



2011 College Road #8 • Modesto, CA 95355
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www.edmondjacobs.com

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DATE: 10/01/2018
PROJECT NO: 2018-001

PROJECT ADDRESS

NEW BUILDING

RESTAURANT

APN 044-007-003
2120 W. MAIN STREET
TURLOCK, CA 95380

CLIENT

JANUARY & SONS, LLC

2018 W. MAIN STREET
TURLOCK, CA 95380

DATE: OCTOBER 1, 2018

DRAWN: EJT

FILE: 2018-001-187E

PROJECT NO: 2018-001

PROJECT NO: 2018-001

REVISIONS

DESCRIPTION

SITE PLAN

SHEET NO

SP-1

PROJECT DATA

APN	044-007-003
PROPOSED USE:	RESTAURANT/CARWASH
TYPE OF CONSTRUCTION:	NEW
RESTAURANT	(NOT SPRINKLERED)
CARWASH	(NOT SPRINKLERED)
VP FUEL KIOSK / OFFICE	(NOT SPRINKLERED)
ZONING:	CC
SITE AREA	33,077 S.F.
RESTAURANT	2,013 S.F.
CARWASH	1,395 S.F.
VP FUEL KIOSK / OFFICE	3,408 S.F.
TOTAL RESTAURANT AREA	62 OCCUPANTS
TOTAL RESTAURANT OCCUPANT LOAD	62
CARWASH	3,388 S.F.
FIRST FLOOR CARWASH AND VP FUEL KIOSK	425 S.F.
SECOND FLOOR OFFICE	322 S.F.

PARKING-REQUIRED

RESTAURANT	27 EA.
OFFICE	1 EA.
325 S.F. / 300 S.F. = 1 SPACES	2 EA.
574 S.F. PER BAY	

PARKING-PROVIDED

PROPOSED STANDARD OFF-STREET PARKING	18 EA.
PROPOSED STANDARD ACCESSIBLE	1 EA.
PROPOSED STANDARD ACCESSIBLE	1 EA.
PROPOSED STANDARD ACCESSIBLE	10 EA.
CARWASH VACUUM SPACES	3 EA.
TOTAL	33 EA.
LANDSCAPE AREA	5,350 S.F.
PAVEMENT AREA	20,451 S.F.
CONCRETE WALKWAY	1,216 S.F.
TRASH ENCLOSURE	224 S.F.
LOT COVERAGE	18%

UTILITY COMPANY

WATER:	CITY OF TURLOCK
SANITARY SEWER:	CITY OF TURLOCK
STORM DRAINAGE:	CITY OF TURLOCK
GAS:	PACIFIC GAS AND ELECTRIC
ELECTRICITY:	TURLOCK IRRIGATION DISTRICT
CABLE TELEVISION:	CHARTER
TELEPHONE:	VERIZON

SHEET INDEX

SP-1	SITE PLAN
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A-4	CARWASH EXTERIOR ELEVATIONS
A-5	VP FUEL KIOSK / OFFICE EXTERIOR ELEVATIONS

