

SITE DATA:
 JURISDICTION: CITY OF TURLOCK
 APN: DA009-031-000
 PARCEL AREA: 1.26 AC (54,938 S.F.)
 ZONE: CC (COMMUNITY COMMERCIAL)

BUILDING AREAS
 GSR #1 2,000 S.F.
 GSR #2 2,150 S.F.
 TOTAL BUILDING AREA 4,150 S.F.

LOT COVERAGE: $4,150 / 54,938 = .07$

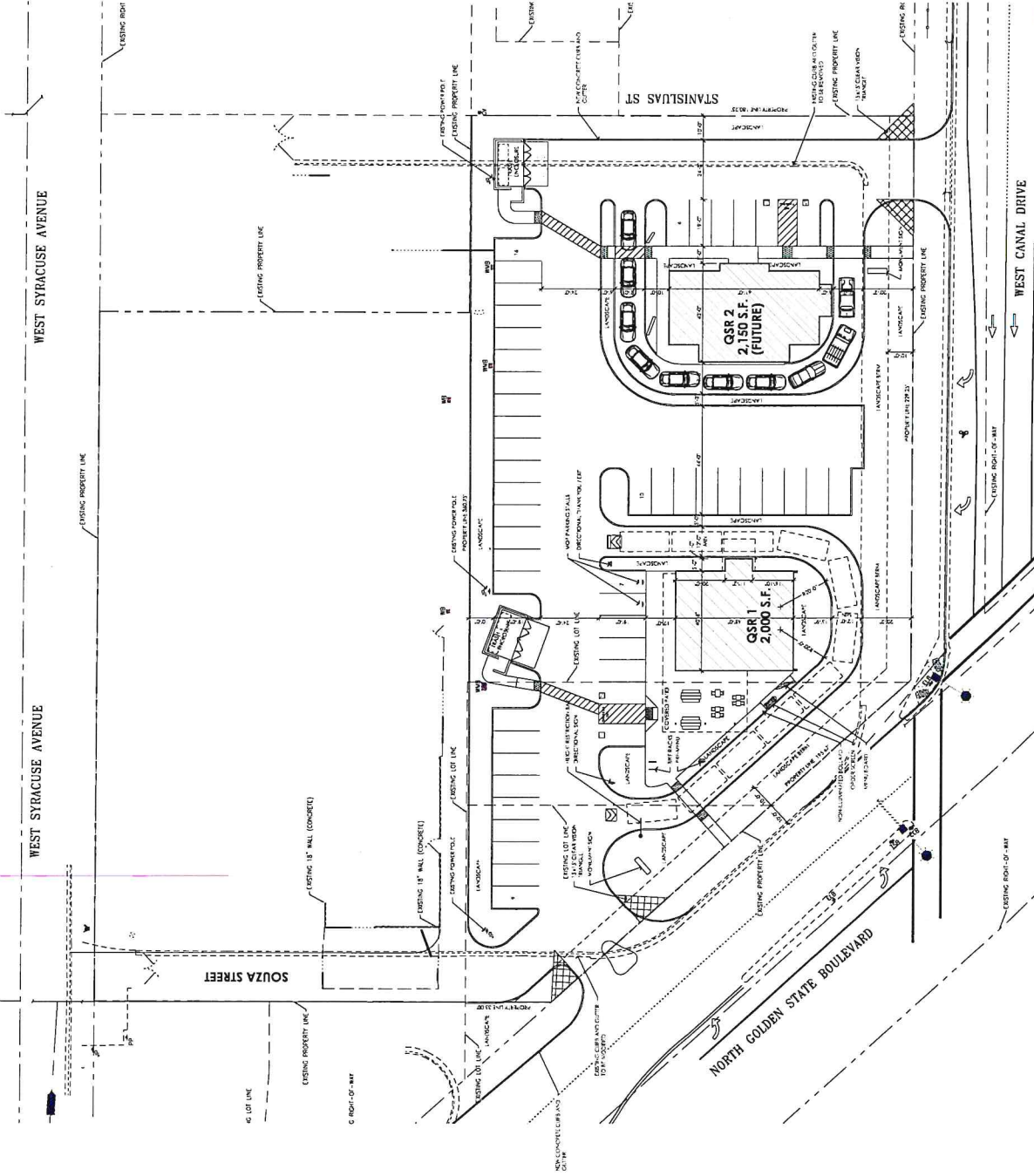
PARKING:
 GSR #1 2,000 S.F. / 100 = 20 STALLS REQUIRED
 22 STALLS PROVIDED
 GSR #2 2,150 S.F. / 100 = 22 STALLS REQUIRED
 23 STALLS PROVIDED

