



Farwell 896 and 1126

One Bedroom on One Floor: 896 s.f. (83.2 m2) or
One Bedroom Plus Bonus Room: 1,126 s.f. (104.6 m2)

Features:

- First Floor Area: 896 s.f. (83.2 m2)
- Opt. Attic: 230 s.f. via alternating tread stairs
- Basic house: 42' x 27' w/ (12.8 x 8.3m)
w/ overhangs (but no porch or garage)
- Solar panel-friendly & **passive solar**
- Two possible frontages
- Many options for porches and patios
- Semi-divided great room with office nook
- Huge bedroom** with many closet options
- Room for un-stacked washer & dryer
- Radiant floor heat** & ductless cooling
- Green roof option
- Garage-friendly



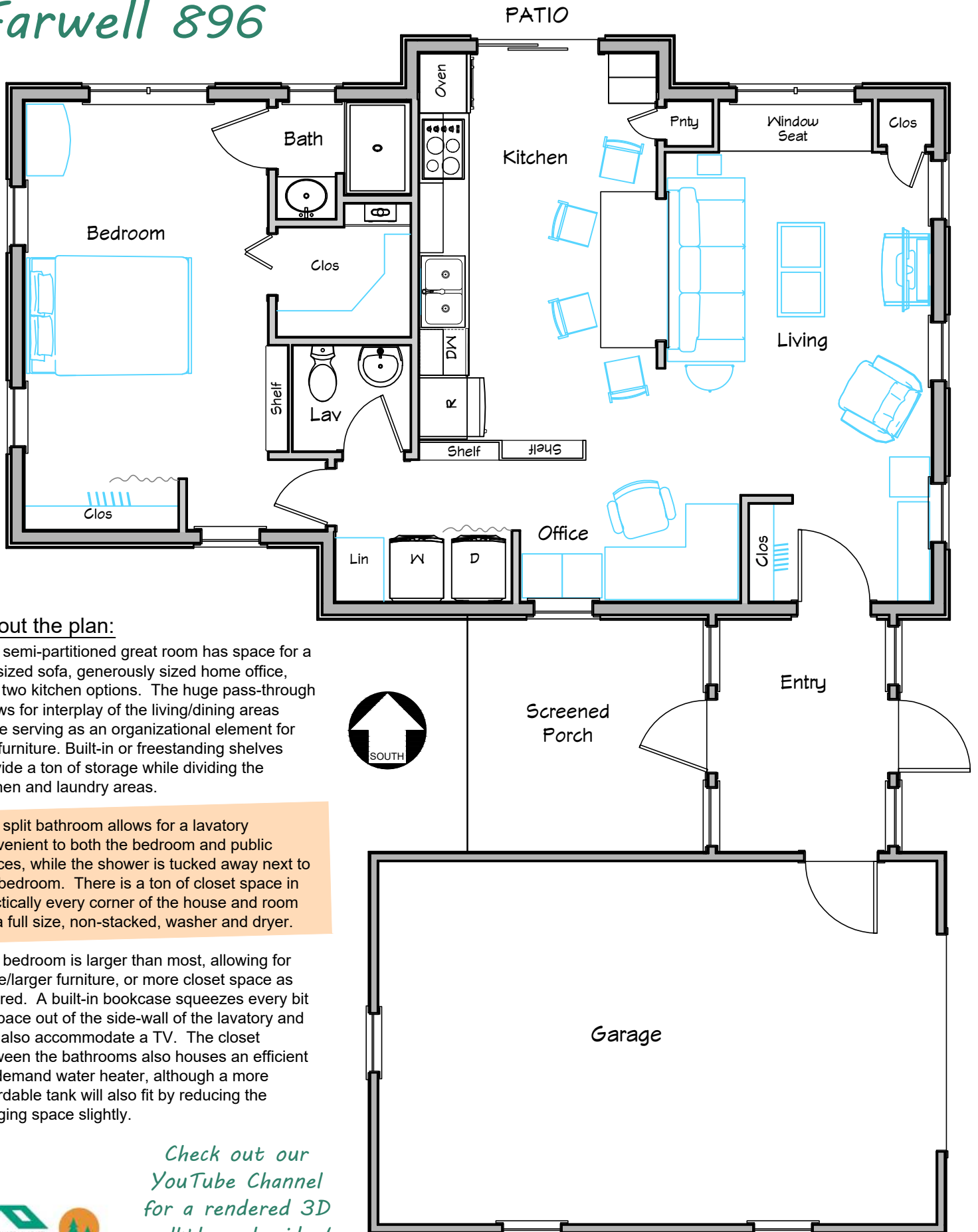
South Facade

Overview:

Convenient living on one level with many options including a 2nd floor bonus room, garage, open/enclosed porches, and patios. The house is shown with a conventional gable or hip roof at 5:12 roof pitch, 10:12 roof pitch with optional dormers for the attic option, or implement a low-slope green roof for maximum energy efficiency. Site orientation works well with the street on either the south side or the west side (east if mirroring the footprint).



