



Selecting House Plans

Self-Help National Conference

2/6/2020 10:15 – 11:45

Mi'shell French
Homeownership Program Manager
Rural Alaska Community Action Program

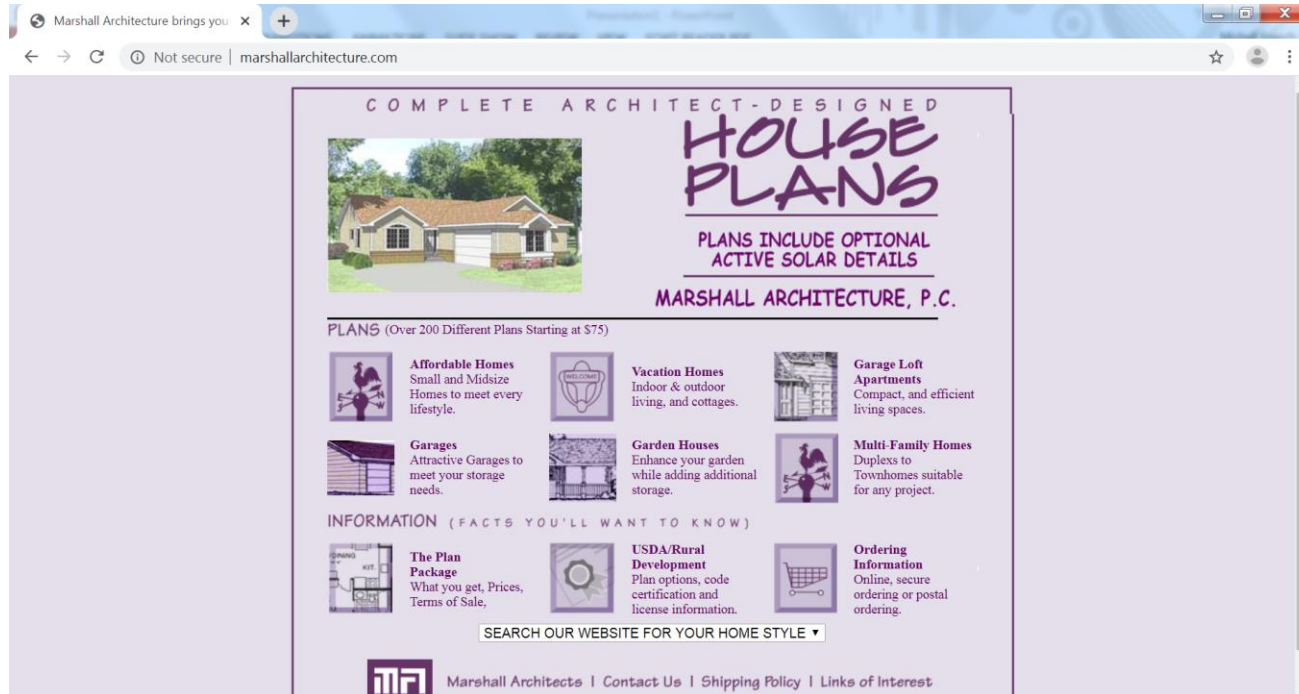


Utilizing Marshall Architecture Plans for Self-Help Programs

MI'SHELL FRENCH, HOMEOWNERSHIP PROGRAM MANAGER (NMLS 375937)

RURAL ALASKA COMMUNITY ACTION PROGRAM, INC. (NMLS 396638)

www.marshallarchitecture.com



Plan as shown on website

Plan No. H-2055



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

Average cost

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-1017 Interior



H-2055



H-2055 interior



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RurAL CAP Self- Help Housing contact

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Chad McDonald

Construction Supervisor

Housing Authority of Southeastern Utah

CHOOSING HOUSE PLANS: DEER TRAIL

Presented By: Chad McDonald

GENERAL NOTES
 1. REFER TO SPECIFICATIONS FOR MATERIALS, FINISHES, WINDOW SIZES, AND DOOR SIZES.
 2. REFER TO ELEVATIONS FOR WINDOW SIZES AND LOCATIONS.
 3. ALL ROOF FLASHING AND GUTTERS SHALL BE INSTALLED.
 4. USE STANDARD TILE ROOFING.

ATTIC VENTING
 SABS/1500 = 37.84 SQ. FT.
SOFFIT VENTING
 SABS/2000 = 18.99 SQ. FT.



Bishop Homes
 Bishop Homes, LLC
 General Contractor
 2224 North 640 West #8
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 Phone: (801) 296-5996
 Email: bishophomes@yahoo.com

PLAN:
FL La Sal
SLAB ON GRADE
REVISION: DATE: **10-16-09**

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DEVELOPMENT: **BUILDING#**

REVISION INFORMATION:
 1-17-06 DRAW PLAN

A2.1
 6-PLEX ELEVATIONS

TOWNHOME SCHEDULES

FINISH SCHEDULE

ROOM NAME	FLOOR	CEILING	WALLS	FLOORING
GREAT ROOM	F1	B1	N1	S1
KITCHEN	F1	B1	N1	S1
DINING	F1	B1	N1	S1
BEDROOM	F1	B1	N1	S1
BATH	F1	B1	N1	S1
CL. 1	F1	B1	N1	S1
CL. 2	F1	B1	N1	S1
CL. 3	F1	B1	N1	S1
CL. 4	F1	B1	N1	S1
CL. 5	F1	B1	N1	S1
CL. 6	F1	B1	N1	S1
CL. 7	F1	B1	N1	S1
CL. 8	F1	B1	N1	S1
CL. 9	F1	B1	N1	S1
CL. 10	F1	B1	N1	S1
CL. 11	F1	B1	N1	S1
CL. 12	F1	B1	N1	S1
CL. 13	F1	B1	N1	S1
CL. 14	F1	B1	N1	S1
CL. 15	F1	B1	N1	S1
CL. 16	F1	B1	N1	S1
CL. 17	F1	B1	N1	S1
CL. 18	F1	B1	N1	S1
CL. 19	F1	B1	N1	S1
CL. 20	F1	B1	N1	S1

