The Meridian

Urban Modern Two-Story · Urban Modern Series · 2,904 sq ft · September 30, 2026



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

A four-bedroom modern two-story for subdivision lots, with the great room at the front, the dining room beside the kitchen, and a large covered patio centered on the back. The three-car garage wing and the two-story house each have a single-slope roof, pitched in opposite directions, so the profile rises from the garage to a tall front wall. Light gray brick, black standing-seam metal, and ipe accents (a dense Brazilian hardwood) keep it warm. It sits on a crawlspace or slab on grade; a full basement with a home theater and golf simulator is an option that is not in the base plan.

At a Glance

Finished area	2,904 SF: 1,452 SF main + 1,452 SF upper
Bedrooms / Baths	4 bedrooms / 3.5 baths + main-floor office
Stories	2, on crawlspace or slab
Footprint	78'-0" x 37'-0" including garage; house 44'-0" x 33'-0"
Garage	3-car, 34'-0" x 24'-0" (816 SF)
Structure type	Wood frame; base foundation crawlspace or slab on grade
Roof	Opposing single-slope shed roofs, black standing-seam metal
Ceilings	9'-0" main · 8'-0" upper
Style / finish package	FP-4 Urban Modern: light gray brick, black standing seam, ipe hardwood accents
Outdoor living	Covered front porch 14' x 6' (84 SF) · covered rear patio 26' x 12' (312 SF), centered
Options	Full basement (OPT-UB) with home theater and golf simulator (not in the base plan; requires stair redesign) · exterior kitchen (OPT-EK)

Features and Options

Opposing shed roofs

The garage wing roof slopes one way and the house roof slopes the other, for a bold modern profile from the street.

Open main floor

Front great room with a linear fireplace, dining right off the kitchen with a slider to the patio, kitchen with an island and walk-in pantry, and a front office.

Upper floor

Primary suite with bath and walk-in closet, three bedrooms (Bedroom 4 with its own bath), a hall bath, and laundry.

Covered rear patio

A 26' x 12' patio centered on the back of the house, with a flat black metal roof, ipe soffit, and slim black steel posts at the outer corners. The dining room slider opens under it.

Three-car garage

A 34-foot garage with three single 9-foot black flush doors, brick piers between, and a mudroom entry.

Home theater (OPT-TH, basement option; not in the base plan)

A windowless theater with two rows of recliners, the back row on a 12-inch riser, a projection screen, a solid-core gasketed door, and double drywall on resilient channel for sound control.

Golf simulator (OPT-GS, basement option; not in the base plan)

A full-swing simulator bay with an impact screen and enclosure, a ceiling projector, and a hitting mat. The bay slab drops 1'-6" for a 10'-6" ceiling so drivers clear.

Exterior kitchen (OPT-EK)

An enlarged covered rear patio with a built-in L-shaped kitchen (grill, side burner, sink, under-counter fridge, bar seating) and a gas fire table, sized for a subdivision lot.

