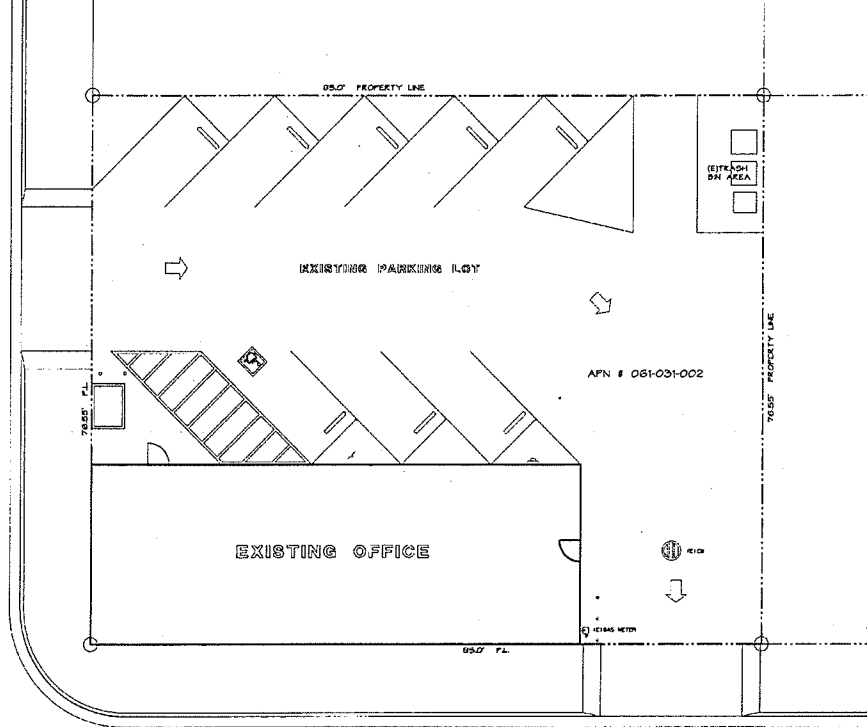


FACADE RENOVATION & ADDITION to GEORGE MAURICIO'S FARMERS INSURANCE

@ 700 E. Olive Avenue

Turlock, CA

E. OLIVE AVENUE



DENAIR AVENUE

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES & ALL CONSTRUCTION TO CONFORM TO THE FOLLOWING CODES:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA FIRE CODE (FC)
- 2019 CALIFORNIA DISCREET CODE (DC)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS (CAL GREEN)
- & ALL LOCAL CODES AND ORDINANCES IN EFFECT

2019 NFPA 13, INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED)
2019 NFPA 14, INSTALLATION OF STANDPIPE & HOSE SYSTEMS
2019 NFPA 12, INSPECTION, TESTING, MAINTENANCE OF WATER-BASED
FIRE PROTECTION SYSTEMS (CA AMENDED)
2019 NFPA 72, NATIONAL FIRE ALARM CODE (CA AMENDED)

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR FULL CODE COMPLIANCE & REPORTING ANY COMPLIANCE TO THE ARCHITECT & TENANT/OWNER.

THE ACCESSIBILITY PLAN REVIEW & THE CITY OF TURLOCK'S JURISDICTION IS PER THE 2019 CBC CHAPTER 10 ONLY. ADA COMPLIANCE IS THE RESPONSIBILITY OF THE BUILDING OWNER & TENANT.

CODE COMPLIANCE

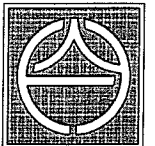
BUILDING INFO :

OCCUPANCY GROUP :	B
TYPE OF CONSTRUCTION :	V-B
NO. OF STORIES :	1
FLOOR AREA :	1,756 sf.
(E)OCCUPANT LOAD :	10 People
NO. OF EXITS REQ'D :	1
FIRE SPRINKLER SYSTEM :	NO
CBC EDITION :	2019
(E)PARKING :	9 (E)Scale
REVISED PARKING :	6 STALLS
AREA OF ADDITION :	1,154 sf.
NEW OCCUPANT LOAD :	26 People

SCOPE OF WORK :
FACADE RENOVATION OF EXISTING INSURANCE OFFICE
W/NEW OFFICE ADDITION PER MAP PERMIT REVIEW & APPROVAL PROCESS

PROJECT DATA

REVISIONS	
PROJECT NAME:	PROPOSED ADDITION FOR : GEORGE MAURICIO'S OFFICE 700 E. OLIVE AVENUE TURLOCK, CA
SHEET TITLE:	EXISTING SITE PLAN, NOTES & PROJECT DATA
DATE:	09/22
DRAWN BY:	JDS
JOB NUMBER:	2214
SIGNATURE:	



**YOSHINO/SHAW
& ASSOCIATES**

- JIM SHAW -
ARCHITECT

1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95350

PHONE (209) 667-2603
FAX # (209) 667-2604

SHEET NO.

