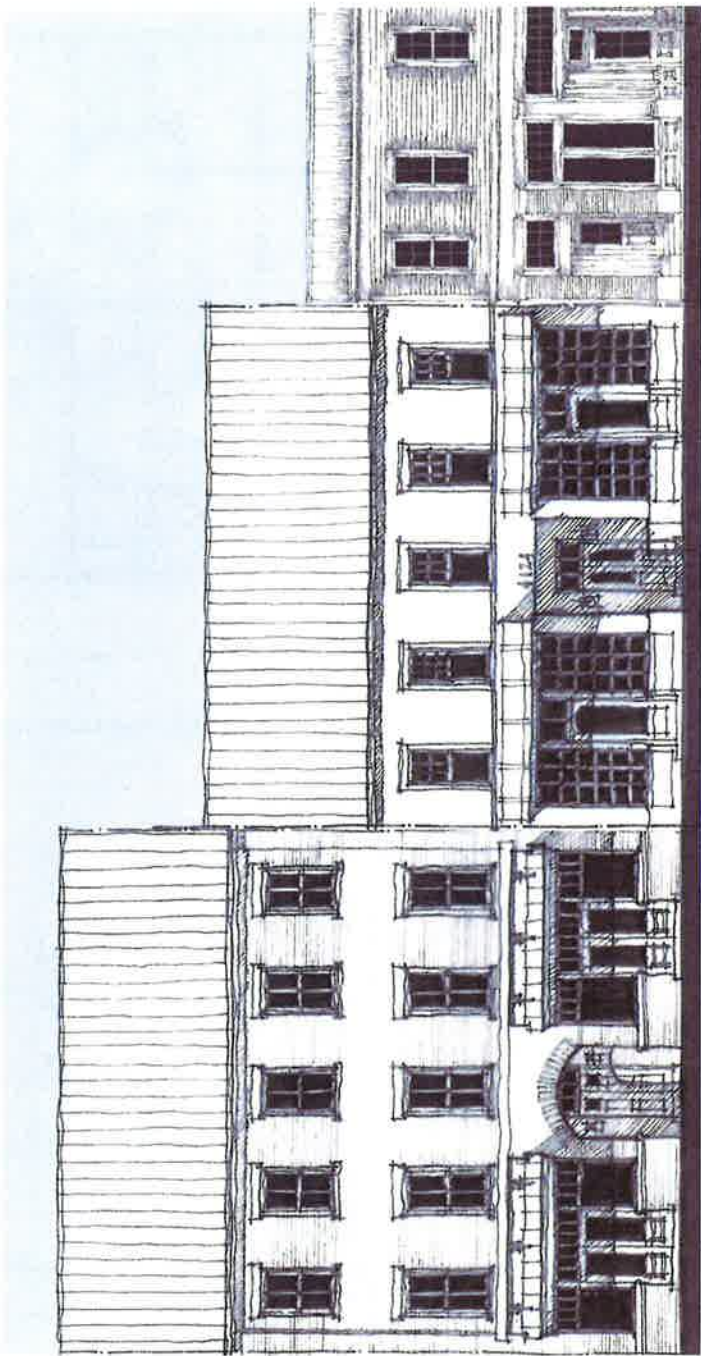
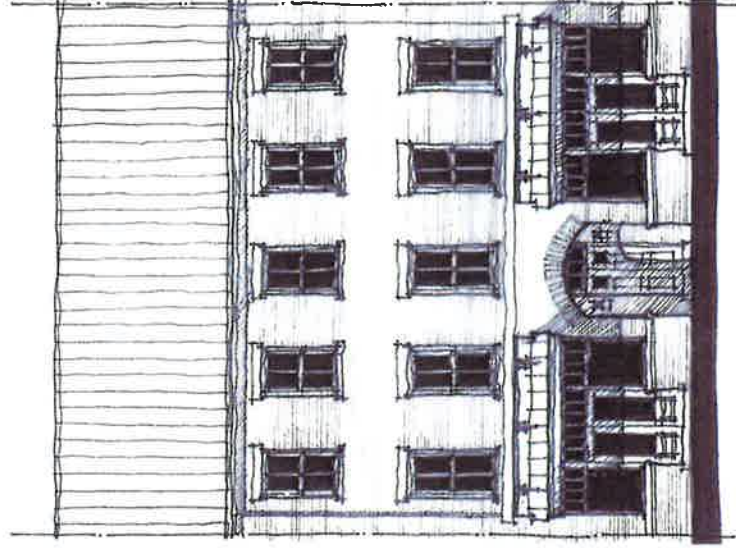


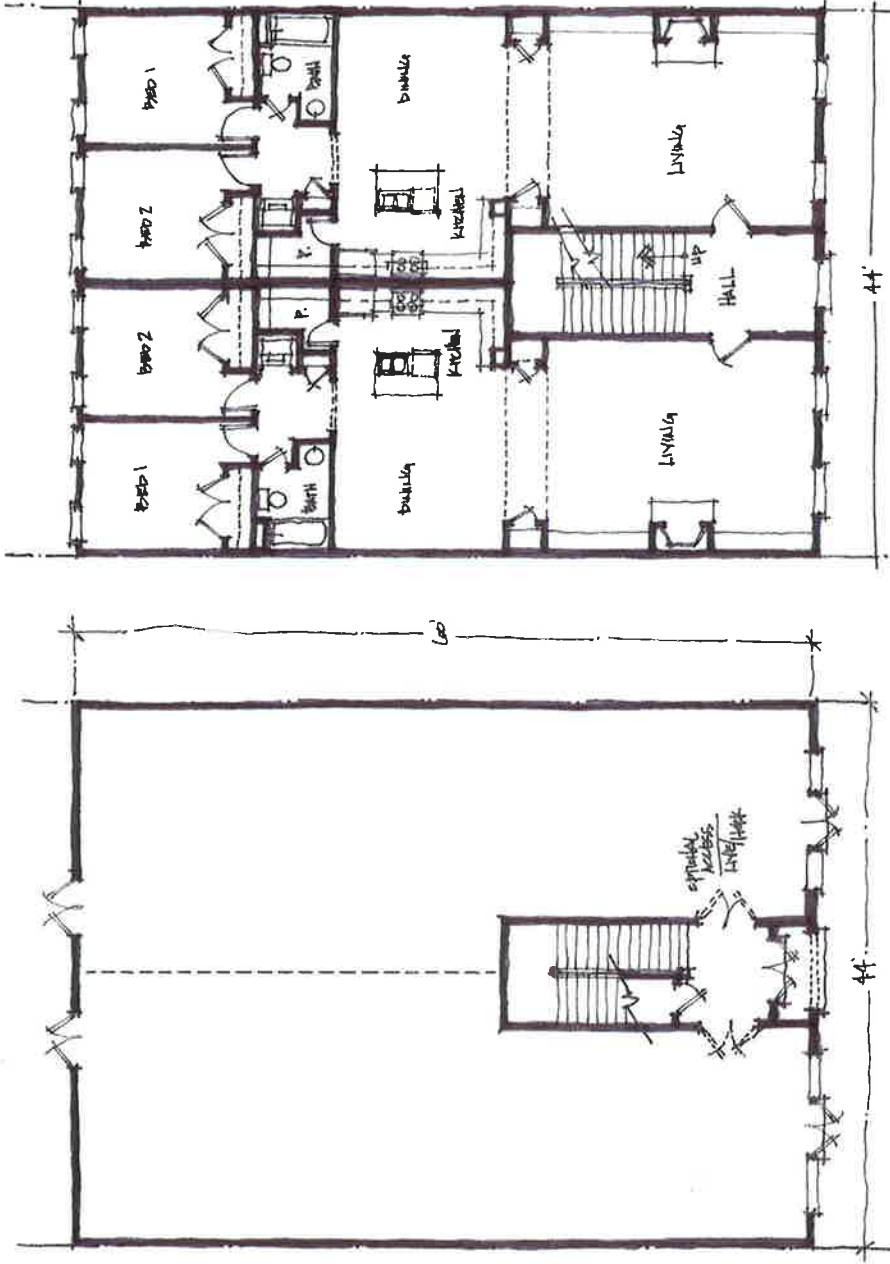
ARCHITECTURE



MIXED-USE BUILDINGS



FRONT ELEVATION



GROUND FLOOR PLAN

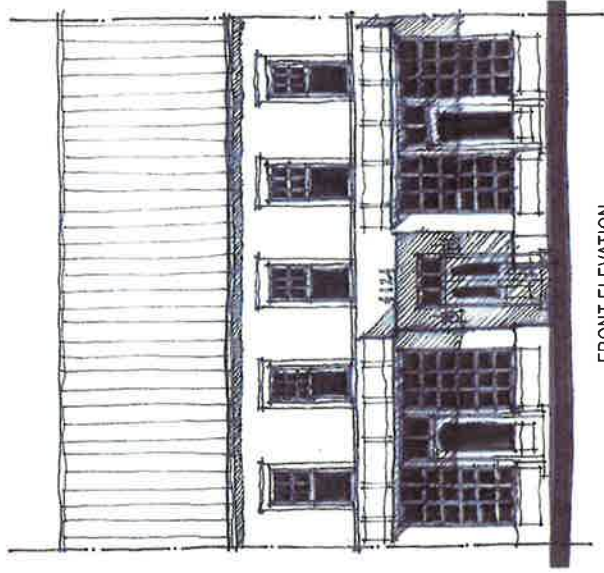
TYPICAL UPPER FLOOR PLAN

Live-work units provide a great amount of flexibility in an urban environment. This building type allows small business owners the opportunity to live above the store, office or studio, or to rent the residential portions for additional income. Affordable retail space is provided by the subsidy of a shared mortgage on income from rental property.

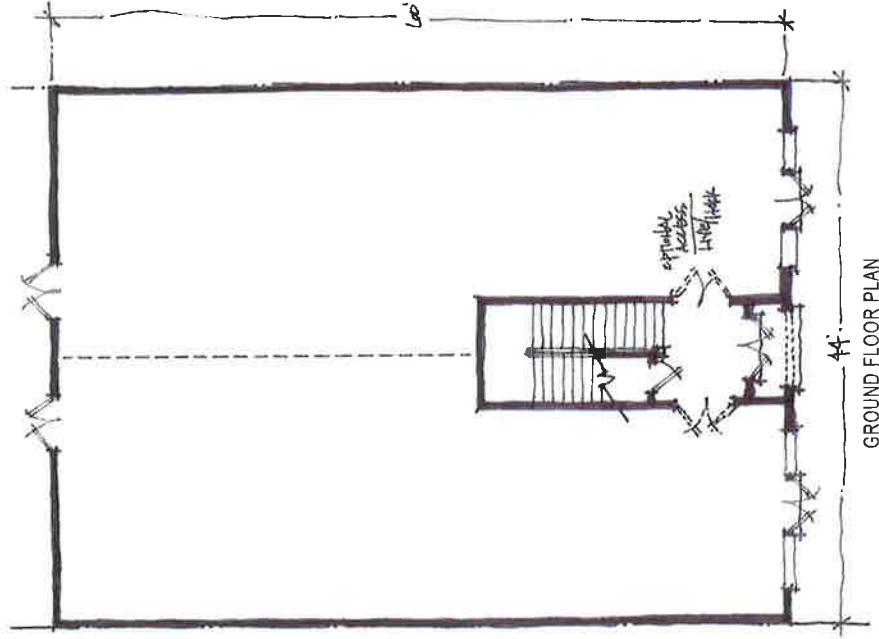
3 STORY
2480 SF RETAIL
4 RESIDENTIAL UNITS
1147 SF RESIDENTIAL/UNIT
2 BEDROOMS/UNIT
1 BATHROOM/UNIT

IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



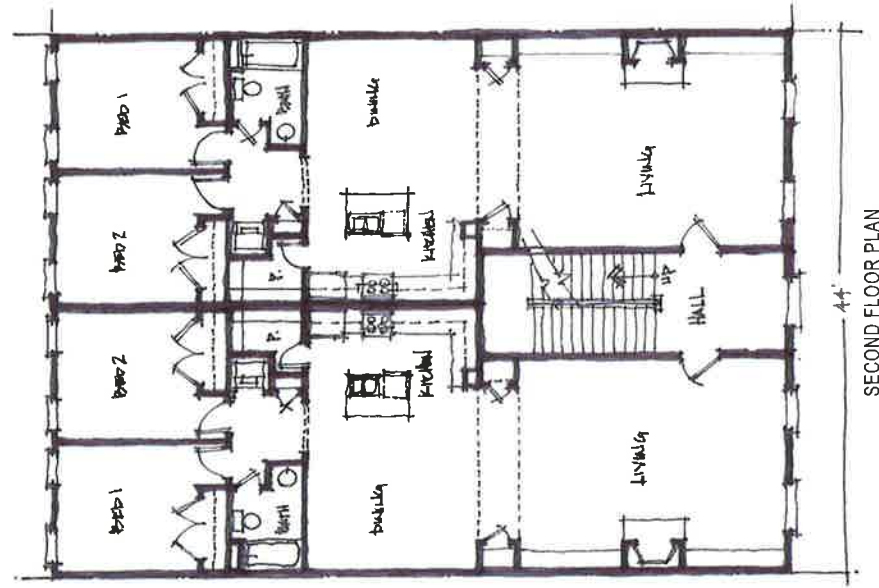


FRONT ELEVATION



GROUND FLOOR PLAN

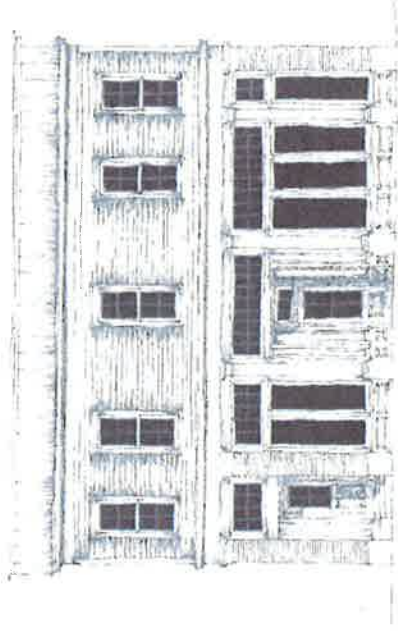
- 2 STORY
- 2480 SF RETAIL
- 2 RESIDENTIAL UNITS
- 1147 SF RESIDENTIAL/UNIT
- 2 BEDROOMS/UNIT
- 1 BATHROOM/UNIT



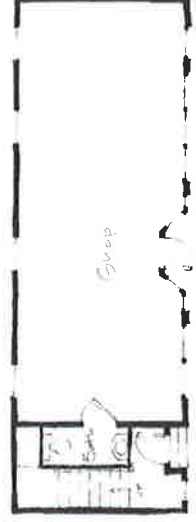
SECOND FLOOR PLAN

Live-work units provide a great amount of flexibility in an urban environment. This building type allows small business owners the opportunity to live above the store, office or studio, or to rent the residential portions for additional income. Affordable retail space is provided by the subsidy of a shared mortgage on income from rental property.

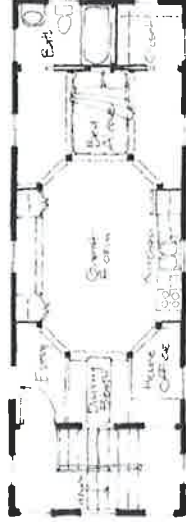
IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



FRONT ELEVATION



GROUND FLOOR PLAN



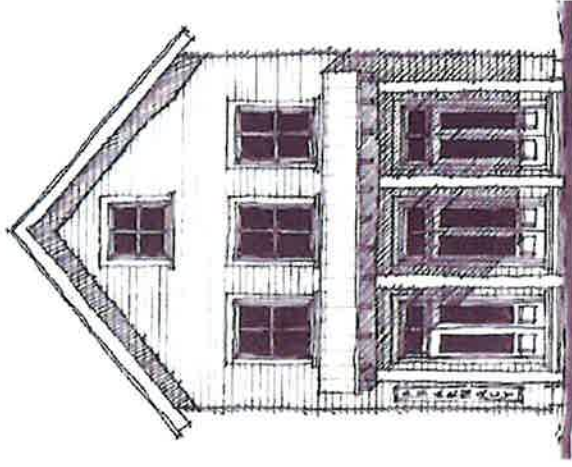
SECOND FLOOR PLAN

Live-work liner buildings provide very affordable retail spaces and efficient residential units due to their thin section. These units are ideal for incubator businesses and provide efficient building-blocks of urban fabric.

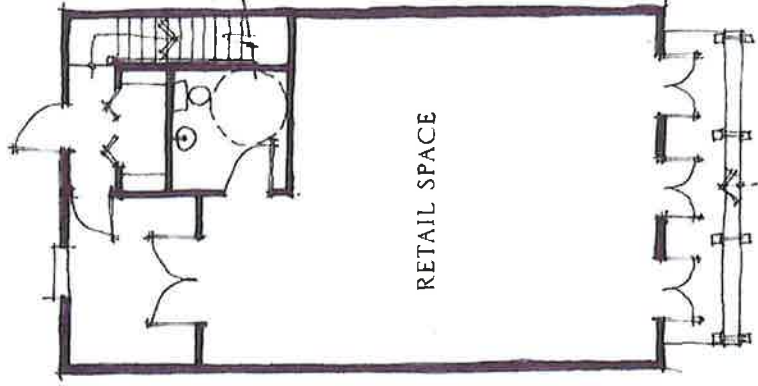
2 STORY
490 SF RETAIL
602 SF RESIDENTIAL
1 BEDROOM
1 BATHROOM



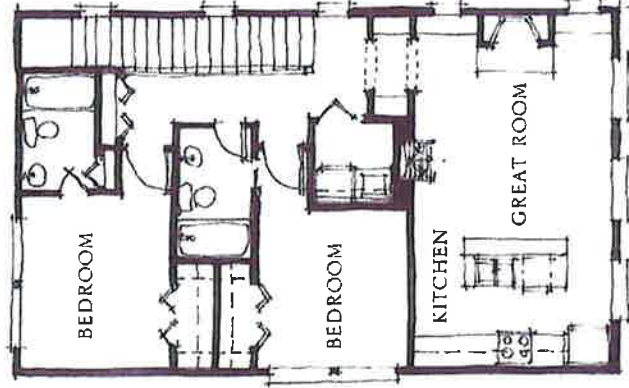
IMAGES COURTESY OF ARCHITECT STEPHEN MOUZON & STEPHEN MOUZON ARCHITECTS



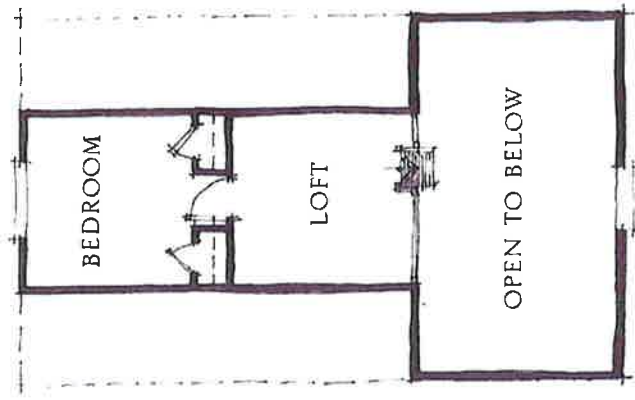
FRONT ELEVATION



■ ■ ■
GROUND FLOOR PLAN



SECOND FLOOR PLAN



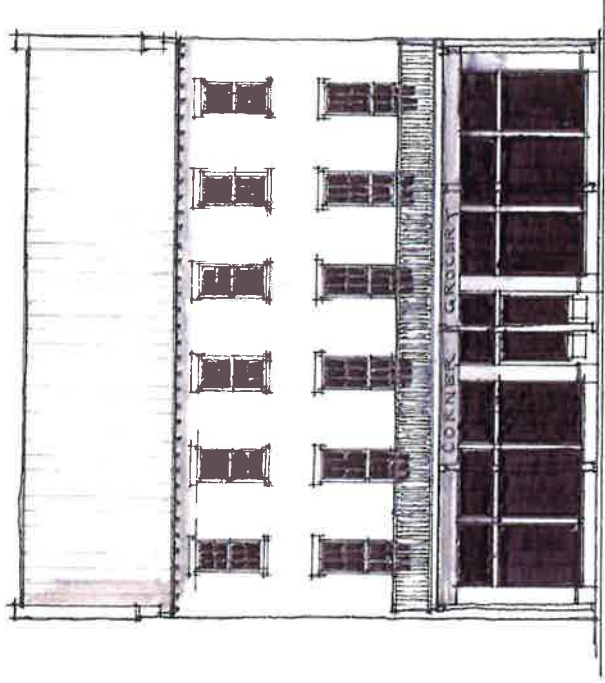
UPPER SECOND FLOOR PLAN

- 2.5 STORY
- 960 SF RETAIL
- 1200 SF RESIDENTIAL
- 3 BEDROOMS
- 2 BATHROOMS

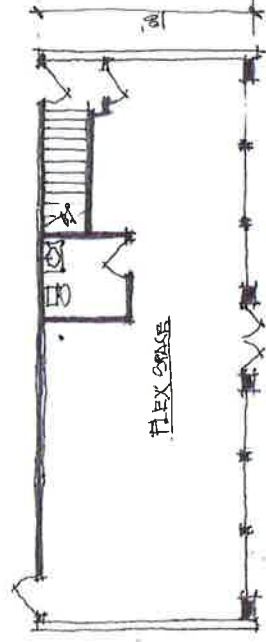


Live-work units provide a great amount of flexibility in an urban environment. This building type allows small business owners the opportunity to live above the store, office or studio, or to rent the residential portions for additional income. Affordable retail space is provided by the subsidy of a shared mortgage on income from rental property.

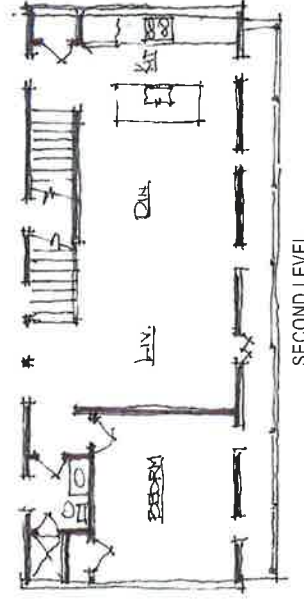
IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



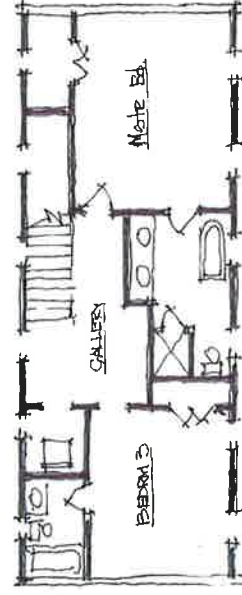
FRONT ELEVATION



SIDEWALK LEVEL



SECOND LEVEL



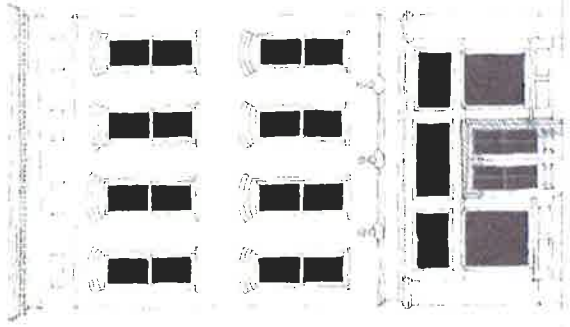
THIRD LEVEL

Live-work liner buildings provide very affordable retail spaces and efficient residential units due to their thin section. These units are ideal for incubator businesses and provide efficient building-blocks of urban fabric.

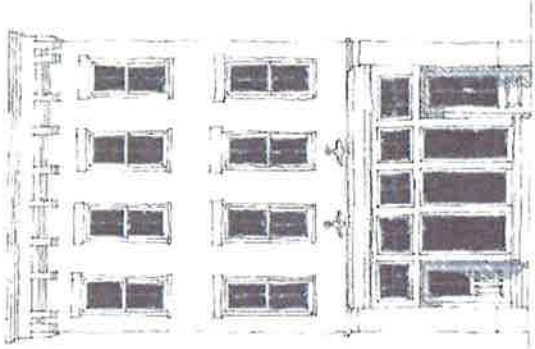
3 STORY
960 SF RETAIL
1200 SF RESIDENTIAL
3 BEDROOMS
2.5 BATHROOMS

IMAGES COURTESY OF ARCHITECT ERIC MOSER & MOSER DESIGN GROUP, INC.

