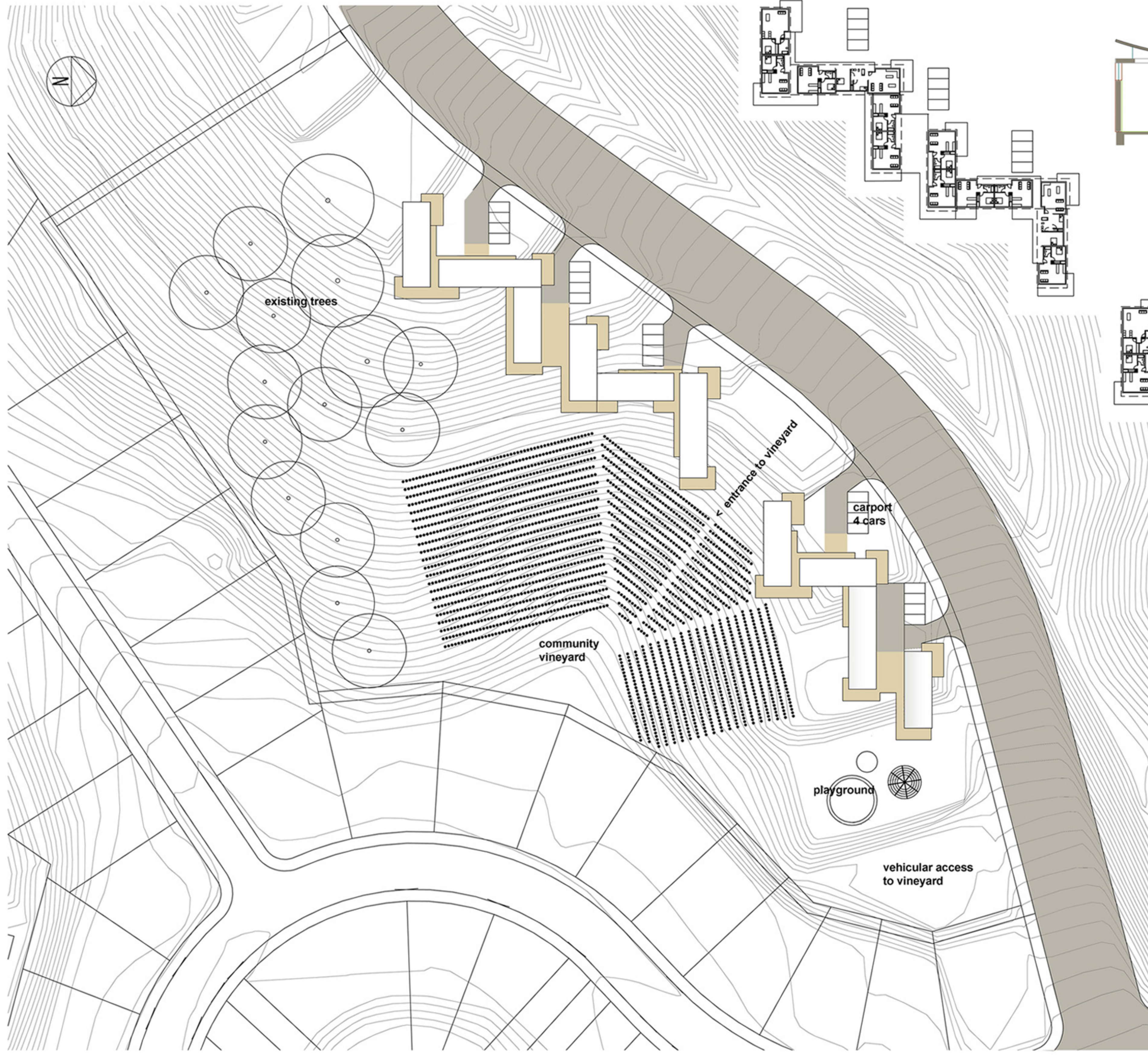
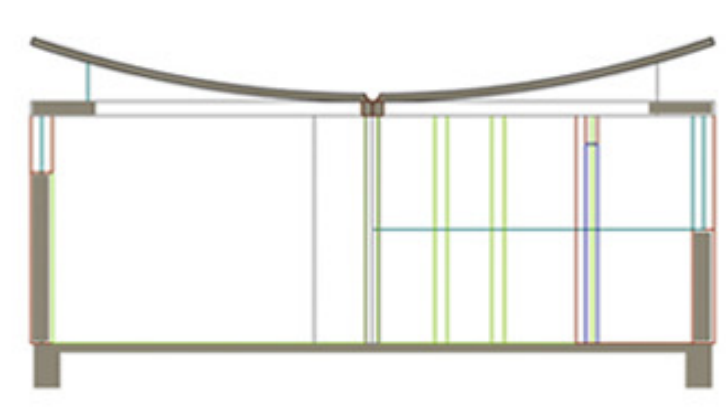




