

Zoning: RH

3 Level Buildings (slab on grade with remote parking)
 348 Units
 12.0 Acres
 29.0 du/lac
 317,100 sf total NRSF (181,200 sf conventional/135,900 sf student)
 911 sf average NRSF (838 sf conventional/1029 sf student)
 6,000 sf leasing/club/fitness

MIX	Conv.	Student	Total
Plan A1 1 bedroom/1 bath	90	90	650 sf
Plan B1 2 bedroom/2 bath	66	66	850 sf
Plan B2 2 bedroom/2 bath	117	117	950 sf
Plan C1 3 bedroom/2 bath	12	63	1200 sf
Plan C2 3 bedroom/2 bath	12	63	1200 sf
Total	219	129	348

OPEN SPACE

348 Units x 500 174,000 sf Required
 145,704 sf Provided
 34,700 Porches & Decks
 180,404 SF Total Provided

PARKING

Required
 Resident 348 Units x 1.50 sp/du 522
 Guest 348 Units x 0.25 sp/du 87
 TOTAL 609 (1.75 sp/du)
 Proposed Open 610 (1.75 sp/du - up to 30% compact)
 Note: 305 Spaces Covered

BUILDING HEIGHT: 40' MAX

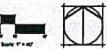
MONTE VISTA APARTMENTS
 Turlock, CA
 June 2, 2021

TURLOCK MONTE VISTA, LLC

**REVISED
 RECEIVED**

JUN - 3 2021

CITY OF TURLOCK



SITE PLAN
 A0

SDG ArchTech, Inc.
 3361 Walnut Blvd, Suite 120
 Brentwood, CA 94513
 925.634.7000 | sdgarchitectinc.com





3 - UNIT
1,200 SF

LEFT ELEVATION
3 - UNIT
1,200 SF



2C - UNIT
950 SF

RIGHT ELEVATION
2C - UNIT
950 SF



3 - UNIT
1,200 SF

1B - UNIT
650 SF

2A - UNIT
850 SF

2B - UNIT
950 SF

FRONT ELEVATION
REAR ELEVATION SIMILAR
2C - UNIT
950 SF

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CONCEPTUAL BUILDING ELEVATIONS
A7

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