NEAHCASAS

PLAN BOOK
Modular Affordable Housing

4/08 Draft
WHAT MAKES GOOD PLANS?

RIGHT FIT FOR:

- ECO SYSTEM
- ACCESSIBILITY
- COMPACTNESS
- SITE
- PASSIVE SOLAR
- SOLAR ROOF ORIENTATION
- DIRECTION OF ACCESS
- MULTIPLE ENTRY SIDES FOR GARAGE & ADD-ONS
- STORAGE
- INNER CONFIGURATION - KIT/DIN/LIV
- REAL ROOMS ON CORNERS
- PORCHES, DECKS USEABLE
- USABILITY OF INSIDE SPACE VS. CIRCULATION SPACE
- VIEWS/NEIGHBORS
- LANDSCAPING/SCREENING
- FLEX-ABILITY
- REAL-NESS
- HEART
- HOW DOES IT LOOK/FEEL?
- BUILDABILITY/COST
SMALL CAN BE GOOD!

Floor living makes a small space become huge.

Good storage, and less "stuff" can eliminate costly square footage in a home.

Beds tucked into low spaces where you don't need the headroom can make a cozy but spacious bedroom.

A "ranch-kitchen" uses a table for food prep, eating, singing, and homework.

Tuck a bed into a window, instead of needing a whole room for it.

A "bedroom" with pillows can be a cozy and snug living room.

Yeah, I know! This really is just the elevator to the Hobbit-home below.
WE DON'T NEED OVERSIZED HOMES TO LIVE WELL.

Ask IKEA!
SAVE ENERGY, SAVE MONEY!

Low-tech renewable energy heating systems can warm the heart as well as the home.

South windows, with tile floors, can be an inexpensive way to heat a home.

Compact, half the square footage, 1-1/2 story, super-insulated design reduces heating loads by 80%.

Rooftop solar water heaters and solar electric panels can replace remaining outside power needs.

A “cool-box” rather than a refrigerator is silent and uses no energy.

Replace a normal refrigerator with a cool box and a compact energy-star undercounter freezer, (below) and reduce refrigeration energy use by 80%.

Wise appliances save in many ways. Here a corner tank dual-flush toilet with handwashing sink in the lid.
SEED HOMES AND ACCESSORY DWELLING UNITS
Rocío Romero
LVM
Studio / 1 Bedroom

25’ x 25’
625 sq.ft.

“Starter House” Concept

Can be moved onto bare land to make it approvable for mortgage.

Then “sweat-equity” additions can be added by owner over time.
Ross Chapin
ADU (adapted)
700 sq.ft.

First Floor
Workroom  20'-0" x 16'-0"
Solarium   9'-0" x 8'-0"
Bath       half

Second Floor
Studio    20'-0" x 16'-0"
Heated Space  700 sf
Footprint  22'-0" x 24'-0"

Second Floor
First Floor

Dine's Point Studio
ADU - 1.5 Story
2 Bed 1.5 Bath
20' x 28'
560 sq.ft. downstairs
Single trailer delivery,
SIP Roof
Ken Shuey
ADU Carriage House
Single-Wide

14' x 36'
504 sq. ft.

Living Dining
Kitchen
Bath
W/D
Coats

Carriage House 13'-9" x 36' Layout No. 3
Ken Shuey
Living Area
495 sq. ft.
ONE STORY HOMES
The McKenna
From $201,000*

3 Bedrooms
2 Baths
Dining Room

1234 SQ. FT.

HOST HOMES, PDX

PLAN "F"
MAIN LEVEL
(1,234 SQ. FT.)
THE BYBEE
FROM $178,000*

2 BEDROOMS
1 BATH
DINING ROOM

944 SQ. FT.
HOST HOMES, PDX

PLAN "E"
MAIN LEVEL (944 SQ. FT.)
ROSS CHAPIN
2-BED
1.5 STORY
729 SQ FT.

