The Skyline

Urban Modern Two-Story · Urban Modern Series · 2,412 sq ft · November 7, 2026



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

A two-story modern home for subdivision lots. The upper floor is a long charcoal box that cantilevers 4 feet over the recessed front entry and 8 feet over a covered rear patio, with warm cedar soffits and no posts. A one-story garage and a two-story side wing step down beside it under flat parapet roofs. The main floor has a front office, dining, an open great room and kitchen with an open straight stair; three bedrooms, a loft and a flex room are upstairs. It sits on a crawlspace or a slab on grade.

At a Glance

Finished area	2,412 SF: 1,012 SF main + 1,400 SF upper
Bedrooms / Baths	3 bedrooms / 2.5 baths + main-floor office, loft and upper flex (bedroom 4 option)
Stories	2, on crawlspace or slab
Footprint	42'-0" wide x 50'-0" deep overall (upper floor); main box 22'-0" wide
Garage	2-car, 20'-0" x 22'-0" (440 SF), flat roof
Structure type	Wood frame; base foundation crawlspace or slab on grade
Roof	Flat (low-slope) membrane roofs with parapets at three heights
Ceilings	9'-0" main · 8'-0" upper
Style / finish package	FP-4 Urban Modern: charcoal panels, black metal, cedar soffits
Options	Bedroom 4 (add a closet to the flex room). Exterior kitchen and basement options were drawn for an earlier layout and need re-fitting.

Features and Options

Cantilevered upper floor

The upper floor projects 4'-0" over the covered front entry and 8'-0" over the rear patio, with cedar soffits and downlights. No posts or columns.

Recessed front entry

A covered entry (112 SF) with a front door, sidelite and a floor-to-head office window under the cantilever.

Open main floor

Great room with a gas fireplace, kitchen with an island, and dining open to both. A 14'-0" four-panel slider opens to the covered rear patio (22'-0" x 8'-0", 176 SF), set between full-height side walls.

Open straight stair

A 3'-6" open stair with floating treads and a glass guard on the great-room wall, with an under-stair storage closet.

Front office

A main-floor office off the foyer, with a door.

Garage entry

Mudroom, powder room, coat closet and laundry between the garage and the great room.

Upper floor

Primary suite across the rear with bath, walk-in closet and linen; two bedrooms and a hall bath at the front; a loft open to the landing and a flex room that can become bedroom 4.

Home theater (OPT-TH, basement option)

Not in the base plan; requires the OPT-UB basement (drawn for an earlier layout; needs re-fitting to the current 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; requires the OPT-UB basement (drawn for an earlier layout; needs re-fitting to the current 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)

Drawn for an earlier layout; needs re-fitting to the current recessed patio. 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.

