



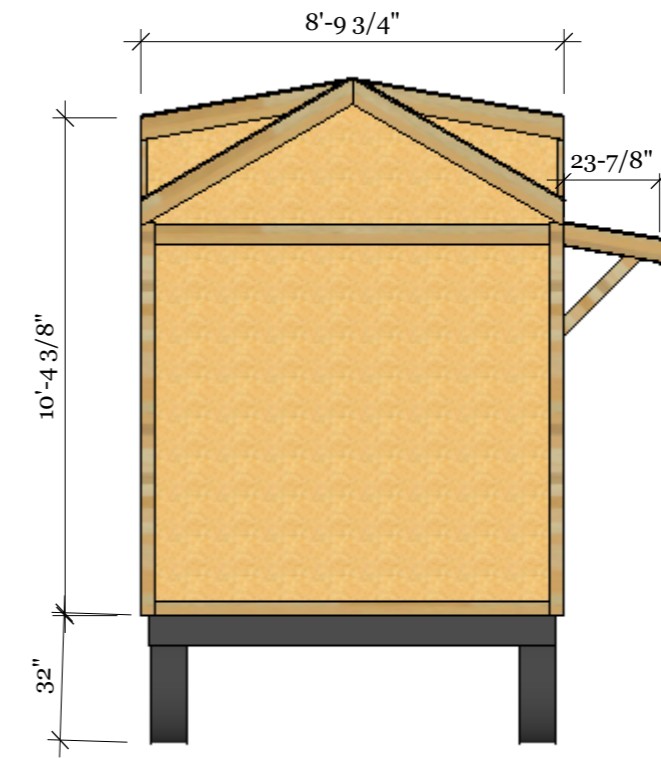
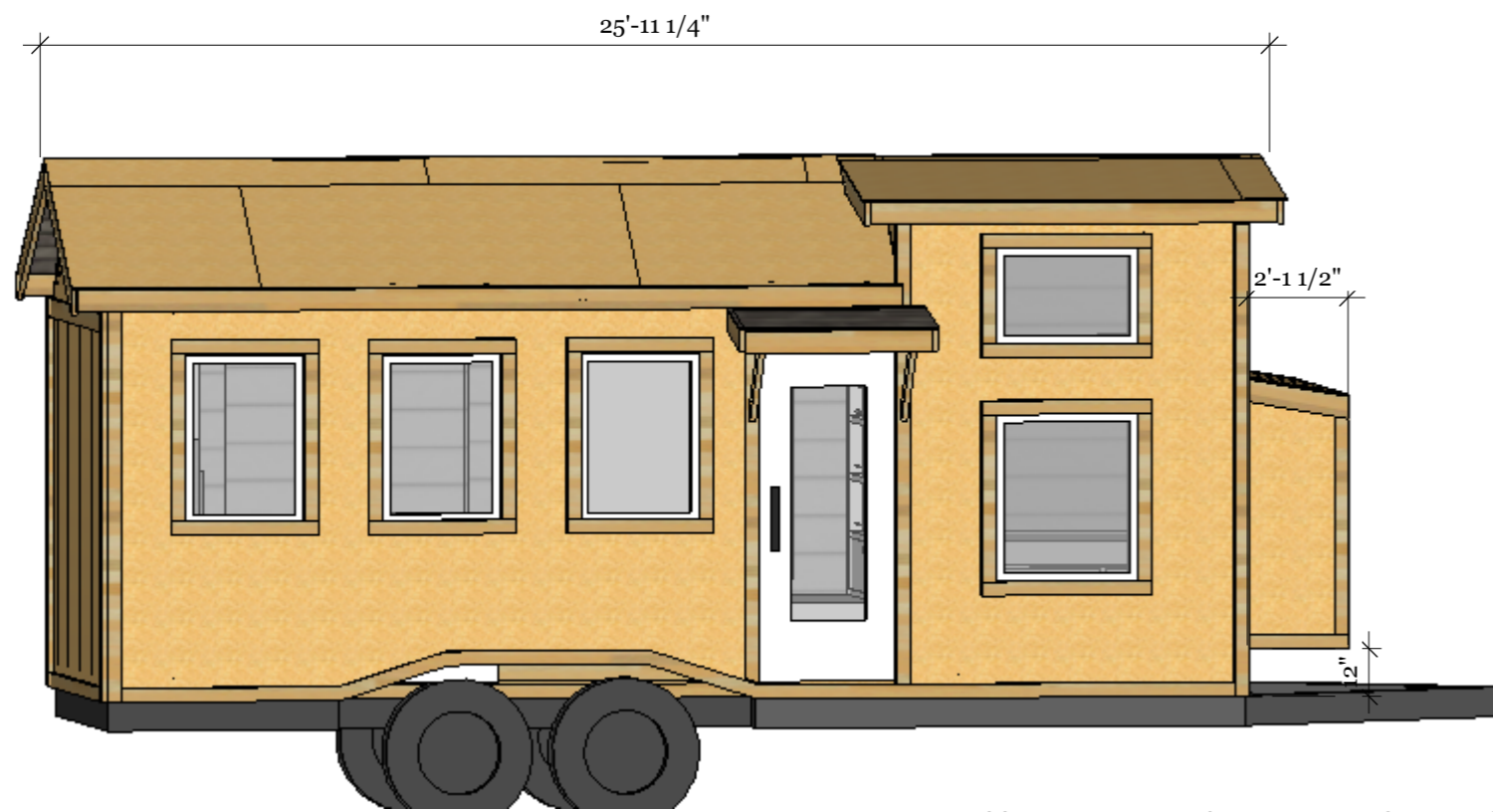
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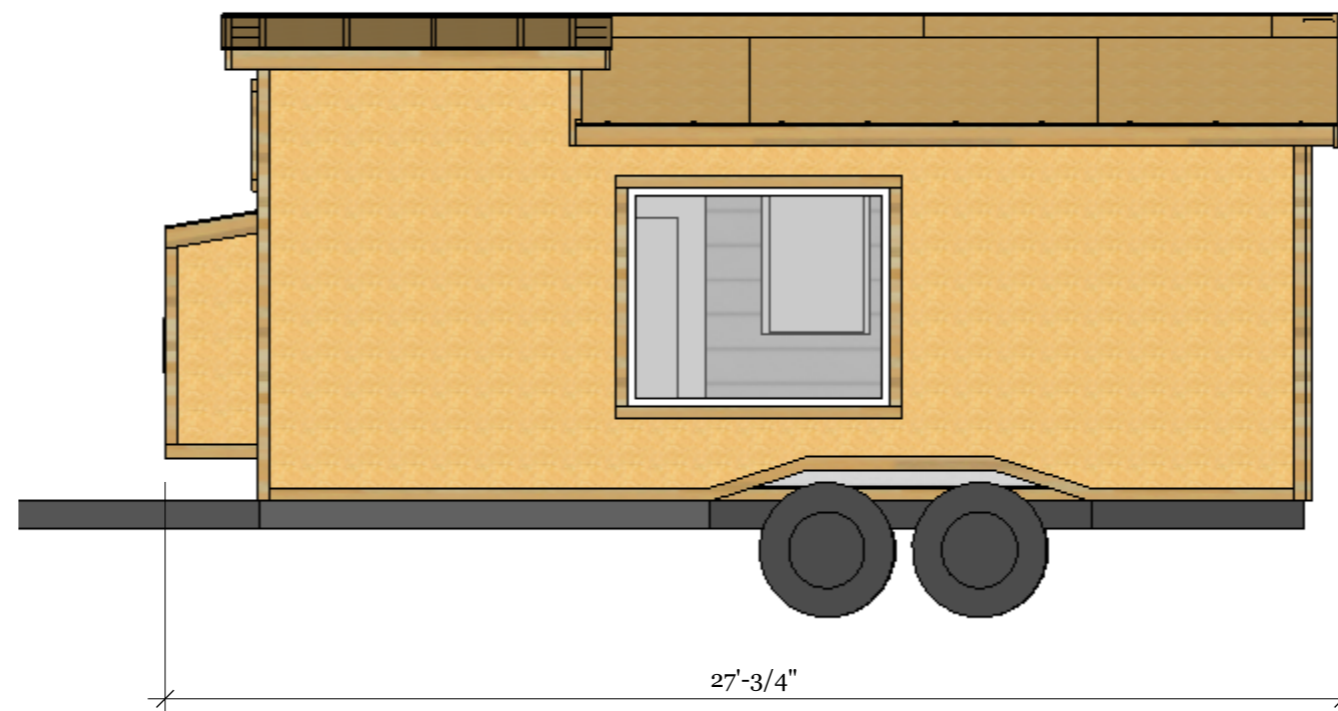
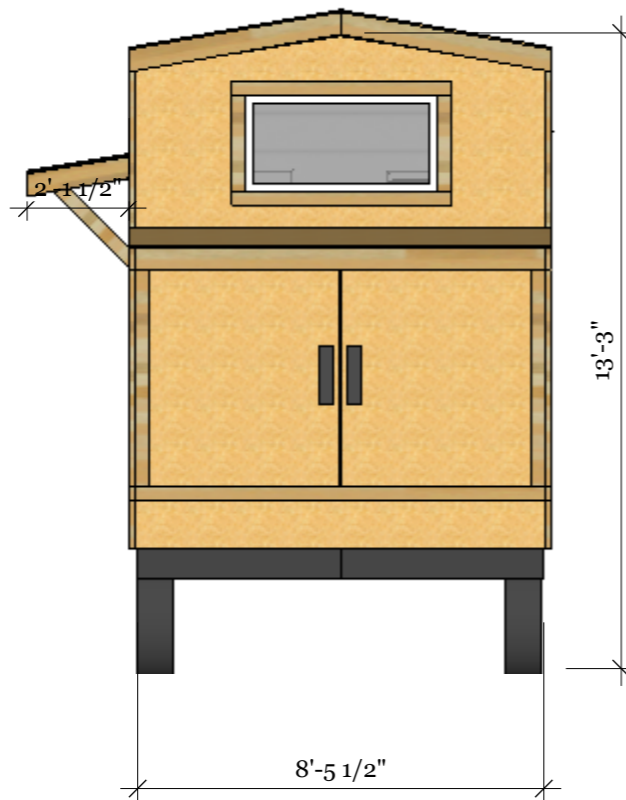
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**BATHROOM MODIFICATION
AUGUST 16 2016**



May not meet road restrictions when overhangs and roof are installed. Check applicable regulations.



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Exterior Elevations

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DIMENSIONS

24' x 8'6" x 13'6" Base Dimensions
Exterior trim,overhangs and siding may increase overall dimensions.
Check local road restrictions for transporting requirements.

KITCHEN FEATURES

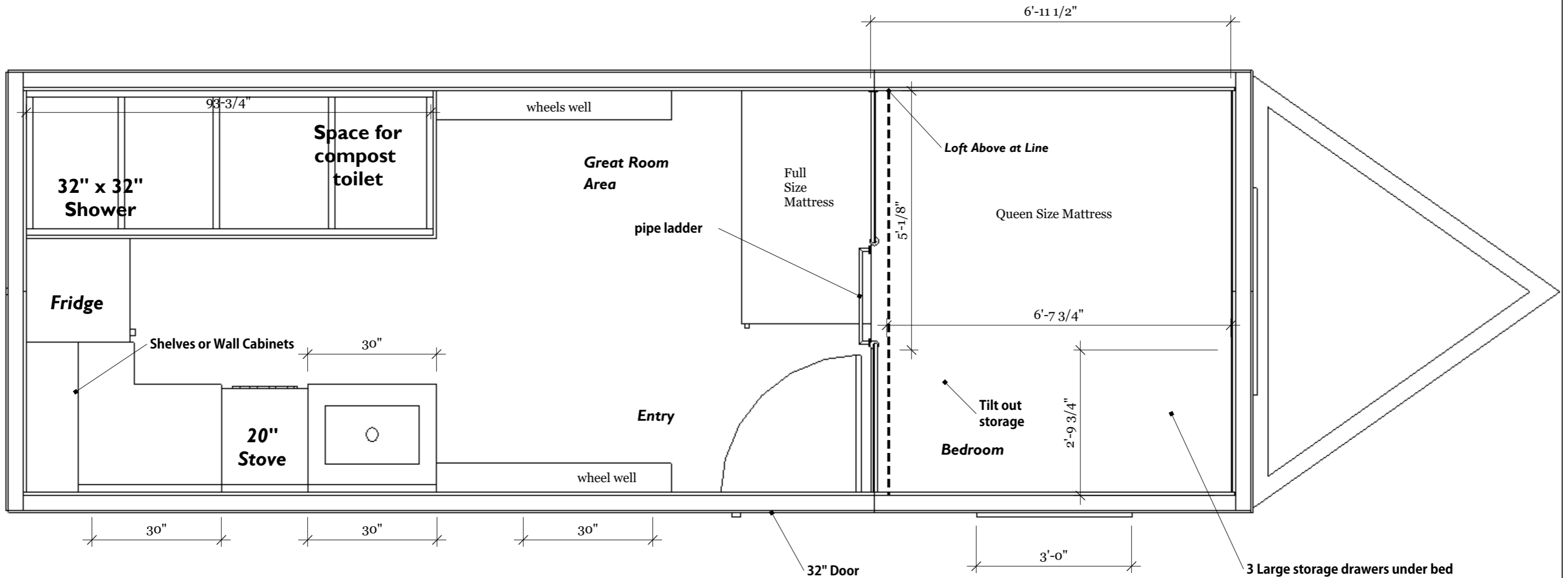
20" Freestanding Stove
30" Sink Cabinet
24" wide fridge, full height or below counter
Flexible corner space for storage or possible utilities and tanks
34" wall cabinet or shelving space
24" cabinet space above fridge

ADDITIONAL AMENITIES

Private Bedroom with Queen Mattress
3 - Drawers, 24" x 24" x 6"
Tilt out shoe storage, 6 standard pairs
Optional hidden storage area 60" x 30" x 18" tall
Full Size Trundle Sofa with lift up storage
Built in bookshelf ladder wall for display storage

LOFT

80" x 94-1/2"
Interior height at peak: 46" *
Interior side wall height: 37-1/2"*
No egress window
*Ceiling and loft floor finish will affect overall height
Ceiling height under loft: 76"



DOOR

32" 2x4 framing exterior door, right hand swing - living area door

WINDOWS

(3) 30" wide x 42" tall - kitchen
72" wide x 60" tall - living area window
36" wide x 42" tall - bedroom
36" wide x 24" tall - loft
48" wide x 24" tall - loft

