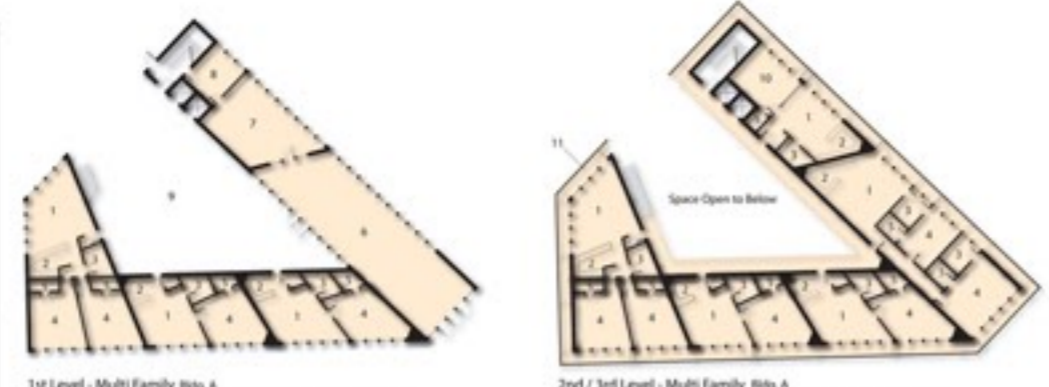
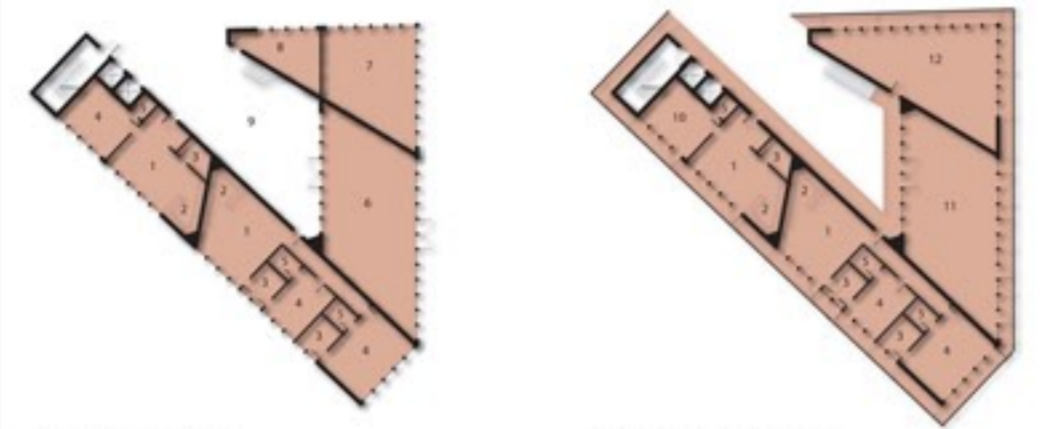


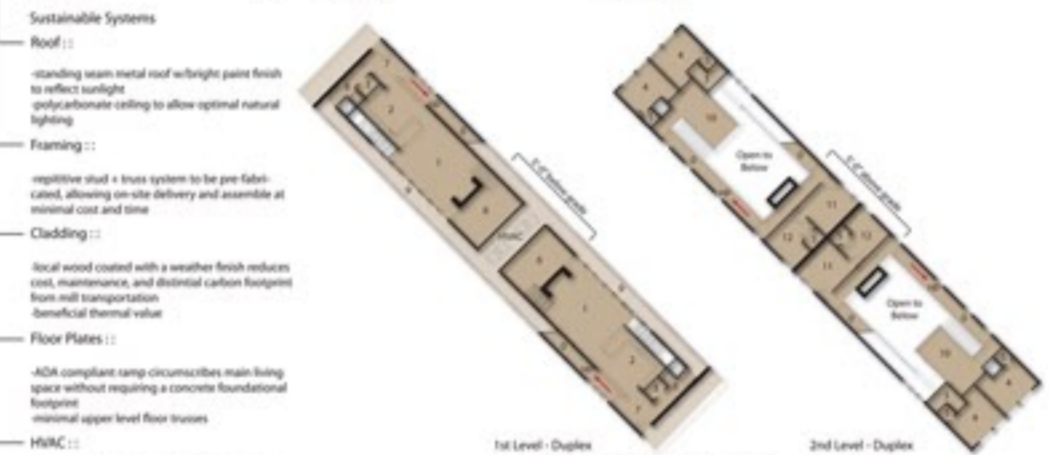
Roofing  
Framing  
Cladding  
Floor Plates  
HVAC  
Social Program



