Doolin Heights
Rosemount, MN

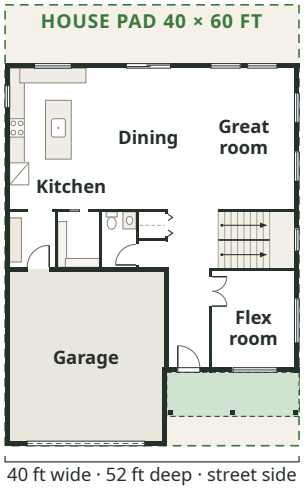
CONCEPT HOME PLANS
Lots from $170K

WHAT FITS ON A DOOLIN HEIGHTS LOT

Four concept plans, one for each pad size.

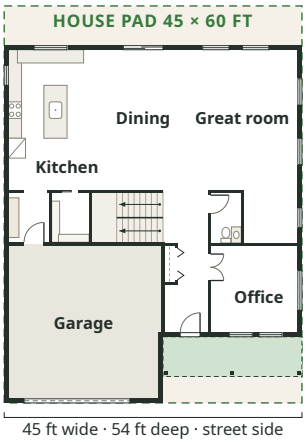
Every lot has a house pad: the buildable rectangle on the engineer's plan. These four layouts were drawn for those pads to answer the question buyers ask first: how much house fits? Bring your own plan and builder, or use these as a starting point for the conversation.

A · THE WREN



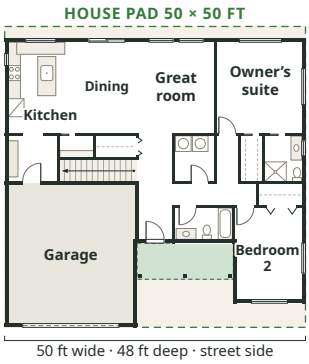
Two-story, 2,812 SF
4 bed, 2.5 bath · fits 12 open lots

B · THE LARK



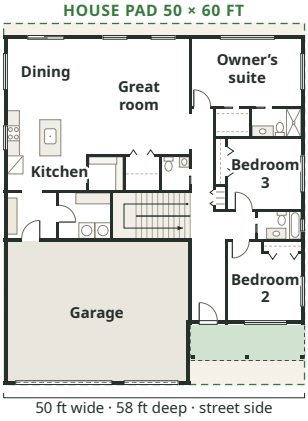
Two-story, 3,206 SF
4 bed, 2.5 bath · fits 8 open lots

C · THE FINCH



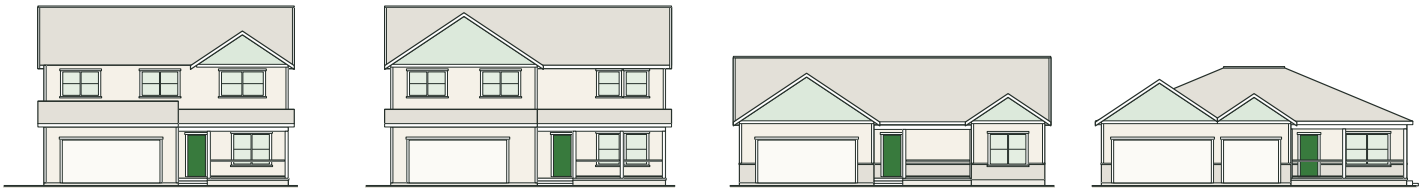
One-level, 1,600 SF
2 bed, 2 bath · fits 7 open lots

D · THE HERON



One-level, 1,966 SF
3 bed, 2.5 bath · fits 4 open lots

FRONT ELEVATIONS, CONCEPT · SAME SCALE



WHICH CONCEPTS FIT WHICH LOT

OPEN LOT	HOUSE PAD	BASEMENT	CONCEPTS
Lot 3, Block 1	40 × 60 ft	Walkout	A
Lot 4, Block 1	40 × 60 ft	Walkout	A
Lot 6, Block 1	40 × 60 ft	Full basement	A
Lot 7, Block 1	40 × 60 ft	Full basement	A
Lot 9, Block 1	45 × 60 ft	Full basement	A, B
Lot 10, Block 1	45 × 60 ft	Full basement	A, B
Lot 11, Block 1	45 × 60 ft	Full basement	A, B
Lot 1, Block 2	50 × 60 ft	Full basement	A, B, C, D

OPEN LOT	HOUSE PAD	BASEMENT	CONCEPTS
Lot 2, Block 2	50 × 60 ft	Full basement	A, B, C, D
Lot 3, Block 2	50 × 50 ft	Full basement	C
Lot 4, Block 2	50 × 50 ft	Full basement	C
Lot 7, Block 2	50 × 60 ft	Full basement	A, B, C, D
Lot 8, Block 2	50 × 50 ft	Lookout	C
Lot 10, Block 2	50 × 60 ft	Walkout	A, B, C, D
Lot 2, Block 4	45 × 60 ft	Lookout	A, B

Concept plans, not construction drawings. Main levels shown; street side at the bottom. Elevations are illustrative: heights, roofs and finishes are assumptions. Pad sizes are from the engineer's grading plan, width × depth.

