

12 MADISON WAY

OUR
TOWN
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

HIGHLIGHTS

2,788 square feet

3 Bedrooms

3½ Bathrooms

**Double gallery, wrap
around porches**

Alley entry garage

**Optional Guest Suite
(additional 396 s.f.)**



CREATE A PLACE WHERE TRADITION CAN ENDURE with 12 Madison Way, a simple, two-story farmhouse that easily makes the transition from a rural to a neighborhood setting. This plan emphasizes outdoor living, with deep porches wrapping both levels of the home. With nostalgic appeal, the open and flowing interior of this home puts an up-to-date spin on an old-fashioned favorite.

SUMMARY

Bedrooms: 3 (plus 1 optional)
Bathrooms: 3½ (plus 1 optional)
Floors: 2
Foundation: Crawl-space-wall

DIMENSIONS

Width: 36'-4"
Depth: 90'
Height: 40'-7" to highest ridge
Ceiling Height: 11'-1" main floor
10'-1" upper floor

AREA

Main House: 2,788 sq. ft.
Unconditioned: 1,805 sq. ft.
TOTAL: 4,593 sq. ft.

RE-USE FEE/RESTRICTIONS

Construction Documents: \$2,750
Interiors Package: \$700

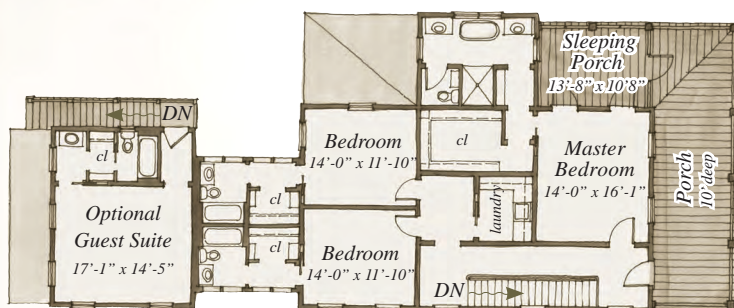


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

FLOORPLAN

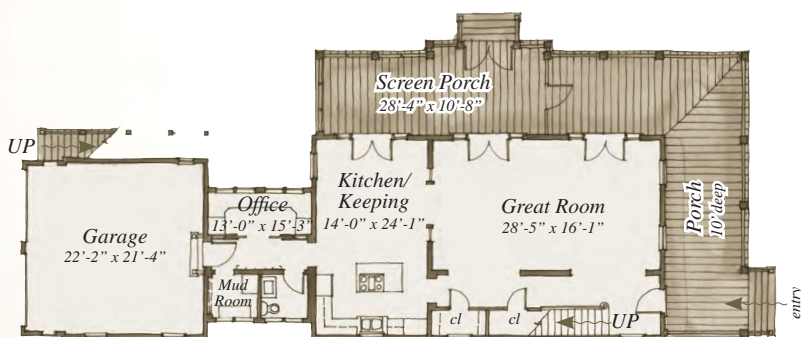


UPPER FLOOR

1,478 S.F.

OPTIONAL GUEST SUITE

396 S.F.



MAIN FLOOR

1,310 S.F.

Plans are available on a limited basis. All dimensions are approximate.

ARCHITECTURAL DETAILS

EXTERIOR:

- Two story gable-front farmhouse with double porch, lap siding, and standing seam metal roof
- Well-proportioned windows with 4-over-4 lite pattern and operable shutters
- 10' deep covered and screened porches on both levels
- Exterior stairs with storage below provide private access to the guest suite

INTERIOR:

- Well-proportioned trim details in keeping with architectural style
- Select rooms detailed with horizontal buttboard paneling
- Extensive use of transoms over doors and cased openings for shared light
- Master bedroom suite with private access to sleeping porch
- Office, mudroom, and closets feature built in cabinetry for ample storage space

12 MADISON WAY

PLAN PRICING:

\$2,750 CONSTRUCTION DOCUMENTS RE-USE FEE (INCLUDES 3 PLAN SETS)

\$700 INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$20 GROUND SHIPPING/HANDLING

OUR
TOWN
P L A N S

54 WILMINGTON PLACE

OUR
TOWN
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

HIGHLIGHTS

3,016 square feet

3 Bedrooms

3½ Bathrooms

Abundant porches

**Central gathering
room with fireplace**

Built-in bookshelves



CREATE A PLACE WHERE TRADITION CAN ENDURE with 54 Wilmington Place, a casual cottage with Folk details such as latticed porch columns, a steeply pitched roof and exposed rafters. A twist on the Carpenter Gothic style, the home is accented with board and batten siding and a metal roof which lend a playful, vernacular appeal.

