

# ARCHITECTS NORTHWEST

Your Family Architect



For Questions and Ordering

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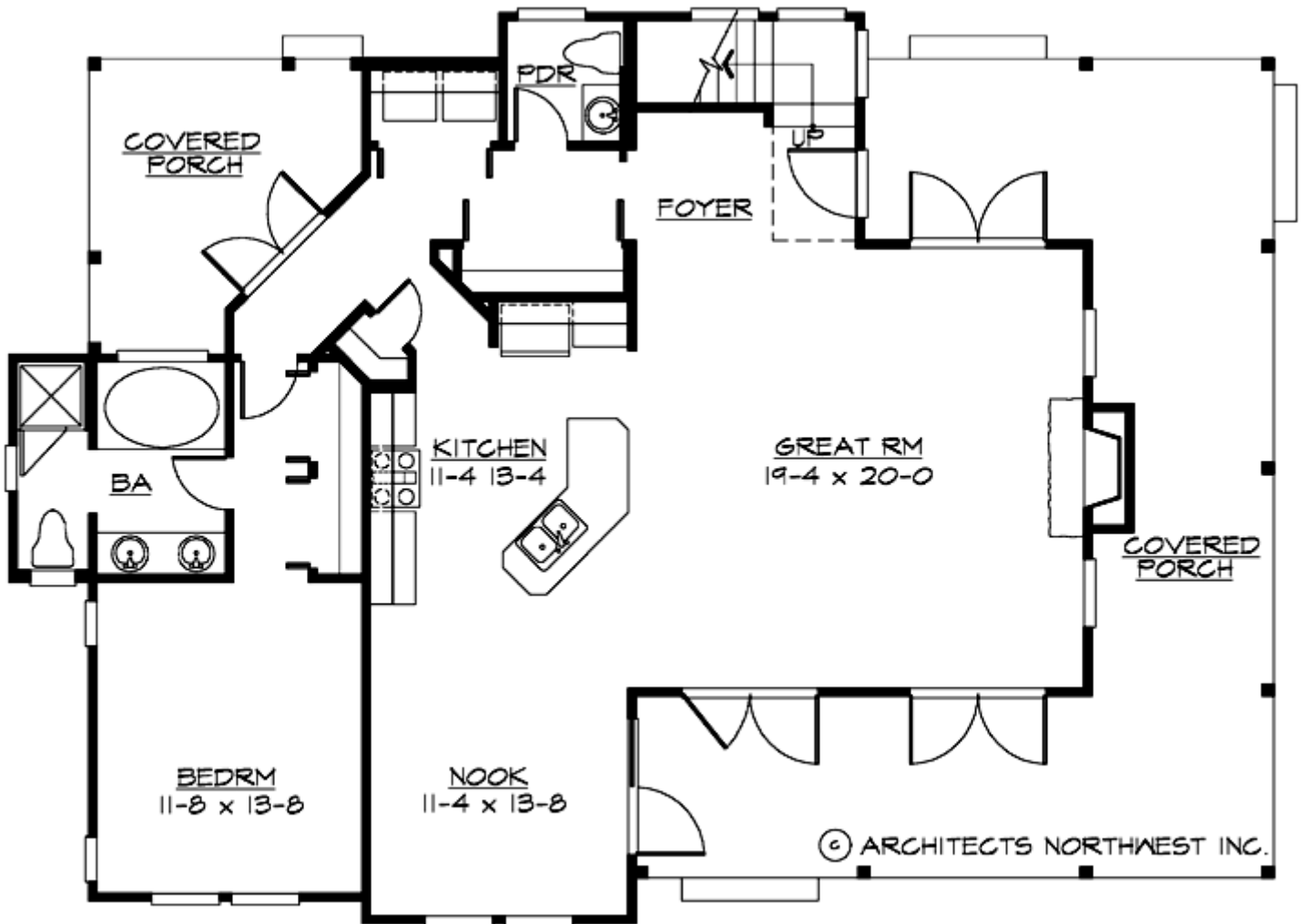
## FRANKLIN - M2263A0-0

