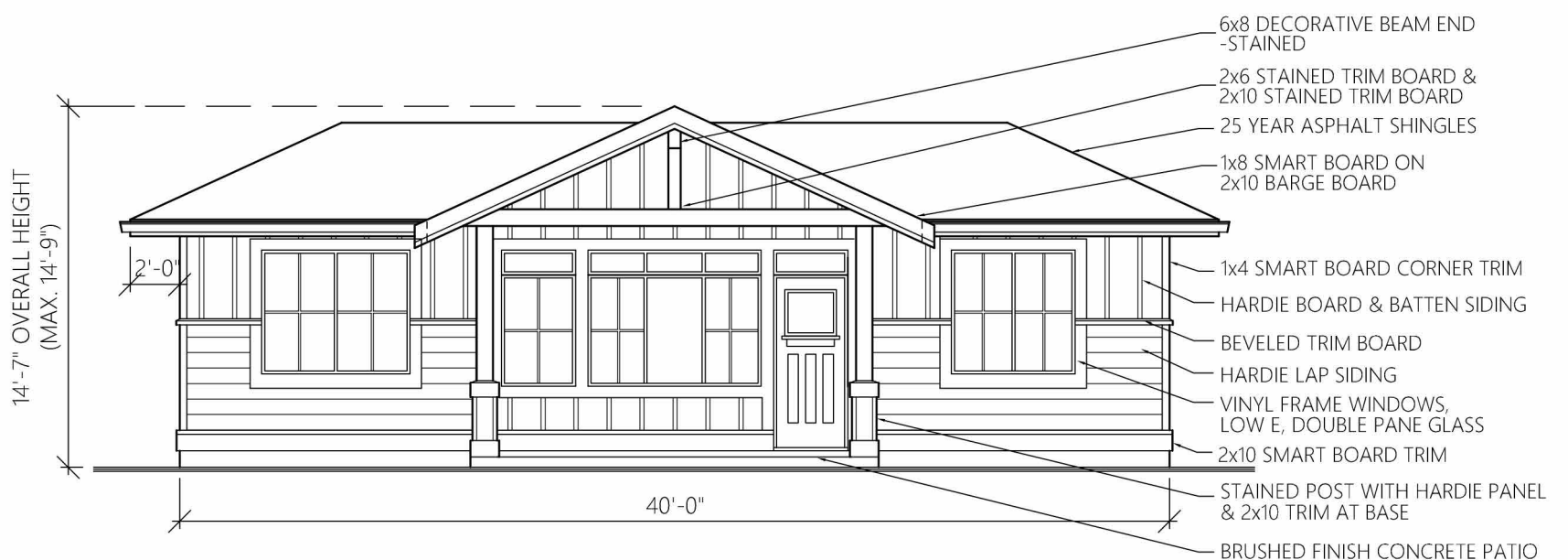


- \* 2 BEDROOM
- \* 2 BATH
- \* COVERED PATIO
- \* WALK-IN CLOSET & LAUNDRY

# LOUISE

- 9'-0" CEILING HEIGHT \*
- 40'-0" WIDTH x 30'-0" DEPTH \*
- 840 SQ.FT. ( 78.0 SQ.M.) \*
- 14'-7" OVERALL HEIGHT (4.445 M) \*

\$180,000 ESTIMATED COST FOR CONSTRUCTION



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# Lousie Plan

## *The Pitch*

Single Story Entry

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Welcome to the Louise House Plan.

The Louise plan is a refreshing take on a single-story home design, inspired by the prairie-rancher style. This plan boasts a small footprint of 40 x 30 while accomplishing an open and airy living space, generous storage, and private spaced-out bedrooms.

The exterior aesthetic includes a gabled entrance, a playful mix of hardie siding products, and a covered sun deck. Two sides of this home are complete with only opaque windows, creating opportunities to have complete privacy from neighboring homes.

Let's take a look at the interior.

We enter the home through the home's covered outdoor living space that doubles as a covered entrance. When we open the front door into we are met with 9-foot ceilings and a wall of windows pouring natural light into the living space. It feels large, luxurious, and welcoming.

The interior of this plan boasts two bedrooms, two bathrooms, ample storage, and an open-concept living space in the heart of the home.

This home includes a pantry, a walk-in closet, sizable bedrooms, two bathrooms, a full-sized coat closet, and a dedicated laundry room.

