



Windsor 570

One Bedroom, One Bath: 570 s.f. (52.9 m2)
35' x 19' including roof overhangs

Features:

- First Floor Area: 340 s.f. (31.6 m2)
- Second Floor Area: 230 s.f. (21.4 m2)
- Attic bedroom: via alternating tread stairs
- Large enclosable porch for outdoor living
- Oodles of storage space upstairs
- Room for **full-sized washer & dryer**
- Solar panel-friendly, **passive solar**
- Two possible frontages
- Thermal mass slab construction
- Radiant floor heat, ductless cooling
- 35' x 19' = 5.8m x 10.7m



Overview:

This design represents a big brother to the cottage I built for myself. Whereas my home is quite basic in order to serve multiple purposes, this plan is dressed up with upstairs dormers, a larger porch, and more space allows for more flexible furniture layouts. It's still essentially a two-room house: great room downstairs with a second floor bedroom that has some standing headroom. It would work well for a single person or spry couple that doesn't mind the alternating tread stairs. The porch is large enough to fit a dining table, comfortable lounging space, or whatever else you come up with!

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



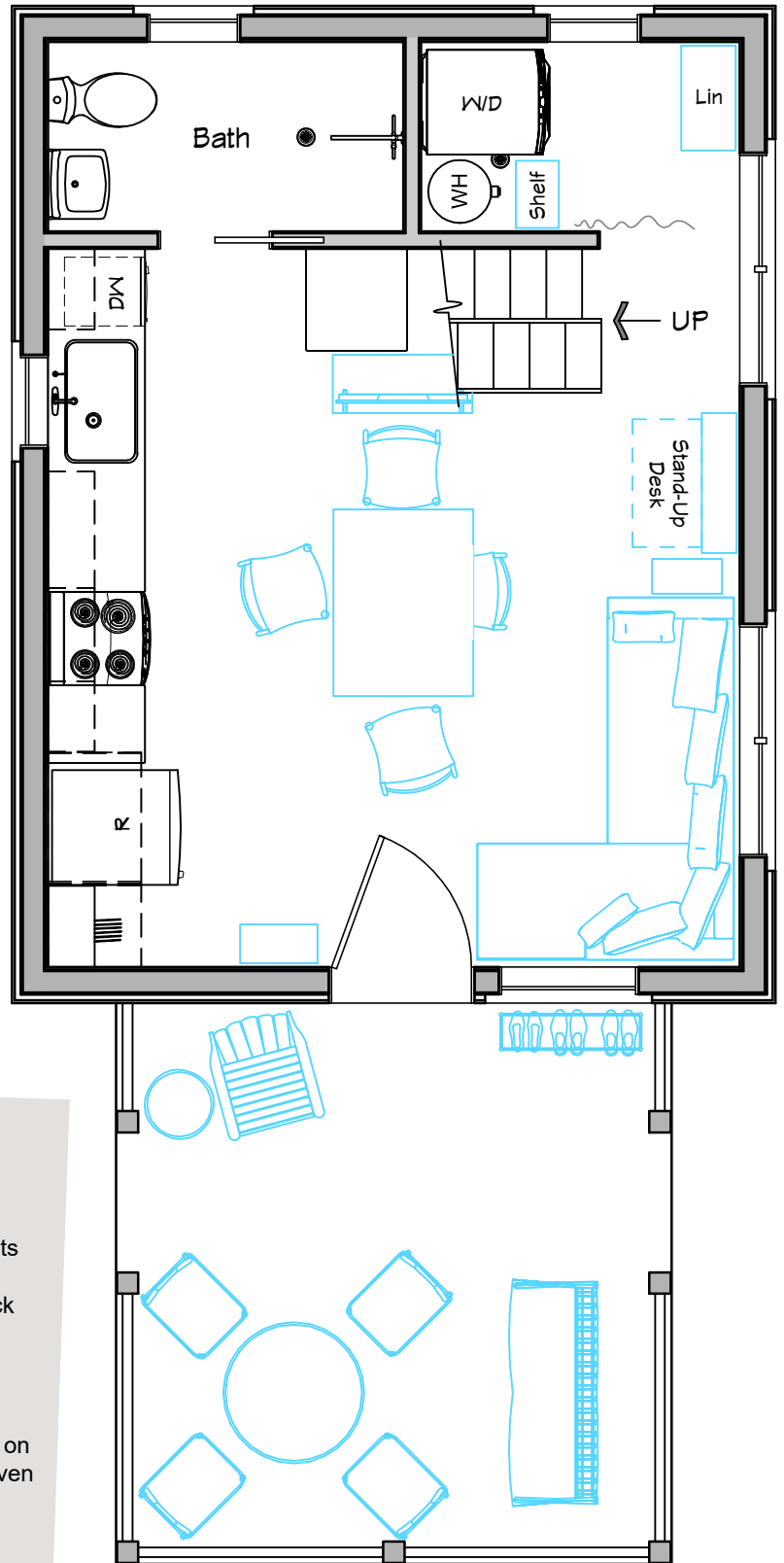
Windsor 570

About the plan:

I've stretched the floorplan out just a tad as compared to the Windsor 500. That allows room for a full-sized couch and a larger table for four, with flexibility in how you arrange them. If you have (or want) large furniture, check out the Windsor 750. You can always play with furniture layouts using the scaled paper cut-out furniture provided on our study plans.