SUMMARY

Bedrooms: 3
Bathrooms: 3½
Floors: 1½
Foundation: Crawlspace-pier

DIMENSIONS

Width: 59'-6"
Depth: 56'-4"
Height: 34'-7" to highest ridge
Ceiling Height: 10' main floor
9'-9" upper floor

AREA

Conditioned: 3,016 sq. ft.
Porches: 545 sq. ft.
TOTAL: 3,561 sq. ft.

RE-USE FEE/RESTRICTIONS

Construction Documents: \$3,000
Interiors Package: \$800

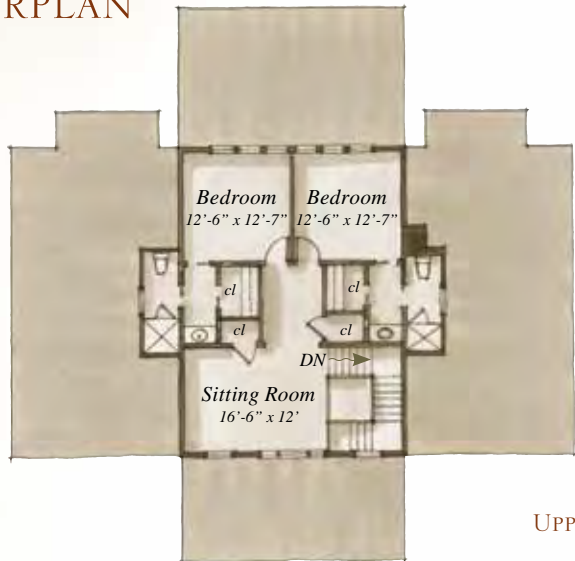


REAR ELEVATION



SIDE ELEVATION

FLOORPLAN



UPPER FLOOR
943 S.F.



MAIN FLOOR
2,073 S.F.

Plans are available on a limited basis. All dimensions are approximate.

ARCHITECTURAL DETAILS

EXTERIOR:

- Casual folk cottage with slender paired porch columns, a steeply pitched roof, and exposed rafters
- Board and Batten siding, lattice work and 5V metal roof in keeping with regional vernacular
- Transom windows in bedrooms and baths provide abundant natural light yet ensure privacy
- 10' deep covered and screened porches offer outdoor living space and encourage neighborhood interaction

INTERIOR:

- Well-proportioned trim details in keeping with architectural style
- Select rooms detailed with vertical buttboard paneling
- Transoms above doorways and openings allow shared light
- Entry stairhall with built-in seating and latticed wall detail
- Spacious utility room with built-in cabinets above washer/dryer, folding table, bench with coat rack and pantry shelves
- True masonry fireplace, flanked by built-in bookshelves and entertainment cabinet

54 WILMINGTON PLACE

PLAN PRICING:

- \$3,000 CONSTRUCTION DOCUMENTS RE-USE FEE (INCLUDES 3 PLAN SETS)
- \$800 INTERIORS PACKAGE RE-USE FEE
- \$50 PER ADDITIONAL PLAN SET
- \$20 GROUND SHIPPING/HANDLING

OUR
TOWN
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55 SHENANDOAH COURT

OUR
TOWN
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

HIGHLIGHTS

3,222 square feet

**3 Bedrooms plus
bunk room**

3½ Bathrooms

**Wrap-around Screen
Porch with outdoor
fireplace**

Kitchen with island

Upper floor loft



CREATE A PLACE WHERE TRADITION CAN ENDURE with 55 Shenandoah Court, a folk cottage with slender porch columns, exposed rafters and a steeply pitched gable roof. Board and Batten siding and a standing seam metal roof add to the home's cottage appeal. On the interior, an open floorplan with private bedroom suites makes this home well suited for a primary residence or a vacation getaway.

SUMMARY

Bedrooms: 3
Bathrooms: 3½
Floors: 1½
Foundation: Crawlspace-pier

DIMENSIONS

Width: 55'-7"
Depth: 66'-9"
Height: 32'-11" to highest ridge
Ceiling Height: 10' main floor
9'-8" upper floor

AREA

Conditioned: 3,222 sq. ft.
Porches: 1,005 sq. ft.
TOTAL: 4,227 sq. ft.

