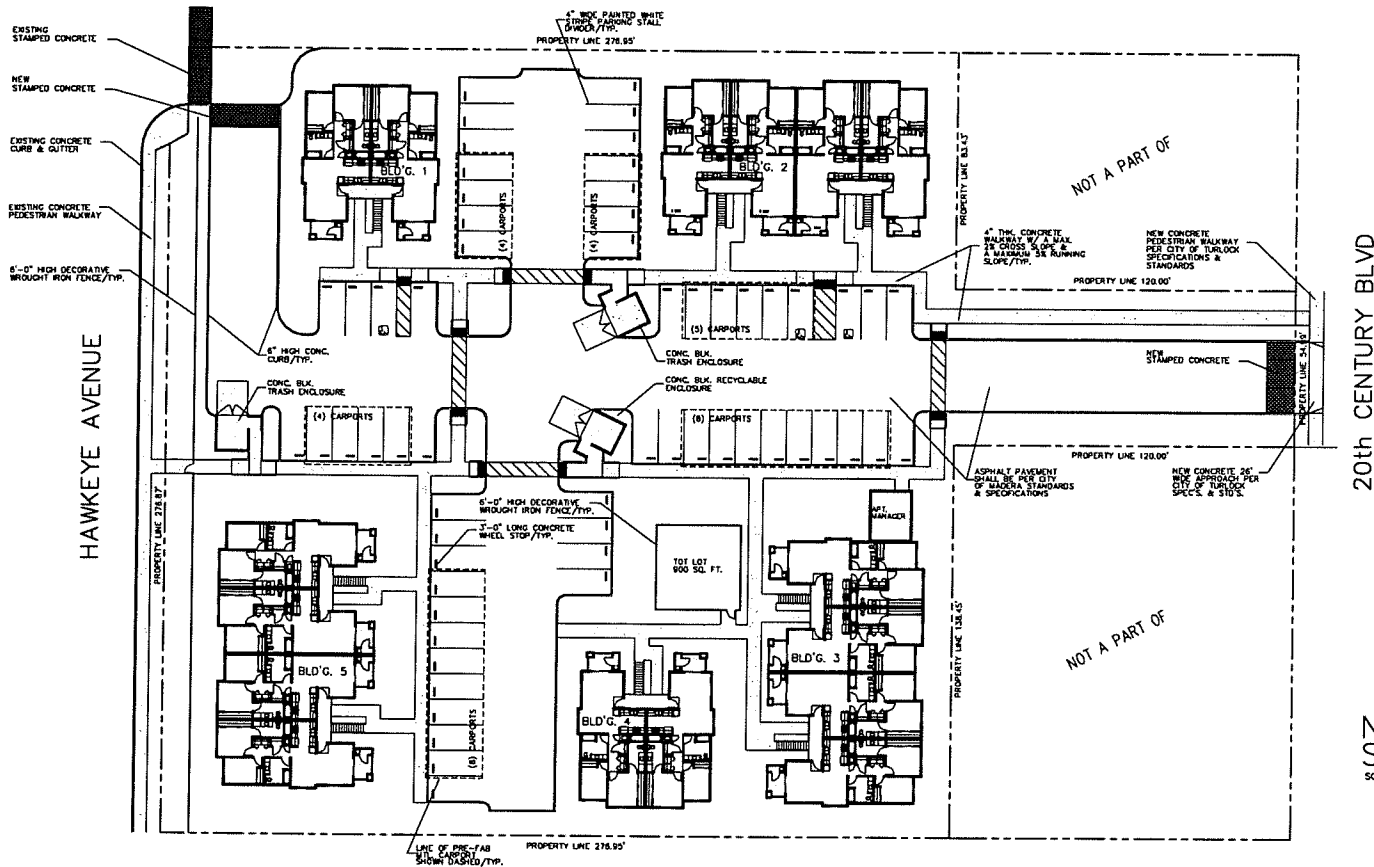




PROJECT DATA:

SCOPE OF WORK: BUILD THREE (3) EIGHT & TWO (2) FOUR UNIT APARTMENT BUILDINGS

ADDRESS: 145 20th CENTURY BLVD.

APN: 042-011-040

ZONING: RM

CONSTRUCTION: V-B SPRINKLED

LOT COVERAGE: 1.89+- ACRES ON B2.207+- SQ. FT.

LOT AREA: 3,902 SQ. FT. x 3 = 11,706 SQ. FT.

BUILDING FOOTPRINT: 1,932 SQ. FT. x 2 = 3,864 SQ. FT.

COVERAGE: 15,608/82,287 = 18% COVERAGE

OPEN USABLE SPACE: 18,000 SQ. FT.

LANDSCAPE AREA: 25,689 SQ. FT.

