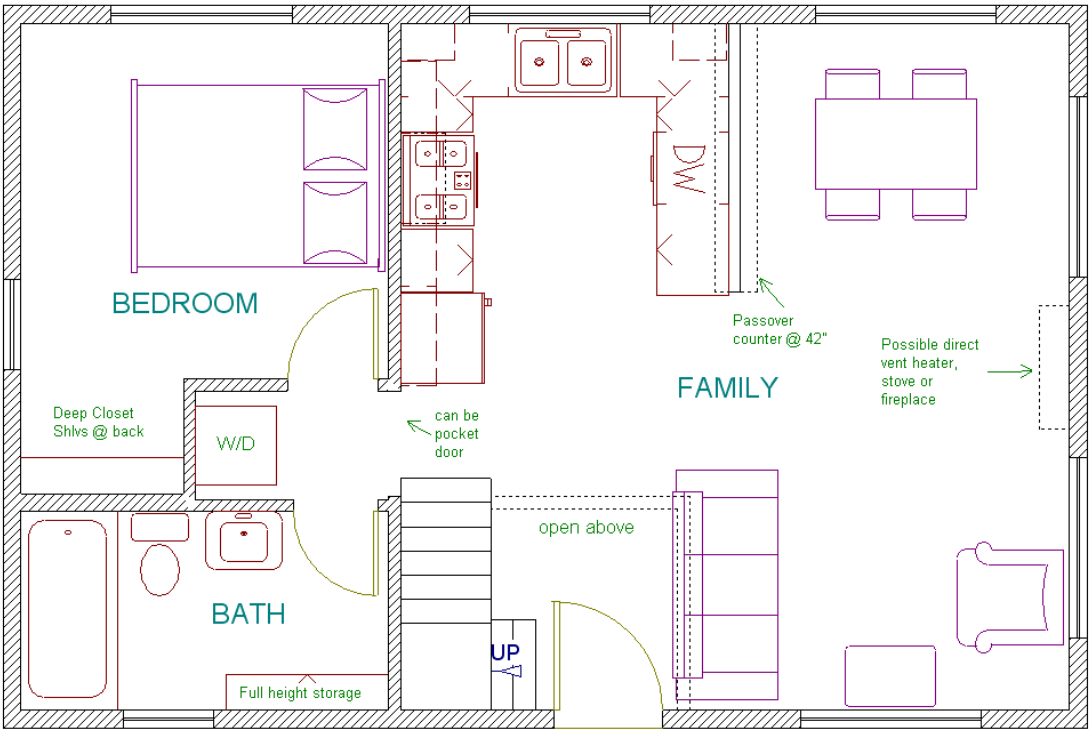
20’ x 30’ Cottage

Floor plan - not to scale



Main Floor Plan

- 600 sf heated
- Loft 250sf @ 6’-6” headroom and above.

The 20’ wide Cottage Preview

The cottage shown is 30’ long with a steep roof sitting on 10’ sidewalls. There is a 30” wide cottage stair leading up to an upper floor room that could be divided into two different private areas if desired.

A single story version of the house is shown on page 4. It has many other roof options and could be easily converted to a garage/workshop or studio building by modifying the layouts in 3D Home Architect (3DHA).

The plan footprint itself is expandable since the structural framing would be the same if the length were increased to 34’ say. Choose one of the foundation types shown on the next page.

