

# CHISPA East Garrison Affordable Apartments

Monterey County, CALIFORNIA

Project / Owner:

## CHISPA EAST GARRISON AFFORDABLE APARTMENTS

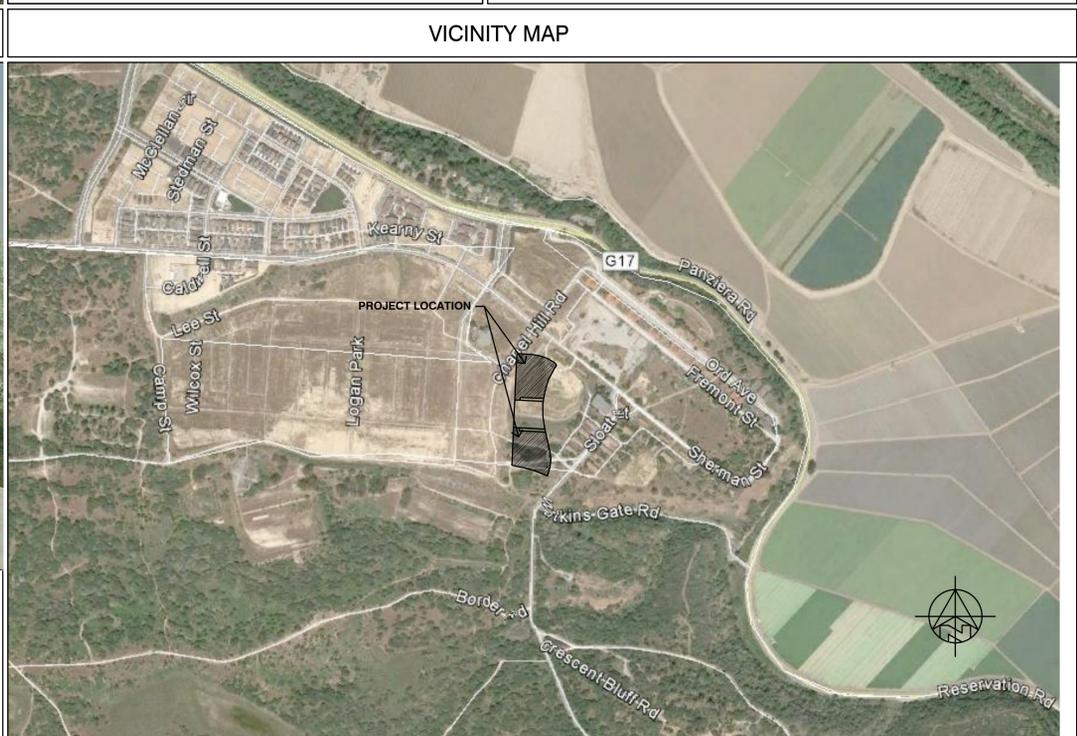
ORD AVENUE @ WATKINS GATE & CHAPEL HILL ROAD  
MONTEREY COUNTY, CALIFORNIA

APN: 031-169-057 & 031-169-058

OWNER:  
CHISPA, INC.  
295 MAIN STREET  
SALINAS, CA 93901  
(831) 757-6251

### THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP  
286 Eldorado Street  
Monterey, CA 93940  
(831) 373-2784 FAX (831) 373-7459  
EMAIL: info@pauldavispartnership.com

PROJECT DIRECTORY	STREET VIEW	SHEET INDEX	PROJECT INFORMATION																																														
<p><b>PROJECT OWNER</b> CHISPA, INC. 295 MAIN STREET, SUITE 100 SALINAS, CALIFORNIA 93901 (831) 757-6251 PHONE (831) 757-6268 FAX</p> <p><b>PROJECT ARCHITECT</b> THE PAUL DAVIS PARTNERSHIP, LLP 286 ELDOURADO STREET MONTEREY, CA 93940 (831) 373-2784 PHONE (831) 373-7459 FAX paul@pauldavispartnership.com CONTACT: PAUL E. DAVIS, A.I.A.</p> <p><b>CONTRACTOR</b> CENTRAL COAST RESIDENTIAL BUILDERS 295 MAIN STREET, SUITE 100 SALINAS, CALIFORNIA 93901 (831) 757-6251 PHONE (831) 757-6268 FAX</p> <p><b>CIVIL ENGINEER</b> WHITSON ENGINEERS 9699 BLUE LARKSPUR LANE, SUITE 105 MONTEREY, CA 93940 (831) 649-5225 PHONE (831) 373-5065 FAX ahunter@whitsonengineers.com CONTACT: ANDREW HUNTER</p> <p><b>LANDSCAPE ARCHITECT</b> ENVIRONMENTAL PLANNING &amp; DESIGN INC. 455 CANYON DEL REY BLVD. #312 MONTEREY, CA 93940 (831) 484-1426 PHONE (831) 484-1426 FAX marion@epdla.com CONTACT: MARION WEAVER</p>	 <p data-bbox="1007 752 1303 780" style="text-align: center;"><b>TYPICAL COURTYARD VIEW</b></p>	<p><b>ARCHITECTURAL</b></p> <table border="0"> <tr><td>A0.1</td><td>COVER SHEET</td></tr> <tr><td>A1.1</td><td>OVERALL SITE PLAN</td></tr> <tr><td>A1.2</td><td>SITE A - ENLARGED SITE PLAN</td></tr> <tr><td>A1.2</td><td>SITE B - ENLARGED SITE PLAN</td></tr> <tr><td>A2.1</td><td>BLDG. A1 &amp; A2 - FIRST &amp; SECOND FLOOR PLANS</td></tr> <tr><td>A2.2</td><td>BLDG. A3 &amp; A4 - FIRST &amp; SECOND FLOOR PLANS</td></tr> <tr><td>A2.3</td><td>BLDG. A5 - FIRST &amp; SECOND FLOOR PLANS</td></tr> <tr><td>A2.4</td><td>BLDG. B1 - FIRST &amp; SECOND FLOOR PLANS</td></tr> <tr><td>A2.5</td><td>BLDG. B2 - FIRST &amp; SECOND FLOOR PLANS</td></tr> <tr><td>A2.6</td><td>BLDG. B3 - FIRST &amp; SECOND FLOOR PLANS</td></tr> <tr><td>A2.7</td><td>BLDG. B3 - THIRD FLOOR PLAN &amp; BLDG. B4 FLOOR PLANS</td></tr> <tr><td>A2.8</td><td>TYPICAL UNIT FLOOR PLANS</td></tr> <tr><td>A2.9</td><td>TYPICAL UNIT FLOOR PLANS</td></tr> <tr><td>A2.10</td><td>BLDG. A1-A4 - ROOF PLANS</td></tr> <tr><td>A2.11</td><td>BLDG. A5 &amp; B1 - ROOF PLANS</td></tr> <tr><td>A2.12</td><td>BLDG. B2-B4 - ROOF PLANS</td></tr> <tr><td>A3.1</td><td>EXTERIOR ELEVATIONS - BLDG. A1 &amp; A2</td></tr> <tr><td>A3.2</td><td>EXTERIOR ELEVATIONS - BLDG. A3 &amp; A4</td></tr> <tr><td>A3.3</td><td>EXTERIOR ELEVATIONS - BLDG. A5 &amp; B1</td></tr> <tr><td>A3.4</td><td>EXTERIOR ELEVATIONS - BLDG. B2</td></tr> <tr><td>A3.5</td><td>EXTERIOR ELEVATIONS - BLDG. B3</td></tr> <tr><td>A3.6</td><td>EXTERIOR ELEVATIONS - BLDG. B4, TRASH ENCLOSURE PLAN AND ELEVATIONS</td></tr> <tr><td>A4.1</td><td>BUILDING SECTIONS</td></tr> </table>	A0.1	COVER SHEET	A1.1	OVERALL SITE PLAN	A1.2	SITE A - ENLARGED SITE PLAN	A1.2	SITE B - ENLARGED SITE PLAN	A2.1	BLDG. A1 & A2 - FIRST & SECOND FLOOR PLANS	A2.2	BLDG. A3 & A4 - FIRST & SECOND FLOOR PLANS	A2.3	BLDG. A5 - FIRST & SECOND FLOOR PLANS	A2.4	BLDG. B1 - FIRST & SECOND FLOOR PLANS	A2.5	BLDG. B2 - FIRST & SECOND FLOOR PLANS	A2.6	BLDG. B3 - FIRST & SECOND FLOOR PLANS	A2.7	BLDG. B3 - THIRD FLOOR PLAN & BLDG. B4 FLOOR PLANS	A2.8	TYPICAL UNIT FLOOR PLANS	A2.9	TYPICAL UNIT FLOOR PLANS	A2.10	BLDG. A1-A4 - ROOF PLANS	A2.11	BLDG. A5 & B1 - ROOF PLANS	A2.12	BLDG. B2-B4 - ROOF PLANS	A3.1	EXTERIOR ELEVATIONS - BLDG. A1 & A2	A3.2	EXTERIOR ELEVATIONS - BLDG. A3 & A4	A3.3	EXTERIOR ELEVATIONS - BLDG. A5 & B1	A3.4	EXTERIOR ELEVATIONS - BLDG. B2	A3.5	EXTERIOR ELEVATIONS - BLDG. B3	A3.6	EXTERIOR ELEVATIONS - BLDG. B4, TRASH ENCLOSURE PLAN AND ELEVATIONS	A4.1	BUILDING SECTIONS	<p><b>PROJECT DESCRIPTION</b></p> <p><b>SITE 'A' COURTYARD APARTMENTS</b> APN: 031-169-058 NET SITE AREA: 1.17 ACRES 32 UNITS 8 ONE-BEDROOM UNITS 639-722 SF 16 TWO-BEDROOM UNITS 953-995 SF 8 THREE-BEDROOM UNITS 1169-1184 SF 32 TOTAL</p> <p>LAUNDRY: 190 SF BICYCLE STORAGE: 304 SF</p> <p>PARKING REQUIRED: 64 PARKING PROVIDED: 21 CARPORTS, 3 ADA, 43 OPEN PARKING BICYCLE STORAGE REQUIRED: 16 BICYCLE STORAGE PROVIDED: 18</p> <p><b>SITE 'B' COURTYARD APARTMENTS</b> APN: 031-169-057 NET SITE AREA: 1.26 ACRES 33 UNITS + MANAGER'S UNIT 7 ONE-BEDROOM UNITS 664-793 SF 14 TWO-BEDROOM UNITS 960-1096 SF 12 THREE-BEDROOM UNITS 1169-1230 SF 1 MANAGER'S UNIT 1208 SF 34 TOTAL</p> <p>LAUNDRY: 264 SF MAINTENANCE: 450 SF BICYCLE STORAGE: 380 SF RESIDENTS/MULTI-PURPOSE 1675 SF PARKING REQUIRED: 68 PARKING PROVIDED: 21 CARPORTS, 5 ADA, 49 OPEN PARKING BICYCLE STORAGE REQUIRED: 17 BICYCLE STORAGE PROVIDED: 18</p>
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<p><b>STRUCTURAL ENGINEER</b> HOWARD CARTER ASSOCIATES 9600 BLUE LARKSPUR LANE, SUITE 200 MONTEREY, CA 93940 P: 831-373-3119 F: 831-373-5872 cfoos@redshift.com CONTACT: CSILLA FOSS</p> <p><b>MECHANICAL ENGINEER</b> TOM KNOTT &amp; ASSOCIATES 1835 MOUNT VISTA COURT SANTA CRUZ, CA 95065 (831) 600-6696 PHONE (831) 464-7101 FAX tom@kwa1.com CONTACT: TOM KNOTT</p> <p><b>ELECTRICAL ENGINEER</b> MIRACLES UNLIMITED 721 VIA PALO ALTO APTOS, CA 95003 (831) 688-8013 PHONE (831) 688-0201 FAX mills@miraclesunlimited.com CONTACT: MILLS MIRACLE</p>	 <p data-bbox="976 1291 1324 1320" style="text-align: center;"><b>TYPICAL REAR / CARPORT VIEW</b></p>	<p><b>APPLICABLE CODES:</b></p> <p>2013 California Building Code (CBC), TITLE 24, Part 2, Volumes one &amp; two 2013 California Accessibility Requirements, Title 24, Part 2, Volume One 2013 California Electrical Code (CEC), Title 24 Part 3, 2013 California Mechanical Code (CMC) Part 4, 2013 California Plumbing Code (CPC), Part 5 2013 California Energy Code, Title 24, Part 6 2013 California Fire Code, Title 24, Part 9 2013 California Green Building Standards Code, Title 24, Part 11 Title 19 C.C.R., Public Safety, SFM Regulations NFPA 13, Automatic Sprinkler System, NFPA 72, Nat'l Fire Alarm Code, (Ca Amended) County of Monterey Municipal Code (Current Edition)</p> <p><b>Required findings:</b></p> <ol style="list-style-type: none"> <li>1. Intent with this project is to conform to EGSP with only minor, if any, variations.</li> <li>2. The affordable apartments designated for this project are consistent and substantially conform to Court Apartments "B" with Mediterranean Revival design as described in EGSP.</li> <li>3. The project will not adversely affect public health, safety or welfare.</li> <li>4. The project will not adversely affect adjacent property.</li> <li>5. The project will not have environmental effects that have not been previously analyzed.</li> </ol>	<p style="text-align: center;"><b>CODE ANALYSIS</b></p>																																														
	<p data-bbox="2060 1291 2227 1320" style="text-align: center;"><b>VICINITY MAP</b></p> 	<p>The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.</p> <p style="text-align: right;">Sheet Title: <b>COVER SHEET</b></p> <p style="text-align: right;">Sheet Number: <b>A0.1</b></p>																																															

Drawn By: ML/JAC

Drawing Date: 12/31/15

Project Number: 1551

Revisions:

Sheet Title:  
**COVER SHEET**

Sheet Number:

**A0.1**

# CHISPA EAST GARRISON AFFORDABLE APARTMENTS

ORD AVENUE @ WATKINS GATE &  
CHAPEL HILL ROAD  
MONTEREY COUNTY, CALIFORNIA

APN.: 031-169-057 & 031-169-058

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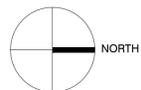
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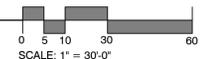
Sheet Title:  
**OVERALL  
SITE PLAN**

Sheet Number:



### OVERALL SITE PLAN

SCALE: 30' = 1'-0"



A1.1

# CHISPA EAST GARRISON AFFORDABLE APARTMENTS

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**SITE A**  
32 UNITS  
8 - 1 BR.  
16 - 2 BR.  
8 - 3 BR.  
OPEN SPACE AREA  
15% REQ'D - 7,900 SF/10,640 SF PROVIDED

A.P.N. 031-169-058  
ZONING: XXXXXXX  
LOT SIZE: 1.17 ACRES or 50,965 SF

NEW BUILDING AREAS:	1ST FLR S.F.	2ND FLR S.F.	TOTAL S.F.
BUILDING A1	1,790	2,191	3,981
BUILDING A2	1,790	2,191	3,981
BUILDING A3	2,044	2,192	4,236
BUILDING A4	3,632	4,225	7,857
BUILDING A5	6,712	6,074	12,786
<b>TOTAL</b>	<b>15,968</b>	<b>16,873</b>	<b>32,841</b>

PARKING/DRIVEWAY	18,160 SF (36%)
WALKS / PATIOS	5,608 SF (11%)
LANDSCAPE / OPEN SPACES	11,229 SF (22%)

	TOTAL S.F.
FLOOR AREA RATIO	
NEW BUILDING AREA	32,841 (64% OF PARCEL)

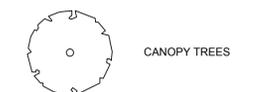
	TOTAL S.F.
LOT COVERAGE	
NEW BUILDING FOOTPRINT	15,968 (31% OF PARCEL)

PARKING:  
66 TOTAL PARKING PROVIDED (INCLUDING 3 ACCESSIBLE PARKING SPACES)

### EXTERIOR PATH OF TRAVEL

WALKING SURFACES WITH A SLOPE LESS THAN 5% AND A MAXIMUM CROSS SLOPE OF 2%. THE SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CHANGES IN LEVEL SHALL BE MAXIMUM 1/4" WITHOUT EDGE TREATMENT AND 1/2" MAXIMUM IF TOP 1/4" IS BEVELED MAX. 2:1. WALKWAYS SHALL BE A MINIMUM 4'-0" CLEAR WIDTH. ABRUPT CHANGES IN LEVEL OF ADJACENT GRADE TO THE SIDEWALK EXCEEDING 4" SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" IN HEIGHT ABOVE SIDEWALK SURFACE.

THE ENTIRE SITE & ALL WALKS COMPLY.



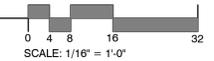
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Project Number: 1551

Revisions:

Sheet Title:  
**SITE A -  
ENLARGED SITE  
PLAN**

Sheet Number:

**SITE A - ENLARGED SITE PLAN**  
SCALE: 1/16" = 1'-0"



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A.P.N. 031-169-057  
ZONING: XXXXXXX  
LOT SIZE: 1.26 ACRES or 54,886 SF

NEW BUILDING AREAS:	1ST FLR S.F.	2ND FLR S.F.	3RD FLR S.F.	TOTAL S.F.
BUILDING B1	4,832	4,385		9,217
BUILDING B2	3,575	4,487		8,062
BUILDING B3	5,360	6,881	6,843	19,084
BUILDING B4	1,741	1,141		2,882
<b>TOTAL</b>	<b>15,508</b>	<b>16,894</b>	<b>6,843</b>	<b>39,245</b>

PARKING/DRIVEWAY	20,702 SF (38%)
WALKS / PATIOS	5,800 SF (11%)
LANDSCAPE / OPEN SPACES	12,876 SF (23%)

FLOOR AREA RATIO	TOTAL S.F.
NEW BUILDING AREA	39,245 (72% OF PARCEL)

LOT COVERAGE	TOTAL S.F.
NEW BUILDING FOOTPRINT	15,508 (28% OF PARCEL)

PARKING:  
73 TOTAL PARKING PROVIDED (INCLUDING 5 ACCESSIBLE PARKING SPACES)

### EXTERIOR PATH OF TRAVEL

WALKING SURFACES WITH A SLOPE LESS THAN 5% AND A MAXIMUM CROSS SLOPE OF 2%. THE SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT. CHANGES IN LEVEL SHALL BE MAXIMUM 1/4" WITHOUT EDGE TREATMENT AND 1/2" MAXIMUM IF TOP 1/4" IS BEVELED MAX. 2:1. WALKWAYS SHALL BE A MINIMUM 4'-0" CLEAR WIDTH. ABRUPT CHANGES IN LEVEL OF ADJACENT GRADE TO THE SIDEWALK EXCEEDING 4" SHALL BE IDENTIFIED BY WARNING CURBS AT LEAST 6" IN HEIGHT ABOVE SIDEWALK SURFACE.

THE ENTIRE SITE & ALL WALKS COMPLY.



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Sheet Title:  
**SITE B -  
ENLARGED  
SITE PLAN**

Sheet Number:



## SITE B - ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0"

# CHISPA EAST GARRISON AFFORDABLE APARTMENTS

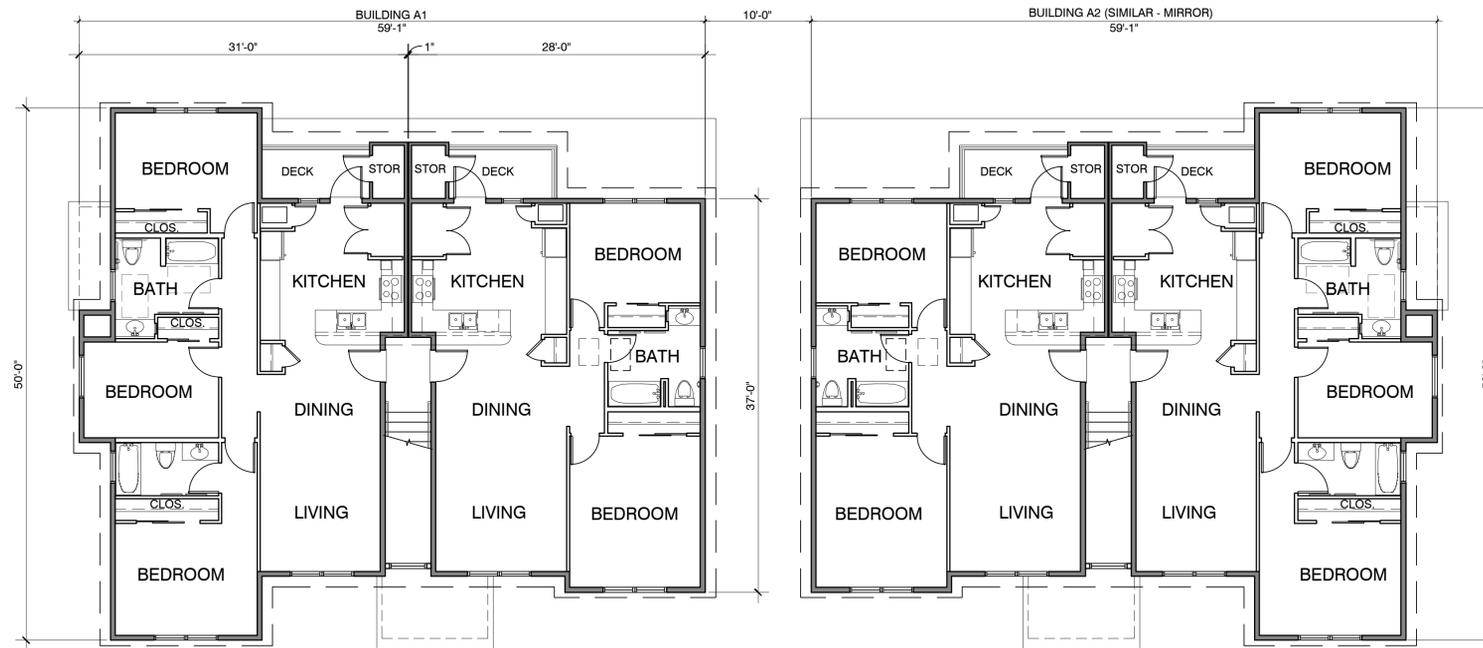
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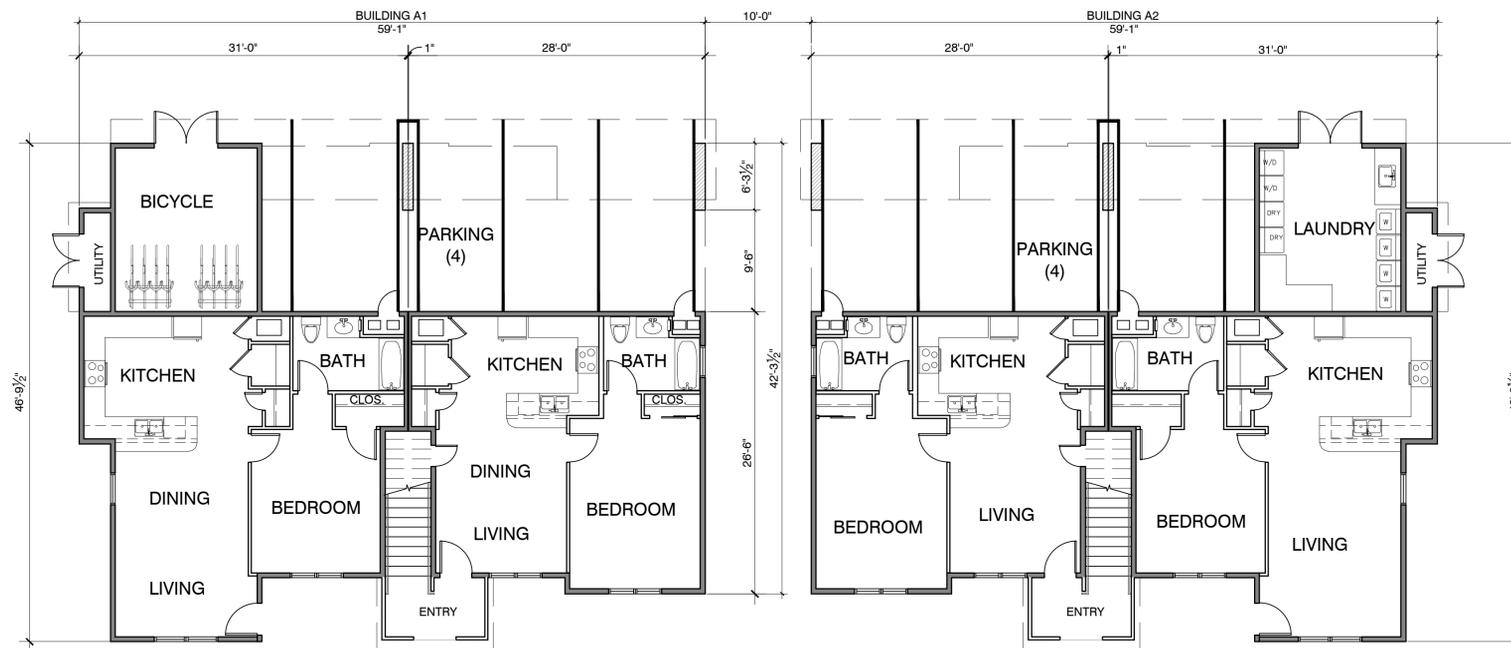
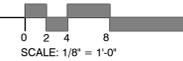
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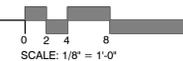
### BUILDING A1 & A2 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



### BUILDING A1 & A2 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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Sheet Title:  
BLDG A1 & A2  
FIRST & SECOND  
FLOOR PLANS

Sheet Number:

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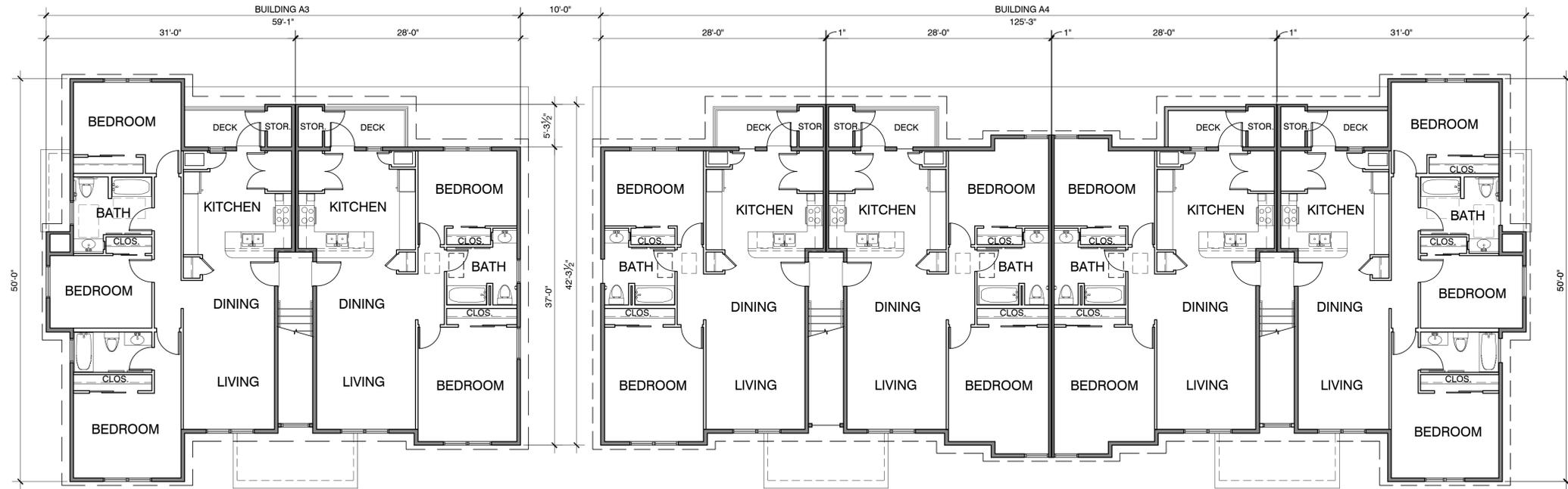
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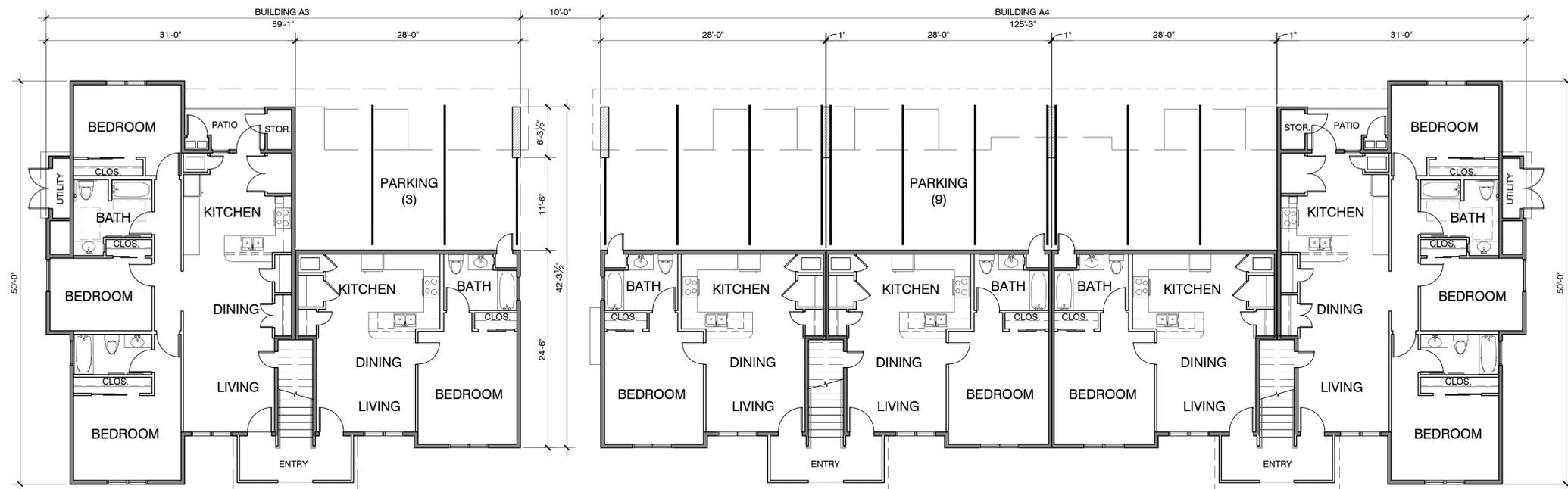
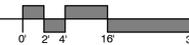
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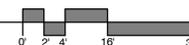
### BUILDING A3 & A4 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



### BUILDING A3 & A4 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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BLDG A3 & A4 -  
FIRST & SECOND  
FLOOR PLANS

Sheet Number:

# CHISPA EAST GARRISON AFFORDABLE APARTMENTS

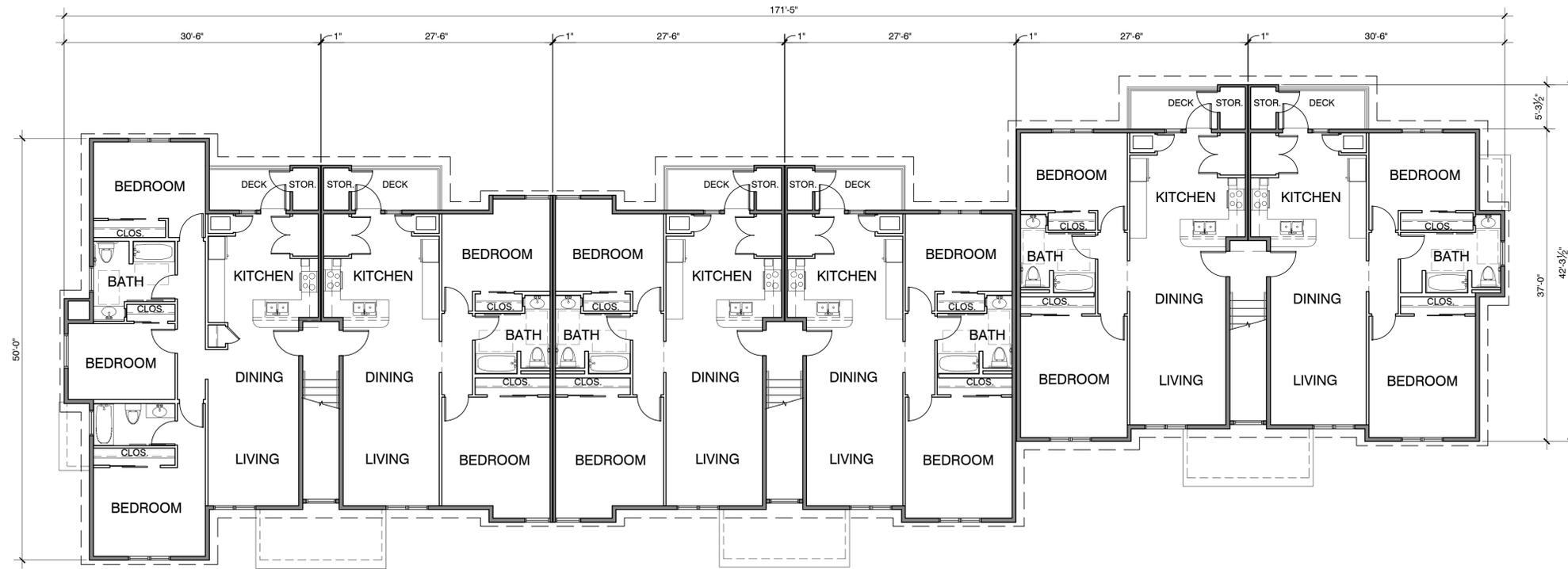
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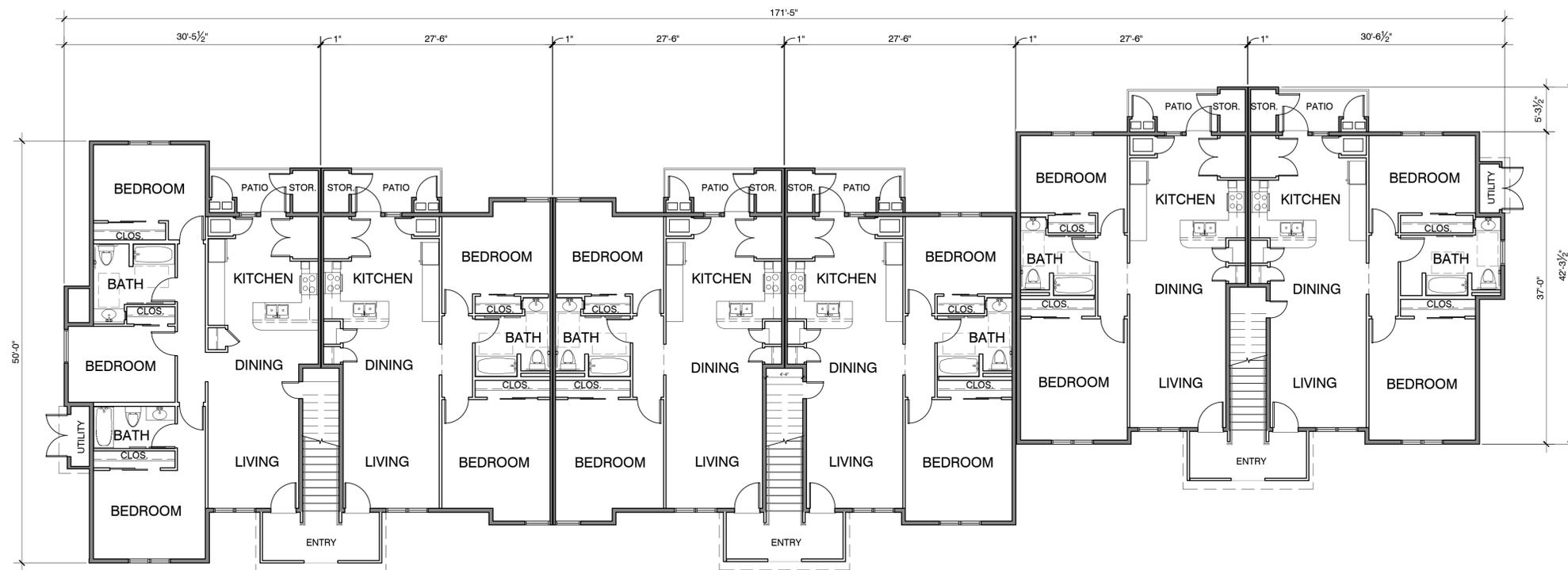
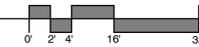
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Monterey, CA 93940  
(831) 373-2784 FAX (831) 373-7459  
EMAIL: info@pauldavispartnership.com



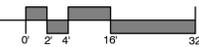
### BUILDING A5 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



### BUILDING A5 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



Drawn By: MLJ/AC  
Drawing Date: 12/31/15  
Project Number: 1551

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Sheet Title:  
**BUILDING A5  
FIRST & SECOND  
FLOOR PLANS**

Sheet Number:

# CHISPA EAST GARRISON AFFORDABLE APARTMENTS

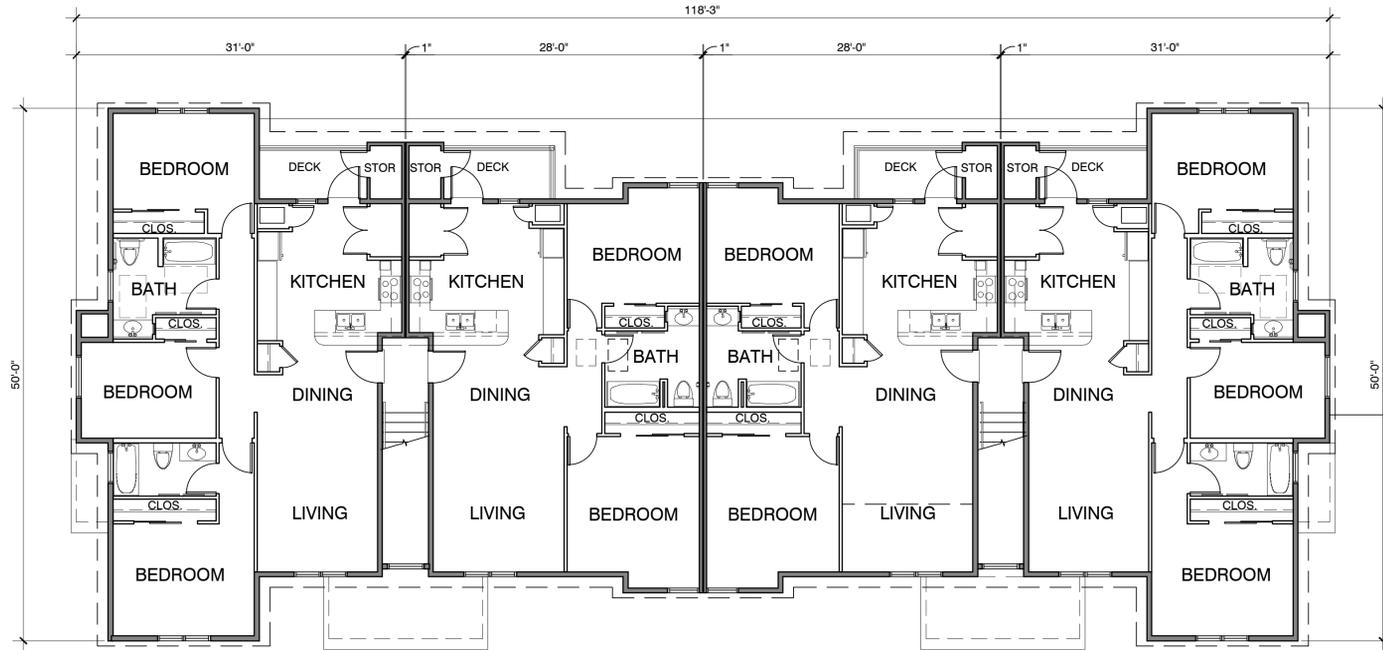
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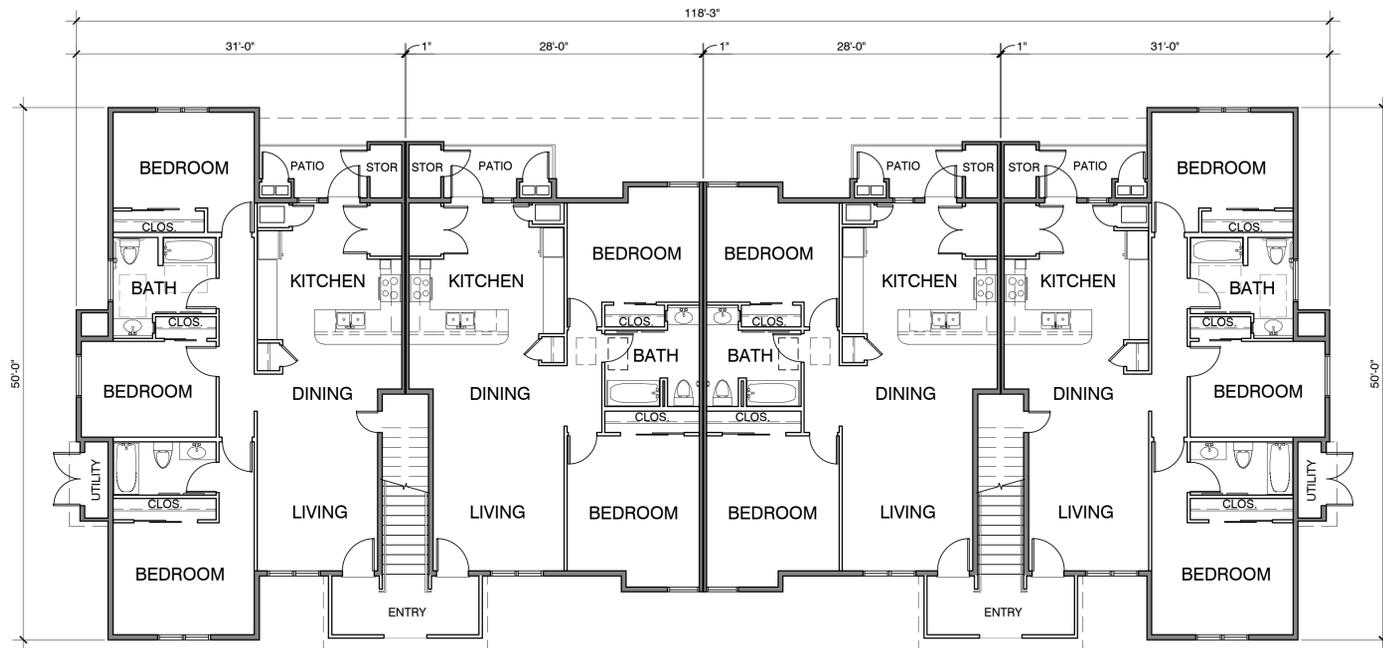
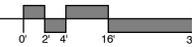
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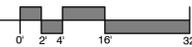
### BUILDING B1 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



### BUILDING B1 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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Sheet Title:  
**BUILDING B1  
FIRST & SECOND  
FLOOR PLANS**

Sheet Number:

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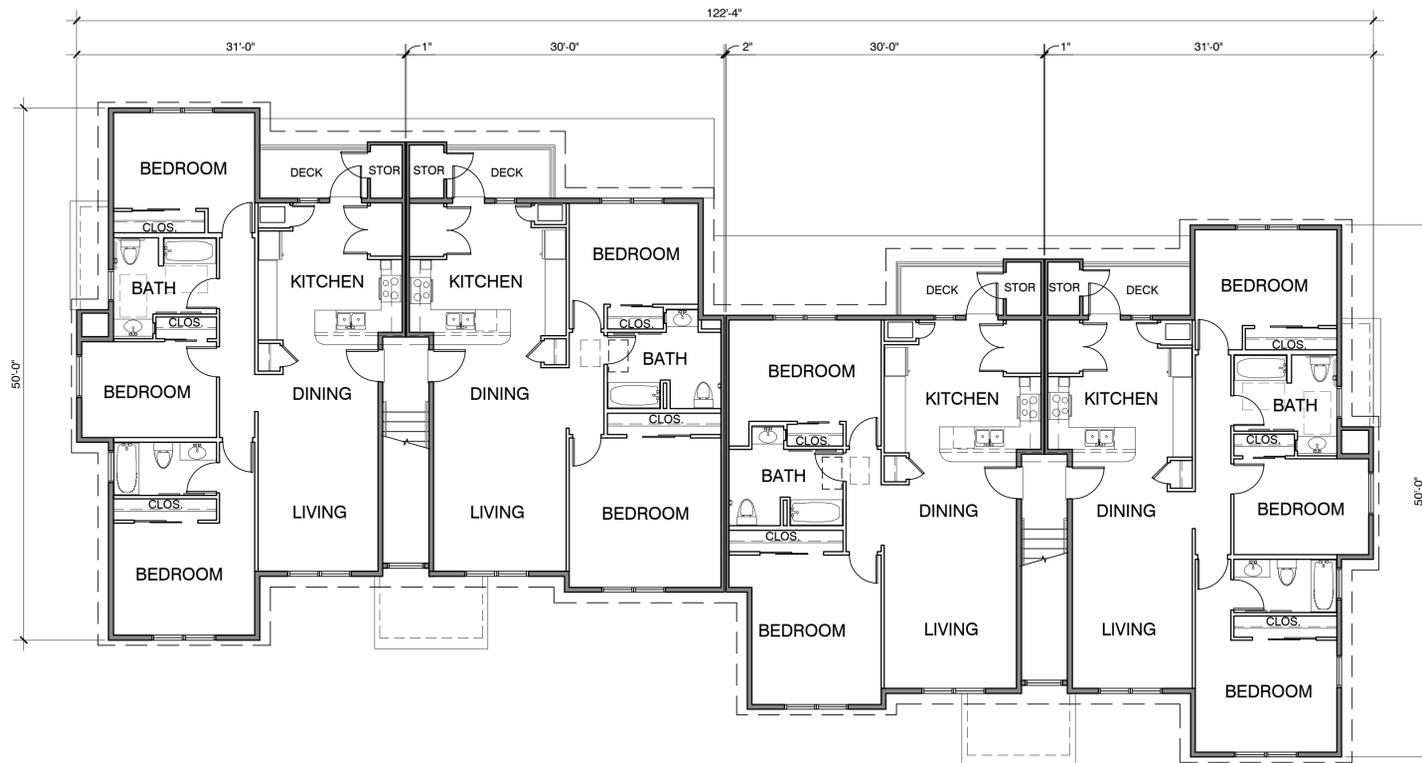
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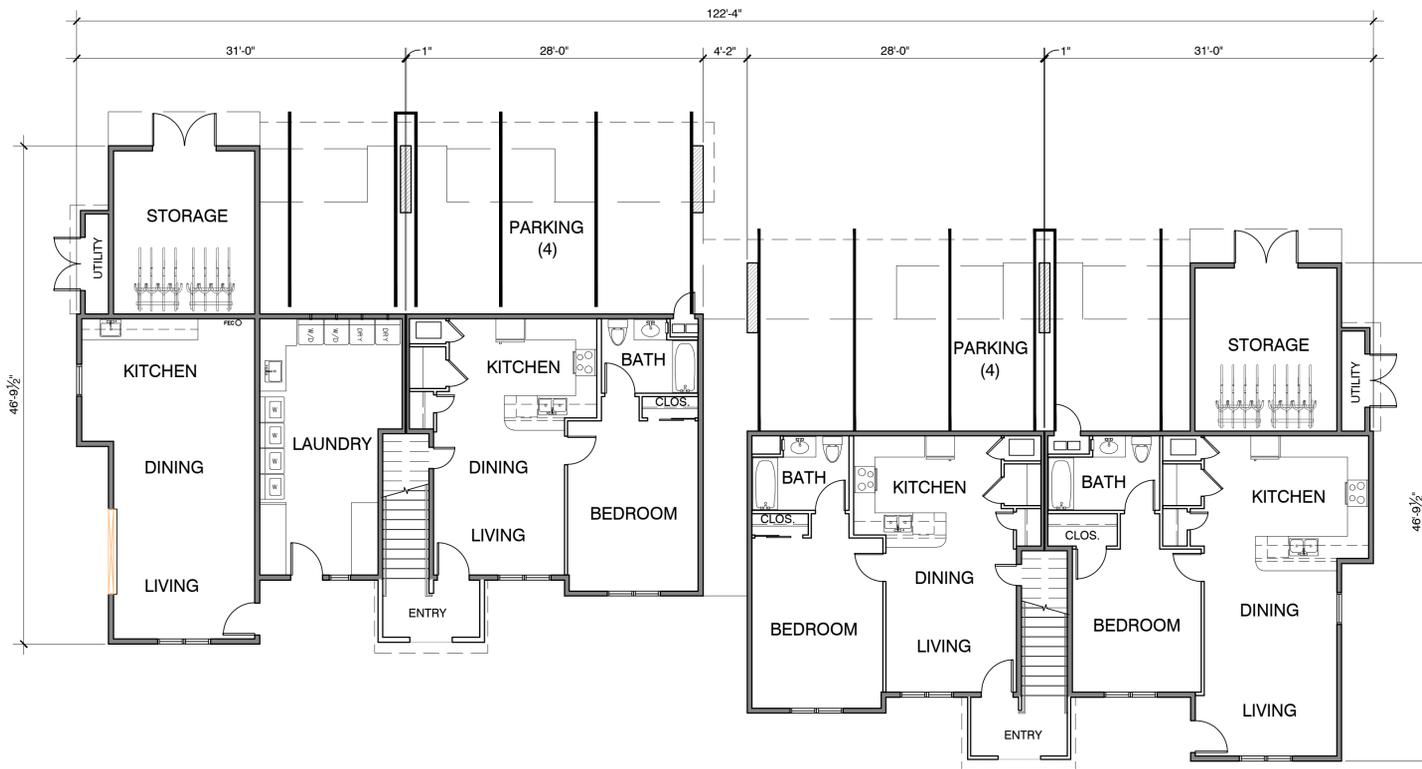
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### BUILDING B2 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



### BUILDING B2 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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Sheet Title:  
**BUILDING B2  
FIRST & SECOND  
FLOOR PLANS**

Sheet Number:

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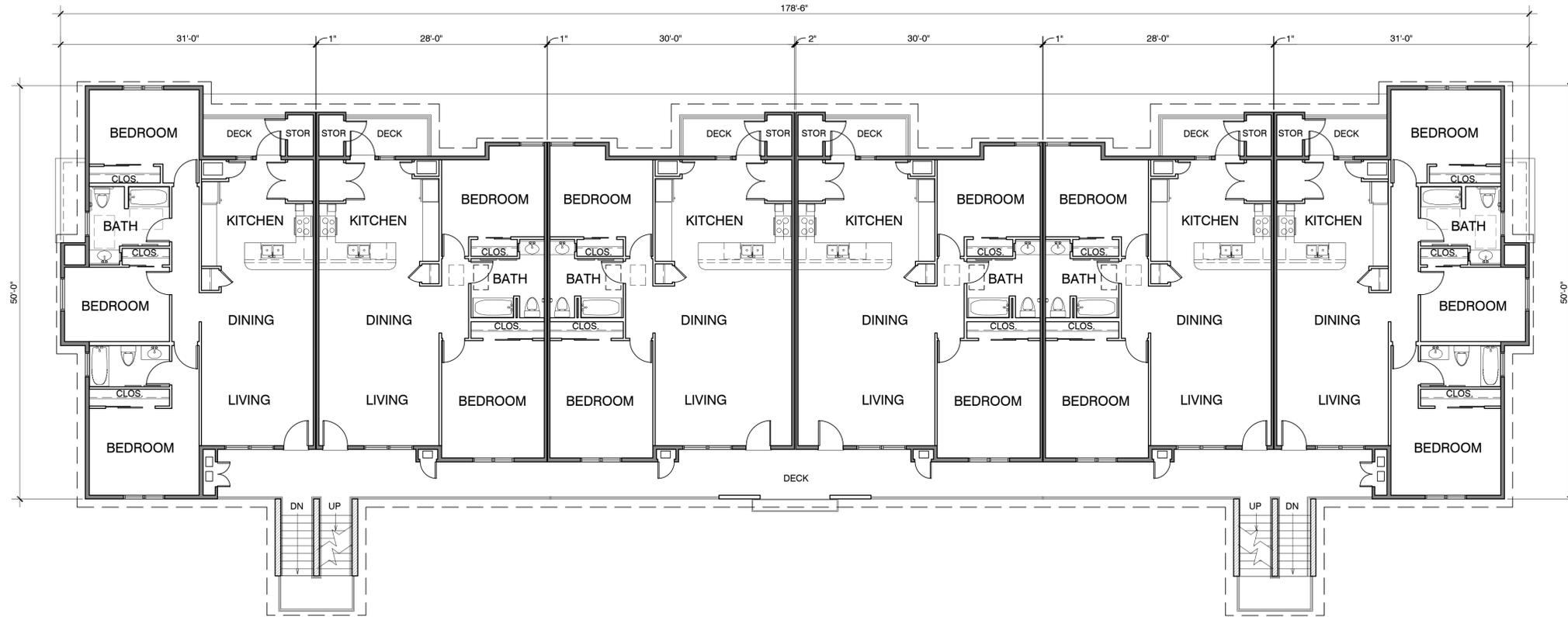
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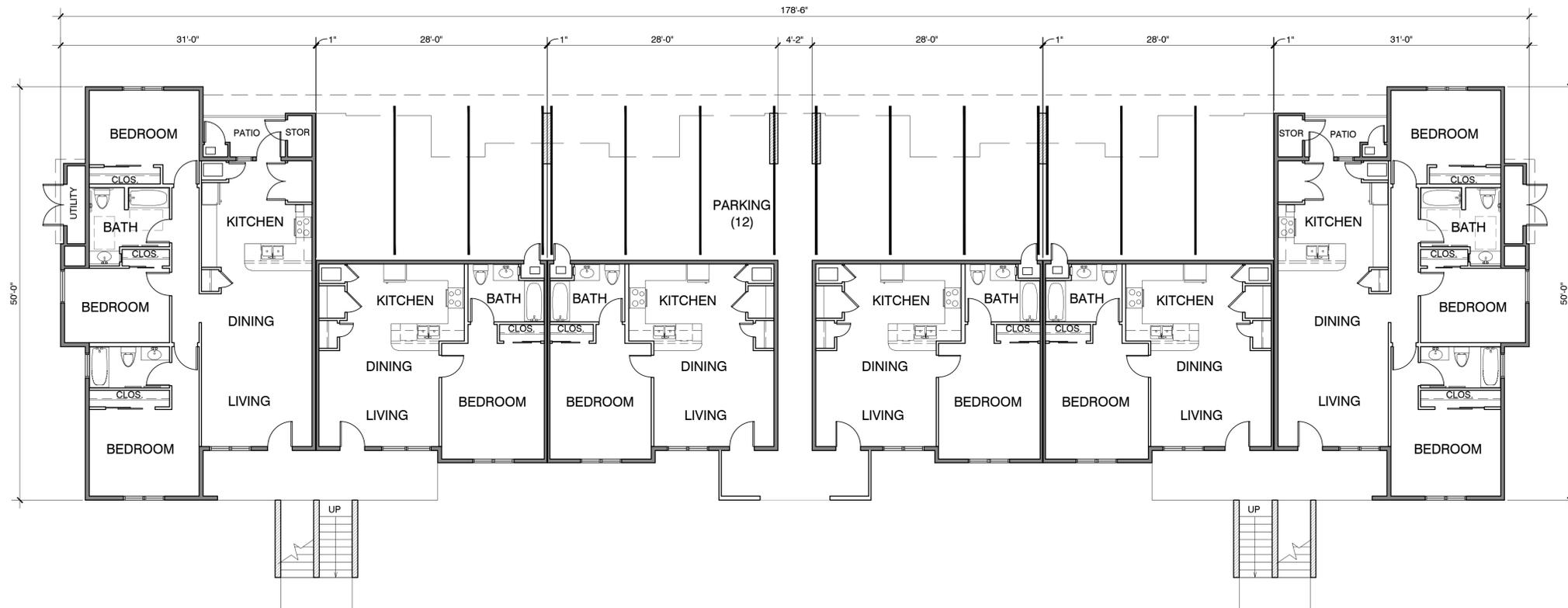
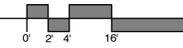
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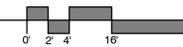
### BUILDING B3 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



### BUILDING B3 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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Sheet Title:  
BUILDING B3  
FIRST & SECOND  
FLOOR PLANS

Sheet Number:

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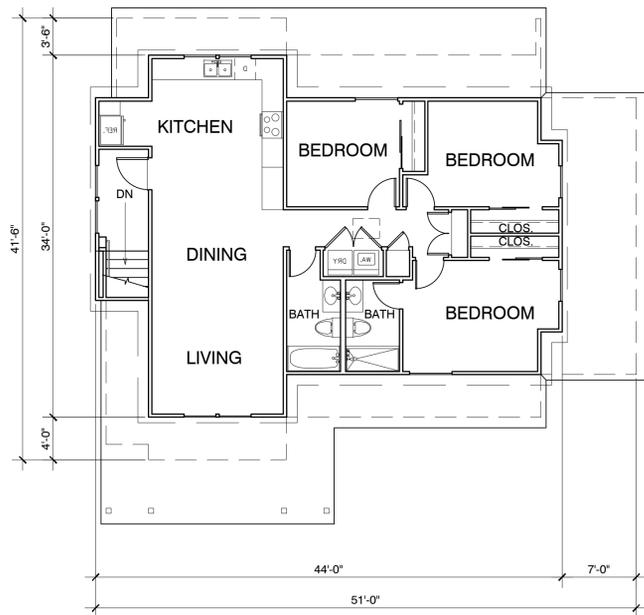
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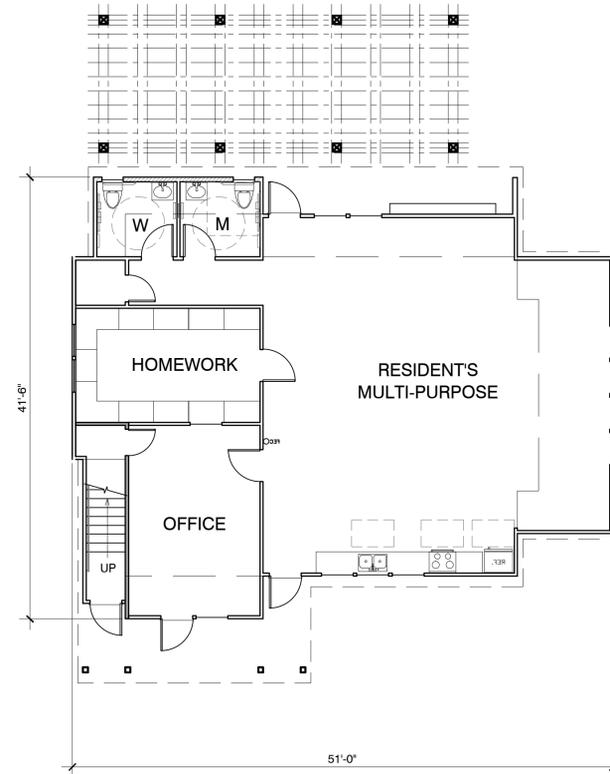
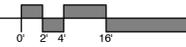
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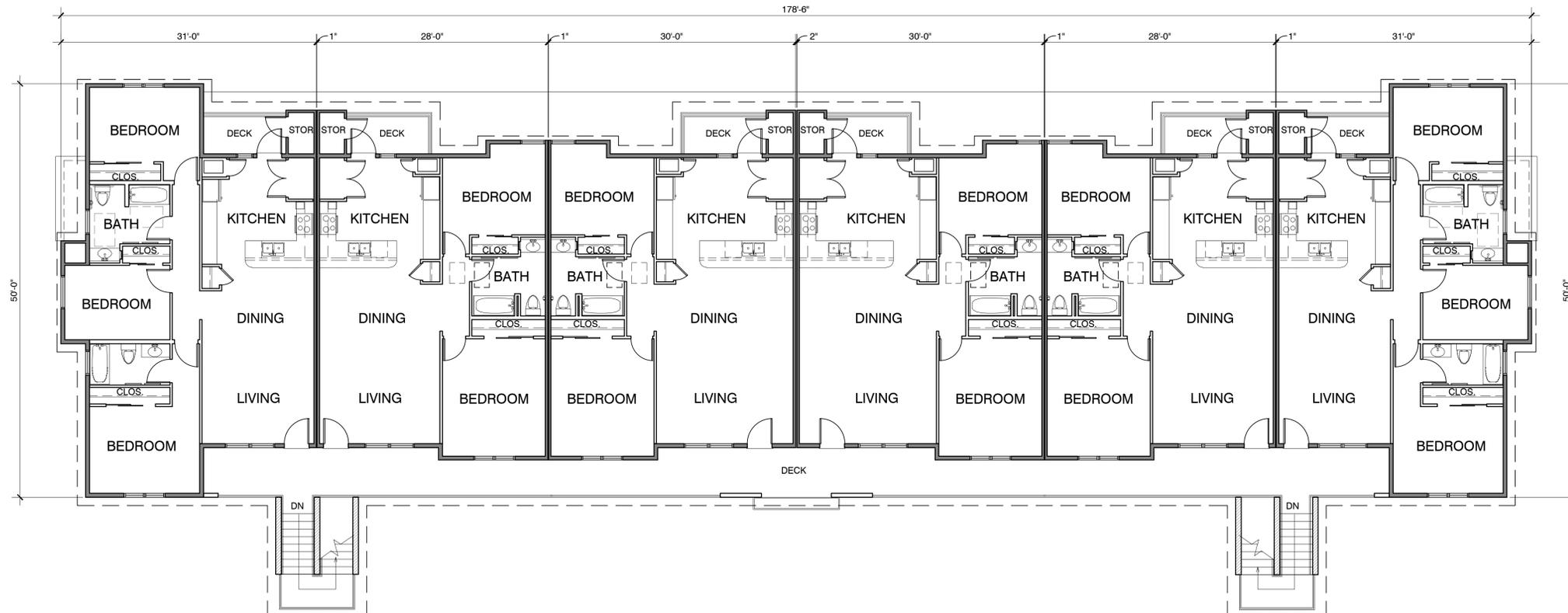
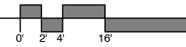
**BUILDING B4 - SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



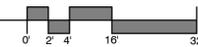
**BUILDING B4 - FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**BUILDING B3 - THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"



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Sheet Title:  
**BLDG. B3 - THIRD  
FLOOR PLAN & BLDG  
B4 - FLOOR PLANS**

Sheet Number:

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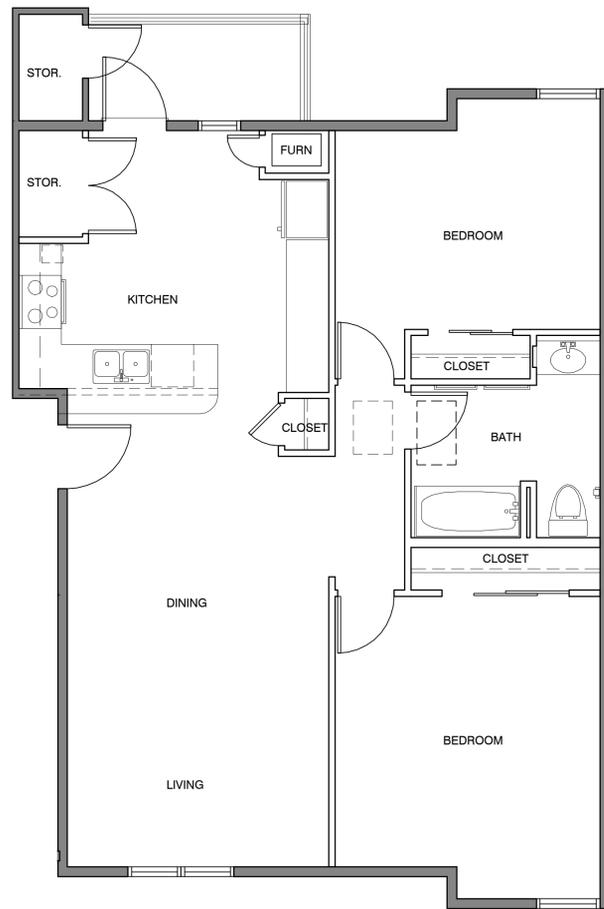
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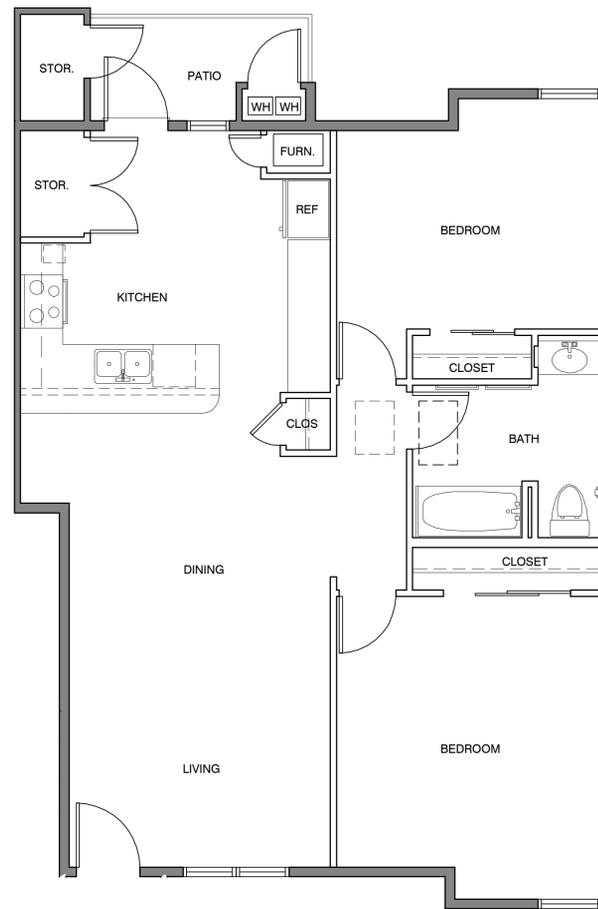
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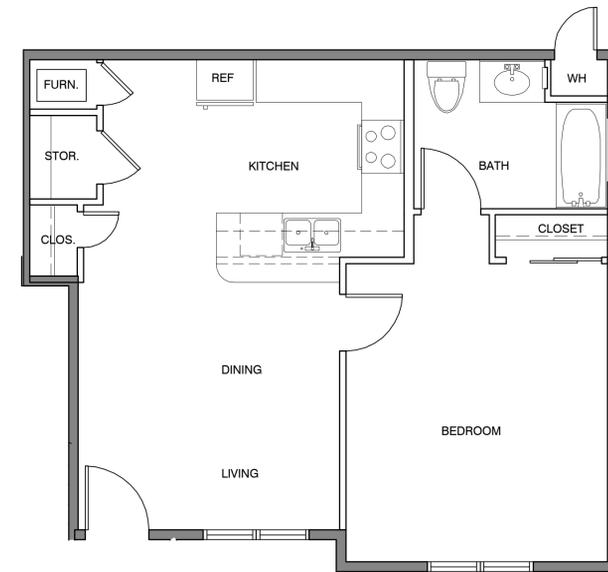
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TYPICAL 2 BEDROOM UNIT  
AT SECOND FLOOR



TYPICAL 2 BEDROOM UNIT  
AT FIRST FLOOR



TYPICAL 1 BEDROOM UNIT



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Sheet Title:  
TYPICAL UNIT  
FLOOR PLANS

Sheet Number:

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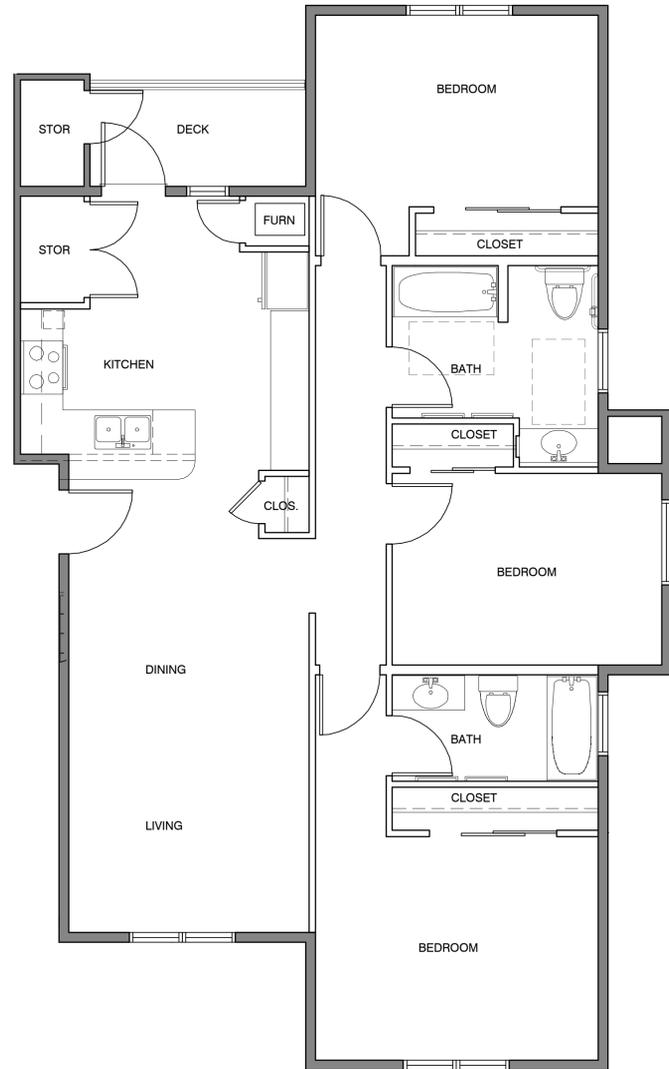
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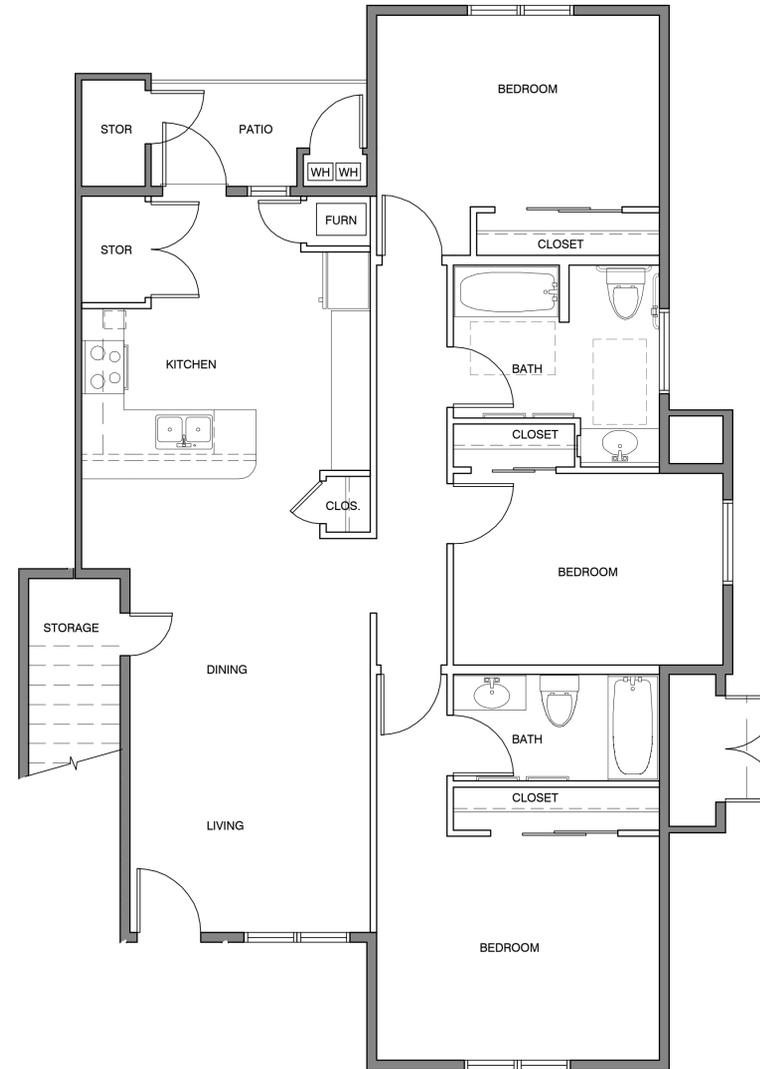
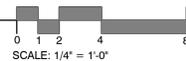
Sheet Title:  
**TYPICAL UNIT  
FLOOR PLANS**

Sheet Number:



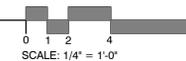
### TYPICAL 3 BEDROOM UNIT AT SECOND FLOOR

SCALE: 1/4" = 1'-0"



### TYPICAL 3 BEDROOM UNIT AT FIRST FLOOR

SCALE: 1/4" = 1'-0"



# CHISPA EAST GARRISON AFFORDABLE APARTMENTS

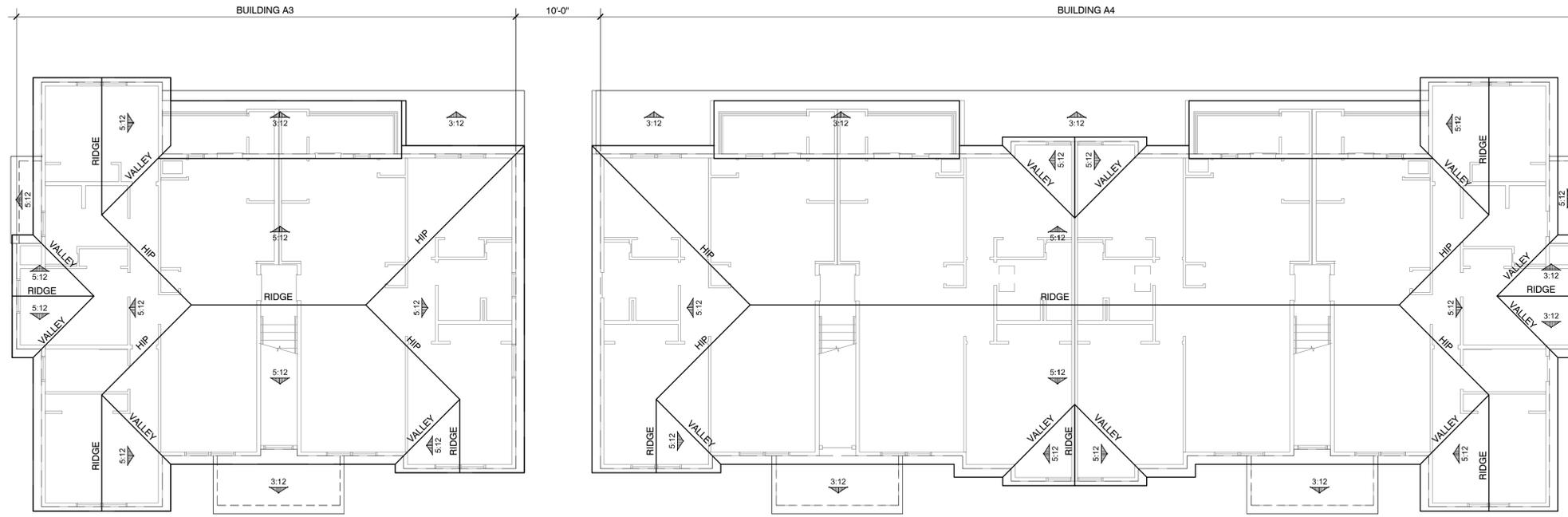
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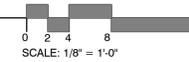
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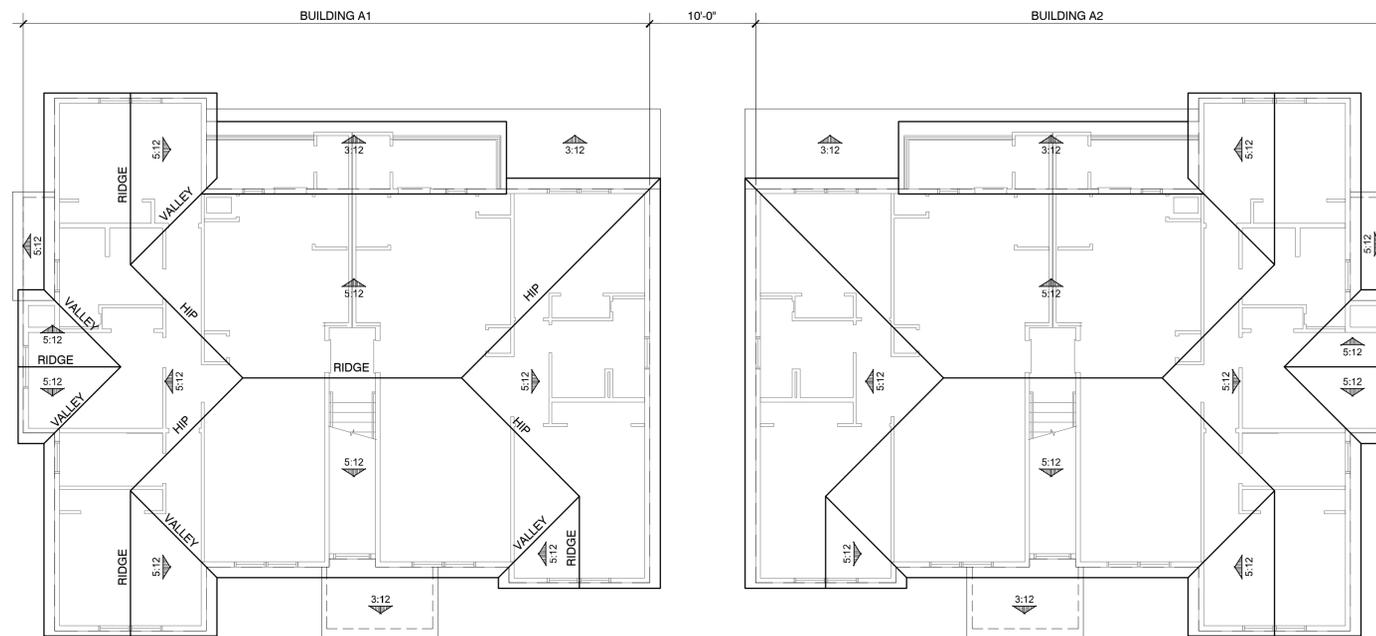


### BUILDING A3 & A4 - ROOF PLAN

SCALE: 1/8" = 1'-0"

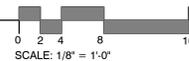


SCALE: 1/8" = 1'-0"



### BUILDING A1 & A2 - ROOF PLAN

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

  
 Drawn By: ML/AC  
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 Sheet Title:  
**BUILDING A1 - A4  
 ROOF PLANS**

Sheet Number:

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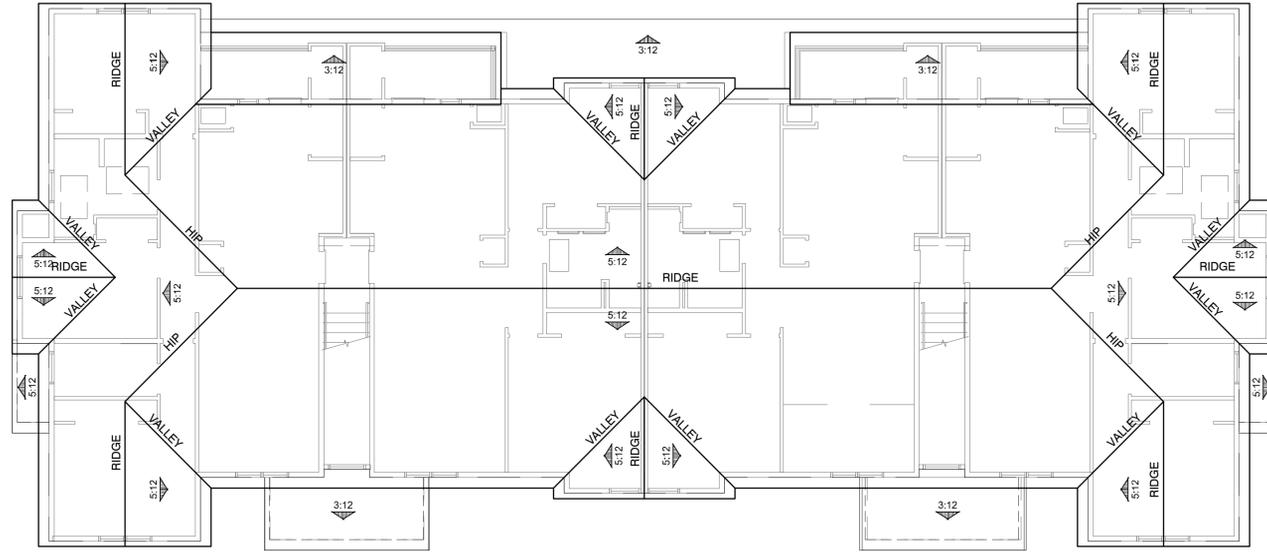
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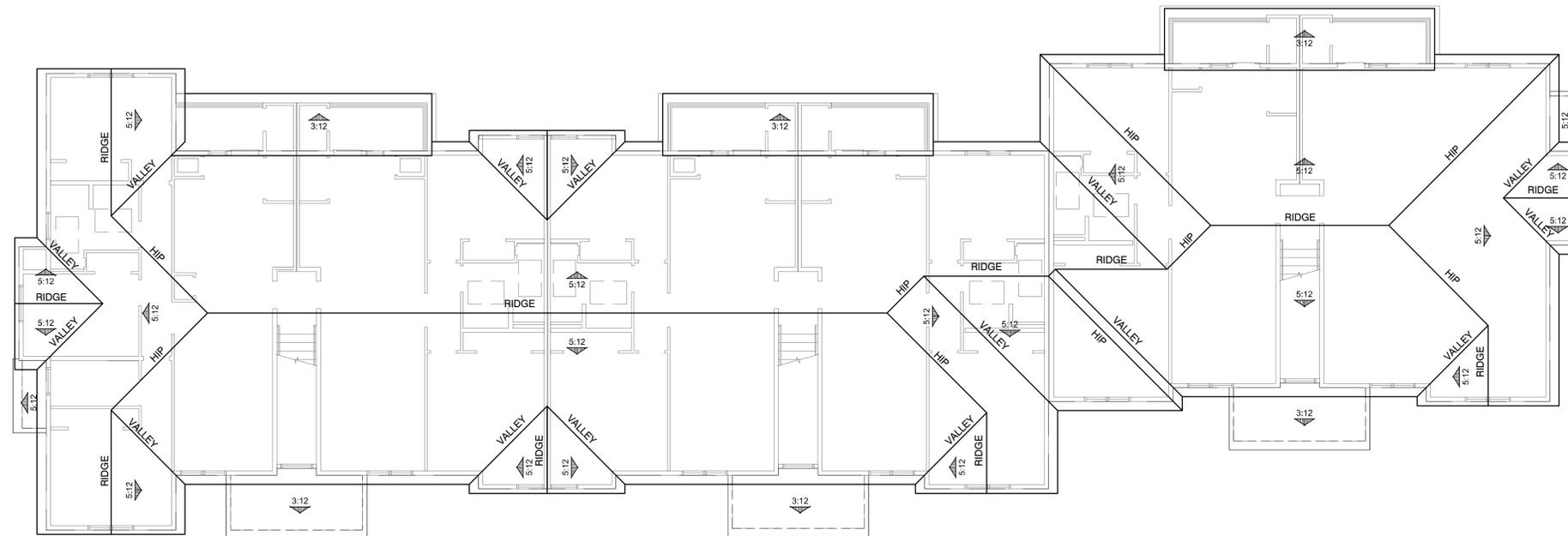
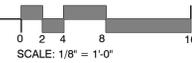
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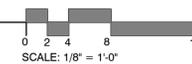
### BUILDING B1 - ROOF PLAN

SCALE: 1/8" = 1'-0"



### BUILDING A5 - ROOF PLAN

SCALE: 1/8" = 1'-0"



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Sheet Title:  
BLDG. A5 & B1  
ROOF PLANS

Sheet Number:

