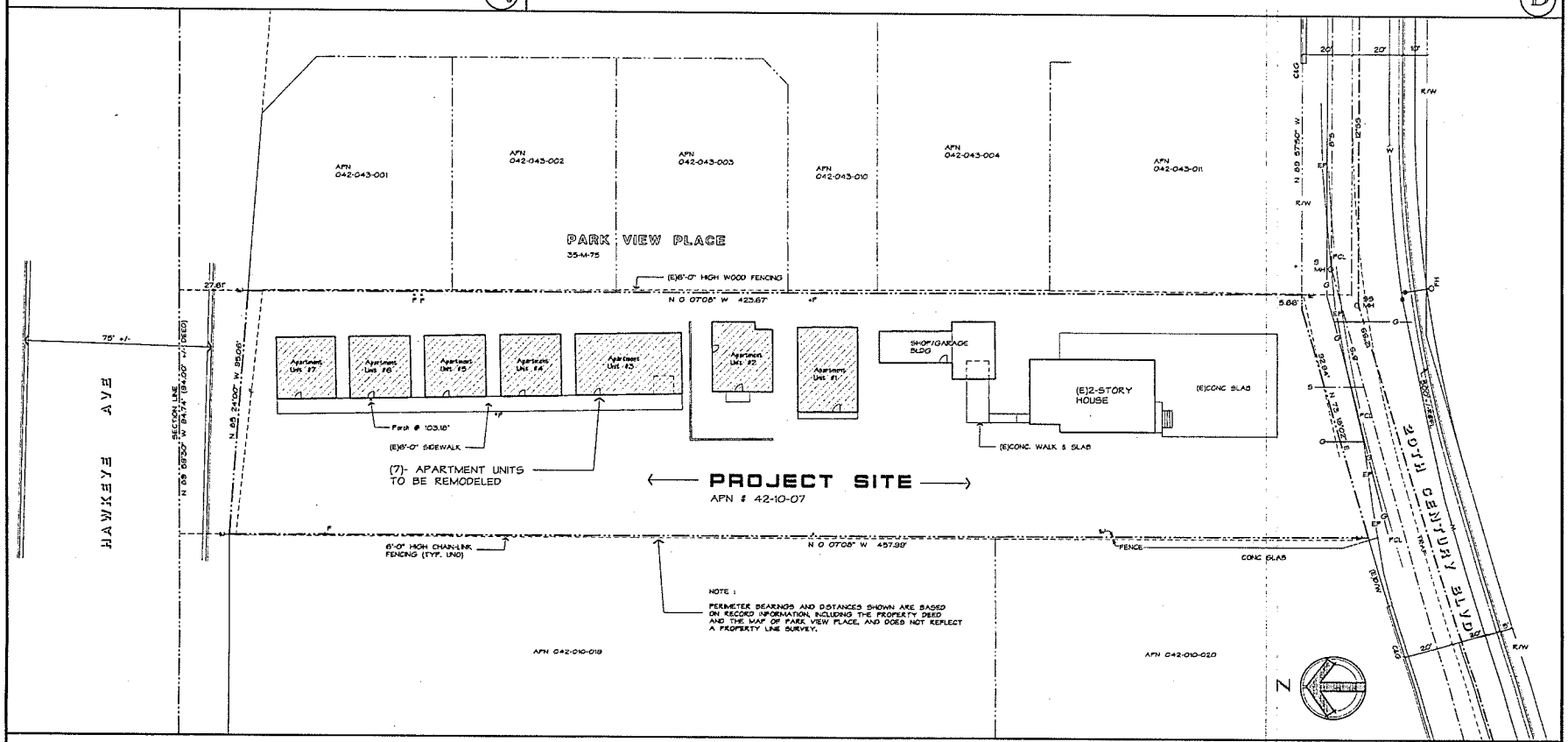
UTILITY LEGEND

S MH	SANITARY SEWER MANHOLE
SD MH	STORM SEWER MANHOLE
FH	FIRE HYDRANT
WV	WATER VALVE
D/W	DRIVEWAY
C&G	CURB & GUTTER (FLOWLINE AT R/W)
FL	FLOWLINE CURB & GUTTER
	CURB, GUTTER & SIDEWALK
R/W	RIGHT OF WAY
8"S	8" SANITARY SEWER MAIN
12"SD	12" STORM SEWER MAIN
PL	PROPERTY LINE
EP	EDGE OF PAVEMENT
FCL	POTENTIAL PAVEMENT CUT LINE
W	WATER PIPE
G	GAS PIPE
TRAF	PAINTED TRAFFIC CENTERLINE
UP	UTILITY POLE

ASHOUR YADEGAR'S REMODEL OF :

20TH CENTURY BOULEVARD APARTMENTS



EXISTING SITE PLAN

SCALE : 1" = 20'-0"

REVISIONS

LICENSED ARCHITECT JAMES D. SHAW C-27346 STATE OF CALIFORNIA

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR :

20TH CENTURY APARTMENTS

603 - 615 20th CENTURY BOULEVARD TURLOCK, CA

OWNER: ASHOUR YADEGAR Ph (415) 205-0722

SIGNATURE

© 2019 YOSHINO/SHAW & ASSOCIATES

SHEET TITLE: EXISTING SITE PLAN

DATE: 8/15/19

DRAWN BY: JDS

JOB NUMBER: 1909

YOSHINO/ SHAW & ASSOCIATES
— Jim Shaw —
ARCHITECT
1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95380
PHONE (209) 667-2603
FAX # (209) 667-2604
Email : jshaw@live2wire.com

SHEET NO.

A-1.0

SCOPE OF WORK:

REMODEL OF 7-EXISTING DETACHED APARTMENT BUILDINGS # 603 thru 615 FOR RE-USE W/ RE-ROOFING W/NEW SHEATHING (& NEW ROOF TRUSSES @ UNITS # 607 thru 615), NEW INTERIOR FINISHES, CalGreen PLUMBING FIXTURES, KITCHEN CASEWORK, ELECTRICAL WIRING ETC. WINDOW & DOOR REPLACEMENT & HVAC/ MECHANICAL SYSTEM UPGRADES, ETC CONSISTING OF THE FOLLOWING:

1) NEW DOOR & WINDOW UPGRADES/REPLACEMENTS, RE-ROOFING & NEW SHEATHING.

2) NEW KITCHEN & BATHROOM CASEWORK, RE-LOCATED PLUMBING, NEW WATER HEATERS & MECHANICAL/HVAC SYSTEMS.

3) NEW ELECTRICAL RECEPTACLES, SWITCHING & LIGHTS THROUGHOUT W/UPGRADED SERVICE PANELS.

