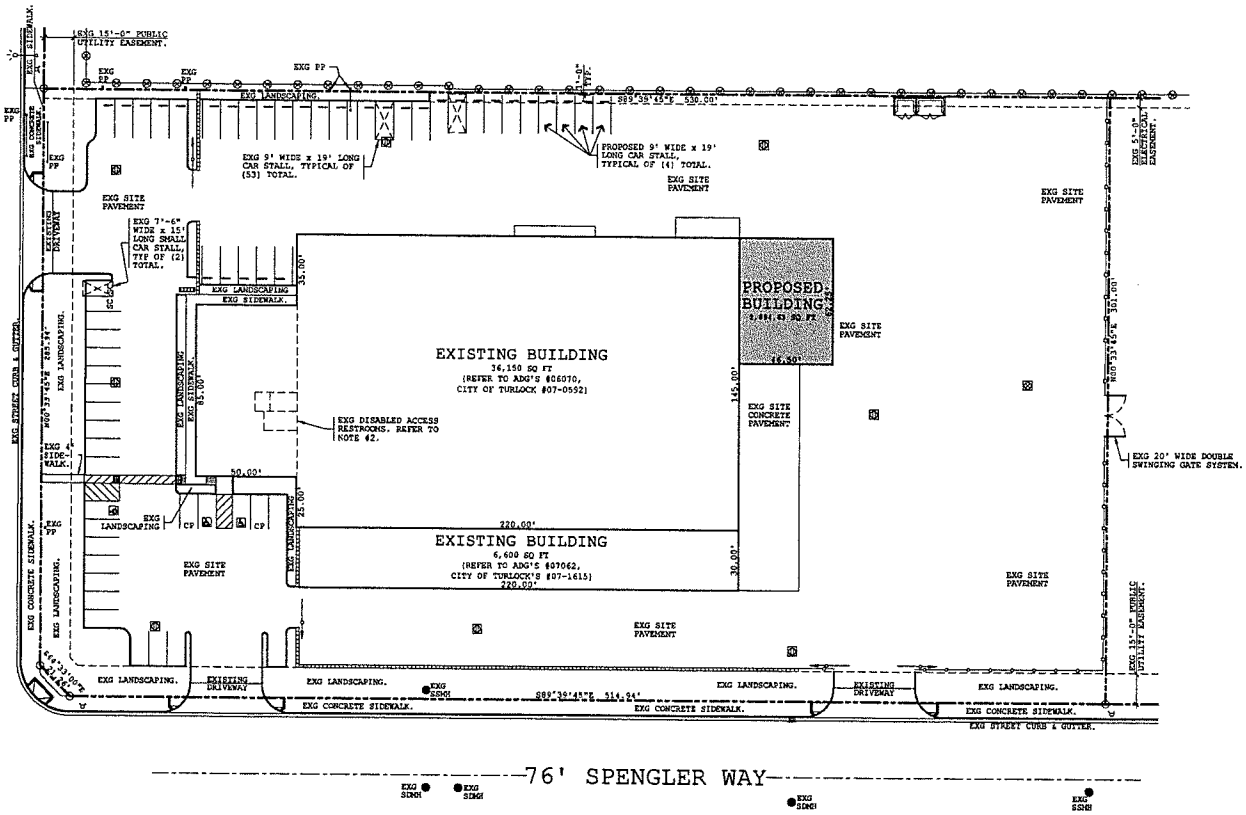


SITE PLAN

SCALE: 1" = 30.0'
APN: BK 044, PG 067, PARCEL 001
ACRES: 3.66

LEGEND

CP	EXISTING CARPOOL / VANPOOL PARKING.
SC	EXISTING SMALL CAR PARKING STALL.
SDMH	STORM DRAIN MANHOLE.
SSMH	SANITARY SEWER MANHOLE.

DESIGNATES AN EXISTING FIRE HYDRANT.

DESIGNATES AN EXISTING 6' HIGH WOVEN WIRE FENCE WITH (3) BARB DETERRENT, TYP WHERE NOTED.

DESIGNATES AN EXISTING 6' HIGH WOVEN WIRE FENCE WITH SCREENING SLATS, TYP WHERE NOTED.

DESIGNATES AN EXISTING 6' HIGH WOVEN WIRE FENCE, TYP WHERE NOTED.

DESIGNATES AN EXISTING 8' HIGH DECORATIVE WROUGHT-IRON FENCE WITH EXPANDED METAL SCREENING AND 10" WIDE x 6" HIGH CONCRETE CURB BASE.

DESIGNATES AN EXISTING STREET STORM DRAIN INLET.

DESIGNATES AN EXISTING CATCH BASIN.

DESIGNATES AN EXISTING ACCESSIBLE PARKING STALL.

