



DUPLEX / TRIPLEX DESIGN MODEL WORKBOOK



CITY OF MERCED
678 WEST 18TH STREET
MERCED, CA
(209) 385-6858

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PART 1 INTRODUCTION

PART 1. INTRODUCTION TO WORKBOOK

This **Duplex/Triplex Design Model Workbook** serves as visual guide of the floor plans and elevations that are provided in the City of Merced Pre-Approved Duplex/Triplex Program. This program provides floor plans, elevations, and construction plans for triplex and duplex homes at no cost to the participant. Flip through the workbook to see your options and select a layout and style that fits your property.



PRE-APPROVED PLAN OPTIONS

LAYOUTS

- 1 Bed / 1 Bath Duplex – 1,439 SF
- 2 Bed / 1 Bath Duplex – 1,916 SF
- 1 Bed / 1 Bath Triplex – 2,158 SF
- 2 Bed / 1 Bath Triplex – 2,409 SF

STYLES

- “Canoga” – Board & Batten
- “Lena” – Mission Revival
- “Reseda” – Cottage Style

When you’re ready, contact the City of Merced Inspection Services Division at (209) 385-4773 or inspectionsservicesweb@cityofmerced.org for the full plan set to include in your Building Permit Application.

Looking for more information about Duplex and Triplex? Check out **A How-to Guide: Building a Duplex or Triplex on Infill Properties in the City of Merced.**

DESIGN CONSIDERATIONS

The pre-approved plans were designed with the following considerations.



The duplex and triplex designs aim to strike a balance between **affordable to build and comfortable to live in.** The layouts are designed to adapt to accessible clearances and paths for people with disabilities and aging in place households.



The affordable to build features of the plans use **conventional residential construction**, simple ridge roofs, single-lengths of cabinets, conventional residential appliances (including space for conventional side-by-side washer and dryers), and conventional plumbing fixtures.



The comfortable to live in features use designs for a **quality of life that live like larger houses:** uncluttered plans, daylight interiors with natural light and LED lighting, lines of sight to outdoors, high ceilings, covered porches and patios, and easy to maintain finishes.



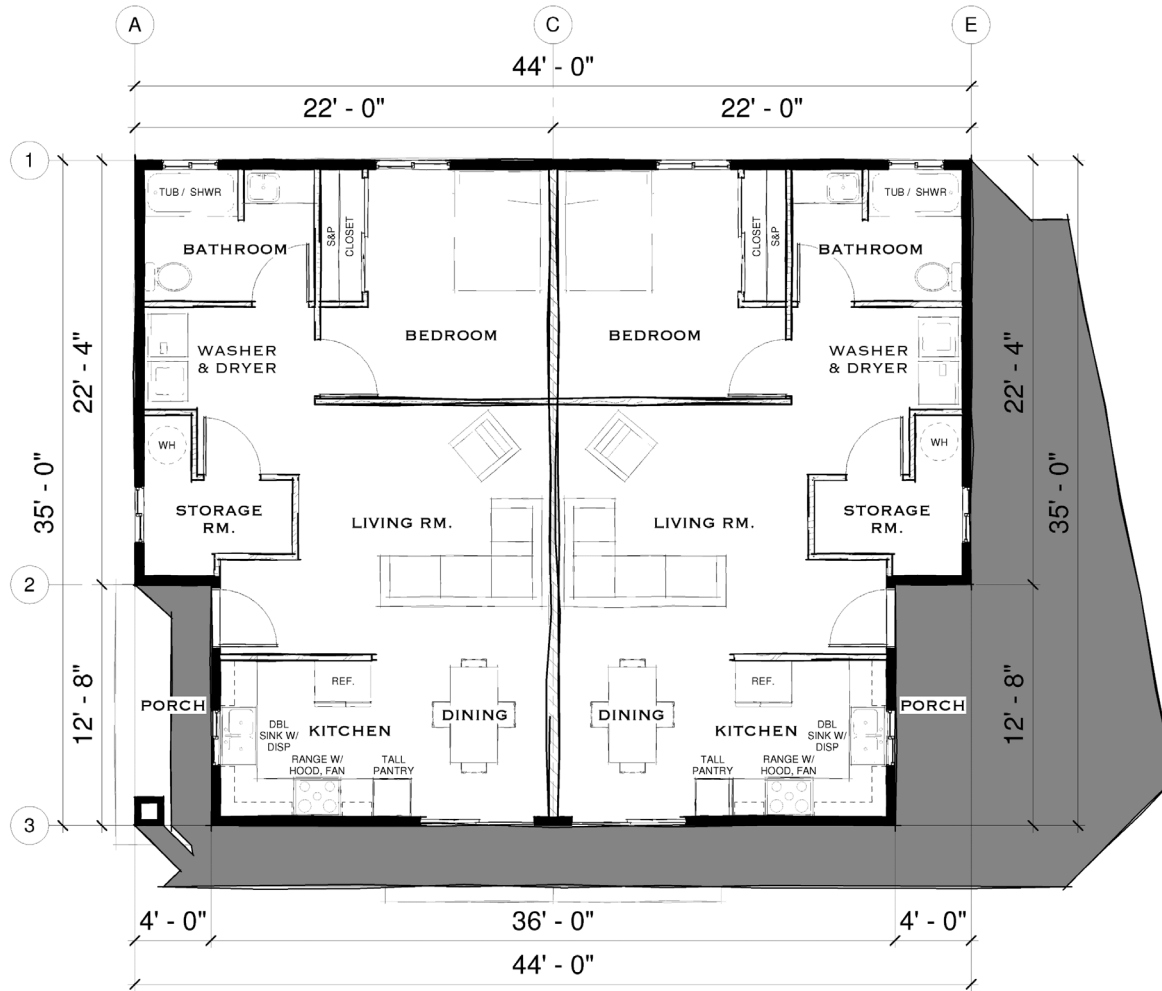
The plans meet the basic requirements of California's Green Building Standards, which translates into **reduced utility bills** because of well-insulated roofs and walls, high-efficiency glass, energy efficient lighting and appliances, photovoltaic panels (solar), and water-conserving plumbing.



PART 2 LAYOUTS AND STYLES

FLOOR PLAN OPTION 1: 1,439 SQUARE FEET / 1 BEDROOM / 1 BATHROOM DUPLEX

This side-by-side duplex floor plan provides two (2) 719-square-foot units, with essential components of a home: a bedroom, a bathroom, a kitchen, a dining area that flows into a living room space, utility space, and storage. This is a great choice for property owners with smaller lots searching for two (2) units with least construction costs. The dining area extends out to a private patio to create the feel of a larger space. All spaces are designed to fit standard-sized appliances that can be bought at your local stores. The plan requires only a right-sized heating and cooling unit for the small square foot area.

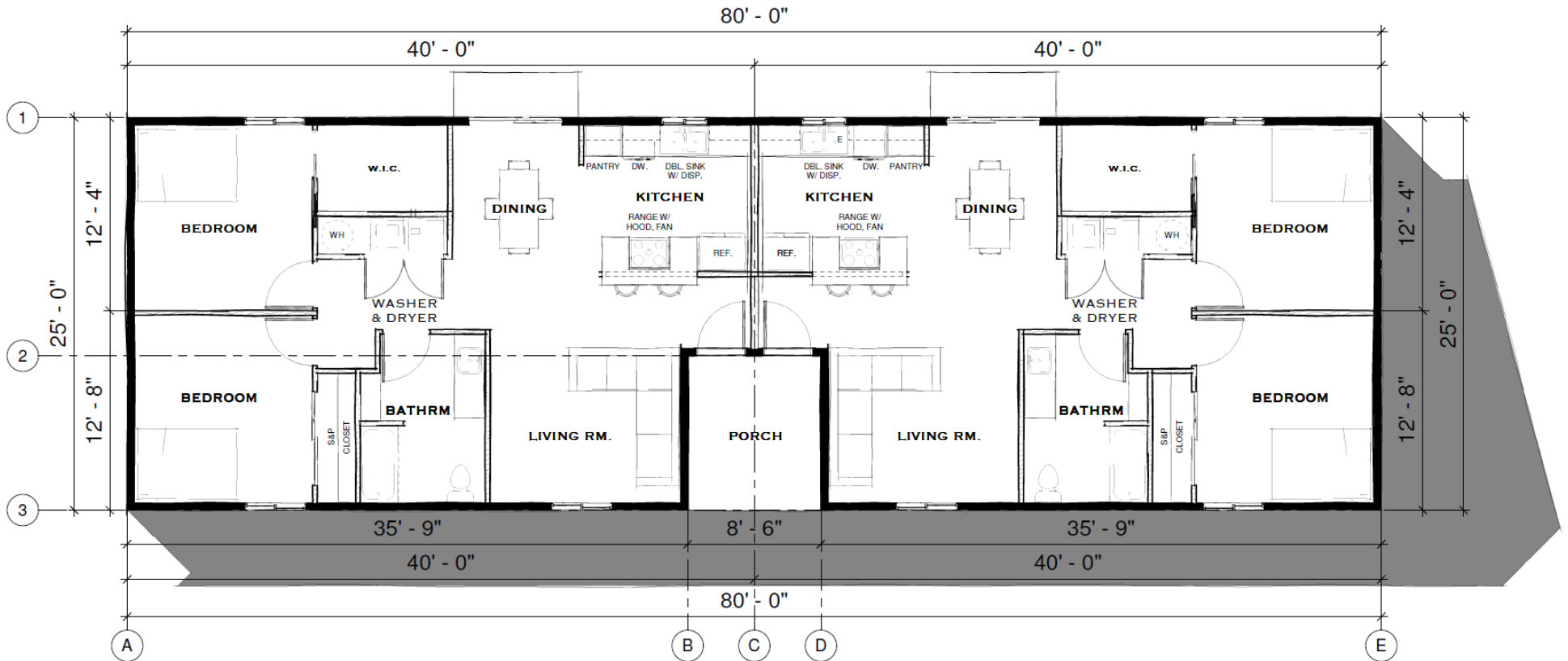


DETAILS

- One (1) bedroom
- One (1) bathroom
- Utility space
- Kitchen with pantry closet
- Dining space
- Living room
- Four (4) windows and a sliding door

FLOOR PLAN OPTION 2: 1,916 SQUARE FEET / 2 BEDROOMS / 1 BATHROOM DUPLEX

The end-to end duplex floor plan provides two (2) 985-square-foot 2-bedrooms units. Each unit comes with two (2) bedrooms, a bathroom, living room space, kitchen with bar seating, dining space, and utility closet. A walk-in closet is provided for the master bedroom for additional storage. The living, dining, and kitchen flow together in one open space and extend out to a private patio to create the feel of a larger space. All spaces are designed to fit standard-sized appliances that can be bought at your local stores.

