



Gothic 1084

Two Bedrooms on Two Floors: 1,084 s.f. (100.8 m2) or
Add a Back Ell Addition & Garage: 1,373 s.f. (127.6 m2)

Features:

First Floor Area: 542 s.f. (50.4 m2)

Second Floor Area: 542 s.f. (50.4 m2)

Footprint 26' x 32' (8.0m x 9.8m) or

26' x 46' with addition (8.0m x 14.0m)

Passive solar & Solar panel-friendly

Unique siting with solar shading optimized
for 45-degree rotation from due south

Front porch and optional side/rear
porch/patio for outdoor living

First floor **great room** and open kitchen

Second floor adaptable with huge master BR
and modest home office or two medium BRs

Thermal mass slab construction - 1st floor

Radiant floor heat & ductless cooling

Future 289 s.f. addition (88.1 m2): **garage** and/or
2nd floor master bedroom suite

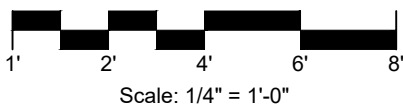
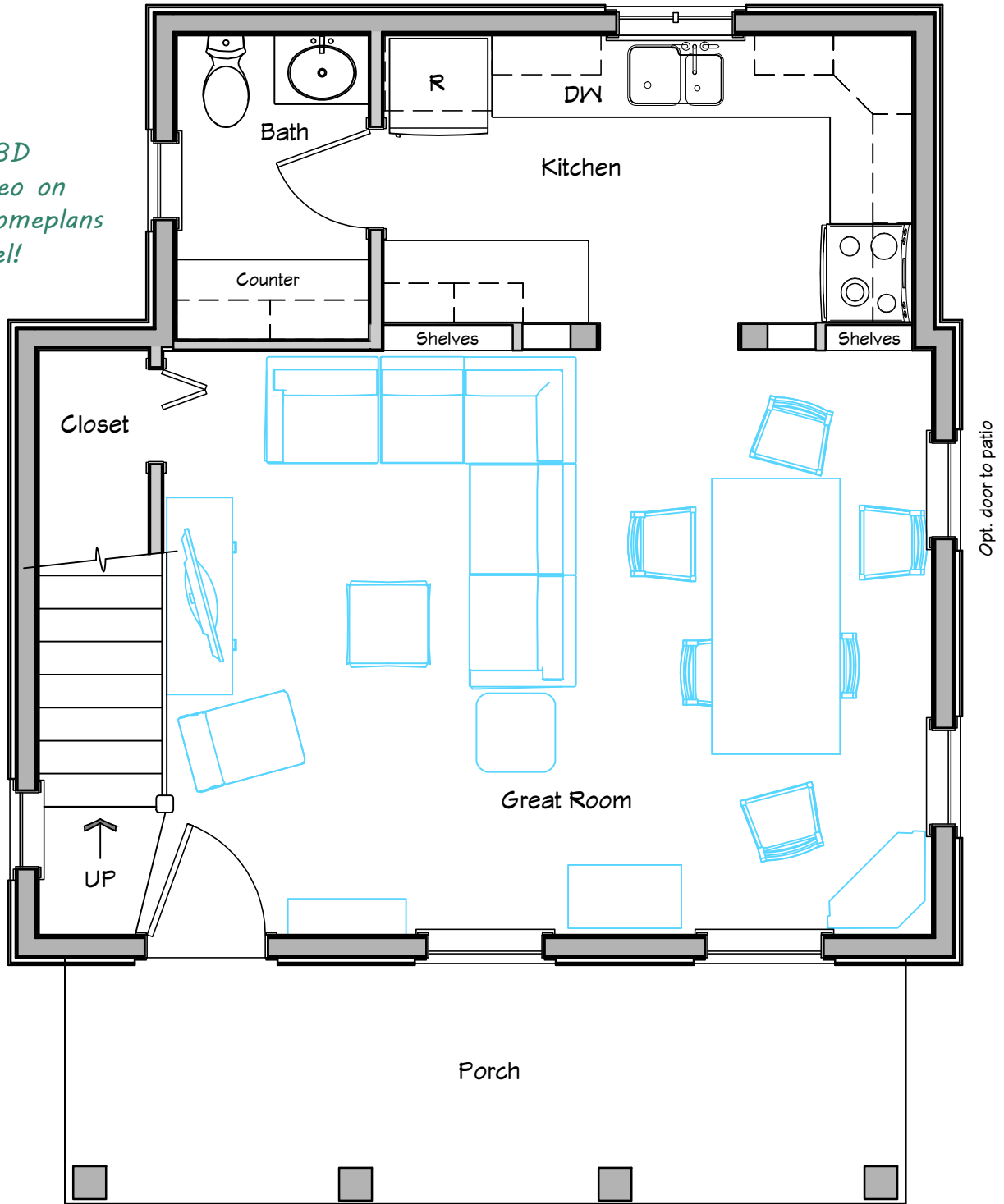