MODIFIED FLOOR PLANS

This is a modified floor plan from the original Quartz Tiny House. This exact floor plan has not been built or tested
www.ana-white.com/tinyhouseplans

FRAMING MATERIALS

2x4 Floor and Wall Framing
3/4" Plywood Tongue and Groove Subfloor
2x6 Rafters and Ridgepole
1/2" Exterior Plywood Sheathing
5/8" Roof Sheathing

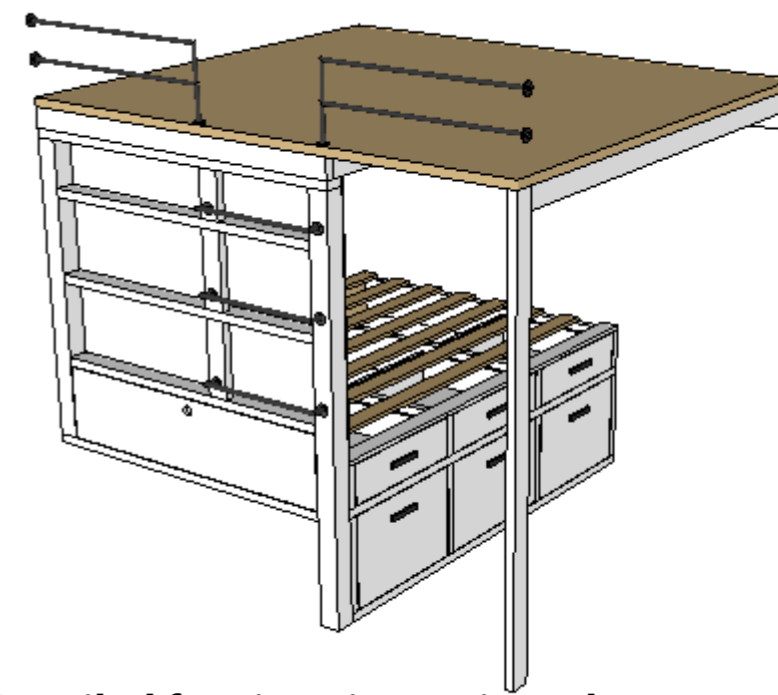
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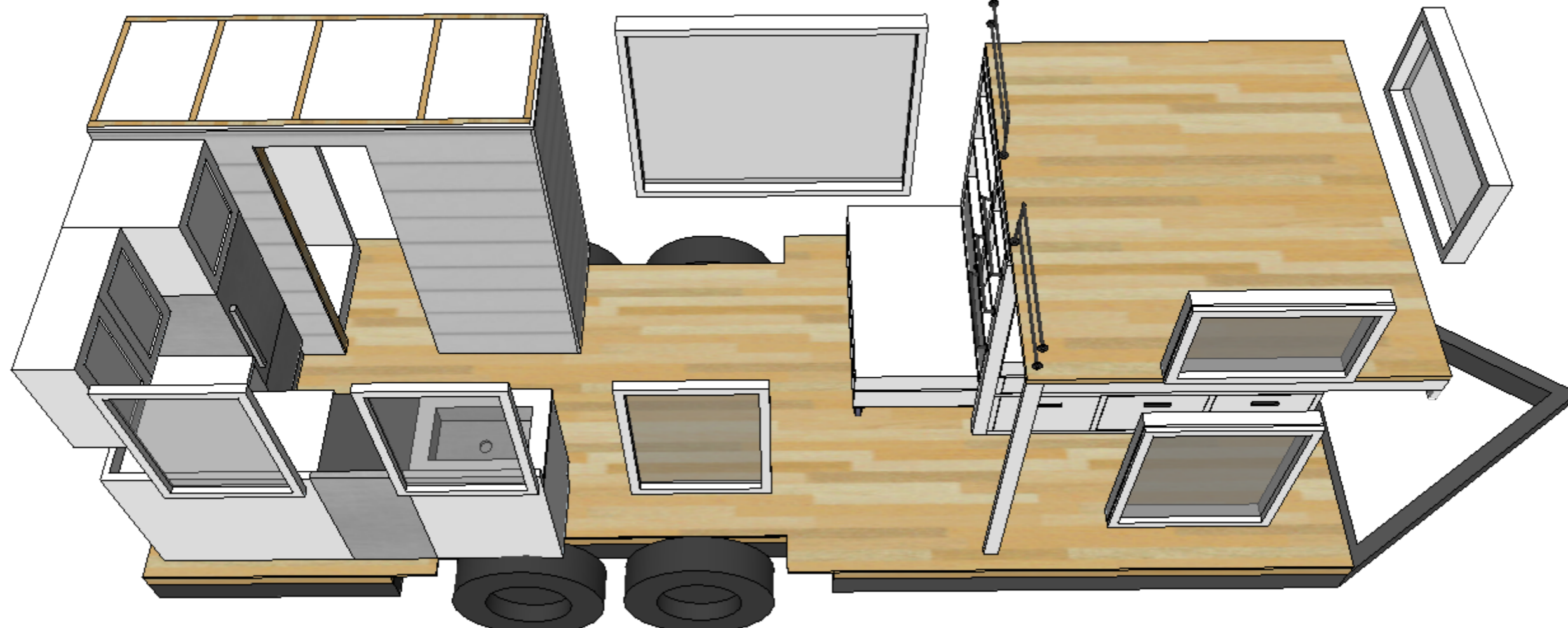
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Floor Plan

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Detailed free interior project plans
available at www.ana-white.com/tiny



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Interior Views

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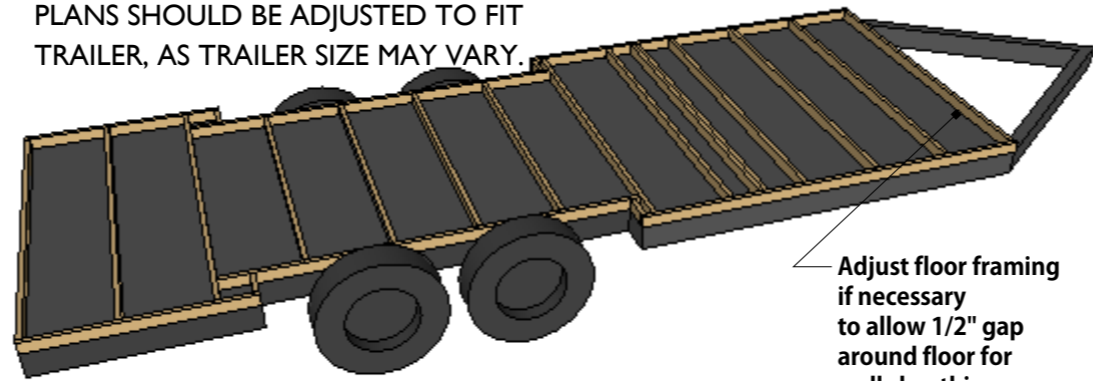
FLOOR FRAMING CUT LIST

- 11 - 2x4 @ 98-1/2" (main joists)
- 4 - 2x4 @ 79-1/4" (joists between wheel wells)
- 2 - 2x4 @ 58-1/2" (end ledger boards)
- 2 - 2x4 @ 118-1/2" (wheel well ledger boards)
- 2 - 2x4 @ 124" (tongue end ledger boards)
- 4 - 2x4 @ 8-1/8" (blocking around wheel well)

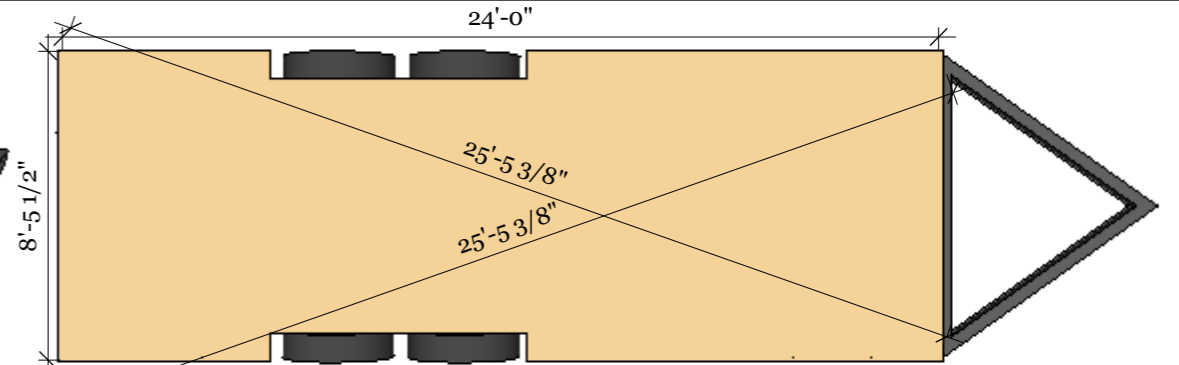
Attach floor framing with 3-1/4" galvanized framing nails, two nails per joint. Joists are placed 24" on center. Additional framing is recommended (as shown) to support loft load point. Framing must also be attached to trailer with bolts or other hardware.

TRAILER USED: PJ TRAILERS 6" Channel Super Wide B6

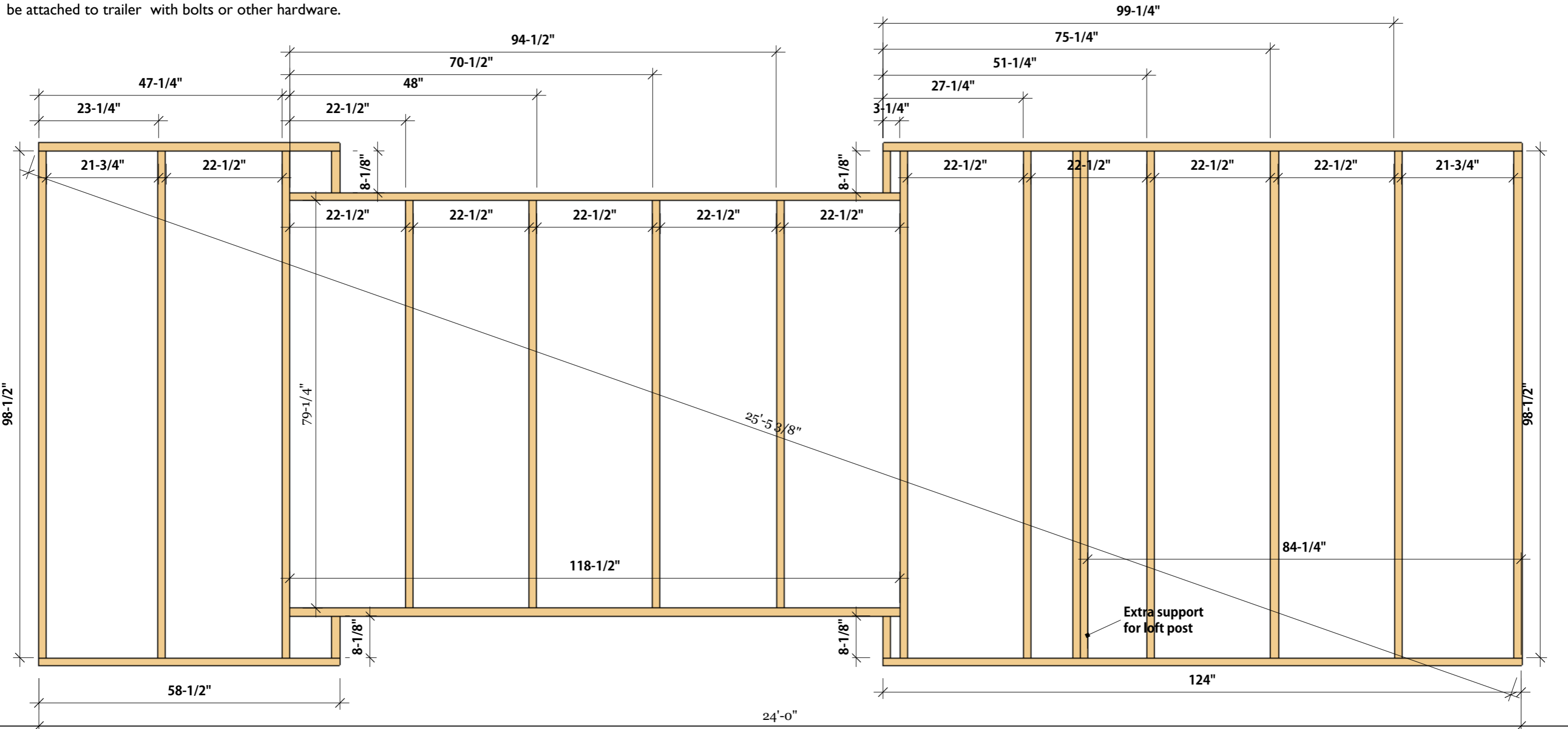
PLANS SHOULD BE ADJUSTED TO FIT TRAILER, AS TRAILER SIZE MAY VARY.



