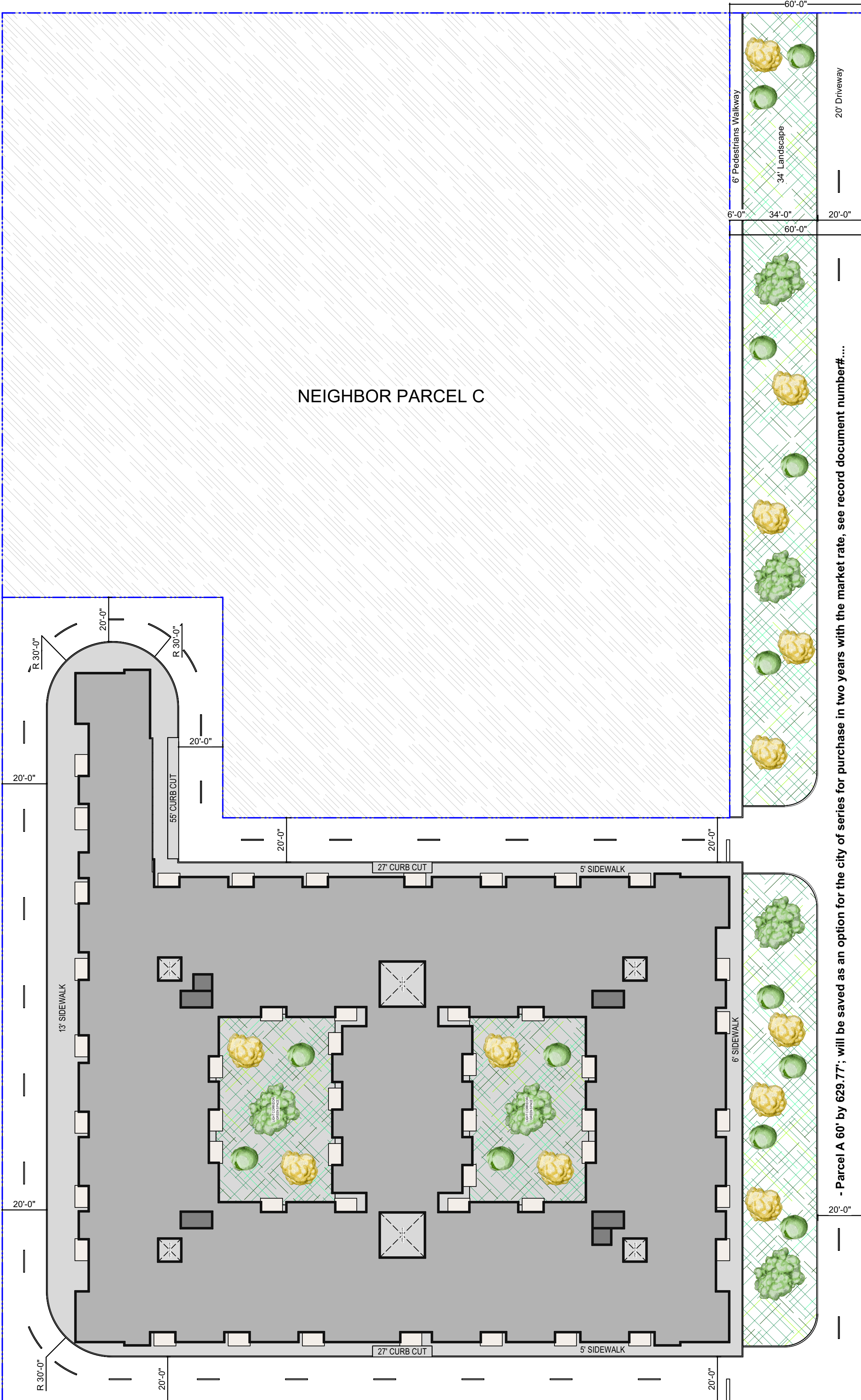


DON PEDRO ROAD



S SITE PLAN
Scale: 1/32" = 1'-0"

"DON PEDRO CONDOMINIUMS"

