

PEOPLE'S SELF HELP HOUSING

GREENFIELD, CALIFORNIA

Project / Owner:

People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000

RENDERING FOR ILLUSTRATIVE PURPOSES ONLY



PROJECT DIRECTORY

OWNER / APPLICANT: Peoples' Self-Help Housing Corp.
Attn: Sheryl Flores
1060 Kendall Rd
San Luis Obispo, California 93401
P: 805-540-2465
F: 805-544-1901
sheryl@pshhc.org

ARCHITECT: THE PAUL DAVIS PARTNERSHIP, LLP
Attn: Paul W. Davis, AIA
286 Eldorado Street
Monterey, CA 93940
P: 831-373-2784 ext. 207/ 206
F: 373-7459
paulw@pauldavispartnership.com

ENGINEER & SURVEYOR: MONTEREY BAY ENGINEERS, INC.
Attn: Steven C. Wilson
607 Charles Ave., Suite B
Seaside, CA 93955
P: 831-899-7899
F: 831-899-7879
mbayengr@mbay.net

LANDSCAPE ARCHITECT: JIM BURROWS LANDSCAPE ARCHITECTURE
Attn: Jim Burrows
407-C Traffic Way
Arroyo Grande, CA 93420
P: 805-439-3209
C: 805-235-2231
jim@jbla-slo.com

PROJECT INFORMATION

ZONING:	R-M (MULTI-FAMILY RESIDENTIAL (7 to 15 DU/AC))
APN:	009-082-013-000
PARCEL SIZE:	198,400 SF /4.6 ACRES
MAX. LOT COVERAGE ALLOWED:	60%
PROVIDED:	46,708 SF (24% OF PARCEL) - SEE A1.1 FOR EACH HOUSE LOT
FLOOR AREA RATIO PROVIDED:	55,458 SF (28% OF PARCEL)
MAX. BUILDING HEIGHT ALLOWED:	35'
PROVIDED:	15'-26" (SINGLE STORY & TWO STORIES)
PARKING REQUIREMENT:	SINGLE FAMILY HOMES (2-COVERED)
PROVIDED:	20x20' 2-CAR GARAGE PER HOUSE
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER:	NFPA 13R
BUILDING AREA BREAKDOWN:	
SINGLE STORY HOUSE "A1":	1,557 SF @ 6 = 9,342
FIRST FLOOR	1,126 SF
GARAGE	431 SF
SINGLE STORY HOUSE "A2":	1,517 SF @ 14 = 21,238
FIRST FLOOR	1,088 SF
GARAGE	429 SF
TWO-STORY HOUSE "B":	1,777 SF @ 14 = 24,878
FIRST FLOOR	587 SF
SECOND FLOOR	757 SF
GARAGE	433 SF
	55,458 SF

REFERENCE

APPLICABLE CODES
 2022 California Administrative Code (CAC), Part 1, Title 24, California Code of Regulations (CCR)
 2022 California Building Code (CBC), Part 2, Title 24, CCR, Based on the 2018 International Building Code (IBC)
 2022 California Electrical Code (CEC), Part 3, Title 24, CCR, Based on the 2017 National Code (NEC)
 2022 California Mechanical Code (CMC), Part 4, Title 24, CCR, Based on the 2018 Uniform Mechanical Code (UMC)
 2022 California Plumbing Code (CPC), Part 5, Title 24, CCR, Based on the 2018 Uniform Plumbing Code (UPC)
 2022 California Energy Code (CEC), Part 6, Title 24, CCR
 2022 California Fire Code (CFC), Part 9, Title 24, CCR, Based on 2018 International Fire Code (IFC)
 2022 California Existing Building Code (CEBC), Part 10, Title 24, CCR, Based on 2018 International Existing Building Code
 2022 California Green Building Standards Code (CALGreen), Part 11, Title 24, CCR.
 2022 California Referenced Standards Code, Part 12, Title 24, CCR.
 2010 ADA Standards for Accessible Design
 Title 19 C.C.R., Public Safety, SFM Regulations
 NFPA 13, Automatic Sprinkler System, 2022 edition
 NFPA 71, Standards for the Installation Maintenance and Use of Central Station Protective Signaling Systems for Watchman Fire Alarm and Supervisory Service
 NFPA 72, Nat'l Fire Alarm Code, (Ca Amended) 2022 Edition (See UL Standard 1971 for "Visual Devices")
 City of Greenfield Municipal Code (Current Edition)

Should any condition develop that is not covered by the approved plans and specifications such that the finished work will not comply with title 24, a change order detailing and specifying the required work shall be submitted to and approved prior to proceeding with the work.

The intent of the plans and specifications is to construct this work in accordance with the California building standards code, titles 19 and 24, California code of regulations, should any conditions develop not covered by the approved plans and specifications wherein the finished work will not comply with title 24, California code of regulations, a change order detailing and specifying the required work shall be submitted to and approved by the owner before proceeding with the work.

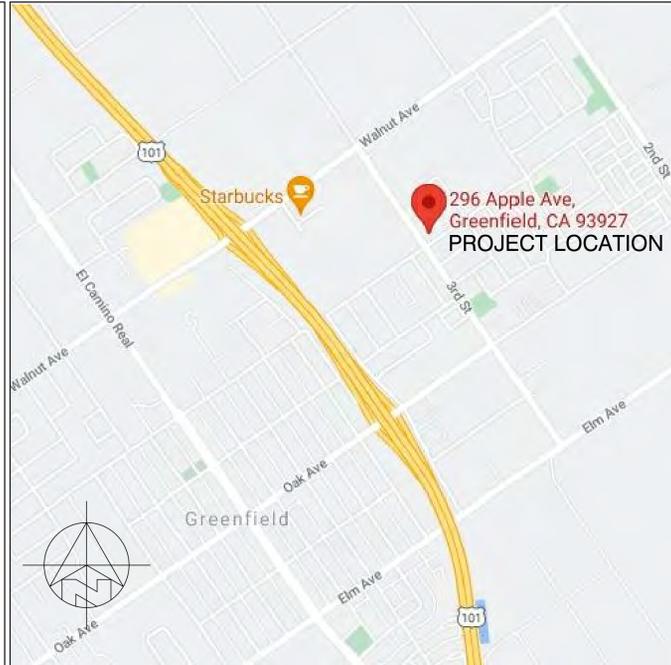
ABBREVIATIONS

A	AND	CTR	COUNTER	H.B.	HOSE BIB	O	OVER	SHT.	SHEET
L	ANGLE	CTS.K	COUNTERSINK	HBD.	HARDBOARD	OBS.	OBSCURE	SHTG.	SHEATHING
AT	AT	CY.	CUBIC YARD	H.C.	HOLLOW CORE	O.C.	ON CENTER	SM	SIMILAR
CL	CENTERLINE			HDR.	HEADER	O.D.	OUTSIDE DIAMETER	S.O.H.	SIMILAR OPPOSITE HAND
E	PLATE	DBL.	DOUBLE	HDWD.	HARDWOOD	O.F.C.I.	OWNER FURNISH	S.S.	STAINLESS STEEL
Ø	DIAMETER OR ROUND	DEPT.	DEPTH	HWDR.	HARDWARE	CONTRACTOR INSTALL		S.M.	SHEET METAL
J	PERPENDICULAR	DET.	DETAIL	H.M.	HOLLOW METAL	OFF.	OFFICE	S.M.S.	SHEET METAL SCREW
	PARALLEL	D.F.	DOUGLAS FIR	HORIZ.	HORIZONTAL	O.H.M.S.	OVALHEAD MACHINE SCREW	SPECS.	SPECIFICATIONS
#	POUND OR NUMBER	D.H.	DOUBLE HUNG	HOT.	HEIGHT	O.H.W.S.	OVALHEAD WOOD SCREW	SQ.	SQUARE
(E)	EXISTING	DIAG.	DIAGONAL	HTG.	HEATING	OPNG.	OPENING	STL	STEEL
A.B.	ANCHOR BOLT	DIA.	DIAMETER	H.W.	HOT WATER	OPP.	OPPOSITE	STD.	STANDARD
A.B.S.	ACRYLONITRILE BUTADIENE STYRENE	DMEN.	DIMENSION	H.VAC.	HVAC	O.S.B.	ORIENTED STRAND BOARD	STAG.	STAGGERED
A.C.	ASPHALTIC CONCRETE	DISP.	DISPENSER	INT.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS	P.A.F.	POWDER ACTUATED FASTENER	STOR.	STORAGE
ACOUS.	AIR CONDITIONING	DN.	DOWN	I.D.	INSIDE DIAMETER	PART. BD.	PARTICLE BOARD	STRUC.	STRUCTURAL
ADJ.	ADJUSTABLE ADJACENT	DRWG.	DRAWING	INCL.	INCLUDED, INCLUDING	P.F.	PERFORATED	SUSP.	SUSPENDED
AGGR.	AGGREGATE	D.S.	DOWNSPOUT	INSUL.	INSULATION	P.L.	PROPERTY LINE	SYM.	SYMMETRICAL
ALUM.	ALUMINUM	DWR.	DRAWER	INT.	INTERIOR	P.LAM.	PLASTIC LAMINATE	SYS.	SYSTEM
ALUMD.	ALUMINUM DOME	E.	EAST	INV.	INVERT	PLAS.	PLASTER	T.	TREAD (S)
A.P.A.	AMERICAN PLYWOOD ASSOCIATION	E.A.	EACH	INT.	INTERIOR	P.L.	PROPERTY LINE	T.B.	TOWEL BAR
APPROX.	APPROXIMATE	ELEV.	ELEVATION	INT.	INTERIOR	PLAS.	PLASTER	T.C.	TOP OF CURB
ARCH.	ARCHITECT (URAL)	ELEC.	ELECTRIC (AL)	INV.	INVERT	PLY.	PLYWOOD	TEL.	TELEPHONE
BD.	BOARD	EMER.	EMERGENCY	JAN.	JANITOR	PR.	PAIR	TEMP.	TEMPERED
BIT.	BITUMINOUS	ENCL.	ENCLOSURE	J.H.	JOIST HANGER	P.S.F.	POUNDS PER SQUARE FOOT	T.E.N.	TYPICAL EDGE NAILING
BLDG.	BUILDING	EQUIP.	EQUIPMENT	JT.	JOINT	P.S.I.	POUNDS PER SQUARE INCH	T & G	TONGUE AND GROOVE
BLK.	BLOCK	EXIST. (E)	EXISTING	KIT.	KITCHEN	P.T.	PRESSURE TREATED	T.G.R.	TOP OF GRATE
BLKG.	BLOCKING	EXP.	EXPOSED, EXPANSION	L.	LONG LENGTH	PART.	PARTITION	THK.	THICK (NESS)
B.M.	BENCH MARK	EXT.	EXTERIOR	LAM.	LAMINATE, LAMINATED	P.V.C.	POLYVINYL CHLORIDE	THRESH.	THRESHOLD
BM	BENCH MARK	F.A.	FIRE ALARM	LAV.	LAVATORY	R.	RISER (S)	T.O.	TOP OF
BSM	BENCH MARK	FAST.	FASTEN, FASTENER	L.B.	LAG BOLT	R.A.	ROUND HEAD METAL SCREW	T.P.	TOP OF PAVEMENT
BTM.	BOTTOM	F.B.	FLAT BAR	L.C.	LOCATE, LOCATION	RAD.	RADIUS	T.P.	TOILET PAPER HOLDER
BRG.	BEARING	F.D.	FLOOR DRAIN	L.W.	LIGHT WEIGHT	R.D.	ROOF DRAIN	T.V.	TELEVISION
BTRN.	BETWEEN	FDN.	FOUNDATION	MAS.	MASONRY	REF.	REGISTER	T.W.	TOP OF WALL
B.W.	BOTH WAYS	F.E.C.	FIRE EXTINGUISHER CABINET	MAT.	MATERIAL (S)	REIN.	REINFORCED, REINFORCING	TYP.	TYPICAL
CAB.	CABINET	FIN.	FINISH (ED)	MAX.	MAXIMUM	REQD.	REQUIRED	U.B.	UNIFORM BUILDING CODE
C.B.	CATCH BASIN	F.H.M.S.	FLAT HEAD MACHINE SCREW	M.B.	MACHINE BOLT	REQD.	REQUIRED	U.O.	UNDERWRITER'S LABORATORIES
C.C.B.R.	CLOSED CELL BACKER ROD	F.H.W.S.	FLAT HEAD WOOD SCREW	M.C.	MEDICINE CABINET	RESL.	RESILIENT	U.N.	UNLESS OTHERWISE NOTED
C.B.R.	CEMENT	FLASH.	FLASHING	M.H.	MAN HOLE	R.H.M.S.	ROUND HEAD METAL SCREW	UR.	URINAL
CER.	CERAMIC	FLR.	FLOOR (ING)	M.S.	MISCELLANEOUS	R.M.	ROUND HEAD WOOD SCREW	V.B.	VAPOR BARRIER
C.F.	CUBIC FOOT	FLUOR.	FLUORESCENT	MEZZ.	MEZZANINE	R.O.	ROUGH OPENING	VAR.	VARIABLE
C.I.	CAST IRON	F.O.C.	FACE OF CONCRETE	MFR.	MANUFACTURE (ER)	R.O.	ROUGH OPENING	V.G.	VERTICAL GRAIN
CLKG.	CAULKING	F.O.F.	FACE OF FINISH	MN.	MINIMUM	R.D.W.	RIGHT OF WAY	V.T.	VINYL TILE
CLG.	CEILING	F.O.M.	FACE OF MASONRY	MIR.	MIRROR	RUB.	RUBBER	W.	WEST
CL.	CLEAR (ANCE)	F.O.S.	FACE OF STUDS	MISC.	MISCELLANEOUS	RWD.	REDWOOD	W.	WIDE WIDTH
COL.	COLUMN	F.P.	FIREPLACE	MLDG.	MULDING	R.W.L.	RAIN WATER LEADER	WC.	WOOD CLOSET
COMP.	COMPOSITION	F.S.	FULL SIZE	MU.W.	MALLEABLE IRON WASHER	S.	SOUTH	WD.	WOOD
CONC.	CONCRETE	FT.	FOOT OR FEET	M.O.	MASONRY OPENING	S.B.	SOLID BLOCKING	WH.	WATER HEATER
CONSTR.	CONSTRUCT (ION)	FTG.	FOOTING	MTD.	MOUNTED	S.C.	SOLID CORE	W.H.	WATER RESISTANT
CONN.	CONNECT (ION)	FURR.	FURRED (ING)	MTL.	METAL	SCHD.	SCHEDULE	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
CONSTR.	CONSTRUCT (ION)	GA.	GAUGE	MULL.	MULLION	S.D.	STORM DRAIN	WO.	WITHOUT
CONT.	CONTINUOUS	GALV.	GALVANIZED	N.	NORTH	SECT.	SECTION	WP.	WATERPROOF
CORR.	CORRUGATED	GRAB BAR	GRAB BAR	N.B.	NEW BOLT	SERV.	SERVICE	WR.	WATER RESISTANT
CASEMENT	CASEMENT	G.I.	GALVANIZED IRON	NAT.	NATURAL	S.F.	SQUARE FEET (FOOT)	W.S.	WOOD SCREW
CSWK.	CASEWORK	GL.	GLASS, GLAZING	N.I.C.	NOT IN CONTRACT	S.G.	STAIN GRADE	WSCT.	WAINSCOT
C.T.	CERAMIC TILE	GR.	GRADE, GRADING	NOM.	NOMINAL	SH.	SHIELD, SHELVEING	WT.	WEIGHT
		G.W.B.	GYPSUM WALLBOARD	N.T.S.	NOT TO SCALE	SHWR.	SHOWER	W.W.M.	WELDED WIRE MESH

SYMBOLS

	DETAIL KEY
	DETAIL NUMBER
	SHEET NUMBER
	SECTION KEY
	SECTION NUMBER
	SHEET NUMBER
	INTERIOR ELEVATION KEY
	ELEVATION NUMBER
	SHEET NUMBER
	ARROWS INDICATE ELEVATIONS SHOWN
	OFFICE
	ROOM NAME
	ROOM NUMBER
	WORK POINT, CONTROL POINT, OR DATUM POINT
	MATCHLINE
	SHEET NOTE SYMBOL (SEE SHEET NOTES TABLE)
	DOOR NUMBER (SEE DOOR SCHEDULE)
	WINDOW SYMBOL (SEE WINDOW SCHEDULE)
	SIGN SYMBOL (SEE SIGN SCHEDULE)
	REVISION

VICINITY MAP



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A0.1 TITLE SHEET, ABBREVIATIONS, & PROJECT INFORMATION

CIVIL	
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Drawn By: AC

Drawing Date: 1/17/2024

Project Number: 2107

Revisions:

Sheet Title:
TITLE SHEET
ABBREVIATIONS
PROJECT INFO.