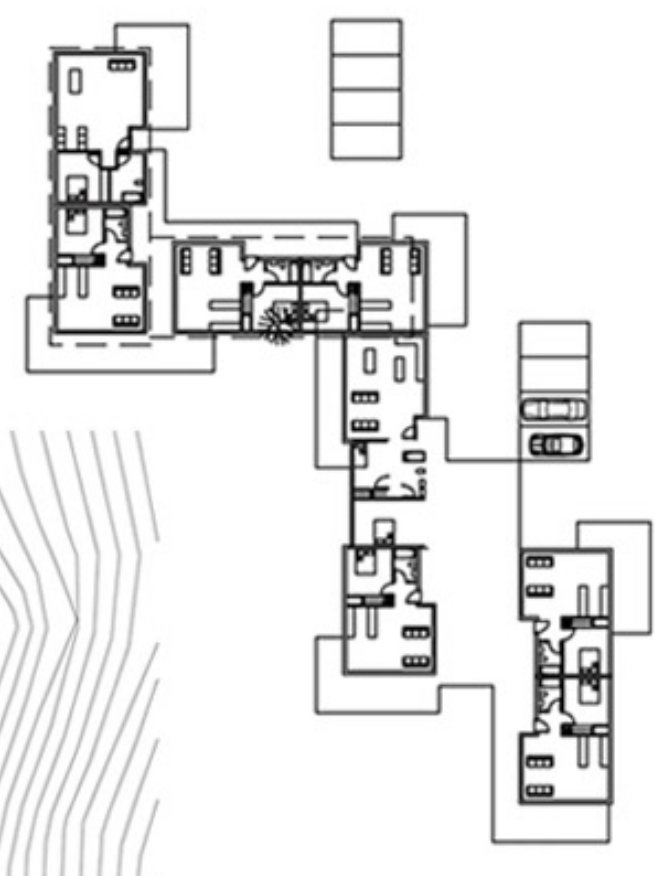
raindance



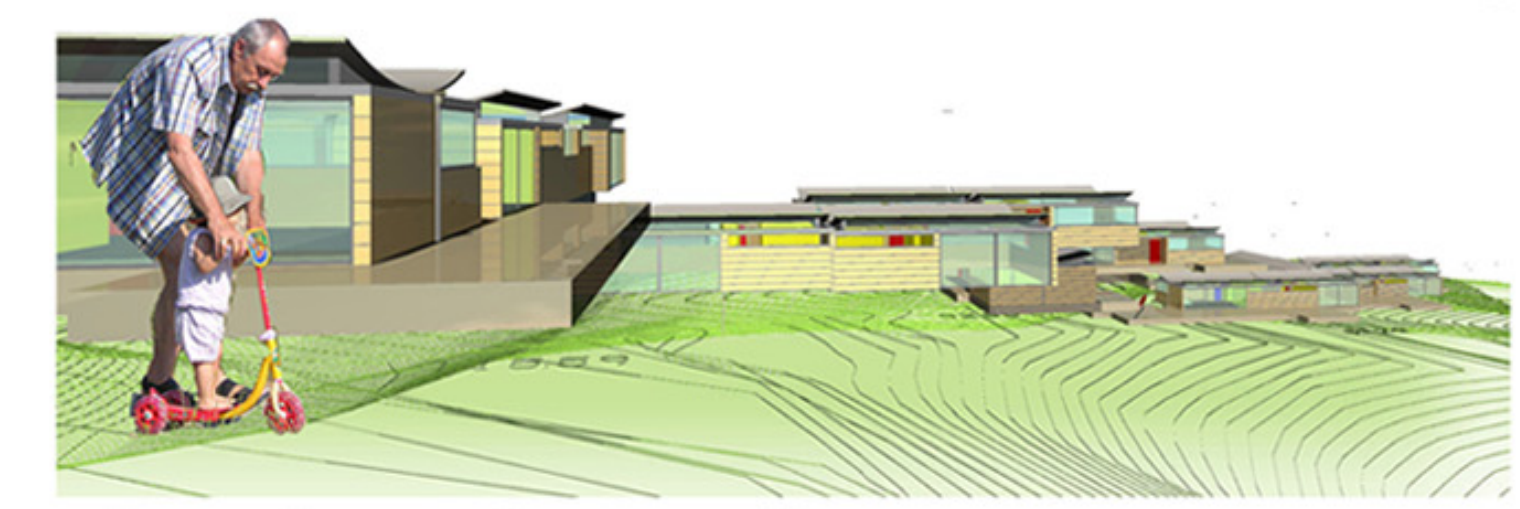
Bahia site / community plan (1=50)



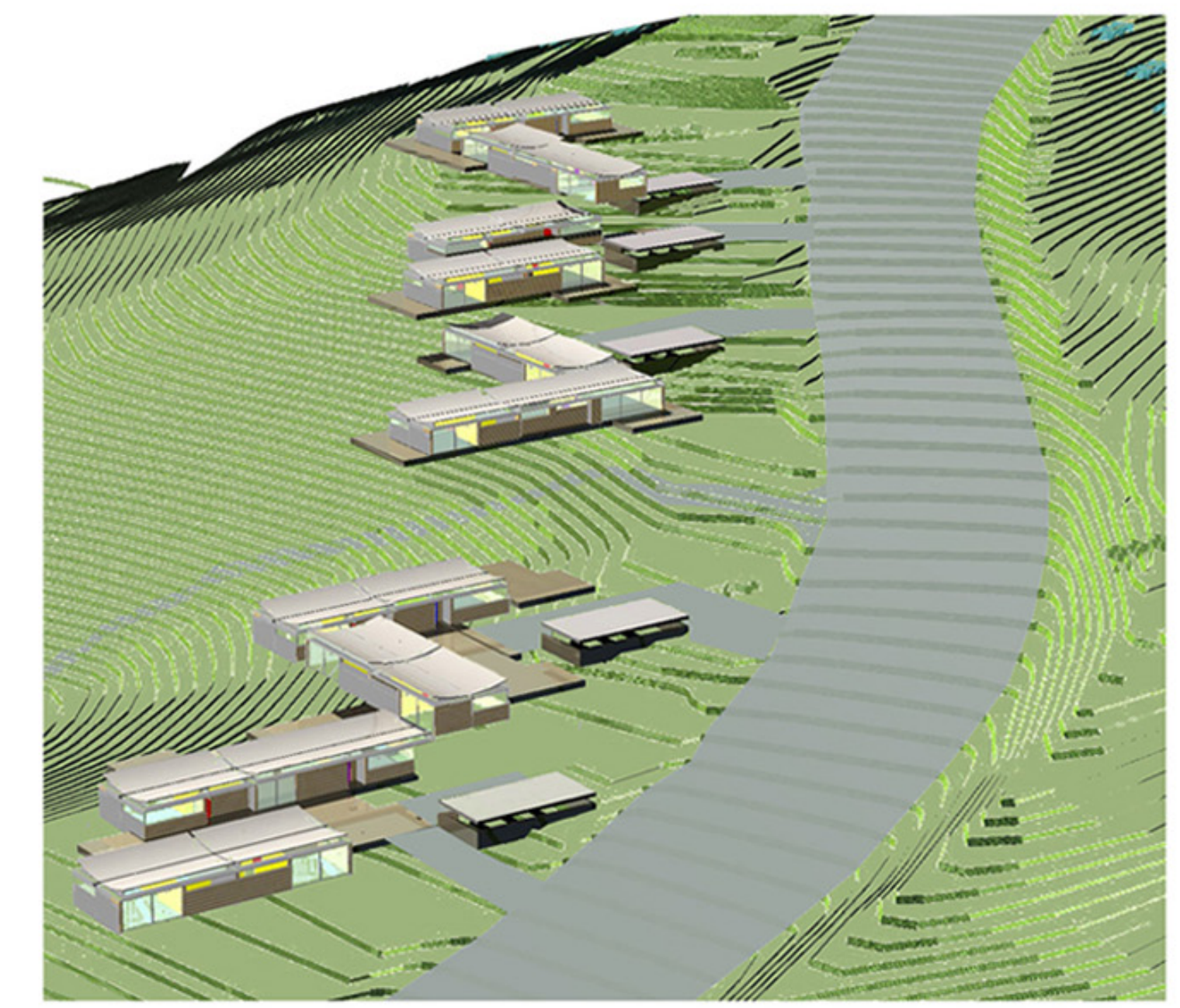
section



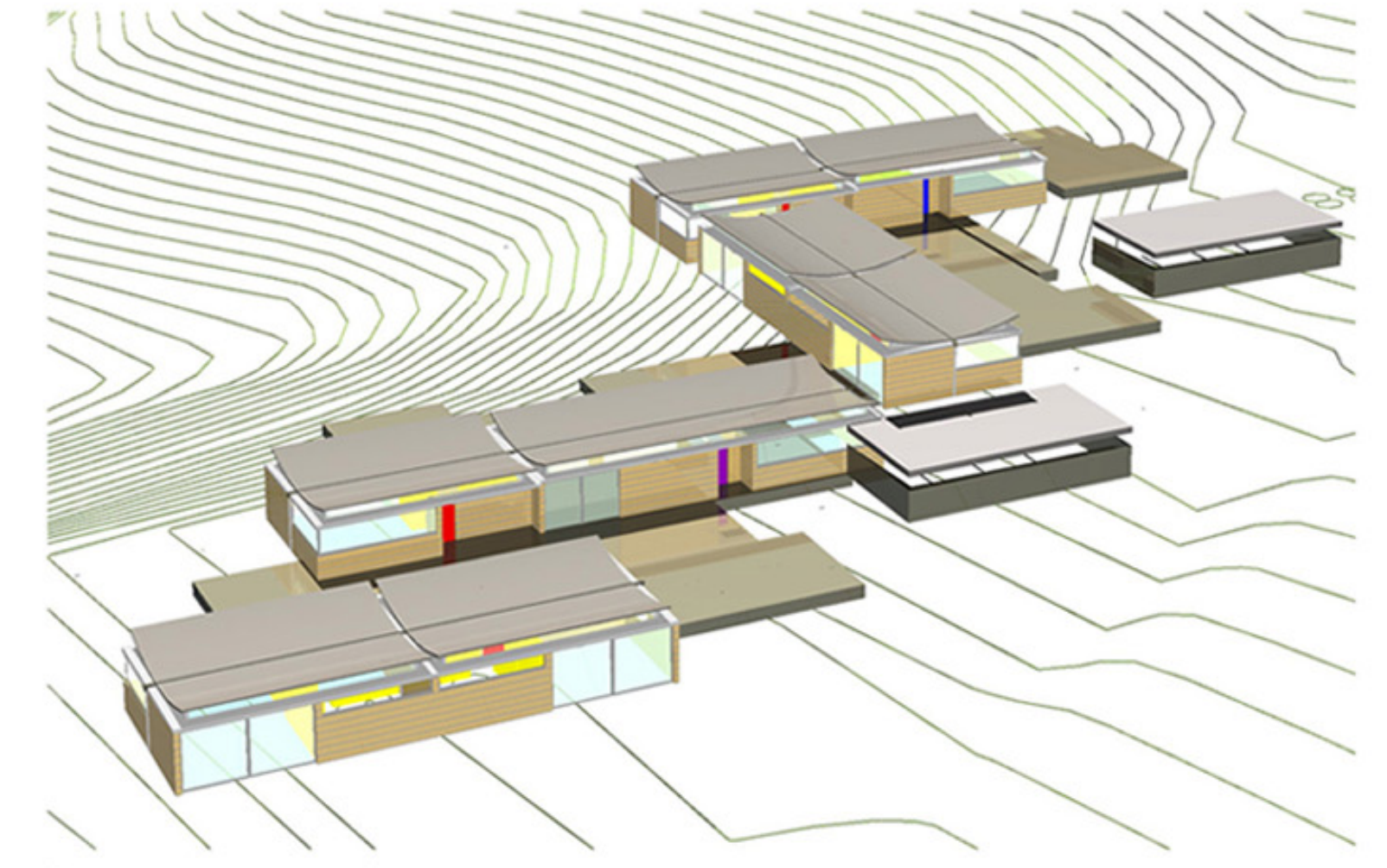
plans



