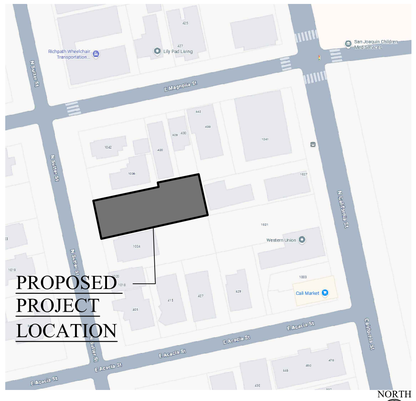
DESIGN REVIEW FOR THE PROPOSED 2-STORY DUPLEX w/ FUTURE 2 STORY ADU'S FOR:

RIGOBERTO MAGAÑA

1028 N. SUTTER ST.

STOCKTON, CA 95202



VICINITY MAP

NORTH
N.T.S.

PROJECT DATA:

PROJECT OWNER	RIGOBERTO 2075 W. ALPINE AVE STOLCKTON, CA 95204
PROJECT LOCATION	1028 N. SUTTER ST. STOCKTON, CA 95202
PROJECT DESCRIPTION	NEW 2-STORY DUPLEX w/ 2 ATTACHED ADU'S
PARCEL NUMBER	-.
DESCRIPTION OF USE	RESIDENTIAL
ZONING DISTRICT	R-L
OCCUPANCY GROUPS	R-3/U
CONSTRUCTION TYPE	VB
SEISMIC DESIGN CATEGORY	D0
SPRINKLERS	YES
FLOOD ZONE	-.
STORIES	TWO

AREAS:

PROPOSED 2-STORY DUPLEX

PROPOSED (EAST) UNIT #1

1st FLOOR PLAN	1,040 S.F.
2nd FLOOR PLAN	1,040 S.F.
TOTAL LIVING SPACE	2,080 S.F.

FUTURE (WEST) UNIT #2

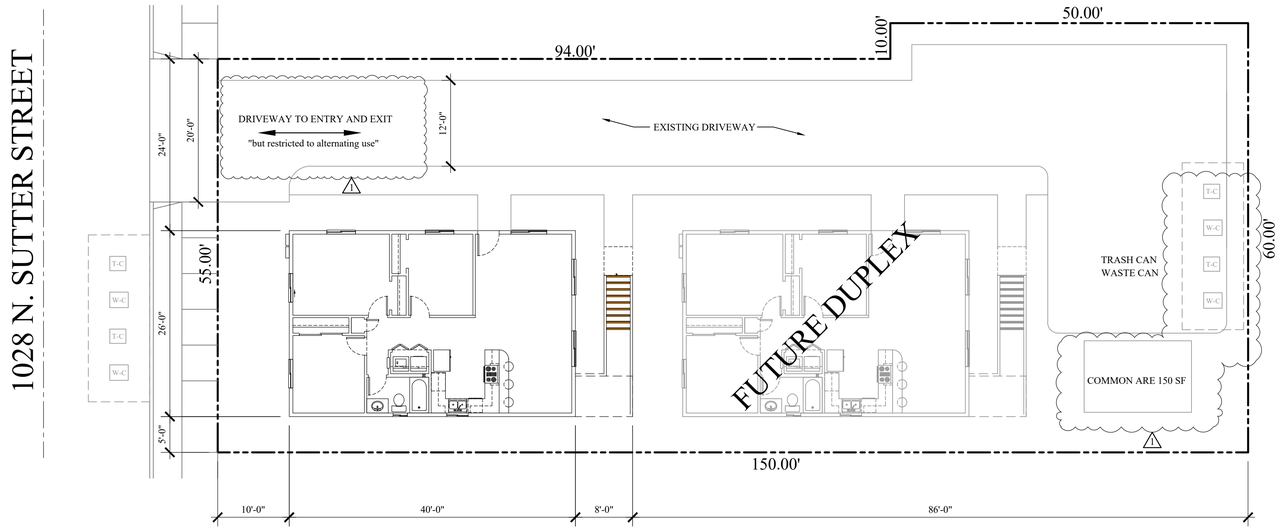
1st FLOOR PLAN	1,040 S.F.
2nd FLOOR PLAN	1,040 S.F.
TOTAL LIVING SPACE	2,080 S.F.

