



PROJECT DATA SUMMARY

ZONING: RH
 DESCRIPTION: 3 LEVEL BUILDINGS (SLAB ON GRADE WITH REMOTE PARKING)
 261 UNITS
 8.58 ACRES
 30 DU/AC
 198,405 S.F. TOTAL NRSF
 6,000 SF LEASING OFFICE/ CLUB/ FITNESS

PROJECT DATA

UNIT MIX	TOTAL	
UNIT 1 (1 BEDROOM / 1 BATH)	128 UNITS	600 S.F. 49% OF TOTAL UNITS
UNIT 2A (2 BEDROOM / 1 BATH)	30 UNITS	848 S.F.
UNIT 2B (2 BEDROOM / 1 BATH)	38 UNITS	887 S.F.
UNIT 3 (3 BEDROOM / 2 BATH)	66 UNITS	25% OF TOTAL UNITS 1,118 S.F.
UNIT 3A (MANAGERS UNIT)	3 UNITS	25% OF TOTAL UNITS 1,118 S.F.
TOTAL	261 UNITS	1% OF TOTAL UNITS

OPEN SPACE

261 UNITS x 500 130,500 SF REQUIRED
 106,673 SF PROVIDED
 33,984 SF PORCHES & DECKS
140,637 SF TOTAL PROVIDED

PARKING

REQUIRED	
RESIDENT	
261 UNITS x 1.50 SP/DU	392
GUEST	
261 UNITS x .25 SP/DU	66
TOTAL REQUIRED	458 (1.75 SP/DU)
PROPOSED	
STANDARD	320
COMPACT	143 (31% OF TOTAL)
458 TOTAL PROVIDED	

NOTE: 229 SPACES COVERED

BUILDING HEIGHT: 40' MAX

- BUILDINGS
- CLUBHOUSE
- COVERED PARKING
- TRASH ENCLOSURE



346.015 TPC DeJONG
 Turlock, CA
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SITE PLAN
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