

# FOURFOLD



# TOAD

FourFold is a thoughtfully designed four-home project that balances privacy, community, and adaptability. The rear shared community space encourages casual neighborly interaction, fostering a sense of belonging while maintaining the privacy of individual units. Screened rooftop patios extend the living space outdoors, transforming the shed roofs into gable forms and weaving private outdoor areas seamlessly into the architecture.

Inside, flexible basements provide options for a guest suite, studio, or home office, allowing the homes to adapt to changing household needs. Affordability is achieved through identical unit layouts and a compact building volume, reducing permitting, construction, and lifecycle costs. The efficient form also improves energy performance, lowering long-term heating and operational expenses.

With simple shapes, thoughtful circulation, and careful attention to landscaping, lighting, and parking, FourFold creates a harmonious mix of connection and independence. It responds to diverse living requirements while supporting comfort, safety, and sustainability. This project demonstrates that small-scale multifamily housing can be both livable and adaptable, offering a flexible, affordable, and inclusive solution for Maple Ridge residents.

# FOURFOLD

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## SITE APPLICABILITY

LOT TYPE	Flat or slightly sloped, interior & corner
SITE DIMENSIONS	18+ m lot width
BUILDING HEIGHT	2 storeys (+ basement & rooftop patio)

## AFFORDABILITY

FourFold maximizes affordability through identical unit layouts, reducing permitting, construction, and lifecycle costs. Its compact volume enhances energy efficiency, lowering long-term heating and operational expenses. Streamlined design ensures cost-effective construction while maintaining quality, durability, and comfort, delivering a sustainable and financially

## ESTIMATED 2025 CONSTRUCTION COST

BUILDING TYPE	Wood-framed, 3-storey
COST PER SQFT	\$ 225-\$ 315 / SF
UNIT AREA COSTING	6,870 SF
COST ESTIMATED	\$ 1,545,750 - \$2,164,050
PARKING (SURFACE x5)	\$ 30,000
PROJECT SUBTOTAL	\$ 1,575,750 - \$2,194,050
GST	\$ 78,788 - \$ 109,703
TOTAL PROJECT BUDGET	\$ 1,654,534- \$ 2,303,753

*This is a preliminary construction cost estimate based on the Atlas Group 2025 Canadian Cost Guide. It excludes the fee to purchase the design from TOAD, and the fees for any site-specific adaptations.*



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## ACCESSIBILITY

The fourplex can be adapted for accessibility through wider doorways, adaptable bathrooms, and optional removal of the basement to create barrier-free ground floor living. Stair lifts and similar solutions further support SAFERhomes principles, ensuring flexibility to meet residents' evolving needs across ages and abilities.