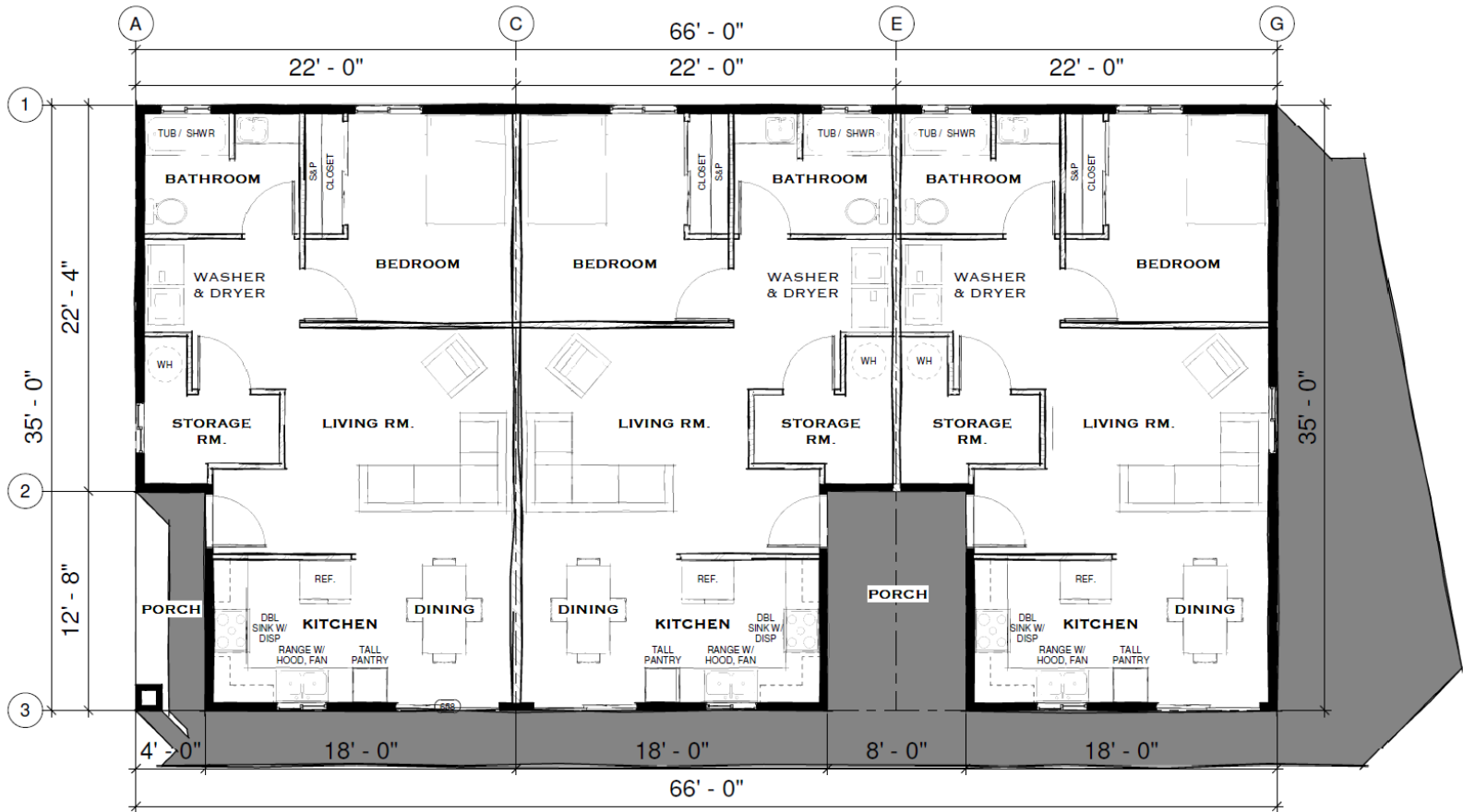


DETAILS

- Two (2) bedrooms
- One (1) bathroom
- Utility closet
- Kitchen with pantry closet and bar seating
- Living room
- Dining space

FLOOR PLAN OPTION 3: 2,158 SQUARE FEET / 1 BEDROOM / 1 BATHROOM TRIPLEX

This side-by-side triplex floor plan provides three (3) 719-square-foot units, each with a bedroom, a bathroom, a kitchen, a dining area that flows into a living room space, utility space, and storage. Each unit has the same design as the side-by-side duplex units (See Option 1). All spaces are designed to fit standard-sized appliances that can be bought at your local stores.

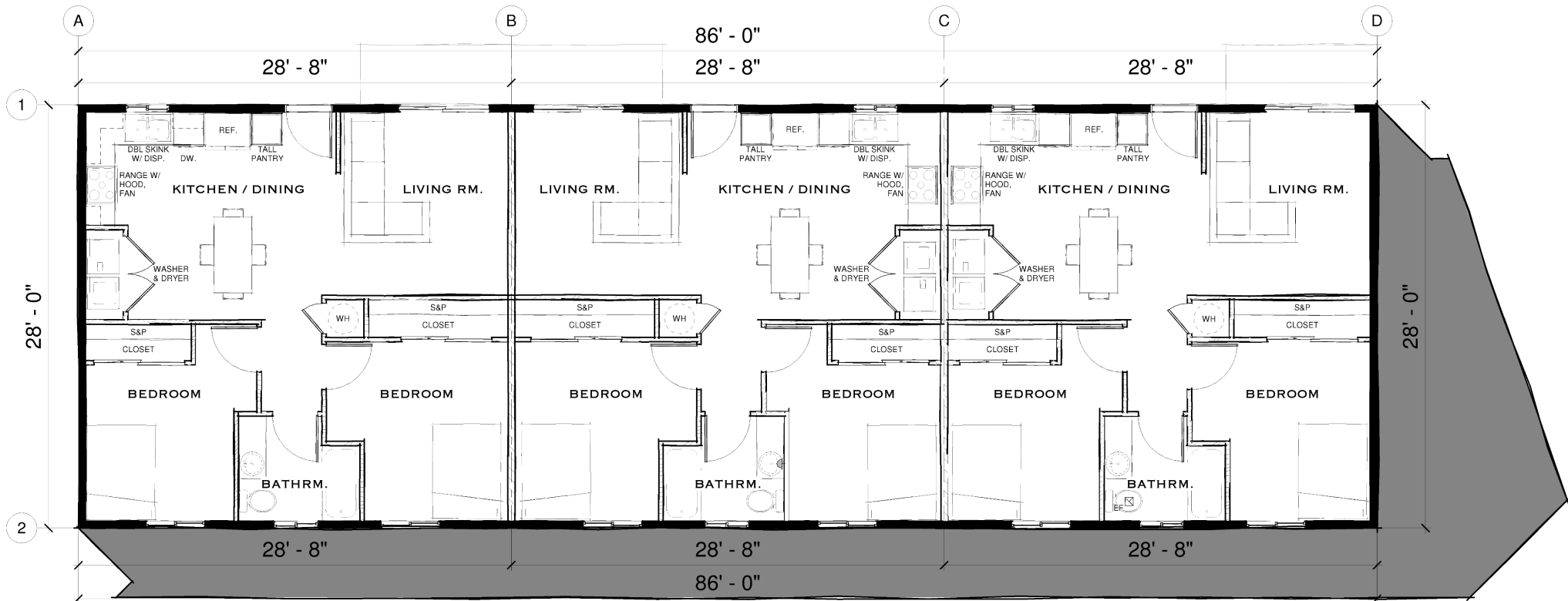


DETAILS

- One (1) bedroom
- One (1) bathroom
- Utility space
- Kitchen with pantry closet
- Dining space
- Living room
- Four (4) windows and a sliding door

FLOOR PLAN OPTION 4: 2,409 SQUARE FEET / 2 BEDROOMS / 1 BATHROOM TRIPLEX

The end-to-end triplex floor plan provides three (3) 803-square-foot 2-bedrooms units. Each unit comes with two (2) bedrooms, a bathroom, living room space, a kitchen that flows into the dining space, and utility closet. The living room extends out to a private patio to create the feel of a larger space. All spaces are designed to fit standard-sized appliances that can be bought at your local stores.



DETAILS

- Two (2) bedrooms
- One (1) bathroom
- Utility closet
- Kitchen with pantry closet
- Living room
- Dining space
- Five (5) windows and a sliding door

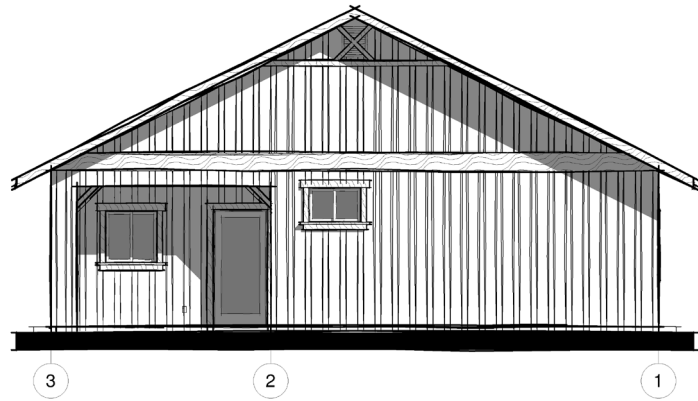
ELEVATION OPTION 1: CANOGA

Many historic train stations and town centers in the San Joaquin Valley were wood structures with plank siding and timber features. The Canoga look uses board and batten siding, exposed rafter tails, knee braces, and wood decoration for this look.

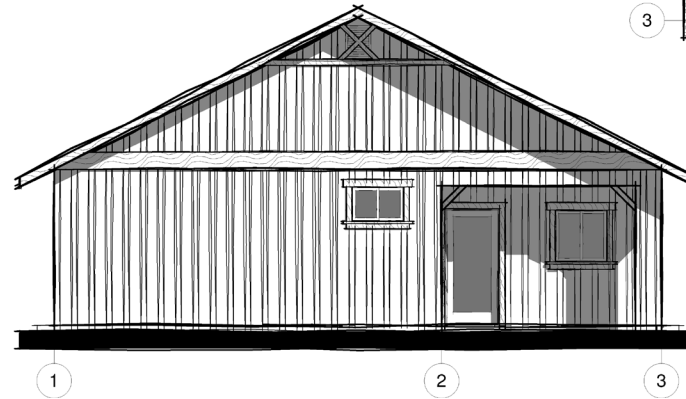


3D Rendering of the 1,414-sf., Canoga Elevation

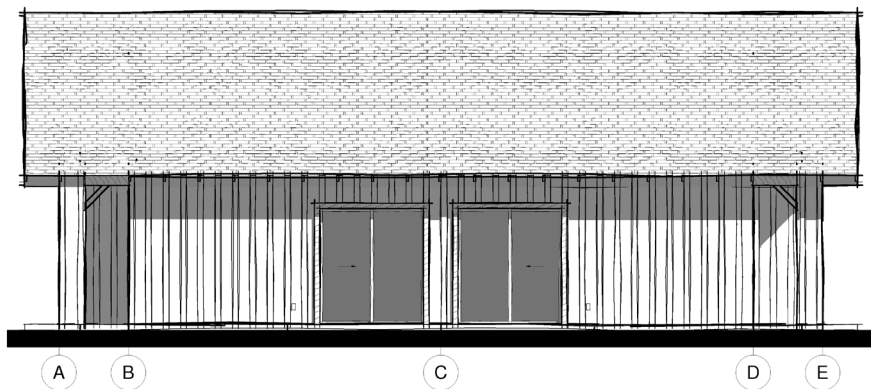
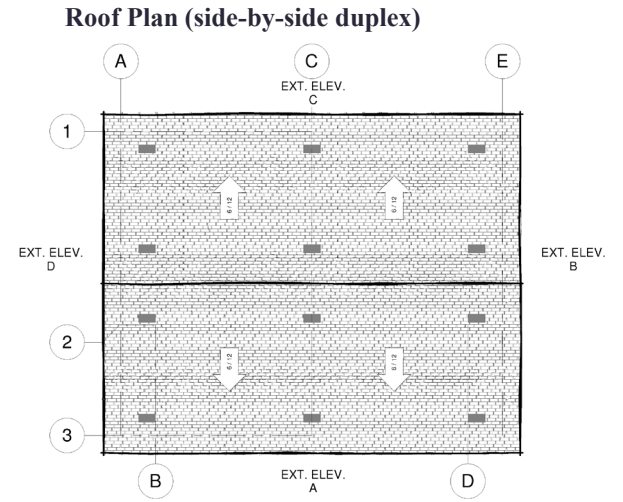
ELEVATION OPTION 1: CANOGA – 1,439 square-foot side-by-side duplex