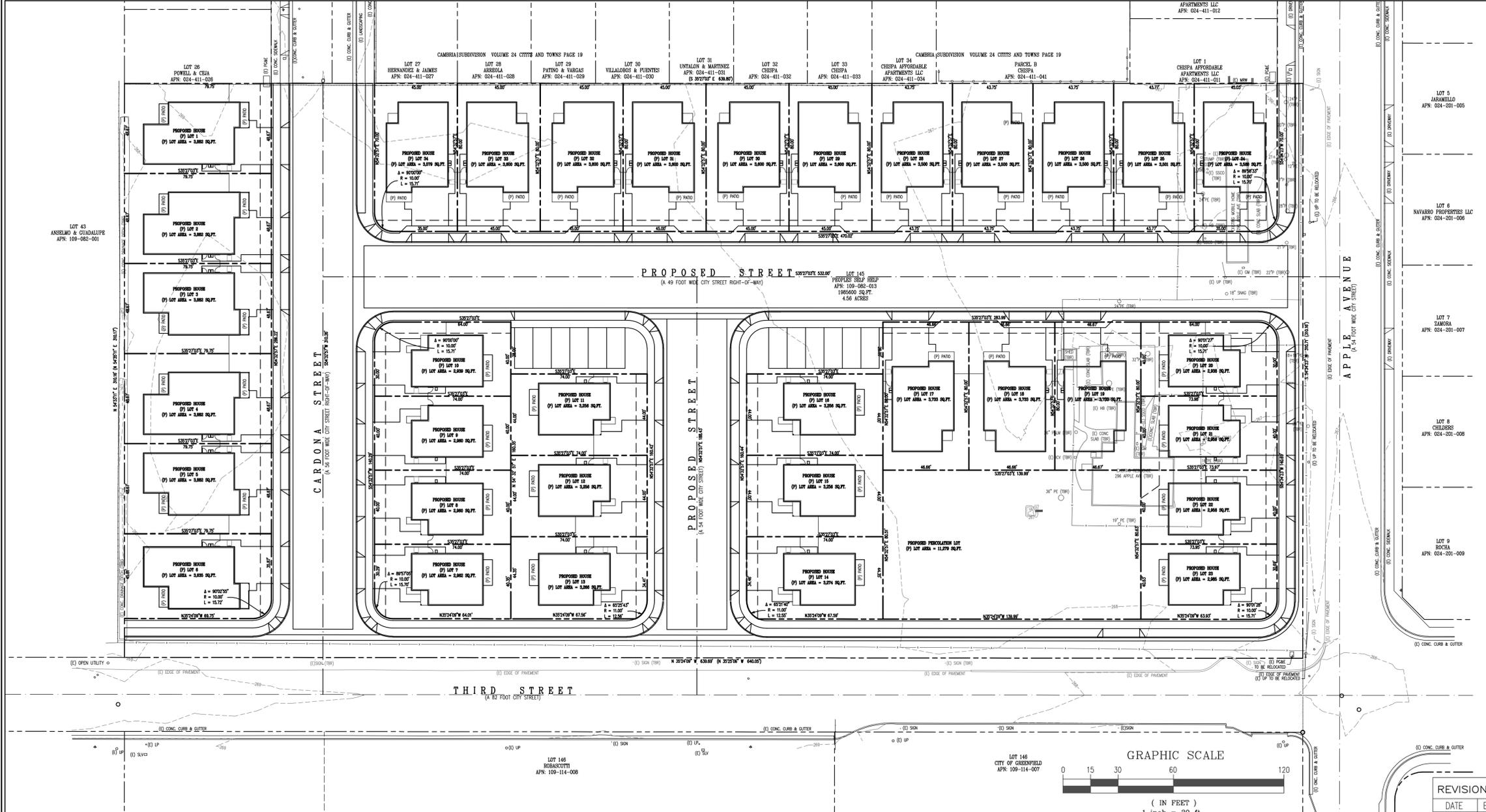
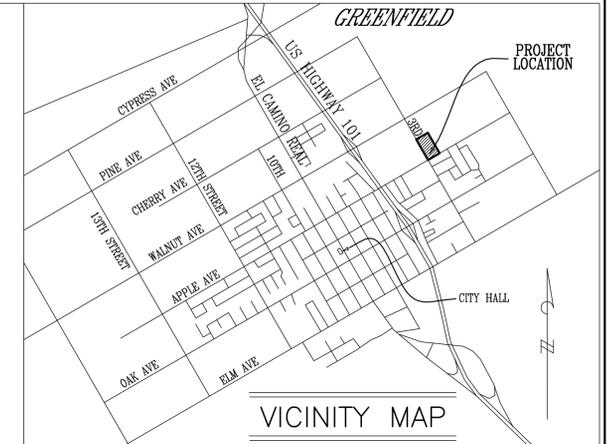
Sheet Number:

A0.1

VESTING TENTATIVE SUBDIVISION MAP APPLE AVENUE SUBDIVISION LOT 45, VOLUME 1 CITIES & TOWNS, PAGE 64

APN: 109-082-013
296 APPLE AVENUE
GREENFIELD, CA 93927

PREPARED FOR
PEOPLE'S SELF-HELP HOUSING
JULY, 2021
PERMIT #21024 & #21025



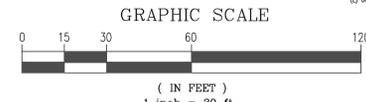
SUBDIVIDER'S STATEMENT

- SUBDIVIDER: PEOPLE'S SELF-HELP HOUSING
1060 KENDALL ROAD
SAN LUIS OBISPO, CA 93401
(805) 781-3088 VOICE
- OWNERS: PEOPLE'S SELF-HELP HOUSING
1060 KENDALL ROAD
SAN LUIS OBISPO, CA 93401
(805) 981-3088 VOICE
- ENGINEER & SURVEYOR: STEVEN C. WILSON, RCE & PLS
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE., SUITE B
SEASIDE, CA 93955
(831) 899-7899 VOICE
(831) 899-7879 FACSIMILE
- PROPERTY LOCATION: 296 APPLE AVENUE
GREENFIELD, CA 93927
ASSESSOR'S PARCEL: 109-082-013
- LEGAL DESCRIPTION: LOT 145 VOL. 1, SURVEYS, PG. 64
- PRESENT ZONING: R-M MULTIPLE FAMILY RESIDENTIAL
- PROPOSED ZONING: R-M MULTIPLE FAMILY RESIDENTIAL
- EXISTING USE: (VACANT) R-M MULTIPLE FAMILY RESIDENTIAL
- PROPOSED USE: MEDIUM HIGH DENSITY SINGLE
FAMILY RESIDENTIAL
- TOTAL LAND AREA: GROSS = 198,600 SQ. FT. = 4.560 ACRES
- TOTAL PROPOSED LOTS: 34
- TOTAL LOT DENSITY: 7.45 UNITS PER ACRE
- EXISTING UTILITY SUPPLIERS:

ELECTRICITY:	P. G. & E.
GAS:	P. G. & E.
CATV:	SPECTRUM
WATER:	CALIFORNIA WATER SERVICE COMPANY
SEWER:	CITY OF GREENFIELD
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY, SUPPLEMENTED BY RECORD DATA.
- ELEVATIONS SHOWN ARE BASED ON NAVD-88 DATUM.
THE BENCHMARK IS A USC & GS DISC STAMPED "T 1190"
NGS ID# GU2424
BENCHMARK ELEVATION = 326.03'
- CONTOUR INTERVAL = ONE FOOT
- TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETER OF TREES ARE SHOWN IN INCHES
- DENOTES A FOUND 1" IRON PIPE TAGGED "LS 3880" UNLESS OTHERWISE NOTED.

LEGEND

(E) --- EXISTING	INV --- INVERT ELEVATION	--- SD --- STORM DRAIN LINE
(N) --- NEW	LF --- LINEAR FEET	--- SS --- SEWER LINE
AB --- AGGREGATE BASE	(P) --- PROPOSED	--- W --- WATER LINE
AC --- ASPHALT CONCRETE	R --- RADIUS	--- UTOS --- JOINT UTILITY TRENCH
BFP --- BACKFLOW PREVENTER	RM --- RM ELEVATION	--- 4" --- 4" PVC RAIN WATER LEADER
BW --- BACK OF SIDEWALK	RWL --- RAIN WATER LEADER	--- 4" --- 4" PERFORATED WALL DRAIN
C&G --- CURB & GUTTER	S --- SLOPE	--- --- PROPOSED BUILDING
CB --- CATCH BASIN	SD --- STORM DRAIN	--- --- ASPHALT
CL --- CENTERLINE	SF --- SQUARE FEET	--- --- BUILDING PAO(S)
CO --- CLEAN OUT	TB --- THRUST BLOCK	--- --- CONCRETE
D/W --- DRIVEWAY	TBD --- TO BE DETERMINED	--- --- LANDSCAPING
DI --- DROP INLET	TBR --- TO BE REMOVED/RELOCATED	
DS --- DOWN SPOUT	TC --- TOP OF CURB	
FD --- FLOOR DRAIN	TDC --- TOP OF DERESSED CURB	
FF --- FINISHED FLOOR	UP --- UTILITY POLE	



PROPOSED LOT CONFIGURATION

LOT DESIGNATION	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20	LOT 21	LOT 22	LOT 23	LOT 24	LOT 25	LOT 26	LOT 27	LOT 28	LOT 29	LOT 30	LOT 31	LOT 32	LOT 33	LOT 34	TOTAL	
EASEMENT AREAS (SQ. FT.)	292	292	292	292	292	255	221	240	240	627	264	264	249	250	265	265	280	280	280	966	640	358	224	693	263	263	263	270	270	270	270	270	250			
NET AREAS (SQ. FT.)	3,590	3,590	3,590	3,590	3,590	3,380	2,741	2,720	2,720	2,311	2,992	3,017	3,024	2,991	2,991	3,453	3,453	3,453	1,972	2,319	2,600	2,761	2,887	3,238	3,237	3,237	3,330	3,330	3,330	3,330	3,330	3,329				
GROSS AREAS (SQ. FT.)	3,882	3,882	3,882	3,882	3,882	3,635	2,962	2,960	2,960	2,939	3,256	3,256	3,266	3,274	3,256	3,256	3,733	3,733	3,733	2,938	2,959	2,958	2,985	3,580	3,501	3,500	3,500	3,500	3,600	3,600	3,600	3,600	3,579			
PERCOLATION POND AREA																																				
STREET DEDICATIONS																																				
SITE TOTAL AREA (SQ. FT.)																																				198,600

(INCLUDES THIRD STREET, APPLE AVENUE AND INTERNAL STREETS)



REVISIONS

DATE	BY
09-23-21	SPH
10-04-21	SPH
06-16-23	SCW
08-16-23	SCW
11-17-2	SPH

VESTING TENTATIVE SUBDIVISION MAP

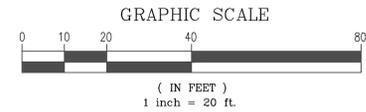
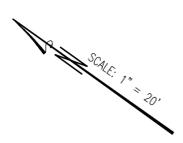
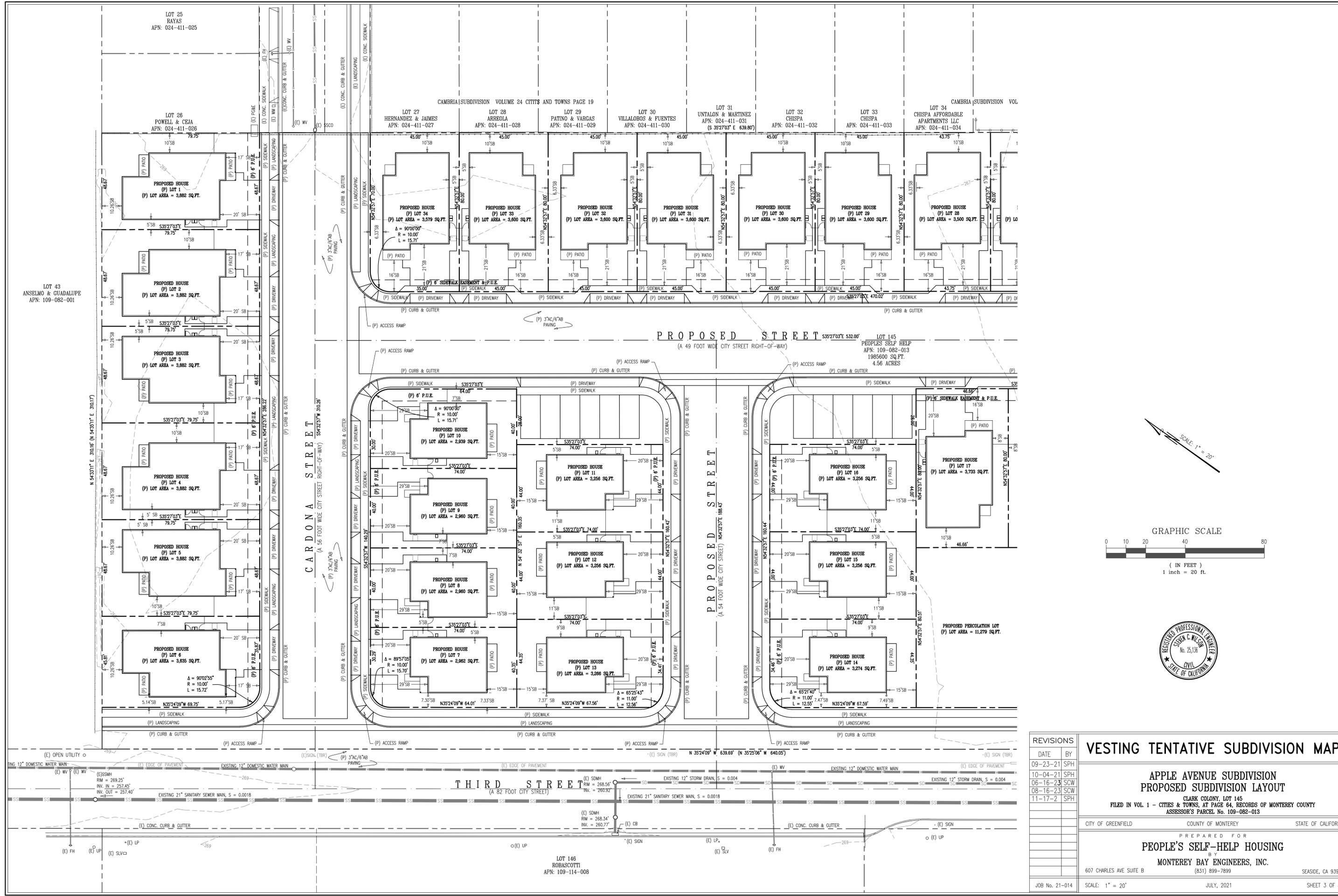
APPLE AVENUE SUBDIVISION
CLARK COLONY, LOT 145
FILED IN VOL. 1 - CITIES & TOWNS, AT PAGE 64, RECORDS OF MONTEREY COUNTY
ASSESSOR'S PARCEL NO. 109-082-013

CITY OF GREENFIELD COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
PEOPLE'S SELF-HELP HOUSING
BY
MONTEREY BAY ENGINEERS, INC.

607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CA 93955

JOB No. 21-014 SCALE: 1" = 30' JULY, 2021 SHEET 1 OF 8



REVISIONS	
DATE	BY
09-23-21	SPH
10-04-21	SPH
06-16-23	SCW
08-16-23	SCW
11-17-2	SPH

VESTING TENTATIVE SUBDIVISION MAP

**APPLE AVENUE SUBDIVISION
PROPOSED SUBDIVISION LAYOUT**

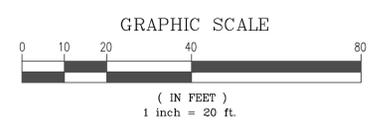
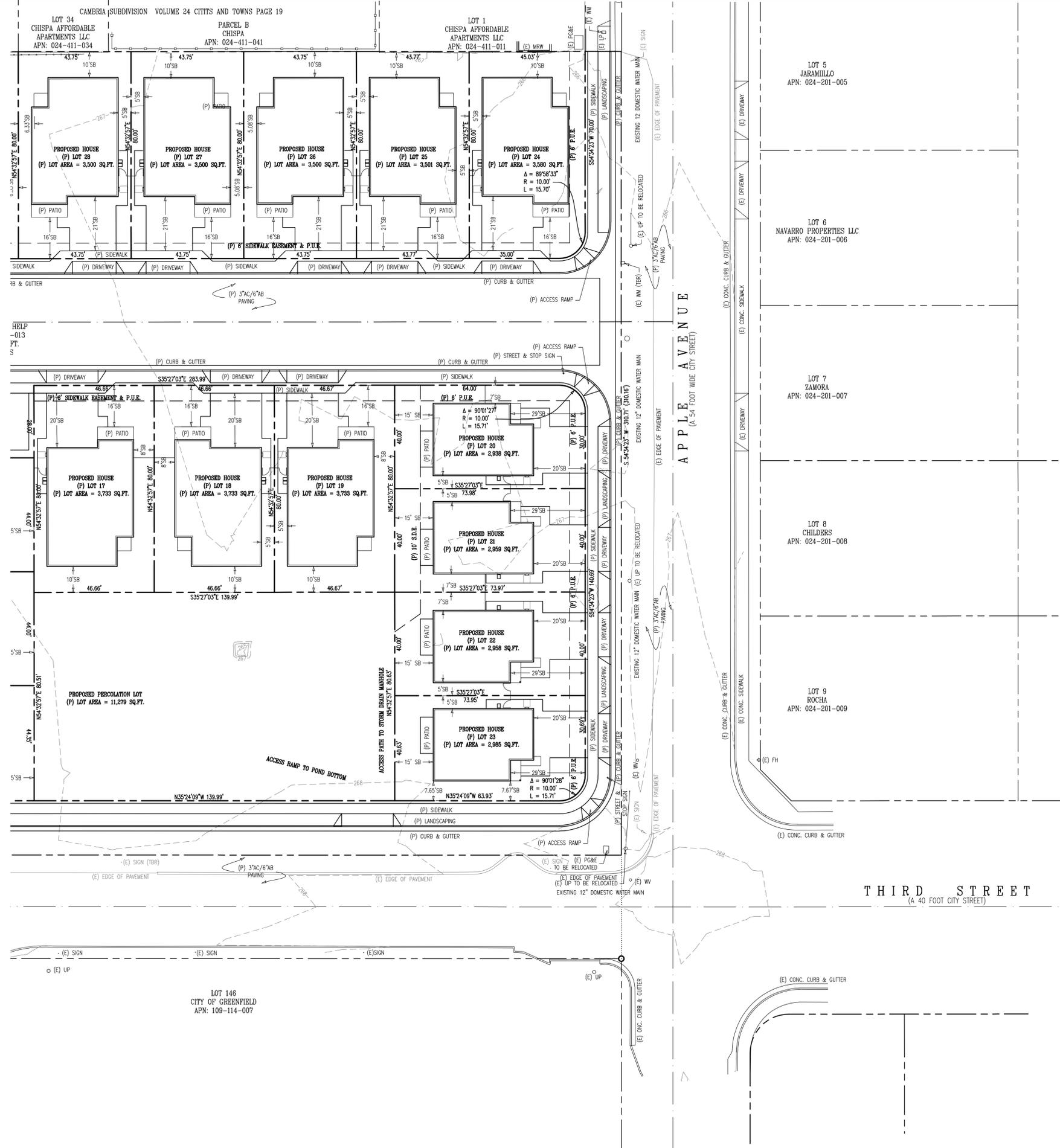
CLARK COLONY, LOT 145
FILED IN VOL. 1 - CITIES & TOWNS, AT PAGE 64, RECORDS OF MONTEREY COUNTY
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CITY OF GREENFIELD COUNTY OF MONTEREY STATE OF CALIFORNIA

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MONTEREY BAY ENGINEERS, INC.