Kristi Ordorff, Edina Realty
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EQUAL HOUSING OPPORTUNITY

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DOOLIN HEIGHTS
Rosemount, MN

CONCEPT HOME PLANS
Lots from $170K

CONCEPT A · FOR 40 × 60 FT PADS · TWO-STORY

The Wren

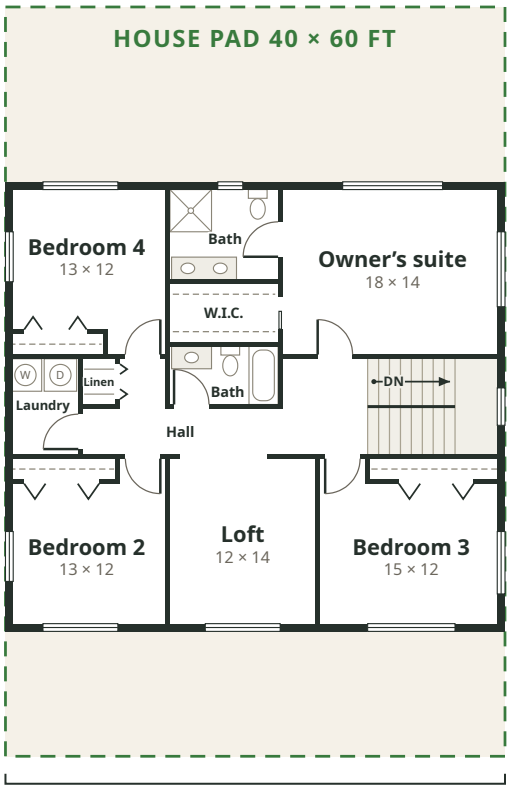
A two-story for the 40-foot pads. Kitchen, dining and great room run open across the back of the main level; four bedrooms, a loft and the laundry are upstairs.

MAIN LEVEL · 1,372 SF



40 ft wide · 52 ft deep · street side

UPPER LEVEL · 1,440 SF



40 ft wide · 52 ft deep · street side

HOW IT FLOWS

From the covered porch you enter a foyer with the flex room behind double doors on the right. The hall runs straight back to the dining area and great room, passing the stair, a coat closet and the powder room. From the garage you come in through the mudroom to the kitchen, with the walk-in pantry one step away. Upstairs, one hall reaches three bedrooms, the loft, the hall bath and the laundry; the owner's suite has its own bath and walk-in closet.

- **Size:** 2,812 SF finished: 1,372 main, 1,440 upper
- **Rooms:** 4 bedrooms, 2.5 baths, 2-car garage
- **Lower level:** Unfinished in this concept: about 1,372 SF more for a family room, bedrooms and a bath. On a walkout lot it opens to the back yard; on a lookout lot it gets full-size windows.
- **Front of the home:** The covered porch spans 45% of the front and its railing runs 12.2 ft (31% of the front), which meets the neighborhood's front-elevation rule (a porch with a railing across 30% or more).
- **Open lots it fits (12):** Lot 3, Block 1; Lot 4, Block 1; Lot 6, Block 1; Lot 7, Block 1; Lot 9, Block 1; Lot 10, Block 1; Lot 11, Block 1; Lot 1, Block 2; Lot 2, Block 2; Lot 7, Block 2; Lot 10, Block 2; Lot 2, Block 4

Reading the plan. Arcs show door swings; a short bar in a doorway is a pocket door; double lines in outside walls are windows; rooms are open to each other where no wall is drawn. **Concept plan, not a construction drawing.** An original room layout drawn to show what fits on this house pad and how the rooms connect. Room sizes are in feet, wall to wall on a one-foot grid, and square footage is approximate. Your builder or designer prepares the actual plans and confirms setbacks, lot coverage, grading and the basement type for the lot you choose. You are free to build any plan that meets the City of Rosemount's standards.

