



Council Agenda Report

From: Darren Nash, Associate Planner

Subject: Oak Park Housing Project Update / 3000 Block Park St. / Paso Robles Housing Authority

Date: December 6, 2016

Facts

1. The Paso Robles Housing Authority is an agency from the City of Paso Robles separate, first established by the Federal Government in 1942 to manage the Oak Park housing project, which originally consisted of 150 units to serve enlisted men, women, and their families of Camp Roberts during WWII.
2. Under the original Housing Authority charter, the City of Paso Robles is responsible for appointing the Housing Authority Board of Commissioners, which advises the Public Housing Management and determines policy, procedures, and direction of the Housing Authority.
3. In 2010, as part of a cooperative effort with the Housing Authority, the City Council approved planned development 10-001 approving a comprehensive master plan to demolish the existing 148 residential units and to construct a new 302-unit affordable housing project, with a community center and offices.
4. The City Council approved fee deferral agreements for Phase I and II to assist the project with Tax Credit financing applications.
5. Phases I and II of the Oak Park Redevelopment Project have been completed, with a total of 150 units. The Housing Authority is currently working on obtaining the approvals for Phase III, which would have 76 units. The Housing Authority intends to submit an application in 2017 for Tax Credit financing for Phase III.
6. The Housing Authority has submitted Phase III pre-application plans for staff review. The proposed plans are substantially consistent with the original entitlement plan. Phase III will be constructed using the same designs for the apartment buildings as used in Phase I and II, in manner that would be consistent with the originally approved site plan.
7. The proposed 3,000 square foot Community Center to be built in Phase III has a smaller footprint than the one shown in the original PD plan, however the PD plan does not outline a specific minimum square footage requirement. The 3,000 square community center along with the existing Phase II, 6,000 square foot residents' services office building has been sized appropriately to accommodate the community.
8. Staff's position is that Phase III is consistent with the original Development Plan, and will be taking the project to the DRC for confirmation of substantial compliance in January.
9. For the development of Phase III the Housing Authority has partnered with Real Estate Development Services (REDS). REDS is a consulting firm out of the Central Valley that specializes in the development of affordable housing, as well as assisting Housing Authorities in the application and finance process for housing projects, such as the Oak Park Redevelopment project.

10. Similar to the requests for Phases I and II, it is anticipated that the Housing Authority will come back to the Council in January 2017 requesting a fee deferral of approximately \$1,000,000.

Options

1. Receive and file this update for Oak Park Phase III.
2. Refer to staff for additional analysis to be specified by the City Council.

Analysis and Conclusions

The purpose of this agenda item is for staff and the Housing Authority's partner, Real Estate Development Services (REDS), to provide an update to the Council on the status of Oak Park Phase III. A Housing Authority request for a fee deferral will be on a City Council agenda in early 2017.

Council may decide that after hearing the update report that additional information would be beneficial, and request the Housing Authority or staff to provide that additional information at a future meeting.

Fiscal Impact

There is not a fiscal impact to the City as a result of this status report. As mentioned above, however, the Housing Authority will be coming back to the Council in early 2017 with the request for a fee deferral for Phase III, consistent with the requests for Phases I and II. Further discussion of the fiscal impacts related to a fee deferral will be included with the future Council staff report.

Recommendation

Receive and file this status report.

Attachment

1. Oak Park Phase 3 development plans

10/7/16 Pre-application Plan Set

PHASE 4
76 UNITS

PHASE 3
76 UNITS

RESIDENTS' CENTER

PINE ST.

32ND ST.

33RD ST.

PARK ST.

PARTIAL SITE PLAN - PHASE 3

▲ UNIT MAIN ENTRANCE & ACCESSIBLE
ENTRIES - SEE DETAIL 15/A0.2

ACCESSIBLE UNIT (4 TOTAL)
5% OF 76 UNITS

ADAPTABLE

ADAPTABLE MULTI-STORY UNIT
(13 TOTAL)

SENSORY IMPAIRED UNITS
(2 TOTAL), 2% OF 76 UNITS

SCALE: 1" = 30' 0"

SHEET NOTES

1. ACCESSIBLE PATH OF TRAVEL, TYP.
2. 6" W STRIPED CROSSWALK W MAX. CROSS SLOPE < 2%.
3. 6" W x 3" D TRUNCATED DOMES. SEE DETAIL 14/A8.1
4. FENCE - SEE LANDSCAPE DWGS FOR DETAILS
5. AT END OF CONSTRUCTION, REMOVE EXISTING FENCE AND INSTALL NEW 8' HIGH CHAIN LINK FENCE WITH VINES TO MATCH PHASE 1
6. POTENTIAL CARPORT / PV SOLAR PANEL LOCATION
7. TRASH ENCLOSURE, SEE DETAIL 7/A8.1
8. POST OFFICE MAIL BOXES, TYP., SEE DETAIL 19/A8.1
9. RAMP, SEE DETAILS 17, 18 & 19/A8.1
10. STAIRS, SEE DETAIL 2/A8.1

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 1/2" WITHOUT EDGE TREATMENT AND 3/4" MAXIMUM IF TOP 1/2" IS BEVELED MAX 2". 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 8" IN HEIGHT ABOVE SIDEWALK SURFACE.

NOTES:

1. Symbols identify signage. See sheet A0.3 for sign legend.

PHASE 3 PROJECT SUMMARY:

BLDG	# OF UNIT
A	20
B	28
C	12
D	8
E	8
TOTAL	76 UNITS

BEDROOMS	
1-BR x 12	12
2-BR x 40	80
3-BR x 22	66
4-BR x 2	8
TOTAL	166 BEDROOMS

PARKING TOTAL = 181 SPACES

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
**OAK PARK
COMMUNITY**
PARK STREET, PASO ROBLES, CA

PHASE 3

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: VQ
Drawing Date: 10.06.16
Project Number: 1630

Revisions:

Sheet Title:
SITE PLAN

RECEIVED
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Community Development Dept.

