

Bahia site



DESIGN NARRATIVE

Our approach to this proposed scheme acknowledges and reflects two unique site conditions.

- The 60' contour grade, since water is available to sites a below this grade level and
- Series of narrower lots all along Misty Road.

Solution: On both the sites, the developable lots have been kept intentionally below 60' grade to keep the cost of development affordable. All the residential structures are developed below this grade line, thus maintaining clusters of homes all along the primary roads.

Uses: Besides affordable housing and housing limited to a max. of 1200 sq ft as the largest unit, other proposed uses are Agriculture and community Gardens. A small lease to operate Vineyard is proposed on land steeper than 20% slope. With the proximity to Napa valley a lease to grow option can be realized for both the lots.

Besides the housing and a vineyard, a small neighbourhood Café/wine tasting structure is proposed on the Bahia Parcel along Bahia Drive.

The proposed design solutions for both the sites are based on principles of New Urbanism, specially, having Porches, and living rooms towards the streets, Garages in between the buildings, small scaled building structures, Decks and porches to promote community interaction, sustainable material, and organized community space.

SUSTAINABLE STRATEGIES

- Site Design**
 - Open Plan with Natural Light with Natural Ventilation Option
 - Concrete foundations and slab on Grade – achieve thermal mass to enable natural night time cooling
 - Floor Openings – to achieve stack effect to enhance natural air movement
 - Utilise prevailing winds to promote natural ventilation.
 - Impervious paving.
- Green Materials**
 - External stone/ Re-cycled materials, as composite wood panels, Siding, Hardy planks.
 - External Double Glazed Operable low windows
- Energy**
 - Renewable Energy Use
 - Rainwater Harvesting
 - Solar Energy - Hot water Solar Panels
 - PV panels
 - Micro wind turbines
- Ecology**
 - Landscape Strategies to preserve Flood control channel
 - Ecology
 - Use California Native Plants, requiring no summer watering
 - Organically grown grapes.
 - Hydrzones Grouping of irrigation plants
 - Minimise turf landscape
 - Create draught resistant soils

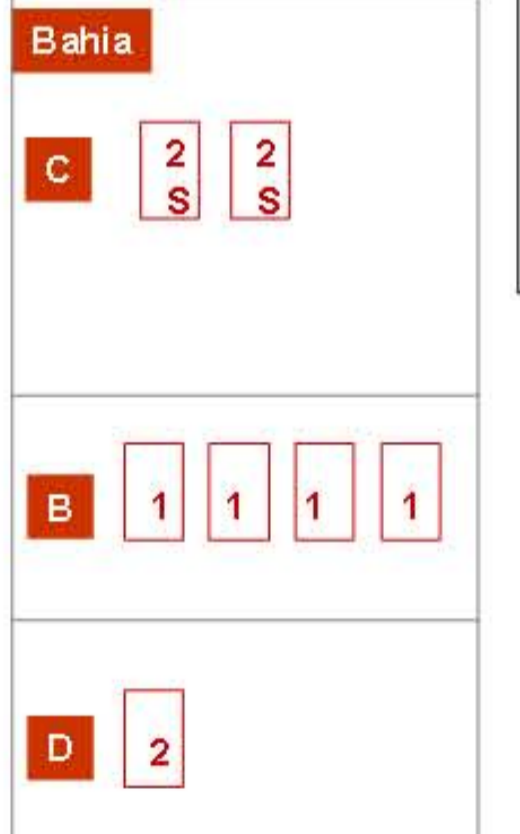
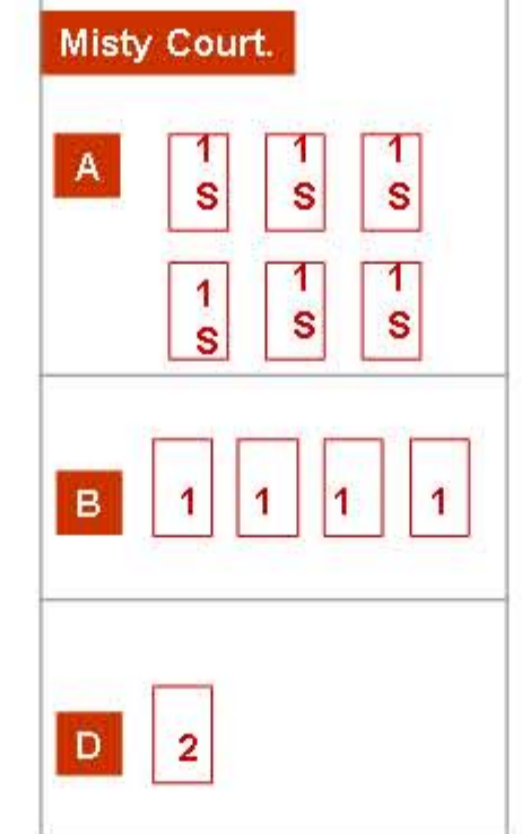


