



Your Family Architect



For Questions and Ordering

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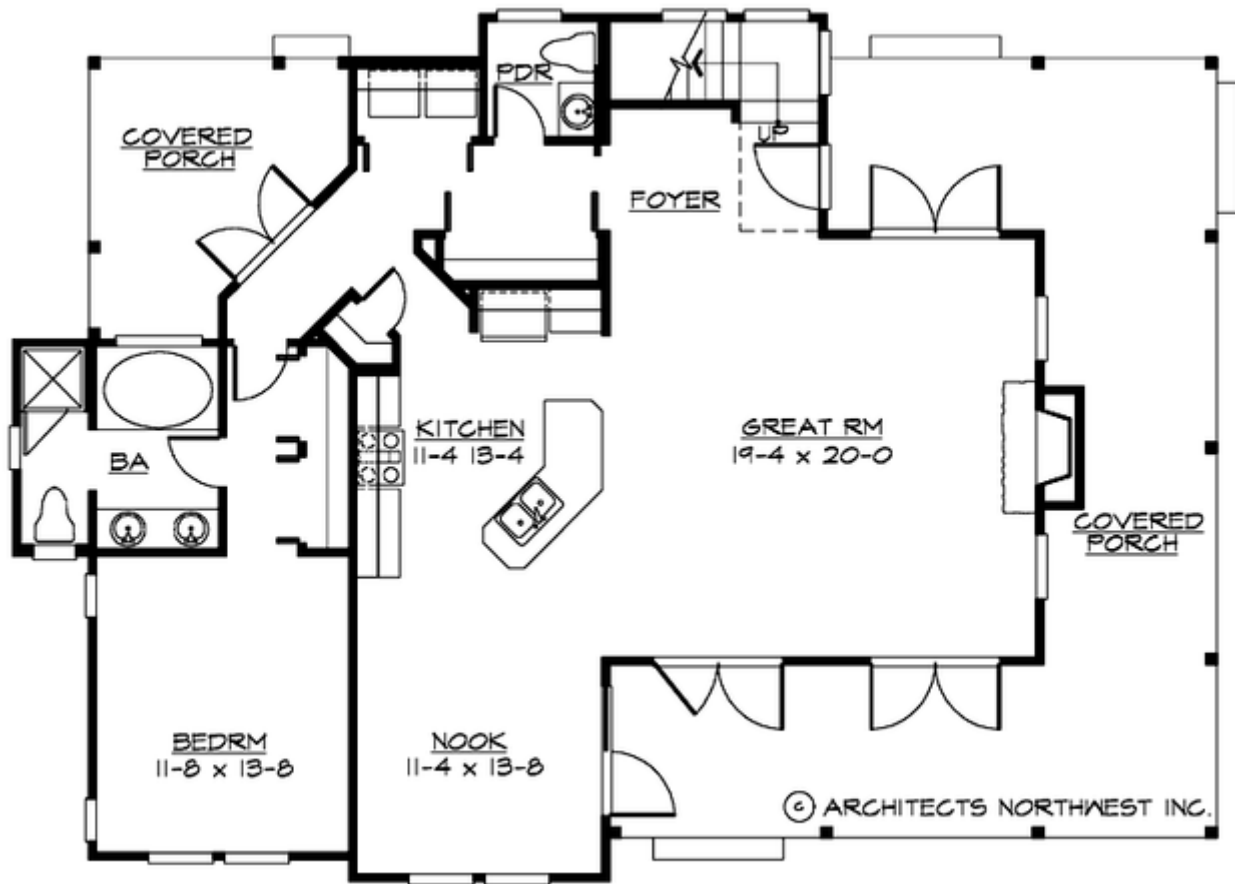
FRANKLIN - M2263A0-0

Total Area: **2263 Sq. Ft.**
Garage Area: **0 Sq. Ft.**
Garage Size: **No Garage**
Stories: **2**
Bedrooms : **4**
Full Baths : **2**
Half Baths : **1**
Width : **56`-0"**
Depth : **40`-0"**
Height : **26`-6"**
Foundation : **Crawl Space**