Farwell 896



About the plan:

The semi-partitioned great room has space for a full sized sofa, generously sized home office, and two kitchen options. The huge pass-through allows for interplay of the living/dining areas while serving as an organizational element for the furniture. Built-in or freestanding shelves provide a ton of storage while dividing the kitchen and laundry areas.

The split bathroom allows for a lavatory convenient to both the bedroom and public spaces, while the shower is tucked away next to the bedroom. There is a ton of closet space in practically every corner of the house and room for a full size, non-stacked, washer and dryer.

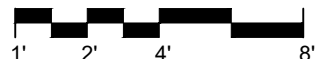
The bedroom is larger than most, allowing for more/larger furniture, or more closet space as desired. A built-in bookcase squeezes every bit of space out of the side-wall of the lavatory and can also accommodate a TV. The closet between the bathrooms also houses an efficient on-demand water heater, although a more affordable tank will also fit by reducing the hanging space slightly.

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



FLOOR PLAN

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

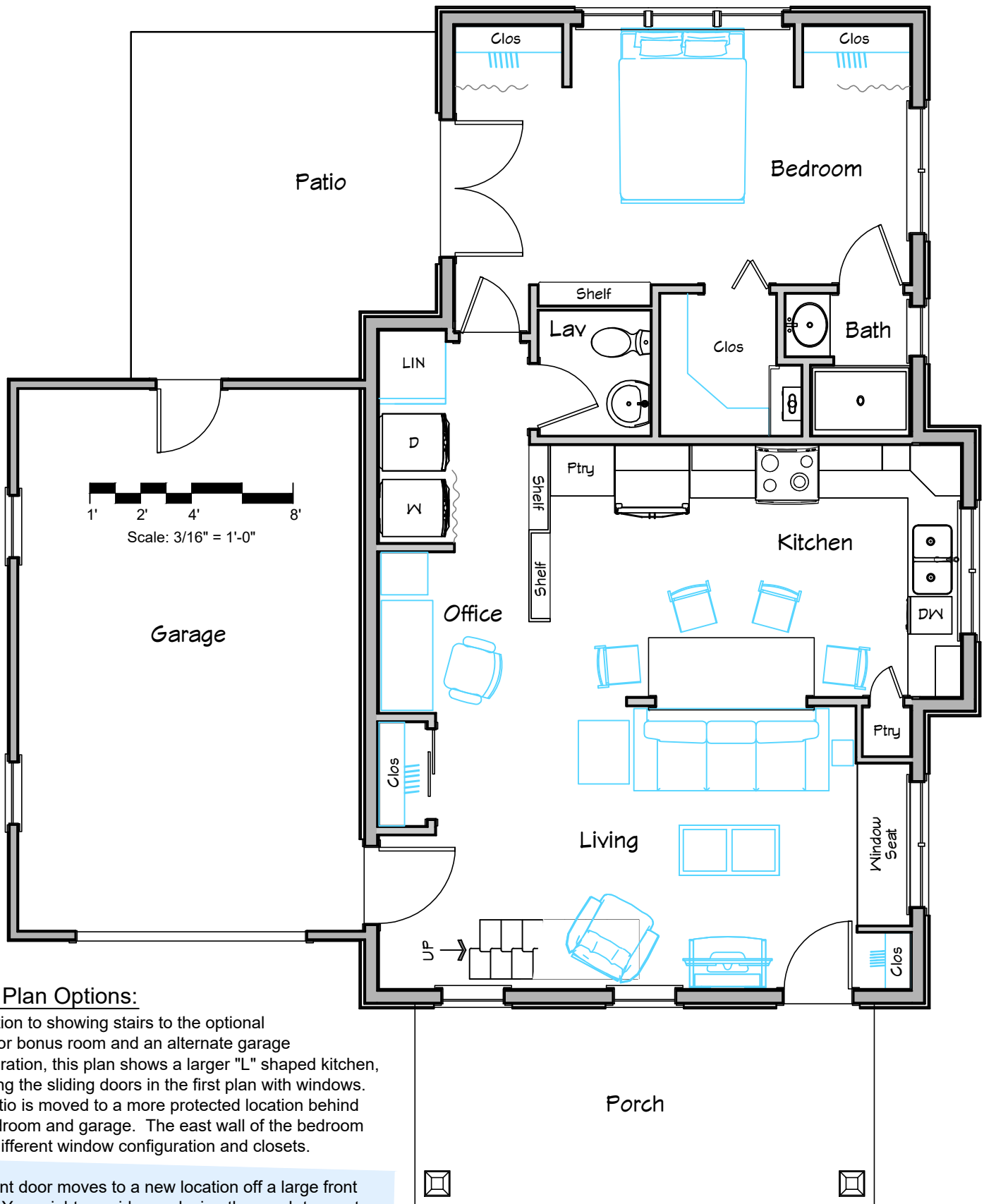


Scale: 3/16" = 1'-0"

