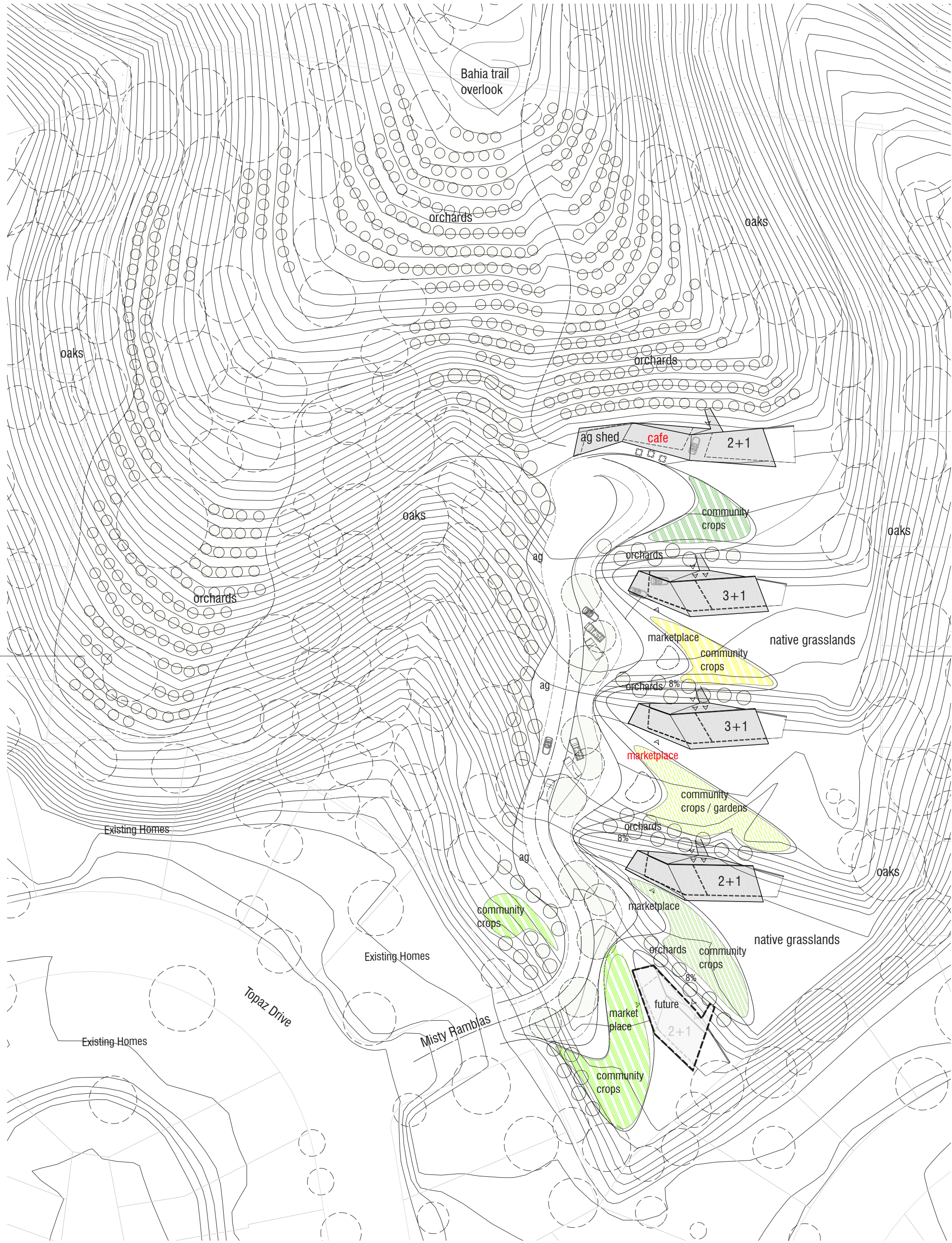
