



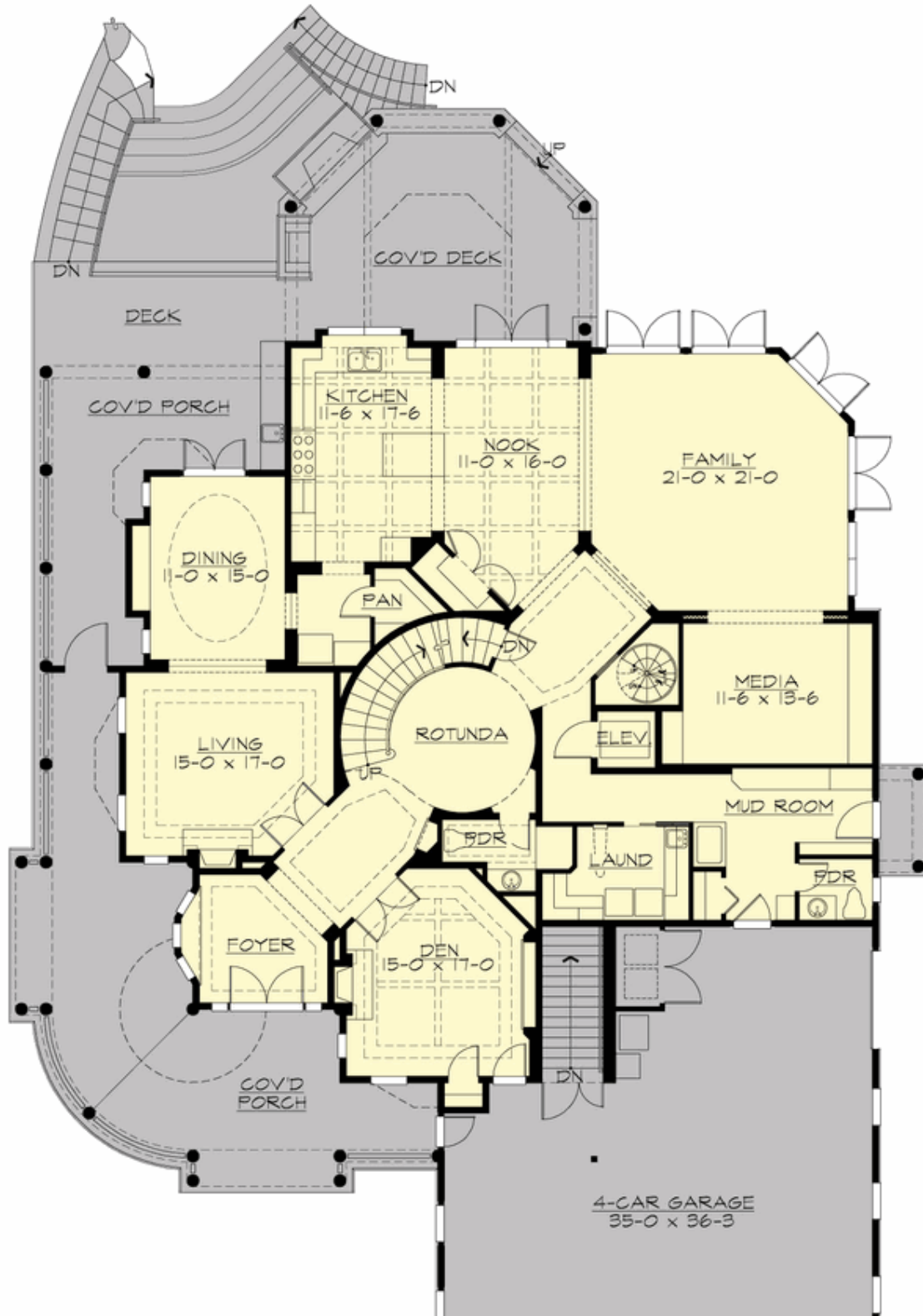
## ASTORIA DOWNS - PLAN M4725A3F1S-0DB

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

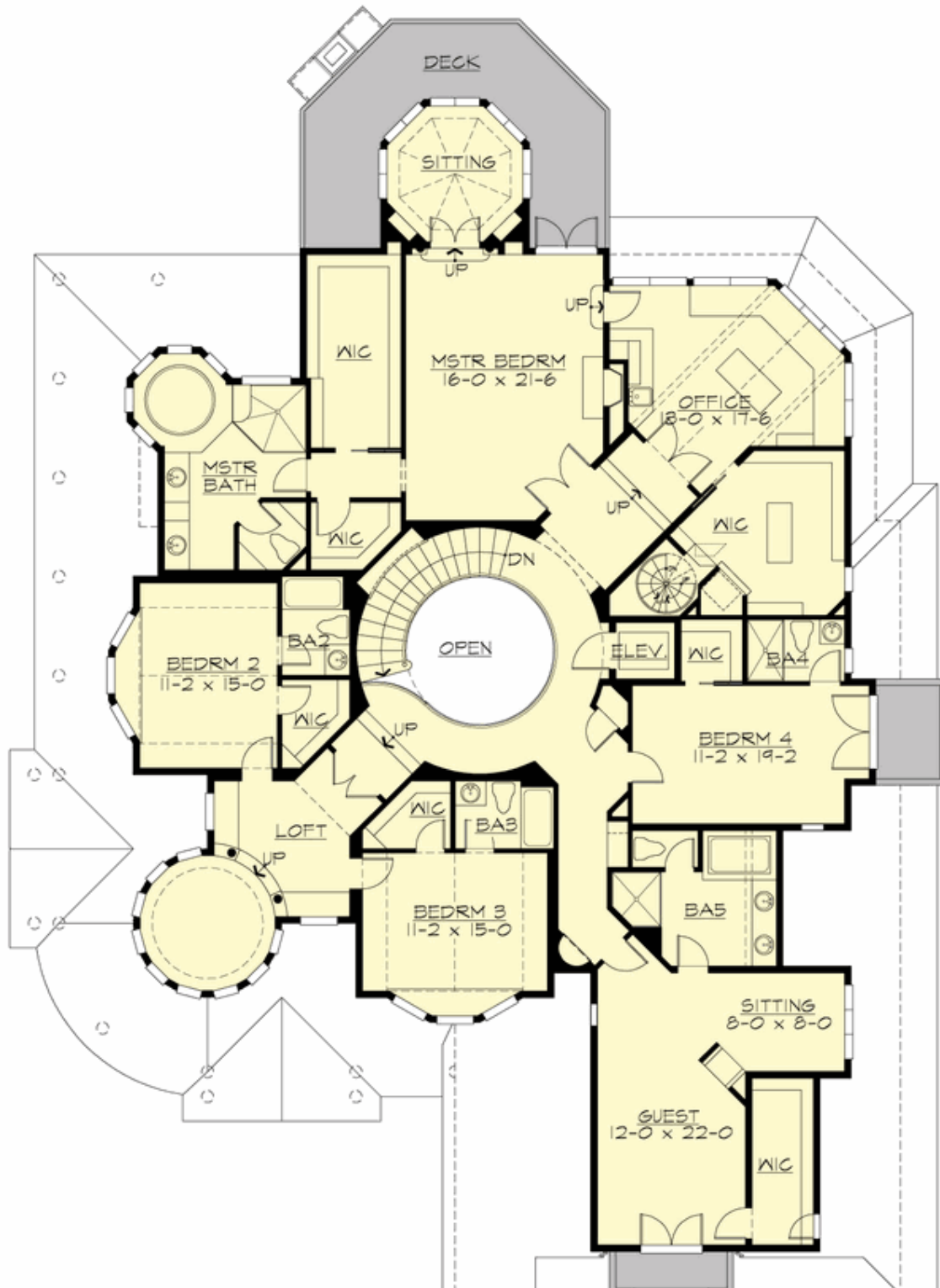
### MAIN FLOOR





## ASTORIA DOWNS - PLAN M4725A3F1S-0DB

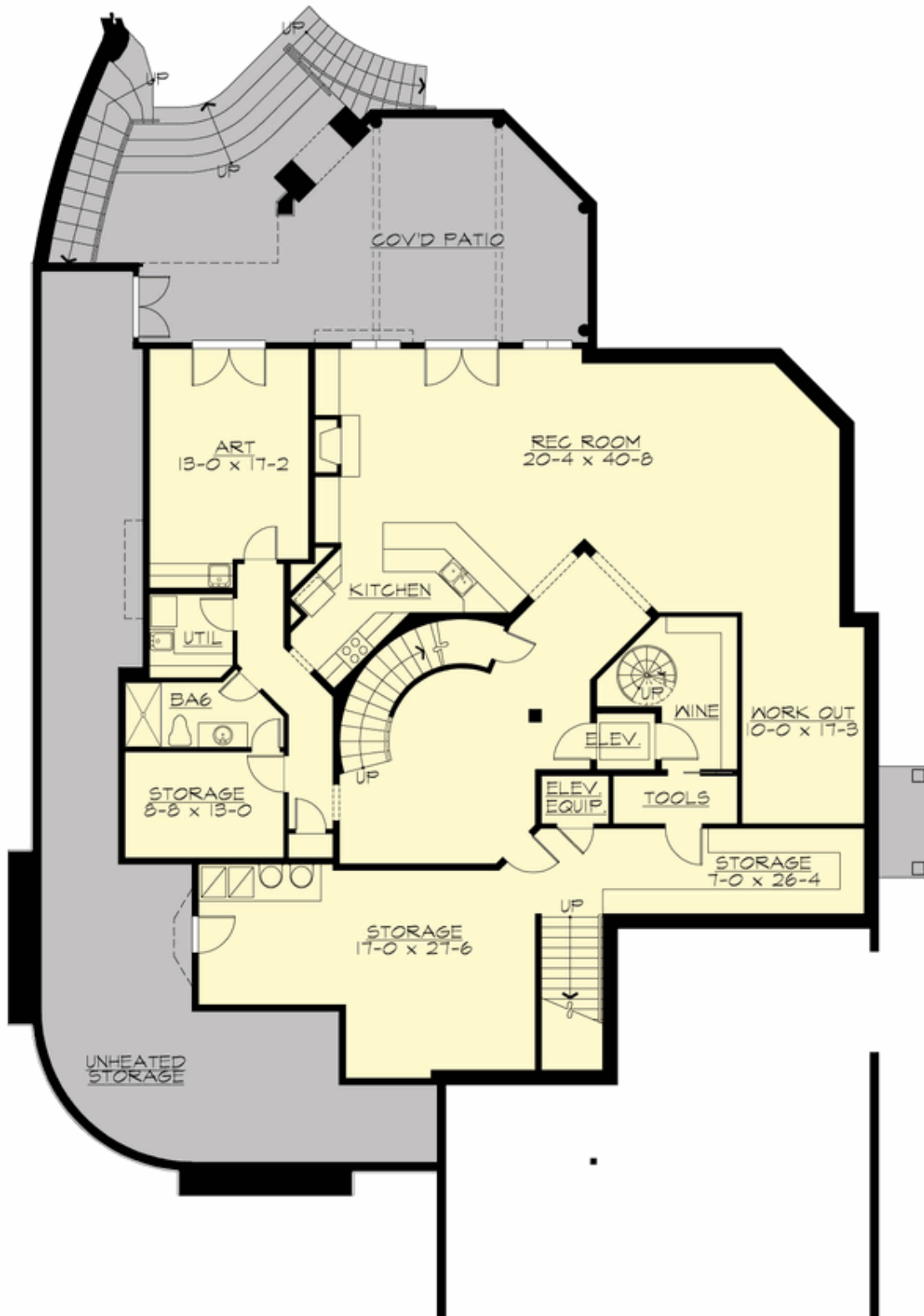
### UPPER FLOOR





## ASTORIA DOWNS - PLAN M4725A3F1S-0DB

### LOWER FLOOR

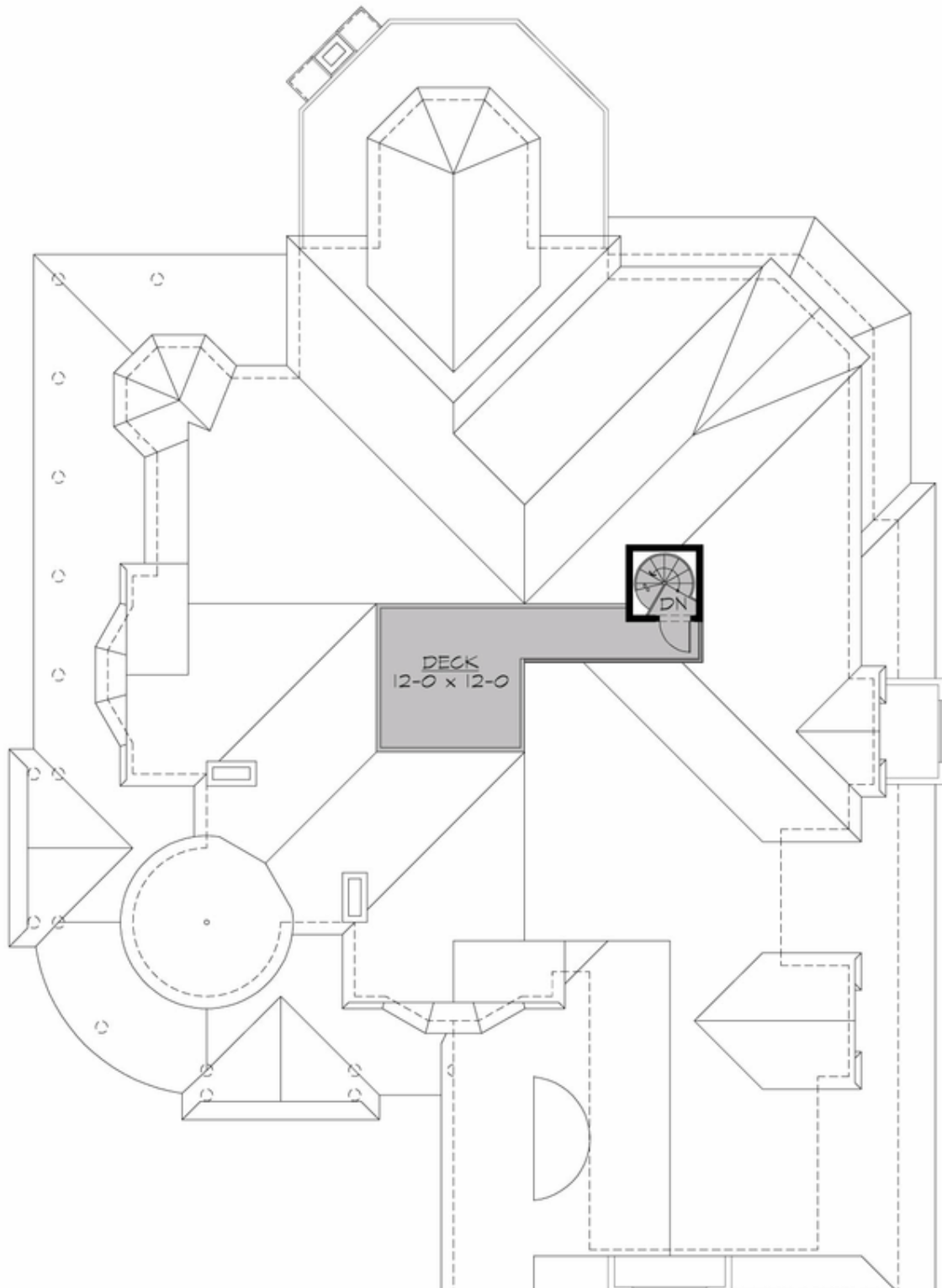






**ASTORIA DOWNS - PLAN M4725A3F1S-0DB**

**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