



## SANDPOINT - PLAN R2186A3F-0

Total Area: 2186 sq. ft.  
Garage Area: 674 sq. ft.  
Garage Area: 674 sq. ft.  
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**

**Foundation Type**

**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