SMALL HOUSE INNOVATION CATALOGUE
A collection of small houses.
The Small House Innovation Catalogue

Small House Innovation is a family run business that specializes in the design, construction and assembly of small spaces. We take pride in what we build, and can be relied on to keep projects on time and on budget.

This catalogue shows you some examples of designs and construction techniques we use for building small houses, sheds, studios, and other small structures. The pictures and floor plans presented are a reference for what is possible. We offer a variety of shapes, sizes and styles from which to choose.

The pictures and plans on the following pages are concepts. They serve as a starting place. Some aspects of each design are rigid, while many are flexible. Floor plans can be rearranged; bedrooms and kitchens can be moved to incorporate morning sun; entrances can be changed to accommodate landscape or traffic flow; porches, decks, and covered areas can be made larger or smaller.

A simple price formula that outlines interior and exterior space costs, as well as services available can be found at the end of this catalogue. Each model shows interior and exterior areas, allowing you to calculate a cost estimate based on how much interior and exterior space you desire. A summary of construction methods as well as upgrades and options can be found at the back of the catalog.

We look forward to helping you build a small home that fits just right.

Chandler Rogers
Small House Innovation
www.smallhouseinnovation.com

Note: This is a work in progress. Prices may change. Designs may become no longer available. New designs will inevitably be added. All designs copyrighted by Small House Innovation.
The Rancher 480

Interior area: 480 sf

Outside covered Area: 226 sf

Layout includes: Bedroom with closet, 3 piece bathroom, dining area, and kitchen, closet, and living room.
The Rancher 320

Interior area: 320 sf

Outside covered Area: 226 sf

Layout includes: Bedroom with closet, 3 piece bathroom, dining area, and kitchen.
The Rancher 256

Interior area: 256 sf

Outside covered Area: 224 sf

Layout includes: Bedroom / closet, 3 piece bathroom, dining area, and kitchen.
Beach House 320

Interior area: 320 sf

Outside covered Area: 192 sf

Layout includes: Bedroom with closet, 3 piece bathroom, dining area, and kitchen
The Beach House 480

Interior area: 480 sf

Outside covered Area: 500 sf

Deck Area: 160 sf

Layout includes: Bedroom with closet, 3 piece bathroom, dining area, and kitchen
The Jackson 160+

Interior area: 160 sf

Outside covered Area: 200 sf

Layout includes: Kitchen, Dining nook, closet, pantry, sleeping loft.
The Jackson 320

Interior area: 320 sf

Outside covered area: 180 sf front porch

60 sf rear porch

Layout includes: Kitchen, pantry, closet, dining nook, staircase, built in bed, wardrobe closet.
The Jackson 320 too

Interior area: 320 sf

Outside covered area: 388 sf  front porch
                             60 sf rear porch

Layout includes: Kitchen, bathroom, closet, dining nook, bedroom with closet.
The Plain Jane 160

Interior area: 160 sf
Loft: 40 sf
Outside covered area: 192 sf
Layout includes: Dining nook, loft bed, closet, kitchen, 2 piece bathroom (wash closet).
The Plain Jane 320

Interior area: 320 sf

Outside covered area: 192 sf

Layout includes: Kitchen, dining nook, 2 piece bathroom (wash closet), coat closet, full bedroom (upstairs) with closet, loft ladder.
The Shoe Box 96+

Interior area: 96 sf

Loft: 40 sf

Outside covered area: 192 sf

Layout includes: Dining nook, kitchen, sleeping loft.
The West Coaster 128+

Interior area: 128 sf

Loft: 40 sf

Outside covered area: 224 sf

Layout includes: Dining nook, kitchen, sleeping loft, closet.
The West Coaster 160+

Interior Area: 128 sf
Loft: 40 sf
Outside covered Area: 192 sf
Layout includes: Dining nook, kitchen, closet, pantry, kitchen, and sleeping loft.
The Craftsman 160 +

Interior Area: 160 sf

Loft: 64 sf

Outside covered Area: 192 sf   Deck: 64 sf

Layout includes:  Kitchen, Dining nook, closet, sleeping loft.
The Craftsman 320 +

Interior Area: 320 sf

Loft: 96 sf

outside covered Area: 256 sf

Layout includes: Kitchen, Dining nook, closet, pantry, Bedroom, office/or 2\textsuperscript{nd} sleeping space, two above porch loft spaces.
The Craftsman 320

Interior Area: 320 sf

Outside covered Area: 256 sf

Layout includes: Kitchen, Dining nook, closet, pantry, Bedroom, office or 2\textsuperscript{nd} sleeping space.
The Craftsman 260

Interior Area: 260 sf

Outside covered Area: 256 sf

Layout includes: Kitchen, Dining nook, closet/bath, pantry, Bedroom.
The Sherpa 256

Interior Area: 256 sf
Outside covered Area: 96 sf
Layout includes: Kitchen, Dining nook, built in Bed.
Services and Cost Guidelines.

