



Your Family Architect



For Questions and Ordering

**Call: 1-888-272-4100**

E-mail: [Info@ArchitectsNW.com](mailto:Info@ArchitectsNW.com)

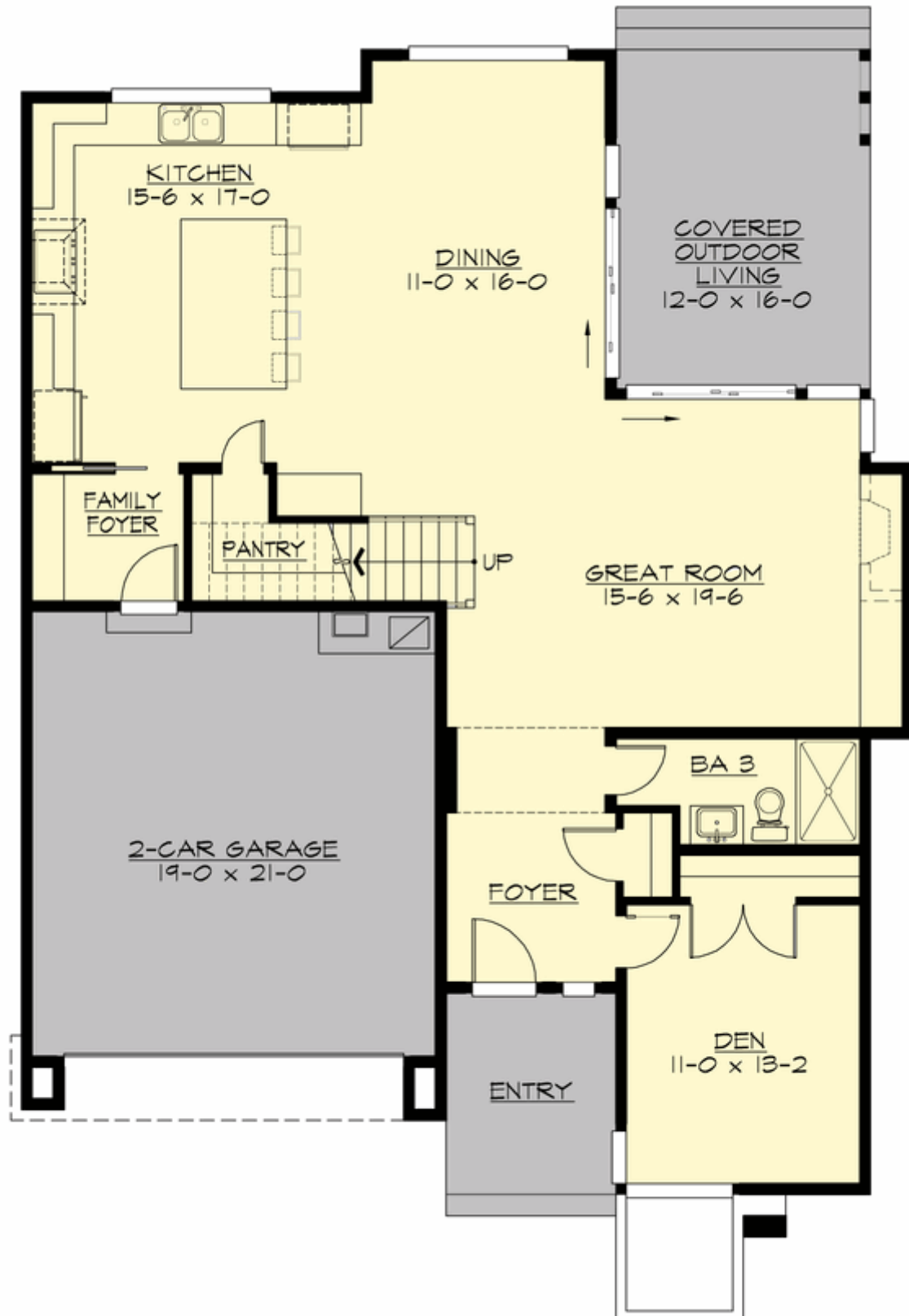
## ROYA COVA - M3255A2F-0

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**



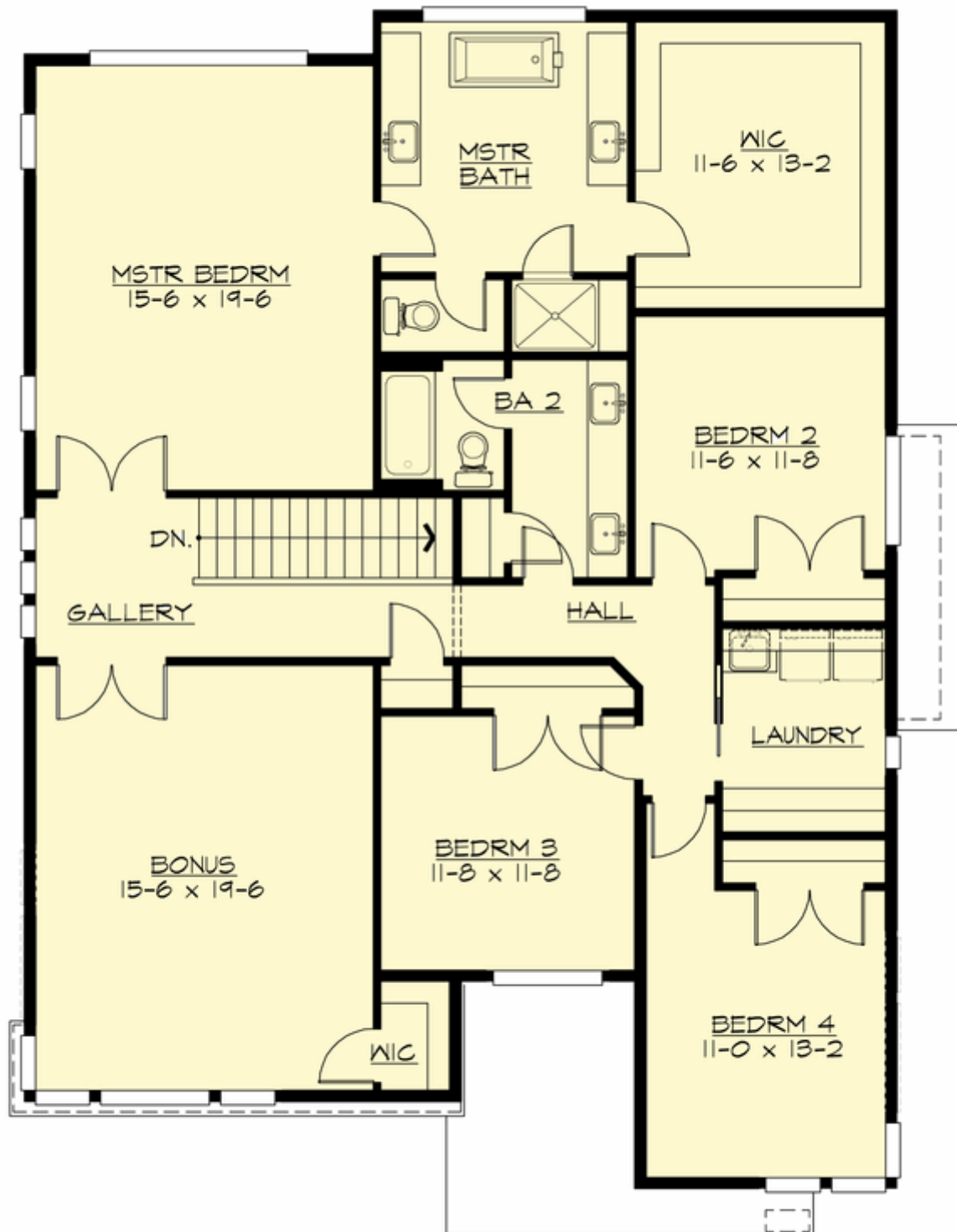
# ROYA COVA - M3255A2F-0

## MAIN FLOOR



# ROYA COVA - M3255A2F-0

## UPPER FLOOR



# ROYA COVA - M3255A2F-0

## PLAN DETAILS

### Area Summary

Total Area:	<b>3255 Sq. Ft.</b>
Main Floor:	<b>1326 Sq. Ft.</b>
Upper Floor:	<b>1929 Sq. Ft.</b>
Garage Floor:	<b>440 Sq. Ft.</b>

### General Information

Stories:	<b>2</b>
Width:	<b>42`-0"</b>
Depth:	<b>56`-0"</b>
Height:	<b>27`-6"</b>

### Architectural Style

Contemporary  
Modern  
Northwest

### Number of Rooms

Bedrooms:	<b>4</b>
Full Baths:	<b>3</b>

### Garage

Garage Size:	<b>2</b>
Garage Door Location:	<b>Front</b>

### Roof Pitches

Primary:	<b>4:12</b>
Secondary:	<b>2:12</b>

### Wall Heights

Main:	<b>9-0"</b>
Upper:	<b>8-0"</b>

### Foundation Type

Crawl Space

### Roof Framing

Combination

### Floor Load

Live (lbs):	<b>40 PSF</b>
Dead (lbs):	<b>10 PSF</b>

### Roof Load

Live (lbs):	<b>25 PSF</b>
Dead (lbs):	<b>15 PSF</b>
Wind:	<b>85 MPH</b>

### 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