

FLOOR PLAN KEY

- 1. BEDROOM
- 2. BATHROOM/LAUNDRY
- 3. KITCHEN
- 4. DINING
- 5. LIVING
- 6. TERRACE
- 7. PARKING
- 8. WATER TANKS

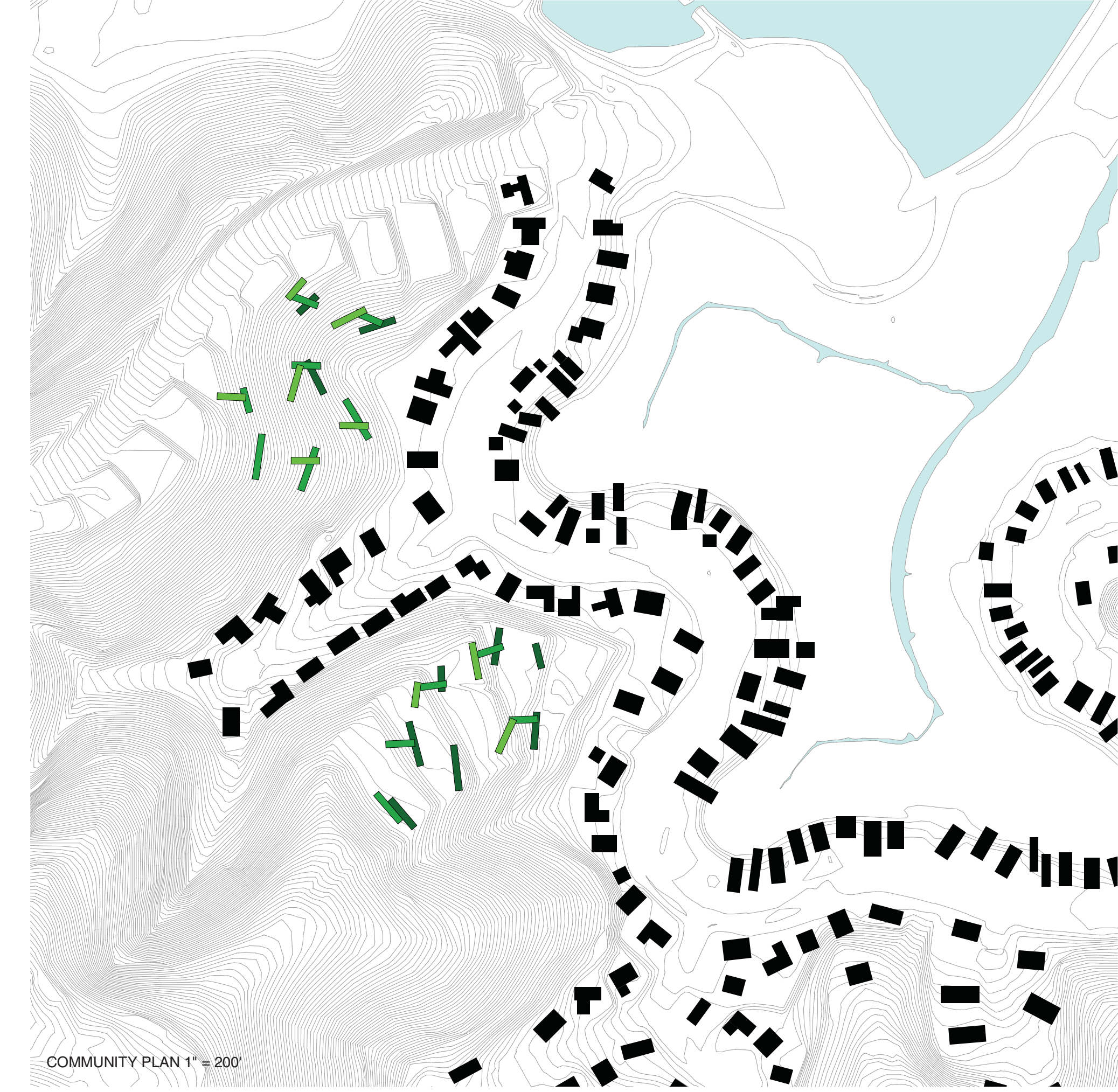
Unit Summary

Unit Type	Bahia Drive (Parcel A)	Misty Court (Parcel B)	Total of each Unit Type
Studio (Senior Market Rate)	1	1	2
One Bedroom (Senior Market Rate)	2	2	4
Two Bedroom (Senior Market Rate)	2	1	3
Studio (Senior Affordable)	2	2	4
One Bedroom (Senior Affordable)	2	2	4
Two Bedroom (Senior Affordable)	1	1	2
Second Unit	6	4	10
TOTAL UNITS	16	13	29
Parking Spaces (Senior Dwelling)	10	9	19
Parking Spaces (Second Unit)	6	4	10
Parking Spaces (ADA)	1	1	2
Parking Spaces (Guest)	1	2	3
TOTAL PARKING SPACES	18	16	34

Conceptual Cost Plan
 The dwellings have been designed to comply with the square footage rates stipulated in the competition brief. The dimensions of the dwellings is restricted to a single room width. In addition to the environmental benefits, this results in reduced spans compared to typical detached homes, with consequent cost advantages in both material costs and labour reductions multiplied across the sites. Employment of repetitive elements in the construction allows a high degree of prefabrication and therefore lower unit costs as well as reduced construction duration.

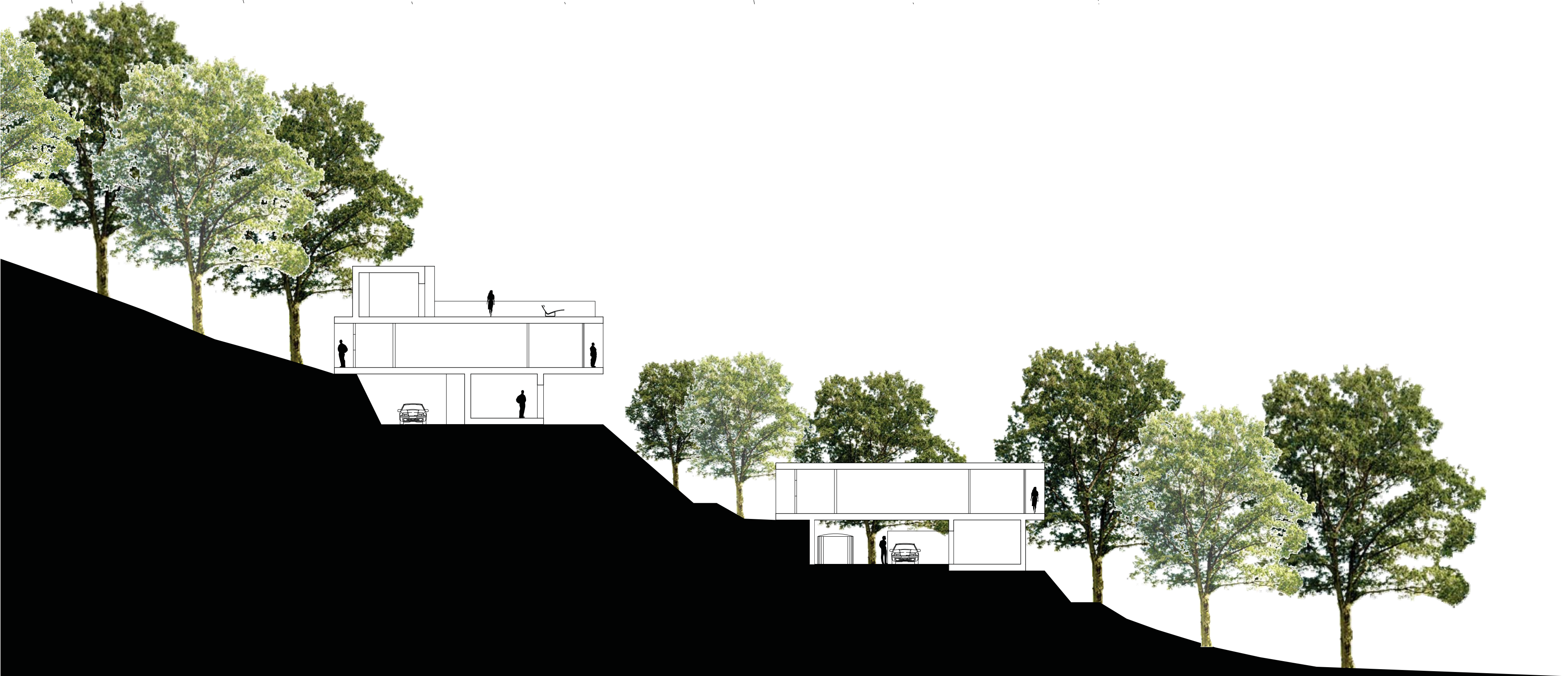
Our proposal indicates a total built unit area of 25,010 ft². As outlined above, it is reasonable to project in-perimeter construction costs in the range of \$90-\$115 per square foot. Landscaping is envisaged as restoration of the prevailing character of the surrounding area, primarily drought tolerant native Oak trees in grassland meadows.

Additional programmatic elements such as the Community Center and Playground proposed for Parcel B (Misty Court) and the Agricultural Plots (Bahia Drive) and associated support structures are envisaged as modest pavilions or even landscape structures providing the basic infrastructure required without dominating the landscape character of the site. The modular basis for the design allows for these elements to be implemented at any time in the development of the community, according to the budget requirements, and is unlikely to exceed the stipulated cost caps of \$200-\$300 per square foot in overall project costs.

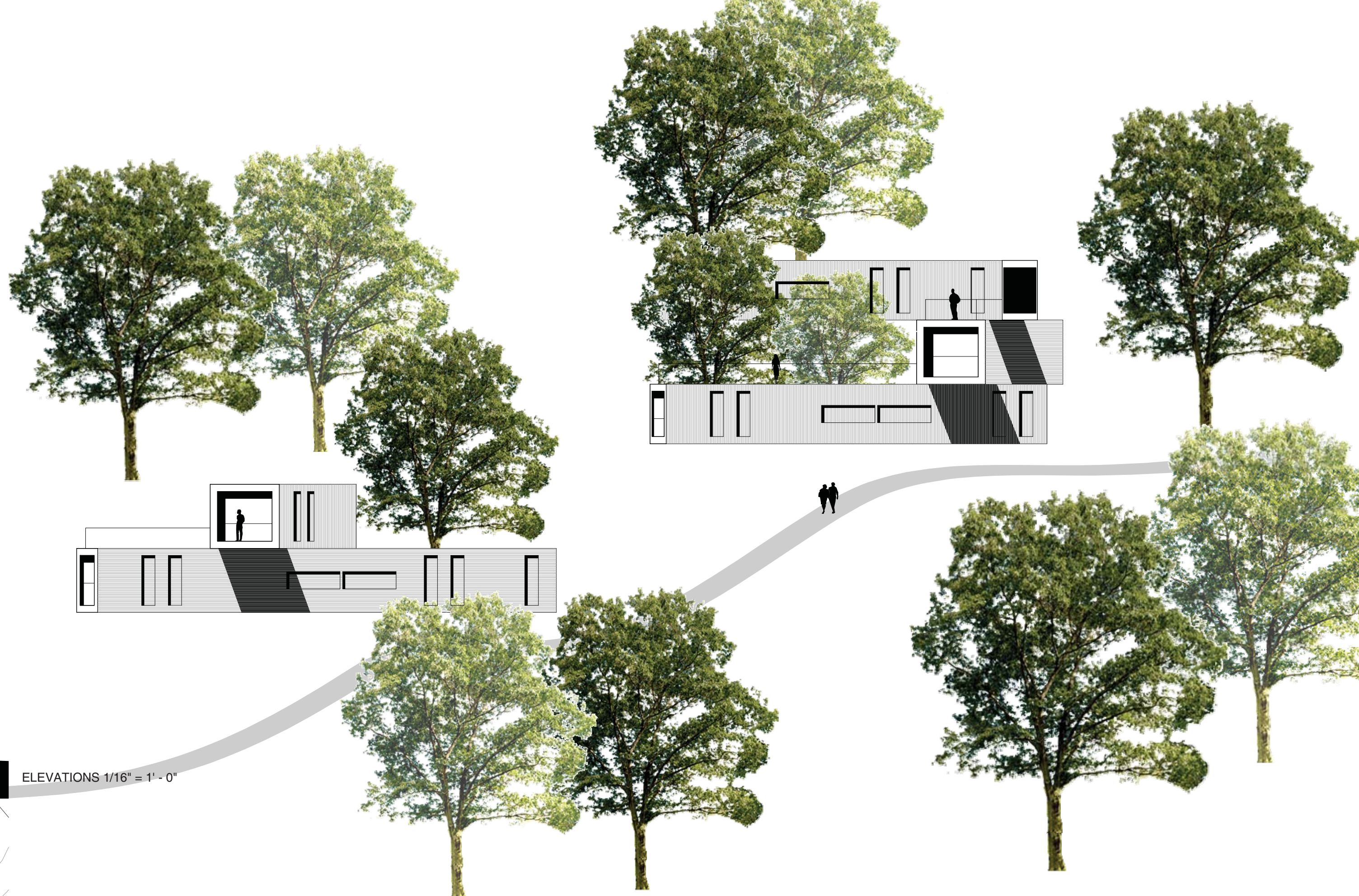


COMMUNITY PLAN 1" = 200'

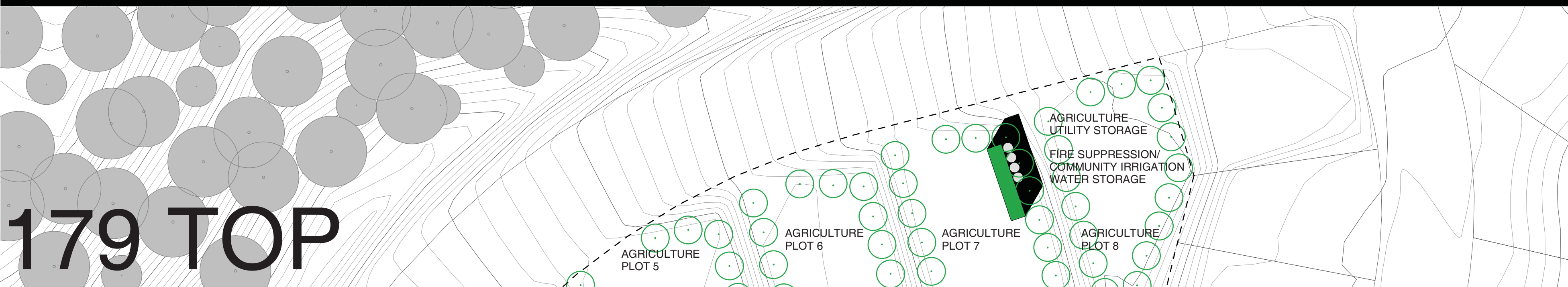
TYPICAL FLOOR PLANS 1/16" = 1' - 0"



CROSS SECTIONS 1/16" = 1' - 0"



ELEVATIONS 1/16" = 1' - 0"