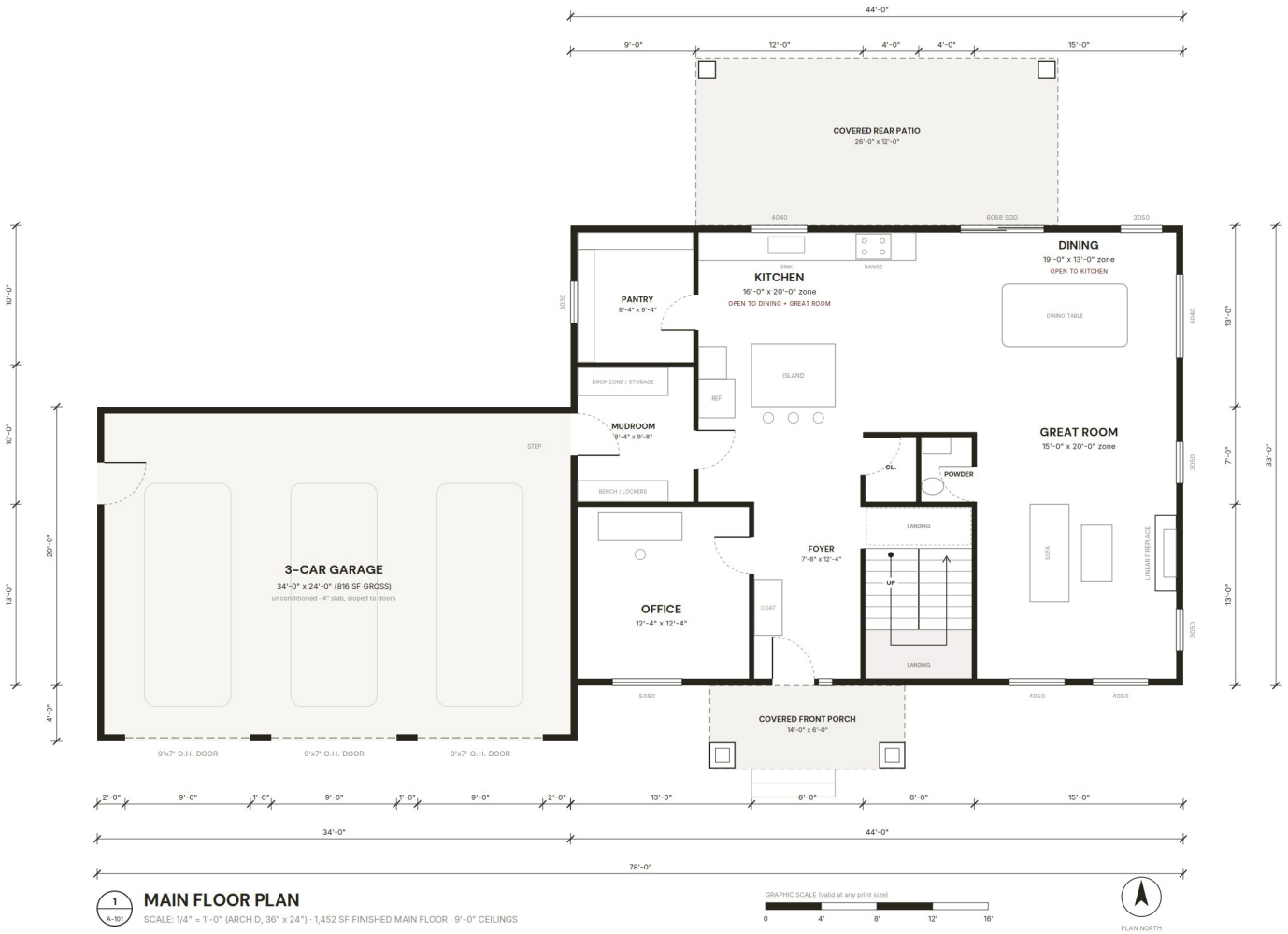
Room Schedule: Main Floor (1,452 SF)

Room	Approx. size	Notes
Great Room	15'-0" x 20'-0" zone	Front of house; linear fireplace, brick feature wall
Kitchen	16'-0" x 20'-0" zone	Island
Dining	19'-0" x 13'-0" zone	Off the kitchen; slider to covered rear patio
Office	12'-4" x 12'-4"	Off foyer
Powder	3'-8" x 4'-8"	
Foyer	7'-8" x 12'-4"	
Mudroom	8'-4" x 9'-8"	Garage entry
Pantry	8'-4" x 9'-4"	
Covered Front Porch	14'-0" x 6'-0"	84 SF
Covered Rear Patio	26'-0" x 12'-0"	Centered on the rear wall, 312 SF; grows to 30' x 14' with OPT-EK

Room Schedule: Upper Floor (1,452 SF)

