SITE PLAN REVIEW AGENDA

6/1/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 **Resubmit**
SITE PLAN NO: SPR22033
PROJECT TITLE: Singh 8 Unit Complex
DESCRIPTION: New Development of Max Allowed 8 Unit Apartments (R-M-2)
APPLICANT: Martin Rojas
OWNER: SIEBERT BENJAMINE J& MARILYN L(TR FAM
APN: 119040021
LOCATION: Corner of Linwood St & Walnut Ave.

ITEM NO: 2 **Resubmit**
SITE PLAN NO: SPR22077
PROJECT TITLE: Vang Inc Consulting Engineers
DESCRIPTION: Proposed 4 Unit Multifamily Project (R-M-3)
APPLICANT: Ken Vang
OWNER: LOOPER DALE & KATHY
APN: 094041006
LOCATION: 201 NW 3RD AVE

ITEM NO: 3
SITE PLAN NO: SPR22090
PROJECT TITLE: Packwood Apartment Complex
DESCRIPTION: Development of a multi-family apartment complex in R-M-3 Consisting of 144 residential Units and 258 Parking Spaces within 9.5 acres on a Vacant Parcel.
APPLICANT: Ron Vander Weerd
OWNER: VANDER WEERD RON ALAN & ROSALINDA I
APN: 119730011
LOCATION: 3779 Rd 108 Visalia, CA 93277

ITEM NO: 4
SITE PLAN NO: SPR22091
PROJECT TITLE: A Remodel of an Existing Commercial Building (C-MU
DESCRIPTION: A Remodel of an Existing Commercial Building. (C-MU)
APPLICANT: Eric McConnaughey
OWNER: VISALIA UNIFIED SCHOOL DISTRICT
APN: 096023023
096023031
LOCATION: 914 S MOONEY BLVD

ITEM NO: 5
SITE PLAN NO: SPR22093
PROJECT TITLE: Sorma USA
DESCRIPTION: Pre-Manufactured Metal Building Addition-12,700 sf (BRP)
APPLICANT: Tracy Hart
OWNER: AMERICAN INCORPORATED
APN: 081170013
LOCATION: 231 S KELSEY 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: Singh 8 Unit Complex Date: 02/09/22

Project Description: New Developmet of Max allowed 8 unit Apartments

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

Property Owner: Manpreet Singh

Applicant(s) Name: Manpreet Singh

Project Address/Location: Cormer of Linwood st and Walnut Ave.

Assessor Parcel Number: 119-040-021

Parcel Size (Acreage or Square Feet): 26,0530 Building or Suite Square Footage:

Are There Any Proposed Building Modifications: Yes ☒ No ○

Estimated Cost of Modifications to Building: $ Undetermined

Describe All Proposed Building Modifications: New Construction of 8 Unit Apartment Complex

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

Date Received:

SPR Agenda: Item No.

Zone: SPR No. 22-077

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

Proposed Building Use: Multi-Family 8 unit Apartmelt

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): Standard

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

Page 1 of 2 - Application continues on back of this page

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: Manpreet Singh
Address: 2347 N. Divisadero St
City, State, Zip Visalia Ca 93291
Phone: (559) 305-8814
Email: rojasdesigned@yahoo.com

Signature of Owner or Authorized Agent*

Owner Date 02/09/22

Authorized Agent* Date 02/09/22

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

AGENT:

I designate Martin Rojas, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to 119 - 040 - 021 relative to the property mentioned herein.

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

Executed this 02 day of 09, 2022

Signatures

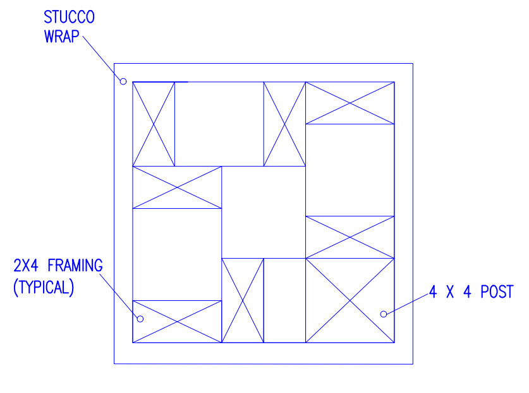
OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	2347 N. Divisadero St Agent Mailing Address
	Visalia Ca 93291
Owner Phone Number	(559) 305-8814 Agent Phone Number

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

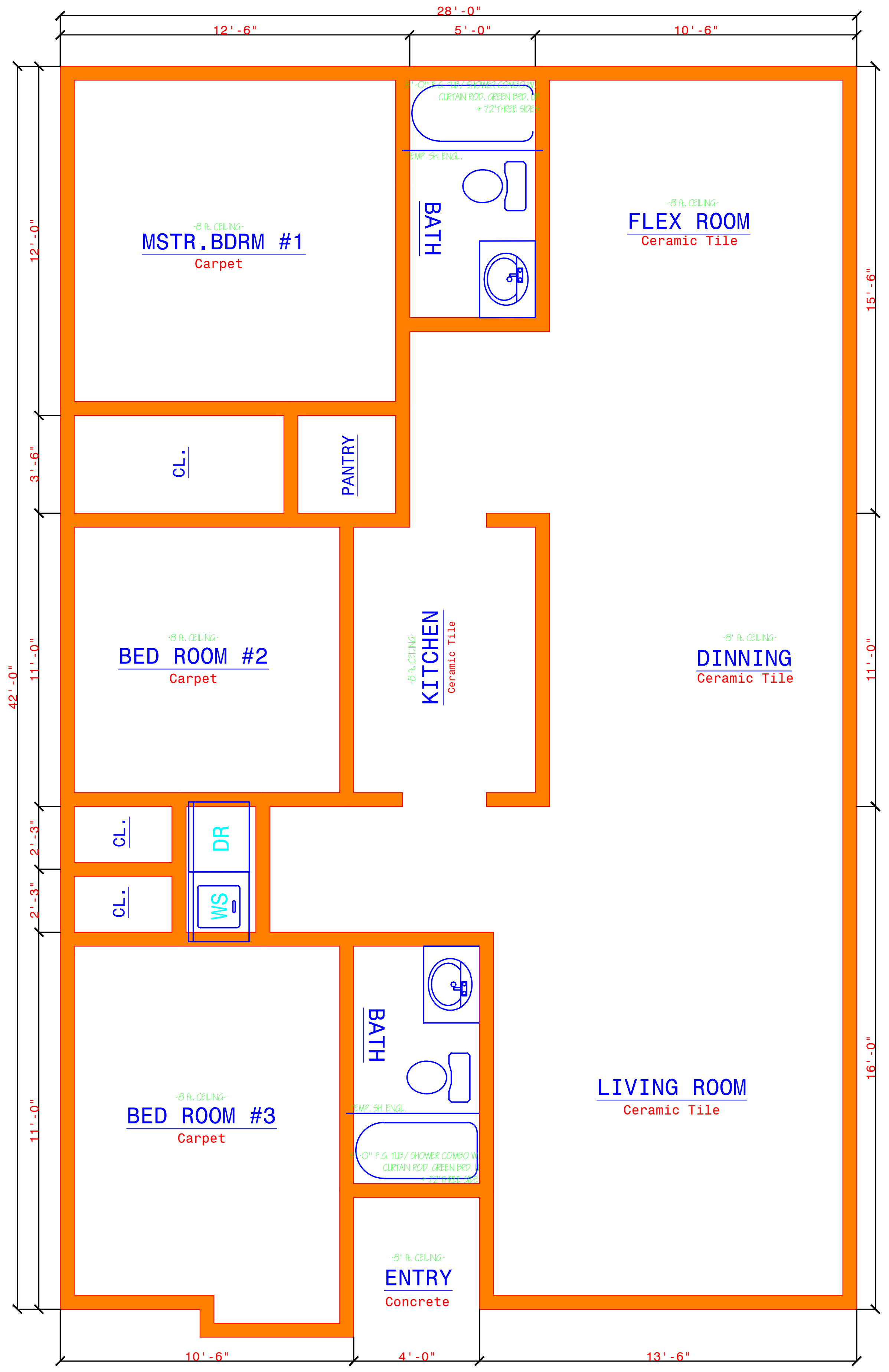
Rojas Designed Co.

GENERAL NOTES

1. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THESE PLANS
2. THE STANDARDS OF THE CITY OR CO. AND THE CURRENTLY ADOPTED EDITIONOF THE U.B.C. & C.B.C.
3. NO DEVIATION FROM THESE DRAWNING SHALL BE MADE WITHOUT PRIOR DOCUMENTED CONSENT OFTHE BUILDER. REPORT ANY PLAN DISCREPANCIES TO THE BUILDER.
4. ALL DIMENSION SHALL BE VERIFIED ON PLANS AND BUILDING LOCATION SHALL BE VERIFIED ON PROJECT SITE PRIOR TO COMMENCEMENT OF WORK. DO NOT RELY ON SCALING PLANS FOR CRITICAL DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE UNLESS NOTED OTHERWISE.
6. FRAMING LUMBER ARE AS FALLOWS:
    FRAMING LUMBER 2X OR LESS SHALL BE D.F. #2 OR BETTER.
    FRAMING LUMBER 4X OR MORE SHALL BE D.F. #1 OR BETTER.
    FRAMING LUMBER #1 OR BETTER TO BE GRADE STAMPED. THIS NOTE APPLIES TO ALL LUMBER UNLESS NOTED OTHERWISE WITHIN THIS DRAWING.
   EXTERIOR WALLS:
    2X4 D.F. STUDS @ 16" O.C. W/ DBI TOP PLATES AND SINGLE BOTTOM PLATES. TYPICAL -U.N.O. BOTTOM PLATES ANCHORING PER FOUNDATION DETAILS. WALL EXTERIOR COVERED PER SIDING AND STUCCO SPECIFICATIONS SHOWN ON ELEVATIONS.
   INTERIOR WALLS:
    2X4 D.F. STUDS @ 16" O.C. W/ DBI. TOP PLATES AND SINGLE BOTTOM PLATES. WALL INTERIORS COVERED BY 1/ 2" GYPSUM BOARD (TYP.)
   BLOCKING:
    2X4 D.F. BLOCKING SHALL BE USED WHERE REQUIRED BY CODE FOR FIRE BLOCKING, CABINET INSTALLATION AND GYPSUM BOARD NAILING. CONTRACTOR SHALL DETERMINE ALL BLOCKING LOCATIONS PRIOR TO INSTALLING GYPSUM BOARD.
7. OCCUPANCY SERPERATION BETWEEN LIVING SPACE AND GARAGE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
    ONE HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE, INCLUDING HORIZONTAL SEPERATION
    1 3/ 8" SOLID WOOD SELF-CLOSING TIGHT-FITTING DOOR OR 20 MINUTE FIRE RELATED DOOR.
    MINIMUM 26 GAGE IN THIICKNESS FOR AIR DUCT PASSING THROUGH THE WALL AND NO OPENING IN THE GARAGE, DOES NOT NEED FIRE DAMPERS.
8. ALL WINDONS SHALL BE DUAL AND GLAZED. ALL GLAZING IN A HAZARDOUS LOCATION SHALL. BE DONE WITH SAFETY MATERIALS. DOORS SHALL BE WHEATHER STRIPPED. ALL TEMPERED GLASS TO BE LABELED BY MANUFACTURER.
9. ALL EXTERIOR OPPENINGS AND OPPENINGS BETWEEN HEATED AND UNHEATED AREAS SHALL BE WEATHER STRIPPED.
10. ALL GLASS IN HAZARDOUS AREAS (INCLUDING TUBS AND SHOWERS) , ALL GLASS WITHIN 18" OF FLOOR, AND ALL GLASS WITHIN 24" OF AN OPERABLE DOOR SHALL BE SAFETY GLASS & BE PERMANENTALY LABEL AS SUCH.
11. ALL BEDROOM WINDOWS SHALL HAVE A SILL AT OR BELOW 44" HAVE A 20" MIN. WIDE OPENNING, A 24" MIN. HIGH OPENNING AND A TOTAL NET OPENNING OF 5.7 S.F. MIN.
12. ALL HABITABLE ROOM SHALL HAVE NATURAL VENTILATION (5% OF FLOOR AREA) WITH A MIN. OF 5 S.F (1.5 S.F MIN. IN BATHROOMS AND LAUNDRY ROOMS, OR AN EXHAUST FAN THAT PROVIDES 5 AIR CHANGES PER HOUR) .
13. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT , HARDWARE AND ACCESSORIES.
14. BATH AND SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH HARD NON-ABSORBENT SURFACE TO THE CEILING. FINESH WATER RESISTANT GYP. BD W/ COOLER NAILS AT 6" O.C. OR SCREWS AT 12" O.C. SHOWER THRESHOLD TO BE BETWEEN 2" AND 9" HIGH.
15. APPLY AT 35 YR. (MIN) PAINTABLE, SILICONE CAULKING OR EQUAL TO ALL WINDOW AND DOOR FRAMES AND AT ALL JOINTS BETWEEN DIFFERENT MATERIAL TYPES. ALL FINISH SURFACE TO BE CAULKED SHALL BE THOROUGHLY CLEANED OF ALL OIL,DUST, DIRT AND EXCESS MORTAR PRIOR TO APPLICATION.
16. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OF 24" PROTECTED. AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENTKT MARKING LISTED BY THE UNIT.
17. EACH BEDROOM SHALL HAVE ONE EXTERIOR EGNITED COMPLIANT WINDOW OR DOOR THAT IS OPENABLE FROM INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL TOOL, KNOWLEDGE, OR EFFORT.
18. EXTERIOR OPERABLE WINDOWS AND DOORS WILL BE WEATHER STRIPPED. ALL OPEN VENTS, PENETRATIONS AND OTHER OPPENINGS TO THE BUILDING ENVELOPE SHALL BE SEALED CAULKED, AND WEATHER STRIPPED TO LIMIT AIR LEAKAGE PER TITLE 24.
19. SEE ATTACHED TITLE 24 FORMS AND/ OR CALCULATIONS FOR PROJECT ENERGY EFICIANCY REQUIRMENTS.
20. ATTIC VENTILATION SHALL BE PROVIDED THROUGH 3 ea. 2" HOLE AT EACH FREEZE BLOCK AND 4" CONTINUOUS SOFFIT EAVE VENT AND 4ea. EAYBROW VENTS LOCATED ON REAR ROOF PLANE @ 1/ 150 MIN.
21. R-13 FIBERGLASS ROLLED OR BATTS IN PERIMETER WALLS WHERE EXPOSED FROM CONSTRUCTION. R-19 FIBERGLASS ROLLED OR BATTS IN FLOORING SPACE. R-30 FIBERGLASS ROLLED OR BATTS IN ATTIC SPACE.
22. INSULATION SHALL BE INSTALLED SO AS TO MAINTAIN 1-INCH CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING.
23. THE EQUIPMENT AND ITEMS TO BE CERTIFIED BY THE C.E.C ARE AS FOLLOWS:
    1. WATER HEATERS AND INLULATION BLANKETS (IF APPLICABLE)
    2. SHOWER HEADS AND FAUCETS.
    3. SPACE CONDITIONTIONING EQUIPMENT
24. SEE DETAIL AT BACK PAGES FOR STUD NOTCHING AND BORING CHART.



BOXED COLUMN DETAIL



Designer Name and Contact Information:

M. Rojas Jr.
Builder
Designer
RojasDesigned
@yahoo.com

M.R.Jr.
Drawn and Revised By;
Martin Rojas Jr.

FLOOR PLAN

☐ Client Review:
☐ Bidding:
☐ Plan Check:
☐ Construction:

IF THE CONTRACTOR OR SUB-CONTRACTOR SHOULD FIND ANY LACK OF INFORMATION, DISCREPENCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT DESIGNER AT ONCE FOR INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF WORK.

Owner/Builder Name and Information:

DESIGN
CONSTRUCTION
RojasDesigned

Project: Tulare County
Date: FEB. 24, 2021
Scale: 1/4" = 1'-0"
Sheet: A-1
2 OF 2

LINWOOD APARTMENTS

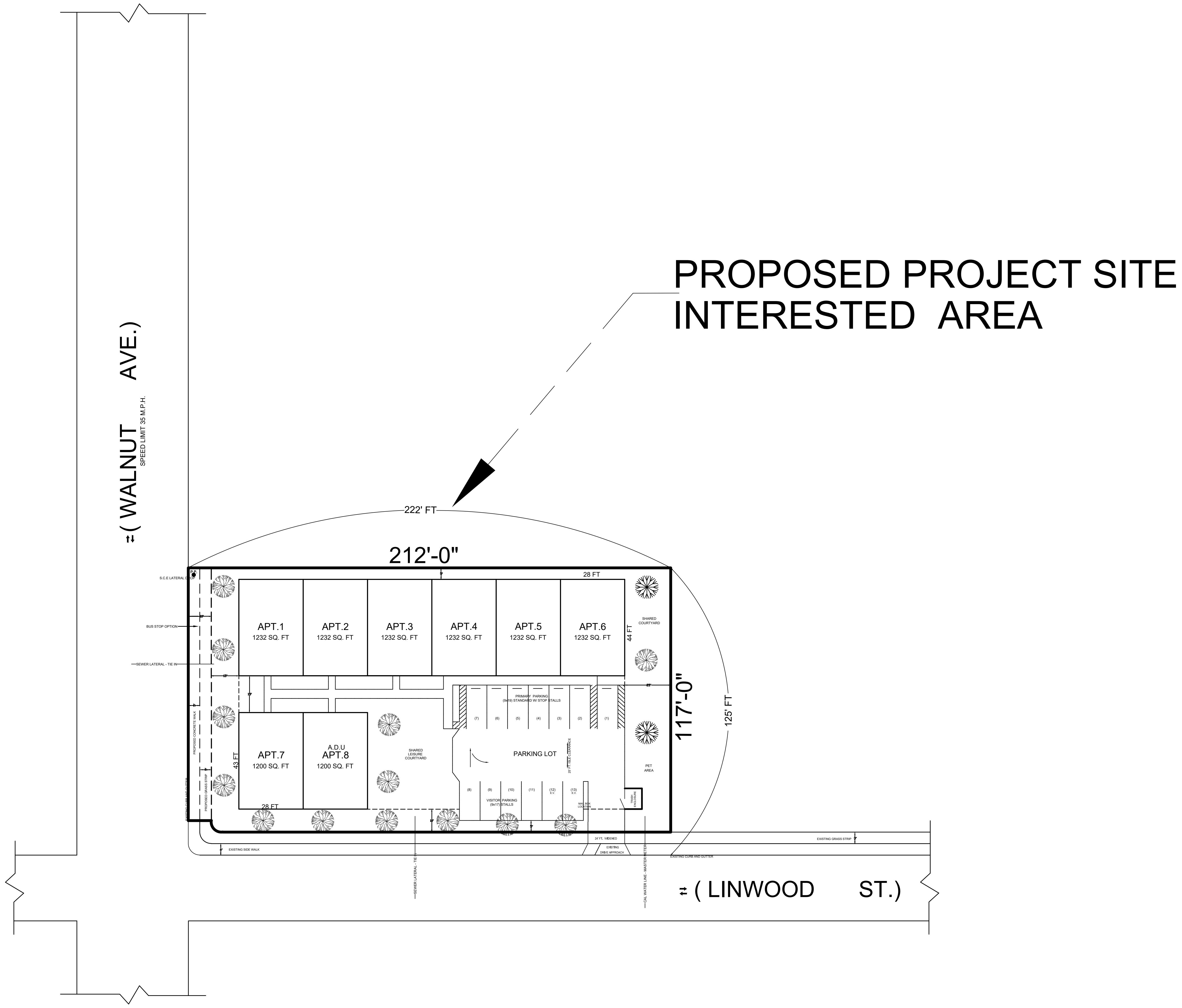
A.P.N.# : 119 - 040 - 021

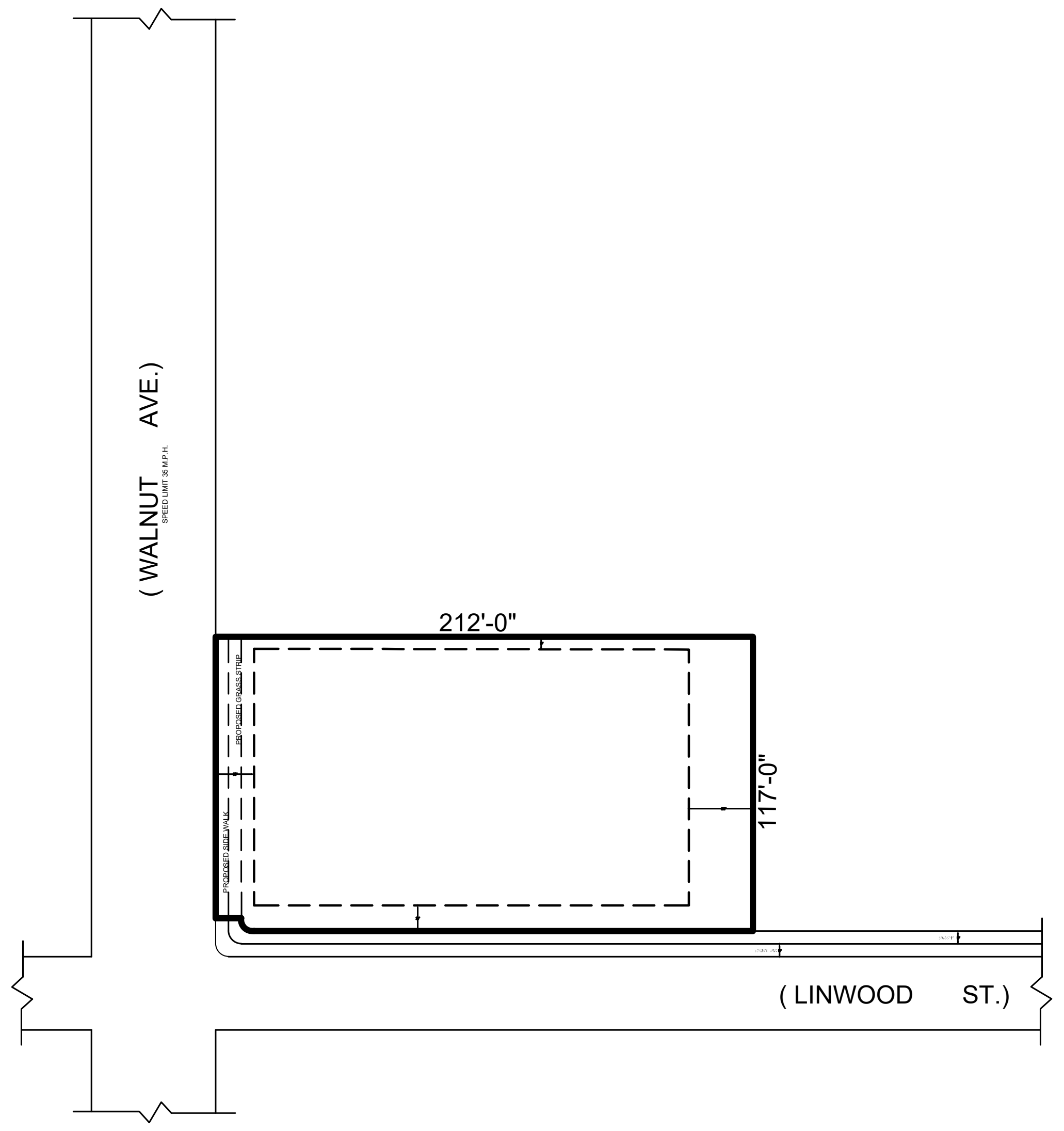
LOT SIZE : 26,053 SQ. FT.

ALLOWABLE BUILDABLE SPACE : 17,554 SQ. FT.

PROPOSED BUILDING SPACE : 9,792 SQ. FT.

PROPOSED DEVELOPED SPACE : 4,554 SQ. FT.





Designer Name and Contact Information:

M. Rojas Jr.

Builder

Designer

(559) 305-8814

rojasdesigned@yahoo.com

RojasDesigned

M.R.Jr.

Drawn and Revised By;

Martin Rojas Junior.

SITE PLAN

☐ Client Review:

☐ Bidding:

☐ Plan Check:

☐ Construction:

IF THE CONTRACTOR OR SUB-CONTRACTOR SHOULD FIND ANY LACK OF INFORMATION, DISCREPENCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT DESIGNER AT ONCE FOR INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF WORK.

Owner/Builder Name and Information:

DESIGN CONSTRUCTION

RojasDesigned (559) 305-8814

Project: Tulare County

Date: MAR. 16, 2022

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

Sheet: A 1 OF 2

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 -

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GENERAL PROJECT INFORMATION

Project/Business Name: VANG INC CONSULTING ENGINEERS Date: 5-09-2022

Project Description: PROPOSED 4 UNIT MULTIFAMILY PROJECT

Site Plan Review Resubmittal: Yes ○ No ☒ If Resubmittal, Previous Site Plan Review Number: ______

Property Owner: KHENG VANG

Applicant(s) Name: VANG INC CONSULTING ENGINEERS

Project Address/Location: 201 NW THIRD ST VISILIA, CA 93291

Assessor Parcel Number: 094 - 041 - 05

Parcel Size (Acreage or Square Feet): 13,200 SF Building or Suite Square Footage: 7,000

Are There Any Proposed Building Modifications: Yes ☒ No ○

Estimated Cost of Modifications to Building: $ 1,4M

Describe All Proposed Building Modifications: PROPOSED 4 UNIT MULTI FAMILY RESIDENTIAL

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

Date Received: ______

SPR Agenda: ______ Item No. ______

Zone: ______ SPR No. ______

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

Proposed Building Use: MULTI-FAMILY RESIDENTIAL

Proposed Hours of Operation: DOES NOT APPLY

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

Number of Employees Per Day: Existing NA Proposed NA

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

Predicted Peak Operating Hour: NA

Describe Any Truck Delivery Schedule & Operations: NA

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

Describe Any Special Events Planned for the Facility: NA

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: KEN VANG
Address: 2491 ALLUVIAL AVE STE#15
City, State, Zip CLOVIS, CA 93611
Phone: 559-775-0023
Email: KENVANG@VICE-ENGR.COM

Signature of Owner or Authorized Agent*

Ken Vang
Owner
4-18-2022
Date

Ken Vang
Authorized Agent*
4-18-2022
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, KHENG VANG, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

094-041-06

AGENT:

I designate VANG INC CONSULTING ENGINEERS , to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to CONSTRUCT 6 UNIT MULTI-FAMILY relative to the property mentioned herein.

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

Executed this 18TH day of APRIL, 20 22 .

Signatures

OWNER	AGENT
Ken Vang Signature of Owner	Ken Vang Signature of Agent
2491 ALLUVIAL AVE STE#15 Owner Mailing Address	2491 ALLUVIAL AVE STE#15 Agent Mailing Address
CLOVIS, CA 93611	CLOVIS, CA 93611
559-492-8556 Owner Phone Number	559-775-0023 Agent Phone Number

Operational Statement

To Whom It May Concern:

Mammoth Townhomes is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Kheng Vang and Sue Vang. This proposed project is proposing 6 townhomes located at 201 NW Third Street Visalia, CA 93291.

The project proposes to construct a 4 townhomes with garages. The project also proposes to construct a community play area and outdoor picnic/bbq area.

The proposed project is located at 201 NW Third Street Visalia, CA 93291, further identified as APN number 094-041-06. The current zoning and General Plan Land Use is Residential Multi-Family (RM-3) . The RM-3 district is intended for high density multi-family residential land uses. The proposed townhomes conforms to the RM-3 zone district by constructing multi-family residential land uses. The proposed project implements the proposed uses and intended by the General Plan, and provides amenities to the proposed complex.

The proposed project consists of:

- 4 plex with 3 bed/2 ba with garage.
- 4 parking stalls
- Outdoor play equipment/area
- Outdoor picnic/BBQ

The site will have the required vehicular parking stalls, trash enclosure, open space, amenities, landscaping and irrigation.

Sewer, storm and solid waste services will be provided by the City of Visalia. Water services will be provided by CAL Water. Electric will be Southern Cal Edison. Natural gas will be provided by PG&E. Telephone services will be provided by AT&T, and fiber/internet will be provided by Comcast.

Security and lighting for the site is provided through a combination of wall-packs and pole-mounted lighting. The building will be equipped with comprehensive internal and external video surveillance/security cameras.

The subject parcel is currently vacant open space. The adjacent northerly parcel is existing multi family residential. The parcel on the south side of Pearl Street Avenue is residential. To the west is residential. To the east is existing quasi public use. The project will provide additional housing in an area of high demand.

The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the municipal code.

There are no foreseeable effects or impacts to the neighbors from the operation of the project site.

Recording Requested by Simplifile

2022-0023440

Recorded | REC FEE 17.00
Official Records | TAX 82.50
County of
Tulare
TARA FREITAS, CPA
CLERK RECORDER
| NB
01:13PM 18-Apr-2022 | Page 1 of 2

RECORDING REQUESTED BY:
First American Title Company

MAIL TAX STATEMENT
AND WHEN RECORDED MAIL DOCUMENT TO:
Kheng Vang and Sue Vang
2074 LESTER AVE
CLOVIS , CA 93619

Space Above This Line for Recorder's Use Only

A.P.N.: 094-041-006-000

File No.: 5405-6813693 (AC)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX $**82.50**; CITY TRANSFER TAX $**0.00**;
SURVEY MONUMENT FEE $**0.00**

[X] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area; [X] City of **Visalia**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Dale Looper and Kathy Looper, husband and wife**

hereby GRANTS to **Kheng Vang and Sue Vang, husband and wife as joint tenants**

the following described property in the City of **Visalia**, County of **Tulare**, State of **California**:

LOTS 9 AND 10 IN BLOCK 99 OF AUGHINBAUGH'S ADDITION, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Mail Tax Statements To: **SAME AS ABOVE**

A.P.N.: 094-041-006-000

File No.: 5405-6813693 (AC)

Dated: April 14, 2022

Dale Looper

Kathy Looper

STATE OF CALIFORNIA)SS

COUNTY OF Tulare)

On 4·14·22 before me, JM Vetterick, Notary Public, personally appeared Dale Looper & Kathy Looper 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.

Notary Signature

This area for official notarial seal.

J. M. VETTERICK
Notary Public - California
Tulare County
Commission # 2341548
My Comm. Expires Feb 12, 2025

Chateau Tower - Tarp Roof

Timber Shield Post Option
BOXES: W-1

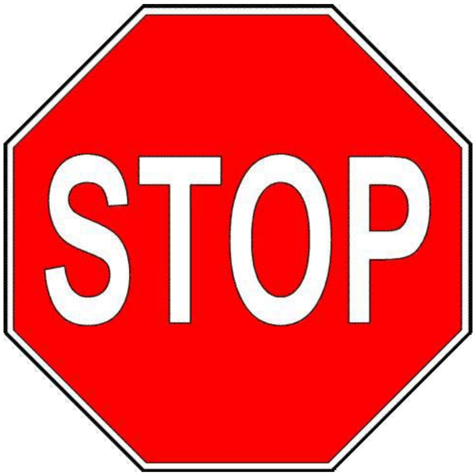
Model: 1500ATNS

(BOXES: 1501, 1502,
1507 & Slide Box)

Amber Post Option
BOXES: 1520-2bx

190 Etowah Industrial Court
Canton, GA 30114
www.gorillaplaysets.com

51-0061-T



Please inspect and inventory all parts immediately upon accepting delivery. Use the inventory pages in the manual to make sure you have received all necessary parts. The quickest method to get any parts that are missing or damaged is to use our “Quick Response Center” located at:

www.gorillaplaysets.com/support

DO NOT RETURN THIS PRODUCT TO THE RETAILER OR CONTACT THE RETAILER DIRECTLY. THE RETAILER DOES NOT STOCK COMPONENTS.

PLEASE RETAIN ALL INSTRUCTIONS FOR FUTURE REFERENCE. KEEP THEM IN A SAFE PLACE WHERE YOU CAN REFER TO THEM AS NEEDED. CHECK FOR REVISED INSTRUCTIONS AT:

www.gorillaplaysets.com/manuals

GORILLA PLAYSETS WARRANTY – 2016

Gorilla Playsets® ("Gorilla") warrants its play sets to be free from defects in workmanship and materials, under normal use and conditions, for 10 years for above ground structural wood components and for one year for all other components (e.g., swings, hardware, plastics, tarps, rope ladder, etc.).

Gorilla warrants all remaining products, including but not limited to its , Free Standing Swing Set, Free Standing Tire Swing, See-Saw, Children's Picnic Table with Umbrella, Play-Zee-Bo™, Cedar Toy Chest and spring riders to be free from defects in workmanship and materials, under normal use and conditions, for a period of 1 year.

Cosmetic imperfections and natural tendencies of wood such as peeling, splintering, warping, seasonal checking or cracking, knots or knot holes, etc. are normal characteristics of all outdoor wooden play equipment and are not covered by this warranty. Checks or cracks in wood components that do not affect the intended function of the part, piece or overall swing set are not covered under this warranty.

Wood rot or decay that develops because the product was installed in an area with poor drainage is not covered under this warranty. Lumber that has been damaged by wood boring bees, or conditions that develop as a result of faulty or improper installation of the product, are not covered by this warranty. Fading of stain, discoloration or mold on any wood part or accessory is not covered by this warranty. Cracks in plastic components, surface rust on hardware and chips on powder coated materials are not considered defects in material as long as they do not affect the functionality or structural integrity of the part or component.

It is the owner's responsibility to maintain the swing set. **This includes but is not limited to staining and sealing the lumber as needed and regular inspection to be sure all hardware is tight.** Instructions for proper maintenance can be found on Gorilla's website. Imperfections or conditions that develop because of a failure to properly maintain the swing set are not covered by this warranty.

Gorilla will, at its discretion, replace any above ground part within the stated warranty period that is defective in workmanship or materials. This decision is subject to verification of the defect, which, at Gorilla's discretion, may be accomplished by submitting photographs or by delivery of the defective part to Gorilla Playsets • 190 Etowah Industrial Ct. • Canton, GA 30114 • 1-800-882-0272 Monday to Friday 9AM-5PM EST. Any warranty claim must include proof of purchase, including the date of purchase. **In addition, within the first 30 days from the date of purchase, Gorilla will replace any parts discovered to be missing from or damaged in the original packaging.**

This warranty is valid only if the product is used for the purpose for which it was designed and installed at a residential, single-family dwelling. This warranty is void if the product is used in a commercial, institutional or multi-family setting. **This warranty does not cover normal wear and tear or (a) products that have been damaged by acts of God and/or nature, negligence, misuse or accident; (b) products that have been modified or repaired by unauthorized persons; (c) the cost of labor; or (d) the cost of shipping any replacement product or part.**

GORILLA DISCLAIMS ALL OTHER REPRESENTATIONS AND WARRANTIES OF ANY KIND, EXPRESSED, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. GORILLA WILL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES. This warranty is non-transferable and does not extend to the owners of the product subsequent to the original purchaser. Some states do not allow limitations on implied warranties or exclusion of incidental or consequential damages, so these restrictions may not be applicable to you. This warranty gives you specific legal rights. You may also have other rights which vary from state to state.

IMPORTANT SAFETY GUIDELINES

This product is recommended for use by children ages 3-11. This product is intended for residential use only and not intended for use in any public setting. A safety surface such as mulch or recycled tire should be used under the play set to prevent injury from falls. Also a 6 foot safety zone should be used around the entire play set.

As with any home project, good judgment and respect for power tools will greatly reduce the risk of injury. Gorilla recommends you follow all tool manufacturers' safety guidelines. Always wear eye protection and safety gloves to prevent injury. In several phases of construction two people may be required for lifting and securing of lumber. While the play set is being constructed, please keep children off the equipment until the project is complete. Bolts and screw heads should be checked regularly for tightness. The ground ladder, rope ladder, slide, swings and other areas where children spend a majority of their playtime should be checked more frequently.

Gorilla shall not be liable for incidental, indirect or consequential damages or injuries that result from building and/or playing on our play sets. Adult supervision is recommended anytime a play set is being used.

WEIGHT LIMITS FOR GORILLA PLAYSETS

- FORT PLATFORMS: 800 LBS. TOTAL WEIGHT
- SWING BELT: 225 LBS.
- TANDEM SWINGS: 70 LBS. PER CHILD. UP TO 140 LBS. TOTAL WEIGHT.
- TRAPEZE: 125 LBS.
- FULL BUCKET SWING/ HALF BUCKET SWING: 50 LBS.
- HEAVY DUTY TODDLER BUCKET SWING: 85 LBS.
- INFANT SWING: 35 LBS.
- TIRE SWING: 125 LBS. TOTAL WEIGHT
- ROPE LADDER: 75 LBS.
- ROCK WALL: 150 LBS.
- CLIMBING RAMP: 150 LBS.
- MONKEY BARS: 175 LBS.
- ALL SLIDES: 150 LBS.

Gorilla recommends that the weight limits for all components must not be exceeded. Failure to adhere to these and other safety guidelines could result in damage to the play set and injury to the users.

WARRANTY REGISTRATION

- CHATEAU TOWER TARP ROOF -

Gorilla Playsets™ manufactures the finest quality products that are designed for outstanding strength and durability. We back our products with an unparalleled warranty. In the unlikely event that you will need to contact us about covered repairs, we must have a valid Warranty Registration on file.

3 EASY WAYS TO REGISTER

OPTION 1	Fax this completed form to: **(800) 880-3300** **OR** Mail this completed form to: **Gorilla Playsets** **190 Etowah Industrial Court** **Canton, GA 30114**
OPTION 2	Complete the online registration form at: **http://www.gorillaplaysets.com/register**
OPTION 3	Scan this QR Code with your smartphone to complete the form using your phone:

Where did you buy this product?

____

Date of Purchase Store Store City Store State

Your registration information:

Name:____________________________ Email: ____________________

Address: ____

Street City State Zip

Please select your age
☐ 18-30 ☐ 41-50
☐ 31-40 ☐ 51+

How old are your children?
☐ 2-3 ☐ 6-7
☐ 4-5 ☐ 8+

How would you rate the quality of this product?
☐ ★★★★★ Excellent
☐ ★★★★ Above Average
☐ ★★★ Average
☐ ★★ Below Average
☐ ★ Poor

Would you recommend this product to friends & family? ☐ Yes ☐ No

Comments:____

____

____

____

IMPORTANT – PLEASE READ

Congratulations! You have just purchase one of the finest residential wooden swing sets available today. As with any wooden product that spends its entire life outside, in varying elements, it is important to know what to expect with your new swing set so that your family can enjoy it for many years.

As your swing set acclimates to its new environment, natural characteristics of the wood can show in the form of checks, or "cracks" in the lumber. In almost all cases this is normal and it will not affect the structural integrity of your play set and is not covered under warranty.

KEEPING YOUR PLAYSET LIKE NEW

MUST DO's

The following owner responsibilities are crucial to the safety, integrity and aesthetic appeal of your swing set and may affect the warranty if not adhered to.

