

199 FAIRFAX COMMONS

OUR
TOWN
P L A N S

CREATE A PLACE WHERE TRADITION CAN ENDURE

HIGHLIGHTS

3,533 square feet

3 Bedrooms

3½ Bathrooms

Two-story front porch

Optional Guest Suite
(additional 463 s.f.)

Optional Attic Suite
(additional 904 s.f.)



CREATE A PLACE WHERE TRADITION CAN ENDURE with 199 Fairfax Commons, a traditional Federal style center hall plan with a flair for southern hospitality. The two-story front porch is warm and inviting with ample space for outdoor entertaining. An elegant dining room, serviced by a butler's pantry from the kitchen, is perfect for hosting dinner parties, while a built-in bar makes the easy transition into the study for evening drinks.

SUMMARY

Bedrooms: 3 (plus 2 optional)
Bathrooms: 3½ (plus 2 optional)
Floors: 2½
Foundation: Crawlspace-wall

DIMENSIONS

Width: 57'-8"
Depth: 95'-4"
Height: 40'-7" to highest ridge
Ceiling Height: 10'-3" main floor
10'-1" upper floor
8'-7" attic floor

AREA

Conditioned: 3,533 sq. ft.
Porches: 1,950 sq. ft.
TOTAL: 5,483 sq. ft.

RE-USE FEE/RESTRICTIONS

Construction Documents: Schedule 'J'
Interiors Package: Schedule '8'

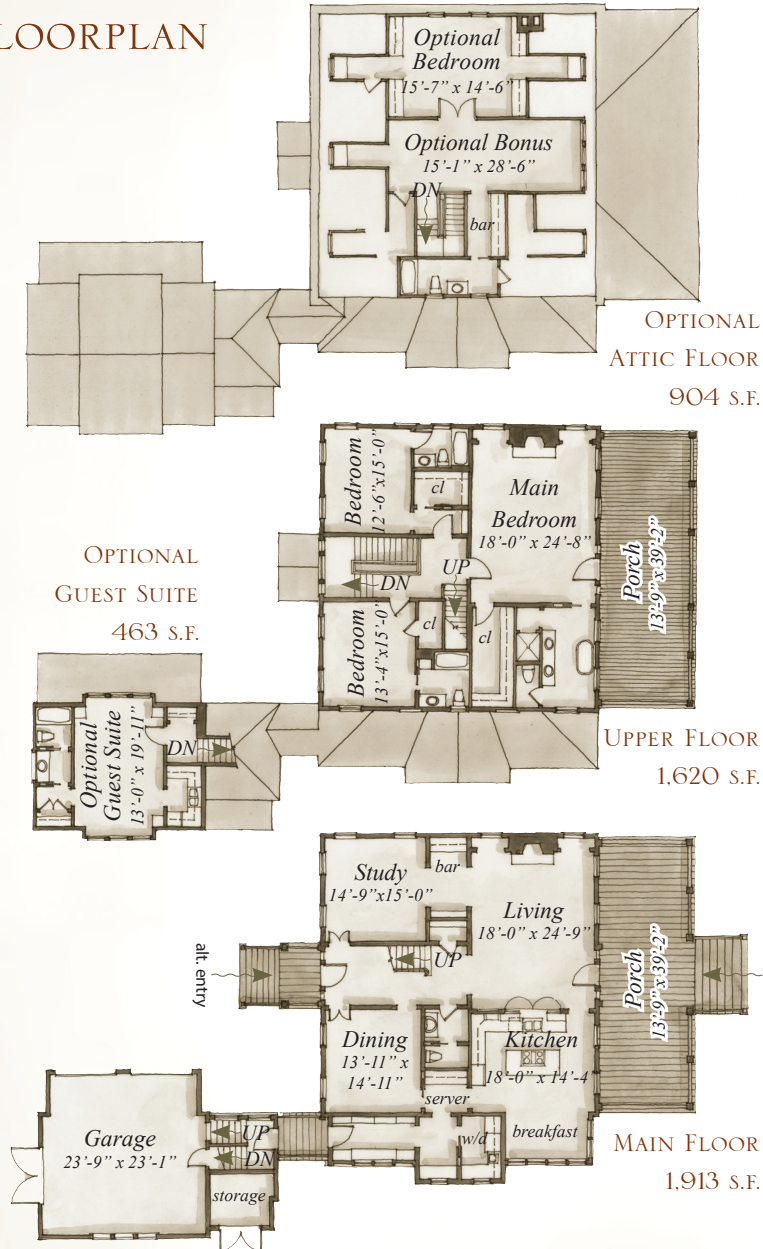


SIDE ELEVATION



REAR ELEVATION

FLOORPLAN



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

ARCHITECTURAL DETAILS

EXTERIOR:

- Traditional Federal center hall layout with brick foundation, Palladian window, lap siding, wood columns and gabled roof with dormers
- Oversized windows, including triple hung windows opening onto the front porch, all with operable shutters
- 14' deep porches offer outdoor living space
- Handsomely designed front door exhibits fine craftsmanship and architectural detailing

INTERIOR:

- Federal style trim details appropriate to each room enhances the heirarchy of spaces
- Stair hall elegantly fashioned with authentic period details, including carved handrail and Palladian window
- Masonry fireplaces in living room and main bedroom framed with detailed architectural cabinetry
- Garage connector features built-in cabinets for ample storage

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PLAN PRICING:

SCHEDULE 'J' RE-USE FEE (INCLUDES 3 PLAN SETS)

SCHEDULE '8' INTERIORS PACKAGE RE-USE FEE

\$50 PER ADDITIONAL PLAN SET

\$40 GROUND SHIPPING/HANDLING

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