

# PRIMITIVE MODERN HOUSING



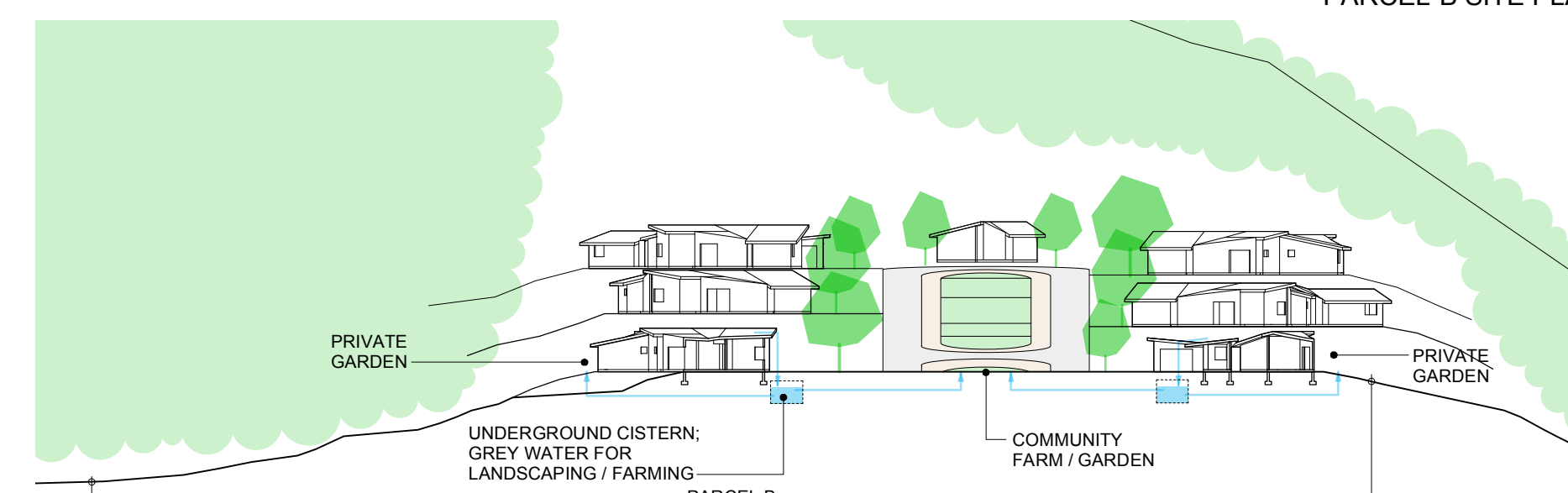
**COMMUNITY**  
 The Bahia neighborhood is characterized by its surrounding hills and the expansive wetlands to the east. Our goal is to design a community that ties the surrounding landscape & architecture and the existing & new community together. The houses fan out from streets along the existing terraced terrain to allow view of the wetlands to the east and to reduce site work. In Misty Road Parcel, the road becomes a series of loops to form communal farms and gardens where the inhabitants and visitors from outside the community can share activities together. These farms & gardens will be watered by rainwater harvested by the surrounding houses, which will be stored in the underground cisterns. At the north & south end of the central farms & gardens, there are communal rooms & storages where meetings or community game nights can take place. The communal farms & gardens will become hubs for interaction between the existing & the new community to create a new identity for the neighborhood.

**ARCHITECTURE**  
 Our proposed houses fuse modern & vernacular houses together while incorporating the Bay Area architectural tradition of the 60s to create unique designs. We envisioned each house to be a collection of cottage-scale boxes that are arranged on the site in a pattern to fit the existing terrain and take advantage of the view and sunlight. These boxes are linked together by a continuous roof blanket, which has a dynamic folding character that reflects the surrounding topography. The boxes will be preassembled off-site to reduce construction waste & time for material & economical sustainability. They come in three sizes - the large box (12'x20') will function as a kitchen & dining room, the medium box (11'x18') as a bedroom, and the small box (8'-4"x13') as a bathroom. A free-flowing space in between these boxes becomes a living room & a hallway that allows barrier-free access to any rooms as well as easy cross-ventilation for air circulation. Since each house is a collection of boxes, it breaks down the house mass and increases house flexibility & adaptability for future functional or technological updates. If an inhabitant wants an addition, another preassemble box can easily be added without compromising the original architecture.

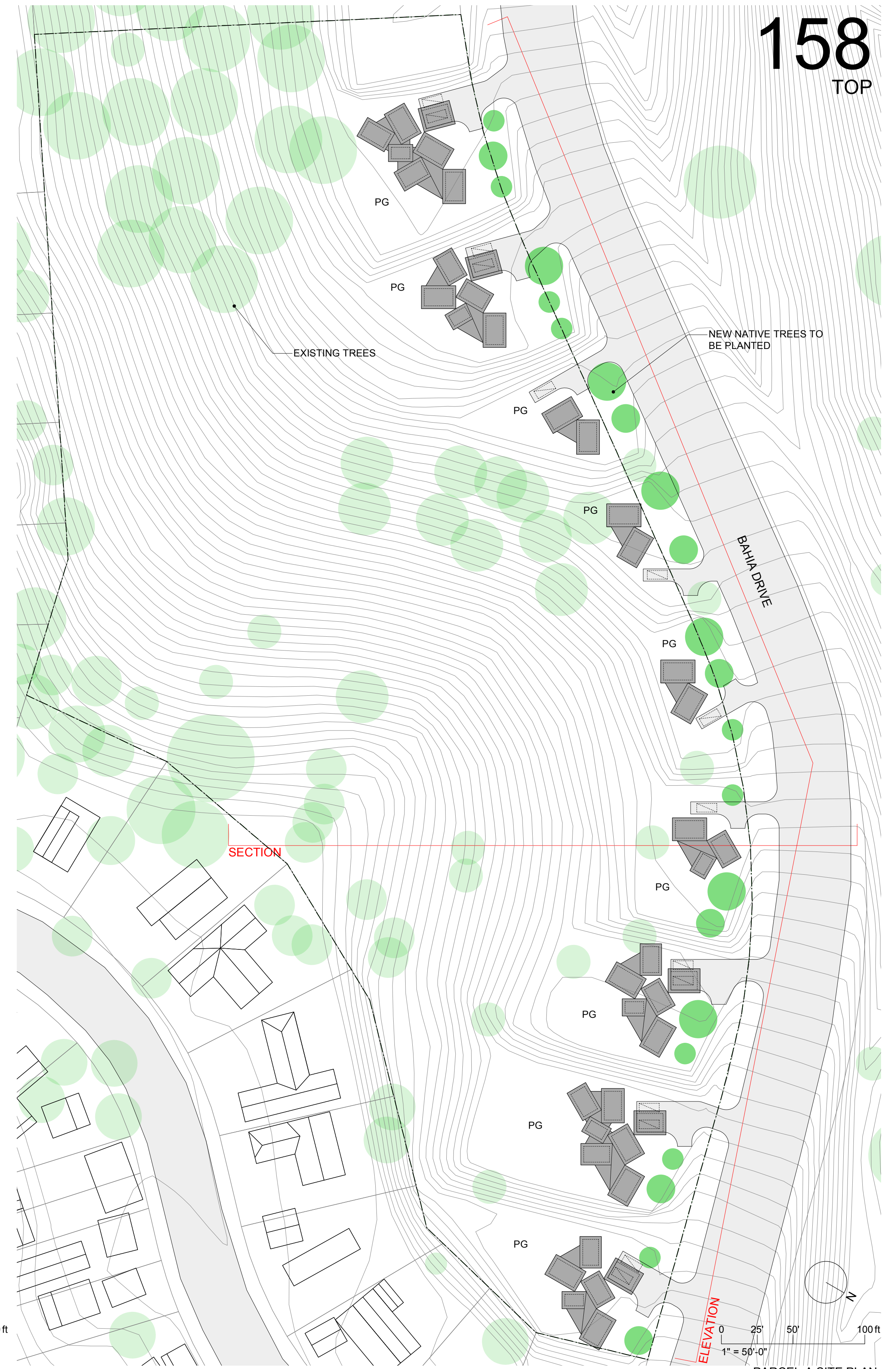
**SITE PLAN LEGEND**  
 PG -PRIVATE GARDEN



PARCEL-B SITE PLAN

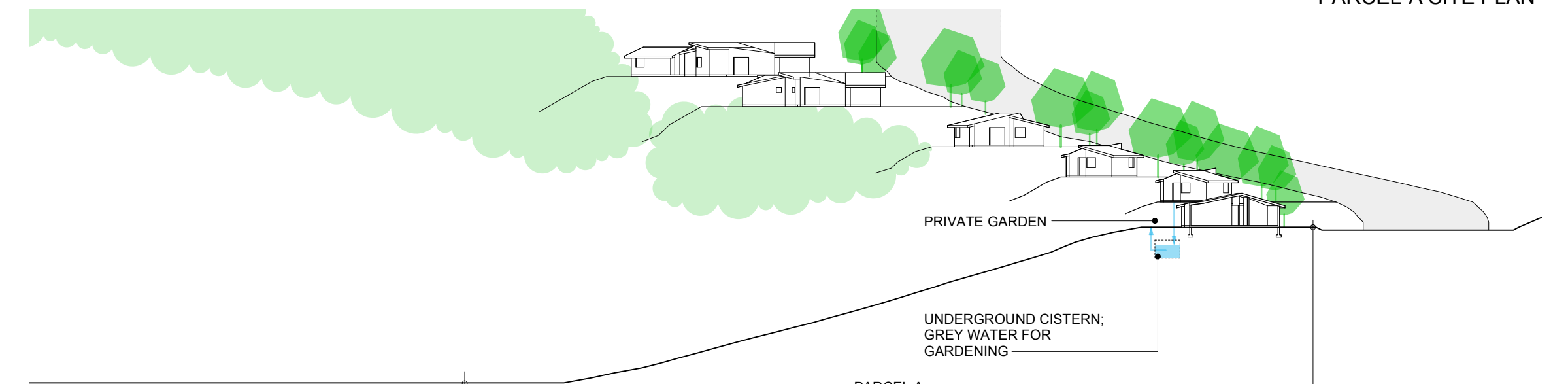


PARCEL-B SITE SECTION



158  
TOP

PARCEL-A SITE PLAN

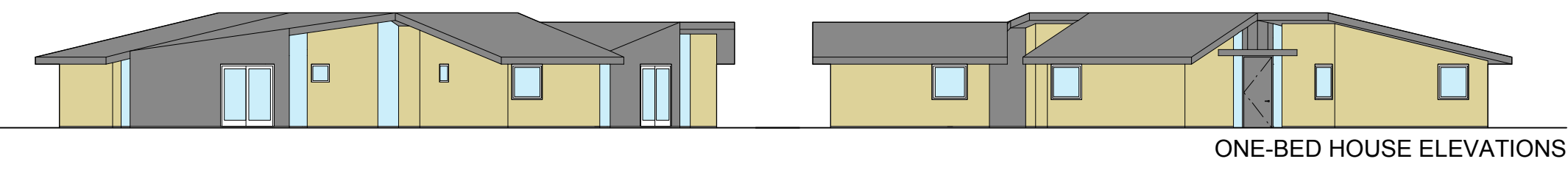
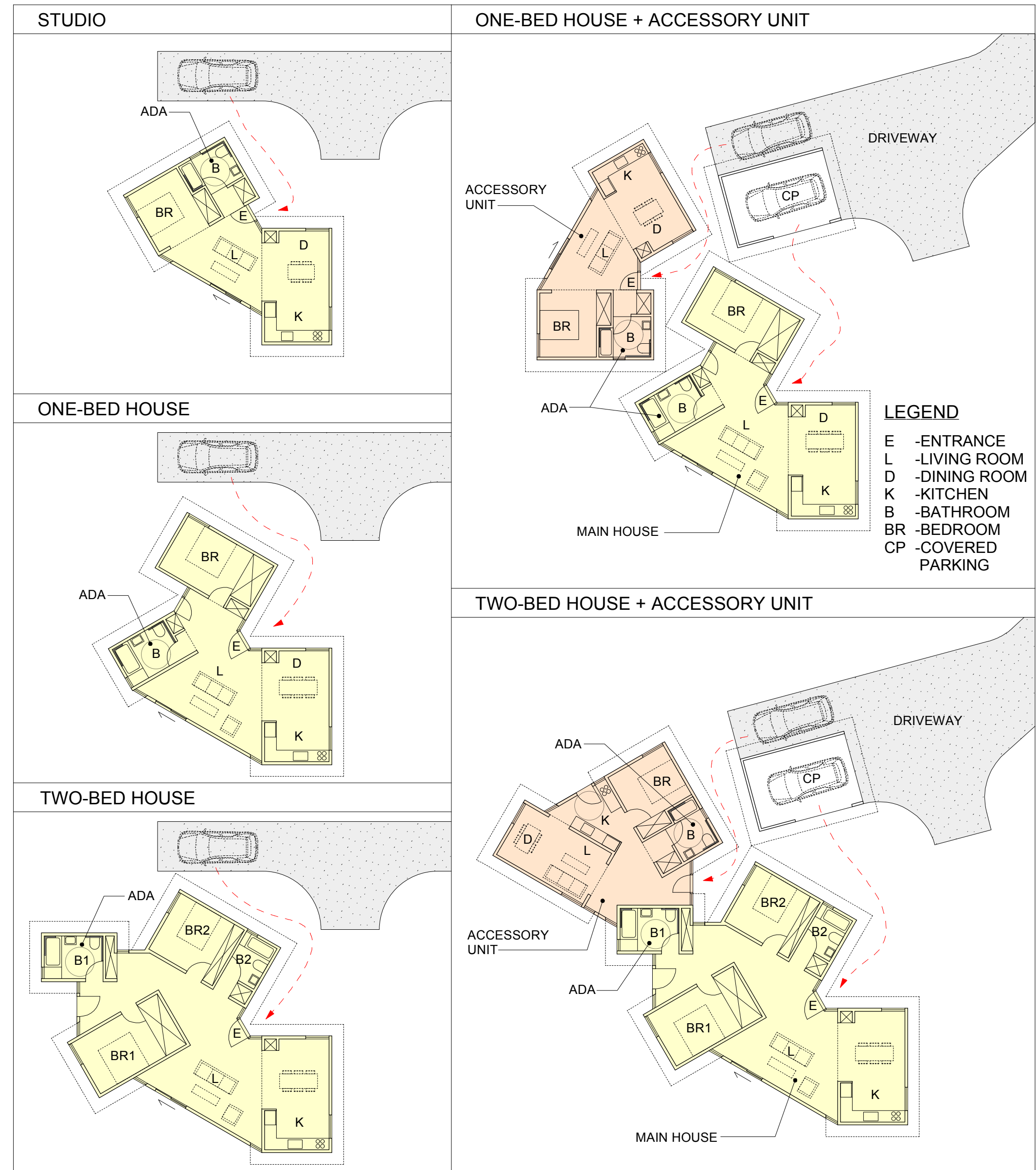


