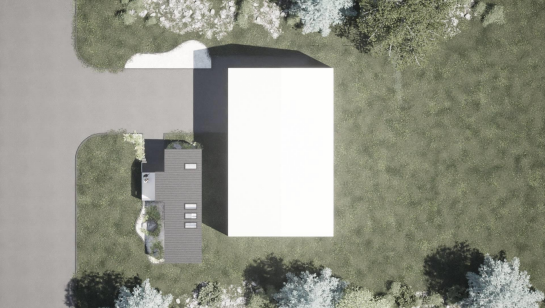




# THE NOOK



01  
NARRATIVE



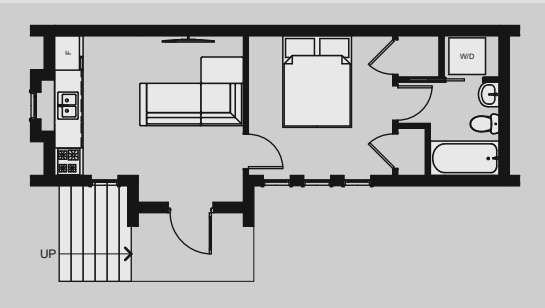
02  
STATISTICS



03  
ELEVATIONS



04  
ELEVATIONS



05  
PLANS



06  
RENDERINGS



## THE NOOK - FRONT YARD ADU

This compact yet cleverly designed space offers everything one needs for a comfortable lifestyle, all while maintaining a low profile that respects the existing home's view and aesthetic.

### Efficient and Flexible Layout

The Nook is designed to make the most of its compact footprint. Upon entering, one is greeted by a welcoming entryway that includes space for coat hooks and shoe storage. This flexible design allows one to customize the space according to their needs, ensuring the entryway remains organized and clutter-free.

### Interior Spaces

The heart of The Nook is its modest yet highly functional kitchen. Featuring a charming bay window, the kitchen is bathed in natural light creating a bright and inviting space for cooking. Despite its compact size, the kitchen offers ample counter space making it a joy to prepare meals and entertain a guest or two.

Adjacent to the kitchen is a cozy TV and sofa area. This comfortable living space is perfect for relaxing after a long day, watching your favorite shows, or enjoying a good book. The open layout ensures a seamless flow between the kitchen and living area, enhancing the sense of space and connectivity.

### Private Bedroom

The Nook boasts a separate bedroom designed to provide a peaceful retreat. This private space can comfortably accommodate a queen bed and includes a closet for modest storage needs. Additionally, there is a utility closet conveniently located within the bedroom, ensuring that everything one needs is within easy reach.

### Compact Yet Comfortable Bathroom

The bathroom in The Nook is designed with both style and functionality in mind. It includes all the essentials you need, with a layout that ensures efficient use of space. Adjacent to the bathroom is a laundry closet, adding to the convenience and practicality of this well-thought-out ADU.

### Bright and Airy Design

One of the standout features of The Nook is its tall, narrow windows and strategically placed skylights. These design elements allow natural light to flood the interior, creating a bright and airy atmosphere. The windows are carefully positioned to maximize privacy while ensuring that every room benefits from plenty of sunlight.

### Low Profile Roofline

The Nook features a low-profile roofline, with slightly reduced ceiling heights. This design choice ensures that the ADU occupies as small a portion as possible of the existing house's view, maintaining the aesthetic harmony of the property. Additionally, the roofline can be easily swapped out for an alternative style allowing for customization to better suit your personal taste or architectural preferences.

