



FRONT / NORTH ELEVATION

First Floor 1447 s.f.
Second Floor 652 s.f.
Total 2099 s.f.
Unfinished Basement 1447 s.f.
Porches 164 s.f.
Opt. Garage 576 s.f.
Width 53'
Depth 40'
8% South Glass

The **Ben Franklin** exemplifies simplicity and practicality while eliciting the warmth and charm of cottages. The compact footprint has everything a couple needs on a daily basis while the kids and guests can privately rule the upstairs. The north-facing front of the home with its simple, but elegant, front porch (large enough for rocking chairs) beckons to take a peek inside.

First Floor

An ample size foyer with a quaint study on the side, separated by a glass sliding door, greets the visitor. Immediately beyond is the focal point of the home – the large hearth. A masonry wood stove need only be stoked once a day to give off a low even heat. On really sunny days it may not be needed at all, but can instead store the warmth of the sun. The south wall is broken up with two built-in glass front cabinets on either side of the two-story area around the central hearth. The east family room wall with built-in cabinets adds to the craftsman character. The family will most likely use the side entry near the laundry and half bath with nearby amply storage for coats and boots. A large pantry near the kitchen can also serve as coat storage. The sunny kitchen is large enough for both an island and family dining. The nearby masonry wood stove makes a very cozy place, with or without a fire, for visiting the cook.

The master suite is on the cool northeast corner of the house, but the east bathroom window allows the sun to brighten the day.

Second Floor

The safe, U-shaped staircase leads up to the second floor with two bedrooms and a shared bath. The central balcony overlooks the first floor. Lots of eave storage is on the north and south.

Basement

From the central stairs you access the basement which houses mechanicals and storage. The south side could be bright and sunny if your land slopes to the south and windows are added.

Optional Garage

The two-vehicle garage is recommended to be placed to the northwest. A covered walkway could connect to the side porch. Attach the garage to the west if losing a few windows is acceptable – including those of bedroom 3.

Construction Info

The first floor has 9' ceilings, and the basement has 8'. The second floor ceilings are sloped with plenty of eave storage. The foundation is designed to be pre-cast concrete walls, but other types can be used. Main floor walls are 6" for studs or SIP panels. Rafter sizes vary with insulation requirements. The thermal mass is primarily in the masonry wood stove and the brick veneer wall on the north side of the family, dining, and kitchen.

Modification Ideas

Since these may affect energy performance and structural integrity, they should only be undertaken with professional assistance.

- Replace the masonry wood stove with a larger dining
- Expand the master bath out to the side
- Floor in the center area of the second floor

Blueprints, etc.

For this plan, the following are included with orders for blueprints, erasable vellums, and CAD:

- Schematic Site Plan
- Basement Foundation Plan
- Floor Plans
- Exterior Elevations
- Building Section
- Kitchen Elevations
- Typical Wall Detail
- Schematic Framing Plans
- Schematic Electrical Plans
- Optional Garage Plan

Custom Energy Recommendations (describes how to adapt the homes to your location by adapting the insulation values, windows, thermal mass, overhang lengths, and sometimes framing to accommodate necessary insulation)

Want to study this house more?

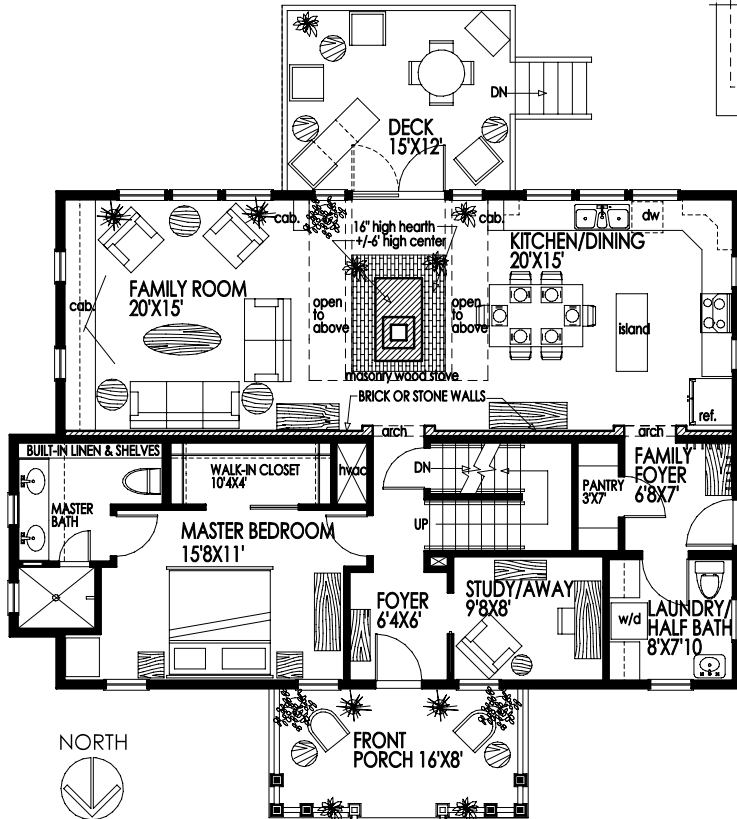
Order the Study Plan or Construction Review Set!

