

“The Nook”

1 Bed/1.5 Bath/867 sq. ft

“The Nook” is a thoughtfully designed ADU that shows off simplicity, spaciousness, and allows in natural light. At just 867 square feet every inch of this space is intentional – balancing functionality, accessibility, and warmth.

This layout centers around an inviting open concept living and flows into the true heart of the home – the breakfast nook. This airy space brings the outdoors in, creating a cozy retreat for morning coffee, reading, or quiet gatherings.

The primary bedroom is generously sized to allow full ADA circulation, with direct access to a full bath. The half bath near the living area is convenient for guest without compromising privacy.

Wide hallways, barrier free thresholds, and thoughtfully placed fixtures reflect “The Nooks” universal designs philosophy – every space is beautiful, livable, and accessible to all.

The exterior design mirrors its interior charm: simple lines, natural materials, and large windows that bathe the home in light while maintaining a small environmental footprint. “The Nook” proves that compact living can feel expansive, intentional, and deeply personal.

“The Nook”

1 Bed/1.5 Bath/867 sq. ft

Accessibility Features

- 36-inch doorways
- 4 ft wide hallways
- ADA Ramp to front porch
- Barrier-Free thresholds
- Pull-out & Pull-down shelves in kitchen cabinets
- Lower kitchen counter tops
- Roll in shower with grab bars and bench sitting
- Non-slip surfaces

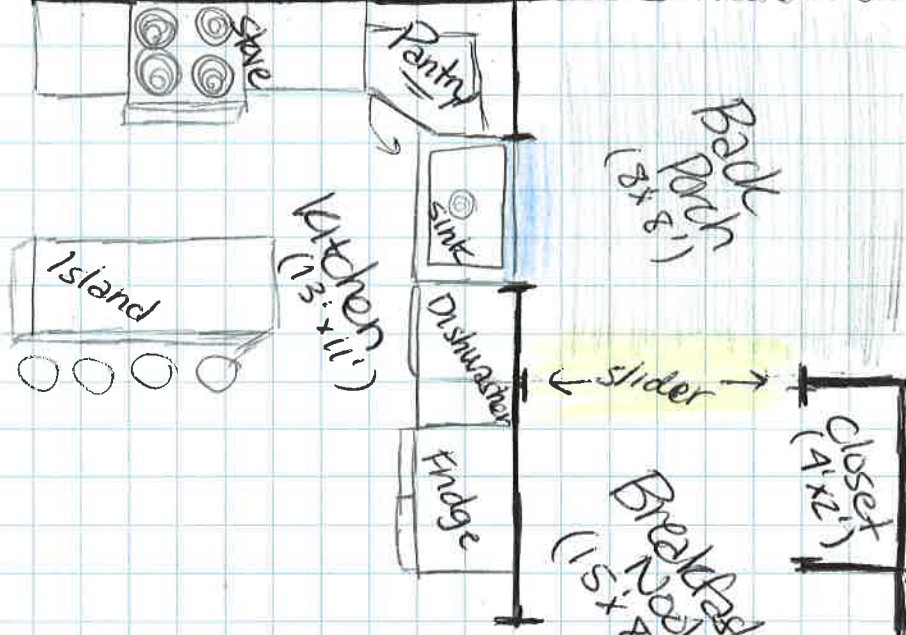
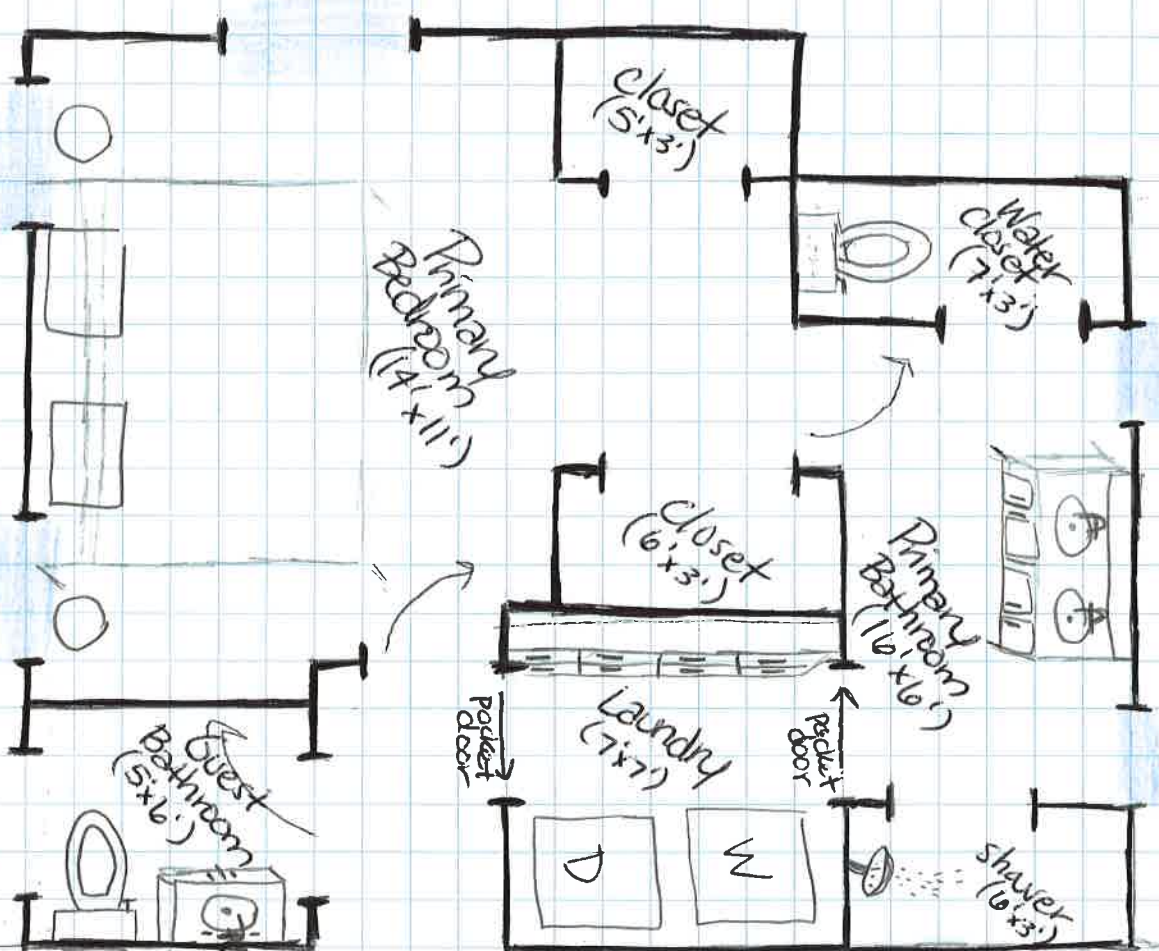
ADU Requirements

