



Takoma 965

One Bedroom, One Bath: 965 s.f. (89.7 m2)
26' x 31' including roof overhangs

Features:

- First Floor Area: 526 s.f. (48.9 m2)
- Second Floor Area: 439 s.f. (40.8 m2)
- Surprisingly large & efficient kitchen
- Optional direct-vent fireplace or stove
- Huge bedroom** with many closet options
- Micro-office and generous laundry area
- Options for rear porch, patio, or deck
- Suitable for narrow lots
- Passive solar** saves on heating bills
- Thermal mass slab construction
- Radiant floor heat**, ductless cooling
- Future garage can be converted to an age-in-place 1st floor bedroom suite (see Takoma 1,430 preview, page 7)
- 26' x 31' = 8.0m x 9.5m



Overview:

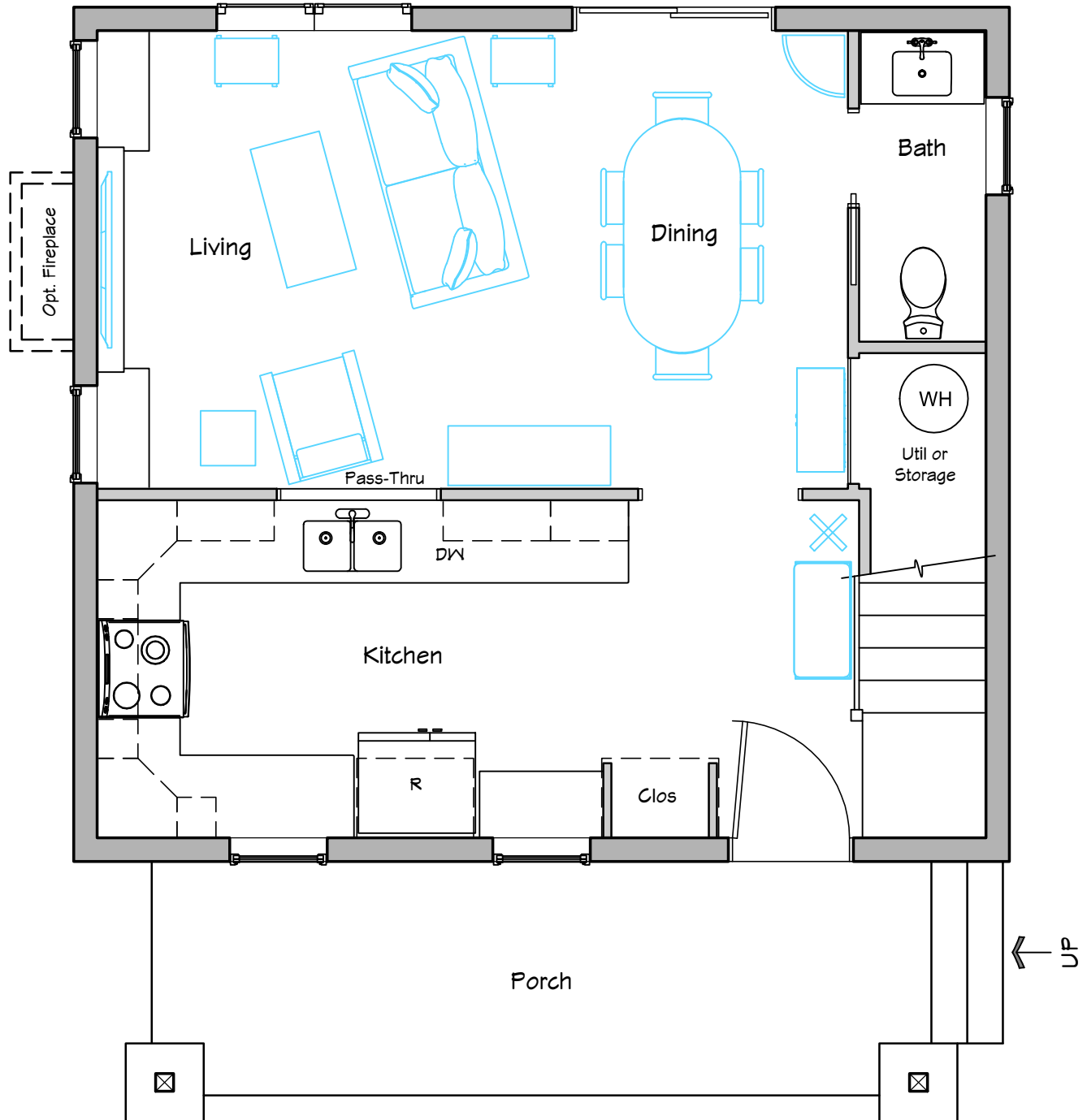
Inspired by the arts and crafts movement of the early 20th century, this home should look familiar to most folks living in North America. With this aesthetic back in style, the Takoma can fit in with an established neighborhood or on a new lot equally well. This modest version is intended as a starter home for a young couple, with a pre-planned addition to allow starting a family and to facilitate aging in place. There are multiple layout options on both floors that allows for customization to suit the owner's tastes. With a socially inviting front porch, it's also straightforward to add a rear patio or deck, perhaps with a retractable awning, for more intimate outdoor living.



