

## SUNDOWN - PLAN R4425A3FT-0DB

Total Area: 4425 sq. ft.  
Garage Area: 670 sq. ft.  
Garage Area: 670 sq. ft.  
Garage Size: 3  
Stories: 2  
Bedrooms: 4  
Full Baths: 4  
Half Baths: 1  
Width: 80'-0"  
Depth: 72'-0"  
Height: 18'-0"  
Foundation: Daylight Basement



## SUNDOWN - PLAN R4425A3FT-0DB

### MAIN FLOOR



## SUNDOWN - PLAN R4425A3FT-0DB

### LOWER FLOOR



## **SUNDOWN - PLAN R4425A3FT-0DB**

### **PLAN DETAILS**

#### **Area Summary**

Total Area: 4425 sq. ft.  
Main Floor: 2640 sq. ft.  
Lower Floor: 1785 sq. ft.  
Garage Floor: 670 sq. ft.

#### **General Information**

Stories: 2  
Width: 80'-0"  
Depth: 72'-0"  
Height: 18'-0"

#### **Architectural Style**

Contemporary  
Modern  
Northwest

#### **Number of Rooms**

Bedrooms: 4  
Full Baths: 4  
Half Baths: 1

#### **Garage**

Garage Size: 3  
Garage Door Location: Front

#### **Roof Pitches**

Primary: 3:12

#### **Wall Heights**

Main: 10'-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 @ Lower Floor
- Den/Office
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Rear Porch
- Wide Lot