

site strategy + community plan

The distinct and challenging "separation" of Parcel A to Parcel B has become the center-point of our concept for their development. Using this physical "character" as an advantage, the two parcels have been each designated a role in meeting the housing and community program of this competition. Since Parcel A contains the "existing" graded pads and has relatively easy access to Bahia Drive, it is the obvious choice for which to locate the "existing" component. This component is made up of (2) 2 Bedroom units, (7) 1 Bedroom units and (10) Studio-Affordable units. An accessory bedroom is then attached to each of the 1 and 2 bedroom units. The housing has been organized on the existing pads to take advantage of views, solar orientation as well as create a sense of privacy. The Studio units have been grouped together in an enclave environment to promote camaraderie but at the same time allow for individualism. The first existing graded pad, centered to the lots along Bahia Drive, has been reserved for a "jockey park." This feature will serve as a location for a bus stop, an electric cart "charging" station and an informal gathering space. Parcel B has been designated the "community" component. In the interest of development costs, and the challenge of getting vehicle access to all of the existing graded pads, this parcel will be cultivated into terraced gardens, groves or an orchard environment. Each garden will be connected with a switchback ramp/path that is graded and can be reached by foot or electric cart. A landscape folly or feature element is created as a destination point of each pad and also serves the practical functions for garden storage, potting shed and/or restrooms. At the base of these gardens, a "Market Barn" is proposed, that is accessed by the continuation of Mikey Road to a public parking grove. The Market Barn will play host to a variety of social and community activities, and provides flexible space for selling products, hosting events and/or housing a small clinic. The garden path is continued from Parcel B, meandering along the contours and connects back to Parcel A, so it that can be used for walking, hiking and resident enjoyment.

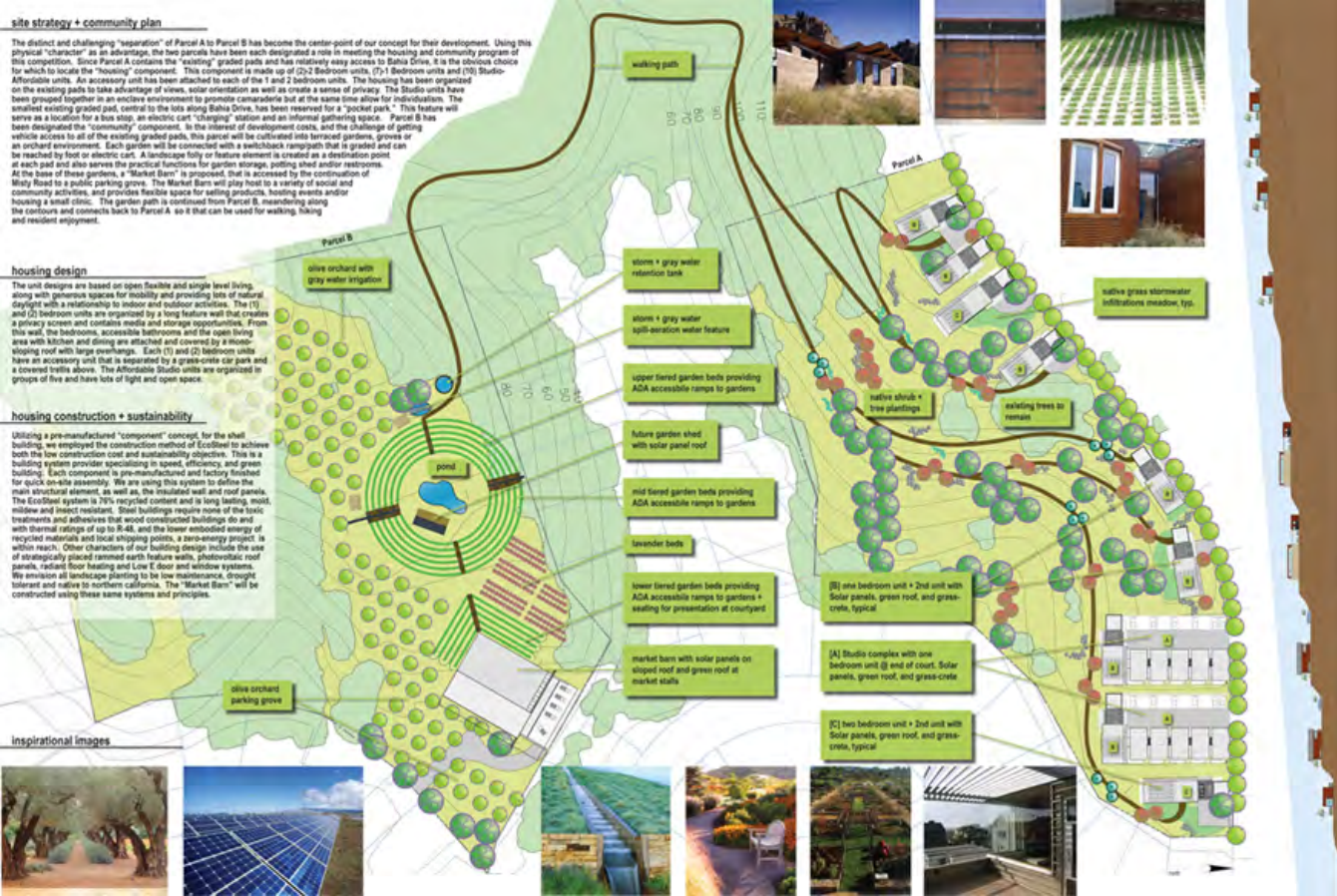
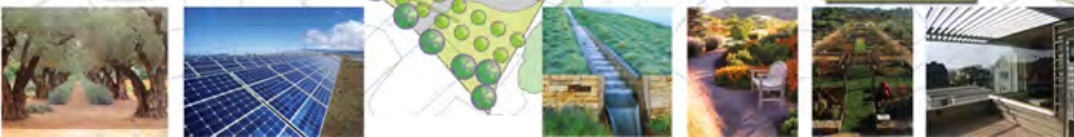
housing design

