

16x28 Cabin Plans

This little cabin design is meant to show what can be done with a simple to build structure using common materials and standard framing techniques.

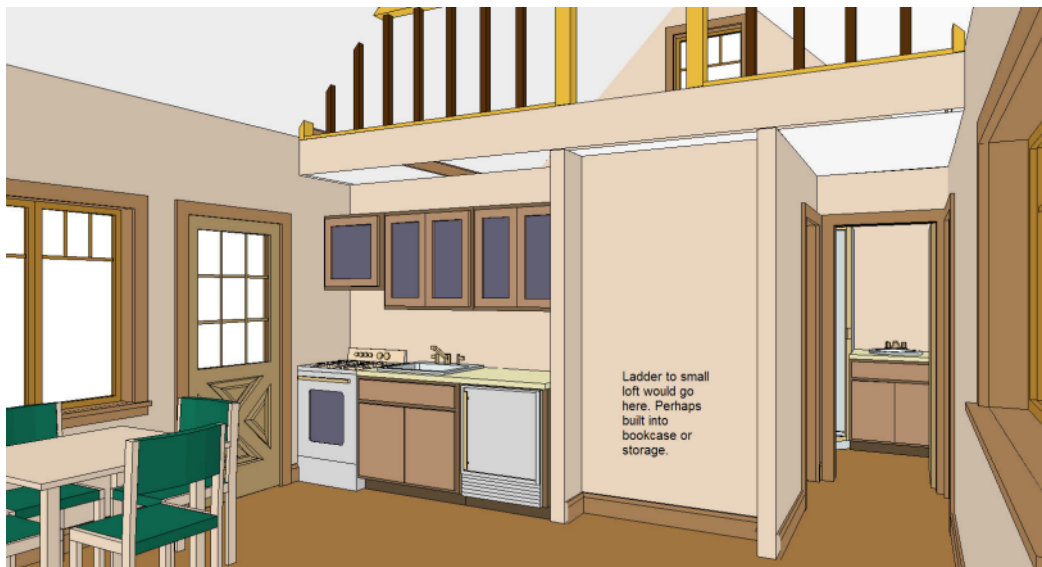
The foundation can be built with an inexpensive beam and pier or a full concrete perimeter crawlspace.

These drawings are not meant to provide all the details that may be needed for a building permit but do provide the basic information a builder or the experienced owner-builder would need. There are other more detailed plans such as [The Little House Plans kit](#) from CountryPlans.com that would fill in most of these details. This design started as a requested expansion of the Little House ideas.

