



COMMUNITY PLAN
SCALE: 1" = 200'

PARTIAL SITE PLAN

SCALE: 1" = 50'

- LEGEND**
- PROPOSED RESIDENCES**
A MODULAR SYSTEM WHERE STUDIO HOME MAY EASILY BECOME A TWO BEDROOM HOME.
 - COMMERCIAL AREA**
CONSISTING OF FOUR SPACES THAT CONTAIN A DELI / COFFEE BAR, BAKERY AND VEGETABLE / FRUIT MARKET. THERE ARE EIGHT PARKING SPACES IN WHICH TWO ARE ADA COMPLIANCE
 - PLAYGROUNDS**
NUMEROUS PLAYGROUNDS LOCATED THROUGHOUT THE PARCEL
 - PATHS**
CONSISTING OF PEBBLES AND DIRT PATHS
 - REST / WORKOUT AREA**
AREAS THROUGHOUT THE PATHS THAT CONTAINS AREAS TO REST OR TO DO A LIGHT WORKOUT
 - ON-STREET PARKING**
THIS HELPS SOLVES THREE ISSUES; TRAFFIC SLOWING DOWN, PRIVACY FOR HOMES AND EXTRA MARKED PARKING
 - PLANTING POCKETS**
IN ADDITIONS TO THOSE MENTIONED IN ITEM #6 THESE LANDSCAPED AREAS ALSO PROVIDE EXTRA SHADE AND SEATING.
 - LANDSCAPE AREAS**
NATIVE AND WATER RESISTANT PLANTS WILL BE PLANTED USING MINIMUM IRRIGATION. THE HILLSIDE WILL BECOME MORE ATTRACTIVE AND HELP REDUCE RUNOFF TO THE HOMES BELOW.



THE BEST WAY TO BE SENSITIVE AND ECOLOGICAL TO THE ENVIRONMENT IS TO LEAVE IT ALONE. THAT IS WHY WE CHOOSE TO BUILD ON LESS THAN TWO ACRES OF THE 15.5 ACRES OF LAND AVAILABLE. BY CHOOSING TO BUILD ON THE EXISTING PADS ALONG BAHIA DRIVE THERE WILL BE SIGNIFICANTLY LESS GRADING AND NATURAL DISTURBANCE OF THE ENVIRONMENT THAN ANYWHERE ELSE. THIS ALSO SAVES TIME AND MONEY WHICH MAY BE ALLOCATED IN THE FUTURE FOR BETTER FINISHES OR FUTURE PROJECTS.

THE HOMES FUNCTION AS AN INDEPENDENT BEING, IT ADAPTS TO THE LAND WITHOUT MODIFYING THE TOPOGRAPHY AND TAKING FULL ADVANTAGE OF THE PLACE. THE ARCHITECTURAL SOLUTION ORIENTATES THE HOME TO ENJOY THE SPLENDID VIEWS AND CAPTURE SOLAR ENERGY. THE EXTENSIVE GREEN ROOF FUNCTIONS AS AN EPIDERMIS, AS A DOUBLE SKIN. ON ONE SIDE IT CAPTURES THE RAIN WATER TO UTILIZE IN A GREY WATER SYSTEM AND ON THE OTHER SIDE IT FUNCTIONS AS INSTALLATION FOR THE INTERIOR. IN THE SUMMER THE ROOF KEEPS THE HOT AIR OUT AND IN THE WINTER IT KEEPS THE WARM AIR IN.

THE HOME IS NOW ENERGY EFFICIENT ALL YEAR LONG. THIS IS HOW THE HOME IS LIKE A HUMAN BEING WHO IS BORN IN THEIR OWN ECO-SYSTEM UTILIZING ALL THE NATURAL RESOURCES.

