

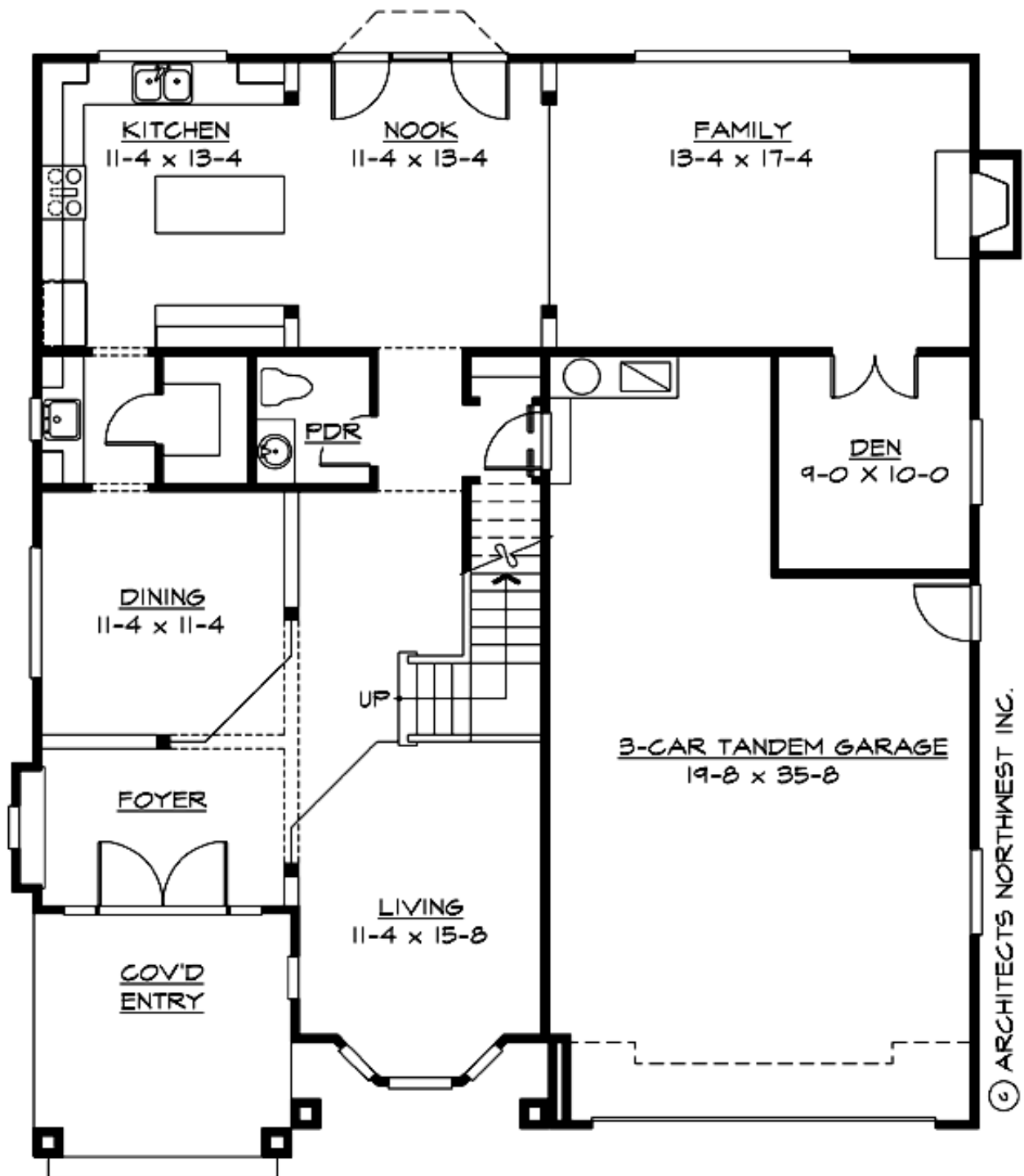
## **SELWAY RIVER - M3050B3FT-0**

Total Area: **3151 Sq. Ft.**  
Garage Area: **617 Sq. Ft.**  
Garage Size: **3**  
Stories: **2**  
Bedrooms : **4**  
Full Baths : **2**  
Half Baths : **1**  
Width : **44'-0"**  
Depth : **53'-0"**  
Height : **30'-0"**  
Foundation : **Crawl Space**



