



## COLUMBIA - PLAN M2805A3FT-0

Total Area: 2805 sq. ft.  
Garage Area: 580 sq. ft.  
Garage Area: 580 sq. ft.  
Garage Size: 3  
Stories: 2  
Bedrooms: 3  
Full Baths: 2  
Half Baths: 1  
Width: 48'-0"  
Depth: 60'-0"  
Height: 27'-0"  
Foundation: Crawl Space



## ***Rustic Entry Tower Anchors Bold Craftsman***

***Design.*** The Columbia's unique entry tower is a landmark element that sets this home apart from the ordinary. A two-story volume dining room, open stairwell and dramatic Juliet balcony overlook combine to create spectacular interior spaces filled with daylight. The main floor includes dramatic formal rooms, a large informal family living areas and a work-at-home den, while the upstairs features a private master suite with his-and-hers walk-in closets, three secondary bedrooms, a compartmented bath and a convenient laundry.



**COLUMBIA - PLAN M2805A3FT-0**

**MAIN FLOOR**





**COLUMBIA - PLAN M2805A3FT-0**

**UPPER FLOOR**





**COLUMBIA - PLAN M2805A3FT-0**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

### Area Summary

Total Area: 2805 sq. ft.  
Main Floor: 1425 sq. ft.  
Upper Floor: 1380 sq. ft.  
Garage Floor: 580 sq. ft.

### General Information

Stories: 2  
Width: 48'-0"  
Depth: 60'-0"  
Height: 27'-0"

### Architectural Style

Craftsman  
Lodge  
Shingle

### Number of Rooms

Bedrooms: 3  
Full Baths: 2  
Half Baths: 1

### Garage

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

### Roof Pitches

Primary: 6:12

### Wall Heights

Main: 9'-0"  
Upper: 8'-0"  
3rd Floor: 0'-0"  
Lower: 0'-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

- Best Selling Plan
- Bonus Space @ Upper Floor
- Den/Office
- Front Porch
- Laundry Room @ Upper Floor
- Living & Family Room
- Master Bedroom @ Upper Floor Rear
- Narrow Lot
- Small Plan