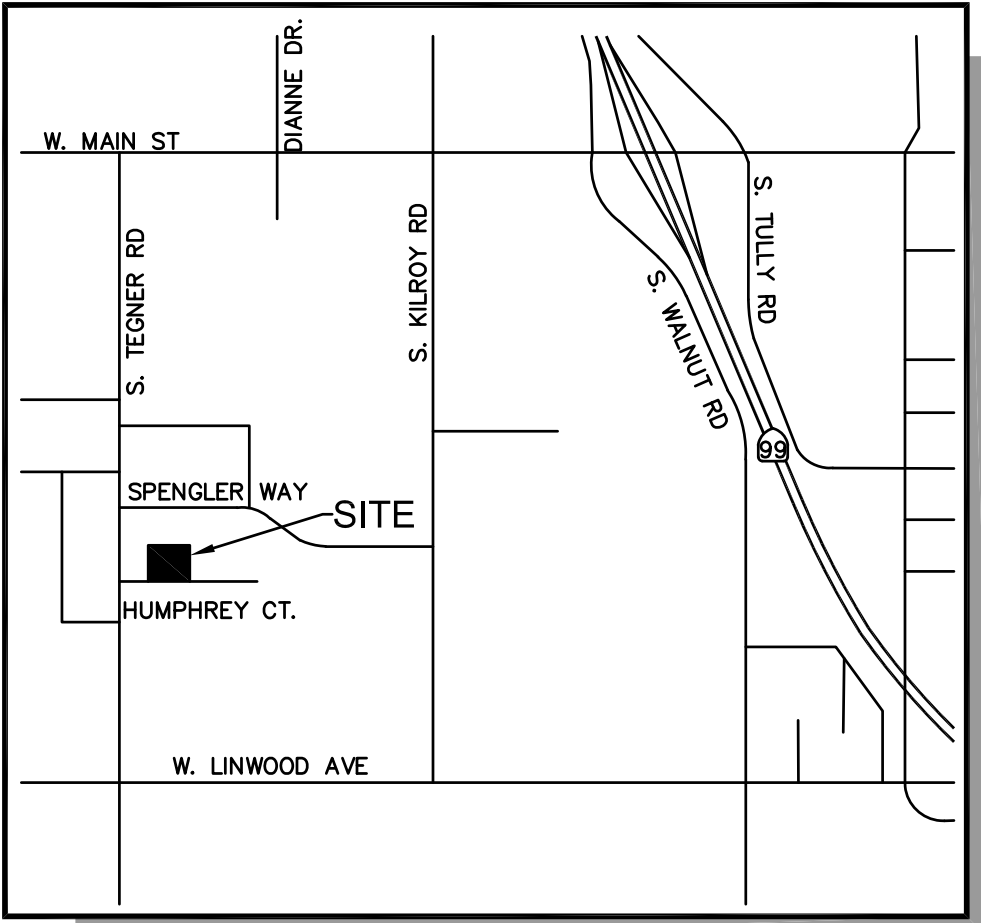


PLANNING REVIEW FOR:

HUMPHREY II INDUSTRIAL PARK



VICINITY MAP
NTS

PROJECT NOTES:

1. APPLICANT/DEVELOPER: ROBERT FERNANDES
3112 SPENGLER WAY
TURLOCK, CA 95380
(209) 495-0708
CONTACT: ROBERT FERNANDES
2. CIVIL ENGINEER: ALVERN AZ CONSULTING
130 JULIA LOOP
DANVILLE, CA 94506
(925) 393-2811
CONTACT: COLT ALVERN AZ, PE
RCE#: 75740
3. TOTAL NO. OF EX LOTS: 2
4. TOTAL NO. OF PR. LOTS: 2
5. GROSS AREA: 2.0 ACRES
6. USE: EXISTING: VACANT INDUSTRIAL LOT
PROPOSED: WAREHOUSE DEVELOPMENT
7. GENERAL PLAN: EXISTING: INDUSTRIAL
PROPOSED: INDUSTRIAL
8. ZONING: EXISTING: I (INDUSTRIAL)
PROPOSED: I (INDUSTRIAL)
9. UTILITIES: WATER - CITY OF TURLOCK
SEWER - CITY OF TURLOCK
STORM DRAIN - CITY OF TURLOCK
GAS - PG&E
ELECTRIC - TURLOCK IRRIGATION DISTRICT
TELEPHONE - AT&T
CABLE TV - CHARTER COMMUNICATIONS
10. APN: 044-010-072
044-010-073
11. PARKING REQUIREMENTS
WAREHOUSE (1/1000) 30 STALLS (ASSUMES 90% WAREHOUSE)
OFFICE (1/250) 13 STALLS (ASSUMES 10% OFFICE)
TOTAL PARKING REQUIRED: 43 STALLS
TOTAL PARKING PROVIDED: 40 STALLS (2 VAN ACCESSIBLE)
12. LANDSCAPING REQUIREMENTS
LANDSCAPING REQUIRED: 6,541 SF (7.5% OF LOT AREA)
LANDSCAPING PROVIDED: 8,029 SF (9.2% OF LOT AREA)