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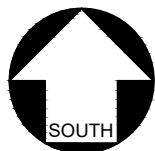
Optional
Patio/Deck



FIRST FLOOR PLAN



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

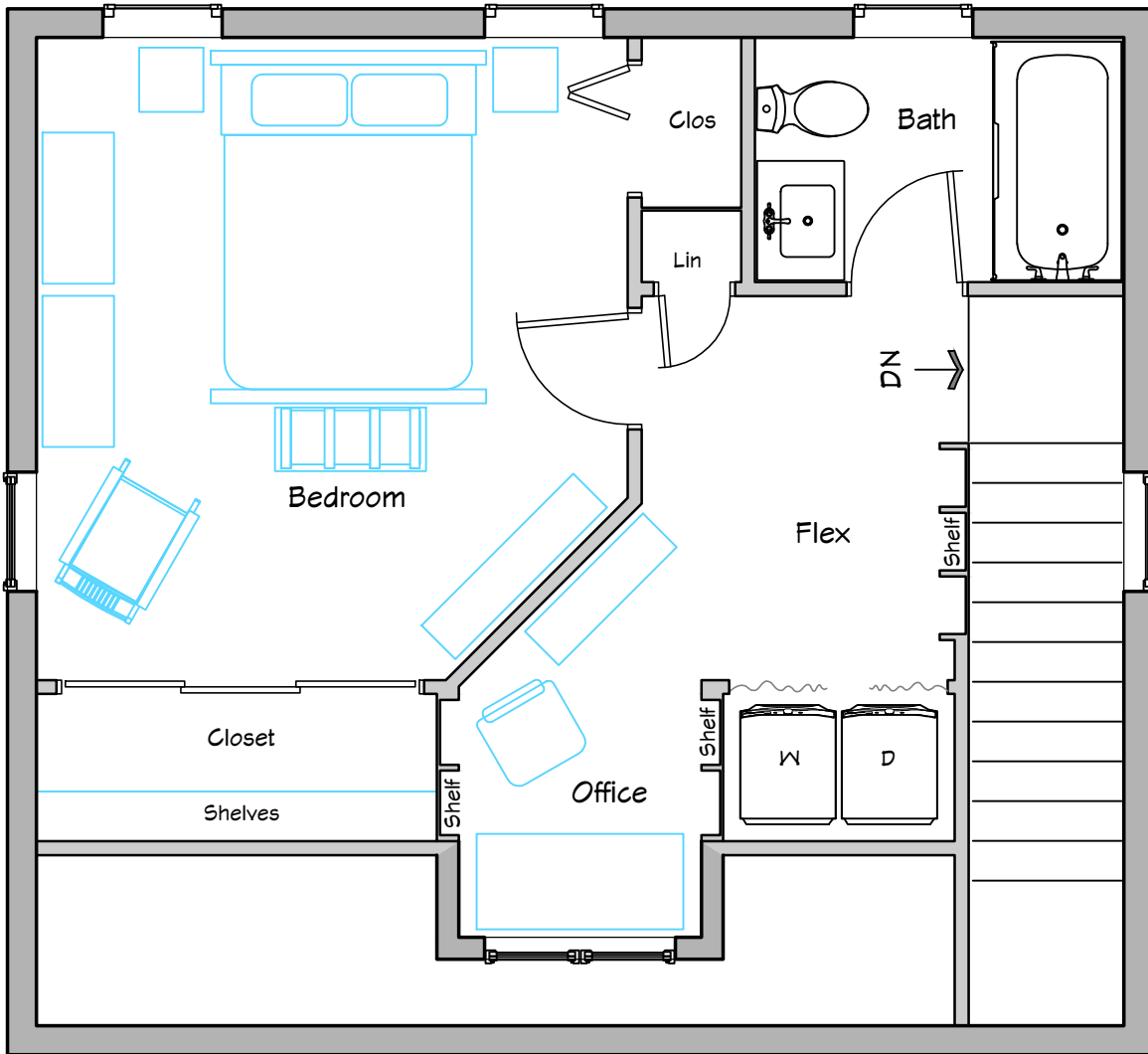


About the plan:

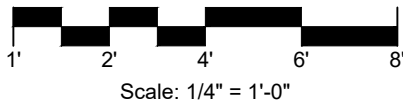
With an spacious but efficient kitchen layout, there is every incentive to partake in culinary adventures. The entry includes all our favorite amenities: hanging space with storage above for gloves, hats, etc., plus a spacious bench with room for shoes underneath. With some clever joinery, it's also possible to create extra storage space under the low section of stairs.

Moving into the great room, there is plenty of room for a large dining room table that can be expanded to suit larger gatherings. The living area is cozy, with room for 3-4 people to lounge in style, depending on the furniture choices. Larger windows and the glass door on the back wall admit loads of winter solar heat, with overhangs shading out the summer sun, both here and upstairs as well. Adding curtains on the pass-through and kitchen doorway, this room can serve as a fully functional guest room with a pull-out couch. A cozy half bath is convenient in the corner, with the toilet tucked in under the stairs.

