

The Willow is the quintessential home for the family that holds eco-conscious values. Featuring the clean lines and clever use of space that defines contemporary design, it offers comfort and style in equal measure. This is a home that manages to claim a small footprint while lacking no desirable amenities.

The first floor, which is conveniently accessible from the outside, is 640 square feet of garage space. Of course, this floor could easily become a shop, or simply function as storage space—it's flexible by design. Next, the upper floor is where the family will do the lion's share of living. Whether that's celebrating with friends in the open-concept living space, or resting in one of the two sizeable bedrooms, this is where important moments unfold. It's hard to imagine how this 640 square foot floor could accommodate such feelings of free-flowing spaciousness, but this is what the open-concept design delivers. Half of this upper floor is devoted to a kitchen, dining room, and living room that flow together like a sequence that starts with cooking and ends with late night chats on the sofas. Plenty of windows brighten the interior and amplify the impression of limitless space.

The Willow is not just a master class in the intelligent use of limited square footage. It also boasts a design that meets “step three” of the BC Energy Step Code. This means that it is 20% more energy efficient than the vast majority of homes in BC. Most builders use designs that only fulfill the basic requirements for energy efficiency in the province. But a “step three” home conserves energy in a number of ways— windows, furnaces, lighting, insulation, water heaters, and other systems—in order to meet stringent performance standards. The Willow is an example of this progressive new style of home. It conserves energy without sacrificing style.

The Willow is the ideal solution for adding housing capacity to any property. Aesthetically attractive and rigorously forward-looking, it represents the family home of a comfortable yet conscious future.

The Willow

This plan aims to meet the needs of secondary dwellings within the RDNO rural area. At just 60m², this plan is suitable for both urban and rural properties. This build could be done as shown with the shop/garage underneath, or as a single storey on a crawlspace or slab on grade.

Design: The design is highly practical in its layout, with a good size kitchen, and standard size bathroom. The laundry is right in the kitchen keeping the plumbing all contained within one area. Without much articulation in the exterior, this will be a simple building to construct. The floor system is a TJI floor, which while being more expensive than a 2x10 floor, removes the need for a center row of beams, posts, and associated concrete foundations. At exactly 7 m tall, the roof is of a simple single truss design, with an increased heel height to allow for increased insulation in the attic space at the wall intersection.

Good Home: As a new build with long lasting materials, the home will be an attractive option for a secondary dwelling. It has an open concept, BCBC Step 3 design, that will keep the building comfortable to occupants. With a electric baseboard as the main heat source, there is no need for ducting, or a mechanical fan. Hot water is supplied by on-demand systems at each outlet, which allows for continuous hot water for any use case. 9 ft ceilings create an open feeling inside, despite the small footprint of the building.

Affordability: The building is of a simple shape and standard wood frame construction to keep costs down. With standard stud lengths of 9 and 8 ft, and reasonable concrete walls, no jogs in the exterior, a simple truss roof, and standard size windows and doors this building will be as affordable as it can get for the main structure. The maintenance of the building will be minimal by using a long-lasting and fire resistant fibre-cement based exterior siding, and a completely electric design with the ability to be run by solar panels.

