

2025

EDITION

Design Idea Book



Designing Your Dream Home: A Starting Guide

Most homeowners have plenty of ideas for their new home, but turning those ideas into a finished design takes careful planning and time. Finding the right design can be challenging - some plans may need tweaks, while others may call for a completely custom approach.

When designing your home, it's important to think about your current and future lifestyle, the features of your building site, how traffic will flow through your home, and the applicable building codes. To make things easier, we've compiled a list of key considerations to help you along the way.

EPS provides in-house design services, including detailed floor plans, concept drawings, and 3D renderings, so you can see your vision come to life. A well-thought-out design not only helps you get an accurate quote but also gives you peace of mind, knowing what the finished product will look like. Some key considerations for your new home design include:



1. How much do you plan to invest in your project?
2. Do you have a list of wants vs. needs?
3. What is offered by the site location for views and elevations? Are there special zoning, use ordinances or covenants? Are there other considerations for noise, wind, trees, or neighbors?
4. Will it fit your current and future lifestyle?
5. Do you prefer an open living plan or separate dining and living spaces?
6. What is important about the size of bedrooms?
7. What size of storage is needed?
8. What size of laundry is needed and what is the preferred location?
9. Do you entertain frequently?
10. Will there be a garage?
11. How many bathrooms and what are your bathroom needs?
12. Is there a preference for location of electrical outlets or specialized wiring needs?
13. Will there be outdoor entertaining space: decks, patios, etc.?
14. What size of kitchen is needed and what appliances are needed?
15. Do you need special rooms like home office, work room, or home theater?
16. Do you plan to include other special features such as a fireplace or entertainment center?
17. Are there any special requirements for interior or exterior plumbing or faucets?
18. Do you want to include in-floor heating, heat pumps or other ventilation?

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EPS ORIGINALS DESIGN IDEA BOOK

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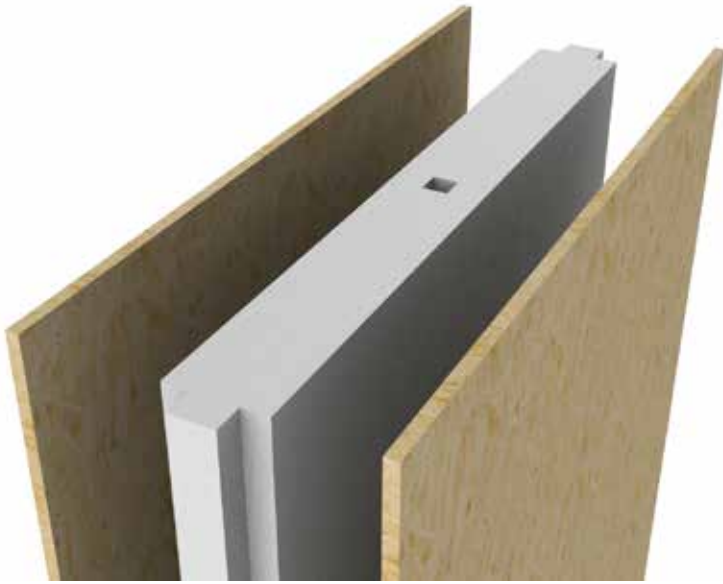
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Experience the Comfort and Efficiency of an EPS SIP Home!



Structural Insulated Panels or SIPs join expanded polystyrene foam and oriented strand board (OSB) or plywood. The rigid closed-cell foam is sandwiched between the OSB or plywood to create the SIP panel. This high-performance foam thickness can be adjusted to increase R-Value.

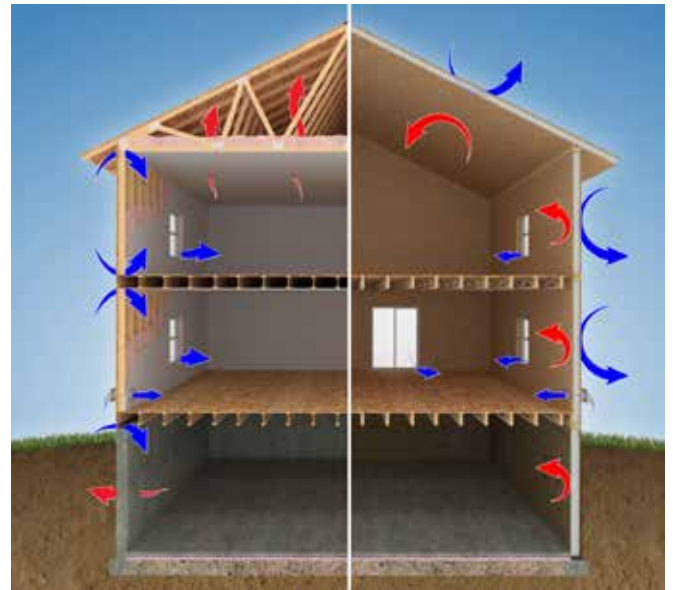
EPS SIPs are manufactured under factory-controlled conditions and can be custom designed for each project. SIPs can be used for residential, commercial, and agricultural applications.

Enjoy a high-performance home designed for the maximum in comfort, reduced drafts, and superior pest control.

EPS homes constructed using Structural Insulated Panels or SIPs, are one of the most airtight and energy efficient building systems available today.

Your EPS SIP home is designed to use significantly less energy for heating and cooling, potentially lowering your energy bills by up to 50% compared to traditional construction.

At EPS, we believe that building science means building quality, comfort, and long-lasting value.

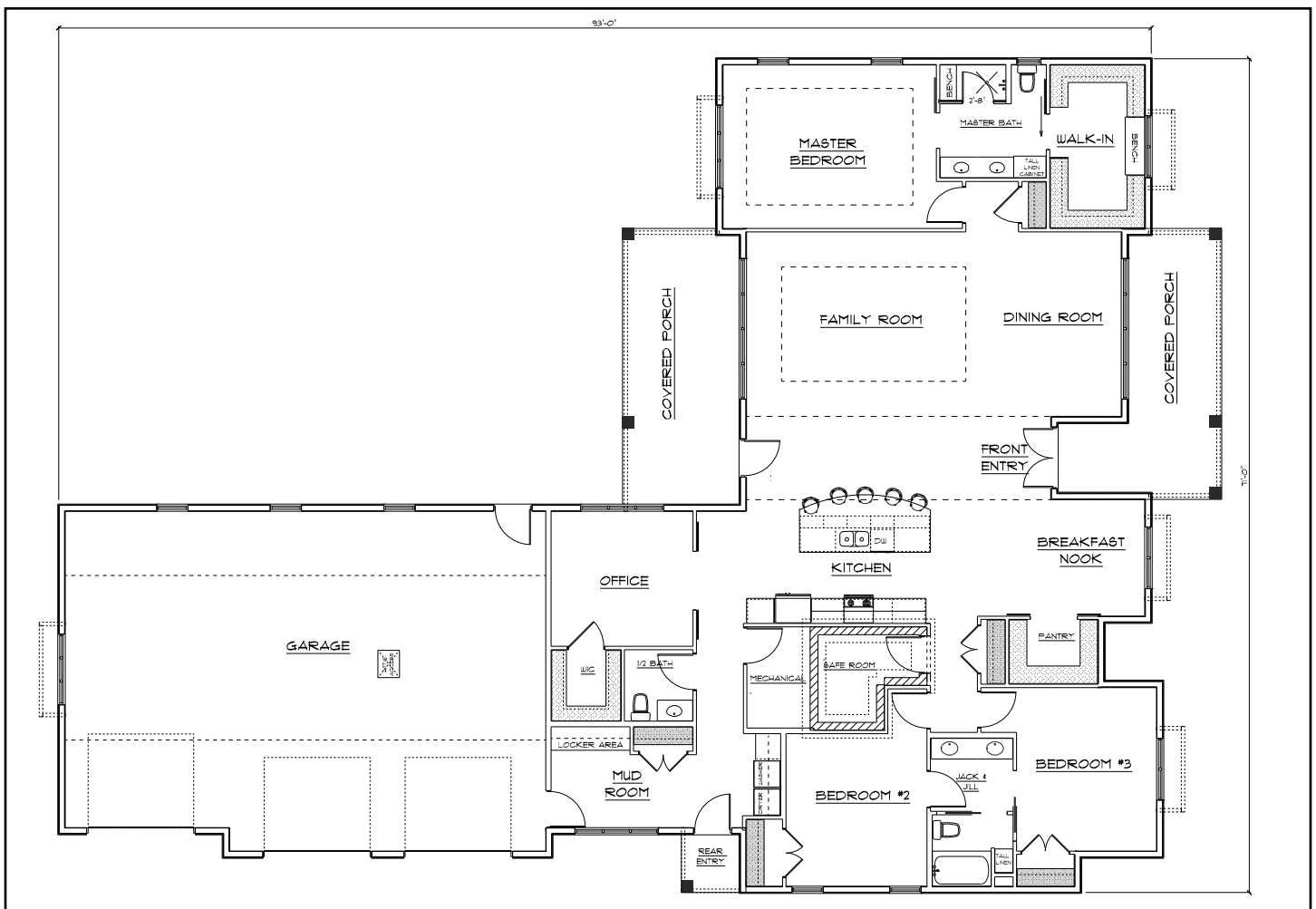


Single Family: Jackson



Style: Executive Ranch
 Sq. Ft.: 2,814
 Bedrooms: 3 plus office
 Bathrooms: 3
 6-1/2": R-26 Walls

Description: Perfect for a corner or deep lot, this executive ranch floor plan boasts 3 bedrooms plus a home office. It features a roomy open kitchen/dining/family area designed to entertain! A cozy breakfast nook and large walk in pantry make this not only stylish but practical. As shown, this is designed to be slab on grade and incorporate a main floor safe room.

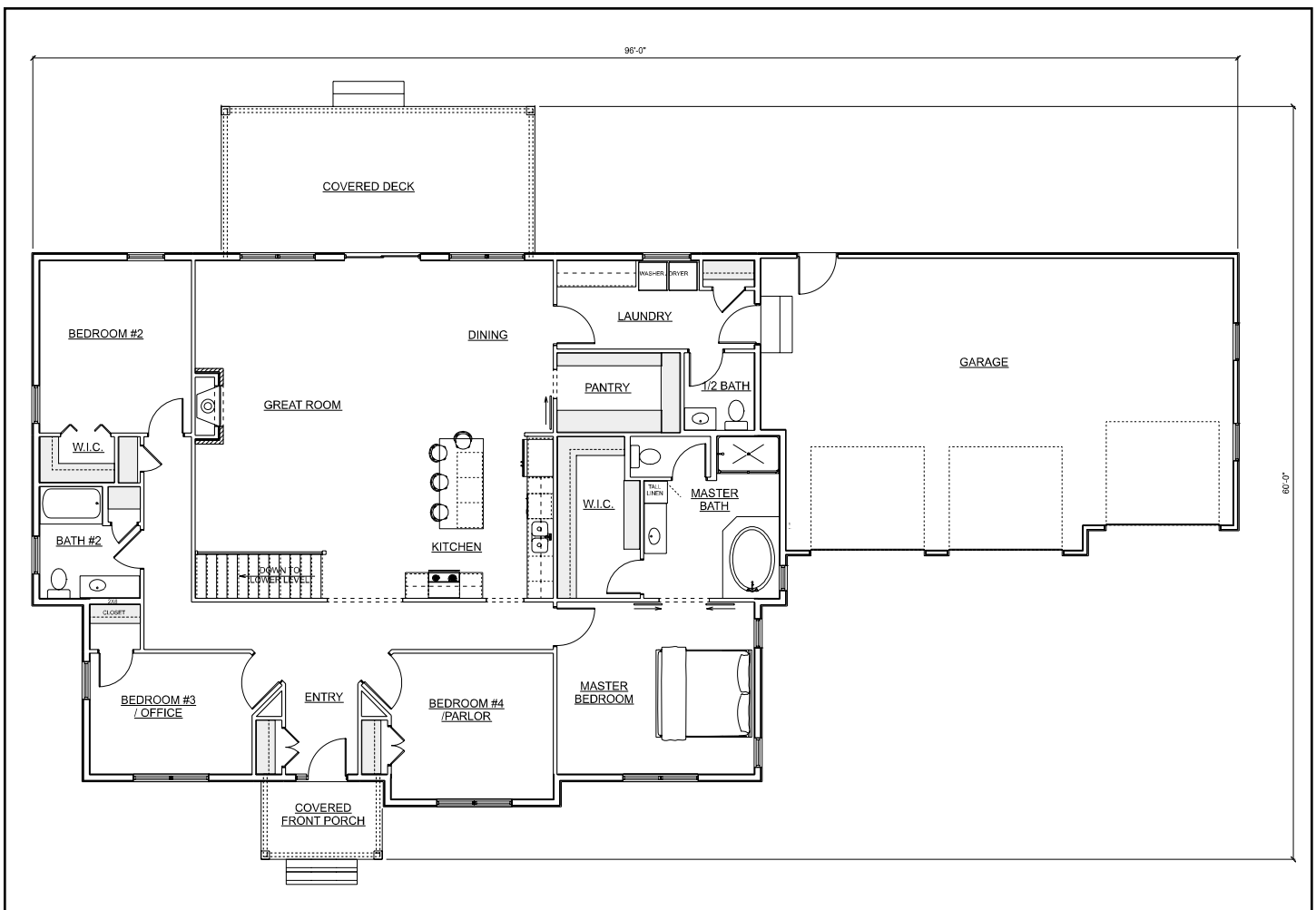


Single Family: Chandler



Style: Executive Ranch
Sq. Ft.: 2,395
Bedrooms: 3 plus office
Bathrooms: 2 full plus 1 half
6-1/2": R-26 Walls

Description: Entertain large groups or just relax in the combined living/dining/kitchen/great room space. Separate bedroom wings allow for flexible living and work well to accommodate guests or family members. Other convenient features include a large walk-in pantry and a large utility/mud room located directly off of the garage.



