



Eldora 384

One Bedroom, One Bath: 384 s.f. (35.7 m2)
24' x 16' house foundation
41' x 19' including roof overhangs

Features:

- Floor Area: 384 s.f. (35.7 m2)
- Optional Loft: 70 s.f. (6.5 m2)
- 16' x 15' great room with eat-in kitchen
- Suggested stand-up office desk
- Raised platform bed** in sleeping alcove
- 3½ season porch (screened in summer and clear PVC in winter)
- Solar panel-friendly, **passive solar**
- Room for full size stacked washer & dryer
- Ductless heating and cooling
- Suitable for narrow lots
- Stick-built or adaptable for pre-manufactured
- 41' x 19' = 12.5m x 5.8m



Solar-ready 9:12 roof pitch allows loft with 5'-6" headroom at center



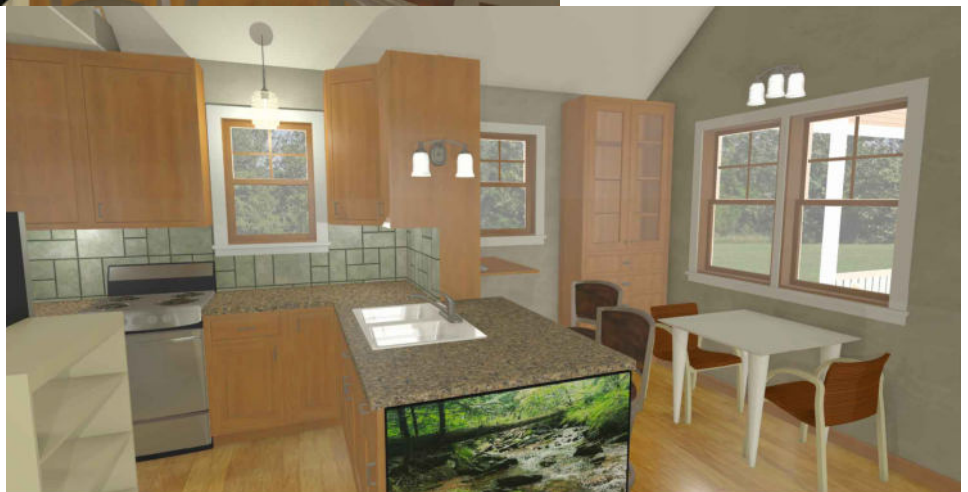
Great room from front door with optional loft

Overview:

With everything you need on one level, this is a tiny house designed to be fully functional and spacious compared to a home on wheels. Shown with a 9:12 roof pitch, this version includes a loft for extra storage or a guest bed. We can design a steeper roof pitch and add dormers for a proper upstairs bedroom, or go with a 4:12 roof pitch for a pre-manufactured unit that can be delivered to your site in one piece.

TV Entertainment:

These images show the TV mounted on a low wall at the edge of the kitchen cabinets, facing the sofa. This is a bit of a shortcut for presentation purposes, since our actual solution looked confusing in our early renderings. We recommend extending the end wall up 12" or so to raise the TV up to a more comfortable height and to ensure that water from the sink cannot spill over the counter's edge onto the electronics.



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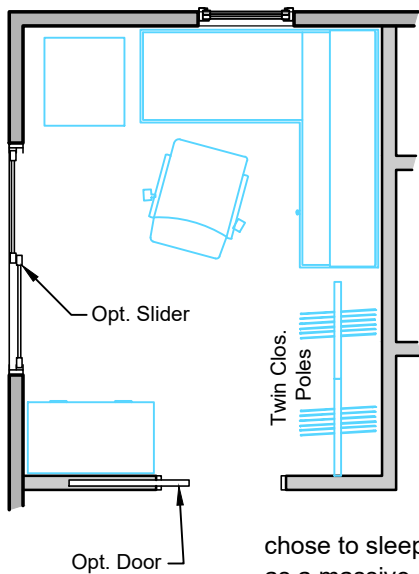
Built-Ins:

Part of what makes this layout work so well in such a diminutive footprint are the raised platform bed and the stand-up desk, which both use vertical space to double up on storage and function. In the former, a queen mattress sits on three 4-drawer kitchen base cabinets with additional clothes hanging space at the foot of the mattress. And for the desk, two 30x30 wall cabinets can be adapted with a little creativity to serve as a fold-down desk that provides space for a rudimentary home office. The design can work with a laptop or a tower-style computer.

