

1357 Springfield | 2 Car Garage Apartment

Dimensions/SqFt: [View Sqft Summary](#)

- Main Roof 12/12 pitch
- Vaulted ceiling upper level 13' 0"
- 1 Bedroom
- 1 Full Bath
- Galley Kitchen or ADU compliant Bar Area/ Great Room
- Kitchen Cabinets ([View PDF](#))
- Storage and Closets
- Office Nook
- Fireplace optional
- Private entry on lower level
- 2 Car Garage bays
- Foundation Slab on grade
- Garage flat ceiling height 9'

All Units have similar specifications as listed below:

- 2" x 6" exterior walls
- 1 Joist floor systems (Engineered Wood Products)
- 2 x nominal materials as per plan, 1 joist rafters (EWP's) or designed truss systems depending on structural plans.
- Jeld -Wen wood vinyl clad casement windows choice of colors and grille patterns.
- Rogue Valley exterior front door
Hardie Plank cement fiber lap siding, many optional choices
- Standing Seam 26 gauge Metal Roof, Choice of colors / copper available.
- Mechanical modifications (Plumbing, Electrical and HVAC) can be made through our contractors and plan designer.