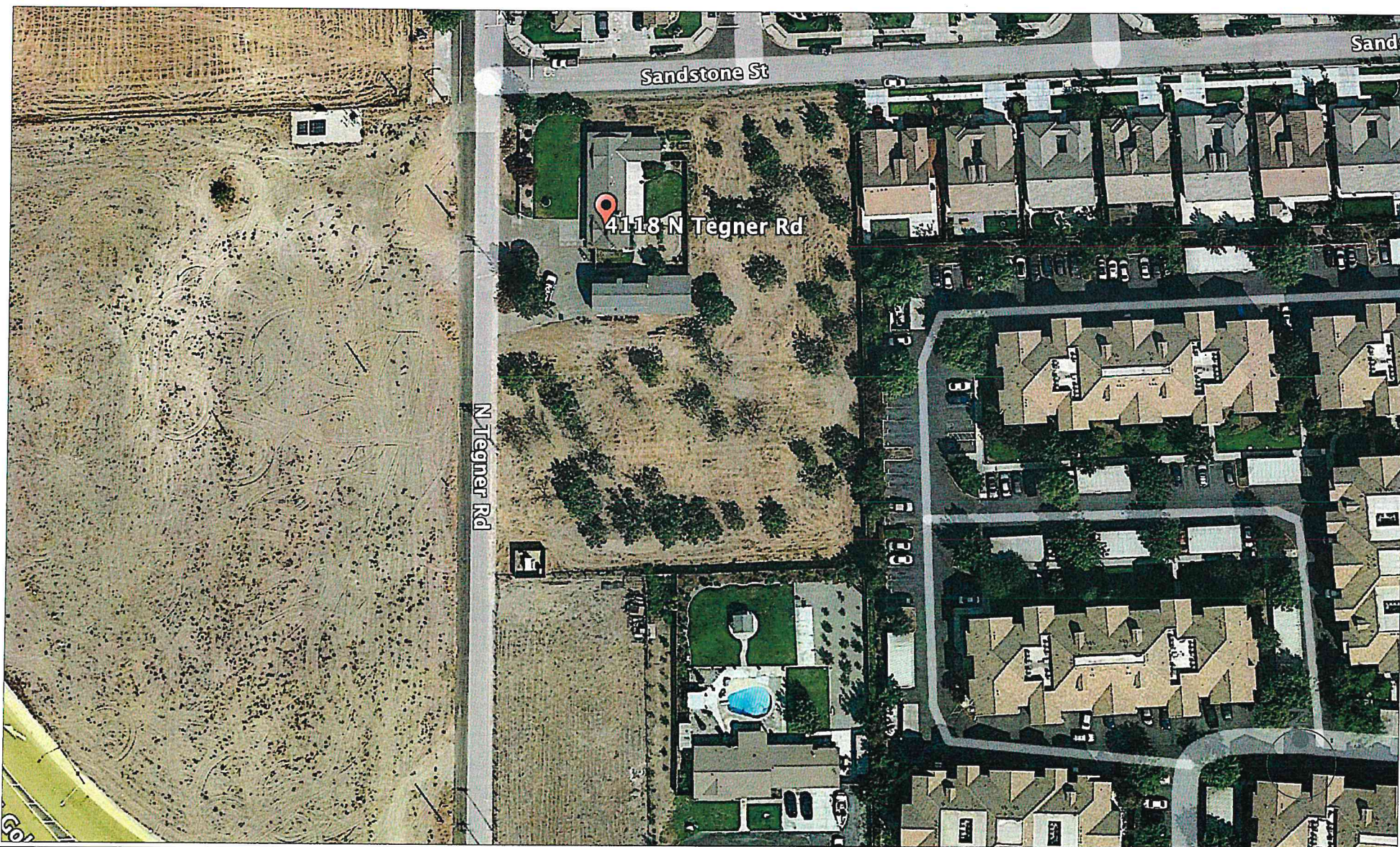




PROPOSED 31 TOWNHOMES
4118, NORTH TEGNER ROAD. TURLOCK, CA



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

EXISTING SITE- GOOGLE SHOT

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1768, PEBBLE BEACH DRIVE, HOFFMAN ESTATES, IL60169