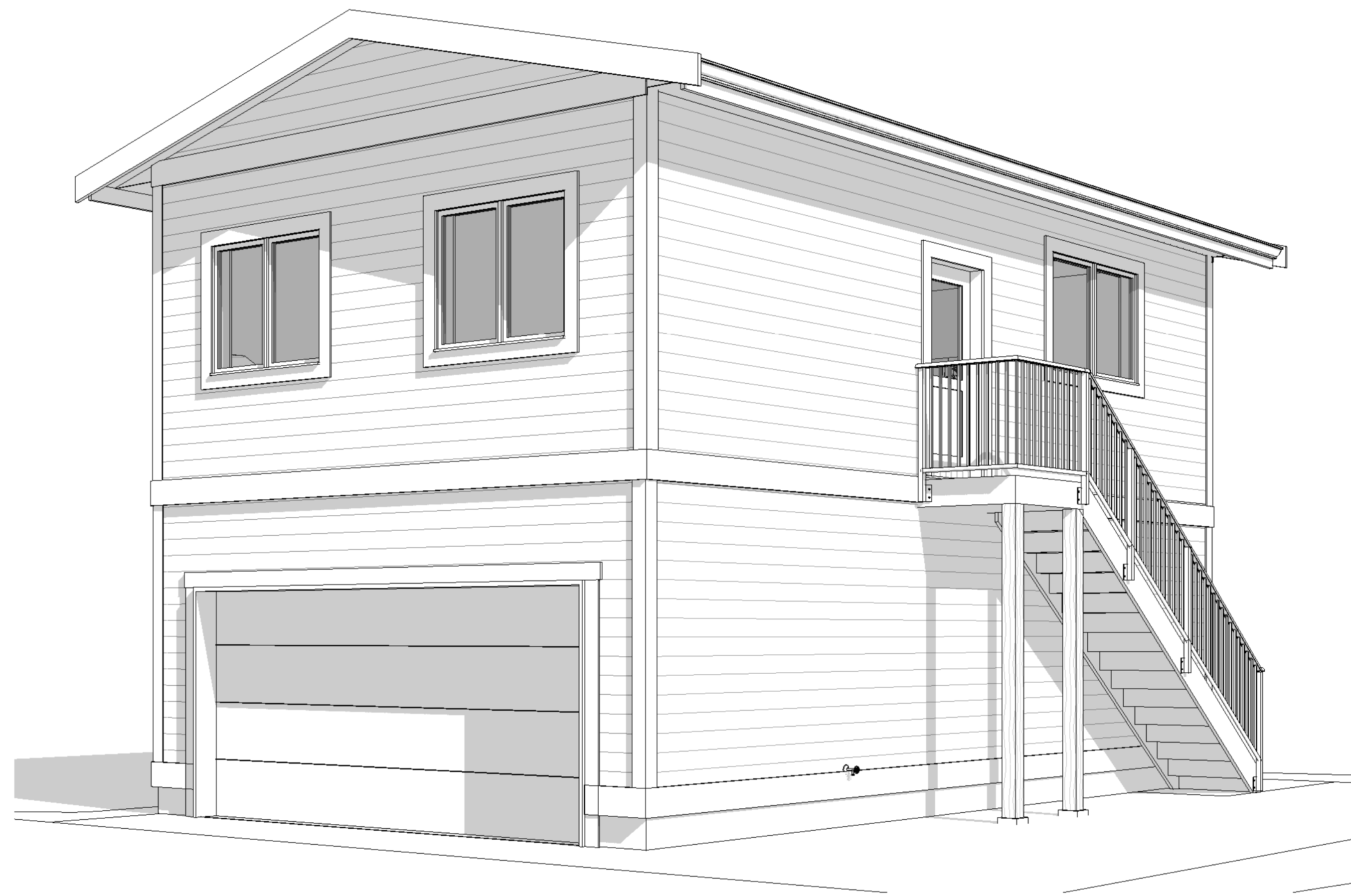
Flexibility and Longevity: This secondary dwelling will fit very well in urban and rural settings, giving the principal owner a good size extra garage or shop, and allowing for the secondary rental income. The homeowner has many options for upgrades withing the suite for finishes to suit their particular desires, that they will determine with their builder at the time of construction.

Eco: Solar power is an ever increasingly affordable option that lends this build to be Net Zero ready if they are not installed at the time of construction. The mechanical system is fully electric and the electrical system will be able to be easily adapted to add batteries, solar panels, inverters, and even generator backup if needed. Electric heat sources reduce the carbon footprint of the building as well. If the building has batteries, the secondary heat source is the electric fireplace in the case of a power outage. There are options for rebates from BC Hydro, BetterHomesBC, BetterBuildingsBC, and others that incentivise and can subsidize the solar panel and mechanical system costs.