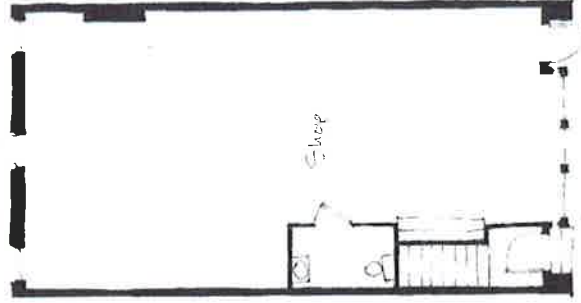




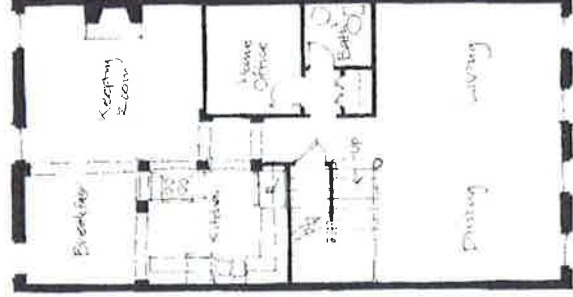
FRONT ELEVATION, ALT. 1



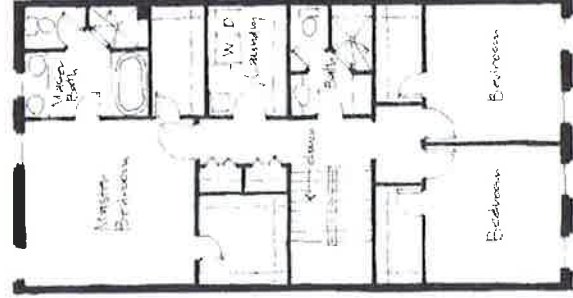
FRONT ELEVATION, ALT. 2



GROUND FLOOR PLAN



SECOND FLOOR PLAN



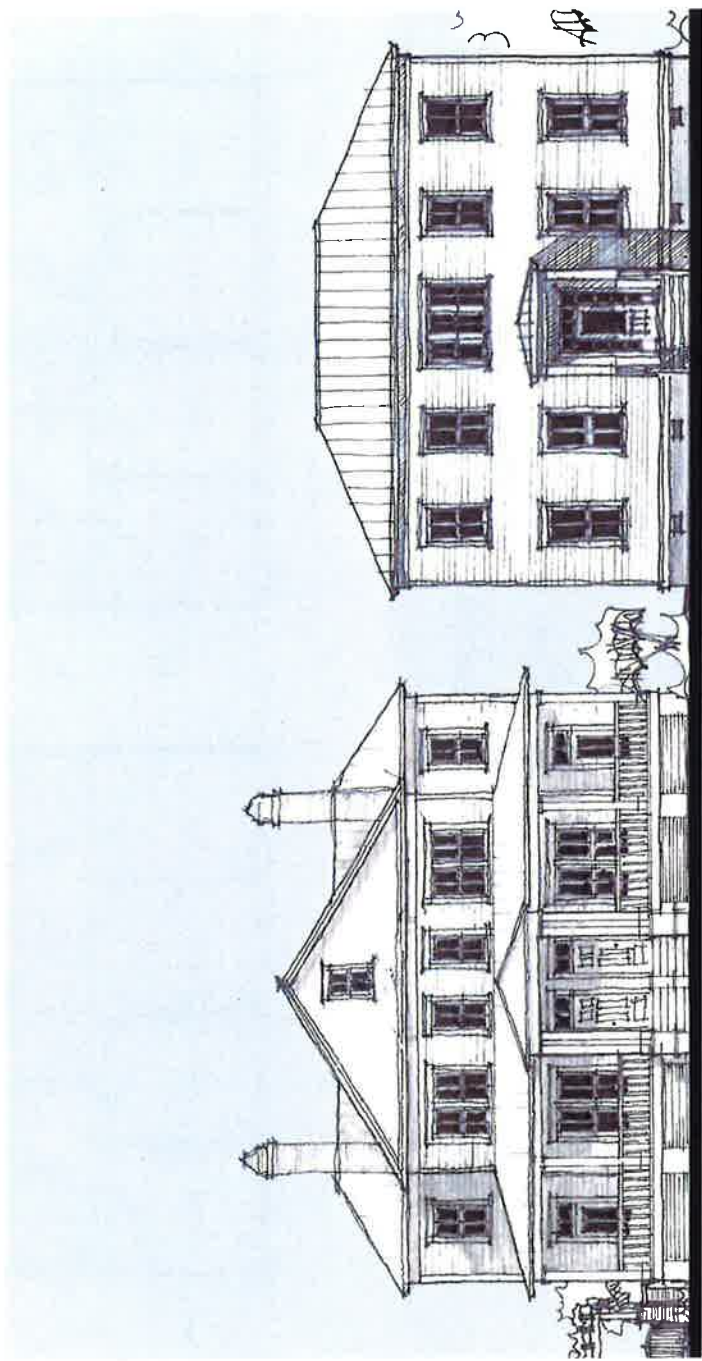
THIRD FLOOR PLAN

3 STORY
1035 SF RETAIL
2070 SF RESIDENTIAL
3 BEDROOMS
2.5 BATHROOMS

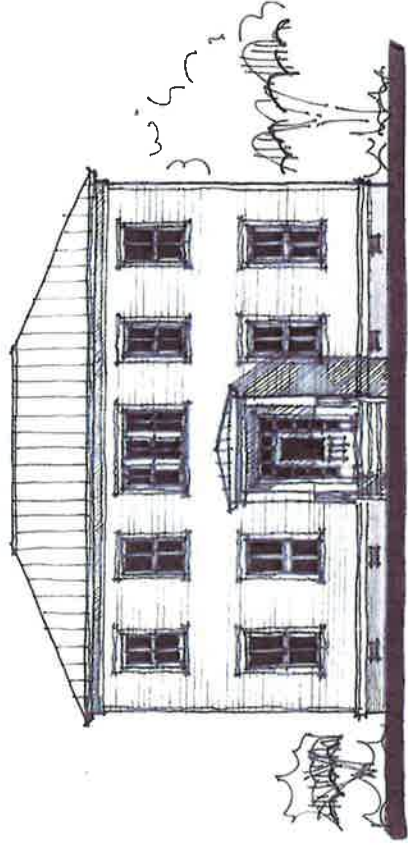
Live-work units provide a great amount of flexibility in an urban environment. This building type allows small business owners the opportunity to live above the store, office or studio, or to rent the residential portions for additional income. Affordable retail space is provided by the subsidy of a shared mortgage on income from rental property.



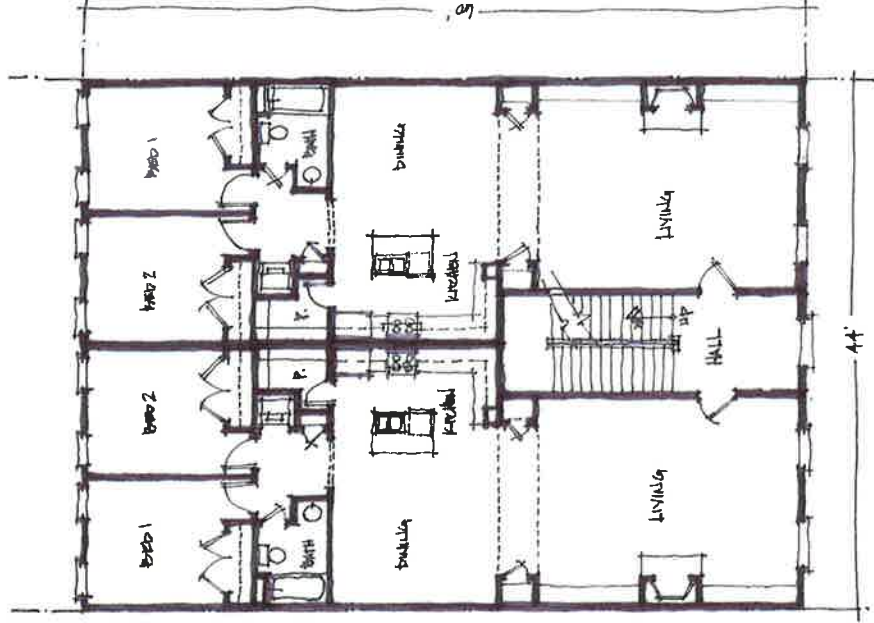
IMAGES COURTESY OF ARCHITECTS STEPHEN MOUZON & STEPHEN MOUZON ARCHITECTS



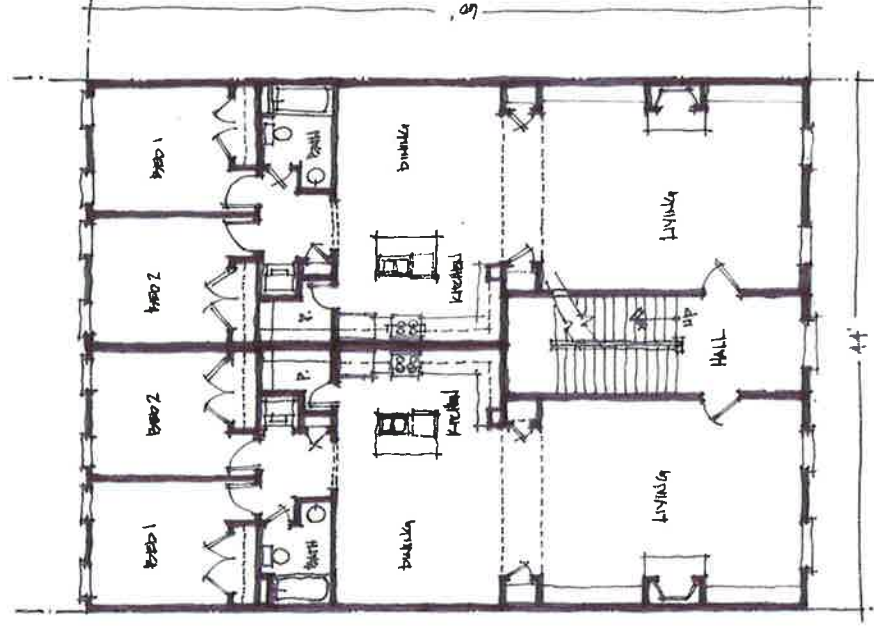
MULTI-FAMILY RESIDENTIAL BUILDINGS



FRONT ELEVATION



GROUND FLOOR PLAN



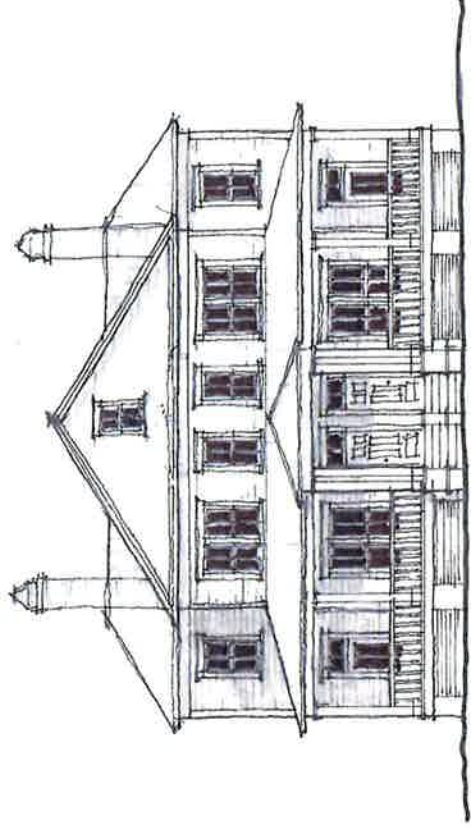
SECOND FLOOR PLAN

Apartment houses provide for medium density in sub-urban and general urban conditions. They are designed to appear as mansions, and as such fit in seamlessly with single family detached houses.