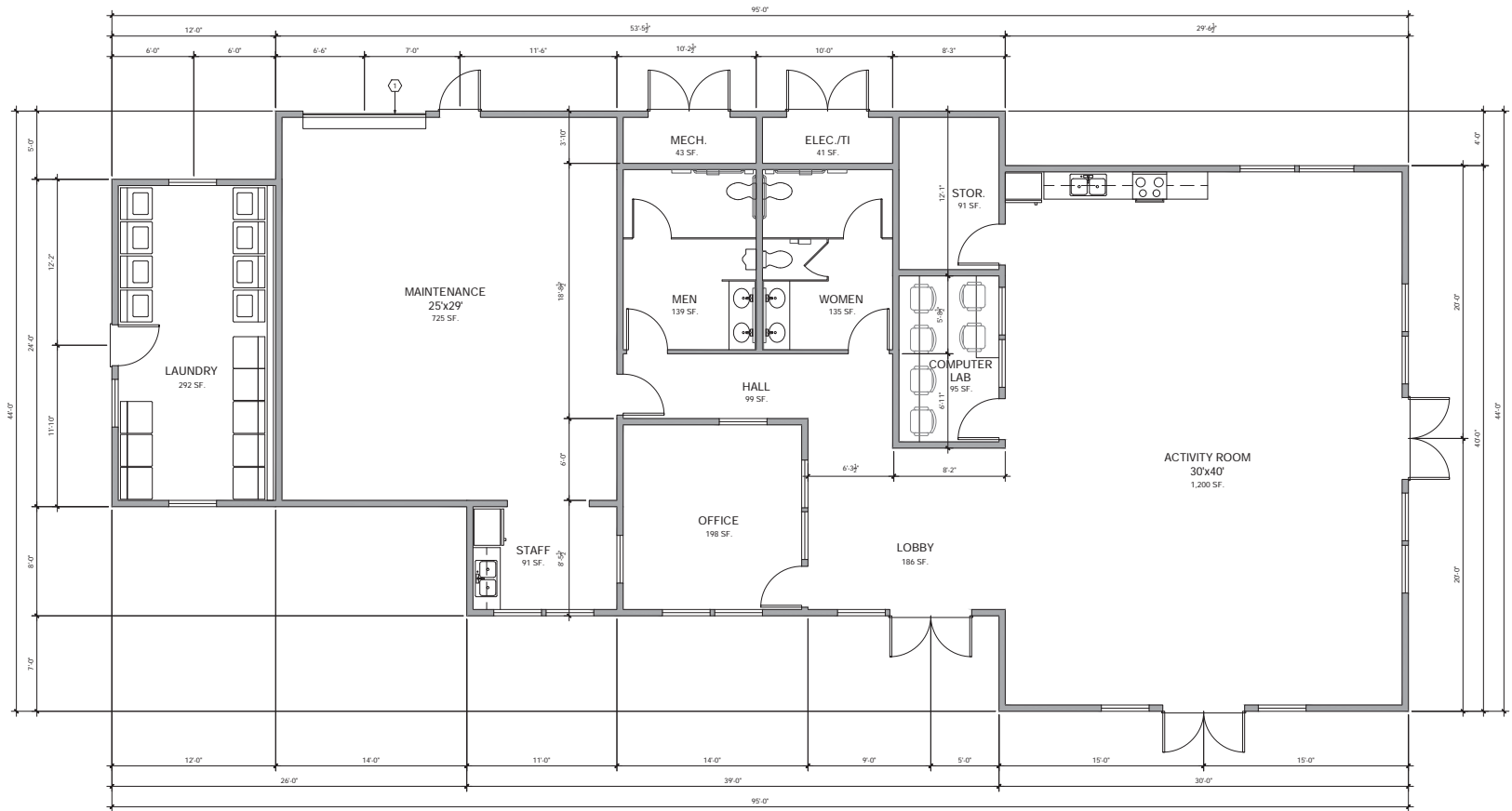
A1.1

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Agenda Item No. 21

10/7/16 Pre-application Plan Set

SHEET NOTES

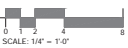
1. ROLL-UP DOOR



RESIDENTS' CENTER - FLOOR PLAN

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

3,290 SF.



Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

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Revisions:

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Sheet Title:
**RESIDENTS' CENTER
FLOOR PLAN**

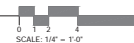
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10/7/16 Pre-application Plan Set



1 FRONT ELEVATION (STYLE 1)

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

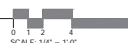


SCALE: 1/4" = 1'-0"

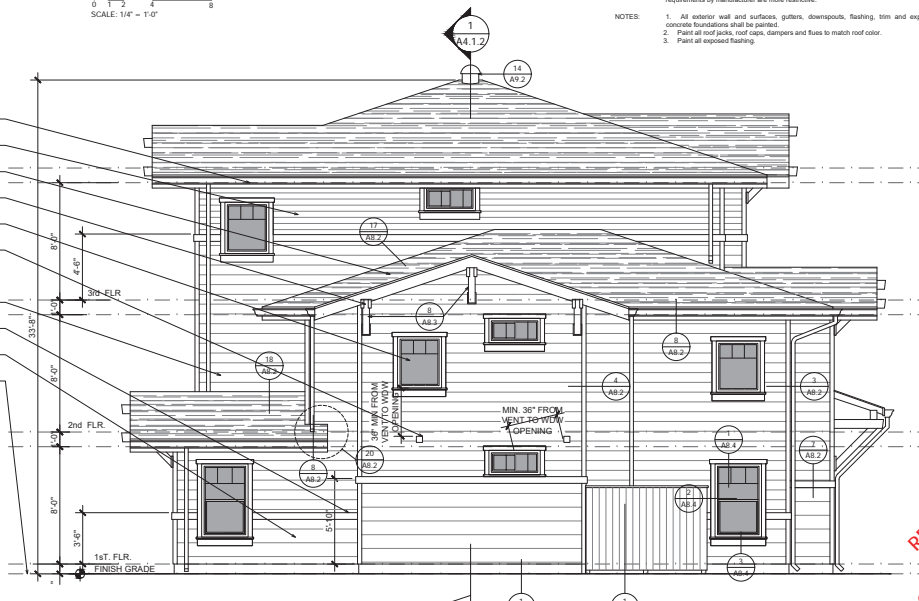


② SIDE ELEVATION (STYLE 1)

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

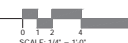


SCALE: 1/4" = 1'-0"



③ SIDE ELEVATION (STYLE 1)

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



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

- NOTES:
1. DOWN SPOUTS ARE REQUIRED, END IN SPLASH BLOCKS
 2. AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/A8.3
 3. CALKING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAME'S
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
 4. GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

 SHEET NOTES

1. 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
2. 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
3. 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
4. 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL; SEE 9/A8.3
5. FINISH GRADE
6. DECORATIVE BRACKET
7. VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS [COLOR/MONTO]
8. PAINTED 2x TRIM
9. PAINTED 2x FASCIA
10. DECORATIVE WOOD OUTLOOKER
11. ASPHALT COMP. SHINGLES ROOFING
12. 6-0" SCREEN WALL; SEE DETAIL 1/A8.1
13. 3'-0" SCREEN WALL; SEE DETAIL 1/A8.1
14. UNIT SIGN; SEE 9/A0.3
15. EXHAUST VENT; INSTALL A MIN. 36" FROM OPERABLE WINDOW OR

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type I felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CRC 1404.2)

BOARD SIDING: Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.

Fasteners shall be nails or screws with a penetration of not less than 1 1/4 inches into studs, studs and sheathing combined, or blocking.

Fasteners shall be nails or screws with a penetration of not less than 1 3/4 inches into studs, studs and sheathing combined, or blocking.

Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.

- 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. Paint all exposed flashing.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project: **OAK PARK COMMUNITY**
PARK STREET, PASO ROBLES, CA

PHASE 3

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Sheet Title:
ELEVATIONS
BUILDING A (TYPE 1)
BLDGs 27 & 33

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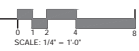
A3.1.1a

10/7/16 Pre-application Plan Set



1 FRONT ELEVATION (STYLE 2)

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



- NOTES:
- DOWN SPOUTS ARE REQUIRED, END IN SPLASH BLOCKS.
 - AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/A8.3
 - CALKING IS REQUIRED AND NOT LIMITED TO: DOOR / WINDOW FRAME'S TO TRIM THRESHOLDS PENETRATIONS WOOD TRIM / SIDING JOINTS GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL.
- FINISH GRADE
- DECORATIVE BRACKET; SEE DETAIL 5/A8.2
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
- DECORATIVE WOOD OUTLOOKER
- ASPHALT COMP. SHINGLES ROOFING
- 6'-0" SCREEN WALL; SEE DETAIL 1/A8.1
- 3'-4" SCREEN WALL; SEE DETAIL 1/A8.1
- UNIT SIGN
- EXHAUST VENT INSTALL A MIN. 36" FROM OPERABLE WINDOW OR DOOR