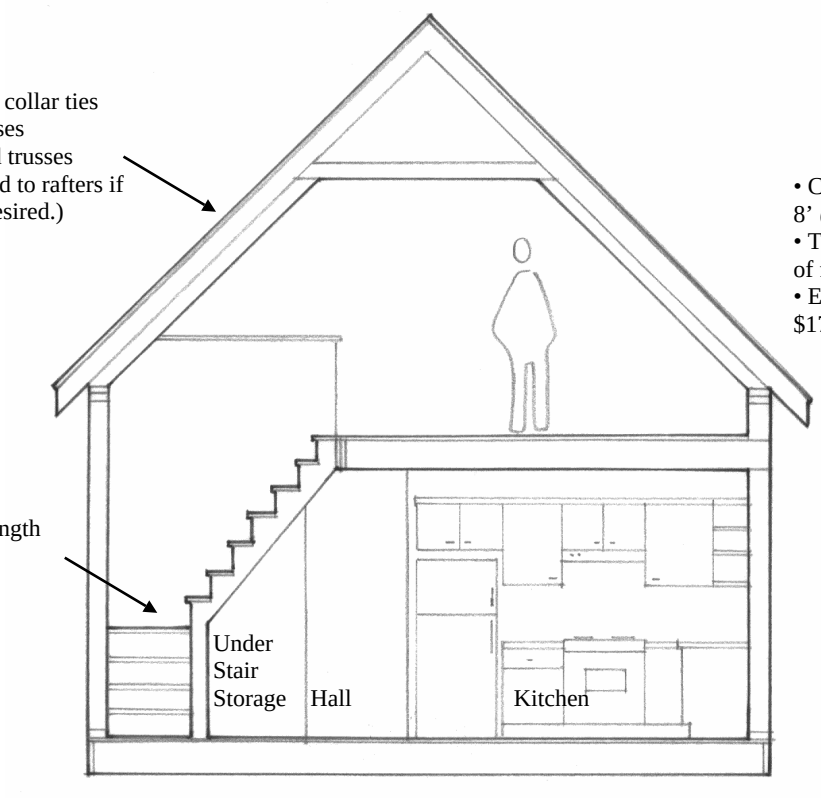
The plans include a 7’ deep porch that can be added to the end or side of the cottage.

Plans will be available on the CountryPlans.com website. We are also setting up a special site for users to share plans, questions and ideas when designing their own version of the 20’ wide cottage. Check www.countryplans.com for the latest information.

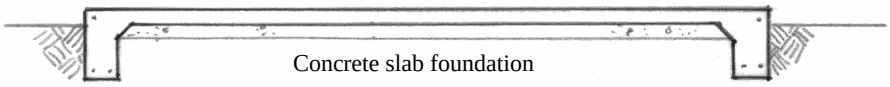
20’ Wide Cottage

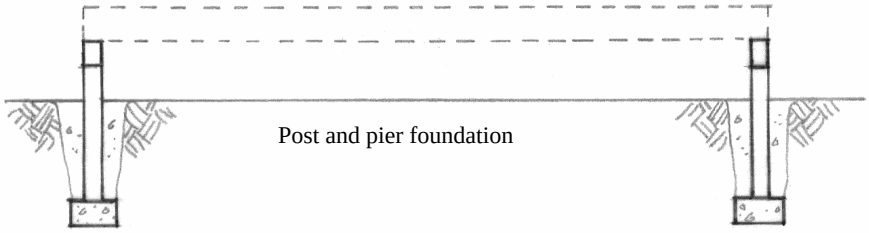
Construction section & options - not to scale

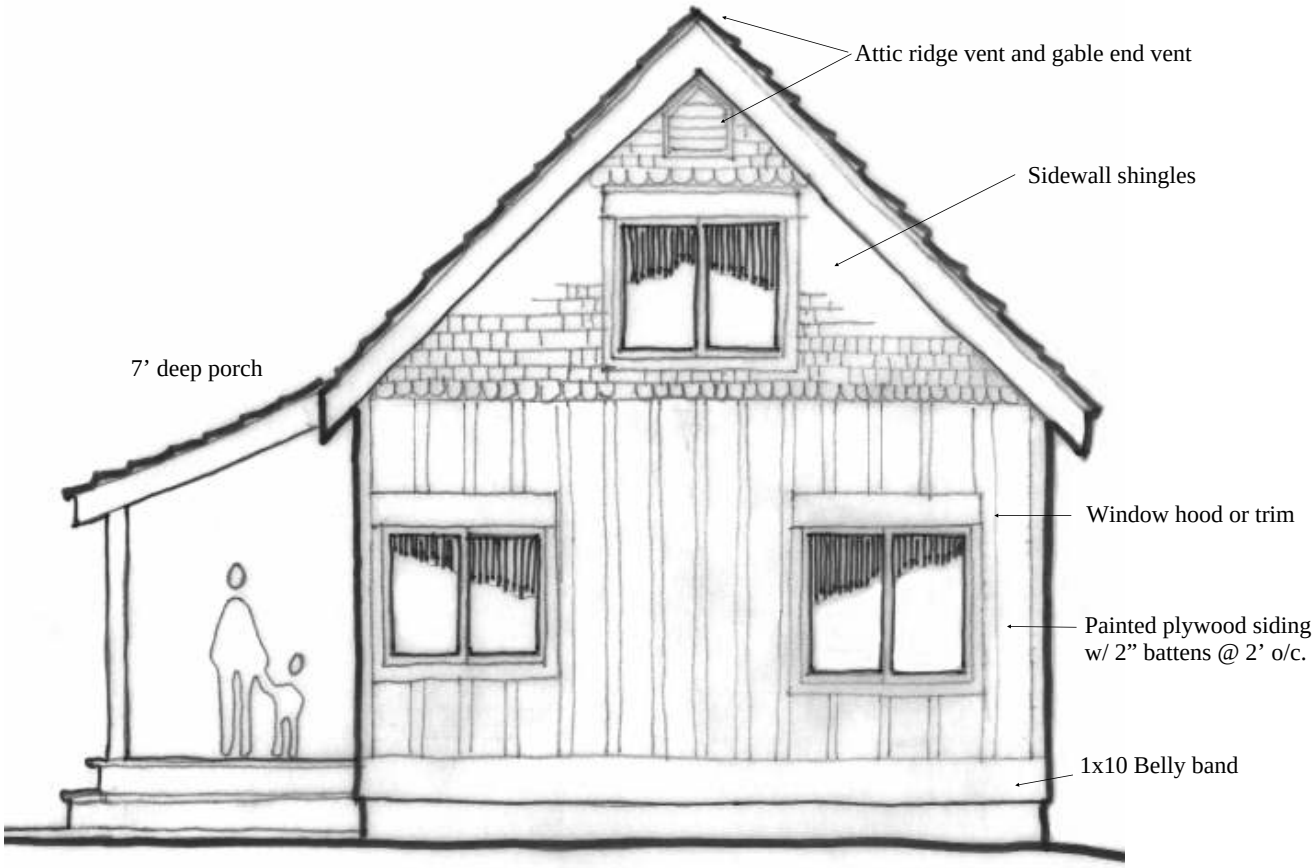
Roof can be:
1. Stick framed with collar ties
2. Use site built trusses
3. Use manufactured trusses
(Extra joist is sistered to rafters if more insulation is desired.)