LEGEND

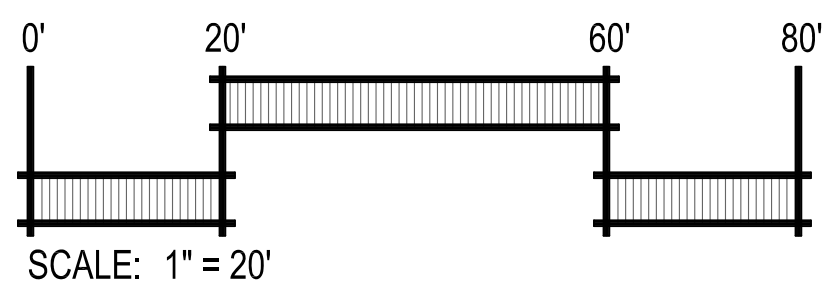
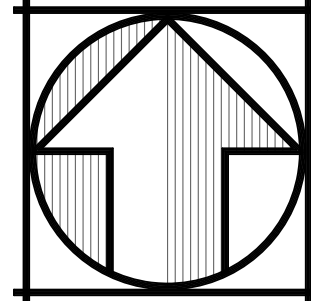
- PROPOSED BUILDING
- CONCRETE
- ON-SITE LANDSCAPING



PRELIMINARY SITE PLAN

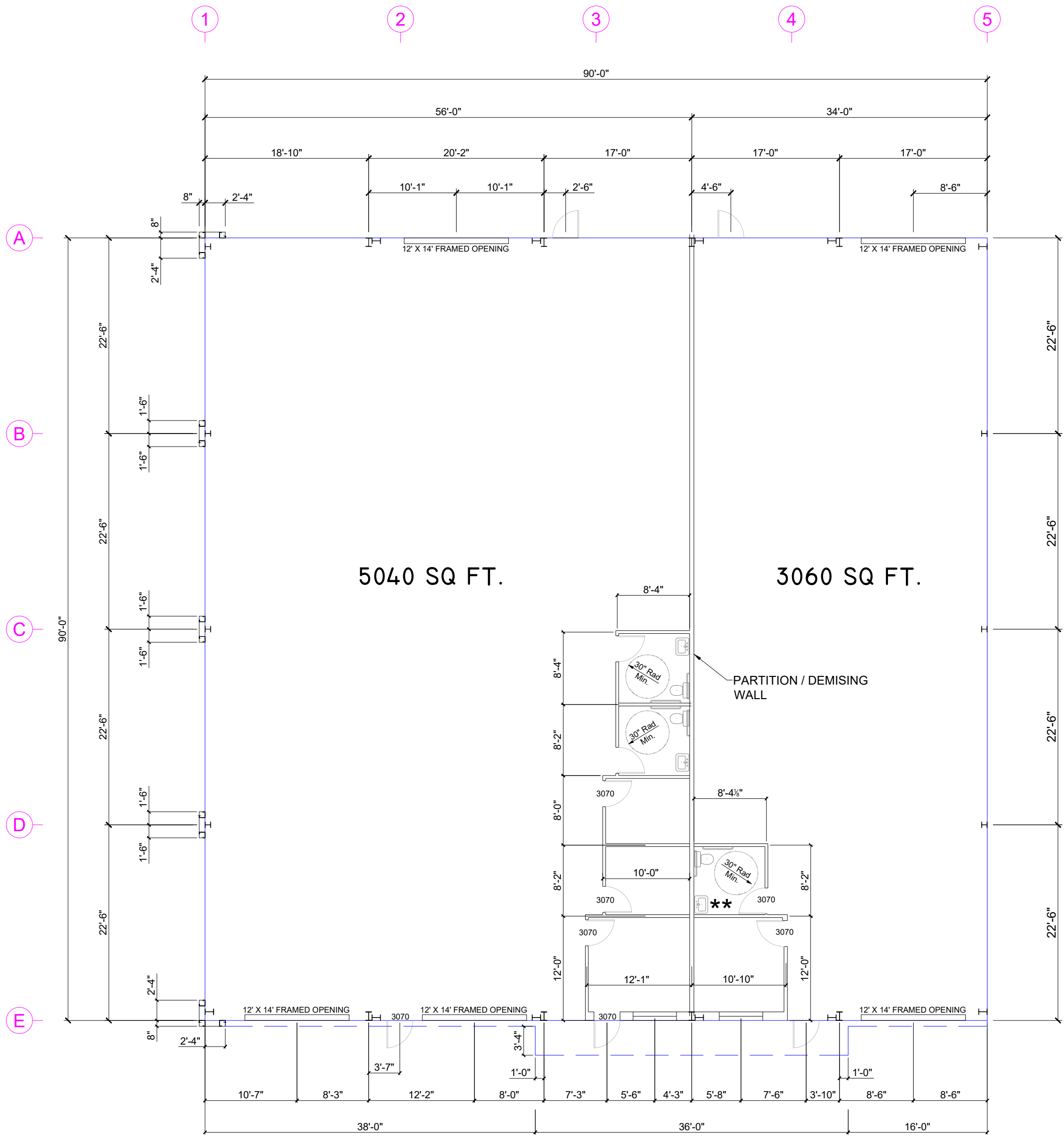