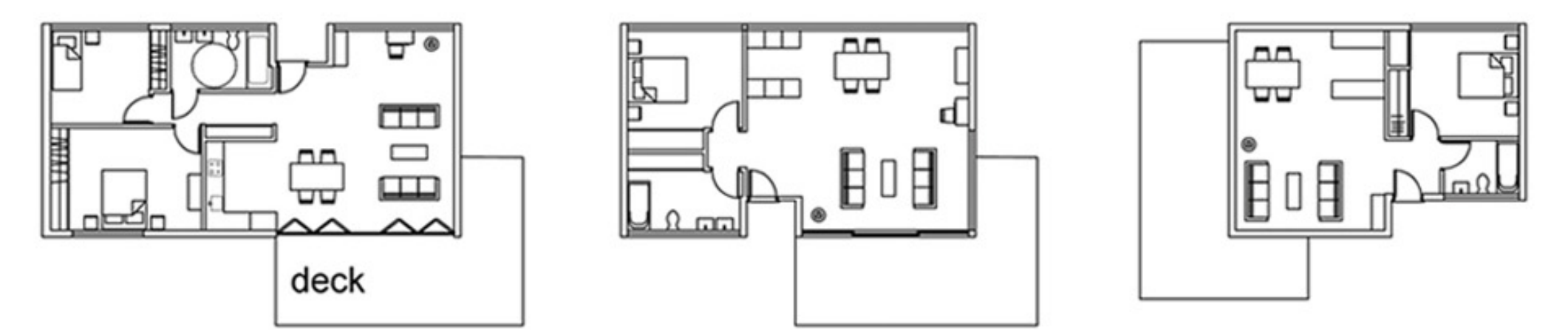
view from top units



areal view from roadside



lower units



2 bedroom

large 1 bedroom

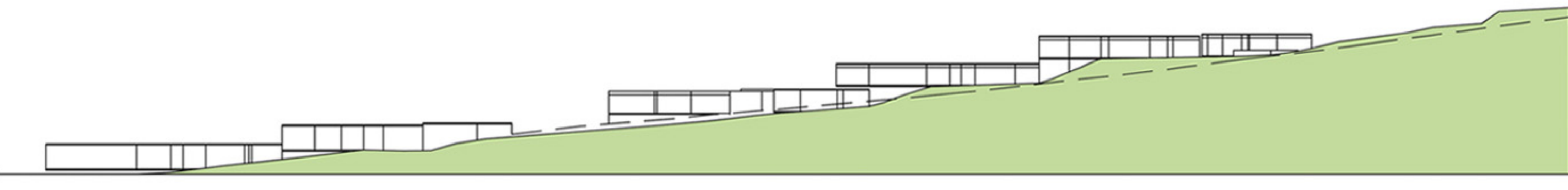
studio

unit plans (1/16=1-0)

