

## THE TUSK

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*The Tusk* is a versatile standalone home that can be configured as a series of rowhomes or arranged in various clusters. Each unit features a private courtyard garden that spans from the ground level to the rooftop deck, complete with a tree and surrounded by a slatted wood screen that allows natural light to filter through while ensuring privacy. Additional amenities include covered parking, bike storage, and three distinct patio areas. All areas of the living space integrate with the natural environment, blurring the line between interior and exterior. This design not only promotes a harmonious lifestyle but also reflects the community of Squamish, celebrating its deep connection to nature and the outdoors, making it an ideal sanctuary for those who appreciate the beauty of their surroundings.

### **Aesthetics**

*The Tusk's* design combines a contemporary architectural style with natural materials, creating a visually striking aesthetic that harmonizes with Squamish's outdoor-oriented community and its scenic surroundings.

### **Innovation & Creativity**

With its unique integration of private courtyard gardens that span multiple levels and blur the boundary between indoor and outdoor living, *The Tusk* redefines multiplex design, offering a creative and harmonious residential experience.

### **Affordability & Cost-Effectiveness**

The modular design of *The Tusk* enables efficient construction and scalable configurations, reducing costs while maintaining high-quality finishes and minimizing long-term maintenance expenses.

### **Sustainability & Resilience**

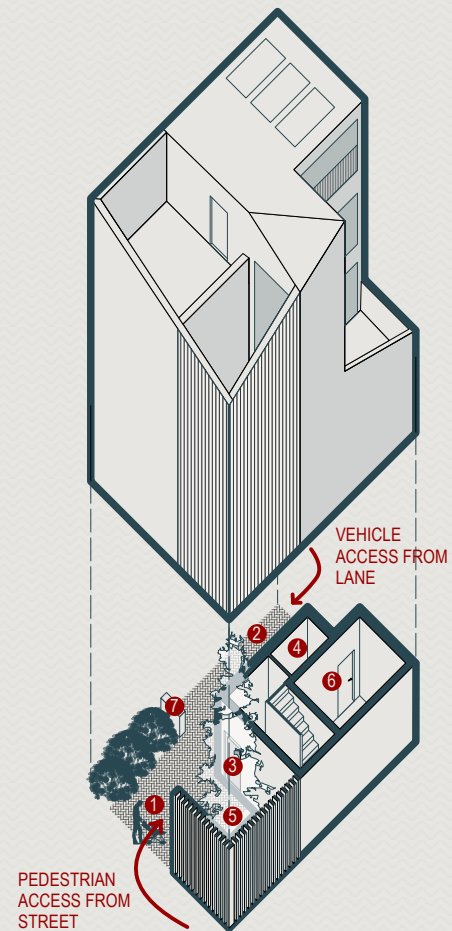
Incorporating passive design strategies, energy-efficient features, and resilient landscaping, *The Tusk* supports sustainability while addressing environmental challenges such as flood hazards.

### **Accessibility & Universal Design**

*The Tusk* is designed to meet BCBC accessibility standards, incorporating features that allow residents to age in place. Adaptable spaces, reinforced bathroom walls, accessible doorways, and pre-planned provisions for stair lifts reduce future retrofitting costs.

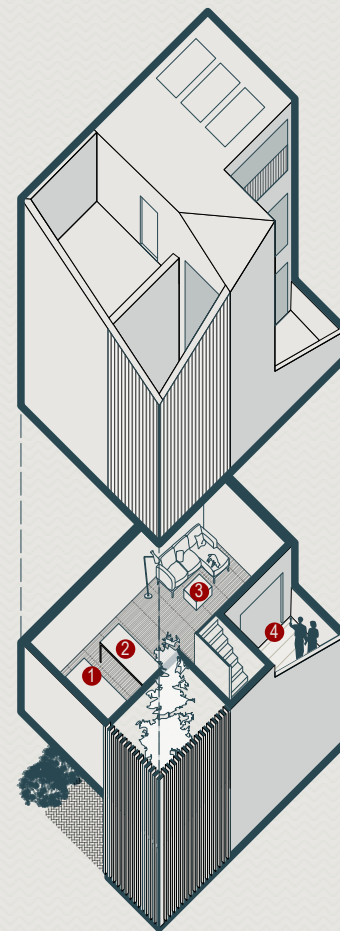


## GROUND LEVEL



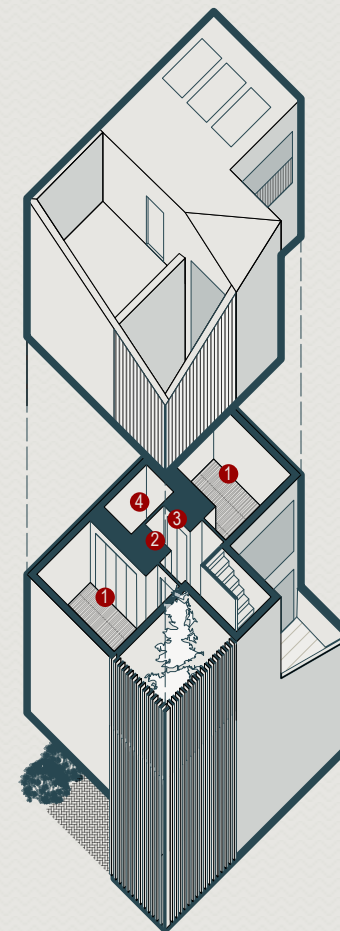
- 1. Lower Patio
- 2. Parking
- 3. Entrance
- 4. Powder Room
- 5. Garden
- 6. Storage/Recycle
- 7. Heat Pump & EV charging

