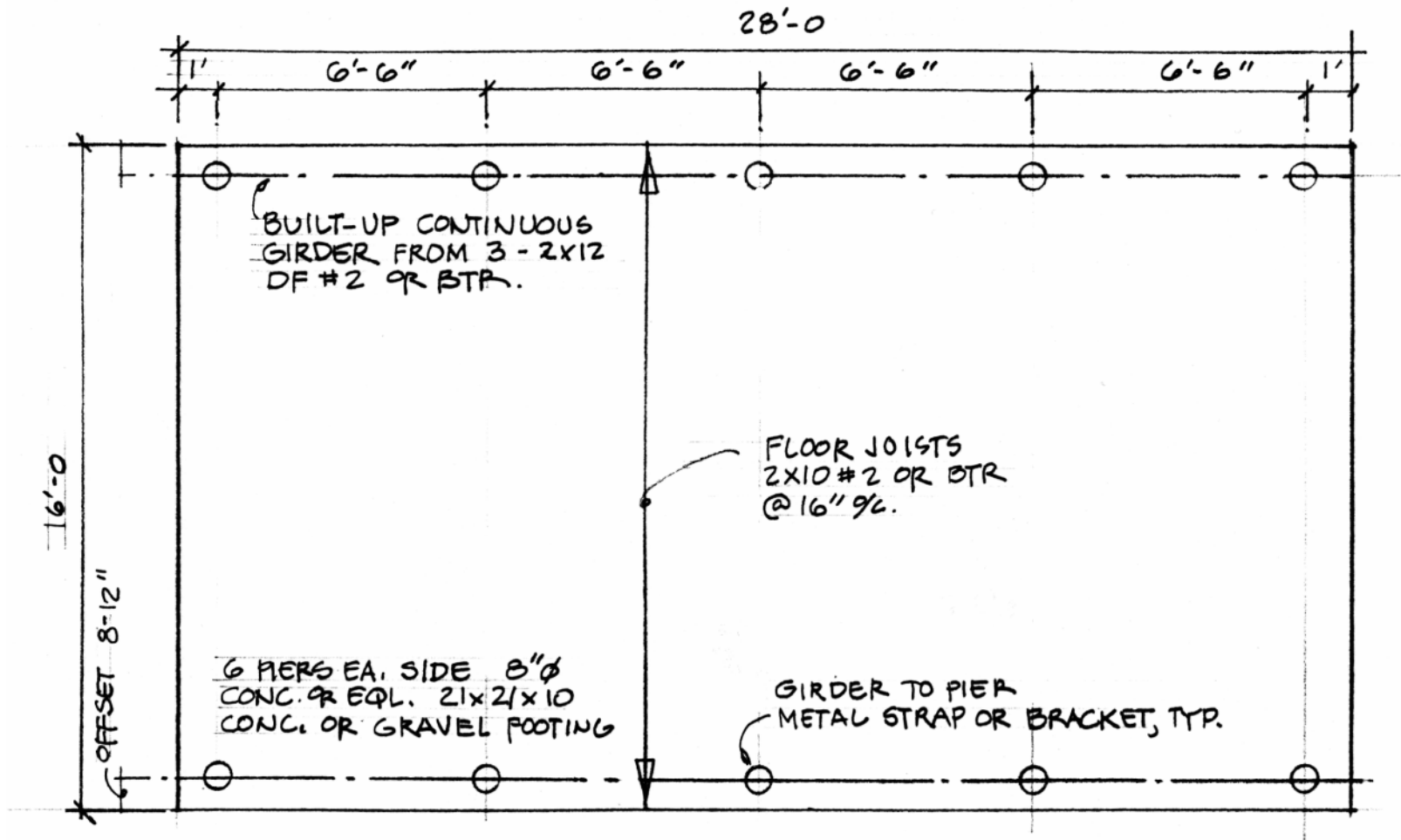
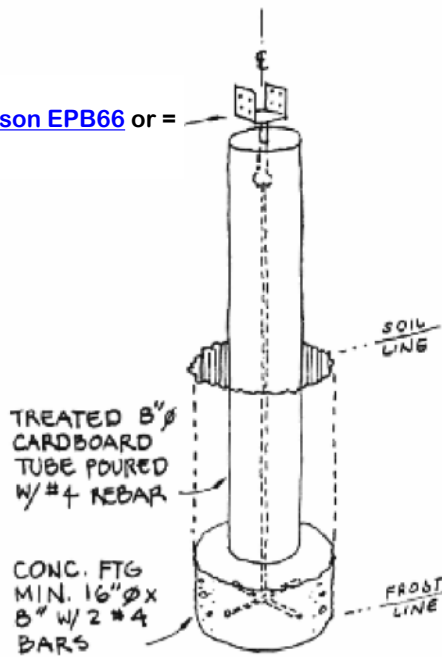


Design of beams assumes small loft and snow load of 25 psf. For heavy snow country add additional 2x12 to girder or shorten span with additional piers on each side.