FINISH LEGEND

FLOOR TYPE	CEILING TYPE
F1	CONCRETE
F2	CONCRETE
F3	CONCRETE
F4	CONCRETE
F5	CONCRETE
F6	CONCRETE
F7	CONCRETE
F8	CONCRETE
F9	CONCRETE
F10	CONCRETE
F11	CONCRETE
F12	CONCRETE
F13	CONCRETE
F14	CONCRETE
F15	CONCRETE
F16	CONCRETE
F17	CONCRETE
F18	CONCRETE
F19	CONCRETE
F20	CONCRETE

MISC. CUTS

DESCRIPTION	NUMBER
FLOOR JOIST BLOCKING	
TRUSS BRACING	
ATTIC ACCESS	
TRIMMER	
ARCHES	
STAIR FIRE BLOCKING	
STAIR TREAD	
STAIR RISERS	

OPTIONAL GRAND BATH

SYMBOL & SIZE	NOTE	HEADER
1. 12'-0" x 6'-0" INTERIOR	1	
2. 12'-0" x 6'-0" INTERIOR	2	
3. 12'-0" x 6'-0" INTERIOR	3	
4. 12'-0" x 6'-0" INTERIOR	4	
5. 12'-0" x 6'-0" INTERIOR	5	
6. 12'-0" x 6'-0" INTERIOR	6	
7. 12'-0" x 6'-0" INTERIOR	7	
8. 12'-0" x 6'-0" INTERIOR	8	
9. 12'-0" x 6'-0" INTERIOR	9	
10. 12'-0" x 6'-0" INTERIOR	10	
11. 12'-0" x 6'-0" INTERIOR	11	
12. 12'-0" x 6'-0" INTERIOR	12	
13. 12'-0" x 6'-0" INTERIOR	13	
14. 12'-0" x 6'-0" INTERIOR	14	
15. 12'-0" x 6'-0" INTERIOR	15	
16. 12'-0" x 6'-0" INTERIOR	16	
17. 12'-0" x 6'-0" INTERIOR	17	
18. 12'-0" x 6'-0" INTERIOR	18	
19. 12'-0" x 6'-0" INTERIOR	19	
20. 12'-0" x 6'-0" INTERIOR	20	

DOOR SCHEDULE

SYMBOL, SIZE, STYLE & COUNT	HEADER
1. 12'-0" x 6'-0" INTERIOR	1
2. 12'-0" x 6'-0" INTERIOR	2
3. 12'-0" x 6'-0" INTERIOR	3
4. 12'-0" x 6'-0" INTERIOR	4
5. 12'-0" x 6'-0" INTERIOR	5
6. 12'-0" x 6'-0" INTERIOR	6
7. 12'-0" x 6'-0" INTERIOR	7
8. 12'-0" x 6'-0" INTERIOR	8
9. 12'-0" x 6'-0" INTERIOR	9
10. 12'-0" x 6'-0" INTERIOR	10
11. 12'-0" x 6'-0" INTERIOR	11
12. 12'-0" x 6'-0" INTERIOR	12
13. 12'-0" x 6'-0" INTERIOR	13
14. 12'-0" x 6'-0" INTERIOR	14
15. 12'-0" x 6'-0" INTERIOR	15
16. 12'-0" x 6'-0" INTERIOR	16
17. 12'-0" x 6'-0" INTERIOR	17
18. 12'-0" x 6'-0" INTERIOR	18
19. 12'-0" x 6'-0" INTERIOR	19
20. 12'-0" x 6'-0" INTERIOR	20

WINDOW SCHEDULE

SYMBOL & SIZE	STYLE & COUNT	HEADER
1. 12'-0" x 6'-0" INTERIOR	1	
2. 12'-0" x 6'-0" INTERIOR	2	
3. 12'-0" x 6'-0" INTERIOR	3	
4. 12'-0" x 6'-0" INTERIOR	4	
5. 12'-0" x 6'-0" INTERIOR	5	
6. 12'-0" x 6'-0" INTERIOR	6	
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17. 12'-0" x 6'-0" INTERIOR	17	
18. 12'-0" x 6'-0" INTERIOR	18	
19. 12'-0" x 6'-0" INTERIOR	19	
20. 12'-0" x 6'-0" INTERIOR	20	

BEAM SCHEDULE

SYMBOL & SIZE	STYLE & COUNT	HEADER
1. 12'-0" x 6'-0" INTERIOR	1	
2. 12'-0" x 6'-0" INTERIOR	2	
3. 12'-0" x 6'-0" INTERIOR	3	
4. 12'-0" x 6'-0" INTERIOR	4	
5. 12'-0" x 6'-0" INTERIOR	5	
6. 12'-0" x 6'-0" INTERIOR	6	
7. 12'-0" x 6'-0" INTERIOR	7	
8. 12'-0" x 6'-0" INTERIOR	8	
9. 12'-0" x 6'-0" INTERIOR	9	
10. 12'-0" x 6'-0" INTERIOR	10	
11. 12'-0" x 6'-0" INTERIOR	11	
12. 12'-0" x 6'-0" INTERIOR	12	
13. 12'-0" x 6'-0" INTERIOR	13	
14. 12'-0" x 6'-0" INTERIOR	14	
15. 12'-0" x 6'-0" INTERIOR	15	
16. 12'-0" x 6'-0" INTERIOR	16	
17. 12'-0" x 6'-0" INTERIOR	17	
18. 12'-0" x 6'-0" INTERIOR	18	
19. 12'-0" x 6'-0" INTERIOR	19	
20. 12'-0" x 6'-0" INTERIOR	20	

GENERAL NOTES

1. REFER TO SHEET A1.0 FOR ALL DIMENSIONS, FINISHES, DOOR AND WINDOW SCHEDULES AND HOLDINGS REQUIREMENTS NOT SHOWN HERE.
2. REFER TO STRUCTURAL DRAWING FOR BEAM SIZES AND LOCATIONS.

