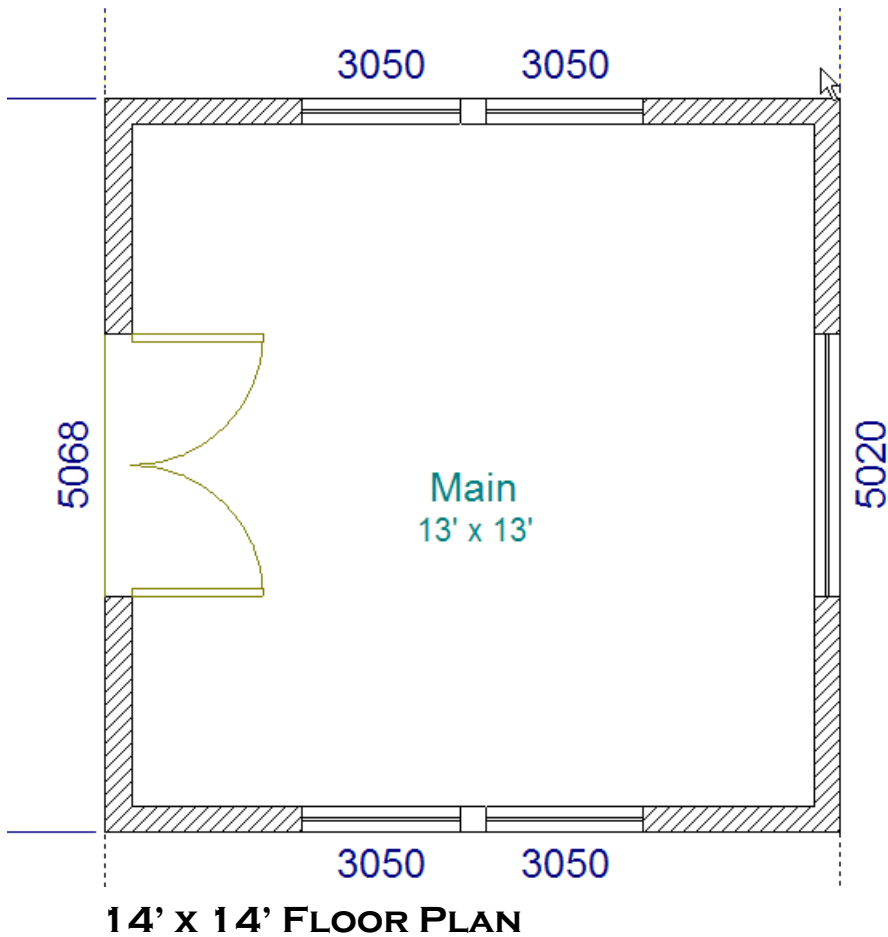
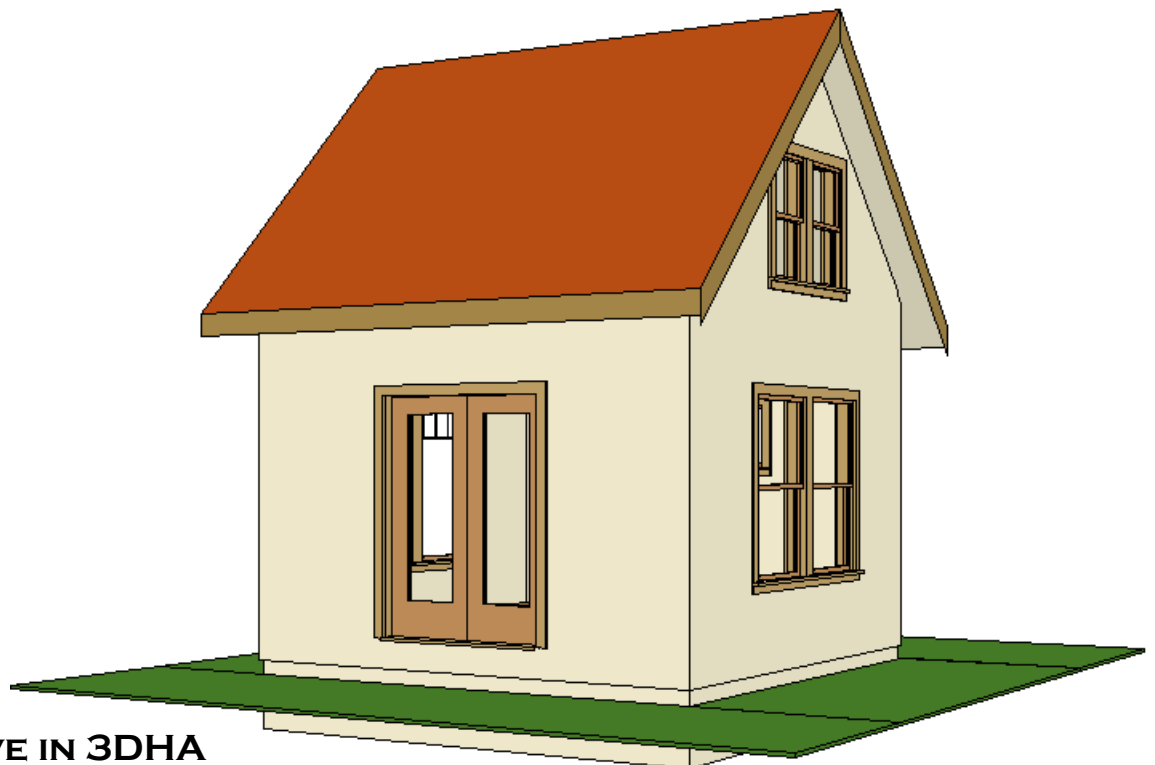


MINI COTTAGE PLAN UNDER 200SF



Adjustable small cottage that does not require a building permit in many areas of the U.S. and Canada.

Print this two page PDF and then explore the links on the next page.



PERSPECTIVE IN 3DHA

In many places local building codes exempt structures under 200sf from permit requirements. This project is an experiment to see what can be done with a 14' x 14' (196sf) gable roofed cottage. Anyone with the

- [Enchilada](#)
- [Victoria Cottage](#)
- [20' wide 1 1/2 story plans](#) should have all the additional structural information needed to build this.
- [Additional free information on foundations.](#)

Notes on plan modifications:

- I set the walls at 10' with a ledger to support a loft that might be done later. Walls can be any height.
- For a one story you could use either a simple stick framed or trussed roof. Adjust pitch, I used 12:12.

The main floor is intentionally left undeveloped. You can work up your own layout with this free download file using the inexpensive 3D floorplan software 3D Home Architect.

- [Free zip file](#) of 3DHA ver 3 of this house.
- Link to low cost [3DHA CD](#) (Windows only).
- More information on [using 3DHA.](#)

If you have a version of this house you wish to share, zip the pl* files and send as email attachment to webmaster@countryplans.com. (Include your profile.pl1 file)

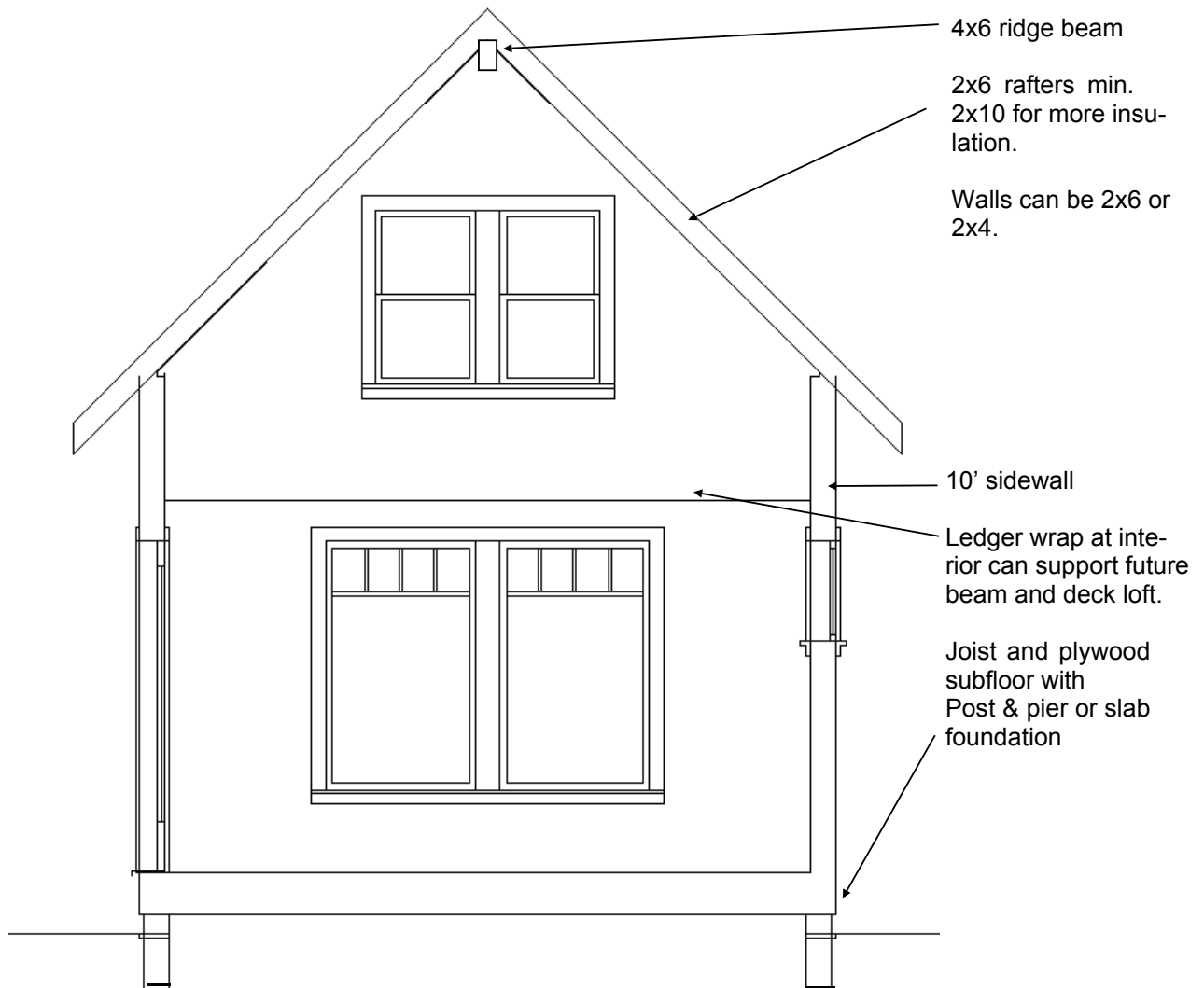
We will have other versions of this house available for download as time, space, and interest permits.

Such a little house could be modified for use as:

- Starter cabin on rural land
- Backyard office, guest room, garden shed, etc.
- What can you come up with?

John Raabe

www.countryplans.com



CROSS SECTION