

**ARCHITECTS  
NORTHWEST**

Your Family Architect



For Questions and Ordering

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## **ORIA - M4260B2S-0**

Total Area: **4168 Sq. Ft.**  
Garage Area: **676 Sq. Ft.**  
Garage Size: **2**  
Stories: **2**  
Bedrooms : **5**  
Full Baths : **4**  
Half Baths : **1**  
Width : **40`-0"**  
Depth : **96`-0"**  
Height : **28`-0"**  
Foundation : **Crawl Space**



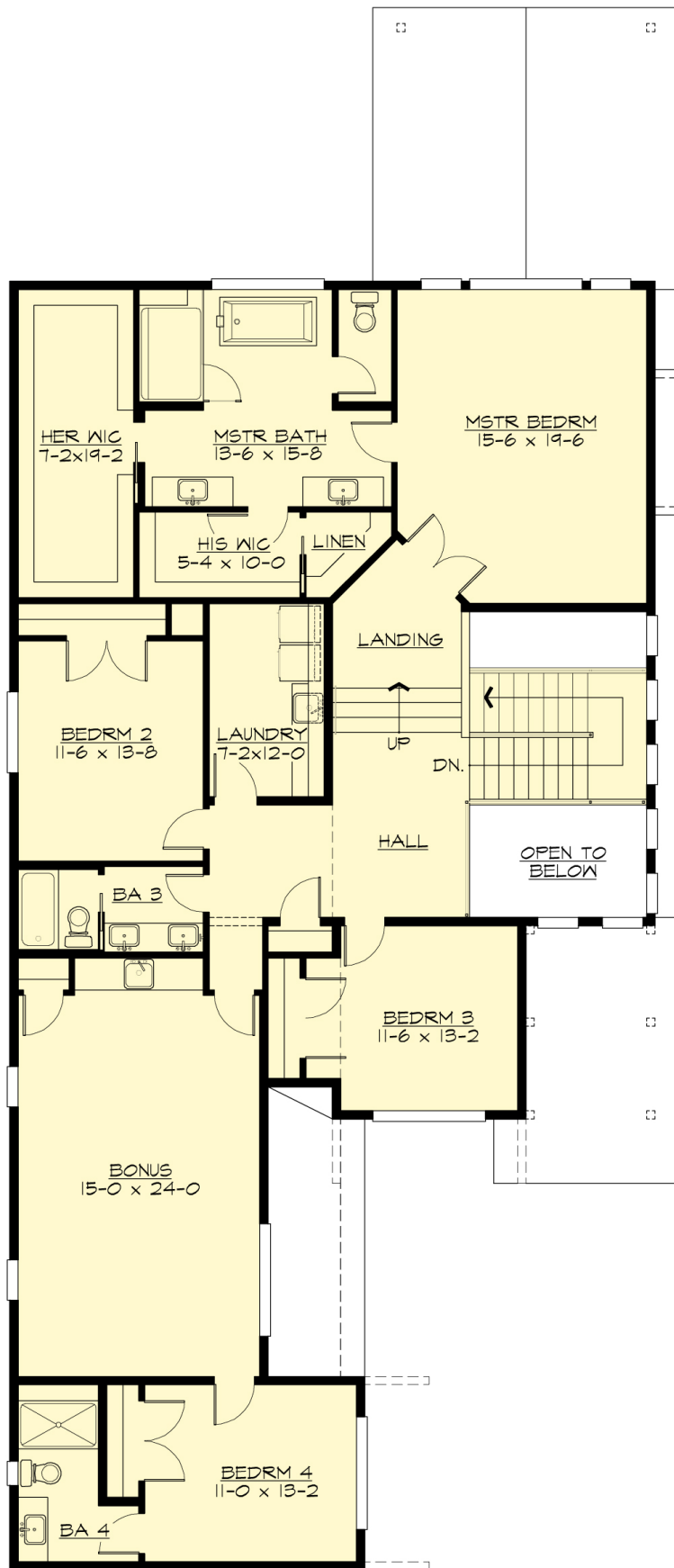
# **ORIA - M4260B2S-0**

## **MAIN FLOOR**



# **ORIA - M4260B2S-0**

## **UPPER FLOOR**



# ORIA - M4260B2S-0

## PLAN DETAILS

### Area Summary

Total Area:	<b>4168 Sq. Ft.</b>
Main Floor:	<b>1916 Sq. Ft.</b>
Upper Floor:	<b>2252 Sq. Ft.</b>
Garage Floor:	<b>676 Sq. Ft.</b>

### General Information

Stories:	<b>2</b>
Width:	<b>40`-0"</b>
Depth:	<b>96`-0"</b>
Height:	<b>28`-0"</b>

### Architectural Style

Contemporary  
Modern  
Northwest

### Number of Rooms

Bedrooms:	<b>5</b>
Full Baths:	<b>4</b>
Half Baths:	<b>1</b>

### Garage

Garage Size:	<b>2</b>
Garage Door Location:	<b>Side</b>

### Roof Pitches

Primary:	<b>6:12</b>
Secondary:	<b>3:12</b>

### Wall Heights

Main:	<b>11-0"</b>
Upper:	<b>9-0"</b>

### Foundation Type

Crawl Space

### Roof Framing

Trusses

### Floor Load

Live (lbs):	<b>40 PSF</b>
Dead (lbs):	<b>10 PSF</b>

### Roof Load

Live (lbs):	<b>25 PSF</b>
Dead (lbs):	<b>15 PSF</b>
Wind:	<b>85 MPH</b>

### Design Features

- Bonus Space @ & Upper Floor
- Den/Office
- Rear Porch
- Great Room
- Laundry Room @ & Upper Floor
- Master Bedroom @ Upper Floor Rear
- Contemporary Home Plans
- Modern Home Plans
- Northwest Floor Plans
- Narrow Lot House Plans
- View Lot (Rear) Plans