

PROJECT SCOPE
CONSTRUCTION OF A SINGLE STORY DUPLEX BLDG. SLAB ON GRADE WITH ATTACHED SINGLE CAR GARAGE.

PROJECT DIRECTORY

OWNER: SAL GUTIERREZ
sal_cc@charter.net

DESIGNER: VALLEY DRAFTING & DESIGNS
PEDRO REYES
209-386-2795
valleydraftingdesigns@gmail.com

BUILDING DESIGN CRITERIA

PARCEL INFORMATION & ZONING SUMMARY

ADDRESS: 985 PARK ST. TURLOCK, CA
APN: 061-002-063
PARCEL SIZE: 38,400 SF

BUILDING AREA SUMMARY:

REQUIRED:
30% (Landscaping, Lawns, Planting Areas) = 11,520 SF MIN.
16 Parking Spaces
10% Open Space/Common Area = 3,840 SF MIN.

PROVIDED:

DUPLEX
CONDITIONED SPACE: 1,140 SF EACH UNIT
GARAGE: 302 SF EACH GARAGE

LANDSCAPING AREA: 14,143 SF
PARKING SPACES: 24 PARKING SPACES
OPEN SPACE/Common Area: 6,900 SF

OCCUPANCY & BUILDING ANALYSIS:

OCCUPANCY TYPE: R-3
JURISDICTION: CITY OF TURLOCK
FIRE SPRINKLERS: YES
PV REQUIRED: YES
TYPE OF CONSTRUCTION: "V-B"

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CMC)
2022 CALIFORNIA ENERGY CODE (CENEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA REFERENCES CODE
CURRENT CITY OF TURLOCK CODES AND ORDINANCES

- LEGEND**
- 4" CONCRETE WALKWAY
 - 6" HEAVY DUTY CONCRETE
 - LANDSCAPE/GRASS AREAS
 - PLANTING AREAS
 - PEA GRAVEL
 - PROPERTY LINE
 - 7" HIGH WOOD FENCE

VALLEY DRAFTING & DESIGNS

Pedro Reyes
Designer/Draftsman
259 El Portal Dr.
Merced, CA 95340
Cell: 209-386-2795
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PROPOSED SITE
985 PARK ST.

CLIENT: SAL GUTIERREZ
TURLOCK, CA 95360

REVISIONS:

DATE: 08/28/24
SCALE: 1/16"=1'-0"
DRAWN BY: pr
FILE NAME: 24-135
SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER:

A1.0



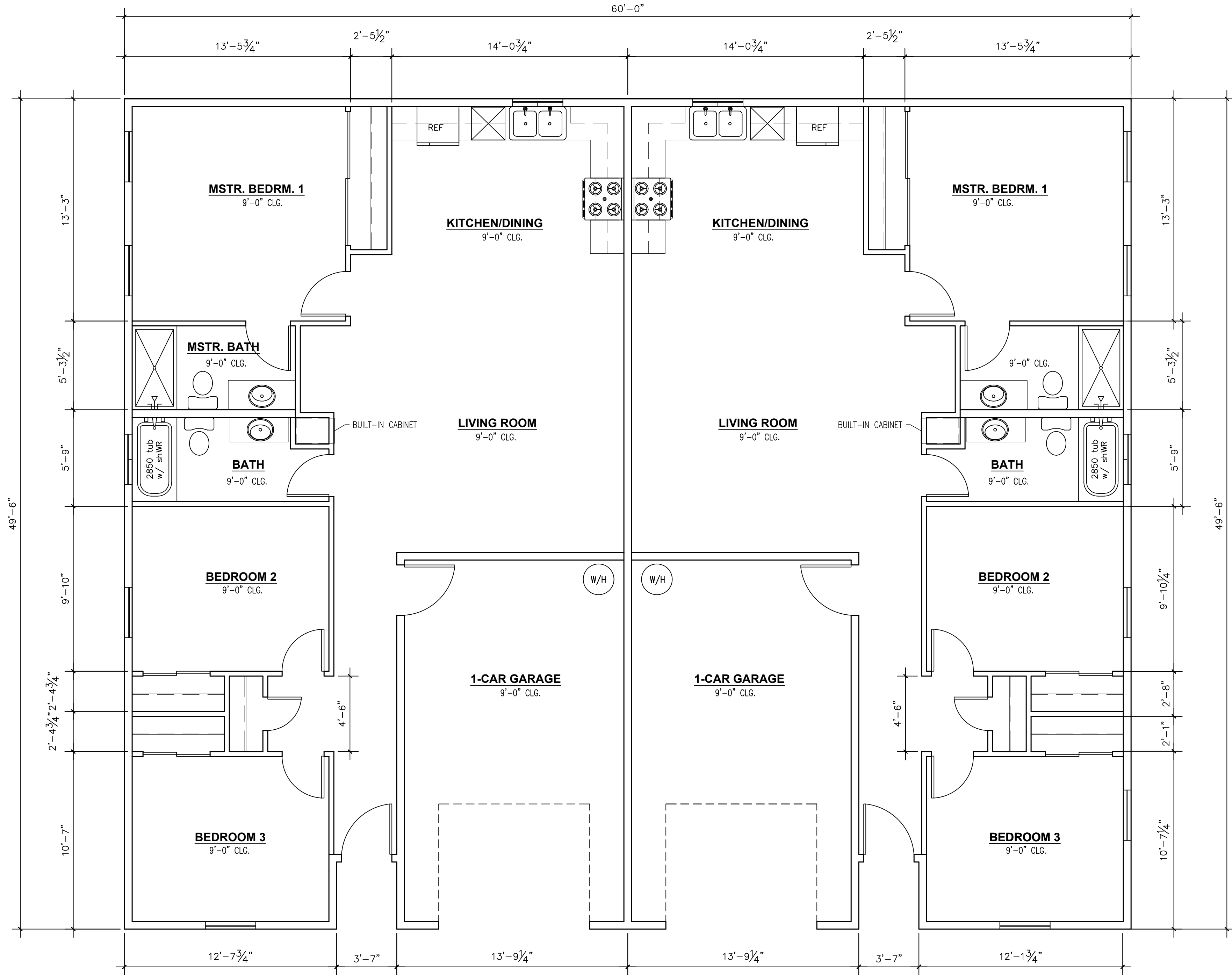
**VALLEY DRAFTING
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X: _____

It is the clients responsibility prior to or during construction to notify the designer in writing of any perceived errors or omissions in the plans and specifications of which a contractor throughly knowledgeable with the building codes and methods of construction should reasonably be aware. Written instructions such perceived errors or omissions shall be received from the designer prior to the client or clients subcontractors proceeding with the work. The client will be responsible for any defects in construction if these procedures are not followed.

STAMP:



FLOOR PLAN

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

CLIENT: SAL GUTIERREZ

PROPOSED DUPLEX
985 PARK ST.

TURLOCK, CA 95360

REVISIONS:

DATE:	08/28/24
SCALE:	AS SHOWN
DRAWN BY:	PR
FILE NAME:	24-135
SHEET TITLE:	

PRELIMINARY
FLOOR PLAN & ELEVATION

SHEET NUMBER:

A2.0



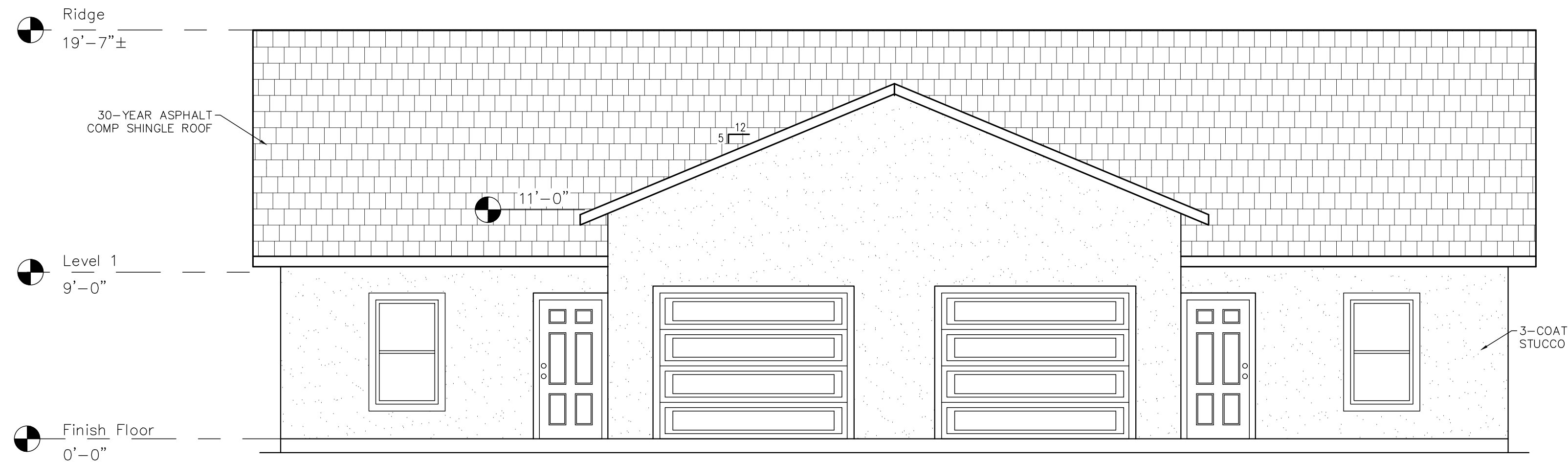
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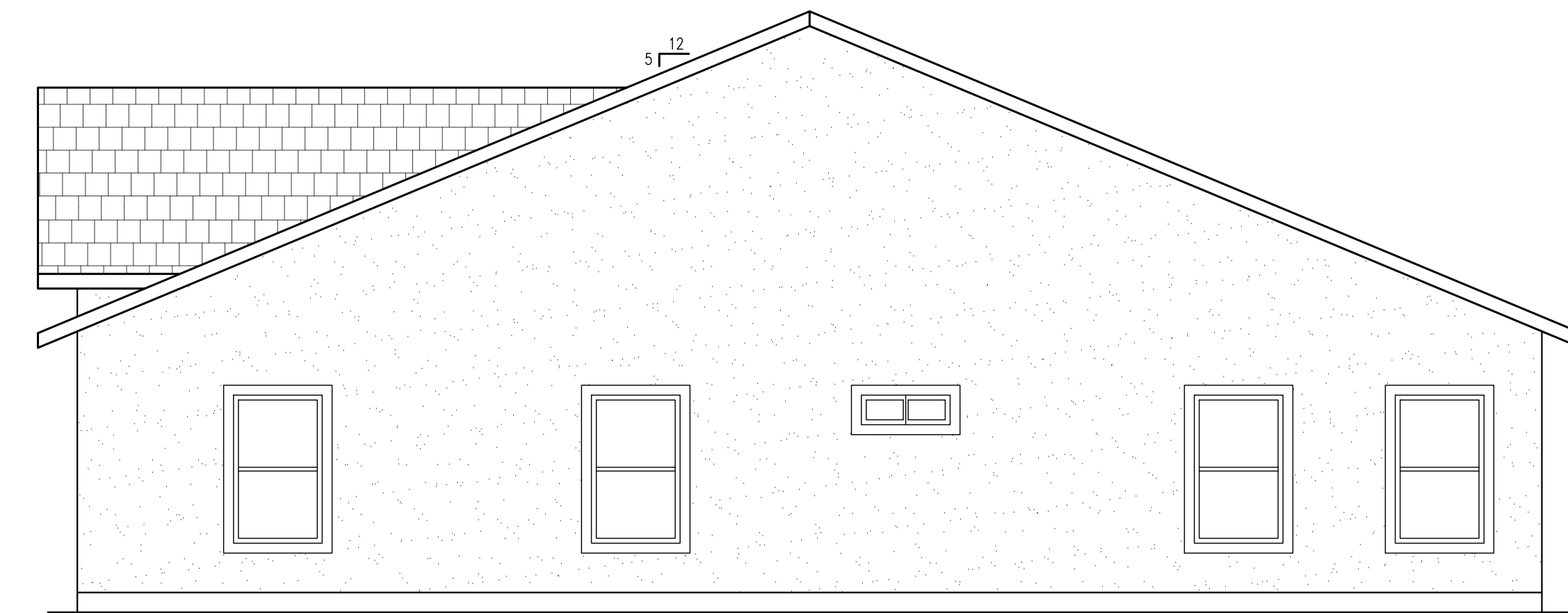
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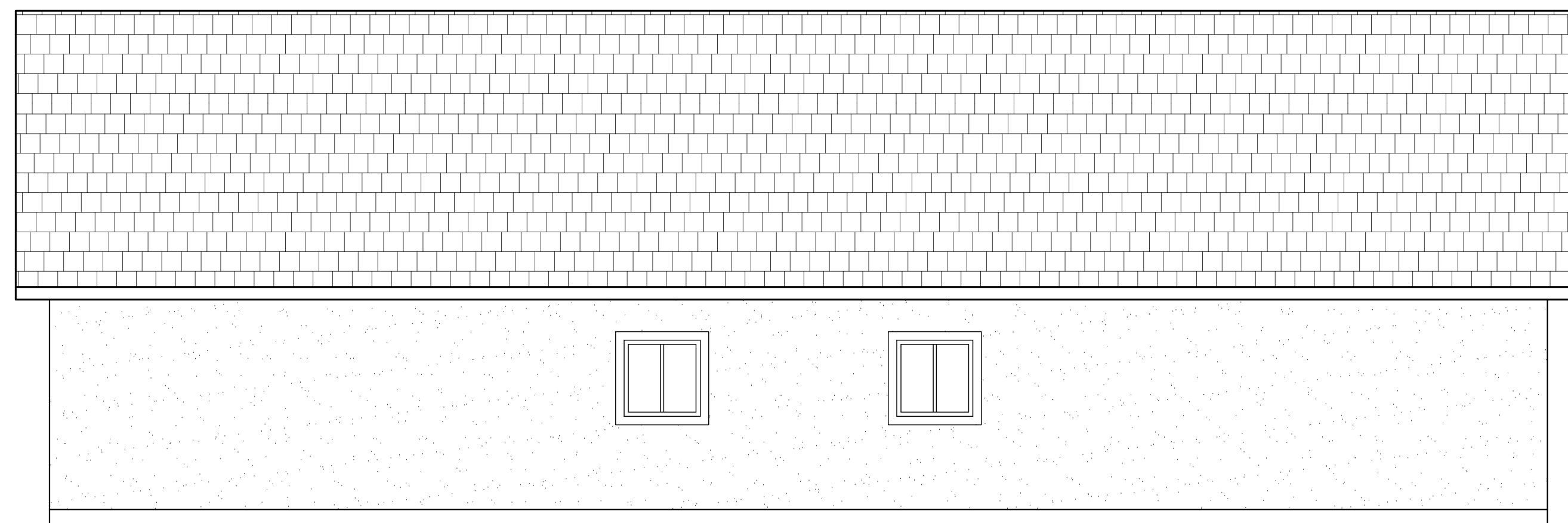
FRONT ELEVATION

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



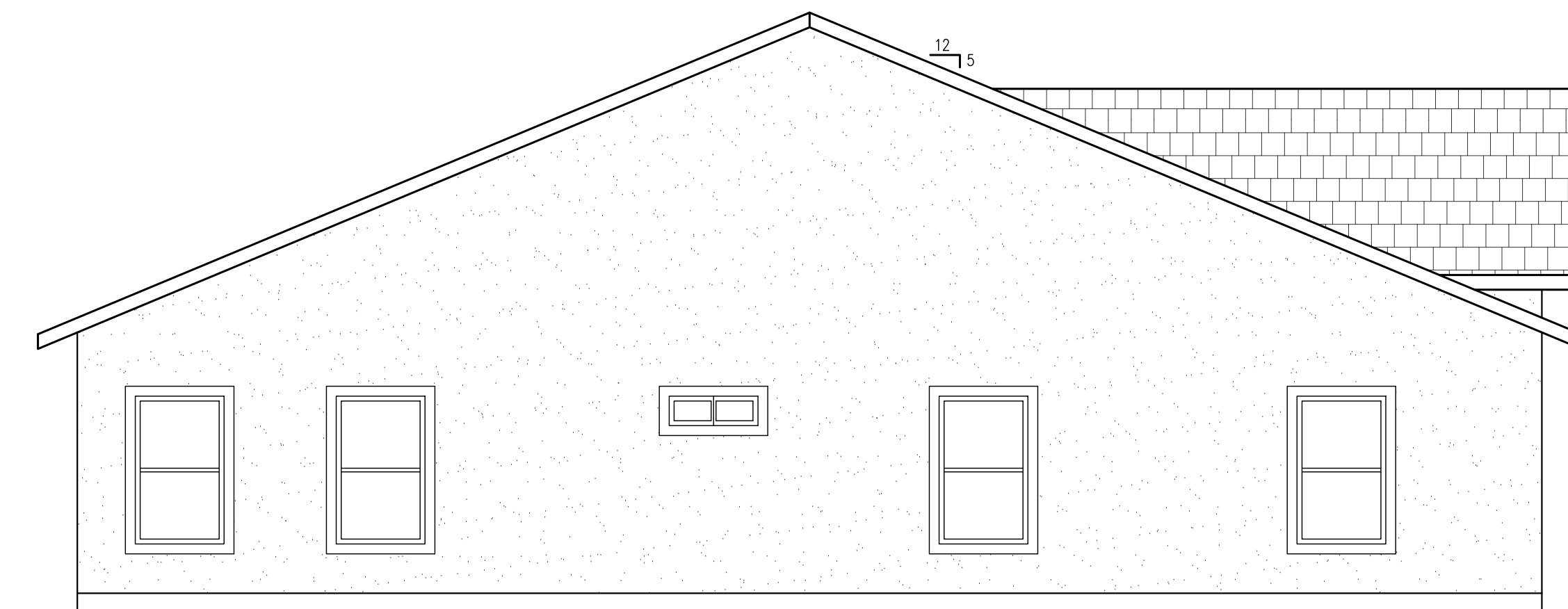
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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985 PARK ST.

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TURLOCK, CA 95360

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