4) REPLACEMENT OF DAMAGED FLOOR FRAMING, WALL FRAMING & NEW PRE-MANUFACTURED ROOF TRUSSES AT UNITS # 607 - 615.

5) STUCCO/CEMENT PLASTER WALL PATCHING & RE-PAINTING INSIDE & OUT (WALLS, CEILINGS, ETC).

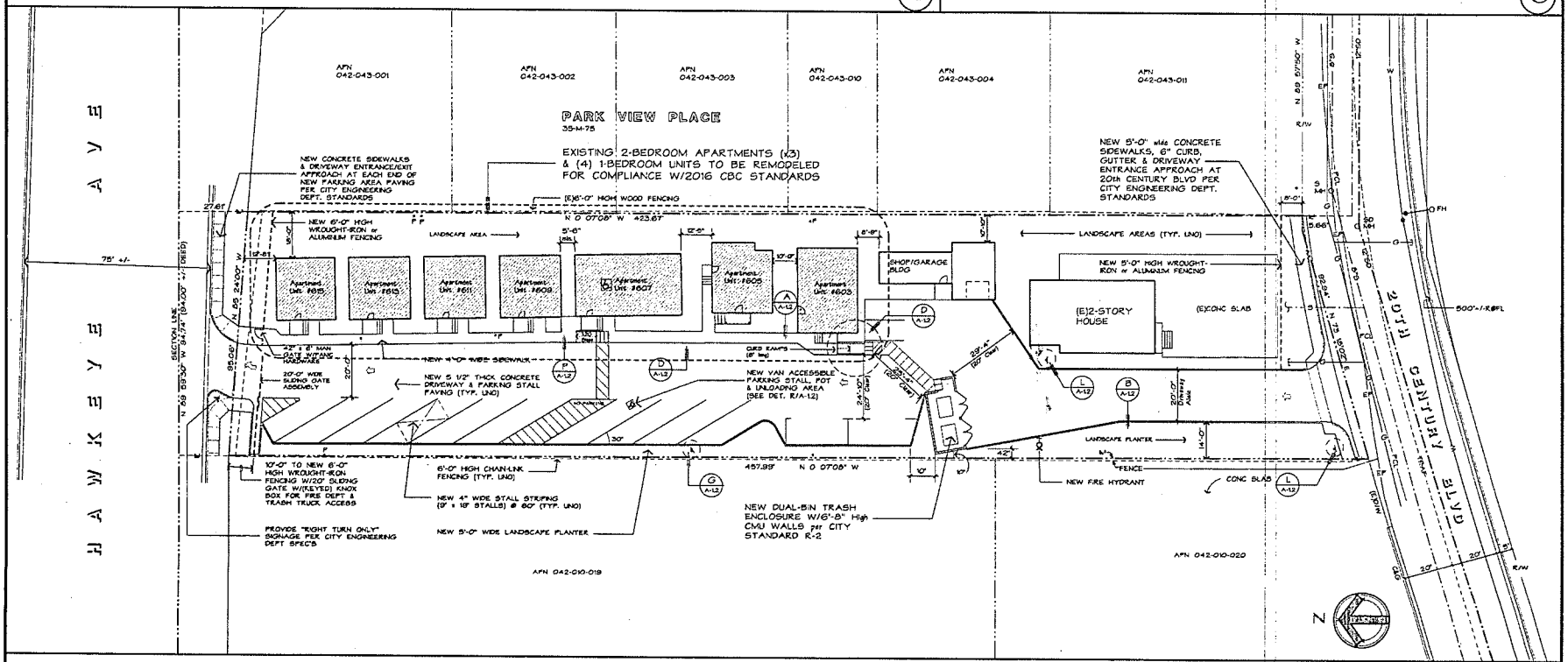
6) NEW WALL & FLOOR FINISHES THROUGHOUT.

7) NEW PAVED PARKING, DRIVEWAY, CITY SIDEWALKS (AT NORTH & SOUTH PROPERTY LINES), LANDSCAPING & IRRIGATION, PER CA WATER CONSERVATION STANDARDS.

BUILDING INFO

OCCUPANCY GROUP :	R-2
TYPE OF CONSTRUCTION :	V-B
NO. OF STORIES :	1
TOTAL BUILDING AREA :	4,798 sf.
MAX. BUILDING HEIGHT :	16'
FIRE SPRINKLER SYSTEM :	NONE
CBC EDITION :	2016 CalGreen
PARKING REQ'T'S : (12 Req'd) (Paving Area = 16,222 sf.)	13 Stalls
LANDSCAPING REQ'D (30%) :	18,243 sf. 43%
LOT AREA :	41,686 sf.
LOT COVERAGE : (Buildings & Trash Enclosure Area = 7,221 sf.)	17%

PROJECT DATA



PROPOSED SITE PLAN

SCALE : 1" = 20'-0"

REVISIONS

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR :

20TH CENTURY APARTMENTS

603 - 615 20th CENTURY BOULEVARD TURLOCK, CA

SHEET TITLE: PROPOSED SITE PLAN

DATE	DRAWN BY:	JOB NUMBER:
8/15/19	JDS	1909

SIGNATURE

Owner : ASHOUR YADEGAR Ph (415) 205-0722

© 2019 YOSHINO/SHAW & ASSOCIATES

YOSHINO/ SHAW & ASSOCIATES
Jim Shaw
ARCHITECT
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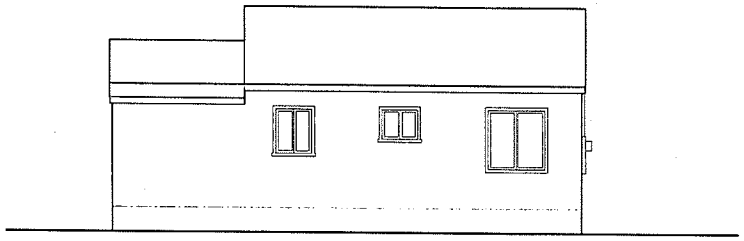
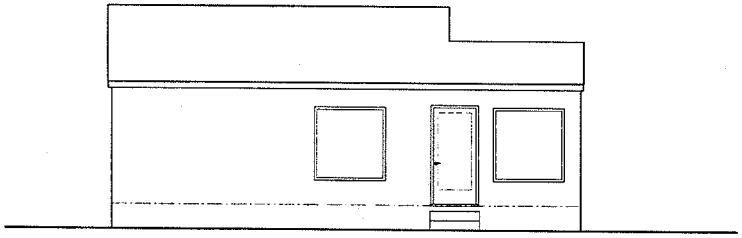
TURLOCK, CA 95380
PHONE (209) 667-2603
FAX # (209) 667-2604
Email : jshaw@fvs2-net.com

SHEET NO.