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**



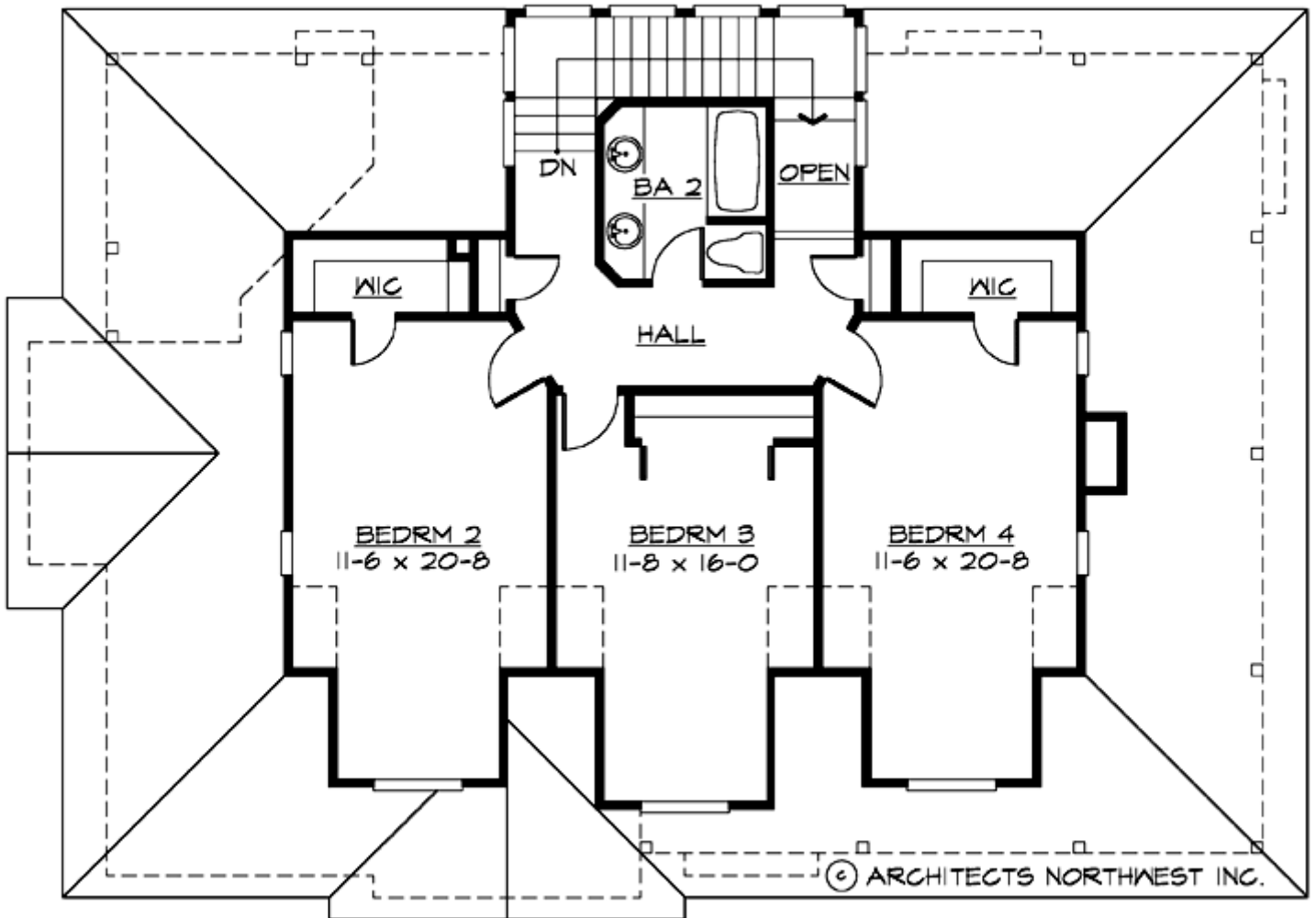
# FRANKLIN - M2263A0-0

## 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**

### 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