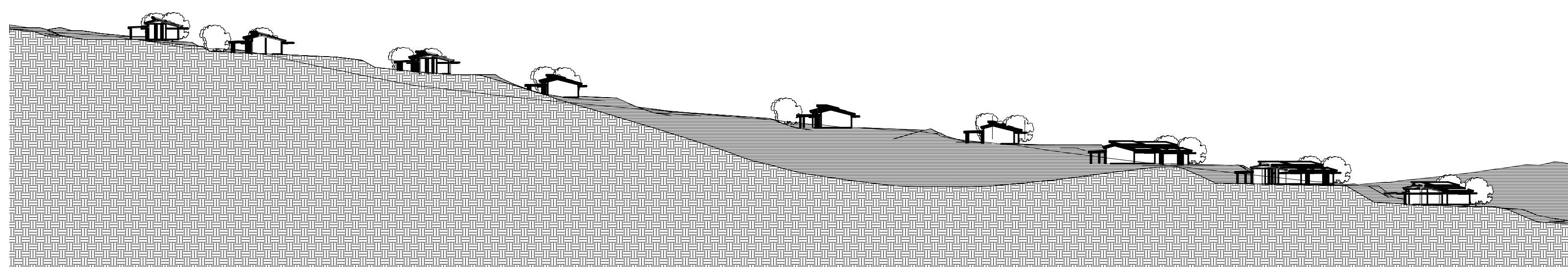


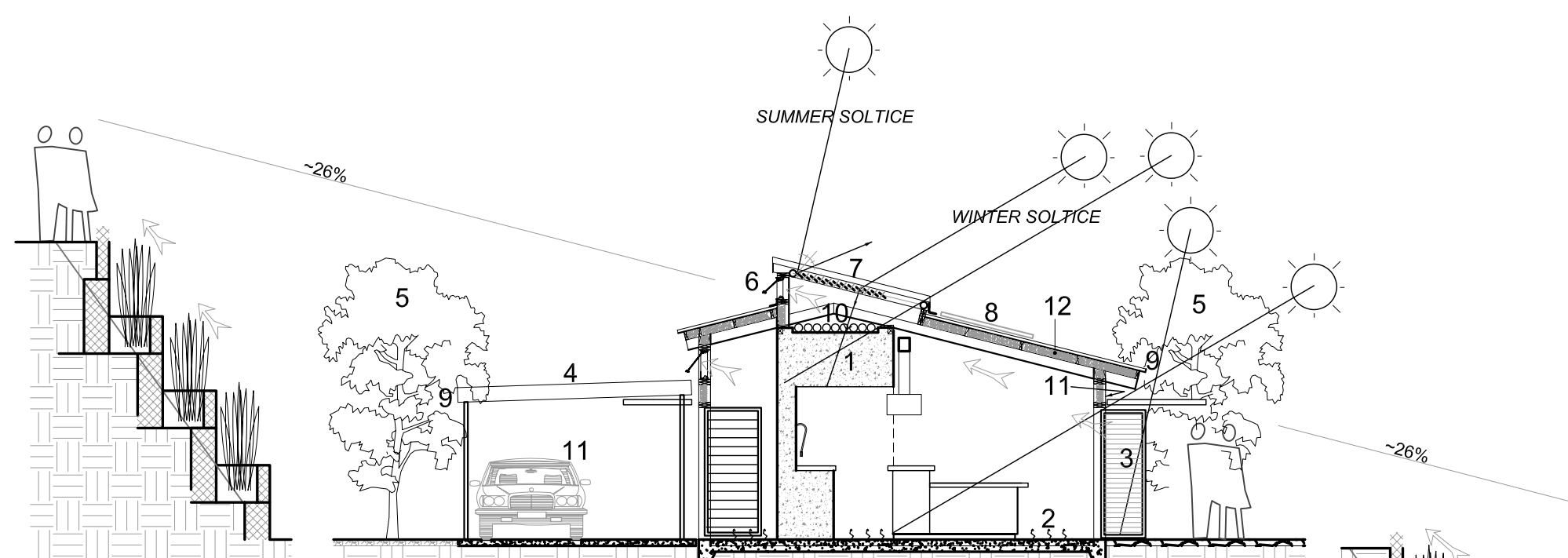


view from topaz dr.



