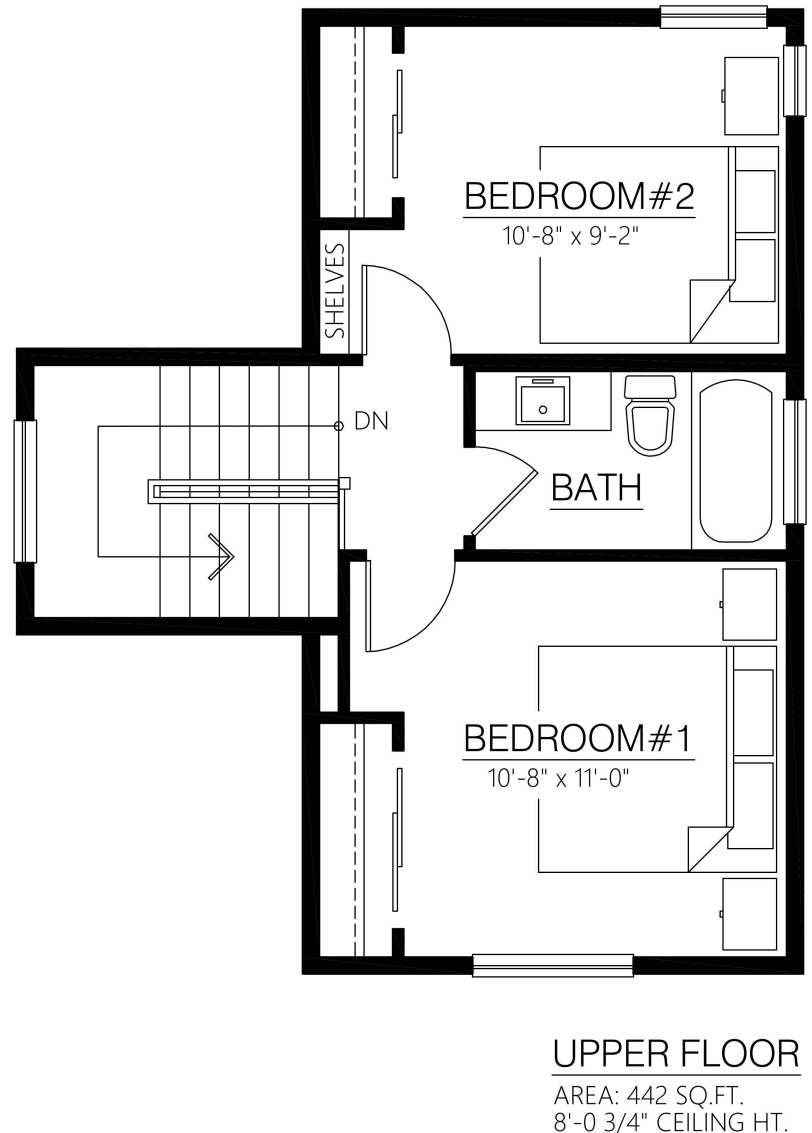
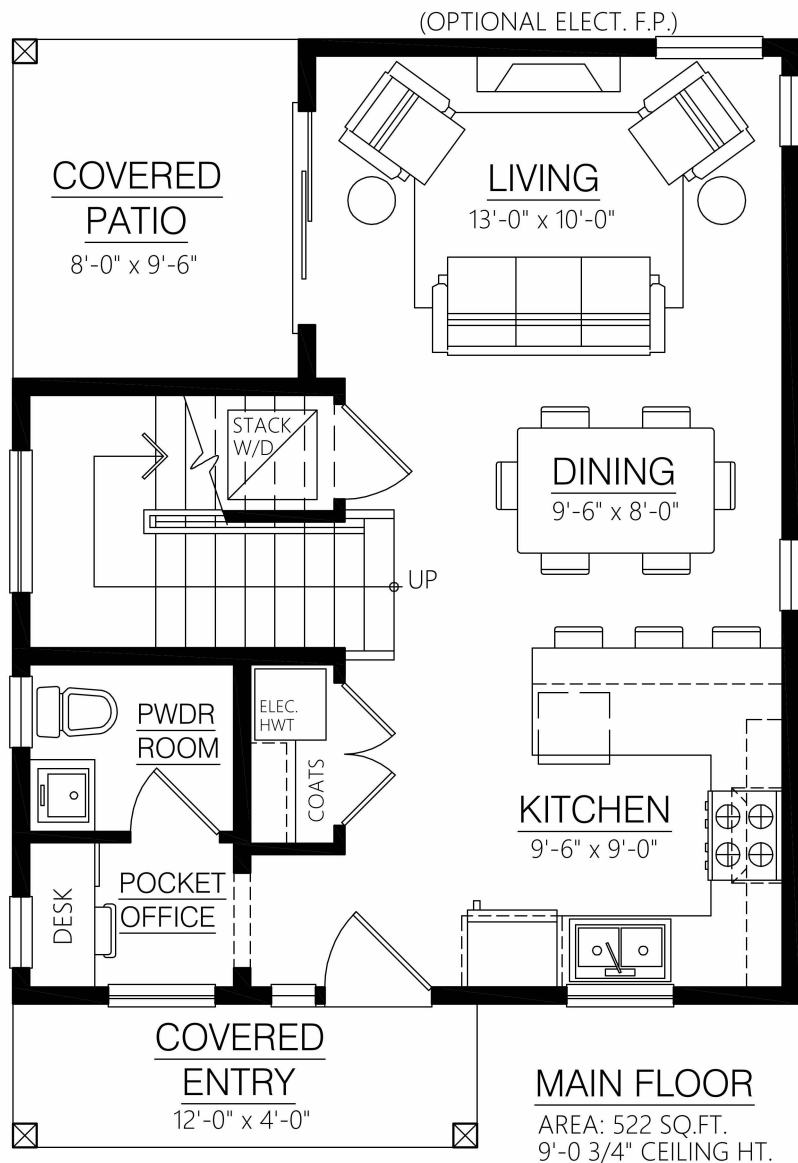