- Max height-15 ft roof peak
- Sq ft less than 1000/less than 50% of the primary residence (867sq ft)
- Rear yard setback of at least 10ft
- Separation from other structures of at least 10 ft

"The Nook" Blueprint

807 sq.ft.
1 Bed 1.5 bath

□ = 1 sq.ft.



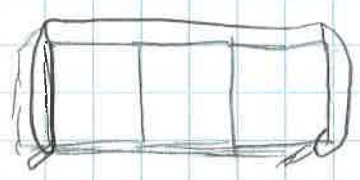
* All Hallways & Doorways are at least 36" @ ADA compliance

= Windows

= Doors

Stairs for ADA

Front Porch (23' x 17')



Living Room (14' x 12')

Corner Fireplace

Porch Swing

“The Nook”

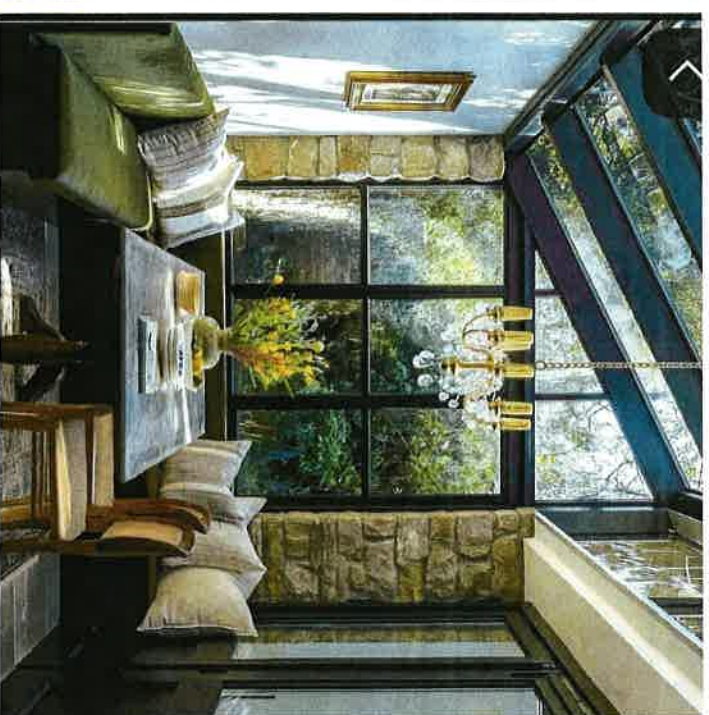
Breakfast Nook Area

- Glass slanted ceiling w/black metal trim
- Built in corner bench seating
- White oak light LVP
- “Caviar” by SW for black closet doors
- Black metal trimmed slider to back patio
- Open concept to Kitchen/Living
- Gold sputnik chandelier hung over table



SHERWIN WILLIAMS CAVIAR

Incredible White
Sherwin Williams



“The Nook”

Kitchen

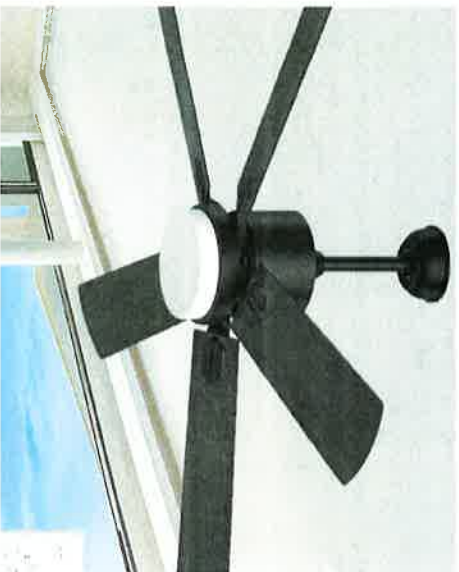
- Black arched window over kitchen sink
- Tray ceiling over island with wood inlay & pendant lights
- White Oak LVP flooring
- White Quartz on cabinets and backsplash
- Reclaimed wood pantry door
- White shaker style cabinets
- Black island with white quartz countertop
- Gold Hardware & faucets w/ Farmhouse sink
- “Pure White” paint color on trim
- “Caviar” black paint color on all doors
- “Incredible White” color on walls



“The Nook”

Living Room

- Open Concept area with kitchen & breakfast nook
- Tall black windows for lots of natural light
- Large black ceiling fan w/ recessed lights
- White Oak LVP flooring
- Gas corner fireplace that goes up to ceiling
- Reclaimed wood mantle on fireplace
- “Pure White” paint color on trim
- “Caviar” black paint color on all doors
- “Incredible White” color on walls



Incredible White
Sherwin Williams

“The Nook”

Primary Bedroom

- White oak LVP flooring
- Tray ceiling with wood inlay
- “Incredible White” paint color on walls
- “Pure White” paint color on trim
- “Caviar” black paint color on all doors
- Large 36”x 60” black windows
- Board and Batten accent wall behind bed
- Black ceiling fan

SHERWIN WILLIAMS CAVIAR



Pure White
Sherwin Williams

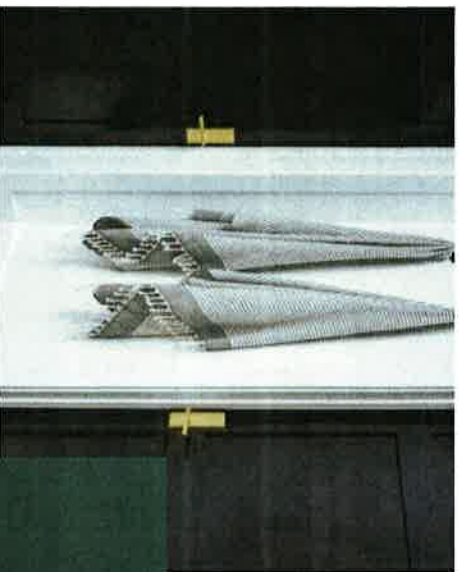
Incredible White
Sherwin Williams



“The Nook”

Primary Bathroom

- 60” White Oak dual vanity
- Hunter green Parquet ceramic tile floor
- “Incredible White” paint color on walls
- “Pure White” paint color on trim
- “Caviar” black paint color on all doors
- “Roycroft Bottle” color drenched water closet
- ADA Compliant roll in white shower
- Gold Hardware, faucets, and shower heads



