



Windsor 750

**One Bedroom, One Bath: 750 s.f. (69.7 m2)
38' x 21' (11.6 m x 6.4m) including roof**

Features:

- First Floor Area: 430 s.f. (40.0 m2)
- Second Floor Area: 320 s.f. (29.8 m2)
- Large kitchen with **full-size appliances**
- Flexible great room for dining and living
- Full size staircase accesses second floor w/
6'-10" headroom in 80% of the space
- Large enclosable porch for outdoor living
- Room for stacked **full-sized washer & dryer**
- Solar panel-friendly, **passive solar**
- Two possible frontages
- Thermal mass slab construction
- Radiant floor heat**, ductless cooling



Overview:

This is the third in the Windsor series, and the first to feature a full size staircase to the second floor. With minimal intrusions on the upstairs standing headroom, this plan is intended for owners who wish to avoid the physical demands imposed by a tiny house. There is plenty of space for a single owner or a couple, with a little extra room to spread out, entertain, and still benefit from a compact lifestyle. With full bathrooms available on either floor, plus a choice of home office options and laundry locations, this plan is adaptable and easily customizable to suit your wishlist.

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

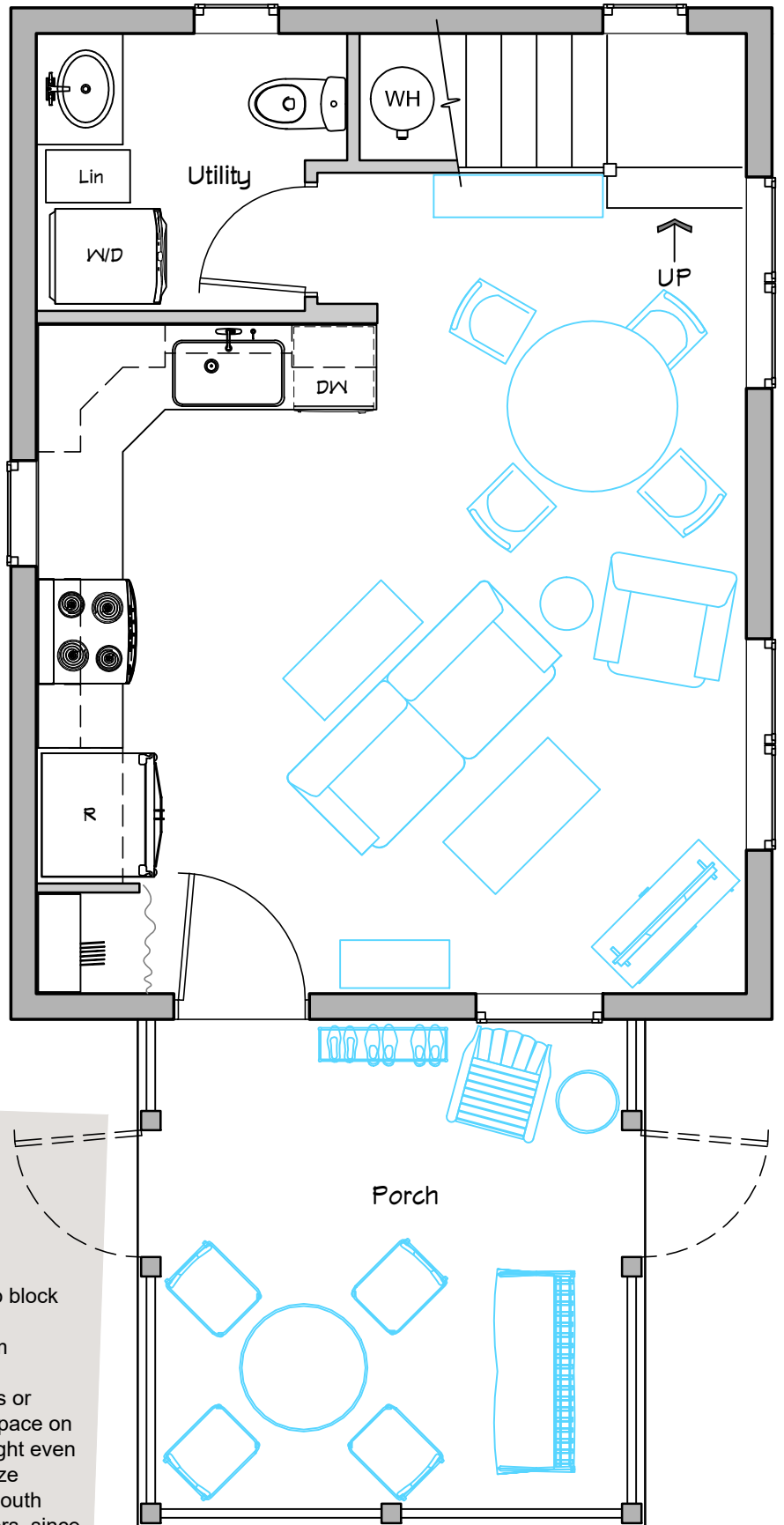
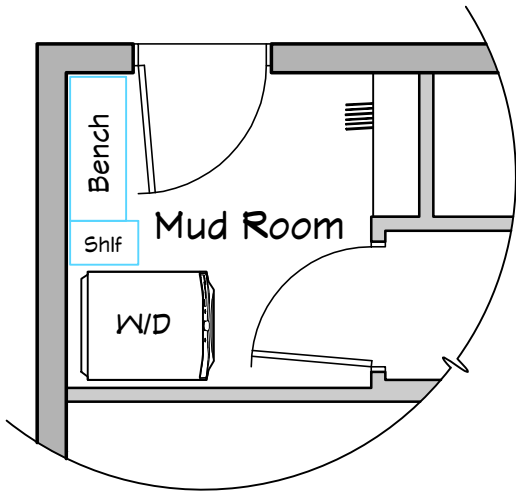


