The Metro

Urban Modern Ranch · Urban Modern Series · 1,738 sq ft · November 7, 2026



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

A single-story modern ranch for subdivision lots, with the garage, entry and bedroom wing under one compact 52' x 49' footprint. Two 2/12 single-slope roofs lean away from each other, with a raised flat band and a strip of clerestory windows where they meet. A cedar-lined recessed entry leads to a gallery and a great room with a picture-window bay, open to the kitchen, dining and an inset covered rear patio. It sits on a crawlspace or a slab on grade.

At a Glance

Finished area	1,738 SF on one level
Bedrooms / Baths	3 bedrooms / 2 baths
Stories	1 story on a crawlspace or slab
Footprint	52'-0" x 49'-0" overall including the garage
Garage	2-car, 24'-0" x 24'-0" (576 SF), flush with the house front
Entry / patio	Recessed cedar entry, 9' x 4' (36 SF, no posts) · inset covered rear patio, 19' x 10' (190 SF, one corner column)
Structure type	Wood frame · base foundation: crawlspace or slab on grade
Roof	Opposing 2/12 shed roofs with a raised flat clerestory band, low-slope membrane
Ceilings	9'-0" plate · raised great room and gallery under the clerestory band
Style / finish package	FP-4 Urban Modern: white stucco, warm cedar, black windows
Options	Exterior kitchen · basement theater / golf simulator (not in the base plan)

Features and Options

Opposing shed roofs

Two low single-slope roofs meet at a raised band with clerestory windows front and rear, bringing daylight deep into the gallery and great room.

Recessed cedar entry

A 9-foot-wide cedar-lined entry set 4 feet into the front wall, with no porch posts, under the clerestory band.

Open living

Great room with a linear fireplace and a cedar bay with a 6-foot picture window, open to the kitchen island and dining. A 9-foot slider opens dining to the covered rear patio.

Primary suite

Rear corner suite with a bath (walk-in shower, tub, double vanity) and a walk-in closet off the bath.

Storage room

A storage room off the hall from the garage, with the crawlspace access in its floor; mudroom with laundry and bench.

Home theater (OPT-TH, basement option)

Not in the base plan; needs the OPT-UB basement, which requires a stair redesign. 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; needs the OPT-UB basement, which requires a stair redesign. 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.

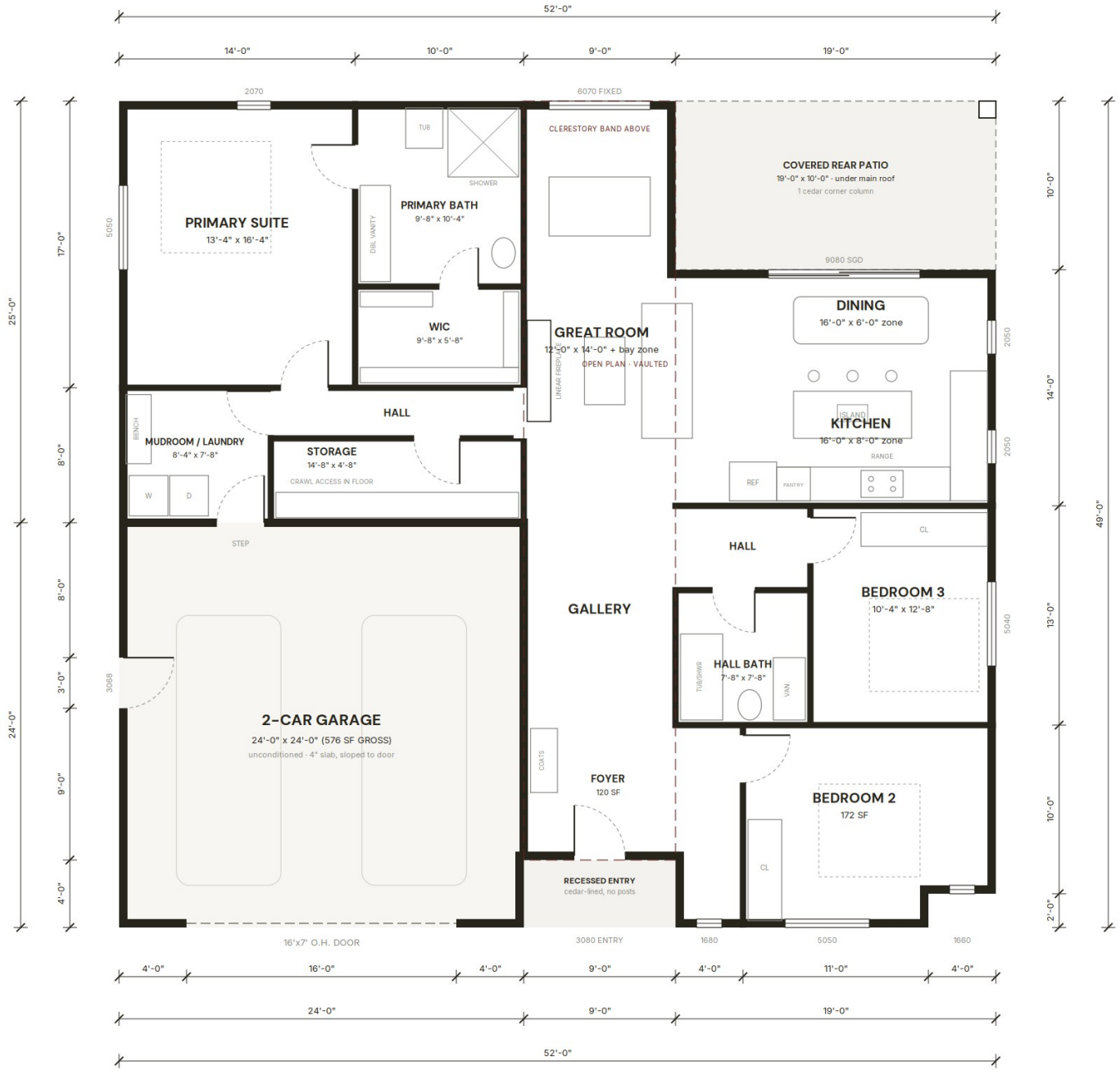
Exterior kitchen (OPT-EK)

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 (1,738 SF)

Room	Approx. size	Notes
Great Room	12'-0" x 14'-0" zone + bay	Linear fireplace, clerestory band, 6'-0" picture window in the cedar bay
Kitchen	16'-0" x 8'-0" zone	Island, perimeter counter, pantry cabinet
Dining	16'-0" x 6'-0" zone	9'-0" slider to the covered rear patio
Foyer	120 SF	Recessed cedar entry, coat bench
Gallery	9'-0" x 13'-0" zone	Under the clerestory band, links foyer and great room
Mudroom / Laundry	8'-4" x 7'-8"	Garage entry, washer/dryer, bench
Storage	14'-8" x 4'-8"	Shelving; crawlspace access in the floor
Primary Suite	13'-4" x 16'-4"	Rear corner, 5'-0" egress window
Primary Bath	9'-8" x 10'-4"	Walk-in shower, tub, double vanity, WC
Primary WIC	9'-8" x 5'-8"	Off the primary bath
Bedroom 2	172 SF	Front corner, reach-in closet
Bedroom 3	10'-4" x 12'-8"	Reach-in closet
Hall Bath	7'-8" x 7'-8"	Tub/shower, vanity, WC
Covered Rear Patio	19'-0" x 10'-0"	Inset under the right roof, one cedar corner column; grows with OPT-EK

Floor Plan: Main Floor (A-101)



1 A-101 **MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0" (ARCH D, 36" x 24") · 1,738 SF FINISHED MAIN FLOOR

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.

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



Great room and kitchen (concept)

Concept renderings for presentation only.

FP-4 Urban Modern Finishes (Concept)

Exterior walls	Smooth white stucco with warm vertical cedar at the recessed entry, the rear bay and the patio column
Roof	Low-slope membrane on opposing 2/12 sheds and a flat clerestory band; thin black metal fascia
Windows / doors	Black-framed windows and slider; black flush garage door; glass front door
Interior	White walls, cedar ceiling planks in the great room, wide-plank light oak floors
Kitchen	Walnut flat-panel lowers, white quartz waterfall island, matte black fixtures
Fireplace	Linear gas fireplace in a flush plaster wall

Notes

1. Approvals depend on local requirements.
2. Concept plan only, not for construction. Structure, snow load, and energy code are by the engineer and designer of record.
3. Base foundation is a crawlspace or slab on grade. A full basement (OPT-UB) is not in the base plan and requires a stair redesign (see the Urban Modern option plans).
4. Low-slope roofs need a membrane rated for the pitch and tapered insulation to scuppers on the flat clerestory band.
5. Verify setbacks, height limits, and HOA design rules on each lot.
6. Renderings are illustrative concept images, not to scale; the floor plan and plan set govern layout.