

[illegible]

	CONCRETE		INSULATION		EQUIPMENT NUMBER
	CONCRETE BLOCK		ROOM NUMBER		PARTITION TYPE
	A.C. PAVING		WINDOW TYPE		KEYNOTE
	CERAMIC TILE OR BRICK		DOOR NUMBER		REVISION NUMBER
	SAND MORTAR OR PLASTER		ORD LINE NUMBER		MATCH LINE
	AGGREGATE		ORD CENTER LINE NUMBER		DATUM WORK OR CONTROL NUMBER
	EARTH		SECTION NUMBER		ANGLE
	MORTAR		SHEET WHERE SECTION IS DRAWN		DIAMETER OR ROUND
	PLYWOOD		DETAIL NUMBER		PERPENDICULAR
	GYPSUM BOARD		SHEET WHERE DETAIL IS DRAWN		POLING OR NUMBER
	GLASS		LOCATION NUMBER		CENTERLINE
	WOOD FRAMING (CONT. MEMBER)		DETECTIVE ELECTRIC CLEARANCE PLAN IS DRAWN		PLATE OR PROPERTY LINE
	WOOD FRAMING (IN NOTES)		ELEVATION NUMBER		
	WOOD MEMBER (IN NOTES)		SHEET WHERE ELEVATION IS DRAWN		

**1143 PARK STREET
TURLOCK, CA 95380**

STANISLAUS REGIONAL HOUSING AUTHORITY
1701 ROBERTSON ROAD
MODESTO, CA 95350
CONTACT: JIM KRUSE
EMAIL: jkruse@stancoha.org

HMR ARCHITECTS
2130 21st STREET
SACRAMENTO CA 95818
(916) 736-2724
CONTACT: SCOTT PULLEN
EMAIL: scottp@hmrarchitects.com

CONSTRUCT TWO SINGLE STORY BUILDINGS. ONE BUILDING HAS 5 HOUSING UNITS; THE SECOND BUILDING HAS 3 HOUSING UNITS. INCLUDES ASSOCIATED PARKING LOT AND TRASH ENCLOSURE.

80	COVER SHEET
A51	OVERALL SITE PLAN
A2	EXTERIOR ELEVATIONS
A-1	EXTERIOR ELEVATIONS

MUNICIPAL JURISDICTION	CITY OF TULSA
APM	061 002 059 000
CODE	2718 CEN
COLLECTION SHALL COMPLY WITH THE STATE OF CALIFORNIA CODE REGULATIONS	
TITLE 24 C.A.R. PART 1	2018 CALIFORNIA ADMINISTRATIVE CODE
TITLE 24 C.A.R. PART 2	2015 CALIF. BUILDING CODE (CNC)
TITLE 24 C.A.R. PART 3	2015 CALIF. ELECTRICAL CODE (CNC)
TITLE 24 C.A.R. PART 4	2015 CALIF. MECHANICAL CODE (CNC)
TITLE 24 C.A.R. PART 5	2015 CALIF. PLUMBING CODE (CNC)
TITLE 24 C.A.R. PART 6	2015 CALIF. FIRE ALARMS & SMOKE CODE (CNC)
TITLE 24 C.A.R. PART 8	2016 CALIF. FIRE BULBING STANDARDS (CNC)
TITLE 24 C.A.R. PART 12	2016 CALIF. REFERENCED STANDARDS
TITLE 24 C.A.R. PART 12.1	2016 CALIF. REFERENCED STANDARDS
IFPA 10	AUTOMATIC SPRINKLER SYSTEMS, 2016 EDITION
IFPA 14	STANDPIPE SYSTEMS, 2016 EDITION
IFPA 16	DRINKING WATER DISTRIBUTION, 2016 EDITION
IFPA 20	PLUMBING PUMPS, 2016 EDITION
IFPA 22	PRIVATE FIRE MARSHAL, 2016 EDITION
IFPA 24	NATIONAL FIRE ALARM & SMOKE CODE, 2016 EDITION
IFPA 2001	CALIFORNIA ELECTRICAL DISTRIBUTION, 2016 EDITION

The map shows a dense urban area with a grid of streets. A large, dark, irregularly shaped area in the center is labeled 'PROJECT SITE' with a black arrow pointing to it. This area is surrounded by various colored dots (red, orange, yellow, green, blue) and labels for streets and landmarks. To the left, a large, light-colored rectangular area is labeled 'CITY OF LOS ANGELES'. To the right, a large, dark rectangular area is labeled 'CITY OF LOS ANGELES'. The map also shows a large, light-colored rectangular area in the bottom left corner, labeled 'CITY OF LOS ANGELES'. The map is overlaid with a grid of streets and various labels for streets and landmarks.