CARDINAL:	
NUMBER OF PARKING SPACES PROVIDED	60
NUMBER OF PARKING SPACES REQUIRED	58
NUMBER OF OPEN PARKING SPACES PROVIDED	27
NUMBER OF COVERED PARKING SPACES PROVIDED	33
NUMBER OF HANDICAPPED PROVIDED	1
NUMBER OF HANDICAPPED REQUIRED	1
NUMBER OF BICYCLE SPACES PROVIDED	12
NUMBER OF BICYCLE SPACES REQUIRED	12

NOTED SITE PLAN

SCALE: 1" = 40'-0"

SITE PLAN NOTES:

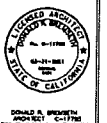
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL NOTIFY THE OWNER AND THE DESIGNER OF ANY DISCREPANCIES PRIOR TO COMMENCING ANY WORK.
- DO NOT SCALE DRAWINGS / ALL DIMENSIONS SHALL HAVE PRECEDENCE AT ALL TIMES.
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
- THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELAYING OR OVERTURNING RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS TO CONSTRUCTION PLAN NOT THEORETICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF TURLOCK PUBLIC WORKS DEPARTMENT.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND REGULATIONS.
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVALING CALIFORNIA BUILDING CODE STANDARDS.
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF WINDUPPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS.
- NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PUMP EQUIPMENT, THE BROADCAST PRODUCTION DEVICES ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR SETBACK OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLANS. THE BROADCAST DEVICES SHALL BE SIGNED BY LANDSCAPING OF SUCH OTHER MEANS AS MAY BE APPROVED.
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL, APPROVED BY THE INSPECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND PROTECTION SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY. OR AS MAY OTHERWISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR.
- ALL HANDICAPPED PARKING SPACES SHALL BE PAVED ADJACENT TO FACILITY ACCESS RAMP(S) OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BOUND PARKED VEHICLES WHILE TRAVELING TO OR FROM HANDICAPPED.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SIGN-TOP POLES (INCLUDE THIS NOTE ON EACH HANDICAPPED PARKING STALL).
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FIBER, MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, DRIVING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY, AND THE COMMUNITY DEVELOPMENT DIVISION OR CITY ENGINEER SHALL BE NOTIFIED SO THAT PROCEDURES REQUIRED BY STATE LAW CAN BE PRESERVED.
- PRIOR TO ISSUANCE OF BUILDING PERMITS OR ANY FUTURE DIVISION OF THE PROPERTY, THE APPLICANT AT FORMER SALE EXPOSED SHALL CAUSE THE PROPERTY TO BE ADJACED INTO THE CITY'S COMMUNITY FACILITIES DISTRICT NO. 2000-1 AND SHALL PAY ALL APPLICABLE FEES.
- IF ANIMAL FIBERS ARE UNCOVERED, THE BUREAU OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOMMENDED PALEONTOLOGIST. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- SITE DRAINAGE AND DRAINAGE:
 - NO ON-SITE WATER RETENTION. NO DRAINAGE ONTO ADJACENT PROPERTIES.
 - DRAIN LOT TO STREET OR OTHER APPROVED DRAINAGE EASEMENT OR PARKING AREA.
 - OVERALL LOT DRAINAGE TO BE NOT LESS THAN 0.5.
 - TOP OF SLAB TO BE NOT LESS THAN 6" ABOVE THE BUILDING FLOOR. SLOPE EARTH AWAY FROM BUILDING FLOOR.
 - SEWAGE SEWERAGE SLOPE SHALL BE 3 FEET TO A NATURAL DRAINAGE CUTTER.
- DEED (S) OF EASEMENT (S) FOR THE REQUIRED EASEMENT (S) SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER & SUBMITTED TO THE CITY WITH NOTIFICATION OF OWNERSHIP, PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET MONUMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- NO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. CONTACT TURLOCK DIVISION FOR INFORMATION REGARDING RELOCATION REQUIREMENTS RELATIVE TO RELOCATING UTILITY SIGNAL FACILITIES. THE SIGNALS WILL BE RELOCATED TO CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY CITY OF TURLOCK WATER DIVISION TO ARRANGE AND COORDINATE WORK.
- MAINTAIN EXISTING LIGHTING SHALL BE RECONNECTED AS REQUESTED BY THE CITY ENGINEER WITH 48 HOURS OF NOTIFICATION.
- THE DEVELOPER SHALL COORDINATE WITH THE UNITED STATES POST OFFICE RELATIVE TO THE PROPOSED LOCATION OF THE POSTAL BOXES FOR THE PROJECT.
- ONE 2A 100K WATTED FIRE EXTINGUISHER SHALL BE REQUIRED FOR EVERY 1,000 SQUARE FEET OF AREA ON EACH FLOOR LEVEL. A WARNING OF TRAVEL DISTANCE OF 75 FEET IS PERMITTED.

REVISIONS:

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DONALD R. BREMSETH
ARCHITECTURE & PLANNING
516 VILLA AVENUE #12, CLARK, CALIFORNIA 95912

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
MANJIT SANDHU
TURLOCK, CALIFORNIA



DOUGLAS A. BREMSETH
REGISTERED ARCHITECT
NO. 10170
EXPIRATION DATE 12/31/2024
CITY OF TURLOCK
145 20th CENTURY BLVD
TURLOCK, CA 95321

PROJECT NO.:
DATE: 01-04-21
SHEET NO.:
A.1
OF 1 SHEETS