Adjust floor framing if necessary to allow 1/2" gap around floor for wall sheathing



3/4" tongue and groove floor sheathing 8D nails with subfloor adhesive. 9 sheets needed as shown



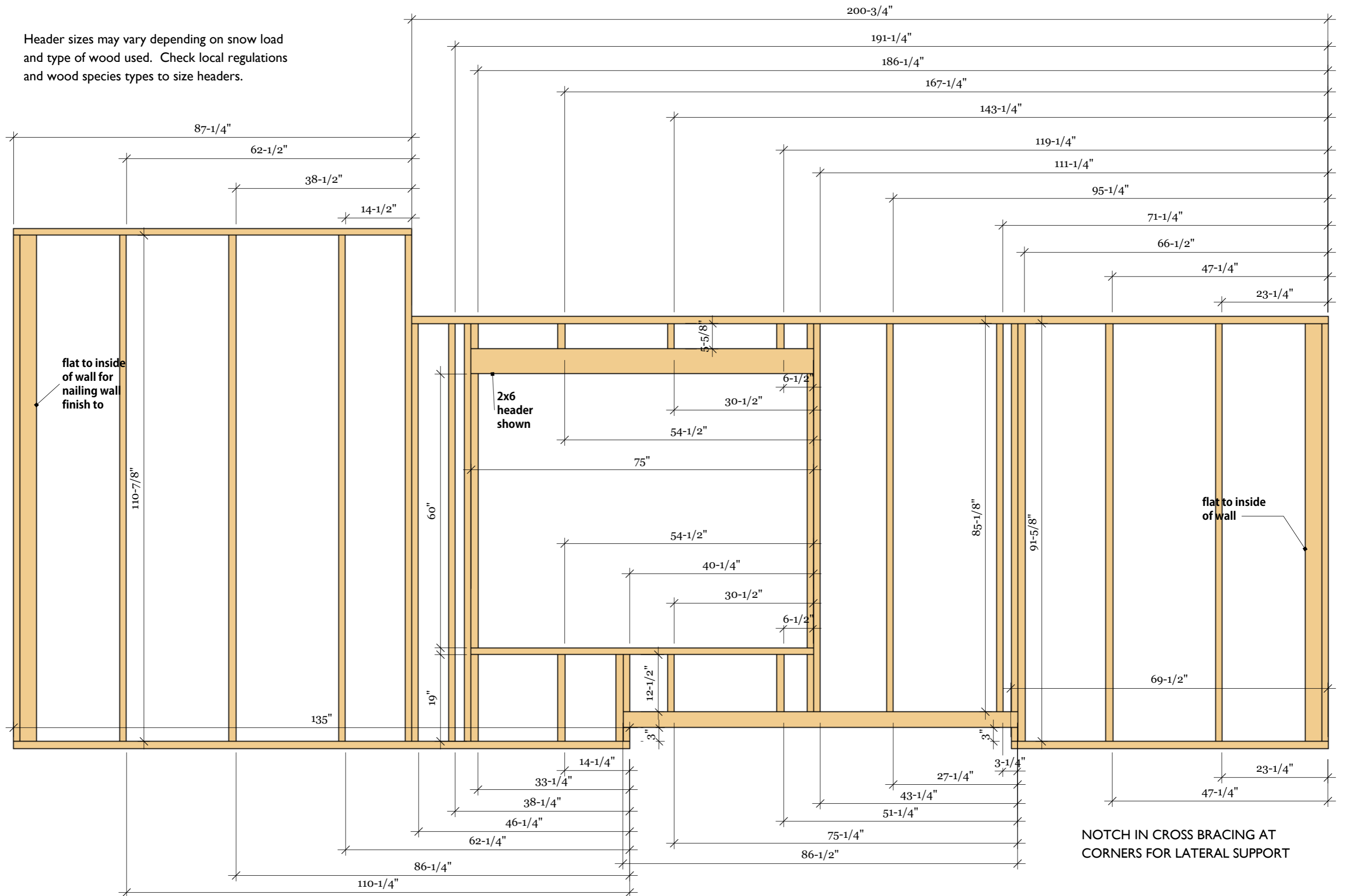
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Floor Framing

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Header sizes may vary depending on snow load and type of wood used. Check local regulations and wood species types to size headers.



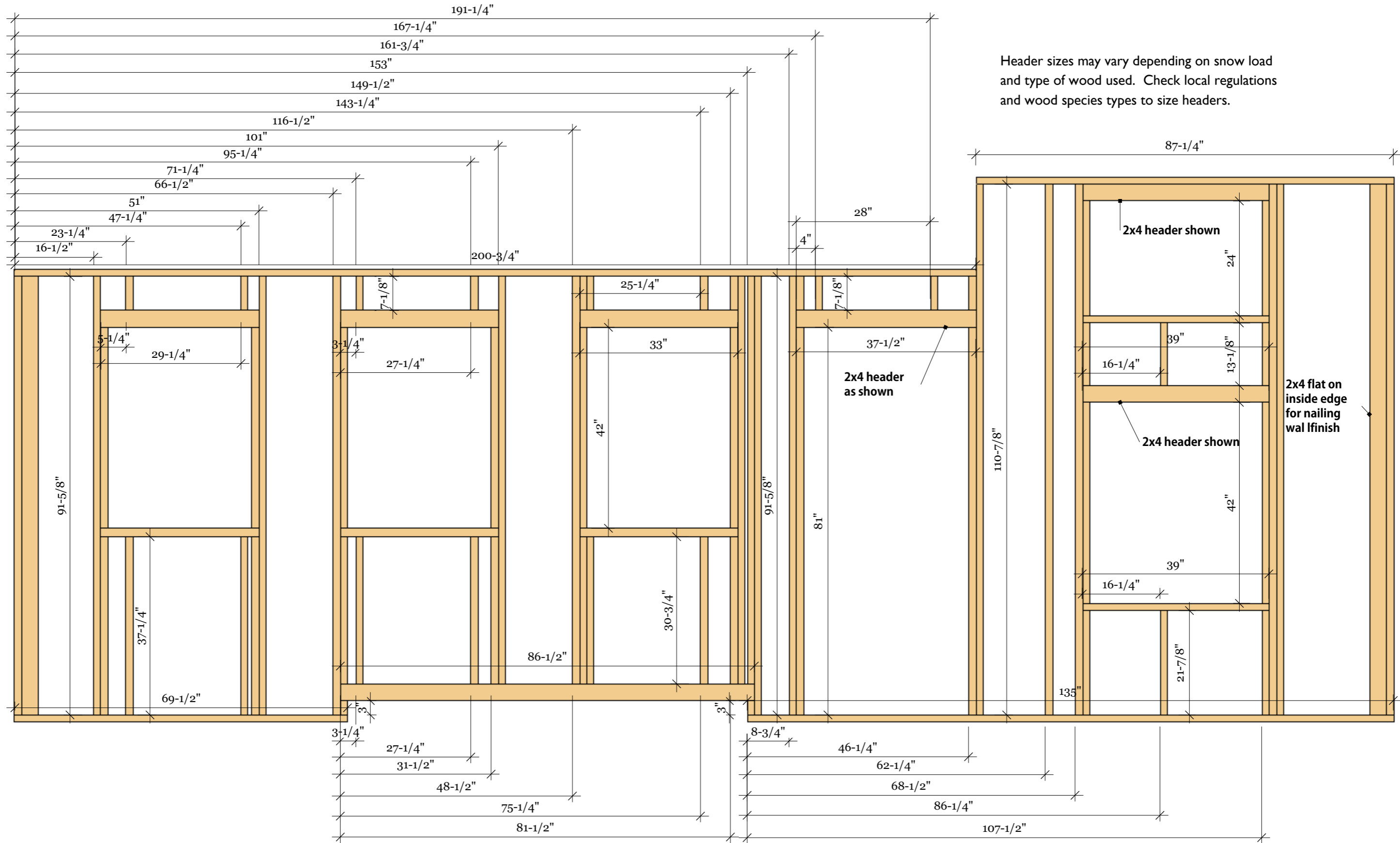
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Wall Framing - Back Wall

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Header sizes may vary depending on snow load and type of wood used. Check local regulations and wood species types to size headers.

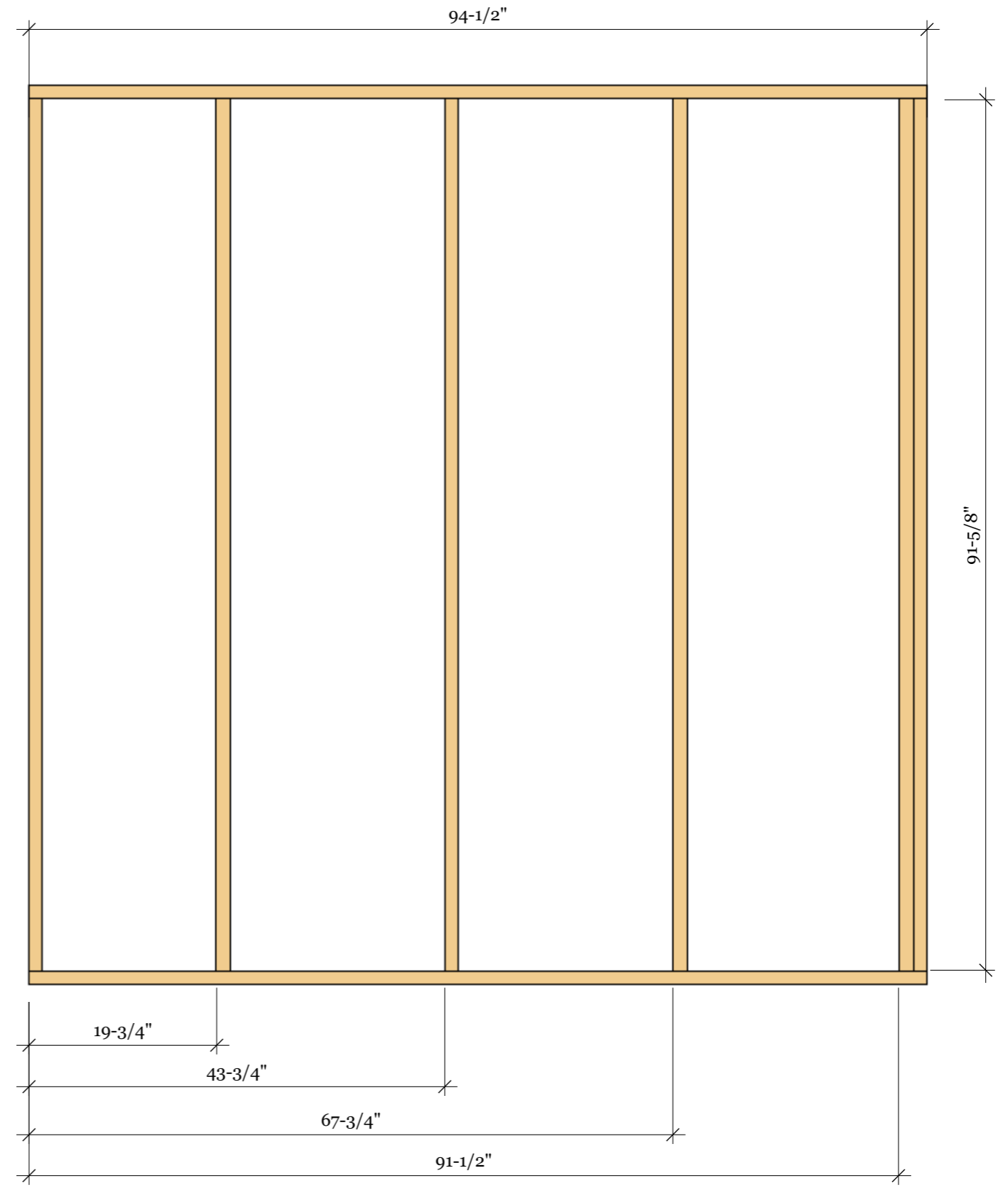
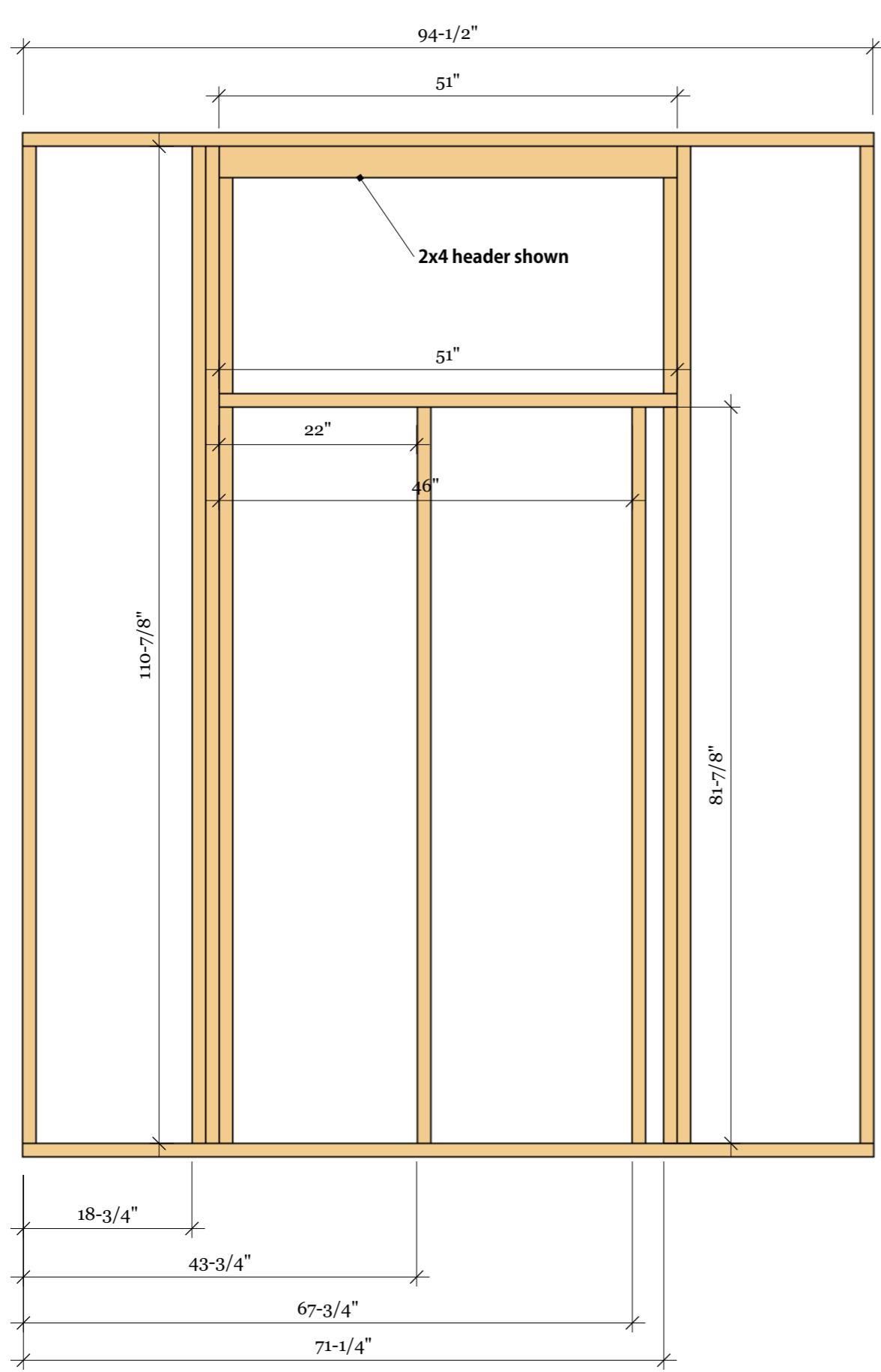
NOTCH IN CROSS BRACING AT CORNERS FOR LATERAL SUPPORT ESPECIALLY IMPORTANT IF NOT SPRAY FOAM INSULATING