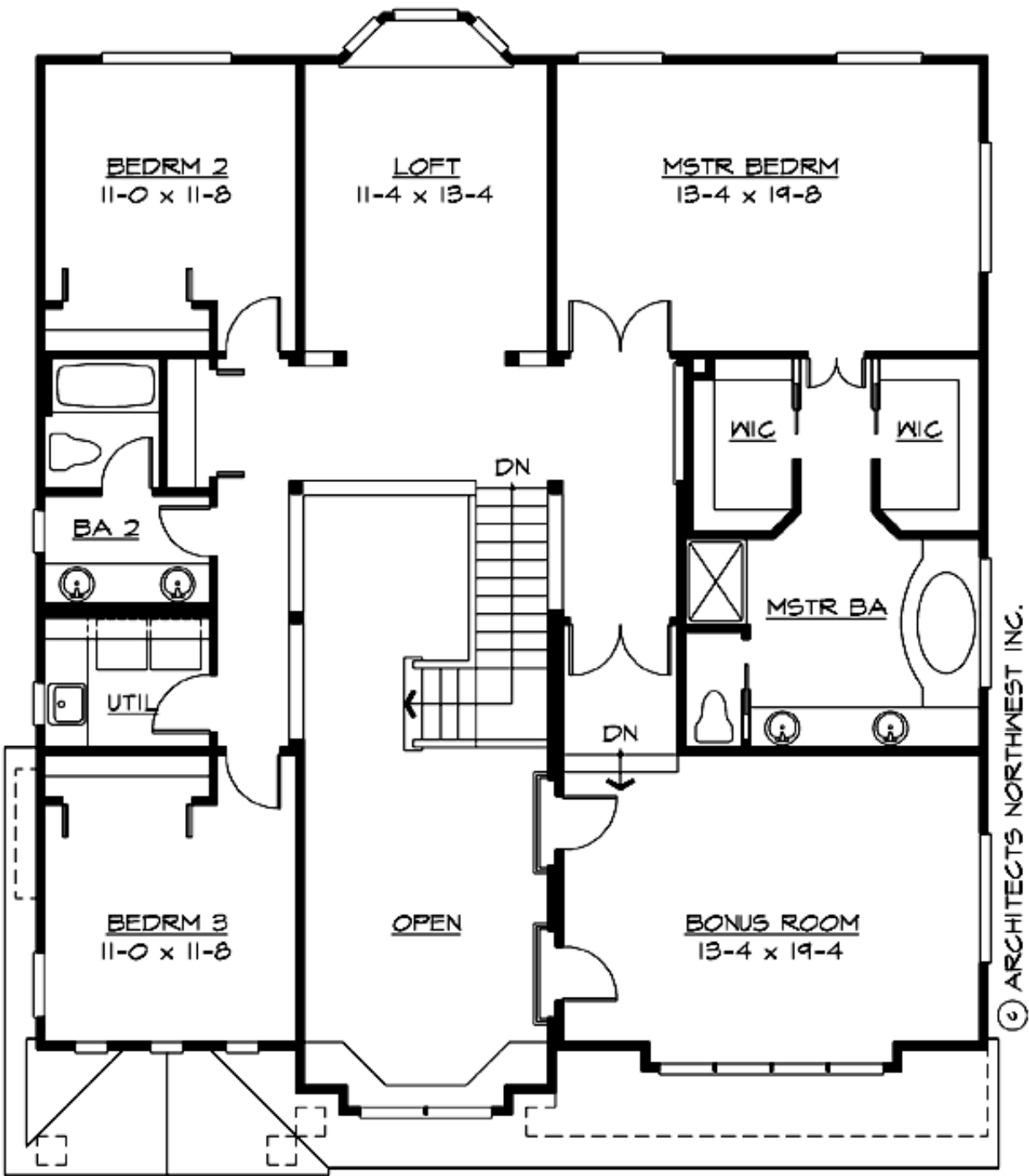
# SELWAY RIVER - M3050B3FT-0

## MAIN FLOOR



**SELWAY RIVER - M3050B3FT-0**

**UPPER FLOOR**



# SELWAY RIVER - M3050B3FT-0

## PLAN DETAILS

### Area Summary

|               |                     |
|---------------|---------------------|
| Total Area:   | <b>3151 Sq. Ft.</b> |
| Main Floor:   | <b>1415 Sq. Ft.</b> |
| Upper Floor:  | <b>1736 Sq. Ft.</b> |
| Garage Floor: | <b>617 Sq. Ft.</b>  |

### General Information

|          |               |
|----------|---------------|
| Stories: | <b>2</b>      |
| Width:   | <b>44`-0"</b> |
| Depth:   | <b>53`-0"</b> |
| Height:  | <b>30`-0"</b> |

### Architectural Style

Craftsman  
Northwest  
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>6:12</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
- Den/Office
- Great Room
- Laundry Room @ & Upper Floor
- Master Bedroom @ Upper Floor Rear
- Craftsman House Plans
- Northwest Floor Plans
- Traditional House Plans
- Narrow Lot House Plans
- View Lot (Rear) Plans