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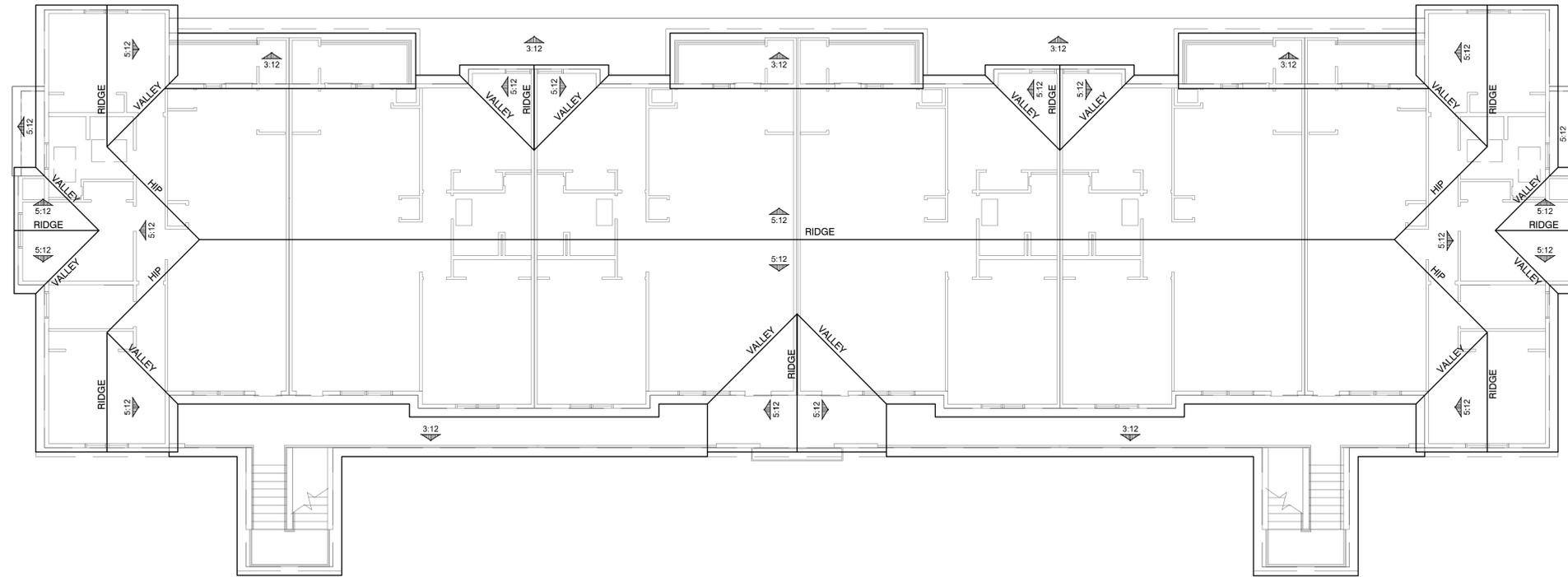
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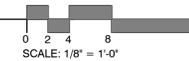


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### BUILDING B3 - ROOF PLAN

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



Drawn By: ML/AC

Drawing Date: 12/31/15

Project Number: 1551

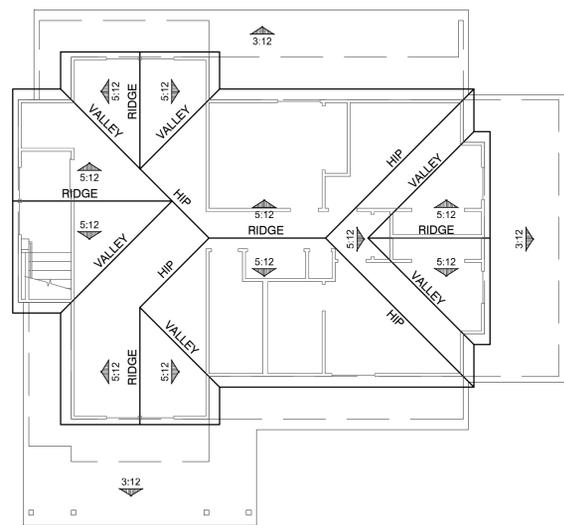
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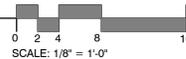
### BLDG B2-B4 ROOF PLAN

Sheet Number:

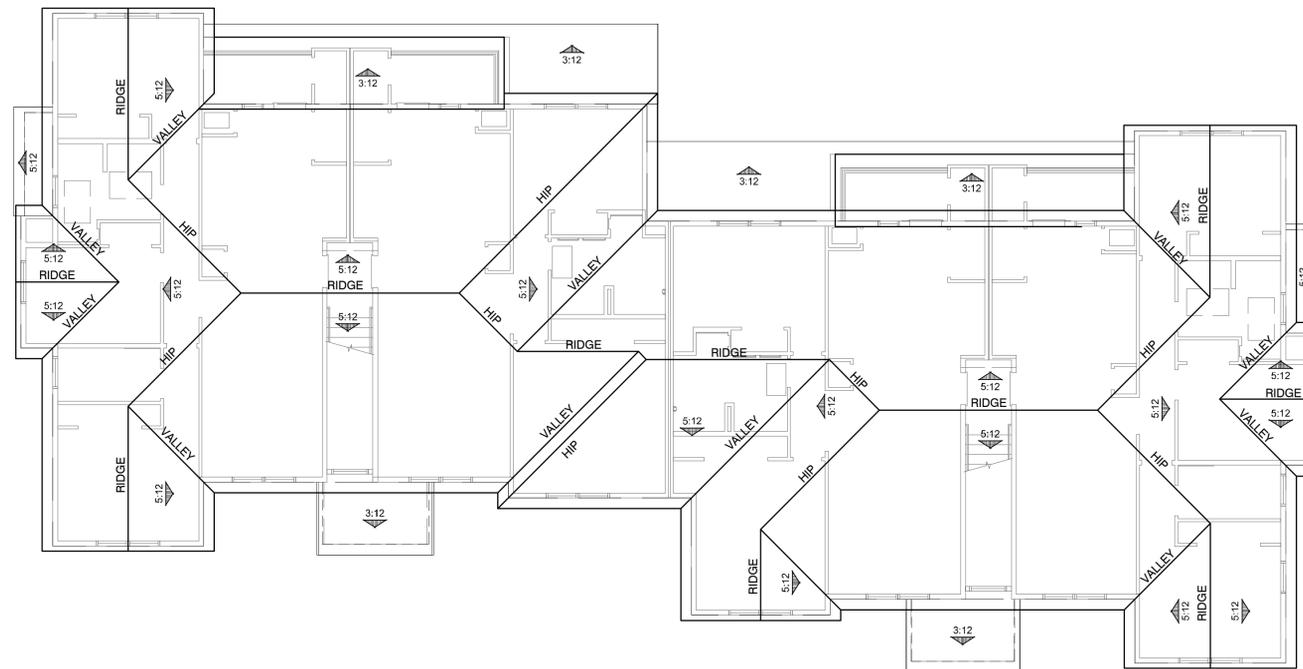


### RESIDENT'S CENTER BUILDING B4 - ROOF PLAN

SCALE: 1/8" = 1'-0"

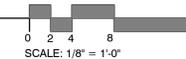


SCALE: 1/8" = 1'-0"



### BUILDING B2 - ROOF PLAN

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

**Mediterranean Revival Design**

- Simple hip roofs with gable wing elements at the corners and mid points
- Gutters to be PVC
- Roofs to be 5/12 slope with 3/12 slope at decks and porches
- Roofs to be architectural asphalt shingles with minimal overhang
- Walls to be stucco with buff color
- Windows to be single hung and sliding energy efficient vinyl with 4/4 dividers
- Shutters to be flat plank composite
- Railings to be wrought iron
- Trim to be composite
- Private yard fences to be pressure-treated wood
- All colors to be East Garrison color palette.

Project / Owner:

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EAST GARRISON  
AFFORDABLE  
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(831) 757-6251

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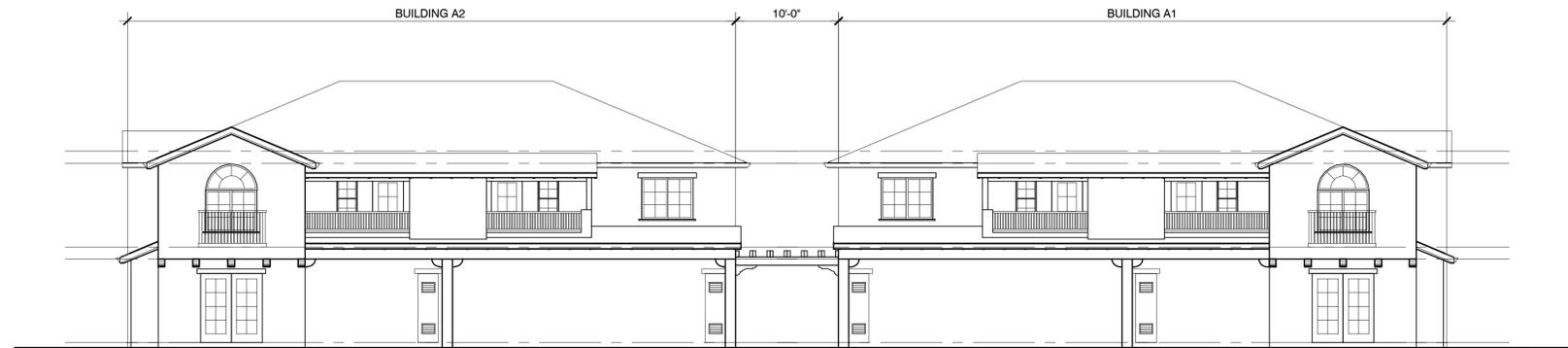
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(831) 373-2784 FAX (831) 373-7459  
EMAIL: info@pauldavispartnership.com



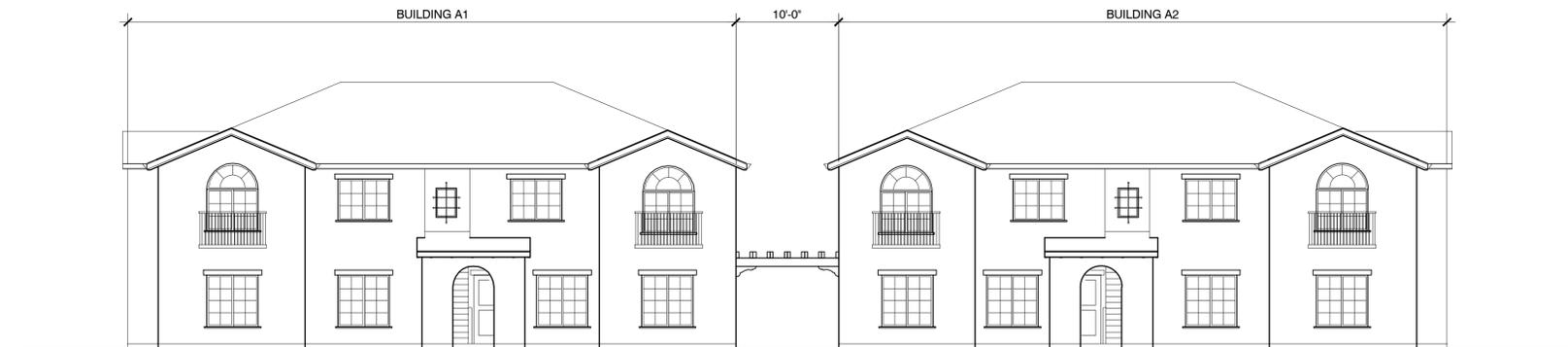
WEST ELEVATION (BLDG. A1)  
EAST ELEVATION (BLDG. A2)



EAST ELEVATION (BLDG. A1)  
WEST ELEVATION (BLDG. A2)



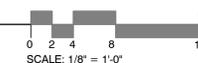
SOUTH ELEVATION



NORTH ELEVATION

**BLDG. A1 & A2 (SIM.-MIRROR)**

SCALE: 1/8" = 1'-0"



Drawn By: ML/AC  
Drawing Date: 12/31/15  
Project Number: 1551

Revisions:

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Sheet Title:  
**EXT. ELEVATIONS  
BLDG A1 & A2**

Sheet Number:

### Mediterranean Revival Design

- Simple hip roofs with gable wing elements at the corners and mid points
- Gutters to be PVC
- Roofs to be 5/12 slope with 3/12 slope at decks and porches
- Roofs to be architectural asphalt shingles with minimal overhang
- Walls to be stucco with buff color
- Windows to be single hung and sliding energy efficient vinyl with 4/4 dividers
- Shutters to be flat plank composite
- Railings to be wrought iron
- Trim to be composite
- Private yard fences to be pressure-treated wood
- All colors to be East Garrison color palette.

# CHISPA

## EAST GARRISON

### AFFORDABLE APARTMENTS

ORD AVENUE @ WATKINS GATE &  
CHAPEL HILL ROAD  
MONTEREY COUNTY, CALIFORNIA

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SOUTH ELEVATION (BLDG. A3)  
NORTH ELEVATION (BLDG. A4)

NORTH ELEVATION (BLDG. A3)

SOUTH ELEVATION (BLDG. A4)



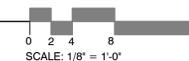
WEST ELEVATION



EAST ELEVATION

## BLDG. A3 & A4

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

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BLDG A3 & A4

Sheet Number:

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# CHISPA

## EAST GARRISON

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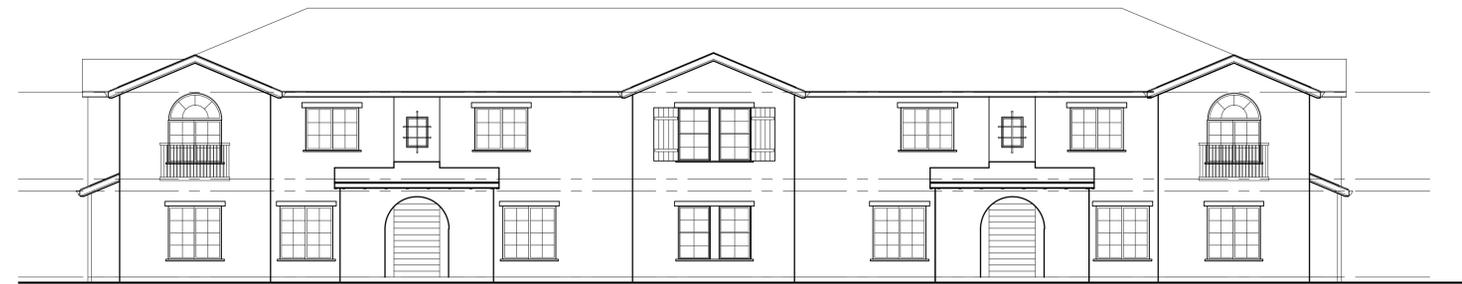
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EAST ELEVATION



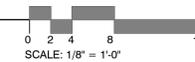
NORTH / SOUTH ELEVATION (TYP.)