A-1.1



LEFT SIDE (North) ELEVATION



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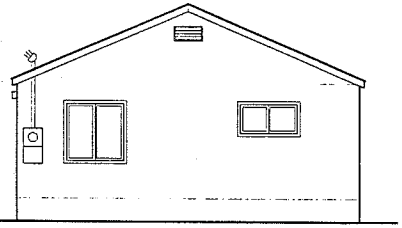
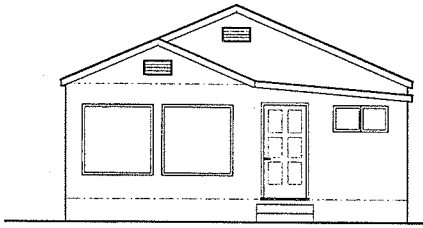


REAR (East) ELEVATION

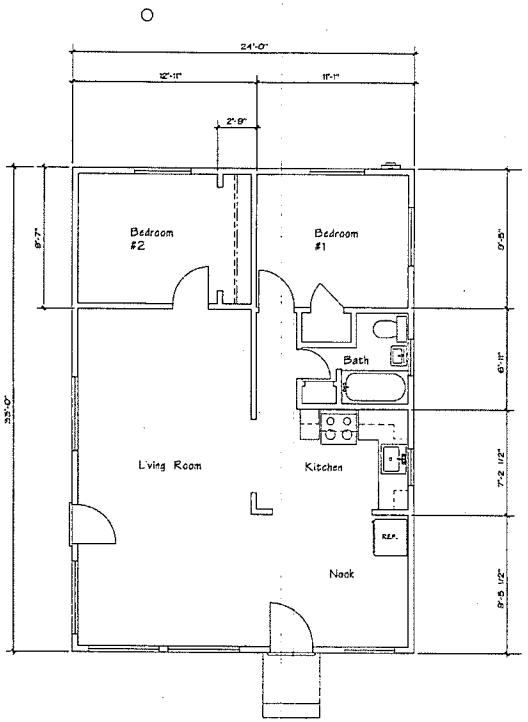


FRONT (West) ELEVATION

EXISTING EXTERIOR ELEVATIONS

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

(J)



APARTMENT UNIT #603

(AREA = 795 sf.)

N

EXISTING FLOOR PLAN

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

(A)

REVISIONS

LICENSED ARCHITECT JAMES D. SHAW C-7589 STATE OF CALIFORNIA

Owner : ASHOUR YADEGAR
Ph. (415) 205-0722

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR :

20TH CENTURY APARTMENTS

603 - 615 20th CENTURY BOULEVARD
TURLOCK, CA

SHEET TITLE: EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS (UNIT #603)

DATE	DRAWN BY:	JOB NUMBER:
8/15/19	JDS	1909

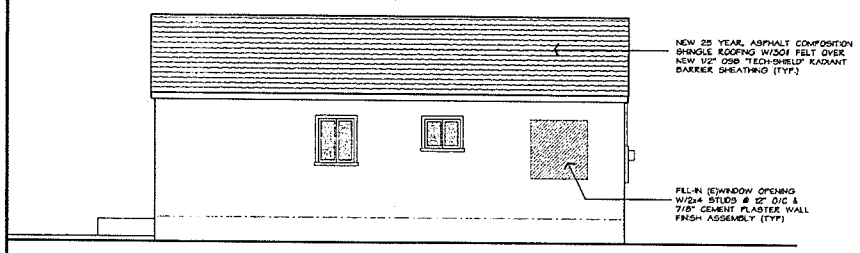
SIGNATURE

© 2019 YOSHINO/SHAW & ASSOCIATES

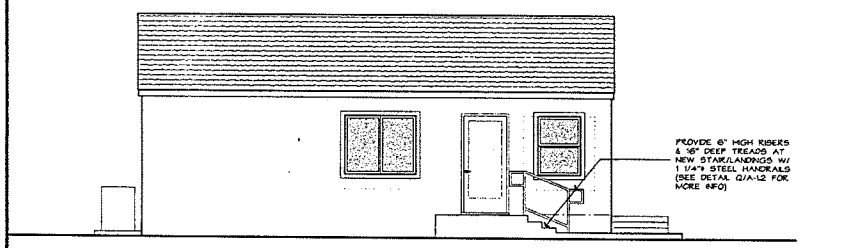
YOSHINO/ SHAW
& ASSOCIATES
Jim Shaw
ARCHITECT
1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95380
PHONE (209) 667-2603
FAX # (209) 667-2604
Email : jshaw@lvs2.net

SHEET NO.

