

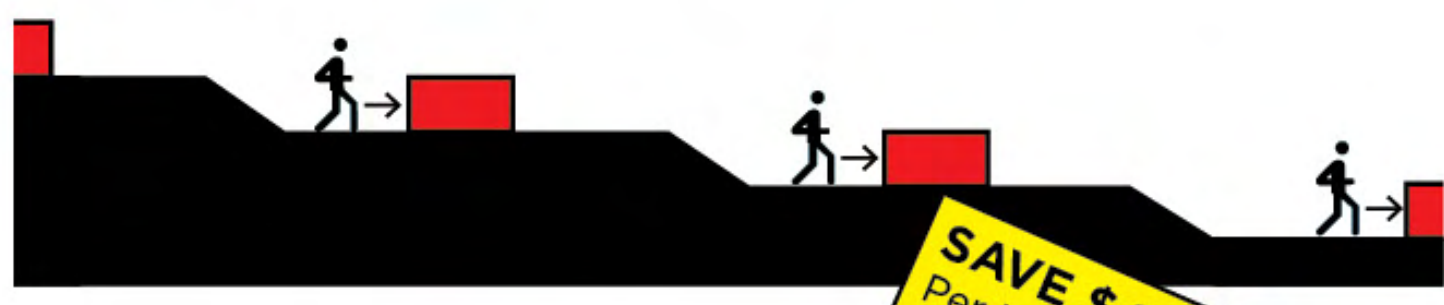
# Stack Shift & Save

## Building Stack Idea

By taking advantage of existing site conditions and programmatic needs, our proposal minimizes costs while maximizing sustainability measures, neighborhood benefits and new residents' quality of life.

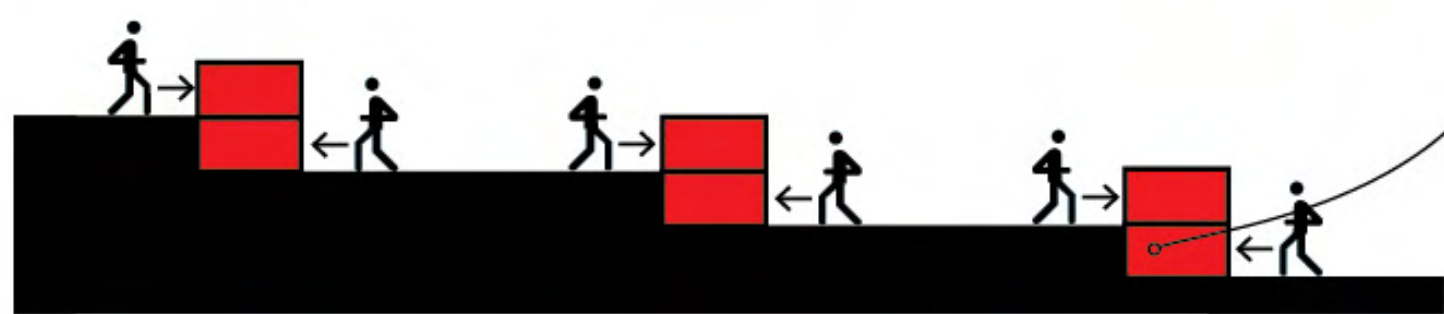
### 1 Single-floor Seniors

Proposed residents require easy access to all uses on single floor



### 2 Sustainable Stacks

Altered topography allows for units to double-up, saving money and energy



### 3 (out)Side Spaces

Design maximizes the available area for open-air enjoyment

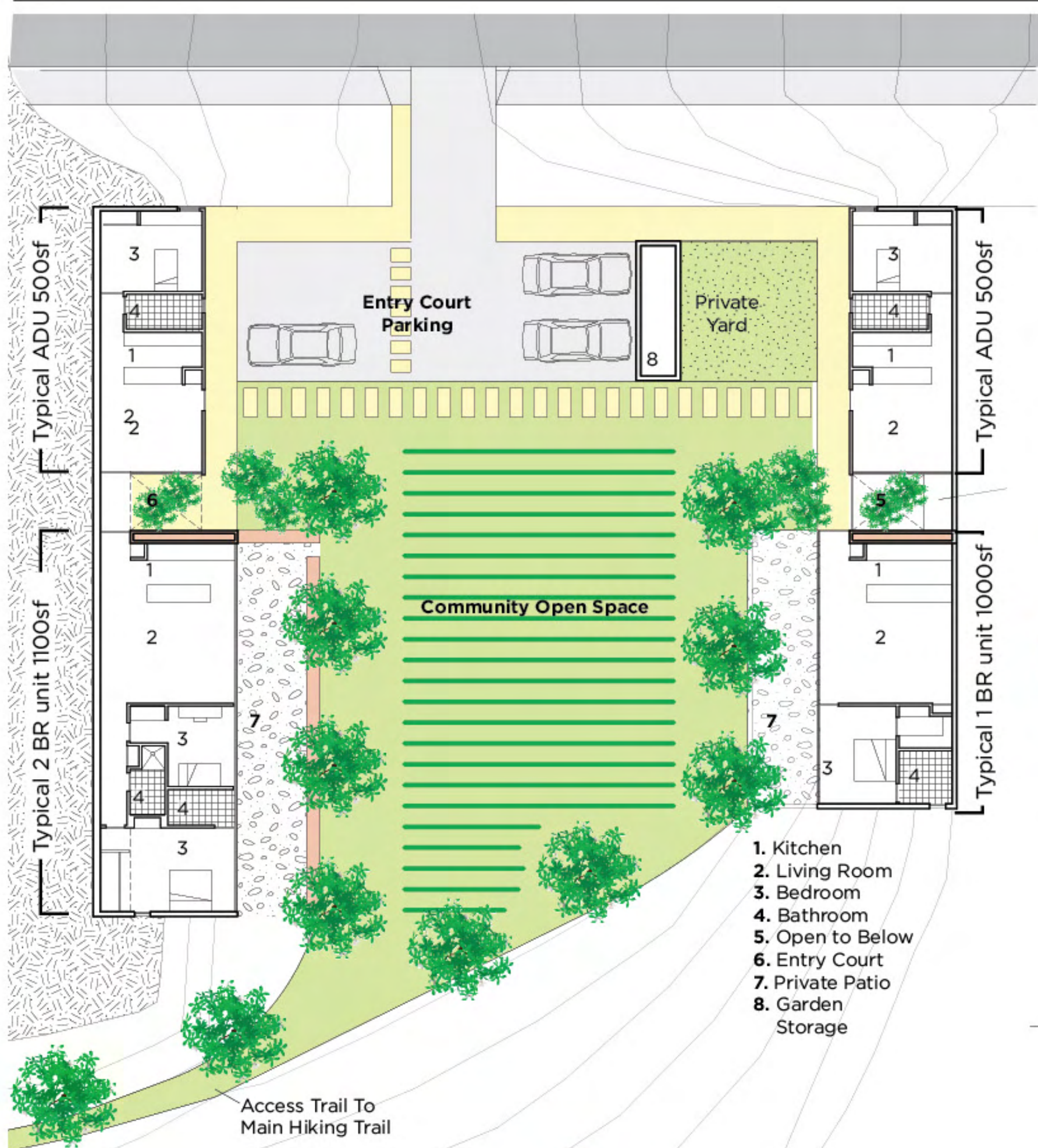


#### Building Pricing

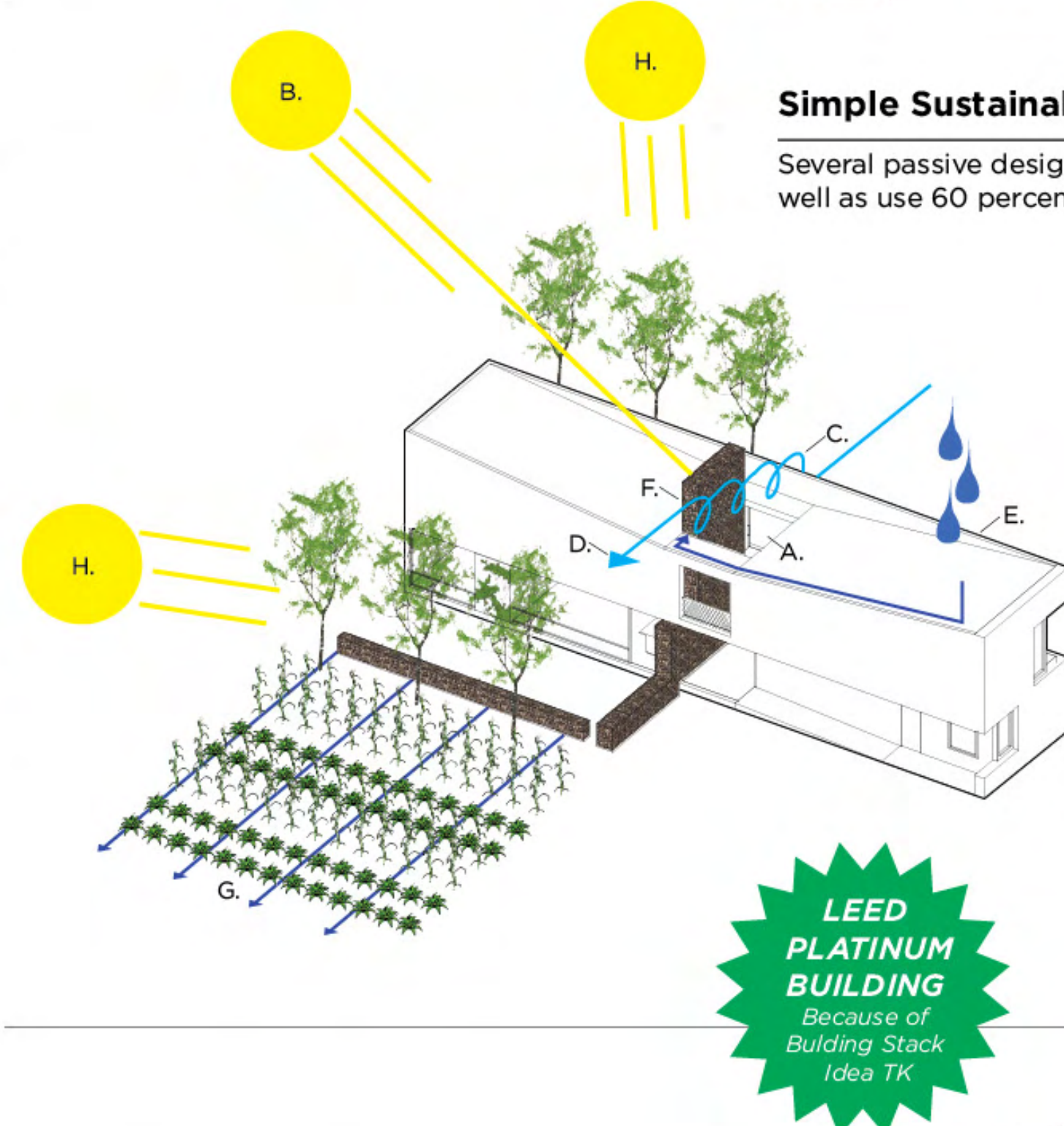
Stacking units lowers building costs by 10 percent over typical development. These savings are used to provide additional sustainability measures so that the buildings can achieve LEED Platinum certification. The higher-than-average building costs are made up through efficient site planning described below.

Assumptions	Measures	Cost
Foundation - \$10.50 psf	Cool roofs - Solar panels	\$1 psf
Framing - \$12.70 psf	(75% of energy)	\$18 psf
Exterior Wall - \$34.00 pif	Rainwater harvesting - \$7 psf	
Roofing - \$4.50 psf	Solar water heating - \$2 psf	
Interiors - \$26.10 psf	Grey water system - \$6	
Specialties - \$13.40 psf		
Mechanical - \$19.10 psf		
		\$126 / psf
		\$34 / psf

## Typical Unit Plans



1. Kitchen
2. Living Room
3. Bedroom
4. Bathroom
5. Open to Below
6. Entry Court
7. Private Patio
8. Garden Storage



### Simple Sustainability

Several passive design elements are included so the buildings can be naturally ventilated and shaded, as well as use 60 percent less water than typical development.

- Ventilation**
  - A. Natural Heat Chimney - Cool air is drawn through entry courtyard due to stack effect
  - B. South Facing Wall - Stone wall rises above roofline so the sun can heat it to increase ventilation
  - C. Windward Parapet - Creates suction at top of entry courtyard that helps move air through the space
  - D. Leeward Face - No parapet on eastern side of building allows air to move freely
- Water Collection**
  - E. Roof Pitches - Roof pitches inward to maximize stormwater collection which can be used in the buildings
  - F. Water Wall - Tall brick wall holds stormwater and also contains
  - G. Water Wall Irrigation - Grey water and excess rainwater are used in garden spaces through below-grade irrigation
- Shading**
  - H. Shade Trees - Low Deciduous trees shade E and W facing windows in the summer and allow sun through in the winter

**LEED PLATINUM BUILDING**  
Because of Building Stack Idea TR

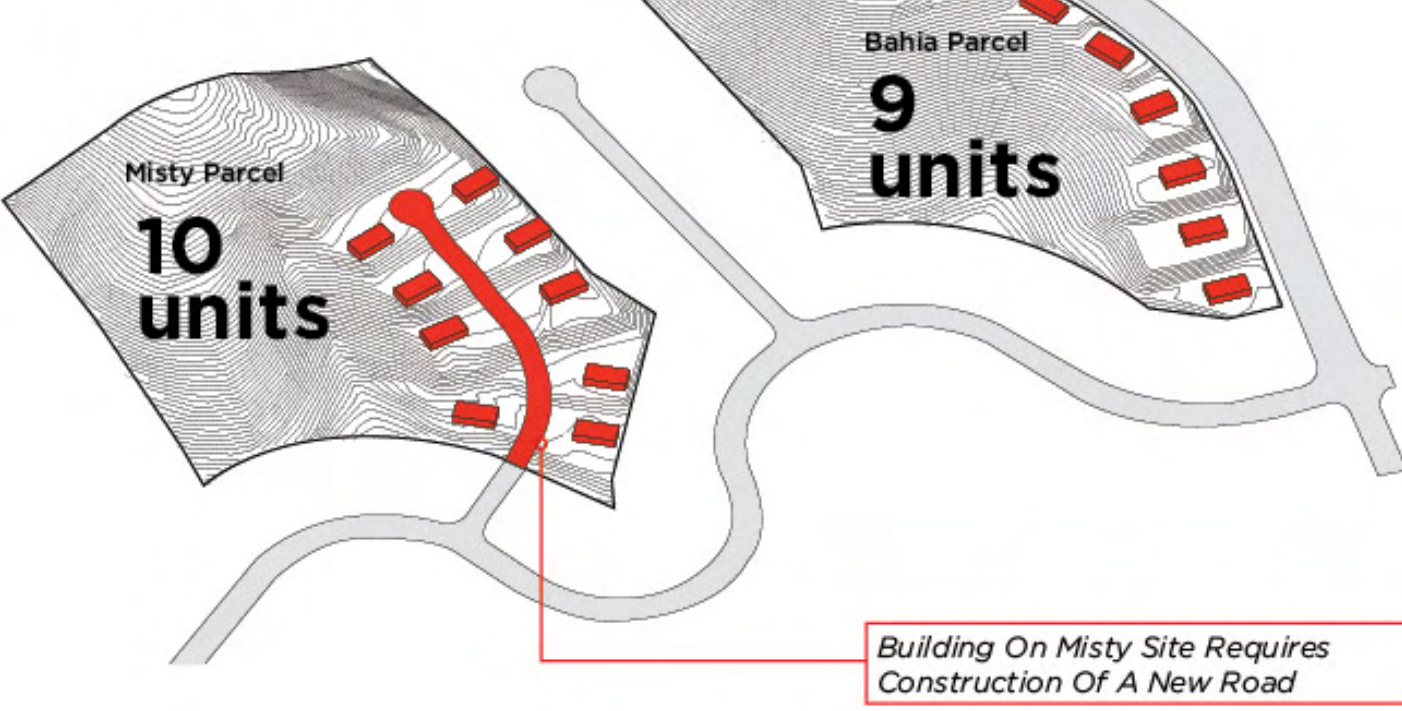


## Site Shift Idea

By taking advantage of existing infrastructure, our proposal minimizes costs while providing maximum enjoyment for all residents of the Bahia neighborhood

