

# 905 Flower St Turlock, CA 95380



1040 W. Kettleman Ln. PMB 174  
Lodi CA 95240  
WK: (209) 550-1621  
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www.quickplanstoday.com

PLANS PREPARED BY:  
DENNIS SEBASTIAN

*Dennis Sebastian*

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REVISIONS:  
PLAN CHECK 00.00.00

PROJECT ADDRESS:  
905 Flower St  
Turlock, CA 95380

**REVISED  
MAY 21, 2024**

SHEET DESCRIPTION:

**COVER SHEET**

PROJECT 1/16"=1'-0"

DRAWN BY ds

SHEETS:

**A.00**

## Property Information

OWNER: Jagdev Singh  
PROJECT ADDRESS: 905 Flower St Turlock, CA 95380

## Scope Of Work

1.) PROPOSED NEW 2-STORY 4 UNITS  
2.) ADD 1 BEDROOM IN EACH EXISTING UNITS-A, B, C, D, & F  
3.) CONVERT EXISTING GARAGE TO ADU

## Parking Requirements

REQUIRED PARKING:  
11 UNITS X 1.5 = 16.5 PARKING  
11 UNITS/4 = 2.75 GUEST PARKING  
1 SPACE FOR ADU  
20 PARKING SPACES REQUIRED  
PARKING PROVIDED: 20 SPACES  
18 STANDARD PARKING AT 9'-0" X 19'-0"  
2 HANDICAP ACCESSIBILITY PARKING STALL

## Landscape Requirements

LOT AREA: .72 ACRES (31,363 SF)  
LANDSCAPE REQUIRED: 31,363 SF X .30 = 9,408 SF  
LANDSCAPE PROVIDED: 10,008 SF

## Usable Space Requirements

500SF USABLE SPACE PER UNIT  
USABLE SPACE PROVIDED:  
EXISTING APARTMENT 'UNIT-1': 631 SQ. FT.  
EXISTING APARTMENT 'UNIT-2': 631 SQ. FT.  
EXISTING APARTMENT 'UNIT-3': 631 SQ. FT.  
EXISTING APARTMENT 'UNIT-4': 631 SQ. FT.  
EXISTING APARTMENT 'UNIT-5': 631 SQ. FT.  
EXISTING APARTMENT 'UNIT-6': 631 SQ. FT.  
EXISTING APARTMENT 'UNIT-7': 511 SQ. FT.  
PROPOSED NEW 'UNIT-8': 500 SQ. FT.  
PROPOSED NEW 'UNIT-9': 574 SQ. FT.  
PROPOSED NEW 'UNIT-10': 559 SQ. FT.  
PROPOSED NEW 'UNIT-11': 512 SQ. FT.

## Common Area Requirements

10% COMMON AREA  
COMMON AREA : 31,363 SF X .10 = 3,136 SF  
COMMON AREA PROVIDED :  
COMMON AREA 1 = 863 SF  
COMMON AREA 2 = 2,052 SF  
COMMON AREA 3 = 436 SF  
TOTAL = 3,351 SF

## Project Information

PARCEL: 061004006000  
TYPE OF CONSTRUCTION: V-B, WOOD FRAMED  
ZONING: RM  
OCCUPANCY CLASSIFICATION: R-2  
BUILDING HEIGHTS: EXISTING 7 UNITS= 13'-10" HT  
PROPOSED 4 UNITS= 22'-7" HT  
PROPOSED ADU= 10'-0" HT

## Lot Area

.72 ACRES(31,363SF)

## Lot Coverage

Hardscape:9,709sf  
Landscape:9,766sf  
Building Coverage:11,888sf  
Total: 31,363 sf

## Project Areas (Existing Structures)

EXISTING APARTMENT 'UNIT-1': 688 SQ. FT.  
EXISTING APARTMENT 'UNIT-2': 688 SQ. FT.  
EXISTING APARTMENT 'UNIT-3': 688 SQ. FT.  
EXISTING APARTMENT 'UNIT-4': 688 SQ. FT.  
EXISTING APARTMENT 'UNIT-5': 599 SQ. FT.  
EXISTING APARTMENT 'UNIT-6': 837 SQ. FT.  
EXISTING APARTMENT 'UNIT-7': 599 SQ. FT.  
EXISTING 3-CAR GARAGE: 852 SQ. FT.  
EXISTING COVERED CARPORT: 1,195 SQ. FT.