APN 044-010-072 & 073

CITY OF TURLOCK, STANISLAUS COUNTY, CALIFORNIA
FOR: ROBERT FERNANDES

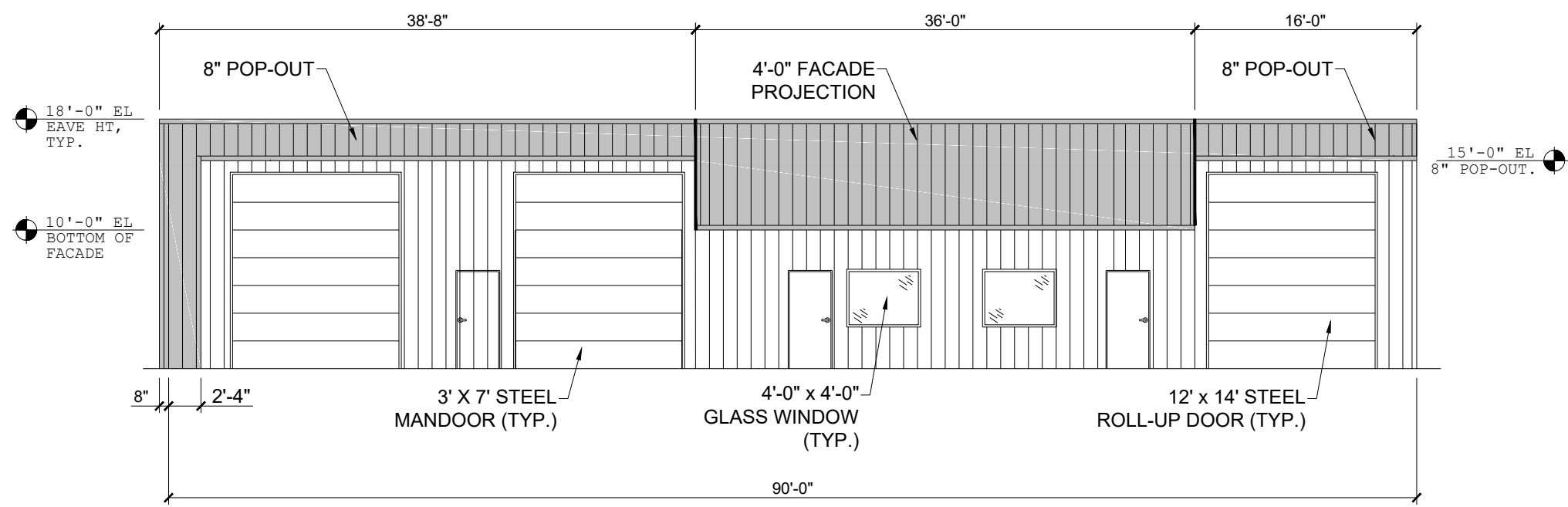


DESIGN - PLANNING - CIVIL ENGINEERING
130 JULIA LOOP ~ DANVILLE, CA 94506
925.393.2811 ~ COLTALVERN AZ@GMAIL.COM

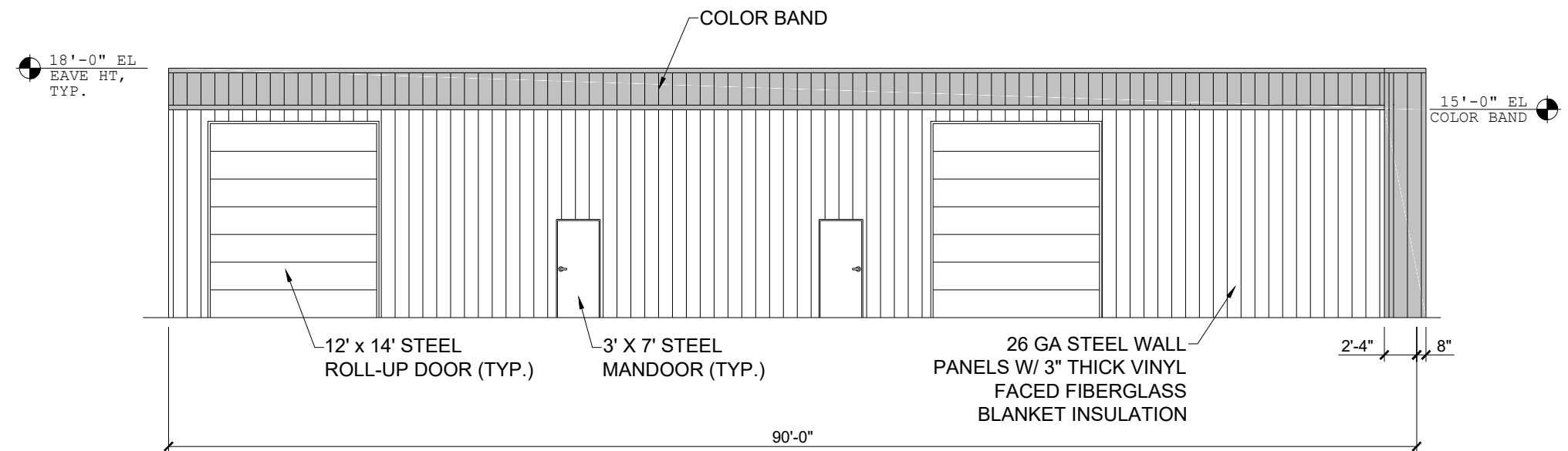
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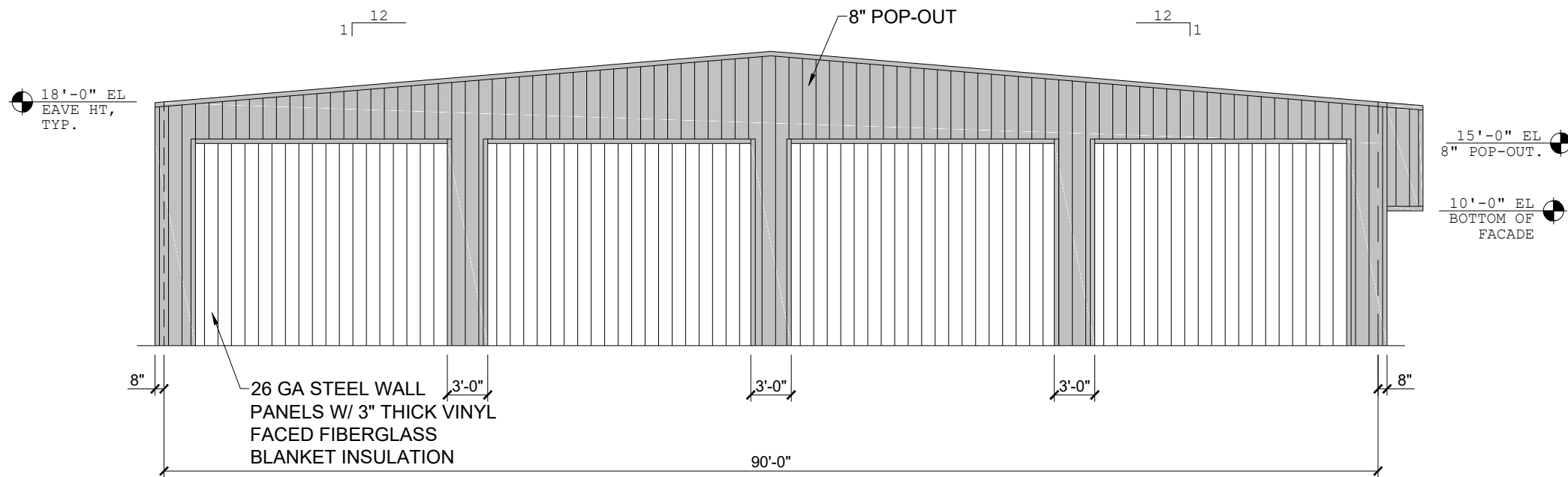
FLOOR PLAN - BUILDING #1
SCALE: 1/8" = 1'-0"



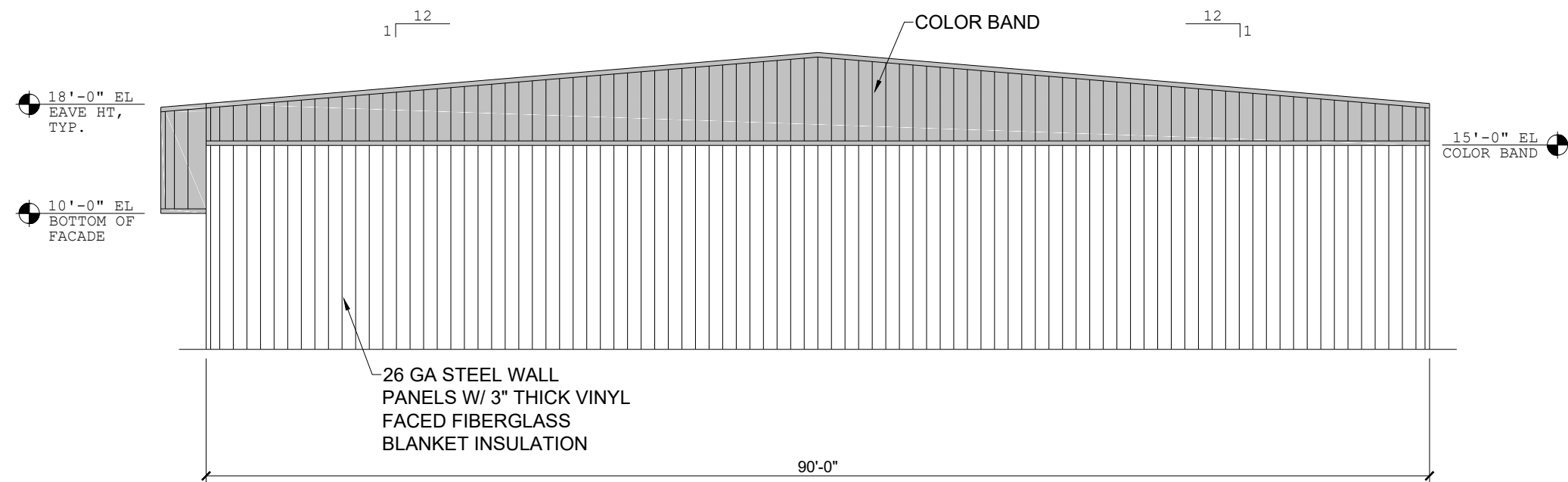
EAST ELEVATION
(BUILDING 1)



WEST ELEVATION
(BUILDING 1)



SOUTH ELEVATION
(BUILDING 1)



NORTH ELEVATION
(BUILDING 1)

