

# SITE PLAN REVIEW AGENDA

8/4/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

**ITEM NO: 1 Resubmit**

SITE PLAN NO: SPR20095

PROJECT TITLE: The Bungalows 144 Apartments

DESCRIPTION: Modify the Design of the Previously Approved CUP 2005-32 to include Three Story Residential Buildings a 144 Unit Market Rate Multi-family Residential Development with Associated Amenities (Pool, Club House).

APPLICANT: Scott A. Vincent

OWNER: T A DIVERSIFIED LLC

APN: 127140003

LOCATION: 2100 S LOVERS LANE

**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 Continue one week**

SITE PLAN NO: SPR21129

PROJECT TITLE: Court Street Apartments

DESCRIPTION: 4-Plex Apartments, 2-Story with Parking, Play Areas, and Landscape. (R-M-3)

APPLICANT: Dennis D. Whistler

OWNER: TRIKHA ROHIT

APN: 094055006  
094055007  
094055005

LOCATION: 1209 N COURT ST  
1205 N COURT ST

**ITEM NO: 4**

SITE PLAN NO: SPR21134

PROJECT TITLE: El Chikali Mariscos Y Tacos

DESCRIPTION: Fencing a part of the the parking lot (East Side) D-MU

APPLICANT: Candelarto Sanchez

OWNER: SANCHEZ CANDELARIO & CRISTINA

APN: 094092001

LOCATION: 600 N COURT ST

**ITEM NO: 5**

SITE PLAN NO: SPR21135

PROJECT TITLE: Tulare County Public Health Clinic

DESCRIPTION: Construct new building, parking, and landscaping for medical public health facility. (QP)

APPLICANT: Mark Van Fossen

OWNER: TULARE COUNTY OF

**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.**

# SITE PLAN REVIEW AGENDA

8/4/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

APN: 090250064

LOCATION: 2505 N DINUBA BLVD

## ITEM NO: 6

SITE PLAN NO: SPR21136

PROJECT TITLE: Remodel of an existing Commercial Building

DESCRIPTION: Exterior remodel, parking lot and build out of coffee shop.

APPLICANT: Eric McConnaughey

OWNER: VISALIA UNIFIED SCHOOL DISTRICT

APN: 096023023

096023031

LOCATION: 914 S MOONEY BLVD

## ITEM NO: 7

SITE PLAN NO: SPR21137

PROJECT TITLE: Riverway Sports Park Community Dog Park

DESCRIPTION: Construction of an off leash dog park. Project will include fencing, shade structures, concrete, benches, drinking fountain. (QP)

APPLICANT: Alvin Dias

OWNER: VISALIA CITY OF

APN: 000013769

LOCATION:

# 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: The Bungalow 144 Apartments Date: 29 July 2021

Project Description: Request an extension to the one-year expiration of previously approved Site Plan Review 2020-095 (dated August 5, 2020). The design of the project has not changed and we will be filing for a Finding of Conformity as required by the Conditions of Approval of the SPR.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2020-095

Property Owner: Aspire Homes, LLC

Applicant(s) Name: Scott A. Vincent, Architect

Project Address/Location: Southeast corner of Lovers Lane and East Walnut Avenue

Assessor Parcel Number: 127 - 140 - 003

Parcel Size (Acreage or Square Feet): 7.11 Acres Building or Suite Square Footage: 199,245 sf

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: Extension requested for SPR 2020-095 that proposes 144 multi-family residential units in 3-story residential buildings and a single-story Community Building

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

Date Received: 07/29/2021

SPR Agenda: 08/04/2021 Item No. \_\_\_\_\_

Zone: R-M-2 SPR No. 2020-095

Historic District: Yes  No

Flood Zone: X  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: The land is currently vacant

Proposed Building Use: Market-rate multi-family residential rental units

Proposed Hours of Operation: The units will be occupied 24 hours per day, 7 days per week

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

Number of Employees Per Day: Existing 0 Proposed 4

Number of Customers Per Day (Estimated): Existing N/A Proposed N/A

Predicted Peak Operating Hour: Peak traffic hours will be 8:00-9:00 am and 5:00-6:00 pm weekdays

Describe Any Truck Delivery Schedule & Operations: Normal residential deliveries will occur

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

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN 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: <u>Scott A. Vincent, Architect</u>	Signature of Owner or Authorized Agent*	
Address: <u>1500 W. Shaw Avenue, Suite 304</u>	Owner 	Date
City, State, Zip <u>Fresno, California 93711</u>	Authorized Agent*	<u>29 July 2021</u>
Phone: <u>559.225.2602</u>		Date
Email: <u>svincent.vincoarch@sbcglobal.net</u>		

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

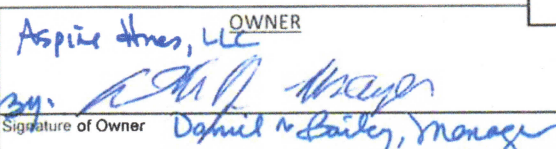
I, Daniel Bailey, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
127-140-003

AGENT:

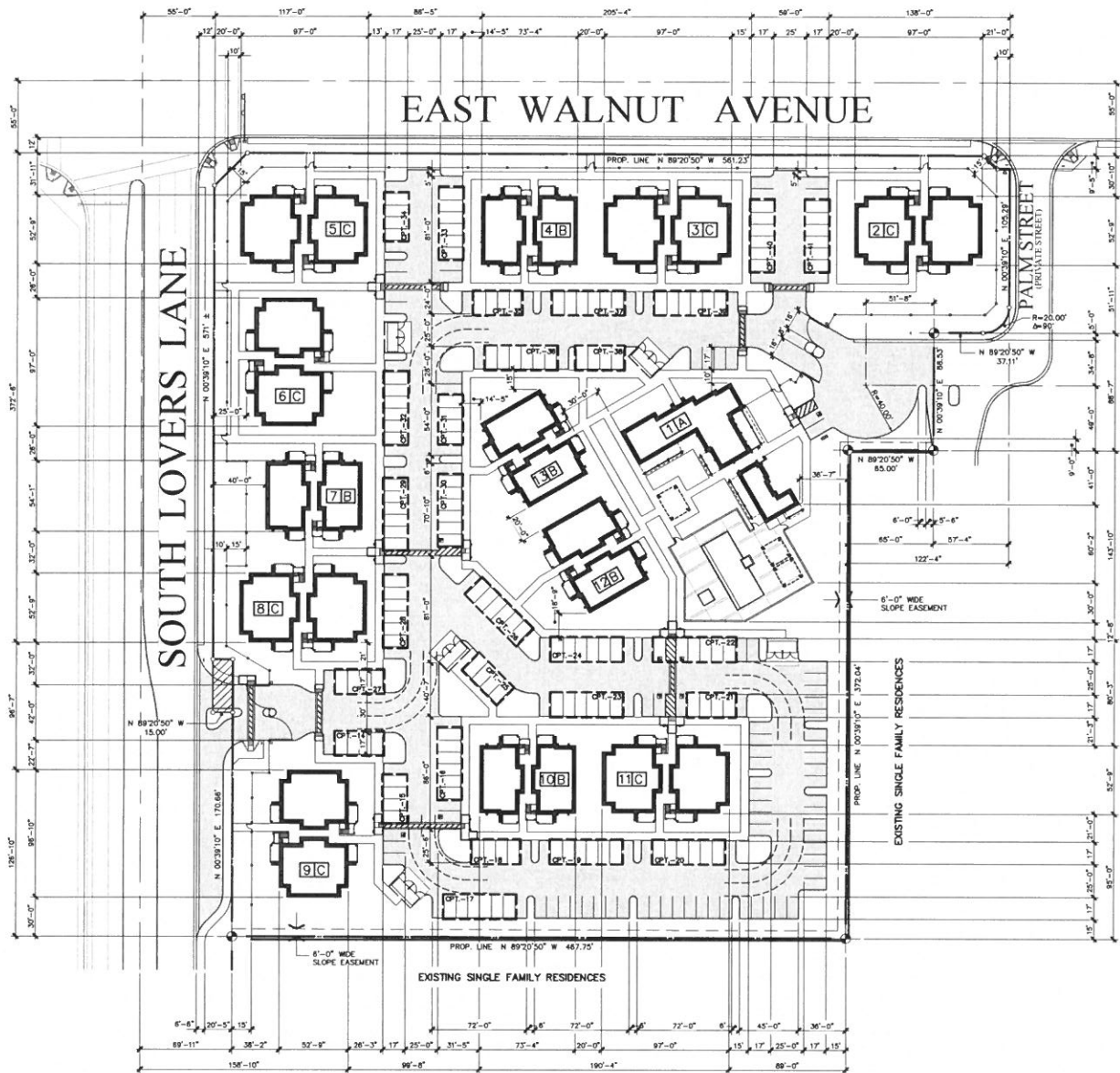
I designate Scott A. Vincent, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to request an extension to SPR 2020-095 for a 144 multi-family residential development relative to the property mentioned herein.

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>P.O. Box 5818</u>	<u>1500 W. Shaw Avenue, Suite 304</u>
Owner Mailing Address	Agent Mailing Address
<u>Palm Springs, California 92263</u>	<u>Fresno, California 93711</u>
Owner Phone Number	Agent Phone Number
<u>760.835.9448</u>	<u>559.225.2602</u>

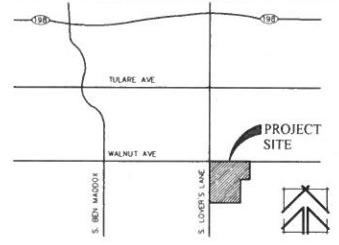




# DIMENSIONED SITE PLAN

1" = 40'-0"

## VICINITY MAP



**THE VINCENT COMPANY**  
 ARCHITECTS INC.  
 1500 West Shaw, Ste. 304  
 Fresno, California 93711  
 Phone: 559.225.2602

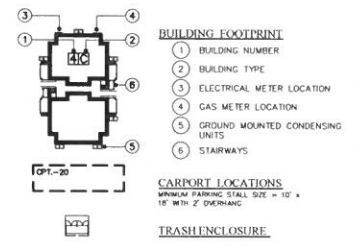
## STATISTICS

<b>PROJECT PROPOSAL</b>	144 UNITS OF MULTI-FAMILY RESIDENTIAL DEVELOPMENT
<b>PROJECT LOCATION</b>	2100 SOUTH LOVERS LANE, VISALIA, CALIFORNIA 93292
<b>ASSESSOR'S PARCELS</b>	127-140-003
<b>CURRENT ZONING</b>	RMS
<b>SITE AREAS</b>	
a. GROSS SITE AREA	309,648 S.F. (7.11 ACRES)
b. PROPOSED ABANDONMENTS	880 S.F. (0.01 ACRES)
c. REQUIRED DEDICATIONS	--- S.F. (--- ACRES)
d. NET SITE AREA	309,048 S.F. (7.10 ACRES)
<b>PROJECT COVERAGE</b>	
a. BUILDING AREA (INCLUDES CARPORTS)	86,367 S.F. (2.95 AC)
b. PARKING/PAVED SURFACE AREA (INCLUDES CARPORTS)	57,558 S.F. (1.88 AC)
c. LANDSCAPE AREA	183,723 S.F. (5.33 AC)
d. OPEN RECREATION AREA	19,325 S.F. (5.18% OF LOT AREA)
<b>SITE DENSITY</b>	
a. ALLOWED PER VISALIA SAYS AND CUP 2009-32	146 UNITS / 20.5 LPA
b. PROPOSED DENSITY	144 UNITS / 20.3 LPA
<b>UNIT STATISTICS</b>	
a. UNITS TYPE 1 (1 BR, 1 BA, 840 S.F.)	60 UNITS
b. UNITS TYPE 2 (2 BR, 2 BA, 1,093 S.F.)	84 UNITS
c. TOTAL UNITS	144 UNITS
<b>BUILDING AREA CALCULATIONS</b>	
a. (S) BUILDING TYPE "S" (12,287 S.F. / BUILDING)	81,335 S.F.
b. (T) BUILDING TYPE "T" (15,439 S.F. / BUILDING)	107,982 S.F.
c. TOTAL RESIDENTIAL BUILDINGS	189,317 S.F.
d. NON-RESIDENTIAL BUILDINGS	
1. CARPORT	25,920 S.F.
2. COMMUNITY BUILDING	4,008 S.F.
e. TOTAL BUILDING AREA	197,245 S.F.
f. GROUND FLOOR AREA	86,367 S.F.
<b>PARKING PROVIDED</b>	
a. CARPORTS	147 STALLS
b. OPEN STALLS	135 STALLS
c. TOTAL STALLS PROVIDED	282 STALLS
d. ACCESSIBLE STALLS PROVIDED	
1. CARPORTS	3 STALLS
2. OPEN STALLS	5 STALLS
3. TOTAL ACCESSIBLE STALLS	8 STALLS

**PROPOSED MULTIFAMILY DEVELOPMENT**  
**THE BUNGALOW**  
**144 APARTMENTS**  
 LOVERS LANE AT WALNUT AVENUE  
 VISALIA, CALIFORNIA



## SYMBOLS



**Insurances**

<input type="checkbox"/> DESIGN REVIEW	Date
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Reference North

Scale: 1" = 40'-0"

Project Name: THE BUNGALOW 144 VISALIA, CALIFORNIA

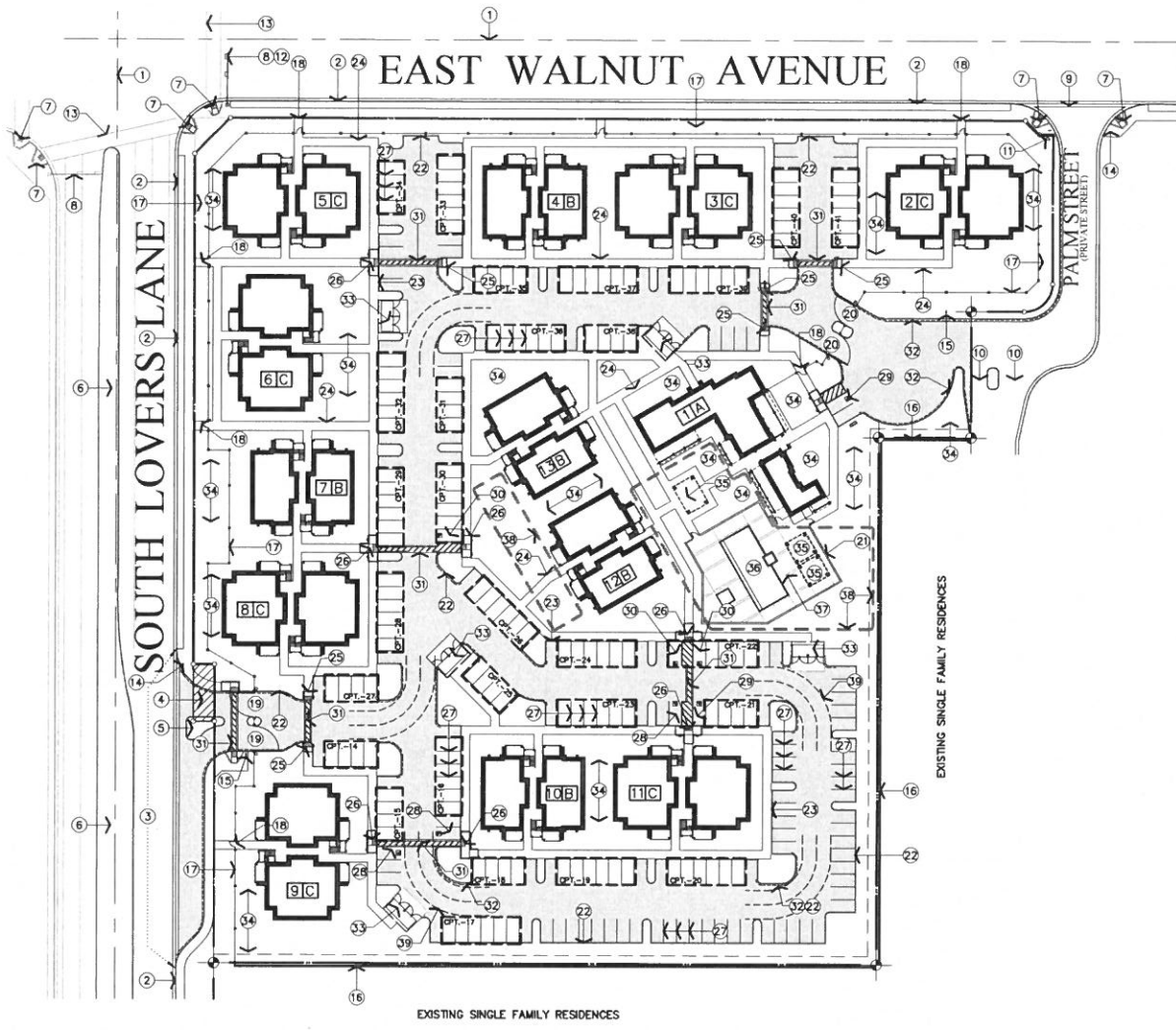
Project Number: 200404

Plot Date: 08.22.20

Sheet Number

# PA1

OK \_\_\_\_\_ Sheets \_\_\_\_\_



EXISTING SINGLE FAMILY RESIDENCES

NOTED  
SITE PLAN 1" = 40'-0"

# KEYNOTES

- 1 CENTERLINE OF STREET
- 2 EXISTING RIGHT-OF-WAY IMPROVEMENTS ALONG THE STREET FRONTAGE INCLUDING CONCRETE CURB, GUTTER, 5'-0" WIDE PLANTER STRIP, 7'-0" WIDE CONCRETE SIDEWALK, AND ASPHALTIC CONCRETE PAVING PER CITY OF VISALIA PUBLIC WORKS DEPARTMENT STANDARDS TO REMAIN.
- 3 REMOVE EXISTING CURB, GUTTER AND WALK AS REQUIRED FOR THE INSTALLATION OF NEW IMPROVEMENTS ALONG THE DECELERATION LANE INCLUDING CONCRETE CURB, GUTTER, 5'-0" WIDE PLANTER STRIP, 7'-0" WIDE CONCRETE SIDEWALK, AND ASPHALTIC CONCRETE PAVING PER CITY OF VISALIA PUBLIC WORKS DEPARTMENT STANDARDS.
- 4 INDICATES THE LOCATION OF ADDITIONAL DEDICATION REQUIRED FOR RELOCATION OF PROJECT ENTRANCE.
- 5 INSTALL STREET TYPE DRIVE APPROACH WITH MEDIAN ISLAND RESTRICTING ENTRANCE TO RIGHT-TURN IN / RIGHT-TURN OUT PER CITY OF VISALIA PUBLIC WORKS STANDARDS.
- 6 INDICATES THE LOCATION OF EXISTING LANDSCAPED MEDIAN ISLAND TO REMAIN.
- 7 INDICATES THE LOCATION OF EXISTING CORNER CURB RAMP PER CITY OF VISALIA PUBLIC WORKS STANDARDS TO REMAIN.
- 8 INDICATES THE LOCATION OF EXISTING TRAFFIC SIGNAL PER CITY OF VISALIA PUBLIC WORKS STANDARDS TO REMAIN.
- 9 INDICATES THE LOCATION OF EXISTING ENTRANCE TO PRIVATE STREET PER CITY OF VISALIA PUBLIC WORKS STANDARDS TO REMAIN.
- 10 INDICATES THE LOCATION OF EXISTING ENTRANCE TO GATED SUBDIVISION ENTRANCE TO REMAIN.
- 11 INDICATES THE LOCATION OF EXISTING OFF-SITE FIRE HYDRANT TO REMAIN.
- 12 INSTALL POLE MOUNTED STREET LIGHT PER CITY OF VISALIA PUBLIC WORKS STANDARDS.
- 13 INDICATES THE LOCATION(S) OF PAINTED PEDESTRIAN CROSS WALKS INSTALLED PER CITY OF VISALIA PUBLIC WORKS STANDARDS.
- 14 INSTALL 30" SQUARE STANDARD "STOP" SIGNS ADJACENT TO THE PUBLIC WALK PER CITY OF VISALIA PUBLIC WORKS STANDARDS.
- 15 PROVIDE SIGN AT EACH SITE ENTRANCE THAT CLEARLY STATES, 1" HIGH LETTERING STAIN, UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY CONTACTING THE CITY OF VISALIA POLICE DEPARTMENT.
- 16 INDICATES THE LOCATION(S) OF EXISTING 6'-0" HIGH REINFORCED CONCRETE MASONRY FENCE AT PROPERTY LINES COMMON WITH SINGLE FAMILY RESIDENCES TO REMAIN.
- 17 INDICATES LOCATION OF 6'-0" HIGH ORNAMENTAL MIGHT IRON FENCE WITH CONIP TOP PICKETS AND MASONRY PLASTER AT 3'-0" ON-CENTER (MAXIMUM) TO BE INSTALLED AT STREET FRONTAGE / TYPICAL.
- 18 INSTALL 4'-0" WIDE x 8'-0" HIGH WROUGHT IRON PEDESTRIAN GATE WITH FLXER TYPE LOCKSET MASTER KEED TO TENANT ENTRANCE DOORS.
- 19 INDICATES LOCATION OF 8'-0" HIGH ORNAMENTAL MIGHT IRON VEHICLE GATES WITH AUTOMATIC OPERATORS (TENANT ACCESS ONLY). INSTALLATION SHALL COMPLY WITH CITY OF VISALIA PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS.
- 20 INDICATES LOCATION OF 6'-0" HIGH ORNAMENTAL MIGHT IRON VEHICLE GATES WITH AUTOMATIC OPERATORS (TENANT AND PUBLIC ACCESS ALLOWED). INSTALLATION SHALL COMPLY WITH CITY OF VISALIA PUBLIC WORKS AND FIRE DEPARTMENT REQUIREMENTS.
- 21 INDICATES LOCATION OF 8'-0" HIGH ORNAMENTAL MIGHT IRON FENCE WITH CONIP TOP PICKETS TO BE INSTALLED AT POOL ENCLOSURE / TYPICAL.
- 22 8 INCH CONTINUOUS CONCRETE CURB / TYPICAL.
- 23 8 INCH CONTINUOUS CONCRETE CURB WITH INTEGRAL 1 INCH THICK CONCRETE WALK / TYPICAL.
- 24 6'-0" WIDE x 4 INCH THICK CONCRETE WALKS APPLIED OVER COMPACTED NATIVE SOIL / TYPICAL.
- 25 INDICATES THE LOCATION OF RETURNED CURB ACCESSIBLE RAMP WITH 3'-0" WIDE BRICKLINED DOME PATTERN AT JUNCTION WITH PAVING PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- 26 INDICATES THE LOCATION OF DEPRESSIONED WALK ACCESSIBLE RAMP WITH 3'-0" WIDE BRICKLINED DOME PATTERN AT JUNCTION WITH PAVING PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- 27 INSTALL 4 INCH WIDE WHITE PAINTED STRIPING AT 9'-0" ON-CENTER PER CITY OF VISALIA PUBLIC WORKS STANDARDS / TYPICAL AT PARKING STALLS.
- 28 INDICATES THE LOCATION(S) OF ACCESSIBLE PARKING SPACES WITH A 5'-0" WIDE UNLOADING ZONE PER TITLE 24 CCR ACCESSIBILITY STANDARDS. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE AS REQUIRED.
- 29 INDICATES THE LOCATION(S) OF ACCESSIBLE PARKING SPACES WITH A 8'-0" WIDE VAN ACCESSIBLE UNLOADING ZONE PER TITLE 24 CCR ACCESSIBILITY STANDARDS. PROVIDE PAINTED AND POLE MOUNTED SIGNAGE AS REQUIRED.
- 30 INDICATES LOCATION OF ACCESSIBLE CARPORT STALL WITH 8'-0" WIDE VAN ACCESSIBLE UNLOADING AREA, 8'-2" MINIMUM VERTICAL CLEARANCE AND MARKED WALK-WHEELCHAIR RAMP AVAILABLE FOR ASSIGNMENT TO TENANTS WITH PHYSICAL DISABILITIES / TYPICAL.
- 31 INSTALL 2'-0" WIDE PAINTED CROSSWALK AT DRIVE WHERE THE ACCESSIBLE PATH-OF-TRAVEL OCCURS / TYPICAL.
- 32 DASHED LINE INDICATES LOCATION(S) OF CURBS TO BE PAINTED RED AND MARKED "FIRE LANE - NO PARKING". LETTERS SHALL BE WHITE, 3 INCHES HIGH AND SPACED AT 30'-0" ON-CENTER PER CITY OF VISALIA FIRE DEPARTMENT STANDARDS / TYPICAL.
- 33 INDICATES LOCATION OF TRASH AND RECYCLING ENCLOSURE WITH REINFORCED CONCRETE MASONRY WALLS PER CITY OF VISALIA PUBLIC WORKS STANDARDS / TYPICAL.
- 34 LANDSCAPE AREAS COORDINATE WORK WITH LANDSCAPE PLANS / TYPICAL.
- 35 INDICATES LOCATION(S) OF WOOD ARBOR / SHADE STRUCTURE WITH REINFORCED CONCRETE MASONRY SUPPORT COLUMNS WITH LEDGESTONE FINISH / TYPICAL.
- 36 INDICATES LOCATION OF SWIMMING POOL AND SPA TO BE INSTALLED UNDER SEPARATE PERMIT.
- 37 COORDINATE INSTALLATION OF POOL DECKING TO BE INSTALLED UNDER SEPARATE PERMIT WITH POOL SUBCONTRACTOR.
- 38 INDICATES THE LOCATION OF USABLE OPEN SPACE TOTALING 18.40 S.F. (3.4X OF NET LOT AREA).
- 39 INDICATES TURNING RADII REQUIRED FOR EMERGENCY VEHICLE ACCESS (20'-0" INSIDE RADIUS, 43'-0" OUTSIDE RADIUS, 13'-6" VERTICAL CLEARANCE) / TYPICAL.

THE  
VINCENT  
COMPANY

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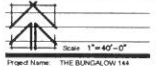
Revisions	Date

PROPOSED MULTI-FAMILY DEVELOPMENT  
**THE BUNGALOW**  
**144 APARTMENTS**  
LOVERS LANE AT WALNUT AVENUE  
VISALIA, CALIFORNIA



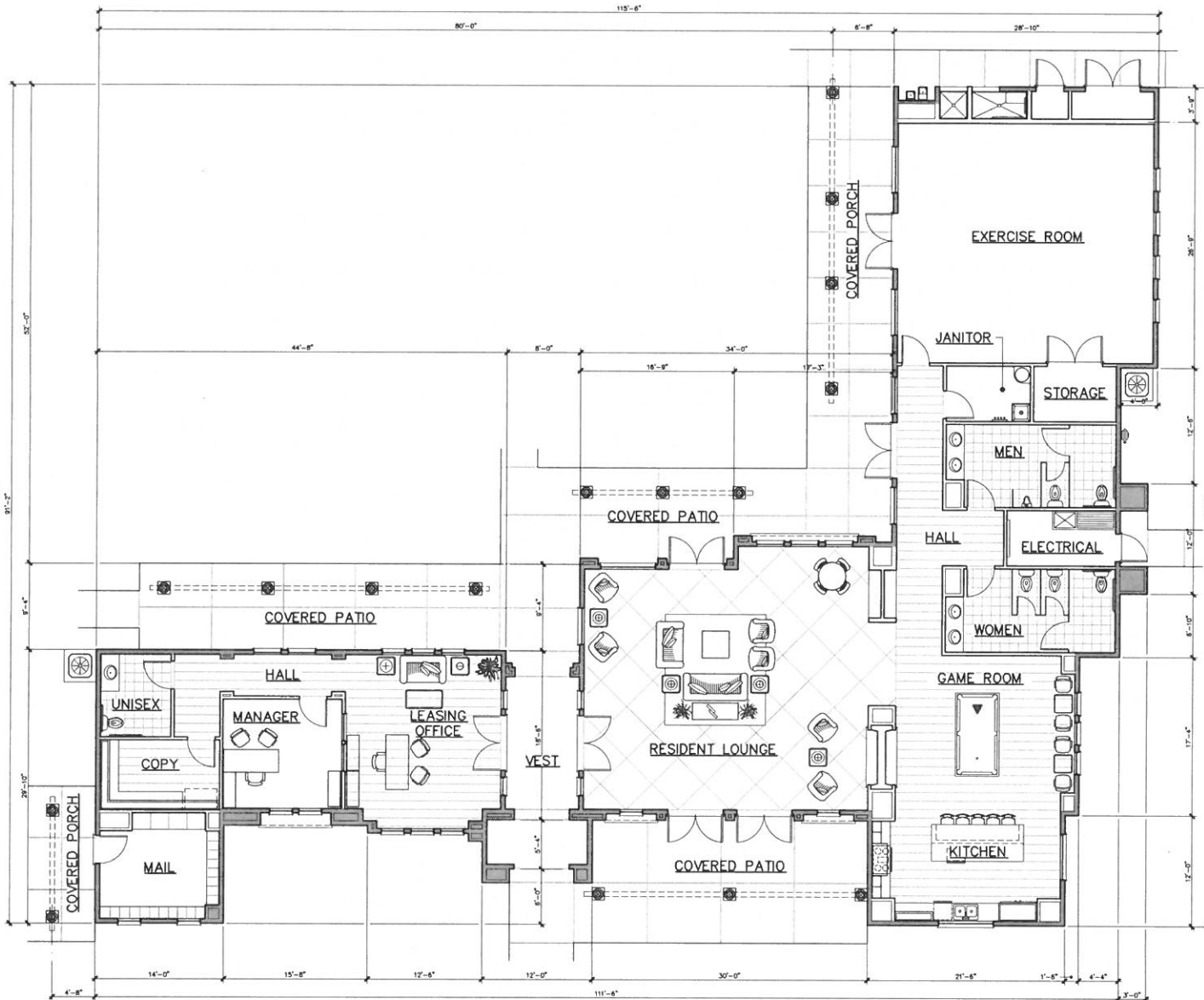
Issues	Date
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	

AS BUILT  
All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used or disclosed without written consent of the architect.  
Reference Item:



Project Name: THE BUNGALOW-144  
VISALIA, CALIFORNIA  
Project Number: 200404  
Plot Date: 08.22.20  
Sheet Number:

**PA2**  
Of \_\_\_\_\_ Sheets



# BUILDING 'A' RESIDENT CENTER FLOOR PLAN

3/16" = 1'-0"



## BUILDING STATISTICS

PROPOSED USE	MANAGEMENT / RESIDENT COMMUNITY CENTER EXERCISE ROOM
OCCUPANCY GROUP	B
a. LOBBY / RECEPTION / MANAGER OFFICE	A-3
b. RESIDENT LOUNGE / DINING ROOM	B
c. EXERCISE ROOM	S-2
d. TOILETS / MAINTENANCE / HALL / STORAGE / COPY ROOM	
CONSTRUCTION TYPE	V-B
AREA CALCULATIONS	
a. LEASING OFFICE / MANAGER OFFICE / COPY ROOM	703 S.F.
b. KITCHEN	267 S.F.
c. RESIDENT LOUNGE / GAME ROOM	1136 S.F.
d. EXERCISE ROOM	724 S.F.
e. TOILETS / JANITOR / HALL / STORAGE	817 S.F.
f. ELECTRICAL	
g. COVERED PORCH / PATIO / VEST	361 S.F.
h. TOTAL BUILDING AREA	4,008 S.F.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	NON-RATED
b. INTERIOR BEARING WALLS	NON-RATED
c. INTERIOR NON-BEARING WALLS	NON-RATED
d. CEILING / ROOF ASSEMBLY	NON-RATED
e. EXTERIOR OPENINGS	NON-RATED
OCCUPANCY SEPARATION	
a. B TO S-2 OCCUPANCY GROUPS	NONE REQUIRED PER CBC SECTIONS 503.1.2 AND 508.3

## THE VINCENT COMPANY

ARCHITECTS, INC.  
1500 West Shaw, Ste. 304  
Fresno, California 93711

Phone: 559.225.2602

Reasons	Date
△	
△	
△	
△	
△	

## PROPOSED MULTIFAMILY DEVELOPMENT

# THE BUNGALOW 144 APARTMENTS

LOWERS LANE AT WALNUT AVENUE  
VISALIA, CALIFORNIA



Issues	Date
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS-BUILT	

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Reference North

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

Project Name: THE BUNGALOW 144  
VISALIA, CALIFORNIA

Project Number: 20964  
Plot Date: 08.13.20  
Sheet Number:

# PA3

Of \_\_\_\_\_ Sheets

Revisions	Date
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PROPOSED MULTI-FAMILY DEVELOPMENT  
**THE BUNGALOW**  
**144 APARTMENTS**  
 COVERS LANE AT WALNUT AVENUE  
 VISALIA, CALIFORNIA



Issuances	Date
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS BUILT	

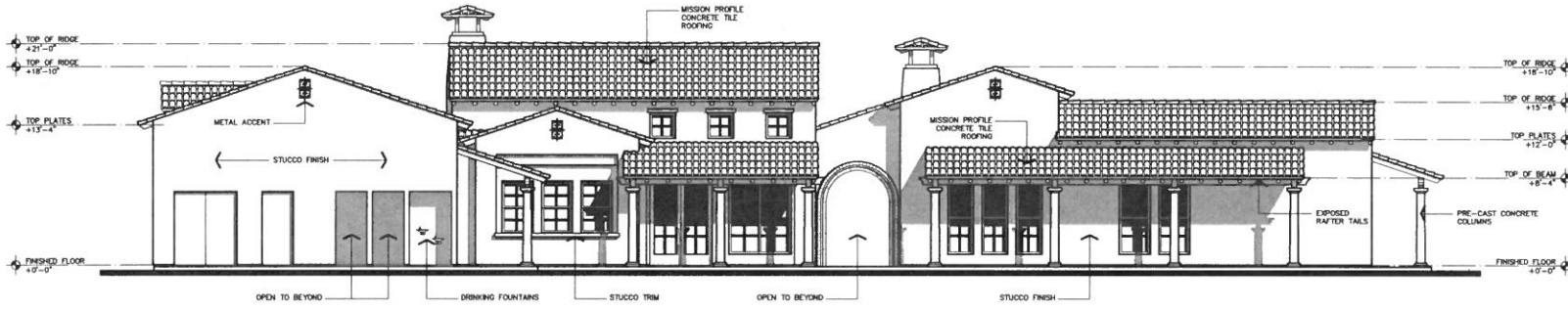
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Scale: 3/16" = 1'-0"  
 Project Name: THE BUNGALOW 144  
 VISALIA, CALIFORNIA

Project Number: 200404  
 Plot Date: 06.13.20  
 Sheet Number:

**PA4**  
 Of . . . Sheets . . .



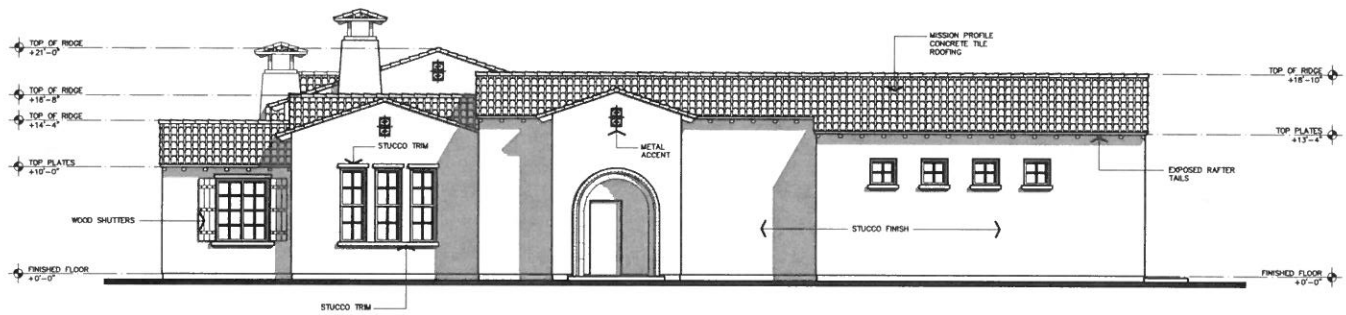
**BUILDING 'A' - WEST**



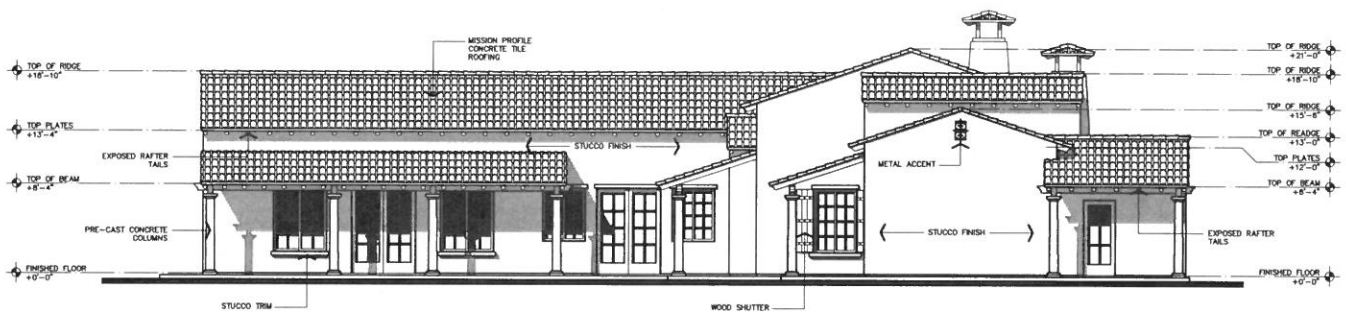
**BUILDING 'A' - EAST**

**EXTERIOR ELEVATIONS**

3/16" = 1'-0"



**BUILDING 'A' - NORTH**



**BUILDING 'A' - SOUTH**

**EXTERIOR ELEVATIONS**

3/16" = 1'-0"

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 Fresno, California 93711  
 Phone: 559.225.2602

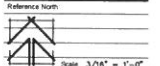
Revisions	Date

PROPOSED MULTIFAMILY DEVELOPMENT  
**THE BUNGALOW**  
**144 APARTMENTS**  
 LOVERS LANE AT WALNUT AVENUE  
 VISALIA, CALIFORNIA



Issuance	Date
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or decoded without written consent of the architect.



Scale: 3/16" = 1'-0"  
 Project Name: THE BUNGALOW 144  
 VISALIA, CALIFORNIA

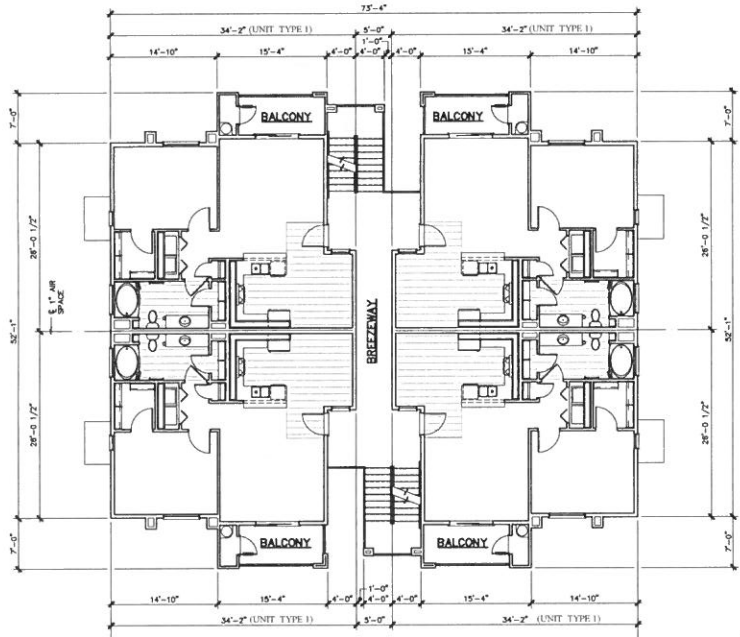
Project Number: 200404

Plot Date: 06/13/20

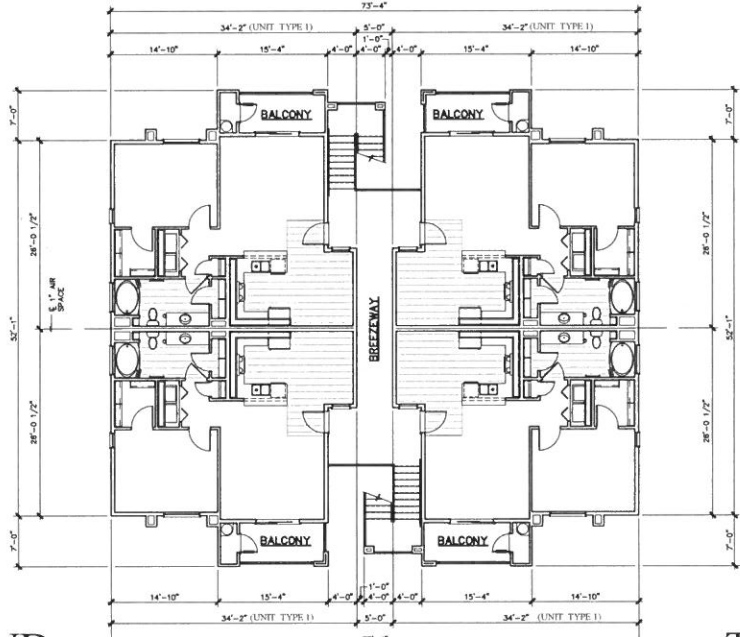
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**PA5**

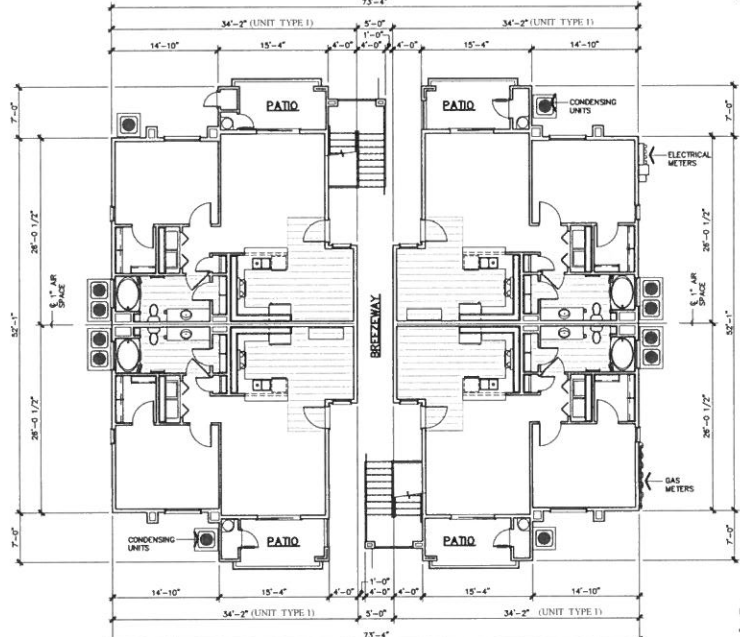
CX Sheets



**SECOND**



**THIRD**



**GROUND**

**BUILDING 'B'  
COMPOSITE PLANS**

1/8" = 1'-0"

**BUILDING STATISTICS**

<b>BUILDING UNIT MIX</b>	(12) UNITS TYPE "1" 1 BEDROOMS 1 BATHROOMS WALK-UP UNIT 840 SQ. FT./UNIT
<b>OCCUPANCY GROUP</b>	R-2
<b>CONSTRUCTION TYPE</b>	V-A WITH NFPA 13B AUTOMATIC FIRE SPRINKLER SYSTEM
<b>BUILDING AREA</b>	
a. GROUND FLOOR	3,360 SQ. FT.
1. RESIDENTIAL UNITS	368 SQ. FT.
2. COVERED PORCH/ PATIOS	361 SQ. FT.
3. BREEZEWAY	
b. SECOND FLOOR	3,360 SQ. FT.
1. RESIDENTIAL UNITS	368 SQ. FT.
2. COVERED PORCH/ PATIOS	361 SQ. FT.
3. BREEZEWAY	
c. THIRD FLOOR	3,360 SQ. FT.
1. RESIDENTIAL UNITS	368 SQ. FT.
2. COVERED PORCH/ PATIOS	361 SQ. FT.
3. BREEZEWAY	
<b>TOTAL BUILDING AREA</b>	<b>12,267 SQ. FT.</b>
<b>FIRE RESISTANCE REQUIREMENTS</b>	
a. EXTERIOR WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 PER CBC TABLE 720.1(2))
b. INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
c. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
d. CEILING/ROOF ASSEMBLY	ONE HOUR RATED (G.A. FILE NO. RC-2403)
e. FLOOR/CEILING ASSEMBLY	TSC/CA 80-01 ONE HOUR RATED FLOOR/CEILING PER ASTM E 119/NFPA 251
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WB-2008) SITE RATING = 55, 10, 59
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

**THE VINCENT COMPANY**  
ARCHITECTS, INC.  
1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 559.225.2602

Revisions	Date
△	
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PROPOSED MULTIFAMILY DEVELOPMENT  
**THE BUNGALOW**  
**144 APARTMENTS**  
LOWERS LANE AT WALNUT AVENUE  
VISALIA, CALIFORNIA



Issuances	Date
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

Project Name: THE BUNGALOW 144  
VISALIA, CALIFORNIA  
Project Number: 209404  
Plot Date: 08.22.20  
Sheet Number:

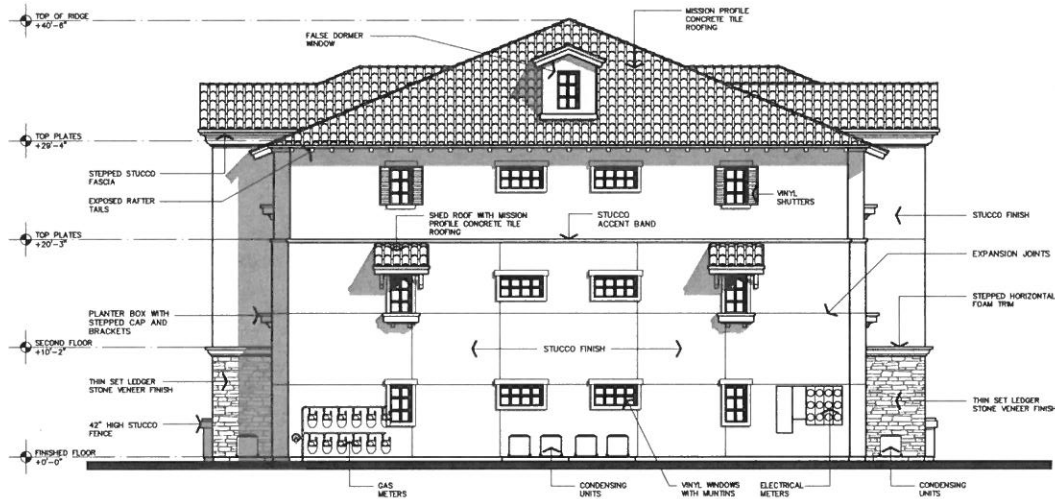
**PA6**  
Of \_\_\_\_\_ Sheets \_\_\_\_\_



Revisions	Date
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△	



**BUILDING 'B' - FRONT / REAR**



**BUILDING 'B' - END**

**EXTERIOR ELEVATIONS**

3/16" = 1'-0"

PROPOSED MULTIFAMILY DEVELOPMENT

**THE BUNGALOW**

**144 APARTMENTS**

LOWERS LANE AT WALNUT AVENUE  
VISALIA, CALIFORNIA



- | Revisions                              | Date |
|--|------|
| <input type="checkbox"/> DESIGN REVIEW |      |
| <input type="checkbox"/> PLAN CHECK    |      |
| <input type="checkbox"/> BACK CHECK    |      |
| <input type="checkbox"/> PERMITS       |      |
| <input type="checkbox"/> CONSTRUCTION  |      |
| <input type="checkbox"/> AS BUILT      |      |

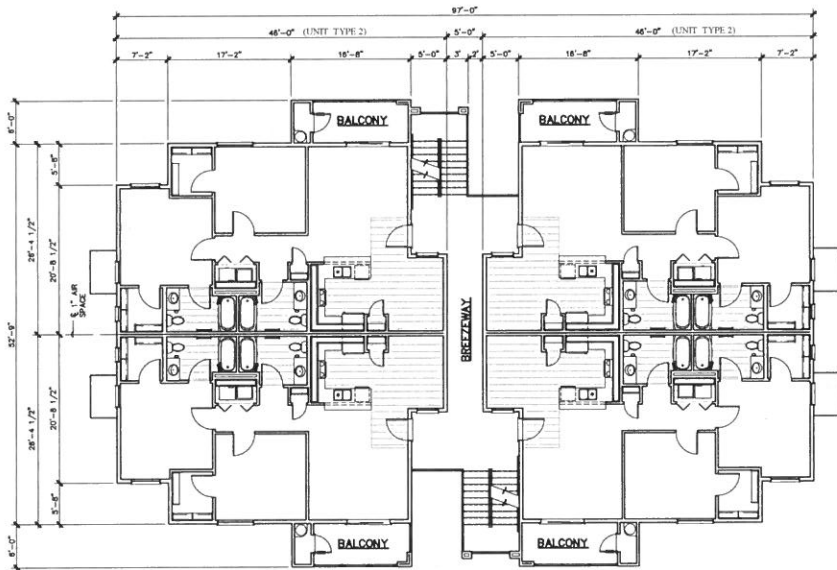
All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.



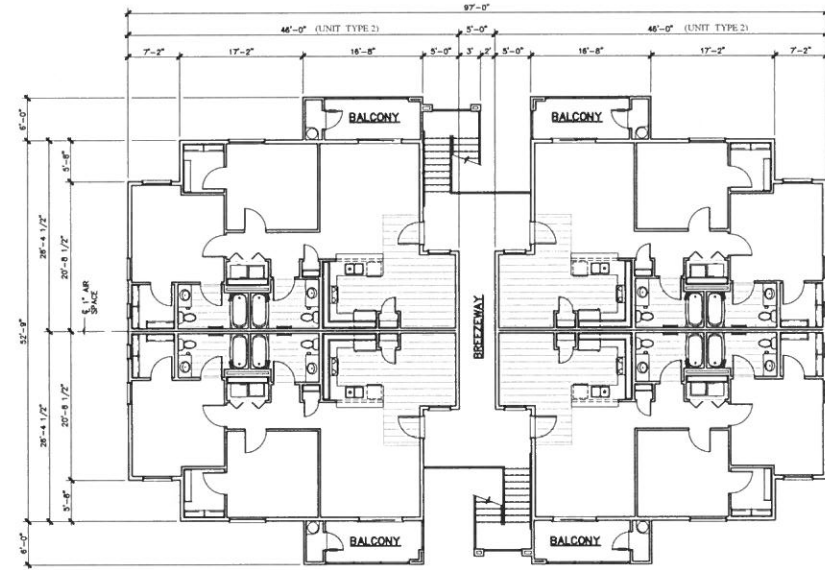
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Project Name: THE BUNGALOW 144  
VISALIA, CALIFORNIA  
Project Number: 200404  
Plot Date: 06.15.20  
Sheet Number:

**PA7**

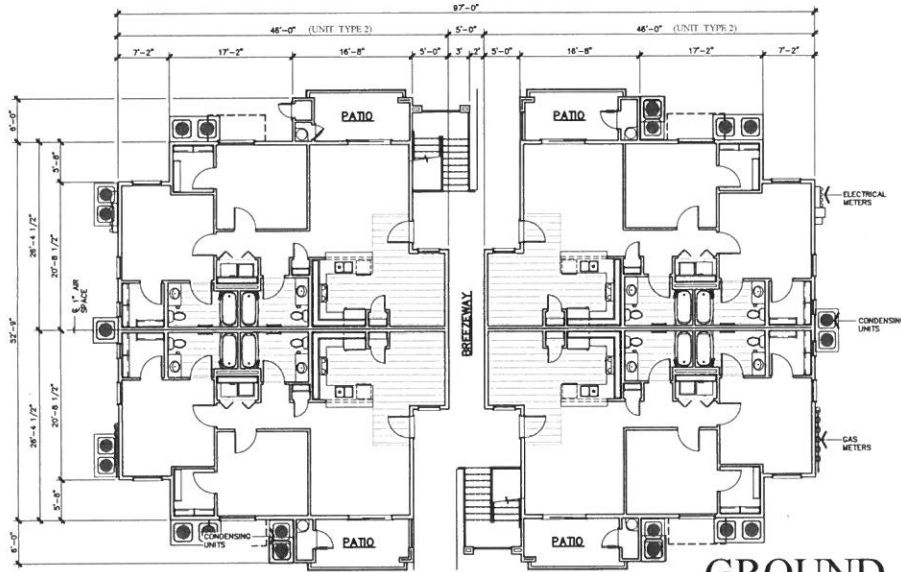
Of \_\_\_\_\_ Sheets \_\_\_\_\_



**SECOND**



**THIRD**



**GROUND**

**BUILDING 'C'  
COMPOSITE PLANS**

1/8" = 1'-0"

**BUILDING STATISTICS**

BUILDING UNIT MIX	(2) UNITS TYPE "2" 2 BEDROOMS 2 BATHROOMS WALK-UP UNIT 1,693 SQ. FT./UNIT
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	V-A WITH NFPA 135 AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING AREA	
a. GROUND FLOOR	
1. RESIDENTIAL UNITS	4,372 SQ. FT.
2. COVERED PORCH/PATIOS	376 SQ. FT.
3. BREEZEWAY	394 SQ. FT.
b. SECOND FLOOR	
1. RESIDENTIAL UNITS	4,372 SQ. FT.
2. COVERED PORCH/PATIOS	376 SQ. FT.
3. BREEZEWAY	394 SQ. FT.
c. THIRD FLOOR	
1. RESIDENTIAL UNITS	4,372 SQ. FT.
2. COVERED PORCH/PATIOS	376 SQ. FT.
3. BREEZEWAY	394 SQ. FT.
TOTAL BUILDING AREA	15,420 SQ. FT.
FIRE RESISTANCE REQUIREMENTS	
a. EXTERIOR WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 & 15-1.3 PER CBC TABLE 720.1(2))
b. INTERIOR BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
c. INTERIOR NON-BEARING WALLS	ONE HOUR RATED (ASSEMBLY 14-1.3 PER CBC TABLE 720.1(2))
d. CEILING/ROOF ASSEMBLY	ONE HOUR RATED (G.A. FILE NO. RC-2603)
e. FLOOR/CEILING ASSEMBLY	TSC/PCA 60-01 ONE HOUR RATED FLOOR/CEILING PER ASTM (119/MPFA 251)
f. UNIT COMMON WALLS	ONE HOUR RATED (G.A. FILE NO. WF-5508) STC RATING = 55 TO 59
g. SHAFT ENCLOSURES	NONE OCCUR
h. EXTERIOR OPENINGS	NON-RATED

**THE VINCENT COMPANY**  
ARCHITECTS, INC.  
1500 West Shaw, Ste. 304  
Fresno, California 93711  
Phone: 559.225.2602

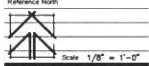
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PROPOSED MULTIFAMILY DEVELOPMENT  
**THE BUNGALOW**  
**144 APARTMENTS**  
COVERS LANE AT WALNUT AVENUE  
VISALIA, CALIFORNIA



Issuances	Date
<input type="checkbox"/> DESIGN REVIEW	
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> BACK CHECK	
<input type="checkbox"/> PERMITS	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS BUILT	

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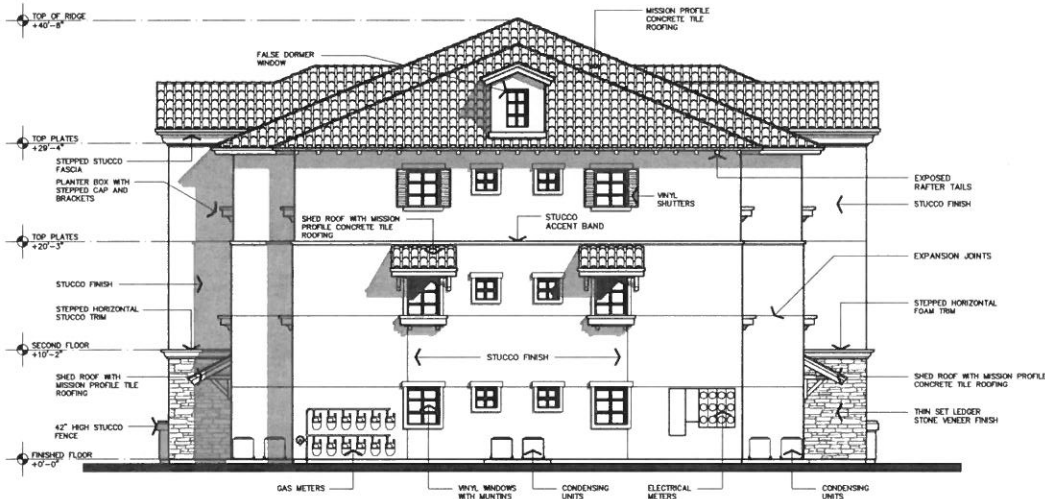


Project Name: THE BUNGALOW 144  
VISALIA, CALIFORNIA  
Project Number: 20404  
Title Date: 08.22.20  
Sheet Number:

**PA8**



**BUILDING 'C' - FRONT / REAR**



**BUILDING 'C' - END**

**EXTERIOR ELEVATIONS**

3/16" = 1'-0"

**THE VINCENT COMPANY**

VIC@VINCENTS.COM  
1500 West Shaw, Ste. 304  
Fresno, California 93711

Phone: 559.225.2602

Revisions	Date
▲	
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PROPOSED MULTIFAMILY DEVELOPMENT

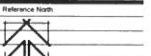
**THE BUNGALOW**  
**144 APARTMENTS**

LOVERS LANE AT WALNUT AVENUE  
VISALIA, CALIFORNIA



- | Revisions                              | Date |
|--|------|
| <input type="checkbox"/> DESIGN REVIEW |      |
| <input type="checkbox"/> PLAN CHECK    |      |
| <input type="checkbox"/> BACK CHECK    |      |
| <input type="checkbox"/> PERMITS       |      |
| <input type="checkbox"/> CONSTRUCTION  |      |
| <input type="checkbox"/> AS BUILT      |      |

All drawings and written material appearing herein constitutes original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.



Scale 3/16" = 1'-0"

Project Name: THE BUNGALOW 144

VISALIA, CALIFORNIA

Project Number: 200404

Plot Date: 08.13.20

Sheet Number:

**PA9**

Of \_\_\_\_\_ Sheets

# 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](http://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: SEQUOIA BEND ESTATES TSM Date: ~~XXXX/XXXX~~ 07/26/2021

Project Description: PROPOSED 138 LOT TENTATIVE SUBDIVISION MAP

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 21109

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: ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ 13 098-142-057, 098-330-006

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

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Date Received: 07/26/2021  
 SPR Agenda: 08/04/2021 Item No. \_\_\_\_\_  
 Zone: R-1-5 SPR No. 21-109  
 Historic District: Yes  No   
 Flood Zone: X  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

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:  
 \_\_\_\_\_  
 \_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN 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: MATT AWLEY Signature of Owner or Authorized Agent\*

Address: 324 S. SANTA FE ST.

City, State, Zip: VISALIA, CA 93292 Owner \_\_\_\_\_ Date \_\_\_\_\_

Phone: 559-802-3052 Authorized Agent\* \_\_\_\_\_ Date 6.9.21

Email: matt@4-creeks.com

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

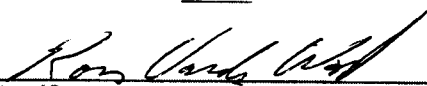
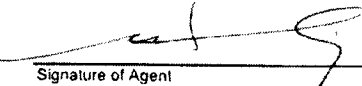
098-142-003, 047

AGENT:

I designate 4 CREEKS, INC (MATT AWLEY) 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 9th day of June, 2021.