This is a modern take on a common Gothic style house seen in various incarnations on Maryland's Eastern Shore and throughout the US. Whereas smaller versions of this traditional layout tend to be chopped up into small rooms, we wanted to see how an open floorplan sensibility might work out. The result works nicely for a couple of practically any age that doesn't mind stairs. The second floor can be configured with either a home office or two modest bedrooms, and the house can easily expand over time to accommodate a growing family.



Gothic 1084

Check out the 3D walkthrough video on our @compacthomeplans YouTube Channel!



First Floor Plan:

The front door opens into a comfortably sized great-room with a strong visual connection to the kitchen. We've shown a sectional to demonstrate that it fits, but a more traditional couch and chair(s) would leave a little more space for the dining table. If you're into entertaining, there is plenty of room to drop in additional leaves to seat a party of eight around the table. We've taken advantage of the opportunity

to provide large built-in shelves utilizing the stud cavity within an extra-thick interior wall. The kitchen is an efficient "L" shape with a remote counter and wall cabinets for small appliances and extra storage space. This sketch includes a spacious 1/2 bath combined with a large pantry, but a rear entry airlock could be substituted instead, with the bath moved under the stairs (see page 6).

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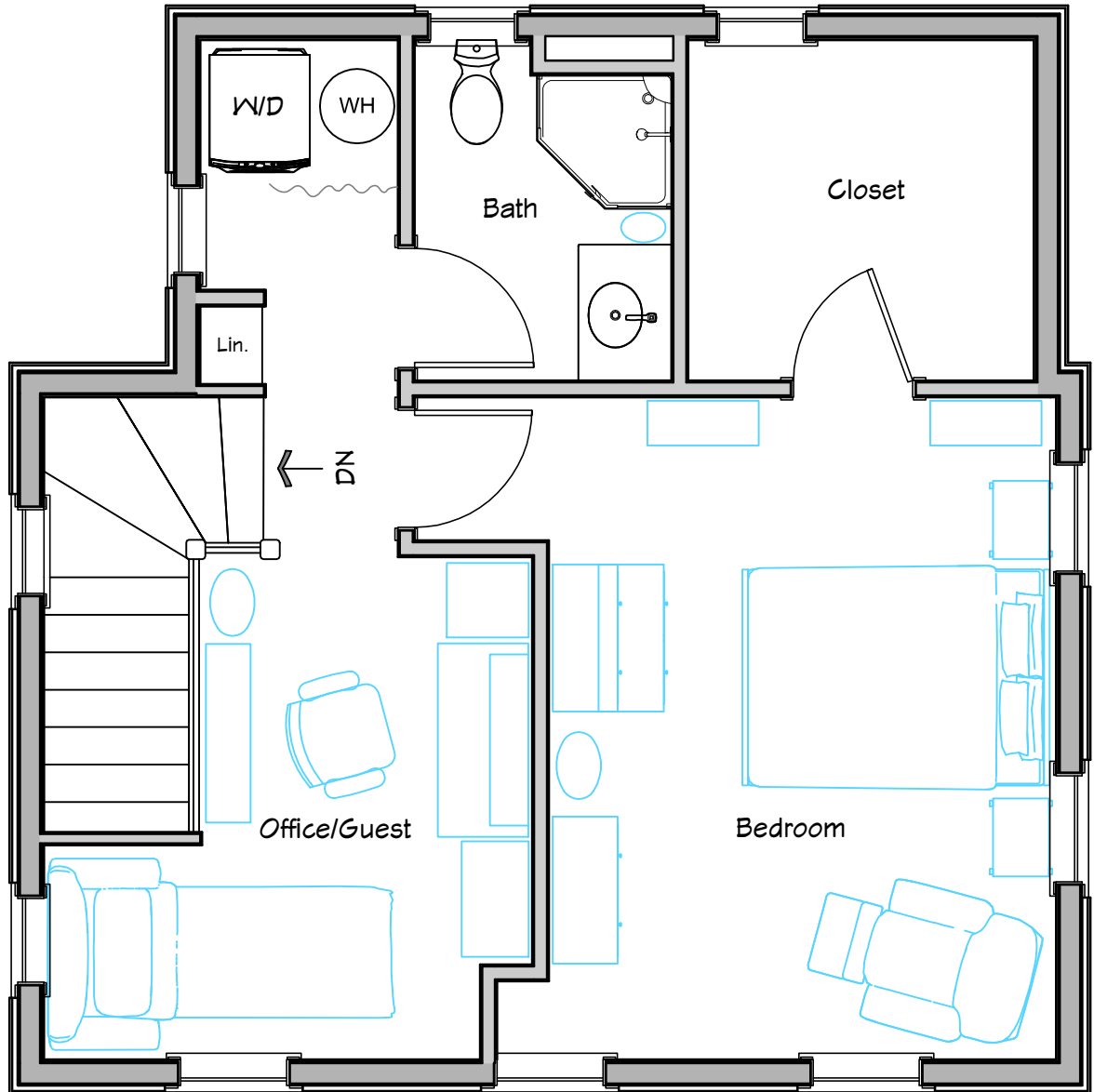
SOUTHWEST
ELEVATION



SOUTHEAST
ELEVATION



Gothic 1084



Second Floor Plan:

Upstairs, we've shown a very large bedroom, which could easily accommodate a king-sized bedroom set, plus a generous home office alcove. The dividing wall between these spaces can easily be shifted to change the relative size of these two rooms if you wish to expand the office into a kid's bedroom

(see page 7). Similarly, the dividing wall between the bathroom and cavernous closet can be shifted as desired to allocate space to suit your taste. There is room for a full-size stackable washer/dryer, conveniently located near the shower and bedroom.



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

It's Scaleable:

One particularly cool thing about this layout is that it can easily be scaled up or down. A smaller version (roughly 900 s.f.) would convert the kitchen from a separate room to more of an alcove off the great room. The bath/pantry converts to a 1/2 bath under the stairs. Upstairs, the office is eliminated in favor of one large bedroom. A larger version (roughly 1,300 s.f.) would essentially just involve larger downstairs rooms in the same configuration, with two generously-sized bedrooms upstairs. Please contact me for a quick sketch!

Gothic 1084



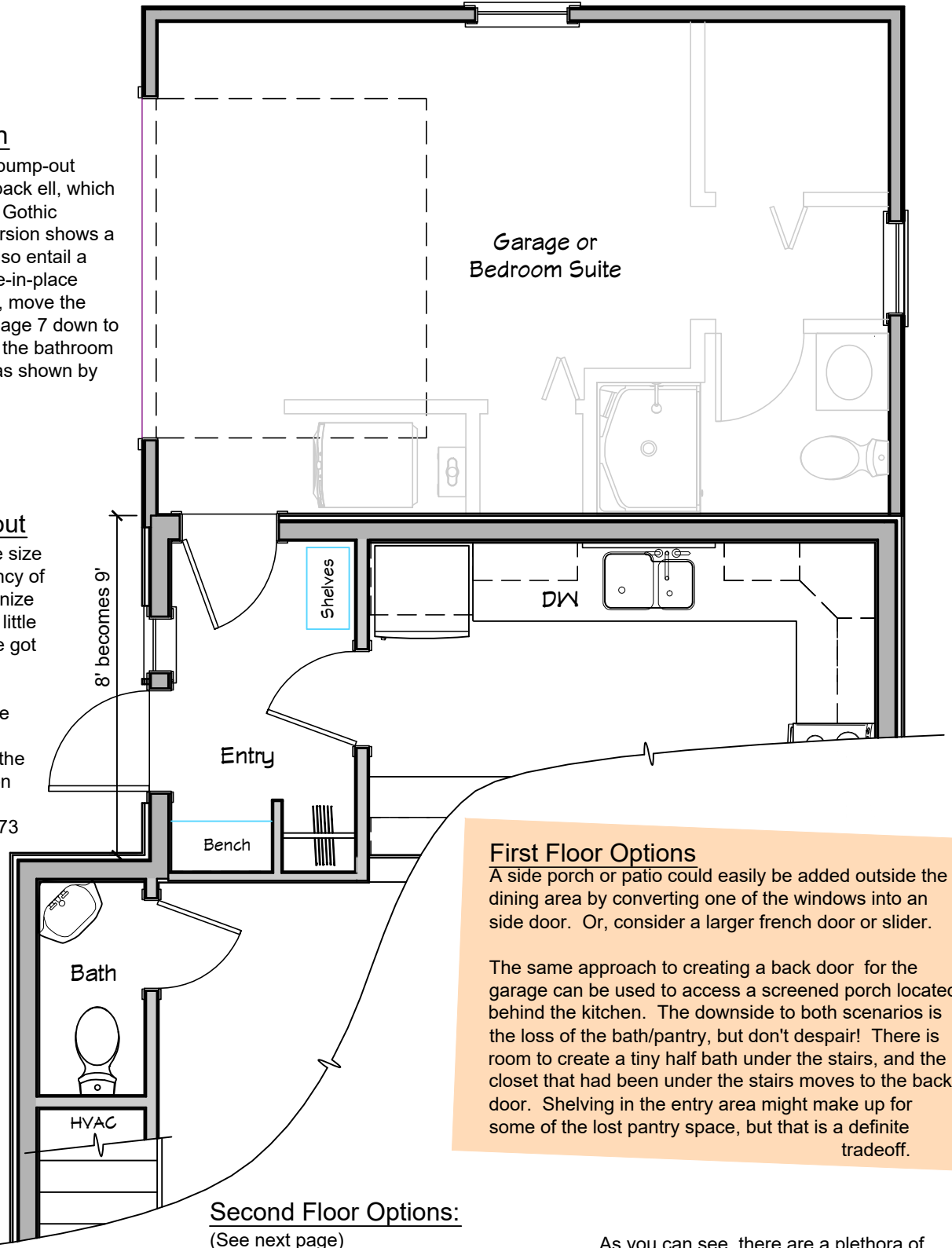
Gothic 1373

Back Ell Addition

Adding 14 feet to the bump-out creates a significant back ell, which is commonly seen on Gothic house-types. This version shows a garage, but it could also entail a master suite in an age-in-place scenario. Essentially, move the floor plan shown on page 7 down to the ground floor, with the bathroom reconfigured slightly as shown by the grayed out lines.

Expanded Bumpout

We strive to minimize the size and maximize the efficiency of our homes, but we recognize that some people want a little more elbow room. We've got you covered! A 12-inch expansion of the rear bump-out gives just a little more room in the kitchen and expands options for the second floor, as shown on page 7. This works for either the 1084 or the 1373



First Floor Options

A side porch or patio could easily be added outside the dining area by converting one of the windows into a side door. Or, consider a larger french door or slider.

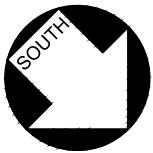
The same approach to creating a back door for the garage can be used to access a screened porch located behind the kitchen. The downside to both scenarios is the loss of the bath/pantry, but don't despair! There is room to create a tiny half bath under the stairs, and the closet that had been under the stairs moves to the back door. Shelving in the entry area might make up for some of the lost pantry space, but that is a definite tradeoff.

Second Floor Options:

(See next page)

If a room is added above the garage, this could serve as a second full-sized bedroom or a remote family room. A minor renovation is needed to relocate the washer/dryer and water heater as shown to allow access to the new space. We're showing that a master bath can serve the bedroom, or provide a large walk-in closet. With the second bathroom, two smaller closets can be built into the back corners of the house.

