



## COLTON FARM - PLAN R3245A3S-5

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







**COLTON FARM - PLAN R3245A3S-5**

**MAIN FLOOR**





**COLTON FARM - PLAN R3245A3S-5**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

### 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