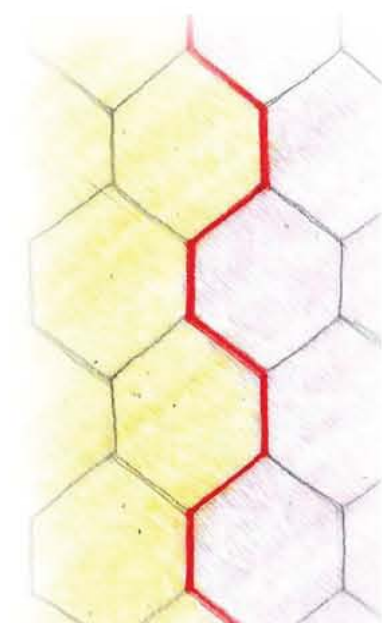


NOVATO TERRACE

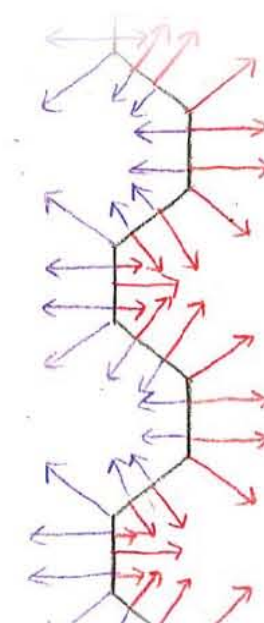
In response to the desire for creating a systematic and adaptable site solution that can be applied across a wide variety of landscape conditions, the concept develops a cellular network with built-in flexibility to respond to the unique environmental factors (topography, circulation, solar orientation) of any site. Borrowing from the biological principle of metabolism (the series of actions and reactions required to sustain life), this proposal sets up a framework for living where residents are catalyzed and enabled to become active participants in their social and natural landscapes. The result is a built environment embedded in the landform and symbiotic with its character.



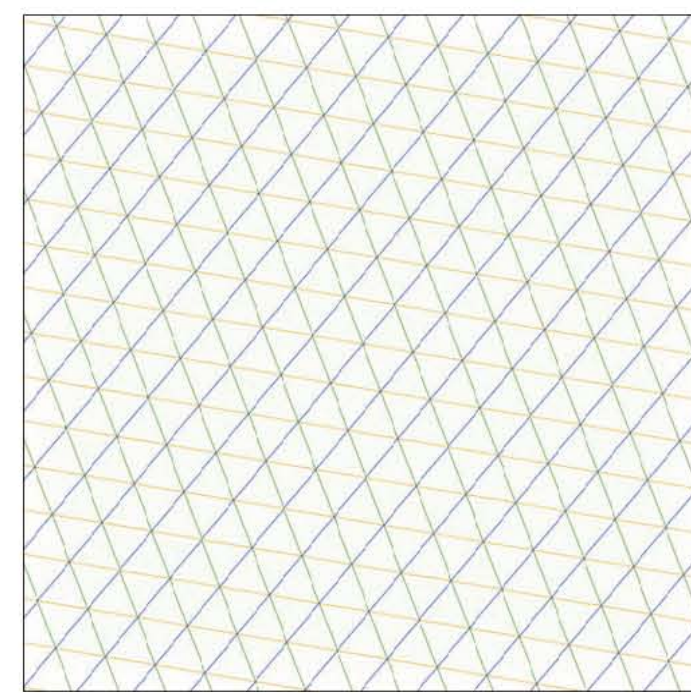
Module Network



Circulation Path



Curvature Analysis



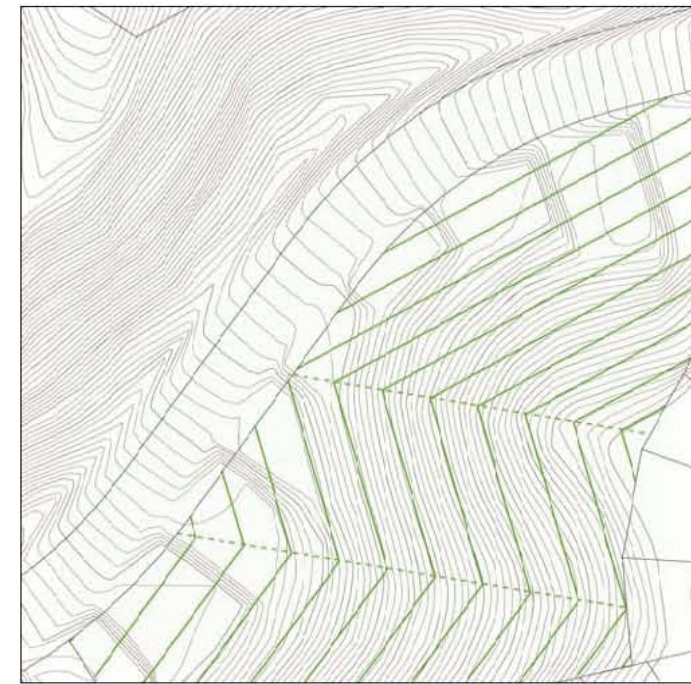
Step 1: Site-less Grid



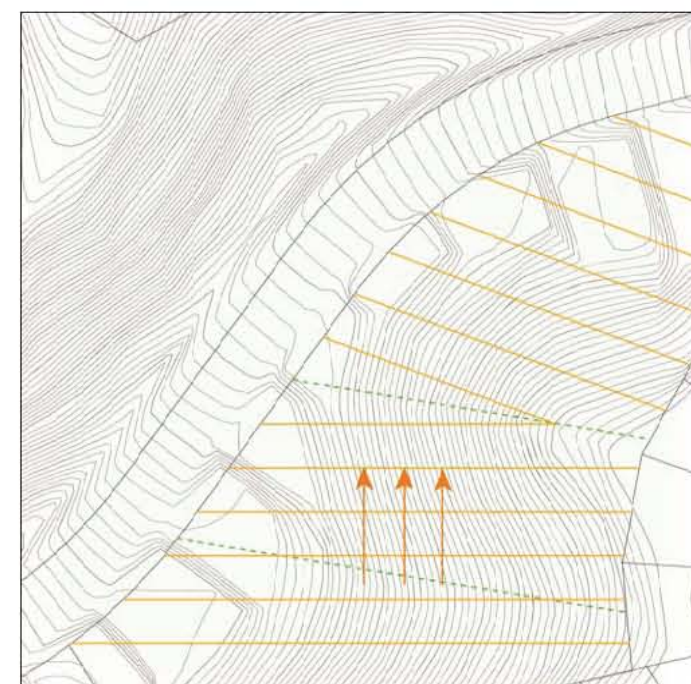
Community Plan



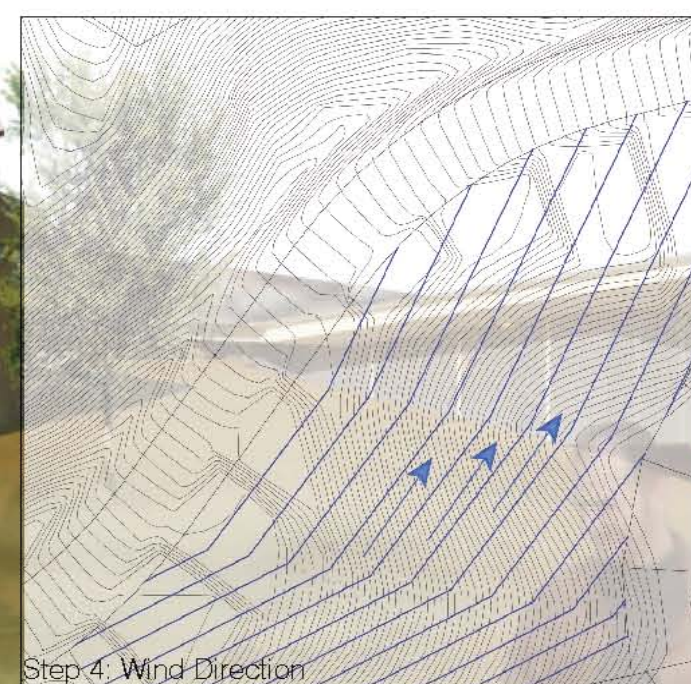
Aerial View



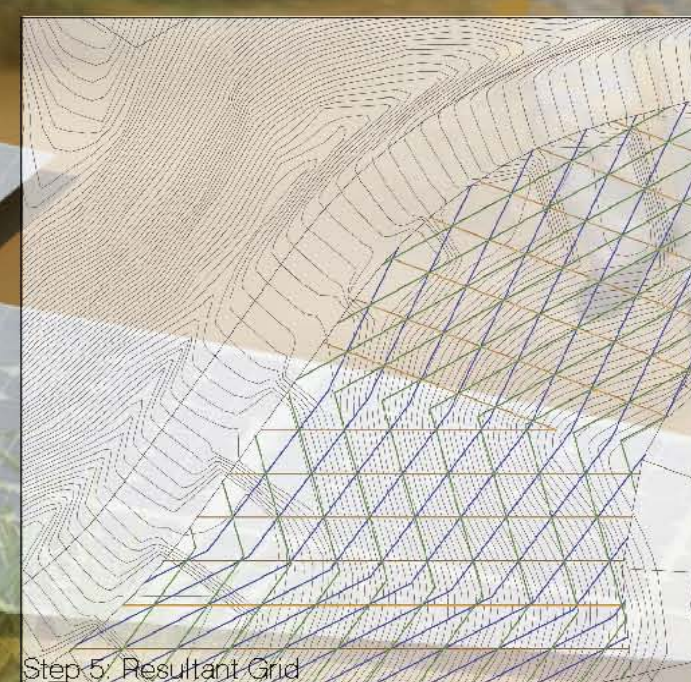
Step 2: Topographic Orientation



Step 3: Solar Orientation



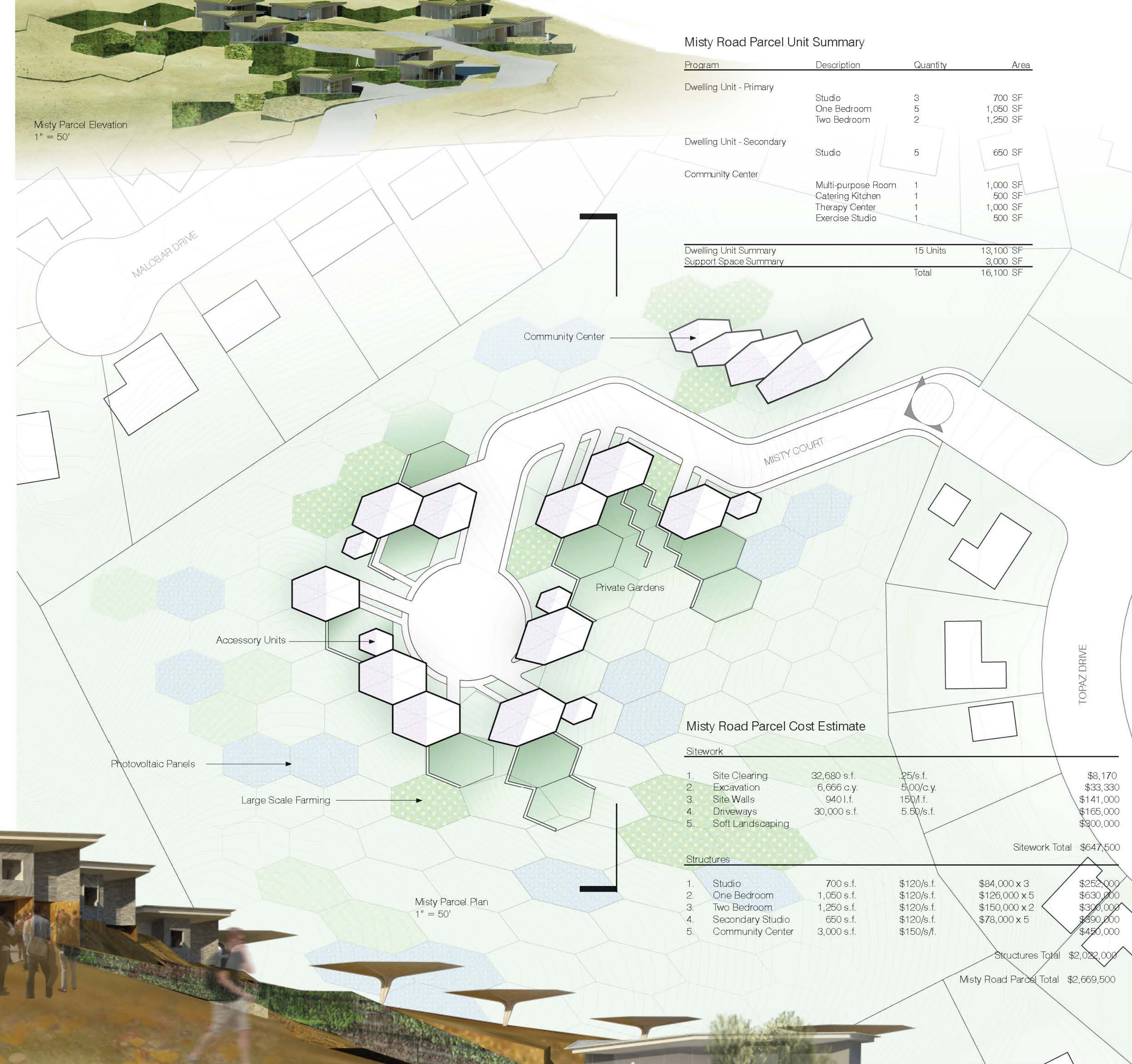
Step 4: Wind Direction



Step 5: Resultant Grid



Misty Cross Section
1" = 50'



Misty Parcel Elevation
1" = 50'

Misty Parcel Plan
1" = 50'

Misty Road Parcel Unit Summary

Program	Description	Quantity	Area
Dwelling Unit - Primary	Studio	3	700 SF
	One Bedroom	5	1,050 SF
	Two Bedroom	2	1,250 SF
Dwelling Unit - Secondary	Studio	5	650 SF
Community Center	Multi-purpose Room	1	1,000 SF
	Catering Kitchen	1	500 SF
	Therapy Center	1	1,000 SF
	Exercise Studio	1	500 SF
Dwelling Unit Summary		15 Units	13,100 SF
