

## CUSTOM CONTEMPORARY POST AND BEAM HOMES



### THE STILL HOUSE

Natural wood interiors featuring a dramatic exposed timber structure

Finely detailed contemporary styling throughout

Quality construction and exceptional value through pre-design and partial prefabrication

Seamless connection to the landscape with state of the art window walls

Worry free low maintenance ensured by an extensive roof canopy and durable exterior finishes

Low impact on the environment and energy efficient

Every home design can be customized with the client

# THE STILL HOUSE

Welcome to the STILL HOUSE by Level Design.

Level Design provides architectural design and project management services for the customization and construction of high quality prefabricated post-and-beam homes.

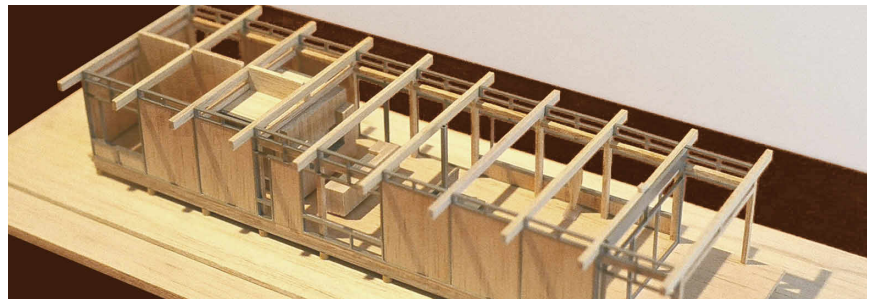
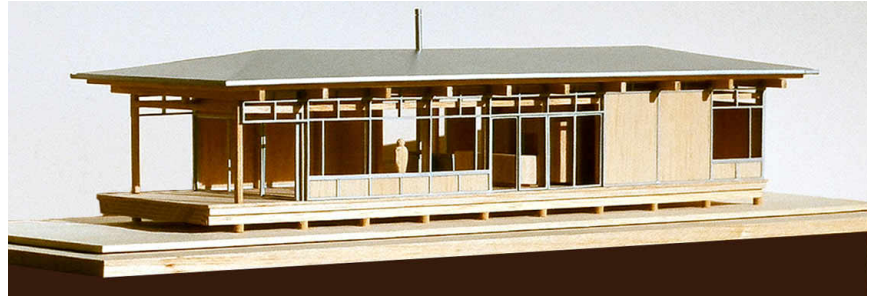
The STILL HOUSE has evolved from the need to simplify the process of producing quality custom homes in rural and recreational locales.

With the rising cost of land, materials, labour and design, along with rising interest rates; it is becoming increasingly difficult to afford the high cost of building a quality custom home.

Significant savings are derived from repeating standardized elements and details throughout the house design, allowing for the use of refined, exposed timber materials.

We have developed a building system of exclusive parts that allow each home to be custom designed. Using the basic building blocks of standard plan modules and interchangeable wall and window panels, our clients can select a wide range of house configurations.

We work closely with each client to ensure that the home they build is tailored to satisfy to their site characteristics, and their lifestyle preferences.

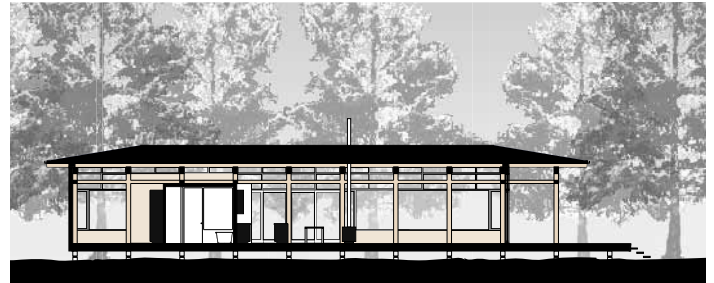
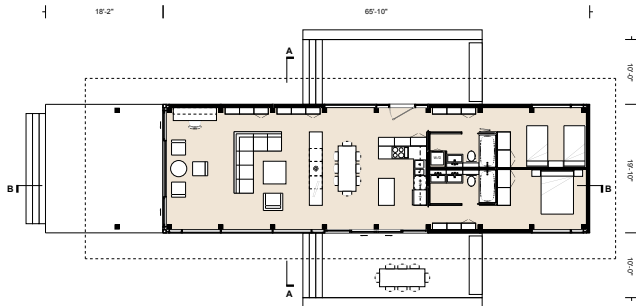


The STILL HOUSE, developed over the last two years, draws on 15 years of exploration in the design of architecture, interiors and furniture. Our previous projects demonstrate the rich possibilities of exposed Douglas Fir structures. We are committed to producing high quality contemporary designs made of durable materials that will sustain generations of use.



## DESIGN OVERVIEW

Level Design's objective is to create homes with spacious but intimate interiors that connect seamlessly with the natural landscape. Timber post-and-beam was selected as the construction method to satisfy the desire among many people to enjoy the warmth, strength and security of a solid wood structure. The columns, beams, and roof purlins, made of high quality Douglas Fir, are clearly expressed throughout the interior, and also visible from the exterior. This elegant timber structure, with its seemingly floating roof, and wide expanses of window wall, lends a Japanese pavilion quality to the overall character.



### Foundation

The type of foundation required will depend on the site topography and soil conditions. A concrete strip foundation is most common although spot foundations are also possible. This will be built by the client's own contractor in coordination with the floor plans and structural design.

### Post-and-beam Structure

The Still House follows on the tradition of West Coast timber post-and-beam home construction, utilizing the latest advances in structural connections and prefabrication techniques. In recent years significant technical refinements have been made in heavy timber construction, and these have been applied to the Still House structure, allowing for quick and precise utilization of post and beam elements in a contemporary style. As opposed to concealed stud walls, the exposed and widely spaced heavy-timber elements allow the use of large expanses of window wall where a strong connection to the exterior is desirable. Heavy timber will retain its structural integrity and inherent value over time, resulting in a sound investment. The column-and-beam structure is entirely enclosed by the exterior walls to protect it from deterioration.

### Exterior Walls

The exterior side walls are composed of 8 foot wide modules of different types. Any type of wall, whether solid, glazed, sliding glass doors, or entry doors, can be located at any point around the perimeter of the building. This feature will be carefully designed and coordinated with the client for maximum customization. Solid walls are composed internally of rigid insulation panels that provide a measurable thermal advantage over ordinary stud walls. A range of cladding options for both interior and exterior walls address personal preferences, and aim for minimal maintenance requirements. The use of an anodized aluminum window system allows for maximum expanses of glass with a minimum intrusion of window framing.