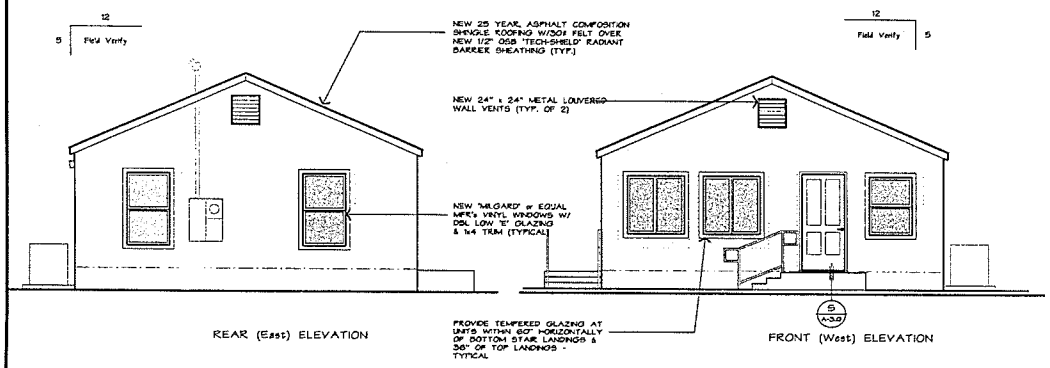
A-2.0



LEFT SIDE (North) ELEVATION



LEFT SIDE (North) ELEVATION



REAR (East) ELEVATION

FRONT (West) ELEVATION

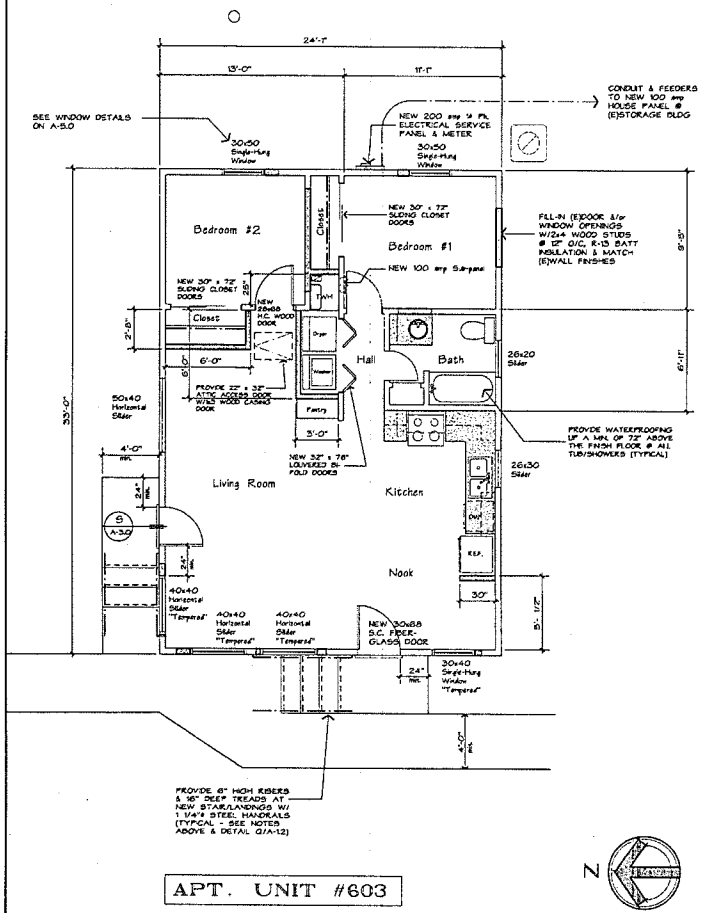
NEW EXTERIOR ELEVATIONS

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

J

STAIR REQUIREMENTS (Comply w/Sec. 1009)

1. THE MINIMUM STAIRWAY WIDTH SHALL BE 36" WIDE.
2. STAIR RISERS SHALL NOT BE LESS THAN 4" OR GREATER THAN 7" HIGH (UNO). THE TREADS SHALL NOT BE LESS THAN 11" MEASURED HORIZONTALLY BETWEEN RISERS OF THE FURTHERMOST PROJECTION OF ADJACENT TREADS; EXCEPT AS NOTED IN CBC SECTION 1009.3.
3. TREADS SHALL HAVE SMOOTH, ROUNDED EXPOSED EDGES AND BE SLIP RESISTANT.
4. NOSING SHALL NOT PROJECT MORE THAN 1 1/2" INCH PAST THE FACE OF THE RISER BELOW.
5. PROVIDE 1" WIDE ACCENT STRIP AT FRONT OF EACH STAIR TREAD NOSING - TYPICAL.
6. HANDRAILS ARE REQUIRED ON EACH SIDE OF THE STAIRWAY AND SHALL BE LOCATED 34" - 38" ABOVE THE NOSING & EXTEND 12" BEYOND THE TOP RISER & 12" PLUS THE TREAD WIDTH BEYOND THE BOTTOM NOSING & RETURNED TO WALL OR NEWEL POST. THE GRIP PORTION OF THE HANDREAL SHALL BE 1 1/4" - 1 1/2" IN DIA. & HAVE 1 1/2" CLEAR BETWEEN THE WALL & HANDREAL.



APT. UNIT #603

PROPOSED FLOOR PLAN

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

A

REVISIONS

Owner : ASHOUR YADGAR Ph. (415) 225-0722

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR :

20TH CENTURY APARTMENTS

603 - 615 20th CENTURY BOULEVARD TURLOCK, CA

SHEET TITLE: PROPOSED FLOOR PLAN & EXTERIOR ELEVATIONS (UNIT #603)

DATE	DRAWN BY:	JOB NAMBER:
8/15/19	JDS	1909

SIGNATURE

© 2019 YOSHINO/SHAW & ASSOCIATES

YOSHINO/ SHAW & ASSOCIATES
Jim Shaw
ARCHITECT
1016 N. GOLDEN STATE BLVD
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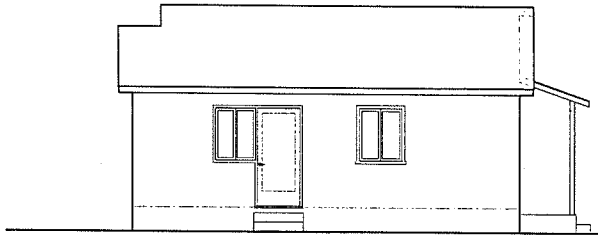
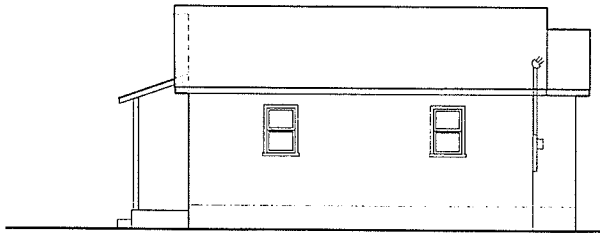
PHONE (209) 667-2603
FAX # (209) 667-2604
Email : jshaw@fbr2wireless.net

SHEET NO.