VINEYARD



UNIT COUNT - Dec. 14, 2009

Site	Bldg Type	Primary Unit	Square Ft.	# Units	# Bldgs
Misty	A - Main Unit	1 Bedroom with Flex Room as Office or Extra-large Master Bedroom	870	6	
Misty	A- 2nd Unit	Small Studio	450	6	6
Misty	B	1 Bedroom with Flex Room as Office or Extra-large Master Bedroom	870	4	4
Misty	C	2 Bedroom with Family Room at Back	1230	1	1
Bahia	A2	1 Bedroom	760	2	
Bahia	A2 - 2nd Unit	Large Studio	600	2	2
Bahia	B2	1 Bedroom with Flex Room as Office or Extra-Large Living / Dining	900	2	2
Bahia	C2	2 Bedroom with Family Room at Side	1230	2	2
Bahia	D	1 Bedroom with Flex Room as Office or Extra-Large Living / Dining	900	2	
Bahia	D - 2nd Unit	Small Studio	450	2	2



Total units = 17
Total buildings = 11

Total units = 12
Total buildings = 8

Site 1 + 2
Total units = 29
Total buildings = 19

Misty court site

Community Plan

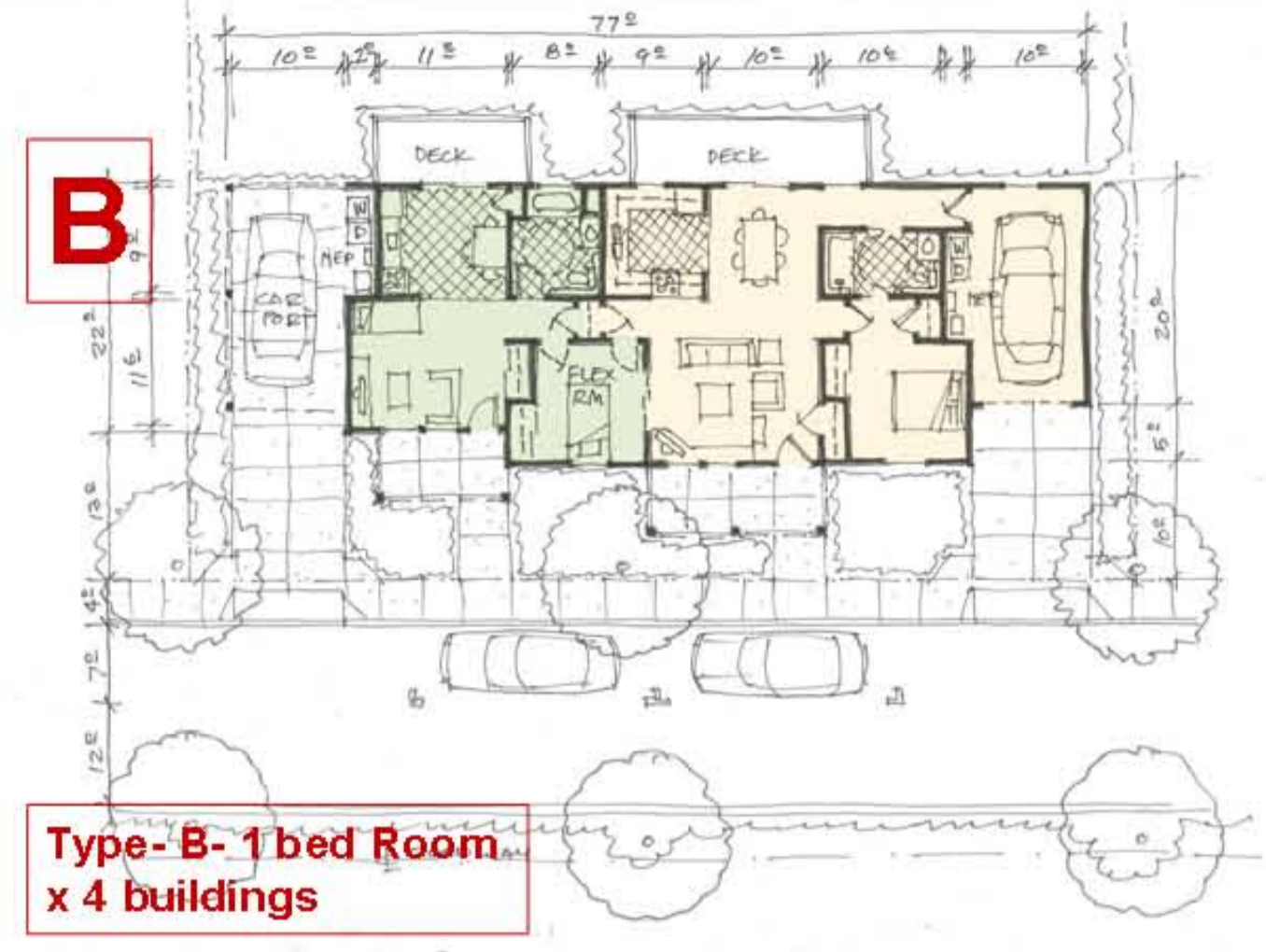
Site 1

Site 2





Type-D- 2 bed room x2 building



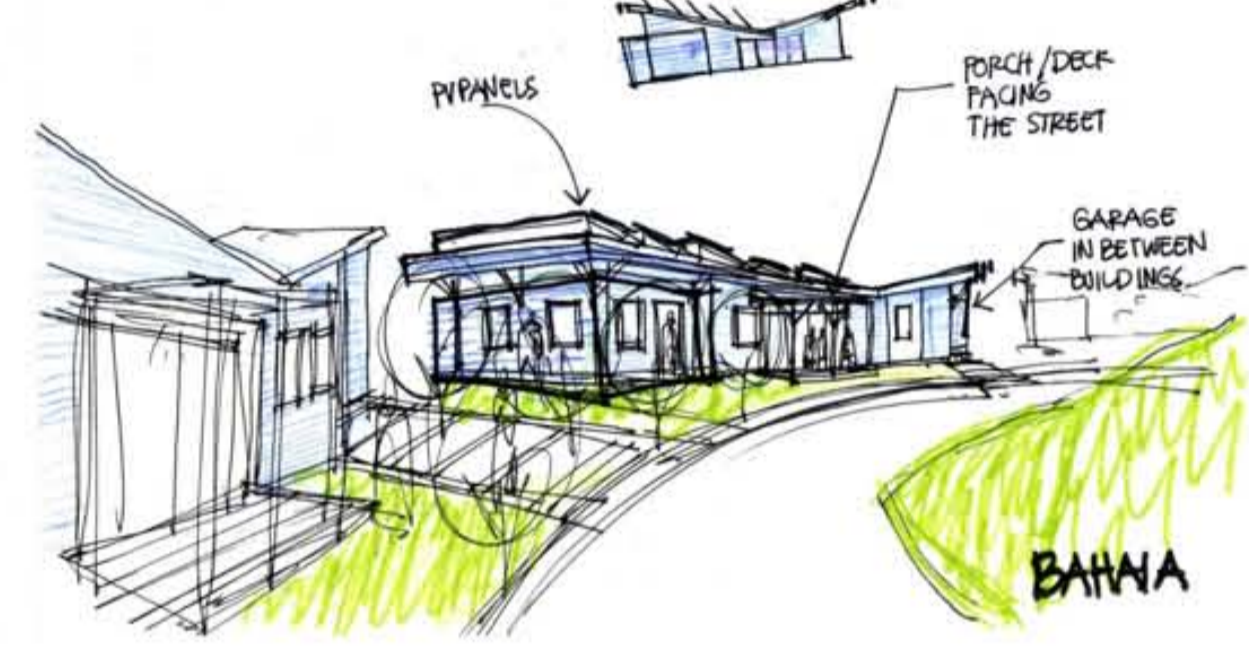
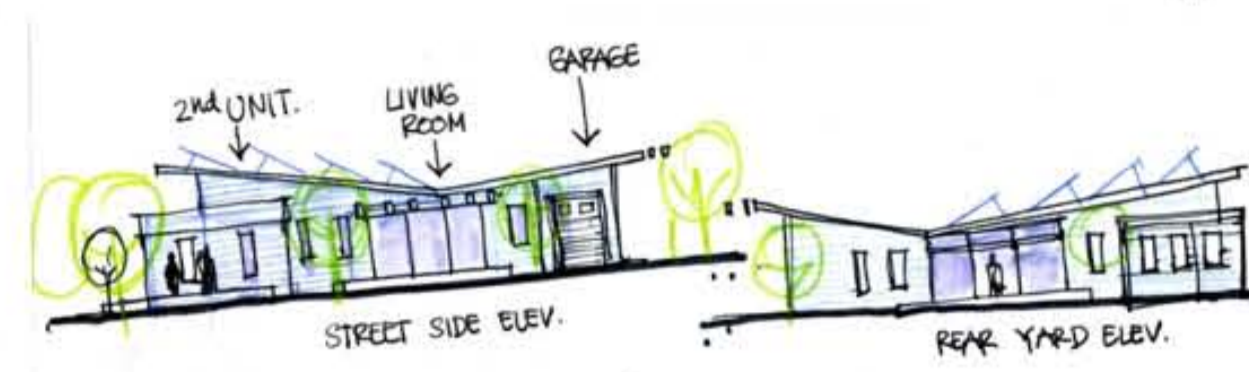
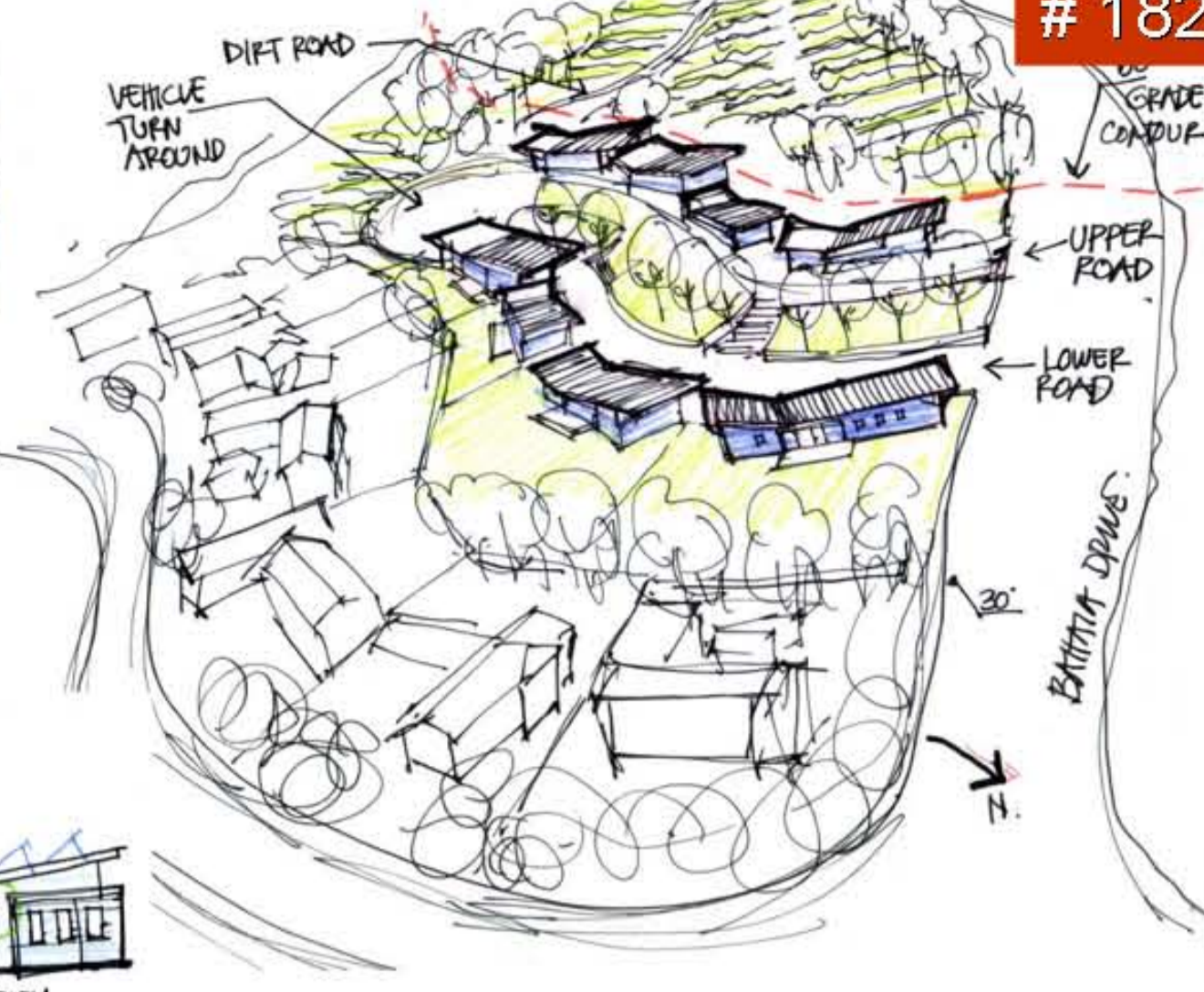
Type-B- 1 bed Room x 4 buildings