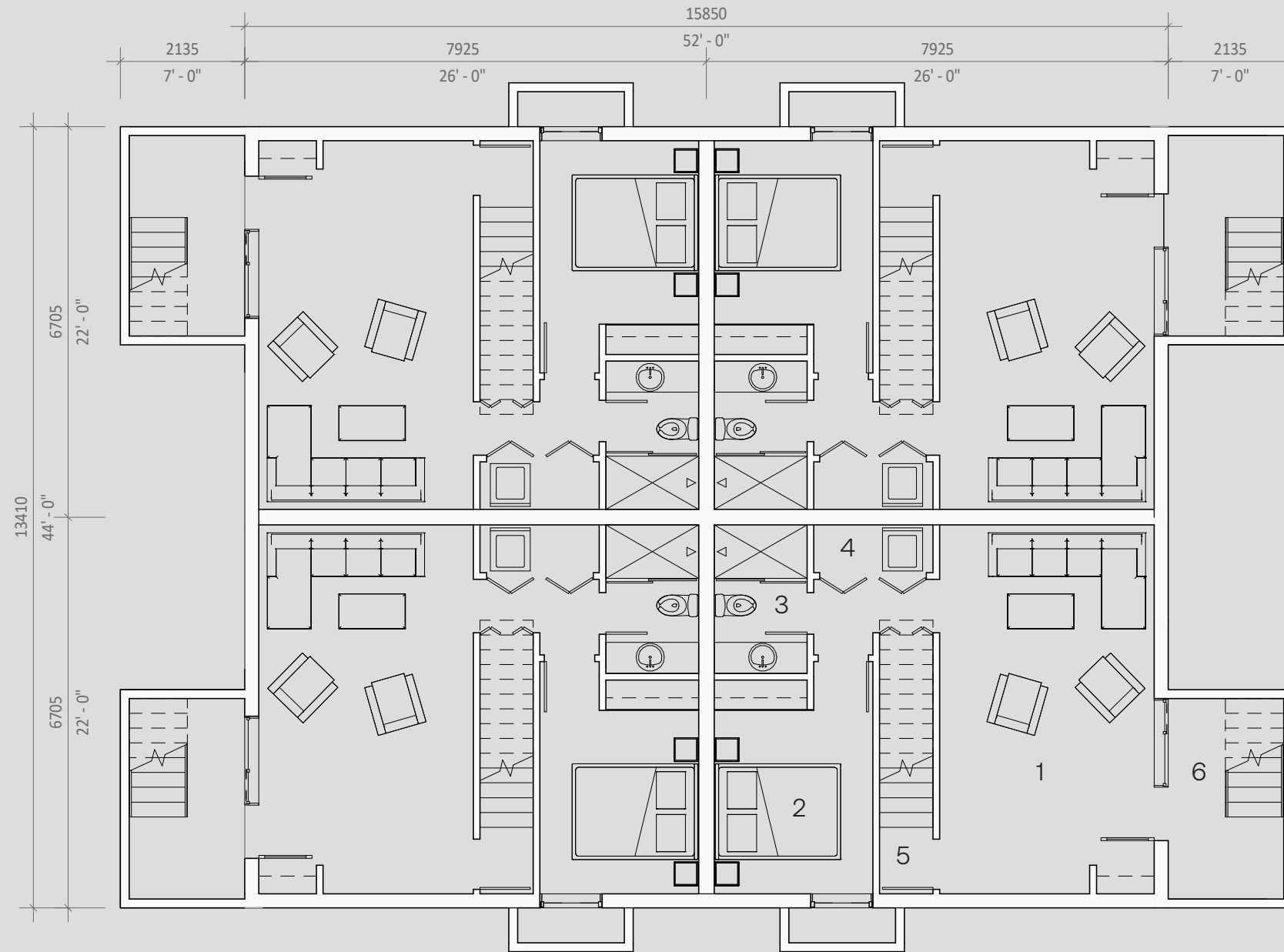
## SUSTAINABILITY

Drought-tolerant landscaping, permeable pavers, and rainwater capture reduce environmental impact and increase resilience. Tree canopy coverage provides cooling, while secure bike storage and flexible parking encourage sustainable transportation. Together, these strategies reduce reliance on cars, conserve resources, and lower the project's ecological footprint.

## LIVABILITY + FUNCTIONALITY

The design enhances livability with private rooftop patios screened for comfort, secure bicycle storage, and climate-responsive features. A shared community space at the rear fosters social interaction, while thoughtful landscaping, lighting, and parking ensure safety, privacy, and long-term functionality for Maple Ridge residents.





