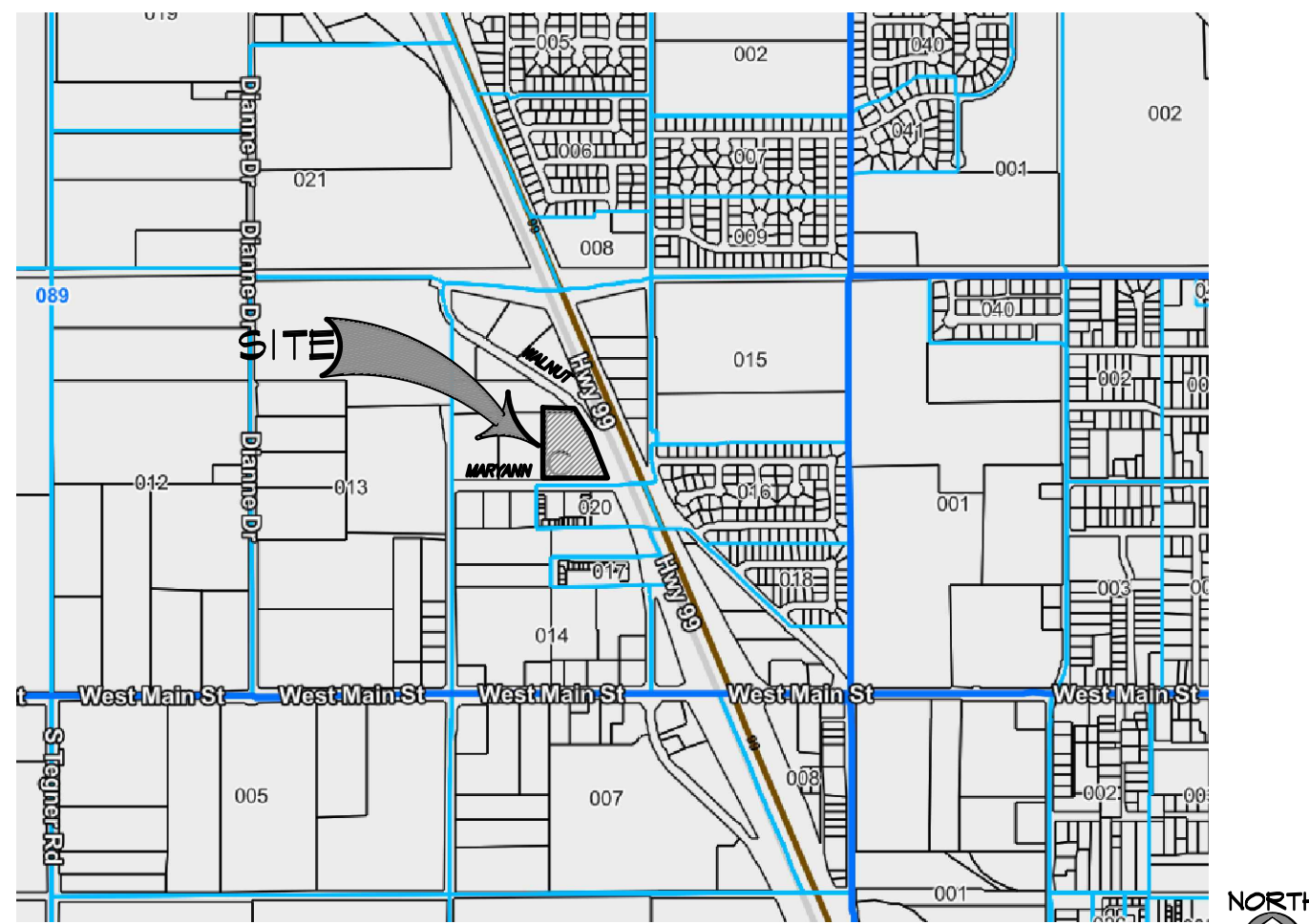


MINOR DISCRETIONARY PERMIT FOR: GRANITE GALLERY 531 N. WALNUT ROAD TURLOCK, CA 95380

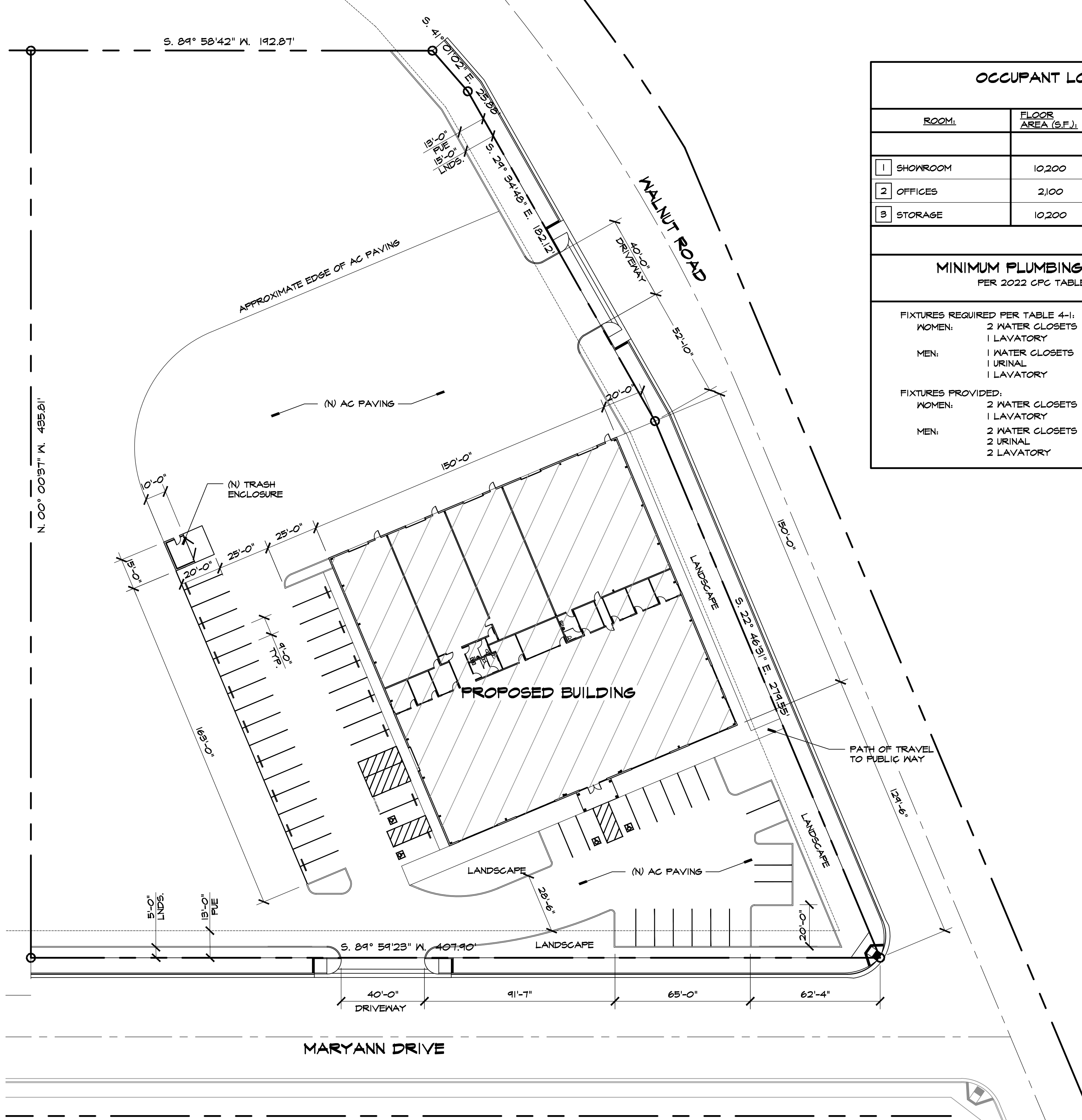


VICINITY MAP

PROJECT DATA:	
PROJECT OWNER	AV LLC PROPERTIES 531 N WALNUT RD TURLOCK, CA 95380
PROJECT LOCATION	531 N WALNUT RD TURLOCK, CA 95380
APN	089-014-044
PROJECT DESCRIPTION	PROPOSED COMMERCIAL RETAIL BUILDING FOR GRANITE SHOWROOM & WAREHOUSE STORAGE
ZONING	INDUSTRIAL BUSINESS PARK (IBP)
LAND USE	BUSINESS PARK
OCCUPANCY	B/M/SI
CONSTRUCTION TYPE	I B
FIRE SPRINKLERS	YES
EXISTING STRUCTURES	NONE
LOT SIZE	3.11 AC
AREAS:	
TOTAL BUILDING AREA	22,500 S.F.
PARKING:	
RETAIL (1:300 S.F.)	41 SPACES
WAREHOUSE (1:1,000 S.F.)	11 SPACES
TOTAL REQUIRED:	52 SPACES (3 ACCESSIBLE)
TOTAL PROVIDED:	52 SPACES
UTILITIES:	
WATER	CITY OF TURLOCK
SEWER	CITY OF TURLOCK
STORM	ON-SITE RETENTION/ CITY OF TURLOCK
GAS	PG&E
ELECTRIC	TURLOCK IRRIGATION DISTRICT (TID)

SHEET INDEX:	
CS	COVER SHEET, SITE PLAN & PROJECT DATA
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS

CODE COMPLIANCE	
ALL WORK PERFORMED SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO:	
<ul style="list-style-type: none"> 2022 CALIFORNIA BUILDING CODE, (CBC) 2022 CALIFORNIA ELECTRICAL CODE, (CEC) 2022 CALIFORNIA GREEN BUILDING CODE, (CGBC) 2022 CALIFORNIA MECHANICAL CODE, (CMC) 2022 CALIFORNIA PLUMBING CODE, (CPC) 2022 CALIFORNIA ENERGY CODE, (CEC) 2022 CALIFORNIA FIRE CODE, (CFC) 2022 CALIFORNIA HISTORICAL BUILDING CODE 2022 CALIFORNIA EXISTING BUILDING CODE 2022 CALIFORNIA REFERENCED STANDARDS CODE 	



SITE PLAN

OCCUPANT LOAD CALCULATION					
ROOM	FLOOR AREA (S.F.)	OCCUPANT LOAD FACTOR		OCCUPANT LOAD	
		BUILDING CODE	PLUMBING CODE	BUILDING CODE	PLUMBING CODE
1 SHOWROOM	10,200	40	40	255	255
2 OFFICES	2,100	150	150	14	14
3 STORAGE	10,200	300	300	34	34
TOTAL				303	303
MINIMUM PLUMBING FIXTURES REQUIRED:					
PER 2022 CPC TABLE 422.1 FOR M OCCUPANCY					
FIXTURES REQUIRED PER TABLE 4-1:				152 MEN	152 WOMEN
WOMEN:				2 WATER CLOSETS	
				1 LAVATORY	
MEN:				1 WATER CLOSET	
				1 URINAL	
				1 LAVATORY	
FIXTURES PROVIDED:				2 WATER CLOSETS	
WOMEN:				1 LAVATORY	
MEN:				2 WATER CLOSETS	
				2 URINAL	
				2 LAVATORY	

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
4 NORTH MAIN STREET
LODI, CALIFORNIA 95240
PHONE (209) 394-2332