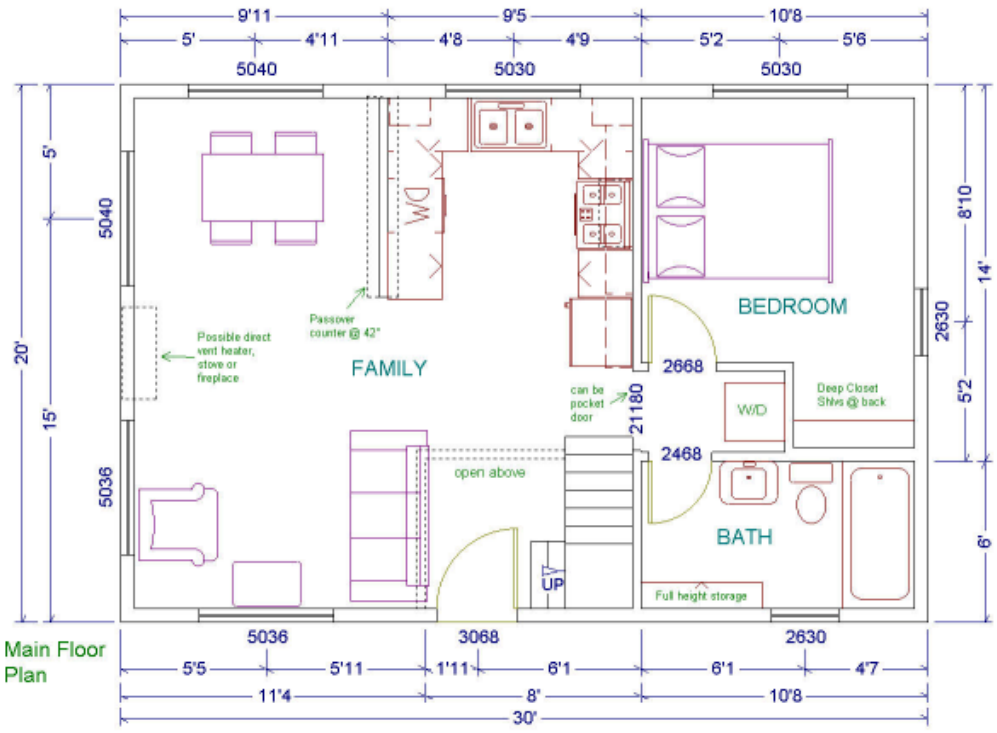
- Ceiling heights 7’-6 @ loft 8’ @ main.
- Total height 22’- 6” from bottom of floor joists.
- Est. Shell package materials cost $17,000 to $20,000.



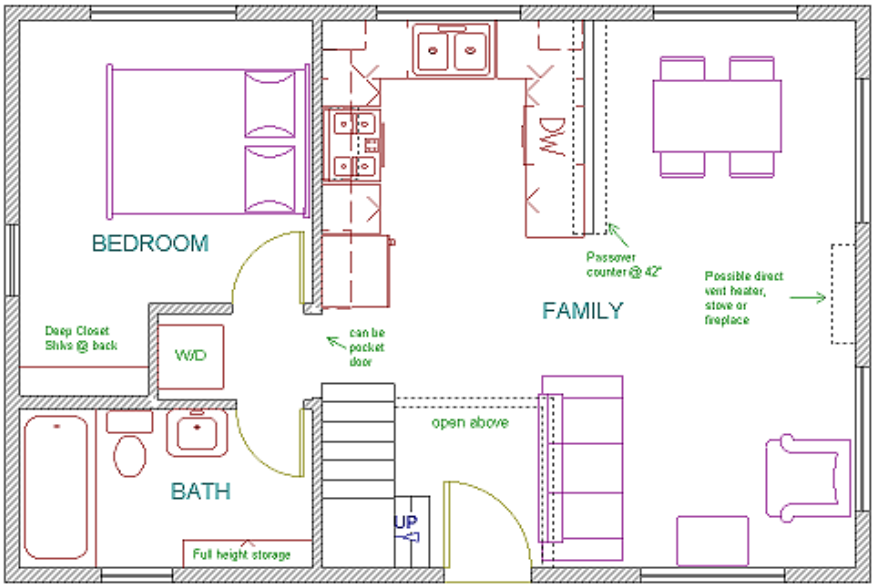




A pencil sketch done over the top of the 3DHA elevation printout. With this you can try out siding, trim and other options to see how they would work. You can add dimensions to this drawing and a few notes and it would be fine submitted as one of your elevation drawings for the final plans. (These drawings are not to scale.)

