

INTRO

We provide three design options that will fit a wide range of rural and urban contexts. Adding a secondary dwelling to your property will increase revenue, help alleviate the housing crisis, and is made easy with this pre-approved plan. The North Okanagan landscape varies which is why our designs are adaptable and replicable across a variety of lot configurations and topographies. The aesthetic goal is to appear like a property feature while providing opportunities for customization.

MATERIALS

Local building materials have been selected to boost the BC economy, affordability, durability, availability, and sustainability. The exposed CLT and concrete [floors] and foundations celebrate the structure. The operations and maintenance costs will be kept to a minimum by building it right, keeping the building envelope tight, and by selecting high quality materials. If the living roof option is selected, it will use native plants that require minimal landscape upkeep.

The design utilizes cross laminated timber (CLT) construction which allows for prefabrication, reduced labor, and reduced installation times. There are many benefits to using CLT, wood is durable, healthy, flexible, cost-competitive, and it is a renewable building material. The fire, acoustic, and structural performance are worth bragging about – not to mention the natural beauty of surrounding yourself with wood in your home. Prefabrication efficiently reduces the labor required in the field as the product is delivered ready for construction, this helps maintain a condensed construction schedule and reduce construction noise to keep your “good neighbor” status. The cost of CLT can be comparable to typical wood construction with advantages in efficient construction and reduced labor. As an alternate option, common wood frame construction can be used while maintaining the emphasis on design.

SUSTAINABILITY

Eco-design is important. That is why our roof system is solar panel ready. This means that homeowners can add solar panels during the design phase or add them later! This would be yet another return on investment for the home owner. Note that solar ready roofs may require local engineer reviews. The designs use passive building strategies to reduce the carbon impact by incorporating natural ventilation, thermal mass, solar shading, strategic fenestration, and renewable resources. The HRV air exchange system to supply fresh air and remove pollutants.

OPTION 1: The YIMBY

Yes, in my backyard. As the cost of housing soars, the one thing everybody can agree on is the need for an increase to the housing supply. Denser housing not only increases affordability it is also environmentally friendly by reducing greenhouse gas emissions and using existing infrastructure.

This 2-bedroom single floor home features 896 square feet of living space with several optional green roof layouts.

The optional green roof means that that you don't have to give up your back yard, it just moved up a floor! Not only will it help the structure blend in with the existing environment keeping your neighbour

happy but the added thermal mass helps keep the structure cool in the intense summer heat and warm in the winter.

Connection to the environment is important, that is why we have added a clerestory window and a folding door to bring the outside in. An abundance of natural light is key to a comfortable and spacious living area.

The YIMBY is a very welcoming idea and place. The entrance is designed to be your handshake with the world. It says 'Welcome'.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

OPINION OF COST

Foundation \$30/ft sitework 35\$/ft superstructure 210\$/ft landscaping\$15/ft

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[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
YIMBY 896FT	30\$ = 26880	31 360	188 160	13 440
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

All of these designs meet or exceed BC's stringent building code.

In order to deal with a variety of issues facing the building industry from environmental to supply chain issues, Homebuilding has to learn how to be more local. All of our material selections have been made

with that in mind. They have been selected to emphasize locally produced building materials. They are chosen with longevity and sustainability in mind.

By using locally manufactured CLTs, you are not only contributing to the local economy you are investing in an incredibly engineered fire resistant and durable product. Being pre-manufactured significantly reduces the building cost by speeding up the build.

Roxul rock-wool insulation is manufactured a stone's throw away. Besides its industry leading performance in insulating, durability and water resistance, selecting it is directly leading to more jobs in the area and a healthier local economic climate.



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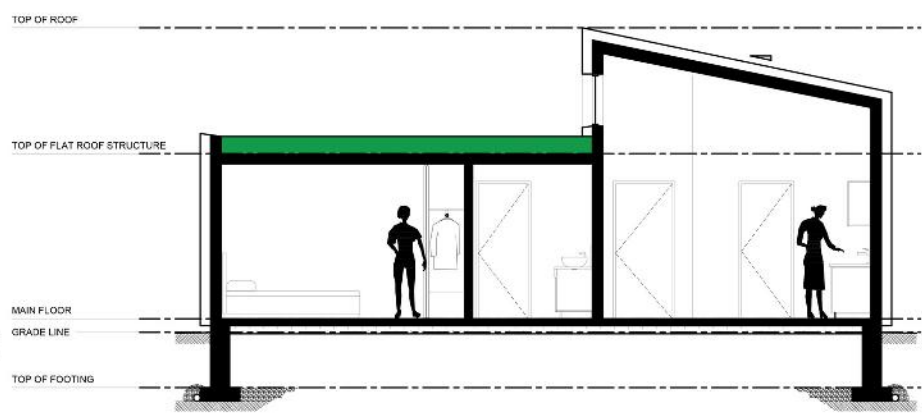
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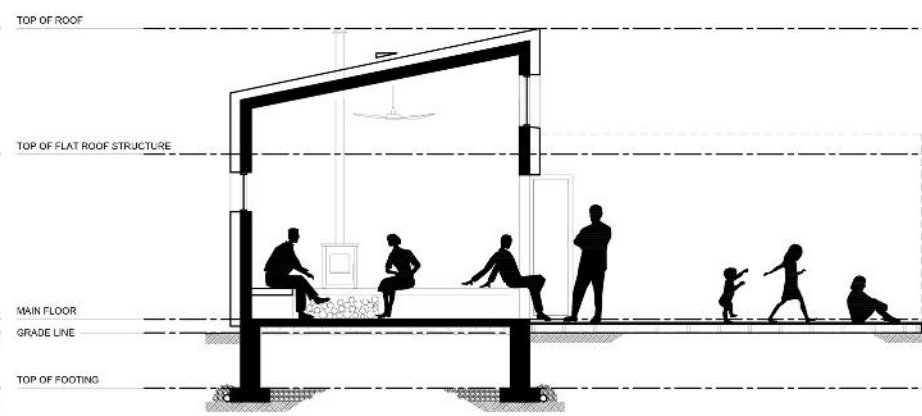
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Floor Plan
FLOOR AREA: 896 SQF



Section 1



Section 2