A-1.0

E. OLIVE AVENUE

WIDEN SIDEWALKWAY
TO NEW 28'-0" WIDTH



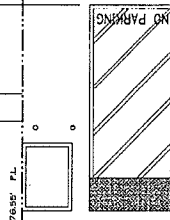
EXISTING PARKING LOT

RE-STRIP 80' STALLS
(Total of 6)

NEW 2-STALL STEEL
BIKE RACK

NEW 8'-0" HIGH
WOOD FENCE/SCREEN

CRUSH
SH AREA



7650' FL

EXISTING OFFICE
(E) AREA = 1756 sq. ft.

NEW
ADDITION
AREA = 1,154 sq. ft.

7650' PROPERTY LINE

6'-0"

44'-0"

15'-0"

20'-0"

25'-0"

REMOVE (E) CONCRETE DRIVEWAY
APPROACH & REPLACE WITH
CONCRETE SIDEWALK & CURBING
PER CITY ENGINEERING DEPT.
STANDARDS

REMOVE (E) PAVING & INSTALL
NEW WELD APPROVED LANDSCAPING
WIDE REGISTRATION & CONTROLLER

95'-0" FL

95'-0" PROPERTY LINE

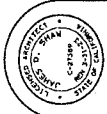
DENAH AVENUE



PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

A

REVISIONS



PROPOSED ADDITION FOR:
GEORGE MAURICIO'S OFFICE
700 E. OLIVE AVENUE
TURLOCK, CA

PROJECT NAME:
SHEET TITLE:
PROPOSED SITE PLAN

DATE: 8/13/22
DRAWN BY: JCS
JOB: 2214

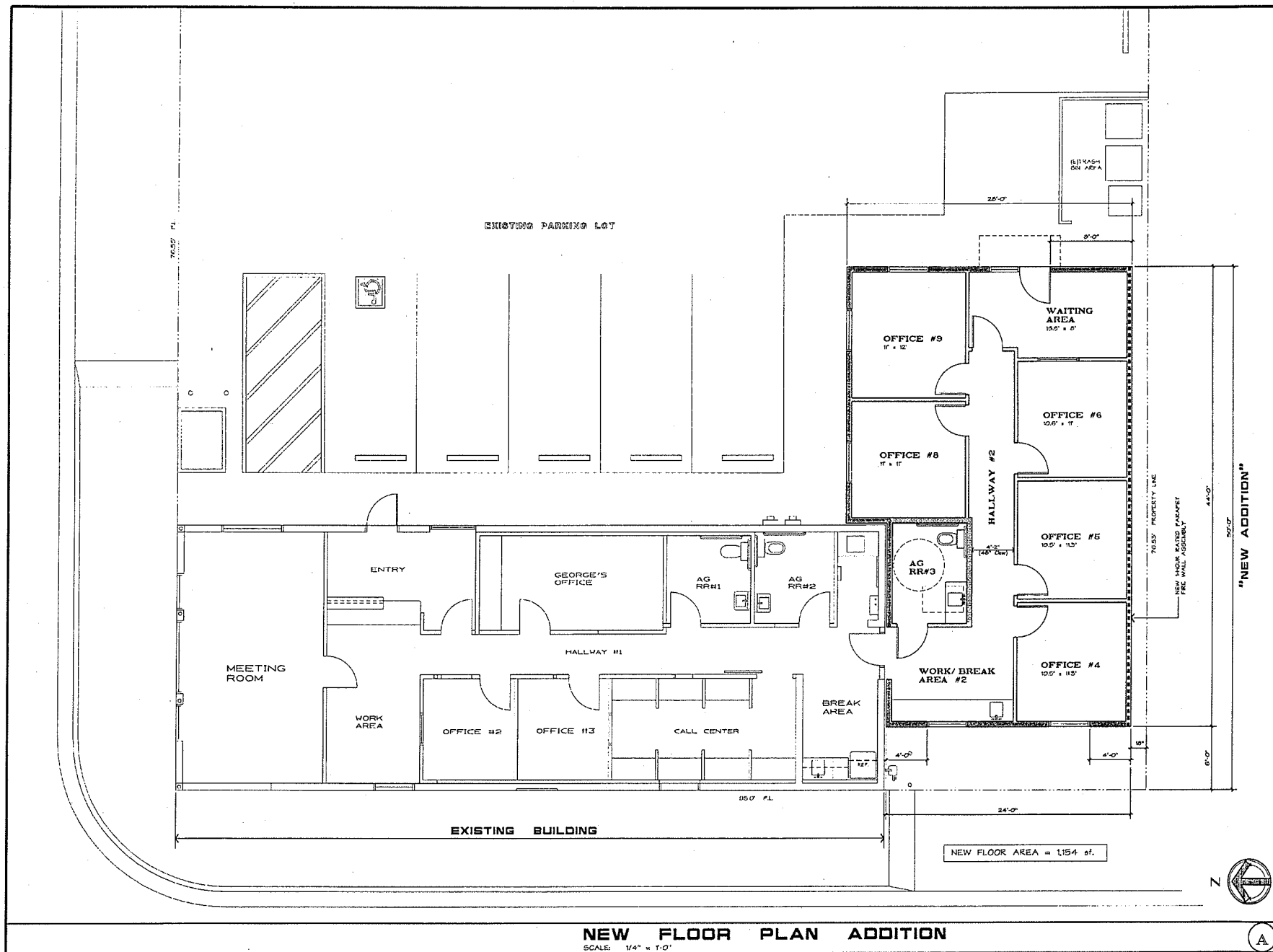
SIGNATURE:
JIM SHAW
ARCHITECT



**YOSHINO/SHAW
& ASSOCIATES**
- JIM SHAW -
ARCHITECT

1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95380
PHONE (209) 667-2603
FAX # (209) 667-2604

SHEET NO.
A-1.1



REVISIONS



PROJECT NAME:	PROPOSED ADDITION FOR :
SHEET TITLE:	NEW FLOOR PLAN ADDITION
DATE:	6/1/22
DRAWN BY:	JOS
CHECKED BY:	JOS
DATE:	6/1/22
SIGNATURE:	
JOB NUMBER:	2214
© 2022 YOSHINO/SHAW & ASSOCIATES	



