



KOKANEE - PLAN R3474A2S-0DB

Total Area: 3657 sq. ft.
Garage Area: 564 sq. ft.
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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

Foundation Type

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