Complete House Package

Planning, design, engineering, permit, construction and installation from beginning to finish. Please call for additional information.

Design  Custom design services available for conceptual drawings, floor plans, engineering, construction and permit drawings. Complete Catalogue plans available for sale. Call for additional information.

Complete Weatherproof Shell Package

Complete exterior shell, including all framing, sheathing, rain guard, siding, windows, doors, exterior trim, flashing, timber rafters and frame, insulated ‘built up’ roof system, roof, venting, and roof flashing.

Starts at $70 / square ft.

Covered spaces... lofts... and rooftop decks

Timber, deck, porch, loft and railing components with assembly for outdoor areas, interior lofts and other.

Starts at $30 /square ft.

***To calculate estimate, add up interior area and multiply by per foot costs. Do the same for exterior areas, loft areas, and deck areas. Add together for total house cost estimate.
Standard Construction For Prefabricated Structures from Small House Innovation

Small House Innovation is proud to present the 2012 catalogue of small houses. Our houses are designed as prefabricated modules that are built in a shop and transported to site for final assembly. Once on site, modules are placed, and porches, decks, and other structural components are assembled and constructed. All structures are engineered and built to BC building code specifications.

- 4x8 super structure (rim joists and ties), with 2x6 joists, ¾ inch plywood, glued and screwed.

- 2x4 stud walls with ½ inch sheathing. Upgrades include additional strapping, 2x6 wall construction, blown in polyisocyanurate, and SIPS wall panel systems.

- Exposed Timber rafters and timberframe. Insulated blocking channel. Pine/cedar tongue and groove paneling for ceilings. Upgrades include higher grade of timber, paneling.

- Built up roof system. R-28 polyisocyanurate rigid foam, ¾ inch plywood, Roofing felt, asphalt shingles, and/or metal, and/or EDPM. Upgrades include increased foam for higher r value.

- Cedar shakes siding, and/or board and batten, or horizontal bevel siding. Upgrades include custom siding designs.

- Cedar trim around all doors, windows. Cedar fascia on all roof eves.

- Vinyl Window package. Upgrades include wooden or metal window packages.

- Wooden door package. Upgrades include custom built wooden doors.

- Flashing above all windows and doors, and roof edges, as well as along belly band.

- Cedar 1x6 decking with peel and stick barrier on all exterior contact points (between decking and joists). Upgrades include clear cedar decking, and invisible fastening systems for decking.

- All exterior trim, fashia, decking stained with 2 coats of Broda exterior stain. Comes in a variety of shades and tones.

All timber frame components stained with 2 coats of Broda exterior stain for exterior exposure, and Varathane natural stain for interior exposure.
**Upgrades and Options:**

**Custom Designing:** Custom design. Modification of existing catalogue models available. Catalog designs and complete drawings available.

**Consultation:** planning, management, cost analysis.

**Site Preparation:** excavation, foundations, drain tile, landscaping.

**Siding Options:** board and batten, bevel, lap siding, shingle, shake, Hardiplank.

**Roofing Options:** Living roof, torch on/ tar and gravel, EDPM, metal, shake, asphalt.

**Insulation:** rock wool, blown in cellulose, blown in Polyisocyanurate foam.

**Flooring:** tile, wood, natural linoleum, carpet, concrete. In-floor heating options.

**Bathroom Options:** toilet and/or, sink and/or, shower and/or, tub.

**Built in Gutters, Water Catchment:** Underground water storage, filtration, off-the-grid water solutions.

**Kitchens, Cabinetry and Finishing:** custom kitchen solutions from concrete to Marble; drying racks to custom cabinetry; creative trim packages to alternative finishing options.

**Out buildings:** Out house, green house, garden shed, playhouse, bike shed, etc.

**Alternative power systems:** remote start generator, solar panels, heat pumps, D/C battery packs, solar water heaters, micro hydro systems, Inverters, and more.
For more information please call or email:

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