

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

Drawn By: ML/AC

Drawing Date: 12/31/15

Project Number: 1551

Revisions:

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Sheet Title:
COVER SHEET

Sheet Number:

A0.1

PROJECT DIRECTORY

| | |
|---------------------|---|
| PROJECT OWNER | CHISPA, INC. 295 MAIN STREET, SUITE 100 SALINAS, CALIFORNIA 93901 (831) 757-6251 PHONE (831) 757-6268 FAX |
| PROJECT ARCHITECT | THE PAUL DAVIS PARTNERSHIP, LLP 286 ELDORADO STREET MONTEREY, CA 93940 (831) 373-2784 PHONE (831) 373-7459 FAX paul@pauldavispartnership.com CONTACT: PAUL E. DAVIS, A.I.A. |
| CONTRACTOR | CENTRAL COAST RESIDENTIAL BUILDERS 295 MAIN STREET, SUITE 100 SALINAS, CALIFORNIA 93901 (831) 757-6251 PHONE (831) 757-6268 FAX |
| CIVIL ENGINEER | 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 |
| LANDSCAPE ARCHITECT | ENVIRONMENTAL PLANNING & 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 |
| STRUCTURAL ENGINEER | 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 |
| MECHANICAL ENGINEER | TOM KNOTT & ASSOCIATES 1835 MOUNT VISTA COURT SANTA CRUZ, CA 95065 (831) 600-6696 PHONE (831) 464-7101 FAX tom@tka1.com CONTACT: TOM KNOTT |
| ELECTRICAL ENGINEER | MIRACLES UNLIMITED 721 VIA PALO ALTO APTOS, CA 95003 (831) 688-8013 PHONE (831) 688-0201 FAX mills@miraclesunlimited.com CONTACT: MILLS MIRACLE |

STREET VIEW



TYPICAL COURTYARD VIEW



TYPICAL REAR / CARPORT VIEW



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PROJECT INFORMATION

PROJECT DESCRIPTION

SITE "A" COURTYARD APARTMENTS

| | |
|---------------------------|--------------|
| 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 | |

LAUNDRY: 190 SF
BICYCLE STORAGE: 304 SF

PARKING REQUIRED: 64
PARKING PROVIDED: 21 CARPORTS, 3 ADA, 43 OPEN PARKING
BICYCLE STORAGE REQUIRED: 16
BICYCLE STORAGE PROVIDED: 18

SITE "B" COURTYARD APARTMENTS

| | |
|---------------------------|---------------------------|
| 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 | |

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

CODE ANALYSIS

APPLICABLE CODES:

2013 California Building Code (CBC), TITLE 24, Part 2, Volumes one & 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)

Required findings:

- 1.Intent with this project is to conform to EGSP with only minor, if any, variations.
- 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.
- 3.The project will not adversely affect public health, safety or welfare.
- 4.The project will not adversely affect adjacent property.
- 5.The project will not have environmental effects that have not been previously analyzed.

VICINITY MAP



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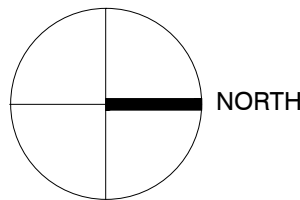
Drawn By: ML/AC
Drawing Date: 12/31/15
Project Number: 1551

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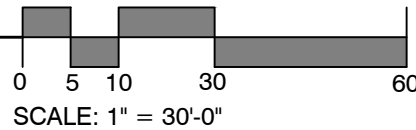
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OVERALL
SITE PLAN

Sheet Number:

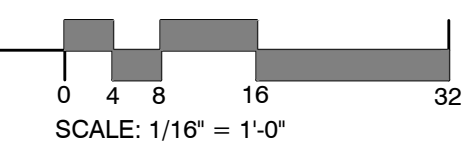


OVERALL SITE PLAN

SCALE: 30' = 1'-0"



A1.1



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 |
| TOTAL | 15,508 | 16,894 | 6,843 | 39,245 |

| | |
|-------------------------|-----------------|
| 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) |

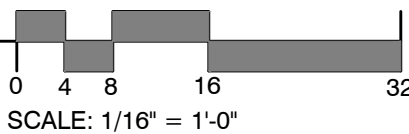
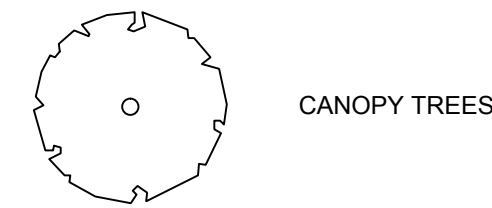
| | |
|------------------------|------------------------|
| LOT COVERAGE | TOTAL S.F. |
| NEW BUILDING FOOTPRINT | 15,508 (28% OF PARCEL) |

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.



SITE B - ENLARGED SITE PLAN

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

Sheet Number:

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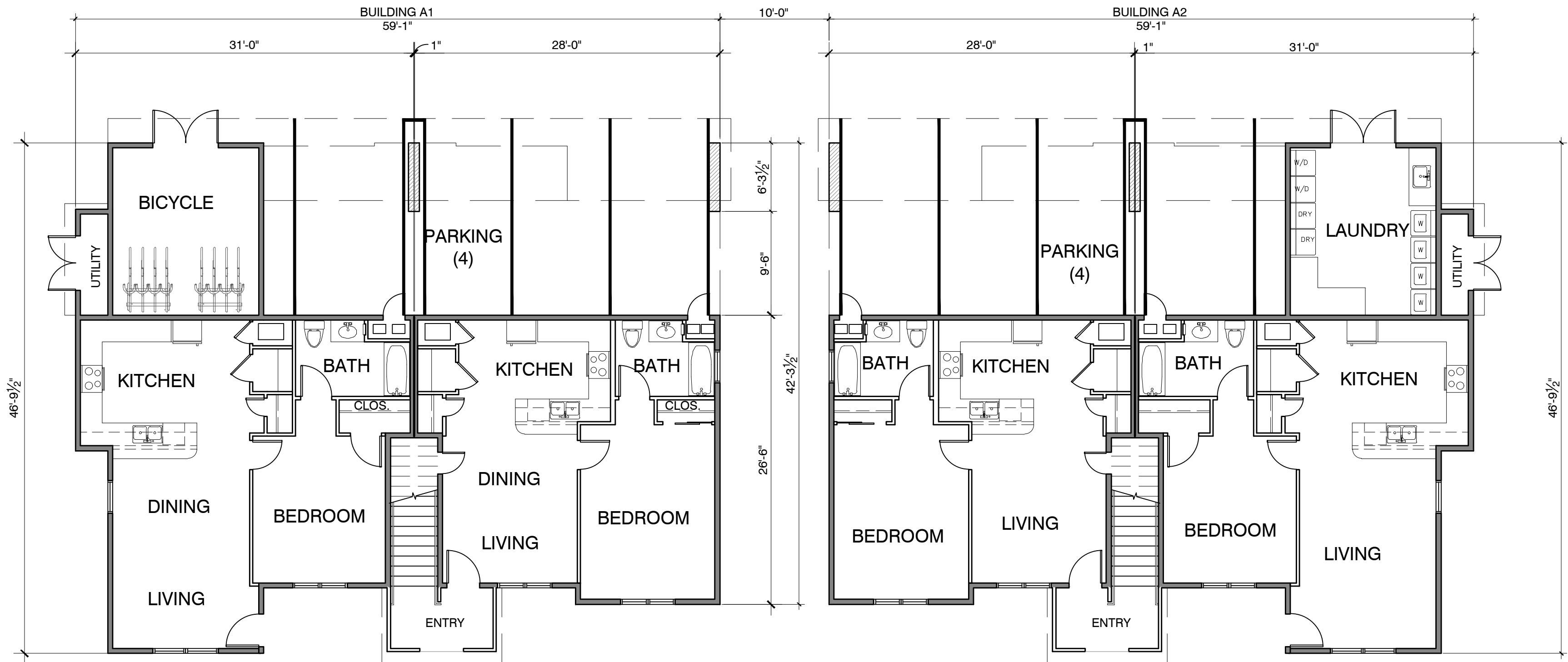
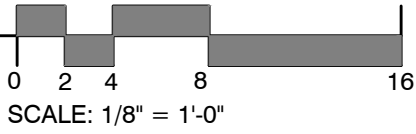
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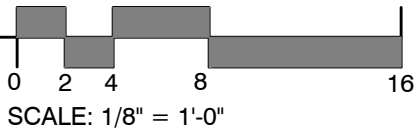
BUILDING A1 & A2 - SECOND FLOOR PLAN


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



BUILDING A1 & A2 - FIRST FLOOR PLAN


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




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BLDG A1 & A2
FIRST & SECOND
FLOOR PLANS

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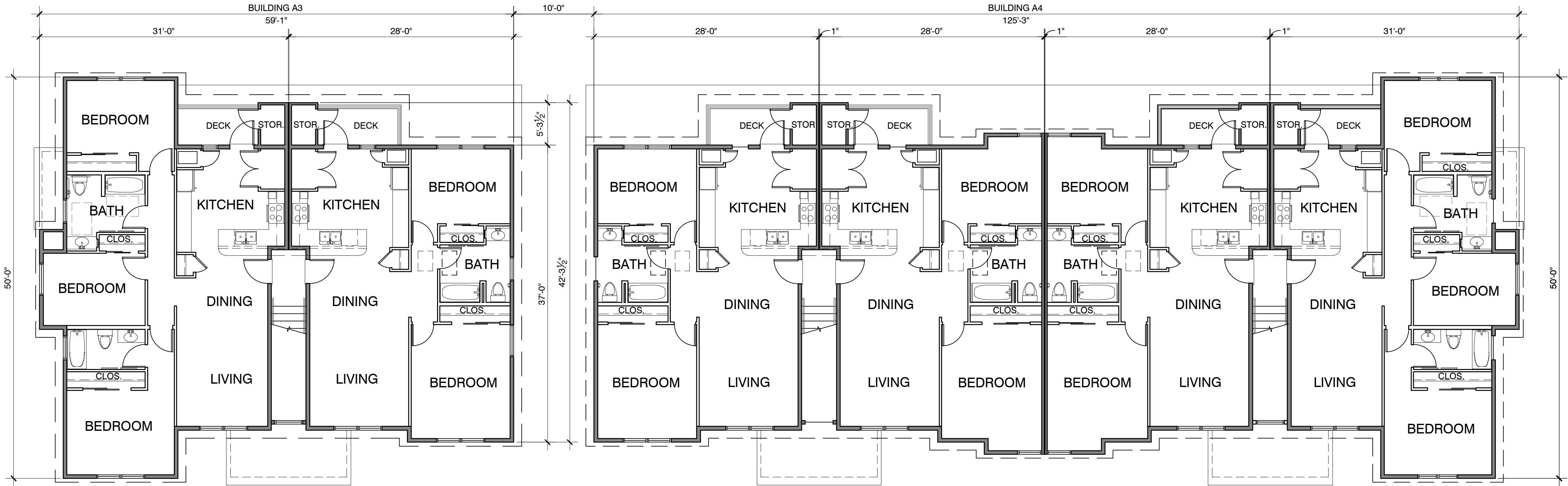
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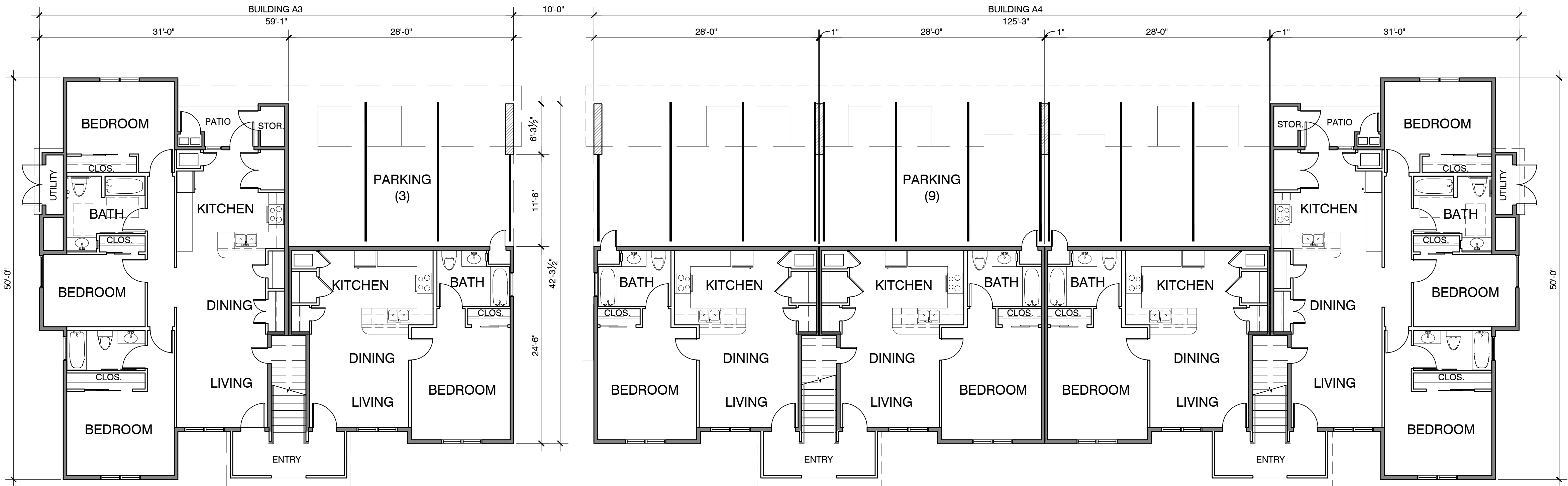
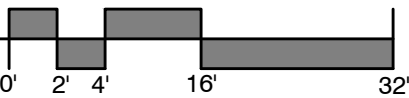


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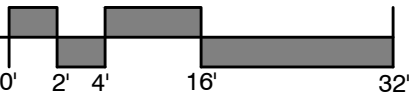
BUILDING A3 & A4 - SECOND FLOOR PLAN

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
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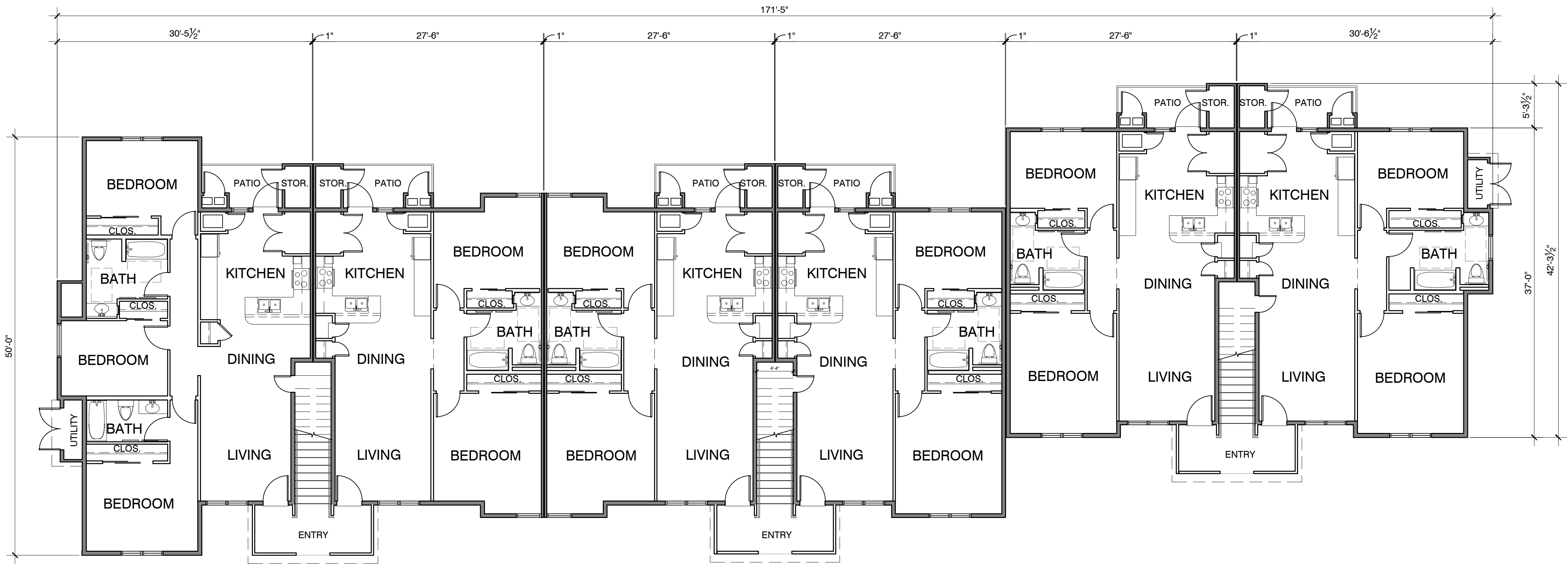
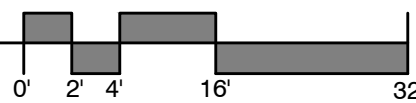


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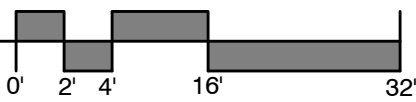
BUILDING A5 - SECOND FLOOR PLAN

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



BUILDING A5 - FIRST FLOOR PLAN

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



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BUILDING A5
FIRST & SECOND
FLOOR PLANS

Sheet Number:

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MONTEREY COUNTY, CALIFORNIA

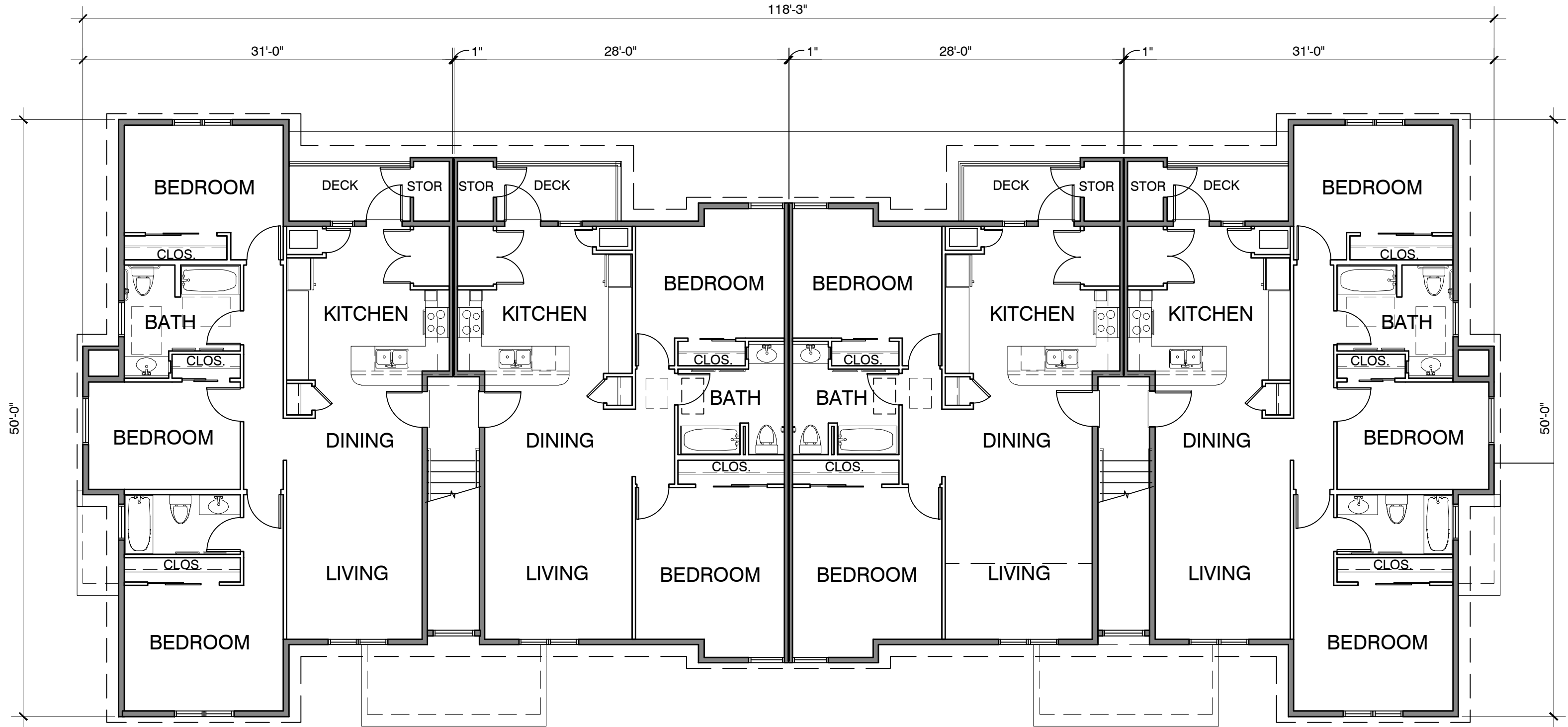
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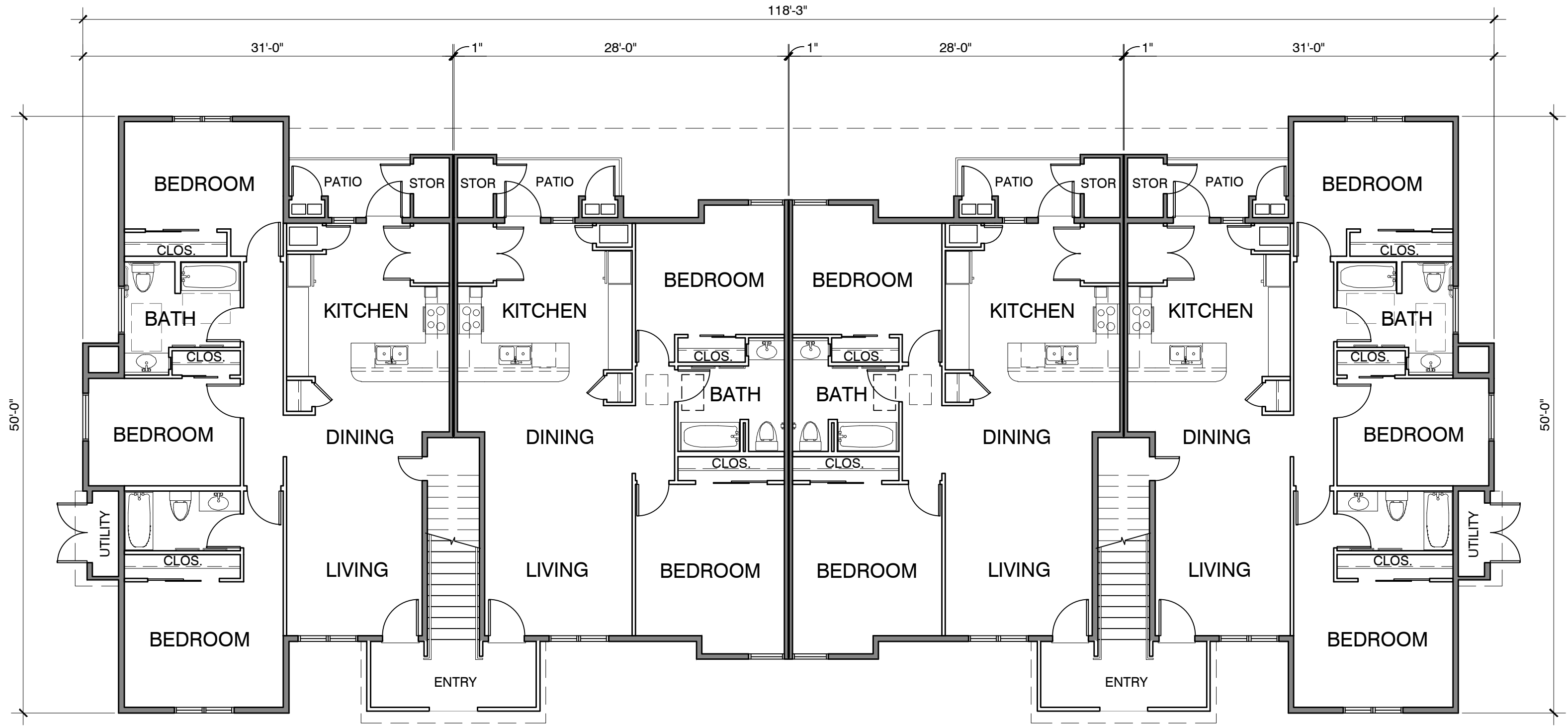
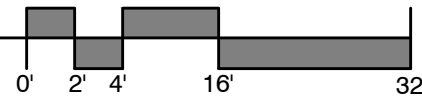


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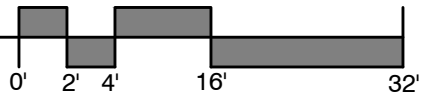
BUILDING B1 - SECOND FLOOR PLAN

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



BUILDING B1 - FIRST FLOOR PLAN

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



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BUILDING B1
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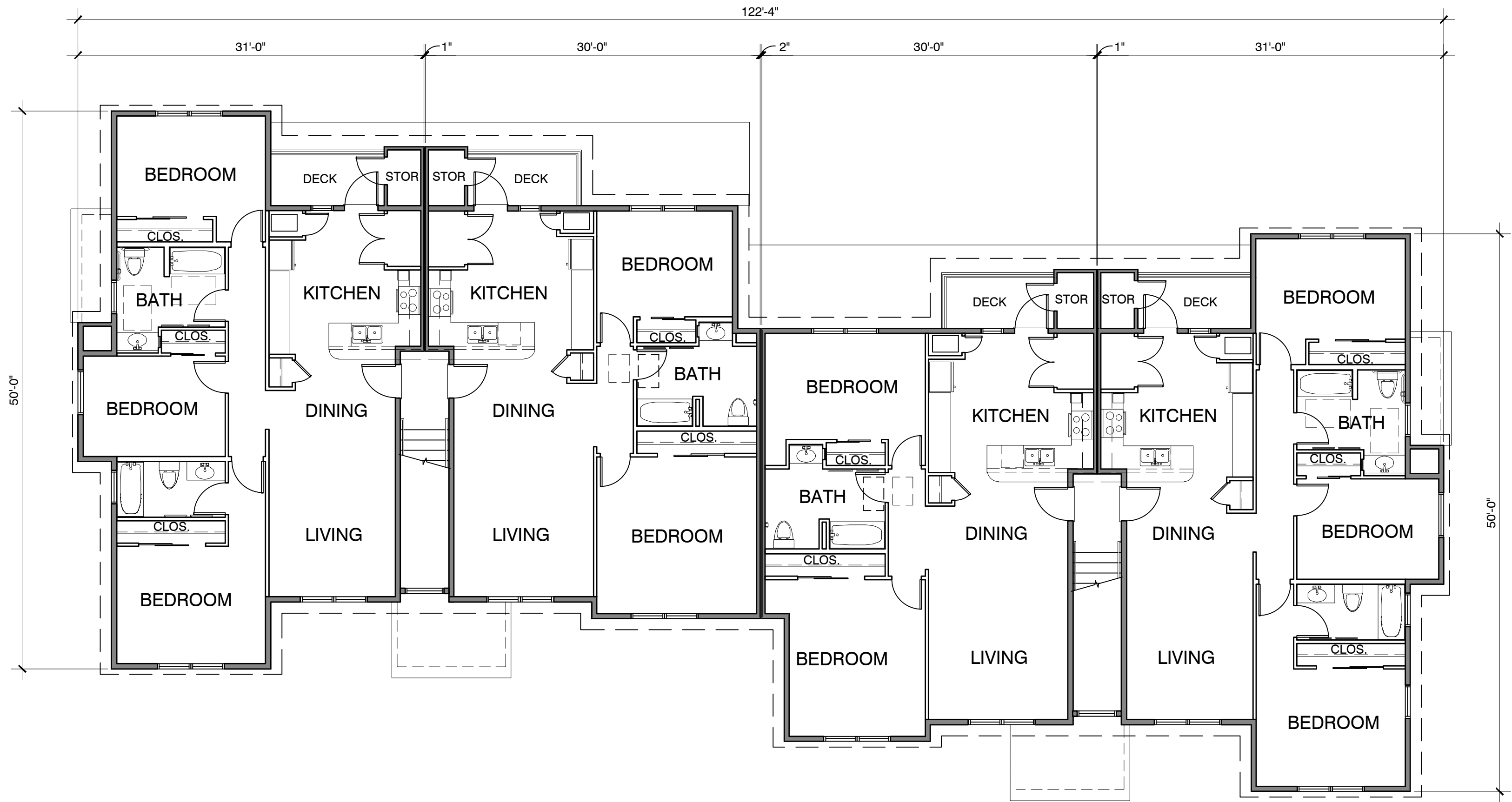
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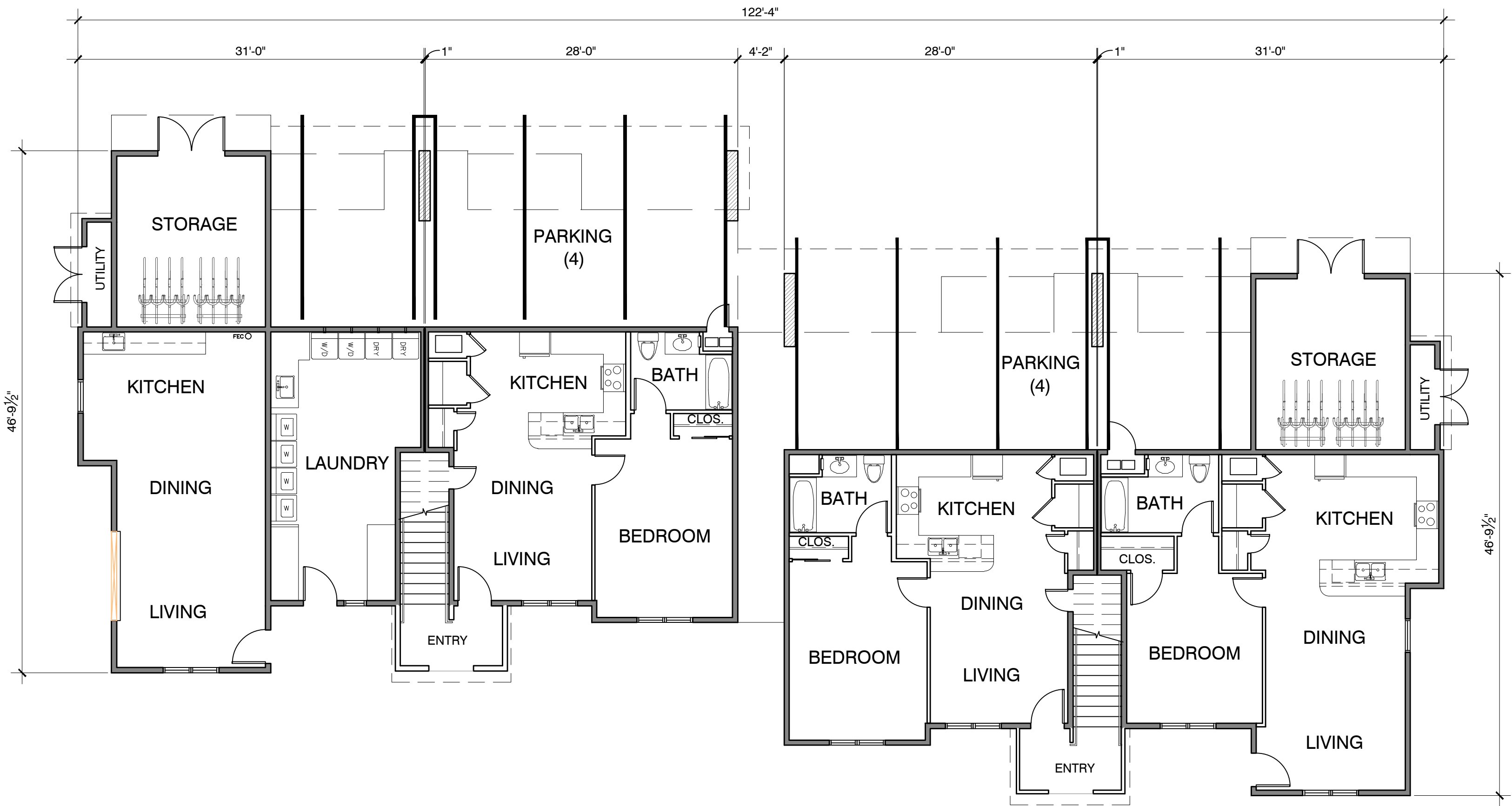
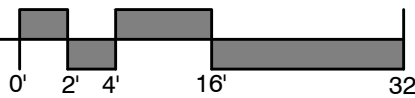
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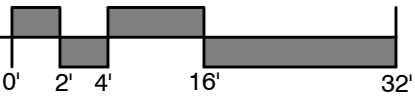
BUILDING B2 - SECOND FLOOR PLAN

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



BUILDING B2 - FIRST FLOOR PLAN

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



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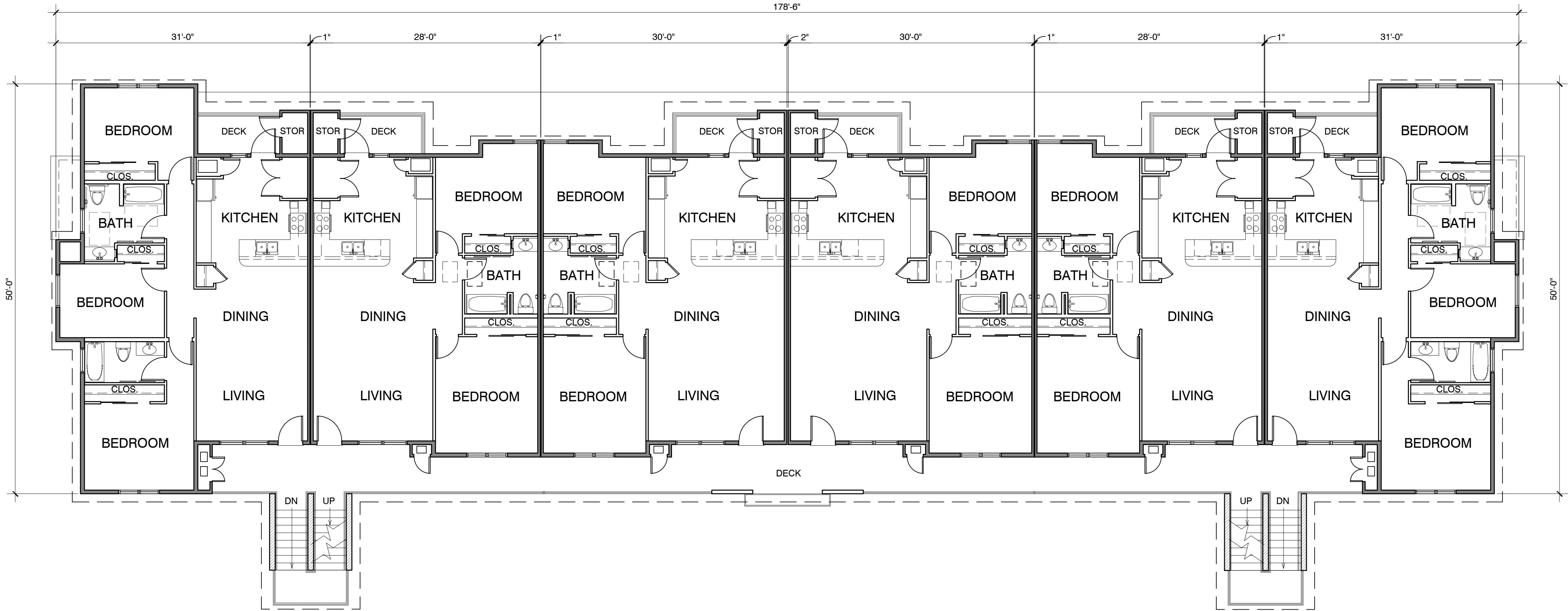
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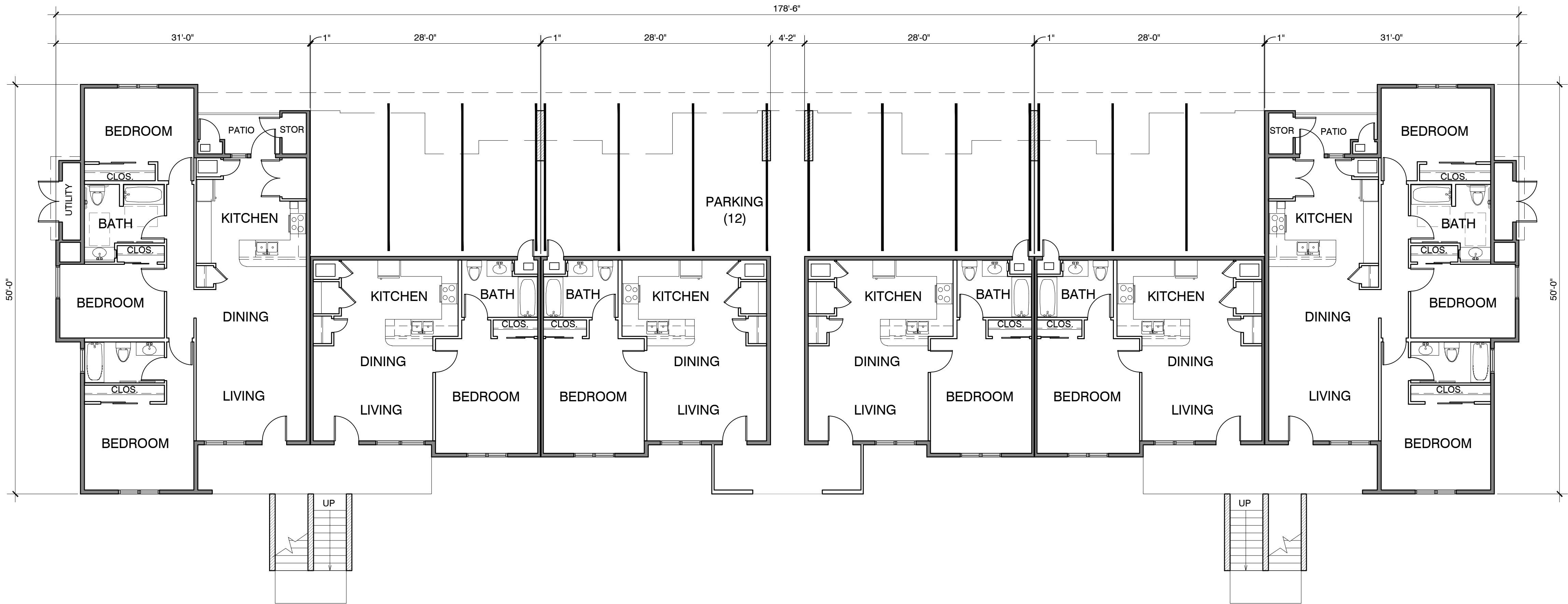
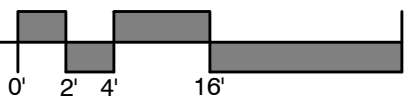


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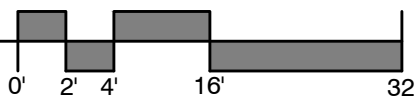
BUILDING B3 - SECOND FLOOR PLAN

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



BUILDING B3 - FIRST FLOOR PLAN

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



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BUILDING B3
FIRST & SECOND
FLOOR PLANS

Sheet Number:

CHISPA
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AFFORDABLE
APARTMENTS

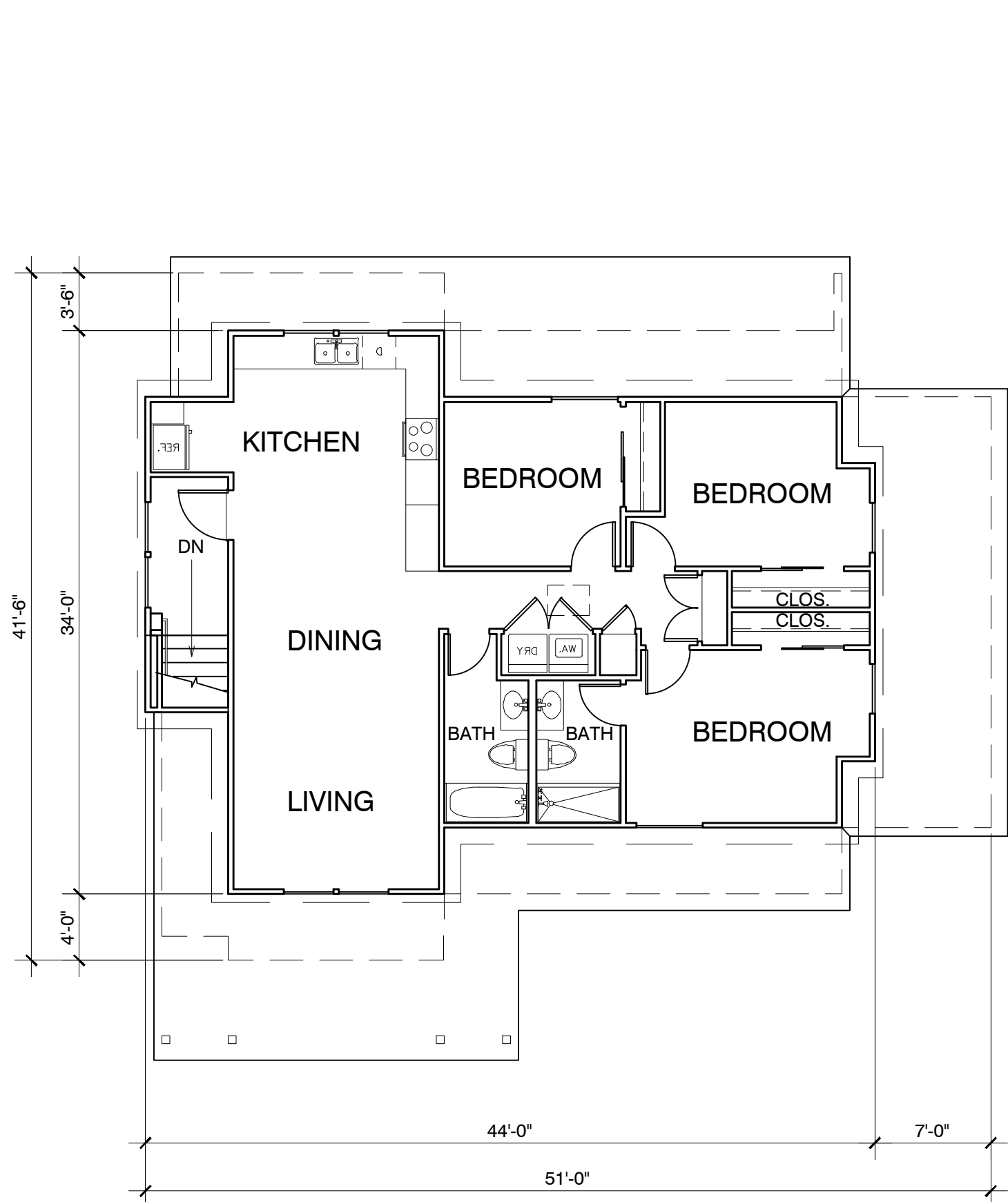
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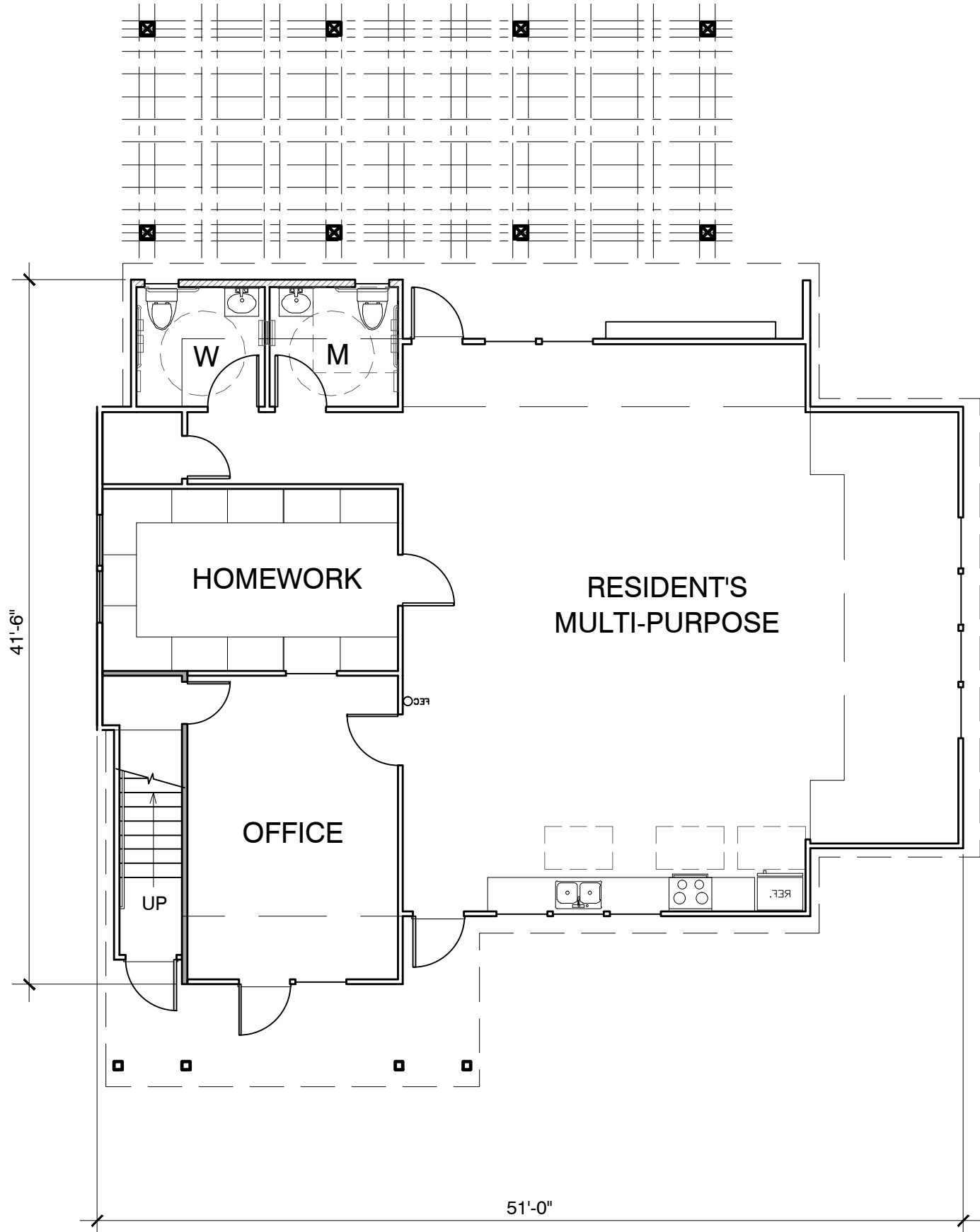
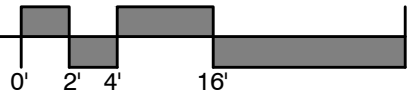
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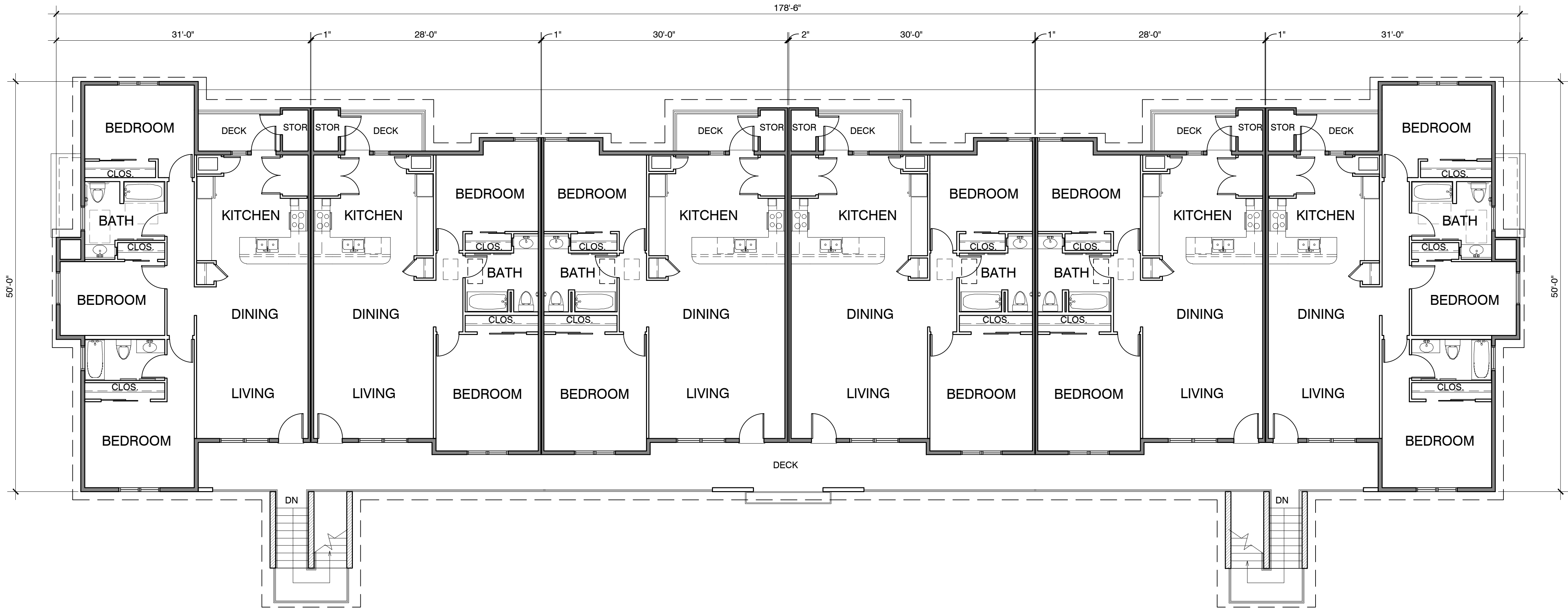
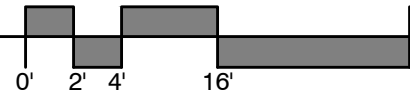
BUILDING B4 - SECOND FLOOR PLAN

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



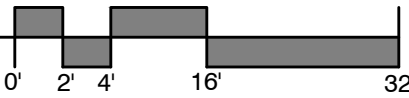
BUILDING B4 - FIRST FLOOR PLAN

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



BUILDING B3 - THIRD FLOOR PLAN

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



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

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

Sheet Number:

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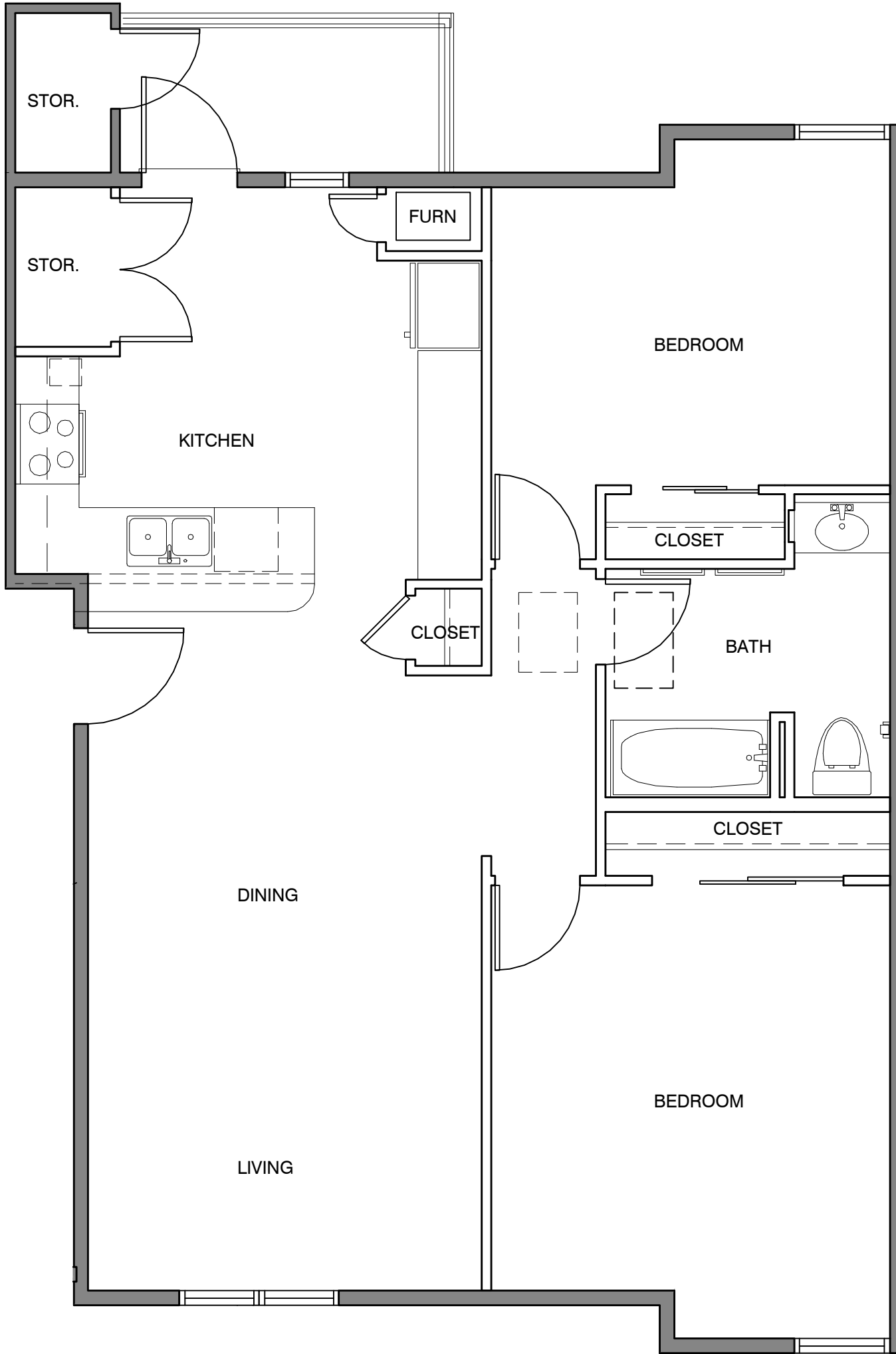
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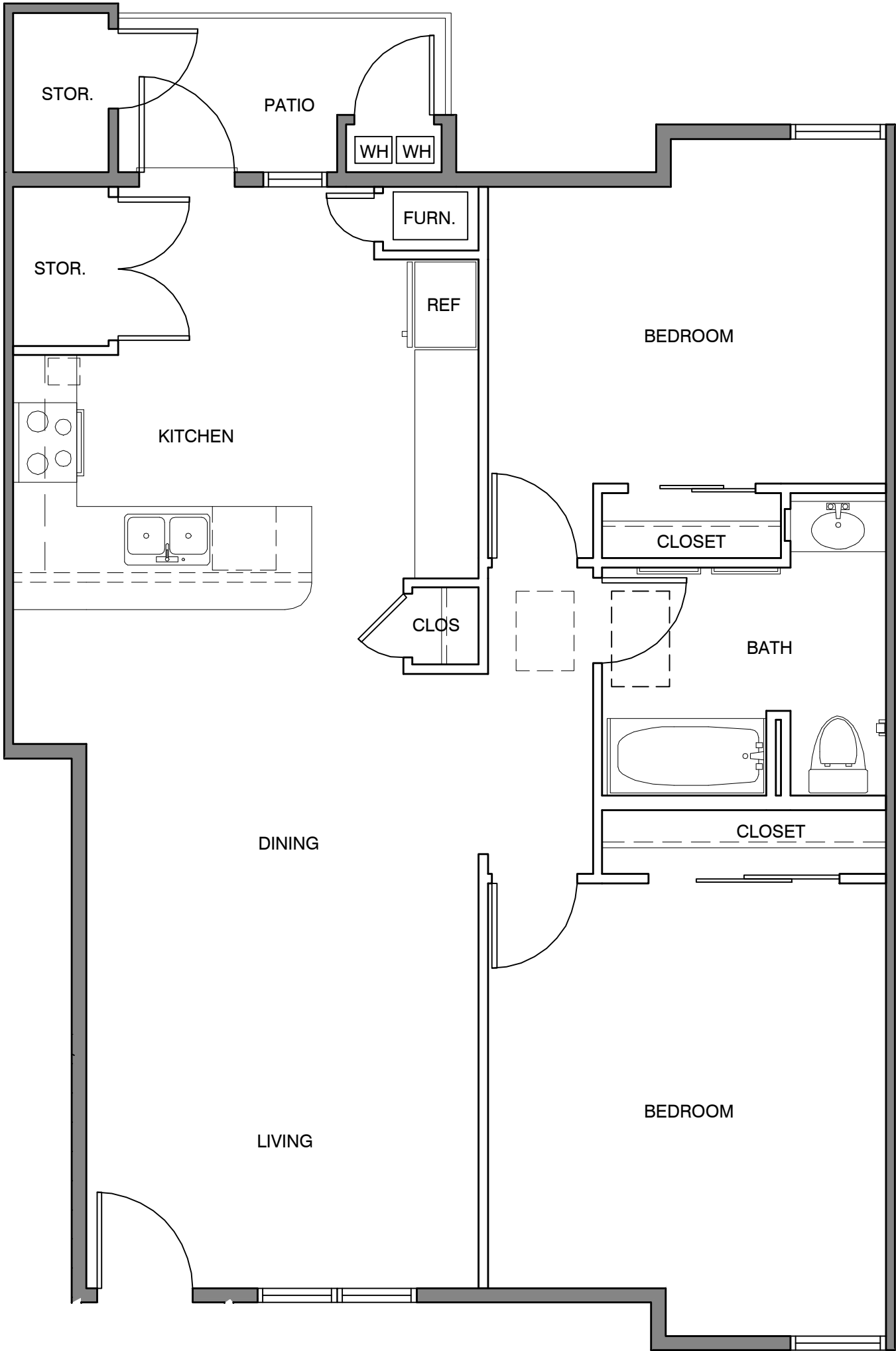
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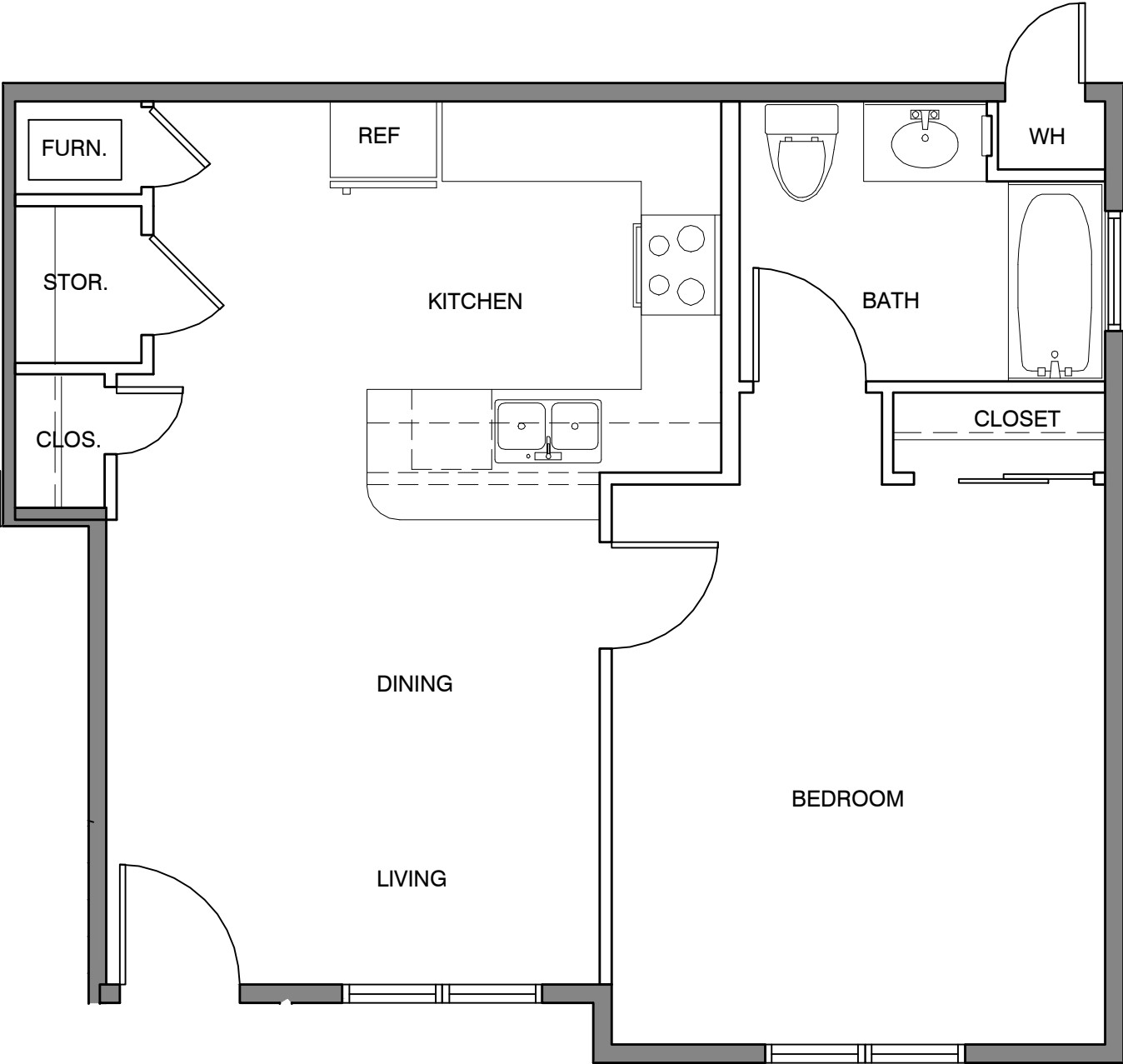
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TYPICAL 2 BEDROOM UNIT
AT SECOND FLOOR



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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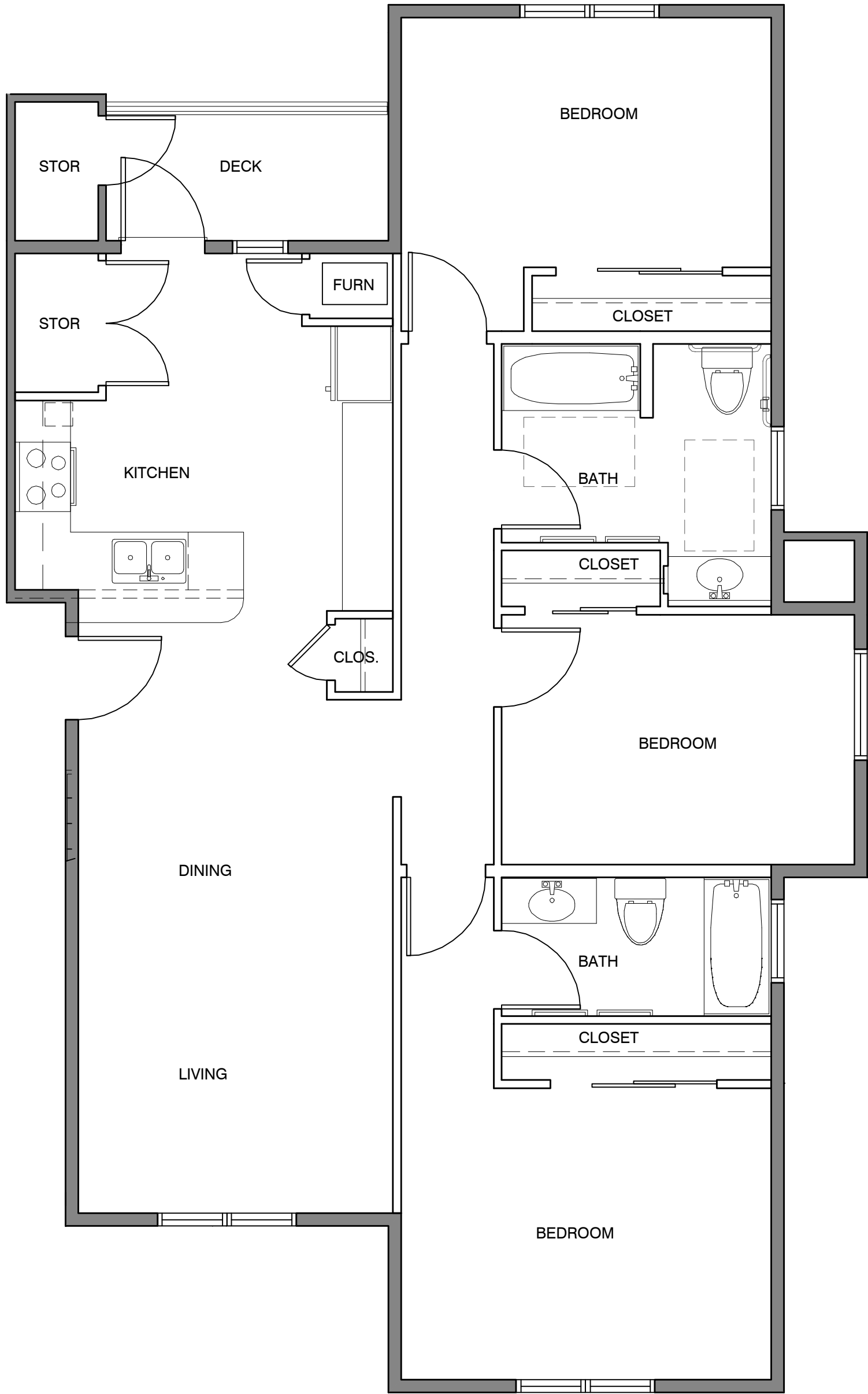
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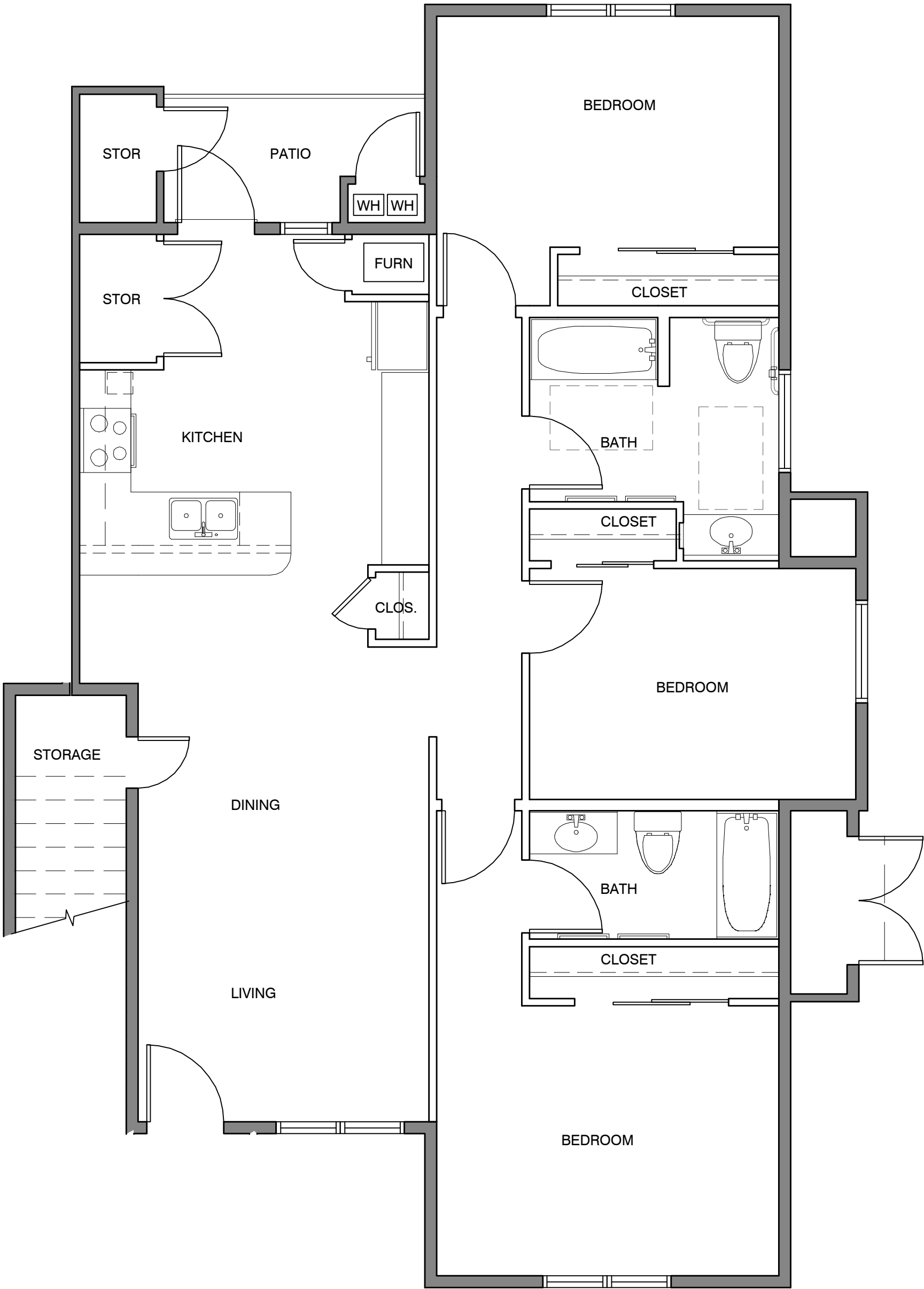
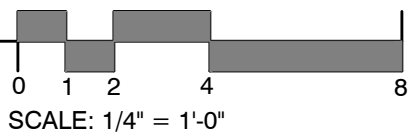
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TYPICAL UNIT
FLOOR PLANS

