



ASTORIA MANOR - PLAN M4725A3S-0

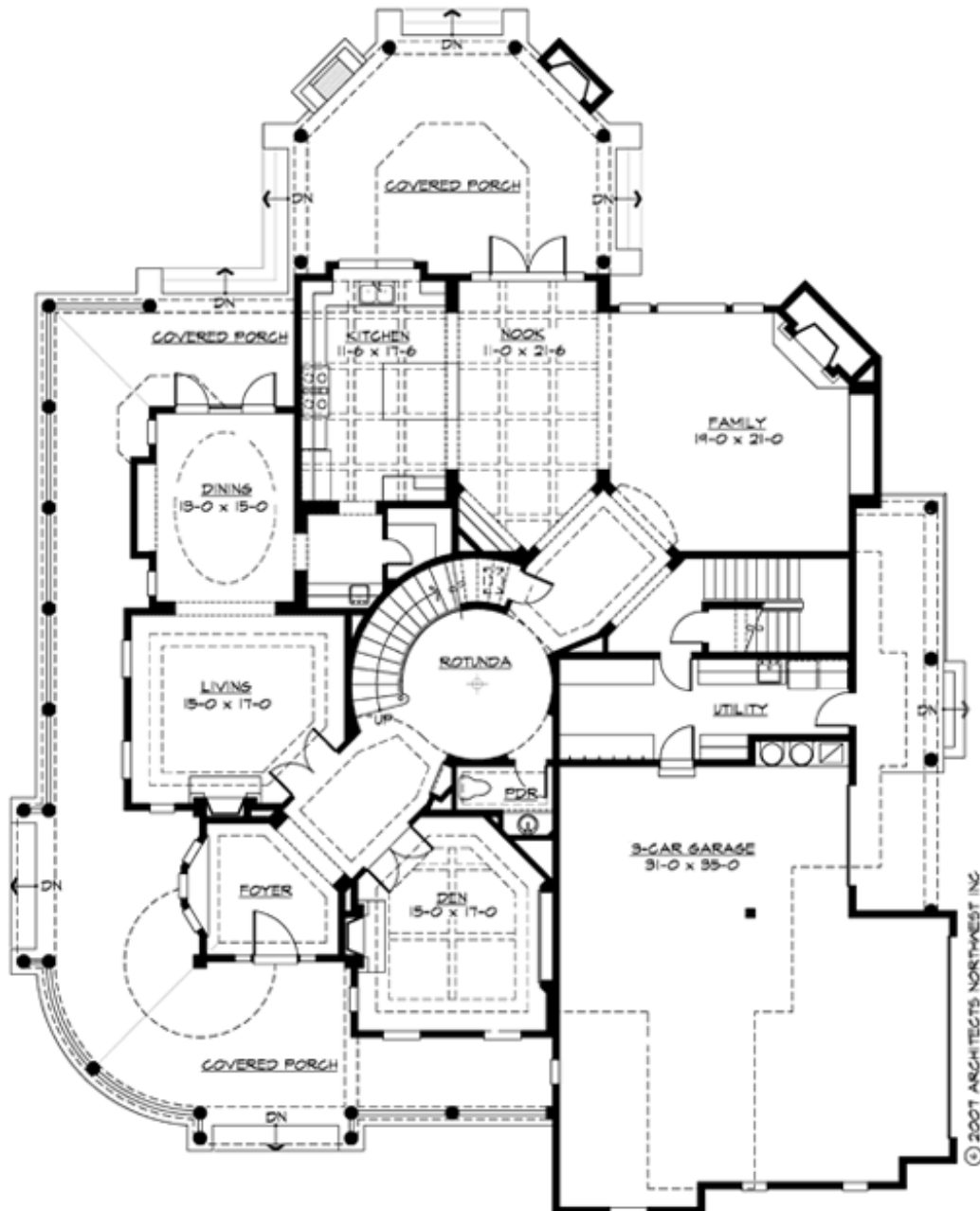
Total Area: 5467 sq. ft.
 Garage Area: 1024 sq. ft.
 Garage Area: 1024 sq. ft.
 Garage Size: 3
 Stories: 2
 Bedrooms: 4
 Full Baths: 4
 Half Baths: 1
 Width: 75'-0"
 Depth: 95'-6"
 Height: 40'-6"
 Foundation: Crawl Space



The Ultimate Victorian Farm House, the Astoria Manor 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 Manor'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 MANOR - PLAN M4725A3S-0