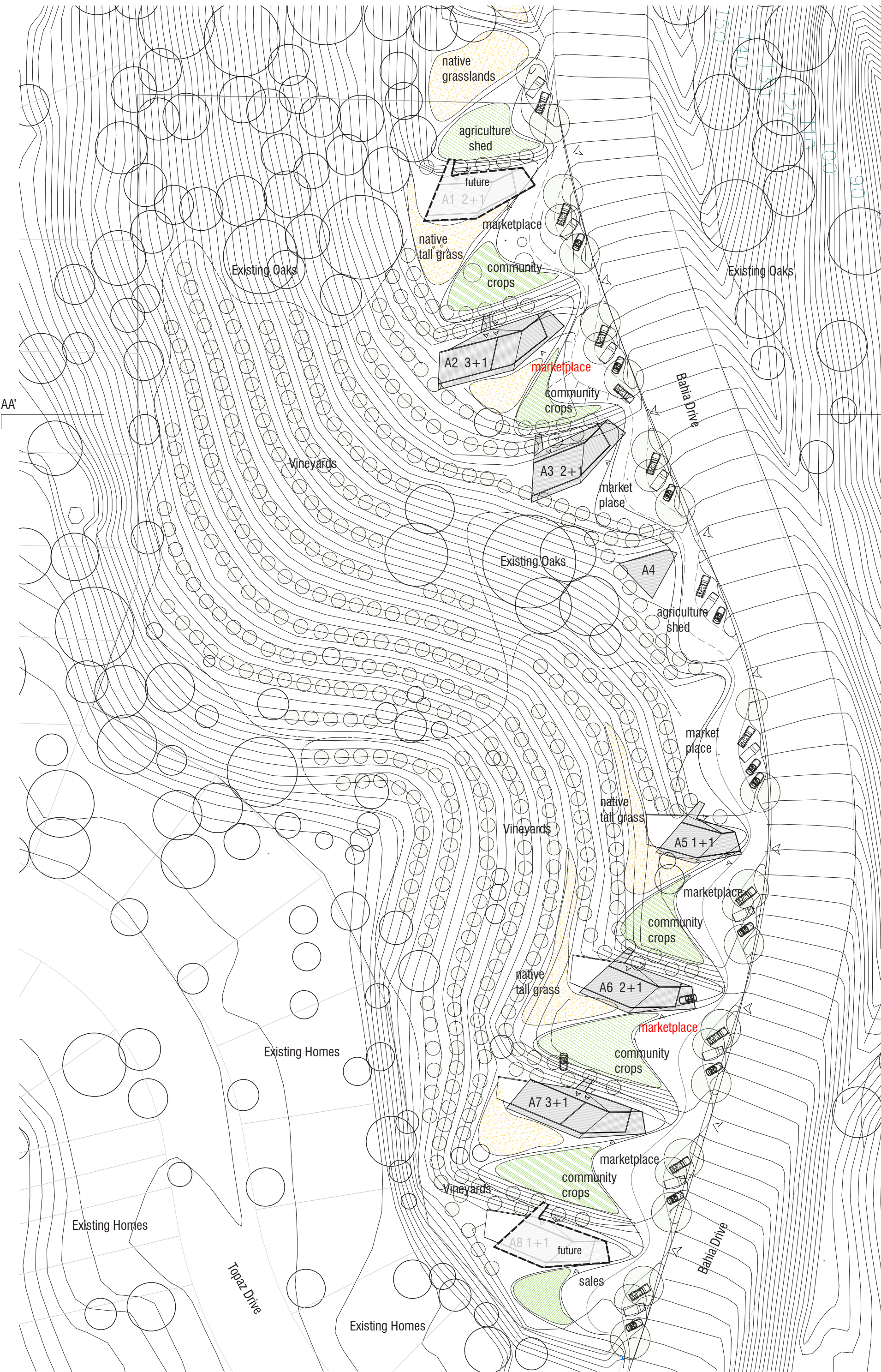


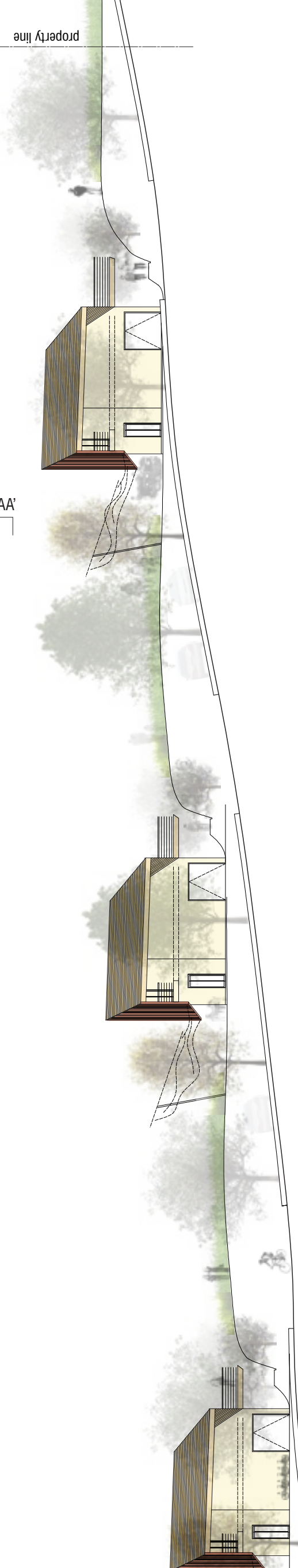
COMMUNITY PLAN AND PARCEL SITE PLAN- PARCEL B  
Scale: 1" = 50'



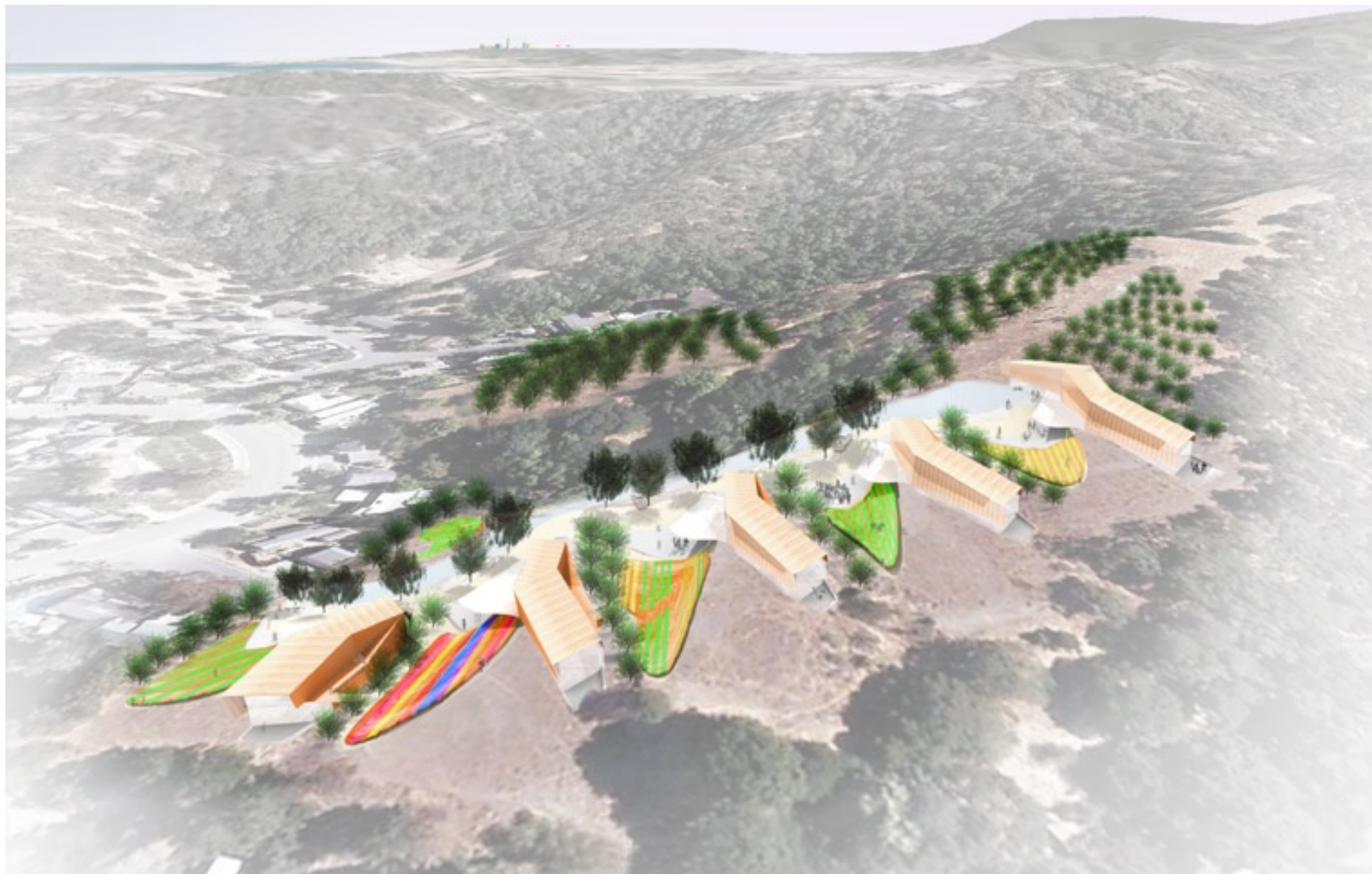
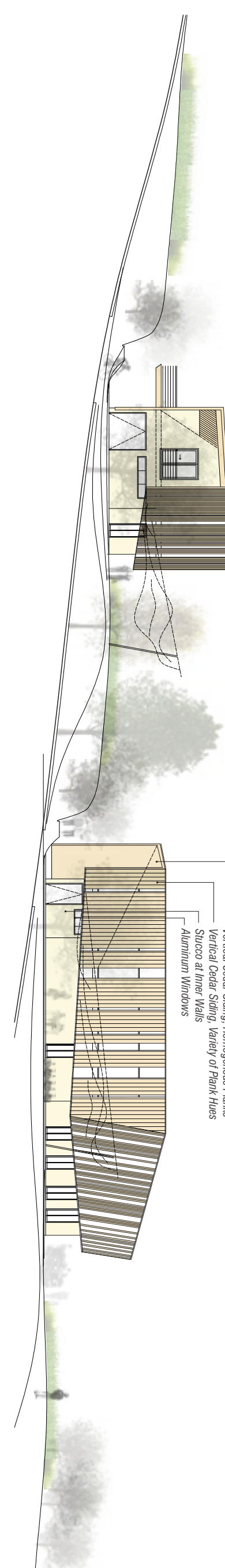
COMMUNITY PLAN AND PARCEL SITE PLAN- PARCEL A  
Scale: 1" = 50'



PARCEL ELEVATION- A  
View from Exterior Street  
Scale: 1/16" = 1'-0"



PARCEL ELEVATION- B  
Scale: 1/16" = 1'-0"



AERIAL VIEW  
Parcel B

Unit Type	Quantity	Two-bedroom	One-bedroom	Studio	Secondary	Market place	Cafe	Fixed	Ag. Fixed	Secondary Living Unit	Trails
Parcel A - South	1250	950	300	750	750	750	750	750	750		
Parcel A - North											
Parcel B											
<b>TOTALS</b>	<b>1250</b>	<b>950</b>	<b>300</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>

UNIT SUMMARY

Cost estimate	Cost	Quantity	Total Cost
Perimeter Cost Dwelling	\$175	14,500	\$2,137,500
Interior Dwelling	\$110	8,200	\$902,000
Other	\$130	22,700	\$2,951,000
<b>TOTALS</b>	<b>\$415</b>	<b>45,400</b>	<b>\$16,780,500</b>



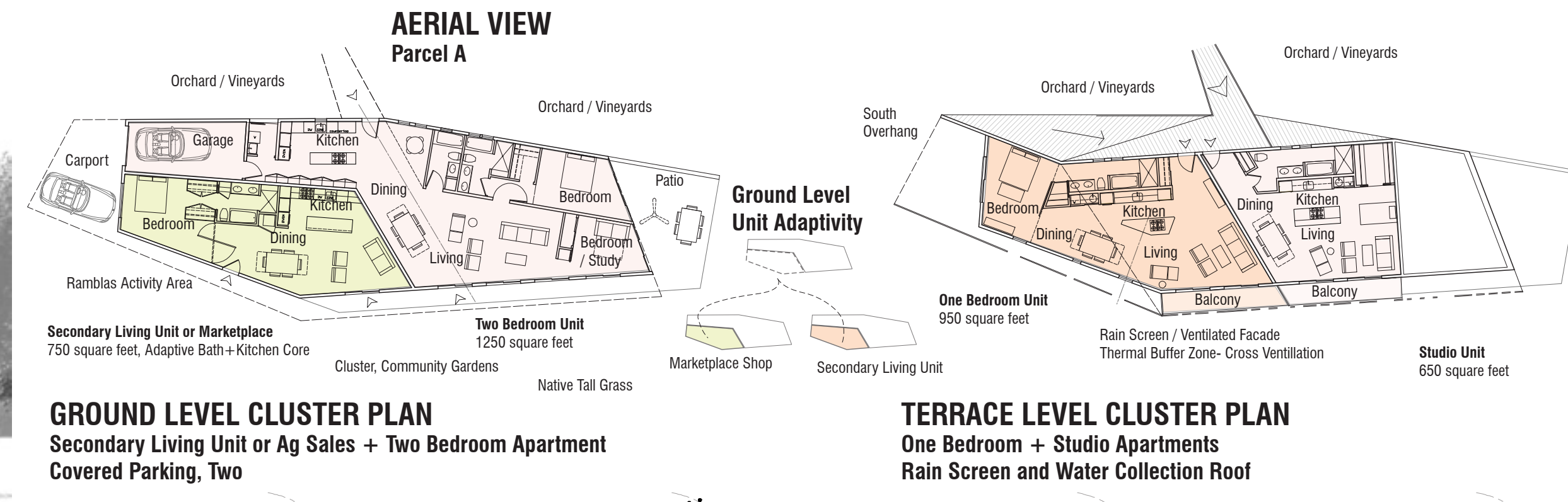
AERIAL VIEW  
Parcel A



EYE-LEVEL VIEW  
Parcel B- Misty Ramblas looking North

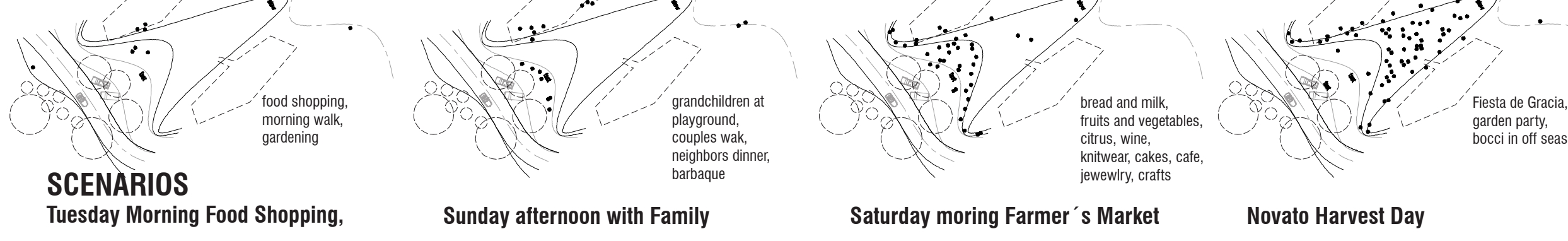


LAYERING  
Movement + Use, Poblou, Barcelona



GROUND LEVEL CLUSTER PLAN  
Secondary Living Unit or Ag Sales + Two Bedroom Apartment  
Covered Parking, Two

TERRACE LEVEL CLUSTER PLAN  
One Bedroom + Studio Apartments  
Rain Screen and Water Collection Roof



SCENARIOS  
Tuesday Morning Food Shopping, Sunday afternoon with Family, Saturday morning Farmer's Market, Novato Harvest Day



novato  
ramblas of life

Rambas of Life describes a strategy to string together the values of the Bahia community across time, in the generations of its citizens. Life is more than a place to dwell. The Rambas is a potentially slow, pedestrian infrastructure of community spaces that promotes localized agricultural and social activities of events from the day to day buying of bread and milk, to annual harvesting events and holidays. It offers convenience and the self-esteem of jobs. For life to grow, it may have a closed sense of "import replacement", but also have an open adaptivity to self differentiate. (Jane Jacobs) How do you bring life/lives into the Bahia and Misty Ramblas?

**Individual Lives**  
For Novato and Bahia, we propose a linear market of pluralities of shops and craft spaces, both exterior in the plazas and interior in the adaptive shop spaces of each cluster. This line of circulation and eastward views meanders the slopes like a slow river, allowing an 8% max ADA inclusive path to weave together the east-west residential flow, and the north-south agriculture flows of orchards and vineyards. Water marks this symbiotic moment where roof water is funneled across the market canopies, and into the community gardens, feeding the vegetables, fruits, and flowers that sustain the lives within the dwellings. Passive solar, ventilated facades, and cross ventilation connect the dwellings to the site and minimize energy impact.

**Infrastructure of Bahia Community, Blocks, Clusters, Households**  
Scales of interactivities are specific. Within the 290 household Bahia community, blocks of neighbors emerge between 7 to 15 households. Within these clusters 2 to 4 adjacent households pass each other almost every day. These interactions foster life, alongside the individual connections of people and nature, that are the most intimate of scale.

The key component of this infrastructure is the 750 sqft lower, street side unit of each cluster, which potentially activate the Rambas and support agricultural activities. This left-life unit of 10' ceilings is adaptive for use as a market/shop space or a secondary living unit. This change will respond to market, community, and site distribution needs over time. Stipulation may allow no more than 29 total residential units. Phased build-out of clusters may also occur to balance initial development of non-residential density. As a base scenario, there is one marketplace use per block, totaling three plus fixed cafe and agriculture spaces (see marketplaces in plans).

IMPORT REPLACEMENT  
Block Communities Self Differentiate, Feedback Loop

COMMUNITY, BLOCKS, CLUSTERS  
Bahia Blocks Emerge from 7-15 Households, Identity + Values

CLUSTERS  
Diversity of 2-4 Households, Scale