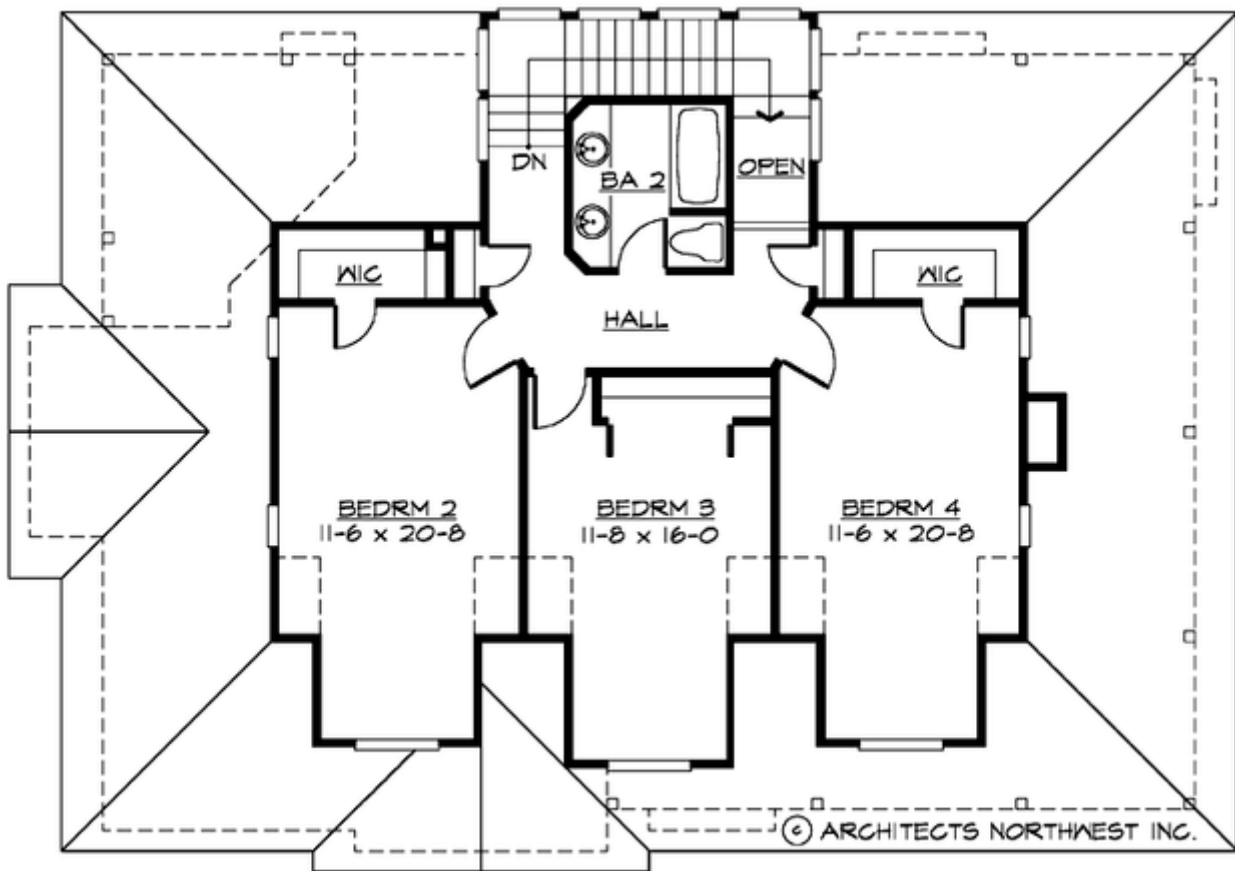
FRANKLIN - M2263A0-0

MAIN FLOOR



FRANKLIN - M2263A0-0

UPPER FLOOR



FRANKLIN - M2263A0-0

PLAN DETAILS

Area Summary

Total Area:	2263 Sq. Ft.
Main Floor:	1321 Sq. Ft.
Upper Floor:	942 Sq. Ft.

General Information

Stories:	2
Width:	56`-0"
Depth:	40`-0"
Height:	26`-6"

Architectural Style

- Bungalow
- Cottage
- Farmhouse

Number of Rooms

Bedrooms:	4
Full Baths:	2
Half Baths:	1

Garage

Garage Size:	No Garage
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Roof Pitches

Primary:	12:12
Secondary:	9:12

Wall Heights

Main:	10-0"
Upper:	8-0"

Foundation Type

Crawl Space

Roof Framing

Stick

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

- Front and Rear Porch
- Great Room
- Laundry Room @ Main Floor
- Master Bedroom @ Main Floor Front
- Bungalow House Plans
- Cottage House Plans
- Farmhouse Home Plans
- Vacation House Plans
- View Lot (Rear) Plans