PARCEL-A SITE SECTION



COMMUNITY PLAN

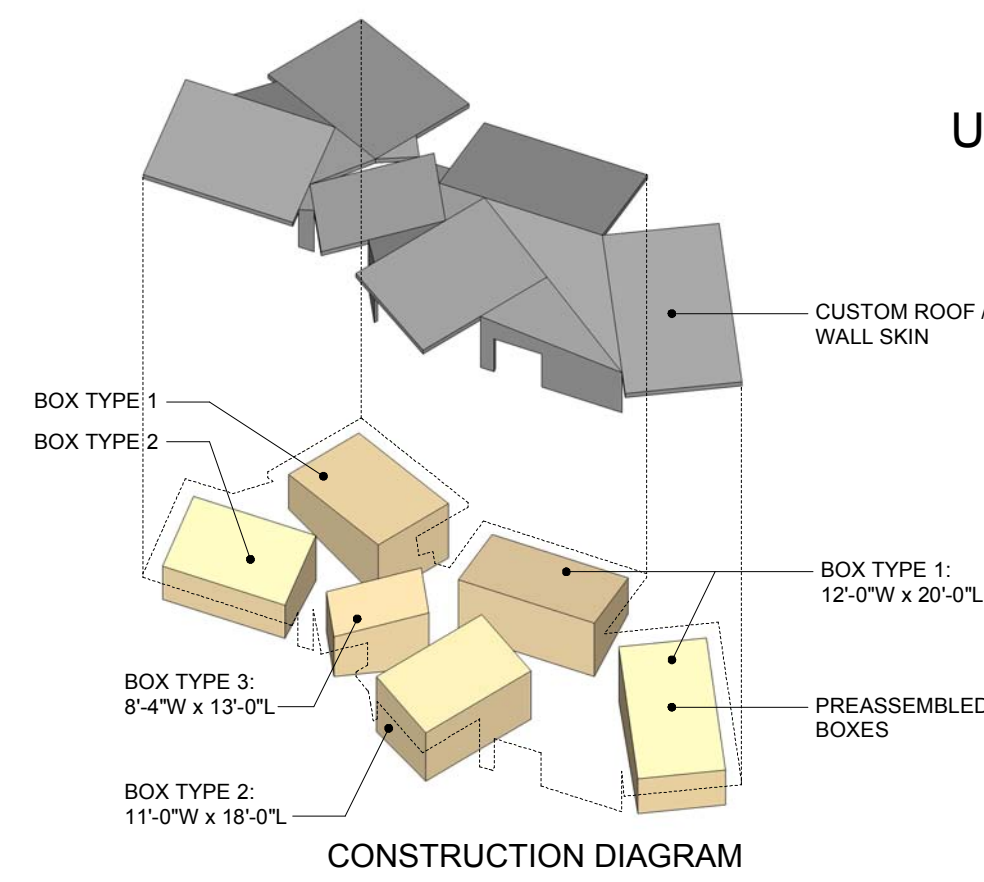
TYPICAL HOUSE PLANS



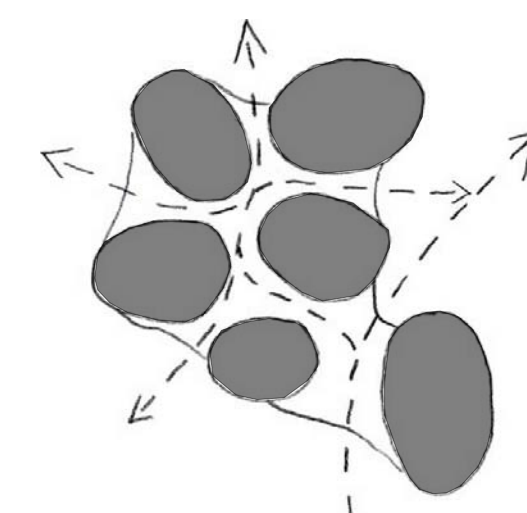
ROOF-SCAPE DOWN BAHIA DRIVE



ROOF-SCAPE ALONG MISTRY ROAD & COMMUNITY FARM + GARDEN



UNIT CONCEPT DIAGRAMS



UNIT SUMMARY

UNIT TYPES	AREA (sq.ft.)	NO.
STUDIO	650	4
ONE-BED HOUSE	885	3
ONE-BED HOUSE + ACCESSORY UNIT	885 + 613	6
TWO-BED HOUSE	1,250	2
TWO-BED HOUSE + ACCESSORY UNIT	1,250 + 681	4
COVERED PARKING	-	10
GUEST PARKING (ADA)	-	3
COMMUNITY ROOMS/ STORAGE (OPTIONAL)	434	2

CONCEPTUAL COST ESTIMATE

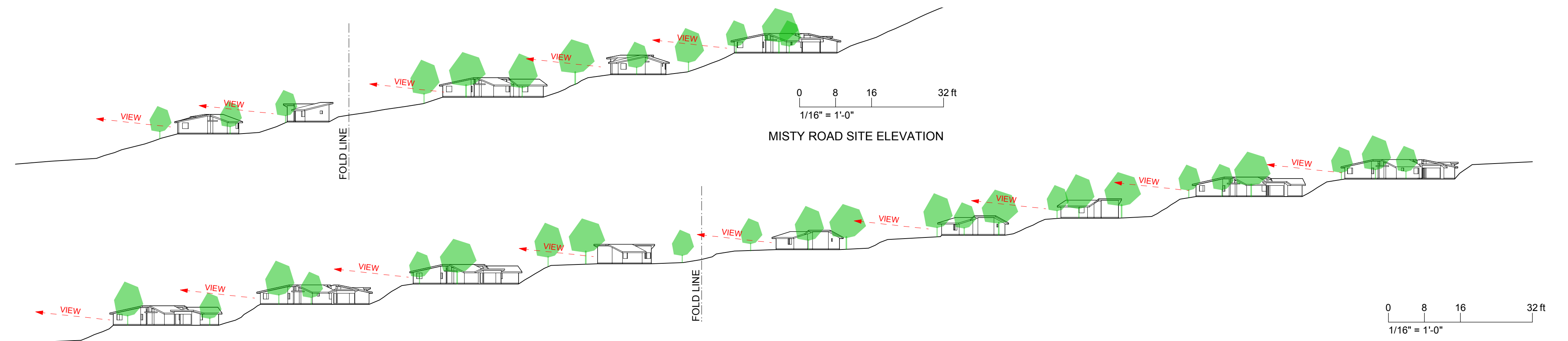
HOUSE TYPE	MAIN HOUSE AREA	ACCESSORY UNIT AREA	HOUSE NUMBER	TOTAL AREA
STUDIO	650	0	4	2600
ONE BED	885	0	3	2655
ONE BED+ACCESSORY UNIT	885	613	6	6988
TWO BED	1250	0	2	2500
TWO BED+ ACCESSORY UNIT	1250	681	4	7724
COMMUNITY ROOMS	434	0	2	868
<b>TOTAL</b>				<b>25335</b>

ITEMS	TOTAL COST (\$mil.)	(%)
CIVIL	\$1,520,100	60
LANDSCAPING	\$760,050	30
ARCHITECTURE	\$3,149,875	125
MECHANICAL	\$508,700	20
ELECTRICAL	\$380,025	15



VIEW FROM HALLWAY LOOKING AT LIVING ROOM & KITCHEN



BAHIA DRIVE SITE ELEVATION