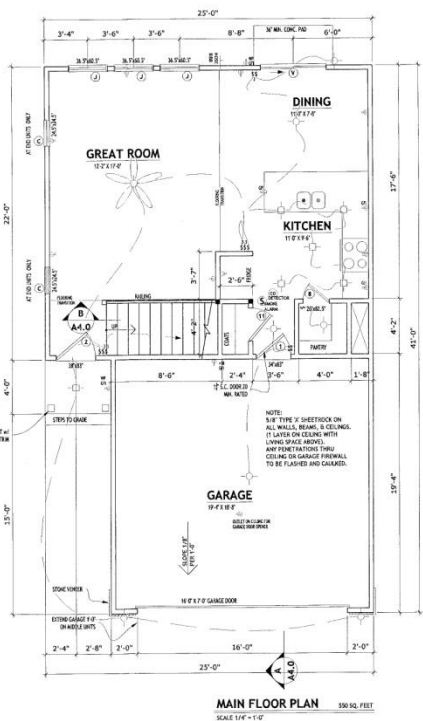
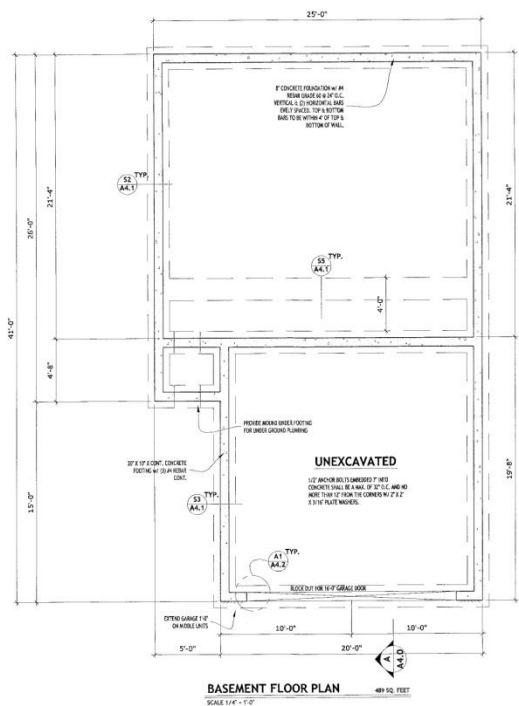
UPPER FLOOR BOTTOM PLATE	BEAM SCHEDULE
1. 12'-0" x 6'-0" INTERIOR	1
2. 12'-0" x 6'-0" INTERIOR	2
3. 12'-0" x 6'-0" INTERIOR	3
4. 12'-0" x 6'-0" INTERIOR	4
5. 12'-0" x 6'-0" INTERIOR	5
6. 12'-0" x 6'-0" INTERIOR	6
7. 12'-0" x 6'-0" INTERIOR	7
8. 12'-0" x 6'-0" INTERIOR	8
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10. 12'-0" x 6'-0" INTERIOR	10
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12. 12'-0" x 6'-0" INTERIOR	12
13. 12'-0" x 6'-0" INTERIOR	13
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15. 12'-0" x 6'-0" INTERIOR	15
16. 12'-0" x 6'-0" INTERIOR	16
17. 12'-0" x 6'-0" INTERIOR	17
18. 12'-0" x 6'-0" INTERIOR	18
19. 12'-0" x 6'-0" INTERIOR	19
20. 12'-0" x 6'-0" INTERIOR	20

ENGINEERING NOTES

1. STRAP & HOLDOWN SCHEDULE
2. 12'-0" x 6'-0" INTERIOR
3. 12'-0" x 6'-0" INTERIOR
4. 12'-0" x 6'-0" INTERIOR
5. 12'-0" x 6'-0" INTERIOR
6. 12'-0" x 6'-0" INTERIOR
7. 12'-0" x 6'-0" INTERIOR
8. 12'-0" x 6'-0" INTERIOR
9. 12'-0" x 6'-0" INTERIOR
10. 12'-0" x 6'-0" INTERIOR
11. 12'-0" x 6'-0" INTERIOR
12. 12'-0" x 6'-0" INTERIOR
13. 12'-0" x 6'-0" INTERIOR
14. 12'-0" x 6'-0" INTERIOR
15. 12'-0" x 6'-0" INTERIOR
16. 12'-0" x 6'-0" INTERIOR
17. 12'-0" x 6'-0" INTERIOR
18. 12'-0" x 6'-0" INTERIOR
19. 12'-0" x 6'-0" INTERIOR
20. 12'-0" x 6'-0" INTERIOR

MECHANICAL NOTES

1. SEWAGE WATER HEATER TO WALL, W/ (2) APPROVED STAMPS, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD.
2. INSTALL EXPANSION TANK ON WATER SUPPLY LINE.
3. WATER HEATER AND FURNACE ARE ELECTRIC APPLIANCES.



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Phone: (801) 296-5996
Email: bishophomes@yahoo.com

PLAN:
FL La Sal
SLAB ON GRADE

REVISION:
DATE:
10-16-09

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DEVELOPMENT:
BUILDING:

REVISION INFORMATION:
1-17-06 DRAW PLANS

A1.0
UNIT FLOOR PLANS

FIREWALL NOTE

THERE ARE TO BE NO VERTICAL PENETRATIONS WITHIN 4' OF FIREWALL. ALL LIGHTS, FLOOR DRAINS AND HEAT DUCTS MUST NOT PENETRATE CEILING WITHIN 4' OF FIREWALLS.