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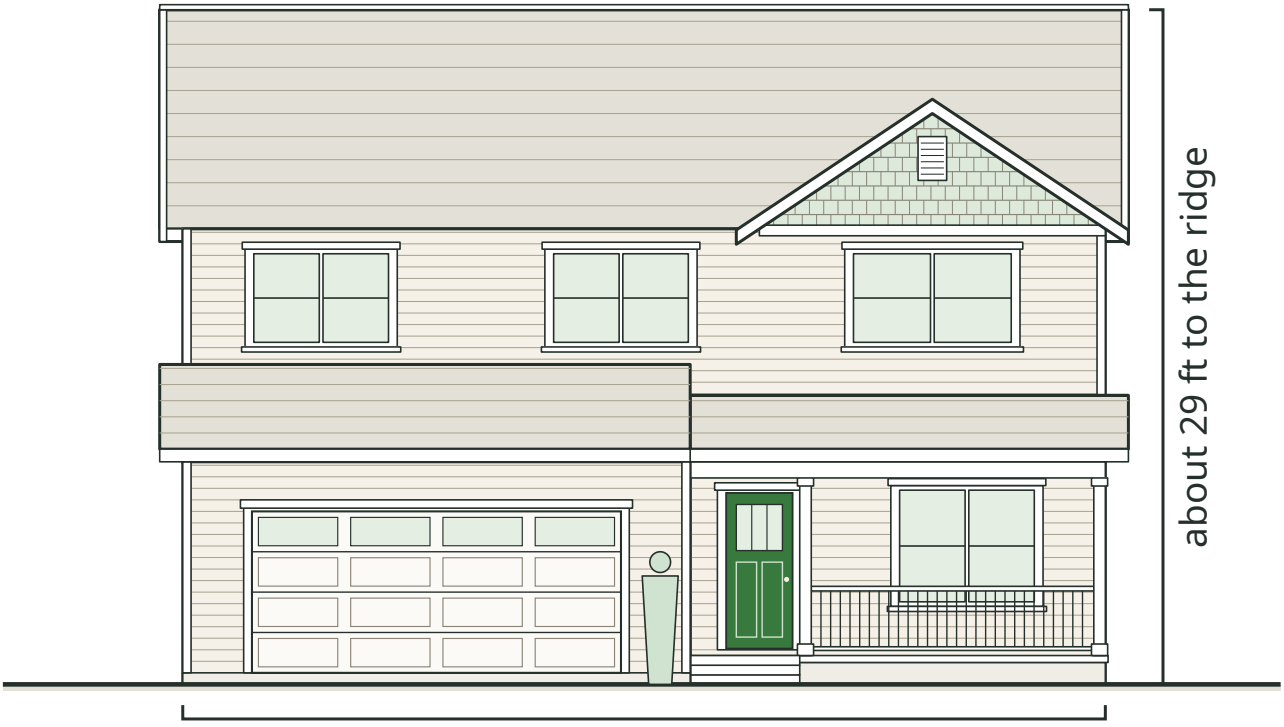
EQUAL HOUSING OPPORTUNITY

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CONCEPT A · THE WREN · TWO-STORY, 40 FT WIDE

Front elevation, concept

A compact two-story: the garage and the covered porch share one low roof line across the front, with the bedrooms above and a gable over the front bedroom.



- **Front:** 40 ft wide, the full width of the plan; ridge about 29 ft above grade.
- **Garage:** 16 ft overhead door, where the plan has it.
- **Porch:** 18 ft covered porch (45% of the front) with 12.2 ft of railing; steps in front of the door.
- **Windows:** Every street-facing window and the front door of the two levels, at their plan positions.
- **Finishes:** Lap siding, a shingle-pattern gable over bedroom 3, a louvred gable vent, painted trim and a half-glass front door.

DRAWN FROM THE PLAN

The wall lines, garage doors, porch, front door and windows come straight from the floor plan on the previous page, so the two always agree. Heights, roof pitches and finishes are assumptions for illustration; your builder sets them.

Assumed for this drawing: main floor 1.5 ft above grade, 9 ft main ceiling, 8 ft upper ceiling, gable roof at 6:12 with 8:12 front gables and 4:12 porch and garage roofs; ridge about 29 ft above grade. Garage door 16 × 7 ft. Lap siding with shingle-pattern gables. Covered porch 18 ft wide (45% of the front) with 12.2 ft of railing (31%), steps in front of the door. Figure is 5 ft 9 in tall. **Concept plan, not a construction drawing.** An original design drawn to show one way this plan could look from the street; it is not a copy of any published plan or existing house. Exterior materials and colors, and the final design, are chosen with your builder and must meet the City of Rosemount's standards.