The galley kitchen is utilitarian and amply sized with an extra cabinet tucked under the stairs. I'm picturing this as a great place for countertop appliances to leave the main countertop open. If you're interested in a larger kitchen, check out the optional layout on page 5, but you'll see that there are some tradeoffs.

I also widened the bathroom and closet by a few inches, as compared to the 500. It's a small change, but it allows for a small hand-wash sink in the bathroom vs. solution in my house which involves a toilet-tank sink. This arrangement still results in a "wet room", where a shower curtain encloses shower space behind the door. It's efficient and, in practice, it results in a really roomy shower. The only downside is that you either dry the floor after a shower or live with wet feet until the floor dries. (I keep a bath mat outside the bedroom door.) The wider closet allows for a full-size washer and stacked dryer and/or more storage space as compared to the Windsor 500.



Solar Features:

The house layout works really well for passive solar:

- Big windows on the south side let in free winter heat
- Overhangs shade out the summer sun
- Minimal windows on the north wall with kitchen cabinets further buffer cold winter temps
- East/west windows would have Low-e coatings to block out summer heat gain
- The porch shades the front door and window from summer solar heat
- Enclose the porch in winter with clear PVC panels or sliding glass doors and you can enjoy the extra space on sunny winter days. A small wood/pellet stove might even be worth considering in a porch this size

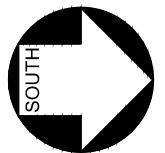
Solar PV or solar hot water works well on the sloped south facing roof. If no active solar is desired, feel free to add a dormer or two for more light and ventilation in the 2nd floor.

