

VICINITY MAP



PROJECT SITE

PROJECT DIRECTORY

**OWNER/PLANNING:**  
 SMILE CONSTRUCTION SERVICE, INC.  
 4725 ENTERPRISE BLVD., SUITE 1  
 MODESTO, CA 95356  
 F: 209.542.6111  
 C: 209.542.6111  
 CONTACT: GUY SMILE

**CONTRACTOR:**  
 SMILE CONSTRUCTION SERVICE, INC.  
 4725 ENTERPRISE BLVD., SUITE 1  
 MODESTO, CA 95356  
 F: 209.542.6111  
 C: 209.542.6111  
 CONTACT: GUY SMILE

**ARCHITECT:**  
 HOCHHAUSER BLATTER  
 ARCHITECTURE AND PLANNING  
 1221 E. ARRELLA AVA  
 SANTA BARBARA, CA 93101  
 F: 805.962.4244  
 C: 805.962.4244  
 CONTACT: JAY BLATTER, AIA

# TURLOCK ASSISTED CARE CENTER

1015 E. MAIN STREET  
 TURLOCK, CA 95380



PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A URGENTLY NEEDED LIVING AND MEMORY CARE COMMUNITY LOCATED ON A 1.25 ACRE CORNER PARCEL AT 1015 E MAIN STREET IN TURLOCK, CALIFORNIA.

THE PROJECT IS A TWO-STORY BY 2.80 OF STRUCTURE THAT OCCUPY THE ENTIRE CORNER SECTION. THE BUILDING WILL BE FULLY SPRINKLERED. THE BUILDING INCLUDES 83 ASSISTED LIVING APARTMENTS 50 OF WHICH ARE INDIVIDUALS WITH HIGHER ACTIVITY NEEDS AND 19 MEMORY SUPPORT UNITS. THE MEMORY SUPPORT UNITS ARE DESIGNED TO PROVIDE A SAFE AND SECURE RANGE OF SPECIAL NEEDS FOR INDIVIDUALS WITH ALZHEIMER DISEASE AND OTHER FORMS OF DEMENTIA AND INCLUDES A SECURE OUTDOOR WALKER COURSE.

THE ARCHITECTURE FOR THE PROJECT IS A CLASSIC AND HORIZONTAL SIDING, EXPOSED RAFTER TAILS, A VARIETY OF CABLE END FEATURES, BRACKETED EAVES AND HORIZONTAL SIDING, EXPOSED RAFTER TAILS, A PROJECT INCLUDE LIVING ROOM AND GRAND DINING, AN ENTERTAINMENT CENTER, BEAUTY SALON, BATHING SPAS, AND ACTIVITY SPACES.

THE PROJECT WILL BE FULLY LICENSED AS A RESIDENTIAL COMMUNITY CARE. THE BUILDING IS RATED BY THE CALIFORNIA DEPARTMENT OF SOCIAL SERVICES.

PROJECT STATISTICS

**PROJECT:** TURLOCK ASSISTED CARE CENTER  
**APR:** 04-29-2015, 04-29-2014

**LOCATION:** 1015 E MAIN STREET, TURLOCK, CA 95380  
 1015 E MAIN STREET, TURLOCK, CA 95380

**PROPERTY OWNER:** SMILE CONSTRUCTION SERVICES, INC  
 MODESTO, CA 95356

**DEVELOPER/AGENT:** GUY SMILE AND ROBERT BECKER

**GENERAL PLAN:** CC (COMMUNITY COMMERCIAL)

**ZONING:** C-O DISTRICT (COMMERCIAL)

**TOTAL LAND AREA:** 89,280 SQ. FT. (2.05 ACRES)  
**BUILDABLE AREA:** 37,708 SQ. FT. (0.85 ACRES)  
**LANDSCAPED AREA:** 52,154 SQ. FT. (1.19 ACRES)  
**BUILDING AREA:** 32,800 SQ. FT.  
**FIRST FLOOR:** 32,800 SQ. FT.  
**TOTAL BLDG. SQ. FT.:** 67,200 SQ. FT.

**BUILDING HEIGHT:** 30 FEET

**MAX. BUILDING HEIGHT:** 30 FEET

**SETBACKS:**  
 FRONT: 10 FEET  
 SIDE: 10 FEET  
 REAR: 10 FEET

**NO. OF ASSISTED LIVING UNITS:** 13 UNITS (08 S.F.)  
**TYPE A (STUDIO):** 13 UNITS (08 S.F.)  
**TYPE B (HIGH ACTIVITY STUDIOS):** 20 UNITS (08 S.F.)  
**TYPE C (ONE BEDROOM):** 5 UNITS (089 S.F.)  
**NO. OF MEMORY CARE UNITS:** 19 UNITS (08 S.F.)  
**TYPE B (STUDIO):** 19 UNITS (08 S.F.)

