



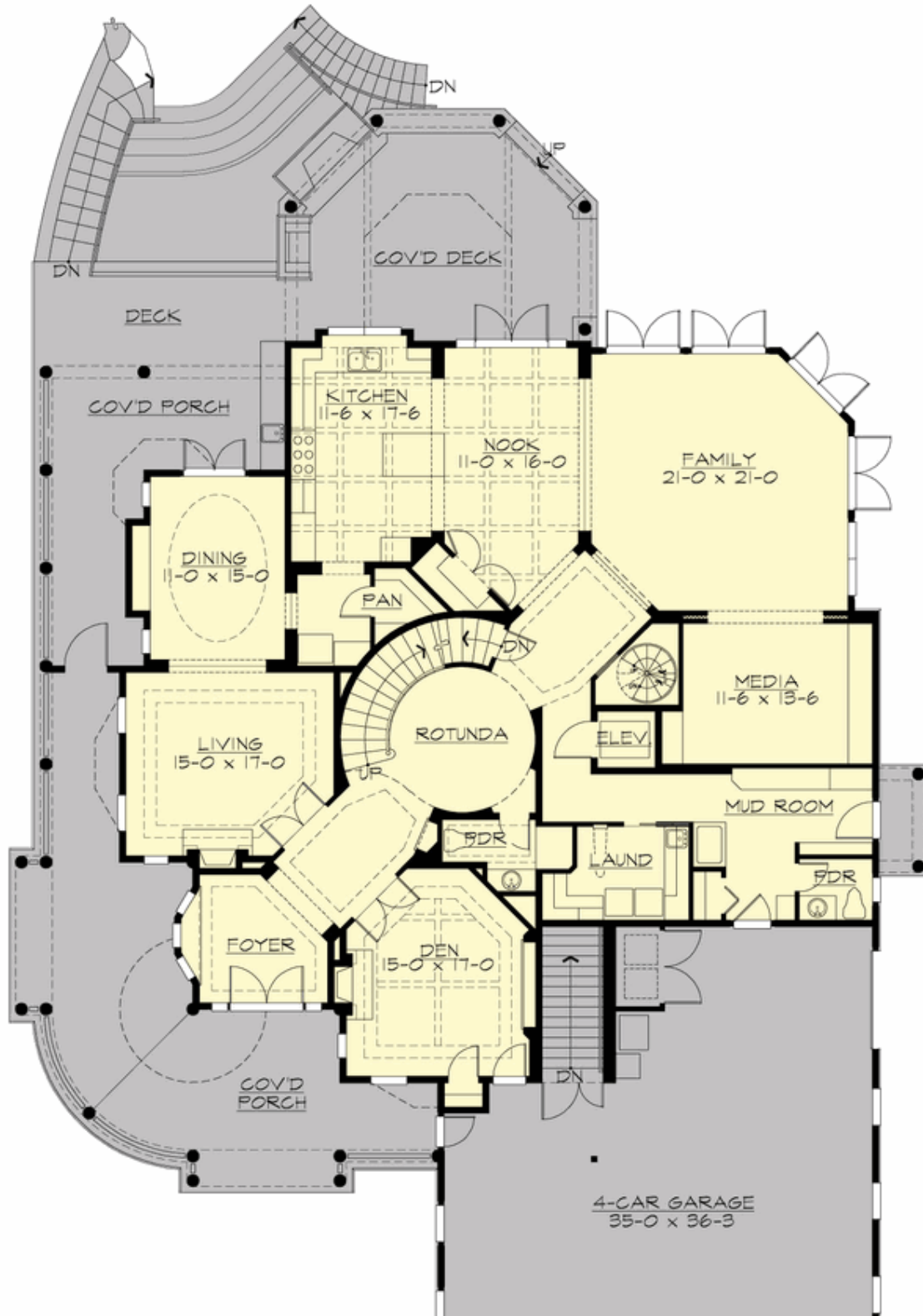
ASTORIA DOWNS - PLAN M4725A3F1S-0DB

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

