



## RILEY - PLAN M2303D2F-0R

Total Area: 2303 sq. ft.  
Garage Area: 415 sq. ft.  
Garage Area: 415 sq. ft.  
Garage Size: 2  
Stories: 2  
Bedrooms: 4  
Full Baths: 2  
Half Baths: 1  
Width: 35'-0"  
Depth: 45'-0"  
Height: 26'-8"  
Foundation: Crawl Space







**RILEY - PLAN M2303D2F-0R**

**MAIN FLOOR**





**RILEY - PLAN M2303D2F-0R**

**UPPER FLOOR**





**RILEY - PLAN M2303D2F-0R**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

**Area Summary**

Total Area: 2303 sq. ft.  
Main Floor: 984 sq. ft.  
Upper Floor: 1319 sq. ft.  
Garage Floor: 415 sq. ft.

**General Information**

Stories: 2  
Width: 35'-0"  
Depth: 45'-0"  
Height: 26'-8"

**Architectural Style**

Contemporary  
Mountain  
Prarie

**Number of Rooms**

Bedrooms: 4  
Full Baths: 2  
Half Baths: 1

**Garage**

Garage Size: 2  
Garage Door Location: Front

**Roof Pitches**

Primary: 4:12  
Secondary: 6:12

**Wall Heights**

Main: 10'-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**

- Den/Office
- Front Porch
- Great Room
- Laundry Room @ Upper Floor
- Master Bedroom @ Upper Floor Front
- Narrow Lot
- New Plan