FIRST FLOOR PLAN



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

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



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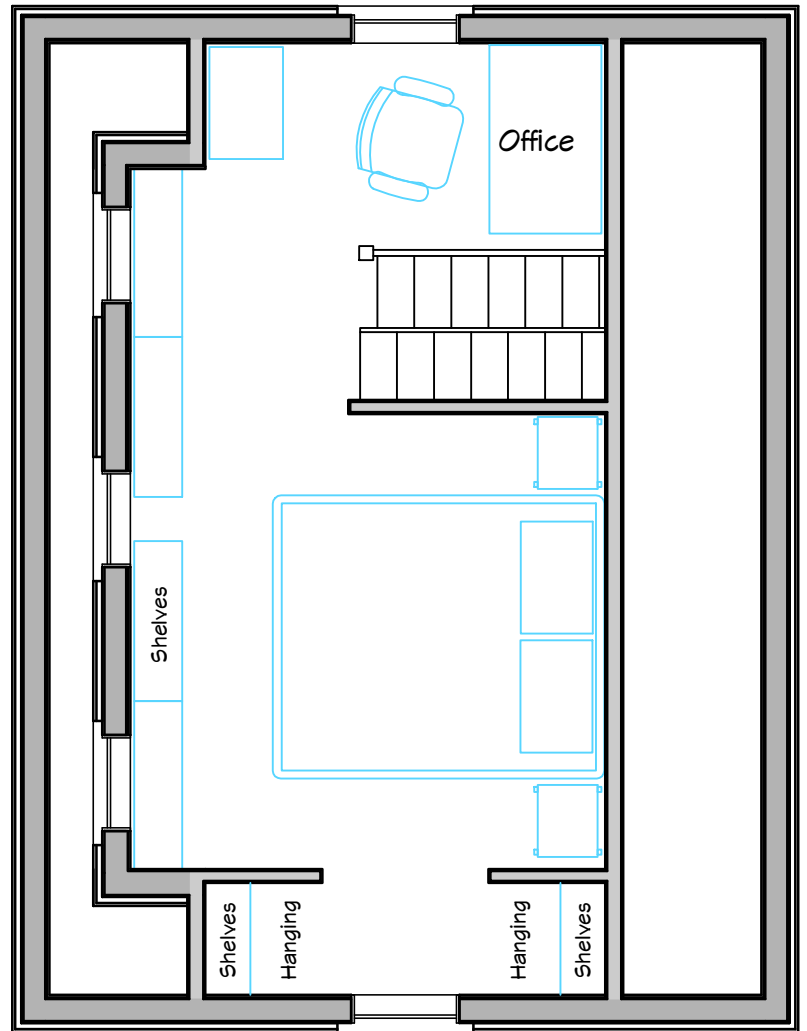
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About the plan:

There is plenty of room for a queen bed and a reasonable amount of clothes storage upstairs. Unlike the bedroom in my Windsor 500, most people will be able to stand up straight with a 6'-5" ceiling height in 60% of the second floor. We can steepen the roof pitch above 12:12 for more ceiling height, if desired. We show a nook for an office desk on our plans, but this could also be more clothes storage (you can't have too much, right?) or even a minimalist laundry room. We highly recommend a hatch over the stairs: in my house it provides considerable temperature control and better sound isolation than a conventional door. Being able to step on the closed hatch to access the desk nook is also a big bonus. In this version, the wide shed dormer gives plenty of north light and fresh air. The gable end windows provide excellent cross ventilation plus access to the porch roof as an emergency exit. If desired, build a flat porch roof with railings and you get a large second floor deck!

Alternating Tread Stairs:

Not too many people have used alternating tread stairs, but I'm a big fan in the right circumstances. In terms of ease-of-use, they fall closer to conventional stairs than to a traditional ladder. Check out my ATS video at www.compacthomeplans.com/windsor-570 With minimal practice, I learned to walk up and down, hands-free, while carrying stuff. That beats a conventional ladder, but you still enjoy considerable space savings compared to a code-compliant staircase. Speaking of which, the alternating staircase on this plan IS code compliant, as long as the second floor measures 200 s.f. or less.



