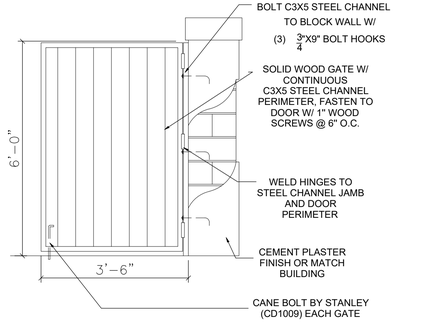
Appendix A

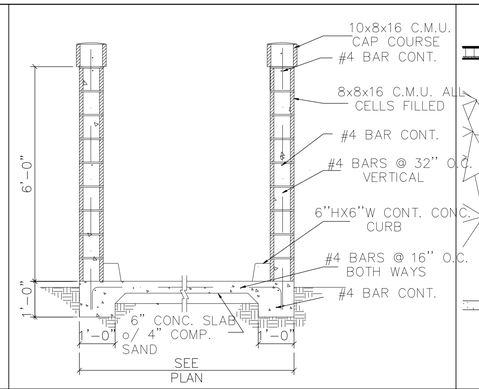
Plans/Elevations

Appendix A-1

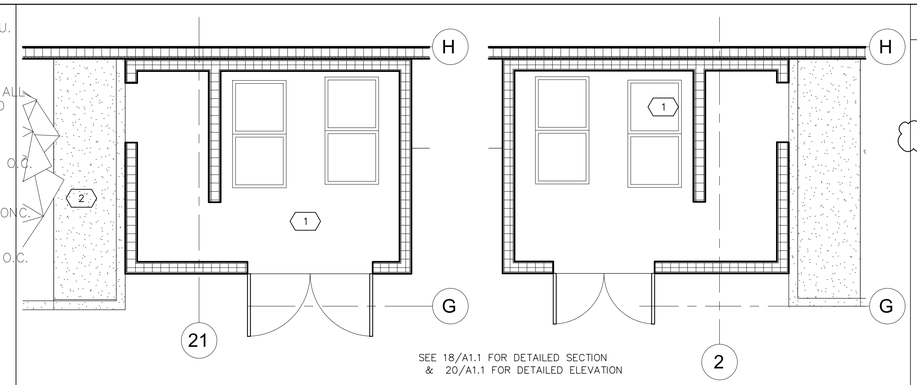
Floor Plans



Trash Enclosure Elev. 1/4" = 1'-0" | 20



Trash Enclosure Sec. 1/4" = 1'-0" | 16



Trash Enclosures Plans 1/4" =1'-0" | 8

Notes

1. TRASH CONTAINER
2. WALKWAY
3. SOLAR PANELS SHALL MEET THE REQUIREMENT OF CFC 704 ETAL & TO INCLUDE PATHWAY & ACCESS POINTS
4. LADDER & PATHWAY
5. BIKE RACK
6. GAS METERS
7. ELECTRIC METERS

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Multi-Family Residential Development

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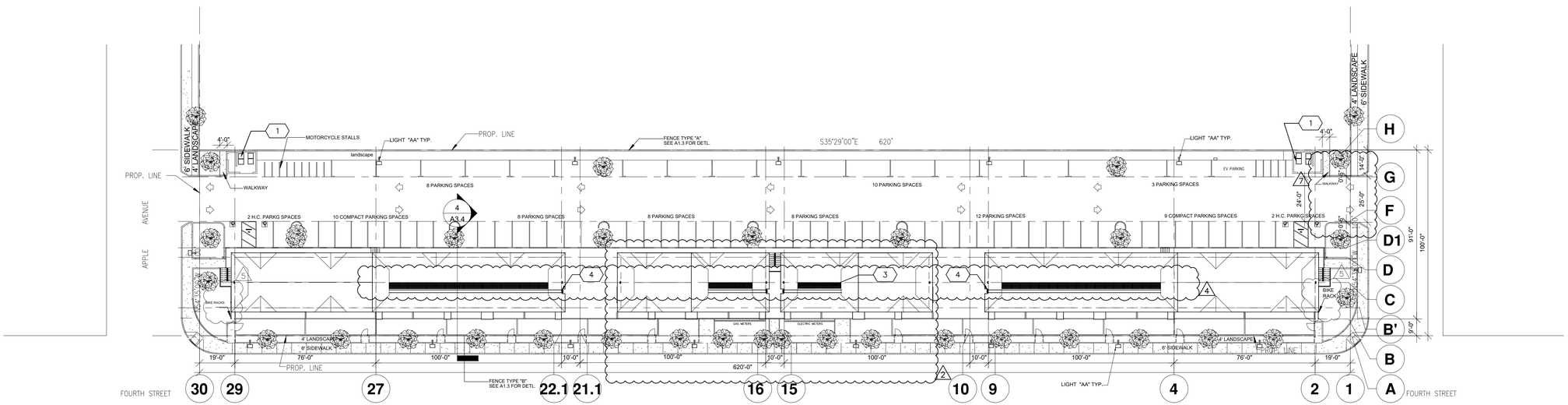
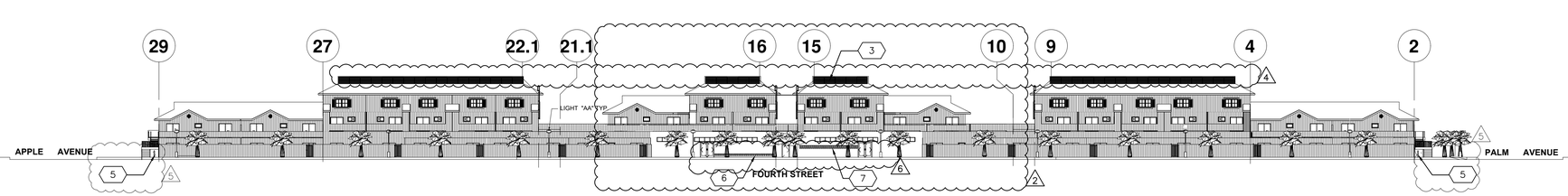


Plan North True North

SCALE BAR 1"=30' 0 10' 20' 30' 40' 50' 100'

Site Plan 1" = 30'-0" | 2



SCALE BAR 1"=30' 0 10' 20' 30' 40' 50' 100'

Site Main Elevation 1" = 30'-0" | 1

APN: 024-151-011

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Revisions

No.	Description	Date
1	ADD CIVIL DRWGS & DETLS	03-05-2021
2	DESIGN REV.	09-03-2021
3	CIVIL DESIGN REV.	01-21-2022
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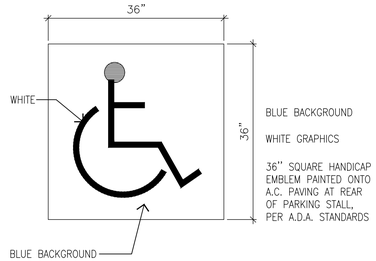
5	PLAN CHECK REV.	03-04-2022
6	METERS REV.	03-14-2022
7	PLAN CHECK COMMENTS	06-21-2022

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-23 STATE OF CALIFORNIA

Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	Site plan, Main Elevation & Details
Sheet Number	A1.1

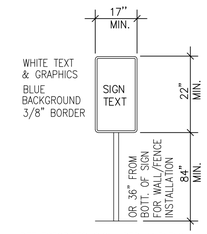


PARKING FOR ACCESSIBLE PARKING SPACE OR STALL

Pavement Detail 16

PERMANENT DECAL SIGN, MIN. 4"x3", TO BE POSTED ON DOOR AT BUILDING ENTRANCE– SEE DOOR SCHEDULE.

Building Entrance 12



NOTE:
ALTERNATE CONFORMING SIGN DESIGNS MAY BE USED, AS COMMERCIALLY AVAILABLE.

SIGN TEXT, MIN. 1" HIGH X 5/8" THK. LETTERS
MINIMUM SIGN SIZE 22"x17"
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT CITY POLICE DEPT.

REFLECTORIZED SIGN, PERMANENTLY IN CONSPICUOUS PLACE (SEE SITE PLAN) (1) TYPICAL TRAFFIC SIGNS HAVE DIAMOND GRADE 3–M REFLECTIVE SHEETING OR APPROVED EQUAL. THE REFLECTIVE SHEETING SHALL CONFORM WITH THE FEDERAL FEDERAL SPECIFICATIONS L–5300A. (2) TRAFFIC SIGNS SHALL BE CONSTRUCTED OF 0.06 IN THICK ALUMINUM ALLOY.

Drive Entrance 8

Parking Notes

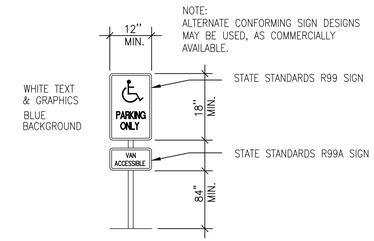
1. DRAWING NOT TO SCALE
2. PARKING SHALL HAVE A MINIMUM SIDE CLEARANCE OF 1'–0" FROM COLUMNS, WALLS, AND OTHER STRUCTURES.
3. ALTERNATE PARKING ANGLES AND/OR LAYOUTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
4. ACCESSIBLE PARKING STALLS SHALL BE LOCATED AS CLOSE AS POSSIBLE AND ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL TO THE PEDESTRIAN ENTRANCE OR EXIT OF THE PARKING LOT OR GARAGE.
5. ONE IN EVERY ACCESSIBLE OFF–STREET PARKING STALLS BUT NOT LESS THAN ONE SHALL BE SERVED BY AN ACCESSIBLE AISLE OF 96 INCHES MINIMUM WIDTH AND SHALL BE SIGNED VAN ACCESSIBLE. THE R99A "VAN ACCESSIBLE" SIGN SHALL BE MOUNTED BELOW THE R99 "ISA PARKING SIGN".
6. IN EACH PARKING STALL, A CURB OR BUMPER SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED WIDTH OF WALKWAYS. PARKING STALLS SHALL BE LOCATED THAT PERSONS WITH DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.
7. WHEN LESS THAN FIVE PARKING STALLS ARE PROVIDED, ONE STALL WITH A MINIMUM WIDTH OF 17' SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. HOWEVER THERE IS NO REQUIREMENT THAT THE STALL BE RESERVED EXCLUSIVELY OR IDENTIFIED FOR THAT PURPOSE.
8. SURFACE SLOPES OF ACCESSIBLE OFF–STREET PARKING STALLS SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED 2 PERCENT IN ANY DIRECTION. SURFACE SLOPES OF ACCESSIBLE ON–STREET PARKING STALLS SHALL BE THE MINIMUM FEASIBLE.
9. TABLE–A SHALL BE USED TO DETERMINE THE REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS IN ANY PARKING LOT OR GARAGE.
10. WHERE R99 "PARKING ONLY" OR R99A "VAN ACCESSIBLE" SIGNS ARE INSTALLED ON SIDEWALKS OR OTHER PATHS OF TRAVEL, THE BOTTOM OF THE SIGN PANEL SHALL BE MINIMUM OF 7'–0" ABOVE THE SURFACE OF THE SIDEWALKS OR PATH. WHERE R99 OR R99A SIGNS ARE INSTALLED ON ADJACENT WALL THE BOTTOM OF THE SIGN PANEL SHALL BE AT LEAST 3'–0" ABOVE THE PARKING AREA SURFACE.
11. ACCESSIBLE OFF–STREET PARKING SPACES SHALL NOT BE SMALLER IN LENGTH OR WIDTH THAN SPECIFIED BY CITY STANDARD PLAN 41.

STATE STANDARD R99A
SIGN WHITE ON BLUE
12" X 8"
1–1/2" SERIES LETTERS

State Std. R99A Sign 15

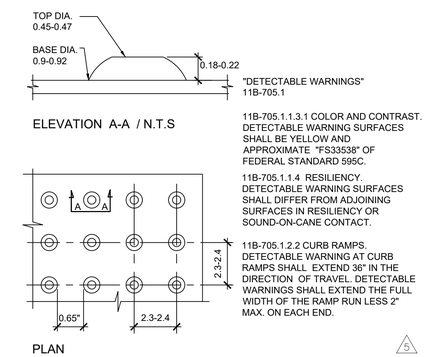
STATE STANDARDS R99 SIGN
WHITE ON BLUE
12" X 18"
3" SERIES 8 LETTERS

State Std. R99 Sign 11



NOTE:
ALTERNATE CONFORMING SIGN DESIGNS MAY BE USED, AS COMMERCIALLY AVAILABLE.

Parking Space 7

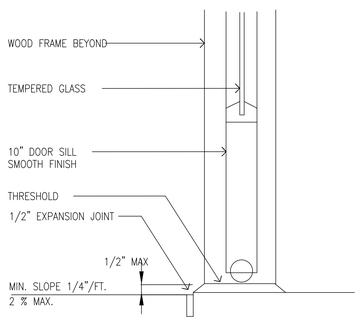


11B-705.1.1.3.1 COLOR AND CONTRAST. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE "FS33538" OF FEDERAL STANDARD 595C.

11B-705.1.1.4 RESILIENCY. DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.

11B-705.1.2.2 CURB RAMPS. DETECTABLE WARNING AT CURB RAMPS SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN LESS 2" MAX. ON EACH END.

DETECTABLE WARNINGS 3

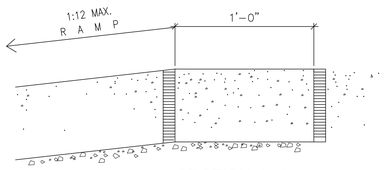


Threshold Detail 14

TABLE A	
TOTAL NUMBER OF PARKING SPACES OR STALLS	MINIMUM NUMBER OF DISABLED ACCESSIBLE PARKING SPACES OR STALLS
1–25	1
26–50	2
51–75	3
76–100	4
101–150	5
151–200	6
201–300	7
301–400	8
401–500	9
501–1000	2 PERCENT OF TOTAL
GREATER THAN 1001	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1001

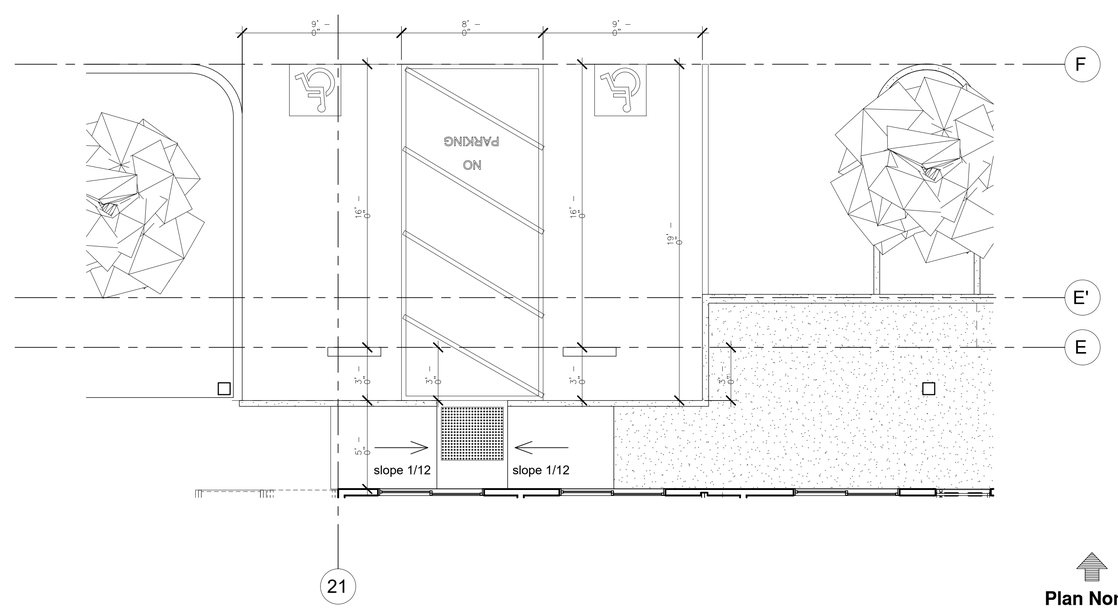
OFF–STREET PARKING

Parking Chart 17



SECTION A–A

Ramp Detail 13



Handicap Parking 1/4"-1'-0" 1

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LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-23 STATE OF CALIFORNIA

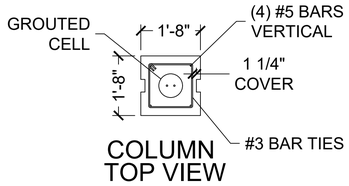
Issue Date 02/02/21

Drawn By JAFA/DJE

Project Number 1439

Sheet Title
Handicap Parking Details

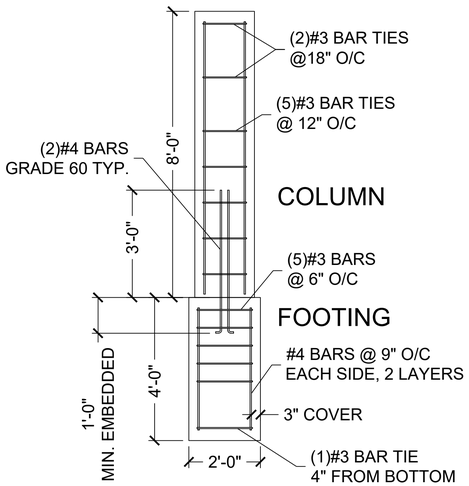
Sheet Number **A1.2**



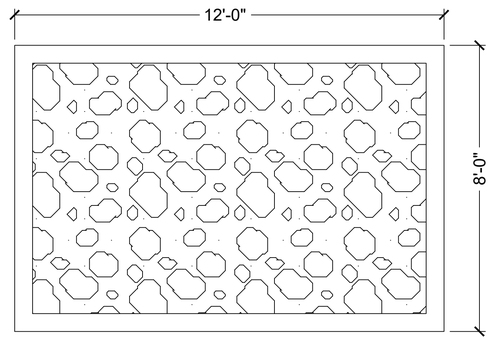
COLUMN TOP VIEW

WALL TOP VIEW

NOTES:
1. POST AND PANEL CONCRETE TO BE 4000 PSI
2. FOOTING CONCRETE TO BE 3000 PSI
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 200 PSF/FT OF DEPTH BELOW GRADE
4. MINIMUM SOIL BEARING PRESSURE ALLOWABLE: 1500 PSF



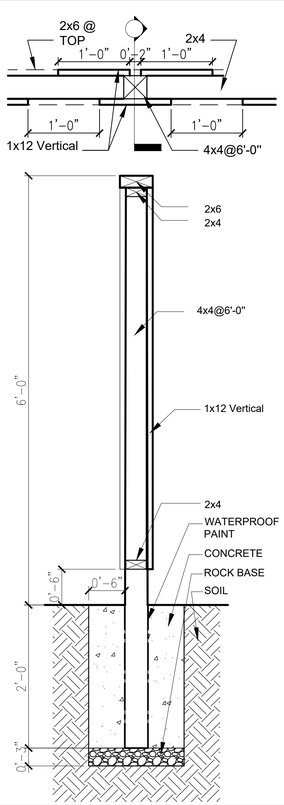
FRONT VIEW



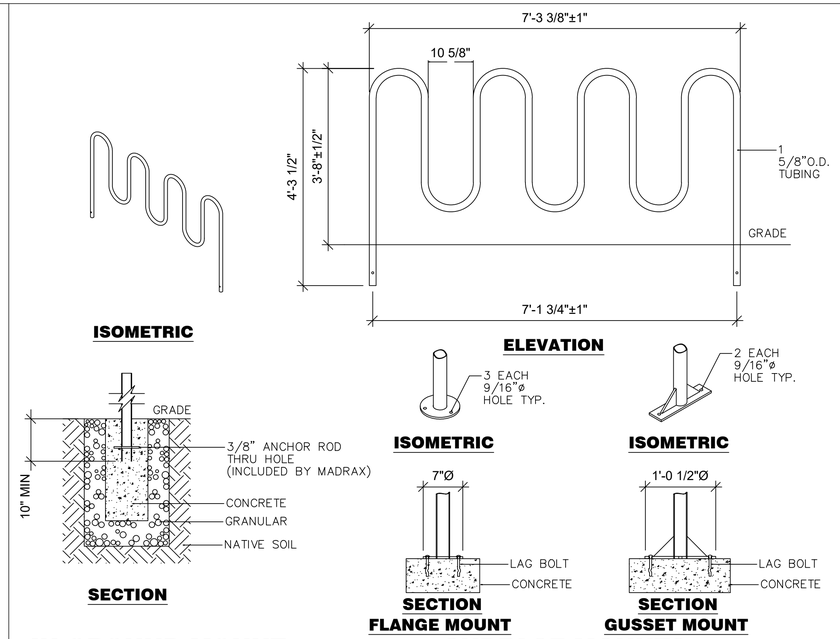
WALL FRONT VIEW

PANEL REINFORCEMENT: #3 BARS @ 12" O/C EACH WAY EXTENDING TO 1 1/2" FROM THE PANEL'S EDGES OR EQUIVALENT WWF. REINFORCEMENT CLEARANCE, FRONT AND BACK OF THE PANEL SURFACE: 1 1/2" MINIMUM

Fence "A" Details 1/2" = 1'-0" | 11



Wall B: Fence Details 1" = 1'- 0" | 9



IN-GROUND MOUNT

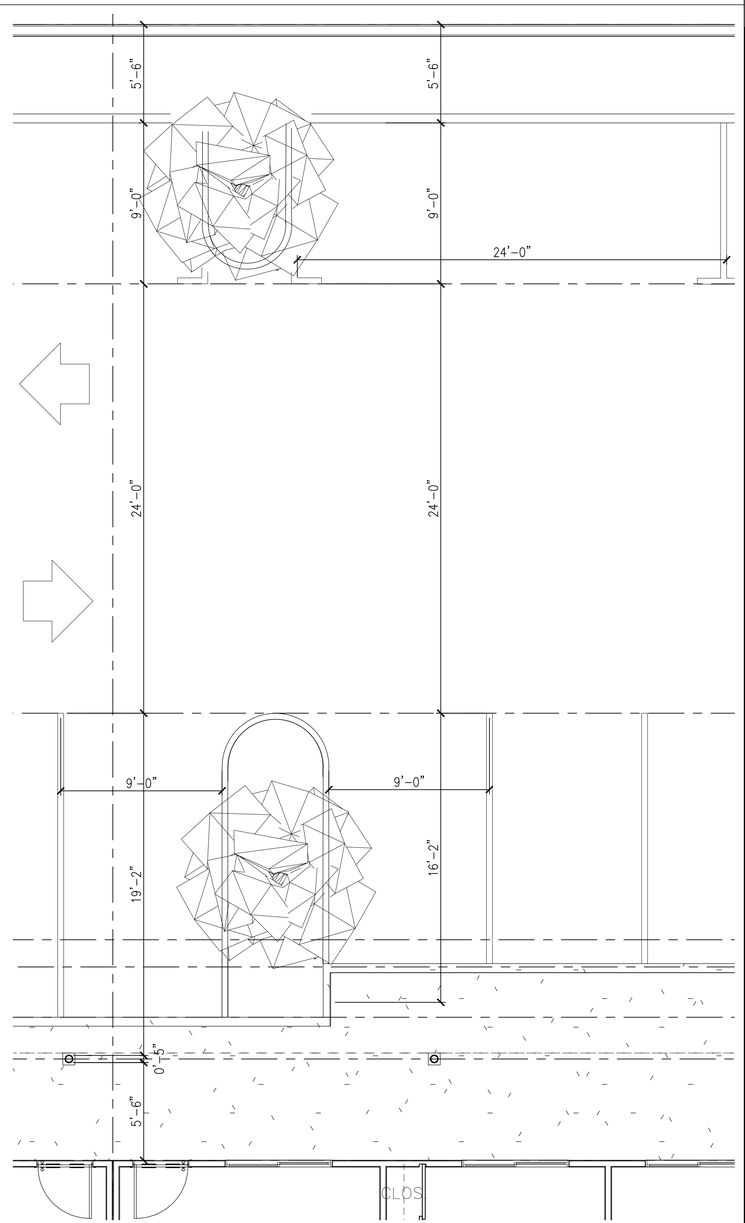
FLANGE MOUNT

GUSSET MOUNT

SURFACE MOUNTS

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
4. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
5. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 302-025D.