## Project Areas (Proposed 4 Units)

11 UNITS MAX

PROPOSED NEW 4 UNITS:	
UNIT 8: (1,394 SF)	UNIT 9: (1,394 SF)
FIRST FLOOR: 452 SF	FIRST FLOOR: 554 SF
SECOND FLOOR: 909 SF	SECOND FLOOR: 840 SF
TOTAL 1,361 SF	TOTAL 1,361 SF
TWO CAR GARAGE: 447 SF	TWO CAR GARAGE: 447 SF
UNIT 10: (1,394 SF)	UNIT 11: (1,394 SF)
FIRST FLOOR: 554 SF	FIRST FLOOR: 554 SF
SECOND FLOOR: 840 SF	SECOND FLOOR: 840 SF
TOTAL 1,361 SF	TOTAL 1,361 SF
TWO CAR GARAGE: 447 SF	TWO CAR GARAGE: 447 SF

## Project Areas (Proposed ADDITIONS)

BEDROOM ADDITIONS:  
APARTMENT 'UNIT-1': 186 SQ. FT.  
APARTMENT 'UNIT-2': 202 SQ. FT.  
APARTMENT 'UNIT-3': 197 SQ. FT.  
APARTMENT 'UNIT-4': 197 SQ. FT.  
APARTMENT 'UNIT-5': 185 SQ. FT.  
APARTMENT 'UNIT-6': 0 SQ. FT.  
APARTMENT 'UNIT-7': 185 SQ. FT.

## Jurisdiction

156 S Broadway # 120,  
Turlock, CA 95380  
(209) 668-5640

## APPLICABLE CODES:

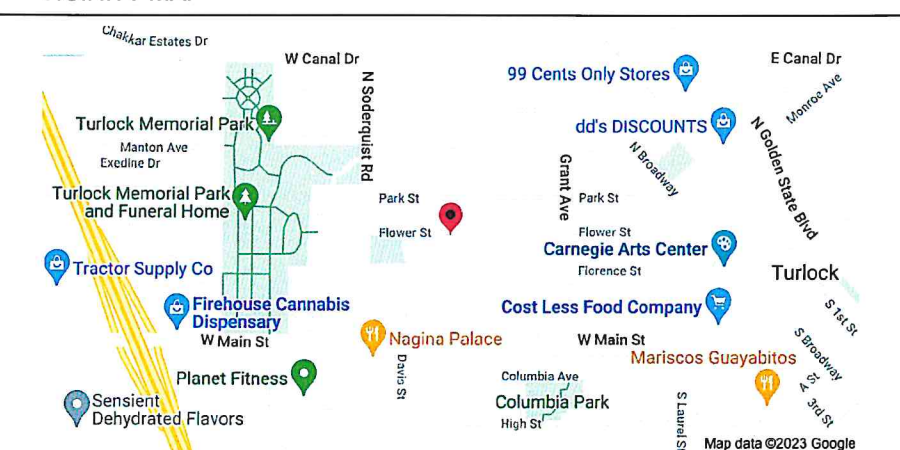
2022 CALIFORNIA BUILDING CODE W/ LATEST AMENDMENTS.  
2022 CALIFORNIA ELECTRICAL CODE W/ LATEST AMENDMENTS.  
2022 CALIFORNIA MECHANICAL CODE W/ LATEST AMENDMENTS.  
2022 CALIFORNIA PLUMBING CODE W/ LATEST AMENDMENTS.  
2022 CALIFORNIA ENERGY CODE W/ LATEST AMENDMENTS.  
2022 CALIFORNIA ENERGY CODE T24 PART 6  
2022 CAL-GREEN T24,PART 11  
2022 CALIFORNIA FIRE CODE W/ LATEST AMENDMENTS.  
2022 CALIFORNIA EXIST. BUILDING CODE W/ LATEST AMENDMENTS.  
2022 CALIFORNIA GREEN BUILDING STANDARD CODE.  
2022 CALIFORNIA STATE REFERENCED STANDARDS CODE.  
2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.)  
CITY OF TURLOCK MUNICIPAL CODE

## SHEET INDEX:

### Architectural

- A0.0 COVER SHEET
- A0.1 COLORED FACADE RENDERING
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A2.0 EXISTING FLOOR PLAN
- A2.1 PROPOSED FLOOR PLAN
- A3.0 EXISTING ELEVATIONS (UNITS 1-7)
- A3.1 PROPOSED ELEVATIONS (UNITS 1-7)
- A3.2 PROPOSED ELEVATIONS (NEW 4 UNITS)

## VICINITY MAP



**SITE LEGEND**

- PROPOSED LANDSCAPE
- EXISTING UNITS
- PROPOSED NEW BEDROOM ADDITIONS
- ACCESSIBILITY PATH OF TRAVEL

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PLANS PREPARED BY:  
*Denise Sebastian*  
 DENISE SEBASTIAN