### Roof

The roof structure is one of the main features of the Still House. It has been designed as a large continuous canopy of exposed timber purlins that appears to float on top of the post-and-beam structure. The ceiling beams and purlins extend from the interior out to the underside of the generous roof overhang making the

interior feel larger and less enclosed. The roof extends beyond the exterior wall by more than four feet on all sides to ensure a minimum of exposure to rain. A long lasting, durable roof with standing seam metal and a high quality waterproof membrane will ensure a maximum barrier to water ingress.

### Services

The room layouts of the Still House have been designed to achieve a maximum economy for mechanical, electrical and plumbing services. The kitchen and bathrooms are typically positioned in close proximity to share plumbing walls, and reduce the length of service runs. For economy, most of the services are contained in the floor: plumbing, electrical outlets, heating, and custom lighting.

### Environmental

Every effort will be made to minimize the environmental impact as a result of constructing and maintaining our buildings. Unlike most buildings, the Still House can be disassembled and relocated to a new site, which reduces demolition waste. All wood used for the structure will be FSC certified or reclaimed, ensuring a sustainable local timber practice. The dimensioning of the standard modules has been determined to minimize material wastage. Low consumption plumbing fixtures, and hot water-on-demand water heaters can be selected. The aluminum frame windows are thermally-broken, with heat resisting low-E glass. Other measures such as sod roofs, and solar collectors can also be incorporated.

### Storage

The floor plans are designed to accommodate storage cabinets along perimeter solid walls. The homeowner may decide the extent and type of storage cabinets required. Closets are designed as flexible built-in cabinets that can be tailored to specific needs.

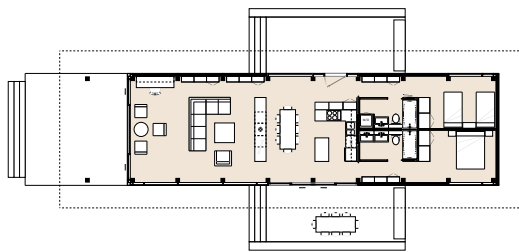
### Prefabrication

We have incorporated into the design the economic advantages of prefabrication for as many aspects of the construction as possible. This includes all timber columns and beams, interior and exterior walls, floor and roof components, as well as the aluminum window panels and cabinetry. Benefits of prefabrication include increased construction precision; along with decreased on-site labour costs, construction time, and exposure to weather damage.

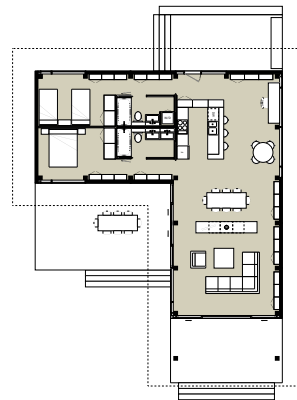


## CUSTOMIZATION

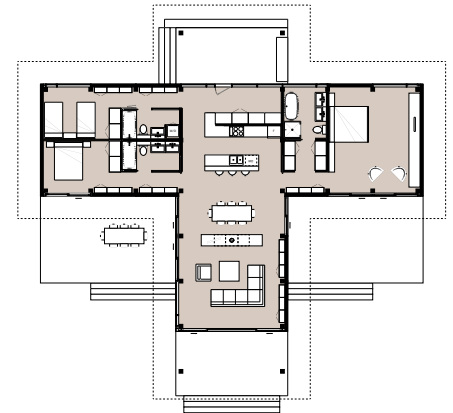
Six Models have been introduced to demonstrate the range of possibilities using the STILL HOUSE construction system. Models A, B, C, & D are single storey, potentially located on flat or sloped sites. On sloped sites the floor level can step down in various locations to match the topography while the roof stays at a constant level. Models E, & F are two storeys in height, one for flat sites and one for sloped sites. The floor plan layouts of the two storey models maximize circulation efficiency and the sense of spaciousness on the main living level. All Models can be expanded or contracted depending upon the site conditions or the client's needs. Exterior site work including entries, decks, and courtyards will be custom to each site. Designs for garage and accessory buildings are also available.



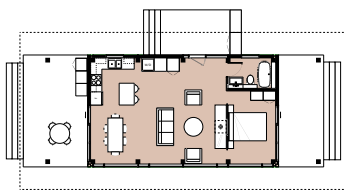
MODEL **A**



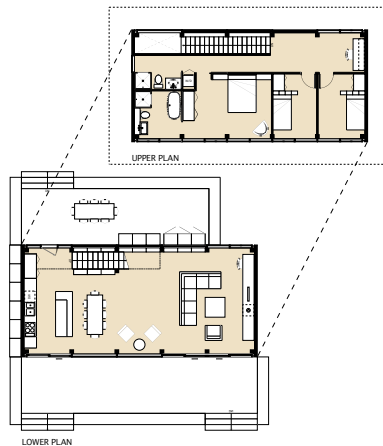
MODEL **B**



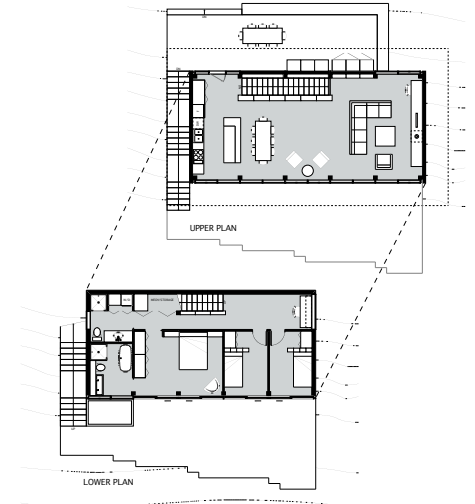
MODEL **C**



MODEL **D**



MODEL **E**



MODEL **F**

### Process

Level Design will coordinate the customization of each home, and act as project manager to ensure that design specifications are met by the client's own contractor. The scope of materials in each home package will be clearly delineated with a fixed cost to the client. Specific aspects of the process can be clarified through further inquiry.

### Contact

We look forward to your inquiries, and speaking with you about how the Still House could meet your needs and desires. Please contact us to arrange a meeting to discuss your project goals.

