



Vista 420

Features:

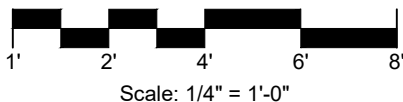
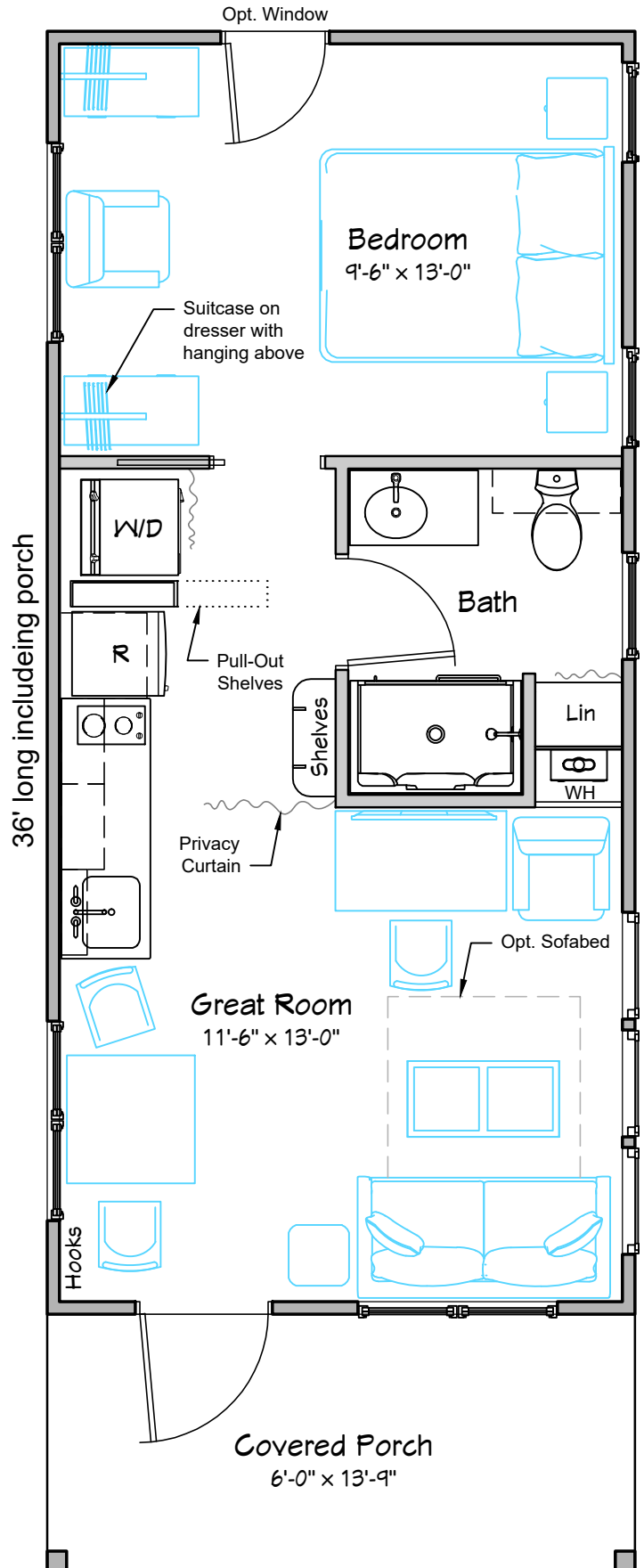
- Floor Area:** 420 s.f. (39.0 m2) stick built
- Decrease from 14'-0" to 13'-9" wide and get a premanufactured home: 403 s.f. (39.5 m2)
- Configurations shown for a guest house or rental unit vs. a single family home
- Optional loft** for additional sleeping space or storage accessed via a pull-out ladder or alternating tread staircase (Page 3)
- Covered entry **porch porch** can be removed or enlarged as desired
- Solar panel-friendly and **passive solar**
- Ductless heat and air conditioning
- Optional **radiant floor heat**
- 40' x 17' = 12.2m x 5.2m

Why the Privacy Curtain?