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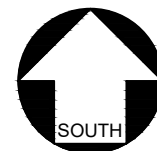


SECOND FLOOR PLAN



About the plan:

The dominant feature upstairs is the giant bedroom, with one large closet and a bonus closet in the opposite corner. With windows on two sides, it will be easy to capture a cross breeze when the weather is suitable. A compact office takes up the dormer with north-facing windows. The flex area can accommodate a large multi-purpose table for folding laundry, crafts, or expansion of the office activities. We're showing optional shelves built into the 1/2 height wall next to the stairs. The no-nonsense bathroom has room for a 5' tub, and a convenient linen closet is right outside.



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Kitchen:

A front door into the kitchen may seem a little unusual, but here are two things to keep in mind. First, many homes encourage entry into the kitchen first via the garage or back door, so why not make that a more meaningful experience by coming in the front door? Second, the kitchen is usually the center of attention in social settings, so guests are likely to arrive right where the action is when they walk in. Besides, it's only a few steps to move through the kitchen to the great room if the focus is elsewhere.



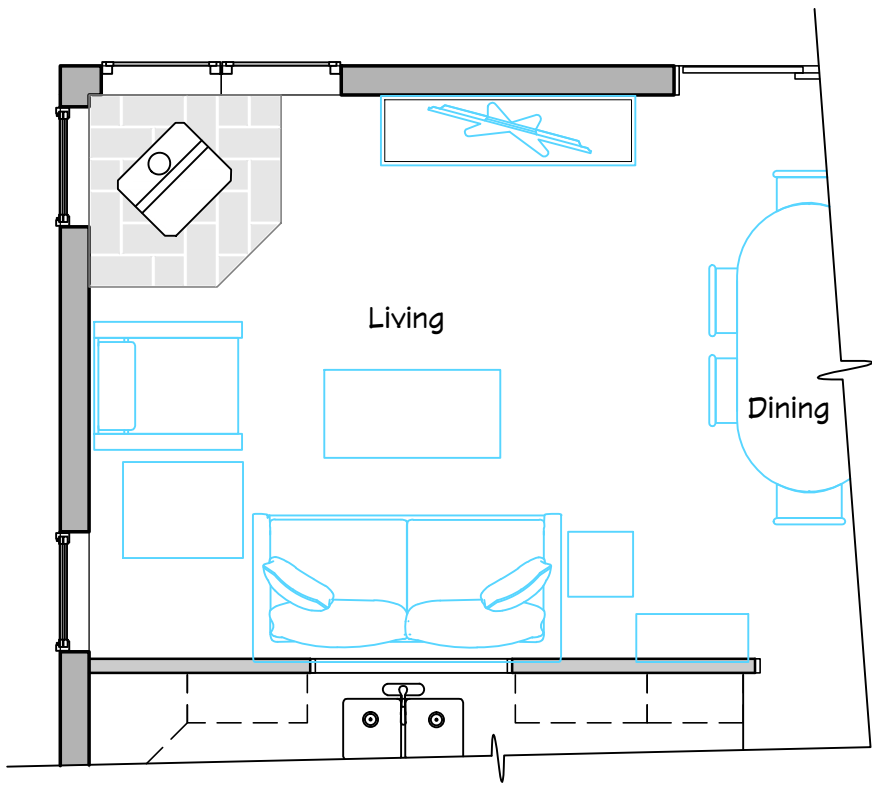
Craftsman Styling:

This version includes a traditional craftsman-style wall with a fireplace, built-ins, and accent windows. If the fireplace isn't your thing, it would be a simple move to eliminate the mantelpiece, and replace the fireplace with narrow shelves so that the TV could be mounted lower on the wall.



Would you like more elbow room downstairs and two bedrooms on the second floor? Contact me through the website and I'll work up a sketch of a larger version of this plan!





FIRST FLOOR OPTION

First Floor Option:

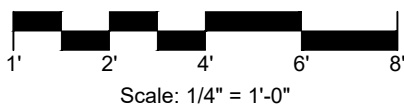
Removing the built-in cabinets results more seating room, and reconfiguring the windows creates a corner alcove lets in an abundance of morning light. It might also highlight a spectacular view towards a distant vista or nearby body of water. This version features an optional wood stove, just to show how that might work out. With the room slightly more open, it's a simple matter to push the coffee table back, unroll the exercise mat, and sweat up a storm in front of your favorite virtual personal trainer.

Solar Features:

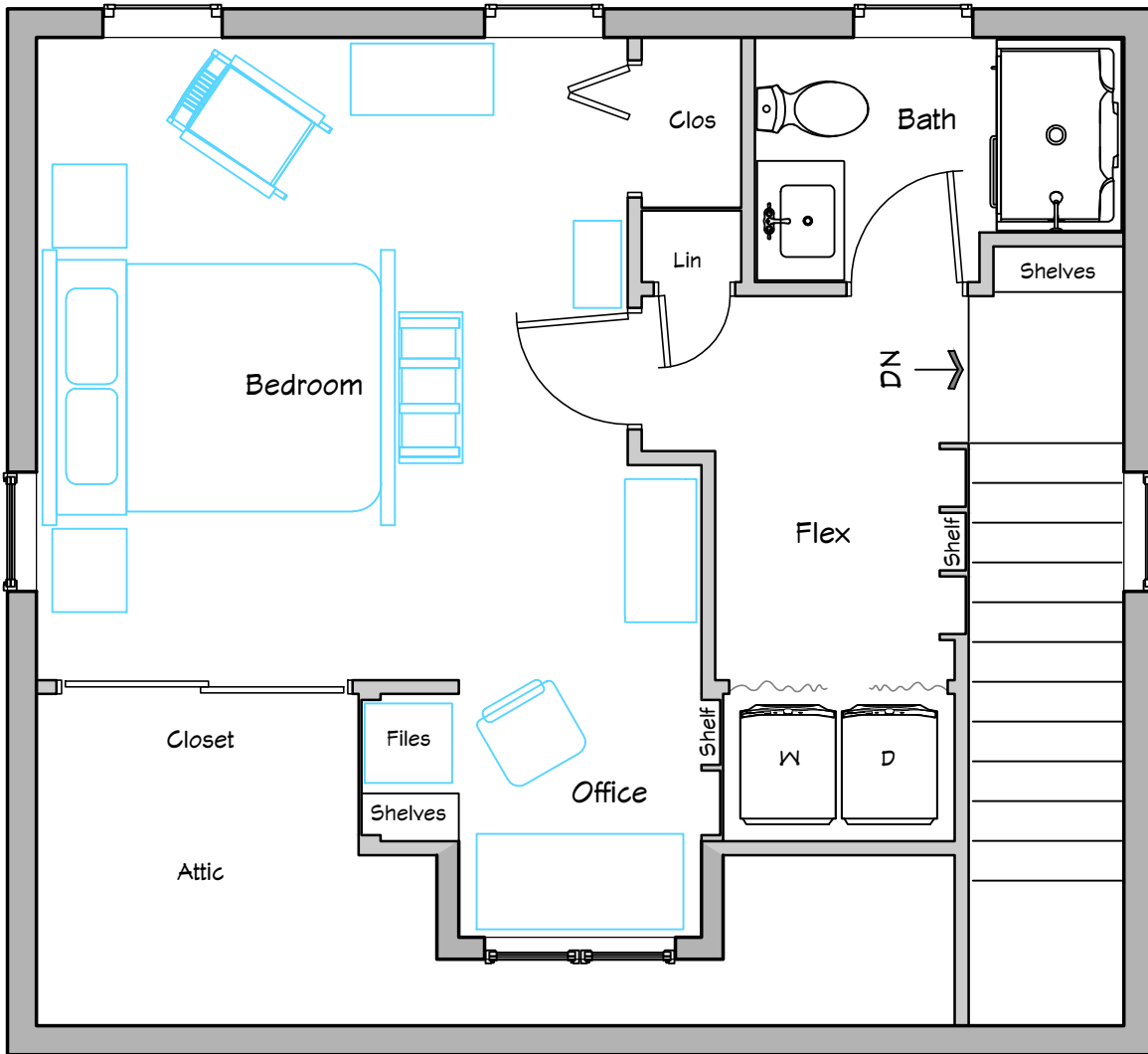
- With the rear of the house facing south, the largest windows let solar energy in to the great room, bedroom and full bath
- Roof overhangs shade those same windows in summer