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About the plan:

With the stairs and utility room tucked in to one side of the house, there is ample room left for a very functional "L" shaped kitchen with full size appliances. This furniture layout includes a generous seating area with both a couch and comfy chair. The 45-degree orientation may not be the most space efficient, but we've shown three furniture options to demonstrate various possibilities. You can always develop a layout that works best for your particular furniture and lifestyle. Dining is limited to four inside but the porch could easily accommodate eight for gatherings.

The generously sized utility room is shown with stacked units, but side-by-sides would fit if you replace the lavatory sink with a hand-wash basin on the back of the toilet. In either case, the toilet is nestled under the stairs where the limited headroom does not affect the functionality of the fixture. Or consider the mud room option below, especially if you'd like to add a rear-yard patio, deck or porch.



Solar Features:

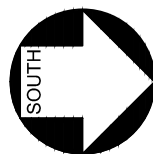
The house layout works really well for passive solar:

- Big windows on the south side let in winter heat
- Overhangs shade out the summer sun
- Minimal windows on the north wall with kitchen cabinets further buffering 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 heat gain
- 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 an enclosed porch this size

Solar PV or solar hot water works well on the sloped south facing roof. We have not sketched any optional dormers, since there is no clear benefit to the interior space. We would be happy to customize the roofline to suit your desires, of course!



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



**FIRST FLOOR
PLAN**



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Street Facade:

The plan was originally intended to be oriented with the porch acting as the main entry. Thus, the south or west facades would face the street. (Mirror the plan and the porch will become the east facade if that's your desired orientation to the street.)

Back Porch:

Some people may prefer the porch to be in the rear of the house for more privacy. Think of the back deck on many conventional suburban dwellings. It works great to provide a back deck or porch on the east (rear) facade, and provide the smaller 6' x 12' shed-roof porch shown on Page 5 for the front entry. Choose the mud room option shown on Page 2 which provides a back door, and you gain a generous air lock entry for those looking to maximize energy efficiency. It's a little unusual, but we wouldn't rule out the option to include a toilet under the stairs with an integral hand-wash basin on the tank. This retains the convenience of a toilet on both floors if you don't mind locking the back door when in use.