## FIRST LEVEL



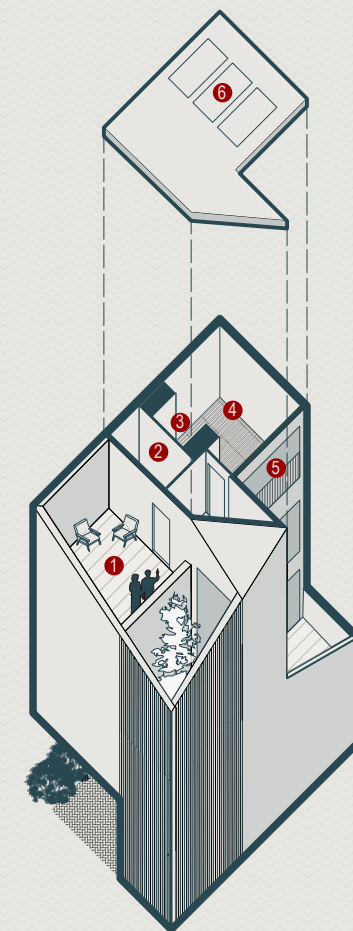
- 1. Kitchen
- 2. Dining
- 3. Living
- 4. Patio

## SECOND LEVEL



- 1. Bedroom
- 2. Laundry
- 3. Storage
- 4. Bathroom

## THIRD LEVEL



- 1. Rooftop Patio
- 2. Ensuite
- 3. Walk-in-closet
- 4. Primary Bedroom
- 5. Juliet Balcony
- 6. Solar Panels

## STATISTICS

Height:	11m
Floor Area:	147.5 sqm/unit
Vehicle Parking:	1/unit
Bicycle Parking:	Enclosed multi-bike storage/unit
Bedrooms:	3/unit
Bathrooms:	2.5/unit
Energy:	BCBC 2024 Step Code 3 equivalent
Envelope:	BCBC 2024 Step Code 3 equivalent

Construction:	Light-wood framing
Fire Suppression:	Fire Sprinkler System NFPA 13D
Garbage/Recycling:	Waste collection room
Features:	EV charging
	Heat pump
	Solar panels
	All electric appliances & utilities

### Construction Estimate

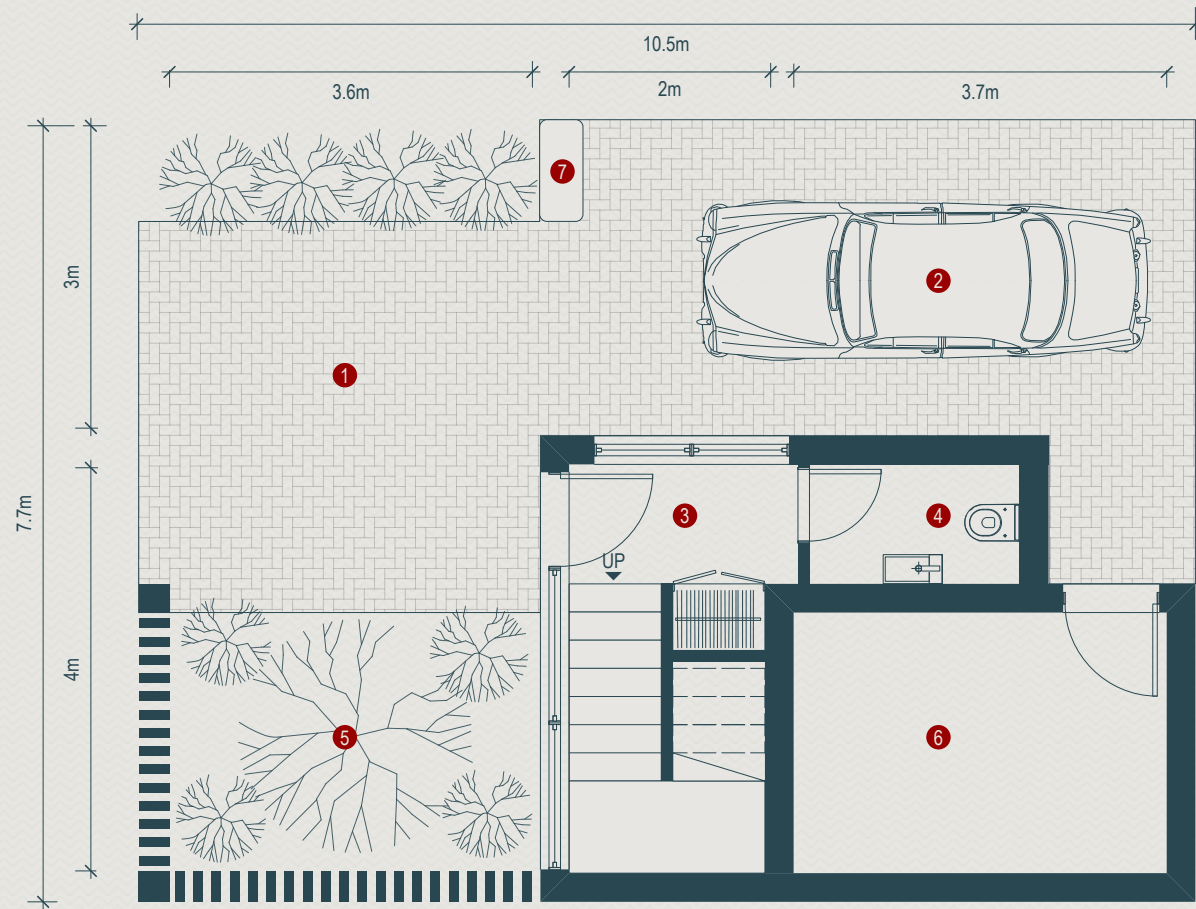
Based on:	Altus Group 2024 Canadian Cost Guide
Building Type:	Row Townhouse
Cost Range:	\$185 sqft to \$290 sqft (Vancouver)
Assumed Level of Finish:	\$290 sqft or \$3120 sqm
Total:	147.5 x 3120 = \$460,000.00/unit
	4 units = \$1,840,000.00

The outlined unit costs cover only "hard" construction expenses, excluding "soft" costs like land, permits, arch./eng. fees, marketing, taxes, municipal fees, and developer profit.

