



Chester 916

One Bedroom, 1½ Bath: 916 s.f. (85.1 m2)
40' x 22' including roof overhangs & deck

Features:

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

Second Floor Area: 379 s.f. (35.2 m2)

Passive solar saves on heating bills

Suitable for narrow lots

Semi-divided great room w/ pellet stove

Space saving spiral staircase

Large bedroom with dual closets

Second floor **office** loft

Many options for porches, patios, & decks

Room for full size stacked washer & dryer

Thermal mass slab construction

Radiant floor heat, ductless cooling

Future 1st floor bedroom adds 245 s.f.

with expanded first floor full bathroom

Recommended second floor deck over

bedroom addition with conventional

staircase to grade level simplifies

moving furniture upstairs

40' x 22' = 12.2m x 6.7m



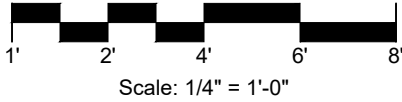
Overview:

This house is perfect for a couple or single person who wants room to stretch out and enjoy some dramatic spaces such as the office loft 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.

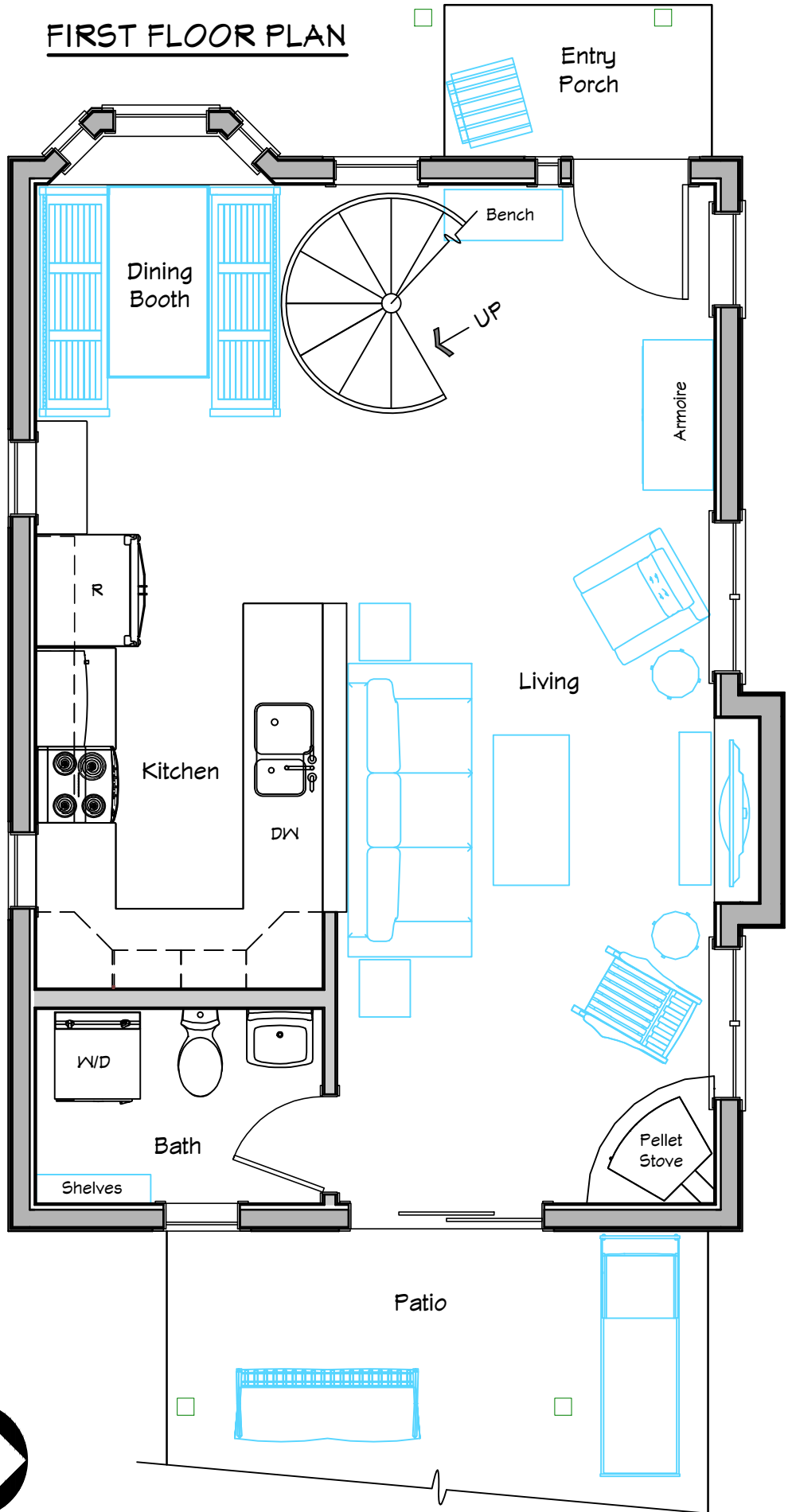


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Chester 916



FIRST FLOOR PLAN



Great Room:

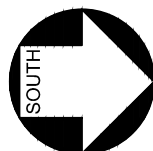