607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CA 93955

JOB No. 21-014 SCALE: 1" = 20' JULY, 2021 SHEET 3 OF 8



REVISIONS	DATE	BY
	09-23-21	SPH
	10-04-21	SPH
	06-16-23	SCW
	08-16-23	SCW
	11-17-23	SPH

VESTING TENTATIVE SUBDIVISION MAP

**APPLE AVENUE SUBDIVISION
PROPOSED SUBDIVISION LAYOUT**

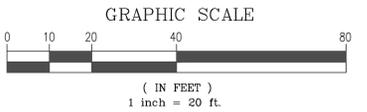
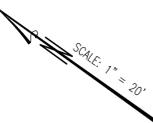
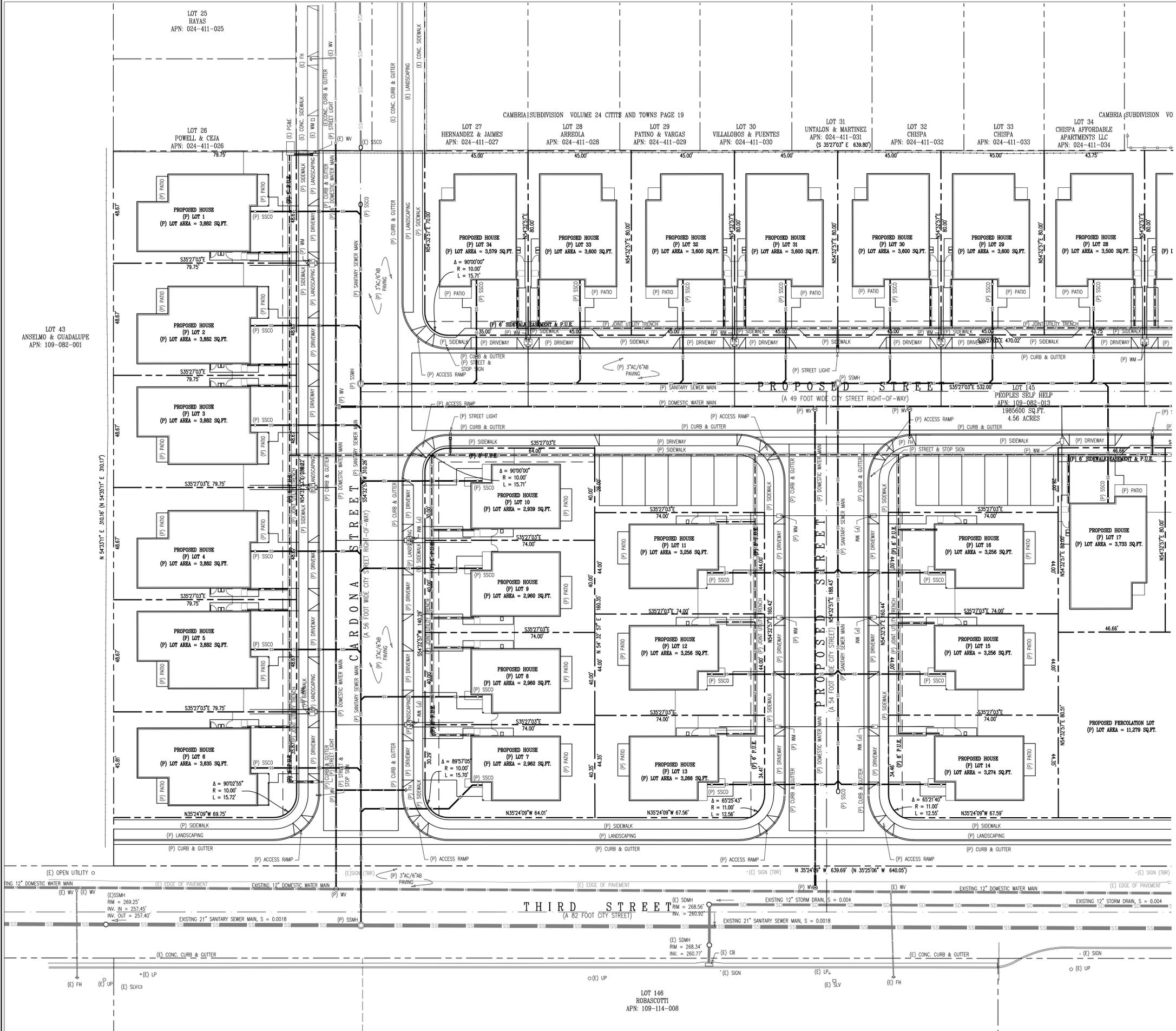
CLARK COLONY, LOT 145
FILED IN VOL. 1 - CITIES & TOWNS, AT PAGE 64, RECORDS OF MONTEREY COUNTY
ASSESSOR'S PARCEL No. 109-082-013

CITY OF GREENFIELD COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
PEOPLE'S SELF-HELP HOUSING
BY
MONTEREY BAY ENGINEERS, INC.

607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CA 93955

SCALE: 1" = 20' JULY, 2021 SHEET 4 OF 8



DATE	BY
09-23-21	SPH
10-04-21	SPH
06-16-23	SCW
08-16-23	SCW
11-17-23	SPH

VESTING TENTATIVE SUBDIVISION MAP

APPLE AVENUE SUBDIVISION PROPOSED SUBDIVISION UTILITY LAYOUT

CLARK COLONY, LOT 145
 FILED IN VOL. 1 - CITIES & TOWNS, AT PAGE 64, RECORDS OF MONTEREY COUNTY
 ASSESSOR'S PARCEL NO. 109-082-013

CITY OF GREENFIELD COUNTY OF MONTEREY STATE OF CALIFORNIA

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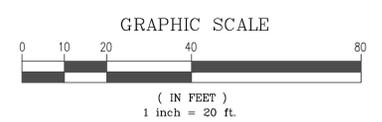
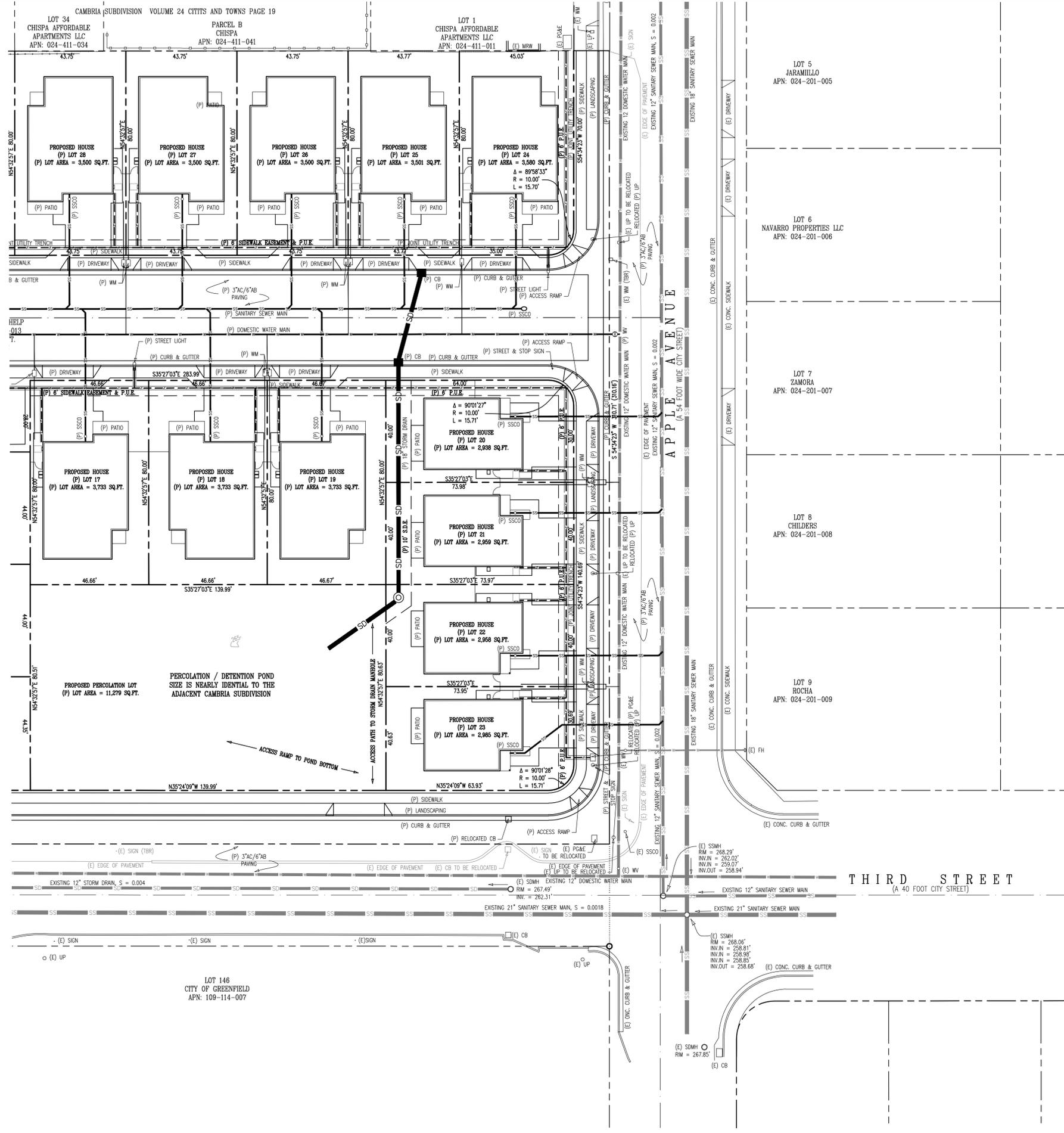
JOB No. 21-014

SCALE: 1" = 20'

JULY, 2021

SHEET 5 OF 8

LOT 146
 ROBASCOTTI
 APN: 109-114-008



REVISIONS	
DATE	BY
09-23-21	SPH
10-04-21	SPH
06-16-23	SCW
08-16-23	SCW
11-17-23	SPH

VESTING TENTATIVE SUBDIVISION MAP

APPLE AVENUE SUBDIVISION PROPOSED SUBDIVISION UTILITY LAYOUT

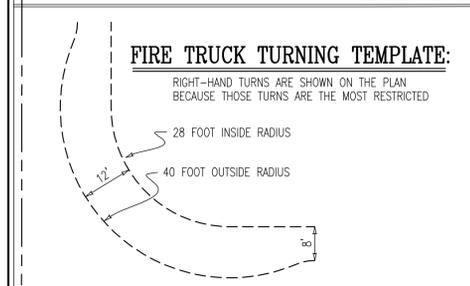
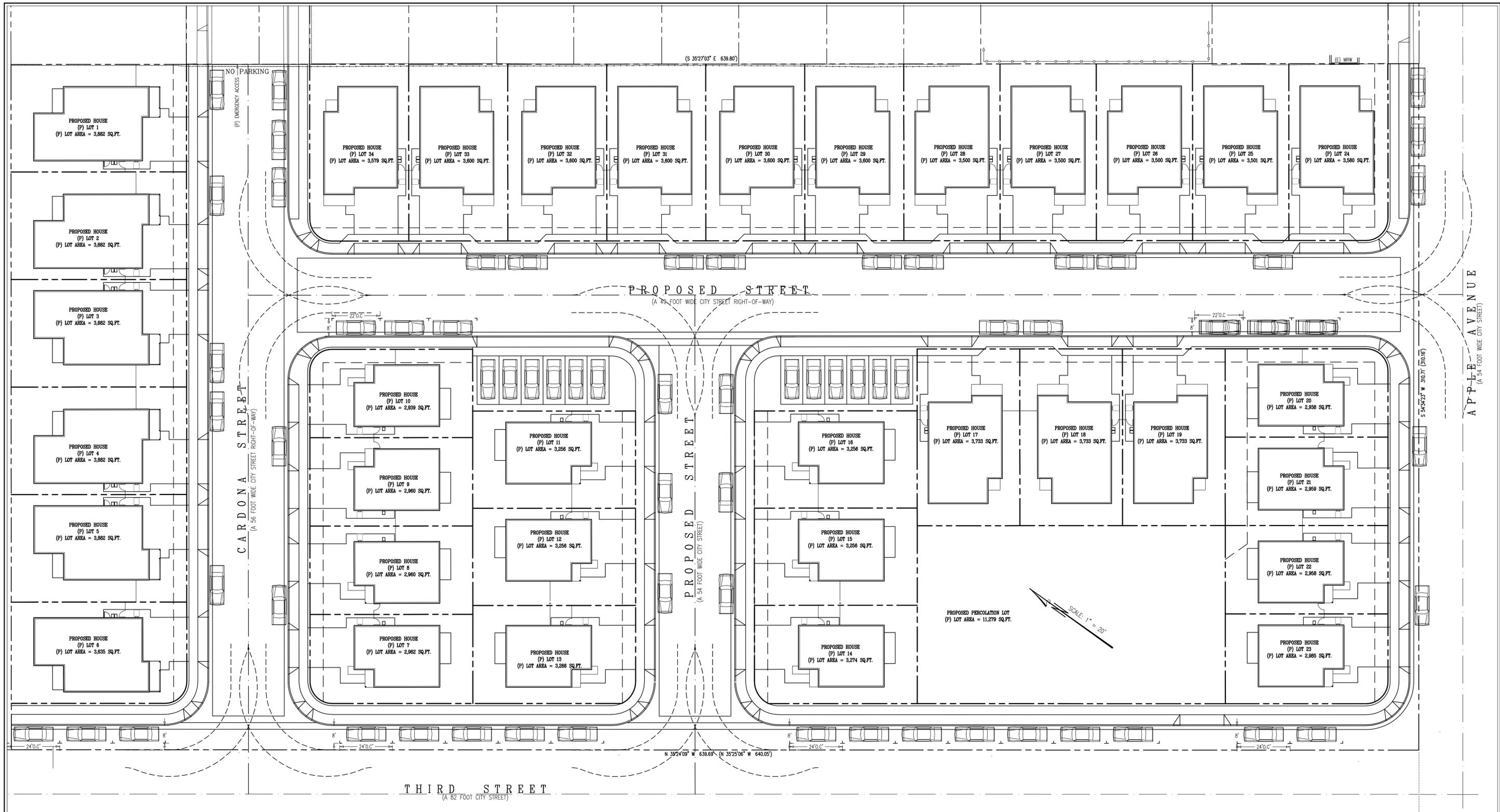
CLARK COLONY, LOT 145
FILED IN VOL. 1 - CITIES & TOWNS, AT PAGE 64, RECORDS OF MONTEREY COUNTY
ASSESSOR'S PARCEL No. 109-082-013

CITY OF GREENFIELD COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
PEOPLE'S SELF-HELP HOUSING

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SCALE: 1" = 20' JULY, 2021 SHEET 6 OF 8



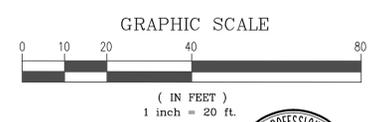
SUBDIVISION PARKING SUMMARY:

72 COVERED GARAGE PARKING SPACES
72 PRIVATE DRIVEWAY PARKING SPACES
45 ON-SITE STREET PARKING SPACES
22 OFF-SITE STREET PARKING SPACES
189 TOTAL ON-SITE PARKING SPACES
211 TOTAL PARKING SPACES ARE SHOWN
THIS EQUALS 6.02 PARKING SPACES PER LOT

DRIVEWAY AND DRIVE APPROACH NOTES

LOTS 1-6, 11-19, 18-21, 24 & 34	20' WIDE DRIVEWAYS AND 20' WIDE DRIVE APPROACHES
LOTS 7-10, 26-28	18' WIDE DRIVEWAYS AND 17' WIDE DRIVE APPROACHES
LOTS 29-33	20' WIDE DRIVEWAYS AND 19' WIDE DRIVE APPROACHES
LOT 25	18' WIDE DRIVEWAY AND 18' WIDE DRIVE APPROACH

DRIVEWAY APPROACH WIDTHS ARE MEASURED ALONG THE FULLY DERESSED CURB
 ALL VEHICLES DEPICTED ARE STANDARD SIZE CARS, 18 FEET IN LENGTH
 ALL STREET PARKING SPACES OF THREE OR MORE VEHICLES ARE SPACED AT 24 FEET
 COMPACT CAR SPACES ARE NOT SHOWN IN THIS DESIGN, ALTHOUGH THEY ARE ALLOWED BY CITY CODE.
 CONSIDERATION OF COMPACT CAR SPACES WOULD ELIMINATE THE NEED FOR NARROWED DRIVEWAY APPROACHES



REVISIONS

DATE	BY
03-29-23	SPH
05-18-23	SPH
05-30-23	SPH
06-01-23	SPH
06-08-23	SPH
06-09-23	SPH
06-12-23	SPH
06-16-23	SCW
08-16-23	SCW
10-31-23	SPH
11-01-23	SPH
11-17-23	SPH

JOB No. 21-014

VESTING TENTATIVE SUBDIVISION MAP

**APPLE AVENUE SUBDIVISION
FIRE TURNING & PARKING EXHIBIT**

CLARK COLONY, LOT 145
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CITY OF GREENFIELD COUNTY OF MONTEREY STATE OF CALIFORNIA

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SCALE: 1" = 20' JULY, 2021 SHEET 8 OF 8

DESIGN ANALYSIS

PLANNED DEVELOPMENT IS PROPOSED WITH PD - SPECIFIC DEVELOPMENT STANDARDS FOR MINIMUM LOT SIZE, MINIMUM LOT WIDTH AND DEPTH, BUILDING SETBACKS (FRONT, SIDE, STREET-SIDE, AND REAR), AND ANY OTHER PERTINENT STANDARDS THAT REQUIRE THE PROPOSED PLANNED DEVELOPMENT.

- ZONING: R-M (MULTI-FAMILY RESIDENTIAL (7 to 15 DU/AC))
PARCEL: 109-082-013-000
SITE AREA: 4.6 AC (198,400 SF)
MINIMUM DENSITY: 7 DU/AC
MAX. DENSITY: 15 DU/AC
LOT COVERAGE: 60% ALLOWED - SEE TABLE BELOW

LOTS & BUILDING TYPES BREAKDOWN

Table with columns: LOT, SIZE (SF), HOUSE TYPE, COVERED PATIO, HOUSE AREA (SF) 1st Floor, HOUSE AREA (SF) 2nd Floor, GARAGE AREA (SF), TOTAL FLOOR AREA (SF), LOT COVERAGE. Lists 34 lots with their respective specifications.

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

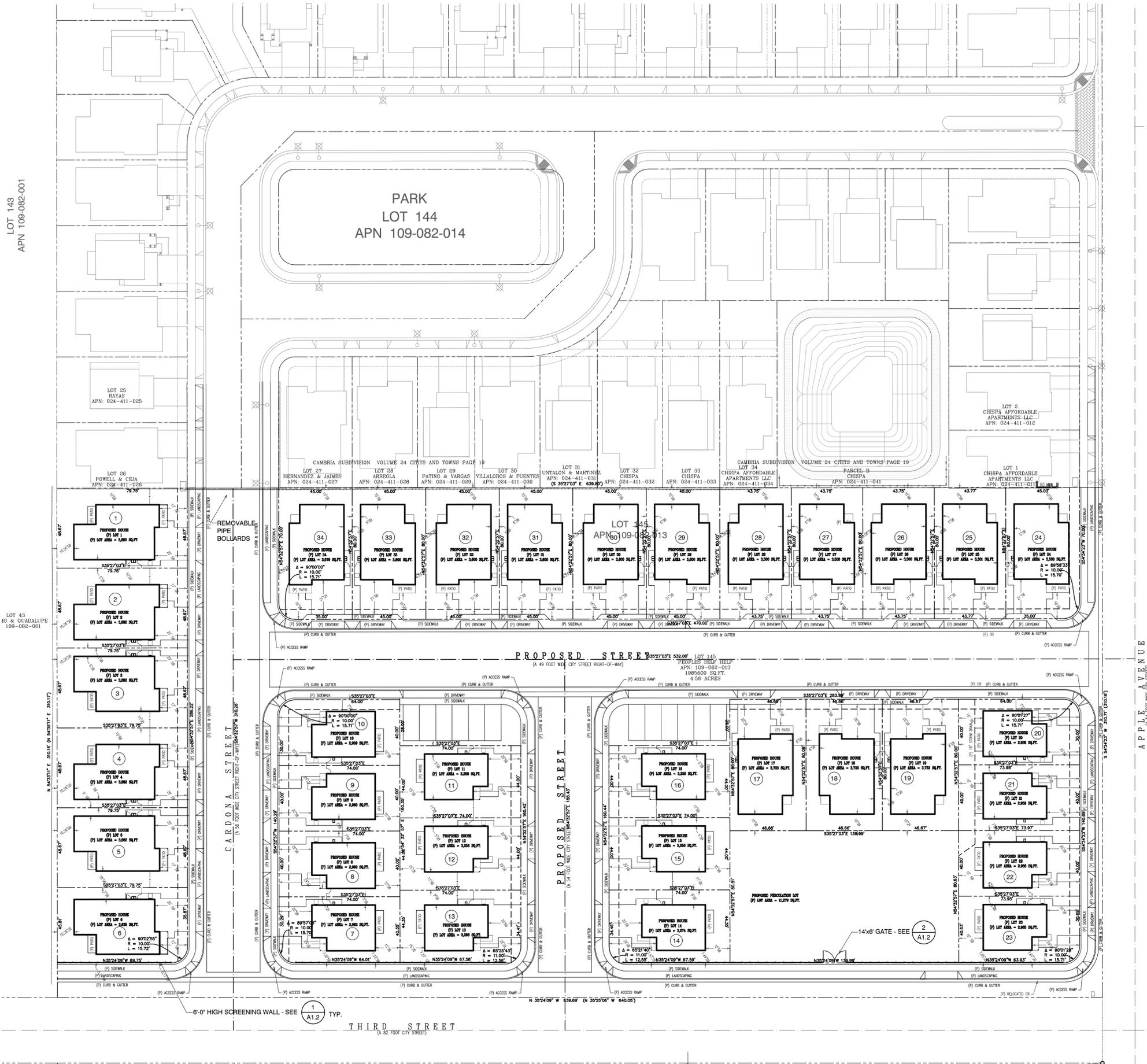
Drawn By: AC
Drawing Date: 1/17/2024
Project Number: 2107

Revisions:

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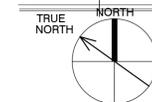
Sheet Title: SITE PLAN

Sheet Number:



SITE PLAN - 34 HOMES

SCALE: 1" = 30'-0"



Vertical text on the left edge: Z:\Projects\Projects_2023\107_Peoples Self Help - Apple & Third\Site Plan - 34 Homes.dwg, 1/18/2024 8:45:05 AM, schun

People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000

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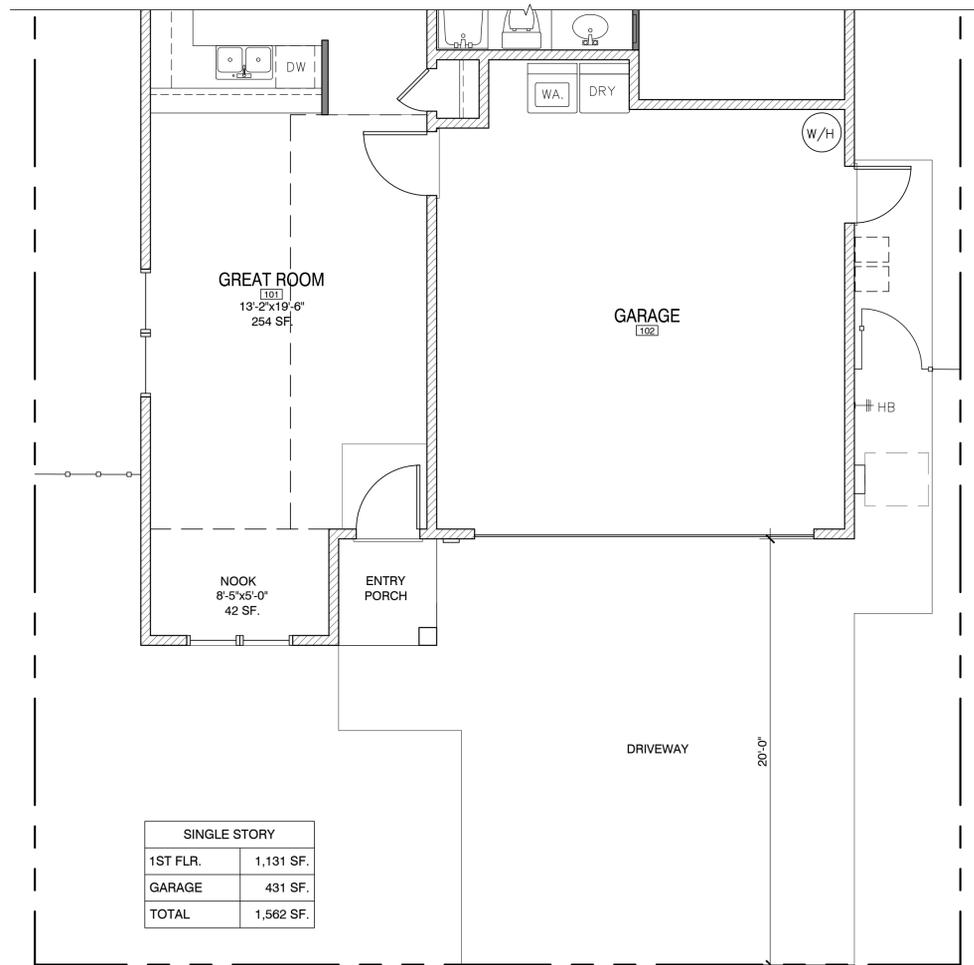
Drawn By: AC
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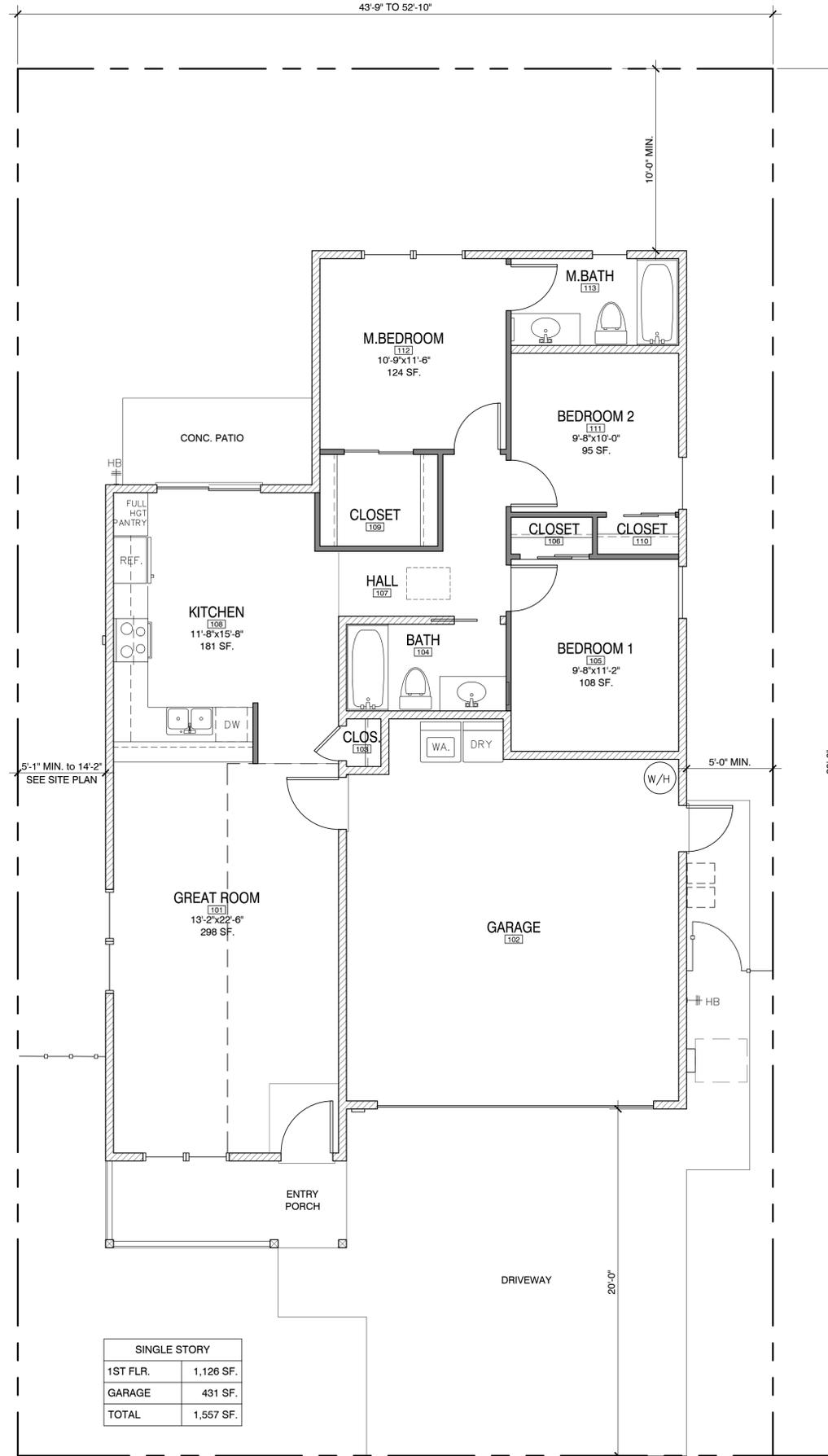
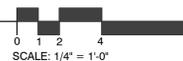
Sheet Title:
PROPOSED FLOOR PLAN - SINGLE STORY

Sheet Number:



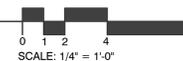
FLOOR PLAN - SINGLE-STORY - ALT. C

A1 SCALE: 1/4" = 1'-0"



FLOOR PLAN - SINGLE-STORY

A1 SCALE: 1/4" = 1'-0"



People's Self Help Housing

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GREENFIELD, CA

A.P.N.: 109-082-013-000

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Drawing Date: 1/17/2024
Project Number: 2107

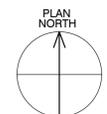
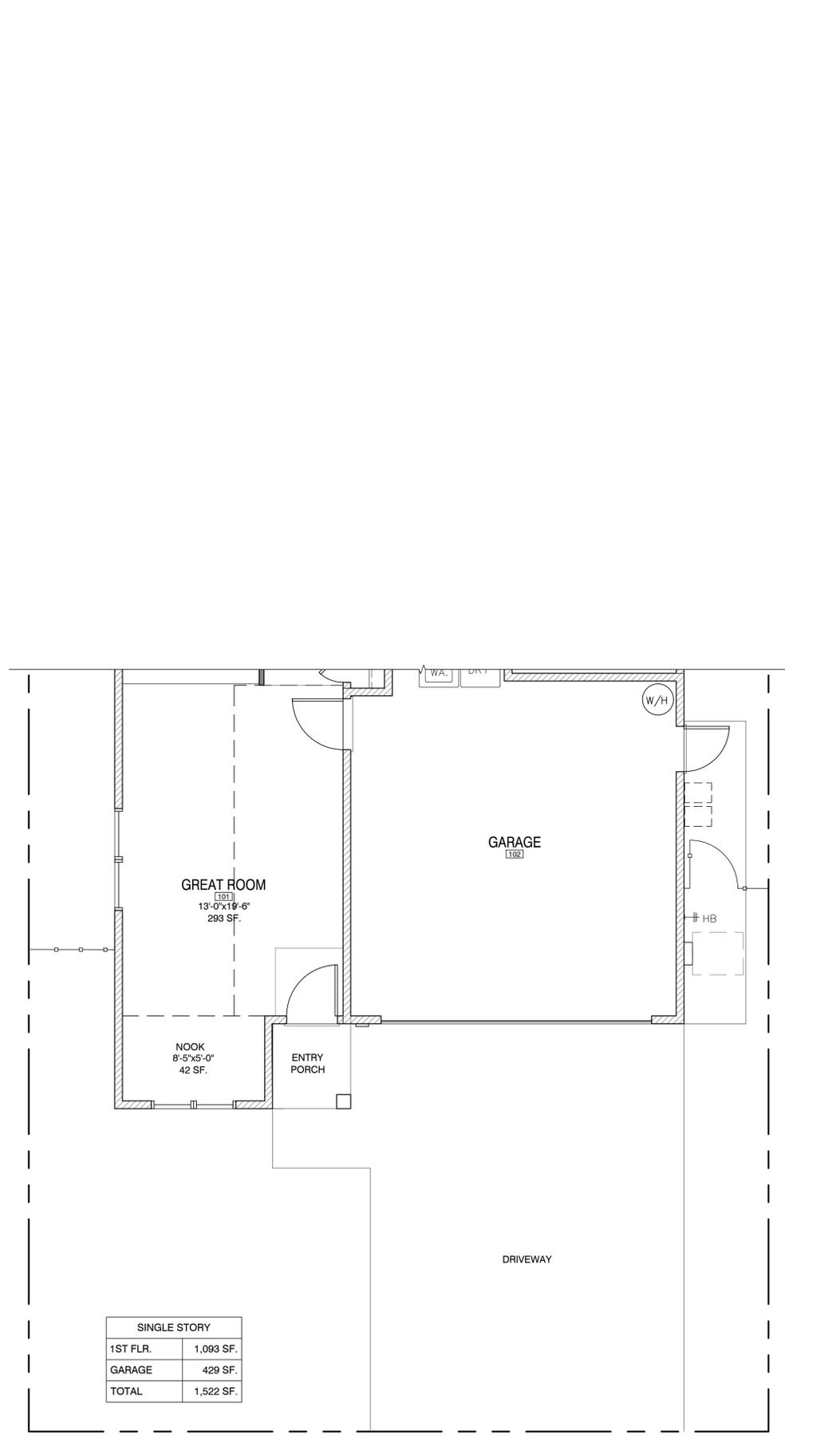
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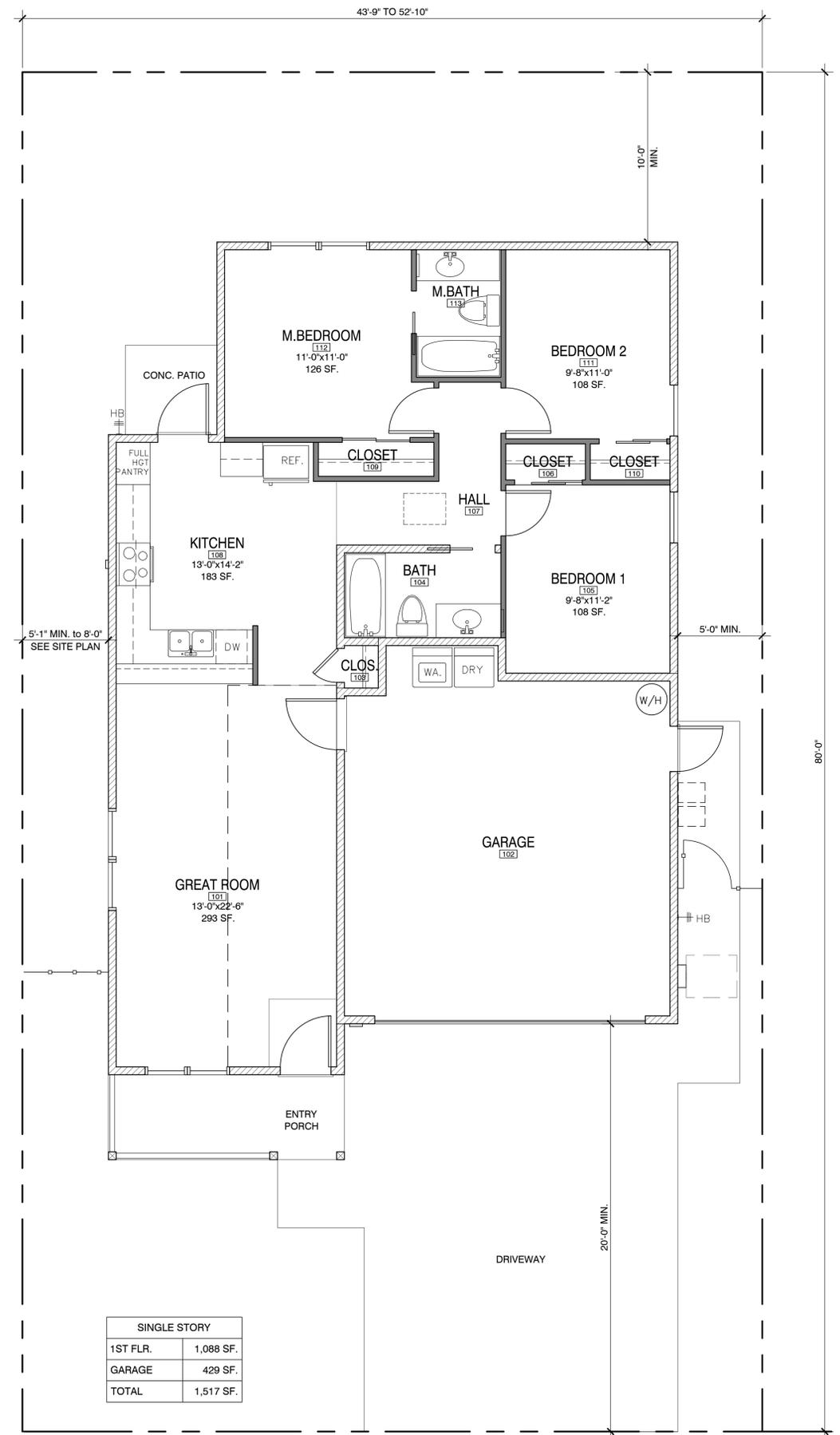
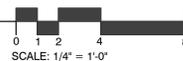