First Floor
- Living Room: 18'-0" x 11'-0"
- Kitchen: 9'-10" x 7'-6"
- Bedroom: 12'-6" x 13'-4"
- Bathroom: full

Second Floor
- Loft: 12'-3" x 10'-0"
- Attic: 13'-4" x 7'-0"

Heated Space: 729 sq ft
Footprint: 37' x 26'

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GoodFit
Hilltop
Timberland Homes
Eagle Nest
2 Bedroom
960 sq. ft.
24' x 40'
Timberland Homes
Sand Pine 1
2 Bedroom
1144 sq.ft.
26' x 44'
ROSS CHAPIN
1 BEDROOM
708 SQ.FT.
24' x 34'

Floor Plan

First Floor
Living/Kitchen 11'-0" x 23'-0"
Dining Alcove 6'-10" x 5'-7"
Bedroom 11'-6" x 16'-0"
Study 7'-6" x 6'-0"
Bathroom full w/ Laundry
Heated Space 708 sq ft
Footprint 24' x 34'

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GoodFit
Betty Lu
MICHAEL BERK
MISSISSIPPI STATE UNIVERSITY

SINGLE-WIDE “POD” DESIGN
HC - ACCESSIBLE

ADD PORCH AND ENTRY
PANTRY
1/2 BATH
W/D
Clos.? Clos.

2-BEDROOM
840 SQ.FT. + PODS
14’ x 60’
RICK HAS A NUMBER OF PLANS ON HIS WEBSITE.

Rick Thompson
Architect

www.thompsonplans.com

P.O. Box 160
Lake Junaluska, NC 28745
828-627-1479

plan #

1001A

Size fl 1: 1092
Size fl 2: 0
Size Total: 1092

Width: 26'-0''
Depth: 42'-0''
Porch: 5'

Fl 1 ceiling: 8'
Fl 2 ceiling: 9'/12'
Roof pitch: 4'/12'
Height: 19'-6''

Prints 5 sets Please see
Prints 6 sets web site for
Vellums current
Material list pricing
CAD thank you

Floor 1 plan

Please specify foundation type (crawl standard) Available types - Crawl or Slab

© 2002 Rick Thompson
Plan # 1101A

Size FL1: 1152
Size FL2: 0
Size Total: 1152

Width: 26' + 1'-10" bay
Depth: 50'-6"
Porch: 6'
FL1 ceiling: 8' or 9'
FL2 ceiling:
Roof pitch: 9/12
Height: 19'

Prints: 5 sets
Prints & Sets: Please see
Vellums: web site for
Material list: current
CAD: pricing

Please specify foundation type (crawl standard) Available types - Crawl, Slab or Basement

© 2002 Rick Thompson
1.5 STORY HOMES

1.5 Story Homes have swing-up roofs, or SIP panel roofs installed on site.

Delivery of all modules and roof panels on a single trailer can save $1000/mod delivery costs to the coast.
UPSTAIRS DUPLEX CONFIGURATION - 560 sq.ft.

FLEXPLEX AS 2-BEDROOM DUPLEXES

DOWNSTAIRS DUPLEX CONFIGURATION - 860 sq.ft.
MOD-COTTAGE PLAN VARIATIONS
**Dimensions**

**First Floor**
- Kitchen/Dining: 13'-3" x 21'
- Bedroom 1: 10'-4" x 11'
- Bedroom 2: 10'-4" x 13'
- Bathroom: full

**Second Floor**
- Bedroom: 13'-3" x 10'
- Bath: three-quarter

**Total Heated Area**: 1218 sq ft

**Footprint**: 22' x 46'

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**Cottage Plan**

**First Floor**
- Bedroom 1
- Bedroom 2
- Living
- Kitchen
- Bath 2
- Closet
- Covered porch
- Covered alcove
- Stair:

**Second Floor**
- Bedroom
- Bath 2
- Stair:

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*GoodFit Cottages and Small Houses*

© 2007 Ross Chapin Architects • Sizes are approximate / Plans are subject to change