OWNER	Signatures	AGENT
		
Signature of Owner	Signature of Agent	
<u>837 Commercial Ave</u>	<u>324 S Santa Fe St., Ste. A</u>	
Owner Mailing Address	Agent Mailing Address	
<u>Tulare CA 93274</u>	<u>Visalia, CA 93292</u>	
<u>559) 805-4101</u>	<u>(559) 802-3052</u>	
Owner Phone Number	Agent Phone Number	





# 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: 138  
 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:**

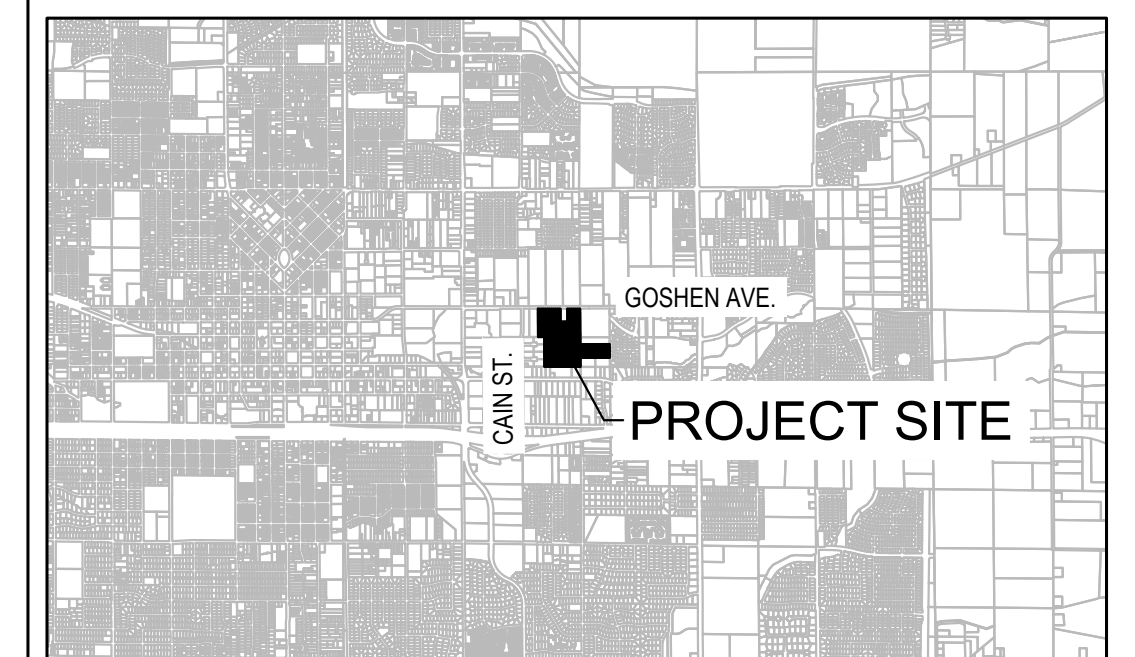
LOTS: 138

GROSS ACREAGE: 30  
GROSS DENSITY: 4.6 DU/AC

NET ACREAGE: 18.3  
NET DENSITY: 7.5 DU/AC

**SETBACKS (MINIMUM):**

FRONT YARD: 22' TO GARAGE, 15' TO LIVING SPACE  
SIDE YARD: 5'  
CORNER LOTS: 10' (22' GARAGE STREET SIDE)  
REAR YARD: 25'

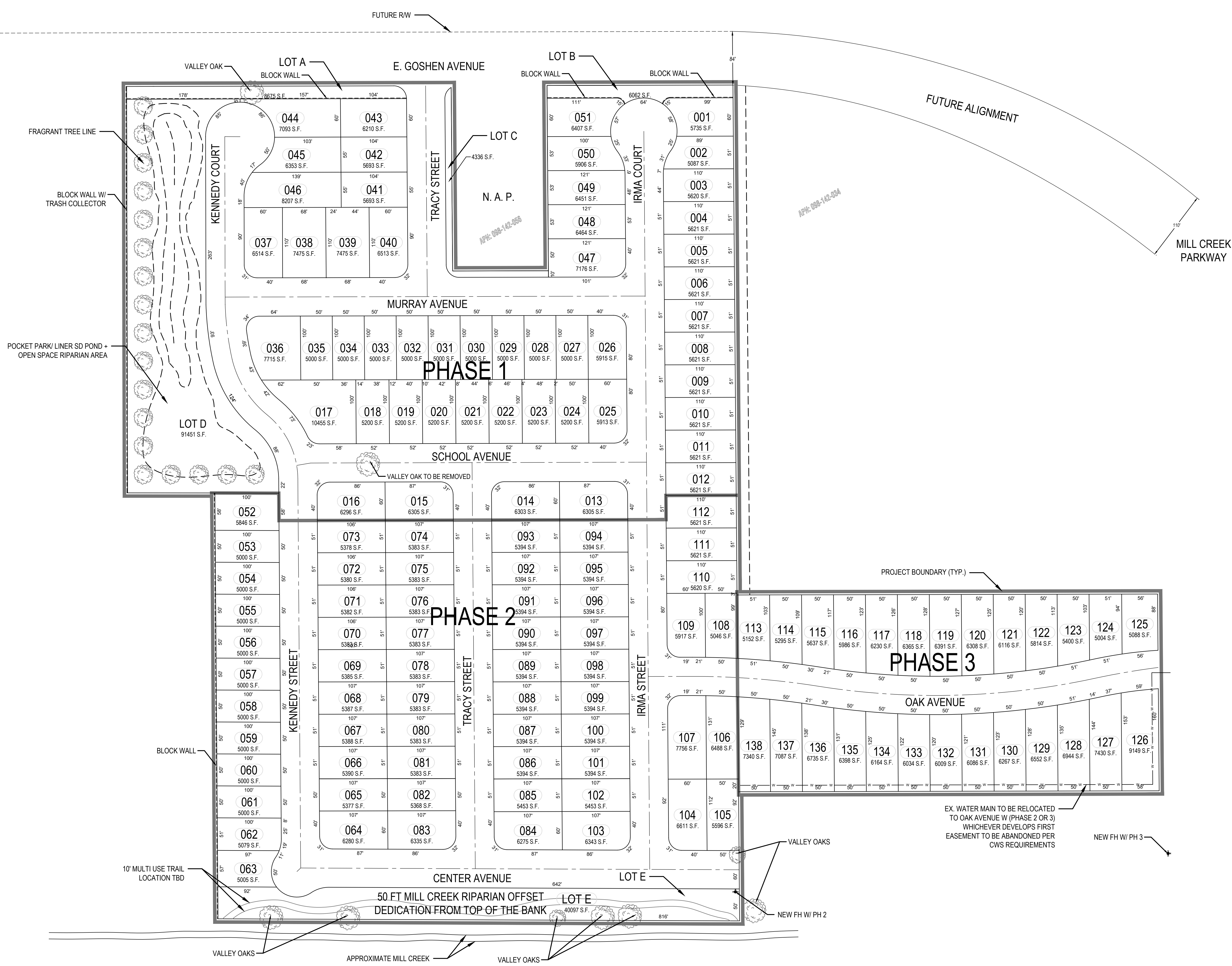


VICINITY MAP

PREPARED BY:



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 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: COURT STREET APARTMENTS Date: \_\_\_\_\_

Project Description: 4-FLEX APARTMENTS, 2-STORY WITH PARKING, PLAY AREAS, AND LANDSCAPE

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: VARO INVESTMENTS LLC

Applicant(s) Name: DENNIS D. WHISTLER, ARCHITECT

Project Address/Location: COURT STREET & N.E. 5TH STREET

Assessor Parcel Number: 094-055-005,000,007,-000

Parcel Size (Acreage or Square Feet): 22,281 SF (DIAGRAM) Building or Suite Square Footage: MULTI-FAMILY 4,700 SF SINGLE FAMILY 1,484 SF

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$NF-\$425,000 SF \$134,000

Describe All Proposed Building Modifications: CONSTRUCT NEW TWO STORY 4-FLEX AND A SINGLE FAMILY RESIDENCE

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

Date Received: 07/21/2021

SPR Agenda: 07/28/2021 Item No. \_\_\_\_\_

Zone: R-M-3 SPR No. 21-129

Historic District: Yes  No

Flood Zone: X  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A

Proposed Building Use: MULTI-FAMILY & SINGLE FAMILY

Proposed Hours of Operation: 24/7

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed N/A

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed N/A

Predicted Peak Operating Hour: 24/7

Describe Any Truck Delivery Schedule & Operations: N/A

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): THROUGH TRAFFIC ACCESS TO

ACCOMMODATE SOLID WASTE SERVICE TO & FROM SITE

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



**SITE PLAN MINIMUM REQUIREMENTS**

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

Address: 30604 ROAD 140

City, State, Zip: VISALIA, CA 93292 Owner \_\_\_\_\_ Date \_\_\_\_\_

Phone: 559-734-1725 Authorized Agent\* Dennis D. Whistler Date JUL 6, 2021

Email: archddw@pacbell.net

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

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

OWNER:

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


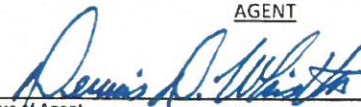
094-055-005-000    094-055-006-000    094-055-007-000

AGENT:

I designate DENNIS D. WHISTLER, to act as my duty authorized agent for all purposes necessary to fill an application for, and obtain a permit to CONSTRUCT APARTMENTS & RESIDENCE relative to the property mentioned herein.

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

Executed this 12 day of July, 2021

OWNER	AGENT
 Signature of Owner (Notary Required)	 Signature of Agent
<u>P.O. Box 1024 Visalia CA 93279</u> Owner Mailing Address	<u>303 N. CHURCH ST.</u> Agent Mailing Address
<u>(559) 303-0651</u> Owner Phone Number	<u>559-734-1725</u> Agent Phone Number

Approved by City of Visalia:

By: \_\_\_\_\_ Date: \_\_\_\_\_

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Tulare )

On July 12, 2021 before me, Samantha Rodriguez-Picazo Notary Public  
(insert name and title of the officer)

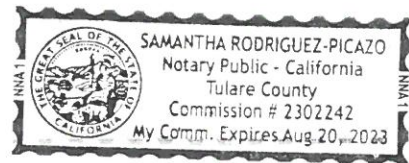
personally appeared Diego D Espinoza Martinez,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Samantha Rodriguez-Picazo

(Seal)





**PROJECT INFORMATION**

1. PROJECT: COURT STREET APARTMENTS
2. OWNER: VARO-REAL INVESTMENTS LLC
3. DESCRIPTION: MULTI-FAMILY 4 UNITS & SINGLE FAMILY RESIDENCE
4. APN: 094-055-005-000, 094-055-006-000, 094-055-007-000
5. ENGINEERING: LOT LINE ADJUSTMENT DEVELOPING A MULTI-FAMILY LOT AND A SINGLE FAMILY LOT
6. PROPOSED: MULTI-FAMILY - 2 STORY - 4,700 SF  
SINGLE FAMILY - 1,484 SF
7. SETBACKS: ASSISTED BY CITY OF VISALIA PLANNING DEPT.

**SITE KEYNOTES**

- K1 (E) PROPERTY LINE(S) TO REMAIN
- K2 (E) PROPERTY LINE(S) TO BE DELETED
- K3 NEW PROPERTY LINE TO BE ESTABLISHED
- K4 (E) FIRE HYDRANT
- K5 (E) CURB RETURN
- K6 NEW CONCRETE SIDEWALK AND PARKWAY PER CITY STANDARDS
- K7 NEW CONCRETE DRIVE APPROACH PER CITY STANDARD C-18
- K8 NEW CONCRETE DRIVE APPROACH PER CITY STANDARD C-17
- K9 NEW REFUSE CONTAINER ENCLOSURE PER CITY STANDARD R-4 WITH BACK WALL MODIFIED TO ACCOMMODATE WHEEL CHAIR TENANT(S)
- K10 NEW CONCRETE APRON PER CITY STANDARD R-5
- K11 VAN ACCESSIBLE PARKING STALL WITH SIGN PER CITY STANDARD PK-3
- K12 DETECTABLE WARNING SURFACE PER CITY STANDARD C-27
- K13 PATH OF TRAVEL FROM ACCESSIBLE UNIT TO REFUSE CONTAINER ENCLOSURE AND TO PUBLIC TRANSPORTATION INDICATED BY A SERIES OF ROUND DOTS
- K14 4'-0" HIGH WOOD FENCE & GATE, OPTION OF 6'-0" HIGH CONCRETE PATIO AT GROUND LEVEL, BALCONY AT 2ND FLOOR
- K15 FUTURE SOLARPORT STRUCTURE ABOVE PARKING
- K16 6'-0" CONCRETE RAMP NOT TO EXCEED 1 IN 12 SLOPE
- K17 LANDSCAPE WITH IRRIGATION SYSTEM

**DENNIS D. WHISTLER, ARCHITECT**  
 303 N. CHURCH ST.  
 VISALIA, CA  
 559-734-1725  
 archdick@pacbell.net



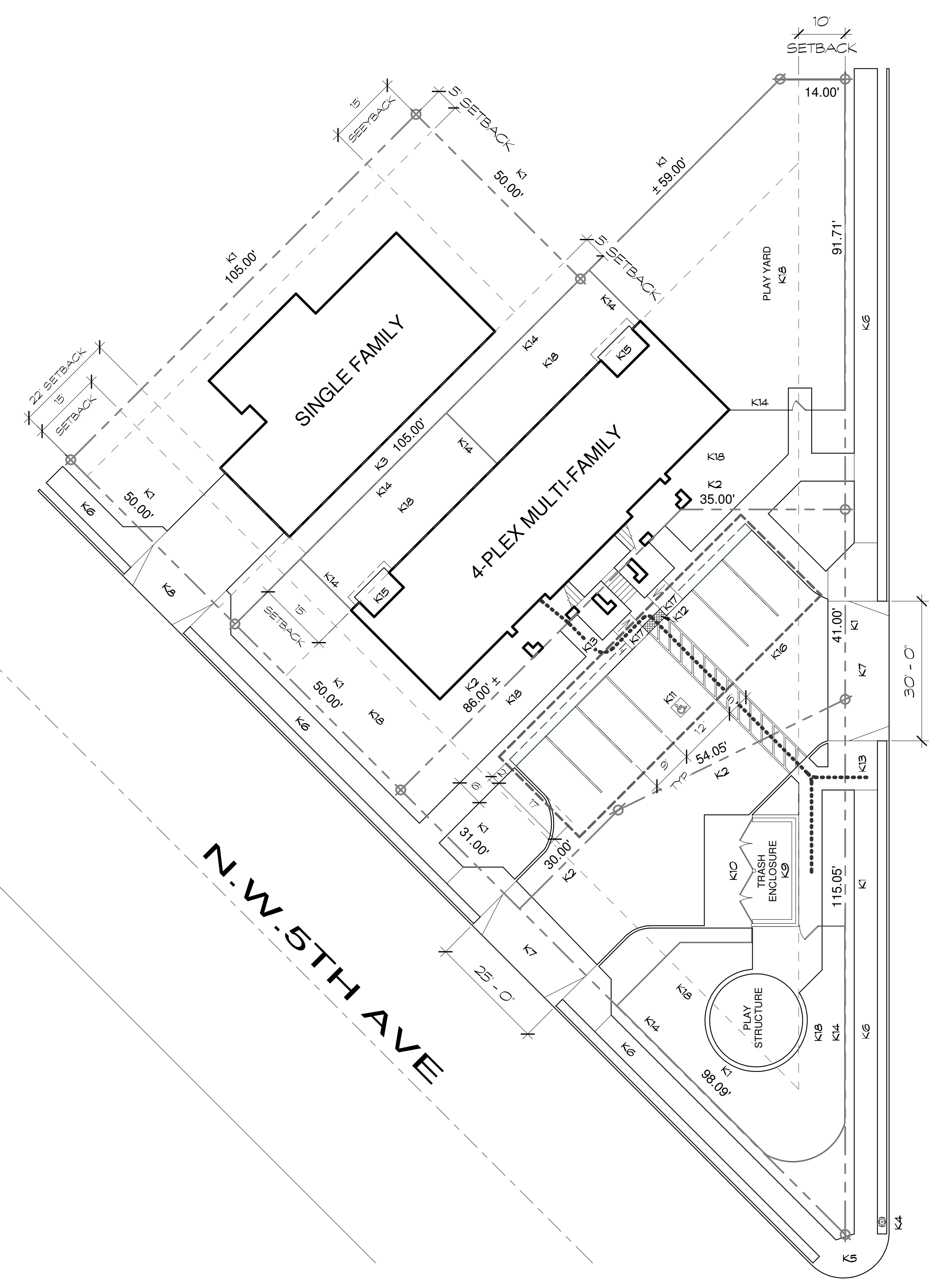
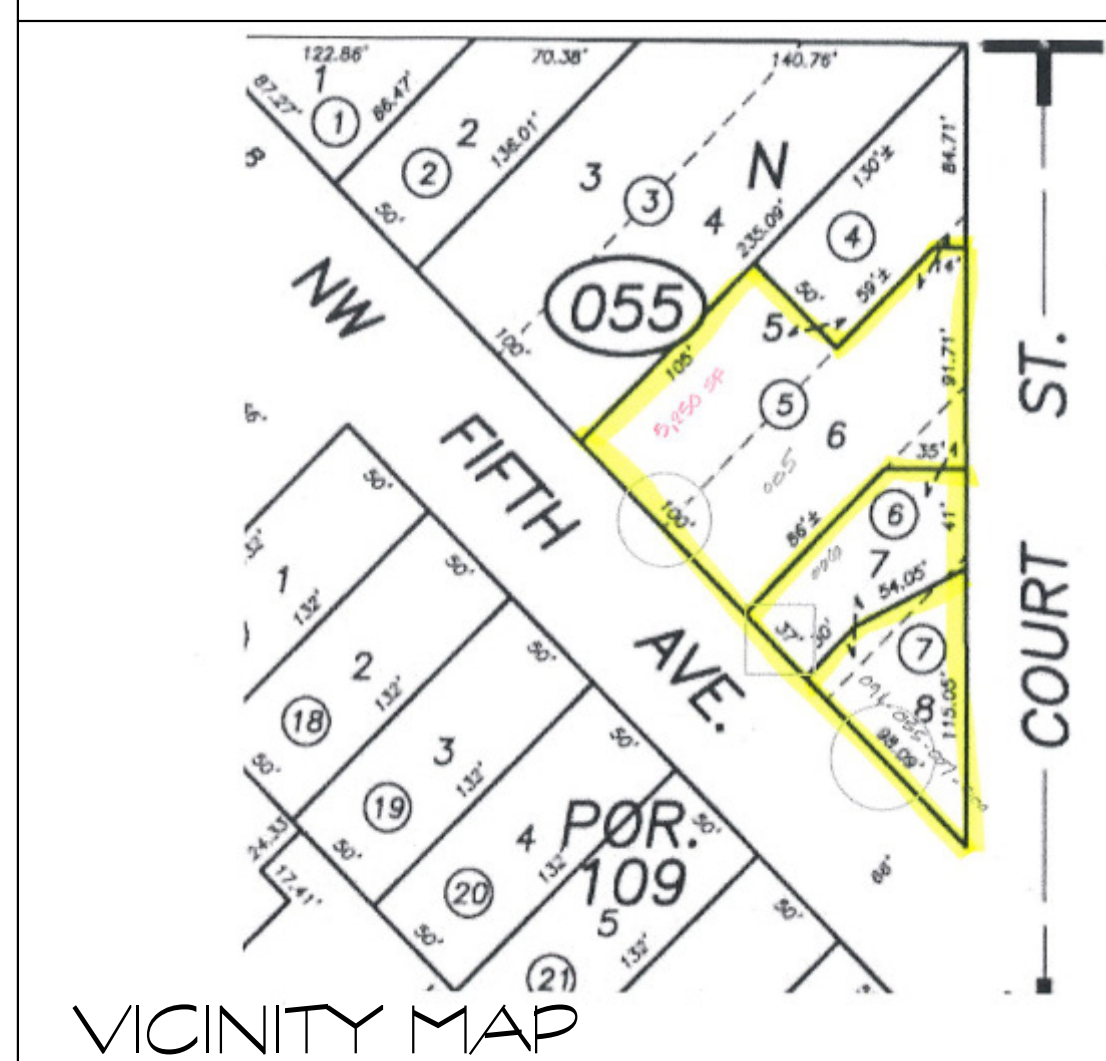
**CONSULTANT**  
*Kim Dragt*  
 DRAFTING  
 559-804-9473  
 kim@kimdragtdrafting.com  
 303 North Church Street  
 Visalia, CA 93291

**COURT STREET APARTMENTS**  
 COURT & 5TH STREET

Date:	Issue Date

SHEET TITLE  
 SITE PLAN  
 SHEET NO.  
**SPR-1**

JOB NUMBER 202102  
 COURT STREET APARTMENTS



COURT ST.