DESIGNATES AN EXISTING TRASH ENCLOSURE.

NOTE;

1. ALL DATA PERTAINING TO THE DEVELOPMENT OF THE PROJECT'S SITE PLAN WITH RESPECT TO EXISTING STRUCTURES, PARKING, LANDSCAPING, ETC.... WERE DERIVED FROM THE PRIOR CONSTRUCTION PLANS BY ADVANCED DESIGN GROUP, INC., PROJECT #07-062, SHEET 1 DATED 02/21/08, CITY OF TURLOCK'S PERMIT #07-1615.

2. ALL DATA PERTAINING TO THE DEVELOPMENT OF THE PROJECT'S RESTROOMS WERE DERIVED FROM THE PRIOR CONSTRUCTION PLANS BY ADVANCED DESIGN GROUP, INC., PROJECT #06-070, SHEETS 5a & 5b, DATED 06/14/07, CITY OF TURLOCK'S PERMIT #07-0592.

3. THE PROPOSED LOT COVERAGE IS AS FOLLOWS;

DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE -------	45,645 SF -------	28.63%
LANDSCAPING COVERAGE ----	14,664 SF -------	09.20%
PAVEMENT COVERAGE -------	99,107 SF -------	62.17%
TOTAL COVERAGE ----------	159,416 SF -------	100.00%

NOTE;

1. THE BUILDING'S FOLLOWING OCCUPANCY TYPES (USAGES) ARE BASED UPON THE FOLLOWING;
   a) THE ALLOWABLE HAZARDOUS MATERIALS AMOUNTS NOTED IN TABLE NO. 307.1(1) & 307.1(2) OF THE 2016CBC ARE NOT TO BE EXCEEDED.
   b) THE PROJECT'S BUILDING IS NOT DESIGNED FOR HIGH-PILED COMBUSTIBLE STORAGE (REF; CHAPTER 32 OF 2016CFC). THE STORAGE OF COMBUSTIBLE MATERIALS GREATER THAN 12 FEET IN HEIGHT IS NOT PERMITTED. IN ADDITION WHEN REQUIRED BY THE FIRE CHIEF, COMBUSTIBLE STORAGE OF CERTAIN HIGH-HAZARD COMMODITIES, SUCH AS RUBBER TIRES, GROUP "A" PLASTICS, FLAMMABLE LIQUIDS, IDLE PALLETS AND SIMILAR COMMODITIES GREATER THAN 6 FEET IN HEIGHT ARE NOT PERMITTED.
   c) THE REPAIR / MAINTENANCE / STORAGE OF MOTOR VEHICLES, BOATS OR AIRCRAFT IS NOT PERMITTED.
   d) FUEL-DISPENSING IS NOT PERMITTED.
   e) OWNER IS TO BE RESPONSIBLE IN MAINTAINING THE BUILDING'S OCCUPANCIES TYPES (USAGES).

ZONING: PD-90 (PLANNED INDUSTRIAL DISTRICT)

CONSTRUCTION TYPE: II (B) (SINGLE STORY, STEEL CONSTRUCTION) WITH AUTOMATIC SPRINKLER SYSTEM THROUGHOUT, REFER TO SPEC 13970).

PERMITTED OCCUPANCY TYPE;
   a) OFFICE AREA; TYPE "B" OCCUPANCY RATING FOR OFFICE, PROFESSIONAL OR SERVICE-TYPE TRANSACTIONS, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.
   b) MANUFACTURING AREA; TYPE "F-1" OCCUPANCY RATING FOR MODERATE-HAZARD FACTORY AND INDUSTRIAL OPERATIONS.
   c) STORAGE AREA; TYPE "S-1" OCCUPANCY RATING FOR MODERATE-HAZARD STORAGE OF COMBUSTIBLE MATERIALS.

ACTUAL AREA:
   EXISTING AREA; (OFFICE / MFR / WAREHOUSE) 42,750.00SF.
   PROPOSED; (MFR / WAREHOUSE) 2,894.63SF.
   TOTAL = 45,644.63SF.

ALLOWABLE AREA FOR "F-1" (WORST CASE);
   ALLOWABLE = 73,625SF = 62,000 + (15,500XIF), EQ5-1, 2016CBC;
   IF = [962'/982'-0.25]30'/30 = 0.75;

NOTE; THE INCREASE NOTED ABOVE FOR THE ALLOWABLE AREA IS IN COMPLIANCE WITH THE SIDE YARDS; SEC. 506.3.3 OF THE 2016CBC BASED UPON FOUR 40' WIDE CLEAR SIDE YARDS ON THE NORTH, SOUTH, EAST & WEST SIDES OF THE EXISTING / PROPOSED BUILDING. THE OWNER IS TO MAINTAIN THE SIDE YARD CLEARANCES AND SPRINKLER SYSTEM.