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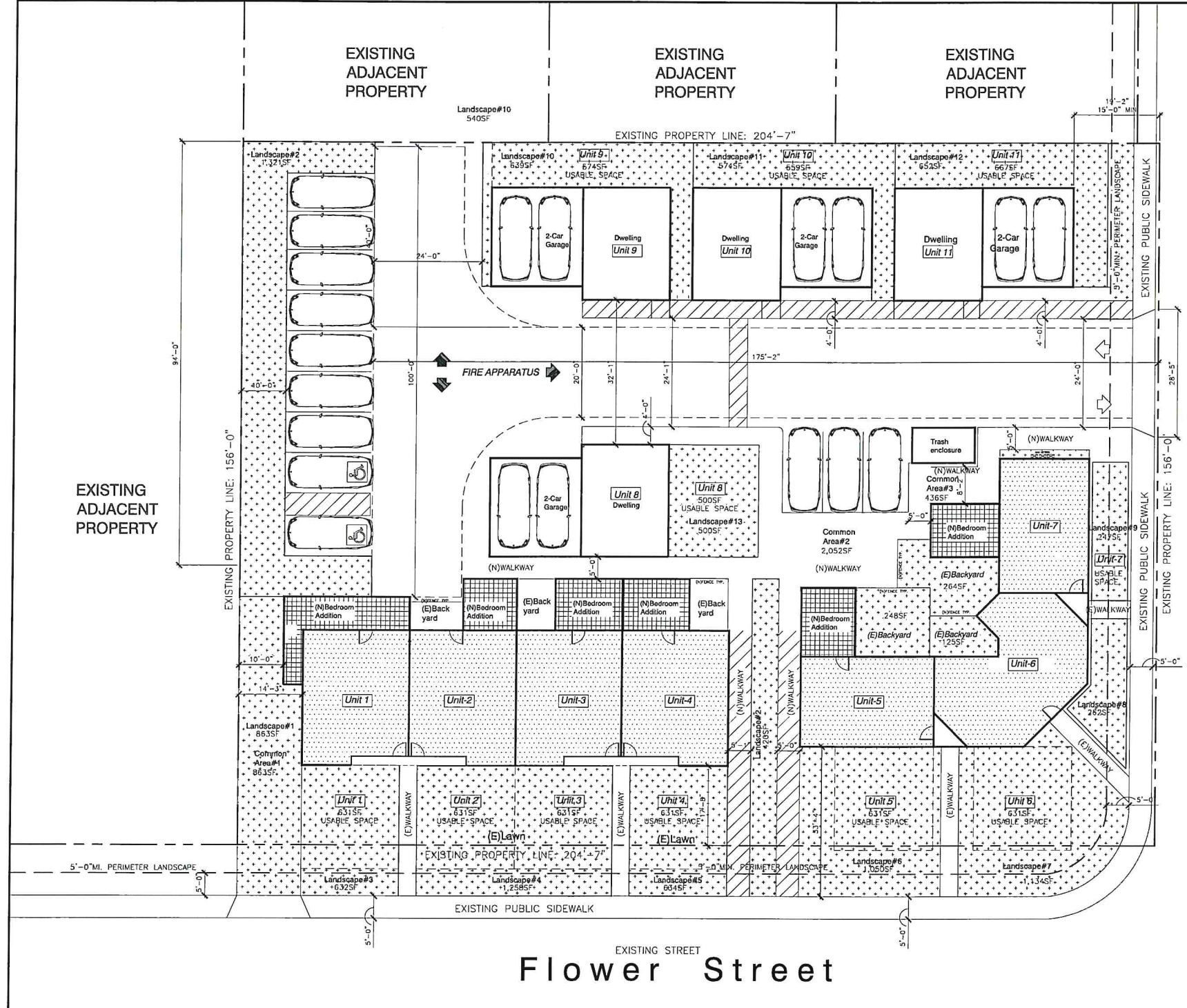
**REVISIONS:**  
 ▲ PLAN CHECK 00.00.00