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REVISION INFORMATION:
1-17-06 DRAW PLAN



A1.7

6-PLEX MAIN FLOOR PLAN

PLAN:
FL La Sal
 SLAB ON GRADE

REVISION DATE:
10-16-09

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DEVELOPMENT: BUILDING#

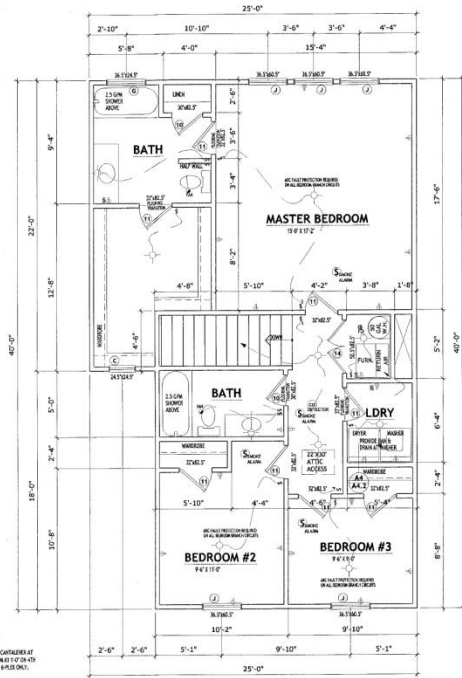
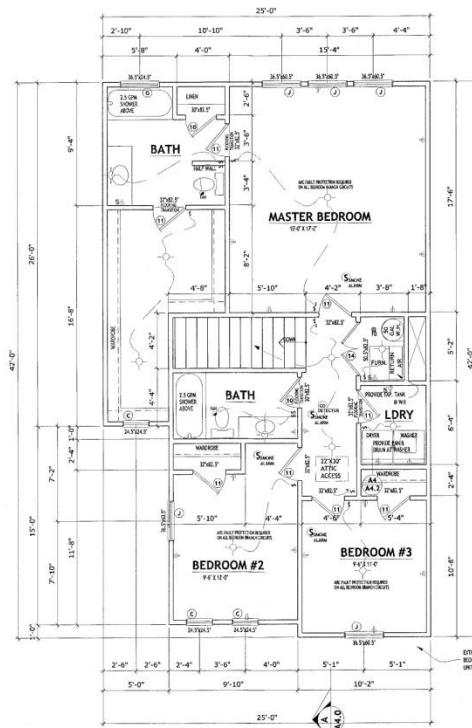
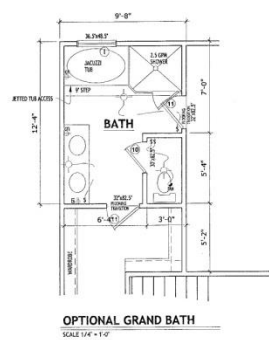
REVISION INFORMATION:
 1-17-06 DRAW PLANS

GENERAL NOTES
 1. REFER TO SHEET A1.0 FOR ALL DIMENSIONS, FINISHES, DOOR AND WINDOW SCHEDULES AND HOLD-DOWN REQUIREMENTS NOT SHOWN HERE.
 2. REFER TO STRUCTURAL DRAWINGS FOR BEAM SIZES AND LOCATIONS.

UPPER FLOOR BOTTOM FLOOR
 WALLS: 2" NOMINAL 160 COMMON 8" O.C.
 SWS: 2" NOMINAL 160 COMMON 8" O.C.
 SWS: 2" NOMINAL 160 COMMON 8" O.C.

ENGINEERING NOTES
 STRAP & HOLD-DOWN SCHEDULE
 C-130 STRAP 36" LONG
 H-10000 HOLD-DOWN

MECHANICAL NOTES
 1. SECURE WATER HEATER TO WALL W/ (2) APPROVED STRAPS, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD.
 2. METAL EXHAUST FAN ON WATER SUPPLY LINE.
 3. WATER HEATER AND FLUENCE ARE ELECTRIC APPLIANCES.





General Contractor

West Bountiful, UT 84087

Email: bishophomes@yahoo.com

El La Sal

FL La Sal
SLAB ON GRADE

DATE: 10-16-09

DEVELOPMENT:	BUILDING#
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REVISION INFORMATION:

1:17:06 DRAW PLAN

A1.8

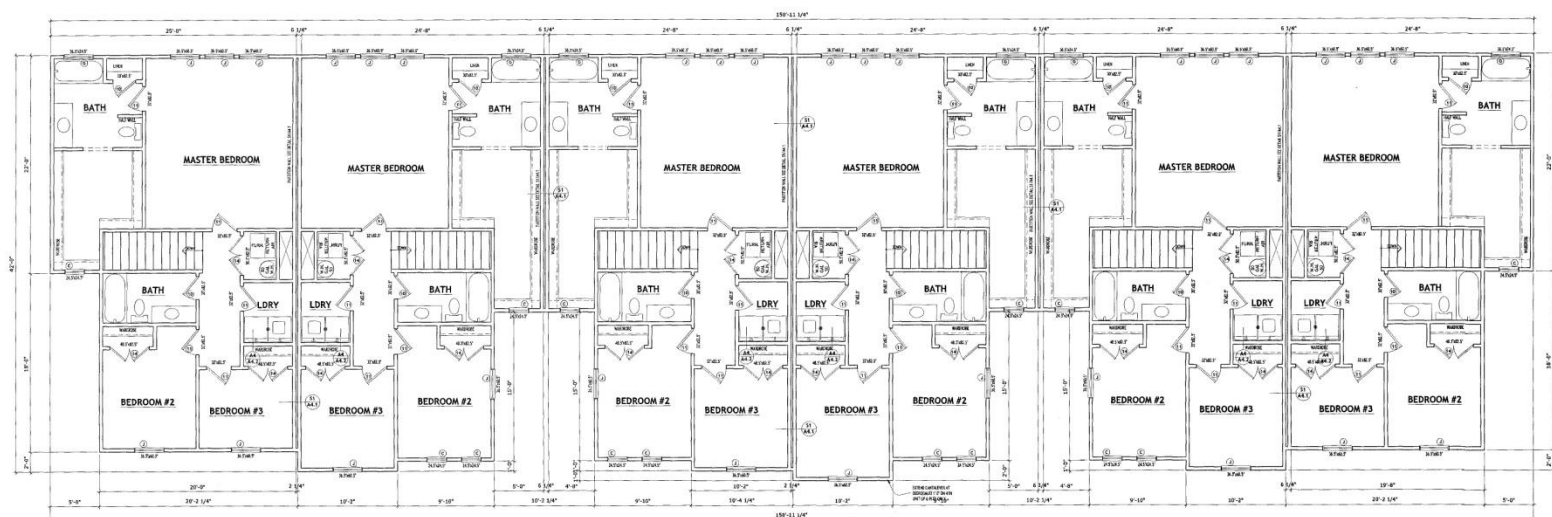
6-PLEX UPPER FLOOR PLAN

GENERAL NOTES

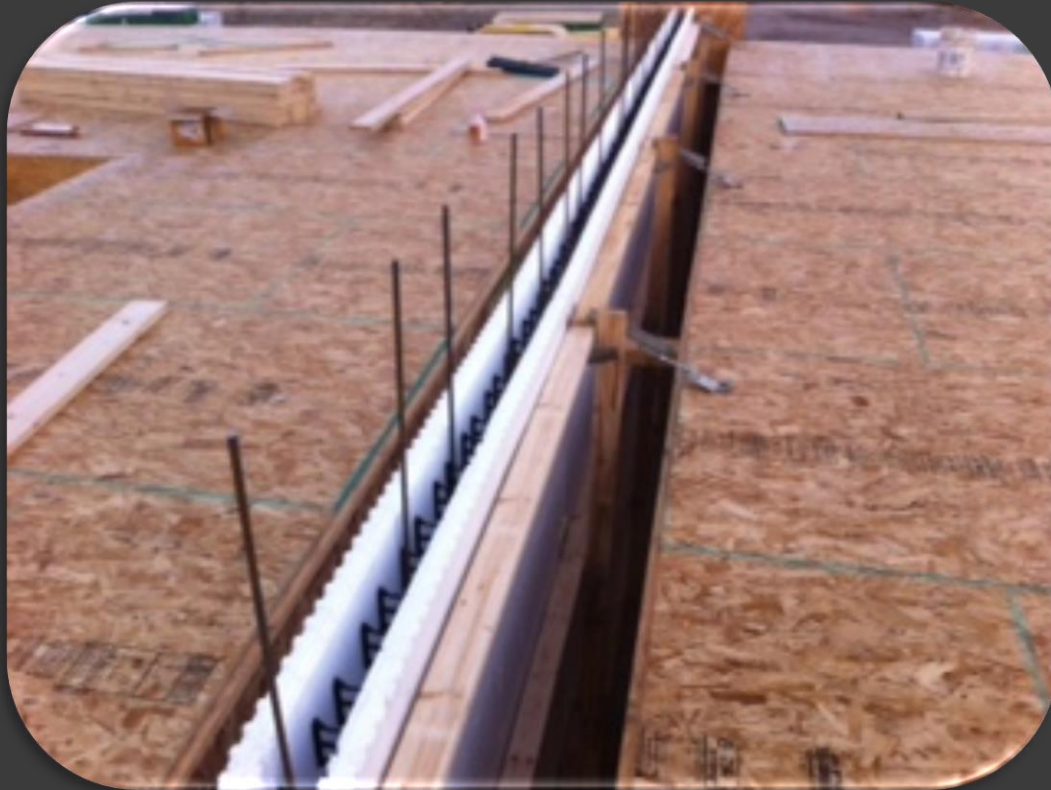
2. REFER TO STRUCTURAL DRAWINGS FOR BEAM SIZES AND

FIREWALL NOTE

FIREWALL NOTE:
THERE ARE TO BE NO VERTICAL PENETRATIONS WITHIN 4' OF FIREWALL. ALL LIGHTS, FLOOR DRAIN AND HEAT DUCTS MUST NOT PENETRATE CEILING WITHIN 4' OF FIREWALL.



6-PLEX UPPER FLOOR PLAN













Keith Nelson

Director of Construction

NeighborWorks Great Falls

Choosing and Creating House Plans

Where do I
start?



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**Key
Considerations
when picking
out your plan:**



**What is the desired overall
Square footage?**



How many beds?

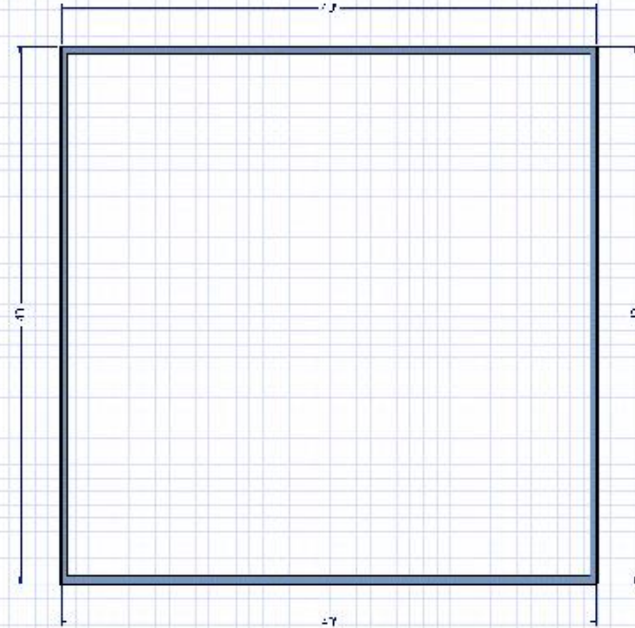


How many baths?