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Wall Framing - Front Wall

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NOTCH IN CROSS BRACING AT
CORNERS IF FOR LATERAL SUPPORT

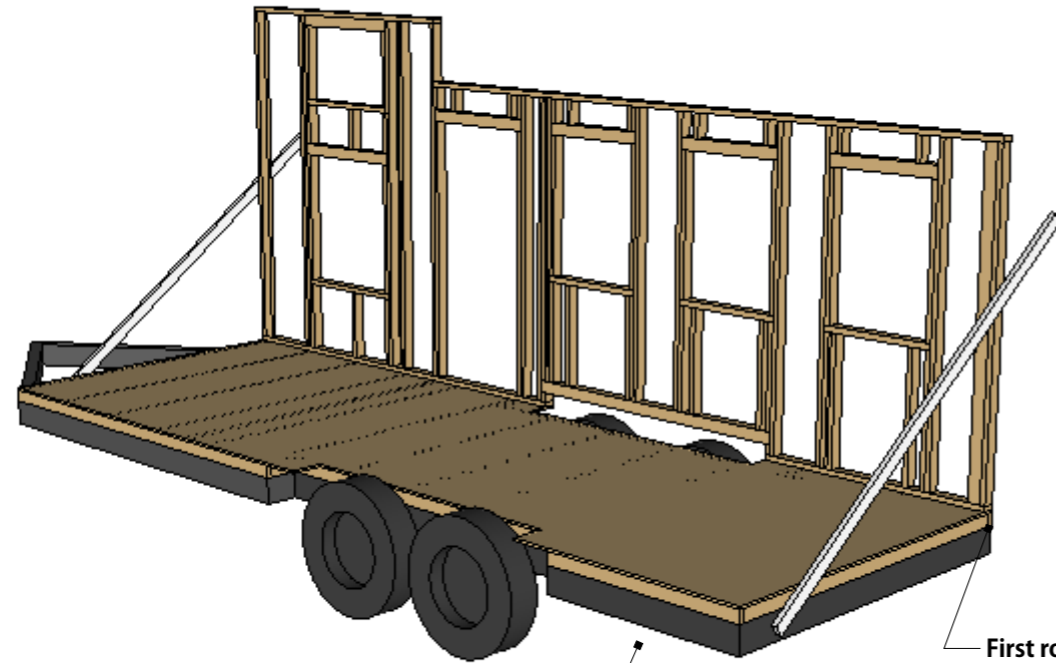
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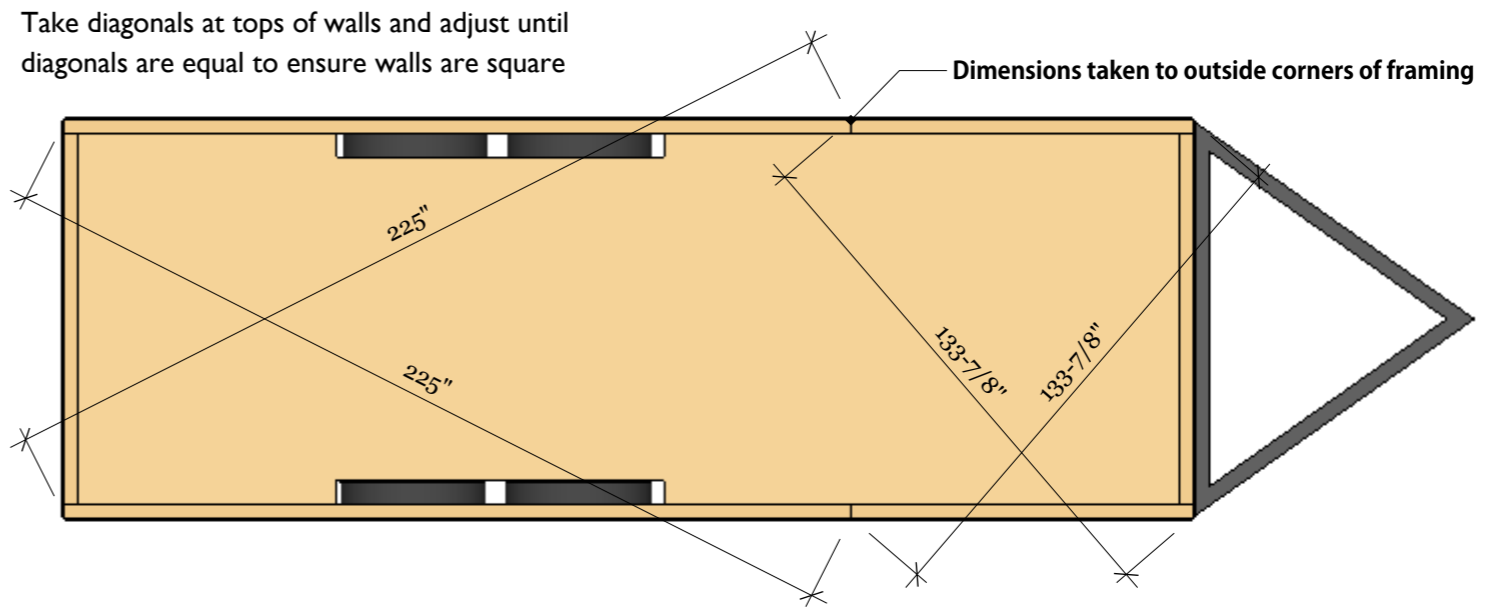
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Wall Framing - End Walls

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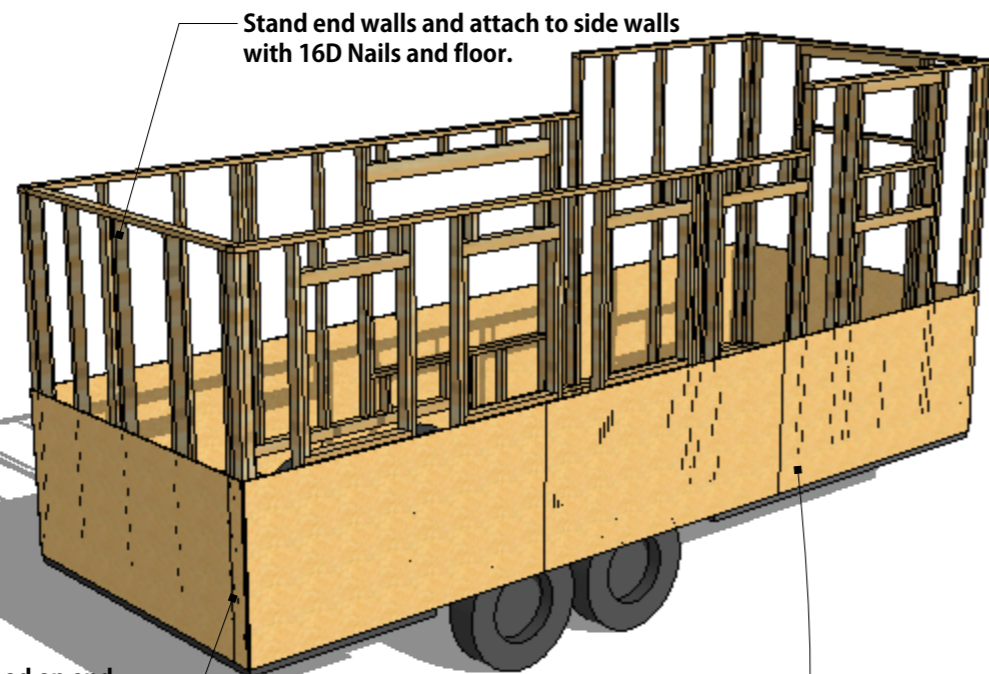


Stand long walls first and brace with 2x4s. Ensure walls are square. Attach to floor with 16D nails. Walls should also be bolted to trailer.



First row of plywood can be attached to side walls before standing to help keep wall square while standing wall. It is also easier to attach plywood on ground instead of vertically when installed. Overhang plywood 4-1/4" on bottom to account for covering floor framing. Cut wheel wells out before standing.

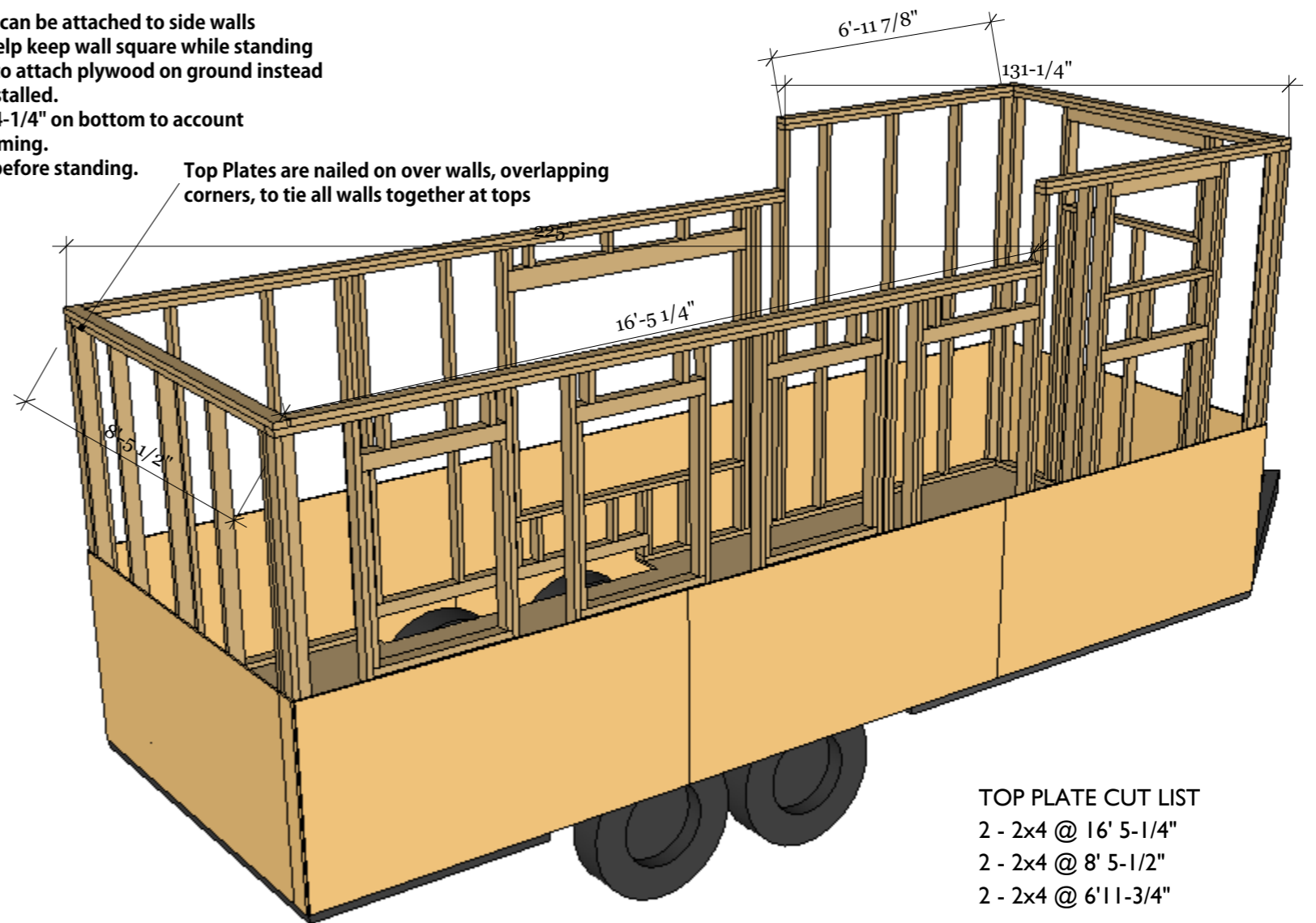
Top Plates are nailed on over walls, overlapping corners, to tie all walls together at tops



Stand end walls and attach to side walls with 16D Nails and floor.

Plywood on end walls also ties in side wall framing

1/2" plywood sheathing attached with 8D nails to studs, first row of plywood must cover the floor framing.



TOP PLATE CUT LIST
 2 - 2x4 @ 16' 5-1/4"
 2 - 2x4 @ 8' 5-1/2"
 2 - 2x4 @ 6' 11-3/4"

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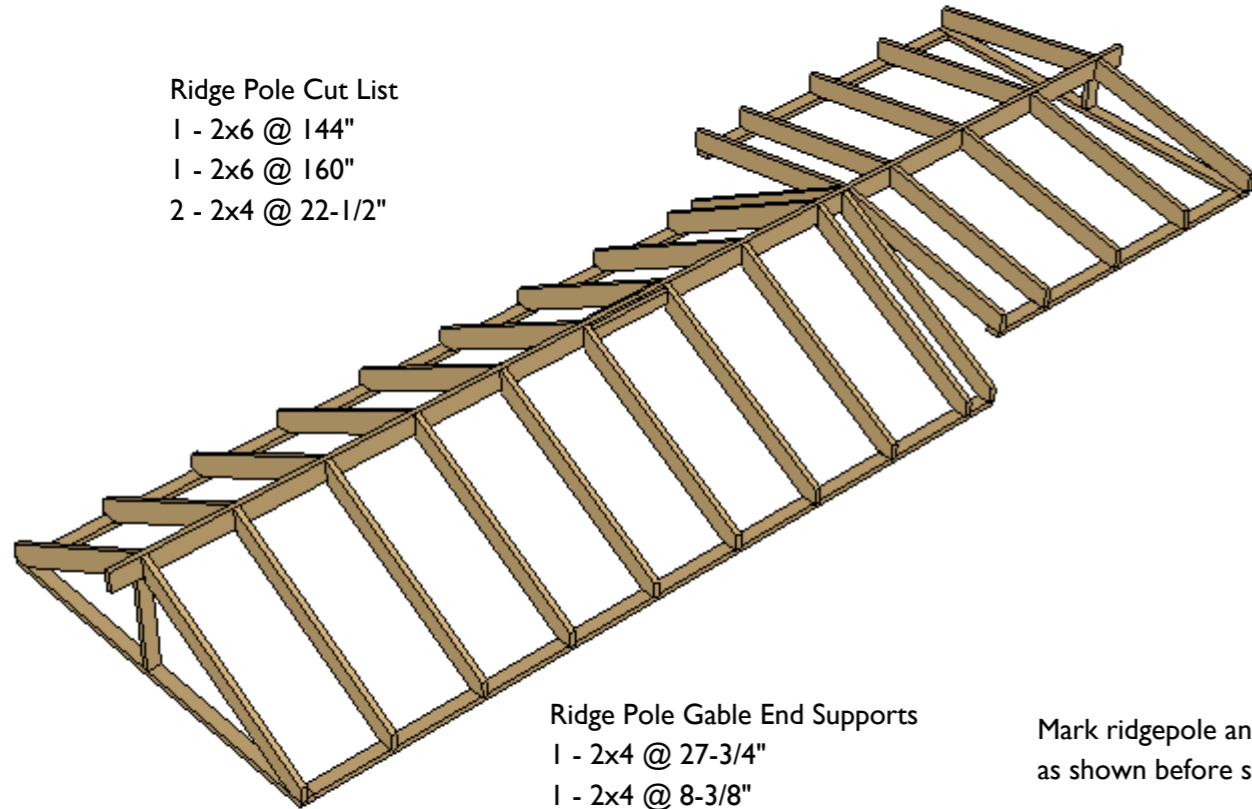
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Wall Top Plates

