



## COSBEY - PLAN R3968A2F-0DB

Total Area: 3917 sq. ft.  
Garage Area: 1331 sq. ft.  
Garage Area: 1331 sq. ft.  
Garage Size: 4  
Stories: 2  
Bedrooms: 3  
Full Baths: 3  
Half Baths: 1  
Width: 72'-0"  
Depth: 76'-4"  
Height: 19'-0"  
Foundation: Daylight Basement







**COSBEY - PLAN R3968A2F-0DB**

**MAIN FLOOR**





**COSBEY - PLAN R3968A2F-0DB**

**LOWER FLOOR**





**COSBEY - PLAN R3968A2F-0DB**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

**Area Summary**

Total Area: 3917 sq. ft.  
Main Floor: 2360 sq. ft.  
Lower Floor: 1557 sq. ft.  
Garage Floor: 1331 sq. ft.

**General Information**

Stories: 2  
Width: 72'-0"  
Depth: 76'-4"  
Height: 19'-0"

**Architectural Style**

Craftsman  
Hampton  
Shingle

**Number of Rooms**

Bedrooms: 3  
Full Baths: 3  
Half Baths: 1

**Garage**

Garage Size: 4  
Garage Door Location: Front  
Garage Type: TandemUnder

**Roof Pitches**

Primary: 4:12  
Secondary: 2:12

**Wall Heights**

Main: 10'-0"  
Upper: 0'-0"  
3rd Floor: 0'-0"  
Lower: 12'-0"

**Foundation Type**

Daylight Basement

**Roof Framing**

Combination

**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
- Front and Rear Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- View Lot - Rear
- Wide Lot