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Doolin Heights
Rosemount, MN

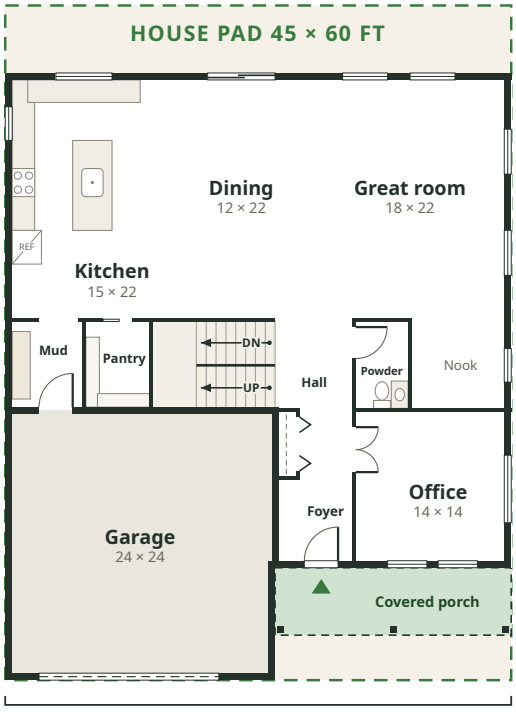
CONCEPT HOME PLANS
Lots from $170K

CONCEPT B · FOR 45 × 60 FT PADS · TWO-STORY

The Lark

A wider two-story for the 45-foot pads, with a main-floor office by the front door, a deeper great room and an upstairs loft.

MAIN LEVEL · 1,644 SF



45 ft wide · 54 ft deep · street side

UPPER LEVEL · 1,562 SF



45 ft wide · 54 ft deep · street side

HOW IT FLOWS

The front door opens to a foyer with a coat closet; the office is behind double doors on the right. The hall behind the foyer holds the stair and the powder room and opens to the dining area and great room. Groceries go from the garage through the mudroom into the kitchen, next to the walk-in pantry. Upstairs, the owner's suite is at the front with its bath and walk-in closet; three more bedrooms, a hall bath and the laundry open off the hall, which ends in the loft.

- **Size:** 3,206 SF finished: 1,644 main, 1,562 upper
- **Rooms:** 4 bedrooms, 2.5 baths, 2-car garage with storage bay
- **Lower level:** Unfinished in this concept: about 1,644 SF more for a family room, bedrooms and a bath. On a walkout lot it opens to the back yard; on a lookout lot it gets full-size windows.
- **Front of the home:** The covered porch spans 47% of the front and its railing runs 14.1 ft (31% of the front), which meets the neighborhood's front-elevation rule (a porch with a railing across 30% or more).
- **Open lots it fits (8):** Lot 9, Block 1; Lot 10, Block 1; Lot 11, Block 1; Lot 1, Block 2; Lot 2, Block 2; Lot 7, Block 2; Lot 10, Block 2; Lot 2, Block 4

Reading the plan. Arcs show door swings; a short bar in a doorway is a pocket door; double lines in outside walls are windows; rooms are open to each other where no wall is drawn. **Concept plan, not a construction drawing.** An original room layout drawn to show what fits on this house pad and how the rooms connect. Room sizes are in feet, wall to wall on a one-foot grid, and square footage is approximate. Your builder or designer prepares the actual plans and confirms setbacks, lot coverage, grading and the basement type for the lot you choose. You are free to build any plan that meets the City of Rosemount's standards.

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CONCEPT B · THE LARK · TWO-STORY, 45 FT WIDE

Front elevation, concept

A wider two-story: the two front bedrooms step forward under a broad board-and-batten gable over the garage side, and the porch runs the rest of the front.



- **Front:** 45 ft wide, the full width of the plan; ridge about 29 ft above grade.
- **Garage:** 16 ft overhead door, where the plan has it.
- **Porch:** 21 ft covered porch (47% of the front) with 14.1 ft of railing; steps in front of the door.
- **Windows:** Every street-facing window and the front door of the two levels, at their plan positions.
- **Finishes:** Lap siding with a board-and-batten gable, painted trim, a half-glass front door and paired office windows on the porch.

DRAWN FROM THE PLAN

The wall lines, garage doors, porch, front door and windows come straight from the floor plan on the previous page, so the two always agree. Heights, roof pitches and finishes are assumptions for illustration; your builder sets them.