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. 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 No. 15 asphalt felt, 60 minute rated complying with ASTM C 228 for Type 1 felt or other approved materials, shall be attached to this studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall sheathing (CBC 1404.2)
- BOARD SIDING: Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, walling strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied siding and 32 inches for diagonally applied siding unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - Paint all roof jacks, roof caps, dampers and flues to match roof color.
 - Paint all exposed heating.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
**OAK PARK
COMMUNITY**
PARK STREET, PASO ROBLES, CA

PHASE 3

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Sheet Title:
**ELEVATIONS
BUILDING A (TYPE 2)
BLDG 29, 34 & 37**

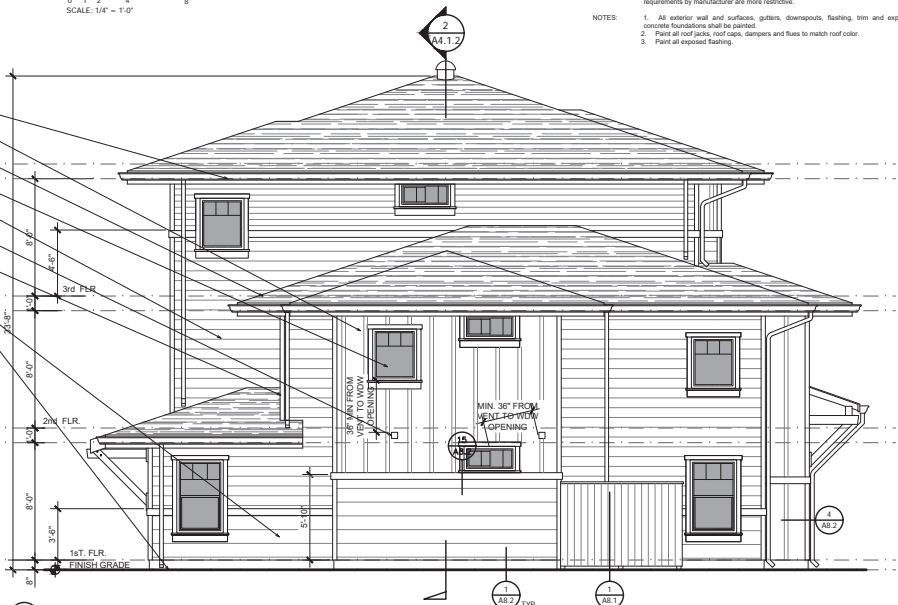
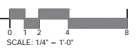
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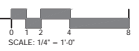
2 SIDE ELEVATION (STYLE 2)

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



3 SIDE ELEVATION (STYLE 2)

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



10/7/16 Pre-application Plan Set

SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL.
- FINISH GRADE
- DECORATIVE BRACKET: SEE DETAIL 1/A8.2
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
- DECORATIVE WOOD OUTLOOKER
- ASPHALT COMP. SHINGLES ROOFING
- 6'-0" SCREEN WALL: SEE DETAIL 1/A8.1
- 3'-4" SCREEN WALL: SEE DETAIL 1/A8.1
- UNIT SIGN
- EXHAUST VENT: INSTALL MIN.36" FROM OPERABLE WINDOW OR DOOR

- NOTES:
- DOWN SPOUTS ARE REQUIRED. END IN SPLASH BLOCKS.
 - AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/A8.3
 - CAULKING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAME'S
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
 - GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvalume Steel 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with fastening as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically. Shall be fastened to studs, racking strips or blocking set at a maximum 24 inches on center.
- Fastereners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between each fastener shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - Paint all roof joists, roof eaves, dampers and flues to match roof color.
 - Paint all exposed flashing.



2 REAR ELEVATION (STYLE 1)
SCALE: 1/4" = 1'-0"

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

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
OAK PARK
COMMUNITY
PARK STREET, PASO ROBLES, CA

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BLDG 27 & 33

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10/7/16 Pre-application Plan Set

SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL.
- FINISH GRADE
- DECORATIVE BRACKET: SEE DETAIL 5/A8.2
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
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 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
 - GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with robust barrier. 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistant barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel siding on Kraft weather-resistant barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically. shall be fastened to studs, rafting edges or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 3/4 inches into studs, studs and sheathing combined, or blocking.
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- NOTES:
- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - Paint all roof picks, roof eaves, dampers and flues to match roof color.
 - Paint all exposed flashing.



1 REAR ELEVATION (STYLE 2)
SCALE: 1/4" = 1'-0"

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
OAK PARK
COMMUNITY
PARK STREET, PASO ROBLES, CA

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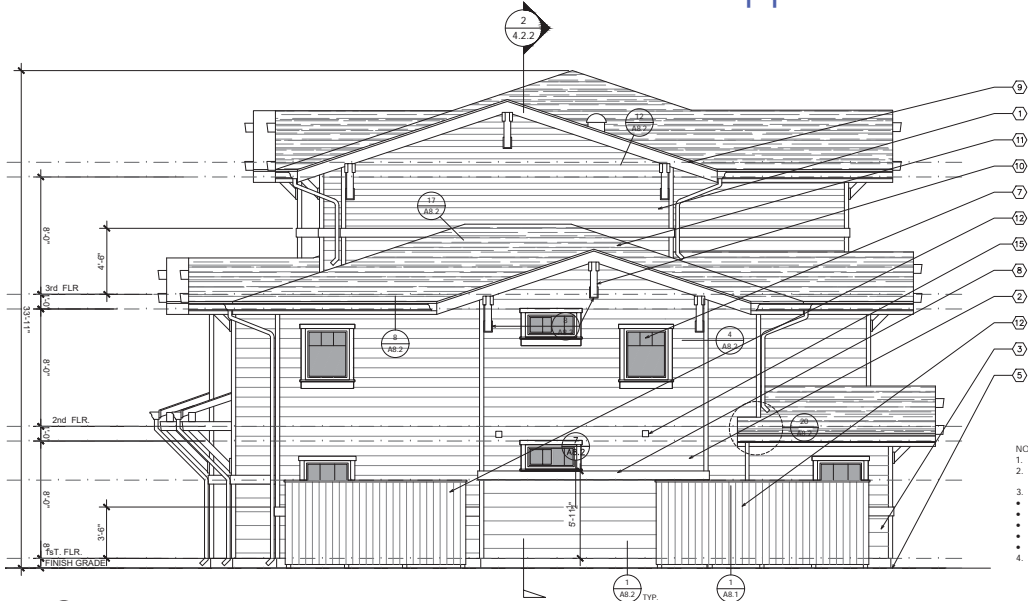
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ELEVATIONS
BUILDING A (TYPE 2)
BLDG 29, 34 & 37