See the plans page of our website for more info on the built-ins described

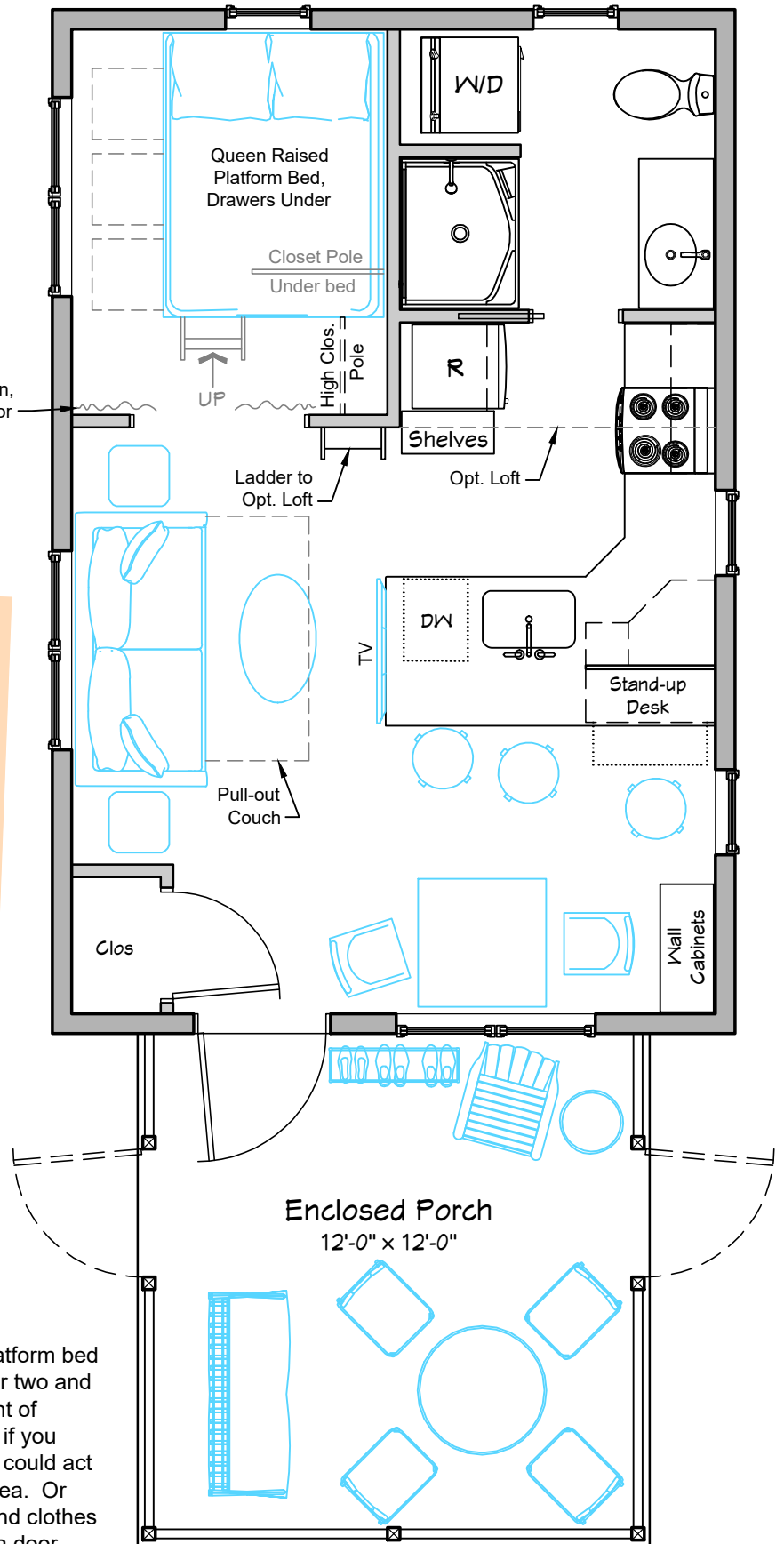
Layout Alternatives:

The layout may be relatively regimented, but there is some ability to make changes here and there to suit your needs. Technically, the table and chairs duplicate the eat-in kitchen counter and stools, so they could be replaced with practically anything. This may provide an opportunity for a sit-down office desk by removing the full-height wall cabinets in the corner. With this change, the stand-up desk could be removed to allow three to eat at the kitchen counter, but you should consider rethinking the wall cabinet layout in that scenario.



Office Option:

The queen-sized platform bed provides sleeping for two and a reasonable amount of clothes storage, but if you chose to sleep in the loft, this space could act as a massive closet and dressing area. Or split the space into a proper office and clothes storage as shown above by adding a door.



FLOOR PLAN



Eldora 384

The unbroken expanse of south-facing roof measures 26' x 9'-6", which may allow for enough solar power area to make the house net zero if your power needs are moderate or you only live there part-time.



Showing a different platform bed arrangement: more drawer volume, at the expense of less hanging space



The 12' x 12' porch provides plenty of room for outdoor living, and it's simple to shrink it to suit your needs. It's straightforward to add screening if needed, and like my home, it's also possible to design clear PVC panels to turn the space into something akin to a greenhouse. In a temperate climate, the porch will be a warm oasis on a sunny winter's day.

The 16' x 15' great room is even roomier and more dramatic with a vaulted ceiling. Consider creating a narrow storage loft above the entry door, closet and full-height cabinets. At 42" wide, it will swallow up bulky items. Consider a rolling library-style ladder that stores out of the way in front of the closet wall.



You may have noticed from my other plans that I am a fan of a well-designed alternating tread staircase. Unfortunately, this design is not suited to a permanently deployed ATS. With a little ingenuity and custom design, it may be possible to replace the vertical ladder with an ATS that stores vertically in the same wall space. To go upstairs, pull the foot of the ATS out about 5' from the wall and leave it in place as long as there is a person in the loft. (It would be challenging or impossible to deploy the ATS from upstairs.) The kitchen peninsula would need to be shortened to allow access to the bathroom. I haven't shown this as an option because it almost requires a re-thinking of the entire plan.

Eldora 378 Pre-fab

Premanufactured Version:

There are some distinct advantages to a premanufactured home. Built in an enclosed shop, there is no chance for precipitation to degrade or warp the lumber and other building materials, or for mold and mildew to get a foothold before you move in. Also, the extra structure required to help the home withstand the 70 mph trip to your site means it may be stronger and better braced as well.

Assuming you can live with the primary down-sides, (the distinctive low roof pitch, and limited house width), this adaptation of the Eldora 384 might be a good choice for your site. Slightly narrower at 15'-9" wide, this version is compatible with the jigs many manufactures use to align the framing during the construction process. And best of all, premanufactured homes often cost less than site-built structures!

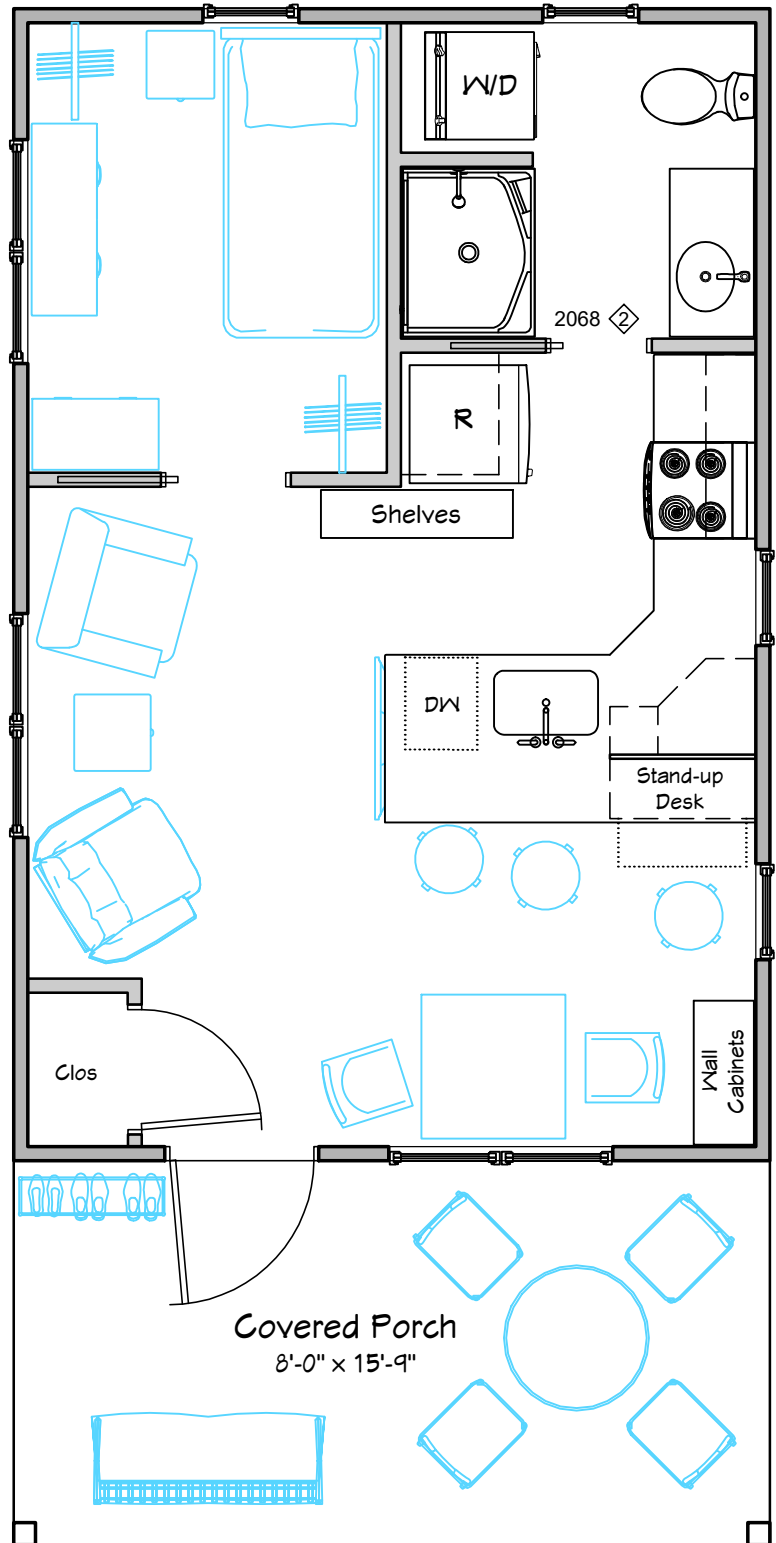
Floor Plan Options:

With no option for a loft, the bedroom must remain a bedroom. In addition to the raised platform option shown on Page 2, consider the layout shown here with a twin bed, bunk bed, or raised platform bed with storage below. Or be creative and adapt a layout to suit your exact needs.

A 24" wide apartment fridge is shown on Page 2, but it's easy to install a 30" wide unit as shown. We envision the shelves being no taller than about 5' so they can provide a place to place things temporarily as you're rummaging through the fridge. With no loft ladder needed in this plan, the shelf space can be expanded.

This version show two comfy chairs instead of a sofa facing the TV, which works nicely for a single inhabitant with an occasional platonic guest. Losing the pull-out sofa bed means you might need an air mattress on the floor near the front window for in order to host them overnight.

To get a general idea of how this version would look with the low-slope roof pitch, compare the stick-built Clearview 420 to the premanufactured 403 sqft version on Page 2 of the Clearview flyer

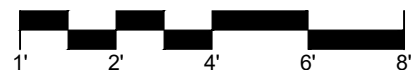


A Different Porch:

Considering this version will have a low-slope gabled roof, we envision the covered porch roof as being a simple extension of the primary gable. At a more modest 126 sq.ft. as compared to the 144 sq.ft shown on page 2, this porch would be built in the shop and moved to the site along with the house. The builder may be comfortable lengthening the porch from 8' to 10 or even 12 feet, but they would need to design for the structural requirements. While the plan here does not show the option to enclose the porch, that could certainly be done after the building is set on its foundation.



PREMANUFACTURED ALTERNATE FLOOR PLAN



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



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