Type-C- 2 bed rm.+1 studio x 2 buildings



View looking from the development



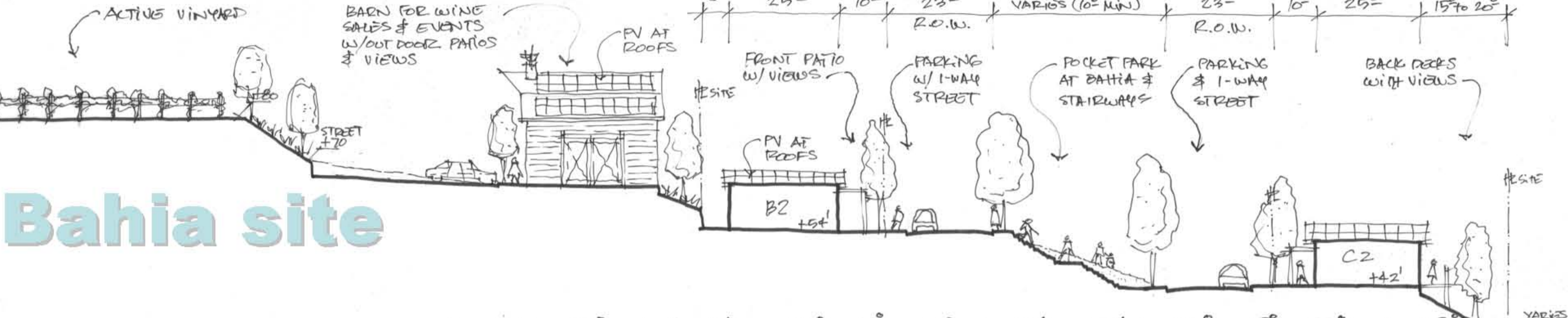
View looking into the development

COST ESTIMATES:

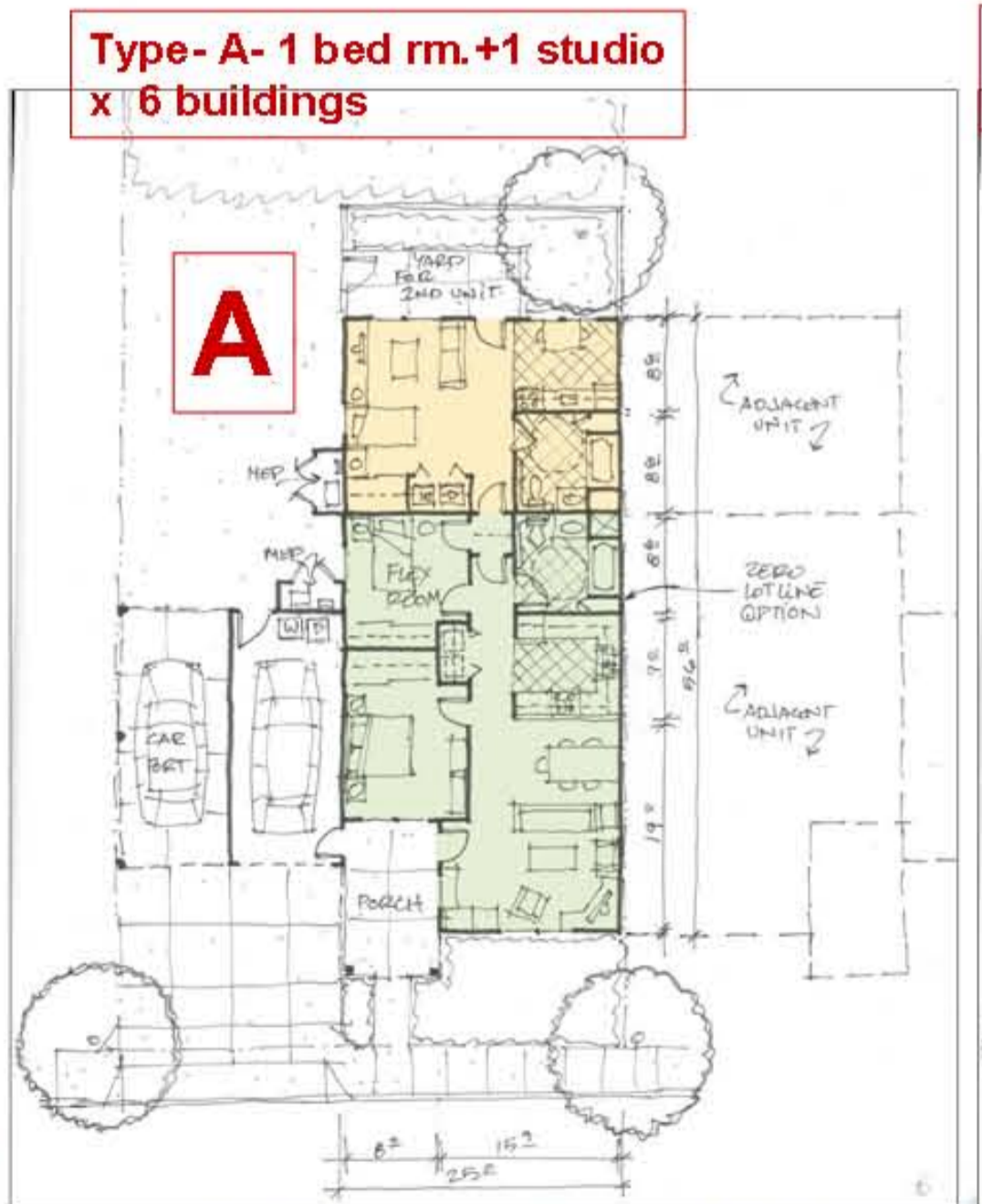
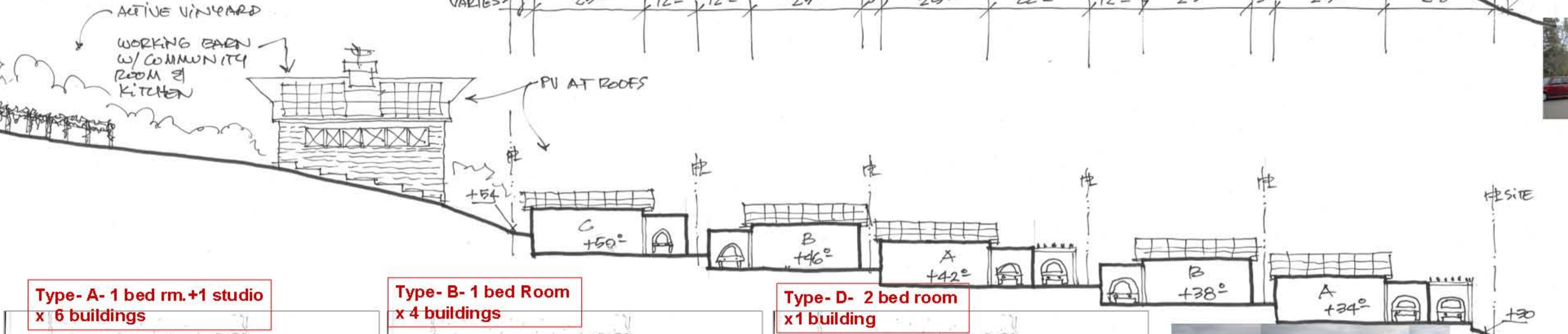
Assumptions:

1. Site Grading : To be determined
2. Foundations systems considered as Slab on grade
3. no allowances for piers
4. No allowances for site drainage and infrastructural costs, roads, curbs, storm water system, gas and other utilities.

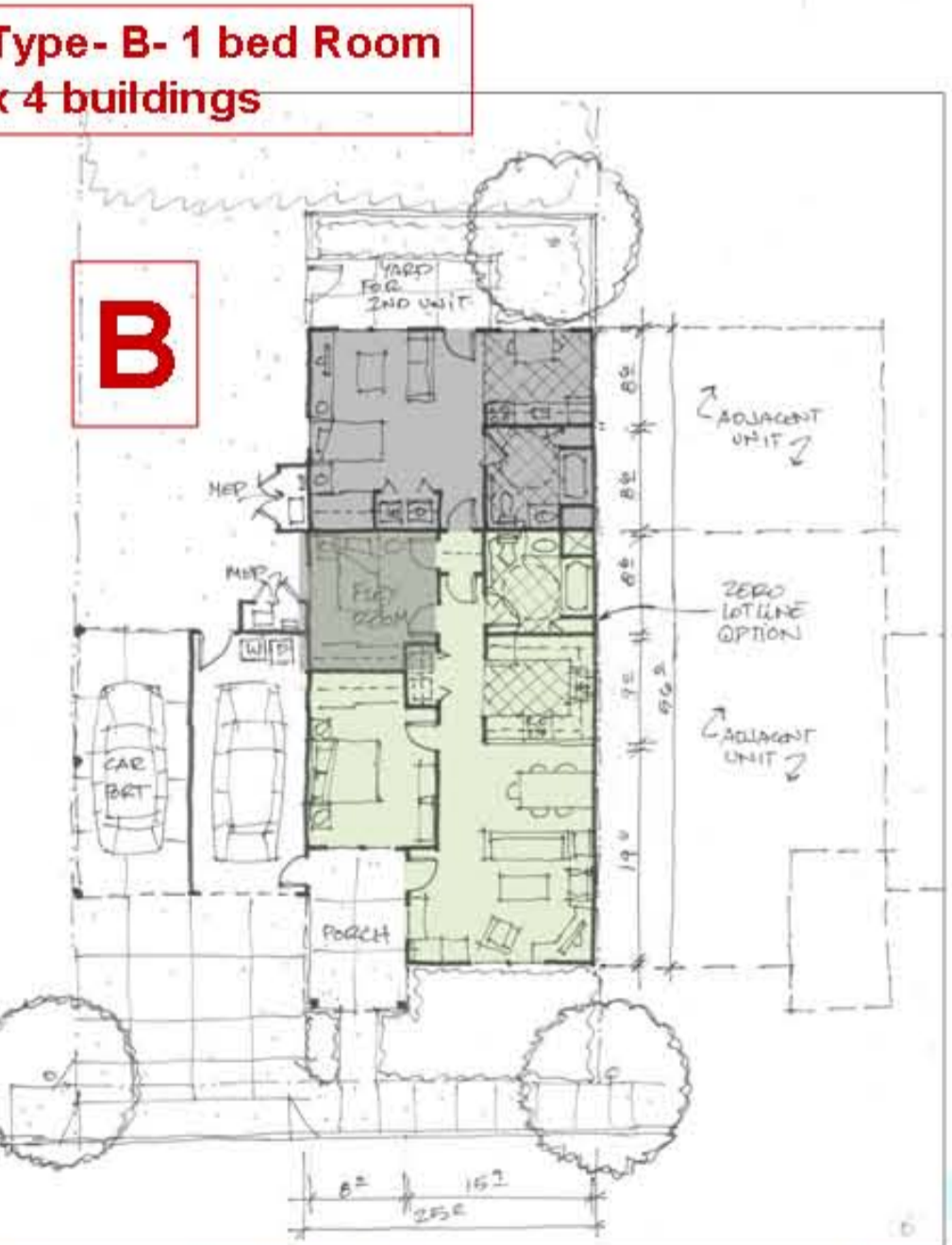
Bahia Site (8 buildings) = approx. 2.2 mil.
Misty Court (11 buildings) = approx. 2.95 mil.



