

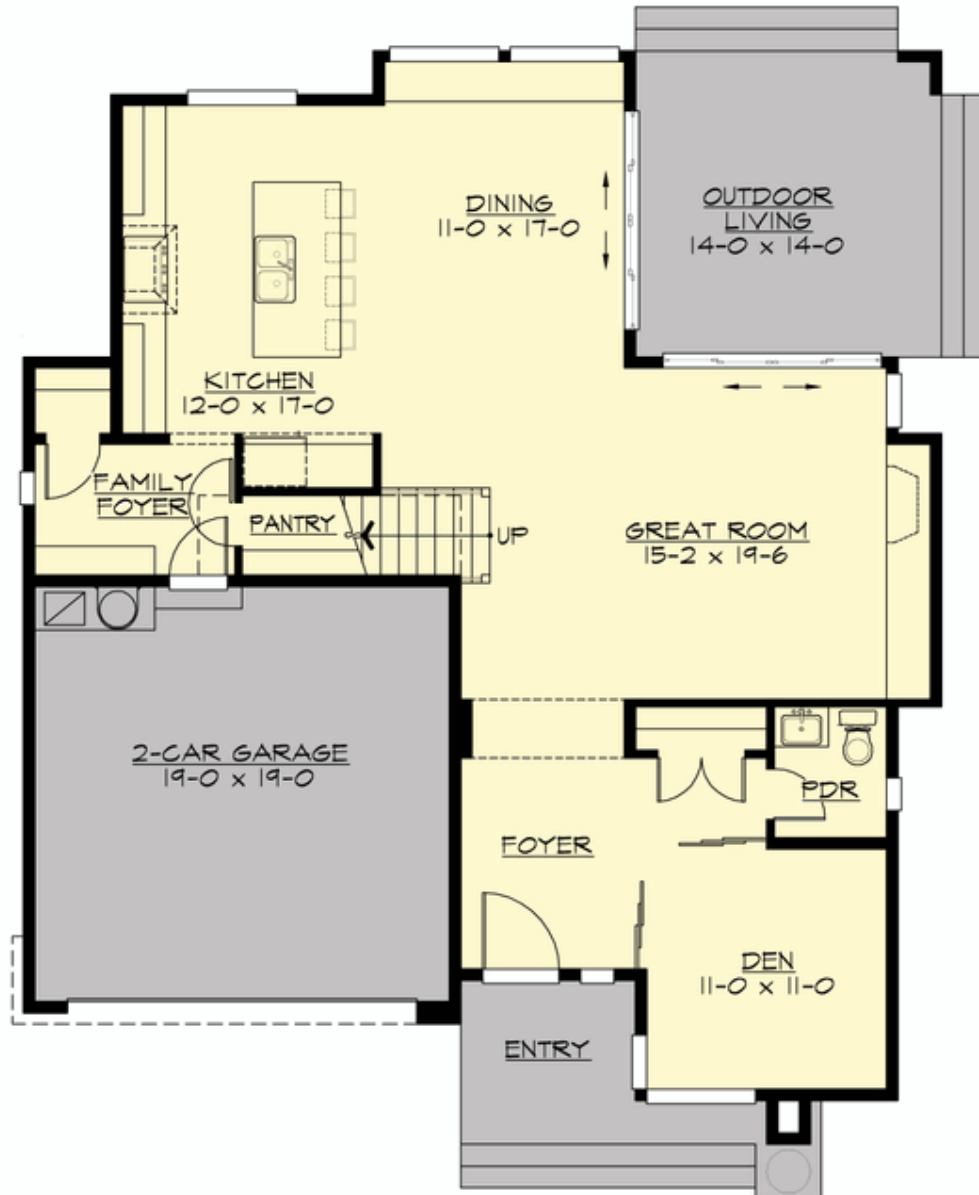
## ROYA - PLAN M2665A2F-0

Total Area: 2665 sq. ft.  
Garage Area: 400 sq. ft.  
Garage Area: 400 sq. ft.  
Garage Size: 2  
Stories: 2  
Bedrooms: 3  
Full Baths: 2  
Half Baths: 1  
Width: 42'-0"  
Depth: 50'-0"  
Height: 25'-0"  
Foundation: Crawl Space