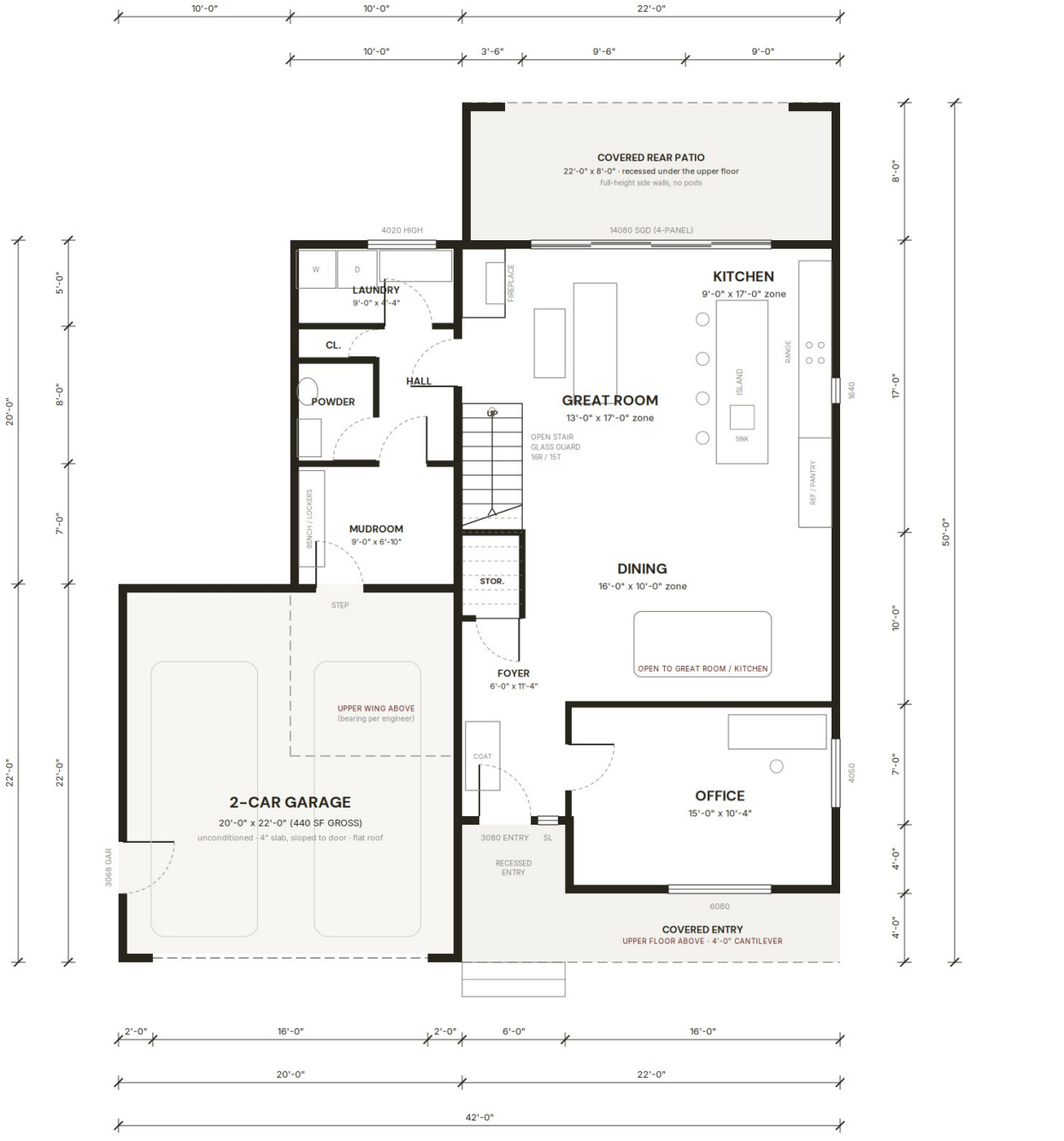
Room Schedule: Main Floor (1,012 SF)

Room	Approx. size	Notes
Great Room	13'-0" x 17'-0" zone	Gas fireplace, slider to the covered patio
Kitchen	9'-0" x 17'-0" zone	Island
Dining	16'-0" x 10'-0" zone	Open to the great room
Office	15'-0" x 10'-4"	Off the foyer, window under the cantilever
Foyer	6'-0" x 11'-4"	Off the covered entry; under-stair storage
Mudroom	9'-0" x 6'-10"	Garage entry
Powder / Coat Closet		Off the hall
Laundry	9'-0" x 4'-4"	
Covered Entry	112 SF	Under the 4' cantilever
Covered Rear Patio	22'-0" x 8'-0"	Under the upper floor, no posts

Room Schedule: Upper Floor (1,400 SF)

Room	Approx. size	Notes
Primary Suite	21'-0" x 11'-4"	Rear, over the patio
Primary Bath	8'-4" x 11'-8"	Shower, double vanity, WC
Primary WIC		Plus linen closet
Bedroom 2	13'-4" x 13'-4"	Front
Bedroom 3	13'-4" x 11'-8"	
Hall Bath	7'-4" x 7'-4"	
Loft	10'-0" x 14'-0" zone	Open to the landing, over the garage
Flex / Bonus	9'-6" x 15'-4"	Bedroom 4 option (add closet)

Floor Plan: Main Floor (A-101)



