Attachment 4

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CHISPA East Garrison Affordable Apartments

Monterey County, CALIFORNIA

PROJECT DIRECTORY

PROJECT OWNER
CHISPA, INC.
295 MAIN STREET, SUITE 100
SALINAS, CALIFORNIA 93901
(831) 757-6251 PHONE
(831) 757-6268 FAX

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(831) 373-2784 PHONE
(831) 373-7459 FAX
paule@pauldavispartnership.com
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ahunter@whitsonengineers.com
CONTACT: ANDREW HUNTER

LANDSCAPE ARCHITECT
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(831) 484-1426 FAX
marion@epdla.com
CONTACT: MARION WEAVER

STRUCTURAL ENGINEER
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P: 831-373-3119
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cfoss@redshift.com
CONTACT: CSILLA FOSS

MECHANICAL ENGINEER
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1835 MOUNT VISTA COURT
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tom@tka1.com
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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

SHEET INDEX

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A4.1	BUILDING SECTIONS

PROJECT INFORMATION

PROJECT DESCRIPTIOIN

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

Project / Owner:

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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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 / Owner:

CHISPA

EAST GARRISON AFFORDABLE APARTMENTS

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Sheet Title:
OVERALL SITE PLAN

Sheet Number:

NORTH

OVERALL SITE PLAN

SCALE: 30' = 1'-0"

0 5 10 30 60
SCALE: 1" = 30'-0"

A1.1

SITE A - ENLARGED SITE PLAN

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

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
TOTAL	15,968	16,873	32,841

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

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

LOT COVERAGE	TOTAL S.F.
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.

CANOPY TREES

0 4 8 16 32
SCALE: 1/16" = 1'-0"

Project / Owner:

CHISPA
EAST GARRISON AFFORDABLE APARTMENTS

ORD AVENUE @ WATKINS GATE & CHAPEL HILL ROAD
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Drawn By:	ML/AC
Drawing Date:	12/31/15
Project Number:	1551

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Sheet Title:
SITE A - ENLARGED SITE PLAN

Sheet Number:

A1.2

NORTH

SITE B - ENLARGED SITE PLAN

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

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.

CANOPY TREES

0 4 8 16 32

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

Project / Owner:

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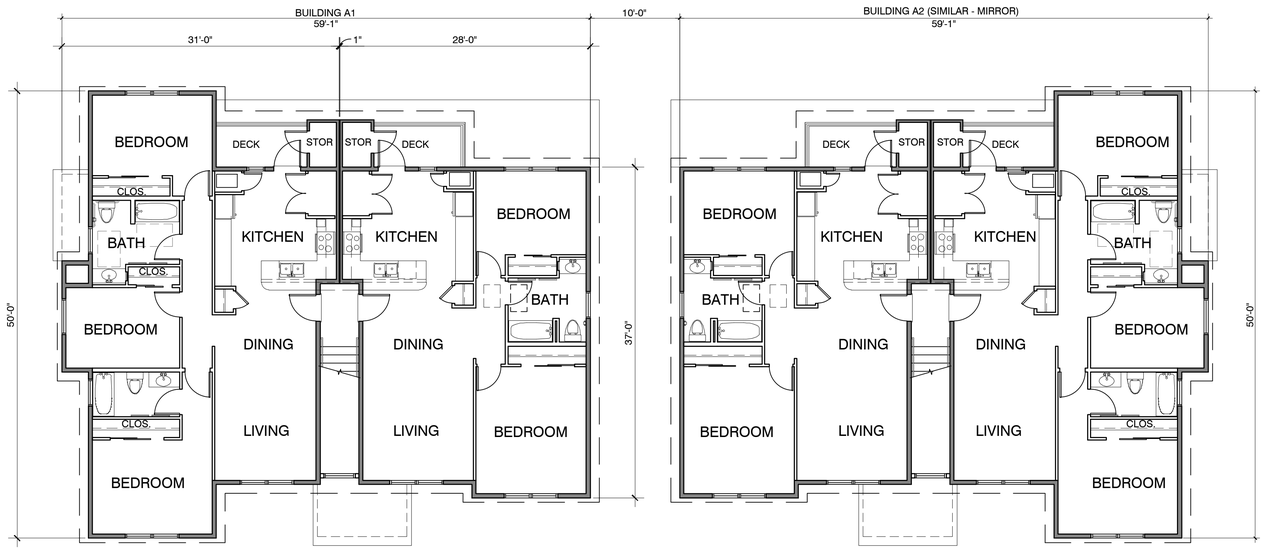
Sheet Title:
SITE B - ENLARGED SITE PLAN

Sheet Number:

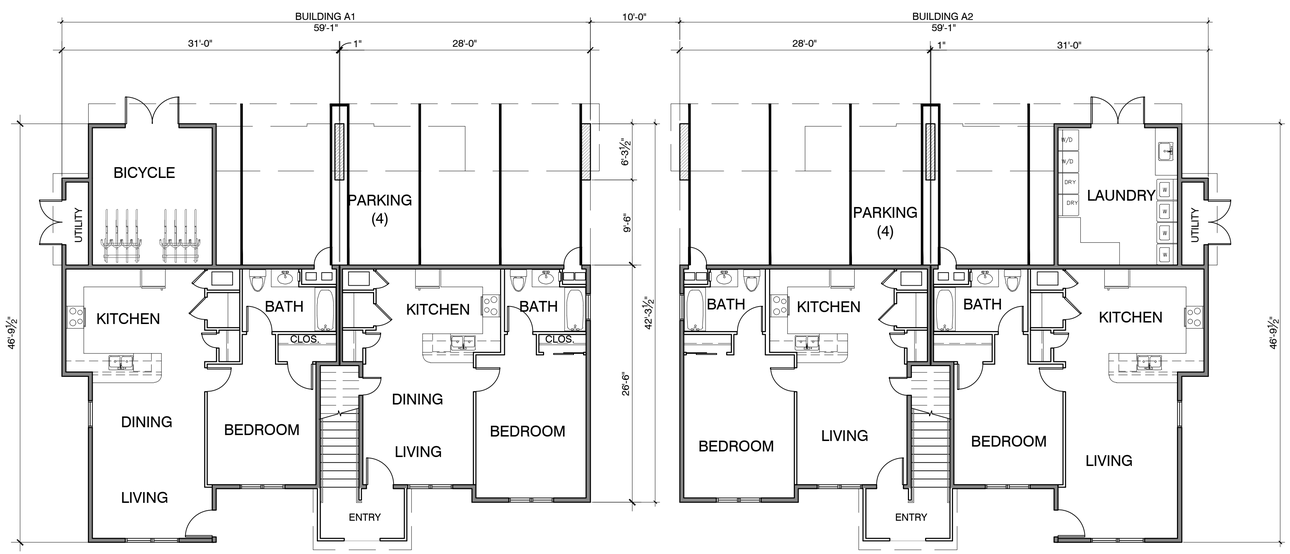
A1.3



BUILDING A1 & A2 - SECOND FLOOR PLAN

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

0 2 4 8 16
SCALE: 1/8" = 1'-0"



BUILDING A1 & A2 - FIRST FLOOR PLAN

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

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

CHISPA
EAST GARRISON AFFORDABLE APARTMENTS

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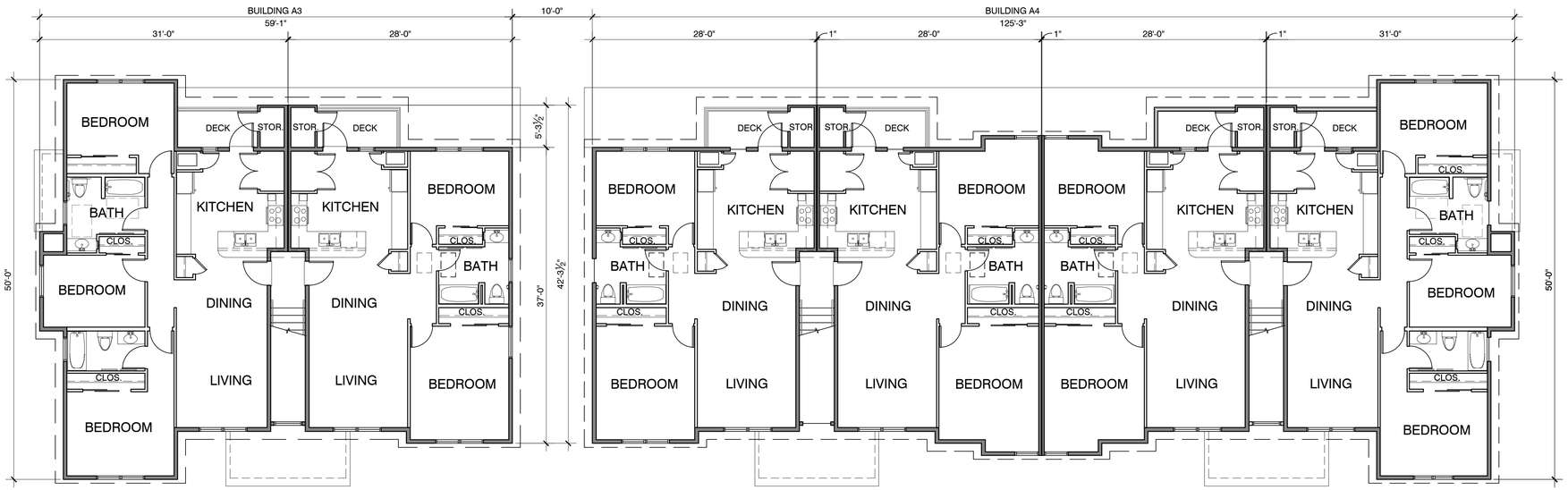
Sheet Title:
BLDG A1 & A2
FIRST & SECOND
FLOOR PLANS

Sheet Number:

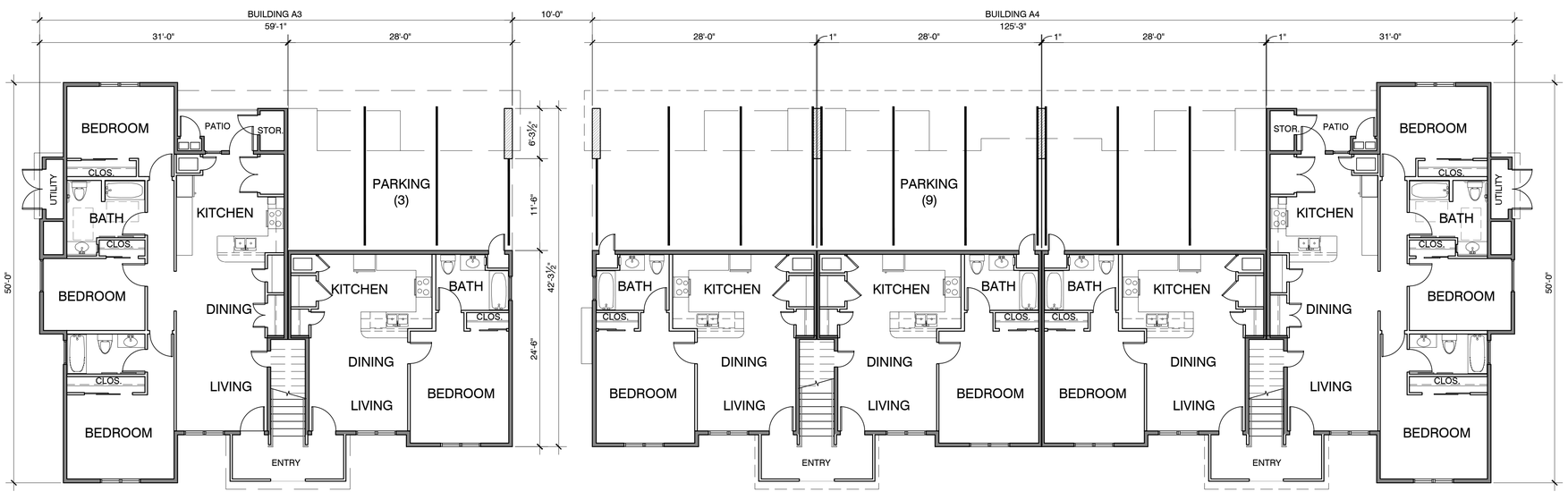
A2.1



BUILDING A3 & A4 - SECOND FLOOR PLAN

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

0' 2' 4' 16' 32'



BUILDING A3 & A4 - FIRST FLOOR PLAN

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

0' 2' 4' 16' 32'

Project / Owner:

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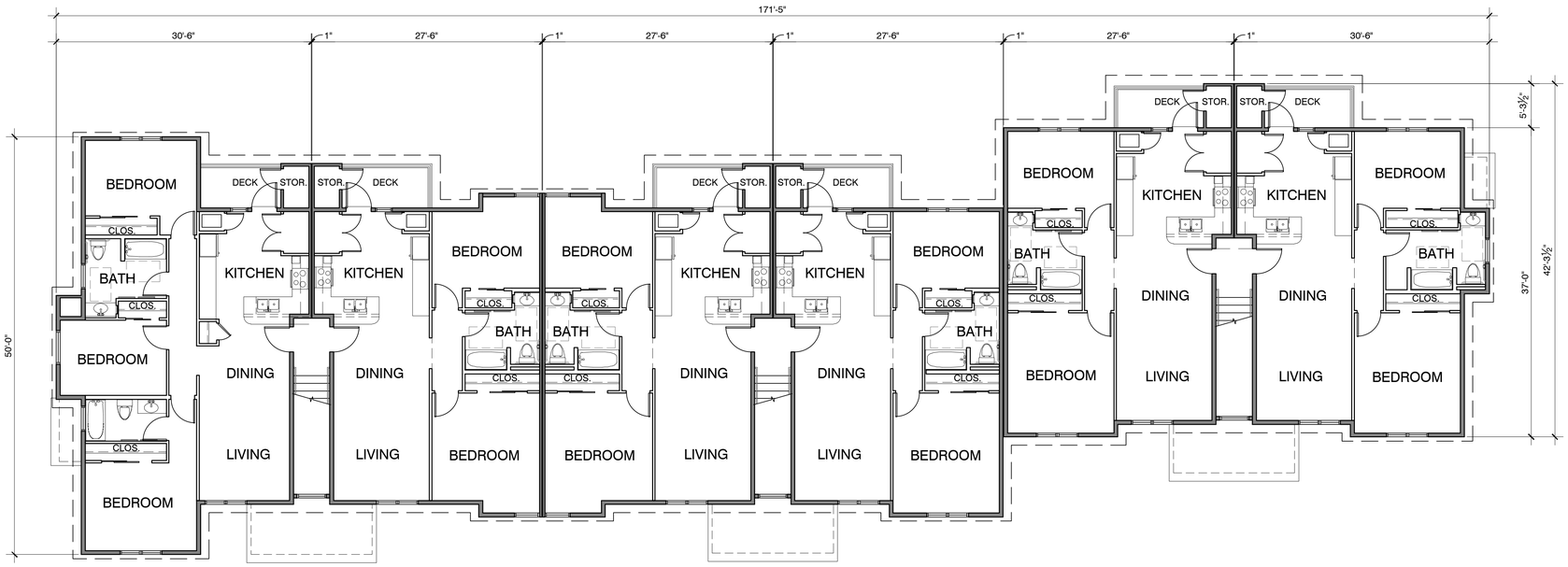
Sheet Title:
BLDG A3 & A4 - FIRST & SECOND FLOOR PLANS

Sheet Number:

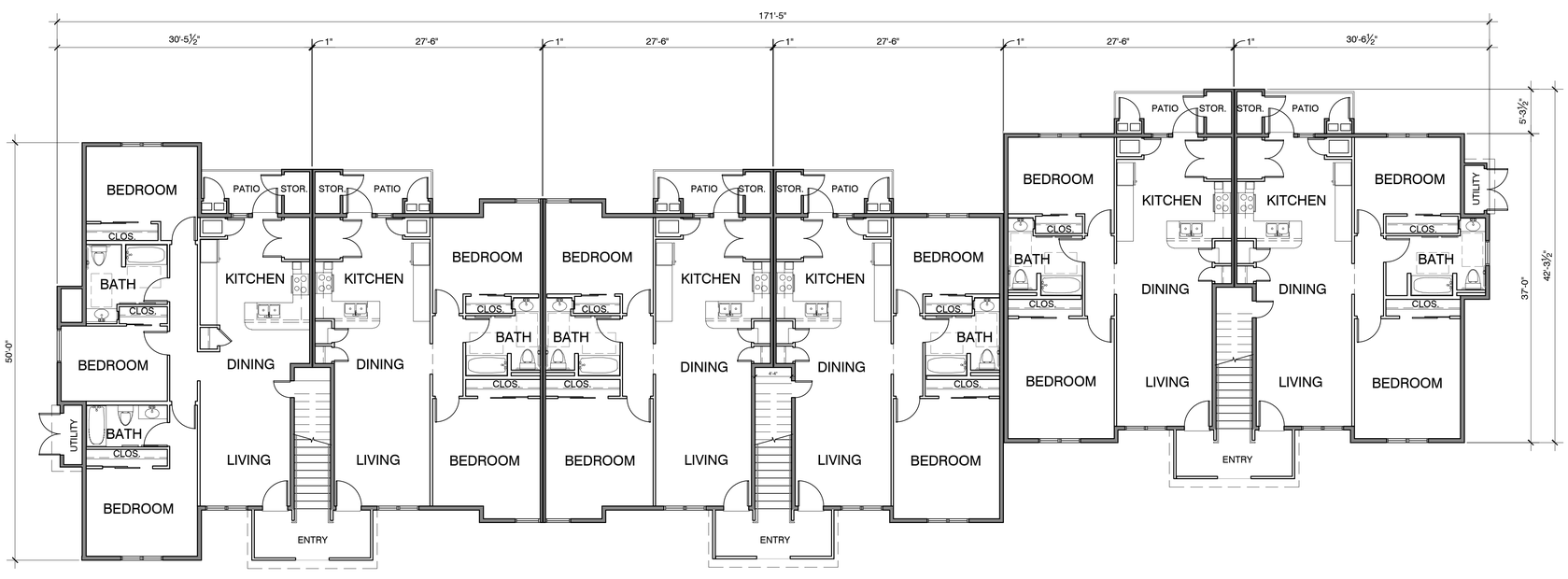
A2.2



BUILDING A5 - SECOND FLOOR PLAN

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

0' 2' 4' 16' 32'



BUILDING A5 - FIRST FLOOR PLAN

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

0' 2' 4' 16' 32'

Project / Owner:

CHISPA

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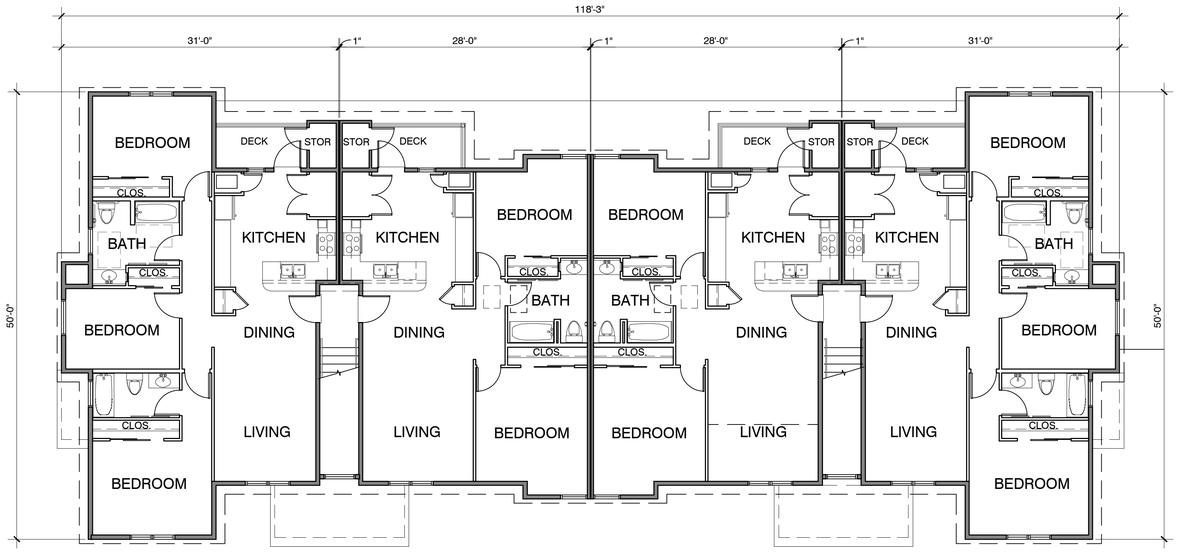
Sheet Title:
BUILDING A5
FIRST & SECOND
FLOOR PLANS

