

House Plan 2023 Franklin Heights, Contemporary Modern House Plan

Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-2023-franklin-heights>
- Plan Number: SMN 2023
- Total Living Space: 5470 Sq.Ft.
- Bedrooms: 6
- Full Baths: 6
- Half Baths: 2
- Garage: Yes 3 Bay
- Garage Type: Side Load
- Carport: N/A
- Carport Type: N/A
- Stories: 2
- Width Ft.: 109
- Width In.: 2
- Depth Ft.: 84
- Depth In.: N/A

Description

Additional details

- Total Living Space: 5470 Sq.Ft.
- Main Floor: 3803 Sq.Ft
- Upper Floor (Sq.Ft.): 1667 Sq.Ft.
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 821 Sq.Ft.
- Garage (Sq.Ft.): 1493 Sq.Ft.
- Total Square Feet: 7784 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: No
- Main Ceiling Height: 10
- Upper Ceiling Height: 9
- Lower Ceiling Height: N/A

- Roof Type: Shingle
- Main Roof Pitch: 8:12
- Porch Roof Pitch: 1:12
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 29
- Ridge Height (In.): 9
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

Foundation Options

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

Plan Collections

- Seth M. Nelson House Plans Collection
- European House Plans Collection
- Modern House Plans

Plan Styles

- Modern House Plans
- European House Plans

Features

- Covered Rear Porch
- Great Room
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Open Floor Plan House Plans
- Oversized Garage
- Split Bedroom Design
- Two Story