

**ARCHITECTS
NORTHWEST**

Your Family Architect



For Questions and Ordering

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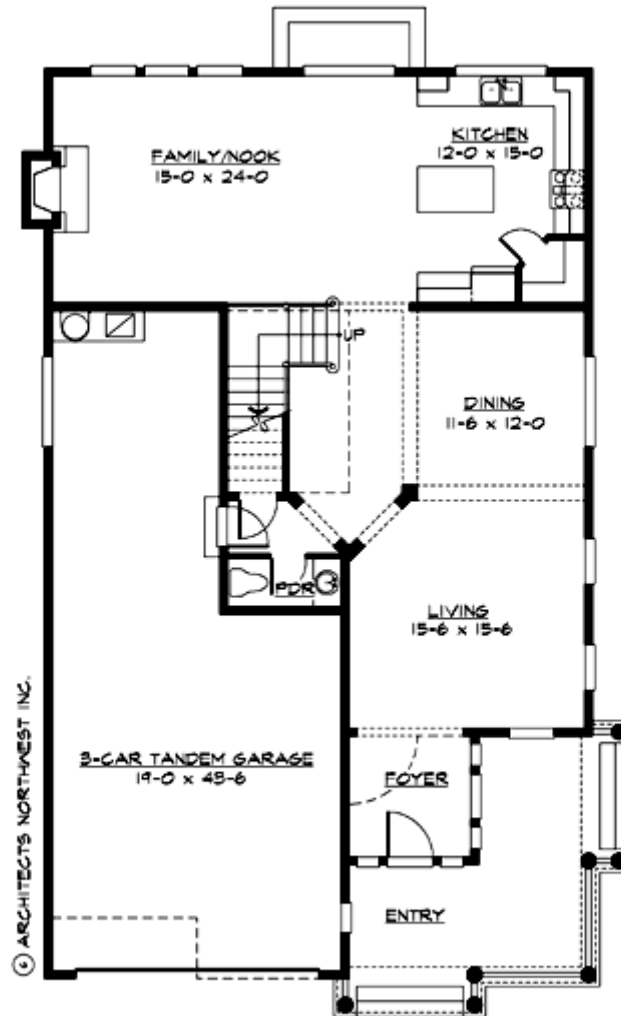
RIVERS EDGE - M2965B3FT-0

Total Area: **3040 Sq. Ft.**
Garage Area: **725 Sq. Ft.**
Garage Size: **3**
Stories: **2**
Bedrooms : **4**
Full Baths : **2**
Half Baths : **1**
Width : **39`-0"**
Depth : **63`-0"**
Height : **30`-6"**
Foundation : **Crawl Space**



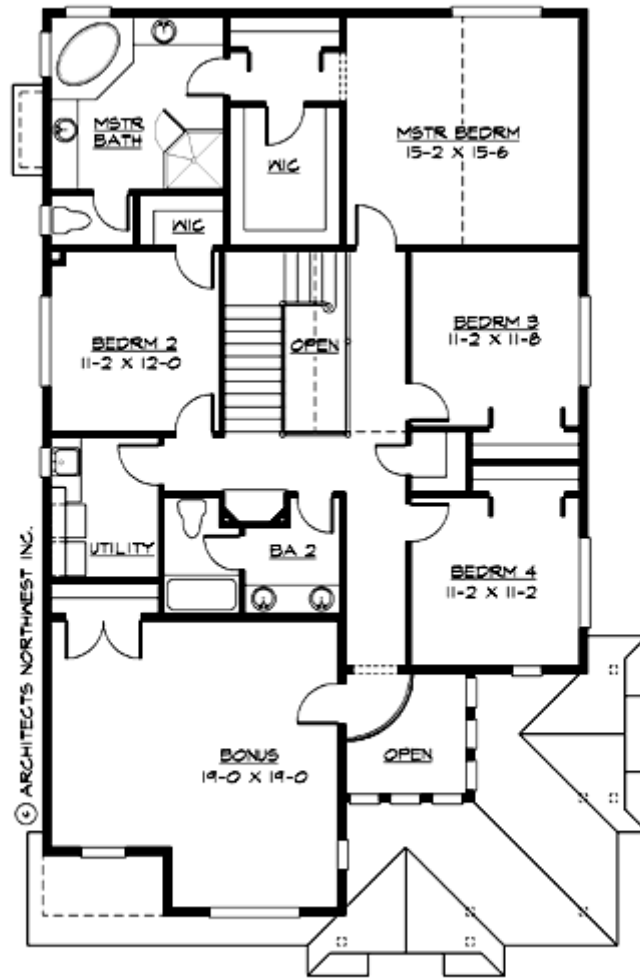
RIVERS EDGE - M2965B3FT-0

MAIN FLOOR



RIVERS EDGE - M2965B3FT-0

UPPER FLOOR



RIVERS EDGE - M2965B3FT-0

PLAN DETAILS

Area Summary

Total Area:	3040 Sq. Ft.
Main Floor:	1250 Sq. Ft.
Upper Floor:	1790 Sq. Ft.
Garage Floor:	725 Sq. Ft.

General Information

Stories:	2
Width:	39`-0"
Depth:	63`-0"
Height:	30`-6"

Architectural Style

Hampton
Shingle
Traditional

Number of Rooms

Bedrooms:	4
Full Baths:	2
Half Baths:	1

Garage

Garage Size:	3
Garage Door Location:	Front
Garage Type:	Tandem

Roof Pitches

Primary:	8:12
Secondary:	4:12

Wall Heights

Main:	9-0"
Upper:	8-0"

Foundation Type

Crawl Space

Roof Framing

Trusses

Floor Load

Live (lbs):	40 PSF
Dead (lbs):	10 PSF

Roof Load

Live (lbs):	25 PSF
Dead (lbs):	15 PSF
Wind:	85 MPH

Design Features

- Bonus Space @ & Upper Floor
- Front Porch
- Great Room
- Laundry Room @ & Upper Floor
- Master Bedroom @ Upper Floor Rear
- Hampton House Plans
- Shingle House Plans
- Traditional House Plans
- Narrow Lot House Plans
- Small House Plans