



City of Greenfield

Greenfield Civic Center
599 El Camino Real
Greenfield, CA 93927

Planning Commission Special Meeting

Agenda

March 3, 2020

6:00 P.M.

CHAIR STEPHANIE GARCIA
VICE CHAIR TINA MARTINEZ
COMMISSIONER MARIA CASTILLO
COMMISSIONER ERNEST GALLARDO
COMMISSIONER ROBERT URQUIDES

AGENDA & ORDER OF BUSINESS

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS ONLY ON THE AGENDA

E. ADOPTION OF THE FEBRUARY 4, 2020 PLANNING COMMISSION MINUTES -Page 3

F. BUSINESS

- 1. CONCEPTUAL REVIEW OF GREENFIELD COMMONS MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT THE SOUTHEAST CORNER OF WALNUT AVENUE AND 3RD STREET-Page 5**

- a. Staff Report
- b. Open/Close Public Comment
- c. Planning Commission Discussion/Review

G. COMMENTS FROM PLANNING COMMISSION AND STAFF

H. ADJOURNMENT

City of Greenfield
Planning Commission Minutes
February 4, 2020

CALL TO ORDER

Chair Martinez called the meeting to order at 6:04 p.m.

ROLL CALL

Present: Chair Tina Martinez, Commissioner Stephanie Garcia, Commissioner Ernest Gallardo, Commissioner Robert Urquidez.

Absent: Vice Chair Maria Castillo

Staff: Community Development Director Mugañ, Building Official Martinez and Deputy City Clerk Gomez

Guest: None

PUBLIC COMMENTS FROM THE AUDIENCE/STAFF ON ITEMS NOT ON THE AGENDA

No comments were received.

CONSIDERATION OF MEETING DATES FOR THE 2020 CALENDAR YEAR

Staff report was presented by Deputy City Clerk Gomez.

Chair Martinez opened public comment.

No comments were received.

Chair Martinez closed public comment.

Commissioner Gallardo stated he would not be able to attend the April 7, 2020 and May 5, 2020 Planning Commission meetings.

Motion by Commissioner Garcia, seconded by Commissioner Gallardo to approve the meeting dates for the 2020 Calendar year. All approved. Motion carried.

ELECTION OF CHAIR & VICE CHAIR OF THE PLANNING COMMISSION FOR THE 2020 CALENDAR YEAR

Staff report was presented by Deputy City Clerk Gomez.

Chair Martinez opened public comment.

No comments were received.

Chair Martinez closed public comment.

Motion by Commissioner Gallardo, seconded by Chair Martinez to elect Commissioner Garcia as the Chair of the 2020 Calendar year. All in favor. Motion carried.

Motion by Commissioner Garcia, seconded by Commissioner Gallardo to elect Commissioner Martinez as the Vice-Chair of the 2020 Calendar year. All in favor. Motion carried.

UPDATE ON CURRENT PROJECTS

Oral report was presented by Community Development Director Mugan.

Chair Garcia opened public comment.

No comments were received.

Chair Garcia closed public comment.

COMMENTS FROM PLANNING COMMISSION AND STAFF

Commissioner Urquidez wanted an update on the City's Gateway signs that were located on both North and South side of Greenfield. Community Development Director Mugan stated he would follow up and provide an update.

Vice-Chair Martinez and Commissioner Gallardo wanted to know who maintained the Post Office Boxes in the City. She stated that they have graffiti or damaged and they should be replaced or cleaned up. Community Development Director Mugan stated he would look into it and provide an update.

Vice-Chair Martinez commended staff for obtaining the Permit Tracking System. She stated it will make a difference where everything is transparent for customers and provide adequate information.

Community Development Director Mugan encouraged Planning Commission to visit him anytime to discuss anything of interest or questions they may have.

ADJOURNMENT

Chair Garcia adjourned meeting at 7:16 pm

Chair of the Planning Commission

Secretary of the Planning Commission



Planning Commission Memo

599 El Camino Real Greenfield CA 93937 831-674-5591
www.ci.greenfield.ca.us

DATE: February 27, 2020

AGENDA DATE: March 3, 2020

TO: Planning Commissioners

PREPARED BY: Rob Mullane, AICP, Consulting Planner

TITLE: **CONCEPTUAL REVIEW OF GREENFIELD COMMONS MULTI-FAMILY RESIDENTIAL PROJECT LOCATED AT THE SOUTHEAST CORNER OF WALNUT AVENUE AND 3RD STREET**

AUTHORITY AND PROCEDURES

This project is being presented for conceptual review by the Planning Commission. The proposed project requires a Design Review permit and a minor subdivision/parcel map along with the requisite environmental review. A conceptual review provides a project applicant the opportunity to introduce the project prior to a formal decision-making hearing on the required project approvals. Following the applicant's presentation of the project, the Planning Commission may provide any preliminary comments or feedback, or the Commission may reserve comments until the project is formally considered as an action item.

PROJECT DESCRIPTION SUMMARY

The proposed project, Greenfield Commons, is for a 222-unit multi-family residential development on a 10.96-acre site at 41206 Walnut Avenue. A two-lot subdivision/parcel map is also proposed and intended to allow for phasing of the project's construction. The project site is at the southeast corner of Walnut Avenue and Tenth Street (see Figure 1). The project applicant is EAH Housing of San Rafael, CA, and represented by EAH Housing project manager Michael Schiaier.

The project is zoned R-M Multiple Family Residential (7 to 15 du/acre). To the west of the project site (across 3rd Street) is the Walnut Avenue Specific Plan Area. The project site is adjacent to single-family residential uses to the east and south, to the Cesar Chavez Elementary School to the southeast, and agricultural or rural residential uses to the north and southwest.

Figure 1 – Project Site Location Map



The project is proposed as a 100% affordable housing project, with approximately half of the units reserved for agricultural employees. Because of the affordable housing component, the project qualifies for a density bonus to support the proposed 20.2 du/acre residential density.

The proposed project includes 78 one-bedroom units, 88 two-bedroom units, and 56 three-bedroom units. These units are distributed among eight individual buildings, with four additional buildings proposed for laundry facilities, a maintenance building, and a community building (see Figure 2). The proposed community building is a 4,146-sf one story building size located at the northwest corner of the site closest to the intersection of Third and Walnut. Unit sizes range from an average of 618 sf for the 1-bedroom units to 814 sf for the 2-bedroom units and 1,147 sf for the 3-bedroom units. A total of 333 parking spaces are provided, and a parking modification is requested as one of the density bonus incentives.

After a brief staff report by City staff, the applicant team will provide a PowerPoint presentation. The applicant presentation will include a more in-depth overview of the project description and go

Figure 2 – Site Plan

Landscape Plan



over the proposed site plan and architectural design. The applicant has provided a letter introducing the project (Attachment 1), and the project plan set is provided as Attachment 2.

PROJECT ANALYSIS

As a conceptual review, no detailed project analysis has been conducted. This analysis will be included with the staff report for the Design Review consideration. It is important, however, to note that the site is adjacent to active agricultural operations across Walnut Avenue, and that the applicant team is in discussion with the Monterey County Agricultural Commissioner's Office regarding the adequacy of the proposed 100-foot agricultural buffer. The Agricultural Commissioner's Office will ultimately render a recommendation on the width of this buffer, and accommodating a wider buffer could require a substantial project redesign.

Environmental Review/CEQA

The project will also undergo environmental review pursuant to the California Environmental Quality Act (CEQA). A Request for Proposals (RFP) for this environmental review has been drafted, and staff anticipates releasing the RFP later this month. Once proposals are received and reviewed, the City would retain the environmental consultant, and then work on the CEQA

document would commence. The CEQA review process is typically at least a three- to four-month process, and the CEQA review process must be completed before the project returns to the Planning Commission for consideration of the Design Review and Parcel Map.

PLANNING COMMISSION ROLE

As noted above, the project is being presented to the Planning Commission for conceptual review purposes. The Commission is free to provide any comments on the project components and project design, and the applicant team can opt to incorporate any such feedback. This is not a decision-making hearing, and the applicant team is not compelled to make modifications to the project and its design as a result of Commissioner comments. The project will return to the Planning Commission for formal consideration of the Design Review, the Parcel Map, and the associated environmental document once the environmental review has been completed.

RECOMMENDATION

It is recommended the Planning Commission conduct conceptual review of the project and provide any input or comments that the Commission would like to convey at this point in the process. Although this conceptual review is not a formal public hearing, staff recommends that the Commission receive any public comments on the project for additional input on the project. Conceptual review comments by the Planning Commission are not binding, and the project will return for formal project approvals at a later stage. No votes or formal action is necessary at this time, and as such there is no recommended motion.

ATTACHMENTS

1. Letter from the applicant regarding the project dated February 20, 2020
2. Project Plan Set

*Expanding the range of opportunities for all by
developing, managing and promoting quality
affordable housing and diverse communities.*



2020-02-20

Planning Commission
Attn: Paul Muga
Community Development Director
City of Greenfield
699 El Camino Real
Greenfield, CA 93937

Please distribute to:
Stephanie Garcia-Chair
Tina Martinez- Vice-Chair
Maria Castillo- Commissioner
Ernest Gallardo-Commissioner
Robert Urquides-Commissioner

Re: 41206 Walnut Avenue Concept Review – Planning Commission, March 03, 2020

Members of the Planning Commission:

EAH is pleased to introduce a residential development proposal for the vacant lot located at 41206 Walnut Avenue, formerly the Jim McNulty property. The following is a brief statement of qualifications and development summary followed by a discussion of Housing Element compliance and local partnerships to date. This letter can be used to supplement information included in the Project Description submitted with Project Application.

EAH Statement of Qualifications

EAH develops and manages affordable housing designed for working families, older adults, veterans, and persons with special needs. Now in our 51st year, EAH has nearly 500 employees across California and Hawaii and is still growing. We serve our residents through real estate development, property management and housing advocacy. EAH currently manages over 100 communities with more than 8,900 units, 20,000 residents in 17 counties. We work in partnership with numerous federal, state, and local organizations to leverage limited resources used to improve resident services, building and living conditions, and environmental sustainability.

EAH is committed to preserving affordability for all income restricted units over the entire life of the property. As owner and operator, EAH will actively maintain the Greenfield residential development. EAH provides on-site housing for resident managers and employs a host of support staff including resident services, workforce development, maintenance and grounds personnel.

Expanding the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities.



Summary

Overview

EAH proposes to develop 222 residential units on a 10.97-acre parcel at 41206 Walnut Avenue in Greenfield, CA. The development will provide permanently affordable, year-around rental housing to individuals and families. Approximately half of the units will be reserved for employees in the agriculture sector and the remaining, approximately, 110 units will be open to anyone earning between 25-70% of the Monterey County Area Median Income (AMI). For example, a family of four with annual earnings between \$23,000 and \$63,000 will be eligible to apply for rental housing.

Housing Element Compliance

The proposed development is consistent with the State's Housing Element law, which establishes that, "the availability of housing...for every Californian, including farmworkers, is a priority of vital importance." (Gov't Code 65580). EAH strongly supports Greenfield's effort to address the State's priority. Housing Element Programs 6.4L and 6.4B commit to facilitate the development of housing for agricultural workers and remove barriers to development of farmworker housing. Programs 6.2A through 6.2E, whereby the City commits to promote and assist with development of affordable housing further supports the State's housing agenda and is consistent with EAH's goal to create community by developing, managing and promoting quality affordable housing.

Housing Element Programs 6.7B through 6.7F address energy efficient design standards. EAH is committed to environmental sustainability. Since 2009, our Building Sustainable Communities Initiative has contributed to job growth in the renewable energy sector, improved living conditions for over 20,000 residents, and reduced environmental impact on over 100 communities throughout California and Hawaii. The project will be certified LEED Gold for Homes, exceed current Title 24 building standards by at least 15% and offset 100% of the Project's total energy load through on-site renewable energy generation. Solar/PV, low flow water systems, drought tolerant landscaping, and energy efficient appliances minimize the impact of residential development and reduce utility costs for residents.

Housing Element Objective 6.8 pertains to housing preservation and maintenance. EAH's Stewardship Initiative is committed to the development of thriving communities. EAH preserves site infrastructure, provides building, unit and grounds maintenance and provides two on-site housing units property management staff. EAH resident services provide workforce development, afterschool, and other community-specific programs.

Partnerships & Endorsements

EAH property management staff build on existing local networks to provide community support for our residents. In 50 years of operations we have countless partners in dozens of cities. Partnerships typically include local fire, police, school district and chamber of commerce.

*Expanding the range of opportunities for all by
developing, managing and promoting quality
affordable housing and diverse communities.*



Since acquiring the property in April 2019, EAH has received the endorsement of the Monterey Bay Economic Partnership (MBEP), Center for Community Advocacy (CCA) and Monterey County District 3 Supervisor, Chris Lopez. To date, the County of Monterey has demonstrated support for the project with a CDBG award for \$350,000 and \$1,423,000 in County HOME funds. In January 2020, EAH and the County of Monterey submitted a joint application to the State for No Place Like Home Funds.

EAH is pleased to present the City of Greenfield with our project proposal. We look forward working with the community in the coming months and years. Thank you for your time, we welcome your questions.

Regards,

Michael Schaier

Project Manager
Real Estate Development
415.295.8854

michael.schaier@eahhousing.org



41206 WALNUT AVENUE

Greenfield, CA 93927

2019-07-19



22 Pelican Way
San Rafael, CA 94901

HED

601 S. Figueroa Street, Suite 500
Los Angeles, CA 90017

PROJECT SUMMARY

GENERAL INFORMATION

PROJECT DESCRIPTION:
2-STORY MULTI-FAMILY PROJECT WITH TOTAL 222 UNITS AND ON GRADE PARKING

ADDRESS
41206 WALNUT AVE, GREENFIELD, CA 93927

APN 109-082-012-000

PLANNING AREA Central Salinas Valley

CENSUS TRACT # 112.02/2

HARDSCAPE 140,620 SF (118,800 sf Parking + 21,820 sf Path Way)

PLANNING AND ZONING

ZONING R-M (Multiple Family Residential)

LOT AREA	Phase 1	Phase 2	Phase 1 & 2 Combined
	5.54 acres	5.43 acres	10.97 acres

ALLOWED DENSITY Up to 15 du/ac per... *GREENFIELD MUNICIPAL CODE - 17.30.020C*
Up to 20.25 du/ac *GREENFIELD MUNICIPAL CODE DENSITY BONUS - 17.50.030A.1*

PROVIDED DENSITY	Phase 1	Phase 2	Phase 1 & 2 Combined
	112 Units / 5.54 Acres = 20.22 du/ac	110 Units / 5.43 Acres = 20.25 du/ac	222 UNITS

STREET DEDICATION 12' on 3rd St, 12' on Walnut Ave. (.40 Acre or 17,424 SF). To be constructed in Phase 1

BUILDING HEIGHT LIMIT 35' for primary structures, 16' for accessory *GREENFIELD MUNICIPAL CODE TABLE 17.30-3*

PROPOSED NO. OF BUILDINGS	Phase 1	Phase 2	Phase 1 & 2 Combined
	(5) Residential Buildings	(4) Residential Buildings	(9) Residential Buildings

(1) Community Building (1) Laundry Buildings (2) Laundry Buildings
(1) Laundry Building (1) Maintenance Building (1) Maintenance Building

TOTAL 7 Buildings 6 Buildings 13 Buildings

LOT COVERAGE

ALLOWED LOT COVERAGE 60% Maximum of Lot Area *TITLE 17 - SEC. 17.30.040, TABLE 17.30-3*

Phase 1
ALLOWABLE LOT COVERAGE 5.54 Acre (241,339.6 SF) x 60% = 3.32 Acre (144,803.8 SF)

COMMUNITY SUPPORT 4,457 SF
LAUNDRY BUILDING 1 2,180 SF
BUILDING A 4,593 SF
BUILDING B 12,826 SF
BUILDING C 16,012 SF
BUILDING D 12,826 SF
BUILDING E 16,691 SF

PROVIDED COVERAGE TOTAL 69,585 SF

Phase 2
ALLOWABLE LOT COVERAGE 5.43 Acre (236,839.4 SF) x 60% = 3.26 Acre (142,121.6 SF)