Bike Rack Details | 9



SCALE BAR 1/4"=1'-0"
0 1' 2' 3' 4' 8' 16'

Ground Level Floor Plan 1/4" = 1'-0" | 1

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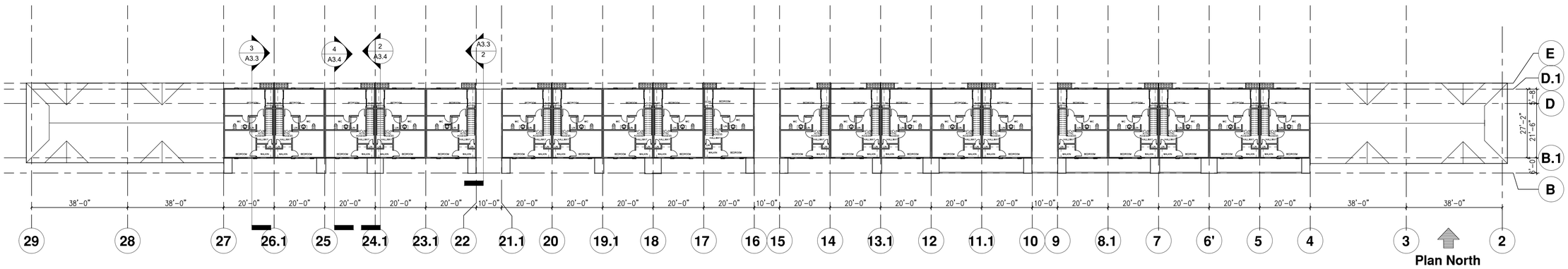
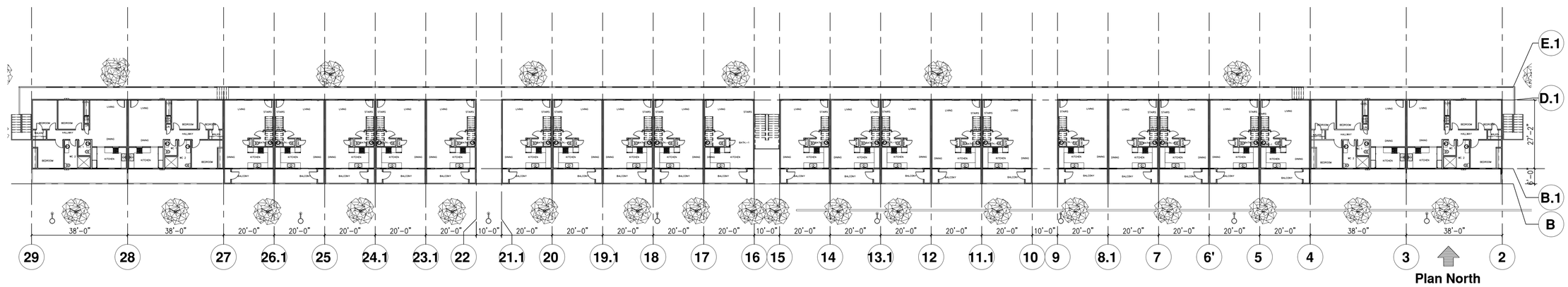
LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-23 STATE OF CALIFORNIA

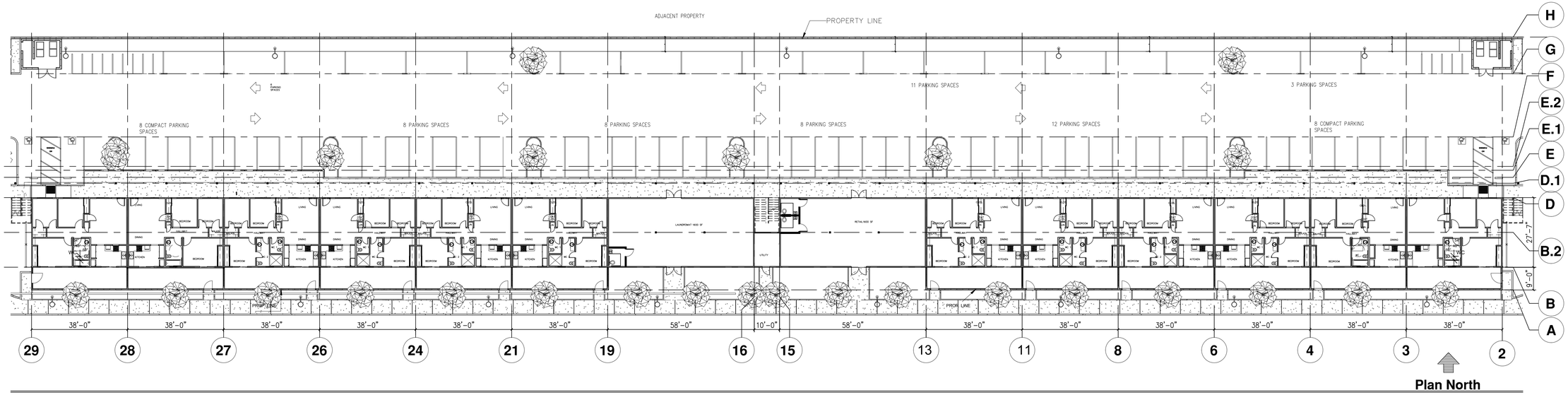
Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	Site Details
Sheet Number	A1.3



2ND. Floor Plan 1" = 20'-0" | 1



1St. Floor Plan 1" = 20'-0" | 1



Ground Level Floor Plan 1" = 20'-0" | 1

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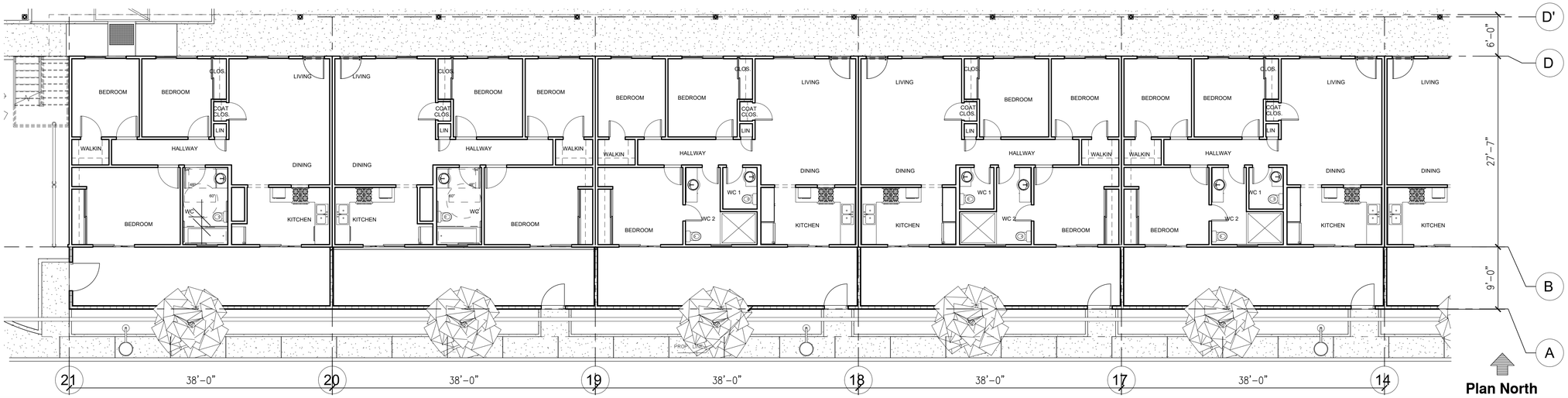
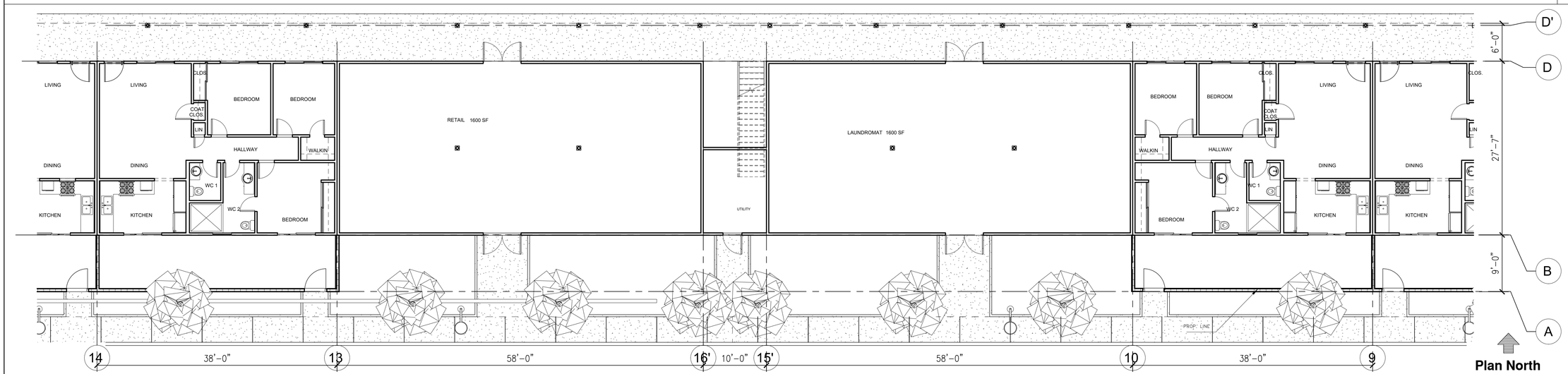
LICENSED ARCHITECT
DAVID J. ELLIOTT
No. C-11776
REV. 01-31-23
STATE OF CALIFORNIA

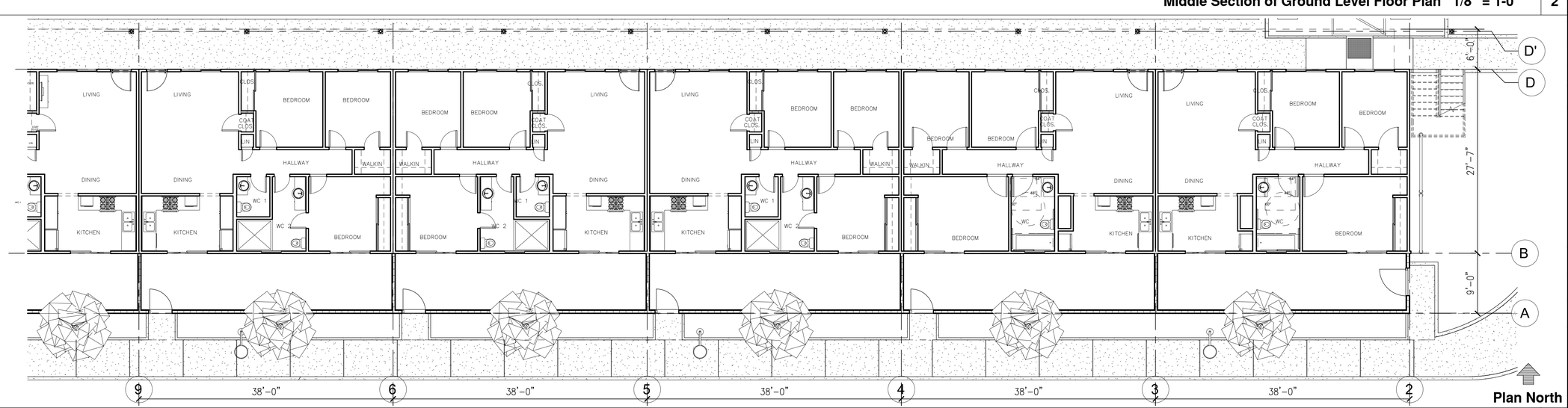
Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	TOTAL BUILDING FLOOR PLANS
Sheet Number	A2.1



Left Side of Ground Level Floor Plan 1/8" = 1-0" | 3



Middle Section of Ground Level Floor Plan 1/8" = 1-0" | 2



Right Side of Ground Level Floor Plan 1/8" = 1-0" | 1

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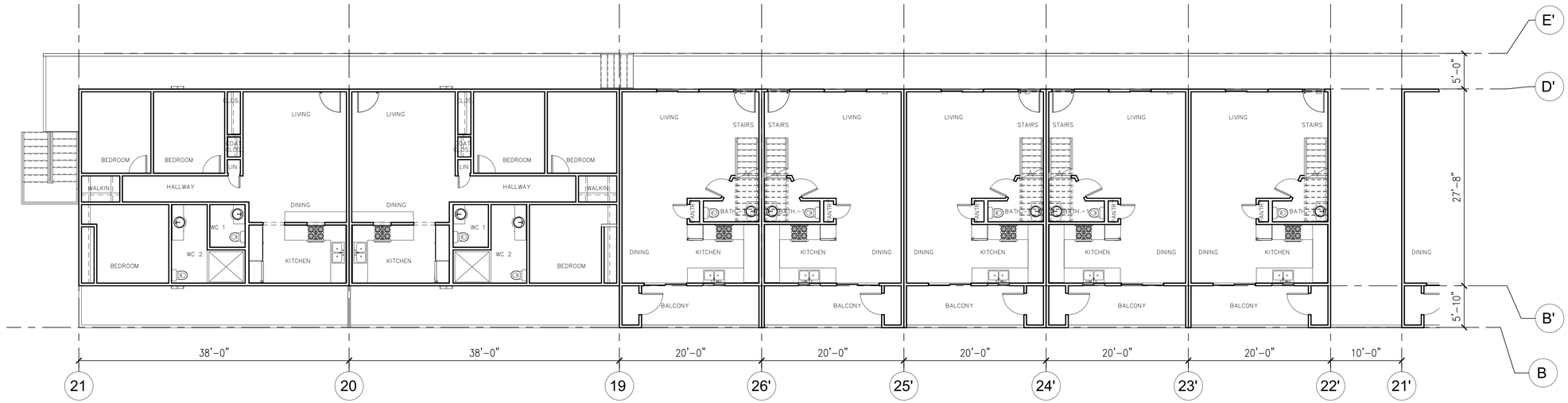
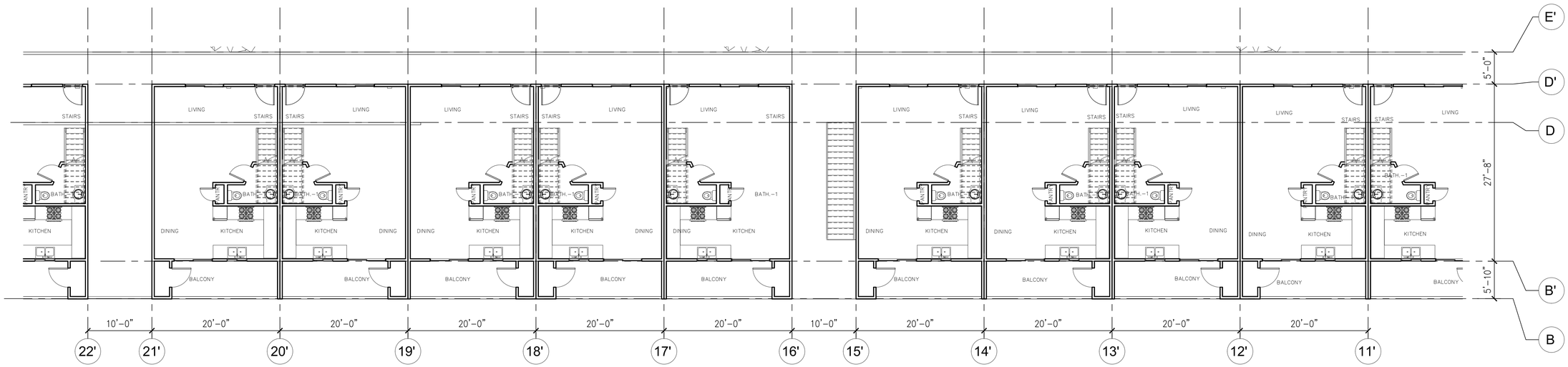
No. C-11776
REN. 01-31-22
STATE OF CALIFORNIA

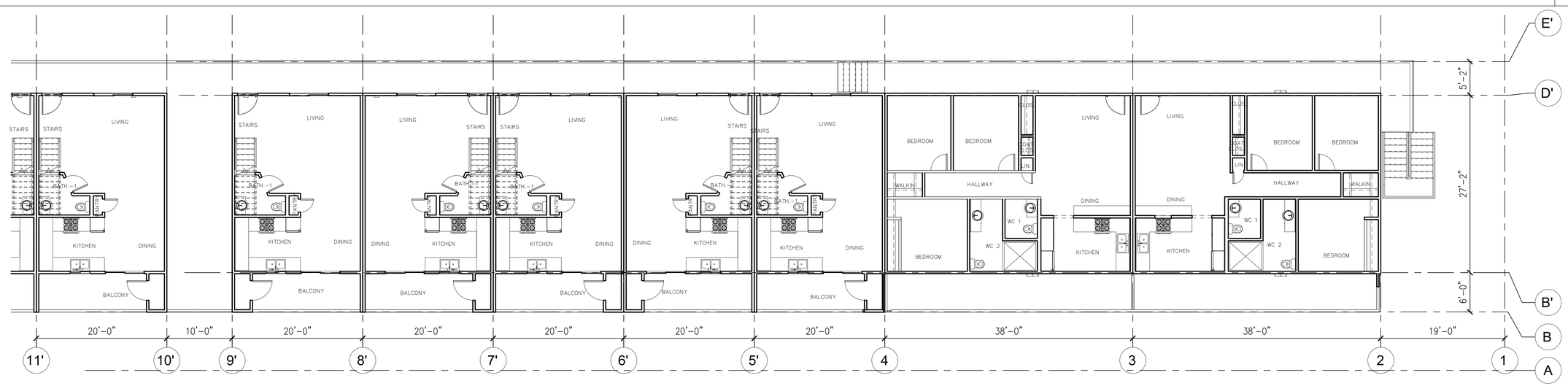
Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	PARTIAL GROUND FLOOR PLANS
Sheet Number	A2.2



Left Side of Second Floor Plan 1/8" = 1-0" | 3



Middle Section of Second Floor Plan 1/8" = 1-0" | 2



Right Side of Second Floor Plan 1/8" = 1-0" | 1

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David J. Elliott & Associates

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MIXED RETAIL & RESIDENTIAL

FOURTH STREET
Greenfield CA.
93927

APN: 024-151-011

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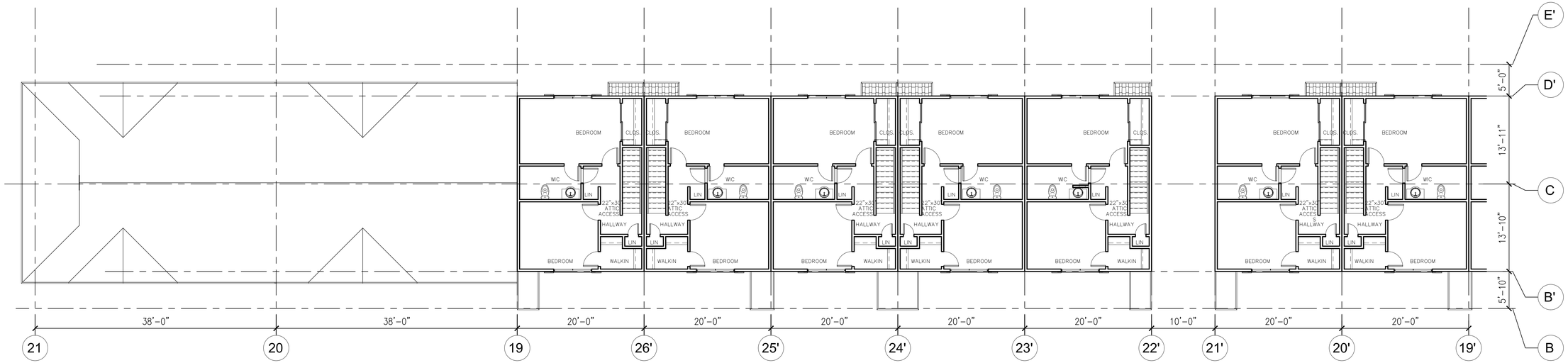
Revisions

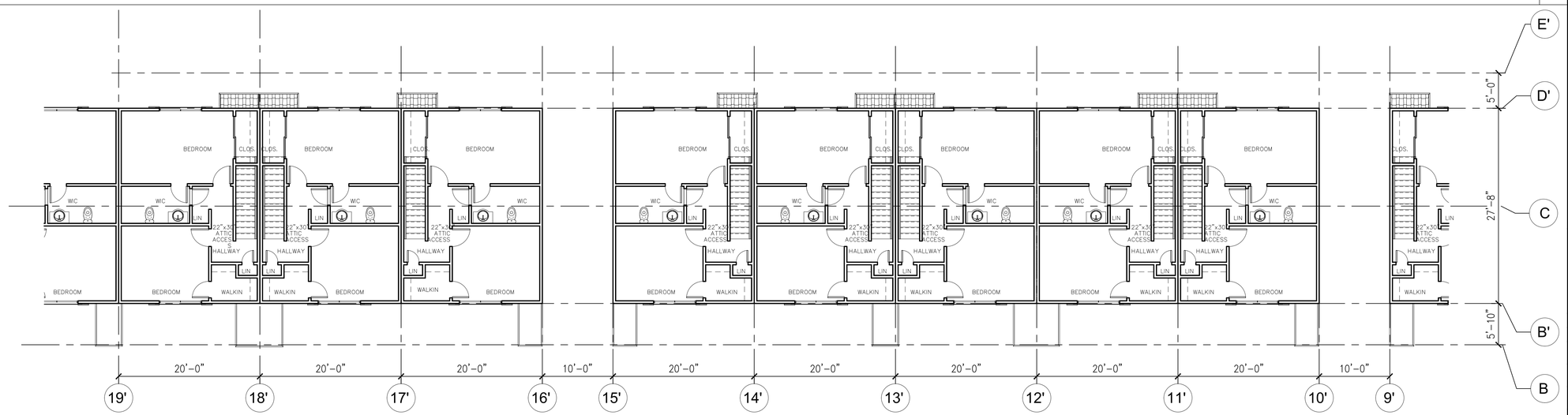
No.	Description	Date
△	ADD CIVIL DRWGS & DETLS	03-05-2021