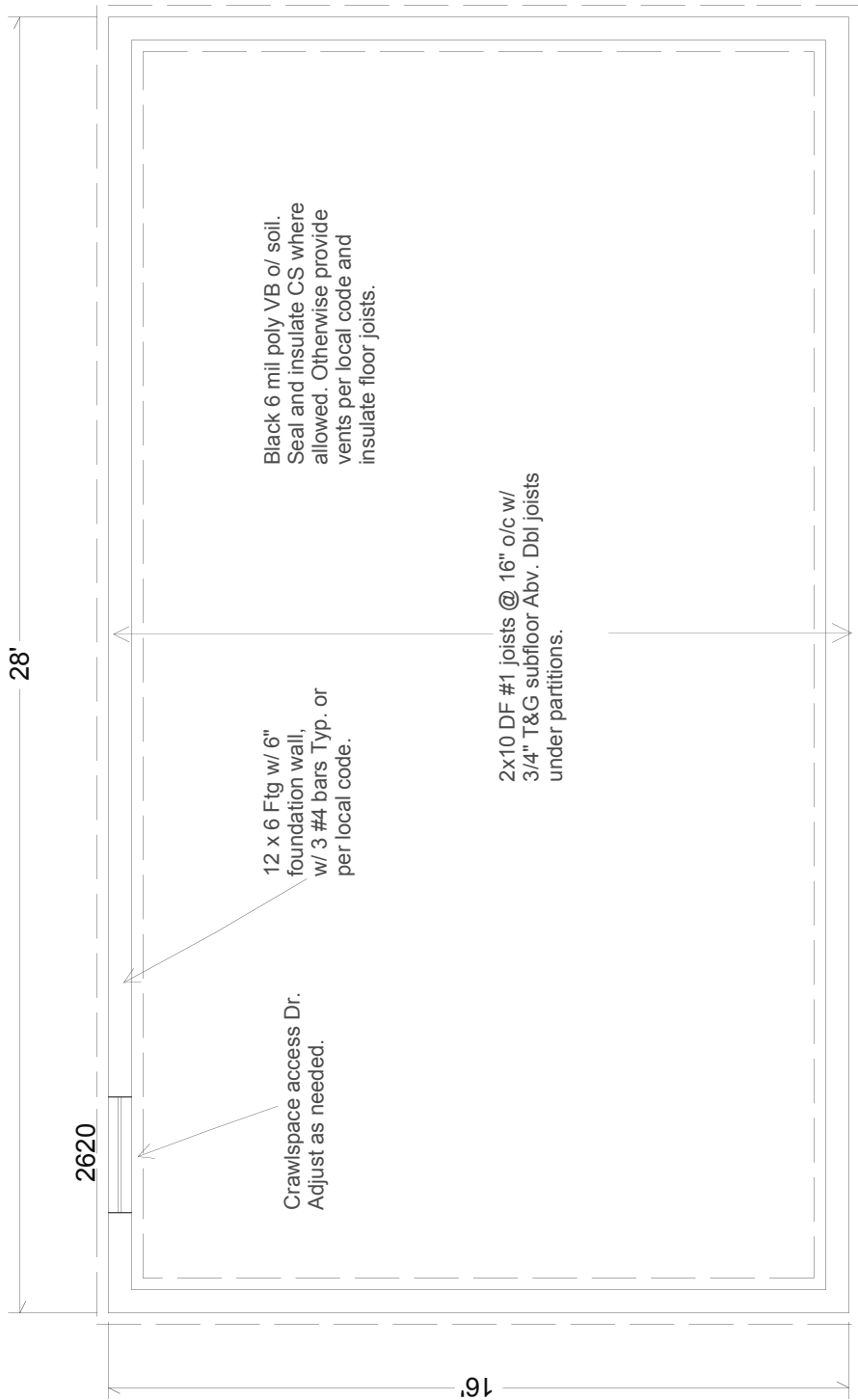
In this Planhelp file are three template files (open 16x28 cottage.PL1) that can be opened in 3DHA ver. 3 or compatible programs such as BH&G Home Designer. These files will not open unless one of these programs is installed on your computer. See more [here](#).

To demonstrate what you can produce using these simple programs I have printed out the main floor plan, the loft floor plan with roof framing and the concrete crawlspace foundation plan with floor framing. These are copied into this document on the following pages. In addition I include hand drawn 1/4" scale drawings of the beam and pier foundation plan and the structural cross section. These comprise the main drawings needed to build a small building such as this.

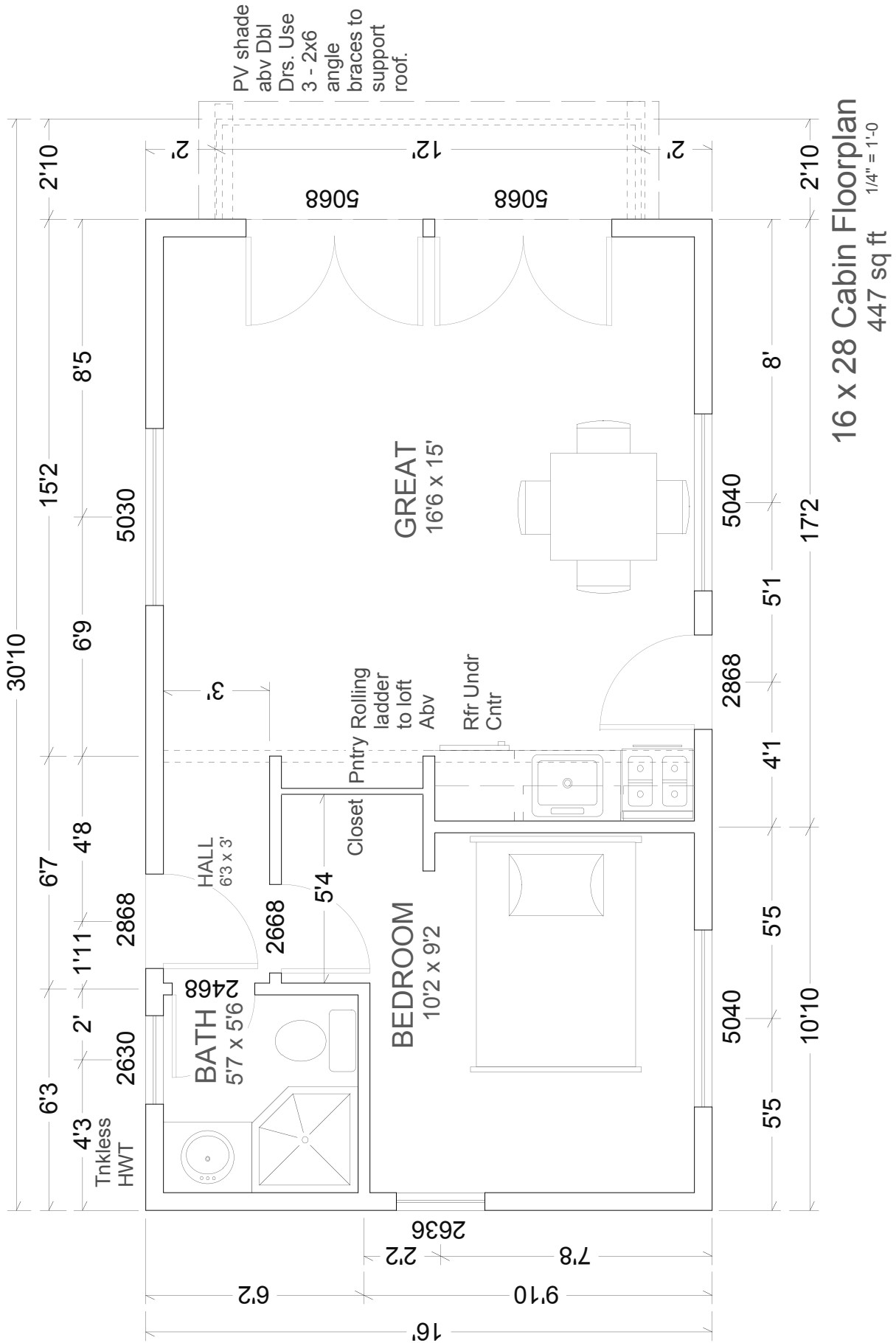
Once you have the 3DHA compatible program and are somewhat familiar with it you can modify the basic interior as you wish. The doors and windows as well as walls and fixtures can be deleted or modified.