RE-USE FEE/RESTRICTIONS

Construction Documents: \$3,250
Interiors Package: \$800

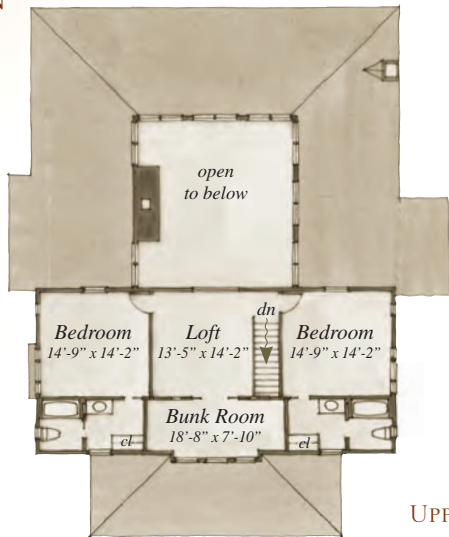


REAR ELEVATION

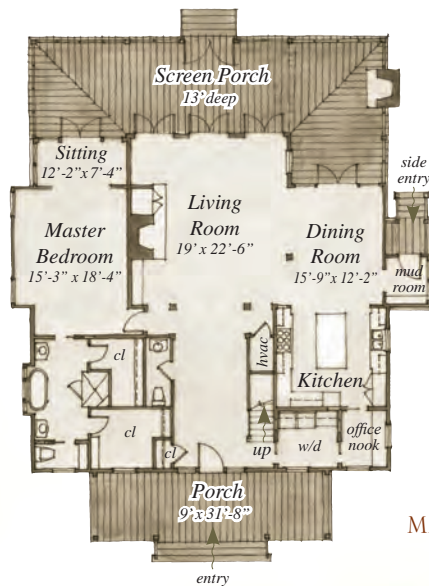


SIDE ELEVATION

FLOORPLAN



UPPER FLOOR
1,076 S.F.



MAIN FLOOR
2,146 S.F.

Plans are available on a limited basis. All dimensions are approximate.

ARCHITECTURAL DETAILS

EXTERIOR:

- Playful cottage with Folk details, such as slender porch columns, exposed rafters, board and batten siding, and a standing seam copper roof
- Oversized windows with 2-over-2 lite patterns framed by operable batten plank shutters
- Well-proportioned and detailed front door with sidelights and transom
- Deep porches provide for neighborhood interaction and outdoor enjoyment
- Brick pier foundation with lattice insets

INTERIOR:

- Well-proportioned trim details in keeping with architectural style and walls detailed with buttboard paneling
- Kitchen with integrated appliances and furniture quality island
- Living room with true masonry fireplace flanked by built-in entertainment cabinet and bookshelves
- Transoms above doors allow for shared light
- Traditional ladder doors reinforce cottage feel

55 SHENANDOAH COURT

PLAN PRICING:

\$3,250 CONSTRUCTION DOCUMENTS RE-USE FEE (INCLUDES 3 PLAN SETS)

\$800 INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$20 GROUND SHIPPING/HANDLING

OUR
TOWN
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59 GREENVILLE LANE

OUR
TOWN
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

HIGHLIGHTS

3,466 square feet

3 Bedrooms

3½ Bathrooms

Open floor plan

Dual level porches

Walk-in pantry

**Optional Attic Suite
(additional 1,098 s.f.)**



CREATE A PLACE WHERE TRADITION CAN ENDURE with 59 Greenville Lane, a Folk home with slender porch columns and a steeply pitched roof. The open floorplan and abundant porches reflect a relaxed lifestyle in which entertaining is a priority. With details that are suggestive of the Mississippi Delta region, this home would complement any neighborhood setting.

SUMMARY

Bedrooms: 3 (plus 1 optional)
Bathrooms: 3½ (plus 1 optional)
Floors: 2½
Foundation: Crawlspace-pier

DIMENSIONS

Width: 49'-5"
Depth: 66'-3"
Height: 42'-5" to highest ridge
Ceiling Height: 12'-1" - main floor
11'-3" - upper floor
9'-6" - attic floor

AREA

Conditioned: 3,466 sq. ft.
Porches: 2,362 sq. ft.
TOTAL: 5,828 sq. ft.