BUILDING F 11,625 SF
BUILDING G 12,826 SF
BUILDING H 8,700 SF
BUILDING I 28,761 SF
LAUNDRY BUILDING 2 2,180 SF
MAINTENANCE BUILDING 1,120 SF

PROVIDED COVERAGE TOTAL 65,212 SF

Phase 1 & 2 Combined
ALLOWABLE LOT COVERAGE 10.97 Acre (478,179 SF) x 60% = 6.582 Acre (286,907 SF)

PROVIDED COVERAGE TOTAL 134,797.2 SF

OPEN SPACE

REQUIRED OPEN SPACE 40% Minimum of Lot Coverage *TITLE 17 - SEC. 17.30.040, TABLE 17.30-3*

Phase 1
REQUIRED OPEN SPACE 69,585 SF x 40% = 27,834 SF
PROVIDED OPEN SPACE 241,339 SF - 69,585 SF = 171,754 SF

Phase 2
REQUIRED OPEN SPACE 65,212 SF x 40% = 26,084.8 SF
PROVIDED OPEN SPACE 236,839 SF - 65,212 SF = 171,627 SF

Phase 1 & 2 Combined
REQUIRED OPEN SPACE 134,797 SF x 40% = 53,919 SF
PROVIDED OPEN SPACE 478,179 SF - 134,797 SF = 343,328 SF

RESIDENTIAL GROSS FLOOR AREA

Phase 1
BUILDING A 9,186 SF
BUILDING B 25,902 SF
BUILDING C 32,024 SF
BUILDING D 25,902 SF
BUILDING E 33,184 SF
TOTAL 126,198 SF

Phase 2
BUILDING F 22,238 SF
BUILDING G 25,902 SF
BUILDING H 17,037 SF
BUILDING I 56,279 SF
TOTAL 121,456 SF

Phase 1 & 2 Combined
TOTAL 247,654 SF

SETBACKS

REQUIRED SETBACKS
FRONT 10'
STREET SIDE 10'
REAR 15'
INTERIOR 5'

TITLE 17 - SEC. 17.30.040, TABLE 17.30-3

PROVIDED SETBACKS
FRONT (WALNUT AVE) 10'
STREET SIDE (3RD ST.) 10'
REAR All setbacks are Interior or Front
INTERIOR 5'

UNIT MIX

Phase 1	1BR	2BR	3BR	TOTAL
BUILDING A	4	0	4	8
BUILDING B	0	24	0	24
BUILDING C	16	0	12	28
BUILDING D	0	24	0	24
BUILDING E	16	0	12	28
TOTAL	36	48	28	112

Phase 2	1BR	2BR	3BR	TOTAL
BUILDING F	12	0	8	20
BUILDING G	0	24	0	24
BUILDING H	0	16	0	16
BUILDING I	30	0	20	50
TOTAL	42	40	28	110

Phase 1 & 2 Combined	1BR	2BR	3BR	TOTAL
BUILDING A	4	0	4	8
BUILDING B	0	24	0	24
BUILDING C	16	0	12	28
BUILDING D	0	24	0	24
BUILDING E	16	0	12	28
BUILDING F	12	0	8	20
BUILDING G	0	24	0	24
BUILDING H	0	16	0	16
BUILDING I	30	0	20	50
TOTAL	78	88	56	222
UNIT MIX	35%	40%	25%	100%

AVERAGE UNIT SIZE

1 Bedroom Unit - 618 SF
2 Bedroom Unit - 819 SF
3 Bedroom Unit - 1,147 SF

VEHICLE PARKING

Phase 1

REQUIRED SPACES 1 Space per (36) 1 Bedroom = 36 SPACES
2 Space per (48) 2 Bedroom = 96 SPACES
2 Space per (28) 3 Bedroom = 56 SPACES

GREENFIELD MUNICIPAL CODE SECTION 17.58.080, TABLE 17.58-1, SECTION 17.50.030G.4

TOTAL 112 units = 188 SPACES REQUIRED

PROVIDED SPACES 1.5 Spaces per Unit
TOTAL 112 units x 1.5 = 168 SPACES (6-ADA SPACES, 9 EV SPACES)

REQUIRED ADA SPACES *TITLE II AND TITLE III OF 2010 ADA FEDERAL ACCESSIBILITY STANDARDS*
TOTAL 6 Spaces

Phase 2

REQUIRED SPACES 1 Space per (42) 1 Bedroom = 42 SPACES
2 Space per (40) 2 Bedroom = 80 SPACES
2 Space per (28) 3 Bedroom = 56 SPACES

GREENFIELD MUNICIPAL CODE SECTION 17.58.080, TABLE 17.58-1, SECTION 17.50.030G.4

TOTAL 110 units = 178 SPACES REQUIRED

PROVIDED SPACES 1.5 Spaces per Unit
TOTAL 110 units x 1.5 = 165 SPACES (6 ADA SPACES, 8 EV SPACES)

REQUIRED ADA SPACES *TITLE II AND TITLE III OF 2010 ADA FEDERAL ACCESSIBILITY STANDARDS*
TOTAL 6 Spaces

Phase 1 & 2 Combined

TOTAL REQUIRED SPACES 1 Space per (78) 1 Bedroom = 78 SPACES
2 Space per (88) 2 Bedroom = 176 SPACES
2 Space per (56) 3 Bedroom = 112 SPACES

GREENFIELD MUNICIPAL CODE SECTION 17.58.080, TABLE 17.58-1, SECTION 17.50.030G.4

TOTAL 222 Units = 366 SPACES REQUIRED

PROVIDED SPACES 222 units x 1.5 = 333 SPACES PROVIDED
TOTAL 12 ADA, 321 STANDARD (INCLUDE 17 EV SPACES)
* 222 Spaces with carports & solar panels

REQUIRED ADA SPACES *TITLE II AND TITLE III OF 2010 ADA FEDERAL ACCESSIBILITY STANDARDS*
TOTAL 12 SPACES

BICYCLE PARKING

Phase 1
REQUIRED BICYCLE PARKING 1 SPACE PER UNIT - 112 SPACES
PROVIDED BICYCLE PARKING 60 Outdoor Spaces 56 Secured Overnight Spaces
TOTAL 116 SPACES

TITLE 17 - SEC 17.58.100, TABLE 17.58-3

Phase 2
REQUIRED BICYCLE PARKING 1 SPACE PER UNIT - 110 SPACES
PROVIDED BICYCLE PARKING 55 Outdoor Spaces 56 Secured Overnight Spaces
TOTAL 111 SPACES

TITLE 17 - SEC 17.58.100, TABLE 17.58-3

Phase 1 & 2 Combined
REQUIRED BICYCLE PARKING 1 SPACE PER UNIT - 222 SPACES
PROVIDED BICYCLE PARKING 115 Outdoor Spaces 112 Secured Overnight Spaces
TOTAL 227 SPACES

TITLE 17 - SEC 17.58.100, TABLE 17.58-3



EAH Housing

22 Pelican Way
San Rafael
CA 94901 415-258-1800

Greenfield Commons

41206 Walnut Ave
Greenfield, CA
93927

SCHEMATIC DESIGN
9.20.19

Date Issued For

FOR REFERENCE ONLY
NOT FOR CONSTRUCTION

HED

601 South Figueroa Street
Suite 500
Los Angeles, California
90017 USA

(213) 542-4500

WWW.HED.DESIGN

Project Data

G-005



3



4



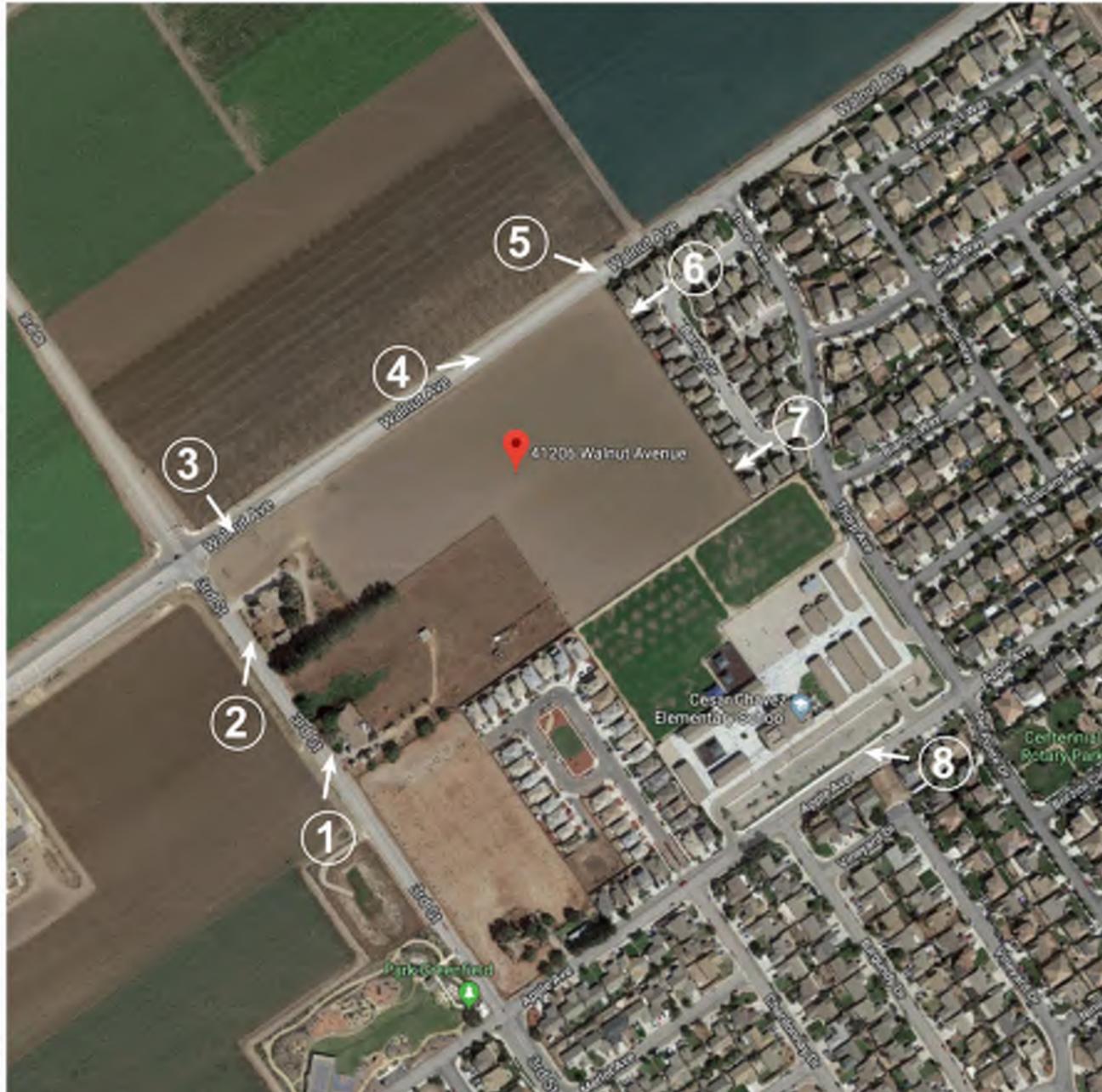
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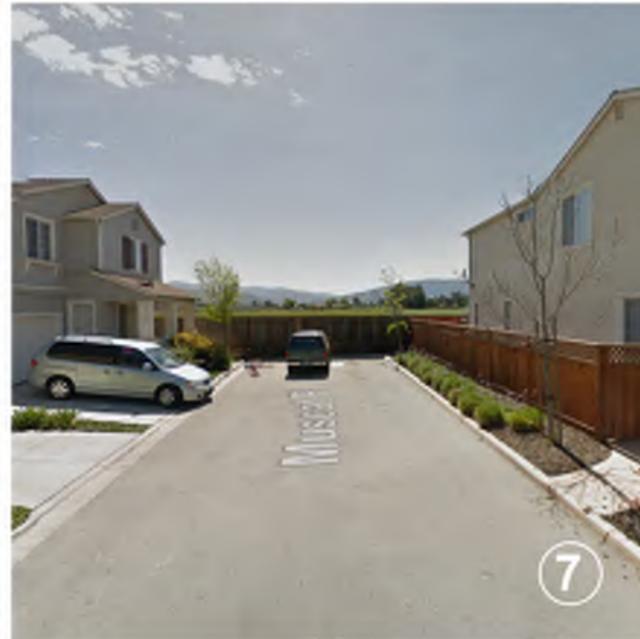
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2



1



7



8



EAH Housing

22 Pelican Way
San Rafael
CA 94901 415-258-1800

Greenfield Commons

41206 Walnut Ave
Greenfield, CA
93927

Date	Issued For
07/19/19	Entitlement Submittal

HED

601 South Figueroa Street
Suite 500
Los Angeles, California
90017 USA
(213) 542-4500
WWW.HED.DESIGN

©2019
2018-04268-000

Site Photograph

NOT FOR CONSTRUCTION

G-200



EAH Housing

22 Pelican Way
San Rafael
CA 94901 415-258-1800

Greenfield Commons

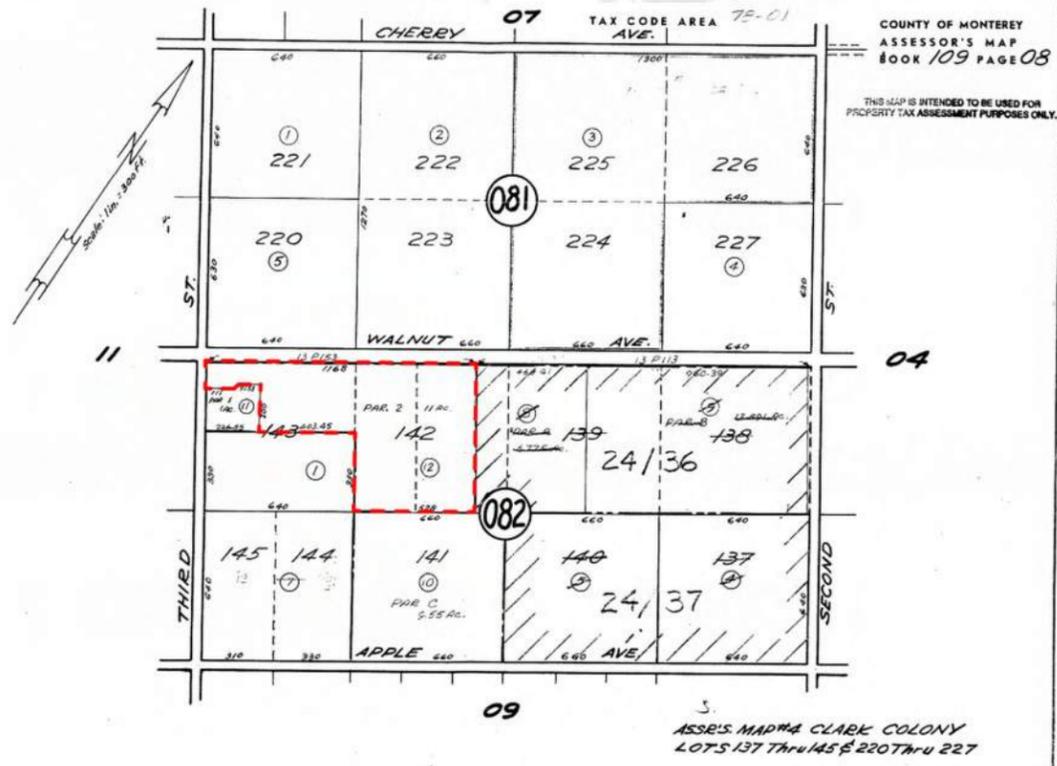
41206 Walnut Ave
Greenfield, CA
93927

Date Issued For
07/19/19 Entitlement Submittal

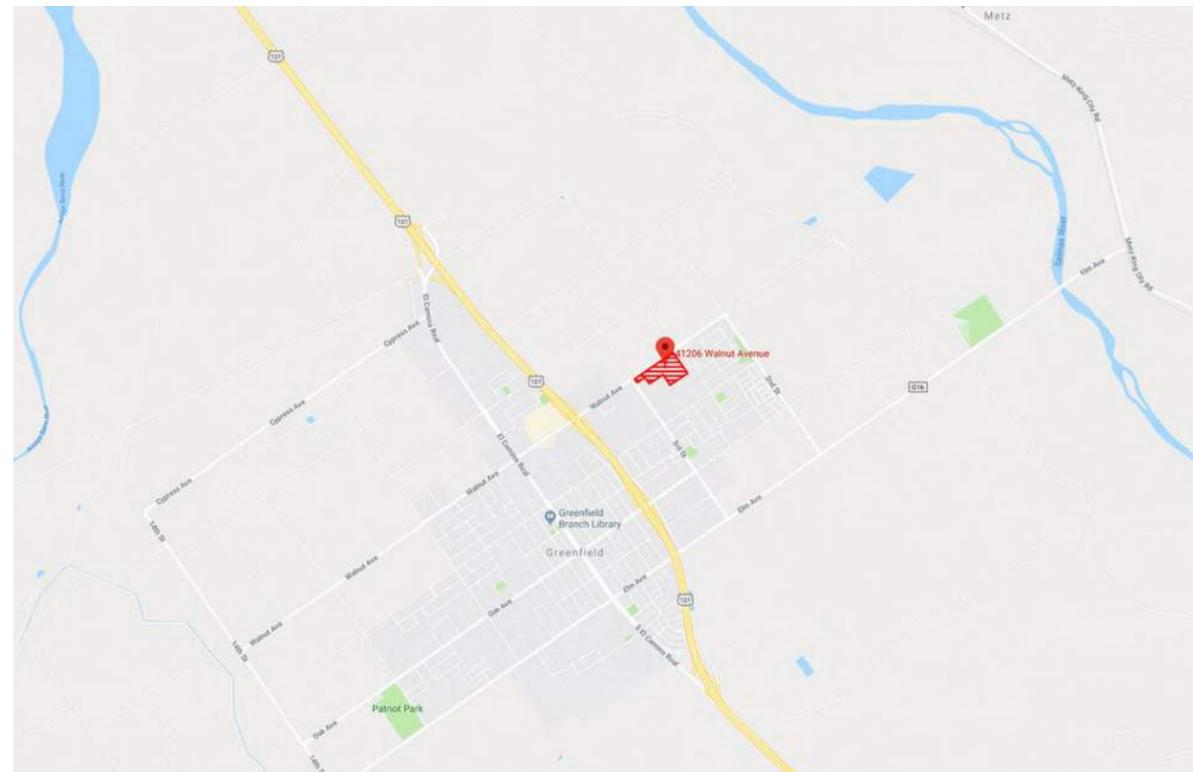


2 Vicinity Map 2
NOT TO SCALE

Provided by:
PARCELQUEST



3 Assessor Map
NOT TO SCALE



1 Vicinity Map 1
NOT TO SCALE

HED

601 South Figueroa Street
Suite 500
Los Angeles, California
90017 USA
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2018-04268-000

Vicinity Map

NOT FOR CONSTRUCTION

G-300



EAH Housing

22 Pelican Way
San Rafael
CA 94901 415-258-1800

Greenfield Commons

41206 Walnut Ave
Greenfield, CA
93927

Date	Issued For
07/19/19	Entitlement Submittal



1 Radius Map
NOT TO SCALE

HED

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Suite 500
Los Angeles, California
90017 USA

(213) 542-4500
WWW.HED.DESIGN



EAH Housing

22 Pelican Way
San Rafael
CA 94901 415-258-1800

Greenfield Commons

41206 Walnut Ave
Greenfield
CA 93927

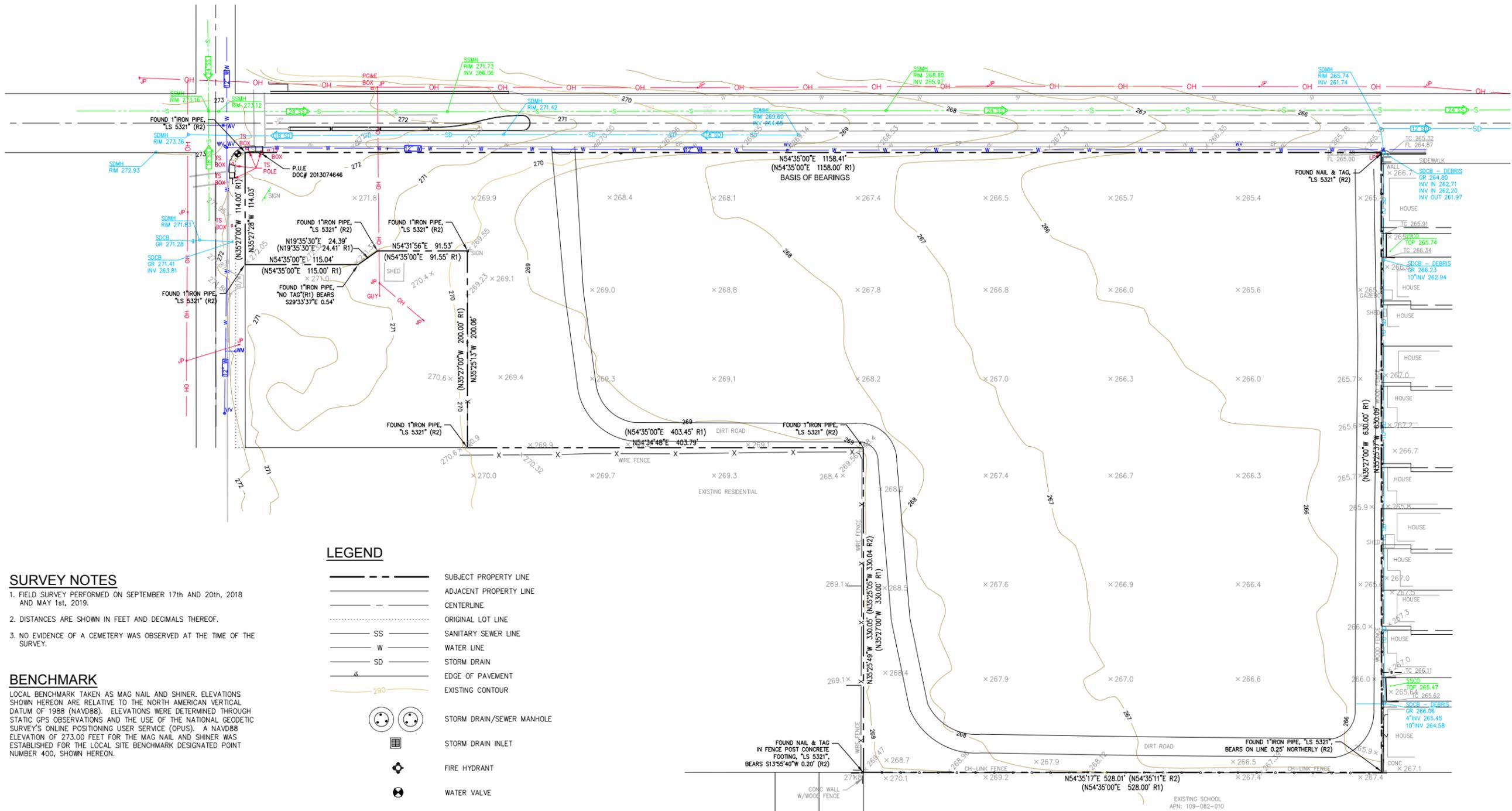
Date Issued For
07/08/19 Entitlement Su'mittal



Whitson ENGINEERS
Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com



601 South Figueroa Street
Suite 500
Los Angeles, California
90017 USA
(213) 542-4500
WWW.HED.DESIGN



SURVEY NOTES

1. FIELD SURVEY PERFORMED ON SEPTEMBER 17th AND 20th, 2018 AND MAY 1st, 2019.
2. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
3. NO EVIDENCE OF A CEMETERY WAS OBSERVED AT THE TIME OF THE SURVEY.

BENCHMARK

LOCAL BENCHMARK TAKEN AS MAG NAIL AND SHINER. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). A NAVD88 ELEVATION OF 273.00 FEET FOR THE MAG NAIL AND SHINER WAS ESTABLISHED FOR THE LOCAL SITE BENCHMARK DESIGNATED POINT NUMBER 400, SHOWN HEREON.

LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- ORIGINAL LOT LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- SD STORM DRAIN
- /// EDGE OF PAVEMENT
- 290 EXISTING CONTOUR
- STORM DRAIN/SEWER MANHOLE
- STORM DRAIN INLET
- FIRE HYDRANT
- WATER VALVE

ABBREVIATIONS

- | | | | |
|--------|------------------|---------|-------------------------|
| BW | BACK OF WALK | MH | MANHOLE |
| CB | CATCH BASIN | OH | OVERHEAD |
| CH-LNK | CHAIN LINK | PL | PROPERTY LINE |
| CONC | CONCRETE | SD | STORM DRAIN |
| EP | EDGE OF PAVEMENT | SS | SANITARY SEWER |
| FL | FLOWLINE | TC | TOP OF CURB |
| GR | GRATE | TS | TRAFFIC SIGNAL |
| HP | HIGH POINT | WV | WATER VALVE |
| INV | INVERT | WM | WATER METER |
| JP | JOINT POLE | x271.19 | EXISTING SPOT ELEVATION |
| LP | LOW POINT | | |

PROJECT TEAM

ARCHITECT

HED DESIGN
601 FIGUEROA ST, SUITE 500
LOS ANGELES, CA 90017
(213) 542-4670

LANDSCAPE ARCHITECT

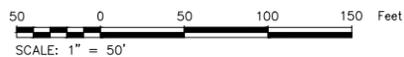
NUVIS
200 N. SAN FERNANDO ROAD, #514
LOS ANGELES, CA 90031
(323) 221-9511

CIVIL ENGINEER

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
(831) 649-5225

SHEET INDEX

- C1.0 EXISTING SITE CONDITIONS
- C1.1 CONCEPTUAL CONSTRUCTION AND UTILITY PLAN
- C1.2 CONCEPTUAL GRADING PLAN





EAH Housing

22 Pelican Way
San Rafael
CA 94901 415-258-1800

Greenfield
Commons

41206 Walnut Ave
Greenfield
CA 93927

Date Issued For
09/20/19 Schematic Design



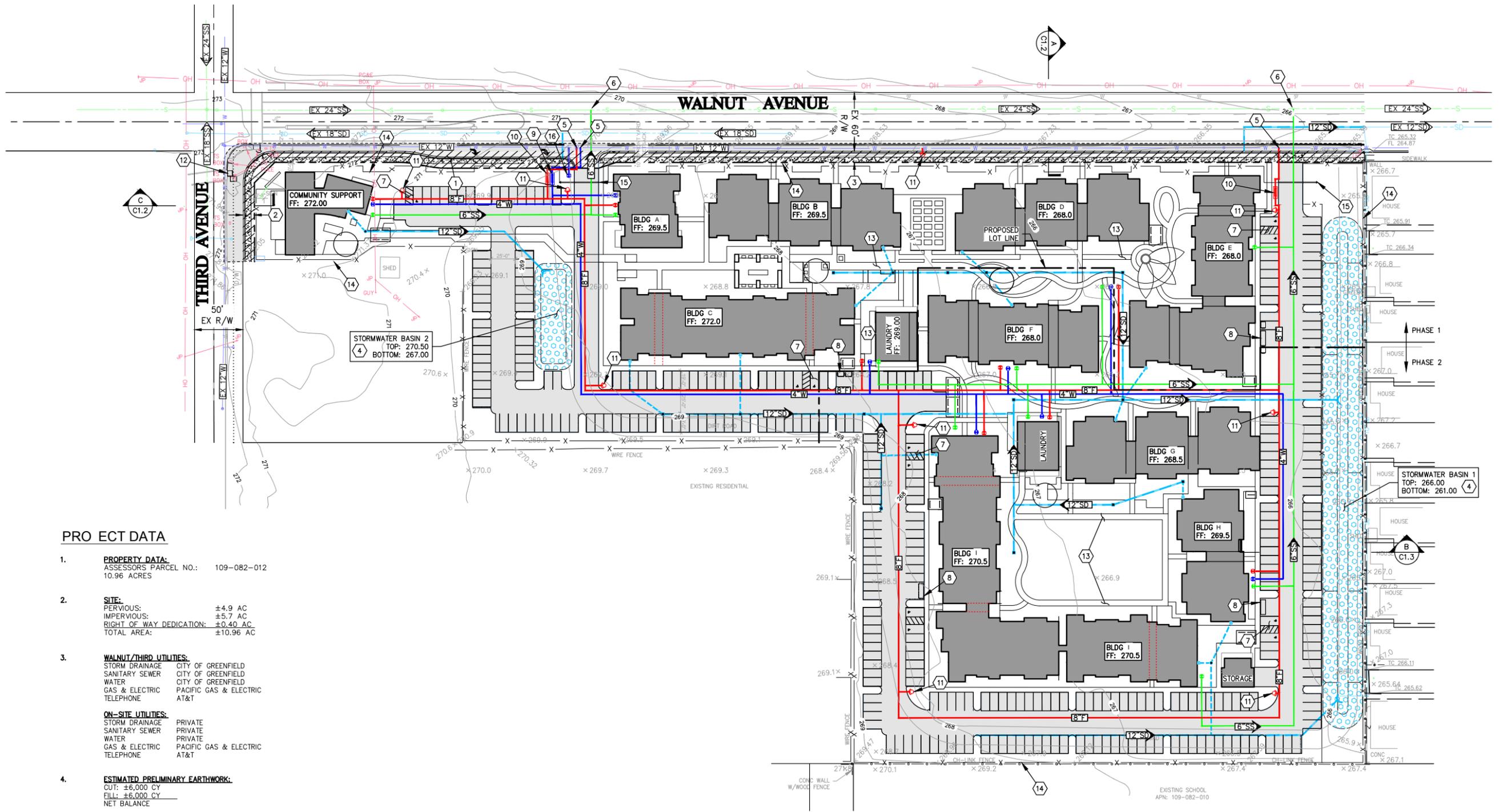
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CONCEPTUAL
CONSTRUCTION
UTILITY PLAN

C1.1



PROJECT DATA

- PROPERTY DATA:**
ASSESSORS PARCEL NO.: 109-082-012
10.96 ACRES
- SITE:**
PERVIOUS: ±4.9 AC
IMPERVIOUS: ±5.7 AC
RIGHT OF WAY DEDICATION: ±0.40 AC
TOTAL AREA: ±10.96 AC
- WALNUT/THIRD UTILITIES:**
STORM DRAINAGE CITY OF GREENFIELD
SANITARY SEWER CITY OF GREENFIELD
WATER CITY OF GREENFIELD
GAS & ELECTRIC PACIFIC GAS & ELECTRIC
TELEPHONE AT&T
- ON-SITE UTILITIES:**
STORM DRAINAGE PRIVATE
SANITARY SEWER PRIVATE
WATER PRIVATE
GAS & ELECTRIC PACIFIC GAS & ELECTRIC
TELEPHONE AT&T
- ESTIMATED PRELIMINARY EARTHWORK:**
CUT: ±6,000 CY
FILL: ±6,000 CY
NET BALANCE
- LEGAL DESCRIPTION:**
PARCEL 2, AS SAID PARCEL IS SHOWN AND SO DESIGNATED ON THE PARCEL MAP FILED FOR RECORD NOVEMBER 1, 1979, IN VOLUME 13 OF PARCEL MAPS, AT PAGE 153, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.
- AREA:**
PARCEL 1 5.24 AC
PARCEL 2 5.38 AC
R/W DEDICATION 0.34 AC
TOTAL AREA: 10.96 AC

CONSTRUCTION KEYNOTES:

- RIGHT TURN LANE WITH MONOLITHIC SIDEWALK LENGTH PER TRAFFIC ENGINEER.
- THIRD AVENUE 12' RIGHT-OF-WAY DEDICATION AND STREET WIDENING.
- WALNUT AVENUE 12' RIGHT-OF-WAY DEDICATION AND STREET WIDENING.
- STORMWATER BASIN SIZED TO INFILTRATE THE 100-YEAR DESIGN STORM.
- CONNECT TO EXISTING WATER MAIN.
- CONNECT TO EXISTING SEWER MAIN.
- ACCESSIBLE PARKING.
- TRASH ENCLOSURE.
- DOMESTIC WATER DETECTOR CHECK VALUE WITH MASTER METER.
- FIRE WATER BACKFLOW.
- FIRE HYDRANT.
- RELOCATE EXISTING TRAFFIC SIGNAL BOXES, POLES, ECT. TO BACK OF NEW CURB RETURN.
- PERMEABLE PAVEMENT, SEE LANDSCAPE PLANS.
- FENCE, SEE LANDSCAPE PLANS
- GATE, SEE LANDSCAPE PLANS
- 2" LANDSCAPE SERVICE; STUB FOR METER AND BACKFLOW PER LANDSCAPE PLANS.

