

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"**

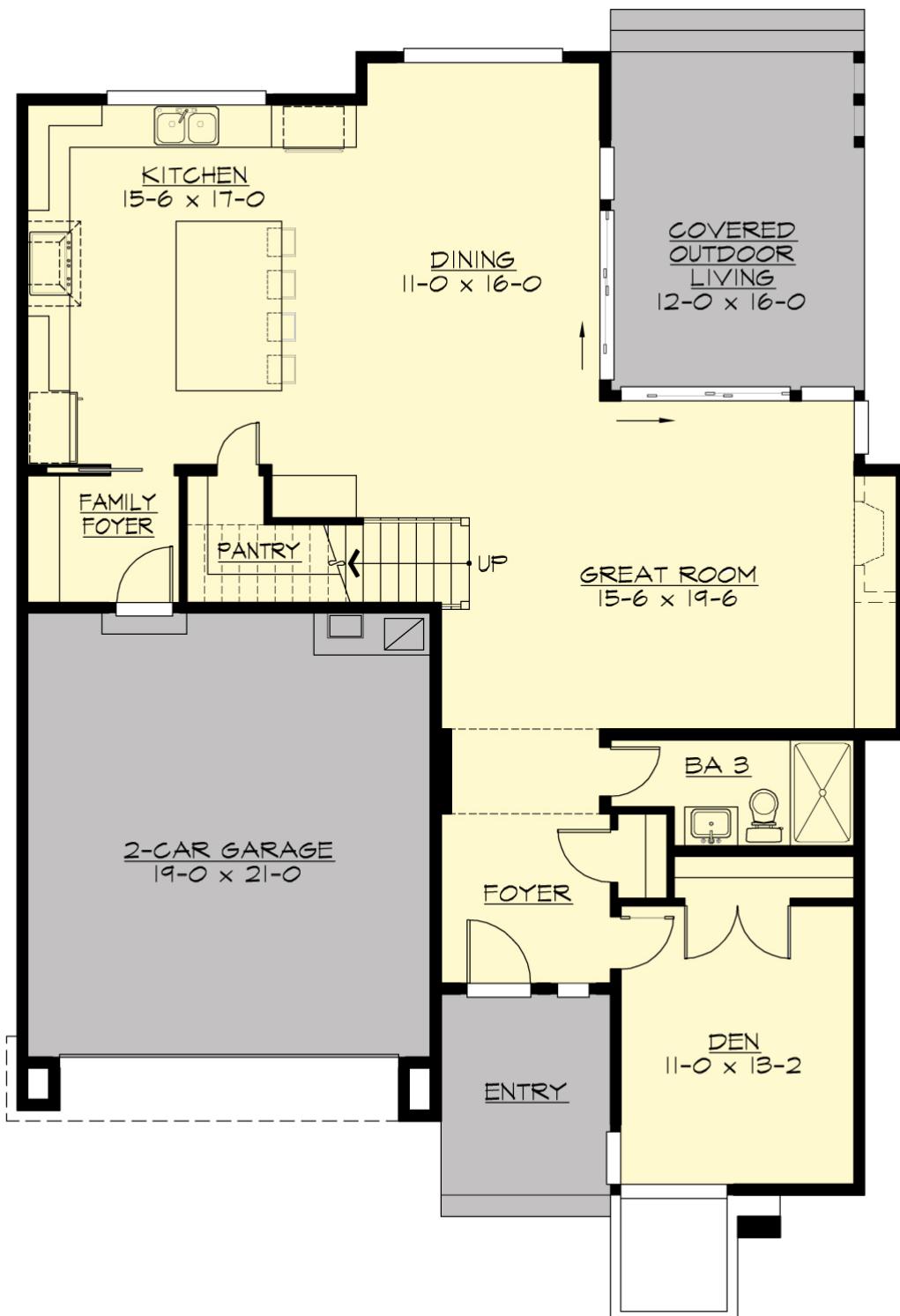
Height : **27`-6"**

Foundation : **Crawl Space**



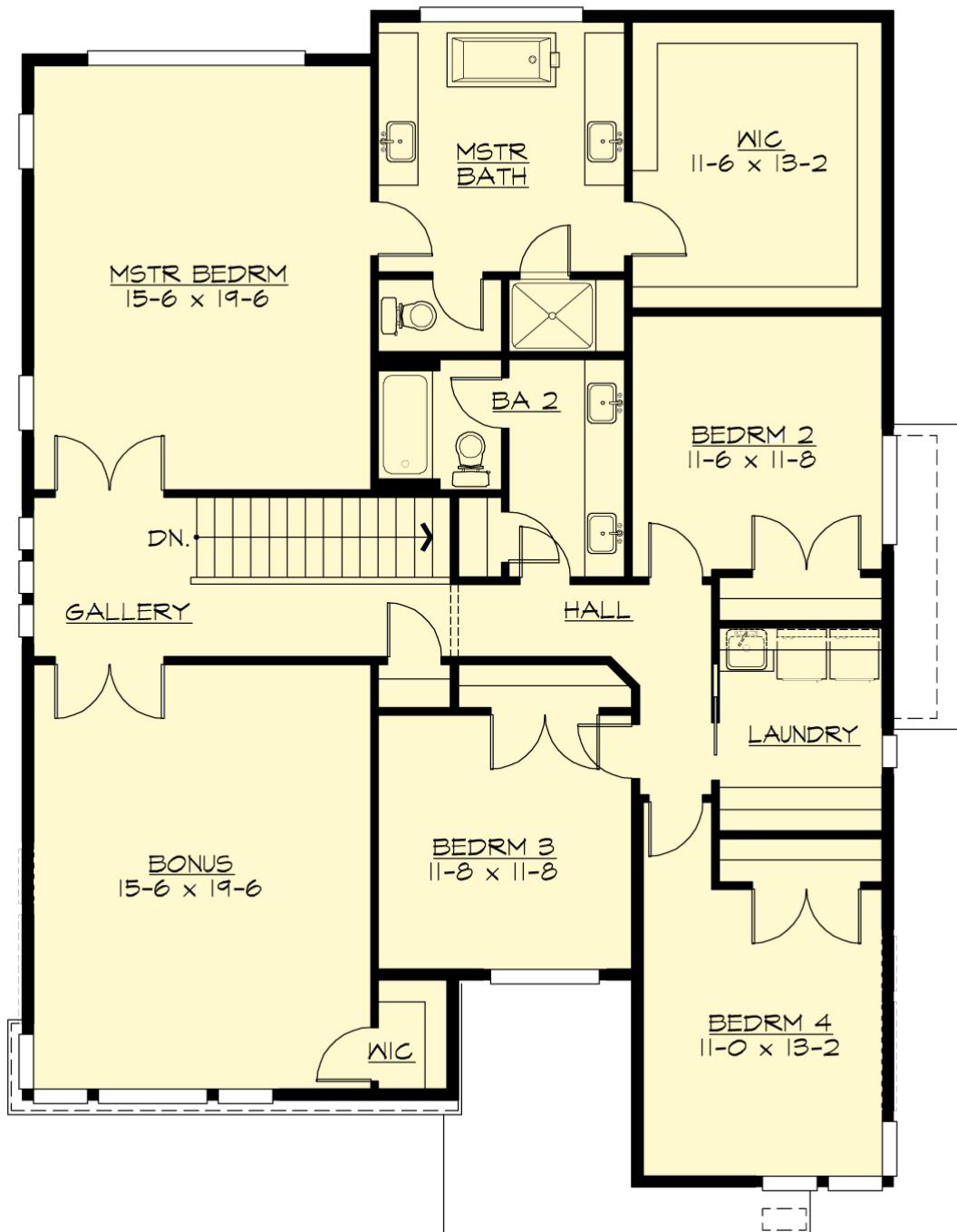
ROYA COVA - M3255A2F-0

MAIN FLOOR



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UPPER FLOOR



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PLAN DETAILS

Area Summary

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

Wall Heights

Main: **9-0"**
Upper: **8-0"**

General Information

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

Foundation Type

Crawl Space

Architectural Style

Contemporary
Modern
Northwest

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**

Number of Rooms

Bedrooms: **4**
Full Baths: **3**

Design Features

Garage

Garage Size: **2**
Garage Door Location: **Front**

- 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

Roof Pitches

Primary: **4:12**
Secondary: **2:12**