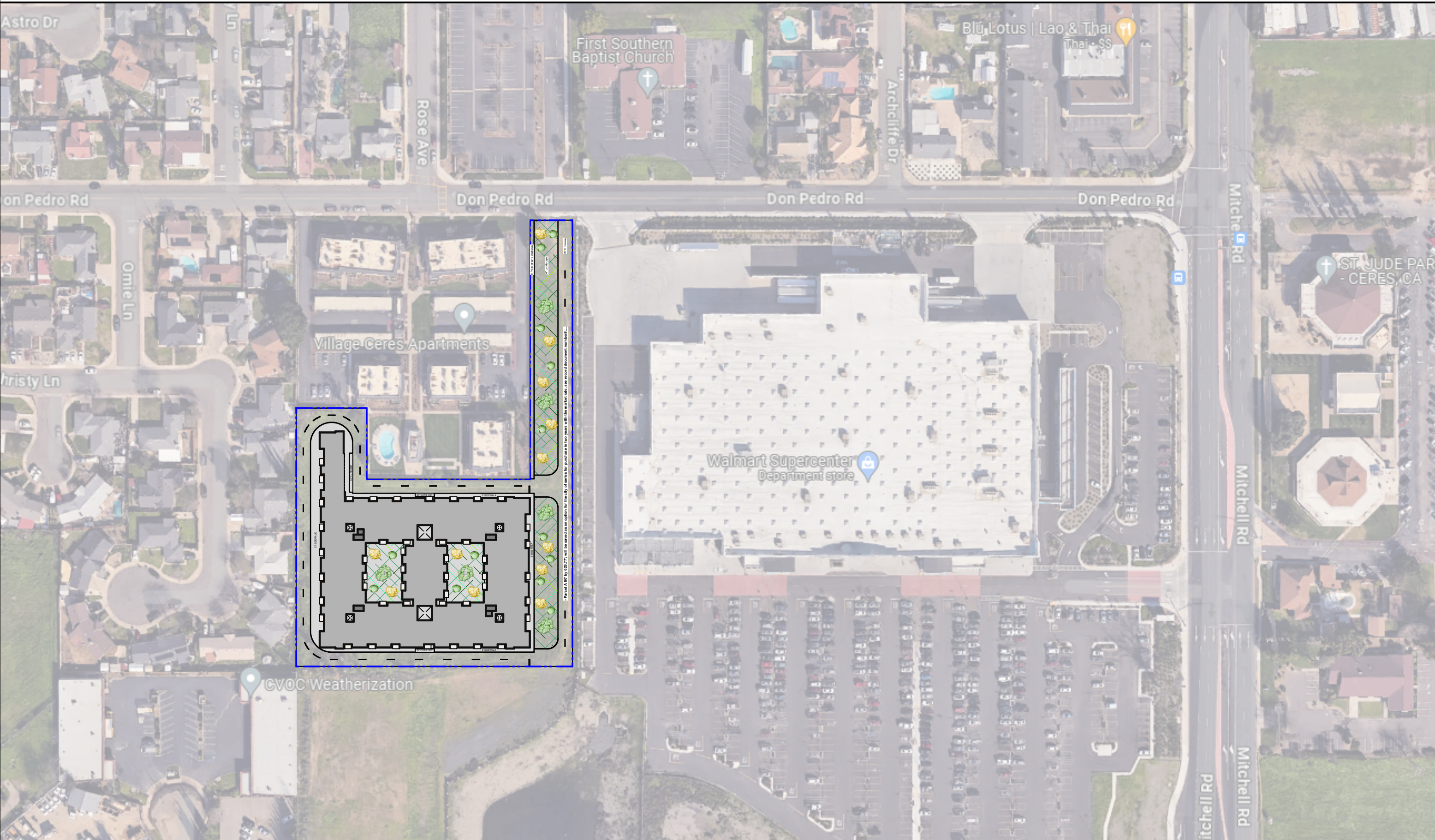
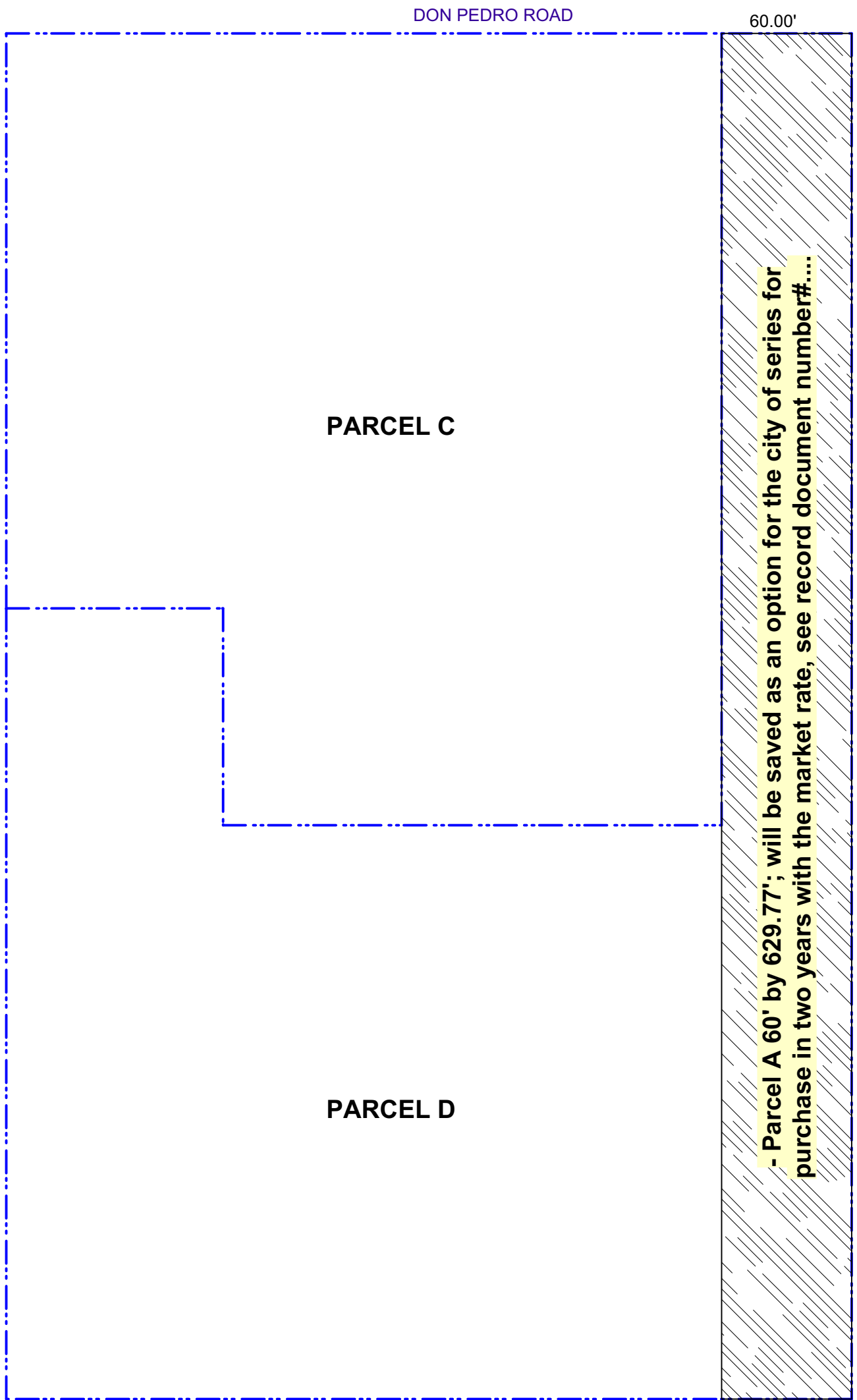
BLOCK / LOT (APN): 66-4556
LOT SIZE: 3.107 ACRES
ZONING: V-B
CONSTRUCTION TYPE: R2
OCCUPANCY GROUP: R2

APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE, FIRE CODE

OF STORIES: 3
OF UNITS: 102
#1-BEDROOM: 34 (33.3%)
#2-BEDROOM: 60 (58.8%)
#3-BEDROOM: 8 (7.9%)

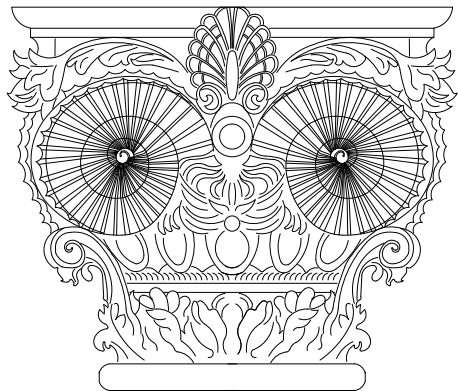
BUILDING HEIGHT:
ALLOWED: 35'
PROPOSED: 30'

PARKING SUMMARY:
REQUIREMENT: 136
PROVIDED: 140 + 6 GUESST



PROJECT NAME

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SHEET TITLE

COVER SHEET
& SITE PLAN

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DATE 04/14/2024

REVISED DATE 05/20/2024

FILE NO. 24-011

SHEET NO. A-1.1

LEW & ASSOCIATES

2701-B Mitchell Road
Ceres, California 95307

Scale: 1" = 40'

BASIS OF BEARING
BEARING NORTH 89°54'28" WEST FOR THE CENTERLINE
OF DON PEDRO ROAD AS SHOWN IN VOLUME 25 OF PARCEL
MAPS AT PAGE 36, STANISLAUS COUNTY RECORDS

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SHEET TITLE

SURVEY

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FILE NO.	24-011
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SHEET NO.	A-1.2
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LEGEND

- MONUMENT FOUND AS NOTED.
- SET 3/4" I.P. TAGGED
R.C.E. # 18505

REFERENCES

- (a) BOOK 25 P.M. PAGE 36
(m) MEASURED ON THIS SURVEY

DON PEDRO
CONDOMINIUMS

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL A AND D
AS SHOWN IN VOLUME 25 OF PARCEL MAPS
AT PAGE 36, STANISLAUS COUNTY RECORDS,
AND ALSO BEING A PORTION OF SECTION 14,
TOWNSHIP 4 SOUTH, RANGE 9 EAST, MOUNT
DIABLO BASE AND MERIDIAN.

COUNTY RECORDER'S CERTIFICATE:

FILED THIS 2 DAY OF FEB., 1981
AT 10:10 O'CLOCK A.M. IN BOOK 27
OF MAPS AT PAGE 136 AT THE REQUEST OF
INSTRUMENT NO. 217790
FEE: \$3.00

WAYNE E. LILLY
COUNTY RECORDER

BY DEPUTY RECORDER

CITY OF CERES COUNTY OF STANISLAUS

STATE OF CALIFORNIA

SCALE 1" = 40'

AUGUST 1981

SHEET 2 OF 2

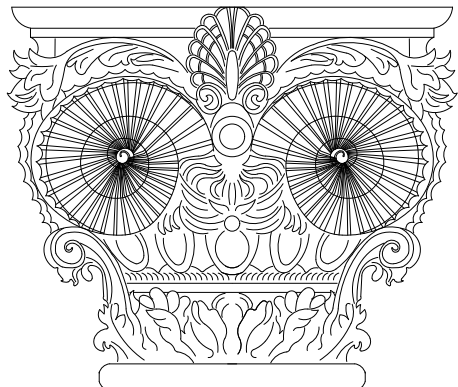
PUBLIC UTILITY EASEMENT

LOT 66 IS HEREBY DEDICATED AS A BLANKET
PUBLIC UTILITY EASEMENT FOR PUBLIC
UTILITY PURPOSES.



PROJECT NAME

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SHEET TITLE

ISOMETRIC
VIEW

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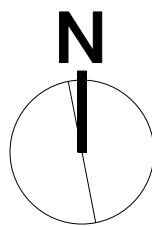
CHECKED	SHABI
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DATE	04/14/2024
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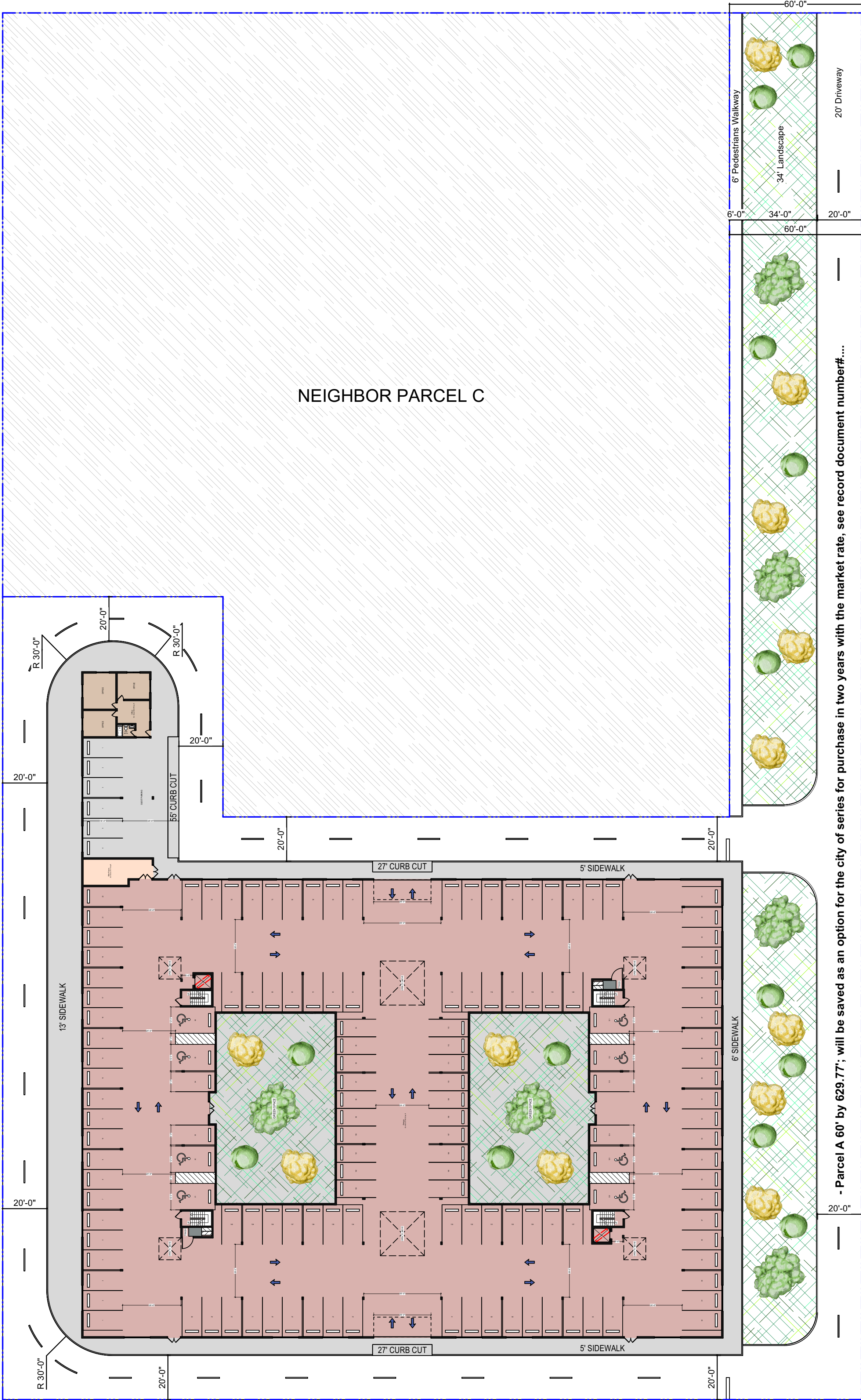
FILE NO.	24-011
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SHEET NO.	A-1.3
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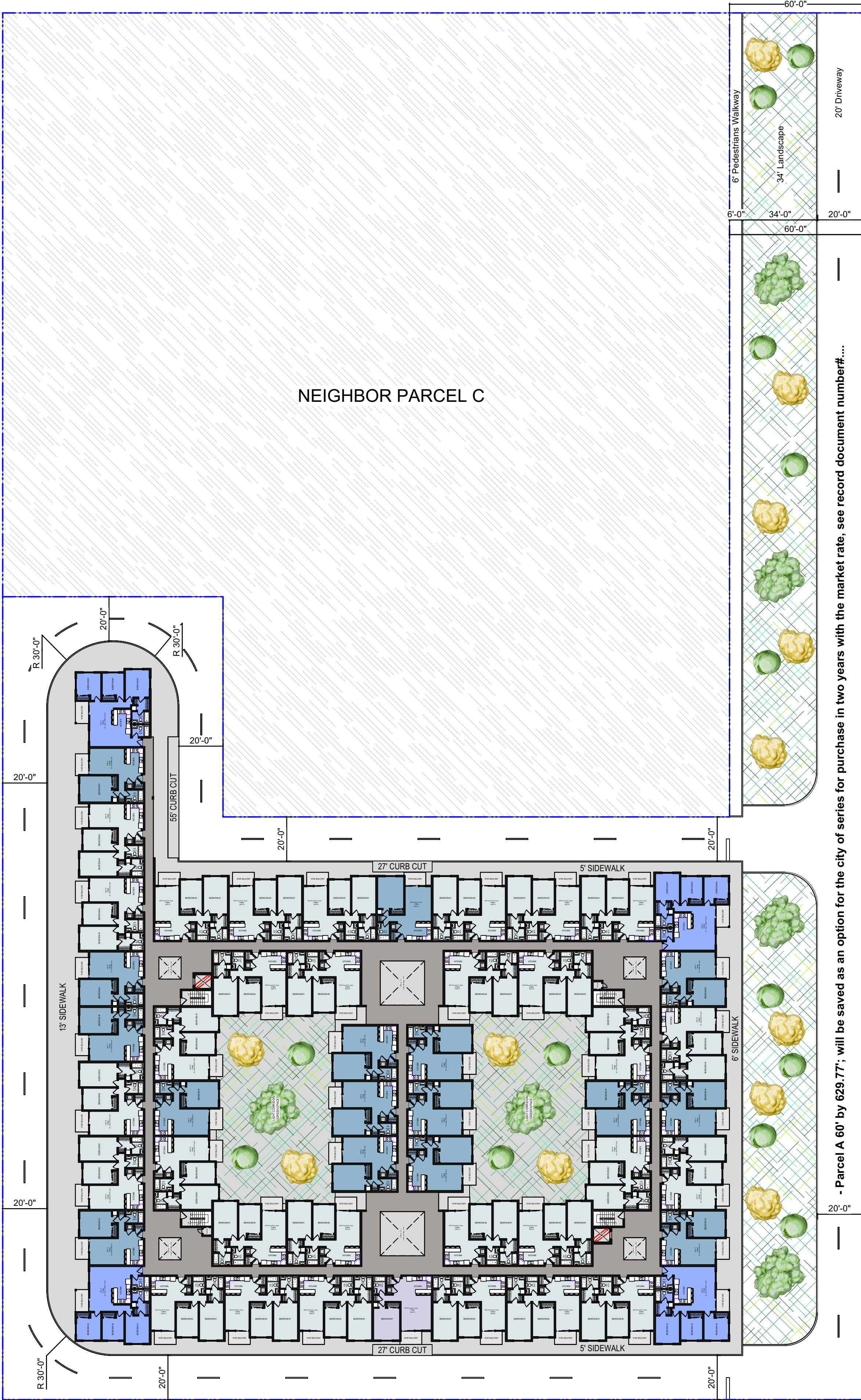