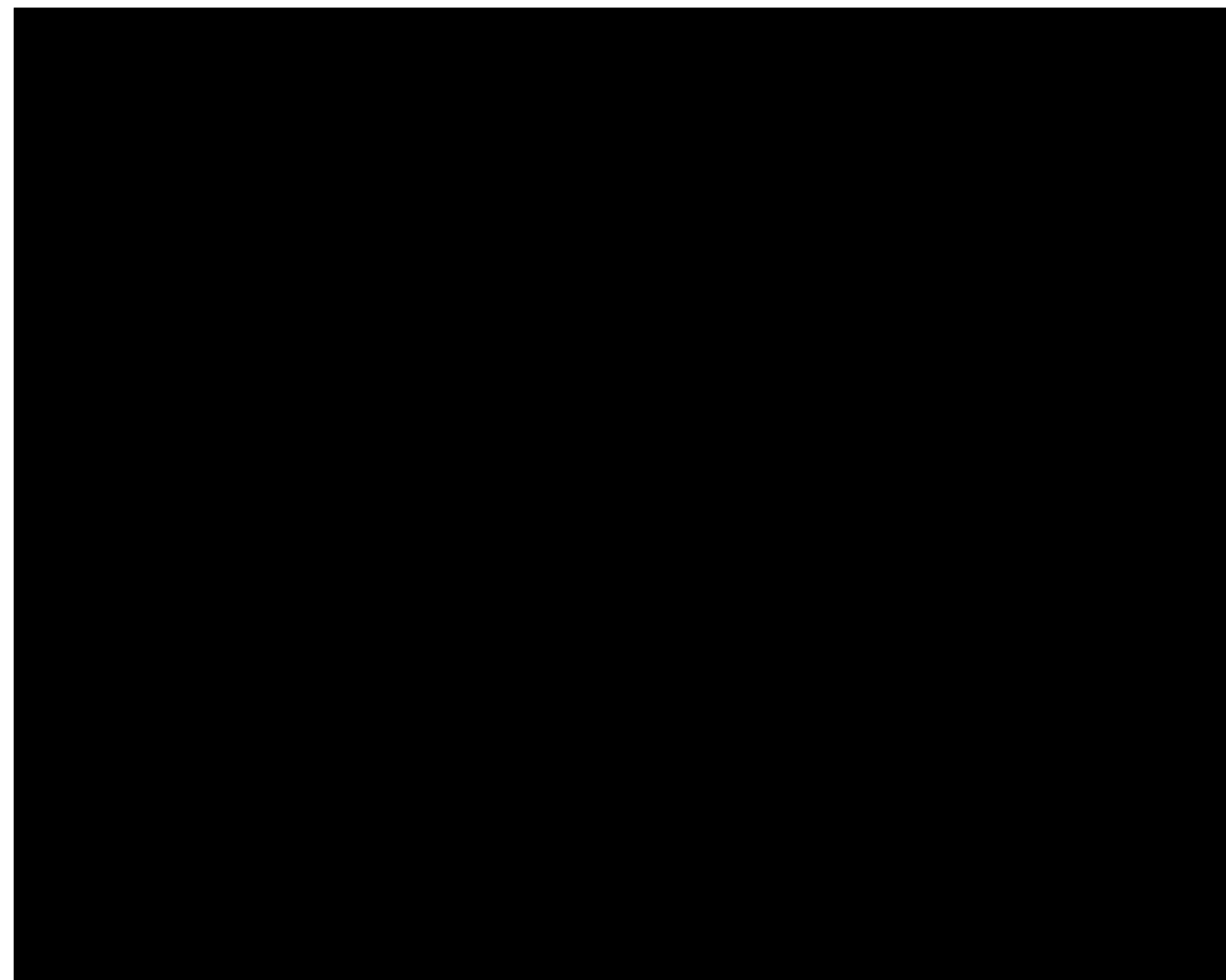
Note: As the building code is changing on 1 May 2023, the design will be adapted to the new requirements for the performance-based energy efficiency guidelines and will need to be certified by an energy advisor. Any and all required consultants are not included in the price to construct this building. They will be up to the homeowner to obtain as required by the RDNO.