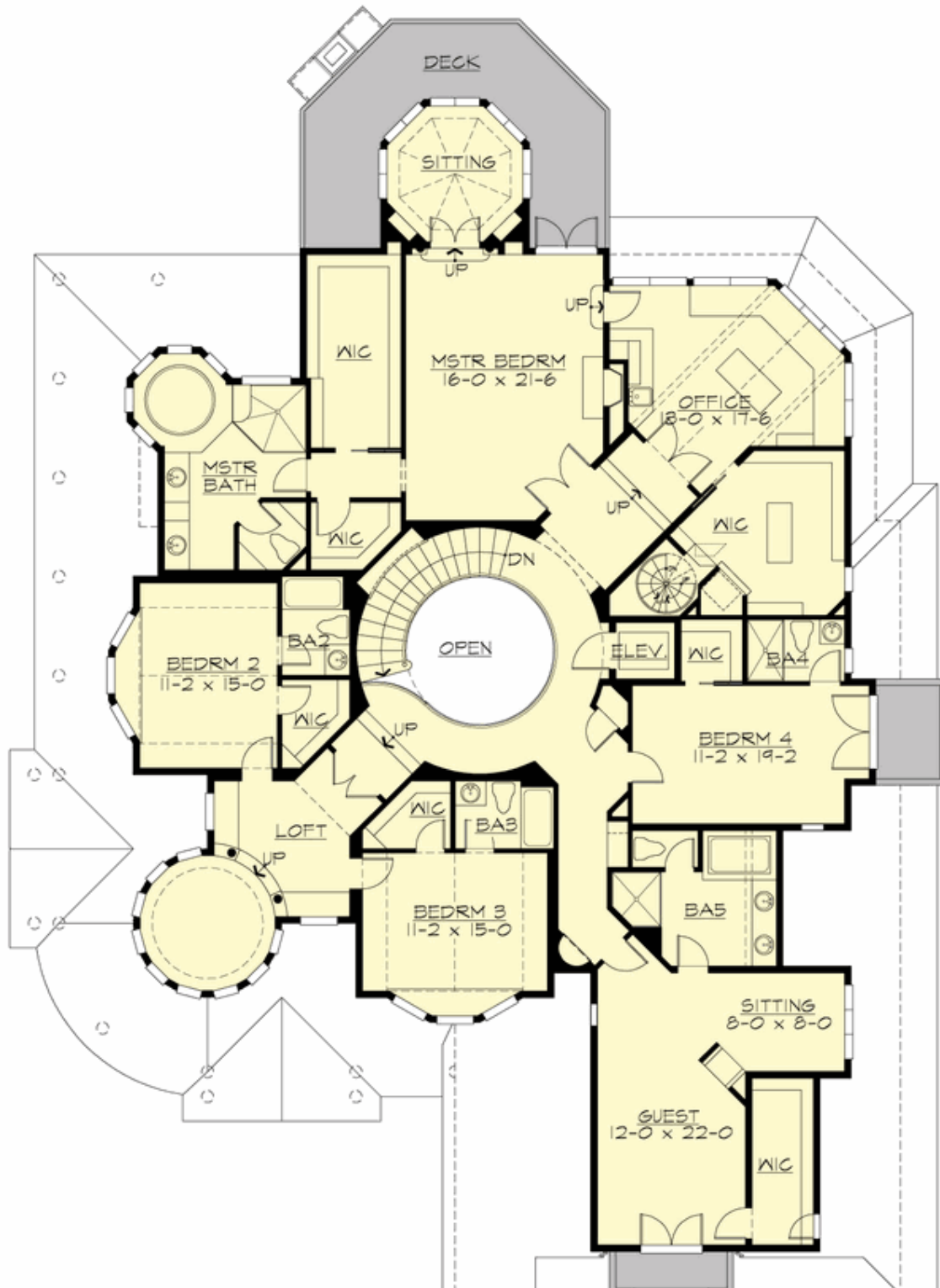
MAIN FLOOR





ASTORIA DOWNS - PLAN M4725A3F1S-0DB