Consider a porch like I built for my Windsor 500 with screens in the summer and clear PVC panels in the winter. By capturing the sun's heat like a greenhouse, I enjoy my porch on sunny days in the middle of winter! Find out more at the "My Home" page of compacthomeplans.com

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Storage in the Stud Cavity

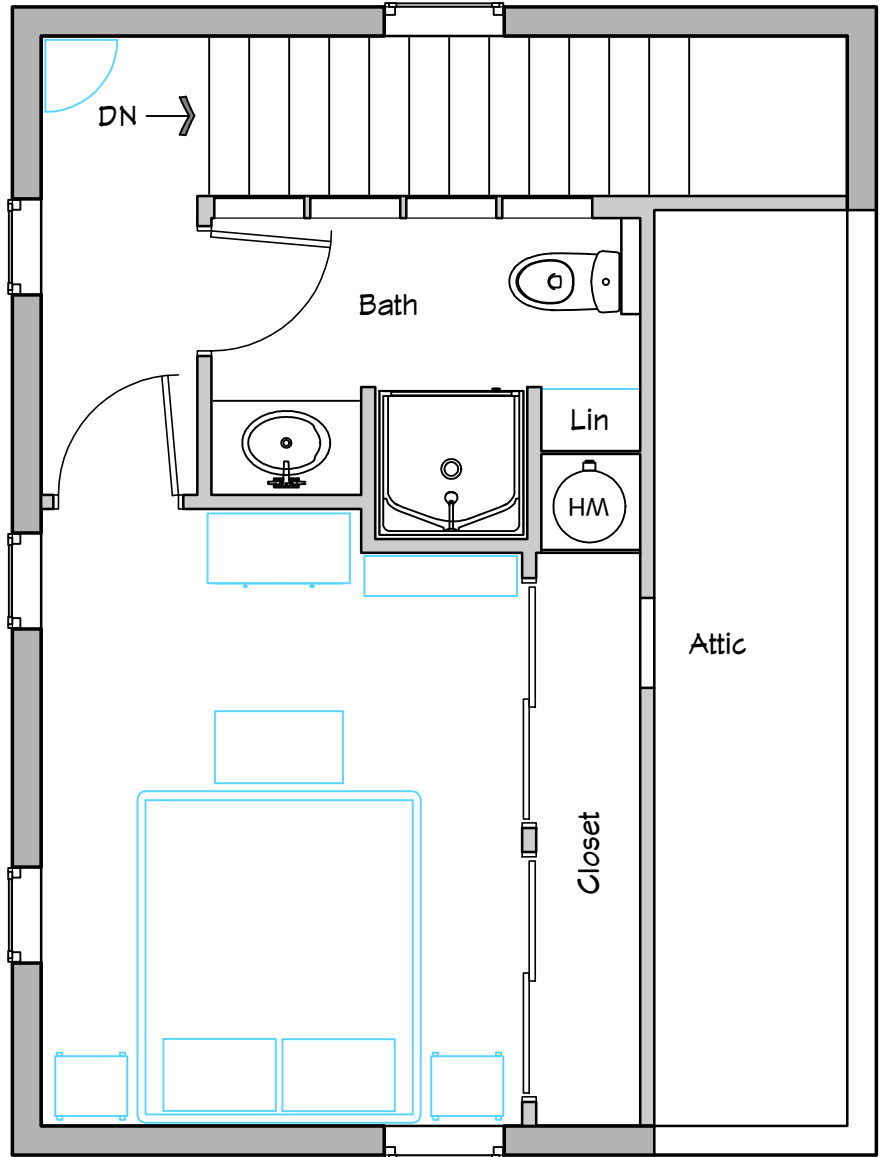
Given the small linen shelves and the restricted headroom at that area, we upsized the studs in the wall separating the bathroom and stairs from 2x4s to 2x6s. As with many of our designs, we picture that the drywall on the bathroom side of the wall would be eliminated so that the stud cavity volume can be used for storage. All kinds of things can live here on shelves, bars, or behind doors:

1. Towels hanging on bars or hooks
2. Hair stuff and related appliances
3. Makeup behind doors
4. Extra TP and tissues on shelves
5. Extra soap/shampoo
6. First aid supplies
7. Get creative!