The Francis

House Plan Pitch

2 Bedroom, 2 Bath, Private Outdoor Living Spaces & Pocket Office

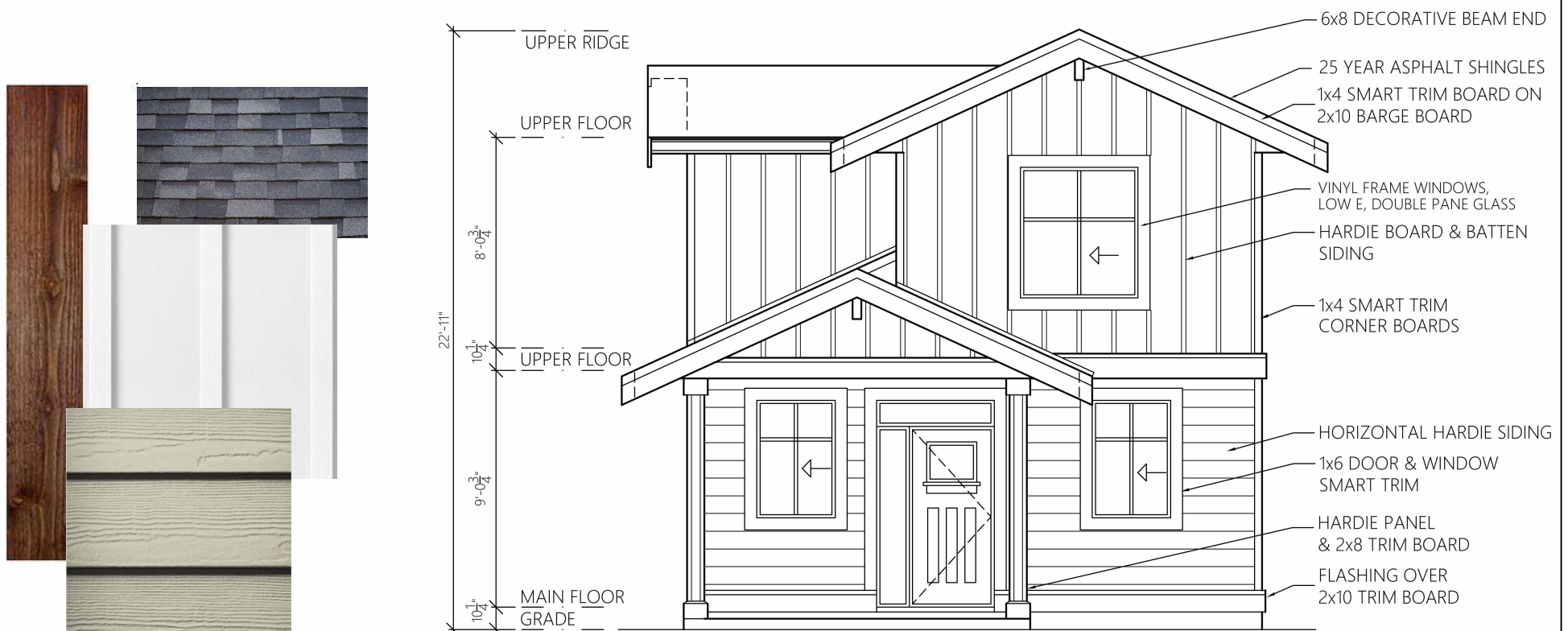


- * 2 BEDROOM
- * 2 BATH
- * COVERED PATIO
- * COVERED ENTRY
- * POCKET OFFICE

FRANCIS

- 9'-0" MAIN FLOOR CEILING HEIGHT *
- 8'-0" UPPER FLOOR CEILING HEIGHT *
- 22'-0" WIDTH x 31'-0" DEPTH *
- TOTAL 964 SQ.FT. (89.6 SQ.M.) *
- 22'-11" OVERALL HEIGHT (6.43 M) *

\$ 220,000 ESTIMATED COST OF CONSTRUCTION





Introducing Francis

At last! An affordable, open fresh, and spacious secondary dwelling that sits on a small footprint of land (22' wide X 31' deep). This house boasts a clever economic design and a functional layout, all wrapped in a storybook exterior. Whether you were in the city or a tree-lined orchard. This highly customizable home will complement your existing house and fit into any landscape.

The interior of this plan features a bright and functional open-concept design with two bedrooms, 2 bathrooms a pocket office, and 2 private outdoor living spaces. We were sure to provide a plethora of opportunities for the homeowner to customize based on their budget and design preferences.

The exterior of this modern classic two-story home boasts gable roofs, a private patio, and a covered entrance that doubles as a sun porch. The overall aesthetic of this home is rich with traditional detailing and dimension, with each of its four sides unique and attractive in style.

As we step through the sun porch and open the front door we are met with 9-foot ceilings and strategically placed windows, giving the space a grand, open, and airy feeling.

To the left, you will find a pocket office. This bright, inspiring bite-sized workspace is a modern-day quintessential need for modern families, singles, and couples alike. To further add to the practicality of this design, our pocket office provides distance and privacy to our two-piece guest bathroom.

As we return to the main living area we hang our coats behind a double swinging door.

Next up, we have the heart of the home, the kitchen, and dining. There will be no need to compromise your dining room for island-style seating. You can have it all. A double sink nestled under a window, a peninsula with island-style seating, and a significant workspace make this an ideal kitchen for the modern chef. This kitchen is designed with standard cabinet sizes and is fully customizable to accommodate any budget.

Next, we have our spacious living room rich with natural light provided by the surrounding windows and adjacent covered living space.

As you ascend the staircase you are once again greeted with natural light from the window perched at the top of the second-floor stair. The second floor is complete with two full-sized bedrooms and a three-piece bathroom.

We hope that you enjoyed meeting Francis, our downright storybook secondary dwelling.

Introducing The Francis

The exterior of this customizable modern classic two-story home boasts gable roofs, a covered patio and sun porch, traditional detailing, and loads of dimensions, all sitting on a small footprint of only 22' wide X 31' deep. The interior of this plan features a bright and functional open-concept design providing a plethora of opportunities for the homeowner to customize based on their budget and design preferences. Whether our client is in the city or a tree-lined orchard, this house is created to fit any landscape and complement the existing homes of the North Okanagan.

Our motto for this design is: add a little if you can get a lot.