Sheet Number:

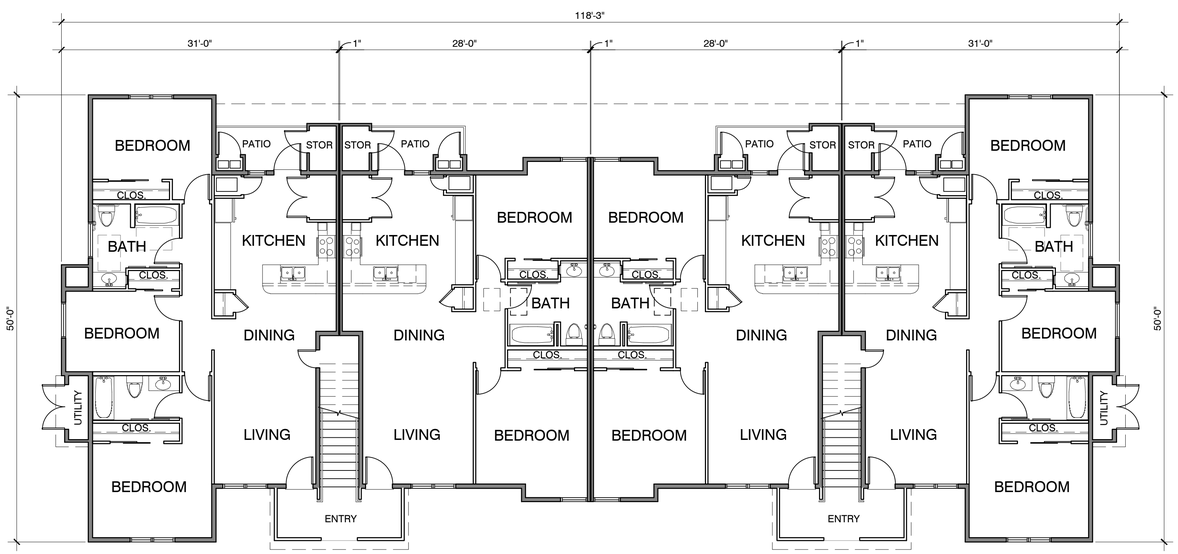
A2.3



BUILDING B1 - SECOND FLOOR PLAN

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

0' 2' 4' 16' 32'



BUILDING B1 - FIRST FLOOR PLAN

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

0' 2' 4' 16' 32'

Project / Owner:

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Sheet Title:
BUILDING B1
FIRST & SECOND
FLOOR PLANS

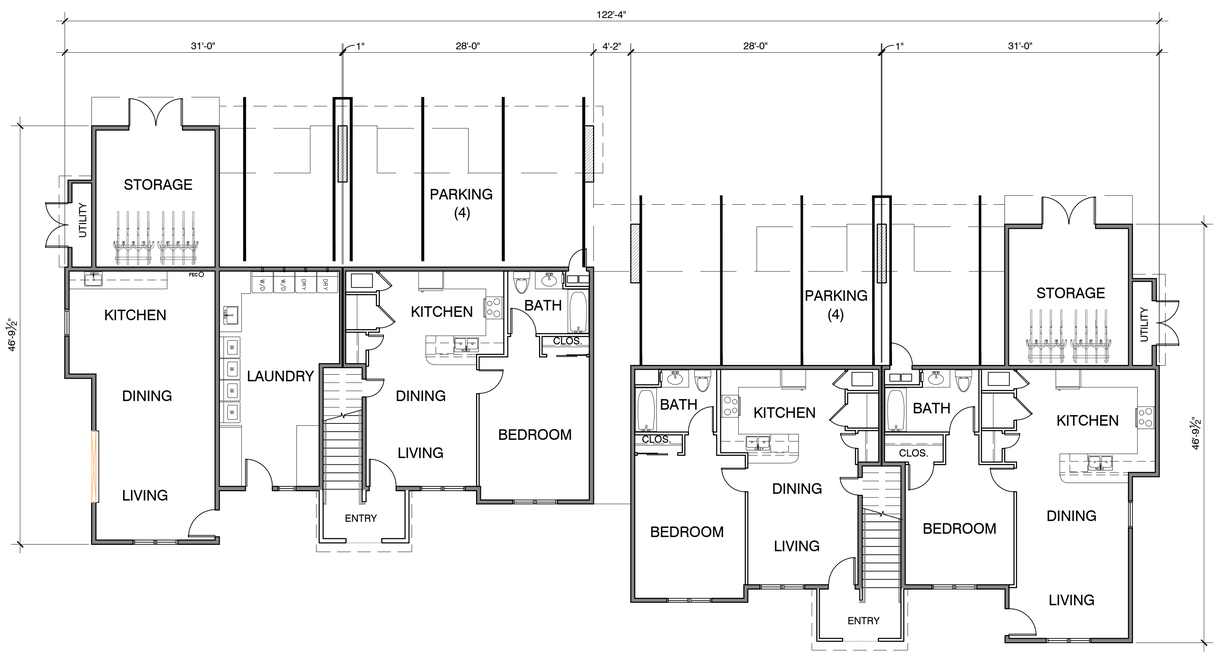
Sheet Number:

A2.4

BUILDING B2 - SECOND FLOOR PLAN

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

0' 2' 4' 16' 32'



BUILDING B2 - FIRST FLOOR PLAN

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

0' 2' 4' 16' 32'

Project / Owner:

CHISPA

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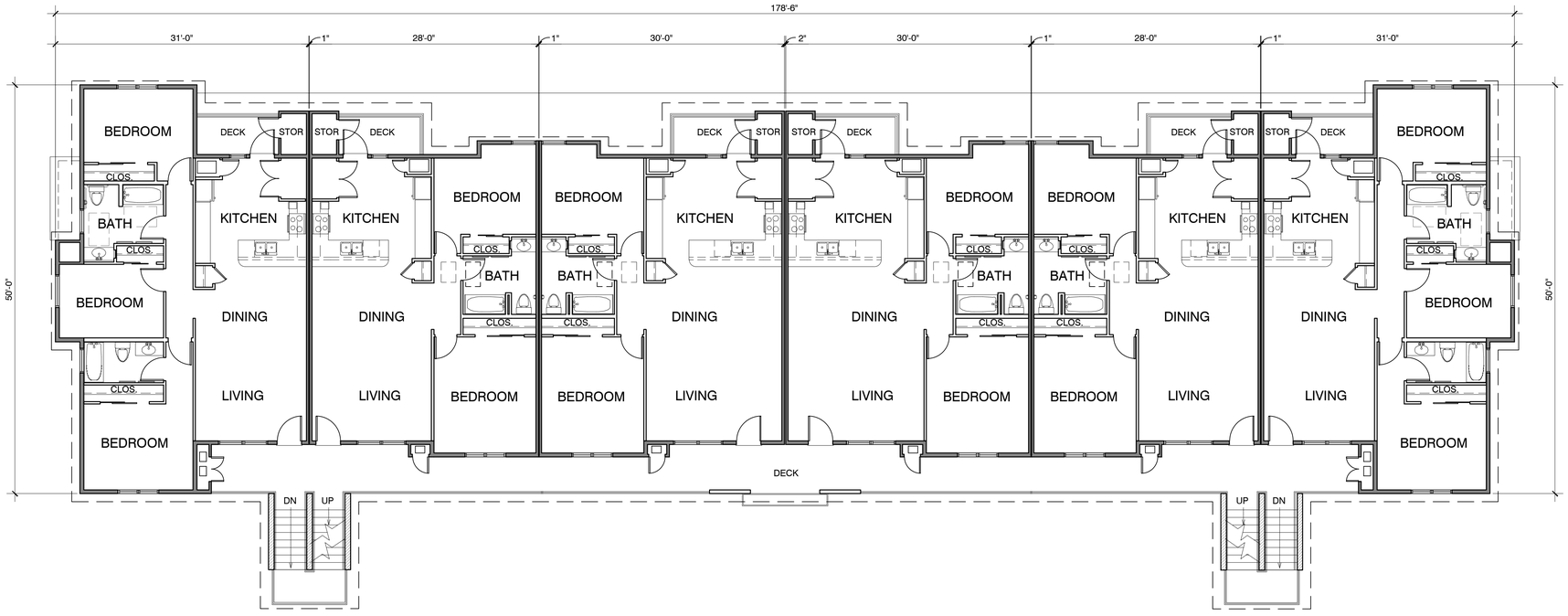
Sheet Title:
BUILDING B2
FIRST & SECOND
FLOOR PLANS

Sheet Number:

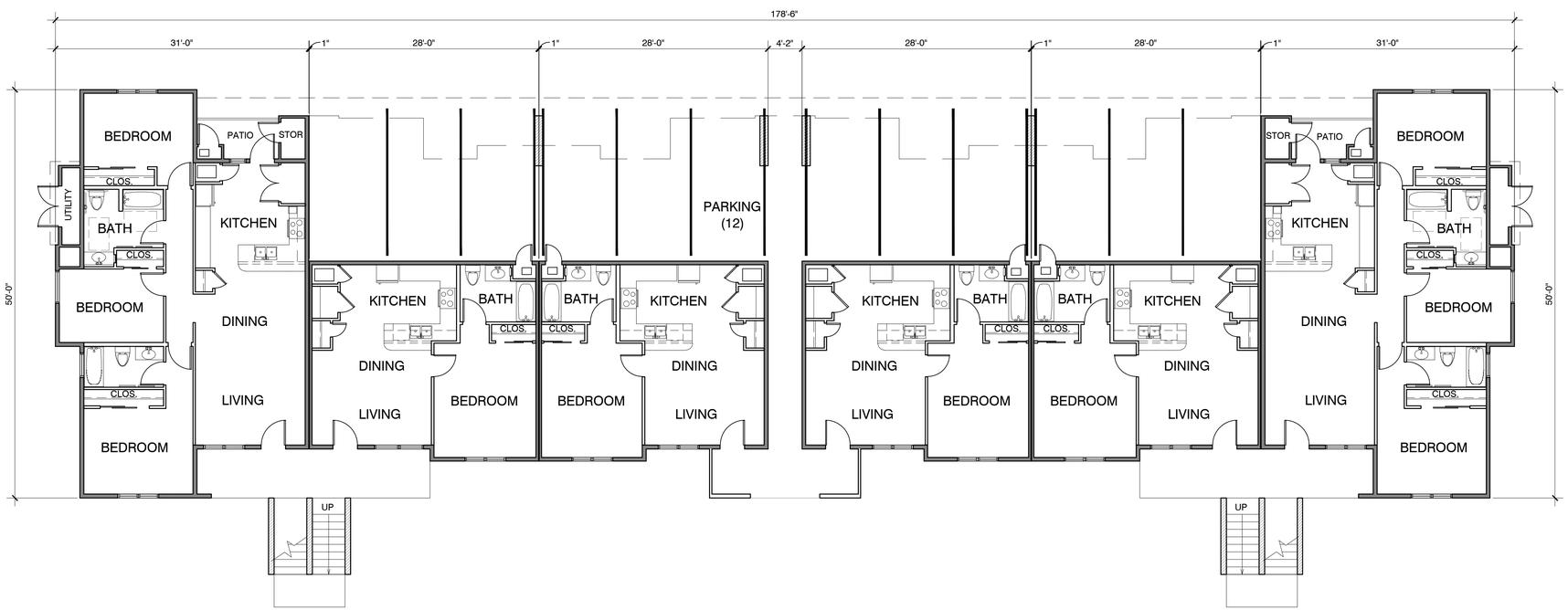
A2.5



BUILDING B3 - SECOND FLOOR PLAN

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

0' 2' 4' 16'



BUILDING B3 - FIRST FLOOR PLAN

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

0' 2' 4' 16' 32'

Project / Owner:

CHISPA

EAST GARRISON AFFORDABLE APARTMENTS

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CHAPEL HILL ROAD
MONTEREY COUNTY, CALIFORNIA

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EMAIL: info@pauldavispartnership.com

Drawn By: ML/AC

Drawing Date: 12/31/15

Project Number: 1551

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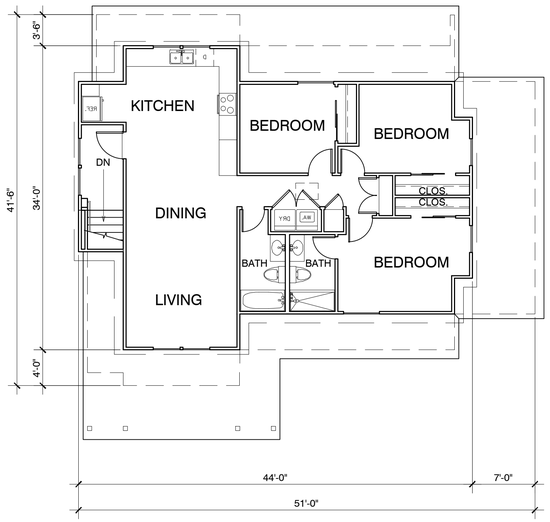
Sheet Title:
BUILDING B3
FIRST & SECOND
FLOOR PLANS

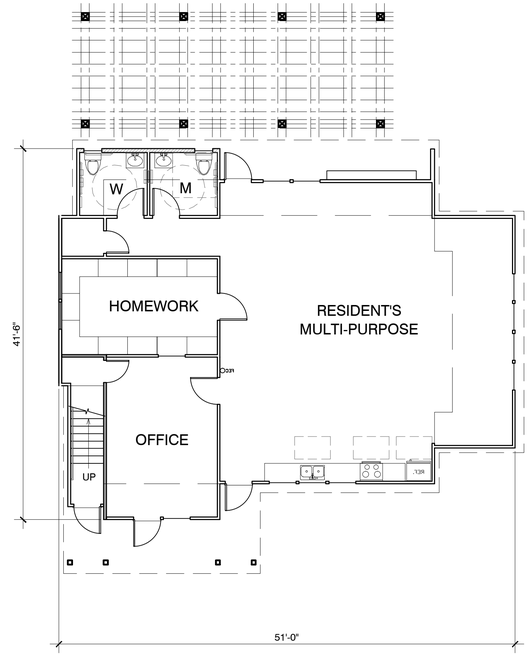
Sheet Number:

A2.6



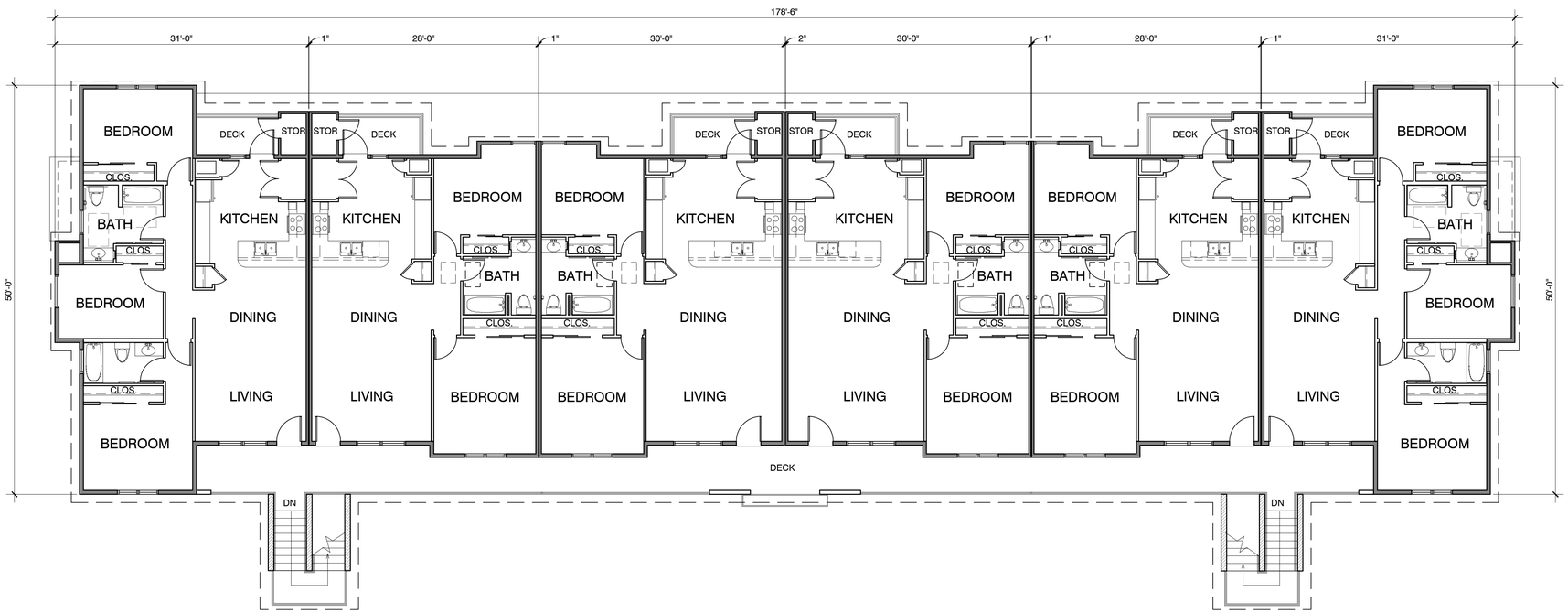
BUILDING B4 - SECOND FLOOR PLAN

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"

Project / Owner:

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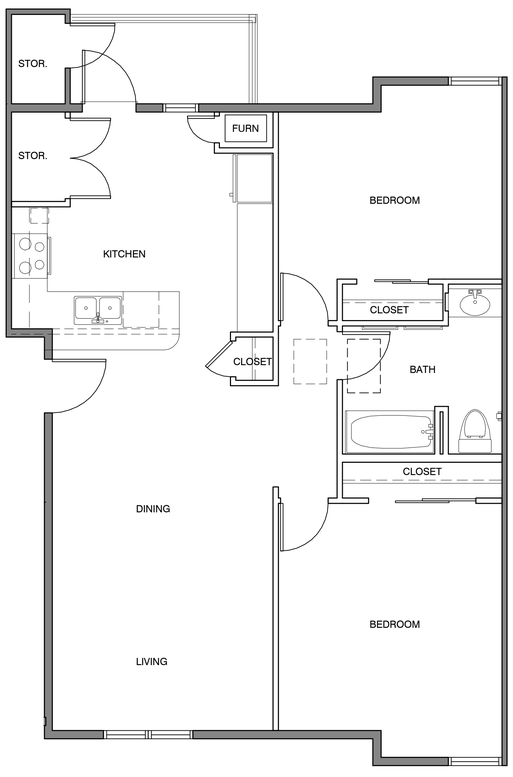
Sheet Title:
BLDG. B3 - THIRD FLOOR PLAN & BLDG B4 - FLOOR PLANS