See order form or web site for prices.



passive solar house plans

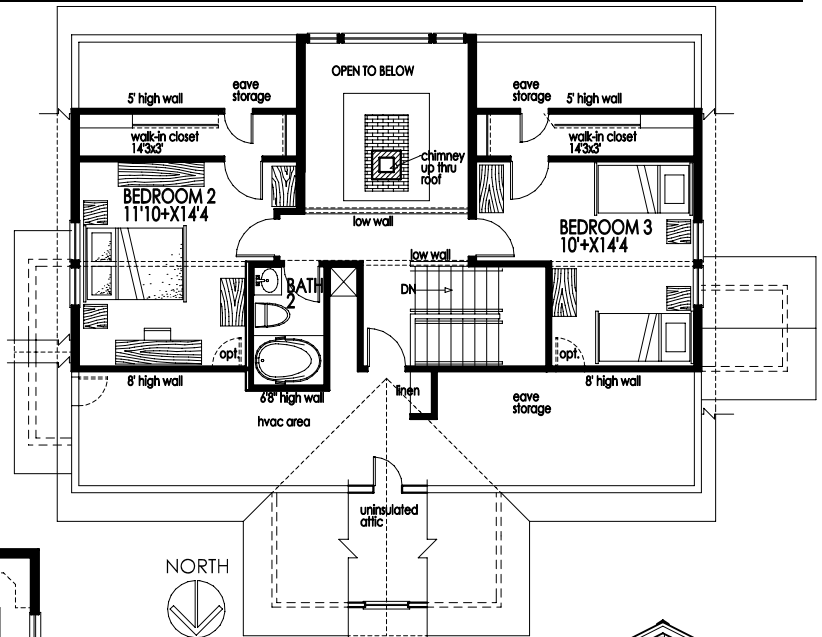
the Ben Franklin



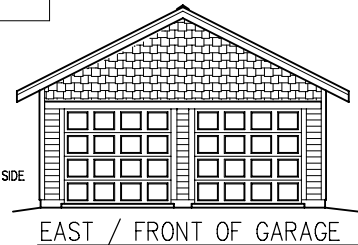
FIRST FLOOR PLAN
 1447 S.F. FINISHED AREA
 164 S.F. PORCHES
 180 S.F. DECK



SOUTH ELEVATION

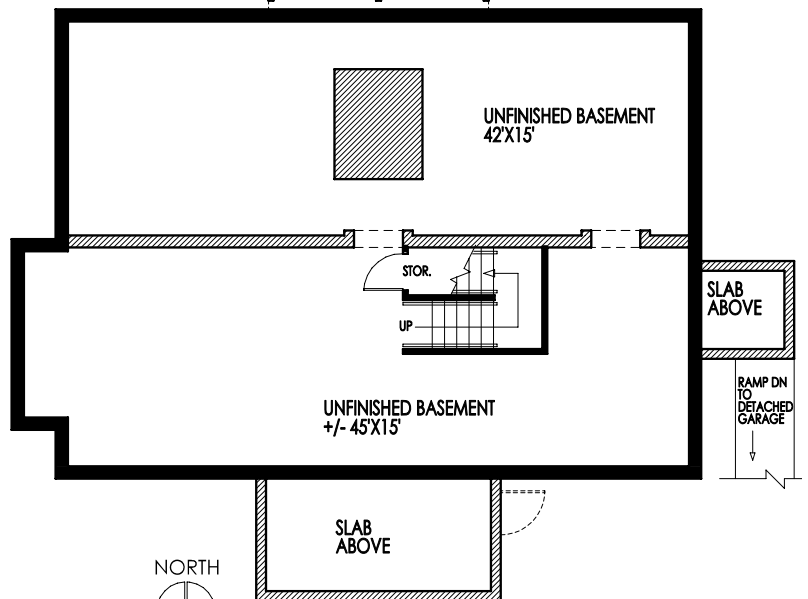


SECOND FLOOR PLAN
 652 S.F. FINISHED



HOUSE SIDE

EAST / FRONT OF GARAGE



BASEMENT FOUNDATION PLAN
 1447 S.F. UNFINISHED

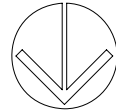


(The blueprints may vary slightly from these drawings.)

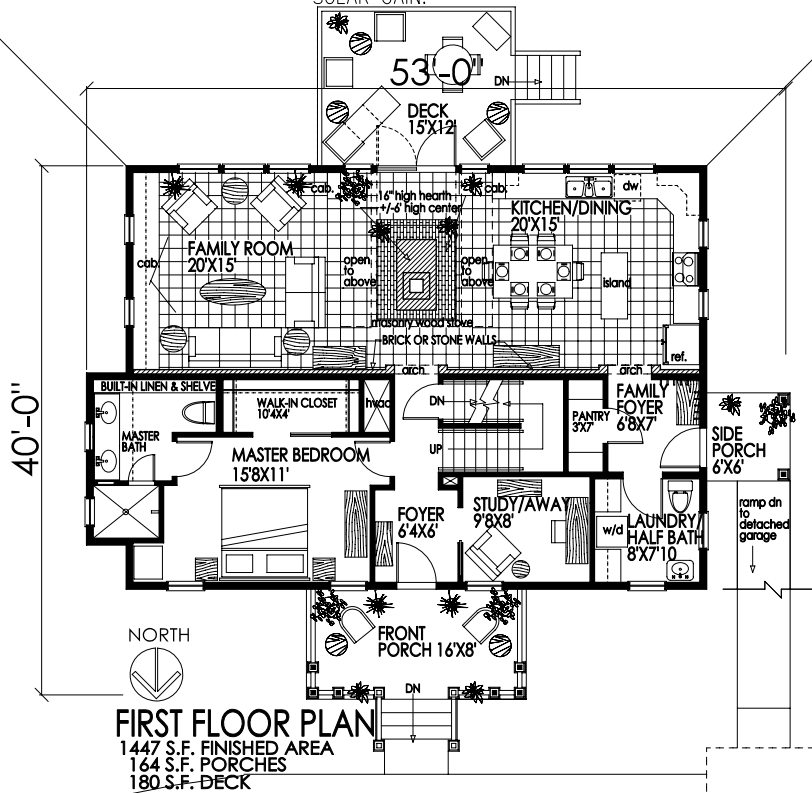


SOLAR EASEMENT, KEEP SHADE PRODUCING ITEMS OUT OF THIS AREA IT IS CRITICAL THAT THE HOUSE BE LOCATED ON THE LOT IN RELATION TO THE NORTH ARROW AS INDICATED. IF TREES OR OTHER OBJECTS SHADE THE SOUTH WINDOWS IN DECEMBER AND JANUARY (WHEN THE SUN IS THE LOWEST) THEN THEY SHOULD BE REMOVED TO OPTIMIZE PASSIVE SOLAR GAIN.

TRUE NORTH



(VERIFY PER SURVEYOR. SEE SPECS FOR MAGNETIC DEVIATION FOR YOUR AREA. SEE CUSTOM ENERGY RECOMMENDATIONS AND SPECS WHICH MAY INCLUDE A RECOMMENDATION FOR ORIENTATION OTHER THAN DUE SOUTH)



FIRST FLOOR PLAN
 1447 S.F. FINISHED AREA
 164 S.F. PORCHES
 180 S.F. DECK

SCHEMATIC SITE PLAN
 COORDINATE WITH OWNER FOR EXACT PLACEMENT OF HOUSE, AND LAYOUT OF DRIVES AND WALKS

OPTIONAL GARAGE
 24'X24'

BACK-OUT SPACE/
 GUEST PARKING



20'-0" 15'-0"



