

California Senior Housing Competition

View of Parcel A Units



Section Through Parcel A



View of Retail Street

Among the goals of site planning for these two parcels are:

- To have the least amount of impact on the site concentrating the development on specific areas while leaving untouched most of the site.
- To take advantage of the prevailing views to the west while siting of the structures in such a way that they take the best advantage of solar orientation.

Sustainable solutions that contribute towards zero net energy goal

Modular construction method where construction costs are usually 25% lower than conventional construction. Those savings can be used to offset the costs of sustainable technologies such as PV and water treatment systems.

- PV panels on top of unit roofs
- Mechanical systems: Ductless HVAC system/ radiant floor heating
- Water saving strategies: Grey water recycling, rainwater collection tanks
- Bike and pedestrian paths within each parcel and connecting parcels and surrounding neighborhood
- Vineyards
- Common vegetable gardens
- Small scale agriculture

ADA requirements

- All units for senior residents are on one level
- Access from parking areas into units by means of access ramps where needed
- Handicapped parking on both parcels
- All units bathrooms and inner corridors to be ADA compliant

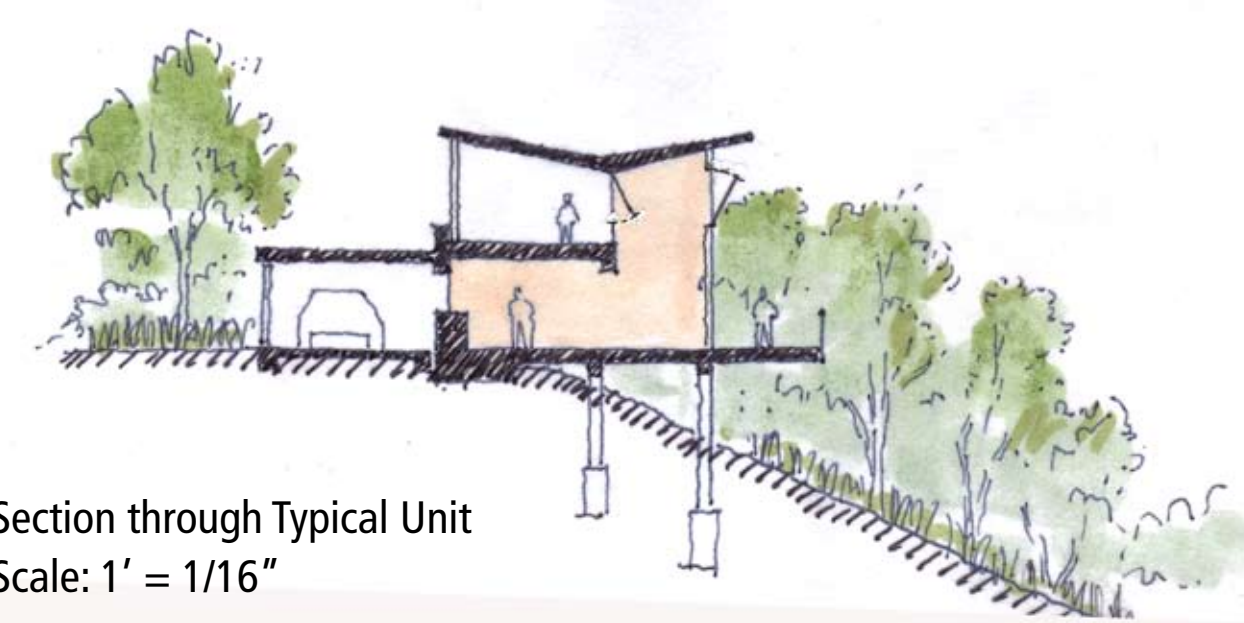


PARCEL A
Scale 1" = 50'

PARCEL A concentrates most of the development on the north edge along Bahia Drive with the creation of an inner street for residents and a buffer area of green interspersed with small retail buildings, featuring a gathering court with cafes and landscaped terraces for seating and interaction.

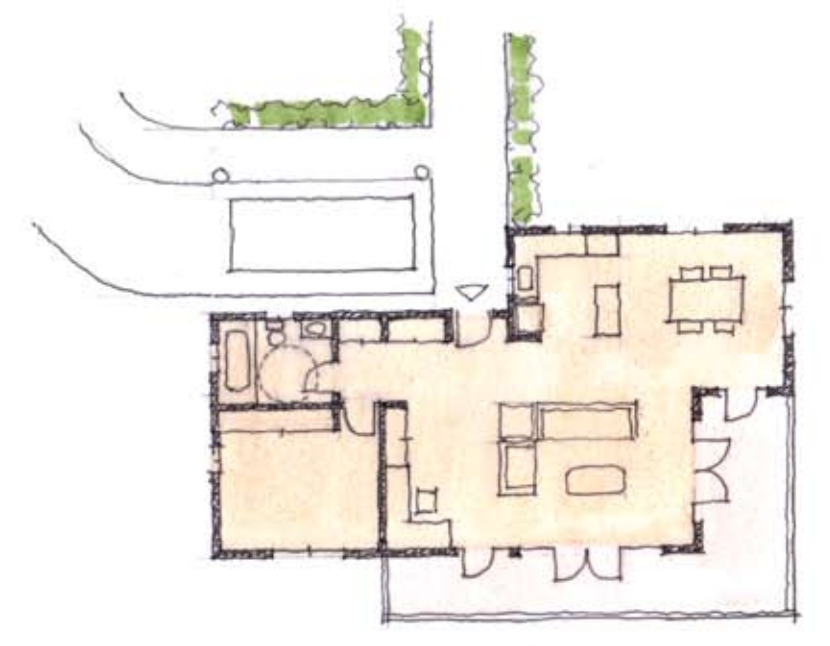
This green buffer along Bahia Drive is broken by tree-lined visual corridors into the site where the living units are partially out of view from the street. The small retail venues can provide jobs opportunities for local residents, such as cafes, restaurant, cleaning, bookstore, etc.

These units are designed to be placed as small islands sitting on stilts surrounded by heavily landscaped areas and suitable for independent individuals who are looking for a more active lifestyle in their golden years. Four affordable units are included in this site.

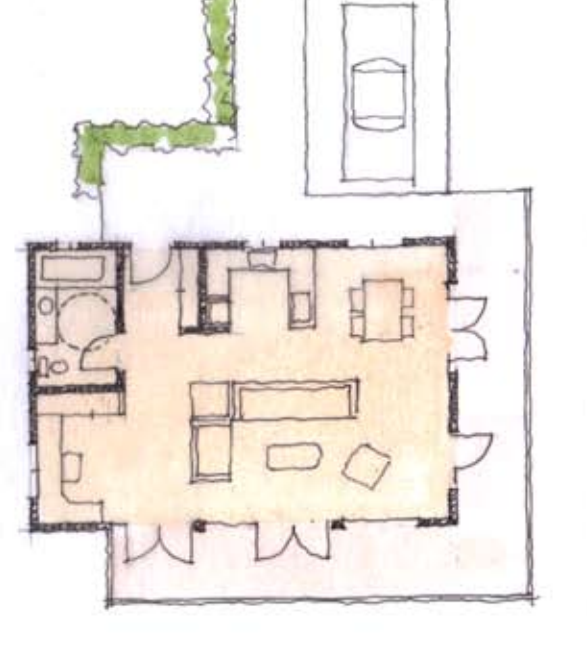


Section through Typical Unit
Scale: 1' = 1/16"