## UNIT SIZE

### OVERALL DIMENSIONS

10.8m X 3.4m

Note: front entry steps project 1.2m into front yard SB (allowable per Squamish Zoning Bylaw)

### TOTAL AREA

Living Space: 36sm

Entry & Steps: 7.5sm

### BUILDING HEIGHT

Roofline A: 4.2m

Roofline B: 4.5m

## MATERIALS

### SIDING

Metal siding, non-combustible

### ROOFING

Metal roofing, non-combustible

### FASCIA

Fibre cementitious soffit, non-combustible

### WINDOWS & DOORS

Metal doors & windows, non-combustible

## LOW CARBON METRICS

### UTILITIES

Heat pump & electric instant hot water tank

### APPLIANCES

Electric cooktop & range

### INSULATION

2x6 walls with exterior rigid insulation

## COST

### ESTIMATES

#### CARRIAGE HOME AREA

390 sq ft (36sm)

#### CONSTRUCTION COSTS

\$500/sq ft (per the Altus Group Guidelines as well as discussions with local contractors) for a total of \$195,000





VIEW FROM FRONT PROPERTY LINE



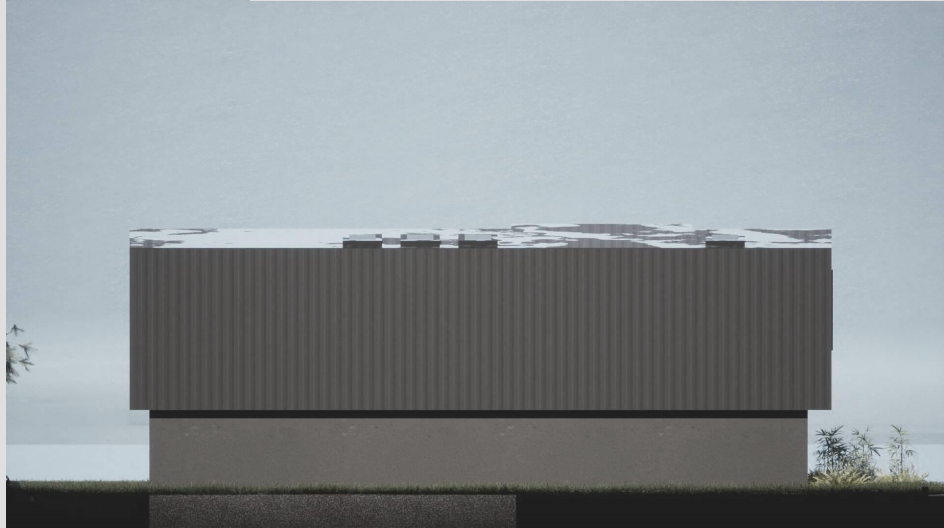
VIEW FROM SIDE PROPERTY LINE



VIEW FROM SIDE PROPERTY LINE



VIEW FROM PRIMARY RESIDENCE





VIEW FROM FRONT PROPERTY LINE



VIEW FROM SIDE PROPERTY LINE

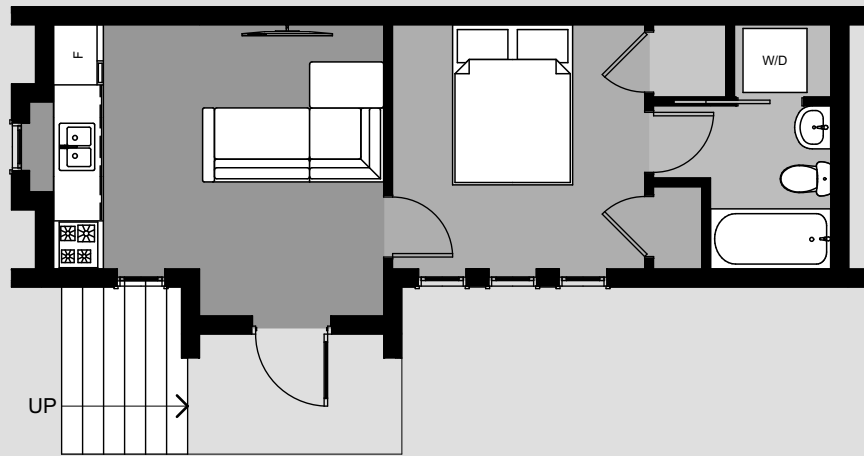
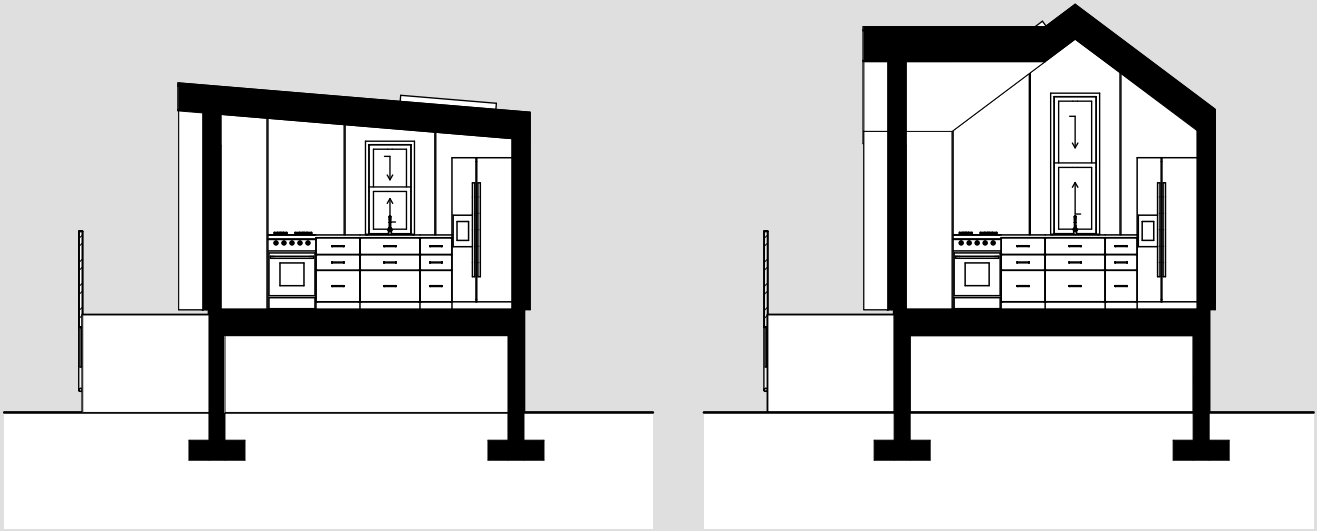