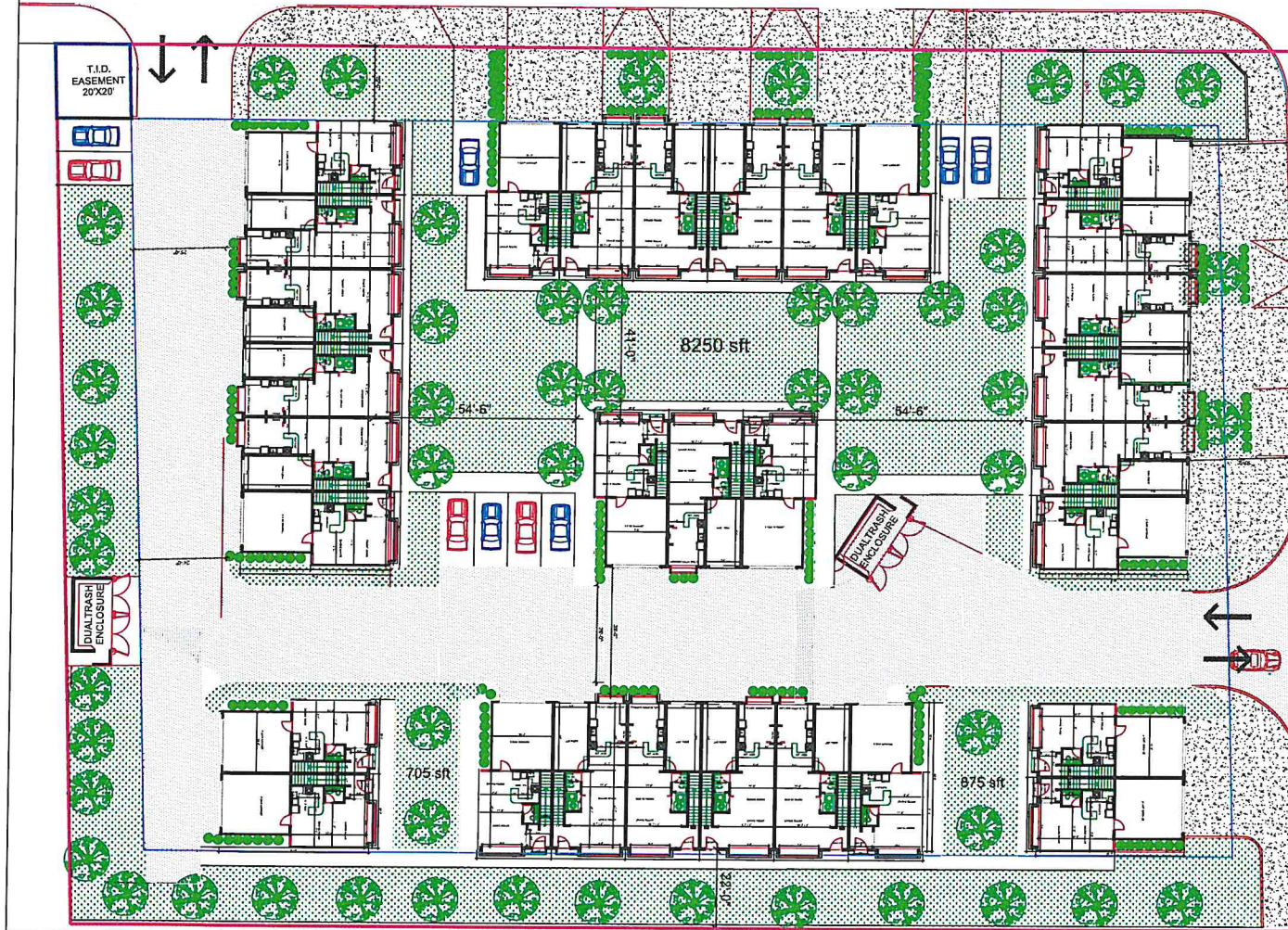
SCALE :NTS

Date : 21NOV'21

tel.: 847 414 4575 email: virani02@gmail.com

A-00

NORTH TEGNER ROAD



LOT SIZE 75,752 SF 1.74 ACRES

NUMBER OF UNITS 31
 PARKING STALL SIZE: 19'0" X 9'0"
 PARKING REQ'D 31 X 1.50 = 46
 + GUEST PARKING 1 PER 4 UNITS = 8
 TOTAL PARKING REQUIRED : 54

PARKING PROVIDED:
 GARAGES 45 (2X14+ 1X17)
 GUEST PARKING 9
 TOTAL PARKING 54

SETBACKS AND MARGINS:
 MARGIN FROM 2 ROAD SIDES : 20'-0" PER CODE
 MARGIN FROM 2 ADJACENT SIDES: 10'-0" PER CODE
 REAR BUILDING MARGIN : 20'-0" PER CODE

USABLE OPEN SPACE :
 OPEN COMMON SPACE : 8250 SFT > 7600 SFT @10%
 CHILDREN PLAYGROUND: 1580 SFT > 900 SFT per code
 LANDSCAPING : 36,795 SF (35%)
 INTERNAL ROAD AREA : 12600 SF (17%)

SANDSTONE ROAD



31 UNITS- 14 with 2 car garage and 17 with 1 car garage + 9 guest spaces

SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED SITE PLAN - 31 town homes - 14 with 2 car garage and 17 with one car garage - PER CODE