CONSTRUCTION PLAN LEGEND

- CONSTRUCTION KEYNOTE
- ASPHALT PAVING
- CONCRETE CURB, GUTTER, SIDEWALK
- PROPOSED BUILDING
- STORMWATER BASIN
- RIGHT OF WAY DEDICATION
- PROPERTY LINE (EXISTING)
- PROPOSED PROPERTY LINE
- SEWER BUILDING POINT OF CONNECTION
- WATER BUILDING POINT OF CONNECTION
- FIRE BUILDING POINT OF CONNECTION



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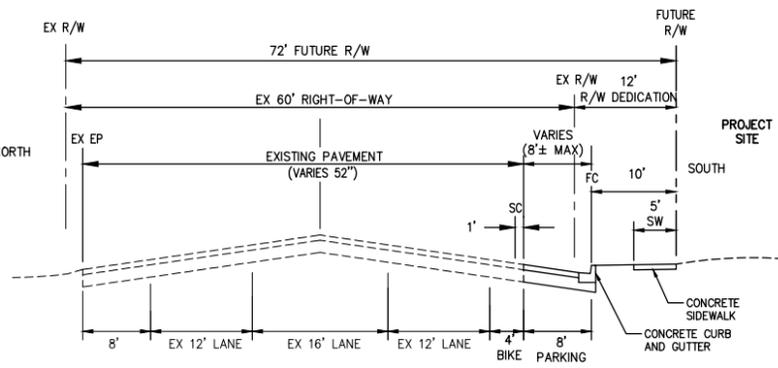
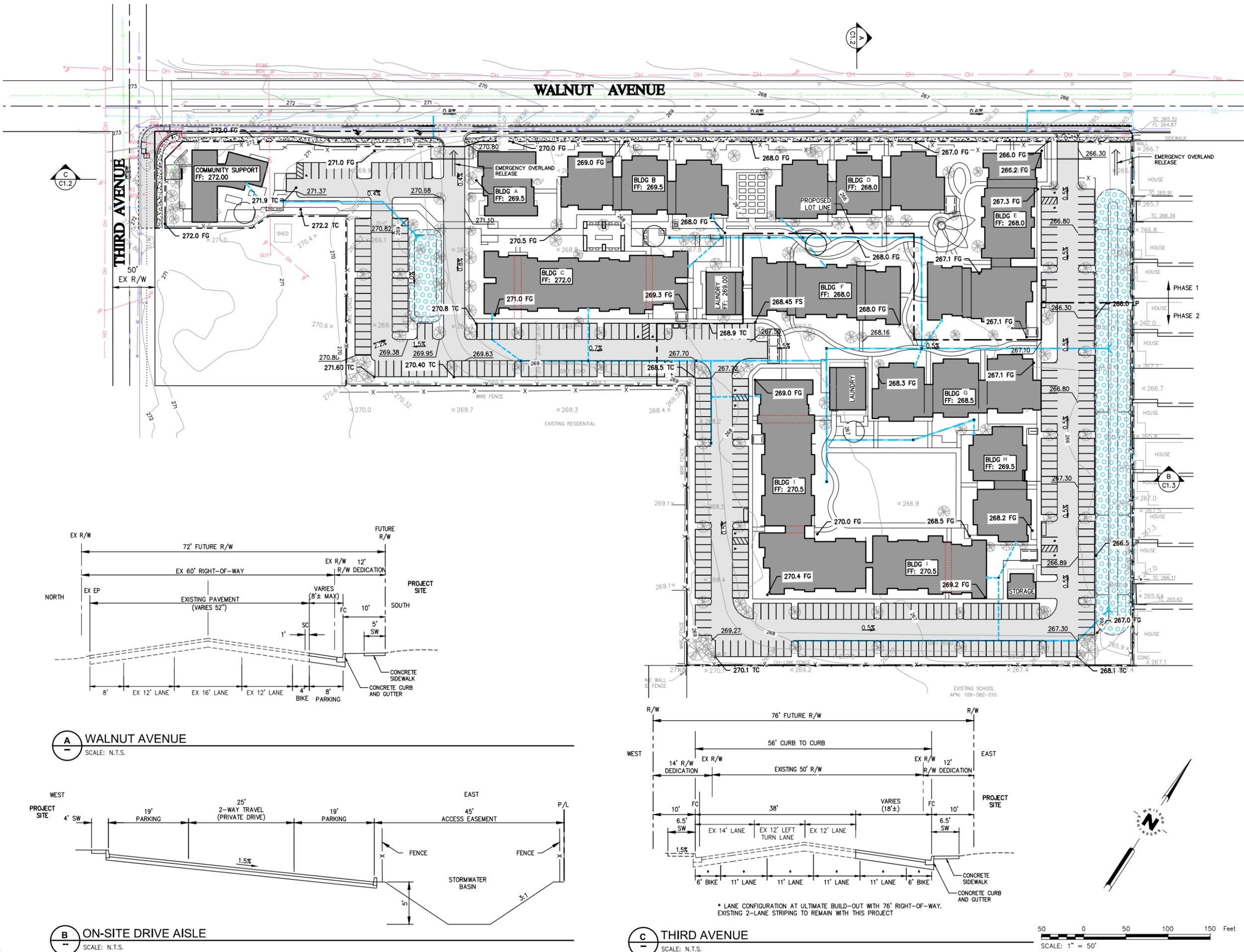
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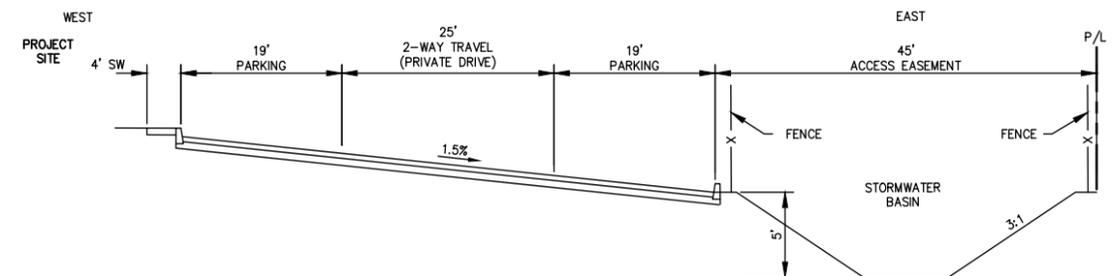
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CONCEPTUAL
GRADING PLAN

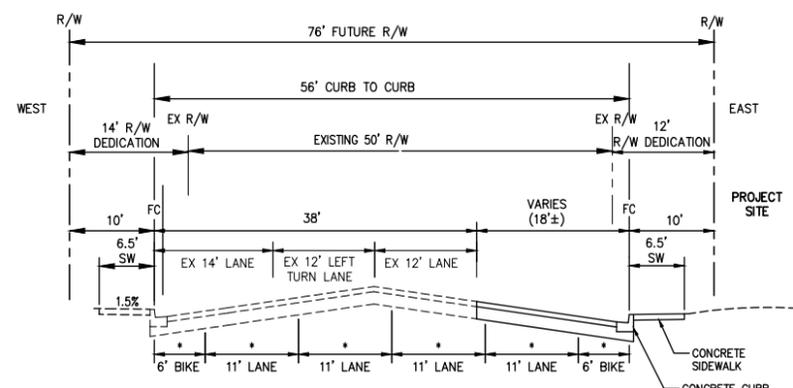
C1.2



A WALNUT AVENUE
SCALE: N.T.S.



B ON-SITE DRIVE AISLE
SCALE: N.T.S.



C THIRD AVENUE
SCALE: N.T.S.



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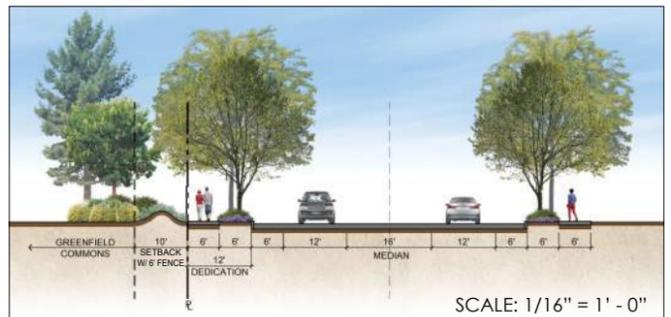
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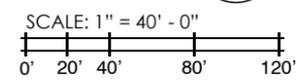
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LANDSCAPE
SITE PLAN

Page 21 of 48

L-101



PROPOSED STREETSCAPE DESIGN FOR WALNUT AVENUE





LEGEND

- ① MAIN ENTRY WITH LANDSCAPE ACCENT TREE
- ② BIKE PARKING
- ③ TOT LOT
- ④ IDENTITY SIGNAGE
- ⑤ PATIO
- ⑥ PATHWAY TO HOUSING/COURTYARDS
- ⑦ WATER FEATURE W/ FOCAL FEATURE ARTWORK
- ⑧ OUTDOOR KITCHEN AND DINING AREA



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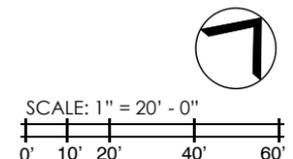
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LANDSCAPE
ENLARGEMENT
COMMUNITY
CENTER

L-201



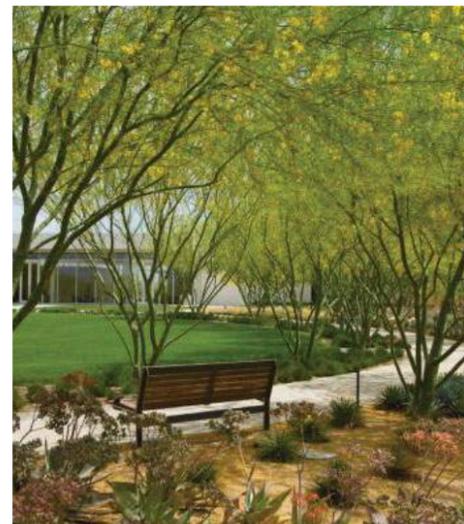
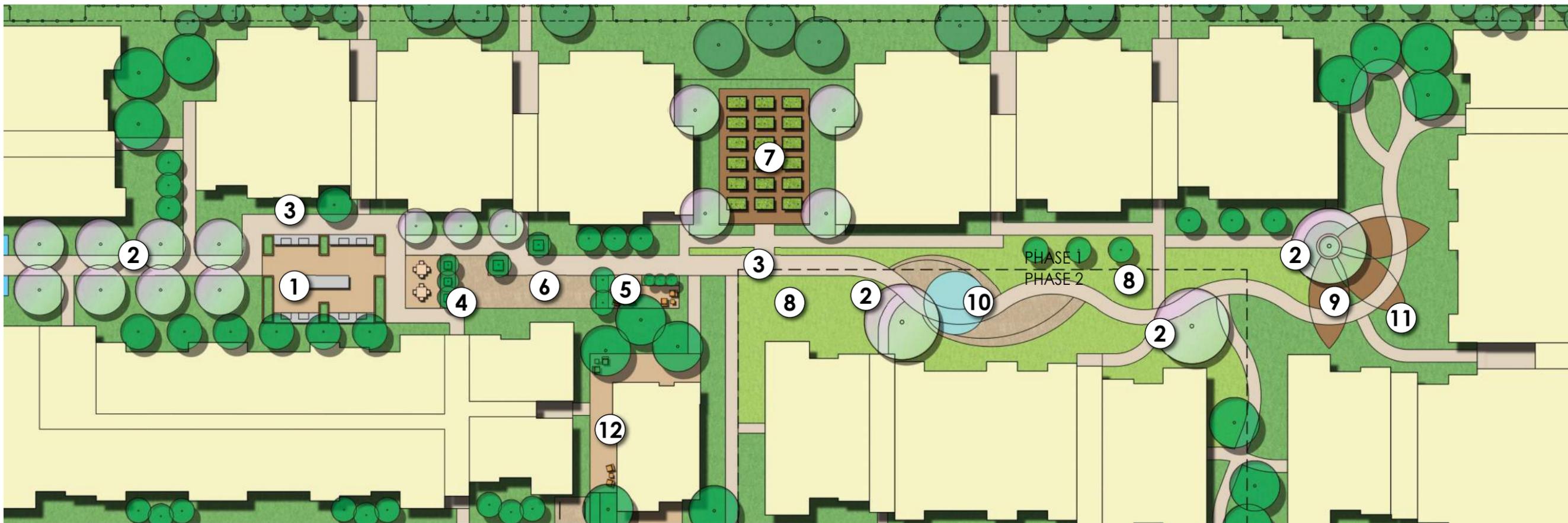
Note:
Landscape Architectural design will adhere to all local, State and Federal requirements. Landscape planting and irrigation design will adhere to low water, drought tolerant Local and State regulations, and will be further defined in subsequent phases.



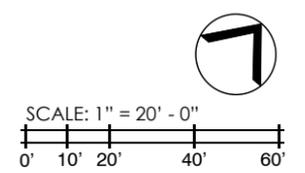


LEGEND

- 1 OUTDOOR KITCHEN AND DINING AREA
- 2 LANDSCAPE FEATURE TREES
- 3 8'-0" WIDE CONNECTOR PATHWAY
- 4 ARCHITECTURAL POTTERY IN GRAVEL
- 5 LOUNGE AREA
- 6 TOT LOT
- 7 COMMUNITY GARDEN W/ DECORATIVE GATE
- 8 TURF - PLAY AREA
- 9 MEDITATION GARDEN
- 10 TOT LOT W/ RAISED PLAY MOUND
- 11 DECORATIVE D.G. W/ PLANTING
- 12 PATIO



Note:
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2018-04268-000
LANDSCAPE
ENLARGEMENT
COURTYARD
1 AND 2

