SITE PLAN REVIEW AGENDA

6/30/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

ITEM NO: 1 **Resubmit**
SITE PLAN NO: SPR21006
PROJECT TITLE: Ramm Hospitality, Inc
DESCRIPTION: Vacant Undeveloped Land in Visalia, CA for the Construction of a Fast Food Franchise with a Drive-Thru. (BRP)
APPLICANT: Raju Verma
OWNER: ROYE LINDA
APN: 081170027
LOCATION: Crowley Ave and Plaza Drive

ITEM NO: 2 **Resubmit**
SITE PLAN NO: SPR21109
PROJECT TITLE: Sequoia Bend Estates TSM
DESCRIPTION: Proposed 138 Lot Tentative Subdivision Map (R-1-5)
APPLICANT: Matt Ainley
OWNER: VANDERWEERD RON ALAN & ROSALINDA K
VANDER WEERD INVESTMENTS
APN: 098330006
098142057
LOCATION: 2103 E GOSHEN AVE

ITEM NO: 3
SITE PLAN NO: SPR21112
PROJECT TITLE: Rally's Drive Thru
DESCRIPTION: Rally's Drive Thru (C-MU R-1-5)
APPLICANT: Mike Hamzy
OWNER: AUTO OIL CHANGERS INC
APN: 000014003
LOCATION: 2800 N DINUBA BLVD

ITEM NO: 4
SITE PLAN NO: SPR21113
PROJECT TITLE: McDonald's Restaurant / Gas Station
DESCRIPTION: Exterior Building Remodel / Drive Thru Addition / Restroom Remodel / Site & Building ADA (C-N)
APPLICANT: Charlie Brown
OWNER: SECOND GENERATION PROPERTIES INC
APN: 085040085
LOCATION: 5205 W GOSHEN AVE

ITEM NO: 5
SITE PLAN NO: SPR21114
PROJECT TITLE: Banger Built Fitness - Training
DESCRIPTION: Personal Training Facility (C-MU)
APPLICANT: Shane Yghnian
OWNER: HATTON DUKE W & MARTA N
APN: 094232008
LOCATION: 720 E MAIN ST

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: RAMM HOSPITALITY, INC

Date: ~~XXXXXXXX~~ 06/18/2021

Project Description: VACANT UNDEVELOPED LAND IN VISALIA, CA FOR THE CONSTRUCTION OF A FAST FOOD FRANCHISE WITH A DRIVE-THRU

Site Plan Review Resubmittal: Yes (X) No ( )

If Resubmittal, Previous Site Plan Review Number: 21-006

Property Owner: RAMM HOSPITALITY, INC

Applicant(s) Name: RAJU VERMA

Project Address/Location:

Assessor Parcel Number: 081-170-027

Parcel Size (Acreage or Square Feet): 1.277 AC

Building or Suite Square Footage:

Are There Any Proposed Building Modifications: Yes ( ) No ( )

Estimated Cost of Modifications to Building: $

Describe All Proposed Building Modifications:

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 06/18/2021

SPR Agenda: 06/30/2021 Item No.

Zone: BRP SPR No. 21-006

Historic District: Yes ( ) No (X)

Flood Zone: X ( ) AE ( ) X/AE (X)

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use:

Proposed Building Use:

Proposed Hours of Operation:

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing 0 Proposed 10

Number of Customers Per Day (Estimated): Existing 0 Proposed 200

Predicted Peak Operating Hour: 11AM - 2PM AND 4PM - 7PM

Describe Any Truck Delivery Schedule & Operations: DELIVERY SHIPMENTS 2X WEEKLY DEPENDING ON VOLUME

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary):

Describe Any Special Events Planned for the Facility:

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291

IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

⇨ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).

⇨ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.

⇨ Site plan shall provide for and indicate all of the following:

- North arrow
- All existing & proposed site features
- Site dimensions, including building
- Existing and proposed fencing at site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
- Existing & proposed structures
- Adjacent street names
- Refuse enclosures & containers
- Valley oak trees (show drip line)
- Existing & proposed landscaping
- Parking stalls (include ADA)
- Loading/unloading areas
- Accessible path of travel from right of way
- Accessible path of travel from ADA stall
- Location and width of drive approaches to site
- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: RAJU VERMA

Address: 8300 GRANITE FALLS DR

City, State, Zip BAKERSFIELD, CA 93312

Phone: 559-274-8693

Email: VERMARAJU@GMAIL.COM

Signature of Owner or Authorized Agent*

Owner — Date 1.14.2021

Authorized Agent* Jessica Parcdez Project Manager — Date 1/14/2021

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, RAJU VERMA, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

081-170-027

AGENT:

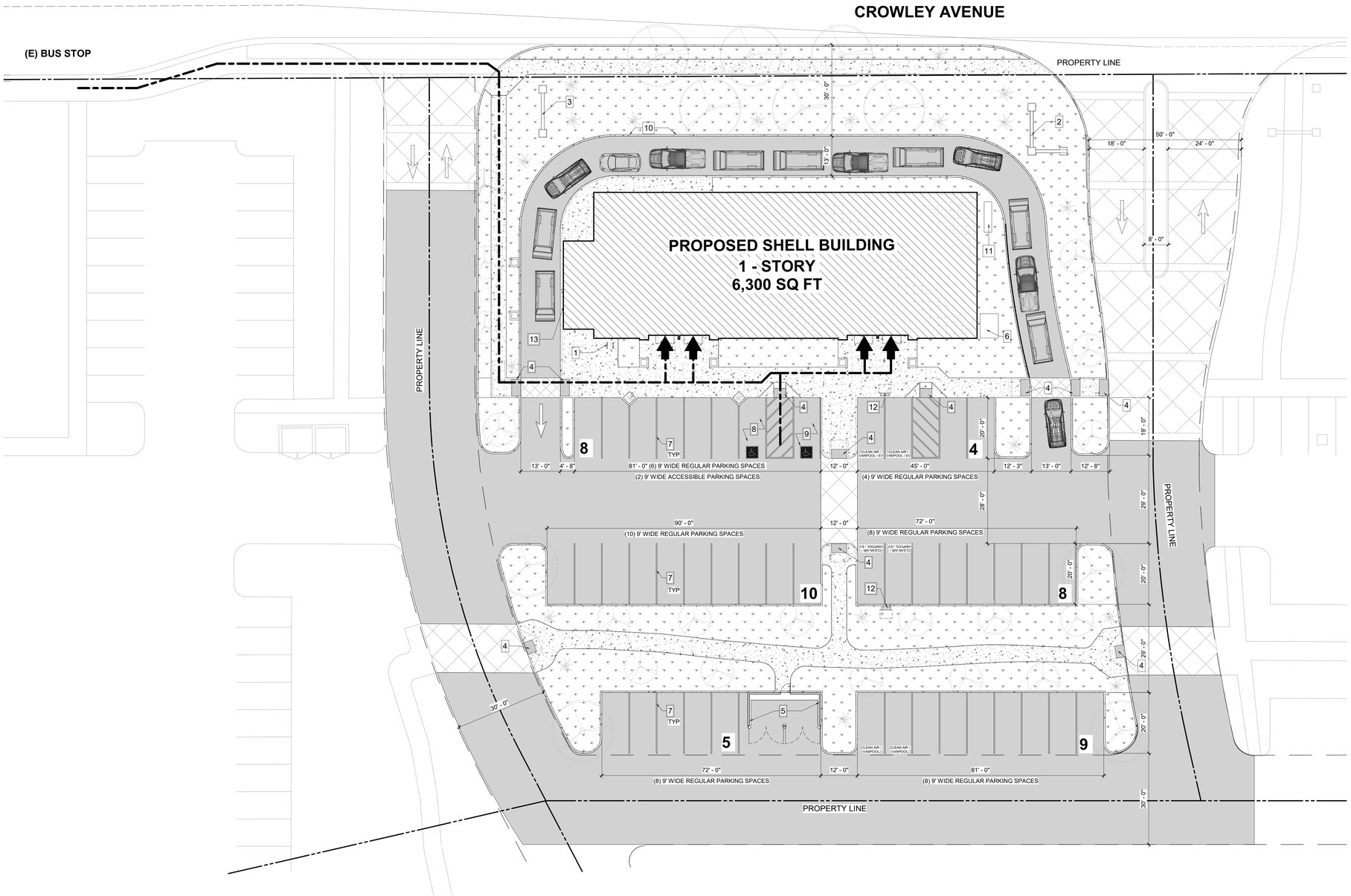
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

Signatures	
OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440



SITE PLAN

1 : 180

GRAPHIC SCALE

0 180 360 540

KEYNOTES

1.	BIKE RACKS PER CITY STANDARDS
2.	(E) MONUMENT SIGN PER DEVELOPER STANDARDS
3.	(N) MONUMENT SIGN PER DEVELOPER STANDARDS
4.	TRUNCATED DOMES FOR FULL WIDTH OF WALK (3'-0" DEPTH) AT CURB RAMP
5.	TRASH ENCLOSURE PER CITY STANDARDS
6.	PROPOSED TRANSFORMER LOCATION, VERIFY w/ UTILITY/CIVIL
7.	STANDARD PARKING STALL PER CITY STANDARDS, TYP.
8.	9' WIDE VAN ACCESSIBLE PARKING STALL w/ 9' WIDE AISLE
9.	STANDARD 9' WIDE ACCESSIBLE PARKING STALL
10.	PROVIDE LANDSCAPE SCREENING FOR FULL LENGTH OF DRIVE-THRU LANE ADJACENT TO PUBLIC STREET
11.	ORDER / MENU SPEAKER
12.	FUTURE EV CHARGING STATION
13.	PICK-UP DRIVE-THRU WINDOW

SITE LEGEND

PROPOSED NEW BUILDING

NEW AC/ PAVING TO COVER WHOLE WIDTH OF DRIVE PER DEVELOPER STDS.

NEW CONCRETE

NEW STAMPED CONC. PER DEVELOPER STDS. FIELD VERIFY EXISTING EXTENTS

LANDSCAPE AREA PER DEVELOPER STANDARDS

CLEAN AIR / VANPOOL

PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE:

CLEAN AIR / VANPOOL

ACCESSIBLE BUILDING ENTRANCE

ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON PLAN IS A BARRIER - FIRE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING ½" IF BEVELED AT 1:2 MAX. SLOPE OR VERTICAL LEVEL CHANGES NOT EXCEEDING ¼" MAX. AND 60" IN WIDTH. SURFACE IS STABLE, FIRM AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MIN. AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" . AOR SHALL VERIFY THAT THERE ARE NO BARRIERS ALONG THE P.O.T.

SITE SUMMARY

BUILDING AREA

TENANT A	6,180 S.F.
ELECTRICAL ROOM	120 S.F.
TOTAL AREA	6,300 S.F.

SITE AREA INFORMATION

SF./AC. FOR WHOLE SITE:	55,756.8 SQ.FT. / 1.28 AC
REQUIRED LANDSCAPING (5%):	2,787.84SQ.FT/0.064 AC
PROVIDED LANDSCAPING:	14,968.34 /0.34 AC (16.95%)

PARKING INFORMATION:

RESTAURANT: 6,180/150 = 41.2
(42 PARKING SPACES REQUIRED)

PROVIDED PARKING SPACES: 44

ACCESSIBLE PARKING SPACES
REQUIRED: 2
PROVIDED:
1 - VAN ACCESSIBLE SPACE
1 - STANDARD ACCESSIBLE SPACES

DESIGNATED PARKING SPACES (2019 CalGreen Code Sec. 5.106.5.2)
REQUIRED: 6

EV CHARGING PARKING SPACES (2019 CalGreen Code Sec. 5.106.5.3)
REQUIRED: 4
PROVIDED: 1 - VAN ACCESSIBLE SPACE (2019 CBC Sec. 11B-812.8.2)
3 - STANDARD EV SPACES

NOTE:
PER 2019 CalGreen 5.106.3.5, FUTURE EV CHARGING SPACE QUALIFY FOR DESIGNATED PARKING SPACE.

MINIMUM STANDARD STALL SIZE:	9' x 20'
MINIMUM RV STALL SIZE:	12' x 40'
MINIMUM STANDARD DRIVE AISLE:	25'

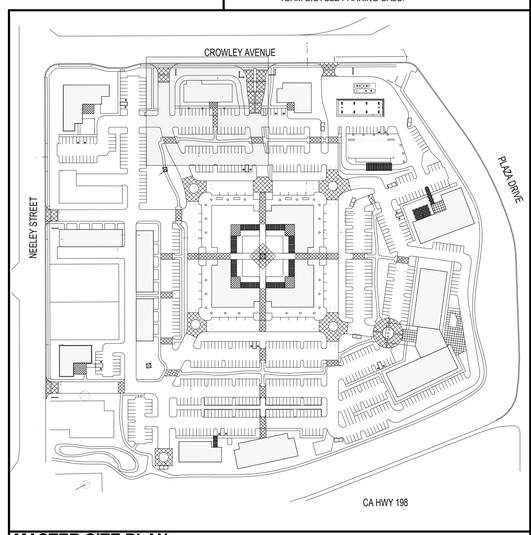
BICYCLE PARKING (5% OF VEHICULAR PARKING)
(2019 CalGreen Code Sec. 5.106.4)

SHORT TERM

REQUIRED:	3
PROVIDED:	4

LONG TERM

NOT APPLICABLE - UNDER SEPARATE PERMIT - TENANT IMPROVEMENT MUST PROVIDE LONG TERM BICYCLE PARKING CALC.



MASTER SITE PLAN

1" = 160'-0"

Klassen corporation
Architecture Construction
2021 Westwind Drive
Bakersfield, CA 93301
(661) 324-3000
(661) 324-3900 Fax
www.klassencorp.com

LICENSED ARCHITECT
JAMIE NICOLE KLASSEN
C38732
REN 3-30-22
STATE OF CALIFORNIA

The above drawings and specifications and ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Written dimensions on these drawings shall have precedence over scaled dimension. contractors shall verify and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

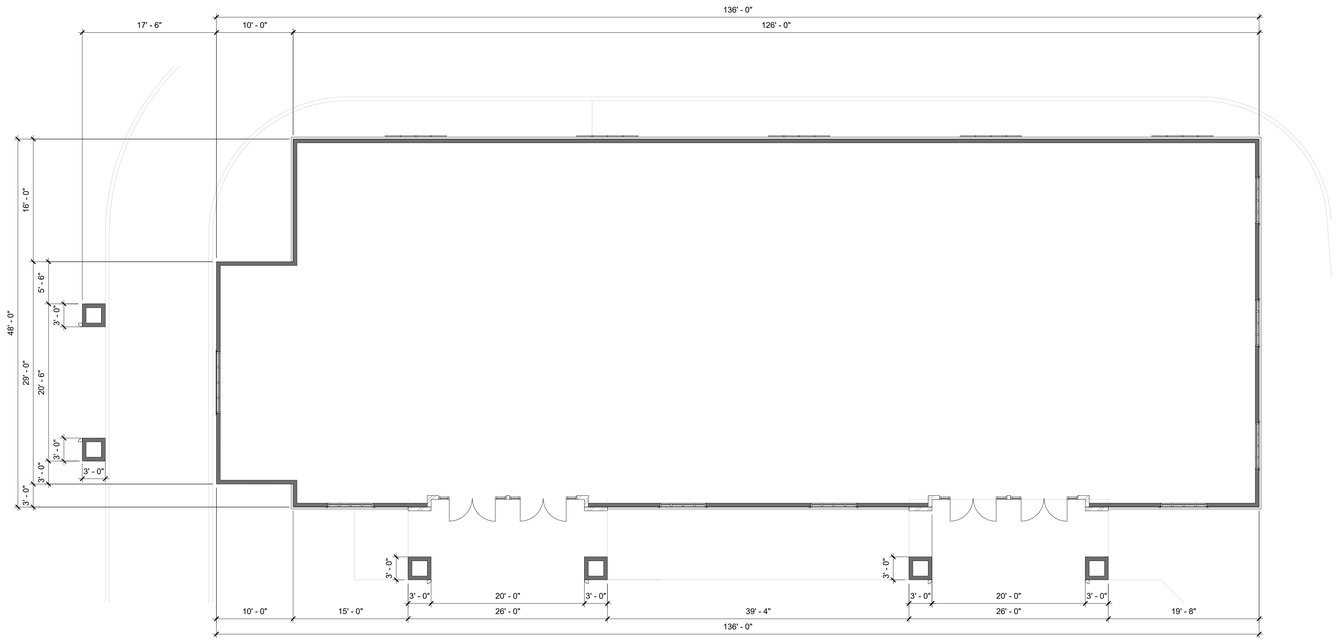
CROWLEY PLAZA
RAMM HOSPITALITY
Crowley Avenue, Visalia CA.