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**Squamish Multiplex Design Competition**  
For All Categories

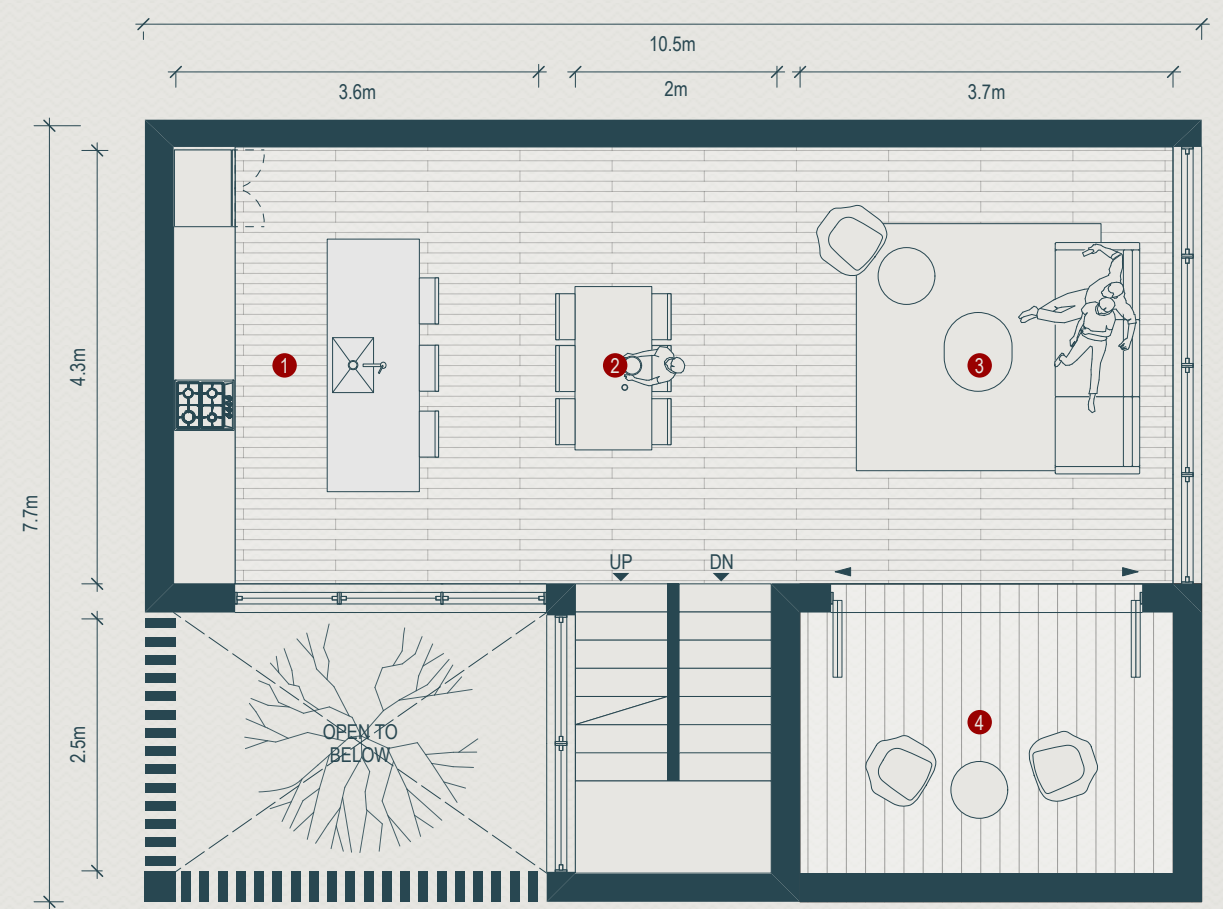


L0 PLAN 1:75

## GROUND FLOOR PLAN

The pedestrian entrance from the lower patio and vehicle access from the drive aisle meet in a shared courtyard, creating a unified entry. A small powder room and coat closet are included, along with a storage room for bikes and recycling accessible from the parking area.

	sqm
1. Lower Patio	14.3
2. Parking	20.3
3. Entrance	2.8
4. Powder Room	2.4
5. Garden	9.6
6. Storage/Recycle	9.6
7. Heat Pump	
<b>Interior Total</b>	<b>10.8</b>



