

UNIT SUMMARY

NO.	Primary Unit	Secondary Unit	Type
#1	1,069 sqft	441 sqft	one-bedroom
#2	714 sqft	studio	studio
#3	1,001 sqft	one-bedroom	one-bedroom
#4	828 sqft	studio	studio
#5	1,069 sqft	441 sqft	one-bedroom
#6	1,117 sqft	398 sqft	two-bedroom
#7	1,100 sqft	489 sqft	one-bedroom
#8	867 sqft	studio	studio
#9	1,231 sqft	459 sqft	two-bedroom
#10	756 sqft	studio	studio
#11	1,217 sqft	491 sqft	two-bedroom
#12	1,077 sqft	542 sqft	one-bedroom
#13	913 sqft	studio	studio
#14	823 sqft	studio	studio
#15	866 sqft	studio	studio
#16	1,084 sqft	one-bedroom	one-bedroom
#17	1,146 sqft	422 sqft	two-bedroom
#18	1,247 sqft	512 sqft	two-bedroom
#19	1,052 sqft	513 sqft	one-bedroom

*7 studios, 7 one-bedrooms, and 5 two-bedrooms

UNIT CONSTRUCTION ESTIMATE

Earthwork/Foundation	\$8.48 /sqft
Framing	\$27.37 /sqft
Exterior Finish	\$10.22 /sqft
Door/Windows	\$6.48 /sqft
Roof	\$8.51 /sqft
Interior	\$20.18 /sqft
Electric	\$5.04 /sqft
Flooring	\$8.58 /sqft
Plumbing	\$11.63 /sqft
Appliances	\$2.26 /sqft
HVAC	\$12.51 /sqft
Total	\$121.26 /sqft

AREA OF DETAILED UNIT PLAN

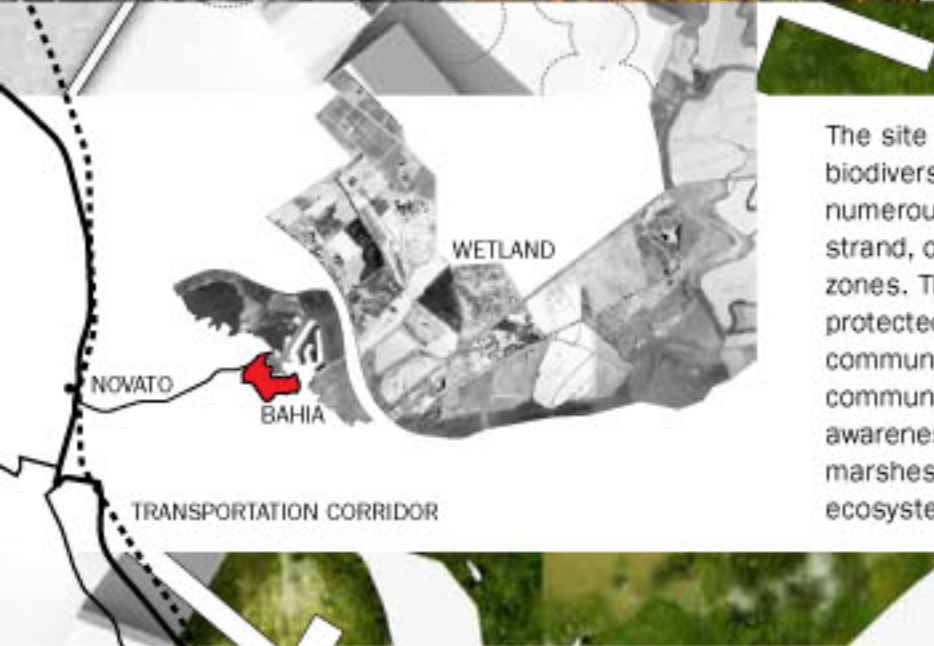
- 1. VINEYARD
- 2. CLUBHOUSE
- 3. OUTLOOK
- 4. DECK
- 5. UTILITIES
- 6. POND
- 7. PHOTOVOLTAICS
- 8. SKYLIGHTS
- 9. DRIVEWAY
- 10. EXISTING WETLAND
- 11. GUEST PARKING
- 12. BOATHOUSE
- 13. MARINA
- 14. ECODECK
- 15. SPORTSFIELD