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Agenda Item No. 11
A3.1.2b

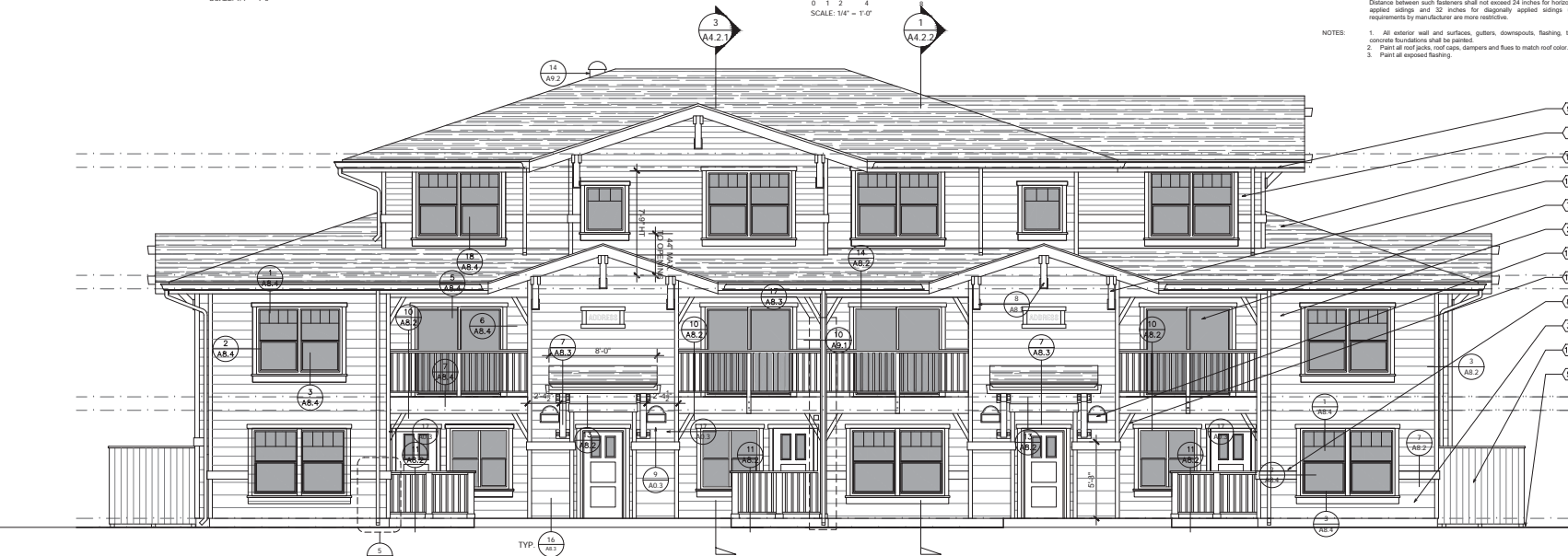
10/7/16 Pre-application Plan Set



① SIDE ELEVATION (STYLE 1)

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

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



② FRONT ELEVATION (STYLE 1)

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

SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL.
- FINISH GRADE
- DECORATIVE BRACKET
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
- DECORATIVE WOOD OUTLOOKER
- ASPHALT COMP. SHINGLES ROOFING
- 6'-0" SCREEN WALL: SEE DETAIL 1/AB.1
- 3'-4" SCREEN WALL: SEE DETAIL 1/AB.1
- UNIT SIGN: SEE 9/AB.3
- EXHAUST VENT: INSTALL MIN. 36" FROM OPERABLE WINDOW OR DOOR
- VERIFY ANGLE OF BRACE w/ ADJACENT WINDOW, TYPICAL.

NOTES:

- DOWN SPOUTS ARE REQUIRED, END IN SPLASH BLOCKS.
- AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/AB.3
- CALLING IS REQUIRED AND NOT LIMITED TO:
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
- GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvalume Steel 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistant barrier behind the exterior wall veneer/covering (CBC 1404.2)

BOARD SIDING: Board and Panel siding on Kraft weather-resistant barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically. Shall be fastened to studs, racking strips or blocking set at a maximum 24 inches on center.

Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.

Distance between each fastener shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.

NOTES:

- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
- Paint all roof joints, roof eaves, dampers and flues to match roof color.
- Paint all exposed flashing.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
OAK PARK
COMMUNITY
PARK STREET, PASO ROBLES, CA

PHASE 3

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

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



Drawn By: VQ
Drawing Date: 10.06.16
Project Number: 1630

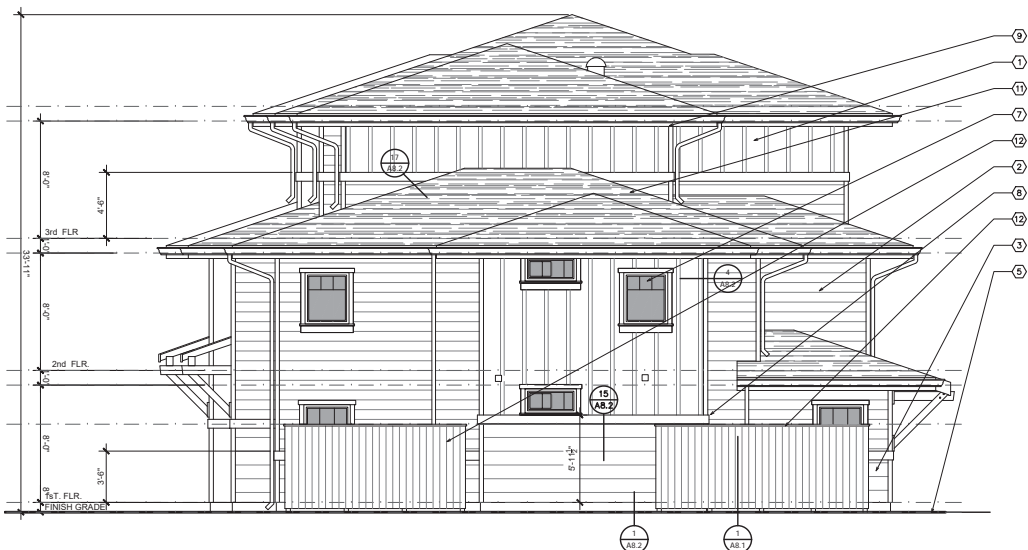
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Sheet Title:
ELEVATIONS
BUILDING B (TYPE 1)
BLDG 26 & 38

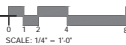
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A3.2.1a

10/7/16 Pre-application Plan Set



① SIDE ELEVATION (STYLE 2)

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



- NOTES:
- DOWN SPOUTS ARE REQUIRED, END IN SPLASH BLOCKS.
 - AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 1/A8.3
 - CALKING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAMES
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
 - GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL. SEE 9/A8.3
- FINISH GRADE
- DECORATIVE BRACKET
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
- DECORATIVE WOOD OUTLOOKER
- ASPHALT COMP. SHINGLES ROOFING
- 6'-0" SCREEN WALL: SEE DETAIL 1/A8.1
- 3'-4" SCREEN WALL: SEE DETAIL 1/A8.1
- UNIT SIGN: SEE 9/A8.3
- EXHAUST VENT: LOCATE MIN. 36" FROM OPERABLE WINDOW OR DOOR
- VERIFY ANGLE OF BRACE w/ ADJACENT WINDOW, TYPICAL

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvalume Steel 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with fastening as described in Section 1403.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering (CBC 1404.2)

BOARD SIDING: Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically. Shall be fastened to studs, rafter strips or blocking set at a maximum 24 inches on center.

Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.

Distance between each fastener shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.

- NOTES:
- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - Paint all roof joints, roof caps, dampers and flues to match roof color.
 - Paint all exposed flashing.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
**OAK PARK
COMMUNITY**
PARK STREET, PASO ROBLES, CA

PHASE 3

**THE
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PARTNERSHIP**
ARCHITECTS & PLANNERS

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



Drawn By: VQ
Drawing Date: 10.06.16
Project Number: 1630

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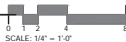
Sheet Title:
**ELEVATIONS
BUILDING B (TYPE 2)
BLDG 24 & 31**

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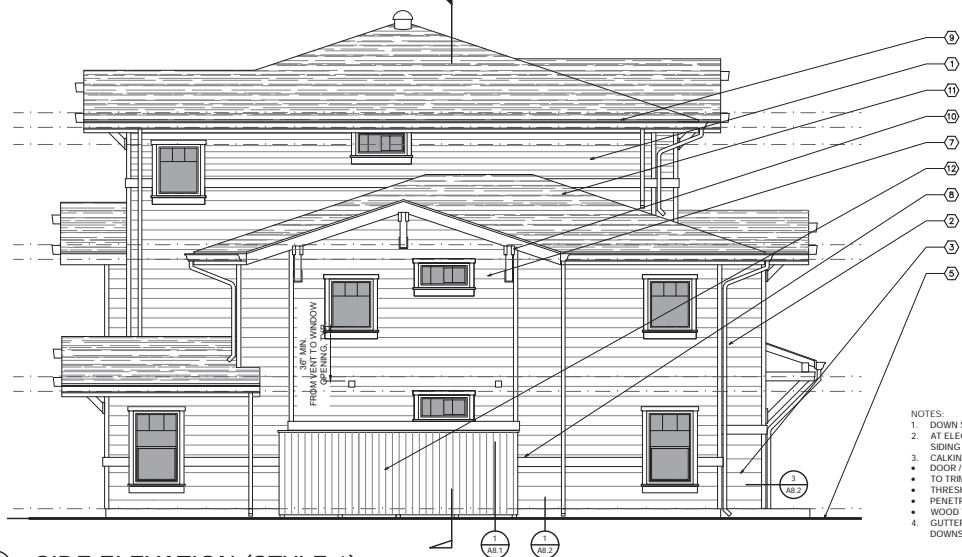


② FRONT ELEVATION (STYLE 2)

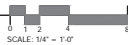
SCALE: 1/4" = 1'-0"



10/7/16 Pre-application Plan Set



① SIDE ELEVATION (STYLE 1)
SCALE: 1/4" = 1'-0"



② BACK ELEVATION (STYLE 1)
SCALE: 1/4" = 1'-0"

SHEET NOTES

1. 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
2. 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
3. 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
4. 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL. SEE 9/A8.3
5. FINISH GRADE
6. DECORATIVE BRACKET
7. VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
8. PAINTED 2x TRIM
9. PAINTED 2x FASCIA
10. DECORATIVE WOOD OUTLOOKER
11. ASPHALT COMP. SHINGLES ROOFING
12. 6'-0" SCREEN WALL: SEE DETAIL 1/A8.1
13. 3'-4" SCREEN WALL: SEE DETAIL 1/A8.1
14. UNIT SIGN: SEE 9/A8.3
15. EXHAUST VENT: LOCATE MIN. 36" FROM OPERABLE WINDOW OR DOOR

- NOTES:
1. DOWN SPOUTS ARE REQUIRED. END IN SPLASH BLOCKS.
 2. AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/A8.3
 3. CALKING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAMES
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
 4. GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvalume Steel 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with fastening as described in Section 1403.2, in such a manner as to provide a continuous water resistant barrier behind the exterior wall veneer/covering (CBC 1404.2)
- BOARD SIDING: Board and Panel siding on Kraft weather-resistant barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically. Shall be fastened to studs, racking strips or blocking set at a minimum 24 inches on center.
- Fairsteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between butt joints shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof joists, roof eaves, dampers and flues to match roof color.
 3. Paint all exposed flashing.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
**OAK PARK
COMMUNITY**
PARK STREET, PASO ROBLES, CA

PHASE 3

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



Drawn By: VQ
Drawing Date: 10.06.16
Project Number: 1630

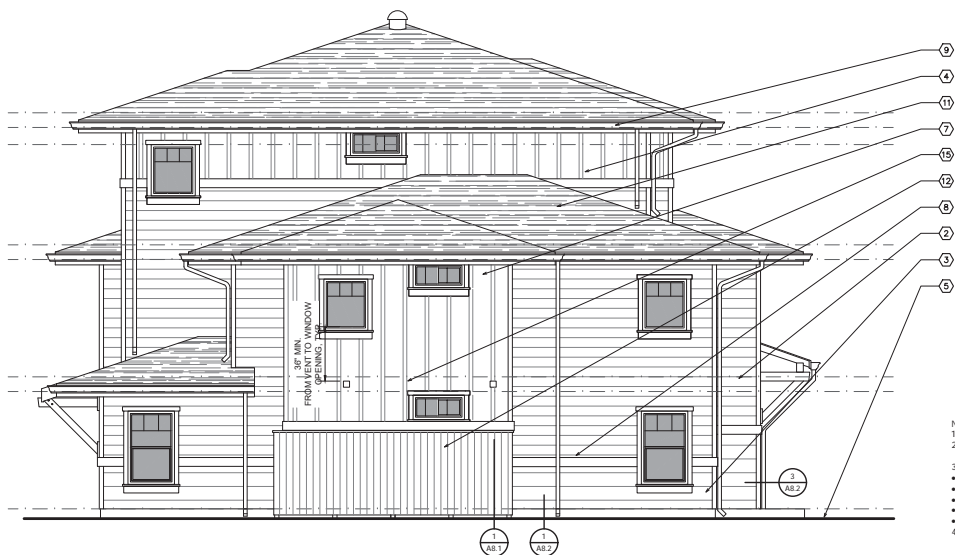
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Sheet Title:
ELEVATIONS
BUILDING B (TYPE 1)
BLDGs 26 & 38

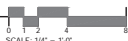
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10/7/16 Pre-application Plan Set



1 SIDE ELEVATION (STYLE 2)

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



2 BACK ELEVATION (STYLE 2)

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



SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL. SEE 9/A8.3
- FINISH GRADE
- DECORATIVE BRACKET
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
- DECORATIVE WOOD OUTLOOKER
- ASPHALT COMP. SHINGLES ROOFING
- 6'-0" SCREEN WALL: SEE DETAIL 1/A8.1
- 3'-4" SCREEN WALL: SEE DETAIL 1/A8.1
- UNIT SIGN: SEE 9/A8.3
- EXHAUST VENT

- NOTES:
- DOWN SPOUTS ARE REQUIRED, END IN SPLASH BLOCKS.
 - AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/A8.3
 - CALKING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAME'S
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
 - GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.

FLASHING: 24 GA. Galvalume Steel 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with fastening as described in Section 1403.2, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering (CBC 1404.2)

BOARD SIDING: Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically. Shall be fastened to studs, racking strips or blocking set at a maximum 24 inches on center.

Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.

Distance between each fastener shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.