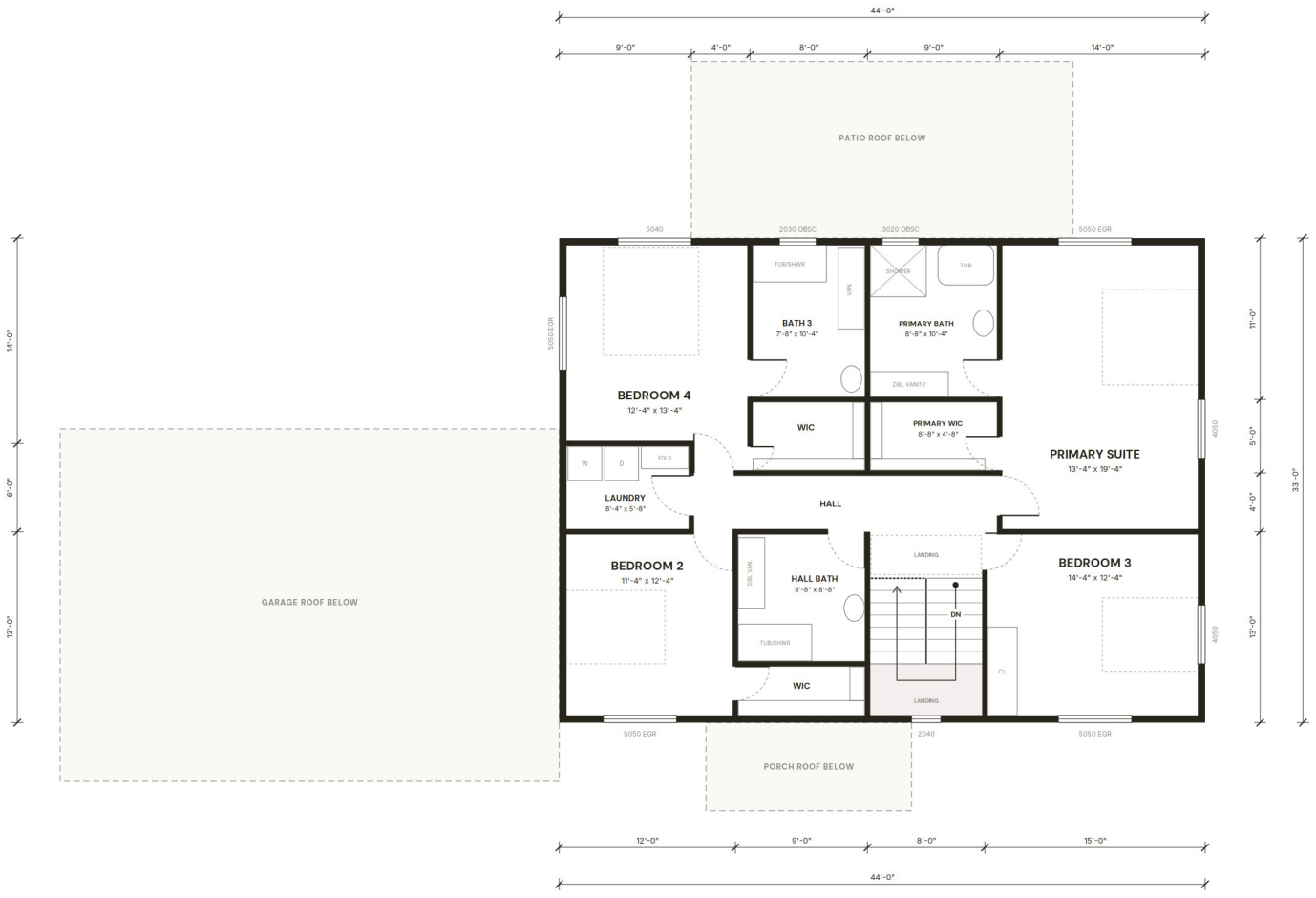
Room	Approx. size	Notes
Primary Suite	13'-4" x 19'-4"	
Primary Bath	8'-8" x 10'-4"	Shower, tub, double vanity, WC
Primary WIC	8'-8" x 4'-8"	
Bedroom 2	11'-4" x 12'-4"	Walk-in closet
Bedroom 3	14'-4" x 12'-4"	
Bedroom 4	12'-4" x 13'-4"	Walk-in closet, private Bath 3
Hall Bath	8'-8" x 8'-8"	
Bath 3	7'-8" x 10'-4"	
Laundry	8'-4" x 5'-8"	

Floor Plan: Main Floor (A-101)



Reduced from ARCH D (1/4" = 1'-0"). Do not scale this print; use the full-size sheets.

