

PROJECT DIRECTORY

APPLICANT:
TURLOCK SECURITY STORAGE
515 S. FLOWER ST 18TH FLOOR
LOS ANGELES, CA 90071
CONTACT: SEAN BRANNAN
PHONE: (408) 413-8869
E-MAIL: sbrannan@capitalfundingcorp.com

ARCHITECT:
RKA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, AZ 85016
CONTACT: JEROD NEGRETTE
PHONE: (602) 955-3900
E-MAIL: jnegrette@rkaa.com

PROJECT DESCRIPTION

NEW GROUND UP MULTIPLE BUILDING SELF STORAGE FACILITY AND RV PARKING ALONG WITH SITE IMPROVEMENTS

SITE DATA

PARCEL NO: 087-028-018-000, 087-028-020-000
NET SITE AREA: 4.24 ACRES (184,523 S.F.)
PROPERTY TYPE: HEAVY COMMERCIAL/LIGHT INDUSTRIAL
EXISTING ZONING: C-H
CITY OF TURLOCK
JURISDICTION: CITY OF TURLOCK
MAX BUILDING HEIGHT: 35'
YARDS:
FRONT 20'
SIDE 20'
REAR 20'
LANDSCAPE STANDARDS 7.5%

BUILDING AREA:
BUILDING A 85,578 S.F.
BUILDING B 4,334 S.F.
BUILDING C 5,254 S.F.
BUILDING D 2,058 S.F.
BUILDING E 1,230 S.F.
TOTAL BUILDING AREA: 98,454 S.F.