Assumed for this drawing: main floor 1.5 ft above grade, 9 ft main ceiling, 8 ft upper ceiling, gable roof at 6:12 with 8:12 front gables and 4:12 porch and garage roofs; ridge about 29 ft above grade. Garage door 16 × 7 ft. Lap siding with board-and-batten gables. Covered porch 21 ft wide (47% of the front) with 14.1 ft of railing (31%), steps in front of the door. Figure is 5 ft 9 in tall. **Concept plan, not a construction drawing.** An original design drawn to show one way this plan could look from the street; it is not a copy of any published plan or existing house. Exterior materials and colors, and the final design, are chosen with your builder and must meet the City of Rosemount's standards.

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CONCEPT HOME PLANS
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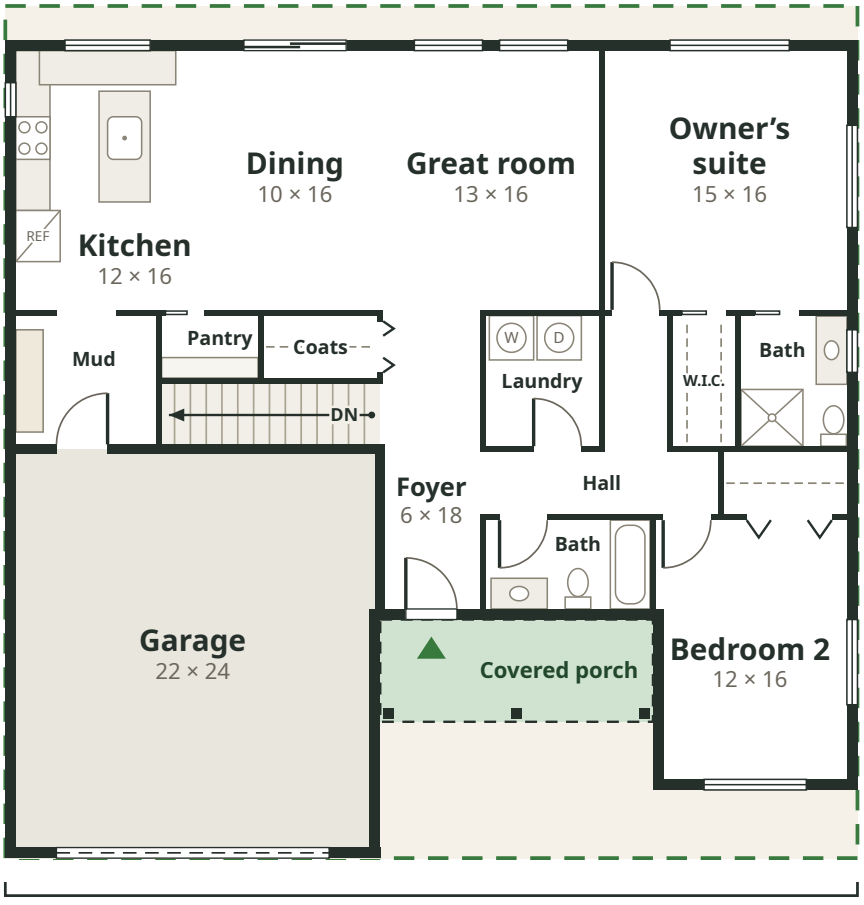
CONCEPT C · FOR 50 × 50 FT PADS · ONE-LEVEL

The Finch

One-level living for the 50 x 50 pads: the owner's suite, a second bedroom, kitchen, laundry and great room are all on the main floor. The lower level can add bedrooms later.

MAIN LEVEL · 1,600 SF

HOUSE PAD 50 × 50 FT



50 ft wide · 48 ft deep · street side

HOW IT FLOWS

You enter from the covered porch into the foyer, which runs straight back to the great room; the coat closet and the stair to the lower level are on the left. A bedroom hall on the right reaches the second bedroom, the hall bath and the laundry, then the owner's suite at the back with its bath and walk-in closet. From the garage, the mudroom leads into the kitchen beside the pantry; kitchen, dining and great room are one open space across the back.

- **Size:** 1,600 SF on the main level
- **Rooms:** 2 bedrooms on the main level, 2 baths, 2-car garage
- **Lower level:** Unfinished in this concept: about 1,600 SF more for a family room, bedrooms and a bath. On a walkout lot it opens to the back yard; on a lookout lot it gets full-size windows.
- **Front of the home:** The covered porch spans 32% of the front, with 10.5 ft of railing beside the steps. The concept also shows a 3.5 ft stone wainscot, the other way it meets the neighborhood's front-elevation rule.
- **Open lots it fits (7):** Lot 1, Block 2; Lot 2, Block 2; Lot 3, Block 2; Lot 4, Block 2; Lot 7, Block 2; Lot 8, Block 2; Lot 10, Block 2

Reading the plan. Arcs show door swings; a short bar in a doorway is a pocket door; double lines in outside walls are windows; rooms are open to each other where no wall is drawn. **Concept plan, not a construction drawing.** An original room layout drawn to show what fits on this house pad and how the rooms connect. Room sizes are in feet, wall to wall on a one-foot grid, and square footage is approximate. Your builder or designer prepares the actual plans and confirms setbacks, lot coverage, grading and the basement type for the lot you choose. You are free to build any plan that meets the City of Rosemount's standards.