AERIAL VIEW

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

7/9/2021 3:12:19 PM



# 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: EL Chikali Mariscos Y Tacos Date: 7/27/2021  
 Project Description: Fencing a part of the building (East side)  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: Candelario Sanchez  
 Applicant(s) Name: Candelario Sanchez  
 Project Address/Location: 600 North Court, Visalia, CA  
 Assessor Parcel Number: 094-092-001  
 Parcel Size (Acreage or Square Feet): 11,000 sqft Building or Suite Square Footage: 794 sq ft

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$ N/A  
 Describe All Proposed Building Modifications: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Date Received: 07/27/2021  
 SPR Agenda: 08/04/2021 Item No. \_\_\_\_\_  
 Zone: D-MU SPR No. 21-134  
 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: Restaurant  
 Proposed Building Use: Restaurant  
 Proposed Hours of Operation: 9AM - 8PM  
 Days of Week In Operation (Circle):  Su  M  T  W  Th  F  Sa  
 Number of Employees Per Day: Existing 8 Proposed 8  
 Number of Customers Per Day (Estimated): Existing 35-40 Proposed 35-40  
 Predicted Peak Operating Hour: lunchtime  
 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): N/A  
 Describe Any Special Events Planned for the Facility: N/A

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN 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: Candelario Sanchez Signature of Owner or Authorized Agent\* *C Sanchez*

Address: 19635 Ave. 368 Owner *(Signature)* Date 7/27/21

City, State, Zip: Woodlake, CA 93286

Phone: (559) 805-1911

Email: eljefa559@gmail.com 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**

AGENCY AUTHORIZATION FORM

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

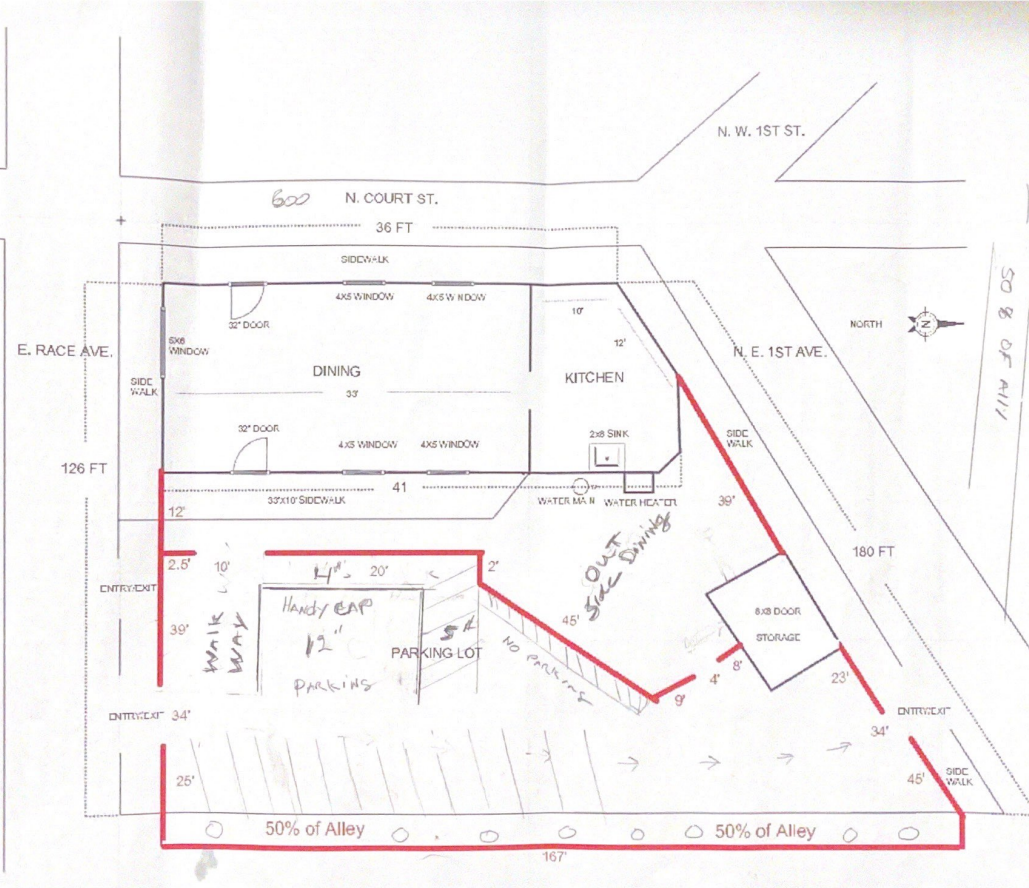
AGENT:  
I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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





Plan East  
 Parking ST 25 9" wide  
 Blue - One Handy Carp parking 12" wide  
 Red 6 Foot Fencing  
 Red 4 Foot Fencing for Future  
 50' & of Alley

# 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: Tulare County Public Health Clinic Date: 7-28-21  
 Project Description: Construct new building, parking, and landscaping for medical public health facility.  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: County of Tulare  
 Applicant(s) Name: Mark Van Fossen  
 Project Address/Location: 2505 N. Dinuba Blvd (adjacent to 2611 N. Dinuba Blvd.)  
 Assessor Parcel Number: 090-250-064 - \_\_\_\_\_  
 Parcel Size (Acreage or Square Feet): 4.87 ac. Building or Suite Square Footage: 4,750 sf

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$ \$3,022,000  
 Describe All Proposed Building Modifications: Construct new building with clinic/medical space. Project includes new parking, and landscaping. Existing building on site to remain unchanged.

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

Date Received: 07/25/2021  
 SPR Agenda: 08/04/2021 Item No. \_\_\_\_\_  
 Zone: QP SPR No. 21-135  
 Historic District: Yes  No   
 Flood Zone: X  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Current site use is for Tulare County Public Health  
 Proposed Building Use: Expanded use for Tulare County Public Health Sevices  
 Proposed Hours of Operation: 8am - 5pm Monday-Friday  
 Days of Week In Operation (Circle): Su M T W Th F Sa  
 Number of Employees Per Day: Existing bldg. 70 Proposed bldg. 8  
 Number of Customers Per Day (Estimated): Existing bldg. 160 Proposed bldg. 50  
 Predicted Peak Operating Hour: Operations will be steady through the work day.  
 Describe Any Truck Delivery Schedule & Operations: There will be periodic medical supply deliveries. There will not be any on a specific schedule. Deliveries will not be class A Trucks.  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): Traffic pattern to remain unchanged. Access to the facility will be through the existing drive approach off of Dinuba Blvd.  
 Describe Any Special Events Planned for the Facility: NA

**SITE PLAN MINIMUM REQUIREMENTS**

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

REQUIRED SIGNATURE

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

Name: Mark Van Fossen Signature of Owner or Authorized Agent\*  
 Address: 2637 W. Burrel Ave. Suite 200 Tulare County  
 City, State, Zip Visalia, Ca 93291 Owner Date 7-29-21  
 Phone: 559-936-8609 Authorized Agent\*  
 Email: mvanfossen@tularecounty.ca.gov Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:


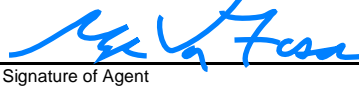
I, Property is owned by Tulare County, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
090-250-064

AGENT: Mark Van Fossen is an authorized representative of Tulare County to coordinate County construction projects.

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\_\_\_\_.

<u>OWNER</u>	<u>AGENT</u>
Signatures	
	
<u>County of Tulare</u>	<u>Mark Van Fossen</u>
Owner Mailing Address <u>2500 W. Burrel Ave.</u>	Agent Mailing Address <u>2637 W. Burrel Ave. Suite 200</u>
<u>Visalia, CA 93291</u>	<u>Visalia, CA 93291</u>
Owner Phone Number <u>559.625.5000</u>	Agent Phone Number <u>559.936.8609</u>



**WALL KEY**

NEW STUD WALL - STUDS @ 16" O.C.  
2X6 UNLESS NOTED OTHERWISE  
R-21 FSK-FACE BATT INSULATION  
1/2" VERTICAL NAILABLE POLYISO.  
INSULATION (R-6.6)  
WEATHER BARRIER PER SPECS.  
4" CEMENT PLASTER WITH ACRYLIC  
FINISH OVER SELF-  
FURRING METAL LATH

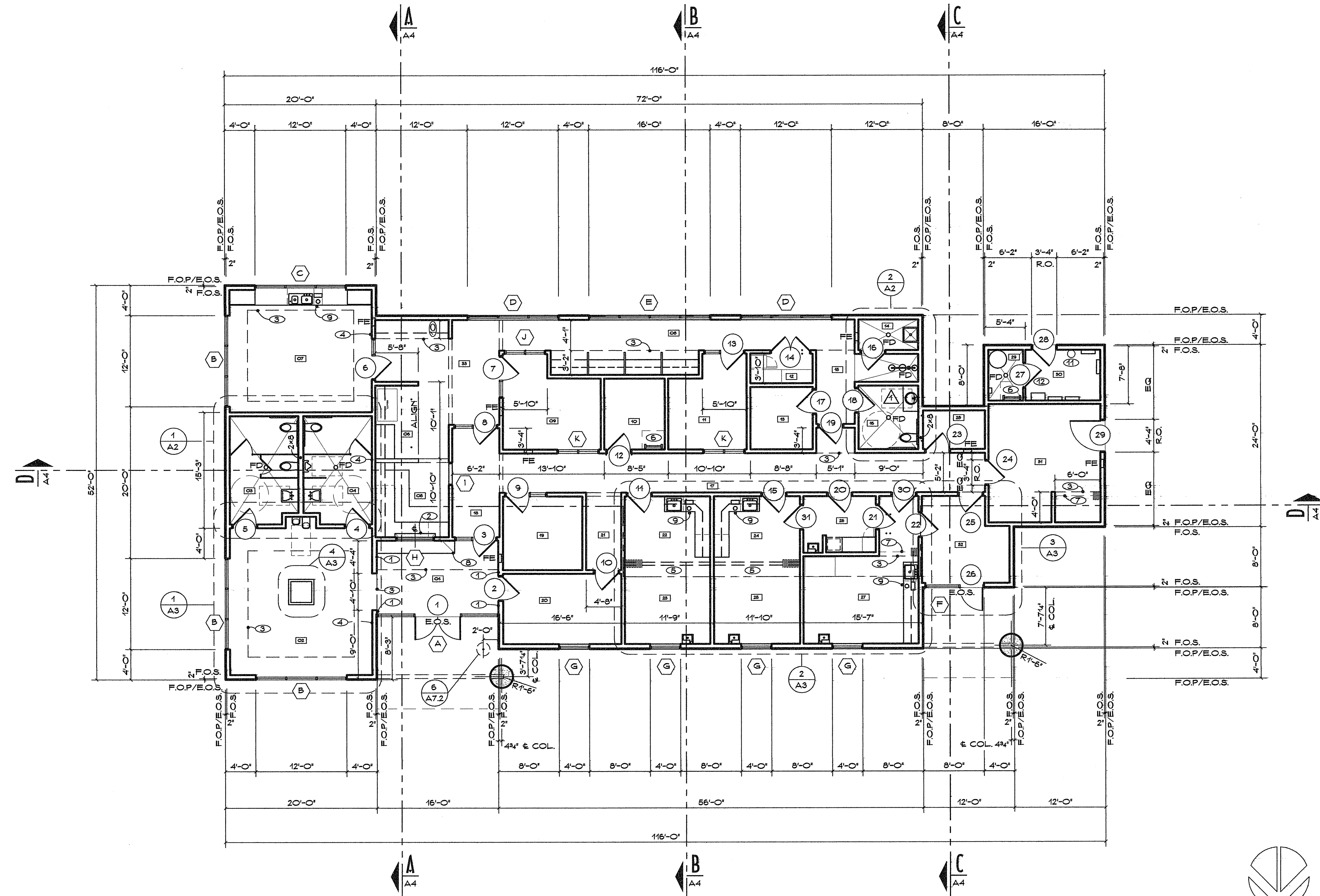
NEW STUD WALL - STUDS @ 16" O.C.  
2X6 UNLESS NOTED OTHERWISE  
R19 UNFACED BATT INSULATION  
FINISH AS SCHEDULED

**LEGEND**

- 01 ROOM NUMBER - REFER TO KEY BELOW
- X DOOR/FRAME PER SCHEDULE ON SHEET A7.1
- X WINDOW PER SCHEDULE ON SHEET A8.1
- SECTION INDICATOR  
A-4
- FE 2A-10BC FIRE EXTINGUISHER IN WALL CABINET - CENTER IN WALL
- F.O.S. FACE OF STUD FRAMING
- F.O.P. FACE OF VERTICAL NAILABLE POLYISO INSULATION PANEL
- E.O.S. EDGE OF CONCRETE SLAB
- FD. FLOOR DRAIN PER PLUMBING SLOPE FLOOR AS SHOWN MAX. 1/4" DOWN (NO DEPRESSION)
- R.O. ROUGH OPENING FOR FRAME WIDTH INDICATED

**ROOM KEY**

- 01 LOBBY
- 02 WAITING
- 03 PUBLIC - WOMEN
- 04 PUBLIC - MEN
- 05 RECEPTION
- 06 PRINT & COPY
- 07 MEETING & STAFF
- 08 CIRCULATION 1
- 09 OFFICE MANAGER
- 10 STORAGE
- 11 OFFICE
- 12 MEDICINES
- 13 MOTHER'S ROOM
- 14 JANITOR
- 15 CIRCULATION 2 / EMERG. SHOWER
- 16 STAFF UNISEX
- 17 CORRIDOR 1
- 18 CORRIDOR 2
- 19 DISCHARGE
- 20 INTAKE
- 21 CORRIDOR 3
- 22 PRE-EXAM 1
- 23 EXAM 1
- 24 PRE-EXAM 2
- 25 EXAM 2
- 26 ACTIVE PREP
- 27 ACTIVE EXAM
- 28 I.T.
- 29 MECHANICAL
- 30 ELECTRICAL
- 31 X-RAY
- 32 ACTIVE LOBBY
- 33 CIRCULATION 3



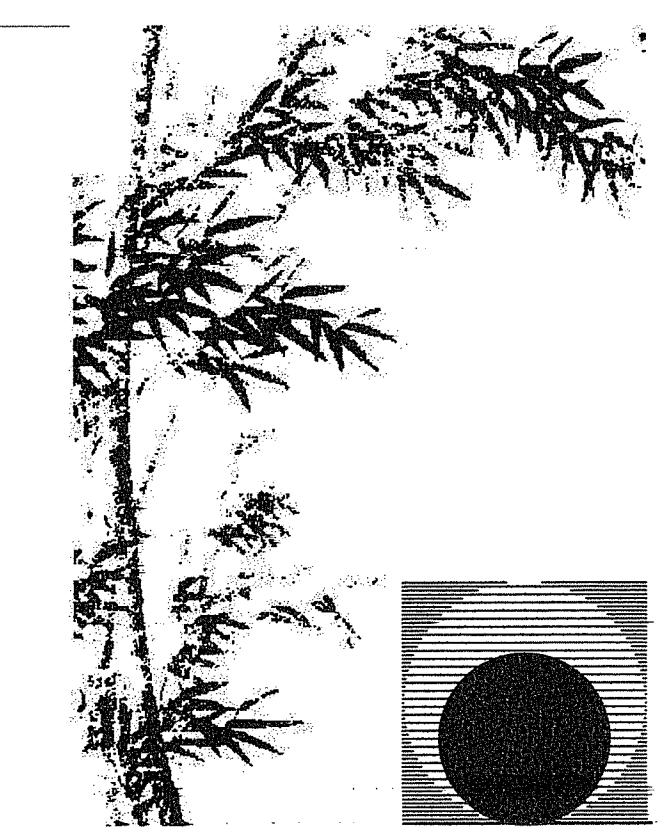
**FLOOR PLAN**

4,750 SQUARE FEET

**KEY NOTES (THIS SHEET ONLY)**

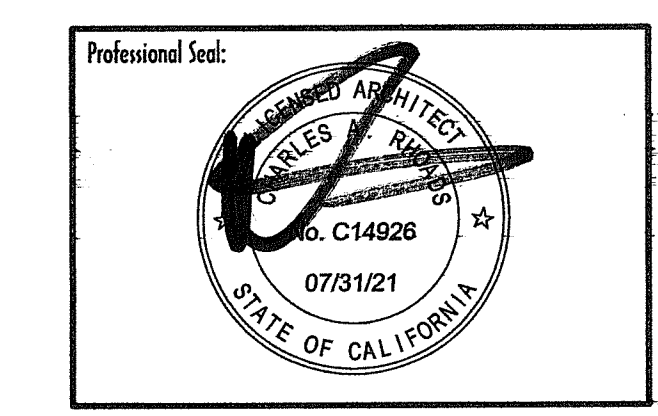
- ① FURR THIS WALL AS REQUIRED TO ALIGN FACE WITH EXTERIOR WALL
- ② EXTEND COUNTER INTO RECEPTION - REFER TO 9 A8.2
- ③ LINE OF FURRED SOFFIT OVERHEAD
- ④ SHEAR PANEL UNDERLAYMENT PER STRUCTURAL THIS FACE OF THIS WALL - TYP. FOR FULL WALL LENGTH
- ⑤ BEAM WRAPPED WITH GYP. BD. WITH CURTAIN TRACK PER 2 A6.1
- ⑥ ROOF ACCESS SHAFT
- ⑦ CURTAIN TRACK ON SOFFIT PER 2 A6.1
- ⑧ MITER AND RETURN BACK TO WALL
- ⑨ TOWEL DISPENSER AND REFUSE DROP
- ⑩ SET FINISHED FACE OF SOFFIT FLUSH WITH STOREFRONT
- ⑪ 4A-60BC FIRE EXTINGUISHER WITH WALL BRACKET
- ⑫ CENTER DOOR IN WALL

SCALE: 1/8" = 1'-0"



**Chas Rhoads**  
Architecture  
Interiors  
Landscape

128 Katherine Street - Hanford - California - 93230  
Phone: 559 - 584 - 3371  
Postal Box 221 - Marro Bay - California - 93443  
Phone: 805 - 234 - 6220  
Email: chasrhoads@sbcglobal.net



Consultant:

Drawing Status:  
**Contract Document**

Revision Summary:  

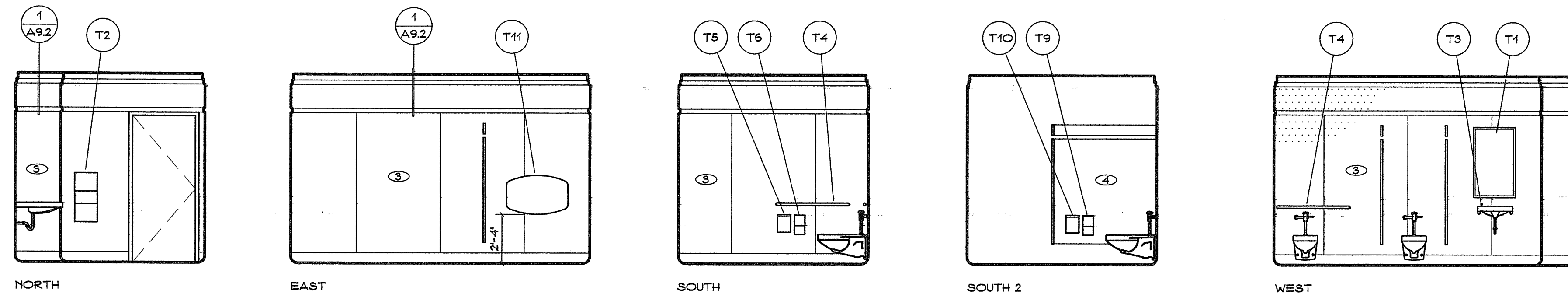
1	PLAN CHECK
---	------------

Project:  
**County of Tulare  
Infectious Disease Clinic  
North Dinuba Blvd.  
Visalia, CA.**

Sheet Description:  
**Floor Plan**

Date: 08/08/20  
Project: 19-200  
Scale: 1/8" = 1'  
Sheet No.: **A1**

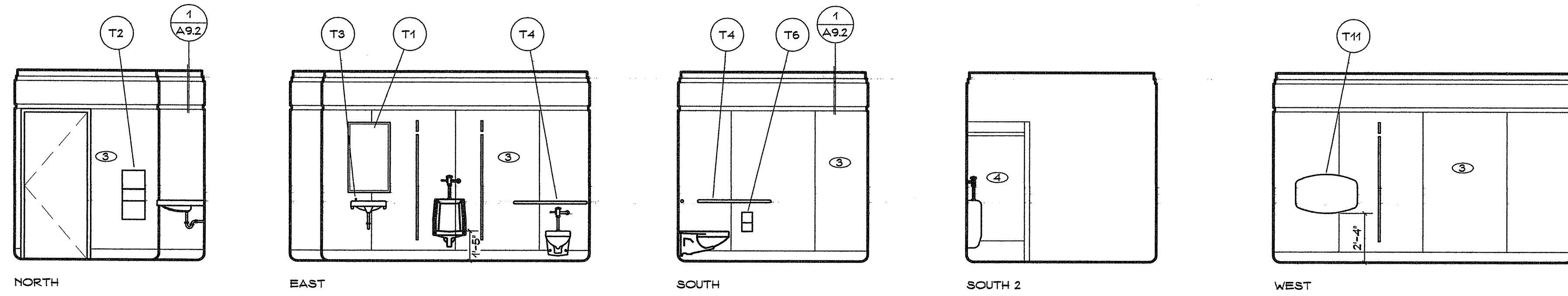
Of 23 Sheets



O3: PUBLIC WOMEN

T- REFER TO SPECIFICATIONS SECTION 10800 FOR KEY TO ACCESSORIES

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

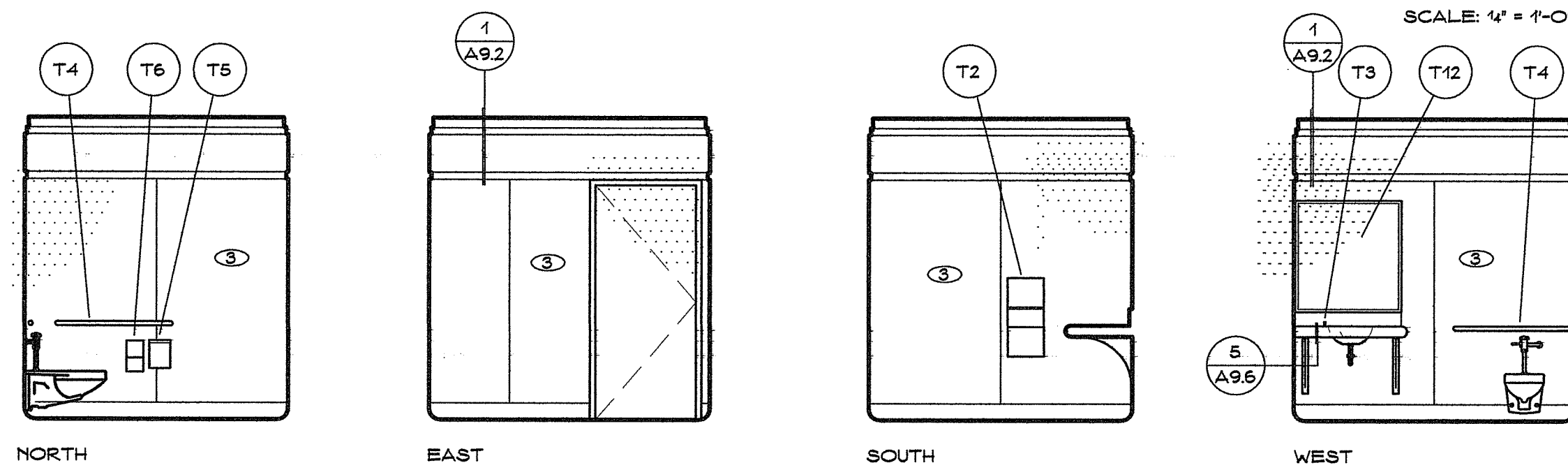


O4: PUBLIC MEN

T- REFER TO SPECIFICATIONS SECTION 10800 FOR KEY TO ACCESSORIES

KEY NOTES (THIS SHEET ONLY)

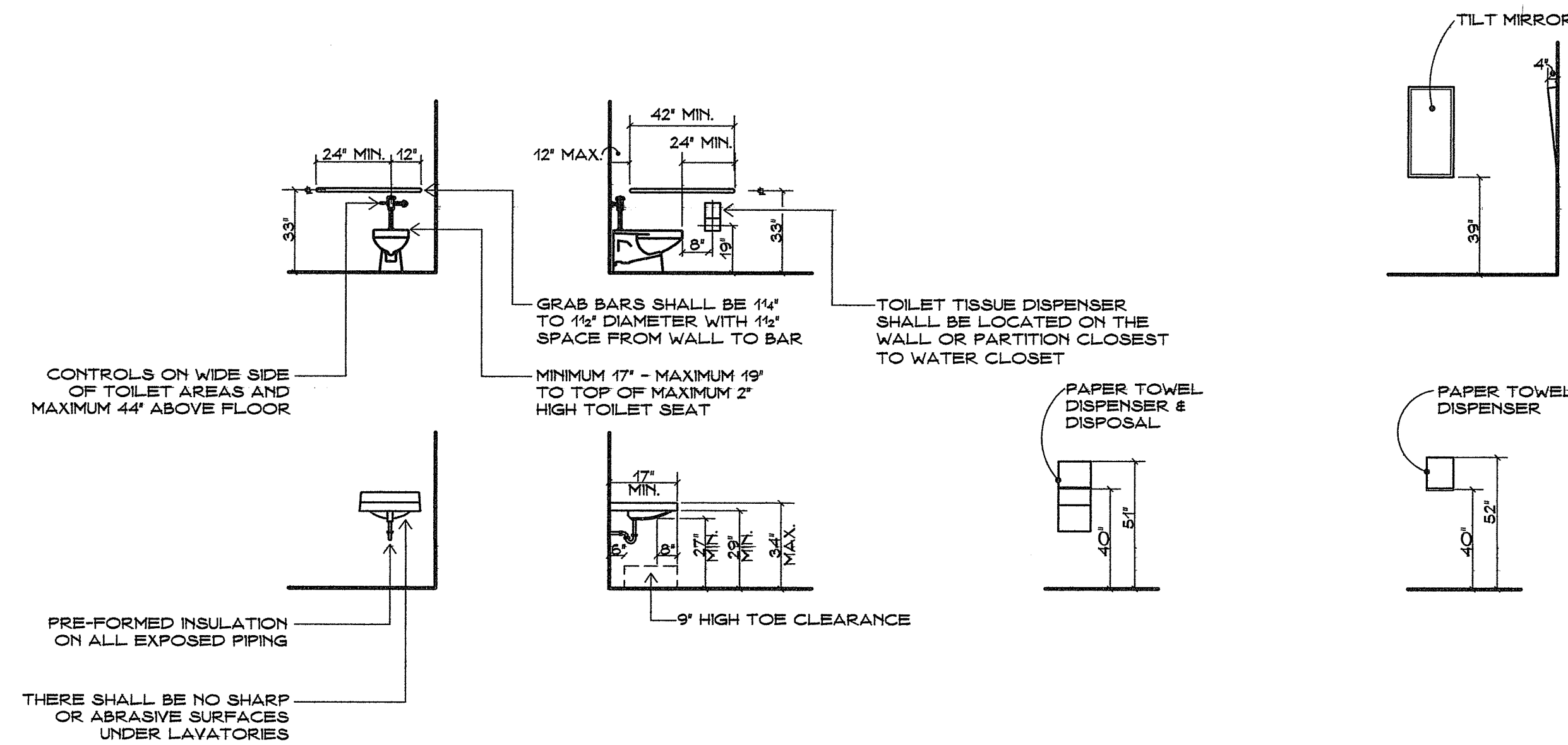
- ① FIXTURE PER PLUMBING
- ② FLOOR DRAIN PER PLUMBING - SLOPE FLOOR MAX. 1/4" AS SHOWN TO DRAIN - NO SLAB DEPRESSION
- ③ PRE-FINISHED WALL PANELS INSTALLED PER JOINT PATTERN CENTERED ON WALL AS SHOWN
- ④ SOLID PLASTIC PARTITIONS PER SPECIFICATIONS SECTION 10165 - INSTALL PER MANUFACTURER
- ⑤ CENTER EXTINGUISHER IN WALL



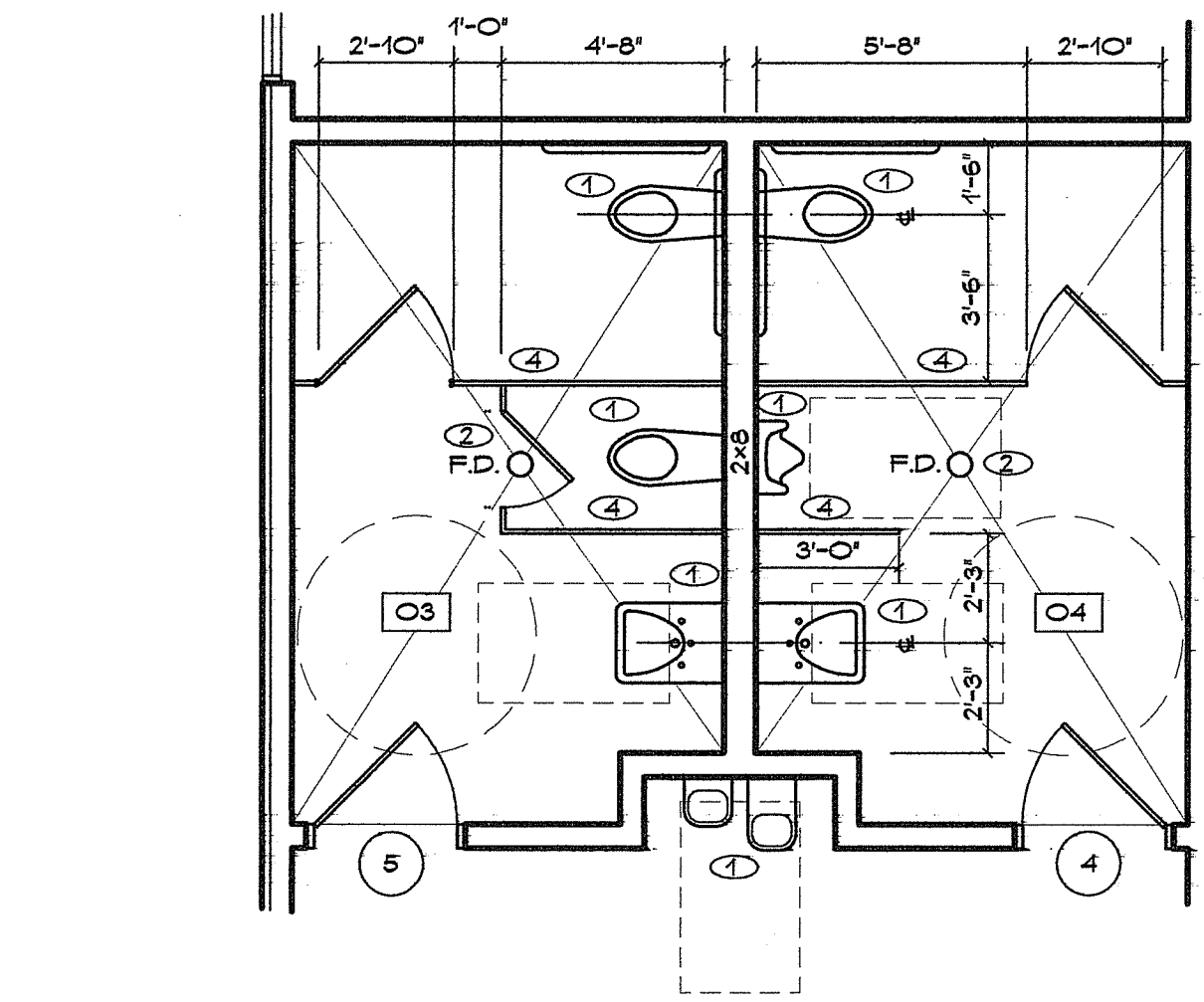
16: STAFF UNISEX

T- REFER TO SPECIFICATIONS SECTION 10800 FOR KEY TO ACCESSORIES

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

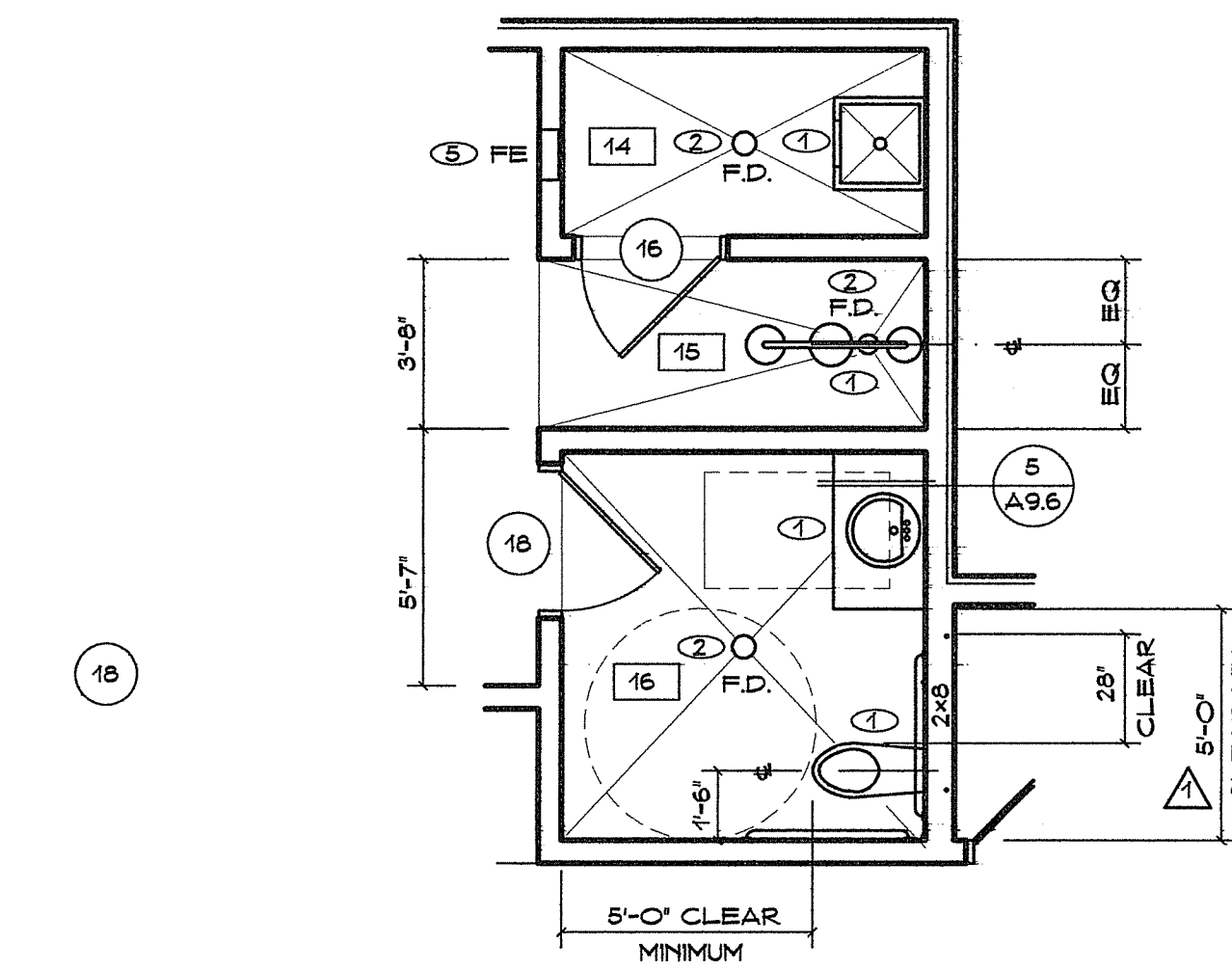


ACCESS REQUIREMENTS



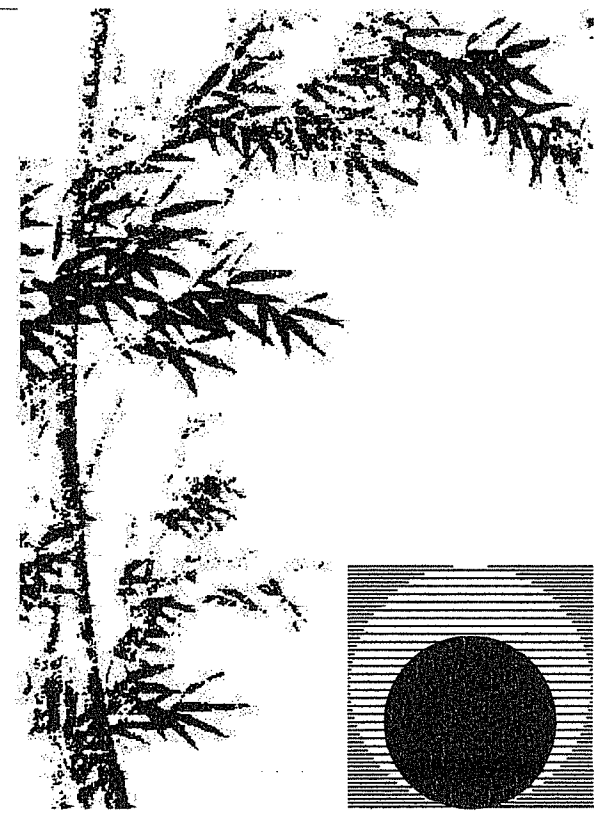
PUBLIC RESTROOM CORE

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



STAFF RESTROOM CORE

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

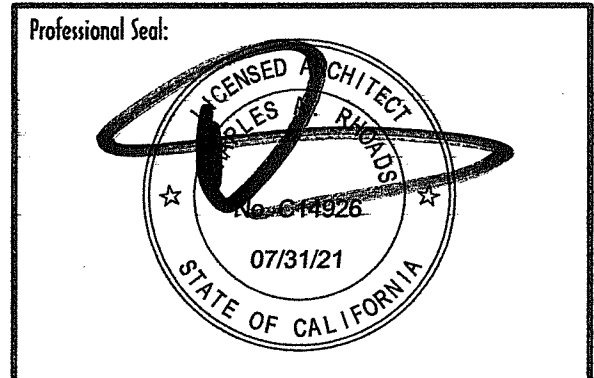


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Landscape

128 Katherine Street - Hanford - California - 93230  
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Email: chasrhoads@sbglobal.net



Consultant:

Drawing Status:

**Contract Document**

Revision Summary:

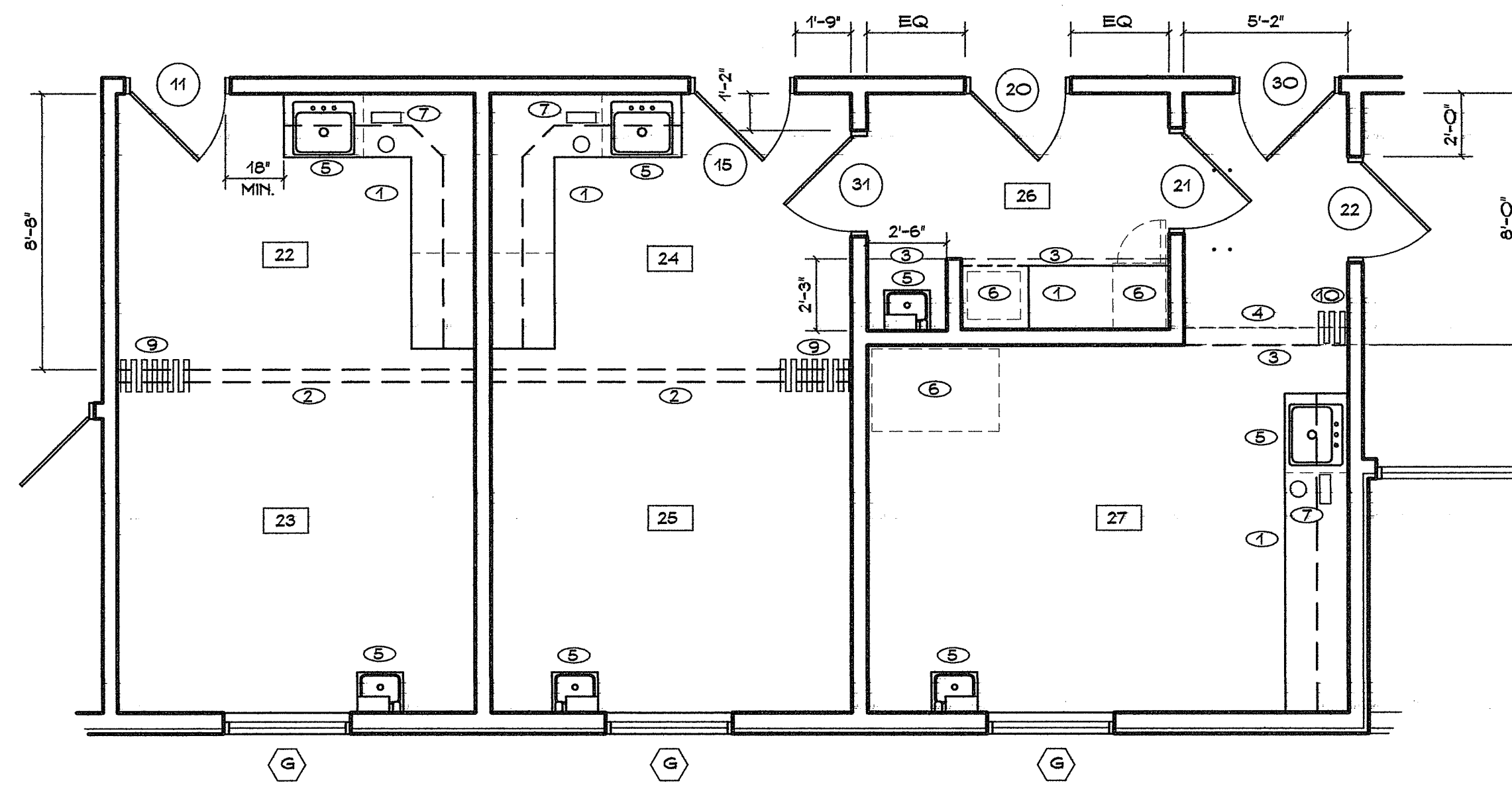
△	PLAN CHECK

Project:  
**County of Tulare  
Infectious Disease Clinic  
North Dinuba Blvd.  
Visalia, CA**