WITHIN 60 DAYS

- Check and tighten Hex Bolts/T-nuts, Carriage Bolts/Lock-nuts, and Lag Screws within the first 60 days and then twice annually – once before each season and then once during the season.

WITHIN 90 DAYS

- Apply a **sealant** or **semi-transparent stain with sealant** within the first 90 days of owning the swing set. Our own Stain/sealant is available online here: http://www.gorillaplaysets.com/Playground-Sealant-p/10-0003.htm

Oil based stain or water based stain may be used. Should you choose to use other stain we suggest asking the product covering specialists at any number of specialty paint stores or home improvement centers for a product that would work best for your local environment. ** TIP – while the set is new, take a small board from to the store with you so they can color match the tint of the stain or sealant.

SEASONAL REMINDERS

- If your area experiences regular snowfall, remove your fabric tarp/canopy to avoid stretching, sagging or tearing of the material. Store it inside, folded up, and it will be as good as new when winter is over.
- If your area experiences extremely cold temperatures, remove swing belts and other pliable features to prolong the lifespan of these play activities.

OTHER TIPS

- Spray swing hangers with Pam, Mazola or olive oil to stop squeaking; do not use petroleum based products such as WD-40 or motor oil.
- To repel yellow jackets and wasps, use a cotton ball and dab interior wooden corners underneath the play set deck with a liquid dish soap. Avoid using insecticides.
- To speed up the slide wipe the center of slide with wax paper every 2 - 3 weeks.

For additional safety and maintenance guidelines, please visit our website.

IMPORTANT DOCUMENTS

CUSTOMER MUST READ AND RETAIN

Please go to the following links and read important SAFETY information prior to using your new play structure.

http://www.gorillaplaysets.com/Swing-Set-Safety-s/85.htm

https://www.gorillaplaysets.com/Maintenance-s/129.htm

http://www.gorillaplaysets.com/manuals.html (Click on your specific model)

http://www.gorillaplaysets.com/Warranty-s/82.htm

NOTE: Your children's safety is our #1 concern. Observing the following statements and warnings reduces the likelihood of serious injury. Please review these safety rules regularly with your children.

WARNING:

Children must NOT use this play set until it has been completely assembled and inspected by an adult to ensure it has been properly installed.

Gorilla Playsets
190 Etowah Industrial Court
Canton, GA. 30114

Timber Shield Post Option
BOXES: W-1

Model: 1500ATNS

(BOXES: 1501, 1502,
1507 & Slide Box)

REV: 2.12.2016

Amber Post Option
BOXES: 1520-2bx

TABLE OF CONTENTS

PLEASE READ OWNER'S MANUAL CAREFULLY BEFORE STARTING ASSEMBLY!

Safety and Maintenance Tips for Your New Play Set:

NOTE: Your children's safety is our #1 concern. Observing the following statements and warnings reduces the likelihood of serious or fatal injury. Please review these safety rules regularly with your children.

- This play set is designed for the use of 4 occupants who have a combined weight not exceeding 800 pounds on the elevated floor, 3 occupants who have a combined weight of 425 pounds on the swing area, for a total Unit capacity of 7 occupants who have a combined weight of 1225. (This weight does not include any picnic table area(s).)
- On-site adult supervision is required.
- Teach children not to walk close to, in front of, behind, or between moving swings or other moving playground equipment.
- Teach children to sit in and never stand on swings
- Teach children not to twist the chains and ropes and not to loop them over the swing beam, since this may reduce the strength of the chain or rope.
- Teach children not to jump from swings or other playground equipment in motion.
- Teach children not to push empty seats. The seat may hit them and cause serious injury.
- Teach children to sit in the center of the swings with their full weight on the seats.
- Teach children not to use the equipment in a manner other than intended.
- Teach children to always go down slides feet first. Never slide headfirst.
- Teach children to look before they slide to make sure no one is at the bottom.
- Teach children to never run up a slide, as this increases their chances of falling.
- The parents should have the children dress appropriately with well-fitting shoes. Loose clothing such as scarves and ponchos should not be worn. Always take off, tie up or tuck in cords and drawstrings on children's clothing. These things can get caught on playground equipment and strangle a child.
- Teach children not to climb when the equipment is wet.
- Teach children to never jump from a fort deck. They should always use the ladder, ramp or slide.
- Teach children to never crawl or walk across the top of monkey bars or swing beam.
- Teach children to never crawl on top of a fort roof or on the outside of a tube slide.
- Verify that any suspended climbing ropes, chains, or cables are secured at both ends and that they cannot be looped around an adult hand.
- Teach children not to attach items to the playground equipment that are not specifically designed for use with the equipment, such as, but not limited to, jump ropes, clothesline, pet leashes, cables and chain as they may cause a strangulation hazard.
- Teach children to never wrap their legs around swing chain.
- Teach children to never slide down the swing chain.
- Teach children to remove their bike or other sports helmet before playing on the playgound equipment.
- Teach children to NEVER look at the sun or other bright light through any accessory such as but not limited to a telescope, periscope or binoculars.

WARNING: Children must NOT use this play set until it has been completely assembled and inspected by an adult to insure it has been properly installed and the swing beam legs are anchored.

Safety and Maintenance Tips for Your New Play Set: (continued)

Playgrounds should be inspected on a regular basis. If any of the following conditions are noted, they should be removed, corrected, or repaired immediately to prevent injuries.

- Hardware that is loose, worn or that has protrusions or projections.
- Exposed equipment footings.
- Scattered debris, litter, rocks, or tree roots.
- Splinters, large cracks, and decayed wood components.
- Deterioration and corrosion on structural components, which connect to the ground.
- Missing or damaged equipment components, such as handholds, guardrails, swing seats.
- Check all nuts and bolts twice monthly during the usage season and tighten as required. (But not so tight that you crack the wood) We recommend you check the swing beam and hardware often due to wood expansion and contraction. It is particularly important that this procedure be followed at the beginning of each season.
- Remove plastic swing seats and take indoors or do not use when the temperature drops below 32°F. Reinstall swings and other swing equipment at the beginning of the usage season.
- Oil all metallic moving parts monthly during the usage period.
- Check all coverings for bolts and sharp edges twice monthly during usage season to be certain they are in place. Replace when necessary. It is especially important to do this at the beginning of each new season.
- Check swing seats, ropes, cables and chains monthly during usage season for evidence of deterioration. Replacement should be made of any swing seat that has developed cracks in the plastic seats. Ropes, cables and chains should be removed and replaced if excessive wear is found. Contact us for warranted replacement parts.
- Swing chains, rings, ropes, etcetera should always be fastened to a rotating swing hanger. NEVER attach a chain, ring, rope, etcetera to a stationary hanger such as but not limited to an eye bolt. Severe wear could occur leading to an injury.
- For rusted areas on metallic members such as monkey bars, hand supports brackets, etc.; sand and repaint, using a non lead-based paint meeting the requirements of Title 16 C.F.R. Part 1303. These requirements are available at: http://www.cpsc.gov/
- Inspect wood parts monthly. The grain of the wood sometimes will lift in the dry season causing splinters to appear. Light sanding may be necessary to maintain a safe playing environment. If you are treating your play set with stain regularly, it will help prevent severe checking/splitting and other weather damage.
- Once or twice a year, depending on your climate conditions, you must apply some type of protection (sealant) to the wood of your unit. Prior to the application of sealant, lightly sand any “rough” spots on your set. Please note this is a requirement of your warranty.
- Creating and maintaining the play set on a level location is very important. As your children play, your play set will slowly dig its way into the soil, and it is very important that it settles evenly. Make sure the play set is level and true once each year or at the beginning of each play season.
- Twice a month during the usage season rake the playground protective surfacing materials to prevent compaction and maintain appropriate depths. Replace the protective surfacing materials as required.
- Disposal Instructions: When the play set is no longer desired, it should be disassembled and disposed of in such away that no unreasonable hazards will exist at the time the play set is discarded.

Play Set Surfacing Recommendations:

Below are some of the recommendations that the U.S. Consumer Product Safety Commission (CPSC) offers from its Handbook for Public Playground Safety. The guide can be downloaded in full at www.cpsc.gov/cpscpub/pubs/325.pdf

1. Protective Surfacing - Since almost 60% of all injuries are caused by falls to the ground, protective surfacing under and around all playground equipment is the most critical safety factor on playgrounds.

Certain manufactured synthetic surfaces also are acceptable; however, test data on shock absorbing performance should be requested from the manufacturer.

Asphalt and concrete are unacceptable. They do not have any shock absorbing properties. Similarly, grass and turf should not be used. Their ability to absorb shock during a fall can be reduced considerably through wear and environmental conditions.

Certain loose-fill surfacing materials are acceptable. Surfacing materials are acceptable, such as the types and depths shown in the table.

Fall Heights and Materials

Type Of Material	6 in. depth	9 in. depth	12 in. depth
Double-Shredded bark mulch	6’ Fall Height	10’ Fall Height	11’ Fall Height
Wood Chips	6’ Fall Height	7’ Fall Height	12’ Fall Height
Fine Sand	5’ Fall Height	5’ Fall Height	9’ Fall Height
Shredded Tires*	10-12’ Fall Height	N/A	N/A
Fine Gravel	6’ Fall Height	7’ Fall Height	10’ Fall Height

*This data is from tests conducted by independent testing laboratories on a 6-inch depth of uncompressed shredded tire samples produced by four manufacturers. The tests reported critical heights, which varied from 10 feet to greater than 12 feet. It is recommended that persons seeking to install shredded tires as a protective surface request test data from the supplier showing the critical height of the material when it was tested in accordance with ASTM F1292.

It should be recognized that all injuries due to falls cannot be prevented no matter what surfacing material is used.

2. Fall Zones - A fall zone, covered with a protective surfacing material, is essential under and around equipment where a child might fall. This area should be free of other equipment and obstacles onto which a child might fall. Stationary climbing equipment and slides should have a fall zone extending a Minimum of 6’ in all directions from the perimeter of the equipment.

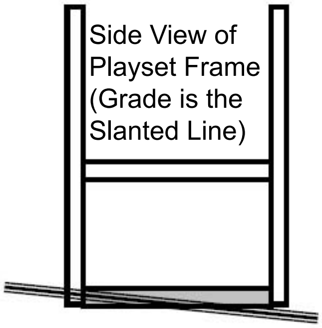
Swings should have a fall zone extending a minimum of 6’ from the outer edge of the support structure on each side. The fall zone in front and back of the swing should extend out a minimum distance of twice the height of the swing as measured from the ground to the top of the swing support structure.

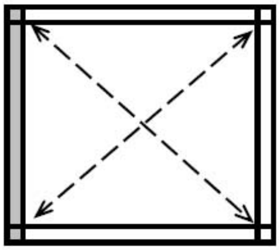
LEVELING YOUR FORT DURING ASSEMBLY

- Complete the steps which will be the basic frame of the fort. {i.e. four corner posts with base (sand box boards) and deck supports}
- Position in the most level area chosen for the play set, keeping in mind the location and size of the swing beam, ladder, slides, etc. that extend off the fort.
- Once the frame is in the final position, check for vertical and horizontal levelness to determine which side(s) will need to be dug into the ground to level the play set.
- With a shovel, score the ground around the outside edges of the sandbox boards on the ‘high’ side of the fort. This is the area that will be dug in. Make sure to score deep enough; the scored lines will be your digging template.
- Push the frame off and away from the scored area, far enough to dig and remove dirt to reach the appropriate depth.
- Dig a channel along the scored line(s) for the base of the fort (corner post and sandbox boards) to rest into. Dig the channel(s) to the same level depth. The bottom of the channel(s) should be level to each other so your frame doesn’t teeter or rock because the channel(s) are uneven.
- Once you have removed enough grass and dirt, slide/push the frame into the channel(s). Place a level on the vertical and horizontal boards of the frame to determine if enough soil, or too much, was removed.
- Repeat this process until the basic frame is plumb and level and in its final position before completing the rest of the assembly.
- Measure to make sure fort is square.

Important: if you require a channel depth of more than 6”, then we recommend you have your play set area professionally graded before completing assembly.

Example Play area:





The diagonal measurements should be the same from corner post to corner post. If not, adjust corner posts so that the distance is equal.

▨ = Area to be scored and channeled for levelness

General Info to Review Before Installation

- Depending on your experience, assembly of the playset can take as little as 6 hours up to 24 hours, depending on size, after inventory of parts; therefore, we recommend you set aside a full two days for assembly.

- Identify all of the parts for your play set. Empty each box and lay out boards so you can see each part. Your instruction book will have detailed drawings that will make it easy for you to recognize individual parts. Keep all hardware and metal parts separate from wooden pieces.

- After everything is laid out, check carefully to ensure all parts are present. Make sure there are no broken boards.

- Find an area to sort your hardware. It is best to open the hardware on a solid surface so that you do not lose any pieces in the grass. This will save time and familiarize you with all the different pieces in the hardware bag.

- Important note: Wood has some natural defects such as knots, surface cracks, etc… We reject parts that are structurally defective. We use a high quality lumber in our structures; however, you should inspect each part for splinters or rough spots and sand them smooth to prevent injury.

- After familiarizing yourself with all of the components, read all instructions thoroughly. Reading instructions after you have studied the parts will help you understand the installation process, and help to eliminate unnecessary mistakes.

- Pay close attention to the diameter and length of each bolt and screw.

- Never tighten hardware completely at first. It helps to have some adjustment for bolt alignment while you are attaching parts together. After everything is square, tighten each joint.

- After the main unit is assembled it is critical that the floor is level and square. If the main frame is not level, the walls and floor will be out of square.

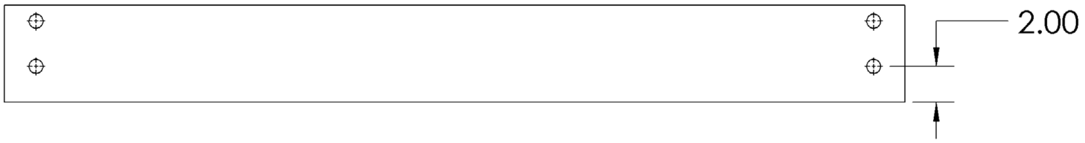
- After you complete installation, make sure every bolt, screw, and nut is tight, and every board is secure. Wood will expand and contract with the seasons.

- Place the set on level ground, not less than 6 feet from any structure or obstruction such as a fence, garage, house, overhanging branches, laundry lines, or electrical wires.

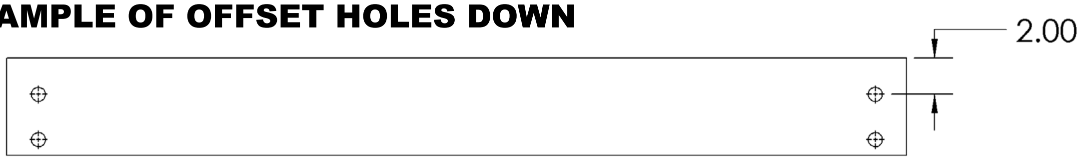
This page is a list of definitions and explanations used throughout our instructions to aid you in the assembly of your play set.

Offset Holes- Throughout the installation procedures we will refer to parts with offset holes. This refers to the orientation of the holes on the board. An offset hole is one that is closer to one side than it is the other or in other words, it is not centered on the board. In the procedures you will be instructed to attach the boards with the holes offset up or with the holes offset down. This refers to which side of the board the hole/holes should be closer to. Offset holes up= hole/holes will be closer to the top of the board. Offset holes down= hole/holes will be closer to the bottom of the board. Note: some parts do not have offset holes, but instead the holes are on center. Therefore there will not be any reference on how to offset these parts.

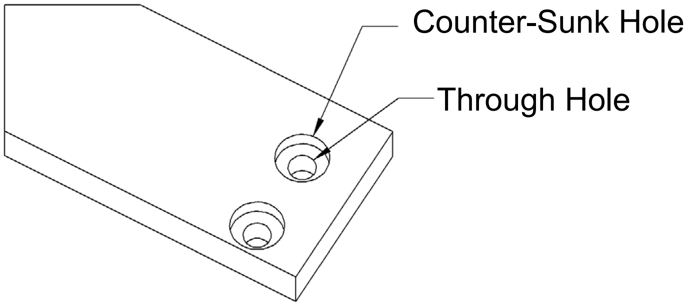
EXAMPLE OF OFFSET HOLES UP



EXAMPLE OF OFFSET HOLES DOWN



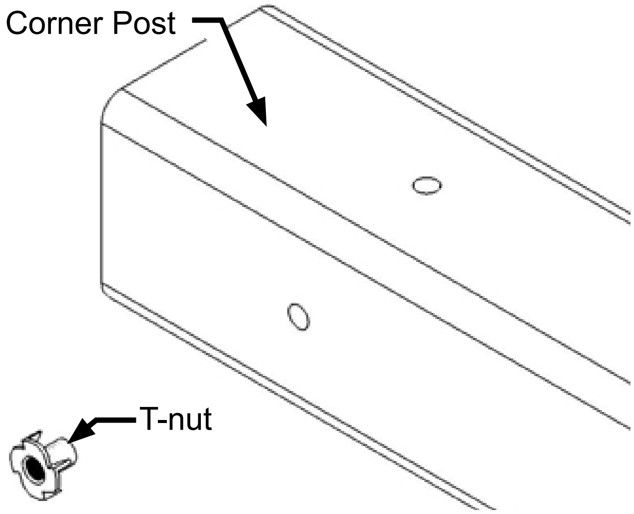
Counter-sunk holes - Many of the parts that will be used have counter-sunk holes. A counter-sunk hole is one that surrounds one side of a through hole, but does not extend through the wood it's self. When using a counter-sunk hole the bolt will be inserted through the through hole and either the head of the bolt and washer or nut and washer will occupy the counter sunk hole.

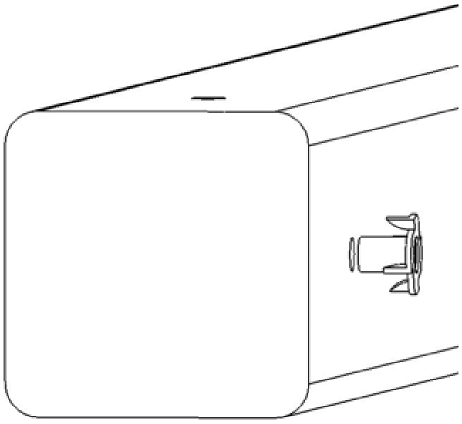


Lag Screws- Lag screws are used in the construction of our play sets to enhance the structural integrity of the unit. There will not be predrilled holes in the post for lag screw installation. Lag screws are self-tapping, though if you are using a manual socket wrench it may be advantageous to pre-drill a hole first. Instructions for this are provided on a separate page in the front of the manual. Be sure to tighten the lags completely when driving them in by hand. Power tools such as a heavy duty impact driver or large power drill should have enough torque to drive in the lag screws, but make sure not to over tighten as this can cause the threads to “strip out” in the post.

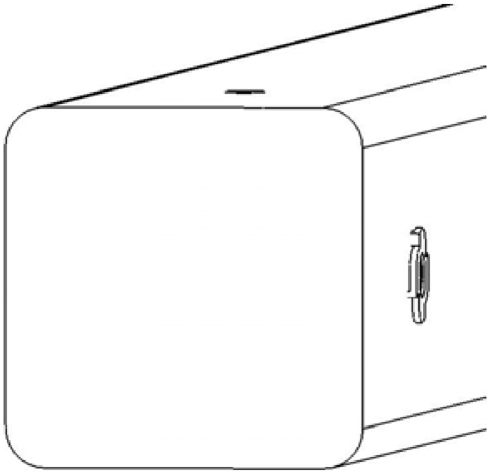
Common Installation Practice Installing T-nuts

When installing T-nuts into the wood, use a smooth faced hammer to set the face of the T-nut flush into the wood.

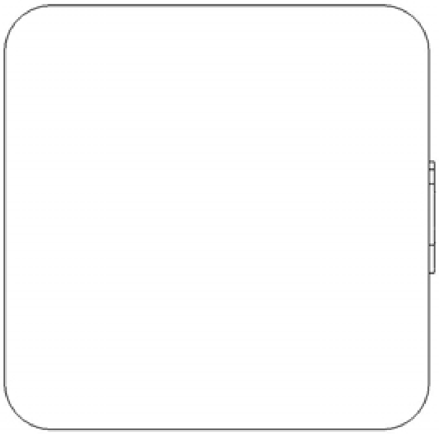




Insert the barrel of the T-nut into the predrilled hole. Using a smooth faced hammer, drive the T-nut until the face of the T-nut is flush to the wood.

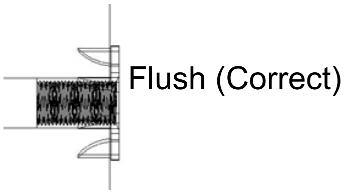


This picture shows the T-nut inserted and installed flush to the wood.



This picture shows an end view of the T-nut installed flush to the wood.

WARNING: DO NOT EMBED THE TOP OF THE T-NUT INTO THE FACE OF THE WOOD



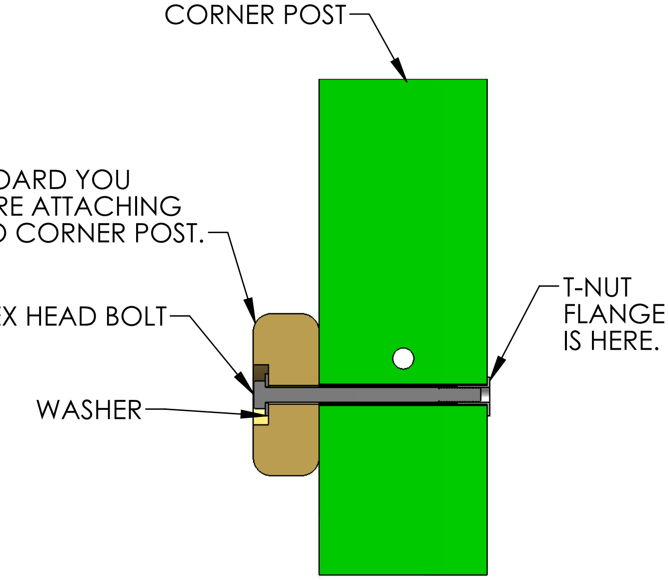
Cross Section end view, you are looking at an X-ray view of the post and T-nut. The barrel of the T-nut is in the corner post the line is the face of the wood.

HOW A T-NUT WORKS

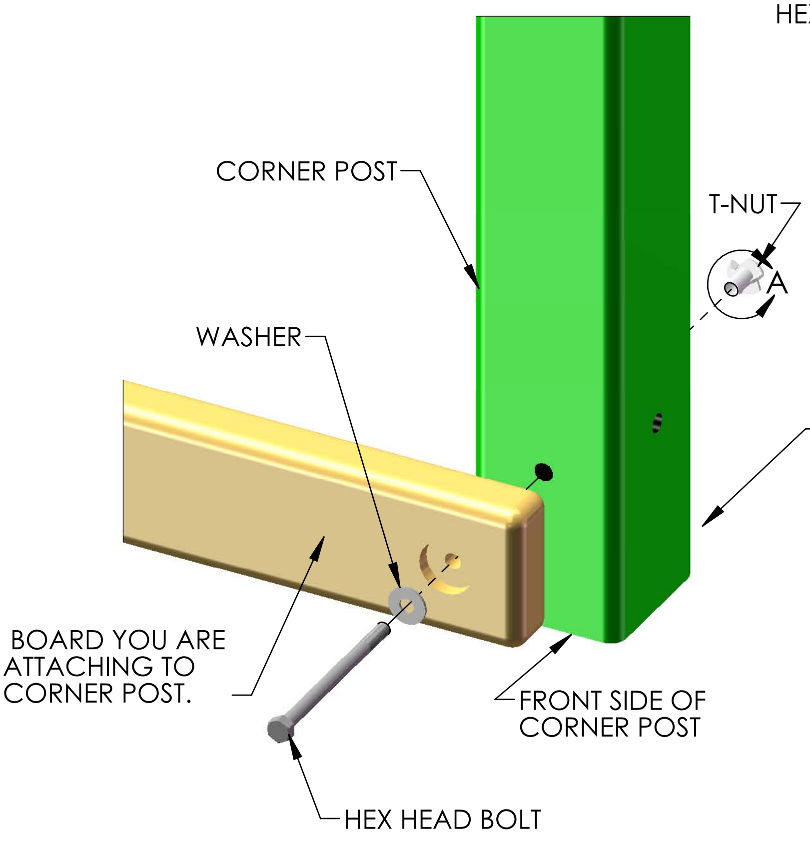
THE FIRST STEP IN OUR ASSEMBLY INSTRUCTIONS IS TO INSERT T-NUTS INTO THE CORNER POSTS. A T-NUT IS A FASTENER WHICH IS THREADED ON THE INSIDE AND IT FUNCTIONS JUST LIKE A STANDARD HEX NUT. YOU INSERT THE T-NUTS INTO THE PREDRILLED HOLES IN THE CORNER POSTS.

THE T-NUT HAS A BARREL SHAPED END WHICH GOES INTO THE HOLE IN THE CORNER POST. THE T-NUT ALSO HAS AN FLANGE SHAPED END WITH TEETH. THE TEETH PENETRATE INTO THE CORNER POST WOOD TO PREVENT THE T-NUT FROM SPINNING WHEN YOU TIGHTEN THE HEX HEAD BOLT.

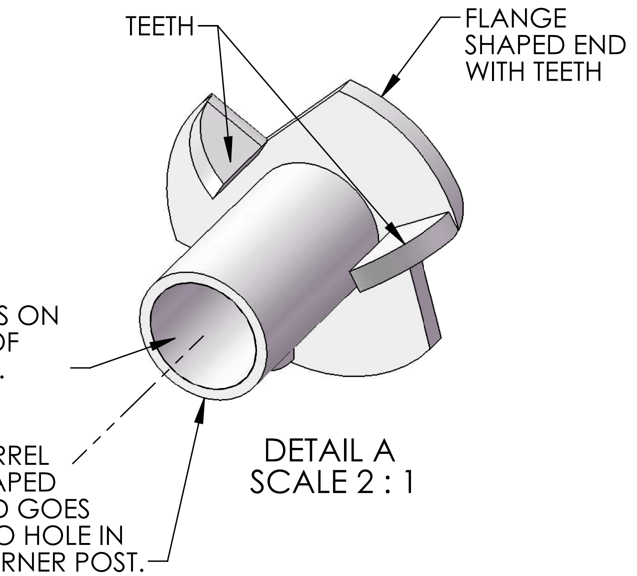
SHOWN BELOW YOU WILL SEE THE T-NUT IS HAMMERED INTO THE CORNER POST ON THE BACK SIDE. THE BOARD IS BEING ATTACHED ON THE FRONT SIDE OF THE CORNER POST.



CROSS SECTION VIEW OF BOARD, CORNER POST AND FASTENERS.



T-NUT DETAILS



DETAIL A
SCALE 2 : 1

BOARD IDENTIFICATION

1. On the end of each board there should be a small white tag that is stapled or stuck into place. Remove the staples and/or tag after the board is installed.

2. This white identifcation tag displays the thickness, width, length and an abbreviated description of the part.

Example: a tag reads "2-4-3600-BPB"

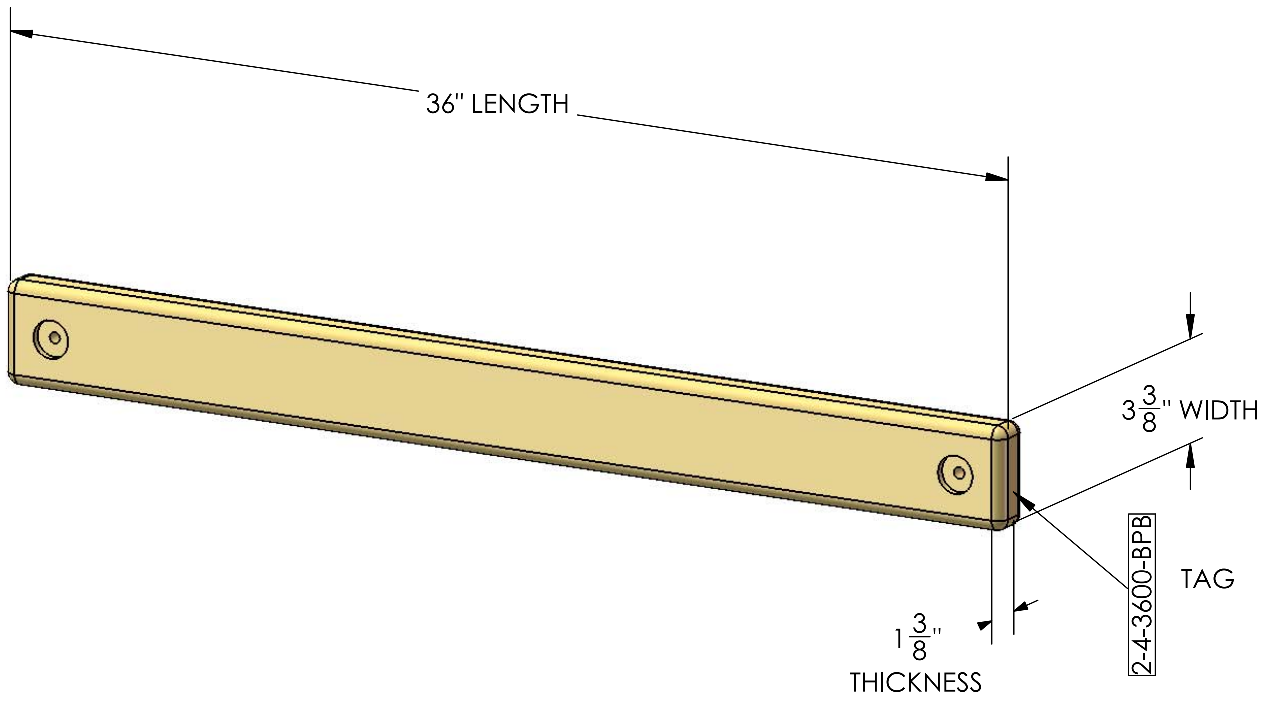
- The 2 is the thickness of the board. "Nominal Lumber" at a home center will measure 1-1/2" for the thickness. We "remill" that lumber to 1-3/8" thick.

- The 4 is the width of the board. "Nominal Lumber" at a home center will measure 3-1/2" for the width. We "remill" that lumber to 3-3/8" wide.
  Note: sometimes the width will be smaller than 3-3/8" because:
  A) We need the width of the part to fit into a certain area of the play set.
  B) We need the designation to be simple.

- The 3600 is the length of the board. It means the board is 36 inches long. If the code were 3625 then the board is 36-1/4" in length.

- The "BPB" abbreviation stands for "Bottom Panel Board". The wood part bill of materials in the instructions has a description which will match the abbreviation closely.

- In the event that there is no tag on a wood part measure the part then:
  A)Use the measurements and compare them to the wood list at the front of the instructions to identify it.
  B)Look at the holes on the wood part and compare them to the pictures in the wood list.
  C)Look to see if the holes are centered or if they are offset up or offset down.
  This should help you identify any parts that have missing tags. In the event that you cannot identify a board please email us for assistance.



PRE-DRILL LAG SCREW DIRECTIONS

Pre-drilling holes for lag screws will make it easier to drive the screws in by hand. "Jobber" length drill bits are available in sizes that are longer than standard drill bits and those are ideal for the job. When using the drill bit you will have to "spot" drill the post and then remove the board you are attaching to finish drilling the hole.

Pay attention to the DIAMETER of the lag screw you are installing. Your playset may come with two different diameter lag screws. Each diameter will require a different size drill bit. When installing lag screws **DO NOT OVERTIGHTEN.**

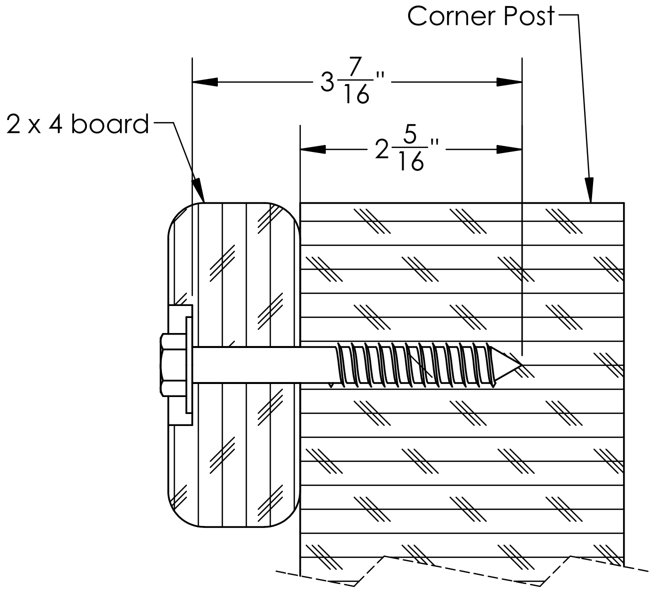
LAG SCREW DIAMETER	DRILL BIT SIZE
5/16" DIAMETER	9/64"
3/8" DIAMETER	11/64"

Example: 3/8" diameter x 3-1/2" lag screw

This would be like the 2 x 4 board installation shown below. Place the board into position. Spot Drill through the holes in the 2 x 4 board into the corner posts with an 11/64" drill bit. Remove the 2 x 4 board. Continue to drill the holes to a total depth of 2-5/16" as shown at the right. Install the 2 x 4 board.

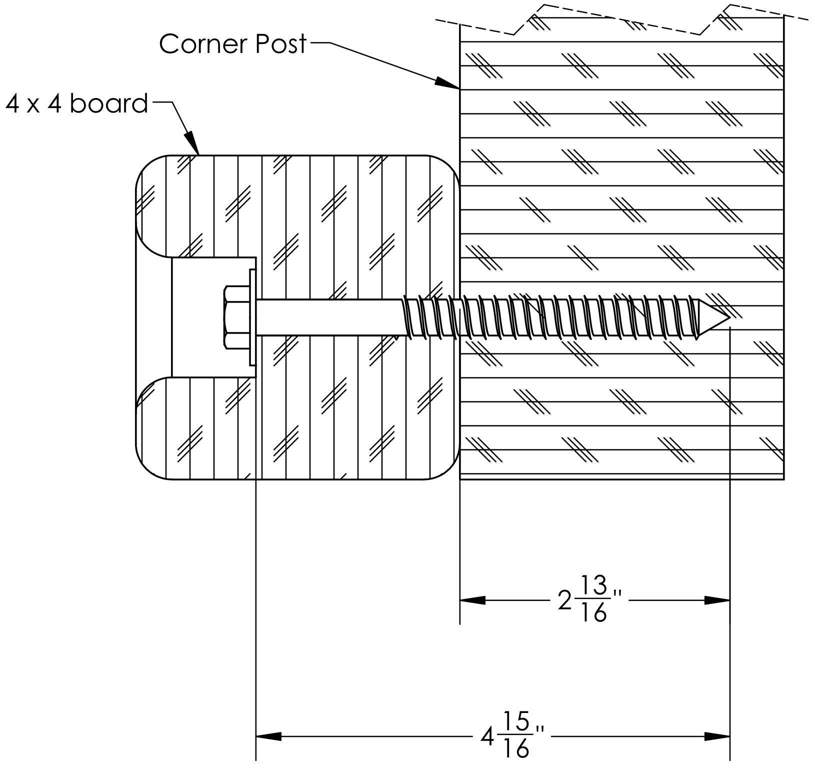
Example 5/16" diameter x 3-1/2" lag screw

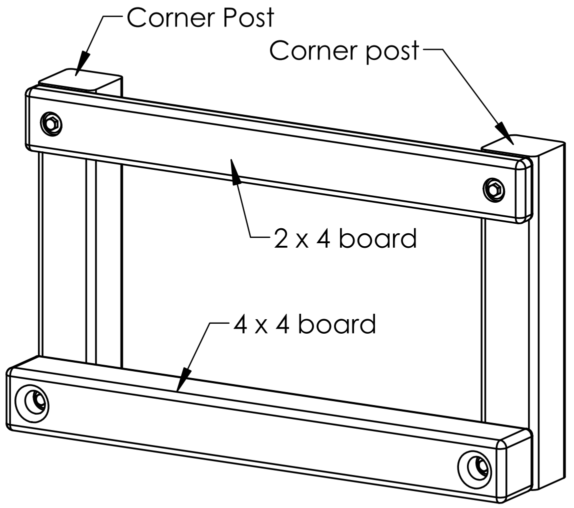
This would be like the 2 x 4 board installation shown below. Place the board into position. Spot Drill through the holes in the 2 x 4 board into the corner posts with an 9/64" drill bit. Remove the 2 x 4 board. Continue to drill the holes to a total depth of 2-5/16" as shown at the right. Install the 2 x 4 board.



Example 3/8" diameter x 5" lag screw

This would be like the 4 x 4 board installation shown below. Place the board into position. Spot drill through the holes in the 4 x 4 board into the corner posts with an 11/64" drill bit. Remove the 4 x 4 board. Continue to drill the holes to a total depth of 2-13/16" as shown at the right. Install the 4 x 4 board.