Single Family: Clare Marie



Style: Farm House

Sq. Ft.: 2,395

1,770 main / 550 up

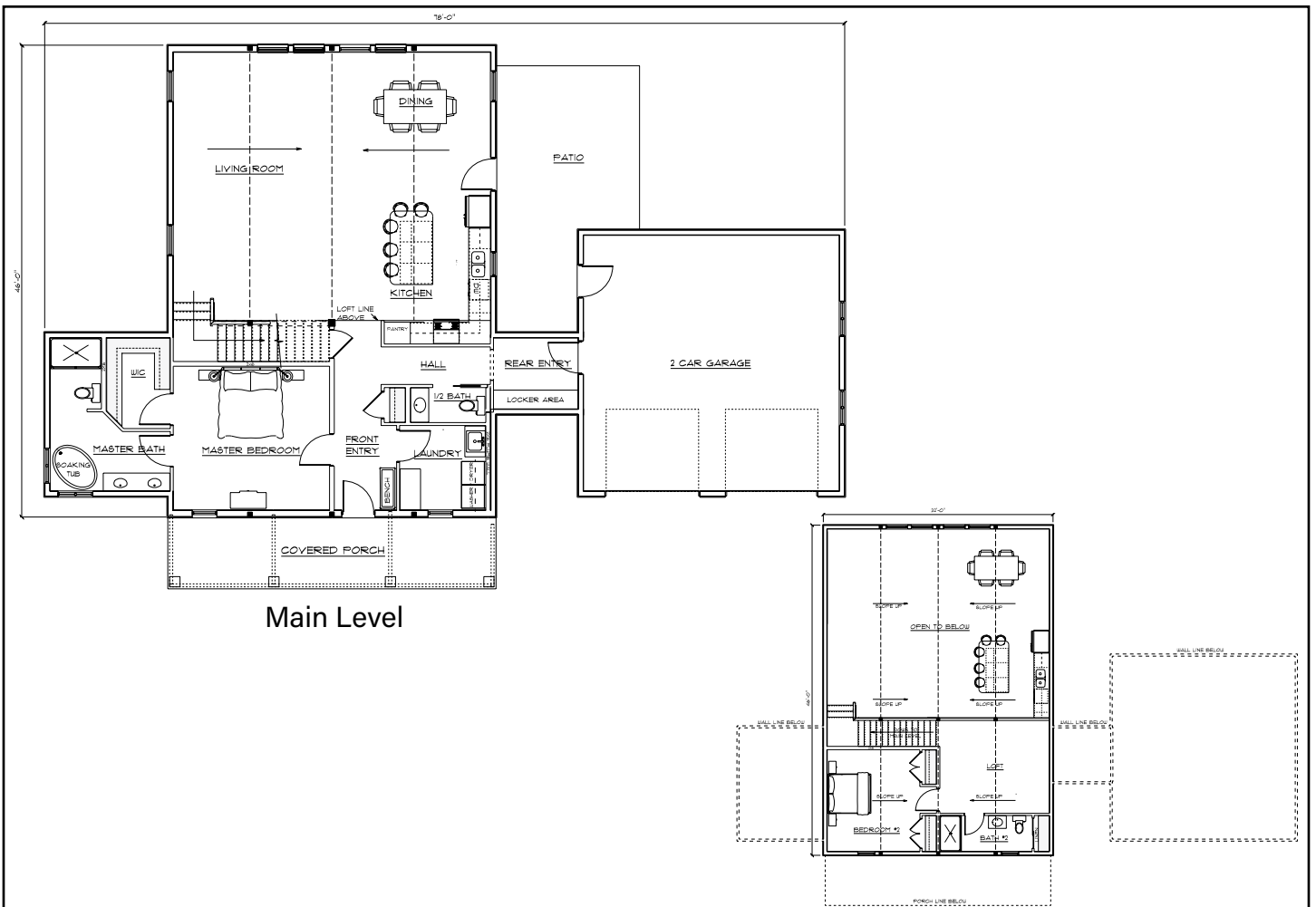
Bedrooms: 3

Bathrooms: 2

6-1/2":R-26 Walls

Optional Roof Panels: Up to R-48

Description: This farm house style plan combines old world craftsmanship with modern comforts. It features an open great room with soaring vaulted ceilings and windows. The main floor master bedroom has a sprawling master bath suite and large walk in closet. The second story has not only an open loft area but an additional bedroom and bath.

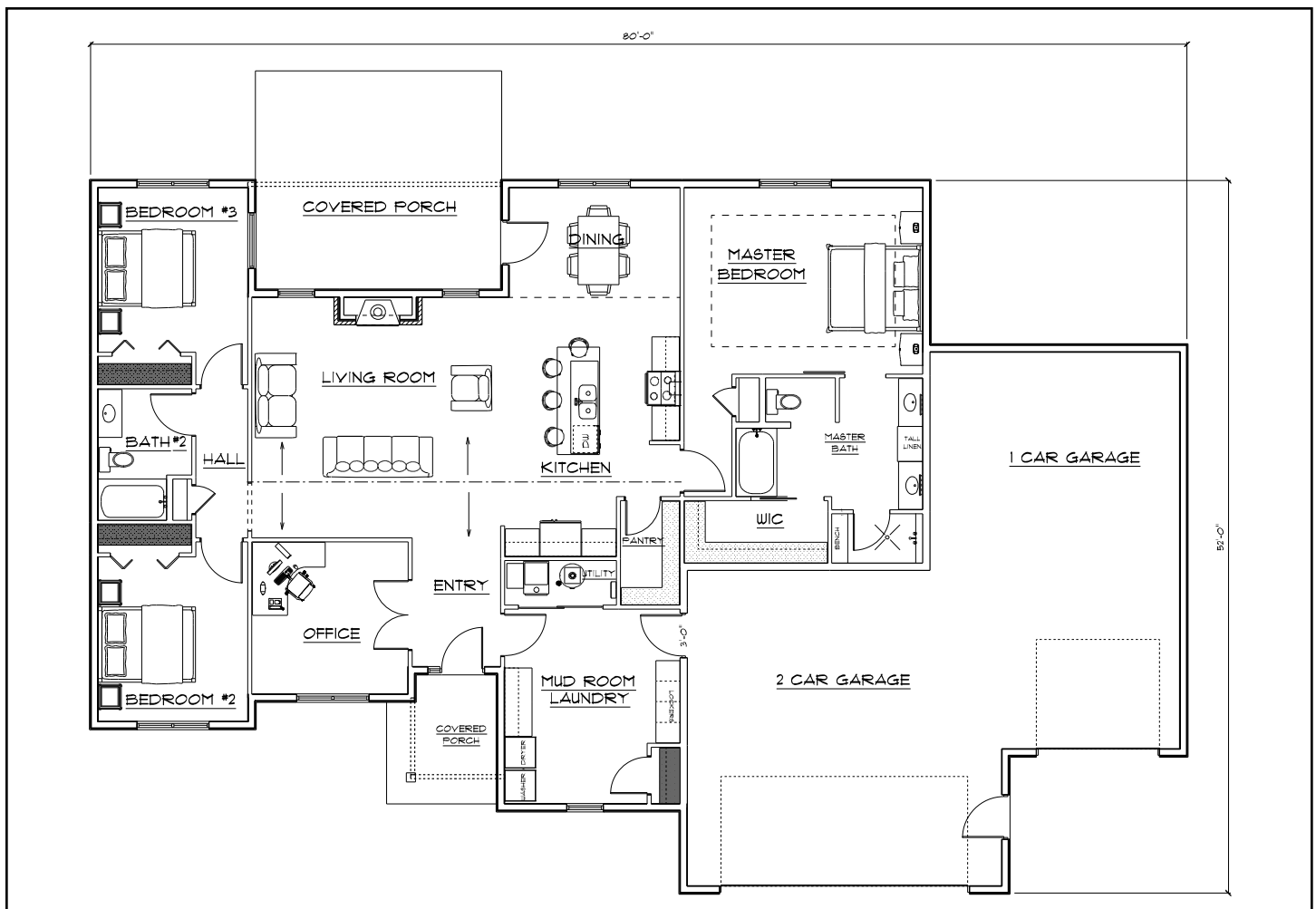


Single Family: Manning



Style: Executive Ranch
 Sq. Ft.: 2,140
 Bedrooms: 3 plus office
 Bathrooms: 2 full
 6-1/2":R-26 Walls

Description: A true executive-style home that features plenty of living space and a separate master suite wing. Overflow space abounds onto a covered deck area off of the dining room. Other convenience features include a large walk-in pantry for storage and a large main floor utility/mud room.



Single Family: Everly



Style: Ranch

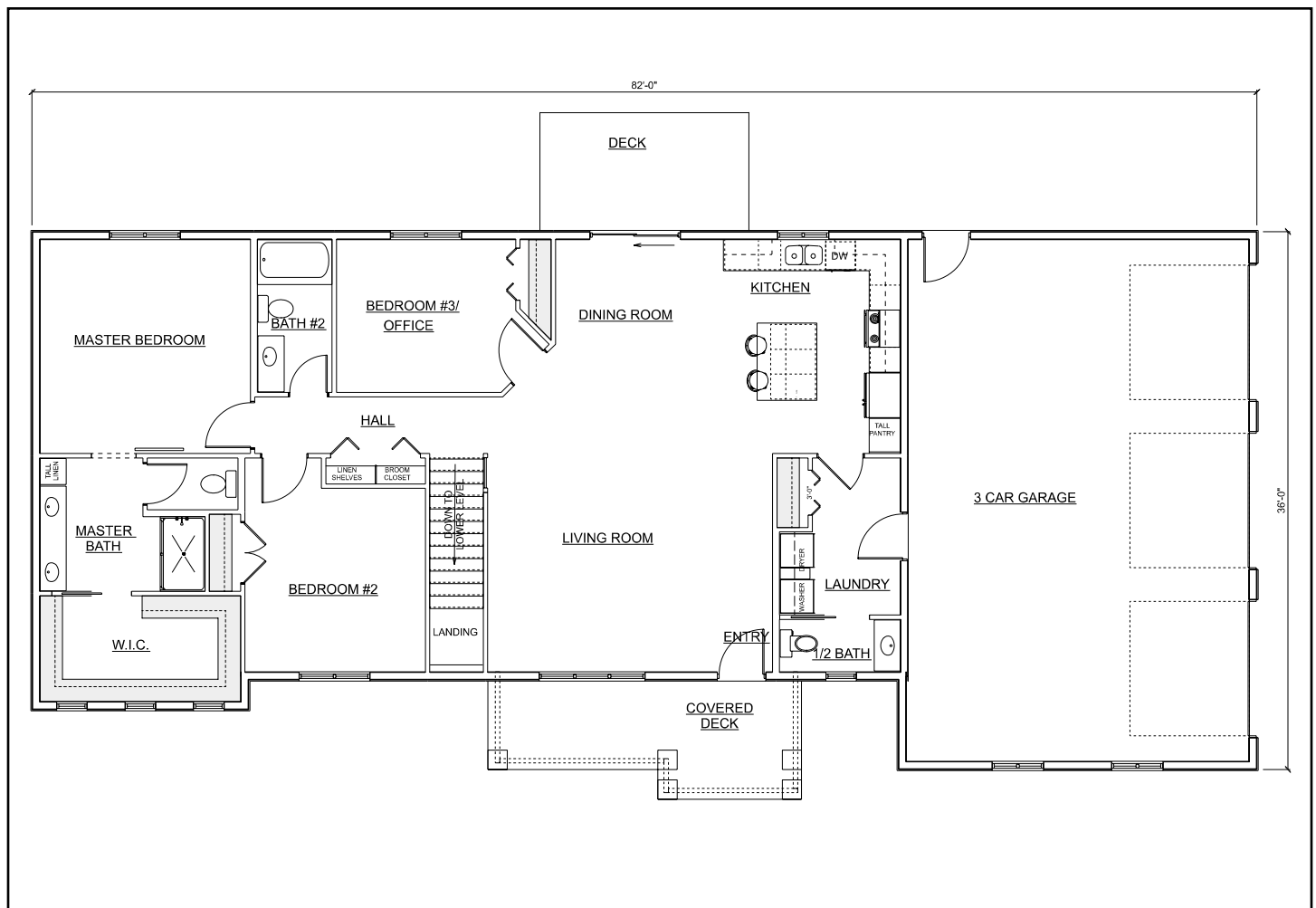
Sq. Ft.: 1,790

Bedrooms: 2 and 1-den/bedroom

Bathrooms: 2 full 1 half

6-1/2":R-26 Walls

Description: This classic ranch fits wants, needs and budgets for many families! Escape the day-to-day life in the large master suite featuring a walk-in shower and large walk-in closet. The main floor utility room is conveniently located right off the kitchen/garage and has a half bath.

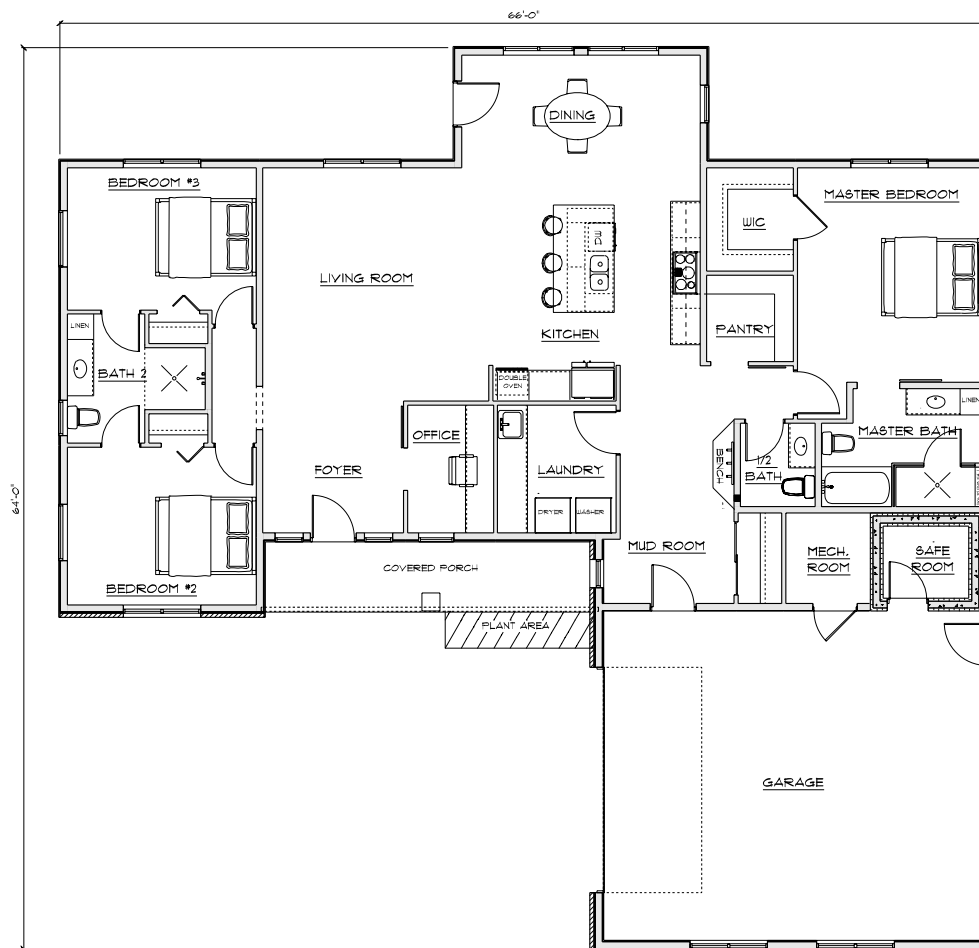


Single Family: Kaitlyn Raye



Style: Executive Ranch
Sq. Ft.: 1,780
Bedrooms: 3 plus office
Bathrooms: 2 full 1 half
6-1/2":R-26 Walls

Description: This design incorporates an open concept in the living, dining and kitchen areas. Just off the kitchen is a large walk-in pantry. Designed for today's lifestyles, a large home office has been included right off the garage for easy access.

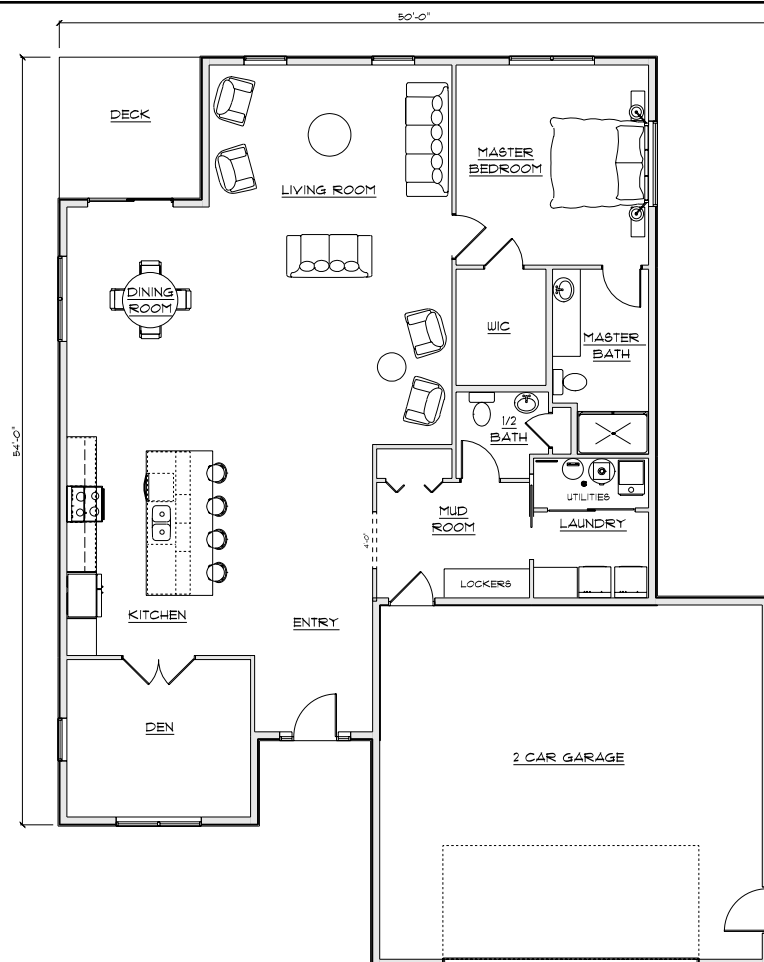


Single Family: Taylor



Style: Narrow Lot Ranch
Sq. Ft.: 1,680
Bedrooms: 1
Bathrooms: 1 full 1 half
6-1/2":R-26 Walls

Description: Calling all empty nesters! This narrow floor plan gives you all the easy living features including a large master bedroom with a walk-in closet, an open kitchen/living area and an eat-in breakfast nook. If needed, a flexible basement design allows for additional bedrooms and living space.



Single Family: Boulder



Style: Prow

Sq. Ft.: 1,611

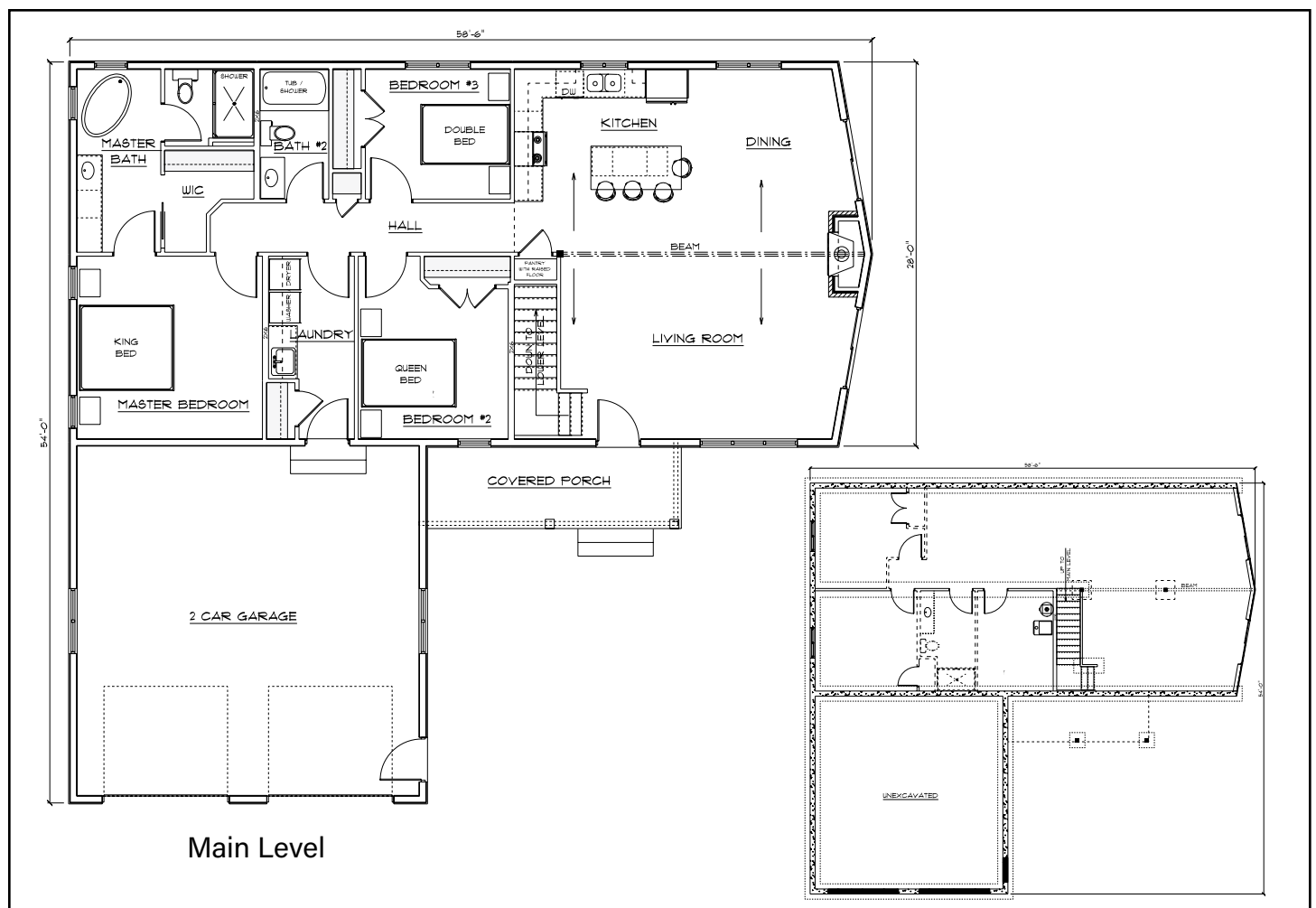
Bedrooms: 3

Bathrooms: 2 full

6-1/2":R-26 Walls

Optional Roof Panels: Up to R-48

Description: A great single-story view maximizer featuring a large open great room with an open kitchen/dining room. Relax and enjoy all the views outside of the large trapezoid windows. Whether a full-time residence or a weekend getaway, the Boulder plan is extremely flexible.

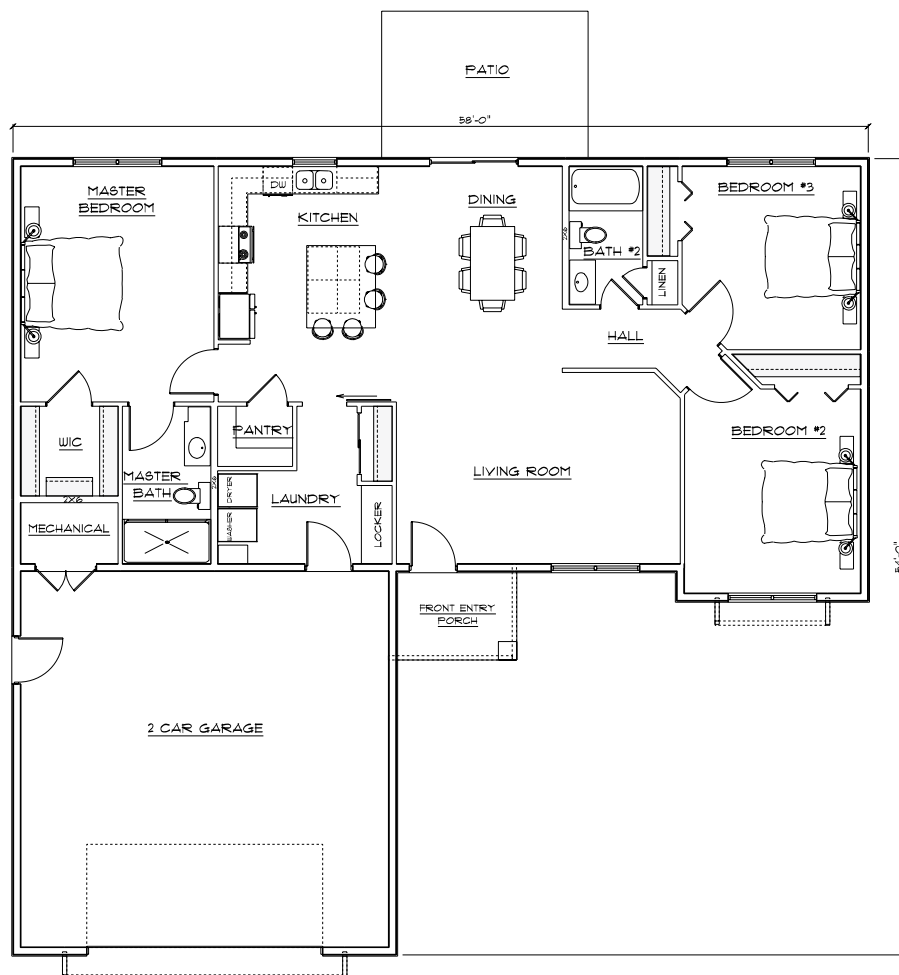


Single Family: Landon



Style: Ranch
Sq. Ft.: 1,553
Bedrooms: 3
Bathrooms: 2 full
6-1/2":R-26 Walls

Description: Landon is an ideal square footage for many family lifestyles and budgets. This floor plan features a separate master bedroom and bath suite. The open kitchen and dining room create plenty of space for active lifestyles.



Single Family: Baylee



Style: Short Lot Ranch

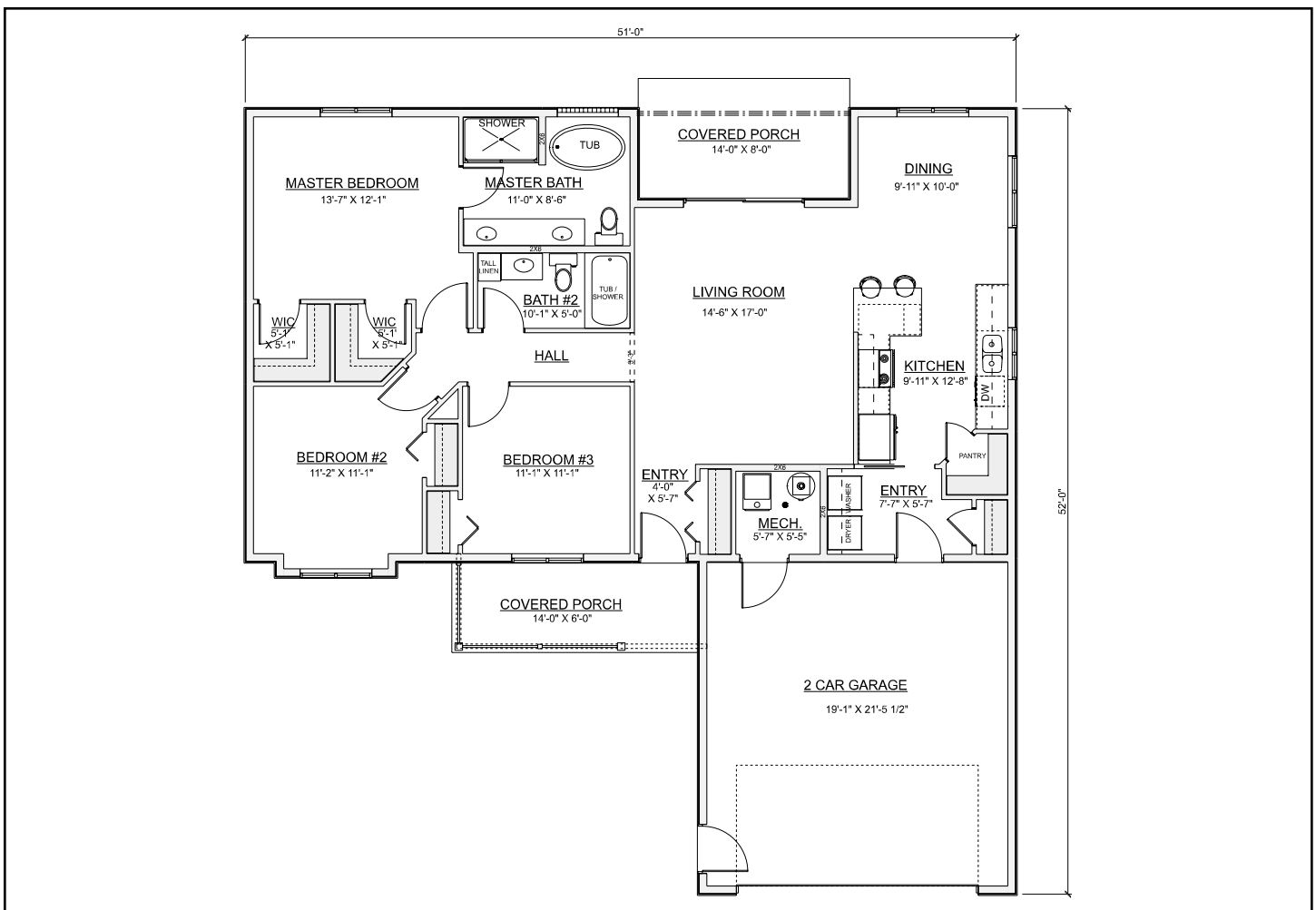
Sq. Ft.: 1,467

Bedrooms: 3

Bathrooms: 2 full

6-1/2":R-26 Walls

Description: This floor plan maximized square footage! It features three bedrooms and two bathrooms in just over 1,400 sq. feet, plus an open great room/kitchen area. Special feature is a main-floor laundry room.

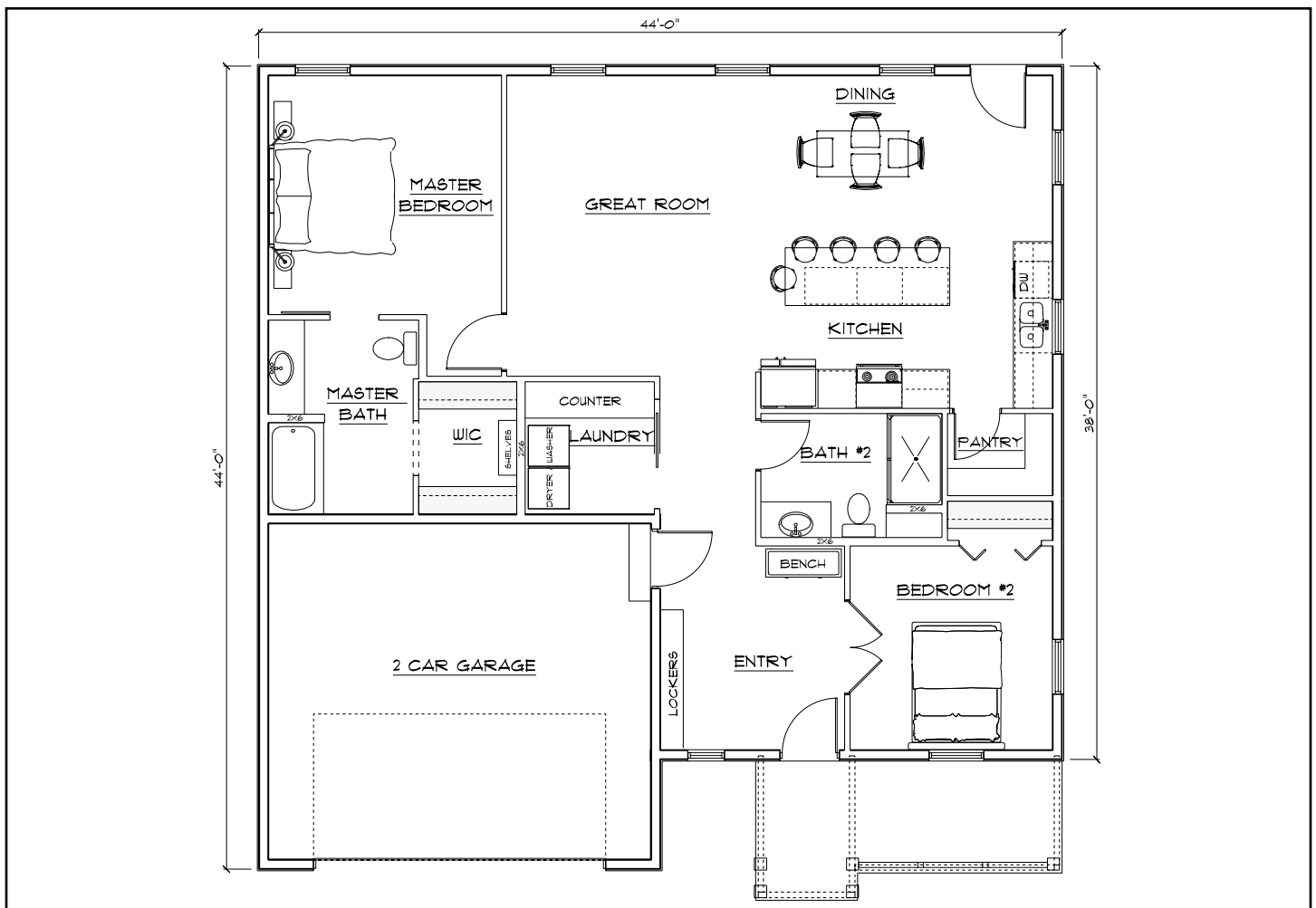


Single Family: Houston



Style: Ranch
Sq. Ft.: 1,403
Bedrooms: 2
Bathrooms: 2
6-1/2":R-26 Walls

Description: This floor plan will fit well on many lots and at just over 1,400 square feet has all the features you want! From a formal foyer area to a spacious kitchen/great room. This design has everything you need in an affordable square footage range.

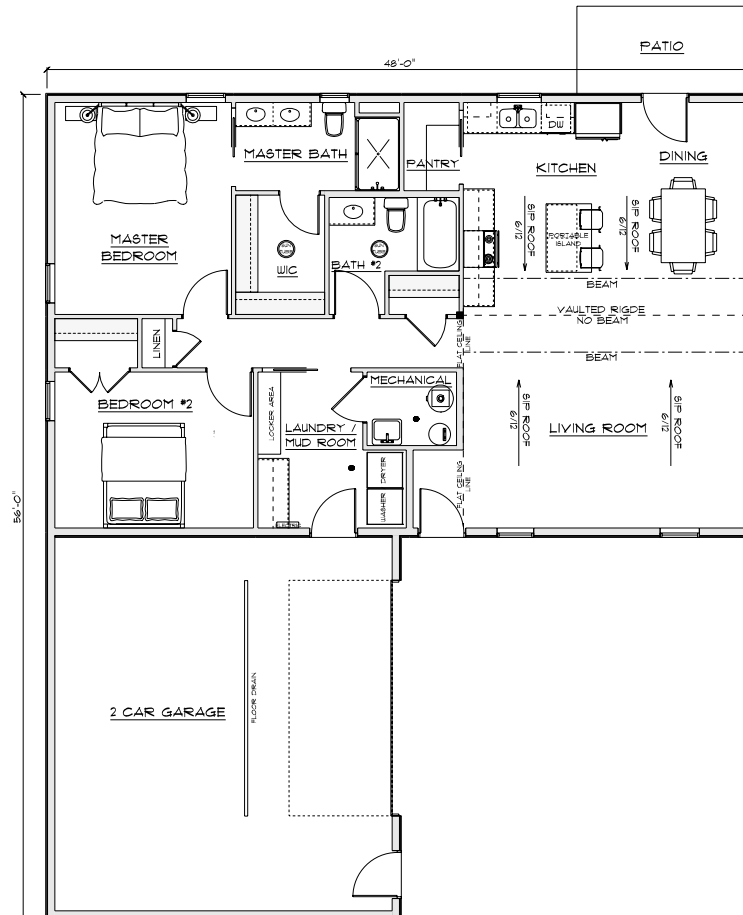


Single Family: Brooklyn



Style: Ranch
 Sq. Ft.: 1,357
 Bedrooms: 2
 Bathrooms: 2
 6-1/2":R-26 Walls
 Optional Roof Panels: Up to R-48

Description: This floor plan is extremely versatile and makes the most of the great room. It features an open kitchen and living area. The Brooklyn has been designed to use SIP roof panels (Structural Insulated Panels) throughout the great room ceiling to create a dramatic vaulted ceiling while still preserving maximum energy efficiency.

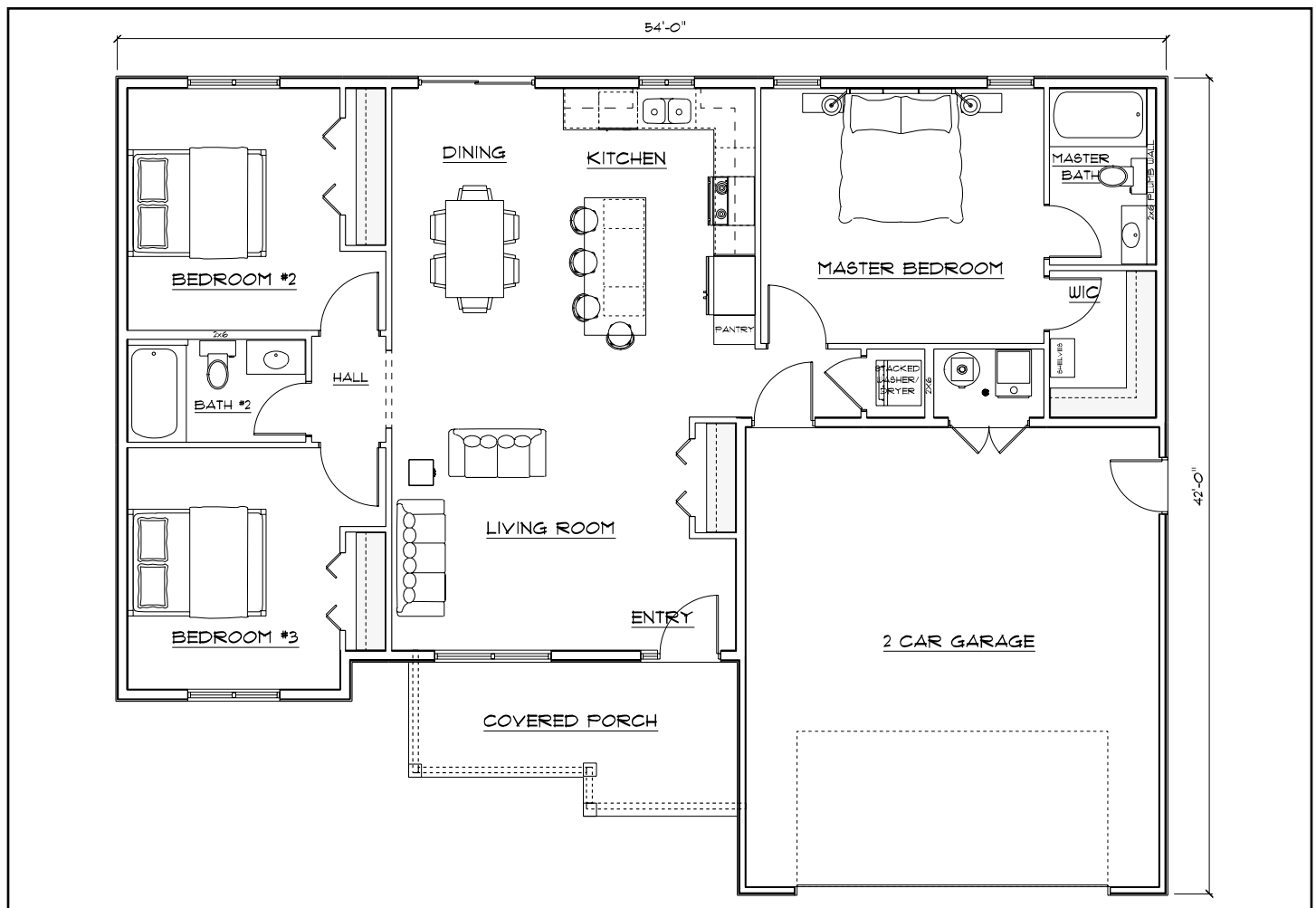


Single Family: Spirit



Style: Ranch
Sq. Ft.: 1,350
Bedrooms: 3
Bathrooms: 2 full
6-1/2":R-26 Walls

Description: This floor plan makes the most of its square footage. It features an open concept between kitchen/dining room and living room that creates an open, airy effect.



Single Family: Water's Edge



Style: Modern

Sq. Ft.: 1,290

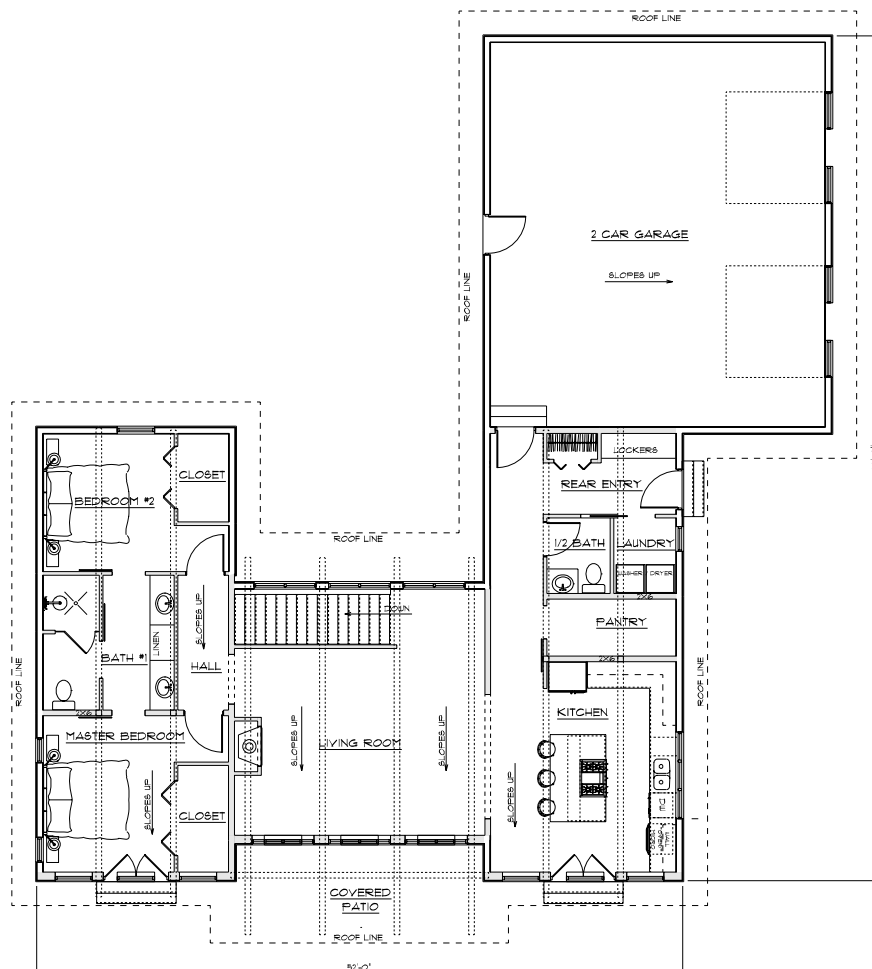
Bedrooms: 2

Bathrooms: 1 full 1 half

6-1/2":R-26 Walls

Optional Roof Panels: Up to R-48

Description: Open spaces and minimization of hallways. This plan can accommodate a full basement, crawl-space, or slab foundation. The design features full-length windows, large overhangs and exposed wood beams. Designed by Robinson Residential Design.





SHOUSE BARNDOMINIUM

The commute to work from home is a short walk when you combine your new home with a shop or garage. Whether you call it a Shouse or Barndominium, building with EPS means you have the flexibility to build for your unique wants and needs.

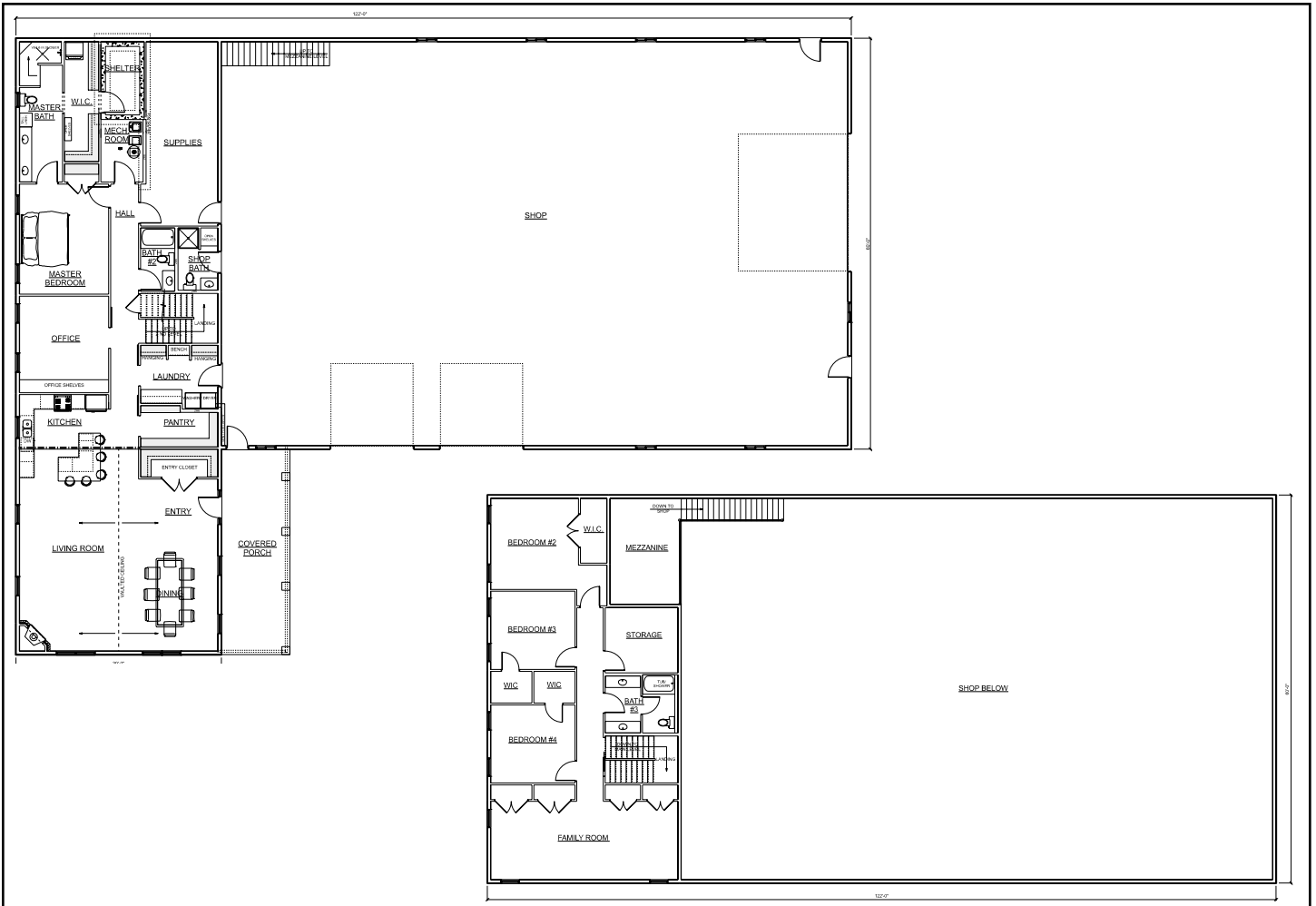


Shouse: Cedar Ridge



Style: Two-Story
 Living Sq. Ft.: 4,325
 Shop Sq. Ft.: 5,572
 Bedrooms: 4
 Bathrooms: 3 full
 6-1/2":R-26 Walls (House)
 8-7/8":R-33 Walls (Shop)

Description: This shouse has it all! The main floor has a large master suite, office with direct access to the shop, a large supply room, and a built in shelter room! It features an open concept complete with windows to maximize the view. The second floor features 3 more bedrooms, a large storage room, and a huge family room capable of entertaining large groups. Shop: 90' x 60' with 20' x 16' end-wall overhead door opening and 12' x 12' overhead door openings.