UTILITIES:

WATER	CAL. WATER
SEWER	CITY OF STOCKTON
STORM DRAIN	CITY OF STOCKTON

INDEX OF DRAWINGS

D-01 COVER SHEET: SITE PLAN, PROJECT DATA
D-02 FLOOR PLANS
D-03 COLOR - EXTERIOR ELEVATIONS
D-04 ELEVATIONS AND MATERIALS
D-05 LANDSCAPING CRITERIA



NORTH

1/4" = 1'-0"

SITE PLAN

Core Rules

Gray-lid trash carts: 30, 60, or 90 gallons (billed by size).

Green-lid organics cart: required for food scraps, food-soiled paper, and yard waste.

Cart Placement

Place carts **by 5 a.m.** on collection day.

Position with **wheels against curb**, lids closed flat

Collection Schedule for 1028 N. Sutter St. (Downtown/Midtown Zone - Republic Services)

Service Type	Pickup
Trash (Gray cart)	**Wednesday**
Organics (Green cart)	Wednesday

Contact Information

Republic Services Stockton Office: 209.466.3604

City of Stockton Solid Waste Helpline: 209.937.8831

Dimensions of Residential Carts (Republic Services - Stockton, CA)

Dimensions

Trash (Gray lid)30 gal 36" H × 19" W × 24"

Organics (Green lid)90 gal45" H × 26" W × 31"

Spacing: At least **3 ft** between carts and from obstacles; **12 ft** overhead clearance.

Timing: Place carts out **after 6:00 p.m. the day before collection**; remove **before 11:00 p.m. on collection day**.

Organics compliance: Required under **California SB 1383**; contamination can result in fines.

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

REVISIONS

NO.	DATE	COMMENTS
1	2608/2026	-
2		
3		
4		

JC DESIGN
Drafting and Design Services
RESIDENTIAL & COMMERCIAL
1925 EL PINAL DR. STOCKTON, CA 95205
Tel: (209) 938-9861 pumas_2579@yahoo.com