PROJECT INFORMATION

CONCEPTUAL COST ESTIMATE

| IN-PERIMETER COSTS | | |
|--------------------|--------------|-----------------------|
| ITEM | UNIT COST | TOTAL COST |
| FOUNDATION | \$15 SF | \$560,000.00 |
| FRAMING | \$25 SF | \$660,000.00 |
| FINISHES* | \$80 SF | \$1,800,000.00 |
| GREEN ROOF | \$20 SF | \$248,000.00 |
| GREY WATER SYSTEM | 1,500 SYSTEM | \$45,000.00 |
| SOLAR SYSTEMS | 8,500 SYSTEM | \$190,000.00 |
| TOTAL | | \$3,503,000.00 |

| OVERALL PROJECT COST | | |
|----------------------|-----------|-----------------------|
| ITEM | UNIT COST | TOTAL COST |
| SERVICES | \$30,00 | \$1,020,000.00 |
| UTILITIES | | \$140,000.00 |
| RETAINING WALLS | | \$120,000.00 |
| DRIVEWAYS | \$8 SF | \$55,000.00 |
| LANDSCAPE - HOMES | | \$105,000.00 |
| COMMERCIAL UNITS | | \$405,000.00 |
| PARKING LOT | | \$40,000.00 |
| PLAYGROUNDS | | \$50,000.00 |
| LANDSCAPE - PARK | | \$70,000.00 |
| TOTAL | | \$2,005,000.00 |
| GRAND TOTAL | | \$5,508,000.00 |

*FINISHES INCLUDE ITEMS SUCH AS DOORS, WINDOWS, DRYWALL, CABINETS, APPLIANCES, ETC.

UNIT SUMMARY

| TYPE | BEDROOMS | HABITABLE SF | GARAGE | AUXILIARY UNIT | TOTAL SF | COST PER SF | TOTAL COST |
|---------|-----------|--------------|---------------------|----------------|----------|-------------|------------|
| PLAN 1A | STUDIO | 637 | 213 SF | 0 | 743 | \$157.16 | \$116,770 |
| 3 UNITS | | | (60.5 FOR TOTAL SF) | | | | |
| PLAN 2A | 1 BEDROOM | 1035 SF | 213 SF | 0 | 928 | \$157.16 | \$145,844 |
| 3 UNITS | | | (60.5 FOR TOTAL SF) | | | | |
| PLAN 2B | 1 BEDROOM | 1035 SF | 213 SF | 296 SF | 1224 | \$157.16 | \$192,364 |
| 6 UNITS | | | (60.5 FOR TOTAL SF) | | | | |
| PLAN 3A | 2 BEDROOM | 1212 SF | 213 SF | 0 | 1105 | \$157.16 | \$173,662 |
| 2 UNITS | | | (60.5 FOR TOTAL SF) | | | | |
| PLAN 3B | 2 BEDROOM | 1212 SF | 213 SF | 296 SF | 1402 | \$157.16 | \$220,338 |
| 3 UNITS | | | (60.5 FOR TOTAL SF) | | | | |

SITE CROSS SECTION A-A

SCALE: 1" = 50'



SITE LONGITUDINAL SECTION B-B

SCALE: 1" = 50'