Sheet Title: PROPOSED FLOOR PLAN - SINGLE STORY -

Sheet Number:



A2 FLOOR PLAN - SINGLE-STORY - ALT. C
SCALE: 1/4" = 1'-0"



A2 FLOOR PLAN - SINGLE-STORY
SCALE: 1/4" = 1'-0"



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People's Self Help Housing

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Project Number: 2107

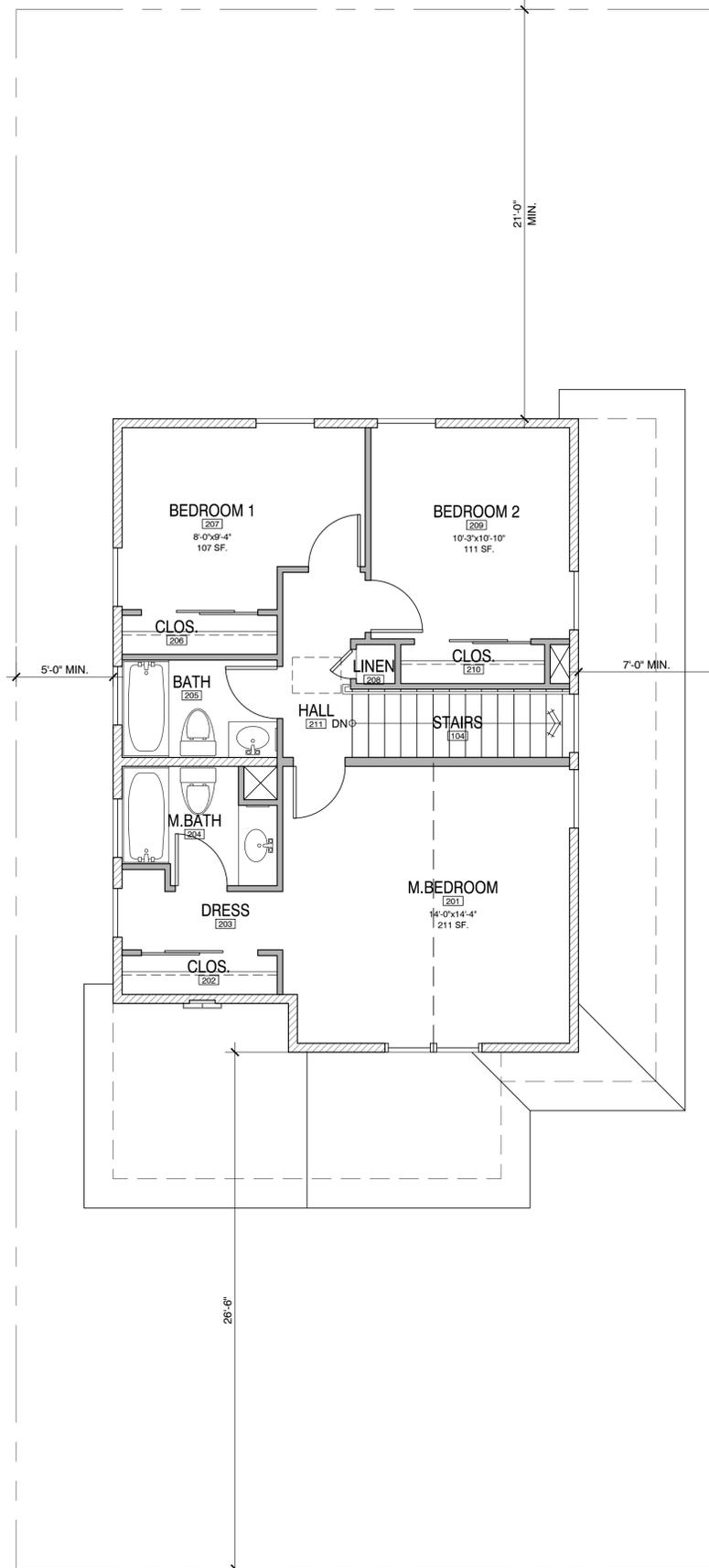
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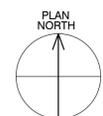
Sheet Title:
PROPOSED FLOOR PLANS - TWO-STORY

Sheet Number:

A2.3

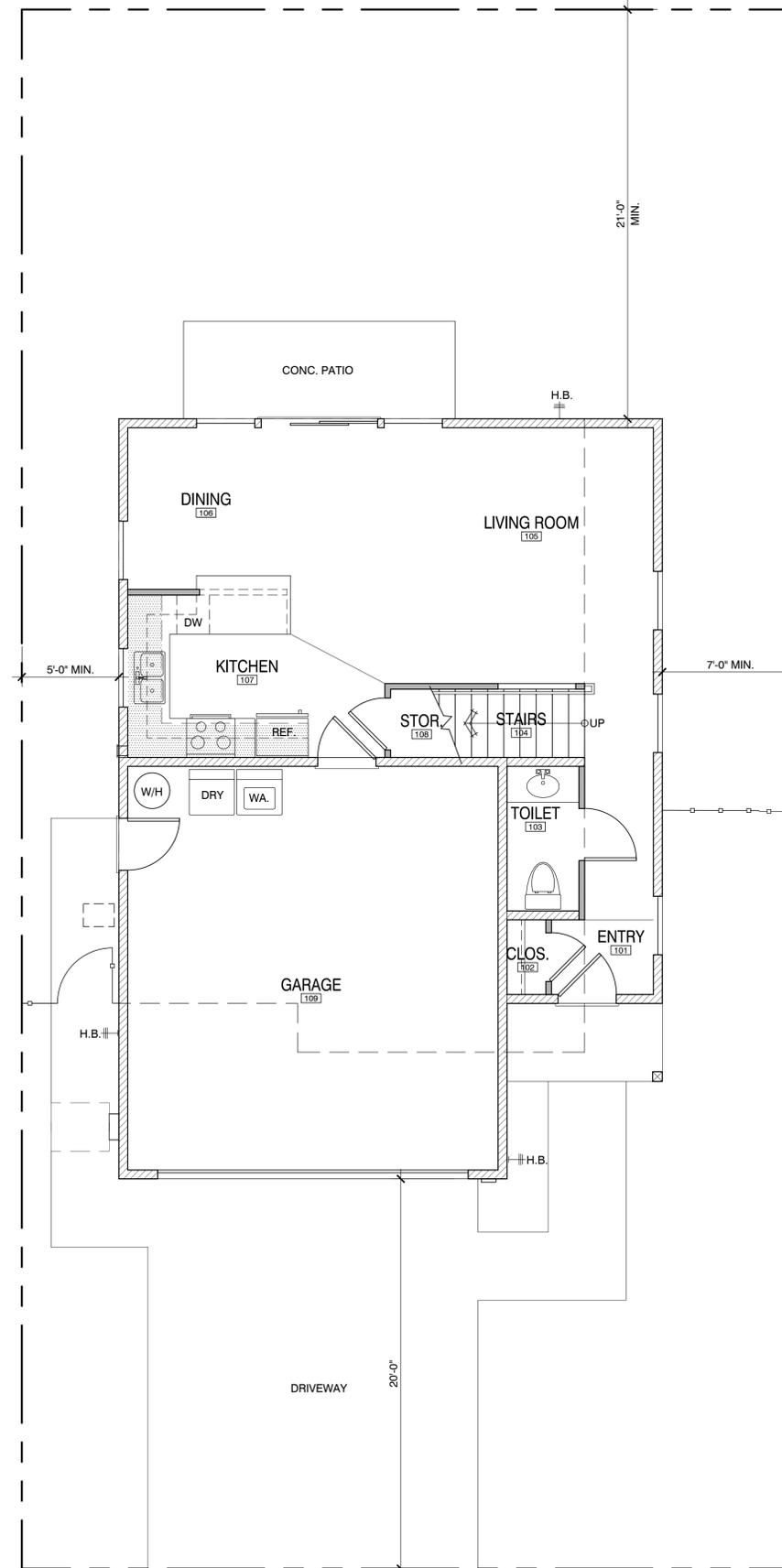
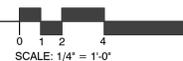


TWO-STORY	
1ST FLR.	587 SF.
2ND FLR.	757 SF.
GARAGE	433 SF.
TOTAL	1,777 SF.



B SECOND FLOOR PLAN - TWO-STORY

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



B FIRST FLOOR PLAN - TWO-STORY

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



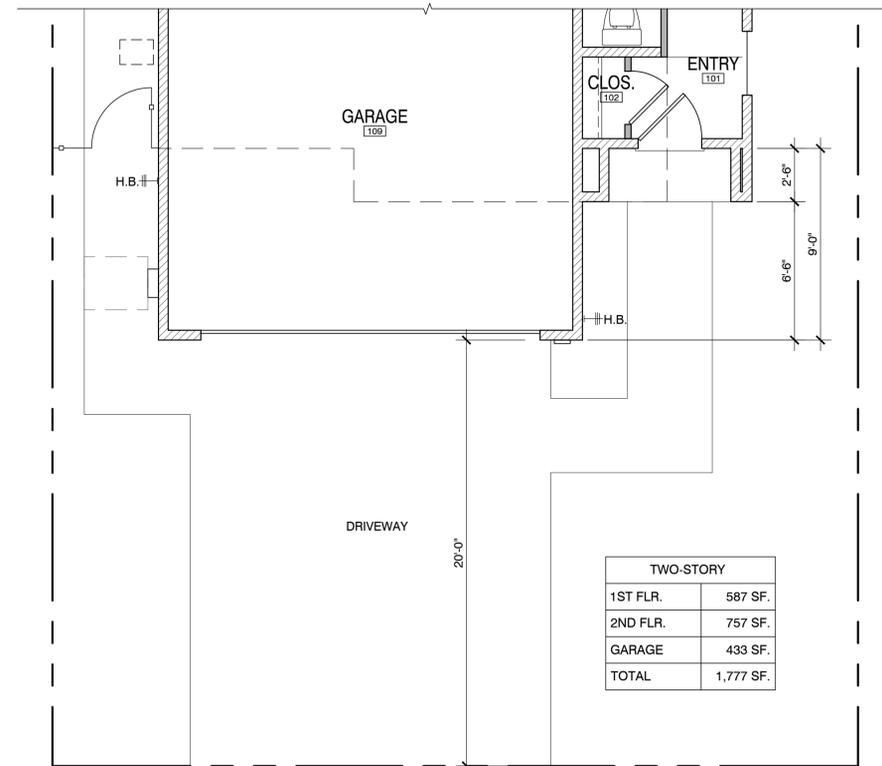
People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000

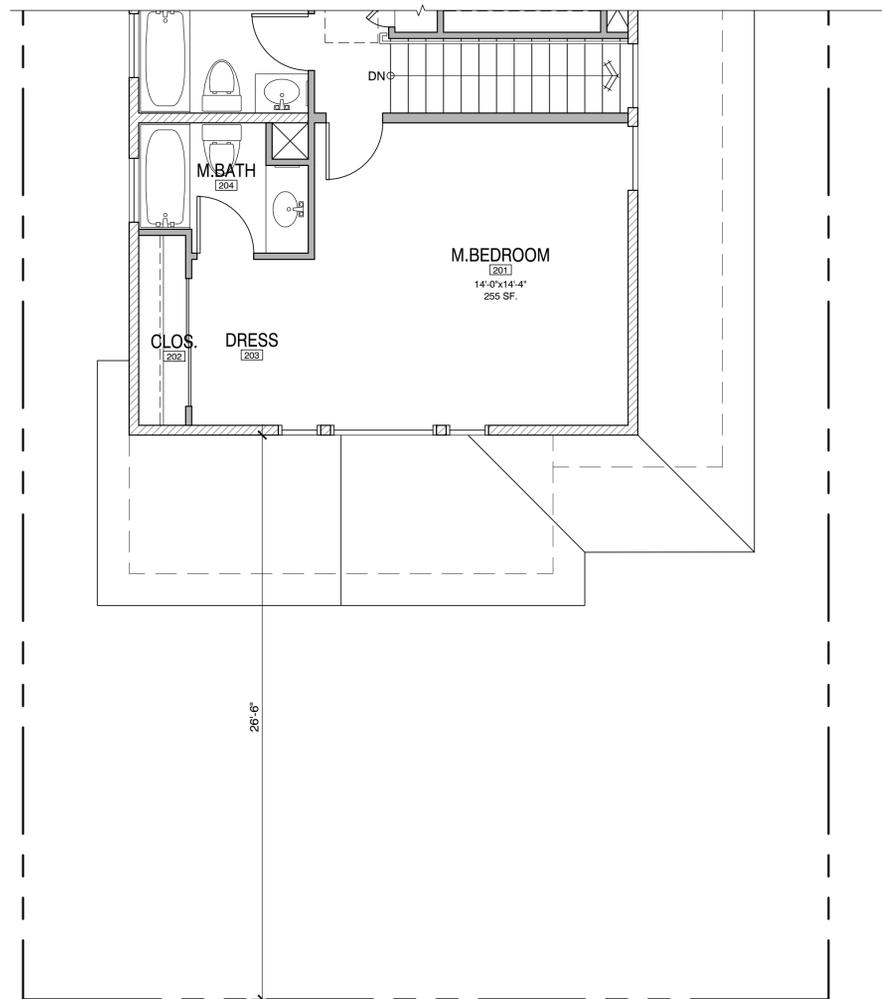
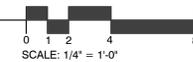
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B FIRST FLOOR PLAN - TWO-STORY @ ALT. B

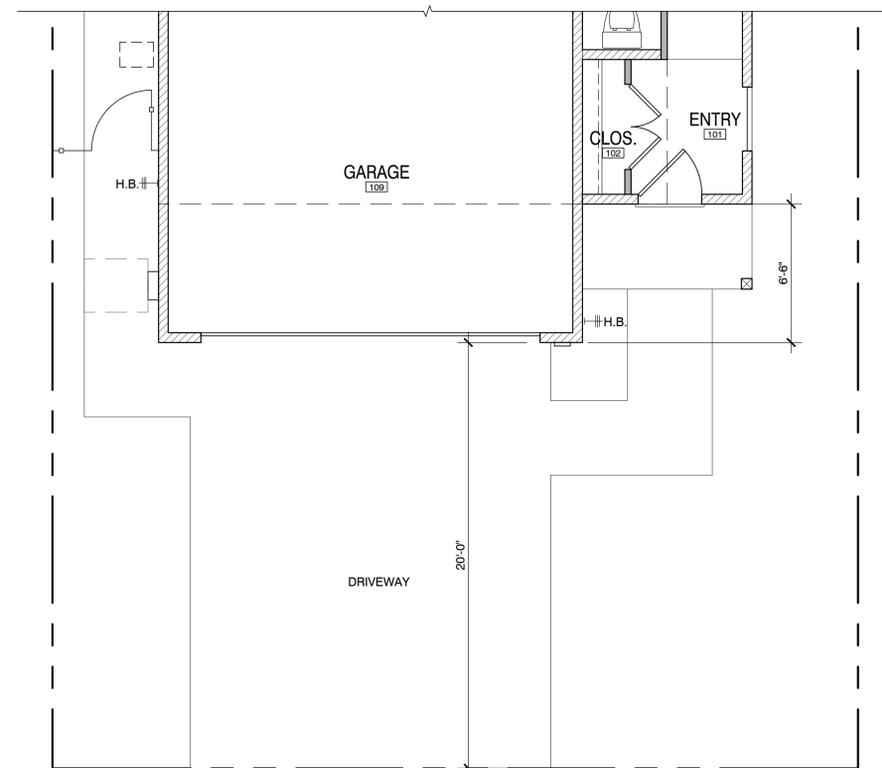
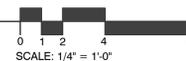
SCALE: 1/4" = 1'-0"



TWO-STORY	
1ST FLR.	607 SF.
2ND FLR.	780 SF.
GARAGE	433 SF.
TOTAL	1,820 SF.

