



## FRANKLIN - PLAN M2263A0-0

Total Area: 2263 sq. ft.  
Garage Area: 0 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 - PLAN M2263A0-0**

**MAIN FLOOR**





**FRANKLIN - PLAN M2263A0-0**

**UPPER FLOOR**





**FRANKLIN - PLAN M2263A0-0**

**PLAN DETAILS**

**Area Summary**

**Foundation Type**

**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**

No Garage

**Roof Pitches**

Primary: 12:12  
 Secondary: 9:12

**Wall Heights**

Main: 10'-0"  
 Upper: 8'-0"  
 3rd Floor: 0'-0"  
 Lower: 0'-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
- Vacation Plan
- View Lot - Rear