



Your Family Architect



For Questions and Ordering

**Call: 1-888-272-4100**

E-mail: [Info@ArchitectsNW.com](mailto:Info@ArchitectsNW.com)

## **BREAKWATER BAY - M3605A3FT-0DB**

Total Area: **4510 Sq. Ft.**

Garage Area: **695 Sq. Ft.**

Garage Size: **3**

Stories: **3**

Bedrooms : **5**

Full Baths : **4**

Half Baths : **1**

Width : **56`-6"**

Depth : **69`-6"**

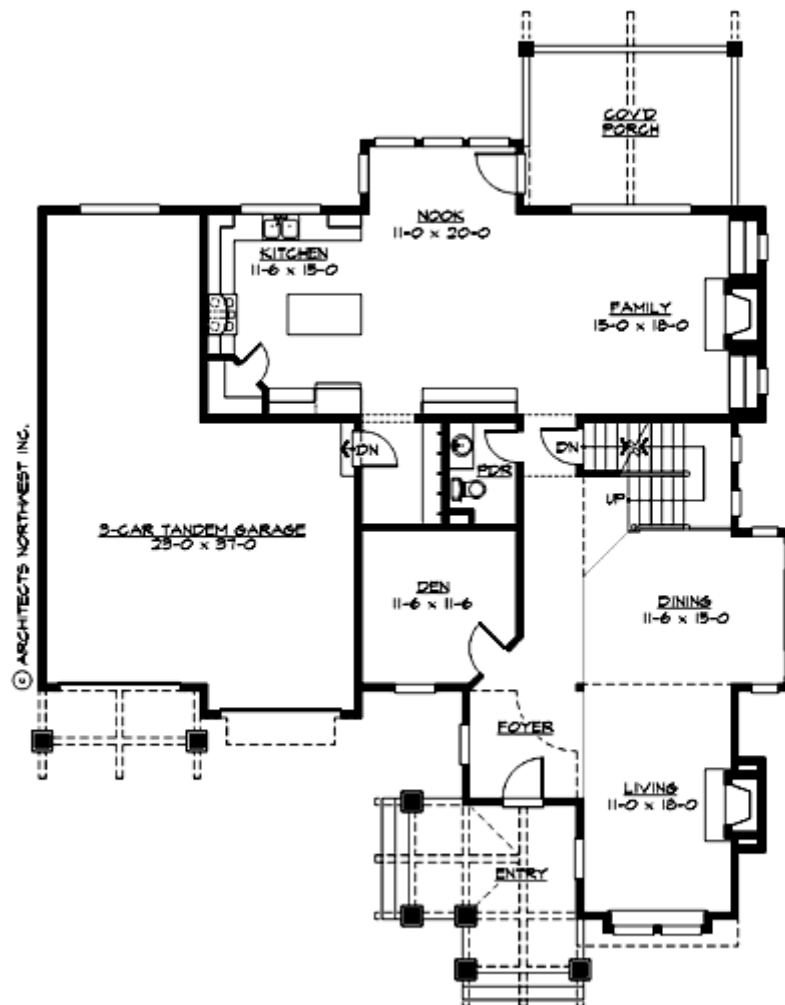
Height : **27`-6"**

Foundation : **Basement**



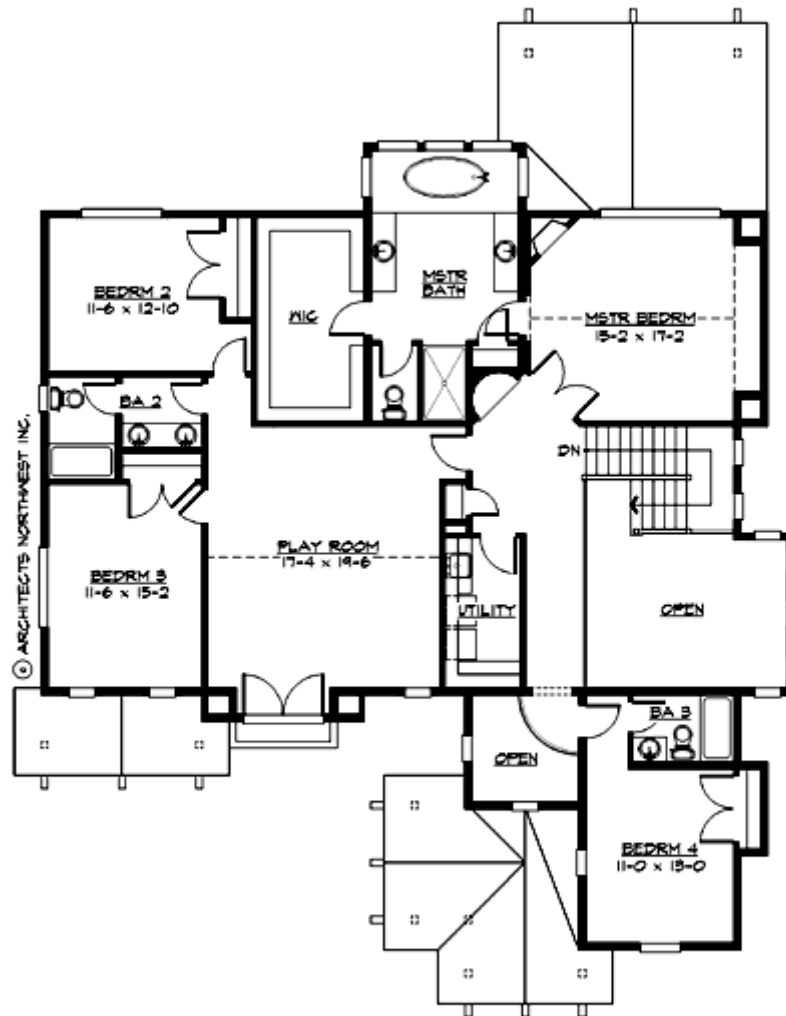
# BREAKWATER BAY - M3605A3FT-0DB

## MAIN FLOOR



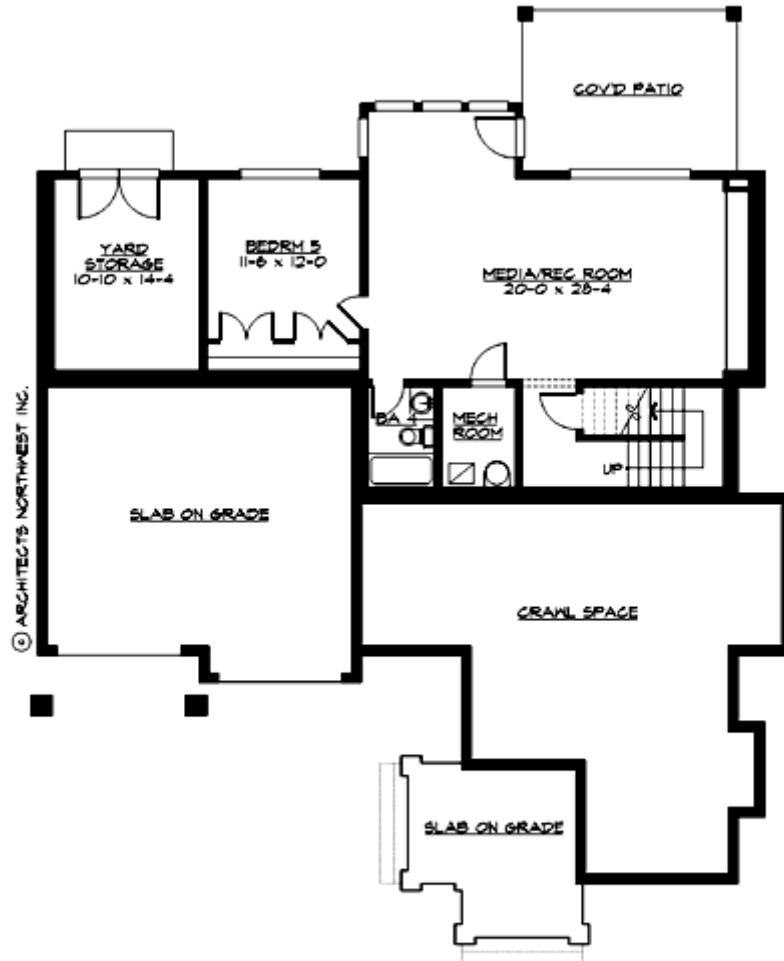
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## UPPER FLOOR



# BREAKWATER BAY - M3605A3FT-0DB

## LOWER FLOOR



# BREAKWATER BAY - M3605A3FT-0DB

## PLAN DETAILS

### Area Summary

|               |              |
|---------------|--------------|
| Total Area:   | 4510 Sq. Ft. |
| Main Floor:   | 1605 Sq. Ft. |
| Upper Floor:  | 2000 Sq. Ft. |
| Lower Floor:  | 695 Sq. Ft.  |
| Garage Floor: | 695 Sq. Ft.  |

### General Information

|          |        |
|----------|--------|
| Stories: | 3      |
| Width:   | 56`-6" |
| Depth:   | 69`-6" |
| Height:  | 27`-6" |

### Architectural Style

Craftsman  
Lodge  
Shingle

### Number of Rooms

|             |   |
|-------------|---|
| Bedrooms:   | 5 |
| Full Baths: | 4 |
| Half Baths: | 1 |

### Garage

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

### Roof Pitches

|          |      |
|----------|------|
| Primary: | 6:12 |
|----------|------|

### Wall Heights

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

### Foundation Type

Daylight Basement

### 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 & Lower Floor
- Den/Office
- Rear Porch
- Great Room
- Laundry Room @ & Upper Floor
- Master Bedroom @ Upper Floor Front
- Craftsman House Plans
- Lodge House Plans
- Shingle House Plans
- Narrow Lot House Plans