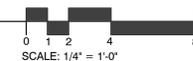
B SECOND FLOOR PLAN - TWO-STORY @ ALT. C

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



B FIRST FLOOR PLAN - TWO-STORY @ ALT. C

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



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Drawing Date: 1/17/2024

Project Number: 2107

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Sheet Title:
PROPOSED FLOOR PLANS - TWO-STORY

Sheet Number:

People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000

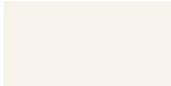
Exterior Material / Color - Scheme # 1

	ROOF ASPHALT SHINGLE:	OWENS CORNING TIMBER COOL ROOF	
	CEM. PLASTER BODY COLOR:	LAHABRA P-174 DESERT BIEGE	
PT-1	TRIM/FASCIA, GUTTER, POST/BEAM	SW7001 Marshmallow	
PT-2	HORIZ. LAP SIDING COLOR:	SW9111 Antler Velvet	
PT-3	BOARD & BATT SIDING COLOR:	SW9128 Green Onyx	
PT-4	ENTRY DOORS & SHUTTERS:	SW2837 Aurora brown	

Exterior Material / Color - Scheme # 2

	ROOF ASPHALT SHINGLE:	OWENS CORNING FOREST BROWN COOL ROOF	
	CEM. PLASTER BODY COLOR:	LAHABRA X-504 BLUE GRAY	
PT-1	TRIM/FASCIA, GUTTER, POST/BEAM	SW7001 Marshmallow	
PT-5	HORIZ. LAP SIDING COLOR:	SW6255 Morning fog	
PT-6	BOARD & BATT SIDING COLOR:	SW6256 Serious gray	
PT-7	ENTRY DOORS & SHUTTERS:	SW6655 Adventure orange	

Exterior Material / Color - Scheme # 3

	ROOF ASPHALT SHINGLE:	OWENS CORNING MOUNTAIN SIDE COOL ROOF	
	CEM. PLASTER BODY COLOR:	LAHABRA X-696 SOUTHERN MOSS	
PT-1	TRIM/FASCIA, GUTTER, POST/BEAM	SW7001 Marshmallow	
PT-8	HORIZ. LAP SIDING COLOR:	SW7713 Tawny tan	
PT-6	BOARD & BATT SIDING COLOR:	SW7715 Pottery Urn	
PT-7	ENTRY DOORS & SHUTTERS:	SW6165 Connected Gray	

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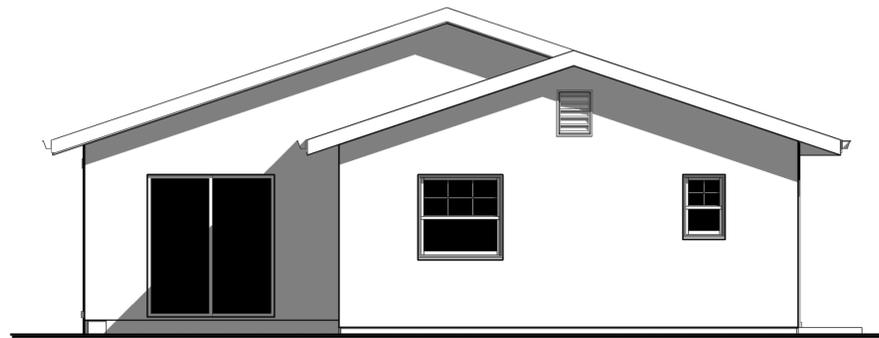
**PROPOSED
EXTERIOR
MATERIALS &
COLORS**

Sheet Number:

People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000



NORTH



SOUTH

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated minimum 30-year High Definition asphalt shingle Cool Roof on underlayment per CRC R905.1. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.

FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation

WALLS: General - At a minimum, provide a minimum of one layer of Tyvek StuccoWrap water resistive barrier complying with CRC 703.2, and shall be attached to the studs or sheathing, with flashing as described in the manufacturer's installation instructions, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering.

CEMENT PLASTER: Minimum thickness to be 7/8", three coats on of Grade "D" 60-minute paper with expanded metal lath on Tyvek StuccoWrap on wood sheathing. A minimum 26 GA galvanized metal weep screed with minimum 3-1/2" attachment flange at or below foundation plate is required at 4" minimum above earth and 2" minimum above finish paving. Comply with CBC chapters 2507 and 2512.

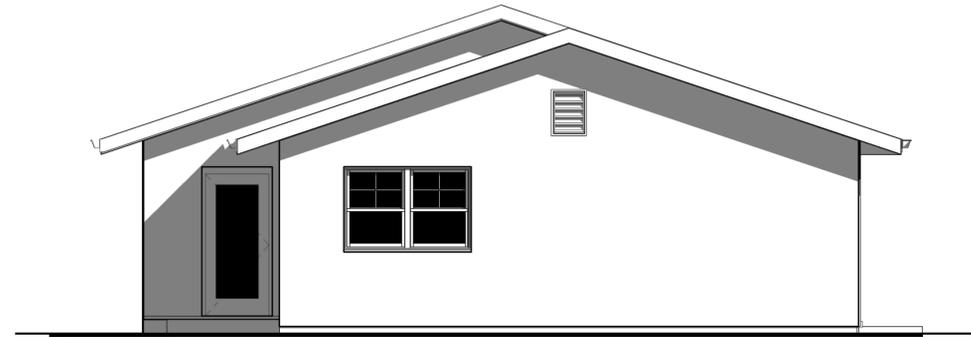
- NOTES:**
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Verify head heights of windows to align with the doors.

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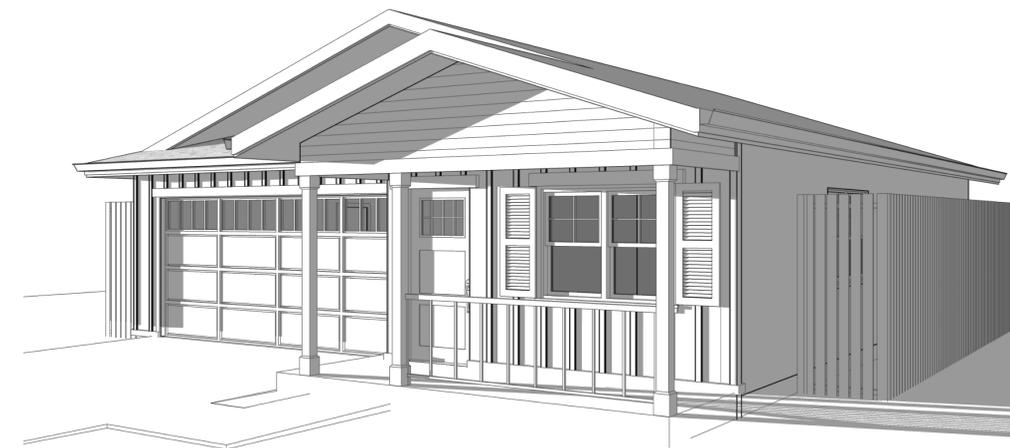
WEST



NORTH @ PLAN A2 ONLY



EAST



PERSPECTIVE

Drawn By: AC

Drawing Date: 1/17/2024

Project Number: 2107

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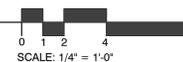
Sheet Title:
**PROPOSED
EXTERIOR
ELEVATIONS-
SINGLE-STORY**

Sheet Number:

A3.1A

PROPOSED EXTERIOR ELEVATION - SINGLE-STORY - PLAN A1

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



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

People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000

EXTERIOR FINISH SCHEDULE

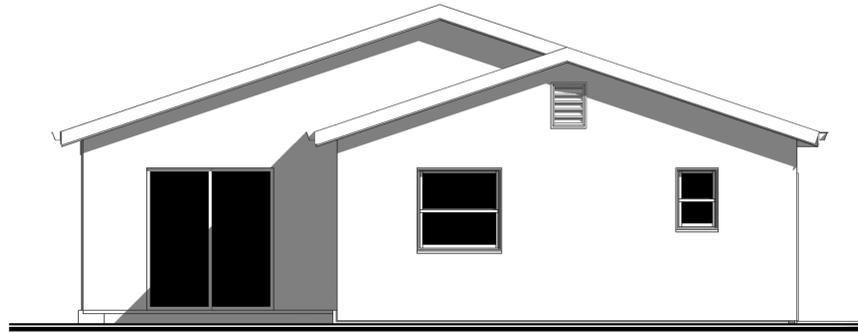
ROOF: Class A rated minimum 30-year High Definition asphalt shingle Cool Roof on underlayment per CRC R905.1. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.

FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation

WALLS: General - At a minimum, provide a minimum of one layer of Tyvek StuccoWrap water resistive barrier complying with CRC 703.2, and shall be attached to the studs or sheathing, with flashing as described in the manufacturer's installation instructions, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering.

CEMENT PLASTER: Minimum thickness to be 7/8", three coats on of Grade "D" 60-minute paper with expanded metal lath on Tyvek StuccoWrap on wood sheathing. A minimum 26 GA galvanized metal weep screed with minimum 3-1/2" attachment flange at or below foundation plate is required at 4" minimum above earth and 2" minimum above finish paving. Comply with CBC chapters 2507 and 2512.

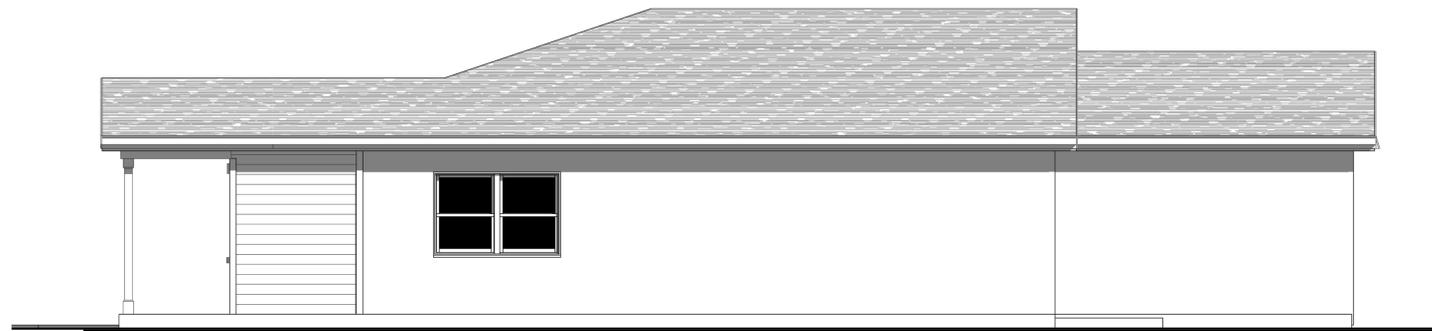
- NOTES:**
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Verify head heights of windows to align with the doors.



NORTH



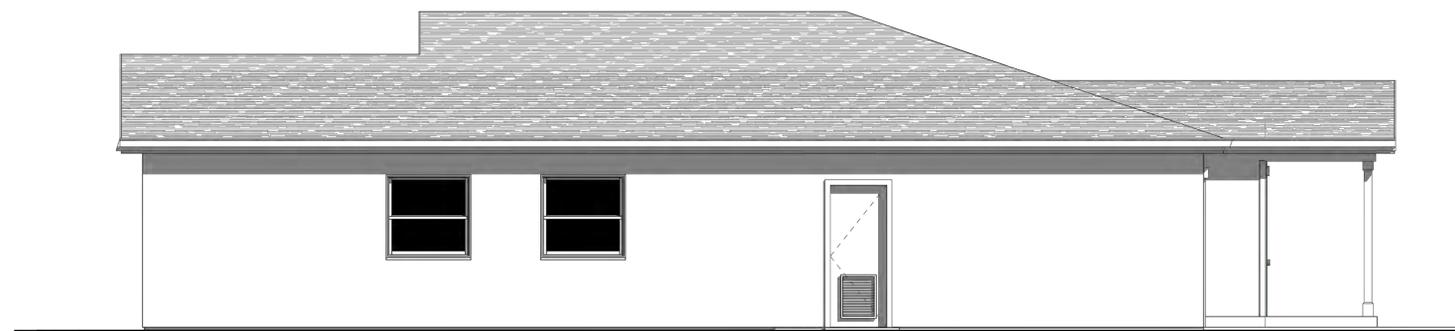
SOUTH



WEST



NORTH @ PLAN A2 ONLY



EAST



PERSPECTIVE

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: AC
Drawing Date: 1/17/2024
Project Number: 2107

Revisions:

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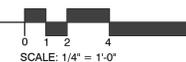
Sheet Title:
**PROPOSED
EXTERIOR
ELEVATIONS-
SINGLE-STORY**

Sheet Number:

A3.1B

PROPOSED EXTERIOR ELEVATION - SINGLE-STORY - PLAN A1

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



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

People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated minimum 30-year High Definition asphalt shingle Cool Roof on underlayment per CRC R905.1. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.

FLASHING: 24 GA. Galvanized Sheet Metal, paint all sides prior to installation and a second coat after installation

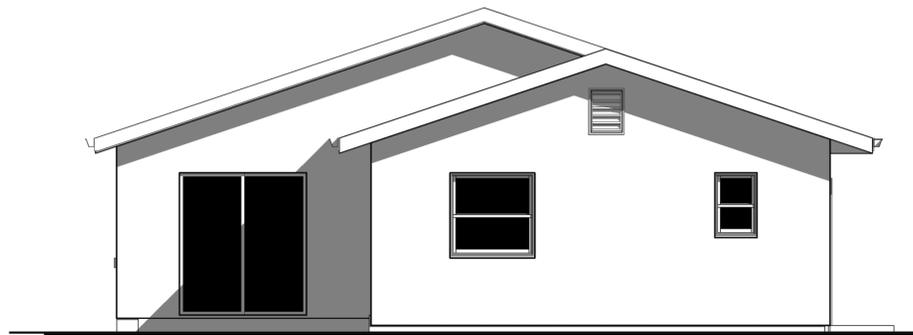
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CEMENT PLASTER: Minimum thickness to be 7/8", three coats on of Grade "D" 60-minute paper with expanded metal lath on Tyvek StuccoWrap on wood sheathing. A minimum 26 GA galvanized metal weep screed with minimum 3-1/2" attachment flange at or below foundation plate is required at 4" minimum above earth and 2" minimum above finish paving. Comply with CBC chapters 2507 and 2512.

- NOTES:**
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof jacks, roof caps, dampers and flues to match roof color.
 3. Verify head heights of windows to align with the doors.

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

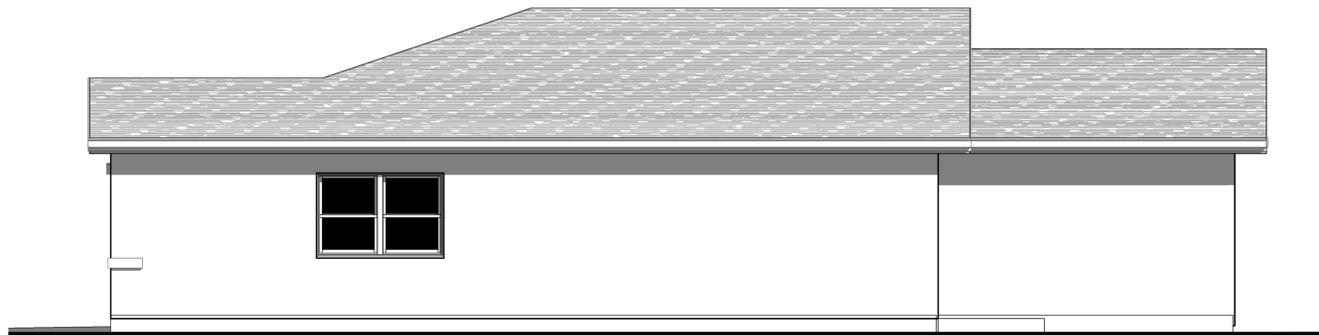
The Paul Davis Partnership, LLP
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(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com



NORTH



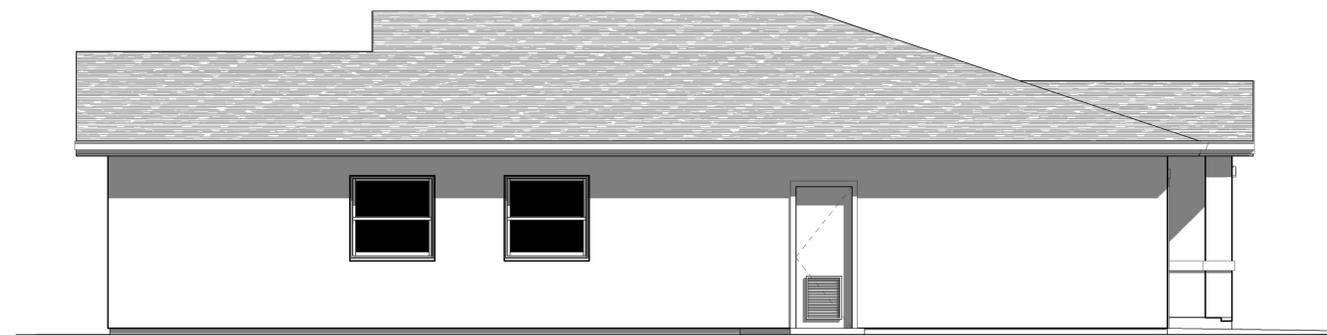
SOUTH



WEST



NORTH @ PLAN A2 ONLY



EAST



PERSPECTIVE

Drawn By: AC
Drawing Date: 1/17/2024
Project Number: 2107

Revisions:

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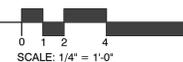
Sheet Title:
PROPOSED EXTERIOR ELEVATIONS- SINGLE-STORY

Sheet Number:

A3.1C

PROPOSED EXTERIOR ELEVATION - SINGLE-STORY - PLAN A1

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



People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated minimum 30-year High Definition asphalt shingle Cool Roof on underlayment per CRC R905.1. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.