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-22 STATE OF CALIFORNIA

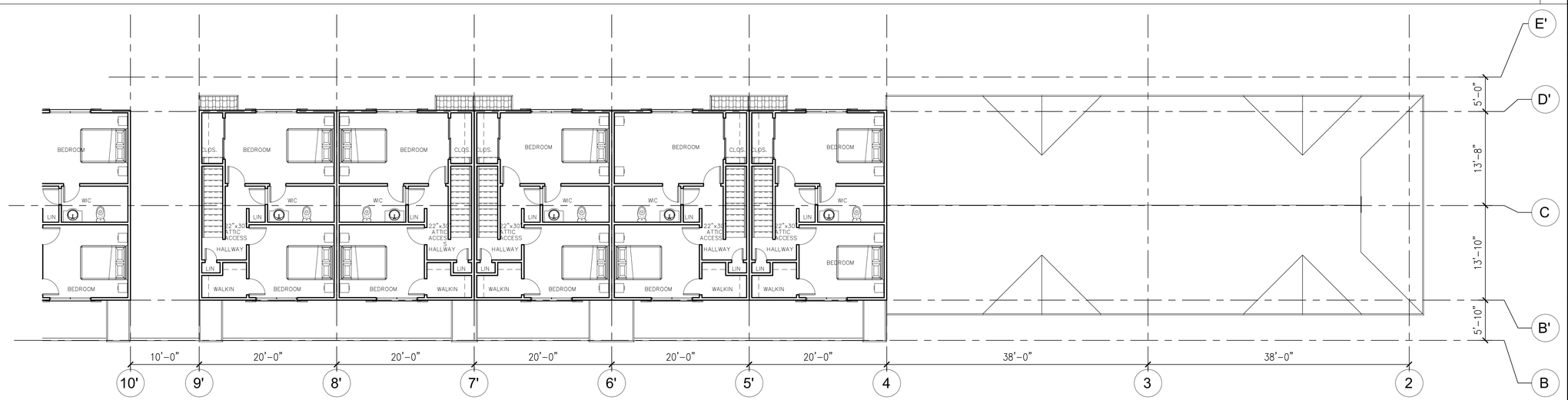
Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	PARTIAL 2ND FLOOR PLANS
Sheet Number	A2.3



Left Side of Third Floor Plan 1/8" = 1-0" | 3



Middle Section of Third Floor Plan 1/8" = 1-0" | 2



Right Side of Third Floor Plan 1/8" = 1-0" | 1

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No.	Description	Date
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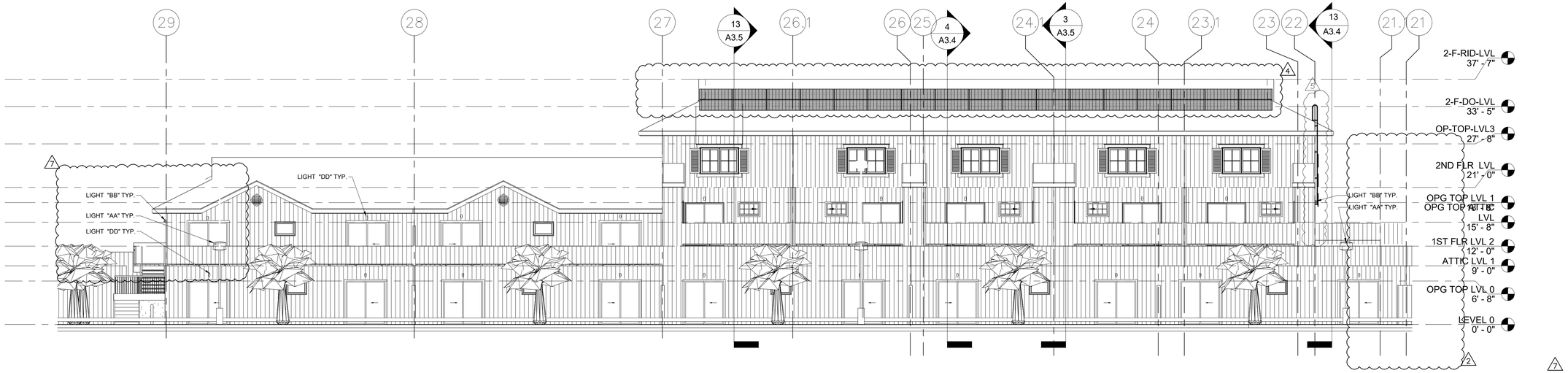
LICENSED ARCHITECT
DAVID J. ELLIOTT
No. C-11776
REN. 01-31-23
STATE OF CALIFORNIA

Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	PARTIAL 3RD FLOOR PLANS
Sheet Number	A2.4

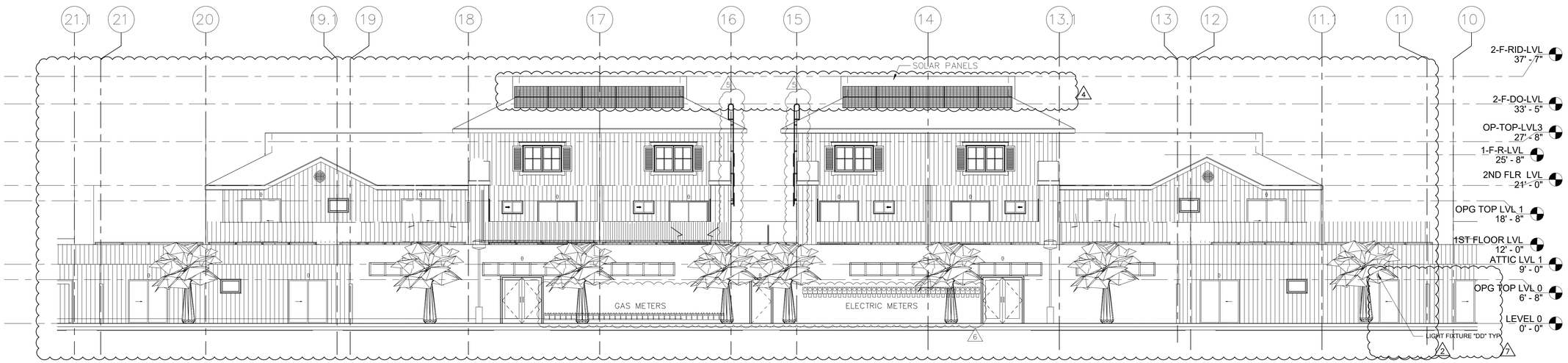
Source: David J. Elliot & Associates, LLC., June 2022

Title: North/Front Elevations	Date 6/24/2022 Scale N/A Project 2020-35	Multi-Family Residential Project	Figure 5b



SCALE BAR 1/8"=1-0" 01'2' 4' 8' 16' 32'

Front Left Side Elevation 1/8" = 1-0" | 3



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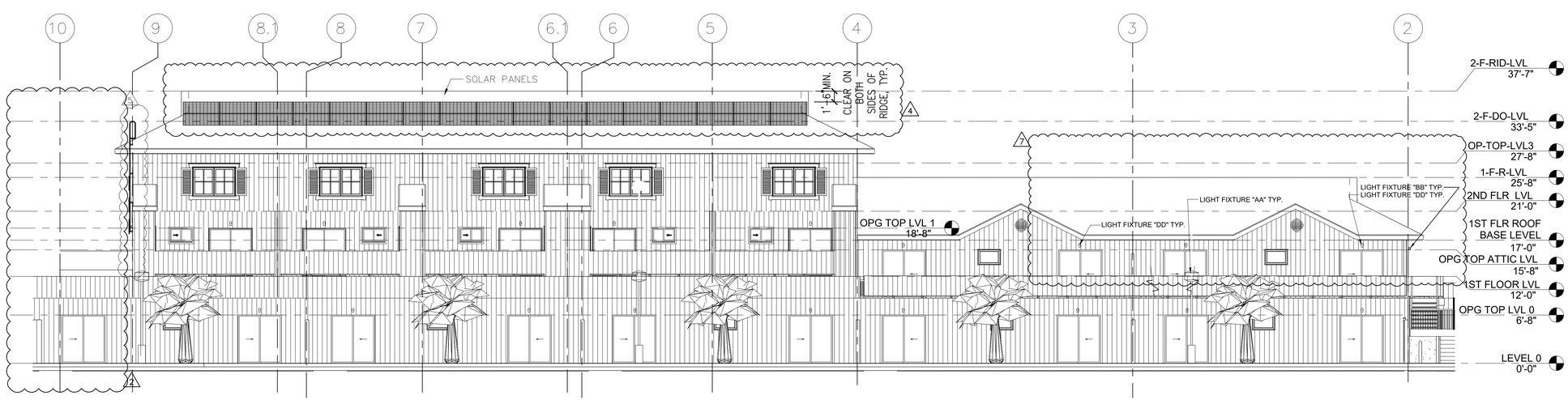
Front Middle Section Elevation 1/8" = 1-0" | 2



SCALE BAR 1/8"=1-0" 01'2' 4' 8' 16' 32'

Front Right Side Elevation 1/8" = 1-0" | 1

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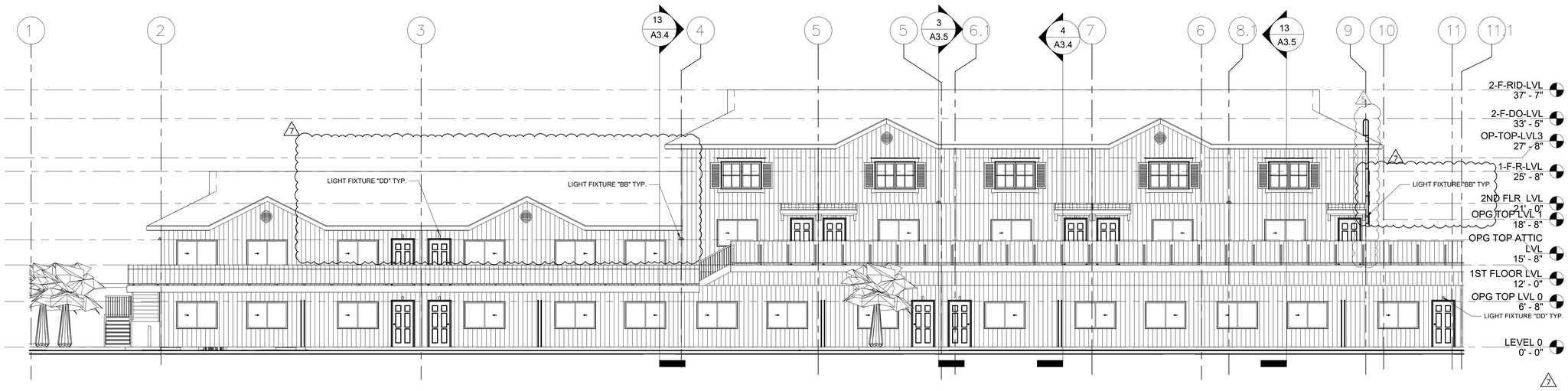
3	CIVIL DESIGN REV.	01-21-2022
4	PLANING PLAN CHECK REV.	02-01-2022
5	PLAN CHECK REV.	03-04-2022
6	METERS REV.	03-14-2022
7	PLAN CHECK COMMENTS	06-21-2022

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11778 REN. 01-31-22 STATE OF CALIFORNIA

Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	South Elevation
Sheet Number	A3.1



SCALE BAR 1/8"=1-0" 0 1' 2' 4' 8' 16' 32'

Rear Left Sectional Elevation 1/8" = 1-0" | 3

SCALE BAR 1/8"=1-0" 0 1' 2' 4' 8' 16' 32'

Rear Middle Sectional Elevation 1/8" = 1-0" | 2

SCALE BAR 1/8"=1-0" 0 1' 2' 4' 8' 16' 32'

Rear Right Sectional Elevation 1/8" = 1-0" | 1

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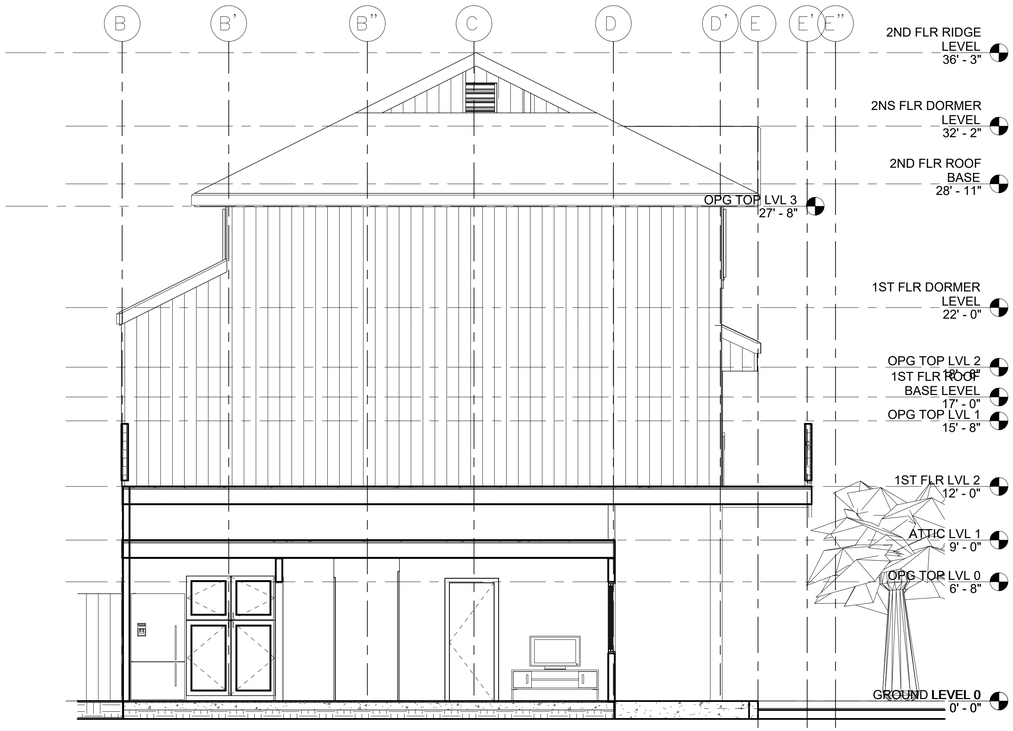
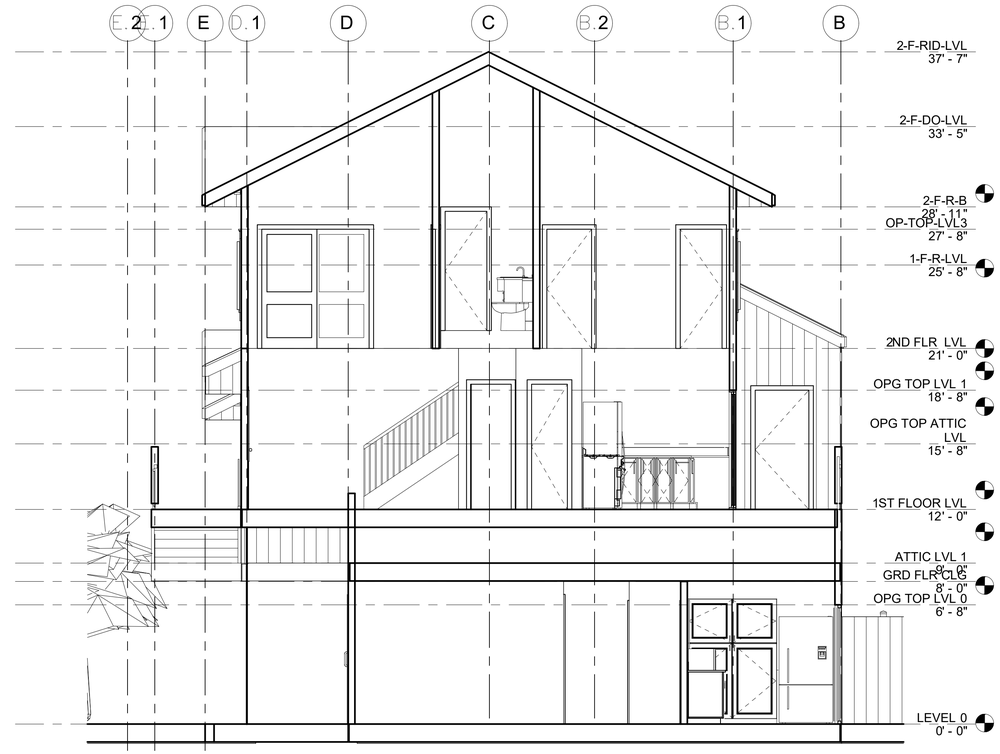
5	PLAN CHECK REV.	03-04-2022
6	METERS REV.	03-14-2022
7	PLAN CHECK COMMENTS	06-21-2022

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-23 STATE OF CALIFORNIA

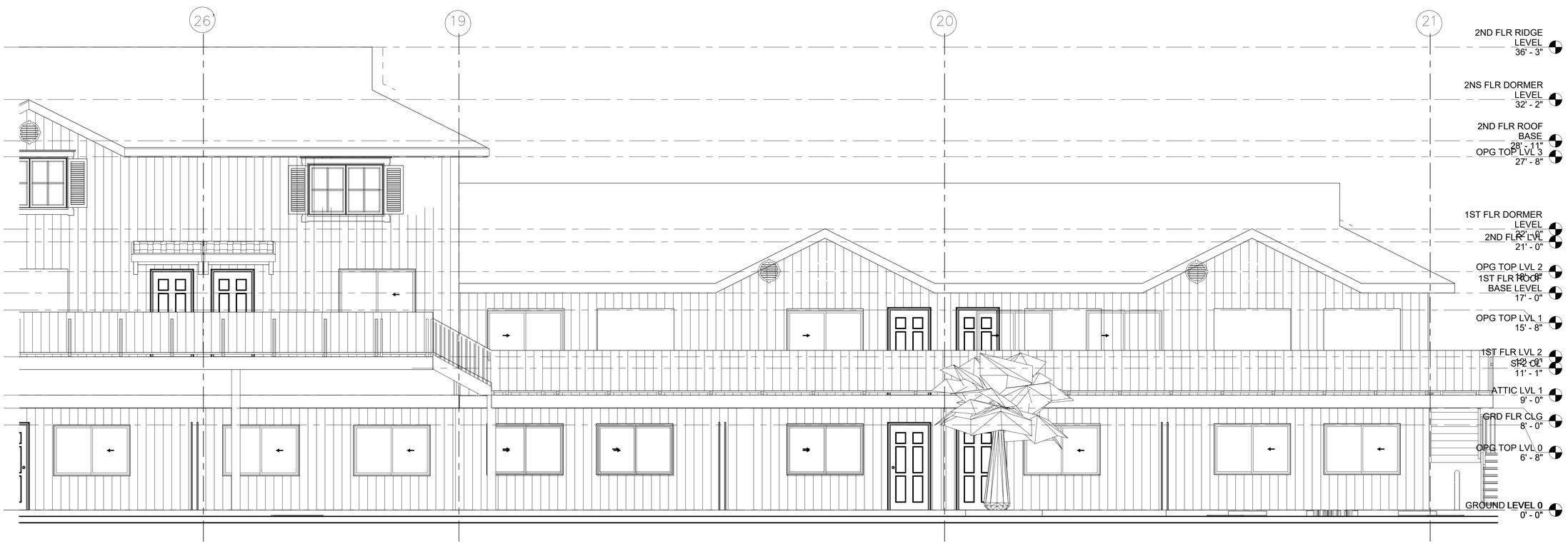
Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	North Elevations
Sheet Number	A3.2



Building Section 1/4" = 1-0" | 13



Building Section 1/4" = 1-0" | 3



Detailed Exterior Elevation 1/4" = 1-0" | 1

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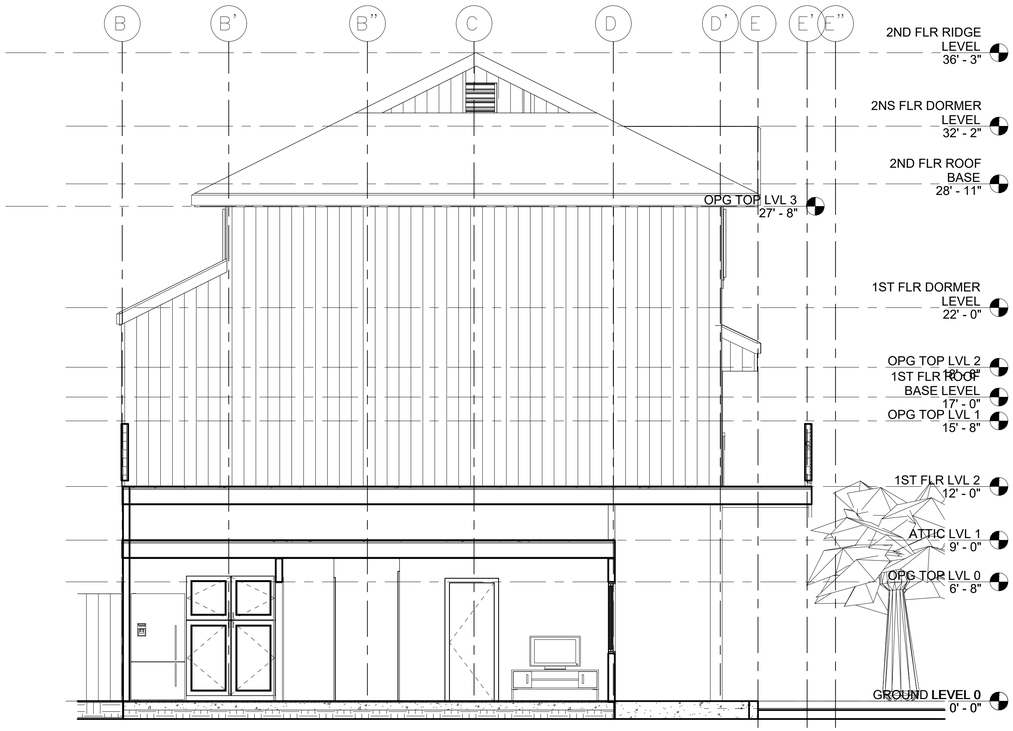
No.	Description	Date
△	ADD CIVIL DRWGS & DETLS	03-05-2021

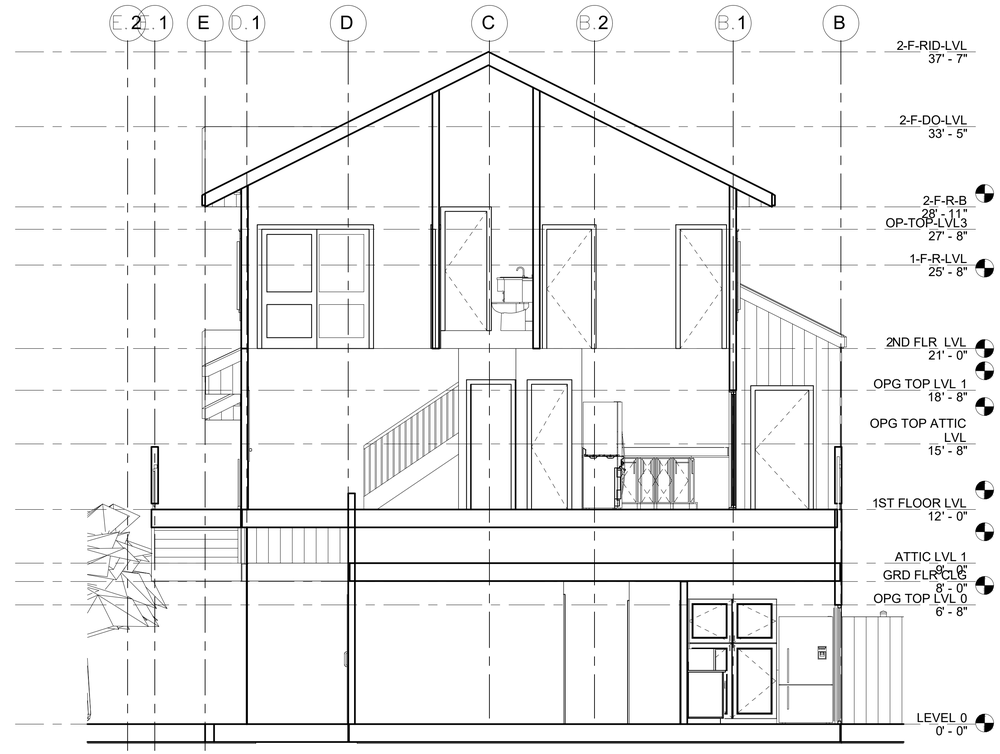
LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-23 STATE OF CALIFORNIA

Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	Large Scale Exterior Elevations
Sheet Number	A3.3



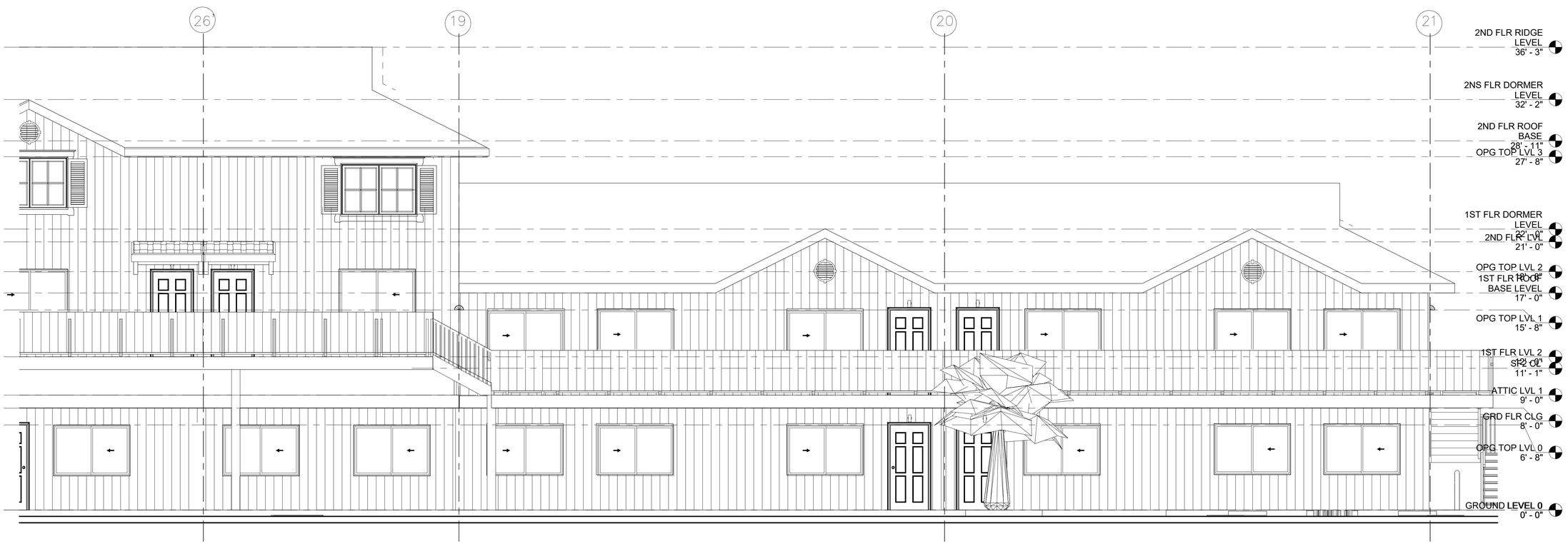
SCALE BAR 1/4"=1-0" 0 1' 2' 3' 4' 8' 16'

Building Section 1/4" = 1-0" 13



SCALE BAR 1/4"=1-0" 0 1' 2' 3' 4' 8' 16'

Building Section 1/4" = 1-0" 3



SCALE BAR 1/4"=1-0" 0 1' 2' 3' 4' 8' 16'

Detailed Rear Elevation 1/4" = 1-0" 1

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7	PLAN CHECK COMMENTS	06-21-2022

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-23 STATE OF CALIFORNIA

Issue Date **02/02/21**

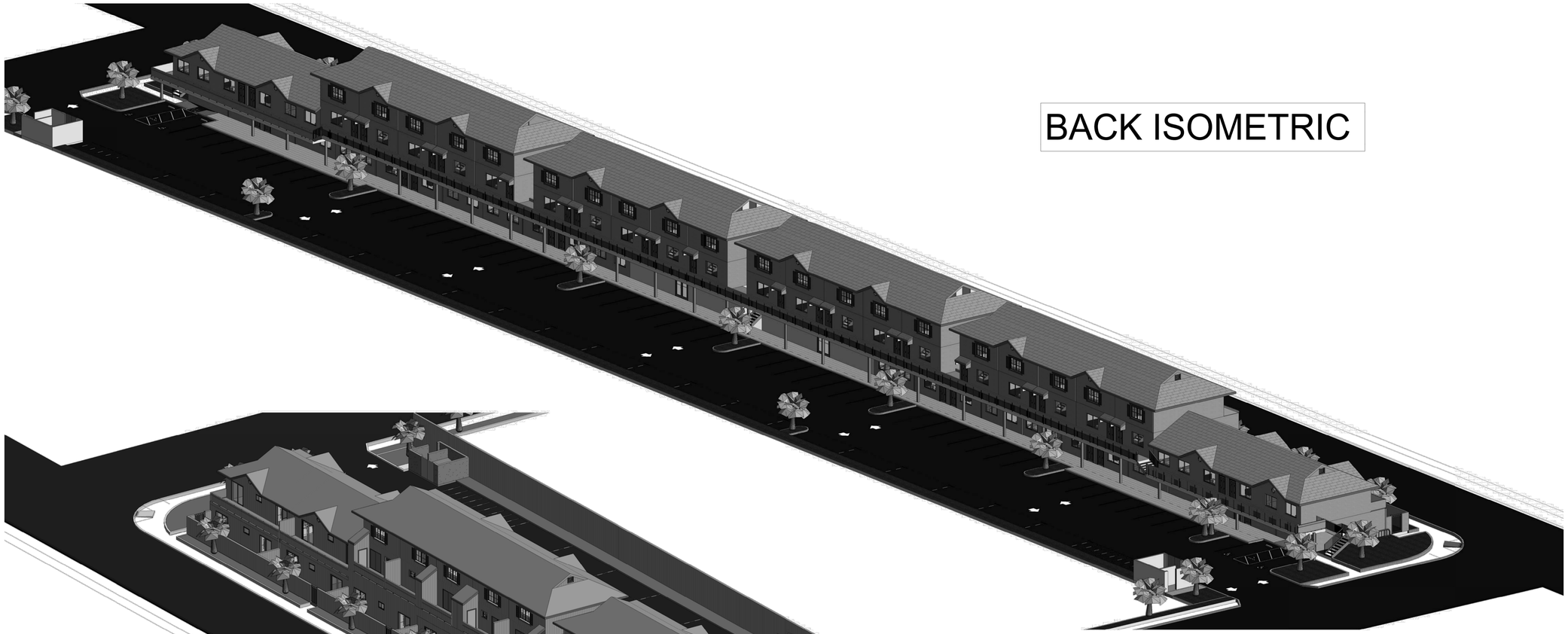
Drawn By **JAFA/DJE**

Project Number **1439**

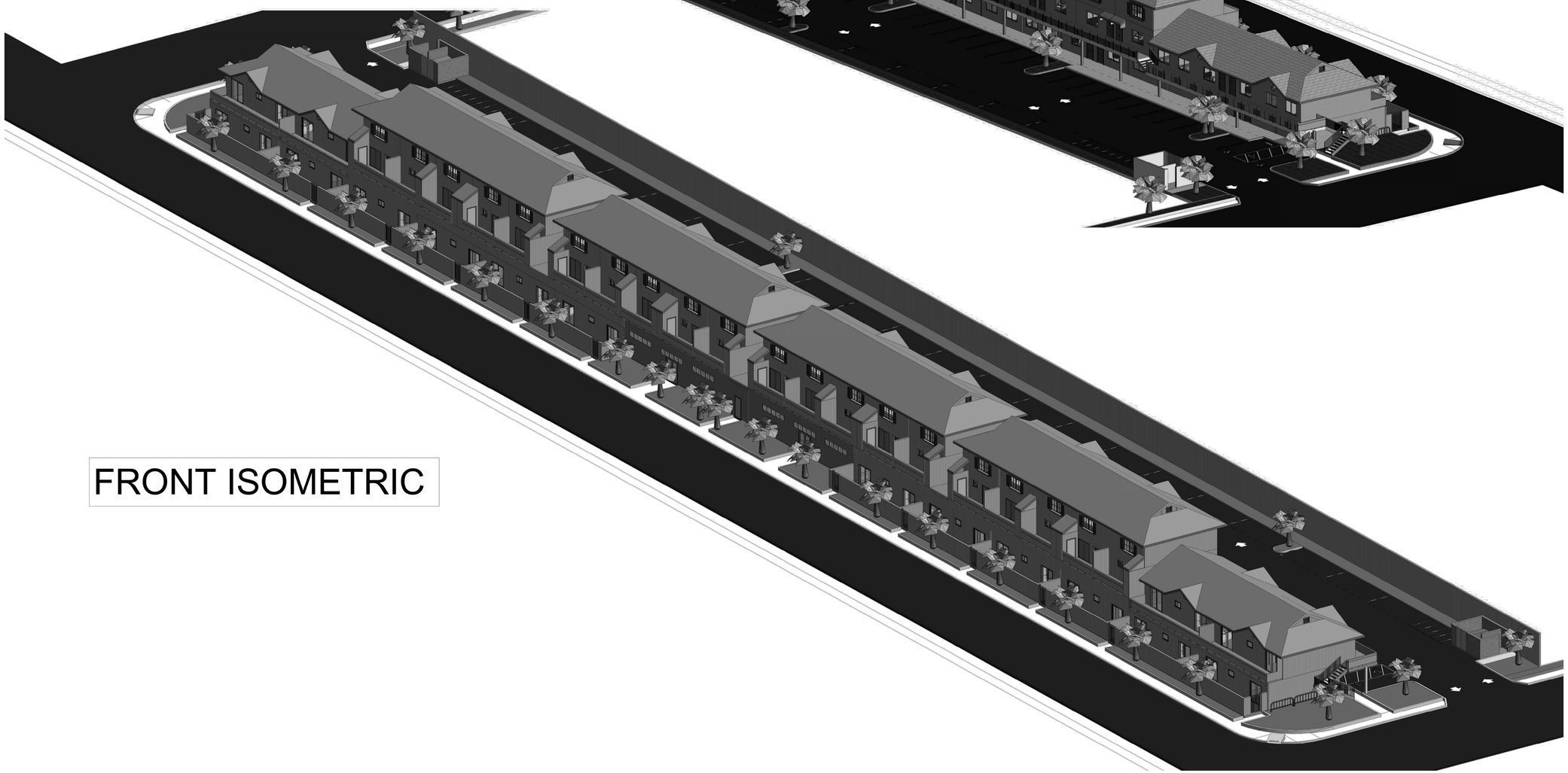
Sheet Title

Large Scale Exterior Elevations & Sections

Sheet Number **A3.4**



BACK ISOMETRIC



FRONT ISOMETRIC

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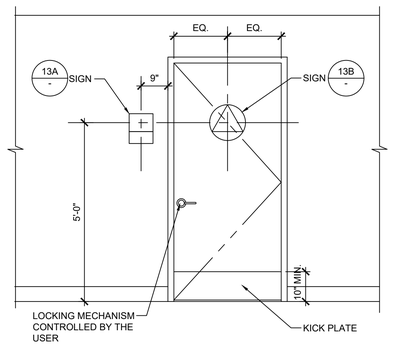
LICENSED ARCHITECT
DAVID J. ELLIOTT
No. C-11776
REN. 01-31-22
STATE OF CALIFORNIA

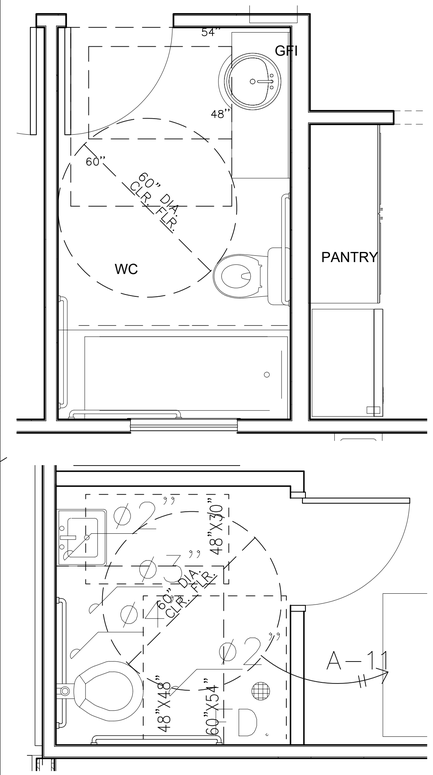
Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	Rendering
Sheet Number	A3.5



SIGN LOCATION DETAIL 1/2" =1'-0" | 20

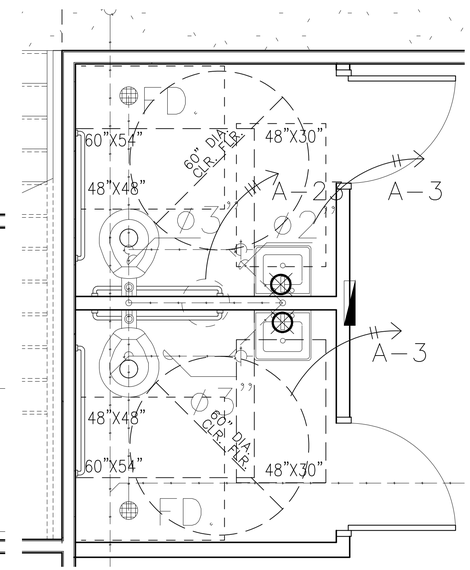
1. SIGNS SHALL COMPLY WITH SECTION 11B-703 WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.
2. RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE THEIR BACKGROUND AND MIN. 5/8" AND MAX. 2" IN HEIGHT
3. 11B-703.3.3 BRAILLE. BRAILLE SHALL CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTION 11B-703.3 &11B-703.4
4. 11B-703.6.2 FINISH AND CONTRAST PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAM SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
5. 11B-703.4.2 LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT A DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN., CENTERED ON THE TACTILE CHARACTERS.

NOTES | 16



NOTE:

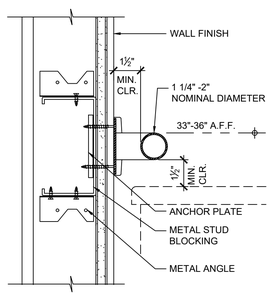
1. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED.THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
2. FLOORS IN TOILET AND BATHING ROOMS SHOULD HAVE A SMOOTH, HARD, NONABSORBENT SURFACE WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 6".
3. NONABSORBENT FINISH AND BACKING FOR TOILET ROOM WALLS WITHIN 24"OF WATER CLOSET AND URINALS TO A HEIGHT OF 4' ABOVE FLOOR SHOULD HAVE A SMOOTH, HARD, NONABSORBENT SURFACE.



RESTROOM PLANS 1/2"=1'-0" | 7

Notes (#)

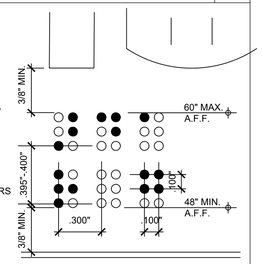
1. FLOOR MOUNTED WATER CLOSET
2. WALL HUNG LAVATORY
3. TOILET PAPER DISPENSER
4. TOILET SEAT COVER DISPENSER
5. PAPER TOWEL DISPENSER
6. GRAB BAR
7. MIRROR
8. SOAP DISPENSER
9. DOOR, PAINTED FIN. WITH LEVER HANDLE, LOCKSET AND KICKPLATE
10. FLOOR TO BE SHEET VINYL W/6" COVED BASE W/3/8" RADIUS
11. FRP AT 48" HIGH
12. WALL TO HAVE ENAMLEL PAINT FINISH
13. GYP. BD. CEILING TO HAVE ENAMEL PAINT FINISH
14. URINAL
15. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
16. HAND DRYER



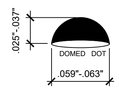
GRAB BAR DETAIL 3" = 1'-0" | 19

11B-703.3.3 BRAILLE.
BRAILLE SHALL CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTION 11B-703.3 &11B-703.4

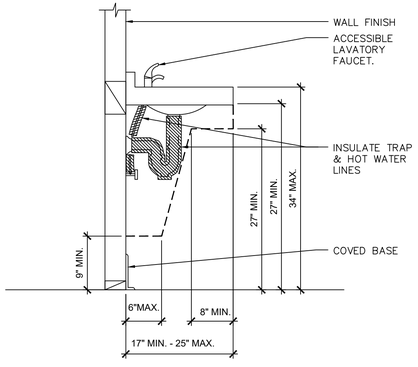
11B-703.3.2 POSITION
BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MOLTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN. AND 1/2" MAX. FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENTS.



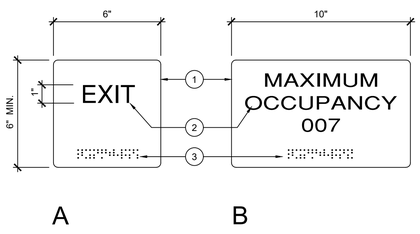
11B-703.4.1 HEIGHT ABOVE FINISH FLOOR. TACTILE CHARACTERS ON SINGS SHALL BE LOCATED 48" MIN. ABOVE THE FINISH FLOOR MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX. ABOVE THE F.F., MEASURED FROM BASELINE OF THE HIGHEST LINE OF THE RAISED CHARACTERS.



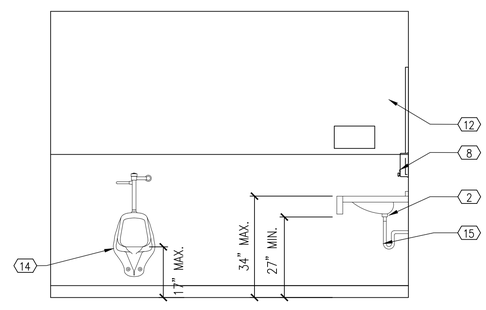
BRAILLE DETAIL n.t.s. | 15

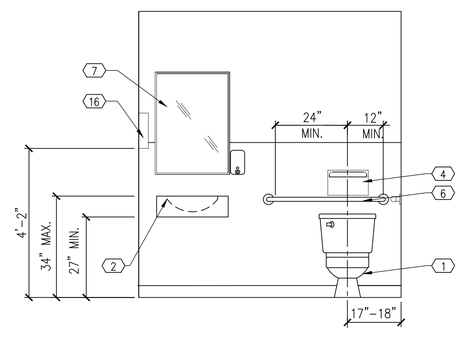


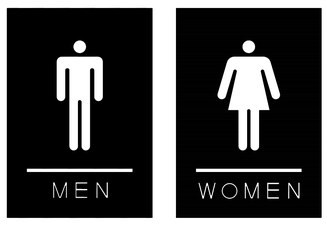
ACCESSIBLE SINK DETAIL 1/2" = 1'-0" | 18



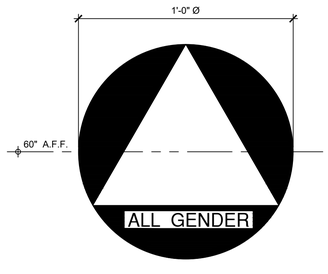
WALL SIGN DETAIL 3" =1'-0" | 14



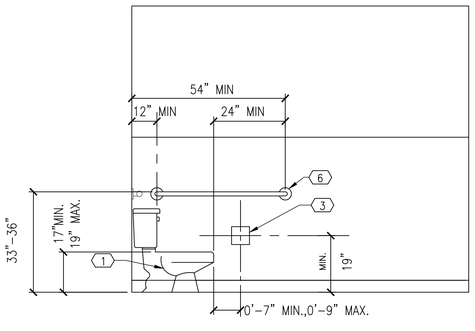


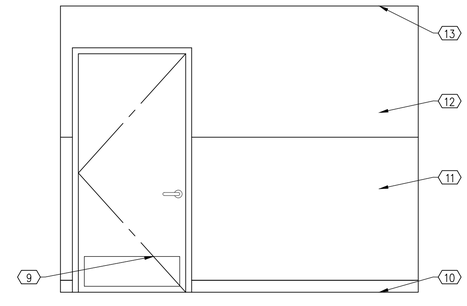


RESTROOM SIGN DETAIL 3" =1'-0" | 17



WALL SIGN DETAIL 3" =1'-0" | 13





RESTROOM ELEVATIONS 1/2" =1'-0" | 1

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Salinas, CA 93907
Tel. 831/663-1418
Fax 831/663-6385
david@djelliott.net
David J. Elliott & Associates

Palmas de GREENFIELD

MIXED RETAIL & RESIDENTIAL

FOURTH STREET Greenfield CA. 93927

APN: 024-151-011

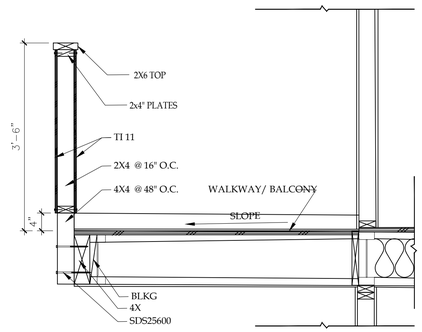
Use of these plans and specifications is restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited. Title to plans and specifications remain with the architect, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.