Sherwin Williams
Roycroft Bottle
SW 2027



Incredible White
Sherwin Williams

“The Nook”

Laundry Room

- Front Load Washer/Dryer for ADA Compliance
- Hunter green Parquet ceramic tile floor
- Butcher block countertop on Washer/Dryer
- “Pure White” paint color on trim
- “Caviar” black paint color on all doors
- “Roycroft Bottle” color on walls
- White oak cabinets with space for wheelchair

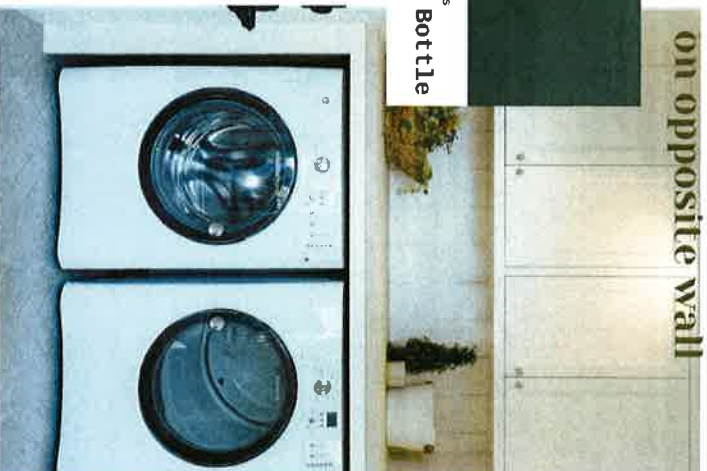


Incredible White
Sherwin Williams

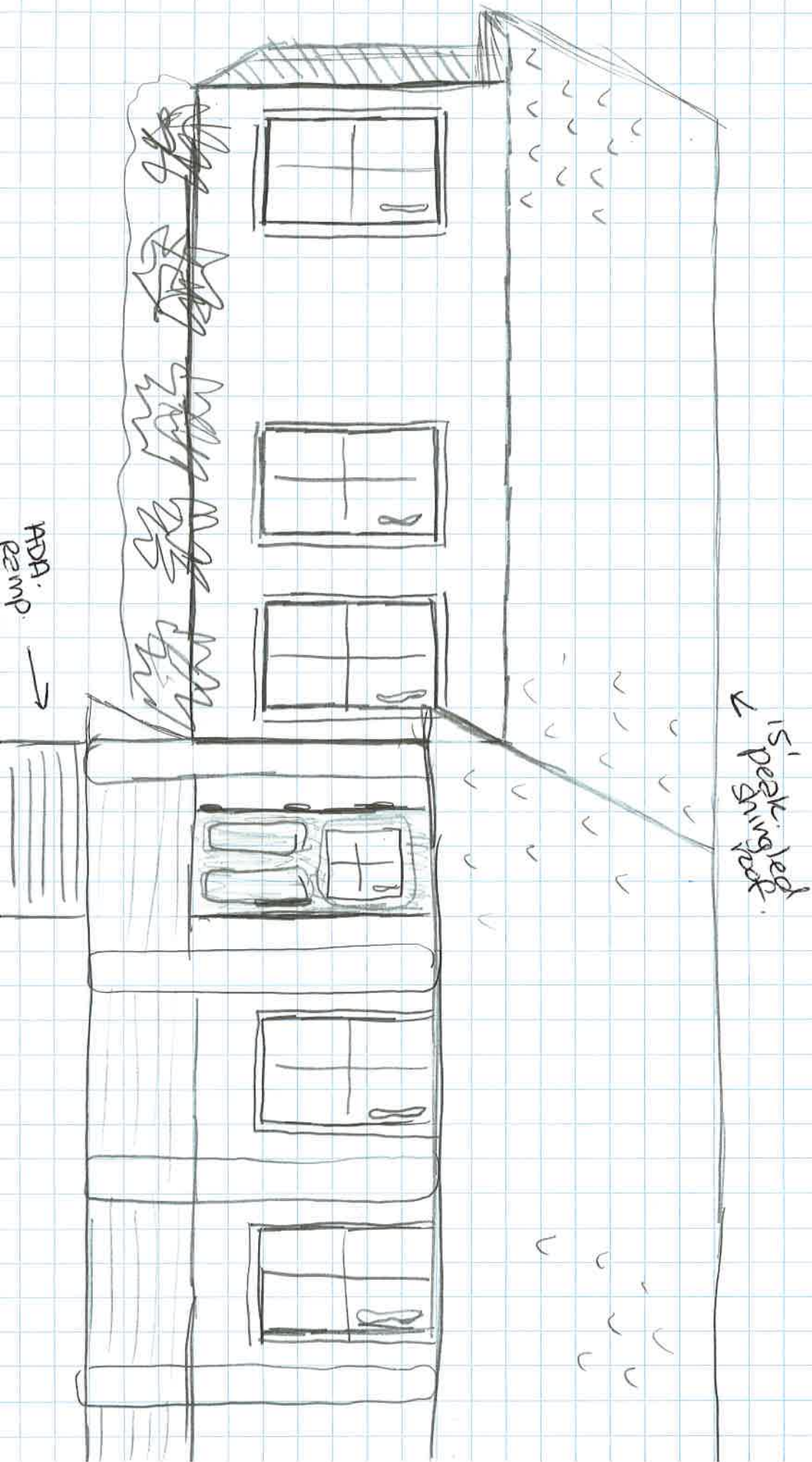
on opposite wall



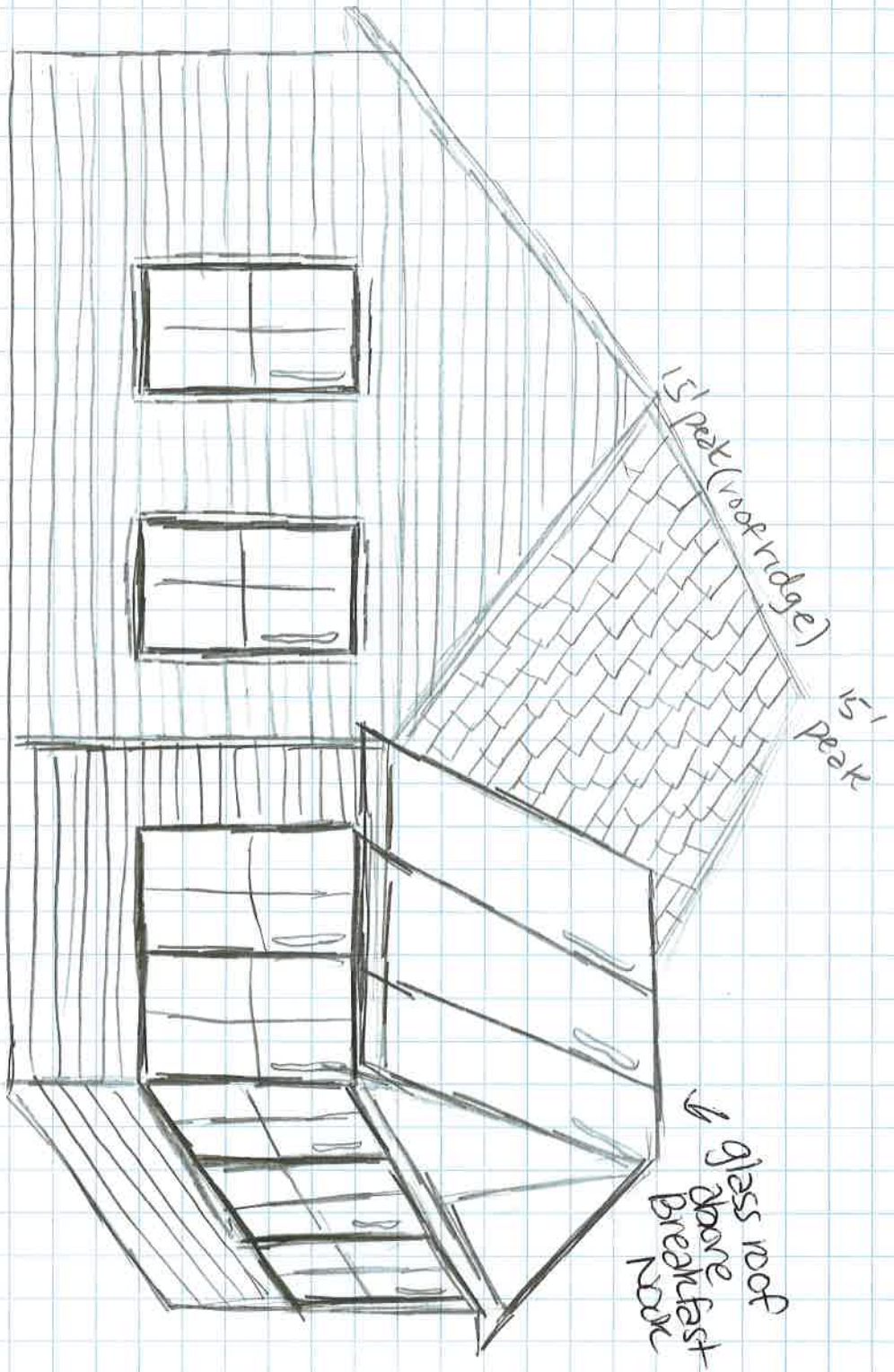
Sherwin Williams
Roycroft Bottle
50 2317



