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"

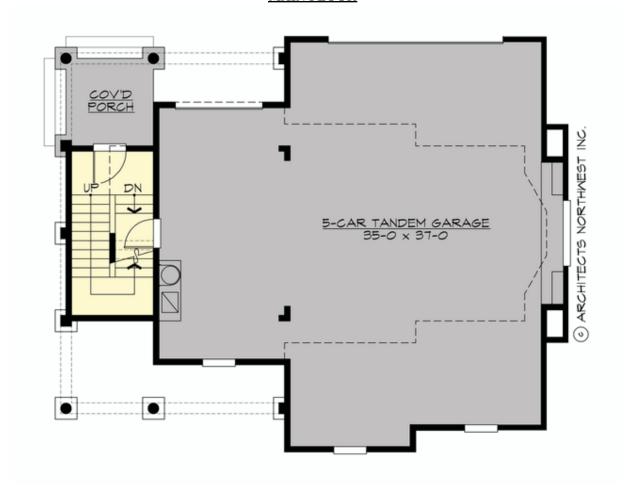
 Height:
 32'-0"

Foundation: Slab On Grade

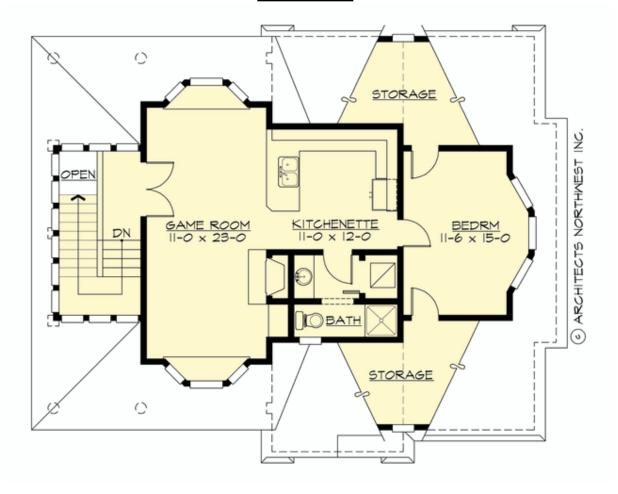


A Great Guest House With A Grand Garage. This Astoria Cottage is the matching play house or guest house and overflow garage for our popular Astoria plan. The oversize five-car tandem garage is flanked by a window-lined entry stair tower, leading to an open living/gaming space with kitchen, laundry, bathroom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

# **MAIN FLOOR**



# **UPPER FLOOR**



# **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