PROJECT SITE

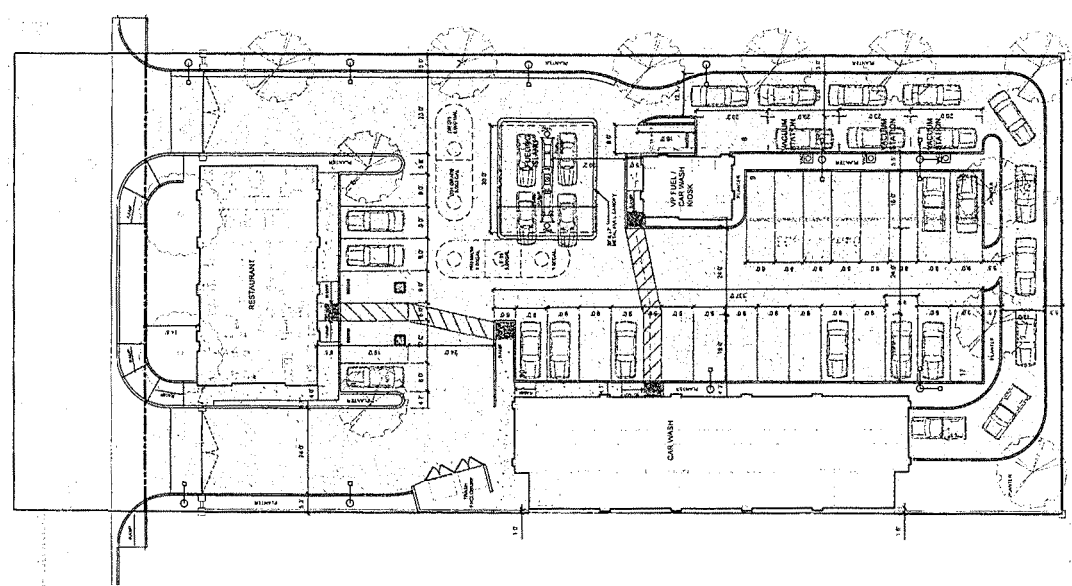


VICINITY PLAN

SCALE: 1/16" = 1'-0"

SITE PLAN

WEST MAIN STREET





3011 College Road # 8 • Menlo Park, CA 94025
Phone 780 408 0014 • edmond@edjacobs.com
ARCHITECT

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CONSULTANT

PROJECT ADDRESS
NEW BUILDING

RESTAURANT

APN 044-007-003
2120 W. MAIN STREET
TURLOCK, Ca 95380

CLIENT
JAMMU & SONS, LLC

2015 W. MAIN STREET
TURLOCK, CA 95380

DATE
OCTOBER 1, 2018

DRAWN
EJ

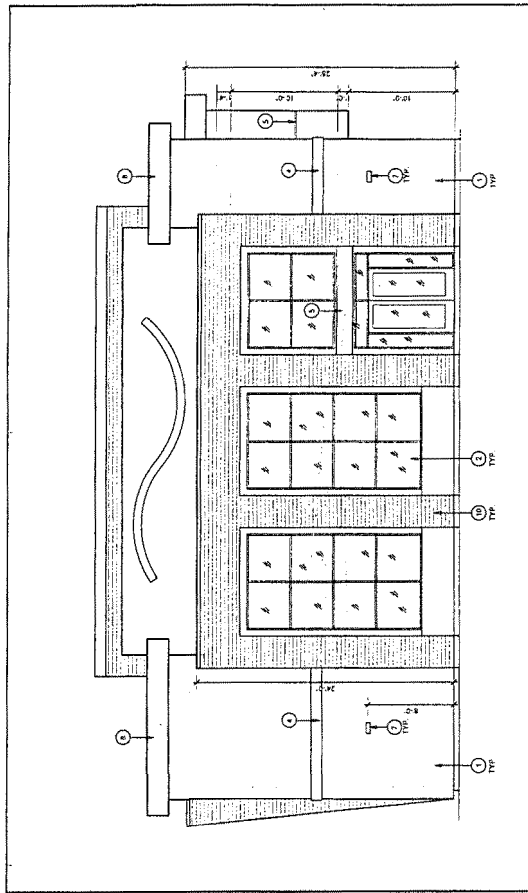
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PROJECT NO
2018-18

PERMIT NO

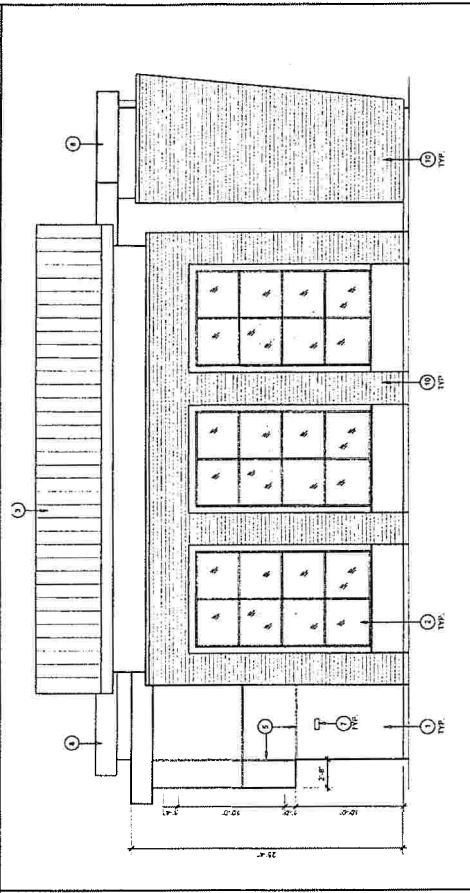
REVISIONS

BY

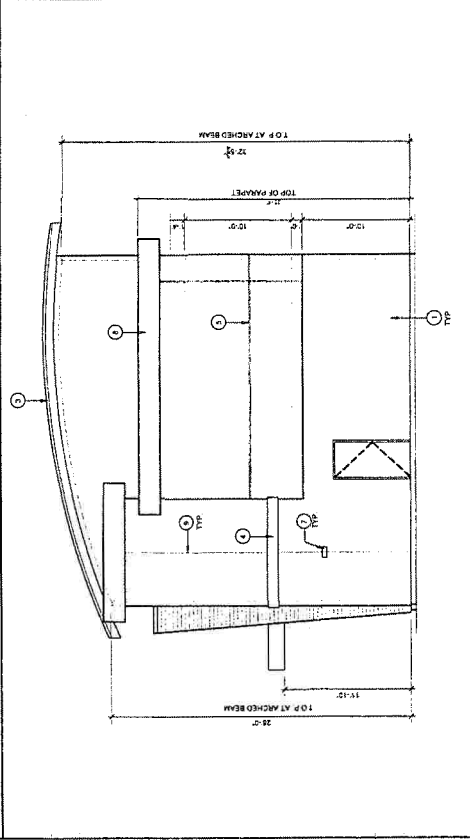


WEST ELEVATION
SCALE: 3/16" = 1'-0"

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

FINISH		FINISH	
1	1/2" STUCCO (3 COAT APPLICATION)	1	1/2" STUCCO (3 COAT APPLICATION)
2	ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)	2	ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)
3	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)	3	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)
4	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)	4	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)
5	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)	5	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)
6	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)	6	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)
7	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)	7	1/2" STUCCO (3 COAT APPLICATION) WITH 1/4" x 1/4" x 1/4" ALUMINUM STUCCO (1/2" x 1/4" x 1/4" WITH FLAT GLAZING)

EXTERIOR FINISH SCHEDULE

EXTERIOR ELEVATIONS KEY NOTES

2301 College Road # B • Modesto CA 95355
Phone 209-408-0674 • edmond@earthlink.com
ARCHITECT:

[illegible]

CONSULTANT

PROJECT ADDRESS:

NEW BUILDING

CAR WASH

APN 044-007-003
2120 W. MAIN STREET
TURLOCK, CA 95380

CURRENT

JAMMU & SONS, LLC

2015 W. MAIN STREET
TURLOCK, CA 95380

OCTOBER 2, 2015

713

[illegible]

1.752

ON

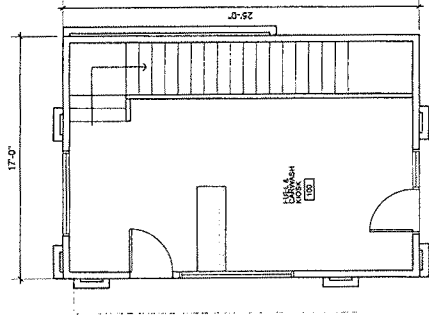
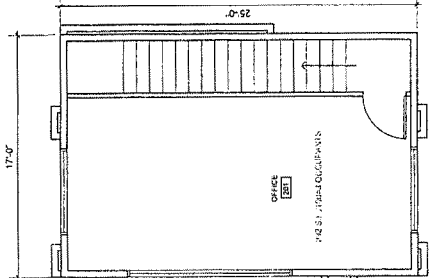
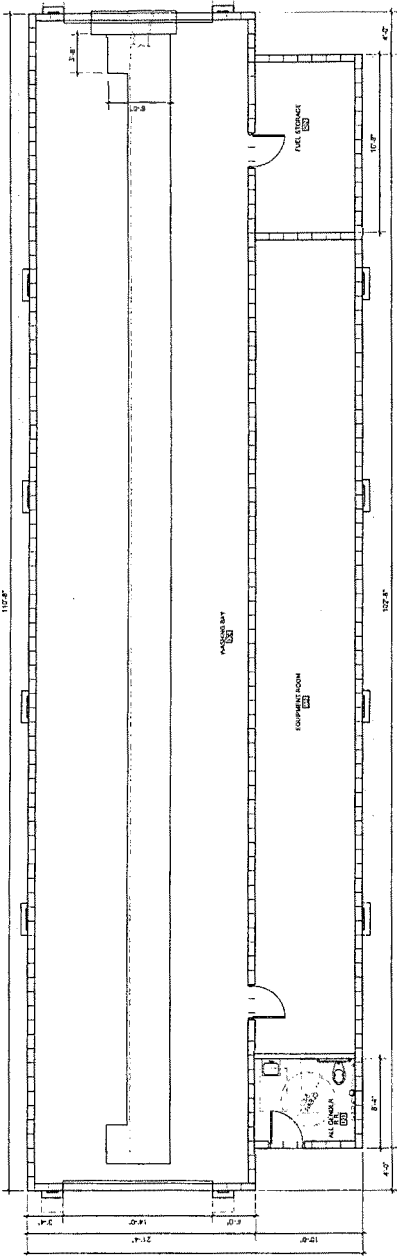
05

45

**CARWASH FLOOR
VP FUEL KIOSK /
OFFICE FLOOR PLAN**

— STREET NO.

A-3





7201 Camino Real, #1 • Menlo Park, CA 94025
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WWW.EDMONDJACOBSARCHITECT.COM

ARCHITECT

THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE EXTERIOR FINISHES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AND THE EXTERIOR FINISHES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE EXTERIOR FINISHES.

CONSULTANT

PROJECT ADDRESS

NEW BUILDING

CAR WASH

APN 044-007-003
2120 W. MAIN STREET
TURLOCK, CA 95380

CLIENT
JANAU & SONS, LLC

QUICK DRAWING
DATE: OCTOBER 7, 2014
DRAWN: EJU
FILE: 230-11-AT-001-PLAN
PROJECT NO: 230-11-AT
SHEET NO: 230-11-AT-001-PLAN
REVISIONS:
BY:

DESCRIPTION
CARWASH
EXTERIOR
ELEVATIONS

SHEET NO

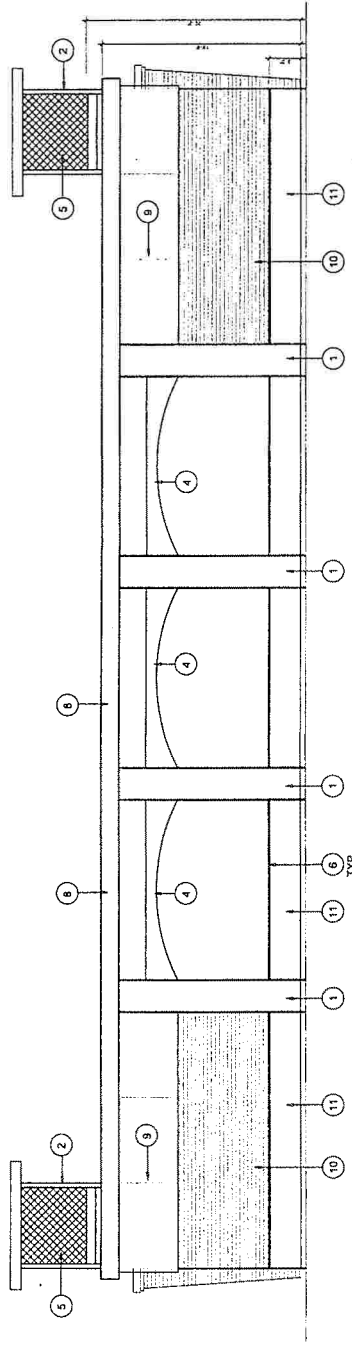
A-4

EXTERIOR ELEVATIONS KEY NOTES

1. SEE STUCCO (1) COAT APPLICATION
2. METAL TUBE FRAMING - PAINTED
3. STANDING SEAM METAL ROOF SYSTEM BY METAL PANELS ON EQUAL PITCH WITH SLOPE 1/2" PER FOOT TO ALUMINUM RAIN DRAINAGE SYSTEM COLOR TO BE ON UNPAINTED METAL OVER 1 LAYER OF 30 MIL TYPICAL
4. STUCCO TIE
5. METAL CRUISE - PAINTED
6. 1/2" ALUMINUM CHANNEL
7. PAINT TO MATCH STUCCO COLOR
8. WALL MOUNTED LIGHT FIXTURE
9. STUCCO CORNER
10. STUCCO JOINT
11. PAINT TO MATCH STUCCO COLOR
12. ALUMINUM GRIFF COLOR
13. METAL PANEL (EXPOSED) (PAINTED) (AS NEEDED)
14. STUCCO CORNER DETAIL - RECONSTRUCT AND DETAILS
15. STUCCO COAT OVER MASONRY WALL

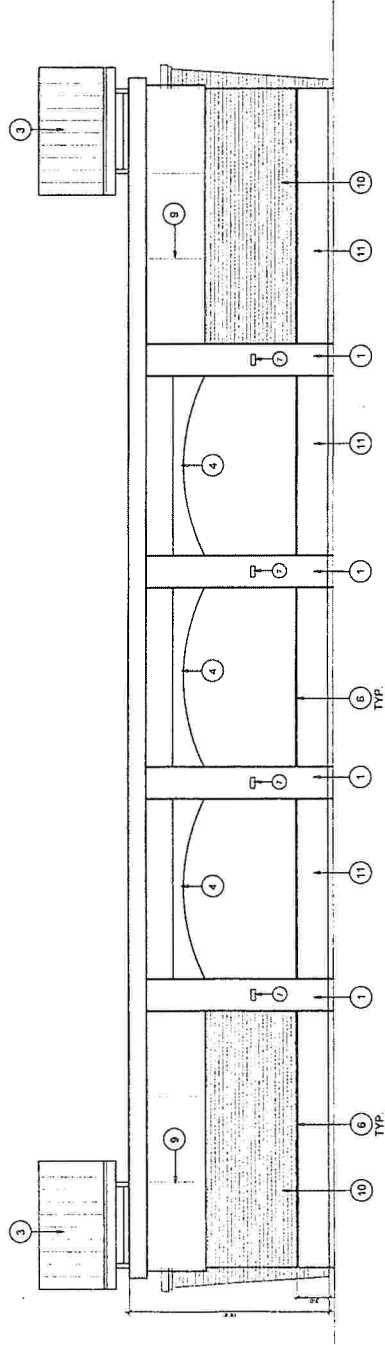
EXTERIOR FINISH SCHEDULE

FINISH	FINISH
1. PAINT COLOR	ACCENT COLOR
2. STUCCO COLOR	ACCENT COLOR
3. STUCCO COLOR	ACCENT COLOR
4. STUCCO COLOR	ACCENT COLOR
5. STUCCO COLOR	ACCENT COLOR
6. STUCCO COLOR	ACCENT COLOR
7. STUCCO COLOR	ACCENT COLOR
8. STUCCO COLOR	ACCENT COLOR
9. STUCCO COLOR	ACCENT COLOR
10. STUCCO COLOR	ACCENT COLOR
11. STUCCO COLOR	ACCENT COLOR
12. STUCCO COLOR	ACCENT COLOR
13. STUCCO COLOR	ACCENT COLOR
14. STUCCO COLOR	ACCENT COLOR
15. STUCCO COLOR	ACCENT COLOR



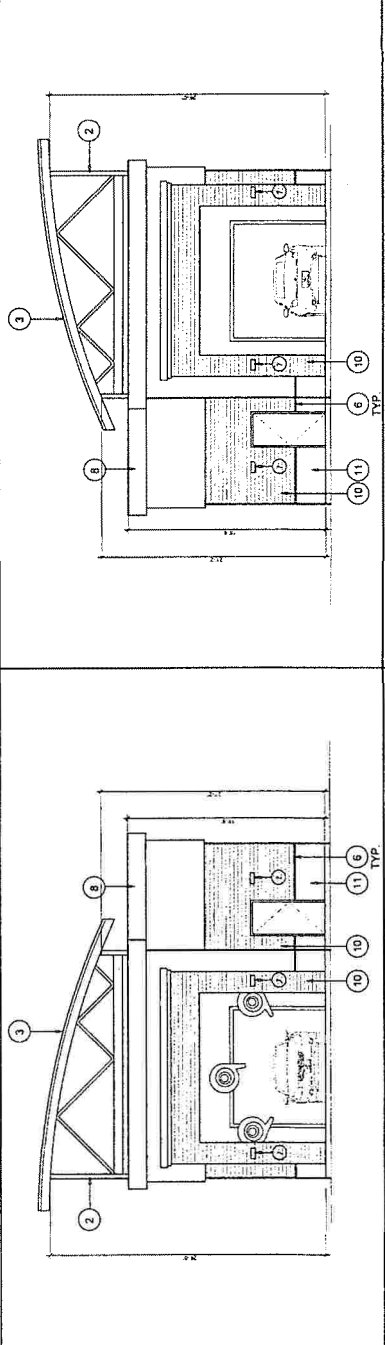
EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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THE SPECIFIC PROJECT FOR WHICH THIS PLAN BEARS REVISION AND DEVELOPED WITHOUT EXPRESS WRITTEN PERMISSION OF THE ARCHITECT

TEARAWAY & JACOBS INCORPORATED
CORPORATION
STANDARD 10-10-1968

RESULTS

INFECT AGENTS

NEW BUILDING

CAR WASH

APN 044-007-003
1120 W. MAIN STREET
TURLOCK, CA 95380

MEAT

AMM & SONS LLC

2015 W. MAIN STREET
TURLOCK, CA 95380

SECRET

[illegible]

100

732-15-A11100420A

PROJECT NO. 28

EXHIBIT NO.

DISCUSSION

Journal of Management Inquiry

[illegible]

NOV 14 1955

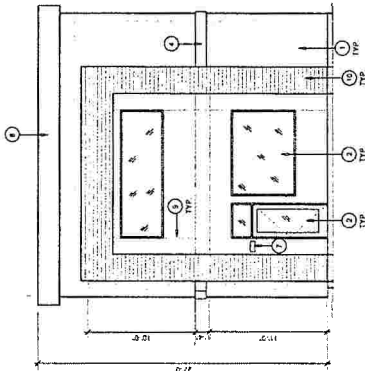
VP FUEL KIOSK /
OFFICE EXTERIOR
ELEVATIONS

CON 1734

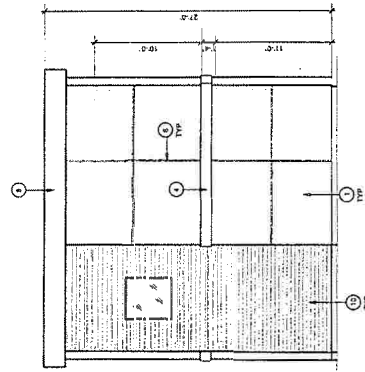
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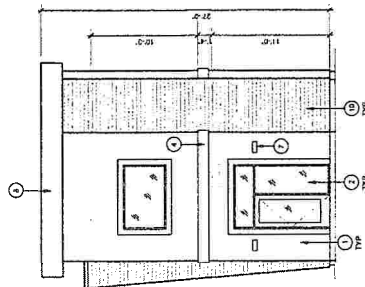
ITEM NO	FINISH
A	PANT COLOR ACCESSIBLE BEIGE SW 7030 BY SHERWIN WILLIAMS
A	TONY TAUPE SW 7038 BY SHERWIN WILLIAMS
A	WARM STONE SW 7032 BY SHERWIN WILLIAMS
A	BUNGLOUSE GRAY SW 2645 BY SHERWIN WILLIAMS



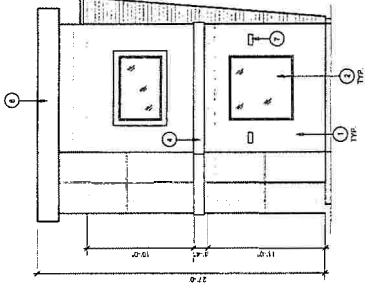
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"