The structure of the Francis was produced with affordability and timeless design at the forefront. Although each face of the Francis is unique in style and dimension the build is efficient, eco-friendly, and cost-effective. Here's why. The walls of the upper and lower floors have aligning structural members for maximizing energy efficiency by providing higher insulation performance. Off the living room, is a covered patio that affords private outdoor living opportunities, all while breaking up the stacking walls and adding dimension. This outdoor living space was created economically by adding one post, one beam, a simple shed roof, and a slab of concrete. To continue the modern classic (downright storybook) theme and afford more privacy, we added a simple gable roof to the entrance. We have now created a sun porch and protected the passing girl guides from the elements as we find our change.

The home has four unique and attractive elevations, with two options for a front elevation. All sides of the home promote privacy with their window shape and enclosed outdoor living spaces. These features make Francis highly adaptable and replicable. This plan could easily be oriented differently on neighboring lots and look like a completely different home from all angles.

The exterior aesthetic includes board and batten siding on the upper floor and horizontal on the main floor, adding dimension and breaking up the wall faces without complicating the build. The exterior provides convenient opportunities to customize for both affordability and style. We have specified a hardie board siding (due to its longevity, durability, and fire rating) although a client could opt for a more cost-effective option such as vinyl siding. Furthermore, with two different orientations of siding a homeowner can choose to have one or two-toned siding.

It's been lovely to stand curbside with you, now let's go in.

As we step through the covered sun porch we are met with a bright, open, and polished interior; hat tip to the open floor plan, strategically placed windows and high ceilings. We



achieved nine-foot ceilings by adding two stairs to the staircase and one foot of drywall/exterior sheeting. This is an affordable investment in quality.

To the left, you will find a pocket office. This has become a (new age) quintessential need for families, singles, and couples alike. Using minimal square footage and two small windows we were able to provide distance and privacy to our two-piece guest bathroom and create an inspiring bite-sized dedicated workspace. As we return to the main living area we hang our coats behind the double swinging door that encloses a coat closet, storage, and a hot water tank (substitute with bi-fold doors for a more cost-effective option).

Next, we have our kitchen and dining, this U-shaped design utilizes its footprint to a maximum. There will be no need to compromise your dining room for island seating. Our peninsula provides island-style seating and a significant workspace for the modern chef. Behind the peninsula is a dining room with a tall narrow window to encourage natural light and privacy.


We have compiled a list of kitchen adaptation opportunities to exercise cost savings or add luxury in the build:

- Standard cabinet sizes in the kitchen, a homeowner can assemble prefab or purchase designer-custom
- Countertop can be laminate or stone.
- Options for appliances, clients can opt for high-end stainless steel or a Costco 3-pack
- Double sink can be stainless steel or farmhouse-style porcelain
- Finishings for kitchen according to budget and style preferences

Past the dining area, we have the living room and covered patio. The living room is slightly jogged out with a sliding glass door to the adjoining patio; these features add light and give the room a grand and spacious feeling. A multipurpose wall in the living room gives homeowners a blank canvas to develop custom shelving, add an entertainment space, or perhaps build a mantle to enjoy the coziness of an electric fireplace.

Natural light is prevalent throughout the open-concept living space thanks to strategically placed windows and 9-foot ceilings. Furthermore, we were able to opt for tall narrow windows to encourage natural light and protect the privacy of the occupant and neighbors.

The shape of the second floor was an important design element to ensure that the plan stayed within the two-story height requirements while still cultivating dimension in an economic way. This design has a simple gable roof style with one girder truss and 5.5 / 12 roof-pitch.



As you ascend the staircase you are once again greeted with natural light thanks to a medium-sized window perched at the top of the second floor. The second floor is complete with two full-sized bedrooms and a three-piece bathroom. The design ensures that not a square foot is wasted. We have minimized the space used for a hallway and placed the bedrooms a distance apart so only one quiet interior wall in each space is required.

We hope that you enjoyed meeting Francis. We feel that he is versatile, adaptable, and downright storybook. He is created with the building process in mind to ensure an economic build and limit waste. Francis is made for any lot, any setting requiring only a small footprint of land to provide a quality indoor and outdoor living space.