About the plan:

The basic layout includes a full bathroom with 36" x 36" shower upstairs, but note that the wall height at the linen closet is reduced to 4'-7" by the sloped ceiling. Like the first floor, the toilet is tucked under the sloped roof where the height restriction does not matter. We also sketched a layout with a tub, with the foot of the tub nestled under the sloped ceiling. But we were not able to fit a linen closet in the room, so we have not included that layout here.

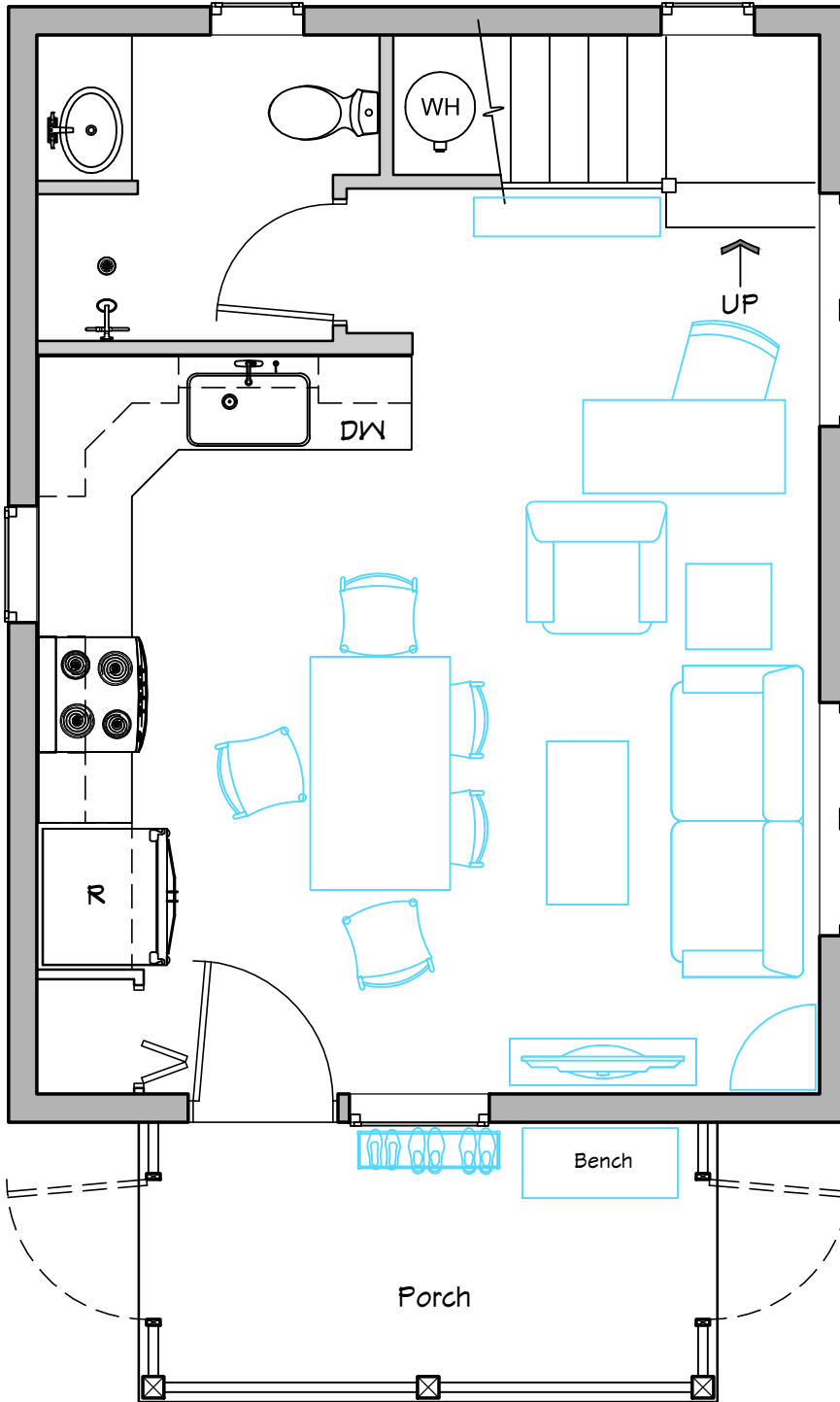
A shed dormer extends the full length of the north facade, allowing standing headroom throughout the entire bedroom, with closet headroom slightly reduced as seen in the photo to the right. With this generously sized bedroom, we envision the second floor functioning more like a traditional house--for sleeping, bathing and dressing. This differs somewhat from the smaller Windsor plans where bathing and dressing are more likely to happen on the first floor.