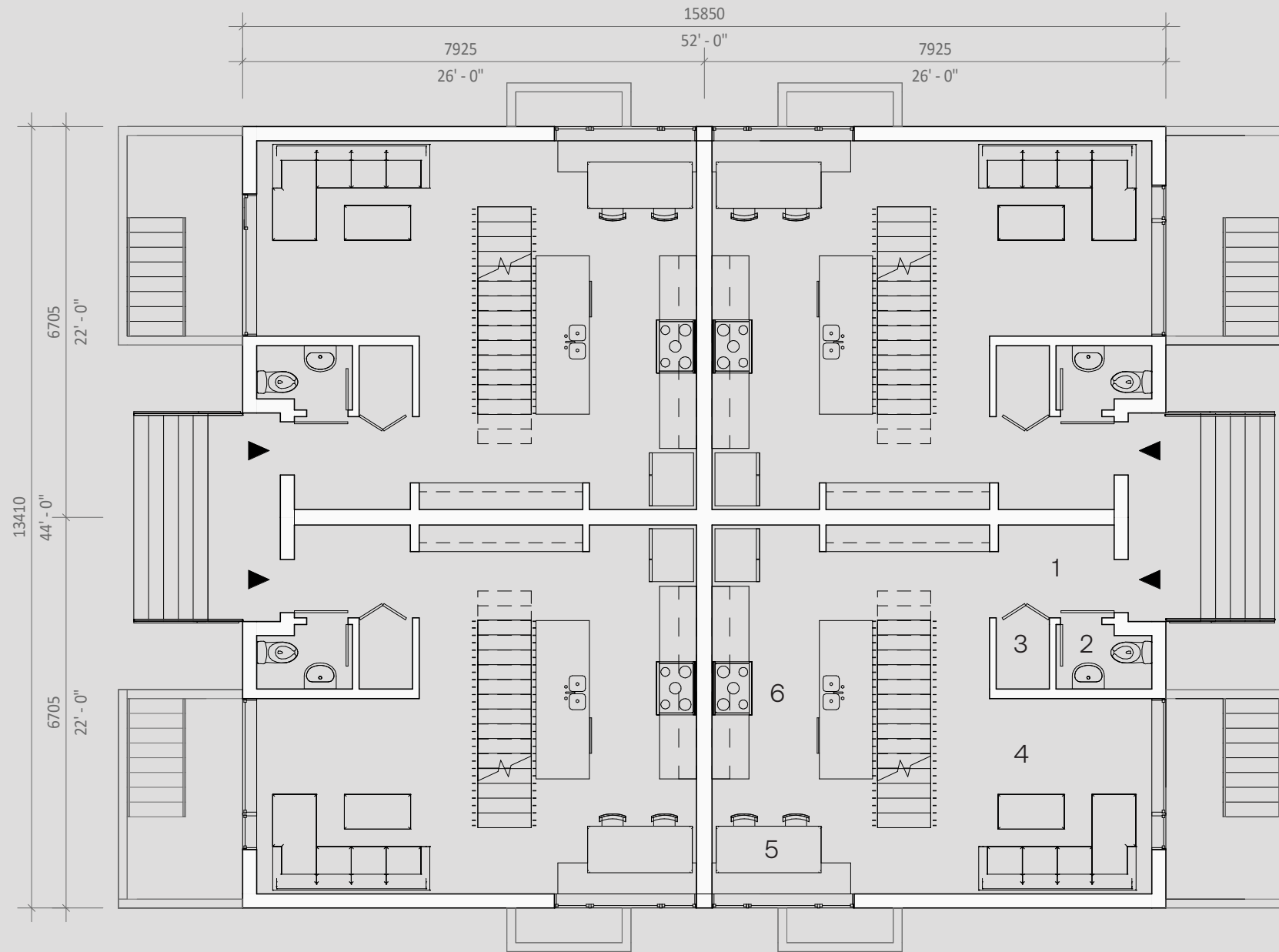
- 1 media room: 3.68 m × 6.32 m (12'1" × 20'9")
- 2 bedroom: 2.72 m × 3.15 m (8'11" × 10'4")
- 3 bathroom: 1.60 m × 2.54 m (5'3" × 8'4")
- 4 laundry: 0.81 m × 2.06 m (2'8" × 6'9")
- 5 storage: 0.91 m × 2.13 m (3'0" × 7'0")
- 6 sunken patio: 1.98 m × 3.45 m (6'6" × 11'4")



1:100 BASEMENT

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- 1 entry: 1.60 m × 1.98 m (5'3" × 6'6")
- 2 powder room: 1.12 m × 1.65 m (3'8" × 5'5")
- 3 entry closet: 1.12 m × 0.91 m (3'8" × 3'0")
- 4 living: 3.35 m × 3.81 m (11'0" × 12'6")
- 5 dining: 1.98 m × 2.84 m (6'6" × 9'4")
- 6 kitchen: 2.77 m × 4.37 m (9'1" × 14'4")