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RIGOBERTO MAGAÑA
1028 N. SUTTER STREET
STOCKTON, CA 95202

STAMP

SCALE: AS SHOWN

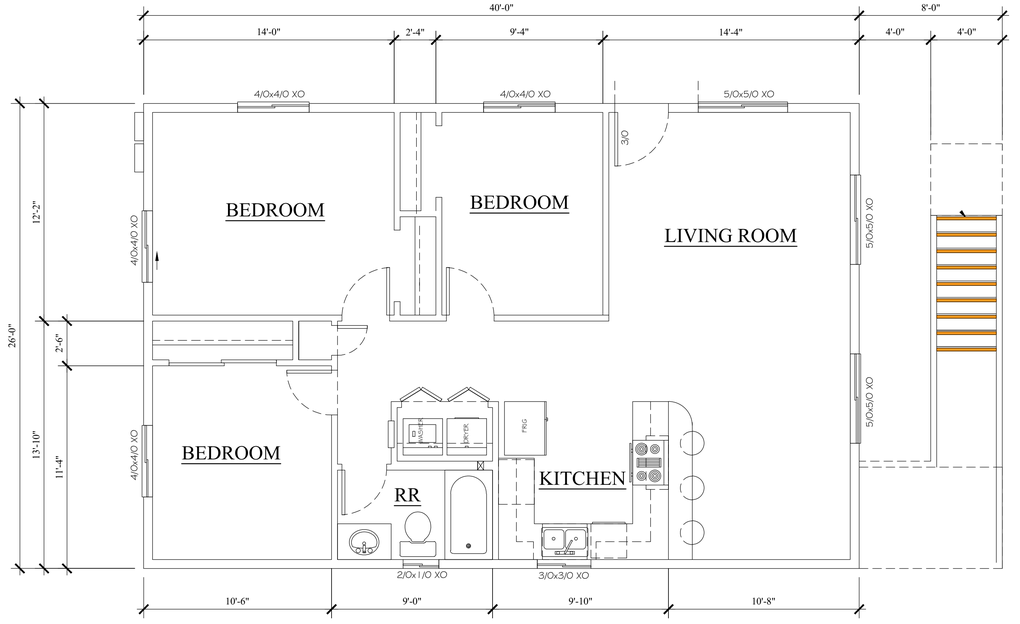
DRAWN BY: JCS

DATE: 04/26/26

SHEET NO. D-01

COVER SHEET
SITE PLAN,
PROJECT DATA

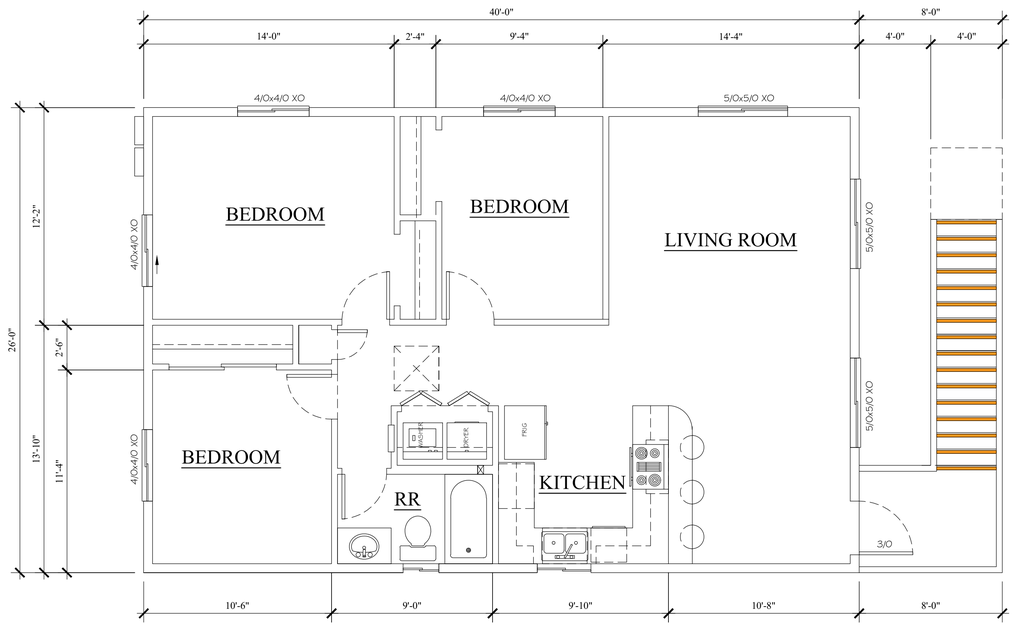
SHEET NUMBERS 1 of 24



NORTH

1st FLOOR PLAN

1/4" = 1'-0"



NORTH

2nd FLOOR PLAN

1/4" = 1'-0"

REVISIONS			
NO.	DATE	COMMENTS	
1	-	-	
2	-		
3			
4			4

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SCALE:	AS SHOWN
DRAWN BY:	JCS
DATE:	04/26/26
SHEET NO.	D-02
	FLOOR PLANS
SHEET NUMBERS	1 of 24

Landscaping Schedule

1. **Carex evergold (low wate, drougt tolerant plant 1 gal.)**
2. **Tulbaghia green (Ashanti a low water, drougt tolerant plant 5 gal.)**
3. **Cordyline australis (a low water, drought tolerant plant 1-gal.)**
4. **Modesto Ash Tree 5 gal.**
5. **Sod**

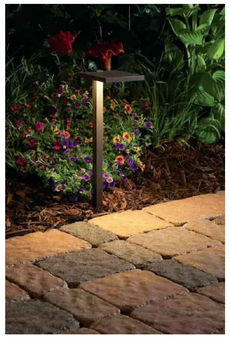
1 Carex evergold.
Low water, drought tolerant plant 1 gal.