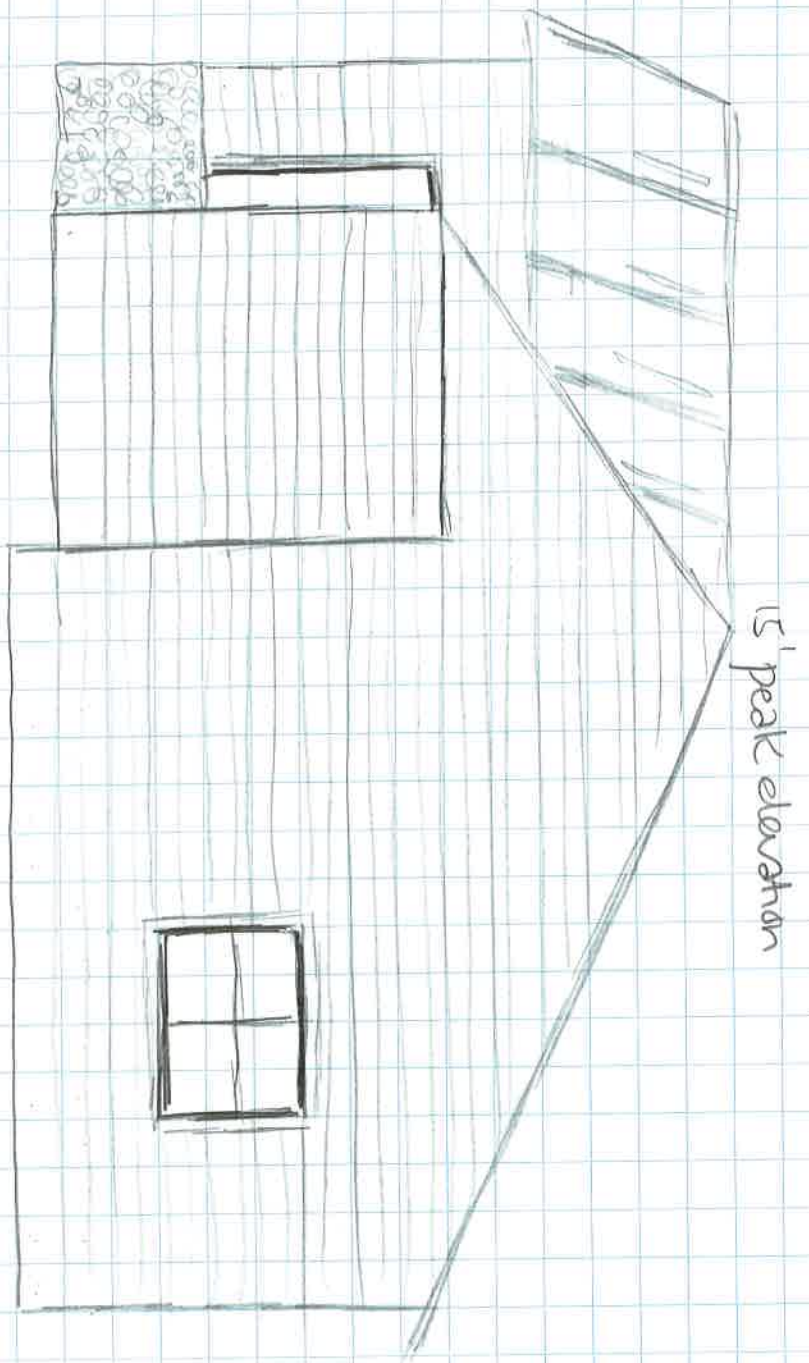
"The Nook"
Front



"The Nook"



The "Nook"



"The Node" Aerial View