As we saunter through the living room we find ourselves in the social kitchen. This kitchen design allows the dining space and kitchen to work together to fulfill the needs of modern-day chefs, bakers, and entertainers. The dining table doubles as an entertaining space and a food preparation area (*there are opportunities here to opt for an island instead*). Also... did we mention there is a pantry?! This kitchen is designed with standard cabinet sizes and is fully customizable to accommodate any style and budget.

To the left of the Kitchen, you can find the master bedroom, better described as a retreat. It is equipt with a large walk-in closet, a two-piece en suite, and three windows under its spacious 9-foot ceilings.

To the right of the kitchen, you can find a three-piece bathroom, separate laundry room with stacking washer and dryer, and a linen closet.

The second bedroom is next to our full three-piece bathroom. It is equipt with a full-sized closet and a large window facing out the front of the house.

If quality, functionality and privacy are what you are looking for then Louise might be your girl. This compact package is cleverly designed to feel grand and luxurious and is created for every budget, lot and client.

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# Lousie Plan

## *The Description*

Single Story Entry

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## Welcome to the Louise House Plan

The Louise plan is a refreshing and practical take on a single-story secondary home design, it was inspired by the prairie-rancher style. This plan boasts a small footprint of 40 x 30 while accomplishing an open and airy living space, generous storage, and private spaced-out bedrooms. Louise provides ample opportunities for customization according to budget and style. This is the plan for any lot and anyone.

What makes Louise special is her extremely efficient use of square footage, economic use of materials, and elegant non-imposing design. Furthermore, this plan promotes privacy for occupants and neighbors alike; created with the design-to-build process in mind in an effort to simplify the build. Here's how.

The T-shape roof design allows for shorter roof spans that facilitate 9-foot ceilings with a 12-inch heel height in order to maximize energy efficiency and insulation performance. The roof is constructed of only two girder trusses with a simple gable-style roof. The roof is ideal to accommodate solar panel upgrades. *We have enclosed a plan that allows the homeowner to opt for 8-foot ceilings if preferred.* The exterior aesthetic includes board and batten siding on the front patio and a playful mix of board and batten and horizontal siding on the front elevation, this is wrapped partially around the home. We used this technique to save on material costs while adding dimension and breaking up the wall faces. 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. We have also thoughtfully kept all of the plumbing in a linear path on one half of the home to continue with our theme of simple construction and economic use of building materials. One last hat trick for this exterior, the Louise boasts two elevations with ONLY obscured glass windows. That means two sides of this home offers complete privacy to neighboring homes. This is made possible by the strategic design orientation of the bathrooms.

Let's take a look at the interior.

We enter the home through the outdoor living space that doubles as a covered entrance; this is created in an economic fashion by extending the existing roof, pouring a slab, and adding two posts. When we open the front door we are met with 9-foot ceilings and a wall of windows pouring natural light into the living space. It feels large, luxurious, and welcoming.

The interior of this plan boasts two bedrooms, two bathrooms, ample storage, and an open-concept living space in the heart of the home. We were able to take 840 sq feet and offer our clients luxuries not usually found in small homes. This home includes a pantry, walk-in closet, sizable bedrooms, two bathrooms, a sizable coat closet and a dedicated laundry room. This is accomplished in this small footprint by eliminating hallways.

As we saunter through the living room we find ourselves in the social kitchen. This efficient and practical design allows the dining space and kitchen to work together to fulfill the needs of



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modern-day chefs, bakers and entertainers. The dining table doubles as an entertaining space and a food preparation area. *There are opportunities here for the homeowner to opt for an island instead if they wish.* Also... did we mention there is a pantry?!

We wanted to create the most adaptable kitchen possible. Here is a list of ways a homeowner can exercise cost savings or add luxury (and anywhere in between):

- 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

To the left of the Kitchen, you can find the master bedroom, better described as a retreat. It is equipt with a large walk-in closet, a two-piece en suite, and three windows under its spacious 9-foot ceilings.

To the right of the kitchen, you can find a three-piece bathroom a separate laundry room with a stacking washer and dryer, a hot water tank, and a linen closet.

Bedroom number two is next to our full three-piece bathroom. It is a sizable bedroom with a full-sized closet and a large window facing out the front of the house. We only need one insulated interior wall in each of the bedrooms to create quiet walls thanks to strategically placed closets and bedrooms.

If quality, functionality and privacy are what you are looking for then Louise might be your girl. This compact package is cleverly designed to feel grand and luxurious and is created for every budget, lot and client.