- NOTES:
- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - Paint all roof joists, roof eaves, dampers and flues to match roof color.
 - Paint all exposed flashing.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
OAK PARK
COMMUNITY
PARK STREET, PASO ROBLES, CA

PHASE 3

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

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



Drawn By: VQ
Drawing Date: 10.06.16
Project Number: 1630

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Sheet Title:
ELEVATIONS
BUILDING B (TYPE 2)
BLDGs 24 & 31

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Agenda Item No. A3.2.2b

10/7/16 Pre-application Plan Set

- SHEET NOTES**
- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
 - 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
 - 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
 - 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL; SEE 9/A8.3
 - FINISH GRADE
 - DECORATIVE BRACKET
 - VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
 - PAINTED 2x TRIM
 - PAINTED 2x FASCIA
 - DECORATIVE WOOD OUTLOOKER
 - ASPHALT COMP. SHINGLES ROOFING
 - 6'-0" SCREEN WALL: SEE DETAIL 1/A8.1
 - 3'-4" SCREEN WALL: SEE DETAIL 1/A8.1
 - UNIT SIGN: SEE 9/A8.3
 - EXHAUST VENT: LOCATE MIN. 36" FROM OPERABLE WINDOW OR DOOR

- EXTERIOR FINISH SCHEDULE**
- ROOF:** Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING:** 24 GA. Galvalume Steel 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 No. 15 asphalt felt, 60-minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with fastening as described in Section 1405.3, in such a manner as to provide a continuous water resistant barrier behind the exterior wall veneer/covering (CBC 1404.2)
- BOARD BIDDING:** Board and Panel siding on Kraft weather-resistant barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically. Shall be fastened to studs, railing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between each business shall not exceed 24 inches for horizontally or diagonally applied siding and 32 inches for diagonally applied siding unless otherwise requirements by manufacturer are more restrictive.
- NOTES:**
- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - Paint all roof joints, roof caps, dampers and flues to match roof color.
 - Paint all exposed flashing.

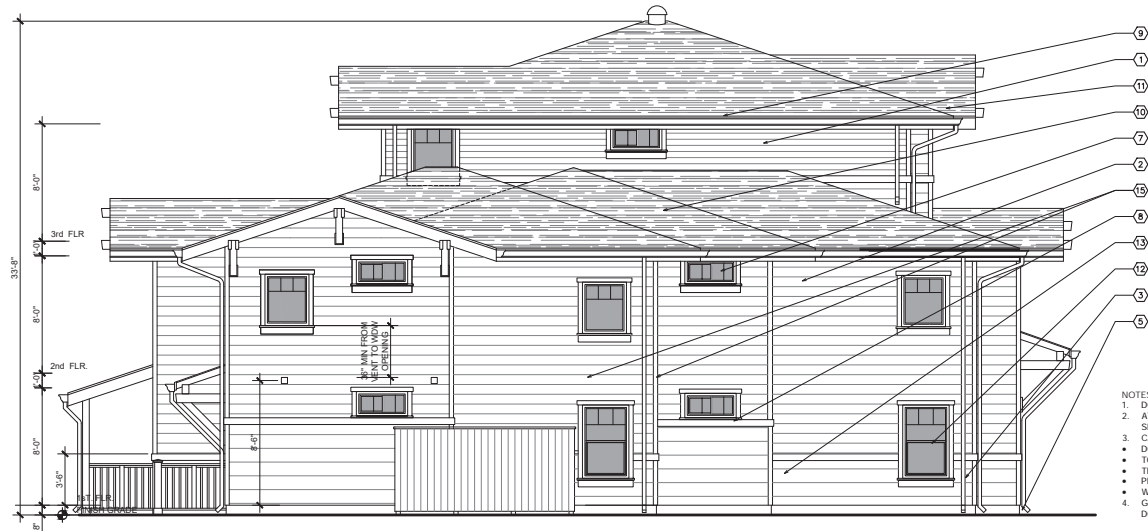
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Drawing Date: 10.06.16
Project Number: 1630

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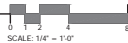
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ELEVATIONS
BUILDING C
BLDG 15 & 20
10/7/16
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Community Development Dept.
A3.3.1
Agenda Item No. 21

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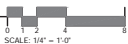
① SIDE ELEVATION

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

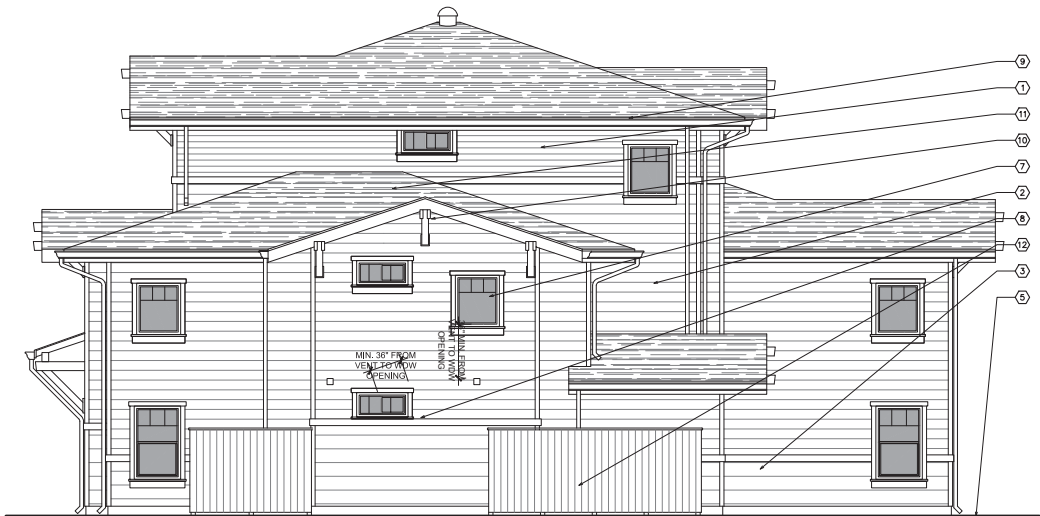


② FRONT ELEVATION

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

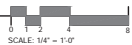


10/7/16 Pre-application Plan Set



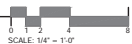
① SIDE ELEVATION

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



② BACK ELEVATION

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



SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL; SEE 9/A&B.3
- FINISH GRADE
- DECORATIVE BRACKET
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
- DECORATIVE WOOD OUTLOOKER
- ASPHALT COMP. SHINGLES ROOFING
- 6'-0" SCREEN WALL: SEE DETAIL 1/A&B.1
- 3'-4" SCREEN WALL: SEE DETAIL 1/A&B.1
- UNIT SIGN: SEE 9/A&B.3
- EXHAUST VENT: LOCATE MIN. 36" FROM OPERABLE WINDOW OR DOOR

NOTES:

- DOWN SPOUTS ARE REQUIRED. END IN SPLASH BLOCKS.
- AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/A&B.3
- CAULKING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAME'S
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
- GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 or other OSB sheathing with radiant barrier. 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall sheathing/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied siding and 32 inches for diagonally applied siding unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - Paint all roof jacks, roof caps, dampers and flues to match roof color.
 - Paint all exposed flashing.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
OAK PARK
COMMUNITY
PARK STREET, PASO ROBLES, CA

PHASE 3

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

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



Drawn By: VQ
Drawing Date: 10.06.16
Project Number: 1630

Revisions:

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Sheet Title:
ELEVATIONS
BUILDING C
BLDG 15 & 20

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No. 21
Agenda Item #41
A3.3.2

10/7/16 Pre-application Plan Set



1 SIDE ELEVATION

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

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

- NOTES:
1. DOWN SPOUTS ARE REQUIRED, END IN SPLASH BLOCKS.
 2. AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/A8.3.
 3. CALKING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAMES
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
 4. GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

SHEET NOTES

1. 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
2. 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
3. 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
4. 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL; SEE 9/A8.3
5. FINISH GRADE
6. DECORATIVE BRACKET
7. VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
8. PAINTED 2x TRIM
9. PAINTED 2x FASCIA
10. DECORATIVE WOOD OUTLOOKER
11. ASPHALT COMP. SHINGLES ROOFING
12. 6'-0" SCREEN WALL; SEE DETAIL 1/A8.1
13. 3'-4" SCREEN WALL; SEE DETAIL 1/A8.1
14. UNIT SIGN; SEE 9/A8.3
15. EXHAUST VENT; LOCATE MIN. 36" FROM OPERABLE WINDOW OR DOOR

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvalume Steel 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 No. 15 asphalt felt, 60-minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with fastening as described in Section 1405.3, in such a manner as to provide a continuous water-resistant barrier behind the exterior wall veneer/covering (CBC 1404.2)
- BOARD SIDING: Board and Panel siding on Kraft weather-resistant barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically. Shall be fastened to studs, racking strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between both fasteners shall not exceed 24 inches for horizontally or vertically applied siding and 32 inches for diagonally applied siding unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
1. All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 2. Paint all roof joints, roof eaves, dampers and flues to match roof color.
 3. Paint all exposed flashing.



2 FRONT ELEVATION

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

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

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
OAK PARK
COMMUNITY
PARK STREET, PASO ROBLES, CA

PHASE 3

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

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



Drawn By: VQ
Drawing Date: 10.06.16
Project Number: 1630

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SHEET TITLE:
ELEVATIONS
BUILDING D
BLDG 17

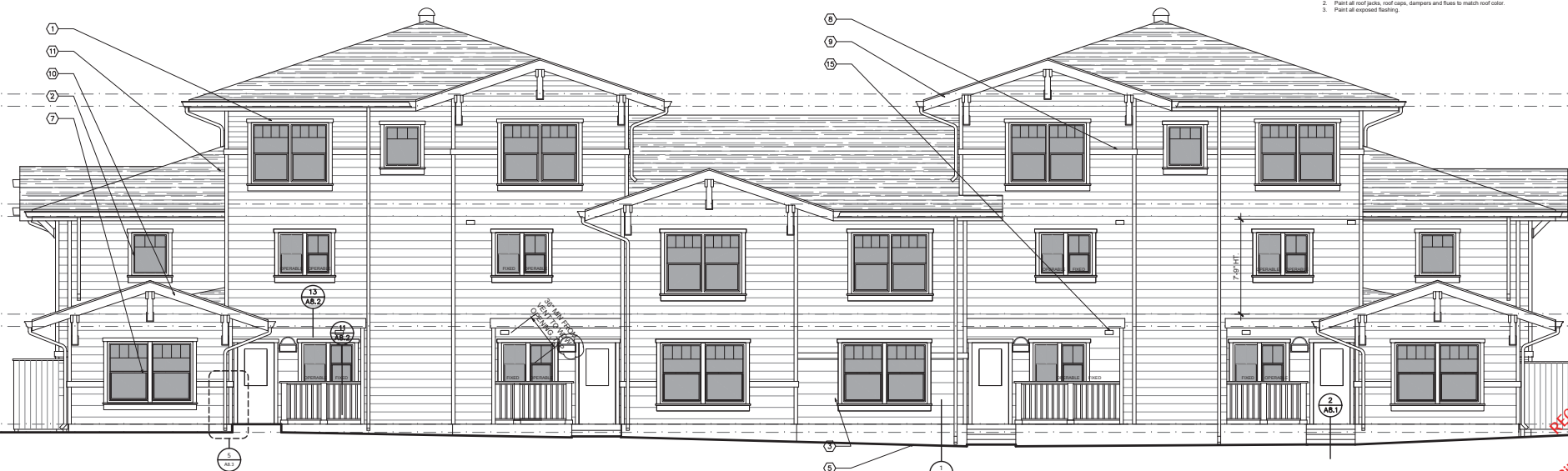
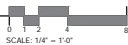
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Community Development Dept.
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10/7/16 Pre-application Plan Set



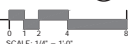
① SIDE ELEVATION

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



② BACK ELEVATION

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



SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL. SEE 9/AB.3
- FINISH GRADE
- DECORATIVE BRACKET
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
- DECORATIVE WOOD OUTLOOKER
- ASPHALT COMP. SHINGLES ROOFING
- 6'-0" SCREEN WALL: SEE DETAIL 1/AB.1
- 3'-4" SCREEN WALL: SEE DETAIL 1/AB.1
- UNIT SIGN: SEE 9/AB.3
- EXHAUST VENT: LOCATE MIN. 36" FROM OPERABLE WINDOW OR DOOR

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvalume 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- BOARD SIDING: Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, racking strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied siding and 32 inches for diagonally applied siding unless otherwise requirements by manufacturer are more restrictive.

- NOTES:
- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - Paint all roof jacks, roof caps, dampers and flues to match roof color.
 - Paint all exposed flashing.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
OAK PARK
COMMUNITY
PARK STREET, PASO ROBLES, CA

PHASE 3

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



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Drawing Date: 10.06.16
Project Number: 1630

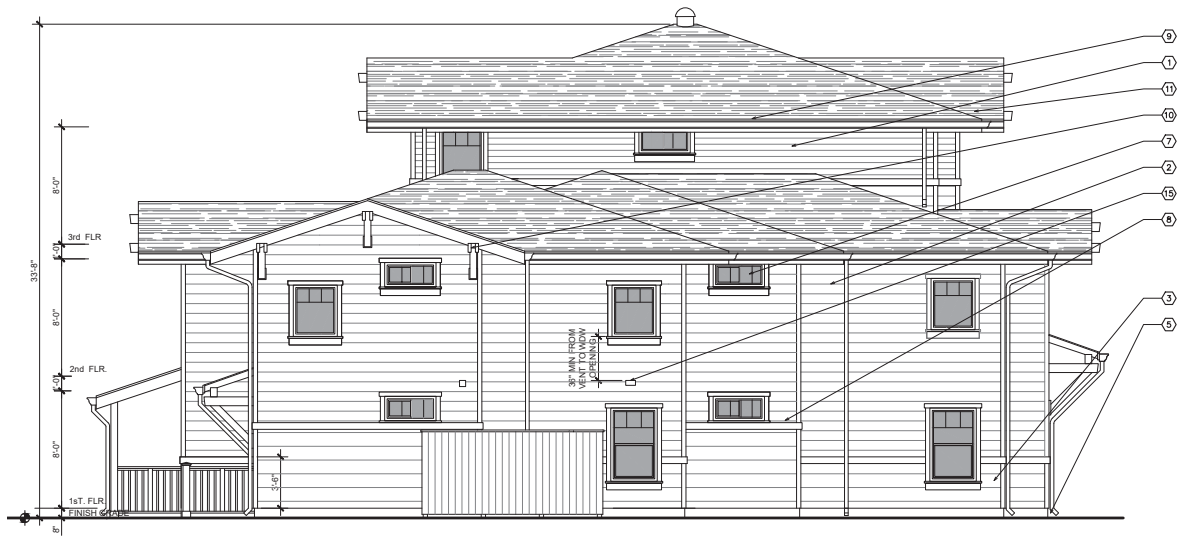
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Sheet Title:
ELEVATIONS
BUILDING D
BLDG 17

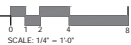
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10/7/16 Pre-application Plan Set