parcel A site section

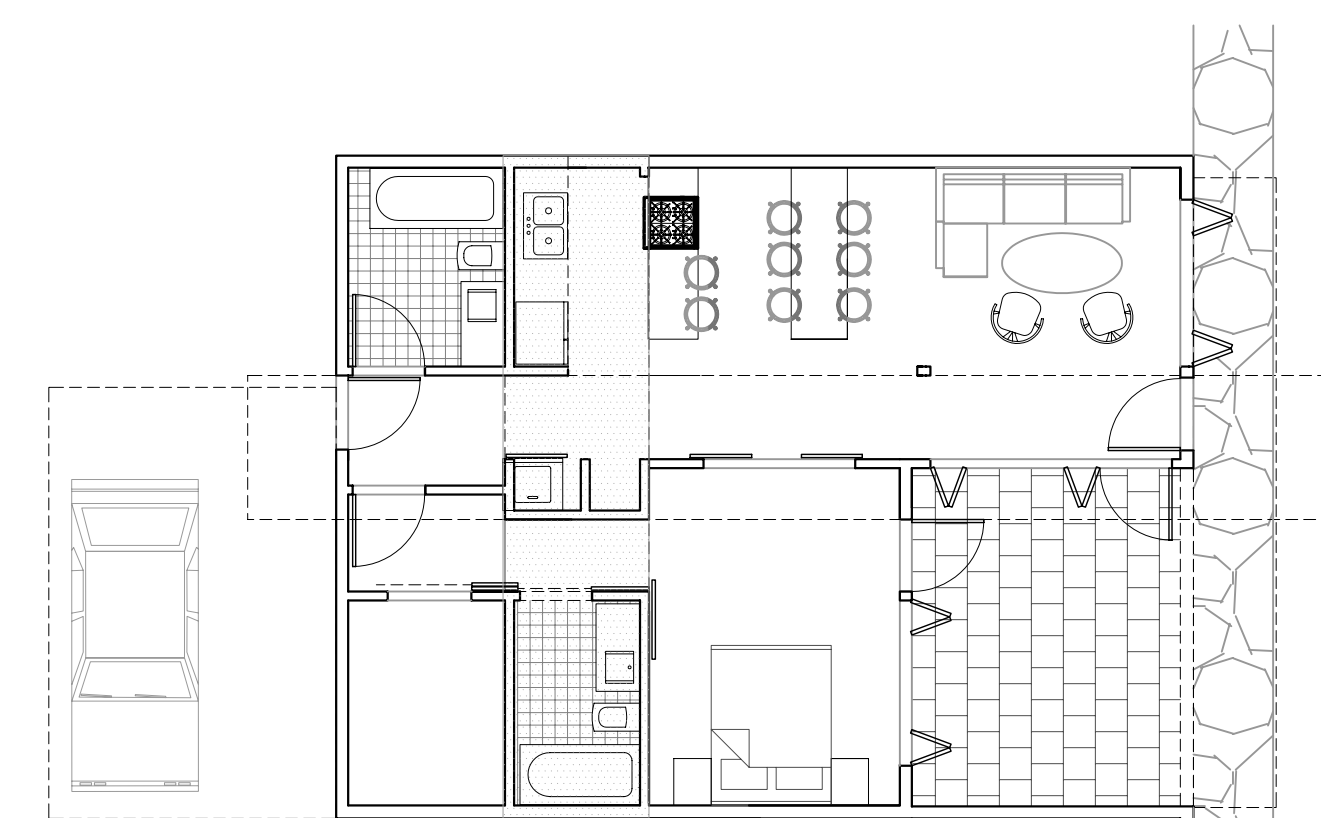
1/64" = 1'-0"



TYPICAL SECTION DIAGRAM, (Efficiency/Sustainability Notes)

SCALE: 1/8" = 1'