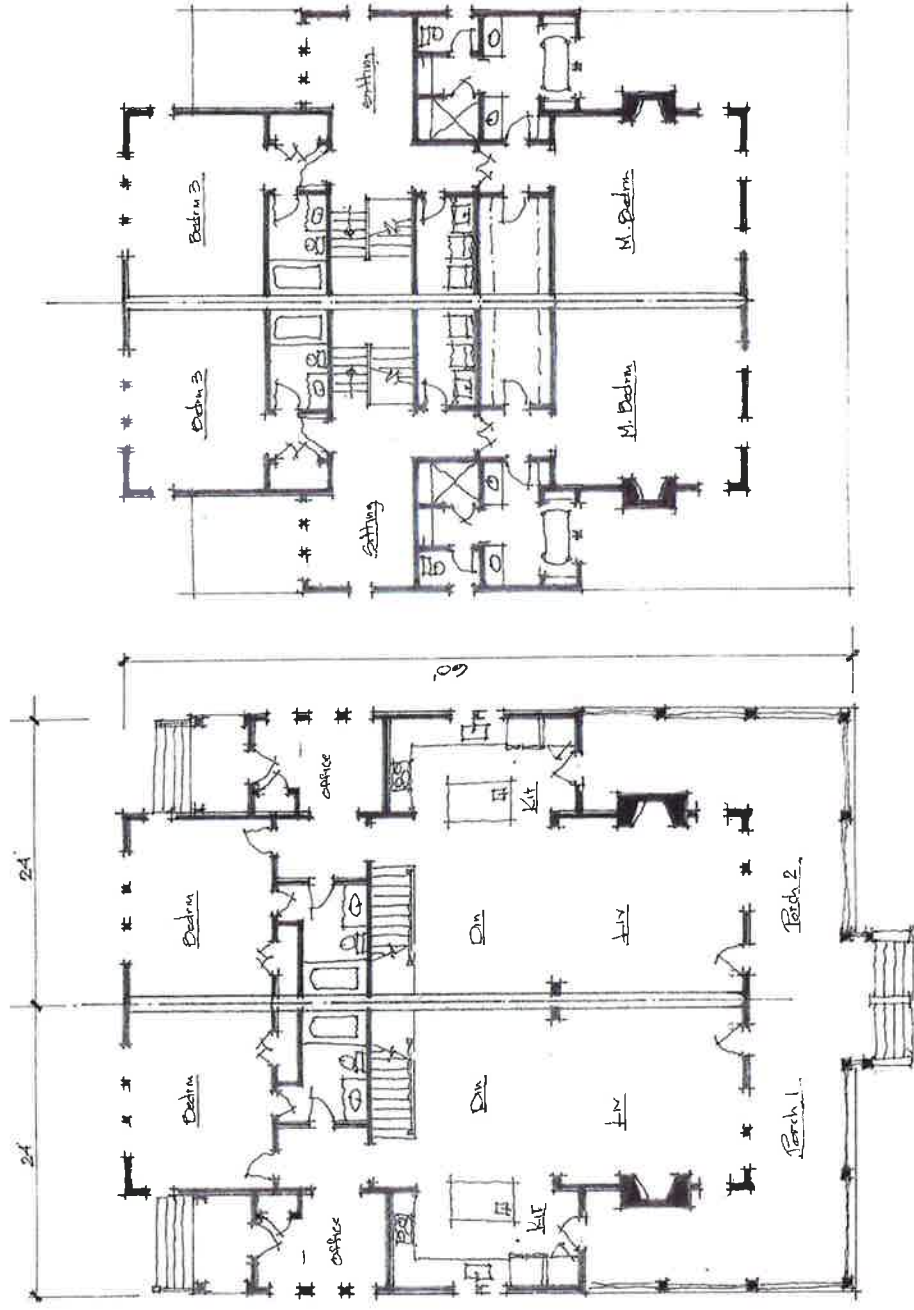
2 STORY
4 RESIDENTIAL UNITS
1147 SF/UNIT
2 BEDROOMS/UNIT
1 BATHROOM/UNIT

IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS





FRONT ELEVATION



GROUND FLOOR PLAN

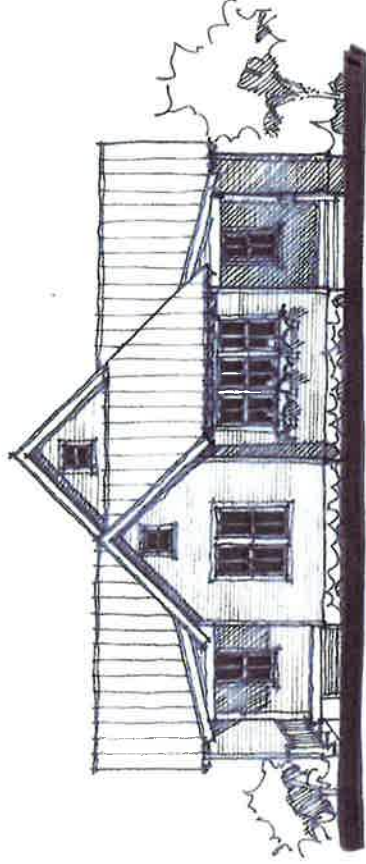
SECOND FLOOR PLAN

- 2 STORY
- 2 RESIDENTIAL UNITS
- 2085 SF/UNIT
- 3 BEDROOMS/UNIT
- 3 BATHROOM/UNIT

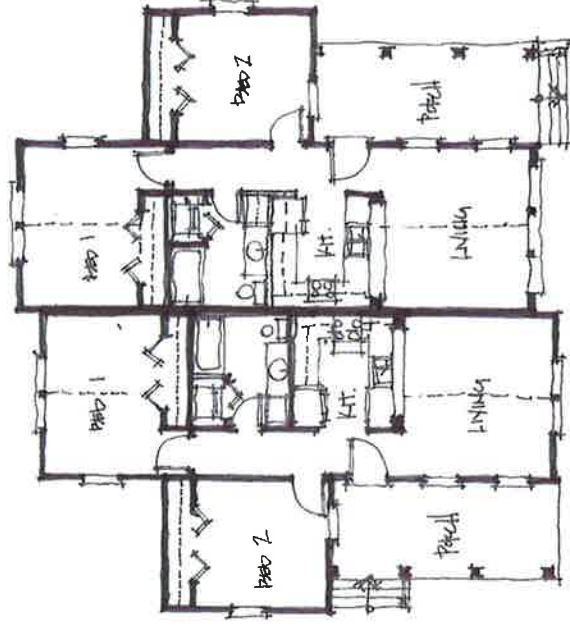


Duplex houses provide for medium density in sub-urban and general urban conditions. They are designed to appear as mansions, and as such fit in seamlessly with single family detached houses.

IMAGES COURTESY OF ARCHITECT ERIC MOSER & MOSER DESIGN GROUP, INC



FRONT ELEVATION



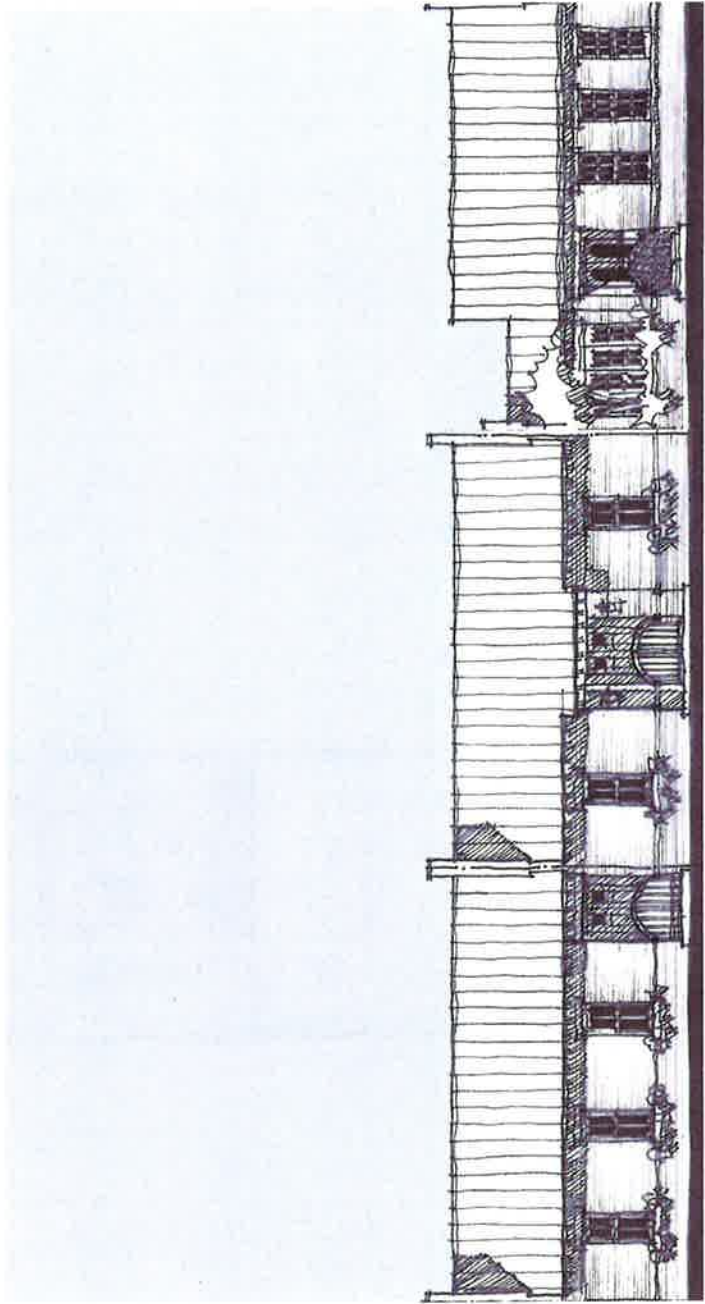
FLOOR PLAN

Duplex cottages provide for medium density in sub-urban and general urban conditions. They are designed to appear as mansions, and as such fit in seamlessly with single family detached houses.

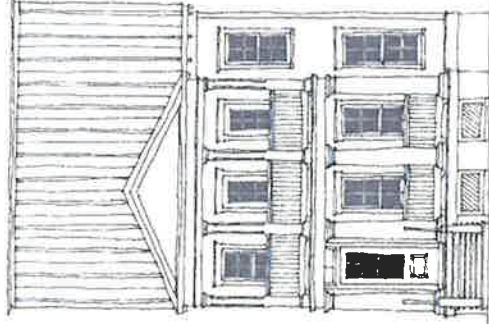
1 STORY
2 RESIDENTIAL UNITS
1050 SF/UNIT
2 BEDROOMS/UNIT
1 BATHROOM/UNIT



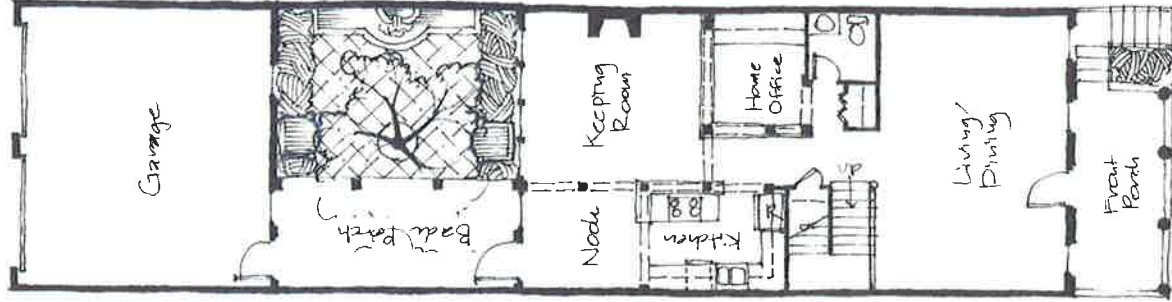
IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



SINGLE FAMILY ATTACHED RESIDENTIAL

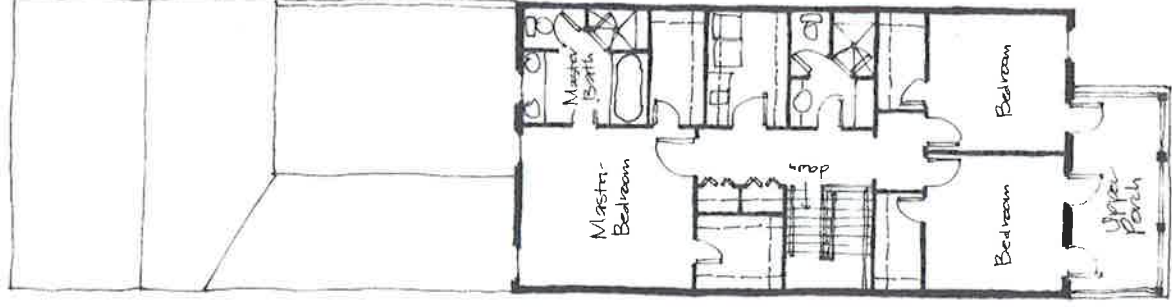


FRONT ELEVATION



GROUND FLOOR PLAN

The townhouse is an integral part of the urban fabric. Utilized in the general urban and urban center zones, townhouses provide high density housing without sacrificing privacy and living space.