Sheet Number:



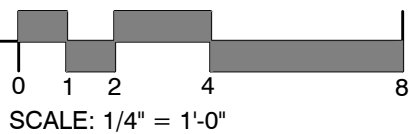
TYPICAL 3 BEDROOM UNIT
AT SECOND FLOOR

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



TYPICAL 3 BEDROOM UNIT
AT FIRST FLOOR

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



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EAST GARRISON
AFFORDABLE
APARTMENTS

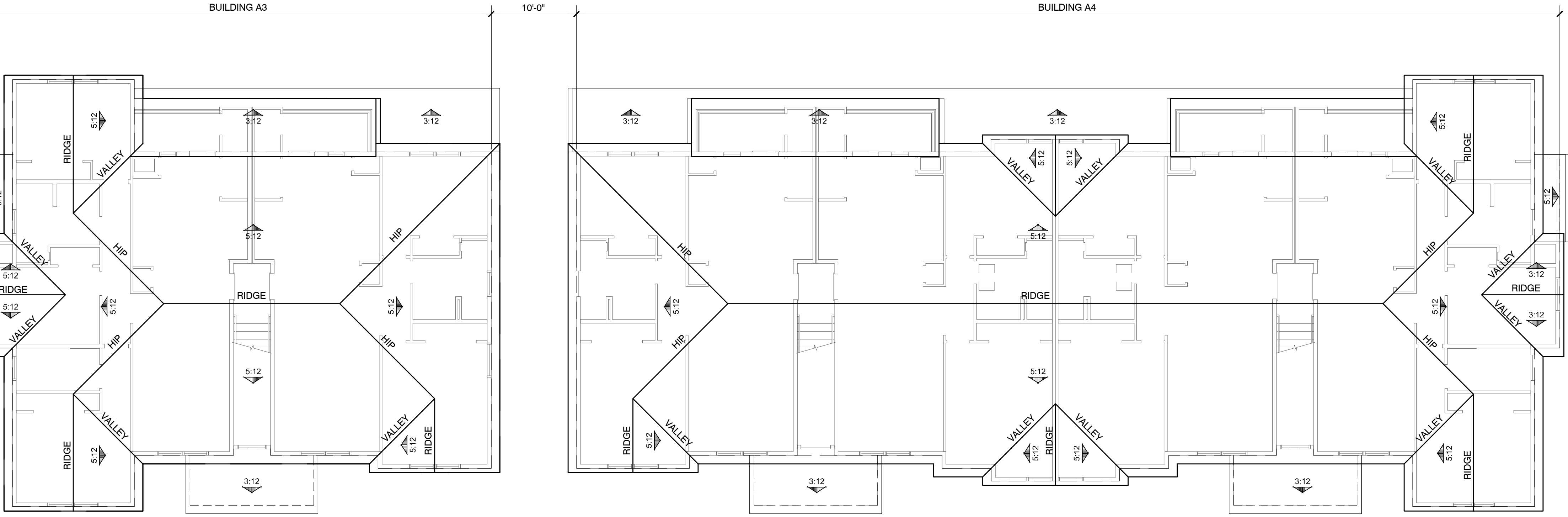
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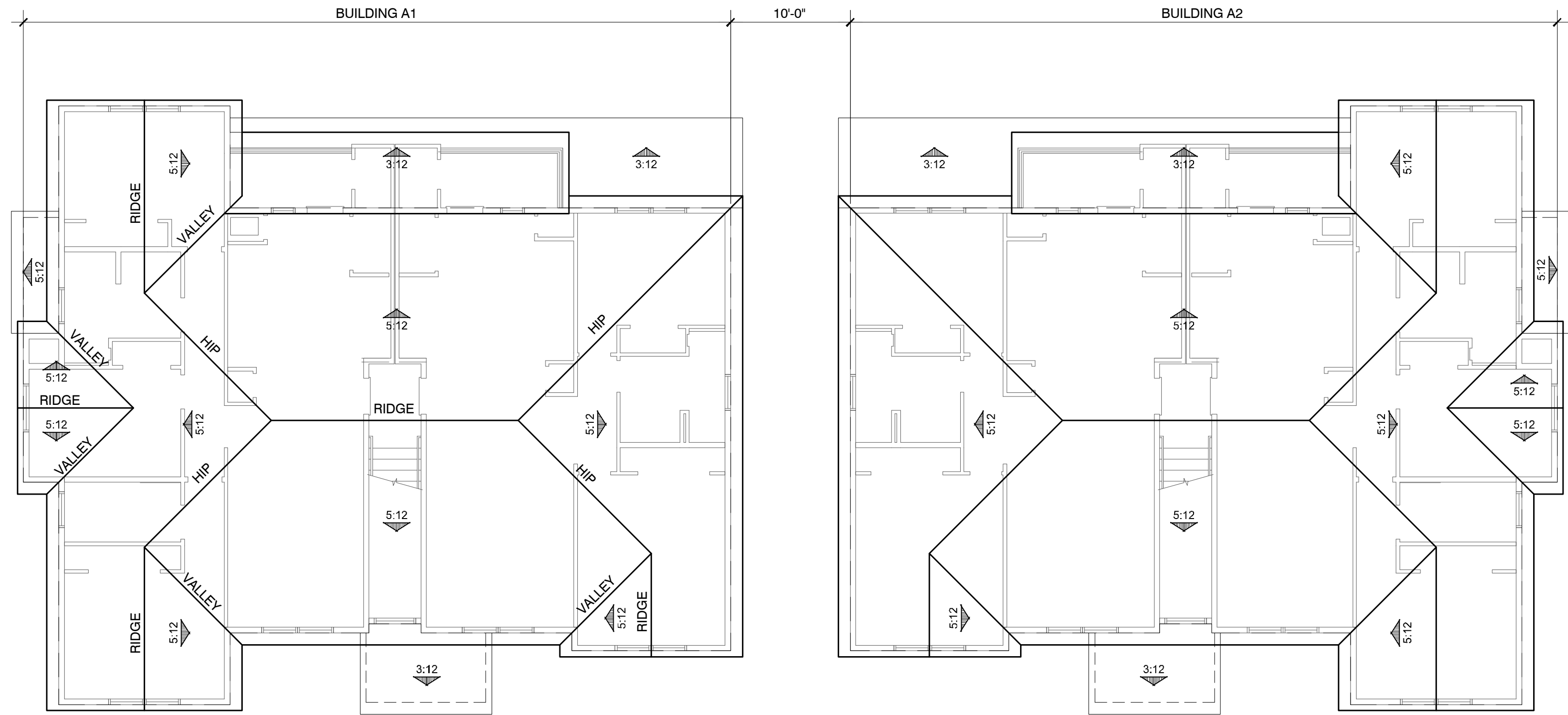
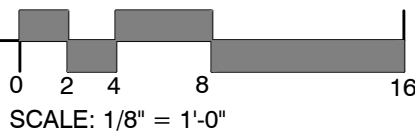
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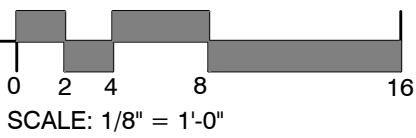
BUILDING A3 & A4 - ROOF PLAN


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



BUILDING A1 & A2 - ROOF PLAN


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




Drawn By: ML/AC
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Project Number: 1551

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Sheet Title:
BUILDING A1 - A4
ROOF PLANS

Sheet Number:

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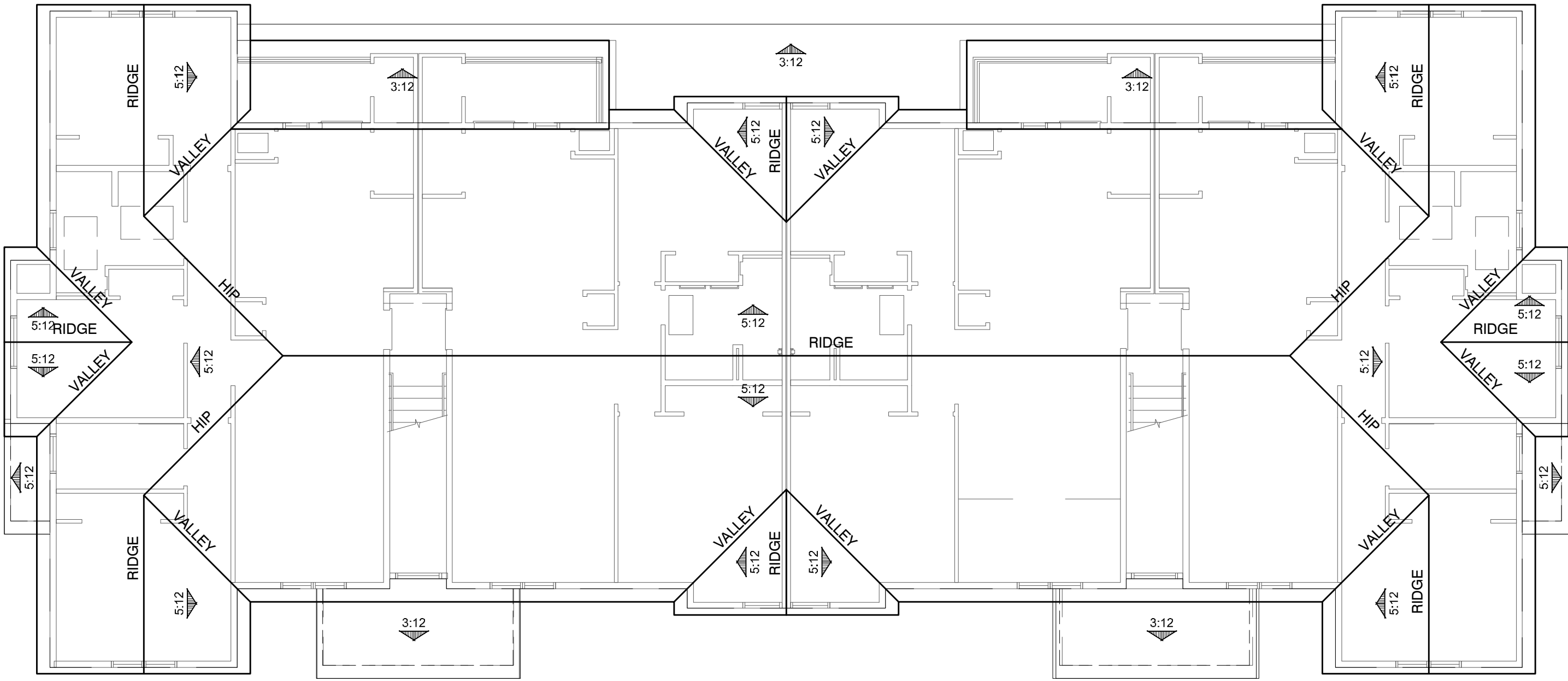
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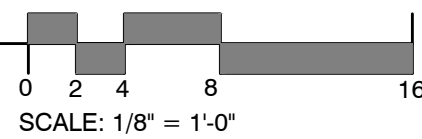
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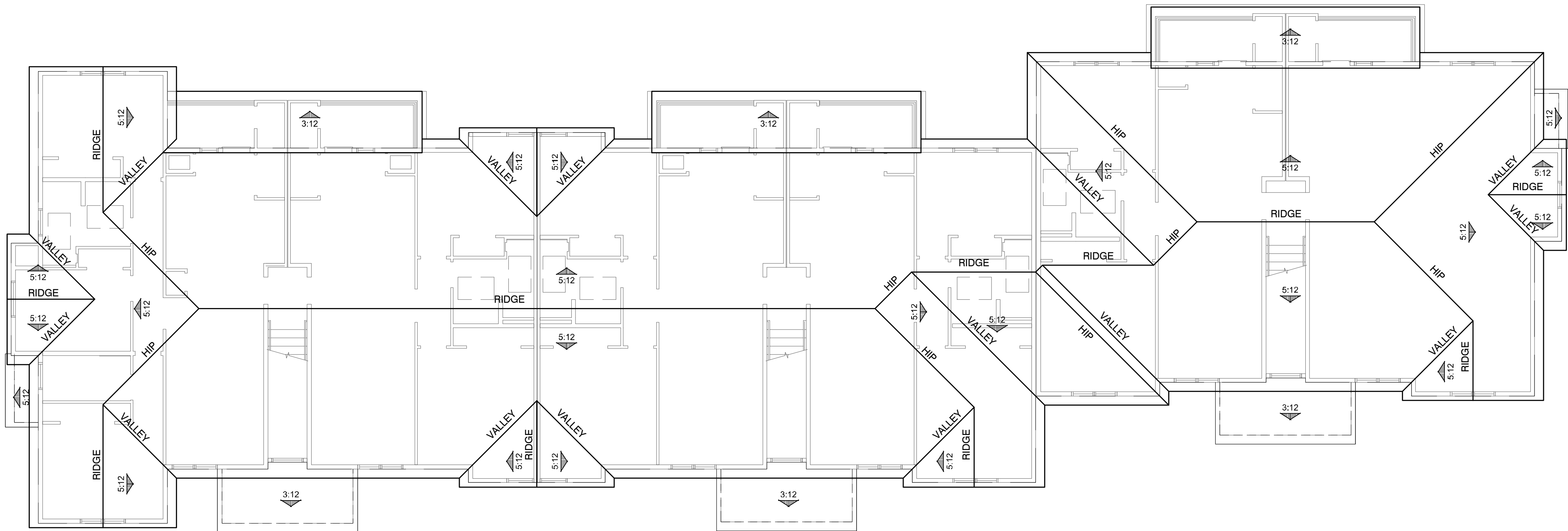


BUILDING B1 - ROOF PLAN

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

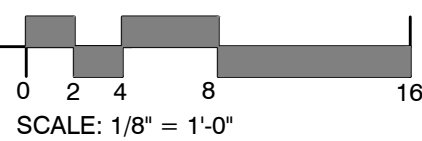


SCALE: 1/8" = 1'-0"