- 1st Level - Multi-Family Wing A**
- 1 Living / Dining / Foyer / Entry Closet avg. 370 sq ft x 3 = 1110 sq ft
  - 2 Kitchen avg. 130 sq ft x 3 = 390 sq ft
  - 3 Bathroom avg. 80 sq ft x 3 = 240 sq ft
  - 4 Bedroom avg. 140 sq ft x 3 = 420 sq ft
  - 5 Closet / Storage avg. 35 sq ft x 4 = 140 sq ft
  - 6 Function / Community Space no avg. x 1 = 1800 sq ft
  - 7 Community Kitchen / Storage / RR no avg. x 1 = 500 sq ft
  - 8 Computer Lab no avg. x 1 = 300 sq ft
  - 9 Garden no avg. x 1 = TBD
- 2nd / 3rd Level - Multi-Family Wing A**
- 1 Living / Dining / Foyer / Entry Closet avg. 370 sq ft x 5 = 1850 sq ft
  - 2 Kitchen avg. 130 sq ft x 5 = 650 sq ft
  - 3 Bathroom avg. 80 sq ft x 5 = 400 sq ft
  - 4 Bedroom avg. 140 sq ft x 5 = 1400 sq ft
  - 5 Closet / Storage avg. 35 sq ft x 7 = 245 sq ft
  - 10 Resident Manager Suite no avg. x 1 = 150 sq ft
  - 11 Perimeter Exterior Balconies (in middle of double-story) no avg. x 12 = 1800 sq ft
- \*\* totals per level



- 1st Level - Multi-Family Wing B**
- 1 Living / Dining / Foyer / Entry Closet avg. 370 sq ft x 2 = 740 sq ft
  - 2 Kitchen avg. 130 sq ft x 2 = 260 sq ft
  - 3 Bathroom avg. 80 sq ft x 2 = 160 sq ft
  - 4 Bedroom avg. 140 sq ft x 2 = 280 sq ft
  - 5 Closet / Storage avg. 35 sq ft x 3 = 105 sq ft
  - 6 Daycare no avg. x 1 = 1400 sq ft
  - 7 Operations + Services no avg. x 1 = 500 sq ft
  - 8 Laundry no avg. x 1 = 300 sq ft
  - 9 Garden no avg. x 1 = TBD
- 2nd / 3rd Level - Multi-Family Wing B**
- 1 Living / Dining / Foyer / Entry Closet avg. 370 sq ft x 5 = 1850 sq ft
  - 2 Kitchen avg. 130 sq ft x 5 = 650 sq ft
  - 3 Bathroom avg. 80 sq ft x 5 = 400 sq ft
  - 4 Bedroom avg. 140 sq ft x 5 = 1400 sq ft
  - 5 Closet / Storage avg. 35 sq ft x 7 = 245 sq ft
  - 10 Resident Manager Suite no avg. x 1 = 150 sq ft
  - 11 Lounge / Gamesroom (2nd floor only) no avg. x 1 = 1800 sq ft
  - 12 Conference Rooms (2nd floor only) 400 / 600 sq ft x 1 = 1000 sq ft
- \*\* totals per level



- 1st Level - Duplex**
- 0 Ramp to half-levels (ADA compliant) 150 sq ft x 4 = 600 sq ft
  - 1 Living / Dining / Kitchen height 250 sq ft x 2 = 500 sq ft
  - 2 Kitchen 180 sq ft x 2 = 360 sq ft
  - 3 Water closet 80 sq ft x 4 = 320 sq ft
  - 4 Children's bedroom 150 sq ft x 4 = 600 sq ft
  - 5 Closet / Storage 40 sq ft x 4 = 160 - 240 sq ft
  - 6 Optional 4th Bedroom / Bath / closet 250 sq ft x 2 = 500 sq ft
  - 7 Foyer / Coat 80 sq ft x 2 = 160 sq ft
  - 8 Multipurpose / Utilities / Laundry 40 sq ft x 2 = 80 sq ft
  - 9 Outdoor patio space (shared) 150 sq ft x 2 = 300 sq ft
  - 10 Open study loft / Overlook 160 sq ft x 2 = 320 sq ft
  - 11 Grandparent's bedroom 150 sq ft x 2 = 300 sq ft
  - 12 Grandparent's bathroom 90 sq ft x 2 = 180 sq ft
- 2nd Level - Duplex**
- 150 sq ft x 4 = 600 sq ft
  - 250 sq ft x 2 = 500 sq ft
  - 180 sq ft x 2 = 360 sq ft
  - 80 sq ft x 4 = 320 sq ft
  - 150 sq ft x 4 = 600 sq ft
  - 40 sq ft x 4 = 160 - 240 sq ft
  - 250 sq ft x 2 = 500 sq ft
  - 80 sq ft x 2 = 160 sq ft
  - 40 sq ft x 2 = 80 sq ft
  - 150 sq ft x 2 = 300 sq ft
  - 160 sq ft x 2 = 320 sq ft
  - 150 sq ft x 2 = 300 sq ft
  - 90 sq ft x 2 = 180 sq ft

Affordability	Private Space	Public Interior Space	Public Exterior Space / Chill
Private Space: \$1,500,000	31,000 sq ft - 9 duplexes (12 x 3-bed units / 6 x 4-bed units)	4,900 sq ft - function space	basketball court
Public Interior Space: \$400,000	22,000 sq ft - apt bldgs (11 x 2-bed units / 6 x 1-bed units)	2,800 sq ft - operations	gardens / green space
Public Exterior Space: \$250,000	55,000 sq ft - total (35 units total)	7,500 sq ft - total	roadways / sidewalks
<b>Total Project Cost: \$6,350,000</b>	<b>\$5,500,000 @ \$100per sq ft</b>	<b>\$600,000 @ \$80per sq ft</b>	<b>\$250,000</b>



**Master Site Plan**

Three distinctly different yet harmonious forms rest on the site in an orientation responding to the needs of both the existing and the invention. Two larger buildings rest at distal ends from one another, housing greater densities of residents than the interior site portion. Smaller buildings are repeatedly placed between the two 'anchors' to break down the scale of the project both horizontally and vertically. Programatically, units with smaller families are tightly grouped with one another in the larger buildings to promote social and operative activity. Large families are spread out amongst the duplexes due to their need for more space indoors and outdoors. Existing trees conflicting with the plan have been relocated within the site to assist in creating designated green spaces. Vegetation serves as a great device for heat absorption for the duplexes, while the multi-family buildings are protected by a screening system on the second and third levels. Space between the facade and the screen is occupiable for both leisure and undisclosed surveillance outdoors. Color, material, and variations of form are all tools used to construct an environment for multiple generations of occupants to mutually find desirable and beneficial to their well being.



- Civic Solutions / Contextual Identification / Perspective Images Reference**
- 1 Meditative green space / Park
  - 2 Basketball / Tennis court
  - 3 Water retention pond
  - 4 Recreational park space
  - 5 Waste management area
  - 6 Bike racks
  - 7 Parking spaces (25)
  - 8 Bldg A Passage / Function Space
  - 9 Bldg B Passage / Function Space
  - 10 Parking spaces (5)
  - 11 RTA bus stop
  - 12 Parking spaces (30)



**Site Circulation / Thermodynamic Orientation**

Each of the duplexes have an operable visual barrier by virtue of a billeted fence on a rail-rod system. Residents may privatize their yards during events or functions or leave them open for public passage during other times. Ultimately this promotes numerous ways with which pedestrians can move around and through the block. Openness increases the interactivity of occupants and bypassers, better acquainting people with the community. The large multi-family buildings to the east and west can be passed through as well via gathering spaces. Fusion of these movements through and between these structures allows for a pleasant connectivity or procession involving the green spaces nearby. In addition to the diagonal orientation of the buildings serving social purposes, there are a great deal of climatic benefits as well. During the winter, a maximum surface area is faces the sun setting. Thermal heat mass can radiate from the southwest wall overnight - reducing energy. During the summer, yards will be bright and lively during the morning and early afternoon - later protected from the sun during the heat of the afternoon.