Sheet Number:

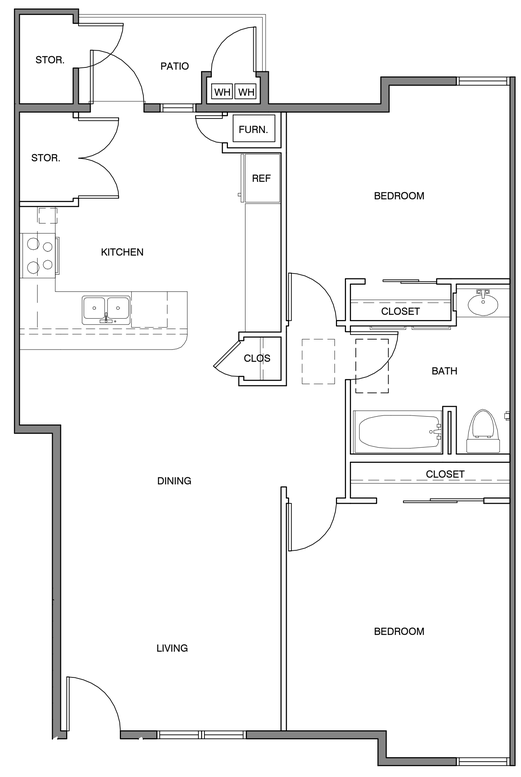
A2.7



TYPICAL 2 BEDROOM UNIT AT SECOND FLOOR

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

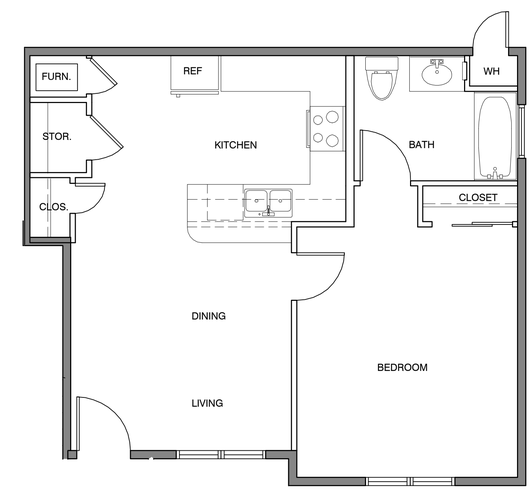
0 1 2 4 8
SCALE: 1/4" = 1'-0"



TYPICAL 2 BEDROOM UNIT AT FIRST FLOOR

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"



TYPICAL 1 BEDROOM UNIT

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

Project / Owner:

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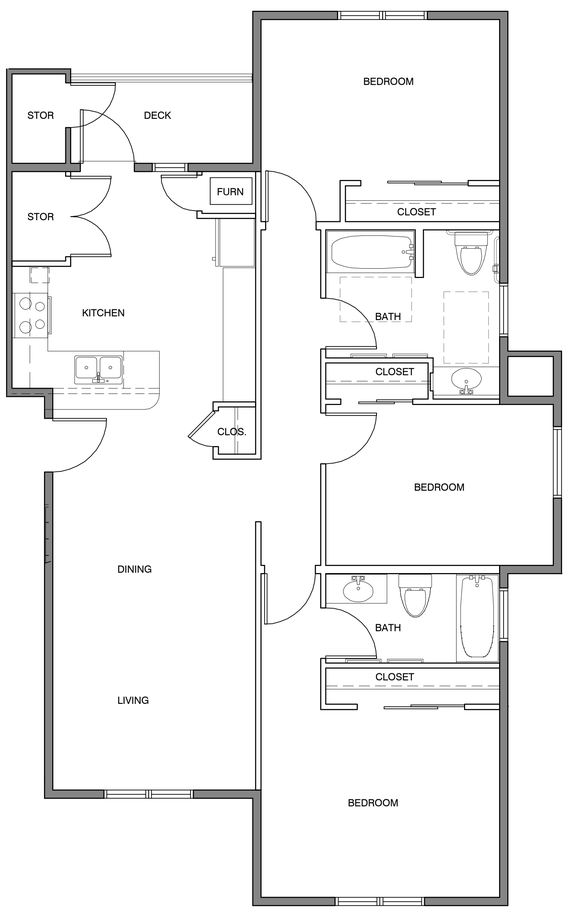
Sheet Title:
TYPICAL UNIT FLOOR PLANS

Sheet Number:

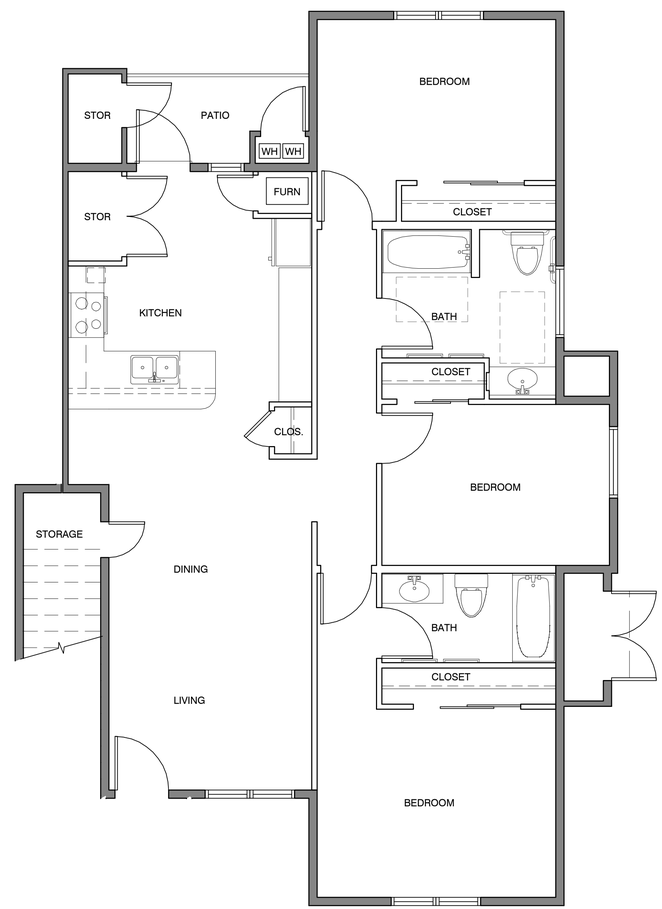
A2.8



TYPICAL 3 BEDROOM UNIT AT SECOND FLOOR

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"



TYPICAL 3 BEDROOM UNIT AT FIRST FLOOR

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

0 1 2 4 8
SCALE: 1/4" = 1'-0"

Project / Owner:

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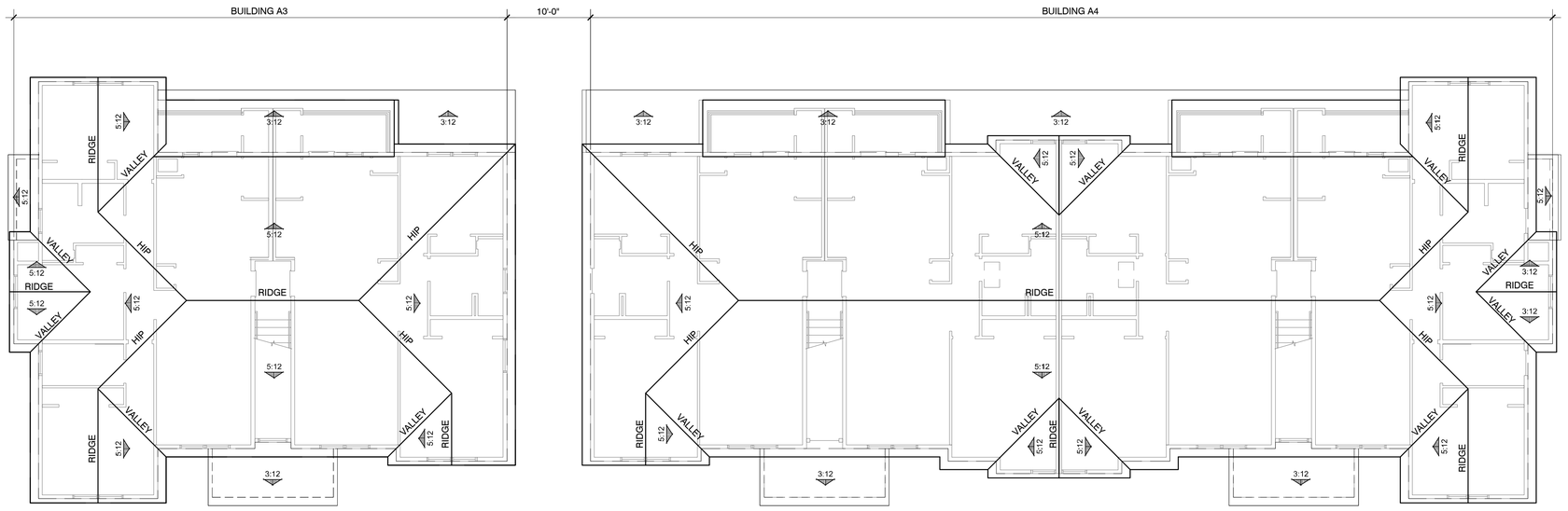
Sheet Title:
TYPICAL UNIT FLOOR PLANS

Sheet Number:

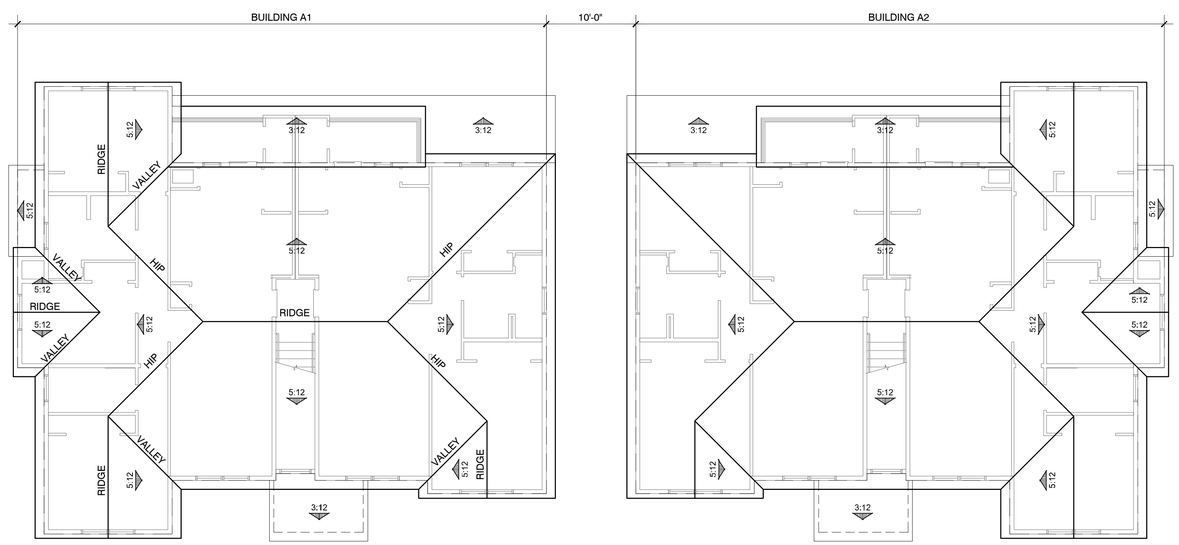
A2.9



BUILDING A3 & A4 - ROOF PLAN

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

0 2 4 8 16
SCALE: 1/8" = 1'-0"



BUILDING A1 & A2 - ROOF PLAN

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

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

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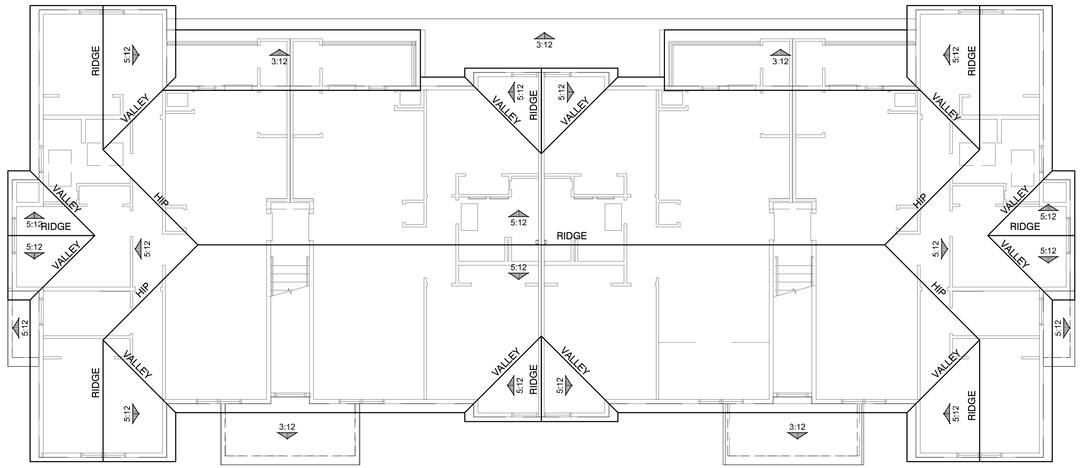
Sheet Title:
BUILDING A1 - A4
ROOF PLANS

Sheet Number:

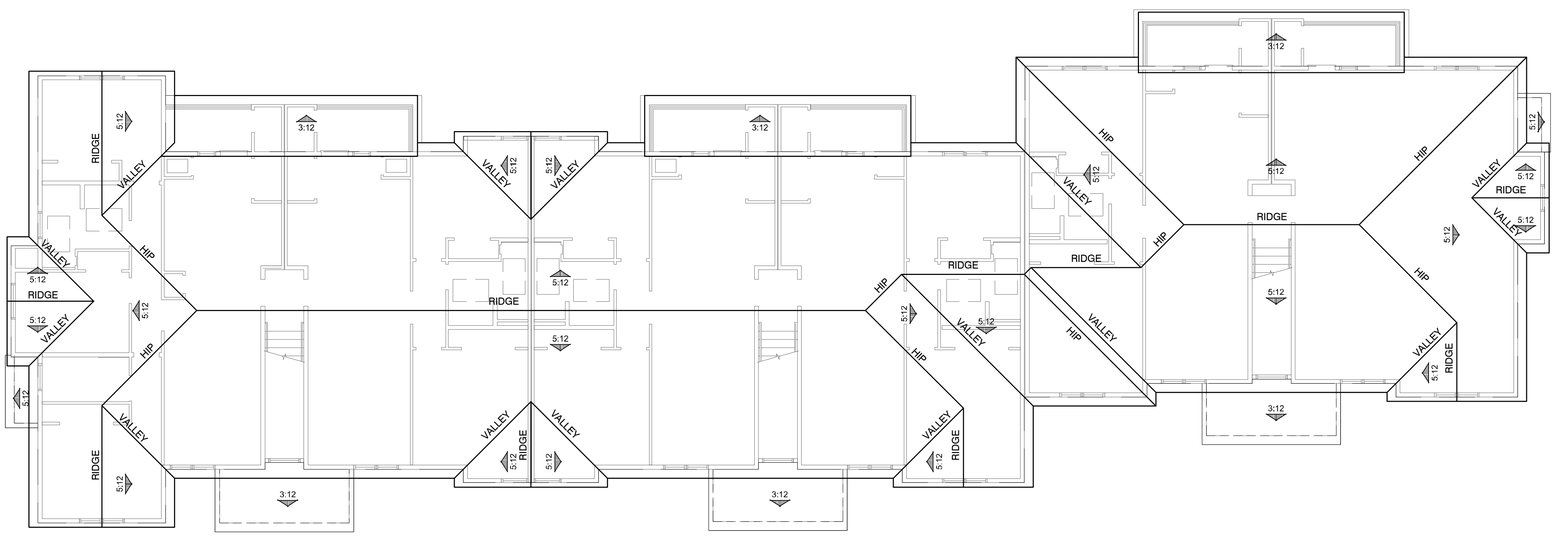
A2.10



BUILDING B1 - ROOF PLAN

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

0 2 4 8 16
SCALE: 1/8" = 1'-0"



BUILDING A5 - ROOF PLAN

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

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

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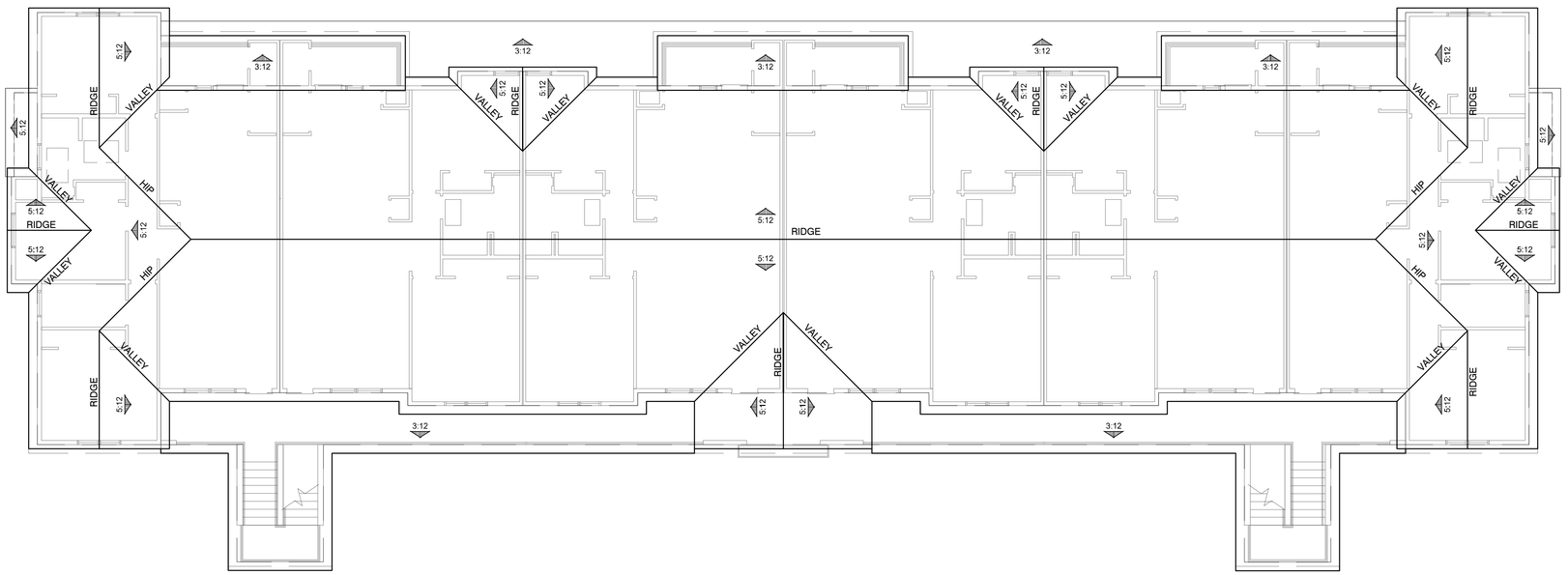
Sheet Title:
BLDG. A5 & B1
ROOF PLANS

Sheet Number:

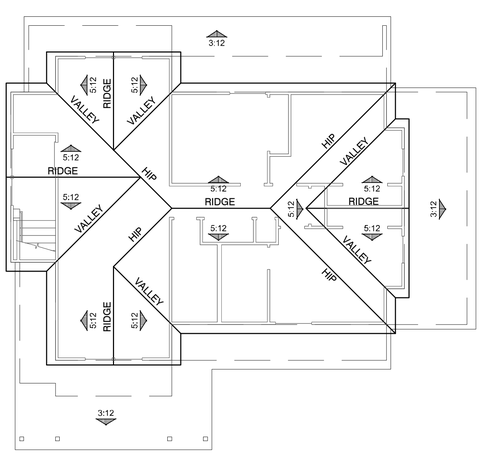
A2.11



BUILDING B3 - ROOF PLAN

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

0 2 4 8 16

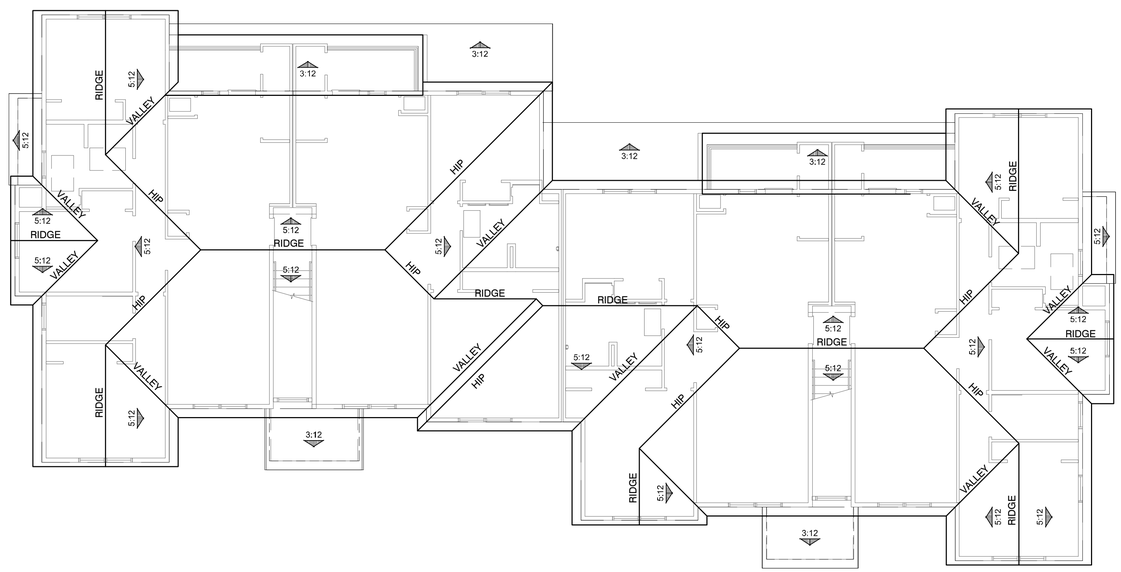


RESIDENT'S CENTER
BUILDING B4 - ROOF PLAN

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

0 2 4 8 16

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



BUILDING B2 - ROOF PLAN

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

0 2 4 8 16

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

Project / Owner:

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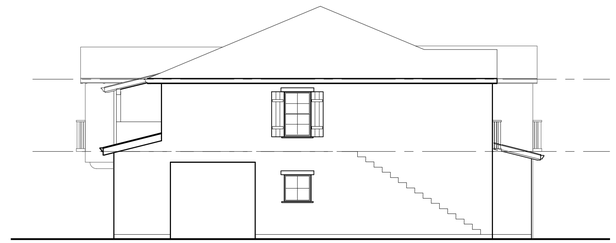
Sheet Title:
BLDG B2-B4
ROOF PLAN

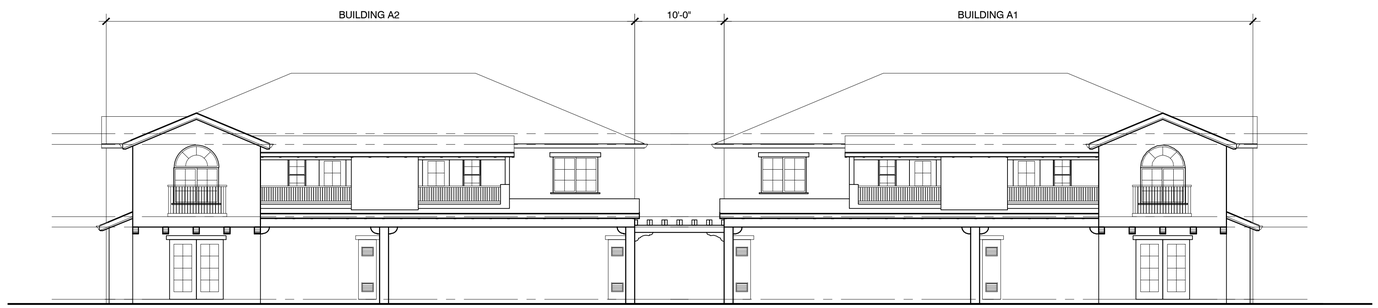
Sheet Number:

A2.12

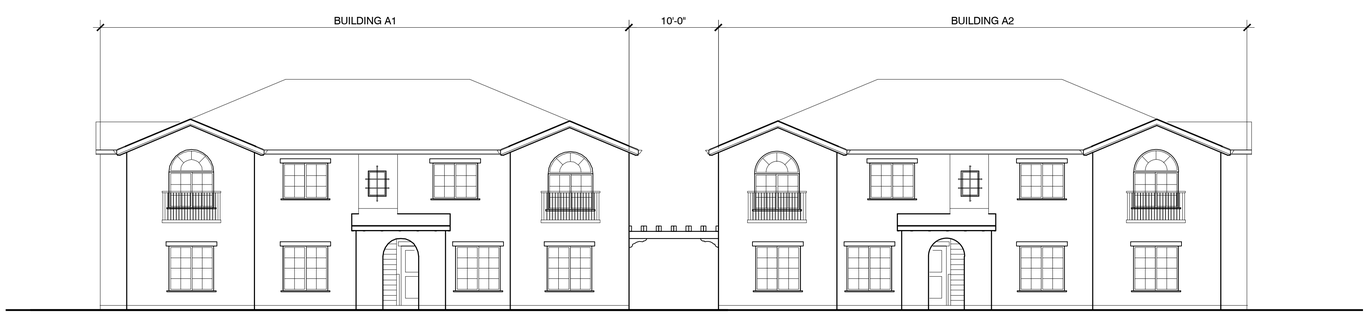
WEST ELEVATION (BLDG. A1)
EAST ELEVATION (BLDG. A2)



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



SOUTH ELEVATION



NORTH ELEVATION

BLDG. A1& A2 (SIM.-MIRROR)

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

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.

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

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EAST GARRISON AFFORDABLE APARTMENTS

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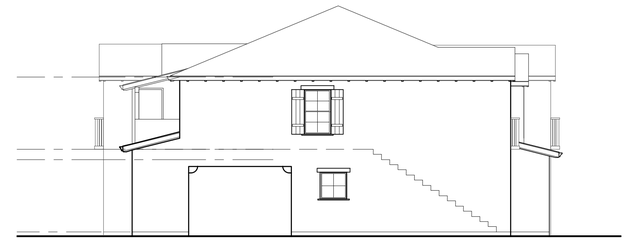
Sheet Title:
EXT. ELEVATIONS
BLDG A1 & A2

Sheet Number:

A3.1

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

NORTH ELEVATION (BLDG. A3)



SOUTH ELEVATION (BLDG. A4)

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

EAST ELEVATION

BLDG. A3 & A4

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

0 2 4 8 16
SCALE: 1/8" = 1'-0"

Project / Owner:

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Sheet Title:
EXT. ELEVATIONS
BLDG A3 & A4

Sheet Number:

A3.2

EAST ELEVATION

NORTH / SOUTH ELEVATION (TYP.)

WEST ELEVATION

BLDG. B1

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.

NORTH ELEVATION

EAST ELEVATION

WEST ELEVATION

WEST ELEVATION

BLDG. A5

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

Project / Owner:

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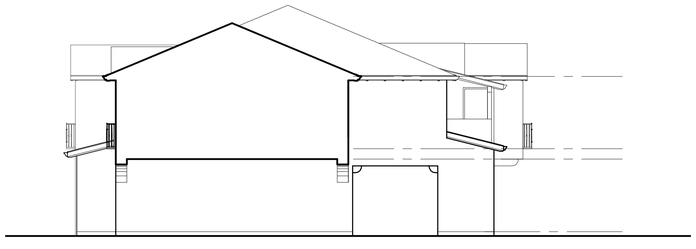
Sheet Title:
EXT. ELEVATIONS
BLDG A5 & B1

Sheet Number:

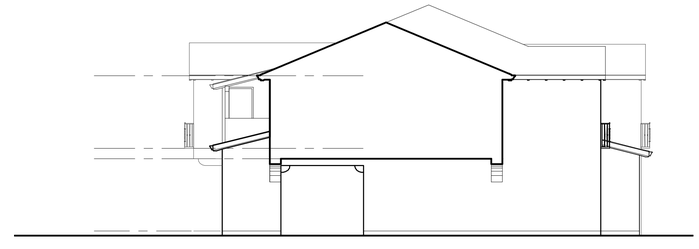
A3.3

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.



EAST ELEVATION THRU WALKWAY



WEST ELEVATION THRU WALKWAY

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

BLDG. B2

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

0 2 4 8 16

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

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

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EMAIL: info@pauldavispartnership.com

Drawn By: ML/AC

Drawing Date: 12/31/15

Project Number: 1551

Revisions:

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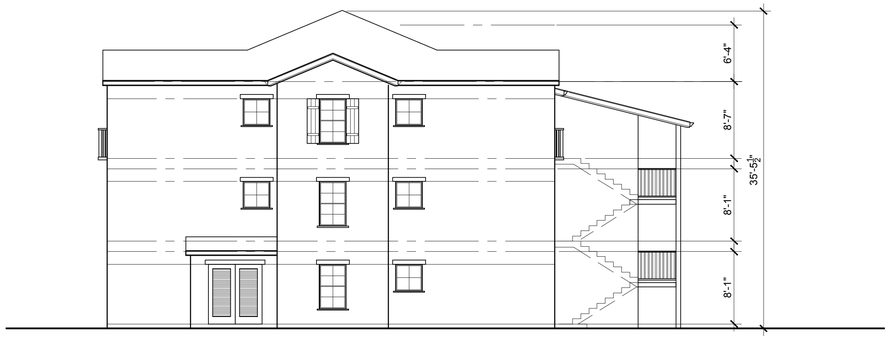
Sheet Title:
EXT. ELEVATIONS
BLDG B2

Sheet Number:

A3.4



NORTH / SOUTH ELEVATION (TYP.)