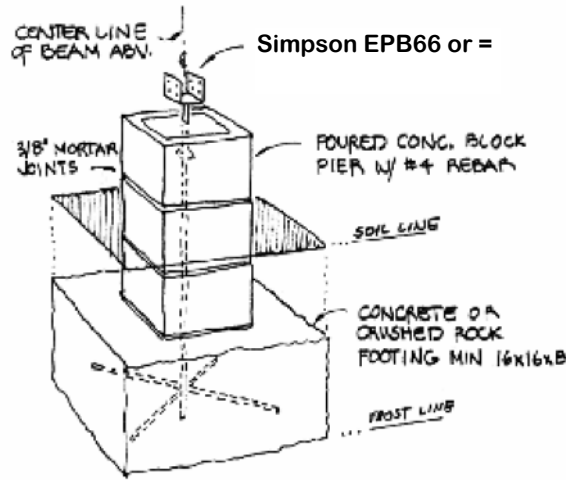


BEAM & PIER FOUNDATION PLAN
1/4" = 1'-0" SINGLE STORY CABIN

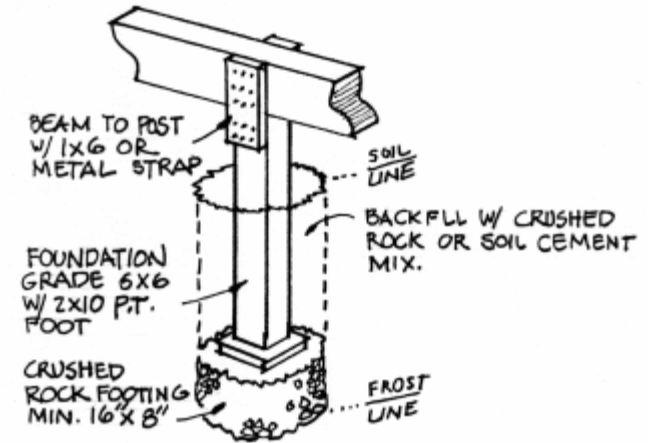
Simpson EPB66 or =



Concrete Tube Pier



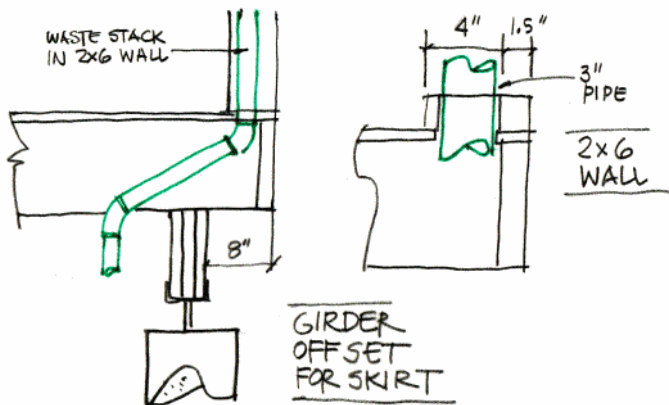
Concrete Block Pier



PT Wood Pier

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



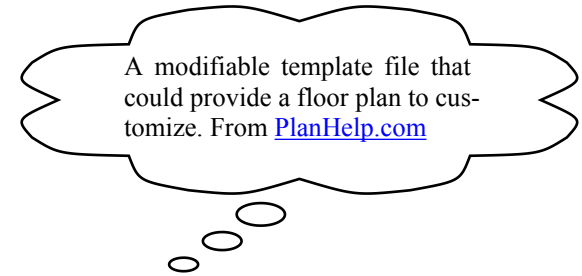
⊙ [*16 x 28 Cottage Plan*](#)



A tidy little one bedroom steep roofed cottage with loft and cathedral ceiling.

Zip file includes PDF detail for building a craftsman roof over the Dbl French doors. (This scaled eyebrow roof detail can be added to any house plan.)

A 3DHA template file for 3d Home Architect, ver. 3 or compatible home design software (plus PDF detail sheet) that could be built using the structural plans included in the Victoria Cottage set (Alternative Cross Section and Studio House Floorplan - sheets 1 & 3).



A modifiable template file that could provide a floor plan to customize. From PlanHelp.com

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.