- 1: CONCRETE/RAMMED EARTH STRUCTURAL-THERMAL CORE. (THERMAL MASS, CONTAINS ALL PLUMBING, (EXCEPT RADIANT-FLOOR TUBINGS))
- 2: RADIANT HEAT IN INSULATED SLAB ON GRADE. (HEAT ENERGY TO THERMAL MASS INSTEAD OF AIR, NO DUCTING REQUIRED, POLISH STRUCTURAL SLAB, (REDUCED FINISH COSTS.))
- 3: DYNAMIC FACADE. (OPENABLE S.E. WALL FOR PASSIVE/INTERACTIVE CONTROL, & INTERIOR/EXTERIOR INTEGRATION.
- 4: LIVING ROOFS ON ALL CARPORT STRUCTURES. (AUTOMOBILE CARBON OFFSET, FILTER FOR WATER CATCHMENT.)
- 5: MULTI-FUNCTION LANTING. (SCREENING, MACRO-EDGE DEFINITION, FOOD PRODUCTION, EVAPORATIVE COOLING, EROSION MITIGATION, NON-INVASIVE SPECIES.)
- 6: STACK VENTING AND CROSS VENTILATION
- 7: CORE SKYLIGHT W/ REFRACTIVE SHADING SYSTEM
- 8: INTEGRATED PHOTOVOLTAIC OPTION
- 9: WATER CATCHMENT & FILTRATION. (ALL ROOF FALL TO BE CAPTURED FOR REUSE, (ACTIVE FILTRATION FOR POTABLE USE, BIOSWALE AND PASSIVE FILTRATION FOR IRRIGATION.
- 10: PREHEAT H2O SUPPLY VIA SOLAR. (REDUCE HEATING DEMAND, ADD TO THERMAL MASS.)
- 11: RECLAIMED WOOD SIDING
- 12: MIN. R30 RECYCLED COTTON INSULATION