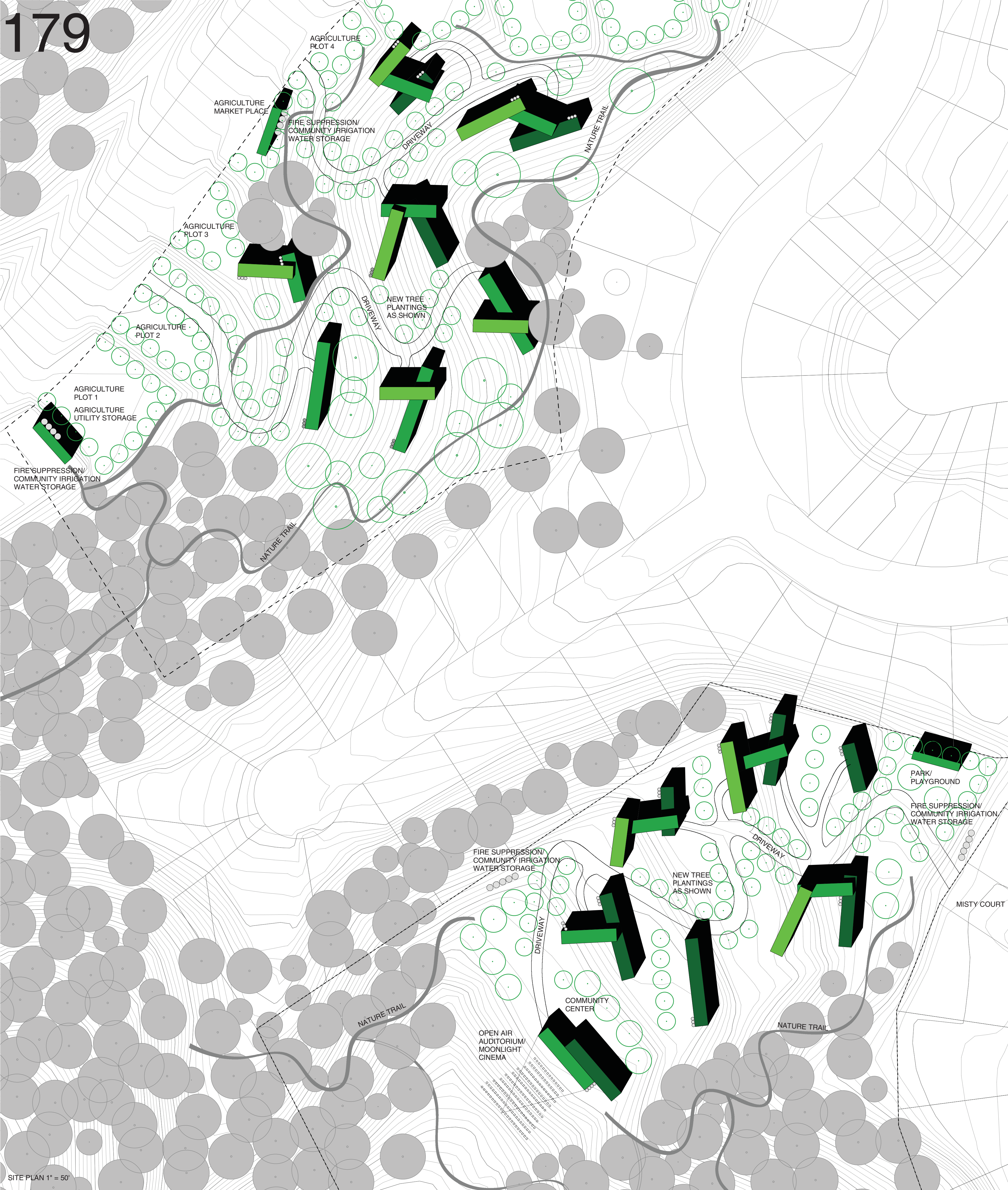
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CALIFORNIA SENIOR HOUSING DESIGN COMPETITION

Concept Summary
 The principle design concept for the proposed senior housing at the Bahia community on the edge of San Francisco Bay is to disperse small scale clusters of attached houses across the steeply sloping topography in order to profit fully from the singular landscape character of the sites. The specific requirements of senior housing, that all dwellings be on a single level, creates significant opportunities for innovation in the careful distribution of the dwellings with respect to the immediate terrain.

The vertical arrangement of the dwellings as a response to the existing topography gives a distinct character to the different types that result: sky homes oriented for optimized solar access profit from terraces over the roofs of the dwellings below, earth homes follow the contours to give prominence to easterly water views as well as access to private landscaped spaces. In both cases connections with landscape, both proximate and distant are balanced with the needs of the senior residential program to provide privacy and outlook, prospect and refuge.

It is proposed to employ standardized construction elements creatively throughout the community to ensure maximum economic efficiency within the framework of modular diversity. Primary structural elements are envisaged as typical residential timber framing on piled foundations. Excavation is to be restricted as much as practicable to landscape areas around the dwellings, rather than for the dwellings themselves. The scale of the dwellings has



