

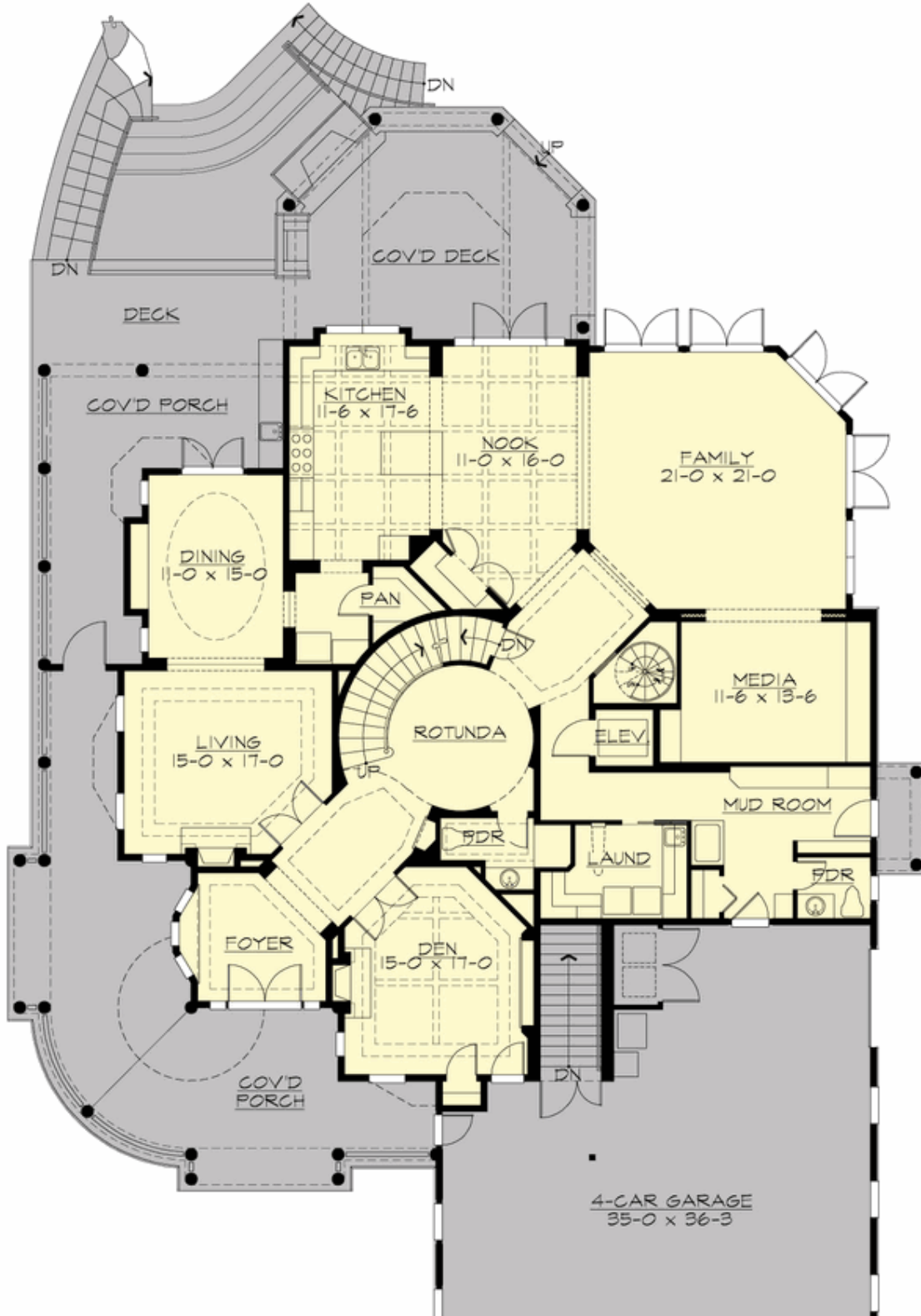
ASTORIA DOWNS - PLAN M4725A3F1S-0DB

Total Area: 9605 sq. ft.
Garage Area: 1154 sq. ft.
Garage Area: 1154 sq. ft.
Garage Size: 4
Stories: 3
Bedrooms: 5
Full Baths: 6
Half Baths: 2
Width: 75'-0"
Depth: 105'-0"
Height: 38'-11"
Foundation: Daylight Basement