SWING BEAM LOADING

Weight Limits for Accessories:

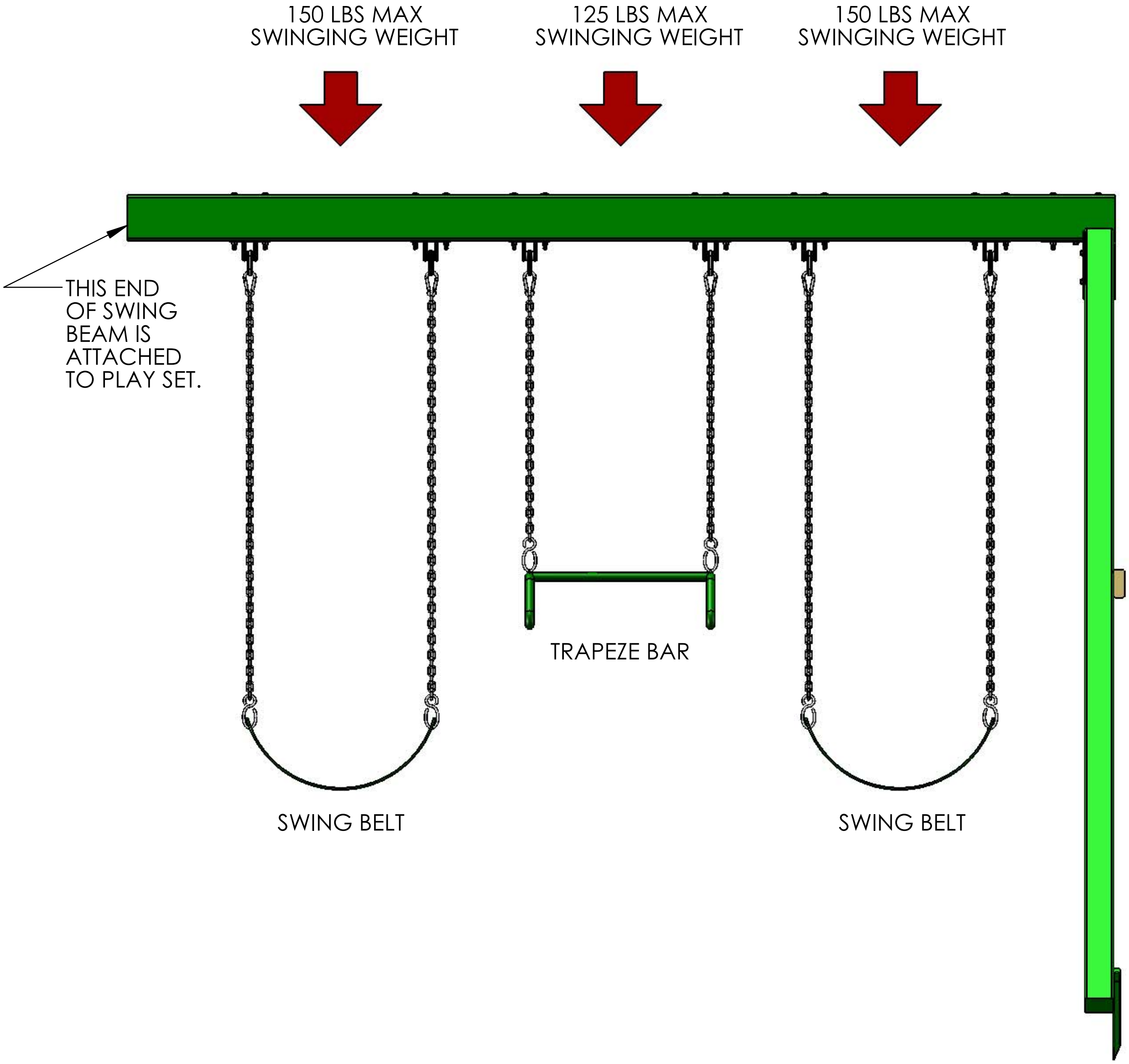
The weight limit for a Swing Belt is 225 lbs. (Although 150lbs is the maximum recommended swinging weight capacity for the swing position.)

The weight limit for a Trapeze Bar is 125 lbs.

Maximum Allowable swinging weight for a three position swing:

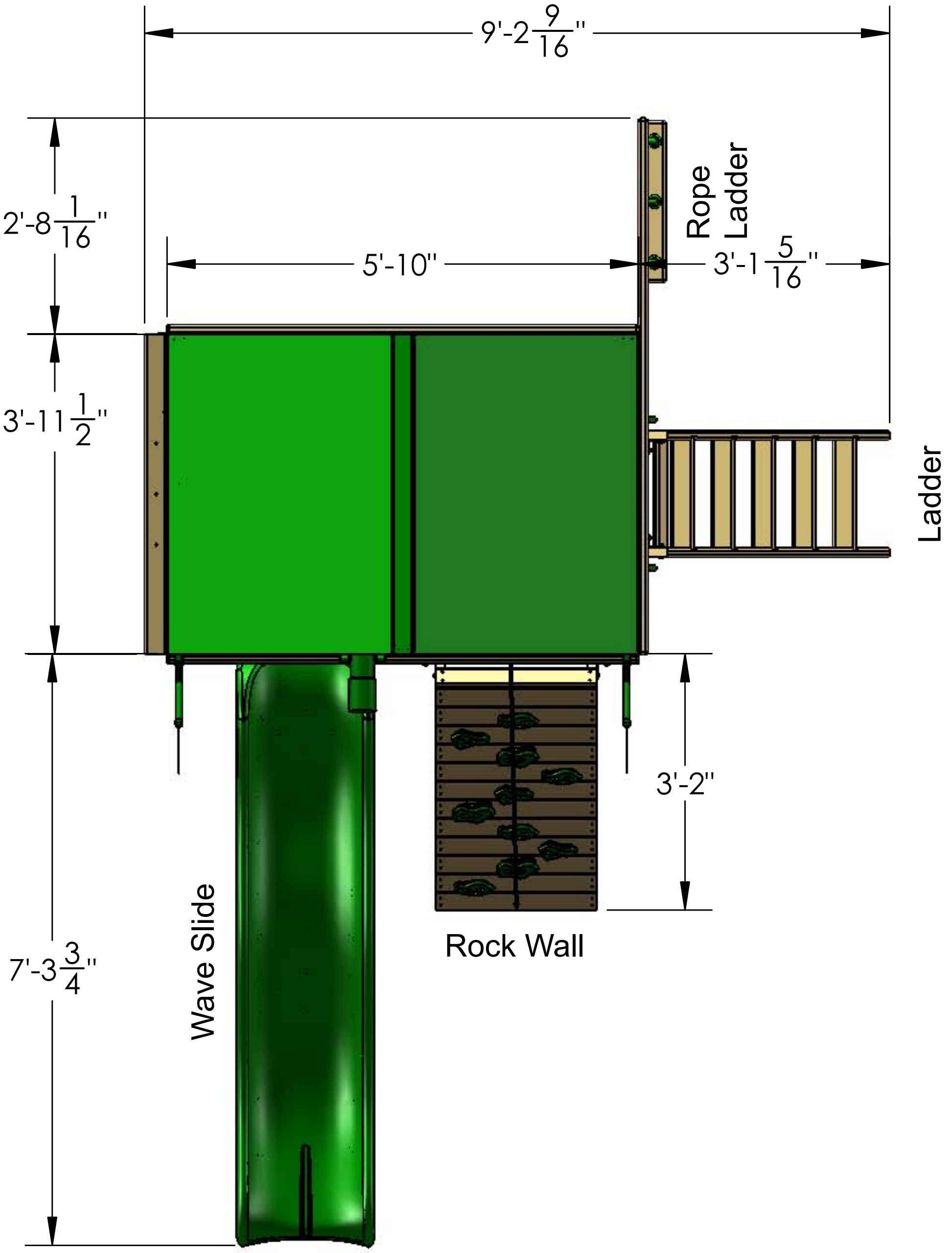
1) The maximum allowable swinging weight at each Swing Belt position is 150 lbs.
2) The maximum allowable swinging weight at the Trapeze position is 125 lbs.
3) The MAXIMUM SWING BEAM LOAD IS 425 lbs.

MAXIMUM SWING BEAM LOAD IS 425 LBS.



Please familiarize yourself with the manual, parts/components and general construction process of your new playset before getting started.

SITE PLAN:



Playset height: 10 feet - 10-3/4 inches

Deck height 5 feet

Approximate assembly time: 6-8 hours

(6) foot unobstructed safety perimeter around playset recommended

REQUIRED TOOL/SUPPLY LIST:

___ Standard or Cordless Drill w/ Phillips Bit (#2 square bit provided)
___ Drill Bits 1/8”, 3/8”, 9/64”, 11/64” and a 7/8” Paddle style bit.
___ ½” Wrench and Socket
___ ½” Deep Well Socket
___ 9/16” Deep Well Socket
___ 9/16” Wrench and Socket
___ Level
___ Tape Measure
___ Extension Cord (if using standard drill)
___ Hammer
___ Pencil
___ Locking Pliers (Vise Grips)
___ Shovel
___ Concrete (See Page 37)

KIT CONTENTS

Swings, Slides, Accessories:

___ (Qty) Description
___ (1) Wave Slide
___ (10) Rock Wall Grips (assorted colors)
___ (1) Telescope
___ (1) Safety Handles (pair)
___ (2) Flag Kit
___ (1) Logo Plate
___ (1) Tic Tac Toe
___ (1) Steering Wheel

Fort Hardware:

see following pages

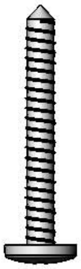
Wood Components:

see following pages

1501 HARDWARE

PAGE: 1 OF 2

REV A: 9/10/2014 JH



#14 X 1-1/4"
PAN HEAD SCREW
QTY: 4

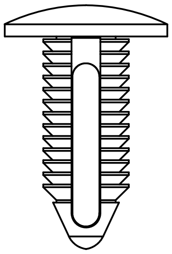
#8 X 1"
WOOD SCREW
QTY: 2

#8 X 1-3/4"
WOOD SCREW
QTY: 4

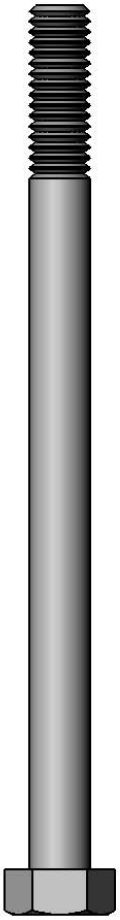
#8 X 2"
WOOD SCREW
QTY: 189

#8 X 2-1/2"
WOOD SCREW
QTY: 52

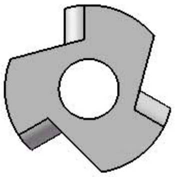
#8 X 3"
WOOD SCREW
QTY: 20



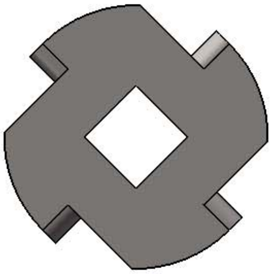
3/8" ∅ X 1-1/8"
BLACK PLASTIC
PLUG
QTY: 6



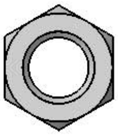
5/16 X 4-1/2"
HEX BOLT
QTY: 14



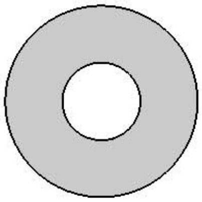
5/16" TEE NUT
QTY: 22



TORQUE WASHER
QTY: 17

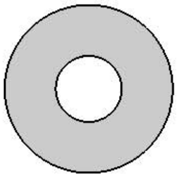


3/8" LOCK NUT
QTY: 19

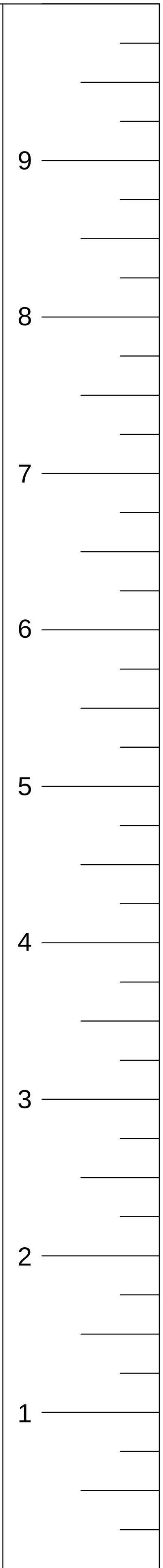


3/8" WASHER
QTY: 31

5/16 X 1-1/2"
HEX BOLT
QTY: 8



5/16" WASHER
QTY: 34

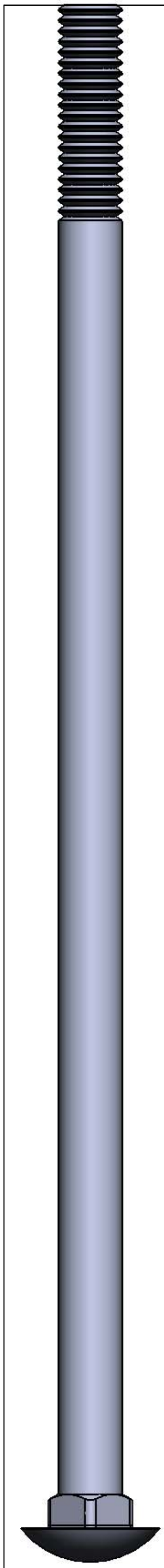


USE THE RULER TO THE RIGHT TO MEASURE YOUR BOLTS AND SCREWS. PICTURE VIEWS SHOWN ABOVE ARE 1:1 SCALE AND CAN BE USED TO MATCH BOLT AND SCREW SIZES.

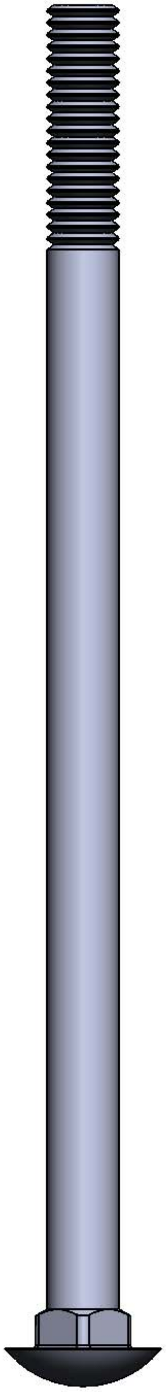
1501 HARDWARE

PAGE: 2 OF 2

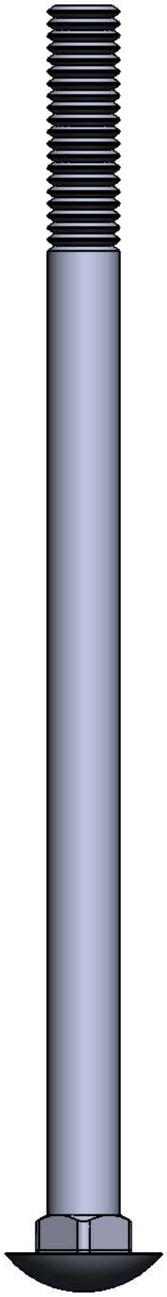
REV A: 9/10/2014 JH



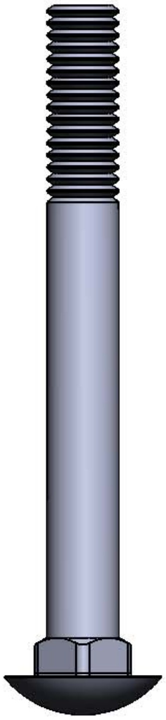
3/8 x 9"
CARRIAGE BOLT
QTY: 1



3/8 x 7"
CARRIAGE BOLT
QTY: 14

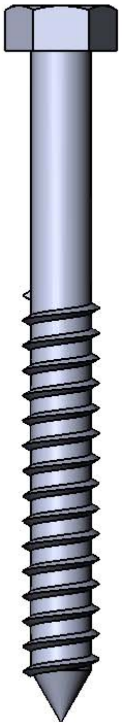


3/8 x 6-1/2"
CARRIAGE BOLT
QTY: 2

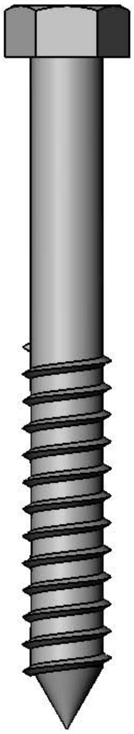


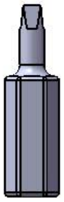
3/8 x 3-1/2"
CARRIAGE BOLT
QTY: 2

5/16" X 3-1/2"
HEX LAG
SCREW
QTY: 12



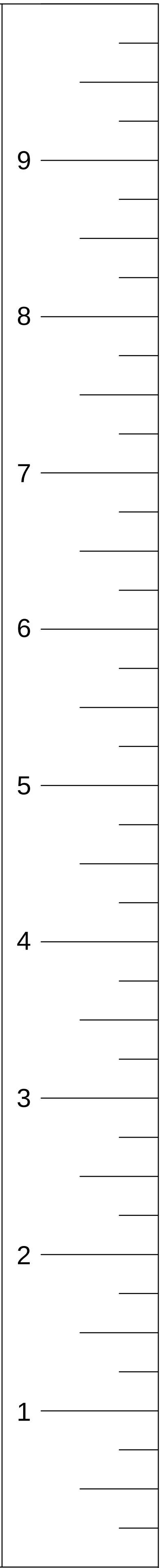
3/8 X 3-1/2"
HEX LAG SCREW
QTY: 12





#2 SQUARE
DRIVE BIT
QTY: 1

PLASTIC
BOLT CAP
QTY: 19

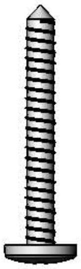


USE THE RULER TO THE RIGHT TO MEASURE YOUR BOLTS AND SCREWS. PICTURE VIEWS SHOWN ABOVE ARE 1:1 SCALE AND CAN BE USED TO MATCH BOLT AND SCREW SIZES.

1502N HARDWARE

PAGE: 1 OF 1

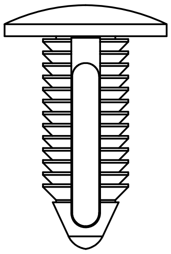
REV B: 8/18/2015 JH



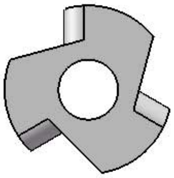
#14 X 1-1/4"
PAN HEAD SCREW
QTY: 10

#8 X 1-3/4"
WOOD SCREW
QTY: 4

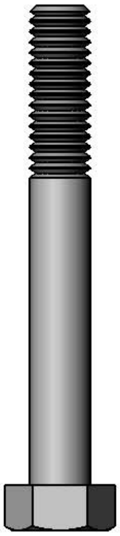
#8 X 2-1/2"
WOOD SCREW
QTY: 14



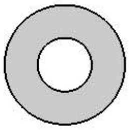
3/8" ∅ X 1-1/8"
BLACK PLASTIC
PLUG
QTY: 10



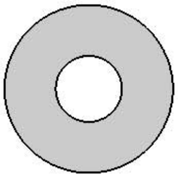
5/16" TEE NUT
QTY: 2



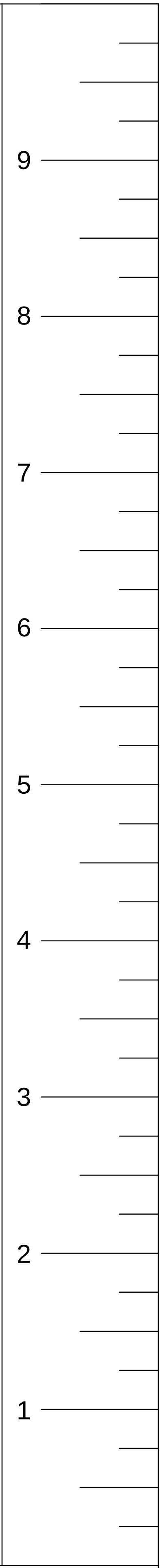
5/16 X 2-1/2"
HEX BOLT
QTY: 2



1/4" WASHER
QTY: 10



5/16" WASHER
QTY: 2



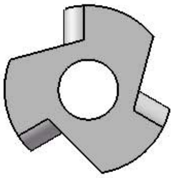
USE THE RULER TO THE RIGHT TO MEASURE YOUR BOLTS AND SCREWS. PICTURE VIEWS SHOWN ABOVE ARE 1:1 SCALE AND CAN BE USED TO MATCH BOLT AND SCREW SIZES.

1507 HARDWARE

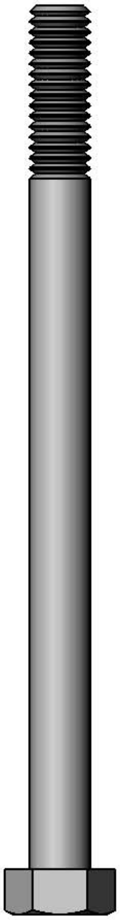
PAGE: 1 OF 1

REV A: 9/10/2014 JH

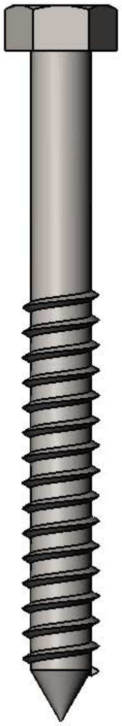
#8 X 2"
WOOD SCREW
QTY: 20



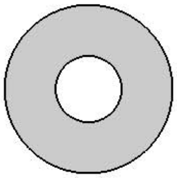
5/16" TEE NUT
QTY: 12



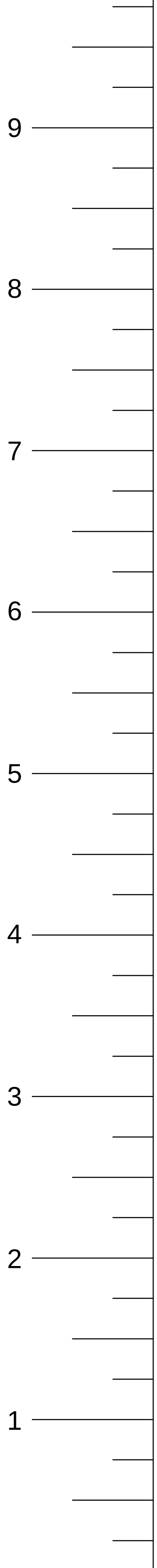
5/16 X 4-1/2"
HEX BOLT
QTY: 12



5/16" X 3-1/2"
LAG SCREW
QTY: 14



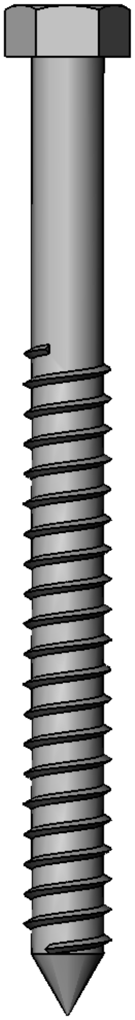
5/16" WASHER
QTY: 25



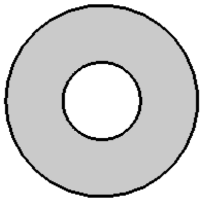
USE THE RULER TO THE RIGHT TO MEASURE YOUR BOLTS AND SCREWS. PICTURE VIEWS SHOWN ABOVE ARE 1:1 SCALE AND CAN BE USED TO MATCH BOLT AND SCREW SIZES.

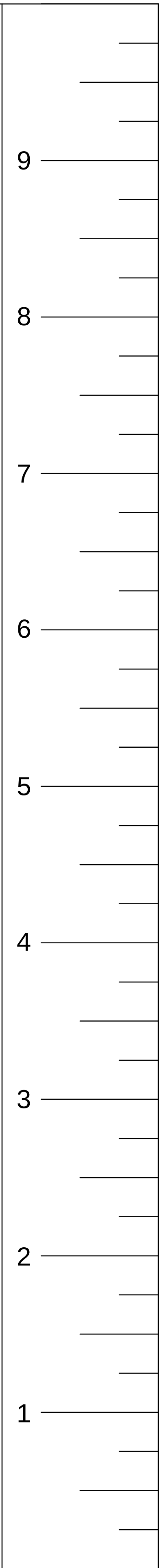
11-0079
TOWER GROUND STAKE
HARDWARE
2/11/2016 JH

3/8" X 5"
LAG SCREW
QTY: 4

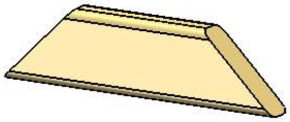
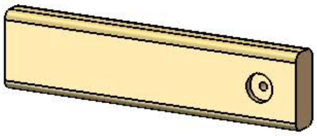
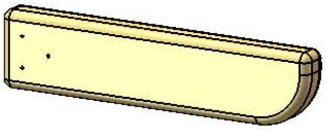
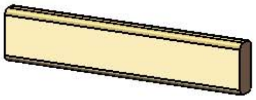
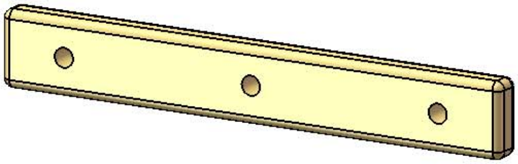
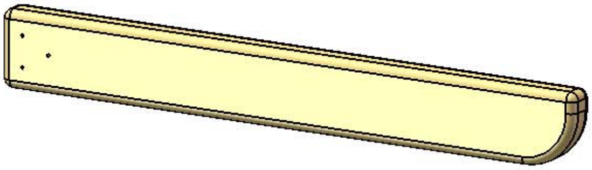
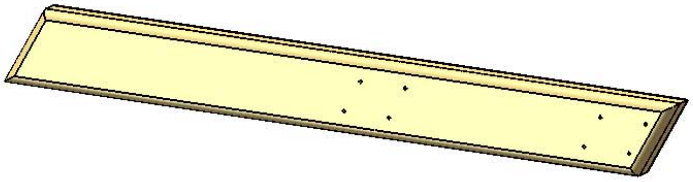


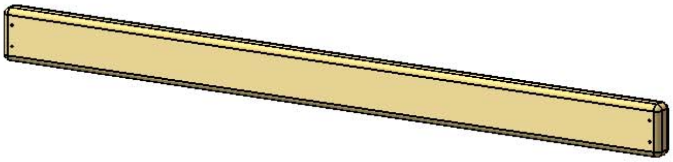
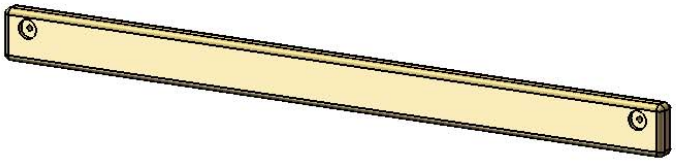
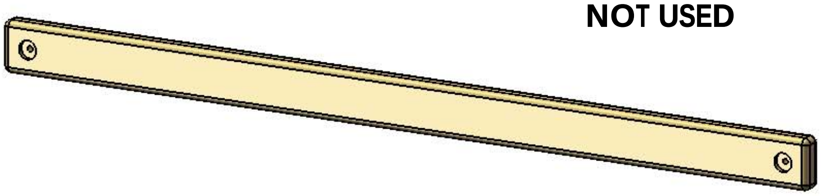
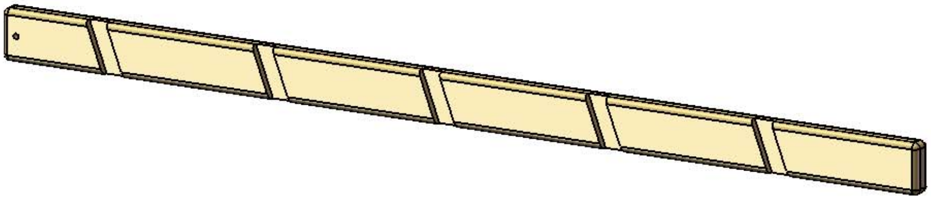
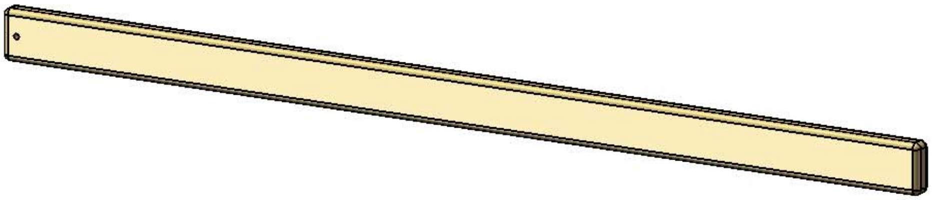
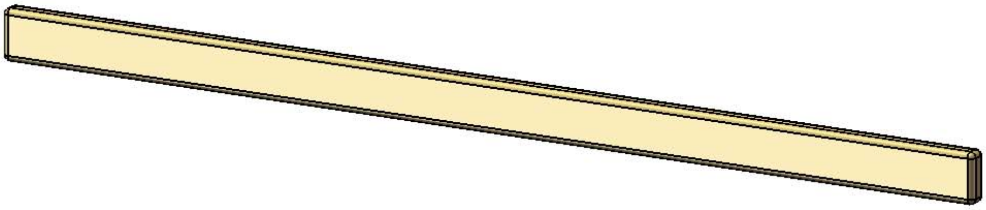
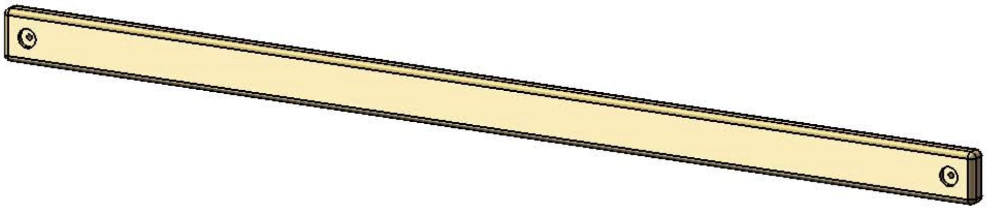
3/8" WASHER
QTY: 4

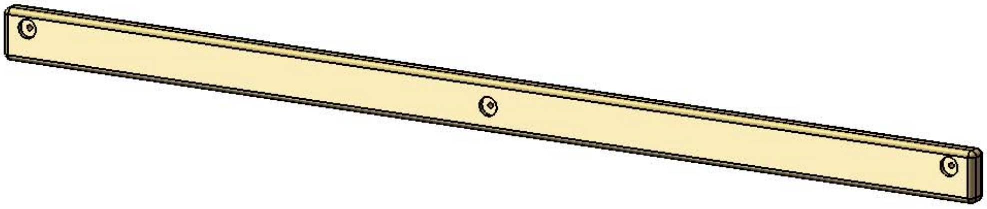
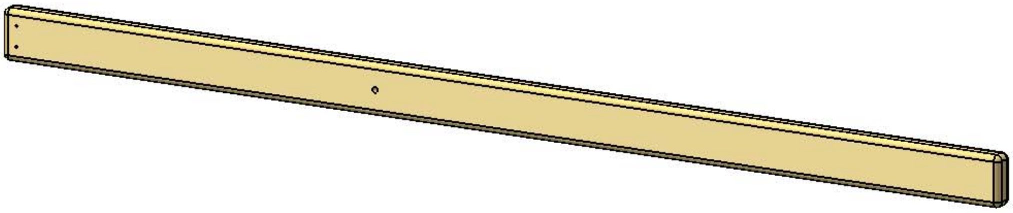
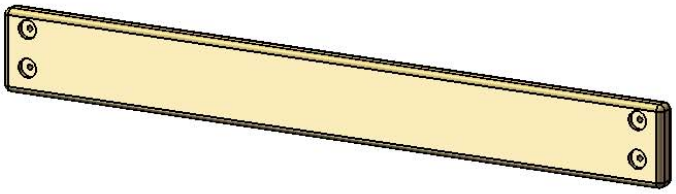
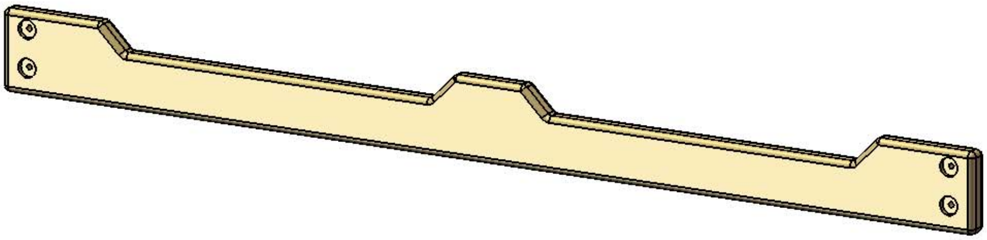
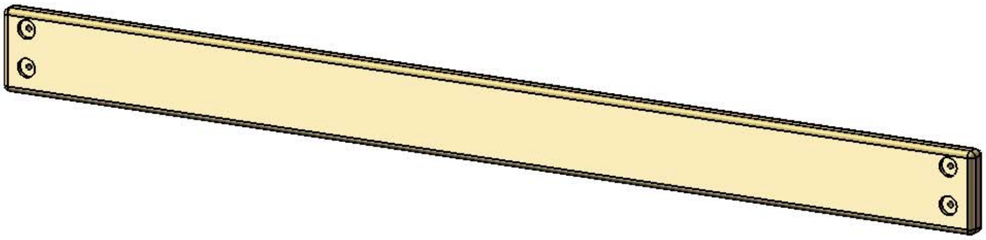
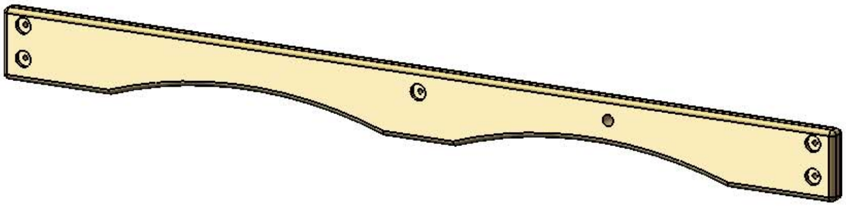
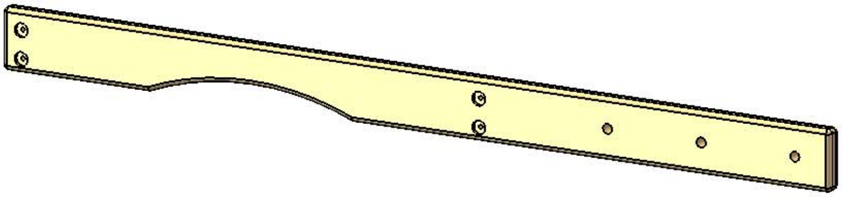


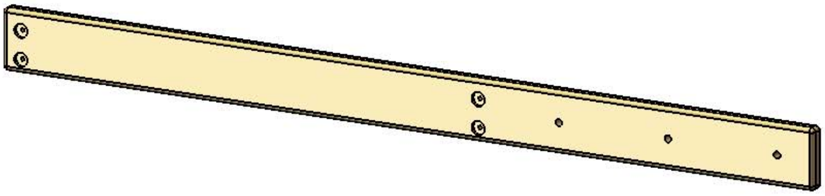
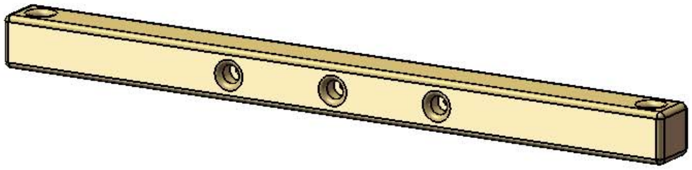
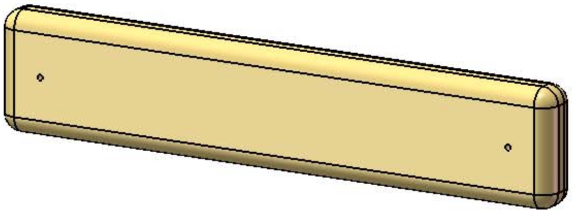
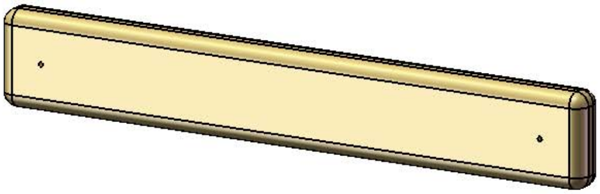
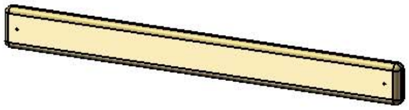
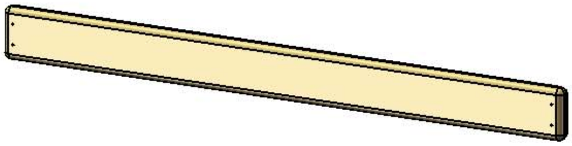
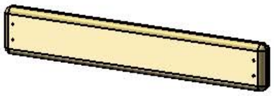


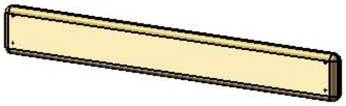
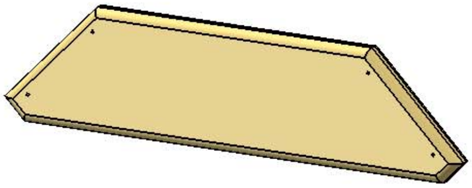
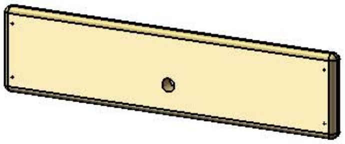
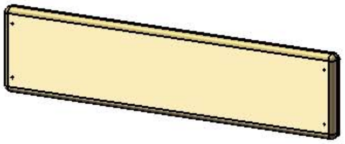
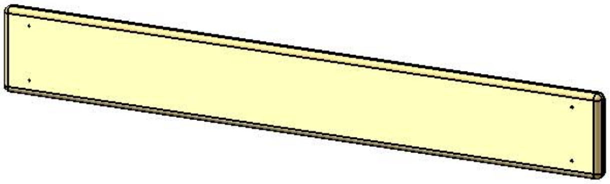
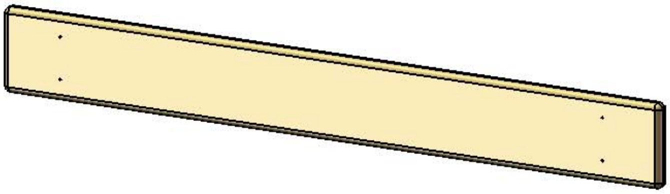
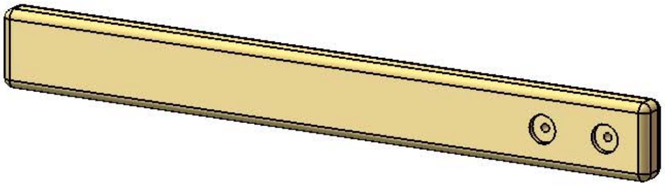
USE THE RULER TO THE RIGHT TO MEASURE YOUR BOLTS AND SCREWS. PICTURE VIEWS SHOWN ABOVE ARE 1:1 SCALE AND CAN BE USED TO MATCH BOLT AND SCREW SIZES.

