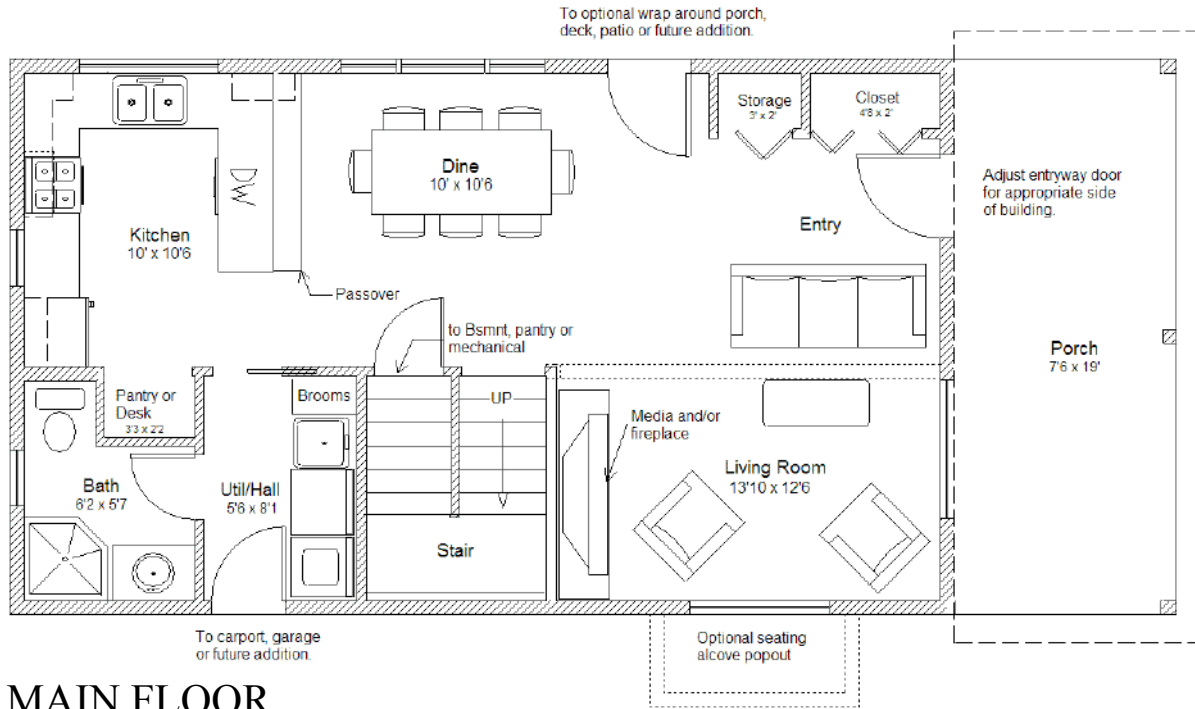


STUDY PLAN – UNIVERSAL COTTAGE

20' X 34' 2-STORY - 3 BDRM, 3 BATH



MAIN FLOOR

680 sf

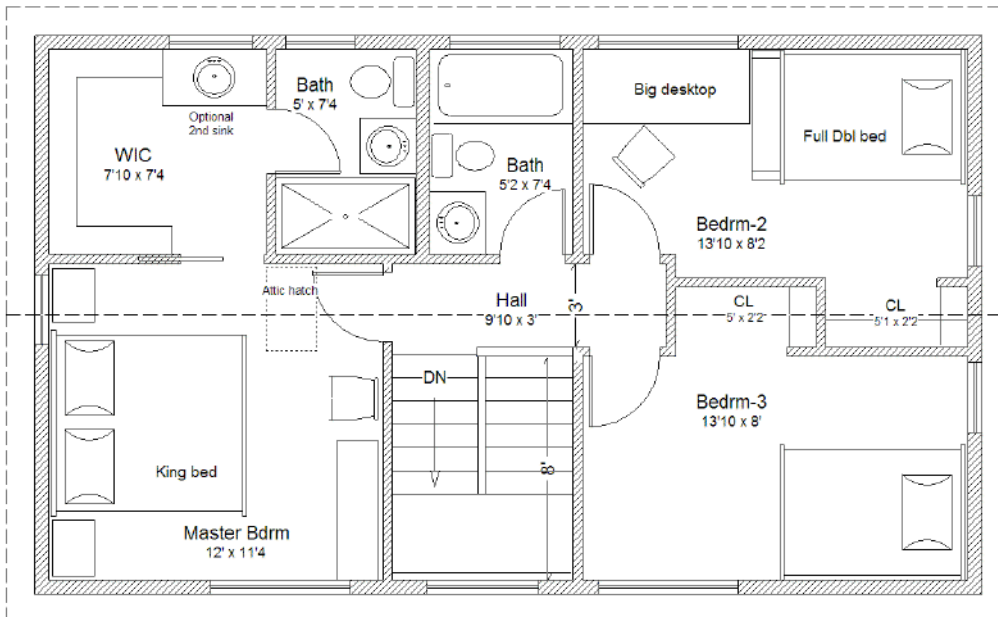
Notes:

7' shed roofed porch (see photo on page 2). Plans include optional details for a wrap around porch.

There are two different ways to frame the floors.

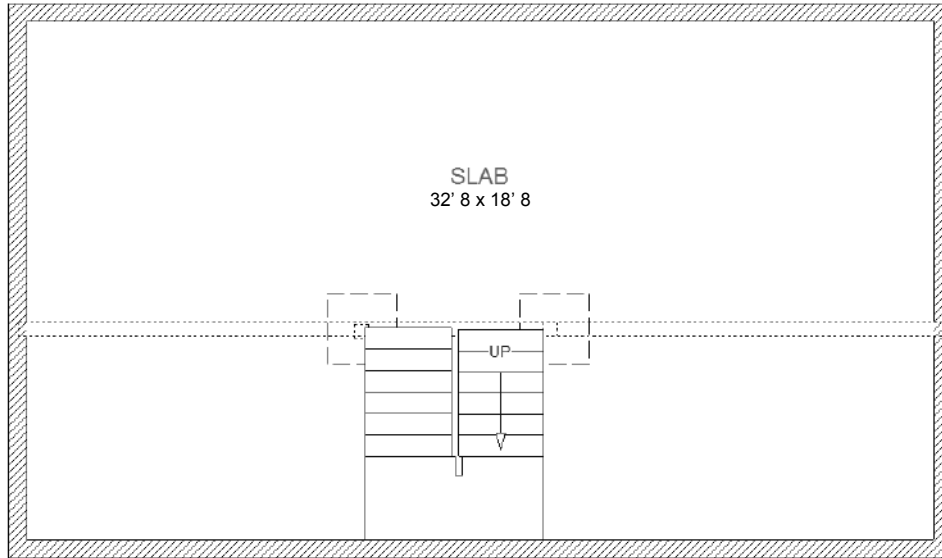
1. You can use full span engineered joists, in which case the floor plan layout can be totally flexible as there are no load bearing posts or partitions.

2. You can use standard wood joists in conjunction with an exposed beam and two interior posts to support the floors. Except for the positioning of the beams and posts, the interior floor plan can be rearranged as desired. With the joist and beam floor system the placement of the stairway should stay where it is.



UPPER FLOOR

total heated floor area =
1308 sf (stair counted once)



There are plans for many different types of foundation systems:

- Basement from concrete (details for poured or block).
- Pressure treated wood basement.
- Crawlspace foundation (using poured concrete, concrete block, or PT wood).
- Slab on grade foundation (with a frost proof stem wall or using a monopour system).
- Pier and beam foundation (using concrete or PT wood piers).
- You pick the foundation plan to include in your final drawing set.

BASEMENT FLOOR

680 sf



PHOTO OF HOUSE

(Windows and doors are slightly different than the floorplan layout.)

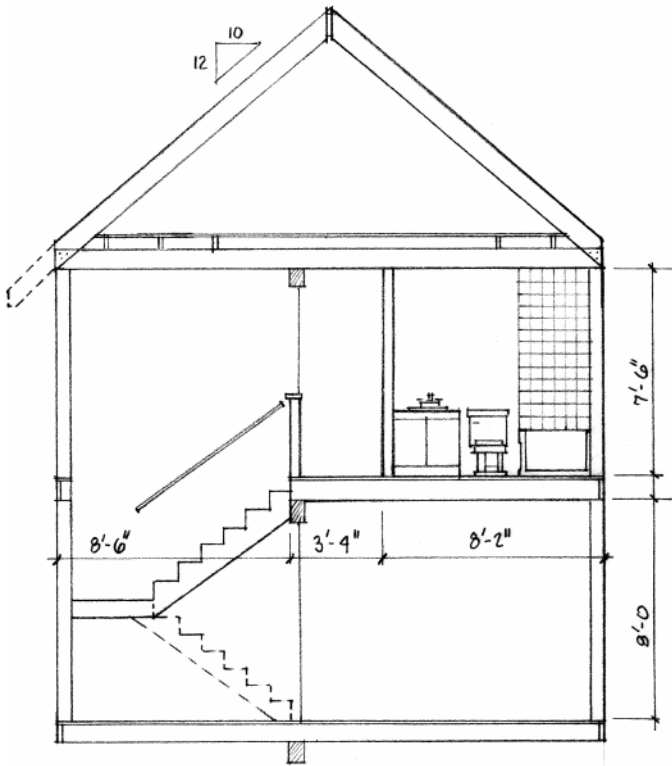
Attic trusses can be used for a bonus room or storage area above.

For a sloping lot, the basement could have daylight access and/or the floor plan could be reversed with access to the upper level and bedrooms placed below.

Plans include additional trim and siding options for board and batt and low-cost, high-value detailing.

Also included in the plan set is a pop-out window seat or bed alcove that can be added to any outside wall or to the stair landing. It provides a get away reading nook or extra sleeping space that can be added to any part of this or another house and does not require foundation changes.

Update: Plans now include details for an open cathedral ceiling with exposed timber beam ties using standard lumber. This allows a dramatic upper floor and is especially valuable on sloping sites where the main living area is on the upper level (floorplans reversed.)



CROSS SECTION

The cross section through the stairs shows the exposed beams running at the bottom of the ceilings of each floor. If you choose to build the floors with engineered joists, these beams can be eliminated (both options are shown on the plans).

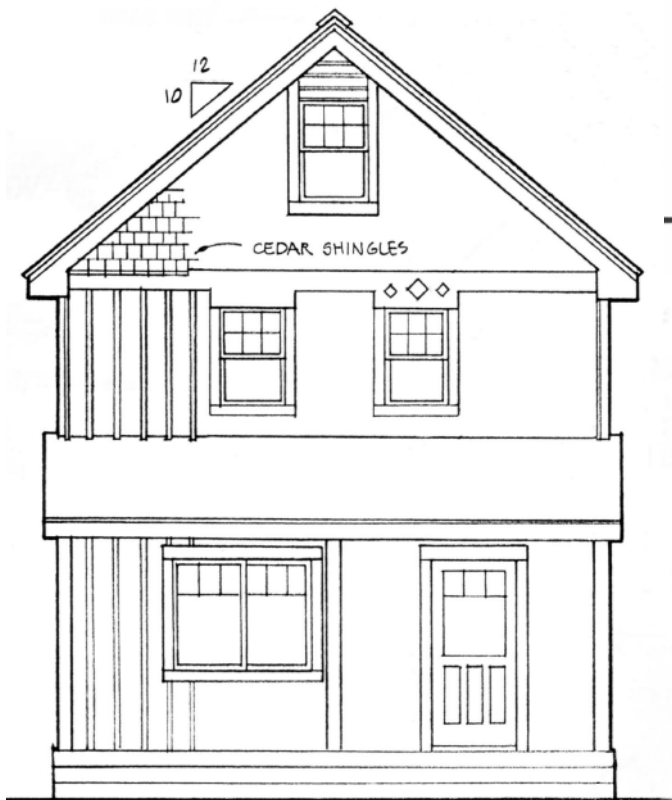
Foundation sections are added to this drawing depending on which foundation you choose to build.

Ceiling heights can be adjusted here if desired.

In the side elevation below you can see a pop-out window seat that can be added to any side of the plan.



SIDE ELEVATION



FRONT ELEVATION

While the shingle siding shown in the model photo looks quite nice, here is an alternative treatment that could add interest and save money. The two floors are sided with plywood and trimmed with board batts. The gable end walls are shingled and between the sections painted wood trim defines the corners and the heads of windows and doors. In the header area contrasting squares of painted trim have been added.

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