ASTORIA DOWNS - PLAN M4725A3F1S-0DB

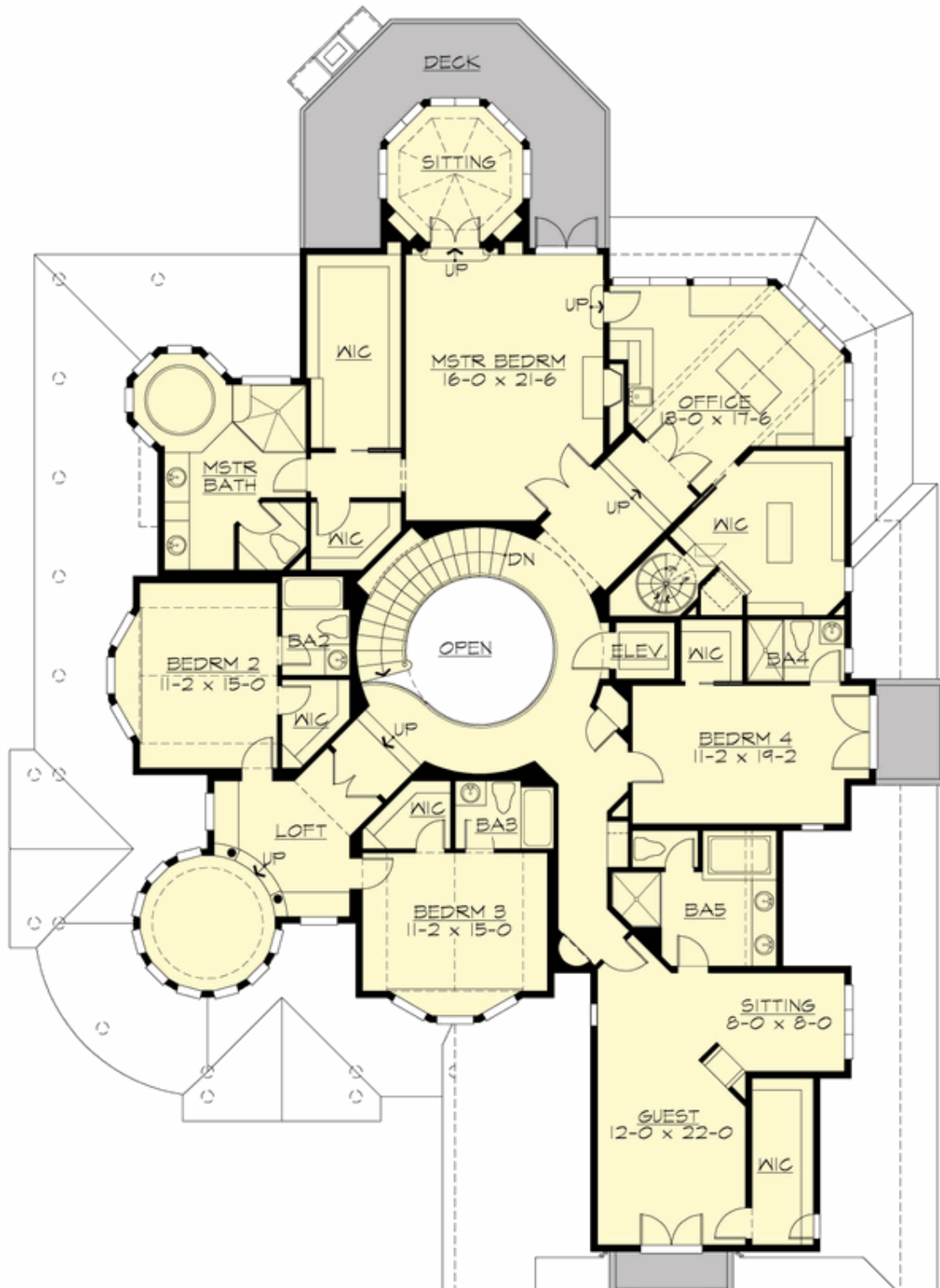
MAIN FLOOR





ASTORIA DOWNS - PLAN M4725A3F1S-0DB

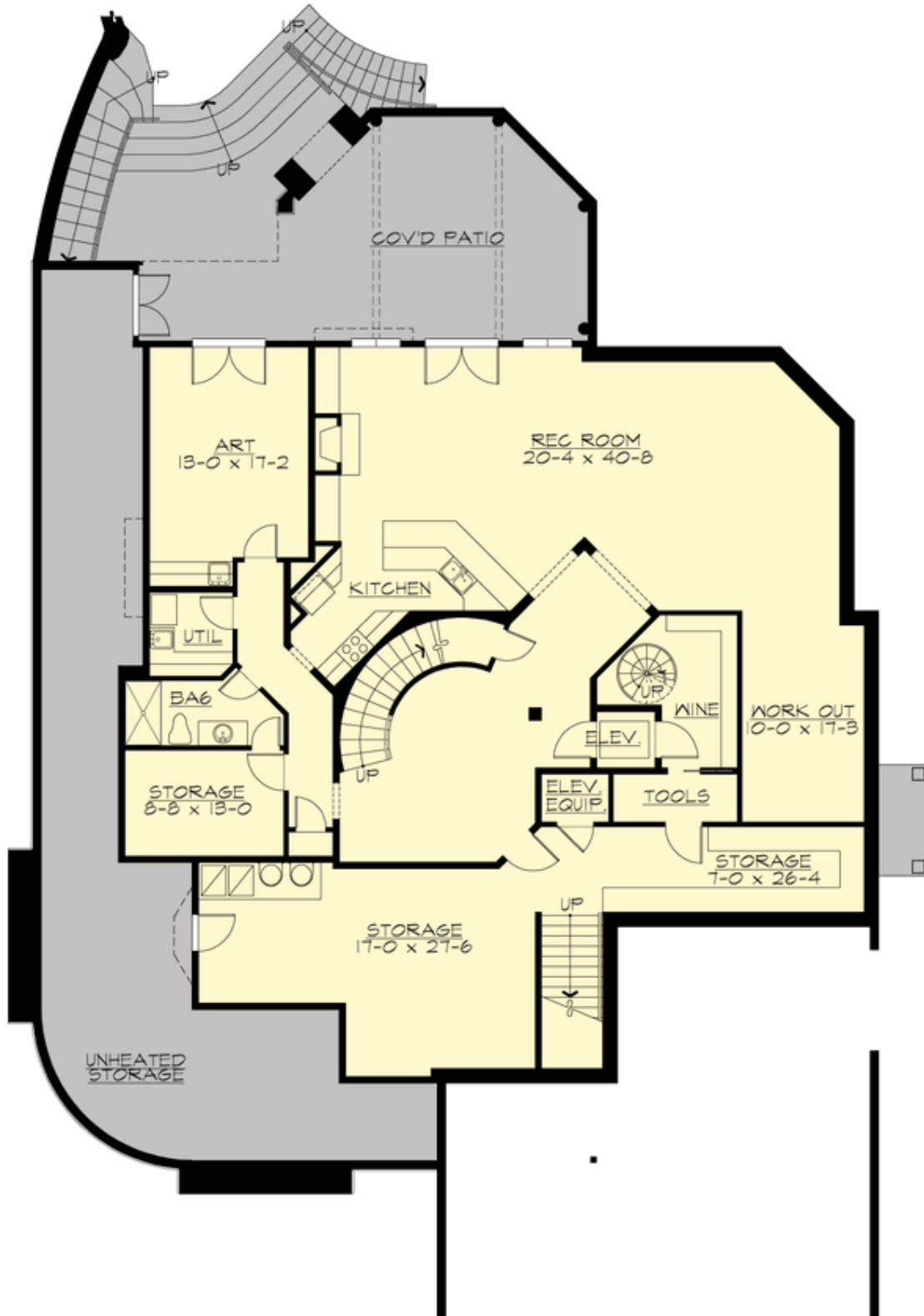
UPPER FLOOR





ASTORIA DOWNS - PLAN M4725A3F1S-0DB

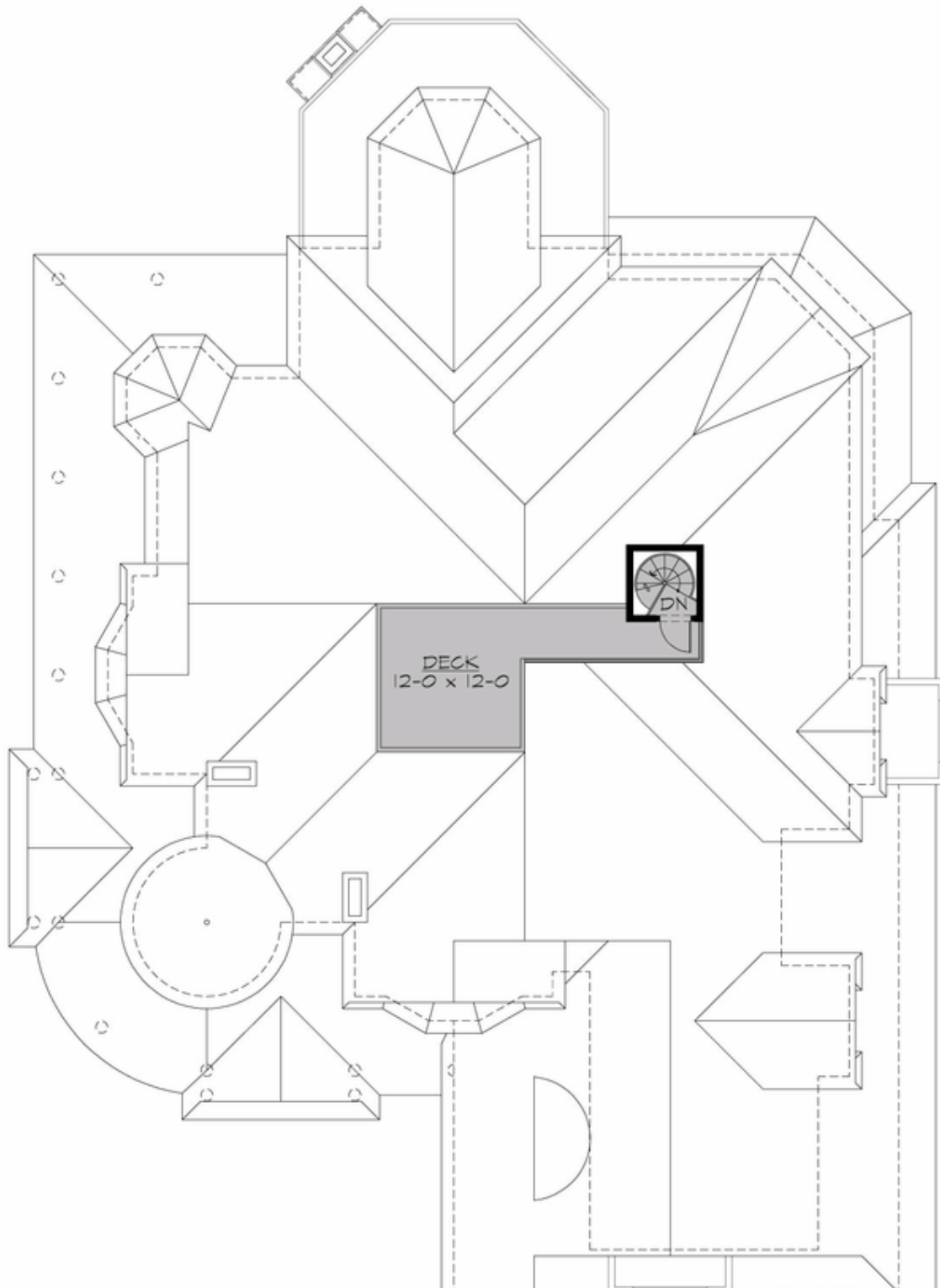
LOWER FLOOR



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ASTORIA DOWNS - PLAN M4725A3F1S-0DB

THIRD FLOOR







ASTORIA DOWNS - PLAN M4725A3F1S-0DB

PLAN DETAILS

Area Summary

Total Area: 9605 sq. ft.
Main Floor: 2983 sq. ft.
Upper Floor: 3503 sq. ft.
Lower Floor: 3119 sq. ft.
Garage Floor: 1154 sq. ft.

General Information

Stories: 3
Width: 75'-0"
Depth: 105'-0"
Height: 38'-11"

Architectural Style

Farmhouse
Shingle
Victorian

Number of Rooms

Bedrooms: 5
Full Baths: 6
Half Baths: 2

Garage

Garage Size: 4
Garage Door Location: Front

Roof Pitches

Primary: 9:12
Secondary: 15:12

Wall Heights

Main: 9'-0"
Upper: 9'-0"
Lower: 9'-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 @ Upper Floor & Lower Floor
- Den/Office
- Laundry Room @ Main Floor
- Living & Family Room
- Luxury Plan
- Master Bedroom @ Upper Floor Rear
- View Lot - Rear
- Wrap-Around Porch