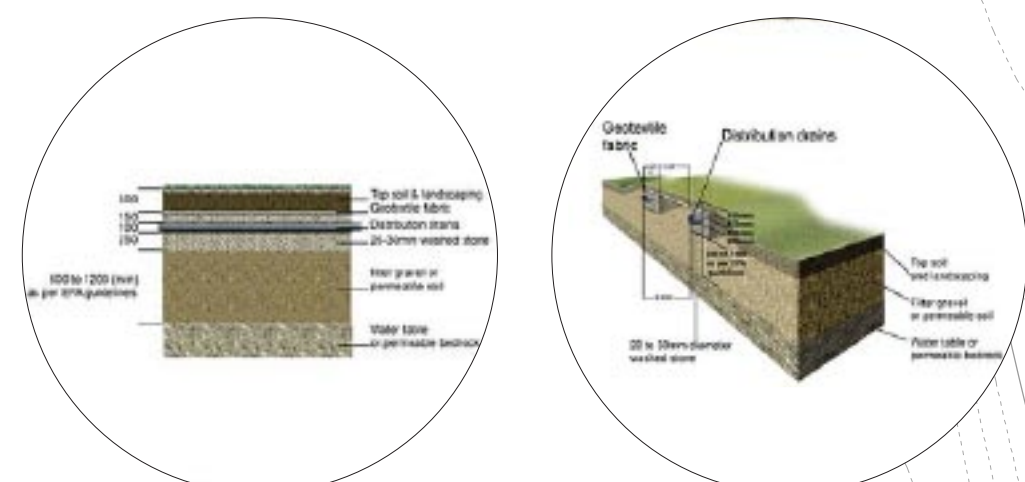


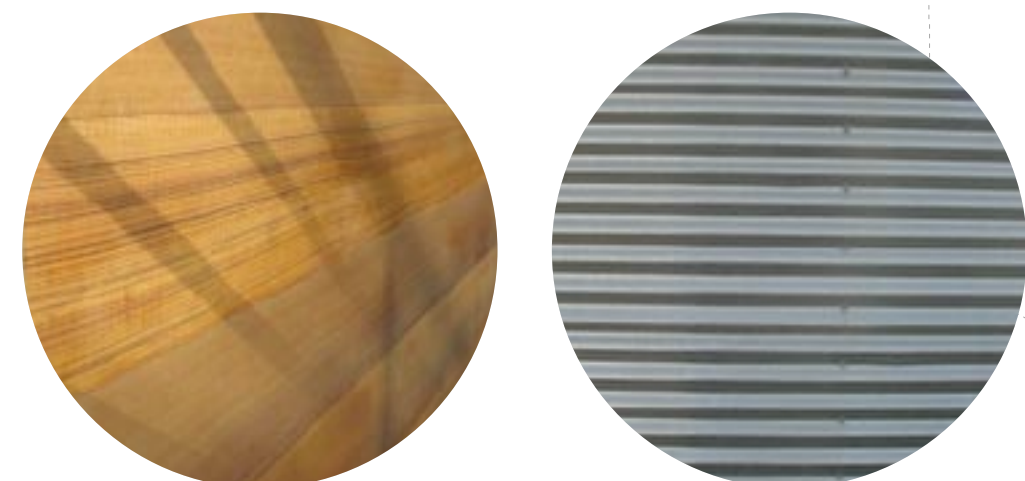
Net Zero Electric Usage Thru Wind Turbines & Photovoltaic Farms



100% Site Drainage Retention Using Pervious Paving, Bioswales, & Rainwater Harvesting



On-Site Wastewater Treatment Using Natural Biological Purification Process



Prefabricated Construction & Materials



**BAHIA NEIGHBORHOOD CONCEPTUAL THEMES**

- 1. A Gateway and Community Transformation**  
Bahia Drive improvements are a gateway and transformation to the Bahia Neighborhood. Landscape improvements and traffic calming actually begin at Atherton, the earliest point at which the neighborhood is recognized.
- 2. Pedestrian and Biking Connectivity**  
Both Misty and Bahia parcels integrate and complete the network of trails, walking and biking paths that are part of the Petaluma marsh and Marin Audubon Society lands, as well as formalize, manage and control the access (with neighborhood buy-in) to the large wooded public/community lands below the Laguna Vista residents.
- 3. A New Village Center Anchor**  
The proposed Bahia Village Center acts as a second anchor, completing the network of community places from the existing mini parks along Topaz drive, to the existing Bahia Clubhouse anchor at the marsh end of Topaz.
- 4. A True Mixing of Uses with Residential**  
Residential presence (senior housing) in the bahia village center is integral to the notion of sustainable placemaking.
- 5. Civic, Commercial and Community 3rd Places**  
The proposed Bahia Village Center reflects more civic, commercial, and community mix of uses and needs that is in balance with the recreational offerings of the existing parks and clubhouse. Subthemes for the village center include:
  - Childcare/Adult Daycare
  - Community Gardens And Orchards
  - Rideshare/Bus Drop-Off
  - Residents' Cooperative, Adult Learning Center, Art/Coffee Gallery
  - Sustainability Demonstration/Interpretive Center And Ecology Gardens
- 6. Education and Sustainability**  
Education and sustainability are integrated in the Bahia Village Center. Opportunities for partnerships and interpretive learning are a significant part of the plan, as well as life-long learning opportunities for residents and seniors.



