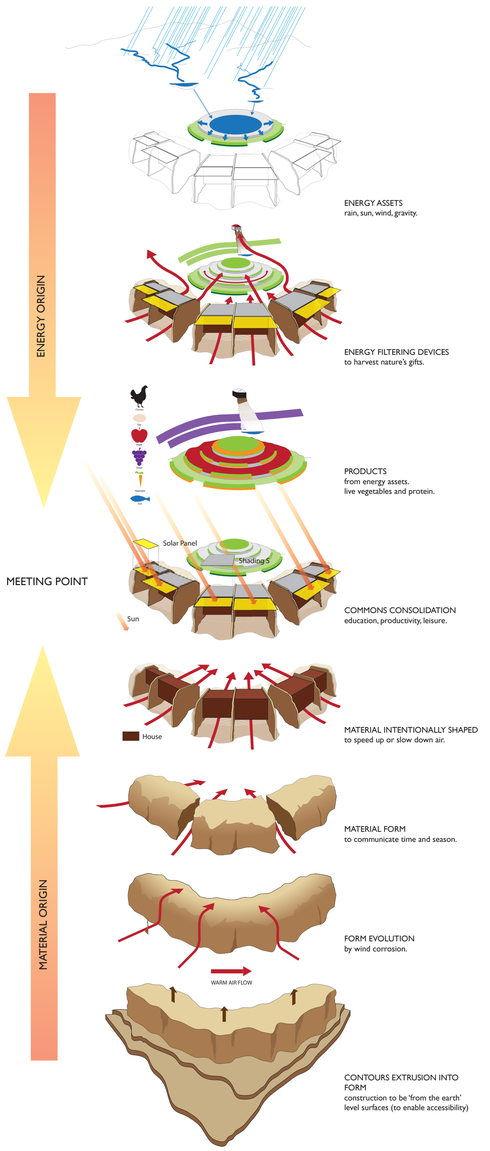
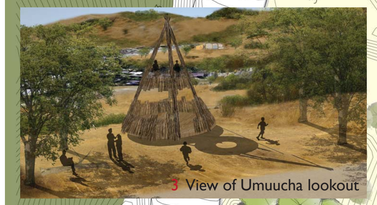
BAHIA COMMON

CONCEPTUAL DIAGRAM

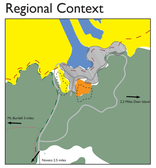



3 View of Umuucha lookout

COMMUNITY PLAN
SCALE: 1" = 80'

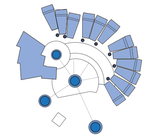
STUDY DIAGRAMS

Regional Context



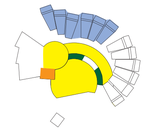
- Project Site
- Bahia Development
- Oak Woodland/Oak Savanna
- Annual Grassland
- Agriculture
- Wet Meadow
- Rush Creek Open Space Reserve
- Rush Creek Trail
- Important Bird Area

Rain Water Harvesting



- Roof Catchment System
- Water Barrels
- Underground Water Reservoirs

Wheelchair Accessibility



- Wheelchair accessible Housing
- Wheelchair accessible Landscape
- Wheelchair Gardening
- Wheelchair accessible Amenity Space

Senior Community

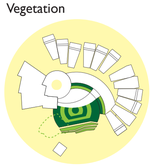
Passive Spaces
- Recreational Space

Active Spaces
- Gardening
- Hiking /Walking
- Recreational Space (Exercising, Spa)
- Close By Amenity (Local Store, Hairdresser, Coffee Shop)

Fire Protection

- Defensible Space, Min. 30' from Building
- Additional Fire Protection Zone Min. 30'to 100' from Building
- Fire Truck Turn
- Tree Crown Limit, Min. 10' from Roof line
- Irrigated Landscaped Space
- Landscaped Space with Fire Resistant Planting

Vegetation



- Edible Landscape; Irrigated,Vegetable gardens, Fruit trees, Grapes, etc.
- Ornamental Landscaping; Irrigated, Perennials, Shrubs, Trees
- Drought Tolerant Planting; Not Irrigated, Native, Fire Resistant Planting
- Oak Planting

Site Use Program

Private
- Terraces and Balconies

Semi-Private
- Gardening
- Recreational Space, Spa, Exercise Room

Public
- Local Store, Hairdresser, Coffee Shop, Library, etc.
- Playground
- Access Area for School Bus, Pick Up/ Drop Off Area

Shade Diagram

Architectural
- Shade Envelope
- Energy Cloud

Natural
- Arbour Structure
- Ornamental Trees
- Oak Planting

BAHIA COMMON

Bahia Common is an innovative sustainable development that reconnects its inhabitants with their natural surroundings, allowing them to maintain their independence through the understanding and control of their resources. It allows the elders to once again teach by example, and invites the all ages to participate and learn of the alternatives, providing a true legacy for the future. It is time to step back and examine the values that are to be encouraged. Bahia Common's sustainable design objective is to thrive and not just survive.

The residences are not simply a list Leeds certified energy efficient practices and appliances which conserve water and electricity. Each residence has the privacy and ability to be outside. A solar oven and a cool shaded roof make use of what is freely provided. The added benefit of a small carbon footprint by reducing greenhouse benefits not only Bahia but the greater community. A screened balcony provides wide views over the Bahia flats during the day and entertains with gazes of the celestial sky at night. The inspiration of the natural world together with the balance of time and energy that is re-established will promote the creative talents of the inhabitants that can be shared with all ages.

The true community is evidenced by its shared space. Leaving the residence by the mutual porch, a small bridge splits the tall ornamental grasses connecting the residences to the commons. The commons is a stepped garden at table height which allows for tending of the vegetable and flower community gardens while sitting down. Permaculture practices are lessons from long ago that have once again become relevant. Poultry runs and aquaculture are all possible. The neighborhood is created by the sense of purpose that the garden provides by supplying both its community and all who are invited to participate.

Water is scarce and mostly invisible. The commons covers an underground cistern which stores water during periods of high rainfall to be used in the dry season. Dried yellow sedge has given way to brilliant spring greens and vibrant reds. The terraces act as contained planters which are watered from below through a wicking device instead of surface watering, which minimizes the evaporation.

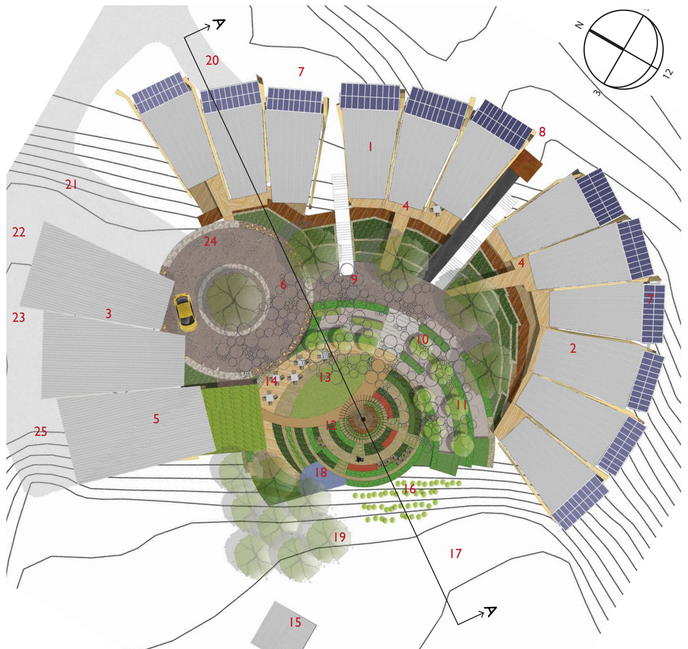
There is much to be shared. As the community ventures out in their electric vehicles, powered by their solar paneled canopy, so does the community venture in. While seniors enjoy the young ones, so do school children learn both skills and respect for the contribution of the Bahia community. Most importantly is a proud home for its residents. It is both a development of existing abilities and an engagement of forgotten skills, that will renew a sense of purpose for both residents and the wider society in which it dwells, providing new hope for the future.

The Bahia Foothills (Parcel A)

The Bahia Foothills is a place where nature can rest and thrive once again. Not tampered significantly by man-made infrastructure, the Foothills is an open green space that preserves its existing habitat and natural processes, maintains its connection to the Rush Creek Open Space Preserve and the Marin Audubon Society, and allows promising potential in enhancing flora and fauna habitat and corridors. The steep terrain towards Malobar Drive provides the Foothills a few exceptional vantage points towards Parcel B, the surrounding communities, and the marshlands below, and offers excellent spots to just pause and absorb the beauty of the Bahia landscape.

The Bahia Foothills is a great place to be for all ages. Whether it is for educational or recreational purposes, there is always something for everyone. A proposed Umuucha style lookout tower resembling the Miwok shelter brings in an important heritage connection and educational opportunity to the past native settlement for residents and visitors. A potential trail system between the Foothills, the Bahia Common, and the surrounding neighbourhoods is an essential backbone that physically connects the areas together.