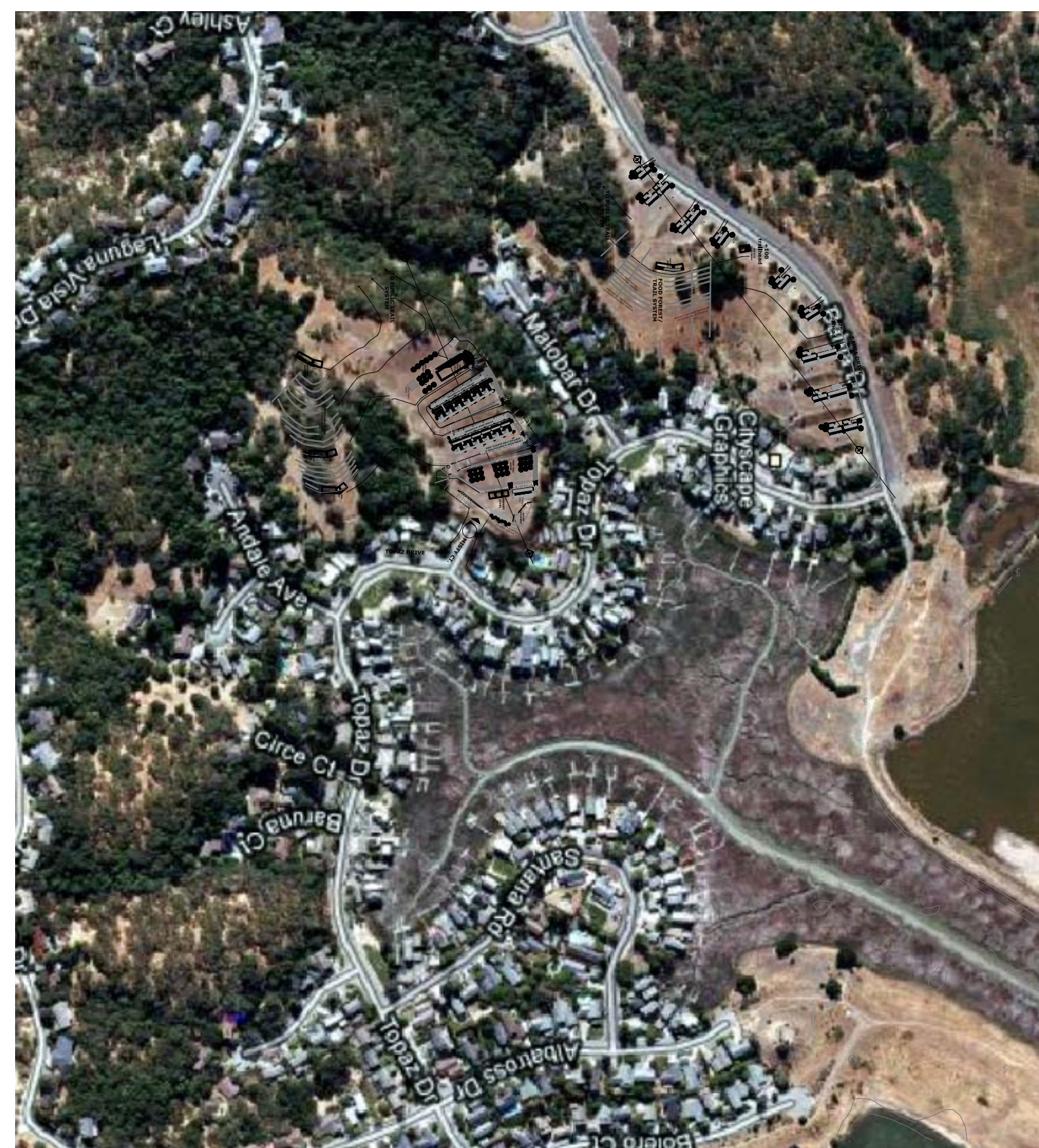
800 SF 1 BR MULTI-UNIT PLAN

SCALE: 1/8" = 1'

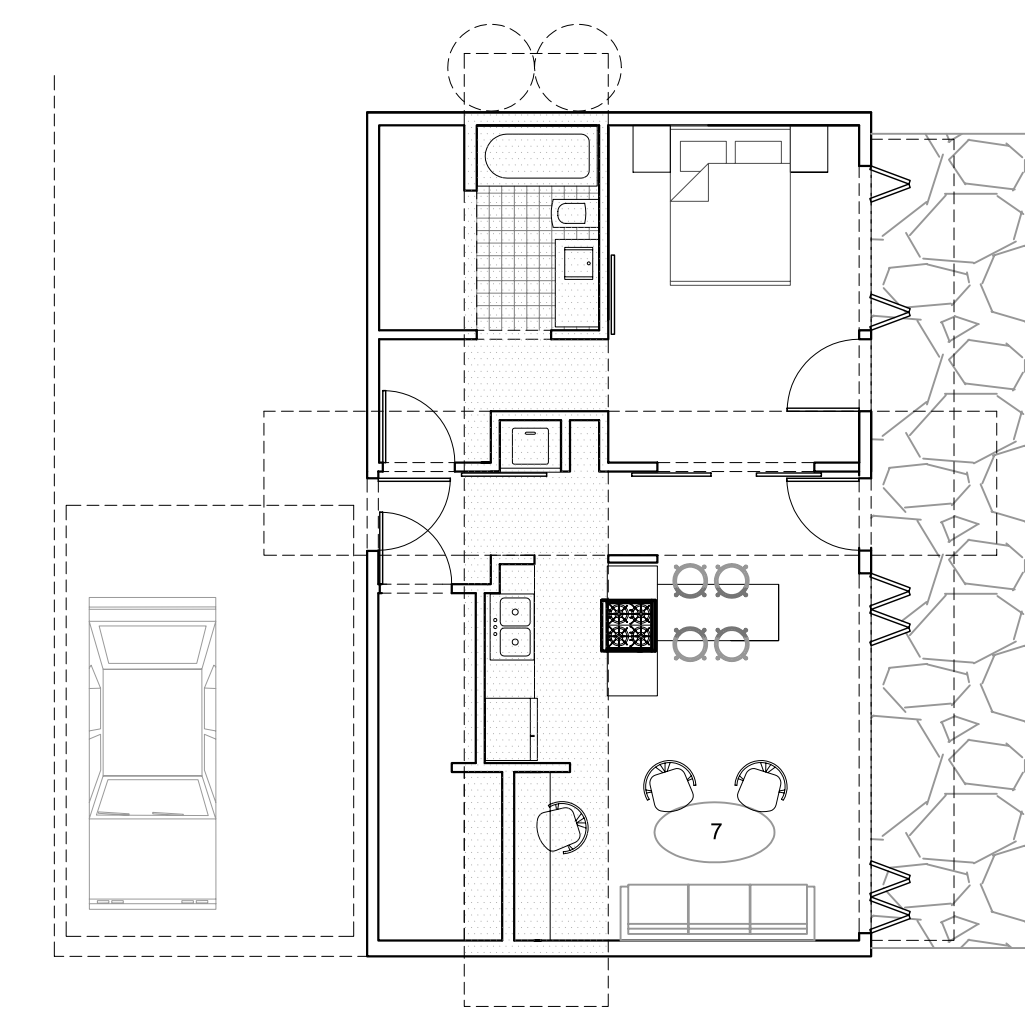


parcel A

1/64" = 1'-0"