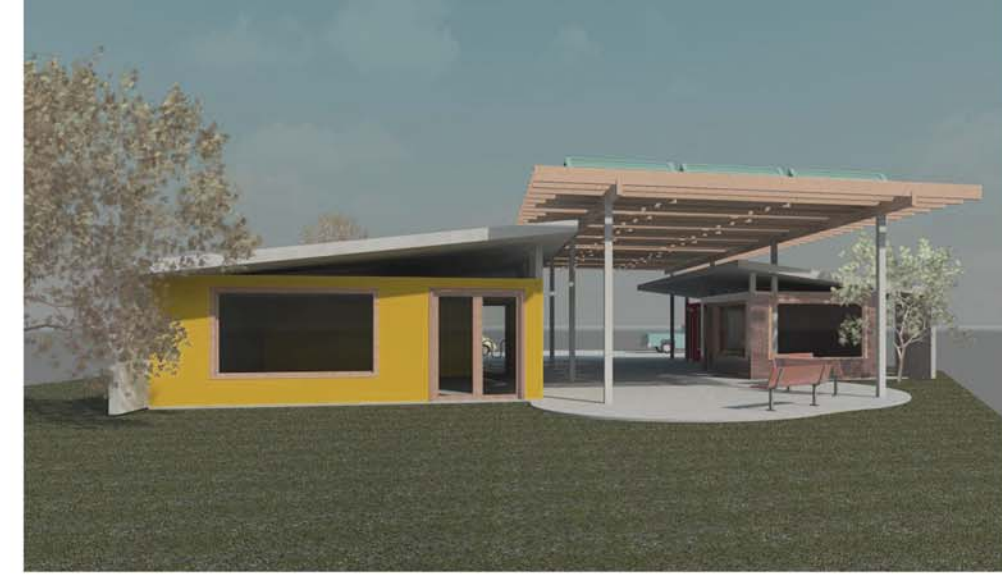


AERIAL VIEW

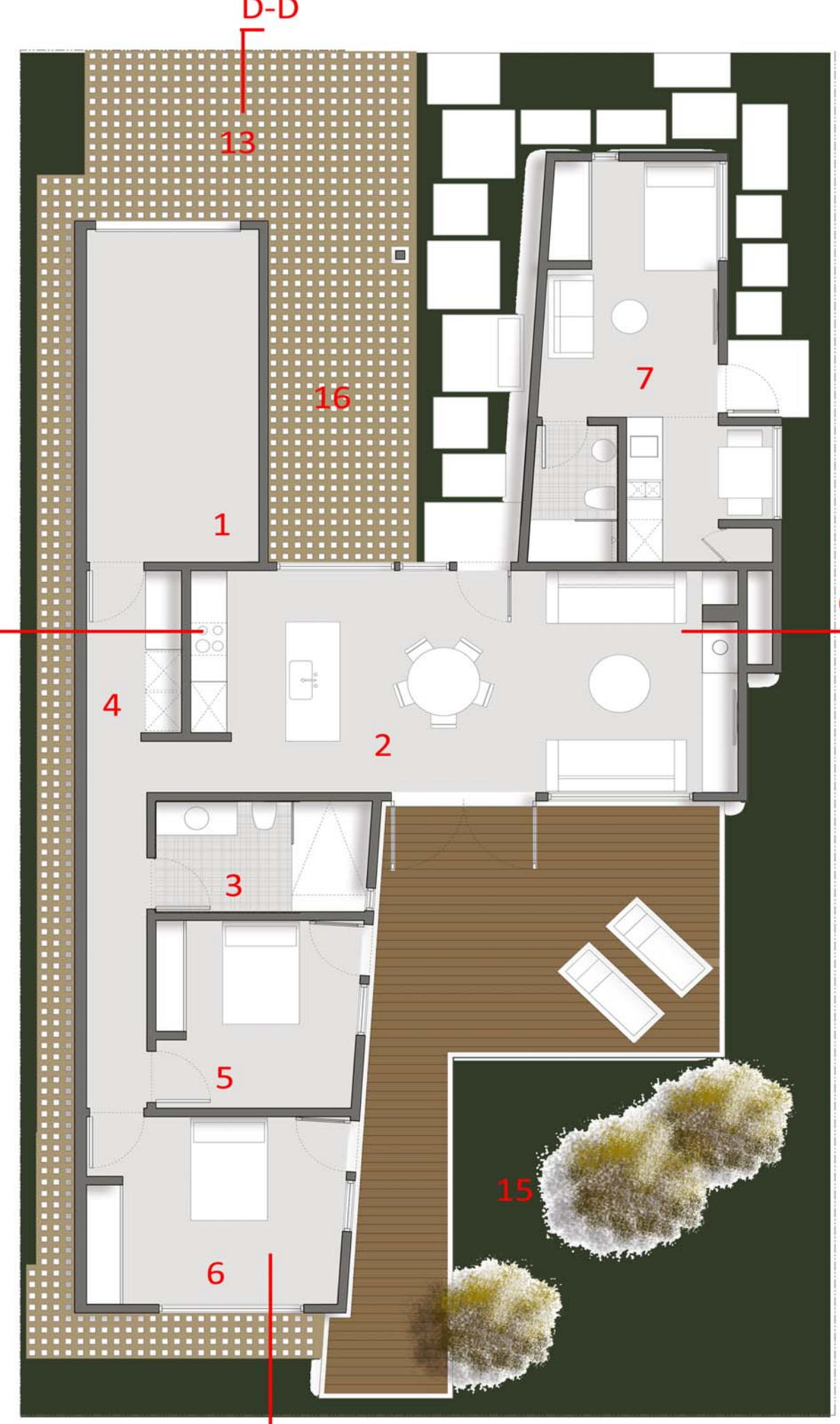


BAHIA DRIVE

IMMERGO DOMUS 188 02



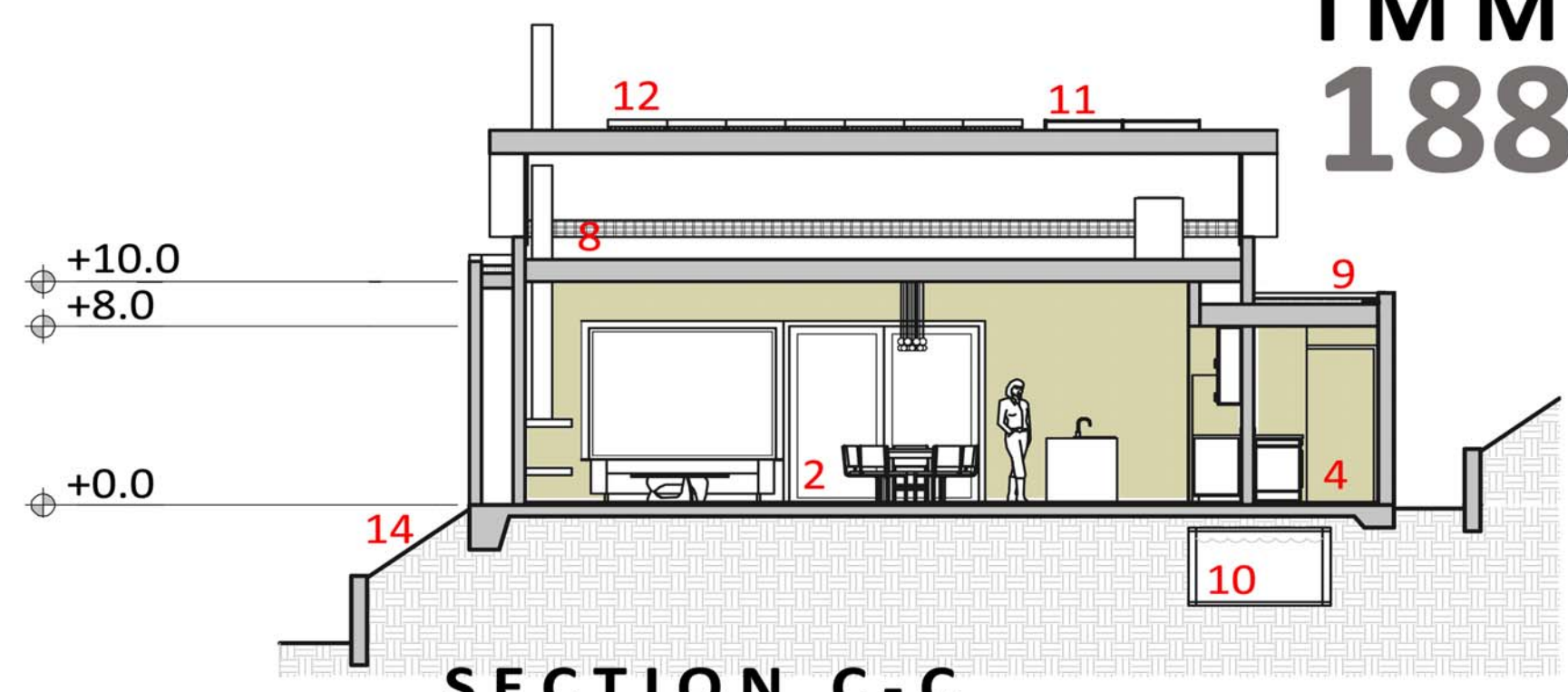
COMMERCIAL AREA