VIEW FROM SIDE PROPERTY LINE



VIEW FROM PRIMARY RESIDENCE





**LIVING  
QUARTERS**

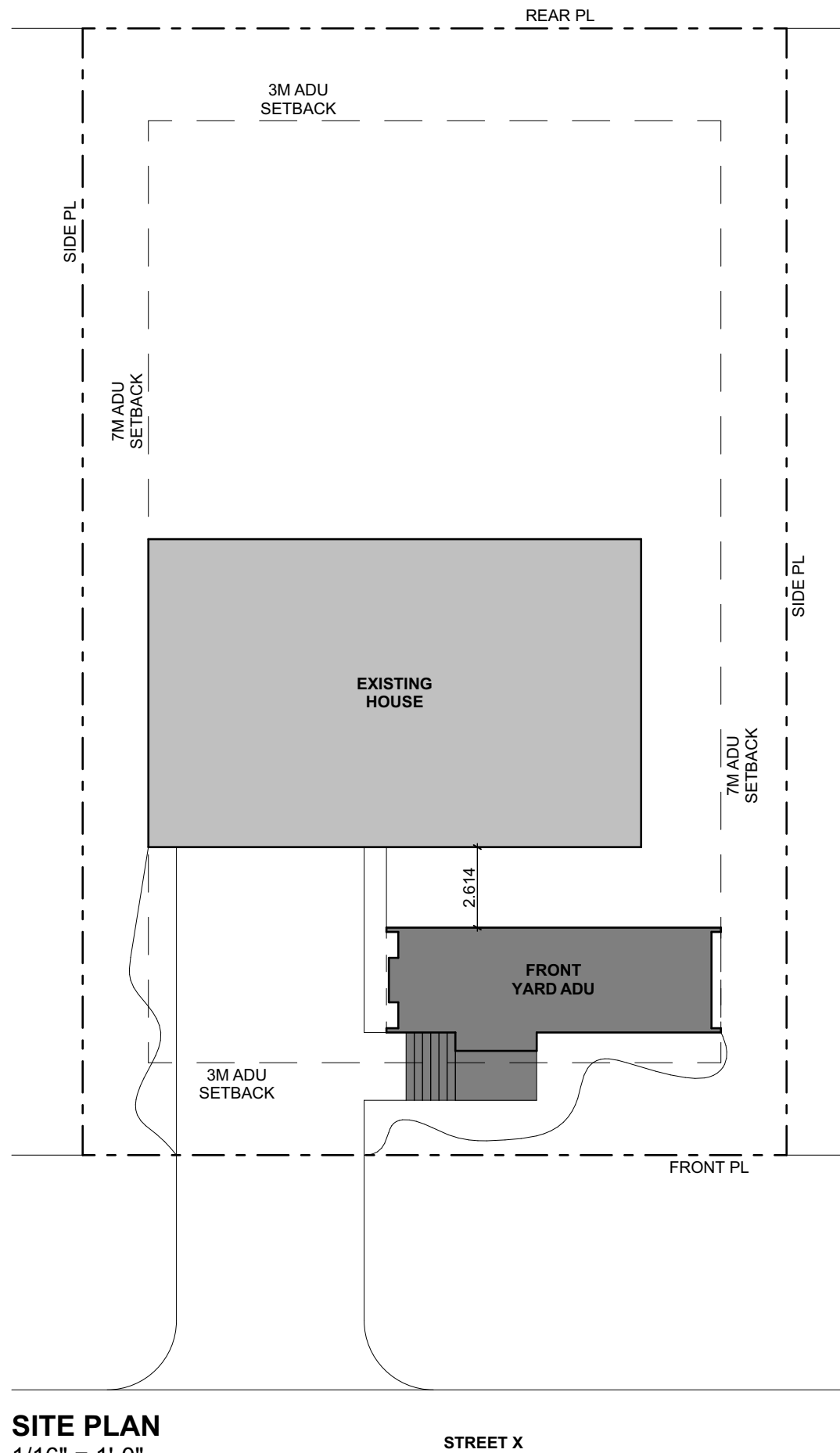
**SLEEPING  
QUARTERS**

**WASHROOM  
& LAUNDRY**

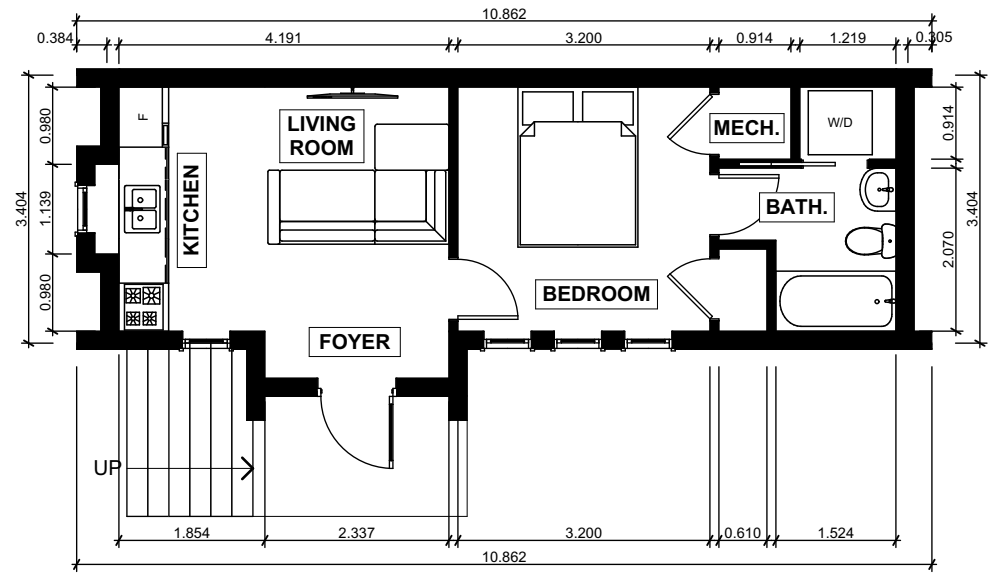
**UTILITIES**



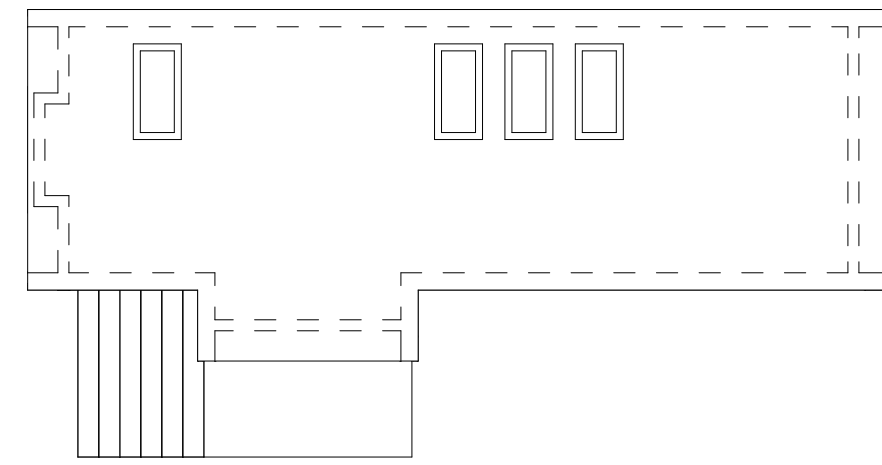




**SITE PLAN**  
1/16" = 1'-0"