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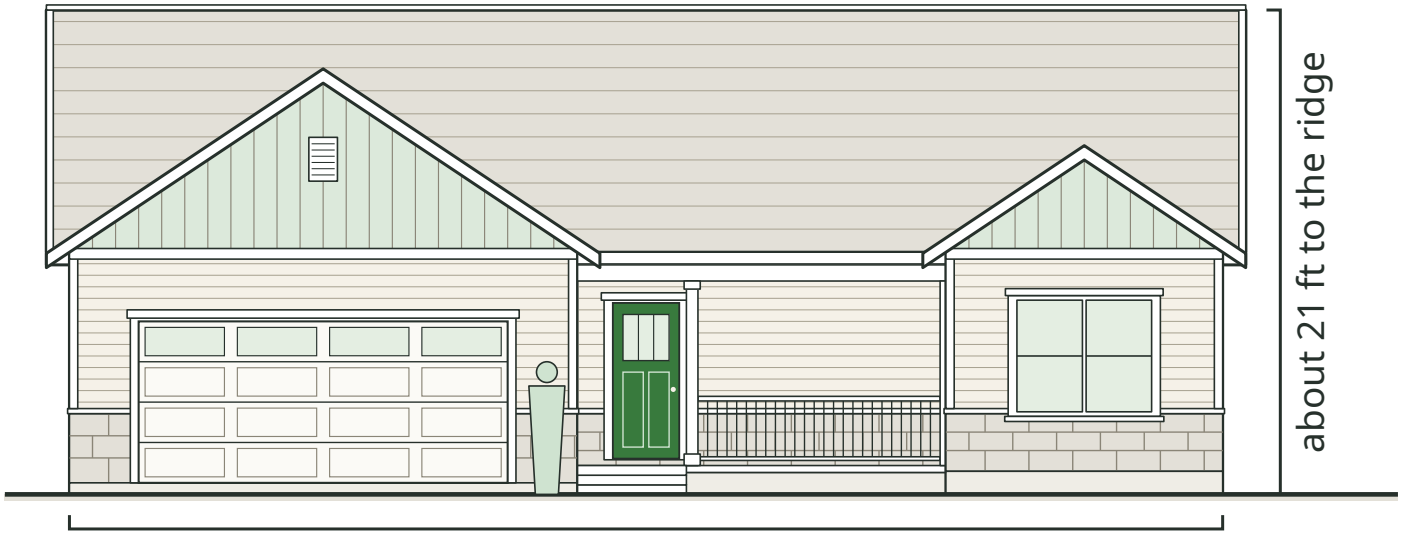
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CONCEPT C · THE FINCH · ONE-LEVEL, 50 FT WIDE

Front elevation, concept

A rambler: one long side-gable roof, a front gable over the garage and a smaller one over the front bedroom, with the porch tucked between them.



- **Front:** 50 ft wide, the full width of the plan; ridge about 21 ft above grade.
- **Garage:** 16 ft overhead door, where the plan has it.
- **Porch:** 16 ft covered porch (32% of the front) with 10.5 ft of railing; steps in front of the door.
- **Windows:** Every street-facing window and the front door of the main level, at their plan positions.
- **Finishes:** Lap siding above a 3.5 ft stone wainscot, board-and-batten gables and a half-glass front door.

DRAWN FROM THE PLAN

The wall lines, garage doors, porch, front door and windows come straight from the floor plan on the previous page, so the two always agree. Heights, roof pitches and finishes are assumptions for illustration; your builder sets them.

Assumed for this drawing: main floor 1.5 ft above grade, 9 ft main ceiling, gable roof at 6:12 with 8:12 front gables, carried forward over the porch; ridge about 21 ft above grade. Garage door 16 × 7 ft. Lap siding with board-and-batten gables, 3.5 ft stone wainscot. Covered porch 16 ft wide (32% of the front) with 10.5 ft of railing (21%), steps in front of the door. Figure is 5 ft 9 in tall. **Concept plan, not a construction drawing.** An original design drawn to show one way this plan could look from the street; it is not a copy of any published plan or existing house. Exterior materials and colors, and the final design, are chosen with your builder and must meet the City of Rosemount's standards.