L-202





LEGEND

- ① BIKE PARKING
- ② PATIO
- ③ TOT LOT
- ④ TURF - SPECTATOR SEATING/PLAY AREA
- ⑤ TURF FLEXIBLE FIELD



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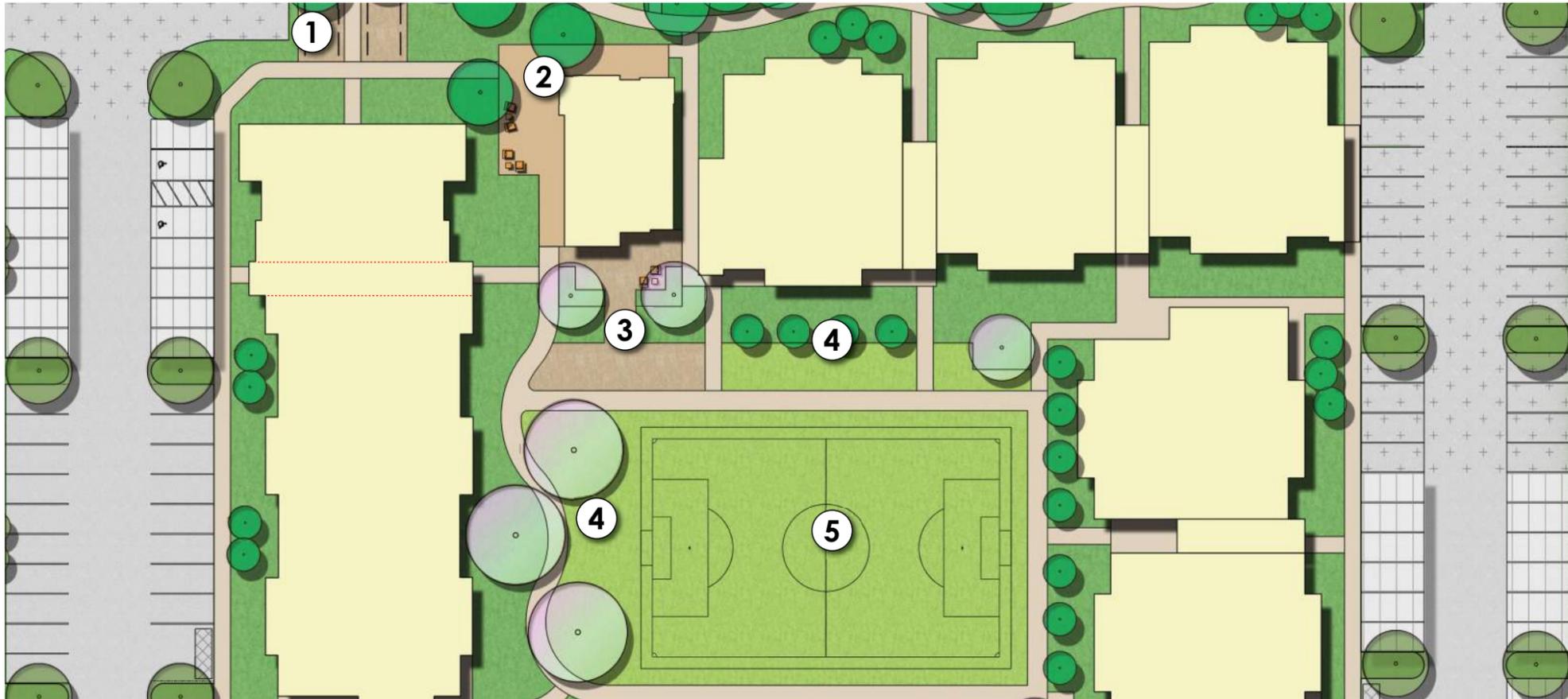
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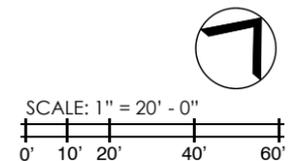
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**LANDSCAPE
ENLARGEMENT
COURTYARD 3**

L-203



Note:
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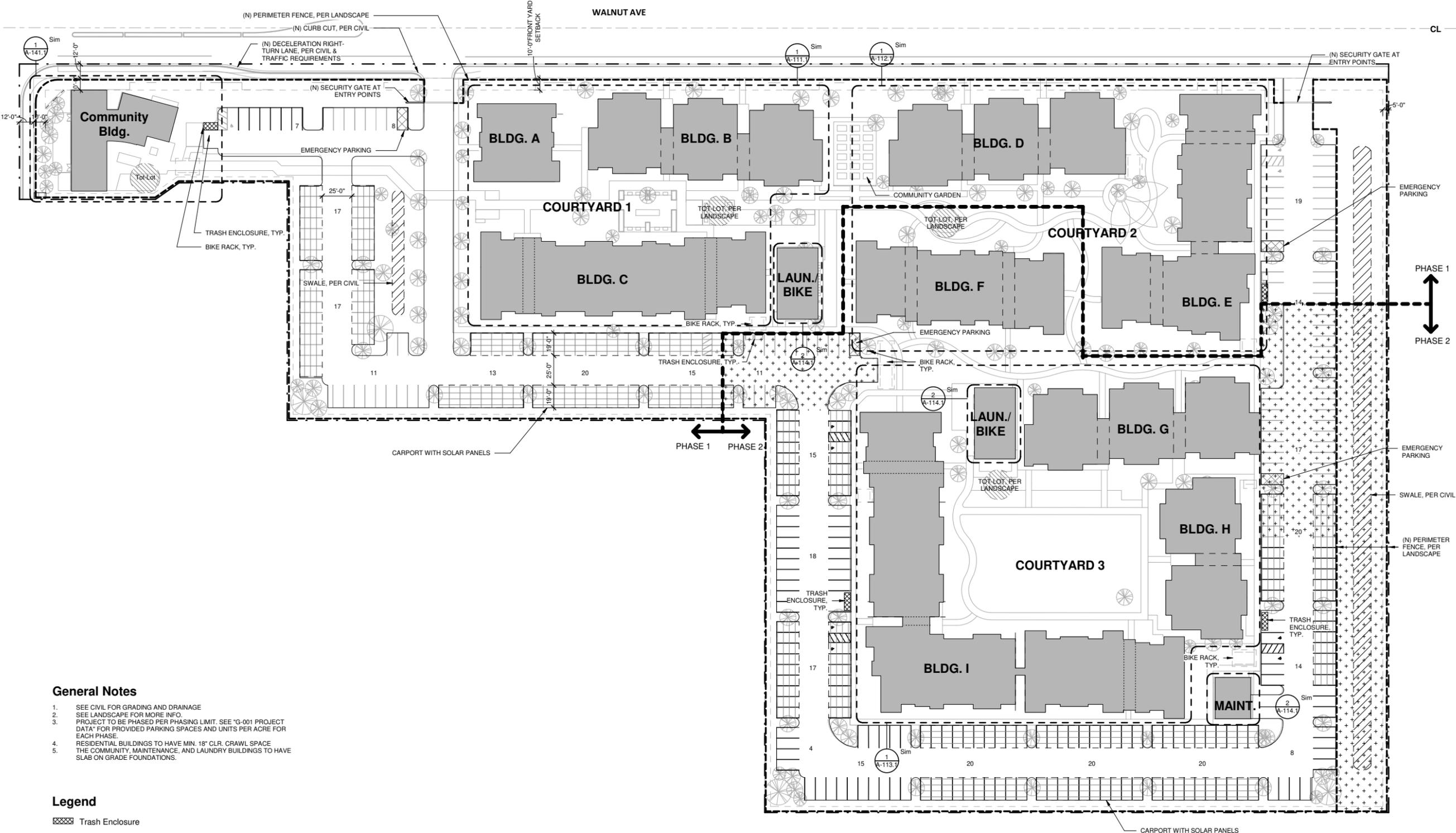
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Architectural Site
Plan

A-100

3RD STREET

WALNUT AVE



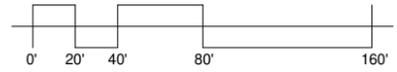
General Notes

1. SEE CIVIL FOR GRADING AND DRAINAGE
2. SEE LANDSCAPE FOR MORE INFO.
3. PROJECT TO BE PHASED PER PHASING LIMIT. SEE "G-001 PROJECT DATA" FOR PROVIDED PARKING SPACES AND UNITS PER ACRE FOR EACH PHASE.
4. RESIDENTIAL BUILDINGS TO HAVE MIN. 18" CLR. CRAWL SPACE THE COMMUNITY, MAINTENANCE, AND LAUNDRY BUILDINGS TO HAVE SLABS ON GRADE FOUNDATIONS.
- 5.

Legend

- Trash Enclosure
- Carport with Integrated PV Panels
- New Buildings
- Limited Scope of Parking & Swale to be Constructed in Phase 1
- Outdoor Bike Parking Spaces
- Limit of Phase 1 & 2
- (N) Perimeter Fence, per Landscape

Overall Site Plan
1" = 40'-0"





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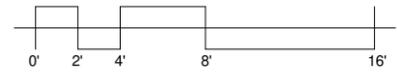
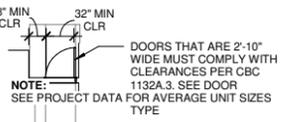
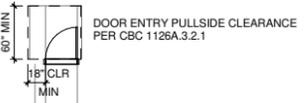
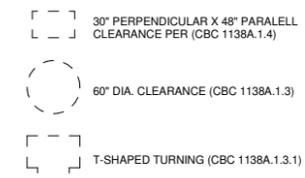
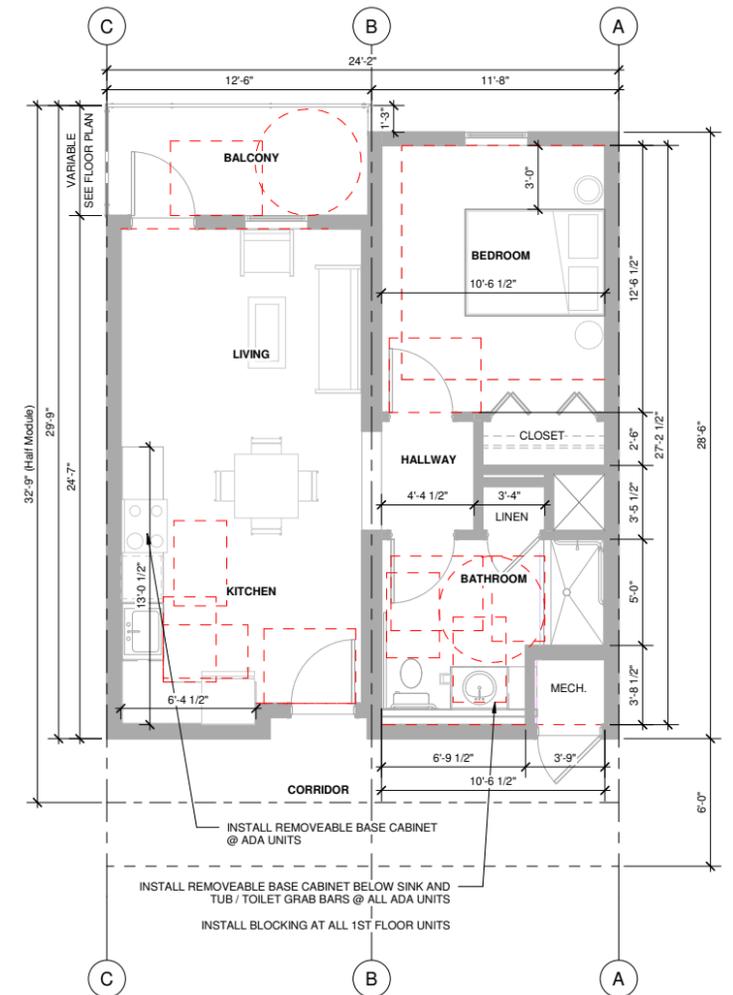
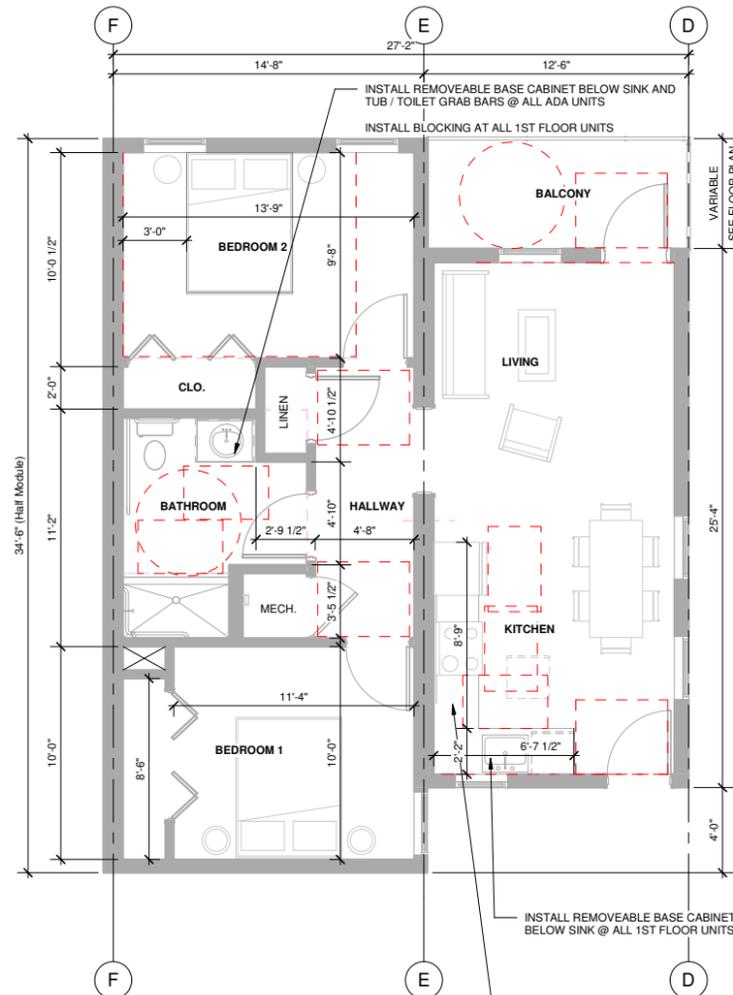
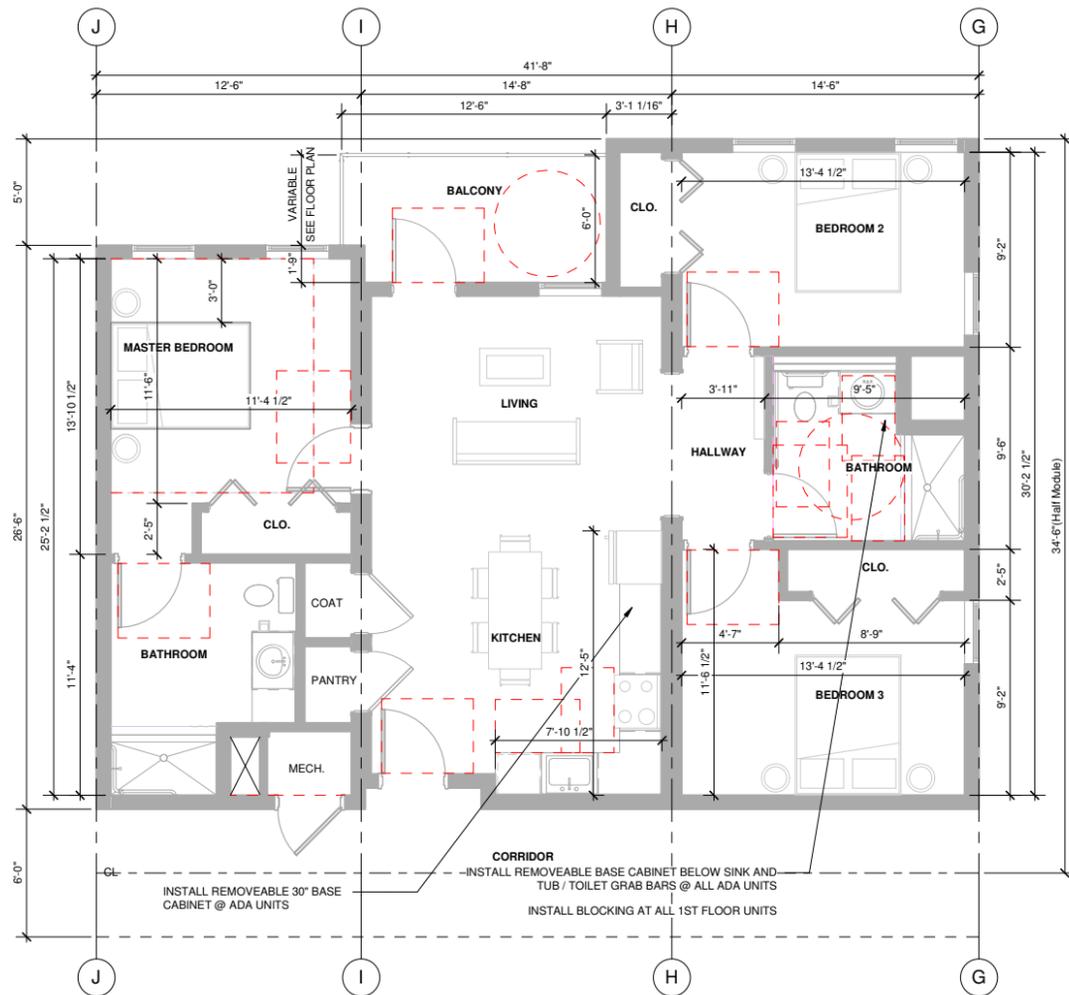
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Unit Plans



CLEAR SPACE LEGEND
1/8" = 1'-0"



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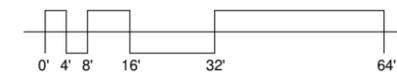


LEVEL 1 PLAN - ZONE 1
1/16" = 1'-0"

FLOOR PLAN LEGEND
XXXXXX FACTORY MODULE

Note:
Corridors to be exterior non-conditioned space.
Weather barriers and exterior fiber cement or plaster
finish to be continuously applied throughout corridors.