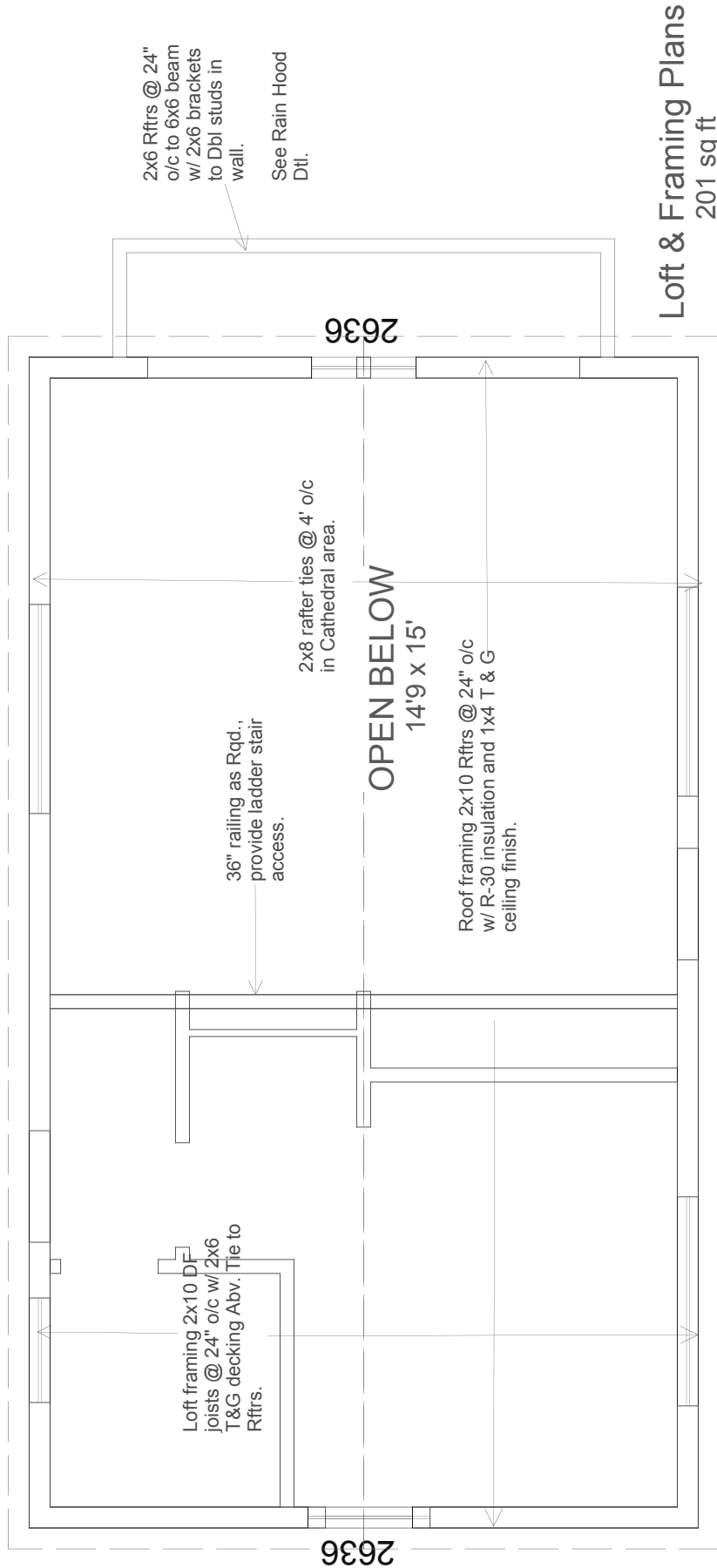


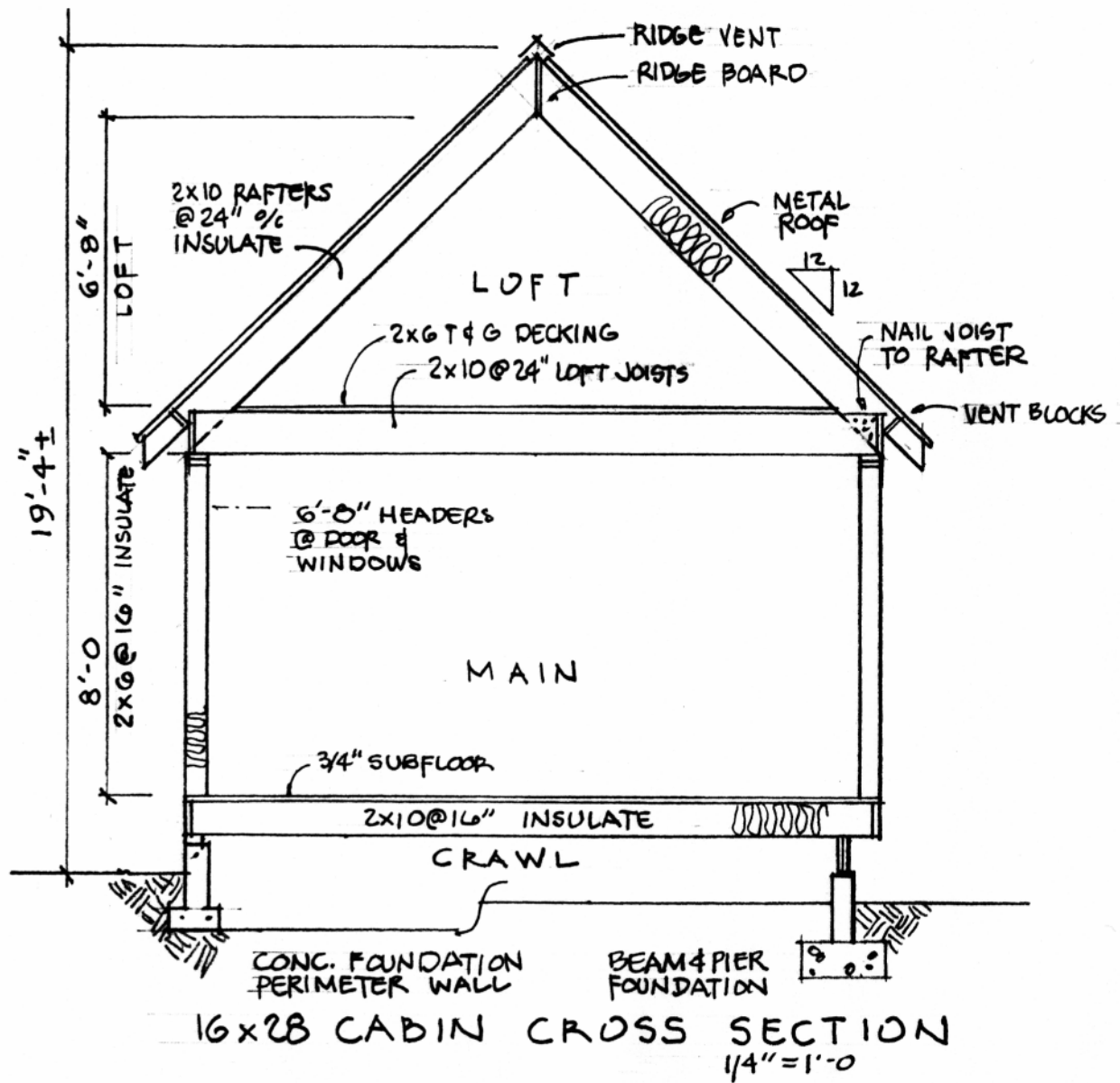
Interior perspective showing layout and limits of the simple programs.