WEST ELEVATION

### BLDG. B1

SCALE: 1/8" = 1'-0"



NORTH ELEVATION



EAST ELEVATION



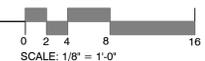
WEST ELEVATION



WEST ELEVATION

### BLDG. A5

SCALE: 1/8" = 1'-0"



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Drawing Date: 12/31/15  
Project Number: 1551

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Sheet Title:  
EXT. ELEVATIONS  
BLDG A5 & B1

Sheet Number:

### Mediterranean Revival Design

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**CHISPA**  
**EAST GARRISON**  
**AFFORDABLE**  
**APARTMENTS**  
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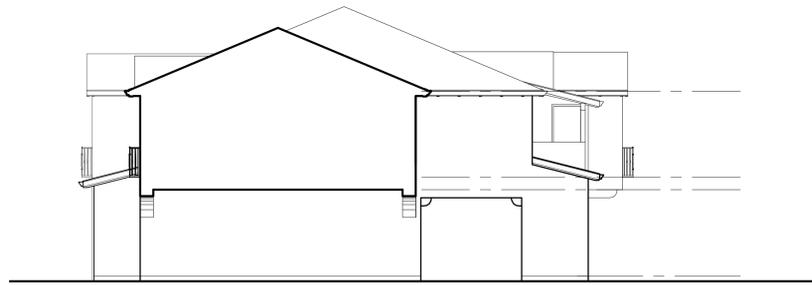
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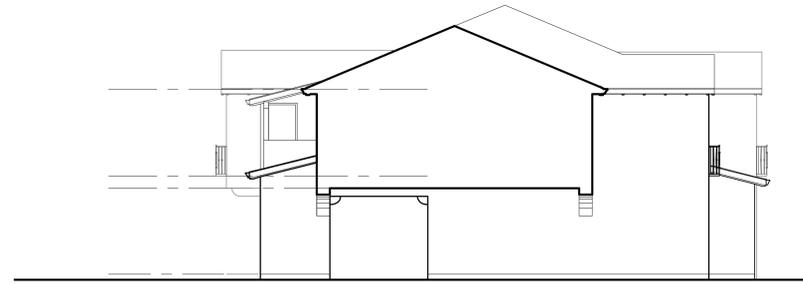
Sheet Title:  
**EXT. ELEVATIONS**  
**BLDG B2**

Sheet Number:

# A3.4



EAST ELEVATION THRU WALKWAY



WEST ELEVATION THRU WALKWAY



EAST ELEVATION



NORTH ELEVATION



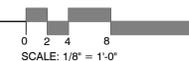
WEST ELEVATION



SOUTH ELEVATION

## BLDG. B2

SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

### Mediterranean Revival Design

# CHISPA EAST GARRISON AFFORDABLE APARTMENTS

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NORTH / SOUTH ELEVATION (TYP.)



WEST ELEVATION



EAST ELEVATION

## BLDG. B3

SCALE: 1/8" = 1'-0"

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Drawing Date: 12/31/15

Project Number: 1551

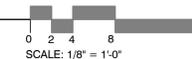
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Sheet Title:  
EXT. ELEVATIONS  
BLDG B3

Sheet Number:



# CHISPA EAST GARRISON AFFORDABLE APARTMENTS

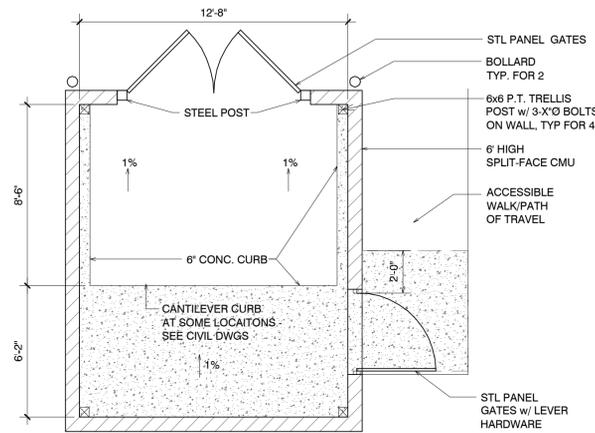
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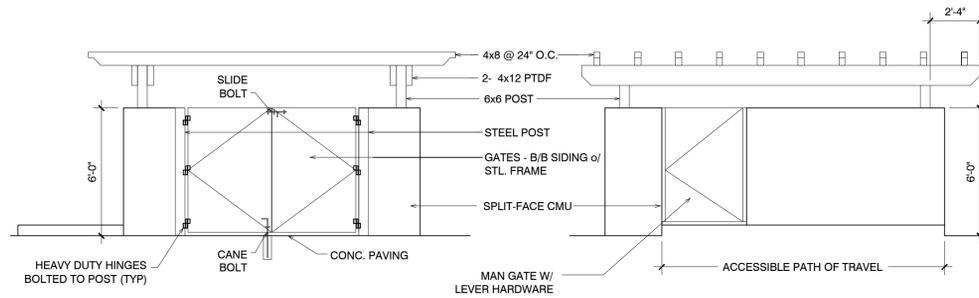
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PLAN VIEW



EAST ELEVATION

SOUTH ELEVATION (SITE A)  
NORTH ELEVATION (SITE B)  
SIMILAR (MIRROR)

### TRASH ENCLOSURE PLAN AND ELEVATIONS

SCALE: 1/8" = 1'-0"



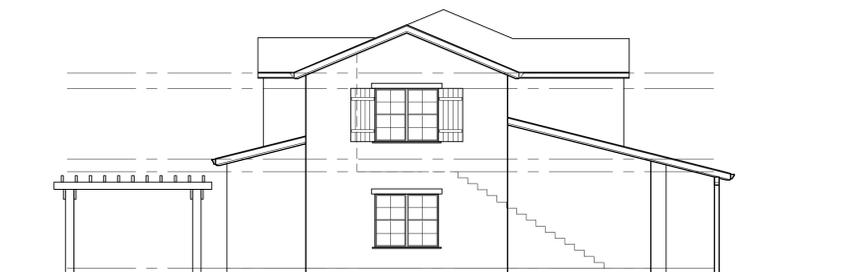
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

### RESIDENTS' CENTER - EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

Drawn By: ML/AC  
Drawing Date: 12/31/15  
Project Number: 1551

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Sheet Title:  
RESIDENTS' CENTER  
BLDG. B4 - EXTERIOR  
ELEV., TRASH ENCL.

Sheet Number:

# CHISPA EAST GARRISON AFFORDABLE APARTMENTS

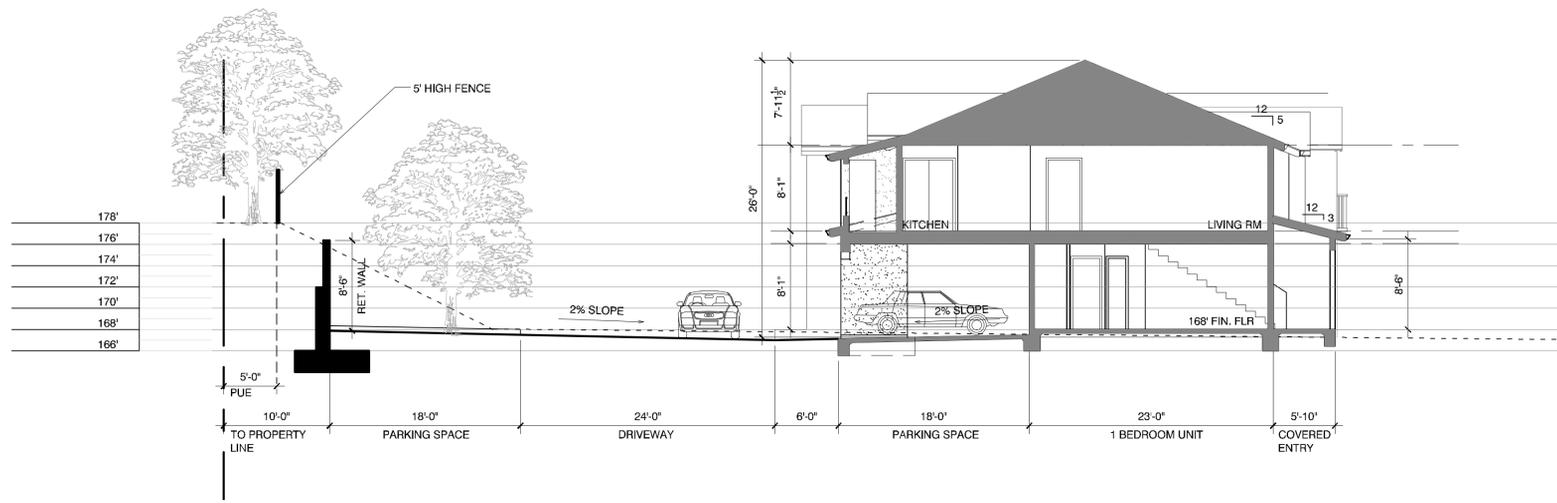
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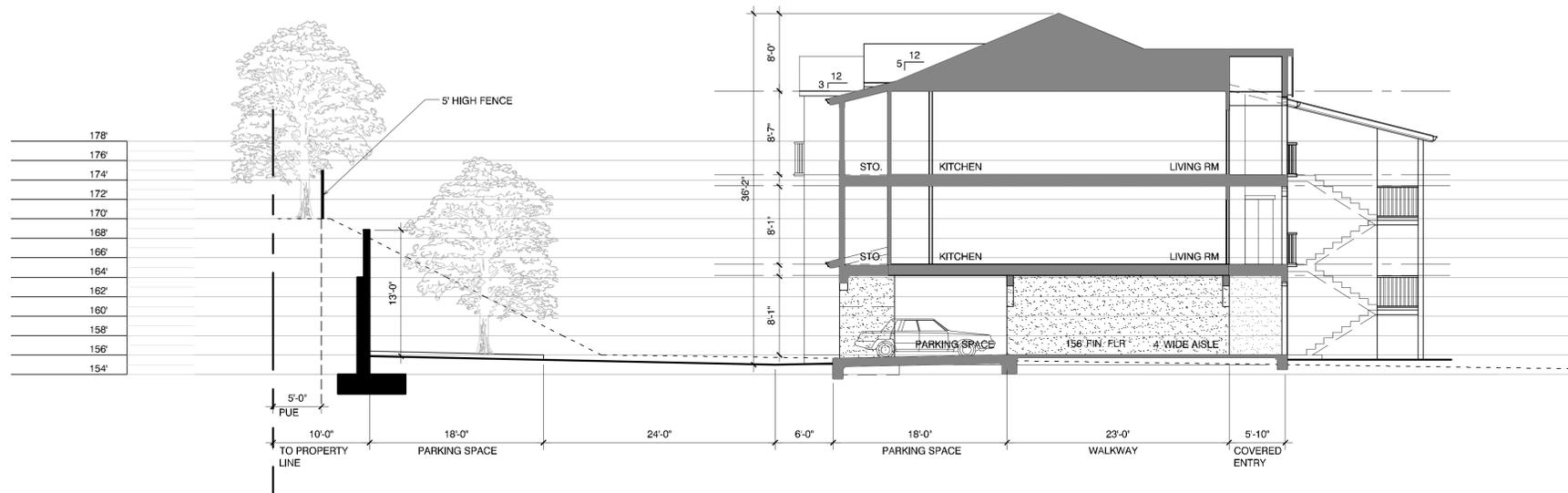
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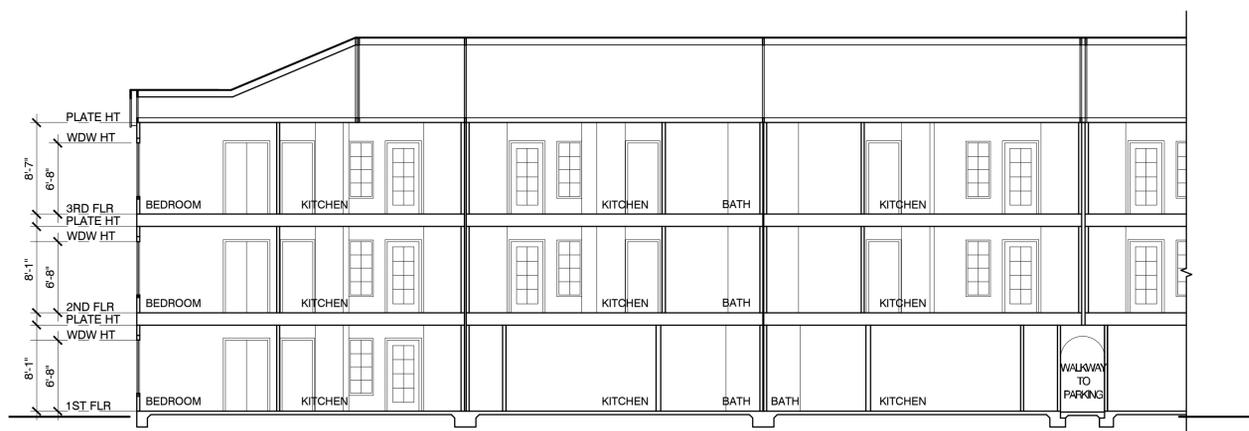
**(A) SITE SECTION THRU SITE A BLDG A4 (2 STORY BLDG)**

SCALE: 1/8" = 1'-0"



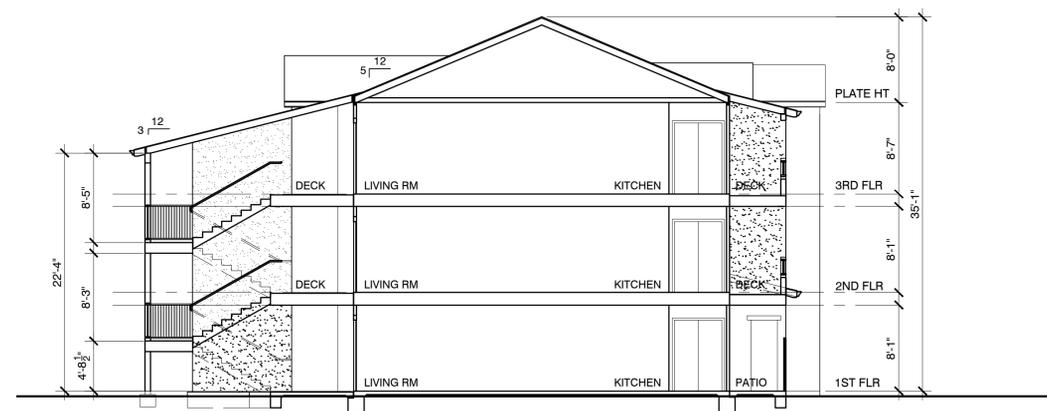
**(B) SITE SECTION THRU SITE B BLDG B3 (3 STORY BLDG)**

SCALE: 1/8" = 1'-0"



**(C) BLDG. B3 - LONGITUDINAL SECTION**

SCALE: 1/8" = 1'-0"



**(D) BLDG. B3 - CROSS SECTION**

SCALE: 1/8" = 1'-0"

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Sheet Title:  
**BUILDING  
SECTIONS**

Sheet Number: