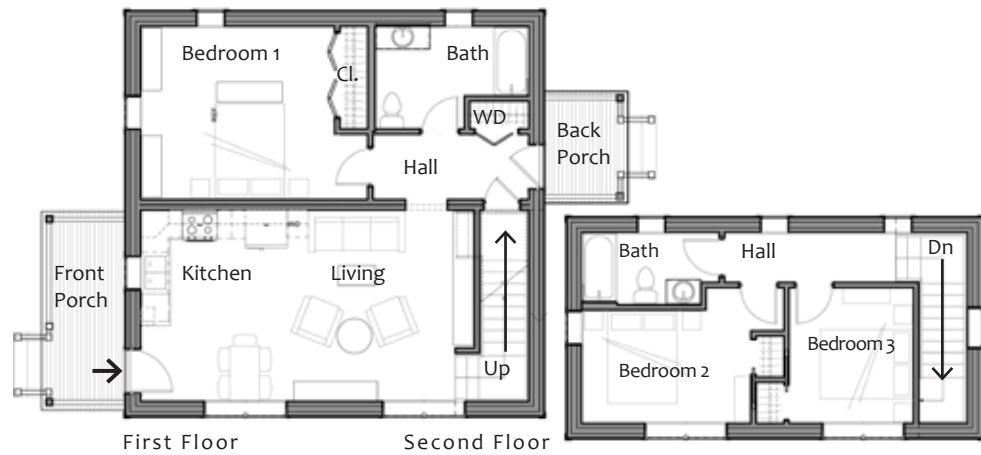


## The Mansfield: Three Bedrooms

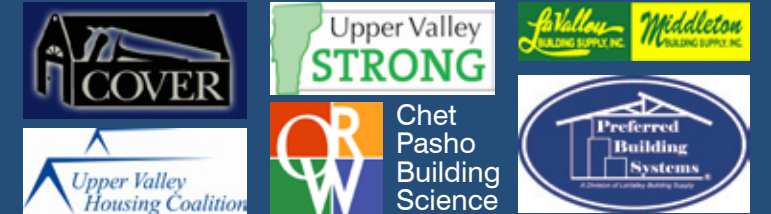
The Mansfield is a two-story, three-bedroom home that could work well for a range of family options. This larger home includes a central open space for living, kitchen and dining, a bedroom on the ground floor, and two bedrooms upstairs for maximum flexibility.

Profile: Two story home with accessible entry porch  
29' x 30' footprint  
15' x 30' second floor = 1320 SF  
Estimated modular construction base cost: \$T.B.Det.



# Design Book of IRENE COTTAGE HOMES

An Innovative Approach to Housing for Vermonters



Cover Home Repair and the developers of **The Design Book of IRENE COTTAGE HOMES** accept no responsibility in the event that the designs presented herein are used for construction of any houses. Detailed design documents will be available subject to owner agreement with COVER Home Repair for the Design Book with plans and specs. in the spring of 2012. At that time, an ownership and usage agreement will be in place.

**House costs:** As of 5/1/2012 pricing for four of these five house models has been prepared for **modular construction as a base cost**. The estimated costs for the houses are provided on the brochure descriptions. Additional sitework, foundation/infrastructure costs and financing soft costs are additional.

Costs for volunteer labor and donated materials can reduce the modular base cost by 15-25%.

Costs for custom - built general contracted construction could increase the modular base cost by 15-25%.

**The Design Book of IRENE COTTAGE HOMES** has been developed with grant funding from the Vermont Community Foundation, the High Meadows Fund and COVER Home Repair.

**Project Partners include:**

- Upper Valley Housing Coalition
- Efficiency Vermont
- Upper Valley Habitat for Humanity
- University of Vermont

**Project Design Team:**

- COVER** Home Repair [www.coverhomerepair.org](http://www.coverhomerepair.org)  
Rob Schultz, Executive Director  
Tim McCosker and Reiko Sugisako

- Upper Valley Housing Coalition** [www.UVHC.org](http://www.UVHC.org)  
Anne Duncan Cooley, Executive Director

- ORW** Landscape Architects and Planners [www.ORW.biz](http://www.ORW.biz)  
Robert White, Doug Sonsalla, AIA, and Carolyn Radisch

- Building science consultants, suppliers and contractors**  
Chet Pasho, LaValley Building Supply and Preferred Building Systems

The IRENE COTTAGE HOMES are innovative new homes developed for Vermonters rebuilding after Tropical Storm Irene, or for those seeking affordable, energy efficient homes anywhere in the state.

In the wake of Tropical Storm Irene, more than 1,000 homes in Vermont were left in need of major repairs to be habitable and others were completely destroyed and in need of rebuilding. In some locations, home owners may be required to find housing on other land if their homes or site cannot be repaired. Local, state and federal agencies are also determining whether some properties will be subject to flooding again. For many in the path of Irene, the cost of replacing a destroyed home is simply cost prohibitive.