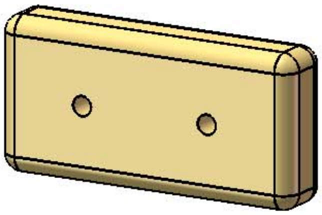
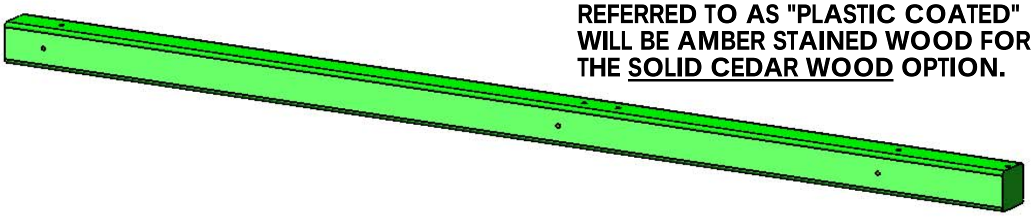
PICTURE	DESCRIPTION	QTY.
	2 X 4 X 13" ANGLE SUPPORT **2-4-1300-AS** 2 X 4 X 18" ANGLE SUPPORT **2-4-1800-AS**	4 4
	2 X 4 X 14" BOTTOM PANEL BOARD **2-4-1400-BPB**	2
	2 X 4 X 14-3/4" PICNIC TABLE TOP SUPPORT **2-4-1475-PTTS**	2
	2 X 4 X 17" LADDER STEP **2-4-1700-LS**	5
	2 X 4 X 24" ROPE LADDER STEP **2-4-2400-RLST**	6
	2 X 4 X 27-1/2" PICNIC TABLE SEAT SUPPORT **2-4-2750-PTTS**	2
	2 X 4 X 32-1/2" PICNIC TABLE LEG **2-4-3250-PTL**	2

PICTURE	DESCRIPTION	QTY.
	2 X 4 X 47-3/8" TARP BOARD **2-4-4738-TB**	3
	2 X 4 X 47$\frac{1}{2}$" END PANEL/ SAFETY BOARD (2 HOLES OFFSET) **2-4-4750-SBEP**	2
NOT USED 	2 X 4 X 58" SWING BEAM CROSS MEMBER (2 HOLES ON CENTER) **2-4-5800-CM**	1
	2 X 4 X 66" LADDER SIDE **2-4-6600-LLS** **2-4-6600-LRS**	1 LEFT 1 RIGHT
	2 X 4 X 66" ROCK WALL SIDE (1 HOLE ON CENTER) **2-4-6600-RWS**	2
	2 X 4 X 70" CENTER DECK SUPPORT **2-4-7000-CDS**	1
	2 X 4 X 70" DECK SUPPORT (2 HOLES ON CENTER) **2-4-7000-DS**	2

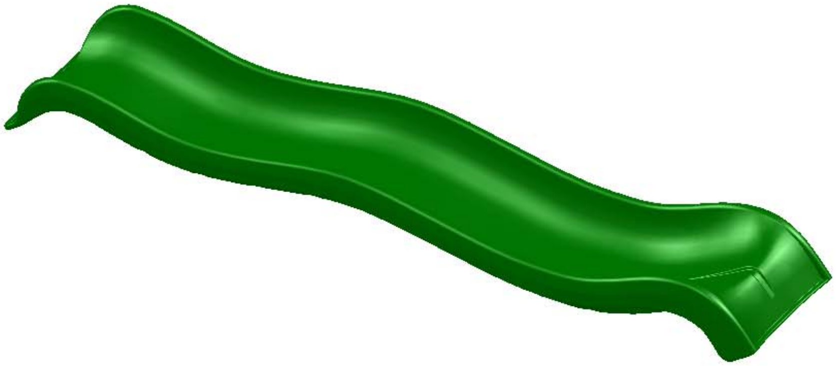
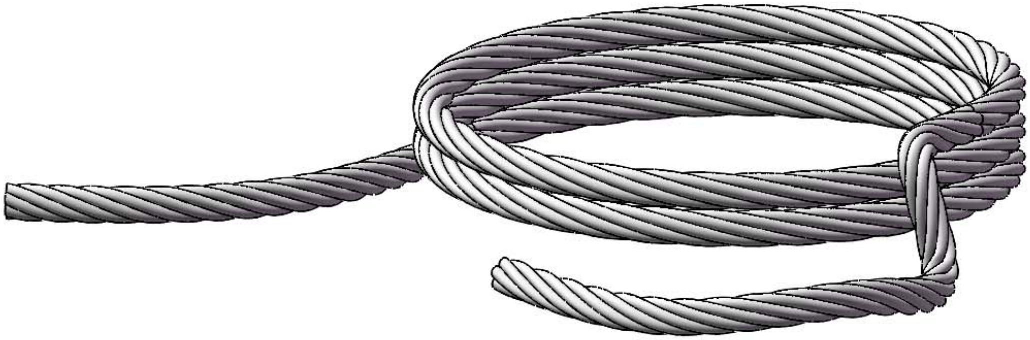
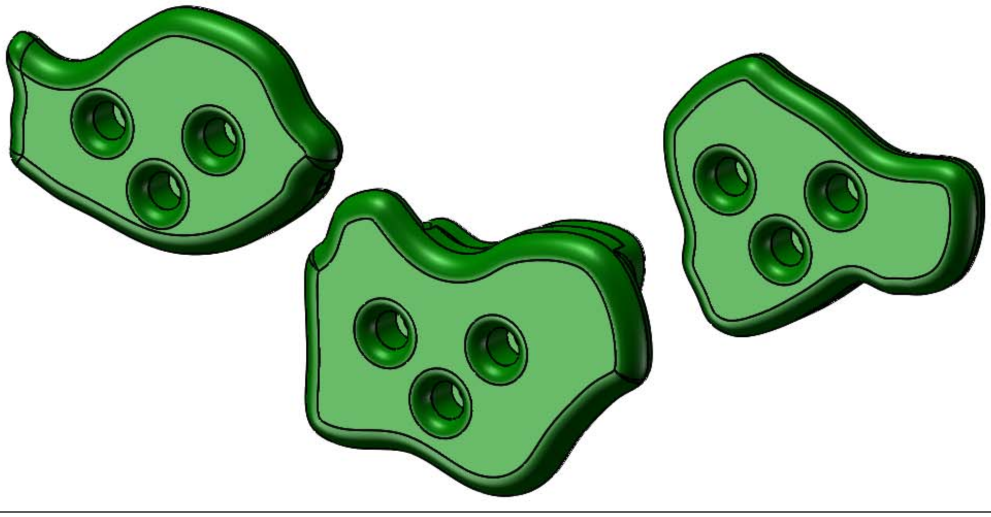
PICTURE	DESCRIPTION	QTY.
	2 X 4 X 70" REAR TOP PANEL BOARD (2 HOLES OFFSET/ 1 CENTERED) **2-4-7000-RTPB**	1
	2 X 4 X 71-7/8" CENTER TARP SUPPORT **2-4-7188-CTS**	2
	2 X 6 X 47$\frac{1}{2}$" BOTTOM PANEL AND SANDBOX BOARD (4 HOLES OFFSET) **2-6-4750-ESPB**	3
	2 X 6 X 70" FRONT FACE BOARD (4 HOLES OFFSET) **2-6-7000-FFB**	1
	2 X 6 X 70" BOTTOM PANEL AND SANDBOX BOARD (4 HOLES OFFSET) **2-6-7000-SB**	3
	2 X 6 X 70" FRONT TOP PANEL BOARD (4 HOLES OFFSET, 1 CENTER) **2-6-7000-FTPB**	1
	2 X 6 X 79-1/2" ROPE LADDER SUPPORT (4 HOLES OFFSET, 3 HOLES ON CENTER) **2-6-7950-RLS**	1

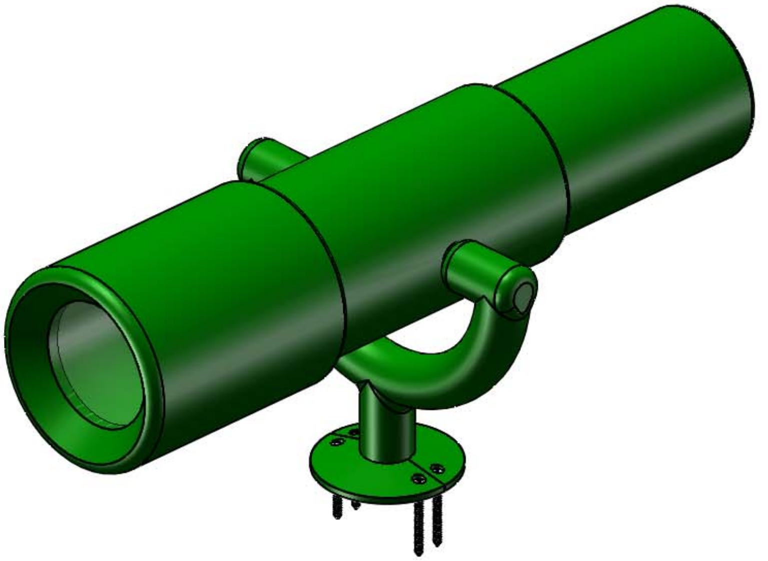
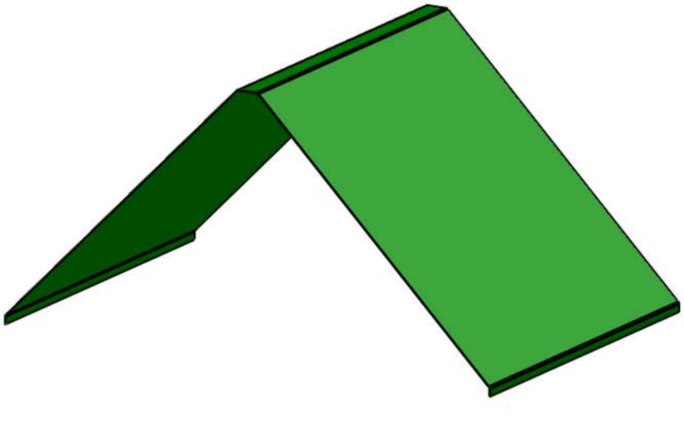
PICTURE	DESCRIPTION	QTY.
	2 X 6 X 79-1/2" ROPE LADDER RUNNER(4 HOLES OFFSET, 3 HOLES ON CENTER) **2-6-7950-RLR**	1
	4 X 4 X $47\frac{1}{2}$" SWING BEAM MOUNT **4-4-4750-SBM**	1
	$\frac{5}{4}$ X $2\frac{5}{8}$ X $13\frac{1}{4}$" PICNIC TABLE SLAT **125-3-1325-PTS**	2
	$\frac{5}{4}$ X $2\frac{5}{8}$ X $17\frac{1}{2}$" TIC TAC TOE MOUNT **125-3-1750-TTTM**	2
	$\frac{5}{4}$ X $2\frac{5}{8}$ X $28\frac{1}{4}$" PANEL SLAT **125-3-2825-PS**	24
	$\frac{5}{4}$ X 4 X $40\frac{3}{8}$" DECK SPACER **125-4-4038-DS**	2
	$\frac{5}{4}$ X 3 X $18\frac{3}{4}$" LADDER BACK **125-3-1875-LB**	1

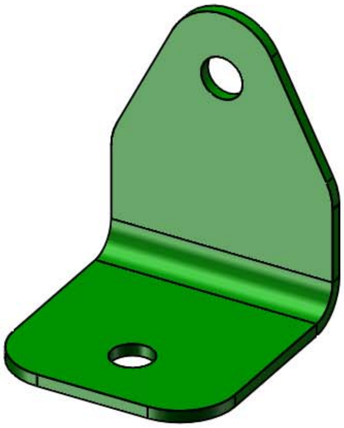
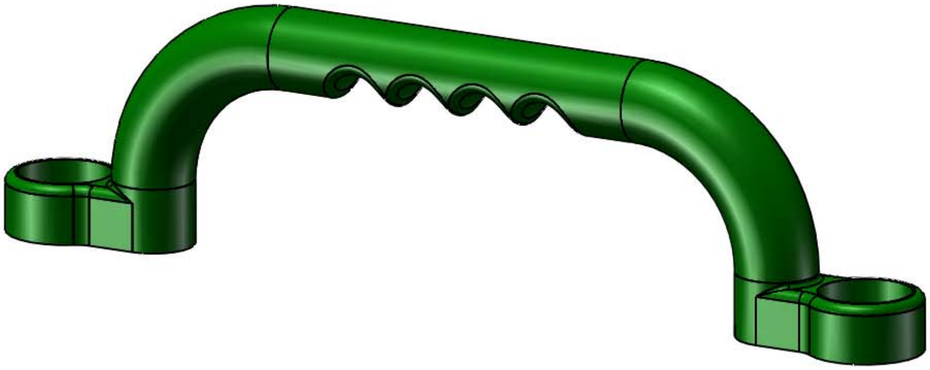
PICTURE	DESCRIPTION	QTY.
	$\frac{5}{4}$ X 3 X $23\frac{7}{8}$" ROCK WALL CAP **125-3-2387-RWC**	1
	$\frac{5}{4}$ X 6 X 22" SANDBOX SEAT **125-6-2200-SS**	2
	$\frac{5}{4}$ X 6 X $23\frac{7}{8}$" BOTTOM ROCK WALL BOARD **125-6-2387-BRW**	1
	$\frac{5}{4}$ X 6 X $23\frac{7}{8}$" ROCK WALL BOARD **125-6-2387-RWB**	11
	$\frac{5}{4}$ X 6 X 43" PICNIC TABLE TOP AND SEATS **125-6-4300-PTTS**	4
	$\frac{5}{4}$ X 6 X $47\frac{3}{8}$" DECK BOARD **125-6-4737-DB**	11
	2 X 4 X 31" IN-GROUND STAKE **2-4-3100-IGS**	2

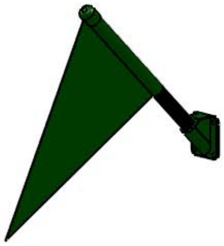
PICTURE	DESCRIPTION	QTY.
	2 X 4 X 7" IN-GROUND STAKE SPACER BLOCK **2-4-0700-ISB**	2
 **NOTE: ANYTHING ON THIS PAGE REFERRED TO AS "PLASTIC COATED" WILL BE AMBER STAINED WOOD FOR THE <u>SOLID CEDAR WOOD</u> OPTION.**	PLASTIC COATED 4 X 4 X 96" CORNER POST	4

COUNT AND ORGANIZE YOUR LUMBER INTO LIKE STACKS (2 X 4, 2 X 6, 4 X 4, 4 X 6, ETC.). THIS WILL HELP IN IDENTIFYING COMPONENTS AND REDUCE YOUR BUILDING TIME

PICTURE	DESCRIPTION	QTY.
	10' WIKI WAVE SLIDE	1
	10' ROCK WALL ROPE	1
	13' ROPE LADDER ROPE	3
	CLIMBING ROCK **(07-0008 IS A PACK OF 5)**	10 ROCKS

PICTURE	DESCRIPTION	QTY.
HARDWARE BOXES: 1501, 1502, 1507 11-0079	HARDWARE BOXES	1
	TELESCOPE **07-0001**	1
	TARP (MATERIAL AND COLOR WILL VARY BY MODEL)	1

PICTURE	DESCRIPTION	QTY.
	90° GREEN BRACKET **11-5013**	4
	SAFETY HANDLES (PAIR) **07-0005**	1PR
	TIC TAC TOE (UNASSEMBLED) **07-0010**	1

PICTURE	DESCRIPTION	QTY.
	FLAG KIT **09-1014**	2
(NOT SHOWN)	MANUFACTURER LOGO PLATE	1
	STEERING WHEEL **07-0004**	1

STEP 1: ATTACHING T-NUTS TO THE CORNER POSTS

1: THIS STEP IS CRITICAL TO BUILDING THE FORT PROPERLY. IF ANY MISTAKES ARE MADE HERE, YOU WILL NEED TO DIS-ASSEMBLE AND THEN RE-ASSEMBLE TO MAKE YOUR CORRECTIONS.

2: MAKE SURE HOLES ARE FREE OF ANY OBSTRUCTIONS. USE A BOLT TO CLEAN OUT ANY DEBRIS.

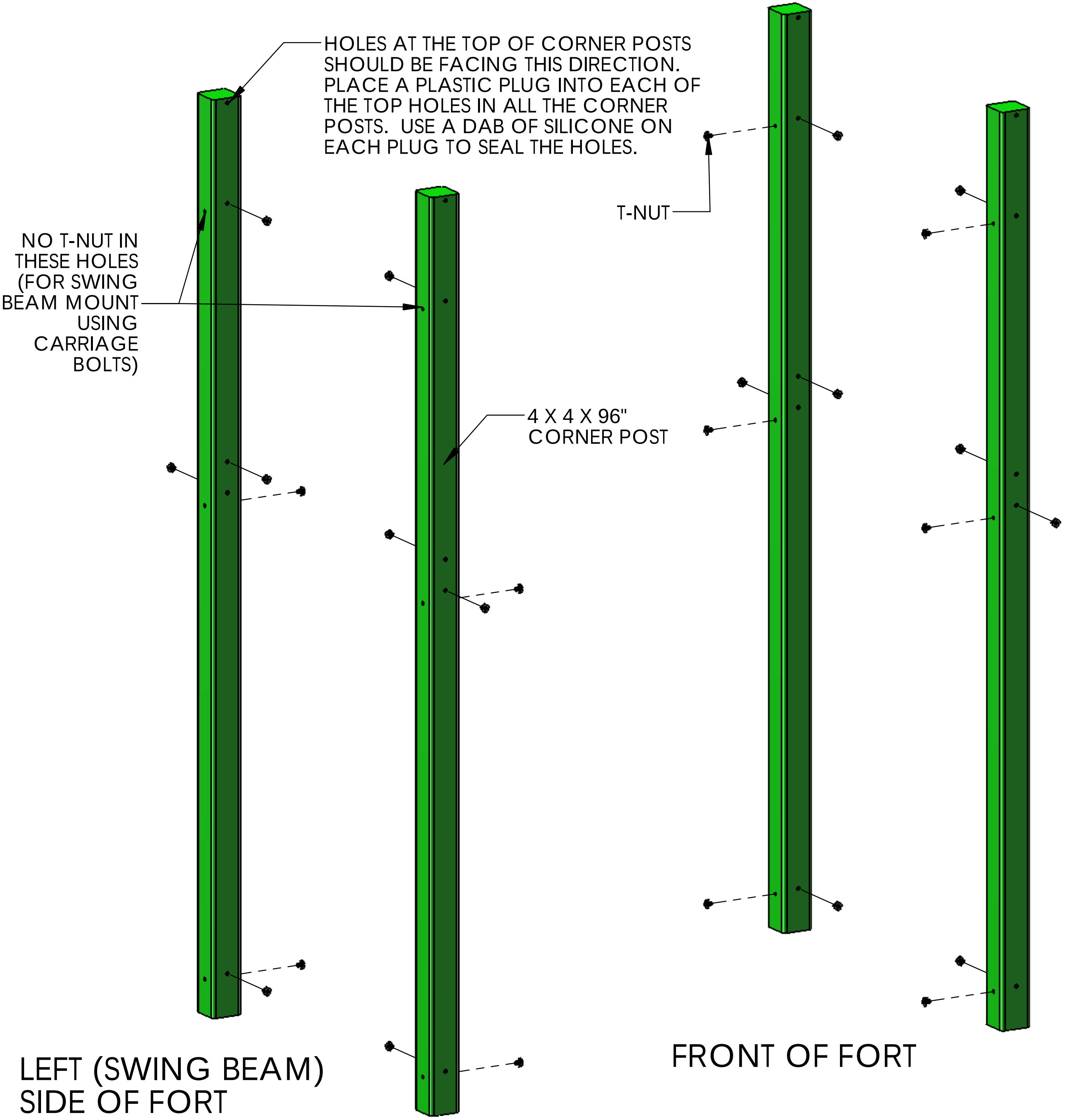
3: LAY OUT EACH OF THE 4 X 4 X 96" CORNER POSTS IN THE AREA YOU INTEND ON BUILDING THE FORT SIDE OF THE PLAYSET.

4: USE THE DIAGRAM BELOW TO CORRECTLY IDENTIFY AND ORIENT THE NECESSARY DIRECTION THE POSTS SHOULD FACE.

5: USE A HAMMER TO SEAT THE T-NUTS AFTER INSERTING THEM INTO THE HOLES SHOWN IN THE DIAGRAM BELOW.

6: THE BARREL OF THE T-NUT SHOULD GO IN THE HOLE FIRST. HAMMER THE T-NUT UNTIL IT IS FLUSH/ALMOST FLUSH TO THE CORNER POSTS.

7: PLACE A PLASTIC PLUG INTO ALL THE CORNER POST TOP HOLES. USE A DAB OF SILICONE ON THE PLUGS TO SEAL THE HOLES.



STEP 2: ASSEMBLING THE RIGHT SIDE FRAME

1: LAY THE RIGHT SIDE CORNER POSTS ON THE GROUND IN THEIR PROPER ORIENTATION.

2: LAY THE 2 X 6 X 79-1/2" ROPE LADDER RUNNER ON TOP OF THE RIGHT SIDE CORNER POSTS AT THE BOTTOM OF THE CORNER POSTS. THE HOLES IN THE ROPE LADDER RUNNER MUST BE OFFSET DOWN.

3: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE TOP HOLES OF THE ROPE LADDER RUNNER TO THE T-NUTS INSTALLED ON THE CORNER POSTS. THE BOTTOM HOLES WILL BE USED LATER.

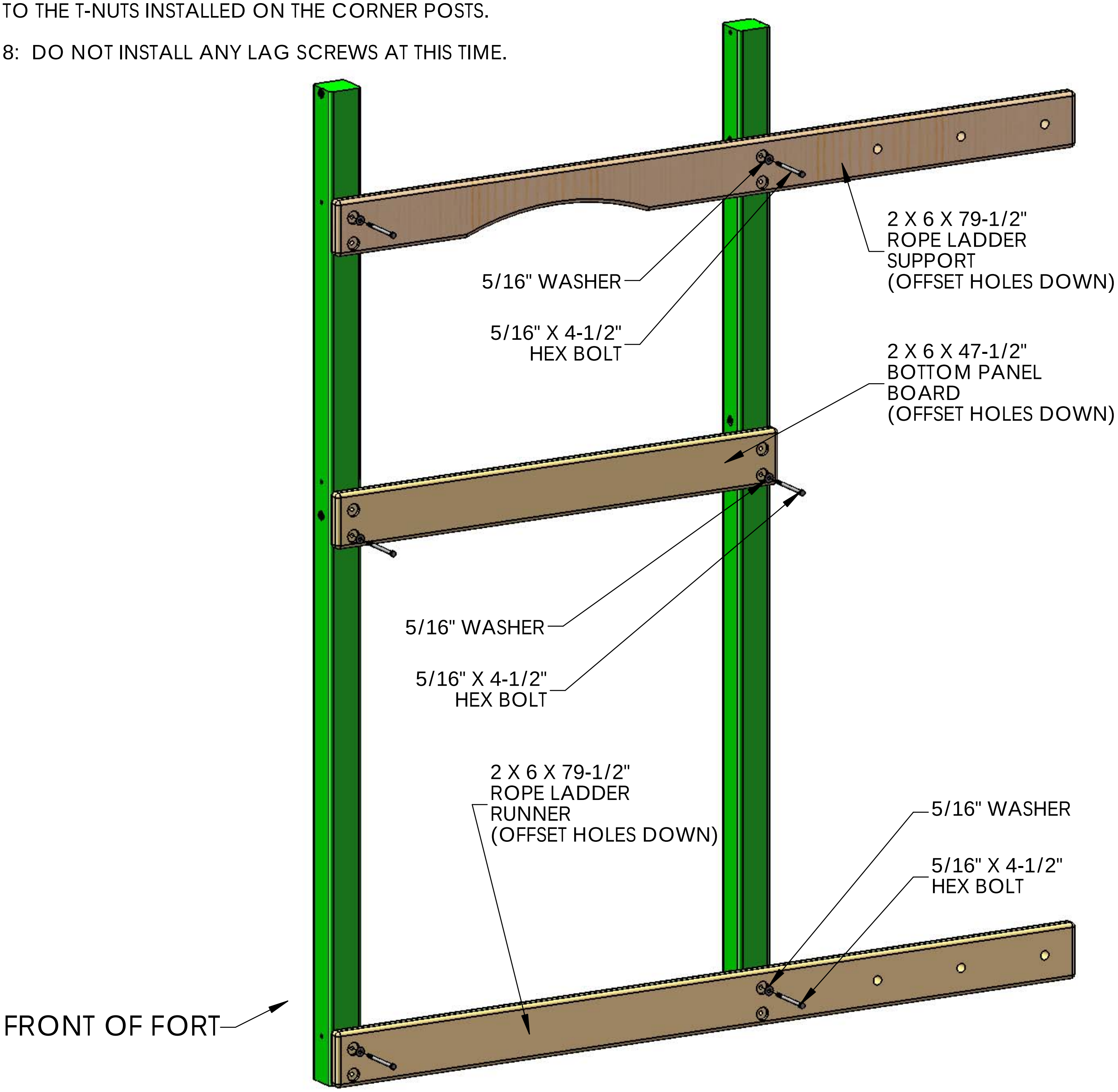
4: LAY THE 2 X 6 X 47-1/2" BOTTOM PANEL BOARD ON TOP OF THE RIGHT SIDE CORNER POSTS IN THE MIDDLE OF THE CORNER POSTS. THE HOLES IN THE BOTTOM PANEL BOARD MUST BE OFFSET DOWN.

5: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE BOTTOM HOLES OF THE BOTTOM PANEL BOARD TO THE T-NUTS INSTALLED ON THE CORNER POSTS. THE TOP HOLES WILL BE USED LATER.

6: LAY THE 2 X 6 X 79-1/2" ROPE LADDER SUPPORT ON TOP OF THE RIGHT SIDE CORNER POSTS. THE HOLES IN THE ROPE LADDER SUPPORT MUST BE OFFSET DOWN.

7: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE TOP HOLES OF THE ROPE LADDER SUPPORT TO THE T-NUTS INSTALLED ON THE CORNER POSTS.

8: DO NOT INSTALL ANY LAG SCREWS AT THIS TIME.



STEP 3: ASSEMBLING THE LEFT SIDE FRAME

1: LAY THE LEFT SIDE CORNER POSTS ON THE GROUND IN THEIR PROPER ORIENTATION.

2: LAY THE 2 X 6 X 47-1/2" SANDBOX BOARD ON TOP OF THE LEFT SIDE CORNER POSTS AT THE BOTTOM OF THE CORNER POSTS. THE HOLES IN THE SANDBOX BOARD MUST BE OFFSET DOWN.

3: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE TOP HOLES OF THE SANDBOX BOARD TO THE T-NUTS INSTALLED ON THE CORNER POSTS. THE BOTTOM HOLES WILL BE USED LATER.

4: LAY THE 2 X 6 X 47-1/2" BOTTOM PANEL BOARD ON TOP OF THE LEFT SIDE CORNER POSTS IN THE MIDDLE OF THE CORNER POSTS. THE HOLES IN THE BOTTOM PANEL BOARD MUST BE OFFSET DOWN.

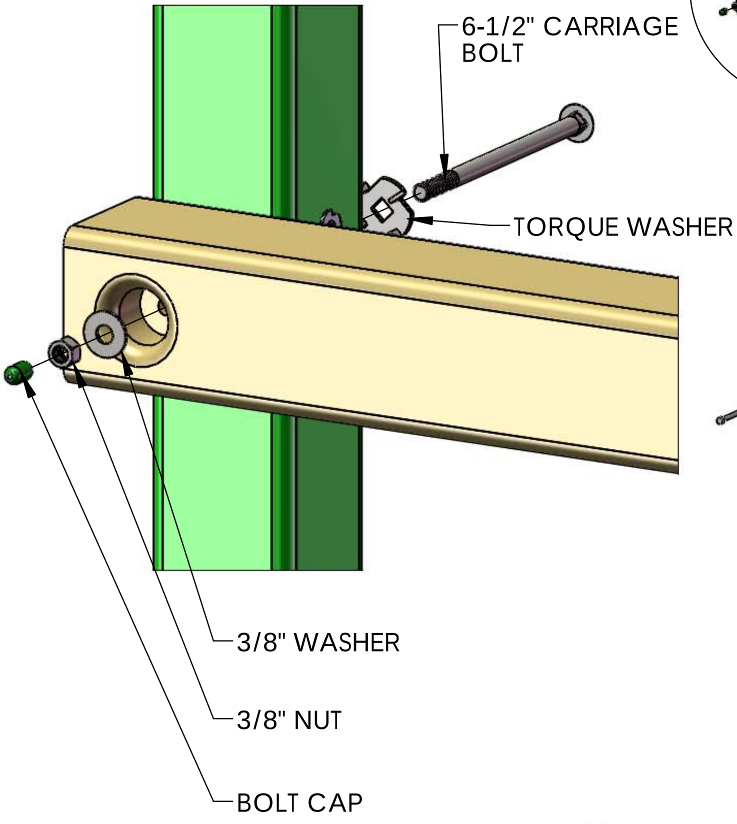
5: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE BOTTOM HOLES OF THE BOTTOM PANEL BOARD TO THE T-NUTS INSTALLED ON THE CORNER POSTS. THE TOP HOLES WILL BE USED LATER.

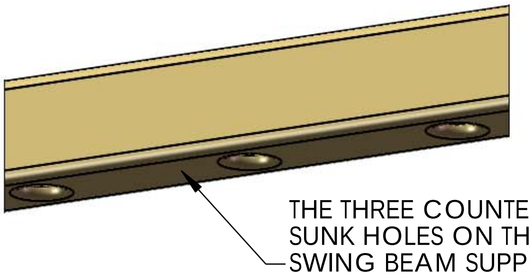
6: LAY THE 4 X 4 X 47-1/2" SWING BEAM SUPPORT ON TOP OF THE LEFT SIDE CORNER POSTS. THE THREE COUNTERSUNK HOLES IN THE MIDDLE OF THE SWING BEAM SUPPORT MUST FACE DOWNWARD.

7: FIND TWO TORQUE WASHERS. PLACE A 6-1/2" CARRIAGE BOLT THROUGH THE TORQUE WASHER, MAKING SURE THAT THE TEETH ARE FACING IN THE SAME DIRECTION AS THE THREADS OF THE CARRIAGE BOLT. PLACE THE TORQUE WASHER/CARRIAGE BOLT ASSEMBLY INTO THE CORNER POST HOLES SO THAT THE HEAD OF THE CARRIAGE BOLT FACES WHAT WILL BE THE INSIDE OF THE FORT. USE A HAMMER TO SET THE TORQUE WASHER INTO THE CORNER POST.

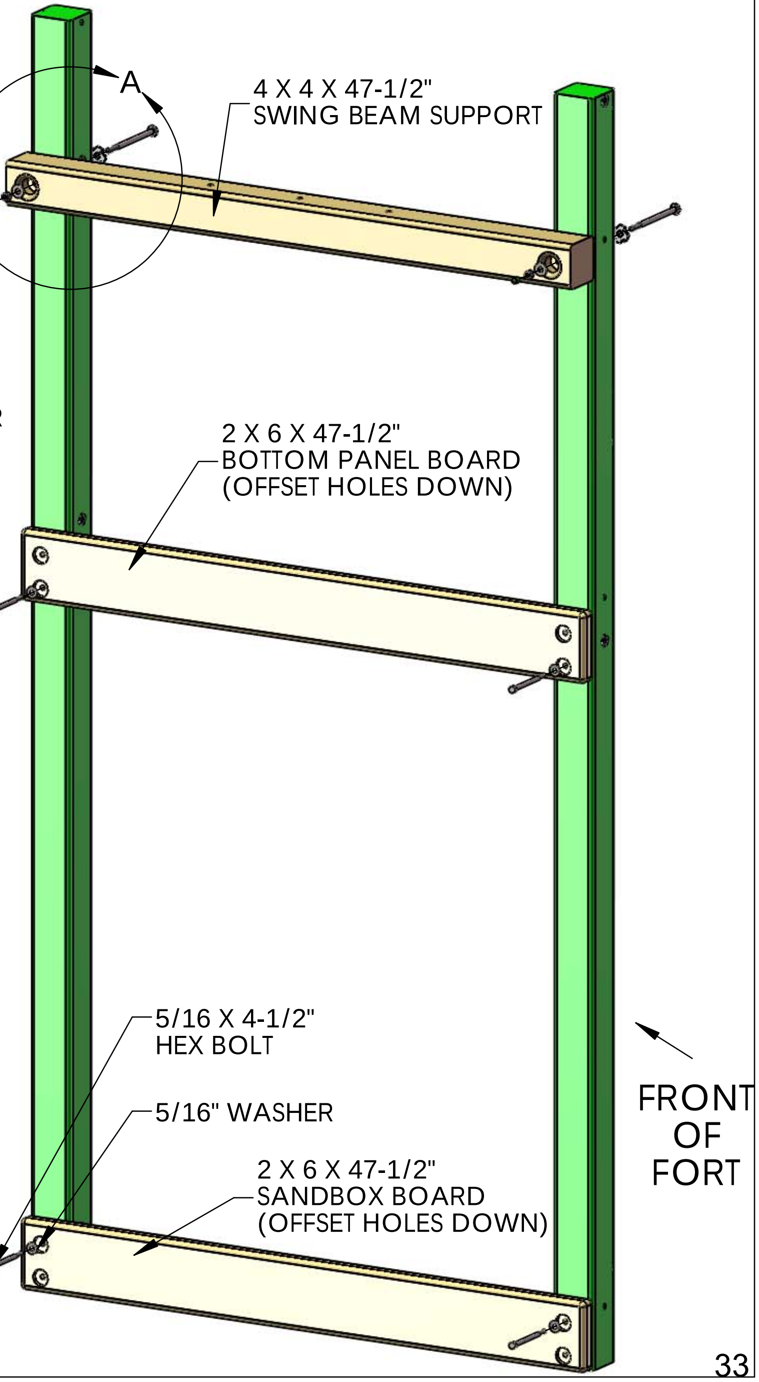
8: ATTACH THE SWING BEAM SUPPORT AS SHOWN IN DETAIL A.

DETAIL A





THE THREE COUNTERSUNK HOLES ON THE SWING BEAM SUPPORT WILL FACE DOWN WHEN PROPERLY INSTALLED.

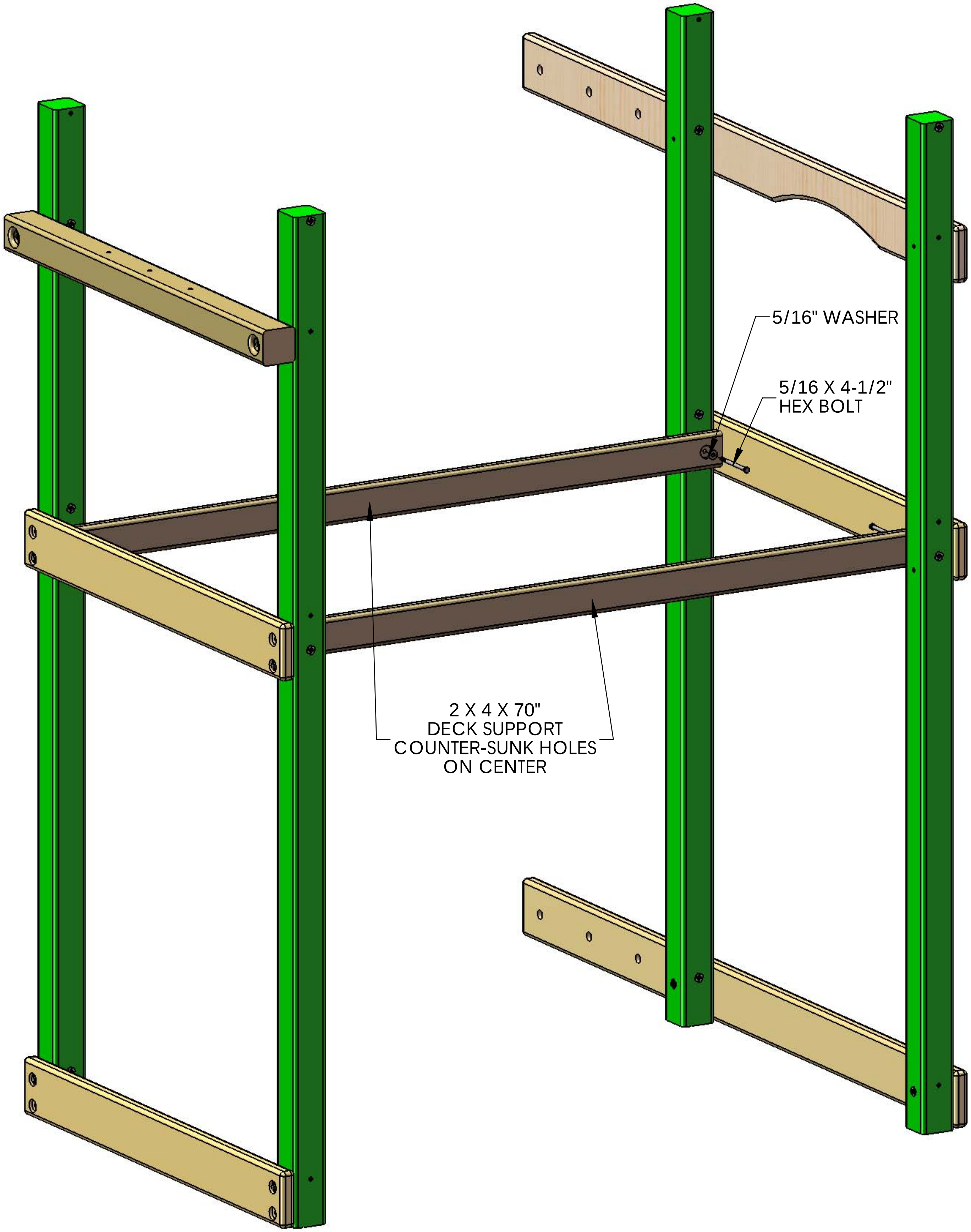


STEP 4: DECK SUPPORTS

YOU WILL NEED AN EXTRA PERSON FOR THIS STEP.

1: WITH HELP, STAND UP THE LEFT AND RIGHT SIDE ASSEMBLIES.

2: FASTEN THE 2 X 4 X 70" DECK SUPPORTS TO THE HOLES AT 54-3/4" WITH 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS FROM THE INSIDE OF THE FORT



STEP 5: FRONT FRAME ASSEMBLY

1: PLACE THE 2 X 6 X 70" SANDBOX BOARD ON THE FRONT OF THE CORNER POSTS. THE HOLES IN THE SANDBOX BOARD SHOULD BE OFFSET UP.