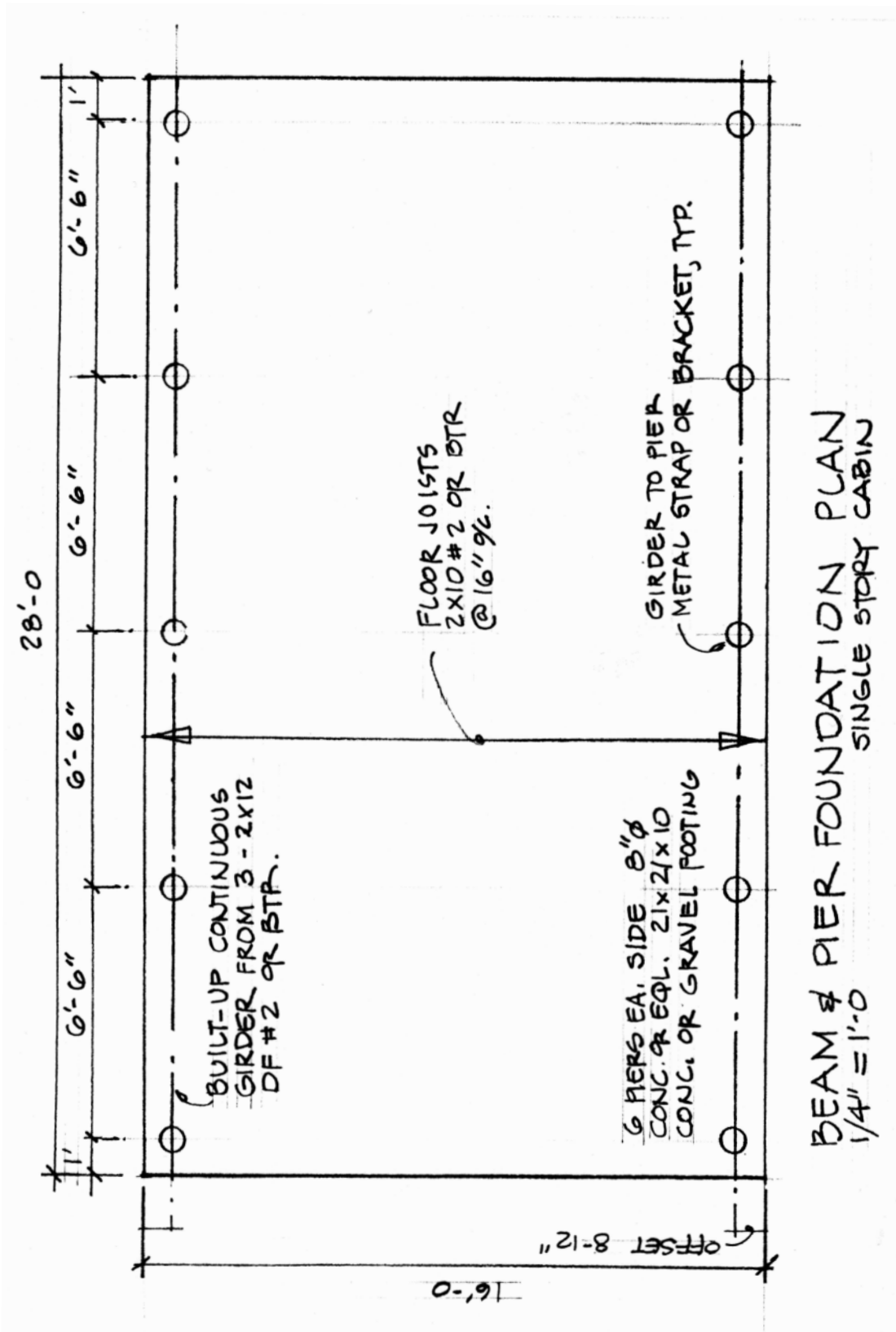
Concrete Foundation Plan
448 sq ft

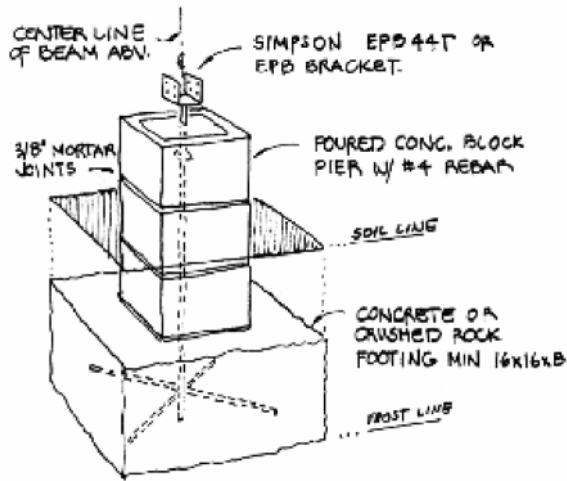




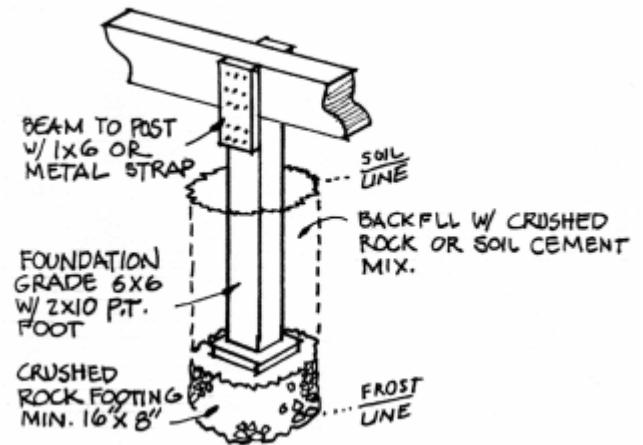


Design of beams assumes small loft and snow load of 2.5 psf. For heavy snow country add additional 2x12 to girder or shorten span with additional piers on each side.

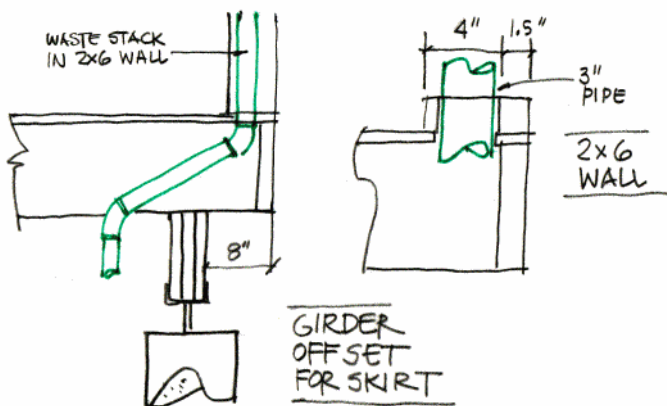




Concrete Block Pier



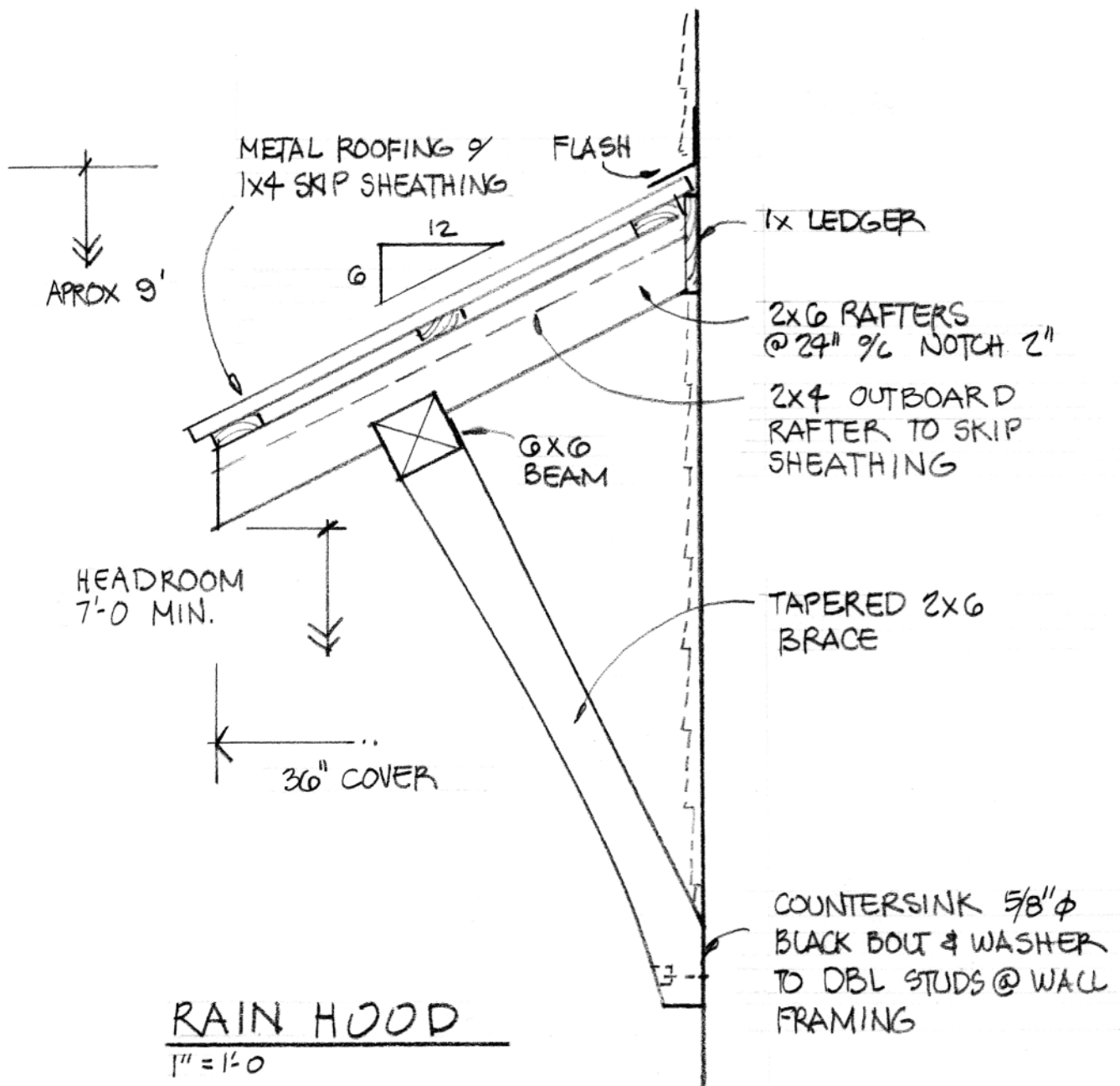
Concrete Tube Pier



With a 2x6 frame wall you can run the waste stack down and around the foundation girders. Adjust girder offset to provide room for foundation skirting.

Use one of the above diagrams for the construction of piers. Note that you need sufficient room under the beams and joists to work from below. Code says Min. 16" under joists and 12" under beams. The footings shown on the foundation plan are based on a 2,000 psf soil bearing which is a conservative common code assumption. Below are other common soils:

Clays	3,000 to 5,000 psf	Sand	4,000 to 6,000 psf
Gravel	8,000 psf		
Rock	10,000 to 30,000 psf		



Use this detail for the small roof that projects over the double doors. This can also be used as a simple cover for any exterior door.