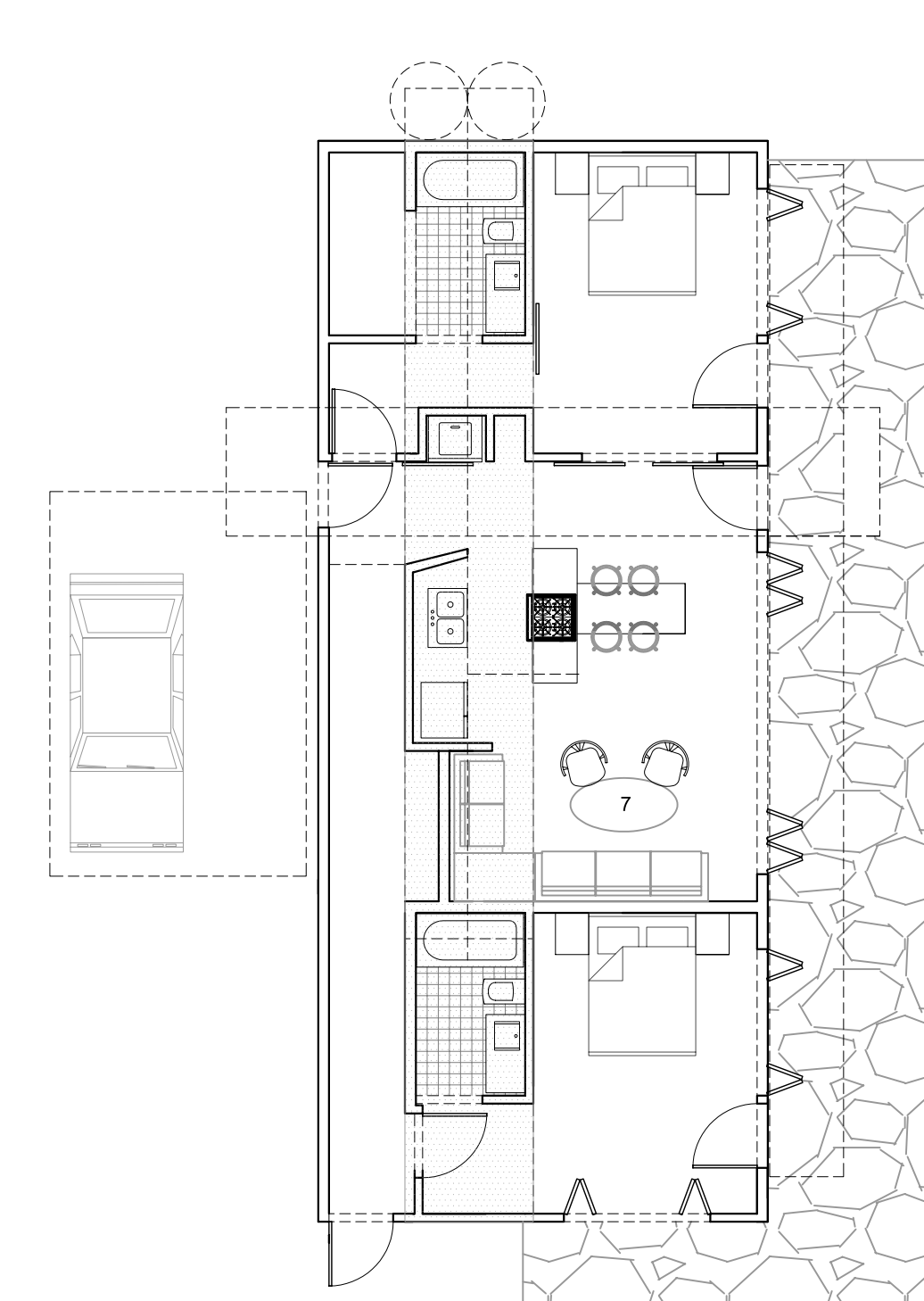


view from topaz dr.