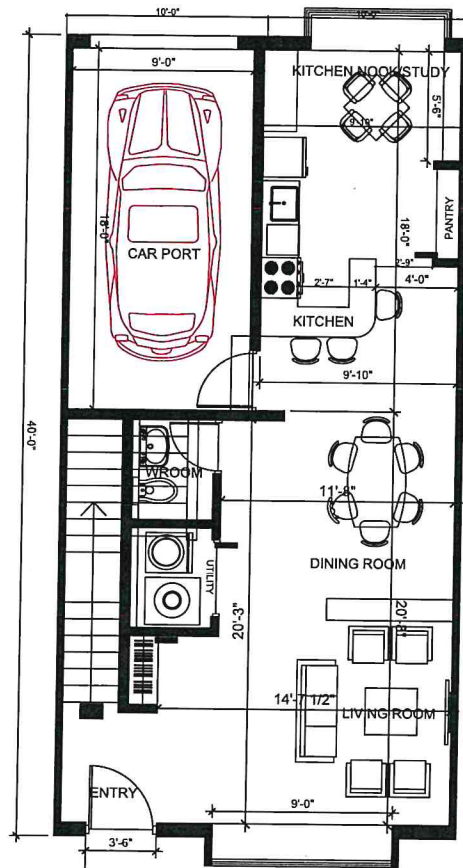
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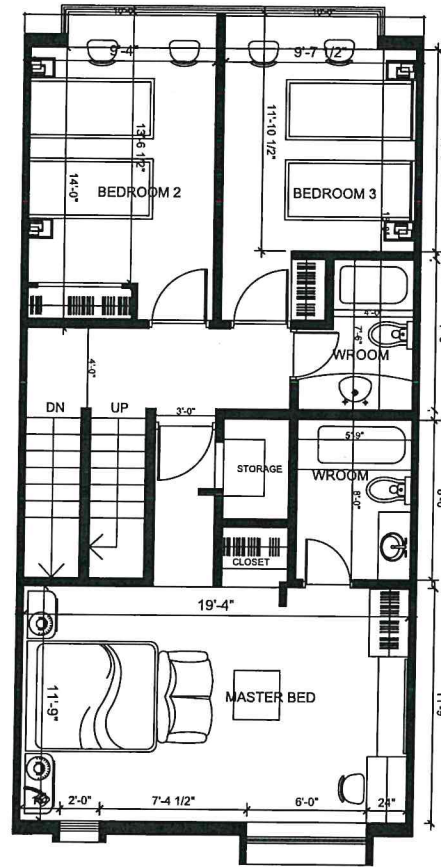
SCALE : 1"=30'-0" Date : 01JAN22

