

# COLTON FARM - PLAN R3245A3S-5

Total Area:	3245 sq. ft.
Garage Area	: 1172 sq. ft.
Garage Area	
Garage Size:	3
Stories:	1
Bedrooms:	3
Full Baths:	2
Half Baths:	1
Width:	96'-0"
Depth:	89'-0"
Height:	25'-0"
Foundation:	Crawl Space



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# COLTON FARM - PLAN R3245A3S-5

MAIN FLOOR



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## **COLTON FARM - PLAN R3245A3S-5**

## PLAN DETAILS

## Area Summary

Total Area:	3245 sq. ft.
Main Floor:	3245 sq. ft.
Garage Floor:	1172 sq. ft.

## **General Information**

Stories:	1
Width:	96'-0"
Depth:	89'-0"
Height:	25'-0"

## Architectural Style

Country Farmhouse Modern

#### Number of Rooms

Bedrooms:	3
Full Baths:	2
Half Baths:	1

#### **Garage**

Garage Size:	3
Garage Door Location:	Side

### **Roof Pitches**

Primary:	10:12
Secondary:	5:12

#### Wall Heights

Main: 12'-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**

- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Rear
- New Plan
- Rear Porch
- View Lot Rear
- Wide Lot

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