

MISTY COURT HILLTOWN

VISION

We envision a simple and elegant sculptural composition of earth and architecture that honors this unique site and gives voice to this most needed program. Upon visiting the site we imagined the creation of contemporary senior housing modeled after ancient hill towns. The village would foster community among its residents and the greater Bahia neighborhood. All would be welcome to participate in the community marketplace, stroll the terraced hillside and share in the abundant harvest.

SITE RESPONSE

Clustering the hill town on the Misty Court parcel leaves the Bahia Drive Parcel as open space, to be developed for the community with recreational, educational and agricultural use.

- A Hilltown at Misty Court has three major advantages:
- Creation of Community through a village atmosphere of private and shared public spaces. A pedestrian path links the site terraces and connects to the Bahia neighbors, creating focal elements, bringing order and defining the site.
 - Sustainable Use of land and resources by building within a small footprint, sharing resources and preserving open space. The Hilltown concept takes advantage of the sites natural topography and amenities, creating a landmark community.
 - Energy and Cost efficiency of clustering homes and locating them near the existing utilities on Topaz Drive and Misty court and positioning the majority of the homes with solar orientation for efficient energy use while capitalizing on the spectacular views.

SUSTAINABLE COMMUNITY

In a return to an agrarian way of being on the land, the residences of Misty Court Hilltown will celebrate the seasons with seasonal fruit harvests. Bringing together the community of Bahia, this event will enrich people of all ages. The new community center will provide a venue for a range of activities and events. The reservoir, winter ponds and the trail system linking the hilltop and the bay will be a local attraction inviting casual interaction between friends and neighbors.

SUSTAINABLE LANDSCAPE

The inspiration for the site is a terraced orchard hillside, juxtaposed within a native oak grassland. We envision a working agrarian landscape near the buildings, with trees radiating in bands down the hill. These orchards will provide fruit, air filtration, privacy and summer shade.

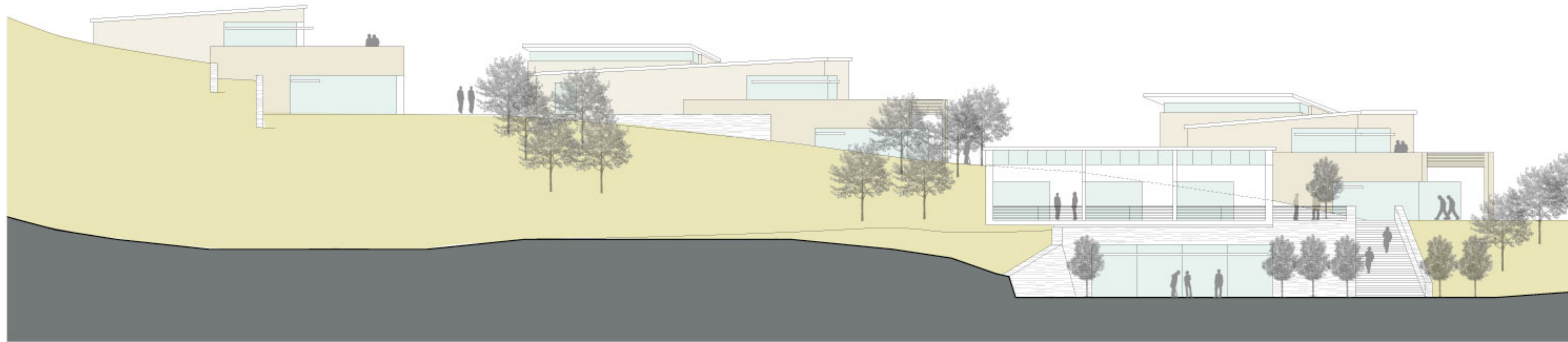
- Significant sustainable features include:
- Use of all available site resources - including wind, water and solar power.
 - Water collection and conveyance is visible and integrated into the design. Water is collected and re-used throughout the site, including a system of cisterns and a series of reservoirs and winter ponds. Impervious surfaces are minimized, allowing for maximum recharge of ground water table.
 - New plantings are low maintenance, low water/no water and sun/wind/drought tolerant. Native Plantings predominate the landscape. Ornamental plantings must earn their keep and bear food, provide habitat or provide shade. Irrigation, where required, is a high efficiency drip system with an E.T. Controller.
 - The native site is retained or restored to a natural setting, which provides habitat and increased community use and enjoyment.

