Selecting House Plans

Self-Help National Conference
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Homeownership Program Manager
Rural Alaska Community Action Program
Utilizing Marshall Architecture Plans for Self-Help Programs

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RURAL ALASKA COMMUNITY ACTION PROGRAM, INC. (NMLS 396638)
Plan No. H-2055
Benefits

- Marshall Architecture's USDA/Rural Development Homes are designed to meet the requirements of the USDA and other government Agencies.
- Plans are certified and meet all IBC specifications.
- A signed and stamped USDA Certification for code compliance is available for an additional $50.00 fee per home.
- Plans are Affordable
- Functional Floor Plans that can be modified for your area and needs
- Materials list can be provided for $50
Plan Price A (homes under 1500 sq ft)

- 1 Set $450
- 5 Sets $500
- Reproducible Masters $900
- AutoCad Files $1100.00
- Additional Sets $50 ea.
- Additional Right Reading Reverse Fee $50
- Materials List $50
- USDA/Rural Dev. Code Certification $50
Average Cost

Plan Price B (homes 1500 sq ft and up)

1 Set $550
5 Sets $650
Reproducible Masters $1000
AutoCad Files $1200
Additional Sets $50 ea.
Additional Right Reading Reverse Fee $50
USDA/Rural Dev. Code Certification $50
What comes with the plans

**Foundation plan** - Drawn to 1/4" scale, this page shows all necessary notations and dimensions including support columns, walls and excavated and unexcavated areas. Most of our plans show a basement and alternate crawl space or slab plan.

**Exterior Elevations** - A blueprint picture of all four sides showing exterior materials and measurements.

**Floor plans** - Detailed plans, drawn to 1/4" scale for each level showing room dimensions, wall partitions, windows, etc. as well as the location of electrical outlets and switches.

**Cross Section** - A vertical cutaway view of the house from roof to foundation showing details of framing, construction, flooring and roofing.

**Interior Elevations** - Detailed drawings of kitchen cabinet elevations and other elements as required.
Plan H-1017
H-2055 interior
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Choosing and Creating House Plans
Where do I start?
Key Considerations when picking out your plan:

- What is the desired overall Square footage?
- How many beds?
- How many baths?
- Room sizes: large bedrooms or large living space?
Plan Sizing - 1

40x40 – 1600 Square Feet
Plan Sizing 2

30x50 – 1500 Square Feet
Plan Sizing 3

42X28 with 10x12 entry – 1296 Square Feet
Other Factors when picking plans:

- Lot sizes: wide and shallow versus narrow and long
- Soil conditions and foundations: slabs, crawl space, full basement, specialty piers
- Affordable building: lot costs affecting house price
- Curb appeal: how much Gingerbread can you afford to add?
Finished Exterior Front View - Yellowstone 1
Finished Exterior Front View - Yellowstone 2
Finished Exterior Front View - Yellowstone 3
Reviving Existing Plans:

Why we update our own plans:

- Faster than going through an architect when making simple changes
- Groups change/ code changes
- Supervisor’s change- turnover
- Organizations Goals change
- More affordable than buying new plans every new project
Floor Plan - Blackfoot
Floor Plan - Blackfoot: Revised
Finished self-help house with gable roof
Small changes in roof lines make a big difference.
Floor Plan - Lodgepole
Exterior Views- Lodgepole: Gable
Exterior views - Lodgepole: Gable/Hip
Exterior Views - Lodgepole Hip
Finished block of self-help homes