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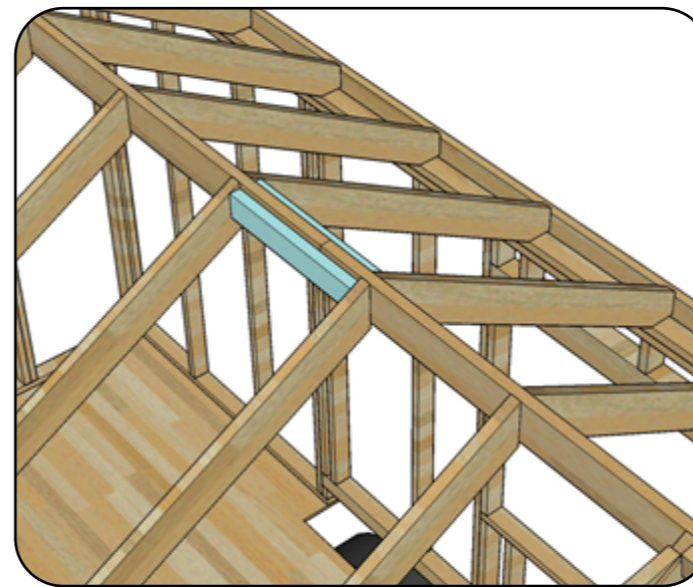
Ridge Pole Cut List

- 1 - 2x6 @ 144"
- 1 - 2x6 @ 160"
- 2 - 2x4 @ 22-1/2"

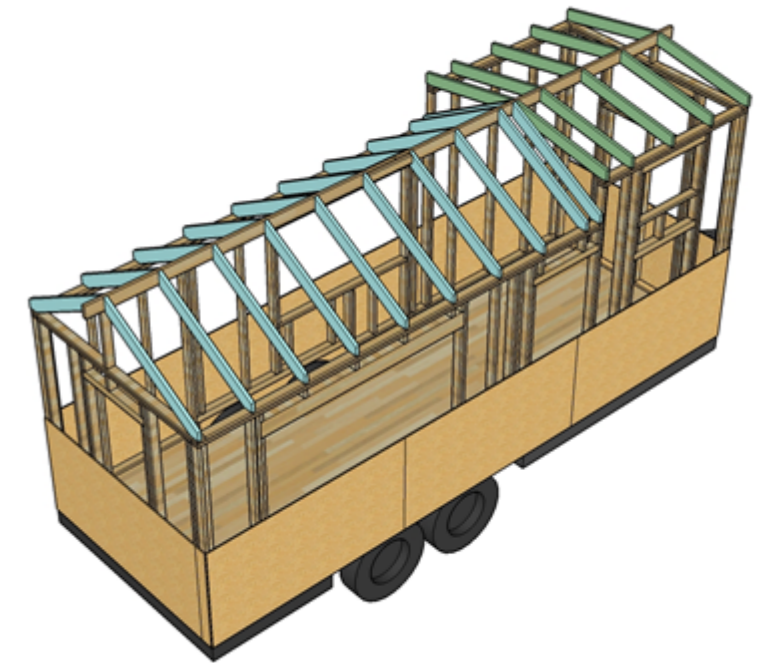


Ridge Pole Gable End Supports

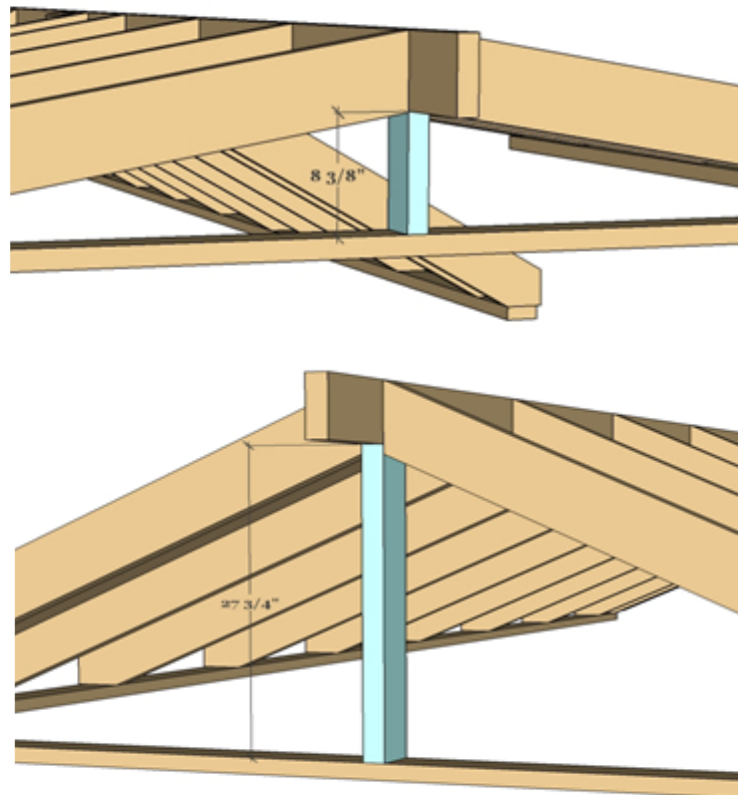
- 1 - 2x4 @ 27-3/4"
- 1 - 2x4 @ 8-3/8"



Splice 2x6 ridge pole boards with 2x4 blocking



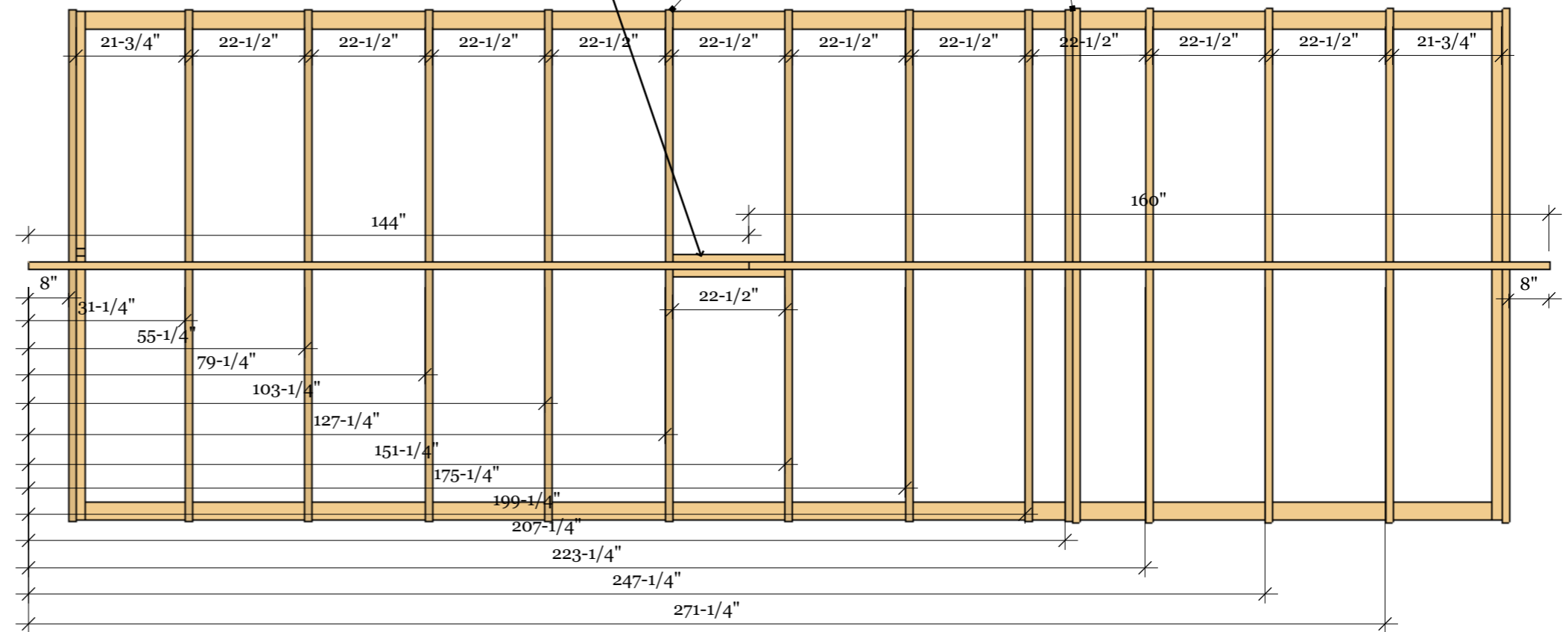
Begin dormer rafters



Top of floor to bottom of ridgepole is 123-7/8" if temporary support is needed while building roof

Mark ridgepole and top plates as shown before stacking rafters

Rafters spaced 24" on center



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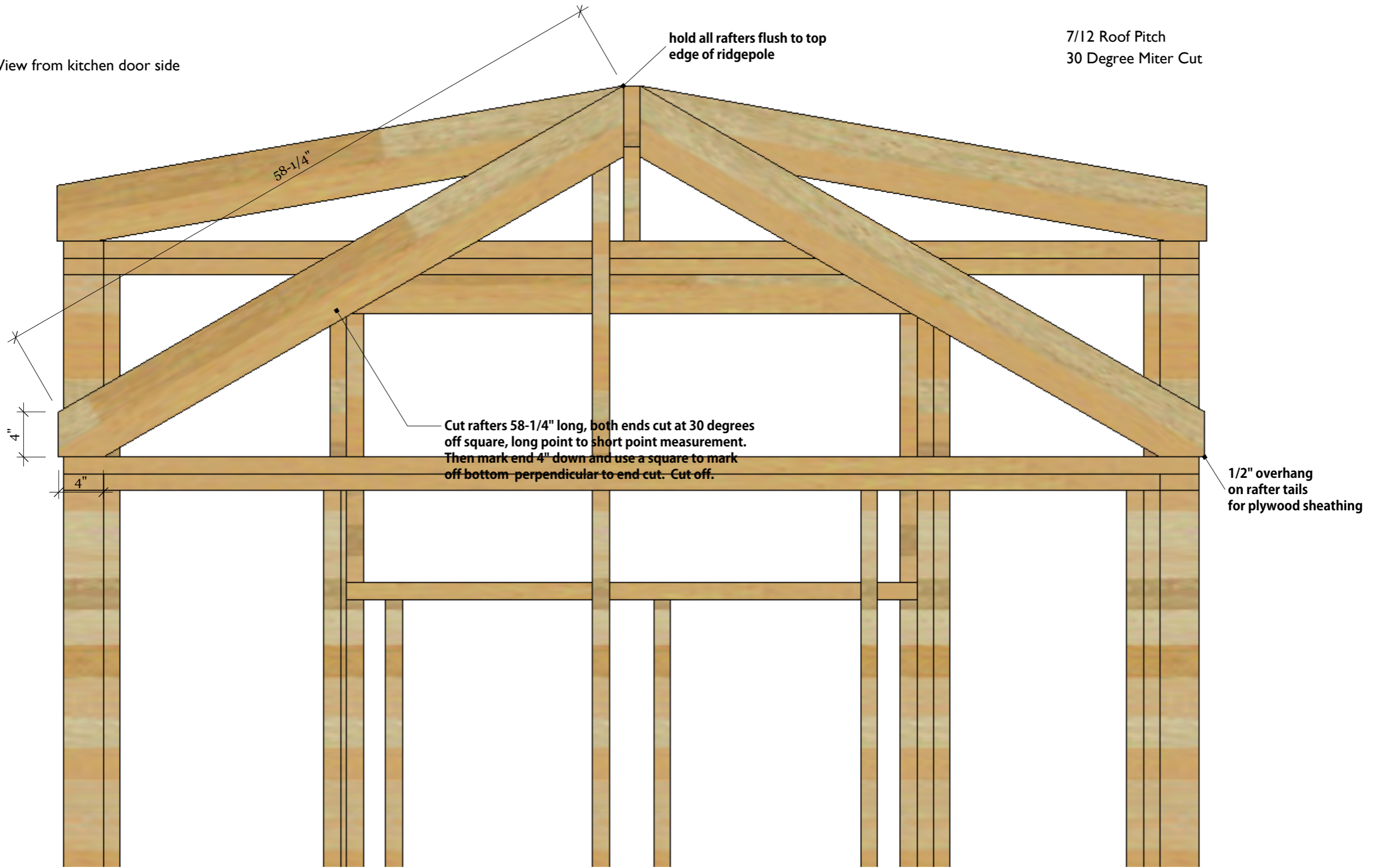
Rafter Schedule

