



Chester 905

One Bedroom, 1½ Bath: 905 s.f. (84.1 m2)
40' x 22' including roof overhangs & deck

Features:

First Floor Area: 537 s.f. (49.9 m2)

Second Floor Area: 368 s.f. (34.2 m2)

Passive solar saves on heating bills

Suitable for narrow lots

Semi-divided great room w/ pellet stove

Dramatic vaulted entry and staircase

Huge bedroom with many closet options

Many options for porches, patios, & decks

Room for full size stacked washer & dryer
upstairs or downstairs

Thermal mass slab construction

Radiant floor heat, ductless cooling

Future 1st floor bedroom adds 245 s.f.

with expanded first floor full bathroom
Optional second floor deck over bedroom
addition, or forego the deck in favor of
a peaked roof and vaulted ceiling in
the bedroom

40' x 22' = 12.2m x 6.7m



Overview:

This house is perfect for a couple or single person who wants room to stretch out and enjoy some dramatic spaces such as the vaulted area above the stairs or a luxurious second floor deck. With plenty of room to entertain six in the oversized dining booth, the party can expand outside onto the generous back patio. Add a first-floor bedroom at any time to facilitate aging in place or if you start a family. This design combines luxury with a compact lifestyle, and it can adapt to suit your changing living situation over time.

Check out our
YouTube Channel
for a rendered 3D
walkthrough video!
@compacthomeplans



Chester 905

Great Room:

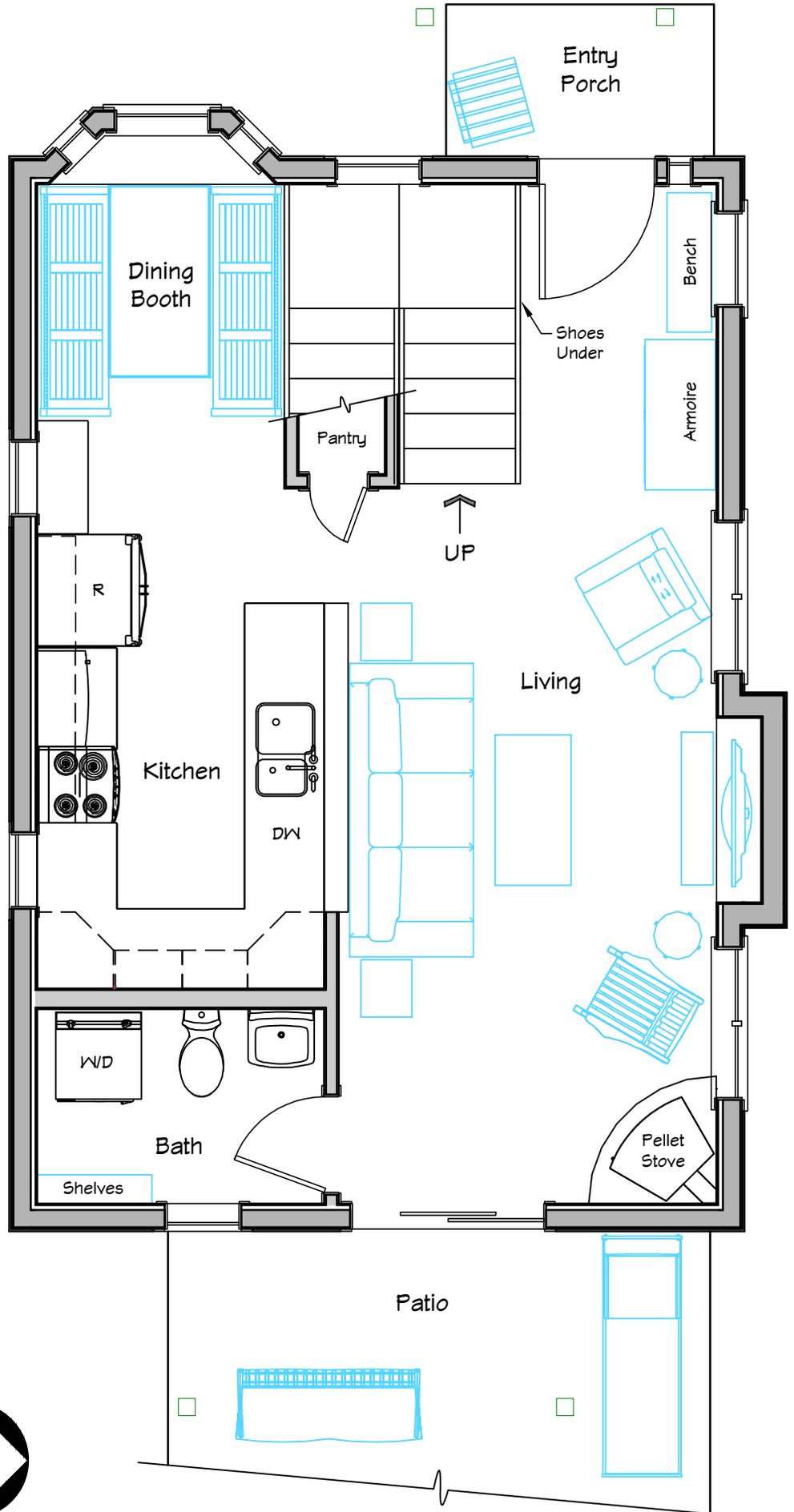
Each of the spaces in the great room are extremely space-efficient but are still fully functional. Even if you move in with only one or two occupants, there is room in these spaces for a larger family in the future. Even without a dedicated guest room, a sleeper sofa can serve that need on occasion. The TV can be viewed from the living area, kitchen, or even the dining booth if you forego the pantry under the stairs for a more open layout.