DON PEDRO ROAD

DON PEDRO ROAD



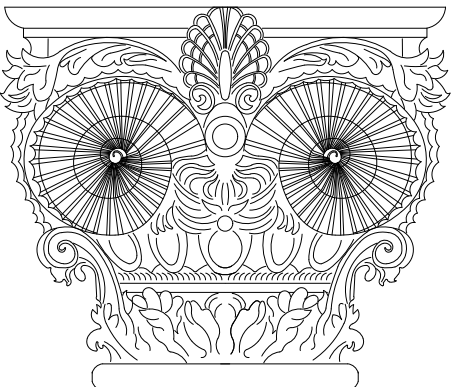
1 FIRST FLOOR
Scale: 1/32" = 1'-0"



2-3 SECOND & THIRD FLOORS
Scale: 1/32" = 1'-0"

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FLOOR PLANS

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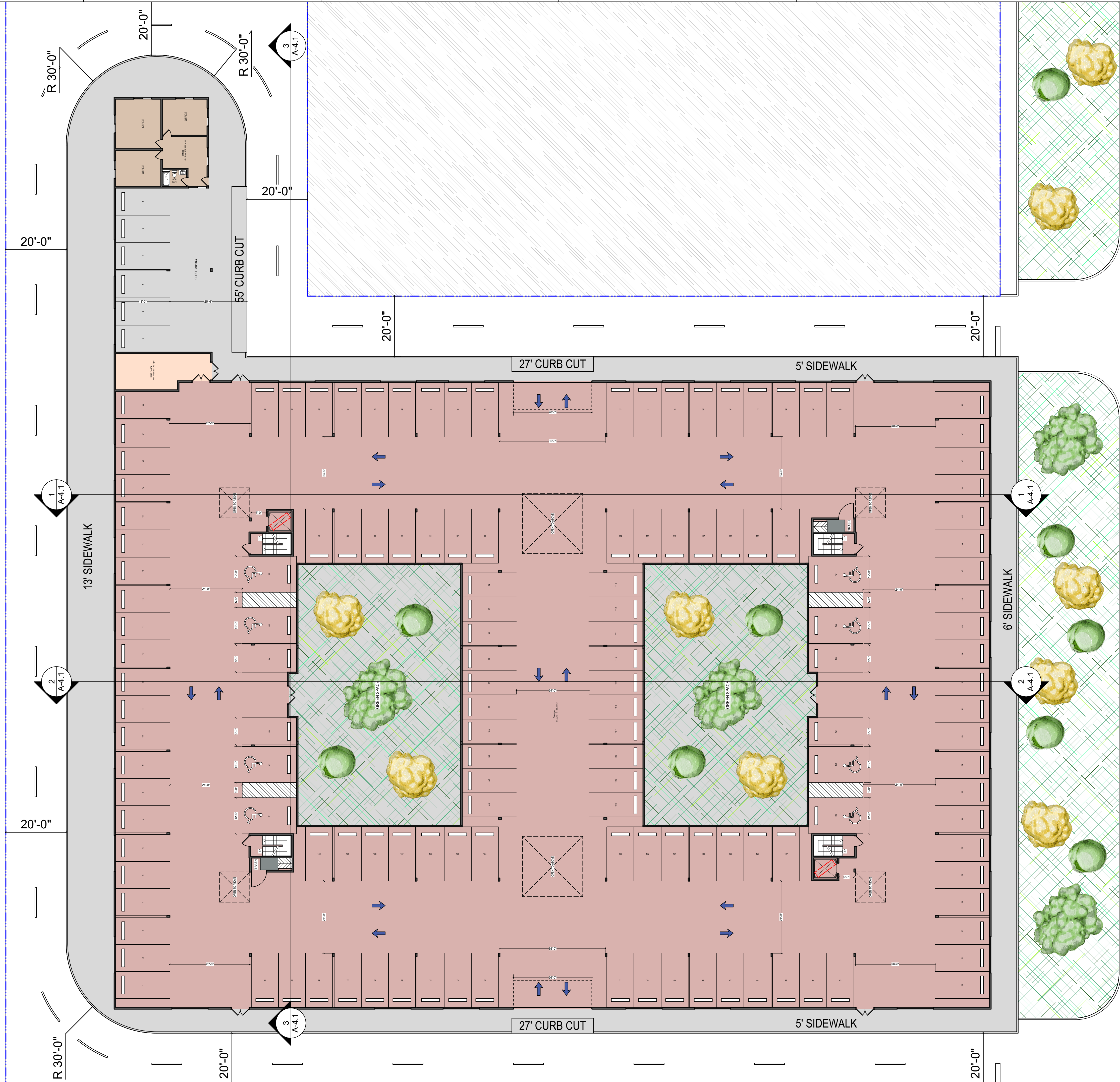
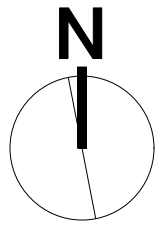
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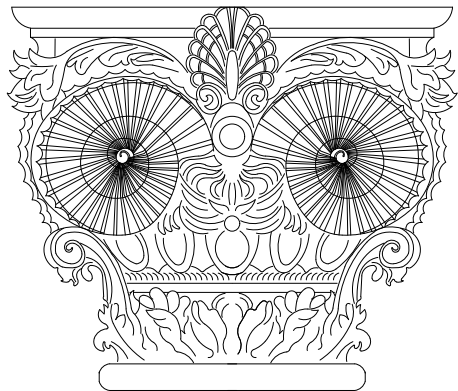
FILE NO.	24-011
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SHEET NO.	A-2.1
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SHEET TITLE