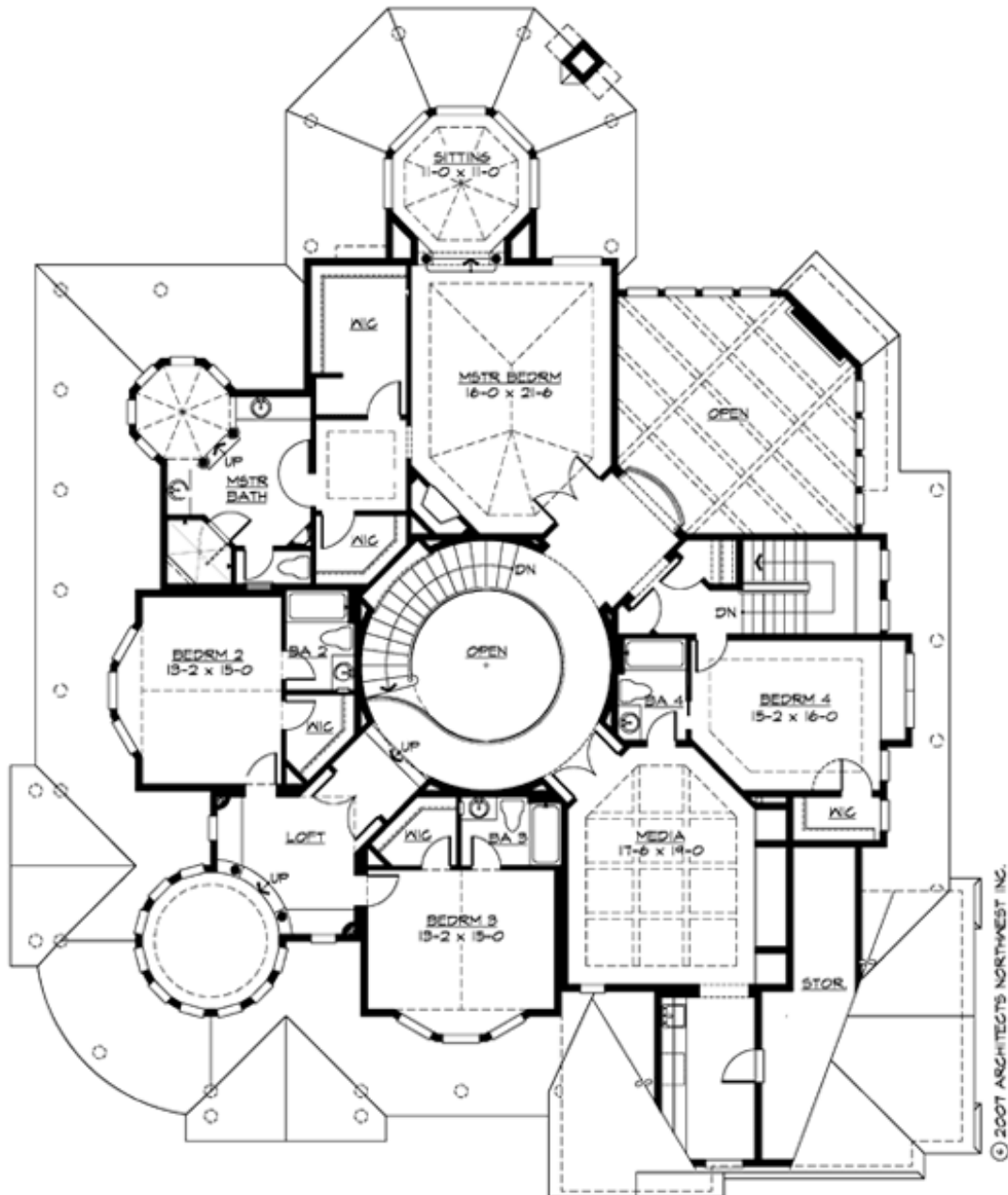
MAIN FLOOR



COPYRIGHT NOTICE: It is illegal to build this plan without a legally obtained set of prints. It is illegal to copy or redraw these plans. Violation of U.S. Copyright Laws are punishable with fines up to \$150,000. After the purchase of plans, changes may be made by a qualified professional.

ASTORIA MANOR - PLAN M4725A3S-0

UPPER FLOOR





ASTORIA MANOR - PLAN M4725A3S-0

PLAN DETAILS

Area Summary

Total Area:	5467 sq. ft.
Main Floor:	2624 sq. ft.
Upper Floor:	2843 sq. ft.
Garage Floor:	1024 sq. ft.

General Information

Stories:	2
Width:	75'-0"
Depth:	95'-6"
Height:	40'-6"

Architectural Style

Farmhouse
Shingle
Victorian

Number of Rooms

Bedrooms:	4
Full Baths:	4
Half Baths:	1

Garage

Garage Size:	3
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

- Bonus Space @ Upper Floor
- Den/Office
- Laundry Room @ Main Floor
- Living & Family Room
- Luxury Plan
- Master Bedroom @ Upper Floor Rear
- Wrap-Around Porch