

## House Plan 1146 Delta Court, Multi-Family House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-1146-delta-court>
- Plan Number: NDG 1146
- Total Living Space: 1687 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: 1
- Garage: Yes 1 Bay
- Garage Type: Front Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 78
- Width In.: 8
- Depth Ft.: 54
- Depth In.: 1

### Description

This design from Nelson Design Group breathes new life into the term "duplex". Each home includes a two-story covered porch with columns to provide the perfect shade for sunny days. A large living area with fireplace is adjacent to the dining room with columns at the entry. You'll find a bar with additional seating dividing the kitchen from the dining room. A private, amenity-filled master suite completes the main level of each home. The upper floor houses two secondary bedrooms with porch access and a built-in computer desk. Each home also includes a one-car garage, the connecting point for this duplex design.

### Additional details

- Total Living Space: 1687 Sq.Ft.
- Main Floor: 1140 Sq.Ft
- Upper Floor (Sq.Ft.): 547 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A

- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 238 Sq.Ft.
- Garage (Sq.Ft.): 255 Sq.Ft.
- Total Square Feet: 2180 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 9:12
- Porch Roof Pitch: N/A
- Roof Framing Description: Stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 28
- Ridge Height (In.): 6
- 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

## **Plan Styles**

- Classical House Plans
- Colonial Classical Federal House Plans
- Southern House Plans
- Traditional House Plans

## **Features**

- Covered Front Porch

- Formal Dining Room
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Split Bedroom Design
- Walk-in Closet