



## Foxley Design

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### **River Fire Master Plan**

### **The Torrey Pine House**

#### **Project Description**

The Torrey Pine House is a wood-frame Single Story open floor plan home with 2 bedrooms and 1 bathroom. The house is designed to be situated on a slab-on-grade foundation and features an extensive covered patio. This home also qualifies as an Accessory Dwelling Unit..

#### **DETAIL:**

- Single Story, 1,000 S.F. , 2 Bedrooms, 1 Bath.
- Front Covered Porch- 144 S.F.

#### **PLAN PRICE:**

- Plan Price as is \$600 (including updating drawings with Owner's property information)
- Site Plan/ Grading Plan not Included
- Structural Recertification may be required for snow and wind loads
- Energy Requirement (T-24) Recertification not included
- Photovoltaic Systems drawings not included
- Fire Suppression System drawings not included
- Ducting and Gas Piping drawings not included

#### **POTENTIAL PLAN MODIFICATIONS:**

- Contact the Designer for Fixed Fee Amount for desired modifications
- Plans may be reversed or indicated with alternate exterior materials for no extra fee

Sincerely,

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