SUSTAINABLE HOMES

Situated on three primary terraces, the housing units interlock and terrace down the hillside creating a variety private gardens and public courts for parking and landscape features. The arrival to Misty Court Hilltown celebrates the connection to the existing neighborhood with a community building and market court.

- A number of key sustainable building systems contribute to these zero energy homes.
- Oriented to the view, each unit also has extensive south facing glazing for passive solar heat gain. Deciduous trees and sunscreens shade the interior during the summer.
 - The rammed earth enclosure is a passive energy system. It uses soil from the site. The thermal mass from the wall eliminates the need for air conditioning and radiates heat at night. It requires no maintenance.
 - The green roofs provide passive insulation, slows water runoff and extends a natural habitat.
 - Borrowed daylight from the living area is conveyed through translucent clerestories to the bathrooms.

PARCEL SITE ELEVATION FROM MISTY COURT SCALE 1/16" = 1'-0"



COMMUNITY PLAN SCALE 1" = 120'



LEGEND

- A. MISTY COURT**
 - Narrow, tree lined street
 - Walkway link to neighborhood and waterfront
- B. MARKET COURTYARD**
 - Public Court for Farmers Market
 - Planted with Orchard to shade and cool
- C. COMMUNITY CENTER**
 - Community Center/Retail at grade
 - Studio Units & Green Roof above
 - Orchard parking & community gathering area
- D. HILLTOWN STEPS**
 - A Continuous, meandering walkway that ascends the entire site
 - Special paving, seating and lighting all along the way
 - Runs from edge of the wetlands to the reservoir at the top of the hill
- E. WINTER POND**
 - Collect and store storm water from site
 - Create riparian Habitat
 - Provide water for nominal summer irrigation
- F. COUNTRY ROAD**
 - Asphalt
 - Emergency turn-a-round
 - Graded to blend into hill
- G. LOWER TERRACE HOUSING**
 - Views and passive solar
 - Living roof (above)
 - Angled walls extend into landscape
- H. LIVING ROOF**
 - Planted in native grasses
 - Provide passive insulation
 - Blend buildings into topography
 - Slow water run-off
- J. ORCHARDS**
 - Larger trees to produce fruit and define space
 - Community resource for food and harvest
 - Parking under shade of trees
- K. MIDDLE TERRACE HOUSING**
- L. PRIVATE COURTYARDENTRY**
 - Smaller trees to provide passive summer cooling
 - Low, fragrant perennials and grasses
 - Pervious cobble paving
 - Planted Gabion walls to retain hillside
- M. UPPER TERRACE HOUSING**
- N. WATER CATCHMENT**
 - System of cisterns collect roof rainwater
 - Water is filtered
 - Windmill conveys water for re-use
- O. RESERVOIR TERRACE HOUSING**
 - Stair Access
 - View units
 - Living roof with private terrace
 - Stair access
- P. RESERVOIR**
 - Collect and store storm water from site
 - Create riparian Habitat and destination
 - Feature a dock and seating lookout at trails end
 - Provide water for nominal summer irrigation
- Q. NATURAL AREAS**
 - Native plants to remain
 - New oaks & natives re-introduced
- R. TRAIL SYSTEM**
 - A Trail, which links from the Hilltown steps to the easterly site on Bahia Drive
 - Hiking, jogging and horseback riding
 - Bike trail along Bahia Drive
- S. ECOLOGY/VISITORS CENTER**
 - Trail Head with link to Misty Hilltown
 - Community and visitor center
 - Information and signage
 - Small structures with restroom facilities
- T. COMMUNITY GARDENS**
 - Raised Beds for vegetables
 - Chicken Coop
- U. PARKING LOT**
 - Pervious paving
 - Off street parking for events
- V. TENNIS COURT**
- W. SWIMMING POOL**
- X. WATERFRONT ACCESS**
 - Public Access at wetland edge
 - Boardwalk with seating
 - Possible light commercial
- Y. BAHIA DRIVE**
 - Reconfigured as graceful, tree lined street.
 - Drive lanes narrowed to 12'
 - Bike and running path added on East side of road
 - Parking provided all along west side

MISTY COURT HILLTOWN PARCEL SITE PLAN SCALE 1" = 50'



