

Cohousing Institute

Affordable & Energy Efficient Cohousing

Session 04:

Sustainability Details

+ Long-Term Saving

July 31st, 2025



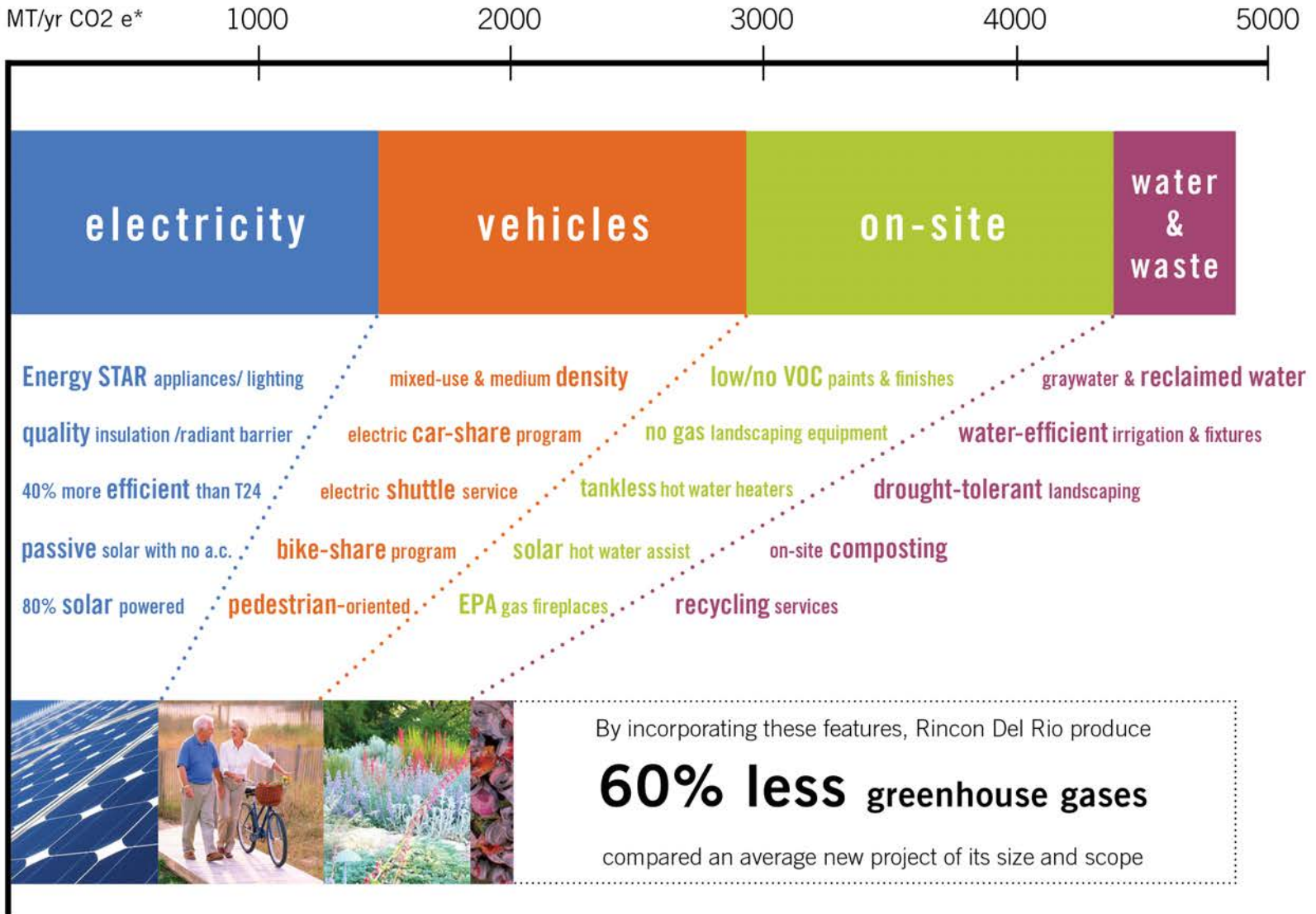
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The Cohousing Company

Charles Durrett
The Cohousing Company

Topics to be covered

1. Zoning & Site
2. Planning the Project
3. Construction Details
- 4. Sustainability Detail**
5. Long-Term Saving
6. Happily Ever Aftering





GREENHOUSE GAS EMISSIONS

*Metric Tons /yr of CO₂ equivalent greenhouse gases (CH₄, NO₂,CO₂) of direct & indirect emissions assoc. w/ power production, vehicle fuel combustion, on-site gas use, & transport of water & waste

Nevada City Cohousing

A 34-unit cohousing community with single-family homes subsidies



PACIFIC GAS AND ELECTRIC COMPANY
NET ENERGY METERING ELECTRIC STATEMENT
THIS IS NOT A BILL



Service Dates: May 01, 2012 to June 01, 2012

Includes True-up period from Jul 2011 to Jun 2012

MCCAMANT, KATHRYN
507 REDBUD WY
NEVADA CITY, CA. 95959

Rate Schedule: E W7PB/NEMS
Account ID: 6653884881
Service ID: 6653884666

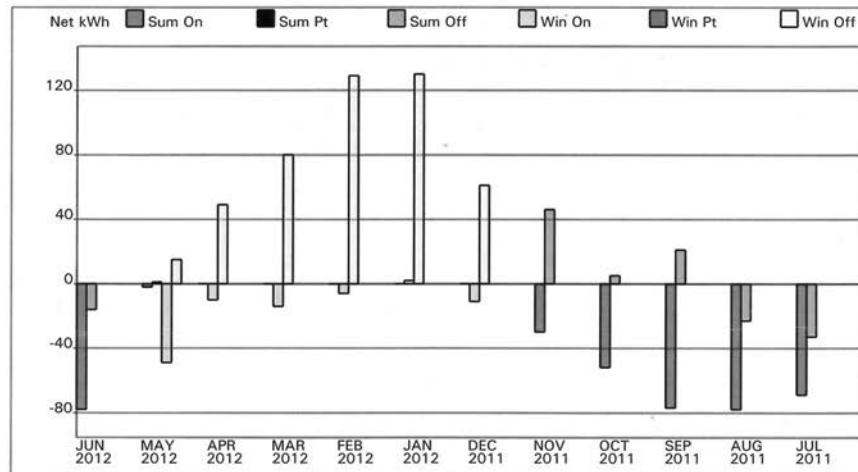
PAGE 3

ENERGY TRUE-UP HISTORY:

BILLING MONTH	BILL TO DATE	SUMMER ON	SUMMER OFF	WINTER ON	WINTER OFF	TOTAL ENERGY	ENERGY CHARGES /CREDITS
JUN 2012	06/01/12	-78	-16			-94	\$-25.72
MAY 2012	05/01/12	-2	1	-49	15	-35	\$-4.76
APR 2012	03/31/12			-10	49	39	\$2.95
MAR 2012	03/02/12			-14	80	66	\$5.08
FEB 2012	02/01/12			-6	129	123	\$9.99
JAN 2012	12/29/11			2	130	132	\$10.48
DEC 2011	12/01/11	0	0	-11	61	50	\$3.65
NOV 2011	10/31/11	-30	46			16	\$-5.48
OCT 2011	09/29/11	-52	5			-47	\$-15.15
SEP 2011	08/31/11	-77	21			-56	\$-21.39
AUG 2011	08/01/11	-78	-23			-101	\$-25.02
JUL 2011	07/01/11	-69	-33			-102	\$-23.00
TOTALS						-9	\$-88.46

\$-88.46

**Energy Charges/Credits (-) include all energy related amounts and taxes. Any negative amounts shown in the "TOTALS" row will not be applied to your next true-up period. This is because the net metering program was designed by the legislature for systems sized to customer usage on an annual basis. Currently approved tariffs and legislation provide that any financial credit associated with the program be used to offset current year bills, but neither result in a negative annual bill, nor be carried forward from one year to the next.



GREEN SHEET FOR VILLAGE HEARTH—BUILDINGS

GREEN DESIGN FEATURES IN THE PROJECT

SUSTAINABLE BUILDING SYSTEMS



Increased natural lighting: 9 foot tall ceilings, and vaulted ceilings, tall windows, and skylights allow natural light to penetrate deep into the building and make homes feel light and spacious, making the spaces more livable as well as minimizing the use of electric lights during daylight hours.



Passive heating: Buildings will be kept warm in the winter using passive (non-mechanical) strategies such as: Well insulated sun harvesting windows and storage/emission of heat by thermal mass.



Passive cooling: Buildings will be cooled during hot times using passive (non-mechanical) strategies such as: natural ventilation, and storage/emission of night cooling by thermal mass.



Increased thermal mass: Concrete floors, as well as extra thick and dense gypsum board throughout are used to increase the building's thermal mass. This allows for the storage of solar energy in the winter and for the building to take advantage of night cooling during the summer. The concrete floors and extra thick and dense gypsum board also provide sound insulation and fire resistance.



Advanced framing: This framing style reduces the amount of wood and large dimensional lumber. It uses studs @ 24" on center, minimal headers, and engineered wood members. This allows more space for insulation and higher windows heights, bringing more natural light into the space.



Deeper wall framing: 2x6 wall framing at 24" on center creates deeper walls, allowing for better insulated walls.

SUSTAINABLE BUILDING MATERIALS



Sustainable Building Materials: Sustainable building materials such as engineered wood and concrete mixed with fly ash will be used. These are durable solutions that reduce our impact on the earth's resources (pending workshops 5 & 6.)



Sustainable Flooring: Flooring will include marmoleum (a natural, low toxic true linoleum alternative to vinyl composed of 50% linseed oil and 50% cellulose), carpeting made from recycled materials, and engineered wood floors (pending workshops 5 & 6.)



Insulation: Wet-blown cellulose provides insulation levels of R22 in the walls and R38 in the ceilings. This insulation is composed of 45% recycled cardboard and 45% recycled newspaper, supplemented with cotton denim. It virtually eliminates air infiltration in areas where other insulation can lose as much as 55% of heat energy (pending workshops 5 & 6.)



Indoor air quality: non-toxic or low toxic materials are used when economically feasible. These include low VOC (volatile organic compounds and low formaldehyde) interior paint, water-based interior finishes, glues, wood preservatives, and marmoleum in place of vinyl (pending workshops 5 & 6.)



EFFICIENT MECHANICAL SYSTEMS



Appliances: Units will probably be equipped with energy star stoves, refrigerators, and dishwashers, as well as highly efficient heating systems (pending workshops 5 & 6.)



Lighting: Compact fluorescent and LED light fixtures are used. They give off a warm, pleasant light while conserving energy. The electric bill for the architect's 1683 square foot home was minus \$83.84 for 2005 with the use of CFL and halogen light fixtures, natural light, and one KW of photovoltaic panels (pending workshops 5 & 6.)



Efficient water heaters: High efficiency water heaters for will supply water to showers, faucets, and potable water (pending workshops 5 & 6.)

SUSTAINABLE COMMUNITY LIVING



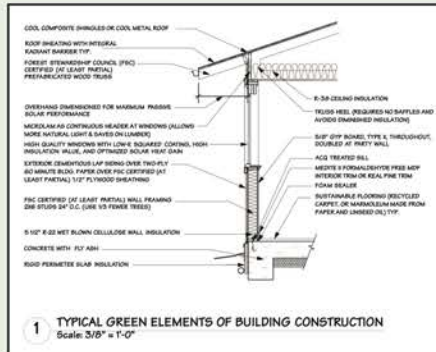
Community education: Ongoing community education is essential to the creation and maintenance of a sustainable community. Discussion and education (at least annually) on ways to reduce energy, water, and resource consumption will be an integral part of community interaction and energy savings.



Shared resources: Drawing from a common pool of resources, members of the community will use less and have access to more.



Recycling: By developing a community consciousness focused on enhanced recycling, a significant amount of waste generated by the community can be kept out of landfills. One 18-unit cohousing in Vancouver creates as much solid waste as the single family house next door.



OUR COMMITMENT TO SUSTAINABILITY

Whether it is protecting water quality, air quality, or the extent of our forests, and more, our firm has always been on the cutting edge of sustainability, long before it was fashionable or required. It is part of our mission to exceed current standards and requirements. We expect this project to be the most sustainable new housing environment in the area. Our vision of sustainability is that a child born 150 years from now (seven generations) has the same, or better, opportunities for quality of life as a child born today.

REVISIONS	BY

PRELIMINARY
NOT FOR CONSTRUCTION

McComart & Burnett Architects
101 Commercial Street, Raleigh, NC 27601
Tel: 919.833.8888 Fax: 919.833.8888
www.mccomartandburnett.com



**VILLAGE HEARTH
COHOUSING**
Durham, North Carolina

PAPER USED IS 100% RECYCLED WITH 10% POST CONSUMER WASTE. INK IS SOY-BASED AND RECYCLED.

**GREEN SHEET
BUILDINGS**

DRINK CLOSURE	
DATE	11 APR 2011
SCALE	N/A
OWNER	LS
NO	008
SHEET	

A0.4

of 8 sheets

GREEN SHEET FOR NEWT CROSSING COHOUSING—LANDSCAPE
GREEN DESIGN FEATURES IN THE LANDSCAPE—PAGE 2

LANDSCAPE CONSTRUCTION:



Zero waste: No trash is sent to landfills and incinerators.



Store topsoil for reuse: Specify storage of topsoil removed during construction, for reapplication in garden beds and open areas.



Sheet mulch: Garden beds are ready for planting, because sheet mulching destroyed weeds without herbicides during construction.



Compostable filter socks and silt fences: Pre-construction erosion control measures employ compostable materials, instead of plastic silt barrier fencing.

LANDSCAPE MAINTENANCE:



Sustainable landscape maintenance practices: Irrigation systems will be kept in good repair, calibrated for hydrozones; plants irrigated deeply, not frequently; compost applied liberally; green waste sent to composting facility, if not composted on site.



Integrated pest management: Instead of using chemical fertilizers and pesticides, organic methods such as compost tea, mulching, companion planting, and non-chemical means of eliminating pests are utilized. These practices preserve wildlife habitats, create healthier fruits and vegetables and maintain healthier environments.



Minimize lawns-Use Native Grasses: Lawns are water hogs. Very little community space is devoted to lawn, and native grasses are used for the common lawn area, reducing water use.



Hydrozoning: Plants with similar sun & water requirements are grouped in the same irrigation system, to maximize efficiency and reduce water use.

REVISIONS	BY

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www.cohousing.com



NEWT CROSSING COHOUSING
637 Sutter Rd., Port Townsend, WA 98588

GREEN SHEET LANDSCAPE

DESIGN COURTESY
WATERWORKS
Date: 01 NOV 2024
Scale: AS NOTED
Drawn: MJD
Job: NEWT CR
Sheet:

A0.6

of 1 sheets

Forest Stewardship Council

Reduces deforestation by trimming overcrowded forests





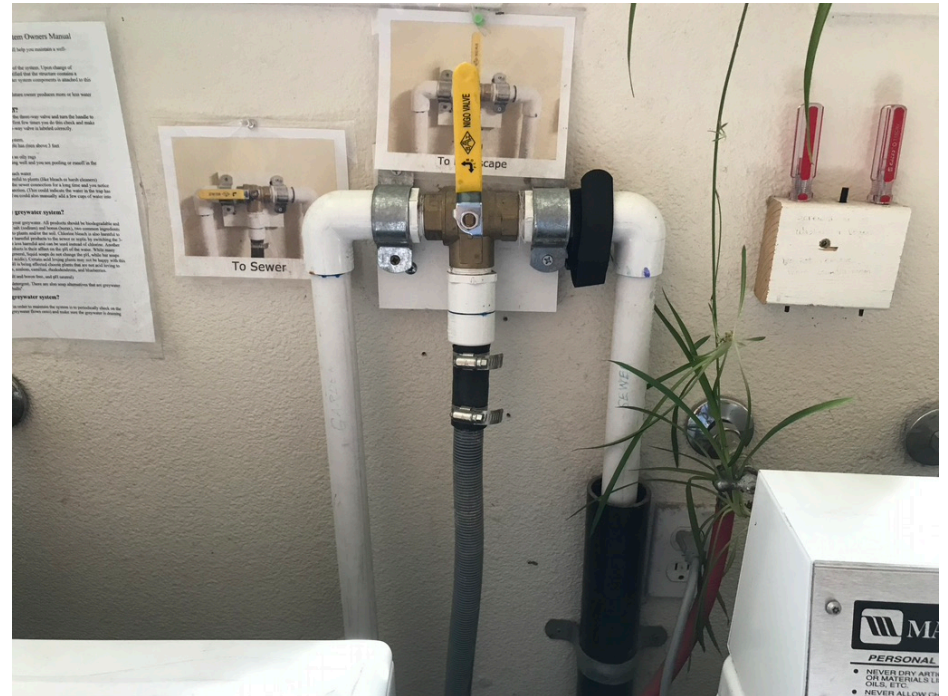






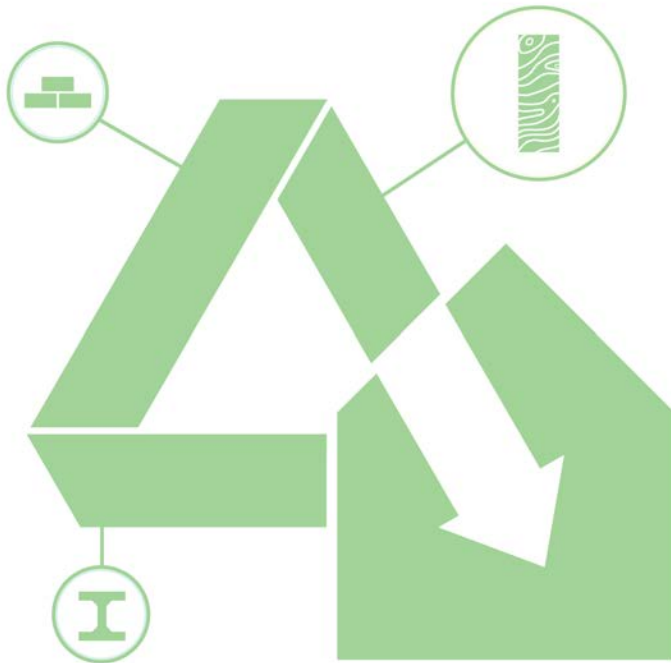
Grey Water Recycling

Reusing washing machines water for irrigation



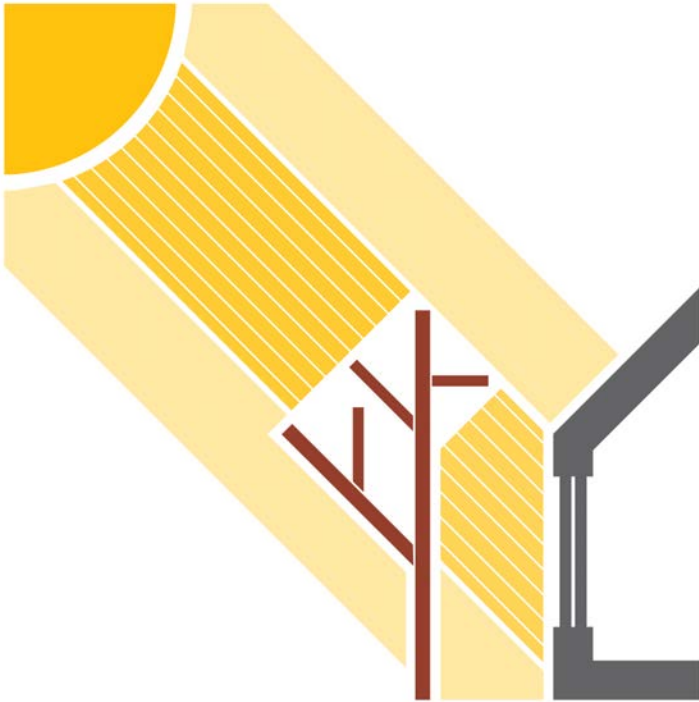
Sustainable Material Use

Engineered wood or recycled-aggregate concrete



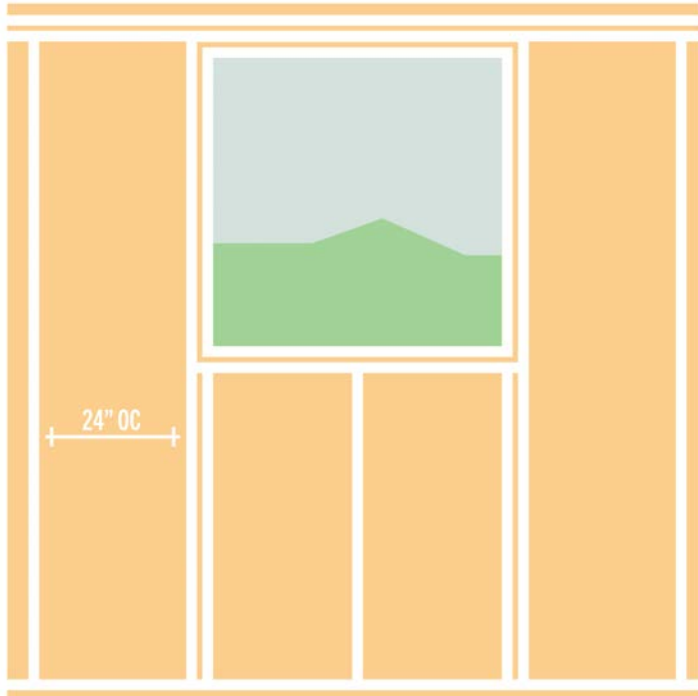
Deciduous Tree Passive Heating

Sunlight reach the house in winter and shaded during summer

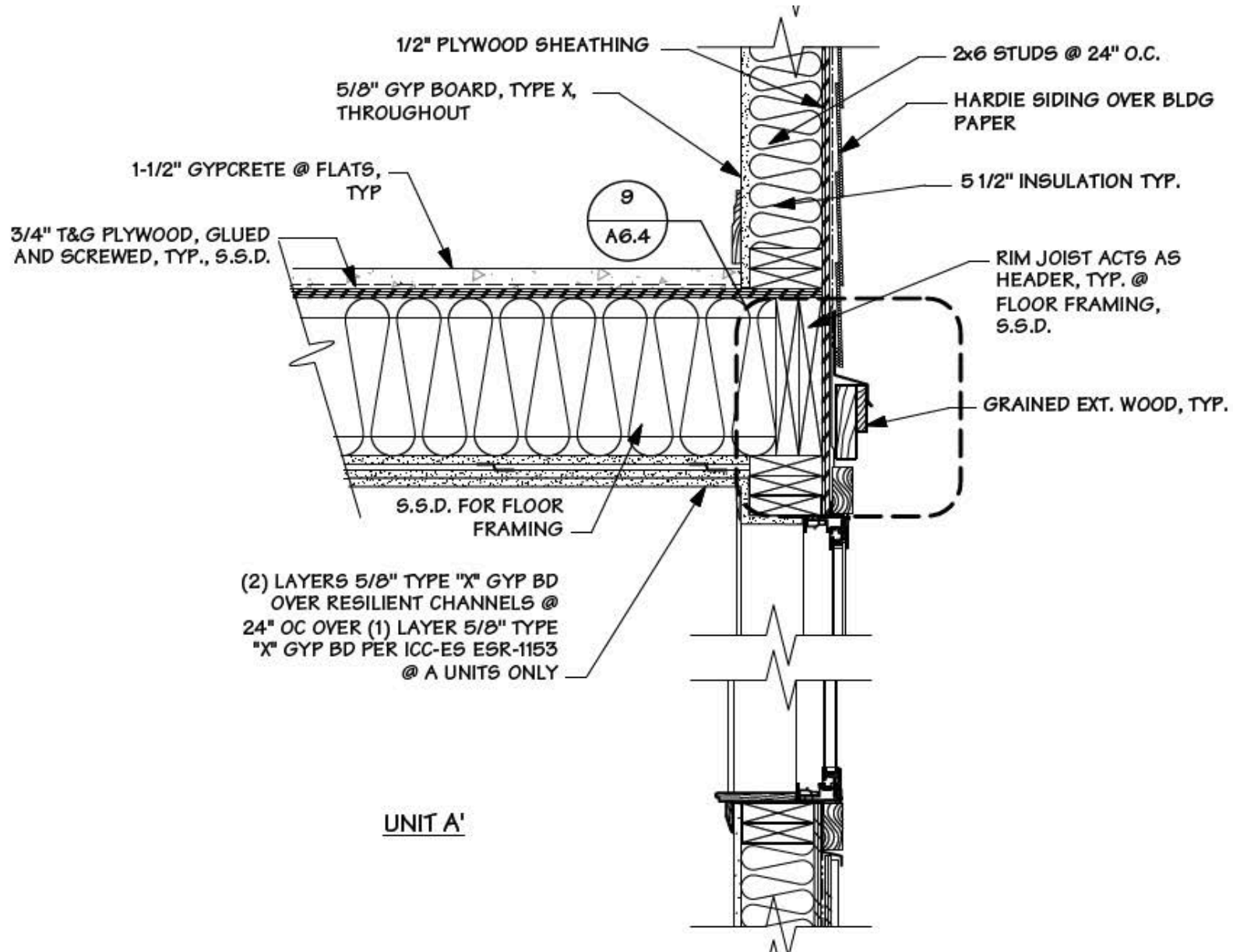


Advanced Framing

24" O.C. Framing and high window height



Advanced Framing

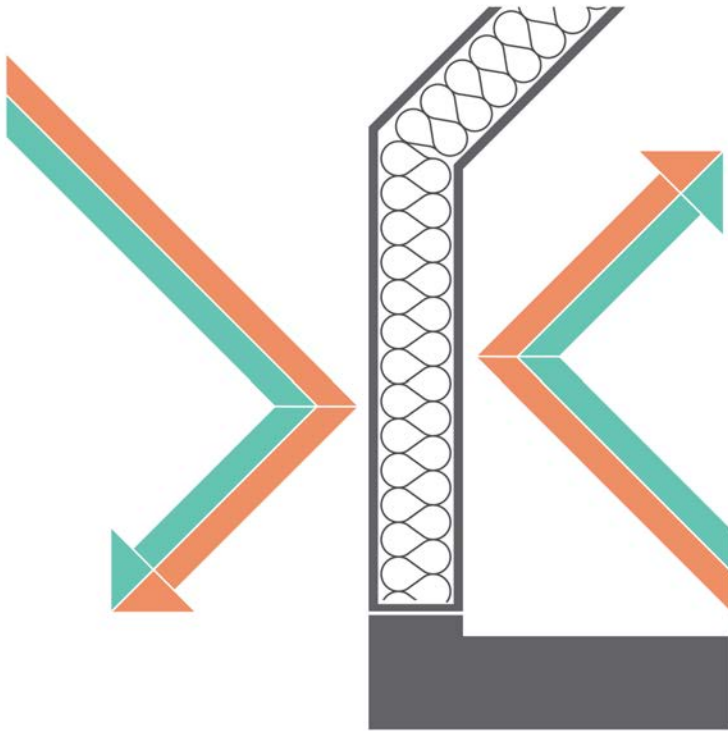






Blown-in Insulation

Affordable and recycled material for insulation





Sheathing
OWENSCORNING

Cool Roofing

Reflects a large percentage of the sun's heat



Optimized Shading

Carefully placed shading devices



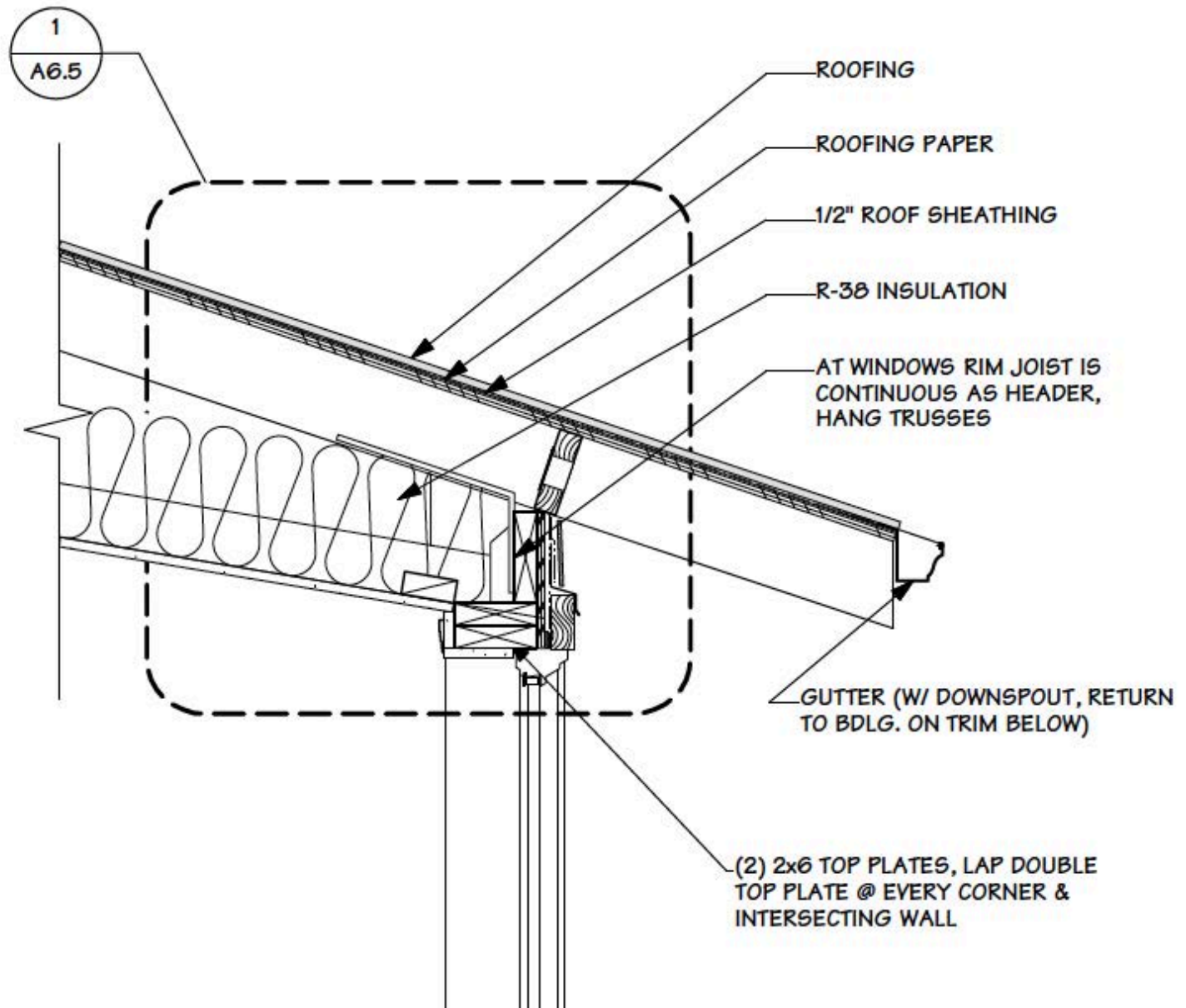
The Big Sombrero



LA QUERENCIA COHOUSING FRESNO, CALIFORNIA

© PRELIMINARY DESIGN DRAWING - 2006 McCamant & Durrett Architects

Advanced Framing