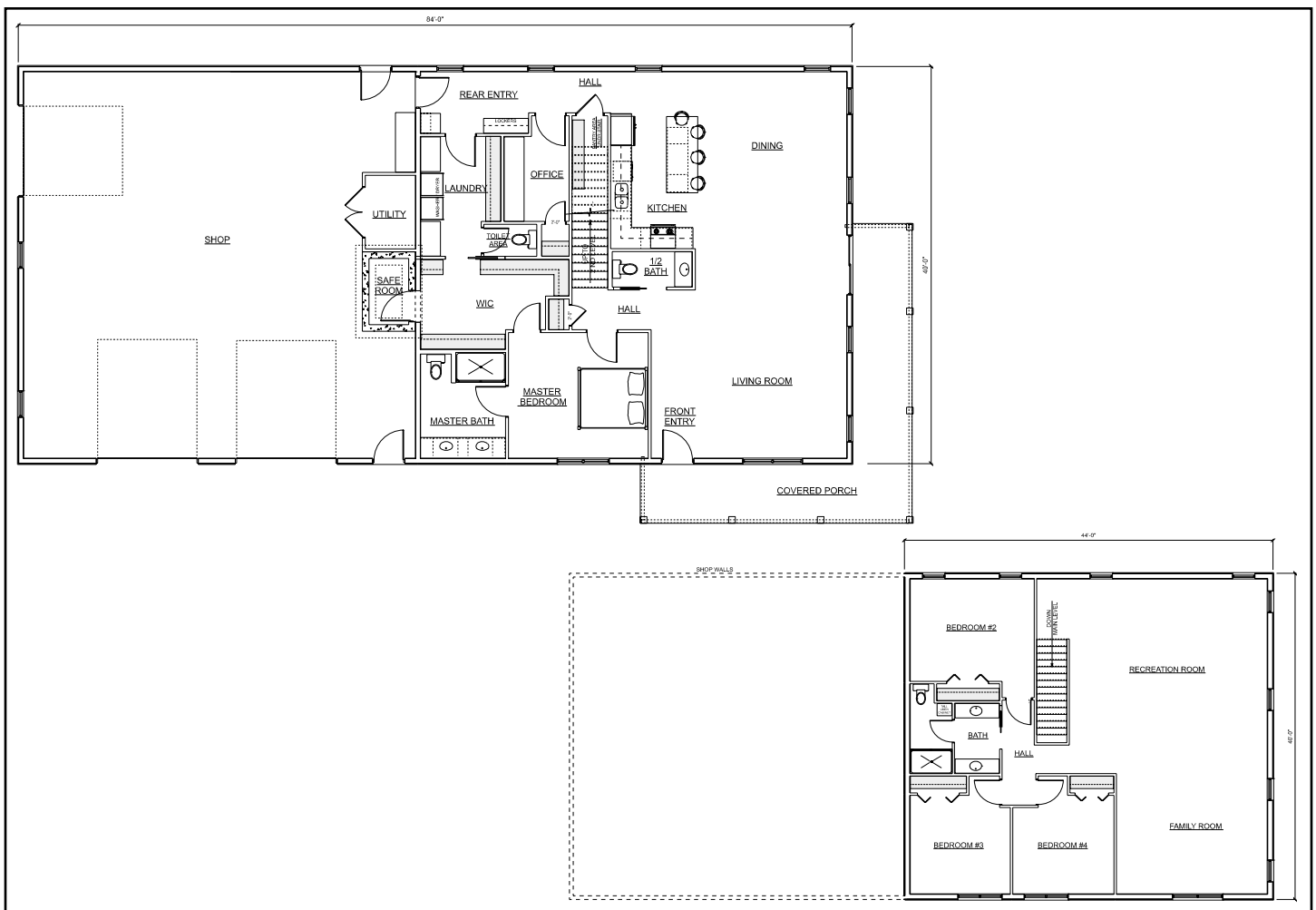


Shouse: Auburn



Style: Shouse Two-Story
 Living Sq. Ft.: 3,520
 Shop Sq. Ft.: 1,600
 Bedrooms: 4
 Bathrooms: 2 full
 6-1/2":R-26 Walls

Description: Perfect for today's modern rural families. Auburn features a utility room right off the shop with access to the master bath and bedroom. An office right off the shop allows for easy access during those busy multi-tasking days. The main floor also features an open end concept with kitchen/living area that have tall view windows to maximize a view. Level two has 3 bedrooms, a bath and a large rec area. Shop: 40' x 40' with 3 overhead doors.

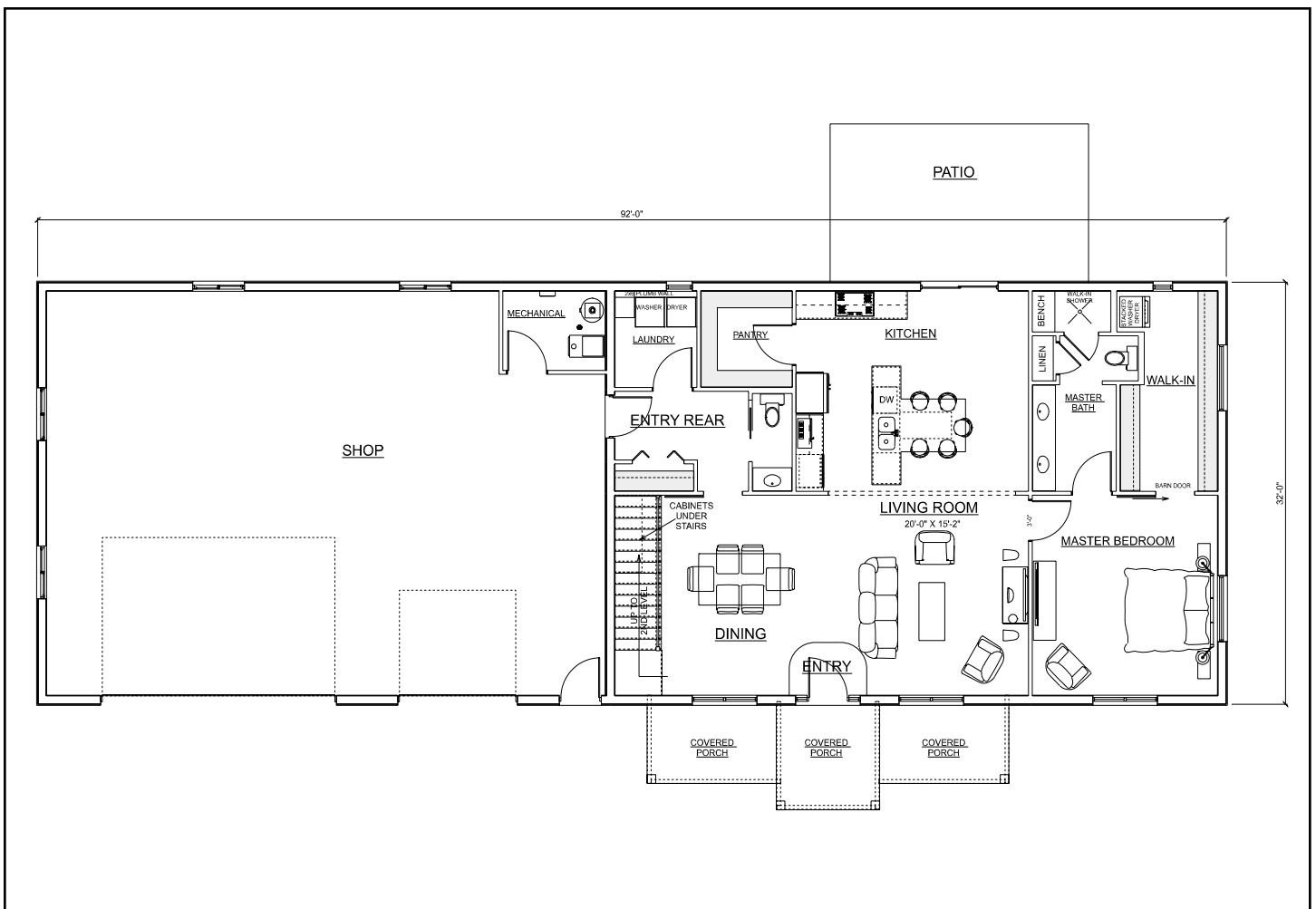


Shouse: Cherry Ridge



Style: Shouse Two-Story
 Living Sq. Ft.: 2,626
 Shop Sq. Ft.: 1,440
 Bedrooms: 3
 Bathrooms: 2 full 1 half
 6-1/2":R-26 Walls (House)
 8-7/8":R-33 Walls (Shop)

Description: This shop/home features a large main level living area with master bedroom and bath along with an open kitchen living area and covered porch. The second level features two more bedrooms and a spacious rec room. Shop: 44' x 32'

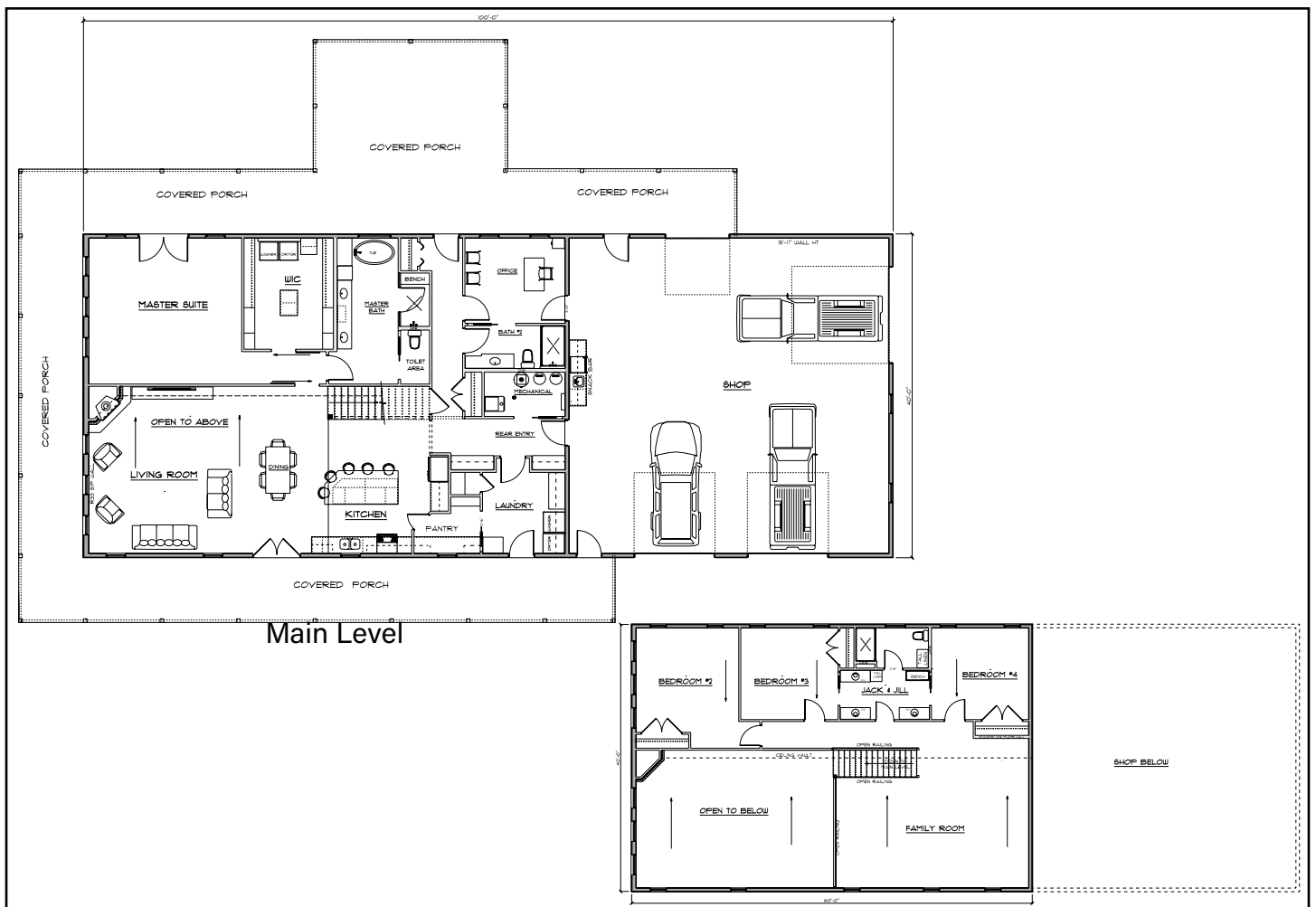


Shouse: Garret Ridge



Style: Shouse Two-Story
 Living Sq. Ft.: 2,521
 Shop 1,580
 Bedrooms: 4
 Bathrooms: 3 full
 6-1/2":R-26 Walls (House)
 8-7/8":R-33 Walls (Shop)

Description: This design makes excellent use of the living space with a main floor master bedroom and bathroom suite. It boasts a large open living and kitchen area with an open airy design between first and second floors. An office right off the shop makes for easy access between the two areas. The second floor features 3 bedrooms and a Jack-and-Jill bath plus a large family room. A huge wrap around porch creates a great outdoor living space and a great elevation.