L1 PLAN 1:75

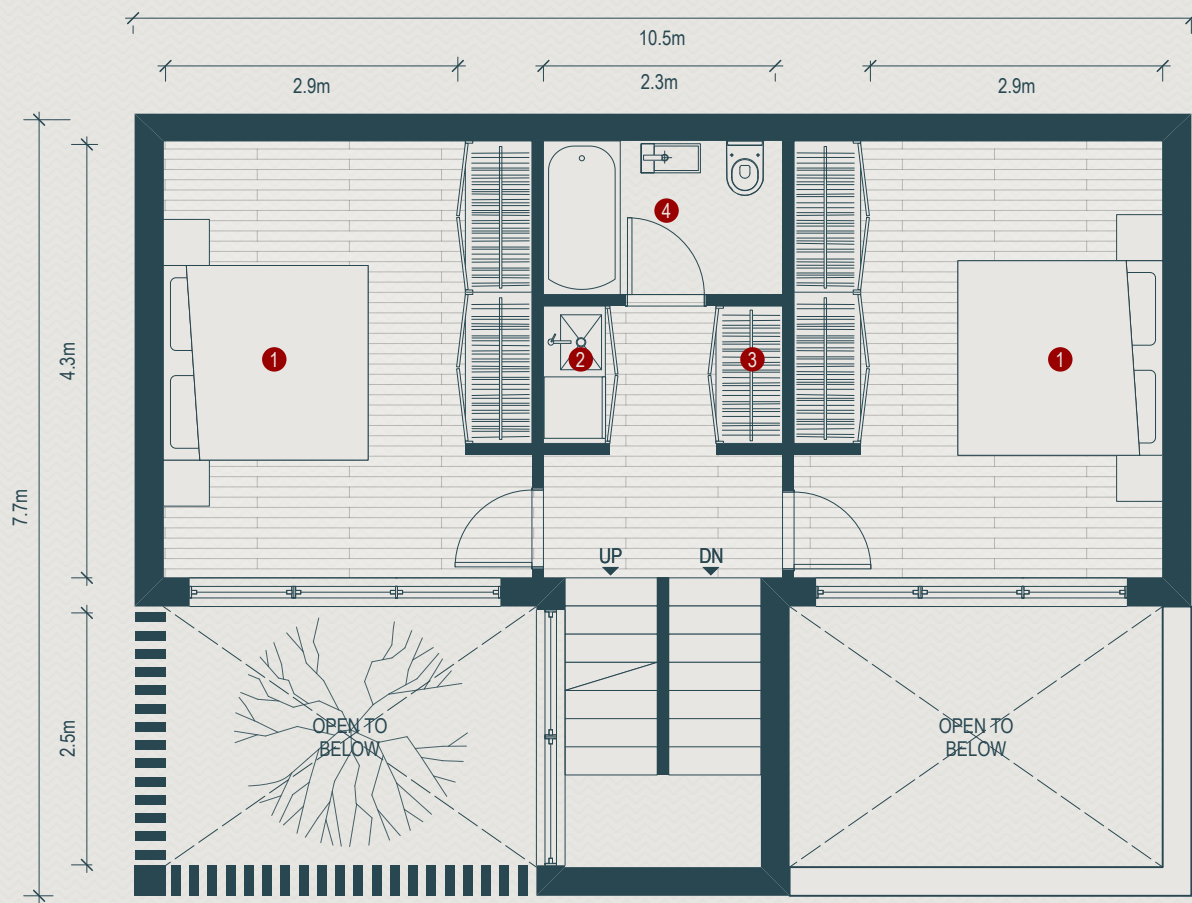
## FIRST FLOOR PLAN

The open-concept kitchen, dining, and living area is filled with natural daylight, featuring expansive floor-to-ceiling windows that provide views into the private courtyard and access to a private patio off the living area. This design fosters a strong connection to nature, blurring the boundary between interior and exterior spaces and enhancing the sense of openness.

	sqm
1. Kitchen	13.7
2. Dining	10.8
3. Living	19.2
4. Patio	9.5
<b>Interior Total</b>	<b>58.9</b>

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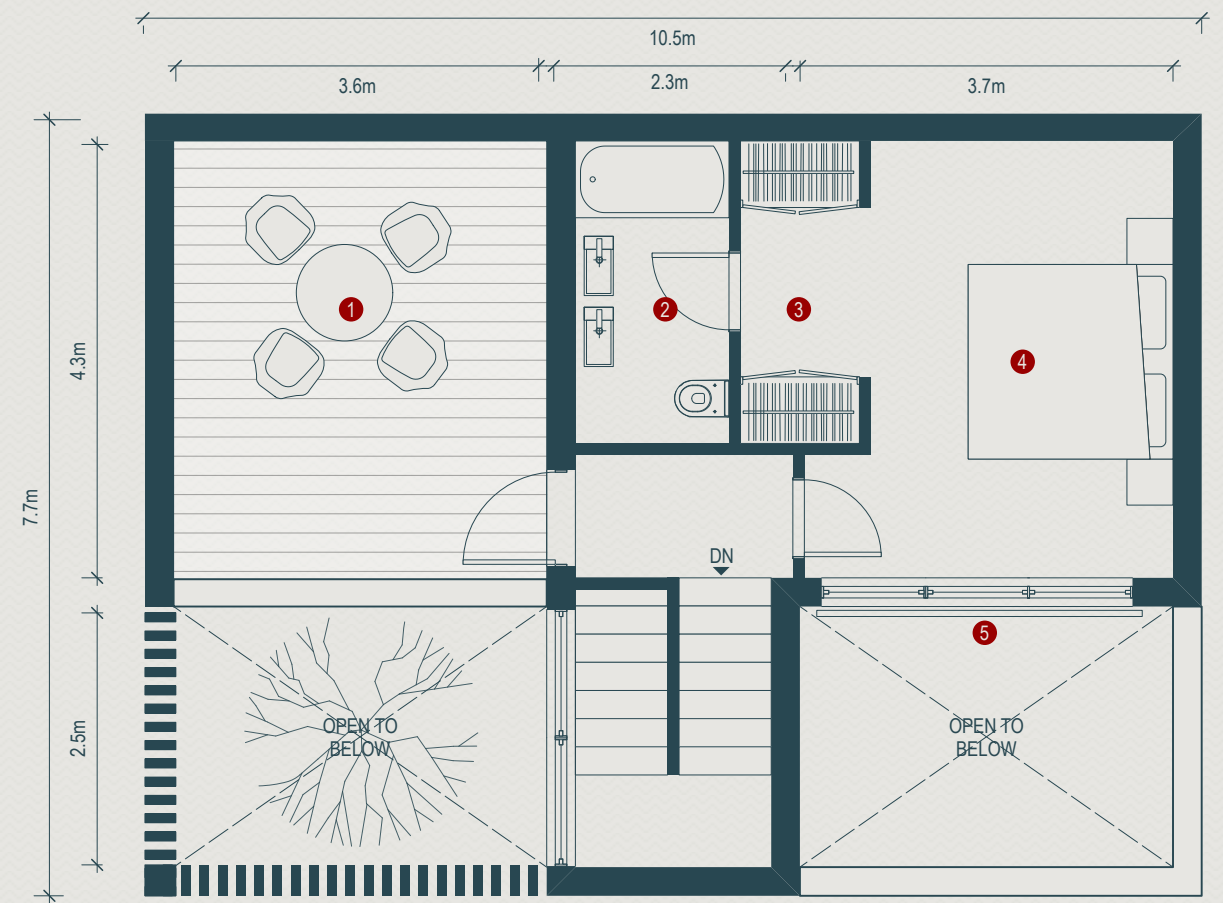