tel::847 414 4575 email: virani02@gmail.com

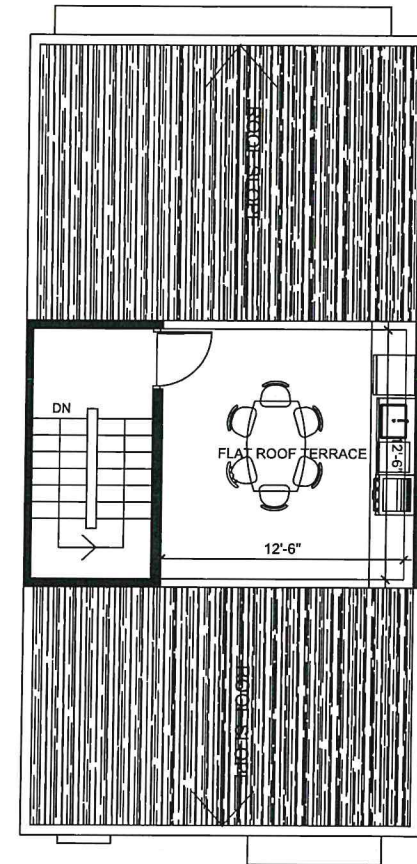
A-01



FIRST FLOOR PLAN - 620 SFT

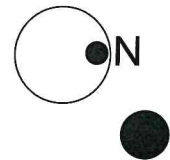


SECOND FLOOR PLAN - 800 SFT



THIRD FLOOR PLAN

FAMILY UNIT- 3 BED/1 CAR GARAGE WITH ROOFTOP PATIO



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

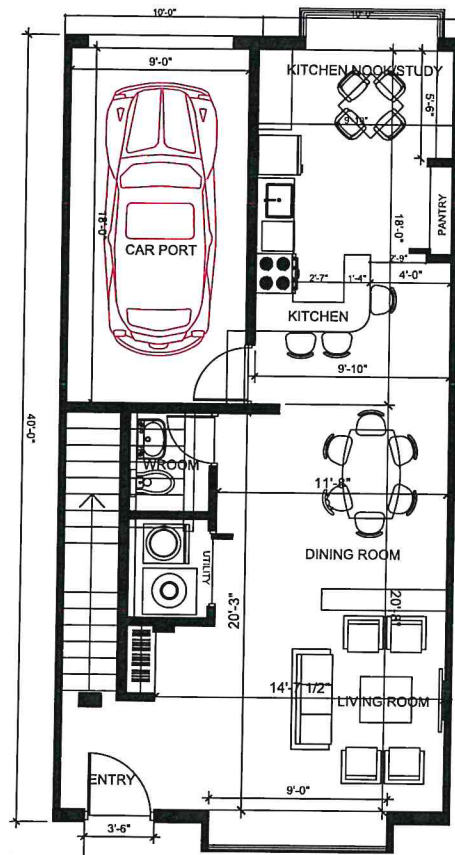
PROPOSED 3BED-1CAR GARAGE

BARKAT VIRANI - mSNb design consultants, inc

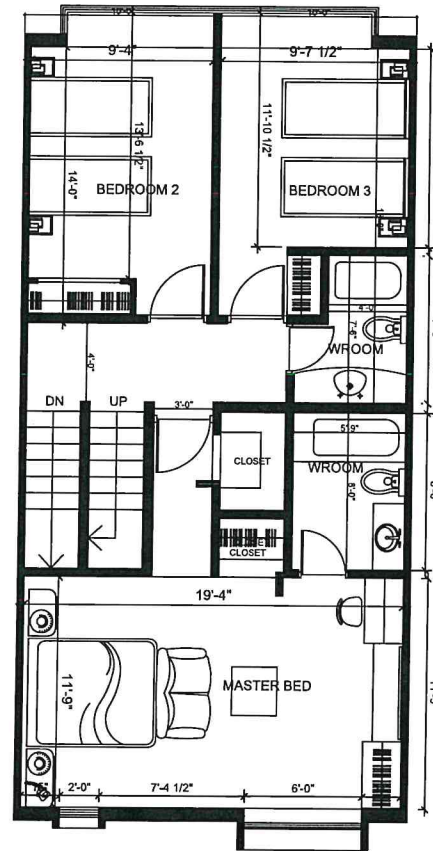
1768, PEBBLE BEACH DRIVE, HOFFMAN ESTATES, IL60169

