

## House Plan 812 Maple Drive, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-812-maple-drive>
- Plan Number: NDG 812
- Total Living Space: 1287 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: 2
- Width Ft.: 36
- Width In.: 10
- Depth Ft.: 47
- Depth In.: 4

### Description

Here's a simple boxy and cost efficient house design! Greet your guest on the cozy front porch of this Nelson Design Group home. Relax by the fireplace in the generous great room. Mealtime will be easier thanks to this step-saver kitchen and adjacent breakfast room with bay window. A large covered grilling porch is also included in this design, lending outdoor mealtime possibilities. The upper floor of this home houses the master suite and two additional bedrooms for the kids.

### Additional details

- Total Living Space: 1287 Sq.Ft.
- Main Floor: 655 Sq.Ft
- Upper Floor (Sq.Ft.): 612 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 230 Sq.Ft.

- Garage (Sq.Ft.): 444 Sq.Ft.
- Total Square Feet: 1941 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 8
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: 3:12
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 25
- Ridge Height (In.): N/A
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A
- Master Bedroom: Master Bedroom Upper Level

## **Foundation Options**

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

## **Plan Styles**

- Classical House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Economic Structure
- Great Room
- Grilling Porch
- Narrow Lot House Plans
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet