



Windsor 485

One Bedroom, One Bath: 485 s.f. (45.1 m2)
35' x 33' including roof overhangs

Minimalist tiny house for one or two, with no ladders or stairs required.

Features:

- First Floor Area: 485 s.f. (45.1 m2)
- Large enclosable **porch** for outdoor living
- Design option for drawers under queen mattress
- Space for **full-sized** stacked washer & dryer
- Solar panel-friendly, **passive solar**
- Optional attic for storage
- Two possible frontages
- Thermal mass slab construction
- Radiant **floor heat** & ductless cooling
- 35' x 33' = 11.7m x 10.1m



This image shows the smaller 12' x 6' shed porch for a 29' wide footprint. But you can also build the 12' x 12' porch shown on the Windsor 570 flyer.

Overview:

The videos for my Windsor 500 have garnered a fair number of views on YouTube, and one common question is what a one-story version might look like--so here you go! I took the slightly larger Windsor 570 footprint and added a back bedroom for people who aren't enthused by the alternating tread ladder, or envision aging in place.

This bedroom could be added to any of the Windsor 1.5 story designs, turning each into a 2 bedroom compact house. Build the back "L" at the same time as the house, or add it on later when your needs justify it. You'll see a cool concept on Page 4 to increase the storage space in the bedroom which is an advantage when 8 feet of headroom is available!



Check out our YouTube Channel for a rendered 3D walkthrough video!
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About the plan:

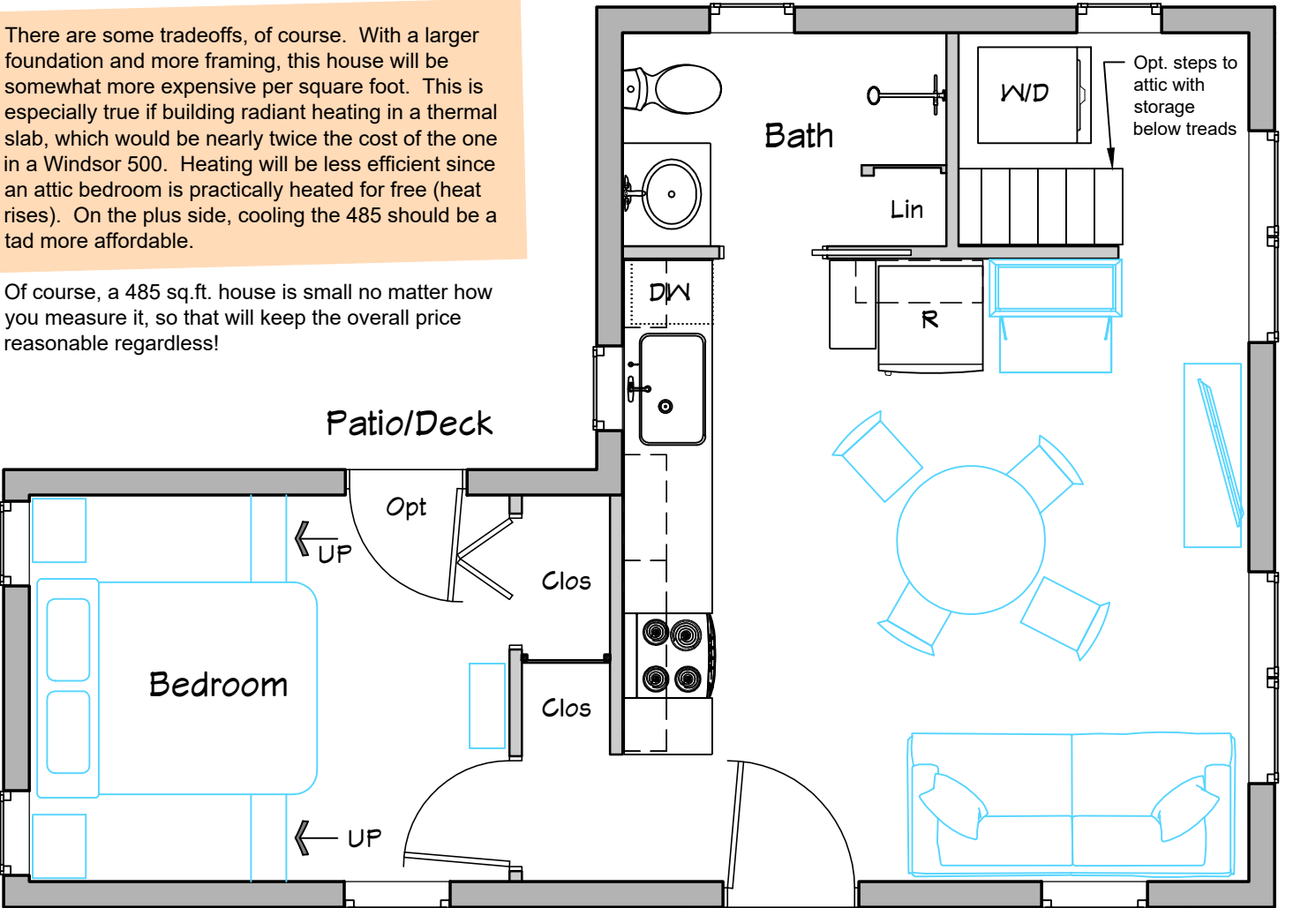
There are some good reasons to consider a one-story tiny house, versus the other 1.5 story Windsors. With full headroom everywhere, it's simpler to furnish the space without building custom components. Regardless of your age, it's just easier to get around and access your stuff without dealing with stairs. Forgetting your device in the other room is now a 30 second mini-errand instead of 60, and there is no stooping required, ever!

