

**ARCHITECTS
NORTHWEST**

Your Family Architect



For Questions and Ordering

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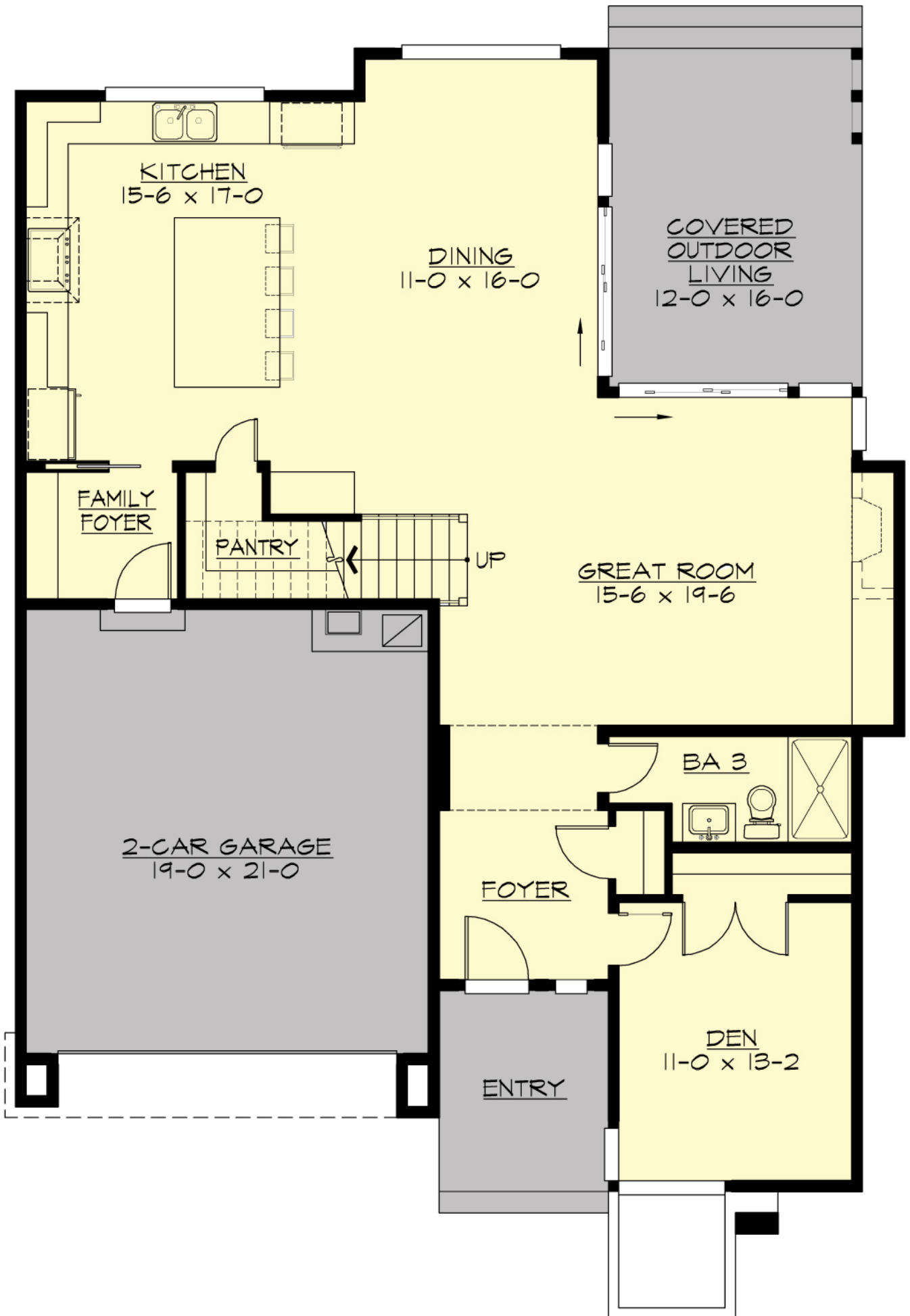
ROYA COVA - M3255A2F-0

Total Area: **3255 Sq. Ft.**
Garage Area: **440 Sq. Ft.**
Garage Size: **2**
Stories: **2**
Bedrooms : **4**
Full Baths : **3**
Half Baths :
Width : **42`-0"**
Depth : **56`-0"**
Height : **27`-6"**
Foundation : **Crawl Space**