All exterior stairs to be painted metal stringers with
precast treads and risers. Precast embed clips to be
welded to stringers.



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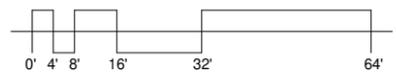


LEVEL 2 PLAN - ZONE 1
1/16" = 1'-0"

FLOOR PLAN LEGEND
XXXXXX FACTORY MODULE

Note:
Corridors to be exterior non-conditioned space.
Weather barriers and exterior fiber cement or plaster finish to be continuously applied throughout corridors.

All exterior stairs to be painted metal stringers with precast treads and risers. Precast embed clips to be welded to stringers.



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Level 2 Plan -
Courtyard 1

A-111.2



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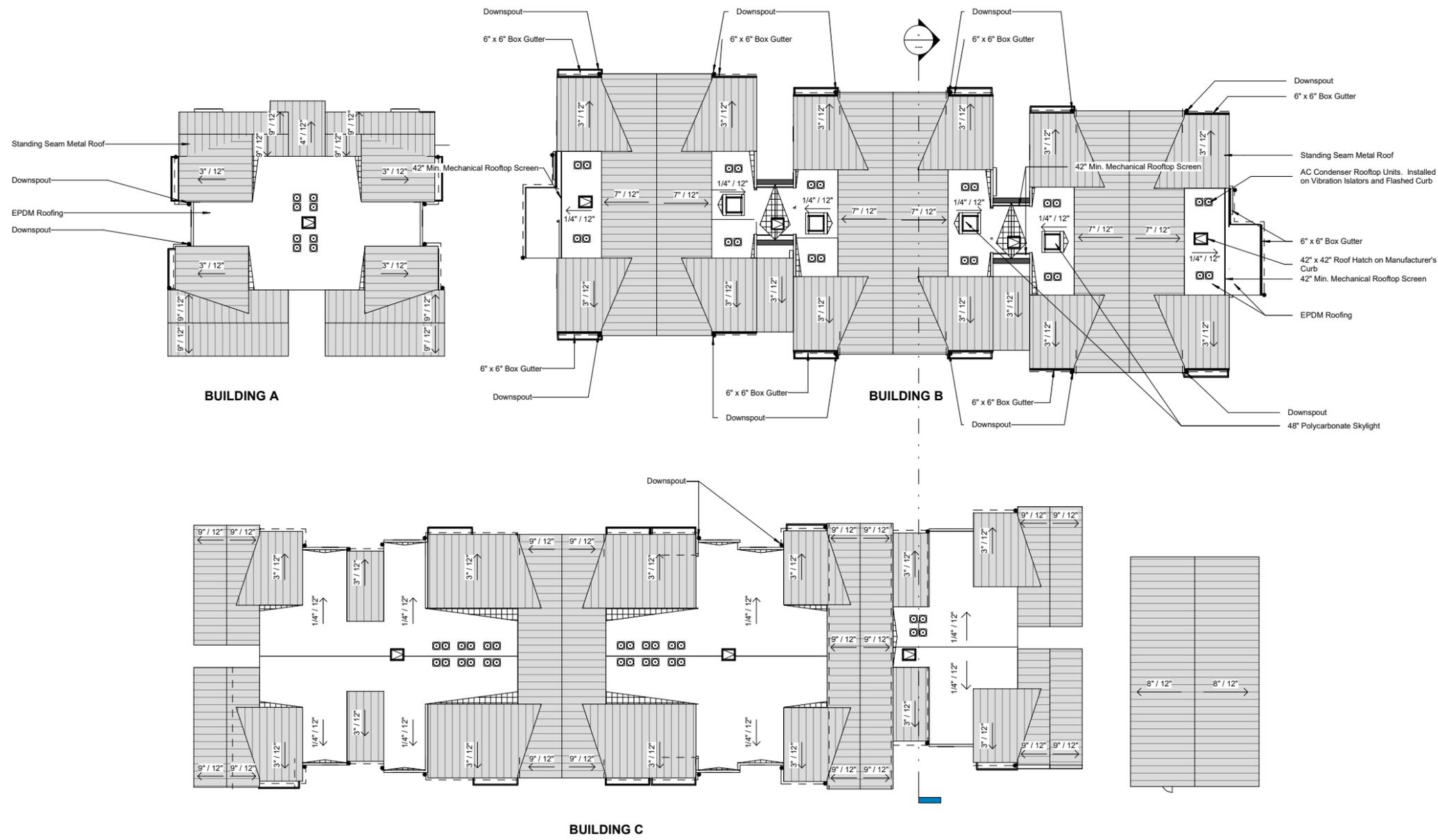
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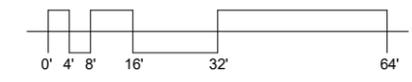
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ROOF PLAN_ZONE 1
1/16" = 1'-0"

- LEGEND**
- - - METAL GUTTER
 - [Grid Pattern] TAPERED INSULATION
 - [Hatched Pattern] TRELLIS
 - [Thick Line] METAL FRAME & FASCIA PROJECTION
 - DOWNSPOUT



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Roof Plan -
Courtyard 1

A-111.3



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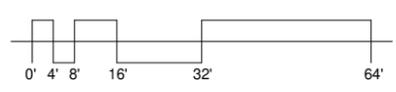


LEVEL 1 PLAN - ZONE 2
1/16" = 1'-0"

FLOOR PLAN LEGEND
 ◊◊◊◊◊◊ FACTORY MODULE

Note:
 Corridors to be exterior non-conditioned space.
 Weather barriers and exterior fiber cement or plaster finish to be continuously applied throughout corridors.

All exterior stairs to be painted metal stringers with precast treads and risers. Precast embed clips to be welded to stringers.



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Level 1 Plan -
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Level 2 Plan -
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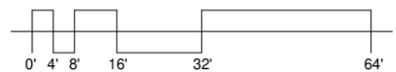


LEVEL 2 PLAN - ZONE 2
1/16" = 1'-0"

FLOOR PLAN LEGEND
XXXXXX FACTORY MODULE

Note:
Corridors to be exterior non-conditioned space.
Weather barriers and exterior fiber cement or plaster
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Level 2 Plan -
Courtyard 3

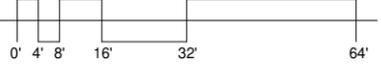
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LEVEL 2 PLAN - ZONE 3
1/16" = 1'-0"

FLOOR PLAN LEGEND
XXXXXX FACTORY MODULE

Note:
Corridors to be exterior non-conditioned space.
Weather barriers and exterior fiber cement or plaster
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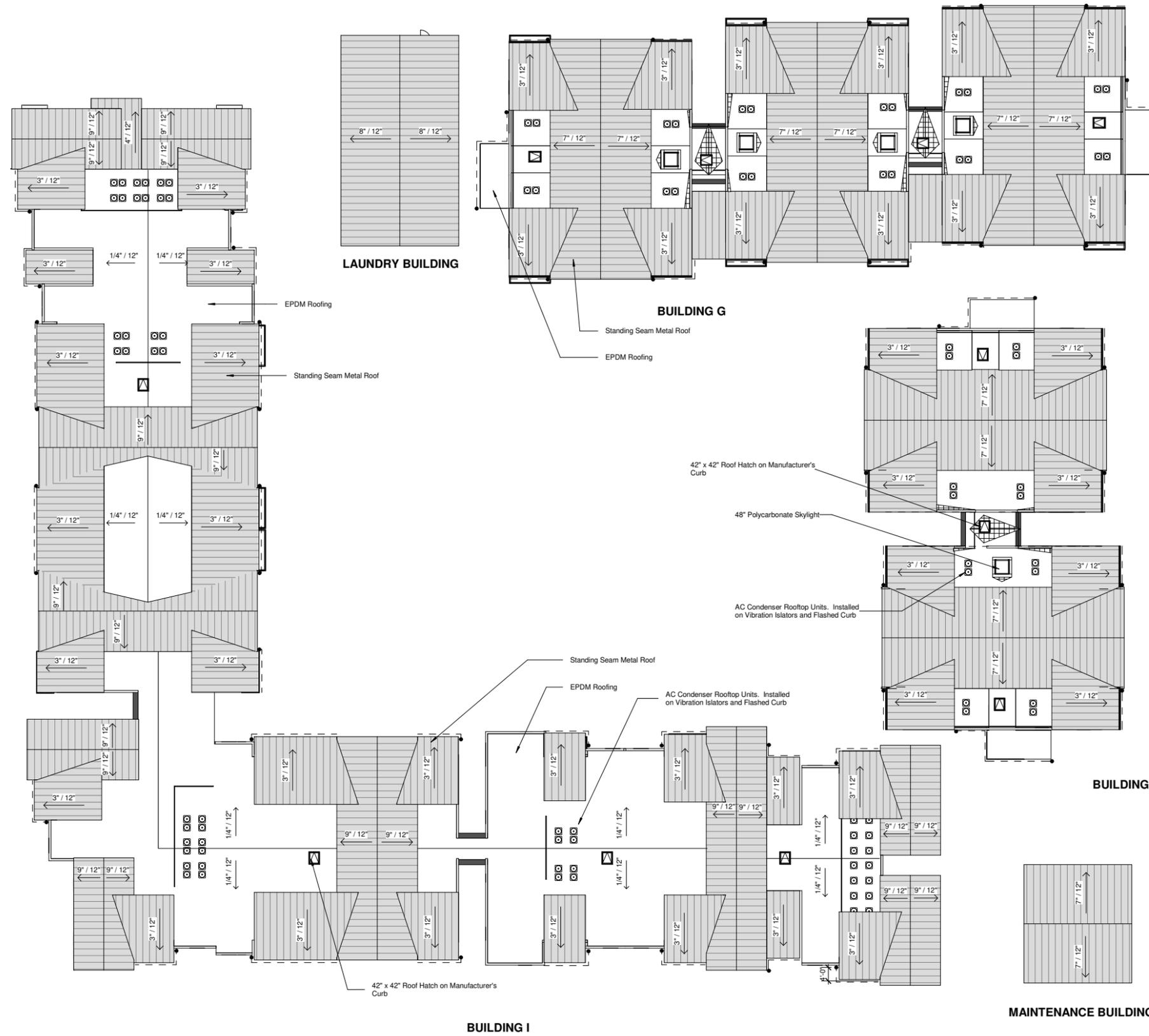
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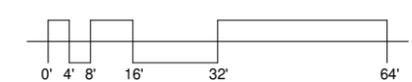
Roof Plan -
Courtyard 3

A-113.3



ROOF PLAN_ZONE 3
1/16" = 1'-0"

- LEGEND**
- METAL GUTTER
 - [Grid Pattern] TAPERED INSULATION
 - [Horizontal Lines] TRELLIS
 - [Thick Line] METAL FRAME & FASCIA PROJECTION
 - DOWNSPOUT





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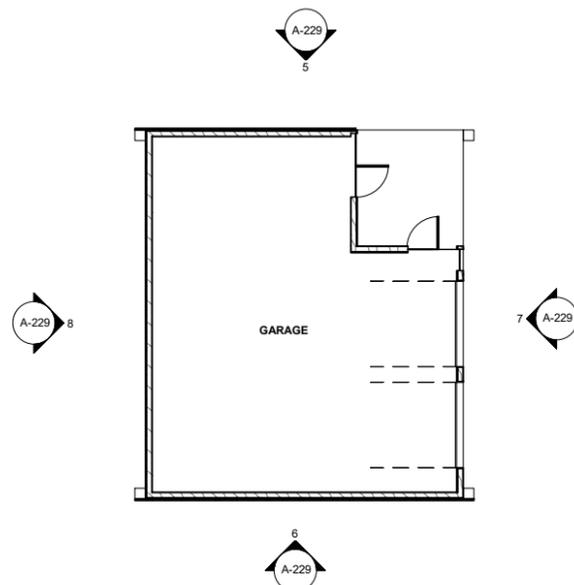
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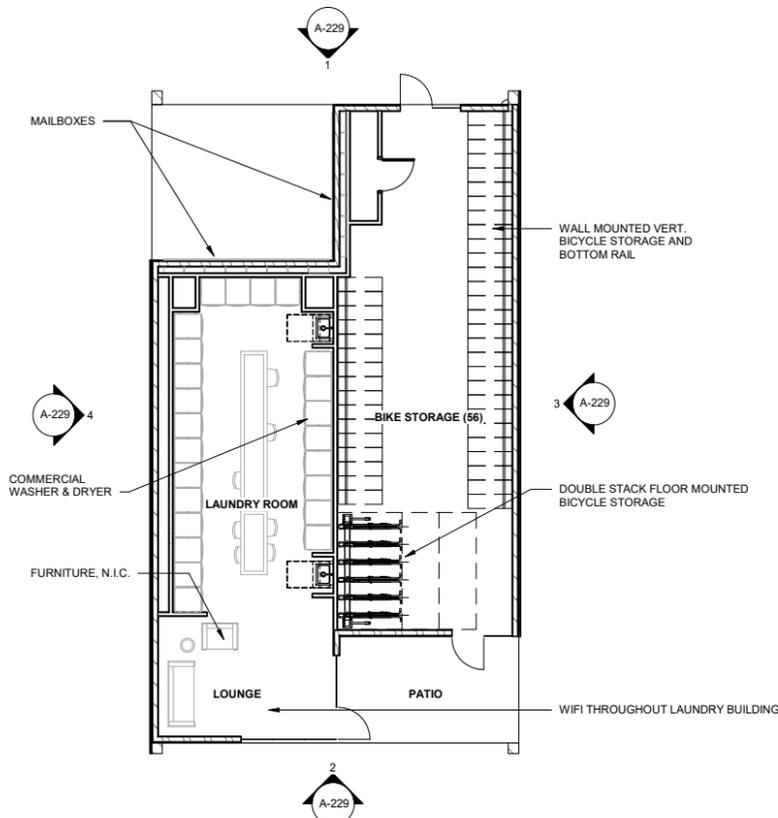
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Level 1 Plan -
Support Buildings