Each of the spaces in the great room are extremely space-efficient but are still fully functional. Even if you move in with only one or two occupants, there is room in these spaces for a larger family in the future. Even without a dedicated guest room, a sleeper sofa can serve that need on occasion.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

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.



Chester 916

Fun Spaces:

If you're like me, there is something special about scaling a spiral staircase into an intimate loft with sloped ceilings! Enter this semi private space that is audibly connected to the public first floor great room, or continue on to the sanctuary of the bedroom, or head out to the private deck.

Generous Bedroom:

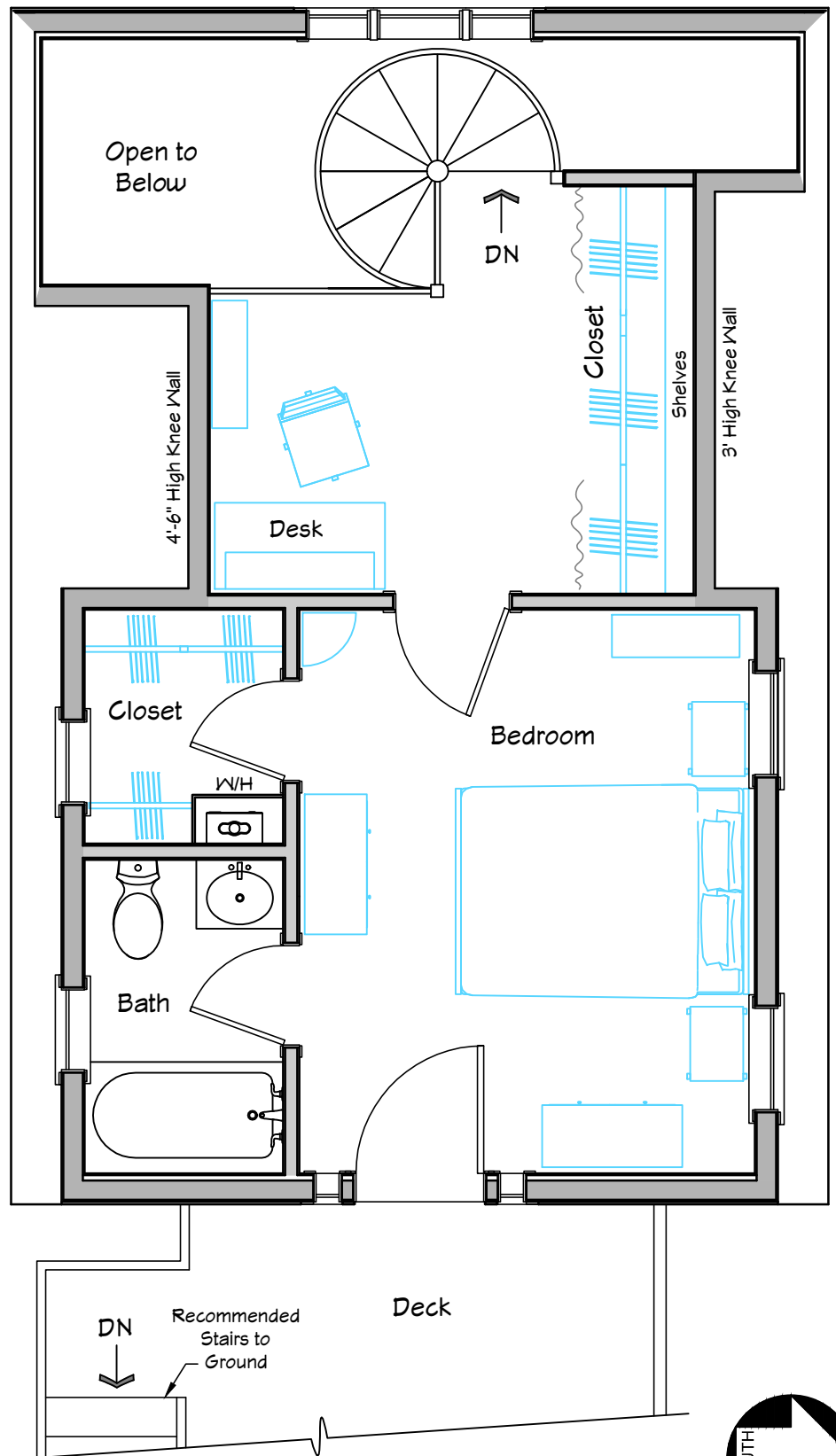
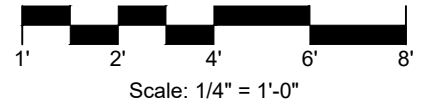
This bedroom is slightly smaller than the one in the Chester 905 in order to increase the area of the office loft. It is still generous and can accommodate a king size bed, although a queen size is shown to allow more dresser space. The closet is shown accommodating the on-demand water heater, but a little additional storage space could be obtained if that appliance was moved to the attic or an exterior utility shed on the north side of the house.

