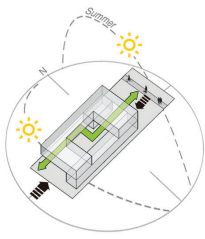
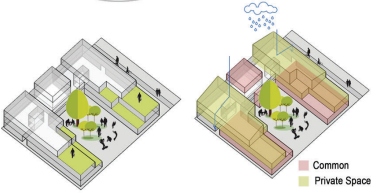


Access and Sunpath



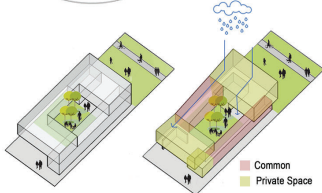
Access and Sunpath



Courtyard



Common/ Private Space



Courtyard

Common/ Private Space

“Man is by nature a social animal.” Aristotle

PEOPLE PUZZLE

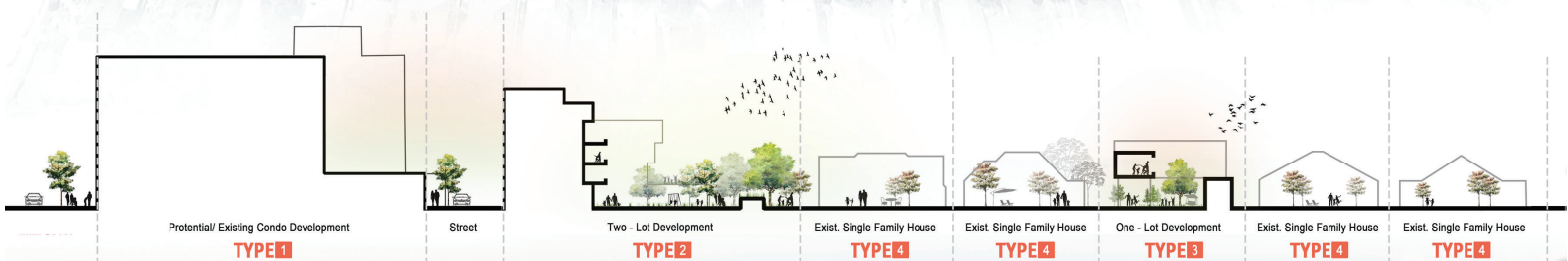
Our Architectural forms are shaped by social considerations.

Courtyard residential typologies are social building forms. The courtyard is a social space which principally organizes the residential units. This typology can be adapted to small developments (1 lot/2 units) and mid-sized developments (2 lot/7-22 units) by one or two landowners. This building form provides a transitional typology between large scale condo developments and small scale single family homes.

Variations are required for setbacks, FSR, parking and height.

TYPE 2 TWO - LOT DEVELOPMENT

TYPE 3 ONE - LOT DEVELOPMENT



STREET VIEW OF THE FOUR TYPES

BUILDING TYPE 2 · DOUBLE LOT DEVELOPMENT
FLEX-CARE BUILDING MODEL

A Flex-Care building provides multiple care options for a diverse group of people: *childcare, assistance for persons with special needs and assisted elder care.* Owner/Occupants make an initial investment in the building and receive shares in the corporation. All residents share in building and assisted care expenses. Profits are distributed to investors reducing their monthly carrying costs.

BUILDING STATISTICS

Net Residential Area 14,900sf (1,380m2)
 (Proposed 12 units)
 Total Non-Leasable Areas 5,100sf (470m2)
 (Including Common Areas)
TOTAL GFA 20,000sf (1,860m2)
 Density GFA/Site Area 1.46

FINANCIAL SUMMARY

Land Acquisition (\$491/sf) \$ 7,061,860
 Double Lot 125ftx115ft
 Hard Cost(\$180/sf) \$ 3,600,000
 Soft Cost (30%) \$1,080,000
TOTAL PROJECT COST \$11,741,860
 Down Payment (\$ 9,522,890)
 (Initial Owners Investment)
 Mortgage (3.04%) \$ 2,000,000
MORTGAGE PAYMENTS \$11,120