Bathroom Options:

This version shows a full-sized stacked washer dryer downstairs, but you may prefer to move this amenity upstairs. In either case, we recommend installing the rough-ins for a shower in case you (or a future owner) adds the optional first floor bedroom shown on page 5.

Wood Stove:

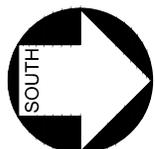
If you can't resist a blazing fire on a cold winter's day, and especially if you live in a cold climate, this plan works nicely with a pellet stove. With a powered vent, the 45-degree orientation will blow the warm air into the entire first floor and allow it to naturally rise upstairs. With a tight building envelope, the manufacturer will probably recommend the smallest stove in their catalog. A wood stove may also work in the coldest climates, but it may tend to overheat the space if it's not the depth of winter. If stoves aren't your thing, you can claim the space for a desk or back door closet.



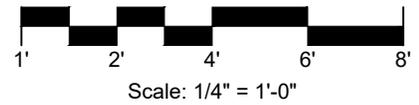
FIRST FLOOR PLAN



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



Chester 905



Fun Spaces:

Climbing the full-size stairs up to the second floor is sort of like entering your own fully conditioned tree house! And spending time on the second floor deck overlooking your favorite scenic view is like being in the crow's nest on a sailing ship. Why not make everyday living fun!

Oversized Bedroom:

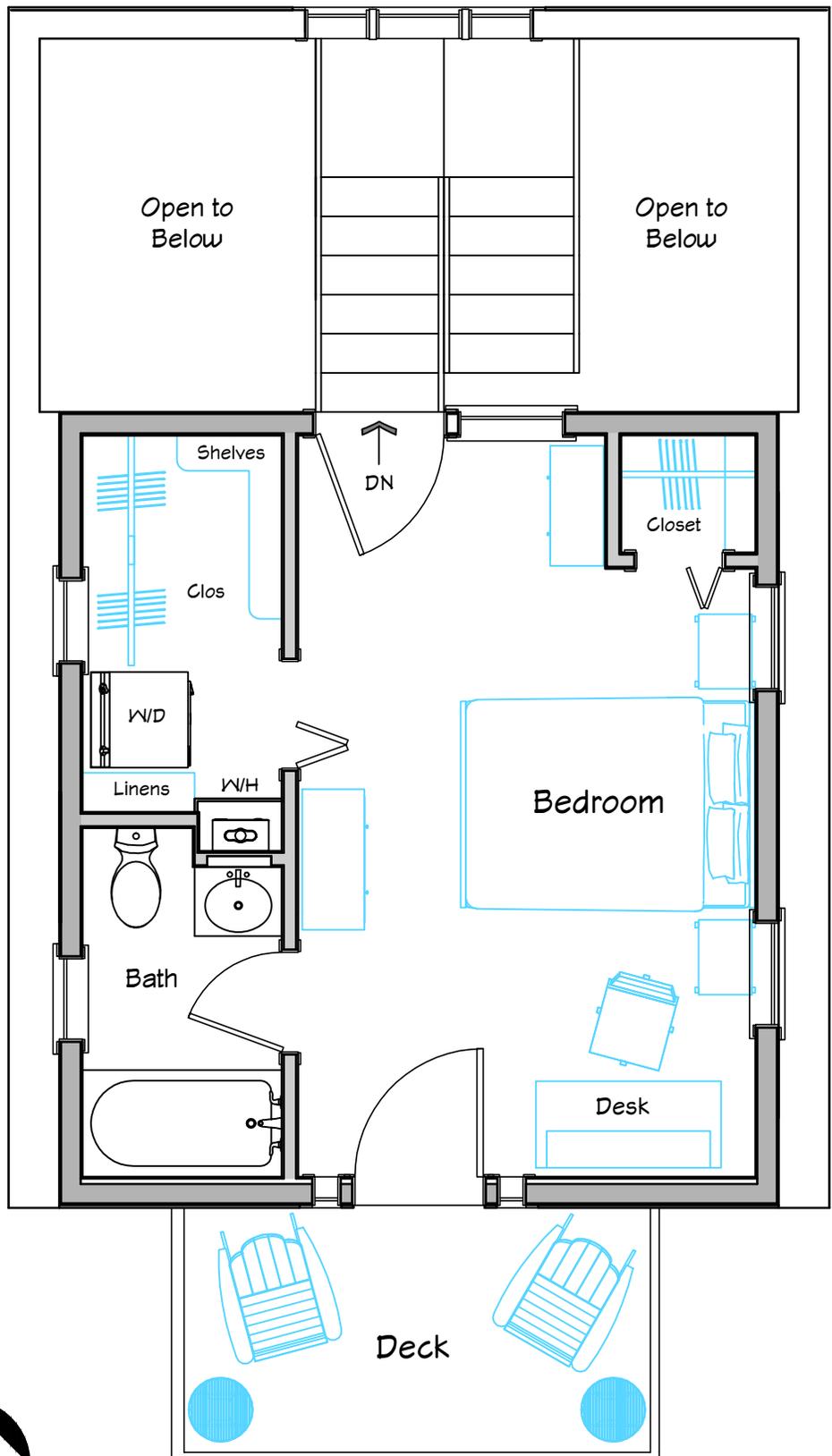
This bedroom is definitely not compact, and it allows considerable flexibility. Remove the interior window at the stairs and small closet and create more of an open loft. If you don't need the desk space, add more closet space next to the exterior door. With a slight adjustment to the south-side windows, you can have plenty of room for furry companions in a king-sized bed. If the parents move into the first floor bedroom, there is plenty of room for two kids to share this giant space.