(Keep in mind, this layout is intended for use as a guest house or vacation rental.)

Picture you just woke up at dawn to a chorus of chirping birds on the first day of vacation, and you want to go see who's at the feeder. But first, it's a trip to the bathroom, and you're thankful for the the **privacy curtain** that you pulled in place last night. No need to disturb your late-sleeping teenager who's sacked out on the pull-out couch. After quietly attending to morning business and slipping back into the bedroom, you grab the binoculars from the already-propped-open suitcase and slip out the back door. Maybe lazy bones will join you on the front porch after the sun swings around to shine in the front windows, but no need to wake them yet....

One Bedroom, One Bath: 420 s.f. (39.0 m2) 40' x 17' including roof overhangs



GUEST HOUSE PLAN



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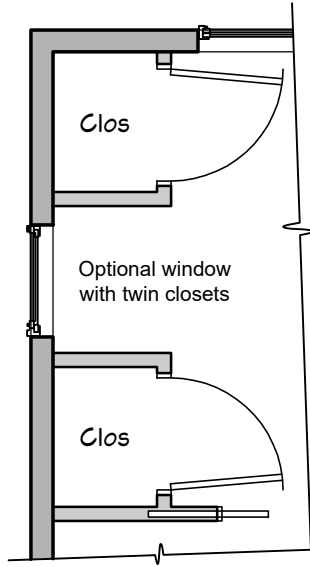
▲ Premanufactured version for a quick build

▼ Stick-built onsite with loft for sleeping or storage

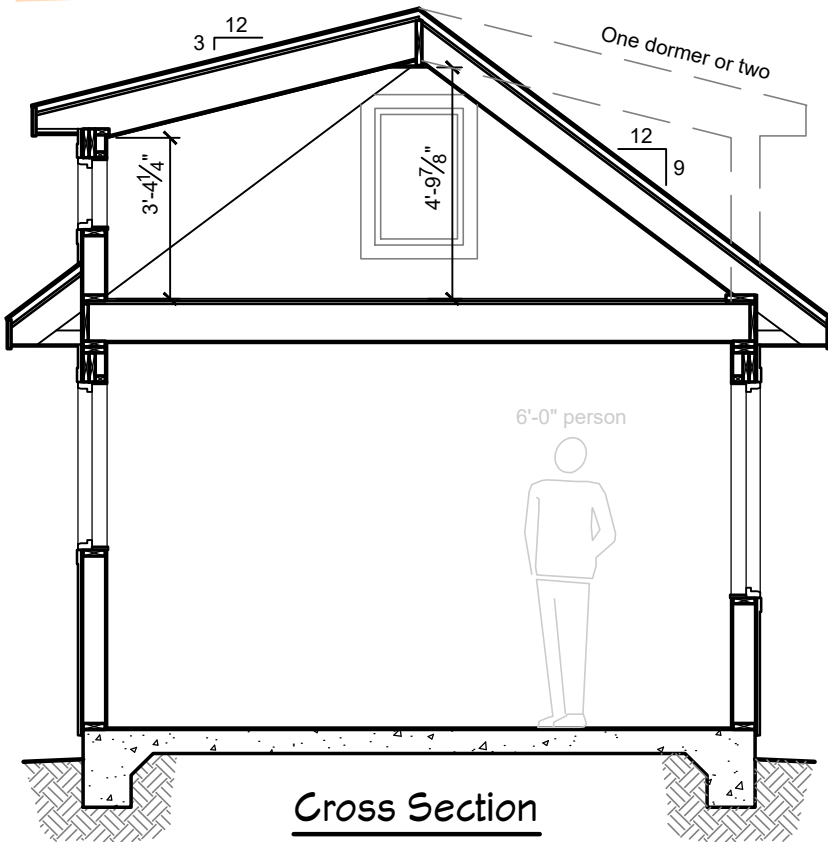


About the plan:

Both layouts are generally similar, but this one provides for a better equipped kitchen at the expense of a stand-alone dining table. The bedroom has the same footprint, but this version shows a raised platform bed, as described on the Plans tab of dumbhome.com (scroll down to the "Compact Details" section near the bottom of the page). Building a platform bed may be a rather significant amenity, there is no denying that it provides a TON of useful drawer space--around 21 linear feet of 10" deep drawers! Couple that with 9 feet of closet space, and there should be plenty of clothes storage. If you'd like to trade some of that closet space for another window, that's an option as well. Both layouts share a generously sized bathroom with a 48" x 32" shower, and both have room for a medium-sized stacked washer/dryer.