Thank you for your interest,  
Level Design

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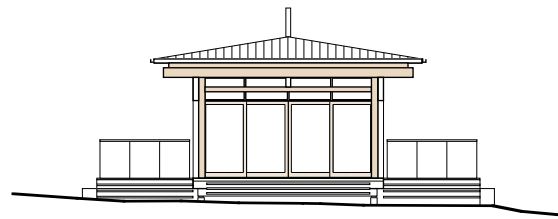
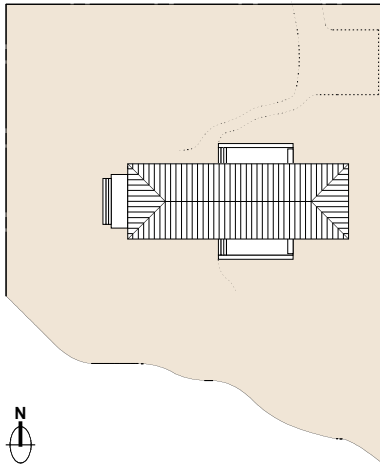
# MODEL **A**



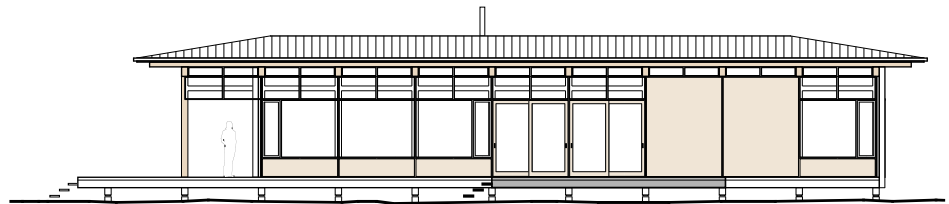
## THE STILL HOUSE

1300 sq ft  
2 Bedrooms  
2 Baths

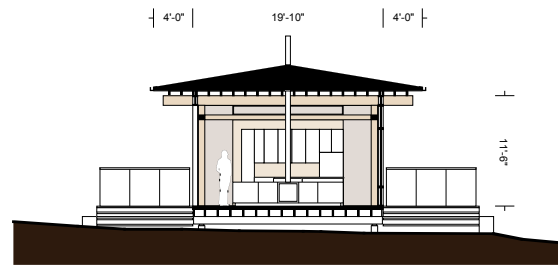
Model A is the basis on which all other models were developed. The various room functions are arranged in a linear sequence from the most private to the most public. The majority of the floor area has been devoted to the Living, Dining, Kitchen, and Entry in an open plan arrangement to achieve the maximum sense of spaciousness. The Kitchen and Bathrooms are gathered together for maximum cost efficiency. This simple layout allows for abundant light and a strong connection to the landscape. Optional storage cabinets can be located at all solid exterior walls. A three Bedroom Model is also available.



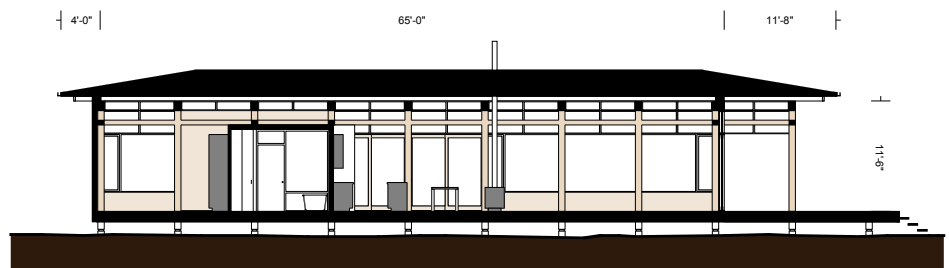
WEST ELEVATION



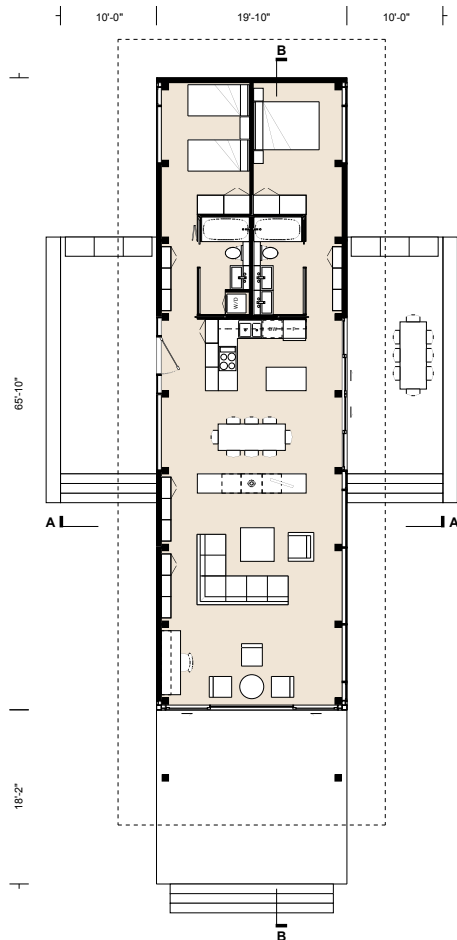
SOUTH ELEVATION



SECTION AA



SECTION BB



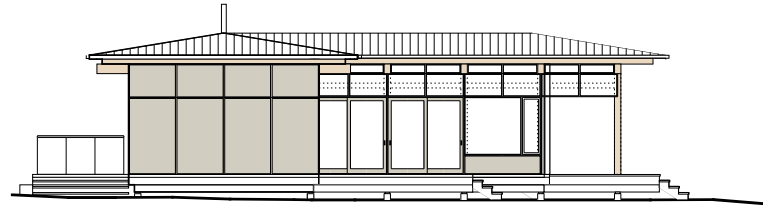
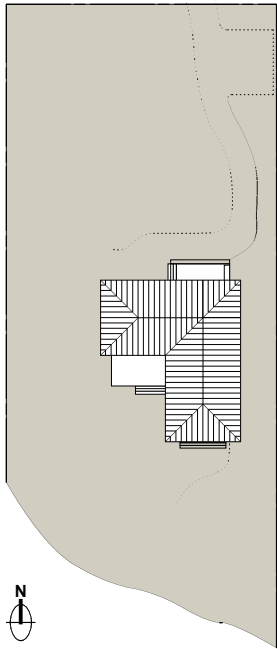
# MODEL B



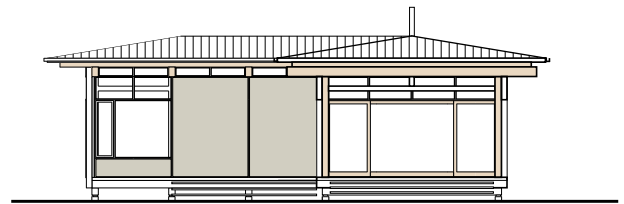
THE STILL HOUSE

1350 sq ft  
2 Bedrooms  
2 Baths

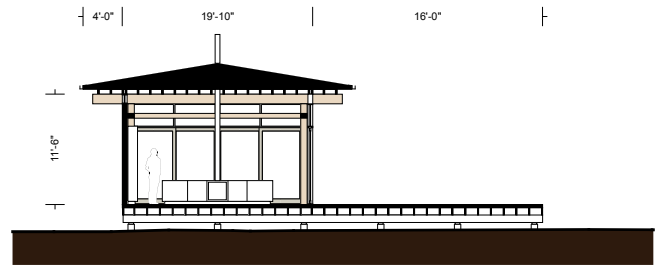
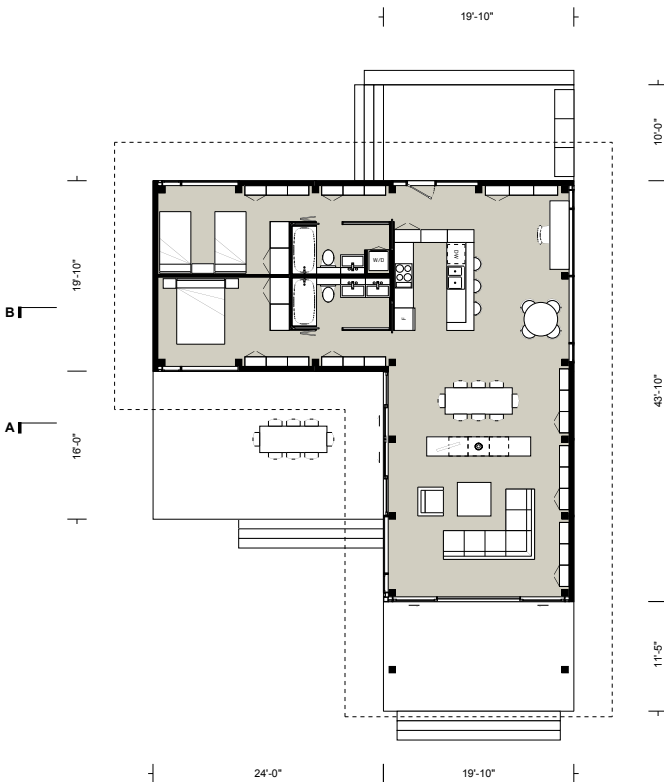
Model B offers the same features as Model A, but the L-shaped plan configuration also defines a wind protected Courtyard or Deck. A flexible space opposite the Kitchen can be used as a Work area or a Casual Eating area. A three Bedroom Model is also available.



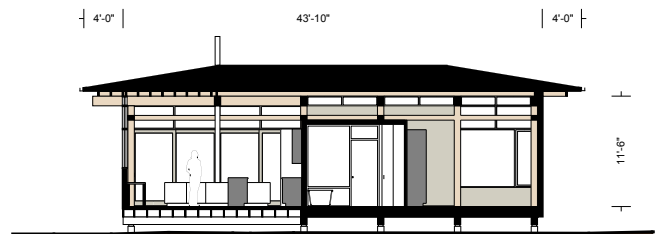
WEST ELEVATION



SOUTH ELEVATION



SECTION AA



SECTION BB

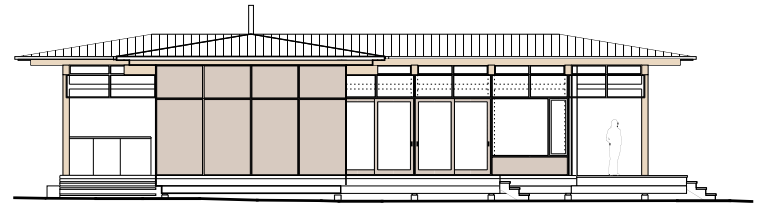
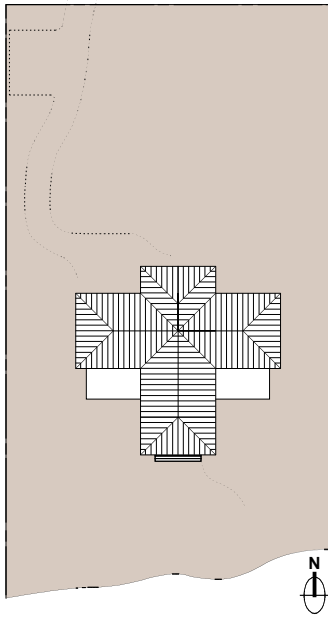
# MODEL C



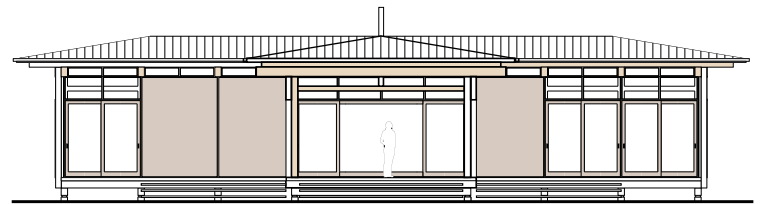
## THE STILL HOUSE

1820 sq ft  
3 Bedrooms  
3 Baths

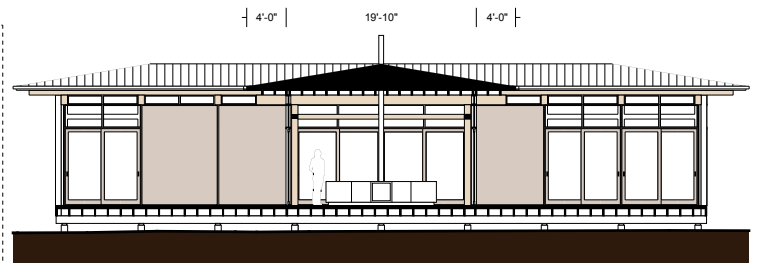
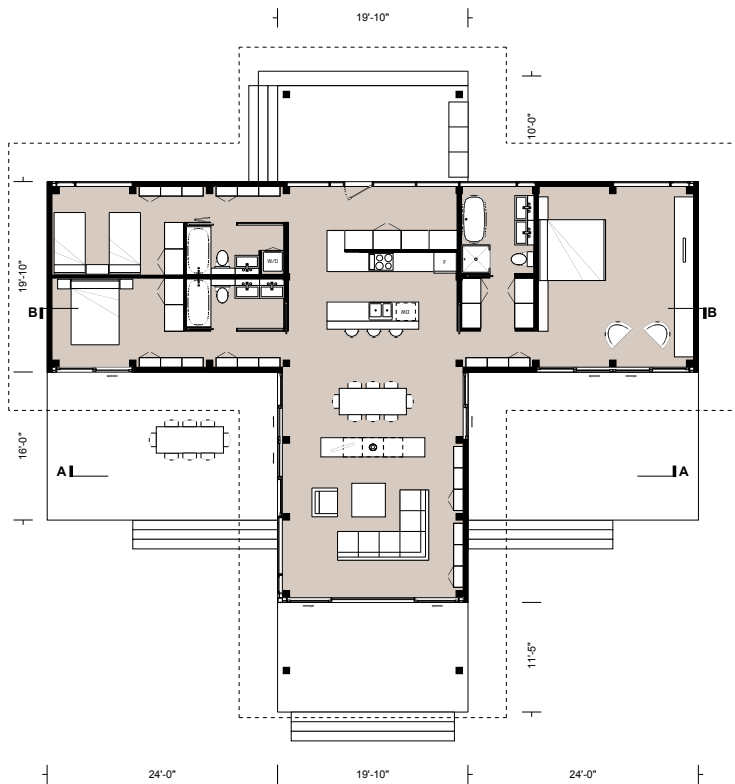
The "T" shaped planning of model C features abundant outdoor living with two wind-protected Courtyards and two covered Porches. The Master Bedroom is luxuriously spacious in its own private wing. The Master Bathroom features a Walk-through Closet and both a bath and a shower. The entry is private and allows for lots of storage. A four Bedroom Model is also available.