MISTY COURT HILLTOWN AERIAL VIEW



PRIMARY VIEW OF MARKET COURT @ MISTY COURT



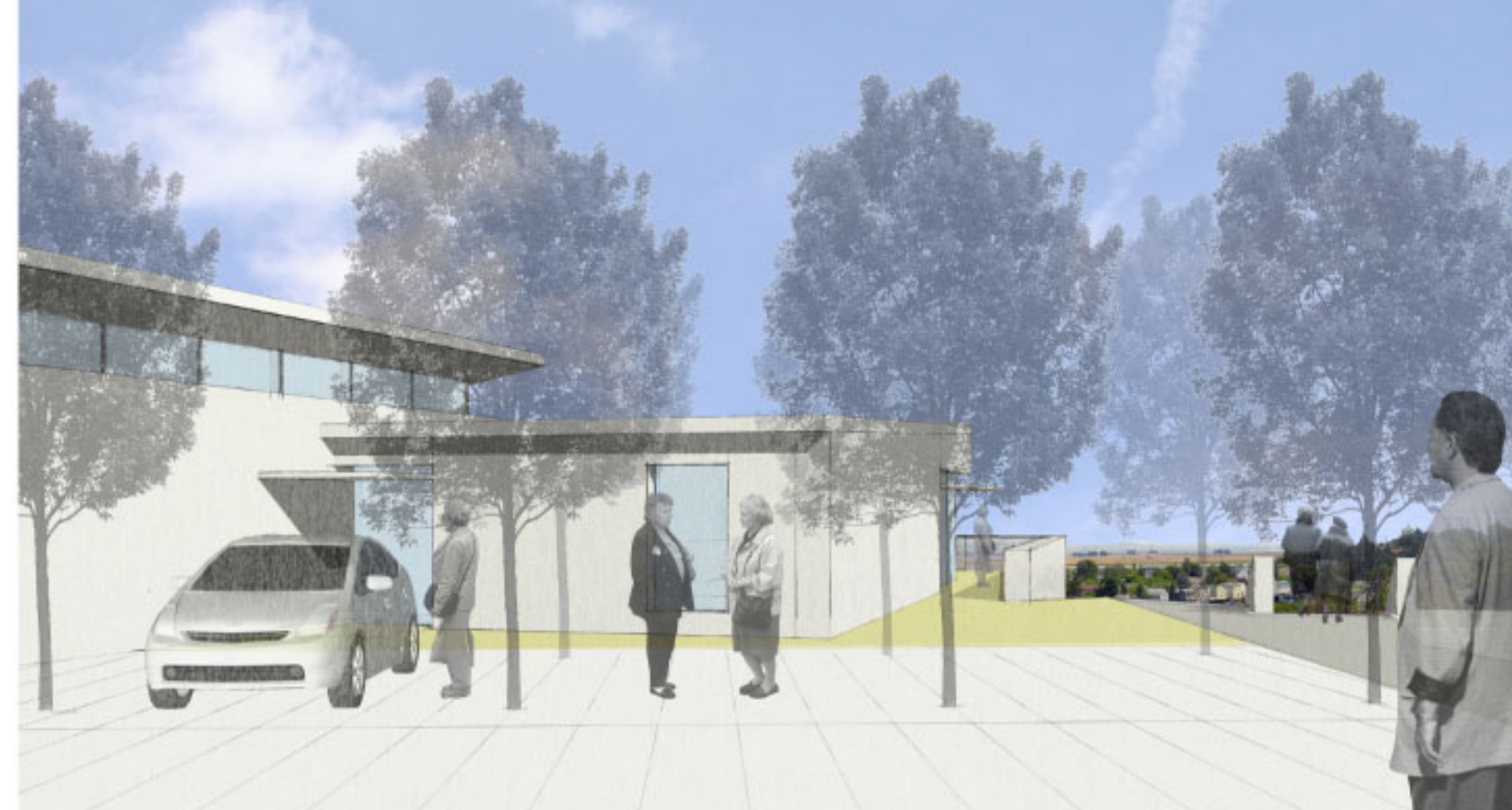
MISTY COURT HILLTOWN



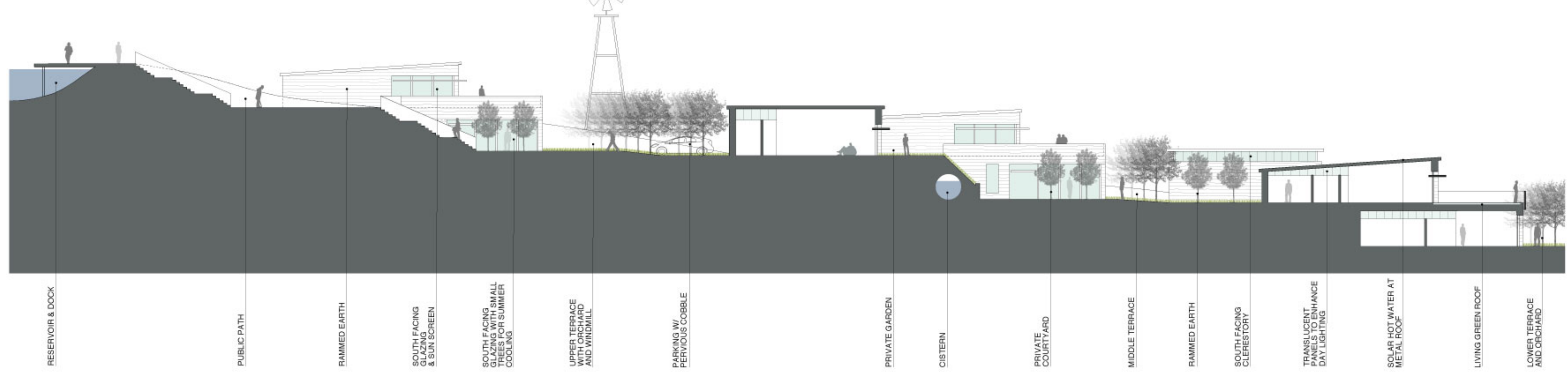