MARK	ISSUED FOR	DATE

Project No. : 05-1-15505

SITE PLAN

A1.01



FLOOR PLAN

1/8" = 1'-0"

GRAPHIC SCALE

0 8 16 24

1 2 3 4

INTERIOR ELEVATION KEY

KEYNOTES

WALL LEGEND

Klassen corporation

Architecture Construction

2021 Westwind Drive
Bakersfield, CA 93301
(661) 324-3000
(661) 324-3900 Fax
www.klassencorp.com

LICENSED ARCHITECT
JAMIE NICOLE MYERS
C38732
SIGN 3-30-22
STATE OF CALIFORNIA

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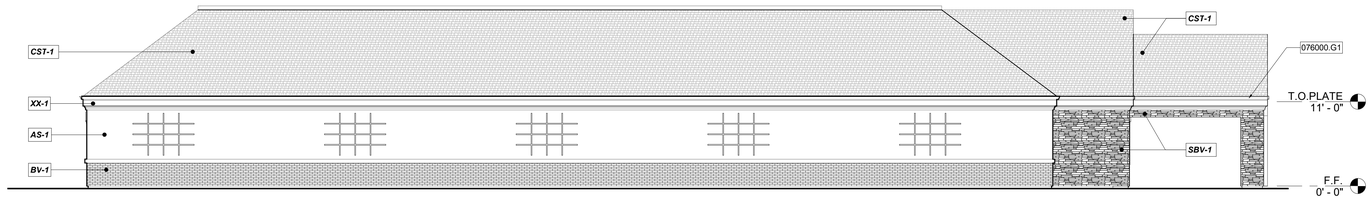
CROWLEY PLAZA
RAMM HOSPITALITY
Crowley Avenue, Visalia CA.

DATE	ISSUED FOR	MARK
4-20-2015	NUCOR	△
		△
		△
		△
		△
		△
		△

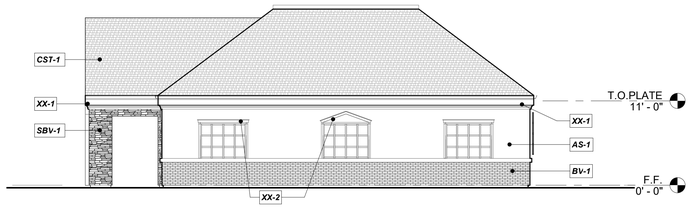
Project No. : 05-1-15505

FLOOR PLAN

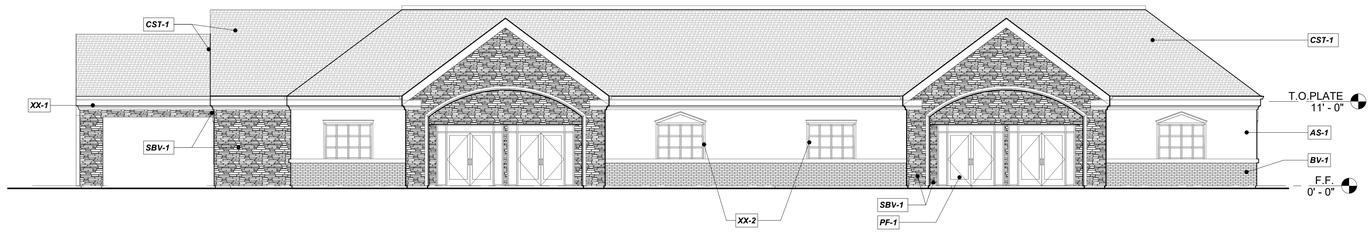
A2.01



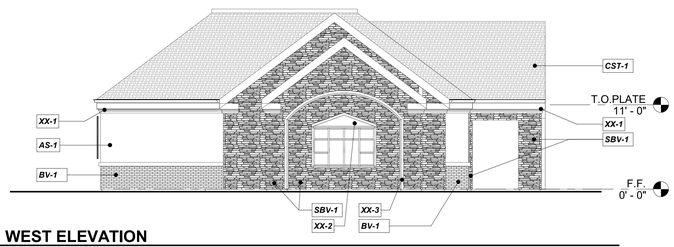
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS

GRAPHIC SCALE
0 8 16 24

KEYNOTES

076000.G1	PRE-FINISHED METAL ROOF GUTTER SYSTEM WITH WELDED DRAIN FITTINGS

EXTERIOR FINISH LEGEND

AS-1	**EXTERIOR THREE COAT STUCCO SYSTEM W/ ELASTOMERIC ACRYLIC FINISH** TEXTURE: SEMI-SMOOTH *COLOR: TBD PER MASTERPLAN STANDARDS*
BV-1	**THIN BRICK VENEER** *COLOR: TBD PER MASTERPLAN STANDARDS* SPEC. SEC.:
SBV-1	**STONE VENEER** *COLOR: TBD PER MASTERPLAN STANDARD*
CST-1	**CONCRETE "SLATE" TILE ROOFING** *COLOR:*
PF-1	**ALUMINUM STOREFRONT SYSTEM** KAWNEER ANODIZED FINISH *COLOR: DARK BRONZE* SPEC. SEC.:
XX-1	**CROWN MOLDING ARCHITECTURAL DETAIL**
XX-2	**WINDOW MOLDING ARCHITECTURAL DETAIL**
XX-3	**PRECAST MOLDING ARCHITECTURAL DETAIL**

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LICENSED ARCHITECT
JAMIE NICOLE MILLER
C38732
SIGN 3-30-15
STATE OF CALIFORNIA

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CROWLEY PLAZA
RAMM HOSPITALITY
Crowley Avenue, Visalia CA.

MARK	ISSUED FOR	DATE
	OWNER REVIEW	4-29-2015

Project No. : 05-1-15505

EXTERIOR ELEVATIONS

A5.01

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting - 06/24/2021

GENERAL PROJECT INFORMATION

Project/Business Name: SEQUOIA BEND ESTATES TSM Date: ~~XXXXXXXX~~

Project Description: PROPOSED 138 LOT TENTATIVE SUBDIVISION MAP

Site Plan Review Resubmittal: Yes (X) No If Resubmittal, Previous Site Plan Review Number: ~~XXXX~~ 21-109

Property Owner: RON VANDER WEERD

Applicant(s) Name: 4 CREEKS, INC.

Project Address/Location: GOSHEN AVENUE, BETWEEN CAIN STREET AND LOVERS LANE

Assessor Parcel Number: ~~XXXXXXXXXXXXXXXXXXXXXXXX~~ 098-142-057 & 098-330-006

Parcel Size (Acreage or Square Feet): 30± ACRES Building or Suite Square Footage:

Are There Any Proposed Building Modifications: Yes ( ) No (X)

Estimated Cost of Modifications to Building: $ N/A

Describe All Proposed Building Modifications:

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 06/24/2021

SPR Agenda: 06/30/2021 Item No. ____

Zone: R-1-5 SPR No. 21-109

Historic District: Yes ( ) No (X)

Flood Zone: X ( ) AE ( ) X/AE (X)

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: N/A

Proposed Building Use:

Proposed Hours of Operation:

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing ____ Proposed ____

Number of Customers Per Day (Estimated): Existing ____ Proposed ____

Predicted Peak Operating Hour:

Describe Any Truck Delivery Schedule & Operations:

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary):

Describe Any Special Events Planned for the Facility:

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

- Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- Site plan shall provide for and indicate all of the following:
  - North arrow
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  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: MATT AINLEY
Address: 324 S. SANTA FE ST.
City, State, Zip VISALIA, CA 93292
Phone: 559-802-3052
Email: matta@4-creeks.com

Signature of Owner or Authorized Agent*

Owner _____ Date _____

Authorized Agent* _____ Date 6.9.21

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

098-142-003, 047

AGENT:

I designate 4 CREEKS, INC (MATT AINLEY), to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to subdivide property relative to the property mentioned herein.

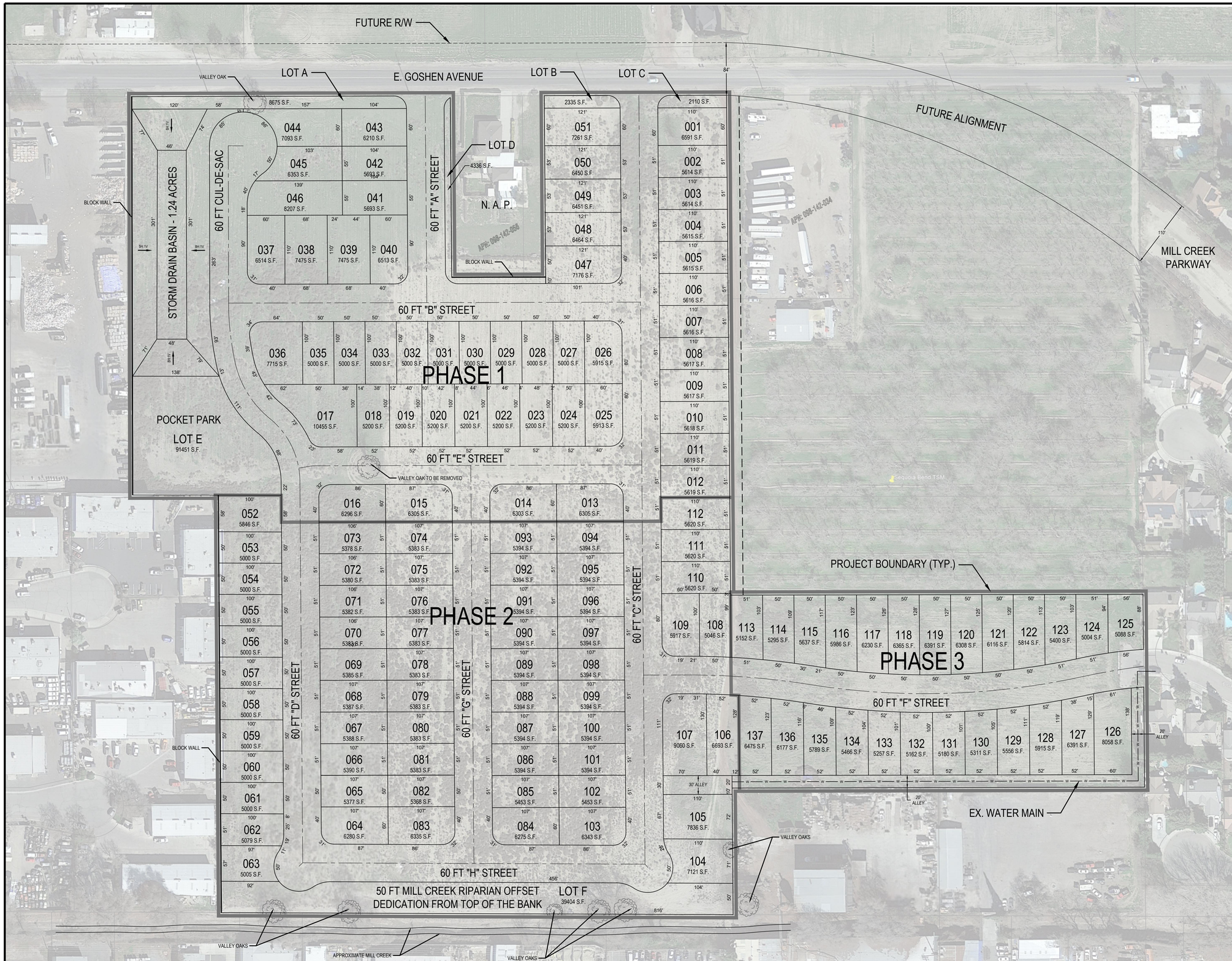
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	324 S. Santa Fe St., Ste. A Agent Mailing Address Visalia, CA 93292
Owner Phone Number	(559) 802-3052 Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440



JUNE 2021

SEQUOIA BEND ESTATES TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

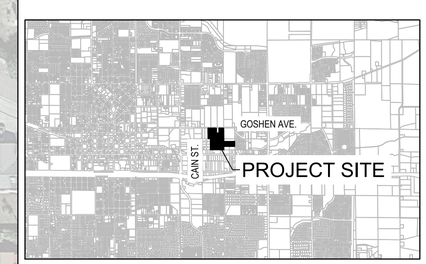
ENGINEER/PLANNER:	4-CREEKS INC.
APN:	098-142-57 & 098-330-006
ACREAGE:	30 ±
PROPOSED LOTS:	137
FLOOD ZONE:	AE & X
EXISTING ZONING:	R-1-5
EXISTING GENERAL PLAN:	LOW DENSITY RESIDENTIAL
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
WATER:	CAL WATER
TELEPHONE:	AT&T
REFUSE DISPOSAL:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	LOW DENSITY RESIDENTIAL

DENSITY:

LOTS:	137
GROSS ACREAGE:	30
GROSS DENSITY:	4.6 DU/AC
NET ACREAGE:	18.7
NET DENSITY:	7.4 DU/AC

SETBACKS (MINIMUM):

FRONT YARD: 25'
SIDE YARD: 5'
CORNER LOTS: 10' (22' GARAGE STREET SIDE)
REAR YARD: 25'

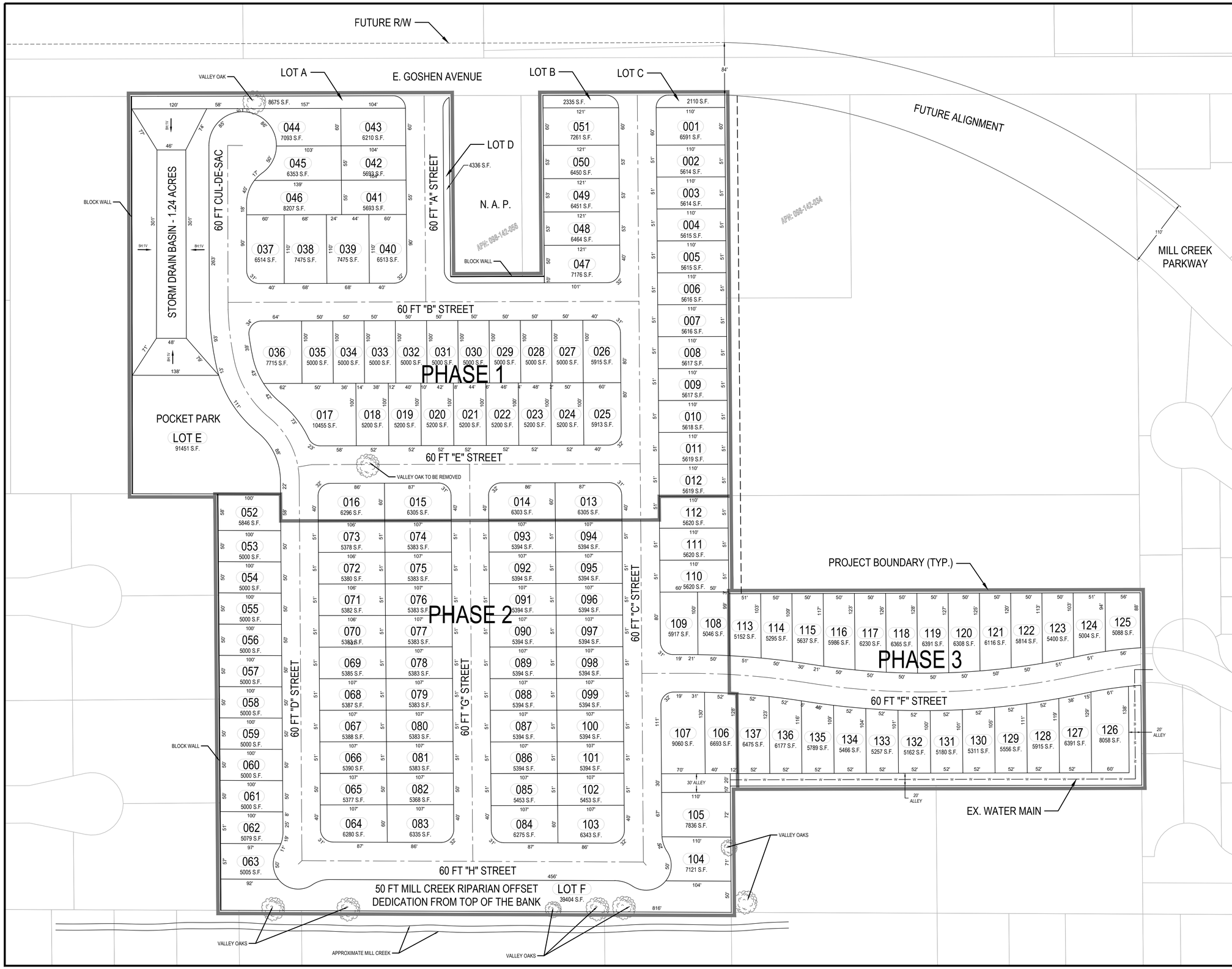


VICINITY MAP

NORTH

PREPARED BY:

4CREEKS
324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215



JUNE 2021

SEQUOIA BEND ESTATES
TENTATIVE SUBDIVISION MAP

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

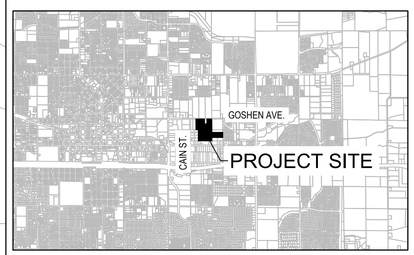
ENGINEER/PLANNER:	4-CREEKS INC.
APN:	098-142-57 & 098-330-006
ACREAGE:	30 ±
PROPOSED LOTS:	137
FLOOD ZONE:	AE & X
EXISTING ZONING:	R-1-5
EXISTING GENERAL PLAN:	LOW DENSITY RESIDENTIAL
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
WATER:	CAL WATER
TELEPHONE:	AT&T
REFUSE DISPOSAL:	CITY OF VISALIA
NATURAL GAS:	SOUTHERN CALIFORNIA GAS
EXISTING USE:	VACANT
PROPOSED USE:	LOW DENSITY RESIDENTIAL

DENSITY:

LOTS:	137
GROSS ACREAGE:	30
GROSS DENSITY:	4.6 DU/AC
NET ACREAGE:	18.7
NET DENSITY:	7.4 DU/AC

SETBACKS (MINIMUM):

FRONT YARD: 25'
SIDE YARD: 5'
CORNER LOTS: 10' (22' GARAGE STREET SIDE)
REAR YARD: 25'



VICINITY MAP

NORTH

PREPARED BY:

4CREEKS
324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Rally's Drive Thru Date: May 19, 2021

Project Description: Rally's Drive thru

Site Plan Review Resubmittal: ~~Yes~~ ○ No ⊗ If Resubmittal, Previous Site Plan Review Number:

Property Owner: Auto Oil Changers, Inc., [redacted]

Applicant(s) Name: Mike Hamzy - Harbison International (Engineer) / Javier Gomez (Developer)

Project Address/Location: SE Corner of Dinuba Blvd and West Riggin Avenue, south of Gas Station, abbutting the subdivision

Assessor Parcel Number: [redacted] (000014003) 2800 N. Dinuba Blvd

Parcel Size (Acreage or Square Feet): 0.76 AC / 33,167 SF Building or Suite Square Footage: 1,088 SF

Are There Any Proposed Building Modifications: Yes ○ No ●

Estimated Cost of Modifications to Building: $

Describe All Proposed Building Modifications:

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 06/23/2021

SPR Agenda: 06/30/2021 Item No. ____

Zone: C-MU R-1-5 SPR No. 21-112

Historic District: Yes ○ No ⊗

Flood Zone: X ⊗ AE ○ X/AE ○

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: Vacant Site

Proposed Building Use: Rally's Drive thru

Proposed Hours of Operation: 11am to 10pm

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing 0 Proposed 16

Number of Customers Per Day (Estimated): Existing 0 Proposed 400

Predicted Peak Operating Hour: 11am-8pm

Describe Any Truck Delivery Schedule & Operations: Twice a week. Big delivery of product

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): None

Describe Any Special Events Planned for the Facility: None

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

⇨ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)

⇨ Site plan shall provide for and indicate all of the following:

- North arrow
- All existing & proposed site features
- Site dimensions, including building
- Existing and proposed fencing at site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
- Existing & proposed structures
- Adjacent street names
- Refuse enclosures & containers
- Valley oak trees (show drip line)
- Existing & proposed landscaping
- Parking stalls (include ADA)
- Loading/unloading areas
- Accessible path of travel from right of way
- Accessible path of travel from ADA stall
- Location and width of drive approaches to site
- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

⇨ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Harbison International Inc.

Address: 2755 E. Shaw Avenue #101

City, State, Zip Fresno, CA 93710

Phone: 559-294-7485

Email: Mike@harbisonint.com

Signature of Owner or Authorized Agent*

Owner _____ Date _____

Authorized Agent* _____ Date _____

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Auto Oil Changers, Inc., declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

091-010-058

AGENT:

I designate Harbison International Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Site Plan, CUP and Civil Engineering Services relative to the property mentioned herein.

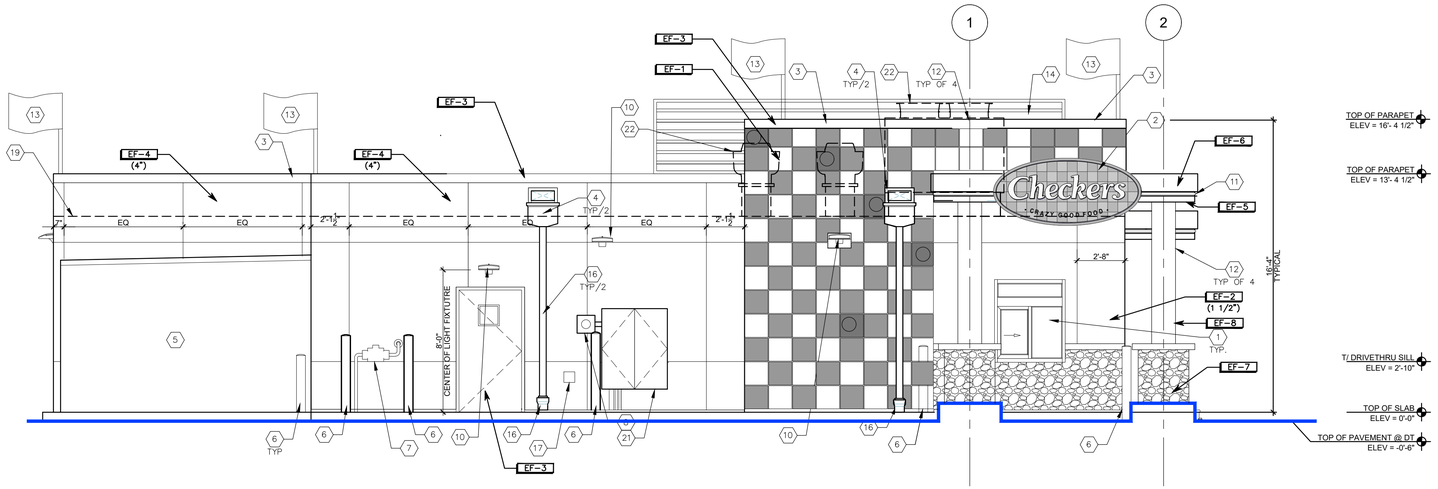
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 2021.

Signatures

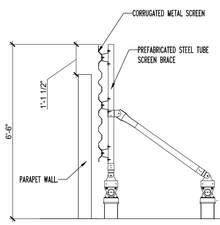
OWNER	AGENT
Signature of Owner	Signature of Agent
Eric Frankenberger, President	2755 E. Shaw Avenue #101
Owner Mailing Address	Agent Mailing Address
4511 Willow Road, Suite One, Pleasanton, CA 94588	Fresno, CA 93710
925-734-5800	559-294-7485
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440



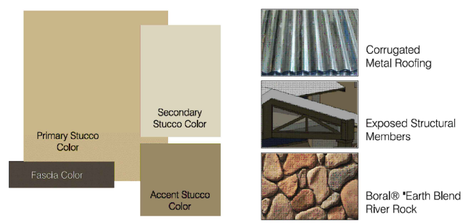
1/4" = 1'-0"

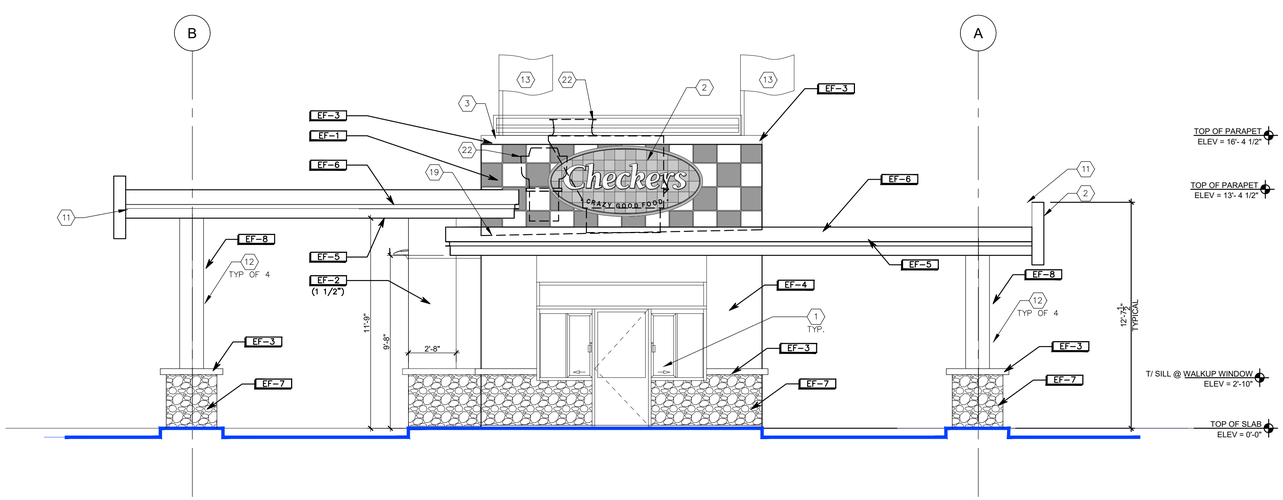
1 A6.0 **EXTERIOR ELEVATION**



3/8" = 1'-0"

3 A6.0 **ROOF TOP MECHANICAL SCREEN DETAIL**





1/4" = 1'-0"

2 A6.0 **EXTERIOR ELEVATION**

GENERAL EXTERIOR ELEVATIONS NOTES

1. ALL SEALANTS USED SHALL BE COLOR MATCHED TO THE ADJACENT MATERIAL OR AS LISTED

EXTERIOR ELEVATIONS CODED NOTES

1. DRIVE THRU WINDOW OR WALK UP WINDOW
2. ILLUMINATED 8'-0" BUILDING SIGN PROVIDED BY SIGN VENDOR
3. PREFINISHED METAL COPING, REFER TO EXTERIOR FINISH SCHEDULE
4. OVERFLOW ROOF SCUPPER AND COLLECTION BOX
5. WALK-IN FREEZER/COOLER BOX.(COLOR TO BE "POLAR WHITE") PRE-FINISHED
6. PIPE BOLLARD
7. GAS METER, PAINT PER EXTERIOR FINISH SCHEDULE
8. ELECTRICAL METER, PAINT PER EXTERIOR FINISH SCHEDULE
9. FOUNDATION
10. LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS REFLECTED CEILING PLAN LEGEND FOR ADDITIONAL INFORMATION
11. CONTINUOUS LED LIGHTING. (SEE ELECTRICAL SHEETS)
12. DECORATIVE COLUMN AND CAP SURROUND PROVIDED AND INSTALLED BY G.C. - SURROUND SHALL BE ADEQUATELY SECURE AND FLASHED TO EXISTING METAL ROOFING
13. INSTALL (6) NEW ROOF FLAGS, LOCATED AS SHOWN. PROVIDE BLOCKING & FLASH/SEAL ALL PENETRATIONS AS REQUIRED TO MAINTAIN WATERTIGHT CONDITION
14. METAL ROOF SCREEN
15. ROOF ACCESS GATE
16. PRE-FINISHED METAL DOWNSPOUT W/ BOOT. EXTEND UNDERGROUND TO STORM
17. HOSE BIBB
18. DRIVE THRU WINDOW LITE
19. ROOF OUTLINE
20. WATER HEATER FLUE
21. C/T CABINET & ELECTRIC METER AT THIS LOCATION COORDINATE ACCESS WITH LOCAL UTILITY COMPANY AND VERIFY EQUIPMENT TO BE INSTALLED
22. ROOF TOP UNIT / EXHAUST FAN

EXTERIOR TILE LEGEND

FINISH SCHEDULE: EXTERIOR MATERIAL

EF-1	TILE	16" X16" DEUTSCHE STEINZUG AMERICA - CUSTOM: BLACK GLOSS, WHITE GLOSS & CONTRAST RED GLOSS (SUPPLIED AND INSTALLED BY GC) EPOXY GROUT: LATICRETE NO. 44 BRIGHT WHITE; MAPEI NO.00 WHITE WITH DUPONT CLEAR SEALER (SUPPLIED AND INSTALLED BY GC)
EF-2	TEXTURED ACRYLIC FINISH	STANDARD DPR WATER BASED ACRYLIC COATING; COLOR: SECONDARY STUCCO COLOR; TEXTURE: SANDPEBBLE PROVIDE THICKNED AS NOTED PER SECTIONS AND DETAILS.
EF-3	PAINT	TO MATCH FASCIA COLOR: EQUIPMENT / DOOR
EF-4	PAINT	TO MATCH PRIMARY STUCCO COLOR
EF-5	CANOPY SOFFIT	HARDIE PANEL, WHITE SOFFIT GRADE 5 FINISH, SUPPLIED BY G.C./ FASCIA FABRICATOR. ("EVERBRITE" SOFFIT OPTIONAL UPGRADE).
EF-6	MIRROR FINISH STAINLESS	STAINLESS STEEL FASCIA FURNISHED AND INSTALLED BY G.C.
EF-7	BASE	BORAL EARTH BLEND RIVER ROCK
EF-8	COLUMN SURROUND	TO MATCH ACCENT STUCCO COLOR

RUSSO LLC
3836 W BUCKEYE RD
BUILDING C
PHOENIX, AZ 85009
623-328-5196

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF RJ RUSSO LLC UNAUTHORIZED USE OF REPRODUCTION WITHOUT PERMISSION IS PROHIBITED.
THIS DRAWING IS ONLY FOR USE IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR OTHER LOCATIONS . COPYRIGHT 2021.

Rally's CRAZY GOOD FOOD

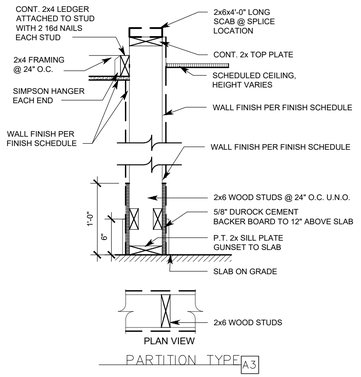
Checkers CRAZY GOOD FOOD

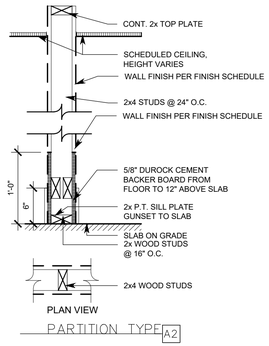
RALLY'S RESTAURANT FIT KITCHEN

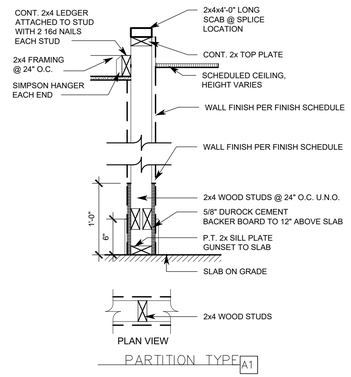
1

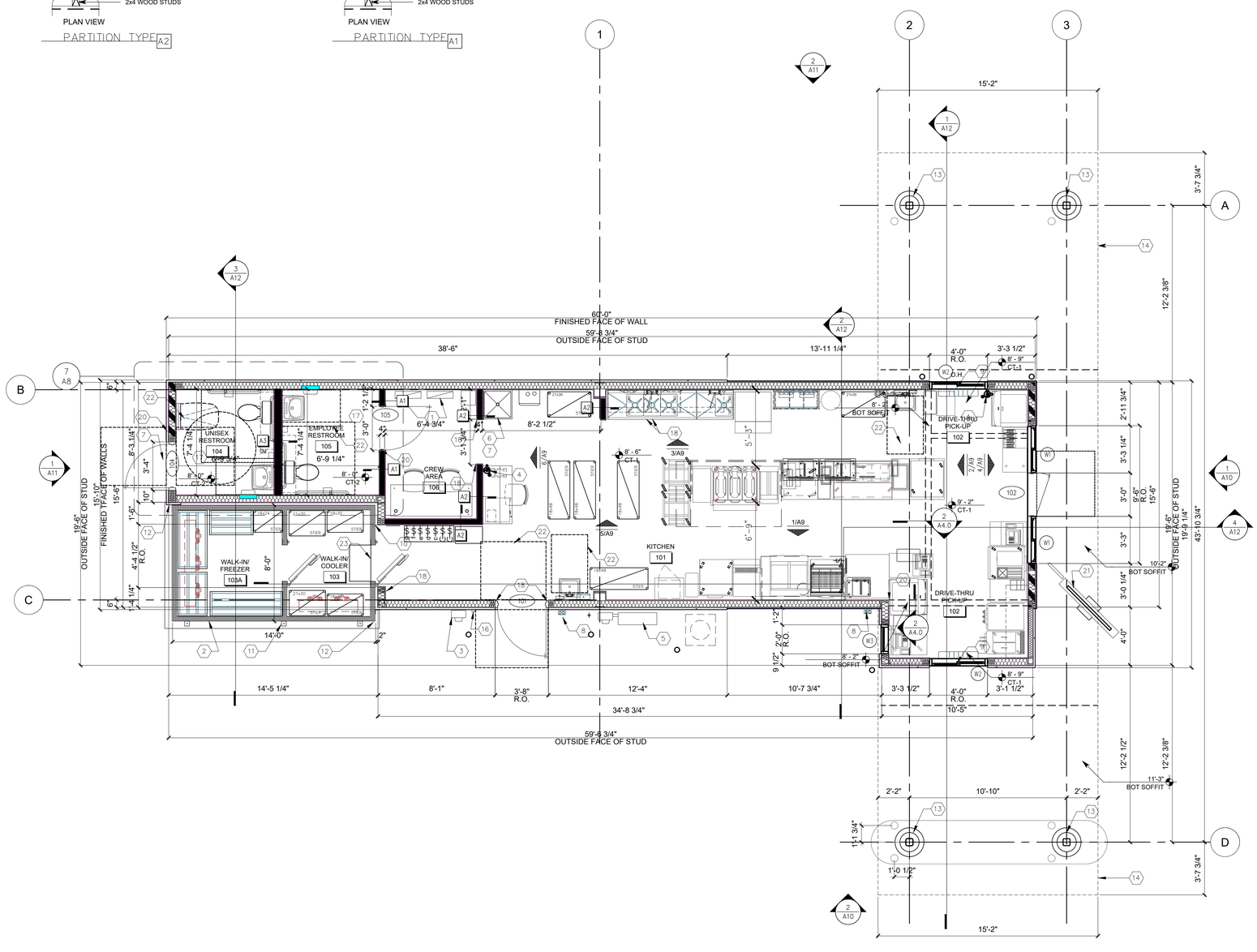
CONTROL NUMBER 00A
JOB NUMBER: 21-000187-1
DATE: 6-18-2021
CONTENTS: **ELEVATIONS**

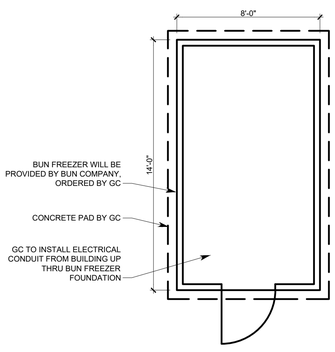
A6.0











2 / A2.0 BUN FREEZER
SCALE: 1/4" = 1'-0"

1 / A2.0 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. ALL INTERIOR NON-STRUCTURAL PARTITIONS SHALL BE 2x4 WOOD STUDS @ 24" O.C. FROM SLAB TO 6" ABOVE FINISHED CEILING, U.N.O. DIAGONALLY BRACE TOP OF WALL TO ROOF STRUCTURE AS REQUIRED TO SUPPORT ADDITIONAL LOADS.
2. G.C. TO PROVIDE SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
3. EXTERIOR DIMENSIONS ARE FROM FACE OF STUD U.N.O.; INTERIOR DIMENSIONS ARE TO FACE OF NEW STUDS U.N.O
4. EXTERIOR WALLS SHALL BE INSULATED WITH 6" UNFACED BATT GLASS FIBER INSULATION AND HAVE 6 MIL POLY VAPOR RETARDER.
5. INSTALL TYVEK COMMERCIAL WRAP WEATHER BARRIER OVER SHEATHING BEHIND METAL PANELS. PROVIDE FLUID-APPLIED WEATHER BARRIER TO SHEATHING AT E.I.F.S LOCATIONS. PROVIDE TILE MANUFACTURER APPROVED WEATHER BARRIER BEHIND NEW CERAMIC TILE. APPROVE ALTERNATES INSTALL STO FLUID APPLIED AIR & MOISTURE BARRIER BEHIND ALL EXTERIOR FINISHES.
6. SEE SHEET A3.0 FOR DOOR AND WINDOW SCHEDULES

FLOOR PLAN CODED NOTES (#)

1. ELECTRICAL PANEL BOX PROVIDED & INSTALLED BY G.C. DASHED PANEL INDICATES OPTIONAL SECOND PANEL. COORDINATE W/ ELECTRICAL DRAWINGS.
2. PREMANUFACTURED WALK-IN-FREEZER/ COOLER. FREEZER TO HAVE INSULATED FLOOR. G.C. TO MAKE ALL FINAL UTILITY CONNECTIONS. ORDERED THRU VENDOR AND DROPPED ONTO A CONCRETE PAD.
3. GAS METER. COORDINATE LOCATION W/ CIVIL DRAWINGS AND LOCAL UTILITY COMPANY.
4. WALL MOUNTED FIRE EXTINGUISHER - VERIFY LOCATION W/ FIRE MARSHAL.
5. C/T CABINET & ELECTRIC METER AT THIS LOCATION. COORDINATE WITH LOCAL UTILITY COMPANY.
6. WALLS AROUND MOP SINK TO RECEIVE 1/2" CEMENTITIOUS BACKERBOARD IN LIEU OF NON-STRUCTURAL PLYWOOD FROM FLOOR TO 48" T.O.S. INSTALL 1/2" WOOD SHEATHING FROM 48" T.O.S. TO 6" ABOVE CEILING. WATERPROOF MEMBRANE IN MOP SINK RECESS TO TIE INTO DRAIN AND WRAP UP WALLS 12" OR ON TO FLOOR 12"
7. MOP SINK
8. EXTERIOR DOWNSPOUT W/ BOOT. EXTEND UNDERGROUND TO STORM DRAIN. DESIGN FOR PER REGIONAL REQUIREMENTS.
9. DRIVE-THRU AND DELIVERY PICKUP WINDOW.
10. PROVIDE MIN. 2" AIR SPACE BETWEEN FREEZER / COOLER AND FACE OF WALL.
11. HOLD DOWNS FURNISHED BY WALK-IN MANUFACTURER PER CODE. G.C. TO DRILL & INSTALL ANCHOR BOLTS AFTER WALK IN UNIT HAS BEEN PLACED.
12. FLASHING BETWEEN BUILDING & WALK-IN UNIT BY FREEZER/COOLER MFG.
13. DECORATIVE COLUMN SURROUND
14. INSTALL NEW ROOF, ROOF PARAPET, ROOF FASCIA, AND CANOPIES; AS SHOWN ON DRAWINGS. ORDER THRU CHECKERS APPROVED VENDOR.
15. TANKLESS WATER HEATER
16. LOCK BOX, LOCATION TBD BY LOCAL FIRE DEPARTMENT.
17. ELECTRIC IN WALL HEATER FOR COLDER CLIMATES FOR ZONE 5 AND UP
18. STAINLESS STEEL CORNER GUARD, HEIGHT TO TOP OF DOOR FRAMES.
19. HOSE BIBB (SEE PLUMBING SHEETS) SEE DETAIL F/A7.2 FOR PENETRATION DETAIL.
20. ADA COMPLIANT ROOM SIGNAGE.
21. WALK-UP MENU BOARD, SEE SITE DETAIL SHEET FOR EXACT PLACEMENT.
22. ADA CLEARANCE SPACE.
23. WALK IN COOLER FLOOR AT ENTRY POINT TO BE LEVEL WITH RESTARUANT- SEE WALK IN COOLER SPECIFICATION DETAIL

SYMBOL LEGEND

# / A##	- DETAIL NUMBER - DRAWING NUMBER
ROOM ###	DENOTES ROOM NAME AND NUMBER
W#	WINDOW NUMBER, SEE WINDOW SCHEDULE
###	DOOR NUMBER, SEE DOOR SCHEDULE
##	CODE NOTE
W1	PARTITION TYPE
	SHEAR WALL, SEE STRUCTURAL DRAWINGS
	INTERIOR PARTITION, SEE THIS SHEET
	STUD WALL W/ INSULATION, SEE WALL SECTIONS
# / A##	SECTION NUMBER
# / A##	ELEVATION NUMBER

Checkers and Rally's Drive-in Restaurants, Inc.
4300 W. Cypress
Suite 600,
Tampa, Florida 33607

RESTAURANT
2021 PROTOTYPE
FIT KITCHEN
Location Name
Address
City/State
Zip

STAMP

THIS DRAWING IS OWNED BY OR LICENSED FOR USE BY CHECKERS DRIVE-IN RESTAURANTS, INC. (OR ITS AFFILIATED OR RELATED COMPANIES) AND MAY NOT BE REPRODUCED, USED, DOWNLOADED, DISSEMINATED, PUBLISHED, OR TRANSFERRED IN ANY FORM OR BY ANY MEANS, EXCEPT WITH THE PRIOR WRITTEN CONSENT OF CHECKERS. COPYRIGHT INFRINGEMENT IS A VIOLATION OF FEDERAL LAW SUBJECT TO CRIMINAL AND CIVIL PENALTIES.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE CHECKERS REPRESENTATIVE PRIOR TO COMMENCING WORK.

Job No.: --
Store # : 0000
Date : XX-XX-2020
Drawn By : XX
Checked By: XX

VERSION:
ISSUE DATE: **11.11.20**

SHEET TITLE
FIT KITCHEN
FLOOR PLAN
SHEET
A2.0

Harbison International Inc.
Engineers - Surveyors - Planners

Date: June 23, 2021

Josh Dan
Associate Planner
Community Development Dept. / Planning Division
315 E Acequia Ave, Visalia, CA 93291

Project Description: Rally's - Southeast corner of West Riggin Avenue and North Dinuba Blvd

APN: 091-010-058

Operational Statement

The location of the site is at the Southeast corner of West Riggin Avenue and North Dinuba Blvd, part of the Riverbend Village Shopping Center.

The proposed project is for a drive through at Rally's fast food, which consists of 2 drive through windows and one escape lane.

Business operations will be form 7AM to 1AM for a total of 18 hours. During operation, it will have a minimum of four employees during normal hours and a maximum of eight employees during rush hours.

There will be no inside seating. Outside seating on a patio will be available. There will also be a walk-up window. The building will be designed to meet the City of Visalia standards and the Riverbend Village Architectural Guidelines

The operation of the Rally's restaurant will meet the City zoning and Planning requiremnts.

Mike A. Hamzy, Principal
Harbison International, Inc.

2755 E. Shaw Ave., Suite 101 • Fresno, CA 93710, USA
Tel: 559-294-7485 • Fax: 559-294-7481
E-mail: mike@harbisonint.com
Website: www.harbisonint.com

THIS DRAWING IS OWNED BY OR LICENSED FOR USE BY CHECKERS DRIVE-IN RESTAURANTS, INC. (OR ITS AFFILIATED OR RELATED COMPANIES) AND MAY NOT BE REPRODUCED, USED, DOWNLOADED, DISSEMINATED, PUBLISHED, OR TRANSFERRED IN ANY FORM OR BY ANY MEANS, EXCEPT WITH THE PRIOR WRITTEN CONSENT OF CHECKERS. COPYRIGHT INFRINGEMENT IS A VIOLATION OF FEDERAL LAW SUBJECT TO CRIMINAL AND CIVIL PENALTIES.

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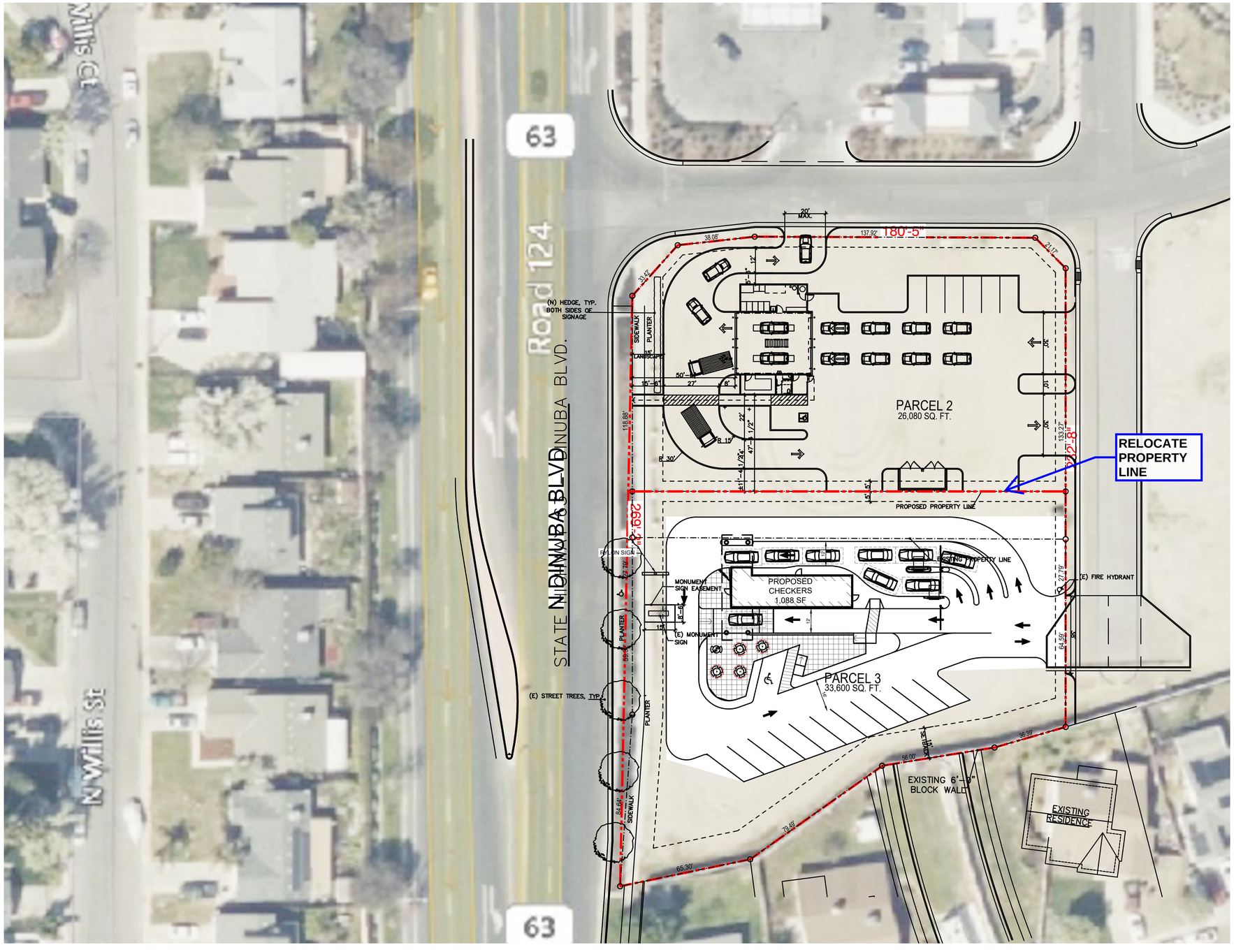
01-07-2021

2910 N Dinuba Blvd
Visalia, CA

SP-1



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01-07-2021

290 N Dinuba Blvd
Visalia, CA

SP-2

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: McDonald's Restaurant / Gas Station Date: 5/25/2021

Project Description: Exterior Building Remodel / Drive Thru Addition / Restroom Remodel / Site and Building ADA

Site Plan Review Resubmittal: Yes ◯ No ⊗ If Resubmittal, Previous Site Plan Review Number:

Property Owner: Second Generation Properties, Inc.

Applicant(s) Name: Charlie Brown

Project Address/Location: 5205 W. Goshen, Visalia, CA 93291

Assessor Parcel Number: ~~XXXXXXXXXXXXXXXX~~ 085-040-085

Parcel Size (Acreage or Square Feet): 66,505 sq.ft. Building or Suite Square Footage: 6,208 sq.ft.

Are There Any Proposed Building Modifications: Yes ◯ No ◯

Estimated Cost of Modifications to Building: $ 450,000

Describe All Proposed Building Modifications: Exterior Remodel, Dining Area & Costumer service remodel, Restroom Remodel, Building and Site ADA improvements

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 06/24/2021

SPR Agenda: 06/30/2021 Item No. ____

Zone: C-N SPR No. 21-113

Historic District: Yes ◯ No ⊗

Flood Zone: X ◯ AE ⊗ X/AE ◯

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: GAS Station and Drive Thru Resturant

Proposed Building Use: Gas Station and Drive Thru Resturant

Proposed Hours of Operation: Existing to remain.

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing 25 Proposed 25

Number of Customers Per Day (Estimated): Existing 300 Proposed 300

Predicted Peak Operating Hour: 6am to 9am, 11am to 1pm and 4pm to 7pm (Breakfast, Lunch and Dinner)

Describe Any Truck Delivery Schedule & Operations: Existing Building, no Modifications to delivery Schedule

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): N/A

Describe Any Special Events Planned for the Facility: N/A

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

- Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Charlie Brown

Address: 516 W. Shaw Ave, Suite 101

City, State, Zip Fresno, CA 93704

Phone: (559) 268-2711

Email: charlieB@vigen.com

Signature of Owner or Authorized Agent*

Owner — Date

Authorized Agent* — Date 5/25/2021

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, Gwen Burt, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

085-004-085

AGENT:

I designate Charlie Brown, Vigen Incorporated, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Remodel existing restaurant facility relative to the property mentioned herein.

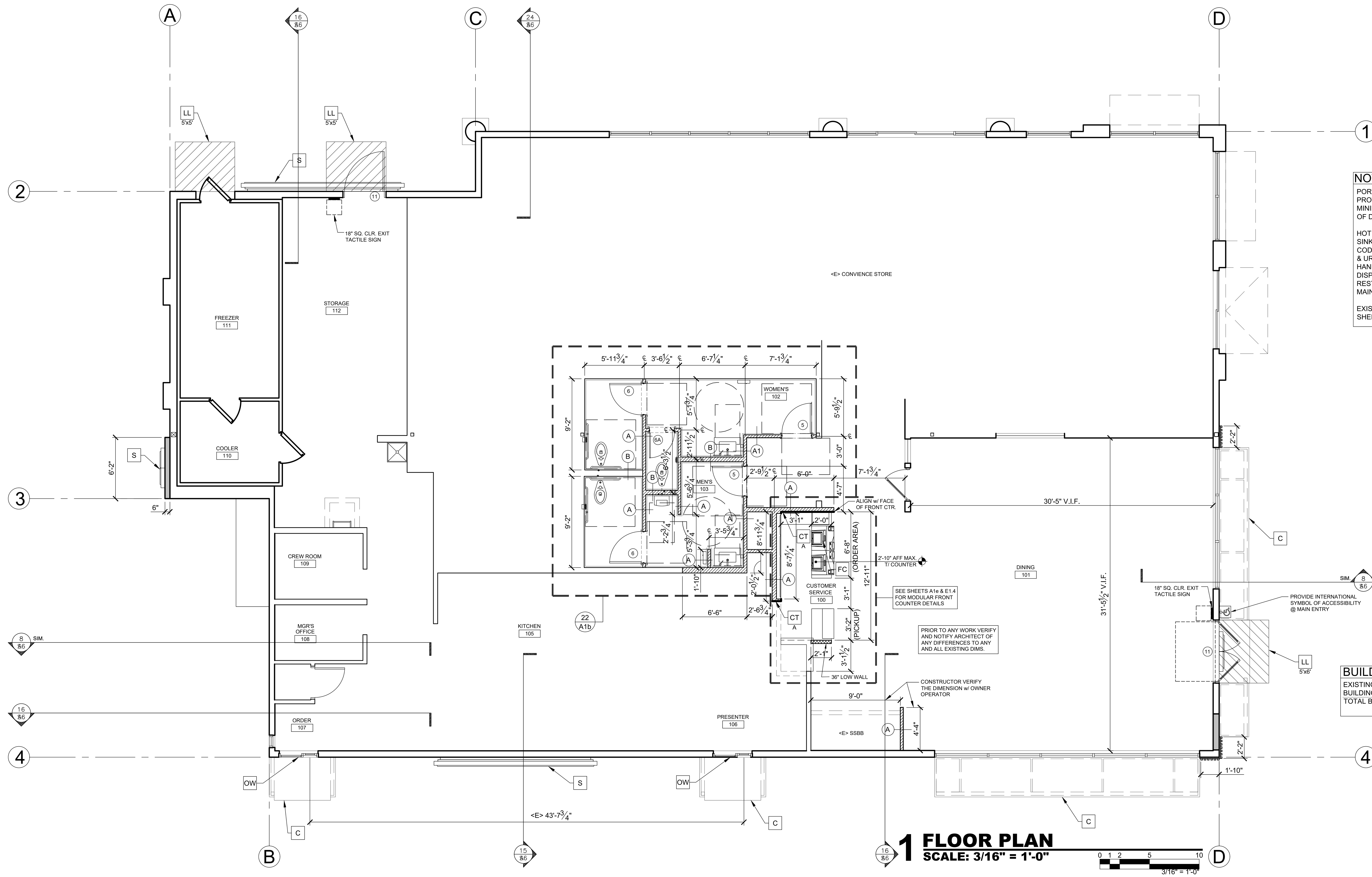
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of 6/24/2021, 20____.

Signatures

OWNER	AGENT
DocuSigned by: AVE4BE708FED421...	
Signature of Owner	Signature of Agent
100 W. Pine St., PO BOX 35 Exeter Ca 93221	516 W. Shaw Ave, Suite 101, Fresno CA, 93704
Owner Mailing Address Address	Agent Mailing Address
	559-720-8638
Owner Phone Number Phone5592800720	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440



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

NOTES

PORTABLE RESTROOMS SHALL BE PROVIDED TO MEET THE FOLLOWING MINIMUM REQUIREMENTS PRIOR TO START OF DEMOLITION OF EXISTING RESTROOMS:

HOT AND COLD RUNNING WATER AT HAND SINKS PER CALIFORNIA RETAIL HEALTH CODE REQUIREMENTS. FLUSHABLE TOILETS & URINALS. PAPER TOWERL DISPENSER OR HAND DRYERS PROVIDED. SOAP DISPENSERS PROVIDED AT HAND SINKS. RESTROOM TO BE CLEANED AND MAINTAINED WHILE IN USE.

EXISTING WINDOWS TO BE REPLACED. SEE SHEET A2 FOR ADDITIONAL INFORMATION

BUILDING INFORMATION

EXISTING SQUARE FOOTAGE	6,208 S.F.
BUILDING ADDITION	0 S.F.
TOTAL BUILDING AREA	6,208 S.F.

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND/OR FACE OF STUD UNLESS OTHERWISE NOTED. (SEE SHEET S1 FOR FOUNDATION DIMS.)
2. INTERIOR DIMENSIONS ARE TO EDGE OF STUD @ EXTERIOR WALLS. U.N.O.
3. SEE SHEET A1b FOR LOCATIONS OF BACKUP SUPPORTS.
4. SEE SHEET A1a FOR DOOR & WINDOW DETAILS & DOOR SCHEDULE.
5. SEATING PACKAGE SUPPLIED BY OTHERS.
6. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
7. VIDEO CABINET & LOCKERS SUPPLIED BY OPERATOR, INSTALLED BY G.C.
8. MANAGER'S AREA PACKAGE SUPPLIED BY OPERATOR, INSTALLED BY G.C.
9. FILL BOX MTD. @ 36" ABOVE SLAB TO BOTTOM OF BOX.
10. SEE SHEET A0d FOR FINISH DETAILS AND SCHEDULES

SUPPLIERS:
 A. MINNESOTA VALLEY ENG., MODEL #8512629, TEL. # 800-247-4446 OR 800-241-7452

11. DRIVE-THRU WINDOW SUPPLIER:
 A. READY ACCESS : SERIES 275 (LEFT TO RIGHT OPENING AS VIEWED FROM THE OUTSIDE) - 47 1/2" x 43 1/2" TYPE "O-X"OR "X-O" TELEPHONE #800-621-5045 (VERIFY w/ McDONALD's P.M. ON D.T. ELECTRIC WINDOW TO BE EQUIPED WITH AUTOMATIC AIR CURTAIN) PER HEALTH DEPARTMENT REQUIREMENTS.
12. NOT USED
13. DO NOT SCALE DRAWINGS.
14. EXIT DOORS TO HAVE EXIT SIGN POSTED ABOVE & BE EQUIPPED WITH PANIC HARDWARE.
15. ALL AISLES THROUGHOUT DINNING AREA TO BE 44" MIN.
16. SEE TYPICAL THRESHOLD & WINDOW DETAILS PER 9,10,14,17,18/A1a
17. ALL KITCHEN ISLES MUST BE MIN. 36" CLEAR
18. IF LOCKERS ARE PROVIDED AN ACCESSIBLE ACCESS PATH SHALL BE PROVIDED. WHERE LOCKERS ARE PROVIDED, AT LEAST 5% BUT NOT LESS THAN 1 OF EACH TYPE SHALL COMPLY WITH 11B-305, 308 AND 309 FOR CLEAR FLOOR SPACE, REACH RANGE AND OPERABLE PART REQUIREMENTS. CBC 11B-225.2.1

- SEE A1a FOR DOOR/WINDOW SCHEDULE & FINISHES
- SEE ELEVATIONS FOR ANIT-GRAFITTI MATERIAL FINISH

LEGEND

(hatch)	PROVIDE LEVEL LANDING @ ALL EXT. DOORS W/MAX. 1.95% SLOPE AWAY FROM BUILDING W/ 24" CLR. ON STRIKE SIDE.
℄	CENTER LINE
(A)	PARTITION TYPE TAG, SEE DETAIL 2/A1
▬ ▬	DRAFT STOPPING - SEE 20/A8
(7)	DOOR TAG - SEE DOOR SCHEDULE ON SHEET A1a.
X	KEY NOTE
	<E> WALL TO REMAIN AND PROTECT
	<N> INTERIOR WALL
	<N> INTERIOR LOW WALL
	<N> EXTERIOR WALL - SEE EXTERIOR WALL ASSEMBLY # 1 NOTES ON SHEET A2

EXTERIOR WINDOW ASSEMBLY

(STOREFRONT & ENTRANCE SYSTEM)
GLAZING REQ'S: U VALUE = 038 U VALUE "DOOR"= 0.77 SHGC = 0.40

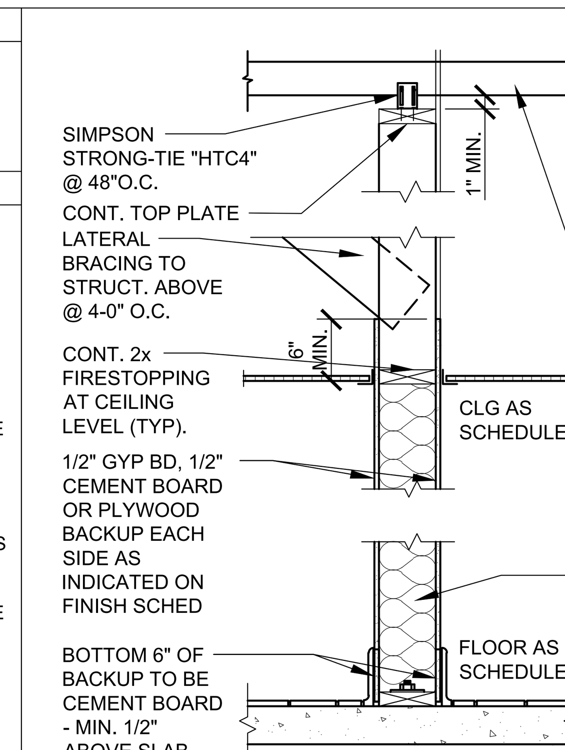
1. TUBELITE (SEE PROJECT MANUAL FOR ADDITIONAL VENDORS) PRODUCT 14000 SERIES FLUSH GLAZE I/O FRONT SET
2. EXTRA DARK BRONZE ANODIZED ALUMINUM FRAME, THERMALLY BROKEN WITH HEAD RECEIVER CHANNEL.
3. 1" TEMPERED INSULATED GLAZING
4. PROVIDE FLASHING AT HEAD & SILL - CONTINUOUS SEALANT.
5. PROVIDE METAL CAP @ EXTERIOR BRICK SILL
6. 1/2" CORIAN SILL AT INTERIOR.

KEYNOTES

BB	PROVIDE SIGN AT THE SELF-SERVE SODA AND CONDIMENT COUNTER STATING, "WE WILL BE PLEASED HELP ANY CUSTOMER NEEDING ASSISTANCE. PLEASE ASK AT COUNTER"
C	ALUMINIUM CANOPY SYSTEM ABOVE - SEE A9a FOR NOTES - SEE ROOF PLAN & TRELLIS/CANOPY DRAWING SUBMITTED AS A DEFERRED SUBMITTAL.
CG	G.C. TO PROVIDE 4"x4"x5'-0" HIGH STAINLESS STEEL CORNER GUARDS AT ALL EXPOSED LOCATIONS IN KITCHEN/SUPPORT AREA. CORNER GUARDS TO START AT FINISH FLOOR. ATTACH WITH WOOD SCREWS INTO WOOD BLOCKING BULLNOSE COVE BASE WHERE TILE MEETS STAINLESS STEEL CORNER
CP	CONCRETE EQMT PAD - SEE STRUCTURAL
CT A	WALL TILE: EUROWEST NOIR SIZE: 4"x12" PATTERN: STACK BOND GROUT: MAPEI ULTRACOLOR PLUS FA 47 CHARCOAL - JOINT TO BE 1/16" MAX. COORDINATE WITH THE MCDONALD'S AREA CONSTRUCTION MANAGER
CT B	WALL TILE: CROSSVILLE - COLOR BY NUMBERS SIZE: SIXTH SENSE SATIN GROUT: MAPEI ULTRACOLOR PLUS FA 27 SILVER - JOINT TO BE 1/16" MAX. COORDINATE WITH THE MCDONALD'S AREA CONSTRUCTION MANAGER AND DECOR DRAWINGS. ALTERNATIVE FOR HIGH LIGHT REFLECTANCE VALUE (LRV) IF REQUIRED BY CODE (LRV DETERMINED BY A/E)
DS	DECOR SOFFIT ABOVE - SEE REFLECTED CEILING PLAN
FC	PROVIDE AND INSTALL "BRAILLE AND PICTURE MENU AVAILABLE" SIGNAGE LOCATED AT THE ORDER COUNTER. PROVIDE A 30 TO 60 DEGREE TIPPED VIEWING ANGLE AT THE POINT OF SALE DEVICE. INSTALL NEW HARDWARE AS NEEDED.
LL X	LEVEL LANDING @ EXT. DOOR W/ MAX. 1.95% RUNNING/CROSS SLOPE AWAY FROM BUILDING SIZE OF LANDING
MB	RECESSED INDOOR DIGITAL MENU BOARD
MS	MOP SINK - SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
OW	PROVIDE AND INSTALL SPEECH AND HEARING ASSISTANCE AVAILABLE SIGNS AT THE ORDER WINDOW AND PRESENTER WINDOW
RL	ROOF ACCESS LADDER SEE ROOF PLAN
S	NEW SIGNAGE - BY OTHER - SEE ELEVATIONS
T	TRELLIS SYSTEM ABOVE SEE SHEET A9a DETAILS 5, 9 & 15. TRELLIS DRAWING SUBMITTED AS A DEFERRED SUBMITTAL.

ACCESSIBILITY NOTES

1. ADD ACCESSIBLE SIGN 8"x12" @ 40" A.F.F. CLEAR w/ LOGO & ARROW AT PUBLIC SIDE WALKS & PATH OF TRAVEL. SEE SITE PLAN FOR SIGN LOCATION.
2. AT SALES COUNTER "WE WILL BE PLEASED TO HELP ANY CUSTOMER NEEDING ASSISTANCE"
3. AT SALES COUNTER "BRAILLE AND PICTURE MENU AVAILABLE AT FRONT COUNTER AREA"
4. AT DRINK COUNTER "WE WILL BE PLEASED TO HELP ANY CUSTOMER NEEDING ASSISTANCE"
5. AT ORDER WINDOW "HEARING/SPEECH IMPAIRED ASSISTANCE AVAILABLE AT THIS WINDOW"
6. SEE SHEET Ac1d: DETAIL 13 AND/OR 13A MENU BOARD TO HAVE SIGN TO READ "CUSTOMERS WITH SPEECH OR HEARING DIFFICULTIES PLEASE PULL UP TO THE NEXT MANNED WINDOW FOR ASSISTANCE IN ORDERING"
7. TACTILE EXIT SIGNS TO BE PROVIDED AT GRADE-LEVEL EXTERIOR DOORS IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD "EXIT" PROVIDE MIN 18"X18" CLEAR FLOOR SPACE @ SIGN.
 NOTE: CLEAR FLOOR SPACE CAN NOT o/ LAP w/ DOOR SWING BUT CAN BE LOCATED <9" FROM DOOR JAM IF DOOR SWINGS OUT (IF DIRECTION OF EGRESS).
8. MAX. REACH RANGES FOR ALL CONDIMENTS MUST NOT EXCEED REACH RANGE LIMITS SHOWN IN DETAILS 10 & 11 ON SHEET A0.
9. ATTACH FLOOR MATS SECURELY TO FLOORS.
10. PROVIDE TACTILE RESTROOM SIGNAGE PER DETAIL 12/A1B PROVIDE MIN 18"X18" CLEAR FLOOR SPACE @ EA. SIGN.
11. PROVIDE NEW DOOR CLOSERS AND SET TO CLOSE FROM 90° OPEN TO 12° FROM LATCH IN 5 SECONDS MINIMUM(PER CBC 11B-404.2.8.1)AND TO REQUIRE AN OPENING FORCE OF 5lbs. MAXIMUM (PER CBC 11B-404.2.9).



METAL STUD PARTITION TYPE:

"MA" = 3 5/8"
STUD SPACING: 16" O.C.
GAUGE:
LOAD BEARING: 18
NON-LOAD BEARING: 20

WOOD STUD PARTITION TYPE:

ALL PARTITIONS TYPE 'A' UNLESS NOTED OTHERWISE

"A" = 2x4
"A1" = 2x4 W/BATT INS.
"B" = 2x6
"B1" = 2x6 W/BATT INS.
"C" = 2x8
"C1" = 2x8 W/BATT INS.
"D" = DOUBLE 2x6 WALL
"S" = STEEL STUD OPTIONS
"E1" = 1" METAL W.C. PARTITION & DOOR

STUD SPACING: 16" O.C.

2 INTERIOR PARTITION
SCALE: 3/4" = 1'-0"

REVISIONS

REV.	DATE	DESCRIPTION	BY

VIGEN INC. ARCHITECTURE ■ PLANNING
516 W. Shaw Avenue, Ste 101
Fresno, California 93704
559.268.2711 www.vigen.com

These drawings to be used only for the project located at:
5205 W GOSHEN
VISALIA, CA. 93291
COMM. # 1803.090 SITE: 004-3653 NATL. STORE# 25329
DATE: 06/27/2019

ARCHITECT
LICENSED ARCHITECT LEEN OSBORNE NO. C17520 REN. 12.31.21 STATE OF CALIFORNIA

McDonald's®

The entire building design and the mansard roof design shown in these drawings are service marks of McDonald's Corporation, registered in the U.S. Patent and Trademark office.

REGIONAL ADDRESS: PACIFIC SIERRA REGION: 2999 Oak Road., SUITE 900, Walnut Creek CA, 94597

TITLE:
PLOT BY: James Davidson
PLOT DATE: 6/24/2021
FILE LOCATION:
CORP. REVISIONS
REGIONAL REVISIONS
DO NOT SCALE DRAWINGS

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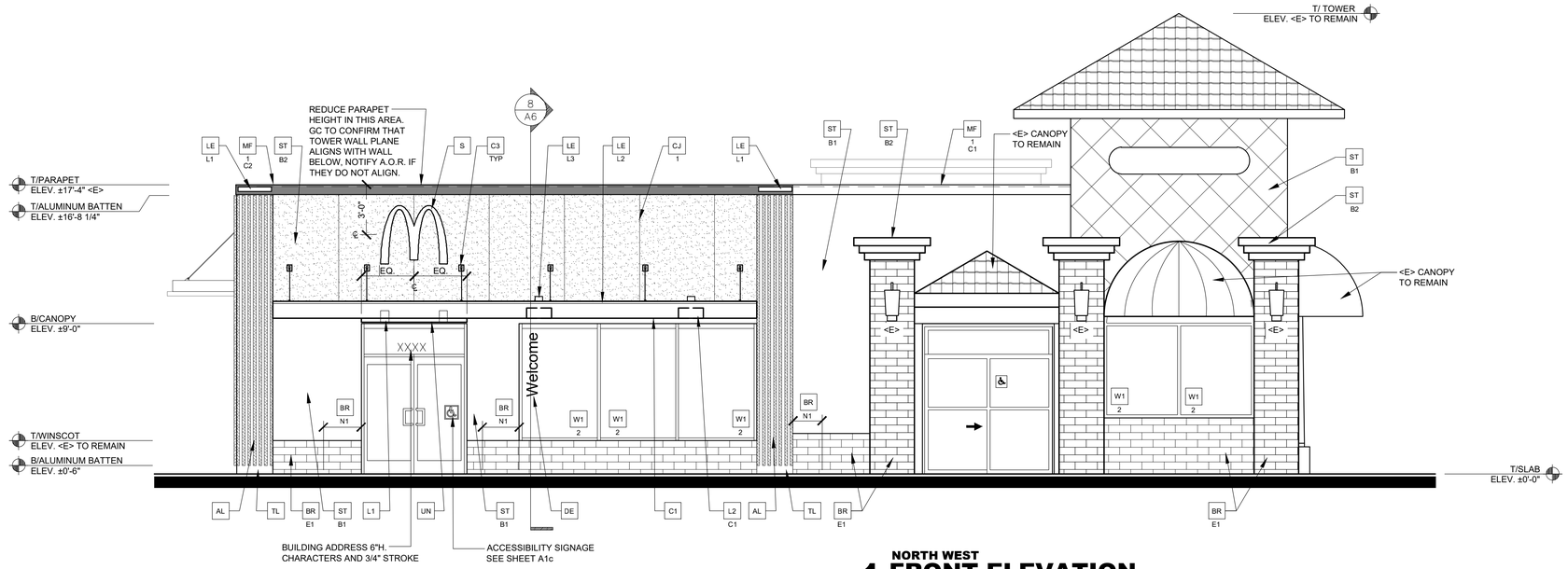
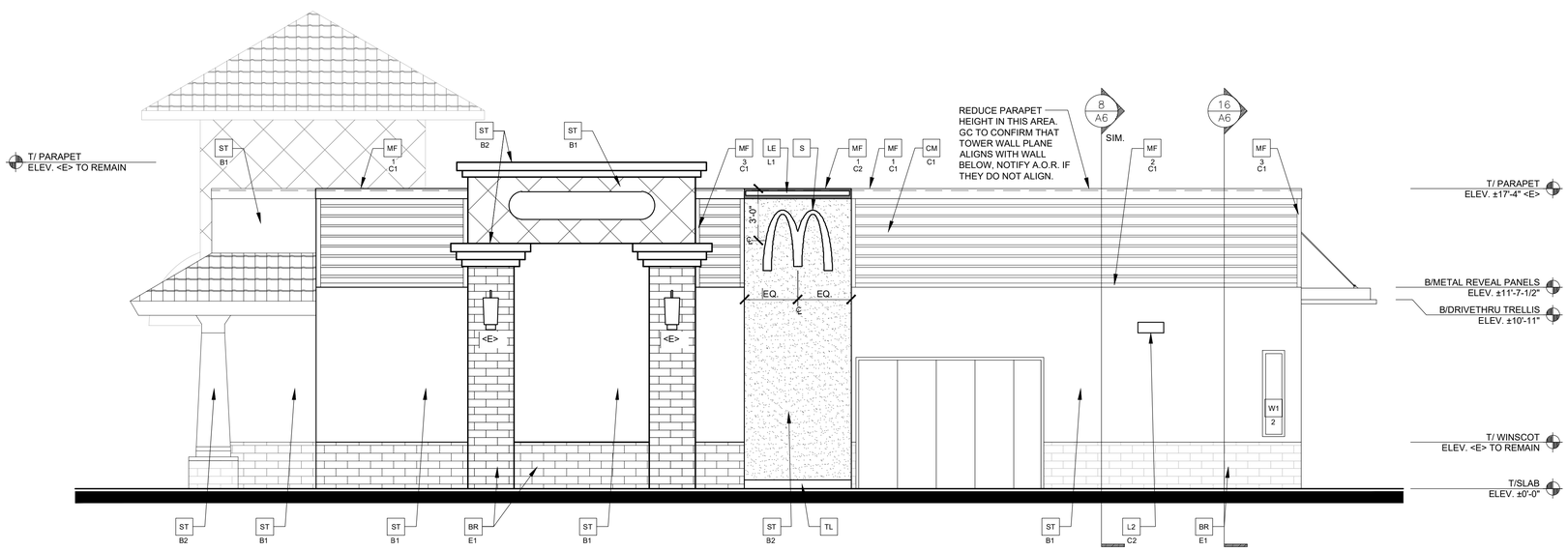
SHEET NO.
A1
FLOOR PLAN



1 NORTH WEST FRONT ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 5 10
1/4" = 1'-0"



2 SOUTH EAST REAR ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 5 10
1/4" = 1'-0"

NOTES:

1. ALL SIGNAGE (INCLUDING DRIVE-THRU MENU SIGNAGE) SHALL BE UNDER SEPARATE PERMIT AND WILL BE SUBMITTED TO THE PLANNING DIVISION AS A DEFERRED SUBMITTAL.
2. ALL SIGNAGE SHOW ON ELEVATIONS FOR REFERENCE ONLY.
3. SEE FINAL PERMITTED, SIGN PLANS FOR ACTUAL INSTALLATION.

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  MFR: B+N INDUSTRIES
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDE AND ALL EDGES.
  SUBSTRATE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- BM — BREAK METAL PANEL
  COLOR: GOLD PANTONE 123C
- BR — BRICK WALL FINISH
  XX — E1 = EXISTING UNPAINTED MASONRY
  N1 = REUSE PORTION OF DEMO'D WAINSCOT OR NEW TO MATCH EXISTING
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
- CJ — CONTROL JOINT
  1 — TYPE: 1 = EIFS
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR:
  C1 = WEATHERED ZINC
- D — HOLLOW METAL DOOR
  PAINT MATCH BASE BUILDING COLOR
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  (SUPPLIER VARIES PER REGION. VERIFY WITH ACM)
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ — EXPANSION JOINT, SEE DETAIL
- FB
  C02 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- OW — PROVIDE AND INSTALL SPEECH AND HEARING ASSISTANCE AVAILABLE SIGNS AT THE ORDER & PRESENTER WINDOW
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB — PIPE BOLLARD - PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1-888-743-7435 TO ORDER
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- ST — EXTERIOR BUILDING FINISH - MATERIALS PER COLOR SCHEDULE - SEE WALL ASSEMBLY NOTES ON SHEET A2 FOR COLORS:
  XX — COLORS:
  B1 = BASE COLOR
  B2 = ACCENT COLOR
- UN — METAL UNDERSCORE - COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  X — 1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
  2 = EXISTING WINDOW TO REMAIN
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT
- TL — TILE (@ BASE OF BATTEN SYSTEM)
  EUROWEST: E-WOOD, COLOR R9 BLACK, SIZE 6"x24"
  WAREPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: ULTRA COLOR PLUS - 41 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  CONTACT: JAN DETER (714) 937-7500

NOTES:

1. 1" WIDE ARCADE REVEALS TO CENTER ON 2 1#2" W. REVEALS: ALL REVEAL ELEVATIONS ARE TOP OR BOTTOM OF 2 1#2" REVEALS OR PARAPET FLASHING
2. SEE 7/A8 FOR WINDOW DOOR OPENING FLASHING FOR PLASTER WALLS
3. SEE 5/A8 FOR E.J. & REVEAL DETAILING THAT MUST BE FOLLOWED
4. PLASTER (PREFERRED) TO BE INTEGRAL COLORED (WESTERN BLENDED PRODUCT, OR EQ.)
   W/ FLURRING LATH o/2 LAYERS "D" PAPER (OR TYVEK) & 1#2 EXTERIOR. GRADE PLYWOOD.
   *NOTE:
   A. WHERE EXISTING PLASTER OCCURS- REMOVE WOOD RAILS, MOULDINGS @ SOFFITS & PATCH & REPAIR ALL EXISTING SURFACES TO "NEW". THEN APPLY NEW DASH COAT TO MATCH NEW COLOR SCHEMES.
   B. NEW PLASTER WALLS @ PLAYPLACE
5. ALL E/S - PAPER TO CONTINUE TO BEHINS E/S - CUT MESH & SET MESH OVER E/S FLANGES
6. 6" HIGH ADDRESS NUMBER IS CONTRASTING COLOR TO BLDG BACKGROUND COLOR.
7. ALL EXTERIOR RECEPTACLES & GAS METERS, F.S. RISER ECT., & EXPOSED PIPING TO BE PAINTED TO MATCH ADJACENT WALL SURFACE.
8. SEE 2/A1a FOR STD WINDOW SILL INSTALLATION
9. CONTRACTOR TO PROVIDE 2 COLORED MOCK UPS OF PLASTER FINISH OF EACH COLOR (18" SQ/PLUS 2 DIFFEWRENTCOLOR SAMPLES OF LIGHTER TONE & 2 DIFFERANT SAMPLES OF DARKER TONE OF SPECIFIED COLOR COLOR OR ARCHITECTS FINAL SECTION DO NOT PROCEED W/O ARCHITECTS FINAL SECTION
10. TEMPERED GLASS
    A. ALL GLAS IN DOORS.
    B. ALL GLASS W/IN 2'-0" OF DOORS.
    C. ALL GLASS W/IN 1'-6" HEIGHT ADJACENT TO WALKWAYS.
11. SIGNAGE PROVIDED BY OTHERS UNDER SEPERATE PERMIT.
12. VERIFY ALL EXTERIOR MATERIAL, COLORS AND FINISHES WITH THE ARCHITECT, ANY DISCREPANCIES NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING W/WORK
13. INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL
14. FIRE / POLICE DEPARTMENT KNOX BOX PER LOCAL ORDINANCE.
15. PROVIDE 26GA SM. SILL FLASHING 6"H x1 1/2"W. @ BASE OF VENEER/STUCCO FOR FLASHING o/CONC. FND.
16. ALL GLASS NOT TEMPERED SHALL BE HEAT STRENGTHENED
17. SEE McDONALD's SPECIFICATIONS FOR ALL MATERIALS, PRODUCTS + WORKMANSHIP REQUIREMENTS
18. EXTERIOR WINDOW ASSEMBLY - 1" INSULATED CLEAR GLASS (IN 2"x4-1/0" NATURAL ANODIZED ALUM - FRAME SYSTEM; T GLASS SYSTEM REDESIGNED FOR 20 PSF MIN. WIND FORCE BY FRAME MI (OR AS REQ'D. BY CODE) GLASS: LT=33%; LR=6%; U=0.29; SHGC=0.28; SHADING COEFF=0.33. ALL GLASS NOT TEMPERED SHALL BE "HEAT STRENGTHEN" PER MFG. SPEC. MINIMUM VISIBILITY 67%.
19. ALL CEMENT PLASTER SHALL BE PAINTED W/ INTEGRAL COLOR, SEMI-GLOSS. MIN. SR125 (AGED)
20. ALL WOOD, FRAMING, PLYWOOD SHALL NOT EXCEED 19% MOISTURE CONTENT. DO NOT COVER OR ENCLOSE WOOD, FRAMING, PLYWOOD THAT EXCEEDS 19% M.C.
21. SEE 7/A8 FOR PROPER BASE FLASHING AROUND GLASS/WINDOW/DOOR OPENINGS.
22. 1/4" DUROCK ANCHOR TO WALL W/ #12 COUNTERSINK SCREWS 6" O.C. EDGES & FIELD

MATERIALS

SCHEME	TAG	BUILDING ELEMENT	
McDonald's DESERT SCHEME	B1	BASE BUILDING COLOR	Benjamin Moore "Fairview Taupe" HC-85 / Stucco (Sand Pebble Fine)
	B2	ACCENT COLOR	Sherwin Williams "Iron Ore" SW7069

BUILDING ELEMENT	DESCRIPTION
- TRELLIS - ARCADE STORE FRONT - ENTRY DOOR & FRAMES	ANODIZED ALUMINUM - COLOR CLEAR SEE ADDITIONAL TRELLIS NOTES ON SHEET A9a
- CANOPY	PROVIDED BY OTHERS - COLOR "WHITE" SEE ADDITIONAL CANOPY NOTES ON SHEET A9a
- SERVICE DOORS	COLOR TO MATCH BASE BUILDING

EXTERIOR WALL ASSEMBLY

FROM EXTERIOR TO INTERIOR

1A. STUCCO SEE ELEVATIONS AND SECTIONS.
7/8" MIN. THICK THREE COAT STUCCO. APPLIED IN 3 COATS - FINISH COAT (TEXTURE TO MATCH EXISTING BUILDING STUCCO FINISH) OVER BASECOAT - OVER MANUFACTURER'S RECOMMENDED LATH OVER WATER-RESISTIVE VAPOR-PERMEABLE BARRIER EQUAL TO AT LEAST TWO LAYERS OF GRADE 'D' PAPER. TERMINATE STUCCO AT WEEP SCREED 2" ABOVE SIDEWALKS, PAVERS, ETC. INSTALL PER LOCAL CODES AND MANUFACTURERS SPECIFICATIONS. 1/2" EXTERIOR GRADE PLYWOOD.

2A. R-19 INSULATION. (SEE SECTIONS FOR POTENTIAL CONT. EXT. INSULATION.)

1B. METAL REVEAL WALL PANEL SYSTM (SEE DETAILS 1 & 5 ON SHEET A6)

1. 7" REVEAL SYSTEM. PREFORMED 1" INTERLOCKING PANELS. INSTALL PER LOCAL CODES AND MFR'S SPEC'S.
   a. CUTS MADE TO PANELS IN THE FIELD SHALL BE DONE WITH A "COLD CUT" PROCESS ONLY, I.E. POWER NIBBLER, HEAT OR FRICTION CUT WITH AN ABRASIVE OR BLADE SHALL NOT BE USED.
   b. WHERE HORIZONTAL CUTS ALONG THE LENGTH OF THE PANEL ARE MADE, CARE SHOULD BE TAKEN TO MAKE THE CUTS AT THE TOP OF THE PANEL, WHERE IT IS CONCEALED BY THE FASCIA. VERTICAL CUTS ALONG THE HEIGHT OF THE PANEL SHALL BE CONCEALED UNDER TRIM.

   METAL PANEL, FASCIAS, CLOSURES & FASTENERS BY:
   METAL-ERA (800) 558-2162 www.metalera.com

NOTE: IN COASTAL AREAS, METAL PACKAGE WILL BE ALUMINUM WITH STAINLESS STEEL FASTENERS, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

3. PERMEABLE BUILDING WRAP OVER 1/2" EXTERIOR GRADE PLYWOOD. INSTALL PER LOCAL CODES AND MFR'S SPEC'S.
4. 2x6 WOOD STUD FRAMING PER SECTIONS.
5. UNFACED BATT INSULATION (R VALUE = 19).
6. "CERTAINTEED MEMBRAIN" SMART VAPOR RETARDER (SEMI-VAPOR PERMEABLE) BY CERTAINTEED OR EQUAL.
7. 1/2" CEMENT BOARD SUBSTRATE FOR ALL TILE LOCATIONS. (TYP.) NON TILE LOCATIONS: 1/2" GYPSUM BOARD TO EXTEND TO DECK ABOVE. UNLESS NOTED OTHERWISE. ALL GYP. BOARD MUST SCORE 10 PER ASTM D3273, REFERENCE CURRENT PROJECT MANUAL.
8. SEE A1 & ROOM FINISH SCHEDULE ON A0d FOR ADDITIONAL SUBSTRATE INFORMATION.
9. VERTICAL BATTEN SYSTEM (SEE DETAILS 2, 3, 6 & 13 ON SHEET A8a)
   a. ALUMINUM BATTEN W/MOUNTING BACK RAIL. SIZE: 2" WIDE x 2" DEEP. REFER TO EXTERIOR ELEVATIONS FOR COLOR. INSTALL PER LOCAL CODES AND MANUFACTURERS SPECIFICATIONS ON TERMINATION AND INSTALLATION DETAILS. BY SUPPLIER G.C. INSTALL.
   b. 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1. HDO BOTH FACES. APA TRADEMARKED. SAND WITH COURSE GRIT ALL SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES. BY GC. INSTALL BY GC.
   c. 1" 0.125 ALUMINUM HAT CHANNEL. BY GC. INSTALL BY GC.
   d. OVER WALL ASSEMBLY 1A.

EXTERIOR WINDOW ASSEMBLY

(STOREFRONT & ENTRANCE SYSTEM)

GLAZING REQ'S: U FACTOR = 0.36 (MAX.) SHGC = 0.25 (MAX.) U FACTOR "DOOR"= 0.45 (MAX.) SHGC = 0.23 (MAX.)

1. TUBELITE (SEE PROJECT MANUAL FOR ADDITIONAL VENDORS)
   PRODUCT 14000 SERIES FLUSH GLAZE I/O FRONT SET
2. EXTRA DARK BRONZE ANODIZED ALUMINUM FRAME, THERMALLY BROKEN WITH HEAD RECEIVER CHANNEL.
3. 1" TEMPERED INSULATED GLAZING
4. PROVIDE FLASHING AT HEAD & SILL - CONTINUOUS SEALANT.
5. PROVIDE METAL CAP @ EXTERIOR BRICK SILL
6. 1/2" CORIAN SILL AT INTERIOR.

EXTERIOR TILE NOTE:

EXTERIOR TILE GROUT SPECIFICATIONS:

WATERPROOFING MEMBRANE: FLEXIBLE, CEMENT-BASED WATERPROOFING MEMBRANE-
MAPEI, MAPELASTIC AQUA DEFENSE
MAPEI, MAPELASTIC FIBERGLASS MESH

QUICK-SETTING THIN-SET MORTAR:
MAPEI, GRANIRAPID SYSTEM CONSISTING OF GRANIRAPID POWDER AND LATEX ADDITIVE.

FAST SETTING, POLYMER-MODIFIED GROUT:
MAPEI, ULTRACOLOR PLUS FA. FAST-SETTING, POLYMER-MODIFIED, COLOR-CONSISTENT, NONSHRINKING, EFFLORESCENCE-FREE GROUT.

REVISIONS

REV.	DATE	DESCRIPTION	BY

VIGEN INC.
ARCHITECTURE ■ PLANNING
516 W. Shaw Avenue, Ste 101
Fresno, California 93704
559.252.2711 www.vigen.com

These drawings to be used only for the project located at:
6260 W. SAGINAW
VISALIA, CA. 93291
CONDITIONAL USE PERMIT, SITE PLAN REVIEW, SAN TI, STORE# 28329
DATE: 06/27/2019

ARCHITECT
LICENSED ARCHITECT
DAVID L. VIGEN
REN. 2.31.21
NO. C17520
STATE OF CALIFORNIA

McDonald's

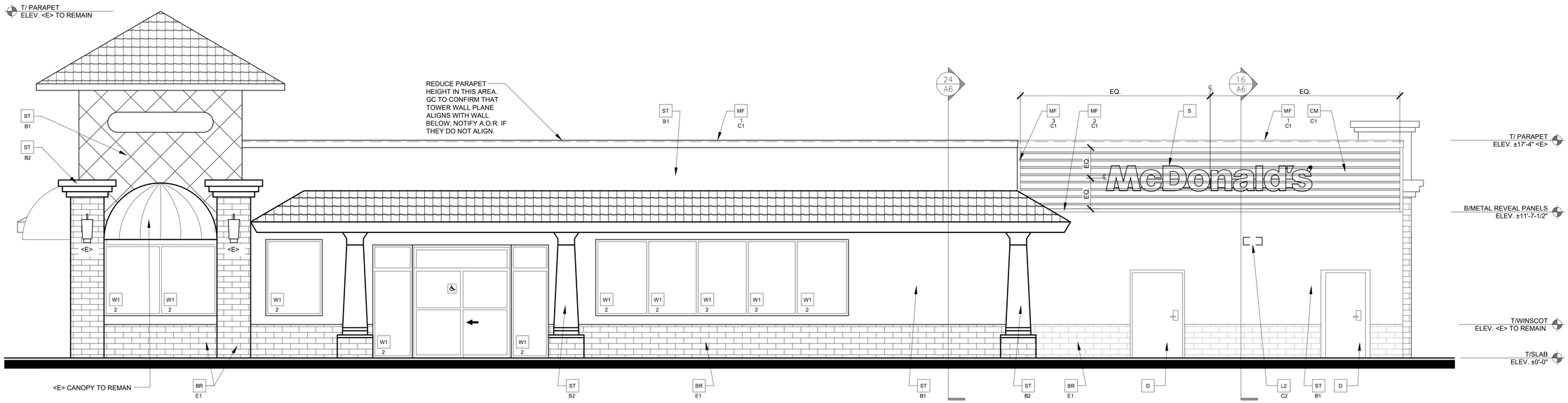
The entire building design and the mansard roof design shown in these drawings are the exclusive property of McDonald's Corporation, registered in the U.S. Patent and Trademark office.

REGIONAL ADDRESS: PACIFIC SIERRA REGION, 2999 Oak Road, SUITE 900, Walnut Creek, CA. 94597

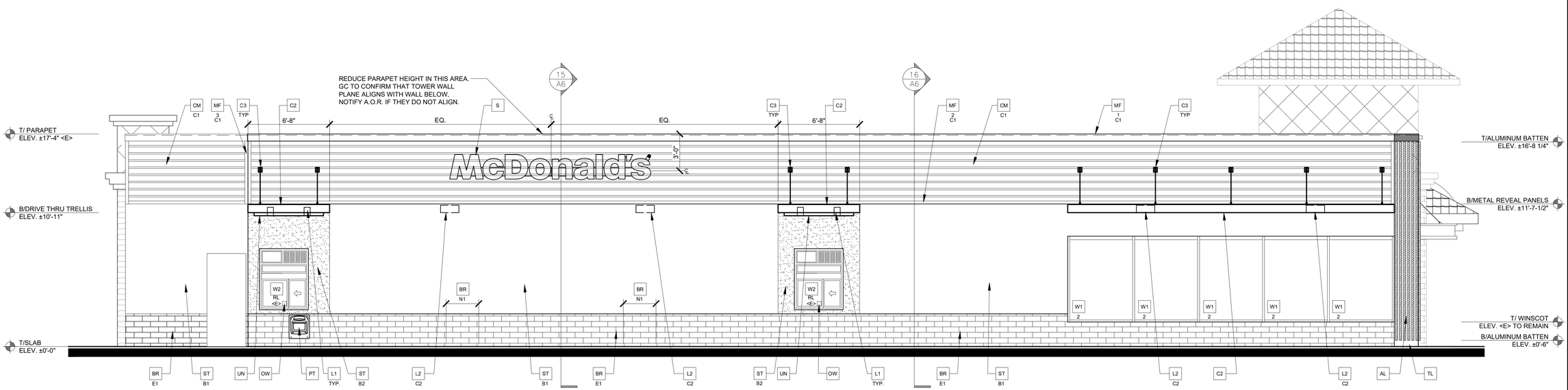
TITLE:	CORP. REVISIONS	REGIONAL REVISIONS	DO NOT SCALE DRAWINGS
	PLOT BY: Paul Davidson	PLOT DATE: 6/24/2021	FILE LOCATION

THESE DRAWINGS, DESIGNS, SKETCHES, IDEAS, ARRANGEMENTS AS WELL AS ANY AND ALL ELECTRONIC FILES AND/OR DWGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF VIGEN INC., AND McDONALD'S CORP. , AND WERE CREATED AND DEVELOPED BY AND FOR THE ARCHITECTS WORK. NOTHING CONTAINED OR REPRESENTED ON THESE DOCUMENTS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESSED WRITTEN CONSENT OF VIGEN INC. THE WORK CONTAINED ON THESE DWGS AND DOCUMENTS IS CREATED ONLY FOR THIS PROJECT AT THIS TIME AND NO OTHER, AND NOT FOR OTHER RELATED, IMPLIED, OR FUTURE WORK(S) OR PROJECT(S).

SHEET NO.
A2
ELEVATIONS



3 SOUTH WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH EAST DRIVE-THRU ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

1. ALL SIGNAGE (INCLUDING DRIVE-THRU MENU SIGNAGE) SHALL BE UNDER SEPARATE PERMIT AND WILL BE SUBMITTED TO THE PLANNING DIVISION AS A DEFERRED SUBMITTAL.
2. ALL SIGNAGE SHOW ON ELEVATIONS FOR REFERENCE ONLY.
3. SEE FINAL PERMITTED, SIGN PLANS FOR ACTUAL INSTALLATION.

TL — TILE (@ BASE OF BATTEN SYSTEM)
EUROWEST: E-WOOD, COLOR R9 BLACK, SIZE 6"x24"
WAREPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
GROUT COLOR: ULTRA COLOR PLUS - 41 CHARCOAL
GROUT WIDTH: 1/8" TO 3/16"
CONTACT: JAN DETER (714) 937-7500

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  MFR: B+N INDUSTRIES
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDE AND ALL EDGES.
  SUBSTRATE COLOR: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- BM — BREAK METAL PANEL
  COLOR: GOLD PANTONE 123C
- BR — BRICK WALL FINISH
  XX — E1 = EXISTING UNPAINTED MASONRY
  N1 = REUSE PORTION OF DEMO'D WAINSCOT OR NEW TO MATCH EXISTING
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
- CJ — CONTROL JOINT
  1 — TYPE: 1 = EIFS
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR:
  C1 = WEATHERED ZINC
- D — HOLLOW METAL DOOR
  PAINT MATCH BASE BUILDING COLOR
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  (SUPPLIER VARIES PER REGION. VERIFY WITH ACM)
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ — EXPANSION JOINT, SEE DETAIL
- FB
  CO2 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- GR — GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" SW7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= PLATINUM SILVER
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- OW — PROVIDE AND INSTALL SPEECH AND HEARING ASSISTANCE AVAILABLE SIGNS AT THE ORDER & PRESENTER WINDOW
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC
  C2= RAL 7022
- PB — PIPE BOLLARD - PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1-888-743-7435 TO ORDER
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- ST — EXTERIOR BUILDING FINISH - MATERIALS PER COLOR SCHEDULE - SEE WALL ASSEMBLY NOTES ON SHEET A2 FOR COLORS:
  XX — COLORS:
  B1 = BASE COLOR
  B2 = ACCENT COLOR
- UN — METAL UNDERSCORE - COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  X — 1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
  2 = EXISTING WINDOW TO REMAIN
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  XX — MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

REVISIONS

REV.	DATE	DESCRIPTION	BY

VIGEN ARCHITECTURE + PLANNING INC.
516 W. Shaw Avenue, Ste 101
Fresno, California 93704
559.292.2111 www.vigen.com

These drawings to be used only for the project located at:
9230 W GOSHEN
VISALIA, CA. 93291
VICINITY MAP: SEC GOSHEN & WALL STORES 255329
DATE: 06/27/2019

ARCHITECT
LICENSED ARCHITECT
REN: 2.31.21
NO. C17520
STATE OF CALIFORNIA

McDonald's

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The entire building design and the mansard roof design shown in these drawings are protected by Copyright and Trademark registered in the U.S. Patent and Trademark office.

REGIONAL ADDRESS: PACIFIC-SIERRA REGION: 2999 Oak Road , SUITE 900, Walnut Creek, CA. 94597

TITLE:	CORP. REVISIONS
PLOT BY: Jamal Davidson	REGIONAL REVISIONS
Date of PLOT: 8/24/2021	DO NOT SCALE DRAWINGS
FILE LOCATION	

SHEET NO.
A2a
ELEVATIONS

1 EXISTING SITE PLAN

SCALE: 1" = 20'-0"

0 5 10 20 40
1" = 20'

KEY NOTES

1. <N> MENU BOARD & SPEAKERS 1a <N> PREVIEW BOARD. SEE SIGNAGE PACKAGE FOR ADDITIONAL INFORMATION.
2. <N> PARKING ACCESSIBILITY SIGNS, SEE 2/Ac1b DO NOT DEVIATE FROM DETAIL
3. <N> SITE ACCESSIBILITY SIGN, SEE 11/Ac1b
4. <N> BUILDING ACCESSIBILITY SIGN SEE 8/A0
5. <N> 3' DEEP TRUNCATED WARNING DOMES, SEE 2/Ac1b MAX 2% SLOPE E.W.
6. <N> FIRE & POLICE DEPT. "KNOX BOX" PER CITY STDS. & SPECIFICATIONS CAPS (2) MAY BE ORDERED ONLINE AT www.knoxbox.com.
7. <N> GUARDRAIL SEE DTL 14/Ac1b
8. <N> ACCESSIBILITY MIN. 4' W CONC. w/ 6" W GROOVED CONC. EA. SIDE (MIN. 5' OVERALL), SEE SITE PLAN FOR DIMS, COLOR TO BE CONTRASTING COLOR TO ADJACENT AREA DO NOT STRIPE. SEE DETAIL 23/Ac1b
9. 4.95% MAX. IN DIRECTION OF TRAVEL MAX 1.95% CROSS SLOPING SIDEWALKS MED. BROOM FINISH PER CBC 11B-403. CONFIRM RUNNING SLOPE WITH CIVILS
10. <N> STRIPING w/ 4" w. STRIPES 3' o.c. ; w/ "NO PARKING" SEE 18/Ac1b BORDER IN BLUE. TYP @ ALL ADA PARKING
11. <N> LEVEL LANDINGS @ ALL DOORS, LEVEL w/ FINISH FLOOR, MAX 1.95% SLOPE EW. - REFER TO A1 FOR SIZE OF CLR. SPACE REQ.
12. <N> CMU TRASH ENCLOSURE SEE DETAIL 8/Ac1b
13. <N> SINGLE/DOUBLE-HEADED ARROW, PAVEMENT MARKING (SEE SITE DETAILS ON Ac1a) TYP.
14. <N> PAINTED MCD "THANK YOU" SIGN SEE DETAIL 19/Ac1a
15. NOT USED 10/Ac1b
16. <E> WATER METER & BACK FLOW TO REMAIN AND PROTECT
17. <N> CURB, SEE CIVILS
18. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
19. PROPERTY LINE
20. <E> CURB TO REMAIN AND PROTECT, SHOWN IN DASHED LINES
21. <N> STANDARD PARKING STALLS TO BE 4" WHITE LINES - STRIPED 2'-0" SHORT (1' FRONT/ 1' BACK) OF DIMENSIONED STALLS - EXCEPT DISABLE STALLS TO BE FULL LENGTH & BLUE. 20/Ac1b
22. <N> AC PAVING, BASE, & CURB MIN. 3" o/ 8" A.B.C. PER CITY STD'S COLORS AS SELECTED BY OPERATOR. G.C. TO BID THIS AS AN OPTIONAL ITEM.
23. <N> MCD "DO NOT ENTER" SIGN
24. <N> 2-SPACE BIKE RIBBON STAND SEE 19/Ac1b
25. <N> POLE MOUNTED MCD "THANK YOU" SIGN BY SIGNAGE COMPANY.
26. <N> MCD DRIVE-THRU CLEARANCE BAR & ANY LANE TIME SIGNAGE - REFER TO SIGNAGE PACKAGE FOR ADDITIONAL INFORMATION.
27. NOT USED
28. <N> CURB RAMP w/ RUNNING SLOPE NOT TO EXCEED 8.33%, CROSS SLOPE NOT TO EXCEED 2%.
29. <E> BOLLARD - SEE 17/Ac1b FOR REPLACEMENTS/NEW
30. LOCATION OF <E> GAS METER
31. <E> LIGHT POLE & BASE TO REMAIN AND PROTECT
32. <N> DETECTOR LOOPS - REFER TO SHEET AC1f FOR ADDITIONAL INFORMATION
33. <E> UTILITY VAULT TO REMAIN AND PROTECT
34. <E> TRANSFORMER TO PROTECT AND REMAIN.
35. <N> LANDSCAPE TO MATCH EXISTING
36. <E> LANDSCAPE TO REMAIN AND PROTECT.
37. <N> LINE DENOTES ACCESSIBLE PATH OF TRAVEL
38. <N> 8"X12" DISABLED PATH OF TRAVEL SIGN AT 3'-0" TO BOTTOM w/ WHEELCHAIR SYMBOL AND ARROW. SEE DETAIL 8/Ac1b
39. NOT USED
40. <N> 2" A.C PAVING OVER LAY OF PARKING LOT. (G.C. TO BID THIS AS AN ALTERNATE ITEM) PER P.W. STDS.
41. PROVIDE AND INSTALL SPEECH AND HEARING ASSISTANCE AVAILABLE SIGNS @ DRIVE THROUGH CUSTOMER ORDER DISPLAY.
42. NOT USED
43. (OOSP PULL FORWARD PARKING STALL AND SIGN), PER SIGNAGE PACKAGE. PAINT STRIPING PMS 123 YELLOW.
44. OBJECTS BETWEEN 27" TO 80" ABOVE THE GROUND MAY NOT PROTRUDE MORE THAN 4" INTO THE PATH OF TRAVEL.
45. SIGN TO REMAIN

SITE ACCESSIBILITY NOTES

CBC CHAPTER 11B:

1. ACCESS PATHS OF TRAVEL SHALL:
   - a. ACCESSIBLE PER ANSI CBC CHAPTER 11B
   - b. MIN. 4' CLEAR WIDTH
   - c. MAX. 1.95% CROSS SLOPE
   - d. PATHS OF TRAVEL (&RAMP TRANSITIONS) CANNOT HAVE ELEVATION CHANGES EXCEEDING 1/4".
   - e. MIN. 5'x5' LANDINGS AT ALL DOORS (1.95% MAX. SLOPE IN EACH DIRECTION. INCLUDING TRASH ENCLOSURE DOOR.)
   - f. DETECTABLE WARNINGS (TRUNCATED DOMES) @ ALL CROSSINGS OF TRAFFIC SHALL BE MIN. TRANSITION WIDTH x 3' DEEP LOCATED. DOMES SHALL SHALL BE LOCATED 6"-8" FROM FACE OF CURB EXCEPT AT PARALLEL CURB RAMPS WHERE DOMES MUST BE LOCATED 0-2" FROM FACE OF CURB.
   - g. ALL WALKS TO BE MIN. 4' CLEAR EXCLUDING CURBS.
   - h. ALL WALKING SURFACES TO BE FLUSH; MAX VERTICAL REVIATION 1/2" w/ FIRST 1/4" VERTICAL, REMAINDER @ 1:2 SLOPE.

RAMPS CURB RAMPS

- A. SLOPE OF CURB RAMPS CANNOT BE IN EXCESS TO 1:12 SECTION 406
- B. WHEN THE SLOPE IN DIRECTION OF TRAVEL EXCEEDS 1:20 IT SHALL COMPLY w/ THE RAMP PROVISIONS OF SECTION 406 (HEAVY BROOM FINISH)
- C IF A WALKWAY DOES NOT NOT EXCEED A 1:20 SLOPE IT IS NOT A RAMP & DOES NOT FALL UNDER THE REQUIREMENTS OF A RAMP (MEDIUM BROOM FINISH)
- D CURBRAMPS (6' LONG) MUST HAVE SLOPED COVERED IN FULL LENGTH AND WIDTH W/ YELLOW TRUNCATED DOMES.

SITE APPROVAL

VP & GENERAL MANAGER	DATE
DIRECTOR OF OPERATIONS	DATE
DIRECTOR OF DEVELOPMENT	DATE
CONSTRUCTION MANAGER	DATE
PROJECT MANAGER	DATE
REAL ESTATE MANAGER	DATE
REAL ESTATE REP.	DATE

SITE CHARACTERISTIC REVIEW

	GRADE RM	DO	CM	REM	PM	REP
ITEM	A B C	A B C	A B C	A B C	A B C	A B C
PARKING	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐
ACCESS	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐
DRIVE–THRU	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐
VISIBILITY	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐
OVERALL	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐	☐☐☐

PROPOSED PROJECT STATUS

PARKING

PARKING REQUIRED:	-
PARKING PROVIDED:	33
DRIVE THRU QUEUE:	13
PULL FORWARD PARKING:	-
ACCESSIBLE PARKING SPACES:	2
COMPACT CAR:	-

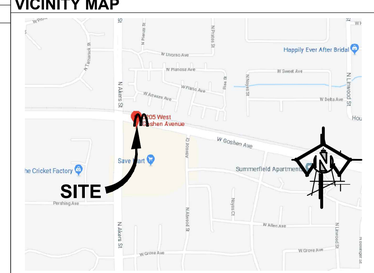
AREA

BUILDING AREA:	6,208 sq. ft.
EXISTING:	6,208 sq. ft.
ADDITION:	N/A
TOTAL:	6,208 sq. ft.
LOT AREA:	TBD
PAVED/ HARDSCAPE AREA:	TBD
LANDSCAPE AREA:	TBD
# OF SEATS:	EXISTING SEATS
APN #: (LEGAL)	XXXXXXX

MAXIMUM BUILDING HEIGHTS

PARAPETS:	
BUILDING	17'-4" <E>
ROOF:	
BUILDING	<E> HEIGHT TO REMAIN

VICINITY MAP



REVISIONS

REV.	DATE	DESCRIPTION	BY

VIGEN INC.
ARCHITECTURE ■ PLANNING
516 W. Shaw Avenue, Ste 101
Fresno, California 93704
559.252.2711 www.vigen.com

These drawings to be used only for the project located at:
925 W GOSHEN
VISALIA, CA. 93291
CONSTRUCTION TYPE: IIB, SPRINKLERED, NFPA 13, STORIES: 2S/2G
DATE: 06/27/2019

ARCHITECT

LICENSED ARCHITECT
NO. C17520
REN: 2.31.21
STATE OF CALIFORNIA

McDonald's

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REGIONAL ADDRESS: PACIFIC-SIERRA REGION - 2999 Oak Road, SUITE 900, Walnut Creek, CA. 94597

TITLE:	
PLOT BY: Jeremy Davidson	CORP. REVISIONS
PLOT DATE: 6/24/2021	REGIONAL REVISIONS
FILE LOCATION	DO NOT SCALE DRAWINGS

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SHEET NO.

AC1

SITE PLAN

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Banger Built Fitness - Training Date: 6/15/21

Project Description: Personal training facility

Site Plan Review Resubmittal: Yes ◯ No ◯ If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: Duke

Applicant(s) Name: Shane Yahnian

Project Address/Location: 720 E. Main st.

Assessor Parcel Number: 094-232-008

Parcel Size (Acreage or Square Feet): 23,232 Building or Suite Square Footage: 7,500

Are There Any Proposed Building Modifications: Yes ◯ No ⊗

Estimated Cost of Modifications to Building: $ None

Describe All Proposed Building Modifications: None

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 06/24/2021

SPR Agenda: 06/30/2021 Item No. ____

Zone: C-MU SPR No. 21-114

Historic District: Yes ◯ No ⊗

Flood Zone: X ◯ AE ⊗ X/AE ◯

OPERATIONS & TRAFFIC INFORMATION

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

Existing/Prior Building Use: Antique Store

Proposed Building Use: Personal training facility

Proposed Hours of Operation: Am hrs. 5:00-10:00 Pm hrs. 4:30-7:30

Days of Week In Operation (Circle): Su (M) (T) (W) (Th) (F) Sa

Number of Employees Per Day: -0- Existing _____ Proposed _____

Number of Customers Per Day (Estimated): Existing 18Am 18pm Proposed _____

Predicted Peak Operating Hour: As stated above on proposed hours of operations

Describe Any Truck Delivery Schedule & Operations: None

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): No impact on current traffic patterns

Describe Any Special Events Planned for the Facility: None

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291

IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

⇨ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)

⇨ Site plan shall provide for and indicate all of the following:

- North arrow
- All existing & proposed site features
- Site dimensions, including building
- Existing and proposed fencing at site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
- Existing & proposed structures
- Adjacent street names
- Refuse enclosures & containers
- Valley oak trees (show drip line)
- Existing & proposed landscaping
- Parking stalls (include ADA)
- Loading/unloading areas
- Accessible path of travel from right of way
- Accessible path of travel from ADA stall
- Location and width of drive approaches to site
- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

⇨ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Shane Yahnian
Address: 317 Irma St.
City, State, Zip Visalia Ca. 93292
Phone: (559) 679-1420
Email: Shane.Yahnian@gmail.com

Signature of Owner or Authorized Agent*

Owner — Date 6/15/21

Authorized Agent* — Date

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

_____ _____ _____

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

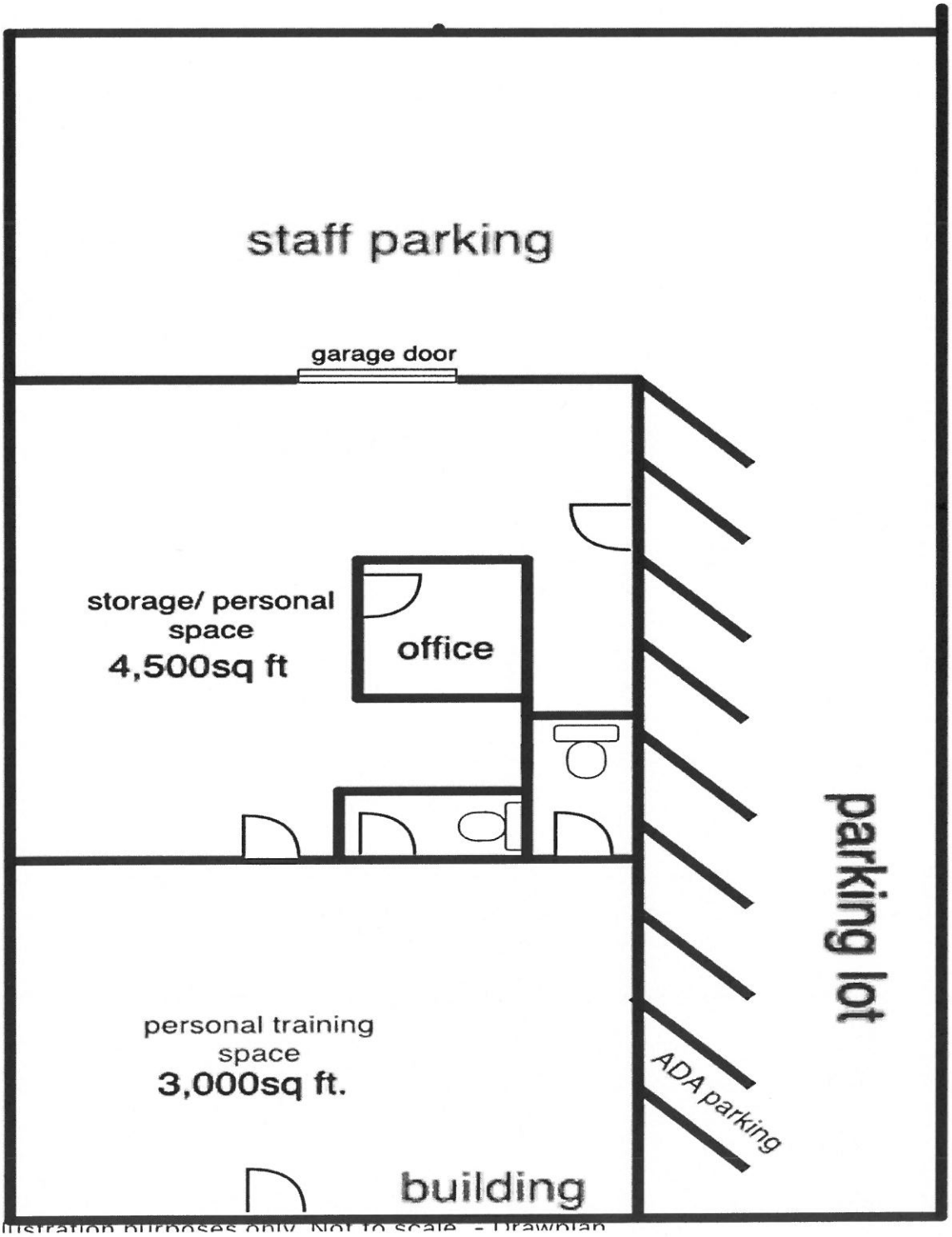
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440



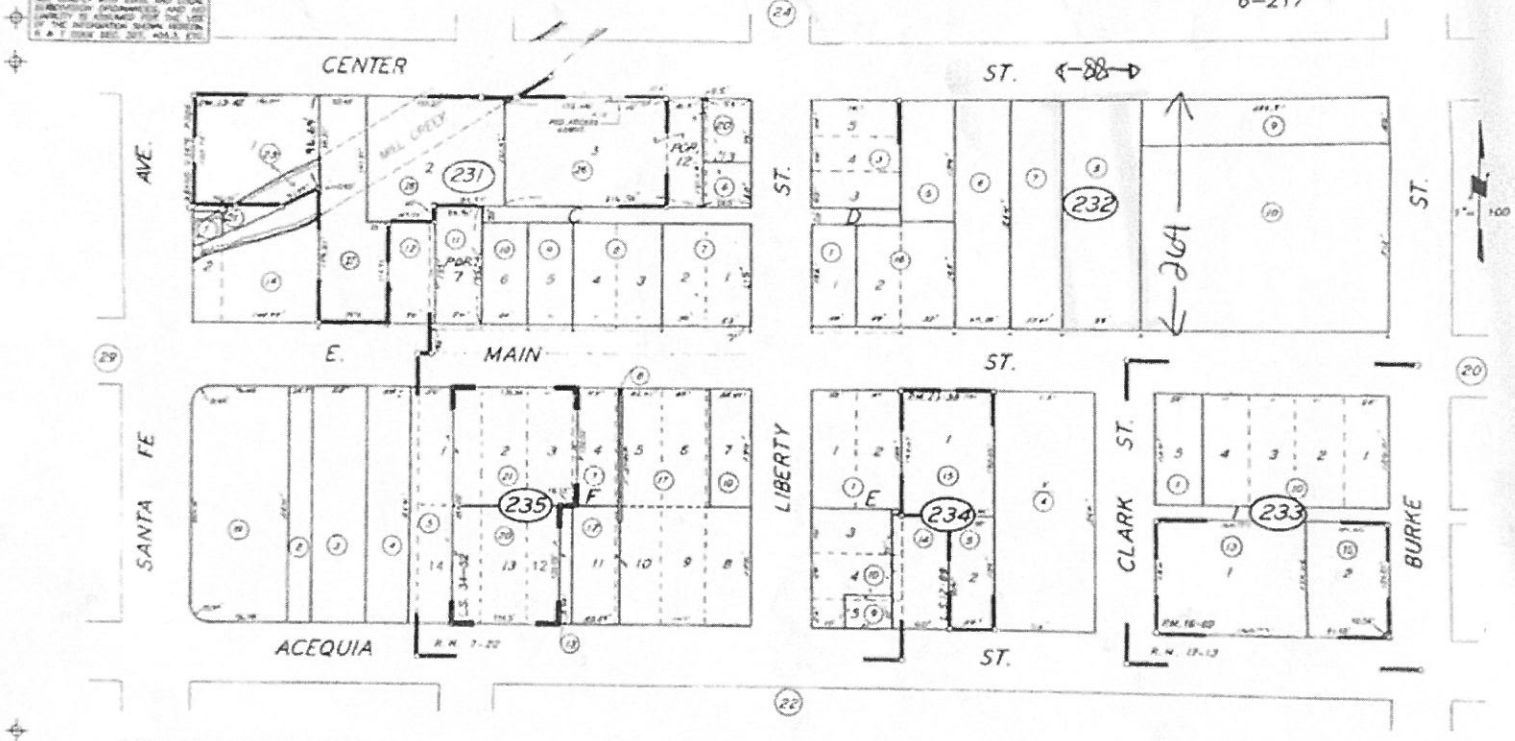
For illustration purposes only. Not to scale. - Drawplan

094-232-008

POR. SW1/4 OF SE1/4 SEC. 29, T.18S., R.25E., M.D.B.&M.

Tax Area Codes
6-096
6-217

94-23



POR. ORIG. TOWNSITE, R.M. 3-48
POR. DROUILLARDS ADD., R.M. 5-16
POR. BROWN'S ADD., R.M. 7-22
POR. R.E. HYDE E. MAIN ST. TR., R.M. 17-13
RECORD OF SURVEY, L.S. 12-89

PARCEL MAP 1241, P.M. 13-42
PARCEL MAP 1588, P.M. 16-89
PARCEL MAP 2237, P.M. 23-38
RECORD OF SURVEY, L.S. 34-52

CITY OF VISALIA
ASSESSOR'S MAPS BK. 94 , PG. 23
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)
Assessor's Block Numbers Shown in Ellipses

REVISION	DATE	TECH
2017-00000000	11/20/2018	JMM