**PROJECT ADDRESS:**  
 905 Flower St  
 Turlock, CA 95380

**SHEET DESCRIPTION:**  
 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"  
 DRAWN BY: ds  
 SHEETS:

**A1.1**



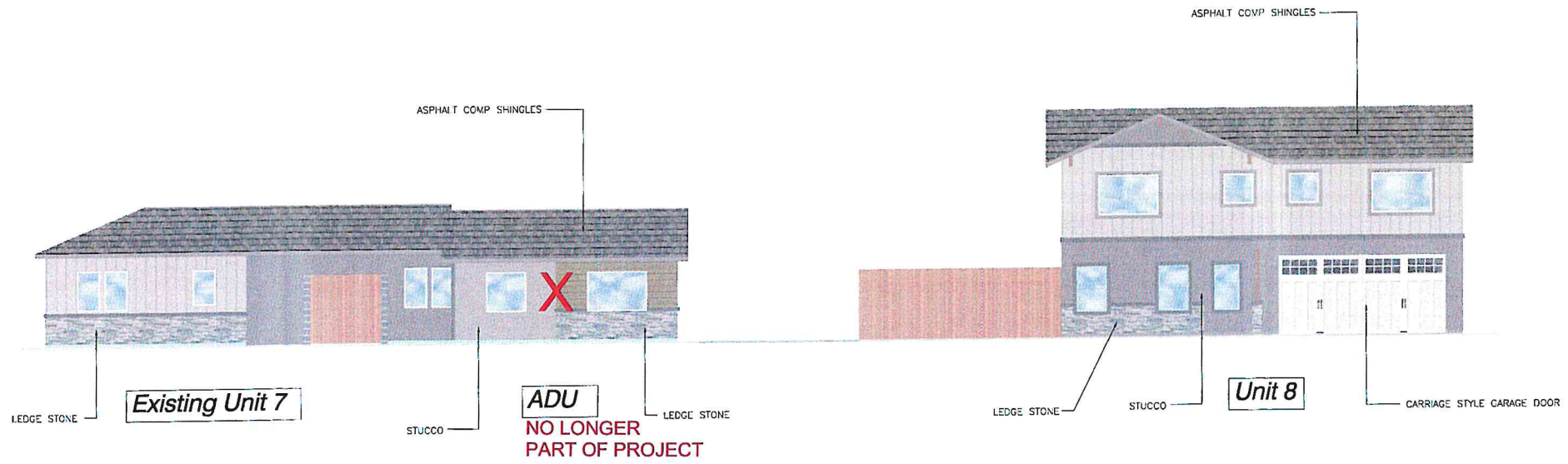
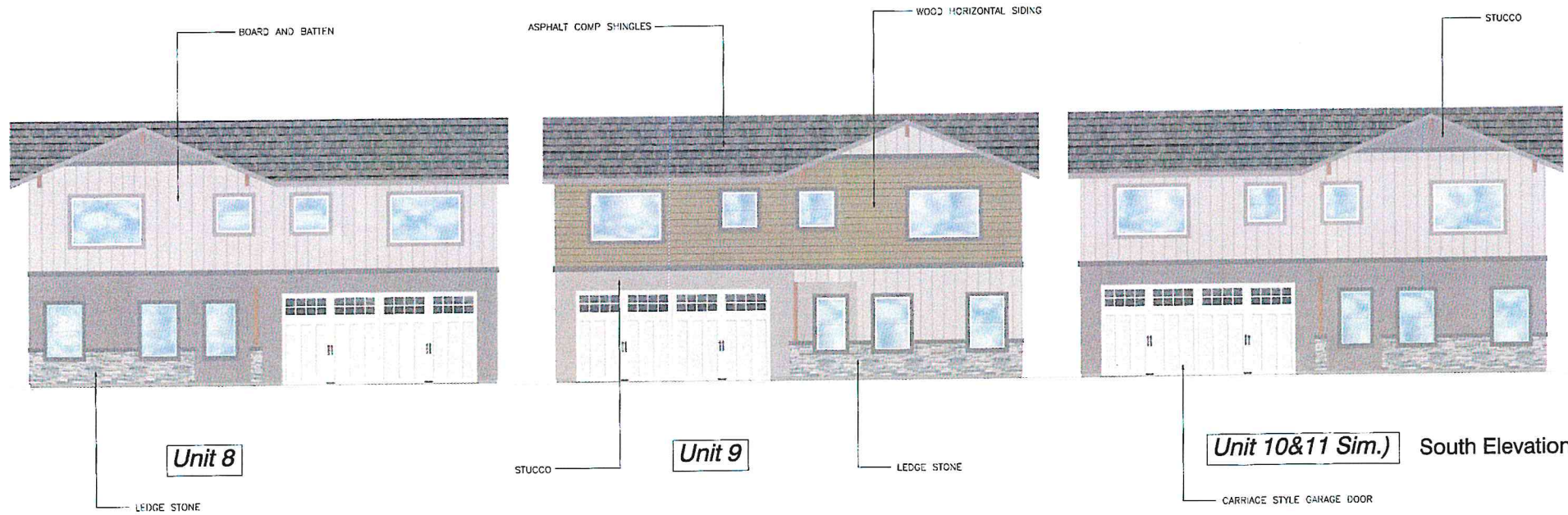
**Clifford Ave**  
 EXISTING STREET