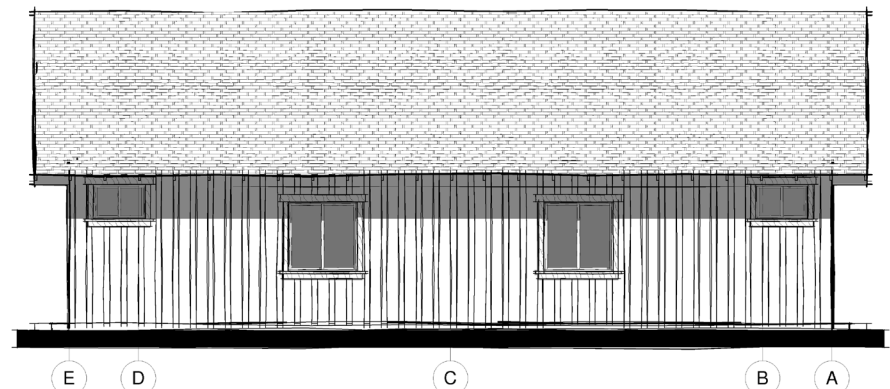
Elevation B



Elevation D

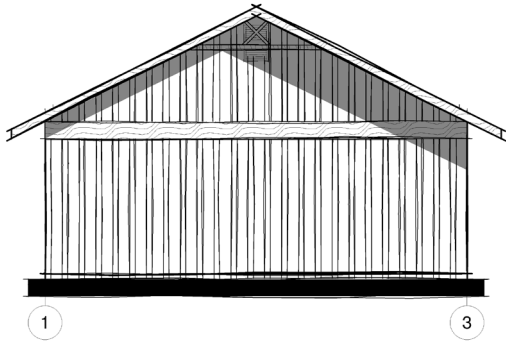


Elevation A

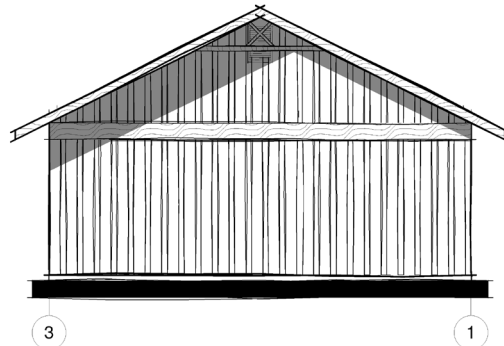


Elevation C

ELEVATION OPTION 1: CANOGA – 1,916 square-foot end-to-end duplex

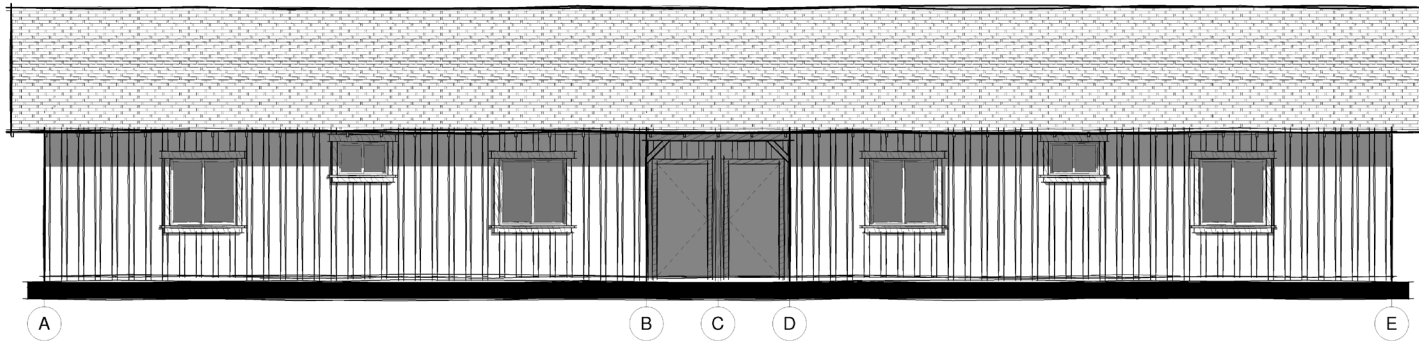
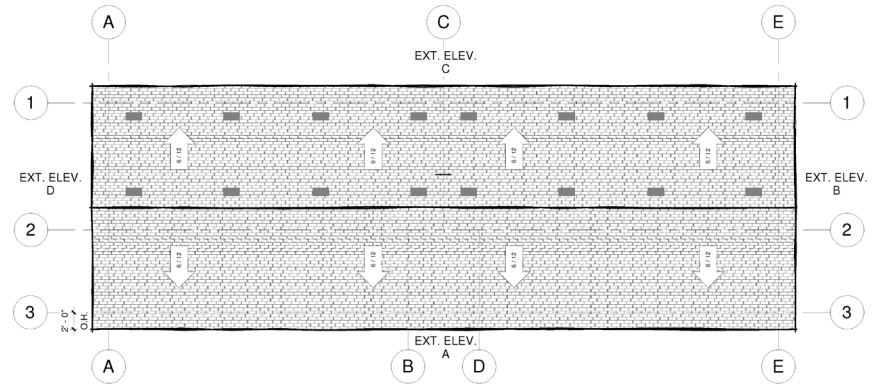


Elevation D

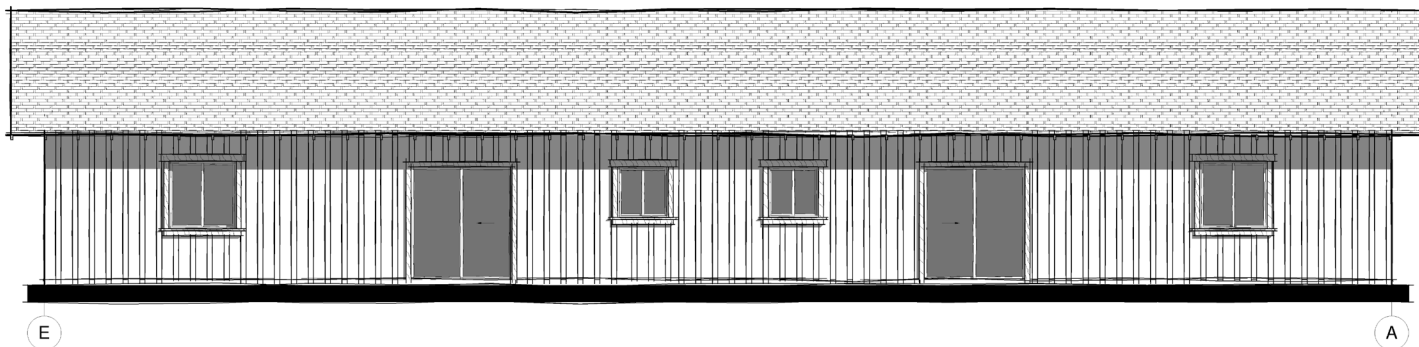


Elevation B

Roof Plan (end-to-end duplex)

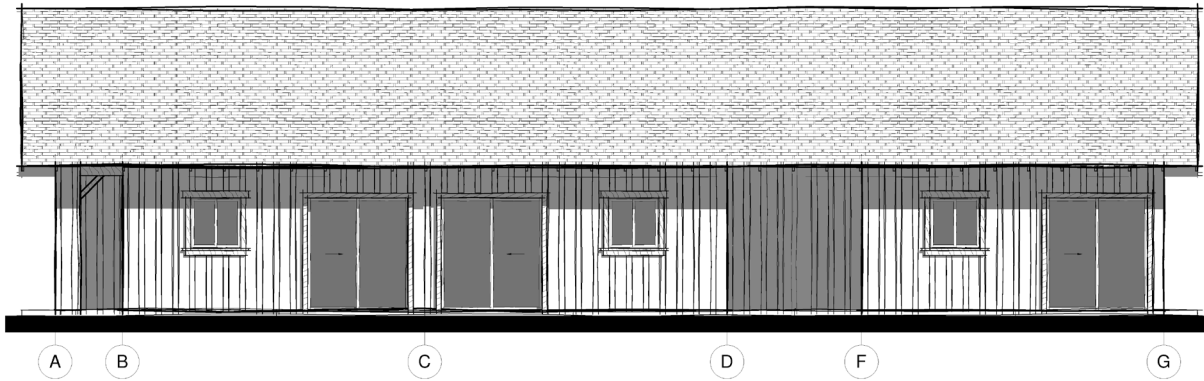


Elevation A

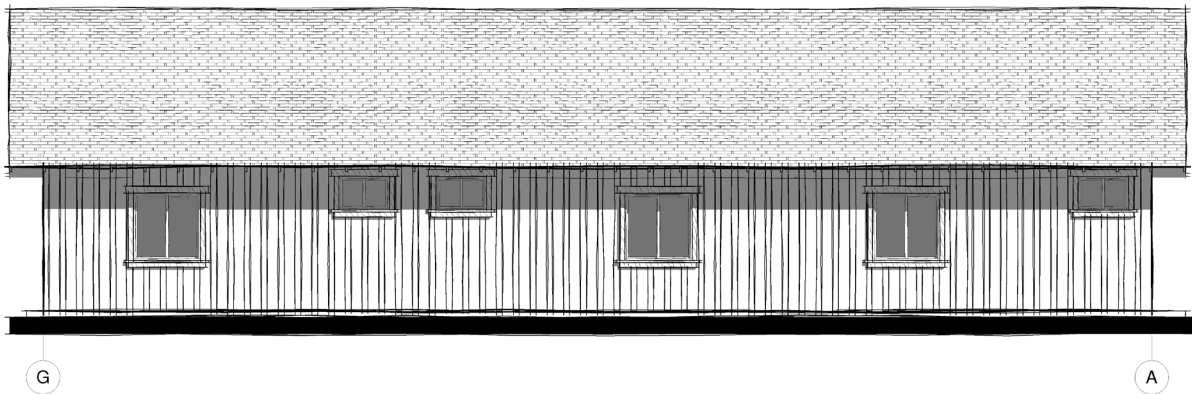


Elevation C

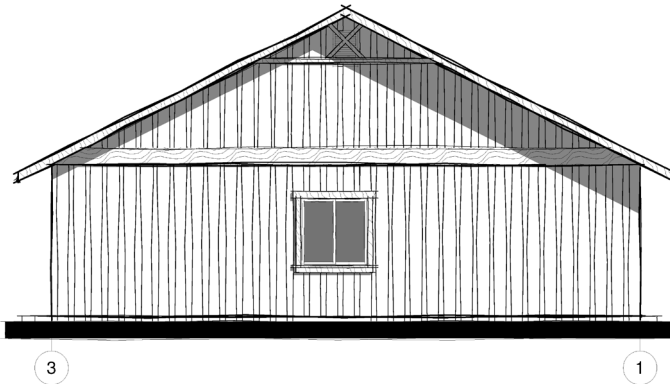
ELEVATION OPTION 1: CANOGA – 2,158 square-foot side-by-side triplex



