

## NARRATIVE

### Level Living

A simple, single level, garden cottage with extra space tucked under the roof, large windows and a skylight to bring in the views of the garden, daylight and Nature. Space above refrigerator and cabinets used for less frequently used items. Design has an efficient pantry with lots of shelves, a built-in cabinet/closet for maximum storage and organization of items in bedroom, entry closet and linen closet in hall. Kitchen island has more storage. Insulated attic with windows on both ends supply ample storage (and daylight), or use for overnight guest space for grandkids. Simple design fits in with the existing housing style of most of the older neighborhoods. Energy heel trusses for efficient insulation, mini-split heat pump/cooling, heat pump hot water tank vented to exterior.

Zip® panel building envelope for an economical and functional sheathing with taped air barrier, attic truss roof for easy framing and useable space.

Designed for those who are down-sizing and staying on the property they own, in a neighborhood that is walk-able to services and on the transit line, with garden space to tend to and enjoy.