Unit Summary

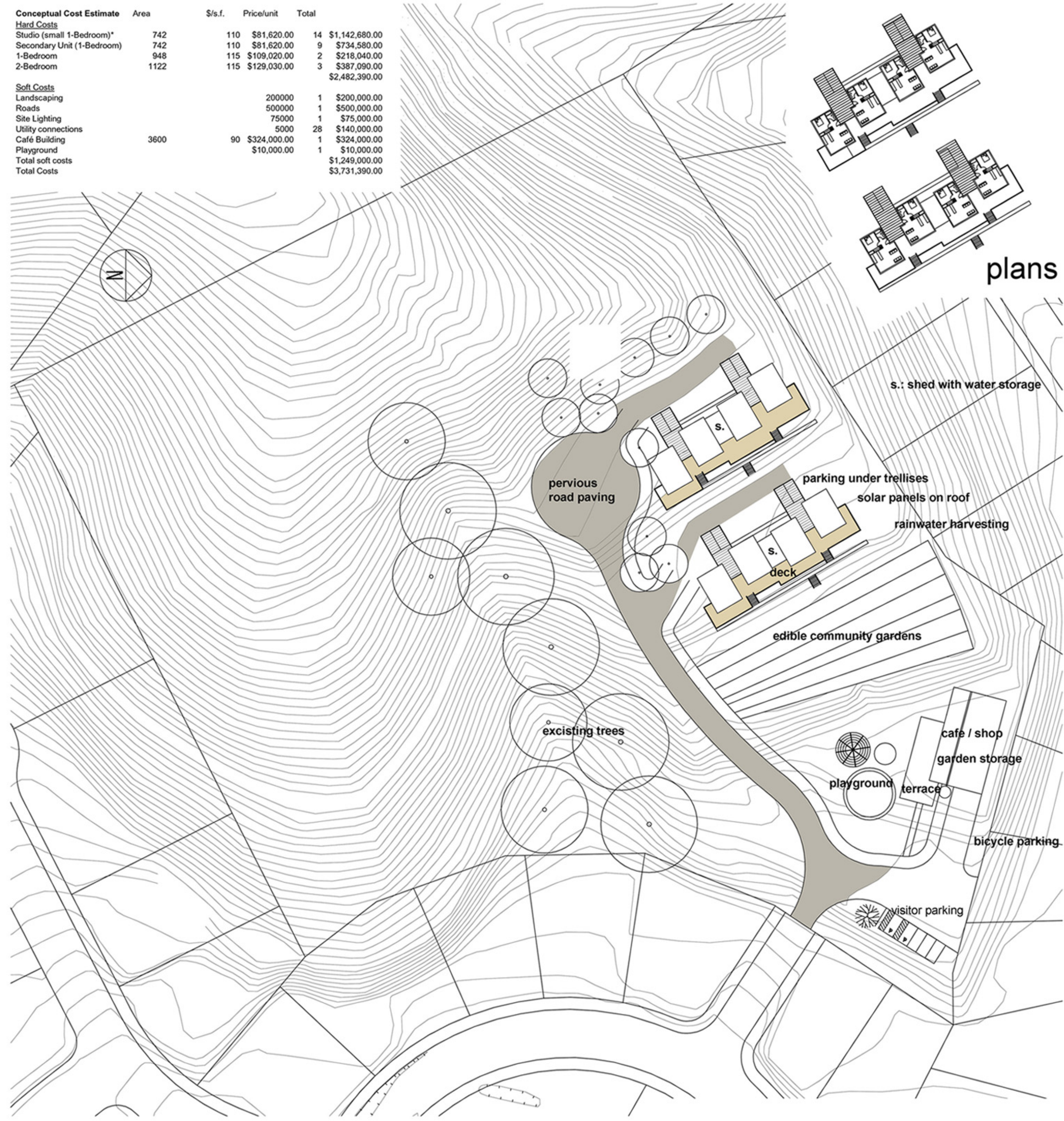
Type	Area	Parcel A	Parcel B	Total
Studio (small 1-Bedroom)*	742	6	8	14
Secondary Unit (1-Bedroom)	742	9	0	9
1-Bedroom	948	2	0	2
2-Bedroom	1122	3	0	3
Total		20	8	28

*Small one bedroom units are proposed instead of studios. Bedroom wall could be removed to create a studio.



Bahia cross section / elevation (1=50)

Conceptual Cost Estimate	Area	\$/s.f.	Price/unit	Total
Hard Costs				
Studio (small 1-Bedroom)*	742	110	\$81,620.00	14 \$1,142,680.00
Secondary Unit (1-Bedroom)	742	110	\$81,620.00	9 \$734,580.00
1-Bedroom	948	115	\$109,020.00	2 \$218,040.00
2-Bedroom	1122	115	\$129,030.00	3 \$387,090.00
				\$2,482,390.00
Soft Costs				
Landscaping			200000	1 \$200,000.00
Roads			500000	1 \$500,000.00
Site Lighting			75000	1 \$75,000.00
Utility connections			5000	28 \$140,000.00
Cafe Building	3600	90	\$324,000.00	1 \$324,000.00
Playground			\$10,000.00	1 \$10,000.00
Total soft costs			\$10,000.00	1 \$10,000.00
Total Costs				\$3,731,390.00