L2 PLAN 1:75

## SECOND FLOOR PLAN

Both bedrooms feature floor-to-ceiling windows, with one overlooking the courtyard and the other facing the patio. A shared bathroom, laundry area, and storage closet are situated between the two rooms.

	sqm
1. Bedroom	15.7
2. Laundry	0.9
3. Storage	0.9
4. Bathroom	3.3
<b>Interior Total</b>	<b>47</b>



L3 PLAN 1:75

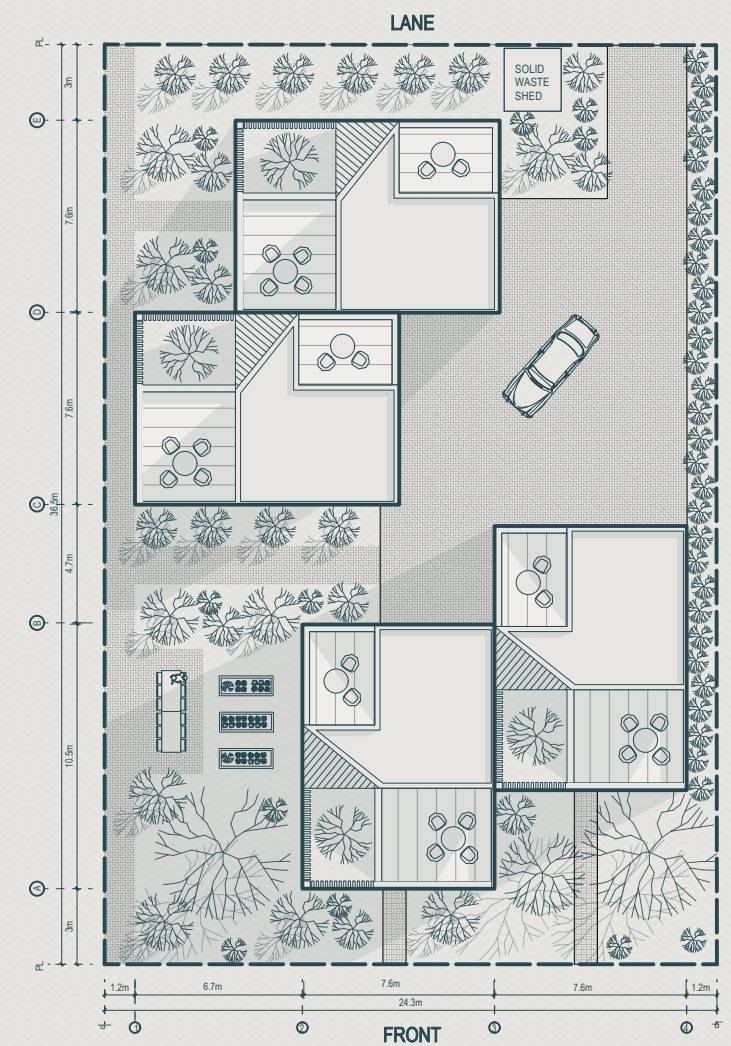
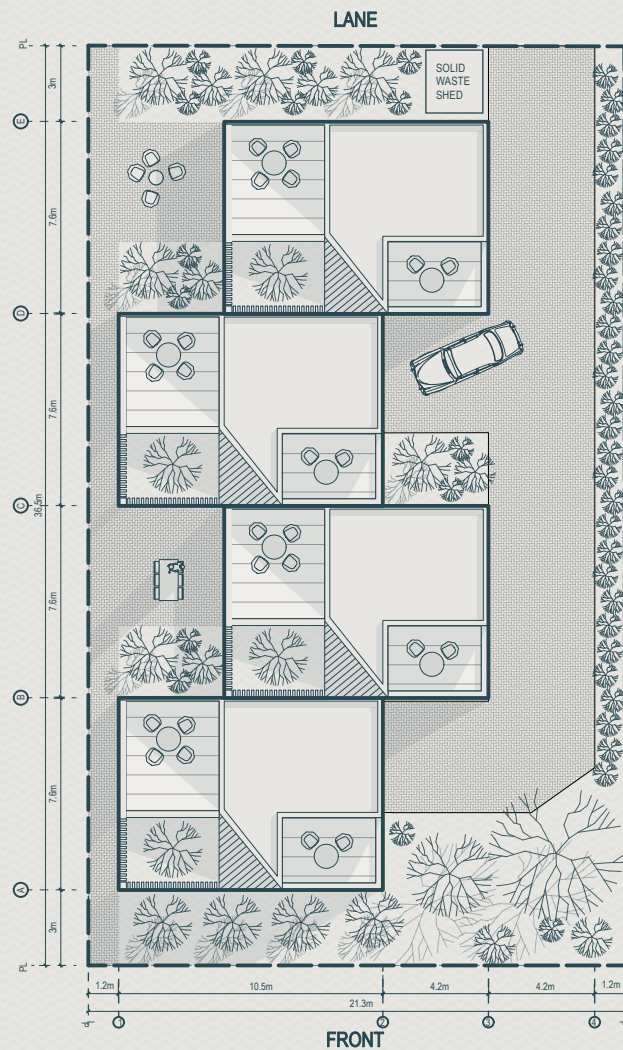
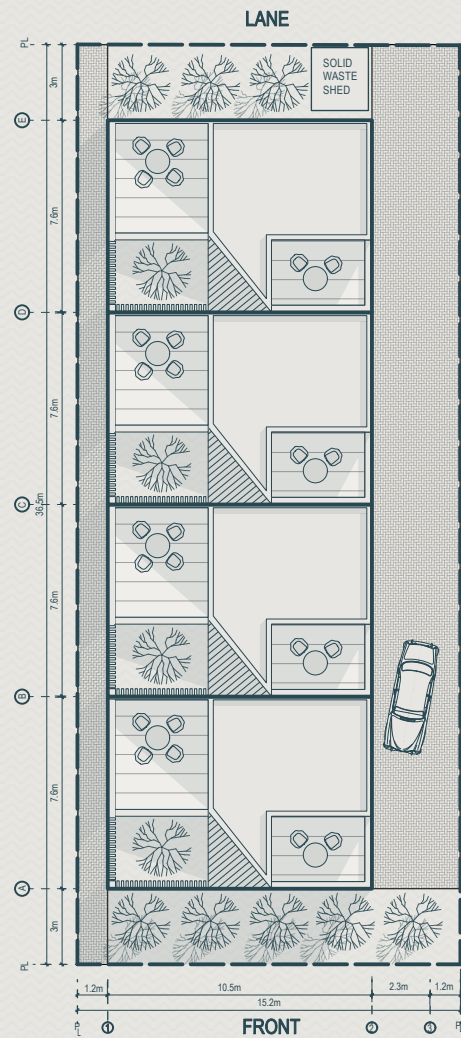
## THIRD FLOOR PLAN