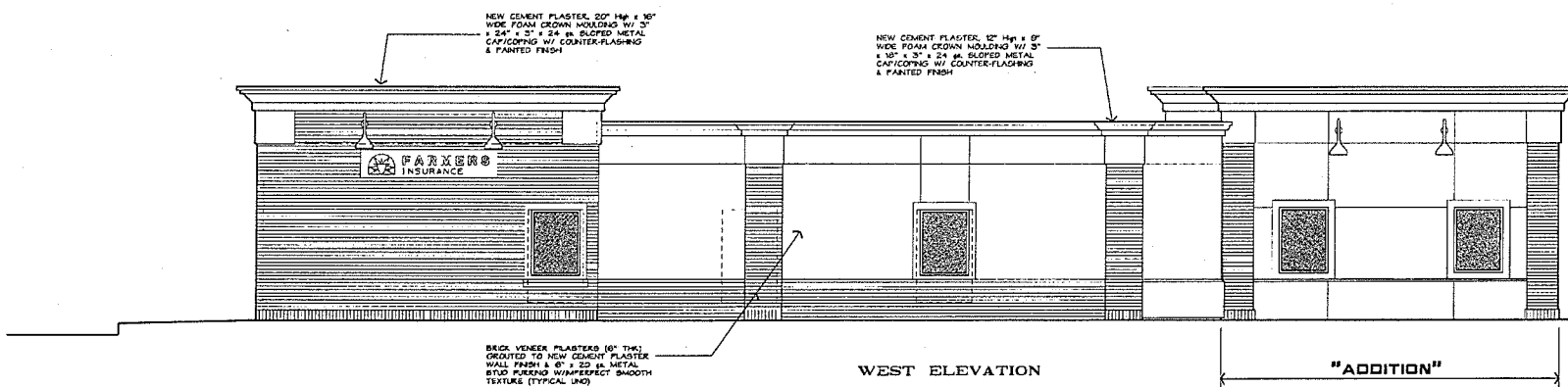
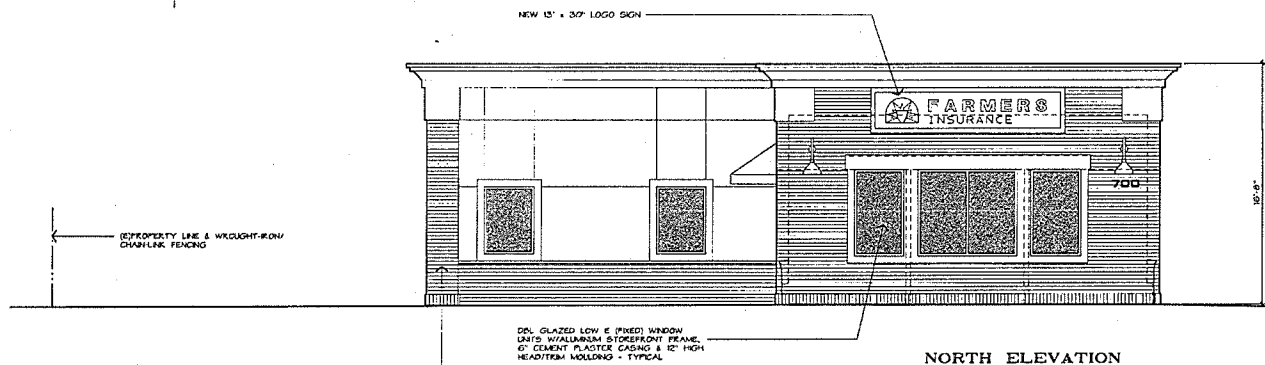
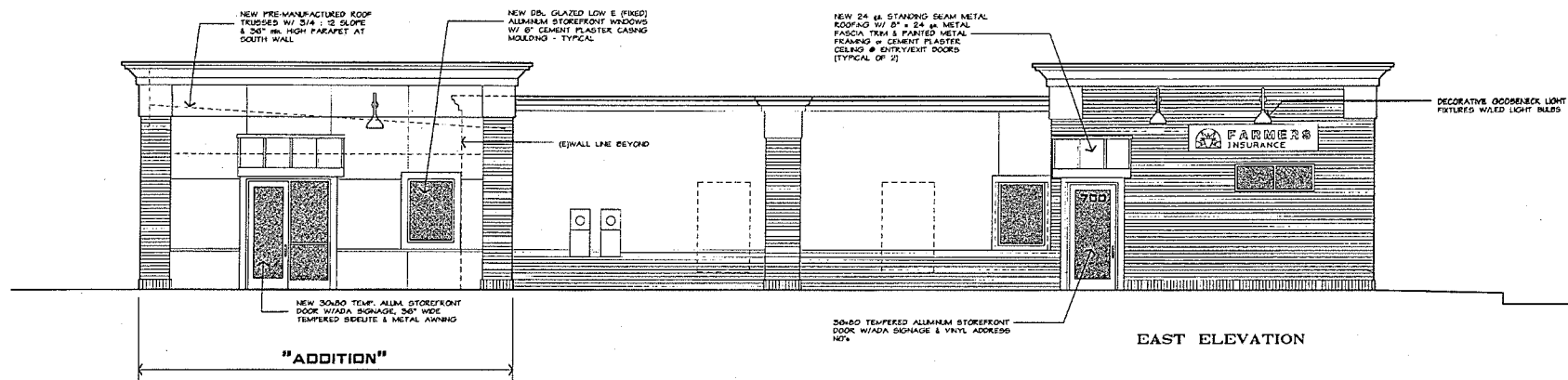
**YOSHINO/SHAW
& ASSOCIATES**
- JIM SHAW -
ARCHITECT

1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95360

PHONE (209) 667-2603
FAX (209) 667-2604

SHEET NO.

A-2.0



PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

REVISIONS	DATE	BY	APP'D



PROJECT NAME: PROPOSED ADDITION FOR
GEORGE MAURICIO'S OFFICE
 700 E. OLIVE AVENUE
 TURLOCK, CA

DATE: 07/19/22
 DRAWN BY: JCS
 JOB NUMBER: 2214

SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS



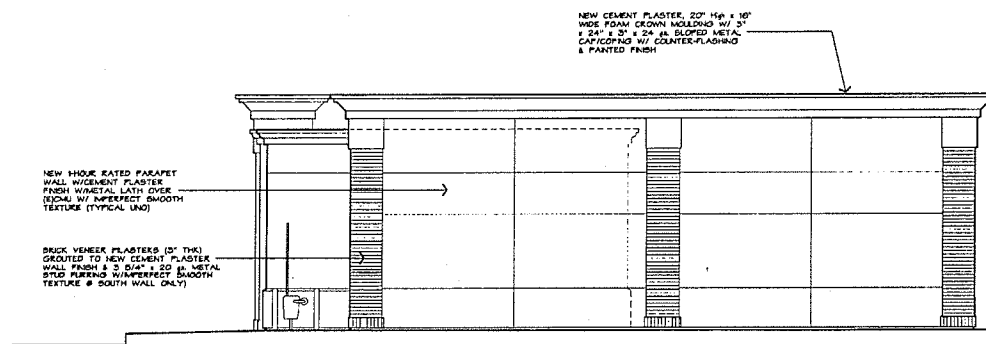
YOSHINO/SHAW & ASSOCIATES
 - JIM SHAW -
 ARCHITECT

1016 N. GOLDEN STATE BLVD
 TURLOCK, CA 95380

PHONE (209) 667-2603
 FAX (209) 667-2604

SHEET NO.