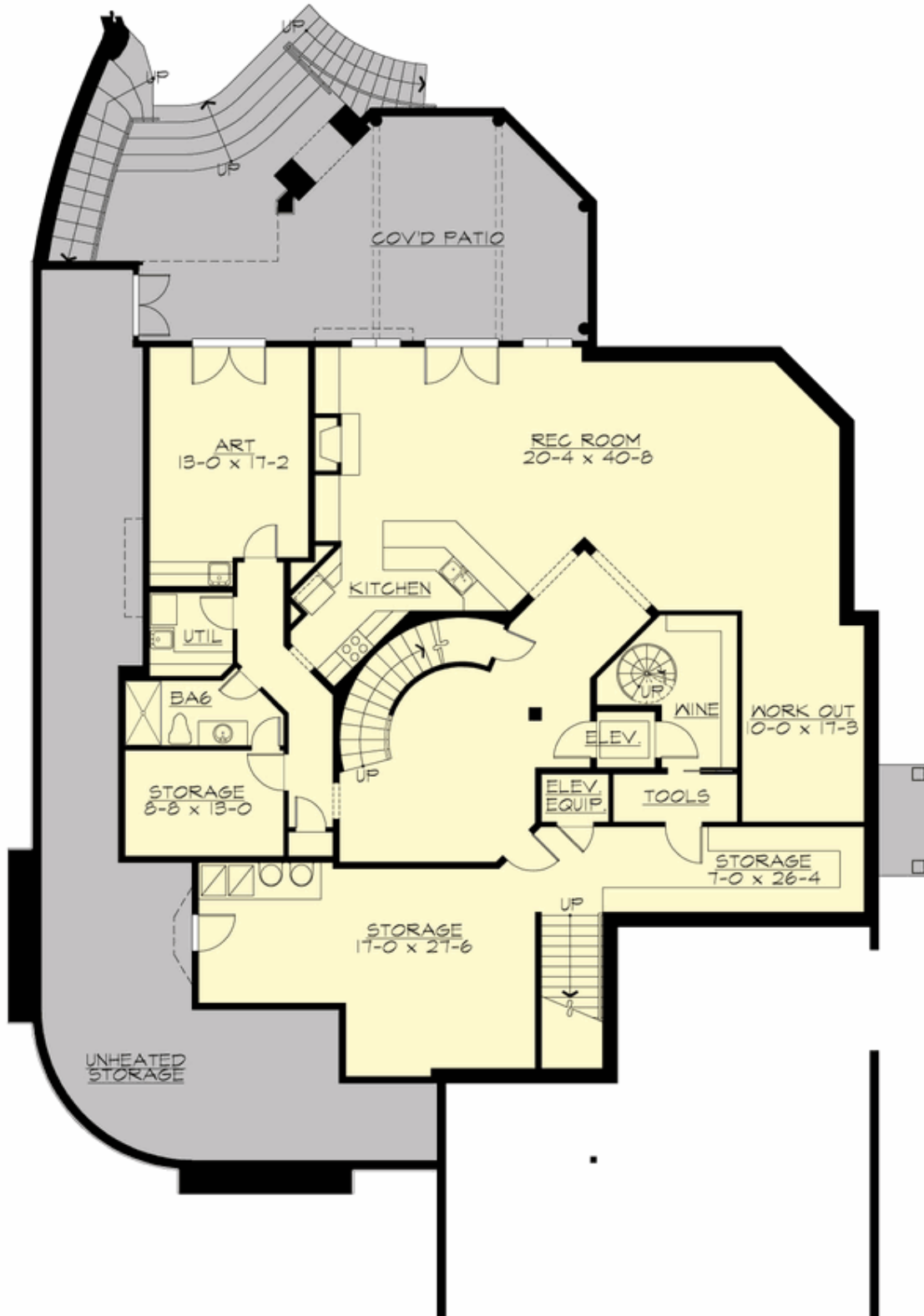
UPPER FLOOR





ASTORIA DOWNS - PLAN M4725A3F1S-0DB