FIRST FLOOR
PLAN

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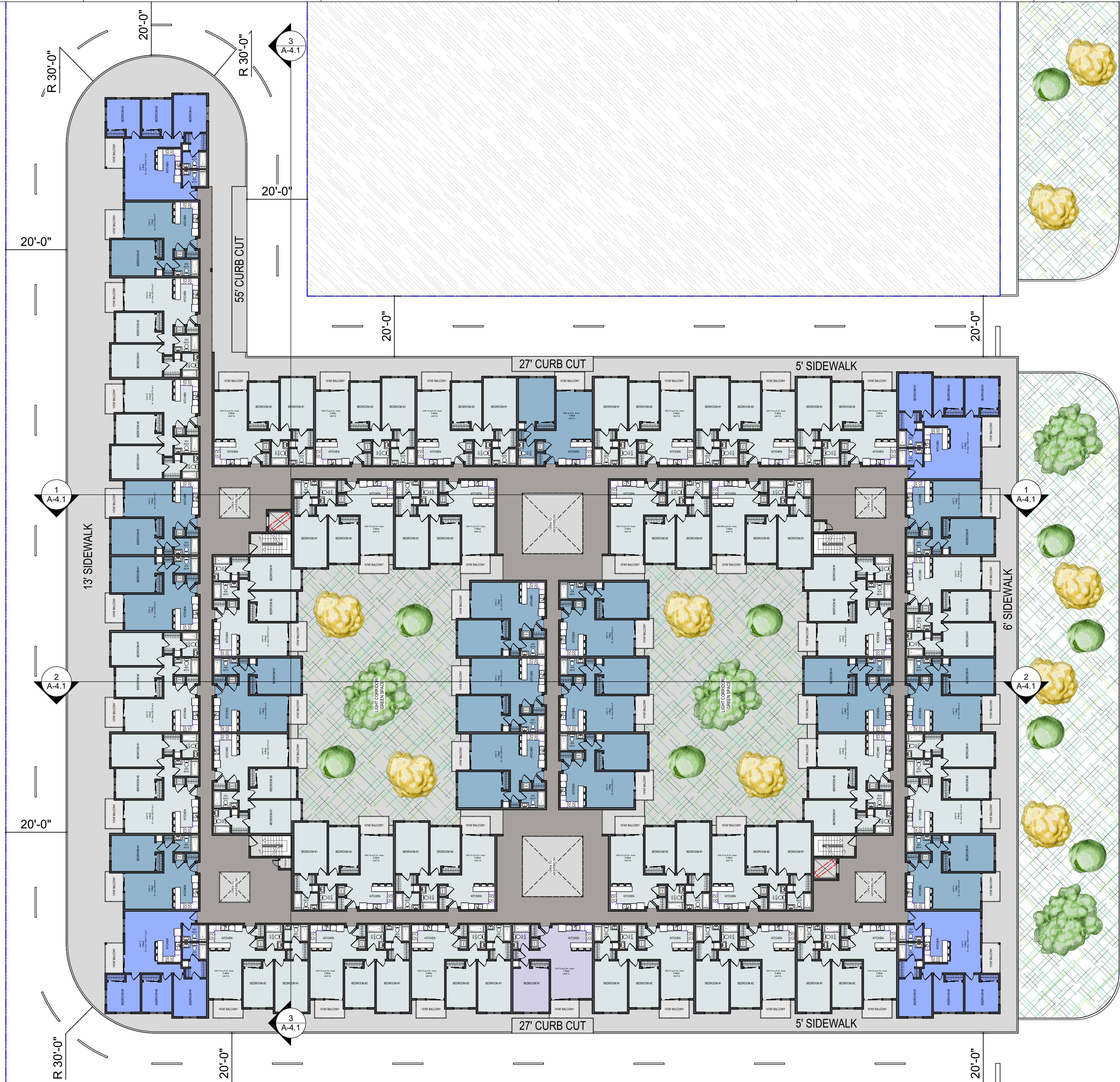
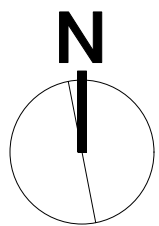
DATE	04/14/2024
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FILE NO.	24-011
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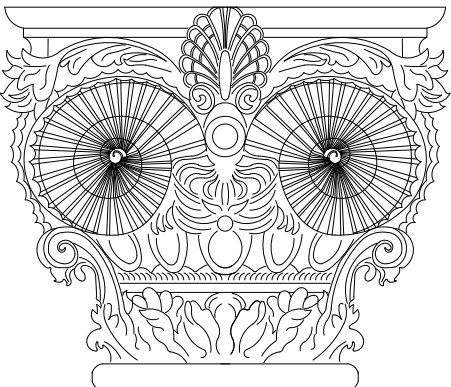
SHEET NO.	A-2.2
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1 FIRST FLOOR
Scale: 1/16" = 1'-0"



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SHEET TITLE

SECOND &
THIRD FLOOR
PLAN

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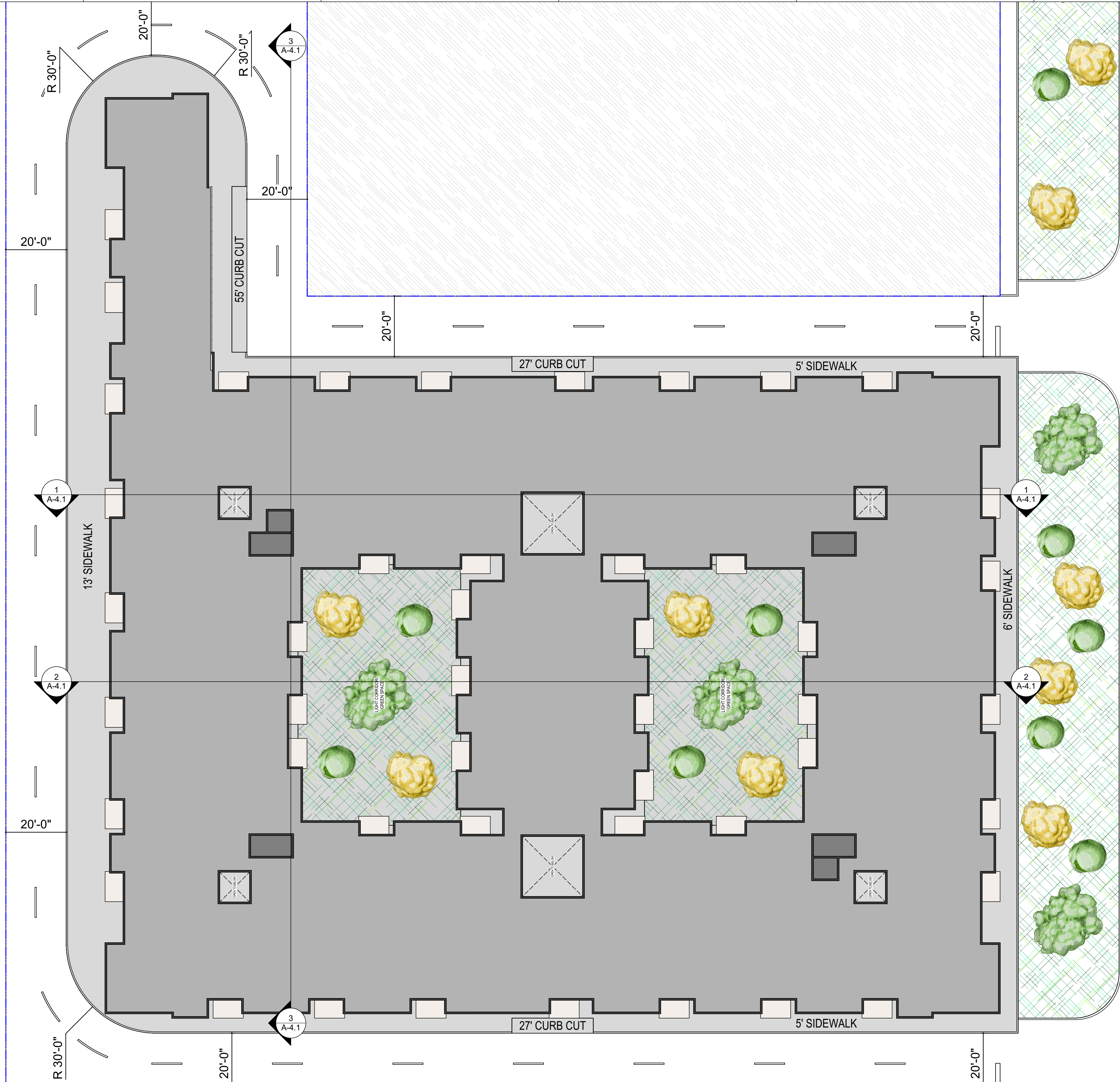
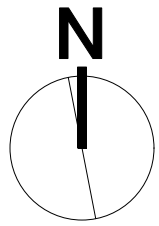
DATE	04/14/2024
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FILE NO.	24-011
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SHEET NO.	A-2.3
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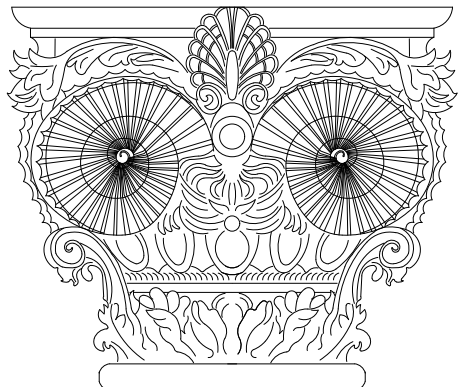
2-3 SECOND & THIRD FLOOR
Scale: 1/16" = 1'-0"



4 ROOF PLAN
Scale: 1/16" = 1'-0"

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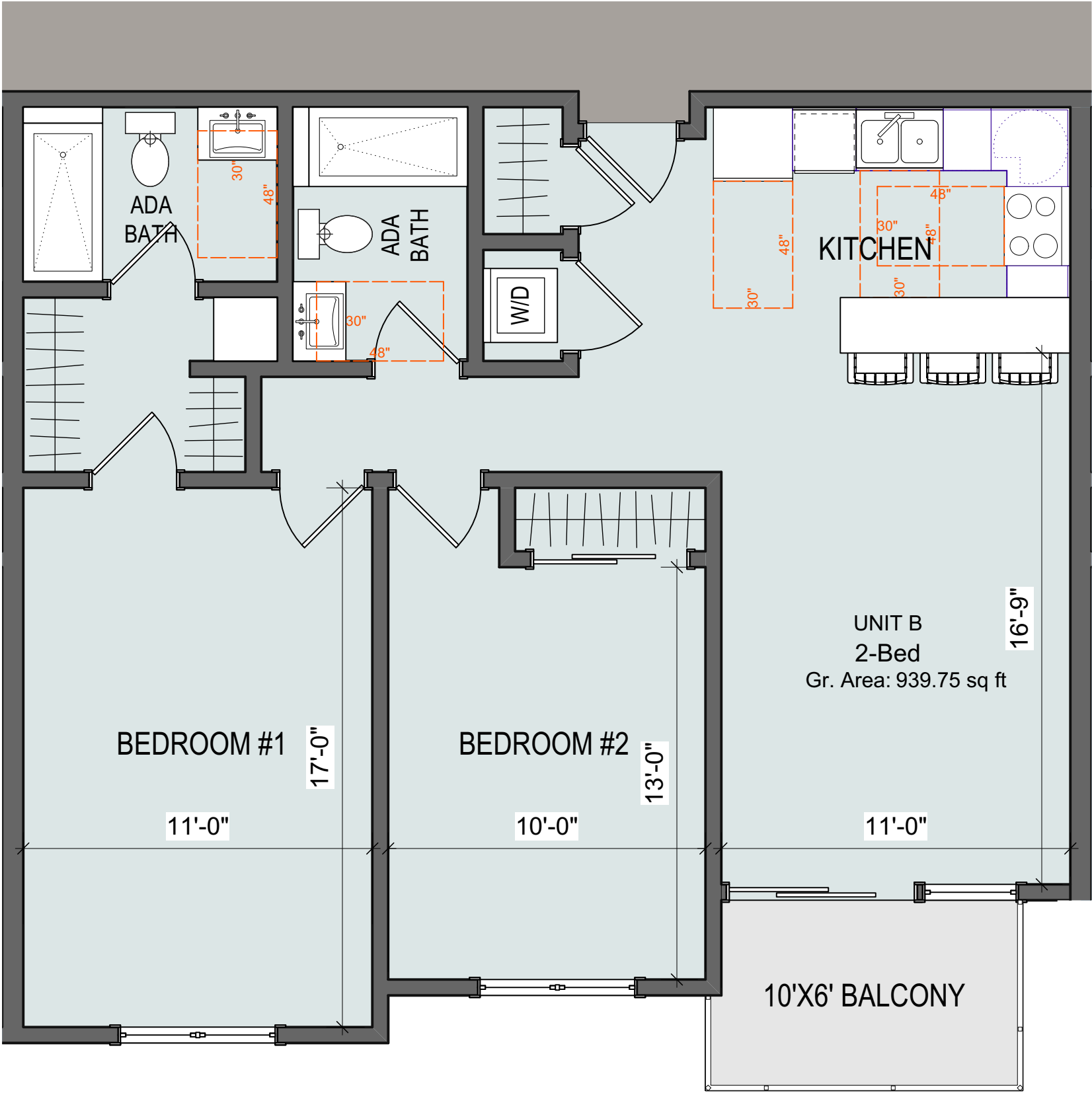
SHEET TITLE

ROOF PLAN

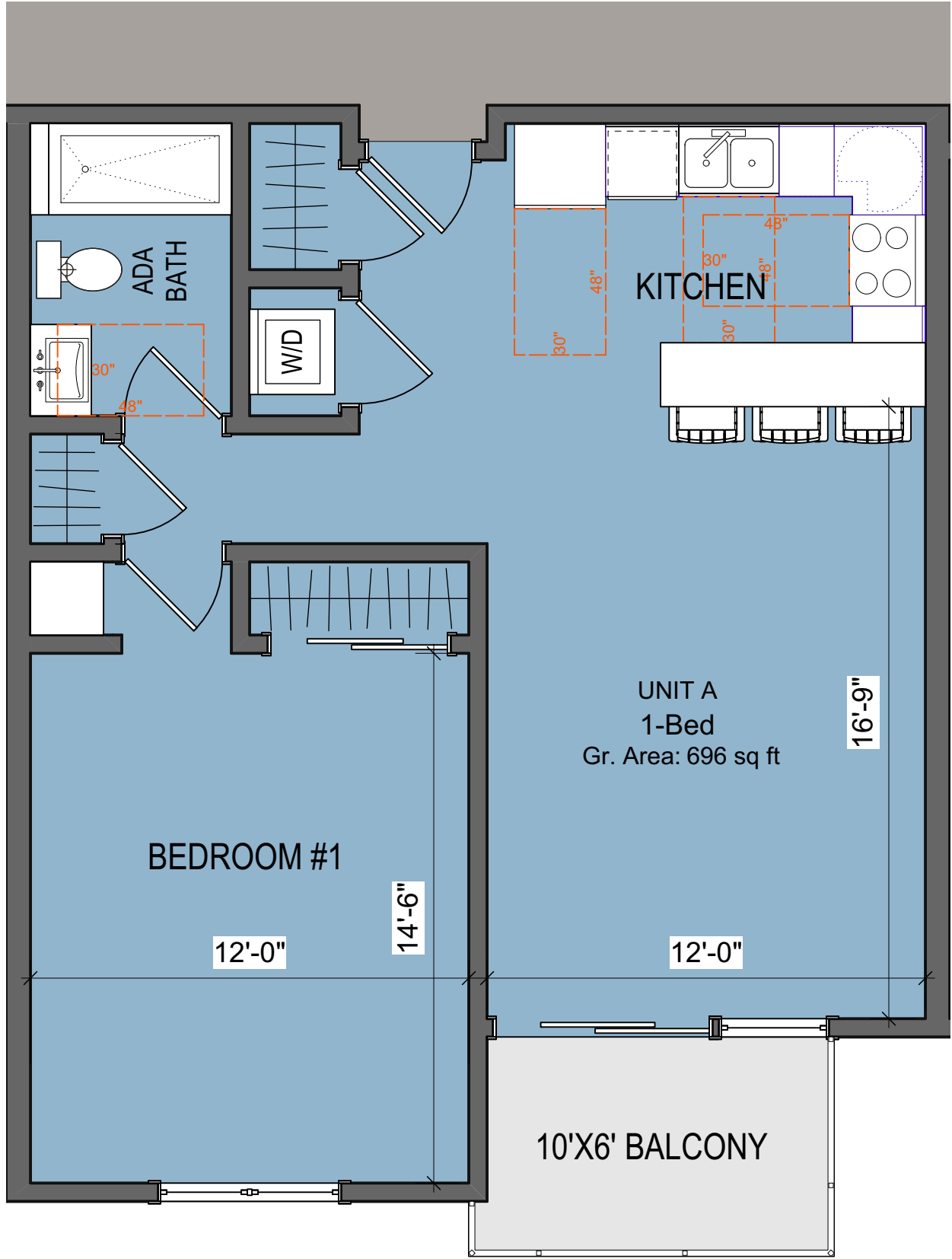
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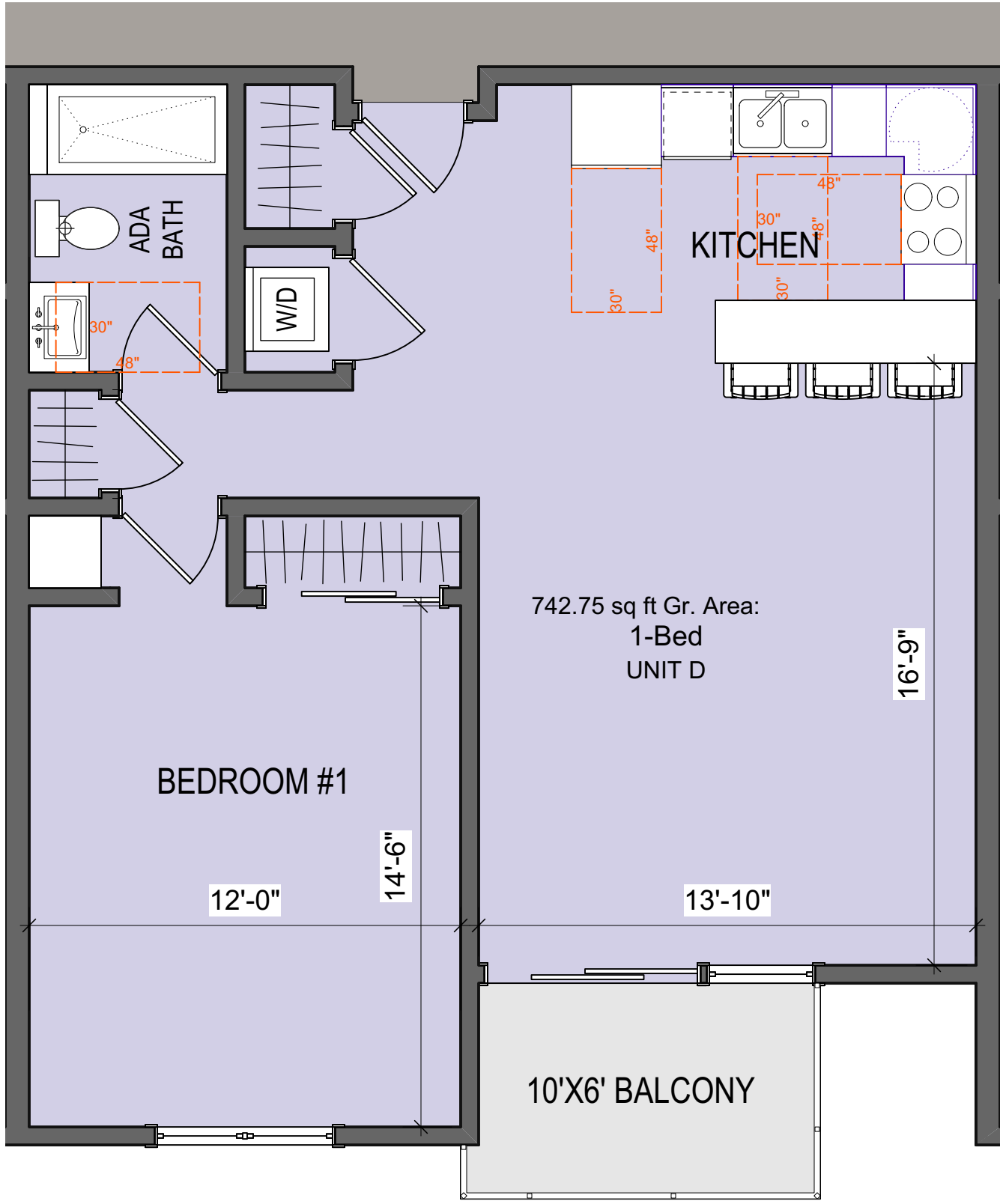
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CHECKED	SHABI
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SHEET NO.	A-2.4



