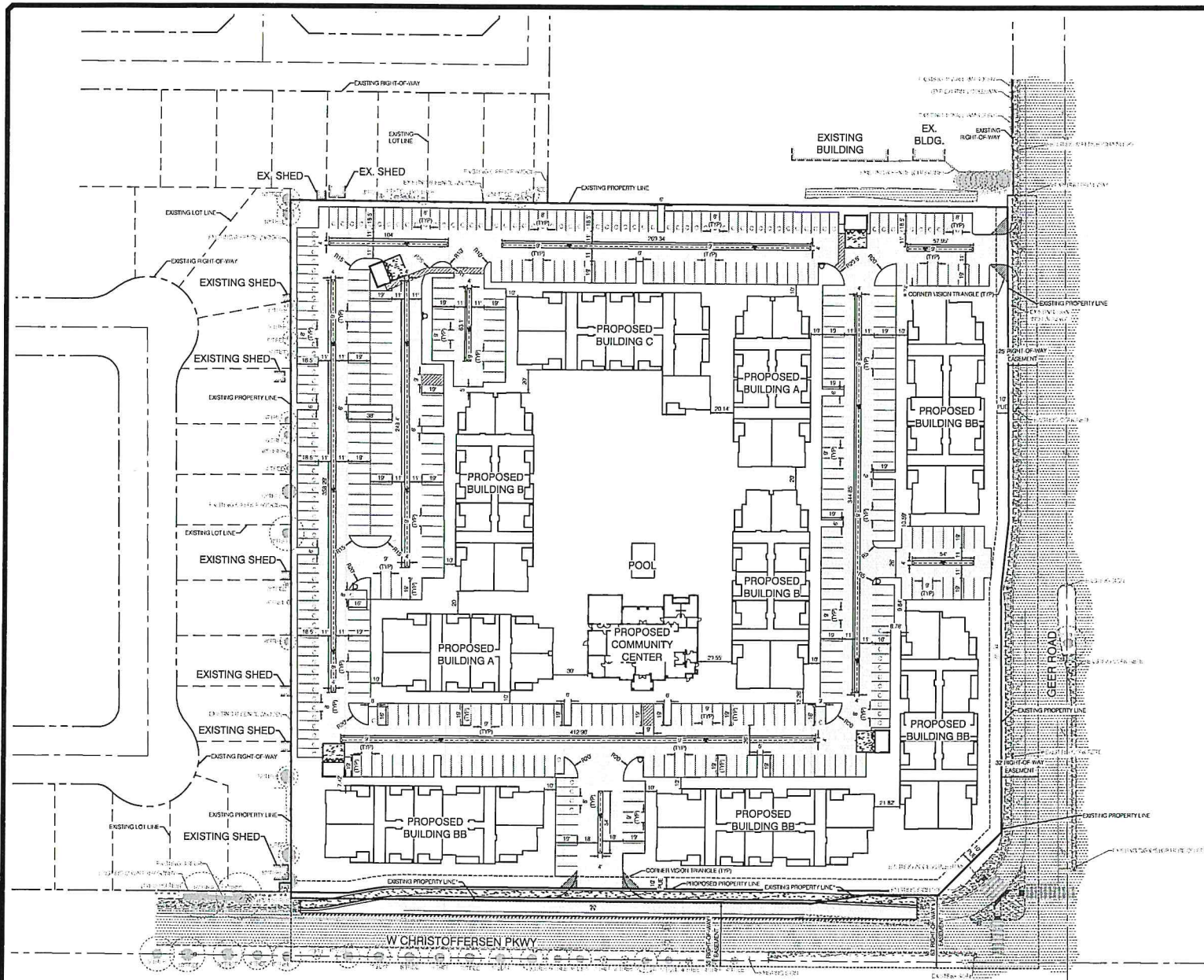


***NOTE**
 PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY THAT THE RIGHT-OF-WAY DEDICATION HAS OCCURRED. FOR SEPARATE DOCUMENT, AND THAT THE RIGHT-OF-WAY DEDICATION HAS BEEN RECORDED. CONTRACTOR SHALL NOT CONSTRUCT OVER THE PROPERTY LINE WITHOUT AGENCY APPROVAL.

HATCH LEGEND

	EXISTING CONCRETE		PROPOSED CONCRETE
	EXISTING PAVEMENT		PROPOSED PAVEMENT

DIMENSION AND PAVING PLAN

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
DEJONG APARTMENTS
 TURLOCK, CALIFORNIA

DATE: _____

APPROVED: _____

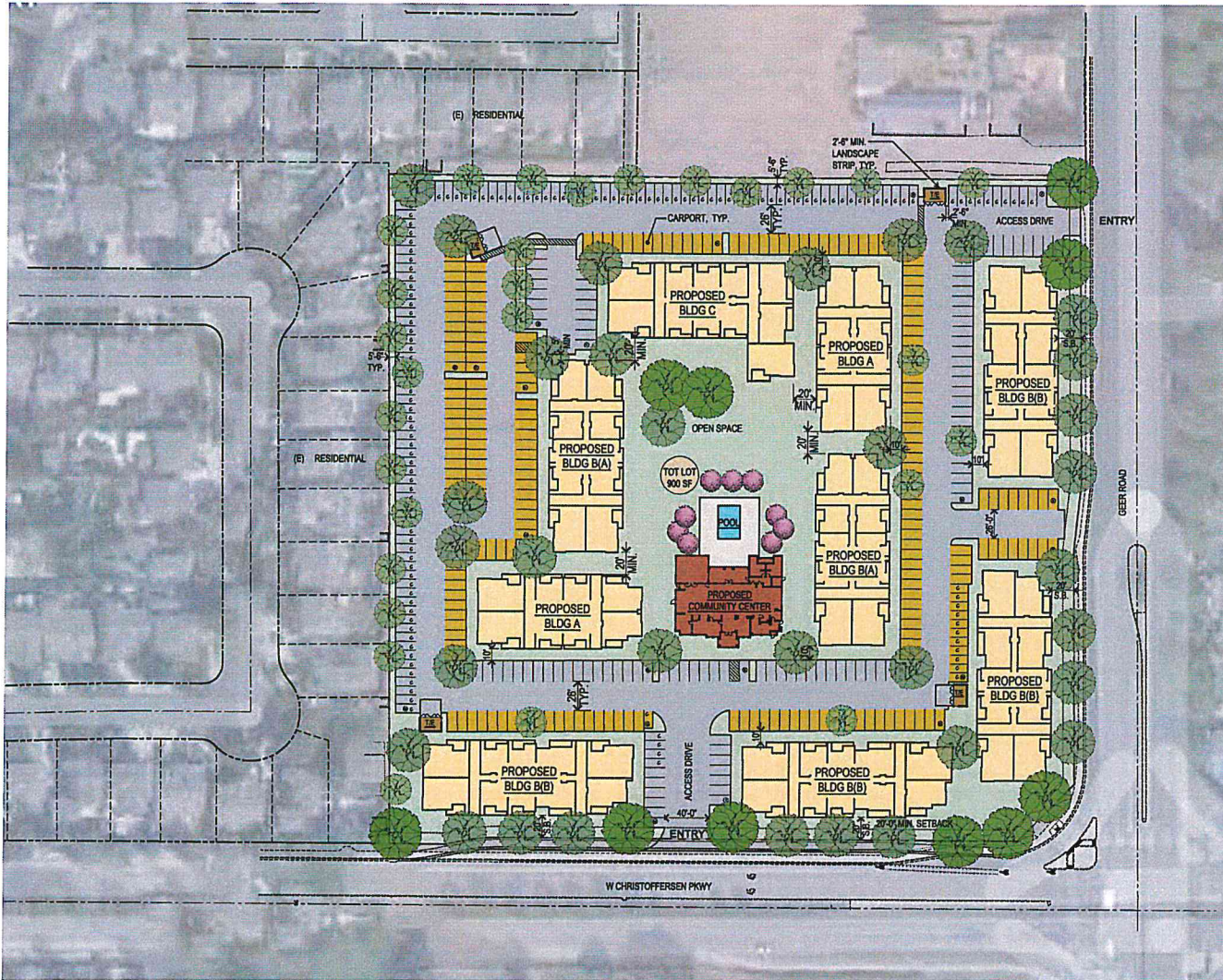
REVISIONS:

NO.	DESCRIPTION

North Star
 Engineering Group, Inc.
 1000 W. CHRISTOFFERSEN AVENUE, SUITE 100
 TURLOCK, CA 95354
 (209) 221-2222

SHEET NUMBER

C3.1



PROJECT DATA SUMMARY

ZONING: RH
 DESCRIPTION: 3 LEVEL BUILDINGS (SLAB ON GRADE WITH REMOTE PARKING)
 261 UNITS
 8.58 ACRES
 30 DU/AC
 198,405 S.F. TOTAL NRSF
 6,000 SF LEASING OFFICE/ CLUB/ FITNESS

PROJECT DATA

UNIT MIX	TOTAL
UNIT 1 (1 BEDROOM / 1 BATH)	126 UNITS 600 S.F. 49% OF TOTAL UNITS
UNIT 2A (2 BEDROOM / 1 BATH)	30 UNITS 848 S.F.
UNIT 2B (2 BEDROOM / 1 BATH)	36 UNITS 867 S.F.
UNIT 3 (3 BEDROOM / 2 BATH)	66 UNITS 25% OF TOTAL UNITS
	66 UNITS 1,118 S.F.
UNIT 3A (MANAGERS UNIT)	258 UNITS 25% OF TOTAL UNITS
	3 UNITS 1,118 S.F.
TOTAL	261 UNITS 1% OF TOTAL UNITS

OPEN SPACE

261 UNITS x 500 130,500 SF REQUIRED
 106,673 SF PROVIDED
 33,964 SF PORCHES & DECKS
 140,637 SF TOTAL PROVIDED

PARKING

REQUIRED	
RESIDENT	
261 UNITS x 1.50 SP/DU	392
GUEST	
261 UNITS x .25 SP/DU	66
TOTAL REQUIRED	458 (1.75 SP/DU)
PROPOSED	
STANDARD	317
COMPACT	141 (30% OF TOTAL)
458 TOTAL PROVIDED	

NOTE: 229 SPACES COVERED

BUILDING HEIGHT: 40' MAX

BUILDINGS
CLUBHOUSE
COVERED PARKING
TRASH ENCLOSURE



SITE PLAN
 A0



UNIT 3
1,118 SF

UNIT 3
1,118 SF

LEFT ELEVATION



UNIT 2B
867 SF

UNIT 2B
867 SF

RIGHT ELEVATION



UNIT 3
1,118 SF

UNIT 1
600 SF

UNIT 1
600 SF

UNIT 2B
867 SF

FRONT ELEVATION
REAR ELEVATION SIMILAR



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION