

## HIGHLANDER - PLAN M3486A2S-0DB

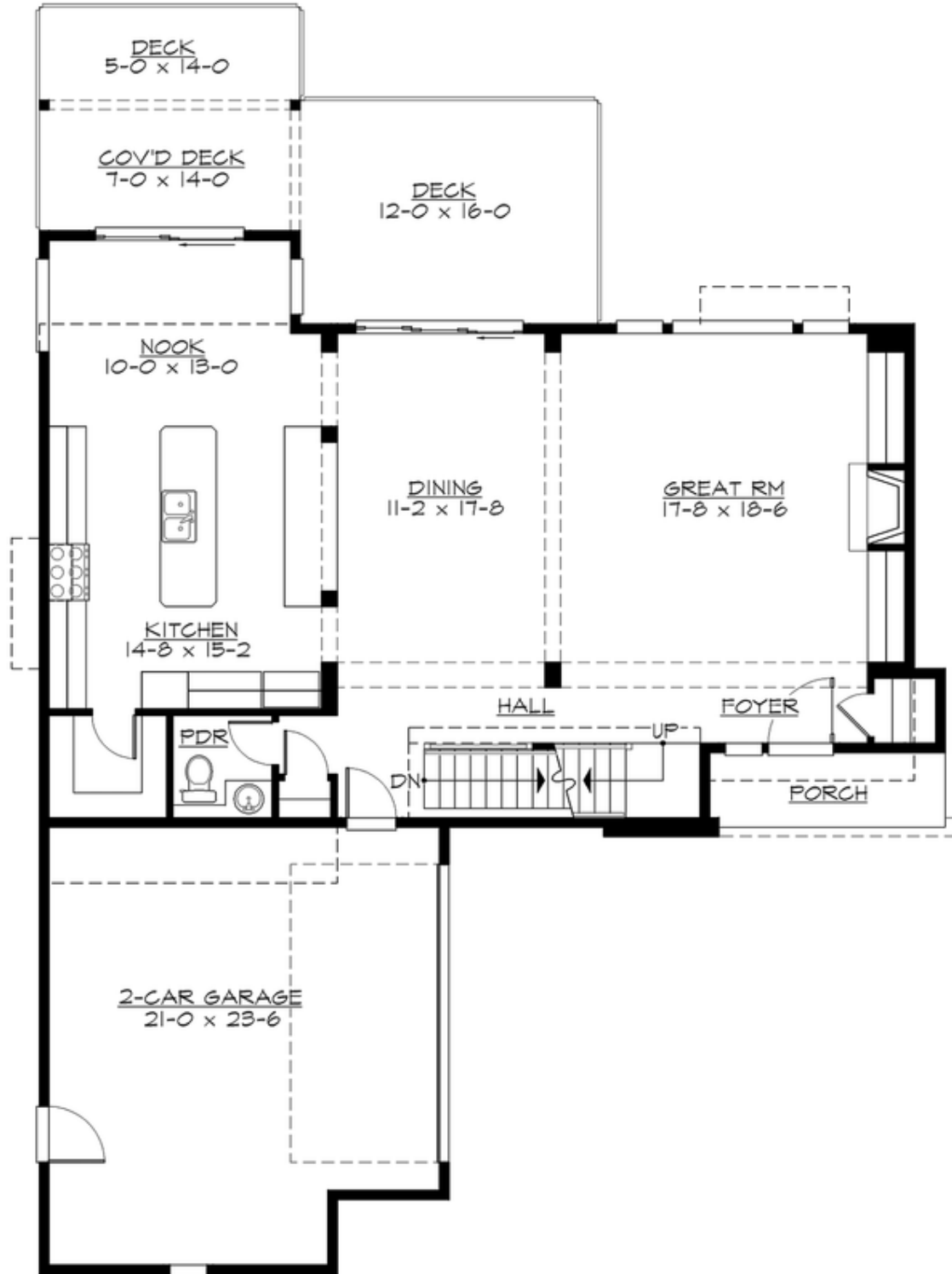
Total Area: 3486 sq. ft.  
Garage Area: 504 sq. ft.  
Garage Area: 504 sq. ft.  
Garage Size: 2  
Stories: 3  
Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Width: 49'-0"  
Depth: 68'-0"  
Height: 22'-6"  
Foundation: Daylight Basement



**Unavailable in Mercer Island, WA**

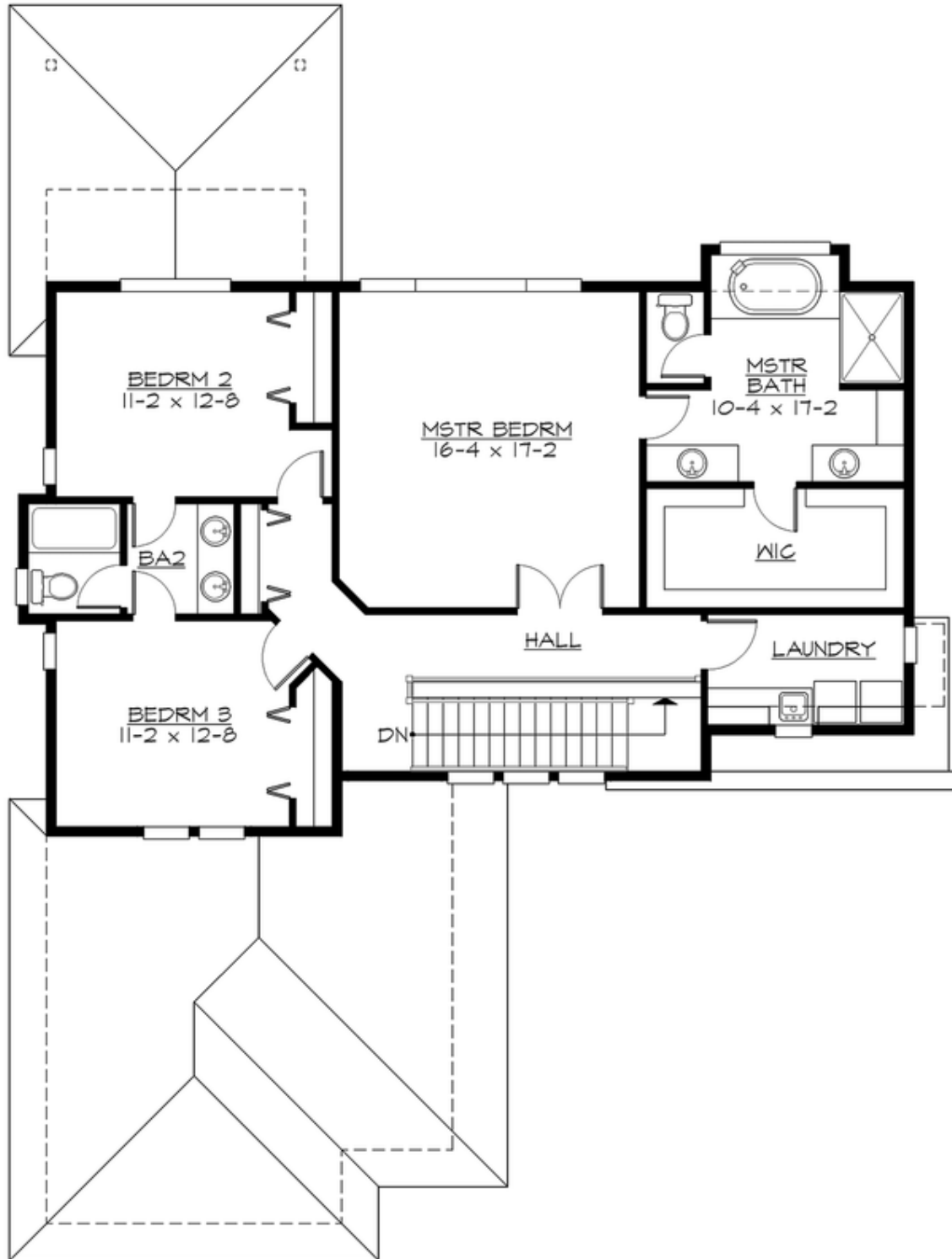
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### MAIN FLOOR



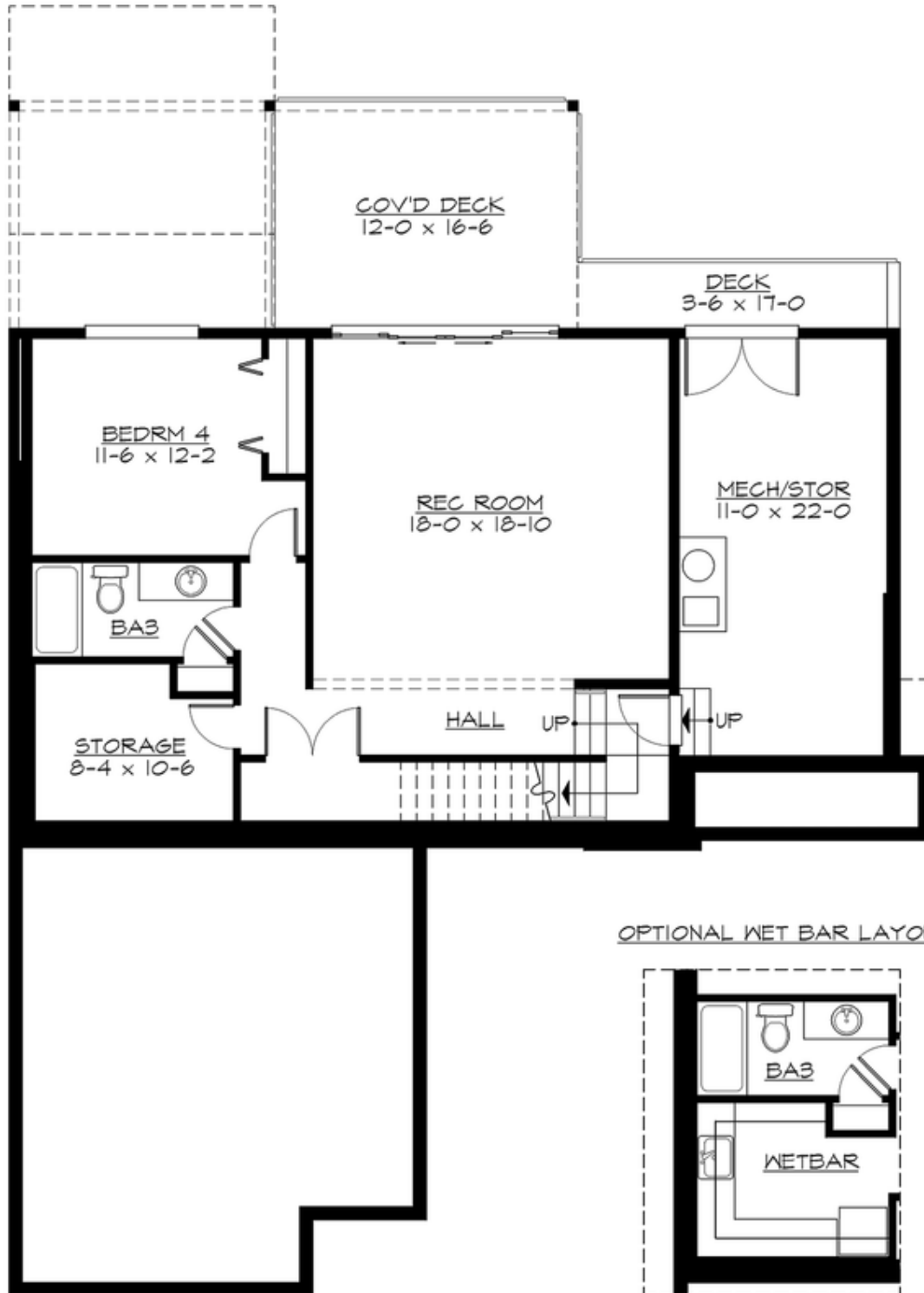
## HIGHLANDER - PLAN M3486A2S-0DB

### UPPER FLOOR



## HIGHLANDER - PLAN M3486A2S-0DB

### LOWER FLOOR



## HIGHLANDER - PLAN M3486A2S-0DB

### PLAN DETAILS

#### Area Summary

Total Area:	3486 sq. ft.
Main Floor:	1304 sq. ft.
Upper Floor:	1226 sq. ft.
Lower Floor:	956 sq. ft.
Garage Floor:	504 sq. ft.

#### General Information

Stories:	3
Width:	49'-0"
Depth:	68'-0"
Height:	22'-6"

#### Architectural Style

Contemporary  
Modern  
Prairie

#### Number of Rooms

Bedrooms:	4
Full Baths:	3
Half Baths:	1

#### Garage

Garage Size:	2
Garage Door Location:	Side

#### Roof Pitches

Primary:	3:12
Secondary:	4:12

#### Wall Heights

Main:	10'-0"
Upper:	9'-0"
3rd Floor:	8'-0"
Lower:	0'-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 @ Lower Floor
- Front and Rear Porch
- Great Room
- Laundry Room @ Upper Floor
- Master Bedroom @ Upper Floor Rear
- View Lot - Rear