The top level is dedicated entirely to the primary bedroom, which includes a walk-in closet and a private ensuite bathroom. This level also features a rooftop deck with views overlooking the private courtyard space.

	sqm
1. Rooftop Patio	16
2. Ensuite	4.5
3. Walk-in-closet	3.5
4. Primary Bedroom	13.7
5. Juliet Balcony	
<b>Interior Total</b>	<b>30.8</b>

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## CATEGORY 1

1:300

Each home at the ground level includes access to a parking stall, a covered patio, a garden courtyard, and a storage room with space for bike storage and recycling.

Lot size:	15.2m x 36.5m
Lot area:	554.8 sqm
Flood Construction Level:	3m above finished grade
Site Coverage:	49%
Permeable Area:	21%
Individual Units:	4
FSR:	1

## CATEGORY 2

1:300

Staggering the homes increases daylight access for each unit and expands the ground-floor outdoor living space for every residence.

Lot size:	21.3m x 36.5m
Lot area:	777.5 sqm
Flood Construction Level:	1m above finished grade
Site Coverage:	35%
Permeable Area:	33%
Individual Units:	4
FSR:	0.75

## CATEGORY 3

1:300

The expanded lot area enables flexible arrangements of structures and offers shared amenity spaces, including a communal vegetable garden, outdoor dining areas, a shared bike/recycling shed, and greenspaces.

Lot size:	24.3m x 36.5m
Lot area:	889.4 sqm
Flood Construction Level:	0m above finished grade
Site Coverage:	30%
Permeable Area:	42%
Individual Units:	Up to 5
FSR:	0.66

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Squamish Multiplex Design Competition

For All Categories



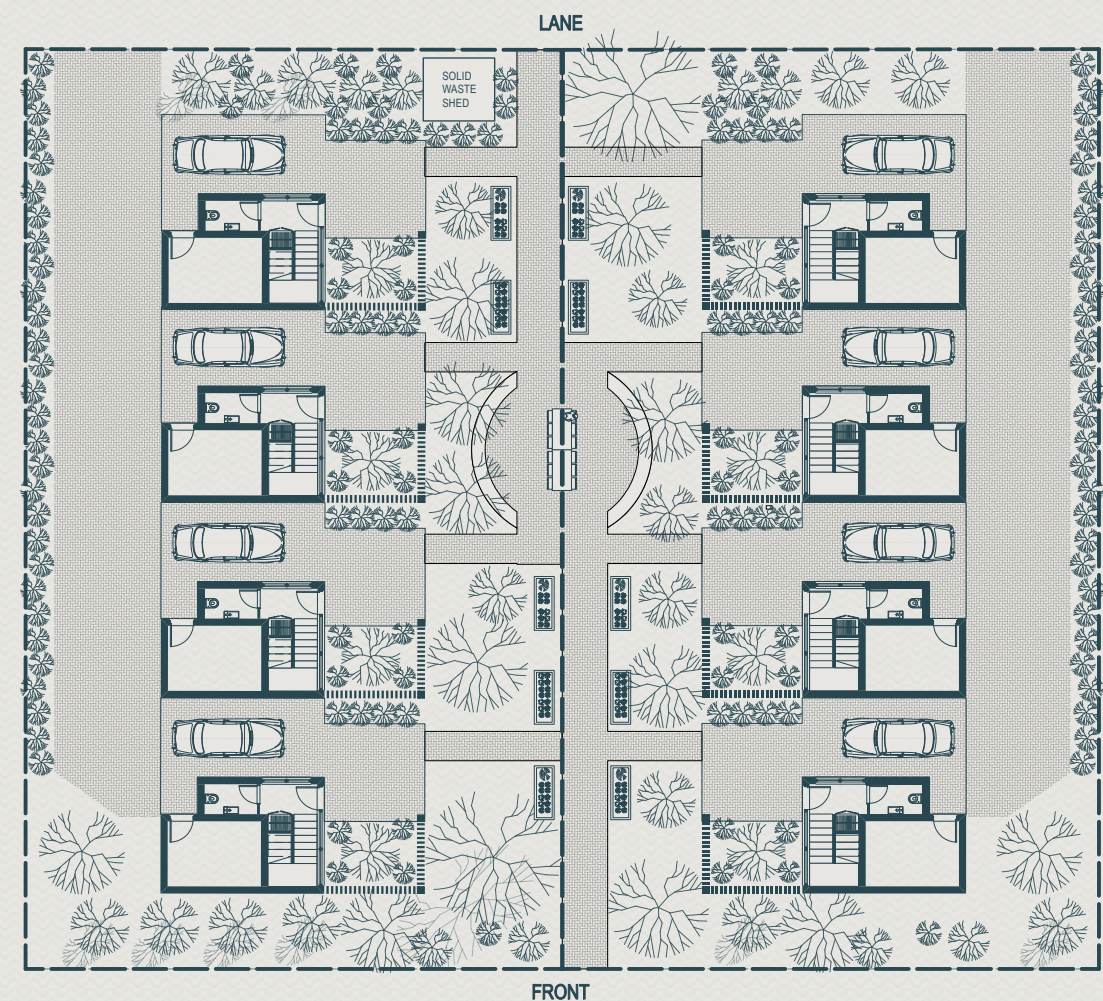
Sideyard elevation of a 4 unit cluster arrangement where 2 units are positioned at the front of the lot facing the street and two are at the rear facing the sideyard.  
1:300