TITLE:
SITE PLAN PROJECT DATA

PROJECT:
MINOR DISCRETIONARY PERMIT FOR:
GRANITE GALLERY
PROJECT LOCATION:
531 N. WALNUT
TURLOCK, CA 95380

STAMP
REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. SMITH
NO. C044590
EXP. 3-31-26
CIVIL
STATE OF CALIFORNIA

ELECTRONICALLY SIGNED
06/10/2024 4:22:13 PM

DRAWN
JCS

CHECKED
M/S

DATE
5/14/24

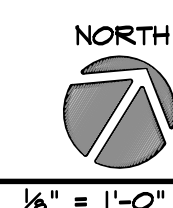
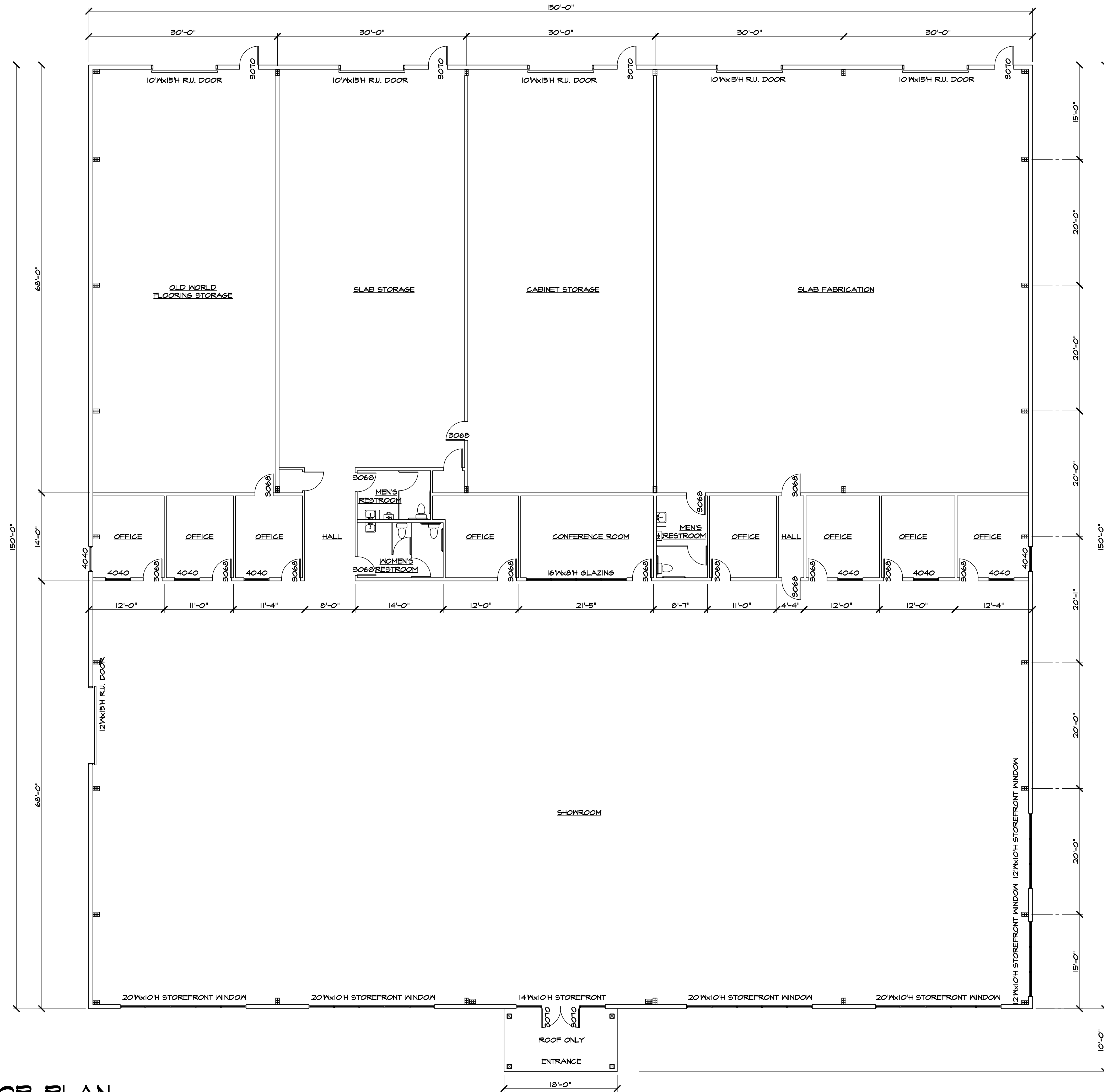
SCALE
AS NOTED

JOB NO.
24071

SHEET
1 OF 3 SHEETS

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FLOOR PLAN



1/8" = 1'-0"

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
 4 NORTH MAIN STREET
 LODI, CALIFORNIA 95240
 PHONE (209) 394-2332

TITLE:
FLOOR PLAN

PROJECT:
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 531 N. WALNUT
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 STATE OF CALIFORNIA

ELECTRONICALLY SIGNED
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CHECKED	MS
DATE	5/14/24
SCALE	AS NOTED
JOB NO.	24071
SHEET	

A1
 2 OF 3 SHEETS

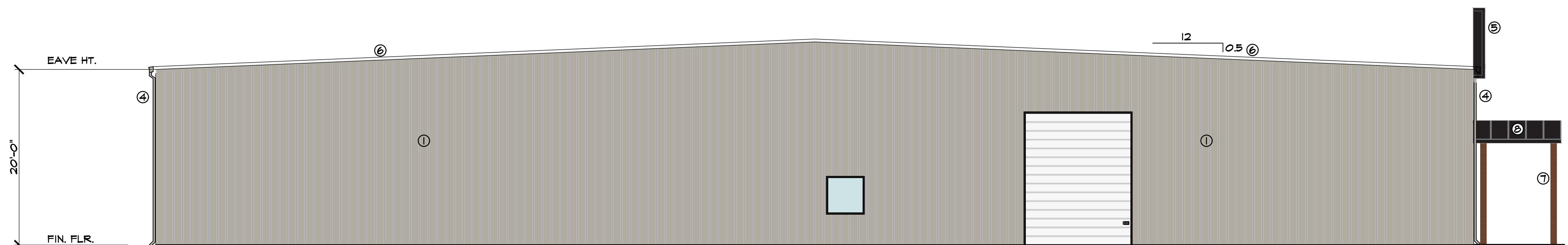
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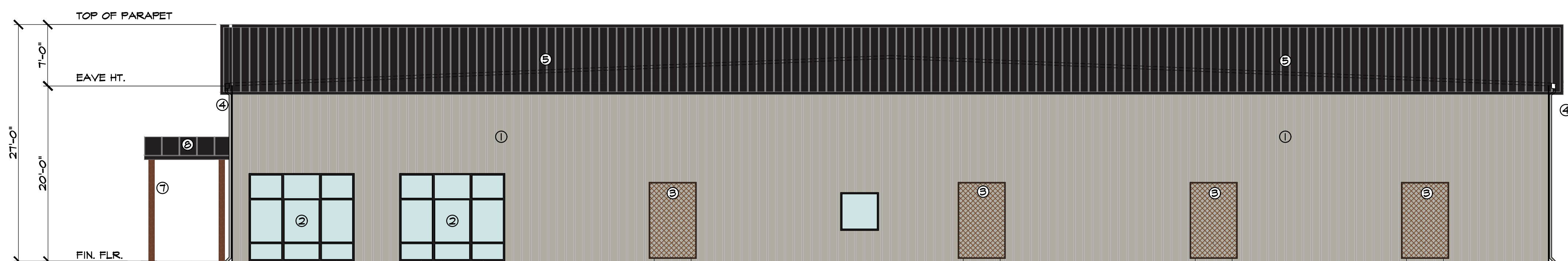
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

- KEY NOTES**
- ① VARGO FRUDEN COOL GRANITE GREY REVERSE PANEL RIB
 - ② CLEAR STOREFRONT GLASS, DUAL GLAZE, BLACK ANODIZED AL FRAME.
 - ③ GREEN SCREEN TRELLIS
 - ④ RAIN GUTTER & DOWN SPOUT.
 - ⑤ VARGO FRUDEN BLACK EBONY ARCHITECTURAL PANEL "VEE-GROVE"
 - ⑥ VARGO FRUDEN COOL COTTON R-PANEL
 - ⑦ 8x ROUGH SAWN ROOF COVER
 - ⑧ BLACK EBONY STANDING SEAM PANEL

EXTERIOR ELEVATIONS

1/8"=1'-0"

REVISIONS	BY

MIKE SMITH ENGINEERING, INC.
 4 NORTH MAIN STREET
 LODI, CALIFORNIA 95240
 PHONE (209) 394-2332

TITLE:
EXTERIOR ELEVATIONS

PROJECT:
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 PROJECT LOCATION:
 591 N. WALNUT
 TURLOCK, CA 95380

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 EXP. 3-31-26
 CIVIL
 STATE OF CALIFORNIA

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CHECKED
 MS

DATE
 6/5/24

SCALE
 AS NOTED

JOB NO.
 24071

SHEET

A2

3 OF 3 SHEETS

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