**Coho C**
GENERIC 1.5 STORY
SIP PANEL ROOF PLAN

DELIVERABLE ON
A SINGLE TRAILER

28' x 34.5'

966 SQ.FT. MAIN FLOOR
2 BED 1 BATH DOWN
2 BED 1 BATH UP

CAN BE PASSIVE SOLAR
ON ENTRY SIDE AS SHOWN,
OR ON RIGHT SIDE,
THOUGH ROOF SLOPE
MAY NOT WORK WITH
PVs.
**Dimensions**

**First Floor**
- Living/Kitchen: 15'-6" x 23'
- Bedroom: 11' x 15'-2"
- Bathroom: full

**Second Floor**
- Bedroom 1: 10' x 13'-6"
- Bedroom 2: 15'-6" x 14'
- Bathroom: three-quarter

**Loft Space**
- 3'-6" x 26'

**Basement (unheated)**
- 40' x 24'

**Total Heated Area**
- 1679 sq ft

**Footprint**
- 54' x 28'

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**Good Fit Cottages and Small Houses**
PO Box 230 • Longley, Washington 98250 • plans@rosschapin.com • www.rosschapin.com
CHAMPION GENESIS
“ASTORIA”

2 MODS
1392 SQ.FT. (DOWN)
POTENTIAL 4 BED/
TWO BATH

UPSTAIRS - POTENTIAL 2 BED/1 BATH

29’ X 48’ FOOTPRINT

$67,615
FOB FACTORY
STRATFORD “BRISTOL”

1008 sq.ft.
2 Bed, 1 Bath, plus potential 2 Bed, 1 Bath upstairs

28’ x 36’

1.5 Story, swing-up roof

$48,962 based on Champion Genesis price
TWO-STORY HOMES

TWO-STORY HOMES
SAVE LAND,
REDUCE CONSTRUCTION
COSTS BY 20%,
AND REDUCE
ENERGY USE
BY 20%
Two-Story Victorian
15’x45’

3 Bedroom
1332 Sq.Ft.

Two Modules

(MODIFIED FROM BARVISTA PLAN)
NORTHGATE
Price from $200,975**

3 Bedrooms
1.5 Baths
Dining Room

1284 SQ. FT

HOST HOMES, PDX

HOST has a large number of designs available on their site.

PLAN "G-1"
UPPER LEVEL (649 SQ. FT.)

PLAN "G-1"
MAIN LEVEL (635 SQ. FT.)
THE TRENTON
FROM $220,000*

3 BEDROOMS
1.5 BATHS
DINING ROOM
ATTACHED GARAGE

1328 SQ. FT.
HOST HOMES, Pdx

PLAN "J"
UPPER LEVEL (879 SQ. FT.)

PLAN "J"
MAIN LEVEL (553 SQ. FT.)
The Roselawn

4 Bedrooms
2 Baths
Off-street parking
1636 square feet
Lot 17—phase 1 (large lot)
Lot 18—phase 1 (large lot)

$248,000
Lot 28—phase 1
Lot 30—phase 1
Lot 33—phase 1

$243,000

*Artist's conception. Actual design, colors and landscaping may differ.

HOST Development is a non-profit housing developer. HOST was founded in 1989 with the mission of providing affordable home ownership opportunities to build strong, vibrant communities. We have helped over 250 renters become home owners.

HOST Homes at Helensview
DUPLEXES AND ROWHOUSES
RAYMOND PARK HOMES

3 bedroom, 2 bath attached homes

1,327 sq ft incl. bonus room + 348 square foot single car attached garage

$250,000
HEART DOESN’T COST MONEY!

We want homes, for our community, that have hearts.

Putting love into a home doesn’t require money, only opportunity and intention.

Bill and Athena Steen’s “Houses that Sing” project showed the wonderful potential of owner-built clay plaster and ornament.

Simple hand-painted designs can add a personal touch.

Native plant landscaping can grow a wonderful connection to the world around us and smuggle our homes into it.

Humor in our homes? What a concept!
MAGIC CAN BE ADDED TO A HOME IN MANY WAYS!