

## ASTORIA COTTAGE - PLAN A825A5RT-0

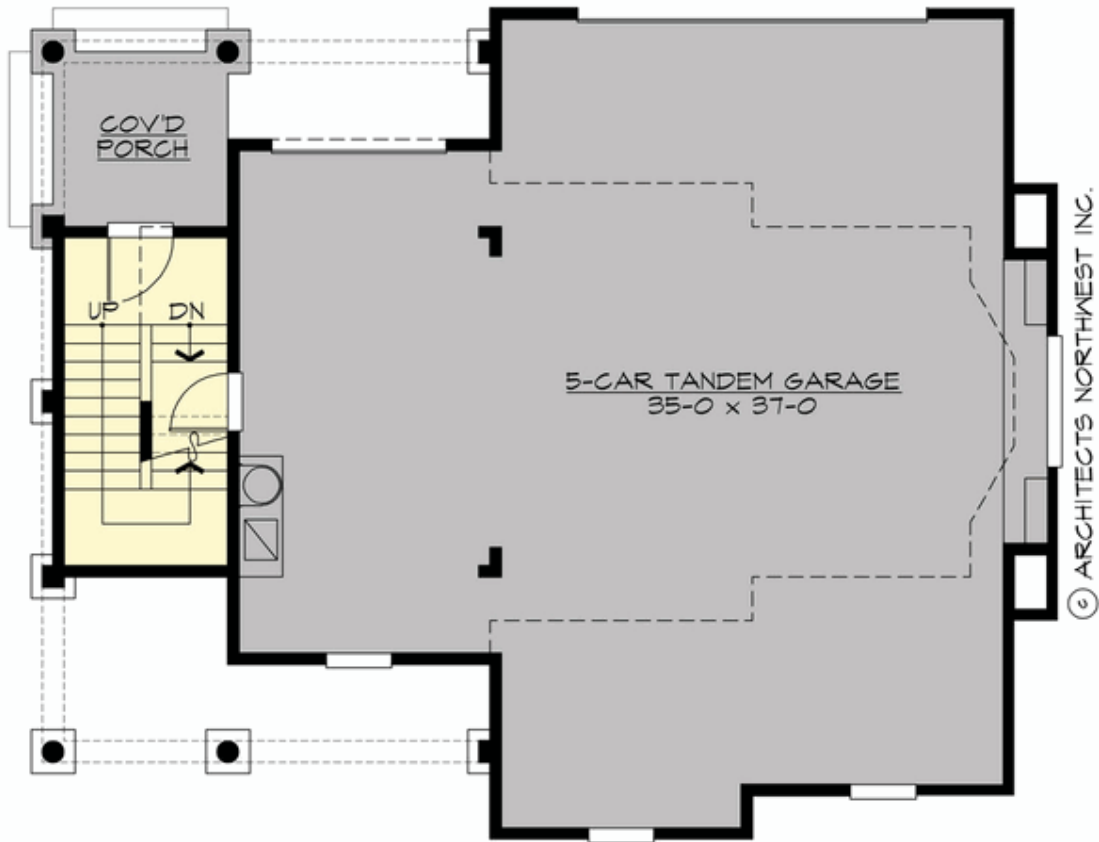
Total Area: 825 sq. ft.  
Garage Area: 1215 sq. ft.  
Garage Area: 1215 sq. ft.  
Garage Size: 5+  
Stories: 2  
Bedrooms: 1  
Full Baths: 1  
Width: 47'-0"  
Depth: 38'-0"  
Height: 32'-0"  
Foundation: Slab On Grade



***A Great Guest House With A Grand Garage.*** This Astoria Cottage is the matching play house or guest house and overflow garage for our popular Astoria plan. The oversize five-car tandem garage is flanked by a window-lined entry stair tower, leading to an open living/gaming space with kitchen, laundry, bathroom and private bedroom. The facade has all the charm of the Astoria, with its arched wraparound porch, stone and shingle siding, and elegant trim.

