



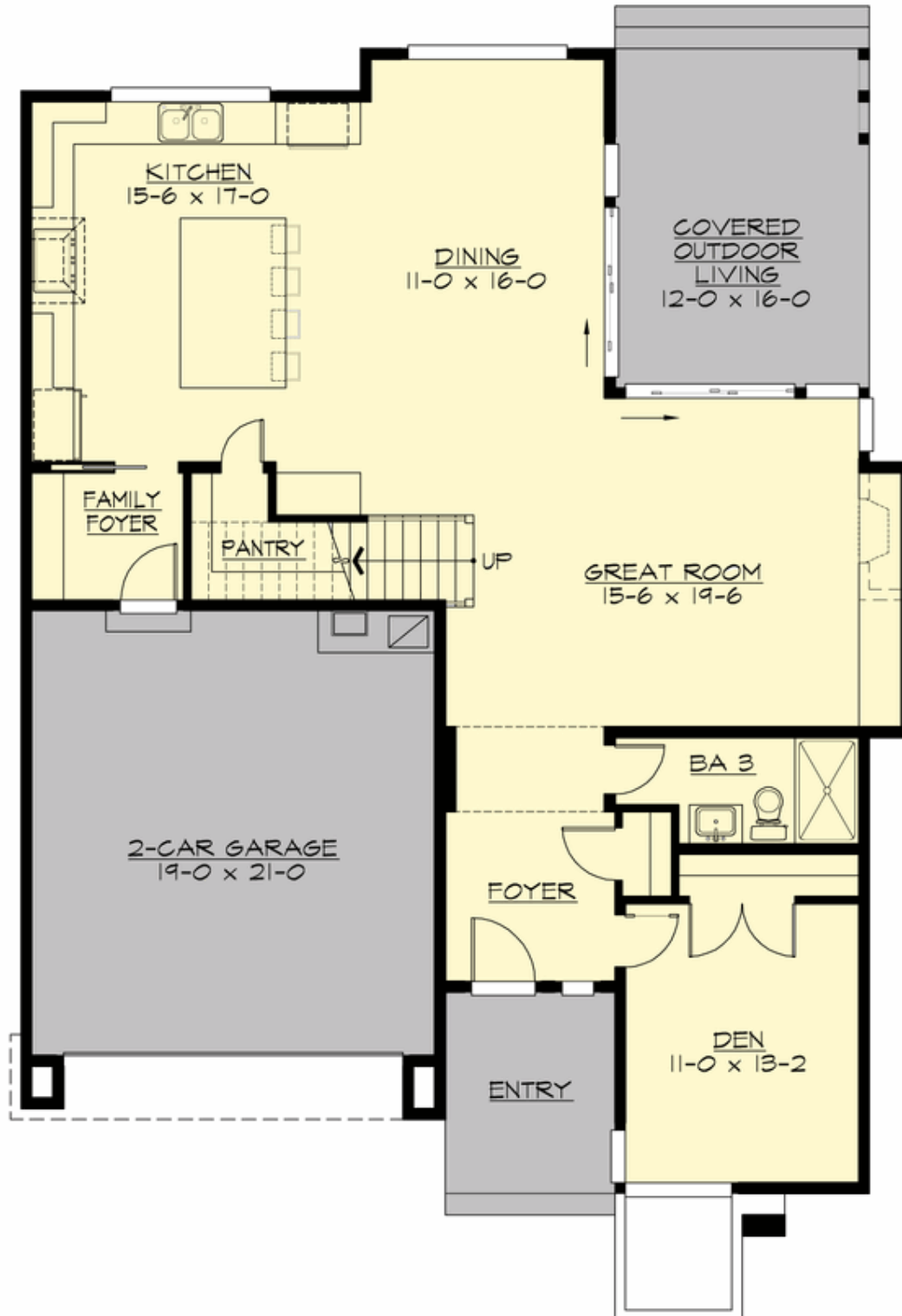
ROYA COVA - PLAN M3255A2F-0

Total Area: 3255 sq. ft.
Garage Area: 440 sq. ft.
Garage Area: 440 sq. ft.
Garage Size: 2
Stories: 2
Bedrooms: 4
Full Baths: 3
Width: 42'-0"
Depth: 56'-0"
Height: 27'-6"
Foundation: Crawl Space