RE-USE FEE/RESTRICTIONS

Construction Documents: \$3,500
Interiors Package: \$900

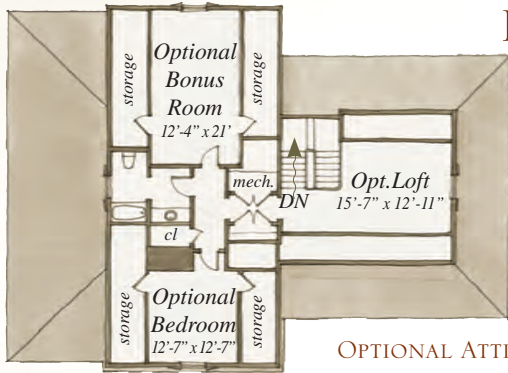


SIDE ELEVATION

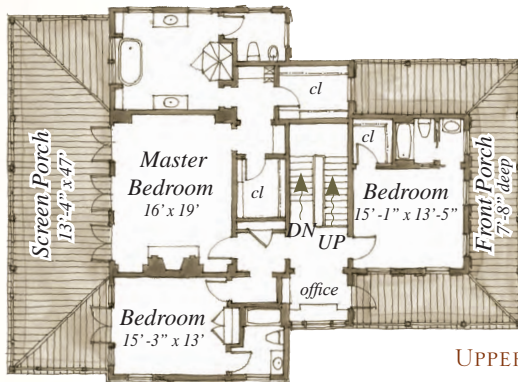


REAR ELEVATION

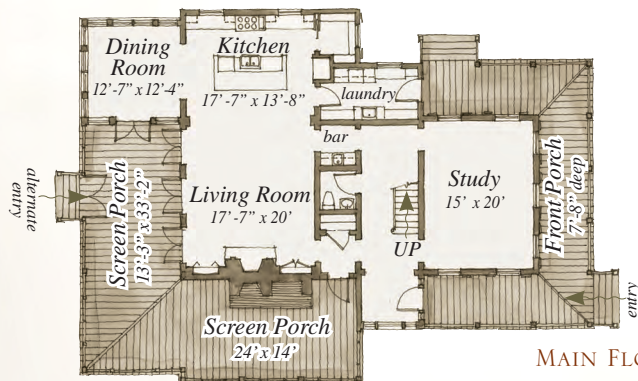
FLOORPLAN



OPTIONAL ATTIC FLOOR
1,098 S.F.



UPPER FLOOR
1,801 S.F.



MAIN FLOOR
1,665 S.F.

Plans are available on a limited basis. All dimensions are approximate.

ARCHITECTURAL DETAILS

EXTERIOR:

- Folk home with Mississippi Delta detailing including slender columns, brackets, straight edge shingles in gables and a steeply pitched roof with 5V metal roof
- Oversized windows with 2-over-2 lite pattern and operable shutters
- 8' deep wrap-around front porch with access through triple hung windows from study
- 13' wrap-around rear screen porch with outdoor fireplace and log storage offers outdoor living

INTERIOR:

- Well-proportioned and refined architectural trim details with varied profiles
- Extensive use of transoms over doors and cased openings for shared light
- Masonry fireplace with wood surround flanked by built-in cabinets in living room
- Kitchen with prep island, abundance of storage space, and integrated appliances
- Built-in cabinetry, bookcases and storage throughout the house
- Four sets of french doors to screened porch allow for seasonal expansion of living space

59 GREENVILLE LANE

PLAN PRICING:

\$3,500 CONSTRUCTION DOCUMENTS RE-USE FEE (INCLUDES 3 PLAN SETS)

\$900 INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$20 GROUND SHIPPING/HANDLING

OUR
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59 GREENVILLE LANE

OUR
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CREATE A PLACE WHERE TRADITION CAN ENDURE

HIGHLIGHTS

3,466 square feet

3 Bedrooms

3½ Bathrooms

Open floor plan

Dual level porches

Walk-in pantry

**Optional Attic Suite
(additional 1,098 s.f.)**



CREATE A PLACE WHERE TRADITION CAN ENDURE with 59 Greenville Lane, a Folk home with slender porch columns and a steeply pitched roof. The open floorplan and abundant porches reflect a relaxed lifestyle in which entertaining is a priority. With details that are suggestive of the Mississippi Delta region, this home would complement any neighborhood setting.