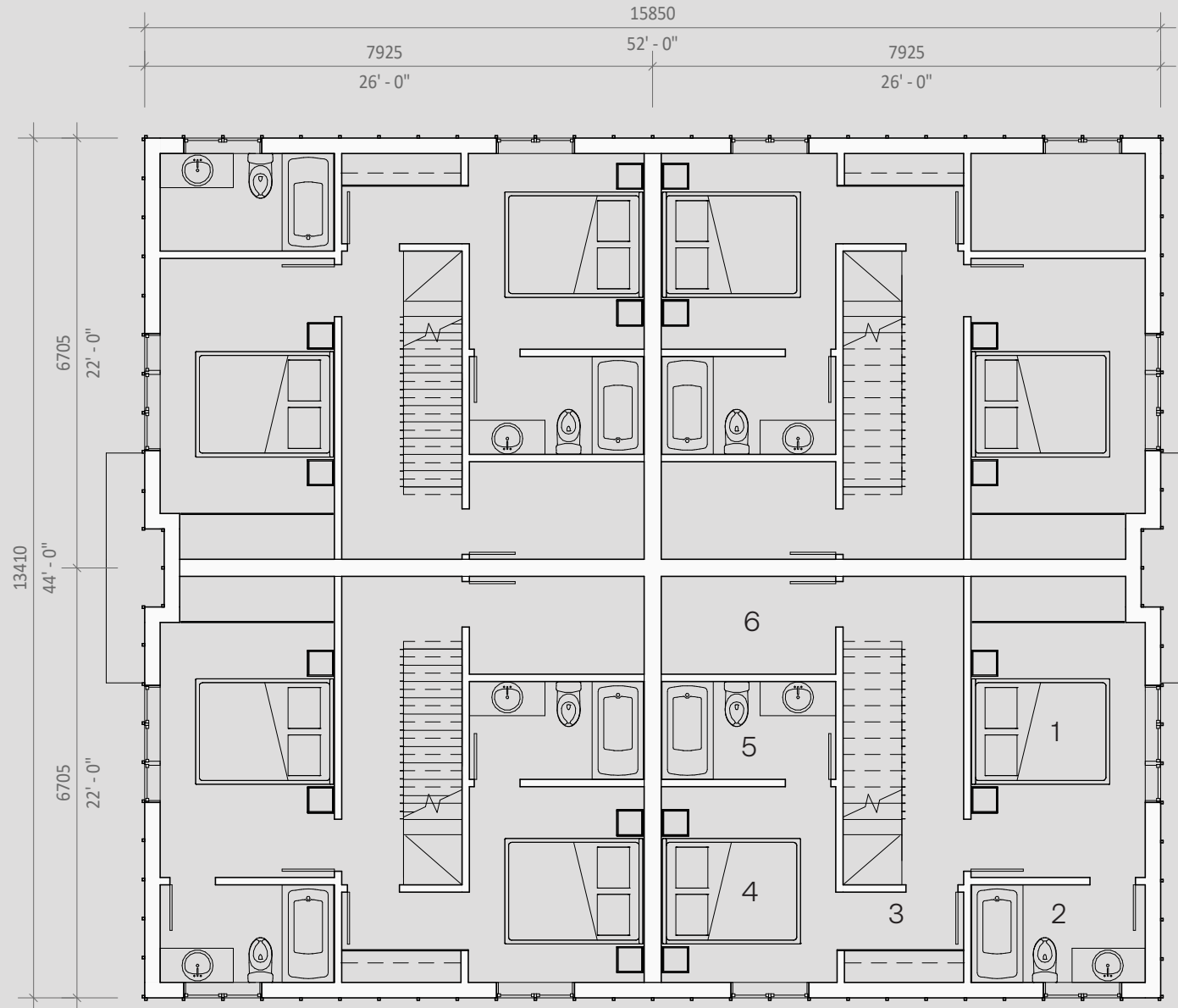


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GROUND FLOOR

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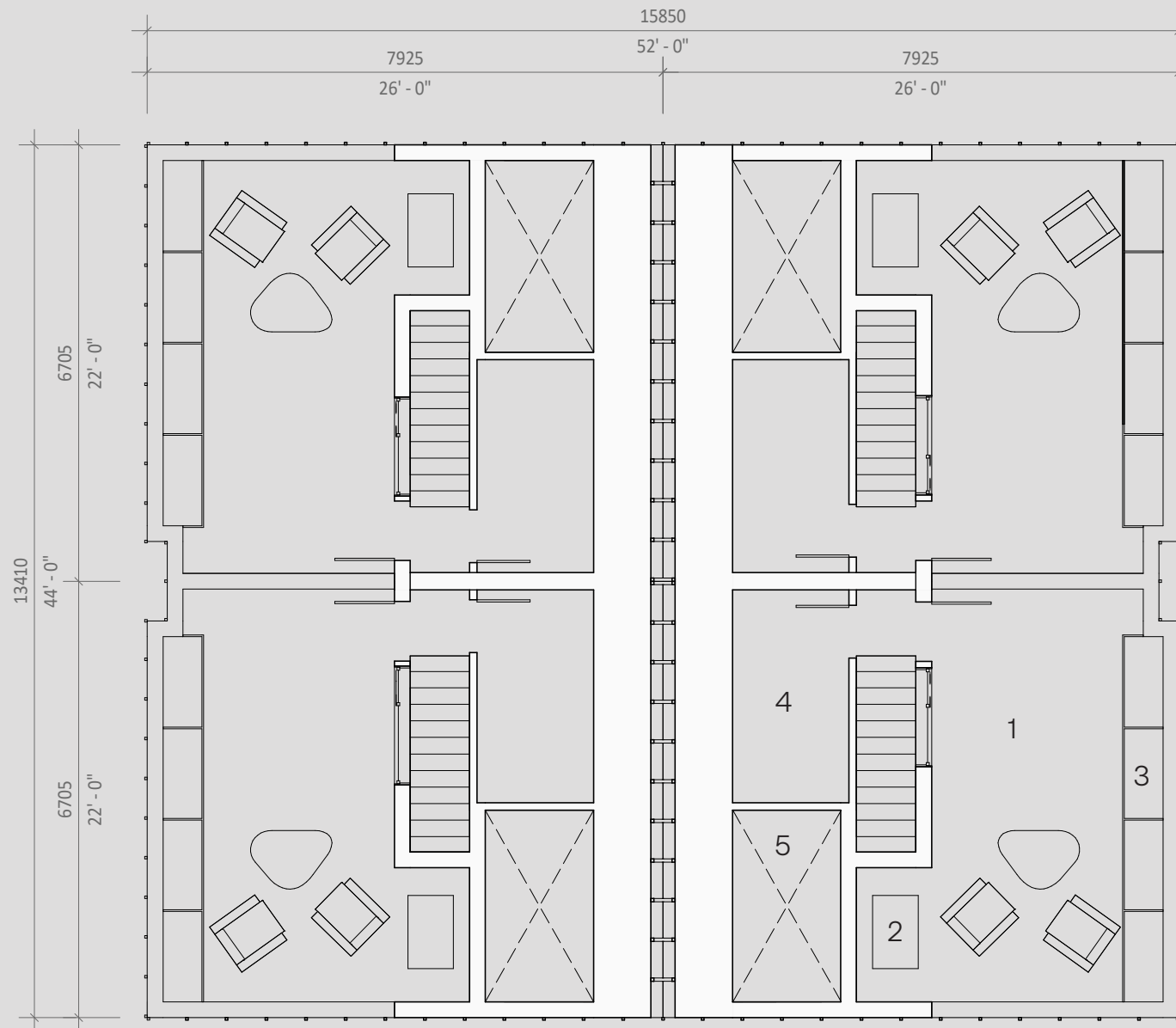


- 1 master bedroom: 2.74 m × 3.99 m (9'0" × 13'1")
- 2 ensuite bathroom: 1.52 m × 2.74 m (5'0" × 9'0")
- 3 walk-in closet: 1.40 m × 1.88 m (4'7" × 6'2")
- 4 bedroom: 2.72 m × 3.05 m (8'11" × 10'0")
- 5 ensuite bathroom: 1.52 m × 2.72 m (5'0" × 8'11")
- 6 storage: 1.52 m × 2.72 m (5'0" × 8'11")