Revisions

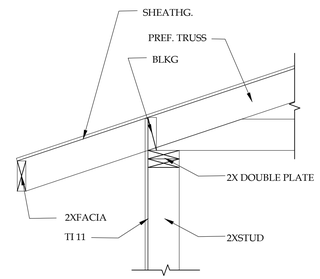
No.	Description	Date
1	ADD CIVIL DRWGS & DETLS	03-05-2021

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11770 REG. 01-31-22 STATE OF CALIFORNIA

Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	RESTROOM PLAN AND ELEVATIONS
Sheet Number	A4.1

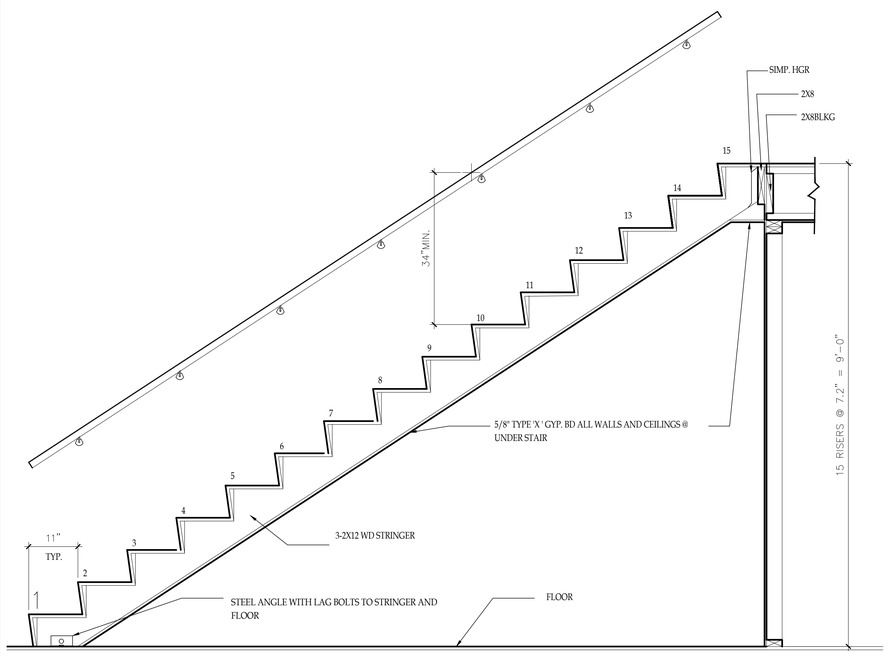


Railing Details 3/4" =1'-0" | 12

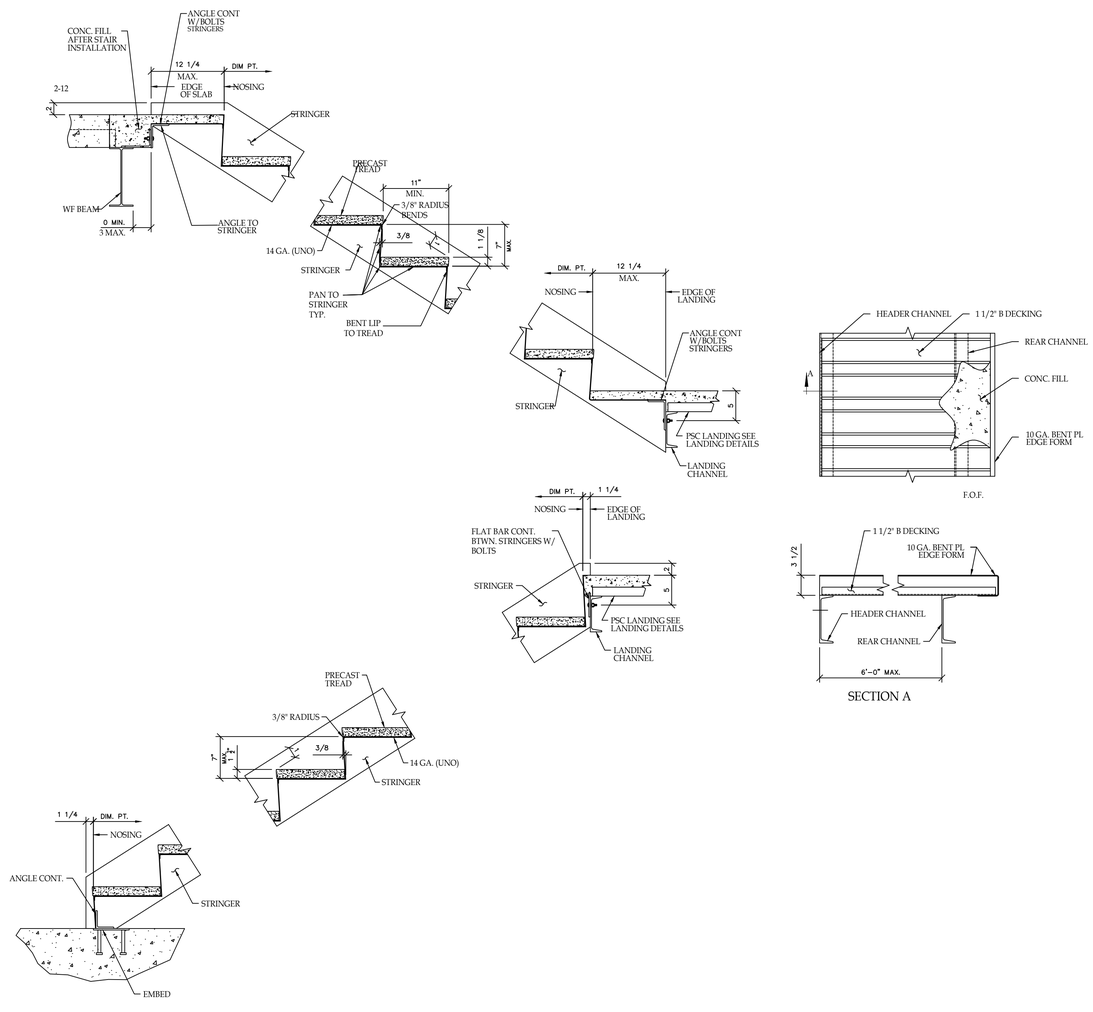


Open Eave Details 1 1/2" =1'-0" | 8

Notes #



Interior Stairs Details 3/4" =1'-0" | 13



Exterior Stairs Details 3/4" =1'-0" | 1

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david@djelliott.net

David J. Elliott & Associates

Palmas de GREENFIELD

MIXED RETAIL & RESIDENTIAL

FOURTH STREET
Greenfield CA.
93927

APN: 024-151-011

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Revisions

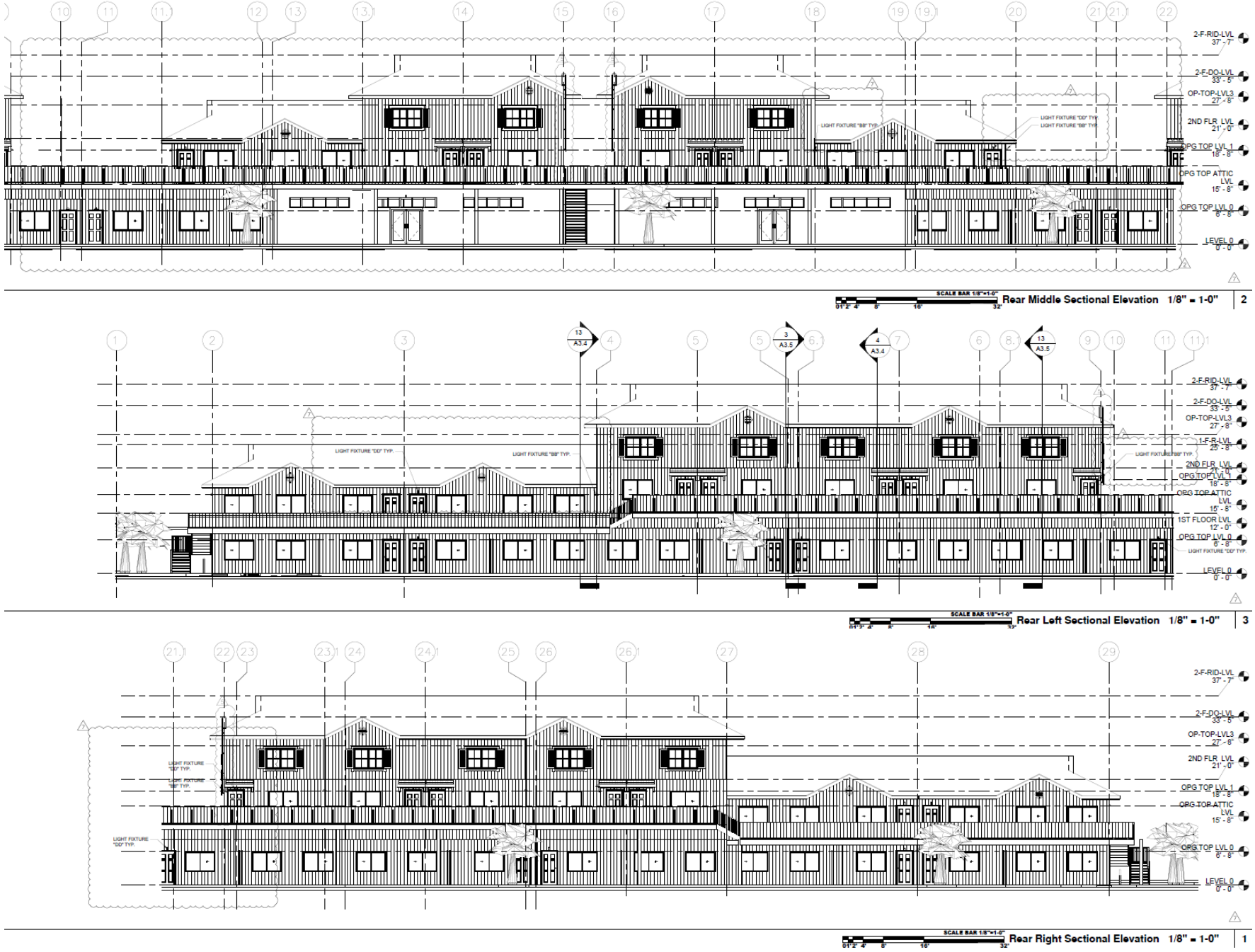
No.	Description	Date
1	ADD CIVIL DRWGS & DETLS	03-05-2021

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-22 STATE OF CALIFORNIA

Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	Architectural Details
Sheet Number	A5.1

Appendix A-2

Elevations

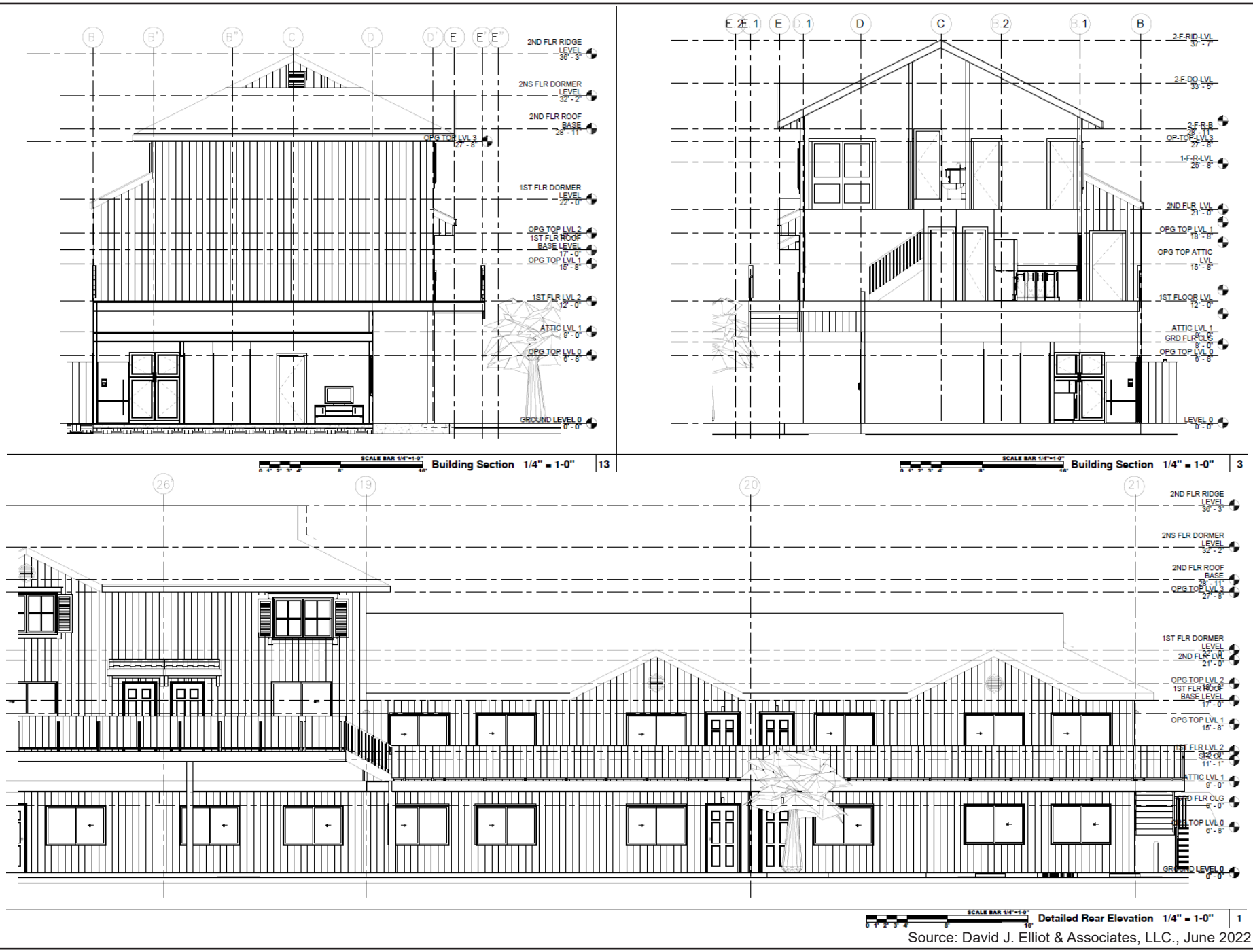


Source: David J. Elliot & Associates, LLC., June 2022

Title: South/Rear Elevations	Date 6/24/2022 Scale N/A Project 2020-35	Mixed Retail and Residential Project	Figure 5a

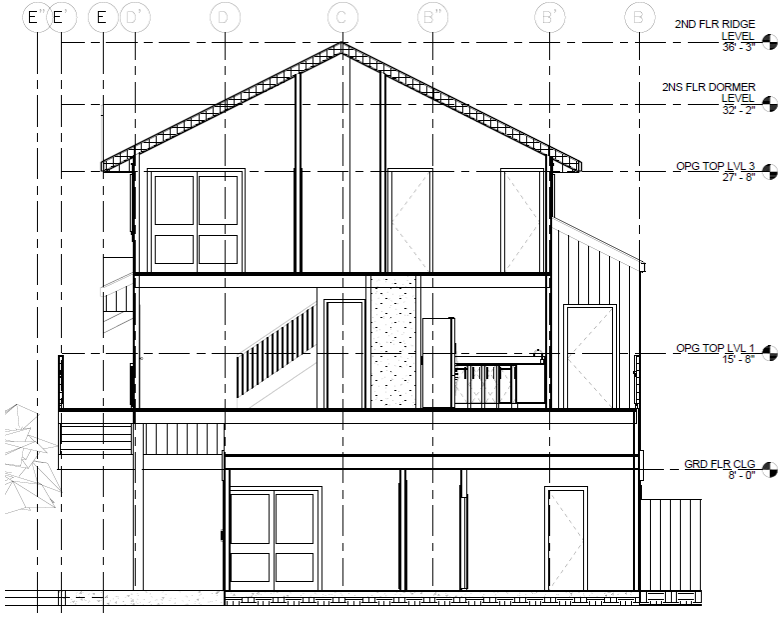
Source: David J. Elliot & Associates, LLC., June 2022

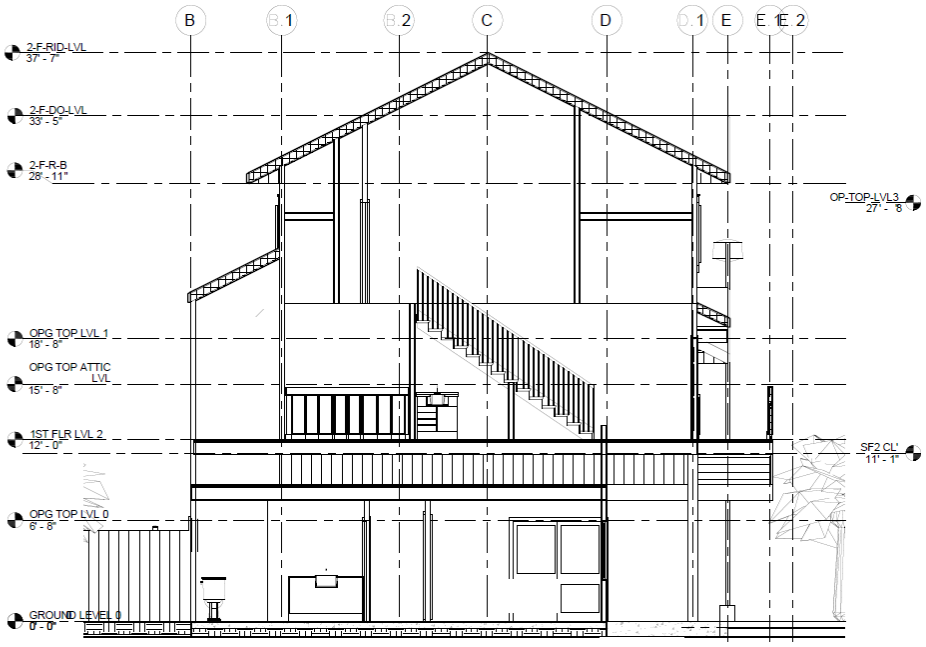
Title: North/Front Elevations	Date 6/24/2022 Scale N/A Project 2020-35	Mixed Retail and Residential Project	Figure 5b



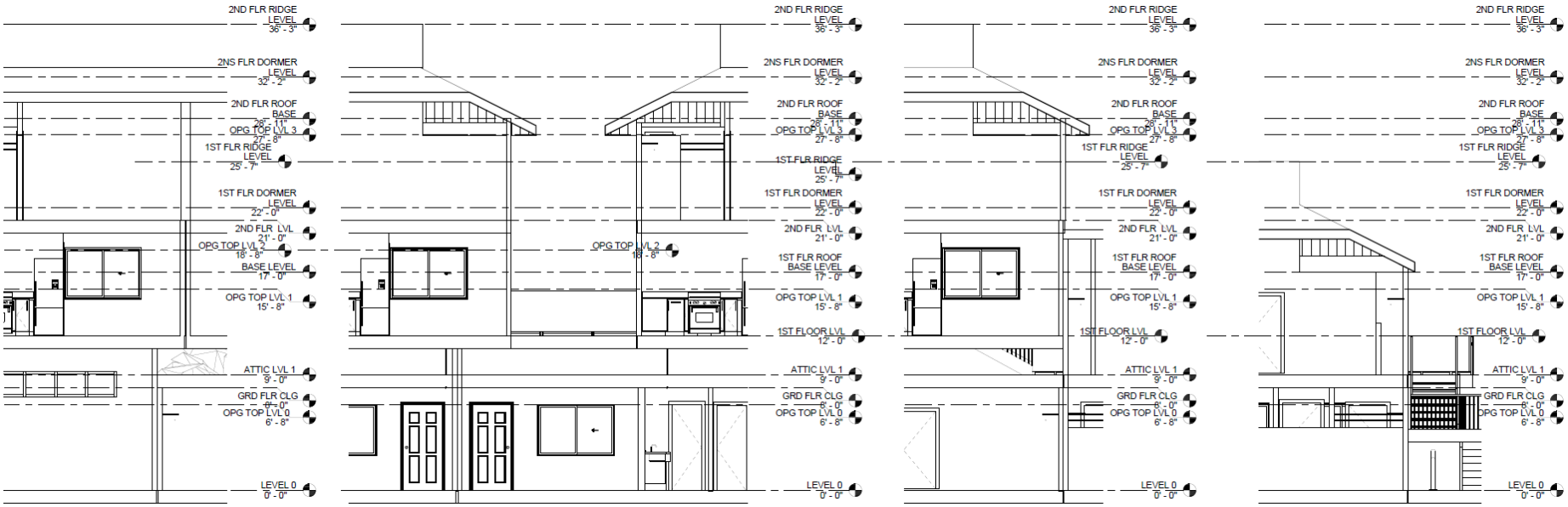
Source: David J. Elliot & Associates, LLC., June 2022

Title:	Date	Scale	Project		Figure
Large Scale Exterior Elevations	6/24/2022	N/A	2020-35	Multi-Family Residential Project	5c





Building Section 1/4"=1'-0"



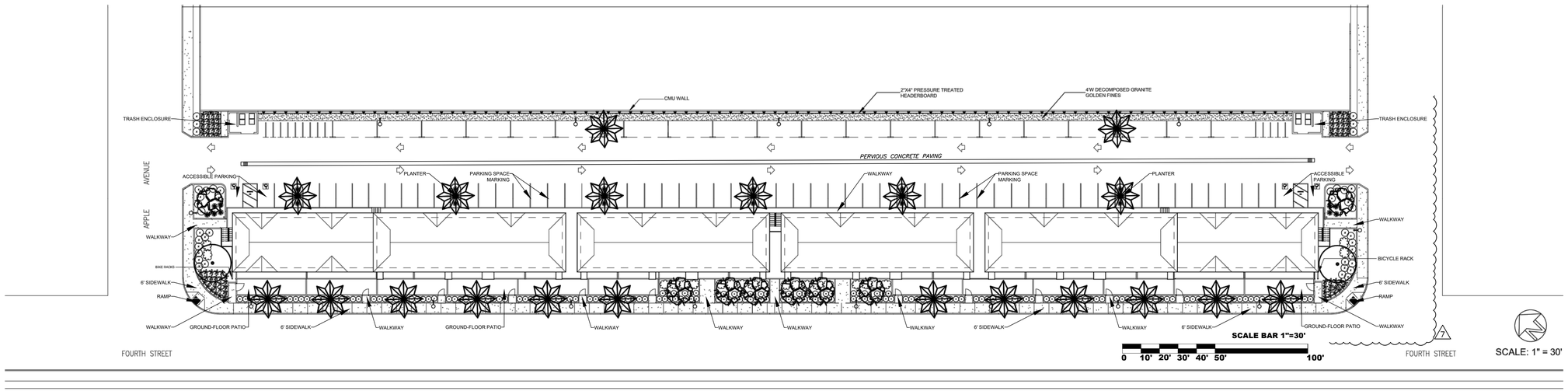
Building Section 1/4"=1'-0"

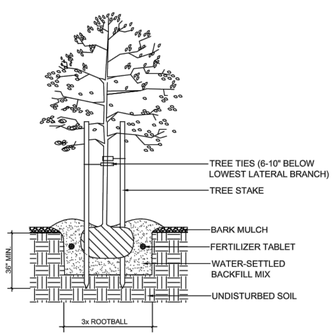
Source: David J. Elliot & Associates, LLC., February 2021

Title:	Date	5/28/2021	
Sections	Scale	N/A	Mixed Retail and Residential Project
	Project	2020-35	

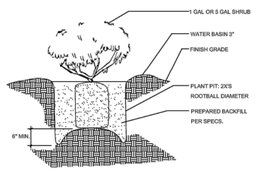
Appendix A-3

Landscaping Plans

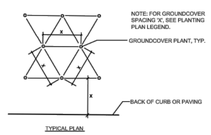




TREE PLANTING & STAKING
NOT TO SCALE



Shrub Planting
NTS



Groundcover Planting
NTS

SYMBOL	PLANT LIST	QUANTITY	COMMON NAME	SIZE	WATER USE
	SHRUBS				
	COLEONEMA 'GOLDEN SUNSET'	49	PINK DIOSMA	1 GAL	M
	DIETES BICOLOR	9	FORTNIGHT LILY	1 GAL	L
	ROSA 'ICEBERG'	6	ICEBERG ROSE	5 GAL	M
	LOMANDRA LONG. 'BREEZE'	96	DWARF MAT RUSH	1 GAL	L
	PARTHENOCISSUS TRICUSPIDATA	60	BOSTON IVY	5 GAL	M
	RHAPIOLEPIS 'BALLERINA'	96	INDIA HAWTHORN	1 GAL	L
	TREES				
	PYRUS 'CHANTICLEER'	8	FLOWERING PEAR	15 GAL	M
	SYAGRUS ROMANZOFFIANUM	20	QUEEN PALM	24" BOX	L
	SCHINUS MOLLE	2	CALIFORNIA PEPPER	15 GAL	VL