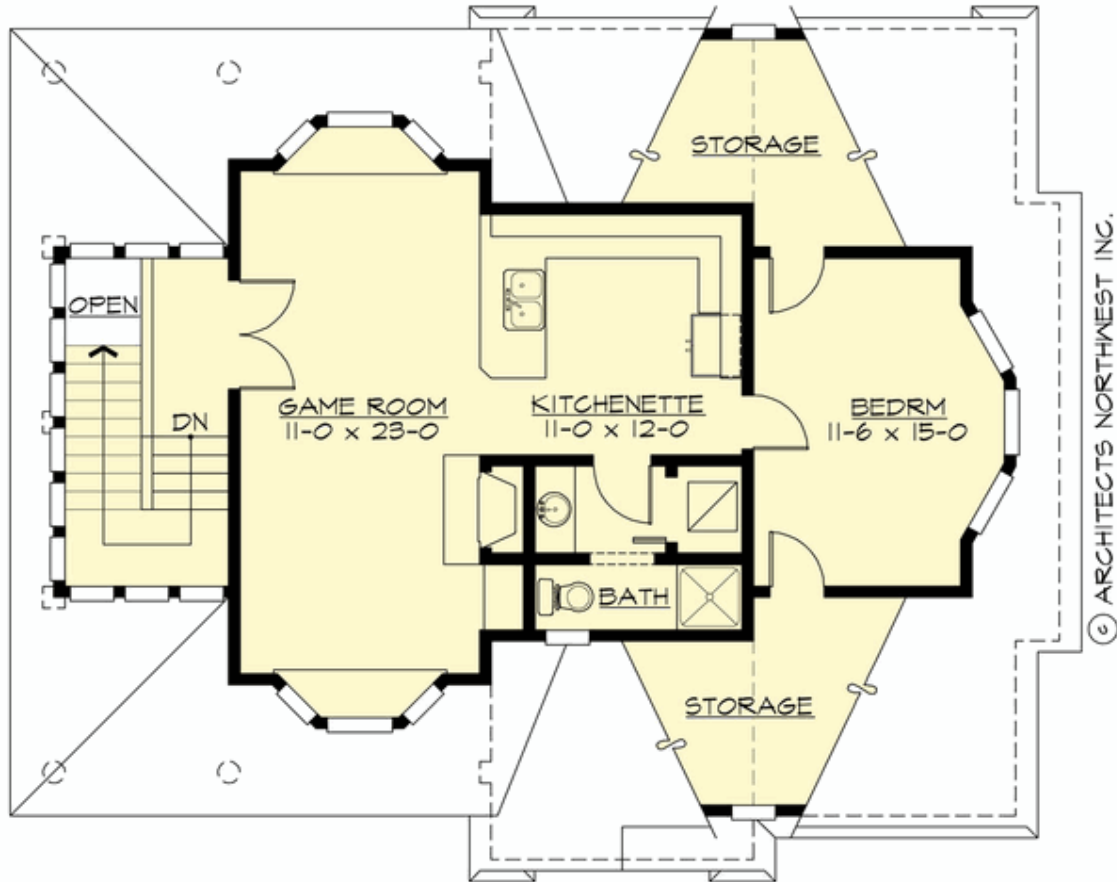
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### MAIN FLOOR



**ASTORIA COTTAGE - PLAN A825A5RT-0**

**UPPER FLOOR**





## ASTORIA COTTAGE - PLAN A825A5RT-0

### PLAN DETAILS

#### Area Summary

Total Area: 825 sq. ft.  
Main Floor: 130 sq. ft.  
Upper Floor: 695 sq. ft.  
Garage Floor: 1215 sq. ft.

#### General Information

Stories: 2  
Width: 47'-0"  
Depth: 38'-0"  
Height: 32'-0"

#### Architectural Style

Farmhouse  
Shingle  
Victorian

#### Number of Rooms

Bedrooms: 1  
Full Baths: 1

#### Garage

Garage Size: 5+  
Garage Door Location: Rear  
Garage Type: Tandem

#### Roof Pitches

Primary: 10:12  
Secondary: 4:12

#### Wall Heights

Main: 8'-0"  
Upper: 10'-0"  
3rd Floor: 0'-0"  
Lower: 0'-0"

#### Foundation Type

Slab On Grade

#### 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
- Green Plan
- Laundry Room @ Upper Floor
- Living & Family Room
- Luxury Plan
- Rear Porch