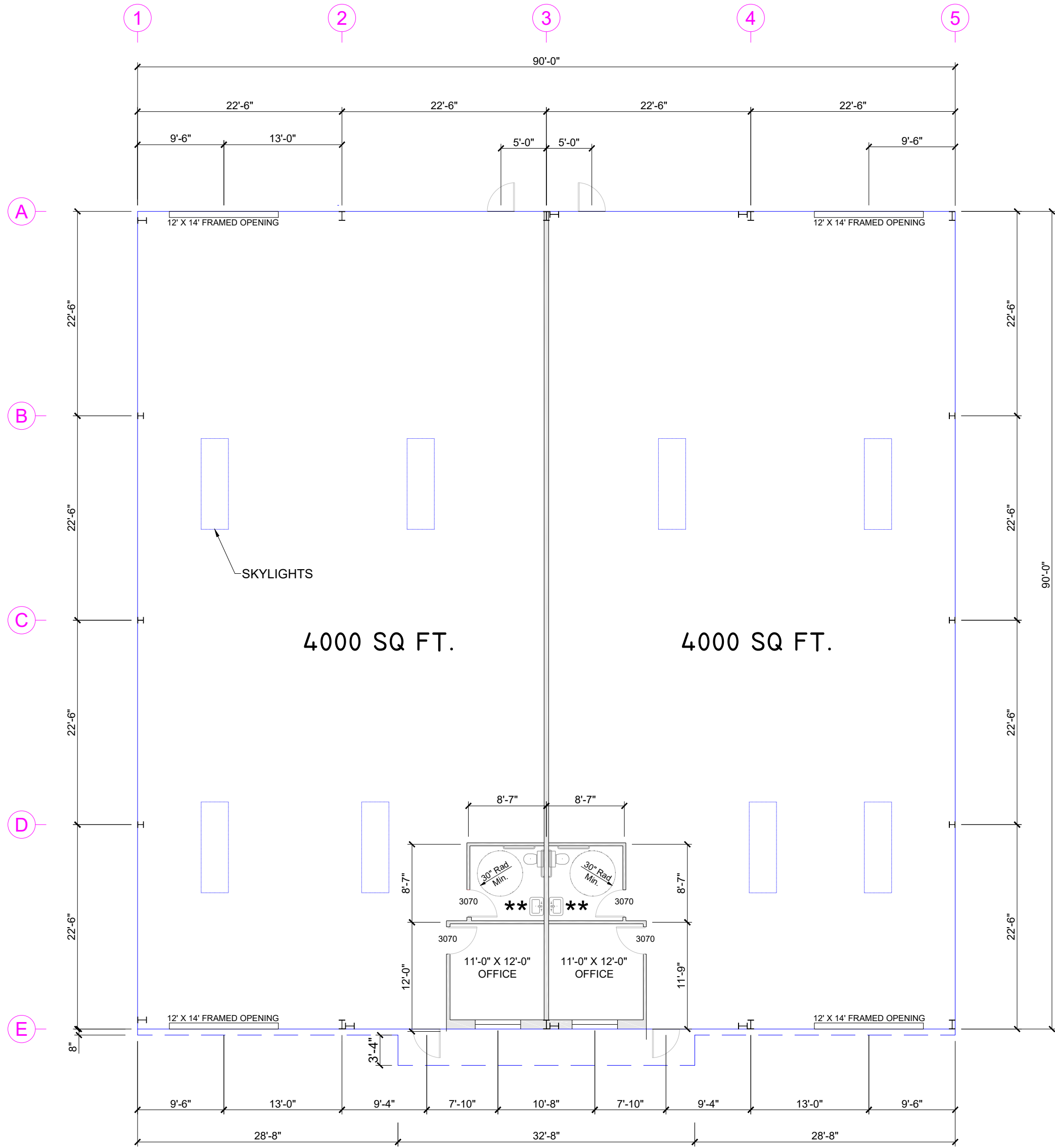
REVISIONS	BY

JIM FERNANDES
Construction, Inc.
Turlock, CA 95380
3112 Spangler Way
Phone (209) 634-2341
Fax (209) 634-2341
State License Number 299664

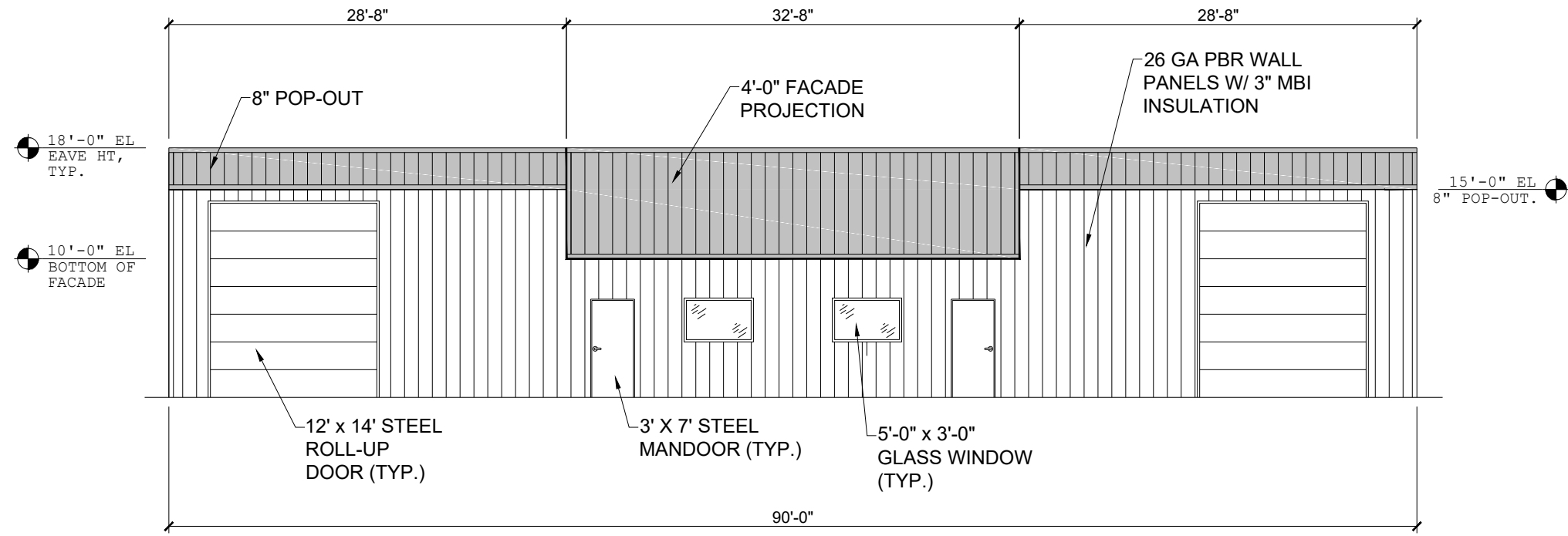
Azorean Capital Holdings
Humphrey Court, Turlock CA
BUILDING 1
CONTRACTOR: Jim Fernandes Construction, Inc.