**Flower Street**  
 EXISTING STREET

LATEST REVISED  
 AS OF 05/07/24



**REVISED**



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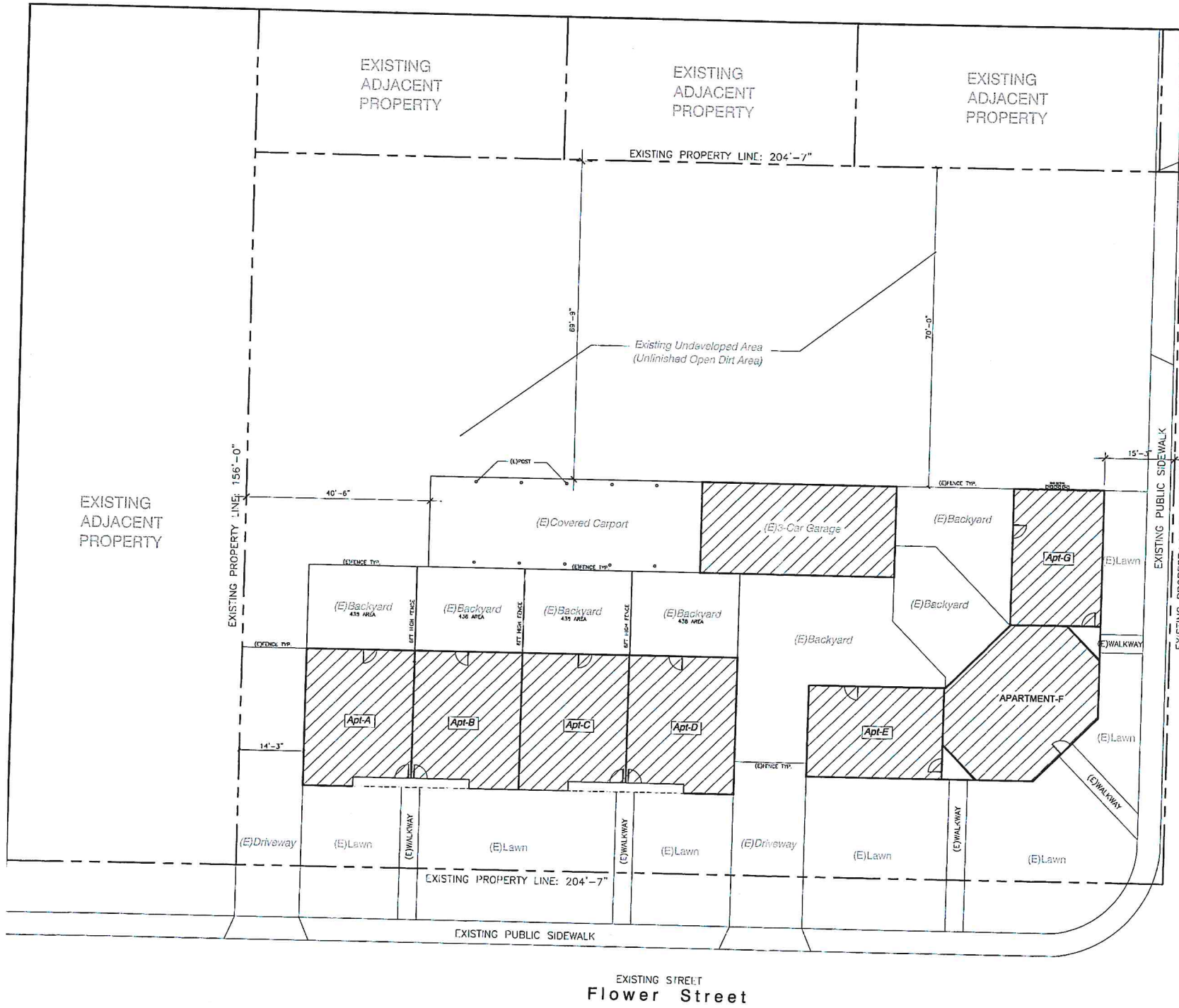
SHEET DESCRIPTION:

FACADE  
 COLORED  
 RENDERING

SCALE: 3/16" = 1'-0"  
 DRAWN BY: ds

SHEETS:

A0.1



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**PROJECT ADDRESS:**  
 905 Flower St  
 Turlock, CA 95380