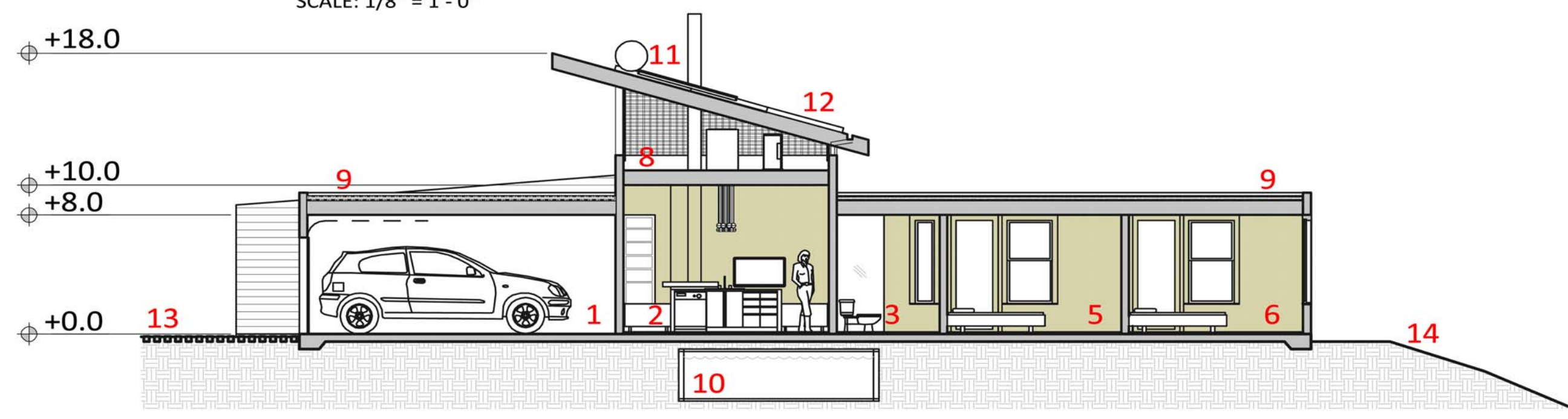
FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLANTING - MINIMAL IRRIGATION

