

## House Plan 1175 Broderick Court, Rustic House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1175-broderick-court>
- Plan Number: NDG 1175
- Total Living Space: 4071 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: Yes 2 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 1
- Width Ft.: 191
- Width In.: 8
- Depth Ft.: 80
- Depth In.: 8

### Description

Triplex Specifications: Unit I Heat/Cooled: 2062 Unit I Garage/Storage: 618 Unit I Porches: 235 Unit I Basement: 2009 Unit I Total: 6463 Unit I Bonus Room: 412 Unit II Heat/Cooled: 2232 Unit II Garage/Storage: 455 Unit II Porches: 216 Unit II Basement: 2232 Unit II Total: 5135 Unit II Bonus Room: 514 Unit III Heat/Cooled: 2213 Unit III Garage/Storage: 536 Unit III Porches: 319 Unit III Basement: 1677 Unit III Total: 4745

### Additional details

- Total Living Space: 4071 Sq.Ft.
- Main Floor: 2062 Sq.Ft.
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): 2009 Sq.Ft.
- Bonus Room (Sq.Ft.): 412 Sq.Ft.
- Porch (Sq.Ft.): 235 Sq.Ft.

- Garage (Sq.Ft.): 618 Sq.Ft.
- Total Square Feet: 4924 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 26
- Ridge Height (In.): 7
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

## **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

## **Plan Collections**

- Multi-Family House Plans
- Rustic Ridge House Plans Collection

## **Plan Styles**

- Arts & Crafts House Plans
- Craftsman House Plans
- Luxury House Plans
- Rustic House Plans
- Traditional House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch

- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Home Theater
- Kitchen Island
- Main Floor Master
- Media Room
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Outdoor Living Space
- Peninsula/Eating Bar
- Screened Porch
- Split Bedroom Design
- Walk-in Closet
- Walk-in-Pantry