Apple Tree



Apricot Tree



Plum Tree



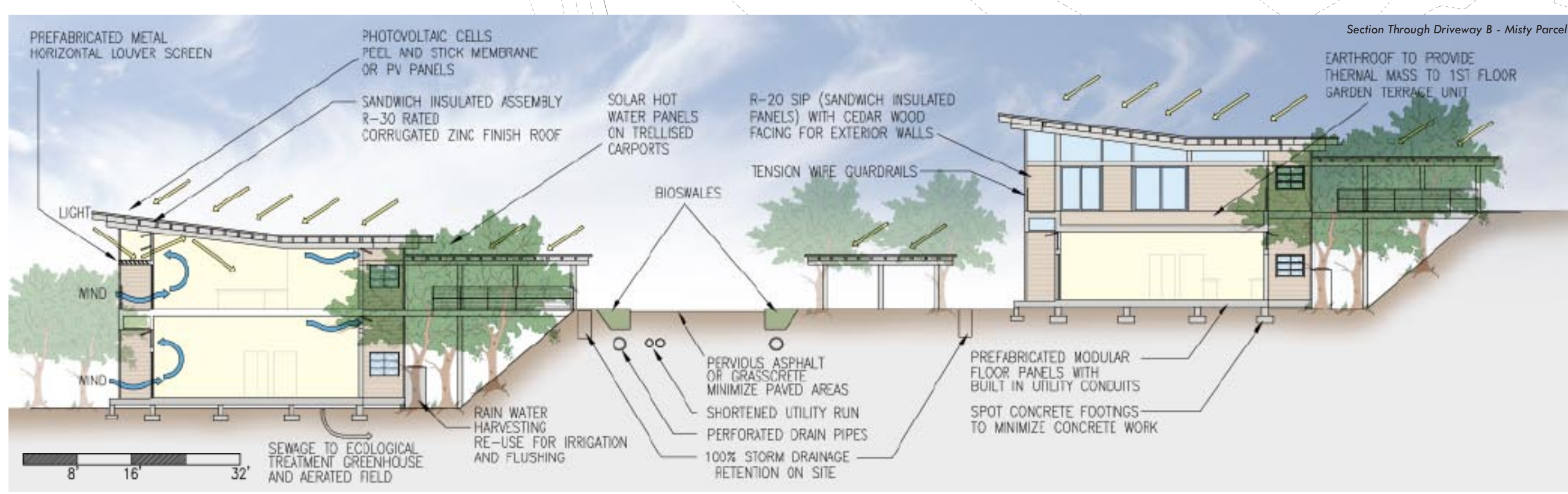