- Consider a retractable awning over the sliding glass door (or french doors) to minimize solar heat gain in summer and provide shade for the patio
- 25' x 13' of south-facing roof is available for PV panels (but note that the roof pitch is flatter than ideal unless you live in the south)



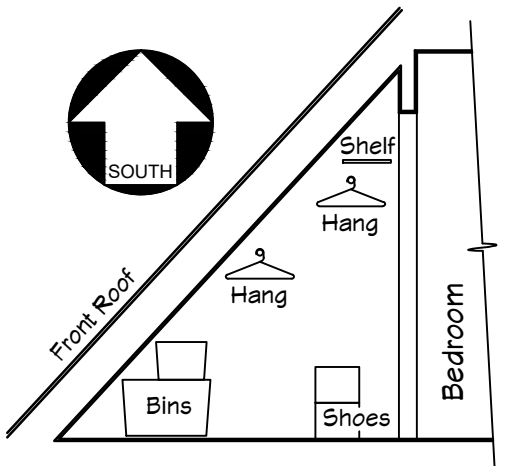
Check out the 3D walkthrough video on our @compacthomeplans YouTube Channel!



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SECOND FLOOR OPTIONS



ATTIC CROSS SECTION

About the Plan:

A slight wall change allows the office to open off the bedroom, making it more roomy. And by claiming a little space from the adjacent closet for a filing cabinet, it is even more functional. To compensate for the smaller closet, we've removed the back wall to give more space for off-season clothes storage under the sloped roof. You always have the option to do something entirely different with the dormer, such as a reading nook, dressing area (consider frosted glass), or walk-in closet. The flex space shrinks in this version, but there is still enough room for a work table, small desk, or a space-saving stand-up desk. The bedroom is even larger, but remember to consider the wood stove chimney in the corner, if that is part of your first floor plan. Keeping the chimney inside the house interior improves the draft and maximizes the heat gain.