NOTES:

1. ALL PLANT PITS TO BE 6 INCHES WIDER AND DEEPER THAN THE PERIMETER OF THE PLANT CONTAINER.
2. COMPOST SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ FT OF PERMEABLE AREA.
3. ALL TREES ARE TO BE DOUBLE STAKED USING 10' LODGE POLES AND 2 RUBBER TIES.
4. ALL LANDSCAPE AREA IS TO BE TREATED WITH 'RONSTAR' HERBICIDE AT THE MANUFACTURERS RECOMMENDED RATE.
5. ALL LANDSCAPE AREA IS TO BE COVERED WITH A 3 INCH LAYER OF 'WALK-ON' BARK.
6. 110 POWER SUPPLY AND WATER METER SHALL BE PROVIDED BY DEVELOPER.
7. ROUGH GRADE TO BE PROVIDED BY OTHERS WITHIN 1/10 OF FINISHED GRADE.
8. LANDSCAPE CONTRACTOR TO HAVE A SOIL ANALYSIS COMPLETED BEFORE THE BEGINNING OF THE PROJECT AND PROPERLY AMEND SOIL AS PER RECOMMENDATIONS BY LAB.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

DESIGNED BY:
DATED 3/3/2021

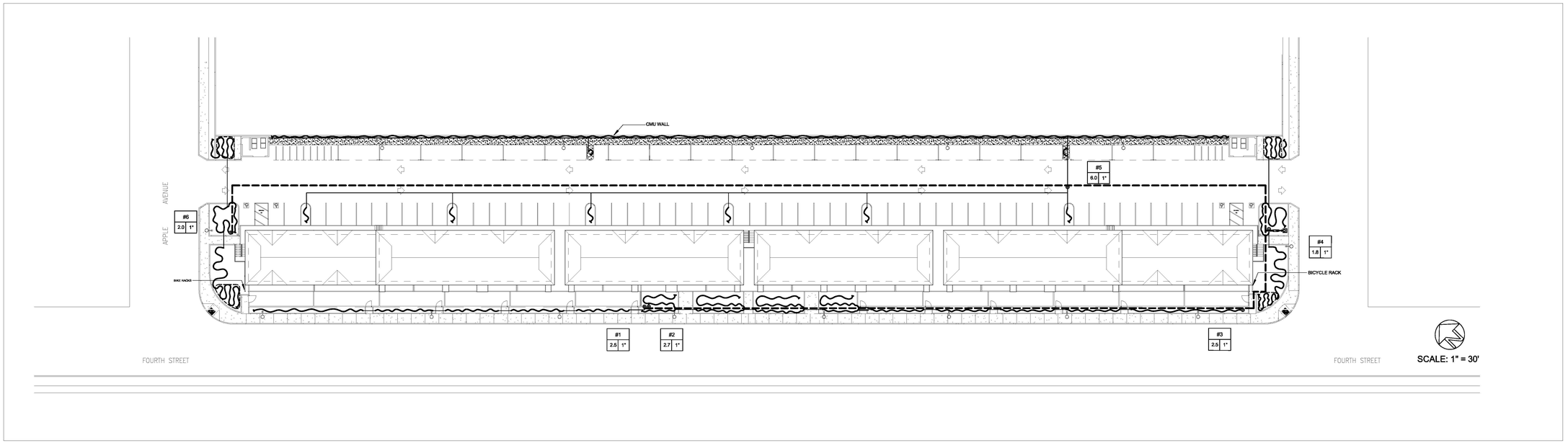
James Smith
SMITH & ENRIGHT LANDSCAPING, INC.
C-27 CONTRACTOR, LIC# 757700

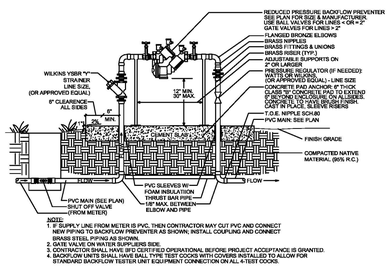
SMITH & ENRIGHT LANDSCAPING, INC.
License No. 757700
540 Work St Suite C • Salinas, CA 93901
TEL (831) 758-6766 • FAX (831) 758-5589
Residential • Commercial • Condominiums
e-mail: smitheurigh@redshift.com

LANDSCAPE PLAN FOR:
PALMAS DE GREENFIELD - MIXED RETAIL & RESIDENTIAL
FOURTH ST
GREENFIELD, CA

DATE: 3/3/2021
SCALE: 1" = 30'
DRAWN: KH

L1.0





NOTE:
1. 8" SUPPLY LINE FROM METER IS PVC. THEN CONTRACTOR MAY CUT PVC AND CONNECT NEW PIPING TO BACKFLOW PREVENTER AS SHOWN; INSTALL COUPLING AND CONNECT TO WIRE STEEL PIPING AS SHOWN.
2. GATE VALVE ON WATER SUPPLIERS SIDE.
3. CONTRACTOR SHALL HAVE IPD CERTIFIED OPERATIONAL BEFORE PROJECT ACCEPTANCE IS GRANTED.
4. BACKFLOW UNITS SHALL HAVE BALL TYPE TEST COCKS WITH COVERS INSTALLED TO ALLOW FOR STANDARD BACKFLOW TESTER UNIT EQUIPMENT CONNECTION ON ALL 4-TEST COCKS.

Backflow Device
NTS

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 49.5

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							
Valve #1 – Low Water Shrubs & Trees	0.2	Drip	0.81	.25	736	184	5647
Valve #2 – Mixed Shrubs & Trees	0.4	Drip	0.81	.49	1299	637	19550
Valve #3 – Low Water Shrubs & Trees	0.2	Drip	0.81	.25	736	184	5647
Valve #4 – Mixed Shrubs & Trees	0.4	Drip	0.81	.49	889	436	13381
Valve #5 – Mixed Shrubs & Trees	0.4	Drip	0.81	.49	964	472	14486
Valve #6 – Mixed Shrubs & Trees	0.4	Drip	0.81	.49	937	459	14087
				Totals	5561	2372	**72,798**
Special Landscape Areas							
				1			
				Totals			
						ETWU Total	72,798 Gal
			Maximum Allowed Water Allowance (MAWA)[e]				76,800 Gal

ETWU complies with MAWA

Estimated Total Water Use (ETWU) = ETo x 0.62 x ETAF x Area

Maximum Applied Water Allowance (MAWA) = (ETo)(0.62)[(ETAF x LA)+(1-ETAF) x SLA)]
(49.5)(0.62)[(0.45x5561)+((1-0.45)x0)]
= 76,800 Gallons

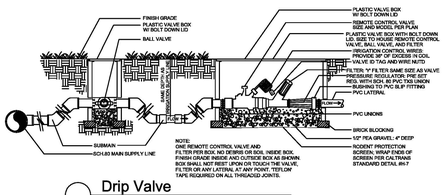
ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	2372
Total Area	5561
Average ETAF	**0.43**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Average ETAF does not exceed allowable maximum of 0.45 for non-residential areas.



NOTE:
ONE REMOTE CONTROL VALVE AND FILTER PER BOX. NO DEBRIS OR SOIL INSIDE BOX. FINISH GRADE INSIDE AND OUTSIDE BOX AS SHOWN. BOX SHALL NOT REST UPON ON TOUCH THE VALVE. FILTER OR ANY LATERAL AT ANY POINT. TEFLON TAPE REQUIRED ON ALL THREADED JOINTS.

Drip Valve
NTS

IRRIGATION LEGEND

- WILKINS 975XL REDUCED PRESSURE BACKFLOW PREVENTOR - 1 1/2"
- M — 1 1/2" WATER METER, BY OTHERS (LOCATION TO BE DETERMINE BY OWNER)
- C — HUNTER I-CORE 12 STATION OUTDOOR CONTROLLER WITH PLASTIC CABINET AND WIRELESS SOLARSYNC SENSOR
- BALL VALVE - SIZE TO LINE
- WEATHERMATIC VALVE-21000DW SERIES WITH DRIP FILTER KIT
- LATERAL LINE - SCHED. 40 PVC
- MAINLINE - 2" SCHED. 40 PVC
- ½" POLYETHYLENE DRIP TUBING

VALVE #	
GPM	SIZE

EMITTER SCHEDULE

	PSI	GPM
AGRIFIM PC-PLUS EMITTER		
1/2 GPH	0.3	.01
1 PER 1 GAL CONTAINER		
1 GPH	0.3	.02
2 PER 5 GAL CONTAINER		
2 GPH	0.3	.04
2 PER 15 GAL CONTAINER		
4 PER 24" BOX CONTAINER		
6 PER 36" BOX CONTAINER		

IRRIGATION NOTES:

1. DRAWINGS ARE SCHEMATIC ONLY FOR THE PURPOSE OF GRAPHIC CLARITY.
2. ALL MATERIALS AND THEIR INSTALLATION SHALL BE IN STRICT CONFORMANCE WITH LOCAL CODES.
3. IRRIGATION MAIN LINES ARE TO HAVE A MINIMUM OF 18 INCHES COVER: LATERAL LINES A MINIMUM OF 12 INCHES COVER.
4. ALL MAIN LINES ARE TO BE SCHEDULE 40.
5. 110 POWER SUPPLY TO CONTROLLER AND WATER METER TO BE PROVIDED BY OWNER.
6. ALL IRRIGATION PIPE UNDER PAVING OR CONCRETE SHALL BE INSTALLED IN SLEEVE PIPE.
7. RAIN SENSOR TO BE INSTALLED ON SOUTHWEST SIDE OF THE BUILDING AT LEAST 12 FT ABOVE GROUND CLEAR OF ANY OVERHANGS OR TREES.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

DESIGNED BY:
DATED 3/3/2021

James Smith

SMITH & ENRIGHT LANDSCAPING, INC.
C-27 CONTRACTOR, LIC# 757700

SMITH & ENRIGHT LANDSCAPING, INC.
License No. 757700
540 Work St Suite C • Salinas, CA 93901
TEL (831) 758-6766 • FAX (831) 758-5589
Residential • Commercial • Condominiums
e-mail: smitheuright@redshift.com

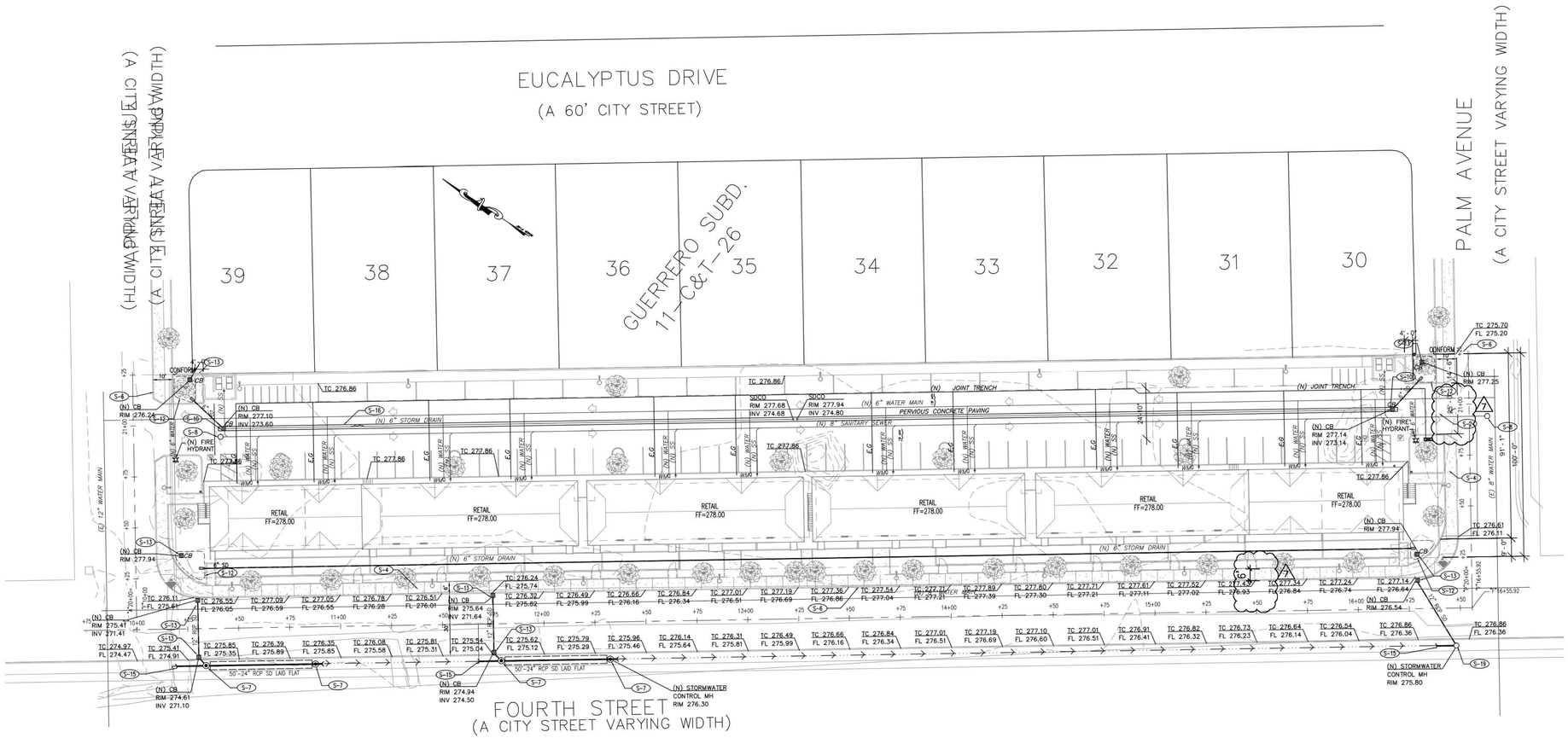
IRRIGATION PLAN FOR:
PALMAS DE GREENFIELD - MIXED RETAIL & RESIDENTIAL
FOURTH ST
GREENFIELD, CA

DATE: 3/3/2021

SCALE: 1" = 30'

DRAWN: KH

L2.0



SITE PLAN NOTES

S-1 (E) CURB AND GUTTER TO REMAIN.
S-2 (N) CONCRETE DRIVEWAY PER CITY OF GREENFIELD STANDARD DETAILS.
S-3 (E) CONCRETE SIDEWALK TO REMAIN.
S-4 (N) CONCRETE SIDEWALK PER CITY OF GREENFIELD STANDARD DETAILS.
S-5 (N) STORM DRAIN PIPE (HDPE). SIZE PER PLAN.
S-6 (N) CONCRETE CURB PER CITY STANDARD.
S-7 (N) STORMWATER CONTROL MANHOLE.
S-8 (N) SANITARY SEWER MANHOLE.
S-9 (N) CONCRETE CURB AND GUTTER PER CITY STANDARD.
S-10 (N) CATCH BASIN.
S-11 (E) OVERHEAD LINE TO BE UNDERGROUNDED.
S-12 (N) RETENTION POND/UNDERGROUND CHAMBER.
S-13 (N) UNDERGROUND CHAMBER CATCH BASIN.
S-14 (N) CONCRETE WALK.
S-15 (N) HEADWALL.
S-16 (N) STREET TREES.
S-17 (N) JOINT TRENCH.
S-18 (E) CONCRETE WALK TO REMAIN.
S-19 (N) DRYWELL.

DESIGNER'S STATEMENT

THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITHY.

I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS AND CONTOUR DELINEATED ON THIS PLOT PLAN ARE BASED UPON A SURVEY BY ACKLAND INTERNATIONAL, INC. DATED NOVEMBER 17, 2020 THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED UPON THE CITY OF GREENFIELD DATUM.

EKUNDAYO SOWUNMI
RCE 22573
EXP. 12/31/2023

REGISTERED PROFESSIONAL ENGINEER
EKUNDAYO AKIN SOWUNMI
No. 22573
Exp. 12-31-23
CIVIL
STATE OF CALIFORNIA

DATE

PLOT PLAN / SITE PLAN

SCALE: 1" = 30'- 0"

30' 0 30' 60'
SCALE: 1"=30'

SEAL:

REGISTERED PROFESSIONAL ENGINEER
EKUNDAYO AKIN SOWUNMI
No. 22573
Exp. 12-31-23
CIVIL
STATE OF CALIFORNIA

ACKLAND INTERNATIONAL, INC.
333 Hegenberger Road, Suite 206
Oakland, CA 94621
510.564.4284 (tel)
510.633.2431 (fax)

PROJECT NAME:
MULTI-FAMILY RESIDENTIAL
FOURTH STREET
GREENFIELD, CA 93927

CLIENT NAME & ADDRESS:
MR EDUARDO COUTTOLENC
354 UNIVERSITY AVE
SALINAS, CA 93901

NO.	DATE	DESCRIPTION	BY
3	03/04/22	REVIEW COMMENTS	
2	01/20/22	REVIEW COMMENTS	
1	07/14/20		

REVISION

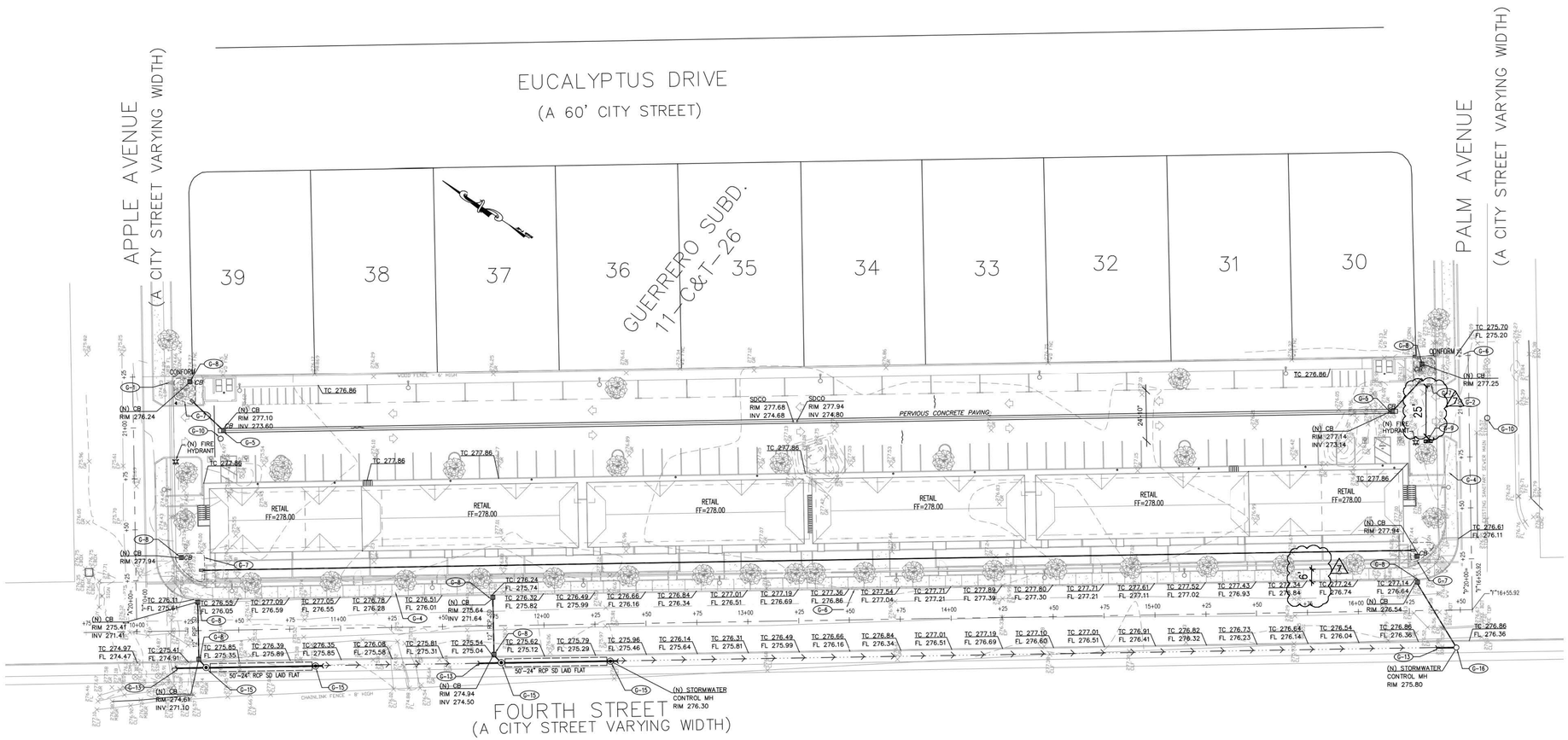
SHEET TITLE

PLOT PLAN / SITE PLAN

PROJECT NO. S20038
DRAWN BY: EU
CHECKED BY: ES
SCALE: AS SHOWN
DATE: 01-31-21
SHEET NO. C1.0

GRADING AND DRAINAGE PLAN NOTES

G-1 (E) CURB AND GUTTER TO REMAIN.
G-2 (N) CONCRETE DRIVEWAY PER CITY OF GREENFIELD STANDARD DETAILS.
G-3 (E) CONCRETE SIDEWALK TO REMAIN.
G-4 (N) CONCRETE SIDEWALK PER CITY OF GREENFIELD STANDARD DETAILS.
G-5 (N) CATCH BASIN.
G-6 (N) CONCRETE CURB AND GUTTER PER CITY STANDARDS.
G-7 (N) RETENTION POND/UNDERGROUND CHAMBER.
G-8 (N) UNDERGROUND CHAMBER CATCH BASIN.
G-9 (N) TRANSFORMER.
G-10 (N) SANITARY SEWER MANHOLE.
G-11 (N) CONCRETE PLANTER. SEE LANDSCAPE PLANS.
G-12 CONSTRUCT (N) CONCRETE WALK.
G-13 (N) HEADWALL.
G-14 (N) STORM DRAIN MANHOLE.
G-15 (N) STORMWATER CONTROL MANHOLE.
G-16 (N) DRYWELL.