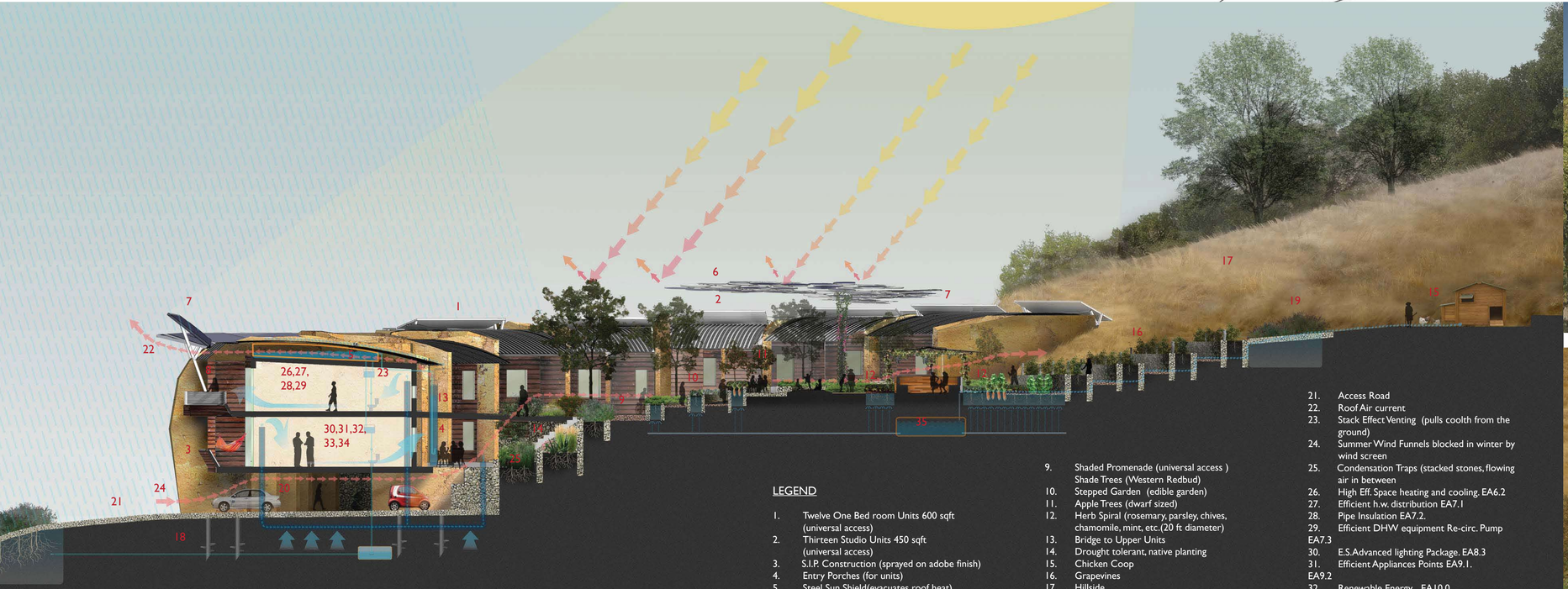
The Bahia Foothills is a symbol of giving development back to nature. It is a place where all residents in the Bahia area come to treasure. Harvesting water during rain seasons, collecting acorns from the Blue Oak trees, and brushing your fingers through the meadowlands are all just a few possibilities achievable here on the Bahia Foothills.



SITE PLAN
SCALE: 1" = 20'

LEGEND

1. Twelve One Bed room Units 600 sqft (universal access)
2. Thirteen Studio Units 450 sqft (universal access)
3. Three, Two Bed room Units 900sqft
4. Entry Porches (for units)
5. Store (2000sqft 2 storey volume w. Coffee shop/reading room in upper portion, accessible from Mini Mound
6. Energy Cloud (shading)
7. Solar Panels 2.4 Wp
8. Elevator w. look-out from parking to Promenade
9. Shaded Promenade (universal access) Shade Trees (Western Redbud)
10. Stepped Garden (edible garden)
11. Apple Trees (dwarf sized)
12. Herb Spiral (rosemary, parsley, chives, etc. (20 ft diameter)
13. Mini Mound (Playground)
14. Coffee Terrace
15. Chicken Coop
16. Grapevines
17. Hillside
18. Aquaculture
19. Bio swale
20. Twenty-four Car park (under 12 units)
21. Access Road
22. Six additional Car park
23. AutoShare Station
24. Fire Engine Turn around (60ft radius) doubles as Schoolbus drop-off/pickup
25. Deliveries to Store and Waste Management



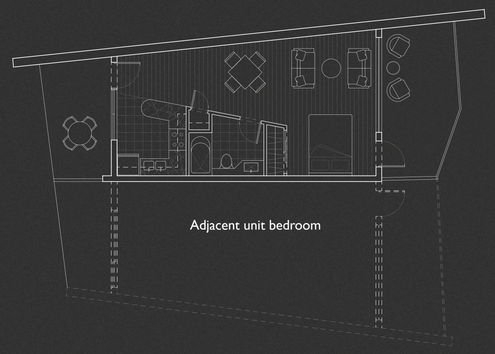
CROSS SECTION AA
N.T.S.

LEGEND

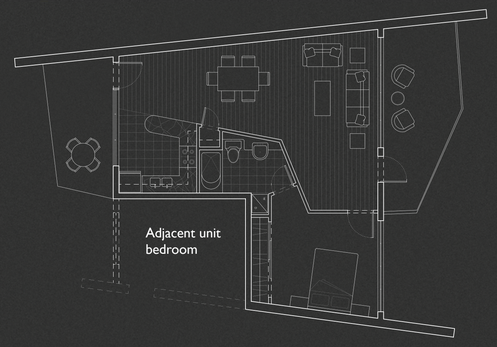
1. Twelve One Bed room Units 600 sqft (universal access)
2. Thirteen Studio Units 450 sqft (universal access)
3. S.I.P. Construction (sprayed on adobe finish)
4. Entry Porches (for units)
5. Steel Sun Shield(evacuates roof heat)
6. Energy Cloud (shading)
7. Solar Panels 2.4 Wp
8. Private Balconies
9. Shaded Promenade (universal access) Shade Trees (Western Redbud)
10. Stepped Garden (edible garden)
11. Apple Trees (dwarf sized)
12. Herb Spiral (rosemary, parsley, chives, chamomile, mint, etc.(20 ft diameter)
13. Bridge to Upper Units
14. Drought tolerant, native planting
15. Chicken Coop
16. Grapevines
17. Hillside
18. Auger Type Foundation
19. Bio swale
20. Twenty-four Car park (under 12 units)
21. Access Road
22. Roof Air current
23. Stack Effect Venting (pulls coolth from the ground)
24. Summer Wind Funnels blocked in winter by wind screen
25. Condensation Traps (stacked stones, flowing air in between
26. High Eff. Space heating and cooling. EA6.2
27. Efficient h.w. distribution EA7.1
28. Pipe Insulation EA7.2.
29. Efficient DHW equipment Re-circ. Pump EA7.3
30. E.S.Advanced lighting Package. EA8.3
31. Efficient Appliances Points EA9.1. EA9.2
32. Renewable Energy EA10.0
33. S.I.P construction for roof and walls MR 1.3
34. Waste Management MR 3.2
35. Cistern, irrigation umbilical


View from Misty Ct facing Bahia Common


Aerial View of Bahia Common



STUDIO FLOORPLAN
SCALE: 1/8" = 1'



ONE BEDROOM FLOORPLAN
SCALE: 1/8" = 1'

TWO BEDROOM FLOORPLAN
SCALE: 1/8" = 1'


View facing Stepped Garden

UNIT SUMMARY

12	One Bed Room Unit	600 sqft
13	Studio Units	450 sqft
3	Two Bed Units	900 sqft
	Store, two storey volume, coffe shop etc.	2000 sqft

LEED FOR HOMES CERTIFICATION LEVEL
Platinum 110 Points

Innovation and Design Process (ID)	9 Points
Location and Linkages (LL)	6 Points
Sustainable Sites (SS)	18 Points
Water Efficiency (WE)	15 Points
Energy and Atmosphere (EA)	28 Points
Materials and Resources (MR)	13 Points
Indoor Environmental Quality (IEQ)	19 Points
Awareness and Education (AE)	2 Points

CONCEPTUAL COST ESTIMATE

Our conceptual cost estimate has a total construction value of $5,750,000. This works out to be a total of $283.64 sq.ft cost selling price, including building, systems, and landscaping. It includes 29 units, studio, one and two bedrooms, which range between 600-900 sq.ft and a 2000 sq.ft café/organic market.

Our overall aim for the project is LEED Platinum Certification. As noted in The Costs and Financial Benefits of Green Buildings A Report to California's Sustainable Building Task Force, by Greg Kats, the average markup to achieve LEED Platinum qualifications is 7.8% of the total initial construction cost of the building. Our conceptual cost estimate includes this markup

Buildings
Substructure: $185,000
Shell: $470,000
Interiors: $571,500
Services: $984,000
Equipment/Furnishings: $296,000
Total Cost: $2,500,000
Site Design
Landscape Design: $800,000
Earthworks: $450,000
Driveway Design: $175,000
Art: $100,000
Total Costs: $1,525,000

Fees and Premiums
Contractor Fees: $1,008,000
Design Consulting: $403,200
LEED Platinum Markup: $314,000
Total Cost: $1,725,000

View facing Coffee Shop and Recreational Space