Sideyard elevation of a 4 unit rowhomes configuration showing entry courtyards, rooftop decks, and parking.  
1:300

## ARRANGEMENTS

Depending on the lot size, the homes can be arranged in various configurations. On smaller lots, a simple rowhome layout is effective, while on larger lots, homes can be clustered in groups of two or three. This arrangement opens up shared green spaces and optimizes daylight orientation for each unit.



## COMBINING LOTS

1:300

The flexibility of this design accommodates various unit configurations when two or more adjacent lots are combined. This adaptability enables a range of layouts that promote the integration of shared courtyard and amenity spaces, fostering a sense of community and enhancing the overall living experience. Communal areas encourage social interaction, outdoor activities, and a stronger connection to nature, while maintaining the privacy and comfort of the individual units.

## ROOFS

### R1. TYP ROOF ASSEMBLY, 5.40 RSI

2-PLY SBS MOD BITUMEN ROOFING  
 1/4" PROTECTION BOARD  
 EPS PACKAGE @ 2% SLOPE  
 5/8" T&G PLYWOOD DECKING  
 2x8 D.FIR SELECT ROOF JOISTS @ 12" O.C.  
 C/W 7" 2LB CLOSED-CELL SPRAYFOAM INSULATION  
 5/8" GYPSUM CEILING BOARD

### R2. TYP ROOF DECK ASSEMBLY, 5.40 RSI (NOT SHOWN)

DECKING ON SLEEPERS  
 2-PLY SBS MOD BITUMEN ROOFING  
 1/4" PROTECTION BOARD  
 EPS PACKAGE @ 2% SLOPE  
 5/8" T&G PLYWOOD DECKING  
 2x8 D.FIR SELECT ROOF JOISTS @ 12" O.C.  
 C/W 7" 2LB CLOSED-CELL SPRAYFOAM INSULATION  
 5/8" GYPSUM CEILING BOARD

## FLOORS

### F1. TYP FLOOR ASSEMBLY

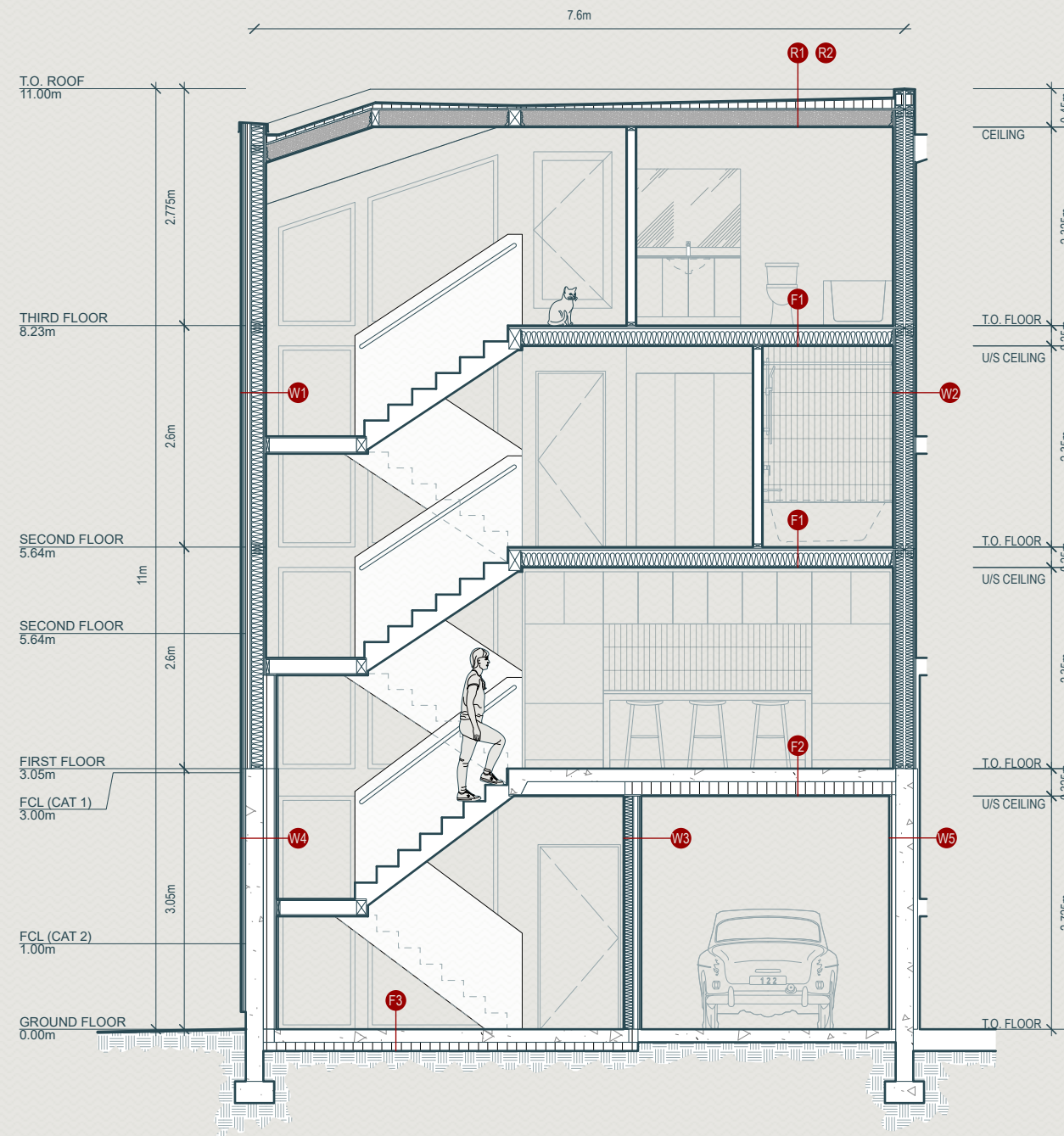
FINISH FLOORING  
 5/8" T&G PLYWOOD  
 2x8 D.FIR SELECT JOISTS @ 12" O.C. W/ ACOUSTIC BATT  
 5/8" GYPSUM BOARD