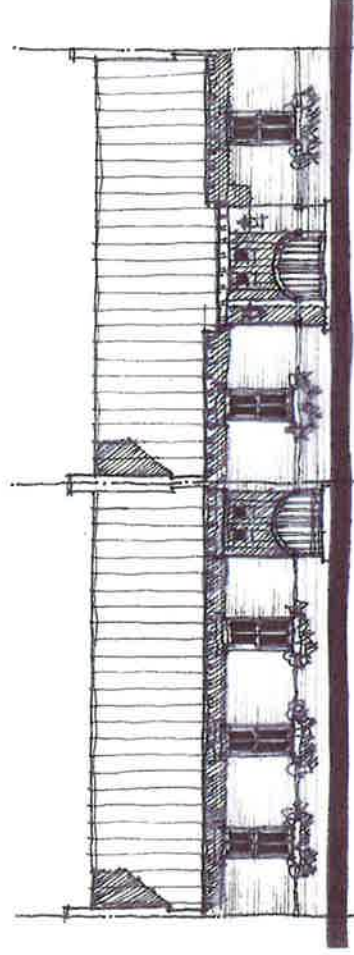


SECOND FLOOR PLAN

2 STORY
2208 SF
3 BEDROOMS
2.5 BATHROOMS

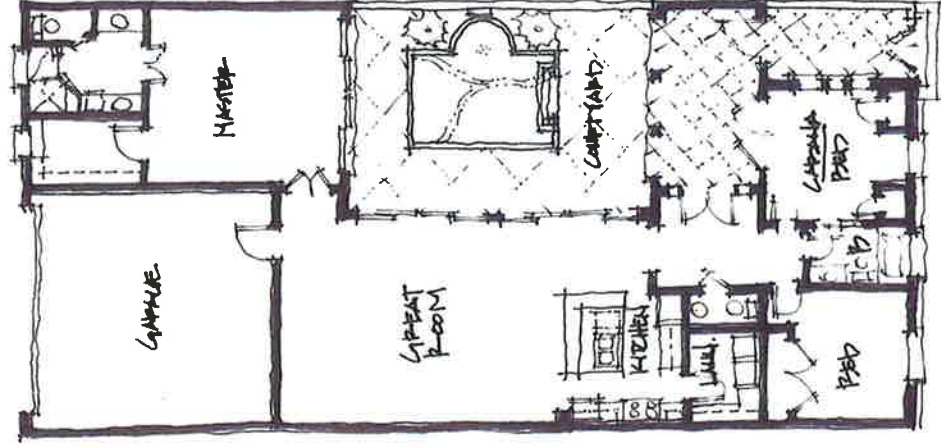
IMAGES COURTESY OF ARCHITECT STEPHEN MOUZON & STEPHEN MOUZON ARCHITECTS



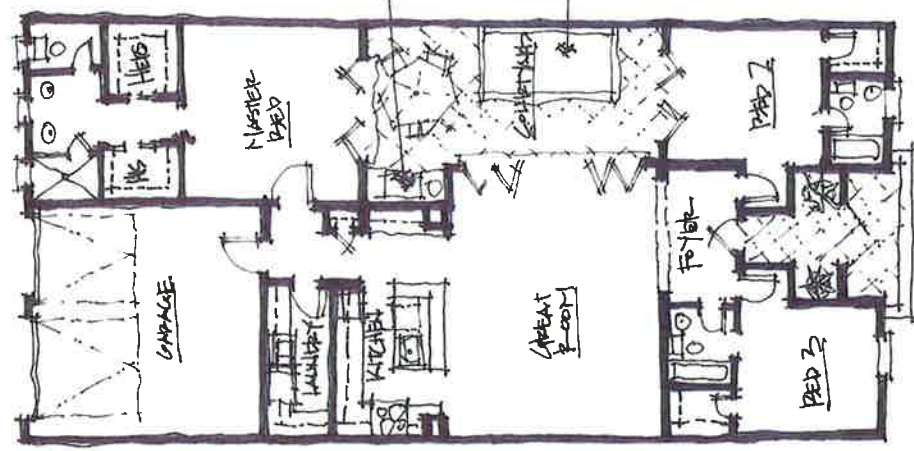


FRONT ELEVATION, ALT. 1

FRONT ELEVATION, ALT. 2



FLOOR PLAN, ALT. 1



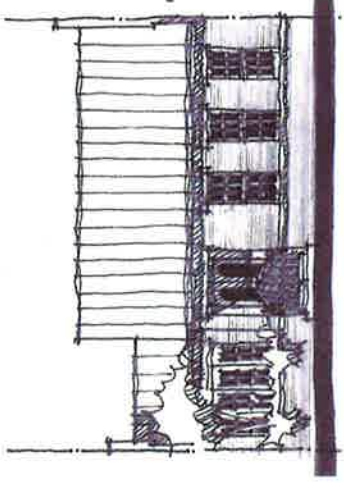
FLOOR PLAN, ALT. 2

- 1 STORY
- 1742 SF
- 3 BEDROOMS
- 3 BATHROOMS

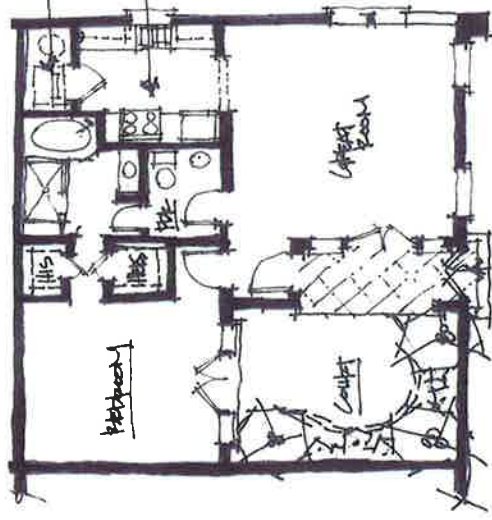
Courtyard houses make very efficient use of small lots. The house is built to the perimeter of the lot and most rooms feature windows facing the courtyard, which provides a completely private space not achieved in other building types.



IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



FRONT ELEVATION



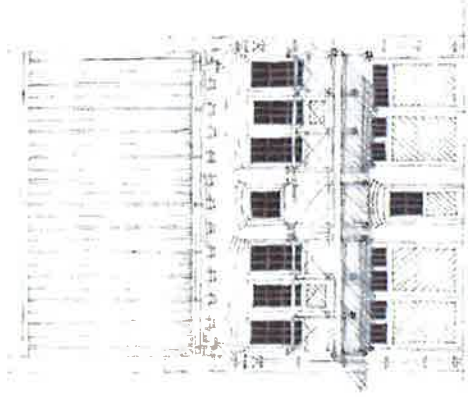
FLOOR PLAN

Courtyard houses make very efficient use of small lots. The house is built to the perimeter of the lot and most rooms feature windows facing the courtyard, which provides a completely private space not achieved in other building types.

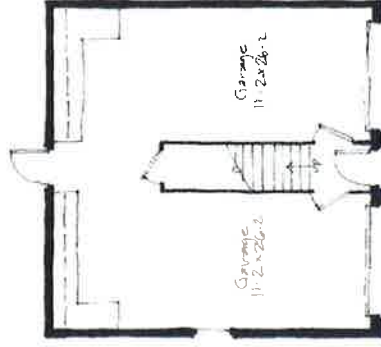
1 STORY
1068 SF
1 BEDROOM
1 BATHROOM



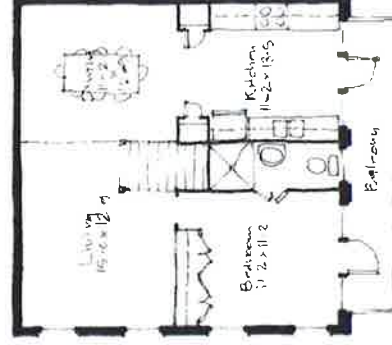
IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



FRONT ELEVATION



GROUND FLOOR PLAN



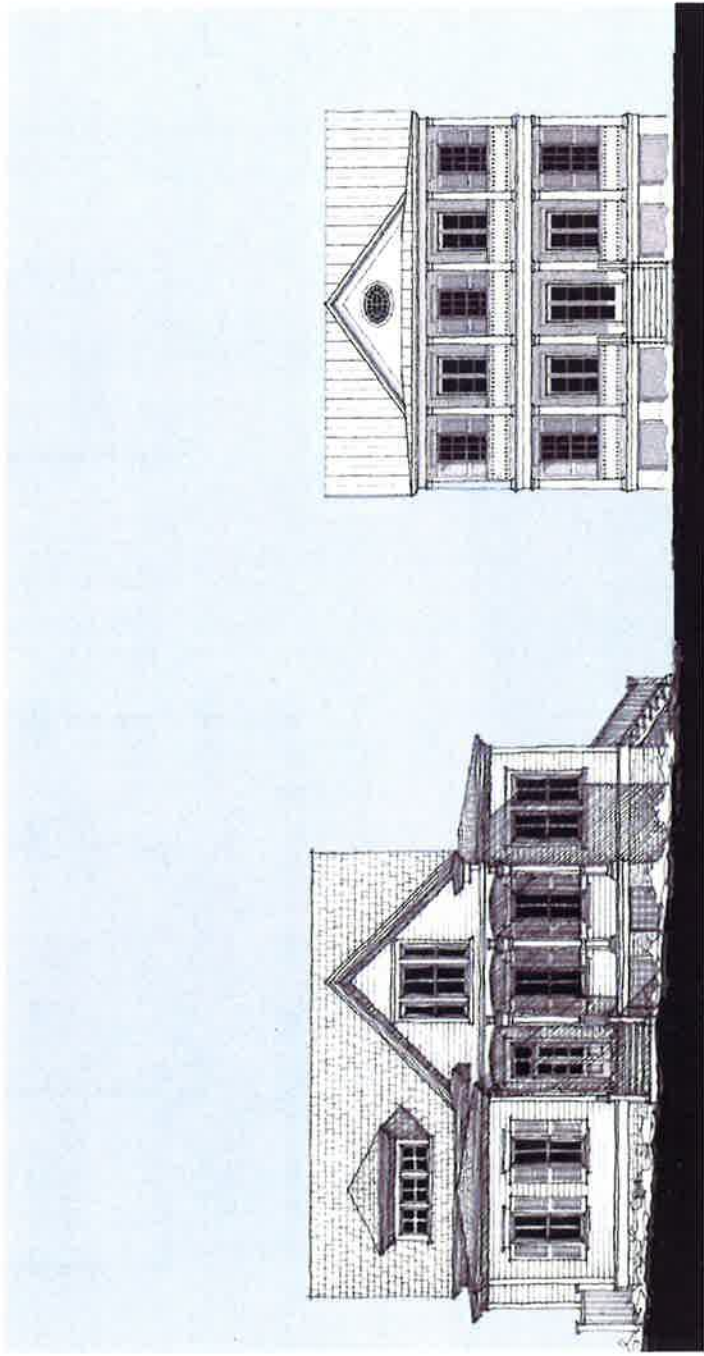
SECOND FLOOR PLAN

- 2 STORY
- 748 SF
- 1 BEDROOM
- 1 BATHROOM

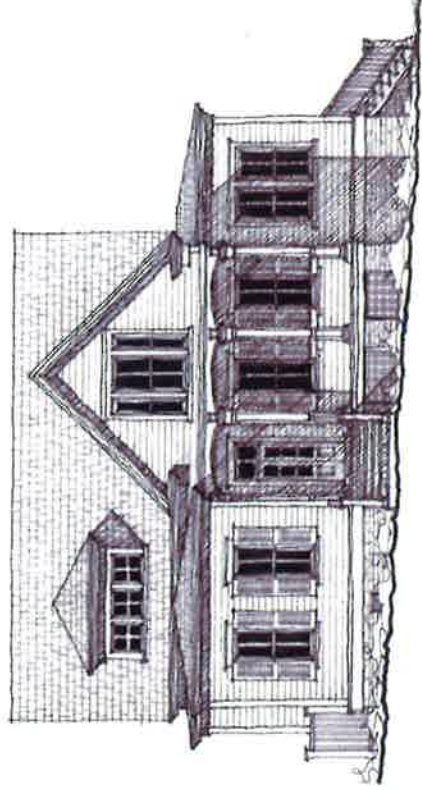
Mews units provide high density affordable housing in all transect zones. Due to their small size, they can be inserted into alleys opportunistically, or arranged into mews lanes.