SUMMARY

Bedrooms: 3 (plus 1 optional)
Bathrooms: 3½ (plus 1 optional)
Floors: 2½
Foundation: Crawlspace-pier

DIMENSIONS

Width: 49'-5"
Depth: 66'-3"
Height: 42'-5" to highest ridge
Ceiling Height: 12'-1" - main floor
11'-3" - upper floor
9'-6" - attic floor

AREA

Conditioned: 3,466 sq. ft.
Porches: 2,362 sq. ft.
TOTAL: 5,828 sq. ft.

RE-USE FEE/RESTRICTIONS

Construction Documents: \$3,500
Interiors Package: \$900

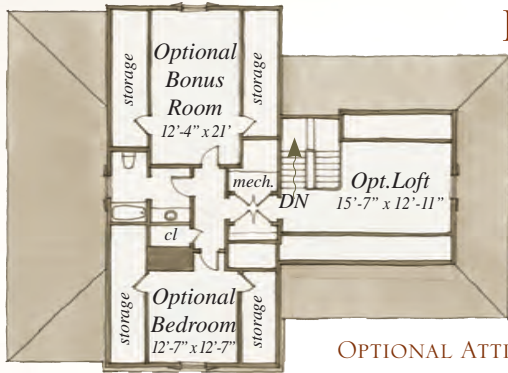


SIDE ELEVATION

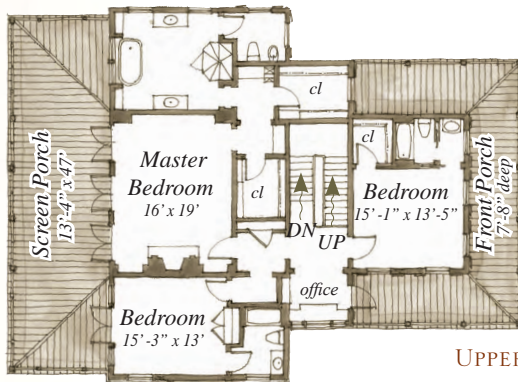


REAR ELEVATION

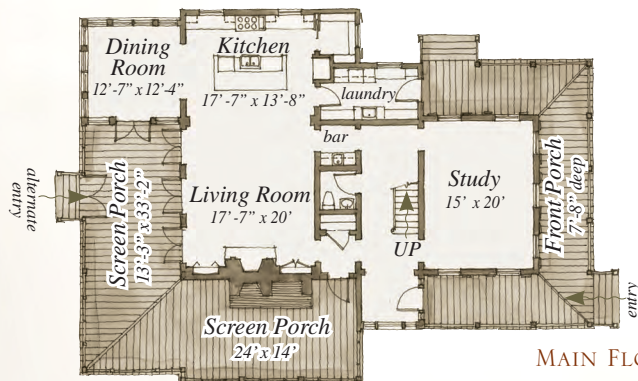
FLOORPLAN



OPTIONAL ATTIC FLOOR
1,098 S.F.



UPPER FLOOR
1,801 S.F.



MAIN FLOOR
1,665 S.F.

Plans are available on a limited basis. All dimensions are approximate.

ARCHITECTURAL DETAILS

EXTERIOR:

- Folk home with Mississippi Delta detailing including slender columns, brackets, straight edge shingles in gables and a steeply pitched roof with 5V metal roof
- Oversized windows with 2-over-2 lite pattern and operable shutters
- 8' deep wrap-around front porch with access through triple hung windows from study
- 13' wrap-around rear screen porch with outdoor fireplace and log storage offers outdoor living

INTERIOR:

- Well-proportioned and refined architectural trim details with varied profiles
- Extensive use of transoms over doors and cased openings for shared light
- Masonry fireplace with wood surround flanked by built-in cabinets in living room
- Kitchen with prep island, abundance of storage space, and integrated appliances
- Built-in cabinetry, bookcases and storage throughout the house
- Four sets of french doors to screened porch allow for seasonal expansion of living space

59 GREENVILLE LANE

PLAN PRICING:

\$3,500 CONSTRUCTION DOCUMENTS RE-USE FEE (INCLUDES 3 PLAN SETS)

\$900 INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$20 GROUND SHIPPING/HANDLING

OUR
TOWN
P L A N S

78 BILOXI STREET

OUR
TOWN
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

HIGHLIGHTS

2,473 square feet

3 Bedrooms

3½ Bathrooms

Two-story front porch

Dual-facing for
flexible siting

Attached carport

Built-in desk nook



CREATE A PLACE WHERE TRADITION CAN ENDURE with 78 Biloxi Street, a traditional three-bay home with generational appeal. This home tells a story of its humble beginnings before modern additions, with elements such as screened-in upper porches, a carport and a window bay that expands the living space. The result is a beautiful meld of “old” and “new”.