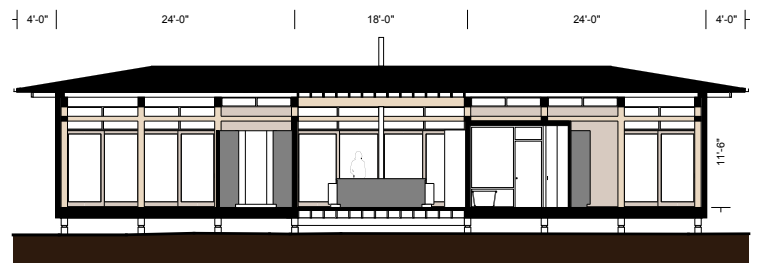
WEST ELEVATION



SOUTH ELEVATION



SECTION AA



SECTION BB

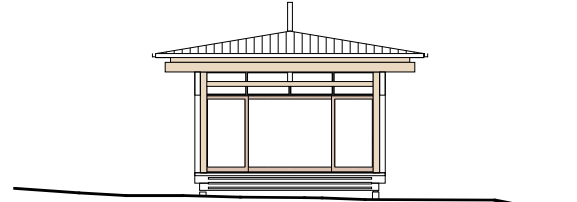
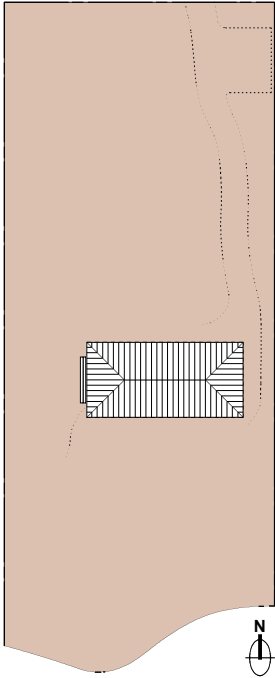
# MODEL D



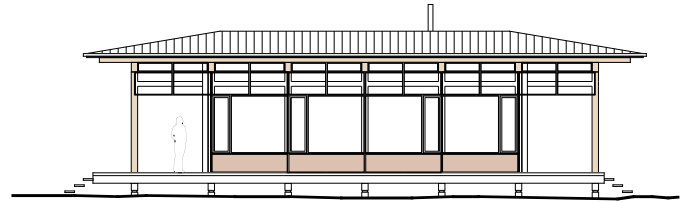
THE STILL HOUSE

670 sq ft  
1 Bedroom  
1 Bath

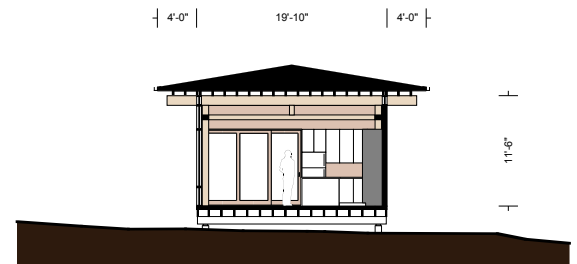
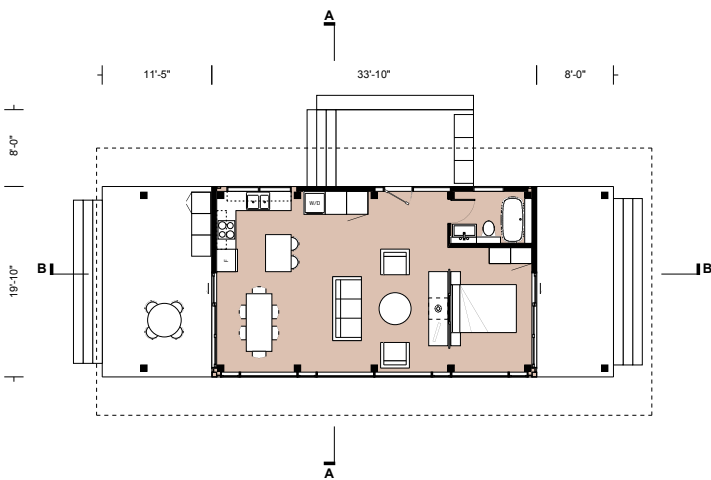
Model D provides the most compact solution for a small cabin or guest cottage with the same architectural qualities of the larger Models. Most of the floor area has been devoted to the main living areas to create a maximum sense of spaciousness. Covered outdoor Decks at both the Living area and the Bedroom expand the interior floor space. A Loft/Sleeping area above the Bath and Bedroom is possible with an increased ceiling height.



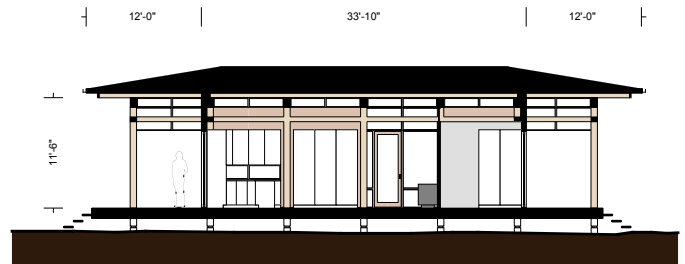
WEST ELEVATION



SOUTH ELEVATION



SECTION AA



SECTION BB



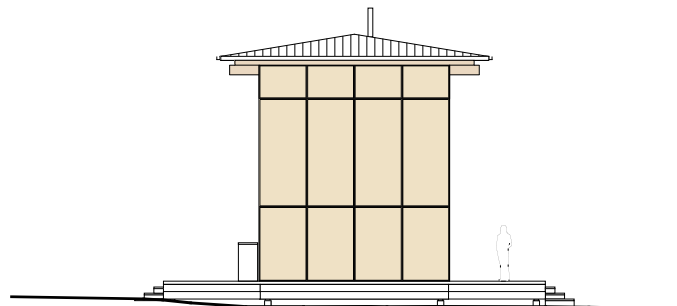
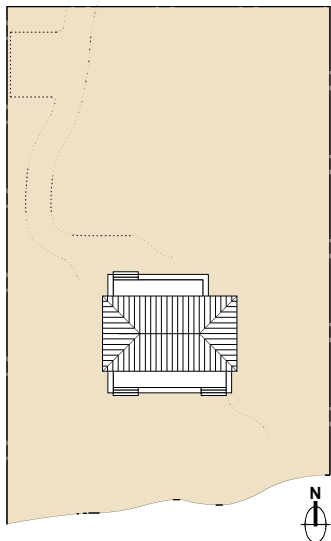
# MODEL E



