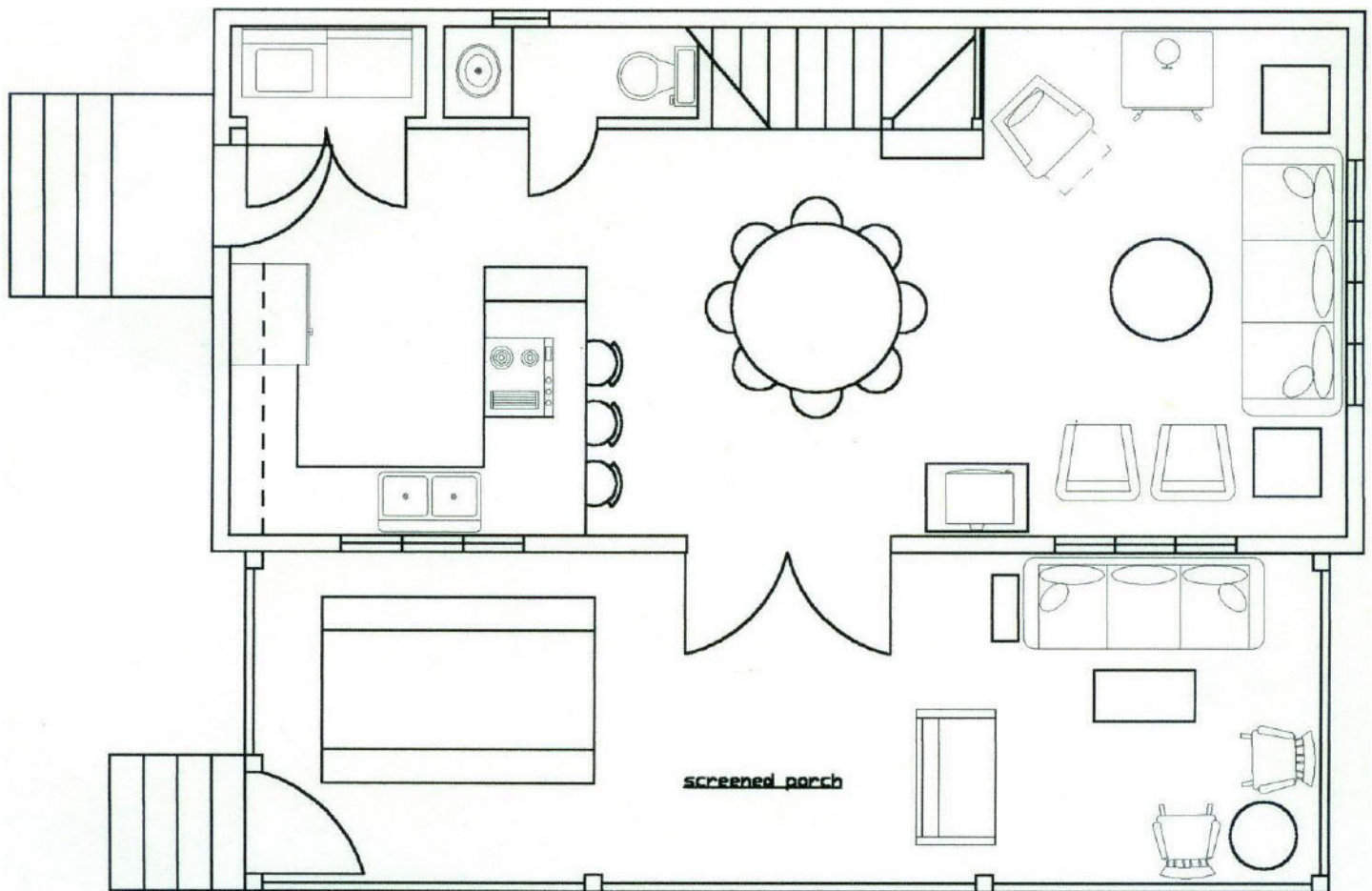


# THE VICTORIA INSPIRED COTTAGE PLANS

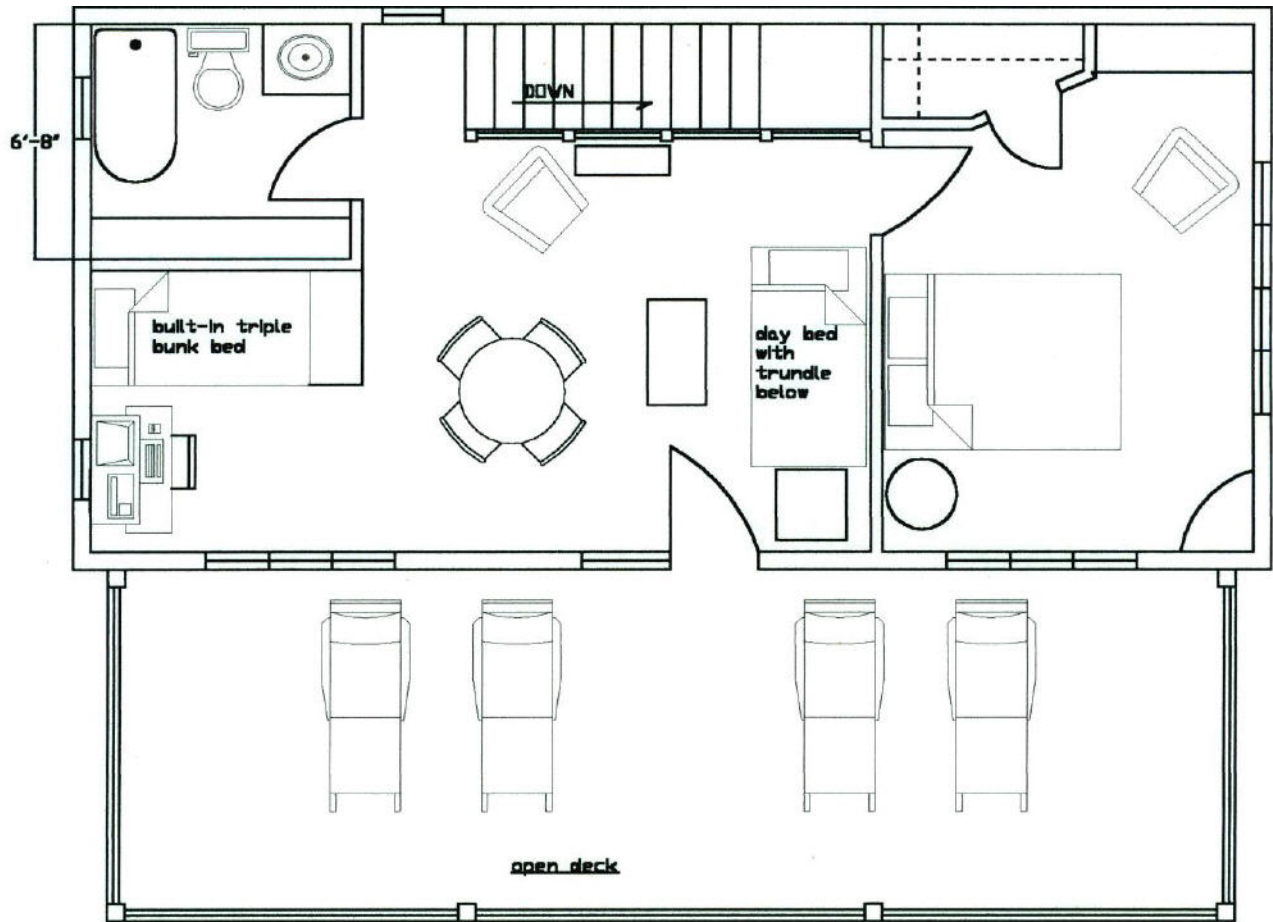
Owners Tim and Susan Webster and family have sent in scanned copies of the floor plans and elevations they have developed for their modified [Victoria Cottage plans](#). Note the stairway running along the North side of the house and the ½ bath tucked underneath. This is a very good use of space. The stairwell wall continues and becomes a built-in a laundry closet.

Go to page 2 for the upstairs layout with a full bath that lines up over the main level plumbing wall.