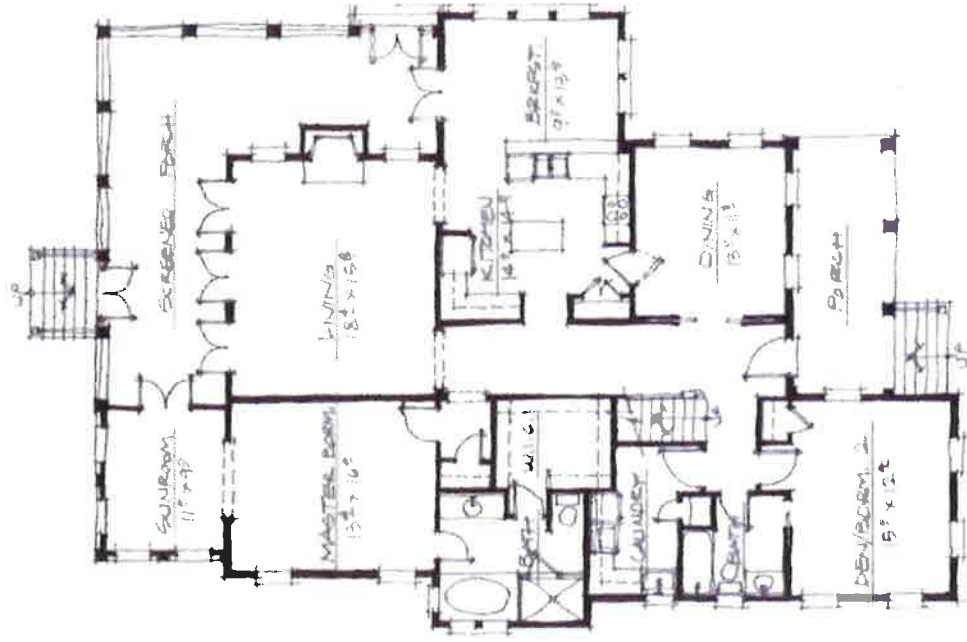
IMAGES COURTESY OF ARCHITECT STEPHEN MOUZON & STEPHEN MOUZON ARCHITECTS



SINGLE FAMILY DETACHED RESIDENTIAL

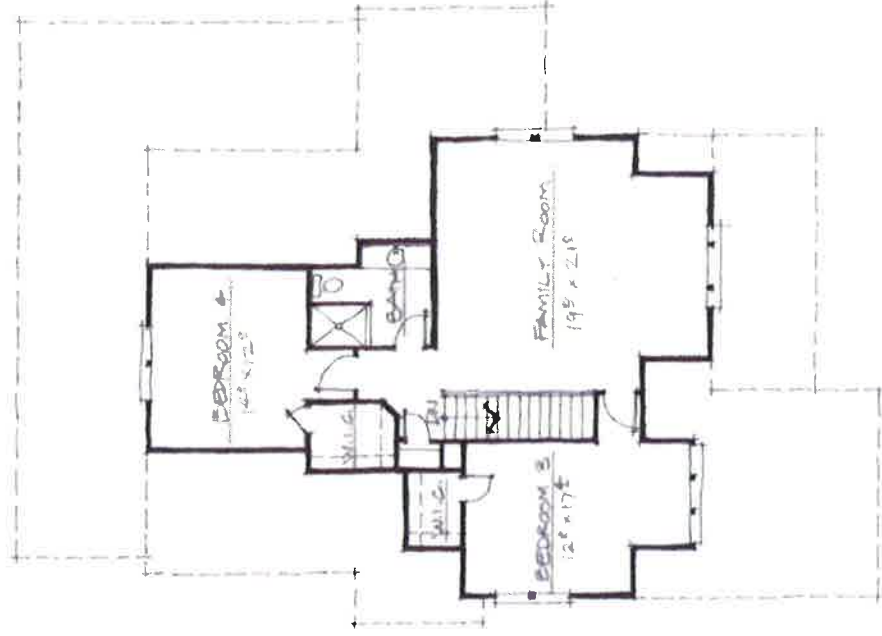


FRONT ELEVATION



GROUND FLOOR PLAN

This large single-family home features four bedrooms and generous room sizes. A sizeable porch wraps the back of the house, emphasizing a greater degree of privacy. Parking is always accommodated in the back of the lot, either in a garage or on the street.

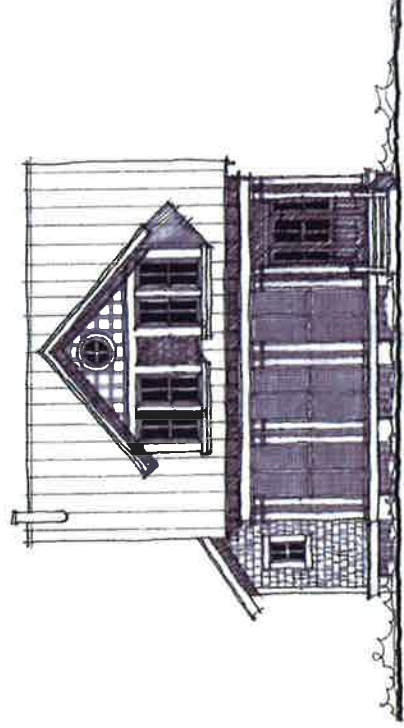


SECOND FLOOR PLAN

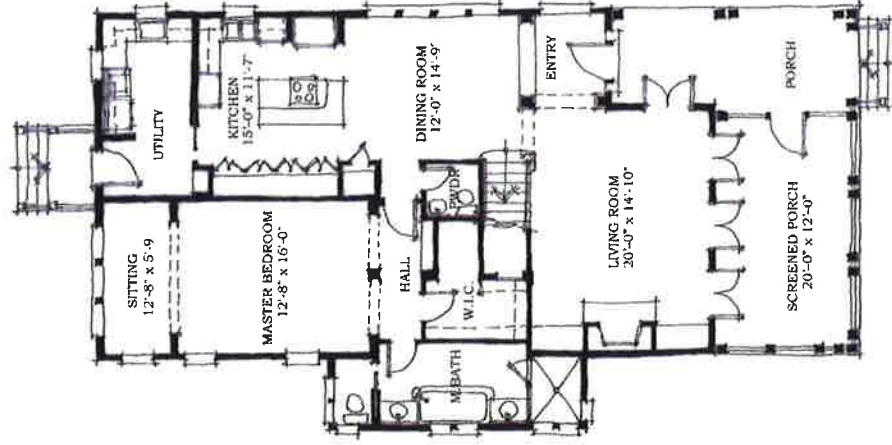
2 STORY
3090 SF
4 BEDROOMS
3 BATHROOMS

IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS

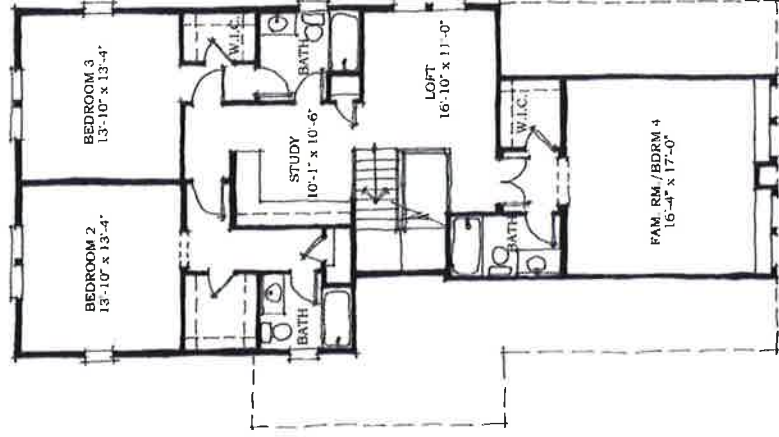




FRONT ELEVATION



GROUND FLOOR PLAN



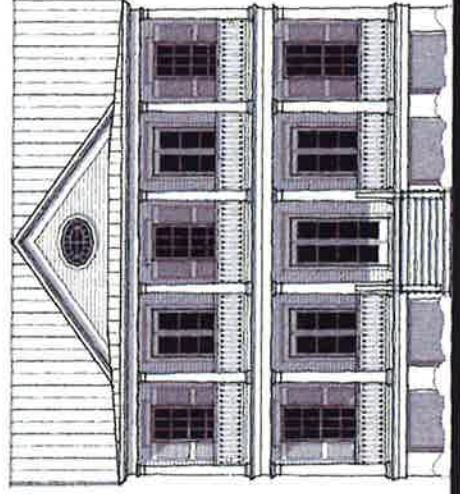
SECOND FLOOR PLAN

- 2 STORY
- 2953 SF
- 4 BEDROOMS
- 4.5 BATHROOMS

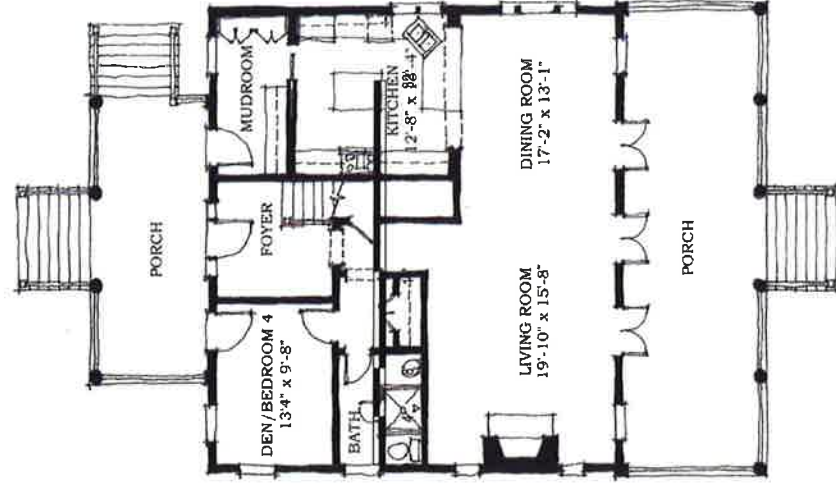
Above, a four bedroom single-family house that features large porches facing the street. The screen porch allows a level of privacy as well as protection from the weather. An open loft on the second floor allows flexibility in the floorplan, allowing for an upstairs sitting room or guest room. Parking is always accommodated in the back of the lot.



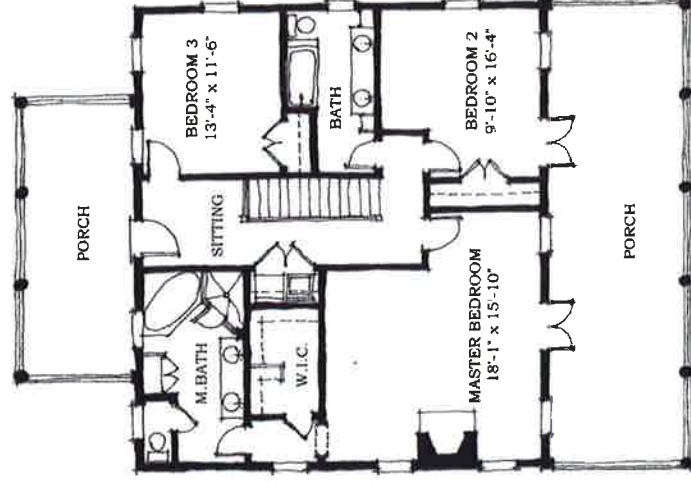
IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



FRONT ELEVATION



GROUND FLOOR PLAN



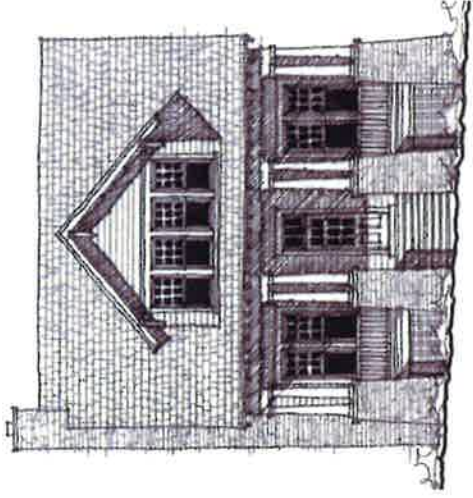
SECOND FLOOR PLAN

Above, a large single-family house offers three or four bedrooms. Two large porches run the length of the facade and allow residents a chance to relax and participate in the public realm; a back screened porch offers additional recreational space as well as more privacy. Parking is always accommodated in the back of the lot.