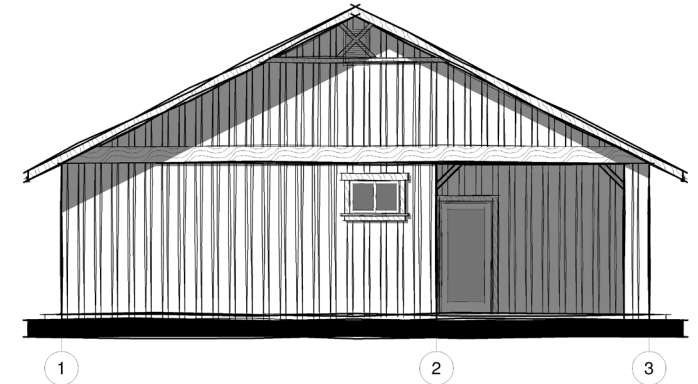
Elevation A



Elevation C

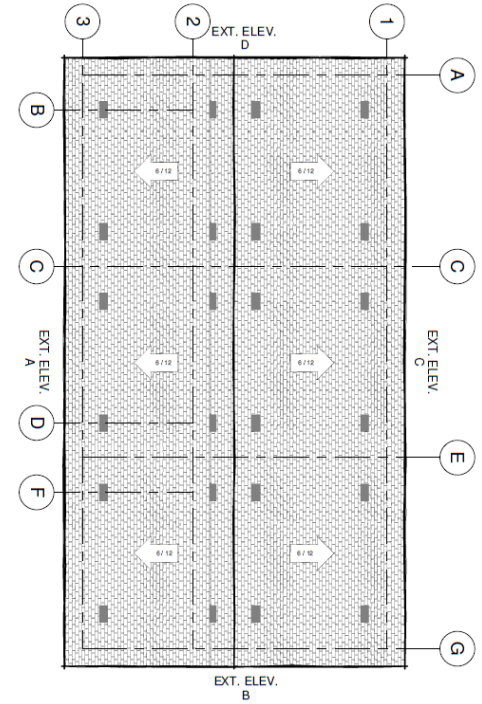


Elevation B

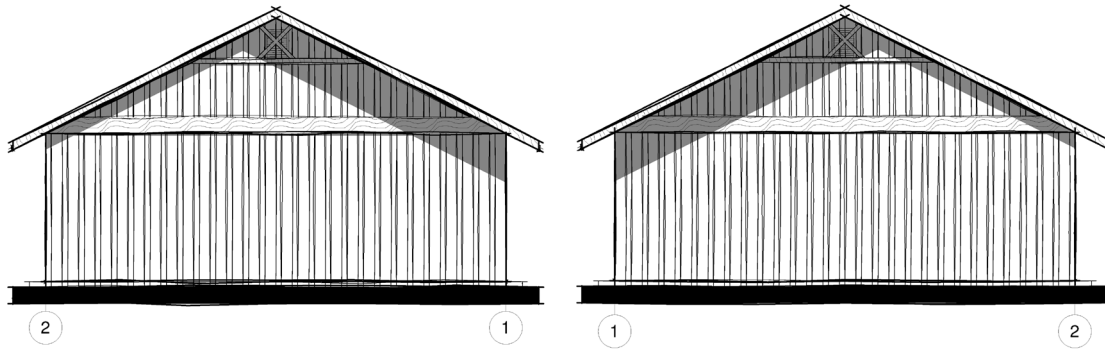


Elevation D

Roof Plan (side-by-side triplex)



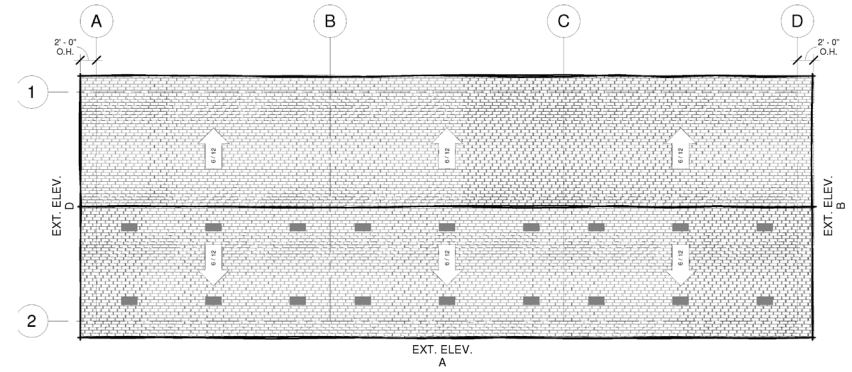
ELEVATION OPTION 1: CANOGA – 2,409 square-foot end-to-end triplex



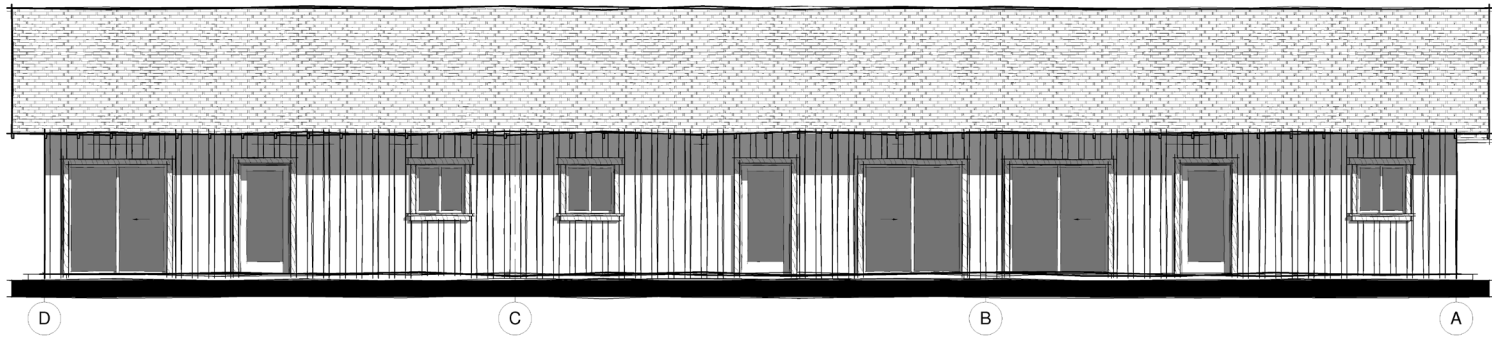
Elevation B

Elevation D

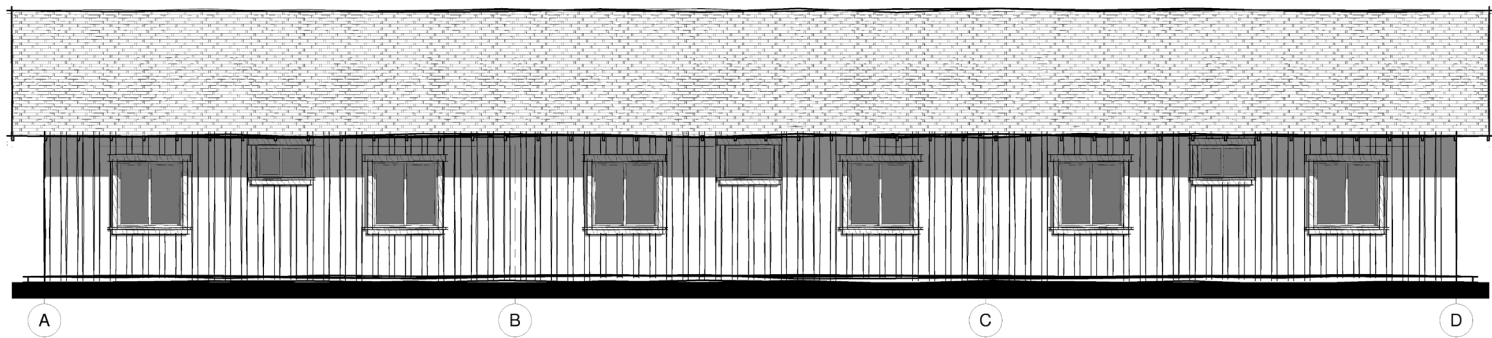
Roof Plan (end-to-end triplex)



Elevation C



Elevation A



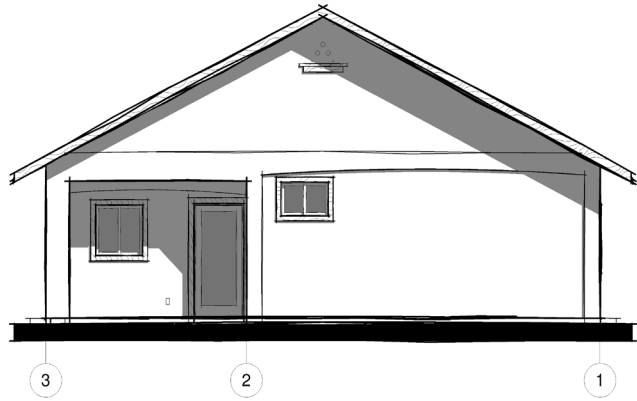
ELEVATION OPTION 2: LENA

Mission Revival design features are used for the Lena theme: simple clean lines, stucco or stucco-look wood panels, curved arch features, clay pipe attic vents, and stucco bands wrapping doors and windows.

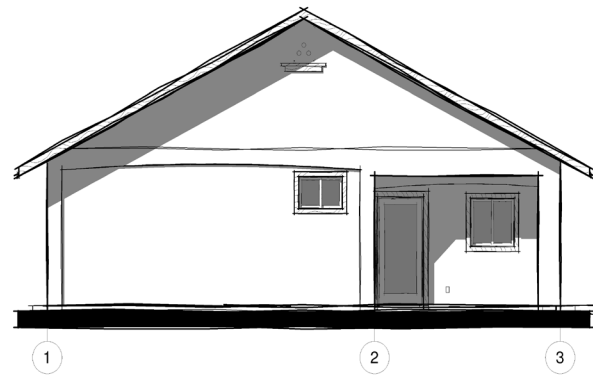


3D Rendering of the 2,158-sf., Lena Elevation

ELEVATION OPTION 2: LENA – 1,439 square-foot side-by-side duplex

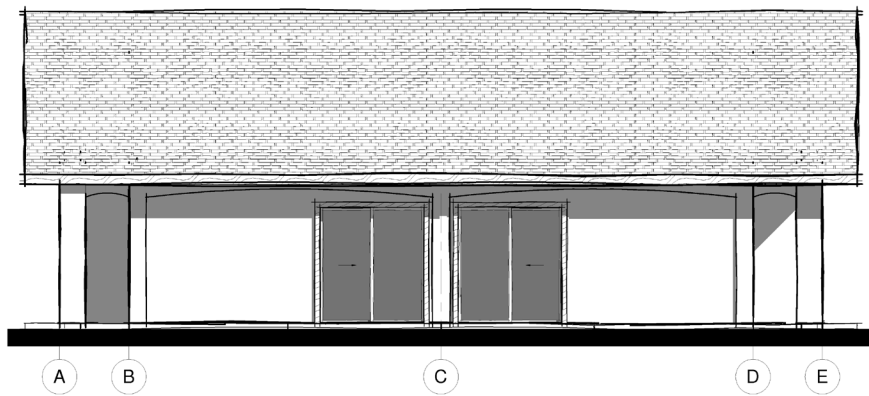
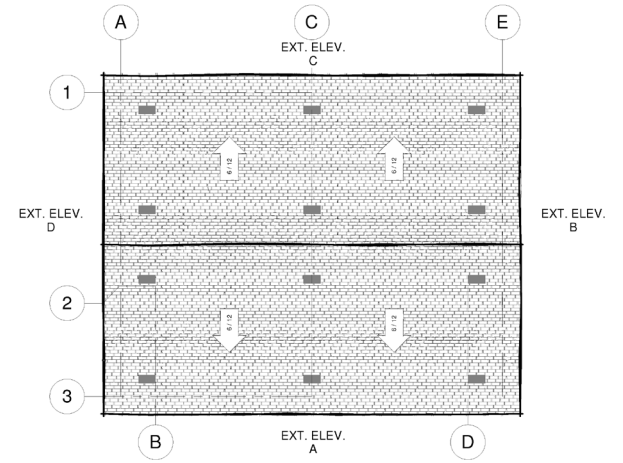


Elevation B

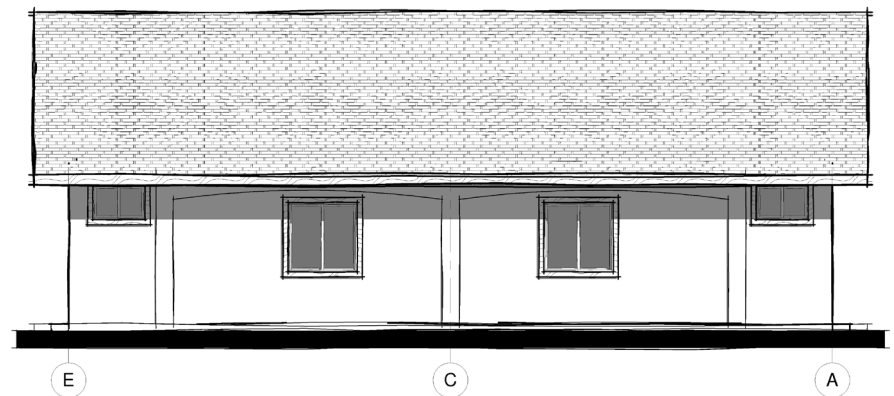


Elevation D

Roof Plan (side-by-side duplex)

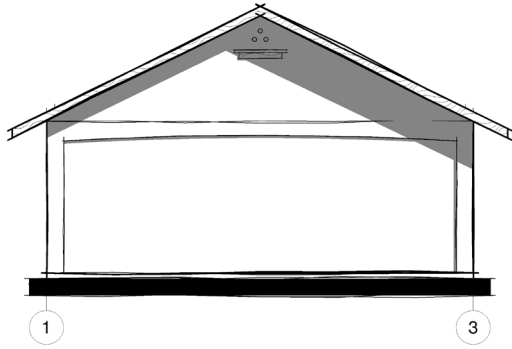


Elevation A

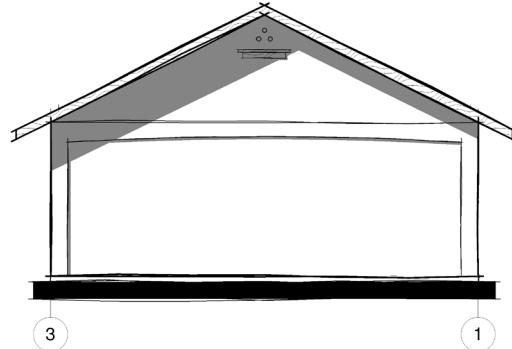


Elevation C

ELEVATION OPTION 2: LENA – 1,916 square-foot end-to-end duplex

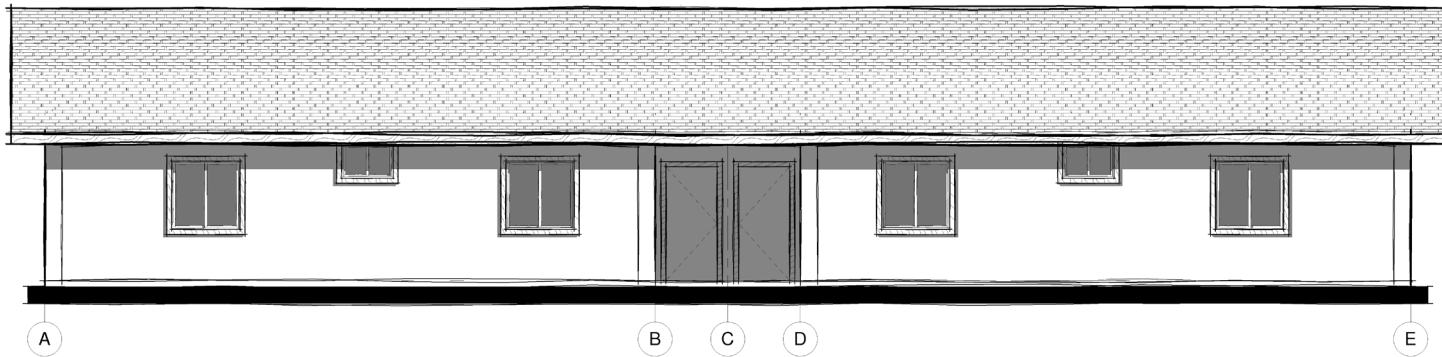
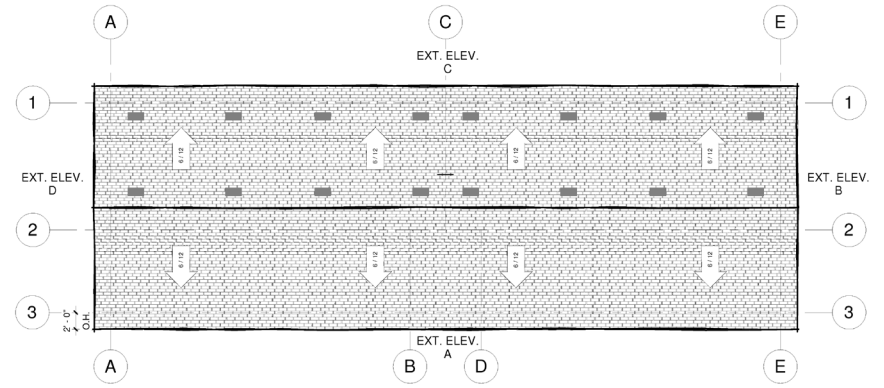


Elevation D

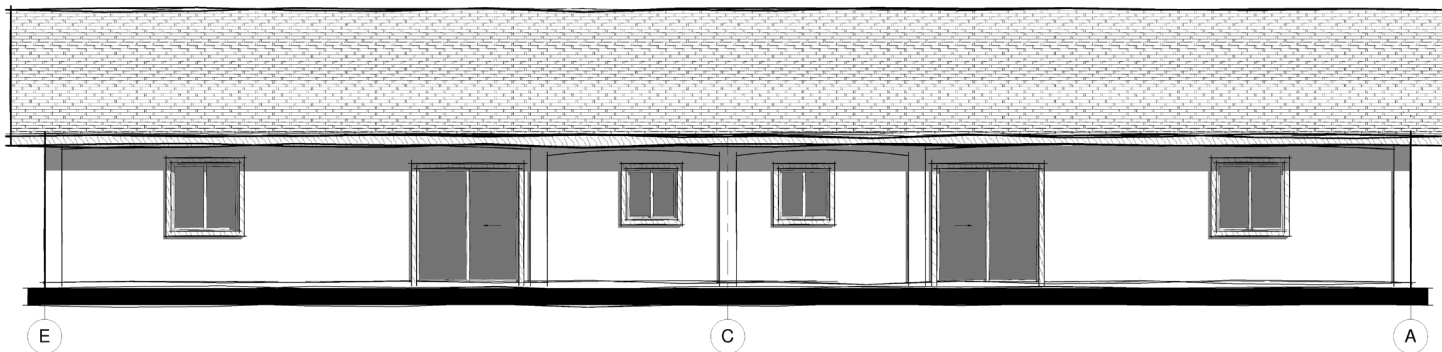


Elevation B

Roof Plan (end-to-end duplex)