Support Space Summary			3,000 SF
Total			16,100 SF

Misty Road Parcel Cost Estimate

Sitework				
1.	Site Clearing	32,680 s.f.	25¢/s.f.	\$8,170
2.	Excavation	6,666 c.y.	5.00/c.y.	\$33,330
3.	Site Walls	940 l.f.	150¢/l.f.	\$141,000
4.	Driveways	30,000 s.f.	5.50¢/s.f.	\$1,650,000
5.	Soft Landscaping			\$300,000
				Sitework Total \$647,500
Structures				
1.	Studio	700 s.f.	\$120/s.f.	\$84,000 x 3 = \$252,000
2.	One Bedroom	1,050 s.f.	\$120/s.f.	\$126,000 x 5 = \$630,000
3.	Two Bedroom	1,250 s.f.	\$120/s.f.	\$150,000 x 2 = \$300,000
4.	Secondary Studio	650 s.f.	\$120/s.f.	\$78,000 x 5 = \$390,000
5.	Community Center	3,000 s.f.	\$150/s.f.	\$450,000
				Structures Total \$2,022,000
				Misty Road Parcel Total \$2,669,500

Sustainable Integration:

The importance of sustainability in the context of housing for seniors is that it can stimulate awareness of the environment. Energy farming happens alongside food farming. To achieve net-zero energy for the site development, large fields of photovoltaic panels are incorporated where solar orientation is ideal. Wind energy is also harvested along ridges where wind speeds are highest. For residents, energy harnessing applications are brought close to home. PV and solar hot water panels are used on roof facades facing the sun and are plainly visible from units above. Generous roof overhangs allow winter sun to warm the house while summer sun is shaded. Roof geometries act like leaves to channel rainwater to dedicated cisterns which can be used for household grey water systems or gardening. Geothermal fields use the stability of earth temperature to reduce cooling demand. Together, these sustainable tools create an environment that is active, moving, collecting, and responding. In the stage of life where limited mobility and limited interaction is too often the norm, this will allow people of all ages to re-engage the forces of nature.

