

Our project creates a social and private sustainable and affordable senior Colony in the city of Novato. We divided the New Senior Housing Colony in both parcels. In the parcel A "Bahia Drive Parcel" we settled fourteen attached homes, having second units connected all of them. In the parcel B "Misty Road Parcel" we placed five two bedroom detached homes.

There are some differences between housing prototypes in each parcel attending to the site topography and the adjacent properties but the project has the same aim in the entire site: create a new neighbourhood with different public and private spaces of negotiation and collaboration with the city of Novato furthermore to create a New Senior Housing Colony.

We comply with all applicable governmental regulations as:

- City of Novato Municipal Codes.
- California's Title 24.
- California Uniform Building Code.

California Seismic Safety Regulations.
ADA
CAL/CSHA.

BAHIA DRIVE PARCEL: PARCEL A

We link the fourteen homes creating a community. Using the communal areas as Gardens, Swimming Pool, Guest Parking and two Day Care offices, we create the connection inside the new senior housing area. We provided the entire housing site with the dual of independence but connected.

We placed the fourteen new homes separate to the Bahia Drive boundary. The reasons were not only cause the noise pollution also because we tried in every detail proposal to make the most with the different ranges on the parcel topography trying to minimize additional costs in land movements. Furthermore we settled a vegetation line of evergreen trees on the Bahia Drive boundary.

Every new home has an attached second unit, absolutely independent. The units attached have their own private entrance and parking space. The housing community is arranged from east to west axis providing the same beautiful site views, San Pablo Bay, and Petaluma River.

The open space on the west side of this parcel has been transformed into several terraces for creating small scale agriculture, vineyards or food forest and a combination of several public promenades for pedestrian and cycling uses for the city of Novato. So we are just introducing a kind of negotiation and collaboration with the city of Novato and giving to the parcel an additional economic benefit.

Material: stone, glass and wood in every housing or complementary construction proposal. Concrete blocks for the parking spaces and the streets and wood for the promenades and the private and public decks.

Attached: to save materials and overall costs, we are just reducing the number of facades. facade forms we decided those housing prototypes because it's functional and it allows a cross ventilation.

Graded: following the contour lines of the area and to not included several land movements. Also we provided each home to private space.

Final Owner: on that site we were thinking about senior buyers which need medical assistance in a way or a specific care. We settled two Day Care Offices in between the whole housing space and also we provided all of them with an additional secondary unit, interior distribution.

We started each home with a private cover parking. The parking roof is the basement of the secondary unit attached. We isolated the parking and the home entrance with an interior glass garden. The interior garden separates the kitchen and the living room and brings light and privacy.

Getting into the spacious veritable we found two side corridors that made an alternative circulation inside those houses. The first one side connects the kitchen, the living room, the dining room and the private deck. The second one side connects the living room, the bathroom and the bedroom, which is the private circulation inside.

Every new home in this city is able to be used by wheelchair and prepared for any type of physical disability following the ADA requirements.

Complementary Uses Construction:

Placed in the northern boundary of the parcel we proposed two new constructions to settled different uses for the people who are going to live in and for the rest of Novato residents. Those constructions have been designed using the same line in geometry and perspective to the senior housing and the land topography.

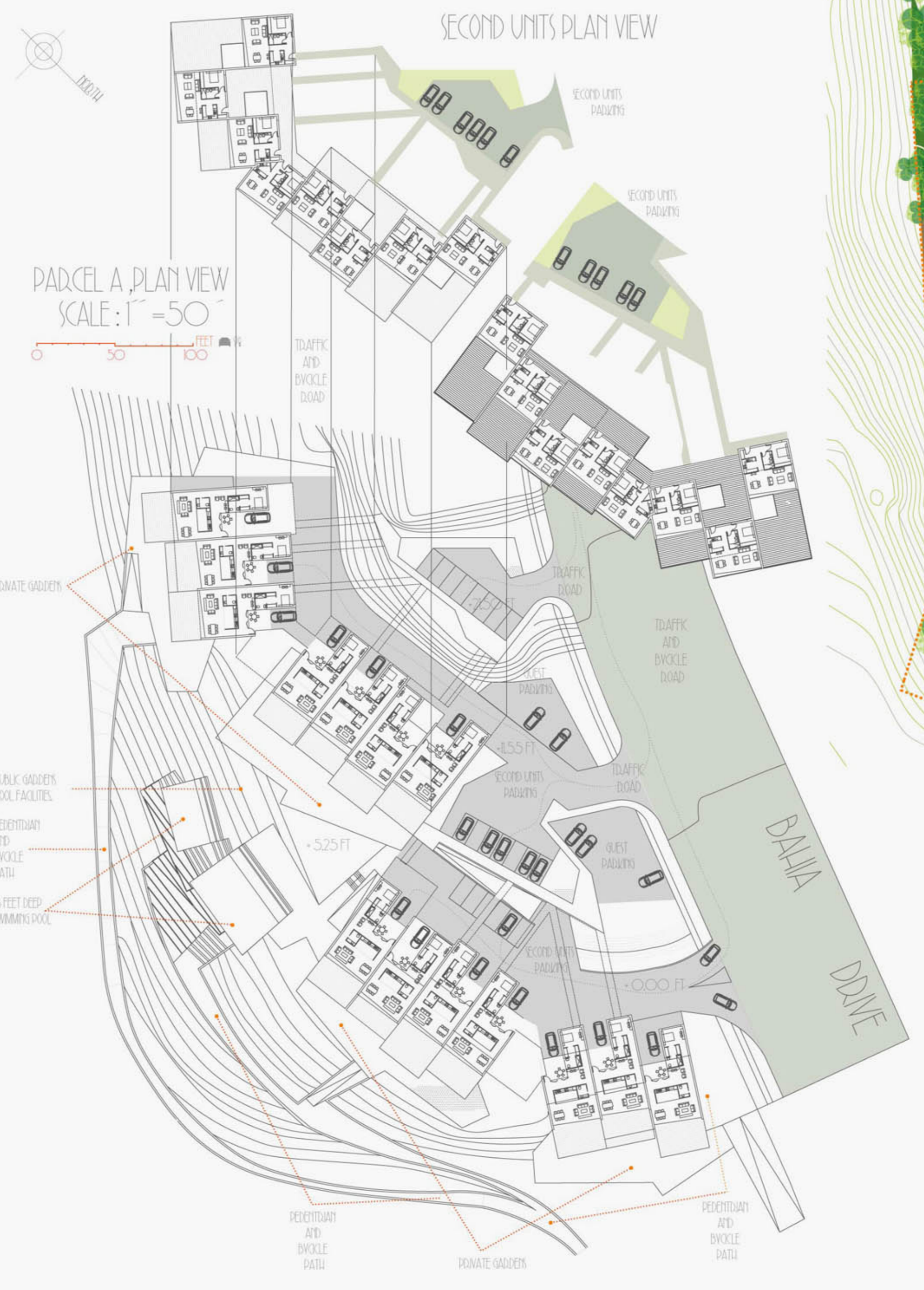
- The first construction, closest to the homes, comprises:
- Day Care Senior Centre
 - Arts & Culture Support Centre
 - Studying Senior Classes, Arts, Plates, Senior Distance University for Adults...
- Social Services:
- Children and Playground focused on bringing two generations together, senior with grandchildren and daycare facilities for children with working parents.

The second construction, settled at the end of the parcel, comprises:

- Coffee Shop
- Corp's Groceries: senior residents could sell their harvest achieving an alternative benefit for their selves and increasing the value of the parcels.
- Deck
- Summer Theatre.
- Local Detail.



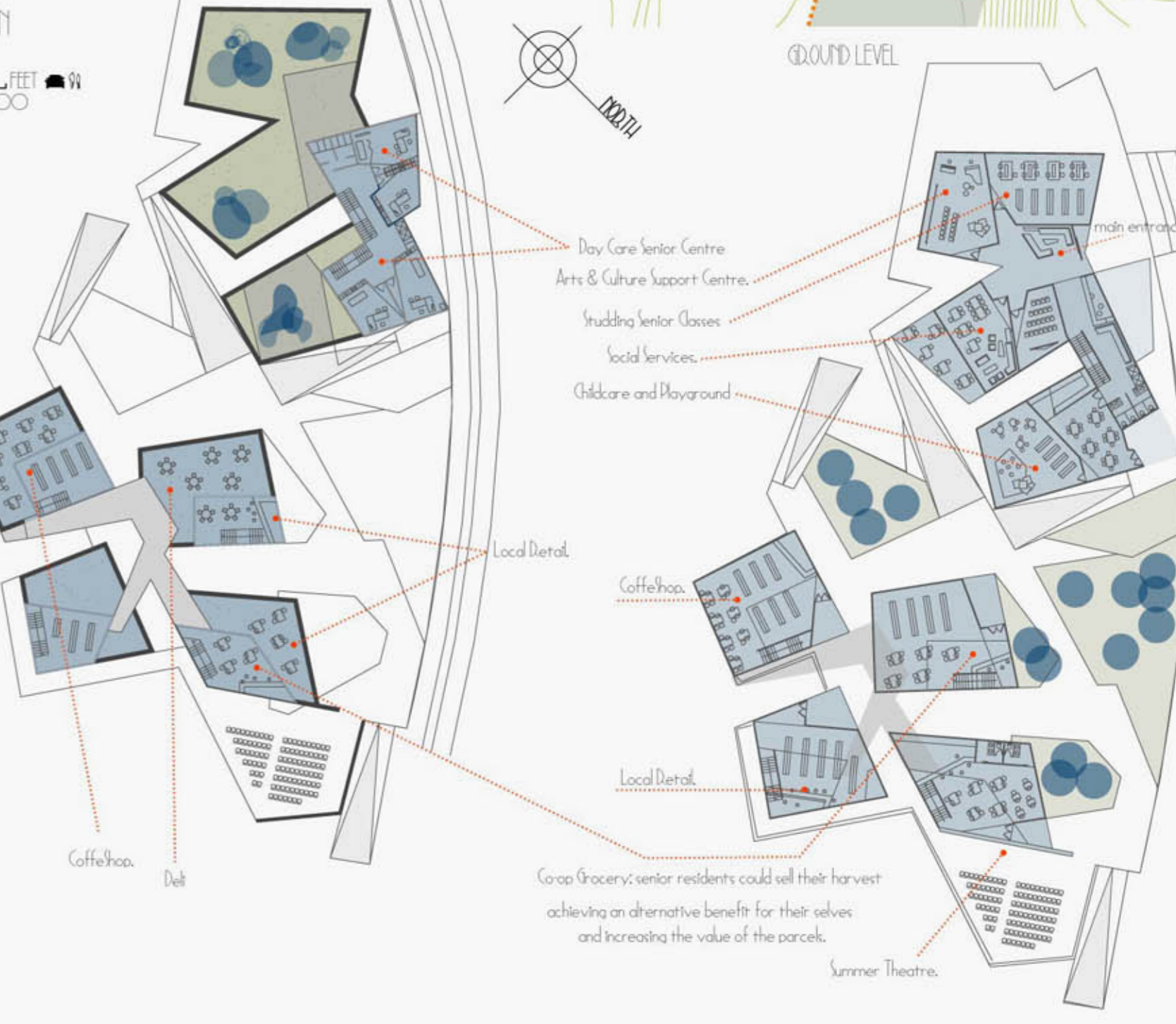
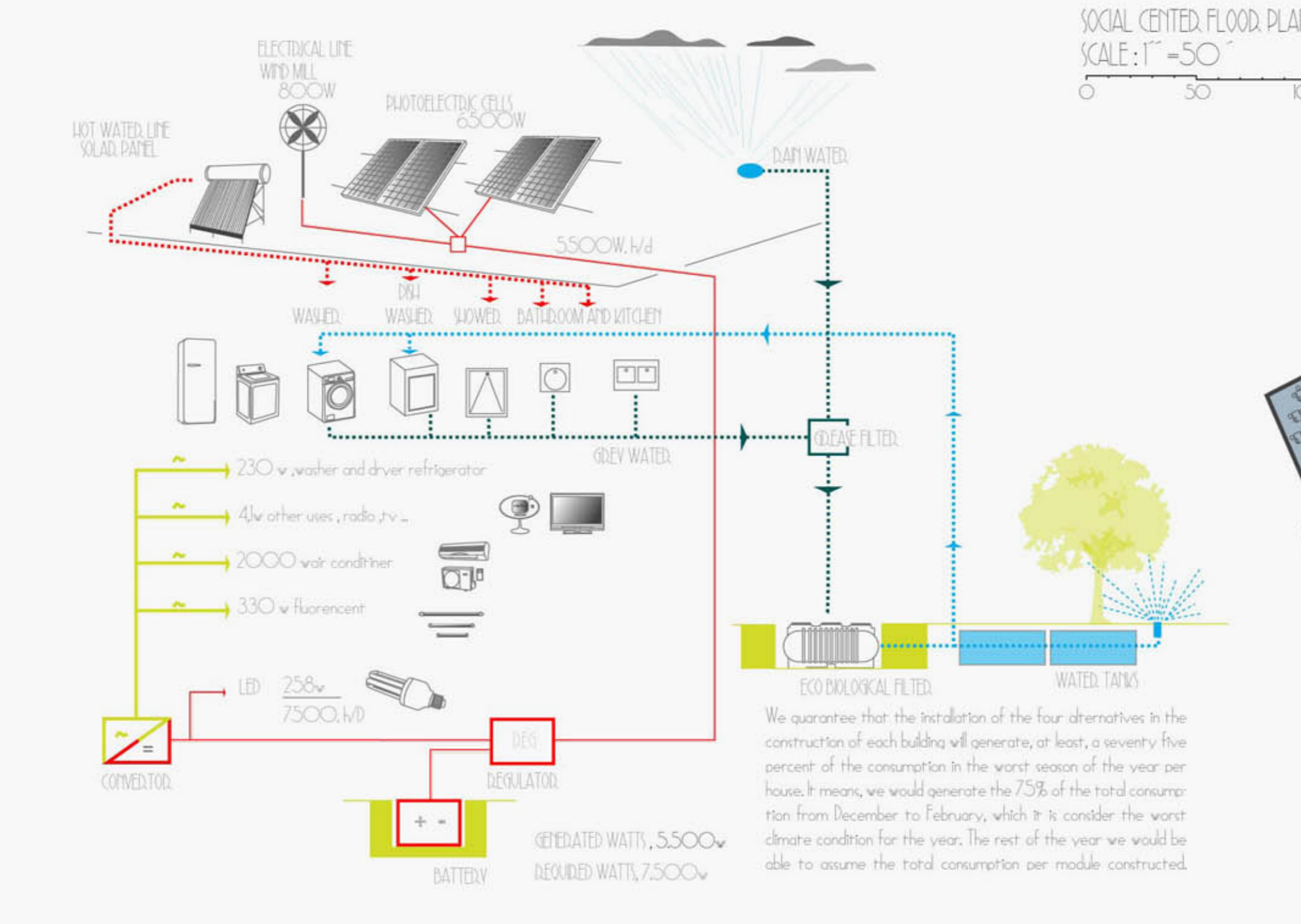
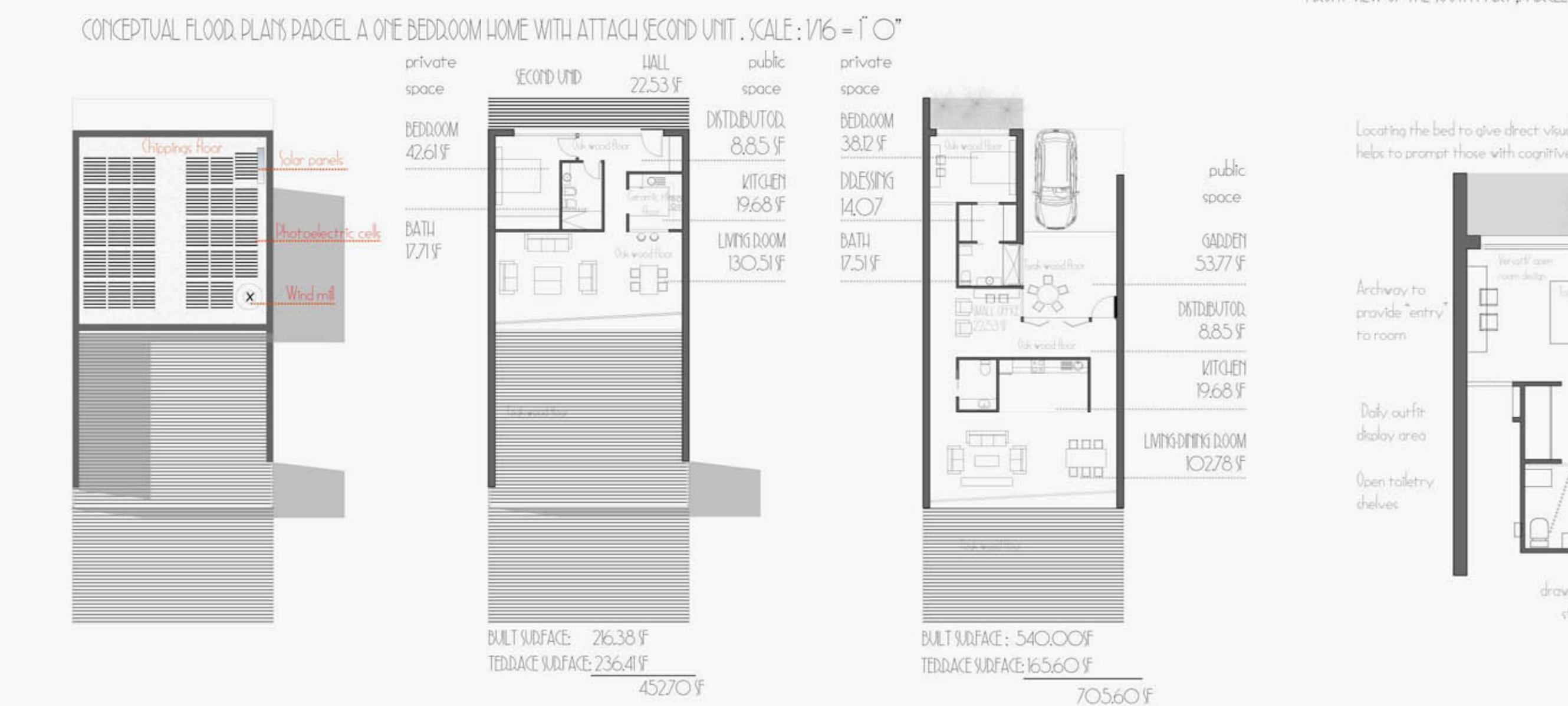
GENERAL VIEW PARCELS A AND B

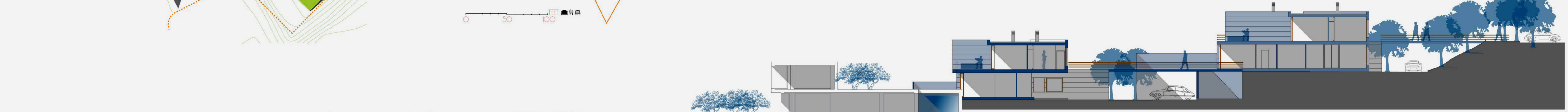
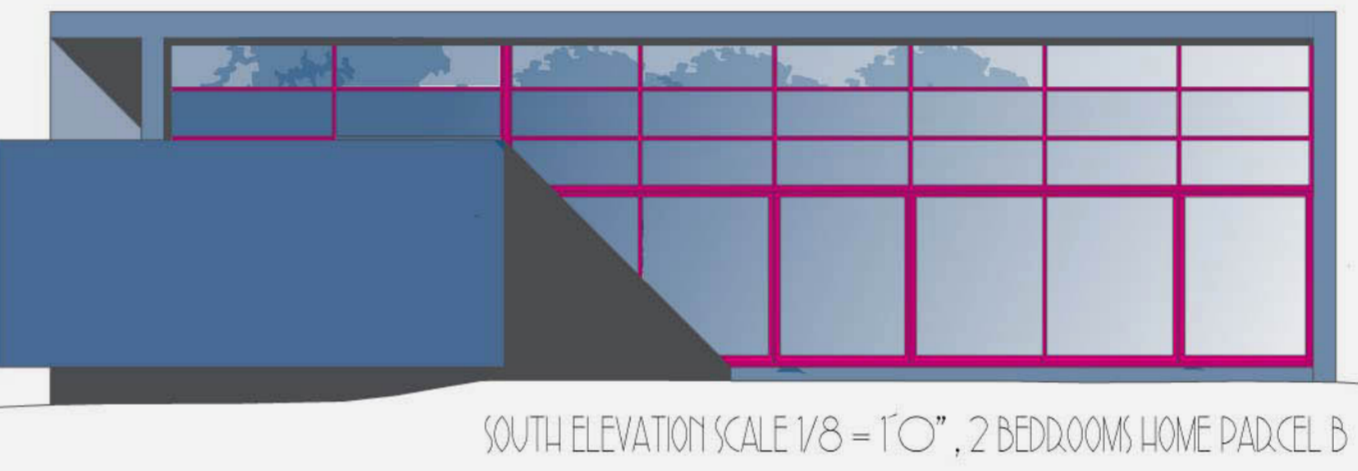
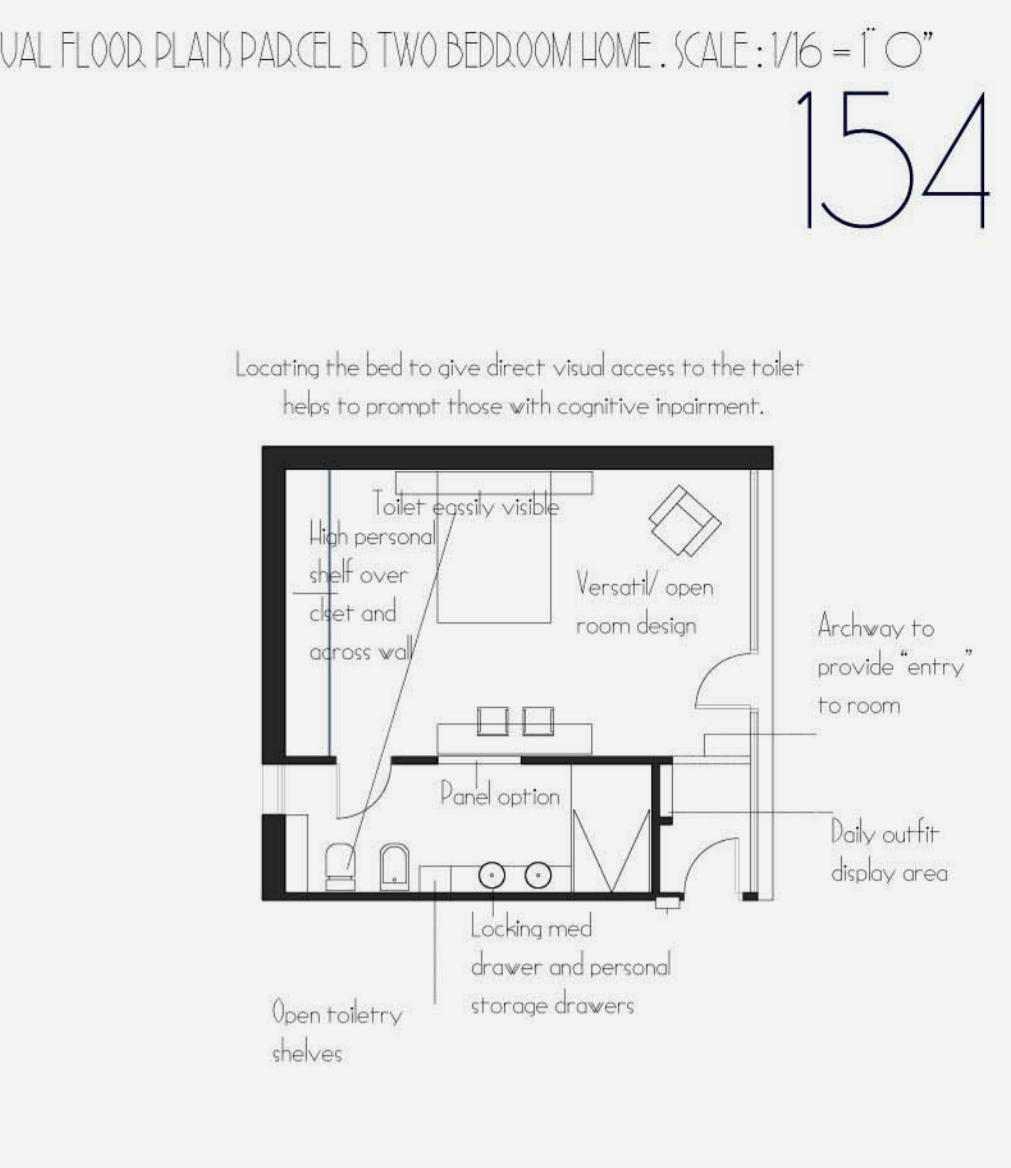
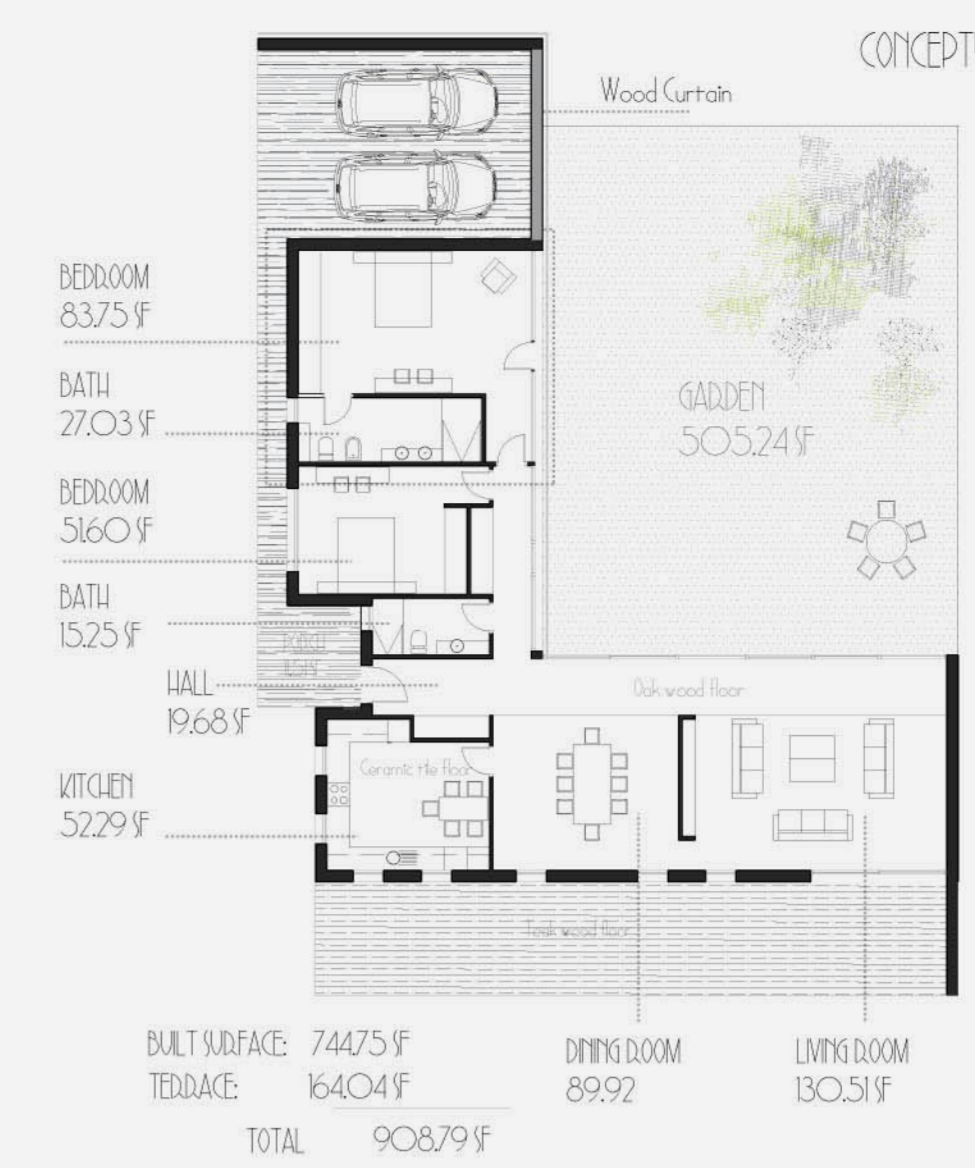
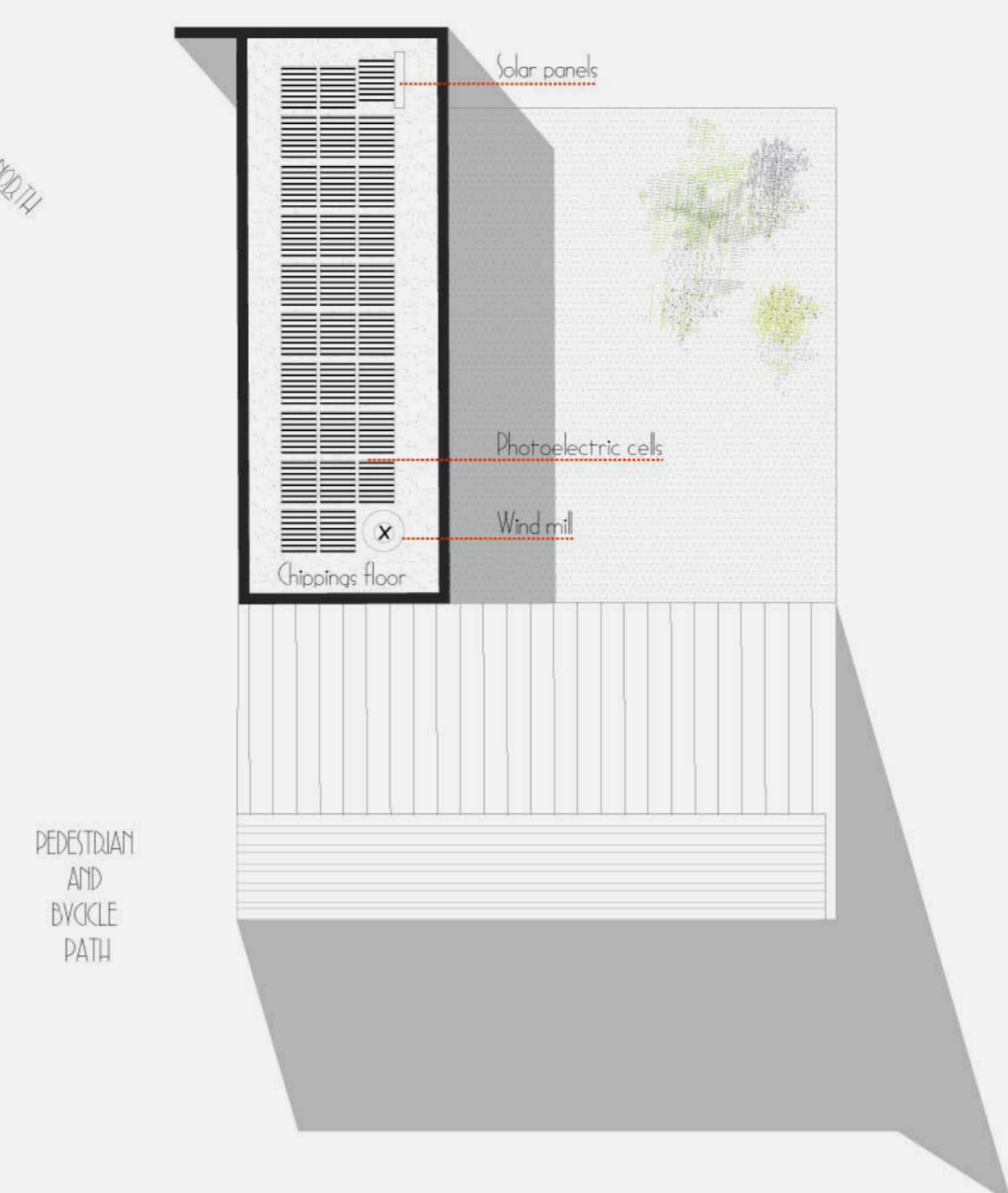


PARCEL A PLAN VIEW
SCALE: 1" = 50'



FRONT VIEW OF THE SOUTH PART, PARCEL A





MTVY ROAD PADCELL B

We tried to clear up the settlement of the five two bedrooms detached homes in this parcel with the maximum environmental integration. The terraces presented on the rough land are our starting design points and we also avoided land movements.

The residential settlement consists in a geometry generated by a central axis of the whole unit. This central axis is made with several stairs and ramps connecting the slopes on the terrain and being also the different entrances of the five new homes. Furthermore, we solve the whole connection and circulation of the parcel between the northern boundaries to the southern boundaries; it means, from the basement to the top of the hill.

From the basement we started setting the first isolated two bedrooms home but connected by the central axis with the following houses. The four rest houses we distributed them by couples with a space entrance in common but separate.

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Design
Materials: stone, glass and wood in each house construction proposal. Concrete blocks for the parking spaces and the streets and wood for the promenades and the private and public decks.
Forms: we decided those housing prototypes doing an L form because that allows getting in touch with the terrain, the environment and adapts each construction with the land topography.
Graded following the contour lines of the area and to not included several land movements. Also we provided each home to private spaces.
Final Owner: on that site we were thinking about senior buyers with a higher median income and a couple with some person or familiar living with them.

Interior Distribution
We created each couple of houses in the top of the site doing an opposite geometry giving them privacy but a real connection. Doing again the dual of separating but connected. Those homes are distributed equal but in opposite positions. Every house started with a spacious vestibule which distributes the house into two separate spaces: the private one and the public one. It means that the vestibule of each house is the apex of the L form.
The private space goes from north to south and comprises the two bedrooms and two bathrooms. And the public space goes from east to west and included the living room, the dining room, the kitchen and the private deck that we called it summer garden. Filling it out the L form into a square one we created the winter garden and the cover space parking. Above the winter garden or private deck we settled the private guest parking space.
On the top of the hill we placed the swimming pool and the parking spaces.
Every new home in this unit, is able to be used by wheelchair and prepared for any type of physical disability following the ADA requirements.

- CONCEPTUAL COST ESTIMATES
- DANCE: \$200-\$300 OVERALL PROJECT COSTS
- SENIOR HOUSING COLONY
 - COMPLEMENTARY USES CONSTRUCTION
 - URBANISM
 - LANDSCAPE
 - PARKING
 - EXTERIOR FURNITURE
 - EXTERIOR LIGHTING



We design our proposal following the economic ranges that you request on the programme competition.