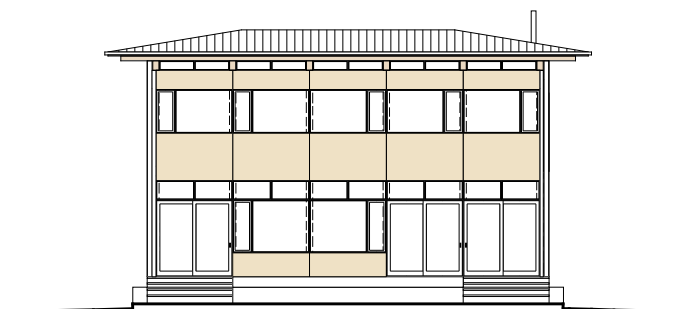
THE STILL HOUSE

1660 sq ft  
3 Bedrooms  
2 Baths

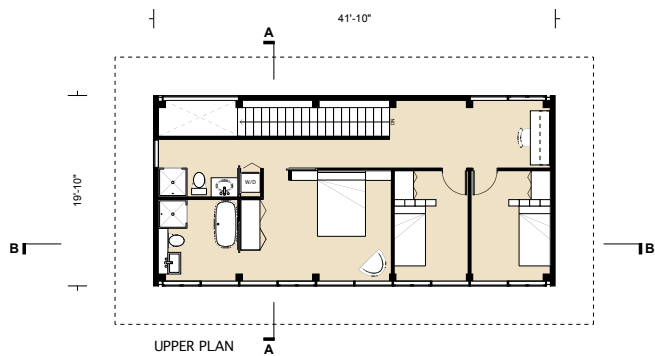
Model E has two storeys with a Bedroom Level above the main Living Level. The ground floor is one large uninterrupted space for living and entertaining with abundant windows connecting the interior to the landscape and the view out. The upper floor has two Bedrooms for children or guests, and a Master Bedroom with a private Ensuite. A large hall area at the top of the stairs can be used for a Study or a Children's Play area, etc.



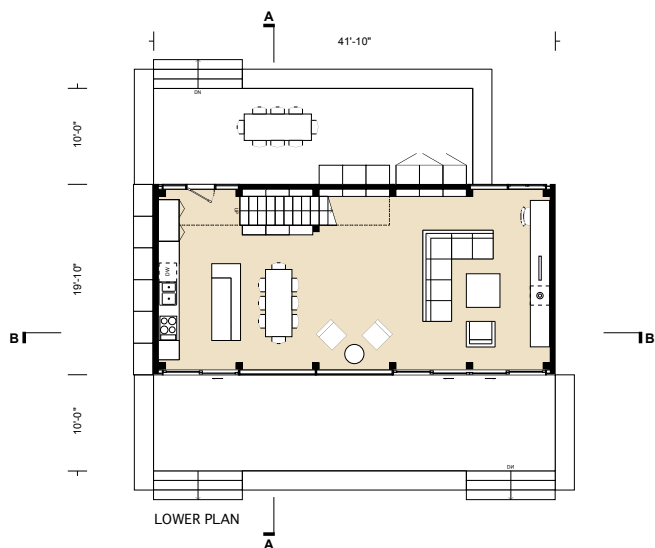
WEST ELEVATION



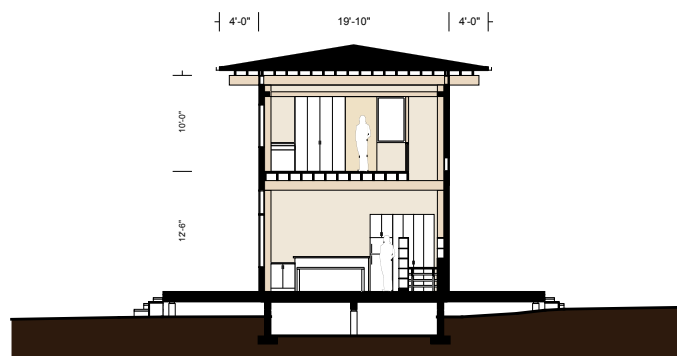
SOUTH ELEVATION



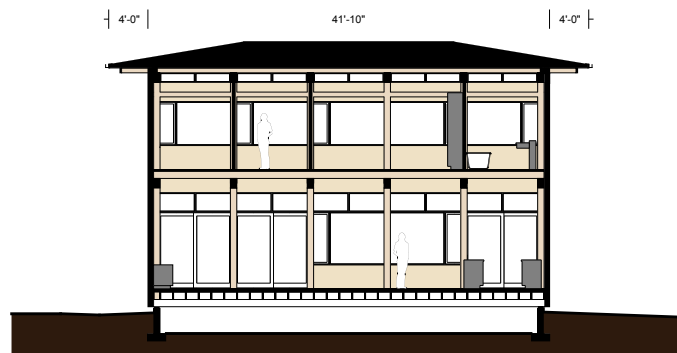
UPPER PLAN



LOWER PLAN



SECTION AA



SECTION BB

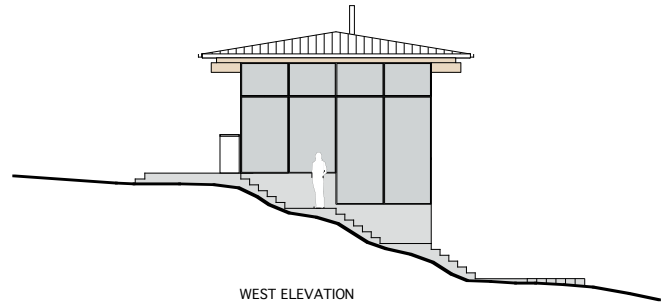
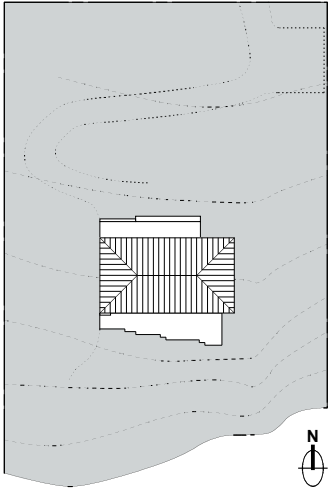
# MODEL F