**FLOOR PLAN**  
1/8" = 1'-0"  
36SM LIVING AREA



**ROOF PLAN**  
1/8" = 1'-0"



**THE NOOK**

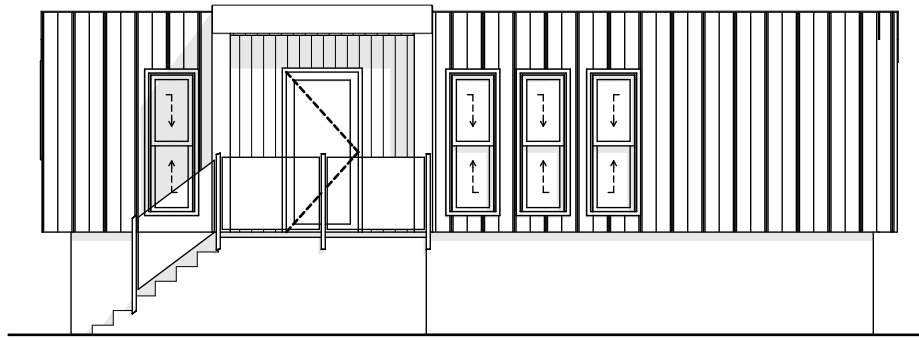
36SM LIVING SPACE

DWG TITLE:  
SITE PLAN, FLOOR  
PLAN, ROOF PLAN

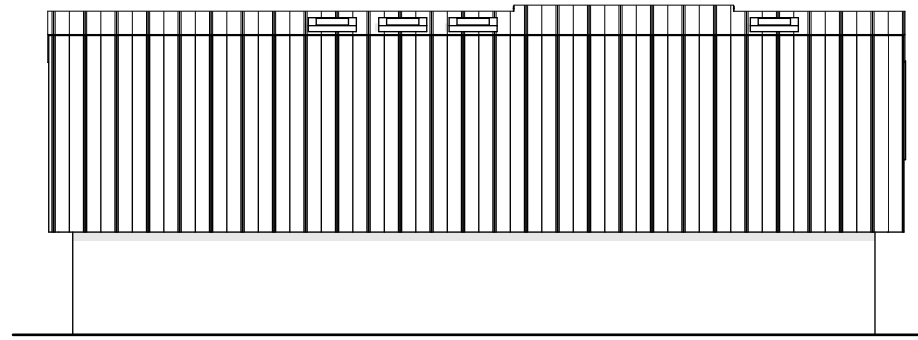
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SCALE: AS NOTED