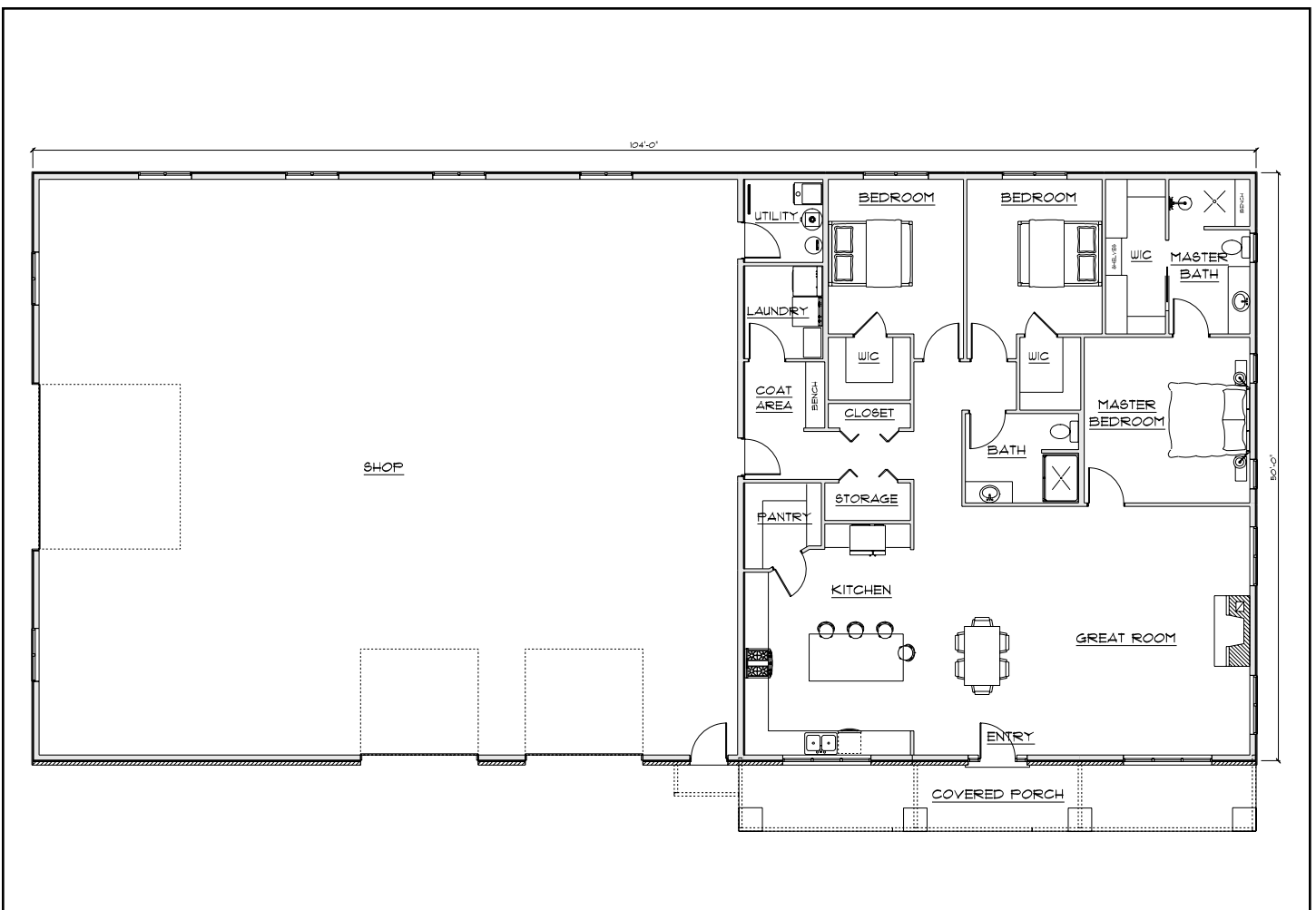


Shouse: Oak



Style: Shouse
 Living Sq. Ft.: 2,210
 Shop Sq. Ft.: 3,059
 Bedrooms: 3
 Bathrooms: 2 full 1 half
 6-1/2":R-26 Walls (House)
 8-7/8":R-33 Walls (Shop)

Description: Looking for a well balanced, single story, custom home/shop combination? Here it is! This 3 bedroom, 2.5 bath open floor plan maximized the great room concept with a wide open front living/kitchen/dining space! On the outside it incorporates a rustic exterior with a comfortable Ponderosa style porch area. Shop: 50' x 60'.

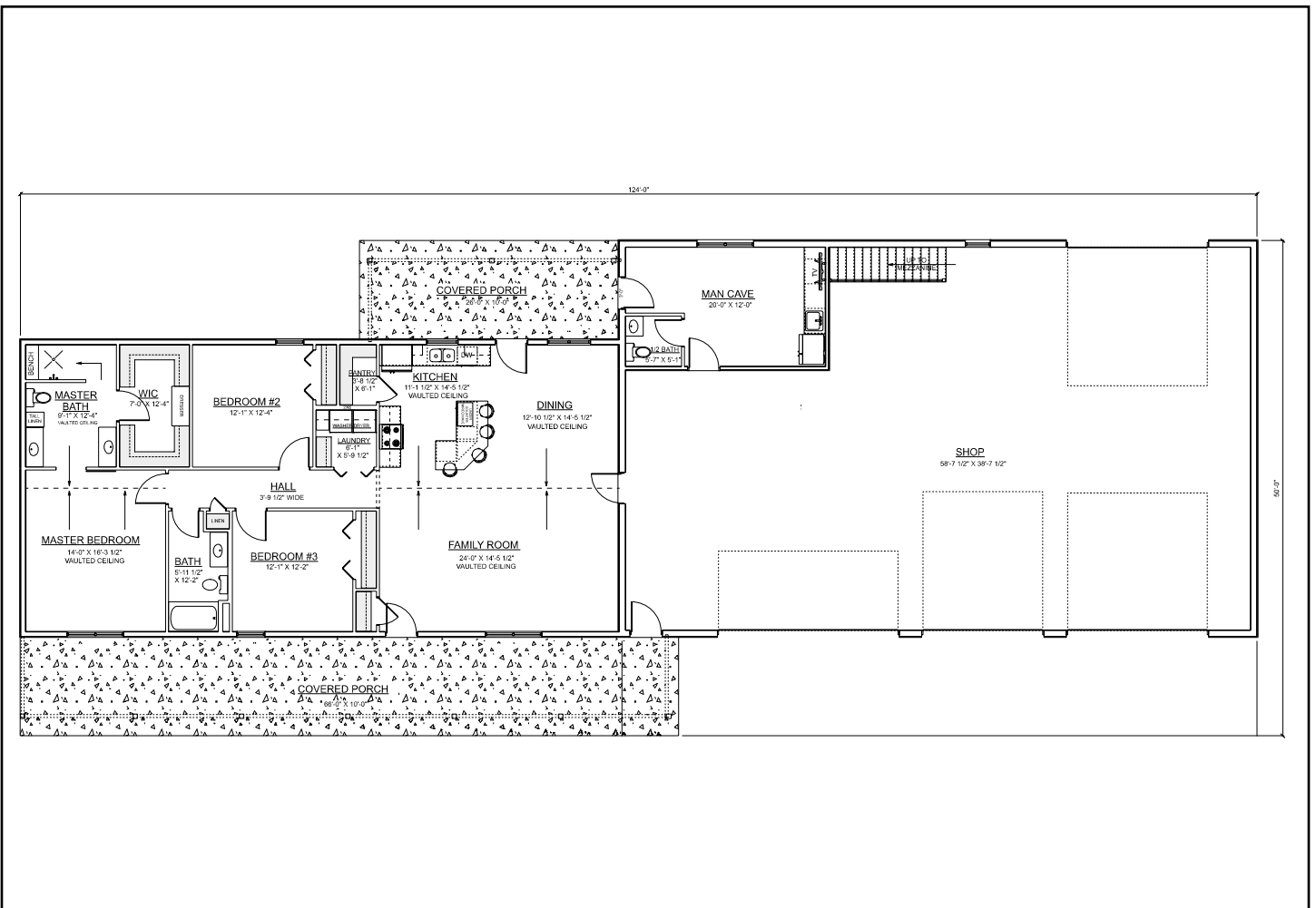


Shouse: Mayfield



Style: Shouse
 Living Sq. Ft.: 2,114
 Shop Sq. Ft.: 2314
 Bedrooms: 3
 Bathrooms: 2 full 1 half
 6-1/2":R-26 Walls

Description: This shouse features an open kitchen and family room. The master bedroom has a large walk-in closet. Enjoy a full-length, Pondersoa-style porch. Shop: 40' x 60' with 4 over-head doors, plus man cave.

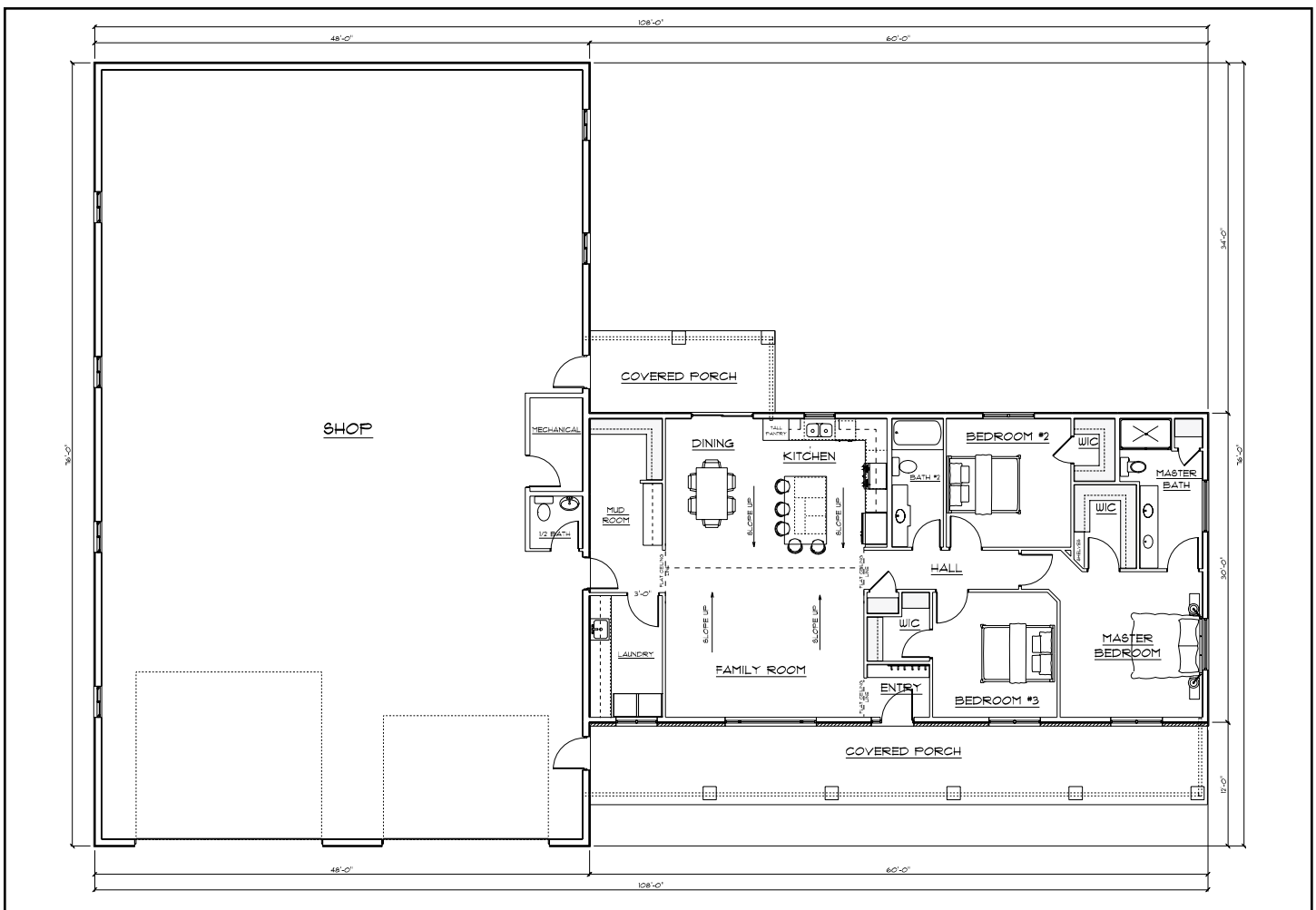


Shouse: Rose Mount



Style: Shouse
 Living Sq. Ft.: 1,800
 Shop Sq. Ft.: 3,820
 Bedrooms: 3
 Bathrooms: 2 full 1 half
 6-1/2":R-26 Walls (House)
 8-7/8":R-33 Walls (Shop)

Description: This plan incorporates an 1,800 square foot contemporary 3-bedroom 2-bath with a large Solid Core shop. The home features an open concept kitchen/living/dining area. The master bedroom has its own bathroom suite that includes a large walk-in shower. Attached laundry and mud rooms are adjacent to the shop area with a shop bath just outside the doors. Shop: 48' x 76'.

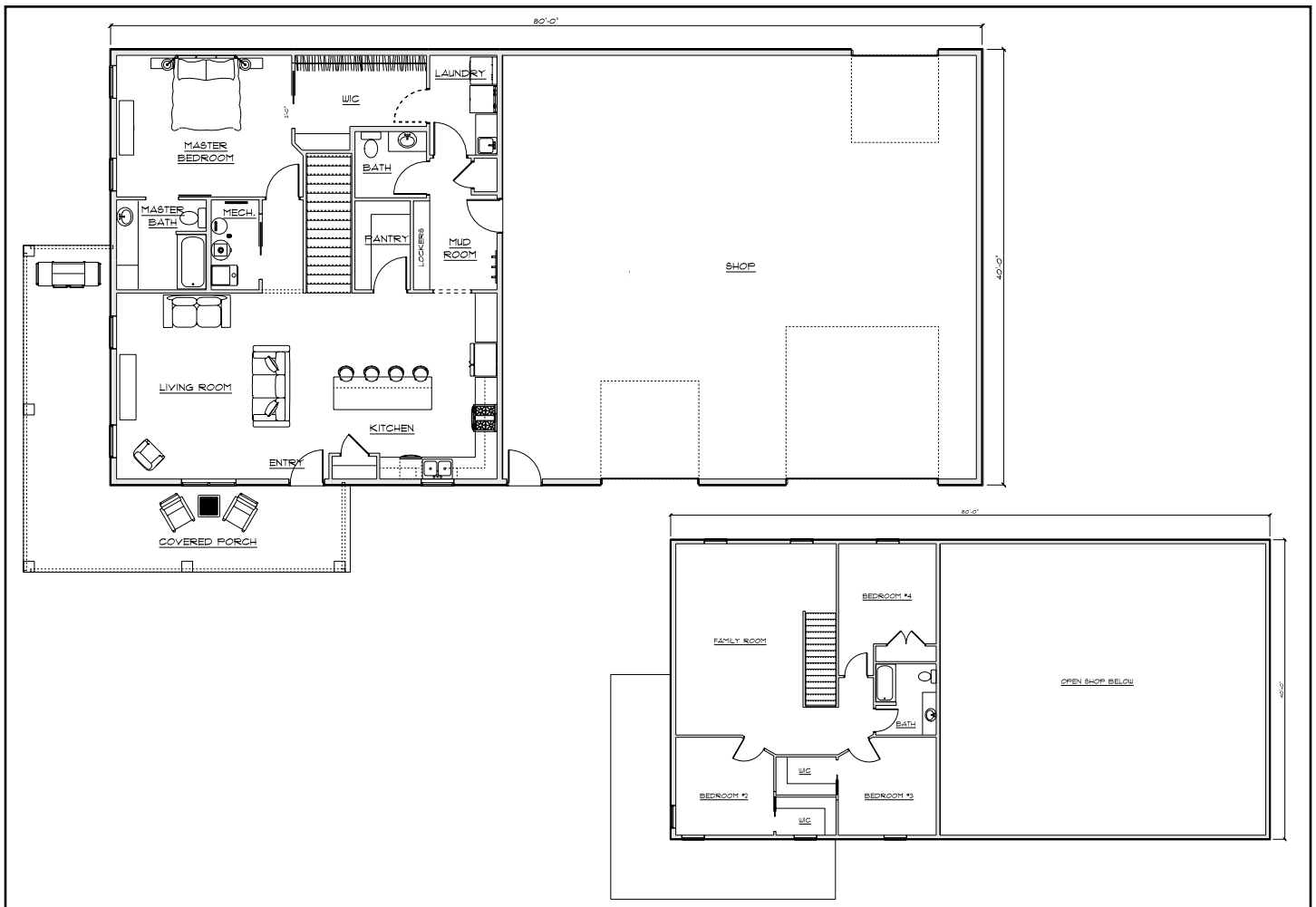


Shouse: Maple Ridge



Style: Shouse Two-Story
 Living Sq. Ft.: 2,942
 Shop Sq. Ft.: 1,792
 Bedrooms: 4
 Bathrooms: 2 full 1 half
 6-1/2":R-26 Walls (House)
 8-7/8":R-33 Walls (Shop)

Description: This plan capitalized on two highly sought after trends in today's shouse or barndominium. First, the main floor area features a large master bed and bathroom area. Everything an owner needs on one level! From an open living area concept to mechanical and utility rooms, this floor plan checks all the boxes. The second story features another highly requested feature - a large open family room and 3 additional overflow bedrooms and bath. Shop: 40' x 44'.



Why Compromise on your Shouse?