750 SF 1 BR / STUDIO PLAN, (DETACHED PRIMARY &/OR 2ND UNIT COMBINATION)

SCALE: 1/8" = 1'



1050 SF 2 BR PLAN, (DETACHED PRIMARY &/OR 2ND UNIT COMBINATION)

SCALE: 1/8" = 1'

Pear Tree Grove

entry number - 187

Our proposal is based on the very non-new idea that people and the built environments they inhabit should be richly integrated into and ultimately sustaining of the larger communities/ecological systems to which they inevitably belong.

The new community plan presented here, for 19 homes, (with 5 second units), including a market building, fruit tree groves, a vineyard, food forest, meditation berm, and future pool complex at the top of the site, while not functioning specifically/exclusively as a working farm, is intended to produce a significant portion of the food it will be consume, and once established, to be a net zero energy consumer. Integral to the concept is a significant number of non-resident jobs, (market management, retail, teaching, vineyard/productive lands management, harvest, general labor, et. al.), and along with these, the personal energies and know how of the new residents in an interactive and connected setting that is seen as a new hub for the Bahia development and the greater Novato area.

Based on vernacular precedents, the buildings and spaces that have been laid out are intentionally modest in form, but employ a range of time tested 'green' strategies enumerated specifically in the section diagram at the top right of the presentation. By and large these are lower 'tech'/passive/traditional solutions, but a couple of higher tech options/elements have also been woven in. The project should comfortably achieve a LEED PLATINUM rating, (A review of LEED checklist points is provided at the end of this summary.)

Sited on the southeast down slope at a little less than 30% overall grade, the new community has been organized with specific deference to the expansive views and in situ development geometry. Thus the individual homes and street side planting along Bahia Drive follow the sensuous line of the existing road grade, and the multi-unit structures, planting and new grading of parcel B follow the established subtle rotation south to east as one ascends the hill.

Because of the relatively steep slope, anticipation of ambulatory challenges for the residents, and the assumption of a considerable non-resident presence on a daily basis, automobile access has been given significant priority, (small electrics are presumed to be the principle on site modality). The landscape schematics directly connect to the public trail system to the west, and have been thought through with the idea of varied walking/hiking opportunities, many of which would not involve abrupt grade changes.

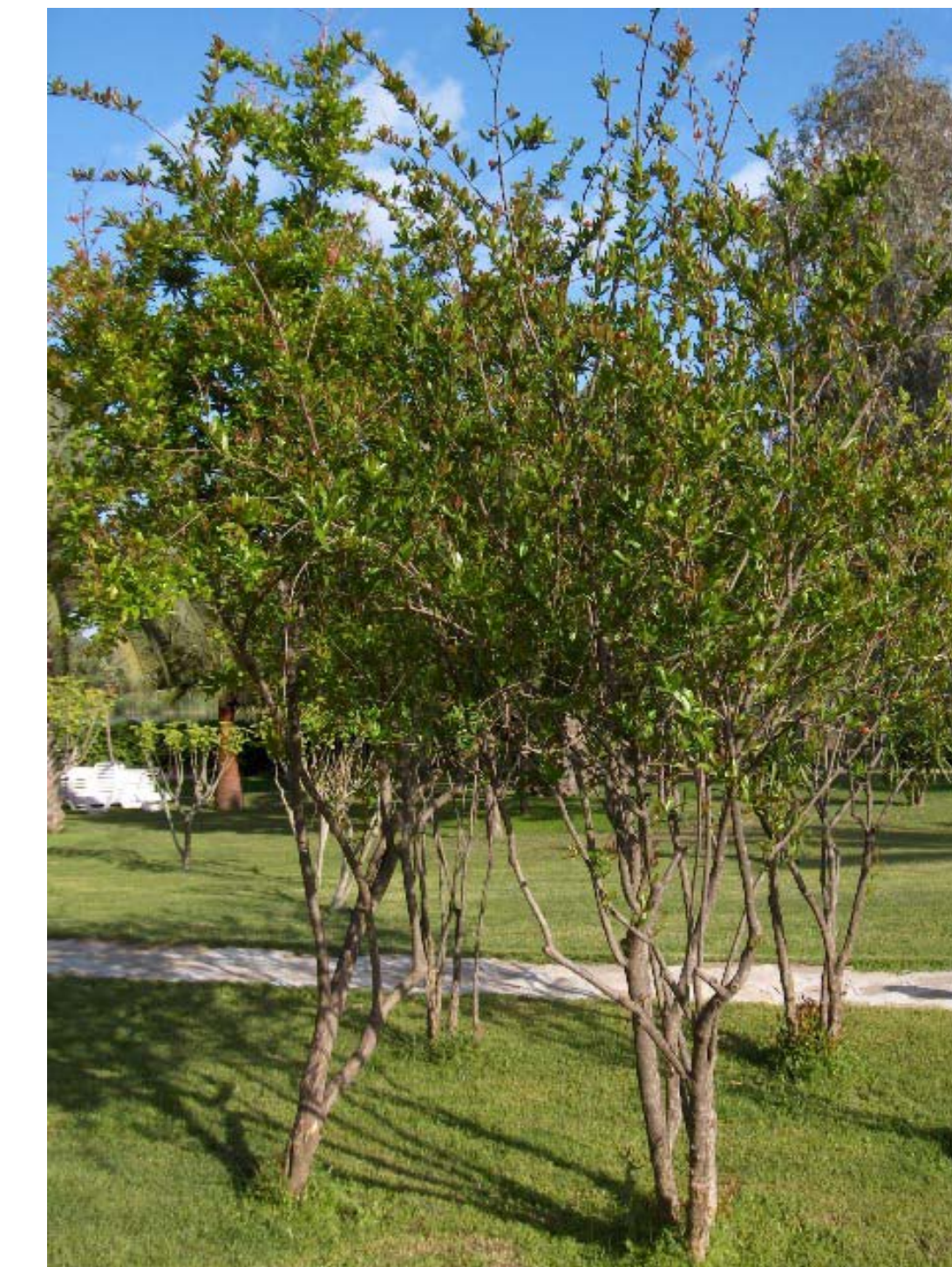
Finally, the more obviously public parcel 'B' has been organized in kind of ascending order of privacy. The first level, Market Level, is thus the most 'public', with the permanent market building having a retail component and regular market/public activities throughout the year. The next level up, Pear Tree Grove, is thought of as an outdoor activity and gathering area mostly for the residents and invited guests, (group bonsai, teaching, Tai Chi, festival activities, etc.), followed by the two Residential Levels, and then the most private Meditation Retreat area suggested above the vineyard. In the event the pool area can be realized, (we are not including it in the concept's budget), the activity profile at this uppermost level could either be one where the facility is open more or less exclusively to the residents and guests, or as one with a schedule/activity profile that anticipates more open public access.



bioswale



sedum for living roof



young pear tree



parcel B

1/64" = 1'-0"

UNIT SUMMARY:

-(7) SEVEN: 1 BR/STUDIO DETACHED UNITS, (2 WI ATTACHED 2ND UNITS, (SAME SIZE), ALL AFFORDABLE

-(2) TWO: 2 BR. DETACHED UNITS, (2 WITH ATTACHED 2ND UNITS. MARKET RATE

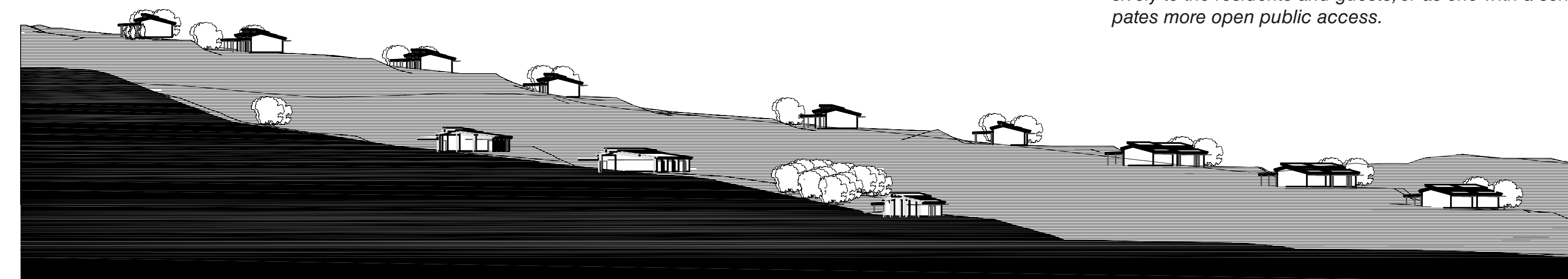
(10) TEN 1 BR ATTACHED UNITS, (5 UNIT BUILDING W/ONE ATTACHED 2ND UNIT FOR EACH BUILDING. ONE 5(+1) BLDG. TO BE AFFORDABLE, 1 MARKET RATE.