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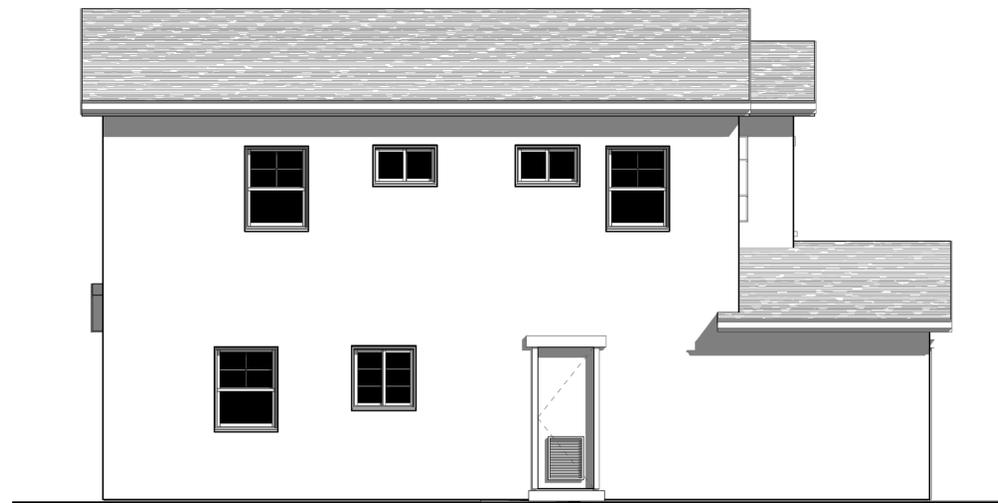
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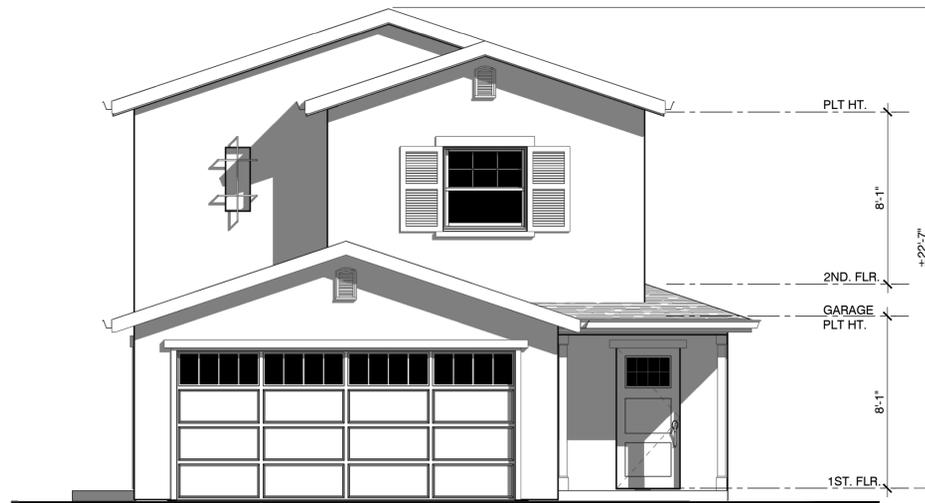
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 3. **Verify head heights of windows to align with the doors.**

THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

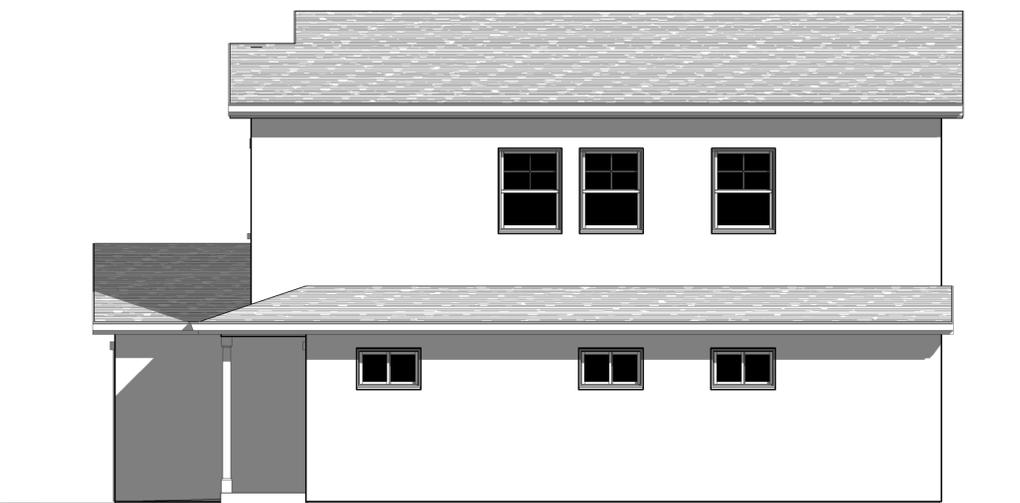
The Paul Davis Partnership, LLP
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WEST



SOUTH



EAST



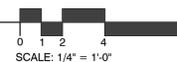
NORTH



PERSPECTIVE

PROPOSED EXTERIOR ELEVATION - TWO-STORY

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



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

Drawn By: AC
Drawing Date: 1/17/2024
Project Number: 2107

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Sheet Title:
PROPOSED EXTERIOR ELEVATIONS-TWO-STORY

Sheet Number:

People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated minimum 30-year High Definition asphalt shingle Cool Roof on underlayment per CRC R905.1. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.

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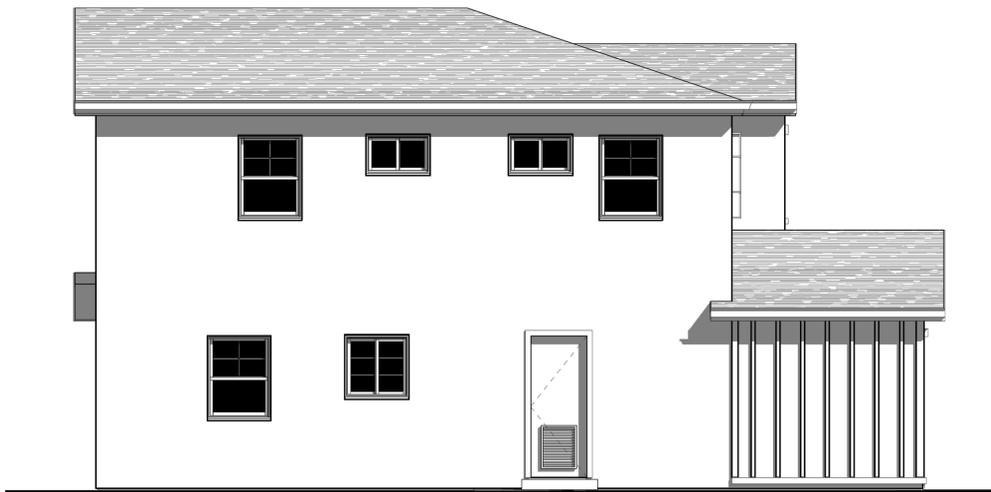
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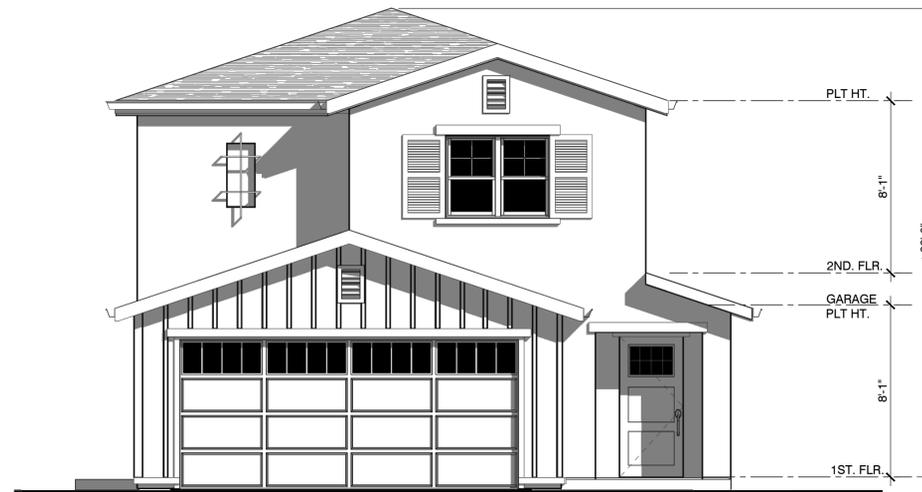
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THE PAUL DAVIS PARTNERSHIP
ARCHITECTS & PLANNERS

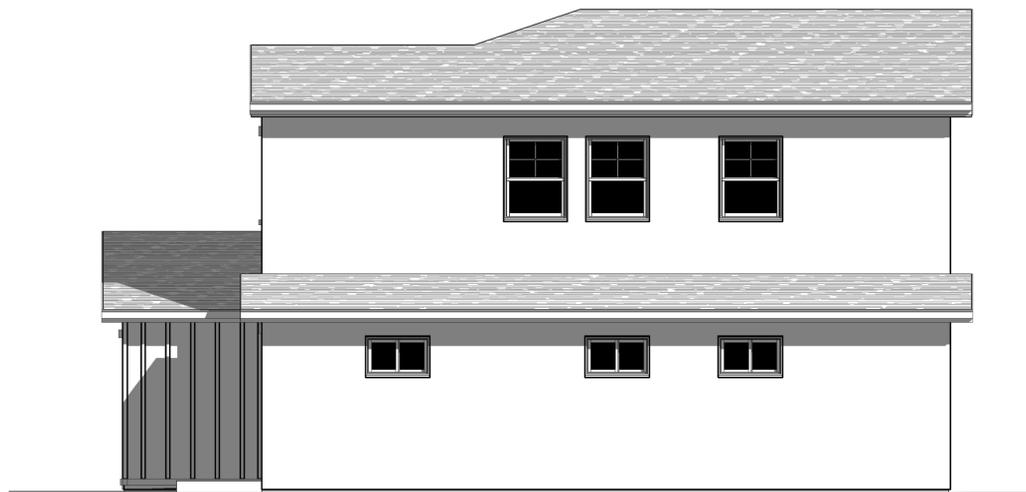
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WEST



SOUTH



EAST



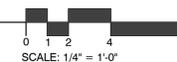
NORTH



PERSPECTIVE

PROPOSED EXTERIOR ELEVATION - TWO-STORY

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



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

Drawn By: AC
Drawing Date: 1/17/2024
Project Number: 2107

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Sheet Title:
PROPOSED EXTERIOR ELEVATIONS - TWO-STORY

Sheet Number:

People's Self Help Housing

296 APPLE AVENUE
GREENFIELD, CA

A.P.N.: 109-082-013-000

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated minimum 30-year High Definition asphalt shingle Cool Roof on underlayment per CRC R905.1. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.

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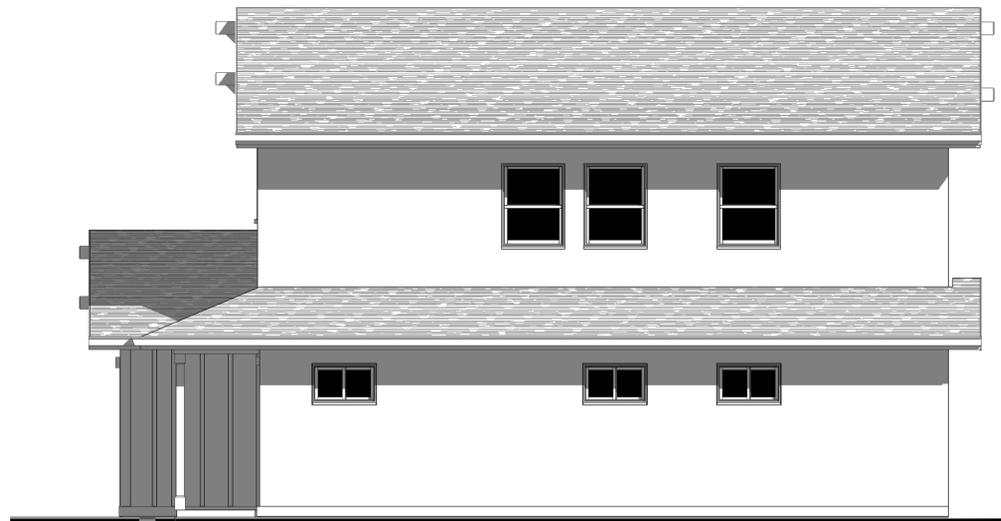
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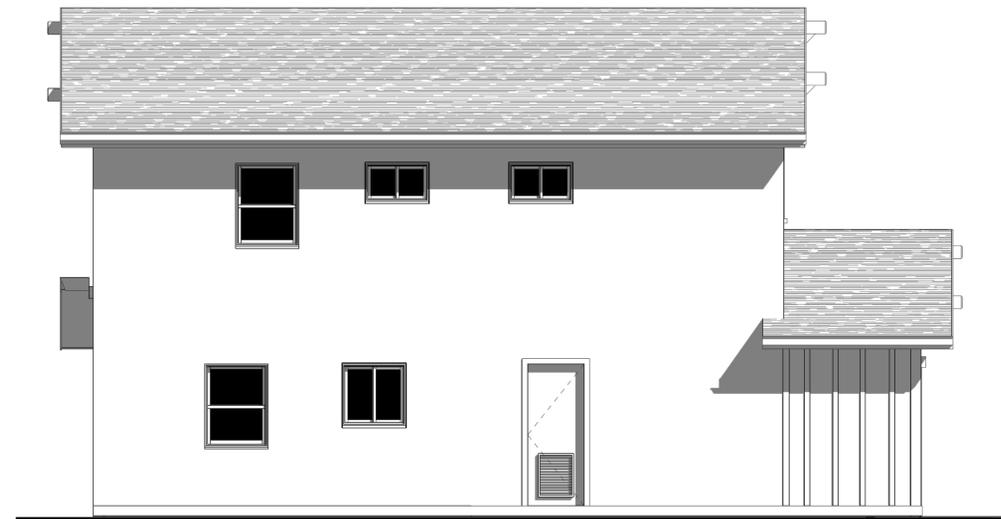
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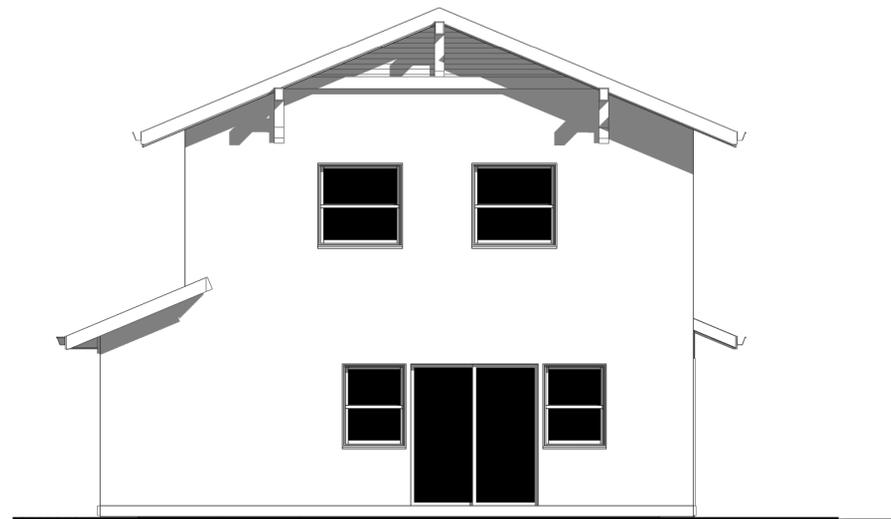
WEST



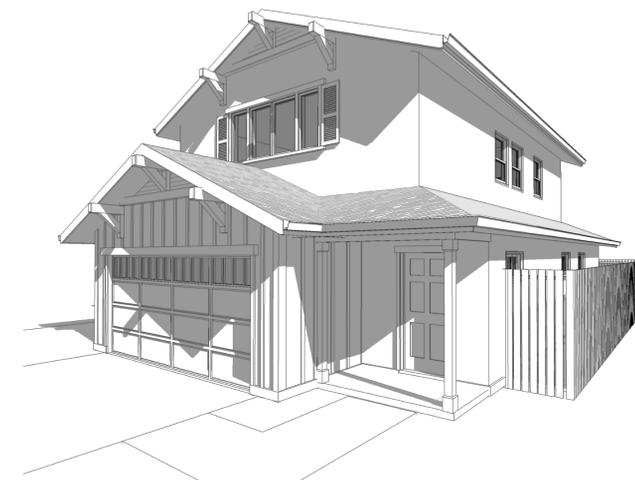
SOUTH



EAST



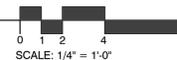
NORTH



PERSPECTIVE

PROPOSED EXTERIOR ELEVATION - TWO-STORY

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



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

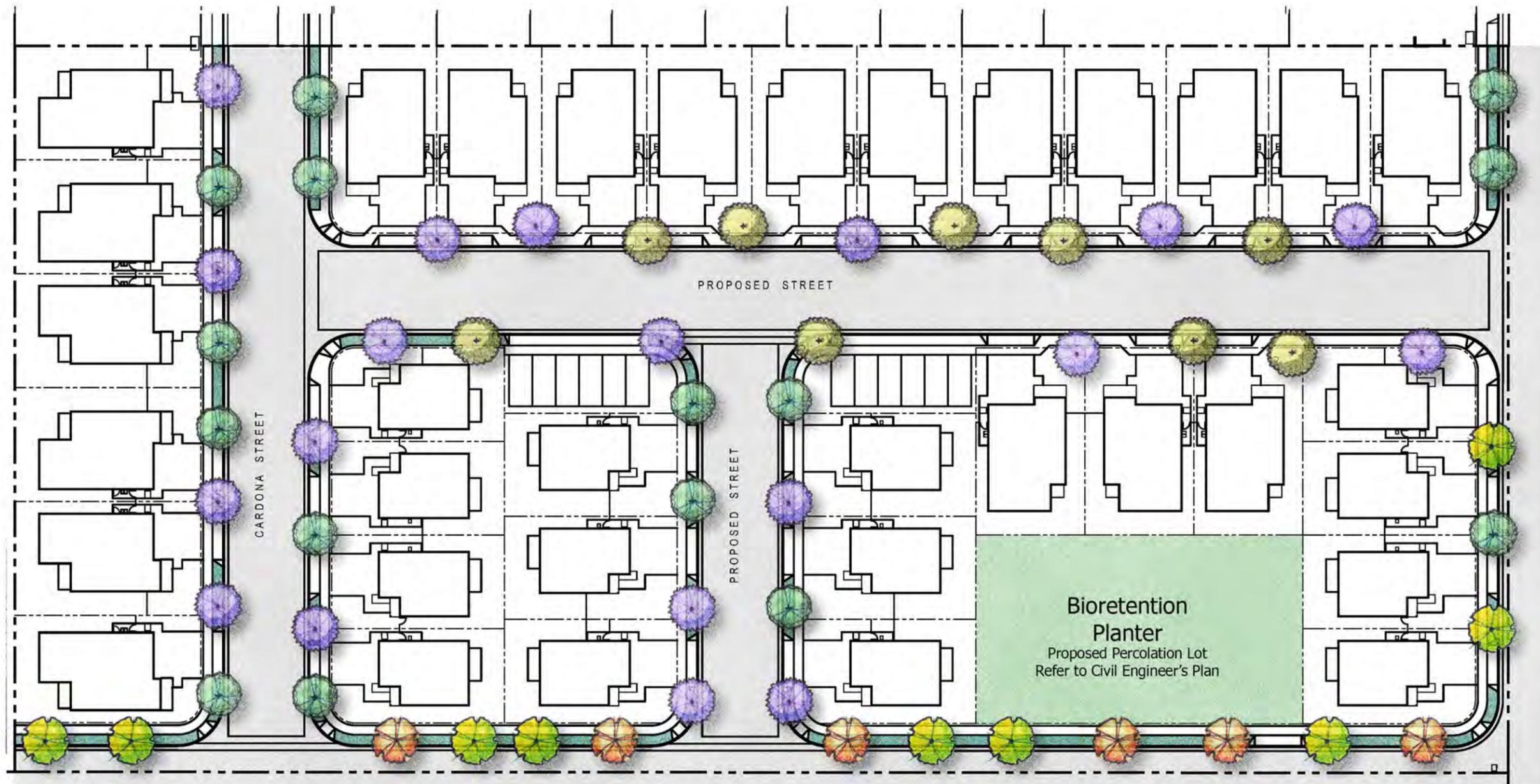
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Sheet Title:
PROPOSED EXTERIOR ELEVATIONS-TWO-STORY

