

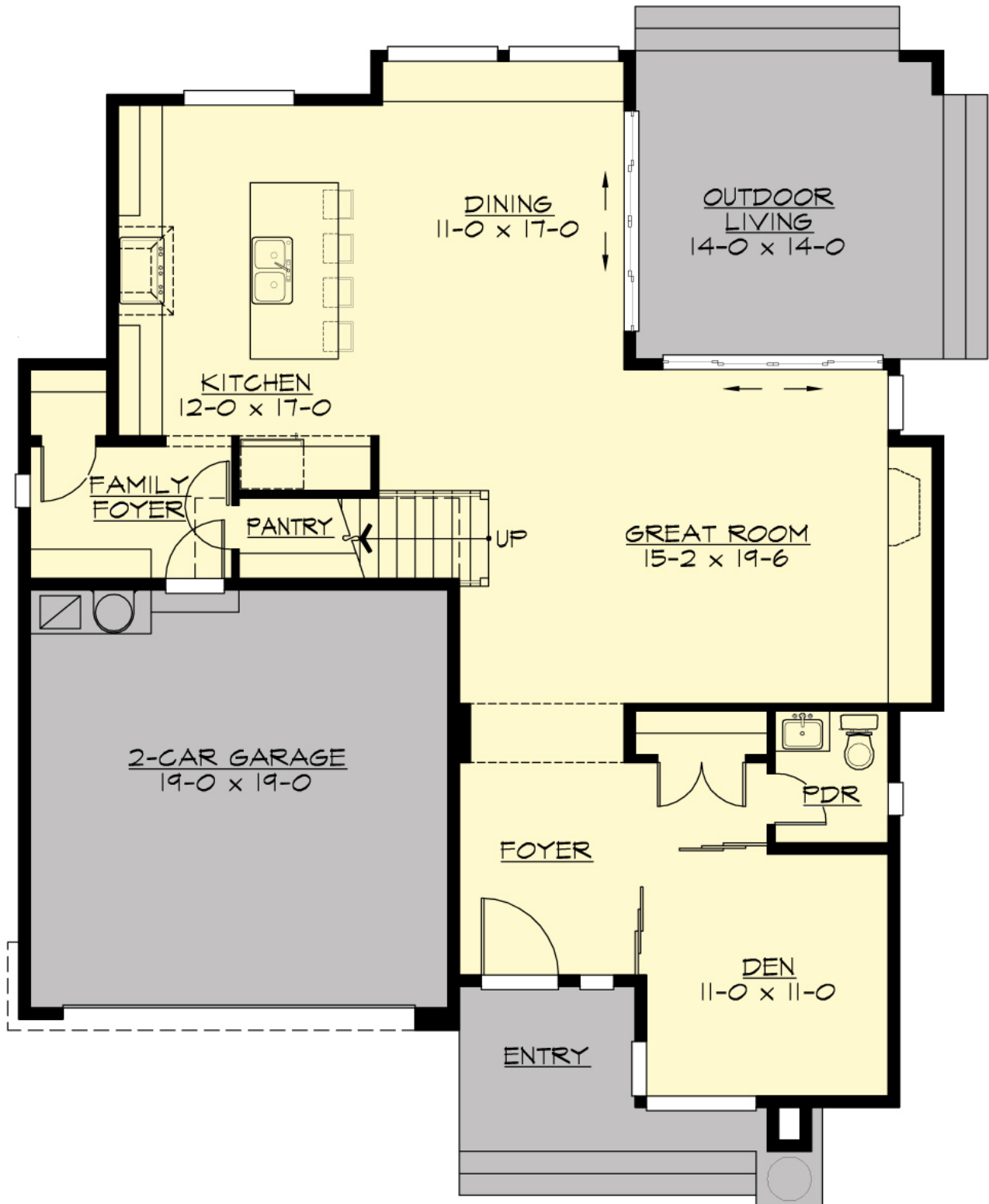
ROYA - M2665A2F-0

Total Area: **2665 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**



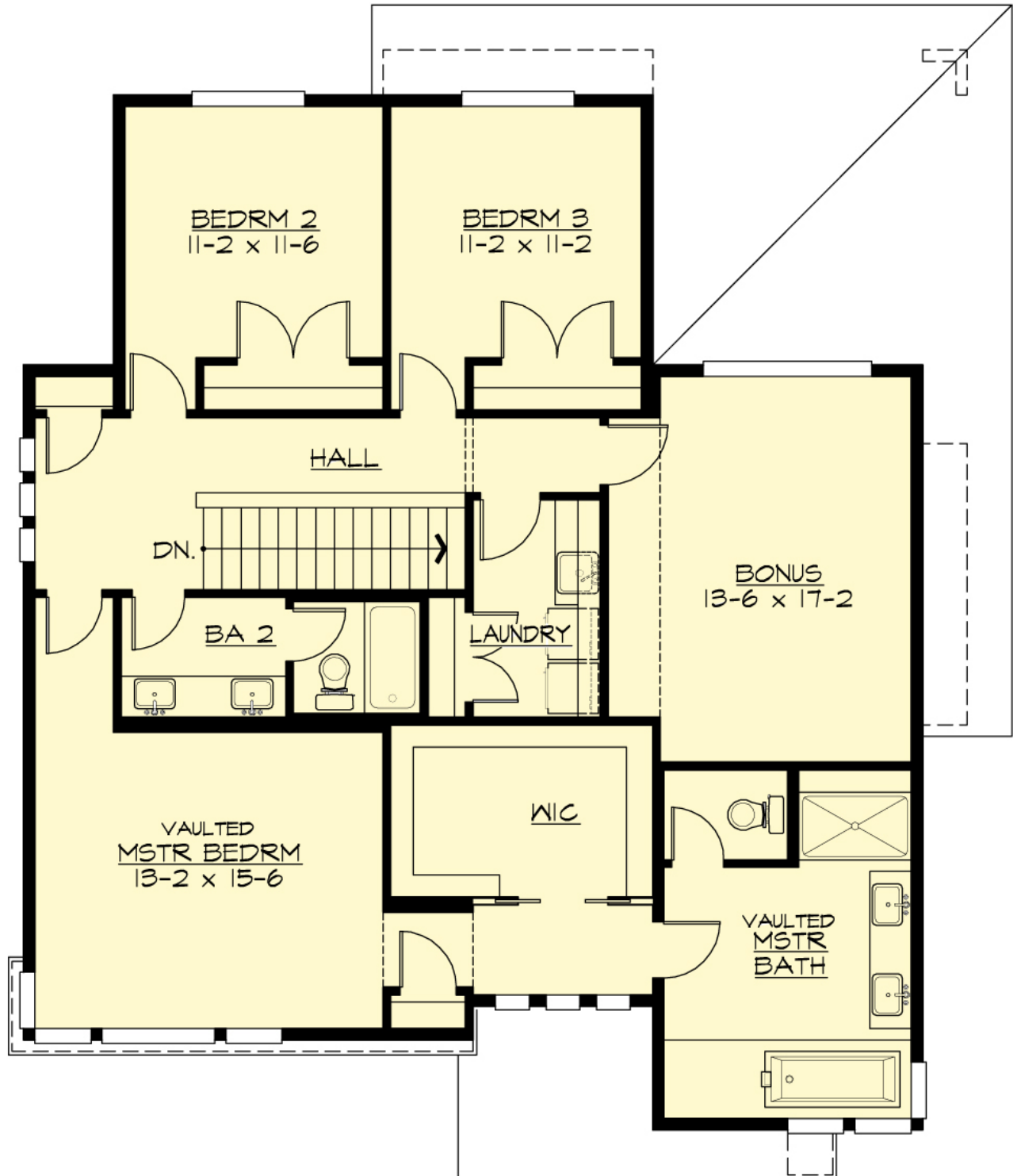
ROYA - M2665A2F-0

MAIN FLOOR



ROYA - M2665A2F-0

UPPER FLOOR



ROYA - 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"

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
- Rear Porch
- Great Room
- Laundry Room @ & Upper Floor
- Master Bedroom @ Upper Floor Front
- Contemporary Home Plans
- Modern Home Plans
- Northwest Floor Plans
- Narrow Lot House Plans
- Small House Plans