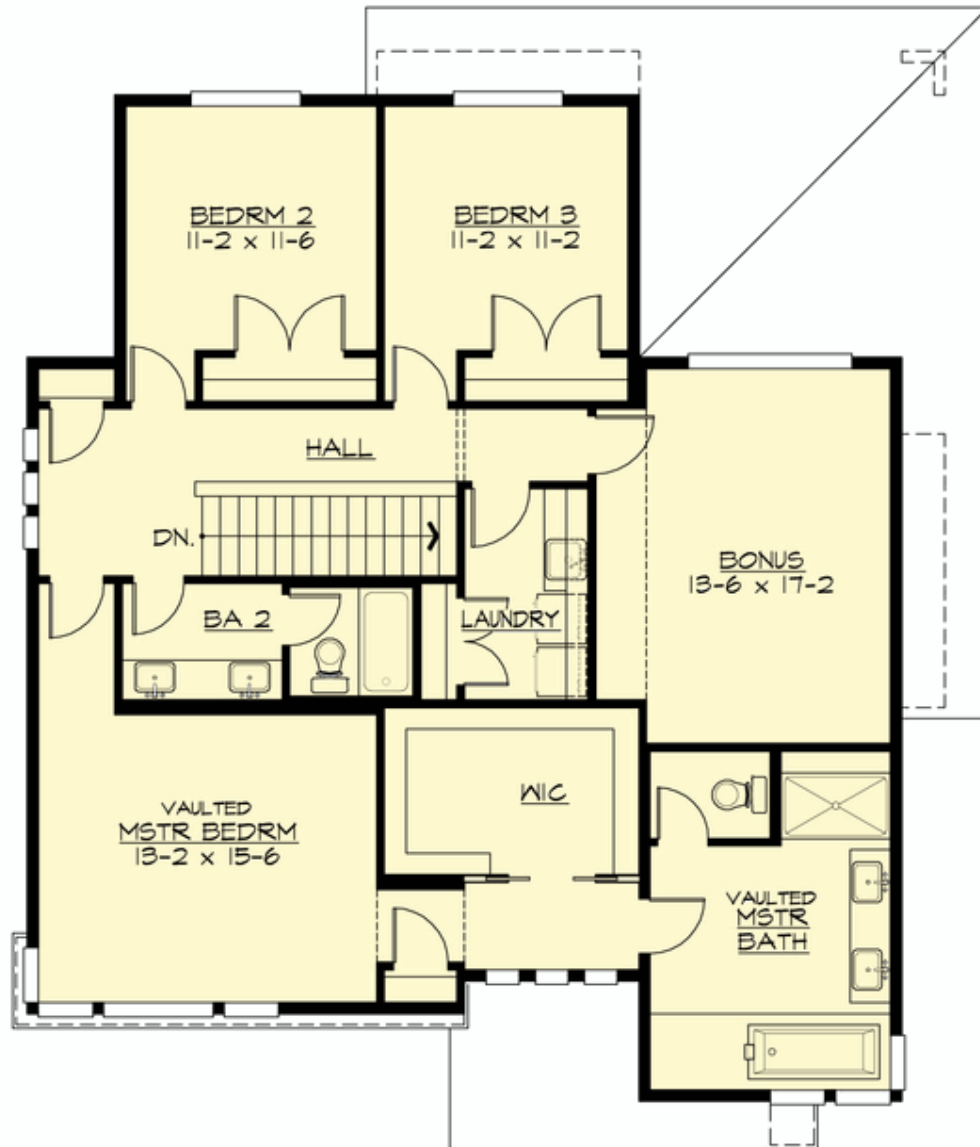
## ROYA - PLAN M2665A2F-0

### MAIN FLOOR



## ROYA - PLAN M2665A2F-0

### UPPER FLOOR



## ROYA - PLAN M2665A2F-0

### PLAN DETAILS

#### Area Summary

Total Area: 2665 sq. ft.  
Main Floor: 1175 sq. ft.  
Upper Floor: 1480 sq. ft.  
Garage Floor: 400 sq. ft.

#### General Information

Stories: 2  
Width: 42'-0"  
Depth: 50'-0"  
Height: 25'-0"

#### Architectural Style

Contemporary  
Modern  
Northwest

#### Number of Rooms

Bedrooms: 3  
Full Baths: 2  
Half Baths: 1

#### Garage

Garage Size: 2  
Garage Door Location: Front

#### Roof Pitches

Primary: 4:12  
Secondary: 2:12

#### Wall Heights

Main: 9'-0"  
Upper: 8'-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
- Great Room
- Laundry Room @ Upper Floor
- Master Bedroom @ Upper Floor Front
- Narrow Lot
- Rear Porch
- Small Plan