

Cohousing Institute

Affordable & Energy Efficient Cohousing

Session 06:

Recap, Happily Ever Aftering

+ Questions and Answers

August 14th, 2025

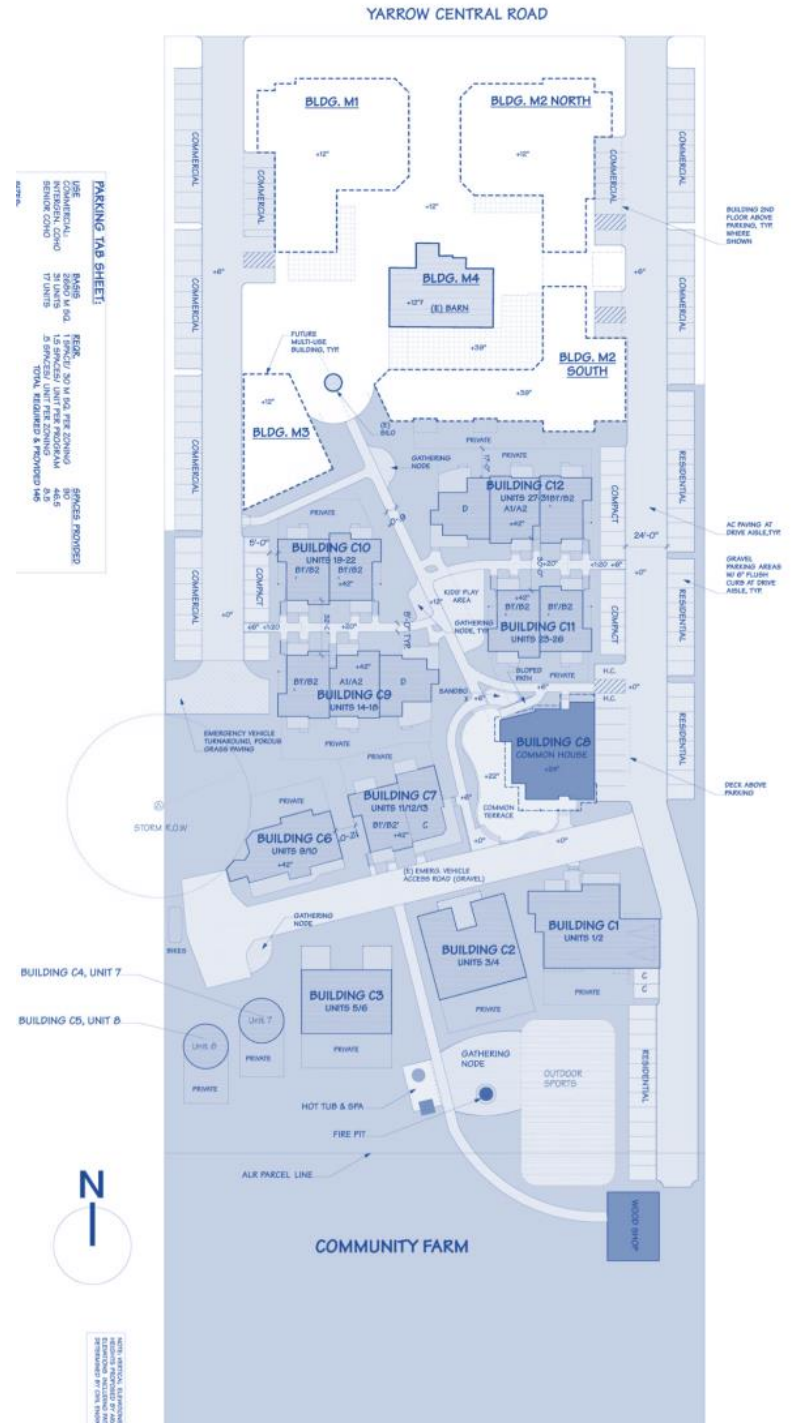


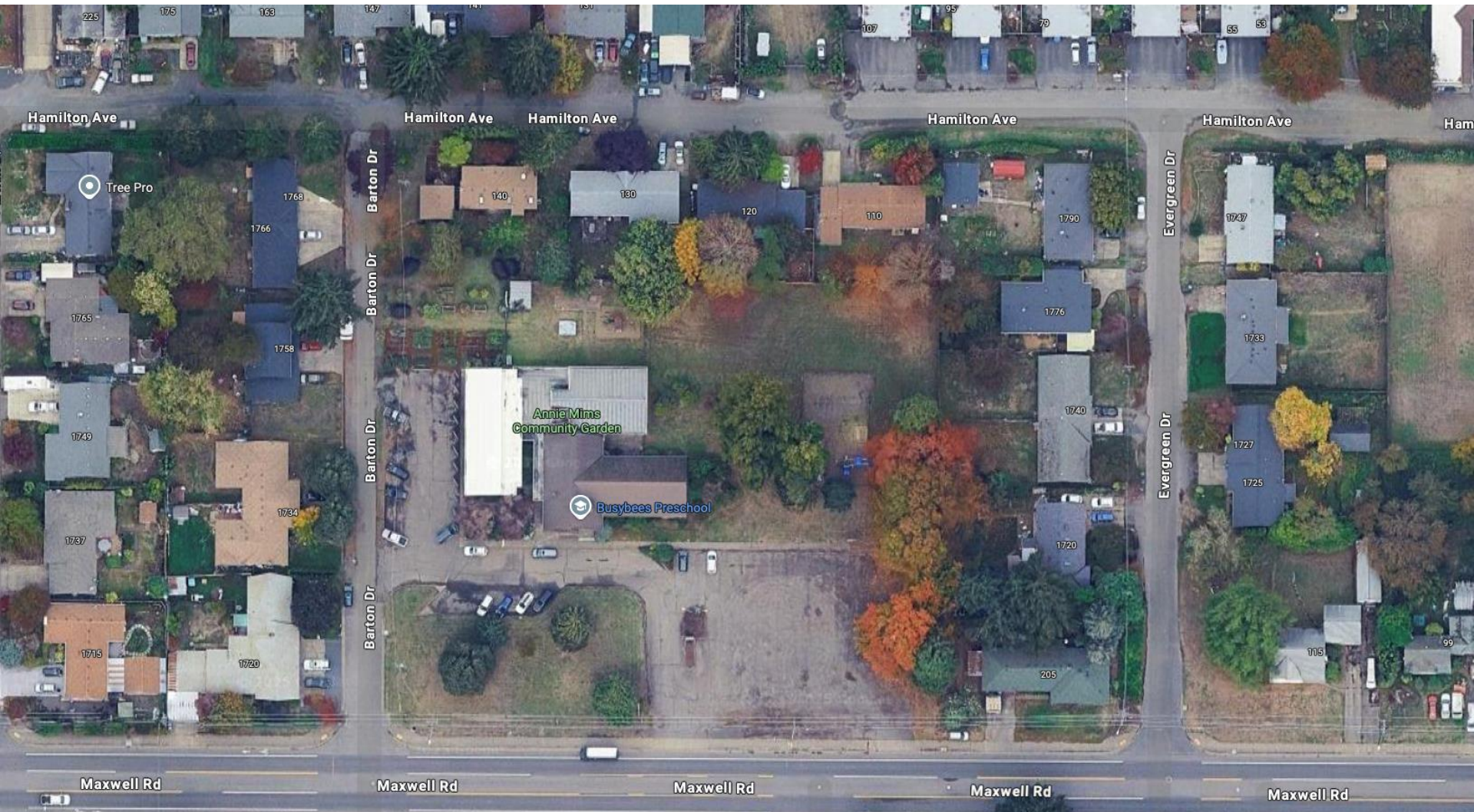
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Charles Durrett
The Cohousing Company

Recap/Takeaways from Class

1. Zoning & Site
2. Feasibility
3. Civil
4. Getting Organized
5. Project Management
6. Construction Details
7. Entitlement
8. Commodities Prioritization
9. Culture Change
10. Happily Ever Aftering





Extra Homework: Find a Site

Recap/Takeaways from Class

1. Zoning & Site
2. Feasibility
3. Civil
4. Getting Organized
5. Project Management
6. Construction Details
7. Entitlement
8. Commodities Prioritization
9. Culture Change
10. Happily Ever Aftering





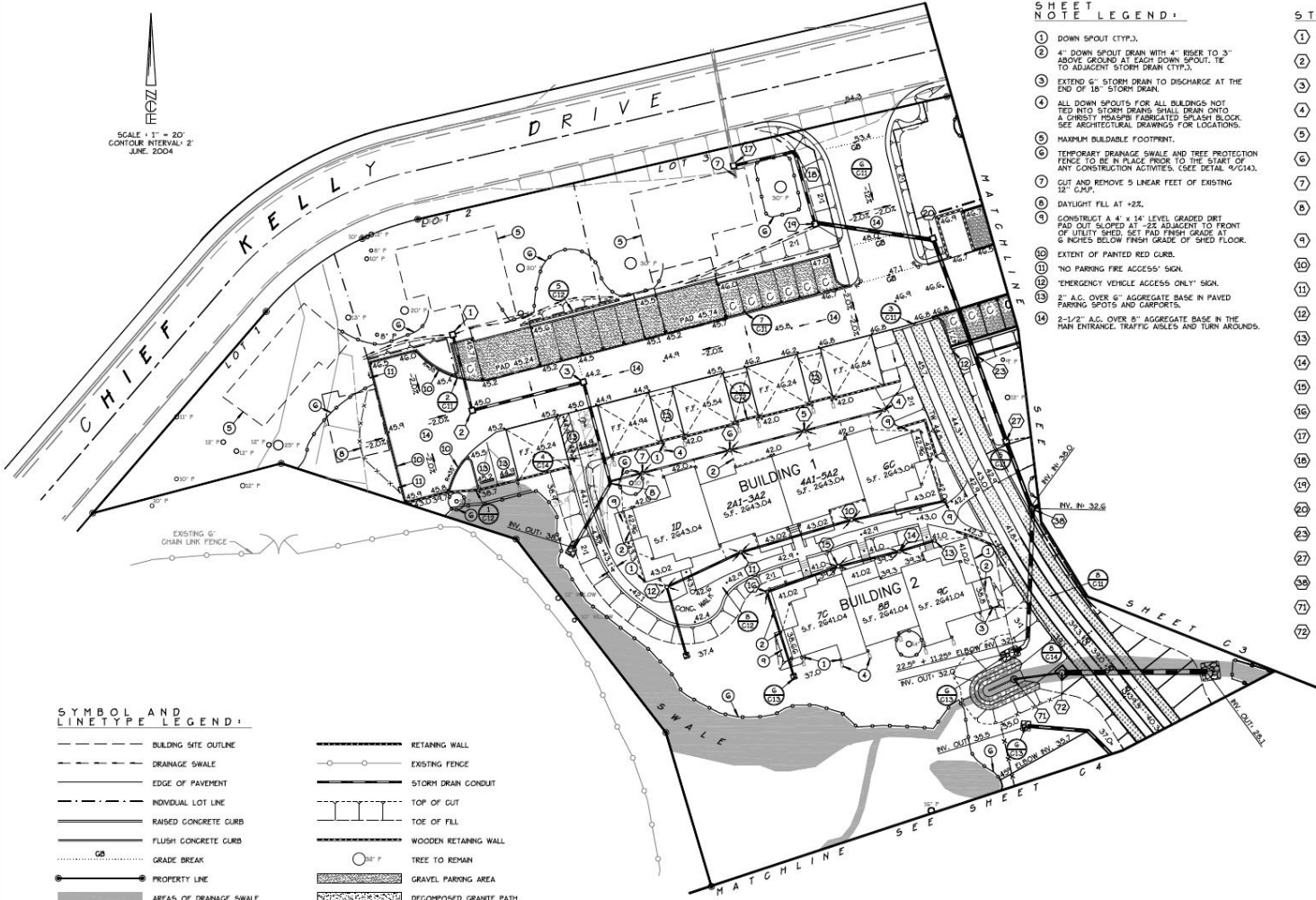


Recap/Takeaways from Class

1. Zoning & Site
2. Feasibility
- 3. Civil**
4. Getting Organized
5. Project Management
6. Construction Details
7. Entitlement
8. Commodities Prioritization
9. Culture Change
10. Happily Ever Aftering



SCALE: 1" = 20'
 CONTOUR INTERVAL: 2'
 JUNE, 2004



SHEET NOTE LEGEND:

- 1 DOWN SPOUT (CITY).
- 2 4" DOWN SPOUT DRAIN WITH 4" RISER TO 3" ABOVE GROUND AT EACH DOWN SPOUT. TIE TO ADJACENT STORM DRAIN CITY.
- 3 EXTEND 6" STORM DRAIN TO DISCHARGE AT THE END OF 18' STORM DRAIN.
- 4 ALL DOWN SPOUTS FOR ALL BUILDINGS NOT TIED INTO STORM DRAINS SHALL DRAIN ONTO A CHRISTY HD545PB FABRICATED SPLASH BLOCK. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- 5 MAXIMUM BUILDABLE FOOTPRINT.
- 6 TEMPORARY DRAINAGE SWALE AND TREE PROTECTION FENCE TO BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. (SEE DETAIL 9/0143).
- 7 CUT AND REMOVE 5 LINEAR FEET OF EXISTING 12" C.M.P.
- 8 DAYLIGHT FILL AT +2X.
- 9 CONSTRUCT A 4' x 14' LEVEL GRADED DIRT PAD OUT 5/005 AT +2X ADJACENT TO FRONT OF UTILITY SHED. SET PAD FRESH GRADE AT 6 INCHES BELOW FINISH GRADE OF SHED FLOOR. EXTENT OF PAINTED RED CURB.
- 10 NO PARKING FIRE ACCESS SIGN.
- 11 EMERGENCY VEHICLE ACCESS ONLY SIGN.
- 12 2" A.C. OVER 6" AGGREGATE BASE IN PAVED PARKING SPOTS AND CARPORTS.
- 13 2-1/2" A.C. OVER 8" AGGREGATE BASE IN THE MAIN ENTRANCE, TRAFFIC ISLES AND TURN AROUNDS.

STORM DRAIN LEGEND:

- 1 INSTALL TYPE 2 DROP INLET, GRATE: 2644.0 INV. 2642.2 OUT FALL INSTALL 30 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.010
- 2 INSTALL TYPE 2 DROP INLET, GRATE: 2645.0 INV. 2641.9 OUT FALL INSTALL 40 L.F. 12" STORM DRAIN CONDUIT. 5 = -0.007
- 3 INSTALL TYPE 2 DROP INLET, GRATE: 2644.2 INV. 2641.6 OUT FALL INSTALL 40 L.F. 12" STORM DRAIN CONDUIT. 5 = -0.073
- 4 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2641.5 INV. 2640.5 OUT FALL INSTALL 33 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.007
- 5 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2641.5 INV. 2640.0 OUT FALL INSTALL 32 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.007
- 6 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2641.9 INV. 2639.5 OUT FALL INSTALL 37 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.010
- 7 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2641.9 INV. 2638.9 OUT FALL INSTALL 12 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.010
- 8 INSTALL 12" x 12" x 6" "TEE" INV: 2638.7 OUT FALL INSTALL 12" x 45 DEGREE ELBOW + 30 L.F. OF 12" STORM DRAIN CONDUIT. 5 = -0.010
- 9 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2642.0 INV. 2641.0 OUT FALL INSTALL 39 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.010
- 10 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2641.9 INV. 2640.6 OUT FALL INSTALL 47 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.010
- 11 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2641.9 INV. 2640.1 OUT FALL INSTALL 33 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.010
- 12 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2641.9 INV. 2639.6 OUT FALL INSTALL 29 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.021
- 13 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2638.3 INV. 2637.3 OUT FALL INSTALL 14 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.011
- 14 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2638.3 INV. 2637.1 OUT FALL INSTALL 26 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.011
- 15 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2638.9 INV. 2636.9 OUT FALL INSTALL 31 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.011
- 16 INSTALL 4" TYPE 1 DROP INLET, GRATE: 2638.5 INV. 2636.5 OUT FALL INSTALL 36 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.013
- 17 TYPE 2 DROP INLET W/ SOLID COVER: 2645.7 INV. 2646.7 OUT FALL INSTALL 25 L.F. 12" STORM DRAIN CONDUIT. 5 = -0.086
- 18 INSTALL 12" x 45 DEGREE ELBOW, INV. 44.5 OUT FALL INSTALL 30 L.F. 12" STORM DRAIN CONDUIT. 5 = -0.133
- 19 INSTALL TYPE 2 DROP INLET, GRATE: 2644.5 INV. 2640.5 OUT FALL INSTALL 46 L.F. 12" STORM DRAIN CONDUIT. 5 = -0.025
- 20 INSTALL TYPE 2 DROP INLET, GRATE: 2646.0 INV. 2639.3 OUT FALL INSTALL 50 L.F. 12" STORM DRAIN CONDUIT. 5 = -0.030
- 23 INSTALL 12" x 6" "TEE" INV: 2638.8 OUT FALL INSTALL 38 L.F. 12" STORM DRAIN CONDUIT. 5 = -0.020
- 27 INSTALL TYPE 2 DROP INLET, GRATE: 2643.4 INV. 2638.4 OUT FALL INSTALL 23 L.F. 12" STORM DRAIN CONDUIT. 5 = -0.016
- 36 INSTALL TYPE 3 DROP INLET, GRATE: 2641.2 INV. 2632.6 OUT FALL INSTALL 70 L.F. 18" STORM DRAIN CONDUIT. 5 = -0.007
- 71 INSTALL 2" RISER W/ INVERTED ELBOW, ELEV: 2632.5 INV. 2629.4 OUT FALL INSTALL 11 L.F. 6" STORM DRAIN CONDUIT. 5 = -0.005
- 72 INSTALL OUTLET STRUCTURE, RN ELEV: 2637.0 INV. 2629.5 OUT FALL INSTALL 59 L.F. 24" STORM DRAIN CONDUIT. 5 = -0.005

SYMBOL AND LINETYPE LEGEND:

- | | |
|---|---|
| --- BUILDING SITE OUTLINE | --- RETAINING WALL |
| - - - DRAINAGE SWALE | --- EXISTING FENCE |
| --- EDGE OF PAVEMENT | --- STORM DRAIN CONDUIT |
| --- INDIVIDUAL LOT LINE | --- TOP OF CUT |
| --- RAISED CONCRETE CURB | --- TOE OF FILL |
| --- FLUSH CONCRETE CURB | --- WOODEN RETAINING WALL |
| --- GRADE BREAK | ○ 12" P |
| --- PROPERTY LINE | --- TREE TO REMAIN |
| --- AREAS OF DRAINAGE SWALE | --- GRAVEL PARKING AREA |
| --- ROCK FLOW DISIPATER | --- DECOMPOSED GRANITE PATH |
| --- SUBFLOOR OR TOP OF SLAB | --- ADA PARKING STALL |
| --- DRAINAGE SWALE OR TREE PROTECTION FENCE | --- ACCESSIBILITY SIGN |
| | --- DOWN SPOUT WITH SPLASH BLOCK (C WHERE NO SPLASHBLOCK IS SHOWN, TIGHTLINE TO DRAIN 3). |

GRADING + DRAINAGE LAYOUT ONE FOR
BROAD STREET COMMONS
 NEVADA CITY CALIFORNIA

PREPARED BY
NEVADA CITY ENGINEERING, INC.
 505 COVITE STREET - P.O. BOX 1437 - NEVADA CITY - CALIFORNIA

REVISED	DATE	BY	APP. NO.
DATE	ISSUED	DWT	SHEET 02 OF 17

All plan sheets are to be submitted to the City of Nevada City, California, for review and approval. The City of Nevada City, California, is not responsible for the accuracy of the information provided on this plan.

SCALE: 1" = 20'
 CONTOUR INTERVAL: 2'
 JUNE, 2004

SYMBOL AND LINETYPE LEGEND:

- BUILDING SITE OUTLINE
- - - DRAINAGE SWALE
- - - EDGE OF PAVEMENT
- - - INDIVIDUAL LOT LINE
- FLUSH CONCRETE CURB
- GRADE BREAK
- PROPERTY LINE
- S.F. --- SUBFLOOR OR TOP OF SLAB
- - - DRAINAGE SWALE OR TREE PROTECTION FENCE

- RETAINING WALL
- STORM DRAIN CONDUIT
- - - TOP OF CUT
- - - TOE OF FILL
- WOODEN RETAINING WALL
- TREE TO REMAIN
- DOWNS POUT WITH SPLASH BLOCK
- GRAVEL PARKING AREA
- DECOMPOSED GRANITE PATH
- ROCK FLOW DISSIPATER
- AREAS OF DRAINAGE SWALE
- ADA PARKING STALL
- ACCESSIBILITY SIGN

STORM DRAIN LEGEND:

- (21) INSTALL 4" TYPE 1 DROP INLET, GRATE: 2644.3 INV.; 2643.3 OUT FALL; INSTALL 75 L.F. 6" STORM DRAIN CONDUIT. S = -0.011
- (22) INSTALL 4" TYPE 1 DROP INLET, GRATE: 2644.4 INV.; 2642.5 OUT FALL; INSTALL 57 L.F. 6" STORM DRAIN CONDUIT. S = -0.065
- (24) INSTALL 4" TYPE 1 DROP INLET, GRATE: 2644.0 INV.; 2642.7 OUT FALL; INSTALL 24 L.F. 6" STORM DRAIN CONDUIT. S = -0.016
- (25) INSTALL 4" TYPE 1 DROP INLET, GRATE: 2644.5 INV.; 2642.4 OUT FALL; INSTALL 18 L.F. 6" STORM DRAIN CONDUIT. S = -0.016
- (26) INSTALL 4" TYPE 1 DROP INLET, GRATE: 2644.5 INV.; 2642.2 OUT FALL; INSTALL 37 L.F. 6" STORM DRAIN CONDUIT. S = -0.060
- (28) INSTALL TYPE 2 DROP INLET, GRATE: 2644.4 INV.; 2642.0 OUT FALL; INSTALL 102 L.F. 12" STORM DRAIN CONDUIT. S = -0.025
- (29) INSTALL 6" TYPE 1 DROP INLET, GRATE: 2643.1 INV.; 2640.3 OUT FALL; INSTALL 38 L.F. 6" STORM DRAIN CONDUIT. S = -0.066
- (30) INSTALL 6" TYPE 1 DROP INLET, GRATE: 2642.8 INV.; 2640.2 OUT FALL; INSTALL 32 L.F. 6" STORM DRAIN CONDUIT. S = -0.084
- (31) INSTALL TYPE 2 DROP INLET, GRATE: 2640.0 INV.; 2637.5 OUT FALL; INSTALL 38 L.F. 12" STORM DRAIN CONDUIT. S = -0.030
- (32) INSTALL TYPE 2 DROP INLET, GRATE: 2642.40 INV.; 2634.1 OUT FALL; INSTALL 38 L.F. 12" STORM DRAIN CONDUIT. S = -0.005
- (33) INSTALL 18" x 27 DEGREE ELBOW INV.; 2633.9 OUT FALL; INSTALL 75 L.F. 12" STORM DRAIN CONDUIT. S = 0.008
- (34) INSTALL TYPE 2 DROP INLET, GRATE: 2639.1 INV.; 2633.3 OUT FALL; INSTALL 29 L.F. 12" STORM DRAIN CONDUIT. S = -0.007
- (35) INSTALL 4" TYPE 1 DROP INLET, GRATE: 2641.1 INV.; 2640.1 OUT FALL; INSTALL 8 L.F. 6" STORM DRAIN CONDUIT. S = -0.500
- (36) INSTALL 4" TYPE 1 DROP INLET, GRATE: 2640.0 INV.; 2633.3 OUT FALL; INSTALL 37 L.F. 12" STORM DRAIN CONDUIT. S = -0.007
- (37) INSTALL TYPE 2 DROP INLET, GRATE: 2641.3 INV.; 2632.9 OUT FALL; INSTALL 29 L.F. 12" STORM DRAIN CONDUIT. S = -0.010
- (38) INSTALL 18" C.M.P. DROP INLET, RM ELEV.: 2648.0 INV.; 2645.5 OUT FALL; INSTALL 113 L.F. 18" STORM DRAIN CONDUIT. S = -0.264
- (40) INSTALL 18" x 45 DEGREE ELBOW INV.; 2638.9 OUT FALL; INSTALL 33 L.F. 18" STORM DRAIN CONDUIT. S = -0.016
- (41) INSTALL TYPE 3 DROP INLET, GRATE: 2641.9 INV.; 2637.7 OUT FALL; INSTALL 33 L.F. 18" STORM DRAIN CONDUIT. S = -0.091
- (42) INSTALL 18" x 11-1/4 DEGREE ELBOW INV.; 2635.6 OUT FALL; INSTALL 49 L.F. 18" STORM DRAIN CONDUIT. S = -0.023
- (43) INSTALL 6" TYPE 1 DROP INLET, GRATE: 2635.4 INV.; 2634.4 OUT FALL; INSTALL 50 L.F. 6" STORM DRAIN CONDUIT. S = -0.008
- (44) INSTALL 6" TYPE 1 DROP INLET, GRATE: 2635.4 INV.; 2634.0 OUT FALL; INSTALL 53 L.F. 6" STORM DRAIN CONDUIT. S = -0.008
- (45) INSTALL 6" TYPE 1 DROP INLET, GRATE: 2635.5 INV.; 2633.6 OUT FALL; INSTALL 22 L.F. 6" STORM DRAIN CONDUIT. S = -0.024
- (46) INSTALL 18" C.M.P. DROP INLET, RM ELEV.: 2635.0 INV.; 2632.5 OUT FALL; INSTALL 39 L.F. 18" STORM DRAIN CONDUIT. S = -0.080
- (47) INSTALL 6" TYPE 1 DROP INLET, GRATE: 2635.5 INV.; 2634.5 OUT FALL; INSTALL 40 L.F. 6" STORM DRAIN CONDUIT. S = -0.010
- (48) INSTALL 6" TYPE 1 DROP INLET, GRATE: 2635.5 INV.; 2634.1 OUT FALL; INSTALL 49 L.F. 6" STORM DRAIN CONDUIT. S = -0.010
- (49) INSTALL 6" TYPE 1 DROP INLET, GRATE: 2635.5 INV.; 2633.6 OUT FALL; INSTALL 49 L.F. 6" STORM DRAIN CONDUIT. S = -0.011
- (50) INSTALL TYPE 2 DROP INLET, GRATE: 2635.5 INV.; 2634.7 OUT FALL; INSTALL 35 L.F. 18" STORM DRAIN CONDUIT. S = 0.080

SHEET NOTE LEGEND:

- (1) DOWN SPOUT CITY3.
- (2) 4" DOWN SPOUT DRAIN WITH 4" RISER TO 3" ABOVE GROUND AT EACH DOWN SPOUT. (E TO ADJACENT STORM DRAIN CITY3.)
- (3) ALL DOWN SPOUTS FOR ALL BUILDINGS NOT TIED INTO STORM DRAINS SHALL DRAIN ONTO A CHRISTY HOURS FABRICATED SPLASH BLOCK. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- (4) HANDELM BUILDABLE FOOTPRINT.
- (5) WALKING BRIDGE (SEE ARCHITECTURAL DRAWINGS FOR DETAILS).
- (6) TYPE 1 DROP INLET WITH 4" WDS 90RPC CROUCHED GROUND GRATE.
- (7) CONSTRUCT A 4' x 14' LEVEL GRADED DIRT PAD OUT SLOPED AT -2% ADJACENT TO FRONT OF UTILITY SHED. SET PAD FRESH GRADE AT 6 INCHES BELOW FINISH GRADE OF SHED FLOOR.
- (8) EXTEND EXISTING 12" C.M.P. TO THE LOWER SIDE OF NEW DECOMPOSED GRANITE PATH.
- (9) EXISTING LANDMARK MONUMENT.
- (10) DAYLIGHT FILL AT +2E.

- (11) TEMPORARY DRAINAGE SWALE AND TREE PROTECTION FENCE TO BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. (SEE DETAIL 9.014).
- (12) NO PARKING FIRE ACCESS' SIGN.
- (13) EXTENT OF PAINTED RED CURBS.
- (14) 2" A.C. OVER 6" AGGREGATE BASE IN PAVED PARKING SPOTS AND CARPORTS.
- (15) 2-1/2" A.C. OVER 6" AGGREGATE BASE IN THE MAIN ENTRANCE, TRAFFIC AISLES AND TURN AROUNDS.

GRADING & DRAINAGE LAYOUT TWO FOR
BROAD STREET COMMONS
 NEVADA CITY CALIFORNIA

PREPARED BY
NEVADA CITY ENGINEERING, INC.
 505 OYSTER STREET - P.O. BOX 1437 - NEVADA CITY - CALIFORNIA

DESIGN	TITLE	DATE	JOB NO.
DESIGNED	TILL	JUNE, 2004	00-101-02
DRAWN	DWT		
CHECKED			
DATE	SHEET	17	OF 17

ALL ARCHITECTURAL, CIVIL, AND MECHANICAL DRAWINGS ARE THE PROPERTY OF NEVADA CITY ENGINEERING, INC. AND SHALL REMAIN THE PROPERTY OF NEVADA CITY ENGINEERING, INC.

SYMBOL AND LINETYPE LEGEND:

- DRAINAGE SWALE
- EDGE OF PAVEMENT
- x-x-x- DAYLIGHT CUT OR FILL
- PROPERTY LINE
- ▨ AREAS OF DRAINAGE SWALE
- ▨ GREATER THAN 30% SLOPES
- DRAINAGE SWALE OR TREE PROTECTION FENCE
- ▨ ROCK LINED DRAINAGE SWALE
- S.F. SUBFLOOR OR TOP OF SLAB
- RETAINING WALL
- STORM DRAIN CONDUIT
- - - - - TOP OF CUT
- - - - - TOE OF FILL
- ▨ REINFORCED GRASS
- TREE TO REMAIN
- ! DOWN SPOUT WITH SPLASH BLOCK
- ▨ ROCK FLOW DISPATER

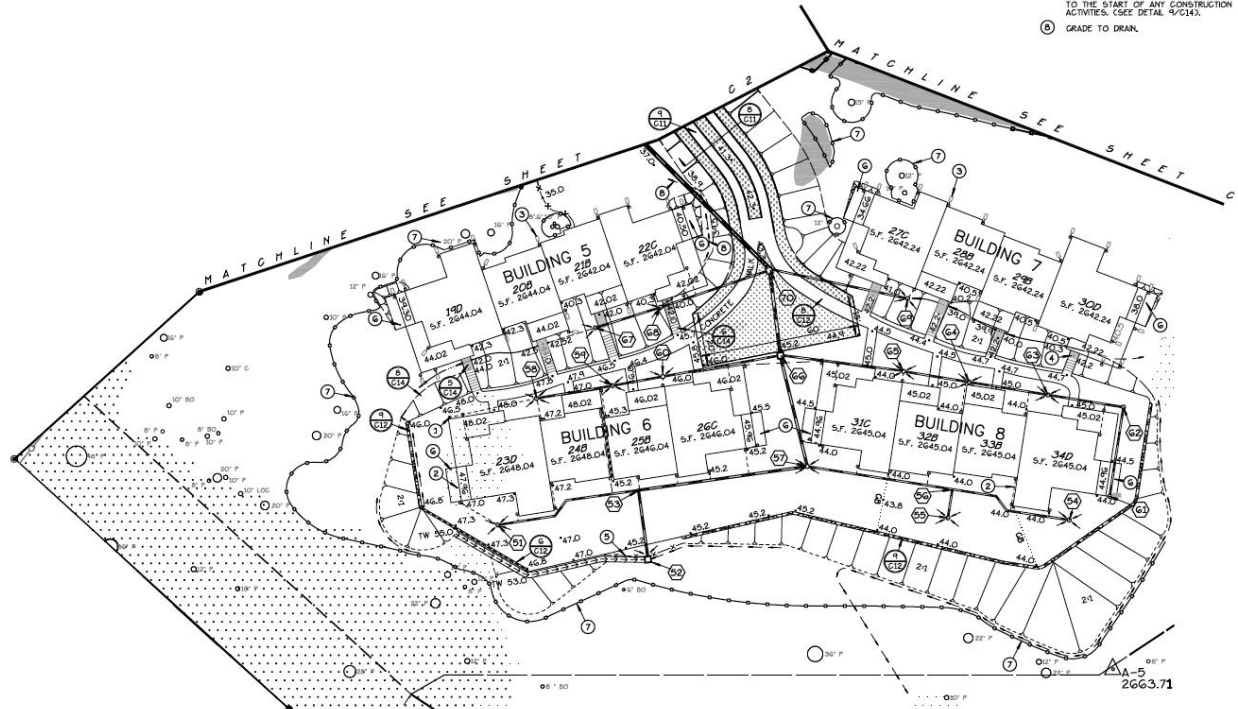


SHEET NOTE LEGEND:

- ① DOWN SPOUT (C.T.P.).
- ② 4" DOWN SPOUT DRAIN WITH 4" RISER TO 3" ABOVE GROUND AT EACH DOWN SPOUT. TIE TO ADJACENT STORM DRAIN (C.T.P.).
- ③ ALL DOWN SPOUTS FOR ALL BUILDINGS NOT TIED INTO STORM DRAINS SHALL DRAIN ONTO A GROSSLY MEASURED FABRICATED SPLASH BLOCK. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.
- ④ WALKING BRIDGE (SEE ARCHITECTURAL DRAWINGS FOR DETAILS).
- ⑤ DAYLIGHT FILL AT -22.
- ⑥ CONSTRUCT A 4" x 14" LEVEL GRADED DIRT PAD OUT SLOPED AT -2% ADJACENT TO FRONT OF UTILITY SHED. SET PAD FINISH GRADE AT 6" BENEATH FINISH GRADE OF SHED FLOOR.
- ⑦ TEMPORARY DRAINAGE SWALE AND TREE PROTECTION FENCE TO BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. (SEE DETAIL 9/C14).
- ⑧ GRADE TO DRAIN.

STORM DRAIN LEGEND:

- ① INSTALL 4" TYPE 1 DROP INLET, GRATE: 2646.9 INV.; 2645.9 OUT FALL; INSTALL 60 L.F. 6" STORM DRAIN CONDUIT. S = -0.052
- ② INSTALL TYPE 2 DROP INLET, GRATE: 2646.6 INV.; 2643.1 OUT FALL; INSTALL 25 L.F. 8" STORM DRAIN CONDUIT. S = -0.012
- ③ INSTALL 6x6x6 "TEE" INV.; 2642.9 OUT FALL; INSTALL 60 L.F. 6" STORM DRAIN CONDUIT. S = -0.021
- ④ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2643.5 INV.; 2642.5 OUT FALL; INSTALL 30 L.F. 6" STORM DRAIN CONDUIT. S = -0.010
- ⑤ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2643.5 INV.; 2642.5 OUT FALL; INSTALL 10 L.F. 6" STORM DRAIN CONDUIT. S = -0.050
- ⑥ INSTALL 6x6x6 "TEE" INV.; 2642.0 OUT FALL; INSTALL 55 L.F. 6" STORM DRAIN CONDUIT. S = -0.010
- ⑦ INSTALL 6" TYPE 1 DROP INLET, GRATE: 2643.5 INV.; 2641.5 OUT FALL; INSTALL 41 L.F. 6" STORM DRAIN CONDUIT. S = -0.010
- ⑧ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2646.5 INV.; 2645.5 OUT FALL; INSTALL 28 L.F. 6" STORM DRAIN CONDUIT. S = -0.064
- ⑨ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2644.7 INV.; 2643.7 OUT FALL; INSTALL 18 L.F. 6" STORM DRAIN CONDUIT. S = -0.017
- ⑩ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2644.8 INV.; 2643.4 OUT FALL; INSTALL 42 L.F. 6" STORM DRAIN CONDUIT. S = -0.057
- ⑪ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2644.0 INV.; 2643.0 OUT FALL; INSTALL 32 L.F. 6" STORM DRAIN CONDUIT. S = -0.019
- ⑫ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2643.4 INV.; 2642.4 OUT FALL; INSTALL 28 L.F. 6" STORM DRAIN CONDUIT. S = -0.011
- ⑬ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2643.5 INV.; 2642.1 OUT FALL; INSTALL 30 L.F. 6" STORM DRAIN CONDUIT. S = -0.010
- ⑭ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2643.5 INV.; 2641.8 OUT FALL; INSTALL 25 L.F. 6" STORM DRAIN CONDUIT. S = -0.012
- ⑮ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2643.5 INV.; 2641.5 OUT FALL; INSTALL 46 L.F. 6" STORM DRAIN CONDUIT. S = -0.011
- ⑯ INSTALL TYPE 2 DROP INLET, GRATE: 2645.0 INV.; 2641.0 OUT FALL; INSTALL 30 L.F. 12" STORM DRAIN CONDUIT. S = -0.127
- ⑰ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2640.0 INV.; 2639.0 OUT FALL; INSTALL 25 L.F. 6" STORM DRAIN CONDUIT. S = -0.011
- ⑱ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2640.2 INV.; 2638.7 OUT FALL; INSTALL 42 L.F. 6" STORM DRAIN CONDUIT. S = -0.036
- ⑲ INSTALL 4" TYPE 1 DROP INLET, GRATE: 2638.7 INV.; 2637.7 OUT FALL; INSTALL 52 L.F. 6" STORM DRAIN CONDUIT. S = -0.010
- ⑳ INSTALL TYPE 2 DROP INLET, GRATE: 2643.4 INV.; 2637.2 OUT FALL; INSTALL 100 L.F. 12" STORM DRAIN CONDUIT. S = -0.021



GRADING + DRAINAGE LAYOUT THREE FOR
BROAD STREET COMMONS

NEVADA CITY CALIFORNIA

PREPARED BY
NEVADA CITY ENGINEERING, INC.

505 COVITE STREET - P.O. BOX 1437 - NEVADA CITY - CALIFORNIA

NO.	DATE	REVISION	DRAWN	CHECKED	DATE	SHEET NO.	TOTAL SHEETS
1	JUN 2004	ISSUE	DWT			4	17

All other projects: 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 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2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700, 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711, 2712, 2713, 2714, 2715, 2716, 2717, 2718, 2719, 2720, 2721, 2722, 2723, 2724, 2725, 2726, 2727, 2728, 2729, 2730, 2731, 2732, 2733, 2734, 2735, 2736, 2737, 2738, 2739, 2740, 2741, 2742, 2743, 2744, 2745, 2746, 2747, 2748, 2749, 2750, 2751, 2752, 2753, 2754, 2755, 2756, 2757, 2758, 2759, 2760, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800, 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 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3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 3163, 3164, 3165, 3166, 3167, 3168, 3169, 3170, 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Recap/Takeaways from Class

1. Zoning & Site
2. Feasibility
3. Civil
- 4. Getting Organized**
5. Project Management
6. Construction Details
7. Entitlement
8. Commodities Prioritization
9. Culture Change
10. Happily Ever Aftering





EXIT

Goals

Views

- Relaxing
- Quiet noise calm
- Beautiful

Relief

- function
- comfortable
- community with
- welcoming eas
- green / plant
- excitement for
- that are going to

GOAL

for the

- every one
- communicate
- Run into each
- organic into
- Feeling of fit
- owner sh
- people are in
- the central spa

PL

PLACEMENTS

- main view
- view of play area

CHARACTER

- relaxing
- comfortable

RELATIONSHIP

- elevator
- near other work
- storage

DETAILS

- covered
- good lighting
- furniture
- easy maintenance
- etc.

PLACE ACTIVITIES CHARACTER RELATIONSHIP DETAILS

PL

PLACEMENTS

- main view
- view of play area

CHARACTER

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- comfortable

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DETAILS

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- etc.

PLACE ACTIVITIES CHARACTER RELATIONSHIP DETAILS

Activities

- outdoor dining
- can sitting
- bike sharing
- shared laundry
- garden
- work parties
- maintenance
- composting
- playing
- sitting
- talking
- public work
- working
- learning
- no charging
- yoga - cardio
- resistance
- land sculpture



Recap/Takeaways from Class

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3. Civil
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- 5. Project Management**
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07/11/2011



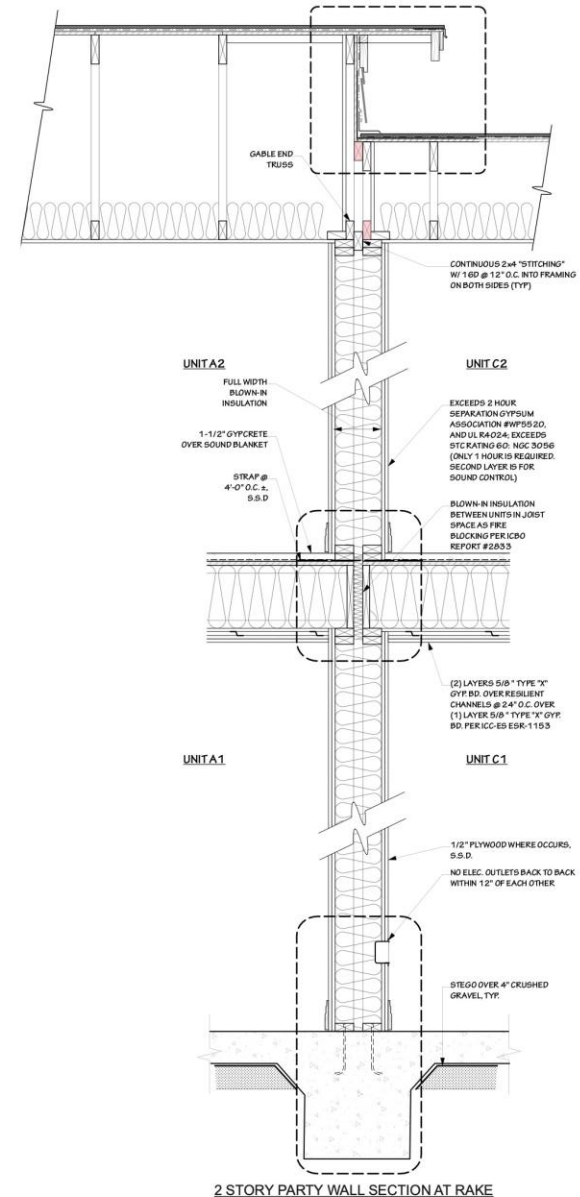
Sample CoHousing Investment and Affect on Purchase Price					
Actual prices, discounts, and investments will vary.					
	Sale Price	Investment	Discount		
Base Sales Price	\$ 300,000				
Add Options and Upgrades	\$ 10,000				
Add Garage	\$ 12,500				
Workshop Payments (credited toward investment)		\$ 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>	

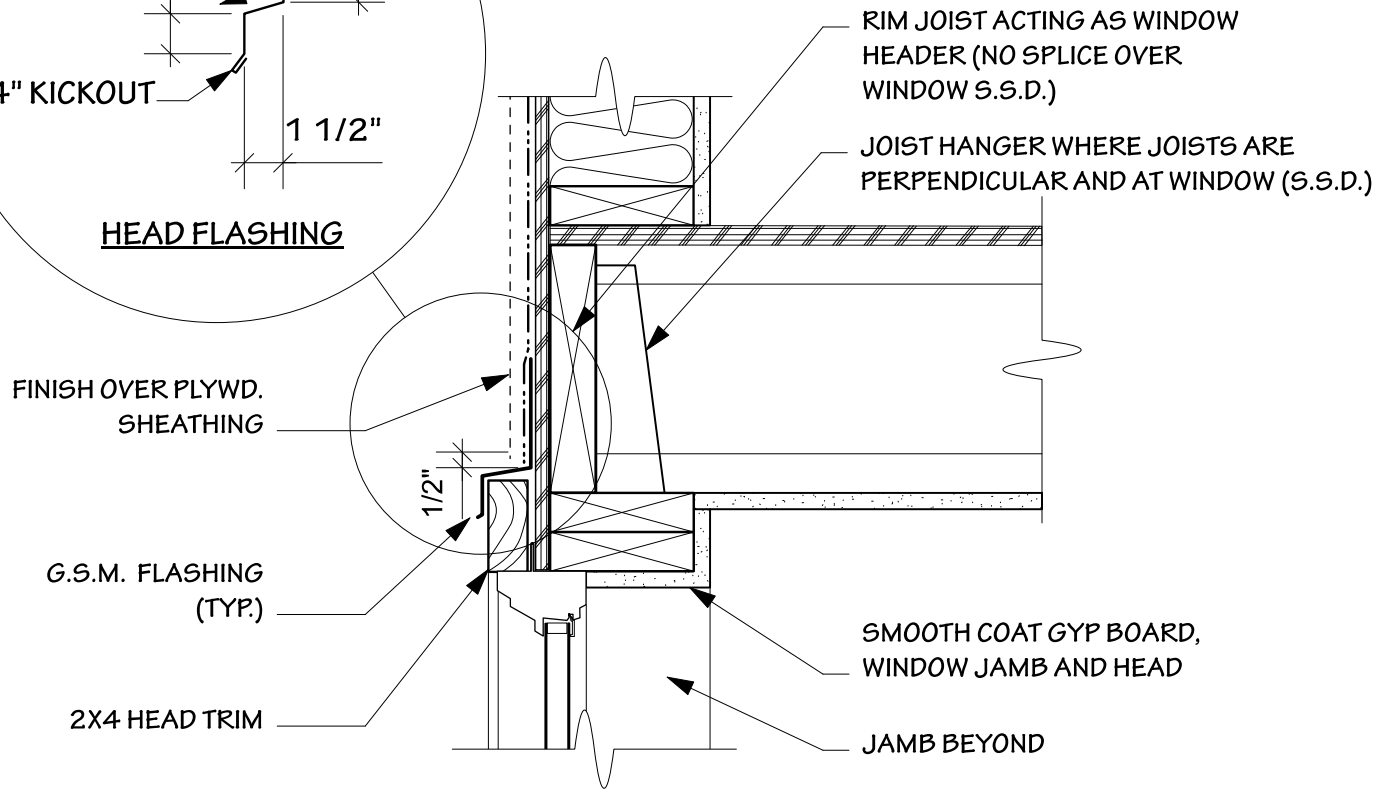
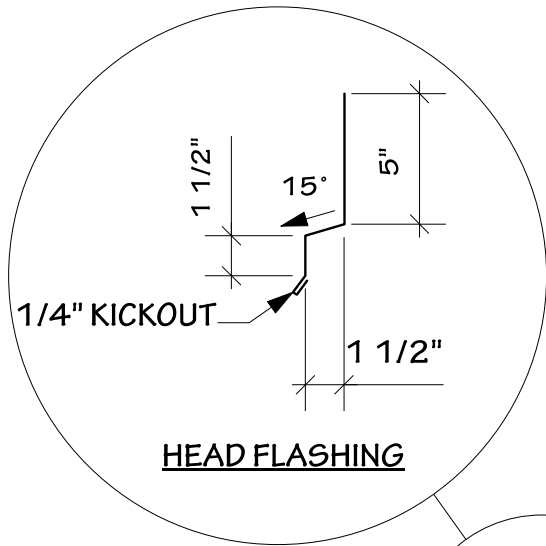
ECO HOUSING - RESIDENTIAL BUILDINGS

Plan and Elevation Quantity		Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	# of Buildings Total SF.: 36,998			
		6 Units 1	6 Units 1	6 Units 1	6 Units 1	3 Units 1	3 Units 1	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	Stodmeister 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				

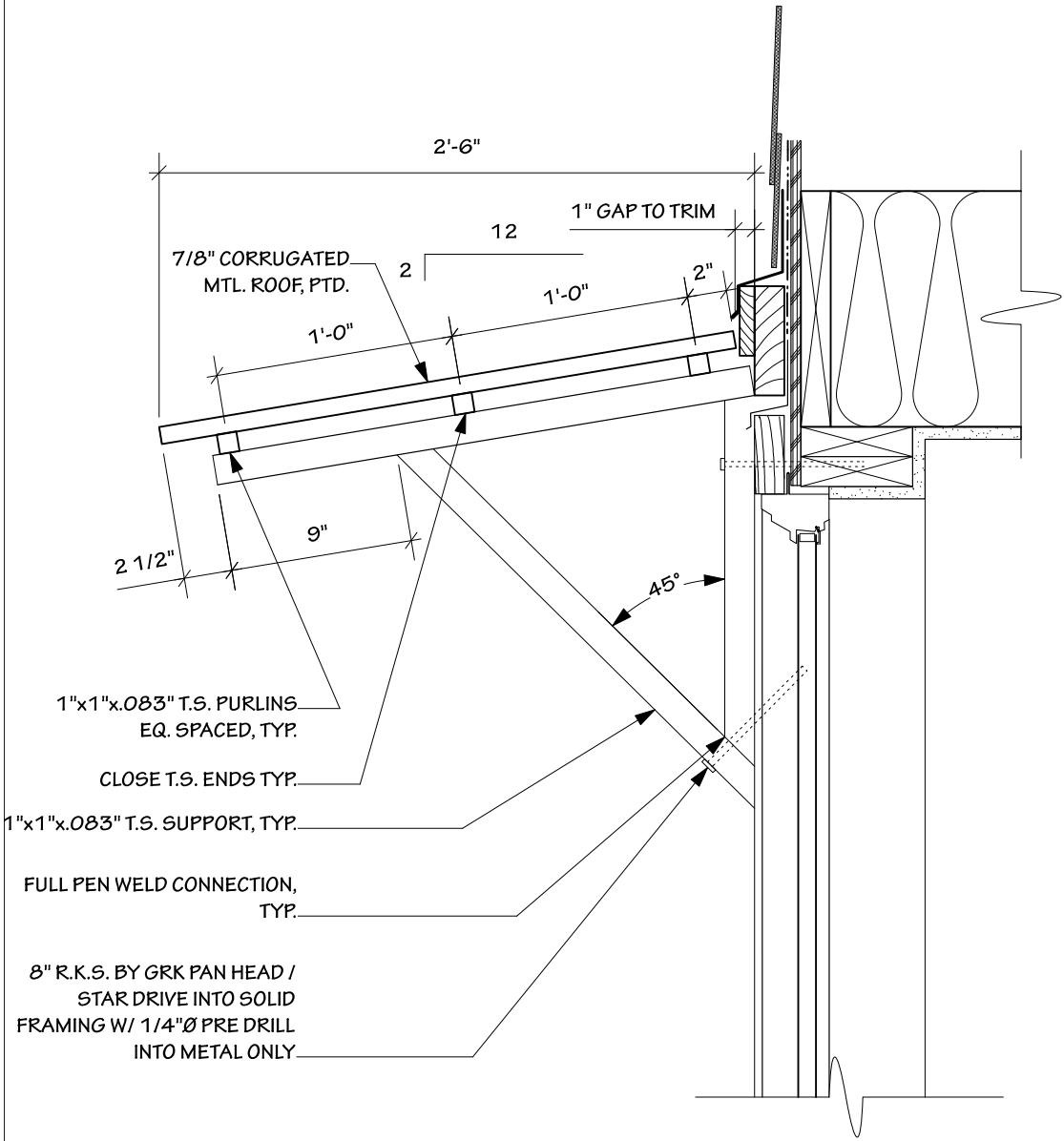
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8. Commodities Prioritization
9. Culture Change
10. Happily Ever Aftering





TOP PLATE DETAIL @ UNITS B, D, & E



Recap/Takeaways from Class

1. Zoning & Site
2. Feasibility
3. Civil
4. Getting Organized
5. Project Management
6. Construction Details
7. Entitlement
8. Commodities Prioritization
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How a Cohousing Community Supports Jefferson County Comprehensive Plan

by Charles Durrett



*Quimper Village Cohousing
Port Townsend, WA*

Cohousing: High-Functioning Neighborhoods by Design

by Charles Durrett

Cohousing provides an unique approach to addressing what traditional housing development often neglects: the essential human needs for connection, support, and dignity—particularly in rural setting. As someone who has lived in cohousing since 1984, I've witnessed firsthand the daily acts of care that a well-designed and high-functioning neighborhood makes possible.

I recall my grandmother aging in the tiny town of Downieville, California. Bedridden for almost a decade, the care she received on a daily basis didn't come from formal institutions but from her neighbors—fifteen people who brought her meals, turned her in bed, read her the newspaper,

and kept her plugged into the social fabric of the community. While some may have remembered her as a champion quilt maker, to her longtime friends and neighbors, she was simply a friend in need—and her dignity was preserved through those caring relationships.

These supportive relationships are exactly what cohousing is designed to foster. Whether someone is recovering from a subdural hematoma, or simply just having a rough day, caring neighbors who live just steps away would be able to step in and help—not out of obligation, but simply because they can and want to. When homes are clustered close to one another, when pathways naturally bring people past one another's front porches, when gardens and common spaces are shared, casual check-ins become part of the everyday rhythm. A neighbor might drop off soup after common dinner in the common house, or help carry groceries from the parking lot. These small little moments build trust, interdependence, and ultimately community.

But cohousing goes beyond meeting emotional and social needs—it addresses structural and economic barriers too. At Quimper Village, a new senior cohousing in Port Townsend, WA, five of the twenty founding households needed homes priced below \$280,000 to make the project

*My Grandmother
Downieville, CA*



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1 (D)

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: <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>Oxide 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	Carpport (10'+x20' w/asphalt floor)			\$ 8,000		8,000
25	Garage (11'+x22' w/concrete floor)			\$12,000		
TOTAL						31,215

4978 Maple Floor







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ND BOX
25 SF
(.61 SM)

6.9

SUITE 2

UNIT G
SHARED
HOUSE
1740 SF
(161.65 SM)

SUITE 3

SUITE 1

SUITE 4

ACCESSIBLE
BATHROOM

ENTRY
CLOSET

PANTRY

LINEN

CLOSET

(5) SHELVES

(5) SHELVES

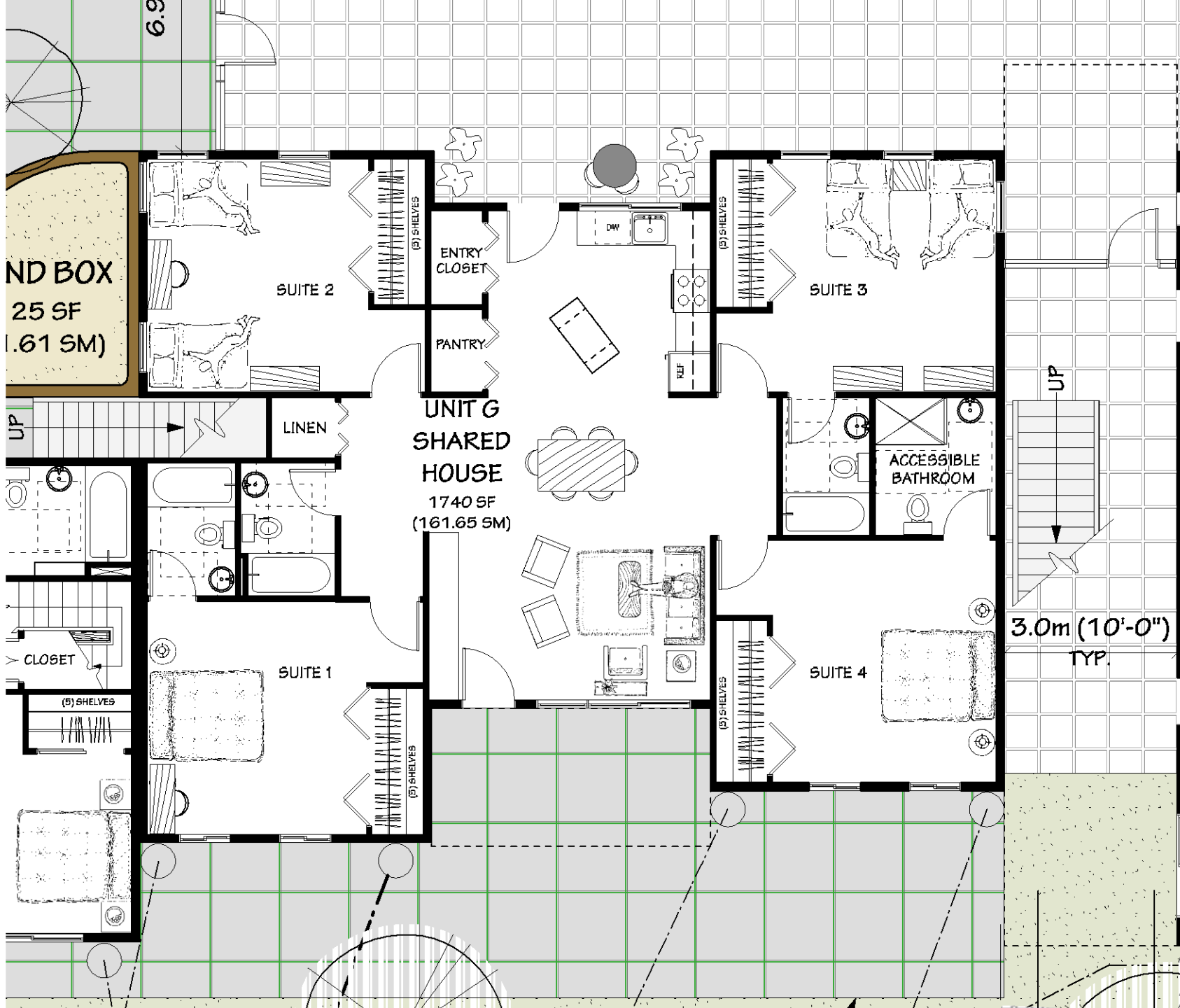
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(5) SHELVES