4 Modesto Ash Tree
5 gal.

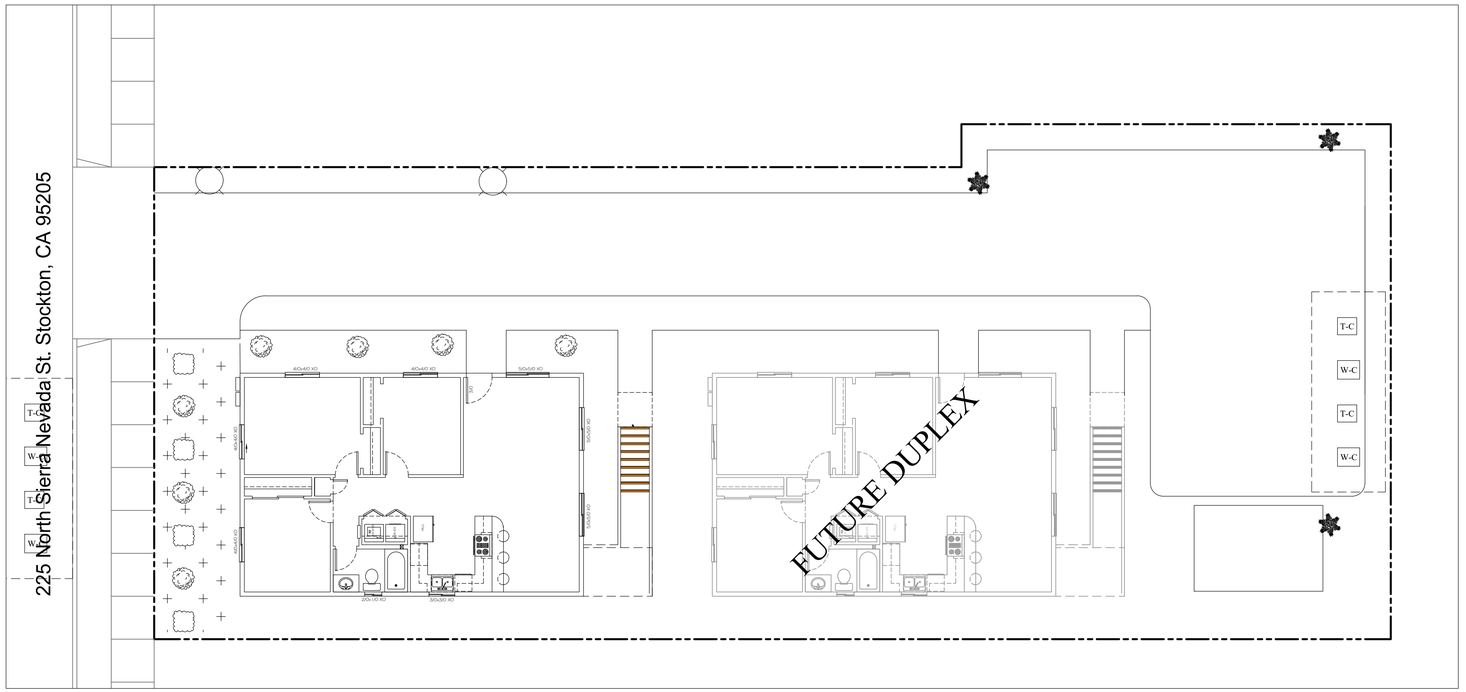
2 Tulbaghia green
low water, drought tolerant plant 5 gal.

5 Sod

3 Cordyline australis.
Low water, drought tolerant plant 1-gal



6 Landscaping Lights



Master Site Plan

SCALE 1/8"

NO	DATE	REVISIONS COMMENTS
1	-	-
2		
3		
4		

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SCALE: AS SHOWN
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DATE: 04/26/26
SHEET NO. D-05
LANDSCAPING CRITERIA
SHEET NUMBERS 1 of 24