

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
 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 URGEED, ASSISTED 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: 04-29-2011, 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: 37,706 SQ. FT. (0.85 ACRES)
LANDSCAPED AREA: 52,154 SQ. FT. (1.20 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 (08 S.F.)
TYPE D (ONE BEDROOM): 5 UNITS (08 S.F.)
NO. OF MEMORY CARE UNITS: 19 UNITS (08 S.F.)
TYPE E (STUDIO): 19 UNITS (08 S.F.)

PARKING INCLUDES: 11 SPACES
OFF-SITE STREET PARKING: 4 SPACES
ACCESSIBLE PARKING: 5 SPACES
TOTAL: 20 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, CA 93101
 805.962.4244

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TURLOCK ASSISTED CARE CENTER
 1015 E MAIN STREET, 1015 E MAIN STREET
 TURLOCK, CA 95380

APR 24 2015 10:40 AM

