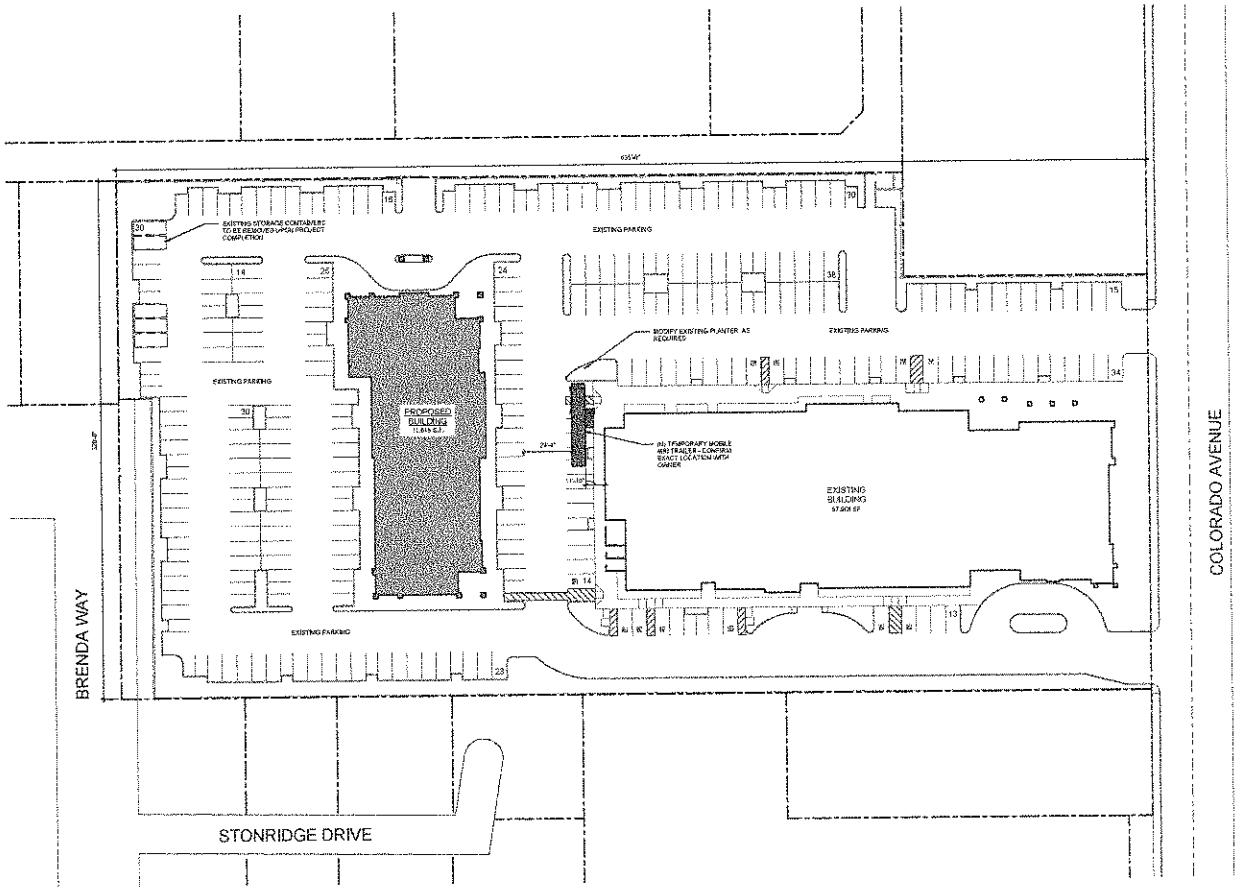

1 SITE PLAN
1" = 30'-0"

N

Pires Lipomi + Navarro ARCHITECTS

PLANNING DEPARTMENT SUBMITTAL

SHEET INDEX

A0 SITE PLAN - ARCHITECTURAL
A1 PROPOSED FLOOR PLAN
A2 EXTERIOR ELEVATIONS

SITE ANALYSIS

OVERALL SITE AREA:	193,000 S.F.
OVERALL LANDSCAPE AREA	20,901 S.F. (10.75% OF SITE AREA)
FLOOR AREA RATIO	23.40%
EXISTING BUILDING	57,959 S.F.
NONAMED: OFFICE SPACE	- 10,163 S.F.
EXISTING ATRIUM:	- 8,998 S.F.
EXISTING MECH. EQUIP.	- 730 S.F.
TOTAL USUABLE SPACE:	38,055 S.F. (MEDICAL OFFICE)

(E) BUILDING (MEDICAL OFFICE) 38,055 S.F. / 200 = 191 PARKING SPACES
(E) ADMIN. OFFICE = 1,741 S.F. / 250 = 7
(E) CAFE MAX. OCCUPANCY = 94 S.F. / 3 (SEATS) = 31 PARKING SPACES
(E) PHARMACY 1,730 S.F. / 300 = 6 PARKING SPACES
(E) FLORIST 435 S.F. / 300 = 1 PARKING SPACE
(E) DAY SPA 2,745 S.F. / 250 = 11 PARKING SPACES
TOTAL 247 PARKING SPACES

PROPOSED BUILDING: 10,610 S.F. / 200 = 53 PARKING SPACES
1,055 S.F. / 500 = 2 PARKING SPACES

TOTAL REQUIRED PARKING SPACES = 302 PARKING

PARKING ANALYSIS

EXISTING PARKING		
STANDARD / COMPACT	=	293 PARKING SPACES
ACCESSIBLE	=	13 PARKING SPACES
TOTAL	=	306 PARKING SPACES

TOWER HEALTH & WELLNESS CENTER ADDITION

CITY OF TURLOCK

1801 COLORADO AVENUE, TURLOCK CA 95382

A0