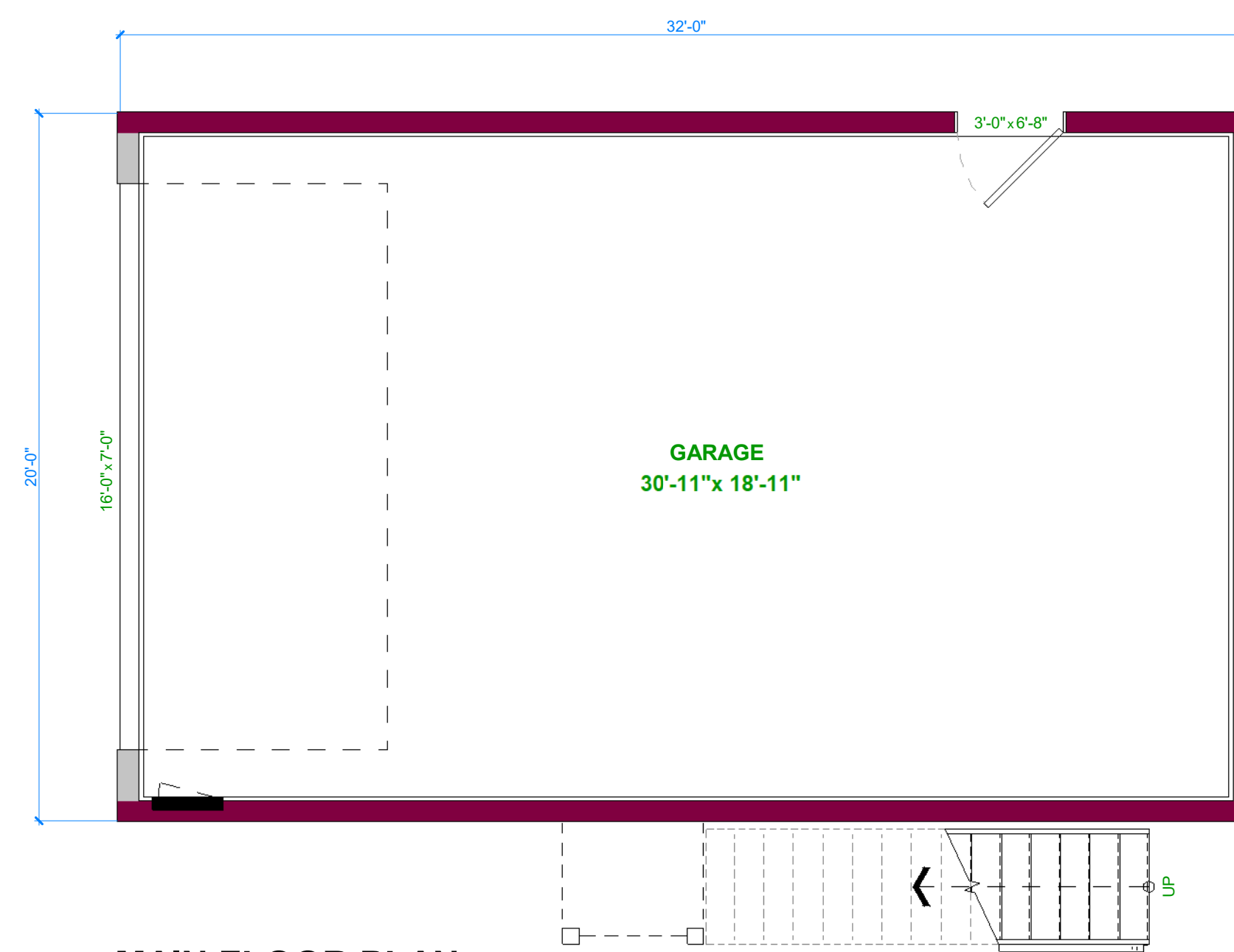
THE WILLOW



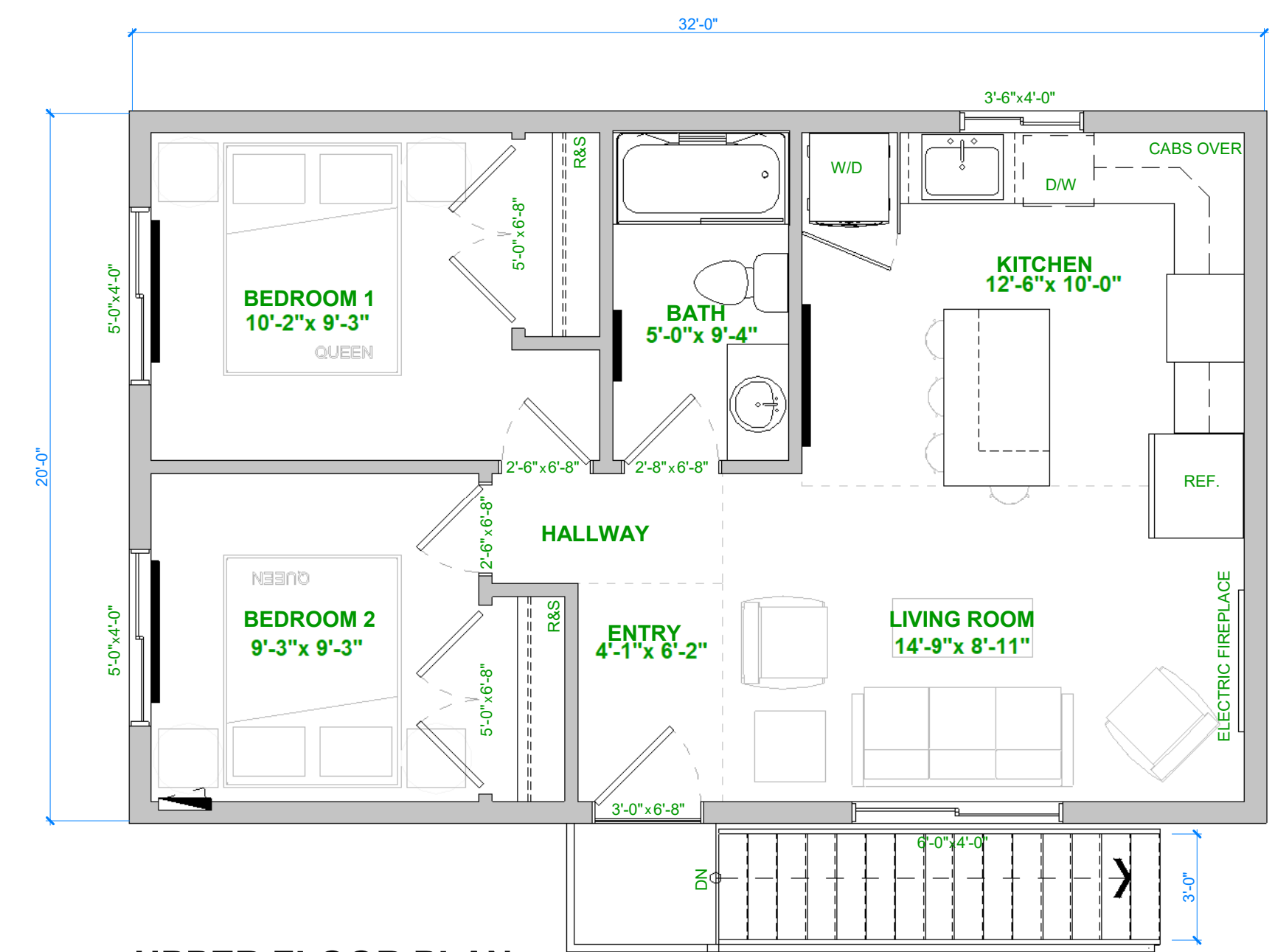
FRONT PERSPECTIVE
\$144,000 COST TO BUILD @ 225/SF



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



MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"



UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"