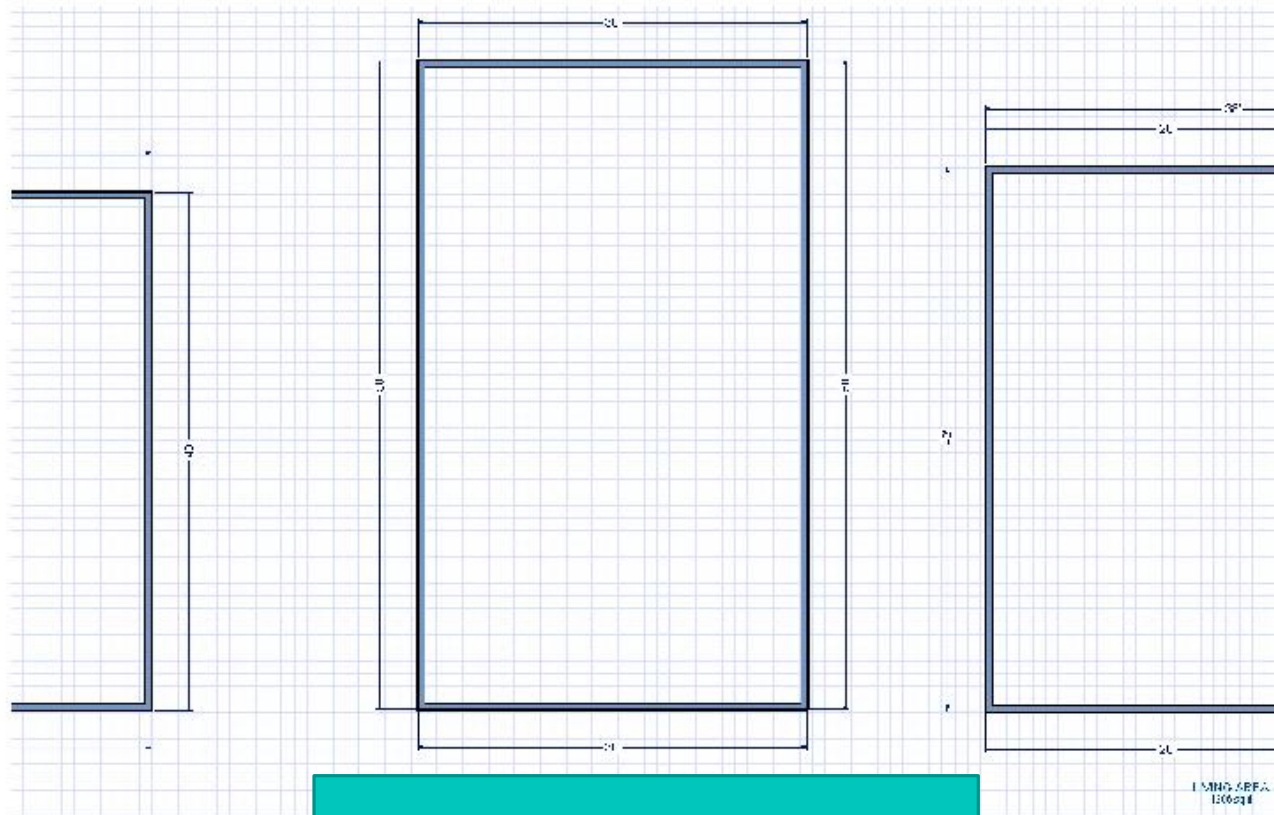
**Room sizes: large bedrooms
or large living space?**