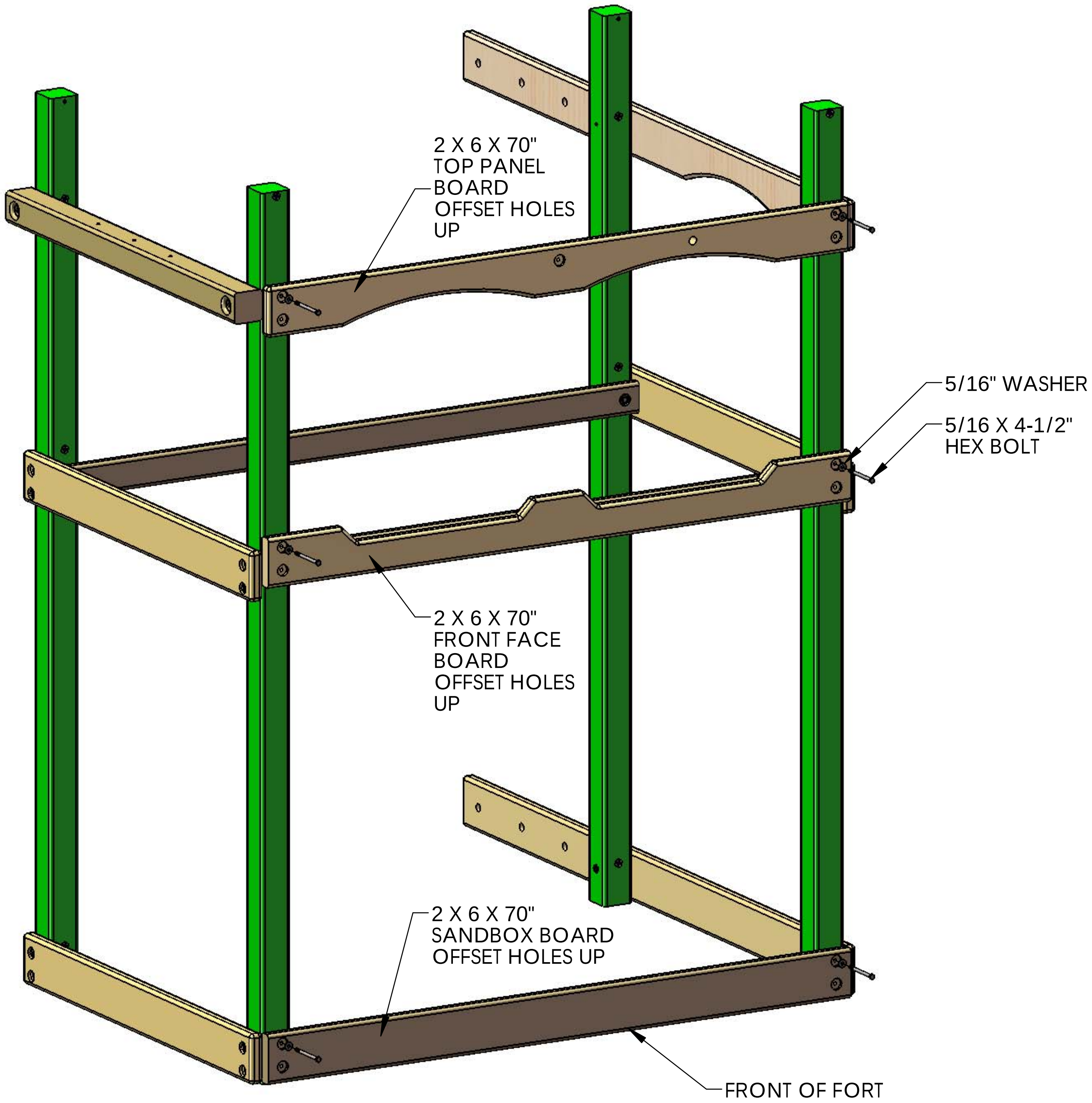
2: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE TOP HOLES OF THE SANDBOX BOARD TO THE T-NUTS INSTALLED ON THE CORNER POSTS. THE BOTTOM HOLES WILL BE USED LATER.

3: PLACE THE 2 X 6 X 70" FRONT FACE BOARD WITH NOTCHES ON THE FRONT OF THE CORNER POSTS. THE HOLES IN THE FRONT FACE BOARD SHOULD BE OFFSET UP.

4: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE TOP HOLES OF THE FRONT FACE BOARD TO THE T-NUTS INSTALLED ON THE CORNER POSTS. THE BOTTOM HOLES WILL BE USED LATER.

5: PLACE THE 2 X 6 X 70" TOP PANEL BOARD ON THE FRONT OF THE CORNER POSTS. THE HOLES IN THE TOP PANEL BOARD SHOULD BE OFFSET UP.

6: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE TOP HOLES OF THE TOP PANEL BOARD TO THE T-NUTS INSTALLED ON THE CORNER POSTS.



STEP 6: REAR FRAME ASSEMBLY

1: PLACE THE 2 X 6 X 70" SANDBOX BOARD AT THE BOTTOM REAR OF THE CORNER POSTS. THE HOLES IN THE SANDBOX BOARD MUST BE OFFSET UP.

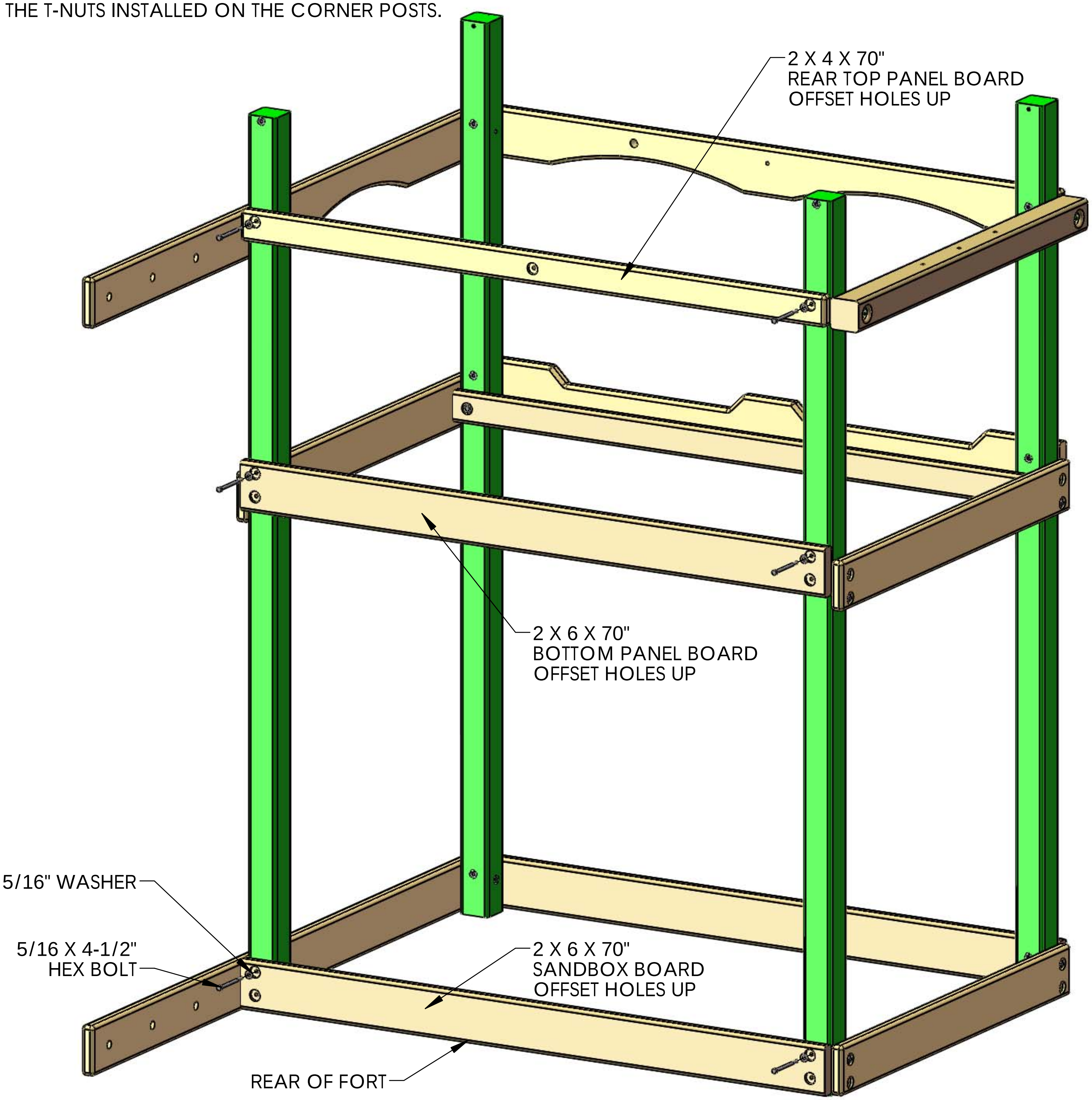
2: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE TOP HOLES OF THE SANDBOX BOARD TO THE T-NUTS INSTALLED ON THE CORNER POSTS. THE BOTTOM HOLES WILL BE USED LATER.

3: PLACE THE 2 X 6 X 70" BOTTOM PANEL BOARD AT THE MIDDLE OF THE REAR CORNER POSTS. THE HOLES IN THE FRONT FACE BOARD MUST BE OFFSET UP.

4: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE TOP HOLES OF THE BOTTOM PANEL BOARD TO THE T-NUTS INSTALLED ON THE CORNER POSTS. THE BOTTOM HOLES WILL BE USED LATER.

5: PLACE THE 2 X 4 X 70" REAR TOP PANEL BOARD NEAR THE TOP OF THE REAR CORNER POSTS. THE HOLES IN THE TOP PANEL BOARD MUST BE OFFSET UP.

6: USE 5/16 X 4-1/2" HEX BOLTS AND 5/16" WASHERS TO ATTACH THE HOLES OF THE TOP PANEL BOARD TO THE T-NUTS INSTALLED ON THE CORNER POSTS.



INGROUND STAKES

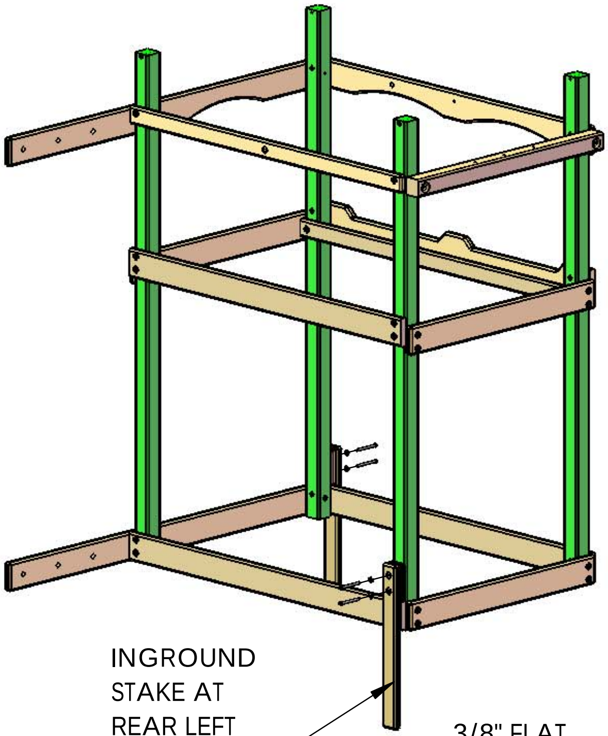
1: FOR THE TOWER SERIES PLAY SETS TWO INGROUND STAKES ARE REQUIRED. DECIDE UPON THE FINAL POSITION OF THE PLAY SET. MARK THE GROUND AT THE FRONT RIGHT CORNER AND REAR LEFT CORNER. THEN YOU AND AN ASSISTANT WILL NEED TO MOVE THE PLAY SET AWAY FROM THE AREA SO THAT THE HOLES MAY BE DUG.

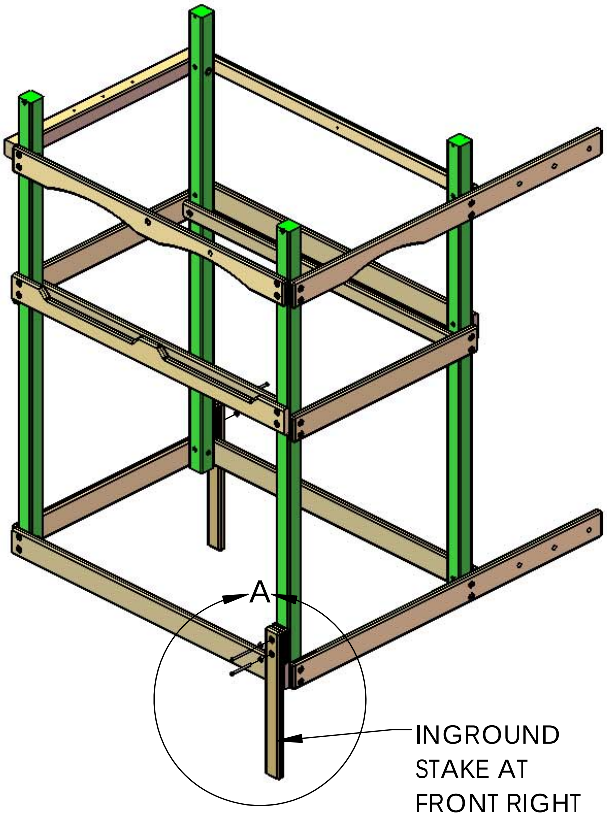
2: USE A POST HOLE DIGGER OR SHOVEL TO DIG DOWN 19" AT EACH LOCATION. NOW MOVE THE PLAY SET BACK TO THE PRIOR POSITION. LEVEL AND SQUARE THE PLAY SET AS SHOWN IN STEP 6A THEN RETURN TO THIS PAGE TO INSTALL THE INGROUND STAKES.

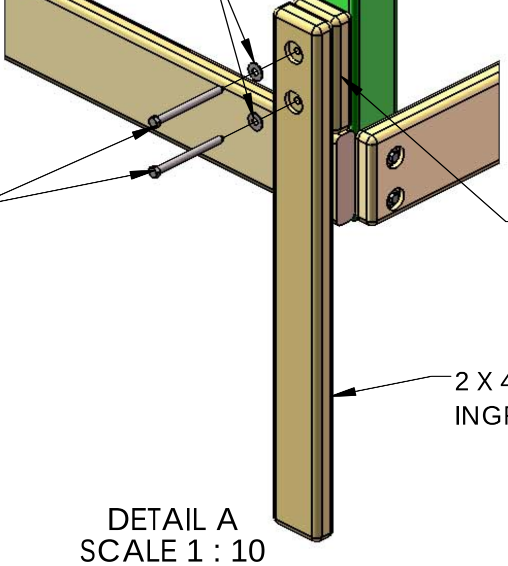
3: PLACE THE SPACER BLOCK AGAINST THE CORNER POST. DRILL 11/64" HOLES BY 2" DEEP THROUGH THE HOLES IN THE SPACER BLOCK INTO THE CORNER POST. PLACE THE INGROUND STAKE INTO THE HOLE. LINE UP THE HOLES IN THE INGROUND STAKE WITH THE HOLES IN THE SPACER BLOCK.

4: SECURE THE INGROUND STAKE TO THE CORNER POST WITH TWO 3/8" X 5" LAG SCREWS AND TWO 3/8" FLAT WASHERS. REPEAT SUBSTEPS 3 AND 4 FOR THE OTHER INGROUND STAKE.

5: MIX UP SOME CONCRETE ACCORDING TO THE MANUFACTURERS DIRECTIONS AND FILL THE HOLES WHERE THE INGROUND STAKES ARE LOCATED. FILL THE HOLES UP SO THEY ARE LEVEL WITH THE SURFACE OF THE GROUND. IF YOU ARE NOT INSTALLING MULCH OR SAFETY SURFACING AROUND YOUR SET, THEN ONLY FILL THE HOLES UP UNTIL THE CONCRETE IS 2" BELOW THE TOP SURFACE OF THE DIRT. THEN PLACE DIRT ON TOP OF THE CONCRETE ONCE IT SETS.







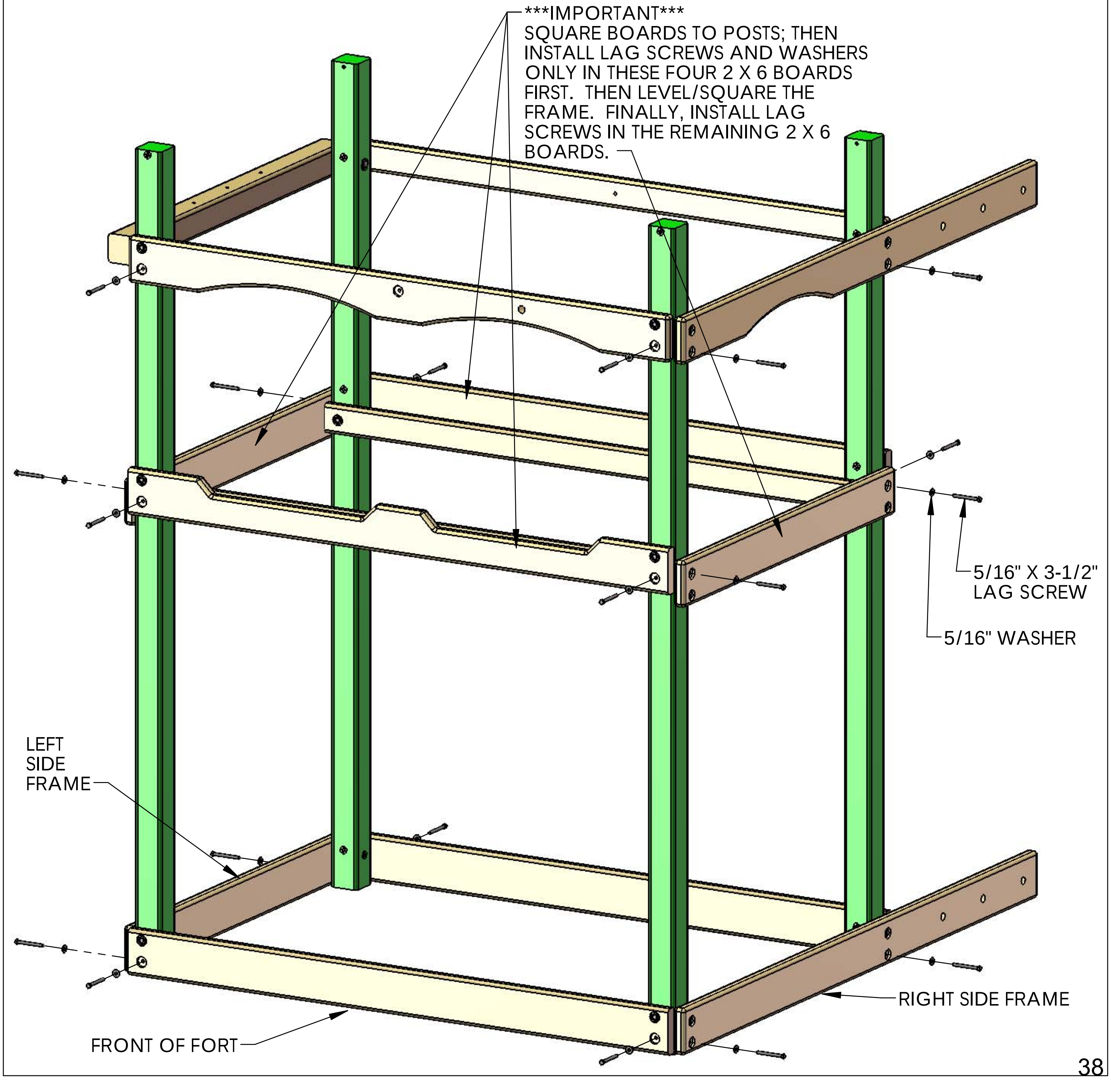
DETAIL A
SCALE 1 : 10

STEP 6A: LEVELING THE PLAY SET AND LAGS

1: INSTALL LAG SCREWS ONLY IN THE FOUR 2 X 6 BOARDS AT DECK HEIGHT AT THIS TIME. SQUARE EACH OF THESE FOUR BOARDS TO THE CORNER POSTS AND THEN INSTALL THE LAG SCREWS. THIS IS TO MAKE THE STRUCTURE RIDGID FOR THE LEVELING AND SQUARING PROCESS.

2: PLACE THE FRAME IN ITS FINAL POSITION AND FOLLOW THE PROCEDURES AT THE FRONT OF THE MANUAL TO LEVEL AND SQUARE THE STRUCTURE. HAVE AN ASSISTANT HELP YOU LIFT THE FRAME AS REQUIRED. **DO NOT** INSTALL REMAINING LAG SCREWS UNTIL AFTER THE FRAME HAS BEEN LEVELED AND SQUARED.

3: ONCE THE FRAME IS LEVEL, SQUARE AND SET INTO POSITION; GO BACK AND INSERT THE 5/16" X 3-1/2" LAG SCREWS AND 5/16" WASHERS IN ALL THE REMAINING HOLES OF THE 2 X 6 PARTS ON THE FRONT, SIDES AND REAR OF THE PLAY SET. NOTE: THERE WILL NOT BE ANY PREDRILLED HOLES IN THE CORNER POSTS FOR THE LAG SCREWS.


IMPORTANT
SQUARE BOARDS TO POSTS; THEN INSTALL LAG SCREWS AND WASHERS ONLY IN THESE FOUR 2 X 6 BOARDS FIRST. THEN LEVEL/SQUARE THE FRAME. FINALLY, INSTALL LAG SCREWS IN THE REMAINING 2 X 6 BOARDS.

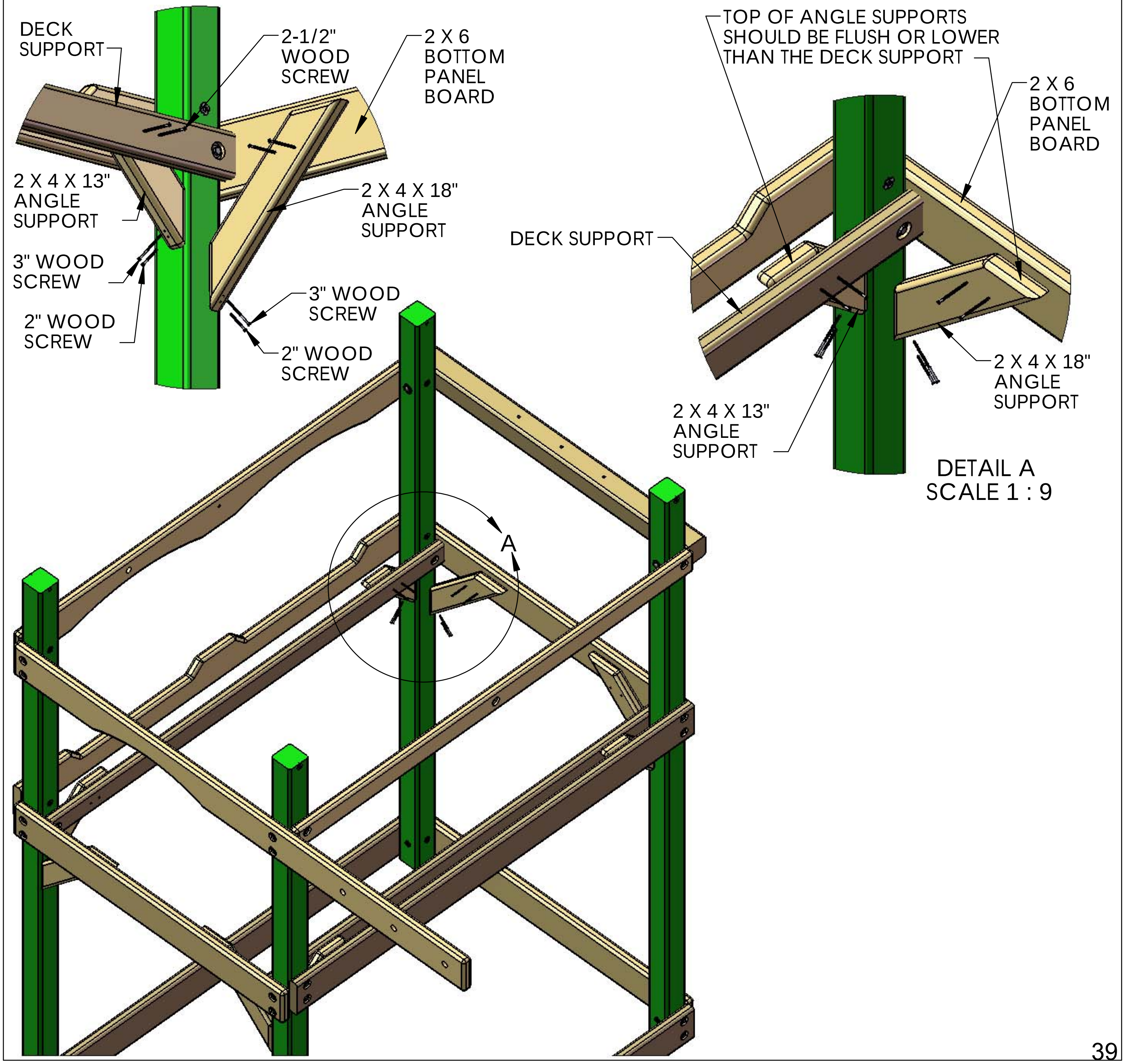
STEP 6B: ANGLE SUPPORTS

1: FOUR 2 X 4 X 18" ANGLE SUPPORTS ARE MOUNTED UNDER THE DECK ON THE LEFT AND RIGHT SIDES OF THE PLAY SET TO THE 2 X 6 BOTTOM PANEL BOARD. **THE TOP OF THE ANGLE SUPPORT SHOULD BE FLUSH OR LOWER THAN THE TOP OF THE DECK SUPPORT.**

2: AT THE TOP USE 2-1/2" WOOD SCREWS THROUGH THE ANGLE SUPPORT INTO THE BOTTOM PANEL BOARD. AT THE BOTTOM USE ONE 2" AND ONE 3" WOOD SCREW TO FASTEN THE ANGLE SUPPORT TO THE CORNER POST.

3: FOUR 2 X 4 X 13" ANGLE SUPPORTS ARE MOUNTED UNDER THE DECK ON THE FRONT AND REAR OF THE PLAY SET TO THE 2 X 4 DECK SUPPORTS. **THE TOP OF THE ANGLE SUPPORT SHOULD BE FLUSH OR LOWER THAN THE TOP OF THE DECK SUPPORT.**

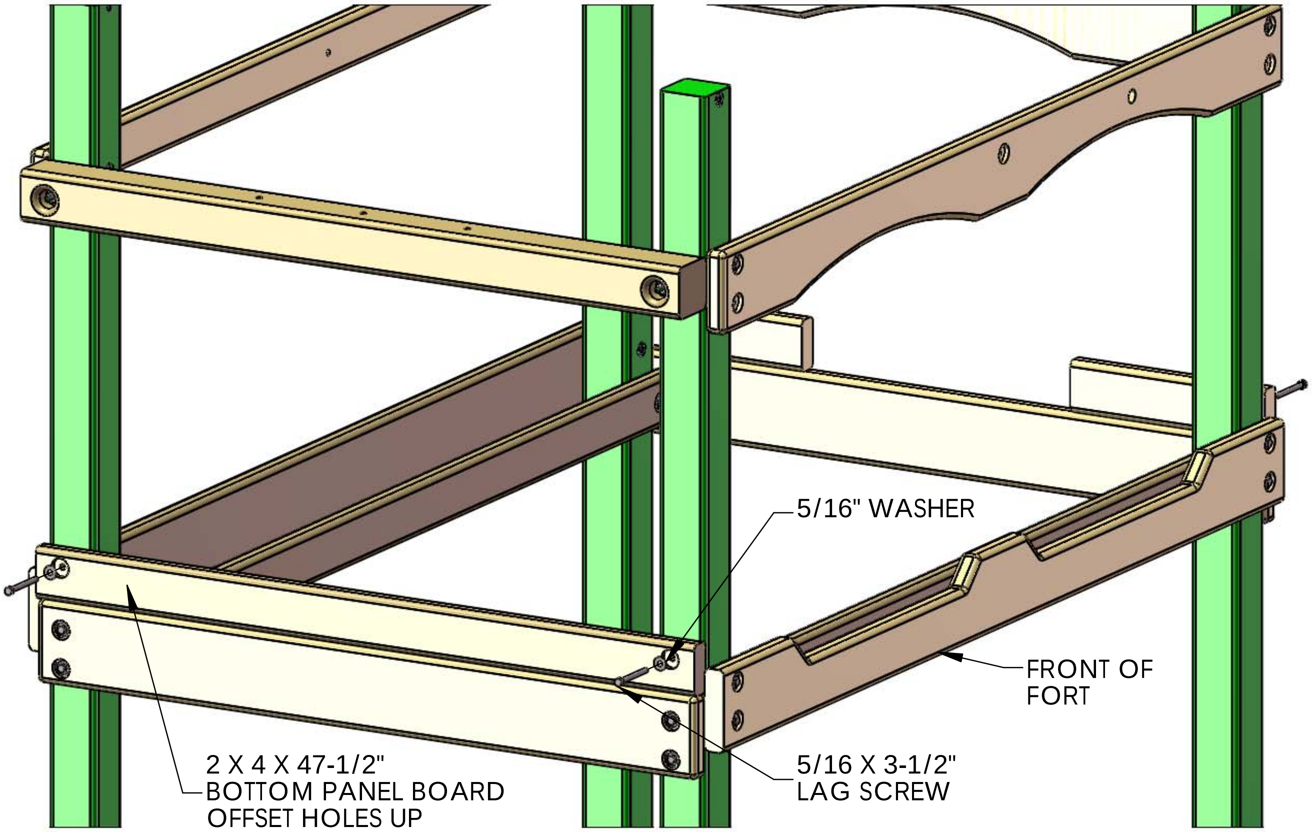
4: AT THE TOP USE 2-1/2" WOOD SCREWS THROUGH THE ANGLE SUPPORT INTO THE BOTTOM PANEL BOARD. AT THE BOTTOM USE ONE 2" AND ONE 3" WOOD SCREW TO FASTEN THE ANGLE SUPPORT TO THE CORNER POST.



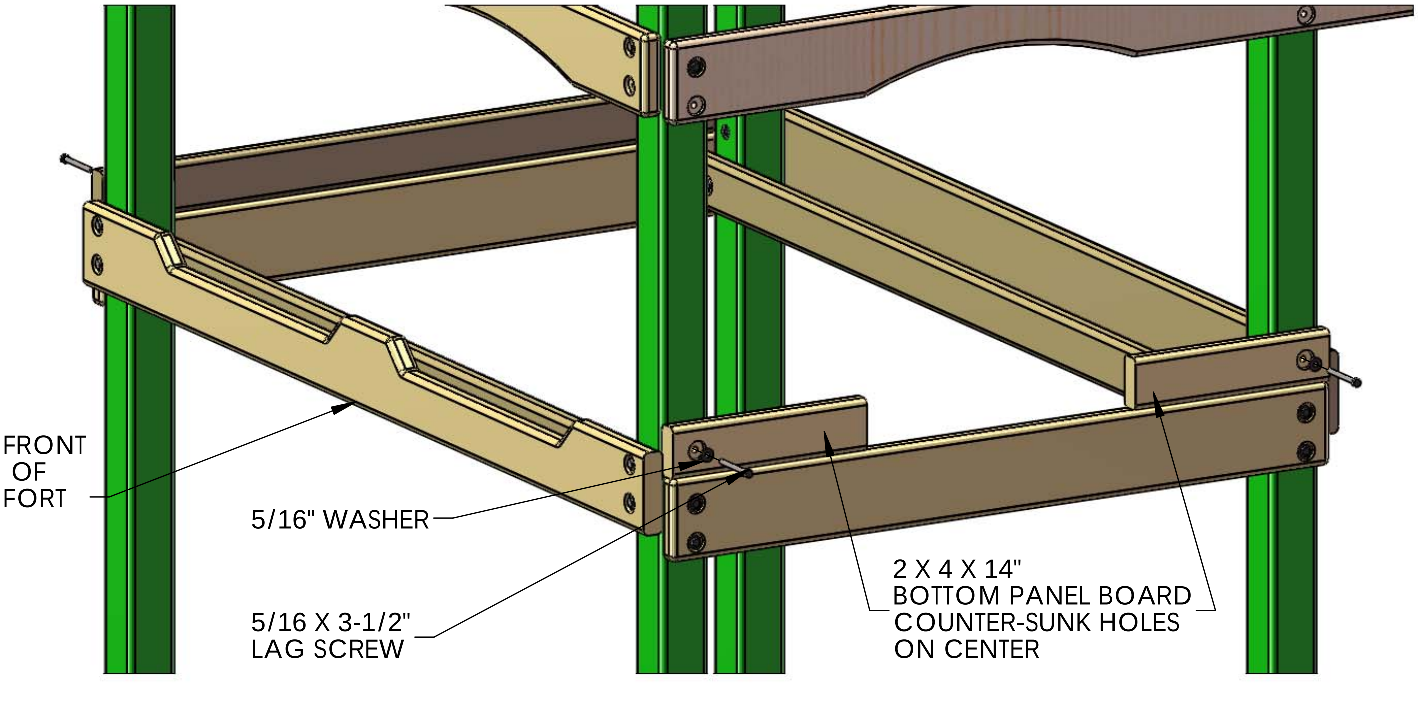
DETAIL A
SCALE 1 : 9

STEP 7: BOTTOM PANEL BOARDS

1: PLACE THE 2 X 4 X 47-1/2" BOTTOM PANEL BOARD ON TOP OF THE 2 X 6 PANEL BOARD WITH OFFSET HOLES UP AND FASTEN TO THE CORNER POSTS WITH 5/16 X 3-1/2" LAG SCREWS WITH 5/16" WASHERS.



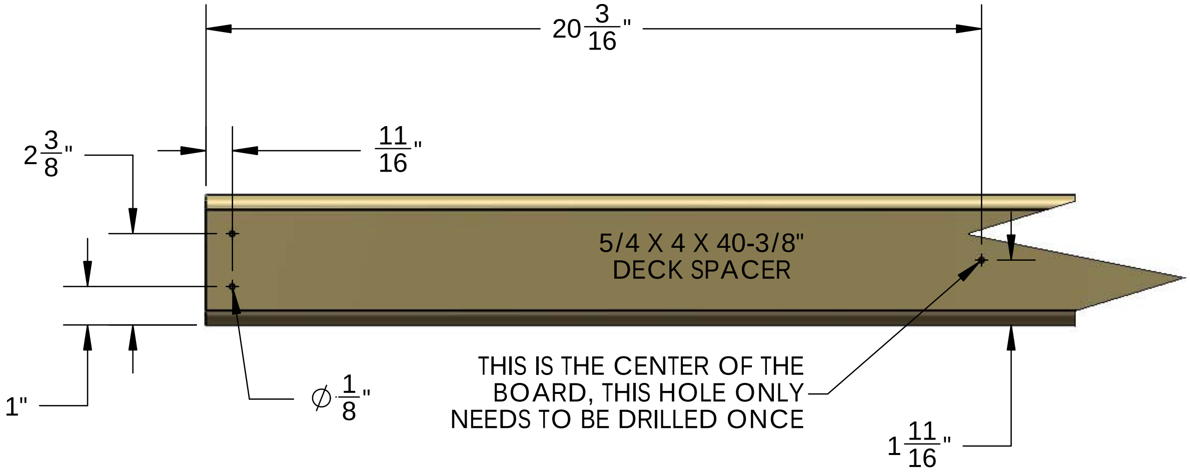
2: PLACE THE 2 X 4 X 14" BOTTOM PANEL BOARD ON TOP OF THE 2 X 6 PANEL BOARD, AND FASTEN TO THE CORNER POSTS WITH 5/16 X 3-1/2" LAG SCREWS WITH 5/16" WASHERS.



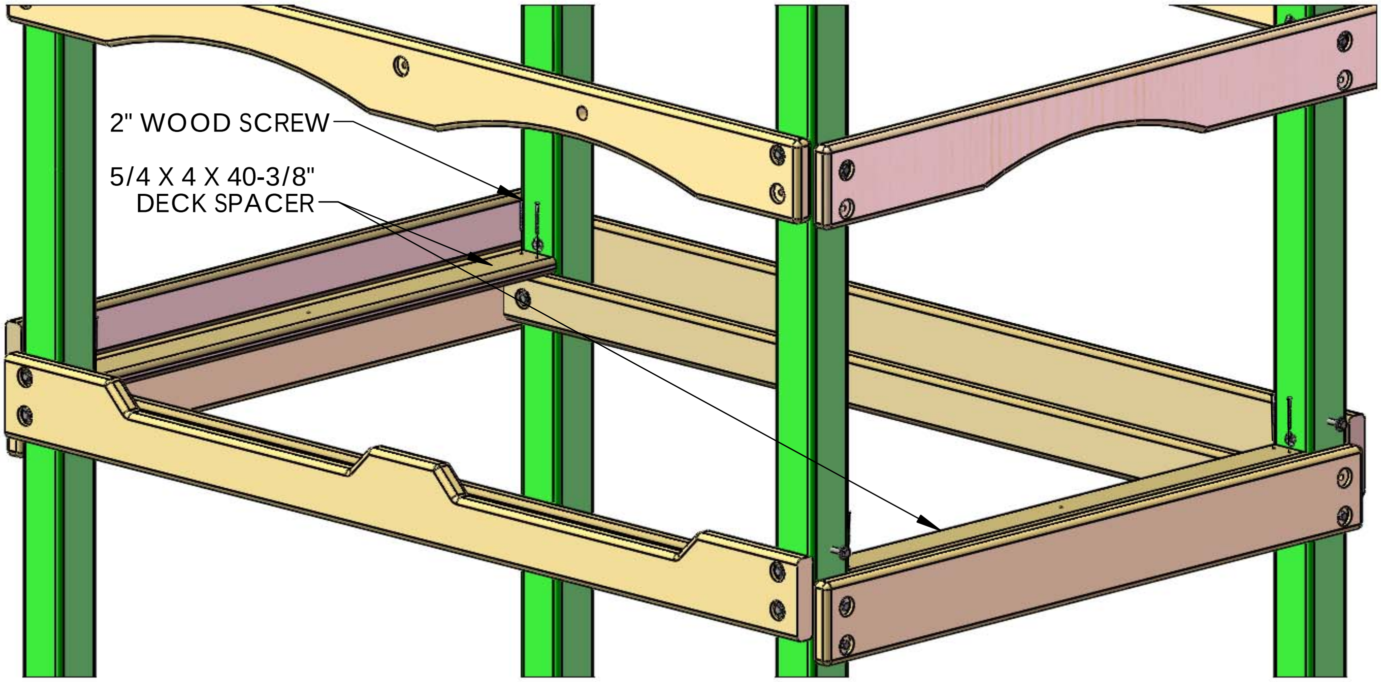
STEP 8: DECK SPACERS

THE FOLLOWING STEP IS RECOMMENDED TO PREVENT POSSIBLE SPLITS IN THE WOOD

1: PRE-DRILL THE ENDS OF THE 5/4 X 4 X 40-3/8" DECK SPACERS TO PREVENT INSTALLATION DAMAGE. PRE-DRILL BOTH ENDS WITH A 1/8" DRILL BIT AT THE DIMENSIONS SHOWN BELOW. THE HOLE AT 20-3/16" ONLY NEEDS TO BE DRILLED ONCE. THIS HOLE IS TO ATTACH THE CENTER DECK SUPPORT TO THE DECK SPACER.



2: PLACE THE 5/4 X 4 X 40-3/8" DECK SPACER AT ONE END OF THE FORT. CENTER THE BOARD BETWEEN THE CORNER POSTS AND ATTACH IT WITH 2" WOOD SCREWS THROUGH THE PREDRILED HOLES AND INTO THE DECK SUPPORT BELOW. NOTE: THE TOP OF THE SCREW HEAD SHOULD BE FLUSH TO THE TOP OF THE DECK SPACER.