**PARKING INCLUDES:** 11 SPACES  
**OFF-SITE STREET PARKING:** 4 SPACES  
**ACCESSIBLE PARKING:** 50 SPACES  
**TOTAL:** 65 SPACES

A0.1	COVER SHEET
A1.1	SITE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	EXTERIOR ELEVATIONS
A2.4	50 VIEWS
A3.4	MONUMENT SIGN & DETAILS

**RECEIVED**

CITY OF TURLOCK  
 Planning Division

JUL 14 2015

SHEET  
**A0.1**

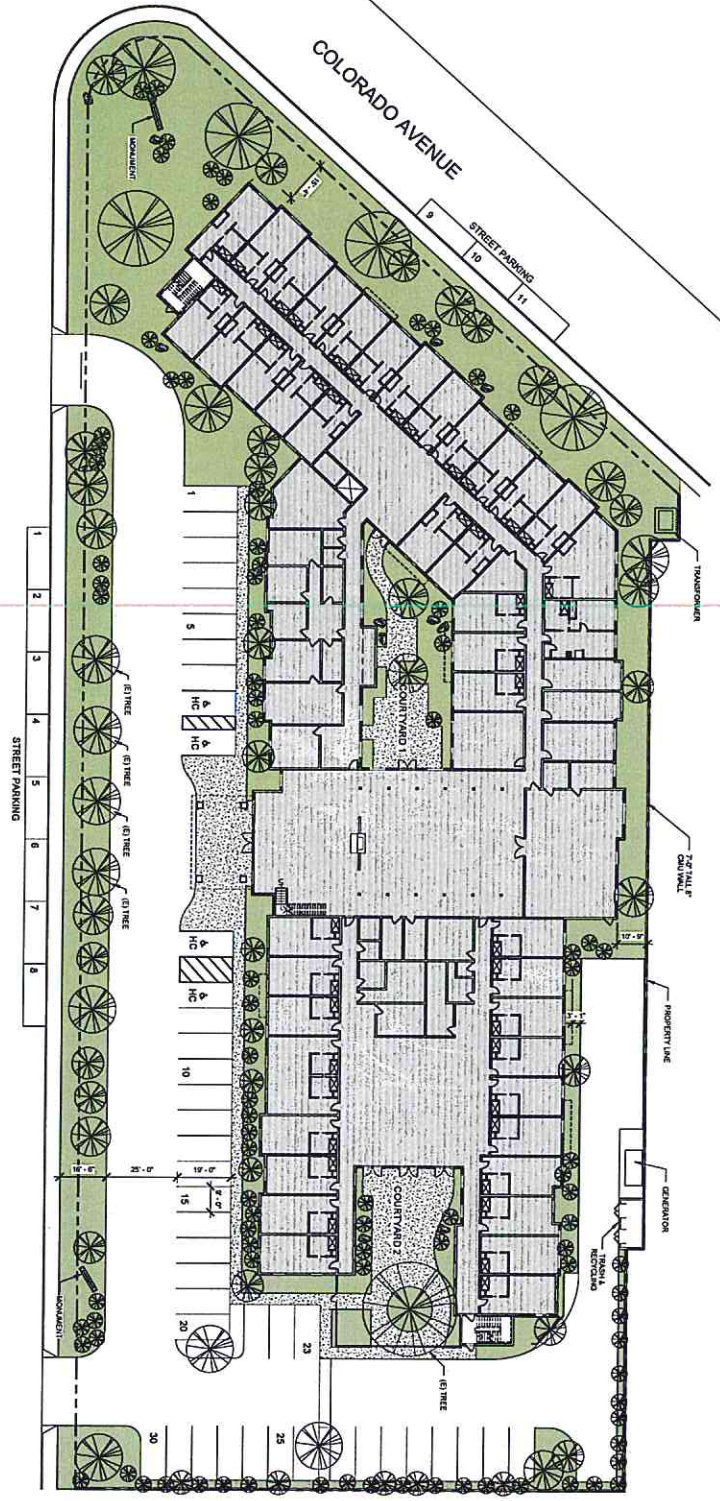
**Hochhausner Blatter**  
 ARCHITECTURE AND PLANNING

1221 E. ARRELLA AVA  
 SANTA BARBARA  
 805 962 4244

PROPOSED ASSISTED LIVING AND MEMORY CARE COMMUNITY  
**TURLOCK ASSISTED CARE CENTER**  
 1015 E MAIN STREET, 1015 E MAIN STREET  
 TURLOCK CA 95380

APR 29 2015 04 29 2014

**RECEIVED**  
 JUL 14 2015  
 CITY OF TURLOCK  
 Planning Division



SITE PLAN 1" = 20'-0" 1

<p><b>Hochhausner Blatter</b>          ARCHITECTURE AND PLANNING</p>		<p>121 E. ARRELLA          SANTA BARBARA, CA 93101          805.952.2746</p>	
<p>PROPOSED ASSISTED LIVING AND MEMORY CARE COMMUNITY  <b>TURLOCK ASSISTED CARE CENTER</b>          1015 E. MAIN STREET, WEST MAIN STREET          TURLOCK, CA 95261</p>			
<p>APN 040-029-003-000-000-000-000</p>			
DATE:	APPROVED BY:	DATE:	APPROVED BY:
07/09/15	[Signature]	07/09/15	[Signature]
<p>THE PLANES, 30' TYPICAL          FINISHES: 3/4" ASPHALT ON 4" CONCRETE          EXTERIOR WALLS: 8" CMU WITH 1/2" GYPSUM          INTERIOR WALLS: 5/8" GYPSUM ON 1/2" GYPSUM          FLOORS: 1/2" GYPSUM ON 4" CONCRETE          ROOFS: 4" CONCRETE WITH 2" POLYSTYRENE INSULATION          MECHANICAL SYSTEMS: 18" RIGID INSULATION</p>			
<p>SHEET CONTAINS:          SITE PLAN</p>			
<p>PROJECT NO. 970</p>			
<p>SHEET A1.1</p>			