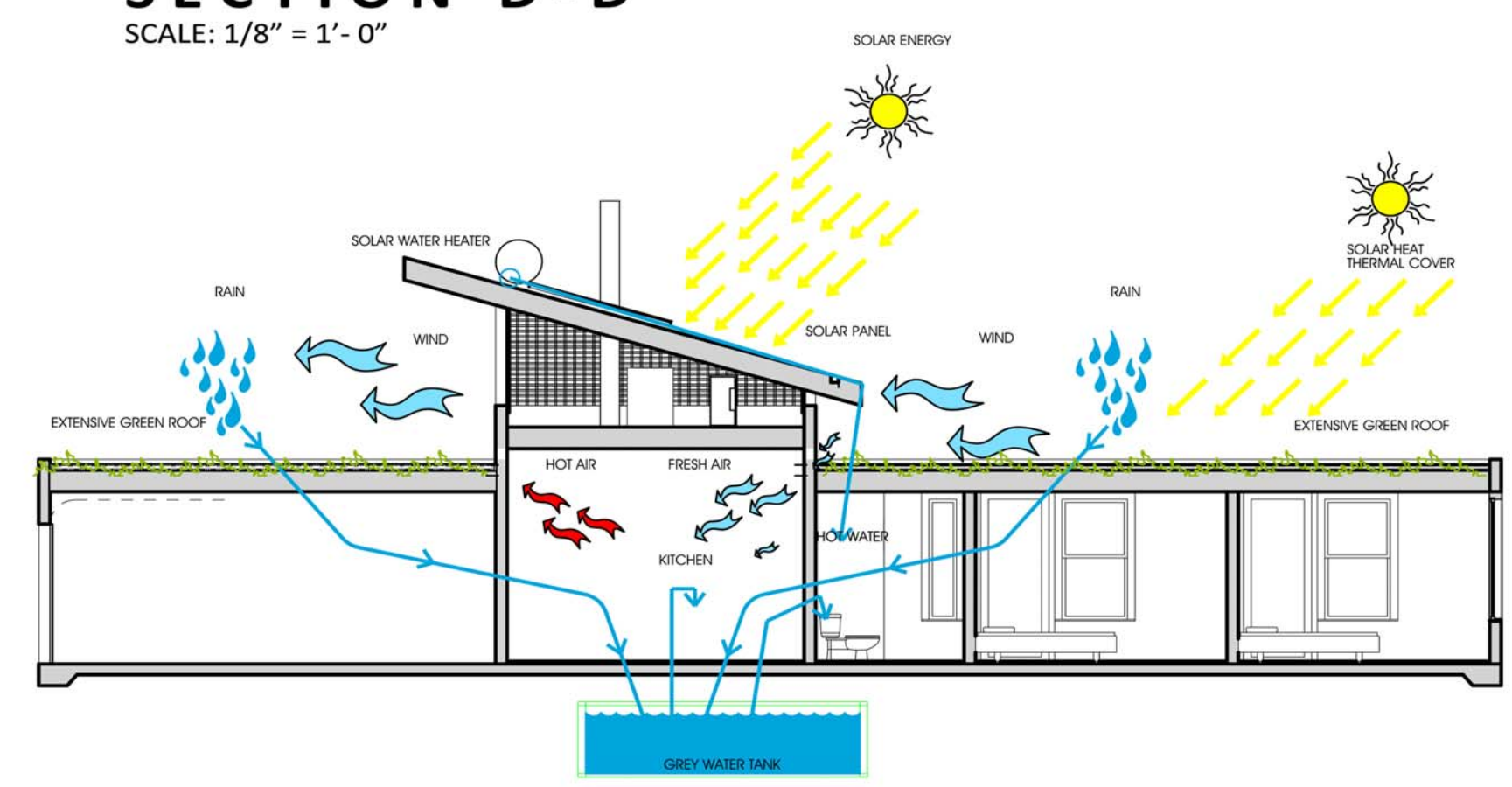
- BLUE-EYED GRASS
 - CALIFORNIA ANEMONE
 - CALIFORNIA FUCHSIA
 - CALIFORNIA LILAC
 - CALIFORNIA PEONY
 - CALIFORNIA WALNUT
 - CRIMSON COLUMBINE
 - DOGWOOD
 - FAIRY LILY
 - MARIPOSA LILY
 - RED BUD
 - SAGE (WHITE, THISTLE)
 - STICKY SNAPDRAGON
- VEGETABLES AND HERBS
 - ARTICHOKE
 - MINT
 - OREGANO
 - ROSEMARY
 - THYME
- GREEN BUILDING MATERIALS
 - BAMBOO FLOORING
 - BAMBOO COUNTERTOPS
 - DUAL GLAZED WINDOWS WITH LOW E PROTECTIVE COATING
 - ECOROCK DRYWALL
 - FIBERGLASS WINDOWS AND DOOR FRAMES
 - GRASSCRETE
 - HIGH VOLUME FLY ASH CONCRETE



