

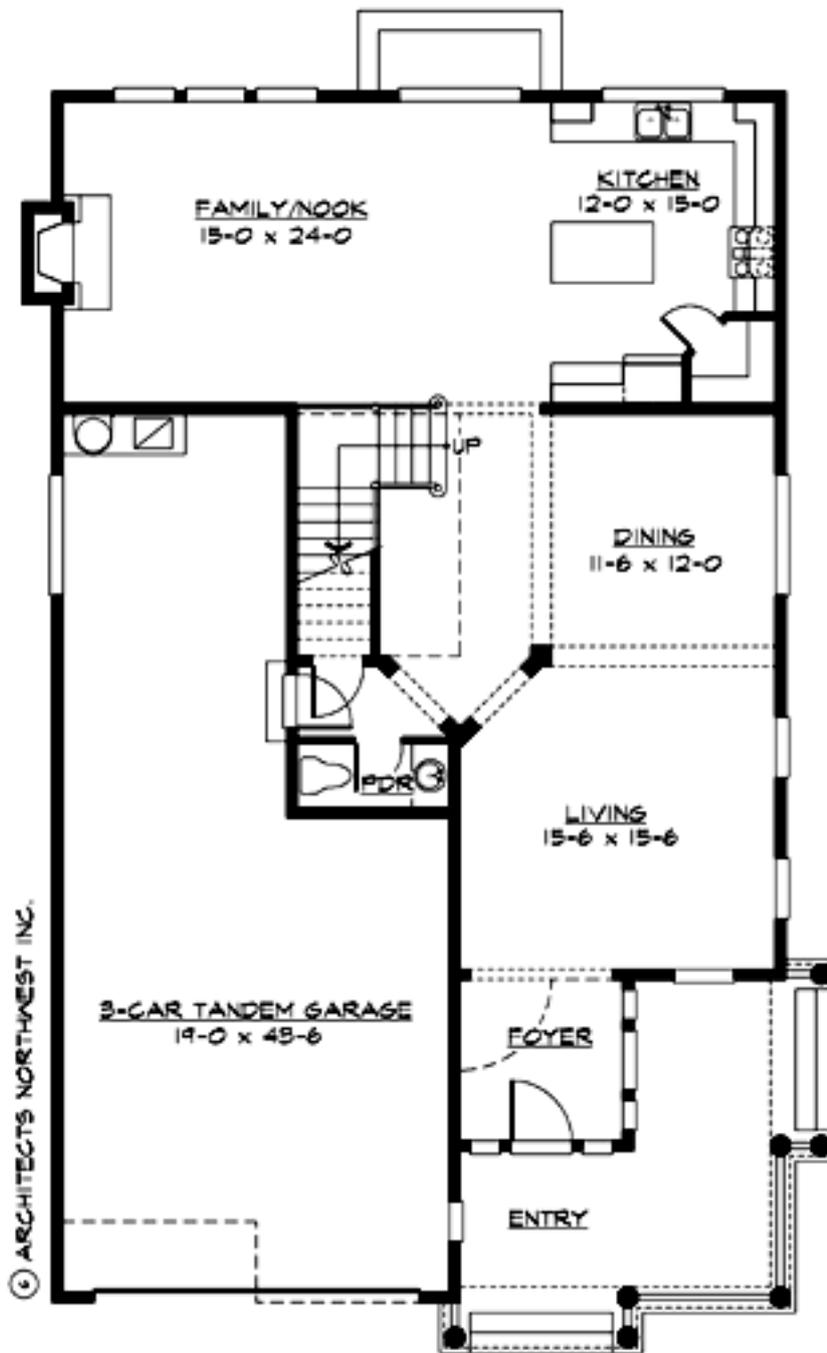
## RIVERS EDGE - M2965B3FT-0

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**



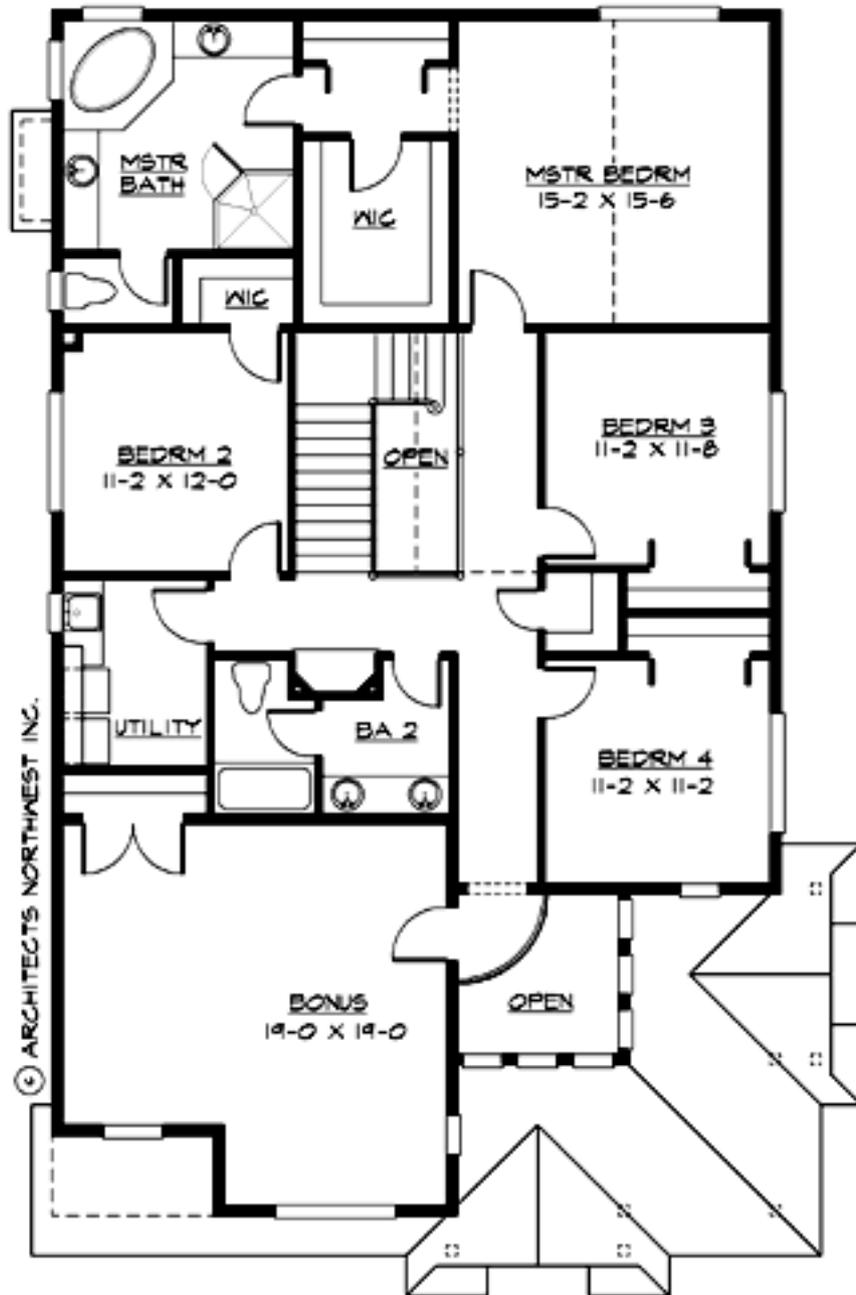
# RIVERS EDGE - M2965B3FT-0

## MAIN FLOOR



# RIVERS EDGE - M2965B3FT-0

## UPPER FLOOR



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# RIVERS EDGE - M2965B3FT-0

## PLAN DETAILS

### Area Summary

Total Area:	<b>3040 Sq. Ft.</b>
Main Floor:	<b>1250 Sq. Ft.</b>
Upper Floor:	<b>1790 Sq. Ft.</b>
Garage Floor:	<b>725 Sq. Ft.</b>

### General Information

Stories:	<b>2</b>
Width:	<b>39`-0"</b>
Depth:	<b>63`-0"</b>
Height:	<b>30`-6"</b>

### Architectural Style

Hampton  
Shingle  
Traditional

### Number of Rooms

Bedrooms:	<b>4</b>
Full Baths:	<b>2</b>
Half Baths:	<b>1</b>

### Garage

Garage Size:	<b>3</b>
Garage Door Location:	<b>Front</b>
Garage Type:	<b>Tandem</b>

### Roof Pitches

Primary:	<b>8:12</b>
Secondary:	<b>4:12</b>

### Wall Heights

Main:	<b>9-0"</b>
Upper:	<b>8-0"</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
- 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