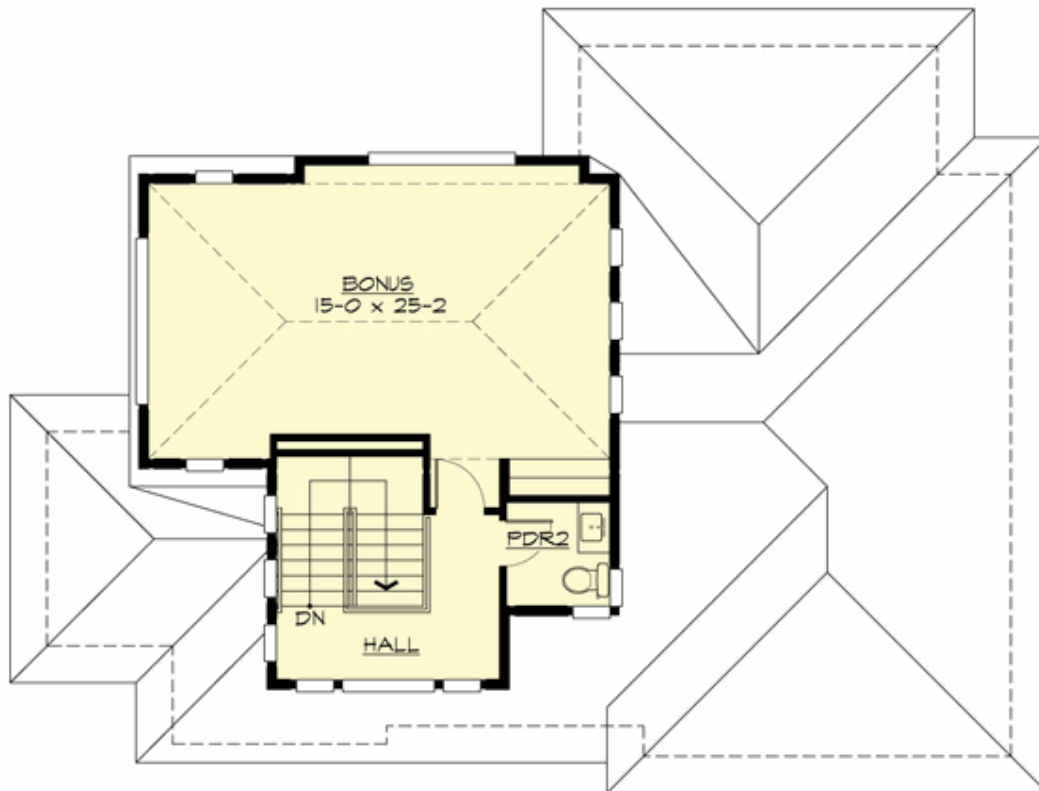
**MCGRATH - PLAN M4038A2S-0**

**UPPER FLOOR**



**MCGRATH - PLAN M4038A2S-0**

**THIRD FLOOR**





## MCGRATH - PLAN M4038A2S-0

### PLAN DETAILS

#### Area Summary

Total Area:	4023 sq. ft.
Main Floor:	1759 sq. ft.
Upper Floor:	1688 sq. ft.
3rd Floor:	576 sq. ft.
Garage Floor:	403 sq. ft.

#### General Information

Stories:	3
Width:	58'-0"
Depth:	49'-4"
Height:	32'-8"

#### Architectural Style

Contemporary  
Modern  
Prairie

#### Number of Rooms

Bedrooms:	5
Full Baths:	4
Half Baths:	2

#### Garage

Garage Size:	2
Garage Door Location:	Side

#### Roof Pitches

Primary:	4:12
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#### Wall Heights

Main:	10'-0"
Upper:	9'-0"
3rd Floor:	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

- Bonus Space @ Third Floor
- Den/Office
- Front and Rear Porch
- Great Room
- Laundry Room @ Upper Floor
- Master Bedroom @ Upper Floor Front
- View Lot - Front