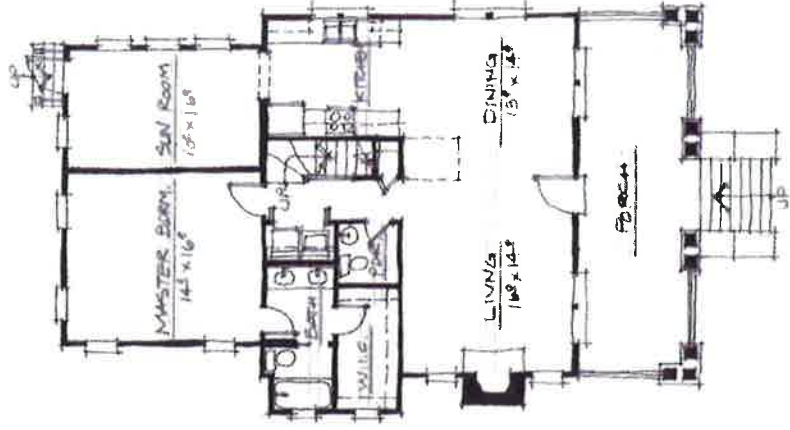
2 STORY
2580 SF
3-4 BEDROOMS
3 BATHROOMS

IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS

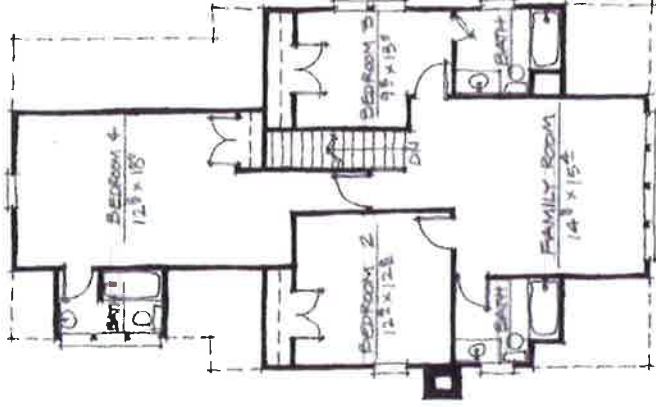




FRONT ELEVATION



GROUND FLOOR PLAN



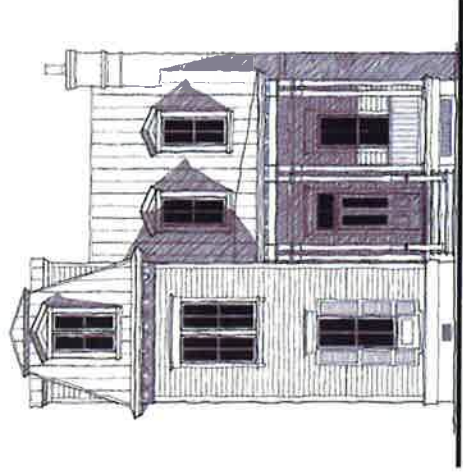
SECOND FLOOR PLAN

2 STORY
2372 SF
4 BEDROOMS
3.5 BATHROOMS

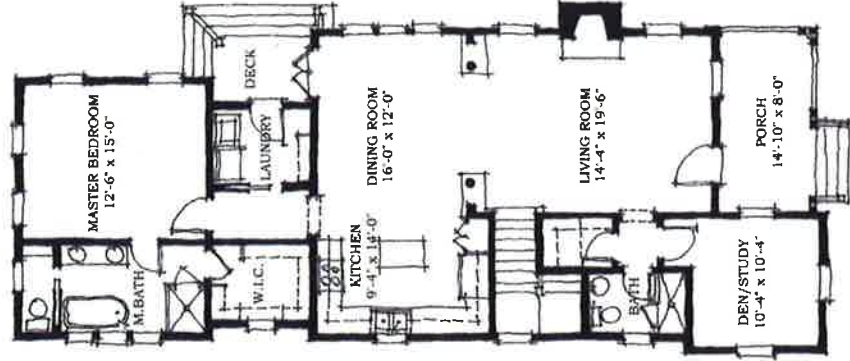
Above, a four bedroom single-family house with a simple and relatively open floorplan features a sun-room off the kitchen and a generous family room on the second floor. Parking is always accommodated in the back of the lot.



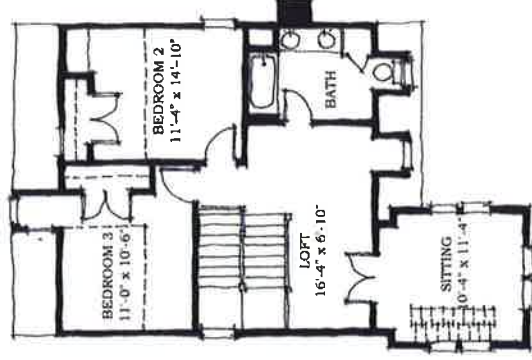
IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



FRONT ELEVATION



GROUND FLOOR PLAN



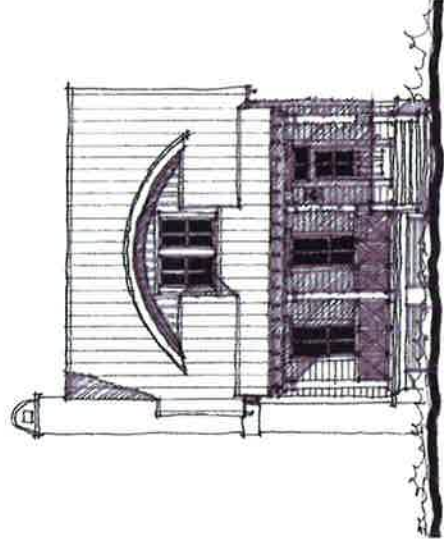
SECOND FLOOR PLAN

Above, a Victorian-inspired single-family house offers three bedrooms and a relatively open floor plan. A den/study is located in the front of the house, as is a second floor sitting-room that can double as an additional bedroom. Parking is always accommodated in the back of the lot.

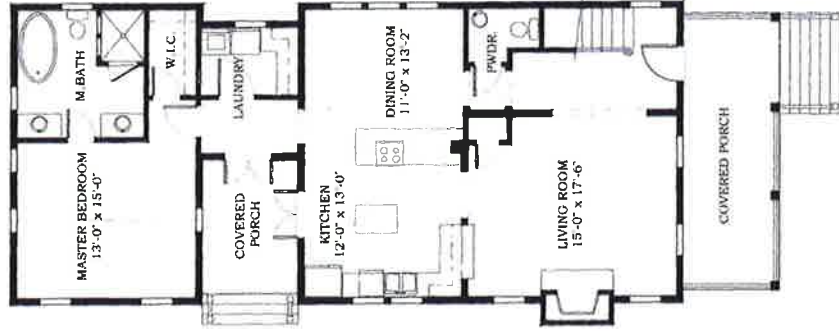
2 STORY
2274 SF
3 BEDROOMS
3 BATHROOMS

IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS

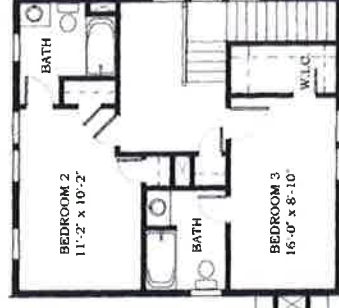




FRONT ELEVATION



GROUND FLOOR PLAN



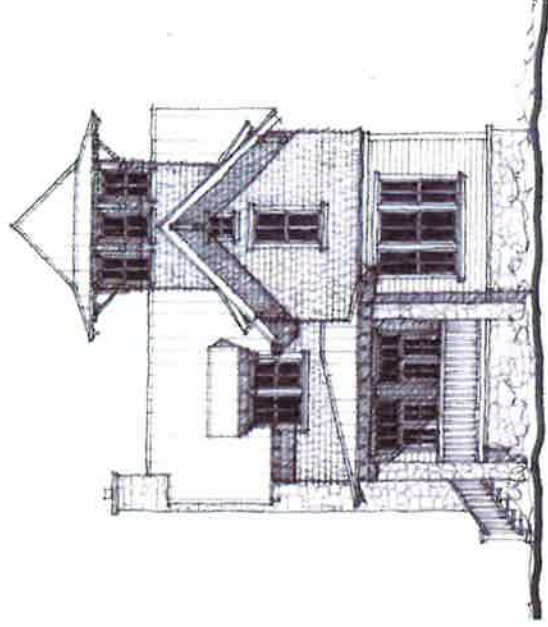
SECOND FLOOR PLAN

2 STORY
1911 SF
3 BEDROOMS
3.5 BATHROOMS

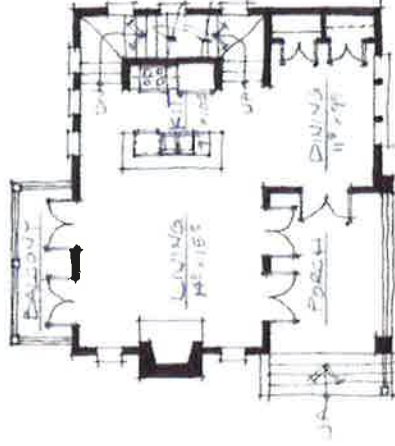


IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS

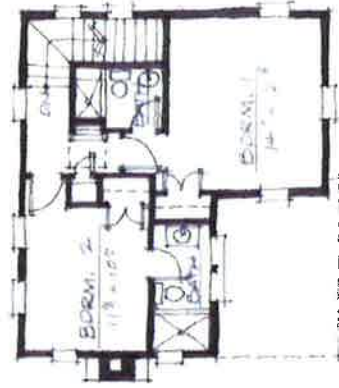
Above, a modest three bedroom single-family house offers families with moderate incomes the chance to own an attractive home. Parking is always accommodated in the back of the lot.



FRONT ELEVATION



GROUND FLOOR PLAN



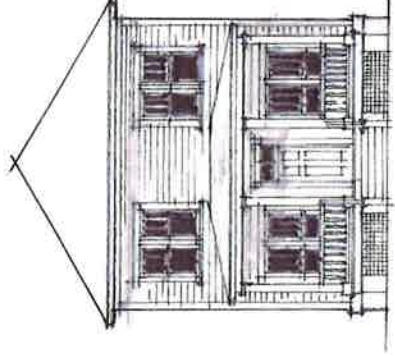
SECOND FLOOR PLAN

Above, this modest two and a half story single-family house stands above similar homes with its distinctive tower. It offers two bedrooms, two bathrooms and a generous wvfront porch. Parking is always accommodated in the back of the lot.

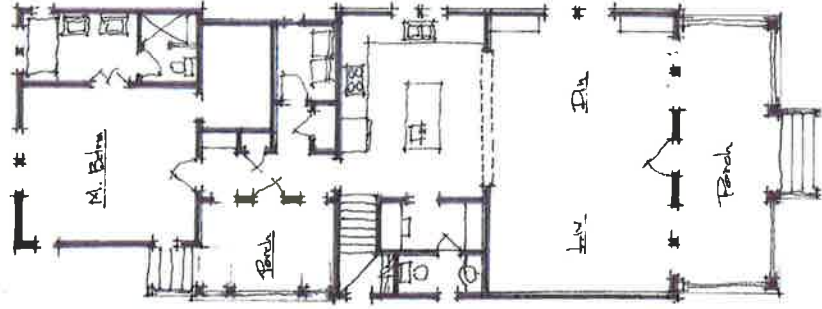
2.5 STORY
1841 SF
2 BEDROOMS
2 BATHROOMS

IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS

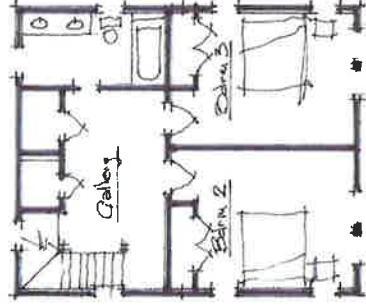




FRONT ELEVATION



GROUND FLOOR PLAN



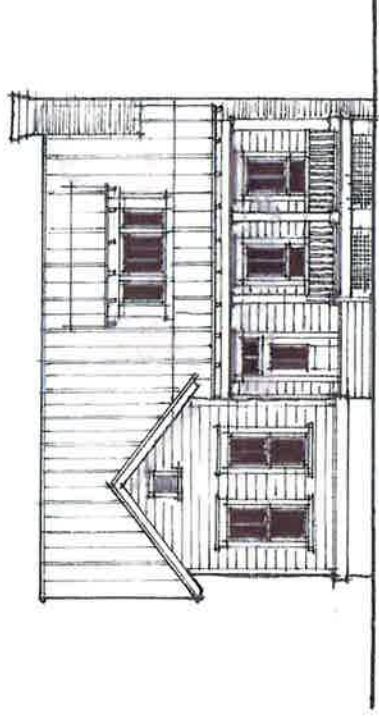
SECOND FLOOR PLAN

- 2 STORY
- 1775 SF
- 3 BEDROOMS
- 2.5 BATHROOMS

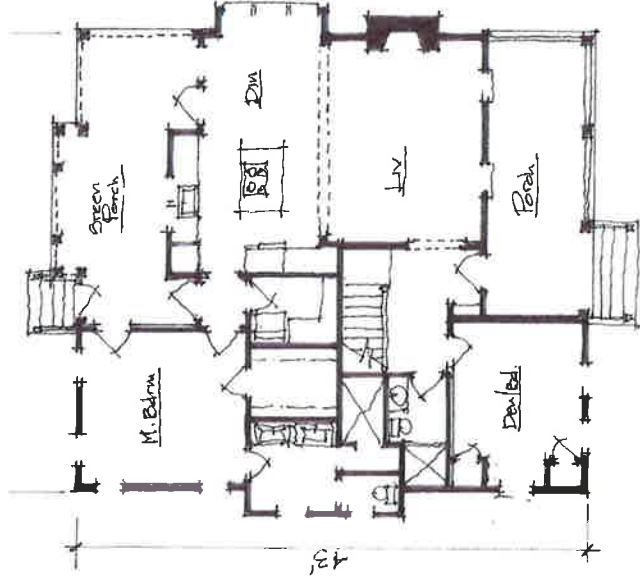
Above, a two-story cottage offers three bedrooms and a small front porch allowing residents a chance to relax and participate in the public realm; a back screened porch offers additional recreational space as well as increased privacy. Parking is always accommodated in the back of the lot.



