

Unavailable in Mercer Island, WA

## HIGHLANDER - PLAN M3486A2S-0DB

## MAIN FLOOR


(2)

For Questions and Ordering
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## HIGHLANDER - PLAN M3486A2S-0DB

## UPPER FLOOR



## 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:
Width: 49'-0"
Depth:
68'-0"
Height:
$22^{\prime}-6 "$

## Architectural Style

Contemporary
Modern
Prarie

## 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: $\quad 4: 12$
Wall Heights

| Main: | $10^{\prime}-0^{\prime \prime}$ |
| :--- | ---: |
| Upper: | $9^{\prime}-0^{\prime \prime}$ |
| 3rd Floor: | $8^{\prime}-0^{\prime \prime}$ |
| Lower: | $0^{\prime}-00^{\prime \prime}$ |

## Foundation Type

Daylight Basement

## Roof Framing

Trusses
Floor Load
Live (lbs): $\quad 40$ PSF
Dead (lbs): 10 PSF
Roof Load
Live (lbs): $\quad 25$ 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