B 2-BEDROOM TYP.
Scale: 1/4" = 1'-0"



A 1-BEDROOM TYP.
Scale: 1/4" = 1'-0"



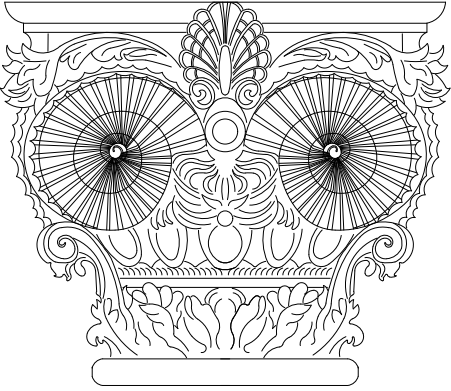
D 1-BEDROOM TYP.
Scale: 1/4" = 1'-0"



C 3-BEDROOM TYP.
Scale: 1/4" = 1'-0"

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**FLOOR PLANS
TPY.**

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SHEET NO.	A-2.5
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W WEST ELEVATION
Scale: 3/32" = 1'-0"



N NORTH ELEVATION
Scale: 3/32" = 1'-0"



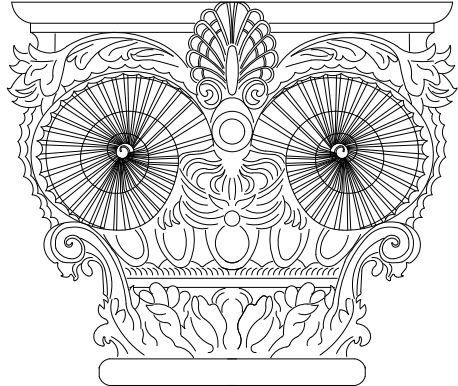
S SOUTH ELEVATION
Scale: 3/32" = 1'-0"



E EAST ELEVATION
Scale: 3/32" = 1'-0"

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ELEVATION

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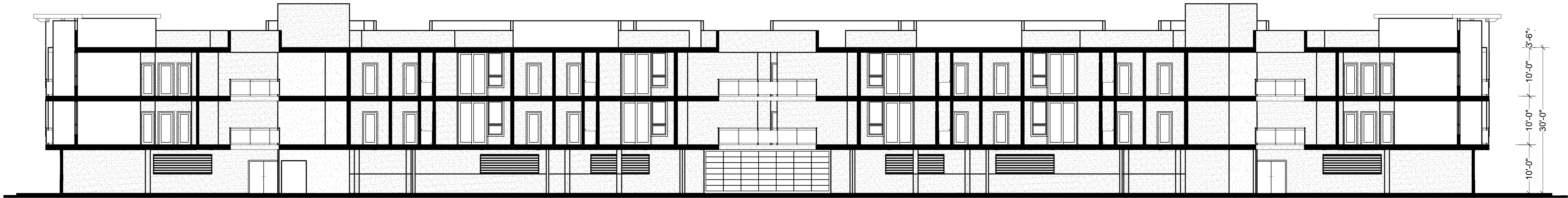
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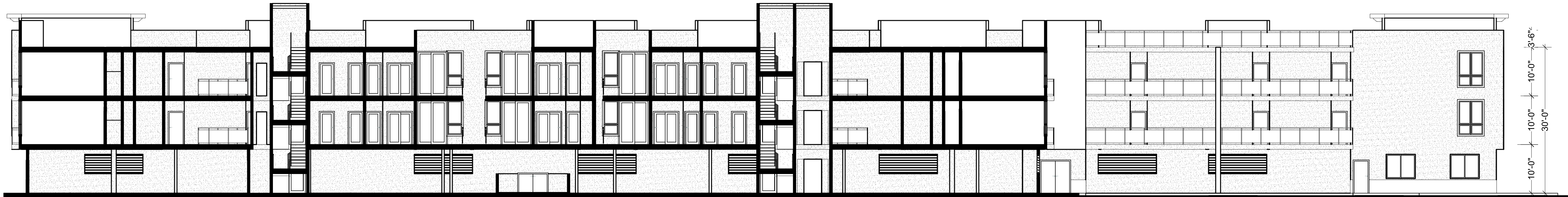
SHEET NO.	A-3.1
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1 BUILDING SECTION
Scale: 3/32" = 1'-0"



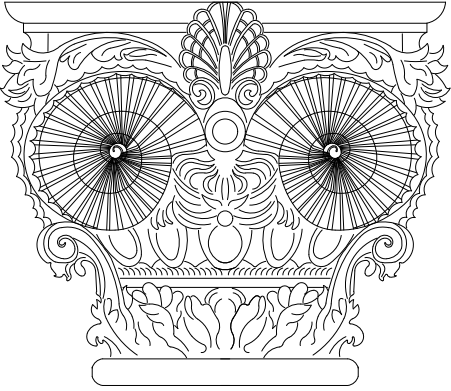
2 BUILDING SECTION
Scale: 3/32" = 1'-0"



3 BUILDING SECTION
Scale: 3/32" = 1'-0"

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BUILDING SECTIONS

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SHEET NO.	A-4.1
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