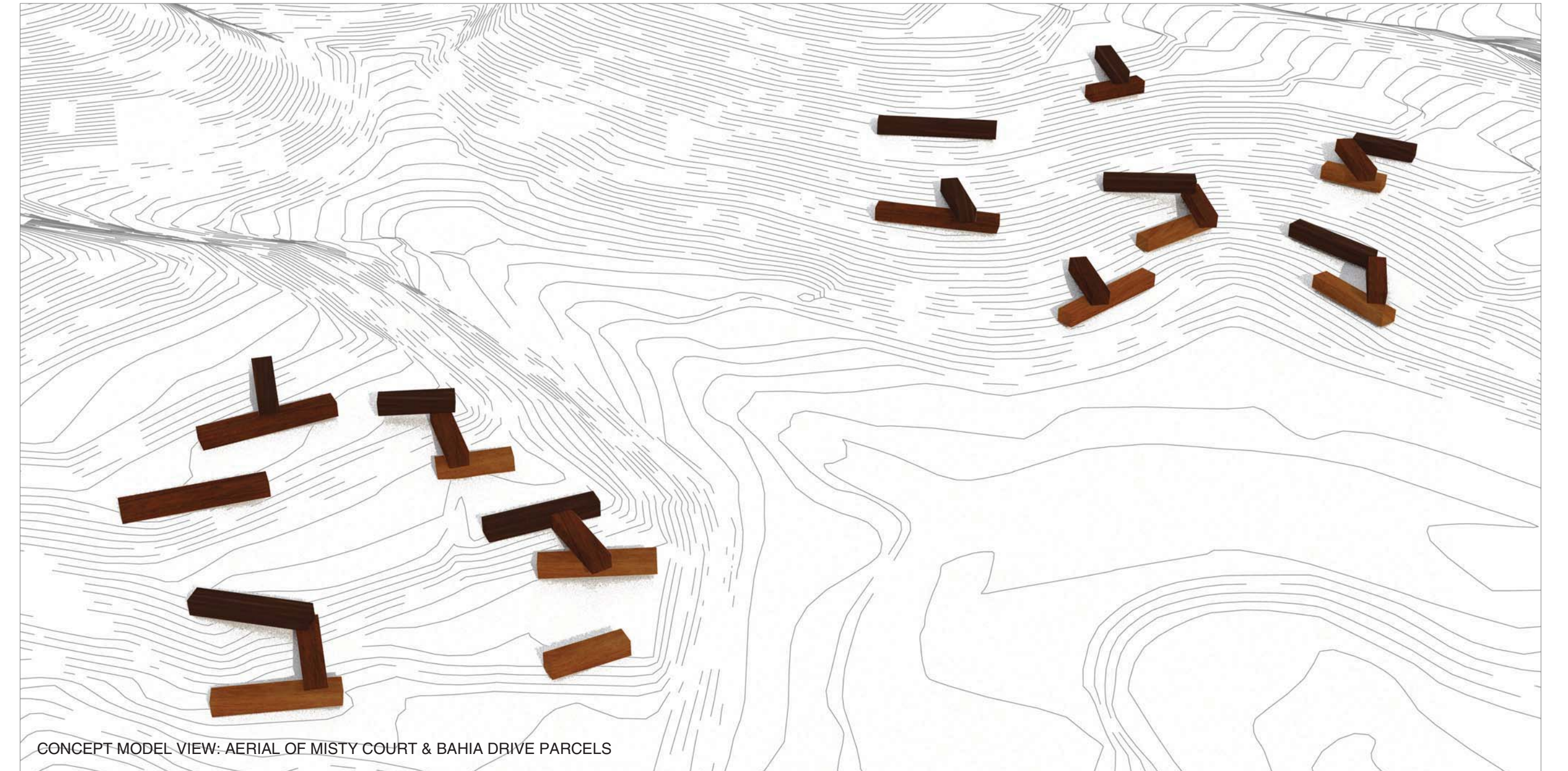
deliberately been limited to the width of a single room to ensure both optimized environmental connections as well as reduced spans for primary structural elements. Exterior cladding is envisaged as timber siding, alternating in vertical and horizontal directions for adjoining dwellings. Roofing is envisaged to be membrane on plywood, and covered with removable timber decking to create supplementary outdoor living space for residents above, as well as providing a considerable cooling benefit by shading exposed roofs. All timber is to be Forest Stewardship Council certified to ensure best practice sustainability and LEED accreditation.

Sustainability
A passive approach to environmental sustainability ensures the lowest possible carbon footprint for the community. Energy consumption is reduced by the use of solar hot water systems and optional roof mounted photovoltaic solar arrays. The distributed site planning, ensures that at least one dwelling provides the ideal solar orientation for photovoltaic systems, and subject to operational efficiency, provides an opportunity for a zero net energy goal.