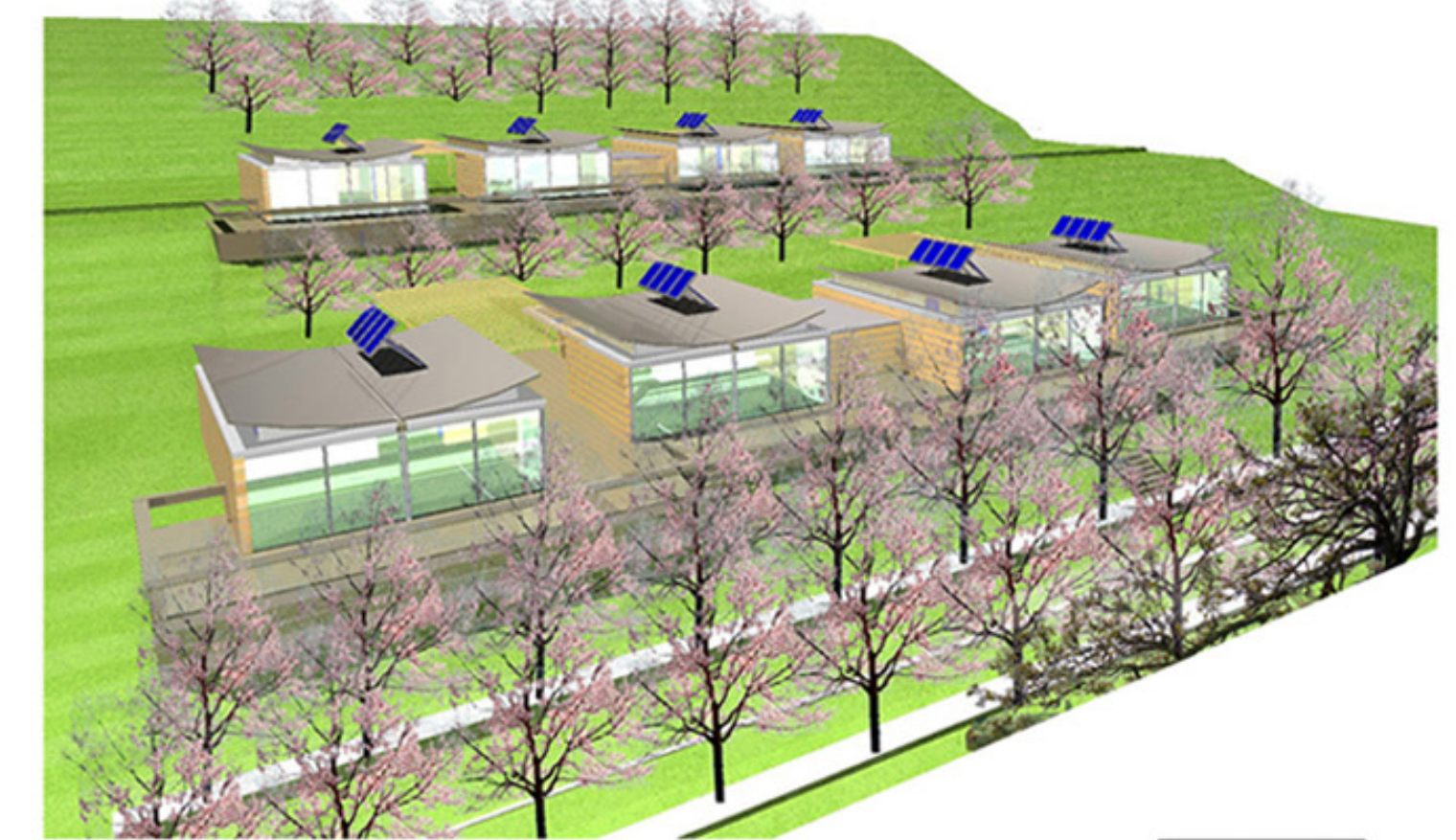


Misty court site / community plan (1=50)