DATE	03/19/2021
DRAWN	SR
SCALE	3/32"=1'-0"
JOB #	
TITLE	
SHEET	

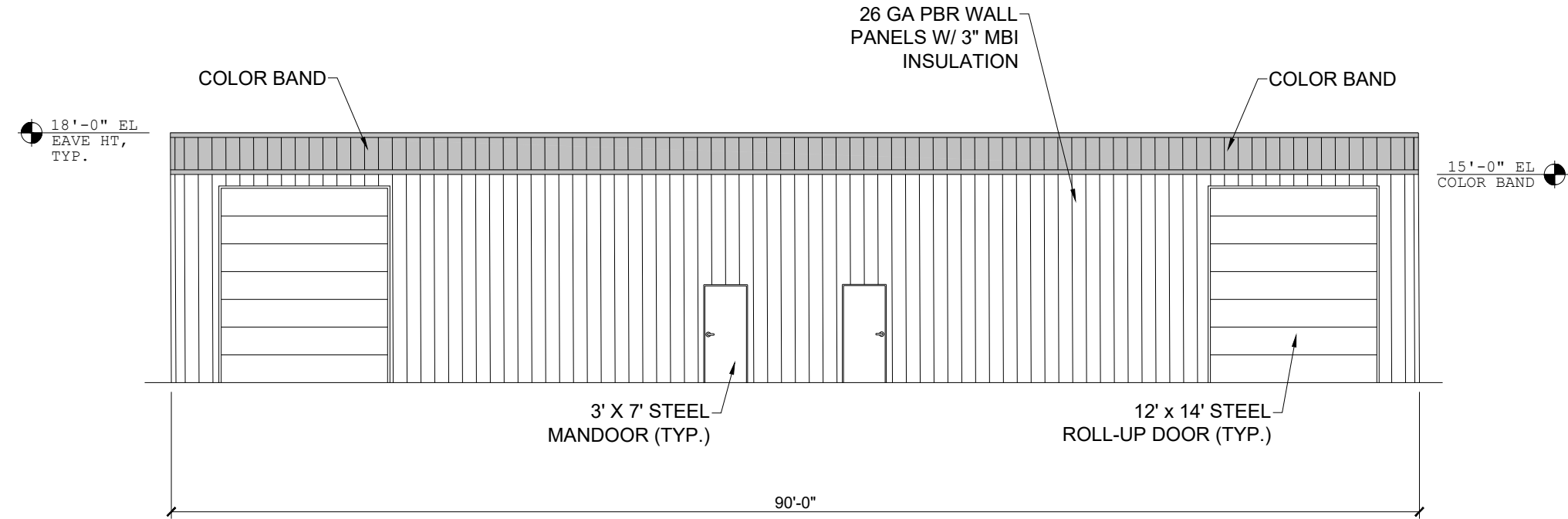
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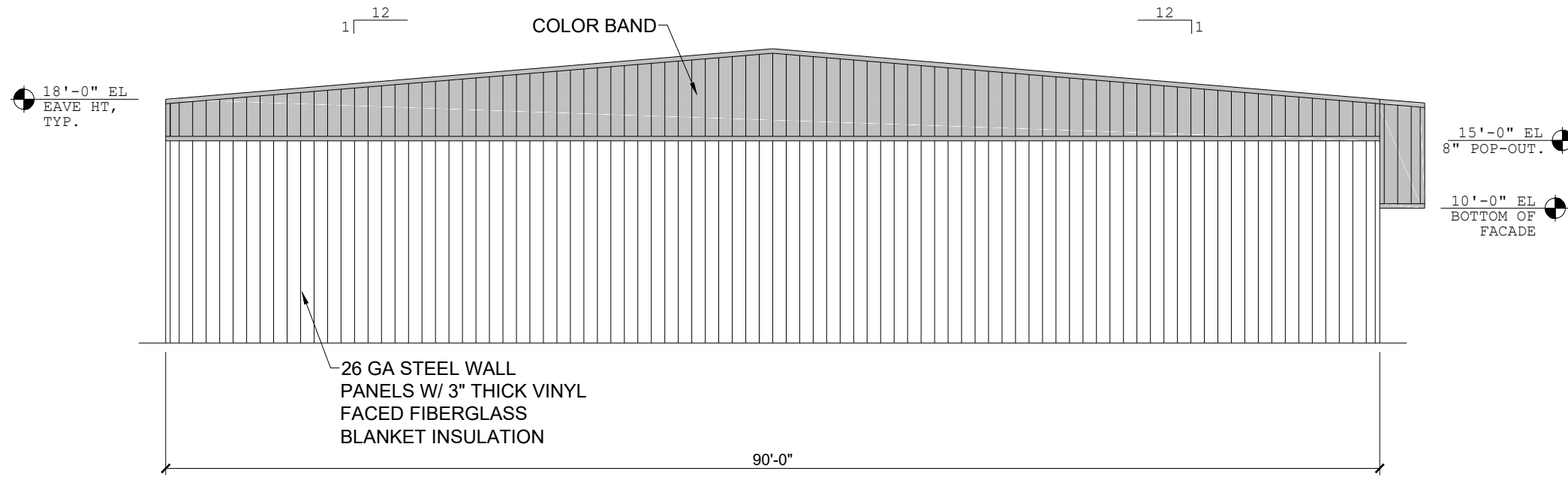
FLOOR PLAN - BUILDING #2
SCALE: 1/8" = 1'-0"



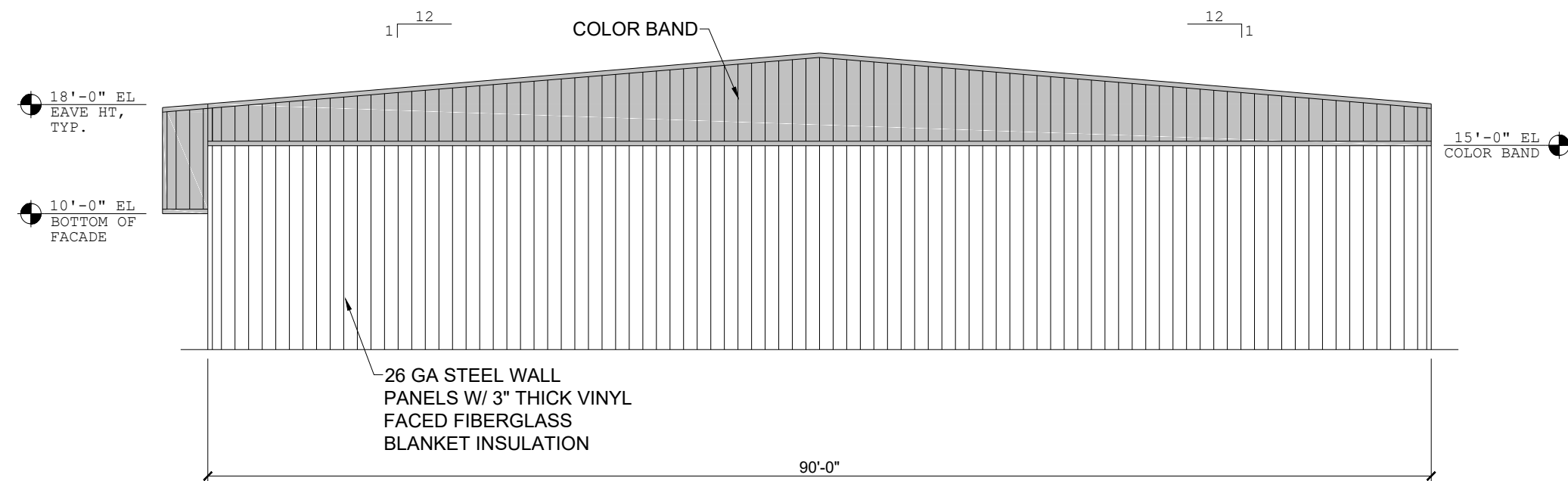
EAST ELEVATION
(BUILDING 2)



WEST ELEVATION
(BUILDING 1)



NORTH ELEVATION
(BUILDING 1)



NORTH ELEVATION
(BUILDING 1)

REVISIONS	BY

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Fax (209) 634-2341
State License Number 299664

Azorean Capital Holdings
Humphrey Court, Turlock CA
BUILDING 2
CONTRACTOR: Jim Fernandes Construction, Inc.

DATE	03/19/2021
DRAWN	SR
SCALE	3/32"=1'-0"
JOB #	
TITLE	
SHEET	

C0-2