Radiant Barrier

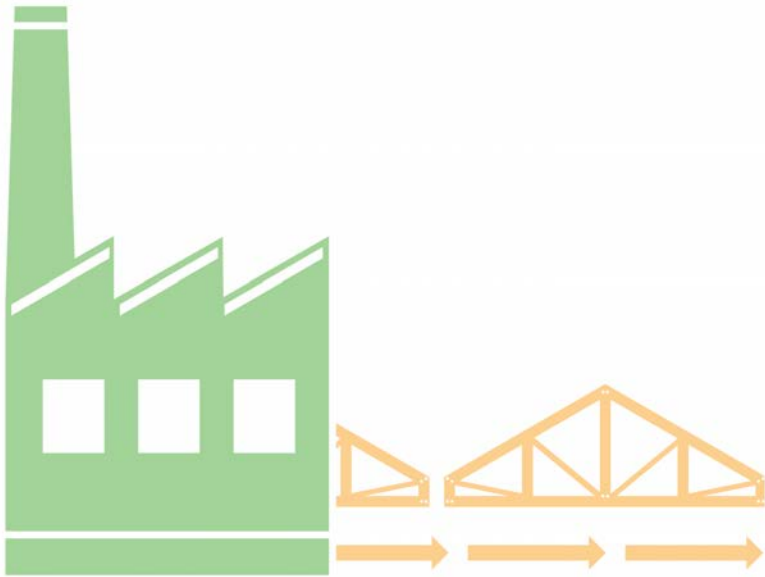
Highly reflective material





Prefabricated Construction

Saves labor and time on site



Ann Arbor, MI



Bellingham, WA







OSB SHEATHING

3/12
D

3/12
D

Build 1
C

OSB SHEATHING

East Van Cohousing

90-unit/acre: high density cohousing in urban context



East Van Cohousing

90-unit/acre: high density cohousing in urban context



East Van Cohousing

90-unit/acre: high density cohousing in urban context



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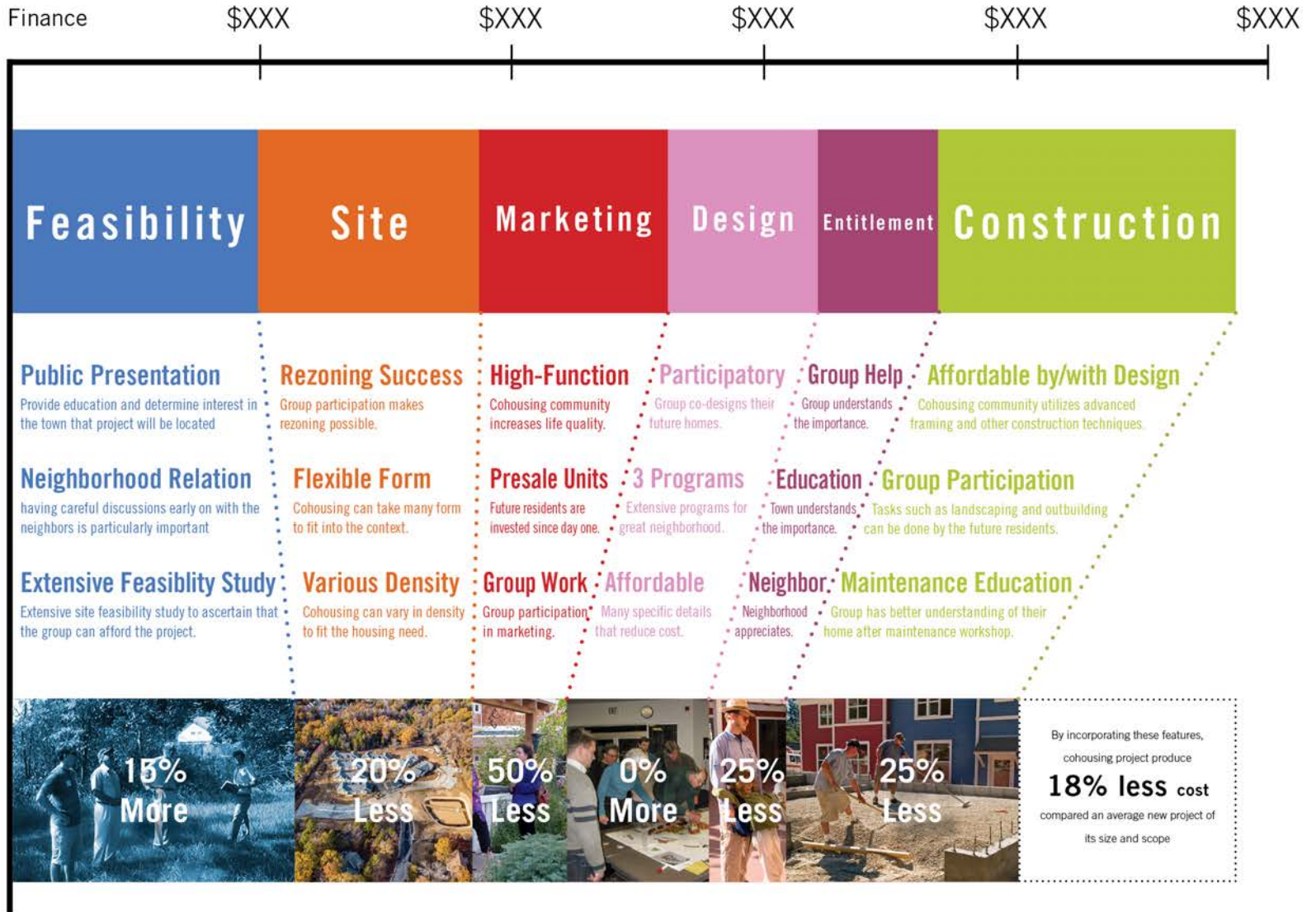


Monthly Costs of Homeownership

Nevada City, CA – December 2022

	SINGLE FAMILY HOUSE	CHUCK'S COHOUSING HOUSE
SQUARE FOOTAGE	1,400	1,683
HOA DUES	0	\$776
ELECTRICITY	\$65	included (solar)
GAS	\$145	included
SEWER	\$80	included
WATER	\$180	included
TRASH	\$58	included
INTERNET	\$160	included
EXTERIOR MAINTENANCE	\$1,670	included
LAUNDRY	\$15	included
HOME INSURANCE	\$192	\$56
AUTO FUEL	\$80	\$30 (shared EV)
AMENITIES	hot tub	hot tub, pool, guest rooms, gardens, & common house*
GRAND TOTAL	\$2,645	\$862

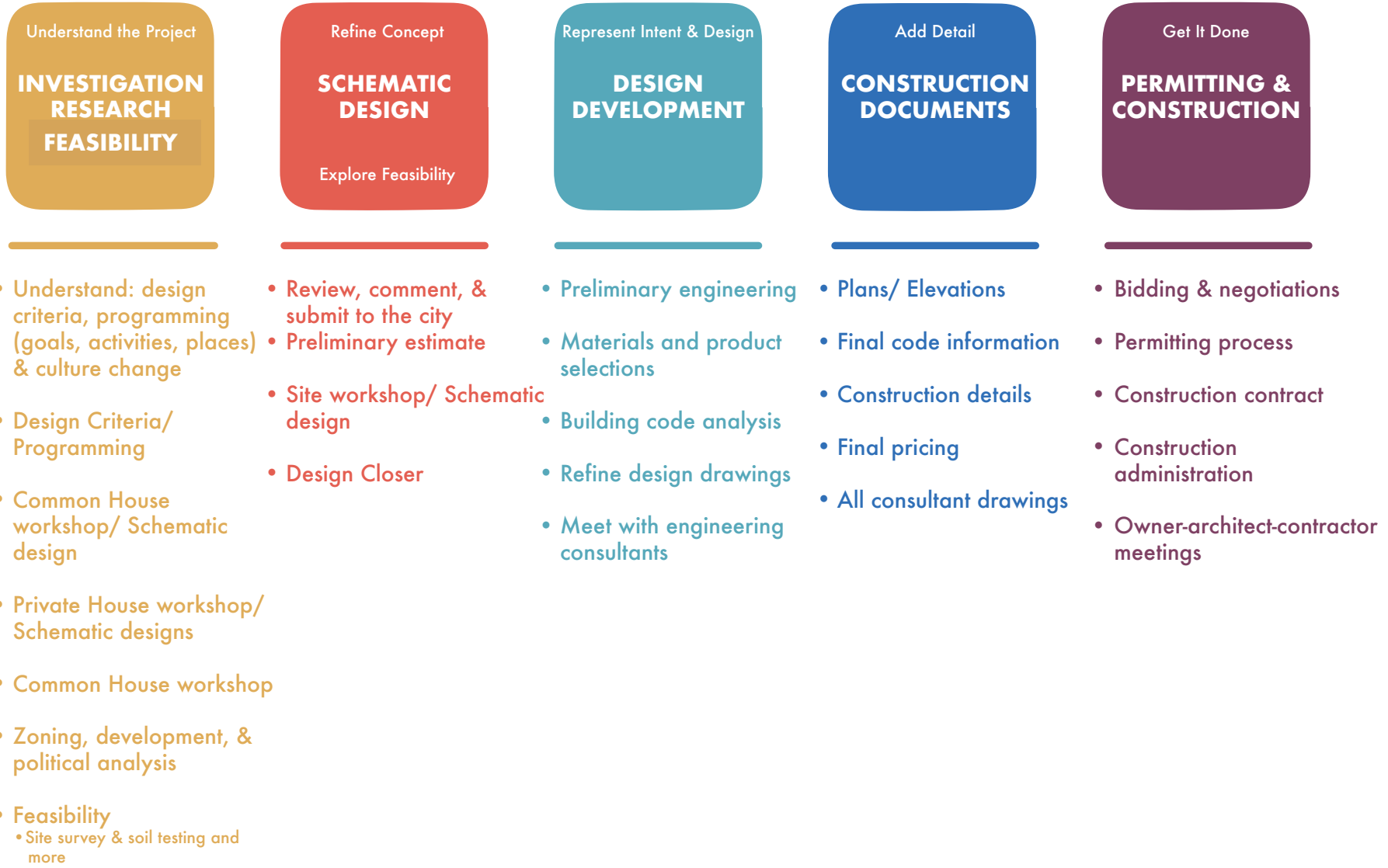
*See *Cohousing Communities: Designing for High-Functioning Neighborhoods*



PROJECT DEVELOPMENT COST

*This is an average cost comparison from the past 50 projects we have done. For more specific number, please contact charles.durrett@cohousingco.com

Cohousing Design Process



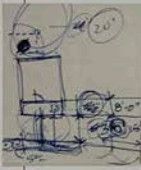






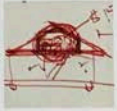
When people see this, they get serious.

Understand the Project

INVESTIGATION RESEARCH FEASIBILITY

- Understand: design criteria, programming (goals, activities, places) & culture change
- Design Criteria/ Programming
- Common House workshop/ Schematic design
- Private House workshop/ Schematic designs
- Common House workshop
- Zoning, development, & political analysis
- Feasibility
 - Site survey & soil testing and more

Part 3. Program Places				
Place	Activities	Character	Relationship	Details
Front Porch				<ul style="list-style-type: none"> • 8' front porch • 15'-33" door to door
Front Yard				<ul style="list-style-type: none"> • 10' deep
Back Yard				<ul style="list-style-type: none"> • 20' deep

Part 3. Program Places				
Place	Activities	Character	Relationship	Details
Common Terrace	<ul style="list-style-type: none"> • Cooking/dining • Dancing/music/movies/theater/entertainment • Drinking and conversation • Games/crafts • Raising the flag • Enjoying a fire 		<ul style="list-style-type: none"> • Faces south 	<ul style="list-style-type: none"> • 35 people (based on 2 meals/week) • Temporary coverage (deferred) • Wind screen (deferred) • Radiant heat • Pavers • Accessible
Storage (Bikes)	<ul style="list-style-type: none"> • Bike storage 0.86/hh (17 bikes now, 14 anticipated in current group) 	<ul style="list-style-type: none"> • Could be same as a garage • Note: different storage shed types harmonious, attractive, cute 	<ul style="list-style-type: none"> • Near tools/workshop 	<ul style="list-style-type: none"> • With electric service for electric bikes
(Boats)	<ul style="list-style-type: none"> • Kayaks 0.25/hh (4 now) 		<ul style="list-style-type: none"> • Could be on exterior wall of garages 	<ul style="list-style-type: none"> • 17'-24' long
(Garden Shed)		<ul style="list-style-type: none"> • Could be same as a garage 	<ul style="list-style-type: none"> • Near garden • Probably near vehicular access 	
(Shared storage)		<ul style="list-style-type: none"> • Two two-car garages 		
(Personal storage)	<ul style="list-style-type: none"> • Other options for personal storage: attics, garages, etc. 			

Refine Concept

SCHEMATIC DESIGN

Explore Feasibility

- Review, comment, & submit to the city
- Preliminary estimate
- Site workshop/ Schematic design
- Design Closer



PLAT 100
SUBDIVISION OF THE
SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 34 N., RANGE 104 W.,
COUNTY OF WYOMING



Genessee Street

502°01'07" W 182.40

N77°51'40" W 108.48

PL. 4 OF SURVEYS, PG 182

GRIMM
AFN
549610

N87°38'31" W 119.99
1/2-ACR. MEAS

04/20/08 FOUND MEAS AND CAP
PER VOL. 22 OF SURVEYS, PG 178.
5.50 500.0M OF CORNER

04/20/08 FOUND
MEAS AND CAP PER
VOL. 22 OF SURVEYS,
PG 180

WELLY
AFN
403822

BS PITTSGROVE'S ADDITION
VOL. 2 OF PLATS, PG 94

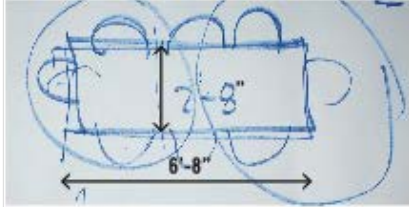



SCRM
R/W = 33.06

Quimper Village, Port Townsend, WA

- 28 unites on 3.5 acres
- Flag lots



McCamant and Durrett Architects
SCHEMATIC ARTIST'S RENDERING

Place	Activities	Character	Relationship	Details
<p>Dining Room</p> <p>(can accommodate 30 diners 3x/week)</p> <p>(can accommodate 48 diners 1-2x/year)</p>	<ul style="list-style-type: none"> • Dining • Not cooking • Sharing • Community • Camaraderie, reengaging with friends, laughter • "Captive audience" • Continuing the conversation • Meeting • Playing music, dancing, performing • Focus, lectures, classes, discussions, learning • Parties • Yoga • Clean crafts 	<ul style="list-style-type: none"> • Smell of food • All my senses being engaged • Beautiful room • Color • Good lighting • Candles, wine • Background music • Wonderful acoustics • Just the right amount of "live" acoustics • Comfortable aesthetic 	<ul style="list-style-type: none"> • Audience 	<ul style="list-style-type: none"> • Comfortable and stackable chairs • Tables: conducive to conversation, easily movable, consider collapsible    

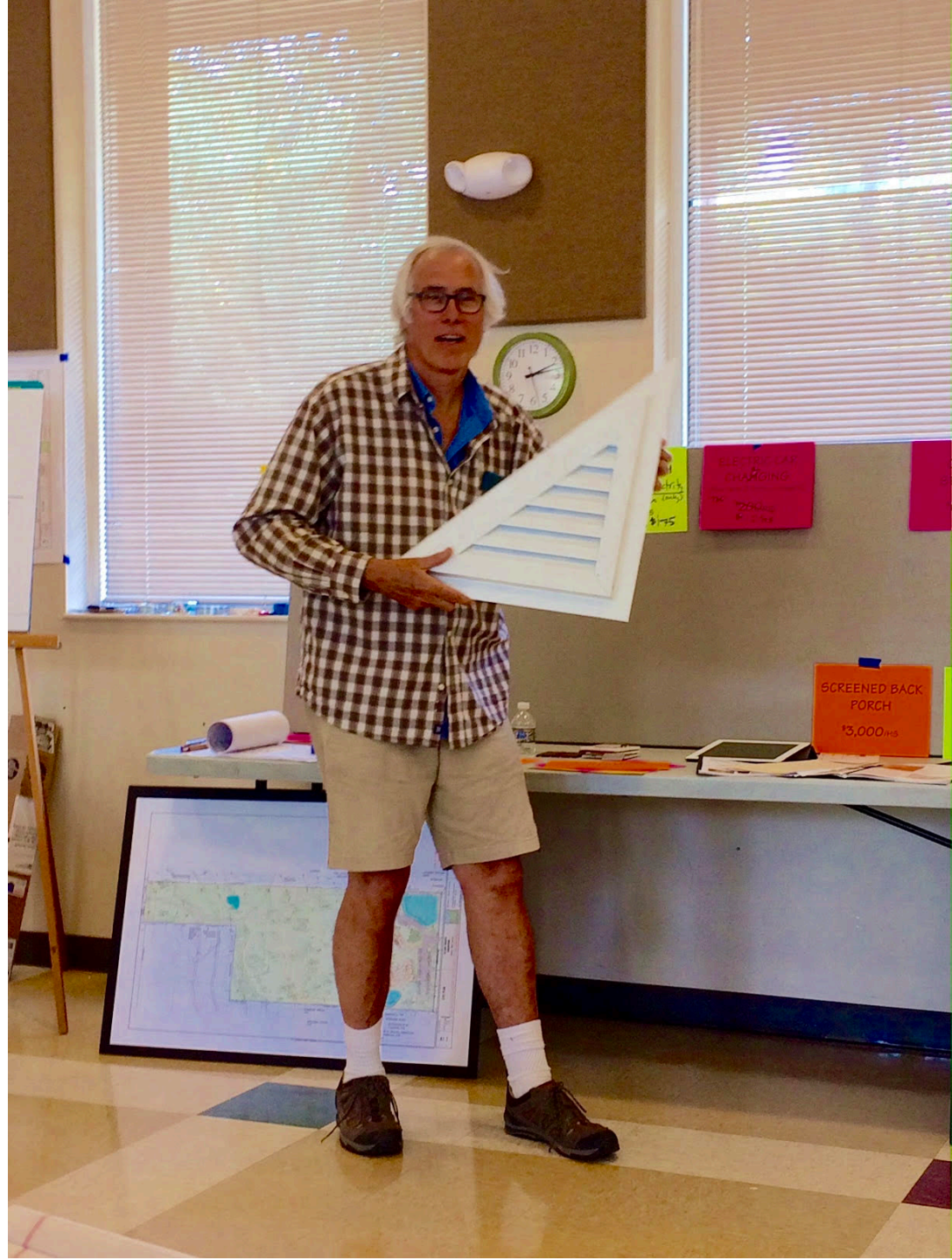




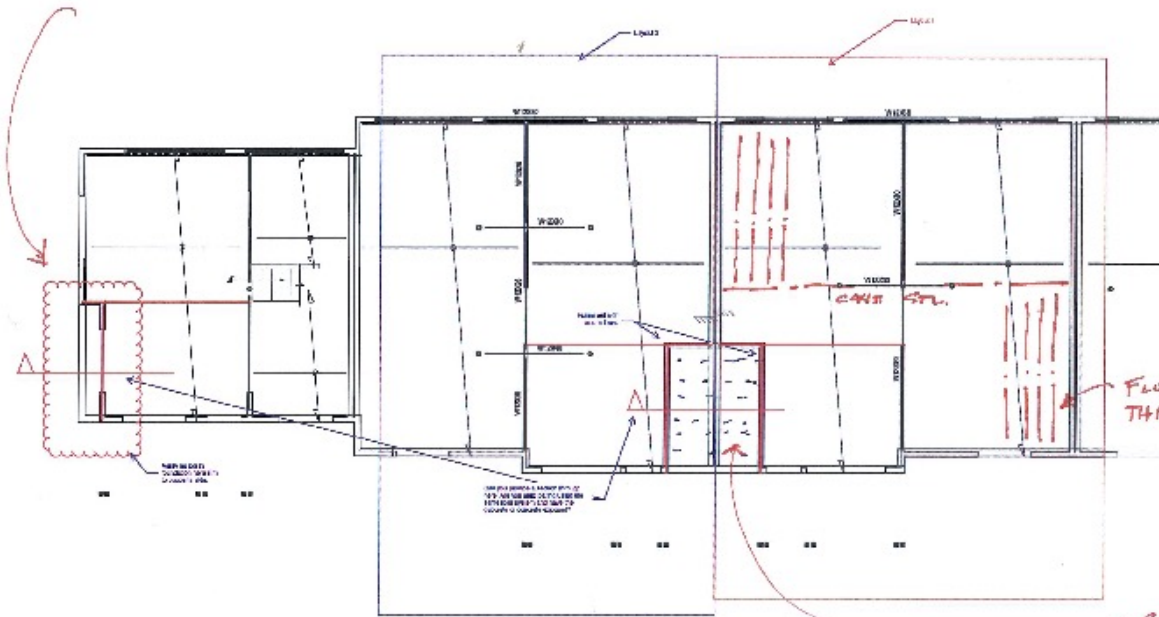
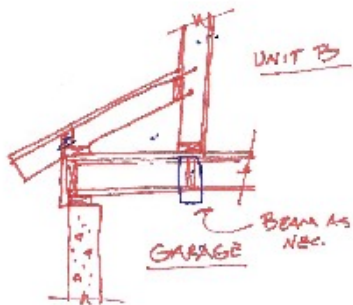
Represent Intent & Design

DESIGN DEVELOPMENT

- Preliminary engineering
- Materials and product selections
- Building code analysis
- Refine design drawings
- Meet with engineering consultants







- FLOOR FRAMING PLAN NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 2. SEE PLAN 3-01 FOR DETAILS OF 2\"/>
 - 3. SEE PLAN 3-01 FOR DETAILS OF 2\"/>
 - 4. SEE PLAN 3-01 FOR DETAILS OF 2\"/>
 - 5. SEE PLAN 3-01 FOR DETAILS OF 2\"/>
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 - 10. SEE PLAN 3-01 FOR DETAILS OF 2\"/>
 - 11. SEE PLAN 3-01 FOR DETAILS OF 2\"/>
 - 12. SEE PLAN 3-01 FOR DETAILS OF 2\"/>
 - 13. SEE PLAN 3-01 FOR DETAILS OF 2\"/>

BUILDING 3 - FIRST FLOOR FRAMING PLAN
 3/17/12

PRELIMINARY
 NOT FOR
 CONSTRUCTION

HAYSTACK HEIGHTS
 COHOUSING
 751 S. GARDEN ST., SUITE 200, SEASIDE, CA 94134

BUILDING 3 - FIRST FLOOR FRAMING PLAN
 3/17/12

Scale: 1/4" = 1'-0"
 Date: 3/17/12
 Drawn: JLD
 Title: 3-01

\$2.10

Walnut Commons Santa Cruz, CA







Get It Done

PERMITTING & CONSTRUCTION

- Bidding & negotiations
- Permitting process
- Construction contract
- Construction administration
- Owner-architect-contractor meetings

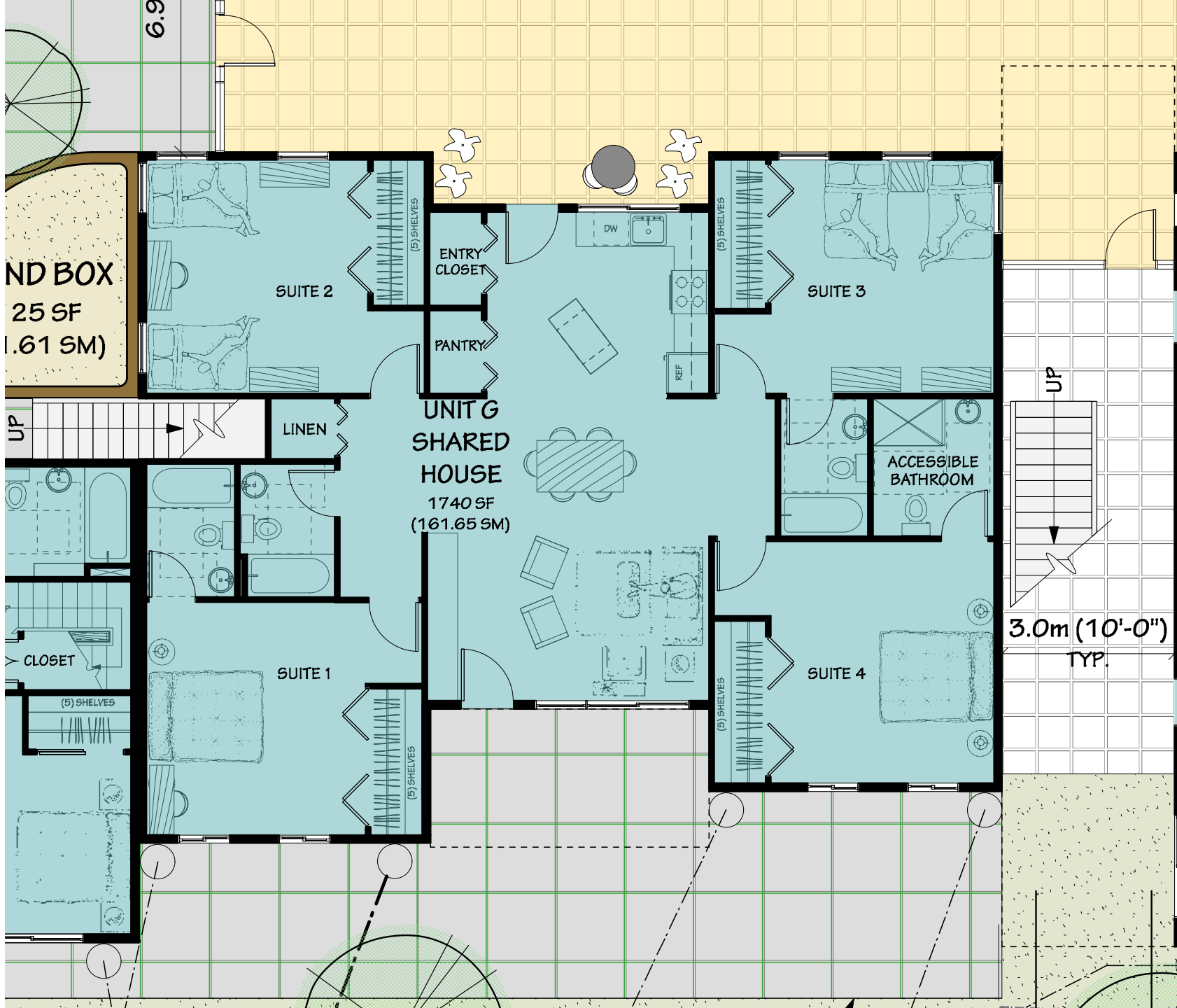












MAIL BOX
25 SF
(1.61 SM)

SUITE 2

UNIT G
SHARED
HOUSE
1740 SF
(161.65 SM)

SUITE 3

ACCESSIBLE
BATHROOM

SUITE 1

SUITE 4

3.0m (10'-0")
TYP.

6.9

UP

LINEN

ENTRY
CLOSET

PANTRY

DW

REF

UP

CLOSET

(5) SHELVES

(5) SHELVES

(5) SHELVES

(5) SHELVES

(5) SHELVES





Sample CoHousing Investment and Affect on Purchase Price					
Actual prices, discounts, and investments will vary.					
	Sale Price	Investment	Discount		
Base Sales Price	\$ 300,000				
Add Options and Upgrades	\$ 10,000				
Add Garage	\$ 12,500				
Workshop Payments (credited toward investment)		\$ 3,500			
100% discount on workshop payments			\$ (3,500)		
Balance of 5% payment @ 25% discount		\$ 12,625			
25% discount on \$12,625			\$ (3,156)		
Additional Investment at 10% discount		\$ 50,000			
10% discount on add'l investment			\$ (5,000)		
Total Sales Price (before discounts)	\$ 322,500				
Total Discounts Earned			\$ (11,656)		
			\$ 310,844	Purchase Price after discounts	
Total Investment		\$ 66,125		Property taxes figured on this amount	
Total Investment to be credited toward Downpayment		\$ 64,500			
<i>No more than 20% of total price can be applied until construction loan paid off</i>			\$ 246,344	Due at close on home	
Remaining to be repaid after bank and outside investors repaid		\$ 1,625		<i>after applying investment towards downpayment</i>	

ECO HOUSING - RESIDENTIAL BUILDINGS

Plan and Elevation Quantity		# of Building:						6			
		Building 1 6 Units 1	Building 2 6 Units 1	Building 3 6 Units 1	Building 4 6 Units 1	Building 5 3 Units 1	Building 6 3 Units 1	Total SF.: Total Per	Average	Average	
Square Footage		7108	7108	7108	7108	4283	4283	Building	Unit Cost	Cost Per	
Soil Treatment	The Noble Way	535	535	535	535	275	275	2,690	448	0.07	
Concrete Foundations	Blazona	146,487	138,034	161,984	196,282	107,023	97,300	847,110	141,185	22.90	VE Measures Incl
Plumbing	Timberworks	110,192	110,192	110,192	110,192	63,025	63,025	566,818	94,470	15.32	VE Measures Incl
Fire Sprinklers	System Tech Fire Protection	28,525	28,525	28,525	28,525	16,882	16,882	147,864	24,644	4.00	Full 13 System
Electrical	Marticus Electric	33,019	33,019	33,019	33,019	18,840	20,010	170,926	28,488	4.62	Per Plan
Lighting Fixtures & Bulbs	Illumination Design	4,226	4,226	4,226	4,226	2,335	2,335	21,574	3,596	0.58	VE Measures Incl
Structured Wiring	Liberty Bell	7,470	7,470	7,470	7,470	3,735	3,735	37,350	6,225	1.01	Per Plan
Utility Hook-Up	Goodby Grading	1,080	1,080	1,080	1,080	1,080	1,080	6,480	1,080	0.18	
Carpentry - Rough	Pinnacle Construction	173,906	173,906	173,906	173,906	121,871	121,871	939,366	156,561	25.39	Per Plan
Carpentry - Finish	Keystone Door & Building	41,800	41,800	41,800	41,800	23,731	23,731	214,662	35,777	5.80	VE Measures Incl
Sliding Glass Doors & Windows	Ultra Glass	14,253	14,253	14,253	14,253	9,689	9,689	76,390	12,732	2.06	Ply-Gem Windows
Gypcrete/Acoustic Mat	AUS Decking	11,610	11,610	11,610	11,610	0	0	46,440	7,740	1.26	Per Plan
Painting	Kaprico Painting	31,775	31,775	31,775	31,775	19,525	19,525	166,150	27,692	4.49	The Mill Specs
Clean-up - - Rough	Patrick's Clean Up	4,905	4,905	4,905	4,905	2,955	2,955	25,530	4,255	0.69	Estimate
Clean-up - - Final	Patrick's Clean Up	2,985	2,985	2,985	2,985	1,799	1,799	15,538	2,590	0.42	Estimate
HVAC	Villara	73,413	73,413	73,413	73,413	43,126	43,126	379,904	63,317	10.27	Per Plan
Stucco	Advanced Lath & Plaster	22,212	22,212	22,212	22,212	15,256	15,256	119,360	19,893	3.23	Per Plan
Insulation	Capital Insulation	10,864	10,864	10,864	10,864	7,165	7,165	57,786	9,631	1.56	Net & Blown Walls Incl.
Roofing	Roof 4 America (PetersenDean)	24,106	24,106	24,106	24,106	17,205	17,248	130,877	21,813	3.54	VE Measures Incl Skylites/T
Drywall	Foothill Painting & Drywall	41,470	41,470	41,470	41,470	25,990	25,990	217,860	36,310	5.89	VE Measures Incl
Cabinets	Barbosa Cabinets	27,165	27,165	27,165	27,165	17,648	17,648	143,956	23,993	3.89	Per Plan
Stairway & Rails - Interior	iStair	1,008	1,008	1,008	1,008	1,512	1,512	7,056	1,176	0.19	Per Plan
Ornamental Iron - Awnings	Dunbar Construction	44,950	44,950	44,950	44,950	27,550	27,550	234,900	39,150	6.35	Per Plan - Estimate
Ornamental Iron - Iron	Stodtmeister Iron	1,000	1,000	1,000	1,000	1,000	1,000	6,000	1,000	0.16	Estimate
Mirrors & Shower Doors	Homesite	1,775	1,775	1,775	1,775	1,330	1,330	9,760	1,627	0.26	Mirrors not Included
Countertops - Quartz - Kitchen	Marble Palace	9,200	9,200	9,200	9,200	4,830	4,830	46,460	7,743	1.26	VE Measures Incl
Countertops - E Stone - Baths	Marble Palace	1,375	1,375	1,375	1,375	1,038	1,038	7,576	1,263	0.20	VE Measures Incl
Flooring - Carpet	Simas	8,829	8,829	8,829	8,829	5,772	5,772	46,860	7,810	1.27	
Flooring - Marmoleum	Simas	17,575	17,575	17,575	17,575	9,208	9,208	88,716	14,786	2.40	Per Spec
Appliances - GE	Ferguson	8,322	8,322	8,322	8,322	4,161	4,161	41,610	6,935	1.12	VE Measures Incl
HERS Inspection	Valley Duct	1,134	1,134	1,134	1,134	567	567	5,670	945	0.15	
3rd Party Inspection - Inspections	RMA - Budget	3,900	3,900	3,900	3,900	1,950	1,950	19,500	3,250	0.53	Estimate - \$650/Unit
Gas Meter	TBD										
Water Meter	TBD										
Total House Cost		911,066	902,613	926,563	960,861	578,073	569,563	0 4,848,739	808,123	131.05	
Price Per S.F.		128.17	126.99	130.35	135.18	134.97	132.98				