SCALE : 1"=6'-0" Date : 01JAN22
tel.: 847 414 4575 email: virani02@gmail.com

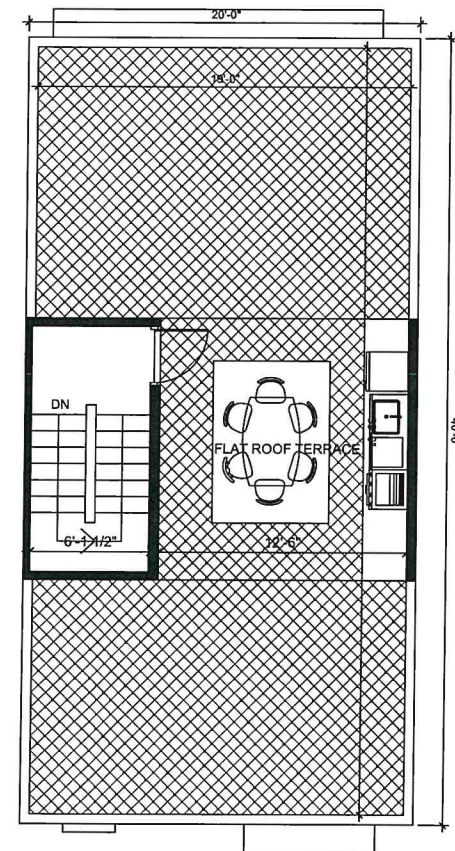
A-02



FIRST FLOOR PLAN -620 SFT



SECOND FLOOR PLAN- 800 SFT



THIRD FLOOR PLAN

FAMILY UNIT- 3 BED/1 CAR GARAGE WITH FLAT ROOF TERRACE

SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED -3BED-1 GARAGE-OPTION2

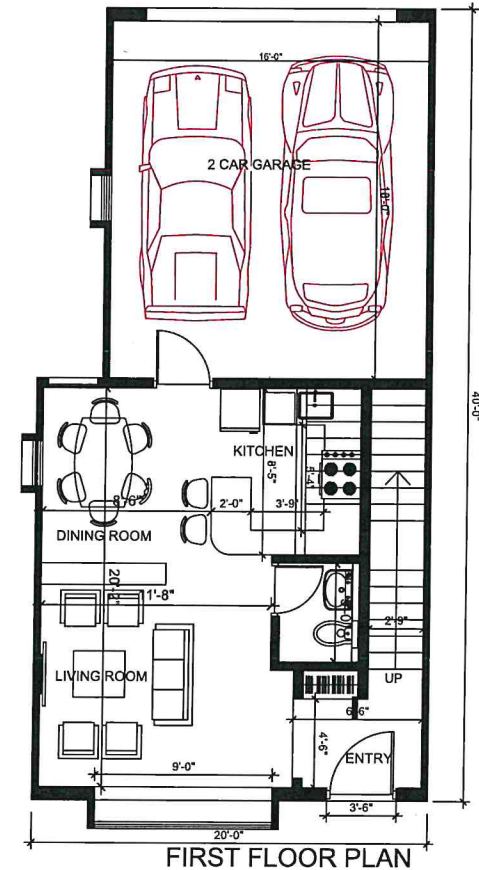
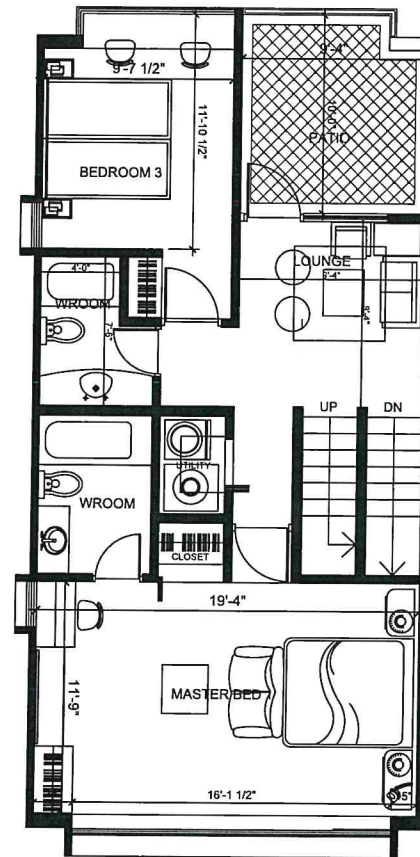
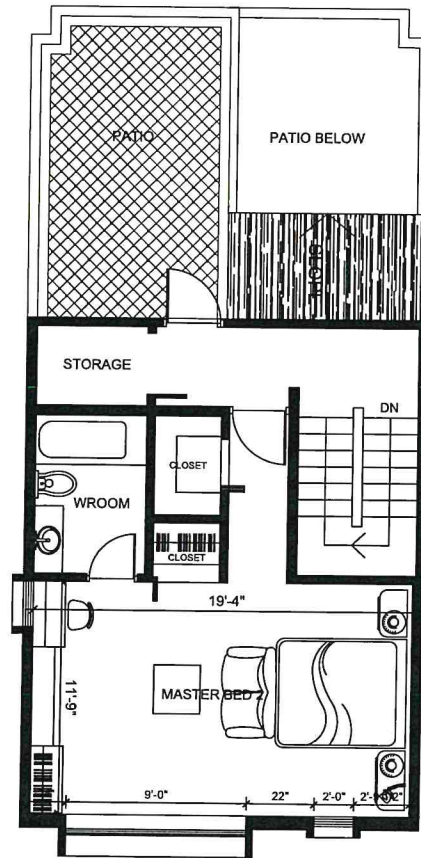
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A-03



3 BED/2 CAR GARAGE W/3 FLOOR- SECOND FLOOR PATIO

SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED UNIT PLANS- 3BED -2GARAGE

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A-04



TOWN HOME ENTRY SIDE ELEVATION OF 6 UNIT BLOCK

SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED 6 UNIT - ENTRY SIDE ELEVATION

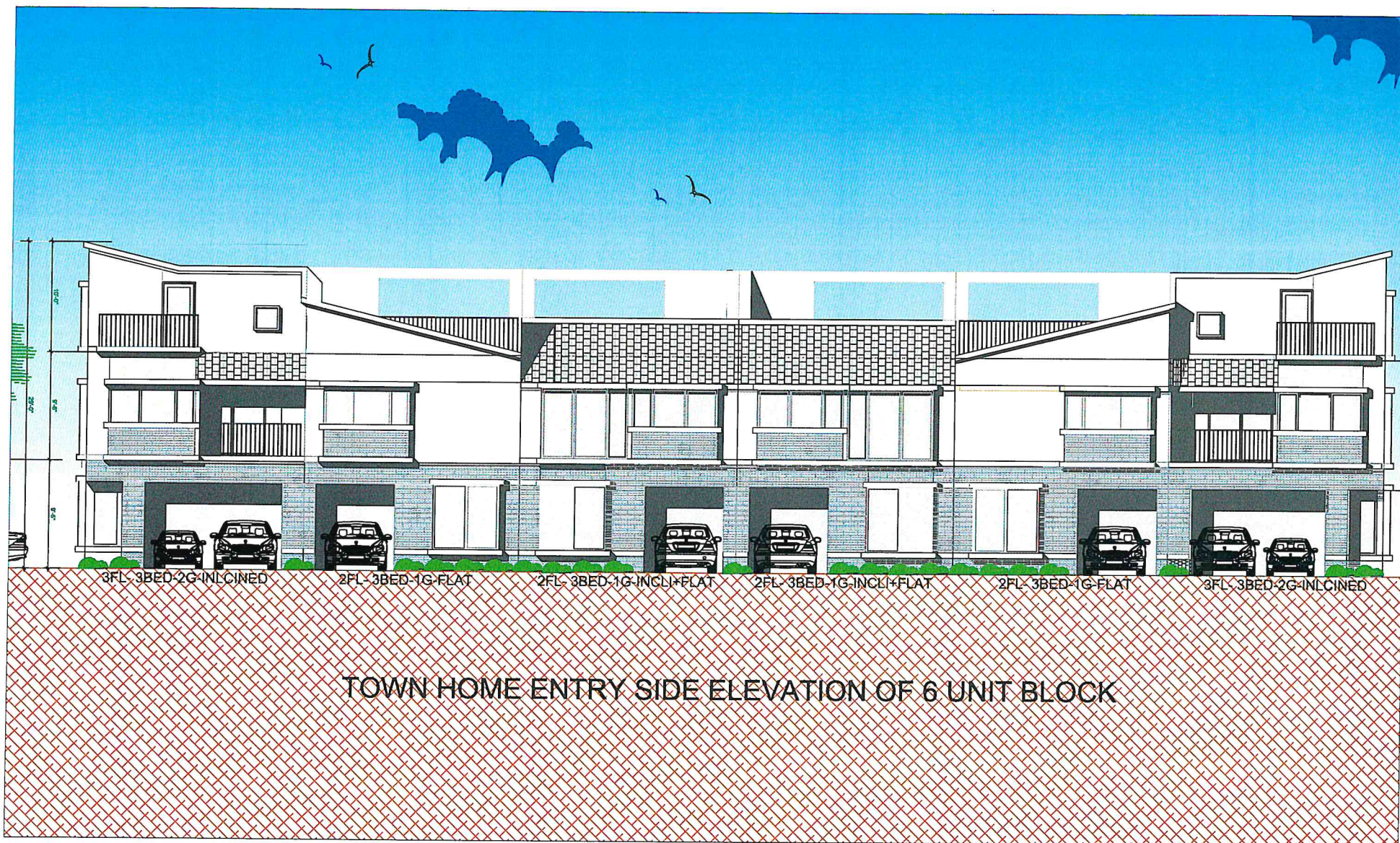
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SCALE : 1"=8'-0" Date : 01JAN22