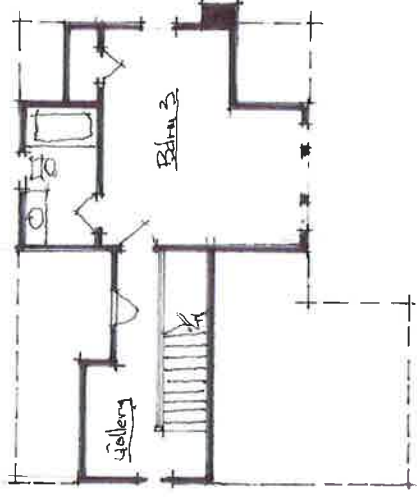
IMAGES COURTESY OF ARCHITECT ERIC MOSER & MOSER DESIGN GROUP, INC.



FRONT ELEVATION



GROUND FLOOR PLAN



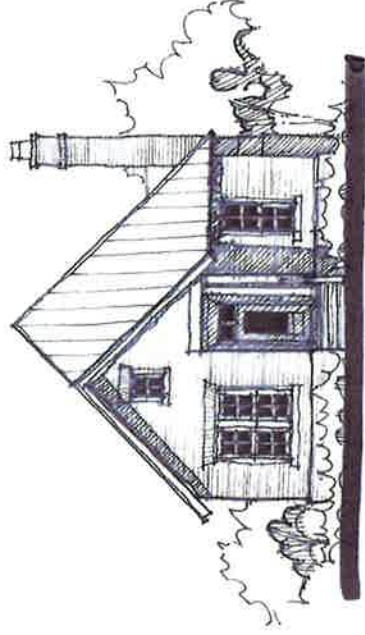
SECOND FLOOR PLAN

This cottage offers three bedrooms (or two bedrooms and a den) and a small front porch allowing residents a chance to relax and participate in the public realm; a back screenporch offers additional recreational space as well as a certain level of privacy. Parking is always accommodated in the back of the lot.

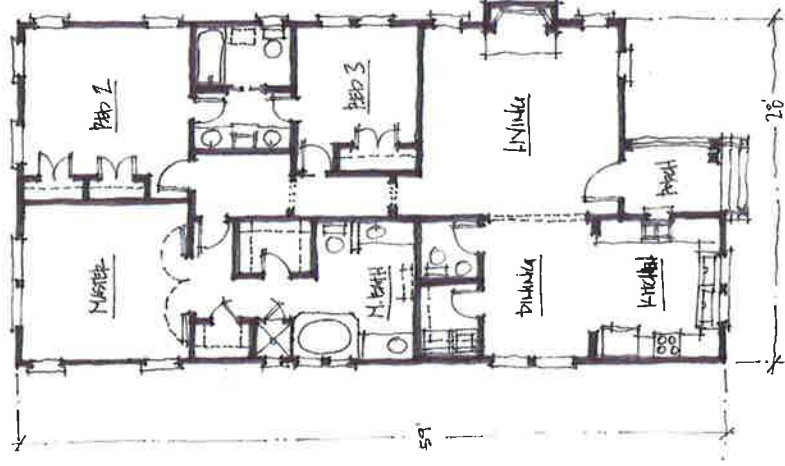
1.5 STORY
1730 SF
3 BEDROOMS
3 BATHROOMS



IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



FRONT ELEVATION



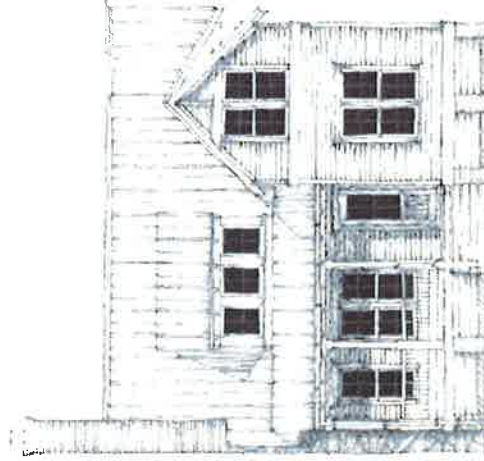
FLOOR PLAN

- 1 STORY
- 1531 SF
- 3 BEDROOMS
- 2.5 BATHROOMS

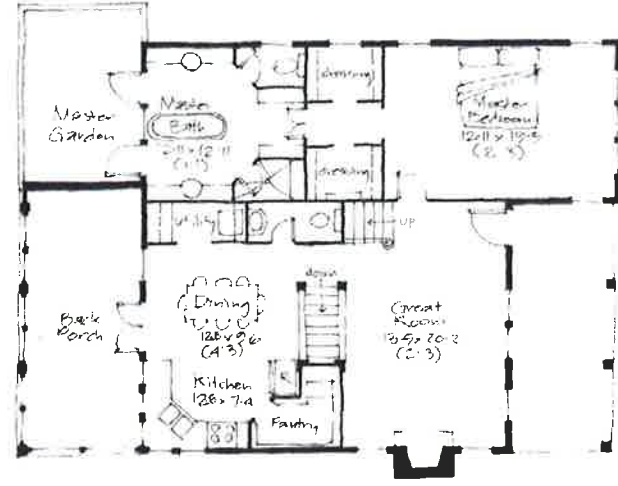
This house makes good use of a narrow lot. It offers three bedrooms and two and a half bathrooms in a compact one floor package. Parking is always accommodated in the back of the lot.



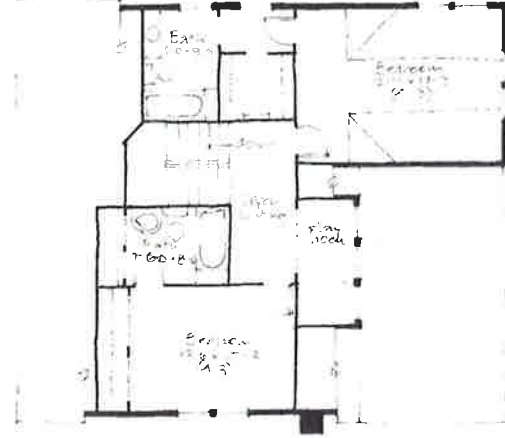
IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



FRONT ELEVATION



GROUND FLOOR PLAN



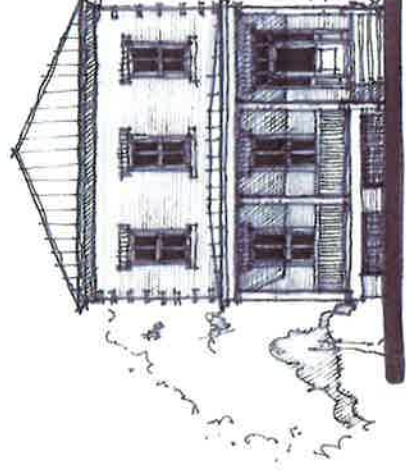
SECOND FLOOR PLAN

Above, a compact house offers a flexible two or three bedroom space. A small front porch offers residents a chance to relax in the public realm; a back porch offers additional recreational space as well. Parking is always accommodated in the back of the lot.

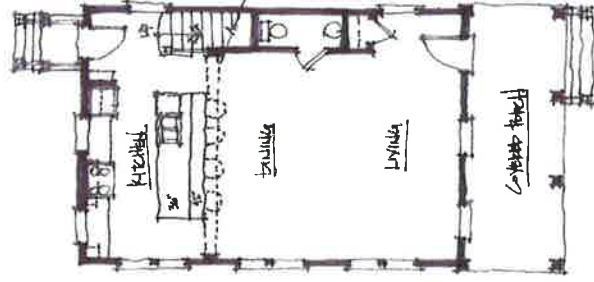
2 STORY
1320 SF
3 BEDROOMS
3 BATHROOMS



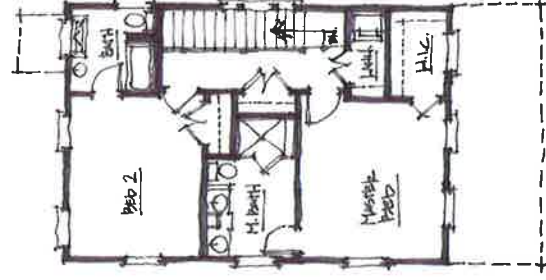
IMAGES COURTESY OF ARCHITECT STEPHEN MOUZON & STEPHEN MOUZON ARCHITECTS



FRONT ELEVATION



GROUND FLOOR PLAN



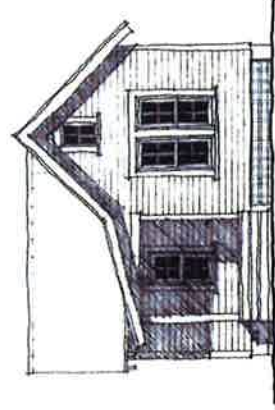
SECOND FLOOR PLAN

- 2 STORY
- 1200 SF
- 2 BEDROOMS
- 2.5 BATHROOMS

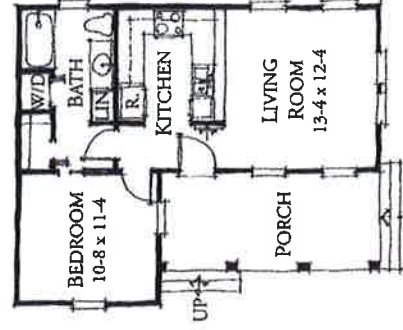
This simple and economical house offers an open floor plan with two bedrooms and two and a half bathrooms in a relatively small footprint. Its front porch offers shaded space to relax and interact with the public realm. Parking is always accommodated in the back of the lot.



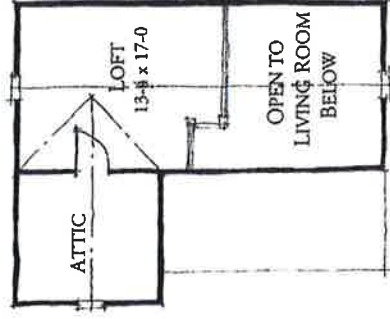
IMAGES COURTESY OF ARCHITECT BILL HARRIS & ALLISON RAMSEY ARCHITECTS



FRONT ELEVATION



GROUND FLOOR PLAN



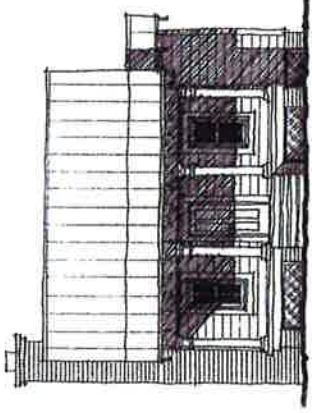
SECOND FLOOR PLAN

Above, a modest cottage offers one enclosed bedroom, as well as a loft open to the living room below. The design is suitable for first-time home buyers, as well as empty nesters looking to downsize. A small porch offers a place to sit and relax.

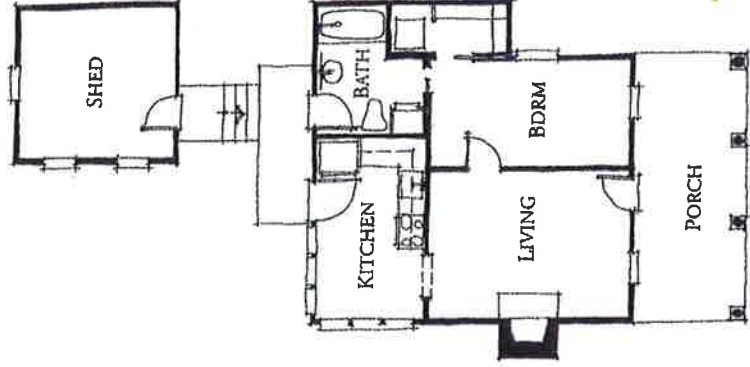
1.5 STORY
790 SF
1 BEDROOM
1 BATHROOM



IMAGES COURTESY OF ARCHITECT STEPHEN MOUZON & STEPHEN MOUZON ARCHITECTS



FRONT ELEVATION



FLOOR PLAN

- 1 STORY
- 662 SF
- 1 BEDROOM
- 1 BATHROOM

This charming cottage is perfect for first time home buyers or singles. The single bedroom opens onto a generous front porch, as does the living room. A backyard shed may double as an additional bedroom.



IMAGES COURTESY OF ARCHITECT STEPHEN MOUZON & MOUZON ARCHITECTS