2 X 4 X 14" BOTTOM PANEL BOARDS REMOVED FROM VIEW FOR CLARITY

STEP 9: CENTER DECK SUPPORT

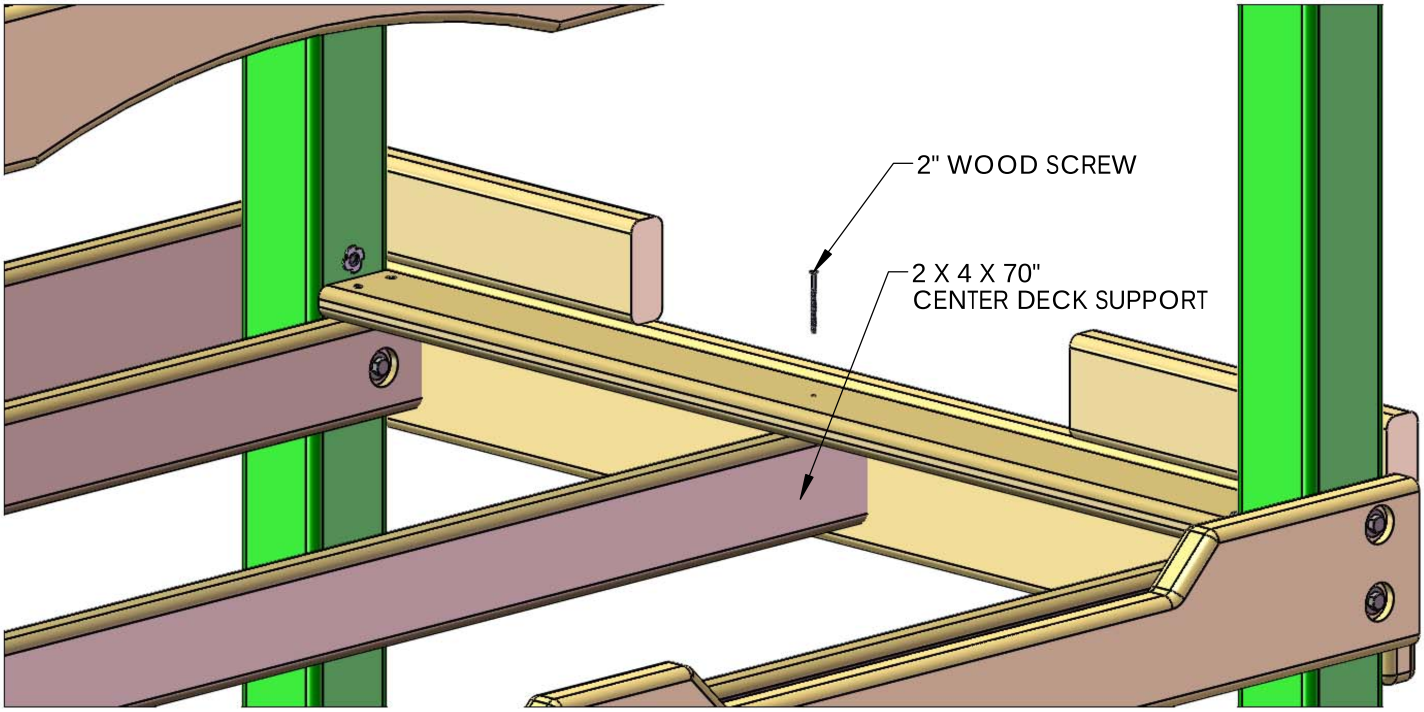
1: FIND THE 2 X 4 X 70" CENTER DECK SUPPORT WITHOUT HOLES.

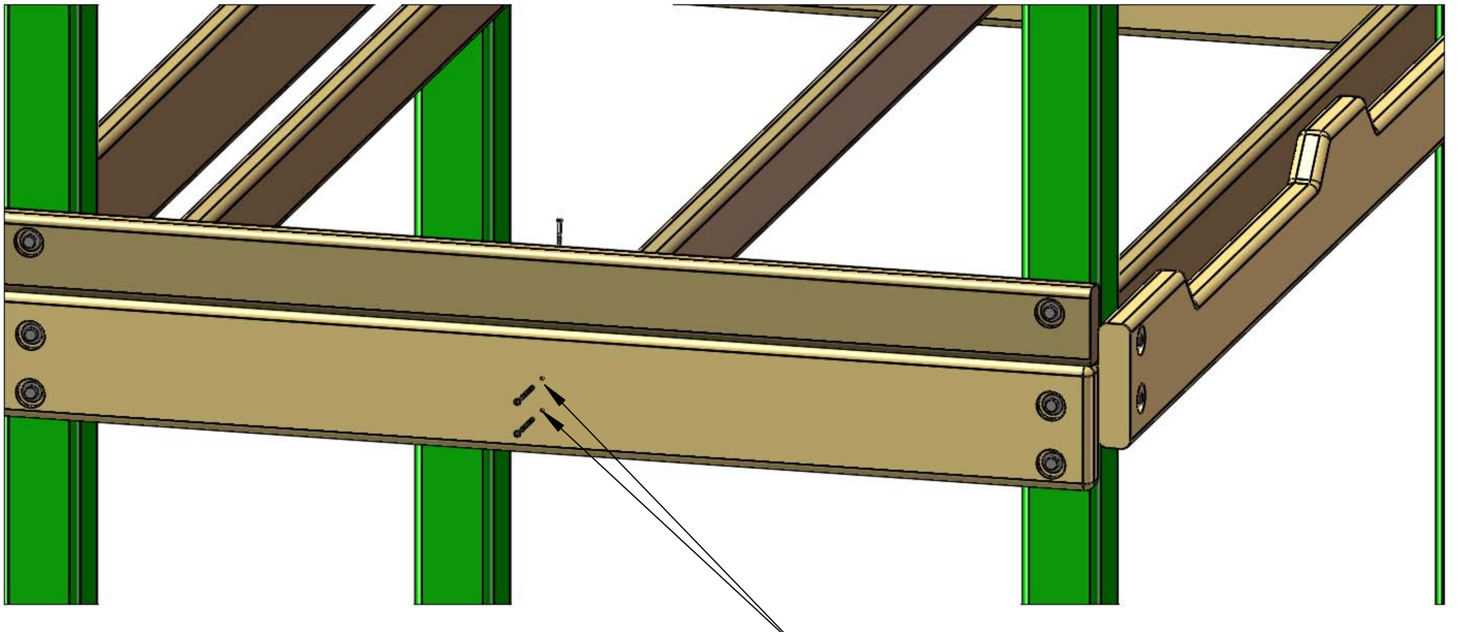
2: FROM THE UNDERSIDE OF THE DECK SPACERS THAT WERE PREVIOUSLY INSTALLED, PLACE THE CENTER DECK SUPPORT AT THE CENTER OF THE DECK SPACERS (USE THE HOLE ON CENTER AS A GUIDE) AND MAKE A MARK ON THE OUTSIDE OF THE FORT TO REPRESENT A CENTER LINE.

3: USE 2" WOOD SCREWS TO ATTACH THE DECK SPACERS TO THE CENTER DECK SUPPORT.

4: CENTER THE 2 X 4 X 70" CENTER DECK SUPPORT ON THESE MARKS AND PUSH THE CENTER DECK SUPPORT FLUSH TO THE BOTTOM SIDE OF THE DECK BOARDS.

5: USING TWO 2-1/2" WOOD SCREWS, INSTALL THE 2 X 4 X 70" CENTER DECK SUPPORT THROUGH THE OUTSIDE OF THE 2 X 6, AND INTO THE END OF THE CENTER DECK SUPPORT. REPEAT THIS STEP ON THE OPPOSITE END OF THE FORT.



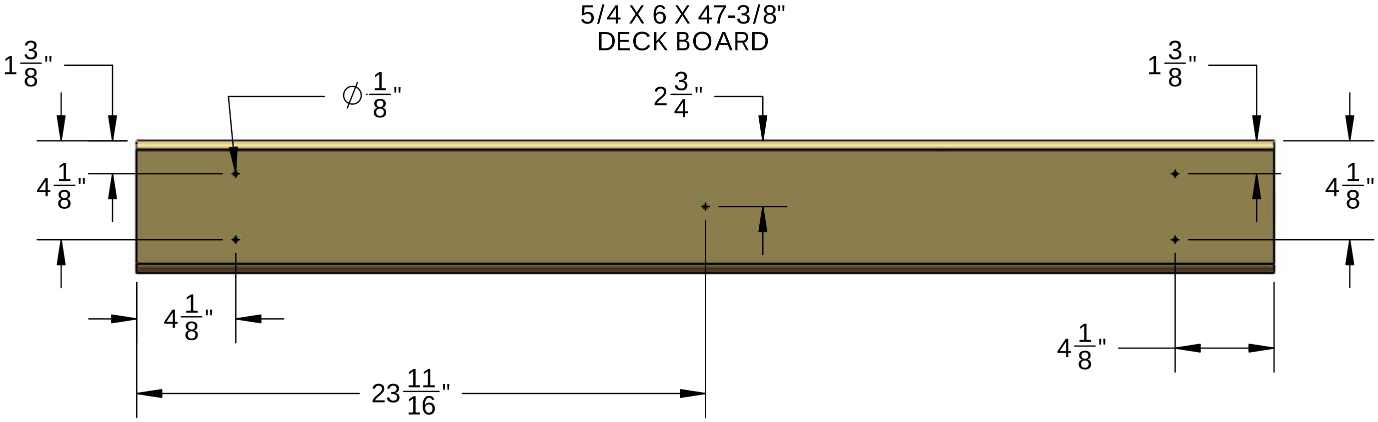


USE 2-1/2" WOOD SCREWS IN THESE LOCATIONS ON EACH SIDE.

STEP 10: DECK BOARDS

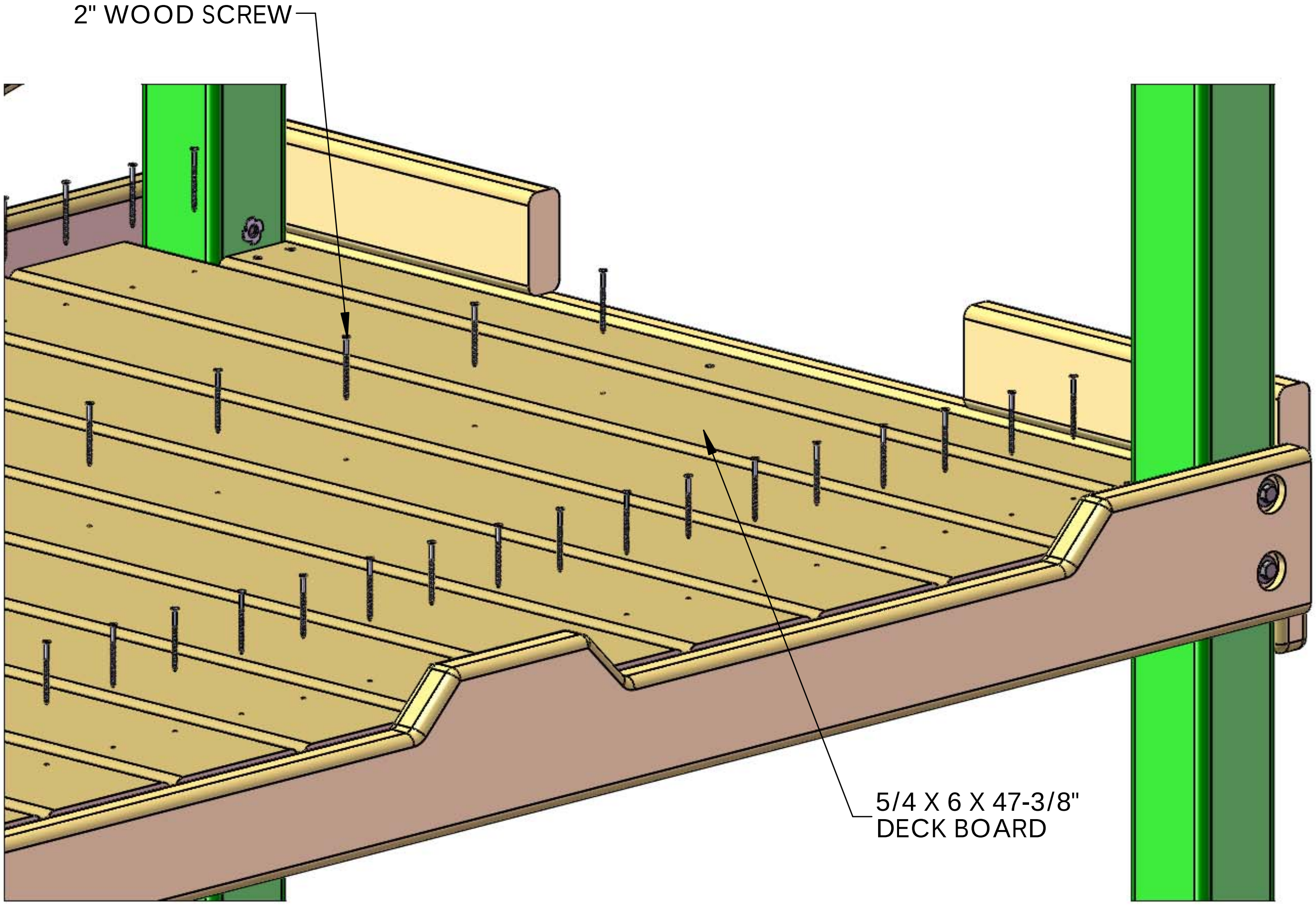
THE FOLLOWING STEP IS RECOMMENDED TO PREVENT POSSIBLE SPLITS IN THE WOOD

1: PRE-DRILL THE ENDS OF THE DECK BOARDS TO PREVENT INSTALLATION DAMAGE. PRE-DRILL BOTH ENDS WITH A 1/8" DRILL BIT AT THE DIMENSIONS SHOWN BELOW.



2: START WITH A 5/4 X 6 X 47-3/8" DECK BOARD AT ONE END OF THE FORT. CENTER THE BOARD BETWEEN THE FRONT FACE BOARD AND THE REAR BOTTOM PANEL BOARD AND ATTACH IT WITH 2" WOOD SCREWS THROUGH THE PREDRILED HOLES AND INTO THE DECK SUPPORT BELOW. LEAVE A UNIFORM (APPROX. 1/4") SPACE BETWEEN THE DECK BOARDS. NOTE: THE TOP OF THE SCREW HEAD SHOULD BE FLUSH TO THE TOP OF THE DECK BOARDS.

LAY ALL DECK BOARDS ACROSS THE DECK SUPPORTS BEFORE SECURING THEM TO THE FORT. THIS WILL ENSURE THAT YOU HAVE EQUAL SPACING ACROSS THE DECK.

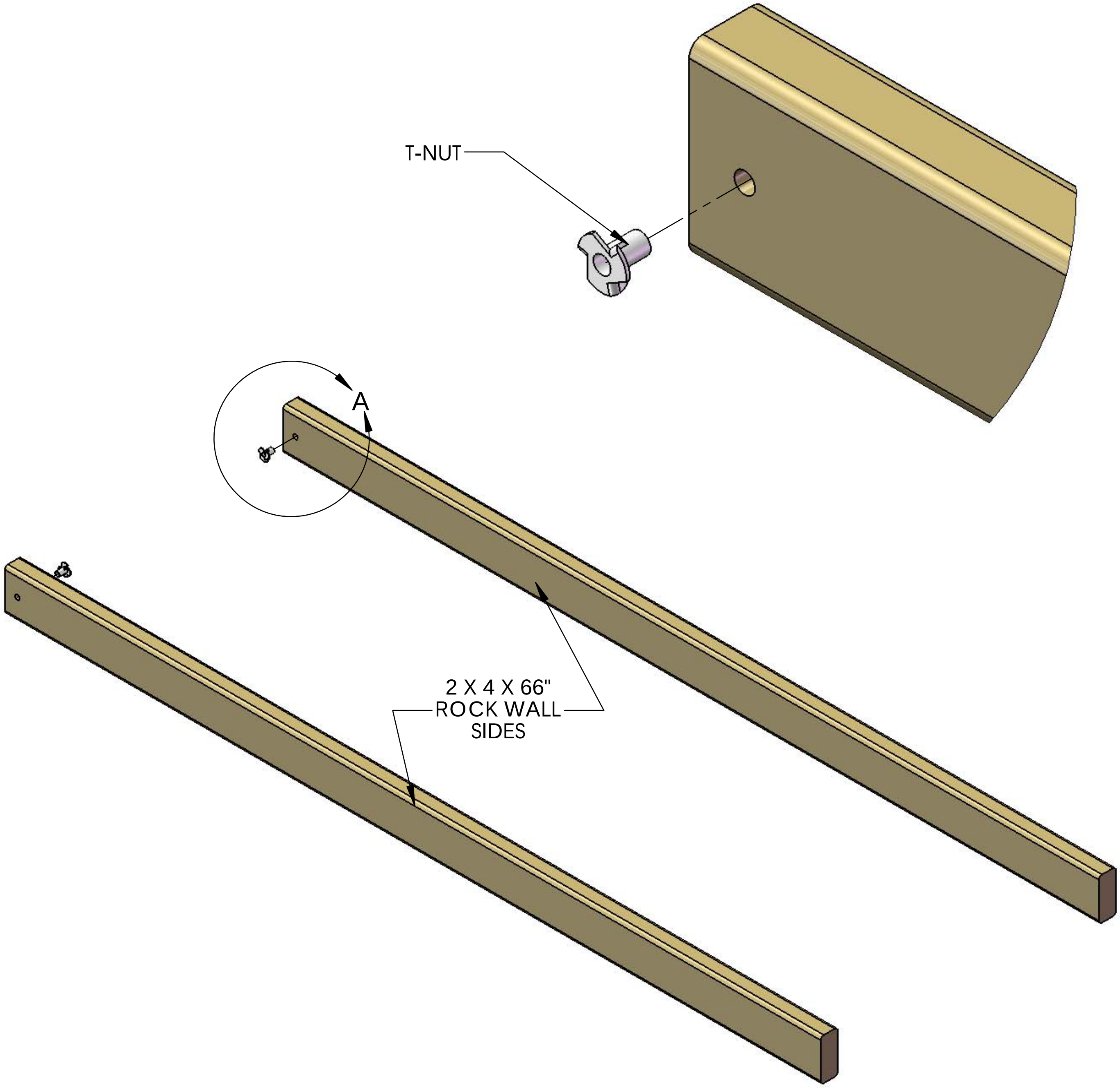


STEP 11: ROCK WALL

1: FIND TWO 2 X 4 X 66" ROCK WALL SIDES.

2: POSITION THE ROCK WALL SIDES SO THAT THE HOLES IN THE BOARDS ARE BOTH FACING THE SAME WAY.

3: INSERT T-NUTS INTO THE <u>INSIDE</u> OF THE ROCK WALL SIDES AND SET WITH A HAMMER.



STEP 12: ROCK WALL

1: FIND ELEVEN 5/4 X 6 X 23-7/8" ROCK WALL BOARDS, AND ONE 5/4 X 6 X 23-7/8" BOTTOM ROCK WALL BOARD(1 HOLE).

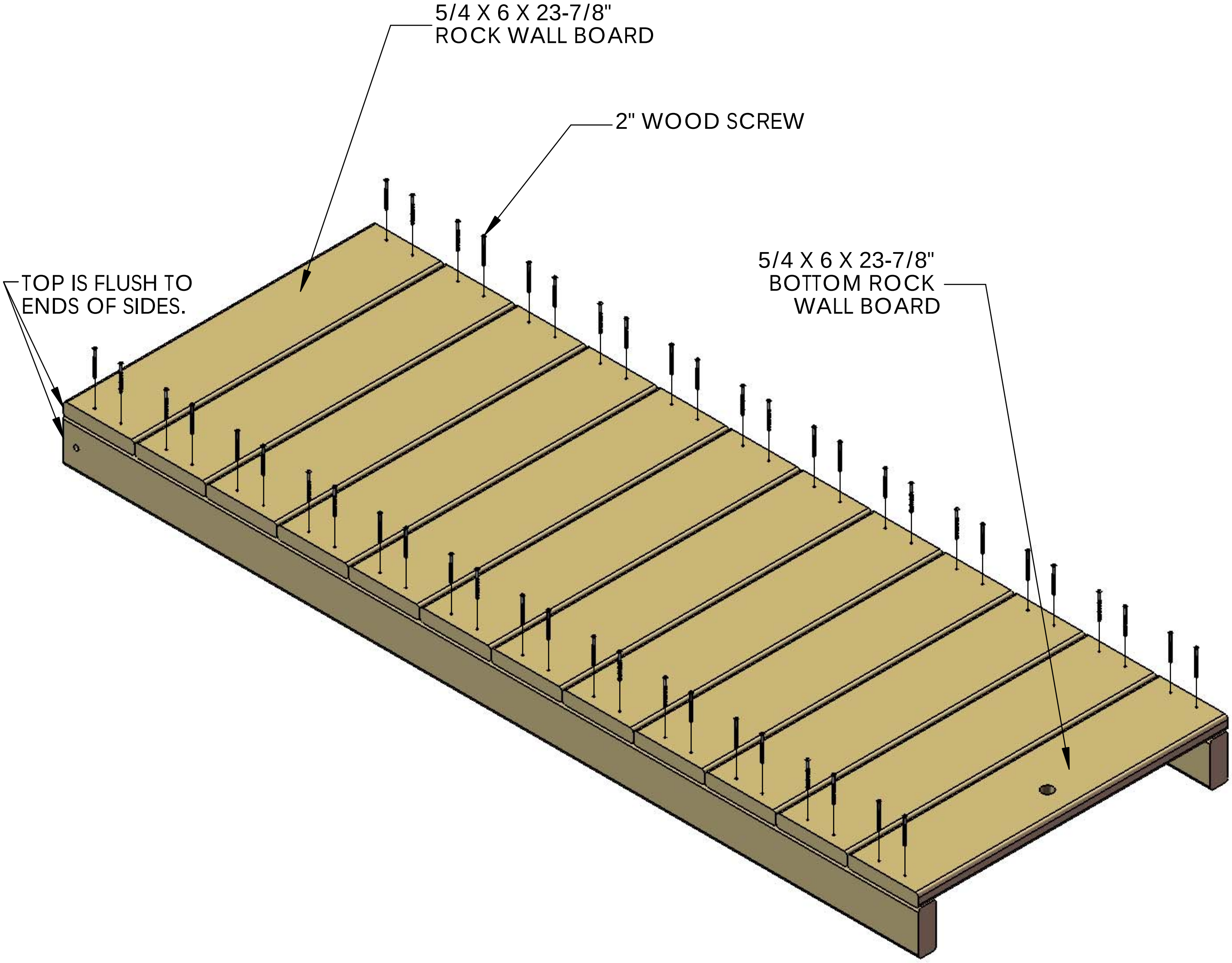
2: STARTING FROM THE TOP, PLACE ONE ROCK WALL BOARD ON TOP OF THE ROCK WALL SIDES, FLUSH TO THE TOP OF THE ROCK WALL SIDES, AND ATTACH WITH TWO 2" WOOD SCREWS IN EACH SIDE.

3: CONTINUE DOWN THE ROCK WALL WITH THE REMAINING ROCK WALL BOARDS, FASTENING EACH BOARD WITH TWO 2" WOOD SCREWS ON EACH END.

4: THE FINAL BOARD WILL BE THE BOTTOM ROCK WALL BOARD WITH ONE HOLE. ATTACH WITH TWO 2" WOOD SCREWS PER SIDE.

5: IN SOME CASES, THERE WILL BE EXCESS LENGTH ON THE ROCK WALL SIDES. THIS IS DUE TO MILLING VARIATIONS, AND IS ALSO USED TO HELP LEVEL THE ROCK WALL SIDES ON UNEVEN GROUND.

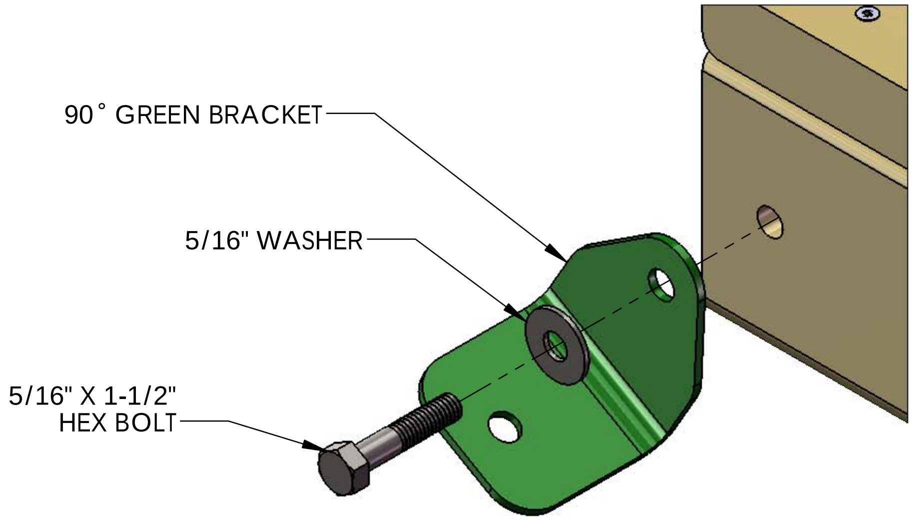
6: ROCK WALL SIDES MAY NOT BE EVEN WITH THE BOTTOM ROCK WALL BOARD DUE TO MILLING VARIATIONS AND WOOD SHRINKAGE.

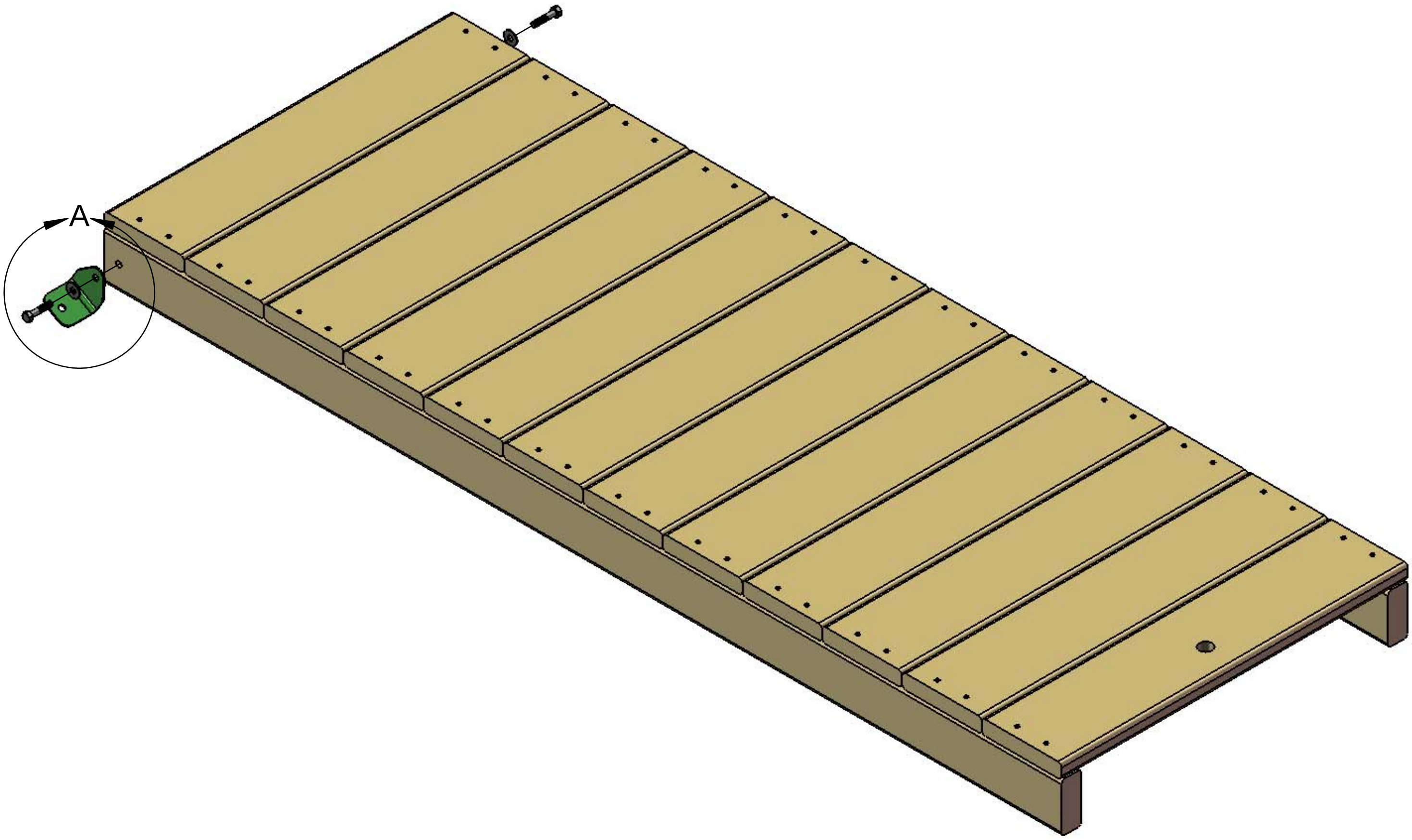


STEP 13: ROCK WALL

1: FASTEN THE 90˚ GREEN BRACKET TO THE ROCK WALL SIDES WITH 5/16 X 1-1/2" HEX BOLTS AND 5/16" WASHERS.

2: DO NOT FULLY TIGHTEN THE HEX BOLTS INTO THE T-NUTS AT THIS TIME.



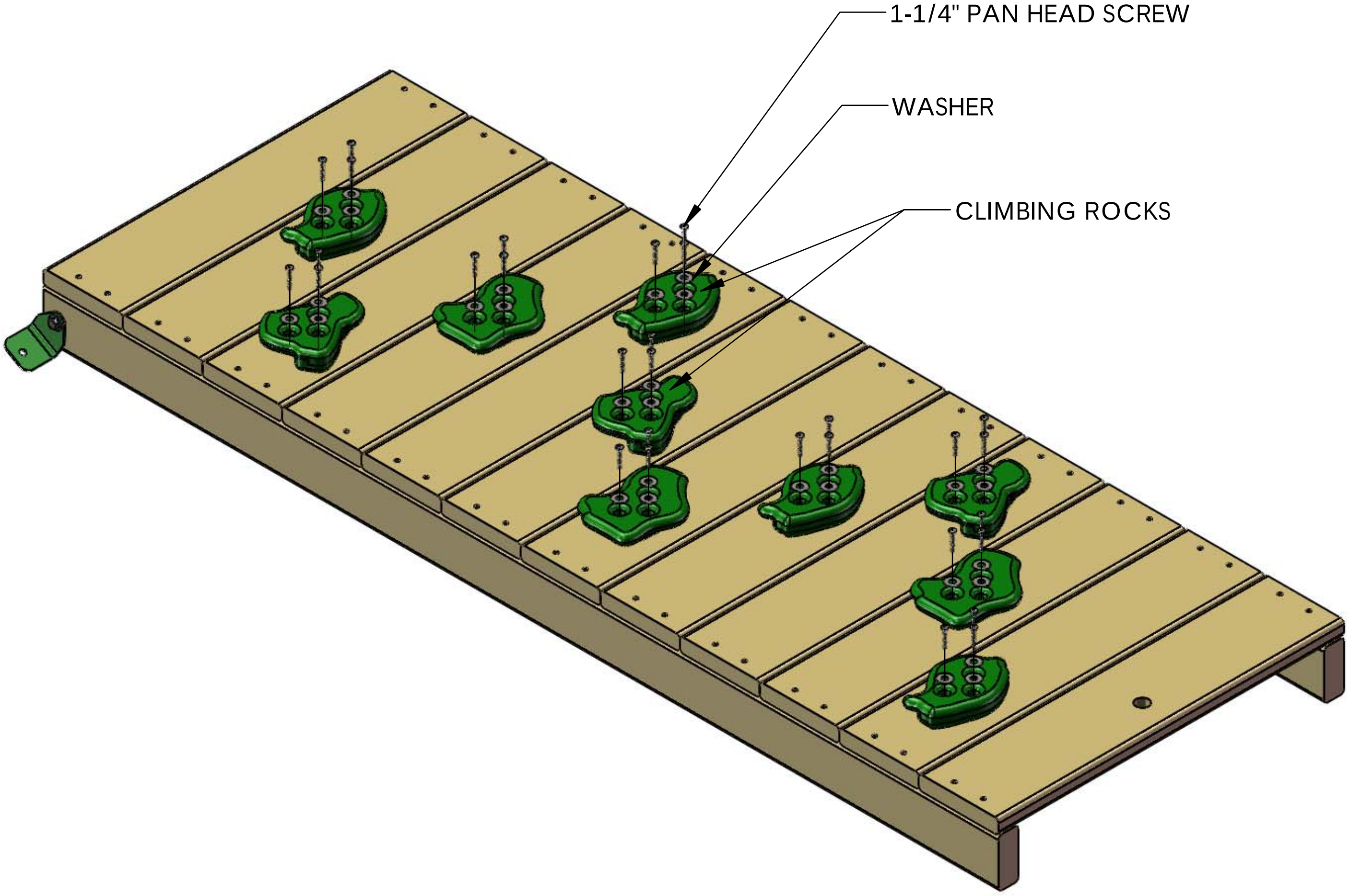


STEP 14: ROCK WALL

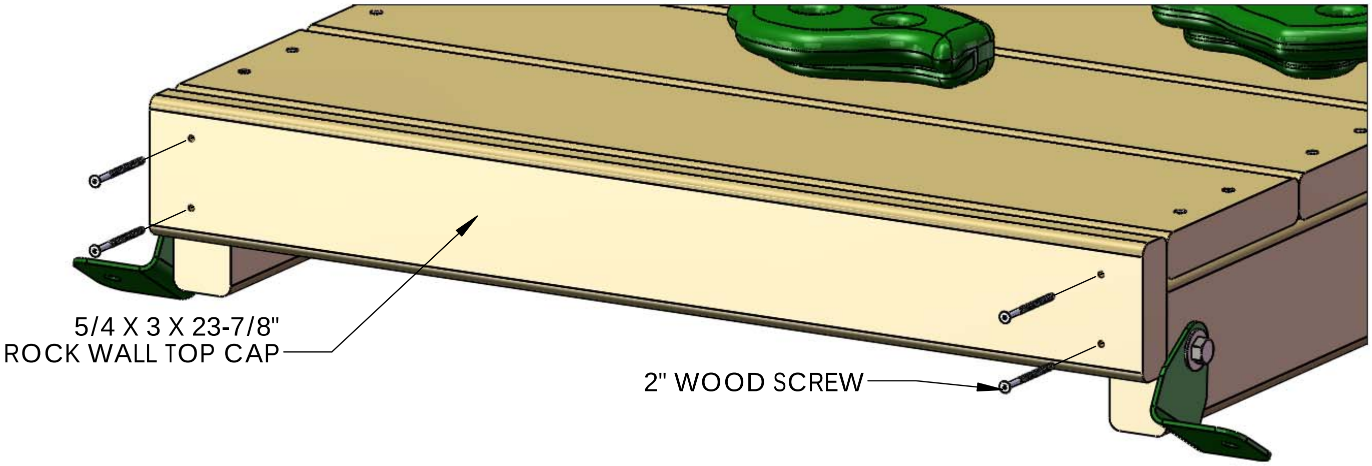
1: FIND TEN ROCKS AND THIRTY 1-1/4" PAN HEAD SCREWS WITH WASHERS.

2: MOUNT THE ROCKS IN A STAGGERED MANNER ON THE ROCK WALL BOARDS. THREE PAN HEAD SCREWS AND WASHERS WILL SECURE EACH ROCK TO THE WALL.

NOTE: THE IMAGE SHOWN BELOW IS A GENERIC ARRANGEMENT OF ROCKS ON THE ROCK WALL. YOUR ACTUAL CONFIGURATION MAY BE DIFFERENT THAT WHAT YOU SEE BELOW. ROCKS CAN BE ARRANGED IN ANY PATTERN AS LONG AS THEY WILL ALLOW PROPER ACCESS TO THE FORT. BE CREATIVE!



3: PLACE THE 5/4 X 3 X 23-7/8" ROCK WALL TOP CAP ON TOP OF THE ROCK WALL SIDES. FASTEN THE ROCK WALL TOP CAP TO THE ROCK WALL SIDES WITH 2" WOOD SCREWS.



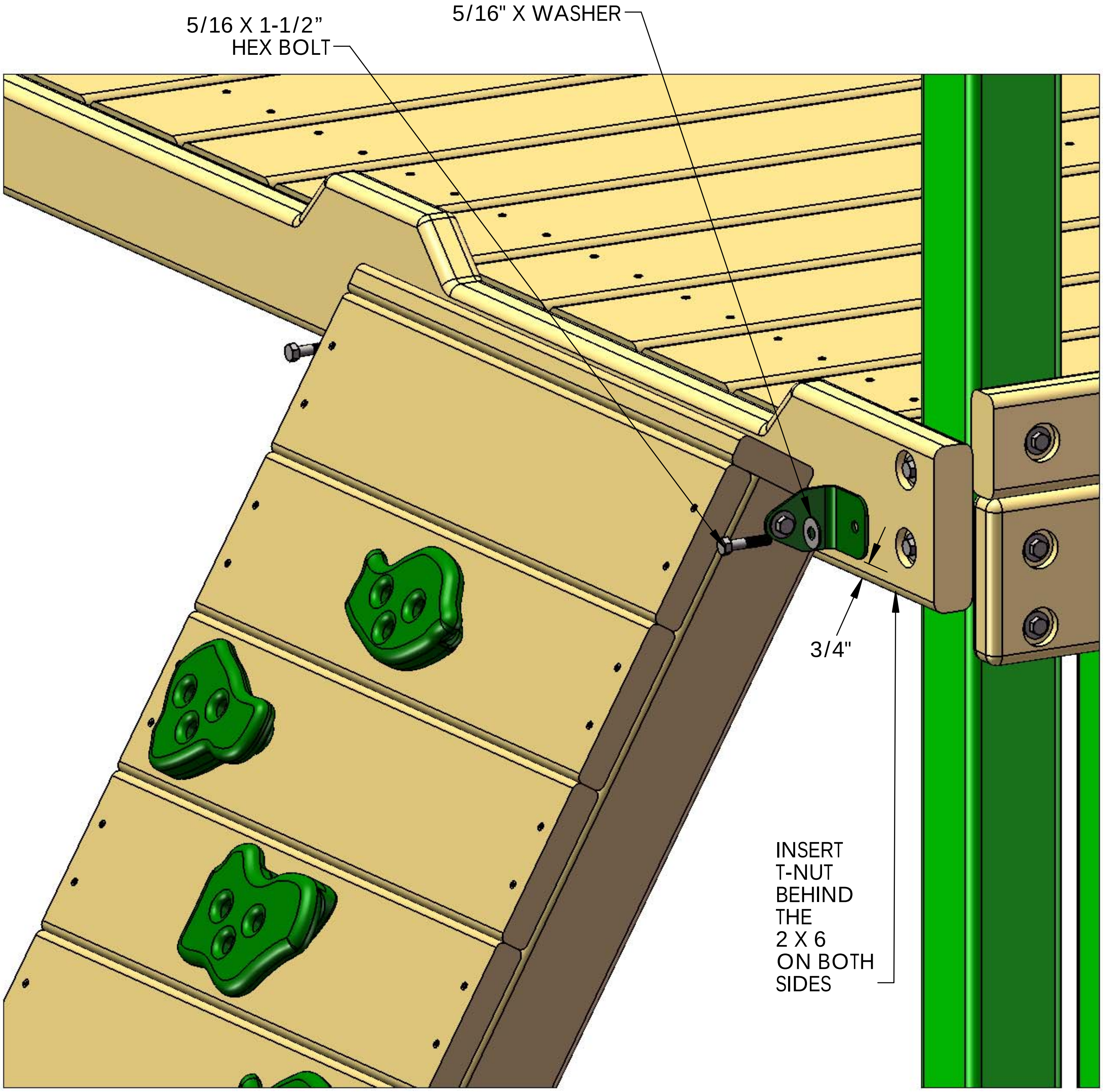
STEP 15: ATTACHING THE ROCK WALL

1: PLACE THE ROCK WALL INTO POSITION ON THE FORT AS SHOWN BELOW. USING THE 90° BRACKETS AS A TEMPLATE; DRILL A 3/8” HOLE THROUGH THE BOTTOM PANEL BOARD. THE BOTTOM OF THE GREEN BRACKETS SHOULD BE APPROXIMATELY 3/4" FROM THE BOTTOM OF THE FRONT FACE BOARD.