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View from kitchen door side

hold all rafters flush to top edge of ridgepole

7/12 Roof Pitch
30 Degree Miter Cut



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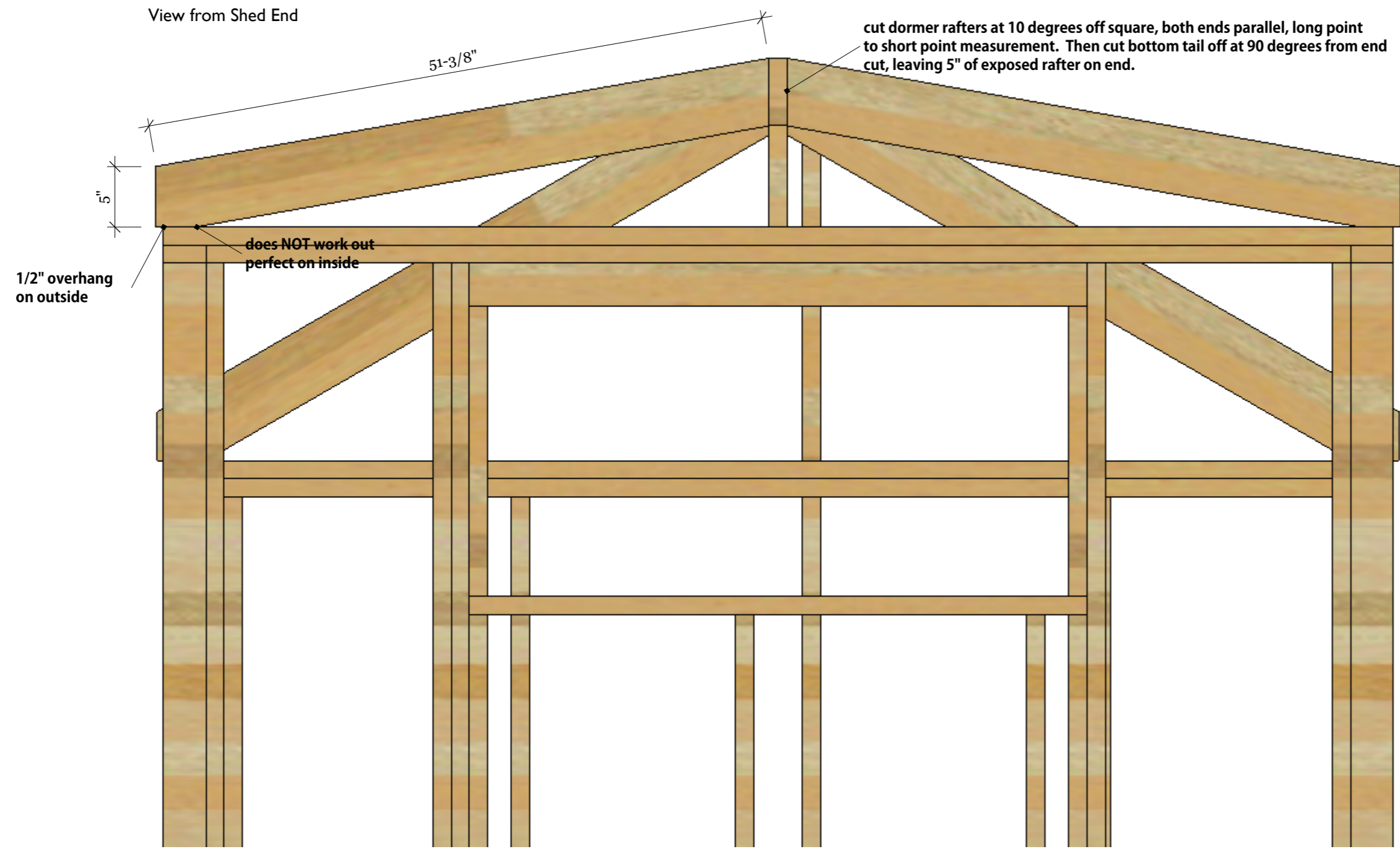
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Main Rafters

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2/12 Roof Pitch
10 Degree Miter Cut



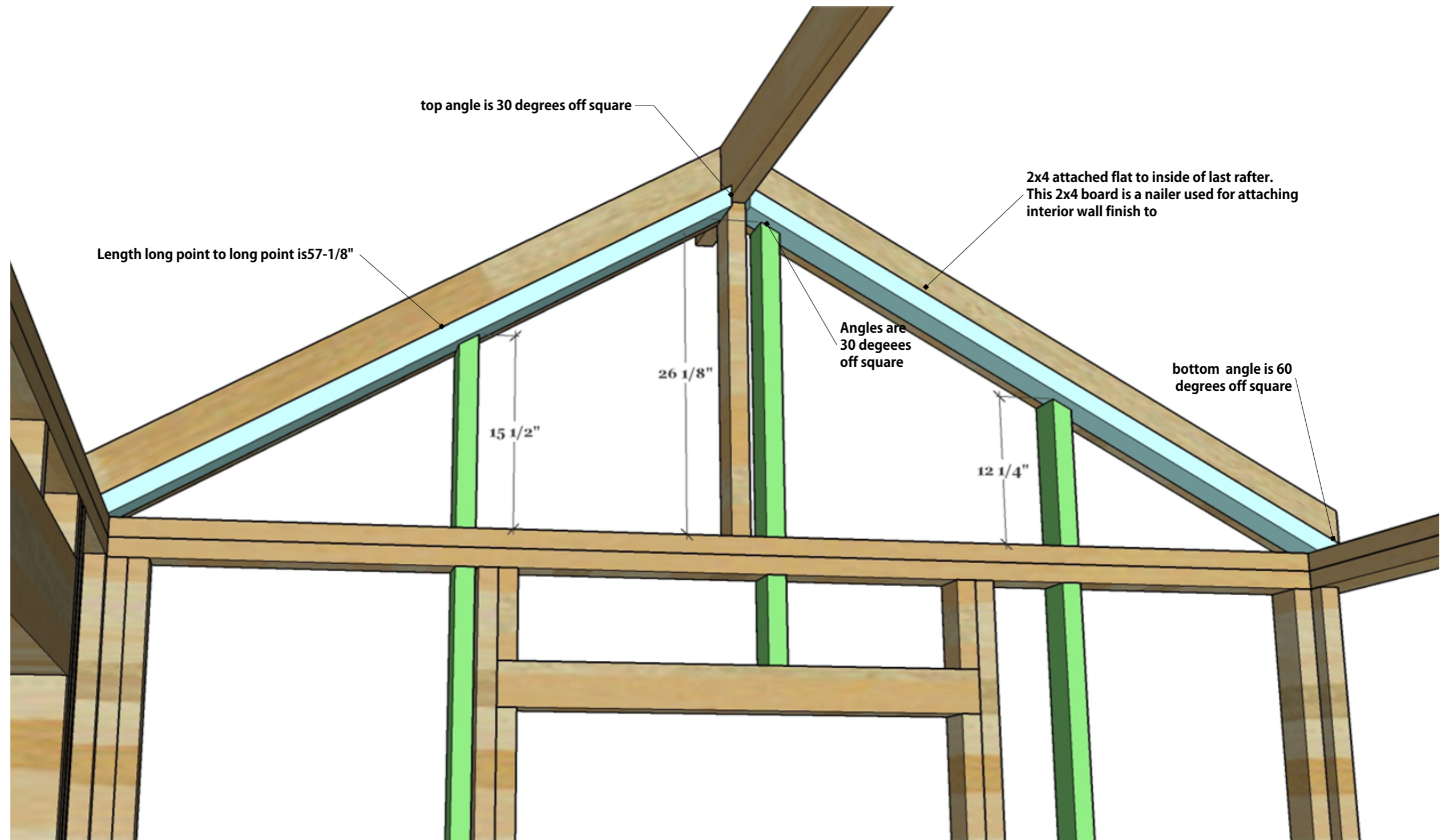
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Dormer Rafters

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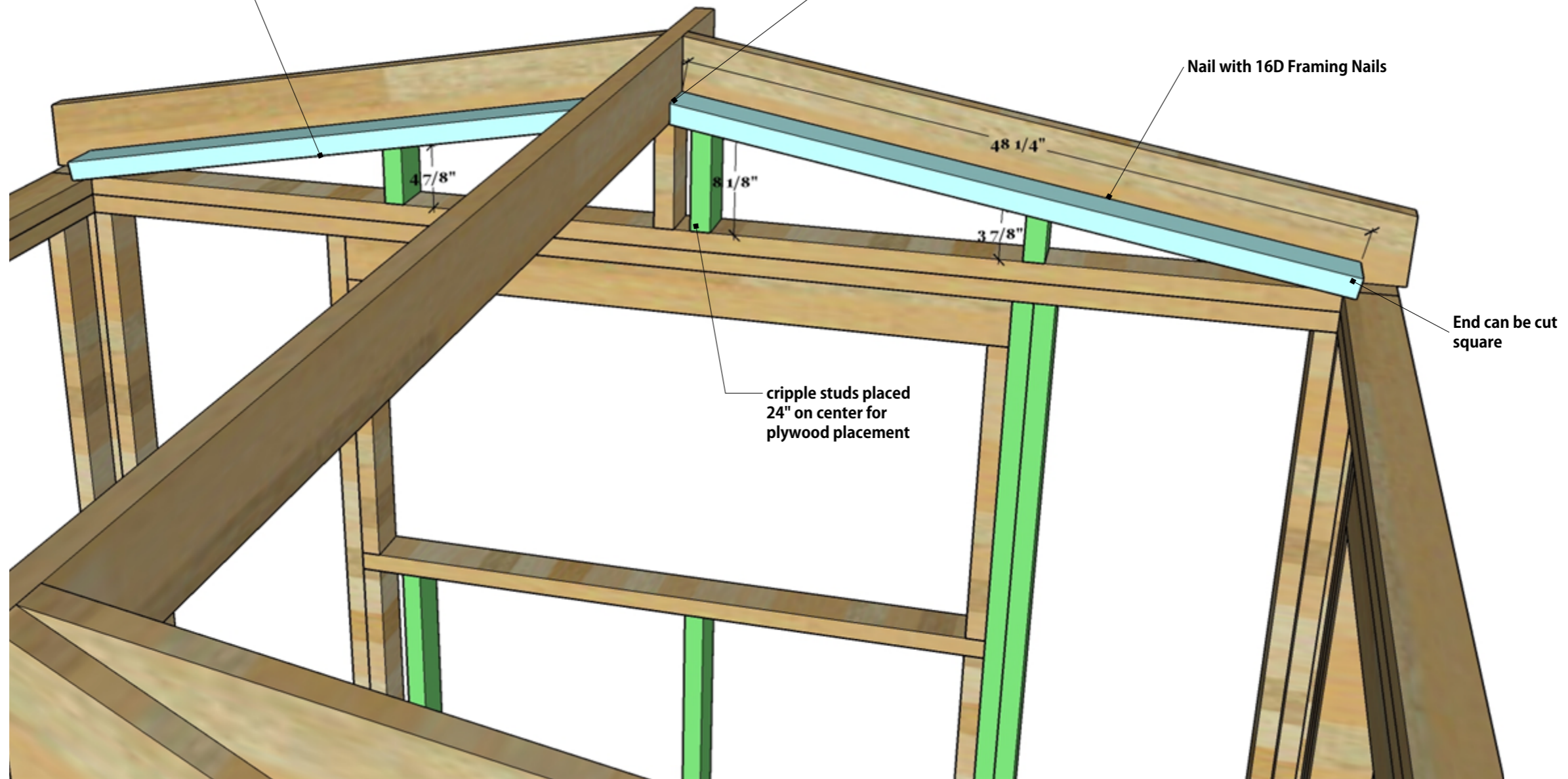
Gable Blocking Main End

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Bottom edge of 2x4 blocking and bottom edge of rafter are flush