VINES, WETLAND AND PLATFORMS

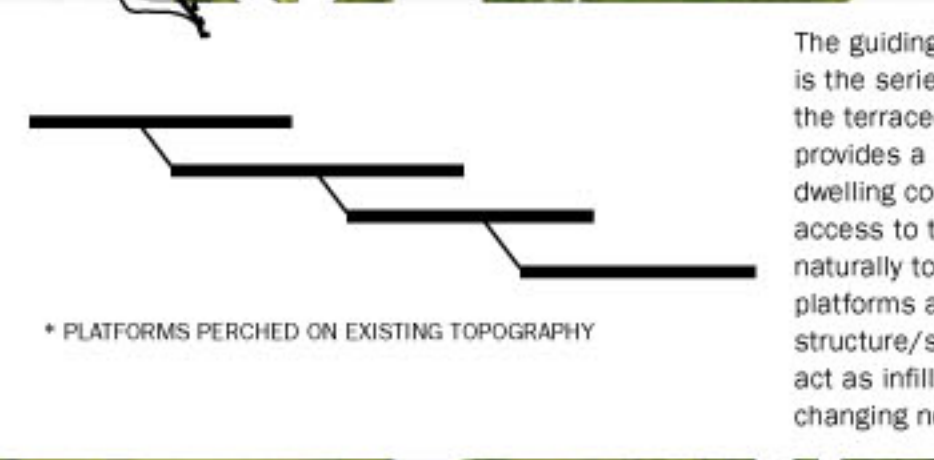
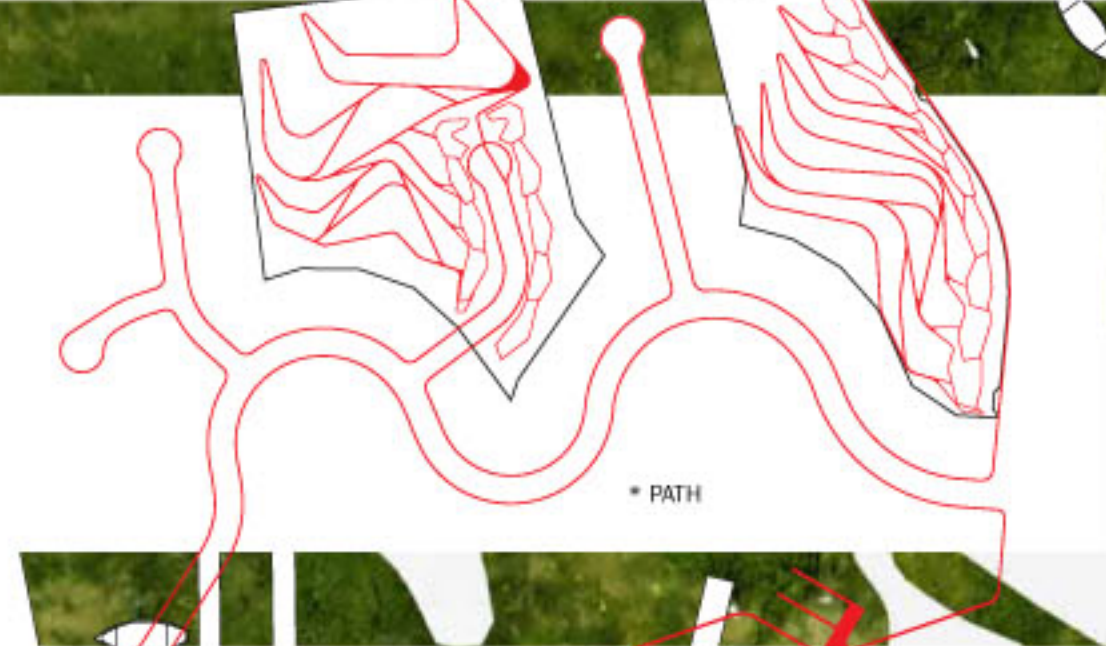




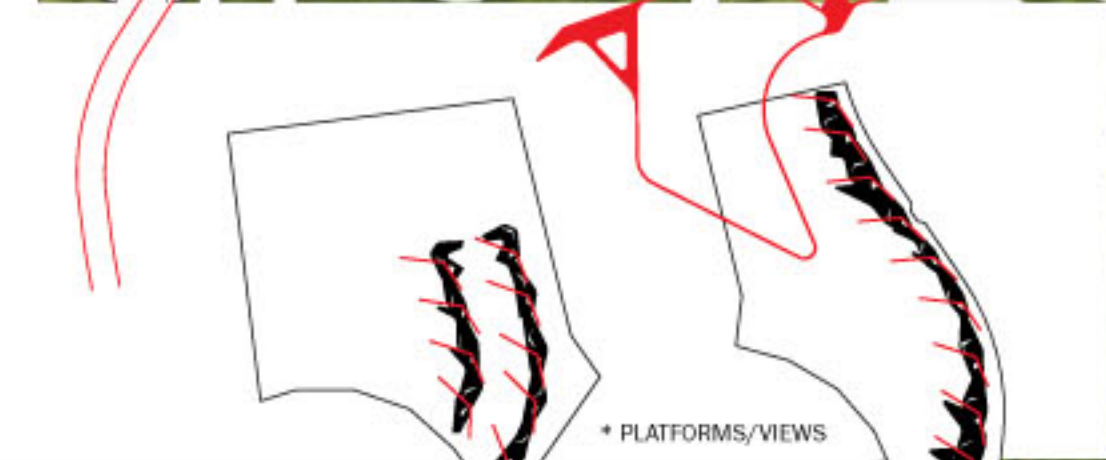
The steep terrain and south facing slope of the site is ideal for a community vineyard. This vineyard will produce not only grape-bearing vines, grown mainly for winemaking, but also raisins, table grapes and non-alcoholic grape juice. Grapes can be sold to local businesses such as wineries which will generate jobs and income for the community. In addition to that, the vineyard can promote local tourism where visitors can observe how grapes are grown and enjoy picnics on the platform areas with the fine views of the surrounding wetlands.



The site is located in an extremely high biodiversity and endemism region in which numerous ecosystems exist, including coastal strand, oak woodland, chaparral and riparian zones. There are also a considerable number of protected plant and animal species. The community's wetland park will educate local communities and tourists and promote ecological awareness of the surrounding wetlands and marshes, emphasizing the importance of ecosystems in a larger scale.

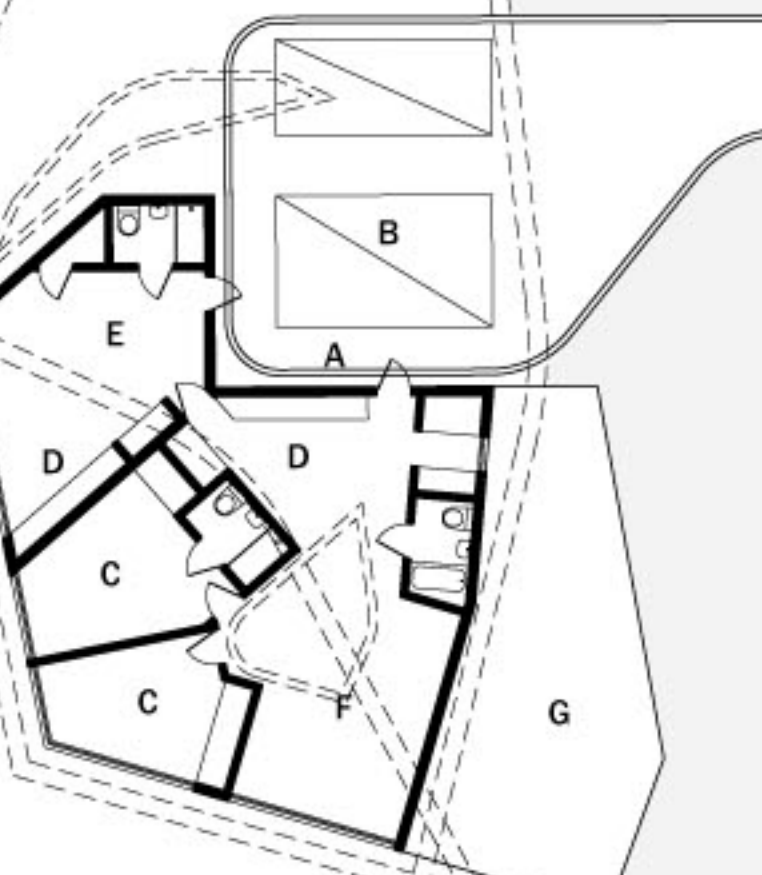
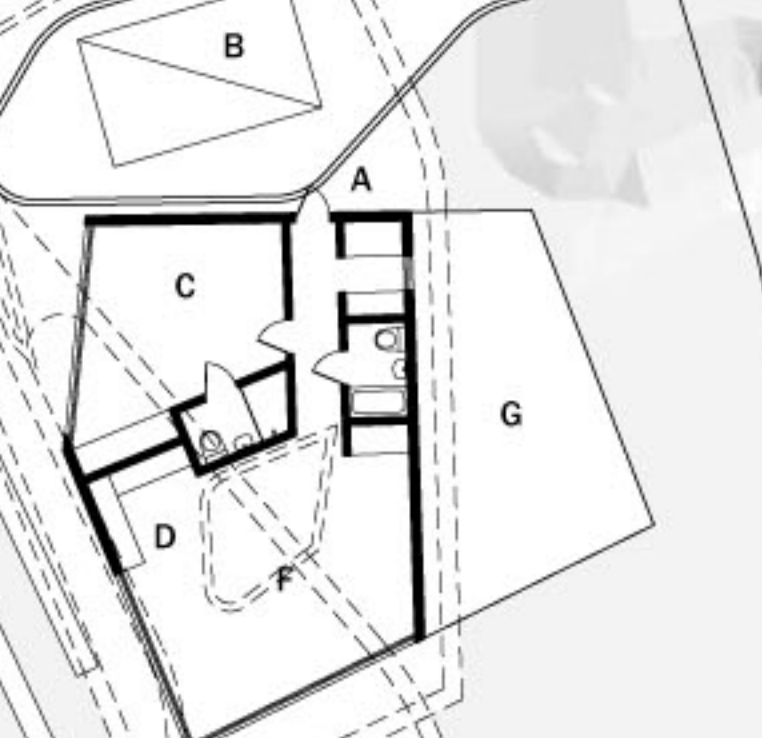
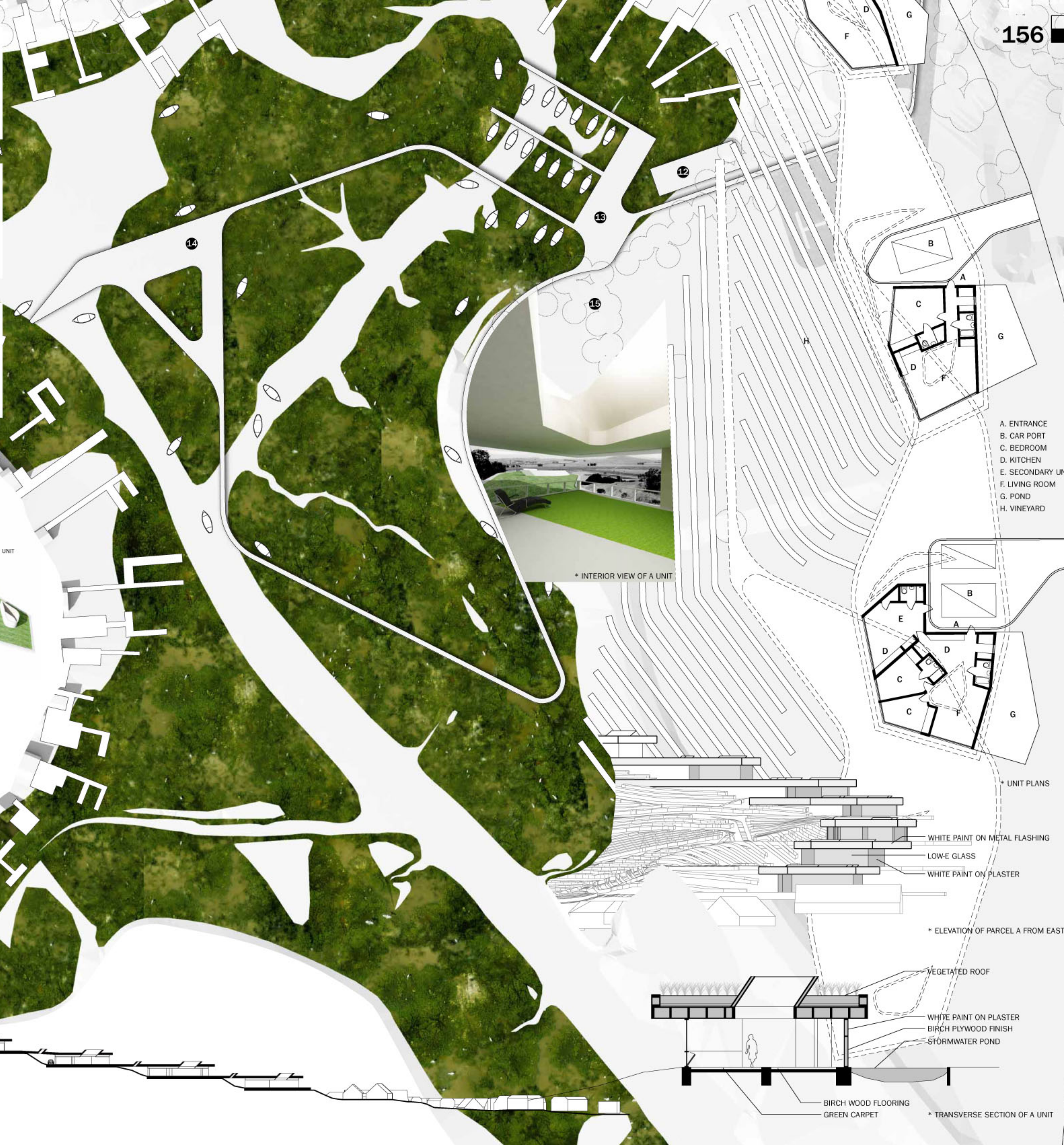
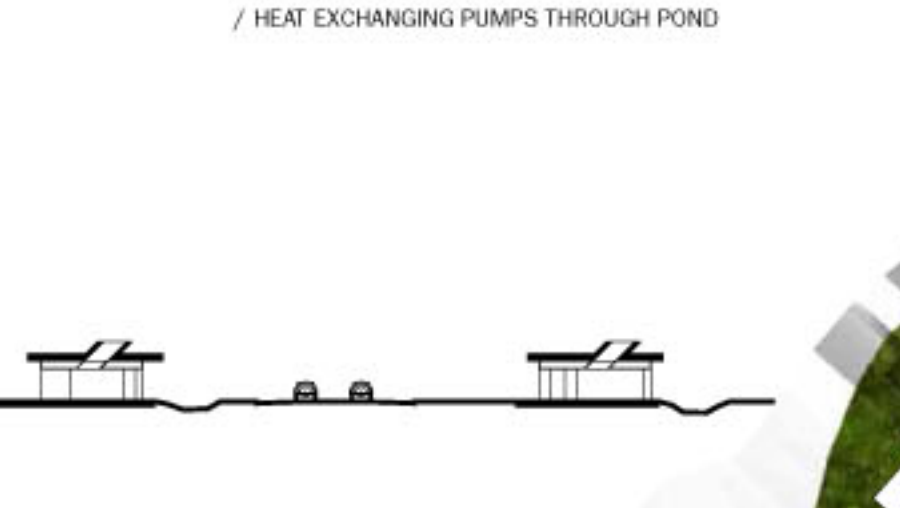
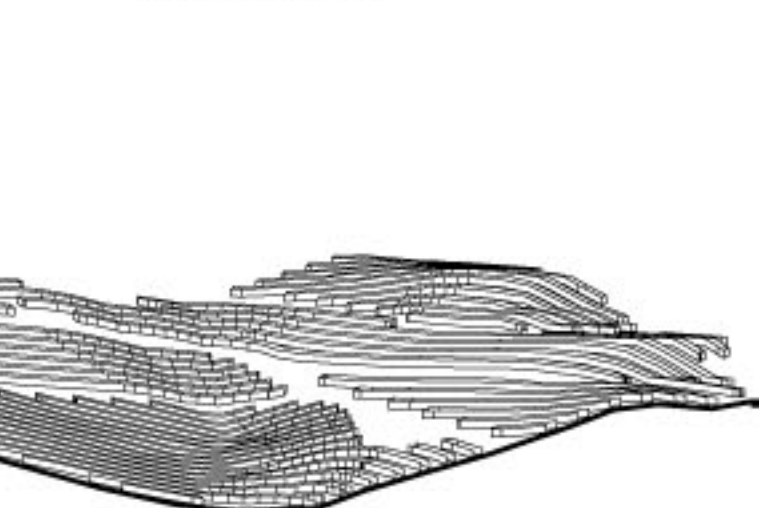
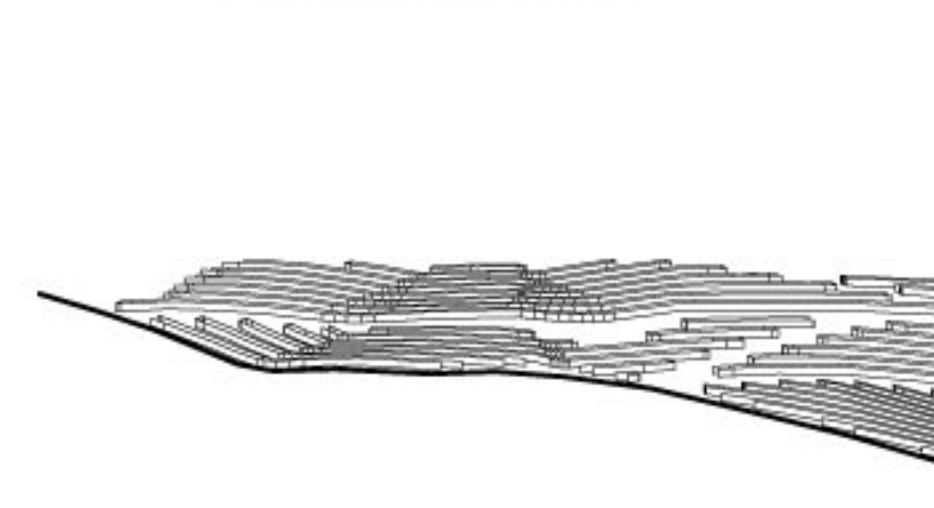
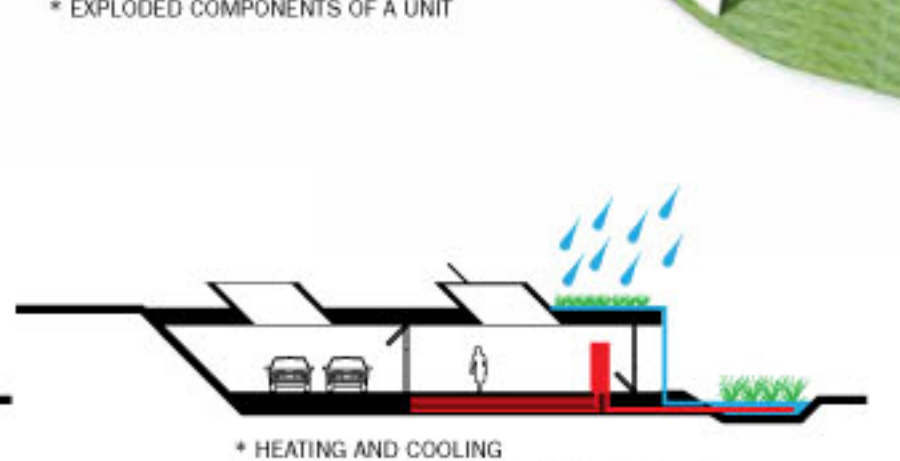
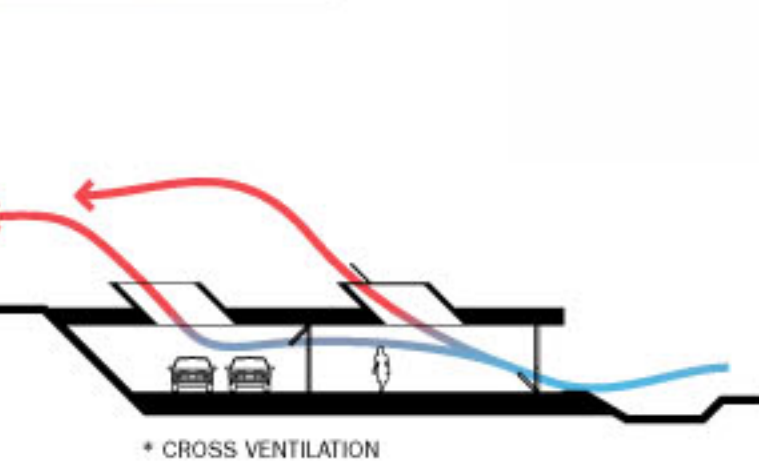
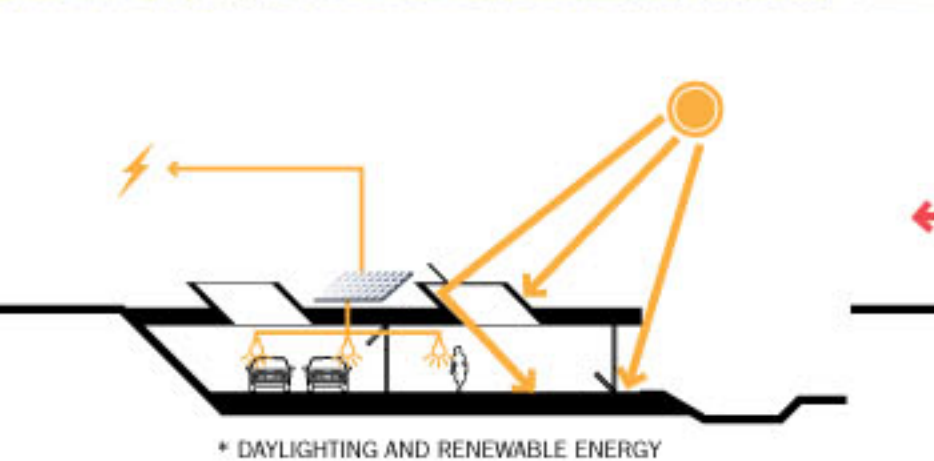
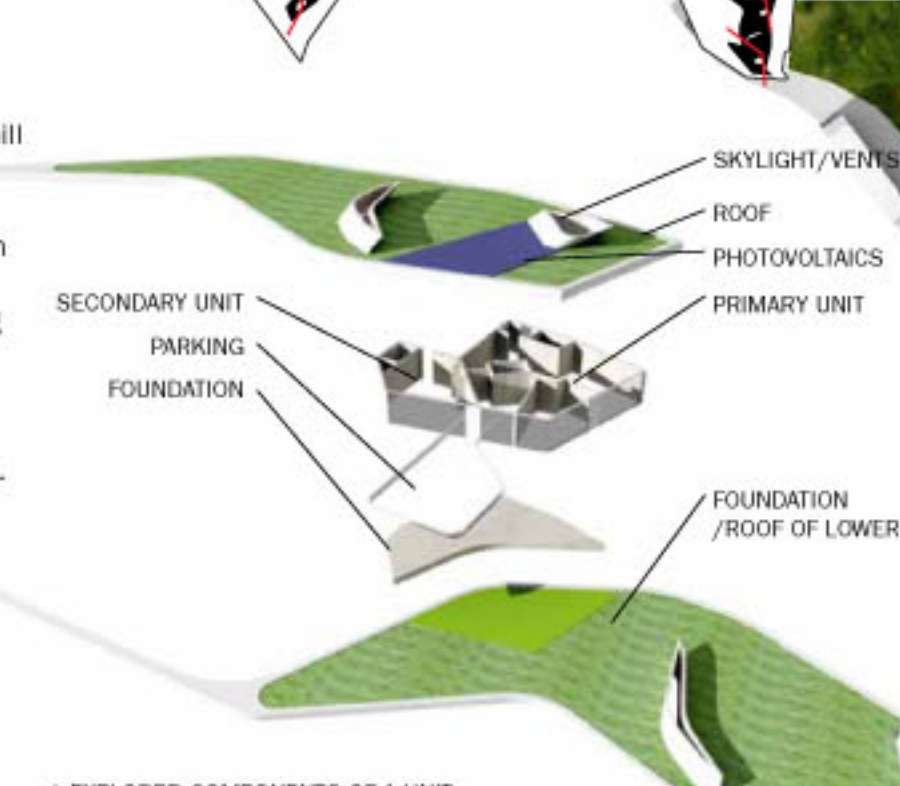