Sheet Description:  
**Enlarged Plans  
Interior Elevations**

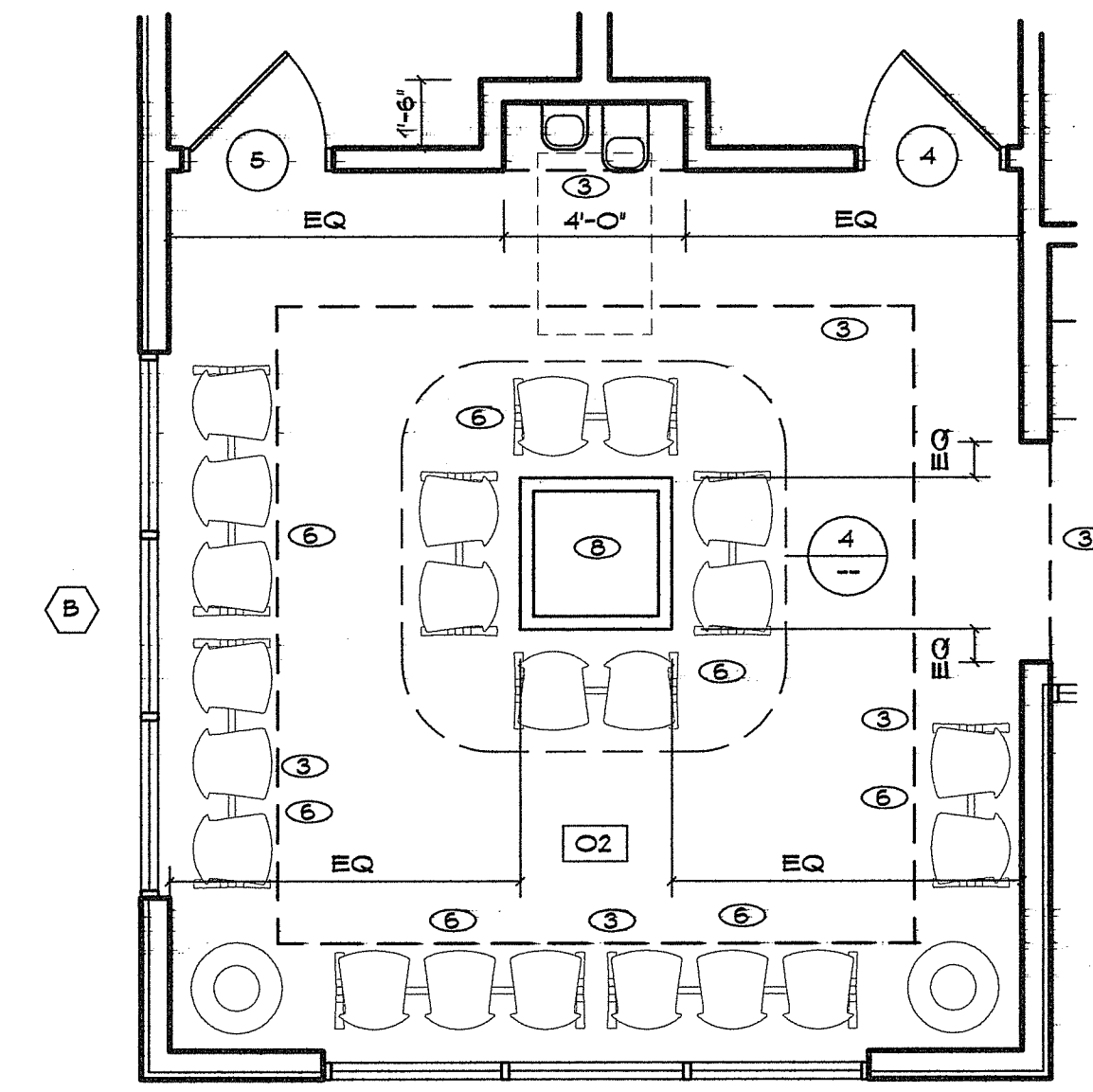
Date:	08/08/20
Project:	19-200
Scale:	1/4" = 1'
Sheet No.:	<b>A2</b>





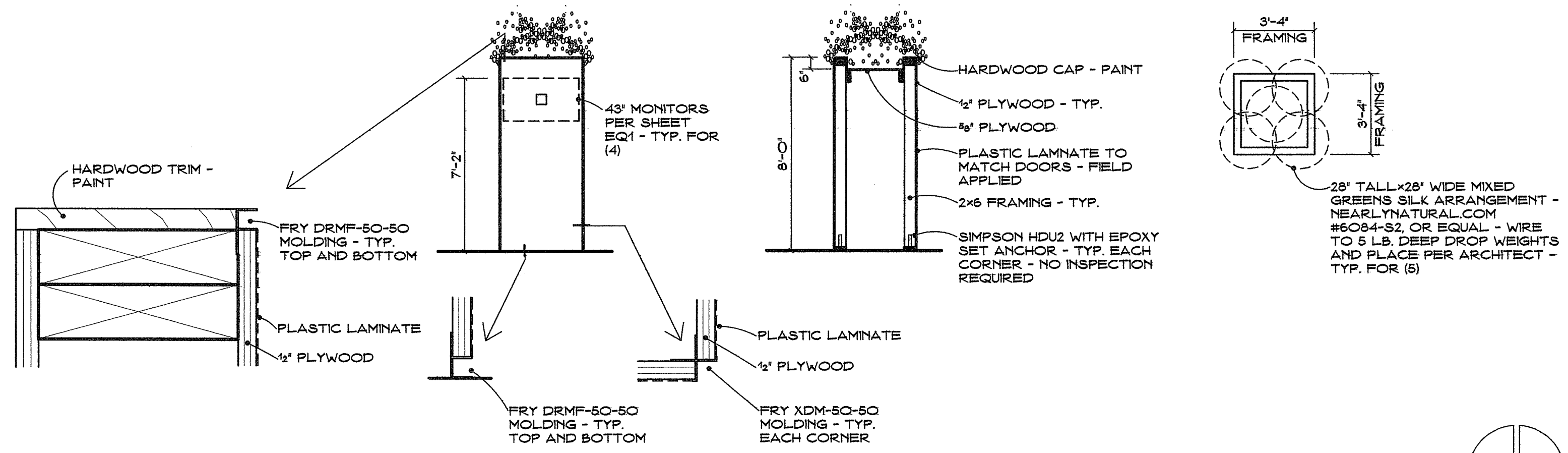
2 EXAM ROOM CORE

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



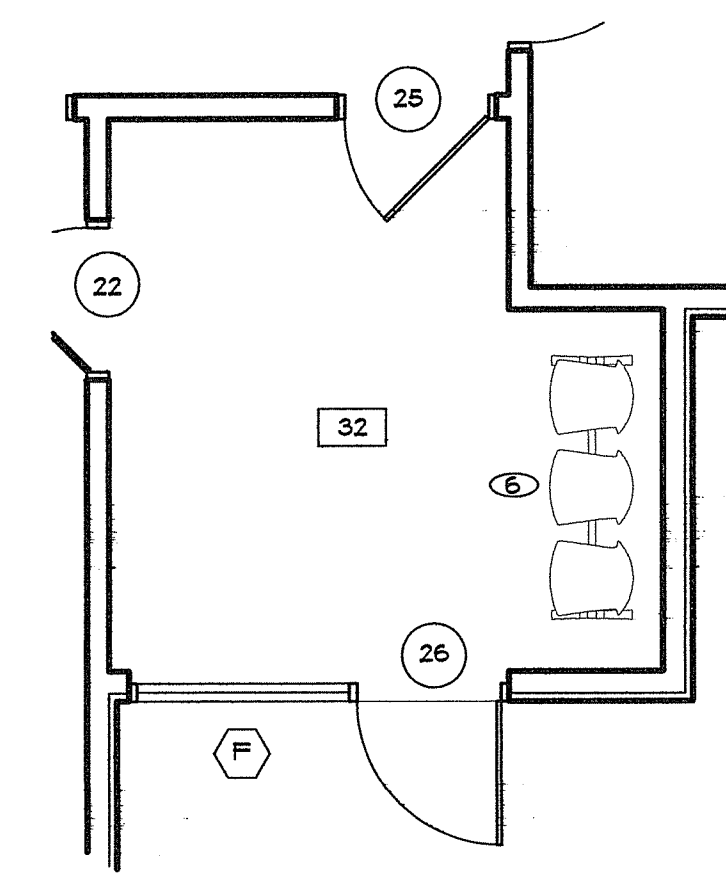
1 WAITING ROOM

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



4 WAITING ROOM VIDEO TOWER

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

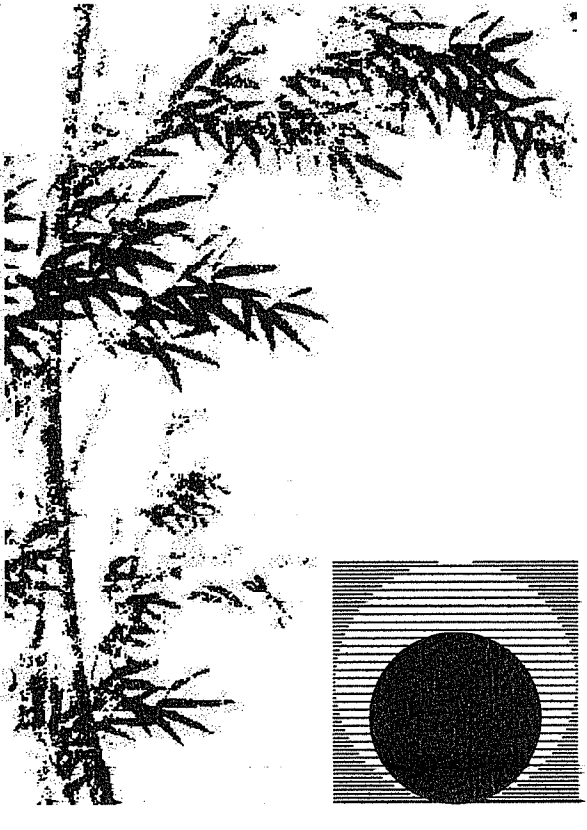


3 ACTIVE WAITING

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

KEY NOTES (THIS SHEET ONLY)

- |   |  |
|---|--|
| ① PLASTIC LAMINATE CASEWORK PER DRAWINGS        | ⑦ COUNTER-MOUNTED TOWEL DISPENSER AND WASTE DROP |
| ② BEAM OVERHEAD WITH CURTAIN TRACK PER (2/A6.1) | ⑧ VIDEO TOWER AS DETAILED                        |
| ③ LINE OF SOFFIT OVERHEAD                       | ⑨ CURTAIN TO EXTEND FULL ROOM WIDTH              |
| ④ CURTAIN TRACK ATTACHED TO SOFFIT PER (2/A6.1) | ⑩ CURTAIN TO EXTEND FULL WIDTH OF HALL           |
| ⑤ FIXTURE PER PLUMBING                          |  |
| ⑥ EQUIPMENT PER SHEET EQ1                       |  |

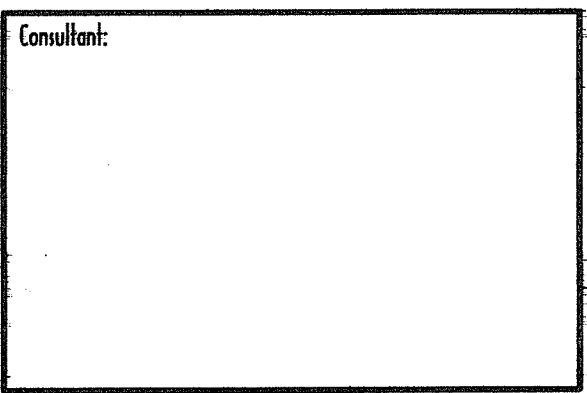
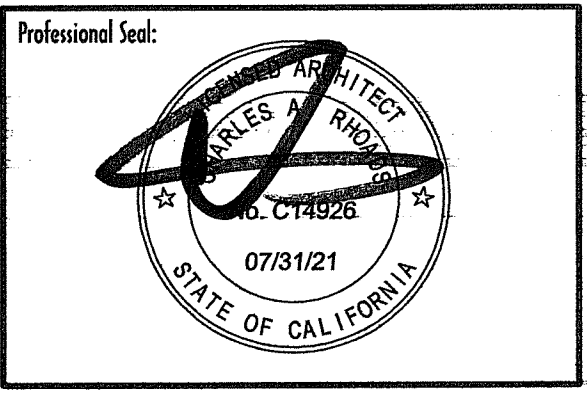


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Drawing Status:

**Contract Document**

Revision Summary:

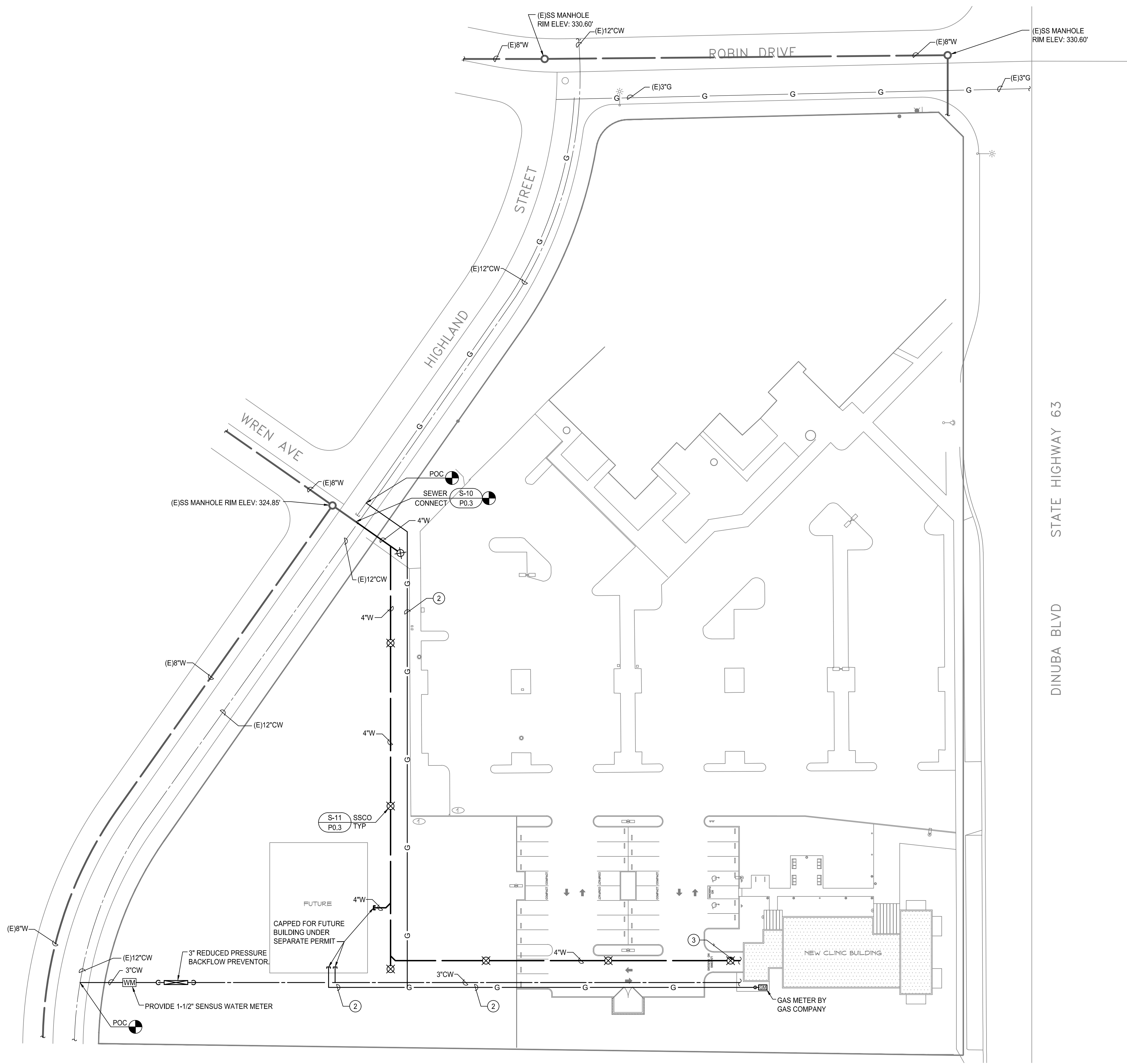

Project:  
**County of Tulare  
Infectious Disease Clinic  
North Dinuba Blvd.  
Visalia, CA**

Sheet Description:  
**Enlarged Plans**

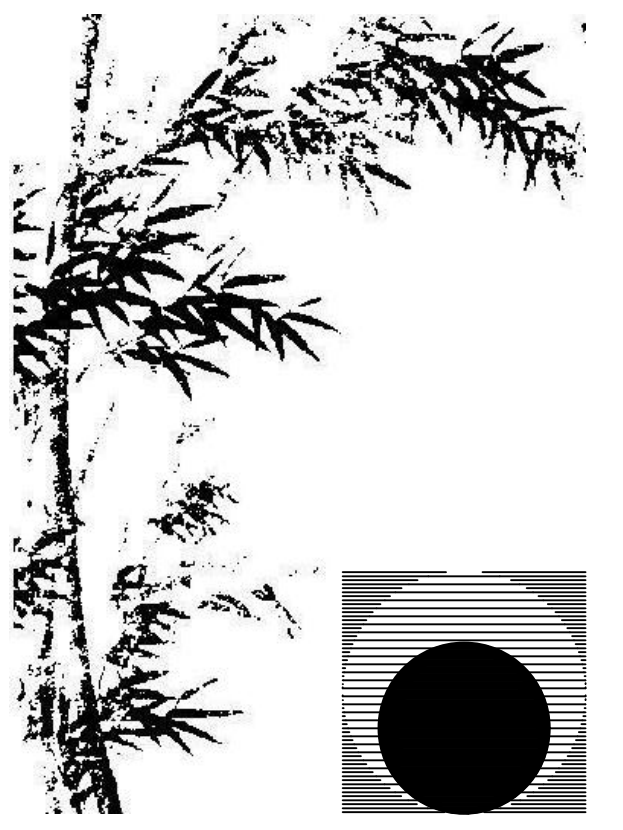
Date:	08/28/20
Project:	19-200
Scale:	1/4" = 1'
Sheet No.:	<b>A3</b>

Of 23 Sheets





KEY NOTES	
APPLICABLE TO THIS SHEET ONLY	
①	SEE PLUMBING PLANS FOR CONTINUATION.
②	GAS LINE IS SHOWN FOR REFERENCE ONLY. EXACT LOCATION SHALL BE IN ACCORDANCE TO GAS COMPANY DRAWINGS, AND SIZING WILL BE DETERMINED BY GAS COMPANY ENGINEERS. CONTRACTOR SHALL CONNECT TO GAS MAIN (IN STREET) PER GAS COMPANY GUIDELINES AND SHALL COORDINATE WITH GAS COMPANY FOR ALL INSPECTIONS REQUIRED PRIOR TO, AND DURING CONSTRUCTION TO ENSURE GAS COMPANY AND CITY STANDARDS ARE UNDERSTOOD AND MAINTAINED.
③	INVERT ELEVATION WHERE THE BUILDING DRAIN AND BUILDING SEWER MEET SHALL BE 4.30' MINIMUM BELOW THE FINISHED FLOOR ELEVATION OF THE BUILDING.
PLUMBING GENERAL NOTES	
APPLICABLE TO THIS SHEET ONLY	
1	SEE PLUMBING FIXTURE SCHEDULE FOR BRANCH PIPE SIZING.
2	SLOPE SANITARY WASTE PIPING MIN 2% IN DIRECTION OF FLOW.
3	ROOF DRAINS HAVE BEEN SIZED PER CPC TABLE 1103.1 USING A RAINFALL RATE OF 3"(IN/H) PER 2019 CPC TABLE D101.1.
4	HORIZONTAL RAIN WATER PIPING HAS BEEN SIZED PER 2019 CPC TABLE 1103.2 USING A RAINFALL RATE OF 3"(IN/H) & 1/4"/FT SLOPE
5	ROOF AREA SERVED BY EACH ROOF DRAIN IS SHOWN BELOW ROOF DRAIN CALLOUT. NUMBER INDICATES SQUARE FEET.