BUILDING A5 - 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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Sheet Title:
BLDG. A5 & B1
ROOF PLANS

Sheet Number:

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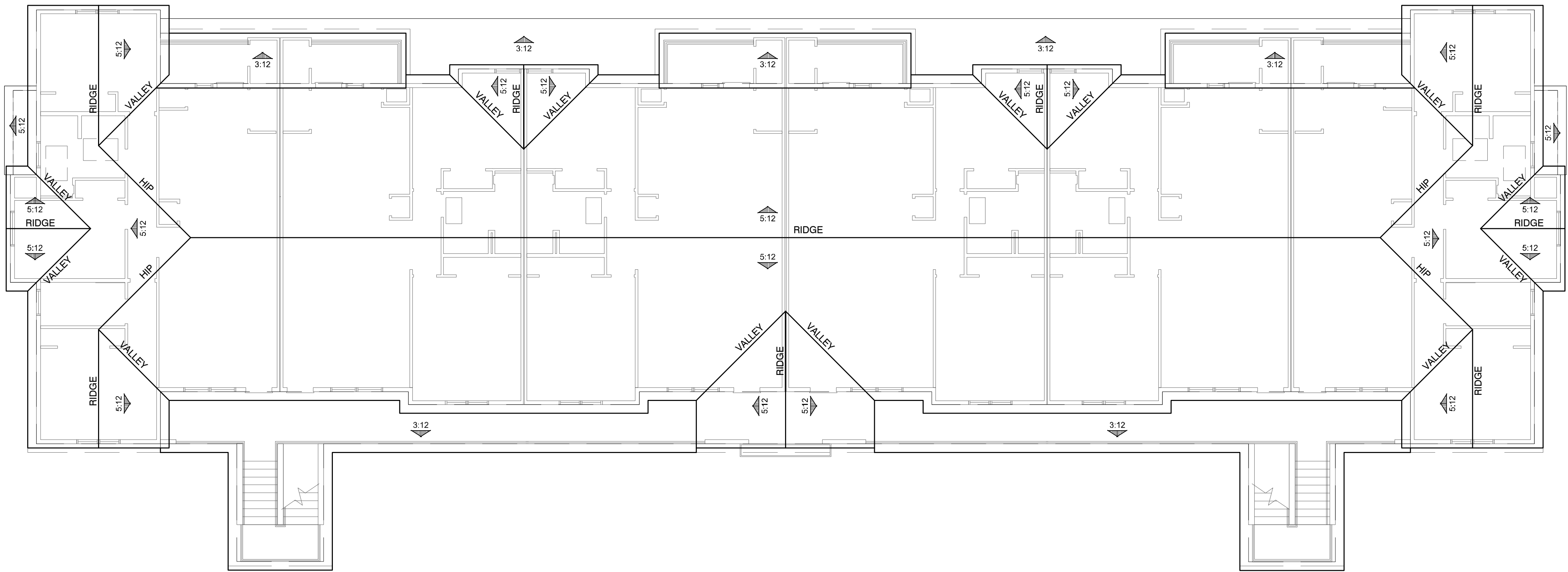
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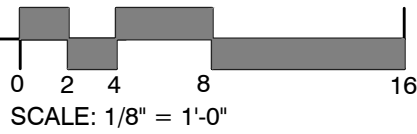
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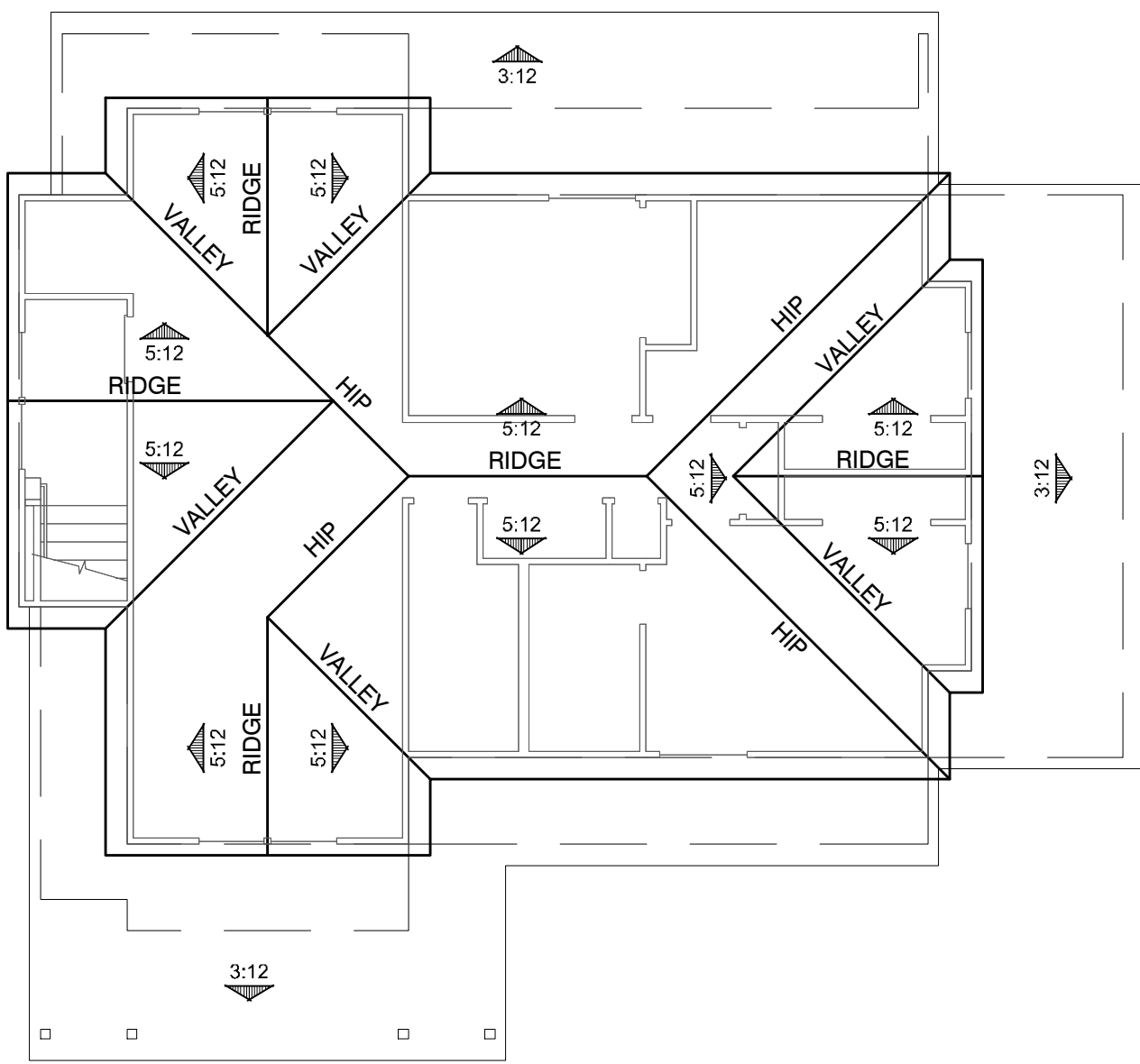


BUILDING B3 - ROOF PLAN

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

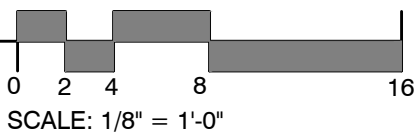


SCALE: 1/8" = 1'-0"

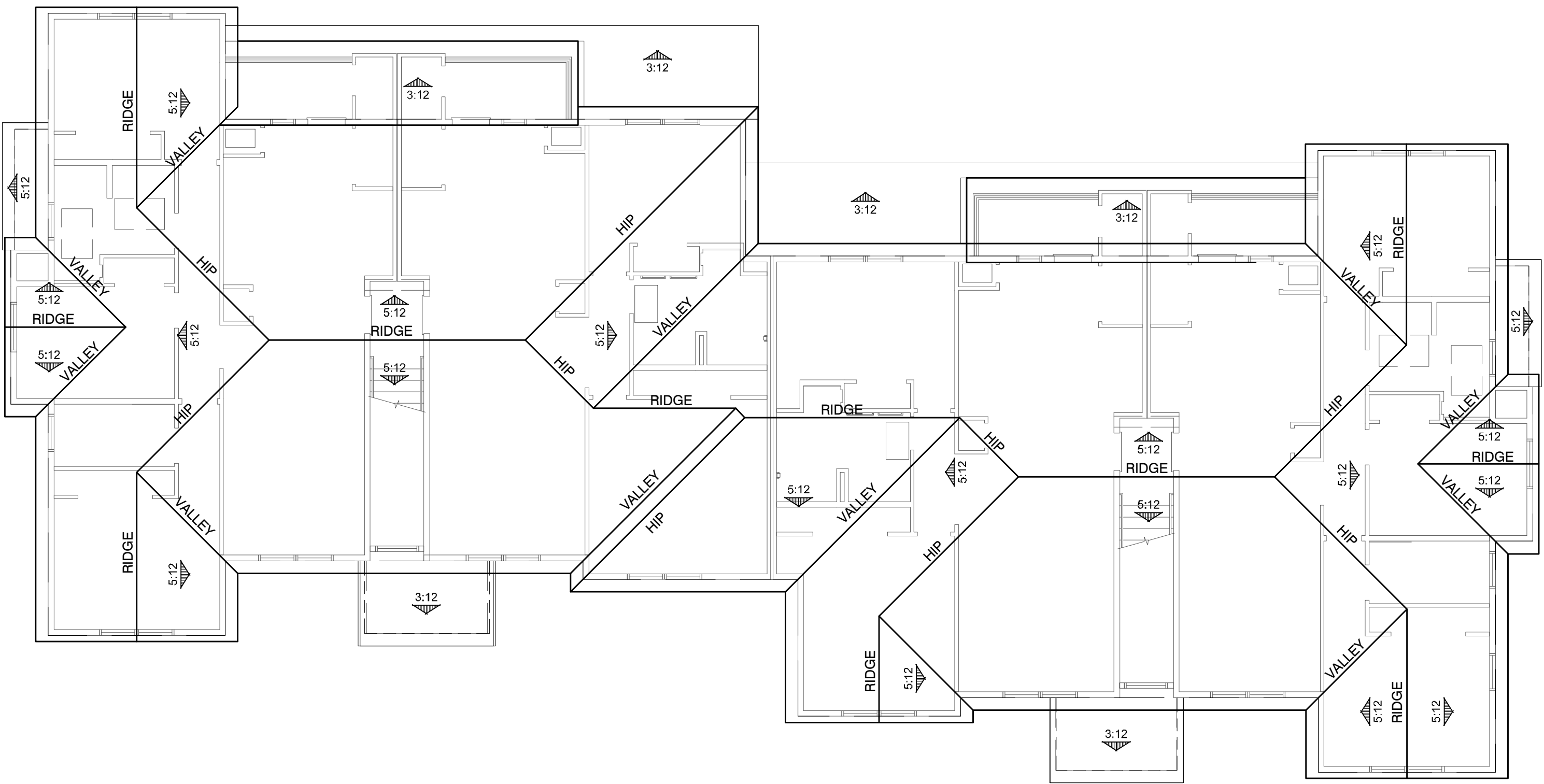


RESIDENT'S CENTER
BUILDING B4 - ROOF PLAN

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

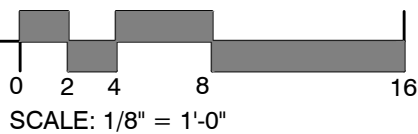


SCALE: 1/8" = 1'-0"




BUILDING B2 - ROOF PLAN

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




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


Drawn By: ML/AC
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Project Number: 1551

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Sheet Title:
BLDG B2-B4
ROOF PLAN

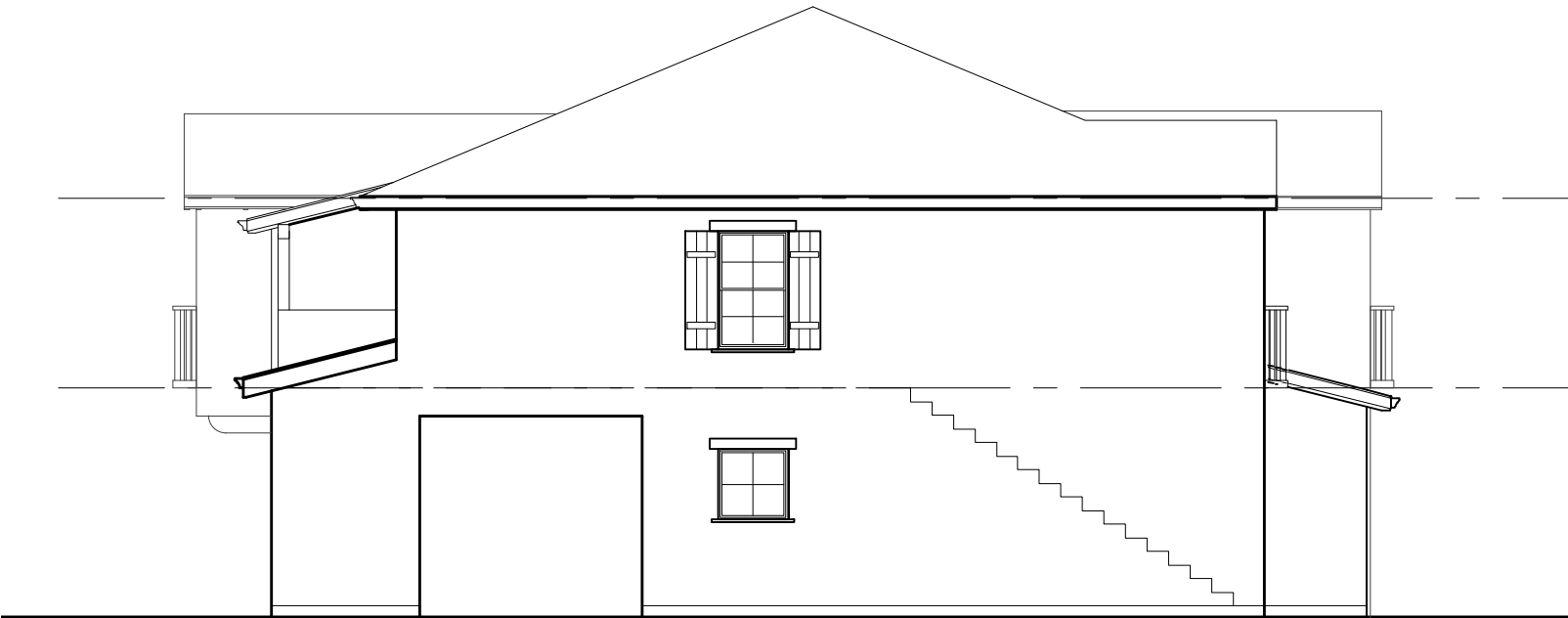
Sheet Number:

Mediterranean Revival Design

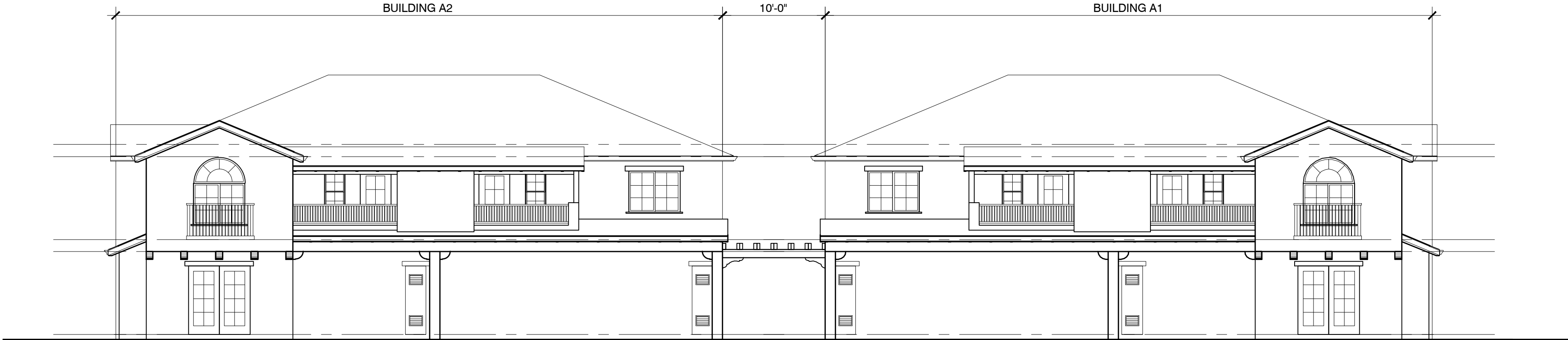
- Simple hip roofs with gable wing elements at the corners and mid points
- Gutters to be PVC
- Roofs to be 5/12 slope with 3/12 slope at decks and porches
- Roofs to be architectural asphalt shingles with minimal overhang
- Walls to be stucco with buff color
- Windows to be single hung and sliding energy 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.