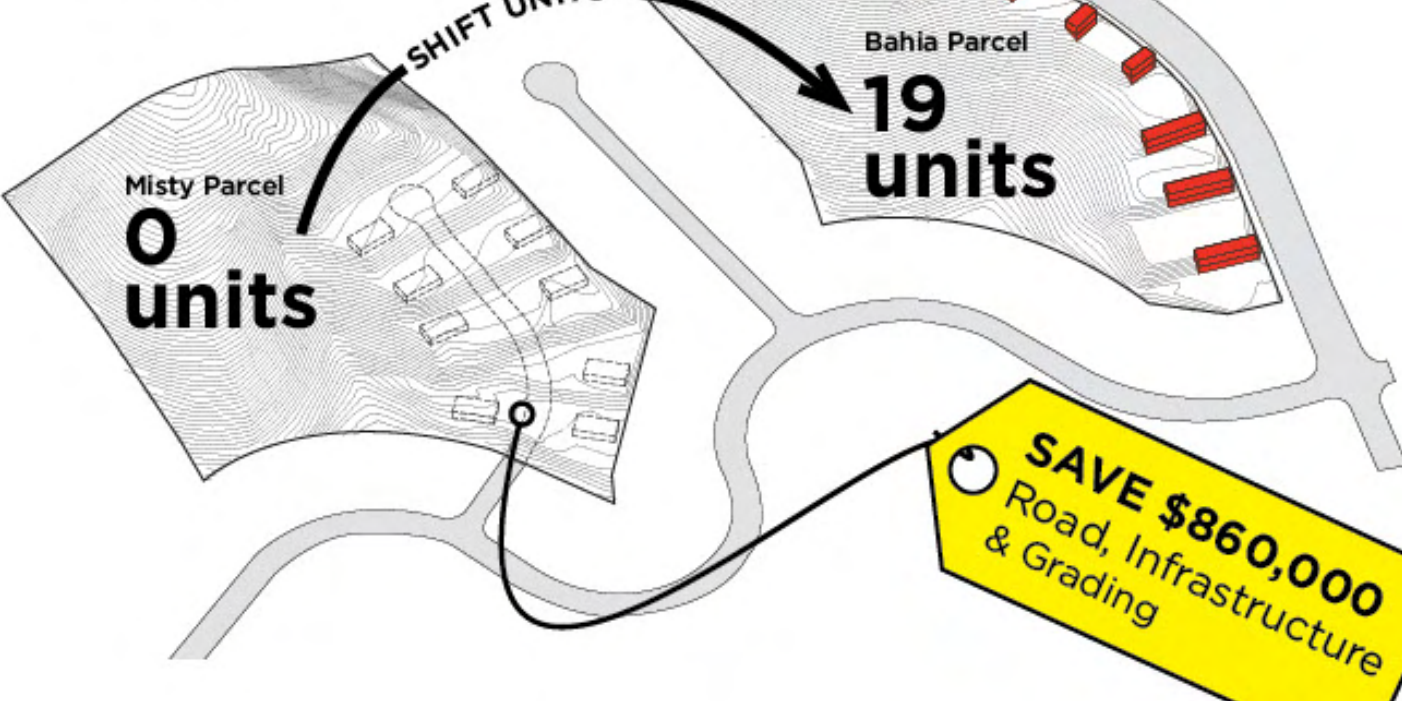
### 1 Settled Sum

Existing agreements limit maximum development on both parcels to 19 units



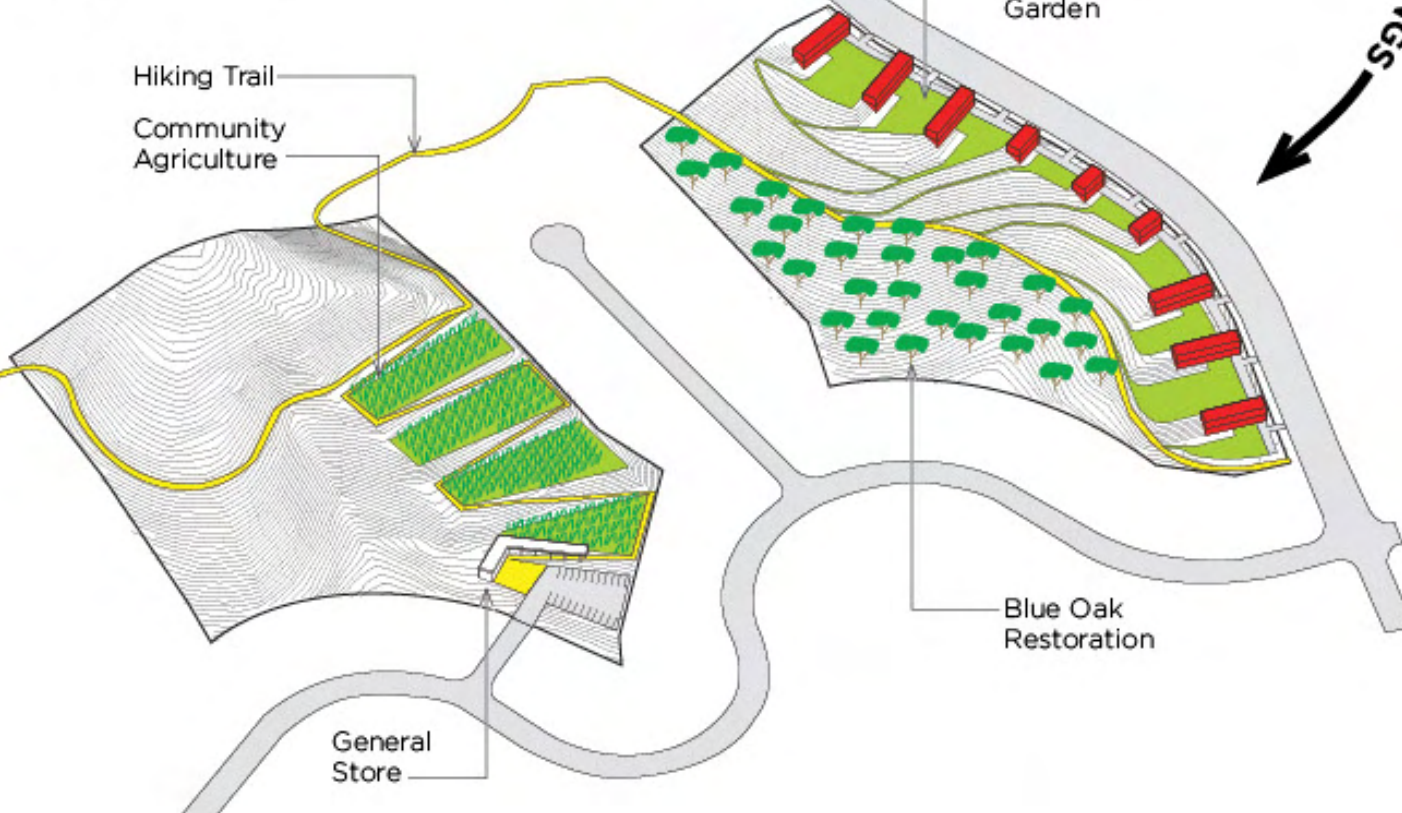
### 2 Single Site

Stacking units permits all housing on the infrastructure-rich Bahia Drive Parcel



### 3 Strengthened Surroundings

Misty Road tract made entirely available for community use



#### Total Costs

By limiting infrastructure construction, our overall project costs are 20 percent less than typical development.

Site Work	Cost
Utility hook-ups - \$26 psf	
General Store - \$13 psf	
Site grading - \$13 psf	
Building landscape - \$26 psf	
Community gardens landscape - \$12 psf	
Other area landscape - \$32 psf	
	\$92 / psf

Total Costs	Cost
- Building costs	\$126 psf
- Sustainable	\$34 psf
- Site Work	\$92 psf
<b>- Total</b>	<b>\$252 psf</b>
- Floor area	19,896sf

Total Costs	Cost
- Building costs	\$3,179,600
- Sustainable	\$668,400
- Site Work	\$1,829,000
<b>- Total</b>	<b>\$5,677,000</b>

Instead of just building housing on Misty Road tract, we propose to build on what makes the Bahia neighborhood a great place to live - its community open spaces

### Community Gardens

- Community agriculture plots on the terraces provide food for all Bahia residents and grow blue oak trees for site restoration.

- The most intensive uses are located on the lower terraces to minimize walking distances.

- Gently-sloped paths are cut into existing topography in order to provide easy access for all users.



#### Unit Summary

(numbers refer to plans on left)

**Bld. 1, 2 & 3**  
(2 one BR with ADU / Bid)  
- total = 6 one BR  
- One Bedroom @ 736sf  
- ADU @ 530sf

**Bld. 4, 5 & 6**  
(2 Studios / Bid)  
- total = 6 Studios  
- Studios @ 602sf

**Bld. 7**  
(2 Studios (top floor), 1 two BR with ADU (bottom floor))  
- Studios @ 530sf  
- Two Bedroom @ 736sf  
- ADU @ 530sf

**Bld. 7, 8**  
(2 two BR with ADU / Bid)  
- Two Bedroom @ 736sf  
- ADU @ 530sf

#### Unit Count

- 2BR with ADU 5 units  
- 1BR with ADU 6 units  
- Studios 8 units

#### Neighborhood Plan