Single-Room Bath:

A conventional single bathroom, with a 54" tub (or walk-in shower), maximizes the size of the upstairs closet. The washer/dryer can either be located in the closet, or place it downstairs if the goal is to maximize upstairs storage space. See Page 5 for a two-room bathroom arrangement that might be more suitable for two siblings to share.

Pocket Doors:

Pocket doors are a great way to save space and ensure that the opened door does not interfere with whatever is located behind it (like the bathtub, in this case). It's a simple matter to substitute a pocket door for many of the swing doors shown in the bathrooms and closets on these plans, but be aware that they cost more and can be more noisy than a well-oiled swing door.



SECOND FLOOR PLAN



West Facade:

If you opt not to construct the second floor deck as shown, we recommend framing the window header to suit a future door and installing a 60" x 42" double window in its place (as shown on page 6). Why not leave your options open?

Open Windows:

Hint, leave a folding step-stool on the landing so you can open the east-facing second-floor windows from the stairway landing on fair-weather days. Mounted at a unique height just above on the sole plate, these casement windows improve flow-through ventilation on both floors.



Creative Storage:

Use your imagination in decorating the transition between the sink and sofa. A few initial ideas:

- Hanging pot rack
- Wine rack with stemware
- Strings of shells
- Hanging plants
- Suspended cat condo
- Alternately, you can move the sofa and create a bar with high chairs or stools

Street Facade:

Originally inspired to fit on a 36' wide lot in the historic district of a small village, this plan is at home in either a dense semi-urban neighborhood or overlooking a scenic view. With a tiny entry porch and both bay and elliptical windows, the highly articulated facade gives plenty of curb appeal. The 1½ -story east elevation eases into the twin shed dormers that create the second story. This transition of scale reduces the bulk of the house and belies the accommodations within.



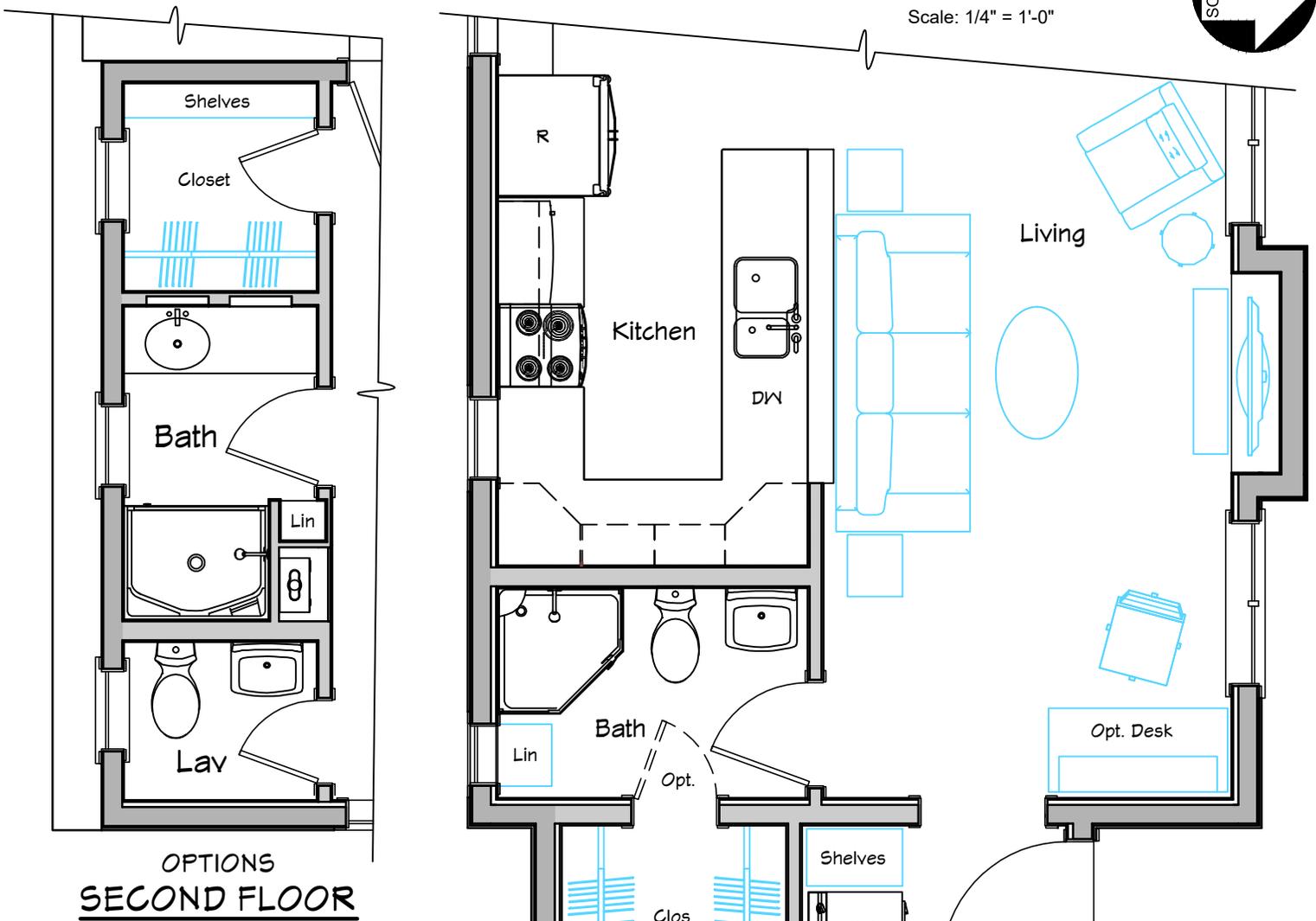
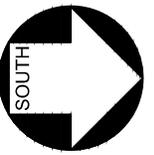
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designs!*



Chester 245 Addition



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



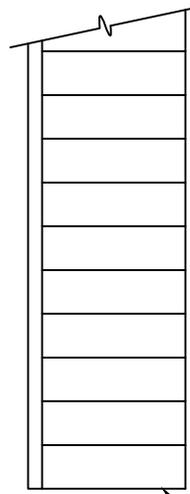
**OPTIONS
SECOND FLOOR**

Split Bath (Upstairs):

Creating two rooms allows parallel processing, so one person's long shower doesn't get in the way of another's "business". Handy for a married couple, it could be indispensable for two kids sharing the bedroom.

Aging in Place:

With the bedroom addition, we've shown a shower added in the first floor bath, with the washer/dryer moved around the corner into the addition. This allows an owner who is aging in place to avoid climbing stairs regularly to do laundry. If the washer/dryer were to be located upstairs, that space in the addition can be claimed to enlarge the master bedroom closet or provide a generous coat closet near the back door.



Optional Stairs to Roof Deck

**BEDROOM ADDITION
FIRST FLOOR PLAN**



Chester 245 Addition



Ground floor bedroom with optional vaulted ceiling.

Ground Floor Bath:

The half bath shown on page 2 can be renovated to a full bath with shower once the addition is constructed. The window opening is turned into shelving (or a door as shown on page 5), and a new window is added to the north wall.



Exterior view of sloped roof addition. Note double second-floor windows on the gable end in place of door to roof deck. See Chester 916 flyer, page 6 for the flat roof version with 2nd floor deck.