**Chas Rhoads**  
 Architecture  
 Interiors  
 Landscape

128 Katherine Street - Hanford - California - 93230  
 Phone: 559 - 584 - 3371  
 Postal Box 221 - Marro Bay - California - 93443  
 Phone: 805 - 234 - 6220  
 Email: chasrhoads@bcglobal.net



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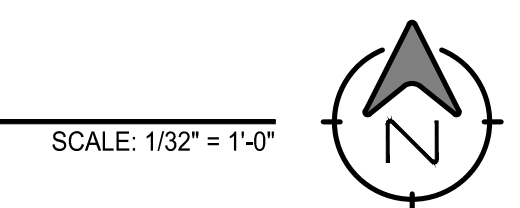
BY 3C Engineering, Inc. ALL COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS RESERVE THIS DOCUMENT AS AN ORIGINAL AND UNPUBLISHED WORK PRODUCT. THIS WORK SHALL NOT BE DUPLICATED, COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED. NOR SHALL IT BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF VISUAL CONTACT, THIS DOCUMENT SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Drawing Status:	Contract Document
Revision Summary:	

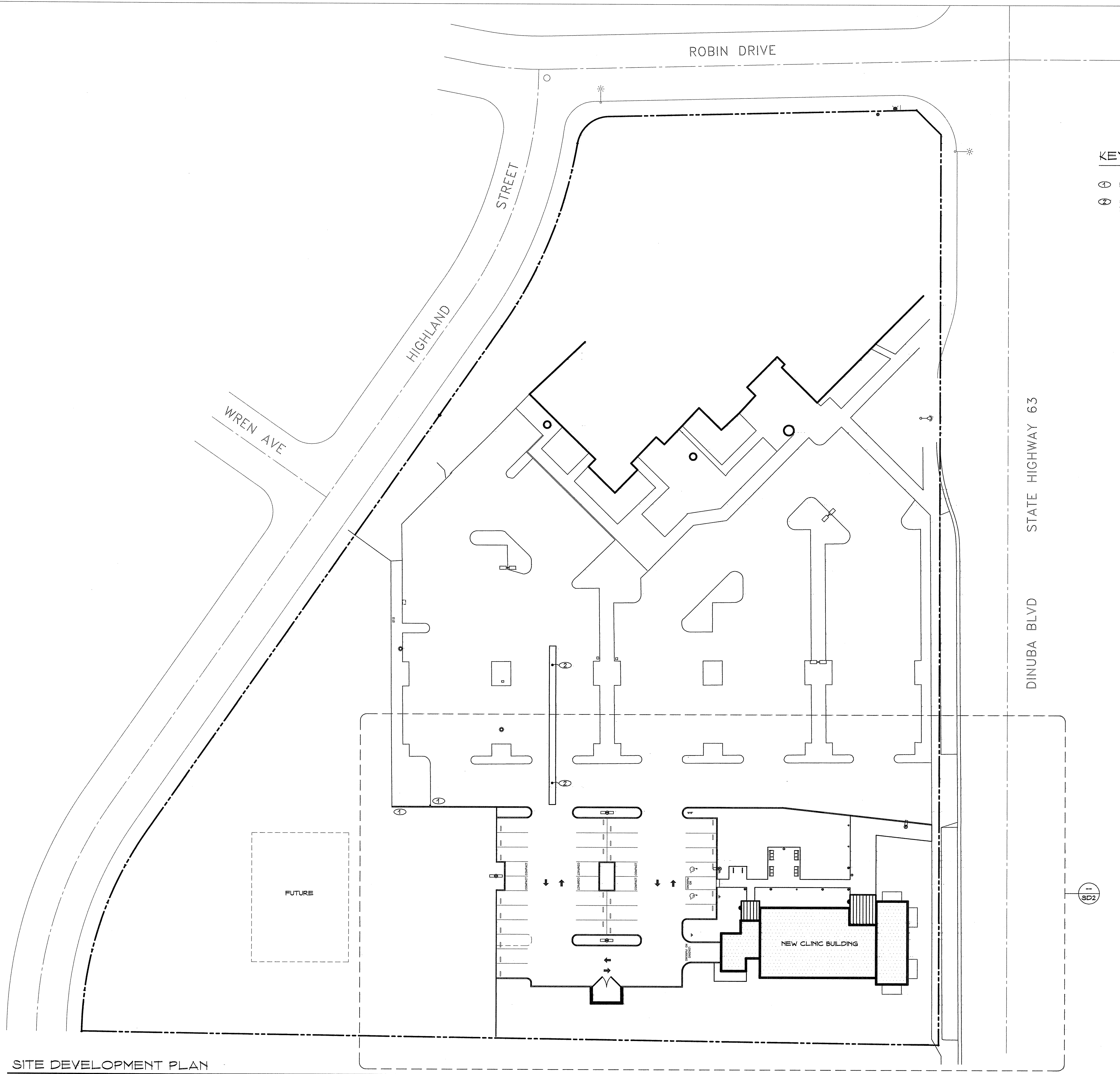
Project:	COUNTY OF TULARE INFECTIOUS DISEASE CLINIC
	NORTH DINUBA BLVD. VISALIA, CA
Sheet Description:	PLUMBING UTILITY SITE PLAN

Date:	08/28/20
Project:	19-200
Scale:	1/32" = 1'
Sheet No.:	<b>P2.0</b>
Of # sheets:	

PLUMBING UTILITY SITE PLAN



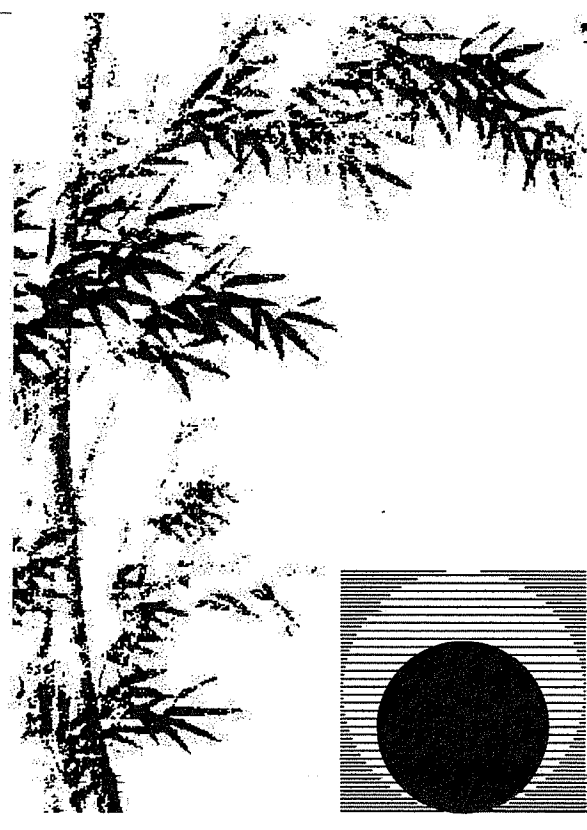
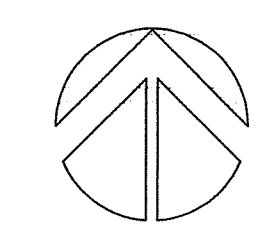
C:\Users\camminh\AppData\Local\Temp\AcPublish\_120960\Tulare County Clinic Plumbing Plan.dwg (terminal) Sep 10, 2020 11:53am



KEY NOTES (THIS SHEET ONLY)

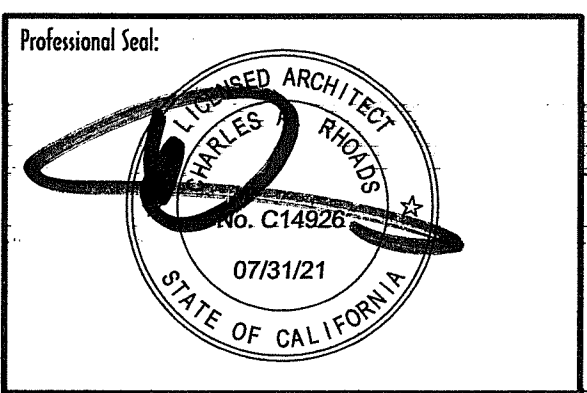
- ① EXTEND (N) CURB TO CONNECT WITH (E) CURB
- ② PATCH (E) PAVING TO MATCH AT AREA OF (N) WORK - MATCH PROFILE OF (E) PAVING SECTION

SITE DEVELOPMENT PLAN  
SCALE: 1" = 30'



**Chas Rhoads**  
Architecture  
Interiors  
Landscape

128 Katherine Street - Hanford - California - 93230  
Phone: 559 - 584 - 3371  
Postal Box 221 - Marro Bay - California - 93443  
Phone: 805 - 234 - 6220  
Email: chasrhoads@sbcglobal.net



Consultant:

Drawing Status:  
**Contract Document**

Revision Summary:


Project:  
**County of Tulare  
Infectious Disease Clinic  
North Dinuba Blvd.  
Visalia, CA**

Sheet Description:  
**Site Development Plan**

Date:	08/28/20
Project:	19-200
Scale:	1" = 30'
Sheet No.:	<b>SD1</b>

Of 4 Sheets

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# 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: A remodel of an existing commercial building Date: 07/23/2021

Project Description: A remodel of an existing commercial building

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Ming Lu Jin

Applicant(s) Name: Eric McConnaughey

Project Address/Location: 914 S. Mooney Blvd.

Assessor Parcel Number: 096-023-031 and 096-023-023

Parcel Size (Acreage or Square Feet): 0.81 acres Building or Suite Square Footage: 8,128

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \$400,000

Describe All Proposed Building Modifications: Exterior remodel, parking lot and build out of coffee shop

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

Date Received: 07/23/2021

SPR Agenda: 08/04/2021 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 21-136

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: The existing building was used for retail

Proposed Building Use: The remodeled building will have a coffee shop and the remainder will be retail.

Proposed Hours of Operation: Coffee shop 11am - 9pm

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

Number of Employees Per Day: Existing 0 Proposed 2

Number of Customers Per Day (Estimated): Existing 0 Proposed 50

Predicted Peak Operating Hour: 11-2am & 6-8pm

Describe Any Truck Delivery Schedule & Operations: none scheduled, periodic supply deliveries

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

**SITE PLAN MINIMUM REQUIREMENTS**

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

REQUIRED SIGNATURE

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

Name: <u>Eric McConnaughey</u>	Signature of Owner or Authorized Agent*	
Address: <u>4412 W. Ferguson Ave.</u>		<u>7/22/21</u>
City, State, Zip <u>Visalia, CA 93291</u>	Owner	Date
Phone: <u>732-9236</u>		
Email: <u>Eric@ebmdesigngroup.com</u>	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**

AGENCY AUTHORIZATION FORM

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.

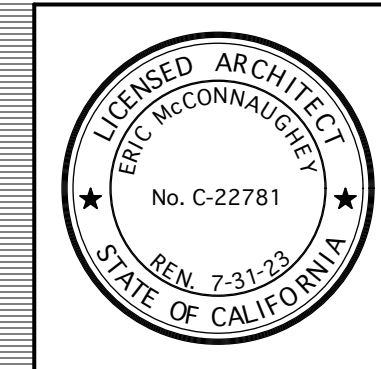
Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number





**DESIGN GROUP**  
INCORPORATED  
**ARCHITECTS**



4412 W. FERGUSON  
VISALIA, CA. 93291  
(559) 732-9236  
FAX: 732-5836

SCALE: AS NOTED

JOB #: 21-008

A REMODEL OF AN EXISTING COMMERCIAL BUILDING FOR:  
**Ming Lu Jin**  
914 S. MOONEY BLVD. VISALIA, CA 93277

DATE: 7-22-21

- △ REVISED:
- △ REVISED:
- △ REVISED:
- △ REVISED:
- △ REVISED:

Sheet:  
**A-1**

7/22/21

**PARKING CALCULATION**

REQUIRED PARKING:  
COFFEE SHOP:  
1,886 S.F. / 150 ± 12.6

RETAIL:  
6,242 S.F. / 300 ± 20.8  
34 STALLS REQUIRED

PROVIDED PARKING:  
39 STANDARD STALLS  
4 STANDARD STALLS  
2 ACCESSIBLE STALLS  
45 STALLS PROVIDED

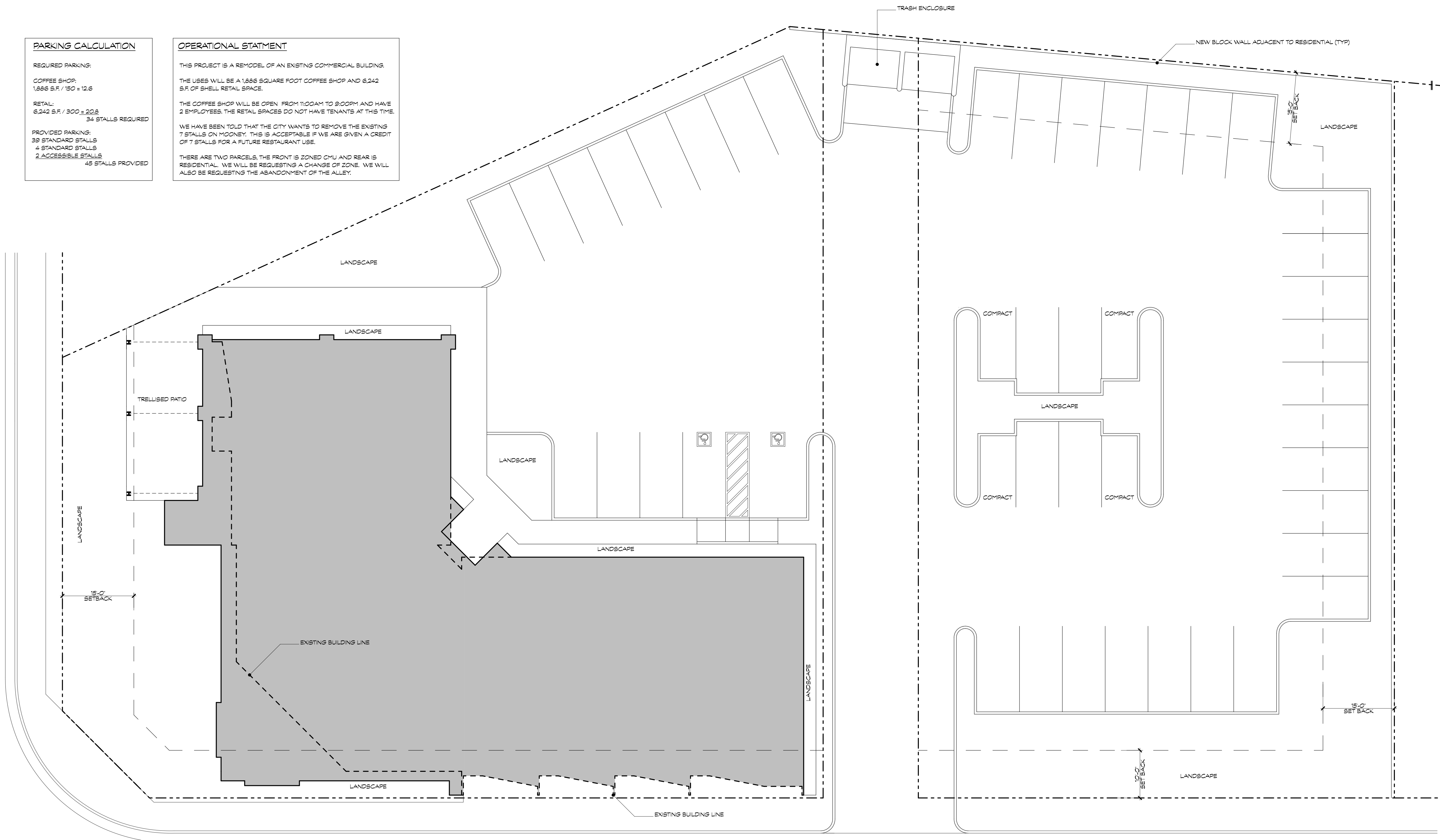
**OPERATIONAL STATEMENT**

THIS PROJECT IS A REMODEL OF AN EXISTING COMMERCIAL BUILDING.  
THE USES WILL BE A 1,886 SQUARE FOOT COFFEE SHOP AND 6,242 S.F. OF SHELL RETAIL SPACE.

THE COFFEE SHOP WILL BE OPEN FROM 11:00AM TO 9:00PM AND HAVE 2 EMPLOYEES. THE RETAIL SPACES DO NOT HAVE TENANTS AT THIS TIME.

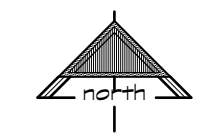
WE HAVE BEEN TOLD THAT THE CITY WANTS TO REMOVE THE EXISTING 7 STALLS ON MOONEY. THIS IS ACCEPTABLE IF WE ARE GIVEN A CREDIT OF 7 STALLS FOR A FUTURE RESTAURANT USE.

THERE ARE TWO PARCELS, THE FRONT IS ZONED CMU AND REAR IS RESIDENTIAL. WE WILL BE REQUESTING A CHANGE OF ZONE. WE WILL ALSO BE REQUESTING THE ABANDONMENT OF THE ALLEY.



MOONEY BLVD.

MEADOW AVE.



**SITE PLAN**  
SCALE: 1" = 10'-0"

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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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: Riverway Sports Park Community Dog Park Date: 7/26/21  
 Project Description: CONSTRUCTION of an off leash dog park at Riverway Sports Park. Project will include fencing, shade structures, concrete, benches, drinking fountain.  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: City of Visalia  
 Applicant(s) Name: Community Services Department  
 Project Address/Location: 3611 N Dinuba Blvd  
 Assessor Parcel Number: 000-013-769  
 Parcel Size (Acreage or Square Feet): 1.182 acres Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$ N/A  
 Describe All Proposed Building Modifications: N/A

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

Date Received: 07/26/2021  
 SPR Agenda: 08/04/2021 Item No. \_\_\_\_\_  
 Zone: QP SPR No. 21-137  
 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: N/A  
 Proposed Building Use: N/A  
 Proposed Hours of Operation: 5:00am to 10:00pm  
 Days of Week In Operation (Circle):  Su  M  T  W  Th  F  Sa  
 Number of Employees Per Day: Existing N/A Proposed \_\_\_\_\_  
 Number of Customers Per Day (Estimated): Existing N/A Proposed 20-30  
 Predicted Peak Operating Hour: 6:00am to 8:00am / 6:00pm to 8:00pm  
 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: \_\_\_\_\_



**SITE PLAN MINIMUM REQUIREMENTS**

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

REQUIRED SIGNATURE

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

Name: City of Visalia/Community Services Signature of Owner or Authorized Agent\*  
 Address: 336 N Ben Maddox Way  
 City, State, Zip: Visalia, CA 93292  
 Phone: 559-713-4564  
 Email: alvin.dias@visalia.city

Date: 7/28/2021  
 Date: 7/28/2021

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, City of Visalia, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
000 013 769

AGENT:

I designate Alvin Dias, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Construct a Community dog park relative to the property mentioned herein.

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

Executed this 29 day of July, 2021

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>345 Jacob St.</u>	<u>336 N Ben Maddox Way</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93291</u>	<u>Visalia, CA 93291</u>
<u>559-713-4042</u>	<u>559-713-4564</u>
Owner Phone Number	Agent Phone Number



# Riverway Community Bark Park Site Plan