top angle is 10 degrees off square

Nail with 16D Framing Nails



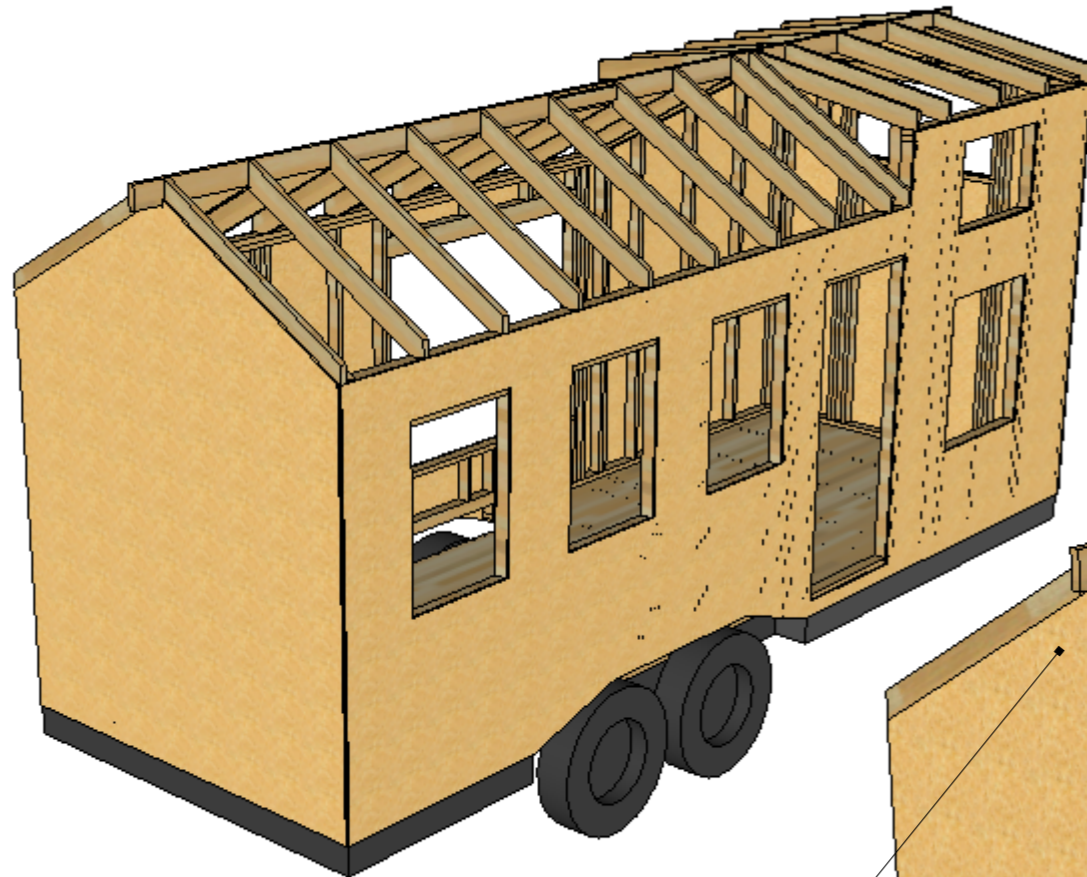
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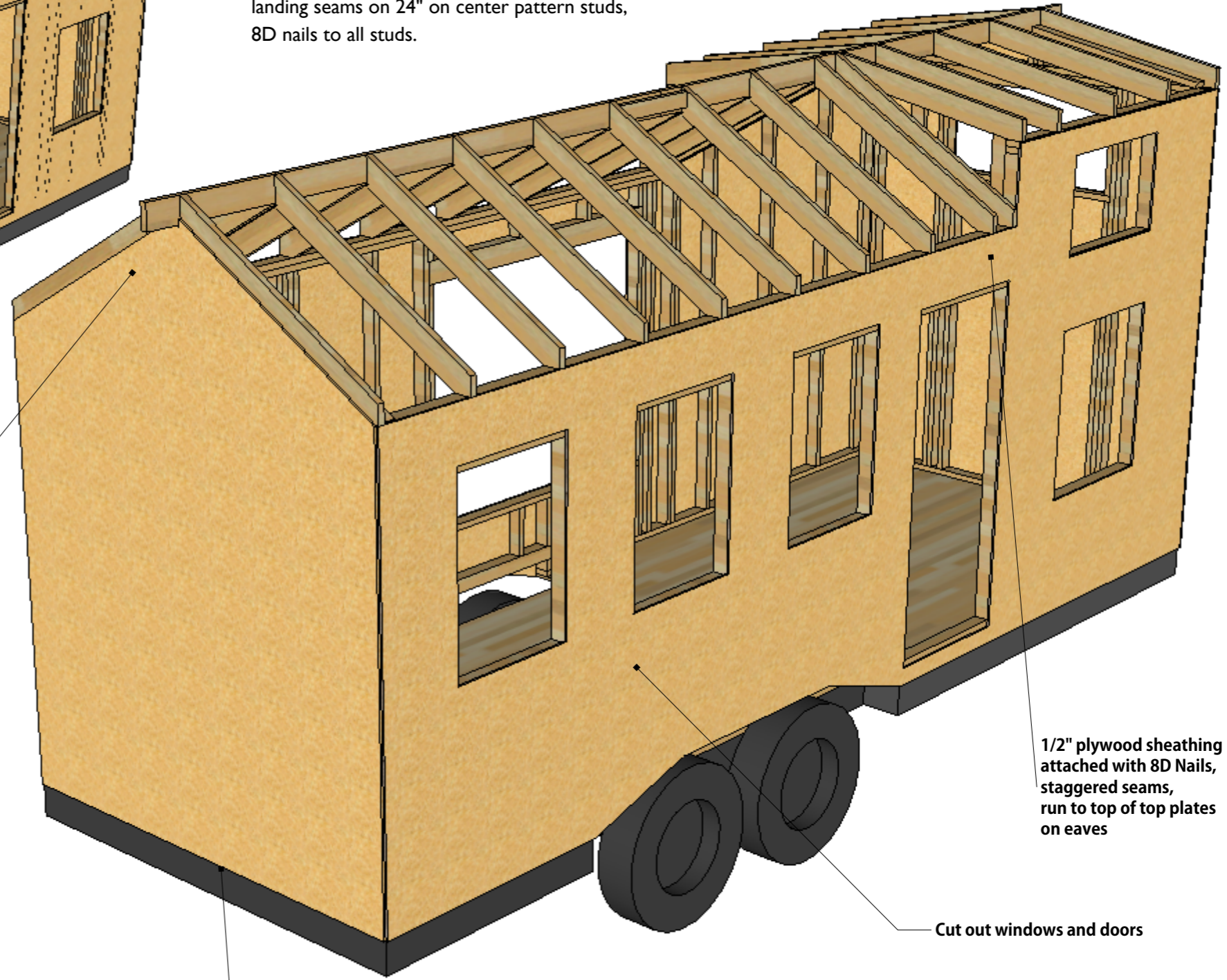
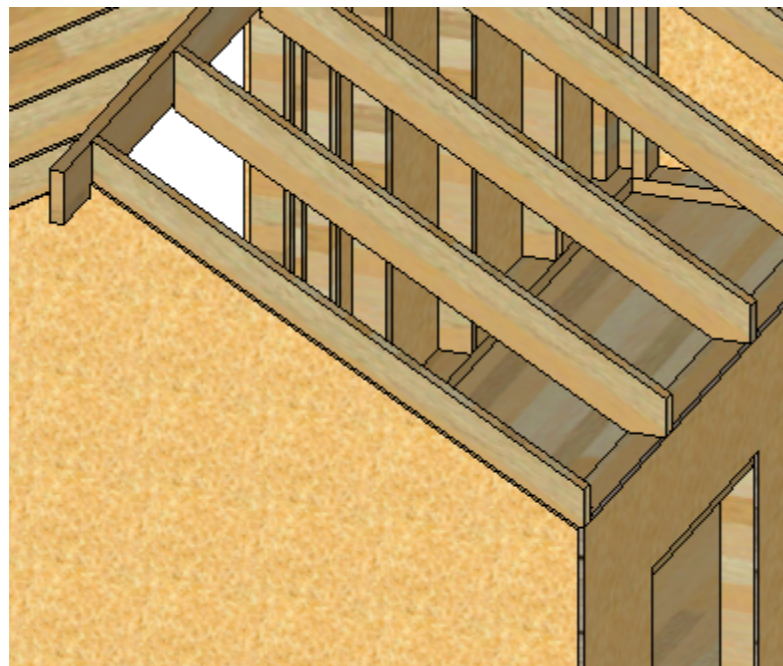
Gable Blocking Dormer End

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1/2" Exterior sheathing, staggering seams landing seams on 24" on center pattern studs, 8D nails to all studs.

On gable ends, run plywood sheathing up rafters, leaving 3-1/2" space for installation of 2x4 soffit blocking



1/2" plywood sheathing attached with 8D Nails, staggered seams, run to top of top plates on eaves

Cut out windows and doors

Bottom plate of door to be cut out

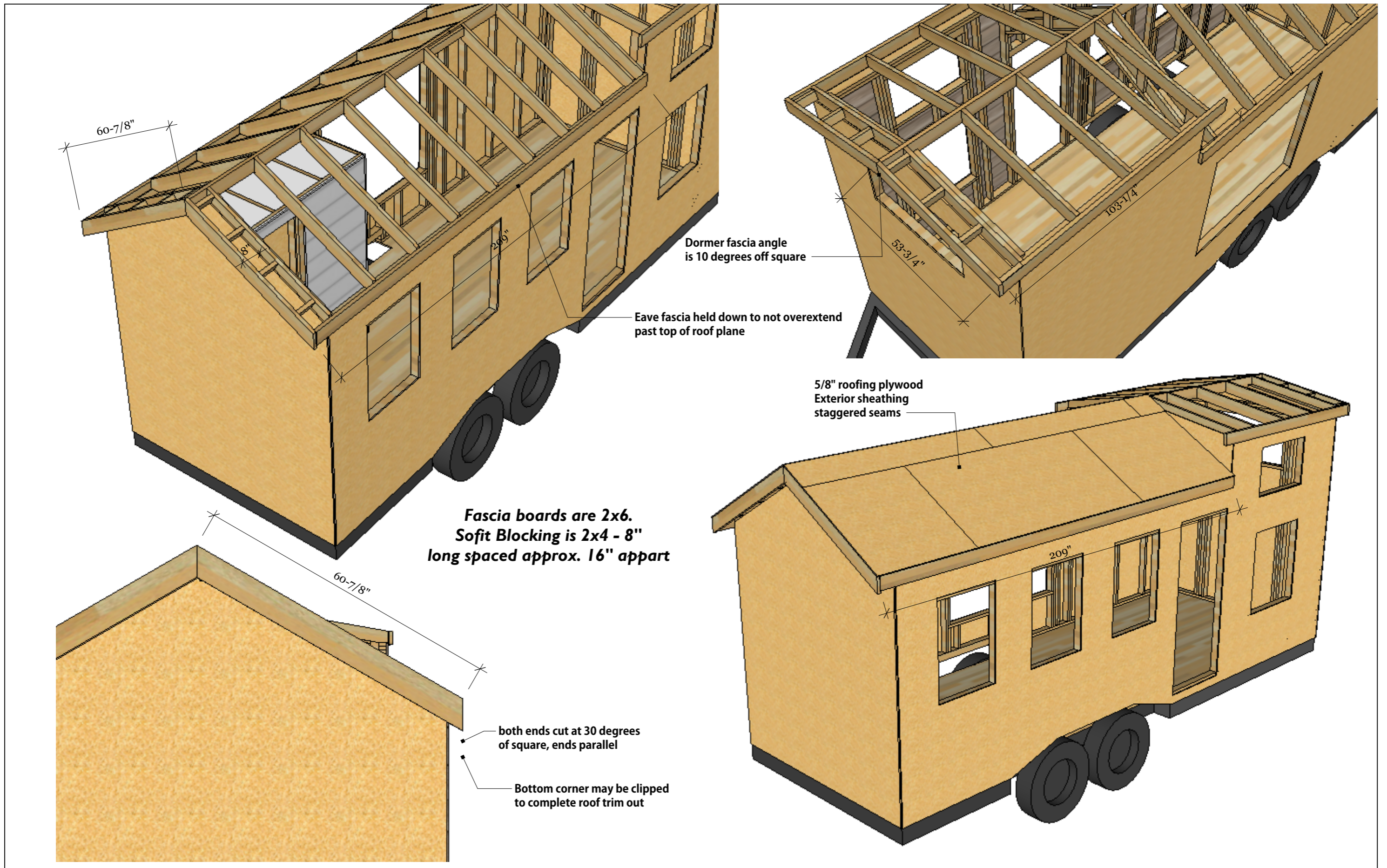
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Exterior Wall Sheathing

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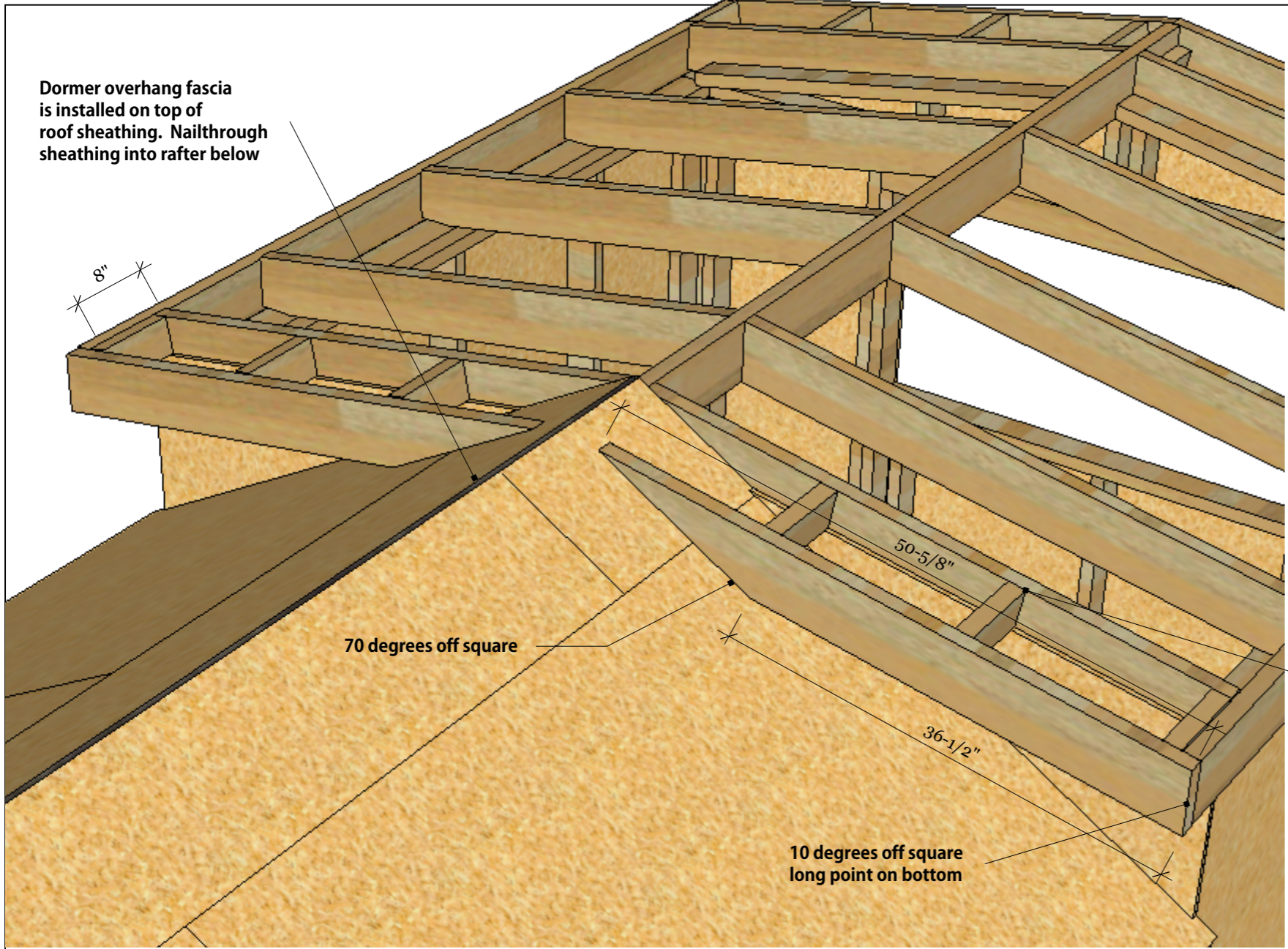
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Fascia and Roof Sheathing

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Dormer overhang fascia is installed on top of roof sheathing. Nailthrough sheathing into rafter below

8"

70 degrees off square

50-5/8"

36-1/2"

10 degrees off square long point on bottom

leave room at top for 2x4 soffit blocking

top edge is 10 degrees off square

40-7/8"

46-3/8"

bottom edge is 30 degrees off square

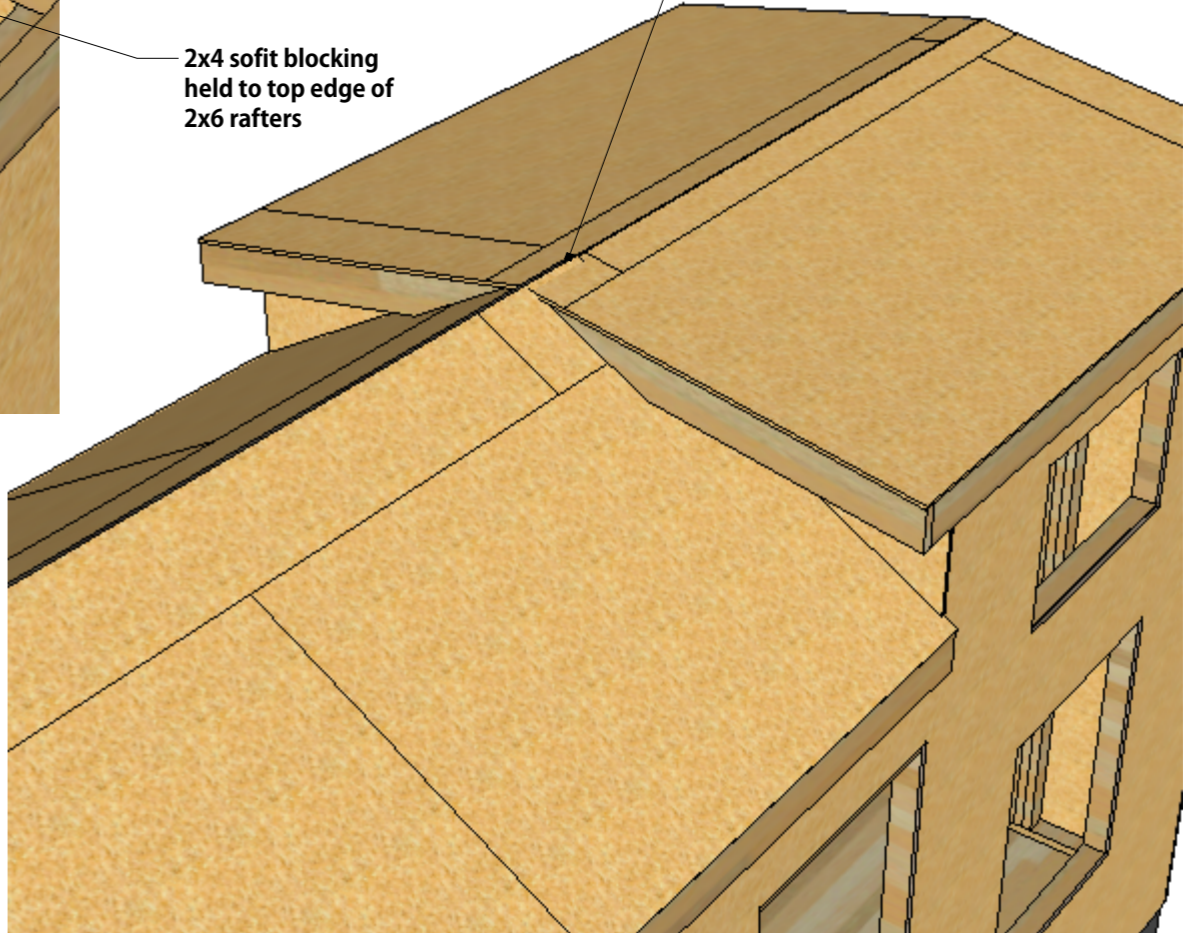
16-1/8"

1/2" PLYWOOD WALL SHEATHING between roof and dormer detail

2x4 soffit blocking held to top edge of 2x6 rafters

ridgecap will cover small roof differences between pitches

Dormer overhang on inside is framed up on top of main roof.
 Difference in roof pitches will be covered by roofing ridge cap.
 Plywood sheathing should be staggered in seams, joints landing on 24" on center pattern studs.