A-3.1



SOUTH ELEVATION

PROPOSED EXTERIOR ELEVATION CONT.

SCALE: 1/4" = 1'-0"

REVISIONS



PROJECT NAME:
PROPOSED ADDITION FOR
GEORGE MAURICIO'S OFFICE
700 E. OLIVE AVENUE
TURLOCK, CA

SIGNATURE
© 2022 YOSHINO/SHAW & ASSOCIATES

JOB NUMBER:
2214

DRAWN BY:
JDS

DATE
8/9/22

SHEET TITLE:
PROPOSED EXTERIOR ELEVATION
CONT.



**YOSHINO/SHAW
& ASSOCIATES**

**JIM SHAW -
ARCHITECT**

1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95320

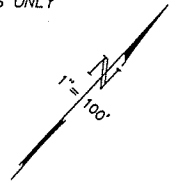
PHONE (209) 667-2603
FAX (209) 667-2604

SHEET NO.
A-3.2

POR. SW 1/4 SECTION 14 T.5S. R.10E. M.D.B. & M.
 POR. CITY OF TURLOCK - BLOCKS 50, 235 & 236 (09M25)

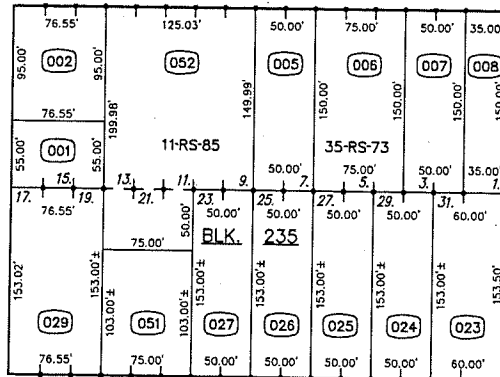
007 127 061 - 031

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY

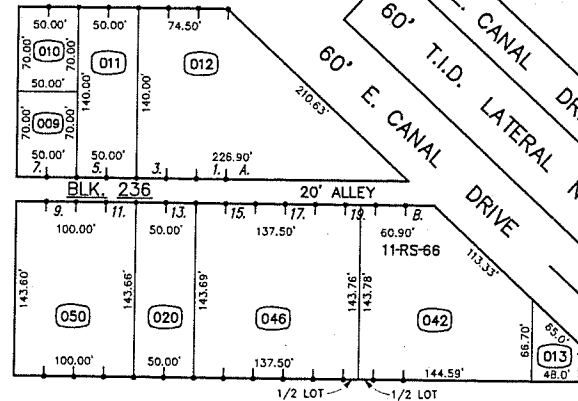


80' E. OLIVE AVENUE

80' N. DENAIR AVENUE

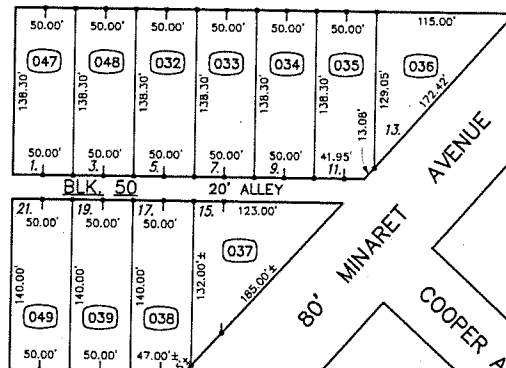


80' BONITA AVENUE



80' EAST MAIN STREET

80' S. DENAIR AVENUE



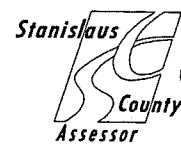
80' CRANE AVENUE

80' MINARET AVENUE

COOPER AVENUE

LYONS AVENUE

FROM: 121-037, 122-030,031
 DRAWN: 6-14-68
 REVISED: 3-8-89, 4-17-97, 2-10-04 MF, 12-10-04 DH, 12-29-08(V) MF, 03-13-18 MB



69,04