



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

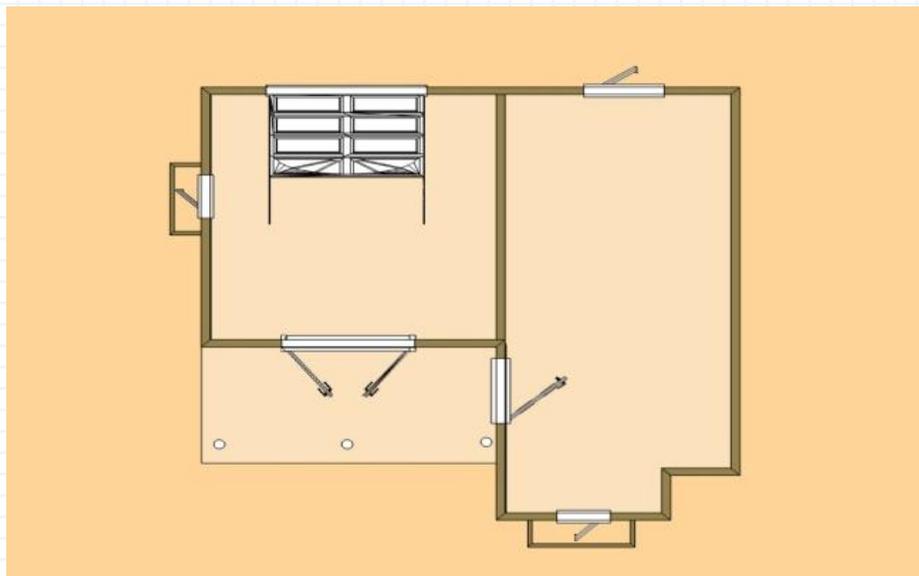
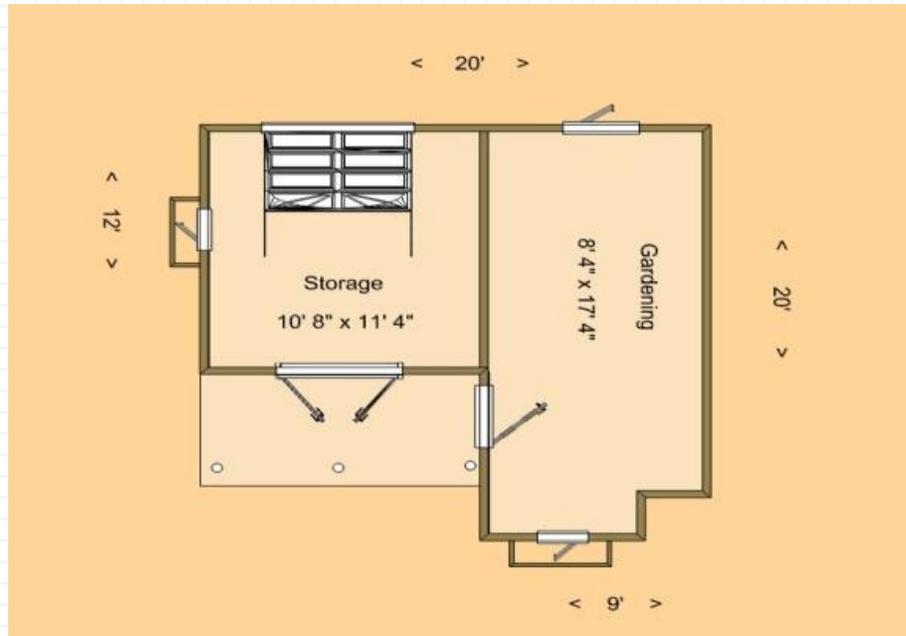
## Cozy Shed Floor Plan 307 sq ft



***Who says sheds have to look ugly!*** You can store your lawn mower, hoses, gardening equipment and anything else in the **Cozy Shed Plan** which has the look of an adorable tiny house. You can take advantage of the porch for transplanting your plants and other messy gardening tasks, then quickly store everything neatly away in your “tiny house shed”.

Divided into two separate areas, this **Shed is a total of 307 sq ft**. The blueprints are drawn with 2” x 4” walls and an 8’ ceiling. The *Storage side* has a large door in the rear for big projects or a riding lawnmower. The *Gardening side* has a separate entrance with two windows for natural light. This shed also has the *versatility of serving as a greenhouse* by including skylights and a wall of windows. The classic styling makes this versatile **Cozy Shed attractive in any backyard**. This is not a typical shed and some building experience would be very helpful for the DIYer or you may opt for hiring a professional.

These are computer generated renderings of the actual Cozy Home Plans and may not accurately represent the Architect's Floor Plan 100%, but they are close enough to give you a very good representation of this floor plan.





Front View



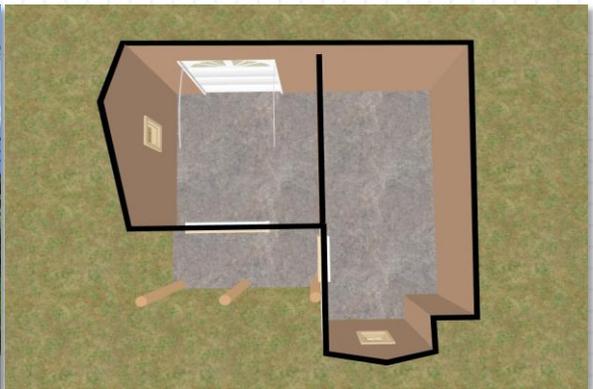
Back



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

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 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.