1:100

SECOND FLOOR



- 1 rooftop patio: 2.95 m × 6.35 m (9'8" × 20'10")
- 2 bbq nook: 1.14 m × 2.06 m (3'9" × 6'9")
- 3 planters
- 4 low sloped ceiling attic storage: 1.78 m × 3.25 m (5'10" × 10'8")
- 5 vaulted ceiling over bedroom

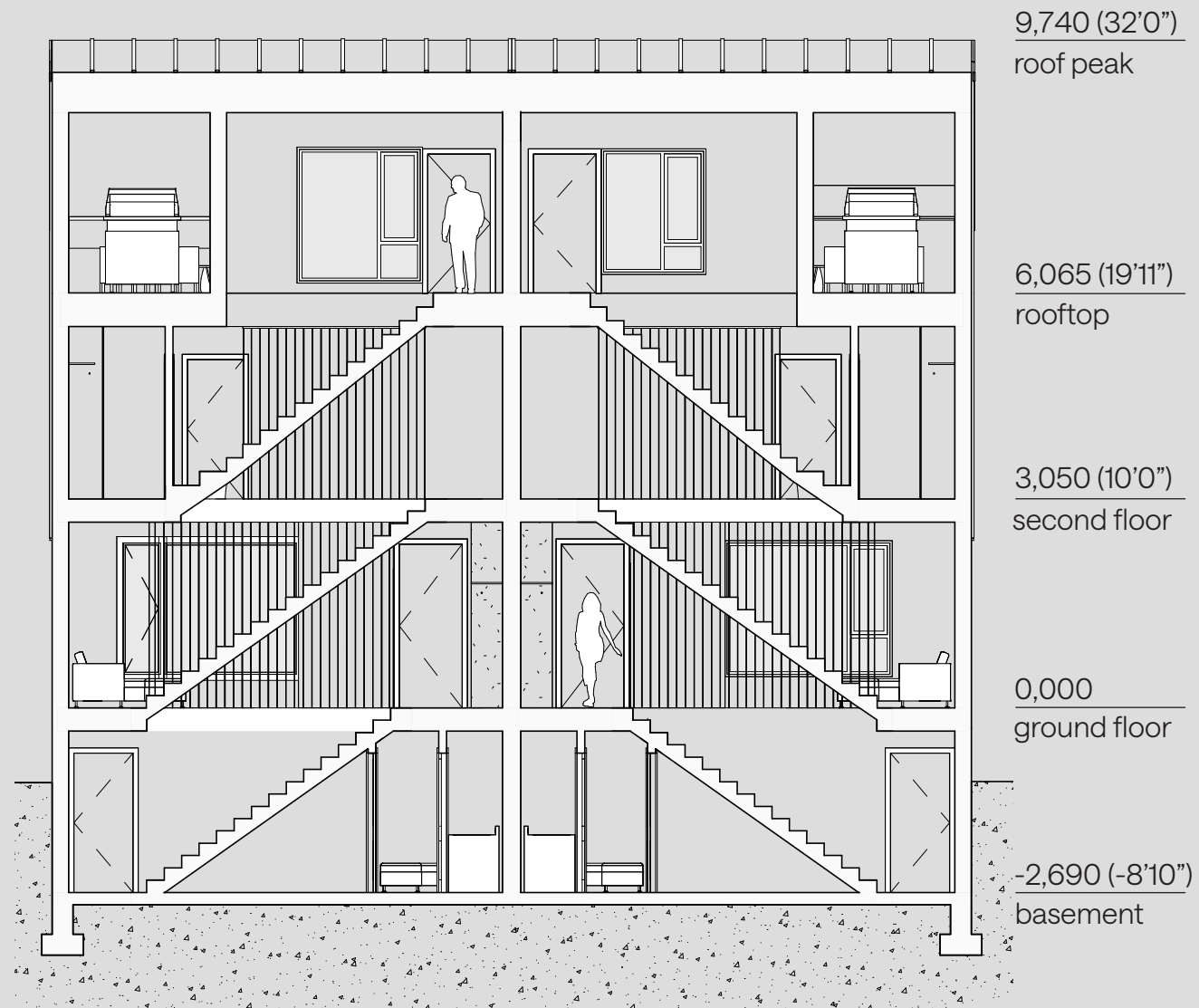


1:100 ROOFTOP

# FOURFOLD

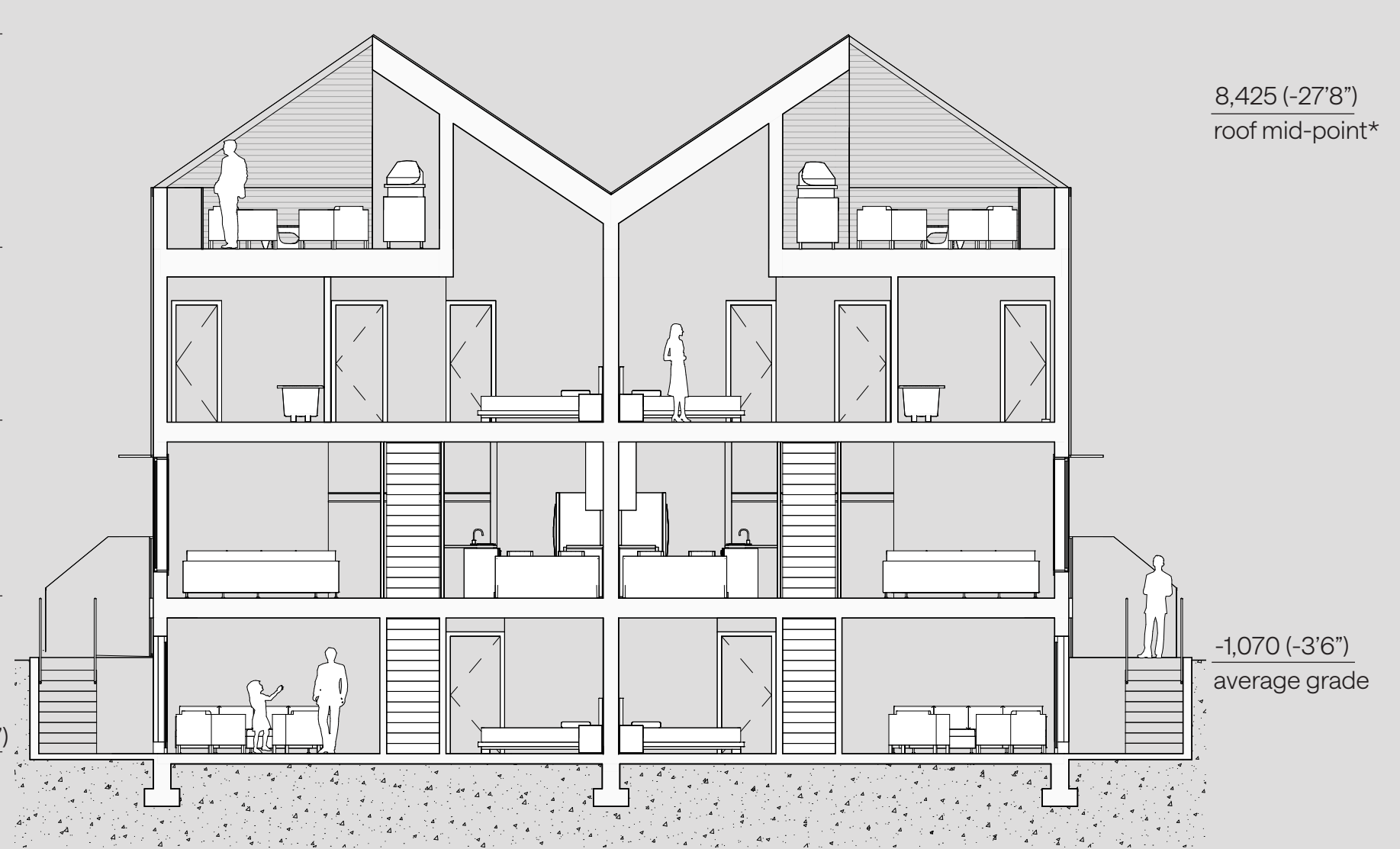
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SECTION A