Even before Tropical Storm Irene, Vermonters have watched as the gap between their income and the cost of housing grew wider. With energy prices on the rise, the ability of individuals and families to find appropriate, comfortable shelter for an affordable price became more challenging by the year. In addition, Vermonters reaching retirement age want homes that allow them to live independently for as long as possible.

The IRENE COTTAGE HOMES represent one strategy to turn these challenges into an opportunity:

Can we design a smarter house, a house that is smaller but efficiently organized to minimize cost but maximize the utility of space? A house that emphasizes energy efficiency for comfort and livability at a lower cost? A house that is attractive and adaptable to the changing needs of a household? Can such a house be at home in a rural setting, village or in-town neighborhood?

We believe the IRENE COTTAGE HOMES meet these challenges. These homes incorporate Vermont values of simplicity, efficiency, practicality, and are designed for flexibility to produce a smarter affordable home that can meet the changing needs of a household.

For more information please contact:

- Anne Duncan Cooley
- Upper Valley **STRONG**
- P.O. Box 973
- Wilder VT 05088
- Phone 603- 676-7958
- [uppervalleystrong@gmail.com](mailto:uppervalleystrong@gmail.com)



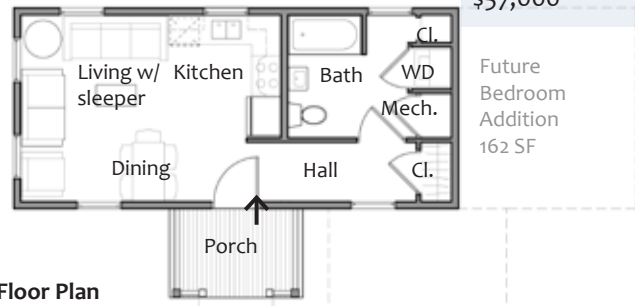
## The Ascutney: Studio

This house is designed to create a compact living unit that comfortably accommodates all the necessities of life in a low cost, small footprint home for a single person or couple. The cottage-like design fits easily onto a rural site, a village or city neighborhood setting. It can also fit on a standard mobile home park site.

This unit can also be developed inexpensively as first phase cottage -- expanded over time for an additional bedroom or other spaces.

Profile: One-story home with accessible entry porch  
13' - 6" x 30' = 405 SF

Estimated modular construction base cost: \$57,000



Floor Plan



## The Sterling: Two-Bedroom

The two-bedroom option for the Sterling is created by extending the footprint of the house 10 feet back.

Profile: One story home with accessible wrap-around porch  
13' 6" x 52' = 702 SF

Estimated modular construction base cost: \$80,000



Floor Plan

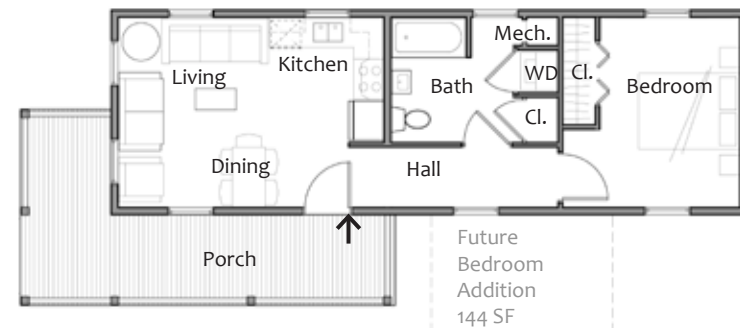


## The Sterling: One-Bedroom

The Sterling is a one-bedroom bungalow-like house with an attractive wrap-around porch for outdoor dining or sitting. The narrow profile of the house makes it adaptable to a mobile home park or as a primary house in a rural, village or neighborhood setting. The one bedroom configuration makes this a good 'starter home' that could be expanded over time.

Profile: One story home with accessible wrap-around porch  
13' 6" x 42' = 567 SF

Estimated modular construction base cost: \$72,000



Floor Plan

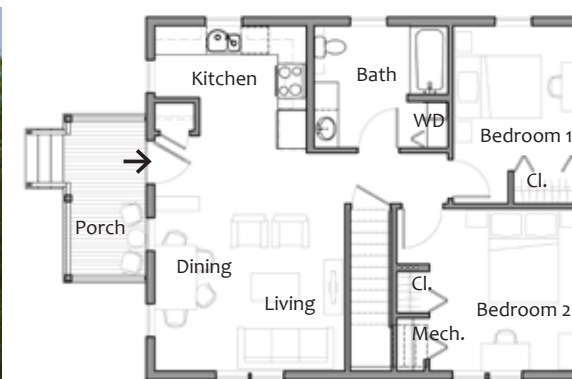


## The Glastenbury: Two Bedrooms

The Glastenbury is a two-bedroom home that works well for a small family or seniors desiring one-floor living arrangements. This design has its roots in the classic Cape style home, which is a traditional New England favorite.

Profile: One story home with accessible entry porch  
26' x 32' = 832 SF

Estimated modular construction base cost: \$85,000



Floor Plan