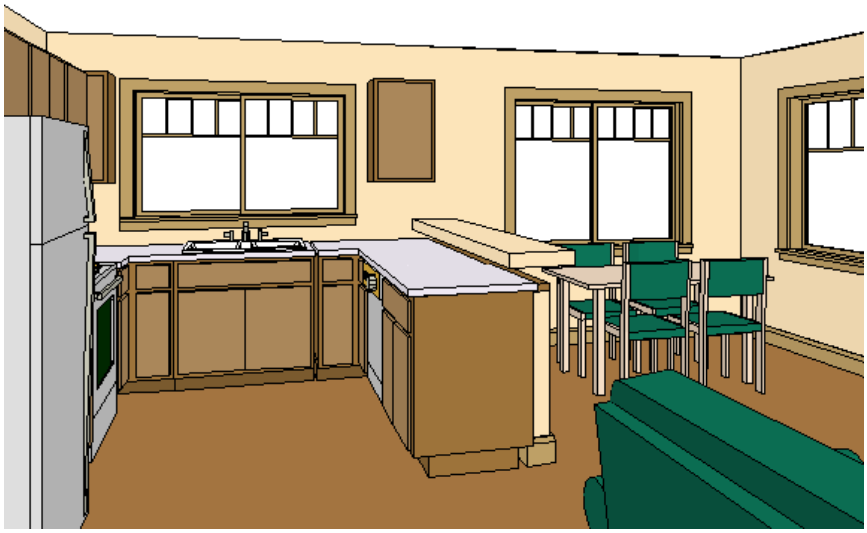


It is very easy to reverse the floor plan in 3DHA. Here I put the entry on the North with the morning light on the kitchen table. Notice that the sizes of openings and dimensioning is turned on here.

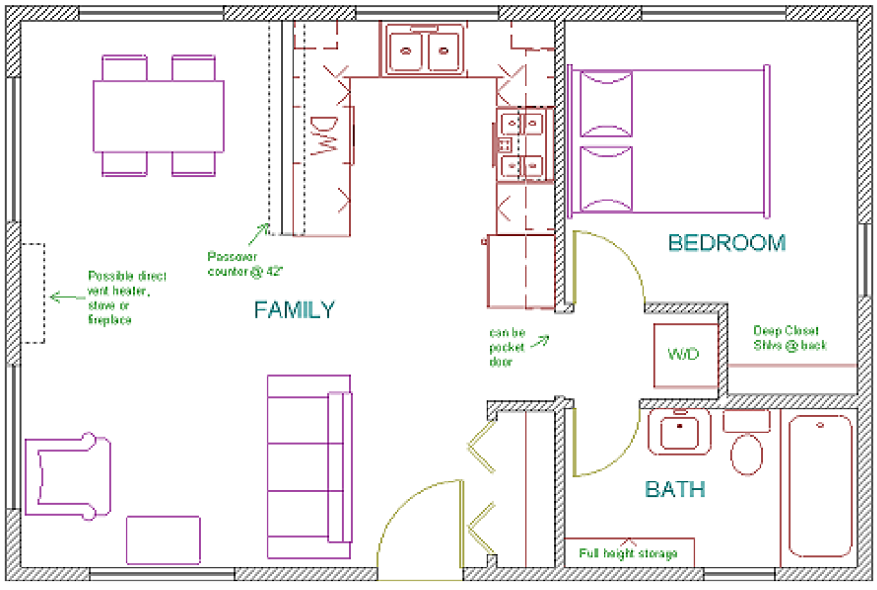


As shown in the elevation, a porch can be added to the long or short sides of the house.

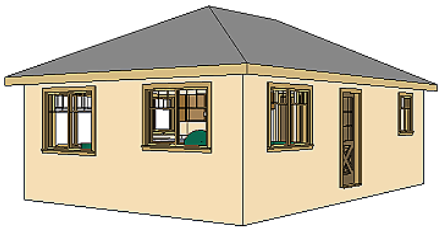
From the SE (no porch)



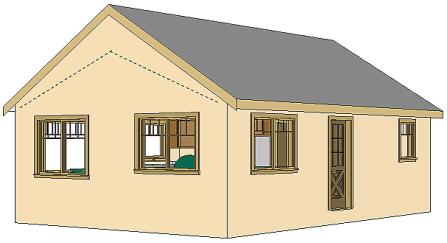
Interior view from the front door. Notice some of the limitations of the program (the pass-over counter floats above the kitchen countertop).



A single story version of the house with a hip roof in this case. Very simple and inexpensive to build.



From the NE



Roof changed to a gable end truss with scissors trusses (high sloped ceiling) over the sitting and eating area (dotted).