CALIFORNIA HIGHWAY ROUTE US101

GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'- 0"

30' 0 30' 60'
SCALE: 1"=30'

SEAL:

ACKLAND INTERNATIONAL, INC.
333 Hegenberger Road, Suite 206
Oakland, CA 94621
510.564.4284 (tel)
510.633.2431 (fax)

PROJECT NAME:
MULTI-FAMILY RESIDENTIAL
FOURTH STREET
GREENFIELD, CA 93927

CLIENT NAME & ADDRESS:
MR EDUARDO COUTTOLENC
354 UNIVERSITY AVE
SALINAS, CA 93901

NO.	DATE	DESCRIPTION	BY
3	03/04/22	REVIEW COMMENTS	
2	01/20/22	REVIEW COMMENTS	
1	07/14/20		

REVISION

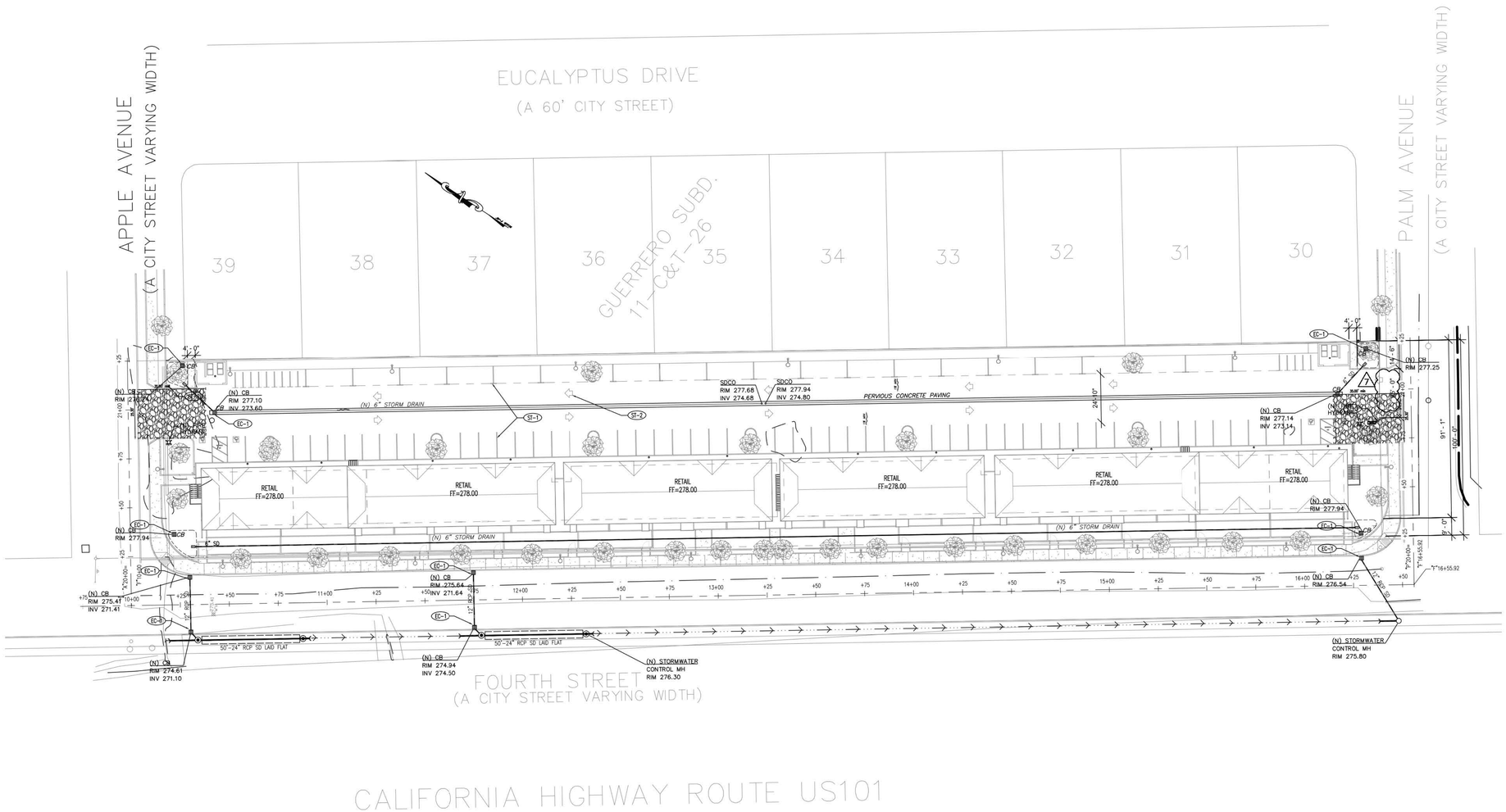
SHEET TITLE

GRADING AND DRAINAGE PLAN

PROJECT NO. S20038
DRAWN BY: EU
CHECKED BY: ES
SCALE: AS SHOWN
DATE: 01-31-21
SHEET NO. C3.0

EROSION CONTROL PLAN NOTES

EC-1 INSTALL DRAINAGE INLET PROTECTION PER CITY STANDARD.
EC-2 INSTALL STRAW WATTLE PER DETAIL 8/C5.0
EC-3 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 9/C5.0.
EC-4 (N) BIORETENTION BASIN.



EROSION CONTROL PLAN

SCALE: 1" = 30'- 0"

30' 0 30' 60'
SCALE: 1"=30'

SEAL:

REGISTERED PROFESSIONAL ENGINEER
EKUNDIO AKIN SIMMONS
No. 22573
Exp. 12-31-23
CIVIL
STATE OF CALIFORNIA

ACKLAND
INTERNATIONAL, INC.
333 Hegenberger Road, Suite 206
Oakland, CA 94621
510.564.4284 (tel)
510.633.2431 (fax)

PROJECT NAME:
MULTI-FAMILY RESIDENTIAL
FOURTH STREET
GREENFIELD, CA 93927

CLIENT NAME & ADDRESS:
MR EDUARDO COUTTOLENC
354 UNIVERSITY AVE
SALINAS, CA 93901

NO.	DATE	DESCRIPTION	BY
3	03/04/22	REVIEW COMMENTS	
2	01/20/22	REVIEW COMMENTS	
1	07/14/20		

REVISION

SHEET TITLE

EROSION
CONTROL PLAN

PROJECT NO. S20038
DRAWN BY: EU
CHECKED BY: ES
SCALE: AS SHOWN
DATE: 01-31-21
SHEET NO. C3.1

WATER DEVELOPMENT @ 60 PSI 2" LINE FROM 2" METER.
100 FT. DEVELOPMENT LENGTH.

TABLE 6-5 UPC

MAKE	QUANTITY	DESCRIPTION	FU	EXT.
P-1	2	WATER CLOSET	2.5	7.5
P-2	2	LAVATORY	1	2
BT1	1	BATHTUB	4	4
SK1	1	KITCHEN SINK	1.5	1.5
		TOTAL		15 FU

Residential Unit Water Development Length | 18

WATER DEVELOPMENT @ 60 PSI 2" LINE FROM 2" METER.
100 FT. DEVELOPMENT LENGTH.

TABLE 6-5 UPC

MAKE	QUANTITY	DESCRIPTION	FU	EXT.
P-1	2	WATER CLOSET	2.5	5
P-2	2	LAVATORY	1	2
		TOTAL		7 FU

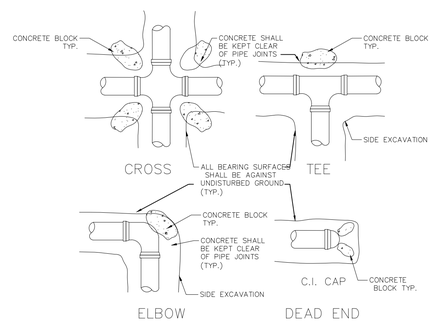
Community area Water Development Length | 18

WATER DEVELOPMENT @ 60 PSI 2" LINE FROM 2" METER.
100 FT. DEVELOPMENT LENGTH.

TABLE 6-5 UPC

MAKE	QUANTITY	DESCRIPTION	FU	EXT.
P-1	1	WATER CLOSET	2.5	2,5
P-2	1	LAVATORY	1	1
W-1	4	LARGE WASHER	3	12
W-2	8	WASHERS	2	16
		TOTAL		31.5 FU

Laundromat Water Development Length | 18



Typical Pipe Support | 6

Notes

1. TRASH CONTAINER
2. CURB
3. 12" SEWER
4. 6" SEWER

PIPE SIZING

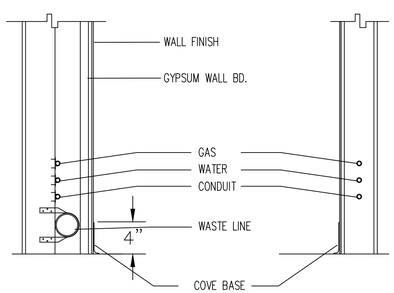
PIPE SIZE	COLD WATER GPM	COLD WATER VELOCITY (CFS)	MAIN MAX. FIX. UNITS	BRANCH MAX. FIX. UNITS	HOT WATER GPM	HOT WATER VELOCITY (CFS)	HOT WATER MAX. FIX. UNITS
1/2"	1.8	2.5	–	1 FIX	1.8	2.5	1 FIX
3/4"	4.8	3.3	–	4	4.8	3.3	4
1"	10.0	3.8	–	13	10.0	3.8	13
1-1/4"	17.0	4.5	–	24	17.0	4.4	24
1-1/2"	28.0	5.3	11	49	27.0	5.0	46

PIPING MATERIALS

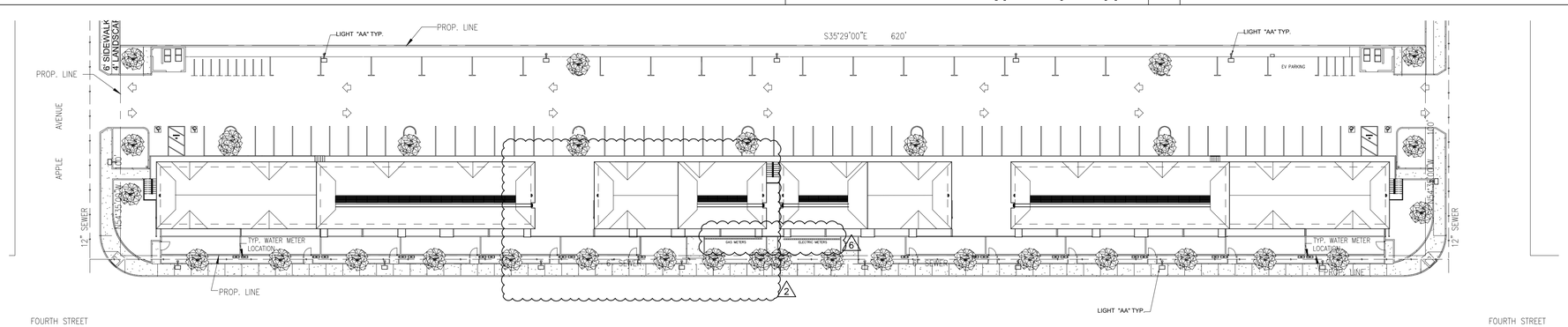
WASTE: ABS
VENT: ABS
WATER: TYPE "L" COPPER PIPE AND FITTINGS. INSULATE HOT WATER PIPING PER TITLE 24
COND. DRAIN: TYPE "L" COPPER PIPE AND FITTINGS. OR COPPER "DWV" PIPE AND FITTINGS.

General Notes

1. ALL PLUMBING FIXTURES AND PIPING IS TO BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY AND PROPERLY LABELED.
2. PLUMBING SYSTEMS SHALL BE INSTALLED IN A MANNER CONFORMING TO THE 2023 CPC AND THE MANUFACTURES RECOMMENDATIONS.
3. MINIMUM SLOPE OF ALL DRAINAGE PIPING TO BE ¼" PER FOOT (2%).
4. SOFT COOPER NOT APPROVED FOR TRAP PRIMER. USE HARD DRAWN COPPER OR OTHER APPROVED MATERIAL.
5. IF ANY CHEMICAL FEEDERS ARE CONNECTED TO WATER SUPPLY, WATER SUPPLY SHALL BE PROTECTED BY APPROVED BACKFLOW PREVENTION DEVICES



Typical Wall & Back Bar Detail 1/4"=1'-0" | 17



SCALE BAR 1"=30'
0 10' 20' 30' 40' 50' 100'

Site Plunbing Plan 1" = 30'-0" | 1

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Fax 831/663-6385
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David J. Elliott
& Associates

Palmas de GREENFIELD

Multi-Family Residential Development

Fourth Street Greenfield CA. 93927

APN: 024-151-011

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No.	Description	Date
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6	METERS REV.	03-14-2022
7	PLAN CHECK COMMENTS	06-21-2022

LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-23 STATE OF CALIFORNIA

Issue Date 02/02/21

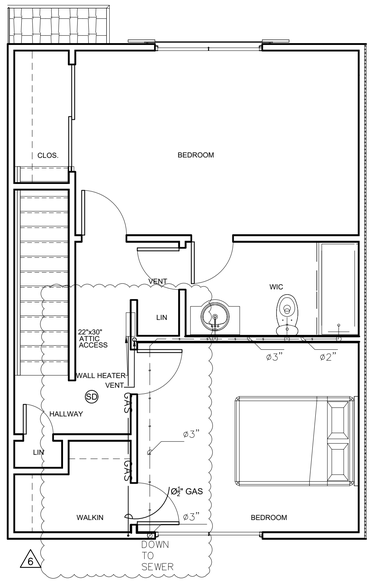
Drawn By JAFA/DJE

Project Number 1439

Sheet Title

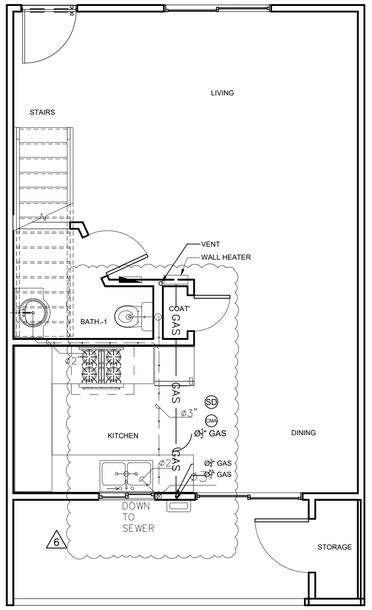
Site Plumbing Plan & Details

Sheet Number **P1.1**



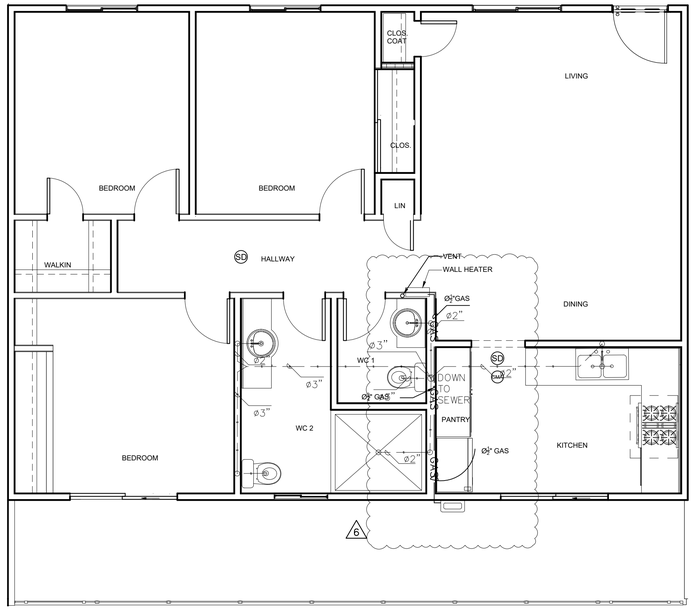
Plan North

Townhouse upper Level Sewer & Gas Plan 1/4"=1'-0" | 15



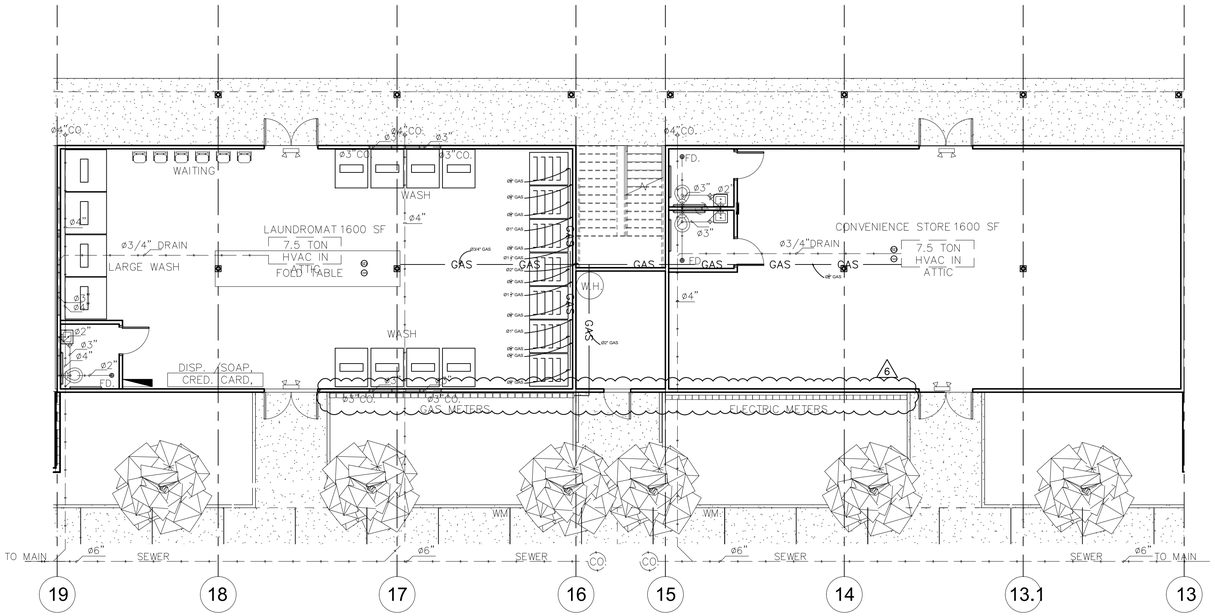
Plan North

Townhouse Lower Level Sewer & Gas Plan 1/4"=1'-0" | 11



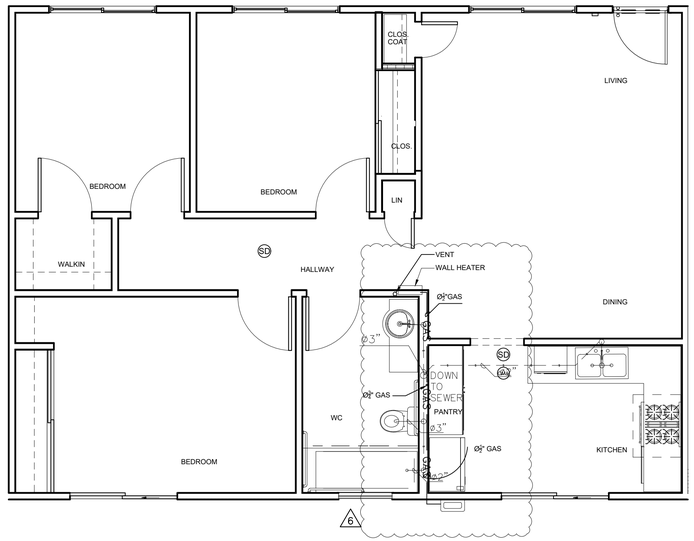
Plan North

Standard Apartment Sewer & Gas Plan 1/4"=1'-0" | 3



Plan North

Commercial/Laundromat Area Sewer &Gas Plan 1/8"=1'-0" | 9



Plan North

Typical H/C Apartment Unit Sewer & Gas Plan 1/4"=1'-0" | 1

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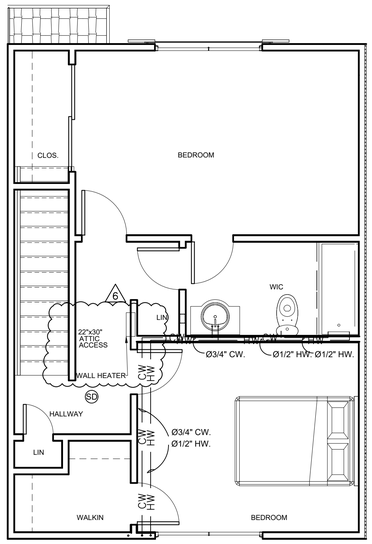
Issue Date **02/02/21**

Drawn By **JAFA/DJE**

Project Number **1439**

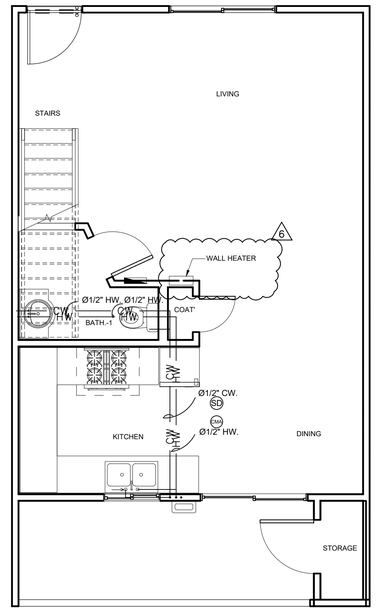
Sheet Title
Typical Units Sewer & Gas Plans

Sheet Number **P2.1**



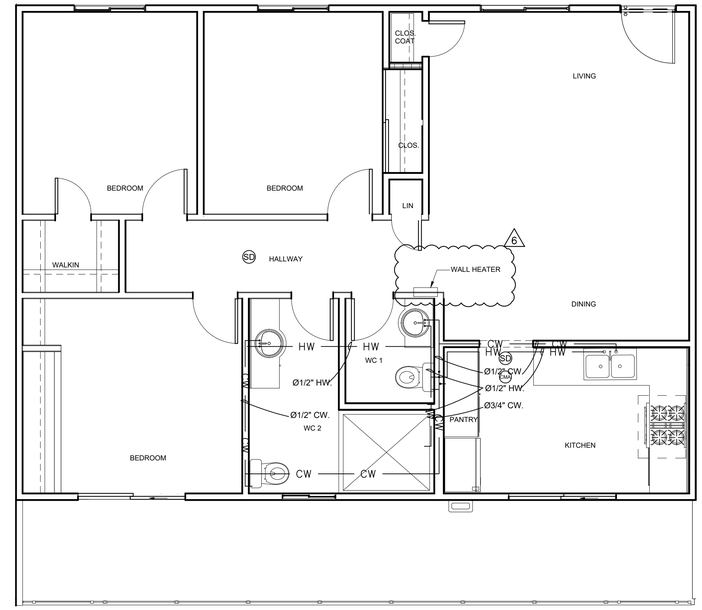
Plan North

Townhouse upper Level Plumbing Plan 1/4"=1'-0" | 15



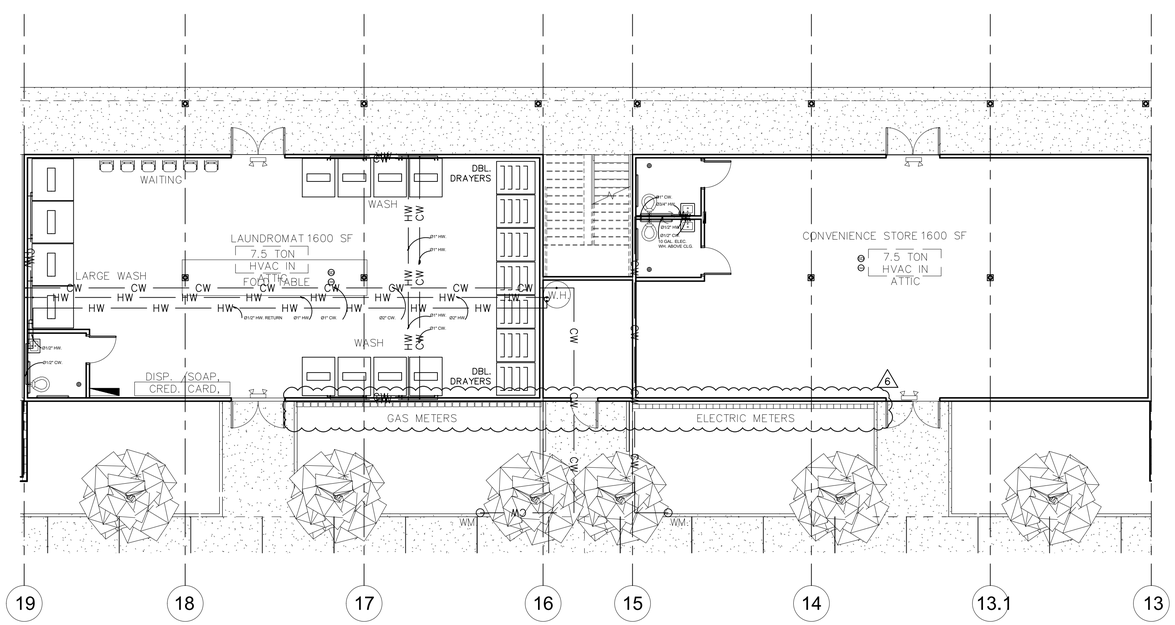
Plan North

Townhouse Lower Level Plumbing Plan 1/4"=1'-0" | 11



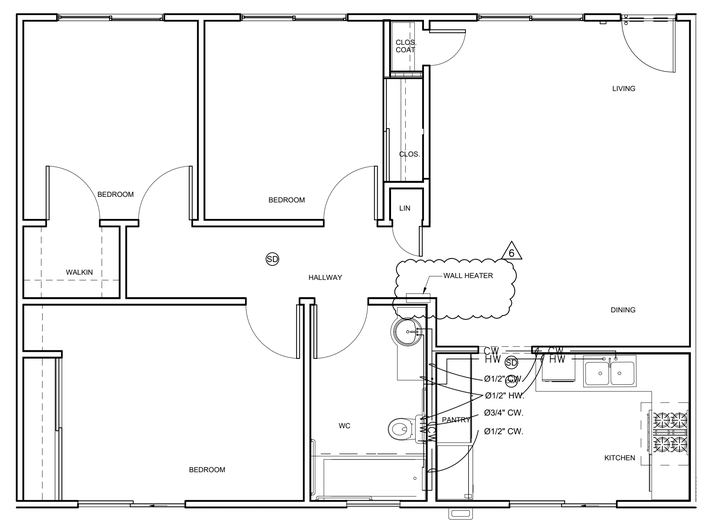
Plan North

Standard Apartment Plumbing Plan 1/4"=1'-0" | 3



Plan North

Commercial/Laundromat Area Plumbing Plan 1/8"=1'-0" | 9



Plan North

Typical Accessible Apartment Unit Plumbing Plan 1/4"=1'-0" | 1

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LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REN. 01-31-23 STATE OF CALIFORNIA

Issue Date **02/02/21**

Drawn By **JAFA/DJE**

Project Number **1439**

Sheet Title
Typical Units Water Supply Plans

Sheet Number **P2.2**

SunPower® E-Series Residential Solar Panels | E20-327

More than 20% Efficiency
Ideal for roofs where space is at a premium or where future expansion might be needed.