UP

3.0m (10'-0")
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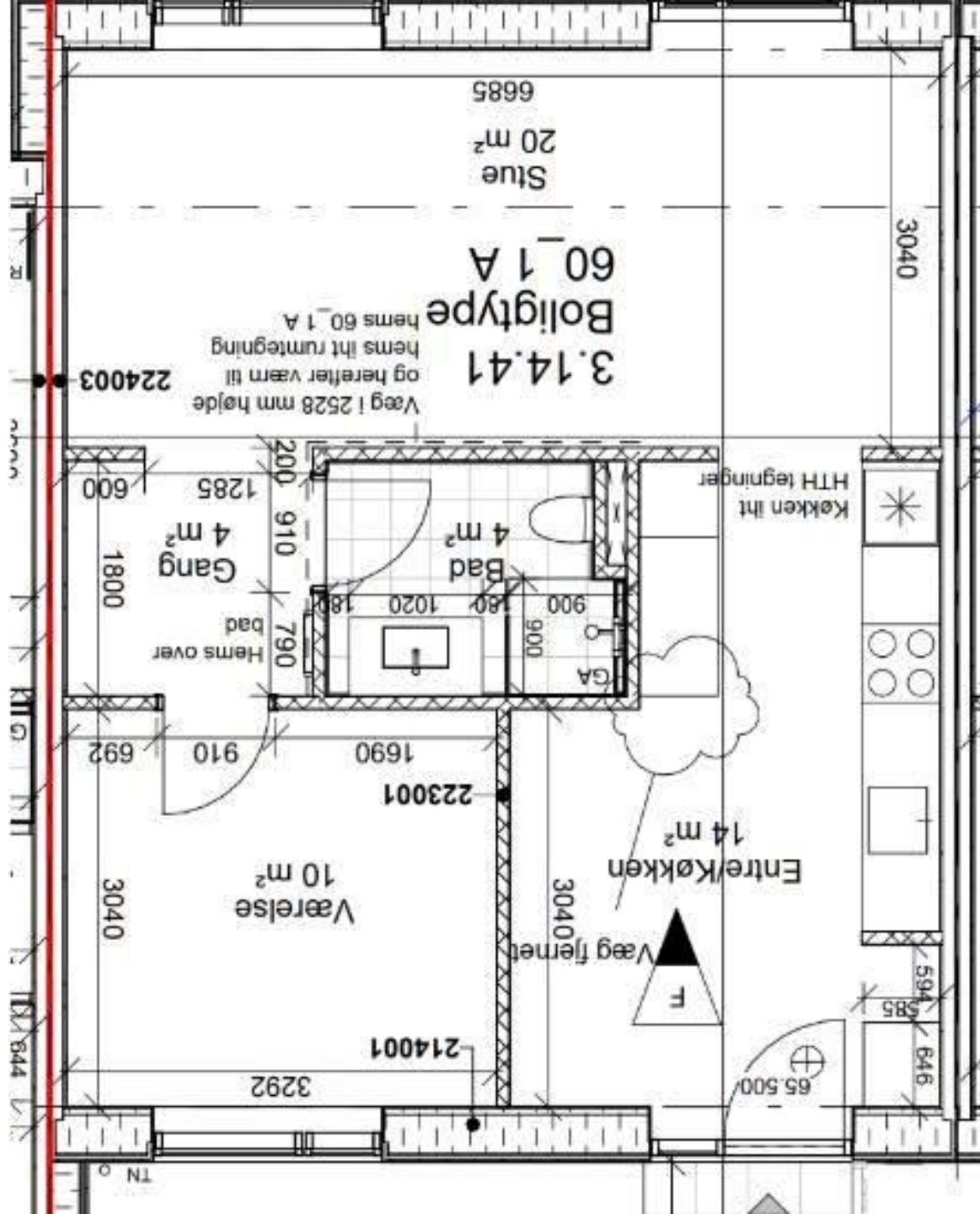










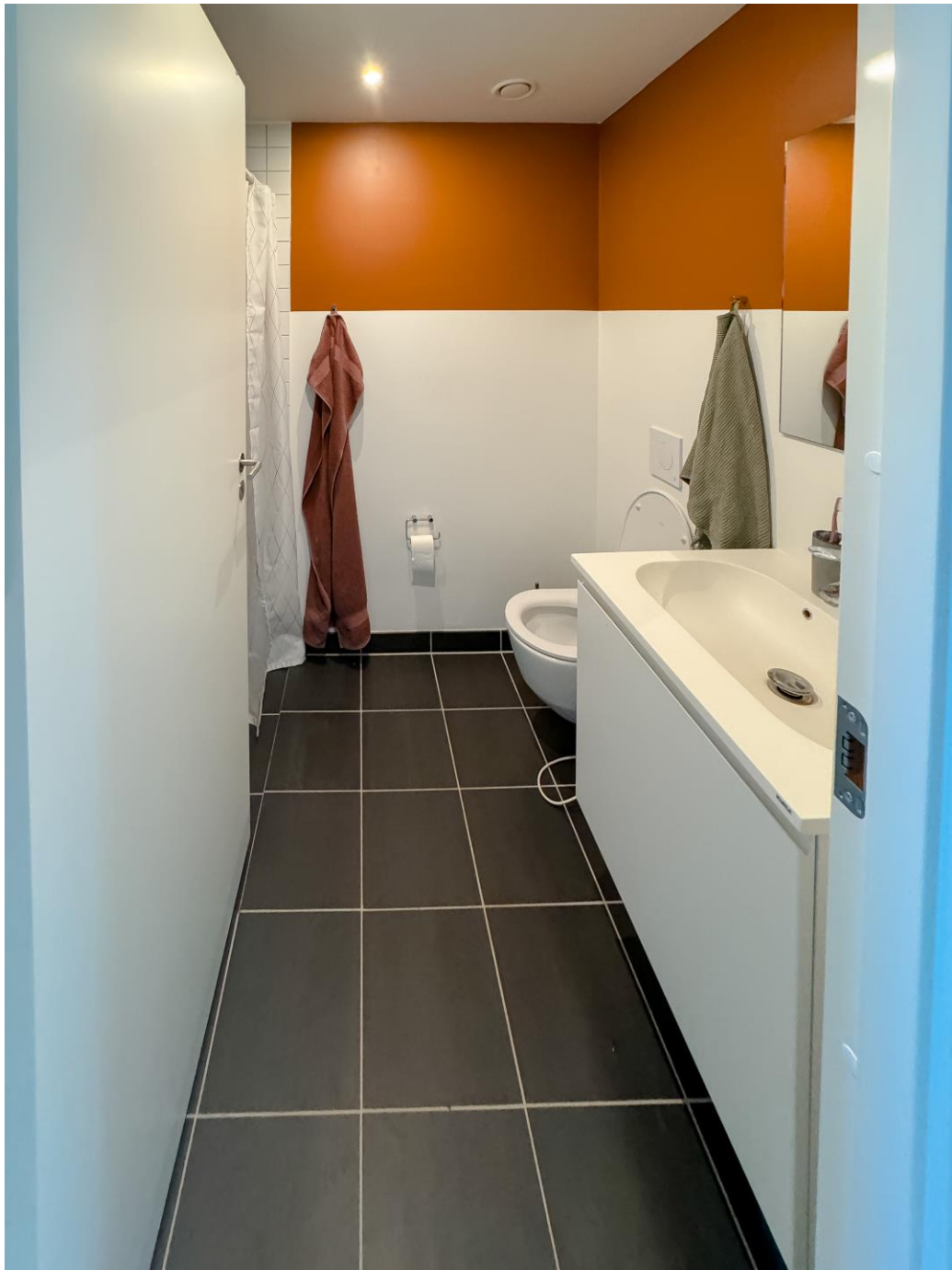














Recap/Takeaways from Class

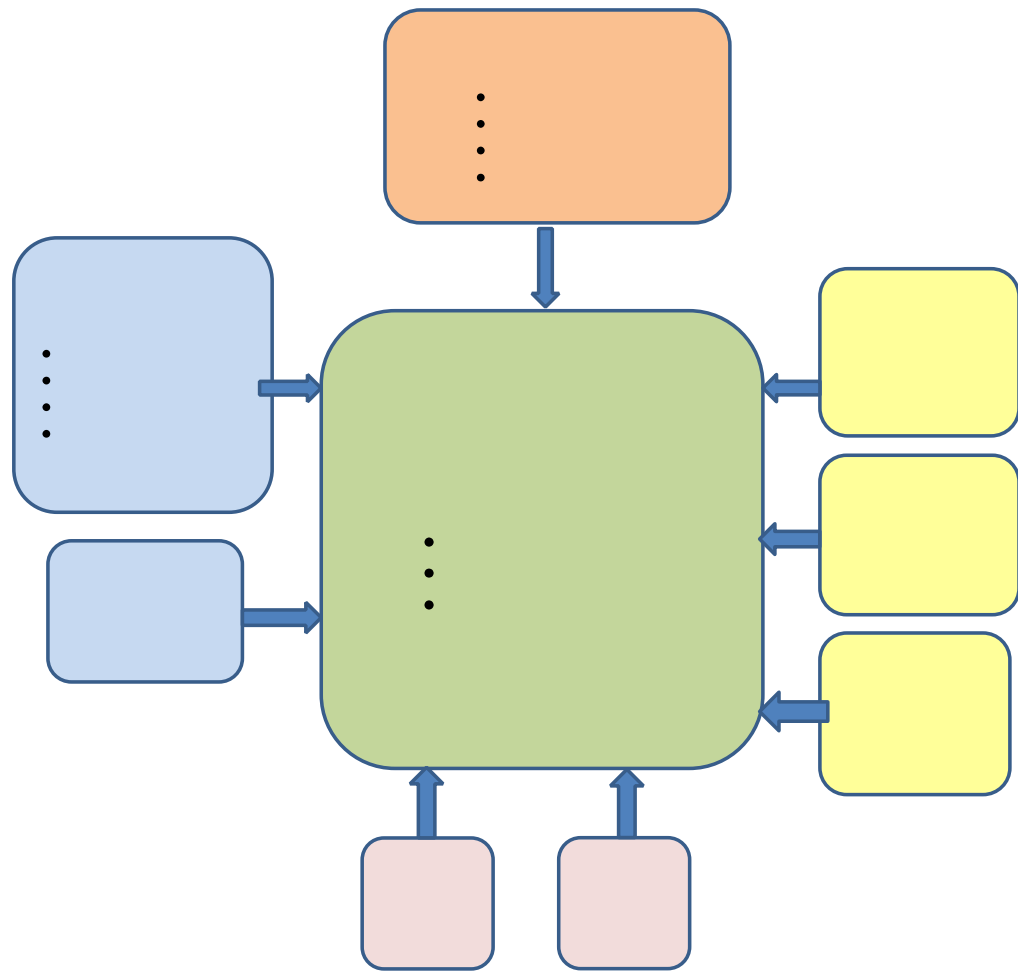
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Group Process









Management

We are a work-in-progress.

****COMMUNITY AGREEMENT: PARTICIPATION GUIDELINES—05/23/04**

Reminder: Requires 30-day notice to be amended or altered.

- Nevada City Cohousing needs the participation of all its residents to accomplish the shared tasks of the community.
- We seek those who are active participants in the work and rewards of community living.
- Active participation is a prerequisite for having a successful cohousing community.
- We want to get all the necessary work done.
- We don't expect everyone to do the same amount of work.
- We recognize that people contribute to the community in many different ways and that people may have time when they are more or less active as our individual lives ebb and flow.
- Every household is expected to be a vital part of our community life.

****COMMUNITY AGREEMENT: NEVADA CITY COHOUSING COMMUNITY PARTICIPATION AGREEMENT—10/24/04**

Reminder: Requires 30-day notice to be amended or altered.

I understand that to achieve its stated aim of cooperative living, the Nevada City Cohousing Community has the following expectations of all adult residents of the Community:

Participation in the Nevada City Cohousing Community Association. I understand that every household is expected to participate in the community decision-making process. I agree that at least one adult from my household will regularly attend community business meetings and read and respond to business related mail.

Participation in meals. I understand and agree that every adult is responsible for his or her share of the preparation and clean-up of common meals on a regular, rotating basis, regardless of how frequently those meals are eaten. I agree to take my turn on the rotation schedule or see that my tasks are done. (See Meals Agreement for details.)

Participation in the maintenance and improvement of the property. I understand that all adults share an equal responsibility for maintaining and improving the property. I agree to help get the work done. (See Workshare Agreement for details.)

Participation on committees. I understand that every adult will serve on at least one committee of his or her choosing. I agree to participate in ongoing committee work.

I fully understand that the success of the Nevada City Cohousing Community rests in the active, continuous involvement of all residents.

I hereby pledge my active, continuous involvement in the Community.

Signed: _____ Date: _____

Signed: _____ Date: _____

a

All

11:20 AM (3 hours ago) ☆ 😊 ↶ ⋮

Hi, All,

Next week, starting Wednesday, August 20th, I will have physical therapy sessions on Mondays and Wednesdays through September - dates below. The P.T. office is nearby on Zion Street. You could drop me off there, do a few local errands and pick me up an hour later. All the appointments are at 1:00 pm.

So, if any of these dates work for you, even one of them, please let me know. I won't be able to drive for another 4 - 6 weeks, until my hip heals completely.

Wednesdays (1 p.m.)

- August 20
- August 27
- September 3
- September 10
- September 17
- September 24

Mondays: (1 p.m.)

- August 25
- September 1
- September 8
- September 15
- September 22
- September 29

a

All

12:40 PM (2 hours ago) ☆ 😊 ↶ ⋮

Wow, y'all! I'm impressed! Thank you!!!

Only 5 dates remain (9/8, 17, 22, 24, 29). Grab 'em before they're gone! 😊 My schedule is unknown at this point, though the spreadsheet, I can do! 😊

Hey Everyone,

I created a [spreadsheet](#) for easy tracking of who's giving Nancy rides on which days. Please go ahead and add your name on dates that work for you!





Sample HOA Committees

Other committees are formed according to interests or necessities of the community.

1. Architecture review

2. Common kitchen re-supply committee

- a. Appliance repair

3. Coordinating committee

- a. The health of the community
- b. Work parties
- c. Annual survey, payment request

4. Building care/maintenance

5. Facilitation

- a. Meeting agendas
- b. Meeting minutes
- c. Publicizing
- d. Archiving

6. Legal

- a. Help out, don't have to have every one hip

7. Finance

- a. Budget
- b. Provide information requested to lenders
- c. Correspond with members (delinquent assessments or other receivables)

8. Insurance

- a. Documenting insurance for hired help
- b. Owner, resident coverage
- c. Insurance information, consents
- d. Review policies and endorsements for special events or commercial activities

9. Hospitality/members

- a. Orientation for potential buyers & new members (social, business, and building)

- b. Member manual update, posting, distributing
- c. Tours
- d. Maintain current owners list (contact info)
- e. New members e-mail lists, guests rooms keys, meals system, work share, website password
- f. Contact info for absent owners
- g. File documentation ownership

10. Move-in/orientation

- a. 2 dinners, 2 workdays, 2 meetings
- b. Orientation manual
- c. Buddies
- d. The people that are here

11. Landscaping/irrigation

12. Lawn-mowing team

13. Common house cleaning

14. Common house furnishings

15. Social events

16. Technology

- a. Member's web site
- b. Public web site
- c. Meals system platform

17. Emergency preparedness

18. Pets

19. Public relations/inquiries

20. Kids/teens





Common Meals



MEALS PROCEDURE—2/5/23

Prior versions consensed 02/27/05; 12/09/06; 08/30/09; 04/27/14; 05/24/14; 08/10/17; 11/15/22; 3/9/23

From our Participation Agreement: *Participation in meals.* I understand and agree that every adult is responsible for his or her share of the preparation and clean-up of common meals on a regular, rotating basis, regardless of how frequently those meals are eaten. I agree to take my turn on the rotation schedule or see that my tasks are done. (See Meals Agreement for details.)

This Meals Procedure gives the details:

SCHEDULING:

- We have a goal of 5 meals/week
- Diners may sign up to eat as many or as few meals as they want.
- Weekday dinner times will be:
 - M-W-F 6 pm, and
 - Tu-Th 7 pm.
- Late plates available - see "Diner Signups".
- Weekend meals will be cook's choice. (Saturday BBQ, Sunday Brunch, hoity-toity evening meal, etc.)

COOK SIGNUPS:

- The common meal cooking commitment is once a month with a once per year free pass.
- Each adult resident, including house-sitters staying more than 3 weeks, will be responsible to sign up on MealTrak to create one meal each month.
- Cooks will post at least a meal type on MealTrak at the time you pick a date so diners can sign up even if you haven't yet posted your menu.
- Cooks may choose their team according to number of diners and/or abilities of cooks/helpers
- Cooks who, for any reason, have difficulty covering their shift will arrange coverage for it.











A photograph of three people in a field of tall grass. On the left, a man in a pink shirt and hat stands with his arms outstretched. In the center, a woman in a blue dress is crouching and cooking with a pot on a small stove. On the right, a woman in a blue patterned top stands holding a large, round, woven basket. A white bucket is on the ground near the man. The word "Maintenance" is overlaid in white text in the center of the image.

Maintenance

















Thank You Painters





Thank you