2: FROM THE UNDERSIDE OF THE DECK INSERT A T-NUT INTO THE BACKSIDE OF THE 3/8” HOLES ON THE BOTTOM PANEL BOARD.

3: ATTACH THE ROCK WALL WITH 5/16 X 1-1/2” BOLTS AND 5/16” WASHERS.

4: WHEN THE BRACKETS ARE SECURE, AND THE ROCK WALL IS IN ITS FINAL POSITION; TIGHTEN THE 5/16 X 1-1/2” BOLTS ON THE ROCK WALL SIDES.

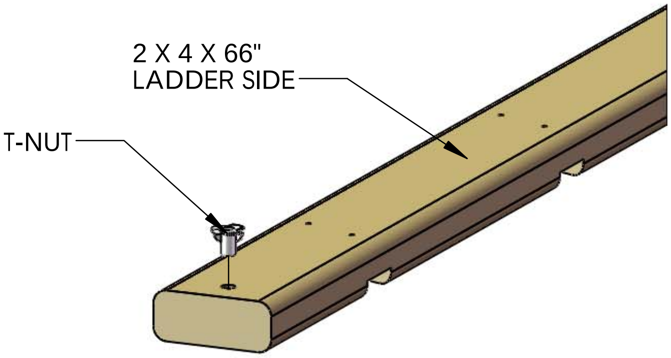


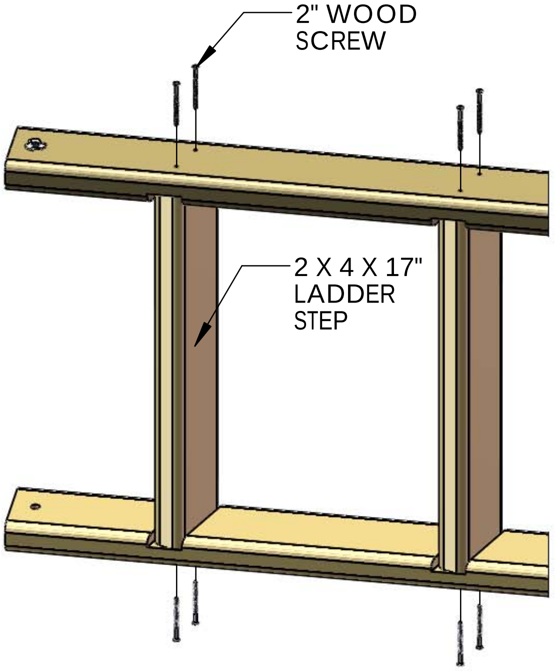
STEP 16: LADDER

1: FIND TWO 2 X 4 X 66" LADDER SIDES.

2: POSITION THE LADDER SIDES SO THAT THE SLOTS IN THE BOARDS ARE FACING EACH OTHER AND ARE PARALLEL.

3: INSERT T-NUTS INTO THE OUTSIDE OF THE LADDER SIDES AND SET WITH A HAMMER.

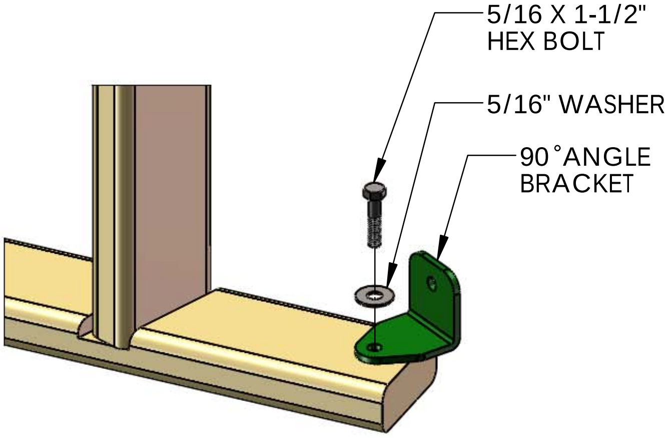




4: FIND FIVE 2 X 4 X 17" LADDER STEPS.

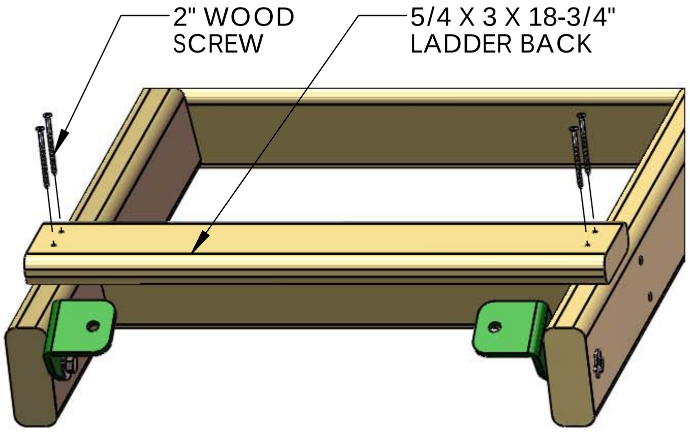
5: PLACE THE STEPS INTO THE SLOTS ON THE LADDER SIDES, AND FASTEN WITH 2" WOOD SCREWS.

6: CAREFULLY TURN THE LADDER OVER AND PUT THE SCREWS INTO THE OTHER SIDE.



7: INSTALL THE 90° ANGLE BRACKETS TO THE INSIDE OF THE LADDER RAILS WITH 5/16 X 1-1/2" BOLTS, 5/16 WASHERS, INTO THE 5/16" T-NUTS.

8: INSTALL THE 5/4 X 3 X 18-3/4" LADDER BACK ABOVE THE TOP STEP OF THE LADDER WITH TWO 2" WOOD SCREWS PER SIDE.



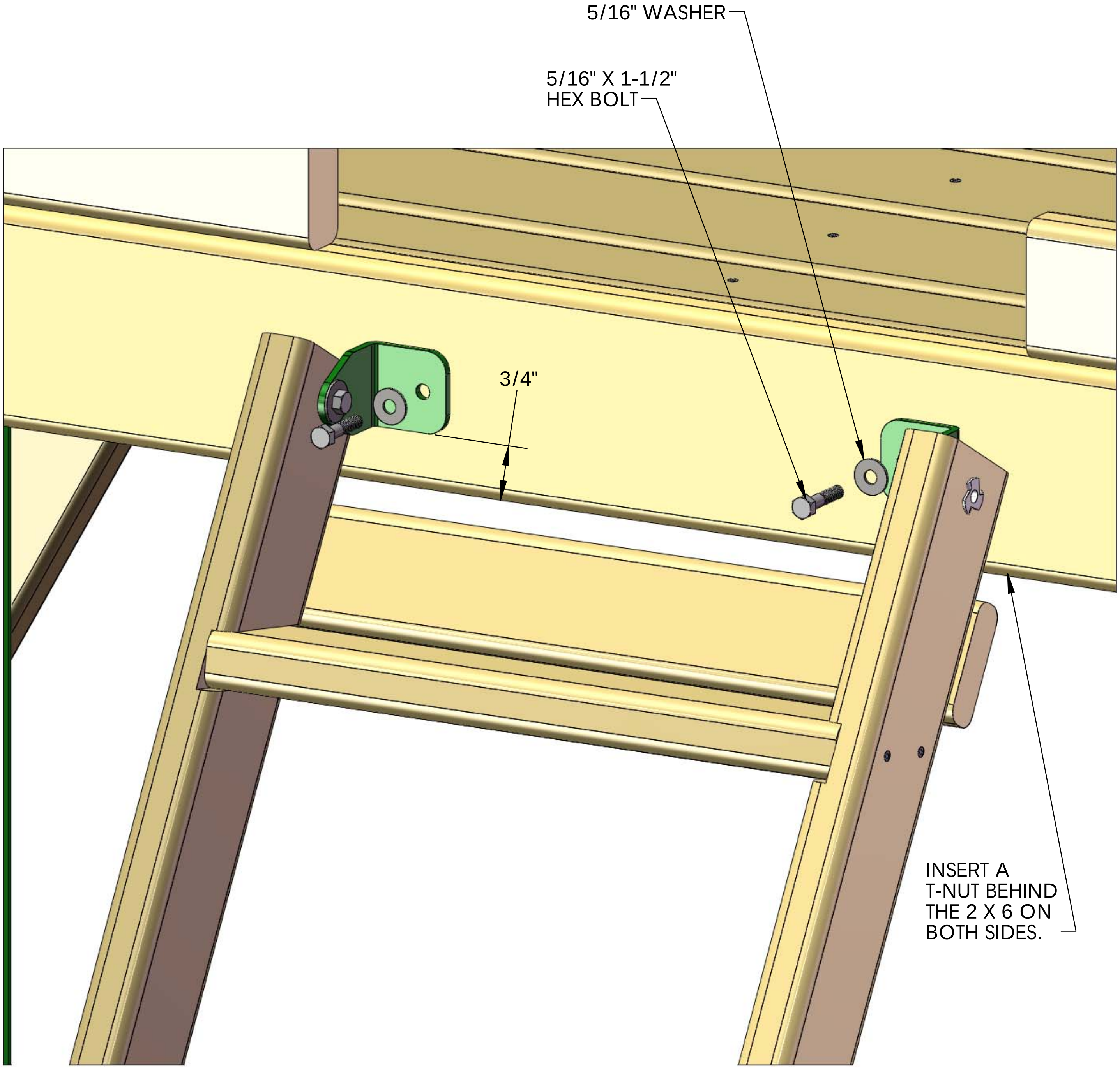
STEP 17: LADDER TO FORT

1: PLACE THE LADDER INTO POSITION ON THE FORT AS SHOWN BELOW. USING THE LADDER BRACKETS AS A TEMPLATE, DRILL A 3/8” HOLE THROUGH THE BOTTOM PANEL BOARD.

2: FROM THE UNDERSIDE OF THE DECK INSERT A T-NUT INTO THE BACKSIDE OF THE 3/8” HOLES ON THE BOTTOM PANEL BOARD.

3: ATTACH THE LADDER WITH 5/16 X 1-1/2” HEX BOLTS AND 5/16” WASHERS.

4: WHEN THE BRACKETS ARE SECURE, AND THE LADDER IS IN ITS FINAL POSITION; TIGHTEN THE 5/16 X 1-1/2” BOLTS ON THE LADDER SIDES.



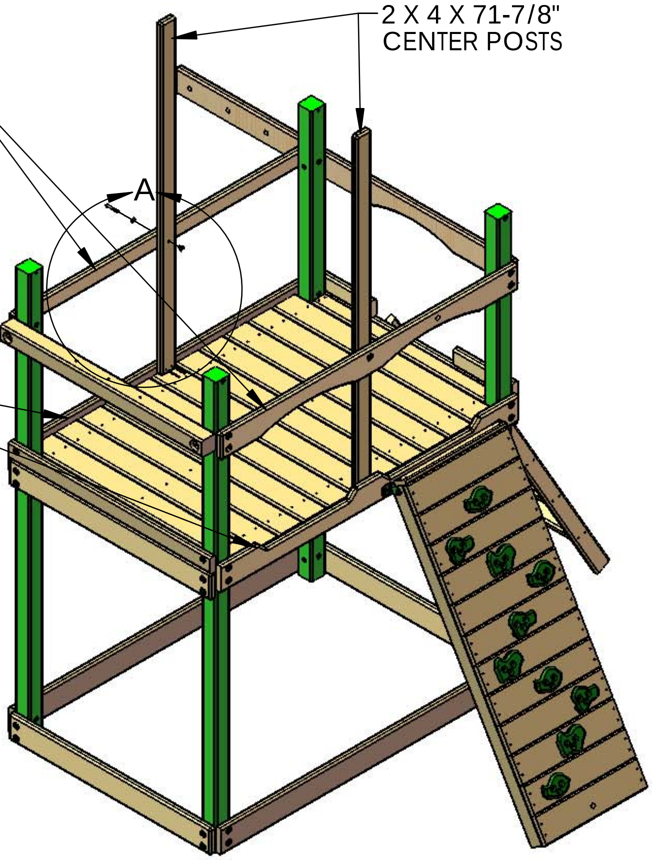
STEP 18: CENTER POST FRONT/REAR

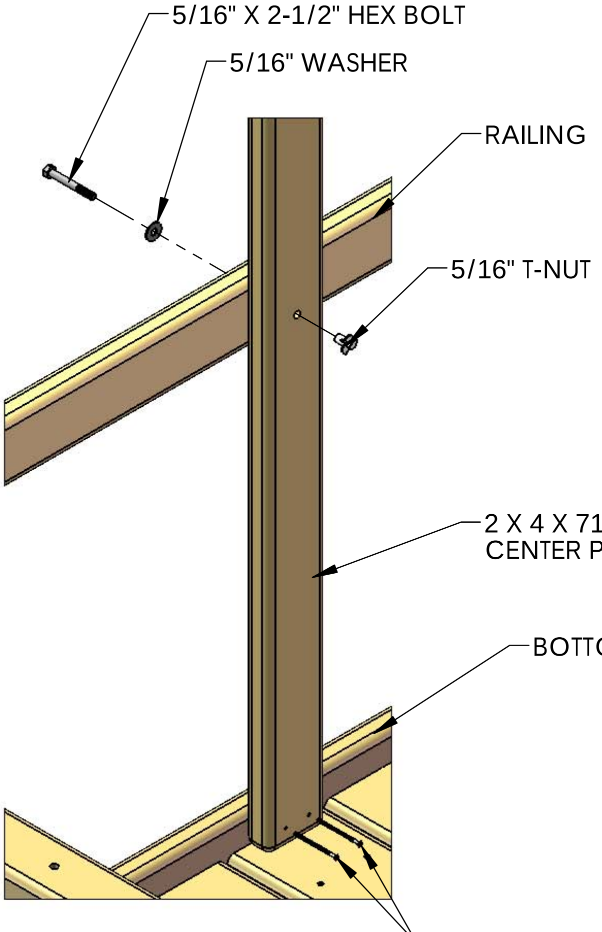
1: HAMMER A T-NUT INTO THE HOLE OF EACH 2 X 4 X 71-7/8" CENTER POST FRONT/REAR.

2: PLACE THE CENTER POSTS INSIDE THE RAILINGS AT THE FRONT AND REAR OF THE PLAYSET. LINE UP THE HOLES IN THE CENTER POSTS WITH THE HOLES IN THE RAILINGS.

3: FASTEN THE CENTER POSTS TO THE RAILINGS WITH 5/16" X 2-1/2" HEX BOLTS AND 5/16" WASHERS AT THE TOP.

4: SQUARE EACH CENTER POST TO THE DECK AND SECURE THE BOTTOM OF THE CENTER POST TO THE BOTTOM PANEL BOARDS WITH #8 X 2-1/2" WOOD SCREWS.





DETAIL A
SCALE 1 : 8

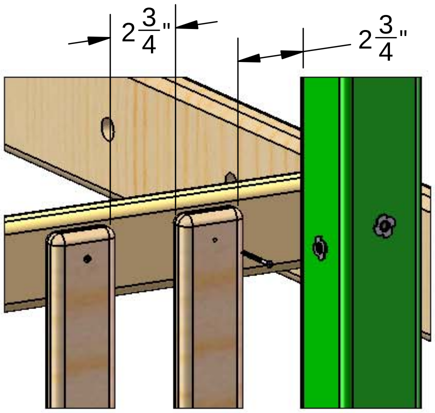
STEP 19: PANEL SLATS

1: FIND TWENTY-TWO 5/4 X 2-5/8 X 28-1/4" PANEL SLATS.

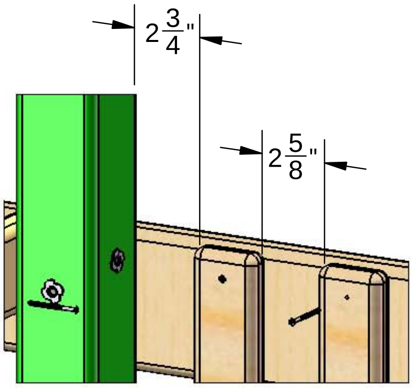
2: PRE-DRILL THE SLATS 1" FROM EACH END ON CENTER WITH A 1/8" DRILL BIT.

3: INSTALL THE PANEL SLATS AT EQUAL LENGTHS. SEE DETAIL BELOW FOR MEASUREMENTS.

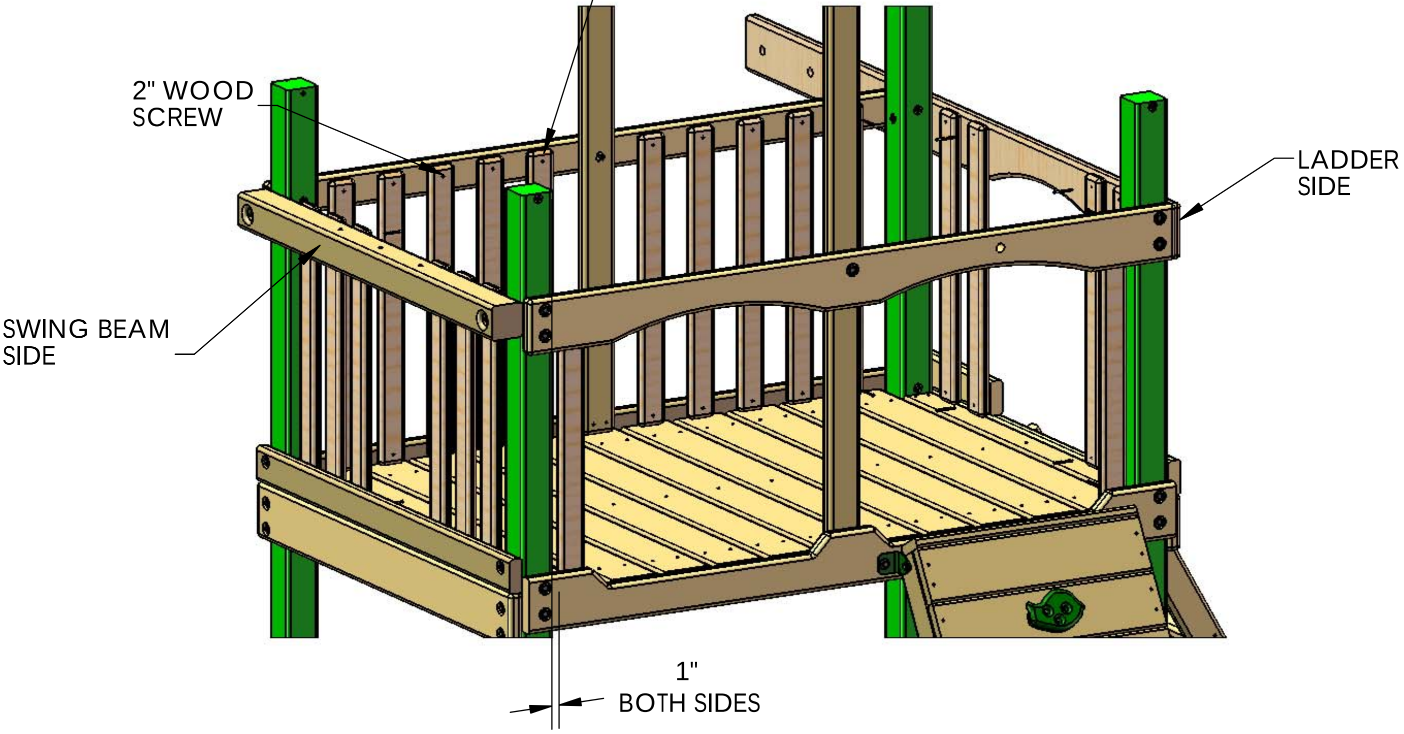
4: ATTACH THE PANEL SLATS TO THE FORT WITH 2" WOOD SCREWS IN THE PRE-DRILLED HOLES.

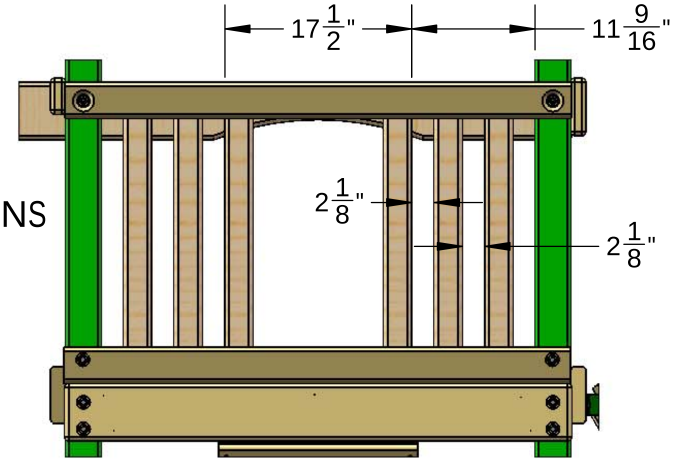


BACK WALL
PANEL SLAT DIMENSIONS



LADDER SIDE
PANEL SLAT
DIMENSIONS



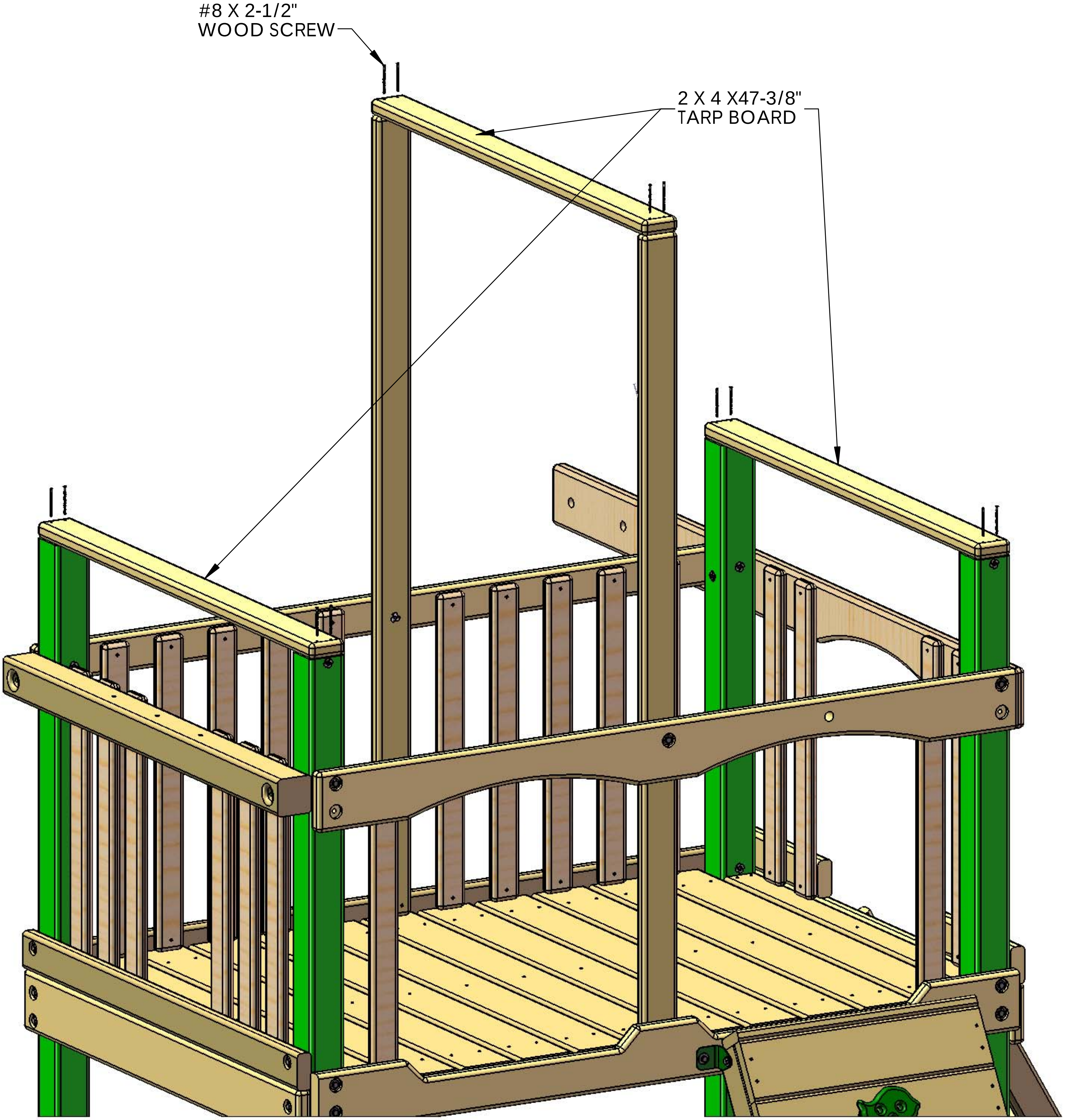


SWING BEAM SIDE
PANEL SLAT DIMENSIONS
(VIEW FROM OUTSIDE
THE PLAY SET)

STEP 20: TARP BOARDS

1: LOCATE THREE 2 X 4 X 47-3/8" TARP BOARDS.

2: ATTACH EACH TARP BOARD TO THE TOP OF THE CORNER POSTS OR THE CENTER POSTS WITH #8 X 2-1/2" WOOD SCREWS.



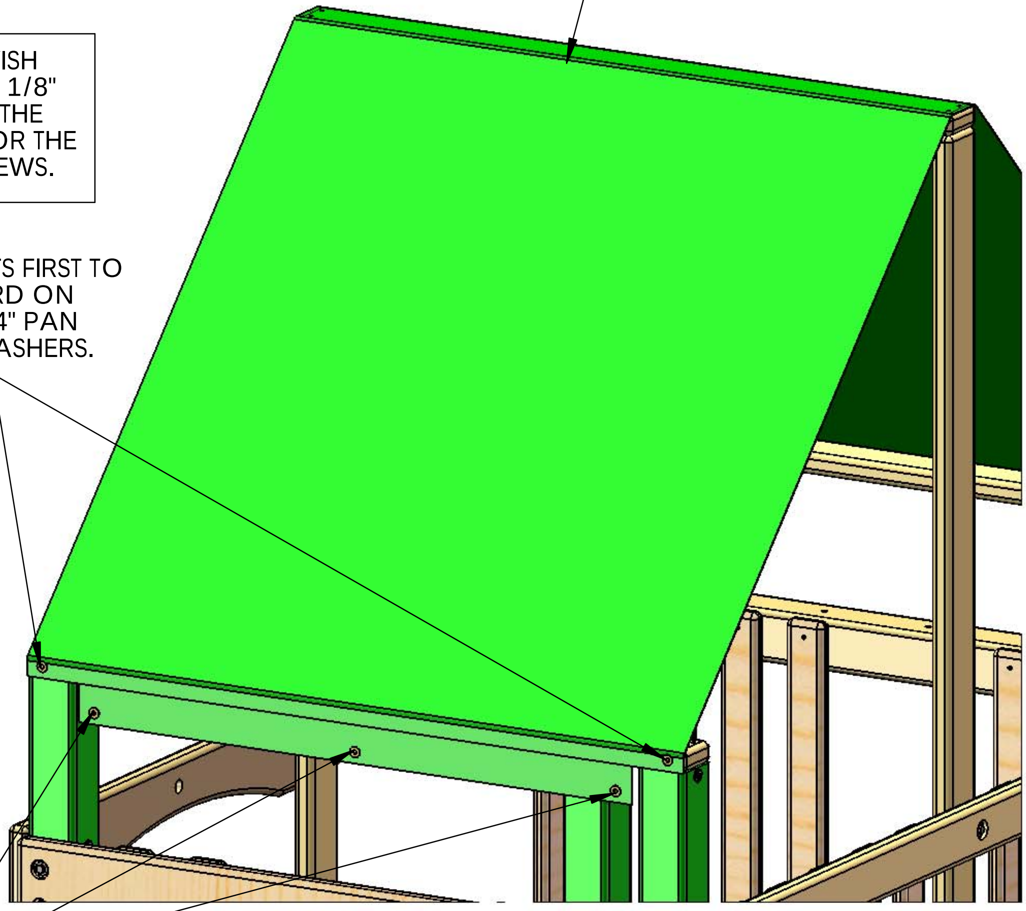
STEP 21: TARP

1: PLACE THE 47-3/8" X 105" TARP ACROSS THE TARP BOARDS WITH THE HEMS ON THE INSIDE.

2: FASTEN THE OUTSIDE CORNERS OF THE TARP TO THE SIDE OF THE TARP BOARD FIRST. ATTACH THE GROMMETS IN THE TARP TO THE TARP BOARDS WITH #14 X 1-1/4" PAN HEAD SCREWS WITH 1/4" WASHERS. REPEAT FOR OTHER SIDE. (NOTE IF YOU WISH YOU MAY PREDRILL HOLES FOR THE PAN HEAD SCREWS WITH A 1/8" DRILL BIT.)

3: NOW FOLD THE FLAP UNDER THE TARP BOARD ON AND FASTEN THE GROMMETS UNDER THE TARP BOARD WITH #14 X 1-1/4" PAN HEAD SCREWS WITH 1/4" WASHERS. REPEAT FOR OTHER SIDE. (NOTE IF YOU WISH YOU MAY PREDRILL HOLES FOR THE PAN HEAD SCREWS WITH A 1/8" DRILL BIT.)

NOTE: IF YOU WISH YOU MAY DRILL 1/8" PILOT HOLES IN THE TARP BOARD FOR THE PAN HEAD SCREWS.



TARP 47-3/8" X 105" (COLOR AND STYLES MAY VARY)

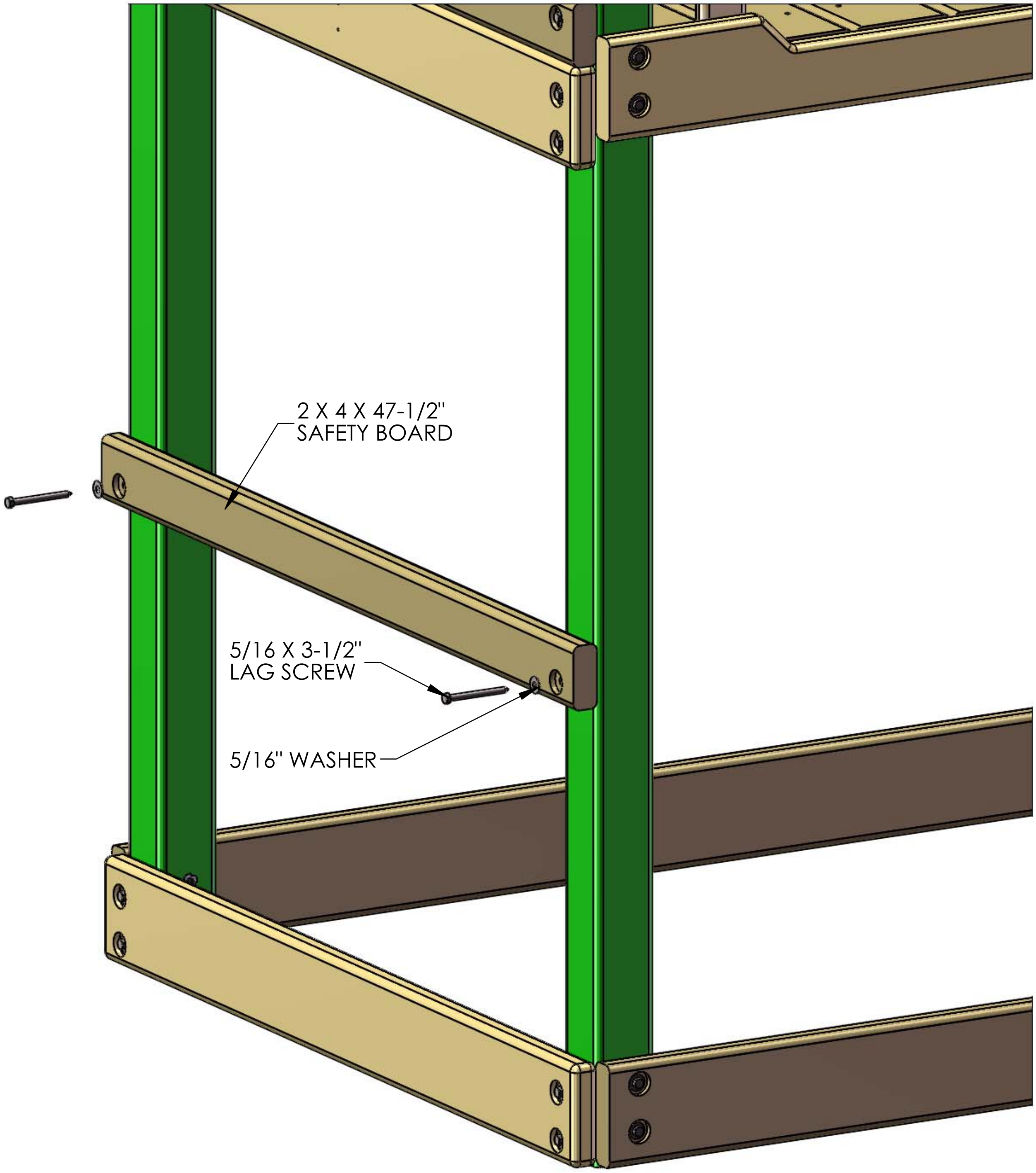
FASTEN OUTSIDE GROMMETS FIRST TO THE SIDE OF THE TARP BOARD ON EACH SIDE WITH #14 X 1-1/4" PAN HEAD SCREWS AND 1/4" WASHERS. REPEAT FOR OTHER SIDE.

THEN FOLD THIS TAB UNDER THE TARP BOARD AND SECURE IT TO THE BOTTOM SIDE OF THE TARP BOARD WITH #14 X 1-1/4" PAN HEAD SCREWS AND 1/4" WASHERS. REPEAT FOR OTHER SIDE.

STEP 22: SAFETY BOARD

1: MEASURE 24" FROM THE BOTTOM OF THE CORNER POSTS ON THE LEFT SIDE OF THE FORT. MARK THESE POSITIONS ON THE OUTSIDE OF THE CORNER POSTS. ATTACH THE 2 X 4 X 47-1/2" SAFETY BOARD WITH OFFSET HOLES ON THE CORNER POSTS WITH 5/16 X 3-1/2" LAG SCREWS AND 5/16 WASHERS.

NOTE: THE OFFSET HOLES CAN BE PLACED UP OR DOWN IN THIS STEP.



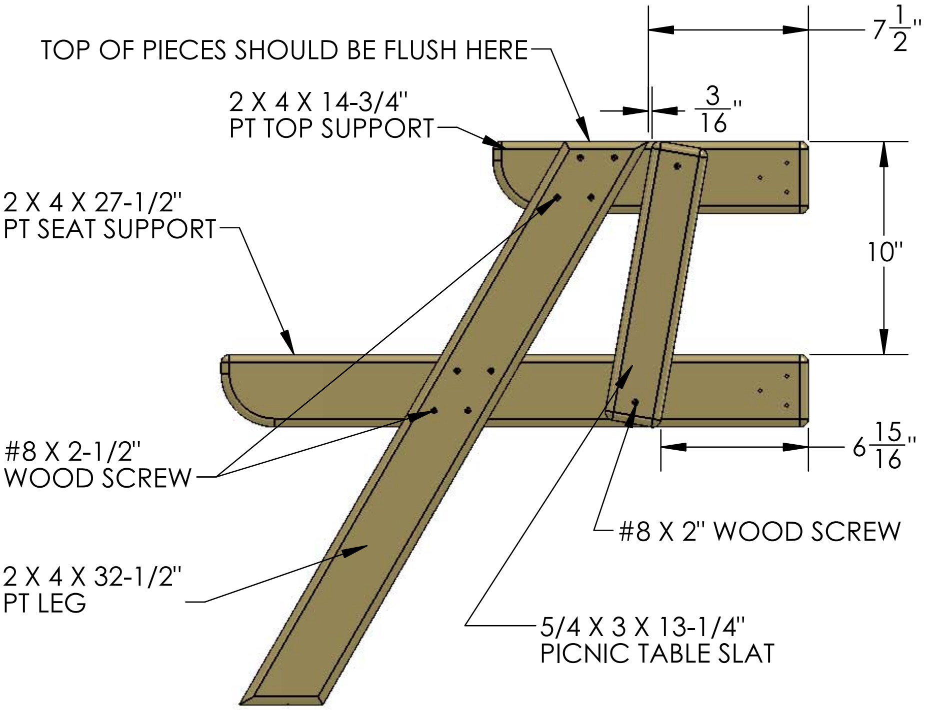
STEP 23: PICNIC TABLE

1: LOCATE TWO 2 X 4 X 14-3/4" PT TOP SUPPORTS, TWO 2 X 4 X 27-1/2" PT SEAT SUPPORTS, TWO 2 X 4 X 32-1/2" PT LEGS AND TWO 5/4 X 3 X 13-1/4" PICNIC TABLE SLATS.

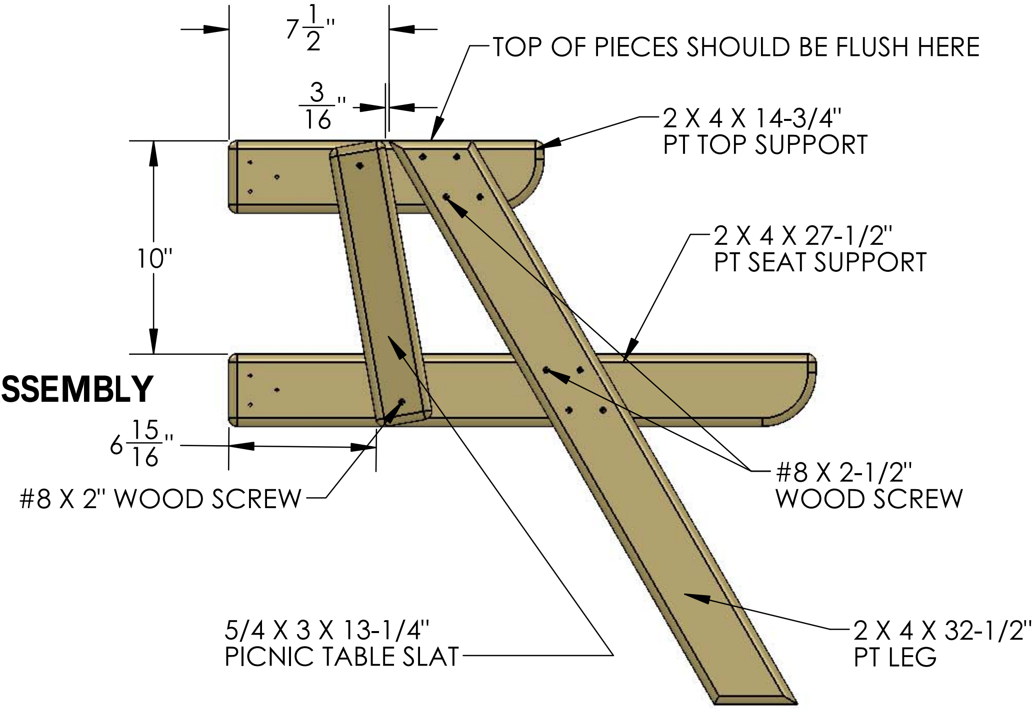
2: FOR THE LEFT SIDE ASSEMBLY, PLACE A 2 X 4 X 14-3/4" PT TOP SUPPORT AND A 2 X 4 X 27-1/2" PT SEAT SUPPORT PARALLEL TO ONE ANOTHER. PLACE A 2 X 4 X 32-1/2" PT LEG ON TOP AT THE 7-1/2" DIMENSION. THE TOP OF THE PT LEG SHOULD BE FLUSH TO THE TOP OF THE PT TOP SUPPORT. ATTACH THE PT LEG TO THE SUPPORTS WITH #8 X 2-1/2" WOOD SCREWS.