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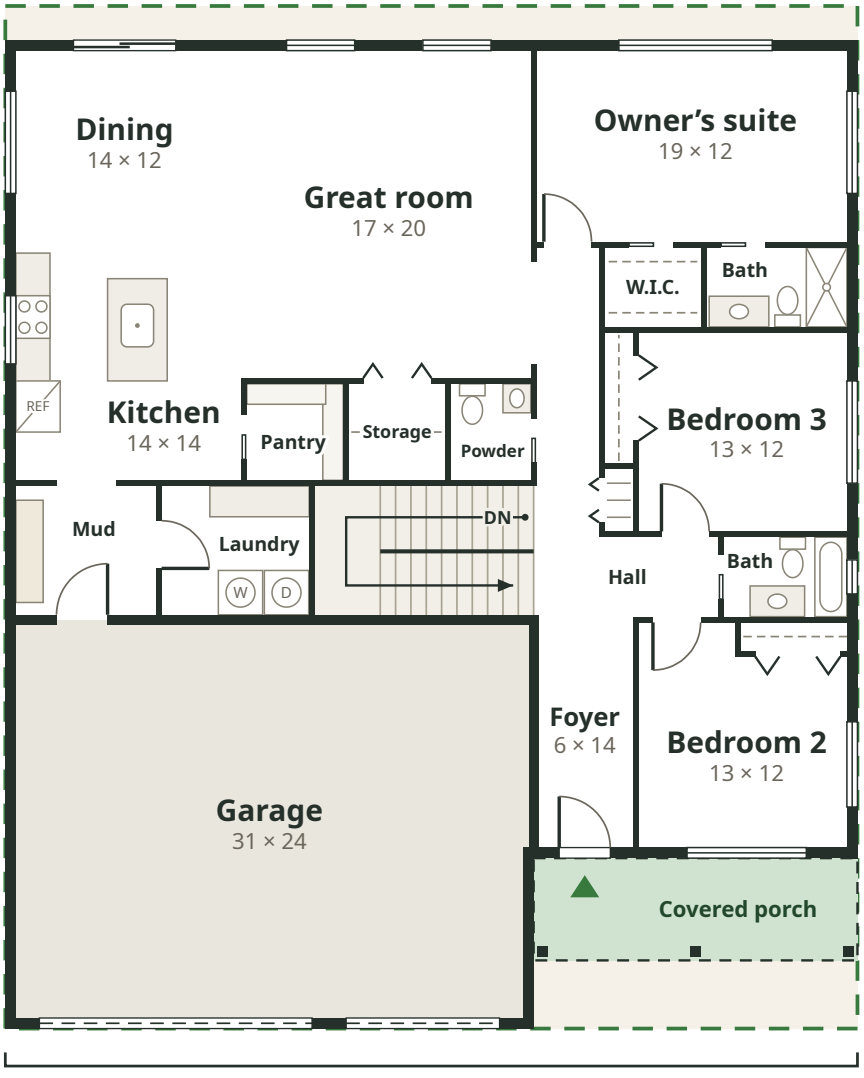
CONCEPT D · FOR 50 × 60 FT PADS · ONE-LEVEL

The Heron

The largest one-level plan, for the 50 x 60 pads: three bedrooms on the main floor, a laundry room off the mudroom and a three-car garage.

MAIN LEVEL · 1,966 SF

HOUSE PAD 50 × 60 FT



50 ft wide · 58 ft deep · street side

HOW IT FLOWS

The foyer leads to a hall: bedrooms 2 and 3 and their bath are to the right, the stair to the lower level is to the left, and the hall continues back past the powder room to the great room and the owner's suite. The owner's suite sits at the back corner, away from the other bedrooms, with its bath and walk-in closet. From the garage, the mudroom connects to the laundry and to the kitchen; kitchen, dining and great room share one open space.