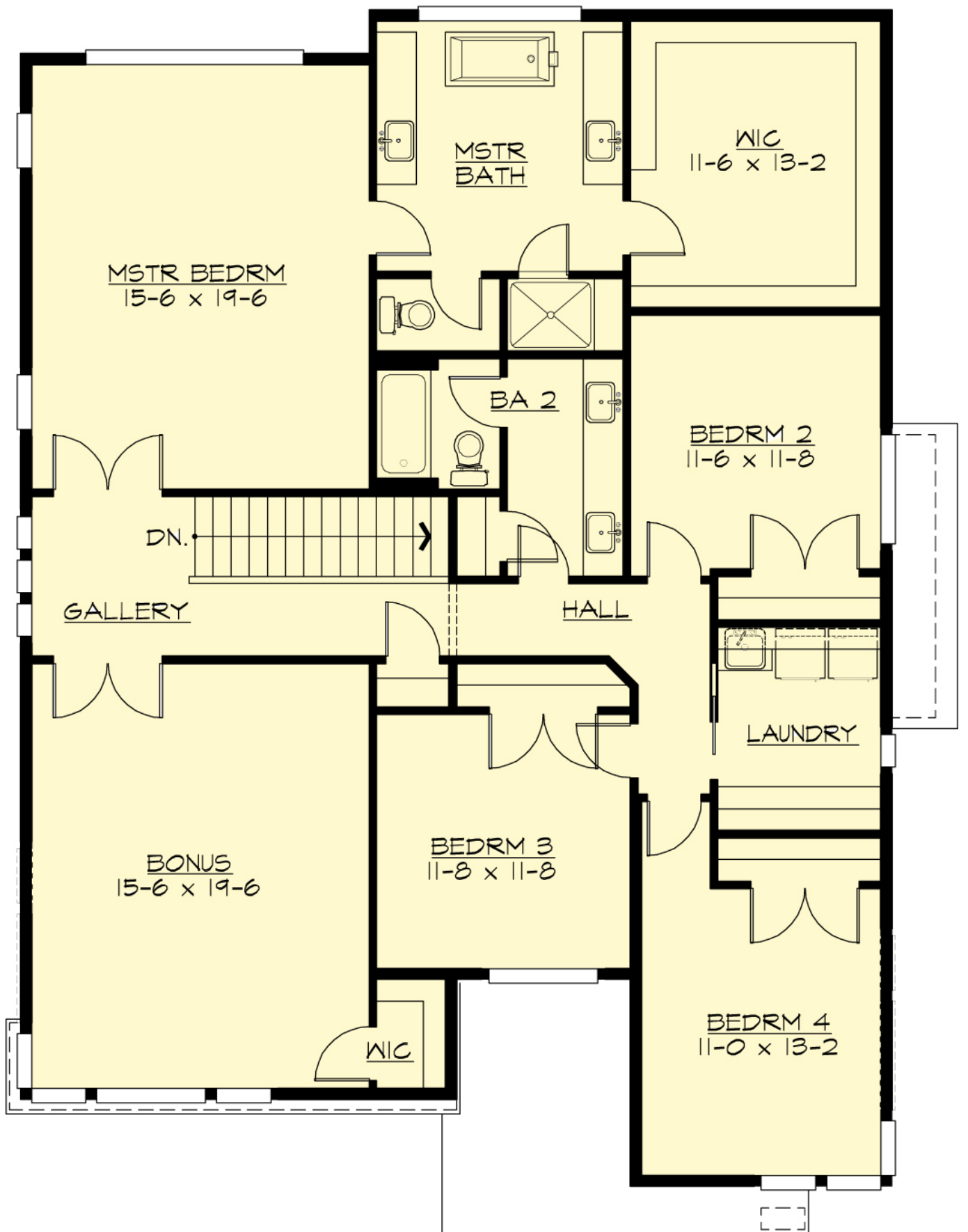
ROYA COVA - M3255A2F-0

MAIN FLOOR



ROYA COVA - M3255A2F-0

UPPER FLOOR



ROYA COVA - M3255A2F-0

PLAN DETAILS

Area Summary

Total Area:	3255 Sq. Ft.
Main Floor:	1326 Sq. Ft.
Upper Floor:	1929 Sq. Ft.
Garage Floor:	440 Sq. Ft.

General Information

Stories:	2
Width:	42`-0"
Depth:	56`-0"
Height:	27`-6"

Architectural Style

Contemporary
Modern
Northwest

Number of Rooms

Bedrooms:	4
Full Baths:	3

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 Rear
- Contemporary Home Plans
- Modern Home Plans
- Northwest Floor Plans
- Narrow Lot House Plans
- View Lot (Rear) Plans