EPS Offers Three Choices of Building Systems



1. **Home: Stick-Frame - Shop: Post Frame** Both of these options are completely engineered building systems which means from the top to the bottom they are made for long-term performance and value.
2. **Home: Pre-Assembled Stud Walls or SIPs - Shop: Ladder-frame** Stud walls are made in a factory, reducing exposure to elements and reducing on-site labor. SIP construction provides superior comfort by controlling air-flow. A ladder-frame building is built on concrete and is easy to insulate.
3. **Home: SIPs - Shop: SIPs** Building both your shop and home with EPS Structural Insulated Panels will provide superior control of airflow, and will reduce noise and moisture which provides the maximum in comfort and energy savings.

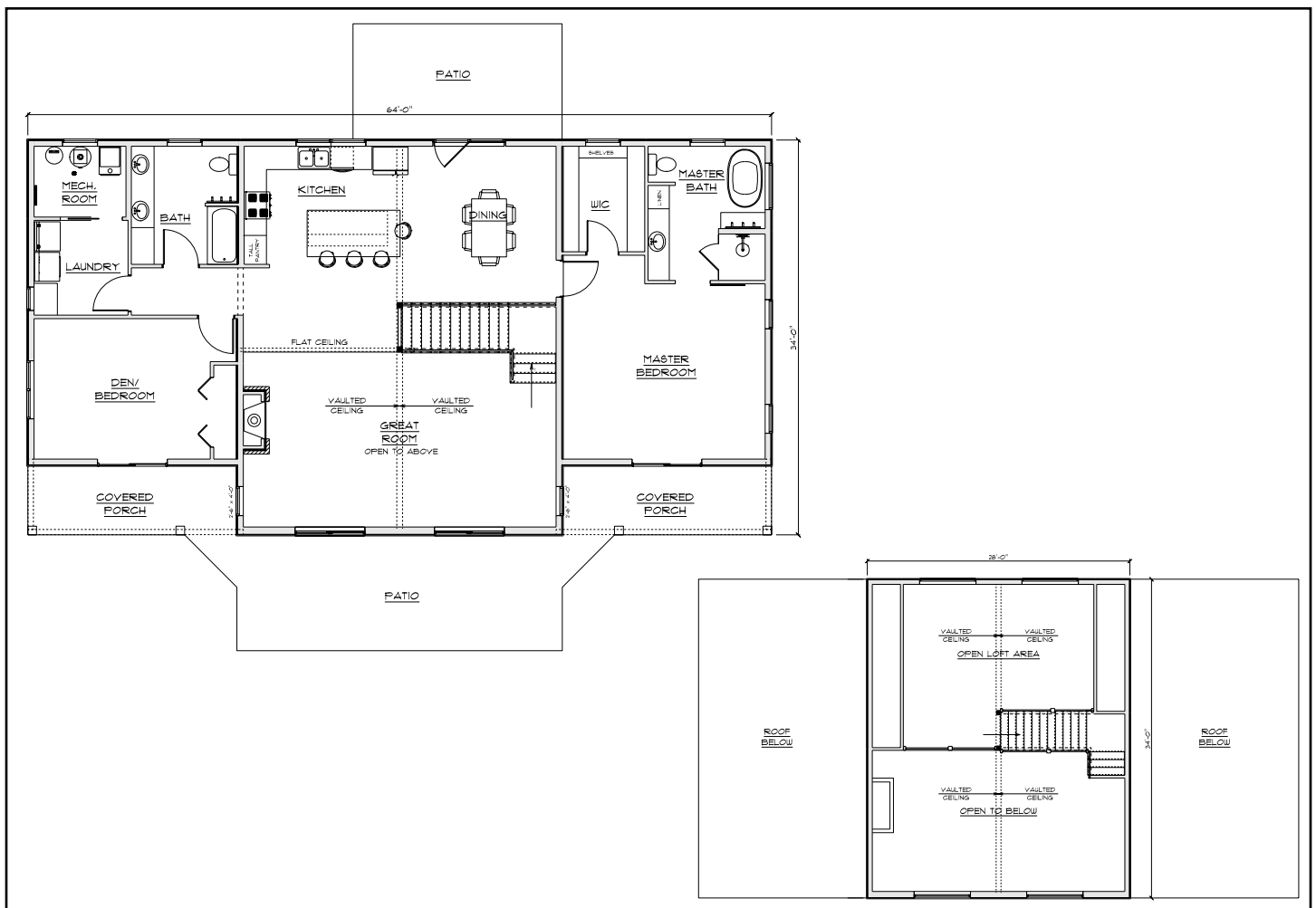


Cabin: Cypress



Style: Loft
 Sq. Ft.: 2,326
 Bedrooms: 2
 Bathrooms: 2 full
 6-1/2":R-26 Walls
 Roof Panels: Up to R-48

Description: The Cypress is the quintessential lake home design! This design makes the most of a lake view by providing spectacular views from all rooms in the home. At the center of the design is an open loft area which allows unobstructed views from the kitchen and living area. A second story center loft area provides the perfect serene escape.

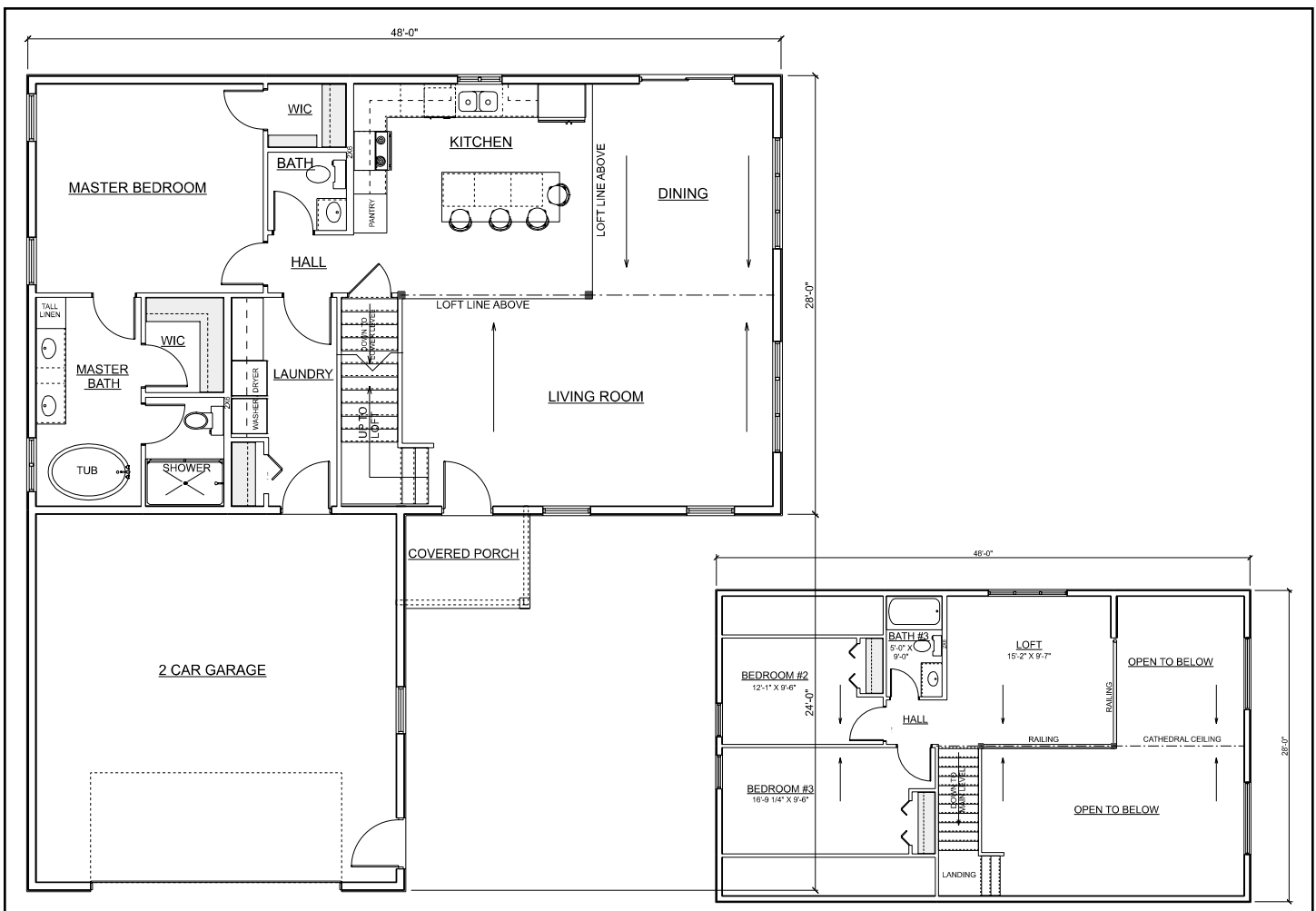


Cabin: Aspen



Style: Loft
Sq. Ft.: 1,995
Bedrooms: 3
Bathrooms: 2 full 1 half
6-1/2":R-26 Walls
Roof Panels: Up to R-48

Description: This loft-style home is designed to maximize a view! The floor plan features an open, airy design with a second story loft to be a window on the world. Whether you choose a lake shore, a mountain or your own acreage, the Aspen fits a variety of lifestyles.

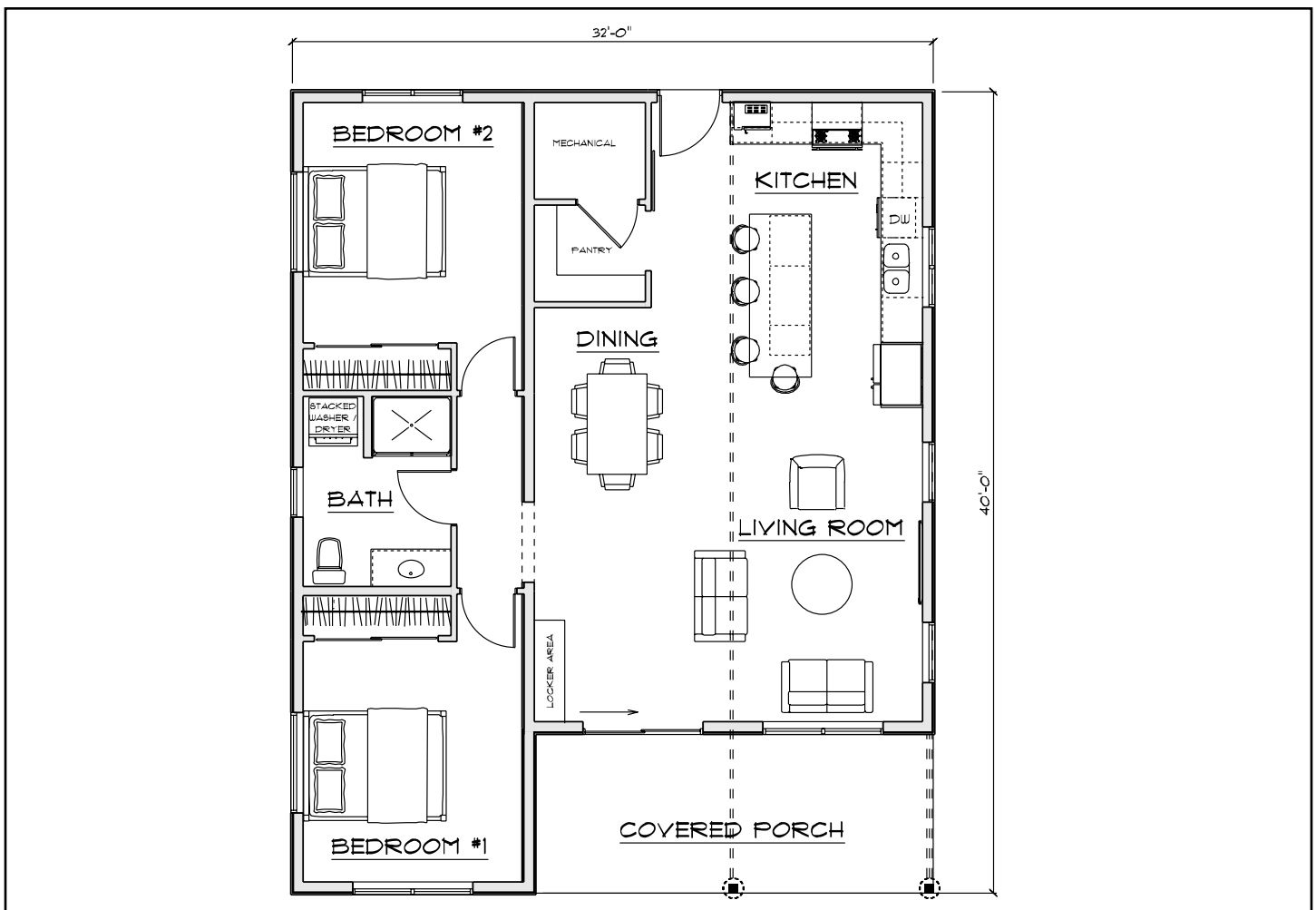


Cabin: Skylar Ridge



Style: Modern
Sq. Ft.: 1,280
Bedrooms: 2
Bathrooms: 1 full
6-1/2":R-26 Walls
Roof Panels: Up to R-48

Description: This modern design is at home in a subdivision or a secluded lake shore lot. It features an open cathedral design throughout which is tailor-made for using ultra-energy efficient SIP (Structural Insulated Panels) roof panels. The design maximized both indoor and outdoor living space and is perfect for slab on grade construction.

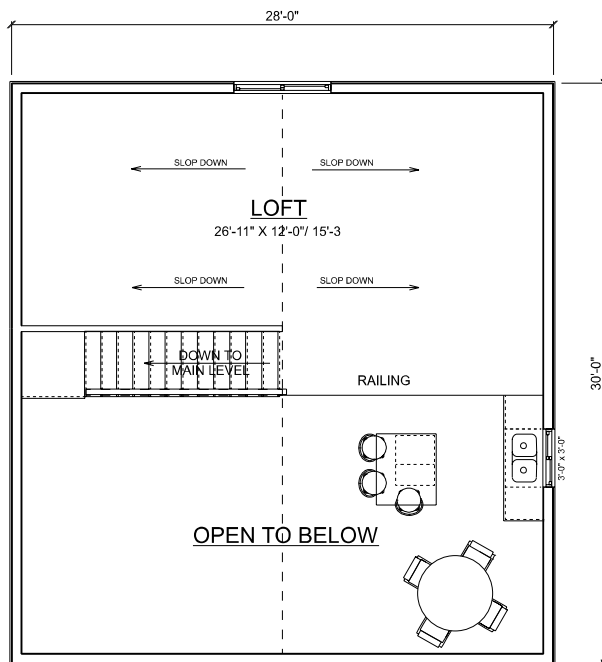


Cabin: Alpine

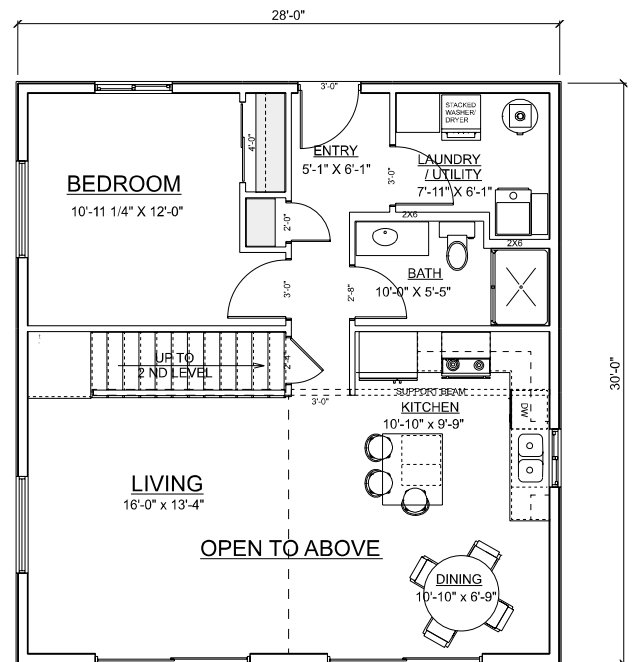


Style: Loft
 Sq. Ft.: 1,204
 Bedrooms: 1
 Bathrooms: 1 full
 6-1/2":R-26 Walls
 Roof Panels: Up to R-48

Description: This entry level, lofted cabin offers amazing flexibility. The second level loft area offers great flexibility, perfect for partitioned bedrooms, bunks or just open storage.



2ND LEVEL



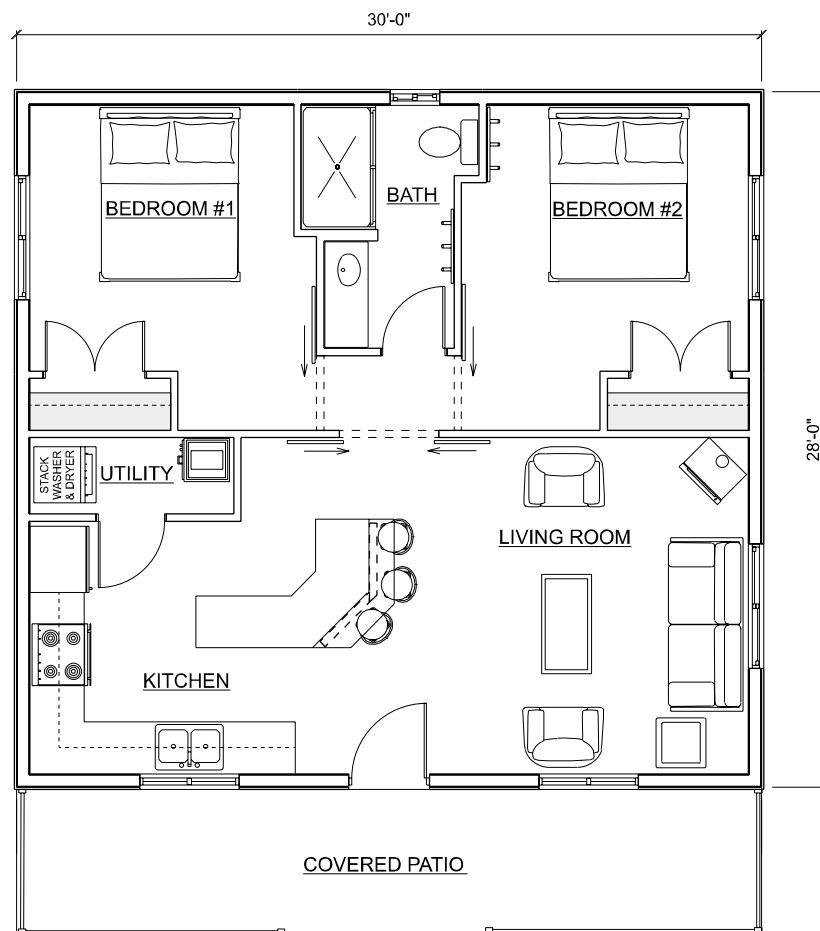
MAIN LEVEL

Cabin: Rushmore



Style: Cabin
Sq. Ft.: 840
Bedrooms: 2
Bathrooms: 1 full
6-1/2":R-26 Walls
Roof Panels: Up to R-48

Description: This cozy design features a mono-slope roof and covered porch for the perfect getaway.

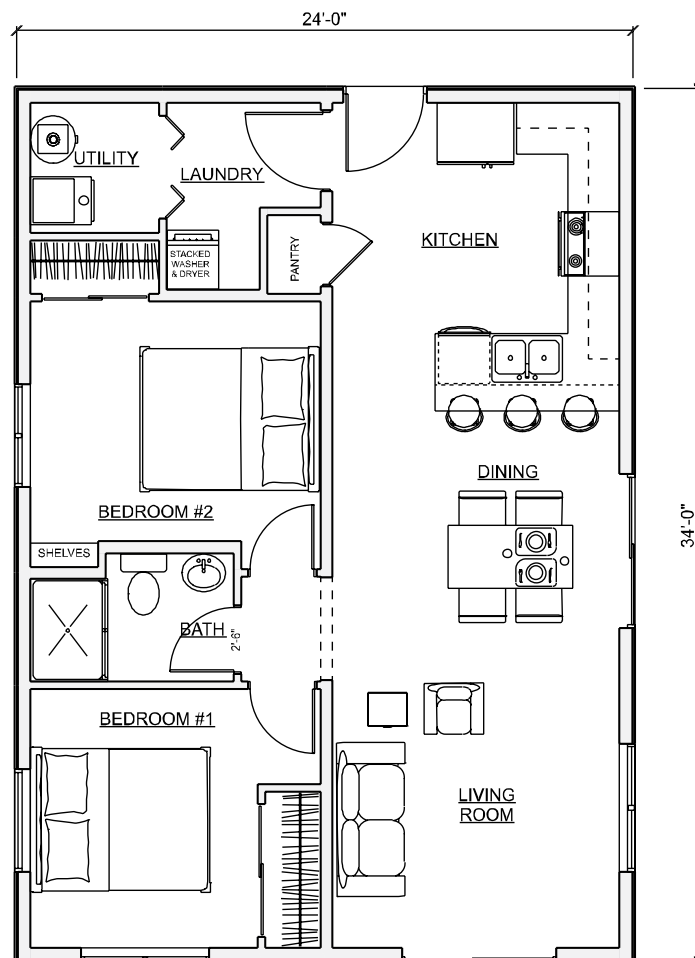


Cabin: Sheppards Glenn



Style: Cabin
Sq. Ft.: 816
Bedrooms: 2
Bathrooms: 1 full
6-1/2" R-26 Walls

Description: An amazing entry level cottage design with all the features you desire! The floor plan packs two bedrooms, a bath, and a main floor utility area in under 900 square feet of living space.



BASEMENT PANELS



STRONGER

- Wood foundation walls are stronger than concrete block walls. A foundation wall's biggest challenge is resisting lateral forces rather than holding up the weight of a building.

MORE COMFORT

- Wood walls eliminate the damp "musties" that often accompany a concrete wall.
- Wood foundations make basements warmer and dryer than poured concrete or block.

BETTER

- Energy efficiency: EPS panelized foundation panels have R-Values of 33.
- Design flexibility: EPS panels can be easily designed for any building type.
- Treatment of a minimum of .60 lbs./ft³ of preservative retention meeting AWP standard C22. The preservative treatment is effective in resisting damage from moisture and insects.

EASIER

- Wood foundations for most homes and small commercial structures can be installed in a day, as opposed to at least 4 days for forming, pouring, and curing.
- Panelized foundations allow ease of construction scheduling.
- Ease of finishing, attaching drywall, paneling, and trim is more simple.

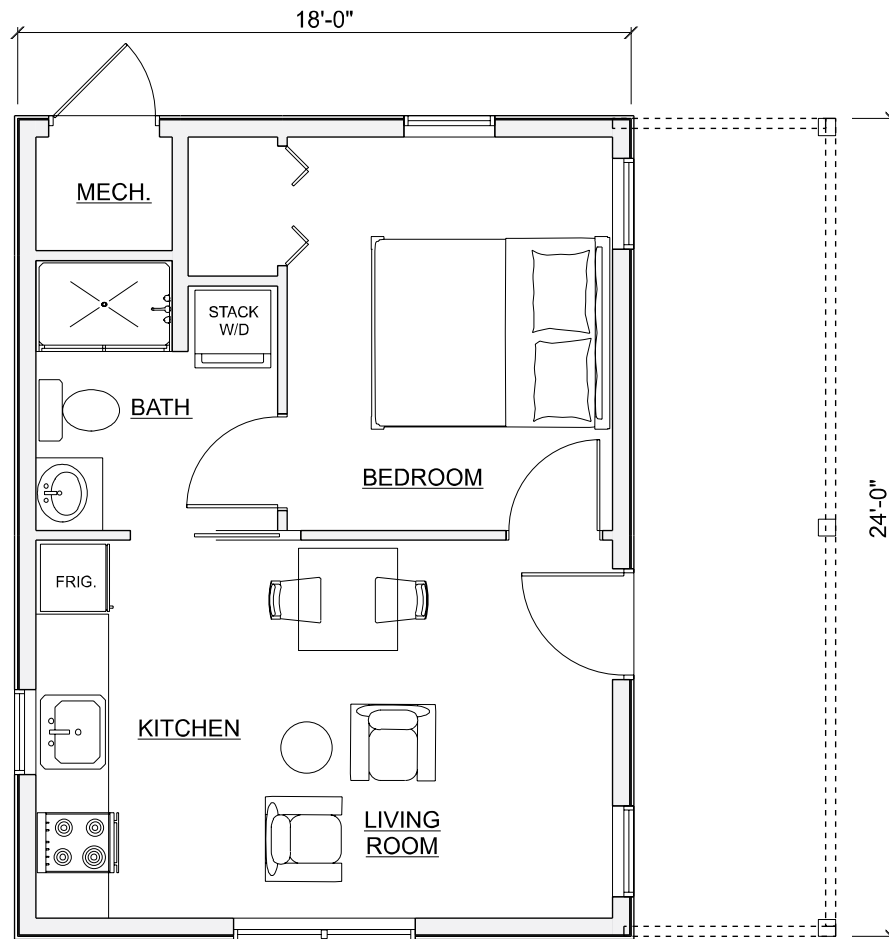


ADU/Tiny Home: Beverly



Style: ADU
Sq. Ft.: 429
Bedrooms: 1
Bathrooms: 1
6-1/2" R-26 Walls

This compact 18' x 24' ADU (Accessory Dwelling Unit) plan is thoughtfully designed for maximum efficiency and comfort. It features a bedroom with closet space, a bathroom equipped with a stackable washer-dryer, optimizing convenience. The kitchen opens into the living room, creating a cohesive and inviting space. A mechanical room is strategically located to maximize your usable living area. This plan is ideal for those seeking a small, functional, and stylish living space.

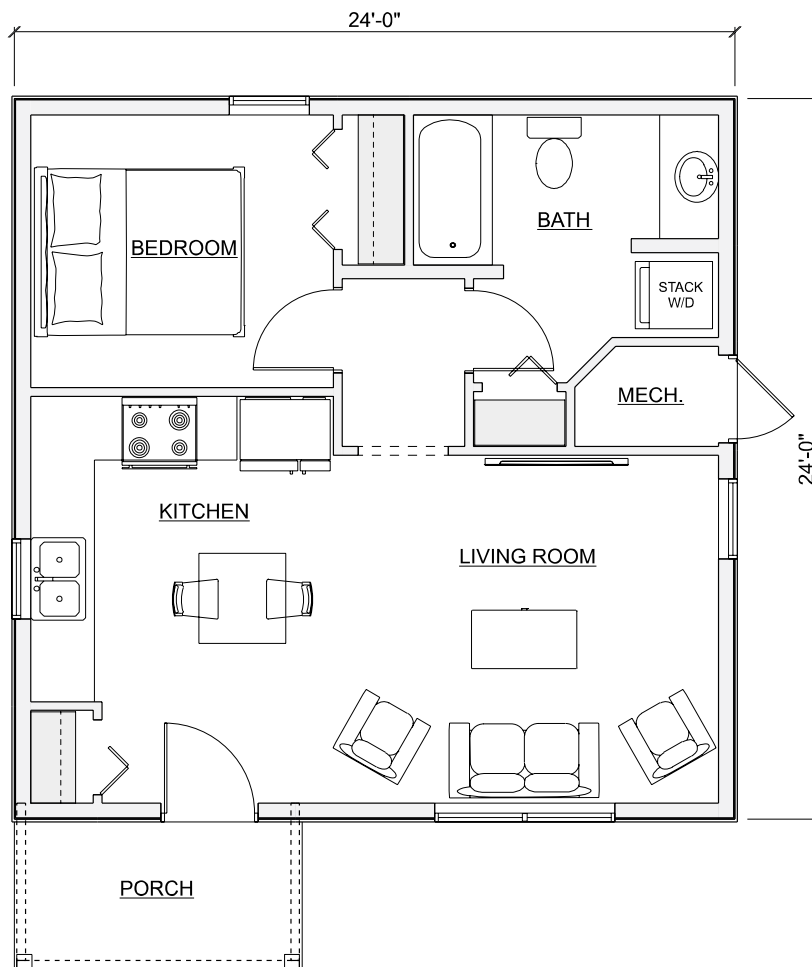


ADU/Tiny Home: Rose



Style: ADU
Sq. Ft.: 572
Bedrooms: 1
Bathrooms: 1
6-1/2" R-26 Walls

This 24' x 24' ADU (Accessory Dwelling Unit) plan offers a practical layout that includes a bedroom, a bathroom with a stackable washer-dryer, and a mechanical room for efficient space utilization. The open kitchen flows into the living area, creating a welcoming environment for everyday living. Completing this compact design is a porch, perfect for enjoying the outdoors. Ideal for guests or as a rental unit, this ADU combines functionality with modern comforts.

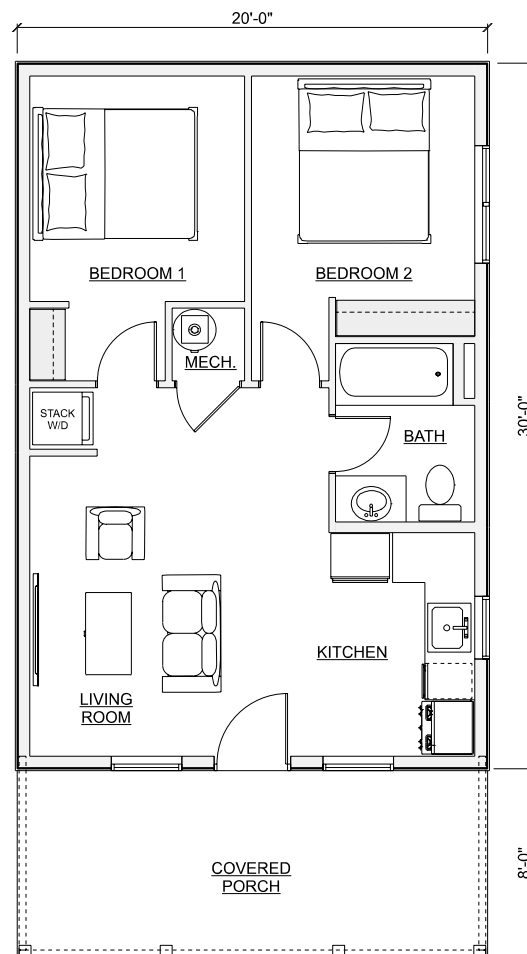


ADU/Tiny Home: Sophia



Style: ADU
Sq. Ft.: 600
Bedrooms: 2
Bathrooms: 1
6-1/2" R-26 Walls

This 20' x 30' ADU plan is perfectly designed to balance comfort and functionality. It features two bedrooms, each conveniently positioned for privacy with ample closet space. The central living area seamlessly connects to an open kitchen and a full bathroom is centrally located for easy access. This plan includes a covered porch, offering a comfortable outdoor space for relaxation.



ADU HOUSING

Accessory Dwelling Units



What is ADU Housing?

Secondary housing unit on the same property as a primary residence. Some other common names are backyard cottages, granny flats, or Mother-in-law suite.

Why ADU Housing?

- Affordability
- Flexibility
 - Aging in place
 - Rental Income
 - Guest House



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