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Floor Plan Options:

In addition to showing stairs to the optional 2nd floor bonus room and an alternate garage configuration, this plan shows a larger "L" shaped kitchen, replacing the sliding doors in the first plan with windows. The patio is moved to a more protected location behind the bedroom and garage. The east wall of the bedroom has a different window configuration and closets.

The front door moves to a new location off a large front porch. You might consider enclosing the porch to create an airlock to save energy. All these alternatives can also be incorporated into the 896 s.f. version of the plan.

In both plans, the garage is shown as a single, but with extra space on the sides to provide extra storage or workshop space. Study Plans include 2-car garage options if desired.

FIRST FLOOR PLAN

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



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Farwell 1126



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

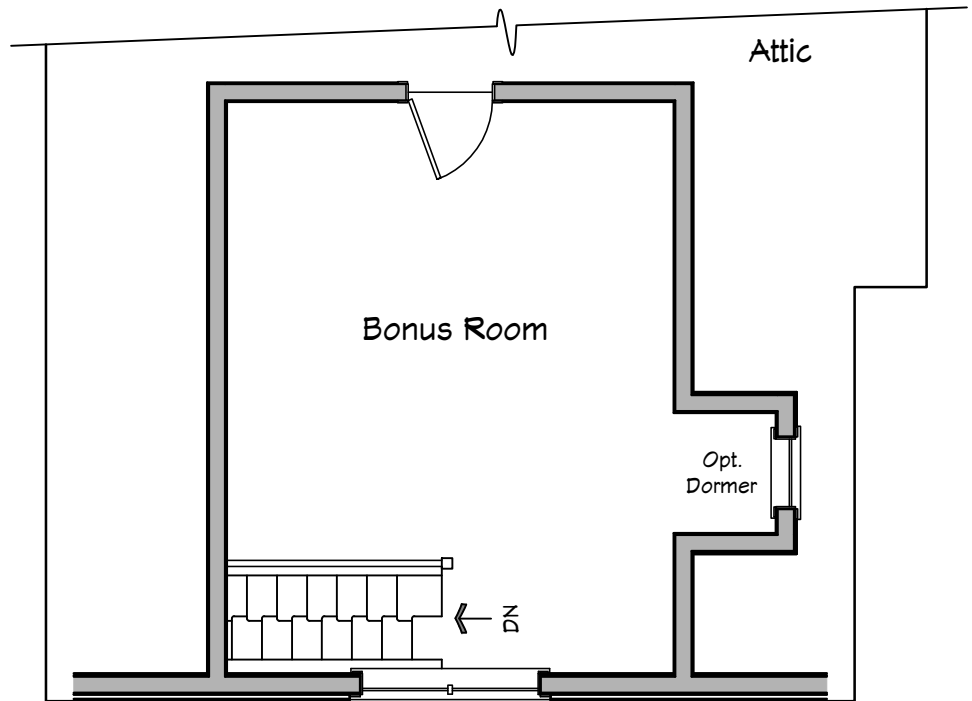


Second Floor Options:

The most significant feature of the 1,126 square-foot plan is the alternating staircase leading to the 1/2 story bonus room. Note that code limits the finished (heated) size of the upstairs room when using the alternating stairs, but that still leaves a huge attic space available for storage.

The perspective views show a 10:12 pitch roof with cape cod style dormers. Other dormer styles are possible, or you may prefer none at all if the goal is to install a solar photovoltaic array. A north-facing dormer is viable with a detached garage or consider skylights on either roof plane.

The entire plan could be enlarged to add a full sized stair between the kitchen and bathrooms, which allows for a larger second floor. This scenario would be a good option if the goal is to build the first floor now while planning to finish the attic into bedrooms in the future. Contact us to discuss this or any other customization!



SECOND FLOOR PLAN

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



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Low-Slope Roof

A taller wall on south facade allows for cathedral ceiling and extra-high windows for more solar gain. Be creative with arched or elliptical window shapes. Take care to avoid overheating by providing a high thermal mass floor and summer shading using permanent overhangs or operable awnings. A green roof will make a dramatic difference in your summer cooling bills, especially if you incorporate irrigation on the roof to enhance evaporative cooling.