1143 PARK STREET
TURLOCK, CA

**STANISLAUS REGIONAL
HOUSING AUTHORITY**

MINOR DISCRETIONARY
PERMIT/DESIGN REVIEW

REVISIONS

NO.	DESCRIPTION	DATE
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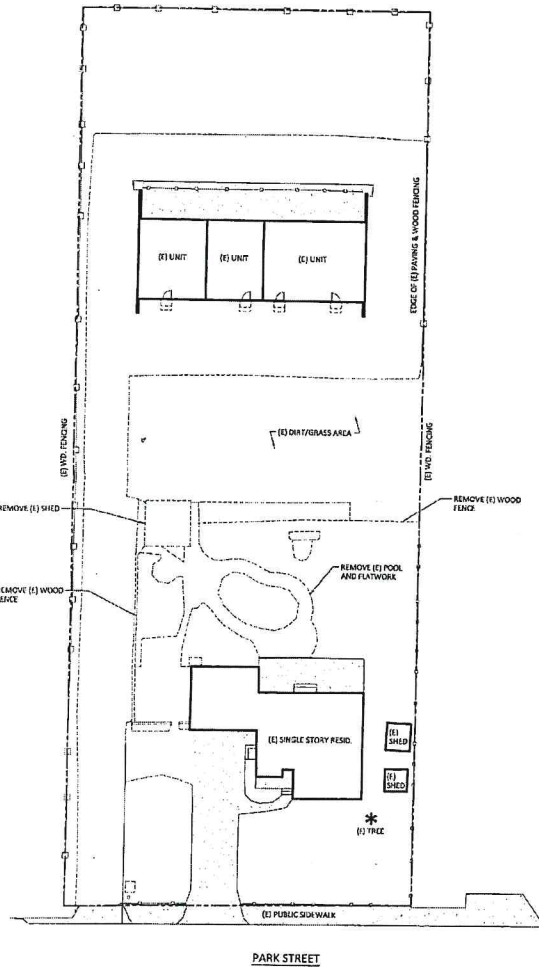
COVER SHEET

DECEMBER 6, 2019

ISSUE BY: MO	A0
CHECKED BY: SP	
JOB NO. 18076	

\\SRWA\16076 FLRLOCK 1143 PAXX ST\TJRPAN\A3 CWD

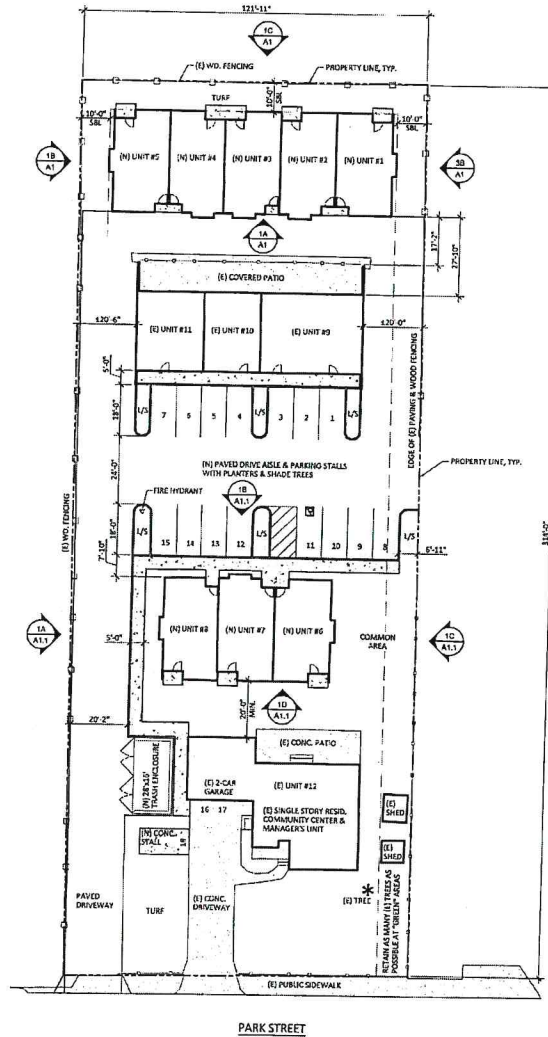
C:\P\18076 TURLOCK 1143 PARK STREET\TURLOCK_A51.DWG



DEMOLITION SITE PLAN



SCALE: 1"=20'



OVERALL SITE PLAN



SCALE: 1"=20'

STANISLAUS REGIONAL HOUSING AUTHORITY
1143 PARK STREET
TURLOCK, CA

APN 061-002-059-000
39,320 SF (±0.90 ACRES)

1 UNIT PER 2,000 SF
12 UNITS PROVIDED
<15 MAX. ALLOWABLE>

ZONING: "RM" MEDIUM DENSITY RES.
DENSITY ALLOWED: 7-15 UNITS/ACRE
EACH UNIT MUST HAVE 500 SF MIN.
"OPEN AREA" DEDICATED ADJACENT TO UNIT.
PROVIDE COMMON AREA PER 9.3.203
TMC TITLE 9

PARKING
REQUIRED = 1.5 STALLS/DWELLING UNIT
8 NEW UNITS + 3 EXISTING UNITS + 1 MANAGER UNIT =
12 UNITS x 1.5 = 18 STALLS
PROVIDED = 16 STALLS + 2 CAR GARAGE = 18 STALLS

HMRARCHITECTS

2150 Elm Street
Sacramento, CA 95833
916.756.2724

COTTAGE
HOUSING UNITS
1143 PARK STREET
TURLOCK, CA

STANISLAUS REGIONAL
HOUSING AUTHORITY

MINOR DISCRETIONARY
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REVISIONS

NO. DESCRIPTION DATE

SITE PLAN

DECEMBER 6, 2019

DESIGNED
BY
CHECKED
BY
DATE
18076

AS1

HMRARCHITECTS

2130 21st Street
Sacramento, CA 95818
1 916 736 2724

COTTAGE
HOUSING UNITS

1143 PARK STREET
TURLOCK, CA

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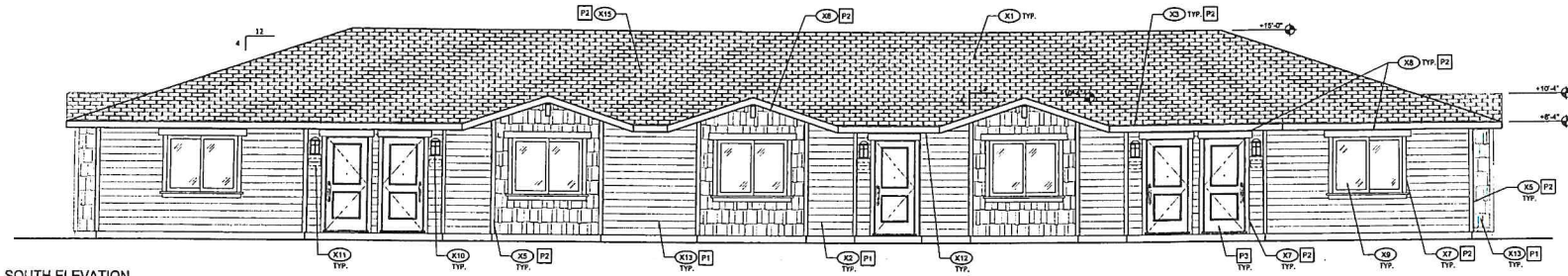
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EXTERIOR ELEVATIONS

DECEMBER 6, 2019

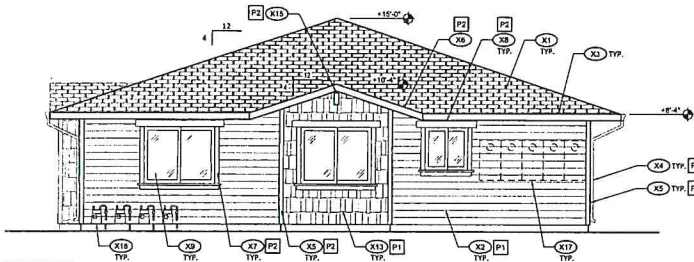
DATE: 12/6/19
BY: MJC
CHECKED BY: SP
JOB NO: 18076

A1



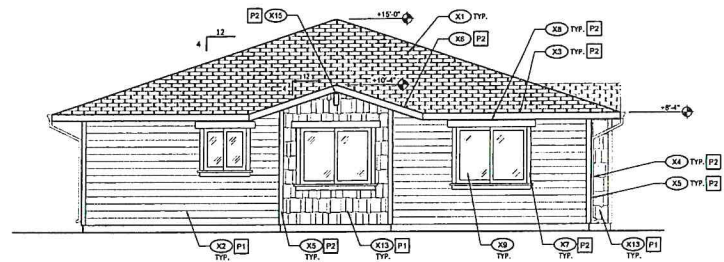
1A SOUTH ELEVATION

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



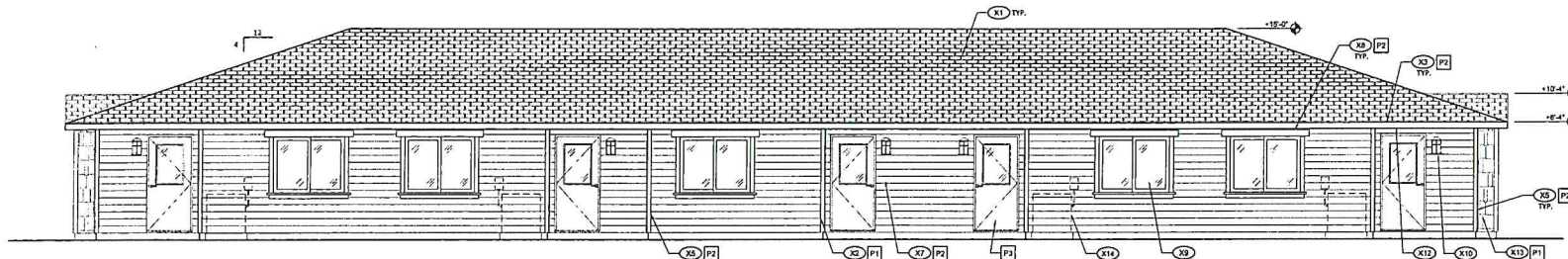
1B WEST ELEVATION

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



1C EAST ELEVATION

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



1D NORTH ELEVATION

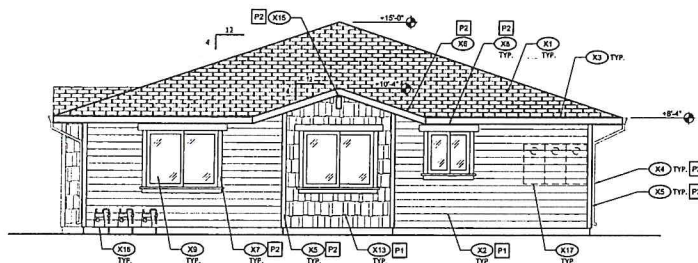
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION KEYNOTES

- | | |
|---|---|
| (X1) COMPOSITION SHINGLE ROOFING | (K11) BUILDING UNIT NUMBER |
| (X2) HARDIE PLANK HORIZ. LAP SIDING - 7" EXPOSURE - COLONIAL SMOOTH. PAINT KELLY MOORE GLACIER RIDGE KM3913-1 | (K12) HARDIE SOFFIT PANELS AT UNDERSIDE OF SOFFIT |
| (X3) CONT. 26 GA. GALVANIZED FASCIA GUTTER - PAINT | (K13) HARDIE SHINGLE SIDING. STAGGERED EDGE NOTCHED PANEL. PAINT KELLY MOORE FRENCH CLAY KM3918-2 |
| (X4) 2" x 3" 26 GA. G.I. DOWNSPOUT - PAINT | (K14) A/C CONDENSER |
| (X5) 2x4 CORNER TRIM BOARD - PAINT | (K15) DECORATIVE GABLE BEAM |
| (X6) 2x6 TRIM BOARD - PAINT | (K16) GAS METER |
| (X7) 2x4 TRIM BOARD AT DOOR AND WINDOW JAMBS - PAINT | (K17) ELECTRICAL PANEL - PAINT |
| (X8) 2x6 TRIM BOARD AT DOOR AND WINDOW HEADS - PAINT | |
| (X9) VINYL FRAME DUAL PANE WINDOWS | |
| (X10) EXTERIOR LIGHT FIXTURE - WALL MOUNT FLUORESCENT FIXTURE WITH WHITE POLYCARBONATE GLOBE, BLACK FINISH | |

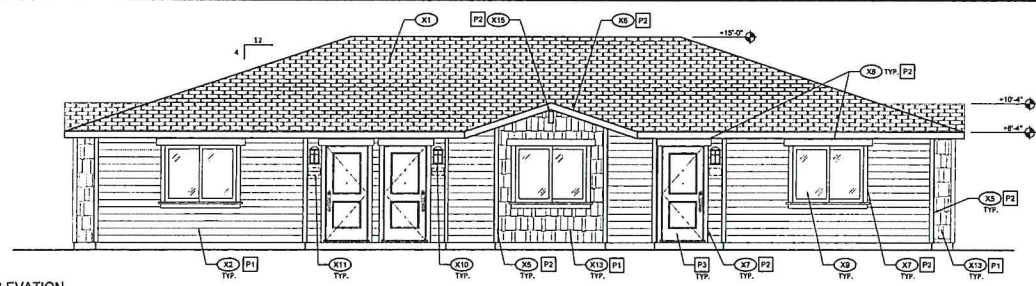
EXTERIOR FINISHES

- | |
|---|
| (P1) PAINT - SHERWIN WILLIAMS SW7023 REQUISITE GRAY |
| (P2) PAINT - SHERWIN WILLIAMS SW7006 EXTRA WHITE |
| (P3) PAINT - SHERWIN WILLIAMS SW6195 ROCK GARDEN |



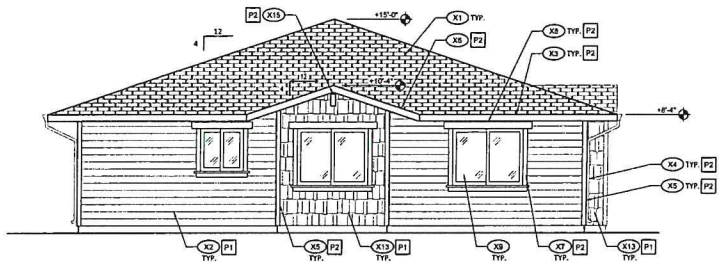
1A WEST ELEVATION

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



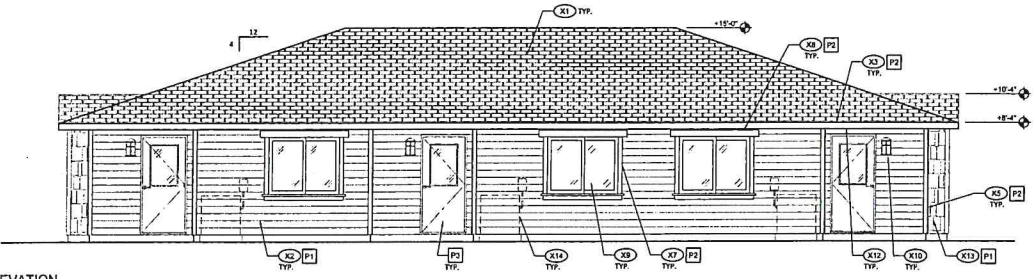
1B NORTH ELEVATION

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



1C EAST ELEVATION

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



1D SOUTH ELEVATION

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

EXTERIOR ELEVATION KEYNOTES

- X1 COMPOSITION SHINGLE ROOFING
- X2 HARDIE PLANK HORIZ. LAP SIDING - 2" EXPOSURE - COLONIAL SMOOTH. PAINT KELLY MOORE GLACIER RIDGE KM3913-1
- X3 CONT. 26 GA. GALVANIZED FASCIA GUTTER - PAINT
- X4 2" x 3" 26 GA. G.I. DOWNSPOUT - PAINT
- X5 2x4 CORNER TRIM BOARD - PAINT
- X6 2x6 TRIM BOARD - PAINT
- X7 2x4 TRIM BOARD AT DOOR AND WINDOW JAMBS - PAINT
- X8 2x6 TRIM BOARD AT DOOR AND WINDOW HEADS - PAINT
- X9 VINYL FRAME DUAL PANE WINDOWS
- X10 EXTERIOR LIGHT FIXTURE - WALL MOUNT FLUORESCENT FIXTURE WITH WHITE POLYCARBONATE GLOBE, BLACK FINISH
- X11 BUILDING UNIT NUMBER
- X12 HARDIE SOFFIT PANELS AT UNDERSIDE OF SOFFIT
- X13 HARDIE SHINGLE SIDING - STAGGERED EDGE NOTCHED PANEL. PAINT KELLY MOORE FRENCH CLAY KM3918-2
- X14 A/C CONDENSER
- X15 DECORATIVE GABLE BEAM
- X16 GAS METER
- X17 ELECTRICAL PANEL - PAINT

EXTERIOR FINISHES

- P1 PAINT - SHERWIN WILLIAMS SW7023 REQUISITE GRAY
- P2 PAINT - SHERWIN WILLIAMS SW7006 EXTRA WHITE
- P3 PAINT - SHERWIN WILLIAMS SW6195 ROCK GARDEN



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REVISIONS		
NO.	DESCRIPTION	DATE

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EXTERIOR ELEVATIONS

DECEMBER 6, 2019

DESIGNED BY
MAD
CHECKED BY
SP
DATE
16076

A1.1

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