

N. COLIJE AVENUE

SCOPE OF WORK:

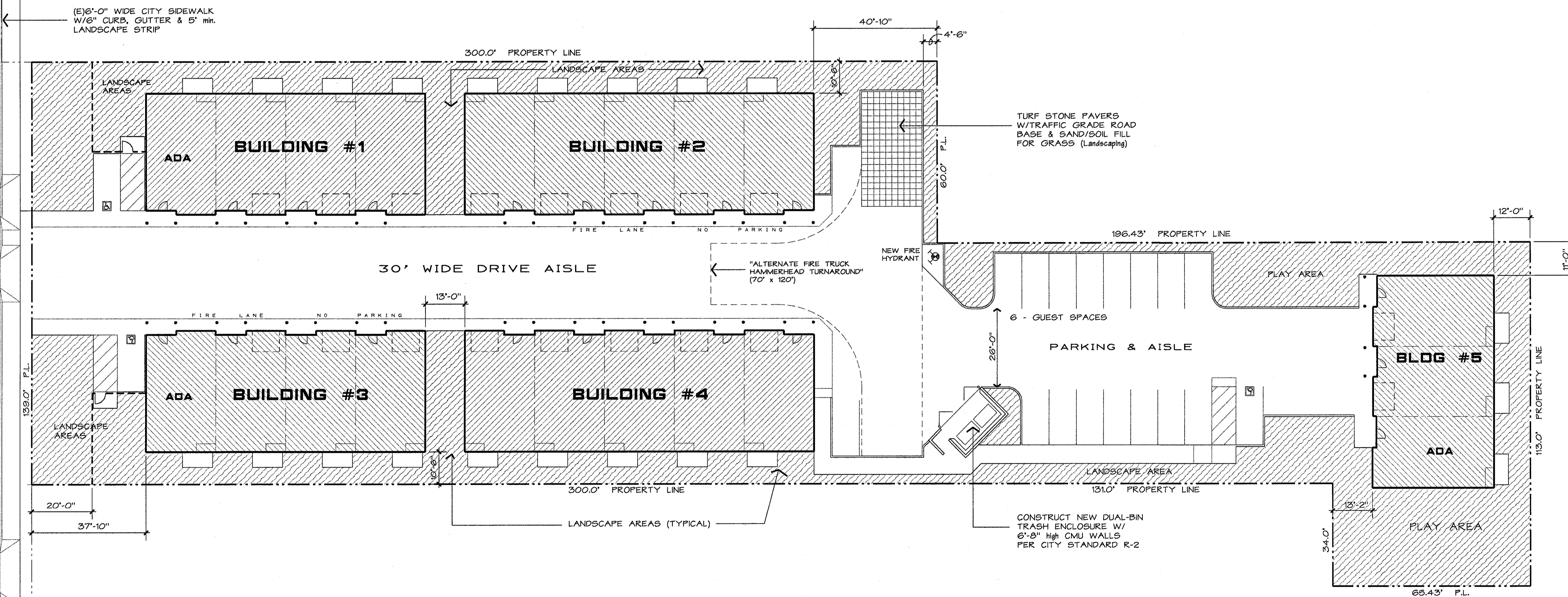
NEW 2 & 3-BEDROOM APARTMENT UNITS, A TOTAL OF 21-UNITS W/PARKING, LANDSCAPING, TRASH ENCLOSURE, FIRE TURNAROUND & COMMON PLAY AREAS :

- 1) NEW WOOD-FRAMED APARTMENT BUILDINGS W/ ASPHALT COMPOSITION ROOFING, CEMENT PLASTER WALLS W/ STONE VENEER & HARDIE-BOARD SIDING or SHINGLES.
- 2) DOORS TO BE FIBERGLASS &/OR VINYL FRAMED DBL GLAZED & SLIDERS & WINDOW UNITS (TYPICAL).
- 3) NEW DROUGHT RESISTANT LANDSCAPING PER STATE WELO REQUIREMENTS.
- 4) HEAVY-TRAFFIC RATED AC/CONCRETE PAVING, SIDEWALKS & ACCESSIBLE CMU TRASH ENCLOSURE.
- 5) NEW 6'-8" HIGH WOOD or CMU FENCING AT NORTH, EAST & SOUTH PROPERTY LINES, W/WROUGHT IRON AT STREET SIDE.

BUILDING INFO

OCCUPANCY GROUP :	R2
TYPE OF CONSTRUCTION :	V-B
NO. OF STORIES :	2
NEW APARTMENT AREA :	32,212 sf.
1st FLOORS =	14,565 sf
2nd FLOORS =	17,556 sf
NEW GARAGE AREA :	4,464 sf.
248 sf EACH	
TOTAL BUILDING AREA :	36,676 sf.
BUILDING HEIGHT :	30'
FIRE SPRINKLER SYSTEM :	YES/NEW
PARKING STALLS :	38 Spaces
LOT AREA : (1.365 Acres)	59,442 sf.
LOT COVERAGE :	32%
LANDSCAPE AREA : (29%)	17,437 sf.

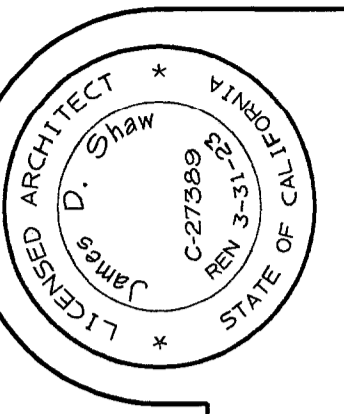
NEW PROJECT DATA



APN #'S : 042-026-002, 022 & 023
 (LOT AREA = 59,442 sf.)
 1.36 Acres

PROPOSED SITE PLAN
 SCALE : 1" = 20'-0"

REVISIONS
6/22/21



GILBERT GEORGE PROPERTY
 906, 908, 930 N. OLIVE
 TURLOCK, CA

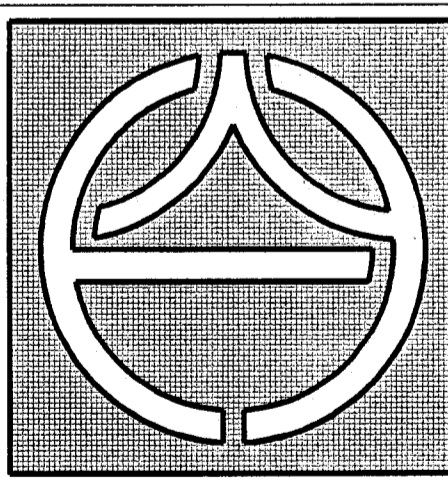
SIGNATURE
 © 2021 Yoshino/Shaw & Associates

JOB NUMBER:
 2023

DATE
 6/22/21

DRAWN BY:
 JDS

PROJECT NAME : 20 UNIT APARTMENT COMPLEX FOR :



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-1.1