### F2. TYP FCL FLOOR ASSEMBLY

FINISH FLOORING  
 6" REINFORCED CONCRETE SLAB  
 6" XPS RIGID INSULATION  
 SUSPENDED METAL GRID ON HANGERS @ 4' O.C.  
 FIBER-CEMENT SOFFIT PANELS

### F3. TYP INT. SLAB ON GRADE, 3.75 RSI

4" CONCRETE SLAB  
 4" XPS RIGID INSULATION  
 6MIL POLYETHYLENE SHEET  
 6" CLEAN GRAVEL FILL  
 APPROVED COMPACT SUBGRADE



## WALLS

### W1. TYP WOOD FRAME EXT WALL, 4.28 RSI

CLADDING (VERTICAL SHIPLAP SIDING)  
 CROSS STRAPPING  
 2" MINERAL WOOL BATT INSULATION  
 VAPOUR PERMEABLE WEATHER MEMBRANE  
 1/2" EXT GRADE SHEATHING  
 2x6 WD STUDS @ 16" O.C.  
 6 MIL POLY VAPOUR BARRIER  
 1/2" GYPSUM BOARD

### W2. TYP DEMISING WALL, 1 HR FRR, STC 57

BCBC 2024 TABLE 9.10.3.1-A W13a  
 TWO ROWS 2x4 WD STUDS @ 16" O.C.  
 C/W MINERAL WOOL BATT INSULATION  
 SEPARATED BY 1" AIR GAP  
 5/8" TYPE X GYPSUM BOARD EACH SIDE

### W3. TYP SUB-FCL PARTITION WALL, 4.66 RSI

(NON-LOADBEARING)  
 EXT CLADDING ON PT STRAPPING  
 3" RIGID XPS INSULATION  
 VAPOUR PERMEABLE MEMBRANE  
 1/2" EXT. GRADE PLYWOOD  
 2x4 STEEL STUD FRAME C/W MINERAL WOOL  
 INSUL.  
 CLASS 3 VAPOUR RETARDER  
 1/2" GYPSUM BOARD

### W4. TYP EXT. WALL BELOW FCL, 3.99 RSI

EXT CLADDING (VERT. SHIPLAP) ON CROSS  
 STRAPPING  
 8" REINFORCED CONCRETE WALL  
 4" RIGID XPS INSULATION SEAMS SEALED  
 1/2" GYPSUM WALLBOARD

### W5. TYP DEMISING WALL BELOW FCL, 3.99 RSI

EXT CLADDING (FIBRE CEMENT PANEL) VERT.  
 STRAPPING  
 2" XPS INSULATION  
 8" REINFORCED CONCRETE WALL  
 2" RIGID XPS INSULATION (SEAMS SEALED)  
 1/2" GYPSUM WALLBOARD

### \*NOTE:

THE GROUND FLOOR HEIGHT FOR CATEGORY 2  
 AND 3 MAY BE LESS THAN 3M ALLOWING TALLER  
 CEILING HEIGHTS FOR LEVELS 1, 2, AND 3

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## STREET VIEW

From the streetscape, the prominent slatted screen enclosing the private garden space stands out as a unique design element while still blending with the existing scale of the neighborhood.



## SIDEYARD

Pedestrian access is provided via a shared path along the sideyard, leading to each unit's private ground-level patio entrance. This entrance area includes a landscaped garden, a storage room designed to accommodate bikes, and a parking stall equipped for electric vehicle charging.

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## LIVING AREA

The home is designed around an interior courtyard that allows natural light to fill the living spaces while establishing a seamless connection to the outdoors. The slatted screen permits daylight to filter through while providing an element of privacy.



## ROOFTOP PATIO

The home includes three private outdoor patio areas: one located at the ground entrance level, another accessible from the main living area, and a rooftop patio as depicted here.

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