

## KOKANEE - PLAN R3474A2S-0DB

Total Area: 3657 sq. ft.  
Garage Area: 564 sq. ft.  
Garage Area: 564 sq. ft.  
Garage Size: 2  
Stories: 2  
Bedrooms: 4  
Full Baths: 4  
Width: 54'-0"  
Depth: 87'-8"  
Height: 21'-0"  
Foundation: Daylight Basement

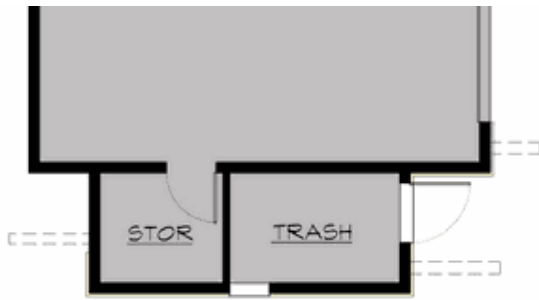


**Plan beautifully built by Merle Inc. Custom Homes**

## KOKANEE - PLAN R3474A2S-0DB

### MAIN FLOOR

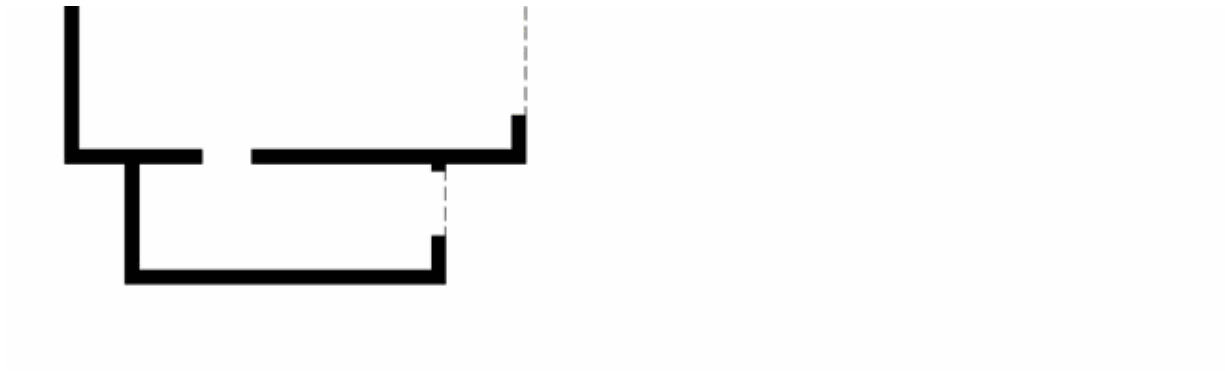




## KOKANEE - PLAN R3474A2S-0DB

### LOWER FLOOR





## KOKANEE - PLAN R3474A2S-0DB

### PLAN DETAILS

#### Area Summary

Total Area: 3657 sq. ft.  
Main Floor: 2043 sq. ft.  
Lower Floor: 1614 sq. ft.  
Garage Floor: 564 sq. ft.

#### General Information

Stories: 2  
Width: 54'-0"  
Depth: 87'-8"  
Height: 21'-0"

#### Architectural Style

Lodge  
Mountain  
Shingle

#### Number of Rooms

Bedrooms: 4  
Full Baths: 4

#### Garage

Garage Size: 2  
Garage Door Location: Side

#### Roof Pitches

Primary: 10:12  
Secondary: 8:12

#### Wall Heights

Main: 9'-0"  
Upper: 0'-0"  
3rd Floor: 0'-0"  
Lower: 9'-0"

#### Foundation Type

Daylight Basement

#### Roof Framing

Combination

#### Floor Load

Live (lbs): 40 PSF  
Dead (lbs): 10 PSF

#### Roof Load

Live (lbs): 140 PSF  
Dead (lbs): 15 PSF  
Wind: 85 MPH

#### Design Features

- Best Selling Plan
- Bonus Space @ Lower Floor
- Front and Rear Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Suncadia Collection
- Vacation Plan
- View Lot - Rear