SECTION C-C
SCALE: 1/8" = 1'-0"



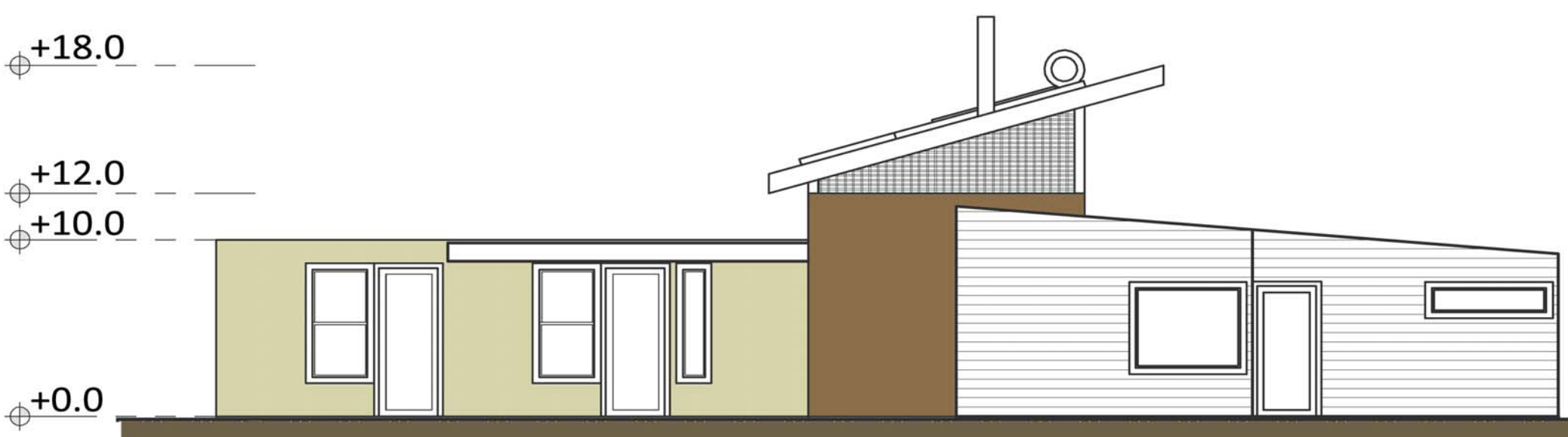
SECTION D-D
SCALE: 1/8" = 1'-0"



CLIMATE SCHEME
SCALE: 1/8" = 1'-0"