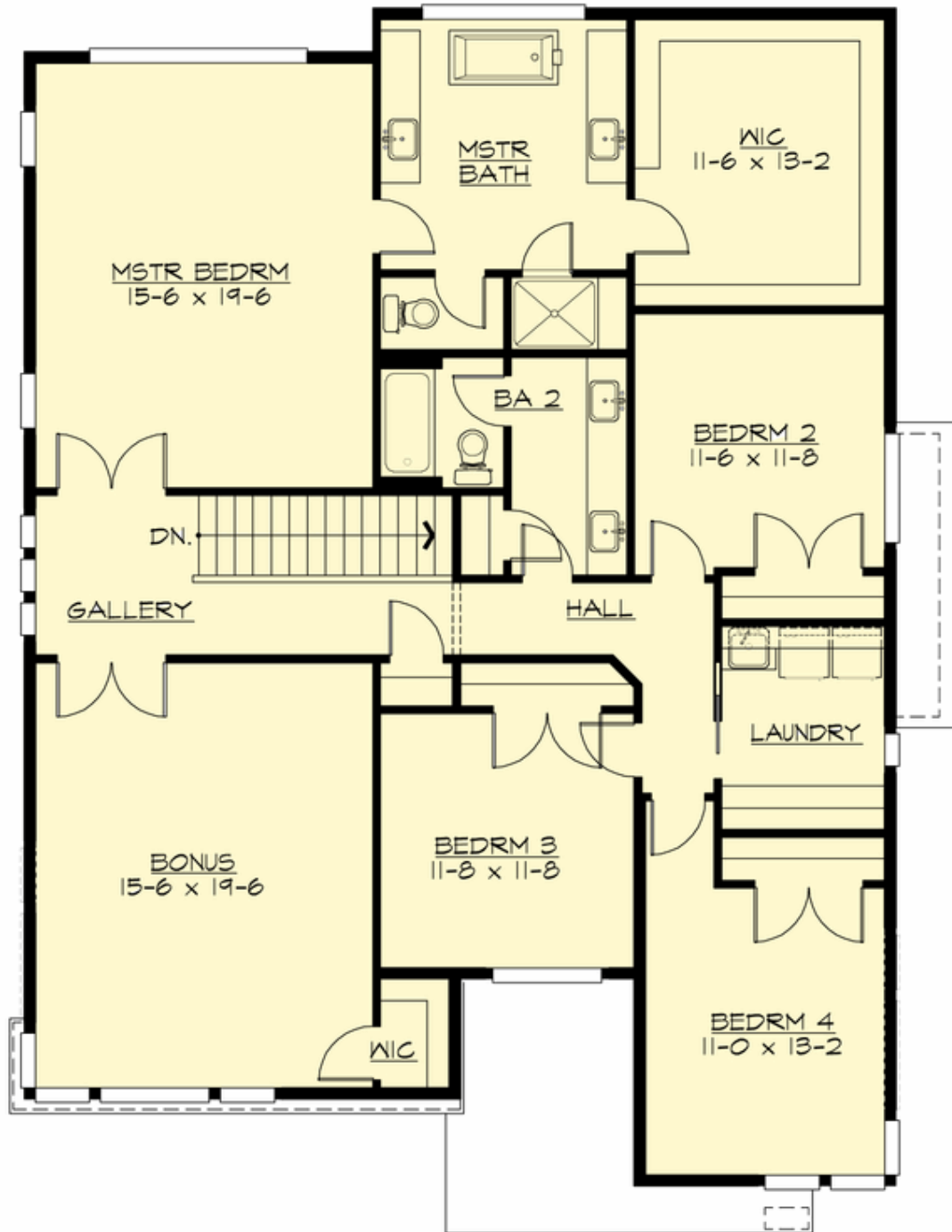
ROYA COVA - PLAN M3255A2F-0

MAIN FLOOR



ROYA COVA - PLAN M3255A2F-0

UPPER FLOOR





ROYA COVA - PLAN 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
- Great Room
- Laundry Room @ Upper Floor
- Master Bedroom @ Upper Floor Rear
- Narrow Lot
- Rear Porch
- View Lot - Rear