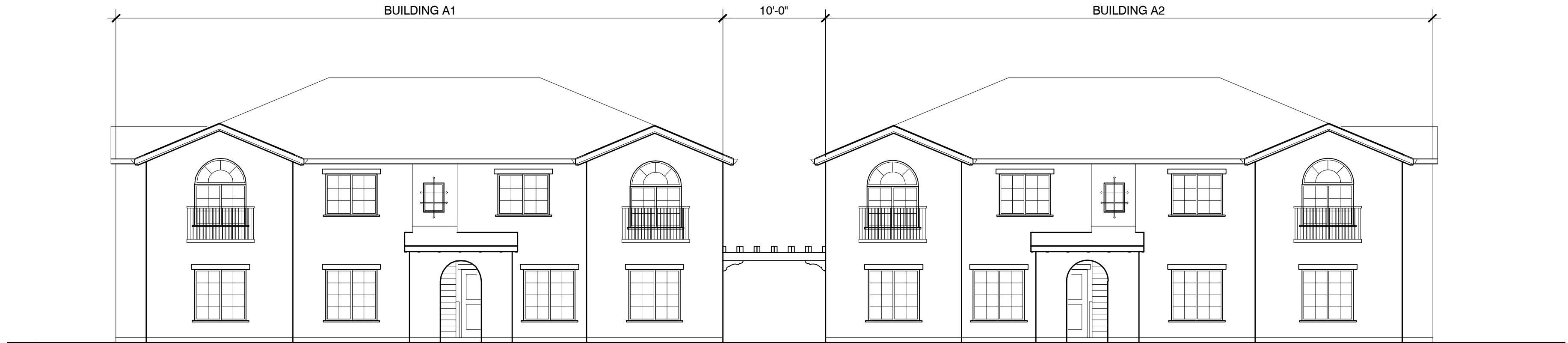
WEST ELEVATION (BLDG. A1)
EAST ELEVATION (BLDG. A2)



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



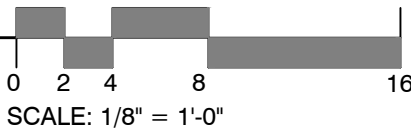
SOUTH ELEVATION



NORTH ELEVATION

BLDG. A1& A2 (SIM.-MIRROR)

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



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Sheet Title:
EXT. ELEVATIONS
BLDG A1 & A2

Sheet Number:

A3.1

Mediterranean Revival Design

- Simple hip roofs with gable wing elements at the corners and mid points
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- Trim to be composite
- Private yard fences to be pressure-treated wood
- All colors to be East Garrison color palette.

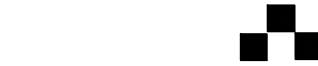
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Sheet Title:
EXT. ELEVATIONS
BLDG A3 & A4

Sheet Number:



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

NORTH ELEVATION (BLDG. A3)

SOUTH ELEVATION (BLDG. A4)



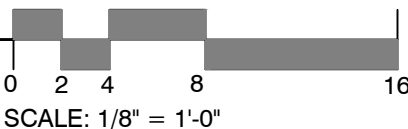
WEST ELEVATION



EAST ELEVATION

BLDG. A3 & A4

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



Mediterranean Revival Design

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- Private yard fences to be pressure-treated wood
- All colors to be East Garrison color palette.

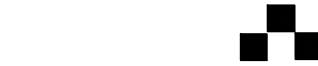
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EAST ELEVATION



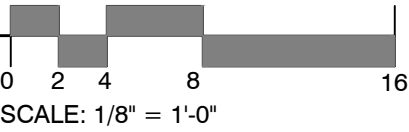
NORTH / SOUTH ELEVATION (TYP.)



WEST ELEVATION

BLDG. B1

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



NORTH ELEVATION



EAST ELEVATION



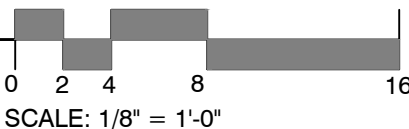
WEST ELEVATION



WEST ELEVATION

BLDG. A5

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



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Sheet Title:
EXT. ELEVATIONS
BLDG A5 & B1

Sheet Number:

Mediterranean Revival Design

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- Railings to be wrought iron
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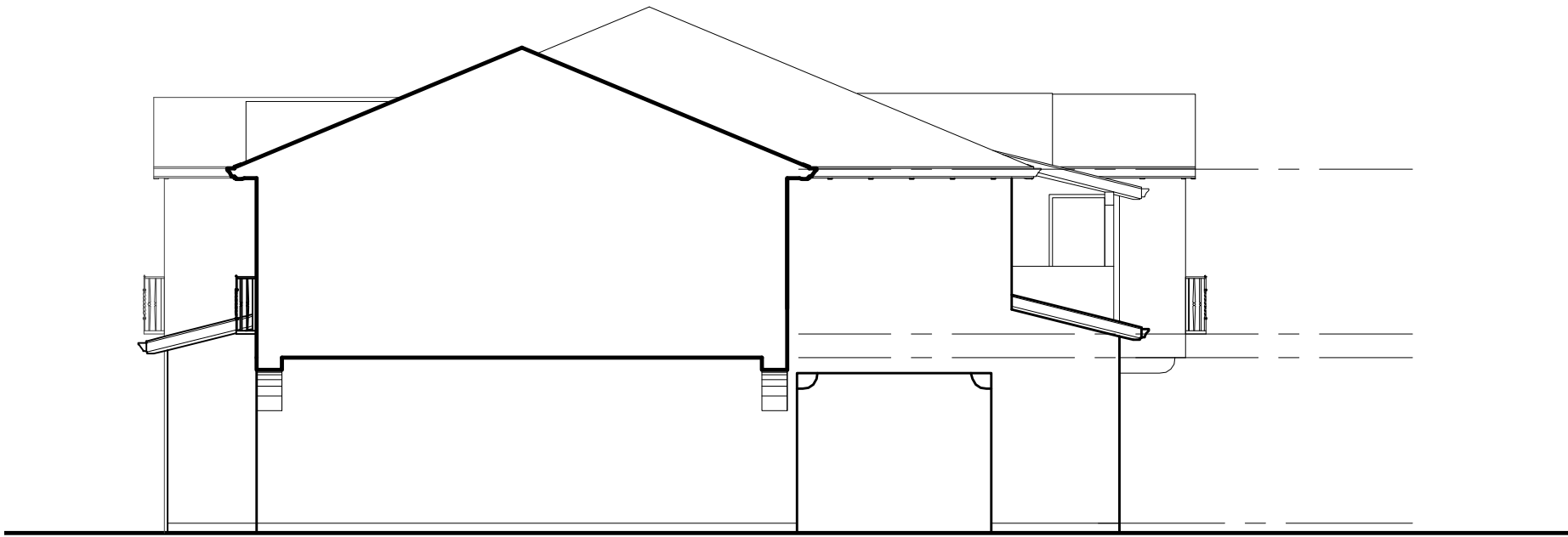
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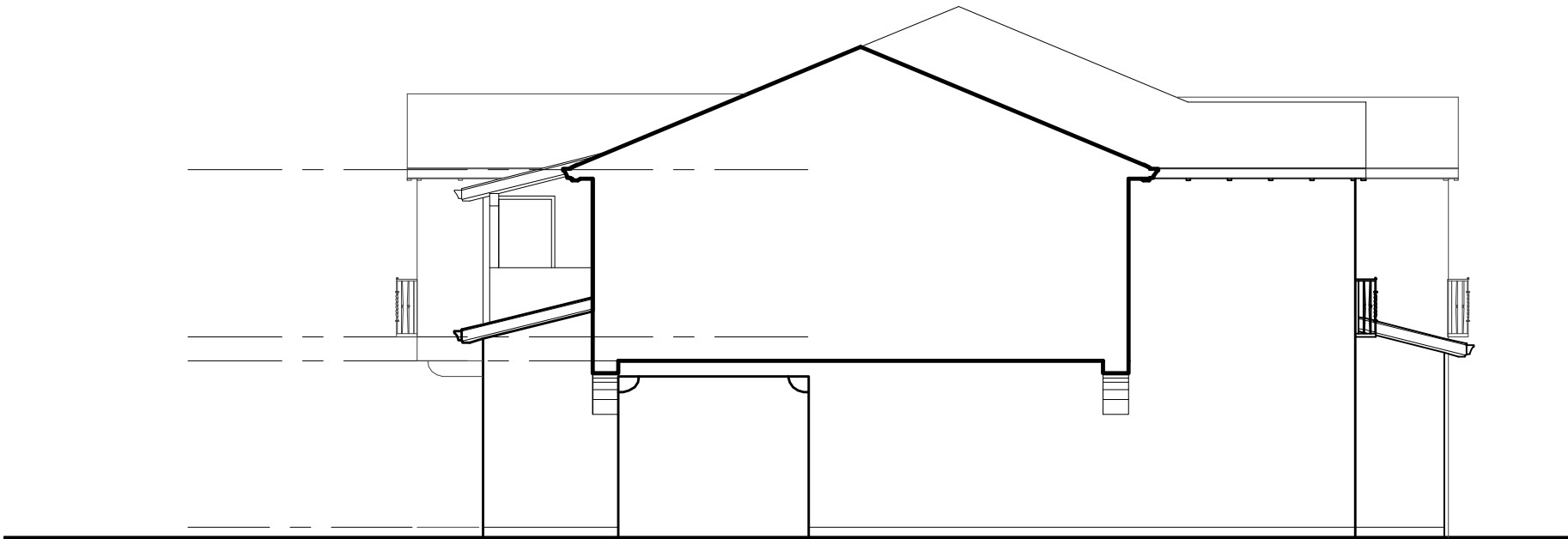
Sheet Title:
EXT. ELEVATIONS
BLDG B2

Sheet Number:

A3.4



EAST ELEVATION THRU WALKWAY



WEST ELEVATION THRU WALKWAY



EAST ELEVATION



NORTH ELEVATION



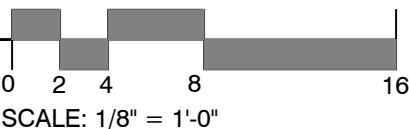
WEST ELEVATION



SOUTH ELEVATION

BLDG. B2

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



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

Mediterranean Revival Design

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- 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

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



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

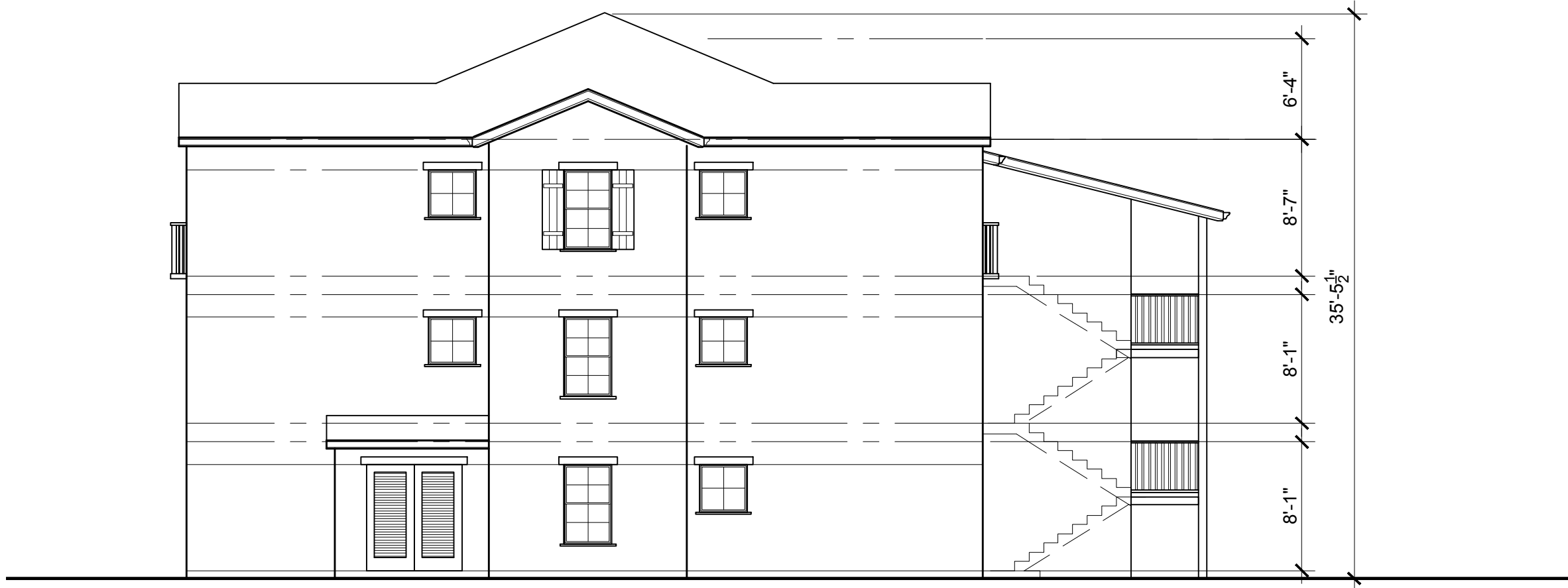
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Sheet Title:
EXT. ELEVATIONS
BLDG B3

Sheet Number:



NORTH / SOUTH ELEVATION (TYP.)



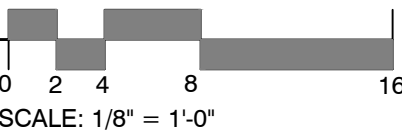
WEST ELEVATION



EAST ELEVATION

BLDG. B3

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



A3.5

CHISPA
EAST GARRISON
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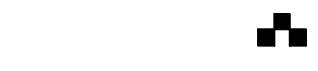
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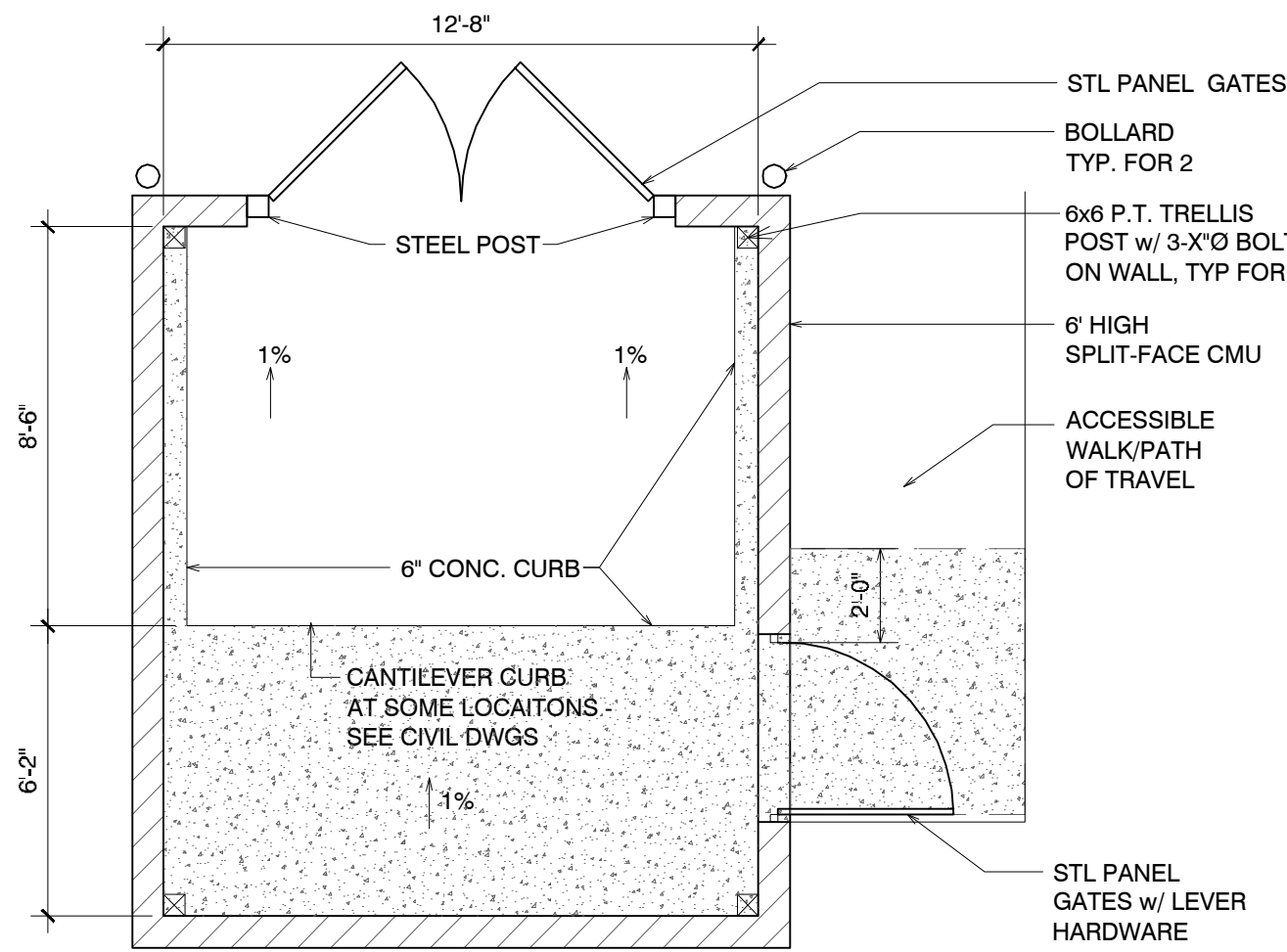
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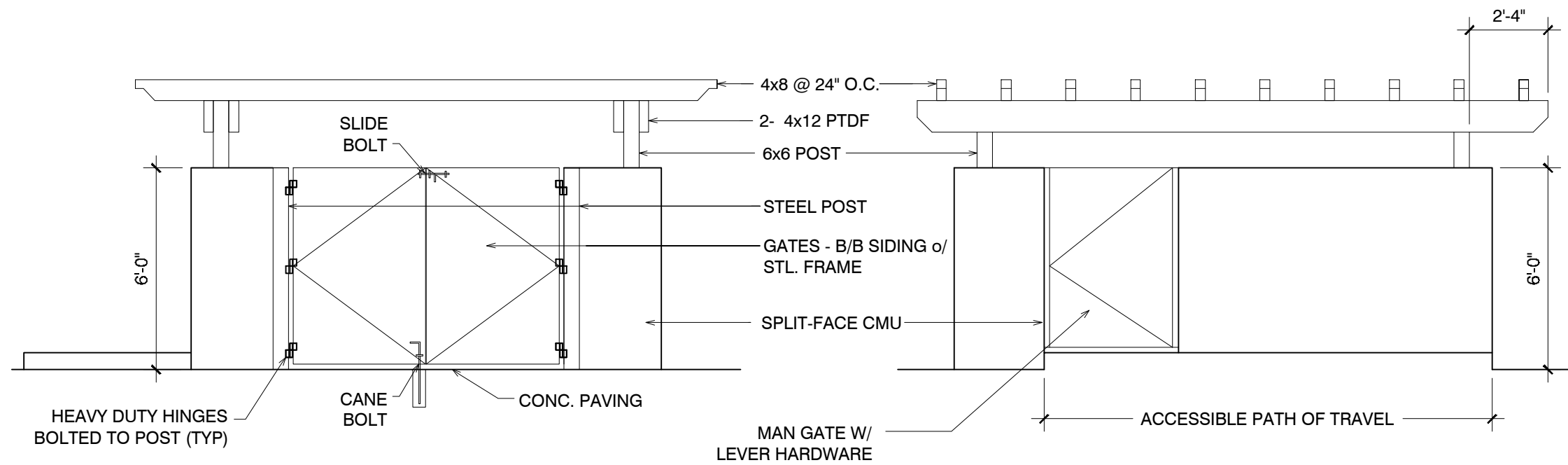