The large decks at each level open up the interiors with outdoor living space. This is a great way to take advantage of the sloped site and its fine views. The site is also fortunate in that its views are also the same direction as the sun. The South facing deck will let in lots of light and help heat this solar assisted house in the winter when the sun is low. In colder climates the screen porch could become a sunroom using the [tempered glass panels glazing details](#).



FIRST FLOOR



## SECOND FLOOR

There is a flat ceiling above the rooms on the second floor. This is done with standard framing using rafters and attic floor joists tied together at 24" on center. Doing this allows a long attic for storage and a space that could be used as a loft in code areas where a full sized stairway is not required.

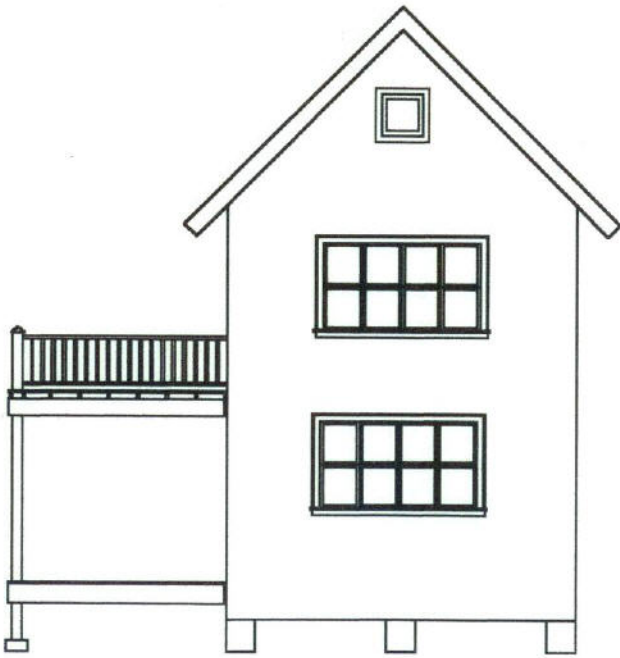
Another way to do this roof is to frame it with a combination of attic trusses and cathedral trusses. You could have two attics with one each over the bathroom area and main bedroom (using attic trusses) and then have a taller cathedral ceiling (using cathedral trusses) over the stairway and middle room area.



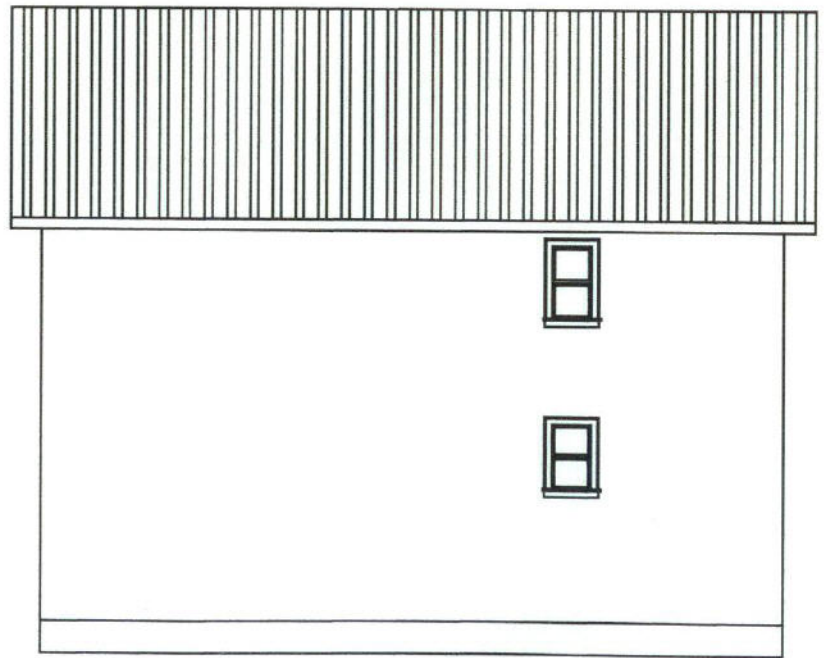
south view



west view



east view



north view