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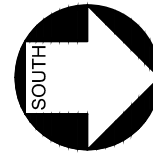
About the plan:

This furniture layout includes a table for six, just to show that it fits, but it might be better to leave that leaf out when not entertaining guests. The seating area is more compact, and the TV fits neatly against an exterior wall and is visible to the entire room. This alternate version also includes room for a small desk on the first floor, which works well with the Page 4 second floor layout where the full bath takes up all available utility space.

The big change on this page is moving the laundry facilities upstairs to allow for a full bathroom on the first floor. The shower can either be a custom walk-in with shower curtain as shown, or else a 36" x 36" shower insert will also work as shown in the photo below.

Note that we're showing a water heater under the stairs for the radiant floor heat on the first floor. If your house won't have the floor heat, it should be possible to relocate the domestic water heater to this location, leaving more storage room on the second floor.

Another option shown here is a smaller front porch with a shed roof. If cost or footprint size is a concern, this makes the plan more adaptable.



ALTERNATE FIRST FLOOR PLAN



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

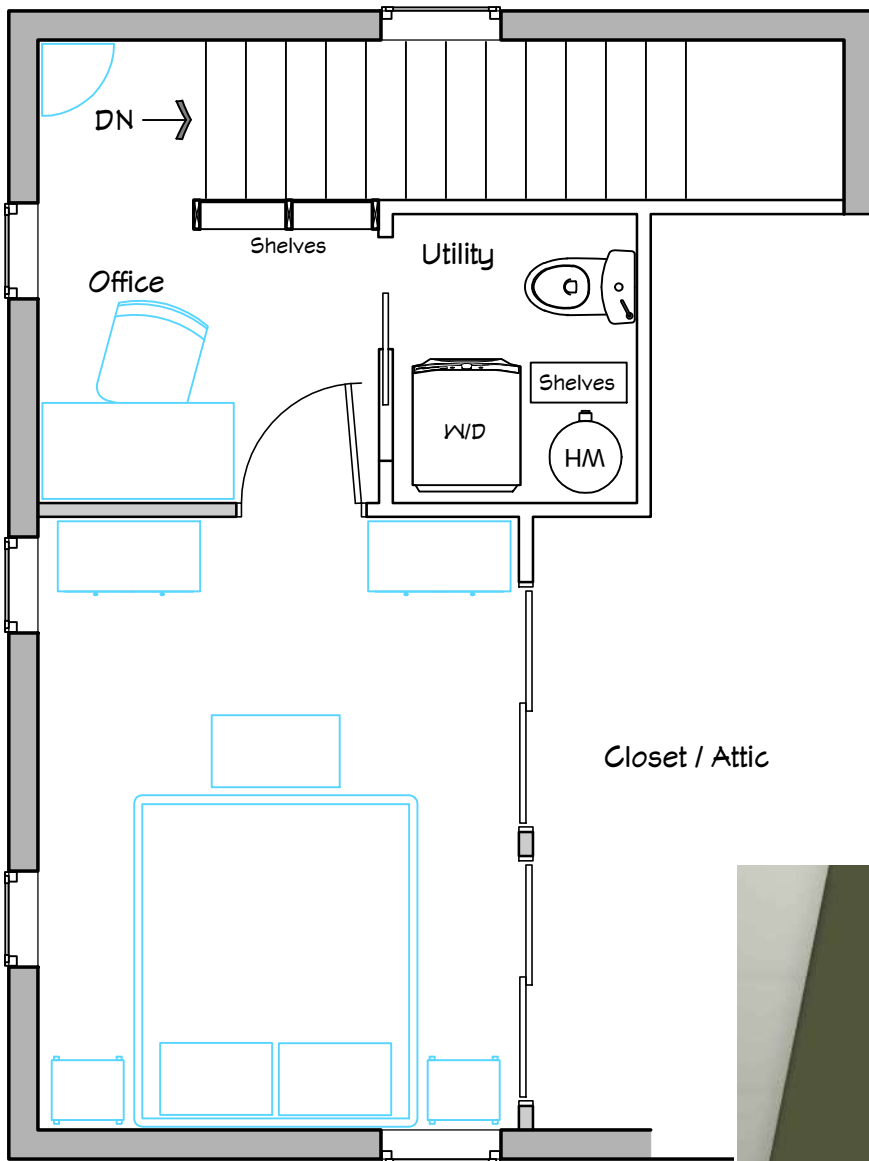
Contact me at
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and I'll let you know when
I release new designs!



