



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

## Regal Mountain Floor Plan 640 sq ft



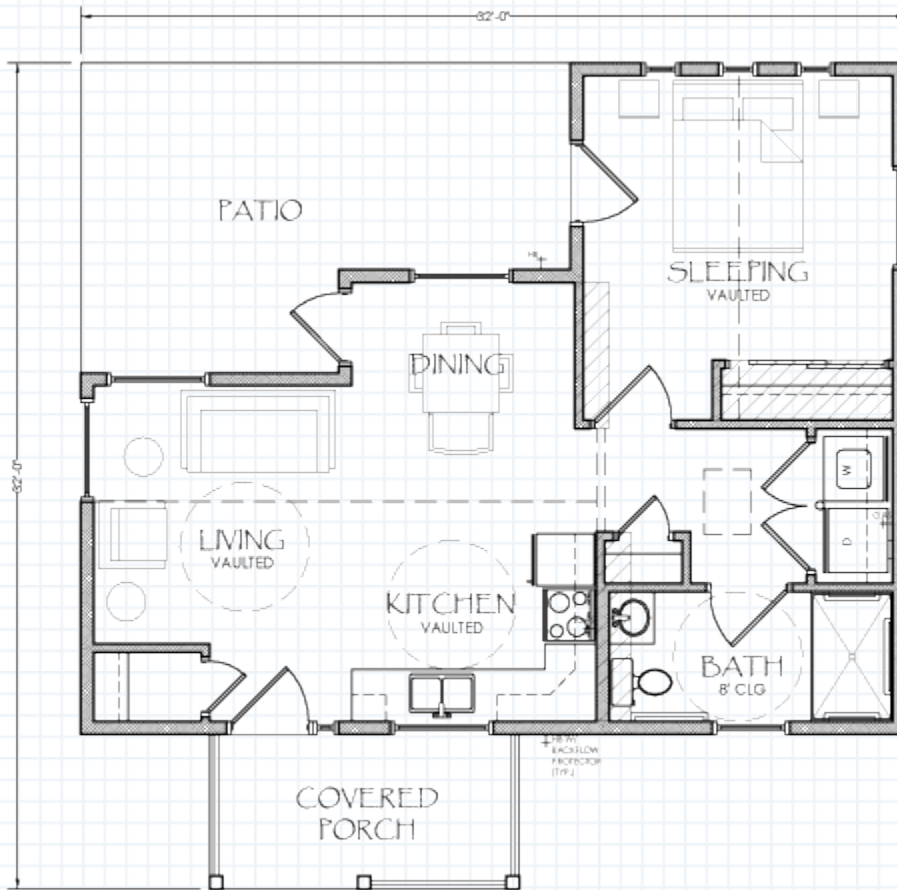
The Regal Mountain is the **first of several ADA compliant designs** being planned here at Cozy Home Plans.com

*Its large covered porch is a welcomed sight in any type of weather. The oversized coat closet with additional storage will be the first thing you notice, then the open Living area and full size Kitchen. Located in the separate Dining area is a convenient door to the back yard.*

Following the hallway takes you to the *side by side W/D, large Linen and generous Bath*. The Bed has a great closet and plenty of room for even a King size bed plus a set of French Doors to your backyard oasis. *This Cozy 640 sq ft home would make a great choice for any situation.* Time marches on and having this home with the ADA specifications already in place would save thousands in expensive retrofitting, not to mention make a great marketing point if you ever needed to sell.



FRONT VIEW



PLAN 640 640 S.F.





Front View



Back



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

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## 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](http://CozyHomePlans.com) assumes no liabilities for changes or modifications made to home plans by others.