Adaptation:

Bahia and Misty Court parcels provided the opportunity to test our concept on two very different sites. At Bahia, the continuous road along the length of the site allowed units to lay along the length of the site along U-shaped roads that serve to enclose community zones. The single entry road at the Misty Parcel required a more centrally clustered arrangement. Each solution, however, maintains the principles of providing opportunity for both inward and outward experiences.

Taking Advantage of the Topography:

Strongly topographic land parcels are seen as an opportunity to heighten the resident's connectedness with nature and to capitalize on the advantages offered by the landscape in local areas such as those having ideal solar orientation or outstanding views. The placement of living units along undulating ridge and valley contour lines create outward and inward views that offer residents both the sense of independence and community connection. Hexagonal geometry provides a way to preserve modular efficiency while adapting to specific contour orientations, solar exposure, and water collection. The basic hexagon unit is roughly the size of a one-bedroom living unit but can be scaled down or up based on program or terrain. Site terracing provides same-level access for residents along the site for walking, gardening, and visiting with neighbors.





Bahia Drive Parcel Cost Estimate

SITWORK			
1. Site Clearing	53,800 s.f.	.25/s.f.	\$13,450
2. Excavation	7,777 c.y.	5.00/c.y.	\$38,885
3. Site Walls	1,075 l.f.	150/l.f.	\$161,250
4. Driveways	22,900 s.f.	5.50/s.f.	\$125,950
5. Soft Landscaping			\$300,000
Sitework Total \$639,535			

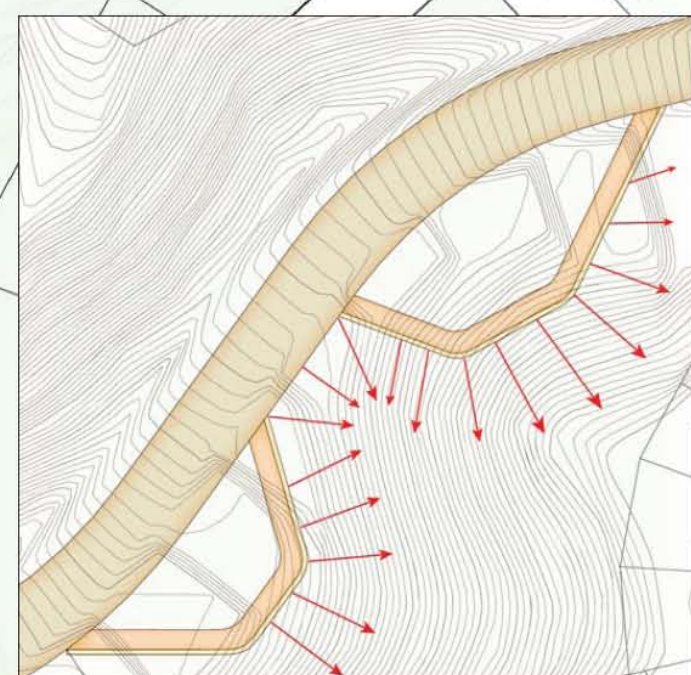
STRUCTURES			
1. Studio	700 s.f.	\$120/s.f.	\$84,000 x 3 = \$252,000
2. One Bedroom	1,050 s.f.	\$120/s.f.	\$126,000 x 4 = \$504,000
3. Two Bedroom	1,250 s.f.	\$120/s.f.	\$150,000 x 2 = \$300,000
4. Secondary Studio	650 s.f.	\$120/s.f.	\$78,000 x 4 = \$312,000
5. Community Center	3,000 s.f.	\$150/s.f.	\$450,000
6. Produce Market	1,750 s.f.	\$100/s.f.	\$175,000
Structures Total \$1,993,000			
Bahia Road Parcel Total \$2,632,535			
Grand Total \$5,302,035			