VIEW OF TERRACED HOUSING & PUBLIC PATH AT MIDDLE TERRACE



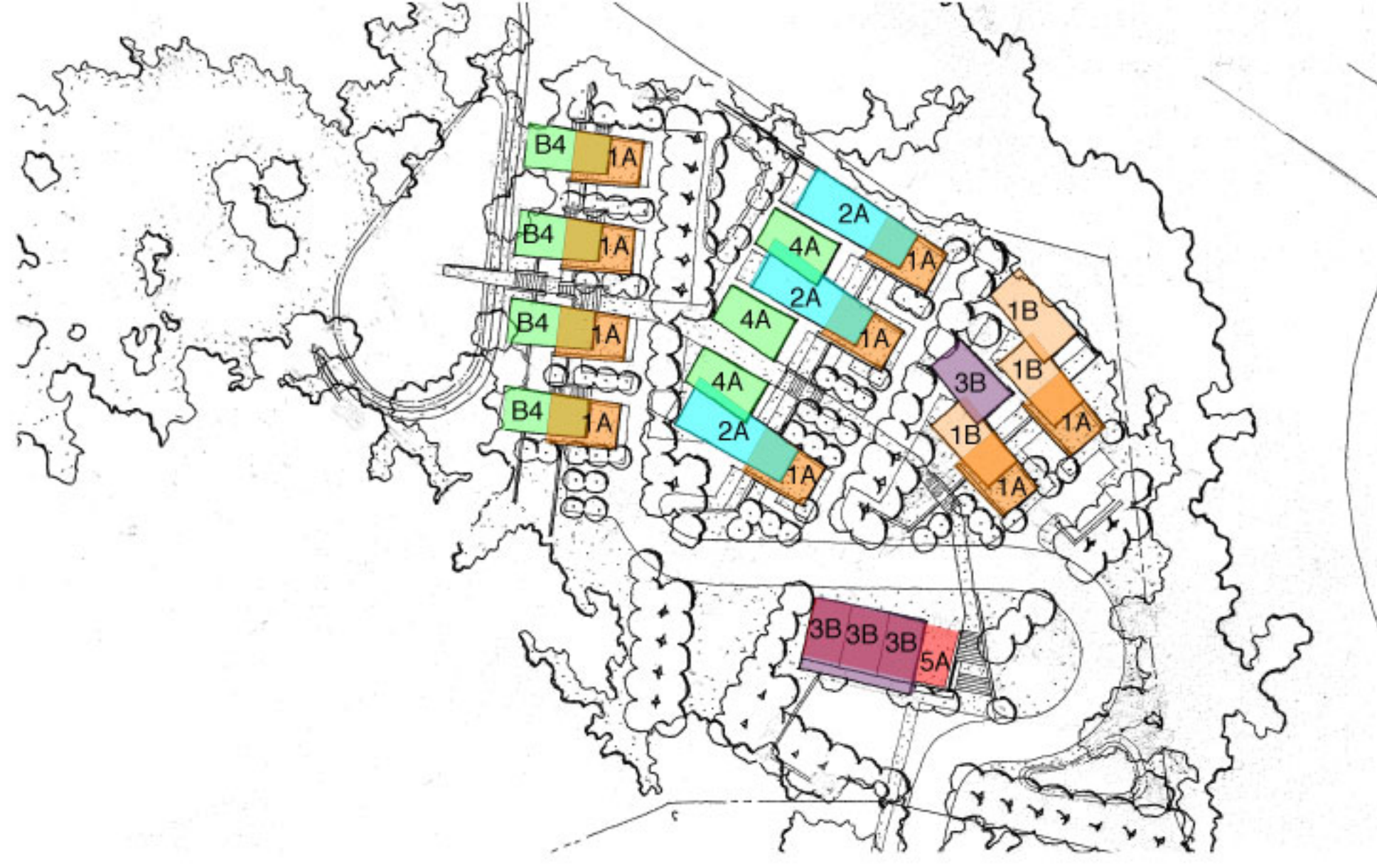
WATER VIEW FROM PUBLIC COURT OF MIDDLE TERRACE



NORTH / SOUTH SECTION AND ELEVATION



UNIT DIAGRAM



COST ESTIMATE SUMMARY

SECTION	%	\$ TOTAL	\$/SF
10 FOUNDATIONS	6.3%	618,338	22.87
A. SUBSTRUCTURE	6.3%	618,338	22.87
10 SUPERSTRUCTURE	9%	891,217	32.67
20 EXTERIOR CLOSURE	21.8%	2,148,468	78.76
30 ROOFING	4.5%	445,500	16.33
B. SHELL	35.3%	3,465,185	127.77

SECTION	%	\$ TOTAL	\$/SF
10 INT. CONSTRUCTION	5.4%	529,700	19.42
30 INT. FINISHES	4.7%	460,240	16.87
C. INTERIORS	10%	989,940	36.29
20 PLUMBING	2.4%	233,258	8.55
30 HVAC	2.2%	218,216	8
50 ELECTRICAL	7.8%	772,770	28.33
D. SERVICES	12.4%	1,224,244	44.88

SECTION	%	\$ TOTAL	\$/SF
10 SITE PREPARATION	4.6%	529,700	19.42
20 SITE IMPROVEMENTS	21.4%	2,117,025	77.61
30 MECHANICAL UTILITIES	5.3%	525,000	19.25
40 ELECTRICAL UTILITIES	4.6%	456,200	16.72
G. BUILDING SITE WORK	36%	3,552,225	130.23
DIRECT COSTS		9,869,932	361.84

LEED CERTIFICATION STRATEGY

LEED 2009 FOR NEW CONSTRUCTION
55 POINTS PROJECTED=LEED SILVER

LEED SECTION	POINTS
SUSTAINABLE SITES	11/26
WATER EFFICIENCY	8/10
ENERGY & ATMOSPHERE	13/35
MATERIALS & RESOURCES	9/14
I.E.Q.	12/15
INNOVATION IN DESIGN	1/6
REGIONAL PRIORITY	1/4
TOTAL POINTS	55/100 - LEED SILVER

UNIT COUNT

- 1A - ONE BEDROOM UNITS, 1,050 SQ. FT. EACH, (9) TOTAL
- 1B - ONE BEDROOM UNITS, 950 SQ. FT. EACH, (3) TOTAL
- 2A - TWO BEDROOM UNITS, 1,250 SQ. FT. EACH, (3) TOTAL
- 3A - STUDIO UNITS, 680 SQ. FT. EACH, (3) TOTAL
- 3B - STUDIO UNITS, 750 SQ. FT. EACH, (1) TOTAL
- 4A - STUDIO UNITS, 750 SQ. FT. EACH, (3) TOTAL
- 4B - ONE BEDROOM 850 SQ. FT. EACH, (4) TOTAL
- 5A - COMMUNITY CENTER AT MARKET COURT, 2,000 SQ. FT.