

**ARCHITECTS
NORTHWEST**

Your Family Architect



For Questions and Ordering

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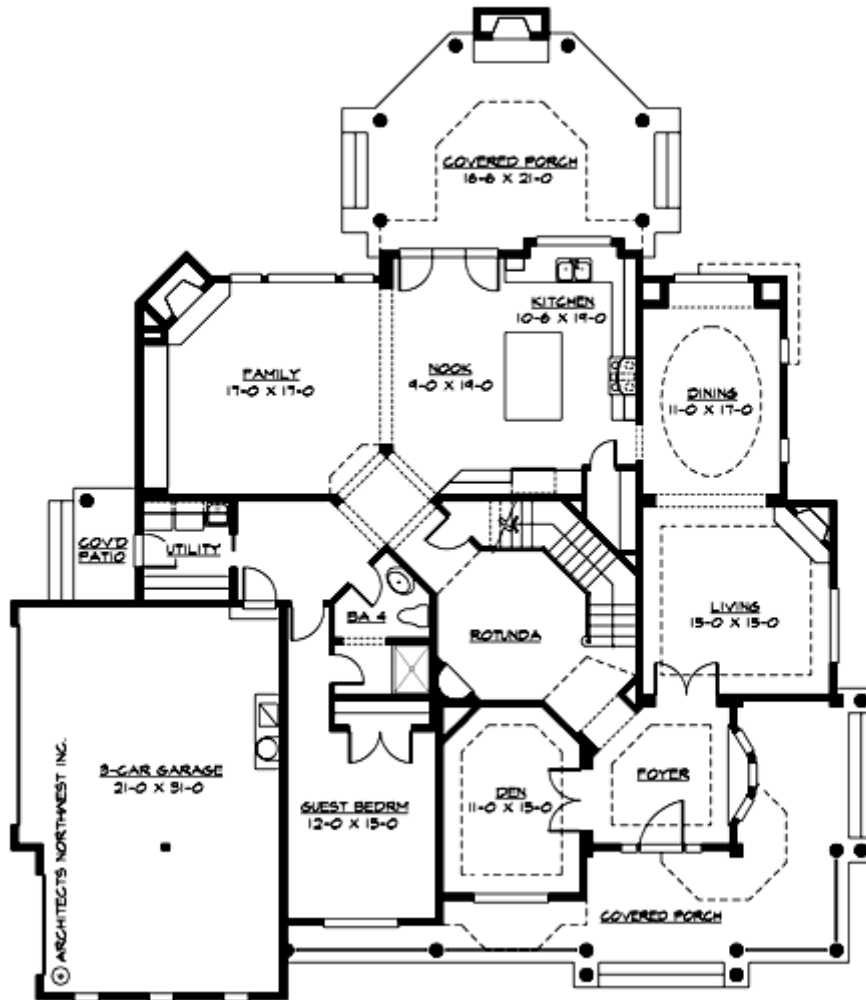
VICTORIA GRAND - M4460A3S-0

Total Area: **4460 Sq. Ft.**
Garage Area: **680 Sq. Ft.**
Garage Size: **3**
Stories: **2**
Bedrooms : **5**
Full Baths : **4**
Half Baths :
Width : **69`-0"**
Depth : **80`-0"**
Height : **39`-0"**
Foundation : **Crawl Space**



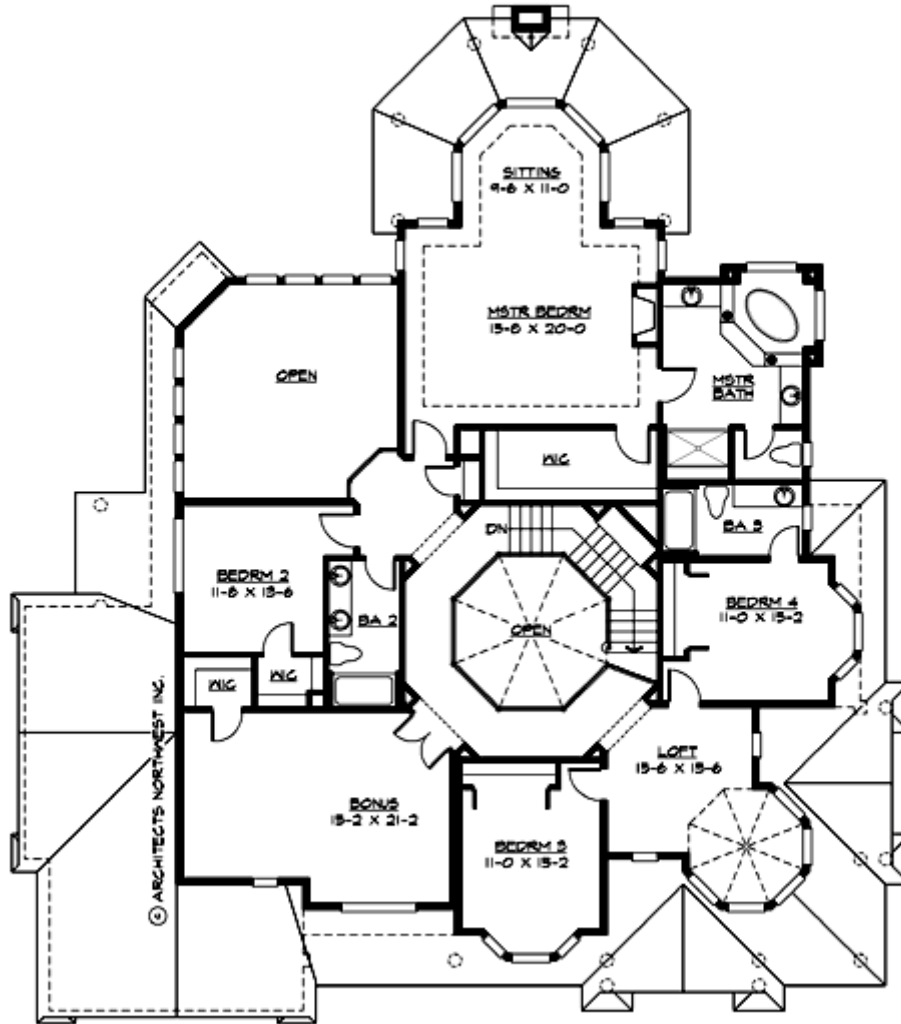
VICTORIA GRAND - M4460A3S-0

MAIN FLOOR



VICTORIA GRAND - M4460A3S-0

UPPER FLOOR



VICTORIA GRAND - M4460A3S-0

PLAN DETAILS

Area Summary

Total Area:	4460 Sq. Ft.
Main Floor:	2300 Sq. Ft.
Upper Floor:	2160 Sq. Ft.
Garage Floor:	680 Sq. Ft.

General Information

Stories:	2
Width:	69`-0"
Depth:	80`-0"
Height:	39`-0"

Architectural Style

Farmhouse
Shingle
Victorian

Number of Rooms

Bedrooms:	5
Full Baths:	4

Garage

Garage Size:	3
Garage Door Location:	Side

Roof Pitches

Primary:	10:12
Secondary:	4:12

Wall Heights

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

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
- Den/Office
- Wrap-Around Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Upper Floor Rear
- Farmhouse Home Plans
- Shingle House Plans
- Victorian House Designs
- Wide Lot House Plans