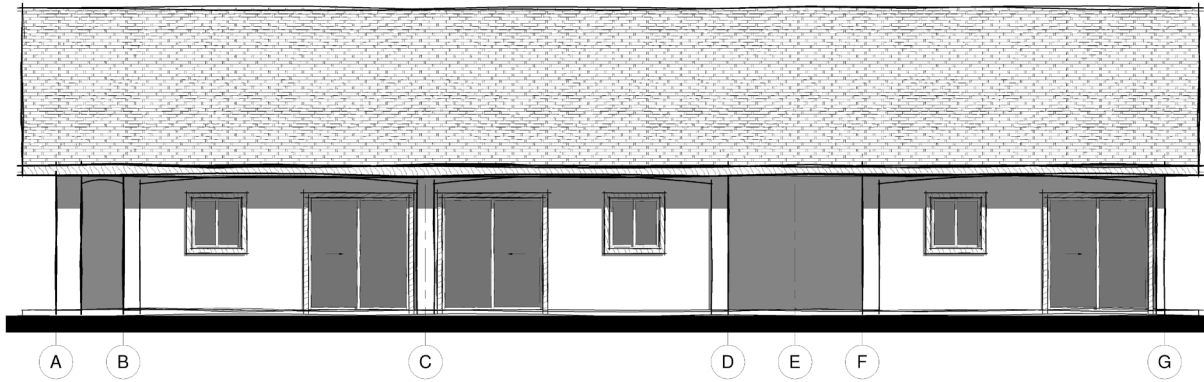


Elevation A

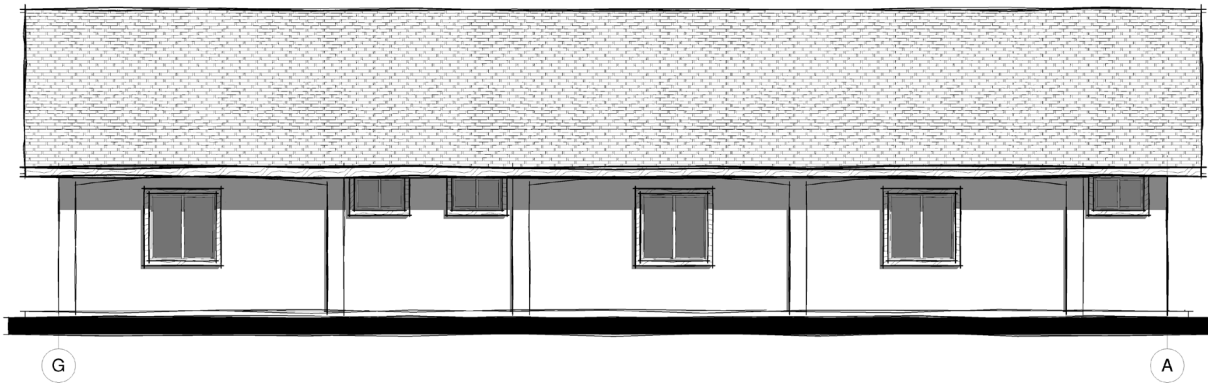


Elevation C

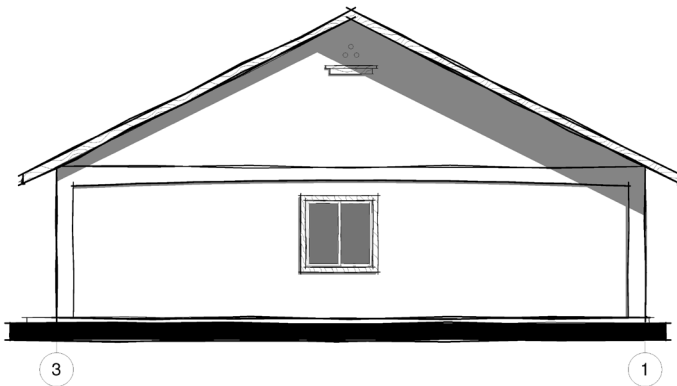
ELEVATION OPTION 2: LENA – 2,158 square-foot side-by-side triplex



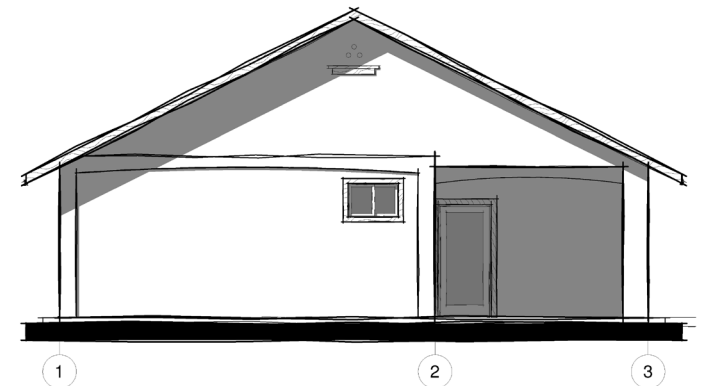
Elevation A



Elevation C

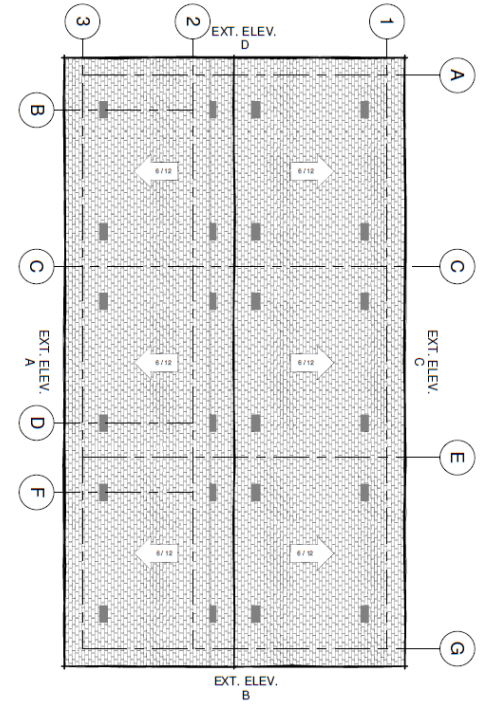


Elevation B

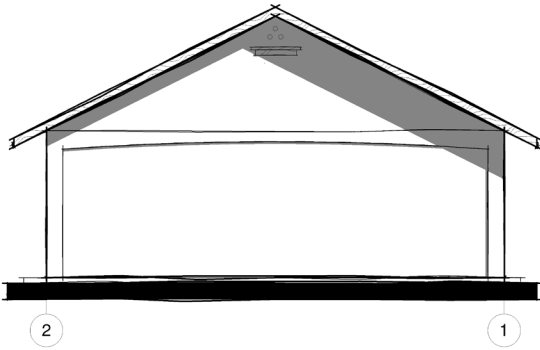


Elevation D

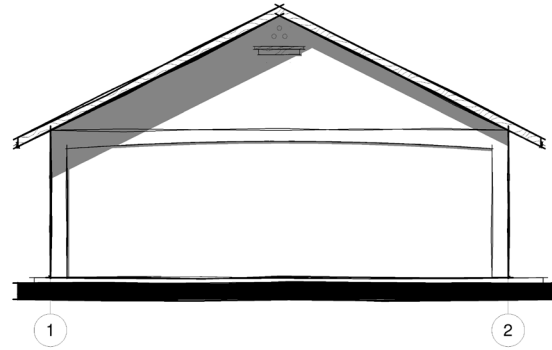
Roof Plan (side-by-side triplex)



ELEVATION OPTION 2: LENA – 2,409 square-foot end-to-end triplex

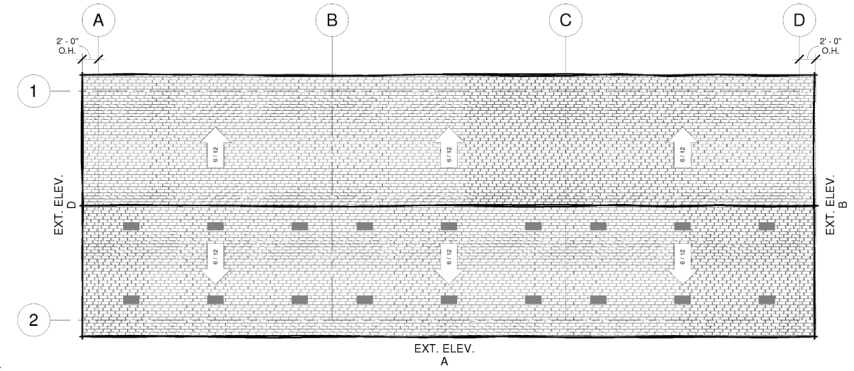


Elevation B



Elevation D

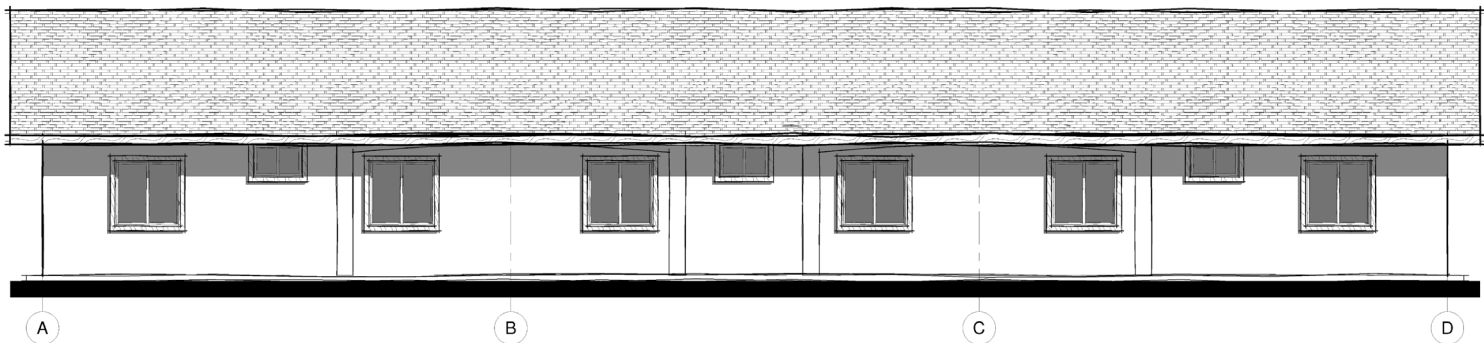
Roof Plan (end-to-end triplex)



Elevation C



Elevation A



ELEVATION OPTION 3: RESEDA

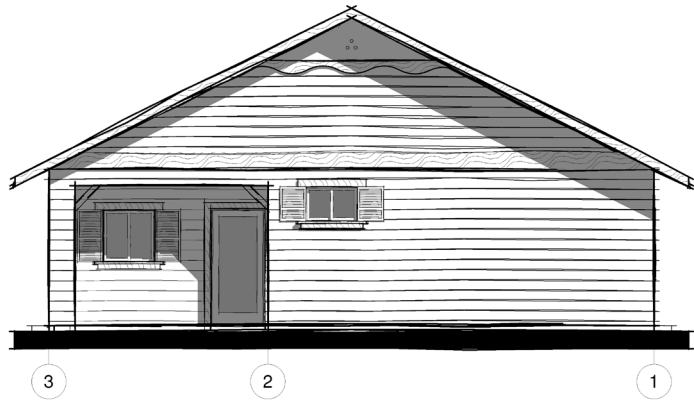
Cottage style houses are seen everywhere in San Joaquin Valley towns, and so many great examples survive today that the Reseda theme will match. Horizontal lapped siding, shutters, exposed rafter tails and fascias, and wood trim and panels make up the look.