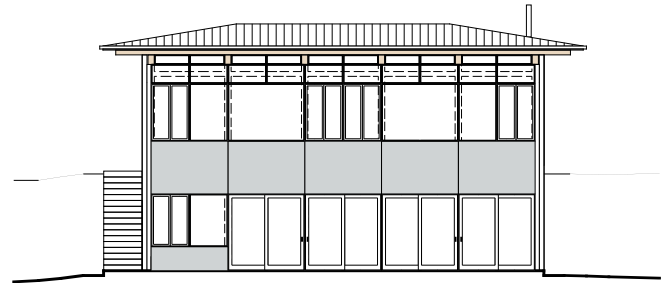
THE STILL HOUSE

1610 sq ft  
3 Bedrooms  
2 Baths

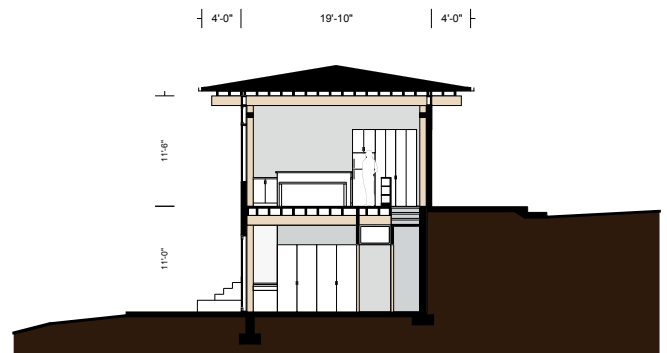
Model F has been developed for steeply sloping sites where the upper level enjoys a superior view. It has two storeys with a Bedroom Level below the main Living Level. The upper Living Level is one large uninterrupted space with the Entry Terrace on one side and the view out to the landscape on the other. The lower level Bedrooms have direct access to the lower level Terrace. An exterior stair connects the upper and lower Terraces.



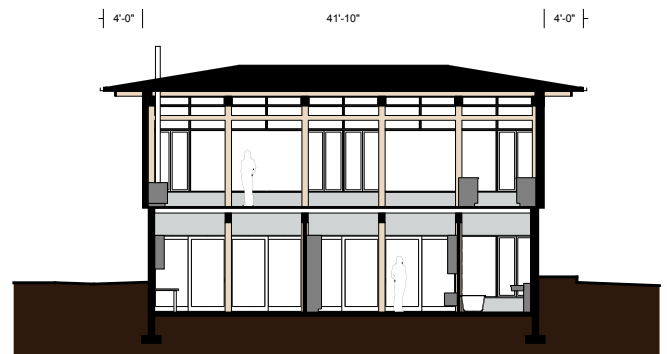
WEST ELEVATION



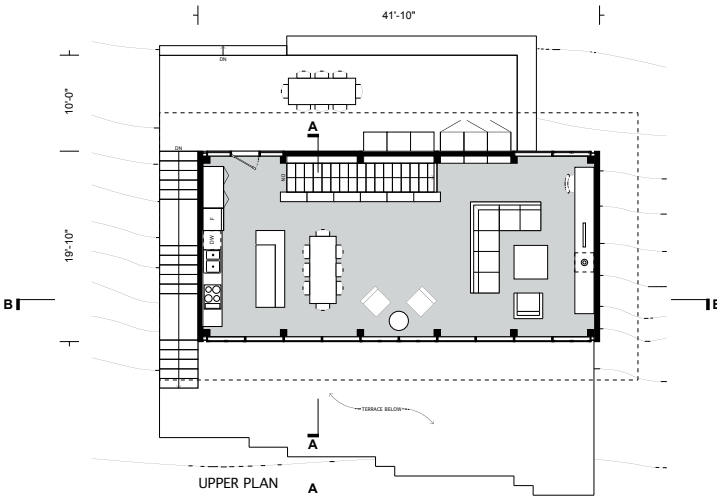
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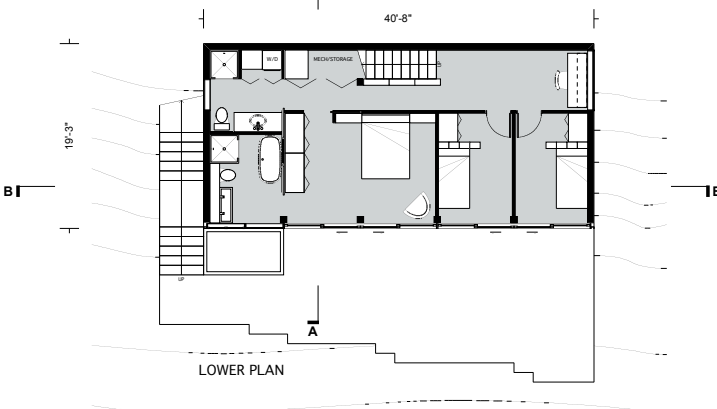
SECTION AA