There are some tradeoffs, of course. With a larger foundation and more framing, this house will be somewhat more expensive per square foot. This is especially true if building radiant heating in a thermal slab, which would be nearly twice the cost of the one in a Windsor 500. Heating will be less efficient since an attic bedroom is practically heated for free (heat rises). On the plus side, cooling the 485 should be a tad more affordable.

Of course, a 485 sq.ft. house is small no matter how you measure it, so that will keep the overall price reasonable regardless!

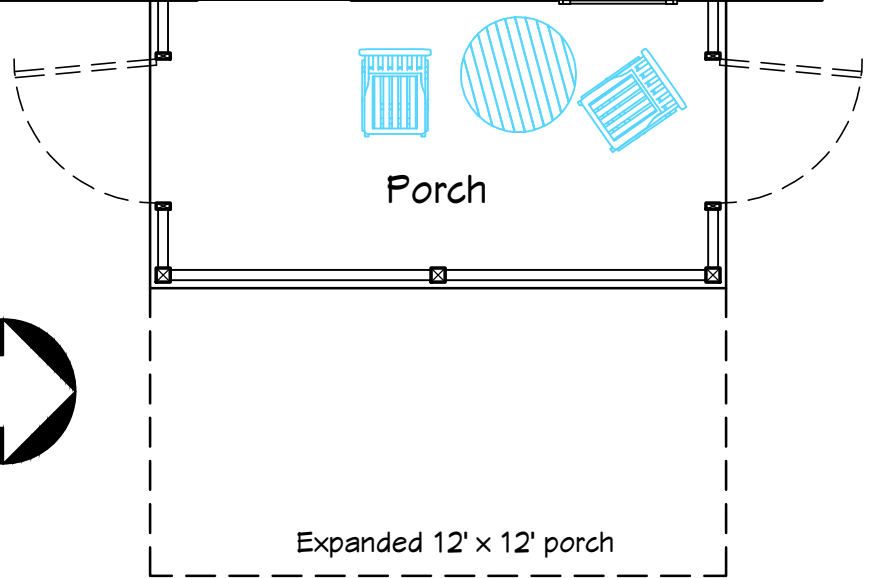
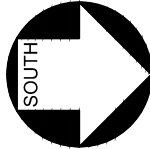
What about that attic?

This concept envisions an attic for the water heater and floor heat mechanicals, as well as unconditioned storage. The optional hi-riser stairs are a little more convenient than a pull-down ladder. The 10:12 roof pitch is good for solar PV if you eliminate the dormers, which are really just for aesthetic purposes. The Study Plans also show an option for a low-slope 5:12 roof pitch version with no attic or dormers to reduce construction costs and keep things simple.



Porches:

The entry porch is an important part of the plan, and depending on where you build, you can adapt it to the local conditions. Keep it simple and open in moderate or arid climates, where it serves primarily as shade. In the temperate climate where I live, I use screened panels in summer to keep the bugs at bay, and swap in clear PVC in winter to create a greenhouse effect. In northern climates, it's worth considering lightly insulated walls with large windows and doors (sliders or French-style) to allow for better "tuning" of the space to suit the weather. A heat source can extend the utility of the porch during colder weather.

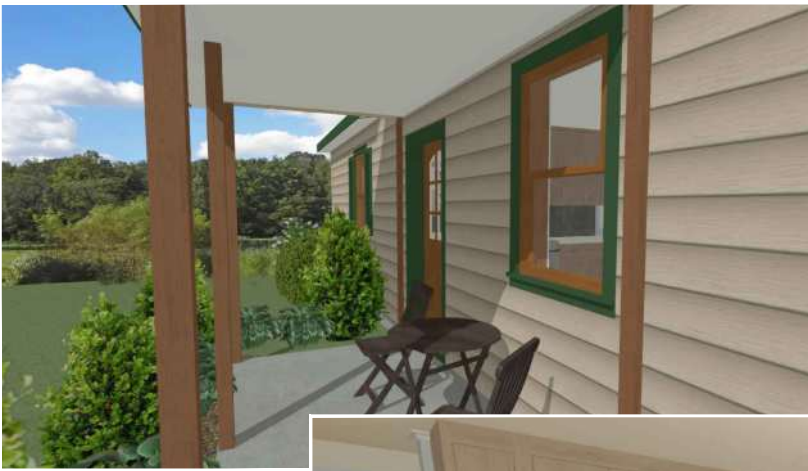


FIRST FLOOR PLAN



Scale: 1/4" = 1'-0"

Windsor 485



12' x 6' shed porch shown, but a 12' x 12' version can be built, as shown on the Windsor 570 flyer.

Consider a curtain or barn-door to close off utility room. The wall can be extended to allow a conventional door by reconfiguring the south-side windows.



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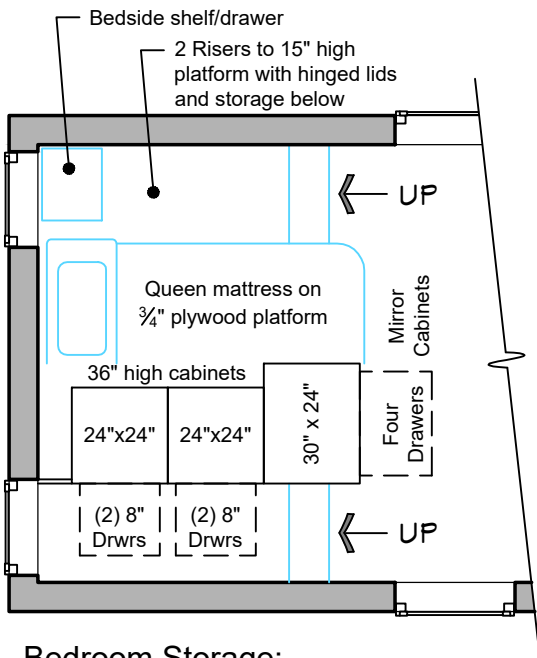


Optional steps to attic with drawers and/or storage below the treads. If no attic, the water heater goes here.



Showing an open linen closet under the stairs to maximize the ease of access. A with a curtain or conventional 18" door is also possible.

Custom zero-step walk-in shower shown, and a 36" square pre-molded shower unit also fits the space.

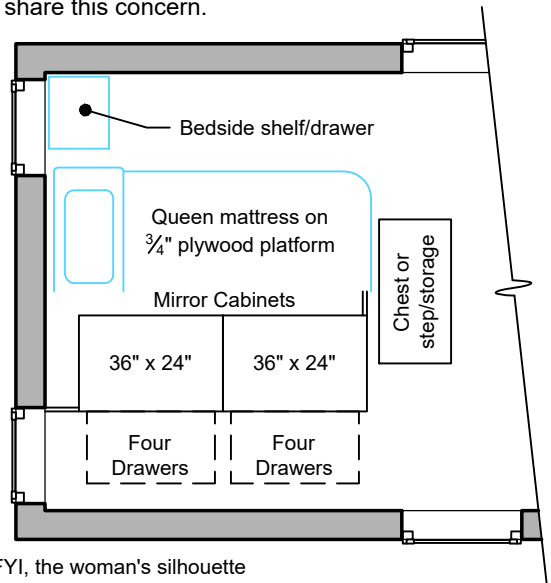


Bedroom Storage:

With a little creativity, it's a viable DIY project to use standard 36" high base kitchen cabinets to provide oodles of clothes storage under a slightly raised bed. This version involves some light carpentry to create raised platforms on both sides of the bed. While this gets in the way of some of the potential drawer space in the sides, the overall volume of storage goes way up if you count the space under the platforms. While it's less accessible, this is a good place to store suitcases, the vacuum cleaner, wrapping paper, paper files, etc.

Alternate Design:

If it seems like a shame that the side platforms prevent you from maximizing the utility of the side cabinets, the version below solves that by eliminating the platforms and using a chest or custom storage solution to climb up to the bed at the foot of the mattress. It's a lot simpler to build, but personally I would be a little nervous about rolling out of bed from that height. A side rail would prevent accidents if you share this concern.



FYI, the woman's silhouette is 5'-6" (168 cm) tall