plans

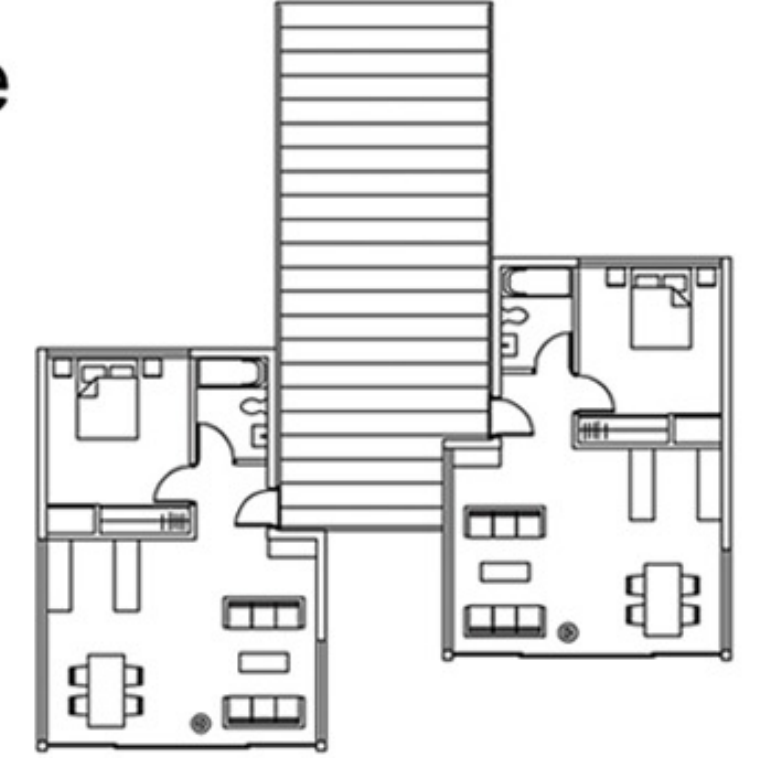


road between terraces



view towards terrace

unit plans (1/16=1-0)



concept

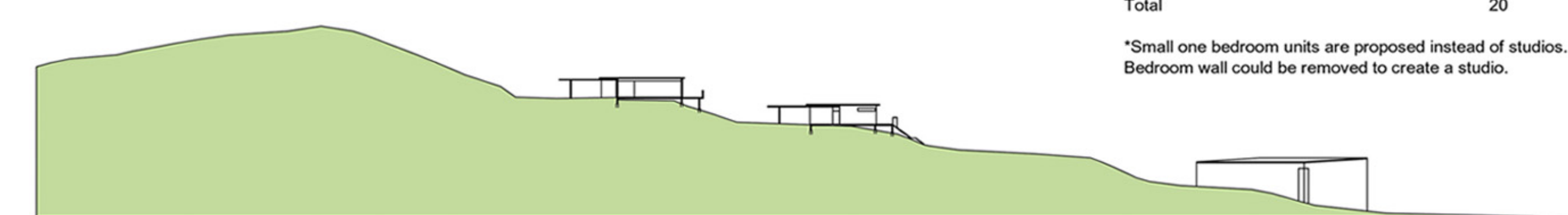
Senior citizens want to live comfortably: they appreciate living at grade level with their car parked near the house, but they also appreciate a strong relationship with their surrounding environment and their neighbours. As people age, their action radius becomes smaller, but they identify more with their home, in which they usually prefer to stay as long as possible. That option is enhanced by a good community structure, where neighbours can watch over each other in an informal and caring way, and where social interaction comes naturally.

We have tried to exploit the specific qualities of both sites: Bahia Drive benefits from a dramatic graduation in height and views to the North and East, Misty Court is a more enclosed area in the heart of the community, but also has dramatic views.

We have placed 11 units and 9 secondary units in a cascade along Bahia Drive. The paired primary and secondary units are of units are grouped together as two sets of two with shared grade level parking access from Bahia Drive. These smaller groupings allow both privacy and informal interaction to occur between residents. All units have spectacular views towards the North and East as well as over the proposed vineyards on the Bahia parcel. Eventually, in the case of a demographic change, it would be possible to convert these double units into two story family units, increasing the viability of the project.

In Misty Court, we located the communal part of the project: a common building, in the heart of Bahia, visible from the road and yet sheltered from traffic. Situated in a new edible garden, it is an ideal place for community activities like a cafe and shop selling produce from the edible garden, day care facilities and a playground. On the hillside beyond are eight one-bedroom units with shared trellised carports and entrances and a large continuous terrace. The twinned arrangement around carports with trellises creates an informal way of contact and keeping an eye on the neighbour. Since these units are more sheltered and closer to the common building than those on Bahia Drive, they are suitable for people who are becoming less independent. The common building could become a multi-functional center for Bahia encouraging the mixing of young and old, and providing a place where local produce can be sold as in a farmers market.

On both sites we are proposing water harvesting, pervious paving materials, edible and indigenous gardens, and drip irrigation using grey water. The houses themselves have high insulation values, solar panels, tank-less high efficiency boilers, low-flow plumbing, and renewable materials.



Misty Court cross section / elevation (1=50)

Unit Summary

Type	Area	Parcel A	Parcel B	Total
Studio (small 1-Bedroom)*	742	6	8	14
Secondary Unit (1-Bedroom)	742	9	0	9
1-Bedroom	948	2	0	2
2-Bedroom	1122	3	0	3
Total		20	8	28

*Small one bedroom units are proposed instead of studios. Bedroom wall could be removed to create a studio.