CONCEPTUAL BUDGET:

IN CONSULTATION WI OUR ESTIMATORS, WE FEEL CONFIDENT THAT THE BASIC OUTLINES OF THE PROJECT AS PRESENTED, CAN BE EASILY ACHIEVED WITHIN THE STATED BUDGET CONSTRAINTS OF \$300/SF TOTAL COSTS.

LEED SUMMARY:

FOR ALL BUT 2 OF THE EIGHT CATEGORIES, (LOCATION & LINKAGES, (4 PTS), AND SUSTAINABLE SITES, (9 PTS.), THE EFFICIENCIES AS OUTLINED IN THE SECTION DIAGRAM PREDICT A CLOSE TO MAXIMUM POINT SCORE FOR A TOTAL, COMFORTABLY ABOVE THE 90 POINT MIN. FOR PLATINUM RATING.

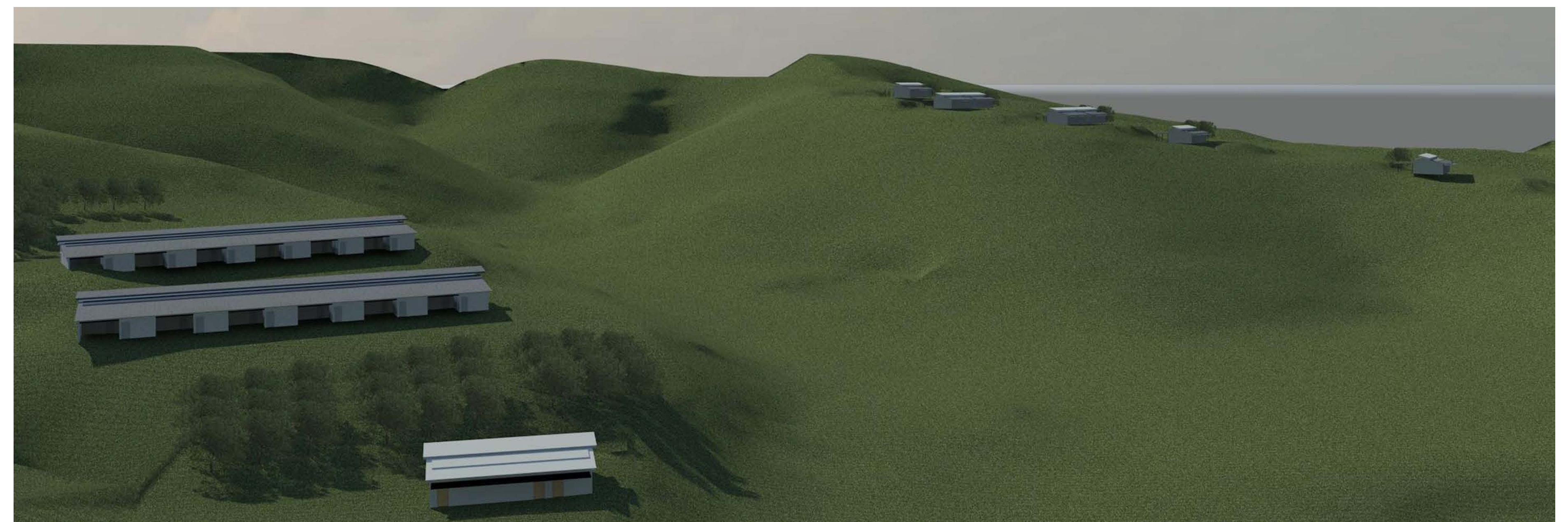


parcel B site section

1/64" = 1'-0"



view from community path



aerial image