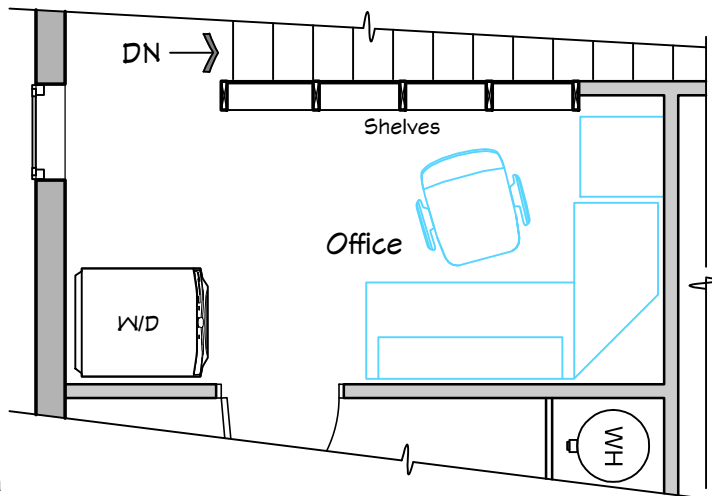
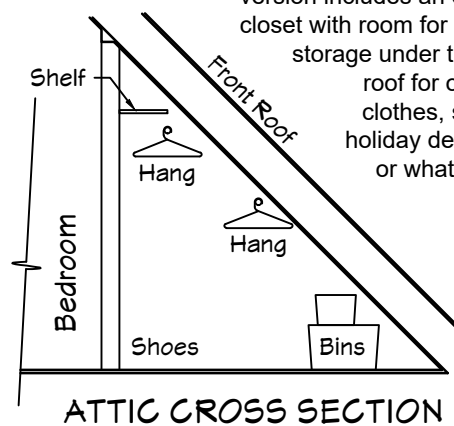
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About the plan:

Even with a full bathroom downstairs, it's still nice to have a toilet next to the bedroom for convenience in the middle of the night. This version provides that amenity in a compact utility room along with the washer/dryer and water heater. With a hand-wash sink on the toilet tank, every flush provides water to wash your hands, with the resulting gray water captured in the tank for the next flush. The office space is rather spartan with a small desk and shelves built into the low-height wall next to the stairs. This version includes an expanded closet with room for additional storage under the sloped roof for off-season clothes, suitcases, holiday decorations, or whatever else.



**ALTERNATE
SECOND FLOOR PLAN**



INSET OFFICE PLAN

For anyone who needs a home office, it's possible to eliminate the upstairs plumbing (a cost-saver) and create room for a larger corner desk and filing cabinet along with additional stud-cavity shelves.

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Alternate first floor furniture layout as shown on page 5.



Bedroom with second floor utility room option

South Elevation

Roof area of 25' x 14' available for solar panels (check local codes to know minimum allowable setback from roof edge to determine usable roof area)



A third possible layout for first floor furniture with room for a sofa & loveseat