The guiding principle for organizing housing units is the series of platforms which are perched on the terraced topography of the site. Each platform provides a roof and an extended frontyard for a dwelling component underneath and an individual access to the vineyard. The views are maintained naturally towards the wetland downhill. The platforms act as more as permanent structure/shield, while the actual dwelling units act as infills, potentially changeable to meet the changing needs of occupants.



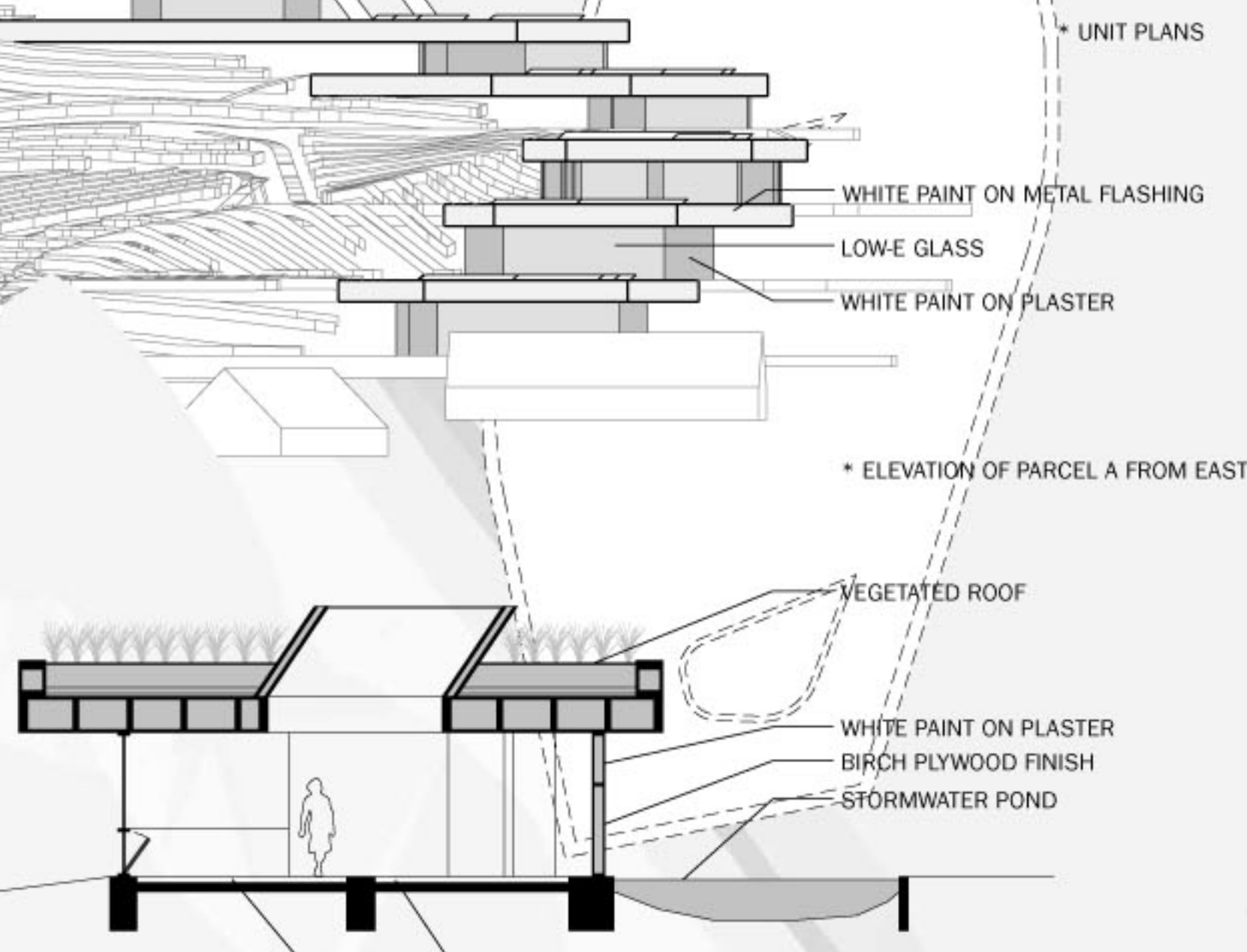
Natural integration of platforms onto the hill generates opportunities for sustainable transformation of building components. Vegetated roofs, north-facing skylights with vent controls, a heat exchanger through stormwater pond with floor heating/cooling coils, and photovoltaics connected with regional grid are closely incorporated with technical-performance of platforms to achieve zero net energy consumption goal.

The architectural finish is minimal with white plaster and birch plywood. It will manifest itself as a silver of bright artificiality in the middle of lush natural surroundings.



- A. ENTRANCE
- B. CAR PORT
- C. BEDROOM
- D. KITCHEN
- E. SECONDARY UNIT
- F. LIVING ROOM
- G. POND
- H. VINEYARD

* UNIT PLANS



* ELEVATION OF PARCEL A FROM EAST

* TRANSVERSE SECTION OF A UNIT