Floor Plan: Upper Floor (A-102)



1 / A-102 **UPPER FLOOR PLAN**

SCALE: 1/4" = 1'-0" (ARCH D, 36" x 24") · 1,452 SF FINISHED UPPER FLOOR · 8'-0" CEILINGS

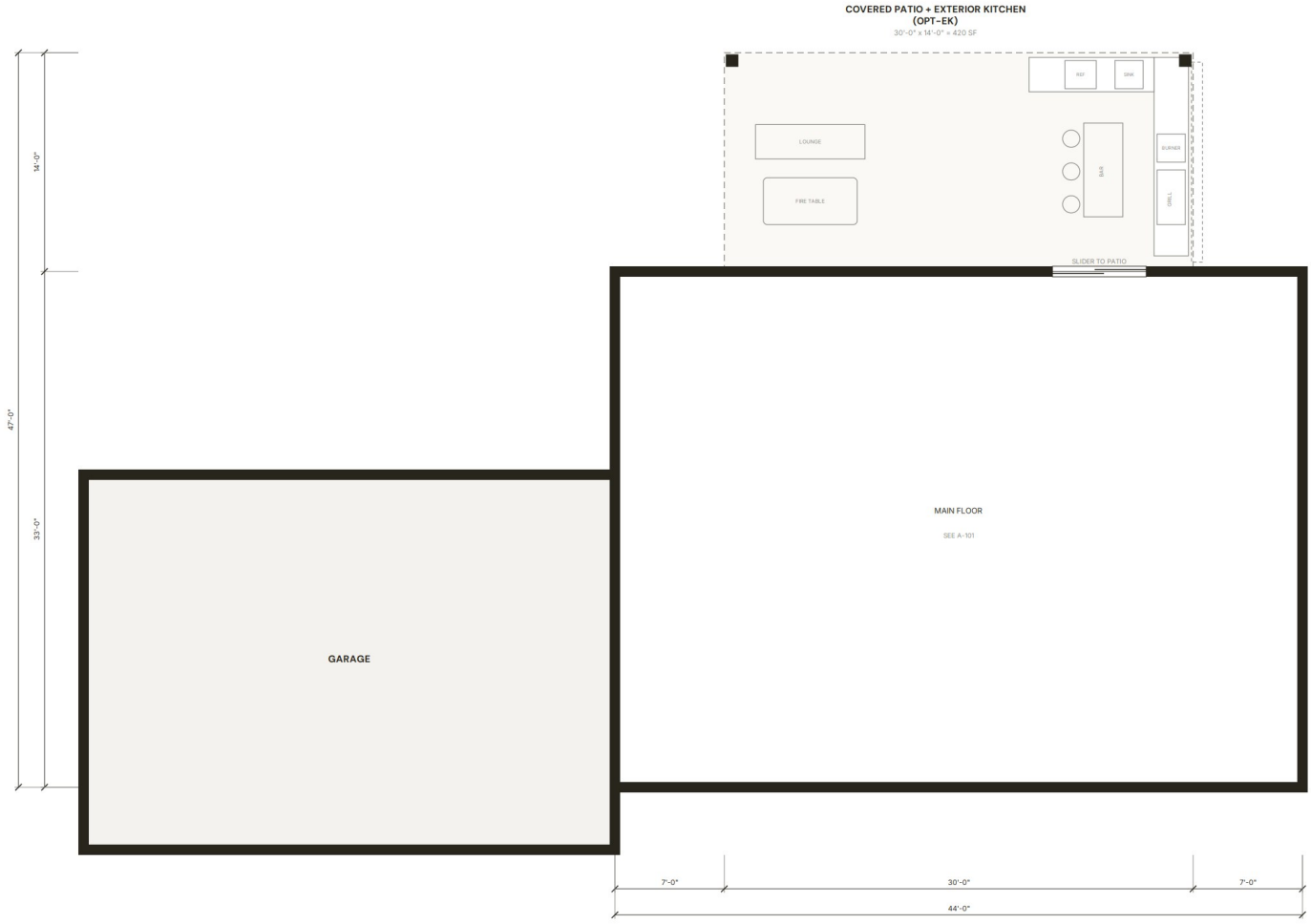
GRAPHIC SCALE (valid at any print size)