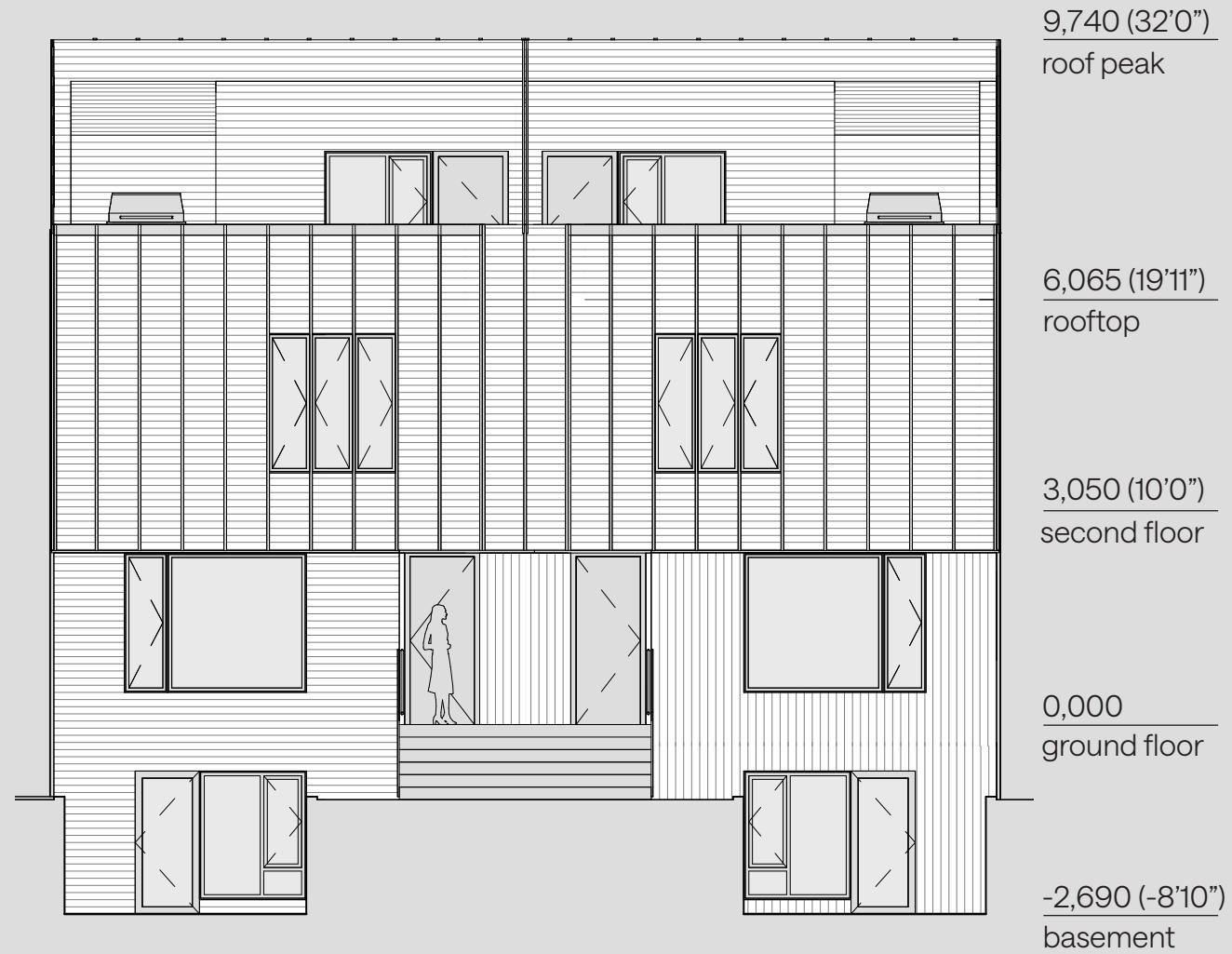
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SECTION B

1:100

\* 9,5 m - maximum building height



FRONT AND REAR ELEVATION

1:100



SIDE ELEVATION

1:100

\* 9,5 m - maximum building height

