# The Loft

576 SF suite over a two-car garage · Backyard ADU Series



Concept rendering for presentation only. Not dimensioned or code-accurate; the floor plans govern.

A one-bedroom apartment over a two-car garage. An enclosed interior stair runs straight up from the garage to a fire-rated door in the suite, and a private exterior stair climbs to a covered landing at the suite entry. Upstairs are an open living room, kitchen and dining area, a full bath, hall laundry and a bedroom with an egress window.

## At a Glance

| | |
|---|---|
| **Finished area** | 576 SF suite (upper level) |
| **Garage** | 576 SF two-car garage, 8'-0" ceiling |
| **Bedrooms / Baths** | 1 bedroom / 1 full bath |
| **Stories** | 2 stories on a slab |
| **Footprint** | 24'-0" x 24'-0" plus the exterior stair and landing |
| **Stairs** | Interior stair from the garage plus a private exterior stair |
| **Structure type** | Wood frame on a slab; 18" floor trusses; 8'-0" suite plate |
| **Roof** | 4/12 gable; asphalt shingle standard, metal shown |
| **Ridge height** | 23'-0" above grade |
| **Style / finish package** | FP-4 Urban Modern (shown); entry-level finishes standard |

## Key Features

### Two-car garage
A 19'-9" x 23' clear garage with a 16' x 7' overhead door, a service door and a window; no center posts.

### Interior stair from the garage
Park and walk straight up: an enclosed stair along the garage wall, with self-closing fire-rated doors at the bottom and top.

### Private exterior stair
A separate outside stair, 3'-6" wide with 16 risers, up to a covered 4' x 5' landing at the suite door.

### Open living upstairs
Living, kitchen and dining in one room, with shaker-style cabinets and a range with hood.

### Bedroom, bath and laundry
A bedroom with a wardrobe closet and egress window, a tub/shower bath and stacked W/D hookups in the hall.

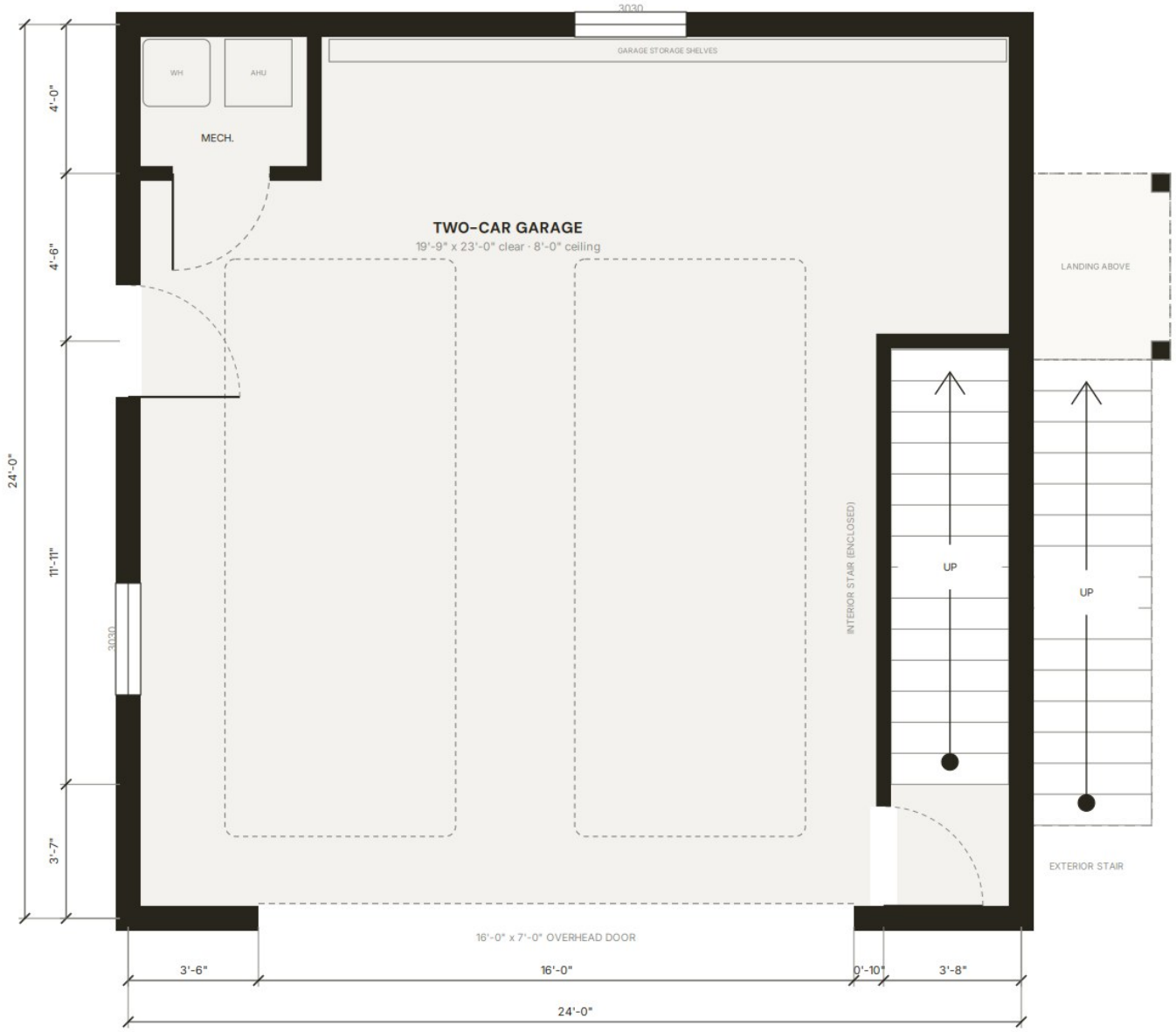
## Room Schedule: Garage Level (576 SF garage)

| Room | Approx. size | Notes |
|---|---|---|
| **Two-car garage** | 19'-9" x 23'-0" clear | 16' x 7' overhead door, service door, window, 8'-0" ceiling |
| **Interior stair** | 3'-2" clear | Enclosed full height; 15 risers; 20-min self-closing doors at garage and suite |
| **Exterior stair** | 3'-6" wide | 16 risers to a covered 4' x 5' landing |

## Room Schedule: Suite Level (576 SF)

| Room | Approx. size | Notes |
|---|---|---|
| **Living** | 12'-0" x 12'-0" | Front windows; enclosed stair down to the garage behind a 20-min door |
| **Kitchen + Dining** | 12'-0" x 12'-0" | Shaker-style cabinets, range with hood, refrigerator space |
| **Bedroom** | 12'-0" x 12'-0" + closet | Wardrobe closet, egress window |
| **Bath** | 8'-0" x 10'-0" | Tub/shower, vanity, exhaust fan |
| **Hall + Laundry** | 4'-0" x 10'-0" | Stacked W/D hookups |

# Floor Plan: Garage Level (A-101)



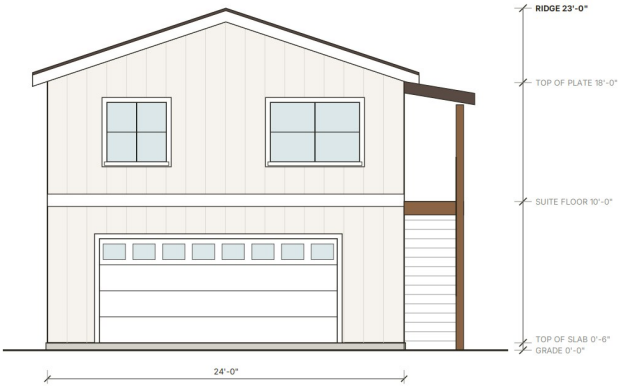

Reduced from ARCH D (3/8" = 1'-0"). Do not scale this print; use the full-size sheets.

# Floor Plan: Suite Level (A-102)



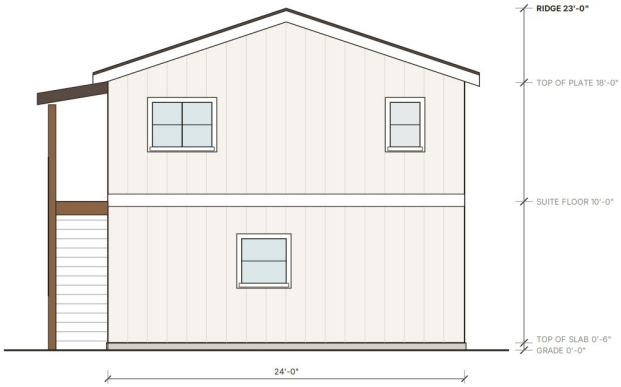

Reduced from ARCH D (3/8" = 1'-0"). Do not scale this print; use the full-size sheets.

## Exterior Elevations (A-201)




FRONT ELEVATION

SCALE: 1/4" = 1'-0"




REAR ELEVATION

SCALE: 1/4" = 1'-0"




LEFT ELEVATION

SCALE: 1/4" = 1'-0"

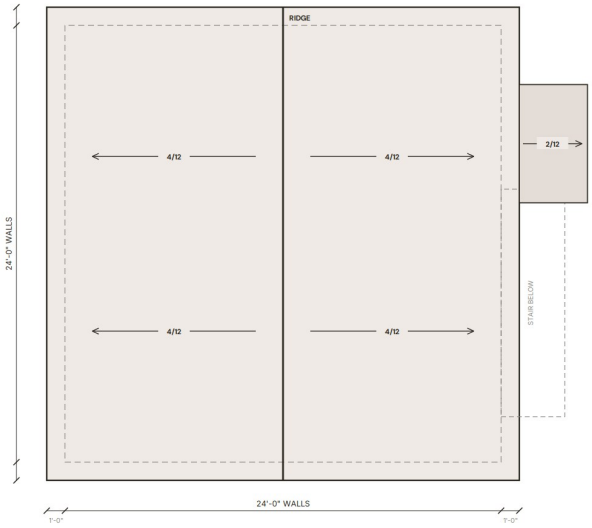



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

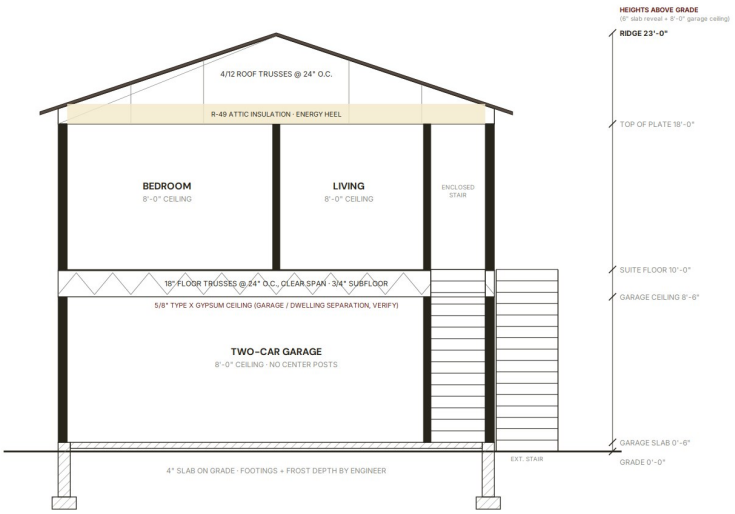
Code-drawn to scale on ARCH D (1/4" = 1'-0"); reduced here. Do not scale this print; use the full-size sheets. Siding is shown generically; the finish package is selected separately.

# Roof Plan and Building Section (A-301)




ROOF PLAN

SCALE: 5/16" = 1'-0" · FRONT AT BOTTOM




BUILDING SECTION A-A

SCALE: 5/16" = 1'-0" · CUT THROUGH BEDROOM AND LIVING, LOOKING TO THE REAR

Code-drawn to scale on ARCH D (5/16" = 1'-0"); reduced here. Do not scale this print; use the full-size sheets. Siding is shown generically; the finish package is selected separately.

## Exterior Elevations: All Four Sides (Concept)



Front (concept)



Rear (concept)



Left side (concept)



Right side (stair) (concept)

Concept renderings for presentation only. Not dimensioned or code-accurate; the floor plans govern. Left and right are as viewed from the street.

## Interior Concepts



Living, kitchen and dining (concept)



Bedroom (concept)



Garage, toward the overhead door and stair door (concept)



Garage, toward the service door and storage wall (concept)

Concept renderings for presentation only.

## Interior Concepts (continued)



Interior stair from the garage up to the suite door (concept)

Concept renderings for presentation only.

## Included Finishes (Entry Level)

| | |
|---|---|
| **Exterior** | Siding or stucco from the chosen finish package |
| **Roof** | Asphalt shingle |
| **Windows / doors** | Vinyl windows; insulated entry door; 16' x 7' overhead garage door |
| **Floors** | Luxury vinyl plank in the suite; concrete garage floor |
| **Kitchen** | Shaker-style cabinets, laminate counters, stainless sink, range with hood, refrigerator space |
| **Bath** | Tub/shower, vanity, exhaust fan |
| **Lighting** | LED throughout |

## Notes

1. Approvals depend on local requirements.
2. Concept plan only, not for construction. Structure, snow and wind load, and energy code are by the engineer of record.
3. Renderings show the FP-4 Urban Modern finish package, adapted to a gable roof, with a standing-seam metal roof; the entry-level finishes above are standard, and upgraded finish packages can replace them.