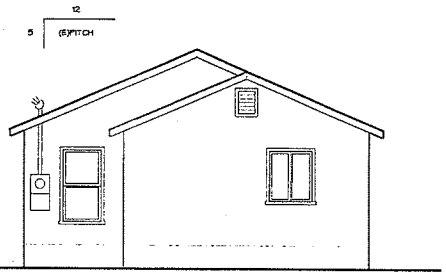
A-2.1



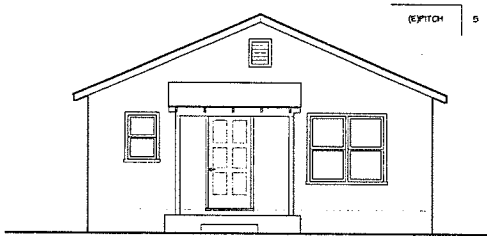
LEFT SIDE (North) ELEVATION



RIGHT SIDE (South) ELEVATION



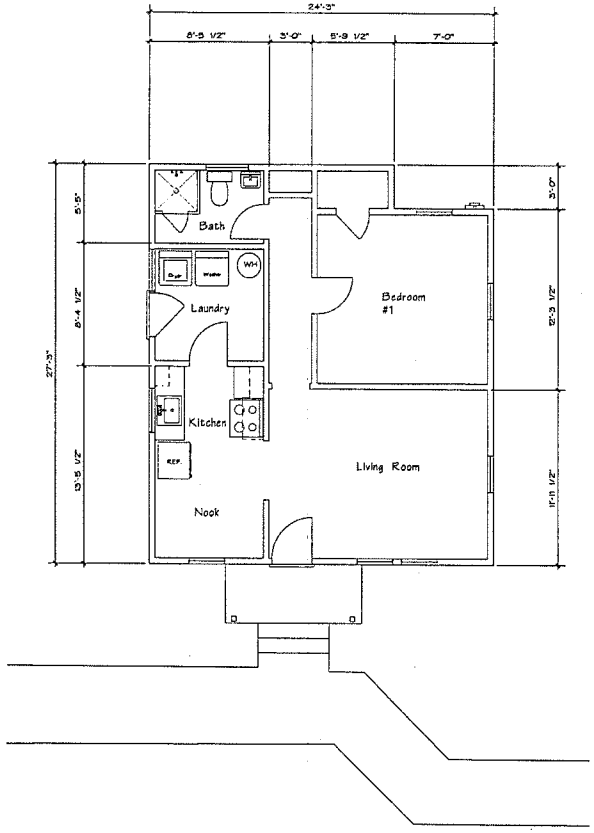
REAR (East) ELEVATION



FRONT (West) ELEVATION

EXISTING EXTERIOR ELEVATIONS

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



APT. UNIT #605 (640 sf.)

N

EXISTING FLOOR PLANS

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

A

REVISIONS

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR :

20TH CENTURY APARTMENTS

603 - 615 20th CENTURY BOULEVARD TURLOCK, CA

Owner : ASHOUR YAOEGAR Ph (415) 205-0722

SIGNATURE

© 2019 YOSHINO/SHAW & ASSOCIATES

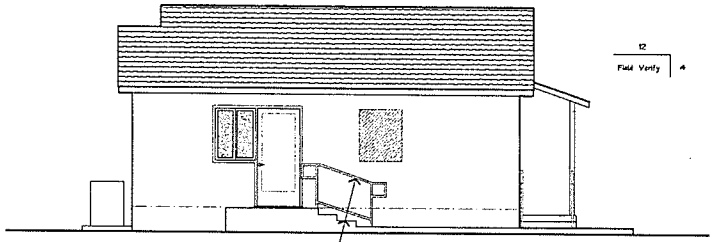
SHEET TITLE: EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS (UNIT #605)

DATE 8/15/19 | DRAWN BY: JDS | JOB NUMBER: 1909

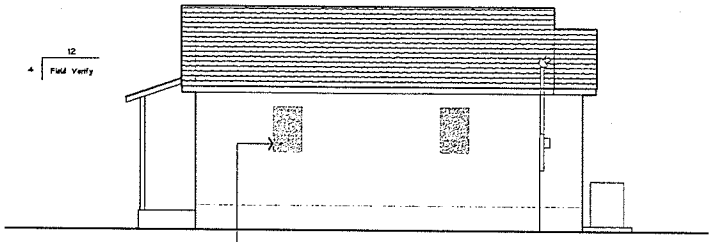
YOSHINO/ SHAW & ASSOCIATES
Jim Shaw
ARCHITECT
1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95380
PHONE (209) 667-2605
FAX # (209) 667-2604
Email : jshaw@ix2wrx.com

SHEET NO.

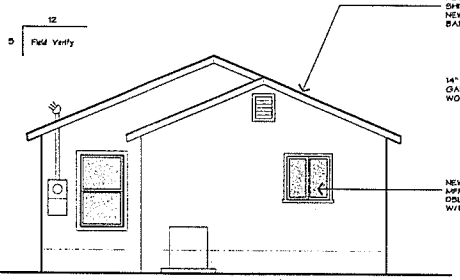
A-2.2



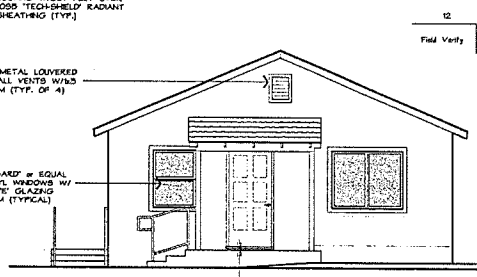
LEFT SIDE (North) ELEVATION



RIGHT SIDE (South) ELEVATION



REAR (East) ELEVATION

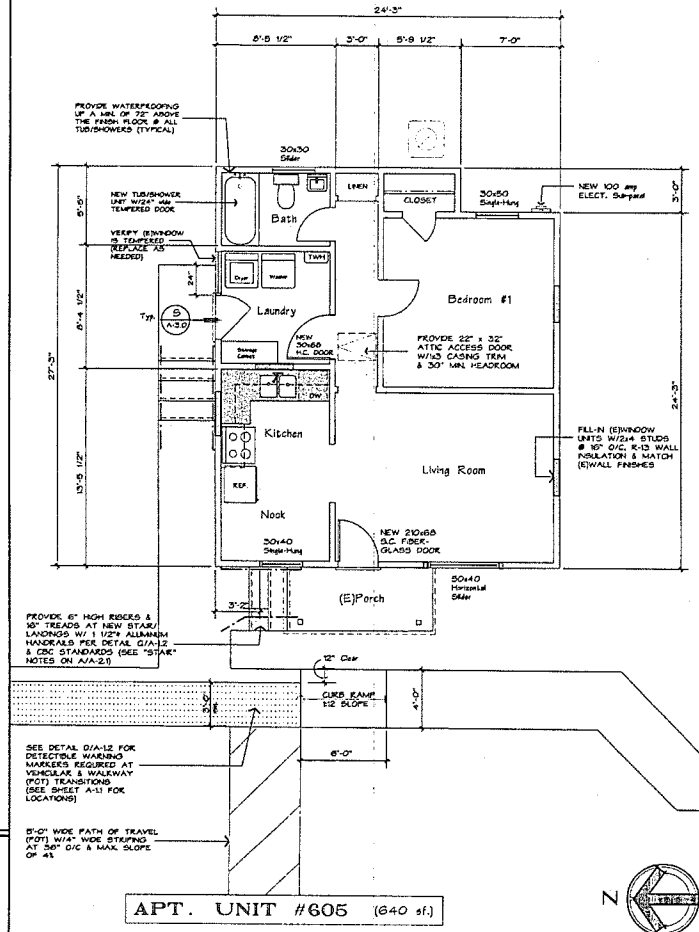


FRONT (West) ELEVATION

NEW EXTERIOR ELEVATIONS

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

J



APT. UNIT #605 (640 sf.)

