

## ASTORIA - PLAN M4725A4S-1

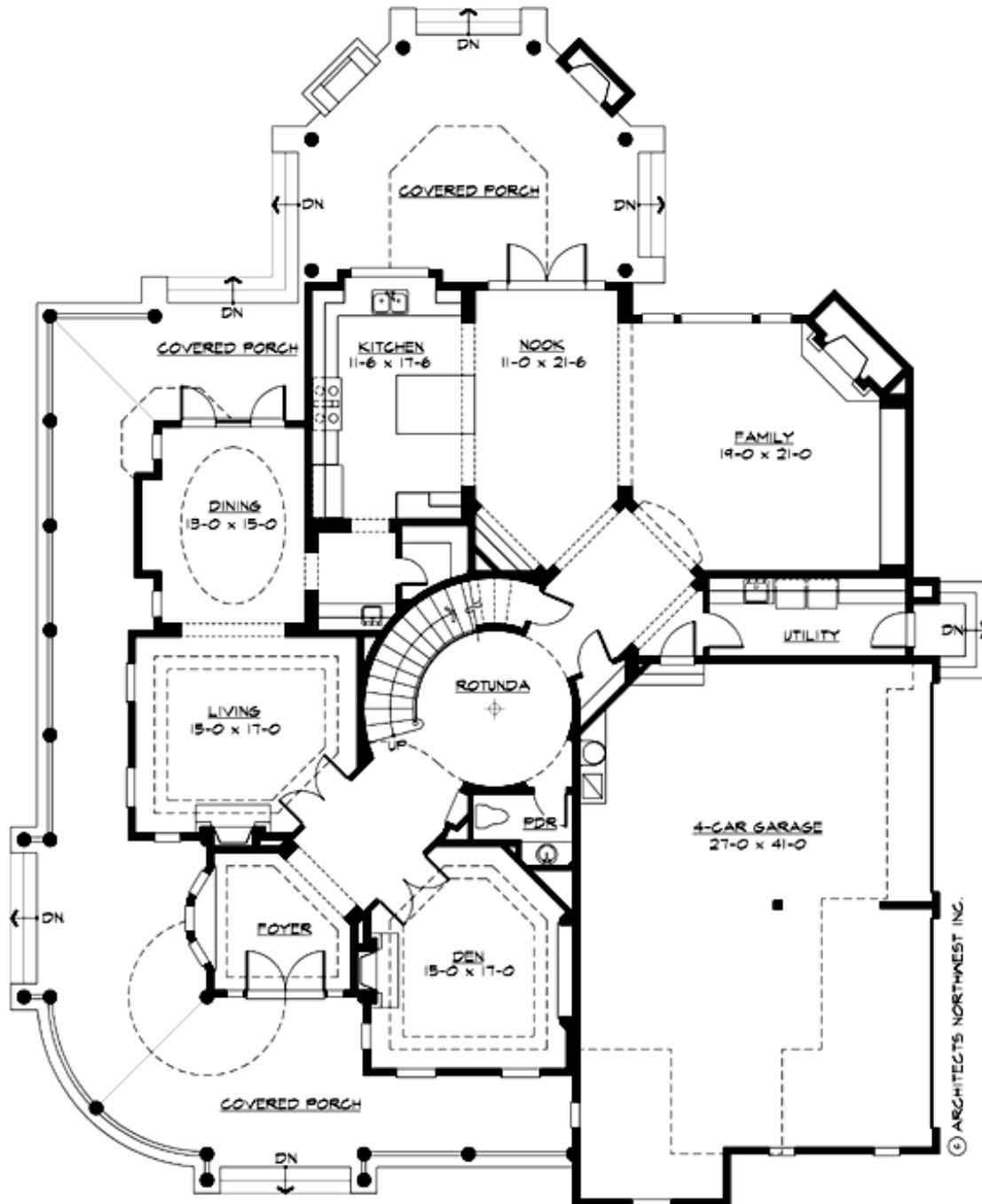
Total Area: 5250 sq. ft.  
Garage Area: 1090 sq. ft.  
Garage Area: 1090 sq. ft.  
Garage Size: 4  
Stories: 2  
Bedrooms: 4  
Full Baths: 4  
Half Baths: 1  
Width: 71'-0"  
Depth: 92'-0"  
Height: 40'-6"  
Foundation: Crawl Space



***The Ultimate Victorian Farm House***, the Astoria perfectly expresses a luxurious, yet casual lifestyle. The sculptural facade and expansive verandas create an image of comfort and warm welcome. A dramatic 80-foot view axis through the rotunda to the family room fireplace greets you on entry. The convenient circular floor plan provides easy access to the den and formal living room, while connecting the kitchen and formal dining via the butler's pantry. The covered outdoor dining and BBQ porch connect the family living areas to the outdoors. The rotundas circular stair leads to the spacious master suite retreat. A guest suite, two children's suites sharing the turreted play loft, and a large media room with popcorn kitchen complete the upper floor. The Astoria's traditional beauty highlights a popular floor plan designed for flexible family living, winning Best of Show honors at the 2003 Seattle Street of Dreams and a 2004 Best of American Living (BALA) award.