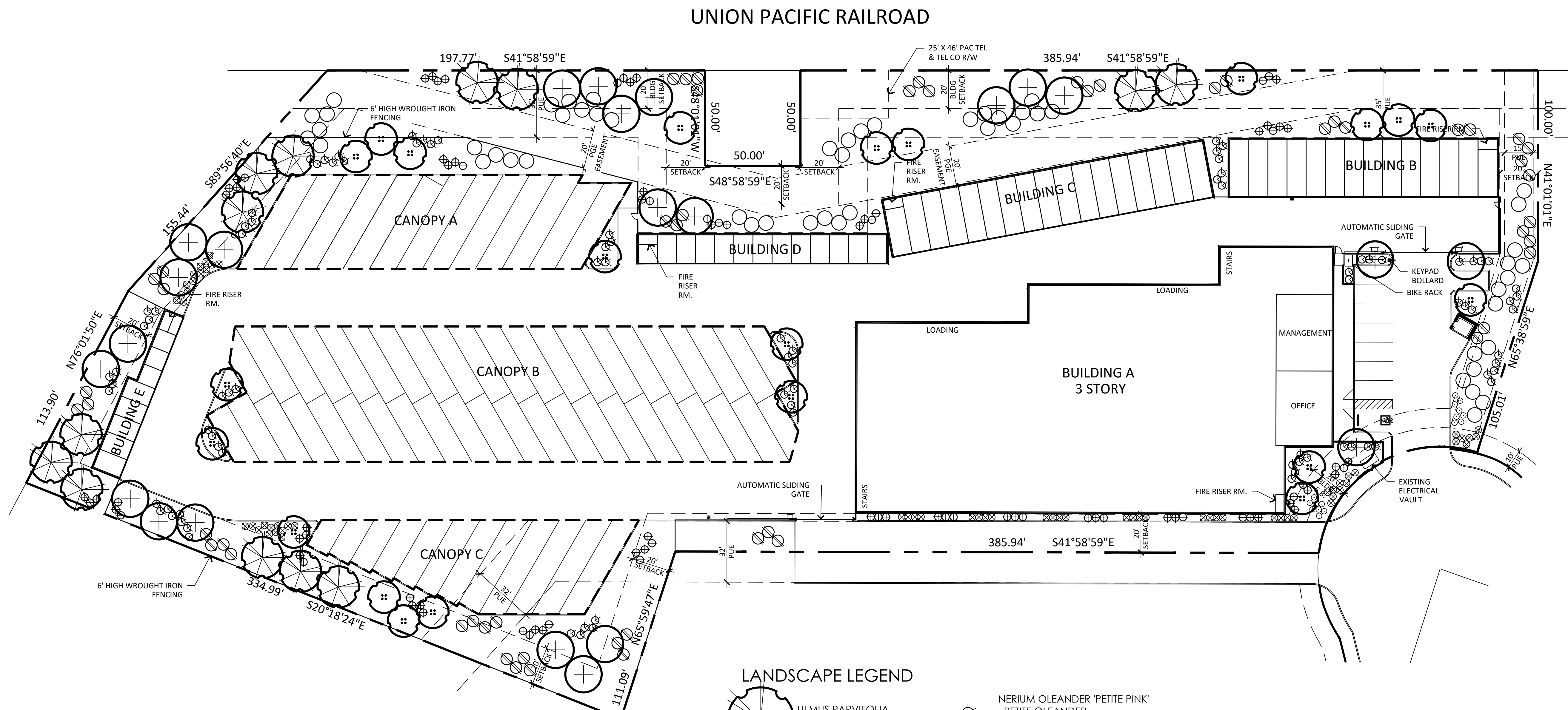
LOT COVERAGE 41402/184523 = 22%

TOTAL PARKING REQUIRED:
1 SPACE PER 1,000 SF OF GROSS FLOOR AREA 99 SPACES

TOTAL PARKING PROVIDED: 9 SPACES

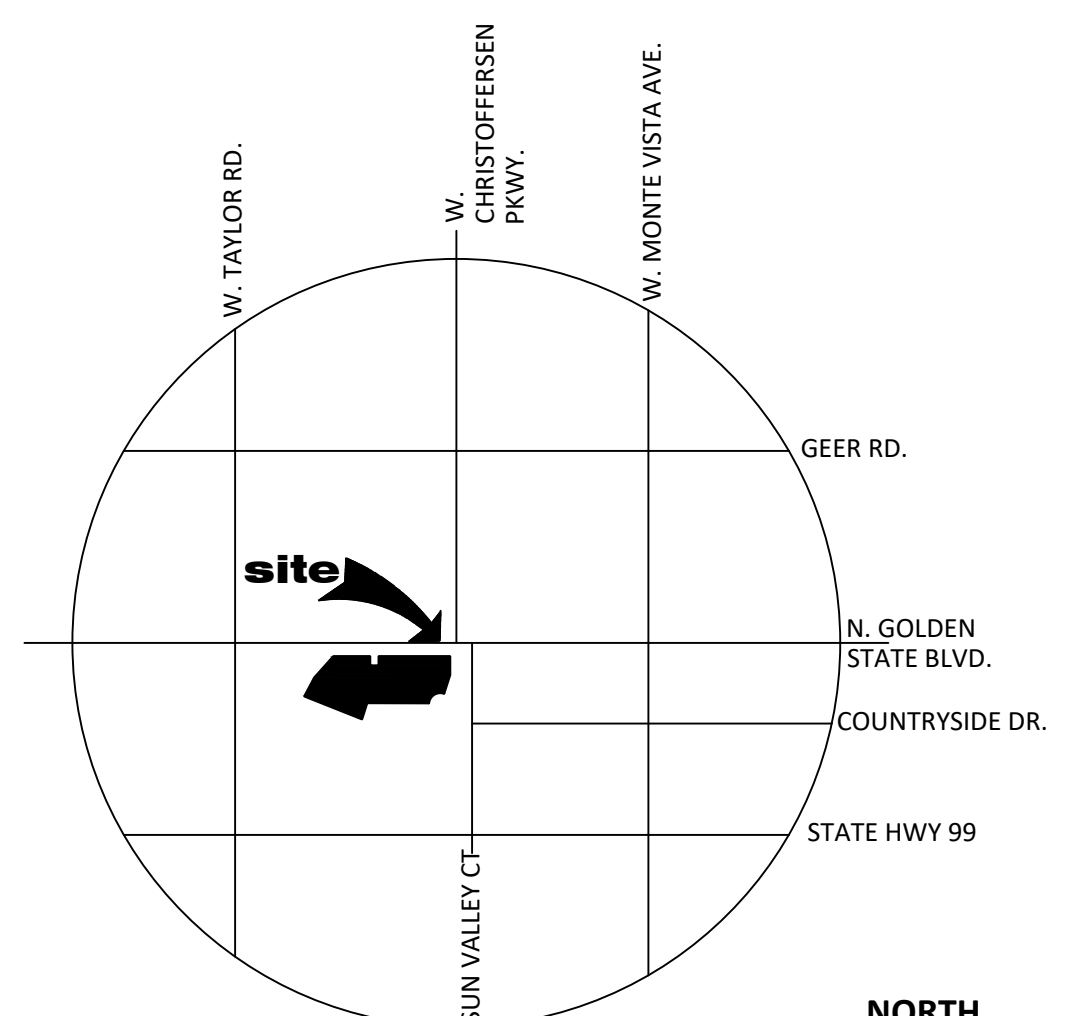
RV PARKING SPACES:
12X15 1 SPACE
12X20 1 SPACE
12X23 1 SPACE
12X25 2 SPACES
12X28 1 SPACE
12X30 2 SPACES
12X35 21 SPACES
12X40 20 SPACES
12X45 3 SPACES
12X50 16 SPACES
TOTAL RV PARKING SPACES 68 SPACES

