



## MONTREAUX - PLAN R3876A3F-0DB

Total Area: 3876 sq. ft.  
Garage Area: 704 sq. ft.  
Garage Area: 704 sq. ft.  
Garage Size: 3  
Stories: 2  
Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Width: 90'-0"  
Depth: 53'-0"  
Height: 16'-0"  
Foundation: Daylight Basement







**MONTREAUX - PLAN R3876A3F-0DB**

**MAIN FLOOR**

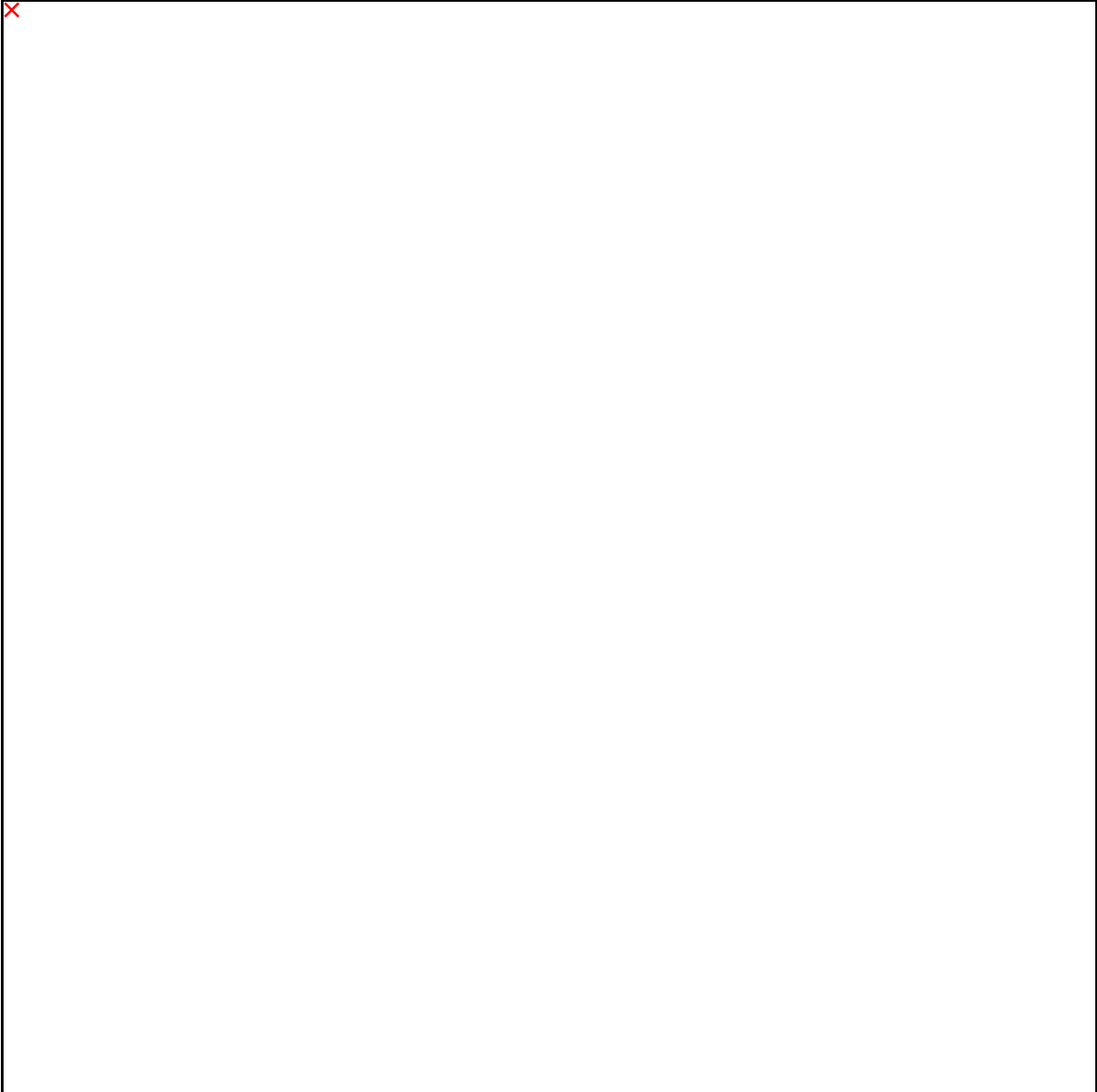




## MONTREUX - PLAN R3876A3F-0DB

### LOWER FLOOR





**MONTREAUX - PLAN R3876A3F-0DB**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

### Area Summary

Total Area: 3876 sq. ft.  
Main Floor: 2459 sq. ft.  
Lower Floor: 1417 sq. ft.  
Garage Floor: 704 sq. ft.

### General Information

Stories: 2  
Width: 90'-0"  
Depth: 53'-0"  
Height: 16'-0"

### Architectural Style

Contemporary  
Prairie  
Ranch

### Number of Rooms

Bedrooms: 4  
Full Baths: 3  
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: 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
- Laundry Room @ Main Floor
- Living & Family Room
- Master Bedroom @ Main Floor Rear
- Wide Lot