- **Size:** 1,966 SF on the main level
- **Rooms:** 3 bedrooms on the main level, 2.5 baths, 3-car garage
- **Lower level:** Unfinished in this concept: about 1,966 SF more for a family room, bedrooms and a bath. On a walkout lot it opens to the back yard; on a lookout lot it gets full-size windows.
- **Front of the home:** The covered porch spans 38% of the front and its railing runs 18.2 ft (36% of the front), which meets the neighborhood's front-elevation rule (a porch with a railing across 30% or more).
- **Open lots it fits (4):** Lot 1, Block 2; Lot 2, Block 2; Lot 7, Block 2; Lot 10, Block 2

Reading the plan. Arcs show door swings; a short bar in a doorway is a pocket door; double lines in outside walls are windows; rooms are open to each other where no wall is drawn. **Concept plan, not a construction drawing.** An original room layout drawn to show what fits on this house pad and how the rooms connect. Room sizes are in feet, wall to wall on a one-foot grid, and square footage is approximate. Your builder or designer prepares the actual plans and confirms setbacks, lot coverage, grading and the basement type for the lot you choose. You are free to build any plan that meets the City of Rosemount's standards.

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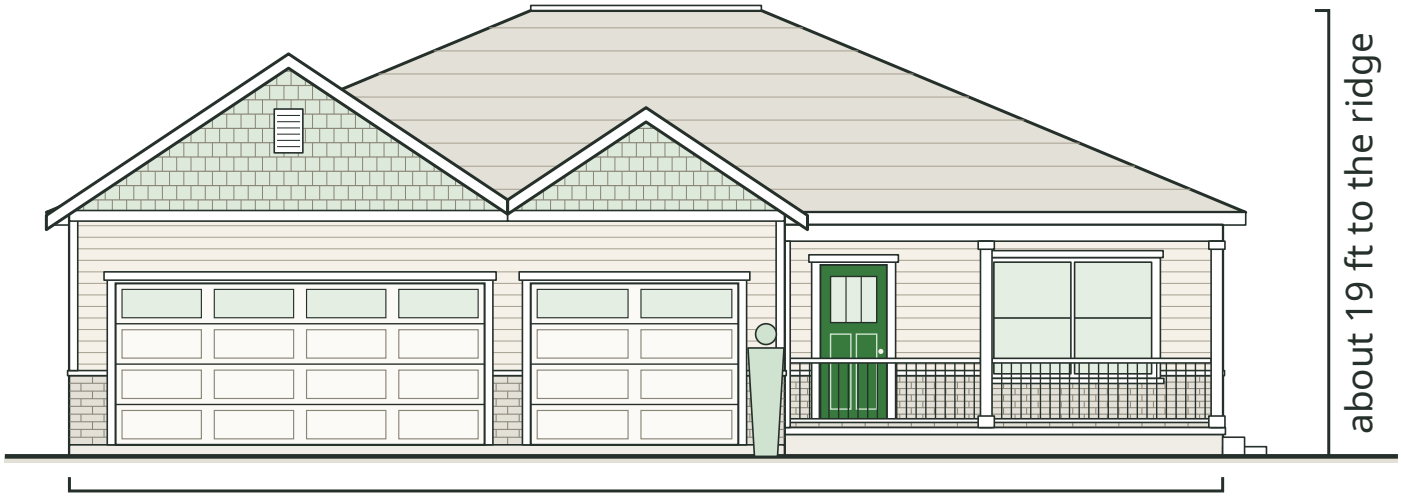
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CONCEPT D · THE HERON · ONE-LEVEL, 50 FT WIDE

Front elevation, concept

The widest rambler: a low hip roof with a pair of front gables over the three-car garage, and a long railed porch with steps at its open end.



- **Front:** 50 ft wide, the full width of the plan; ridge about 19 ft above grade.
- **Garage:** 16 ft and 9 ft overhead doors, where the plan has them.
- **Porch:** 19 ft covered porch (38% of the front) with 18.2 ft of railing; steps off the open end.
- **Windows:** Every street-facing window and the front door of the main level, at their plan positions.
- **Finishes:** Lap siding above a 3.5 ft brick wainscot, shingle-pattern gables over the garage doors and a half-glass front door.

DRAWN FROM THE PLAN

The wall lines, garage doors, porch, front door and windows come straight from the floor plan on the previous page, so the two always agree. Heights, roof pitches and finishes are assumptions for illustration; your builder sets them.

Assumed for this drawing: main floor 1.5 ft above grade, 9 ft main ceiling, hip roof at 5:12 with 8:12 front gables, carried forward over the porch; ridge about 19 ft above grade. Garage doors 16 × 7 ft and 9 × 7 ft. Lap siding with shingle-pattern gables, 3.5 ft brick wainscot. Covered porch 19 ft wide (38% of the front) with 18.2 ft of railing (36%), steps at the side. Figure is 5 ft 9 in tall. **Concept plan, not a construction drawing.** An original design drawn to show one way this plan could look from the street; it is not a copy of any published plan or existing house. Exterior materials and colors, and the final design, are chosen with your builder and must meet the City of Rosemount's standards.

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