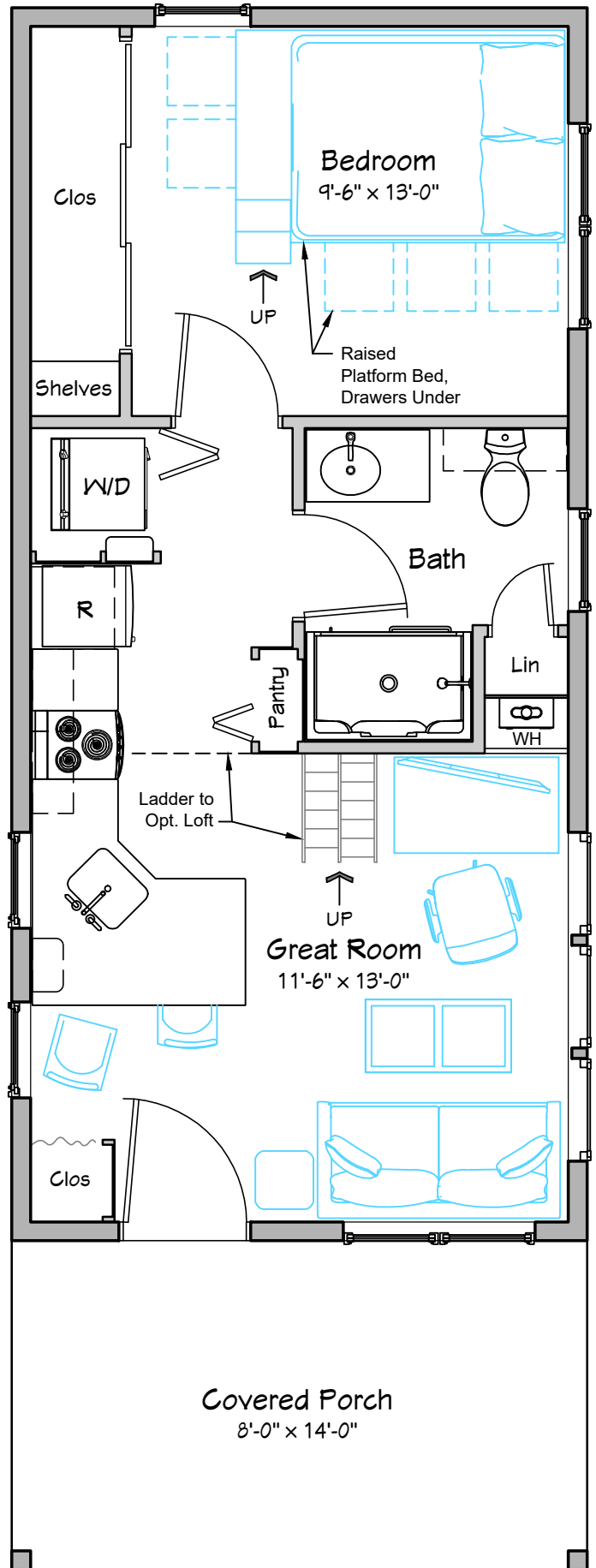


The cross section below shows an example of a 9:12 roof pitch with an optional shed dormer or two creating a 167 s.f. loft. This design provides moderate sitting, crawling and sleeping headroom and a spacious vaulted ceiling over the great room. Another option (not shown) would be steeper 12:12 attic rafters to provide 6'-6" of headroom. It would be very doable to design a 270 s.f. habitable attic over the entire first floor to serve as additional bedroom space and/or a more functional home office.



Cross Section

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SINGLE FAMILY PLAN