**SHEET DESCRIPTION:**  
 EXISTING  
 SITE PLAN

**SCALE:** 1" = 10'-0"  
**DRAWN BY:** ds

**SHEETS:**  
 A1.0



**WALL LEGEND**

EXISTING 2X4 WALLS



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PLAN CHECK	02.00.00
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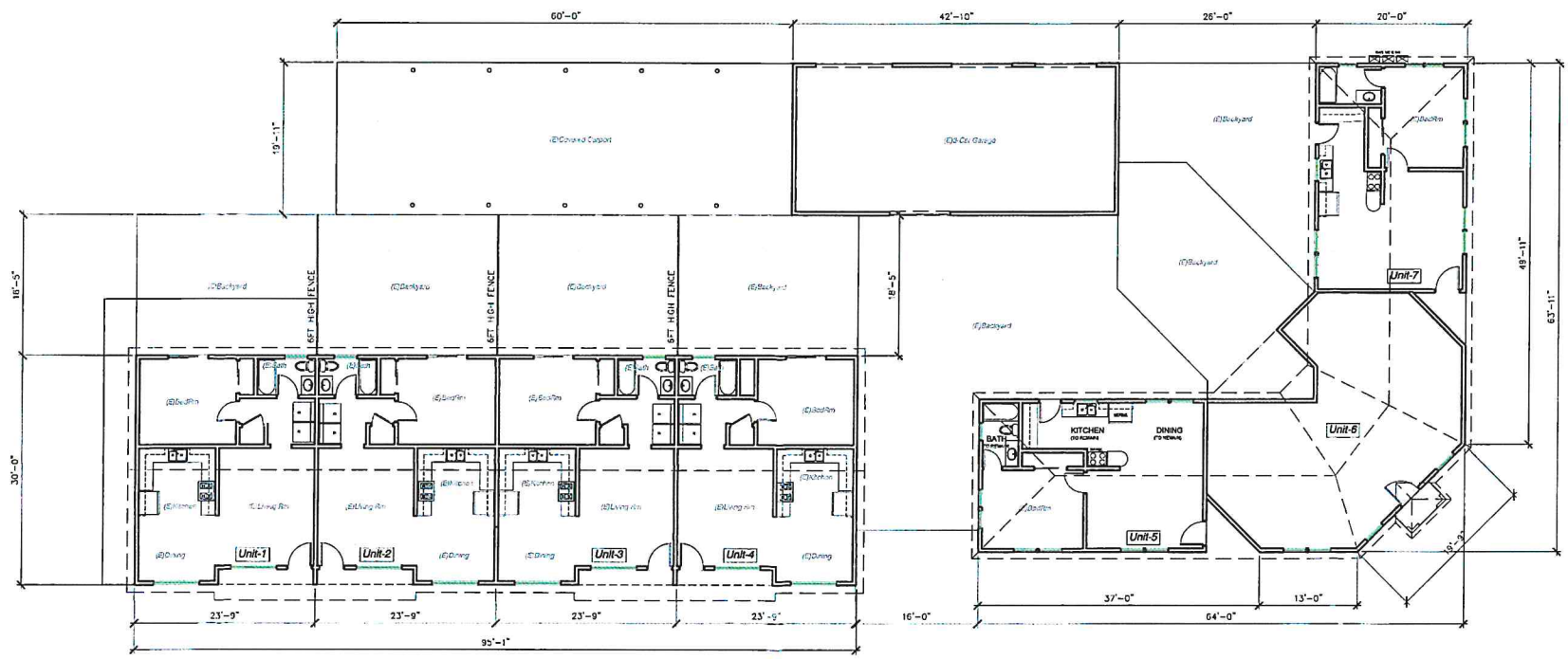
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**EXISTING FLOOR PLAN**

**SCALE:** 1/8" = 1'-0"  
**DRAWN BY:** ds

**SHEETS:**

**A2.0**





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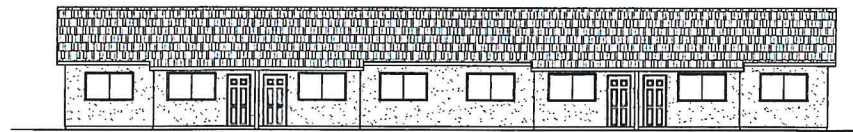
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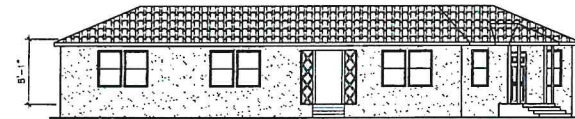
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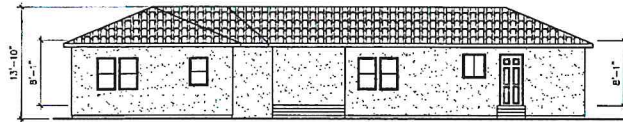
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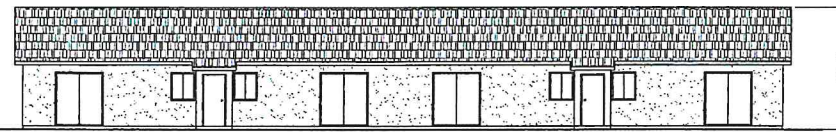
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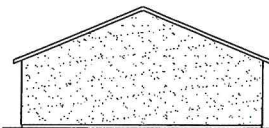
South Elevations (Unit 5,6 & 7)