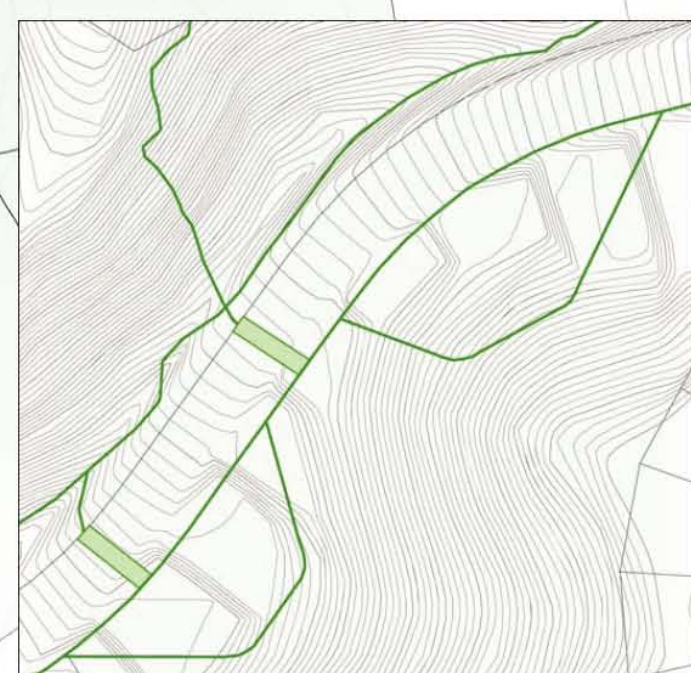
Step 6: Hexagonal Application



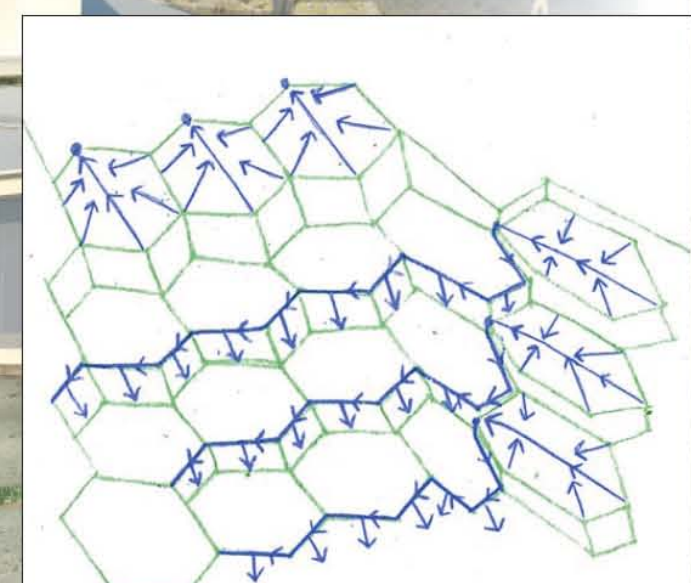
Step 7: Primary Circulation within Hexagonal Geometry



Site View Diagram



Pedestrian Path Diagram



Water Collection and Distribution Diagram

Bahia Drive Parcel Unit Summary

Program	Description	Quantity	Area
Dwelling Unit - Primary	Studio	3	700 SF
	One Bedroom	4	1,050 SF
	Two Bedroom	2	1,250 SF
Dwelling Unit - Secondary	Studio	4	650 SF
Community Center	Mult-purpose Room	1	1,000 SF
	Catering Kitchen	1	500 SF
	Therapy Center	1	1,000 SF
	Exercise Studio	1	500 SF
Sustainability Produce Market	Learning Center	1	500 SF
	Point of Sale	1	250 SF
	Covered Market	1	1,000 SF
Dwelling Unit Summary		13 Units	11,400 SF
Support Space Summary			4,750 SF
		Total	16,150 SF