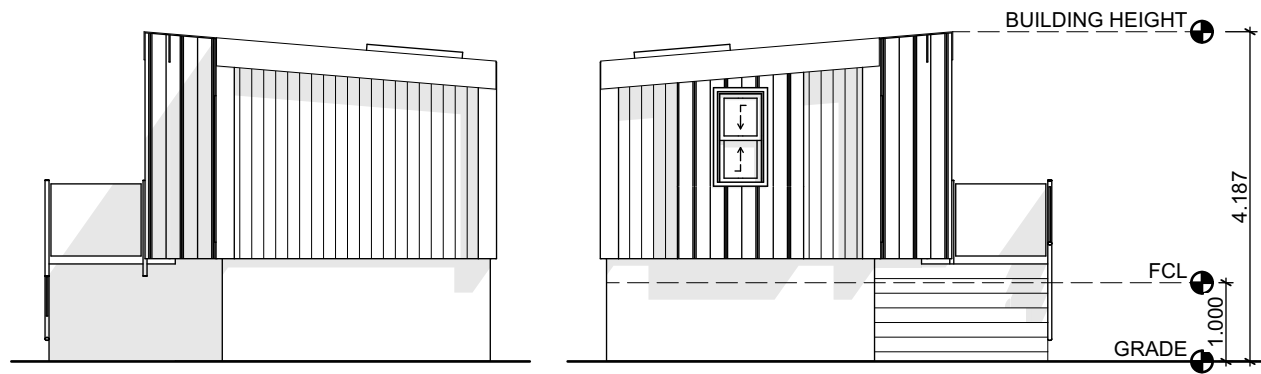
SHEET #: 1/2



**STREET VIEW**  
1/8" = 1'-0"  
ROOFLINE A



**HOUSE VIEW**  
1/8" = 1'-0"  
ROOFLINE A



**SIDE VIEW**  
1/8" = 1'-0"  
ROOFLINE A

**SIDE VIEW**  
1/8" = 1'-0"  
ROOFLINE A

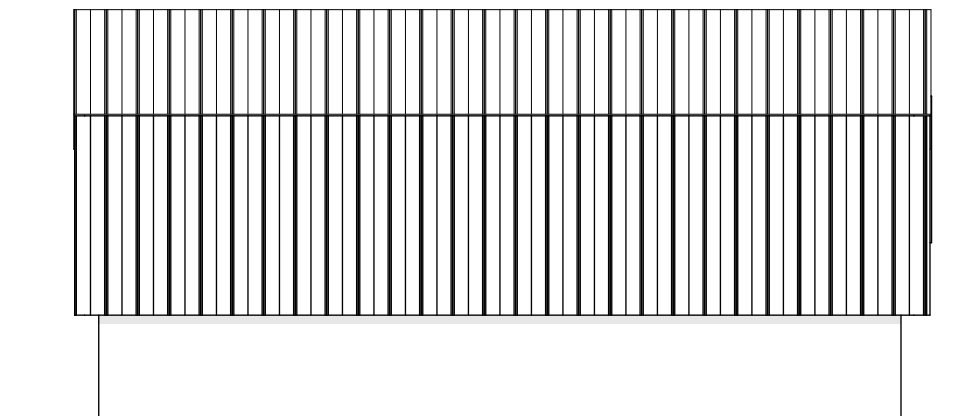


**SIDE VIEW**  
1/8" = 1'-0"  
ROOFLINE B

**SIDE VIEW**  
1/8" = 1'-0"  
ROOFLINE B



**STREET VIEW**  
1/8" = 1'-0"  
ROOFLINE B



**HOUSE VIEW**  
1/8" = 1'-0"  
ROOFLINE B

## THE NOOK

DWG TITLE:  
ELEVATIONS  
(ROOFLINES A & B)

DATE: MAY 23, 2024

SCALE: AS NOTED

SHEET #: 2/2