ACCESSIBLE SPACES REQUIRED: 1 SPACES
ACCESSIBLE SPACES PROVIDED: 1 SPACES
BICYCLE SPACES PROVIDED: 2 SPACES



LANDSCAPE LEGEND

- ULMUS PARVIFOLIA**
CHINESE ELM
24" BOX
- QUERCUS VIRGINIANA**
LIVE OAK
24" BOX
- LAGERSTROMIA INDICA**
CRAPE MYRTLE
24" BOX
- ERICAMERIA MACULATA**
VALENTINE BUSH
5 GALLON
- NANDINA DOMESTICA**
HEAVENLY BAMBOO
5 GALLON
- NERIUM OLEANDER 'PETITE PINK'**
PETITE OLEANDER
5 GALLON
- HESPERALOE PERPA**
BRAKE LIGHT RED YUCCA
5 GALLON
- LANTANA MONTEVIDENSIS**
'GOLD MOUND'
1 GALLON
- ACACIA REDOLENS**
'DESERT CARPET' tm
1 GALLON
- SHREDDED BARK MULCH**
SUBMIT SAMPLE FOR OWNERS APPROVAL
3" DEPTH IN ALL LANDSCAPE AREAS



VICINITY MAP
SCALE: N.T.S.

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P: (602) 265-0320
EMAIL: timmoqueen@tjma.net



LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0' 15' 30' 60'



TURLOCK SECURITY STORAGE
2901 SUN VALLEY COURT
TURLOCK, CA
DATE: 05-28-24 (PRELIMINARY)