MONTHLY SUMMARY

MONTHLY REVENUE
 Rental Income \$37,250
 FLEX-CARE Income \$ 8,220
TOTAL MONTHLY INCOME \$45,470

MONTHLY EXPENSES
 Mortgage Payment \$11,120
 Property Taxes \$10,200
 Utilities \$ 1,600
 Landscape & Bldg Maintenance \$ 800
 Assisted Care Providers (3) \$10,250
TOTAL MONTHLY EXPENSES \$33,970

MONTHLY PROFIT \$11,500

WORKING ASSUMPTIONS

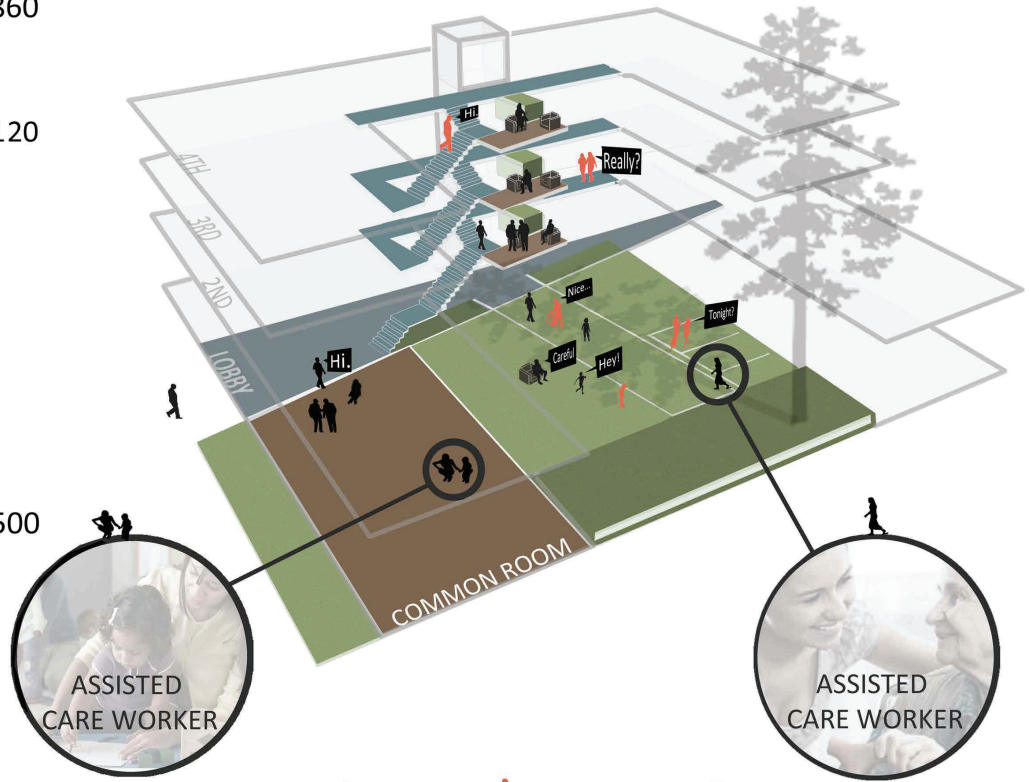
\$2.50/sf Residential Rental Rate
 \$685/Unit Flex-Care Base Fee
 \$180/sf Estimated Cost of Construction
 30% Construction Soft Cost Estimate
 3.04% Mortgage Rate
 2.55 Vancouver Property Tax Rate
 \$4,000,000 Estimated Property Value
 3 Full Time Care Workers

“The mental health benefits of regular face-to-face social interaction - especially among older adults - can reduce the risk of depression”
 Journal of American Geriatric Society 2015