Single-Room Bath:

With a shorter shed dormer on the Chester 916, there is less flexibility in bathroom layouts as compared to the 905. This one is our favorite because it maximizes the size of the adjacent closet. We have not shown the option of a side-by-side washer/dryer in place of the office because it seems like an undignified use of that super-cool space. But it is feasible for folks who prefer not to heft the laundry up and down the stairs.

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 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. Why not leave your options open?

Office Loft:

The spiral staircase version of the plan expands the second floor area slightly, which makes room for a cozy office space tucked under the sloping roof. The bedroom area shrinks slightly, but 9' of closet space next to the office makes up for any lost storage space.



Spiral Stairs:

As cool as a set of spiral stairs can be, there are pros & cons.

Pros:

- Opens up the first floor
- Allows a conventional table and chairs instead of the booth

Cons:

- The cabinets shown are less convenient than the pantry
- No place to hide the floor heat equipment (if desired)
- Best to add an exterior staircase to move furniture

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.

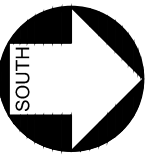
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Chester 245 Addition

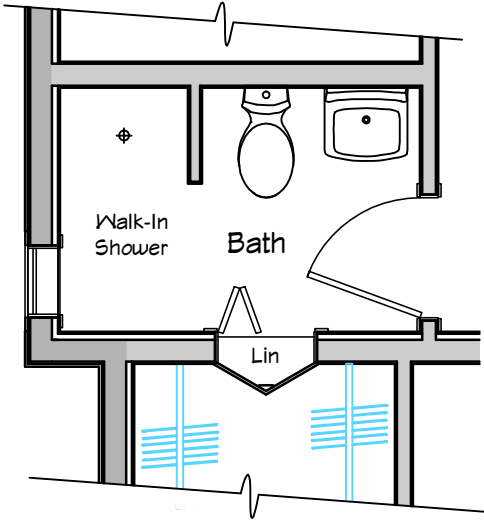


Scale: 1/4" = 1'-0"



Aging in Place:

We like to think ahead in our designs. To avoid moving every so often to a home that meets the needs of the moment, we prefer to design houses that can adapt to an owner's evolving needs. The first floor bedroom shown here can be built at the same time as the main house or added on at any time. Maybe a young couple has decided to start a family and needs more space, or they have decided to age in place and live on one floor level. In any case, we've shown a shower added in the first floor bath, with the washer/ dryer moved around the corner into the addition.