SECOND FLOOR PLAN



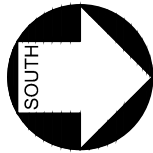
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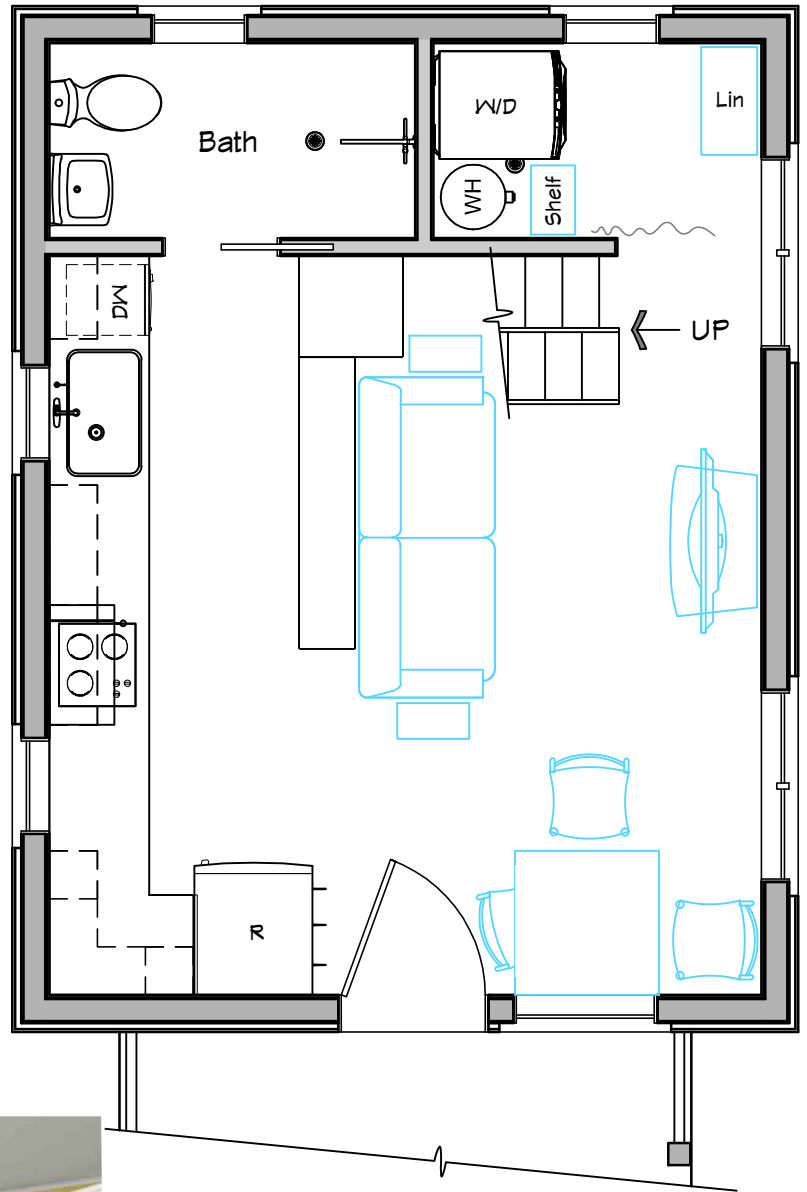
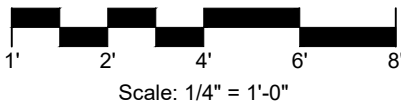
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About the plan:

I tried an experiment in this version by adding a second set of cabinets behind a centrally located couch. It increases the utility and storage in the kitchen at the expense of some floor space, of course. Moving the fridge to the west wall allows for a second window on the north facade, which will brighten up that corner. Lowering the peninsula countertop to 36" from the 42" shown would make it less visually obtrusive, but I wanted to throw out the idea for consideration. The downside is that the entry closet shown on Page 2 is lost, replaced by a few hooks on the sideboard of the fridge. That's a pretty significant tradeoff, but perhaps you'd be comfortable hanging coats on the porch, especially if it were enclosed (which is what I do with wet clothing at my house).



ALTERNATE FIRST FLOOR PLAN



Options:

The porch can be easily shortened or lengthened to suit your needs, and the sloped roof could be flattened out to make a second floor deck accessible from a large casement egress window between the hanging spaces.

If you're not sold on the idea of the wet-room shower, it's easy to slide back the showerhead wall a few inches to allow a one-piece enclosed shower. In that scenario, the consequences to shrinking the laundry room are still acceptable.

Upstairs, the office could be eliminated in favor of additional hanging space, mirroring what's shown on the west wall.

If solar panels on the roof are not your thing, I think two gable dormers on the south side would add considerably to the visual appeal. A little free solar heat upstairs may be welcome, and certainly four-way cross ventilation would keep things airy during warm weather.

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Perspective view showing optional south facing dormers



West Elevation



What's the next size up?

The Windsor 570 is a logical step-up in size from the 500 in that it gives you room for full size furniture, fixtures, and appliances downstairs, plus standing headroom in more of the attic bedroom. Stepping up to the Windsor 750 is a significant upgrade by providing a conventional staircase to a second floor with 6'-10" of headroom throughout 80% of the space. The 18' x 24' foundation footprint allows for more and larger furniture including a full bedroom set. That flyer explores multiple layouts, and options include full bathrooms on either floor with two compact office configurations to choose from.



South Elevation

Roof area of 22' x 12' available for solar panels (check local codes to know minimum allowable setback from roof edge to determine usable roof area)