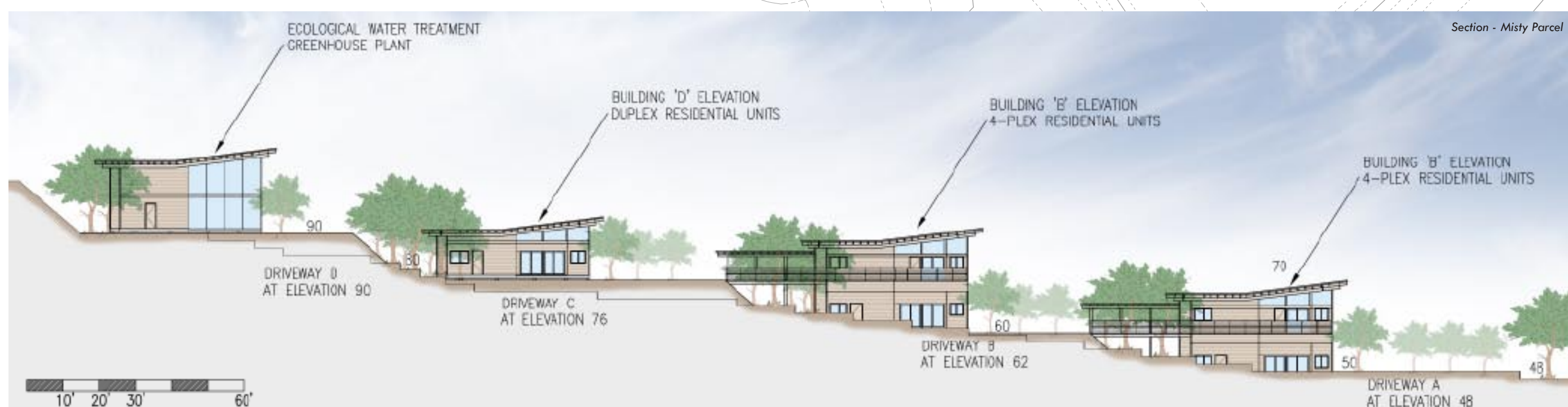
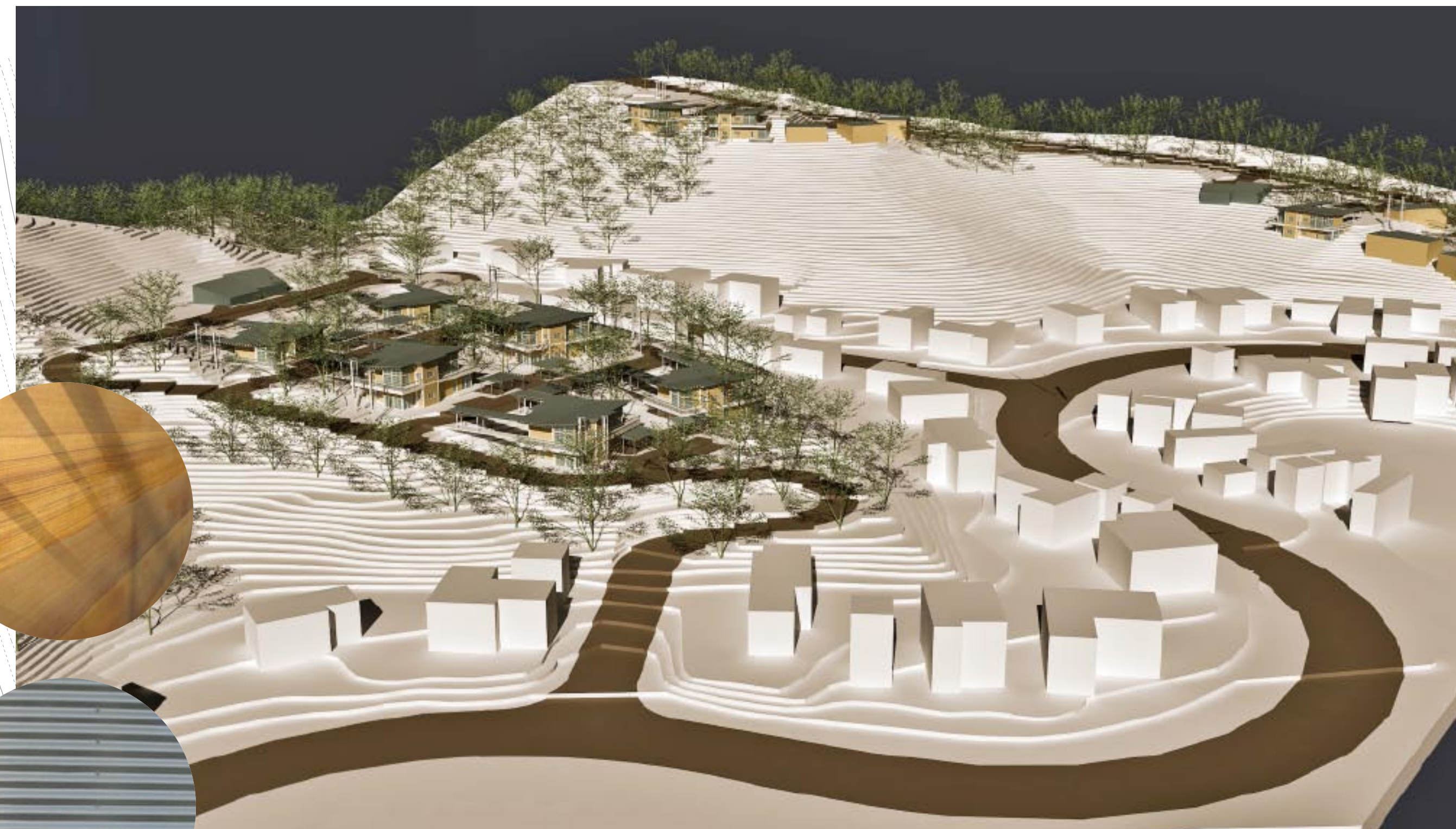
Oak Tree



**LEGEND**

- DISTRICT BOUNDARY
- BAHIA COUNTY DRIVE & RECREATION TRAIL
- BAHIA HOMEOWNERS ASSOCIATION / CITY OF SONOMA OPEN SPACE
- AUDUBON / RUSH CREEK / OPEN LAND / WATERSHED AREAS
- BAHIA MARSH - CITY OF SONOMA
- EXISTING BAHIA MINI PARKS / COMMUNITY CLUBHOUSE / COMMUNITY CENTER
- PROPOSED WALKING / BIKING CONNECTIONS / TRAILS
- WALK WITH LAWN
- PROPOSED CHILD CARE / ADULT DAY CARE & POSSIBLE PRESCHOOL
- PROPOSED COMMUNITY GARDENS
- PROPOSED VILLAGE CENTER, CO-OP / ADULT LEARNING CENTER
- SENIOR HOUSING





**Misty Parcel**

- Compact trunk road to lower costs for utility infrastructures and to minimize disturbance.
- Short Driveways at existing pads with permeable paving.

**Unit Design and Terrace Lifestyle**

- Compact unit design with stacking residential units.
- The bedrooms are located at the more enclosed center of the building.
- Common utility walls.
- The living rooms are located at the corners which open to generous terraces and roof gardens to allow enjoyment of the temperate Novato climate and the spectacular views.

**Prefabricated Construction enables speedy and economical construction.**

- Foundation - Spot concrete footings with tie beams if required.
- Floor Decks - Modular 12 x construction with plywood floor decks and built in utility and electrical conduits.
- Exterior Walls - SIP's or Sandwich Insulation Panels with plywood siding and cedar veneer on the exterior. Exterior walls will have R-20 thermal resistance.
- Windows - Modular lightweight aluminum jalousie windows, built into wall panel.
- Doors - Solid core wood doors or aluminum sliding glass doors.
- Roof - Prefabricated sandwich panel roof with glulam wood structure. Up to R-30.

**Sustainability Measures**

- Energy - Net zero in energy use. The project includes solar hot water heaters, photovoltaic panels, and wind turbines to provide 6000 kilowatt hours of energy per average dwelling.
- Drainage - 100% of storm drainage is retained on site through use of permeable paved surfaces, bioswales, rainwater harvesting.
- Sewage - An optional on site eco-machine recycling system is provided. This system uses local aquatic plants and bacteria to purify brown water. The water is recycled for re-use in irrigation or flushing. The plant can be used as an educational exhibit.
- Water Usage - Water usage is lowered through rainwater harvesting, drainage collection, and low water usage plumbing fixtures.
- Light - Residential utilize the ceiling to reflect light deeper into the unit.
- Natural Ventilation - Venturi effect is used to cool and ventilate units.

**Bahia Drive Is Opportunity To Provide Gateway To Bahia Neighborhood**

- Redefined Bahia Drive - The downhill approach into the neighborhood is redefined with a gracious traffic median with oak trees. Diagonal parking is provided.
- Ecology Trail features a walk through terraced gardens at the lower end of Bahia Drive and provides opportunity to view marine Audubon Society ecology from terraces.
- Adult/Child Daycare Center
- Ecological Treatment Green House
- Organic Farming Cooperative
- Café and Educational Center
- Ride Share Kiosks
- Ecology Museum and Art Gallery
- 6 Residential Units located at Bahia parcels encourages seniors to participate and engage in community activities.

NOVATO SENIOR HOUSING COST ESTIMATE			
Division	Item Description	Amount	Unit Cost
Building A	Divisions		
Division 1	Concrete	\$3,000	26 Piers & Special Footings \$115 per ft
Division 2	Formwork	\$10,000	2000 sq ft
Division 3	Wood and Plyform	\$18,000	4000 sq ft
Division 4	Roof Deck Insulation	\$20,000	20,000 sq ft
Division 5	SIP - Sandwich Insulated Panels with Cedar Veneer	\$20,000	4000 sq ft
Division 6	Roof Deck Insulation Panels	\$20,000	4000 sq ft
Division 7	Waterproofing	\$2,000	2000 sq ft
Division 8	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 9	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 10	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 11	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 12	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 13	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 14	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 15	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 16	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 17	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 18	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 19	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 20	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 21	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 22	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 23	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 24	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 25	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 26	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 27	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 28	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 29	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 30	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 31	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 32	Roof Deck Insulation Panels	\$2,000	2000 sq ft
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Division 81	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 82	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 83	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 84	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 85	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 86	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 87	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 88	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 89	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 90	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 91	Roof Deck Insulation Panels	\$2,000	2000 sq ft
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Division 97	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 98	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 99	Roof Deck Insulation Panels	\$2,000	2000 sq ft
Division 100	Roof Deck Insulation Panels	\$2,000	2000 sq ft