ECO HOUSING - OUT BUILDINGS

Plan and Elevation Quantity Square Footage		Clubhouse	Workshop	Pool/ Landscaping	Garages	Bike Shed	Trash Parking	Common Area	# of Units: Total SF.:	6 5,260		
		1	1	1	1	1	1		Average	Average		
		3800	560				900			Unit Cost	Cost Per	
Concrete Foundations	Blazona	99,564	12,155	0	251,079	10,027	0	0	372,825	62,138	70.88	
Plumbing	Timberworks	44,091	19,131	0	0	0	0	0	63,222	10,537	12.02	
Fire Sprinklers	System Tech Fire	16,501	0	0	0	0	0	0	16,501	2,750	3.14	
Electrical	Marticus Electric	29,925			28,900	0	0		58,825	9,804	11.18	Need Electrical Plan
Lighting Fixtures & Bulbs	Illumination Designs	4,109			1,926				6,035	1,006	1.15	Need Electrical Plan
Structured Wiring	Liberty Bell	640	0	0	0	0	0	0	640	107	0.12	
Utility Hook-Up	Goodby Grading - Estimate	1,080	0	0	0	0	0	0	1,080	180	0.21	
Carpentry - Rough	Pinnacle Construction	104,451	12,104	0	135,132	4,713	0	0	256,400	42,733	48.75	
Carpentry - Finish	Keystone Door & Building	24,047	2,444	0	0	0	0	0	26,491	4,415	5.04	
Sliding Glass Doors & Windows	Ultra Glass	8,113	1,140	0	0	0	0	0	9,253	1,542	1.76	
Painting	Kaprico Painting	15,900	6,300	0	15,350	2,400	4,350	0	44,300	7,383	8.42	
Clean-up - - Rough	Patrick's Clean Up	2,622	386	0	160	500	0	0	3,668	611	0.70	Estimate
Clean-up - - Final	Patrick's Clean Up	1,596	67	0	100	380	0	0	2,143	357	0.41	Estimate
HVAC	Villara Corporation	59,503	5,890	0	0	0	0	0	65,393	10,899	12.43	Garages etc included
Stucco	Advanced	7,558	0	0	0	0	0	0	7,558	1,260	1.44	Per Plan
Insulation	Capital Insulation	4,620	600	0	0	0	0	0	5,220	870	0.99	
Roofing	Roofs 4 America	13,820	4,225	0	24,351	747	1,284	0	44,427	7,405	8.45	VE Measures Incl.
Masonry	J Ginger Masonry	0	0	0	0	0	0	0	0	0	0.00	
Drywall	Foothill Painting & Drywall	20,860	2,480	0	0	0	0	0	23,340	3,890	4.44	
Garage Doors	Alcal Specialties	0	1,380	0	14,800	0	0	0	16,180	2,697	3.08	
Cabinets	Barbosa	30,560	0	0	0	0	0	0	30,560	5,093	5.81	Need Benches
Stairway & Rails	iStair	1,968	0	0	0	0	0	0	1,968	328	0.37	Included in Common Area
Ornamental Iron - Awnings	TBD	5,900	0	0	0	0	31,000	0	36,900	6,150	7.02	Estimate
Ornamental Iron - Iron	Stodtmeister Iron	0	0	0	0	0	1,500	21,500	1,500	250	0.29	Trash Gate Est
Mirrors & Shower Doors	Homesite	340	170	0	0	0	0	0	510	85	0.10	
Countertops - Quartz - Kitchen	Nelson Tile	4,250	0	0	0	0	0	0	4,250	708	0.81	
Countertops - E Stone - Baths	Marble Palace	0	0	0	0	0	0	0	0	0	0.00	
Flooring - Carpet	Simas	2,093	0	0	0	0	0	0	2,093	349	0.40	
Flooring - Marmoleun	Simas	8,841	512	0	0	0	0	0	9,353	1,559	1.78	
Flooring - Hardwood	Simas	16,460	0	0	0	0	0	0	16,460	2,743	3.13	
Appliances	Ferguson	4,545	0	0	0	0	0	0	4,545	758	0.86	VE Measures Incl.
Mailboxes	Heritage One	4,696	0	0	0	0	0	0	4,696	783	0.89	
Pool	Provided by Darryl	0	0	142,330	0	0	0	0	142,330	23,722	27.06	
Landscaping	Procida	0	0	127,125	0	0	0	0	127,125	21,188	24.17	
Flatwork - Standard - No cross hatch	Goodby Grading - Estimate	8,000	0	15,000	0	0	0	0	23,000	3,833	4.37	
Fencing	Estimate	0	0	7,200	0	0	0	0	7,200	1,200	1.37	
Total House Cost		546,653	68,984	291,655	471,798	18,767	38,134	21,500	1,435,991	239,332	273.00	
Price Per S.F.		143.86	123.19			20.85						

10

NEVADA CITY COHOUSING						
OPTIONS PRICE LIST/SELECTIONS LISTS						
NAME: <i>Catherine Allen</i>						
UNIT NO.: <i>#1</i>						
PURCHASER'S SIGNATURE: <i>Catherine Allen</i>						
#	OPTION	INSTRUCTIONS	A-O-1	PRICE/OPTION	# SELECTED	TOTAL PRICE
1	Junction Boxes for ceiling fan or additional lights	Mark desired location on floor plan. Ceiling fan box to be located in standard locations centered in room.	B	\$ 134 / box	6	804
2	Phone/data jack	Mark desired location on floor plan. Not allowed on party walls.	Q	\$ 80 each	1	80
3	Electrical outlet	Mark desired location on floor plan. Not allowed on party walls.	S/T	\$ 64 each		
4	Phone line	Mark desired location on floor plan. Not allowed on party walls.	R	\$ 62 each		
5	220 V outlet at stove location		U	\$ 237		
6	Washer/Dryer hook up		C	\$ 2,197	1	2,197
7	Wrap around Front Porch @C & D Units w/slab		E	\$ 6,012	1	6,012
8	Wrap around Front Porch @C & D Units w/wood		E	\$ 7,804		
9	Bathtub-deeper steeping tub	Can only replace standard bath locations, specify which bathroom(s): <i>#1, #5</i>		\$ 204 each	2	408
10	Pull down ladder at attic access		H	\$ 367	1	367
11	Exterior Venting of stove hood @ Unit A,C,D		J	\$ 799		
12	Exterior Venting of Stove hood @ Unit B		J	\$ 1,103		
13	Kitchen/Bath Countertop Color	Choose color	K			70
14	Kitchen	Color: <i>Cadima Jade 4615-60</i>	K	\$ 70		70
15	Bath 1	Color: <i>Burnish Spruce 4797-60</i>	K	\$ 70		70
16	Bath 2	Color: <i>Heather Gray 4662-60</i>	K	\$ 70		70
17	Bath 3	Color: <i>Orchid 1787-60</i>	K	\$ 70		70
18	Water filter @ kitchen sink		L	\$ 630		
19	Garbage Disposal		M	\$ 245	1	245
20	Built-in, over-range, Microwave		N	\$ 553		
21	Skylight: Motorized skylight opener (vs pole operated from stairwell.)		P	\$ 784		
22	No Stove Credit		V	\$ (206)	credit	(206)
23	No Dishwasher Credit, leave hole in base counter		W	\$ (209)	credit	(209)
OPTIONS SUBTOTAL						9,978
FLOORING SUBTOTAL						13,237
OPTIONS & FLOORING						23,215
24	Carport (10'x20' w/asphalt floor)			\$ 8,000		8,000
25	Garage (11'x22' w/concrete floor)			\$12,000		
TOTAL						31,215

4978

Maple Floor

NEVADA CITY COHOUSING
FLOORING SELECTIONS

UNIT TYPE : D
Option #5

Option #5- All wood or laminate downstairs, except bath.

Resident's Name: Catherine Allen
Unit No: #1

Selected Color Name and Number

Woods:

Bamboo \$7,570
Maple \$9,954 9,954
Cherry \$11,563

Laminate Color: _____ \$5,375

Linoleum Color Change Options:

Standard Colors: Kitchen: Dual Caramello 766 No Charge
Bath: Fresco African Desert 3825

Change color in Kitchen: Color: _____ NA
Change color in Bathrooms: Color: _____ \$588

Carpet Options:

Standard Color: Shaw Philadelphia Palm Coast cut pile: Moon 18101 No Charge
Standard/ Different Color: Color: _____ \$969
Upgrade 1 -: Promo, P.E.T. Polyester, Color: _____ \$1,418
Upgrade 2 -: 100% Wool, natural berber, Color: 33 \$3,283 3,283

Total Flooring Selection Cost: 13,237

Catherine Allen _____
Homeowner Signature Date

OPTIONS COMMITMENT LETTER

To: Broad Street Developments, LLC ("BSD")

From: Catherine Allan
(Member Household, "I/we")

1. I/we have \$ 39,000⁰⁰ invested ("my investment") in BSD, LLC as a member of Nevada City Cohousing Group, LLC. I intend to apply some or all of this investment toward the purchase of unit # 1 ("my unit") in Broad Street Commons aka Nevada City Cohousing.
2. My unit has a current base price (including lot premium) of \$ 427,000 ("my base price").
3. Per the attached order form, I am requesting that design options and/or upgrades (including flooring) with a total price of \$ 23,215⁰⁰ ("my options & flooring price") be built into my unit. I recognize that these choices reflect my personal tastes and may not be sellable to other buyers at full price. I understand that once my order form is accepted by The Cohousing Company, I cannot cancel or change my requests.
4. If I buy my unit, the sale price will reflect:
 - a) my base price, including lot premium.
 - b) my options & flooring price
 - c) the price of any carports or garages I reserve, and
 - d) applicable discounts.
5. I am not obligated to buy my unit; I may, under certain circumstances, switch to a different unit or withdraw from the group. If I did so, the base price of the my initial unit would be increased to include my options & flooring price.
6. If my initial unit remains unsold or unreserved 60 days after it has become available for sale or reservation, BSD may, at its sole discretion, reduce my unit's base price in order to expedite its sale. If my initial unit remains unassigned 120 days after I switch units or withdraw from the group, BSD may, at its sole discretion, reduce my initial unit's base price in order to expedite its reassignment. In either event, I/we would be obligated to compensate BSD for the part of the reduction attributed to the design options and flooring selections I/we am requesting.

Thank you