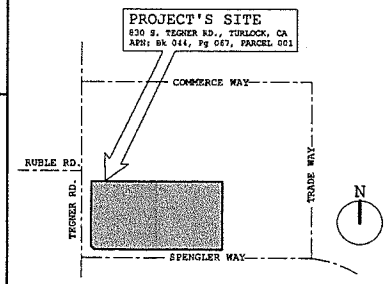
BUILDING ANALYSIS

PARKING REQUIREMENTS PER THE CITY OF TURLOCK'S ZONING ORDINANCE;
   A. INDUSTRIAL / MFR / WAREHOUSE; 1 SPACE / 1000 SQ FT
   B. BUSINESS / PROFESSIONAL OFFICE; 1 SPACE / 250 SQ FT
   C. THE NUMBER OF BICYCLE PARKING SHALL BE A MINIMUM 10% OF THE NUMBER AUTOMOBILE PARKING SPACES.

REQUIRED PARKING;
   EXISTING MFR / WAREHOUSE ---------- 38,500 SQ FT / 1000 = 38.50 SPACES
   EXISTING OFFICE ---------- 4,250 SQ FT / 250 = 17.00 SPACES
   PROPOSED MFR / WAREHOUSE ADDITION -- 2,895 SQ FT / 1000 = 2.90 SPACES
   TOTAL REQUIRED PARKING = 58.40 SPACES

TOTAL PARKING PROVIDED;
   EXISTING PARKING STALLS; 48 SPACES.
   EXISTING DISABLED STALLS; 3 SPACES.
   EXISTING SMALL CAR PARKING STALLS; 2 SPACES.
   EXISTING PREFERENTIAL PARKING STALLS; 2 SPACES.
   PROPOSED PARKING STALLS; 4 SPACES.
   TOTAL PARKING STALLS = 59 SPACES.

PARKING ANALYSIS



VICINITY MAP

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS, NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

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OWNER: WILKEY FAMILY 1998 TRUST
LOCATION: 830 S. TEGNER RD., TURLOCK, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

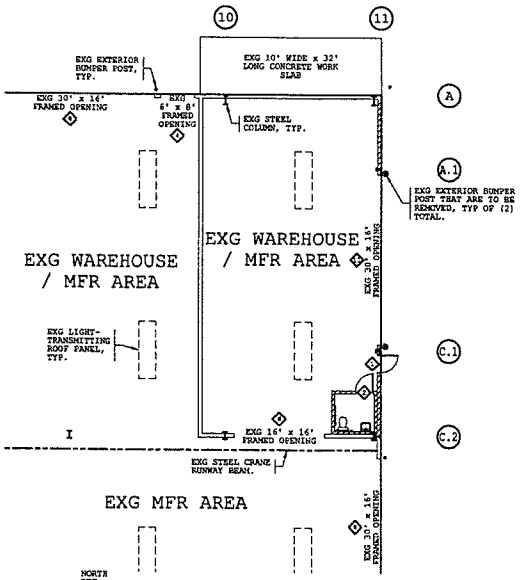
DRAWN BY: BAD
CHECKED BY:
DATE: 06/11/19

REV	DATE	BY

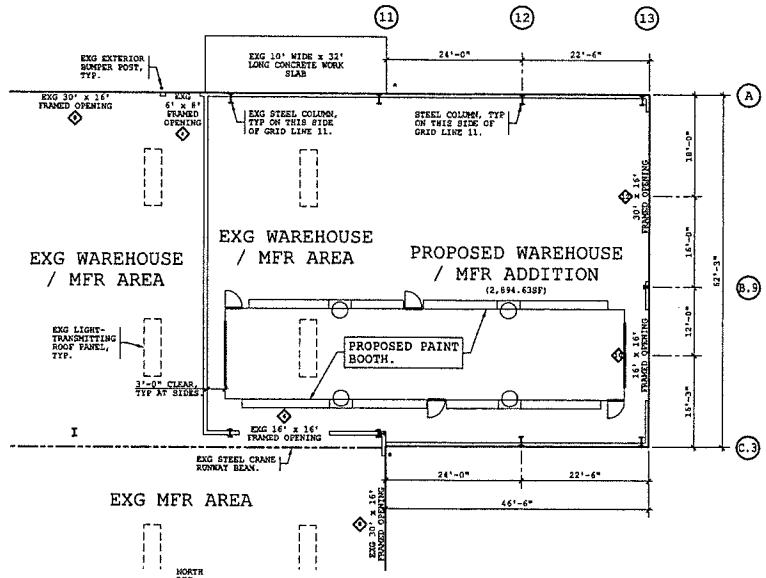
PROJECT
19015A

SHEET NUMBER
1

NOTE; THIS DRAWING IS FOR MINOR DISCRETIONARY PERMIT REVIEW.



EXISTING FLOOR PLAN
SCALE: 3/32" = 1'-0"



FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE;

1. ═══════ DESIGNATES NEW WALL CONSTRUCTION.
2. ▒▒▒▒▒▒▒▒▒▒▒▒▒▒ DESIGNATES AN EXISTING WALL THAT IS TO BE REMOVED.

DOOR SCHEDULE

1. DESIGNATES AN EXISTING 3'-0" x 7'-0" HOLLOW STEEL DOOR THAT IS TO BE REMOVED.
2. DESIGNATES AN EXISTING 3'-0" x 6'-8" WOOD DOOR WITH WOOD FRAME THAT IS TO BE REMOVED.
3. DESIGNATES AN EXISTING 6'-0" x 8'-0" ROLL-UP STEEL CANISTER DOOR.
4. DESIGNATES AN EXISTING 16'-0" x 16'-0" ROLL-UP STEEL CANISTER DOOR.
5. DESIGNATES AN EXISTING 30'-0" x 16'-0" STACK DOOR WITH TRANSLUCENT PANELS.
6. DESIGNATES A 16'-0" x 16'-0" ROLL-UP STEEL CANISTER DOOR WITH STANDARD GUIDE RAIL TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM.
7. DESIGNATES AN EXISTING 30'-0" x 16'-0" STACK DOOR WITH TRANSLUCENT PANELS THAT IS TO BE REMOVED AND RELOCATED TO DOOR #12.
8. DESIGNATES AN EXISTING 30'-0" x 16'-0" STACK DOOR WITH TRANSLUCENT PANELS THAT IS RELOCATED FROM DOOR #11.

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CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

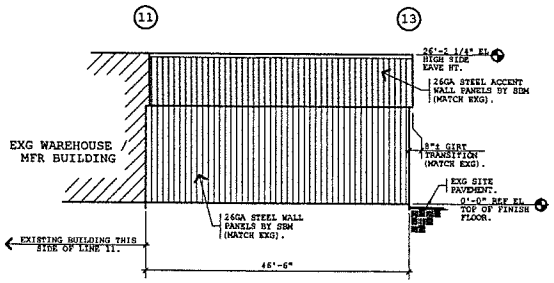
DRAWN BY:	BAO
CHECKED BY:	
DATE:	06/11/19

REV	DATE	BY

PROJECT
19015A

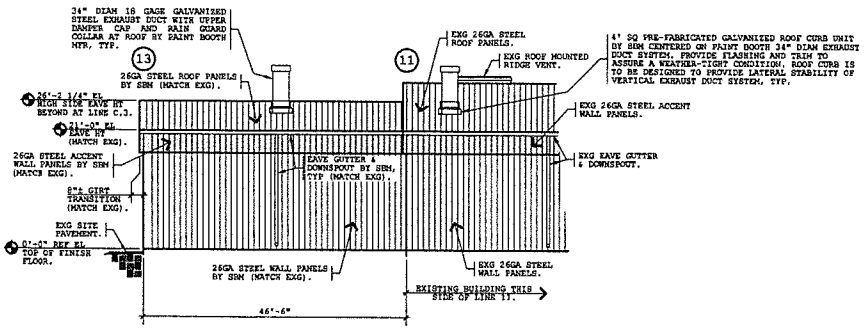
SHEET NUMBER
2

NOTE; THIS DRAWING IS FOR MINOR DISCRETIONARY PERMIT REVIEW.



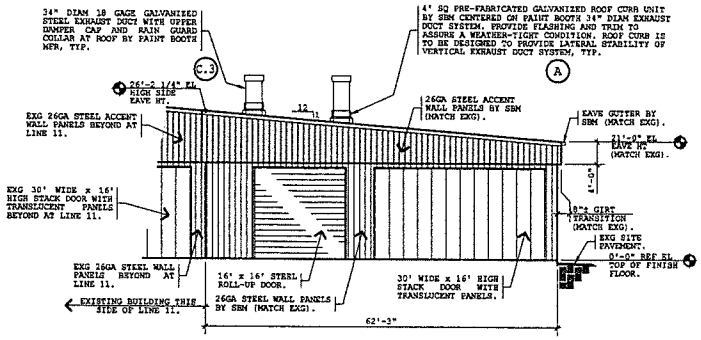
SOUTH ELEVATION AT LINE "C.3"

SCALE: 3/32" = 1'-0"



NORTH ELEVATION AT LINE "A"

SCALE: 3/32" = 1'-0"



EAST ELEVATION AT LINE 13

SCALE: 3/32" = 1'-0"

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REV	DATE	BY

PROJECT
19015A

SHEET NUMBER
3