The unit designs are based on open flexible and single level living, along with generous spaces for mobility and providing lots of natural daylight with a relationship to indoor and outdoor activities. The (1) and (2) bedroom units are organized by a long feature wall that creates a privacy screen and contains media and storage opportunities. From this wall, the bedrooms, accessible bathrooms and the open living area with kitchen and dining are attached and covered by a mezzanine-roof with large overhangs. Each (1) and (2) bedroom units have an accessory unit that is separated by a grade-one car park and a covered trellis above. The Affordable Studio units are organized in groups of five and have lots of light and open space.

housing construction + sustainability

Utilizing a pre-manufactured "component" concept, for the shell building, we employed the construction method of EcoSteel to achieve both the low construction cost and sustainability objective. This is a building system provider specializing in speed, efficiency, and green building. Each component is pre-manufactured and factory finished for quick on-site assembly. We are using this system to define the main structural element, as well as, the insulated wall and roof panels. The EcoSteel system is 78% recycled content and is long lasting, moist, mildew and insect resistant. Steel buildings require none of the toxic treatments and adhesives that wood constructed buildings do and with thermal ratings of up to R-48, and the lower embodied energy of recycled materials and local shipping points, a zero-energy project is within reach. Other characters of our building design include the use of strategically placed rammed earth feature walls, photovoltaic roof panels, radiant floor heating and Low E door and window systems. We envision all landscape planting to be low maintenance, drought tolerant and native to northern California. The "Market Barn" will be constructed using these same systems and principles.

inspirational images





studio units

1:12 = 1' 0"



one bedroom unit

1:12 = 1' 0"



two bedroom unit

1:12 = 1' 0"



market barn

1:12 = 1' 0"

unit legend:

1. living area
2. bedroom
3. bathroom
4. entry
5. kitchen
6. covered parking
7. front porch
8. front yard
9. outdoor deck
10. covered entry
11. 2nd unit

barn legend:

1. community meeting
2. community kitchen
3. kitchen wing
4. office space
5. storage
6. market stall
7. outdoor deck
8. covered entry
9. covered porch
10. covered parking
11. loading dock
12. loading bay
13. office space



rear elevation



section A-A

studio elevations

1:12 = 1' 0"



rear elevation

one bedroom elevations

1:12 = 1' 0"



section A-A



side elevation



front elevation



rear elevation

two bedroom elevations

1:12 = 1' 0"



section A-A



side elevation



front elevation



entry elevation



market elevation



front elevation

unit descriptions	total # of units	unit square footage	# of parking spaces	EcoSteel cost / s.f.	hvac + electrical cost / s.f.	foundation + slab cost / s.f.	total cost / unit **
studio units	10	750	1 / unit = 3 guest	\$62.89	\$30.00 +/-	\$12.00 +/-	\$76,417.50 +/-
one bedroom	7	1,100	2 covered / unit	\$53.64 (incl. 2nd unit)	\$30.00 +/-	\$12.00 +/-	\$105,204.00 +/-
two bedroom	2	1,510	2 covered / unit	\$49.93 (incl. 2nd unit)	\$30.00 +/-	\$12.00 +/-	\$138,814.00 +/-
2nd unit	9	420	na	see above	see above	see above	see above

** Unit pricing listed above is based on utilizing "EcoSteel" as the unit construction method. EcoSteel package includes complete structural engineering, drawings, steel framing, insulated roof, insulated walls, and gutters and downspouts. Note that if all units are ordered and built in sequence, and without delay, the cost per square foot per unit will be reduced to an average of \$36.77 across the total amount of square footage. This is a savings of +/- \$40,000.00. Note that this savings includes the square footage of the market barn.



courtyard elevation

market barn elevations

1:12 = 1' 0"

barn description	total # of units	barn square footage	# of parking spaces	cost per square foot	cost add: Ikea bedroom	cost add: Ikea kitchen	total unit cost **
market barn	1	3,502	see site plan.	\$46.32	\$14,600.00 +/-	\$11,000.00 +/-	\$64,717.90 +/-