High Performance
Delivers excellent performance in real-world conditions, such as high temperatures, clouds and low light.[1,2,4]

Proven Value
Designed for residential rooftops, E-Series panels deliver the features, value and performance for any home.

Maxeon® Solar Cells: fundamentally better
Engineered for performance, designed for durability.

Engineered for Peace of Mind
Designed to deliver consistent, trouble-free energy over a very long lifetime.[3,4]

Designed for Durability
The SunPower Maxeon Solar Cell is the only cell built on a solid copper foundation. Virtually impervious to the corrosion and cracking that degrade conventional panels.[3]

#1 Rank in Fraunhofer durability test.[5]
100% power maintained in Atlas 25+ comprehensive durability test.[10]

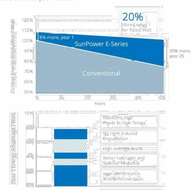
High Performance & Excellent Durability

SPR-E20-327

E20 SERIES

High Efficiency[3]
Generate more energy per square foot
E-Series residential panels convert more sunlight to electricity by producing 31% more power per panel[7] and 60% more energy per square foot over 25 years.[1,2,3]

High Energy Production[6]
Produce more energy per rated watt
High year-one performance delivers 7–9% more energy per rated watt.[2] This advantage increases over time, producing 20% more energy over the first 25 years to meet your needs.[9]



Datasheet SUNPOWER

SunPower® E20-327-D-AC | Residential AC Module Series

AC Electrical Data

		IEEE 1547a-2014[a] (default settings) min. / nom. / max.	CA Rule 21[b] min. / nom. / max.
SRD Profile			
Frequency (Hz)		59.5 / 60.0 / 60.5	58.5 / 60.0 / 60.5
Power Factor		0.99 / 1.00 / 1.00	0.85 lead / 1.00 / 0.85 lag
Reactive Power			±169 Var Volt-VAr
Voltage	@240 V	211.2 / 240 / 264 V	
	@208 V	183 / 208 / 228.8 V	
Max. Current	@240 V	1.33 A	
	@208 V	1.54 A	
DC/AC CEC Conversion Efficiency	@240 V	96.0%	
	@208 V	95.5%	
Max. Units Per 20 A Branch Circuit	@240 V	12 (single phase)	
	@208 V	10 (two pole) wye	
Power		320 W, 320 VA	

Maximize phase balance for 3-phase installations

DC Power Data

	SPR-E20-327-D-AC	SPR-E19-320-D-AC
Nominal Power* (Pnom)	327 W	320 W
Power Tolerance	+5/-0%	+5/-0%
Avg. Panel Efficiency†	20.4%	19.9%
Temp. Coef. (Power)	−0.35%/°C	
Shade Tolerance	• Three bypass diodes • Integrated module-level maximum power point tracking	

Tested Operating Conditions

Operating Temp.	−40° F to +185° F (−40° C to +85° C)
Max. Ambient Temp.	122° F (50° C)
Max. Load	Wind: 62 psf, 3000 Pa, 305 kg/m² front & back Snow: 125 psf, 6000 Pa, 611 kg/m² front
Impact Resistance	1 inch (25 mm) diameter hail at 52 mph (23 m/s)

Mechanical Data

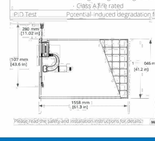
Solar Cells	96 Monocrystalline Maxeon Gen II
Front Glass	High-transmission tempered glass with anti-reflective coating
Environmental Rating	Outdoor rated
Frame	Class 1 black anodized (highest AAMA rating)
Weight	43.5 lbs (20.6 kg)
Recommended Max. Module Spacing	1.3 in. (33 mm)

Warranties and Certifications

Warranties
- 25 year limited power warranty
- 25 year limited product warranty

Certifications
- UL listed as UL 1741-SA
  - SRDs: IEEE 1547-2003, IEEE 1547a-2014, CA Rule 21 Phase 1
  - PV Rapid Shutdown Equipment
  - Equipment Grounding
  - UL 6703, UL 9703 Connectors, and Cables (load break disconnection)
  - UL 1741 AC Module (Type 2 fire rating)
- Enables installation in accordance with
  - NEC 690.6
  - NEC 690.12 Rapid Shutdown (inside and outside the array)
  - NEC 690.15 AC Connectors, 690.33(A) – (E)(1)
- FCC and ICES-003 Class B
- When used with InvisiMount racking (UL 2703):
  - Integrated grounding and bonding
  - Class A fire rated

PID Test: Potential-induced degradation free



Mounting instructions and specifications available online.

Warranties, and other specifications may differ by product. See www.sunpower.com/facts for more reference information. For more details, see extended datasheet, www.sunpower.com/datasheets.

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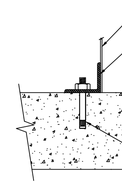
SUNPOWER

Solar Panels details N.T.S. | 14

Lighting Legend

	SYMBOL	DESCRIPTION	MANUF.	SUPPLY	FROM	NO.	NOTES:
A		2'X4' RECESSED FLUORESCENT FIXTURE	LIGHTOLIER N2GWA32120003	G.C.	G.C.	0	RECESSED FLUORESCENT FIXTURE WITH ENERGY SAVING BALLAST USES (3) WESTINGHOUSE–LIGHTING 21185 LED, T–8 TUBE 17.5W EA.(Met during cleaning operation)
B		1'X2' RECESSED FLUORESCENT FIXTURE	LIGHTOLIER	G.C.	G.C.	0	RECESSED FLUORESCENT FIXTURE USES (2) 32W T8 LIGHT BULBS.
C		2'X2' RECESSED LED LIGHT	LIGHTOLIER	G.C.	G.C.	0	RECESSED 36W LED LIGHT FIXTURE.
D		STANDARD WALL / PENDANT LIGHT	POSSINI	G.C.	G.C.	0	STANDARD AMBER ART GLASS EUY1768 W/ 5W LED SEE MANUFACTURE SPECIFICATION FOR INTERIOR
E		EMERGENCY/EXIT LIGHT		G.C. G.C.	G.C. G.C.	0	BATTERY BACKUP DUAL–LITE (CV3REW) OR EQUAL) CLEAR ACRYLIC BLADE TYPE.
F		EXIT LIGHT	NAVILITE	G.C.	G.C.	0	RECESSED MOUNT EDGE–LIT EXIT SIGN (NXECR AND NXEWR SERIES) (ACRYLIC BLADE)
AA		STREET & SITE LIGHTING PLOE GLEON–AF–01–LED–E1–SL4–7030	EXTON McGRAW EDISON	G.C.	G.C.	15	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location.
BB		BUILDING LIGHTING, WALL TYPE ISC–AF–600–LED–E1–T3–8030–ULG	EXTON McGRAW EDISON	G.C.	G.C.	16	(16) 3000K CCT, 80 CRI LEDs and (1) UPLIGHT LED ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER
DD	PLAN ELEV.	BUILDING LIGHTING, WALL TYPE	POSSINI	G.C.	G.C.	72	STANDARD AMBER ART GLASS EUY1768 W/ 4.5W LED SEE MANUFACTURE SPECIFICATION FOR EXTERIOR WALL UNITS AT EACH ENTRANCE.



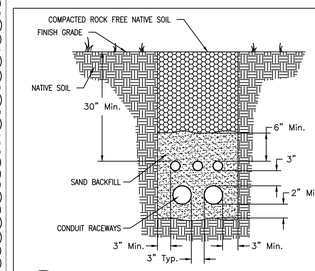
2 E-1.0 TYPICAL ANCHOR BOLT DETAIL

Anchor Bolt Detail N.T.S. | 11

Type BB

Type DD

Type BB & DD Exterior Lighting NTS | 6

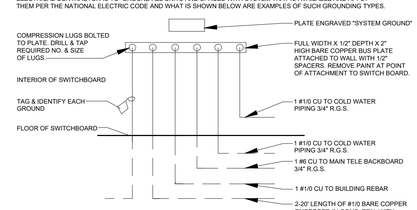


NOTES :
- Backfill in 8" max. layers.
- Compact to 95% relative compaction at paved areas, and underfloors.
- Compact to 85% relative compaction at landscaped areas.
- Maintain 8" separation between Tele. or Data raceways and any Power raceways.
- Trench finish shall match the existing surface finish.

1 E-1.0 TYPICAL TRENCH DETAIL

Trench Detail N.T.S. | 10

NOTE: N.T.S.
ELECTRICAL CONTRACTOR IS TO GROUND ALL UNITS AND SPACES WITH SYSTEM THAT IS AVAILABLE AND APPLY THEM PER THE NATIONAL ELECTRIC CODE AND WHAT IS SHOWN BELOW ARE EXAMPLES OF SUCH GROUNDING TYPES.

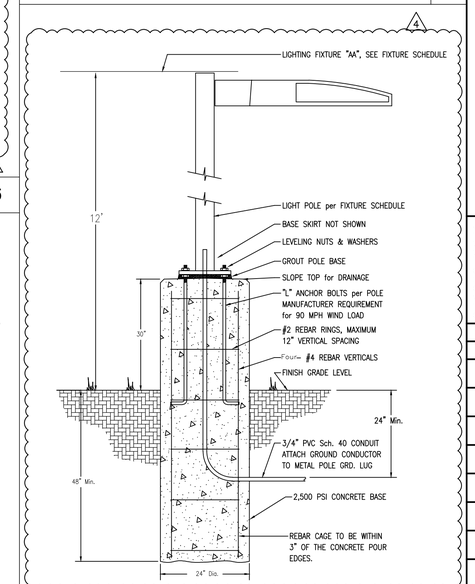


Grounding Detail N.T.S. | 6

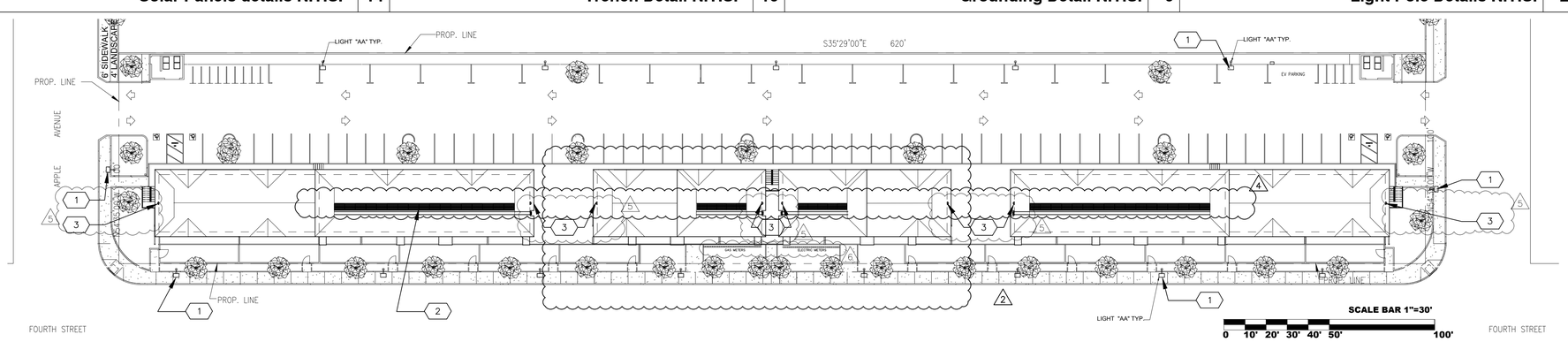
Notes

1. STREET AND SITE LIGHT POLE, SEE LIGHTING LEGEND TYPE "AA" FOR DETAILED INFORMATION. SEE DETL# 2/E1.1
2. SOLAR PANELS, SEE DEETL# 14/E1.1
3. WALL LIGHT TYPE "BB" [illegible]
4. WALL LIGHT TYPE DD AT FRONT DOORS LIGHTS UP ON TIMER TO HOUSE PANEL AND BACK YARD DOORS ON PRIVATE SWITCH.SEE E2.1 FOR LOCATION

Type AA Exterior Lighting NTS | 3



Light Pole Details N.T.S. | 2



SCALE BAR 1"=30'
0 10' 20' 30' 40' 50' 100'

Site Electrical Plan 1" = 30'-0" | 1

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Multi-Family Residential Development

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APN: 024-151-011

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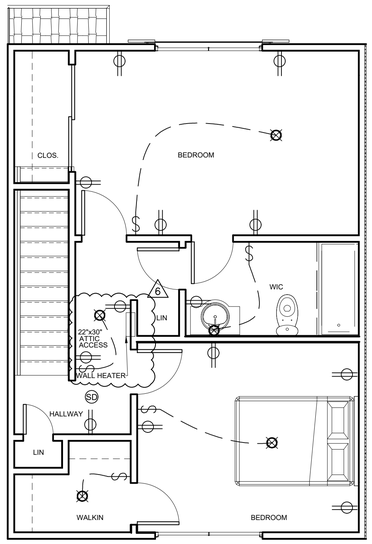
Revisions

No.	Description	Date
1	ADD CIVIL DRWGS & DETLS	03-05-2021
2	DESIGN REV.	09-03-2021
3	CIVIL DESIGN REV.	01-21-2022
4	PLANING PLAN CHECK REV.	02-01-2022
5	PLAN CHECK REV.	03-04-2022
6	METERS REV.	03-14-2022
7	PLAN CHECK COMMENTS	06-21-2022

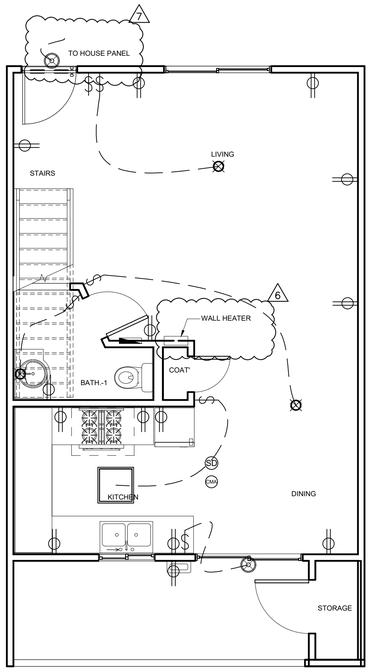
LICENSED ARCHITECT DAVID J. ELLIOTT No. C-11776 REV. 01-31-22 STATE OF CALIFORNIA

Issue Date	02/02/21
Drawn By	JAFA/DJE
Project Number	1439
Sheet Title	Site Electrical Plan & Details
Sheet Number	E1.1



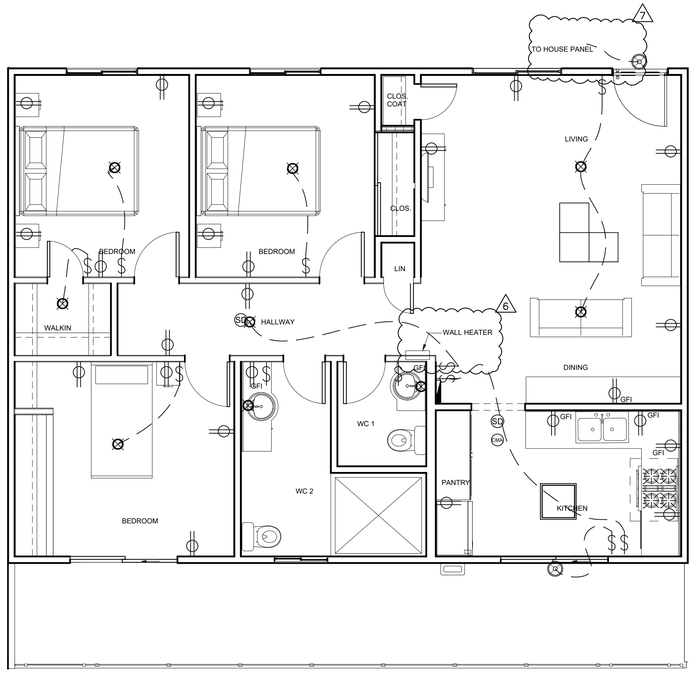
Plan North

Townhouse upper Level Electrical Plan 1/4"=1'-0" | 15



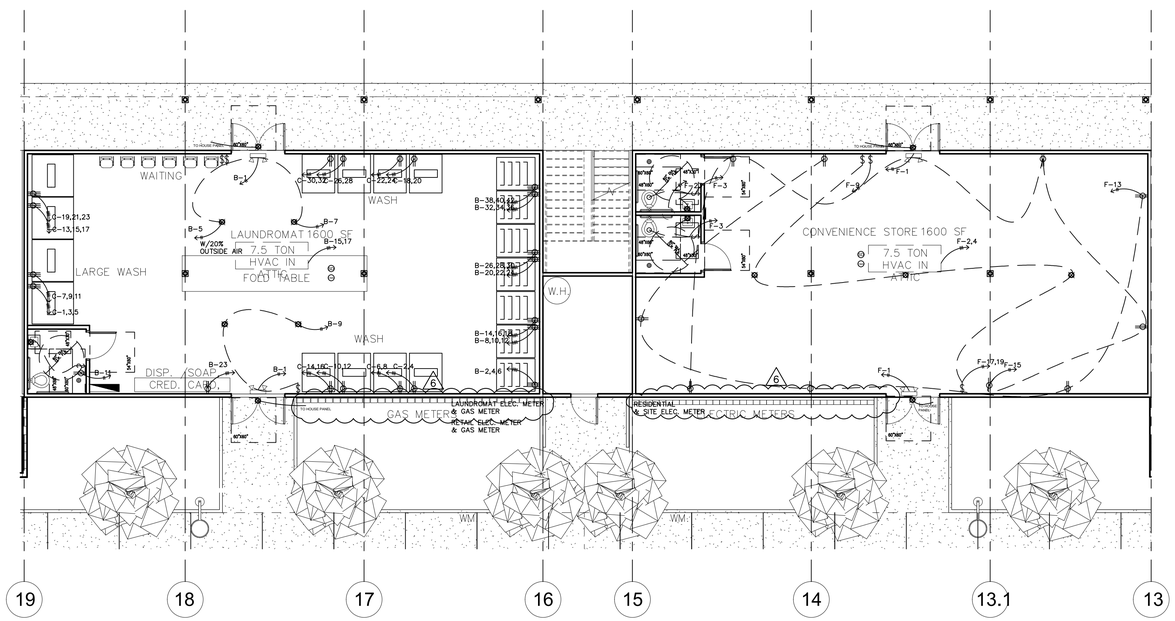
Plan North

Townhouse Lower Level Electrical Plan 1/4"=1'-0" | 11



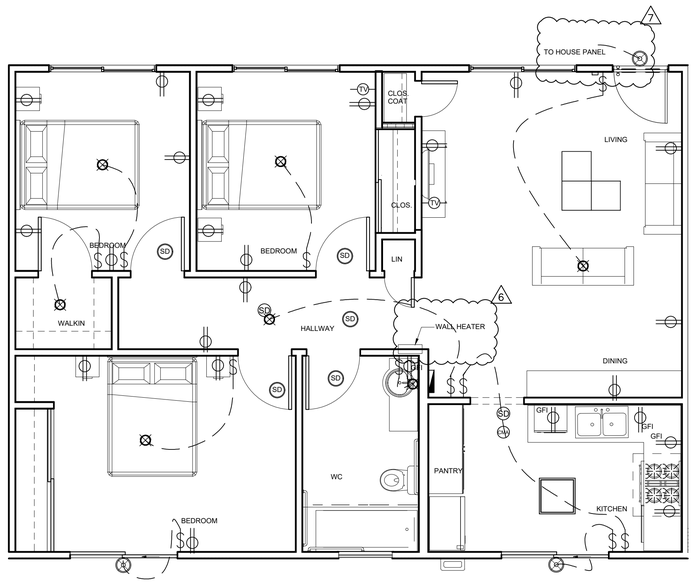
Plan North

Standard Apartment Electrical Plan 1/4"=1'-0" | 3



Plan North

Community/Laundromat Area Electrical Plan1/8"=1'-0" | 9



Plan North

Typical Accessible Apartment Unit Electrical Plan 1/4"=1'-0" | 1

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Issue Date **02/02/21**

Drawn By **JAFA/DJE**

Project Number **1439**

Sheet Title
Typical Units Electrical Plans

Sheet Number **E2.1**