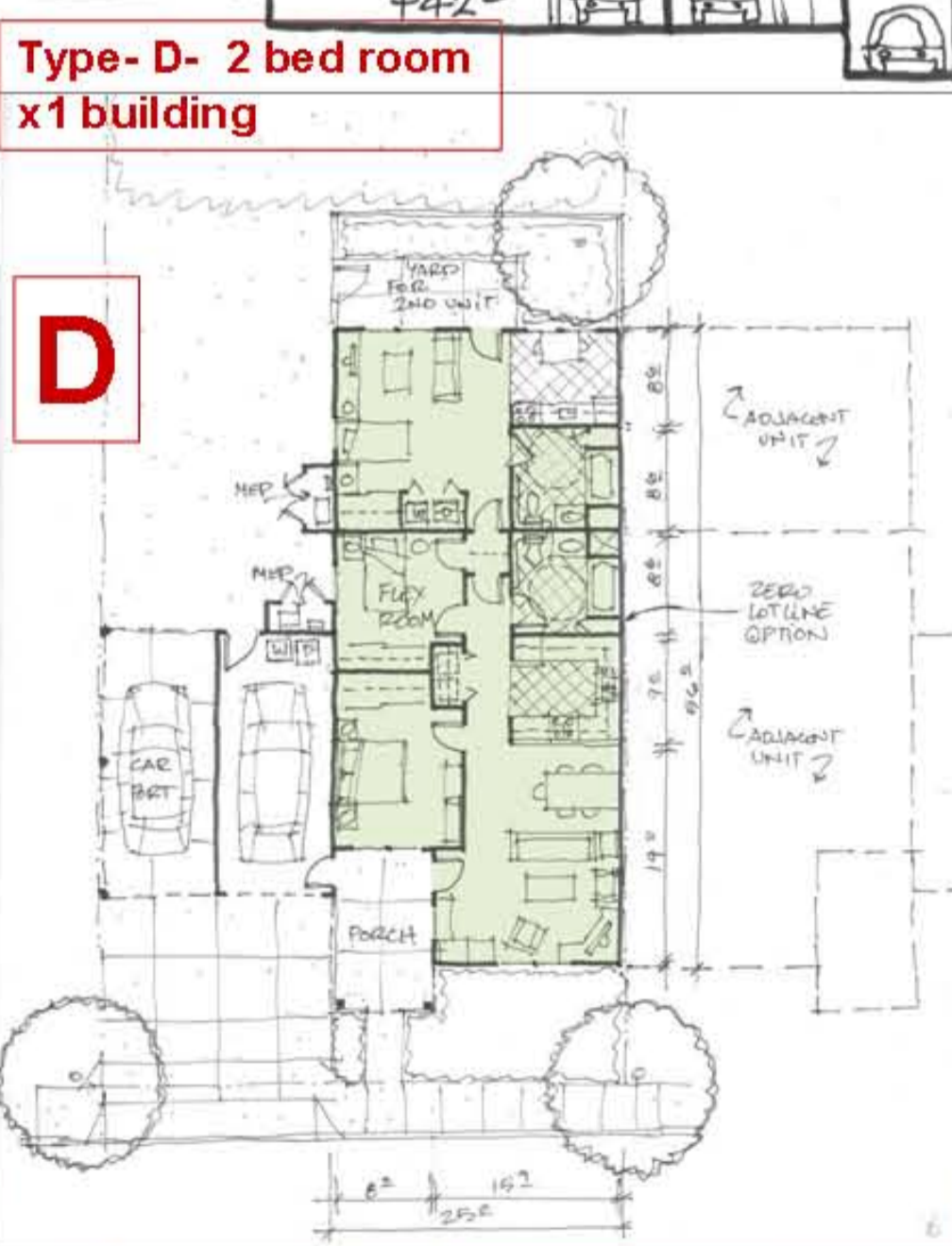
Misty Court



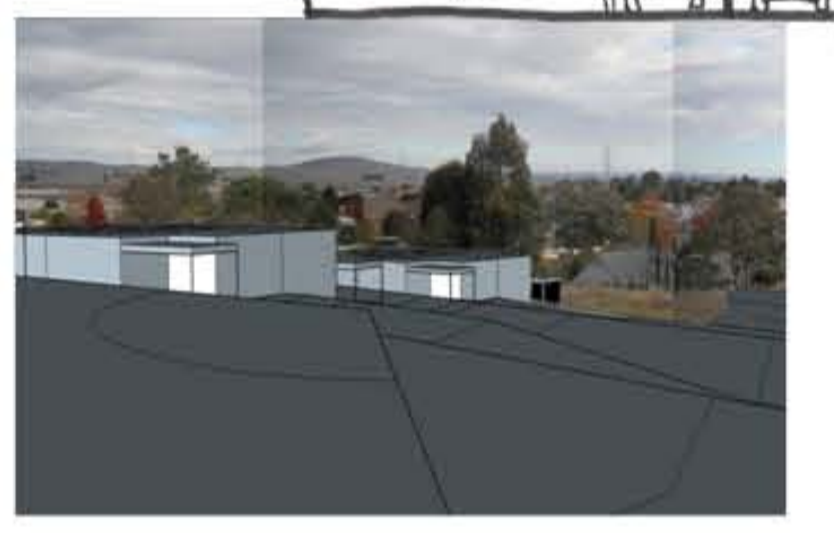
Type-A- 1 bed rm.+1 studio x 6 buildings