The scale of the community generates a critical mass in the feasibility of ground source heat pump systems for distributed heating and cooling requirements. The unbuilt upon terraces adjoining Bahia Drive provide the ideal opportunity for a ground source heat pump system to be installed, with agricultural plantings above. Proximity to the waters of the lower Petaluma River provide further opportunities for energy efficiency within the heat pump system.

Stormwater harvesting and retention play a key role supporting and enhancing the landscape character of the sites. Significant quantities of both individual and communal rainwater storage are envisaged to provide the means of fire suppression within the community as well as meeting irrigation requirements for dwellings, agricultural uses and communal landscaping needs. The scale of the community provides excellent opportunities for grey water re-use in both interior (laundry) and exterior (garden) operations.

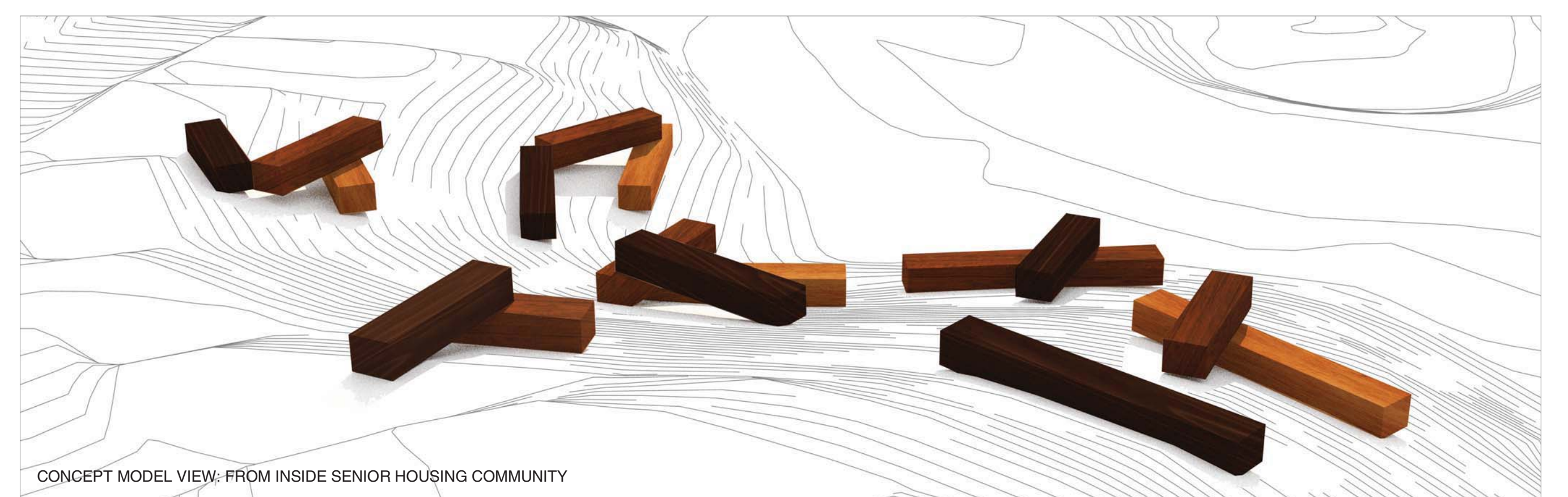
Additional program
Agricultural plots 1-8, along Bahia Drive. Profiting from the existing terraces to provide flat land for agricultural uses compatible with a senior demographic. Agricultural market stall conveniently located at the midpoint of the Bahia Drive street frontage. Community center (optional according to budget and project staging). Community amphitheatre/moonlight cinema (contours axially, cost for screen/stage according to budget and project staging). Community park & playground, at entry to Misty Court site. Although this is a senior housing community project, the inclusion of a children's playground is to provide facilities for visiting family to encourage more frequent intergenerational contact.



CONCEPT MODEL VIEW: AERIAL OF MISTY COURT & BAHIA DRIVE PARCELS



CONCEPT MODEL VIEW: FROM OUTSIDE SENIOR HOUSING COMMUNITY



CONCEPT MODEL VIEW: FROM INSIDE SENIOR HOUSING COMMUNITY