SUMMARY

Bedrooms: 3
Bathrooms: 3½
Floors: 2
Foundation: Crawlspace-pier

DIMENSIONS

Width: 29'-2"
Depth: 65'-0"
Height: 33'-1" to highest ridge
Ceiling Height: 10'-1" main floor
10'-1" upper floor

AREA

Conditioned: 2,473 sq.ft.
Unconditioned: 1,461 sq.ft.
TOTAL: 3,934 sq.ft.

RE-USE FEE/RESTRICTIONS

Construction Documents: \$2,500
Interiors Package: \$600
No re-use within state of Florida

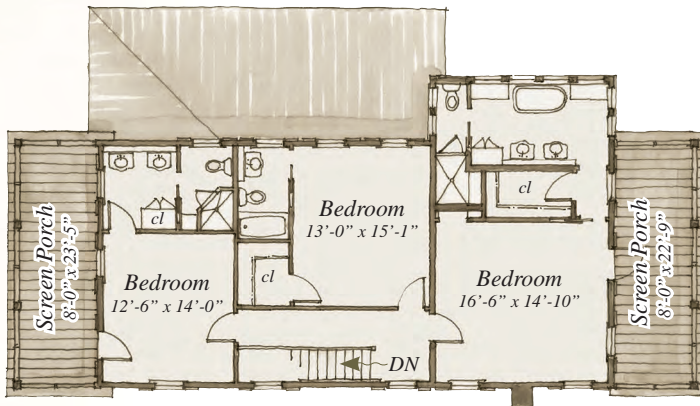


SIDE ELEVATION



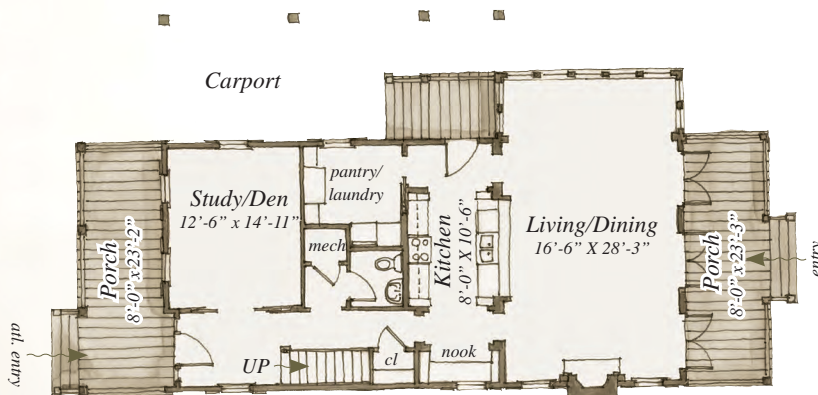
REAR ELEVATION

FLOORPLAN



UPPER FLOOR

1,240 S.F.



MAIN FLOOR

1,233 S.F.

Plans are available on a limited basis. All dimensions are approximate.

ARCHITECTURAL DETAILS

EXTERIOR:

- Three-bay Colonial Revival home with lap siding, exposed rafter tails, and standing seam metal roof in keeping with regional vernacular
- Well-proportioned windows with 4 over 1 lite pattern
- Attached carport for covered access to side entry
- Two-story front and rear porches offer outdoor living space for community interaction and private enjoyment
- Both front and rear elevations are suitable to address street, allowing for flexibility in siting.

INTERIOR:

- Fully detailed interiors with architectural trim provide an experience of character within the home
- High transoms share light between rooms and create an openness throughout the interior spaces
- Desk nook with built-in shelving and cabinetry for a beautiful and functional working area
- Masonry fireplace with wood mantle and architectural detailing accents the living room

78 BILOXI STREET

PLAN PRICING:

\$2,500 CONSTRUCTION DOCUMENTS RE-USE FEE (INCLUDES 3 PLAN SETS)

\$600 INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$20 GROUND SHIPPING/HANDLING

OUR
TOWN
PLANS