Type-B- 1 bed Room x 4 buildings



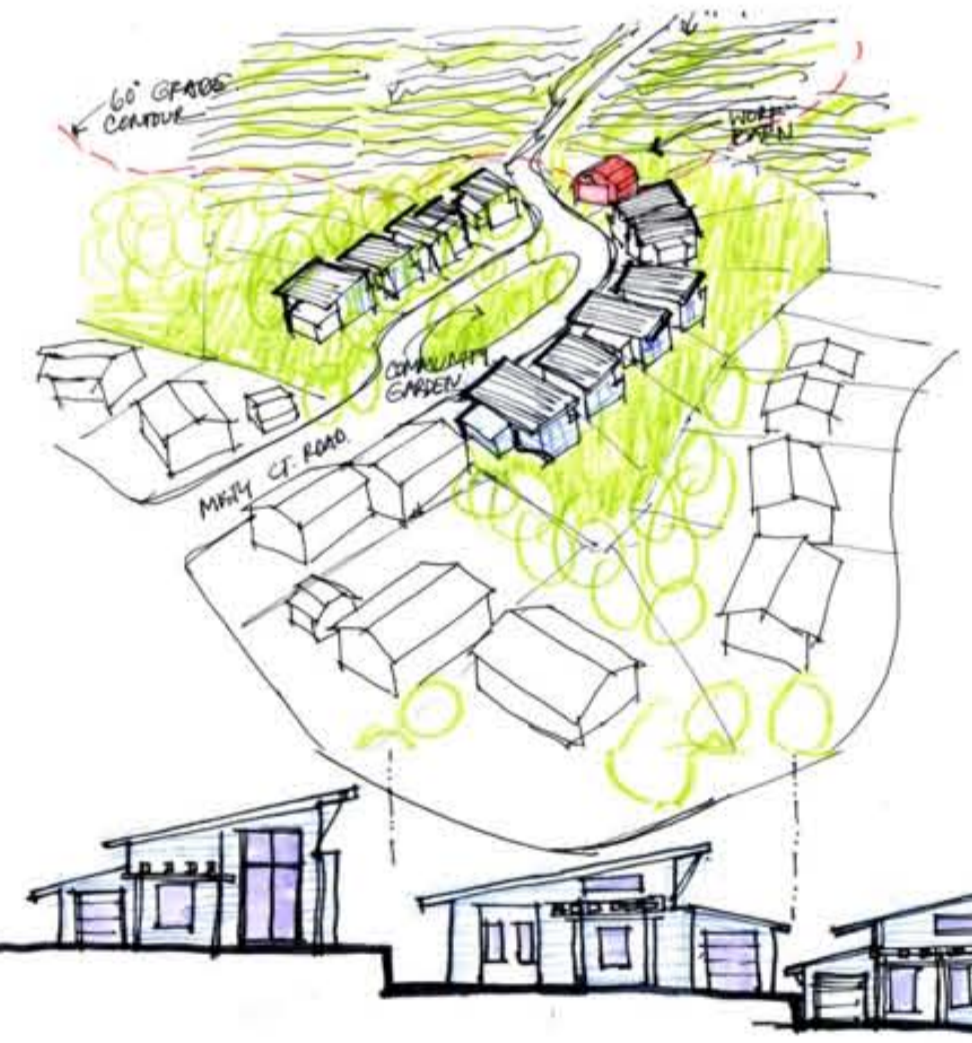
Type-D- 2 bed room x1 building



View looking from the development



View looking into the development



ELEVATION STUDIES.

Preliminary cost estimates:

MISTY COURT CONCEPTUAL ESTIMATE 1 - 2019				BAHIA CONCEPTUAL ESTIMATE 1 - 2019			
NO.	ITEM	FIXED COST	ALLOWANCE	NO.	ITEM	FIXED COST	ALLOWANCE
1	Site work			1	Site work		
2	Site Prep			2	Site Prep		
3	Site Clearing			3	Site Clearing		
4	Earthwork and paving			4	Earthwork and paving		
5	Storm water drainage			5	Storm water drainage		
6	Utilities			6	Utilities		
7	Landscaping - conceptual			7	Landscaping - conceptual		
8	Design			8	Design		
9	Construction - conceptual			9	Construction - conceptual		
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Misty court site