



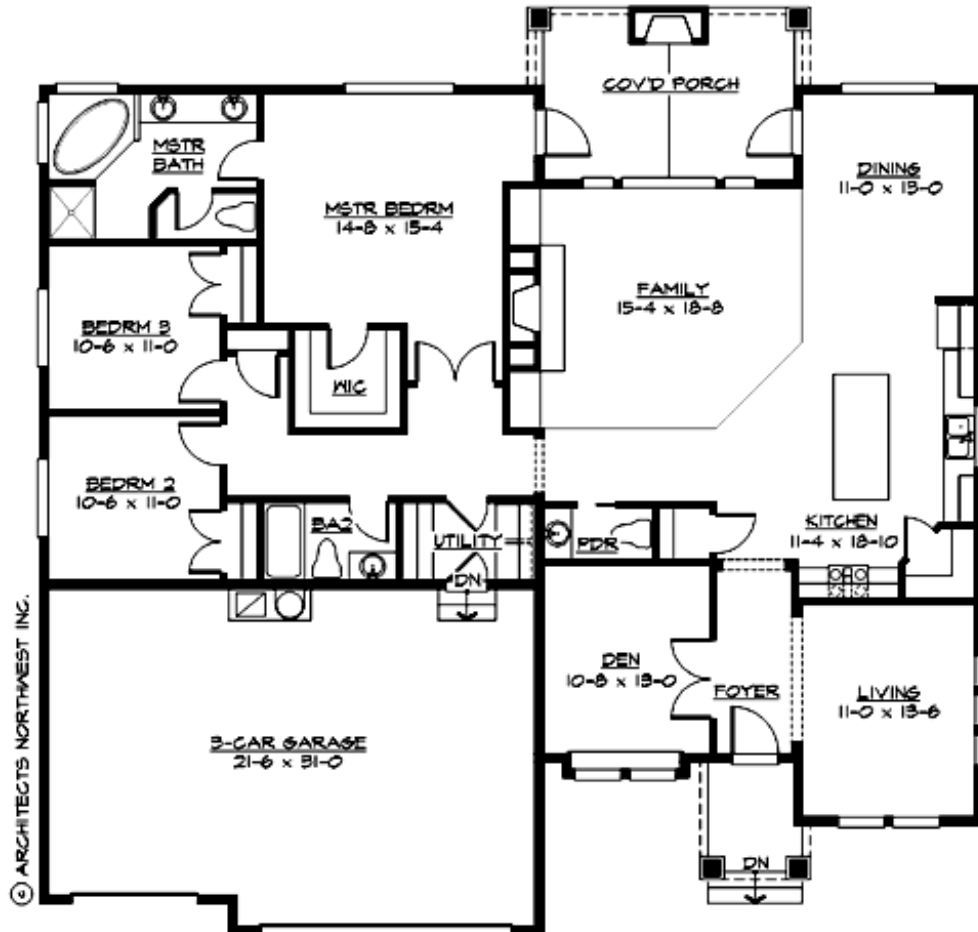
## SANDPOINT - PLAN R2186A3F-0

Total Area: 2186 sq. ft.  
Garage Area: 674 sq. ft.  
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Garage Size: 3  
Stories: 1  
Bedrooms: 3  
Full Baths: 2  
Half Baths: 1  
Width: 60'-0"  
Depth: 59'-0"  
Height: 18'-6"  
Foundation: Crawl Space



## SANDPOINT - PLAN R2186A3F-0

### MAIN FLOOR





## SANDPOINT - PLAN R2186A3F-0

### PLAN DETAILS

#### Area Summary

Total Area: 2186 sq. ft.  
Main Floor: 2186 sq. ft.  
Garage Floor: 674 sq. ft.

#### General Information

Stories: 1  
Width: 60'-0"  
Depth: 59'-0"  
Height: 18'-6"

#### Architectural Style

Craftsman  
Northwest  
Shingle

#### Number of Rooms

Bedrooms: 3  
Full Baths: 2  
Half Baths: 1

#### Garage

Garage Size: 3  
Garage Door Location: Front

#### Roof Pitches

Primary: 5:12

#### Wall Heights

Main: 9'-0"  
Upper: 0'-0"  
3rd Floor: 0'-0"  
Lower: 0'-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
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Rear Porch
- Small Plan
- View Lot - Rear