Sheet Title:
RESIDENTS' CENTER
BLDG. B4 - EXTERIOR
ELEV., TRASH ENCL.

Sheet Number:



PLAN VIEW



EAST ELEVATION

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

TRASH ENCLOSURE PLAN AND ELEVATIONS

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



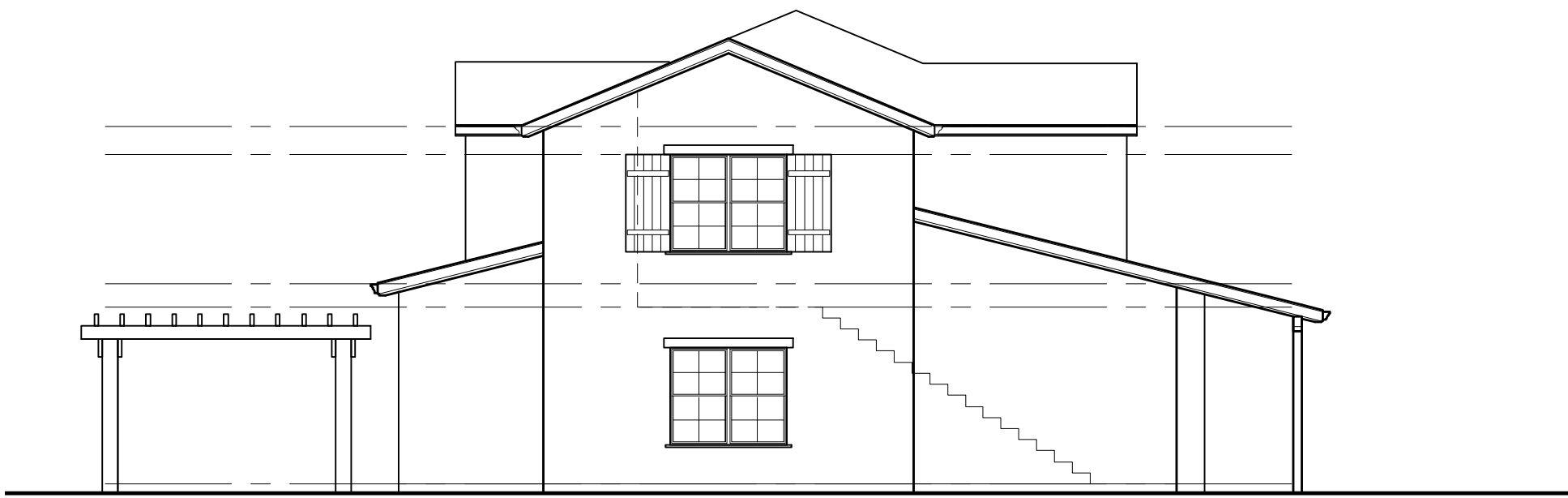
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

RESIDENTS' CENTER - EXTERIOR ELEVATIONS

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

CHISPA
EAST GARRISON
AFFORDABLE
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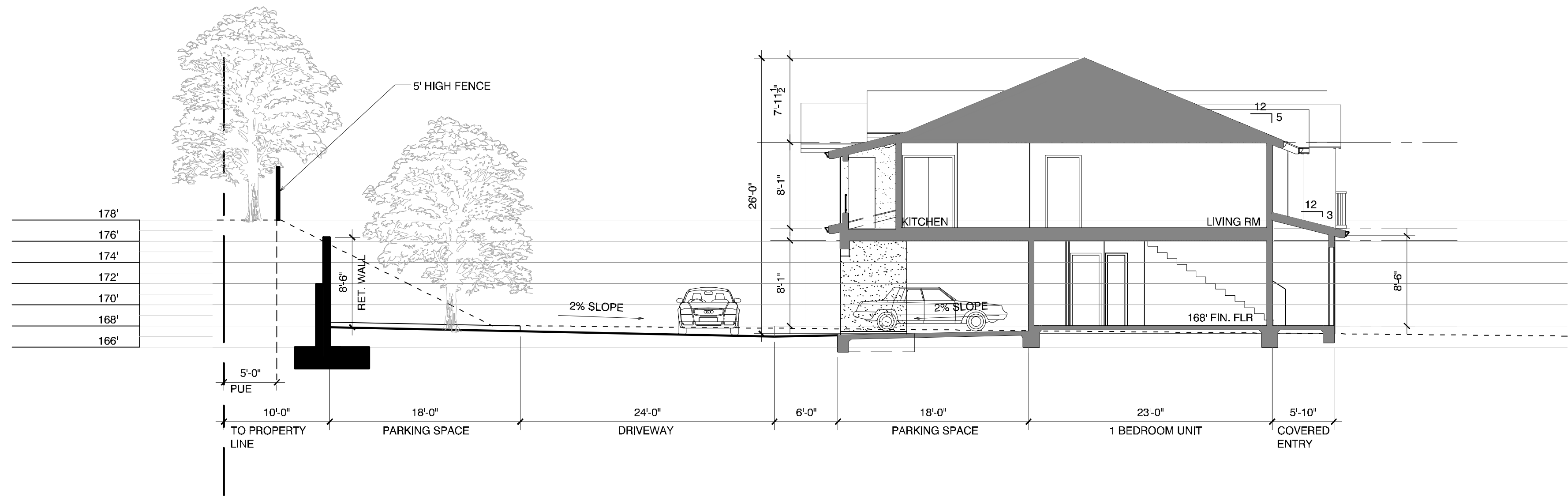
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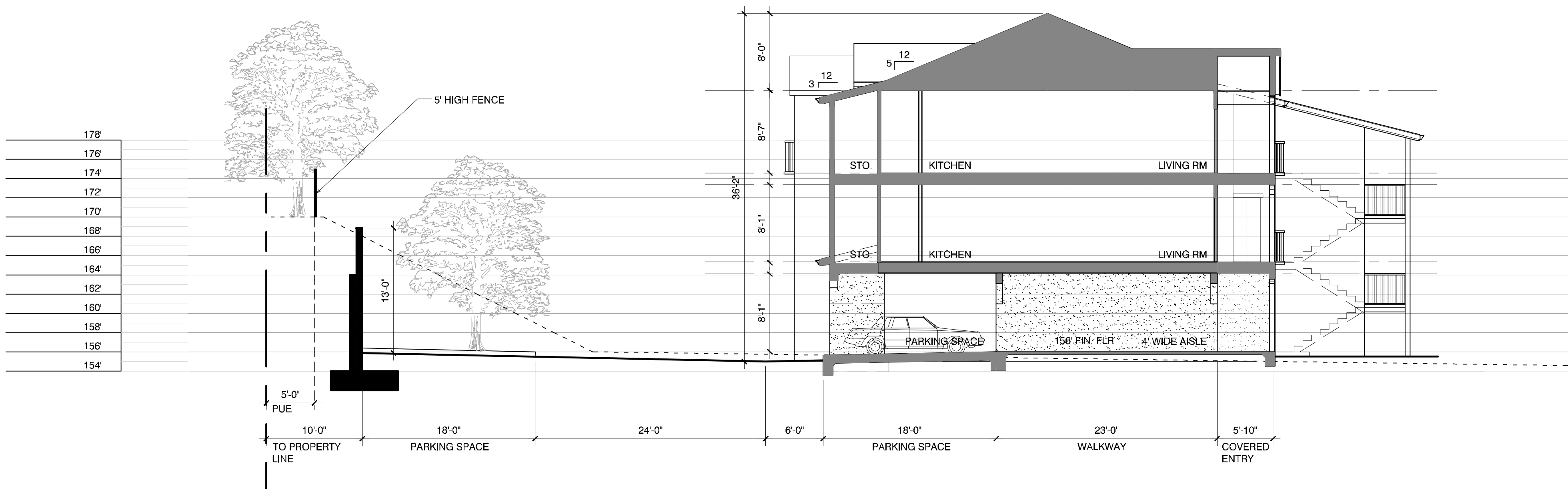
Sheet Title:
BUILDING
SECTIONS

Sheet Number:



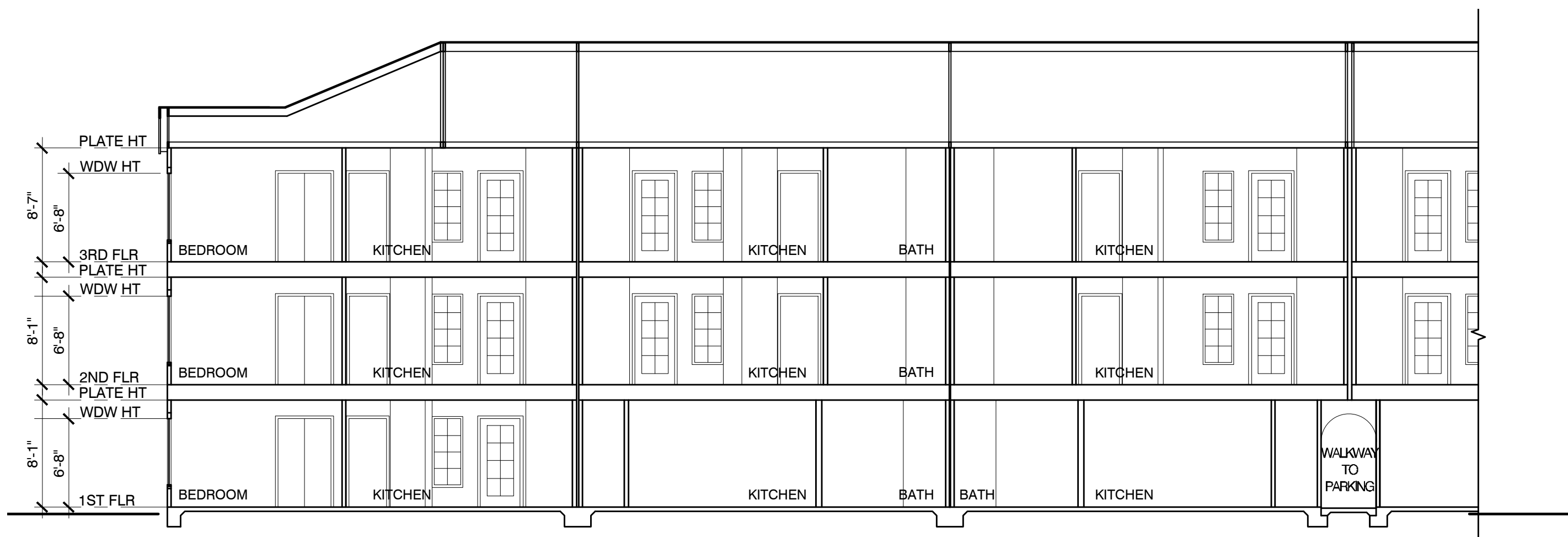
A SITE SECTION THRU SITE A BLDG A4 (2 STORY BLDG)

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



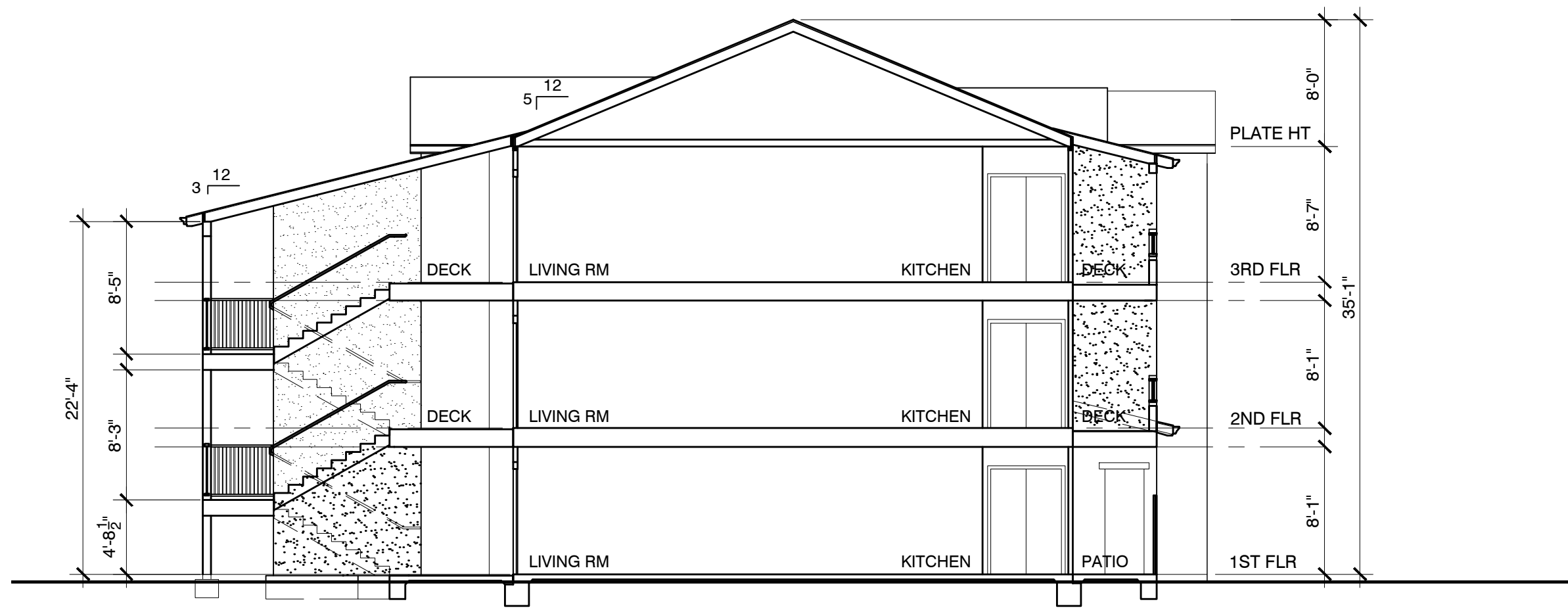
B SITE SECTION THRU SITE B BLDG B3 (3 STORY BLDG)

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"