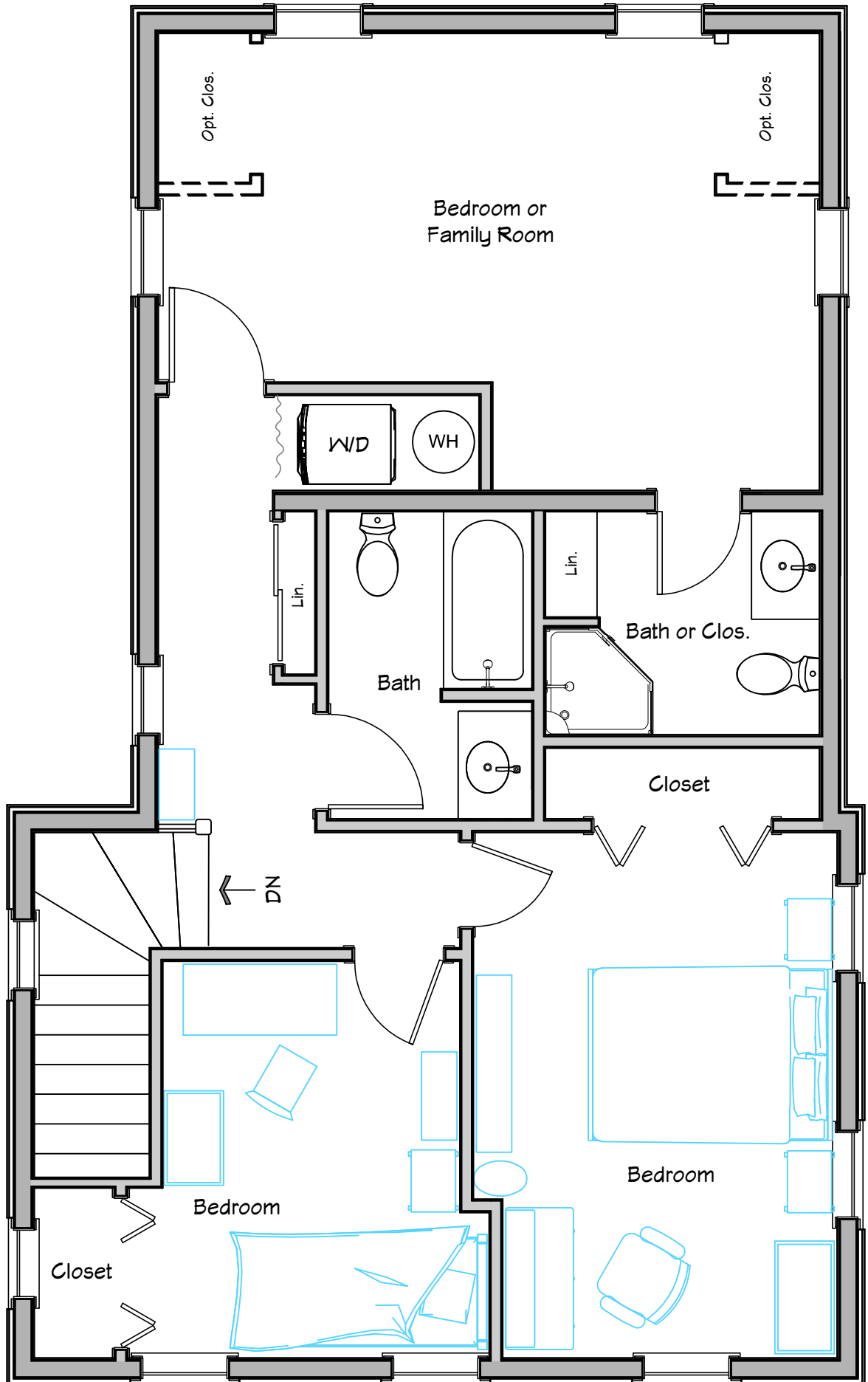
As you can see, there are a plethora of ways to enlarge this starter home into something that isn't really compact anymore. Even if that's not your initial goal, we can't always predict where life takes us, and isn't it nice to know that you have options? On top of that, it may make the house more marketable when it's time to sell knowing that the next owner can customize or expand the home to suit their needs and expectations.



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



Gothic 1373



Gothic 1373

1373 addition 2nd floor master bedroom suite



Contact me at
compacthomeplans.com
and I'll let you know
when I release new
designs!



1084 office can be
enlarged to become
a 111 s.f. bedroom
as shown on page 7
(in either the 1084
or 1373 plan).

