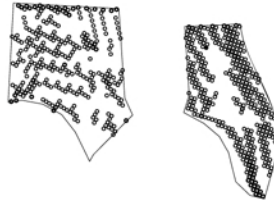


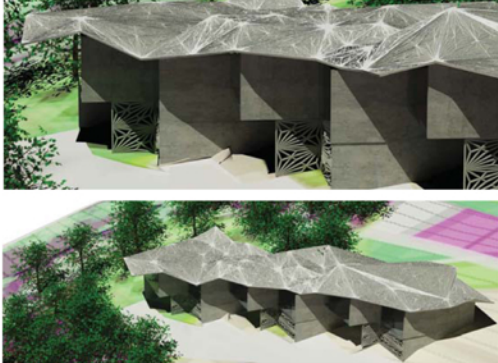
Site Organization
 The site strategy was derived from a terrain analysis that yielded a woven pattern of lines and zones. This stratified pattern created two directions in which the site programming can be located. One direction follows the existing topography where passive programming occurs. The second direction alters the existing topography for active programming. This pattern allows for a site zoning of various garden types to traverse across the site.

There are two types of gardens – passive and active. The passive gardens accommodate a variety of plant types including California Wild Flowers, Vegetable gardens, Vineyards and the sites natural landscape (which equals 50% of the overall site). The active gardens include participatory green landscapes that include areas for activities such as sports, relaxation, meditation and water features. Both garden types are intertwined and connected through a series of paths and walkways allowing the residents and visitors to experience the various landscapes both natural and artificial.



Site Views
 A self optimizing script based on site volume and vicinity site views was implemented as a site design strategy to maximize dwelling views throughout the Novato area. The nodes created by the script contains a variety of views including mountain, bay and internal site landscapes. The housing units were sited on these nodes to allow all units to have maximum views.