PEOPLE PUZZLE

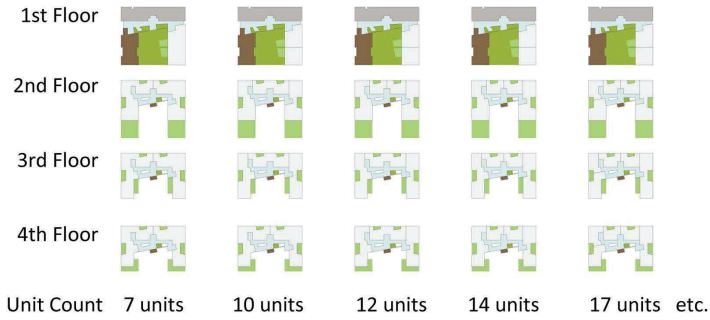
The building envelope is secondary to the social organization and circulation of the building's design. People are more likely to come face-to-face if the *architecture causes them to cross paths.* Social spaces are distributed throughout the building a long a circulation spine which behaves more like a pedestrian oriented street than an internal corridor.

■ Circulation ■ Common Landscape ■ Common Space
CIRCULATION & COMMON AREA SPACES



BUILDING TYPE 2 · DOUBLE LOT DEVELOPMENT
POSSIBLE BUILDING UNIT COUNTS

The courtyard building framework organizes social spaces, circulation and makes possible a variable unit count.

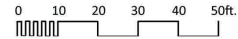


Residents that make a home in a People Puzzle building value both communal living and solitude.

PEOPLE PUZZLE

This building stands between extremes. It is an *alternative to the social isolation associated with condo living and detached homes.* Unit sizes and their outdoor spaces have a range of choice between these extremes.

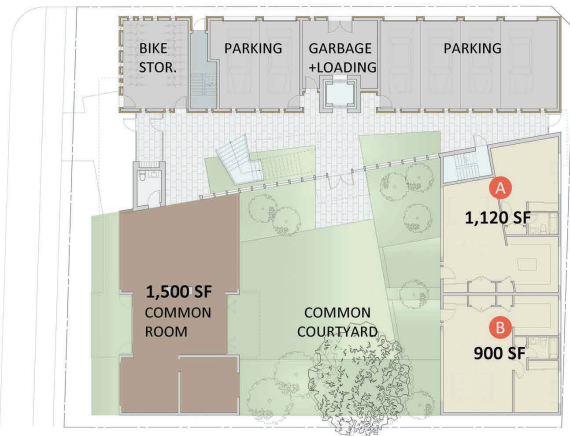
The People Puzzle building is the missing middle.



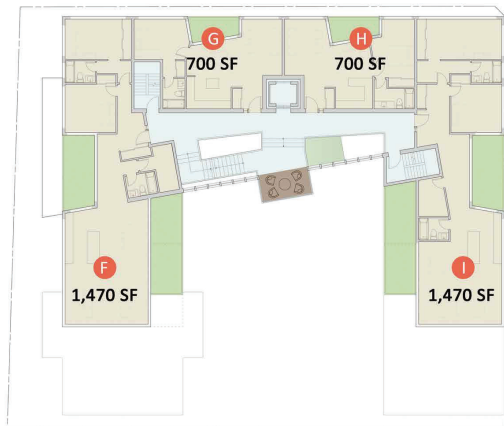
LEGEND

- CIRCULATION
- LANDSCAPE PRIVATE/COMMON
- COMMON AREA
- SUITE AREA

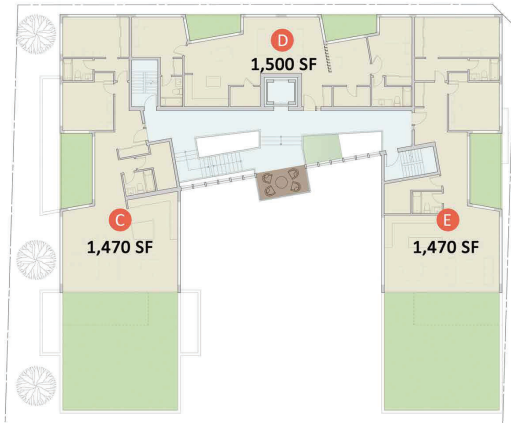
1st Floor Plan



3rd Floor Plan



2nd Floor Plan



4th Floor Plan