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Dormer Overhang Framing

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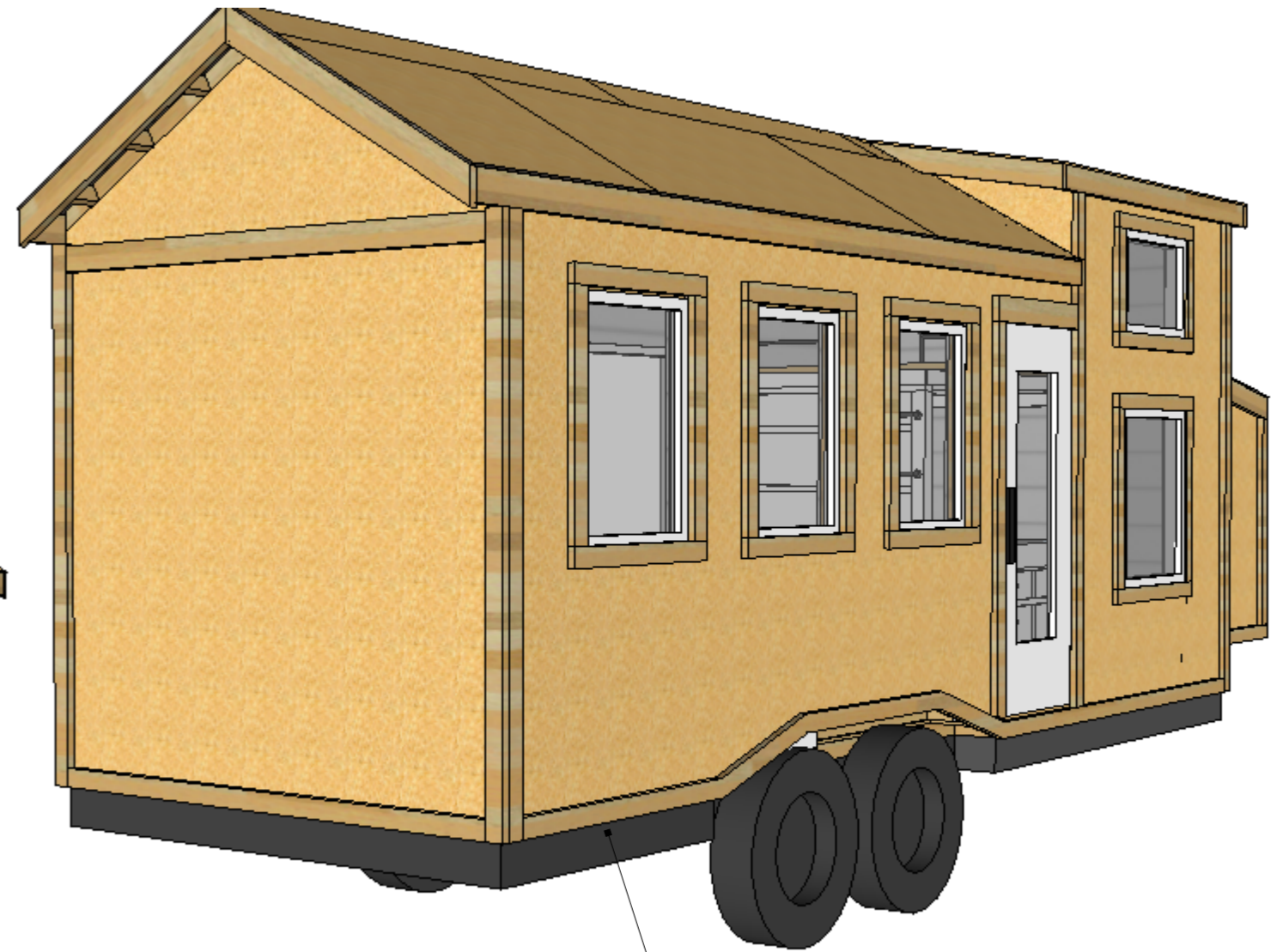


2x4 trim brought flush to edge of door and notched out for main roof eave fascia. This then trims out dormer corner

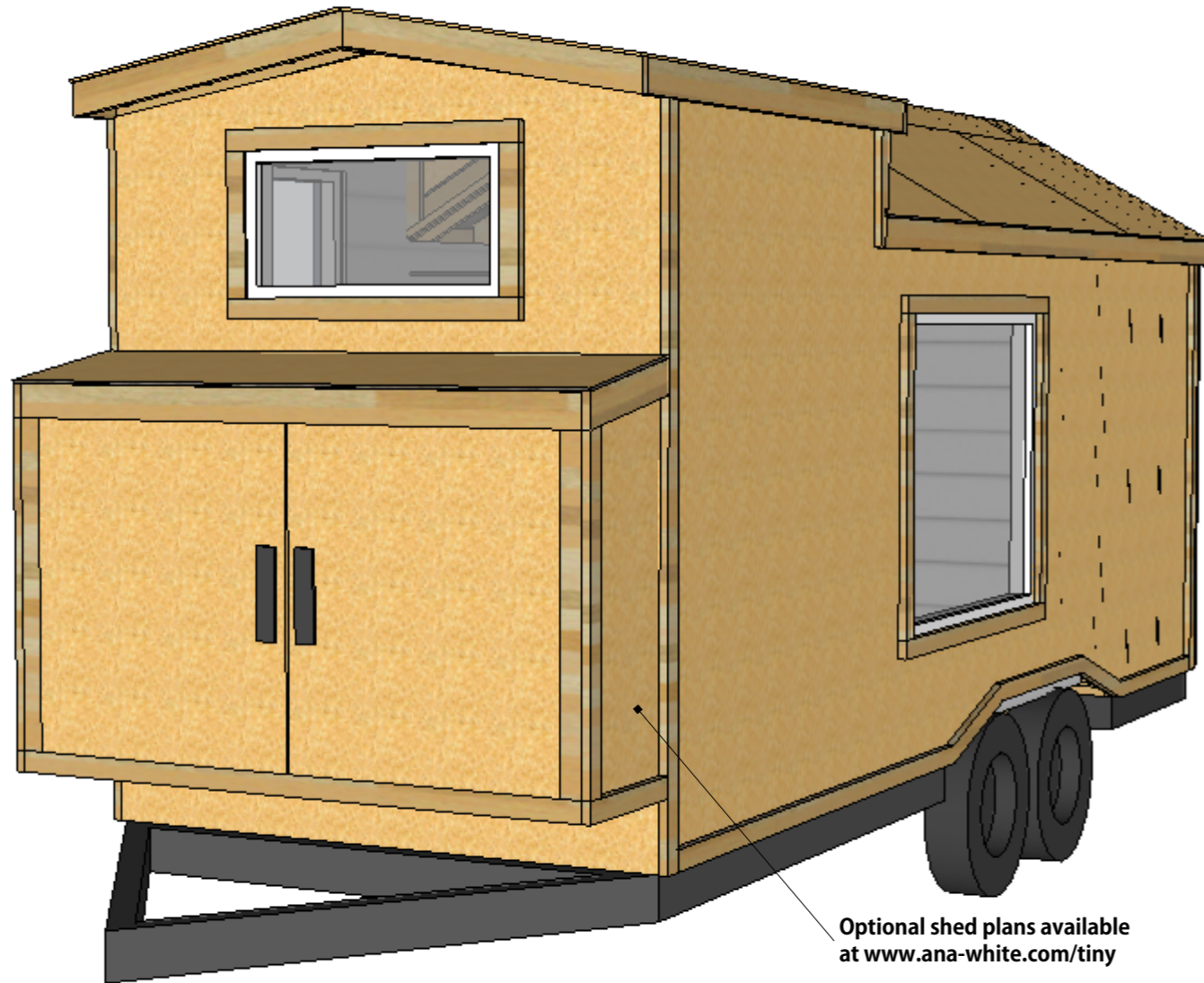
Trim does not have to be continuous between door and dormer corner

2x6 trim above door for larger area to attach porch overhang roof too

Install windows, doors and house wrap prior to trim out



Install drip edge flashing over bottom trim if using or omit bottom trim and run siding to base of framing



Optional shed plans available at www.ana-white.com/tiny

As shown trimmed out in 2x4 and 2x6 material. Siding can be applied between trim pieces.

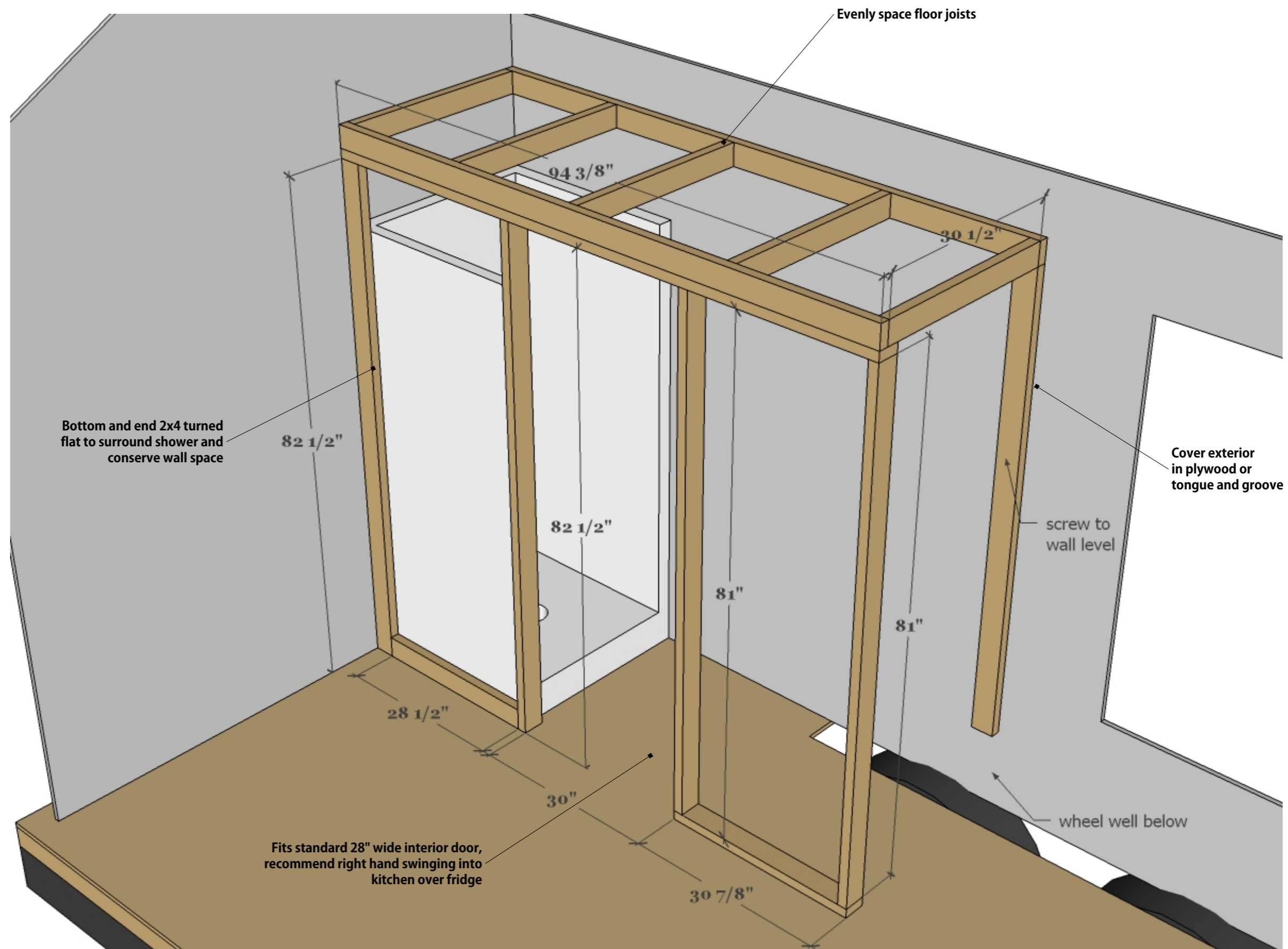
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Exterior Trim Suggestion

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Bathroom Framing Suggestion

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Thank you for using this tiny house model. While I have done my best to ensure accuracy and best building practices, I am only human. If you do find any suggestions for improvement or errors in this plan, kindly let me know so I can fix the plans. Please also share your experience, negative or positive, to give new builders an honest perspective on this plan before they begin building. I can't wait to see your tiny houses!
XO Ana

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