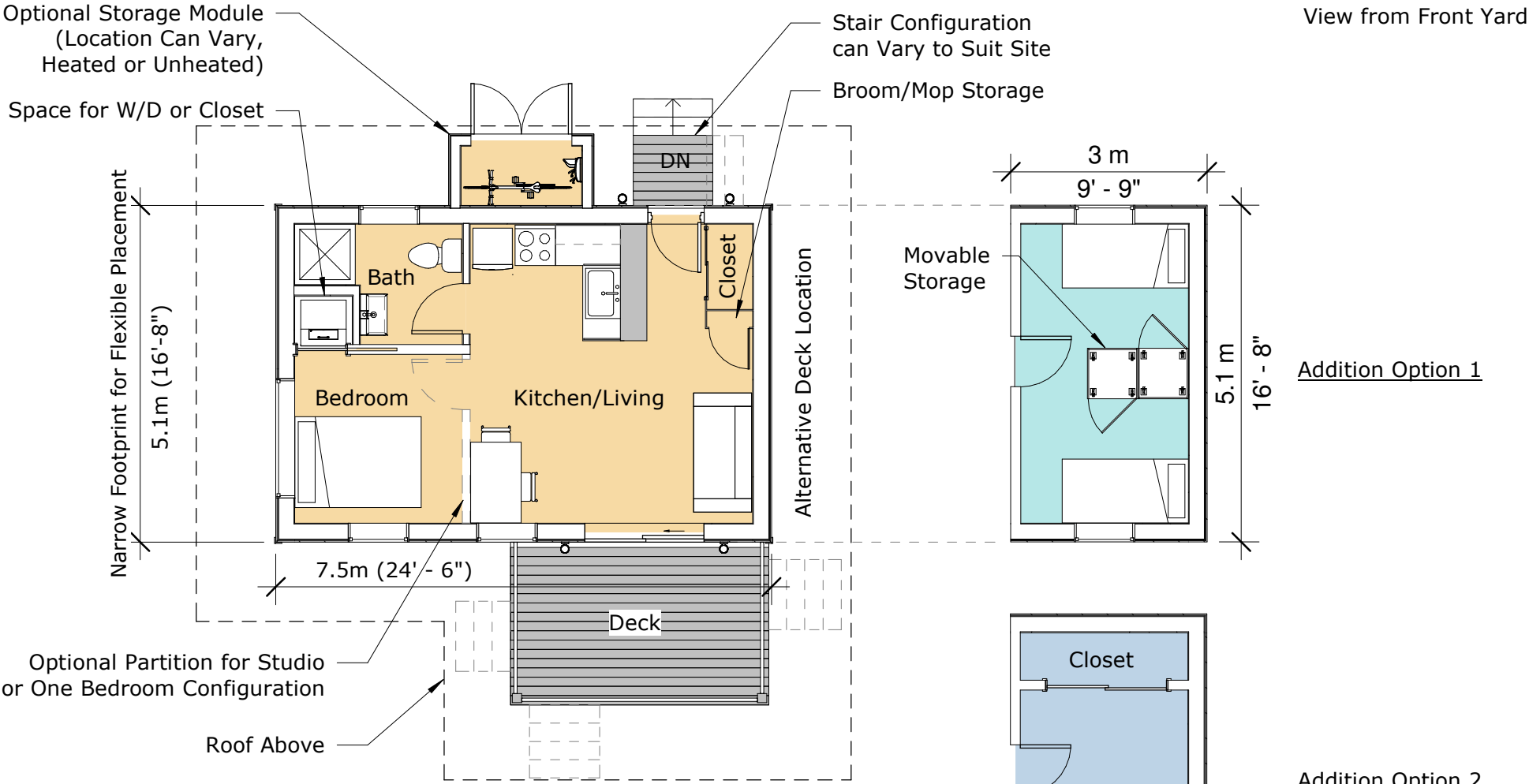




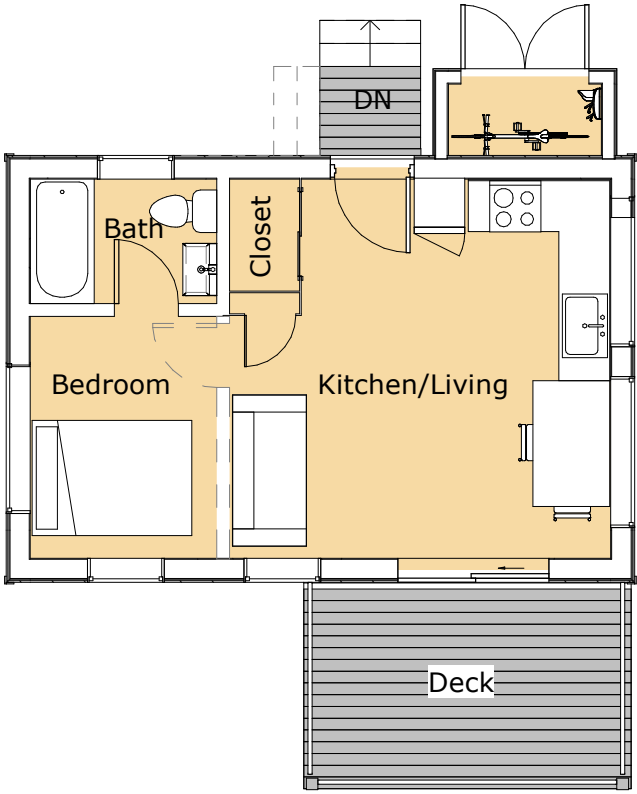
the Pica

Add'l Images: Mr. Cutout, Skalgubbar



Total Footprint: 40m²(400 ft²)
Projected Cost @ \$250/ft²: \$100,000

Primary Layout

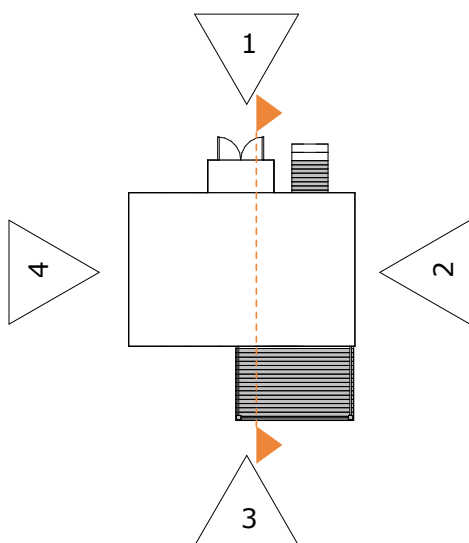
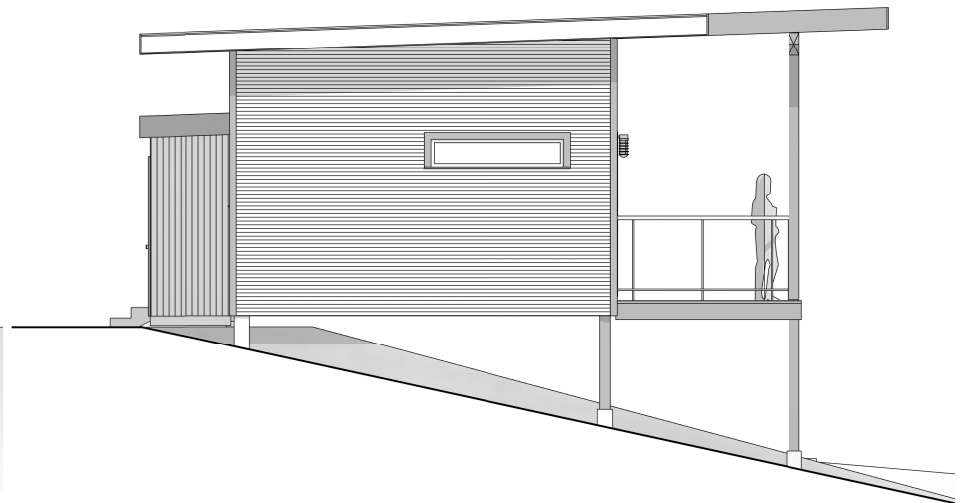
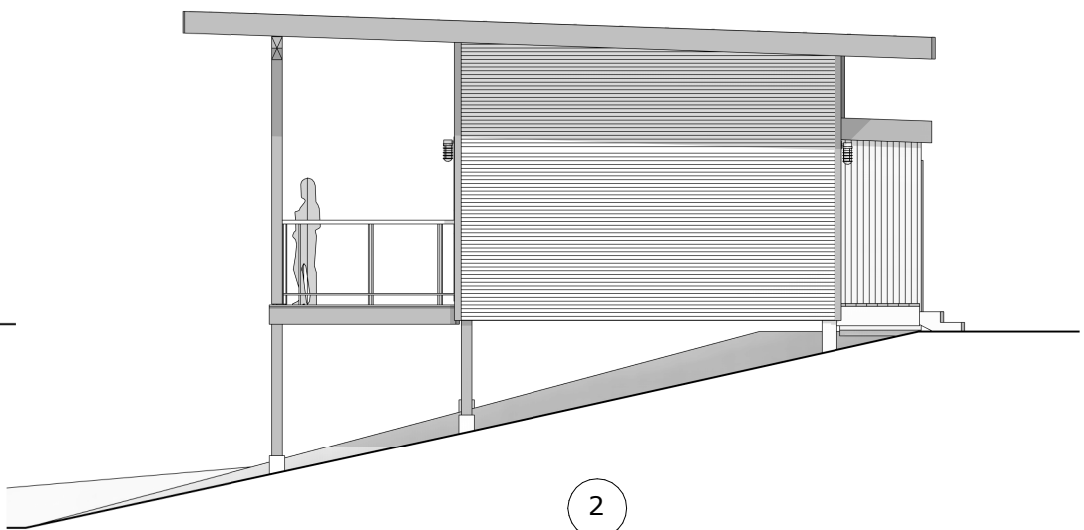
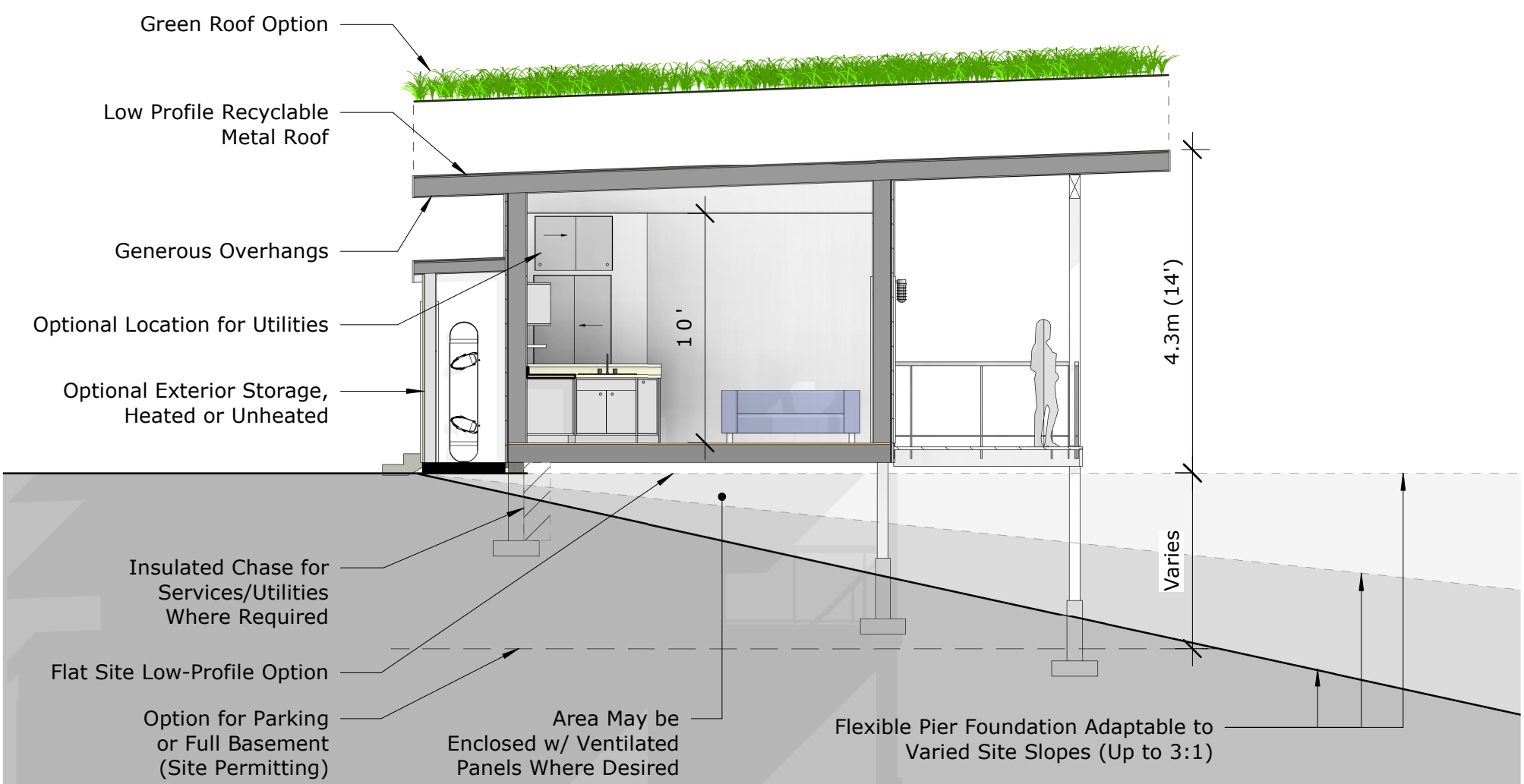