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A-05



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED 6 UNIT BLOCK GARAGE SIDE ELEVATION

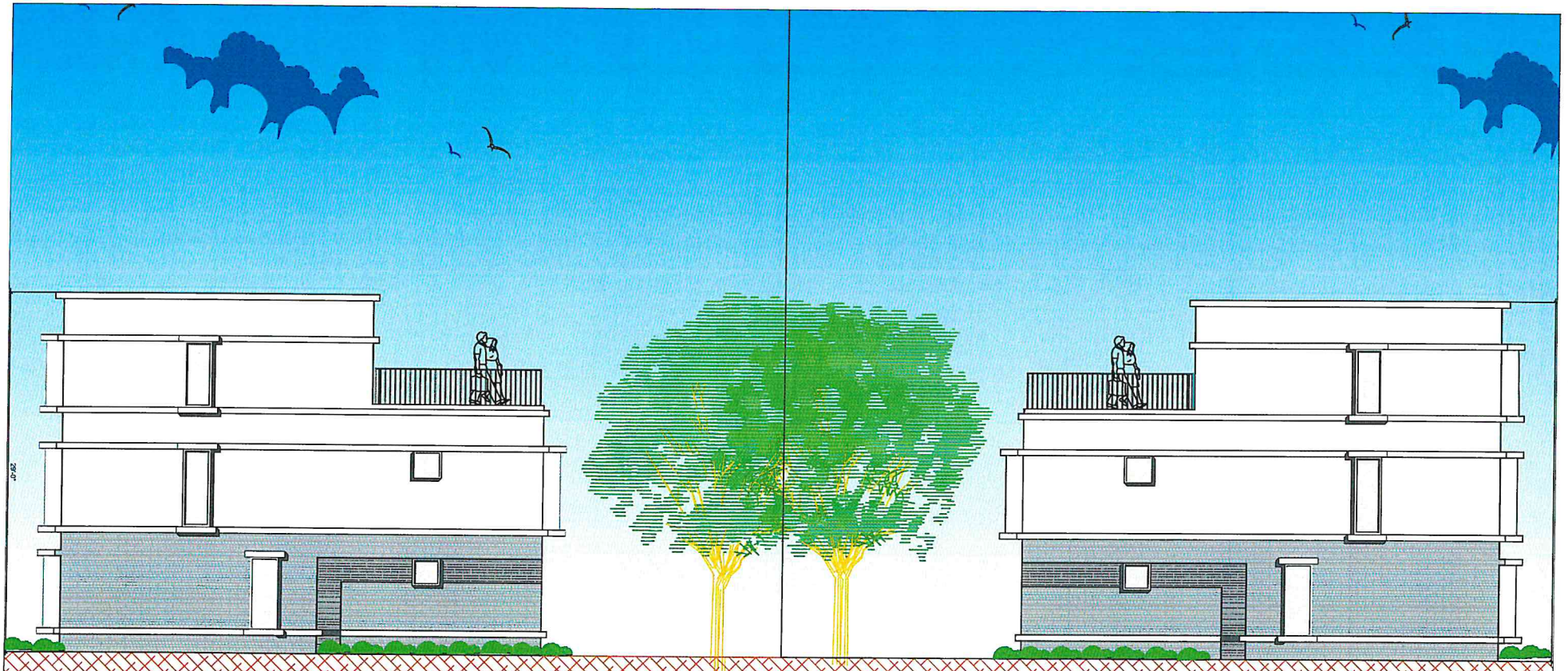
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A-07



SIDE ELEVATION OF 6 UNIT BLOCK

OPPOSITE SIDE ELEVATION OF 6 UNIT BLOCK

SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED 6 UNIT SHORT SIDE ELEVATIONS

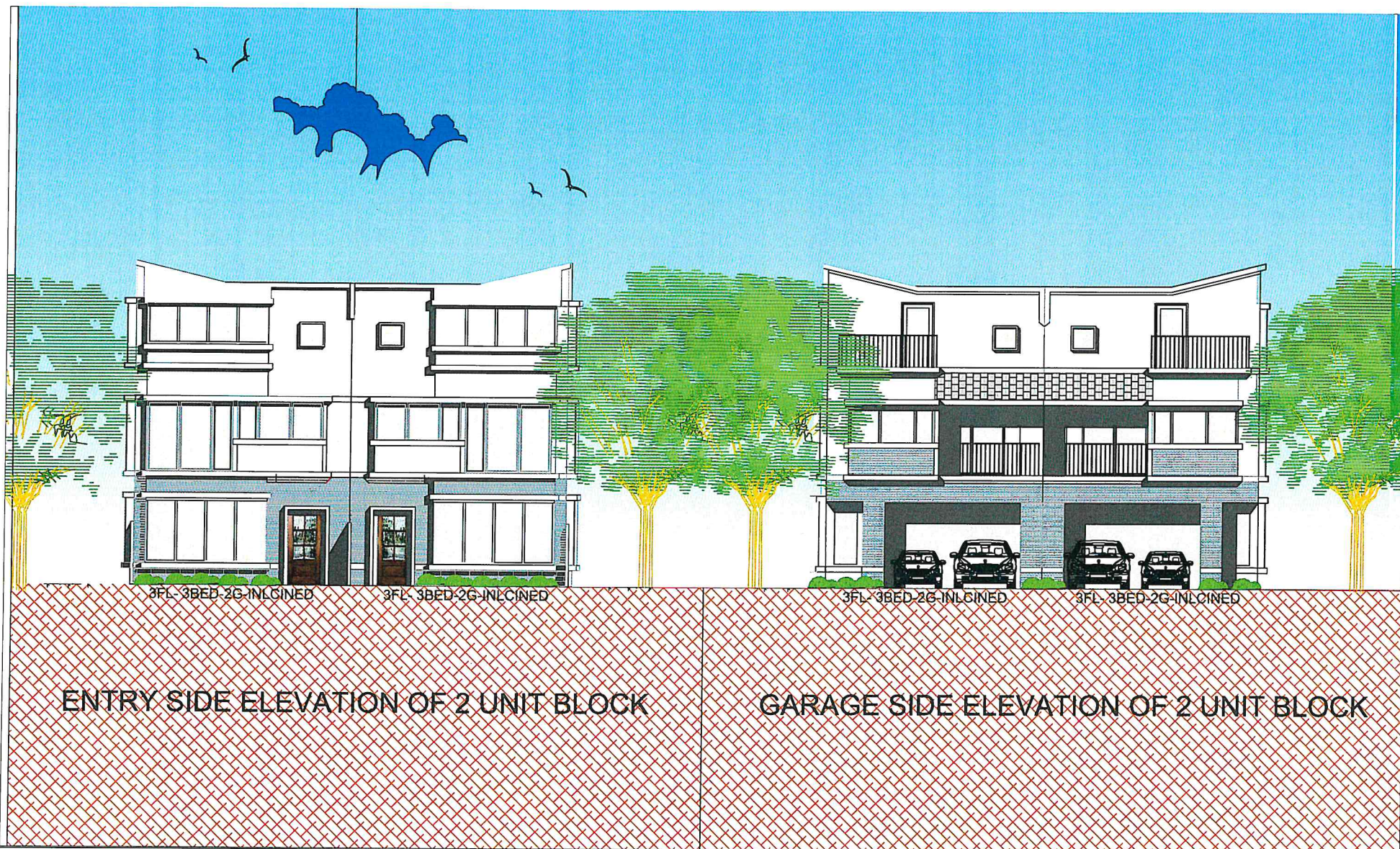
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A-07



ENTRY SIDE ELEVATION OF 2 UNIT BLOCK

GARAGE SIDE ELEVATION OF 2 UNIT BLOCK

SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED 2 UNIT BLOCK ELEVATIONS

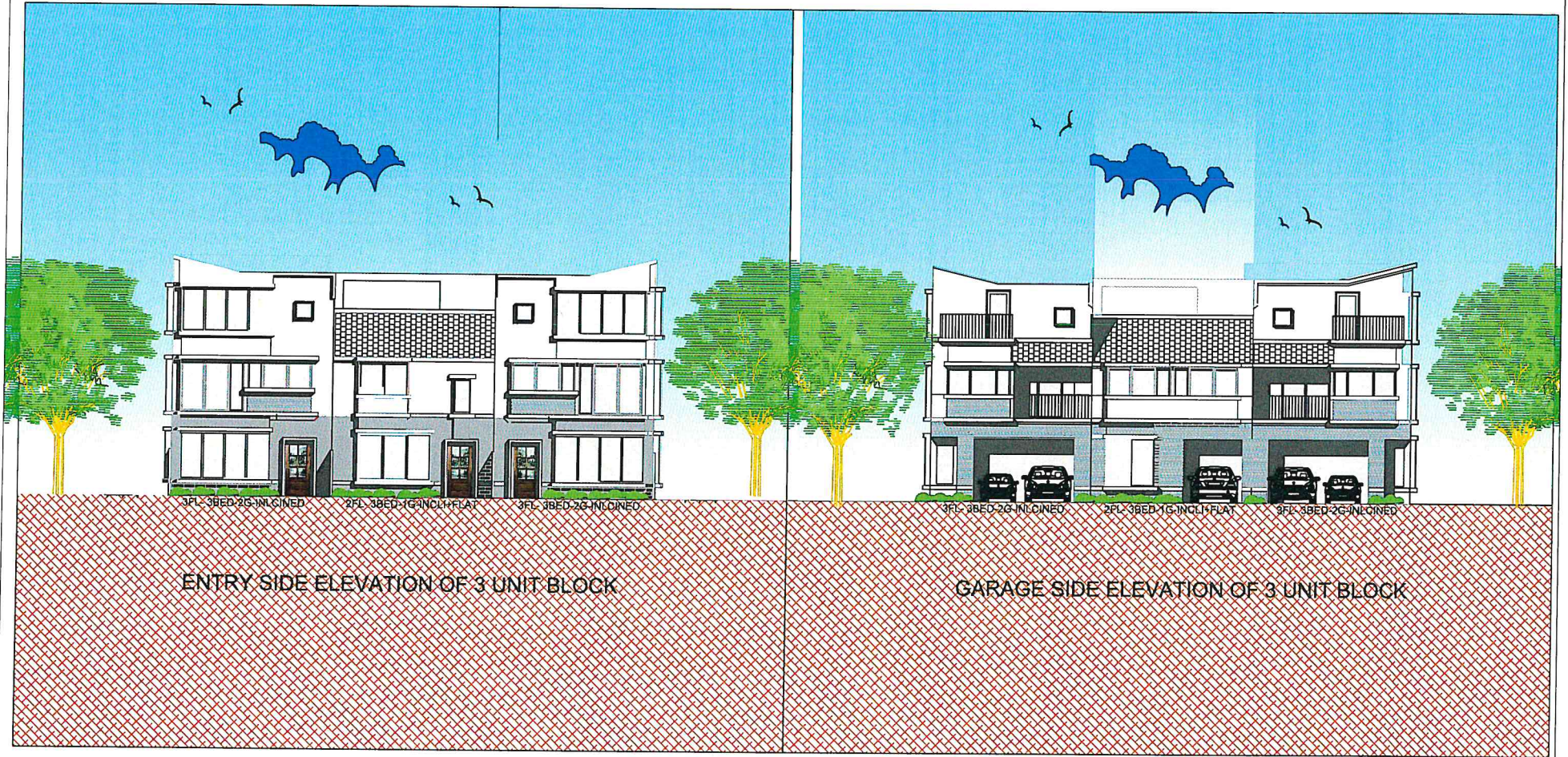
SCALE : 1"=8'-0" Date : 01JAN22

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A-08



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED 3 UNIT BLOCK ELEVATIONS

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SCALE : 1"=12'-0" Date : 01JAN22

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A-09



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED AERIAL VIEW OF THE SITE W/CAMERA ANGLES

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SCALE : NTS Date : 01JAN22

tel.: 847 414 4575 email: virani02@gmail.com

A-10



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 1

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SCALE :NTS

Date : 01JAN22

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A-11



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 2

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SCALE : NTS

Date : 0101'22

tel.: 847 414 4575 email: virani02@gmail.com

A-12



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 3

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SCALE : NTS

Date : 01 JAN 22

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A-13



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 4

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SCALE : NTS

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A-14



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 5

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SCALE : NTS

Date : 01JAN22

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A-15



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 6

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SCALE : NTS

Date : 01JAN22

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A-16



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 7

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SCALE : NTS

Date : 0101'22

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A-17



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 8

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SCALE : NTS

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A-18



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 9

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SCALE : NTS

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A-19



SITE ADDRESS: PARK VILLAS, 4118, TEGNER ROAD, TURLOCK, CALIFORNIA

PROPOSED STREET VIEW OF THE SITE W/CAMERA 10

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A-20