Sheet Number:



Bioretention Planters

ABBREV	SIZE	BOTANICAL NAME / COMMON NAME	*WUCOLS RATING
ZONE A – BASIN BOTTOM GROUND COVER			
F	30" OC	1G CAREX TUMULICOLA / BERKELEY SEDGE	L
G	36" OC	1G JUNCUS PATENS / COMMON RUSH	L
ZONE B – BASIN SIDE SLOPE GROUND COVER			
H	60" OC	1G BACCHARIS PILULARIS 'PIGEON POINT' / PROSTRATE COYOTE BRUSH	VL
I	36" OC	1G LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	L
J	48" OC	1G MUHLENBERGIA RIGENS / DEER GRASS	L

Street Trees – Per City of Greenfield "City Street Trees" List

-  GLEDITSIA TRIACANTHOS 'SHADEMASTER'/SHADEMASTER HONEYLOCUST
-  KOELREUTERIA PANICULATA / GOLDENRAIN TREE
-  LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE (CORAL PINK)
-  PLATANUS ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE
-  PYRUS KAWAKAMI / EVERGREEN PEAR



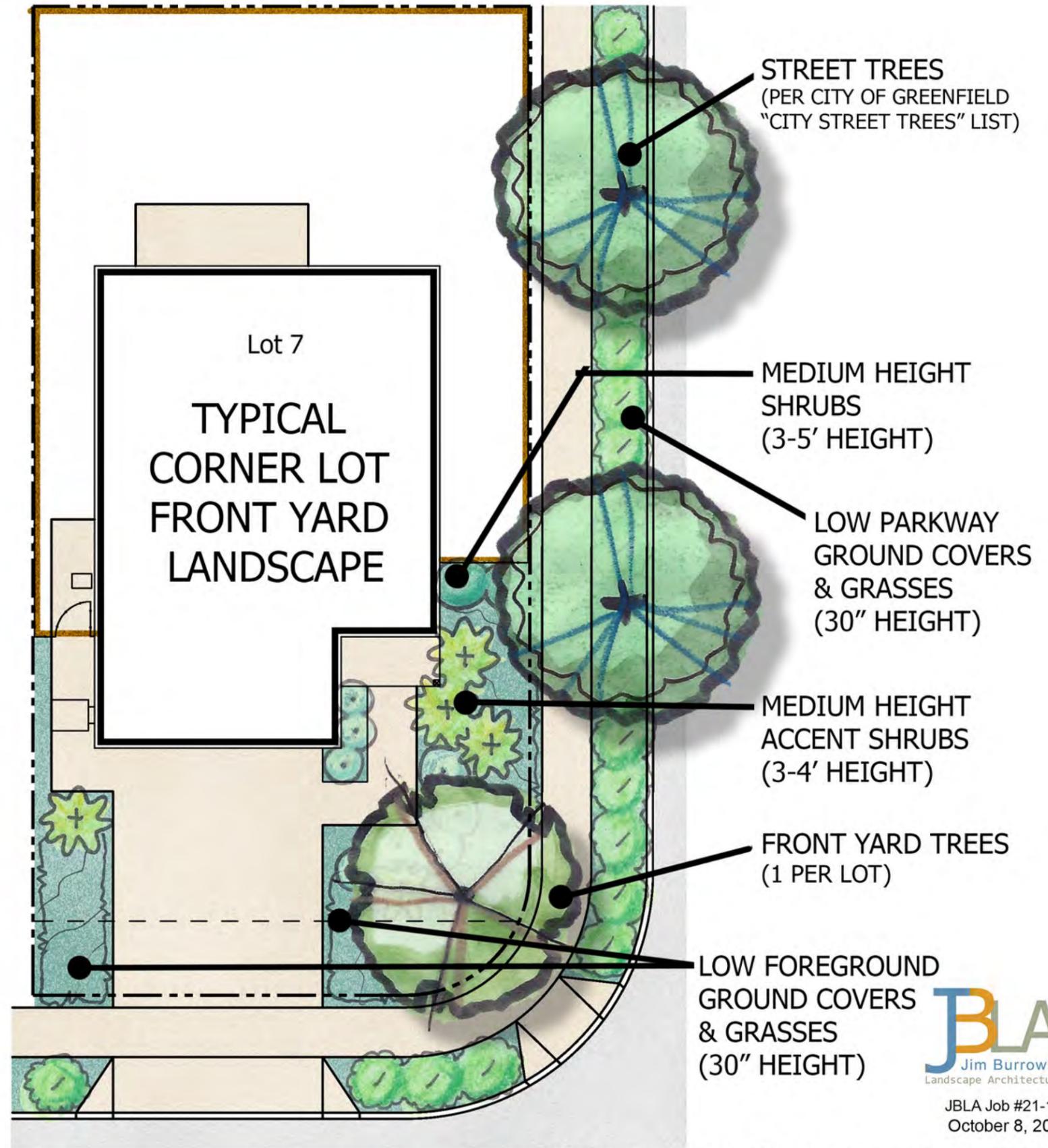
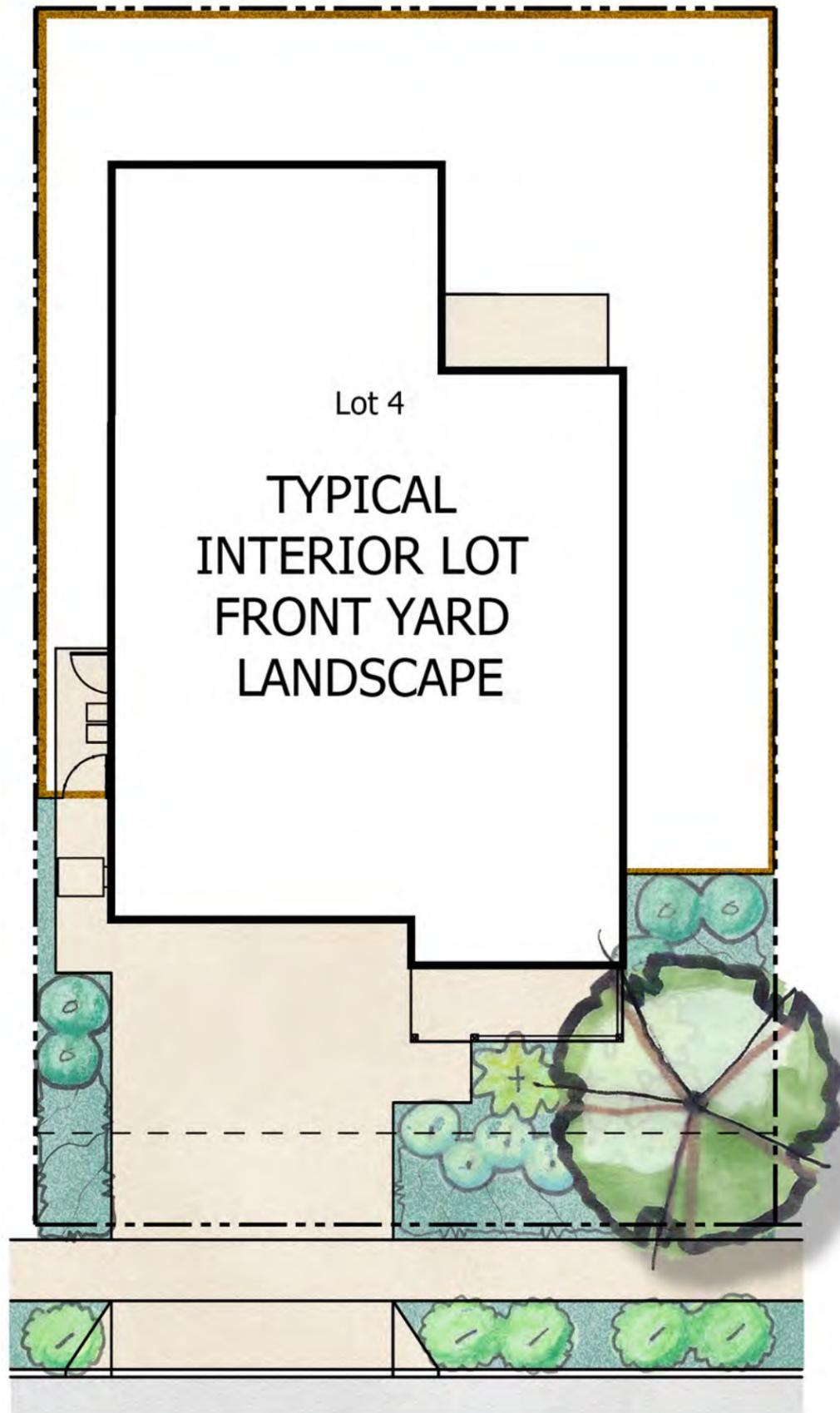
SCALE: 1" = 50'-0"



CONCEPTUAL STREET TREE PLAN
With Bioretention Planter Notes



JBLA Job #21-125
January 17, 2024



STREET TREES
(PER CITY OF GREENFIELD
"CITY STREET TREES" LIST)

MEDIUM HEIGHT
SHRUBS
(3-5' HEIGHT)

LOW PARKWAY
GROUND COVERS
& GRASSES
(30" HEIGHT)

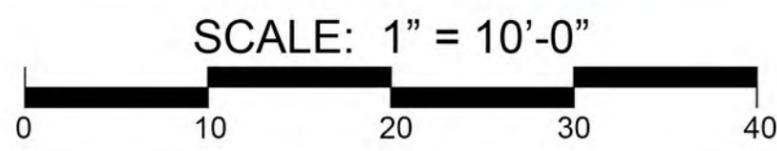
MEDIUM HEIGHT
ACCENT SHRUBS
(3-4' HEIGHT)

FRONT YARD TREES
(1 PER LOT)

LOW FOREGROUND
GROUND COVERS
& GRASSES
(30" HEIGHT)



JBLA Job #21-125
October 8, 2021



CONCEPTUAL LANDSCAPE PLAN

Plant List – 36 Homes, Greenfield, CA – Sunset Zone 14

ABBREV SIZE BOTANICAL NAME / COMMON NAME *WUCOLS RATING

Street Trees – Per City of Greenfield “City Street Trees” List

Trees must be planted 2-1/2' to 3' behind sidewalk. Trees must be planted with root guards and braced with 2x2" redwood stakes per planting details. Trees to be standard form, 8' minimum height, 1" minimum caliper

GLE TRI 'SM'	15G	GLEDTISIA TRIACANTHOS 'SHADEMASTER'/SHADEMASTER HONEYLOCUST	L
KOE PAN	15G	KOELREUTERIA PANICULATA / GOLDENRAIN TREE	M
LAG IND 'T'	15G	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE (CORAL PINK)	L
PLA ACE 'B'	15G	PLATANUS ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE	M
PYR KAW	15G	PYRUS KAWAKAMI / EVERGREEN PEAR	M

Front Yard Trees

ARB 'M'	15G	ARBUTUS 'MARINA' / 'MARINA' ARBUTUS (STD.)	L
CHI TAS	15G	CHITALPA TASHKENTENSIS / CHITALPA (MULTI-TRUNK)	L
KOE PAN	15G	KOELREUTERIA PANICULATA / GOLDENRAIN TREE	M
LAG IND 'T'	15G	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE (CORAL PINK)	L
PIS CHI	15G	PISTACIA CHINENSIS / CHINESE PISTACHE	M
PRU CER 'KV'	15G	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE-LEAF PLUM	L

Medium Height Shrubs (3-5' height)

ARC DEN 'HM'	5G	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / MANZANITA	VL
CAL 'LJ'	5G	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	L
LOR CHI	5G	LOROPETALUM CHINENSIS 'PURPLE MAJESTY' / RED FRINGE FLOWER	L
RHA CAL 'EC'	5G	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	L
ROS OFF 'TB'	5G	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY	L
SAL MIC 'HL'	5G	SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE	L

Medium Height Accent Shrubs (3-4' height, in groupings of one to three)

BOU 'R'	5G	BOUGAINVILLEA 'ROSENKA' / BOUGAINVILLEA	L
PHO TEN 'YW'	5G	PHORMIUM TENAX 'YELLOW WAVE' / DWARF NEW ZEALAND FLAX	L
ROS FLO 'I'	5G	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	M
YUC GLO 'W'	5G	YUCCA GLORIOSA 'WALBRISTAR' / BRIGHT STAR YUCCA	L

Low Foreground Ground Covers and Grasses

A	36" OC	1G	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD LAVENDER	L
B	60" OC	1G	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / TRAILING MYOPORUM	L
C	36" OC	1G	PENSTEMON 'MARGARITA BOP' / MARGARITA BOP PENSTEMON	L
D	36" OC	1G	SALVIA 'DARA'S CHOICE' / DARA'S CHOICE SAGE	L

Low Parkway Ground Covers and Grasses

E	42" OC	1G	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMMA GRASS	L
F	36" OC	1G	FESTUCA MAIREI / ATLAS FESCUE	L
G	48" OC	1G	LANTANA 'NEW GOLD' / 'NEW GOLD' LANTANA	L
H	36" OC	1G	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD LAVENDER	L
I	36" OC	1G	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	L

MULCH

MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.

LEGEND

- VL = VERY LOW WATER USE
- L = LOW WATER USE
- M = MEDIUM WATER USE
- H = HIGH WATER USE
- G = GALLONS
- B = BOX
- OC = ON-CENTER SPACING
- STD = STANDARD FORMS
- DRB = DEEP ROOT BARRIER, AS REQUIRED PER PLANTING DETAIL SHEET.

*WATER-USE EVALUATION OF PLANT MATERIALS

WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)

TREES



Arbutus Marina



Chitalpa tashkentensis



Koelreuteria paniculata



Lagerstroemia 'Tuscarora'



Pistachia chinensis



Prunus Krauter Vesuvius

SHRUBS



Arctostaphylos Howard McMinn



Bougainvillea 'Rosenka'



Callistemon Little John



Loropetalum Purple Majesty



Phormium Yellow Wave



Rhamnus Eve Case



Rosa floribunda 'Iceberg'



Rosmarinus Tuscan Blue



Salvia Hot Lips



Yucca gloriosa Bright Star

GROUND COVERS



Bouteloua 'Blonde Ambition'



Festuca mairei



Lantana New Gold



Lavendula Munstead



Lomandra longifolia 'Breeze'



Myoporum Putah Creek



Penstemon Margarita BOP



Salvia Dara's Choice



JBLA Job #21-125
October 8, 2021

APPLE AVENUE SUBDIVISION

Greenfield, CA

3 of 4

Peoples Self Help Housing

Water Efficient Landscape Worksheet							
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.							
One worksheet complete for point of connection (water meter).*							
Select your city: Greenfield		Project name or address: Greenfield Interior Lot		ZONE 1			
Reference Evapotranspiration (ET _o): 49.5		Landscape Area Sector Type: Residential					
California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _o)	49.5	Project Type	Residential	0.55			
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Low Water Use Trees	0.2	Bubbler	0.77	0.26		0	0
Low Water Use	0.2	Drip	0.81	0.25	636	157	4819
Very Low Water Use	0.1	Drip	0.81	0.12		0	0
High Water Use	0.8	Overhead	0.75	1.07		0	0
				Average	Total	Total	
				0.25	636	157	
				Average ETAF for Regular Landscape Areas : In Compliance			
Special Landscape Areas							
SLA-1				0	-	0	0
				Totals	0	0	
				Total Landscape Area		636	
				Statewide ETAF		0.25	
				ETWU Total		4,819	
				Maximum Allowed Water Allowance (MAWA) ^e		10,735	
ETAF Calculations							
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.		Percentage of MAWA	
Total ETAF x Area	157					45%	
Total Area	636						
Average ETAF	0.25						
All Landscape Areas				0.45	Non-Residential		
Total ETAF x Area	157			0.55	Residential		
Total Area	636			0.81	Drip		
Average ETAF	0.25			0.75	Overhead		

Water Efficient Landscape Worksheet							
This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.							
One worksheet complete for point of connection (water meter).*							
Select your city: Greenfield		Project name or address: Greenfield Corner Lot		ZONE 1			
Reference Evapotranspiration (ET _o): 49.5		Landscape Area Sector Type: Residential					
California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _o)	49.5	Project Type	Residential	0.55			
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Low Water Use Trees	0.2	Bubbler	0.77	0.26		0	0
Low Water Use	0.2	Drip	0.81	0.25	1,016	251	7,699
Very Low Water Use	0.1	Drip	0.81	0.12		0	0
High Water Use	0.8	Overhead	0.75	1.07		0	0
				Average	Total	Total	
				0.25	1,016	251	
				Average ETAF for Regular Landscape Areas : In Compliance			
Special Landscape Areas							
SLA-1				0	-	0	0
				Totals	0	0	
				Total Landscape Area		1,016	
				Statewide ETAF		0.25	
				ETWU Total		7,699	
				Maximum Allowed Water Allowance (MAWA) ^e		17,150	
ETAF Calculations							
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.		Percentage of MAWA	
Total ETAF x Area	251					45%	
Total Area	1,016						
Average ETAF	0.25						
All Landscape Areas				0.45	Non-Residential		
Total ETAF x Area	251			0.55	Residential		
Total Area	1,016			0.81	Drip		
Average ETAF	0.25			0.75	Overhead		

TYPICAL INTERIOR FRONT YARD LANDSCAPE

TYPICAL CORNER FRONT YARD LANDSCAPE

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEETS

Water Conservation Notes

The following water conservation techniques shall be employed in this Project:

- Planting and irrigation design shall conform to the "Model Water Efficient Landscape Ordinance" (MWELo).
- Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 95% of the total planting area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "Smart Controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Recommendations shall be given for annual irrigation schedule at project completion.
- Lawn is not used.

Statement of Water Conserving Irrigation Design

The following principles of irrigation design are utilized to conserve water and improve the efficiency of the irrigation system:

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydrozone application shall be adjusted according to water needs and weather.
- Irrigation system master valve shall be used.
- Irrigation system "Smart controller" with water budgeting feature shall be used.
- Irrigation system flow sensor shall be used.
- Irrigation system of rain shut-off device connected to irrigation controller shall be used.

To maintain the irrigation efficiency intended in the design, the irrigation system shall be tested and maintained on a monthly basis by maintenance staff.



JBLA Job #21-125
October 8, 2021

APPLE AVENUE SUBDIVISION

Greenfield, CA

Peoples Self Help Housing