Alternative Layout

Addition Option
Total Footprint: 15.3m² (165ft²)
Projected Cost @ \$250/ft²: \$41,250

Addition Options

Addition Option 3
Provides a mudroom & indoor access where Pica is constructed with a perimeter foundation + full basement.



the Pica



Pier Foundation
Optional Green Roof



Pier Foundation
Alternative Deck Location



Perimeter Foundation
Parking Below + Siding Variation



Perimeter Foundation + Addition
w/ Full Basement

One Plan, Many Possible Variations!

the Pica



One Bedroom Configuration



Studio Configuration



Kitchen / Living Room



Closet / Storage w/ Option for Utilities Above



Exterior Storage, Heated or Unheated



Bathroom

View From Back



Add'l Images: Touchstones Nelson, Larry LaRose, Skalgubbar, Mr. Cutout

the Pica

<p>The Pica</p> <p>5.1W/7.5L/4.3H (16'8"W/24'6"L/12'H)</p> <p>38m² (410ft²)</p>	<p>Dear Fellow Laneway Housing Enthusiasts,</p> <p>We are very excited to share our little Pica with you. Thank you for the interest in this forward-thinking housing strategy, hopefully it's up your alley!</p>
<p>Building Durability</p> <p>Specifically designed for high interior humidity levels associated with small homes</p> <p>Enclosure based on engineering and building science principles</p>	<p>Whether you are looking to downsize personally, create guest space, or develop an investment that will help Nelson's housing shortage, Pica could be a great fit for you. Proudly on the smaller end of the spectrum, it will be a physically and psychologically comfortable home that can be constructed for \$100,000, which is the maximum mortgage CMHC recommends for Nelson's median household income of \$56,000.</p>
<p>Energy Efficiency and Ecological Performance</p> <p>Highly Insulated RSI 7 (R 40) enclosure</p> <p>90% Reduction in concrete usage of traditional foundation (cement accounts for 8% of world CO₂ emissions)</p> <p>Locally-produced rockwool insulation</p> <p>Life-of-structure, recyclable, reflective roof (green roof option)</p>	<p>For those unfamiliar with the charm of smaller spaces, Pica lives larger than its diminutive stature would suggest: private bedroom, excellent soundproofing, living room with space for sofa bed, kitchen with ample counter, storage closets, covered porch, and large overhangs to cover the entrance and outdoor gear and tools. If that is not enough, there is the option to add additional bedrooms and parking beside or beneath.</p> <p>We too are proud Nelsonites and we want to keep our corner of paradise beautiful even with increasing density. Pica's low-profile will limit sightline and shading issues around yours and your neighbours' houses. It will tuck into unused backyard corners and create possibilities for small lots.</p>
<p>Cost</p> <p>\$100,000 assuming \$250/ft²</p>	<p>You or your tenants will appreciate Pica's incredible efficiency. It is designed to minimize energy and material use for the life of the building: the size and simple shape; the thick walls filled with locally-made and fire-resistant rockwool insulation; the small quantity of concrete (and CO₂-intensive cement); reflective and recyclable metal roof (with green roof option).</p>
<p>Non-Intrusive Aesthetics</p> <p>Low-profile</p> <p>Durable rain-screen cladding approach is flexible to match neighbourhood</p> <p>Minimal excavation and construction time and noise</p>	<p>It will be impossible to reach our climate goals if what we build will not stand the test of time. Our understanding and experience in building science, especially with high-insulation levels and high interior moisture levels, has been harnessed for this design. Pica's envelope is well-proven, cheaper, and quieter than other high-insulation approaches, and provides an exterior familiar to builders of conventional houses. An HRV air exchange system will supply constant fresh air and remove pollutants. This is especially critical in small spaces.</p>
<p>Function and Adaptability</p> <p>Narrow and small footprint for lot placement options – great for small lots!</p> <p>Slopes up to 3:1 in any direction</p>	<p>The footing and pier foundation scheme is suitable for almost any site and minimizes excavation and concrete; save the planet and your wallet! It could even be dug by hand if you have no access for equipment, or don't relish driving equipment in your garden and smelling diesel exhaust. On flat sites, little Pica can be elevated on posts or walls to allow parking beneath without exceeding the bylaw height restrictions. On sloped sites a walkout basement or garage is possible.</p>
<p>Occupant Health</p> <p>HRV and kitchen exhaust to maximize air quality</p> <p>Excellent sound reduction (density does not equal discomfort)</p>	<p>Should you want to customize the design to match your specific needs, we are a local professional design team available for cost-effective site reviews and assistance navigating the permitting process. We wish you the best of luck exploring the cozy future of housing, whether that involves Pica or any other homage to efficient living.</p>