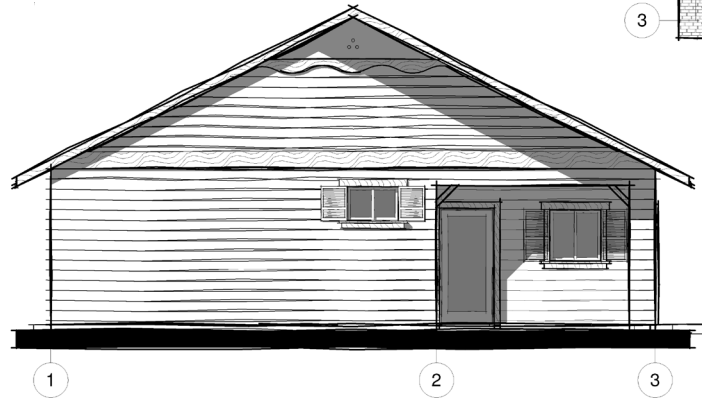
3D Rendering of the 1,916-sf., Reseda Elevation

ELEVATION OPTION 3: RESEDA – 1,439 square-foot side-by-side duplex

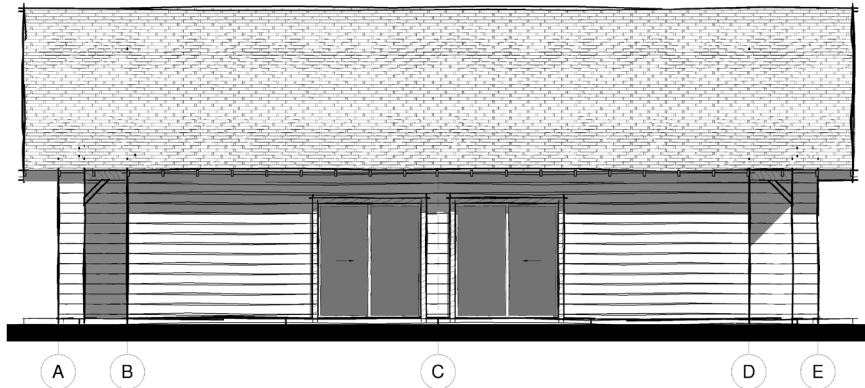
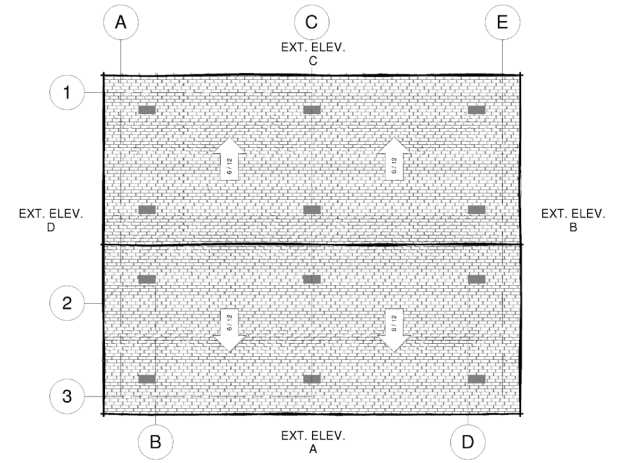
Roof Plan (side-by-side duplex)



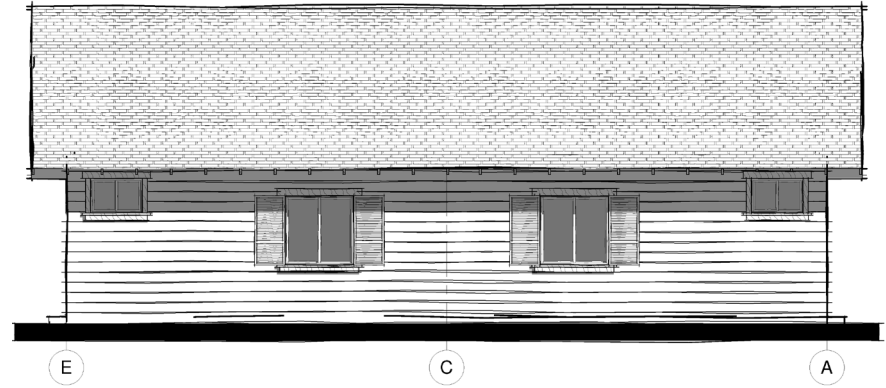
Elevation B



Elevation D

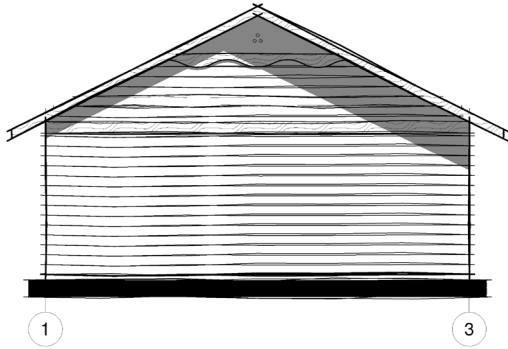


Elevation A

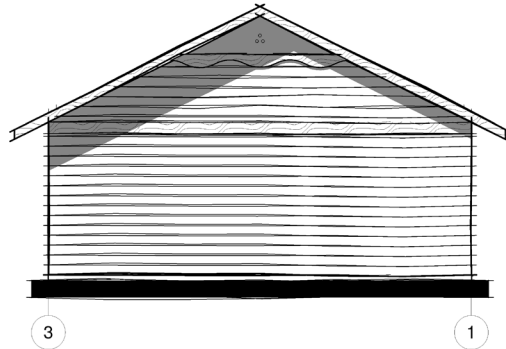


Elevation C

ELEVATION OPTION 3: RESEDA – 1,916 square-foot end-to-end duplex

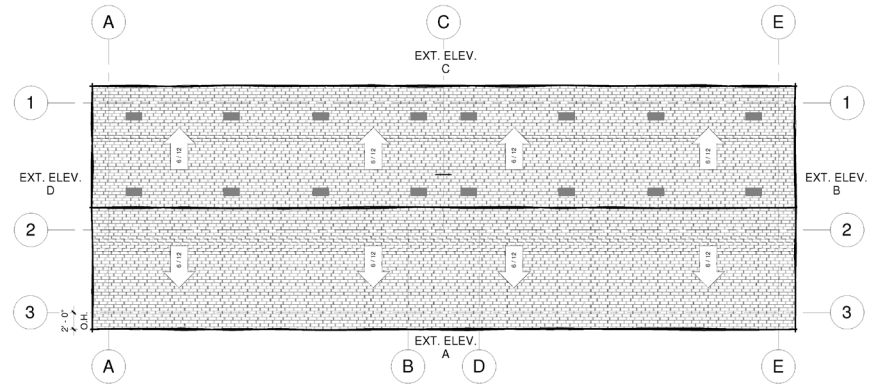


Elevation D

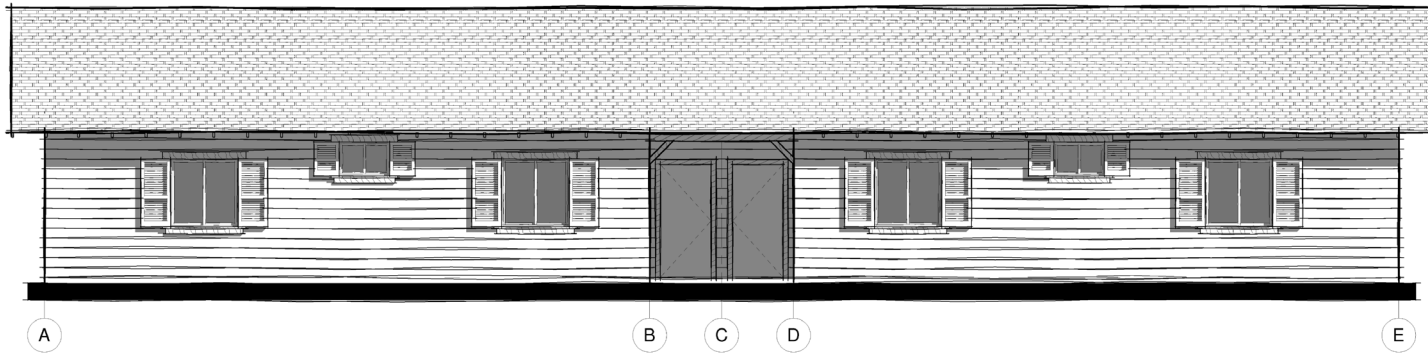


Elevation B

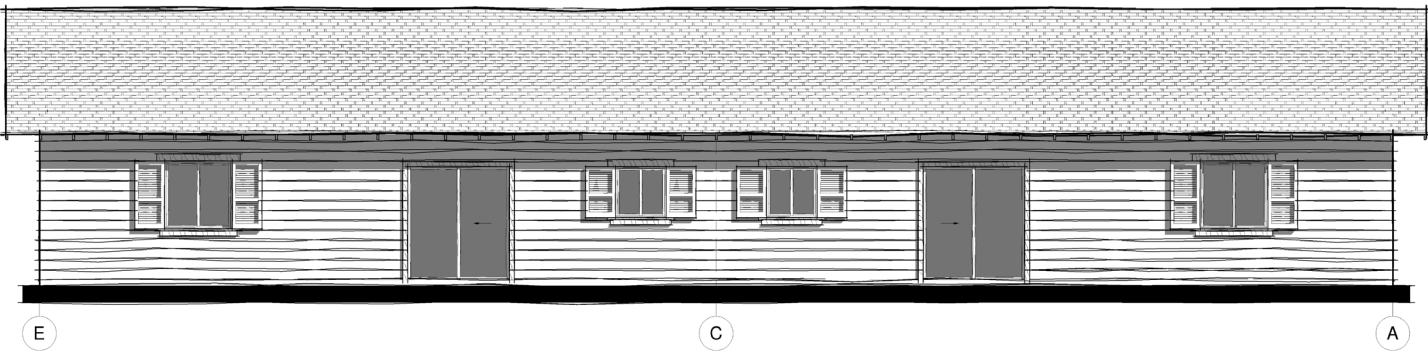
Roof Plan (end-to-end duplex)



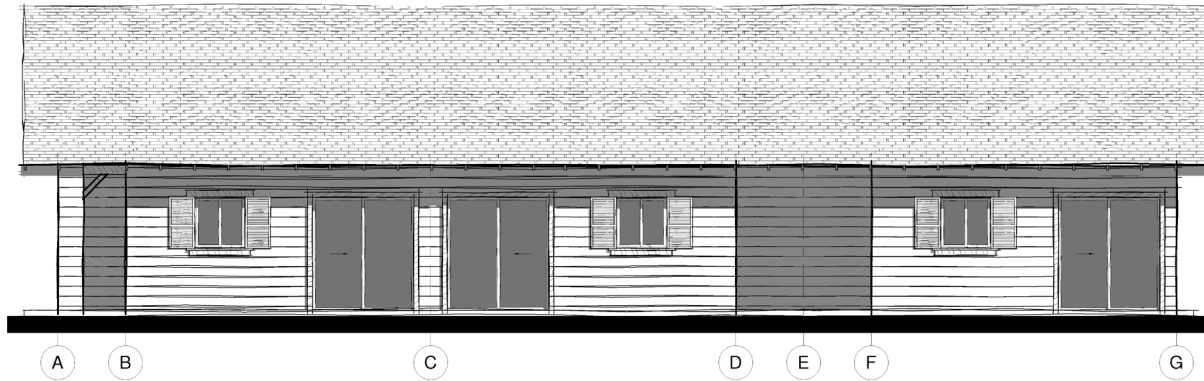
Elevation A



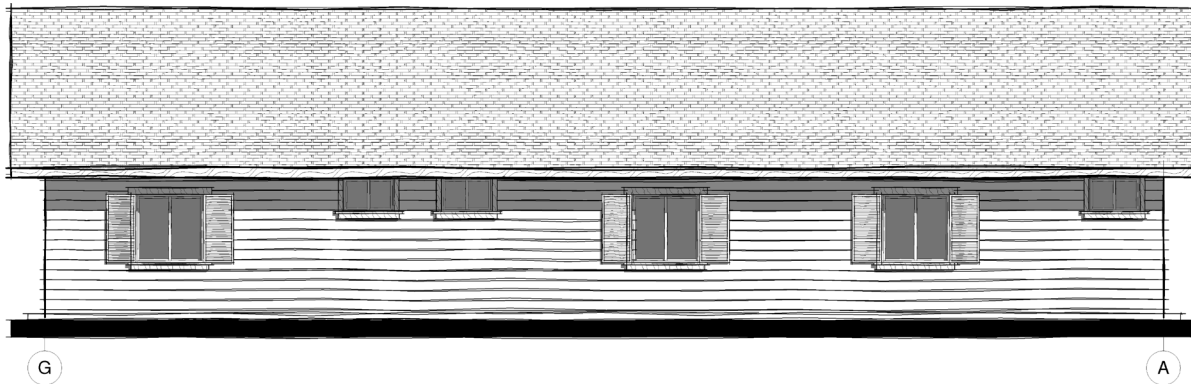
Elevation C



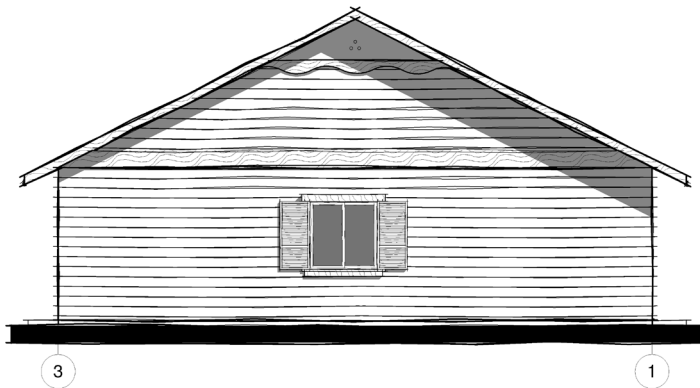
ELEVATION OPTION 3: RESEDA – 2,158 square-foot side-by-side triplex



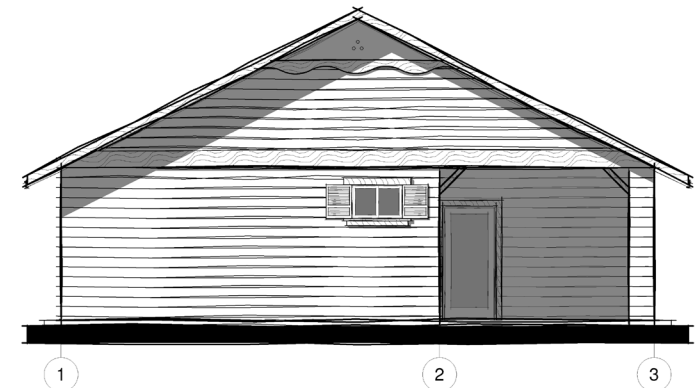
Elevation A



Elevation C

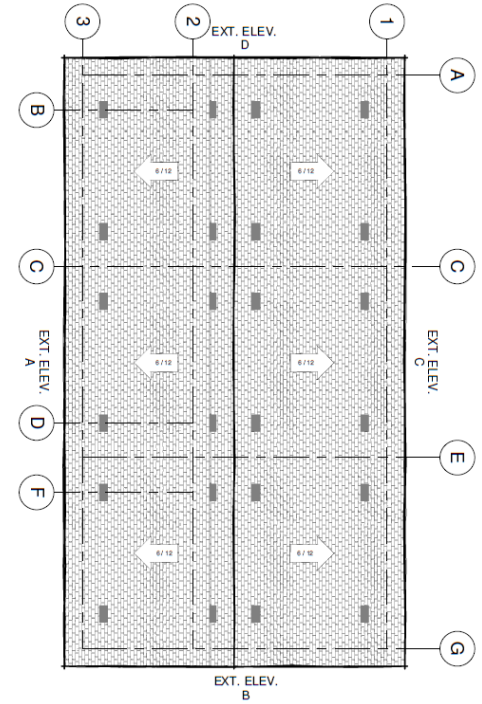


Elevation B

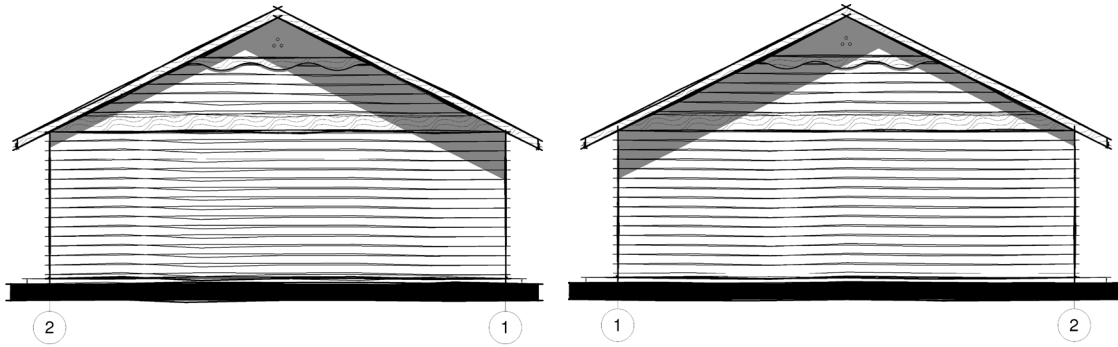


Elevation D

Roof Plan (side-by-side triplex)



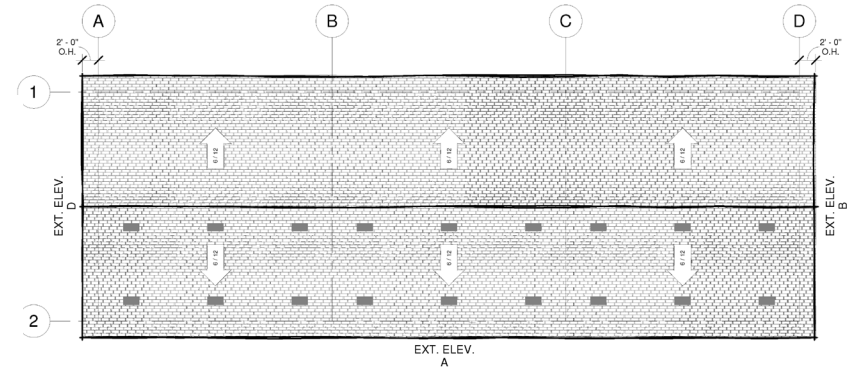
ELEVATION OPTION 3: RESEDA – 2,409 square-foot end-to-end triplex



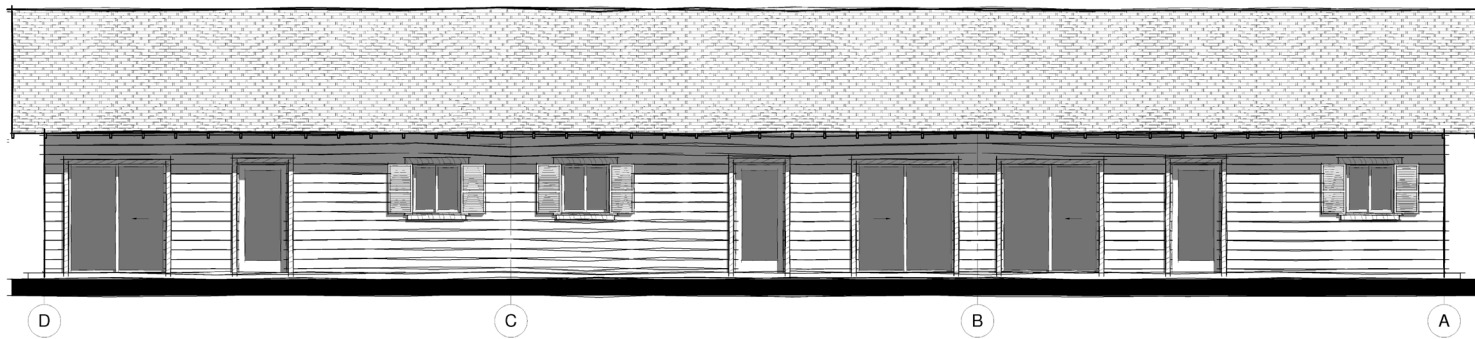
Elevation B

Elevation D

Roof Plan (end-to-end triplex)



Elevation C



Elevation A



WHAT'S INCLUDED - DUPLEX

Complete plan sets include the following sheets/details for different-sized floor plans.

1,439 Square Feet Side-by-Side Duplex sheet index:

G0.1 COVER SHEET
G0.2 NOTES & SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN / CROSS SECTION / ROOF PLAN
A1.2 ELEVATIONS
S1.1 BRACE WALL PLAN / FOUNDATION PLAN
S1.2 ROOF FRAMING PLAN
A5.1 FOUNDATION DETAILS
A5.3 NOTES
A5.4 NOTES
M.01 HEATING, VENTILATION AND AIR CONDITIONING
M.02 HEATING, VENTILATION AND AIR CONDITIONING
EN.02 ENERGY COMPLIANCE

1,916 Square Feet End-to-End Duplex sheet index:

G0.1 COVER SHEET
G0.2 NOTES & SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN / CROSS SECTION / ROOF PLAN
A1.2 ELEVATIONS
S1.1 BRACE WALL PLAN
S1.2 ROOF FRAMING /FOUNDATION PLAN
A5.1 FOUNDATION DETAILS
A5.2 FOUNDATION DETAILS
A5.3 NOTES
A5.4 NOTES
M.01 HEATING, VENTILATION AND AIR CONDITIONING
M.02 HEATING, VENTILATION AND AIR CONDITIONING
EN.01 UNIT 1 ENERGY COMPLIANCE
EN.02 UNIT 2 ENERGY COMPLIANCE

WHAT'S INCLUDED - TRIPLEX

Complete plan sets include the following sheets/details for different-sized floor plans.

2,158 Square Feet Side-by-Side Triplex sheet index:

G0.1 COVER SHEET
G0.2 NOTES & SYMBOLS
G0.3 CA GREEN BUILDING SHEET 1
G0.4 CA GREEN BUILDING SHEET 2
A1.1 FLOOR PLAN / CROSS SECTION / ROOF PLAN
A1.2 ELEVATIONS
S1.1 FOUNDATION PLAN
S1.2 BRACE WALL PLAN
S1.3 ROOF PLAN / ROOF FRAMING
A5.1 FOUNDATION DETAILS
A5.2 FRAMING DETAILS
A5.3 NOTES
A5.4 NOTES
M.01 HEATING, VENTILATION AND AIR CONDITIONING
M.02 HEATING, VENTILATION AND AIR CONDITIONING
EN.01 UNIT 1 ENERGY COMPLIANCE
EN.02 UNIT 2 ENERGY COMPLIANCE
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