Plan Sizing-1

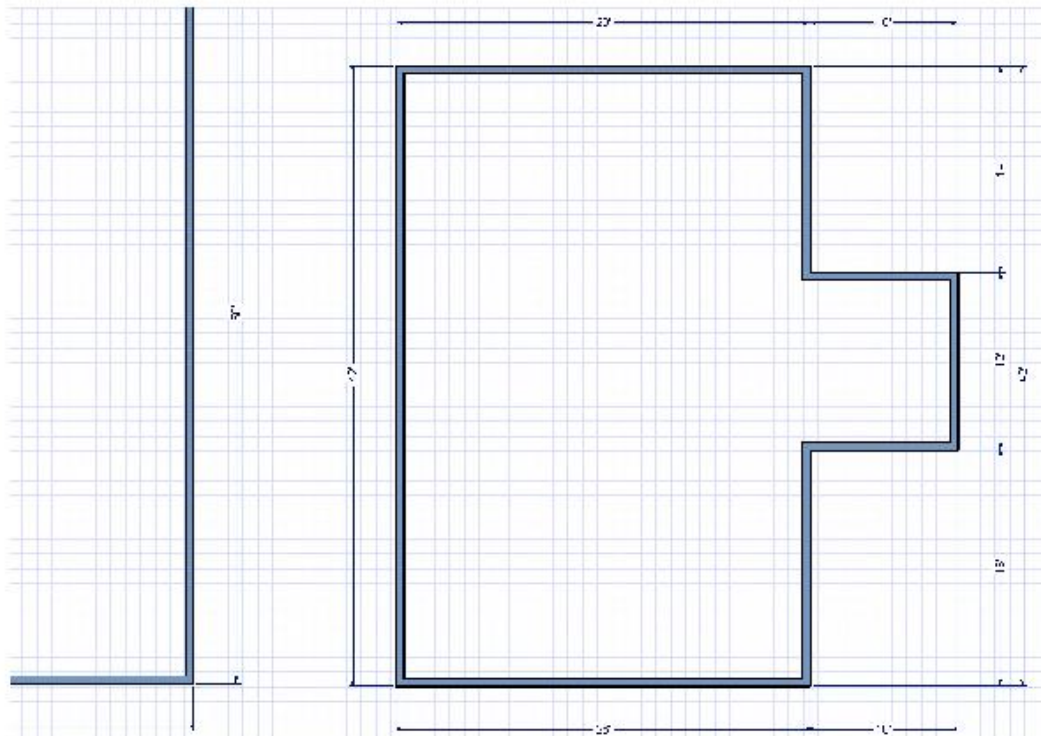


40x40 – 1 600 Square Feet

Plan Sizing 2



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

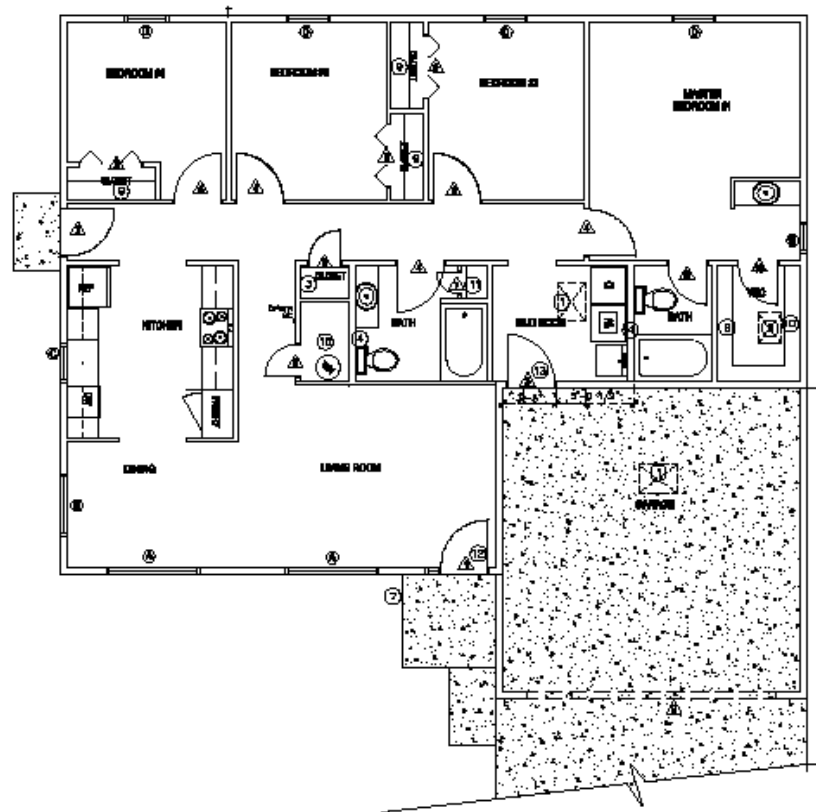


Organizations Goals change

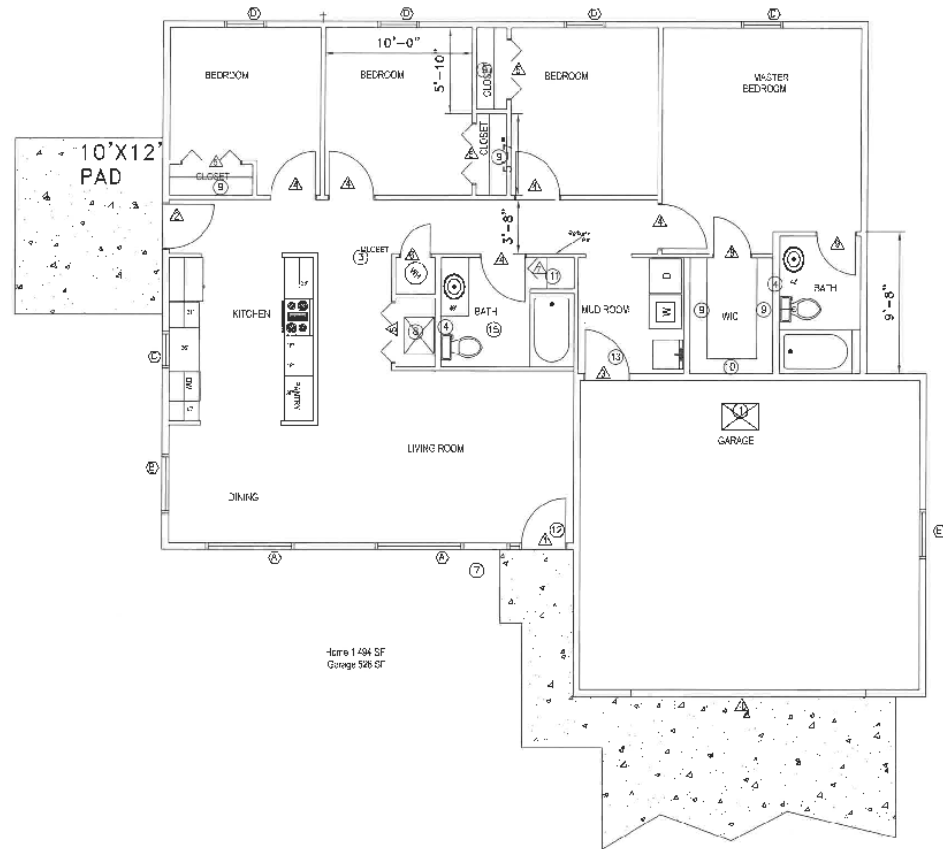


More affordable than buying new plans every new project

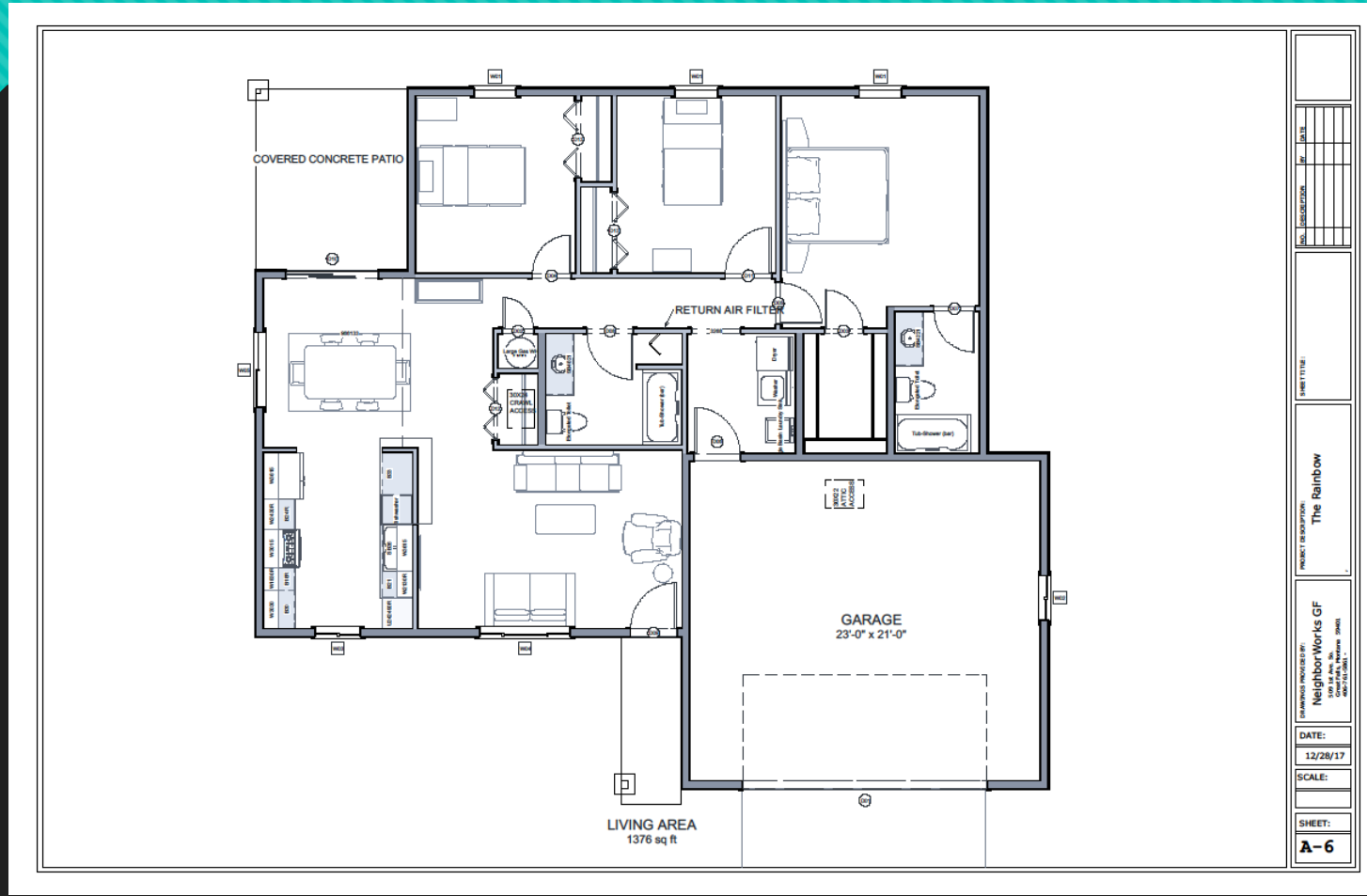
Floor Plan- Blackfoot



Floor Plan- Blackfoot: Revised



Floor Plan- Rainbow



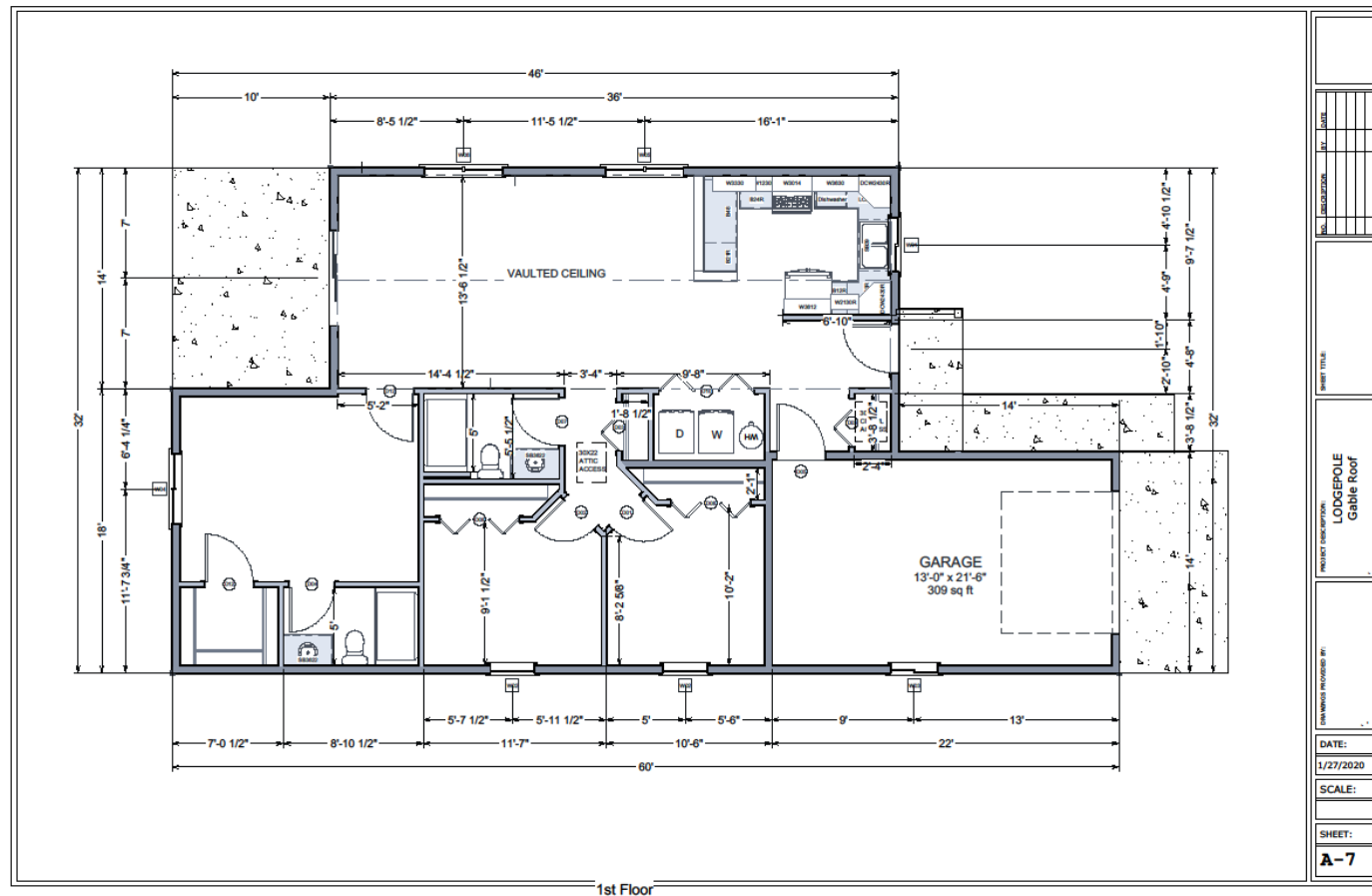


Finished self-help house with gable roof



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