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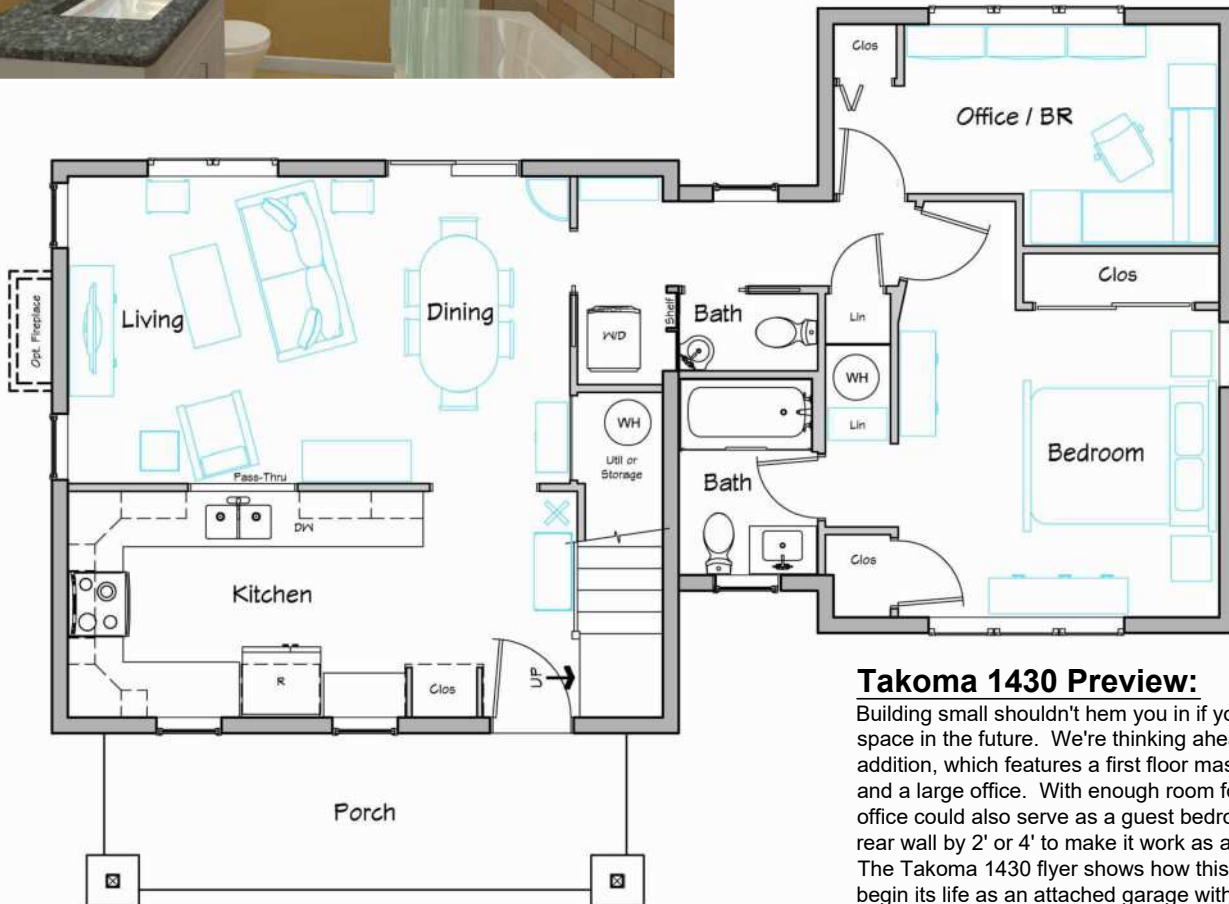
Storage:

With no shortage of closet space, the Version 1 bedroom has space for two dressers, and those shelves can easily be oversized to be 14" deep for storage of folded shirts, sweaters, etc. Or, go traditional and use the shelves for books and knickknacks. For even more storage space, check out the Attic option on page 6!

Laundry:

Building a compact house doesn't mean skimping on conveniences. With full a size washer and dryer tucked under the sloped roof, we're showing storage cabinets above for all the various detergents and cleaning products we collect over the years.

Note: bathroom wall & door have been removed to for a better view.



Takoma 1430 Preview:

Building small shouldn't hem you in if you need more space in the future. We're thinking ahead with this addition, which features a first floor master bedroom suite and a large office. With enough room for a single bed, the office could also serve as a guest bedroom., Or extend the rear wall by 2' or 4' to make it work as a full-size bedroom. The Takoma 1430 flyer shows how this space could even begin its life as an attached garage with mud room.