

CALIFORNIA SENIOR HOUSING DESIGN FOR BAHIA HILLS

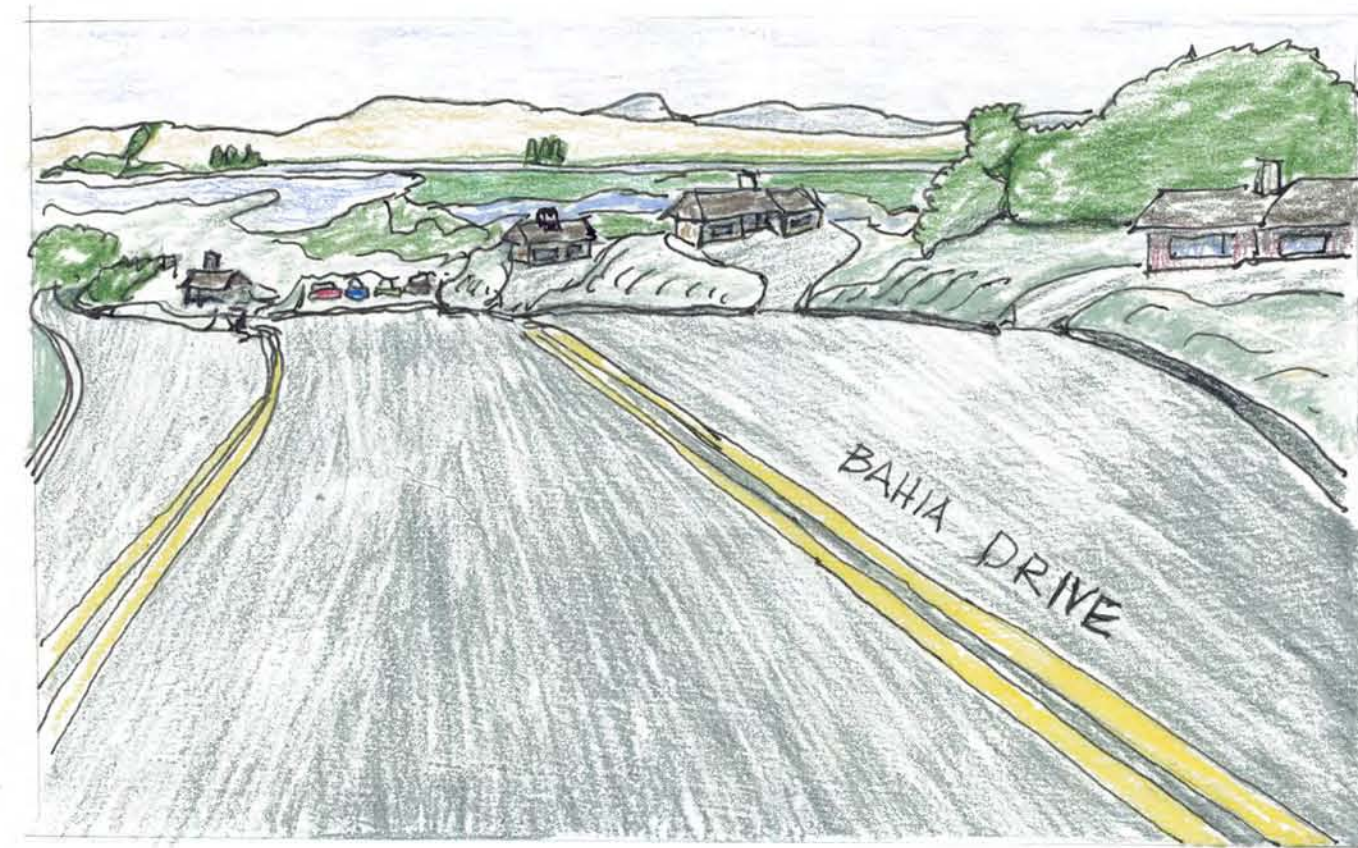
TOP REGISTRATION NO. 163

CITY OF NOVATO



BUILDING SUMMARY

BUILDING TYPE	UNITS COMBINED	
BT1	U3	U4
BT1a	U3	U1
BT2	U2	U2
BT3	U4	U1
BT4	U2	U4
BT4a	U2	U1



UNIT SUMMARY

UNIT	NO.	TYPE	SF	TOTAL SF	AFFORDABLE
1	6	STUDIO	660	3900	2
2	8	1 BDRM	1073	10,000	4
3	5	2 BDRM	1235	6175	2
4	9	ATTACH UNIT	732	6588	2
5	1	DELI/MARKET	2980	2980	-
TOTAL				29,643	10

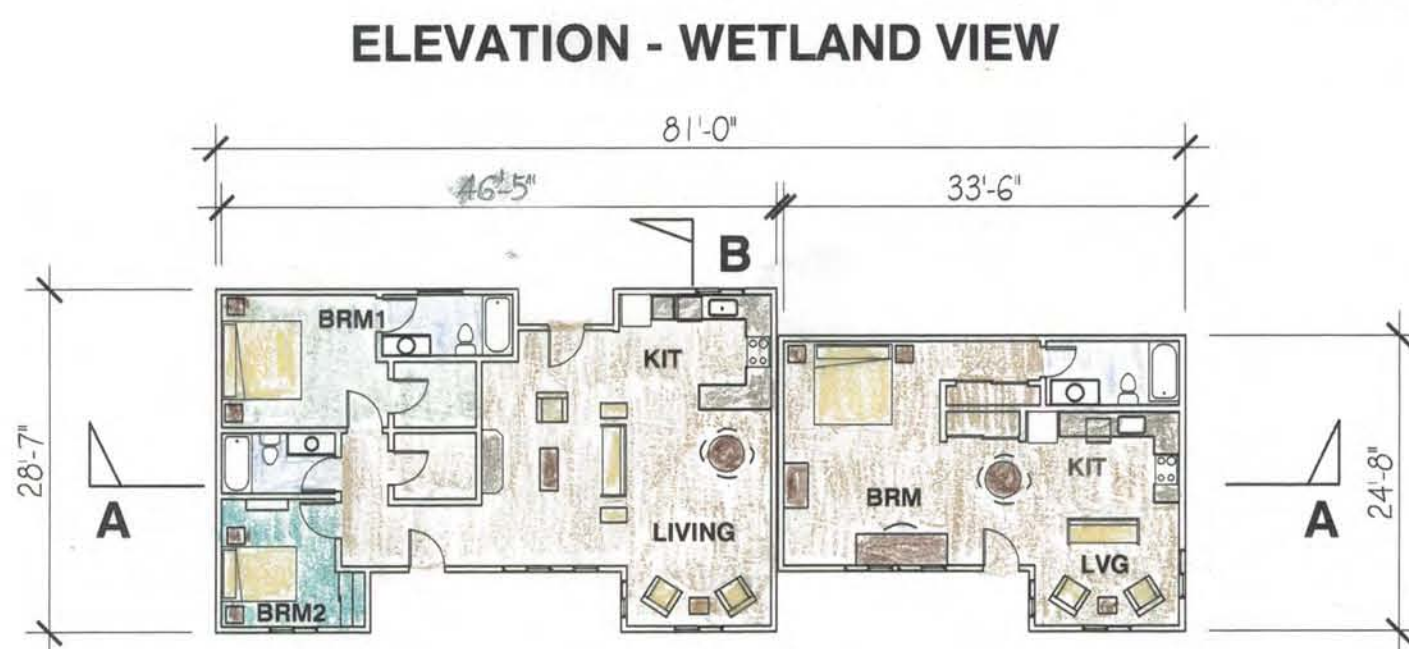
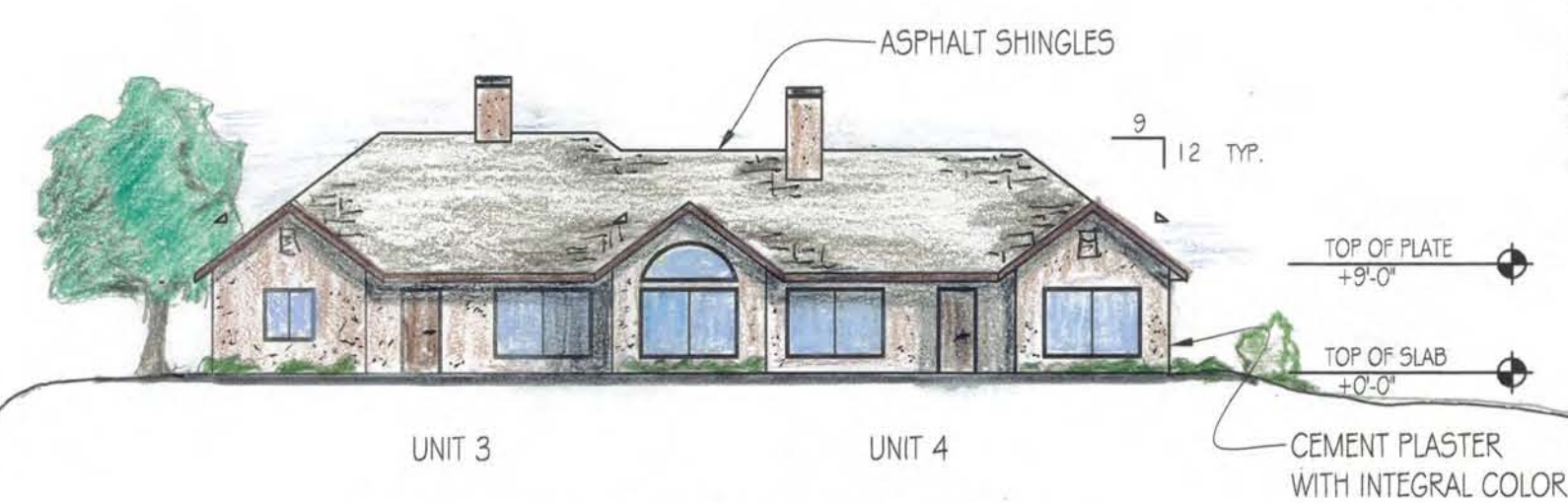
PARKING SUMMARY

19 COVERED
 9 UNCOVERED FOR SECOND UNITS
 2 ACCESSIBLE PARKING
 20 DELI PARKING INCLUDING 1 VAN ACCESSIBLE PARKING SPACES
 51 TOTAL PARKING SPACES

COST ESTIMATES

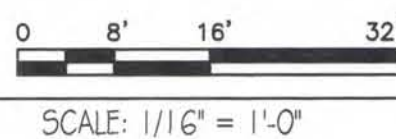
ITEM	SF	COST/SF	TOTAL
28 UNITS	26,663	130	\$3,853,590.00
DELI/MRKT	2,980	225	670,500.00
SITE COST	92,795	47	4,368,810.00
TOTAL			\$8,892,900.00

* COSTS DO NOT INCLUDE VINEYARD AND SOLAR PANEL WORK TO BE CONTRACTED OUT.



UNIT 3 - 2 BDRM UNIT 4 - STUDIO

BUILDING TYPE 1



PROJECT DESCRIPTION

28 units shall be in 16 high energy 'green' buildings, using renewable and sustainable construction with high energy efficiency elements and placement. Wood framed buildings shall be on concrete slab foundations. High roofs will provide temperature control and storage capabilities. The project shall utilize existing grade cuts to conserve energy and environmental impact.

The natural beauty of the site overlooking the wetland valley below and the distant pastoral hills beyond is a treasure to be preserved. Therefore, the landscaping shall be kept as natural as possible. The exceptions will be the planted vineyard, olive and fig trees, and planters for residents' vegetable and flower gardens.

All buildings will utilize the highest level of 'green' architecture to achieve platinum LEED certification.

Solar panels shall supply electricity for pumping vineyard and garden irrigation water from on site wells to discreetly designed water tanks. Solar power shall augment the electrical needs of the dwellings, deli and marketplace. Solar water heaters resembling attractive skylights shall be placed on south facing roofs and provide hot water needs to the dwellings.

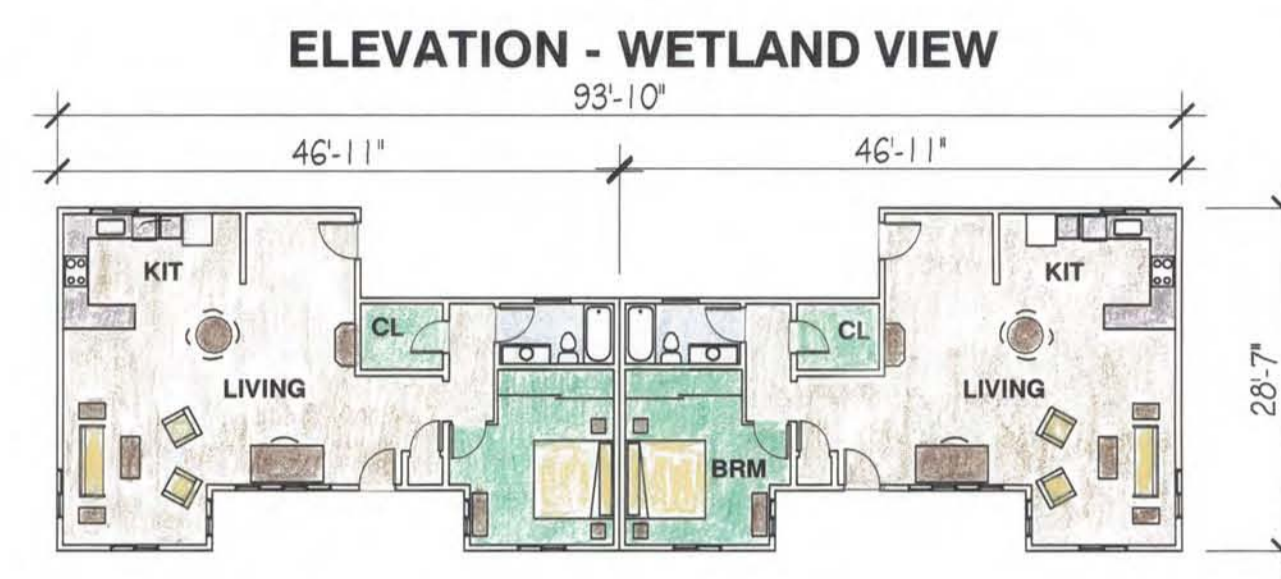
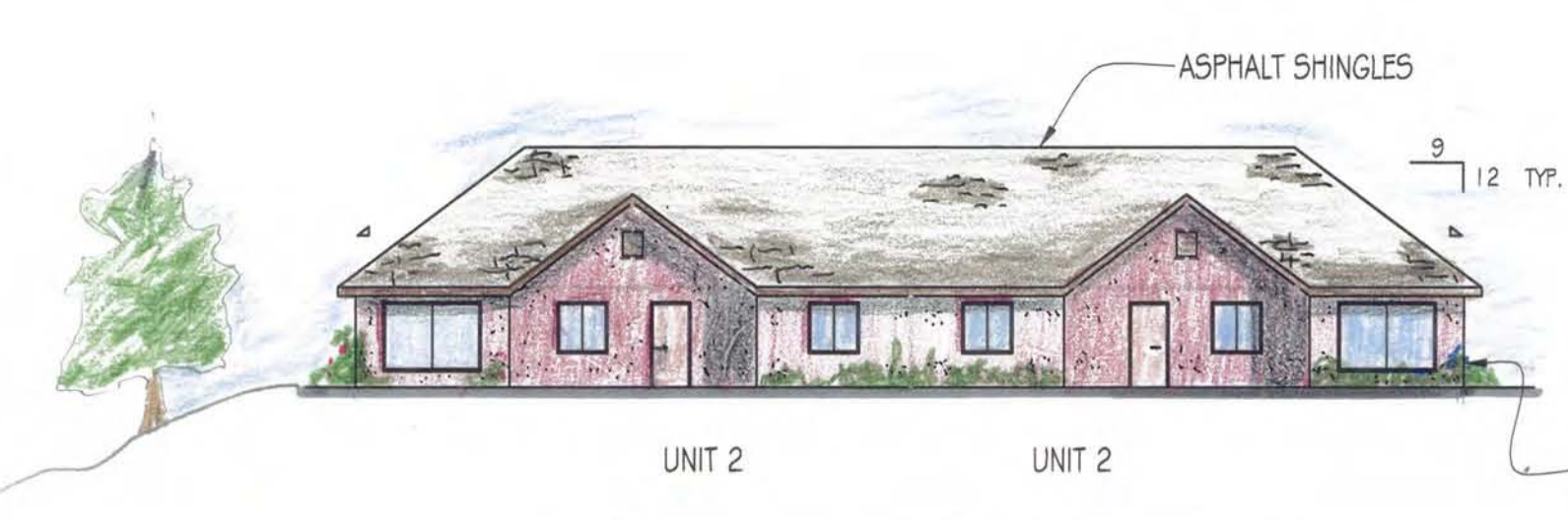
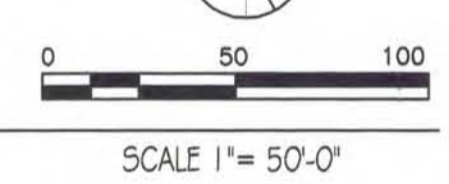
The dwellings shall be on a single level accessible route that will connect all building elements on each parcel, as well as connect the two parcels together. The accessible path shall be wide enough to accommodate a golf cart for non-ambulatory residents. All kitchens shall be made accessible. 5% of dwellings shall be accessible and 5% shall be adaptable units for those who have disabilities.

Common areas for social engagement will include the two large terraces with fountains, bocci ball, deli, marketplace, garden areas, tables and pergolas, as well as the terraces at each building.

Job creation and opportunity for local food production and agriculture will be provided by the deli, vineyard, common gardens, olive and fig trees.

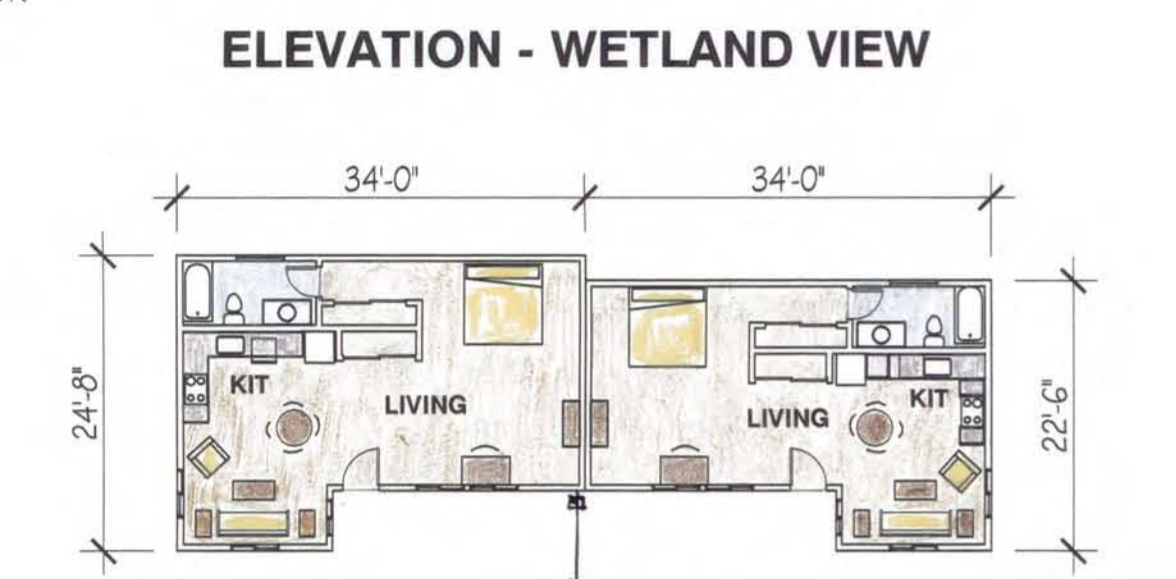


PARCEL "B" SITE PLAN



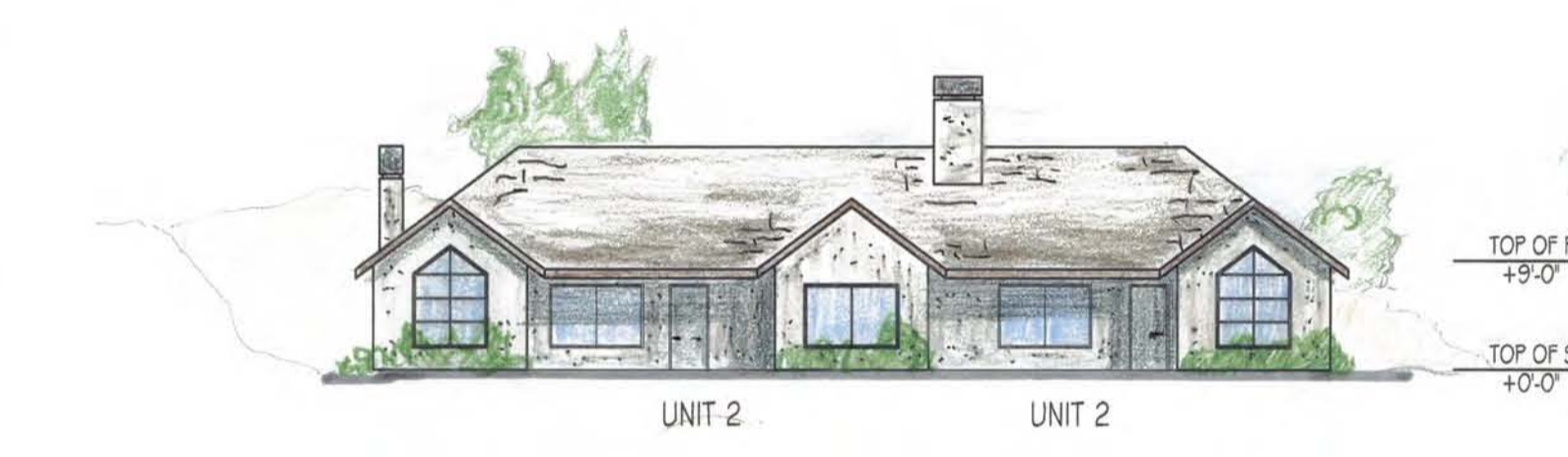
BUILDING TYPE 2

SCALE: 1/16" = 1'-0"



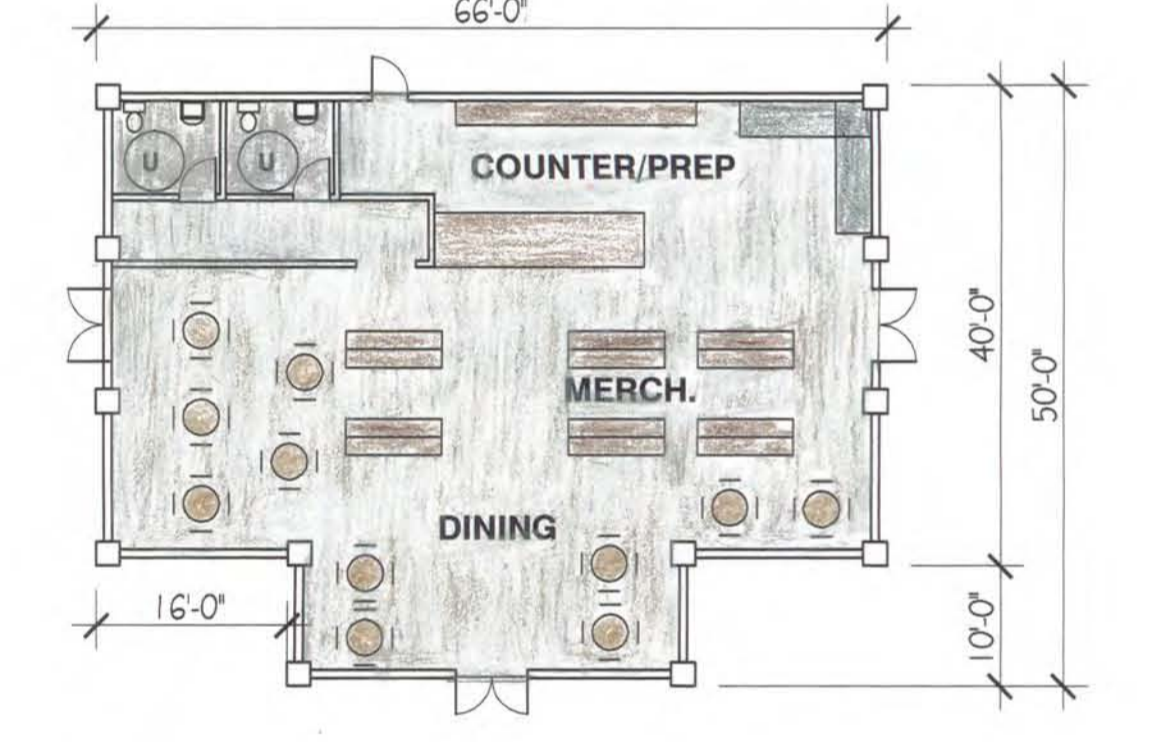
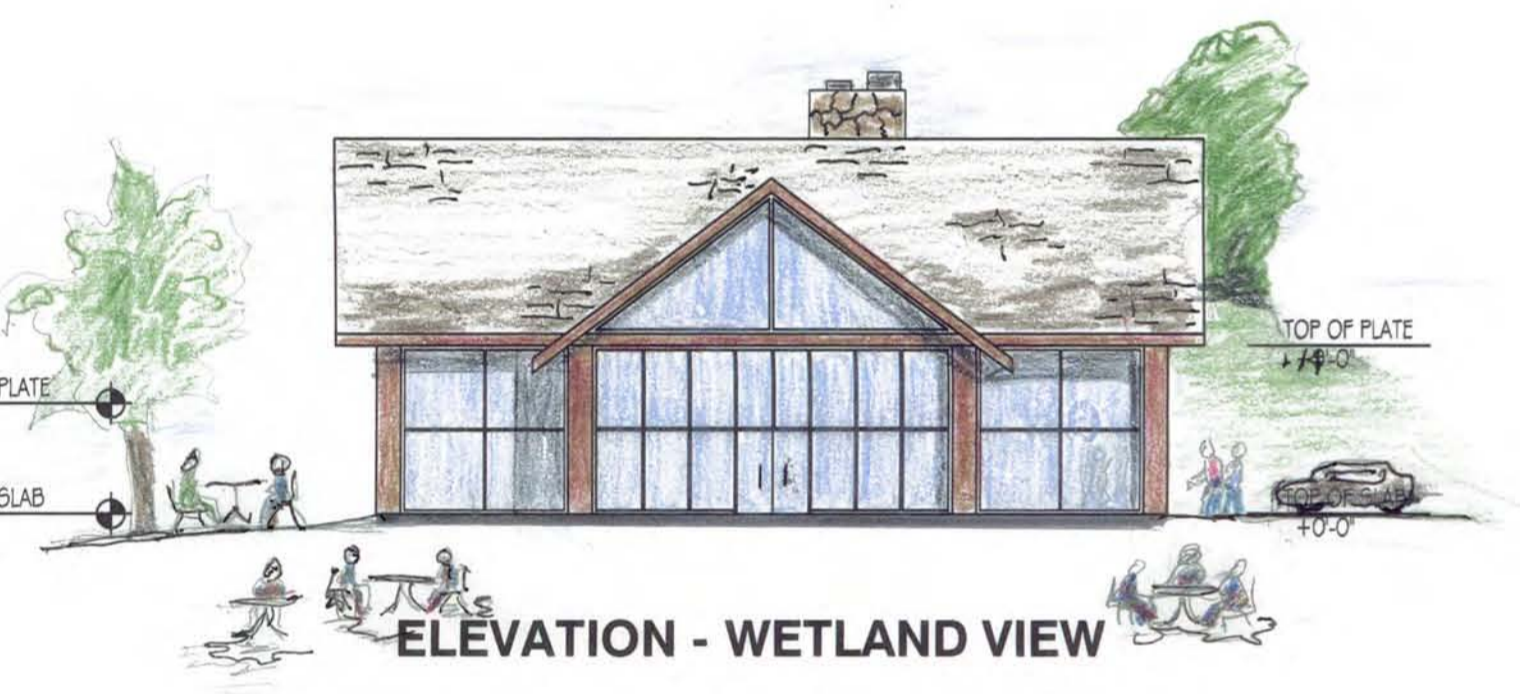
BUILDING TYPE 3

SCALE: 1/16" = 1'-0"



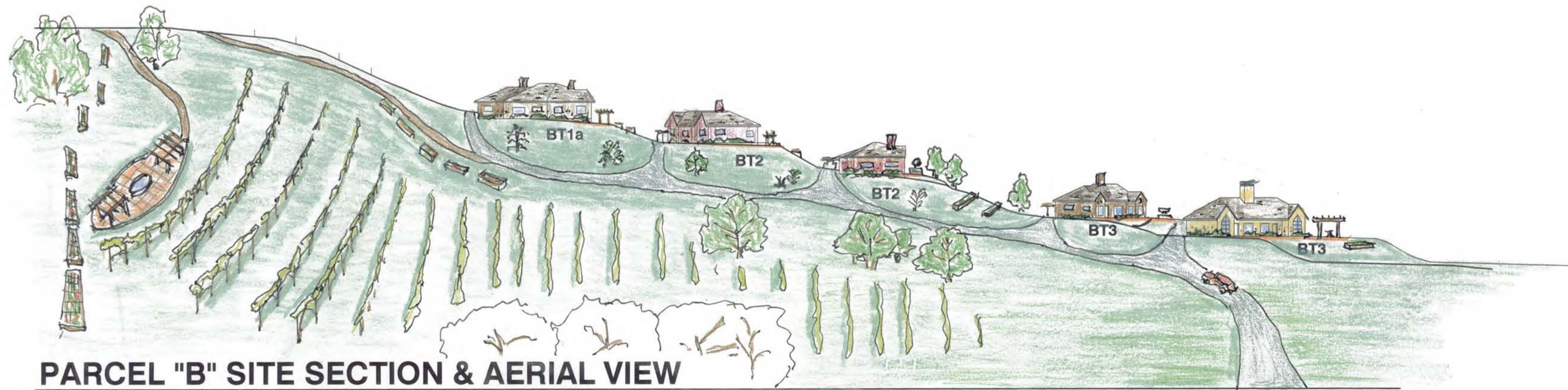
BLDG TYPE 4

SCALE: 1/16" = 1'-0"

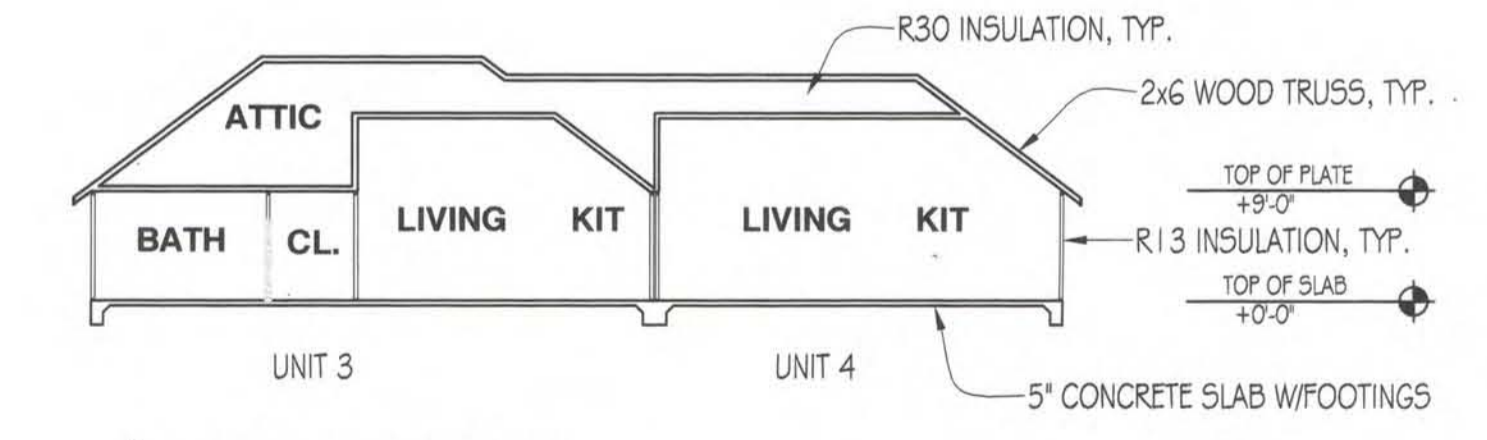


DELI-MARKET PLAN

SCALE: 1/16" = 1'-0"

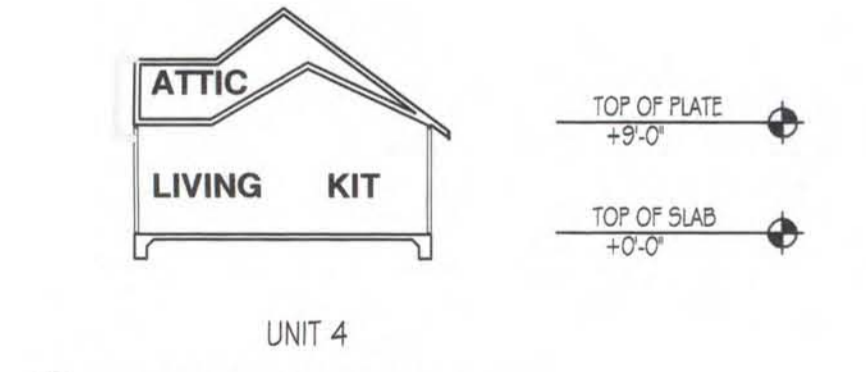


SCALE 1" = 50'-0"



TYPICAL BUILDING SECTIONS

BUILDING TYPE 1



SCALE: 1/16" = 1'-0"

