

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

EXISTING PROJECT INFO :

APN # 042-009-021	(E)AUTO SALES
PARCEL AREA :	63,110 sf. 1.449 Acres
(E)OCCUPANCY GROUP :	B
(E)TYPE OF CONSTRUCTION :	V-B
(E)BUILDING AREA :	1,736 sf.
(E)BUILDING HEIGHT :	15'
FIRE SPRINKLERS :	NONE
OCCUPANT LOAD :	9 People
(E)PARKING :	6 Standard 3 Compact 1 Accessible

PROJECT INFO :

REVISIONS

PROJECT NAME: SITE IMPROVEMENTS for Food Truck CUP @ :

WILSON'S BEST PRICE AUTO SALES
1148 N. GOLDEN STATE BLVD. TURLOCK, CA

SHEET TITLE: EXISTING PROJECT INFO & (E)SITE PLAN

DATE: 11/20/24

DRAWN BY: JS

JOB NUMBER: 2404

SIGNATURE: Yoshino-Shaw & Associates

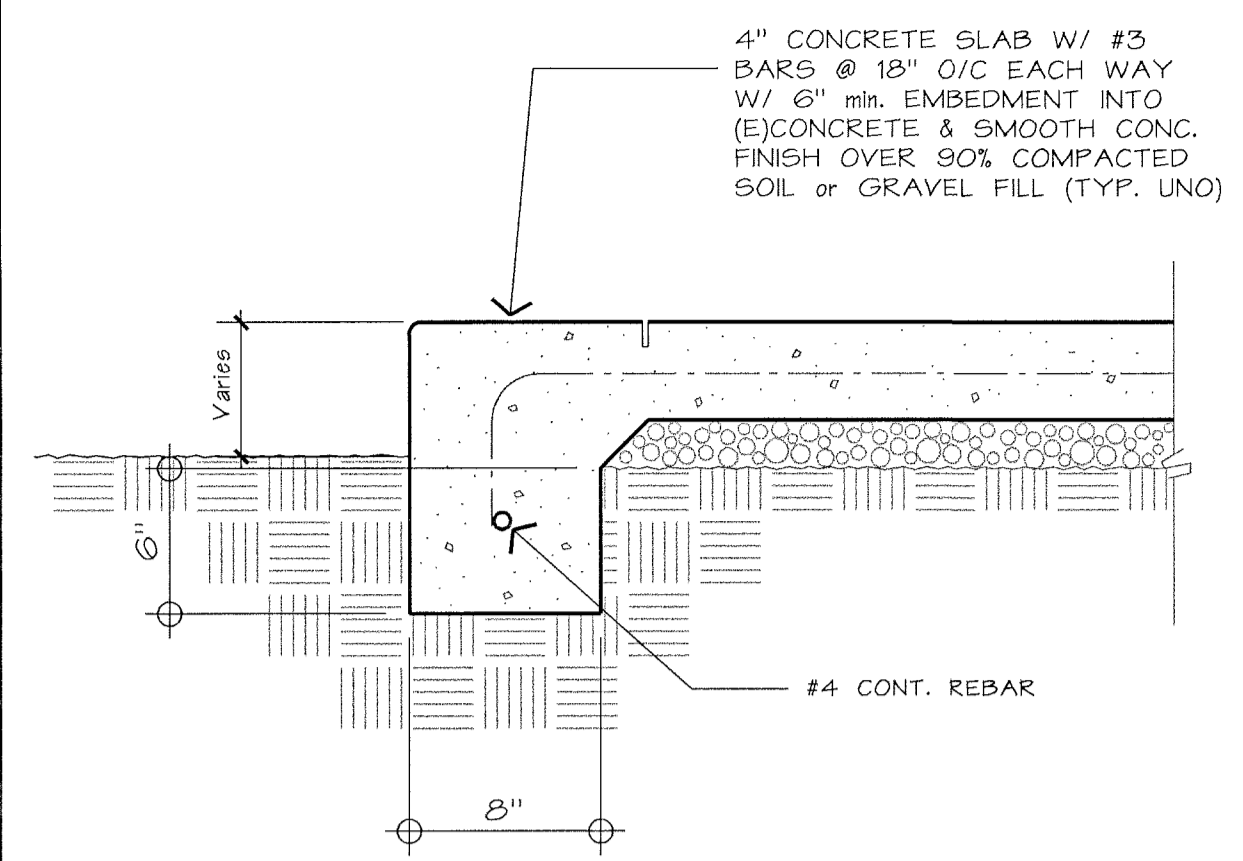
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YOSHINO-SHAW & ASSOCIATES
- Jim Shaw -
ARCHITECT

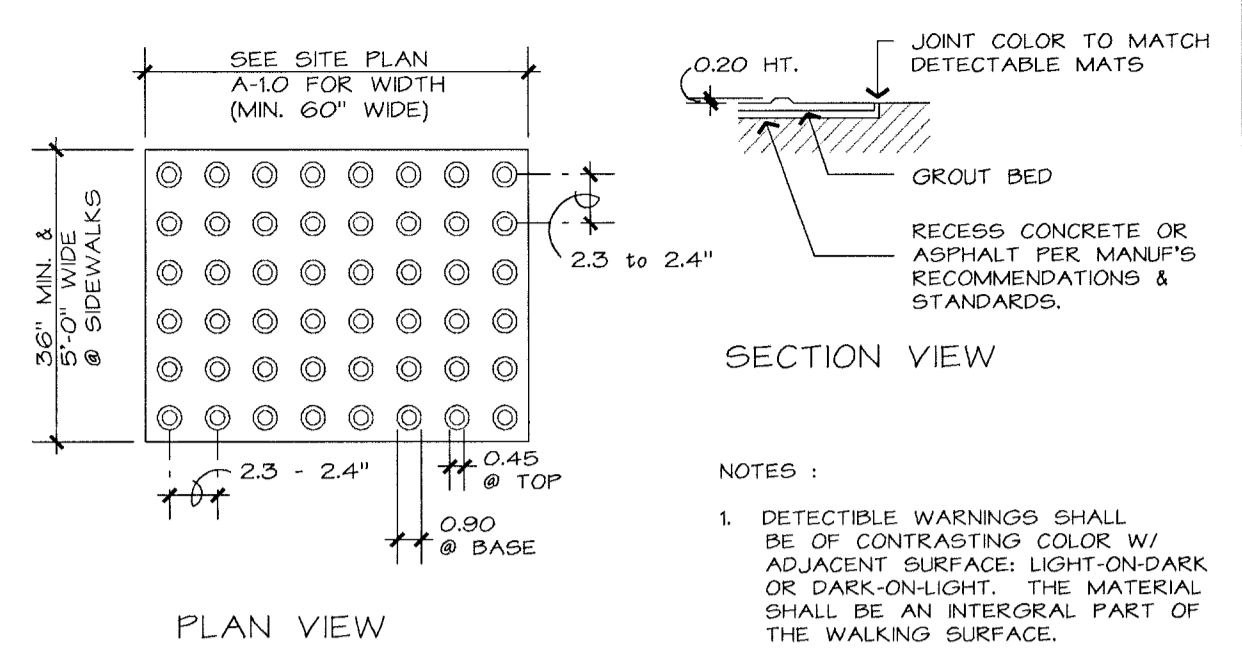
1016 N. GOLDEN STATE BLVD
TURLOCK, CA 95380

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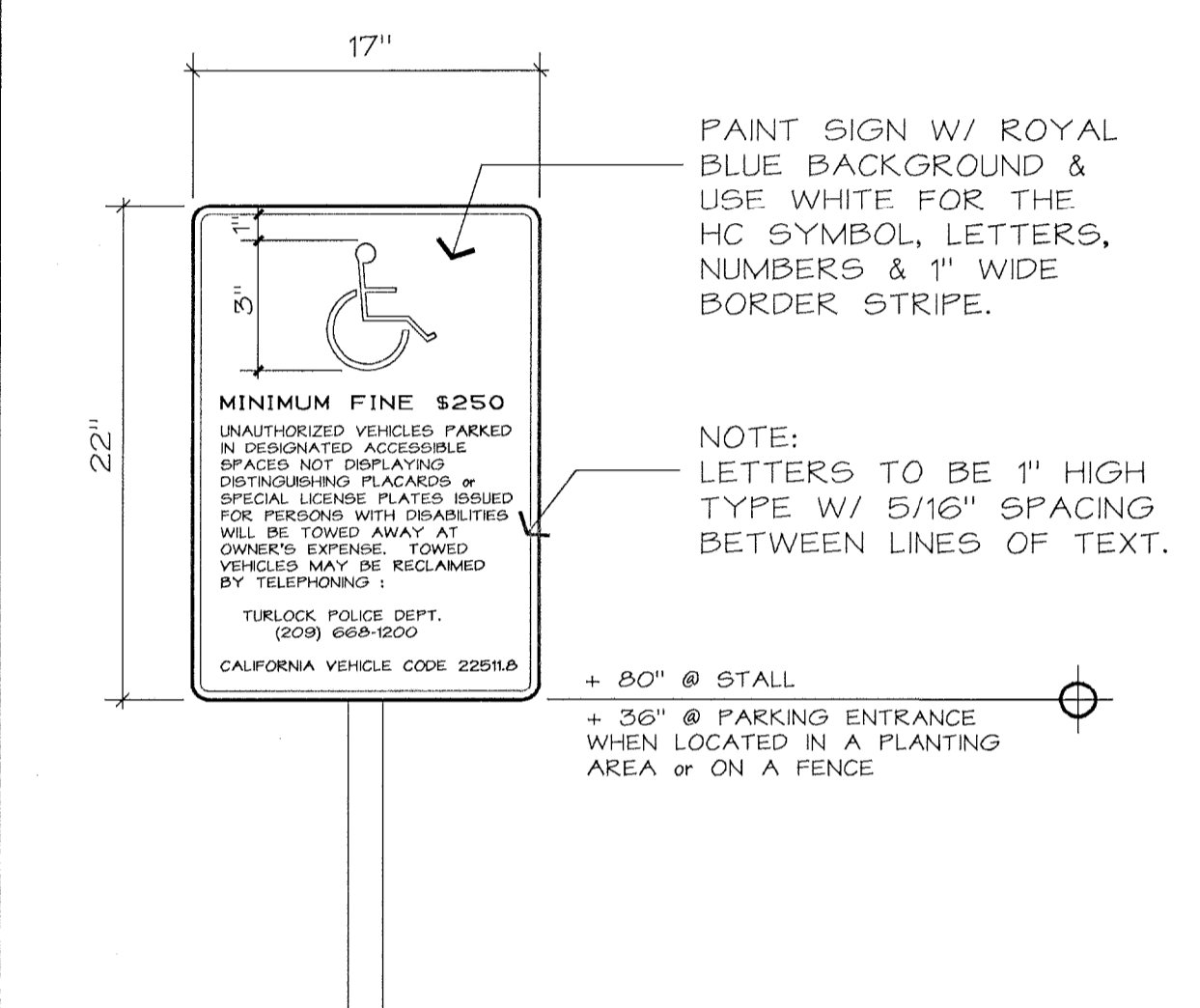
SHEET NO. **A-1.0**



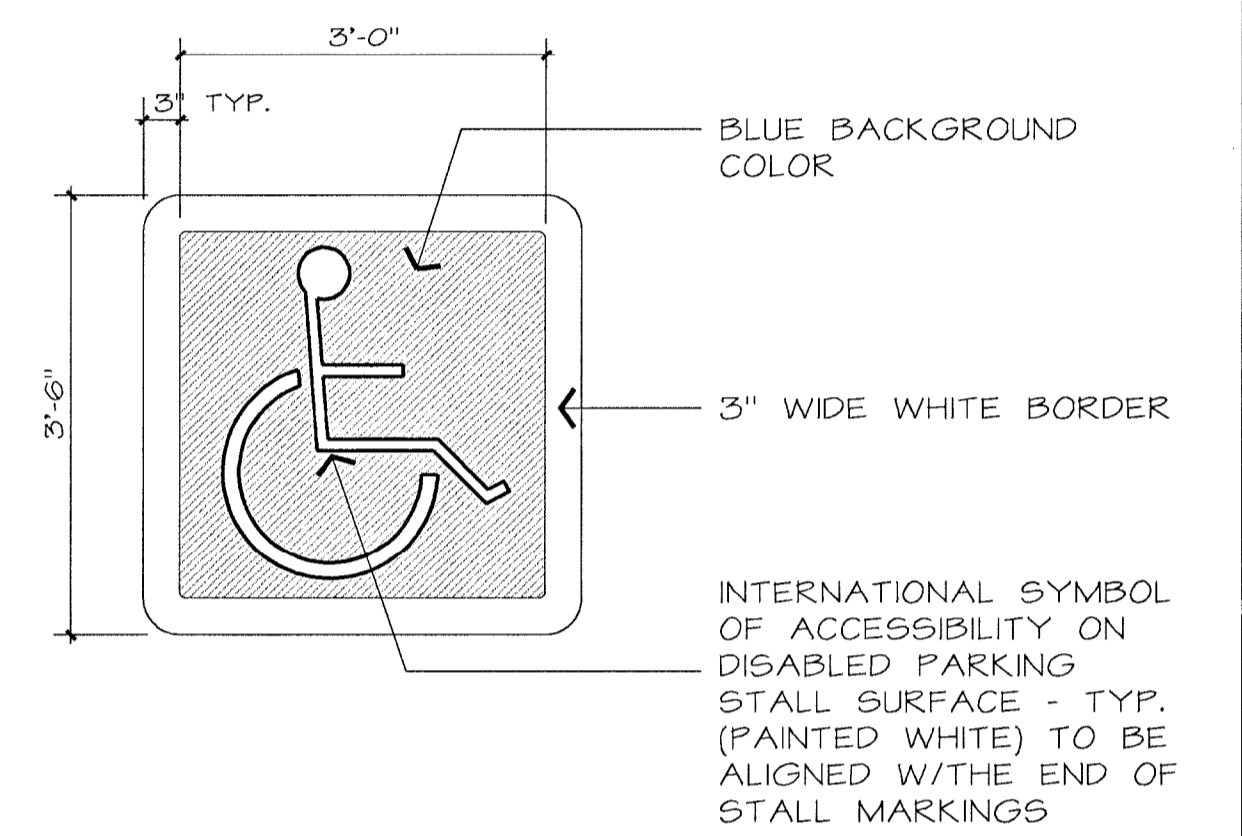
**EDGE OF LANDING/
WALKWAYS** **DETAIL H**
SCALE: 1 1/2" = 1'-0"



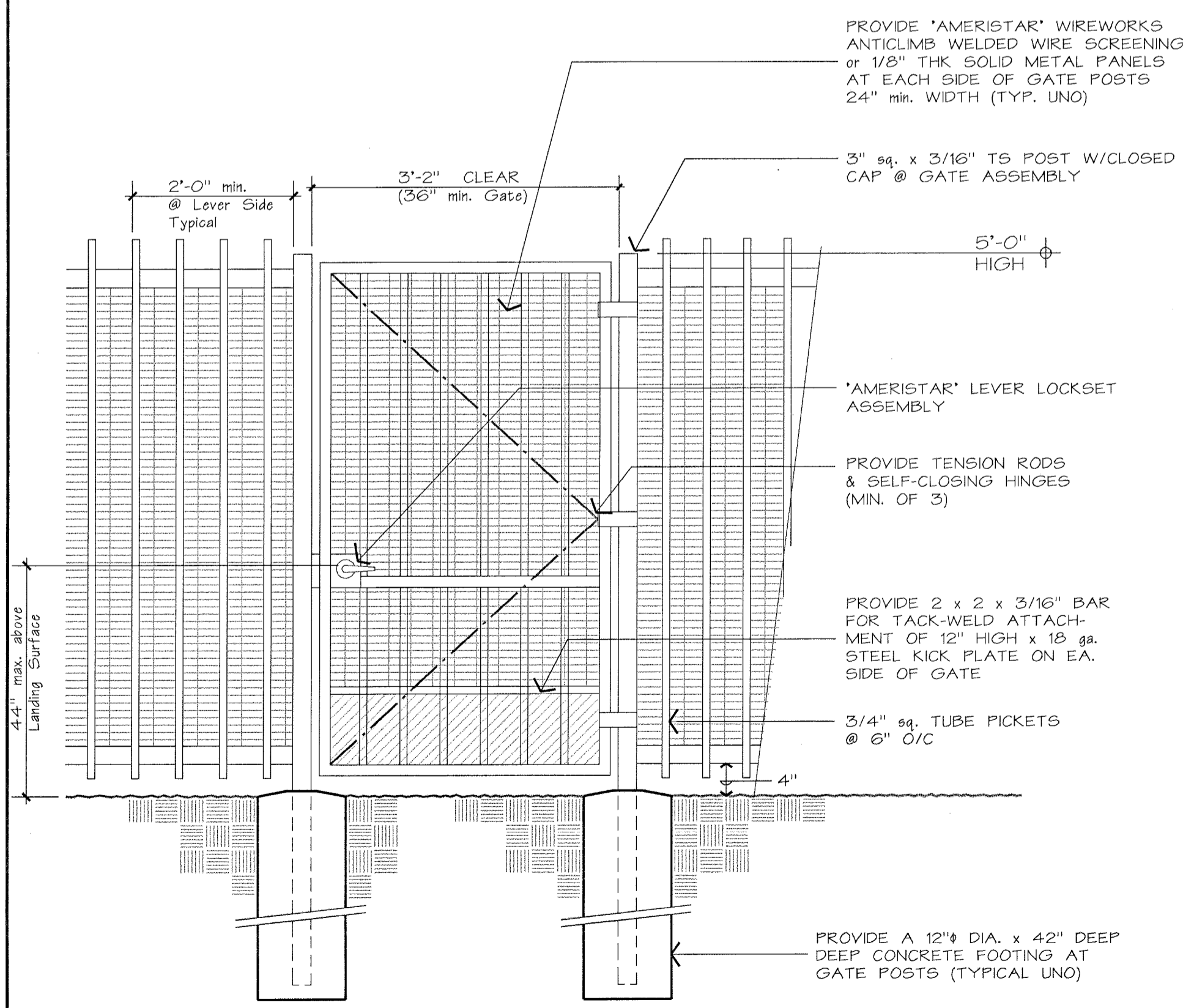
**DETECTABLE
WARNING MARKERS** **DETAIL D**
SCALE: 1 1/2" = 1'-0"



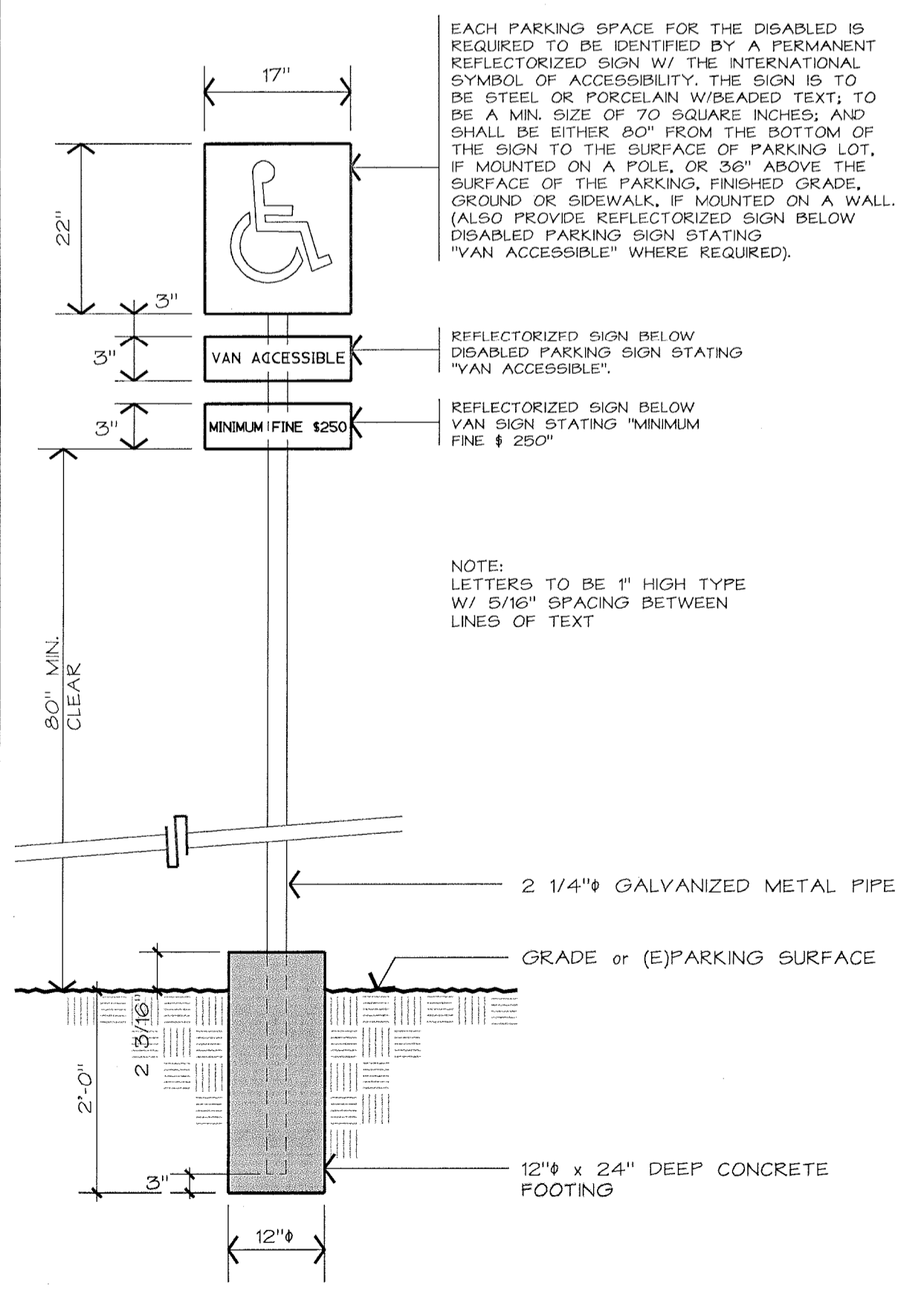
TOW AWAY SIGNAGE **DETAIL G**
SCALE: N.T.S.



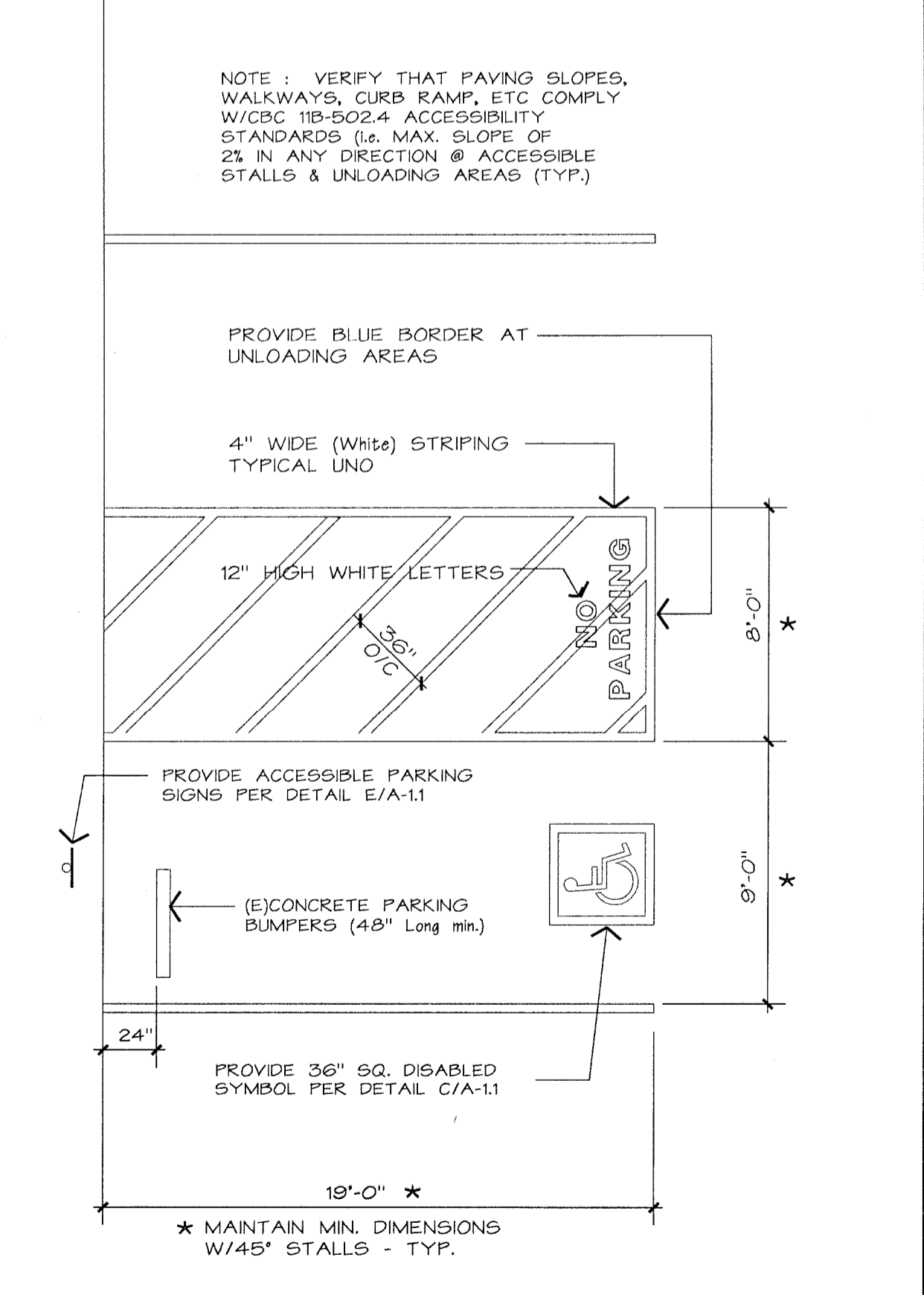
**ACCESSIBILITY SYMBOL
@ STALL PAVEMENT** **DETAIL C**
SCALE: N.T.S.



**SECURITY ACCESS
GATES** **DETAIL J**
SCALE: 3/4" = 1'-0"



**DISABLED PARKING
STALL SIGN** **DETAIL E**
SCALE: 1 1/2" = 1'-0"



**VAN ACCESSIBLE PARKING
STALL STRIPING** **DETAIL A**
SCALE: 1 1/2" = 1'-0"

REVISIONS

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JAMES D. SHAW
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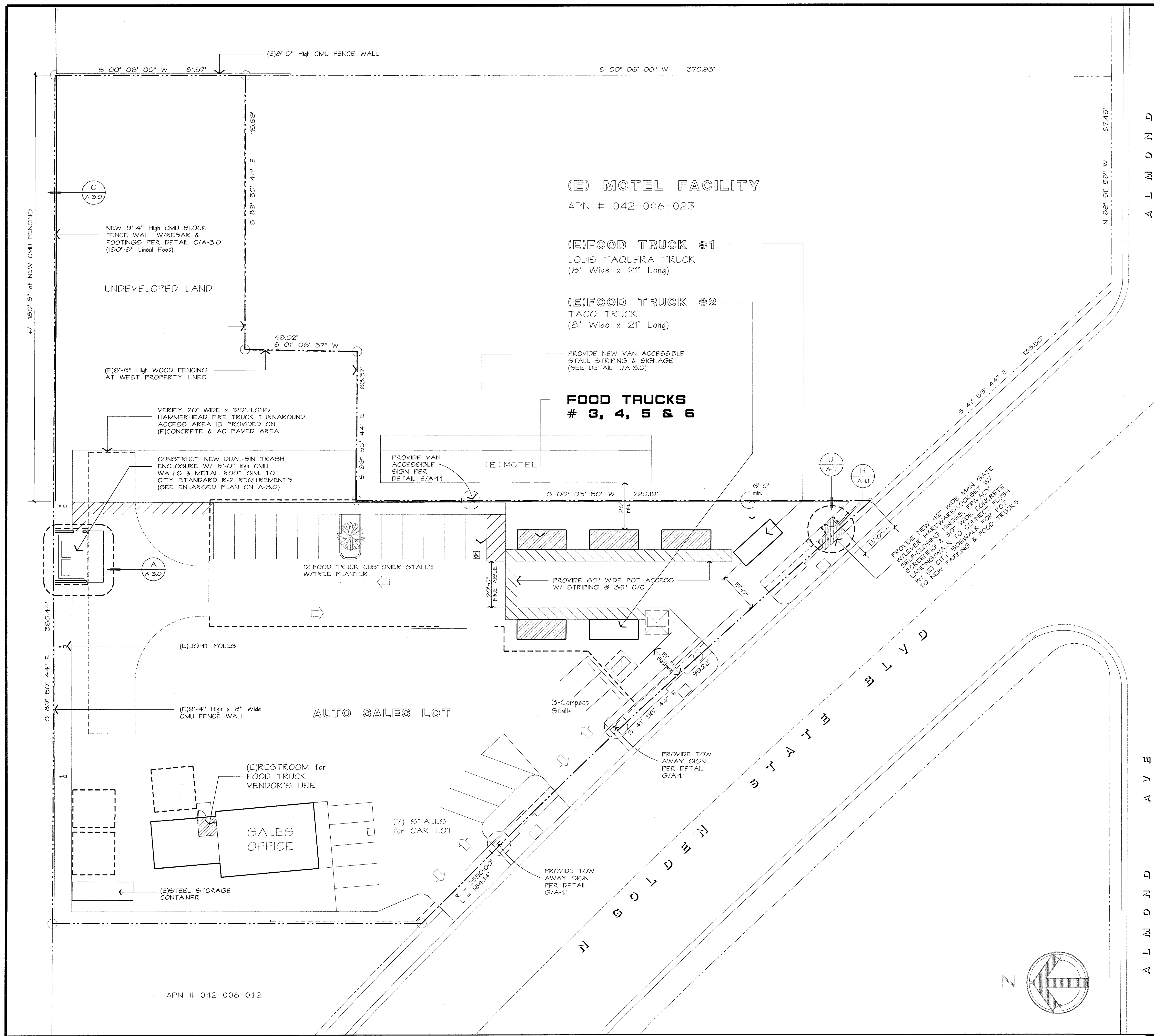
PROJECT NAME: SITE IMPROVEMENTS for Food Truck CUP @ :
SHEET TITLE: TYPICAL SITE DETAILS

WILSON'S BEST PRICE AUTO SALES
1148 N. GOLDEN STATE BLVD.
TURLOCK, CA

SIGNATURE: [Signature]
DATE: 9/24/24
JOB NUMBER: 2404
DRAWN BY: JS

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SHEET NO. **A-1.1**

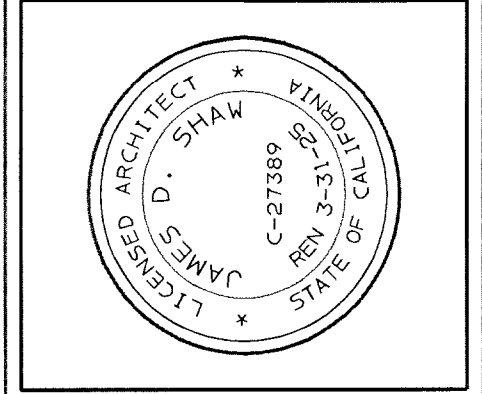


PROPOSED SITE PLAN
SCALE : 1" = 20'-0"

NEW PROJECT DATA :

NEW USE :	(6) FOOD Trucks/Trailers
OCCUPANCY GROUP :	B
TYPE OF CONSTRUCTION :	V-B
TRUCK/TRAILER AREA :	300 sf. max. Each
TRUCK/TRAILER HEIGHT :	15'
FIRE SPRINKLERS :	NONE
OCCUPANT LOAD :	3 People max. Each
NEW PARKING REQ'D :	12 Spaces (2 Stalls per FOOD Truck/Trailer)

REVISIONS

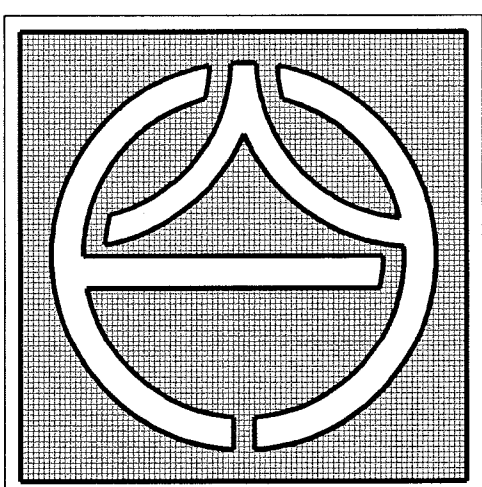


PROJECT NAME: SITE IMPROVEMENTS for Food Truck CUP @ :
WILSON'S BEST PRICE AUTO SALES
1148 N. GOLDEN STATE BLVD.
TURLOCK, CA

SIGNATURE: *[Signature]*
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SHEET TITLE: NEW PROJECT DATA & PROPOSED SITE PLAN

DATE: 9/24/24
DRAWN BY: JS
JOB NUMBER: 2404



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SHEET NO.
A-2.0

A L M O N D A V E

E

B

A

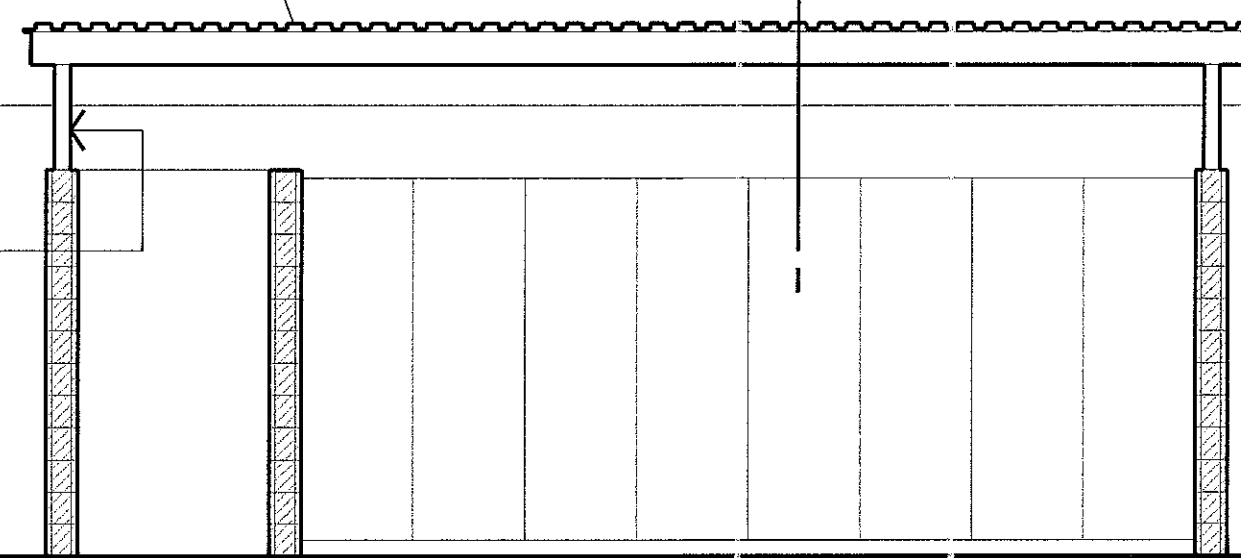
PROJECT DATA

APN # 042-006-012

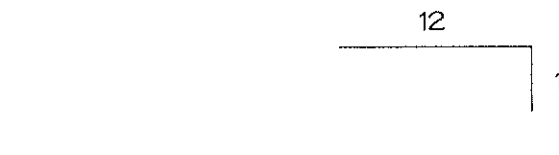
PROVIDE 10 #4 BOW DECKWEST ROOF DECKING W/ #12 SD SCREWS @ 12" O/C W/ 22 ga. CLOSER END STRIP (TYPICAL)

EXISTING CMU FENCING AT PROPERTY LINE

4"sq. x 1/4" THK. STEEL POSTS WET SET IN CMU WALL CAP/ GROUTED W/ 1/2" x 8" LONG ANCHOR BOLTS & 4" x 12" x 1/4" TUBE STEEL BEAMS WELDED TO POSTS (1/4") TYP.



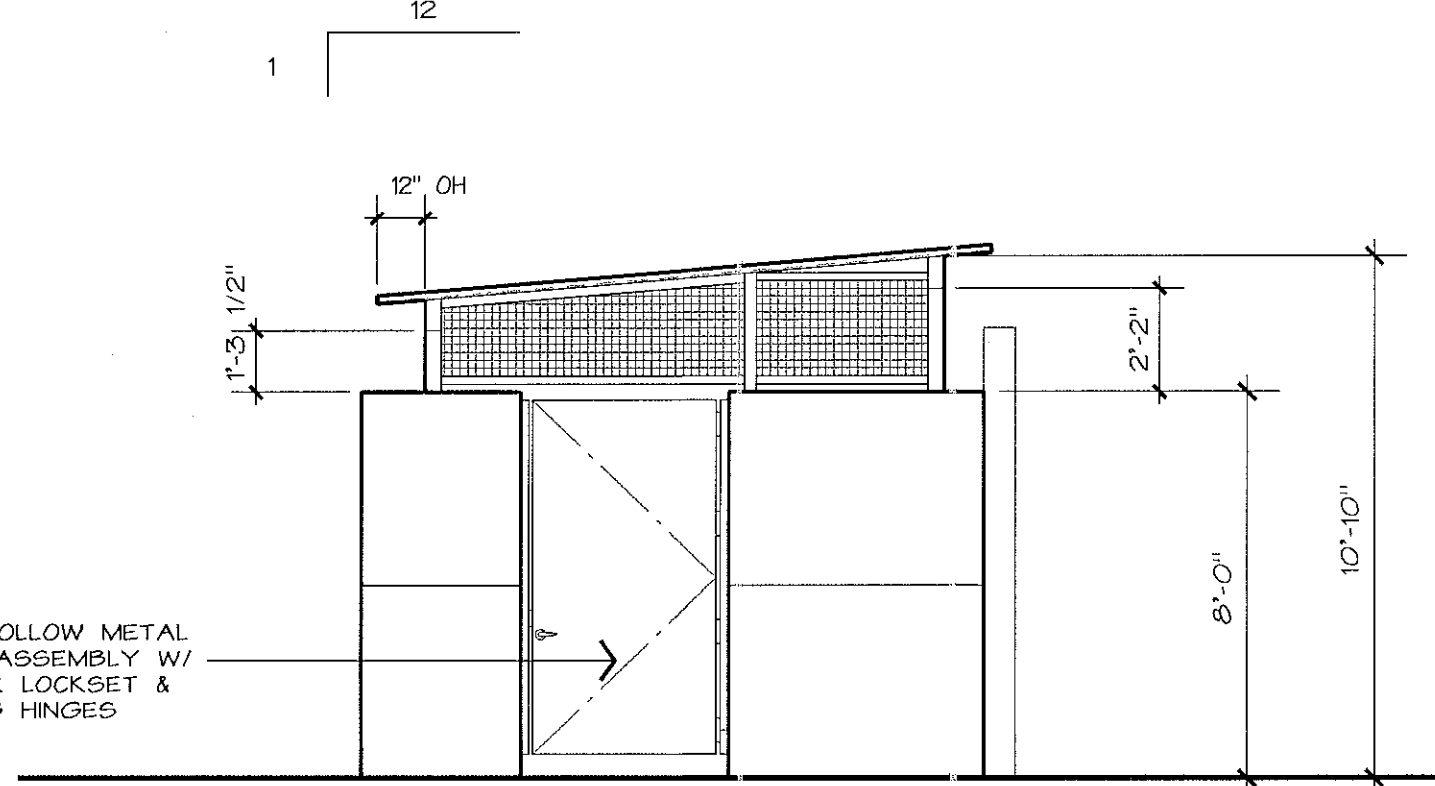
NORTH ELEVATION



WEST ELEVATION

PROVIDE HSS 4" x 4" x 1/4" THK. TUBE STEEL POSTS W/ 7 1/2" x 16" x 3/16" WELDED MOUNTING PLATES (TYP. OF 4)

SMOOTH CEMENT PLASTER FINISH W/ 3/4" WIDE METAL CONTROL/ EXPANSION JOINTS OVER 8x16x8 CMU WALLS (TYPICAL UNO)



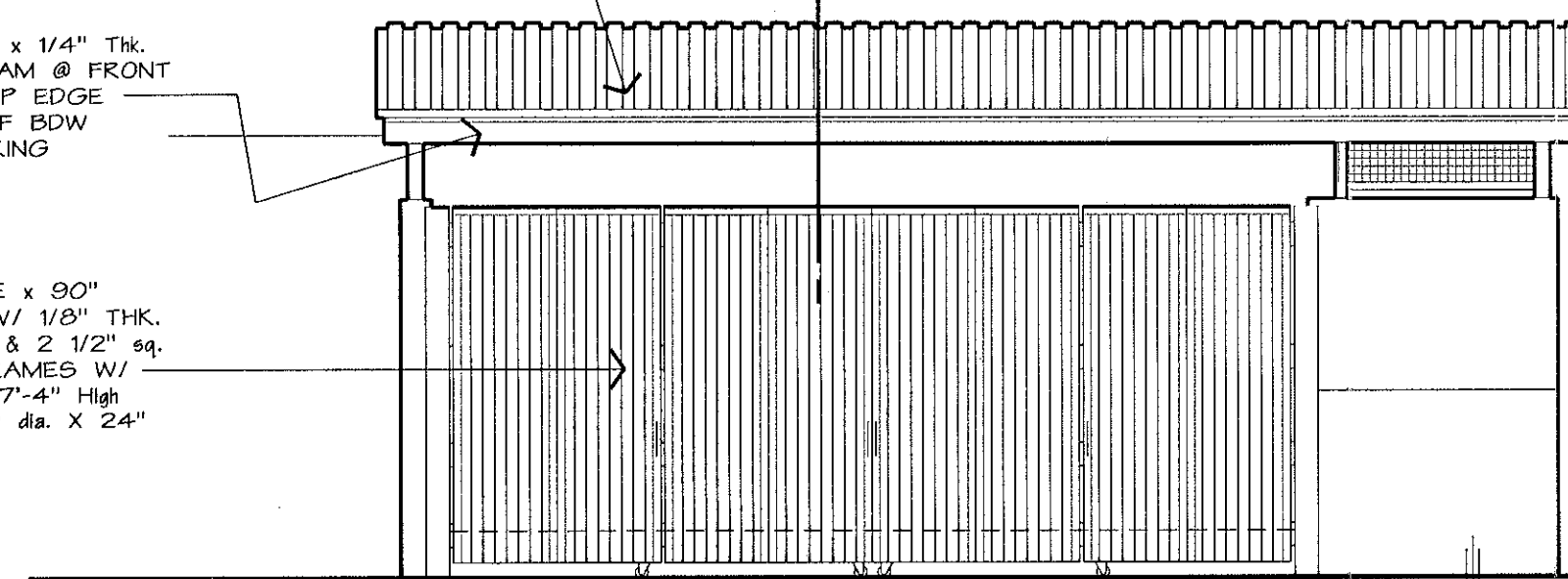
EAST ELEVATION

44" x 88" HOLLOW METAL DOOR/GATE ASSEMBLY W/ KEYED LEVER LOCKSET & SELF-CLOSING HINGES

PROVIDE 10 #4 BOW DECKWEST ROOF DECKING W/ #12 SD SCREWS @ 12" O/C W/ 1" x 3" x 22 ga. DRIP EDGE (TYPICAL)

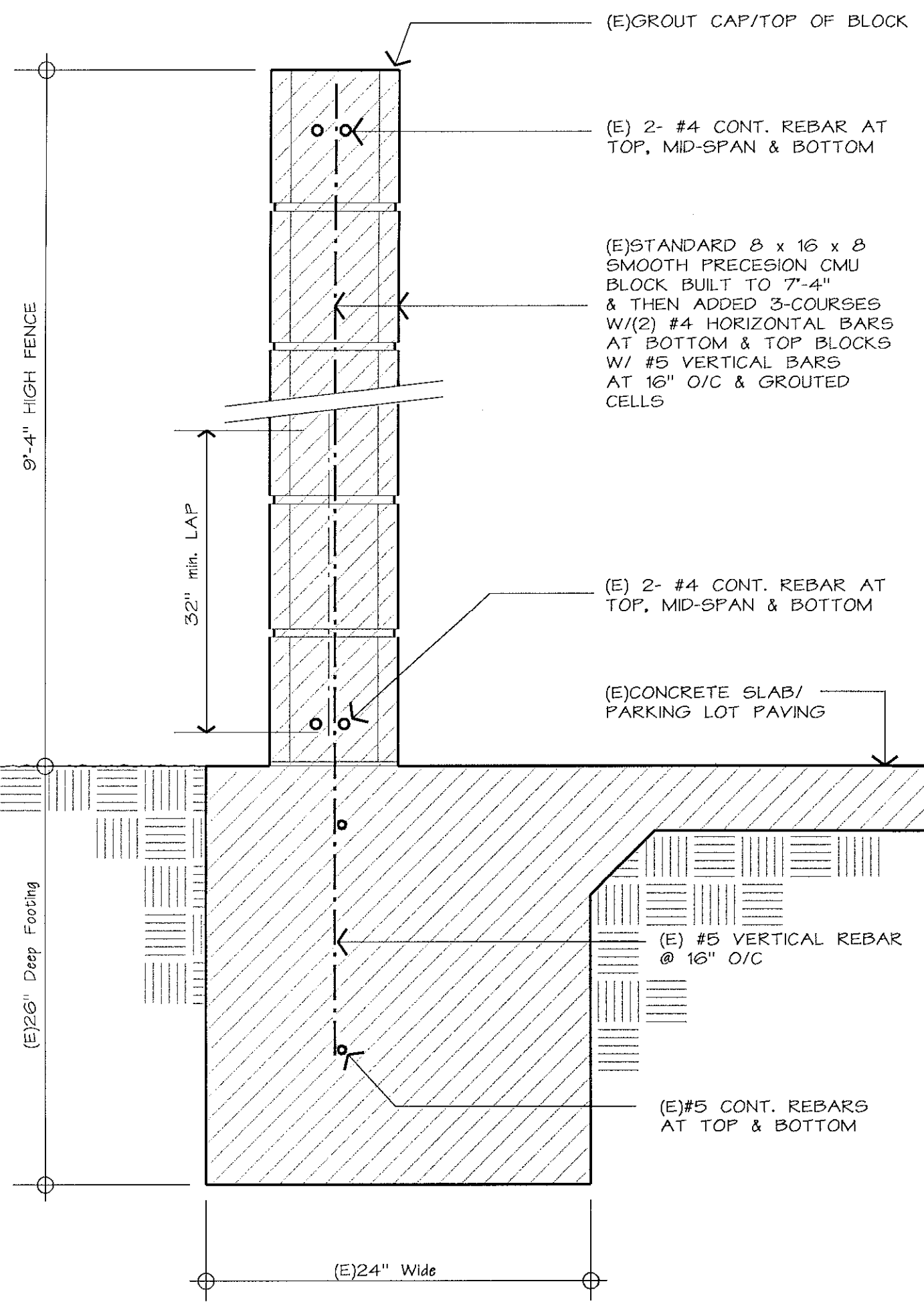
PROVIDE HSS 8" x 4" x 1/4" THK. TUBE STEEL ROOF BEAM @ FRONT & BACK W/ 22 ga. DRIP EDGE FLASHING AT EDGE OF BOW DECKWEST ROOF DECKING

(2)-PAIR OF 4'-6" WIDE x 80" HIGH METAL GATES W/ 1/8" THK. CORRUGATED PANELS & 2 1/2" sq. x 1/8" STEEL TUBE FRAMES W/ 6" dia. x 1/4" THK. x 7'-4" HIGH STEEL POSTS W/ 16" dia. x 24" DEEP FOOTINGS

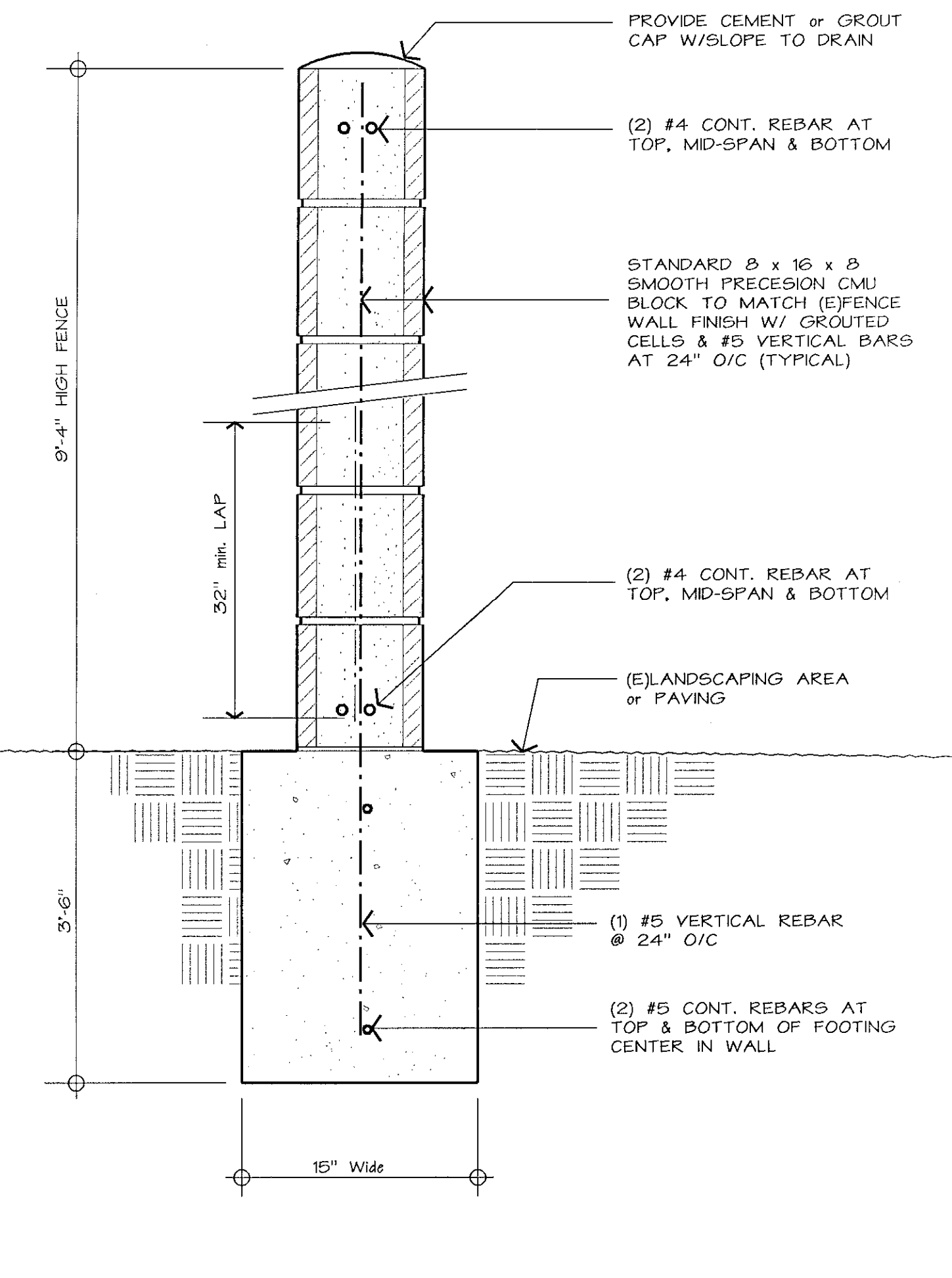


SOUTH ELEVATION

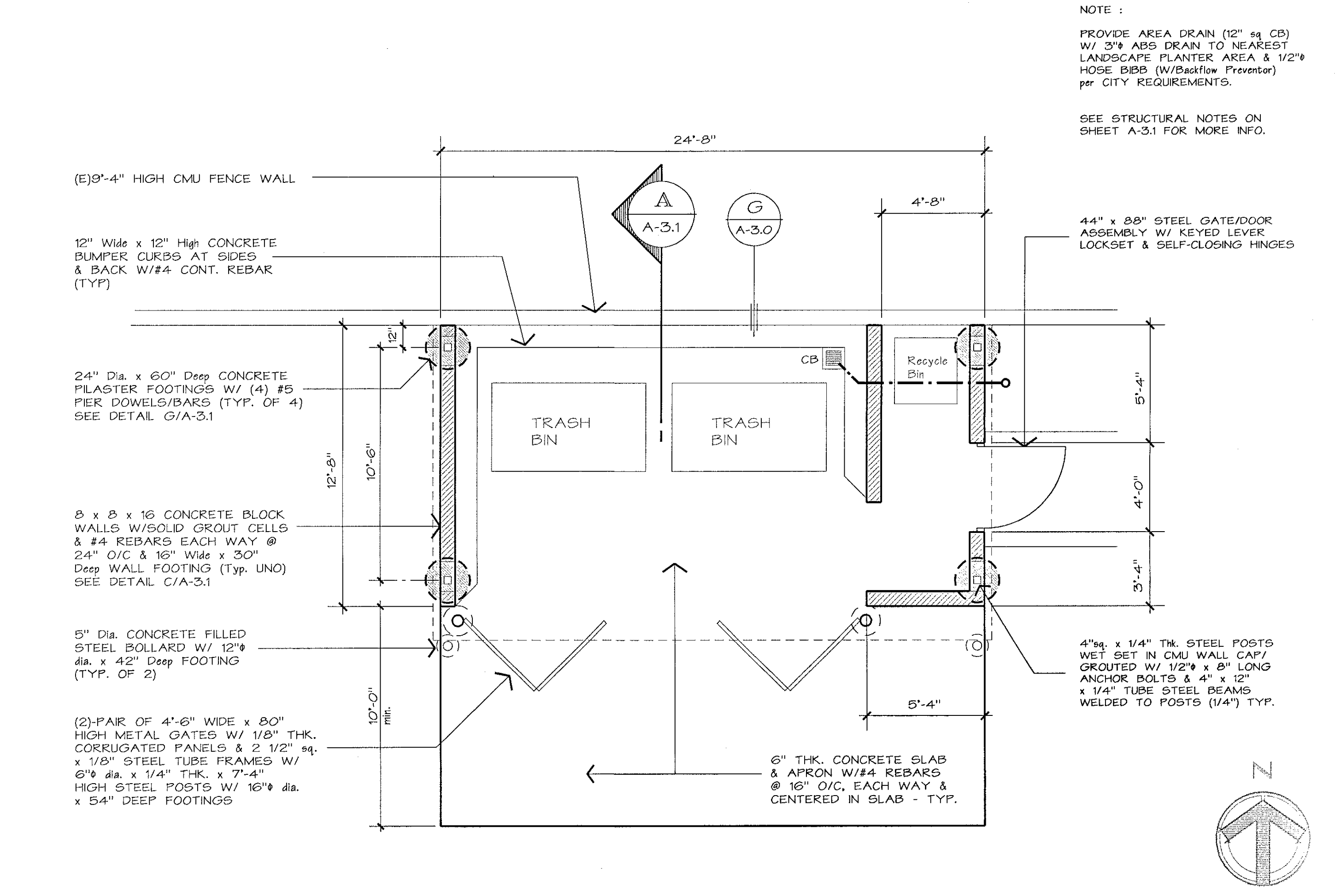
EXISTING CMU FENCING AT PROPERTY LINE



(E)9'-4" High CMU FENCE/WALL
SCALE: 1 1/2" = 1'-0"



CONCRETE BLOCK (CMU) FENCE/WALL
SCALE: 1 1/2" = 1'-0"



ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

REVISIONS

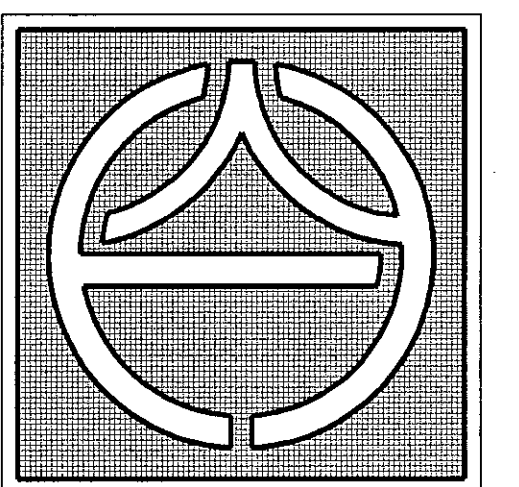
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STATE OF CALIFORNIA

SIGNATURE
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JOB NUMBER: 2404
DRAWN BY: JS

DATE: 11/20/24
TURLOCK, CA

PROJECT NAME: SITE IMPROVEMENTS for Food Truck CUP @ :
SHEET TITLE: TRASH ENCLOSURE PLAN ELEVATIONS & FENCE DETAIL
1148 N. GOLDEN STATE BLVD.



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SHEET NO.
A-3.0

TRASH ENCLOSURE ELEVATIONS

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

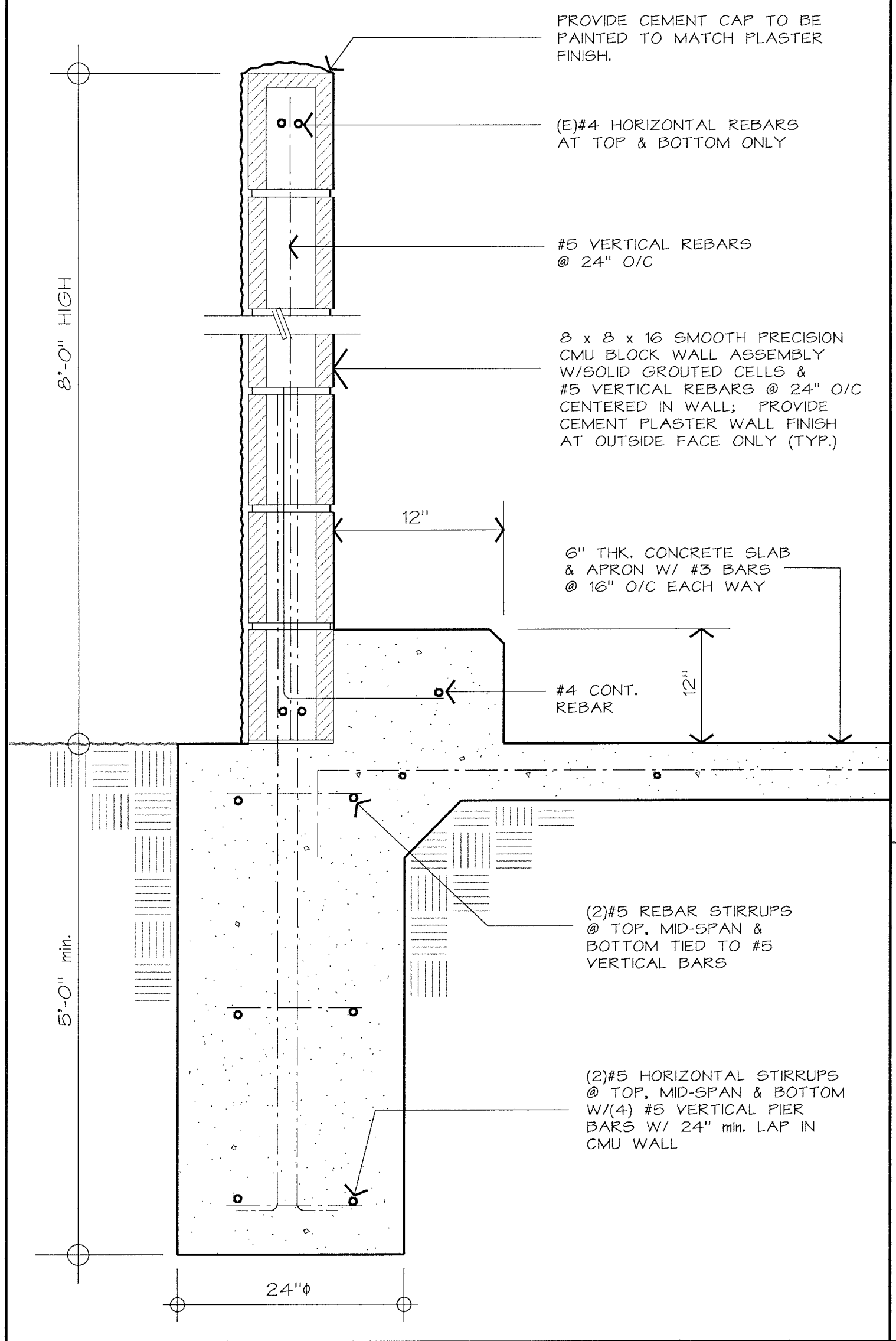
J

A

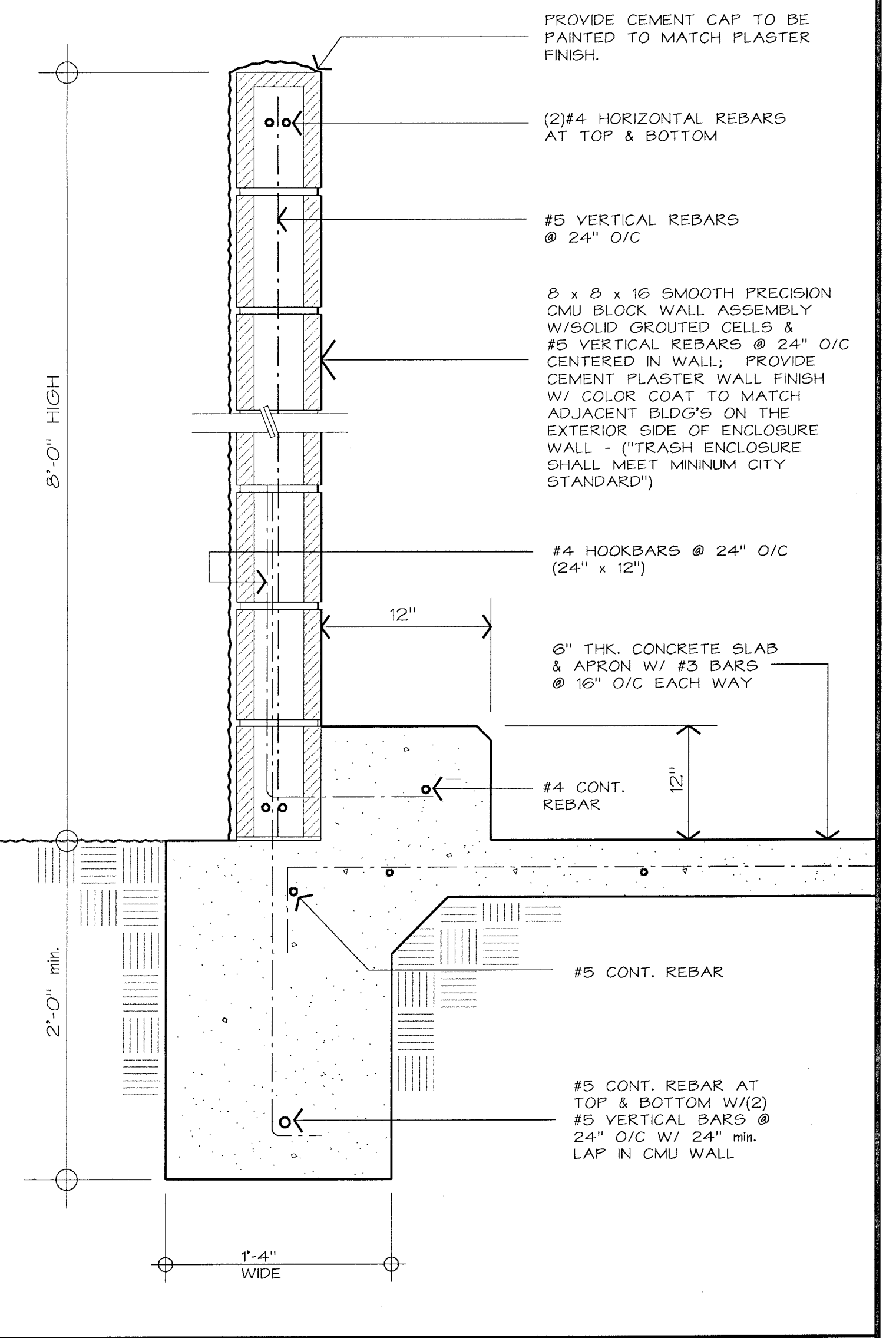
6. MASONRY :
MASONRY CONSTRUCTION SHALL COMPLY WITH THE 2022 CBC, SECTION 2104 & TMS 602 or 604 REQUIREMENTS.
- A. CONCRETE MASONRY UNITS SHALL CONFORM TO THE FOLLOWING STANDARDS :
1. ASTM C 55 FOR CONCRETE BLOCK.
 2. ASTM C 73 FOR CALCIUM SILICATE FACE BRICK.
 3. ASTM C 90 FOR LOAD BEARING CONCRETE MASONRY UNITS.
 4. ASTM C 744 FOR PREFACED CONCRETE & CALCIUM SILICATE MASONRY UNITS.
- B. CONCRETE MASONRY UNITS TO BE MEDIUM OR LIGHT WEIGHT & MUST ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF FM = 1,500 PSI.
- C. TYPE S OR M MORTAR COMPLYING W/2022 CBC CHAPTER 21 STANDARDS SHALL BE USED.
- D. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF (FM SPECIFIED ABOVE) 2,000 PSI MINIMUM IN 28 DAYS, W/A MAXIMUM GROUT SIZE OF 3/8". A DENSITY OF 140 PCF & SHALL COMPLY WITH SECTION 2103.2.1 OF THE 2022 CBC.
7. STRUCTURAL STEEL :
THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH 2022 CBC, CHAPTER 22 & AISC 360 REQUIREMENTS.
- A. ALL STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A992 (Fy = 50 ksi) STANDARDS. ALL PIPE COLUMNS SHALL CONFORM TO ASTM A53, GRADE B (Fy = 35 ksi) STANDARDS. ALL STRUCTURAL TUBING SHALL CONFORM TO ASTM A500 GRADE B (Fy = 46 ksi) STANDARDS. ALL PLATES & BARS SHALL CONFORM TO ASTM A36 STANDARDS.
- B. THE FABRICATION & ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST AISC & AWS SPECIFICATIONS.
- C. THE STRUCTURE MAY NOT BE SELF-SUPPORTING AS DEFINED IN AISC CODE OF STANDARD PRACTICE. THEREFORE ERECTION BRACING IS REQUIRED & IS TO BE PREPARED BY A LICENSED CIVIL ENGINEER OR STRUCTURAL ENGINEER. ERECTION PLANS & SEQUENCE SHALL BE SUBMITTED TO THE LOCAL BUILDING DEPT PRIOR TO FABRICATION.
- D. ALL WELDING SHALL BE DONE BY A CERTIFIED WELDER WITH E70 ELECTRODES CONFORMING TO ASTM A233 STANDARDS.
- E. THE CONTRACTOR IS RESPONSIBLE FOR ANY & ALL TEMPORARY BRACING REQUIRED FOR ERECTION. ALL ERECTION, FABRICATION, & INSTALLATION SHALL CONFORM TO AISC, AWS & 2022 CBC STANDARDS.
- F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS TO BE ENGINEER FOR REVIEW, PRIOR ANY FABRICATION.
- G. ALL CONNECTIONS NOT DETAILED ON THE PLANS SHALL BE DETAILED ON THE SHOP DRAWINGS & SUBMITTED TO THE ENGINEER & ARCHITECT FOR REVIEW.
8. SPECIAL INSPECTION REQUIREMENTS :
- A. THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE ON-SITE INSPECTIONS DURING THE CONSTRUCTION ON THE TYPES OF WORK LISTED. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF PARTICULAR TYPE ON CONSTRUCTION REQUIRING SPECIAL INSPECTION.
- B. REPORT REQUIREMENTS :
SPECIAL INSPECTORS SHALL KEEP RECORDS OF EACH INSPECTION. THE SPECIAL INSPECTOR SHALL FURNISH REPORTS TO THE BUILDING OFFICIAL, THE REGISTERED DESIGN PROFESSIONAL & OWNER. REPORTS SHALL INDICATE THAT THE WORK BEING INSPECTED WAS PERFORMED IN CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. A FINAL REPORT DOCUMENTING THE REQUIRED SPECIAL INSPECTIONS & CORRECTIONS OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED TO ALL REQUIRED PARTIES BEFORE THE START OF WORK.
- C. SPECIAL INSPECTION ITEMS :
- #1. C : LOCATION OF REINFORCING CONNECTORS.
 - #2. A : SIZE & LOCATION OF STRUCTURAL ELEMENTS.
 - B : TYPE, SIZE & LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION.
 - C : SPECIFIED SIZE, GRADE & TYPE OF REINFORCEMENT.
 - #3. PRIOR TO GROUTING, INSPECTOR TO VERIFY THE FOLLOWING TO ENSURE COMPLIANCE :
 - A : GROUT SPACE IS CLEAN.
 - B : PLACEMENT OF REINFORCING & CONNECTORS, AND PRESTRESSING TEDONS & ANCHORAGES.
 - #4. GROUT PLACEMENT TO BE VERIFIED TO ENSURE COMPLIANCE WITH CODE & CONSTRUCTION DOCUMENT PROVISIONS.
 - #5. COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS & APPROVED SUBMITTALS SHALL BE VERIFIED.
- "POST-INSTALLED ANCHORS - VERIFICATION / INSPECTION"
- 1. POST-INSTALLED ANCHORS IN CONCRETE & MASONRY SHALL HAVE CONTINUOUS (WITNESS) OR PERIODIC (PULL-TEST) SPECIAL INSPECTION ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS - (SEE ICC-ES EVALUATION REPORT).

ALL MATERIALS & WORKMANSHIP TO CONFORM TO LATEST APPLICABLE CODE EDITION : 2022 CALIFORNIA BUILDING CODE.

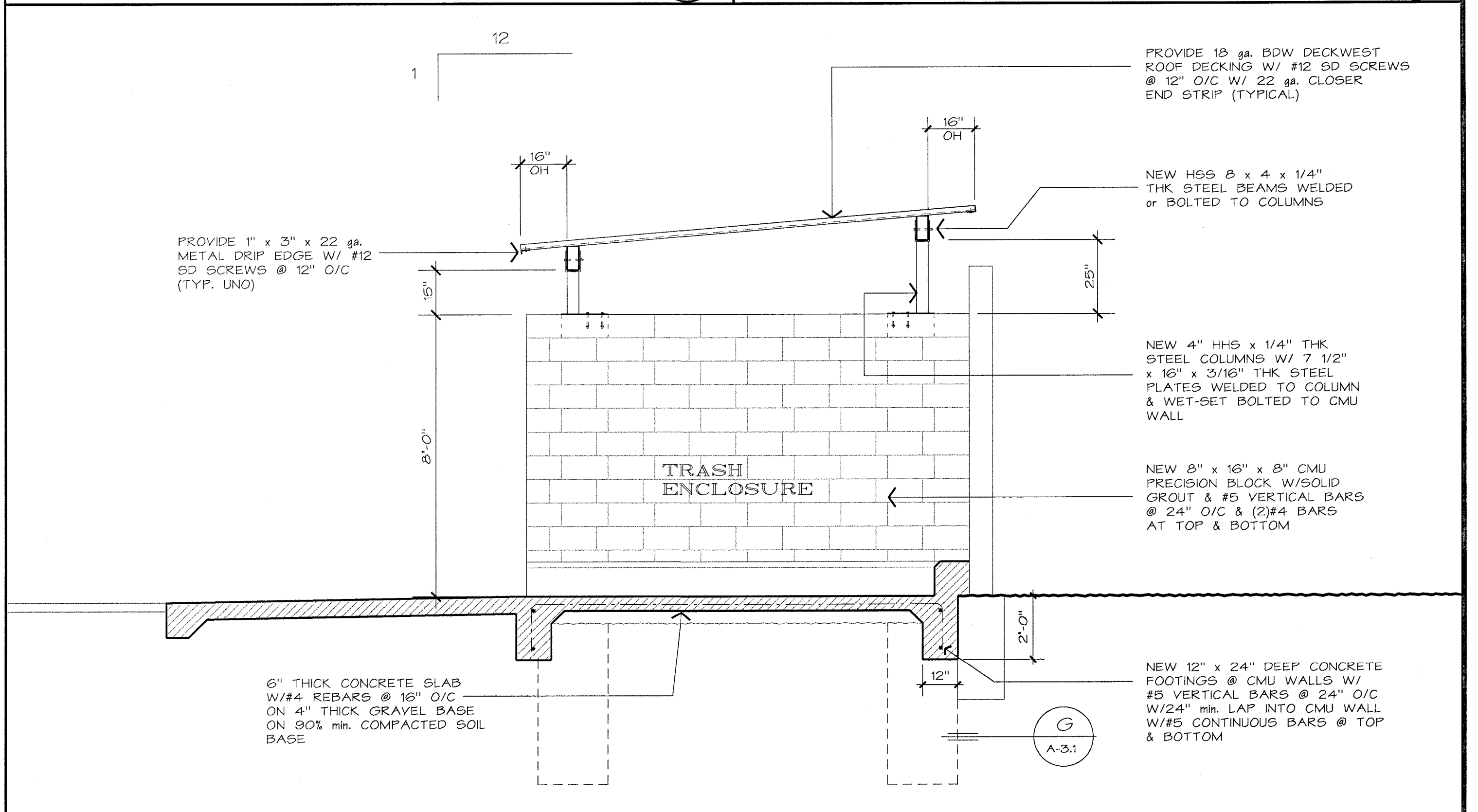
1. DIMENSIONS
A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB SITE W/COMPLETE SET OF LATEST DRAWINGS. NOTES & DIMENSIONS SHALL BE CHECKED & VERIFIED W/ ARCHITECTURAL & STRUCTURAL DRAWINGS. ANY DISCREPANCIES IN NOTES OR DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCING WORK SO THAT PROPER REMEDIAL WORK CAN BE EXECUTED.
- B. UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS, CONTRACTOR SHALL FURNISH & INSTALL ADEQUATE SHORING, BRACING, ETC. REQUIRED TO SAFELY EXECUTE ALL WORK & SHALL BE FULLY RESPONSIBLE FOR THE SAME.
- C. DETAILS & CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE W/ DETAILS SHOWN FOR SIMILAR CONDITIONS & MATERIALS.
2. DESIGN LOADS
(PER STANDARD CBC TABLE 1607.1 UNIFORM LOADS & CALC'S)
3. SITE PREPARATIONS
ALL EXCAVATIONS, PREPARATION FOR SLAB-ON-GRADE, DEPTH OF FOOTINGS, BACKFILL, ETC. SHALL BE PERFORMED IN ACCORDANCE W/ MINIMUM CBC & CITY STANDARDS @ 95 % MIN.
4. CONCRETE
- A. PORTLAND CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM SPECIFICATION C 150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM SPECIFICATION C 33, W/ PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN 0.04%. USE SPECIAL TYPE OF CEMENT WHERE REQUIRED BY SOIL CONDITIONS, SEE SOILS REPORT, IF ANY.
- B. ALL CONCRETE SHALL BE FROM DESIGN MIX OF 2,500 PSI AT 28 DAYS. CONTINUOUS INSPECTION IS NOT REQUIRED. MAXIMUM SLUMP SHALL BE 4". USE MINIMUM OF FIVE BAGS OF CEMENT PER CUBIC YARD. FLOOR SLAB-ON-GRADE: PROVIDE 2,500 PSI CONCRETE.
- C. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. SEE PLUMBING & MECHANICAL DRAWINGS FOR LOCATION OF SLEEVES, MOLDS, FLOOR HINGES, ETC... TO BE CAST INTO THE CONCRETE.
- D. VIBRATION OF CONCRETE SHALL BE PERFORMED IN ACCORDANCE W/ THE PORTLAND CEMENT ASSOCIATION SPEC.
- E. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF SEVEN DAYS AFTER ITS PLACEMENT. APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOIST CURING.
- F. FOUNDATION WALL BACKFILL SHALL BE BROUGHT UP SIMULTANEOUSLY ON EACH SIDE, SO THAT EARTH LEVEL ON ONE SIDE IS NEVER MORE THAN 8" HIGHER THAN THE OTHER SIDE, UNLESS APPROVED SHORING IS PROVIDED.
- G. EXPANSIVE SOIL UNDER THE BUILDING SLAB SHALL BE SCARIFIED & RECOMPACTED TO A DEPTH OF 6" BELOW ROUGH GRADE.
- H. CONTRACTOR SHALL PROVIDE DIKES & LONG TERM SPRINKLING TO OBTAIN A MOISTURE CONTENT OF 5% ABOVE OPTIMUM PRIOR TO PLACEMENT OF CONCRETE.
- I. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A MOISTURE TEST BY AN APPROVED TESTING LABORATORY PRIOR TO PLACEMENT OF CONCRETE.
- J. REINFORCEMENTS, ANCHOR BOLTS, PIPE SLEEVES & OTHER INSERTS SHALL BE POSITIVELY SECURED IN PLACE PRIOR TO PLACEMENT OF CONCRETE.
- K. CONCRETE PROTECTION FOR REINFORCEMENTS (TO FACE OF BARS): 3" WHERE CONCRETE IS POURED AGAINST EARTH. 2" WHERE CONCRETE IS EXPOSED TO EARTH BUT PLACED IN FORMS. 1 1/2" TO COLUMN TIES & BEAM/GIRDER STIRRUPS. 3/4" FOR SLABS, WALLS AND JOISTS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- L. ALL CONCRETE WORK SHALL CONFORM TO CBC AND ACI STDS.
- M. ALL REBARS SHALL CONFORM TO ASTM-615, GRADE 60 FOR #5 & LARGER, AND GRADE 40 FOR #4 & SMALLER.
- N. FREE-FALL OF CONCRETE NOT TO EXCEED 4'-0".
5. GENERAL FOUNDATION
- A. TYPE OF FOOTING: SHALLOW CONTINUOUS & SPREAD FOOTING SYSTEM WITH A MINIMUM EMBEDMENT OF 18" BELOW LOWEST ADJACENT FINISHED SOIL SUB-GRADE.
- DESIGN SOIL PRESSURE:
CONTINUOUS FOOTING 1,500 PSF
ISOLATED FOOTING 1,500 PSF
- B. ALL FOUNDATIONS SHALL BE CONSTRUCTED ACCORDING TO THE 2022 CBC, SECTION 1802A. ALL FOOTINGS & FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED SOIL, COMPACTED FILL MATERIAL OR CONTROLLED LOW-STRENGTH MATERIAL (CLSM). COMPACTED SOIL MATERIAL SHALL BE PLACED IN ACCORDANCE W/ THE 2022 CBC, SECTION 1804A. CLSM SHALL BE PLACED IN ACCORDANCE W/ THE 2022 CBC, SECTION 1804A.7. THE TOP SURFACE OF THE FOOTING IS PERMITTED TO HAVE A SLOPE NOT EXCEEDING 2 % FOR FLATWORK & 5 % FOR GRADE.
- C. SLAB BASE & COMPACTION TO BE IN ACCORDANCE W/2022 CBC CHAPTER 18A REQUIREMENTS.
- D. FOR ALL DIMENSIONS, CURBS, SLAB DEPRESSIONS, STOP, FLOOR DRAINS, SINKS, TRENCHES, UNDERFLOOR DUCTS AND CONDUITS, SEE ARCHITECTURAL, MECHANICAL, REFRIGERATION, AIR CONDITIONING, PLUMBING & ELECTRICAL DRAWINGS. TRENCH BACKFILL TO BE A MIN. OF 95% COMPACTION TYPICAL.
- E. FOUNDATIONS/FOOTINGS ARE TO BE PLACED IN NEATLY CUT EXCAVATION VOID OF ANY DEBRIS & STANDING WATER.
- F. MOISTURE TRANSMISSION IS OUTSIDE THE SCOPE OF THESE PLANS; CONSULT A WATERPROOFING EXPERT WHERE MOISTURE TRANSMISSION IS A CONCERN.



PILASTER WALL/FOOTING @ ROOF SUPPORTS
SCALE : 1 1/2" = 1'-0" (G)



TRASH ENCLOSURE CMU WALLS
SCALE : 1 1/2" = 1'-0" (C)



CROSS SECTION
SCALE: 3/8" = 1'-0" (A)

STRUCTURAL NOTES

(J)

REVISIONS	

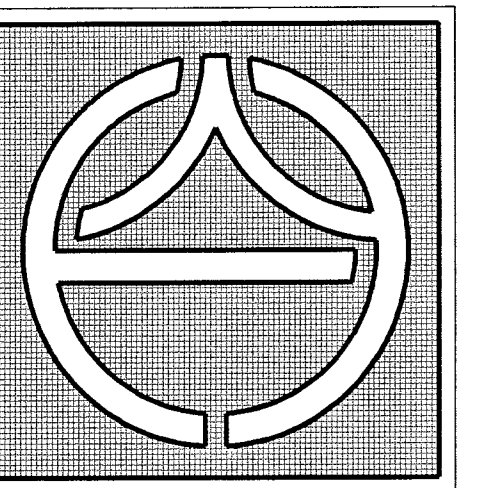
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YOSHINO-SHAW & ASSOCIATES
SIGNATURE
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WILSON'S BEST PRICE AUTO SALES
1148 N. GOLDEN STATE BLVD.
TURLOCK, CA

SHEET TITLE: CROSS SECTION, DETAILS & NOTES

DATE: 9/24/24
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SHEET NO.
A-3.1