



## ELLENSBURG - PLAN R2195A3FA-0DB

Total Area: 3634 sq. ft.  
Garage Area: 1023 sq. ft.  
Garage Area: 1023 sq. ft.  
Garage Size: 3  
Stories: 2  
Bedrooms: 2  
Full Baths: 3  
Half Baths: 1  
Width: 110'-0"  
Depth: 61'-0"  
Height: 21'-6"  
Foundation: Daylight Basement



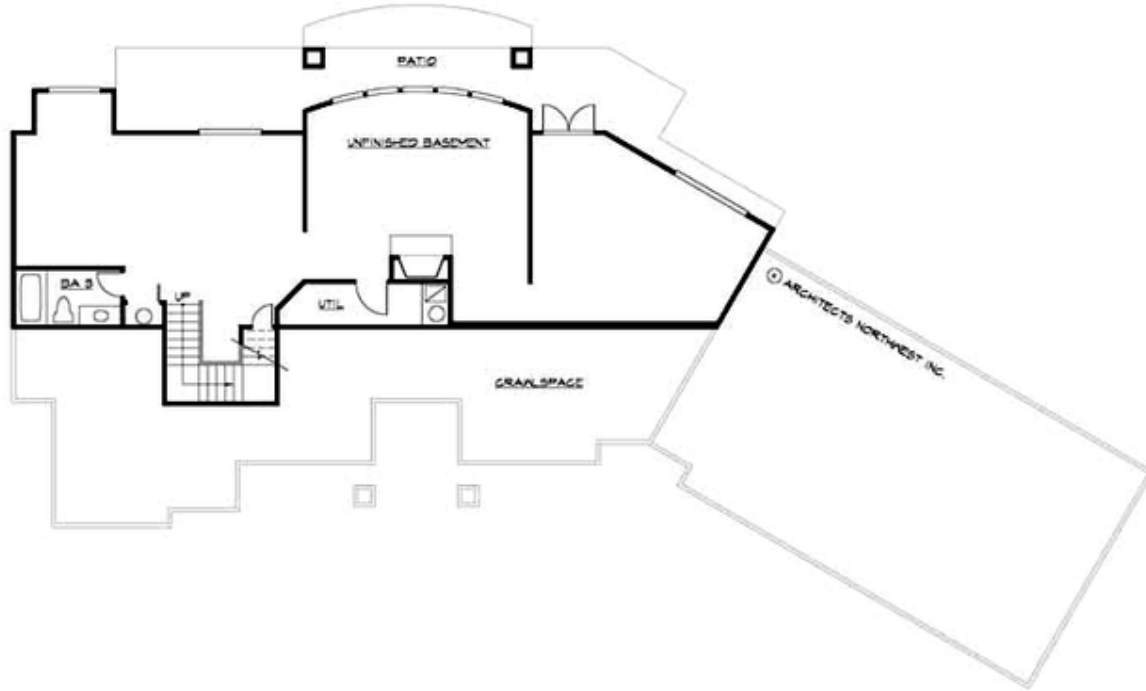


A detailed floor plan of a 3,000 sq. ft. house with a 3-car garage. The plan includes a large Great Room (17-0 x 21-4) with a fireplace and access to a back deck. A central dining area (12-0 x 13-0) is adjacent to a kitchen (12-0 x 13-6) with a breakfast room (8-6 x 10-2). The house features a covered entry, a foyer, and a den (8-4 x 10-0). The sleeping quarters consist of a master bedroom (14-6 x 13-0) with a private bathroom and closet, and a second bedroom (11-0 x 10-0) with a full bathroom. A central staircase connects the main level to a lower level. A large 3-car garage (33-0 x 23-4) is attached to the side, with a separate entrance labeled 'ARCHITECTS NORTHWEST INC.'.

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**ELLENSBURG - PLAN R2195A3FA-0DB**

**LOWER FLOOR**





## ELLENSBURG - PLAN R2195A3FA-0DB

### PLAN DETAILS

#### Area Summary

Total Area: 3634 sq. ft.  
Main Floor: 2195 sq. ft.  
Lower Floor: 1439 sq. ft.  
Garage Floor: 1023 sq. ft.

#### General Information

Stories: 2  
Width: 110'-0"  
Depth: 61'-0"  
Height: 21'-6"

#### Architectural Style

Craftsman  
Lodge  
Northwest

#### Number of Rooms

Bedrooms: 2  
Full Baths: 3  
Half Baths: 1

#### Garage

Garage Size: 3  
Garage Door Location: Front  
Garage Type: Angled

#### Roof Pitches

Primary: 9:12  
Secondary: 12:12

#### Wall Heights

Main: 9'-0"  
Upper: 0'-0"  
3rd Floor: 0'-0"  
Lower: 10'-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

- Best Selling Plan
- Bonus Space @ Lower Floor
- Den/Office
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Rear Porch
- Wide Lot