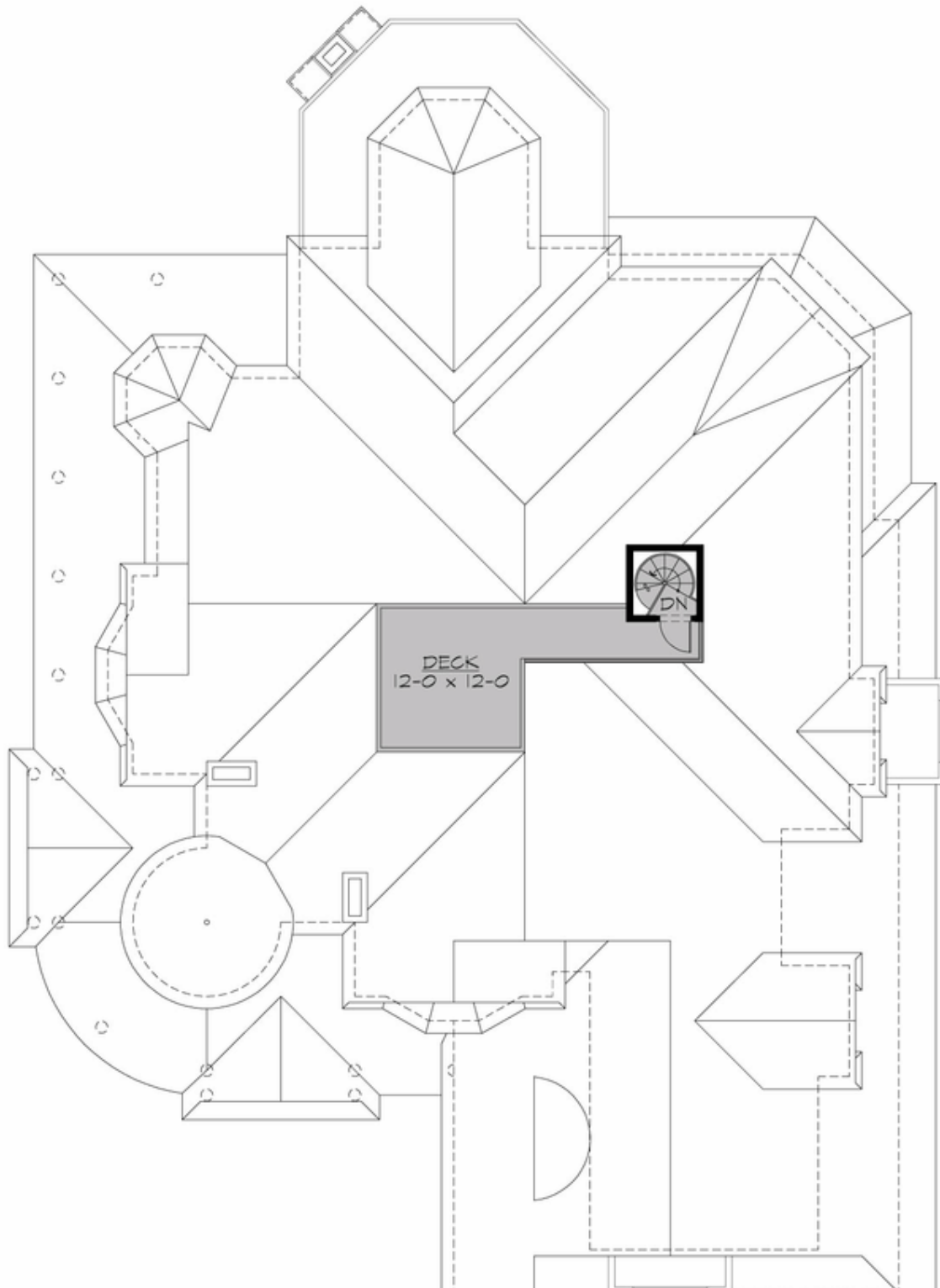
LOWER FLOOR





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