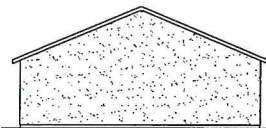
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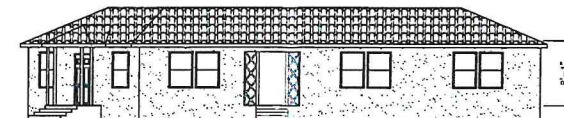
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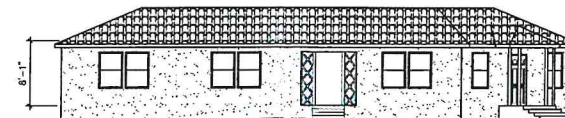
East Elevations (Units 1-4)



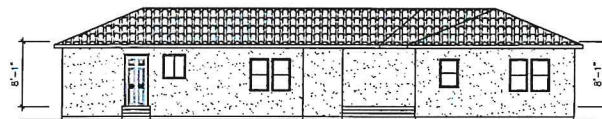
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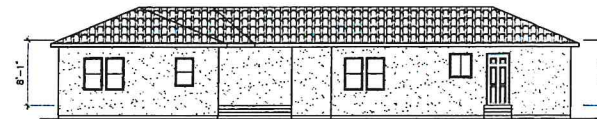
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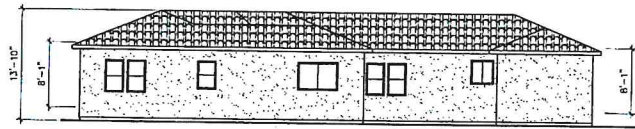
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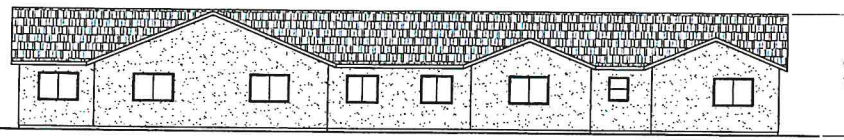
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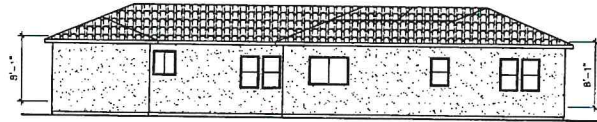
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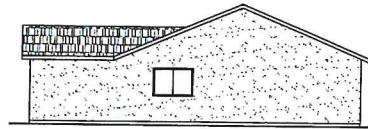
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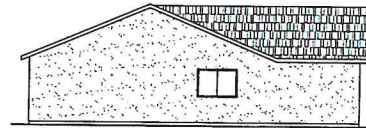
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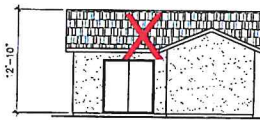
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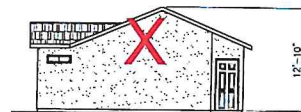
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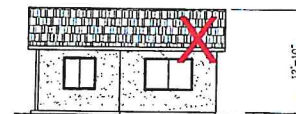
West Elevations (Units 1-4)



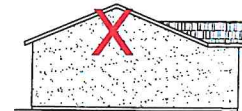
North Elevations (ADU)



East Elevations (ADU)



South Elevations (ADU)



West Elevations (ADU)

ADU IS NO LONGER PART  
OF THIS PROJECT



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REVISIONS:

△ PLAN CHECK 00.00.00

PROJECT ADDRESS:  
905 Flower St  
Turlock, CA 95380

SHEET DESCRIPTION:

PROPOSED  
ELEVATIONS  
UNITS(1-7)

SCALE: 1/8" = 1'-0"  
DRAWN BY: ds

SHEETS:

**A3.1**

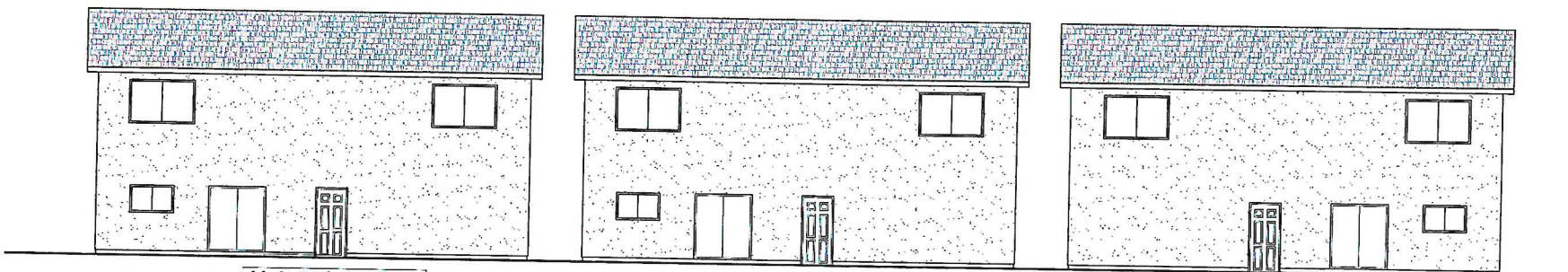


Unit 8

Unit 9

Unit 10&11 Sim.)

South Elevation

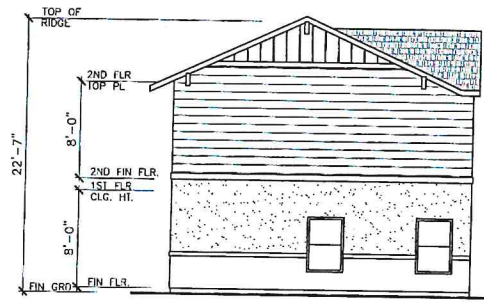


Unit 10&11 Sim.)

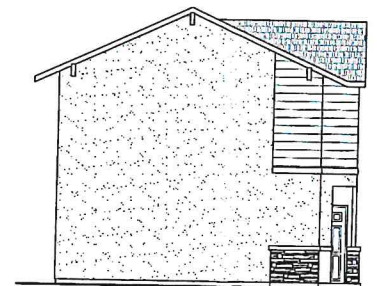
Unit 9

Unit 8

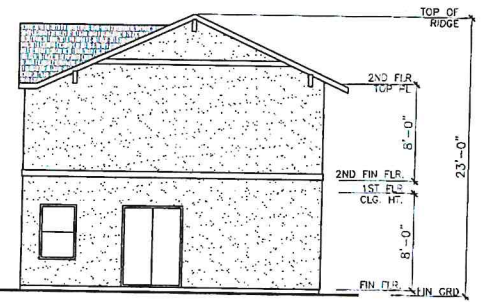
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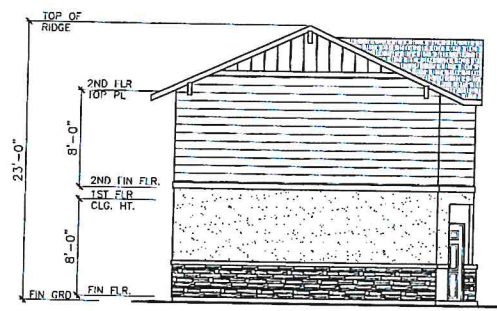
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(Unit 8)



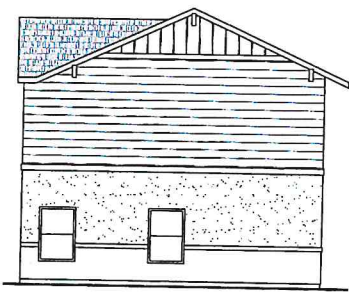
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(Unit 9 & 10 Similar)



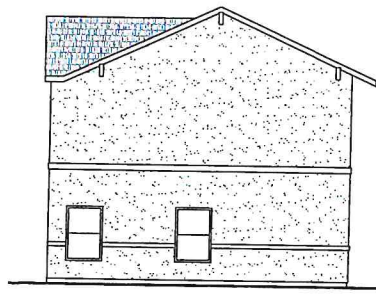
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(Unit 11)



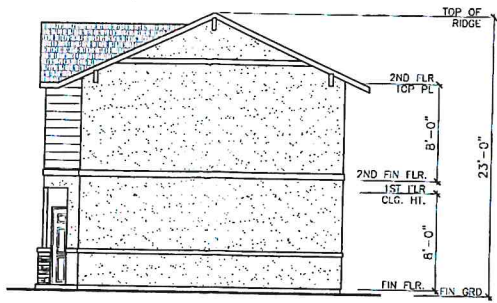
East Elevation  
(Unit 11)



East Elevation  
(Unit 10)



East Elevation  
(Unit 9)



East Elevation  
(Unit 8)

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 PLAN CHECK 00.00.00

PROJECT ADDRESS:  
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 Turlock, CA 95380

SHEET DESCRIPTION:  
**PROPOSED ELEVATIONS NEW 4 UNITS**

SCALE: 3/16" = 1'-0"  
 DRAWN BY: ds

SHEETS:  
**A3.2**