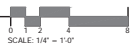
① SIDE ELEVATION

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



② FRONT ELEVATION

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



SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL. SEE 9/A8.3
- FINISH GRADE
- DECORATIVE BRACKET
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
- DECORATIVE WOOD OUTLOOKER
- ASPHALT COMP. SHINGLES ROOFING
- 6'-0" SCREEN WALL: SEE DETAIL 1/A8.1
- 3'-4" SCREEN WALL: SEE DETAIL 1/A8.1
- UNIT SIGN: SEE 9/A8.3
- EXHAUST VENT: LOCATE MIN. 36" FROM OPERABLE WINDOW OR DOOR

- NOTES:
- DOWN SPOUTS ARE REQUIRED. END IN SPLASH BLOCKS.
 - AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/A8.3
 - CAULKING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAME'S
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
 - GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.
- FLASHING: 24 GA. Galvalume® 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials. shall be attached to the studs or sheathing, with flashing as described in Section 1405.3. In such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering (CBC 1404.2)
- BOARD SIDING Board and Panel siding on Kraft weather-resistive barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically. shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall for nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied sidings and 32 inches for diagonally applied sidings unless otherwise requirements by manufacturer are more restrictive.
- NOTES:
- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
 - Paint all roof joints, roof caps, dampers and flues to match roof color.
 - Paint all exposed flashing.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
**OAK PARK
COMMUNITY**
PARK STREET, PASO ROBLES, CA

PHASE 3

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

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



Drawn By: VQ
Drawing Date: 10.06.16
Project Number: 1630

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Sheet Title:
**ELEVATIONS
BUILDING E
BLDG 21**

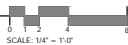
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10/7/16 Pre-application Plan Set



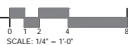
1 SIDE ELEVATION

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



2 BACK ELEVATION

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



SHEET NOTES

- 6 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 9 1/4" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 12" CEMENT FIBER BOARD LAP SIDING, WOOD GRAIN FINISH.
- 1x4 BOARD & BATT @ 16" o.c. of CEMENT FIBER PANEL; SEE 9/A8.3
- FINISH GRADE
- DECORATIVE BRACKET
- VINYL SLIDING DOORS AND SINGLE HUNG WINDOWS (COLOR:ALMOND)
- PAINTED 2x TRIM
- PAINTED 2x FASCIA
- DECORATIVE WOOD OUTLOOKER
- ASPHALT COMP. SHINGLES ROOFING
- 6'-0" SCREEN WALL; SEE DETAIL 1/A8.1
- 3'-4" SCREEN WALL; SEE DETAIL 1/A8.1
- UNIT SIGN; SEE 9/A8.3
- EXHAUST VENT: LOCATE MIN. 36" FROM OPERABLE WINDOW OR DOOR

NOTES:

- DOWN SPOUTS ARE REQUIRED, END IN SPLASH BLOCKS.
- AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL 5/A8.3
- CALLING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAMES
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
- GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

EXTERIOR FINISH SCHEDULE

ROOF: Class A rated asphalt shingles on Type 15 felt per CBC Chapter 15 over OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved testing agency's labels for field inspection.

FLASHING: 24 GA. Galvalume 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with fastening as described in Section 1405.3 in such a manner as to provide a continuous water-resistant barrier behind the exterior wall veneer/covering (CBC 1405.2)

BOARD SIDING: Board and Panel siding on Kraft weather-resistant barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.

Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.

Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied siding and 32 inches for diagonally applied siding, unless otherwise requirements by manufacturer are more restrictive.

NOTES:

- All exterior wall and surfaces, gutters, downspouts, flashing, trim and exposed concrete foundations shall be painted.
- Paint all roof joints, roof eaves, dormers and truss to match roof color.
- Paint all exposed flashing.

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
OAK PARK
COMMUNITY
PARK STREET, PASO ROBLES, CA

PHASE 3

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EMAIL: info@pauldavispartnership.com



Drawn By: VQ
Drawing Date: 10.06.16
Project Number: 1630

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Sheet Title:
ELEVATIONS
BUILDING E
BLDG 21

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Agenda Item #41
A3.5.2

10/7/16 Pre-application Plan Set

EXTERIOR FINISH SCHEDULE

- ROOF: Class A rated asphalt shingles on Type 12 felt per CBC Chapter 15 cover OSB sheathing with radiant barrier. Packaging for roof materials shall bear manufacturer's and approved listing agency's labels for field inspection.
- FLASHING: 24 GA. Galvalume 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 No. 15 asphalt felt, 60 minute rated complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier before the exterior wall veneer/installing (CBC 1404.2)
- BOARD SIDING: Board and Panel siding on Kraft weather-resistant barrier or 60-minute rated building paper. Siding applied horizontally, diagonally, or vertically shall be fastened to studs, nailing strips or blocking set at a maximum 24 inches on center.
- Fasteners shall be nails or screws with a penetration of not less than 1 1/2 inches into studs, studs and sheathing combined, or blocking.
- Distance between such fasteners shall not exceed 24 inches for horizontally or vertically applied siding and 32 inches for diagonally applied siding, unless otherwise requirements by manufacturer are more restrictive.
- 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. Paint all exposed flashing.

- NOTES:
1. DOWN SPOUTS ARE REQUIRED, END IN SPLASH BLOCKS.
 2. AT ELECTRICAL METER LOCATIONS, PROVIDE PANEL SIDING PER DETAIL S/A8.3
 3. CAULKING IS REQUIRED AND NOT LIMITED TO:
 - DOOR / WINDOW FRAMES
 - TO TRIM
 - THRESHOLDS
 - PENETRATIONS
 - WOOD TRIM / SIDING JOINTS
 4. GUTTERS TO BE PAINTED FASCIA COLOR & DOWNSPOUTS TO BE PAINTED WALL COLOR

SHEET NOTES

1. FINISH GRADE
2. VINYL SINGLE HUNG WINDOWS (COLOR:ALMOND), TYP
3. PAINTED 2x4TRIM, TYP
4. PAINTED 2x FASCIA, TYP
5. ASPHALT COMP. SHINGLES ROOFING, TYP
6. 6x POST, TYP

Owner:
PASO ROBLES
HOUSING AUTHORITY

Developer:
CENTRAL CALIFORNIA
HOUSING CORPORATION

Project:
**OAK PARK
COMMUNITY**
PARK STREET, PASO ROBLES, CA

PHASE 3

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



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Drawing Date: 10.06.16
Project Number: 1630

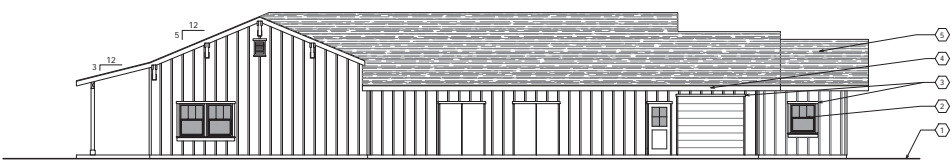
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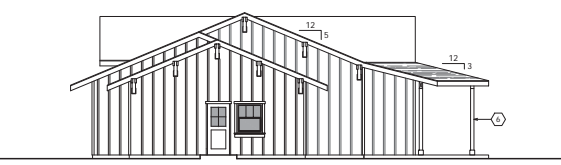
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EXTERIOR
ELEVATIONS**

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Community Development Dept.

Agenda Item No. 21
A3.6



(A) NORTH ELEVATION
SCALE: 1/8" = 1'-0"



(B) WEST ELEVATION
SCALE: 1/8" = 1'-0"



(C) SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



(D) EAST ELEVATION
SCALE: 1/8" = 1'-0"