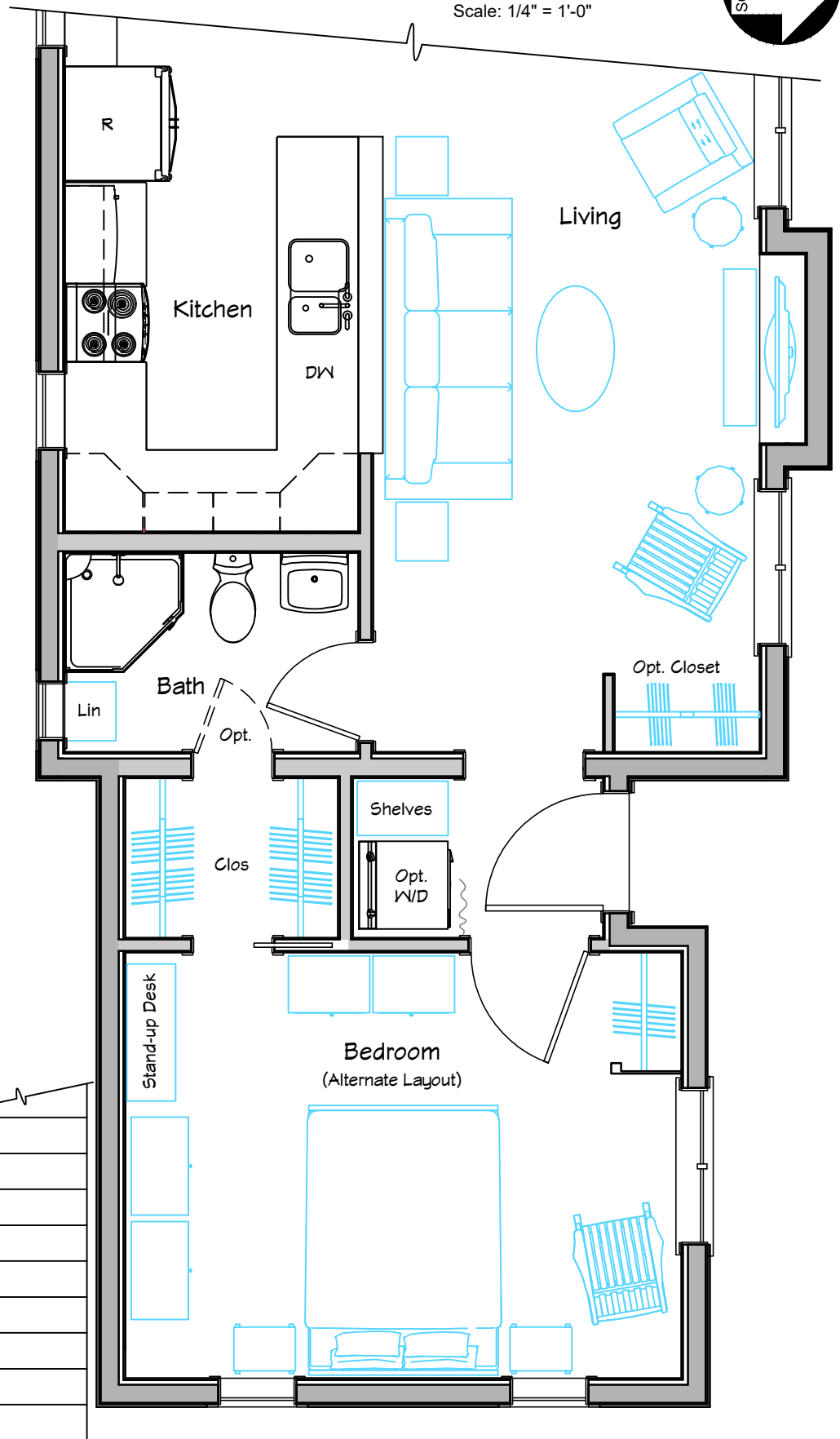


Alternate Bathroom

I am a big fan of a walk-in shower. With either a door or a simple shower curtain, it maximizes the space available to maneuver, which is important to those with less mobility. This version maximizes shower space with a small built-in linen closet that intrudes minimally into the master closet.

Moving Furniture:

Who doesn't love a spiral staircase; but how do you carry a mattress or dresser up to the bedroom? Use the outside stairs, of course!



**BEDROOM ADDITION
FIRST FLOOR PLAN**



Chester 245 Addition



Ground floor bedroom with flat ceiling.

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



If you don't feel that the conventional staircase is a worthwhile companion to the spiral stairs, feel free to build the peaked roof version of the addition as shown in the Chester 905 flyer on page 6.