WEST ELEVATION

EAST ELEVATION

BLDG. B3

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

0 2 4 8 16
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.

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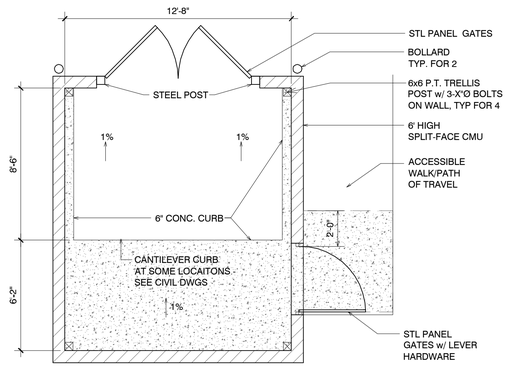
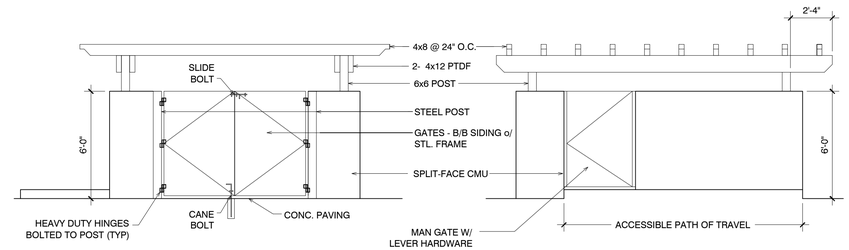
Sheet Title:
EXT. ELEVATIONS
BLDG B3

Sheet Number:

A3.5



PLAN VIEW



EAST ELEVATION

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

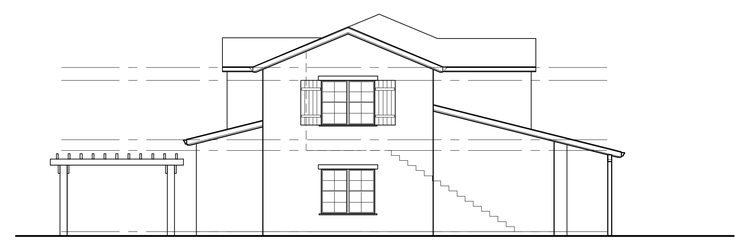
TRASH ENCLOSURE PLAN AND ELEVATIONS

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

SOUTH ELEVATION

NORTH ELEVATION

EAST ELEVATION



WEST ELEVATION

RESIDENTS' CENTER - EXTERIOR ELEVATIONS

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

Project / Owner:

CHISPA

EAST GARRISON AFFORDABLE APARTMENTS

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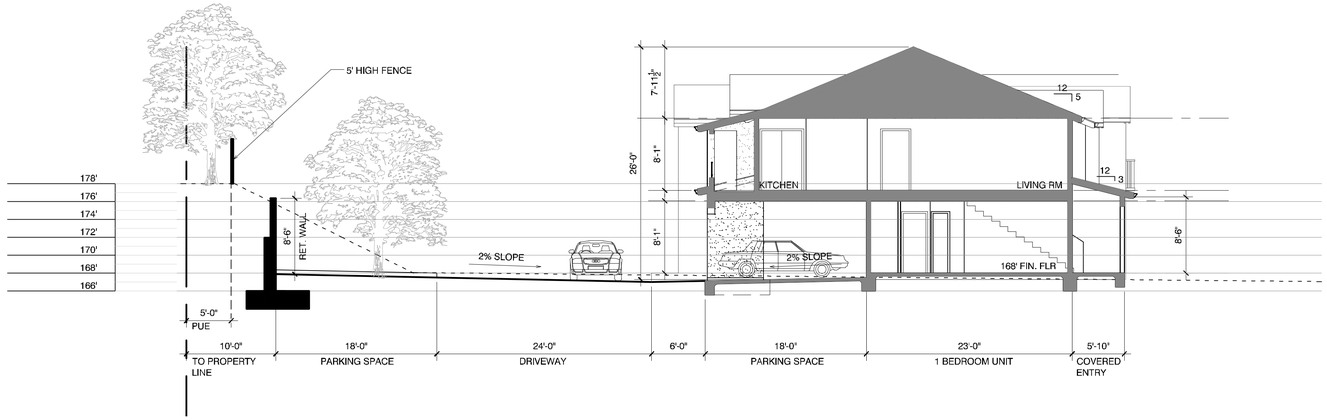
Sheet Title:
RESIDENTS' CENTER
BLDG. B4 - EXTERIOR
ELEV., TRASH ENCL.

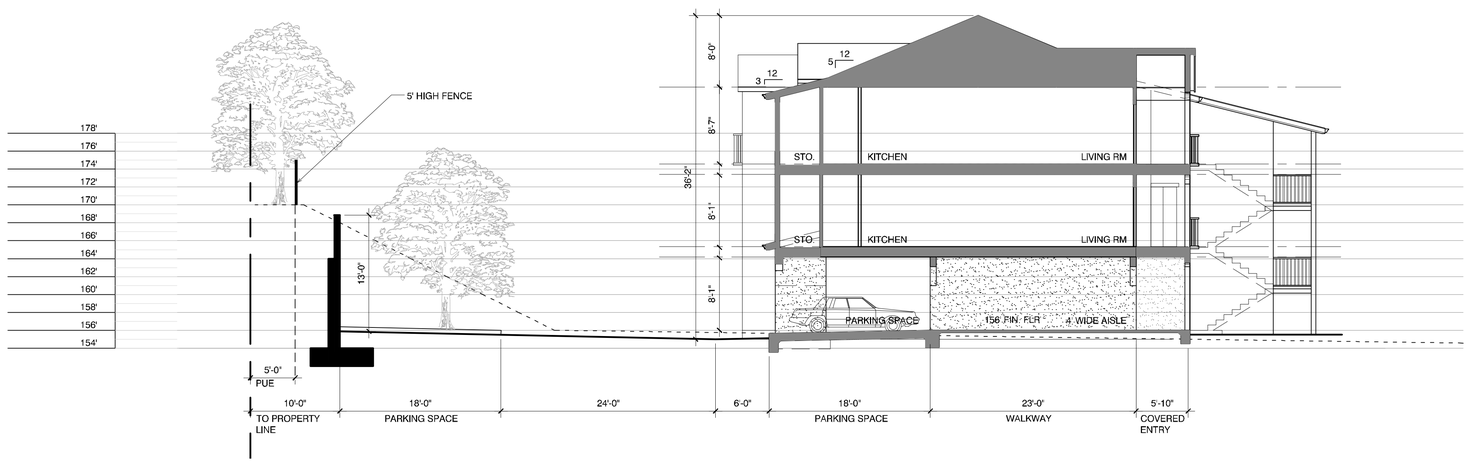
Sheet Number:

A3.6



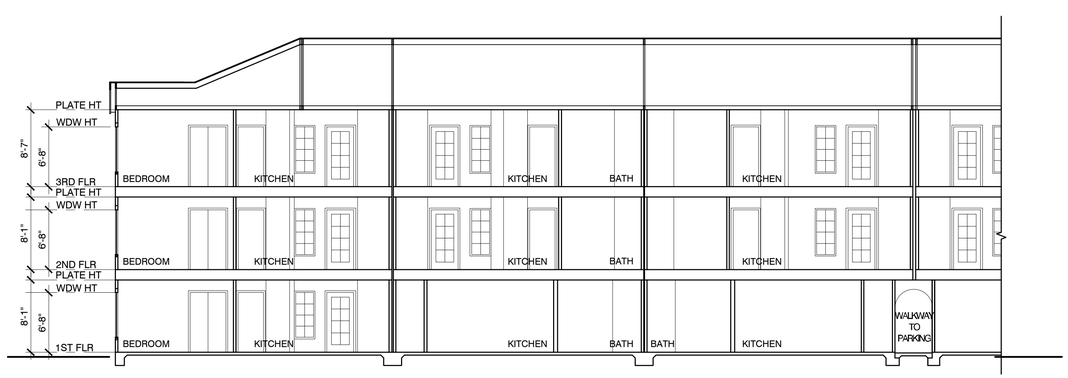
(A) SITE SECTION THRU SITE A BLDG A4 (2 STORY BLDG)

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



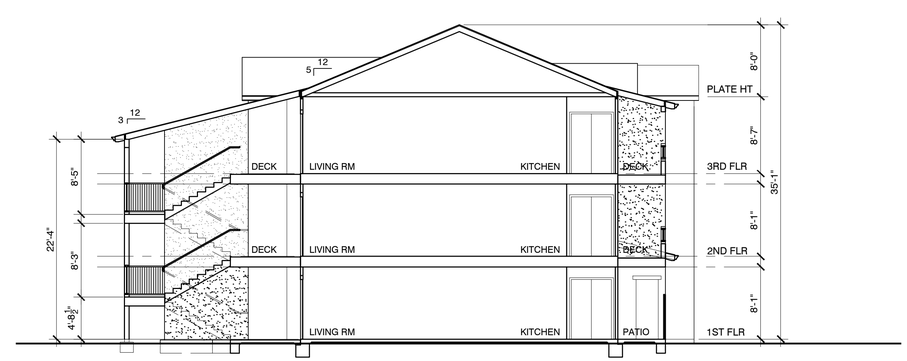
(B) SITE SECTION THRU SITE B BLDG B3 (3 STORY BLDG)

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:

A4.1

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