NEW FLOOR PLAN

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

A

REVISIONS

LICENSED ARCHITECT JIM SHAW C-27389 STATE OF CALIFORNIA

Owner : ASHOK VADGAMA Ph (415) 205-0722

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR

20TH CENTURY APARTMENTS

603 - 615 20th CENTURY BOULEVARD TURLOCK, CA

SIGNATURE

© 2019 YOSHINO/SHAW & ASSOCIATES

JOB NUMBER: 1929

DRAWN BY: JDS

DATE: 8/15/19

SHEET TITLE: NEW FLOOR PLAN & EXTERIOR ELEVATIONS (UNIT #605)

YOSHINO/ SHAW & ASSOCIATES

Jim Shaw

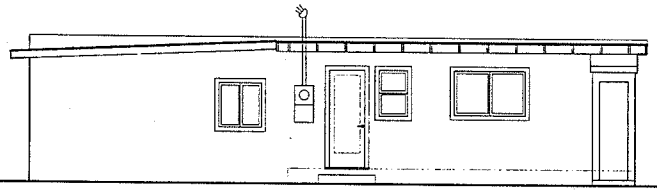
ARCHITECT

1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95380

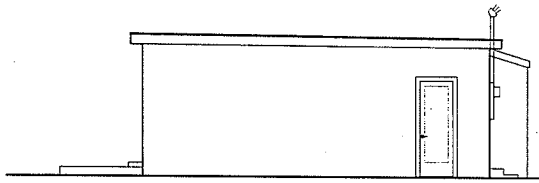
PHONE (209) 667-2603
FAX # (209) 667-2604
Email : jshaw@tes2wire.com

SHEET NO.

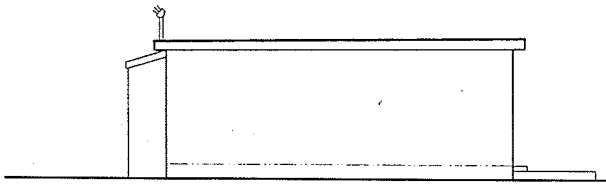
A-2.3



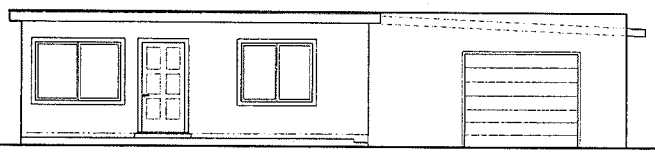
REAR (East) ELEVATION



RIGHT SIDE (South) ELEVATION



LEFT SIDE (North) ELEVATION

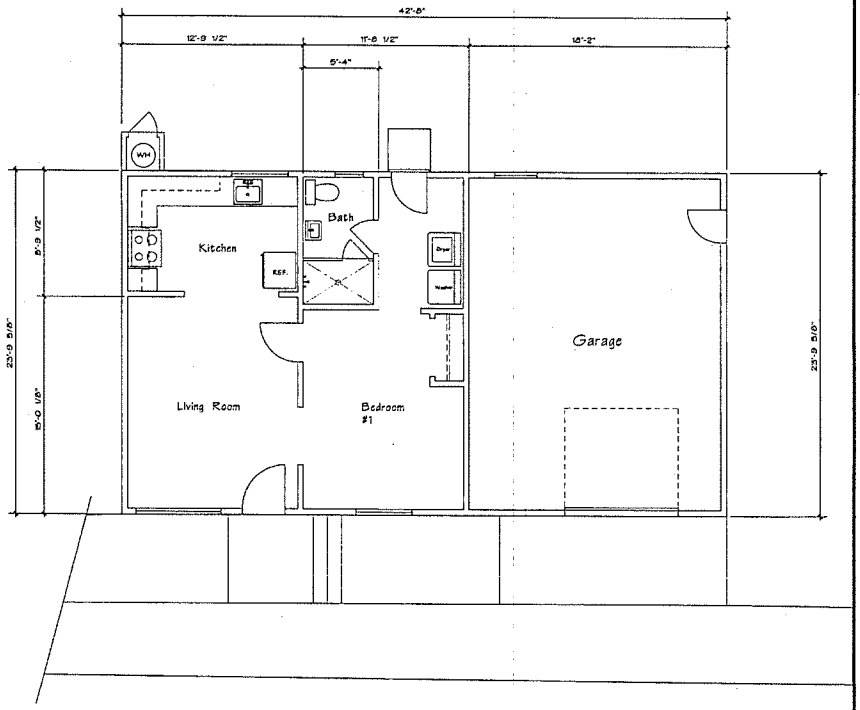


FRONT (West) ELEVATION

EXISTING EXTERIOR ELEVATIONS

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

N



APARTMENT UNIT #607
(AREA = 1,015 sf.)

N

EXISTING FLOOR PLAN

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

A

REVISIONS

LICENSED ARCHITECT JAMES D. SHAW C-27389 STATE OF CALIFORNIA

Owner: ASHOUR YADEGAR Ph (408) 208-0722

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR :

20TH CENTURY APARTMENTS

603 - 615 20th CENTURY BOULEVARD TURLOCK, CA

SHEET TITLE: EXISTING FLOOR PLAN & EXT. ELEVATIONS (# 607)

DATE	DRAWN BY:	JOB NUMBER:
8/15/19	JDS	1909

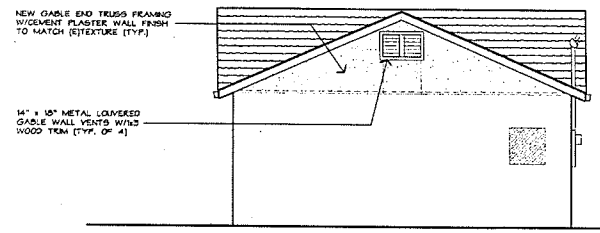
SIGNATURE

© 2019 YOSHINO/SHAW & ASSOCIATES

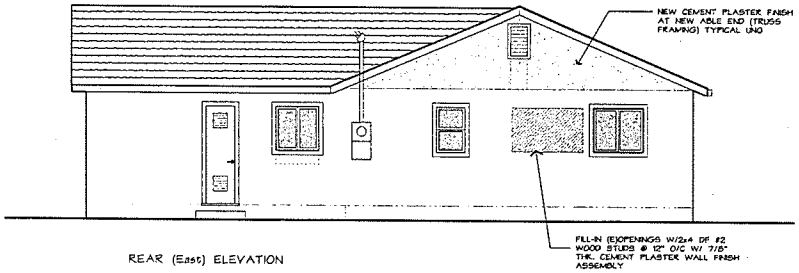
YOSHINO/ SHAW & ASSOCIATES
Jim Shaw
ARCHITECT
1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95380
PHONE (209) 667-2603
FAX # (209) 667-2604
Email : jshaw@fire2wire.com

SHEET NO.