1 / A-101 **MAIN FLOOR PLAN**

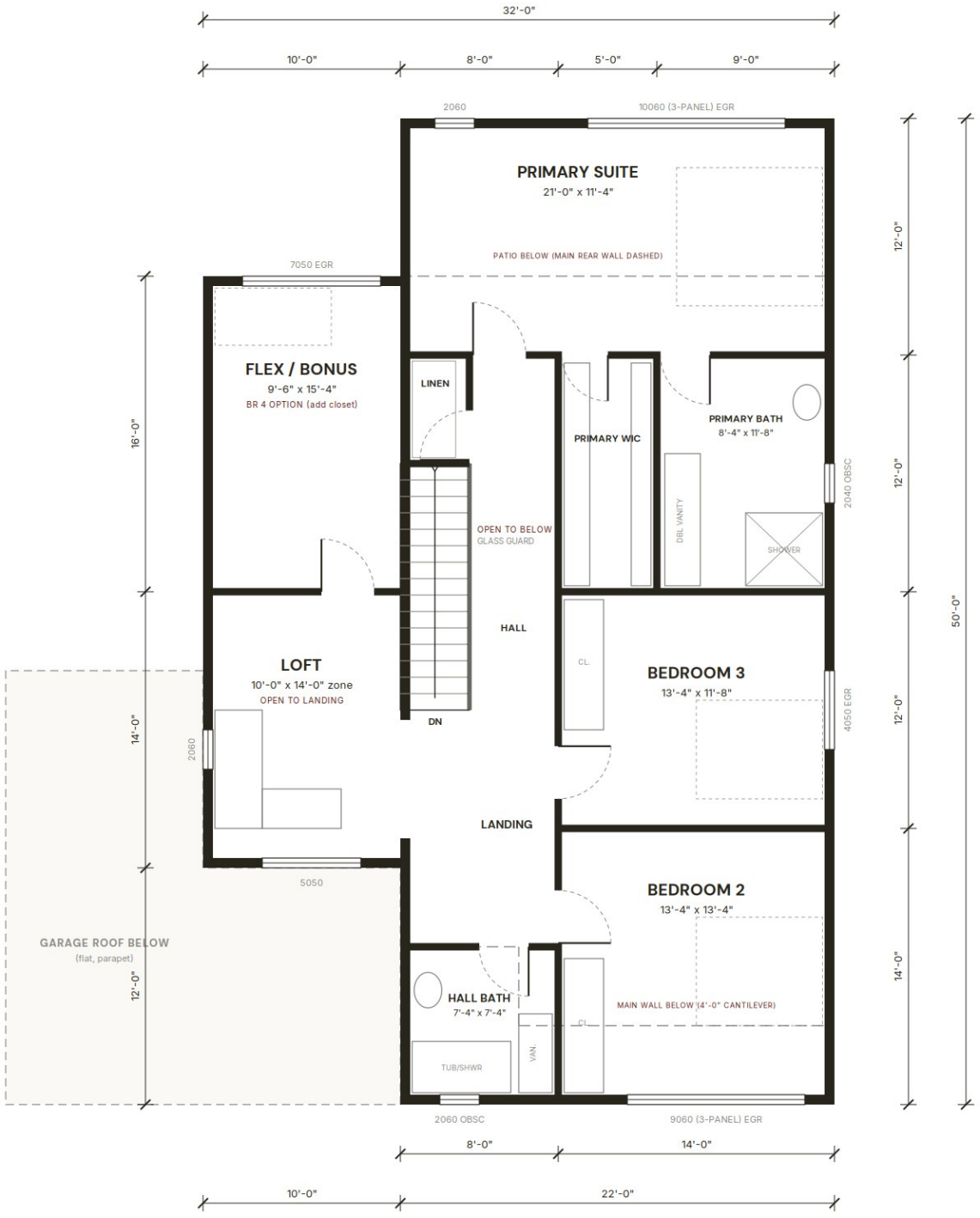
SCALE: 1/4" = 1'-0" (ARCH D, 36" x 24") · 1,012 SF FINISHED MAIN FLOOR · 9'-0" CEILINGS

GRAPHIC SCALE (valid at any print size)

0 4' 8' 12' 16'

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

Floor Plan: Upper Floor (A-102)



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; the double-height space is an artistic liberty, the plan has a 9'-0" main ceiling)

Concept renderings for presentation only.

FP-4 Urban Modern Finishes (Concept)

Exterior walls	Charcoal fiber-cement panels with fine reveals
Roof	Flat membrane roofs with parapets and black metal coping
Soffits	Warm cedar under the front cantilever and over the rear patio, with downlights
Windows / doors	Black-framed windows and sliders; black flush garage door
Interior	Polished concrete-look porcelain floors, open straight stair with oak treads and a glass guard
Kitchen	Matte charcoal flat-panel cabinets, white quartz island

Notes

1. Approvals depend on local requirements.
2. Concept plan only, not for construction. Structure (including the cantilevers and garage beams) and energy code are by the engineer and designer of record.
3. Base foundation is a crawlspace or slab on grade. The space under the upper end of the stair is a storage closet.
4. Flat roofs need tapered insulation to scuppers; plan overflow drainage at parapets.
5. Verify setbacks, height limits and HOA design rules on each lot.
6. Renderings are illustrative concept images; the floor plans govern layout.