



## CARBONADO GROVE - PLAN R2070A3S-5DB

Total Area: 3365 sq. ft.  
Garage Area: 840 sq. ft.  
Garage Area: 840 sq. ft.  
Garage Size: 3  
Stories: 2  
Bedrooms: 4  
Full Baths: 3  
Half Baths: 1  
Width: 62'-0"  
Depth: 98'-0"  
Height: 21'-6"  
Foundation: Daylight Basement







**CARBONADO GROVE - PLAN R2070A3S-5DB**

**MAIN FLOOR**





**CARBONADO GROVE - PLAN R2070A3S-5DB**

**LOWER FLOOR**





**CARBONADO GROVE - PLAN R2070A3S-5DB**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

**Area Summary**

Total Area: 3365 sq. ft.  
Main Floor: 2230 sq. ft.  
Lower Floor: 1135 sq. ft.  
Garage Floor: 840 sq. ft.

**General Information**

Stories: 2  
Width: 62'-0"  
Depth: 98'-0"  
Height: 21'-6"

**Architectural Style**

Craftsman  
Lodge  
Mountain

**Number of Rooms**

Bedrooms: 4  
Full Baths: 3  
Half Baths: 1

**Garage**

Garage Size: 3  
Garage Door Location: Side

**Roof Pitches**

Primary: 8:12

**Wall Heights**

Main: 9'-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
- Front and Rear Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- Narrow Lot
- Suncadia Collection
- View Lot - Rear