La.01

RKAA# 23208.50

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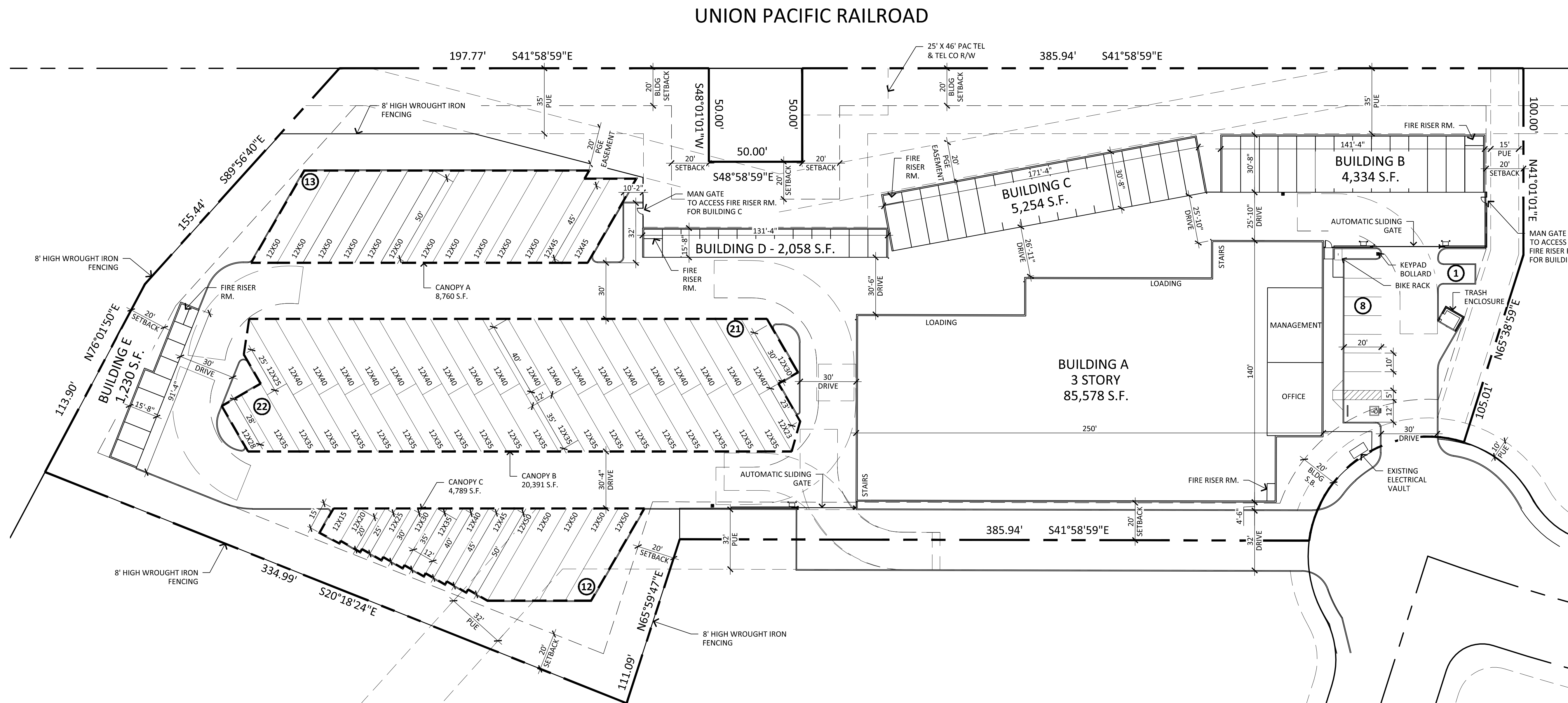
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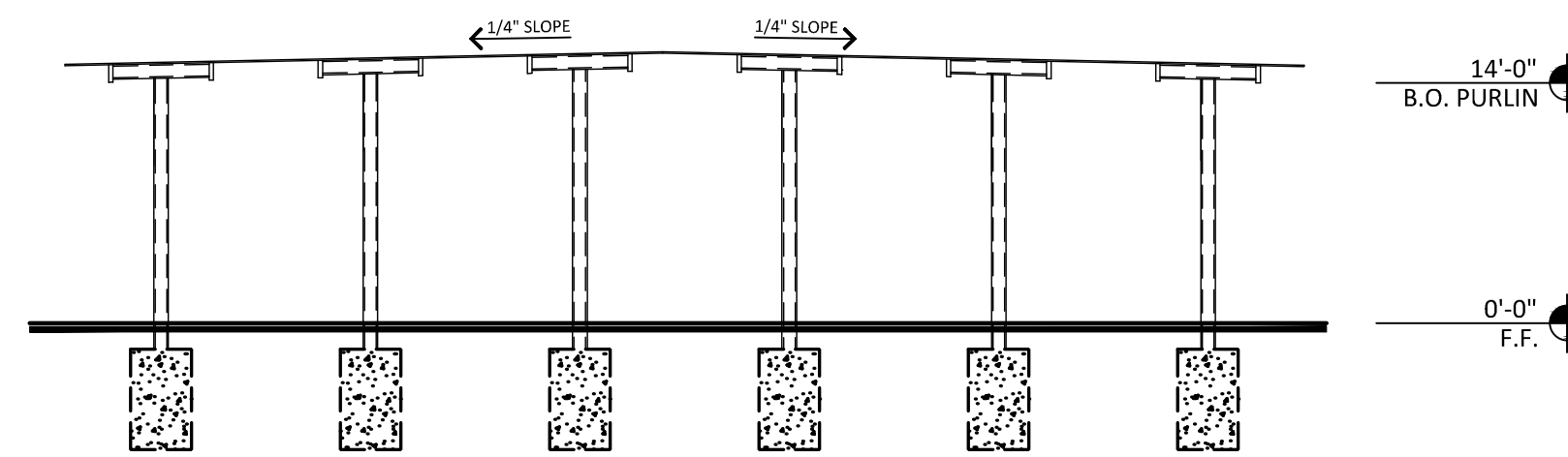
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SITE PLAN

