



Phoenix 1010 Cottage

Features:

First Floor Area: 665 s.f. (93.8 m2)

Handicap accessible by design

Great room with office nook

Huge bedroom with large closet

143 s.f. 3½ season porch (screened in summer and clear PVC in winter)

Two possible frontages

Suitable for narrow lots

Room for full size washer & dryer

Space-saving accessible bathroom

Passive solar saves on heating bills

Thermal mass slab construction

Radiant floor heat, ductless cooling

Second Floor Area: 345 s.f.

Caretaker Apartment with room for kitchenette and dining plus

133 s.f. deck via spiral stairs

19' x 24' = 15.0m x 7.4m

Two Bedroom, Two Bath: 1,010 s.f. (93.8 m2)
49' x 24' including roof overhangs



Overview:

Compact living can be compatible with a handicap accessible home! This house was conceived as a stand-alone cottage for a single or a couple with an upstairs caretaker apartment having a separate outdoor entrance. Downstairs, we've made sure that 100% of the space is functional for someone in a wheelchair, especially the kitchen. Upstairs is an efficiency apartment with a full bath, kitchenette with a fridge and small appliances. One idea is to rent out the apartment to create cash flow (perhaps to an adult child) while the downstairs owners are able to care for themselves. If/when necessary, the apartment can be repurposed as a caretaker apartment that is occupied part time or full time, based on the specific care needs of the owner.

Our design is detailed enough to allow any reputable contractor to successfully bring this home to fruition without having to hire specialized (and sometimes pricey) consultants. We want to present options to help you stay in control of your situation.

Check out our YouTube Channel for a rendered 3D walkthrough video!
[@compacthomeplans](#)



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Optional Porch or Patio
w/ Retractable Awning

About the plan:

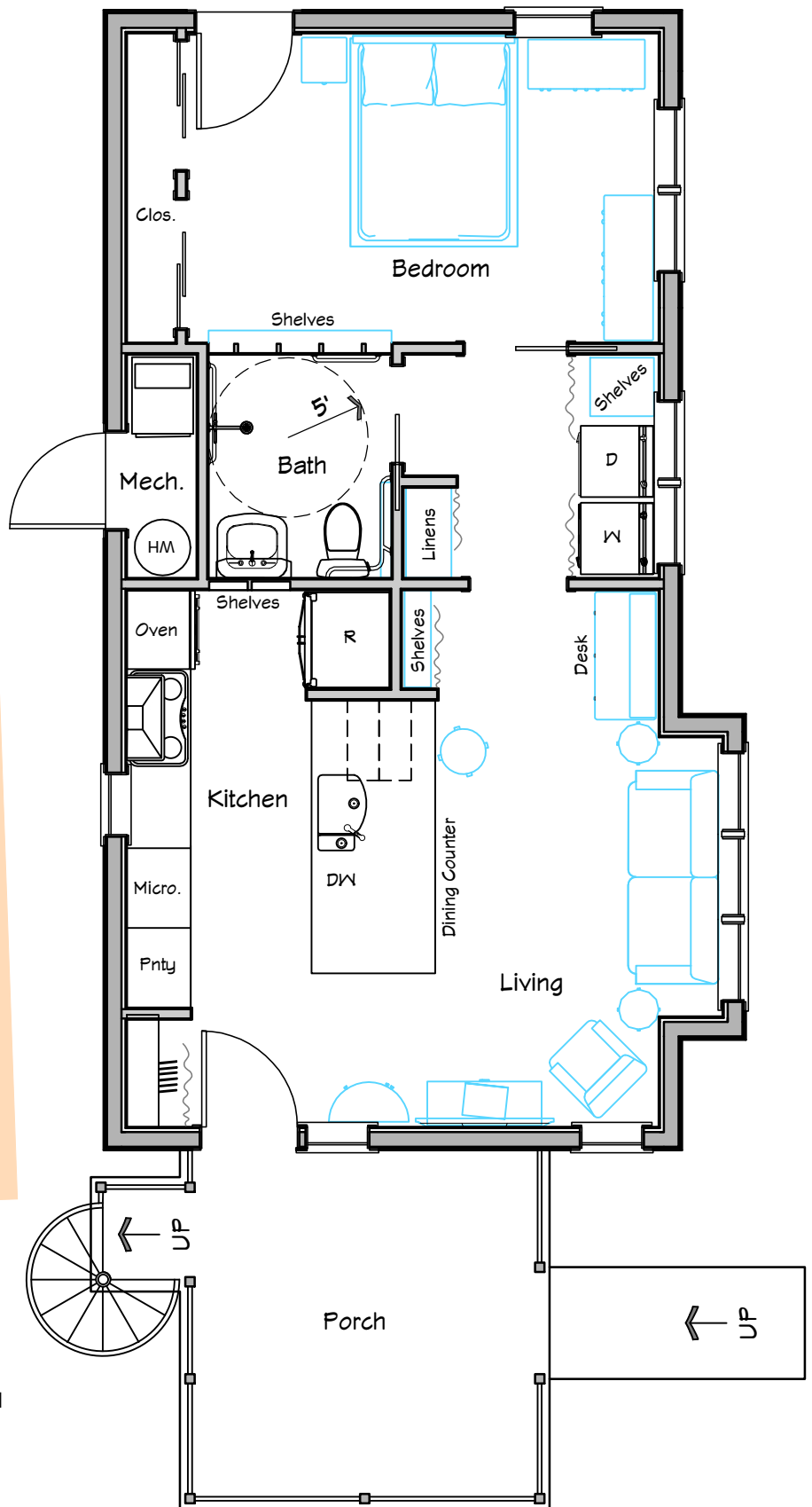
Entry to the house is through a generously sized covered porch, which could easily be screened in or enclosed. In my own home, I have a combination of permanent storm doors, fixed glass, and fabric panels that can be swapped out seasonally: screens in warm weather and clear PVC during the colder months. The approach would work out nicely here as well.

Most living is done in the great room: cooking, eating, lounging, entertaining, computing, paying bills, etc. Everything is right at hand, as in any compact home, and the furniture layout can be customized as you see fit. In this configuration, the TV would be mounted on a swinging bracket so it can be adjusted to face the couch, kitchen, or someone seated in a wheelchair in the middle of the room. For the latter, the counter is right at hand for a place to set a beverage or snack.

The floorplan is jam-packed with thoughtful details that were made with wheelchair access in mind:

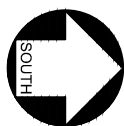
- Central work spaces and appliances all within a 10' corridor in the kitchen (see next page for more information).
- Two-sided counter with seating for 4, suitable for wheelchairs, stools, or chairs.
- Numerous locations for shallow shelves, easily accessible with a limited reach, with curtains rather than doors to simplify access.
- Pocket doors, if desired, instead of swinging hinge doors.
- A wet-floor shower with 'L' shaped curtain saves space in bathroom. Consider expanding the bathroom (see next page) by eliminating the mechanical room. In this case, the water heater would reduce the size of the bedroom closet. Ductless A/C would replace the air handler.

In the bedroom, it's possible to build a cathedral ceiling, if desired, which would be especially welcome in warm climates. The closet is shallow for easy access, with sliding doors that won't interfere with a wheelchair. Closet poles would be set at 50" high, with pull-down shelves above. The recommended back door ensures a safe exit in case of emergency, and it is also a potential access point to a private porch or patio. If your lot backs to woods, water, or open space, this can provide a soul-nurturing relaxation spot.



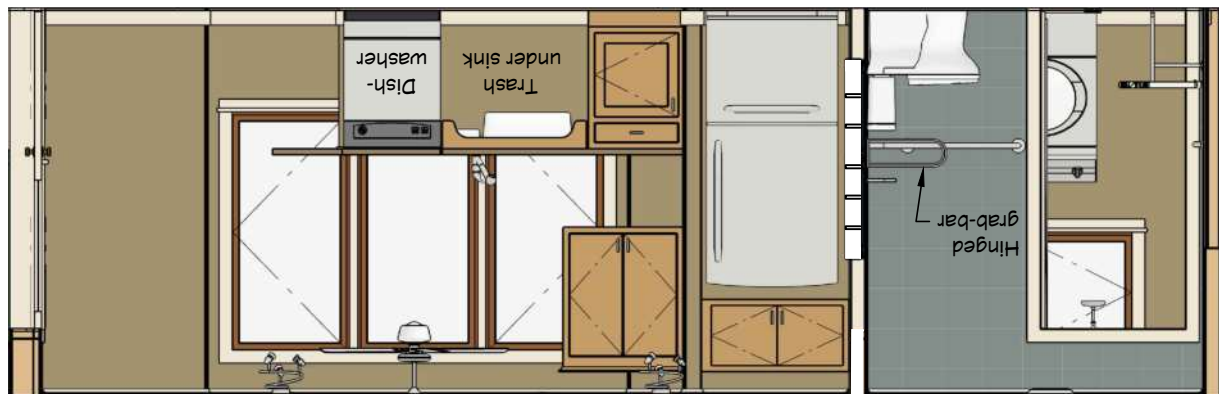
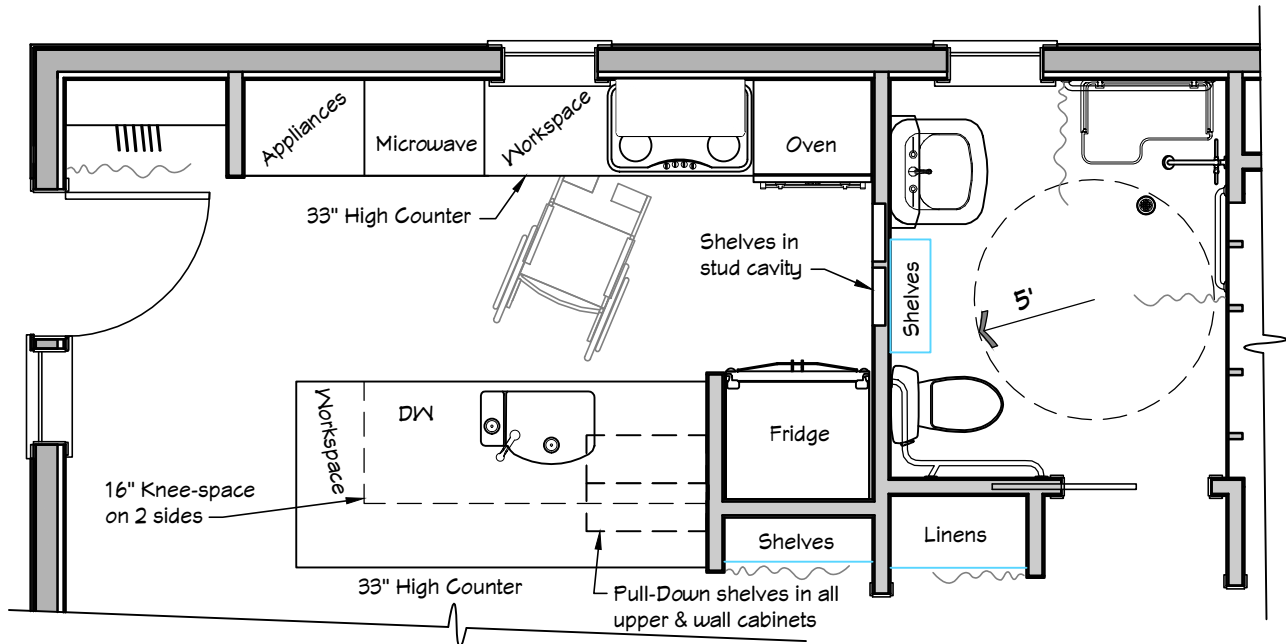
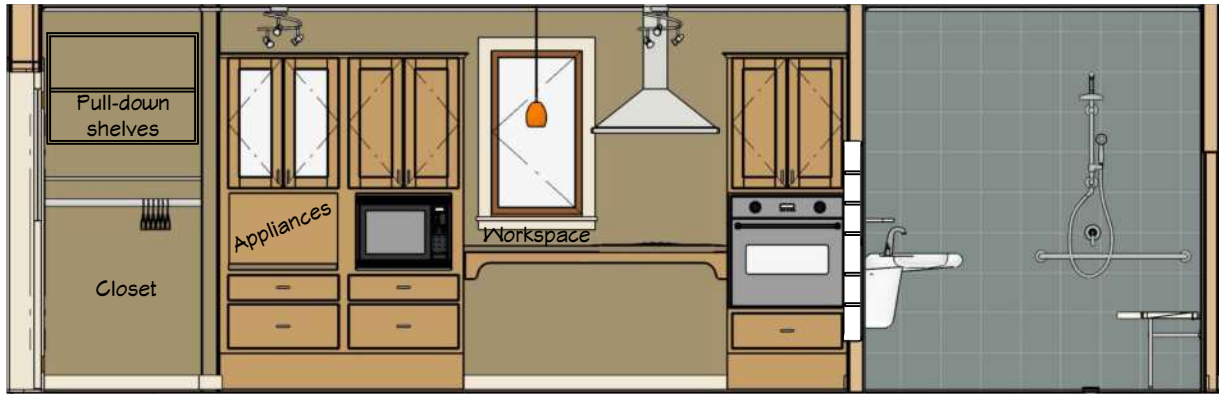
FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



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(No window shown)



Rotate page to see this elevation aligned with plan view

Kitchen Blow-Up and Elevations

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This photo of the bathroom represents the compact layout. Fully functional despite a minimal footprint, this version is admittedly pretty bare-bones. The expanded version shown on Page 3 gains a window for natural light and ventilation, a larger barrier-free shower area, and more generous shelf space. The tradeoff is losing about three feet of closet space in the bedroom. Every handicap-accessible home will benefit from custom design, both at the plan stages and during construction. We aim to please!



Siting and Aesthetics:

As a stand-alone house, this can be oriented to take maximum advantage of passive and active solar opportunities. The second floor roof, pitched at 9:12, will work well for photovoltaics at most latitudes in the US.

If you're building an accessory structure for an existing house, you'll have to be sure a second dwelling is allowed on the same property by the zoning department. Working with a good builder or hiring a local architect will help make sure the "look" of the cottage matches the existing house.

Even for a stand-alone house, zoning codes may require the elimination of the apartment kitchenette, so we recommend meeting with the permit office early to run this past them.



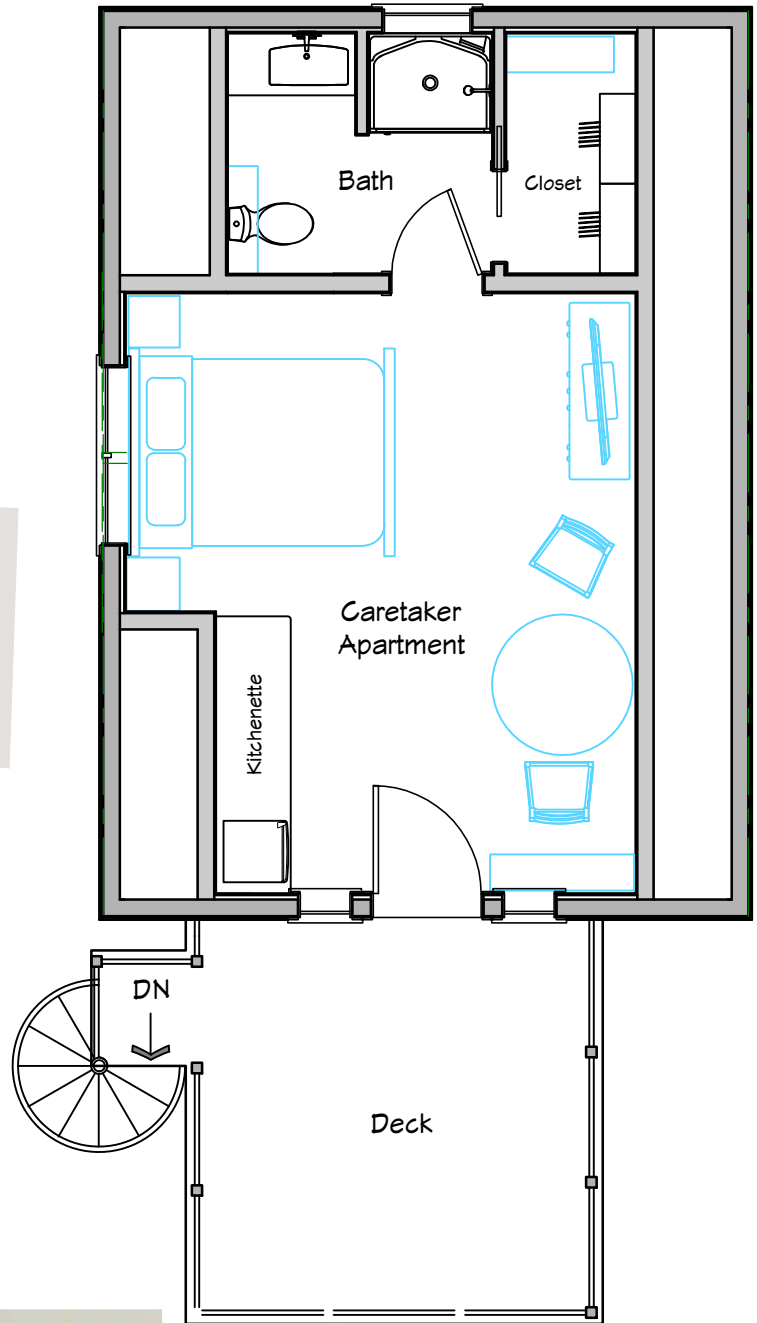
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Caretaker Apartment:

This space was designed for full time or part time occupation by a live-in caretaker. Think of it as an extended stay suite since it's got similar amenities and about the same amount of space. Add in the generously sized roof deck, and you've got accommodations that are more than adequate, they are enticing! Incidentally, this would also make for a fun place for an independent teenager or boomerang child to live if there is no need for a caregiver for the downstairs resident(s).

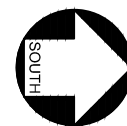
One thing to keep in mind as you develop your plans is that a second kitchen may not be allowed per zoning. For that reason, so no second floor sink is shown. Our plans show no cabinets upstairs, so fit out with cabinets (just mobile butcher-block carts), fridge, coffee-maker, microwave, or whatever can be done after you've obtained your certificate of occupancy.

At Compact Home Plans, we design right-sized homes that are energy efficient, comfortable, and inspiring. If you're intrigued by the tiny house movement but don't want to downsize to a trailer, you'll find our plans are designed around full size furniture with generously sized spaces that won't cramp your lifestyle. Compactness breeds simplicity, which gives you more time (and money) to spend on family, travel, or whatever you care about most. We'd love to hear from you via the contact page at www.compacthomeplans.com!



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



Phoenix 1010 Cottage



Second Floor Apartment



Second Floor Bathroom



**Second Floor
Dollhouse View**

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



**First Floor
Dollhouse View**