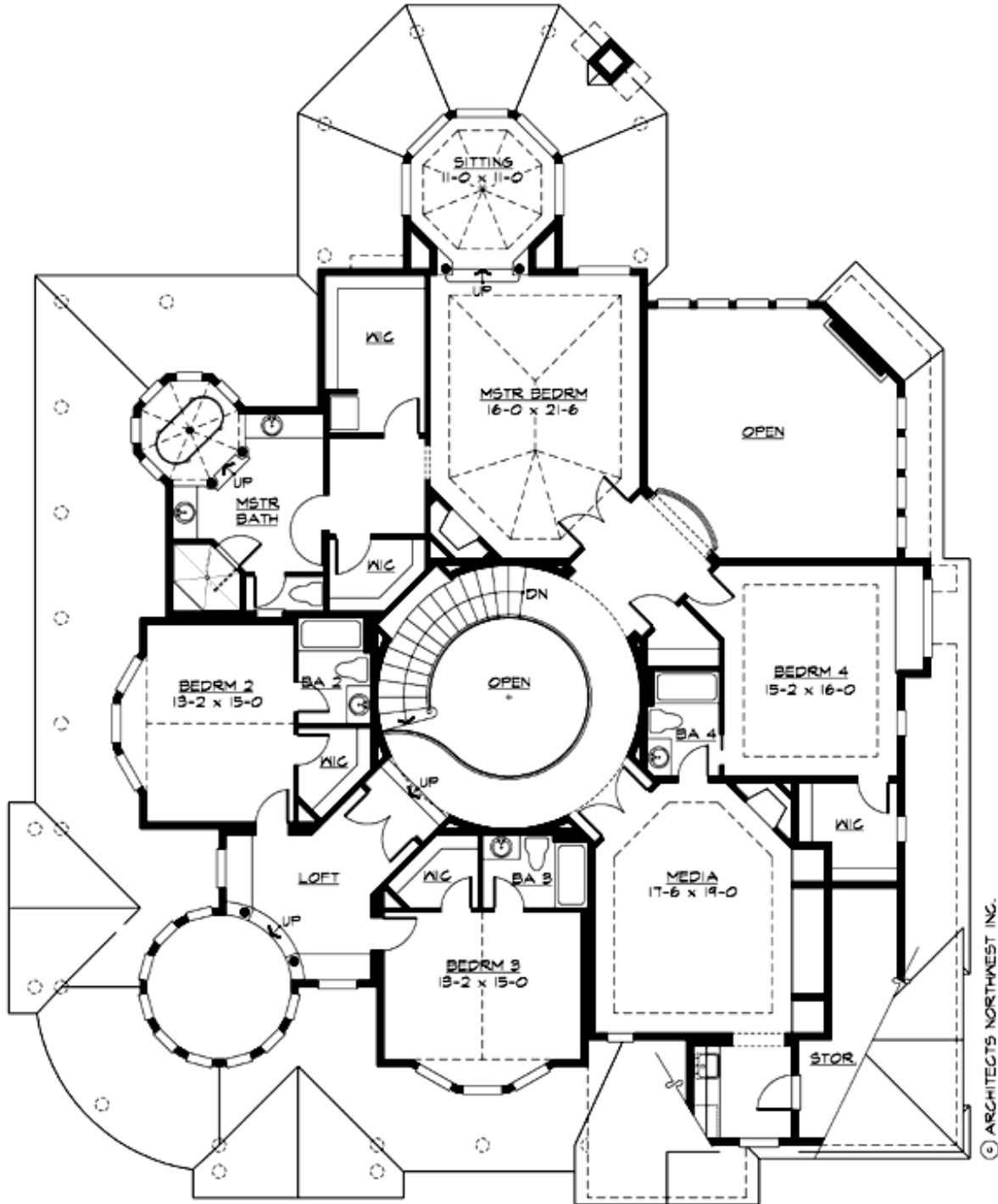
## ASTORIA - PLAN M4725A4S-1

### MAIN FLOOR



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### UPPER FLOOR





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### PLAN DETAILS

#### Area Summary

Total Area:	5250 sq. ft.
Main Floor:	2375 sq. ft.
Upper Floor:	2875 sq. ft.
Garage Floor:	1090 sq. ft.

#### General Information

Stories:	2
Width:	71'-0"
Depth:	92'-0"
Height:	40'-6"

#### Architectural Style

Farmhouse  
Shingle  
Victorian

#### Number of Rooms

Bedrooms:	4
Full Baths:	4
Half Baths:	1

#### Garage

Garage Size:	4
Garage Door Location:	Side

#### Roof Pitches

Primary:	10:12
Secondary:	4:12

#### Wall Heights

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

#### Foundation Type

Crawl Space

#### 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

- Award Winning Design
- Best Selling Plan
- Bonus Space @ Upper Floor
- Den/Office
- Living & Family Room
- Luxury Plan
- Master Bedroom @ Upper Floor Rear
- Wrap-Around Porch