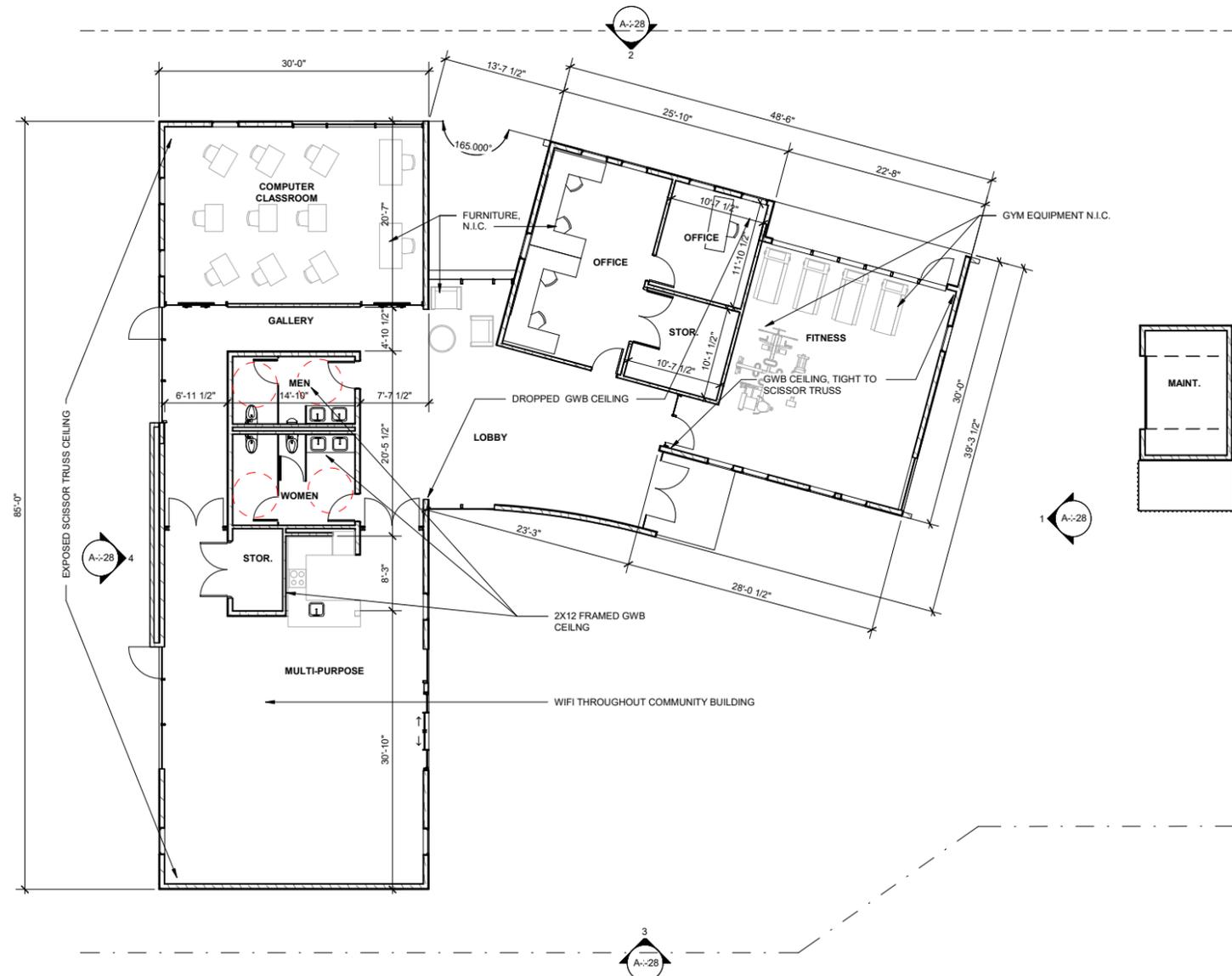
A-114.1



3 MAINT. BLDG - LEVEL 1
1/8" = 1'-0"



2 TYP. LAUNDRY BLDG - LEVEL 1
1/8" = 1'-0"



1 COMMUNITY BLDG - LEVEL 1
1/8" = 1'-0"





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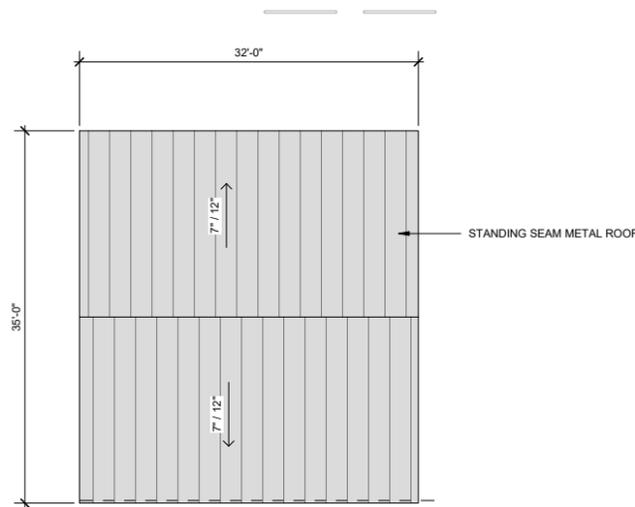


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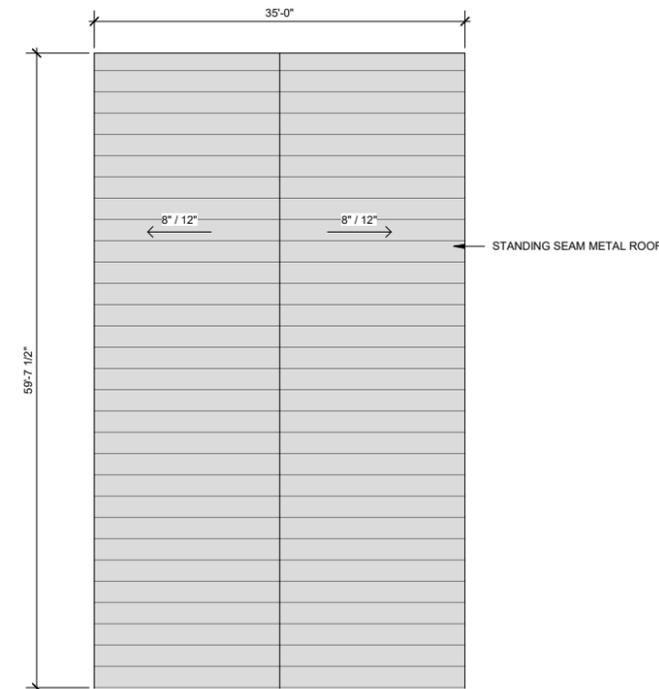
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Roof Plan -
Support Buildings

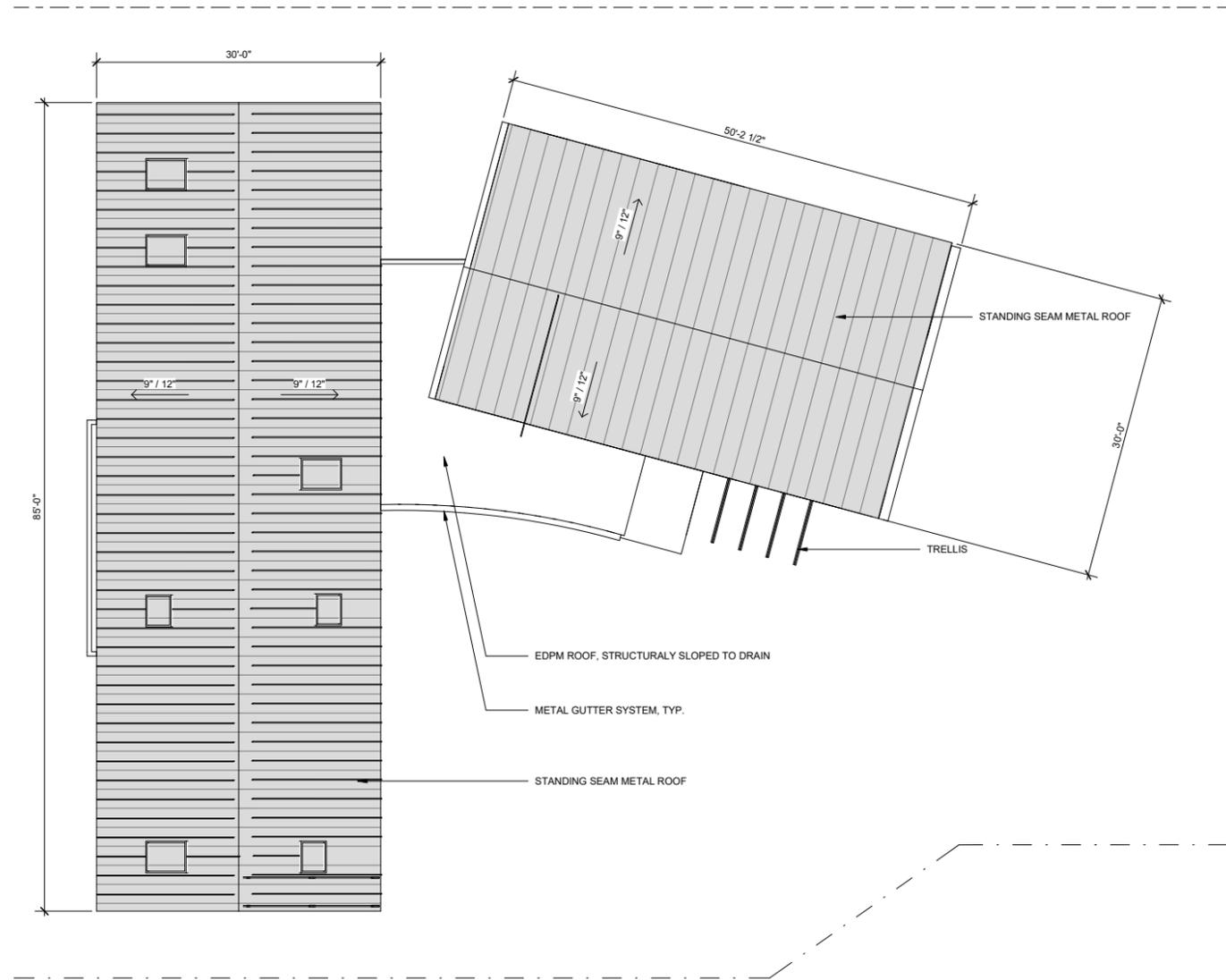
A-114.2



3 MAINT. BLDG - ROOF
1/8" = 1'-0"



2 TYP. LAUNDRY BLDG - ROOF
1/8" = 1'-0"



1 COMMUNITY BLDG - ROOF
1/8" = 1'-0"

LEGEND

- METAL GUTTER
- TAPERED INSULATION
- TRELLIS
- METAL FRAME & FASCIA PROJECTION
- DOWNSPOUT





9 VINYL WINDOW - DARK BRONZE COLOR
NOT TO SCALE



8 METAL TRELLIS - MEDIUM GRAY
NOT TO SCALE



7 CARPORT
NOT TO SCALE



6 TRASH ENCLOSURE
NOT TO SCALE



5 METAL MESH HANDRAIL / GUARDRAIL
NOT TO SCALE



4 CEMENTITIOUS SIDING - VERTICAL BOARD & BATTEN PATTERN, WHITE
NOT TO SCALE



3 WROUGHT IRON FENCE
NOT TO SCALE



2 STANDING SEAM METAL SIDING & ROOFING - LIGHT GRAY
NOT TO SCALE



1 CEMENTITIOUS SIDING - HORIZONTAL PATTERN, LIGHT GRAY
NOT TO SCALE



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Material Board

A-210



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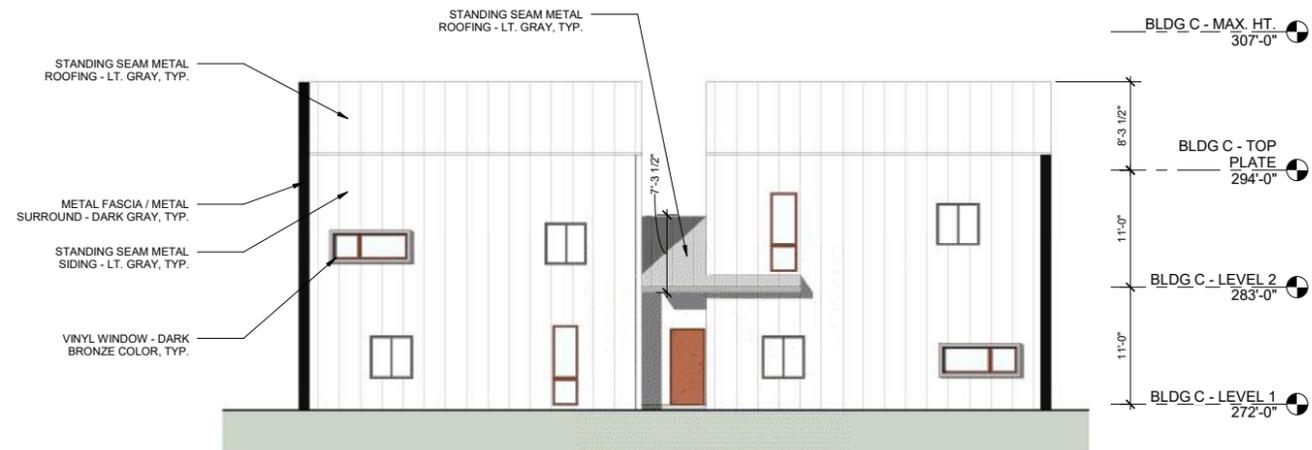
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Exterior Elevation
Enlarged

A-220



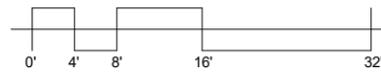
3 Exterior Elevation - Bldg D - East (Enlarged)
1/8" = 1'-0"



2 Exterior Elevation - Bldg C - East (Enlarged)
1/8" = 1'-0"



1 Exterior Elevation - Bldg C - South (Enlarged)
1/8" = 1'-0"





2 Exterior Elevation - Bldg D - North (Enlarged)
1/8" = 1'-0"



1 Exterior Elevation - Bldg F - South (Enlarged)
1/8" = 1'-0"



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Exterior Elevation
- Building A & B

A-222



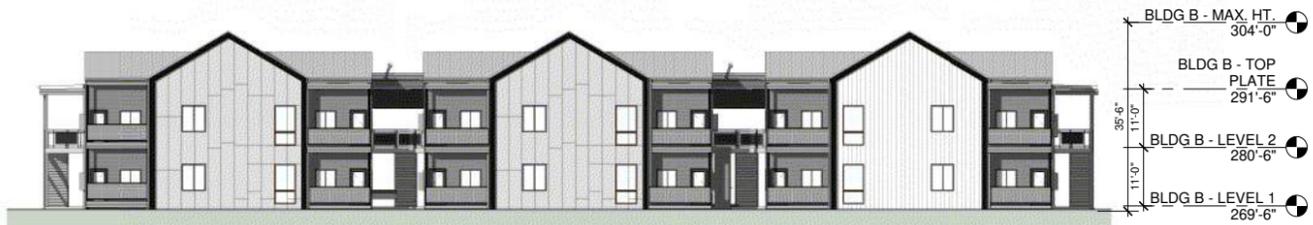
8 Exterior Elevation - Bldg B - West
1/16" = 1'-0"



6 Exterior Elevation - Bldg B - South
1/16" = 1'-0"



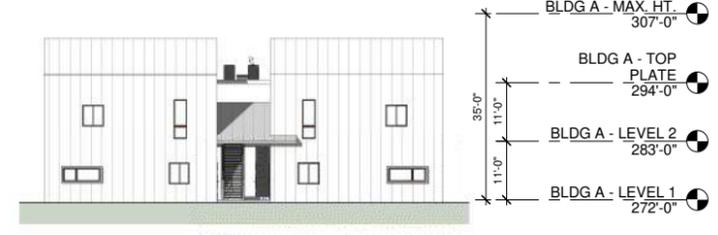
7 Exterior Elevation - Bldg B - East
1/16" = 1'-0"



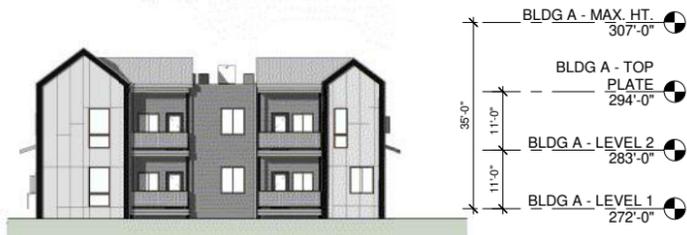
5 Exterior Elevation - Bldg B - North
1/16" = 1'-0"



4 Exterior Elevation - Bldg A - West
1/16" = 1'-0"



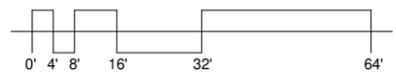
2 Exterior Elevation - Bldg A - South
1/16" = 1'-0"



3 Exterior Elevation - Bldg A - East
1/16" = 1'-0"



1 Exterior Elevation - Bldg A - North
1/16" = 1'-0"





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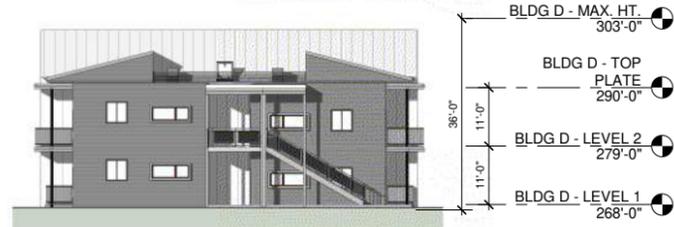
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Exterior Elevation
- Building C & D

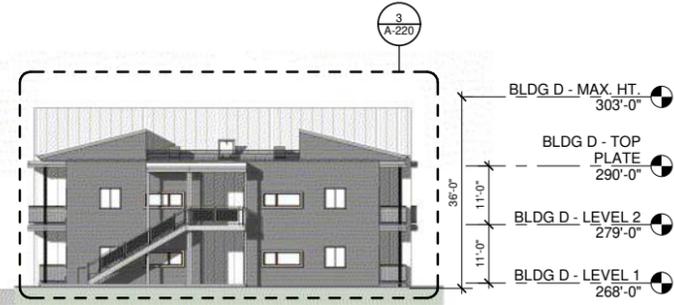
A-223



8 Exterior Elevation - Bldg D - West
1/16" = 1'-0"



4 Exterior Elevation - Bldg D - North
1/16" = 1'-0"



7 Exterior Elevation - Bldg D - East
1/16" = 1'-0"



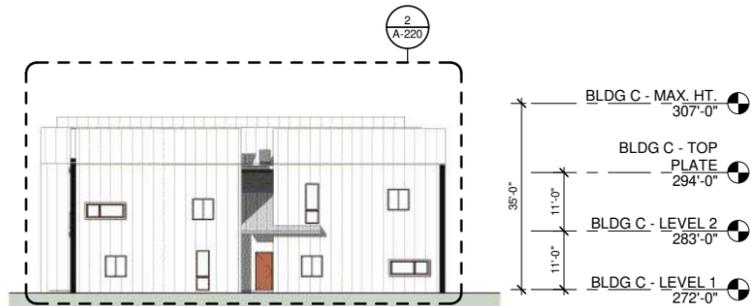
3 Exterior Elevation - Bldg D - South
1/16" = 1'-0"



6 Exterior Elevation - Bldg C - West
1/16" = 1'-0"



2 Exterior Elevation - Bldg C - South
1/16" = 1'-0"



5 Exterior Elevation - Bldg C - East
1/16" = 1'-0"



1 Exterior Elevation - Bldg C - North
1/16" = 1'-0"

NOTES:
• See Sheet A220 & A221 for Typical Material Notes





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Exterior Elevation
- Building E

A-224



4 Exterior Elevation - Bldg E - West
1/16" = 1'-0"



3 Exterior Elevation - Bldg E - East
1/16" = 1'-0"



2 Exterior Elevation - Bldg E - South
1/16" = 1'-0"



1 Exterior Elevation - Bldg E - North
1/16" = 1'-0"

NOTES:
• See Sheet A220 & A221 for Typical Material Notes





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4 Exterior Elevation - Building F West
1/16" = 1'-0"



2 Exterior Elevation - Building F South
1/16" = 1'-0"

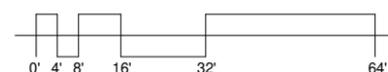


3 Exterior Elevation - Building F East
1/16" = 1'-0"



1 Exterior Elevation - Building F North
1/16" = 1'-0"

NOTES:
• See Sheet A220 & A221 for Typical Material Notes



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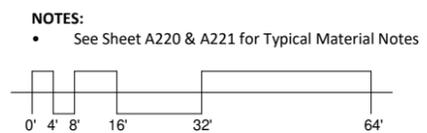
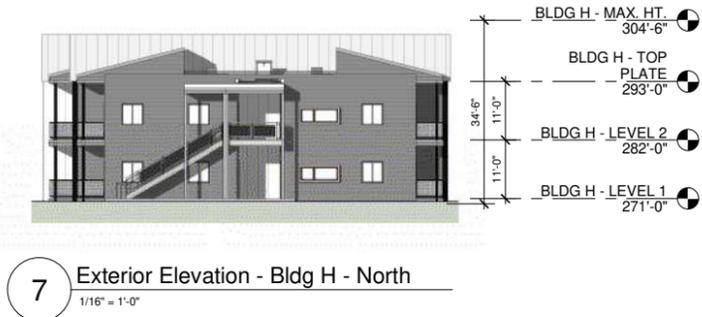
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Exterior Elevation
- Building G & H

A-226





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Exterior Elevation
- Building I

A-227



4 Exterior Elevation - Bldg I - West
1/16" = 1'-0"



3 Exterior Elevation - Bldg I - East
1/16" = 1'-0"



2 Exterior Elevation - Bldg I - South
1/16" = 1'-0"



1 Exterior Elevation - Bldg I - North
1/16" = 1'-0"

NOTES:
• See Sheet A220 & A221 for Typical Material Notes





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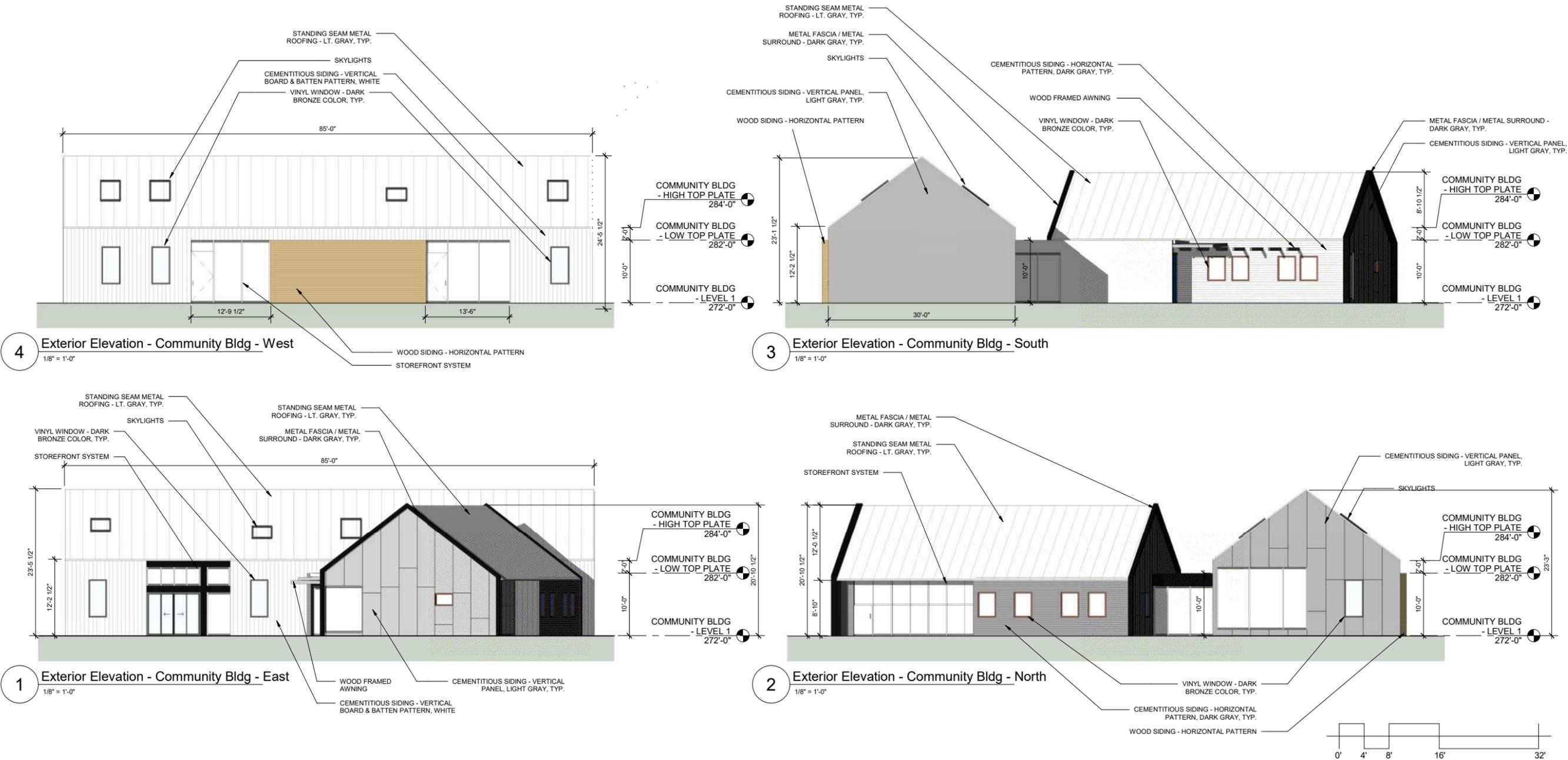


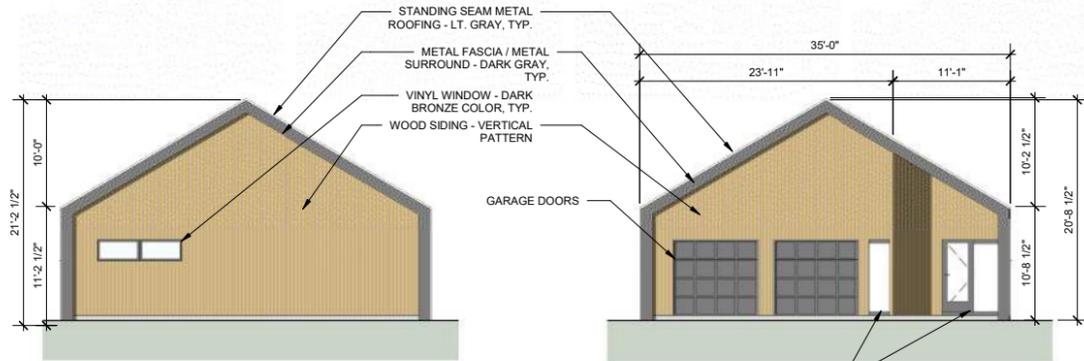
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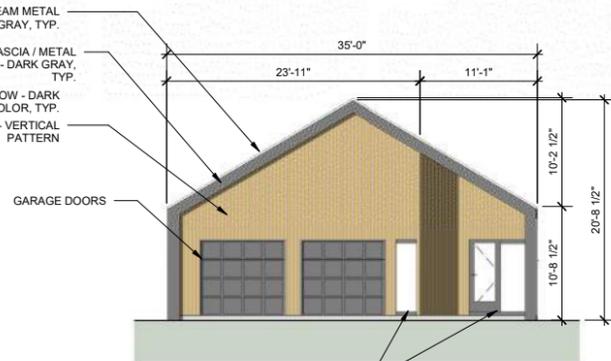
Exterior Elevation
- Community
Building

A-228

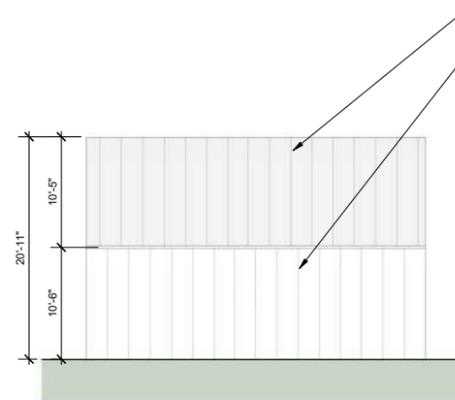




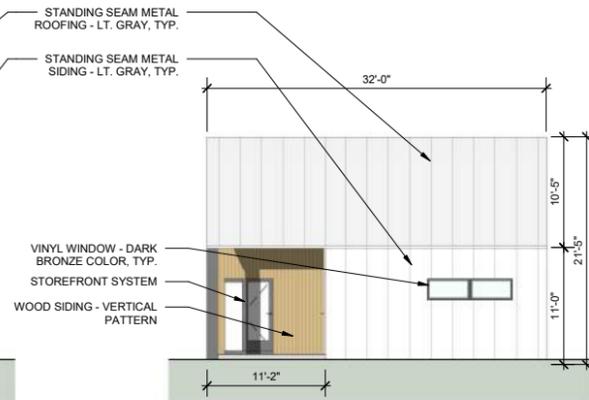
8 Exterior Elevation - Maint. Bldg - West
1/8" = 1'-0"



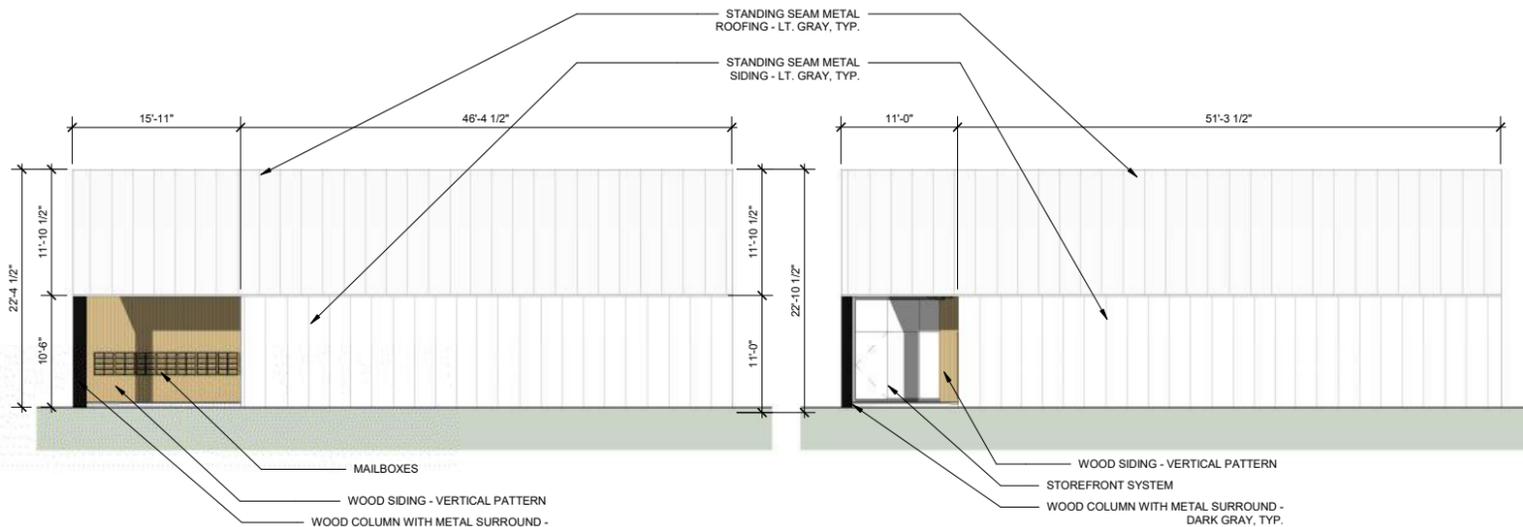
7 Exterior Elevation - Maint. Bldg - East
1/8" = 1'-0"



6 Exterior Elevation - Maint. Bldg - South
1/8" = 1'-0"

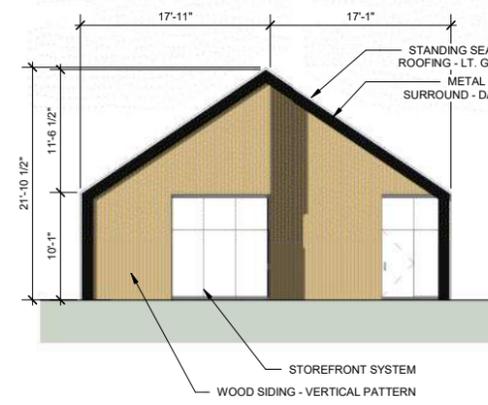


5 Exterior Elevation - Maint. Bldg - North
1/8" = 1'-0"

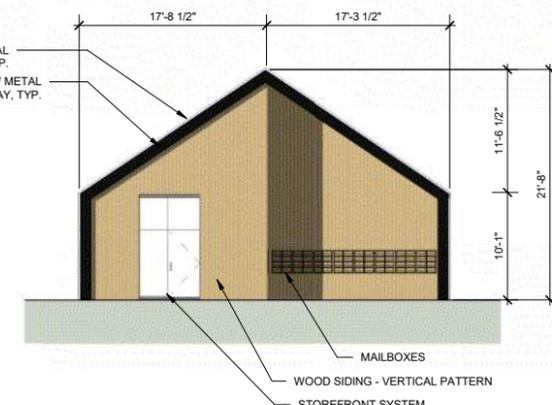


4 Exterior Elevation - Laundry Bldg - West
1/8" = 1'-0"

3 Exterior Elevation - Laundry Bldg - East
1/8" = 1'-0"



2 Exterior Elevation - Laundry Bldg - South
1/8" = 1'-0"



1 Exterior Elevation - Laundry Bldg - North
1/8" = 1'-0"