

BAHIA VINEYARDS a new community vision

1964 sustainable viticulture



"Bahia Vineyards is about more than growing wine, it's about building community."

"We went for the wine but stayed for the lifestyle."

#127 top

1 one bedroom house + auxiliary unit
1 bathroom each 1075 + 750 sf

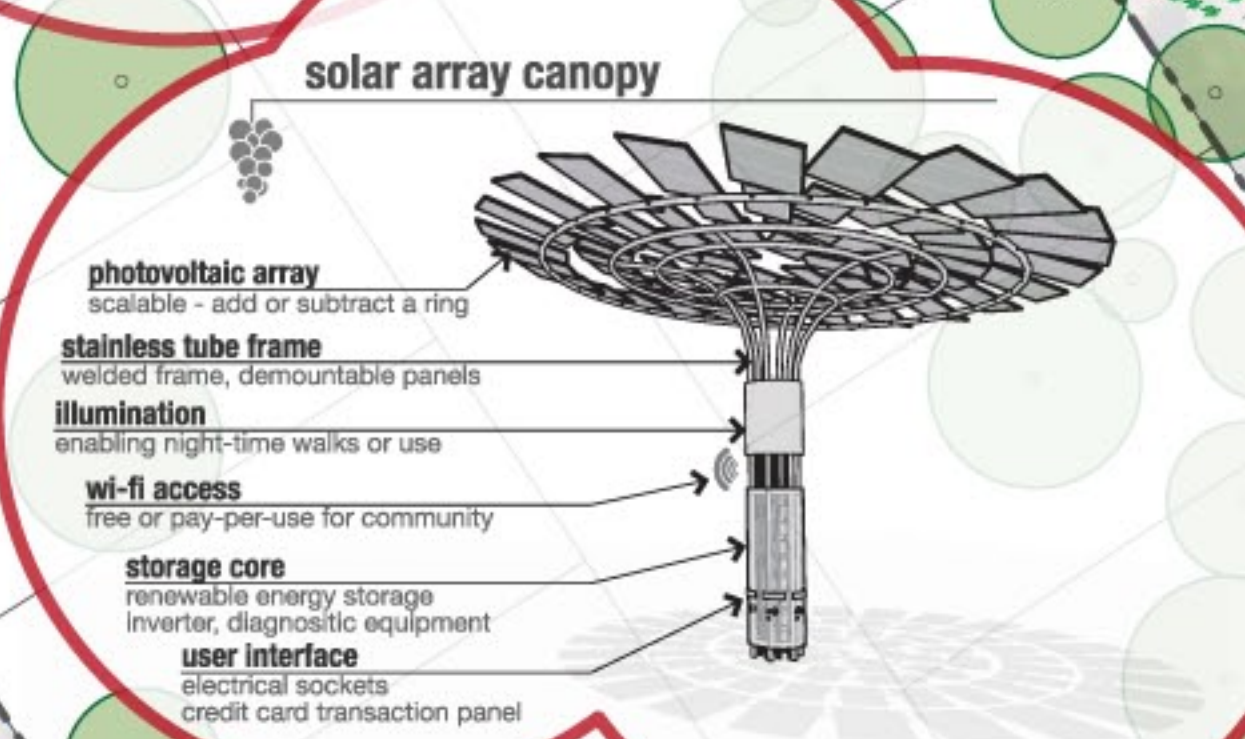
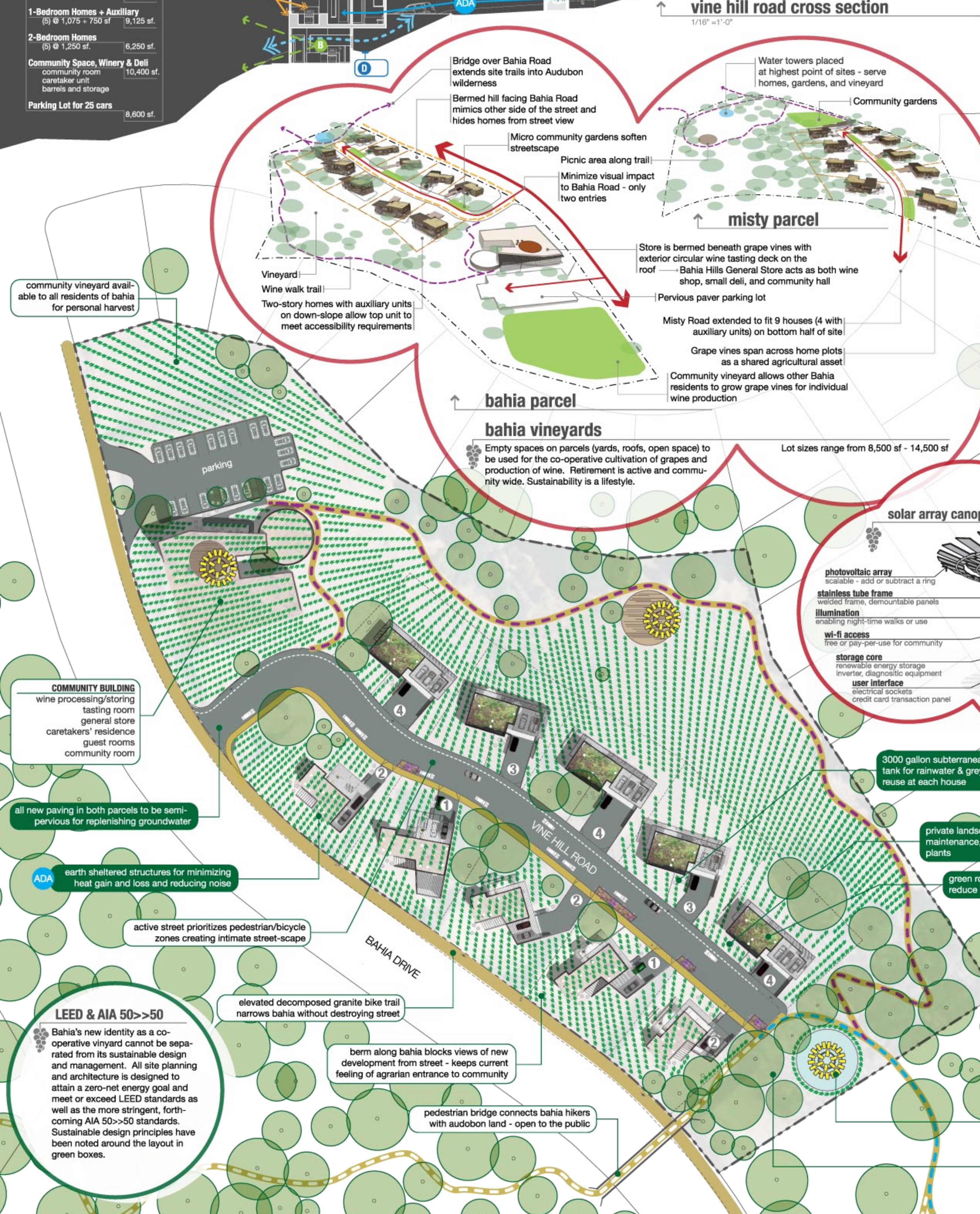


- exterior materials: durable and low maintenance locally-sourced sandstone for eco-friendly transport and availability
- interior materials: formaldehyde-free mdf cabinetry and low VOC paint and carpet throughout to maximize indoor air quality
- single-story house, open-plan layout with wheelchair-accessible spaces, ample daylighting from south-facing windows and skylights



Unit Summary

Studio Homes + Auxiliary (4) @ 760 + 725 sf	5,840 sf.
1-Bedroom Homes (6) @ 1,075 sf.	5,375 sf.
1-Bedroom Homes + Auxiliary (1) @ 1,075 + 750 sf	8,125 sf.
2-Bedroom Homes (6) @ 1,250 sf.	6,250 sf.
Community Space, Winery & Deli community room, caretaker unit, barrels and storage	10,400 sf.
Parking Lot for 25 cars	8,600 sf.



number	description	unit amount	cost per unit	unit amount	total
1	retaining structural walls	100,000 sf.	\$10.00	\$1,000,000	
2	parking lot	2,300 sf.	\$100.00	\$230,000	
3	parking lanes	38,000 sf.	\$20.00	\$760,000	
4	power/water/gas/low-voltage installation	38,000 sf.	\$40.00	\$1,520,000	
5	water towers	2	\$350,000.00	\$700,000	
6	solar array	3	\$50,000.00	\$150,000	
7	landscaping and lighting	2,100 sf.	\$10.00	\$21,000	
8	dig pathways	11,500 sf.	\$10.00	\$115,000	
9	view planting	16,000	\$40.00	\$640,000	
10	homes	26,900	\$130.00	\$3,507,000	
11	community building build-out	1	\$100,000	\$100,000	
12	homes building build-out	20	\$35.00	\$700,000	
13	roofs	37,300	\$100.00	\$3,730,000	
14	POTENTIAL WINE SALES per year	16,000			\$1,149,500
15	vines	5	bottles per vine \$20.00	\$100,000	

community & parcel site plans
site strategies and urban landscape design concepts
1" = 50'