TOTAL PARKING PROVIDED = 45 STALLS

**199 WEST
 CANAL DRIVE
 TURLOCK, CA**



ARCHITECTURE PLUS INC.
 4335 SOUTH STANISLAUS ST.
 MODESTO, CA 95354
 PH: 209.577.6661
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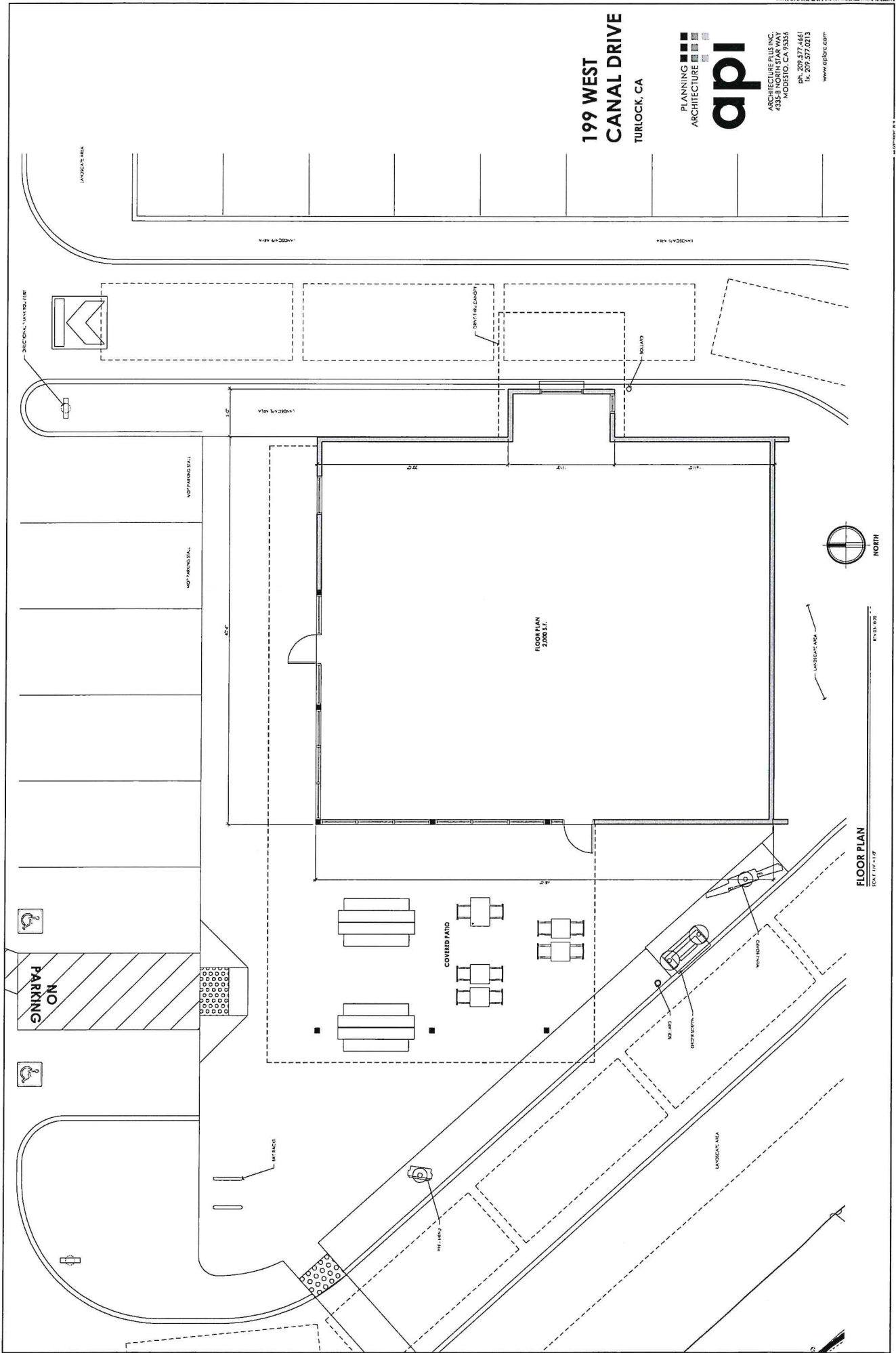
PLANNING
ARCHITECTURE
api

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8" = 10' - 0"

FLOOR PLAN
SCALE 1/4" = 1'-0"





The Preliminary Plant palette represents a sampling of the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.



Clay tiles on walls of
wash enclosure, top

Asphalt base along edges
of drive thru lane

Alley

Sound

parking lot

Diagram illustrating a cross-section of a building structure, showing a sloped roof, a large circular feature (possibly a dome or vaulted ceiling), and various construction details. Labels include: "Clay tiles on walls of wash enclosure, top", "Asphalt base along edges of drive thru lane", "Alley", "Sound", and "parking lot".

Low-land shaped form and setback from street limits building footprint and does not limit height

Setback along 47' allows street frontage and does not limit height

Acoustic planting on street side of building and for car lane

West Canal Drive

Steep slope in rear yard permits a room both frontage

Slope covered with varying size trees and shrubs along streetscape

[illegible]

PARKING LOT TREE REQUIREMENTS		IRRIGATION DESIGN	
Number parking spaces	45	The landscape on this site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscaping Ordinance.	
Required trees (1 tree per 3 parking spaces)	9	The landscape on this site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscaping Ordinance.	
Number trees provided	9	The landscape on this site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscaping Ordinance.	
Accret. Tree	314 sf	0	314
Total shade provided by trees	9,375 sf		
Parking area	15,000 sf		
Percentage of shade provided (per 30% req'd)	52 %		
Total	18,440 sf	218,582	218,582
Estimated Total Water Use (ETWU)	218,582 gal		
Maximum Allowed Water Allowance (MAWA)	230,235 gal		
Surpassed Average ETAF	15.42		
Maximum Allowable ETAF	9.5		

09 March 2020 | 199 Canal Drive Retail - Turlock, CA