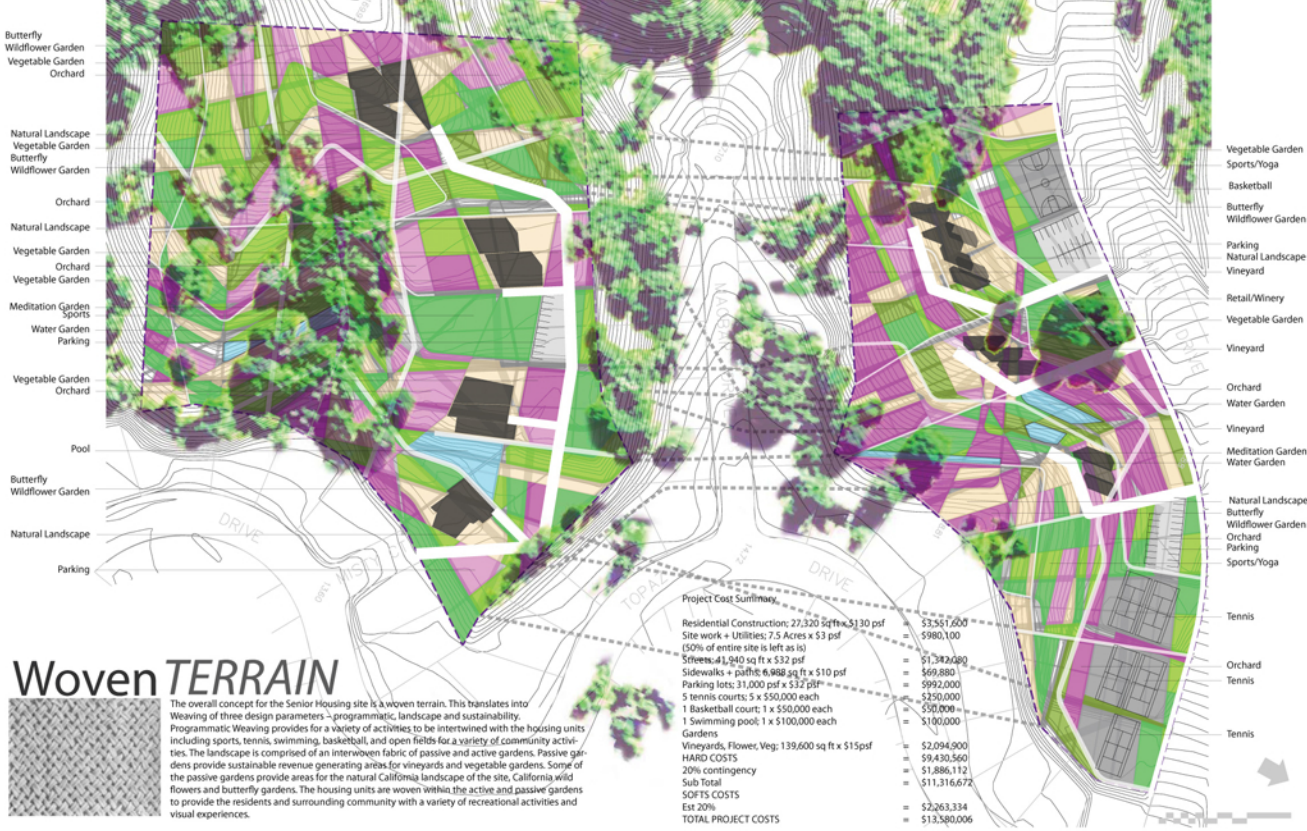
Typical Site Section



SUSTAINABILITY OF HOUSING AND LANDSCAPE
 To maintain a comfortable temperature within each dwelling units, natural resources will be used. With the use of clerestories, each unit will maximize natural cross ventilation. South facing windows will maximize winter heat gain and a roof overhang will reduce solar heat gain in the summer. Partially earth bermed units will moderate extreme temperatures and protect the units from prevailing west winds.

For supplemental energy, a photovoltaic solar system will be used. This system will provide hot water, heating, and energy. In addition, heat pumps will work in conjunction with solar energy system to create a more efficient heating and cooling system.

LEED points for this new housing construction total 46 points – Gold pre-certification estimates. The site as proposed is 50% existing natural and will restore existing habitat. Sustainable energy and water efficient landscapes will be implemented. New buildings will have optimized energy performance using Solar, Bio Mass, and Geo Thermal methods. Building materials will be local and low emitting.



Woven TERRAIN

The overall concept for the Senior Housing site is a woven terrain. This translates into Weaving of three design parameters – programmatic, landscape and sustainability. Programmatic weaving provides for a variety of activities to be intertwined with the housing units including sports, tennis, swimming, basketball, and open fields for a variety of community activities. The landscape is comprised of an interwoven fabric of passive and active gardens. Passive gardens provide sustainable revenue generating areas for vineyards and vegetable gardens. Some of the passive gardens provide areas for the natural California landscape of the site, California wild flowers and butterfly gardens. The housing units are woven within the active and passive gardens to provide the residents and surrounding community with a variety of recreational activities and visual experiences.

Project Cost Summary

Residential Construction: 27,320 sq ft @ \$130 psf	= \$3,551,600
Site work + Utilities: 7.5 Acres x \$3 psf	= \$980,100
(50% of entire site is left as is)	
Sidewalks: 4,940 sq ft x \$32 psf	= \$1,580,800
Sidewalks + paths: 6,988 sq ft x \$10 psf	= \$69,880
Parking lots: 31,000 psf x \$32 psf	= \$992,000
5 Tennis courts: 5 x \$50,000 each	= \$250,000
1 Basketball court: 1 x \$50,000 each	= \$50,000
1 Swimming pool: 1 x \$100,000 each	= \$100,000
Gardens	
Vineyards, Flower, Veg: 139,600 sq ft x \$15 psf	= \$2,094,000
HARD COSTS	= \$9,430,560
20% contingency	= \$1,886,112
Sub Total	= \$11,316,672
SOFTS COSTS	
Est 20%	= \$2,263,334
TOTAL PROJECT COSTS	= \$13,580,006

- Vegetable Garden
- Sports/Yoga
- Basketball
- Butterfly Wildflower Garden
- Parking
- Natural Landscape
- Vineyard
- Retail/Winery
- Vegetable Garden
- Vineyard
- Orchard
- Water Garden
- Vineyard
- Meditation Garden
- Water Garden
- Natural Landscape
- Butterfly Wildflower Garden
- Orchard
- Parking
- Sports/Yoga
- Tennis
- Orchard
- Tennis
- Tennis