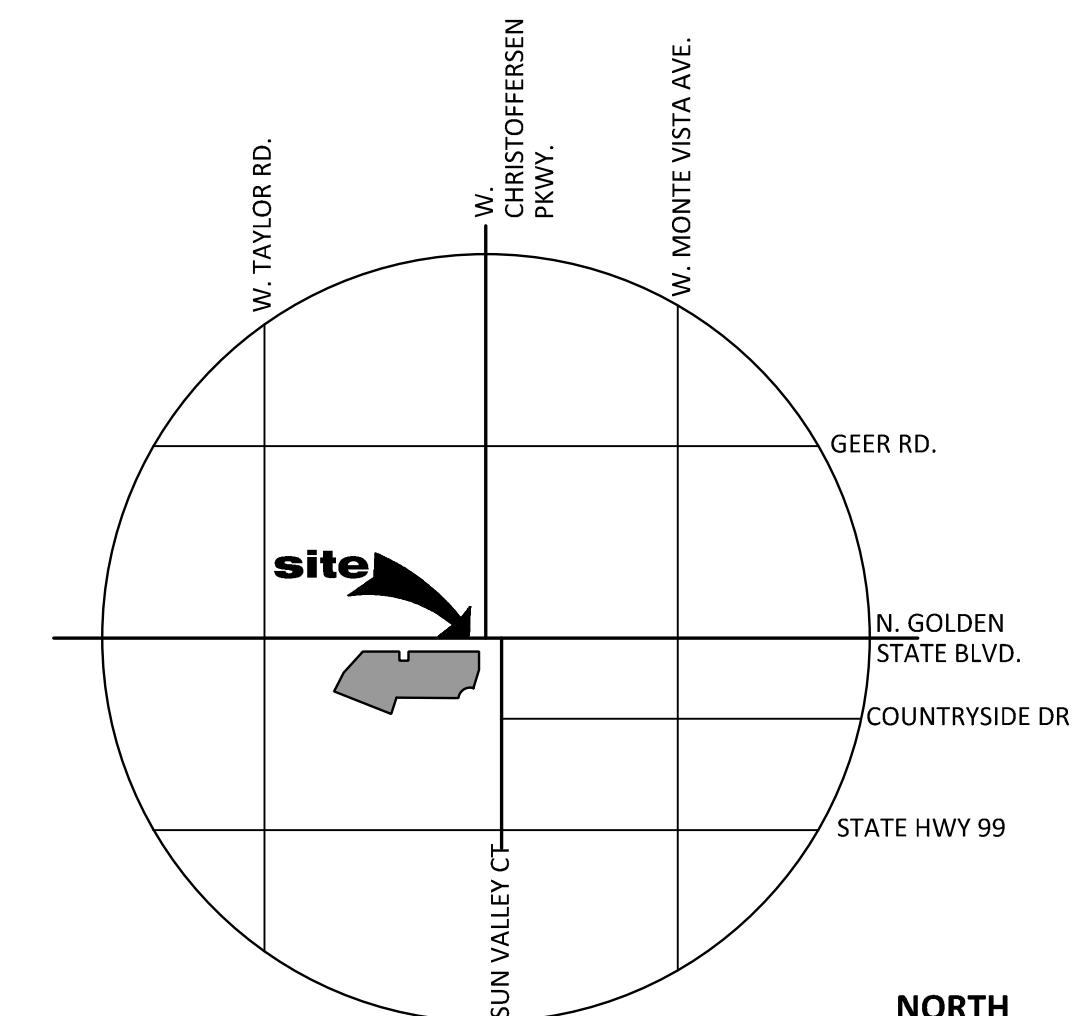
SCALE: 1" = 30'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



RV CANOPY B TYP.

SCALE: 3/32" = 1'-0"



VICINITY MAP

SCALE: N.T.S.



TURLOCK SECURITY STORAGE
 2901 SUN VALLEY COURT
 TURLOCK, CA
 DATE: 05-28-24 (PRELIMINARY)

SP-1

RKAA# 23208.50

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