Main Floor Plan
Reverse

20’ Wide Plan Notes

(How to use the SimpleHouseGuy approach to home design and building)

General Notes:

• Start with a simple to build plan template. You need your custom floorplans and elevations (from 3DHA), combined with the structural plans from the design kit — cross section, floor, foundation and roof framing plans and details. This is all that is needed to build and get a permit in most parts of North America. You should have your plans reviewed locally for special conditions, loads and code requirements.

• The advantage of this SimpleHouseGuy system is that you can modify your plans as you build, do your own electrical plan, print out a starter materials list, and generally keep the plans up to date as options and opportunities evolve.

Over 95% of purchased plans are modified in some way after they are purchased, often at great expense. You can avoid most of this cost by making your own changes.

Stair notes:

• The sidewall of the stair can be made with 2x3 studs or 2x6 ripped in half. Cut this off at 34” above the nose of the treads and cap with a finished 1x that extends beyond the width of the wall finish. You can use the same simple system to enclose a privacy railing in the loft (set the height of that wall at 36”).

• Steep stairway treads are best wrapped in carpet as people are less likely to take a spill. See the cross section drawing for stair construction details.

• Install a 1 1/2” Dia. handrail on the wall side of the stair. This should be 34” to 36” above the stair nosing.

• The understair area can be used as a pantry, coat closet or other storage area. Most codes will require the under stair area be protected from fire with 5/8” type-X drywall (GWB).

• Install a 2’ wide door and a pull chain light in this area. You may have to cut the door down some in height.

Heating A/C and Hot Water Notes:

• For a cabin or weekend use an undercounter hot water tank can be fit into a corner of the kitchen cabinets. Hot water can also be supplied by an on-demand gas heater mounted on the outside wall of the bathroom.

• Both heating (baseboard or radiant floor) and hot water can by handled by a boiler or gas fired hot water tank in an attached mechanical room. Hot water piping can be run anywhere. Oil filled electric baseboards are another quiet and inexpensive heating option.

• A forced air system such as a heat pump or gas furnace can run ductwork in a plenum (dropped ceiling) over the closet, utility and hallway as well as in the crawlspace or basement.

3D Home Architect Notes:

• Open the plan that most closely matches the size you want, then move walls, windows and doors as needed. Save your model under a new name and remember to refresh the save often.

• Skylights can be made to show up on the floorplan by using the soffit tool. Set the height to 1” and the width and depth to the skylight dimensions. These show up in interior 3D views as floating panels. You can set the height above the floor to whatever you want. (Set it to -1 and it turns into a patch on the floor.) You want these to show on the plan as an outline.

• 3DHA cannot properly model a steep stair. Use the paper floor plan module to move into any position on the plan where you want the stair. Show the standard cross section information but add a note such as reversed or relocated if you have changed the location of the stair considerably.

• The program is limited in the page size it will print. This leaves you with two choices: 1. Print the plan to multiple pages and stitch them together with tape. This works but I find that lines tend to drift out of alignment somewhat (try it on your printer). Turn off color when printing plans.

• Another way to print your plans is to do them at 1/8” scale rather than 1/4”. You can then take them to a copy shop and enlarge by 200% to 1/4” scale. Use your best paper and highest print settings to get clear text when enlarged.

• Use 3DHA as a custom floor plan tool and a less than perfect interior and exterior model maker. There are lots of things the program can’t do and it will frustrate you if you expect too much. We have used version 3, other versions may not be able to recognize the files.

• Don’t be afraid to use hand drawn objects and notes, white-out, pasted clips from a word processor and other cheating techniques to clarify what you want on the plan. Your builder and the building department don’t care as long as the plans are readable. Use dark pencil or pen and these will look fine on your final paste up and the submitted copies.

New Building Books to add to your library:

• House Framing by John Wagner has some of the best and most easily understood diagrams showing framing and building techniques. A must for an inexperienced builder. Great information on getting setup and using your tools.

• Do-It-Yourself Housebuilding by George Nash is a very extensive encyclopedia of house construction. Both books are suggested for owner-builders and they complement each other well.