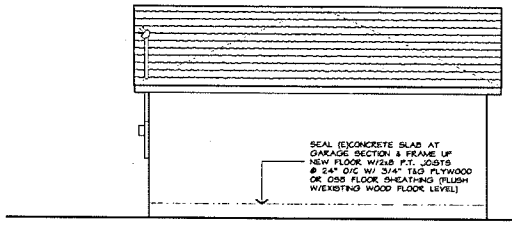
A-2.4



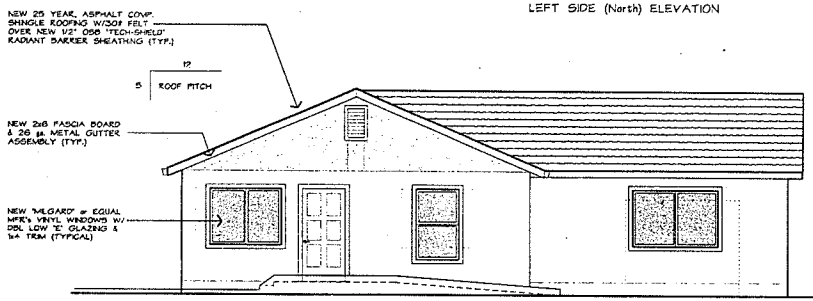
RIGHT SIDE (South) ELEVATION



REAR (East) ELEVATION



LEFT SIDE (North) ELEVATION



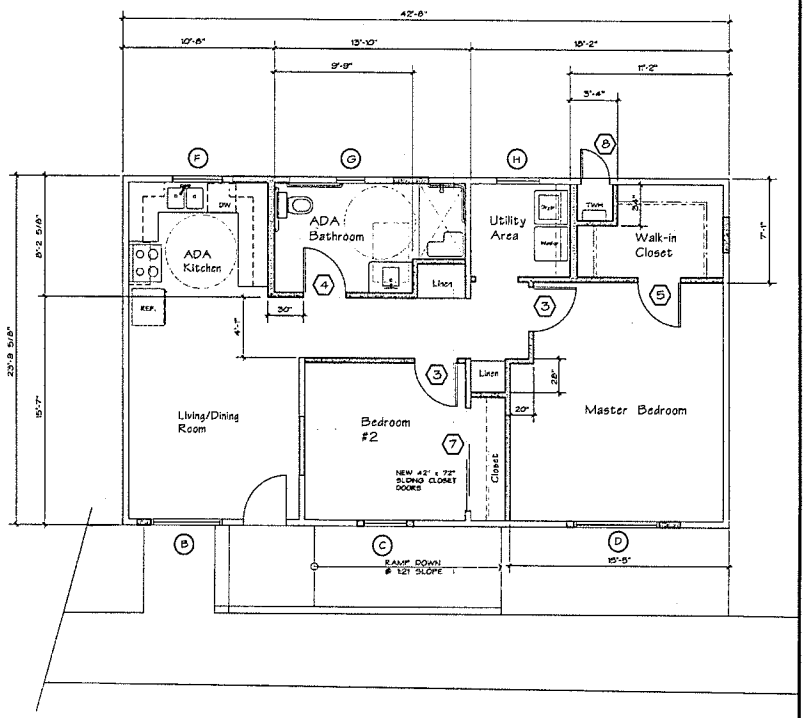
FRONT (West) ELEVATION

NEW EXTERIOR ELEVATIONS

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

N

APARTMENT UNIT #607



APT. UNIT # 607 (1,015 sf.)

N

PROPOSED FLOOR PLAN

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

A

REVISIONS

LICENSED ARCHITECT JAMES O. SHAW C-23384 STATE OF CALIFORNIA

Owner: ASHOUR YADEGAR Ph (415) 203-0722

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR :

20TH CENTURY APARTMENTS

603 - 615 20th CENTURY BOULEVARD TURLOCK, CA

SIGNATURE

© 2019 YOSHINO/SHAW & ASSOCIATES

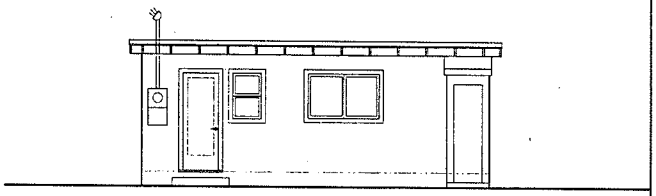
SHEET TITLE: NEW FLOOR PLAN & EXTERIOR ELEVATIONS-(UNIT-#607)

DATE 8/15/19 | DRAWN BY: JDS | JOB NUMBER: 1909

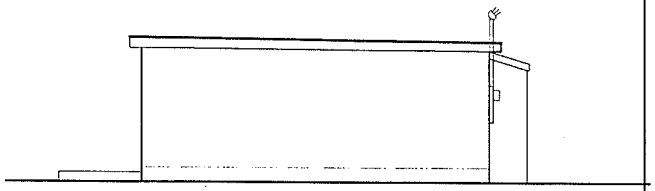
YOSHINO/ SHAW & ASSOCIATES
Jim Shaw
ARCHITECT
1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95380
PHONE (209) 667-2605
FAX # (209) 667-2604
Email : jshaw@fire2wire.com

SHEET NO.

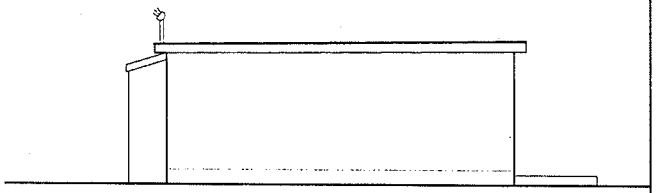
A-2.5



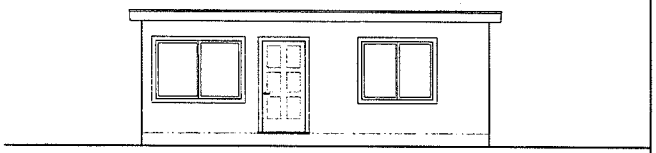
REAR (East) ELEVATION



RIGHT SIDE (South) ELEVATION



LEFT SIDE (North) ELEVATION

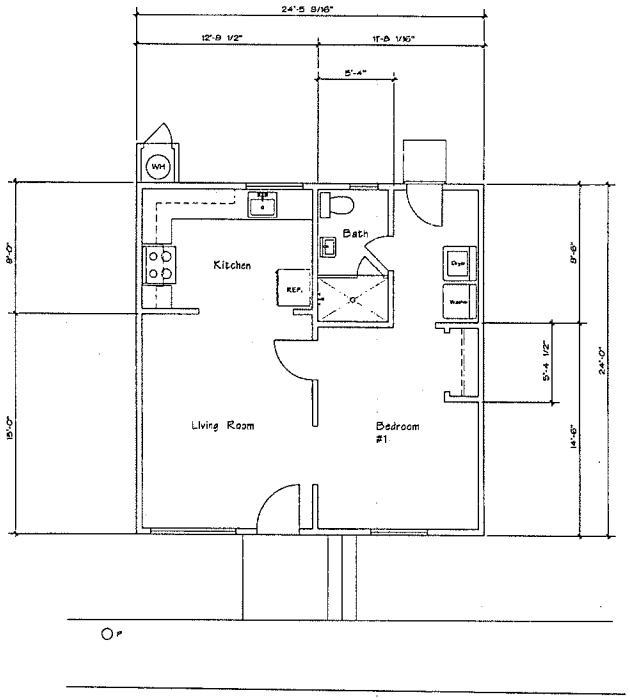


FRONT (West) ELEVATION

EXISTING EXTERIOR ELEVATIONS

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

N



UNITS #609- 615 (AREA = 587 sf.)

N

EXISTING FLOOR PLAN

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

A

REVISIONS

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR :

20TH CENTURY APARTMENTS

609 - 615 20th CENTURY BOULEVARD TURLOCK, CA

Owner: ASHOK YADIGAR Ph (408) 220-0722

SIGNATURE

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DATE	DRAWN BY:	JOB NUMBER:
8/15/19	JDS	1909

SHEET TITLE: EXISTING FLOOR PLAN & EXTERIOR ELEVATIONS (UNITS # 609 - 615)

YOSHINO/ SHAW & ASSOCIATES
~ Jim Shaw ~
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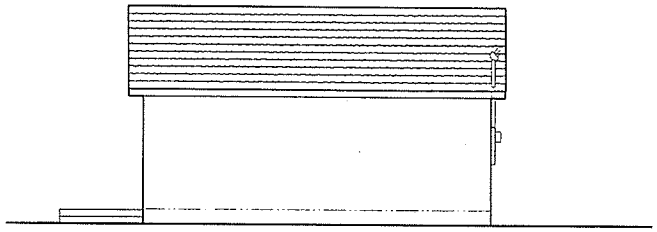
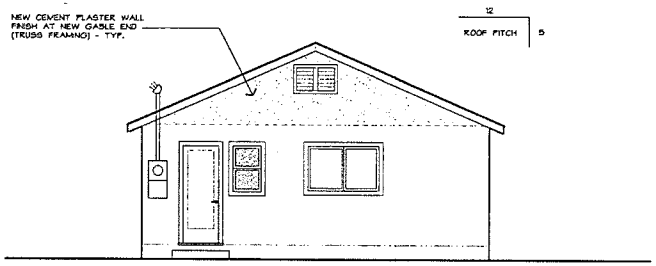
SHEET NO.

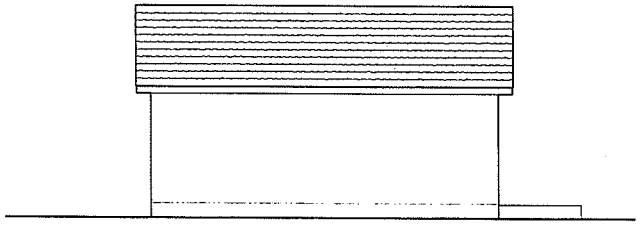
A-2.6



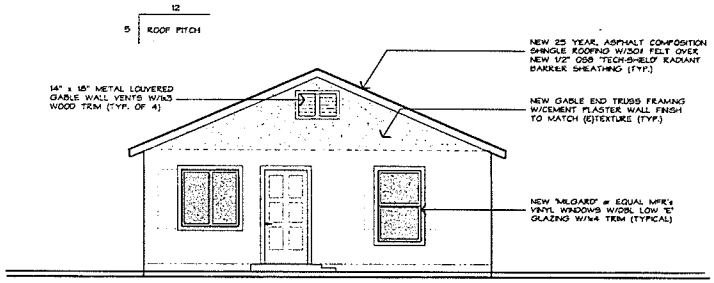
RIGHT SIDE (South) ELEVATION



REAR (East) ELEVATION



LEFT SIDE (North) ELEVATION

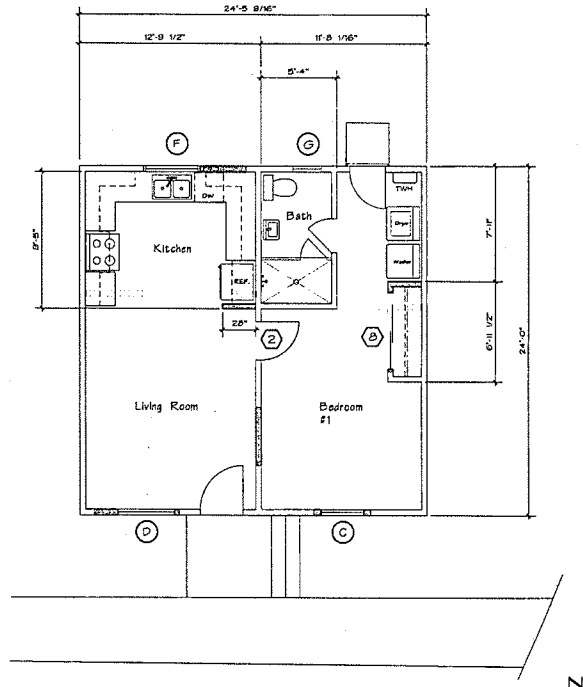


FRONT (West) ELEVATION

NEW EXTERIOR ELEVATIONS

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

N



UNITS #609- 615 (AREA = 587 sf.)

PROPOSED FLOOR PLAN

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

A

REVISIONS

Owner : ASHOUR YADEGAR Ph (415) 205-0722

PROJECT NAME: APARTMENT REMODEL & SITE UPGRADES FOR :

20TH CENTURY APARTMENTS

603 - 615 20th CENTURY BOULEVARD

TURLOCK, CA

SHEET TITLE: NEW FLOOR PLAN & EXTERIOR ELEVATIONS (#609 - 615)

DATE	DRAWN BY:	JOB NUMBER:
8/15/10	JDS	1909

SIGNATURE

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SHEET NO.

A-2.7