SECTION BB



UPPER PLAN



LOWER PLAN

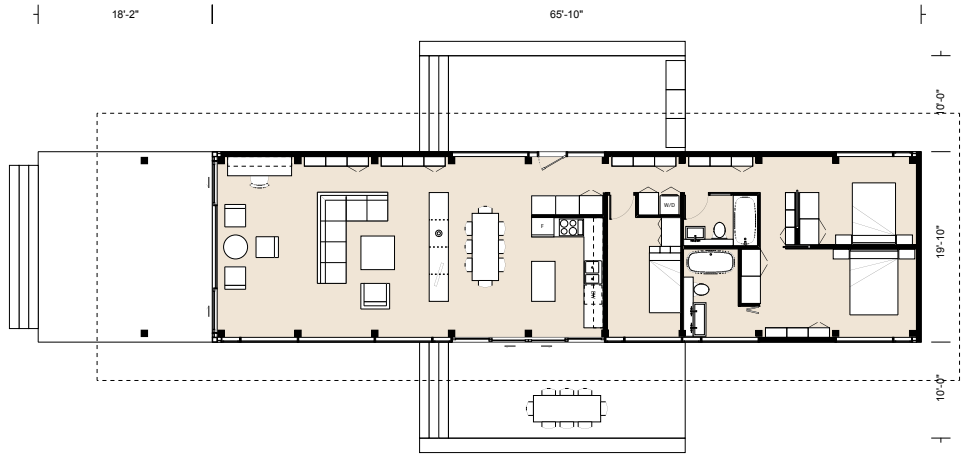
# MODELS **A** **B** **C**

## PLAN ALTERNATIVES

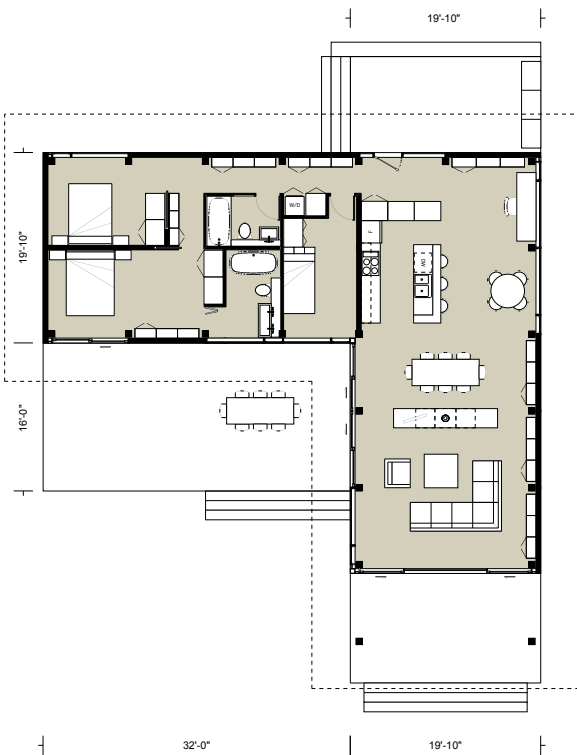


THE STILL HOUSE

The Still House can be adapted to accommodate a wide range of living opportunities. As an example, models A, B & C shown here, have been adapted to include an extra Bedroom with a completely different Bedroom & Bathroom layout. The remaining home design maintains the original open floor plan and sense of spaciousness. Models A & B become 3 bedroom homes while model C becomes a 4 bedroom home.



MODEL **A** WITH 3 BEDROOMS  
1460 sq ft



MODEL **B** WITH 3 BEDROOMS  
1510 sq ft



MODEL **C** WITH 4 BEDROOMS  
1980 sq ft

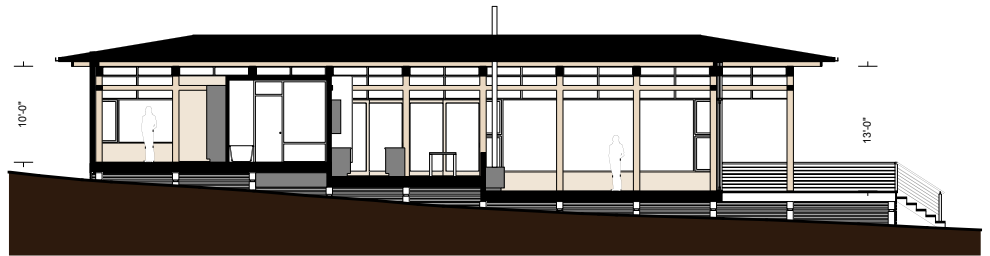
# ALL MODELS

## SLOPED SITE ALTERNATIVES

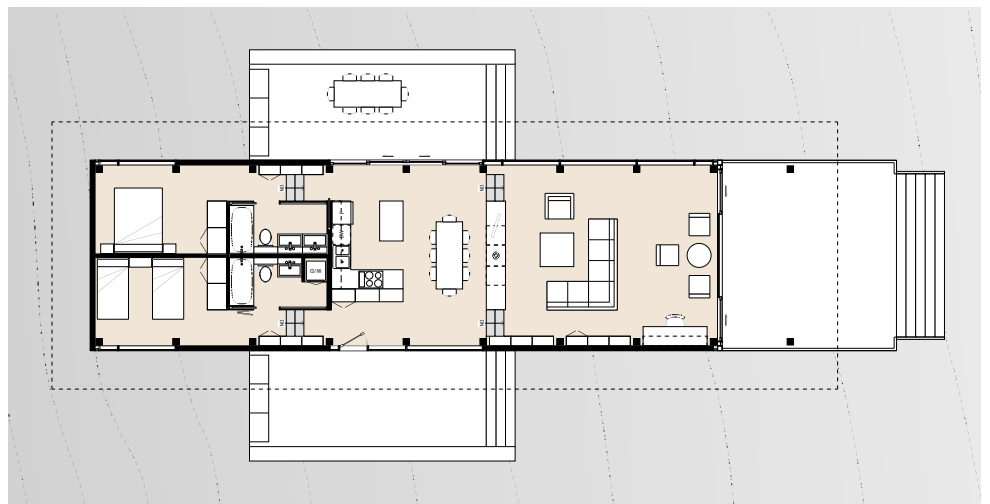


THE STILL HOUSE

The Still House Models adapt to sloping sites by introducing a variety of floor levels that step down the site, while the ceiling stays at a constant height. The careful positioning of internal stairs allows for subtle breaks between activities. In the example shown, the Entry area, Kitchen and Dining keep the ceiling height of our typical design while the Bedrooms adjust upward and the Living area becomes grand with an increase in height as the floor steps down with the natural grade.

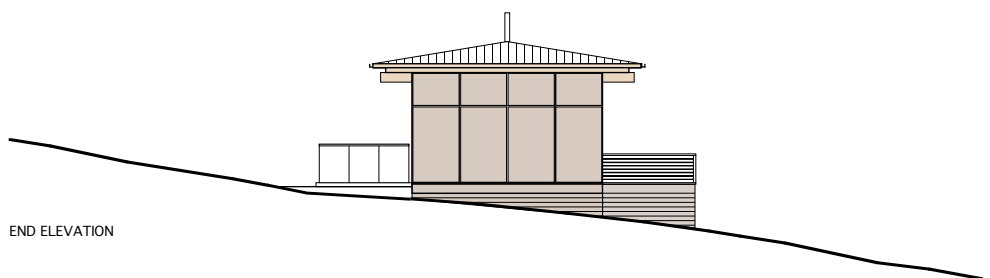


SECTION

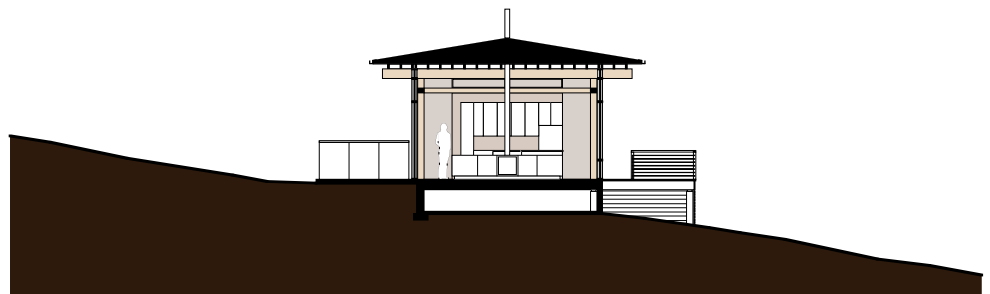


PLAN

Alternatively, the Still House can be positioned with the long side parallel to the slope of the site. The Entry remains close to the natural grade while the opposite side opens up to a view out over the site as the ground drops away. A lattice system encloses the exposed foundation, maintaining a level of finish consistent with the exterior cladding above.



END ELEVATION



SECTION