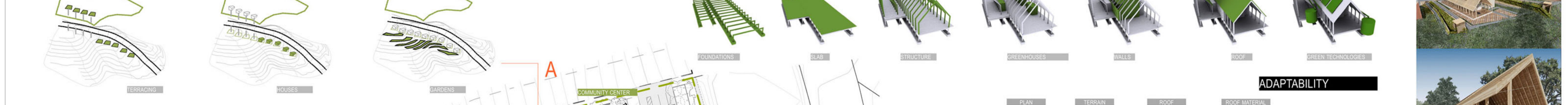
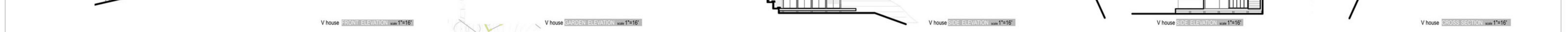
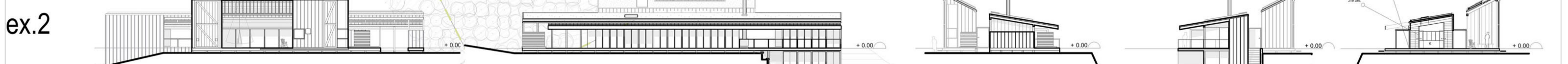
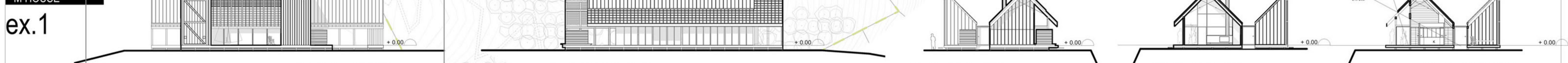
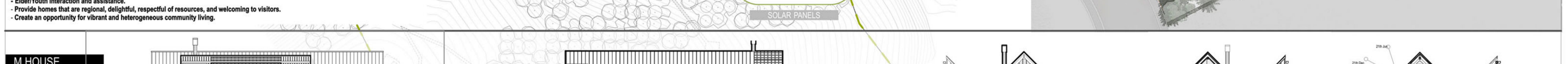
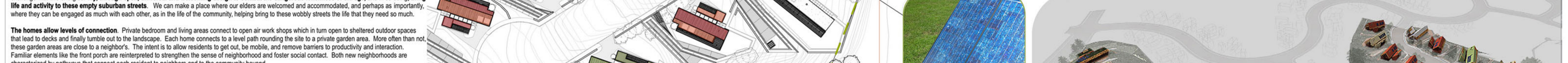
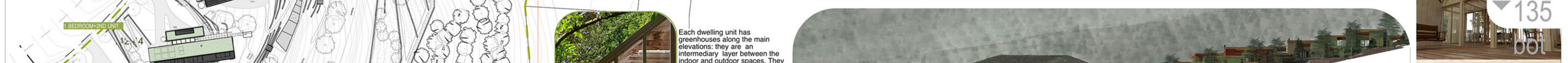




TERRAIN **BUILDING BLOCKS**



INDOOR/OUTDOOR RELATIONSHIP **ADAPTABILITY**



COST ESTIMATE

DESCRIPTION OF WORK	TYPE OF ESTIMATE	COST PER SF
DIVISION 1 - GENERAL REQUIREMENTS	Conceptual	\$18.79
DIVISION 2 - CONCRETE	Conceptual	\$10.84
DIVISION 3 - METALS	Conceptual	\$1.87
DIVISION 4 - CARPENTRY	Conceptual	\$11.68
DIVISION 5 - THERMAL & MOISTURE PROTECTION	Conceptual	\$29.48
DIVISION 6 - DOORS & WINDOWS	Conceptual	\$18.23
DIVISION 7 - SPECIALTIES	Conceptual	\$2.12
DIVISION 8 - EQUIPMENT	Conceptual	\$4.22
DIVISION 9 - FINISHINGS	Conceptual	\$4.29
DIVISION 10 - SPECIAL CONSTRUCTION	Conceptual	\$0.00
DIVISION 11 - CONVEYING SYSTEMS	Conceptual	\$0.00
DIVISION 12 - ELECTRICAL	Conceptual	\$17.41
SUB-TOTAL		\$149.88
GENERAL CONTRACTOR OFFICE OHP	5%	\$7.49
DESIGN TOTAL		\$157.37
ESTIMATING CONTINGENCY	12%	\$18.88
SUB-TOTAL		\$176.25
TOTAL PROBABLE CONSTRUCTION COST		\$176.25

CONCEPT STATEMENT

The "Bahía Tract" consists of could be anywhere" houses with garage doors to the street, and streets almost deserted during the day - kids at school, mom and dad at work. Like many post war suburbs, it is a tract with no immediate services. Not designed for the needs of those in post career, post family raising years, these underused and sparsely inhabited places have little to offer the elderly but the unerving specter of isolation.

Since isolation is the great gyre of decline for the elderly, our plan seeks to encourage activities to defat marginalization and stasis. We approach this challenge with two energies: **Try, through open, universal and welcoming design to combat the dangerous loneliness of old age, and in so doing, bring life and activity to these empty suburban streets.** We can make a place where our elders are welcomed and accommodated, and perhaps as importantly, where they can be engaged as much with each other, as in the life of the community, helping bring to these wobbly streets the life that they need so much.

The homes allow levels of connection. Private bedroom and living areas connect to open air work shops which in turn open to sheltered outdoor spaces that lead to decks and finally tumble out to the landscape. Each home connects to a level path rounding the site to a private garden area. More often than not, these garden areas are close to a neighbor's. The intent is to allow residents to get, be mobile, and remove barriers to productivity and interaction. Familiar elements like the front porch are reintroduced to strengthen the sense of neighborhood and foster social contact. Both new neighborhoods are characterized by pathways that connect each resident to neighbors and to the community beyond.

Just as the garden spaces provide opportunity for productive outdoor activity, workshop spaces can extend some professional activities or hobbies which prolong the active cycle and provide services that might be of use to the greater community and encourage interaction, working friendships etc.

The community center is a multipurpose space. Potential functions include: a **homework help center for the neighborhood's students, a day care center where the elderly might assist staff,** a vegetable market, a shuttle service, a health service center, a creative studio for arts, music, etc. It could accommodate a social center as well. Located at the foot of Bahía Drive, it is approximately equidistant from the two clusters of senior housing and relatively central to the larger community.

The houses include modest indoor spaces, deferring to semi outdoor and outdoor areas as they cost much less to build. The style of the houses is reminiscent of rural precedents common in northern California and the traditional symbols of home are re-evoked: white picket fence, curbside mailbox, fireplace and hearth, basketball hoop over carport, front porch with swinging bench etc. The houses are modular and based on a very simple, adaptable organizational system. We chose two roof profiles to reflect the different conditions of the ridge and the valley but other profiles could be used.

Common sense drives the sustainable aspects of the design. Homes are oriented to capture the winter sun when possible, and provide shade in the summer. Envelopes are well-insulated. Solar hot water and photo voltaic panels are proposed on south and south west sloping roof surfaces. A hydronic radiant system provides heat, boosted by solar collectors on the roof, and distributed via pex tubing in the floor slabs. Because the filling wetland is so visibly prevalent from the site, there is a visceral link to the cisterns that store rainwater harvested from the roofs for use in irrigating the gardens.

In summary, the proposal seeks to

- Remove barriers to active and productive living within the dwellings and throughout the site.
- Encourage activities relevant to the larger community
- Eider/Youth interaction and assistance.
- Provide homes that are regional, delightful, respectful of resources, and welcoming to visitors.
- Create an opportunity for vibrant and heterogeneous community living.