LEGEND

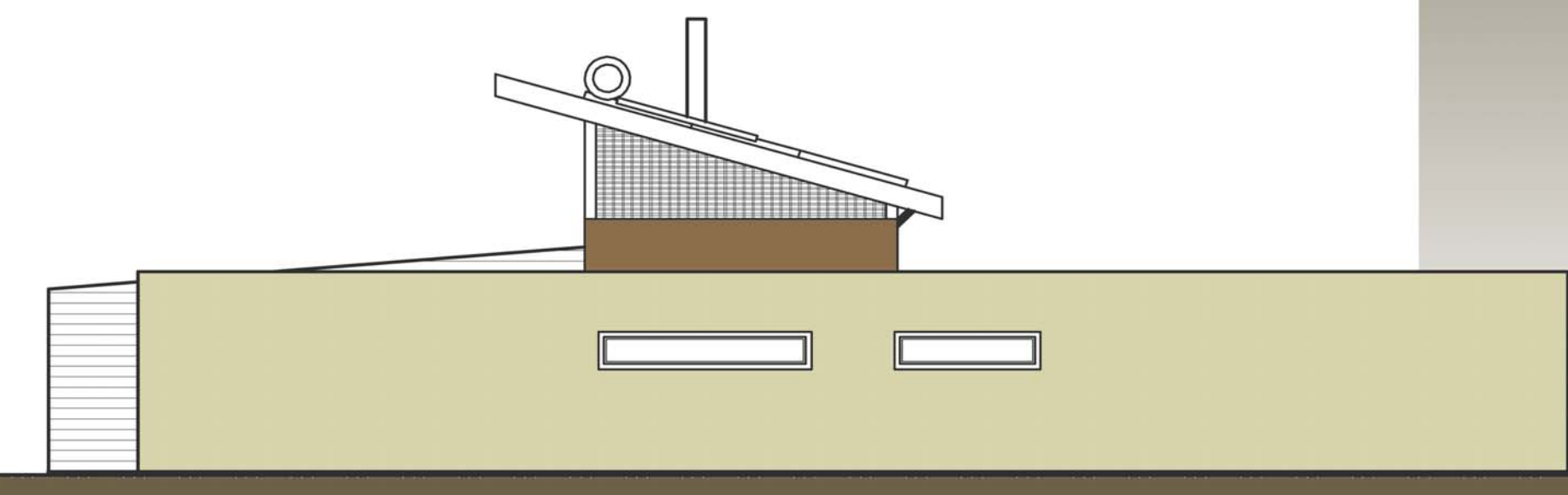
1. GARAGE
ONE CAR GARAGE WITH STORAGE.
2. LIVING AREA
SUNLIGHT ENTERS THE LIVING POD THROUGHOUT THE DAY.
3. BATHROOM
ADA ACCESSIBILITY AND LOCATED NEAR THE KITCHEN AND LAUNDRY TO CREATE A CLUSTER OF ALL SERVICES THEREBY REDUCING COST.
4. LAUNDRY / STORAGE
LOCATED NEAR THE KITCHEN AND BATHROOM CREATING A CLUSTER OF ALL SERVICE THEREBY REDUCING COST.
5. BEDROOM 1
MAY BE ADDED TO PLAN 1A.
6. BEDROOM 2
MAY BE ADDED TO PLAN 2A OR 2B.
7. AUXILLARY UNIT
MAY BE ADDED TO PLAN 1A, 2A OR 3A.
8. VENTILATED ROOF TOP
THE SPACE BETWEEN BOTH ROOFS PROVIDES NATURAL VENTILATION, LOCATION FOR EQUIPMENT AND SIGNIFICANTLY REDUCES THE HEAT IN THE LIVING POD.
9. EXTENSIVE GREEN ROOF
GREAT FOR INSULATION, REFLECTS LESS HEAT, FIRE RESISTANT & COLLECTS RAIN WATER DECREASING ANY RUNOFF TO PROPERTIES BELOW CITY DRAINAGE SYSTEM.
10. GREY WATER TANK
USES RECALIMED WATER FROM THE SHOWER, WASHER, SINK AND RAIN WATER COLLECTED FROM THE ROOF AND RESUES IN TOILETS, WASHER & IRRIGATION.
11. SOLAR WATER HEATER
LOCATED ON THE MAIN ROOF TO PROVIDE HOT WATER TO MAIN RESIDENCE
12. SOLAR PANELS
LOCATED ON THE MAIN ROOF TO PROVIDE ENERGY TO THE MAIN RESIDENCE
13. GRASSCRETE DRIVEWAY/PATH
GRASSCRETE HELPS TO CAPTURE RAIN THEREBY MINIMIZING RUNOFF TO PROPERTIES BELOW AND CITY DRAINAGE SYSTEM
14. LANDSCAPE
ONLY NATIVE AND WATER RESISTANT PLANTS/SHRUBS/FLOWERS WILL BE USED FOR MINIMUM IRRIGATION.
15. GARDEN/VEGETABLES
THIS SPACE IS RESERVED WITH THE POSSIBILITY OF GROWING ONES OWN VEGETABLES IN THEIR OWN BACKYARD AND POSSIBLY SELLING THEM DURING THE WEEKEND AT THE FARMERS MARKET LOCATED IN THE NEW GATHERING CENTER.
16. CARPORT
FOR VISITORS OR AUXILLARY UNIT



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