0 4' 8' 12' 16'

PLAN NORTH

Reduced from ARCH D (1/4" = 1'-0"). Do not scale this print; use the full-size sheets.

Floor Plan: Exterior Kitchen Option (A-104)



Reduced from ARCH D (1/4" = 1'-0"). Do not scale this print; use the full-size sheets.

Exterior Elevations: All Four Sides (Concept)



Front (concept)



Rear (concept)



Left side (garage) (concept)



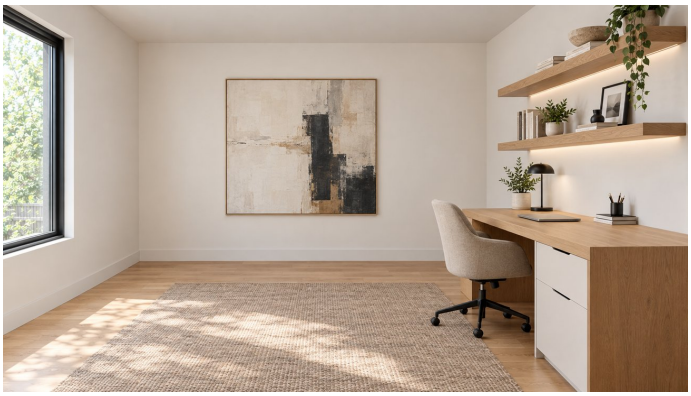
Right side (concept)

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



Foyer toward kitchen (concept)



Office (concept)



Great room (concept)



Dining room (concept)

Concept renderings for presentation only.

Interior Concepts (continued)



Kitchen (concept)



Mudroom (concept)



Primary suite (concept)



Primary bath (concept)

Concept renderings for presentation only.

Interior Concepts (continued)



Bedroom 2 (concept)



Bedroom 3 (concept)



Bedroom 4 (concept)



Bath 3 (concept)

Concept renderings for presentation only.

Interior Concepts (continued)



Hall bath (concept)



Laundry (concept)

Concept renderings for presentation only.

FP-4 Urban Modern Finishes

Exterior walls	Light gray brick with ipe hardwood accent panels at the entry and rear (ipe is a dense, rot-resistant Brazilian hardwood)
Roof	Black standing-seam metal on opposing sheds; ipe soffits
Windows / doors	Black-framed windows and sliders; three black flush garage doors; ipe front door
Interior	Light oak floors, light gray brick linear-fireplace wall in the great room, 9-foot flat ceilings on the main floor
Kitchen	White flat-panel cabinets, warm oak island, black metal hood, black fixtures

Notes

1. Approvals depend on local requirements.
2. Renderings are illustrative concept images; the floor plans govern layout. Closets and the powder room are not shown.
3. Room sizes are approximate clear dimensions. Final plans, structure, snow load, and energy code compliance are completed for each lot and permit.
4. The base foundation is a crawlspace or slab on grade. The full basement (OPT-UB) is not in the base plan and requires a stair redesign and egress window wells.
5. Setbacks, height limits, and HOA design rules are confirmed for each lot.
6. Finishes shown are the standard FP-4 package; selections may vary.