

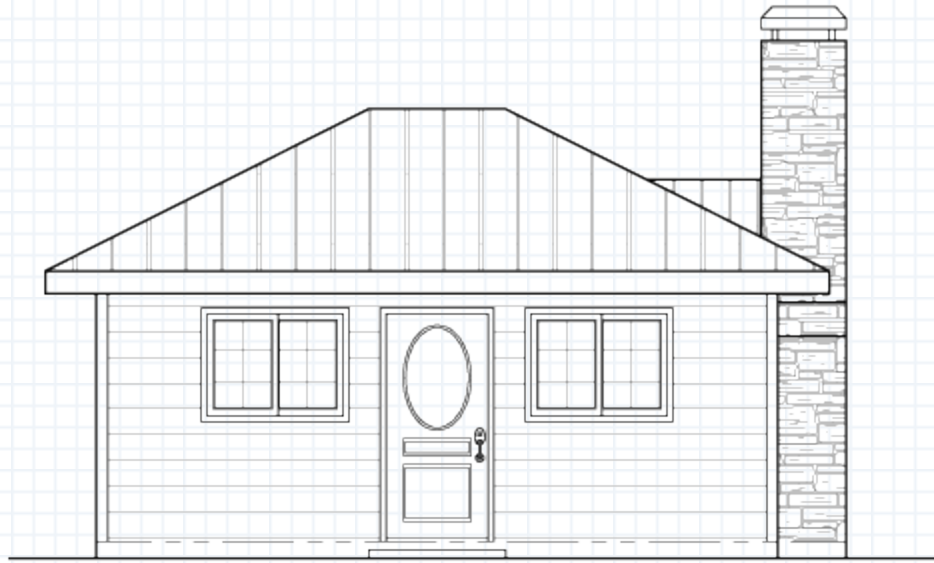


Cozy Home Plans
You don't have to be Big to Live Large

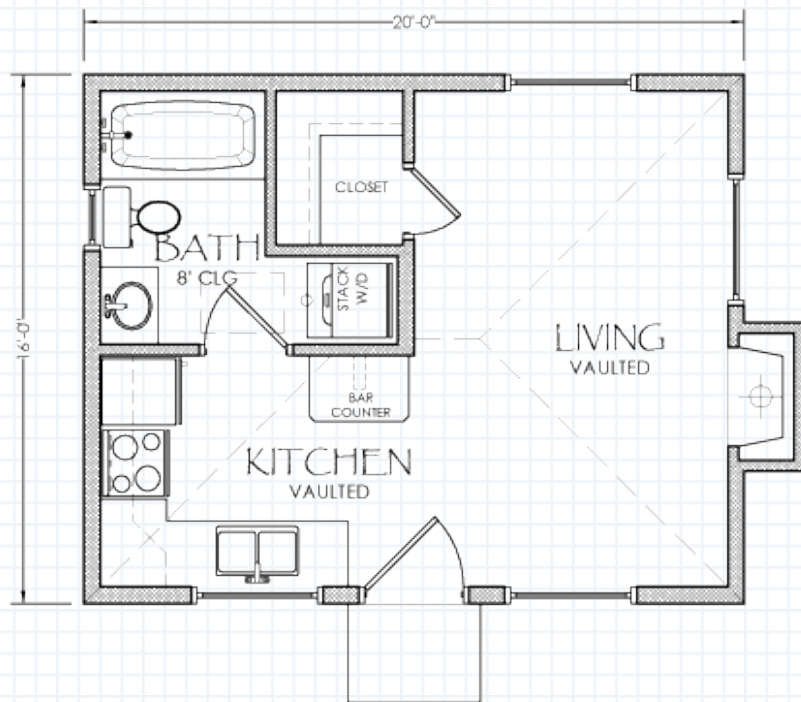
Granite Mountain Floor Plan 320 sq ft



A large overhanging roof grounds this *1950's inspired exterior*. After entering the front door, you will be impressed with a large open living the includes a warm, inviting fireplace. The efficient "*L shaped Kitchen*" includes a *dinette* and is located adjacent to a full Bath that includes a W/D. This design keeps the plumbing close together making it an **extremely cost effective home** to build. The sleeping area has ample room for a large bed and shares the cozy fireplace experience. Storage abounds in this house with its very large closet, under bed drawers and enough space for an actual dresser next to the bed, as well as a kitchen with many cabinets. **The Granite Mountain has 320 sq ft in this complete Cozy Home.**



FRONT VIEW



PLAN 320A 320 S.F.





Front View



Back View



Left Side



Right Side



Information & Disclaimers

Important Information

In addition to the Cozy Home Plans you order, you may also need a site plan that shows where the house is going to be located on the property. Also, you might need larger beam sizes, higher roof pitches and wall thickness to accommodate roof loads and insulation specific to your region. Your home builder or local building department can usually help you with this. In rural areas you may also need a septic design unless your lot is served by a sanitary sewer system. Many areas now have area-specific energy codes that also have to be followed. This normally involves filling out a simple form providing documentation that your house plans are in compliance.

In some areas, additional steps are required to insure your home plans are in compliance with local, county, state and federal codes. Some areas of the U.S. have very strict engineering requirements. Some examples of this would be earthquake-prone areas of California and the Pacific Coast. The hurricane risk areas of Florida, Texas, and Mississippi etc also require additional engineering. New York, New Jersey, Nevada, and parts of Illinois require review by a local professional as well.

Furthermore, stock plans do not have a professional stamp attached. If your building department requires one, they will only accept a stamp from a professional licensed in the state where you plan to build. In this case, you will need to take your house plans to a local engineer or architect for review and stamping.

Copyright Law

All Cozy Home Plan designs and their rendering images are protected under U.S. copyright law. All rights, title, and ownership of the original design and all documentation associated with it are retained by Cozy Home Plans. It is important to also note that this extends to plans that you purchase and then subsequently change as well. Even though you have created a modified plan, the original plan was still the foundation of the new design and is thus considered to be a "modified copy" of the original. When you purchase a floor plan, permission is given to build one home only. If your intention is to build more than one home, you will need to get written permission from us prior to doing so.

Disclaimer

All Cozy Home Floor Plans are designed to meet or exceed local home building codes in effect at the time the plan was designed. The building codes under which these home plans were designed are those in accordance with in the designer's local region.

The purchaser and/or builder are responsible to ensure that the home is built in strict compliance with their local building codes. Only qualified personnel should undertake any revisions to a house plan set. CozyHomePlans.com assumes no liabilities for changes or modifications made to home plans by others.