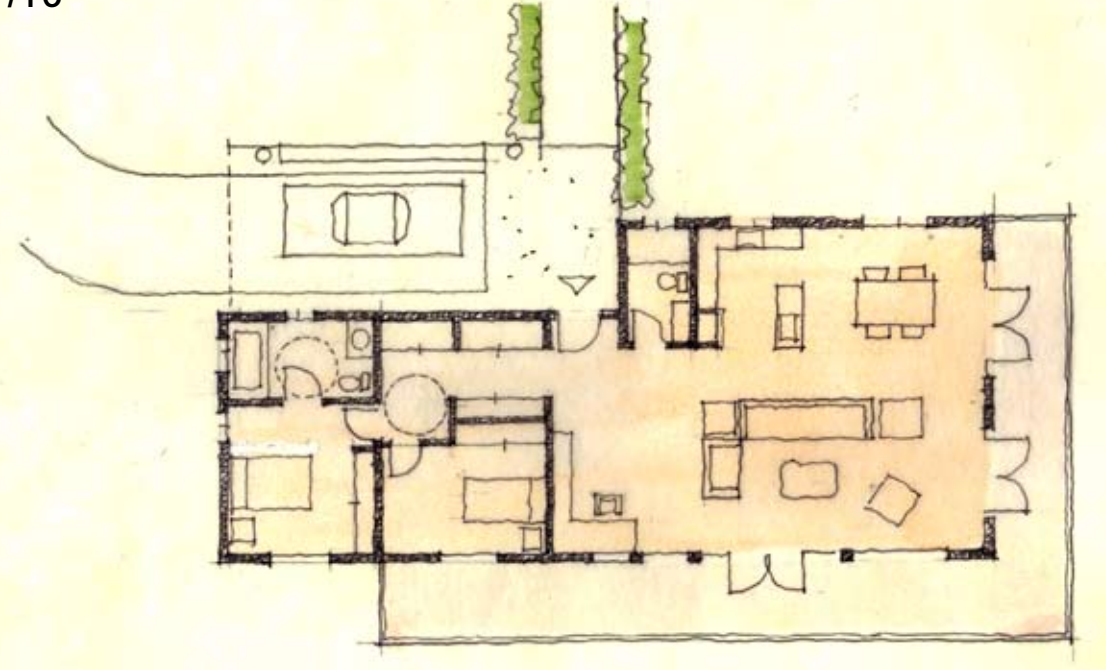
One-bedroom Unit
Scale: 1' = 1/16"



Studio
Scale: 1' = 1/16"



Two-bedroom Unit
Scale: 1' = 1/16"





COMMUNITY PLAN

PARCEL B is characterized by more communal courtyard arrangement designed for senior individuals who require more assistance by family members or others to take care of their personal needs. All the accessory units are located in this parcel usually on a second level where the courtyard arrangement of the units lends itself to more interaction among the residents. Six affordable units are included in this site.

Also featured in parcel B is common court near the entry off Misty Road where the adjacent neighborhood residents and parcel B residents can come together and interact as enjoy the amenities such as the evening concerts, common park and weekly events such as fruit market, etc. Small retail such as pet shops, cafes and public services such as a pharmacy are located in this court.

CONSTRUCTION COST-ESTIMATE

19-units:	19,750 Sf
10-accessory units:	7,500 Sf
Commercial Support Buildings	8,600 Sf
Foundation & Framing	\$817,500
Rough & Finish Plumbing	\$339,350
Rough & Finish Electrical	\$167,500
Rough & Finish HVAC	\$128,000
Roofing/Thermal/Moisture Prot.	\$235,000
Doors/Windows/Glass/Hardware	\$245,310
Finishes	\$595,850
Cabinets/Carpentry	\$210,800
Equipment/Specialties	\$145,110
Construction Contingency	\$296,800
Total Hard Cost:	\$3,226,500
Site Work: Irrigation/landscaping, underground utilities, grading, curb/gutter/streets, parking lots. etc.	\$5,528,500

UNIT MIX

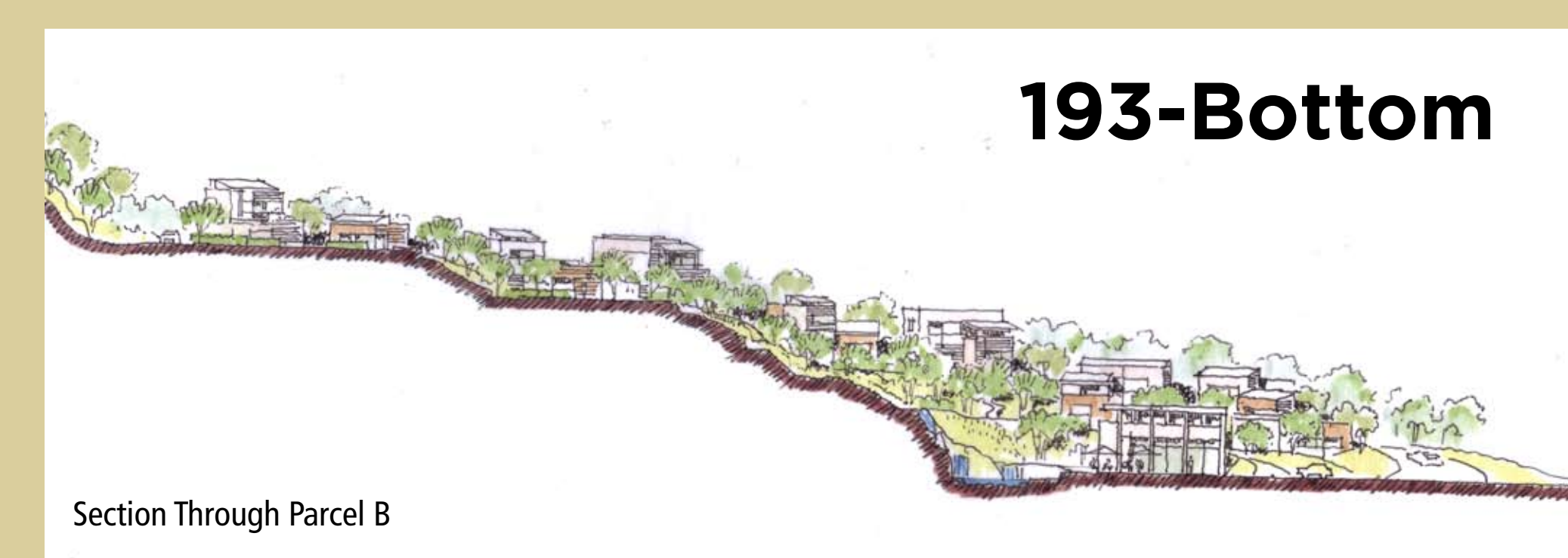
Parcel A	
Studio (750 Sf X 3 Units)	2250 Sf
One-Bedroom (110 Sf X 4 Units)	4400 Sf
Two-Bedroom (1250 Sf X 2 Units)	2500 Sf
Total: 9 Units	9150 Sf
Parcel B	
Studio (750 Sf X 2 Units)	1500 Sf
One-Bedroom (110-Sf X 6 Units)	6600 Sf
Two-Bedroom (1250 Sf X 2 Units)	2500 Sf
Total: 10 Units	10600 Sf
Total: A+B = 19 Units	19,750 Sf

PARKING

19 Spaces For 19 Units; 10 Spaces For Accessory Units; 3 Spaces For Guest	
Total Parking	32 Spaces

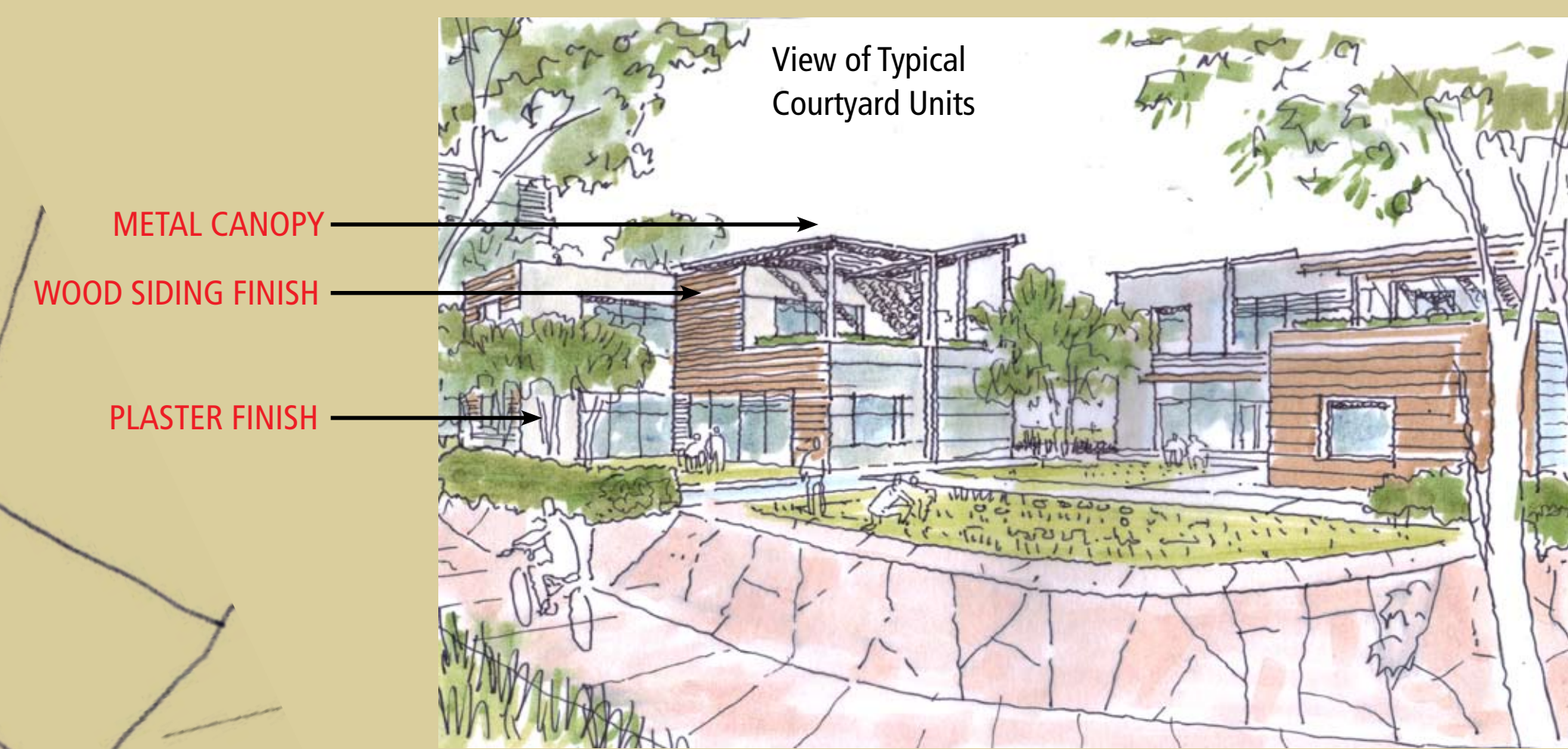


PARCEL B
Scale 1" = 50'

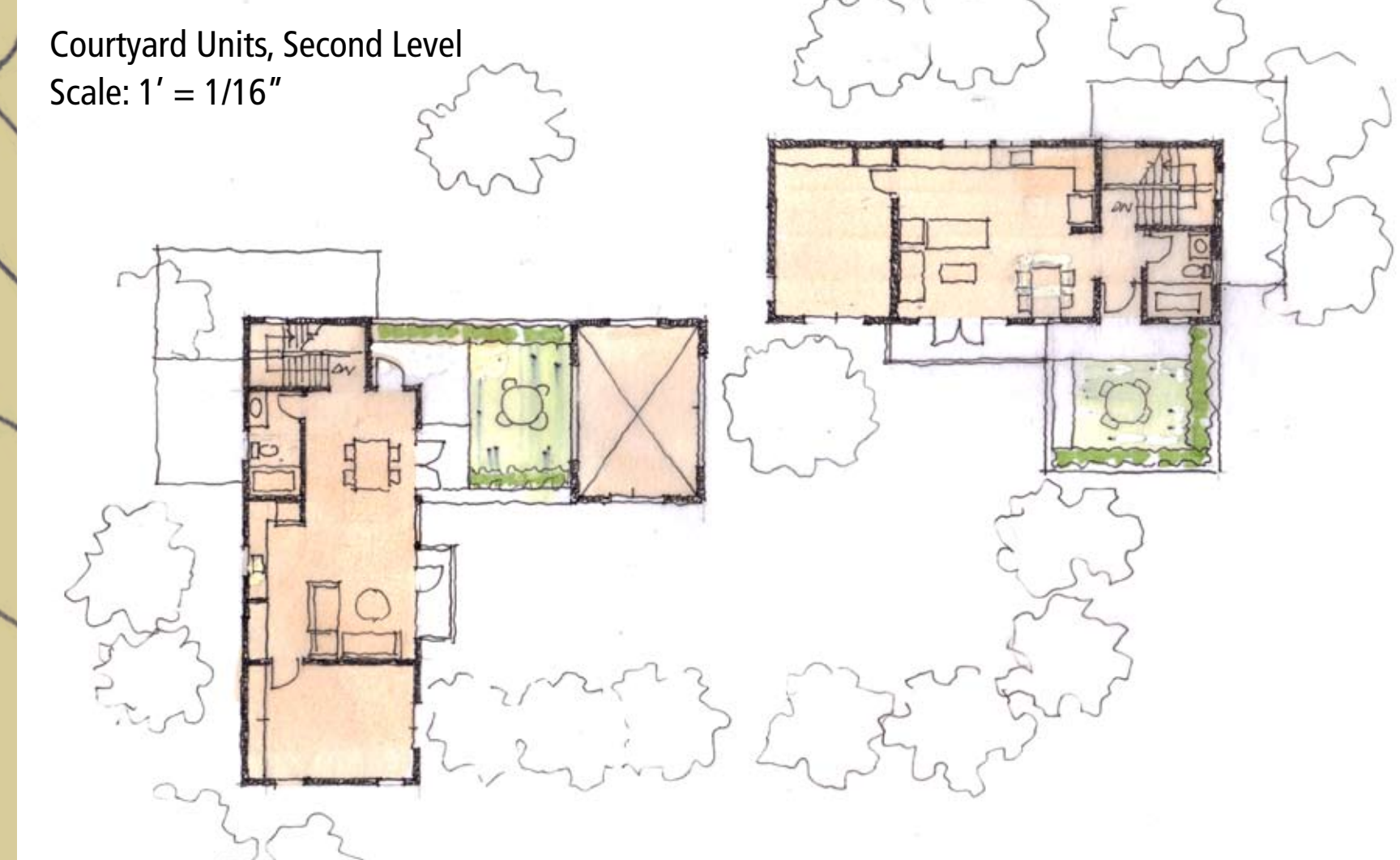


193-Bottom

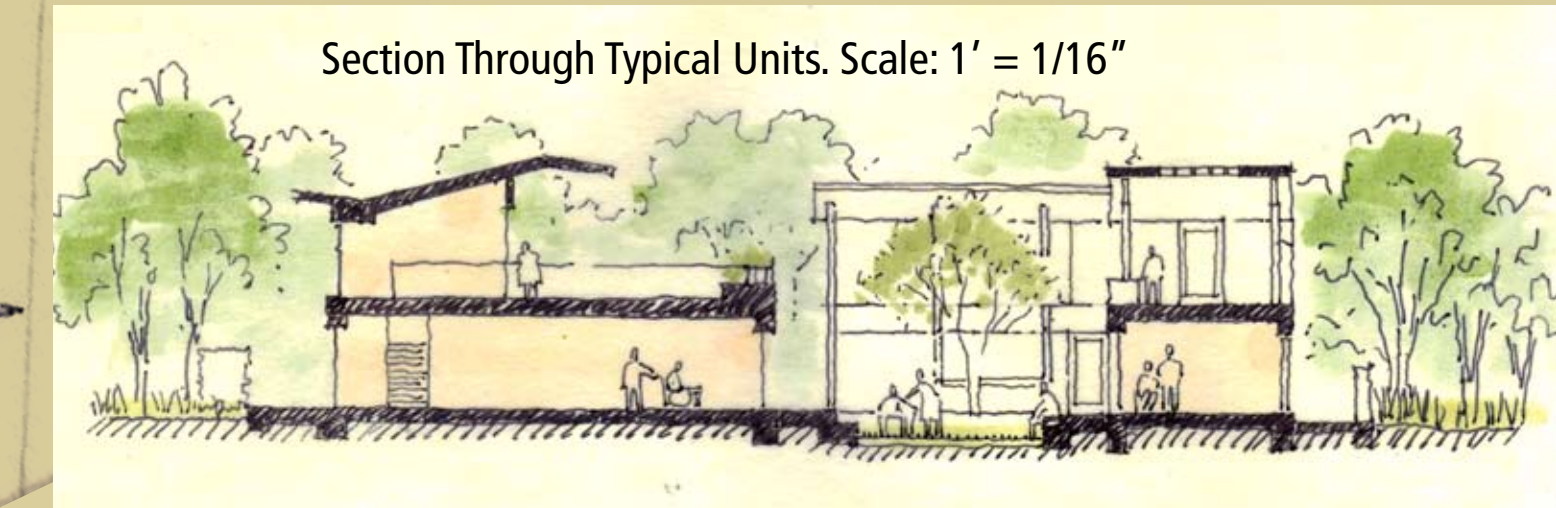
Section Through Parcel B



- METAL CANOPY
- WOOD SIDING FINISH
- PLASTER FINISH



Courtyard Units, Second Level
Scale: 1" = 1/16"



Section Through Typical Units. Scale: 1" = 1/16"



Courtyard Units, First Level
Scale: 1" = 1/16"



View of Community Court