3: FOR THE RIGHT SIDE ASSEMBLY, PLACE A 2 X 4 X 14-3/4" PT TOP SUPPORT AND A 2 X 4 X 27-1/2" PT SEAT SUPPORT PARALLEL TO ONE ANOTHER. PLACE A 2 X 4 X 32-1/2" PT LEG ON TOP AT THE 7-1/2" DIMENSION. THE TOP OF THE PT LEG SHOULD BE FLUSH TO THE TOP OF THE PT TOP SUPPORT. ATTACH THE PT LEG TO THE SUPPORTS WITH #8 X 2-1/2" WOOD SCREWS.

4: PLACE THE PICNIC TABLE SLAT NEXT TO THE PICNIC TABLE LEG FOR EACH ASSEMBLY BELOW. LEAVE A 3/16" GAP BETWEEN THE TOP OF THE SLAT AND THE LEG. USE THE 6-15/16" DIMENSION TO LOCATE THE BOTTOM END OF THE SLAT. FASTEN THE PICNIC TABLE SLAT TO THE SUPPORTS WITH TWO #8 X 2" WOOD SCREWS.



LEFT SIDE ASSEMBLY



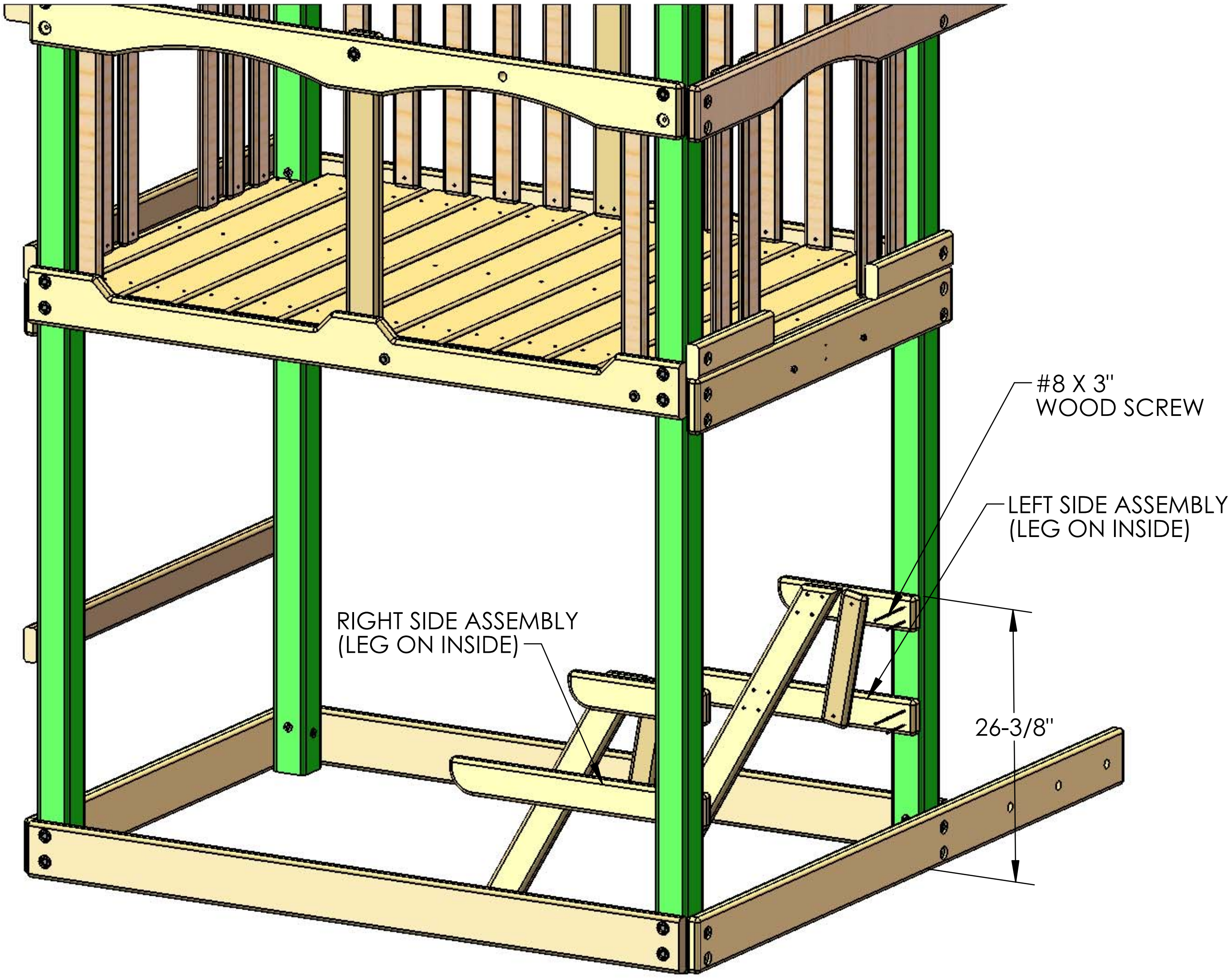
RIGHT SIDE ASSEMBLY

STEP 24: PICNIC TABLE

1:   MEASURE UP 26-3/8" FROM THE BOTTOM OF THE CORNER POSTS ON THE RIGHT SIDE OF THE PLAYSET. MAKE MARKS ON THE INSIDE OF THE CORNER POSTS WITH A PEN OR PENCIL AT 26-3/8".

2:   PLACE THE TOP OF THE RIGHT SIDE ASSEMBLY FLUSH TO THE MARK ON THE RIGHT FRONT CORNER POST. ATTACH THE RIGHT SIDE ASSEMBLY TO THE INSDE OF THE CORNER POST WITH #8 X 3" WOOD SCREWS.

3: PLACE THE TOP OF THE LEFT SIDE ASSEMBLY FLUSH TO THE MARK ON THE RIGHT REAR CORNER POST. ATTACH THE LEFT SIDE ASSEMBLY TO THE INSIDE OF THE CORNER POST WITH #8 X 3" WOOD SCREWS.



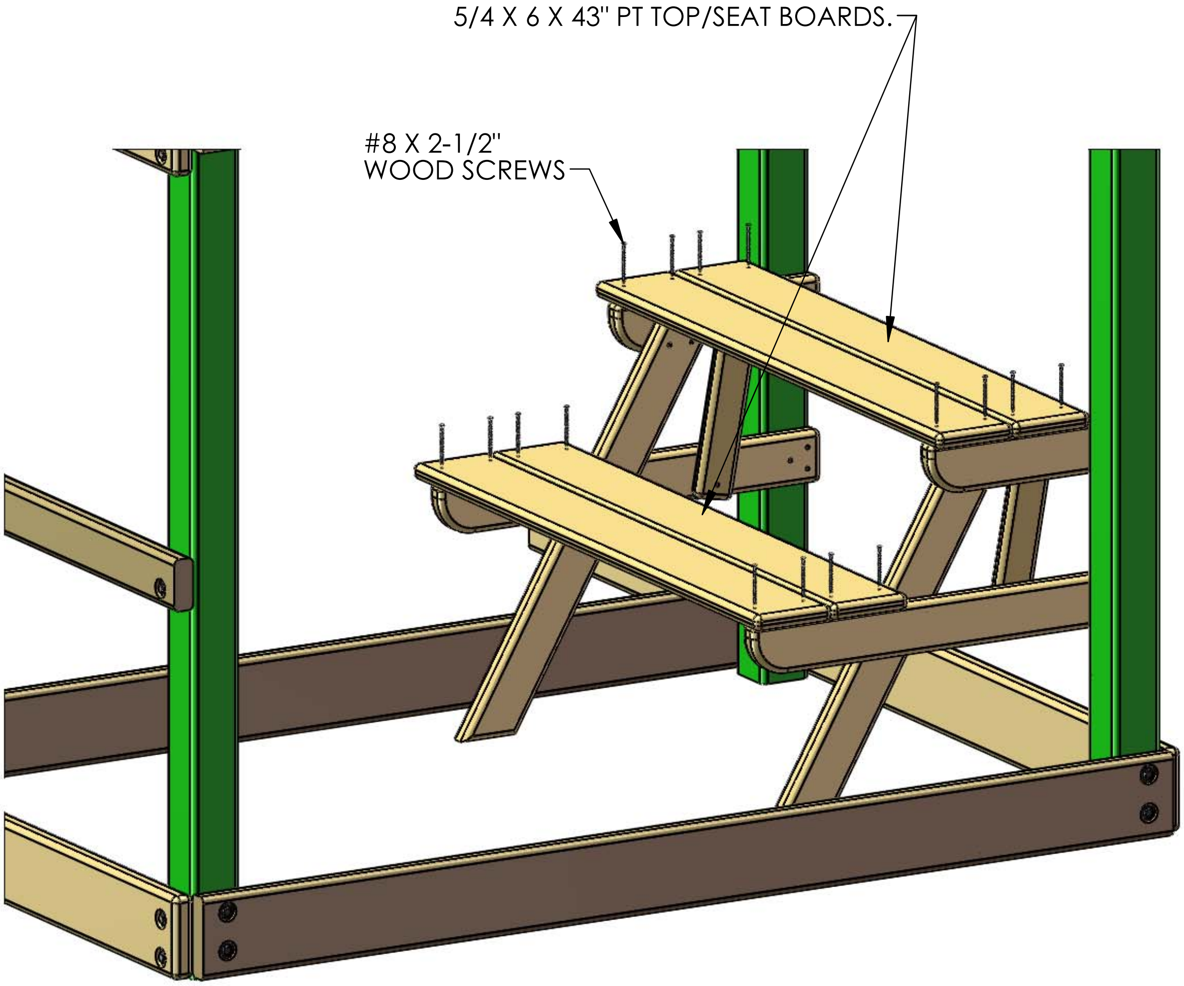
NOTE: ROCK WALL AND LADDER
REMOVED FOR CLARITY.

STEP 25: PICNIC TABLE

1: LOCATE FOUR 5/4 X 6 X 43" PT TOP AND SEAT BOARDS.

2: CENTER THE HOLES IN THE BOARDS OVER THE TOP OR SEAT SUPPORTS.

3: FASTEN THE PT TOP AND SEAT BOARDS TO THE TOP OR SEAT SUPPORTS WITH #8 X 2-1/2" WOOD SCREWS.



STEP 26: ROPE LADDER

1: FIND THREE ROPE LADDER ROPES. MAKE A KNOT IN THE END OF EACH ROPE AND THREAD THE FREE END THROUGH THE BACK SIDE OF THE ROPE LADDER SUPPORT. PULL EACH ROPE TAUGHT.

2: MEASURE DOWN FROM THE BOTTOM OF THE ROPE LADDER SUPPORT 6 INCHES AND TIE A KNOT. THE BOTTOM OF THE KNOT SHOULD BE 6 INCHES BELOW THE ROPE LADDER SUPPORT. SLIDE EACH ROPE THROUGH THE HOLES IN ONE ROPE LADDER RUNG. SLIDE THE RUNG UP AGAINST THE BOTTOM OF THE KNOTS.

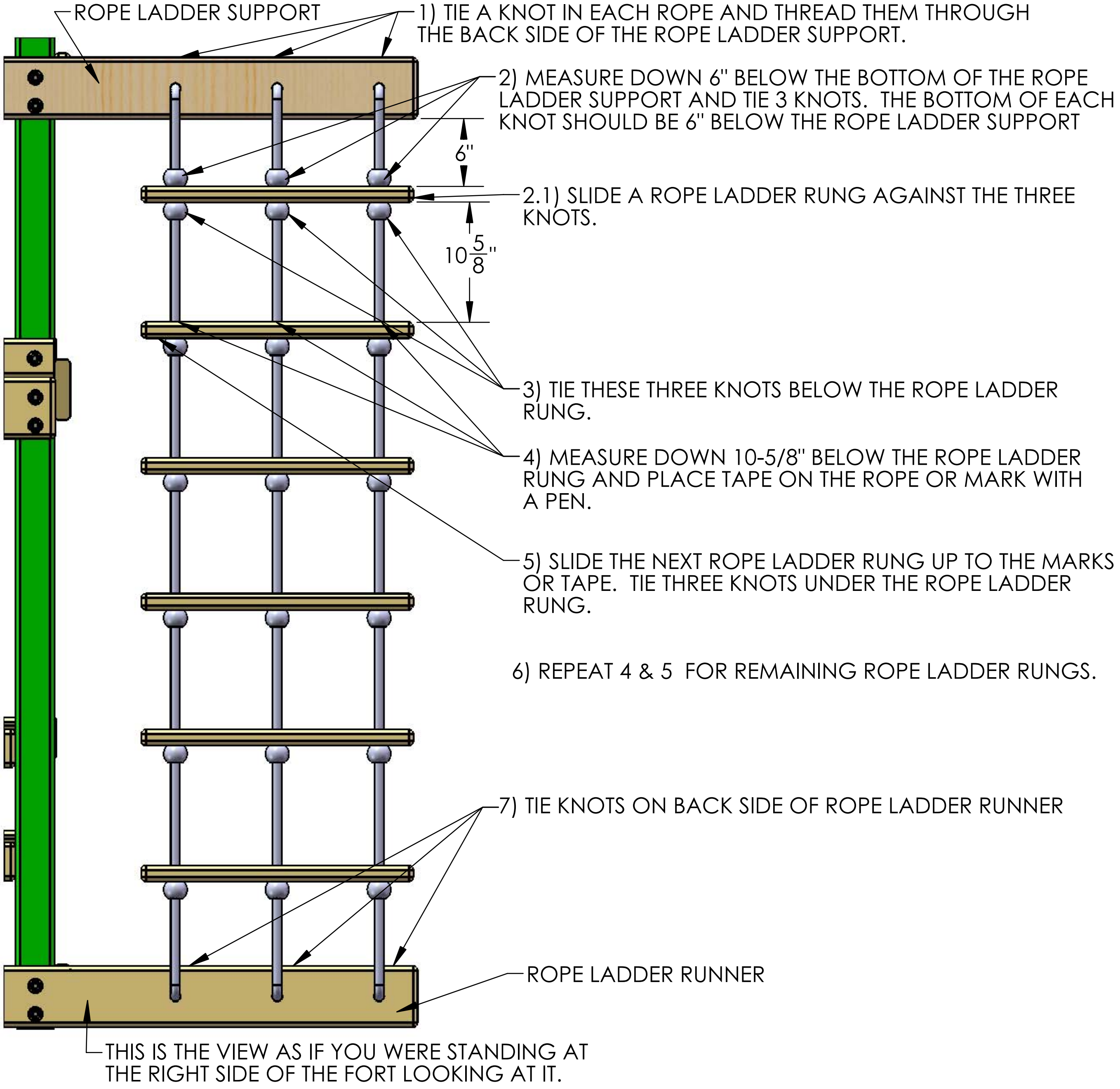
3: TIE THREE KNOTS BELOW THE ROPE LADDER RUNG.

4: MEASURE DOWN FROM THE BOTTOM OF THE ROPE LADDER RUNG 10-5/8 INCHES AND MAKE A MARK ON THE ROPE WITH A PIECE OF TAPE OR A MARKER. THREAD ANOTHER ROPE LADDER RUNG ONTO THE ROPES.

5: WITH THE TOP OF THE RUNG EVEN WITH THE 10-5/8 INCH MARK TIE THREE KNOTS BELOW THE SECOND ROPE LADDER RUNG.

6: REPEAT SUBSTEPS 4-5 FOR THE REMAINING ROPE LADDER RUNGS.

7: THREAD THE BOTTOM END OF EACH ROPE THROUGH THE HOLES IN THE ROPE LADDER RUNNER AND TIE THEM OFF. GRAB EACH EACH ROPE AND ATTEMPT TO WRAP IT AROUND YOUR HAND. IF THE ROPE WRAPS AROUND YOUR HAND IT IS TOO LOOSE. IF THE ROPE IS TOO LOOSE UNTIE THE KNOT BEHIND THE ROPE LADDER RUNNER AND RETIE IT UNTIL YOU CAN NO LONGER WRAP THE ROPE AROUND YOUR HAND.

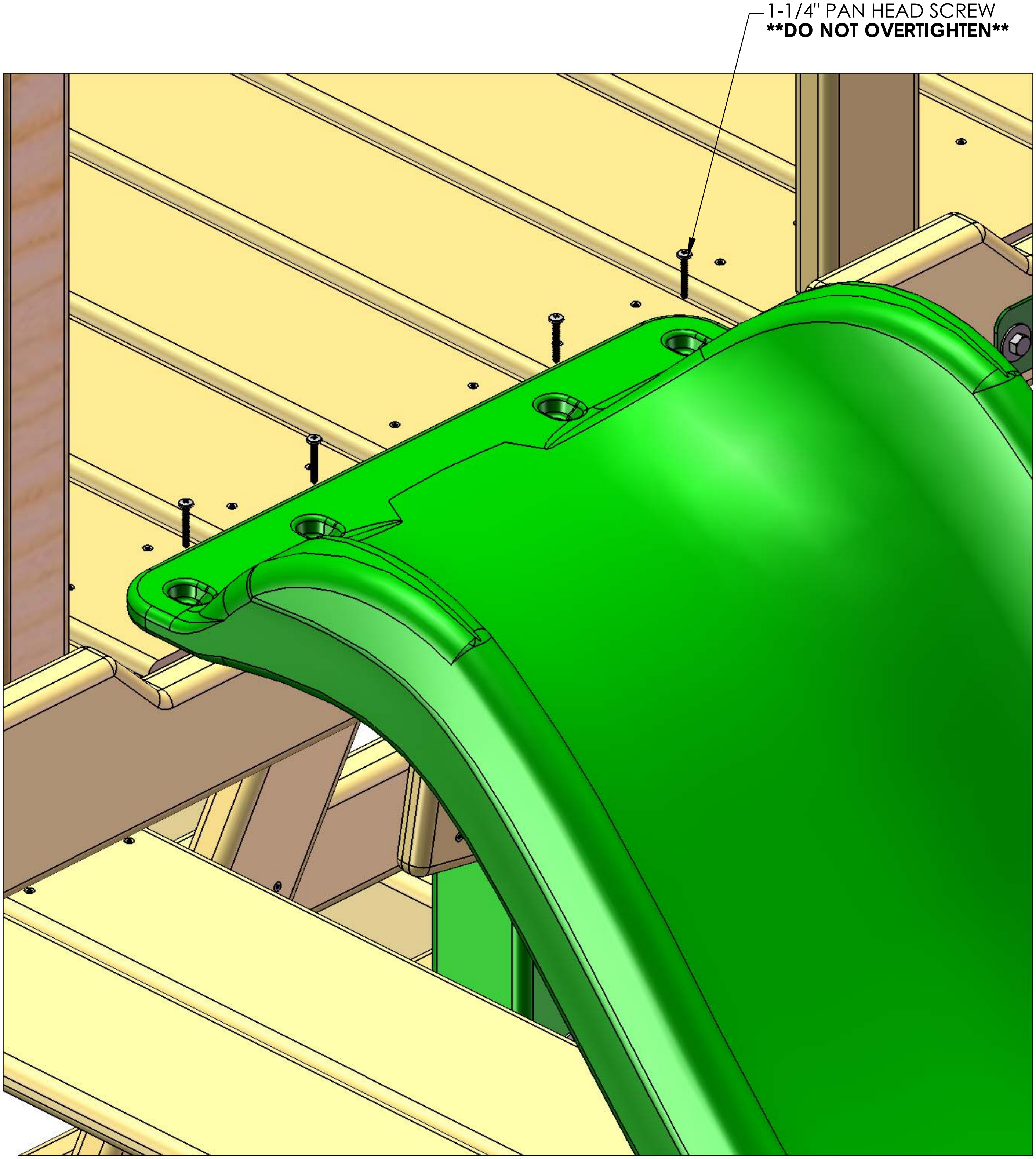


STEP 27: MOUNTING THE SLIDE

1: PLACE THE SLIDE IN THE OPENING AT THE FRONT-LEFT OF THE FORT. LAY THE SLIDE ON THE DECK WITH THE LIP EXTENDING ONTO THE DECK.

2: PREDRILL 1/8" HOLES INTO THE DECK BOARDS AT THE SCREW LOCATIONS.

3: ATTACH THE SLIDE TO THE DECK BOARDS WITH 1-1/4" PAN HEAD SCREWS. ****DO NOT OVERTIGHTEN****

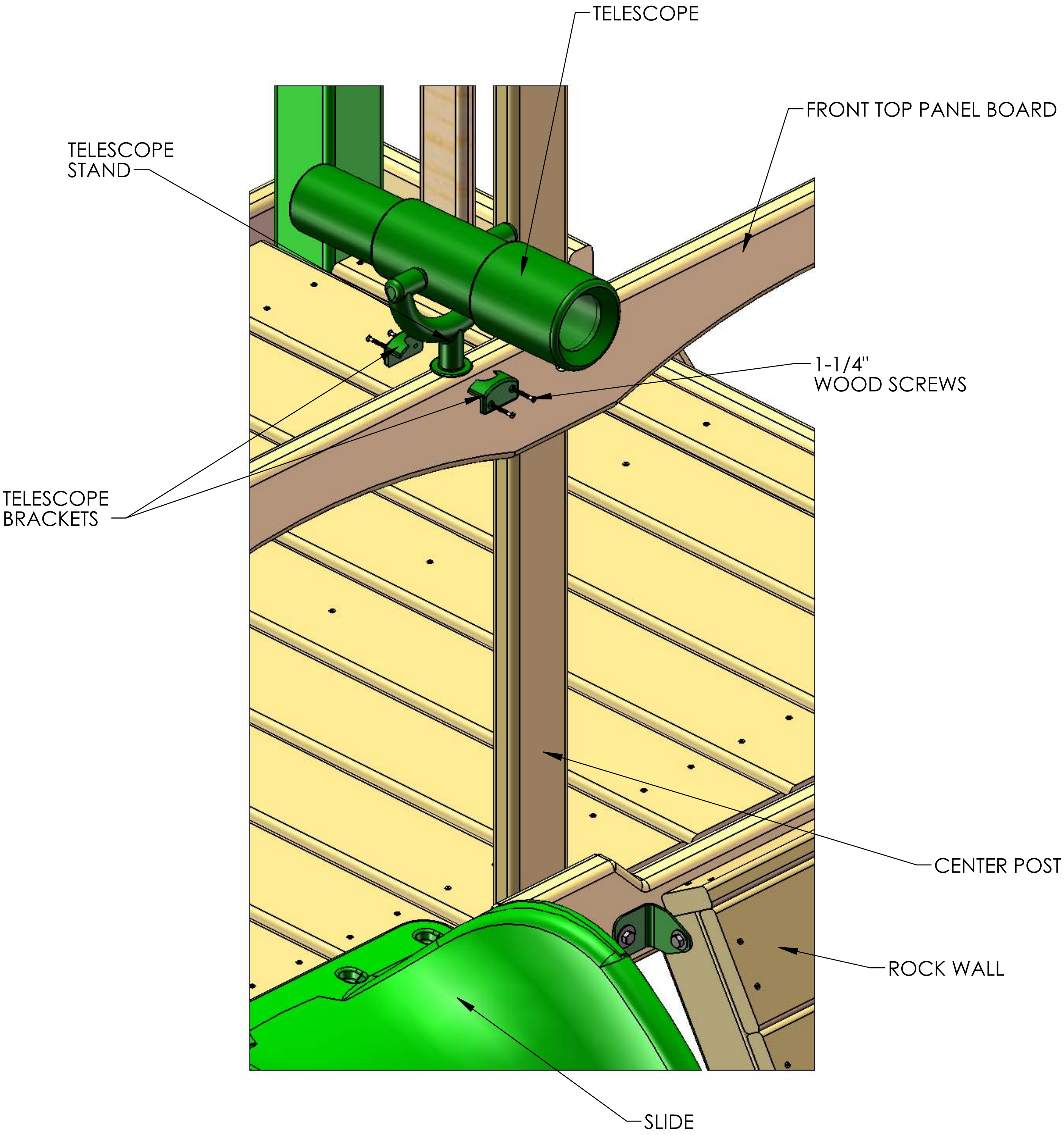


STEP 28: MOUNTING THE TELESCOPE

1: WITH THE 1-1/4" WOOD SCREWS PROVIDED IN THE TELESCOPE BAG, FASTEN ONE OF THE SQUARE TELESCOPE BRACKETS TO THE FRONT TOP PANEL BOARD ON THE SLIDE SIDE OF THE CENTER POST.

2: PLACE THE TELESCOPE STAND AND TELESCOPE INTO THE SLOT OF THE TELESCOPE BRACKET.

3: FASTEN THE REMAINING TELESCOPE BRACKET TO THE OPPOSITE SIDE THAT THE FIRST TELESCOPE BRACKET WAS INSTALLED ON WITH THE 1-1/4" WOOD SCREWS PROVIDED WITH THE TELESCOPE.

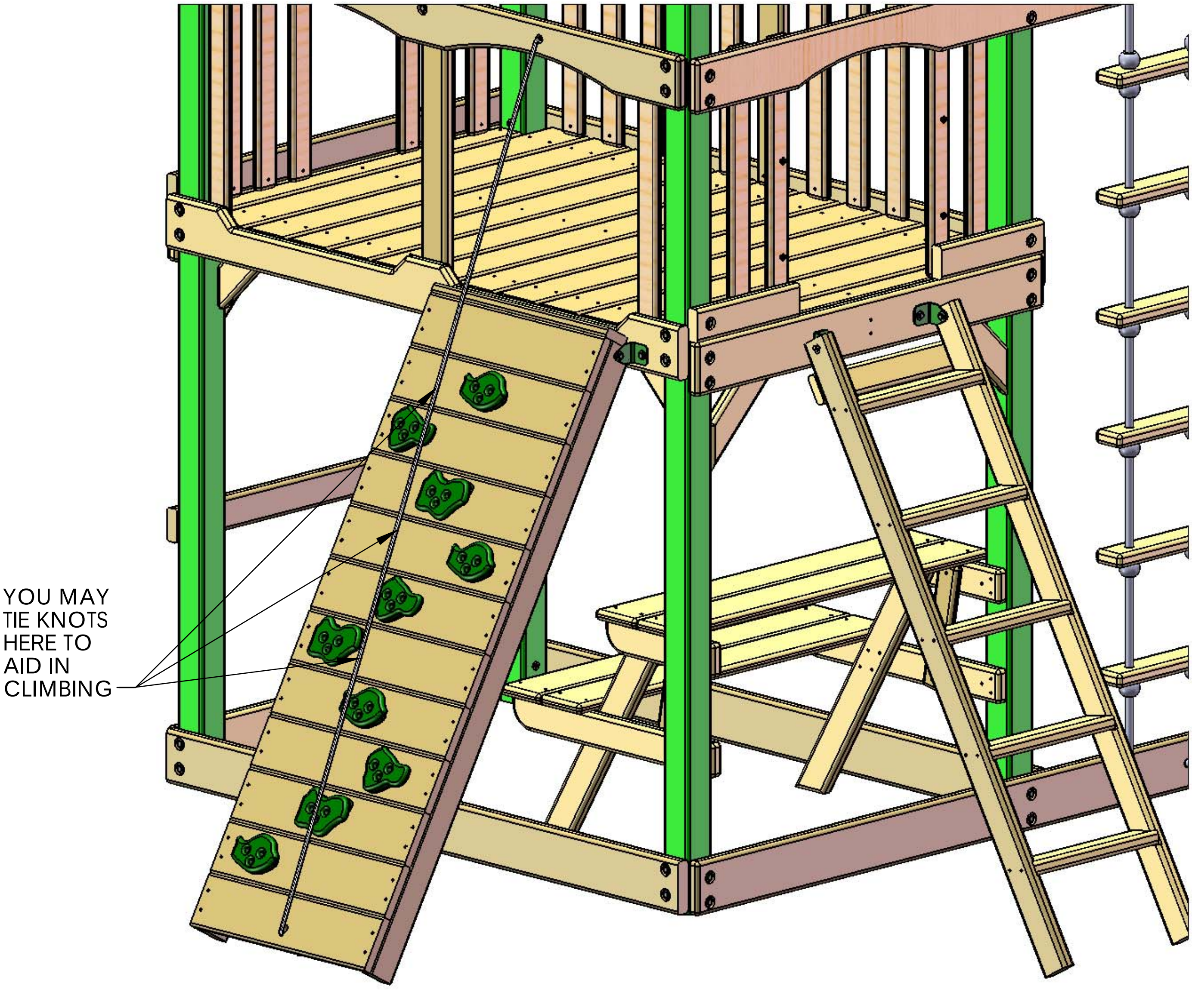


STEP 29: INSTALLING CLIMBING ROPE

1: TIE A KNOT AT ONE END OF THE 10' ROPE AND THREAD IT THROUGH THE HOLE IN THE TOP PANEL BOARD.

2: THE UNTIED END WILL GO THROUGH THE HOLE OF THE BOTTOM ROCK WALL BOARD. TIE A SECURE KNOT AT THE END MAKING SURE THAT THE ROPE IS TIGHT AND WILL NOT WRAP AROUND YOUR HAND. HINT: TO REDUCE THE AMOUNT OF SLACK IN THE ROPE, LIFT THE ROCK WALL ASSEMBLY SLIGHTLY WHEN TYING THE KNOT IN THE BOTTOM ROCK WALL BOARD. WHEN YOU LOWER THE ASSEMBLY, THE ROPE WILL TIGHTEN.

3: YOU CAN TIE A FEW (NO MORE THAN THREE) KNOTS IN THE ROPE TO AID IN CLIMBING APPROXIMATELY 18" APART BEFORE TYING THE KNOT BEHIND THE BOTTOM ROCK WALL BOARD.



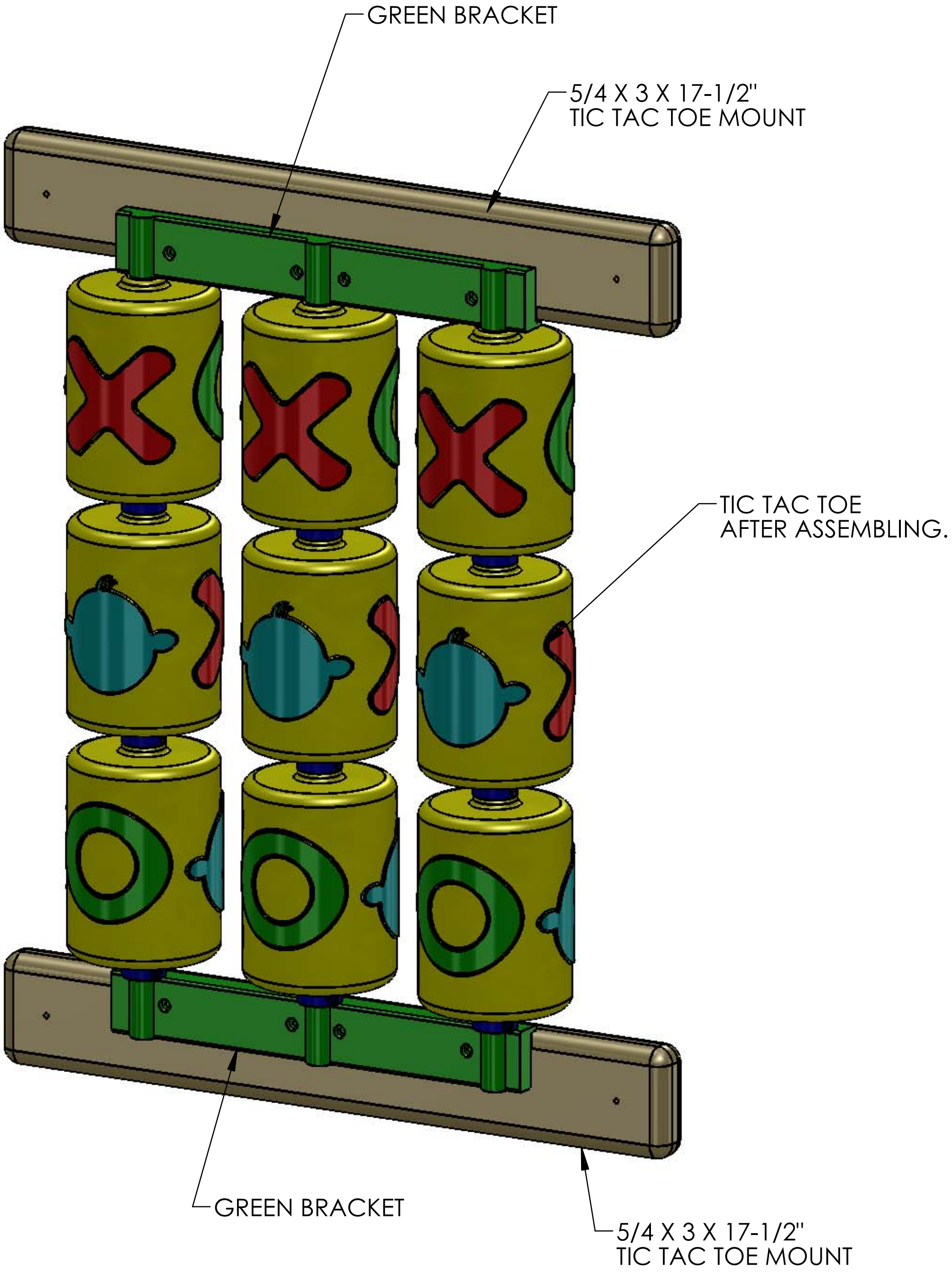
STEP 30: TIC TAC TOE ASSEMBLY

1: LOCATE THE TIC TAC TOE BOX.

2: FOLLOW THE INSTRUCTIONS IN THE BOX TO ASSEMBLE THE TIC TAC TOE OMITTING STEPS 6 AND 7.

3: LOCATE TWO 5/4 X 3 X 17-1/2" TIC TAC TOE MOUNTS.

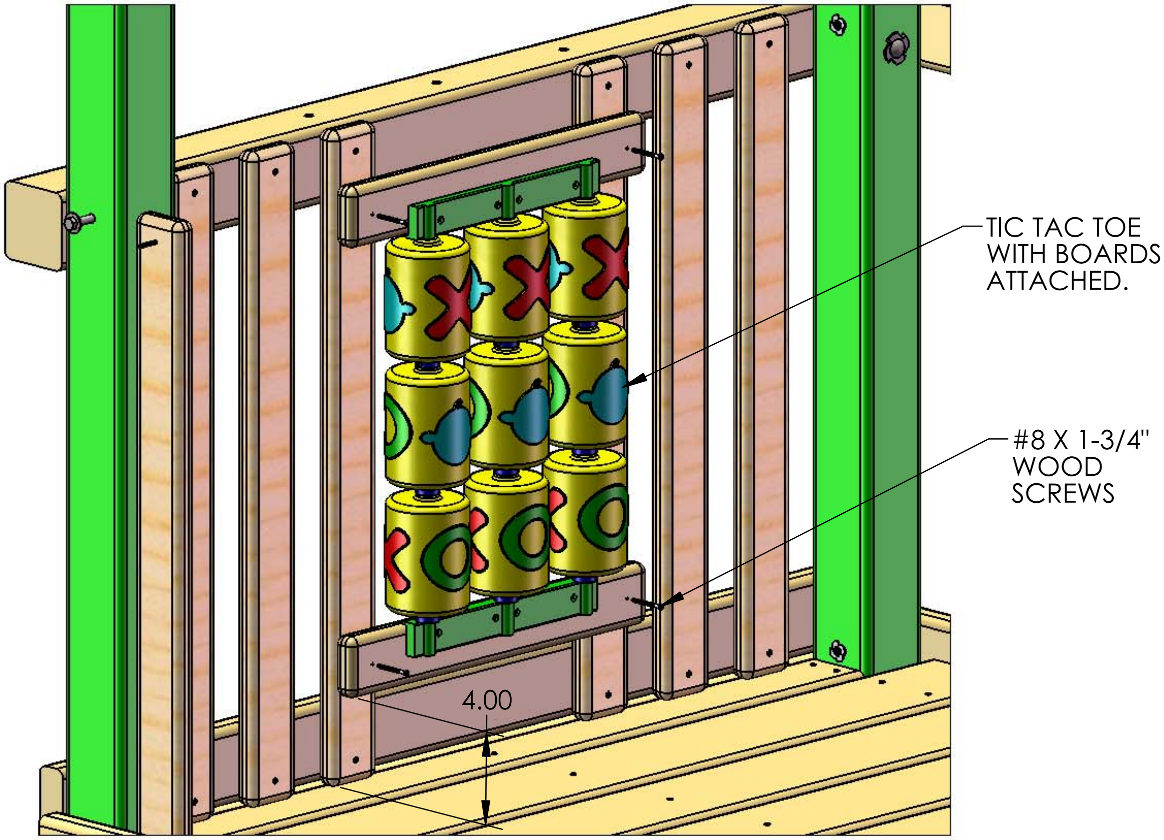
4: USE THE SCREWS INCLUDED WITH THE TIC TAC TOE TO ATTACH THE GREEN BRACKETS TO THE TIC TAC TOE MOUNTS. EACH GREEN BRACKET SHOULD BE CENTERED OVER THE TIE TAC TOE MOUNT.



STEP 31: TIC TAC TOE INSTALLATION

1: PLACE THE TIC TAC TOE AGAINST THE PANEL SLATS AT THE LEFT SIDE OF THE PLAY SET ON THE INSIDE. THE TIC TAC TOE MOUNT SHOULD BE APPROXIMATELY 4" OFF THE DECK.

2: ATTACH THE TIC TAC TOE MOUNTS TO THE PANEL SLATS WITH #8 X 1-3/4" WOOD SCREWS.

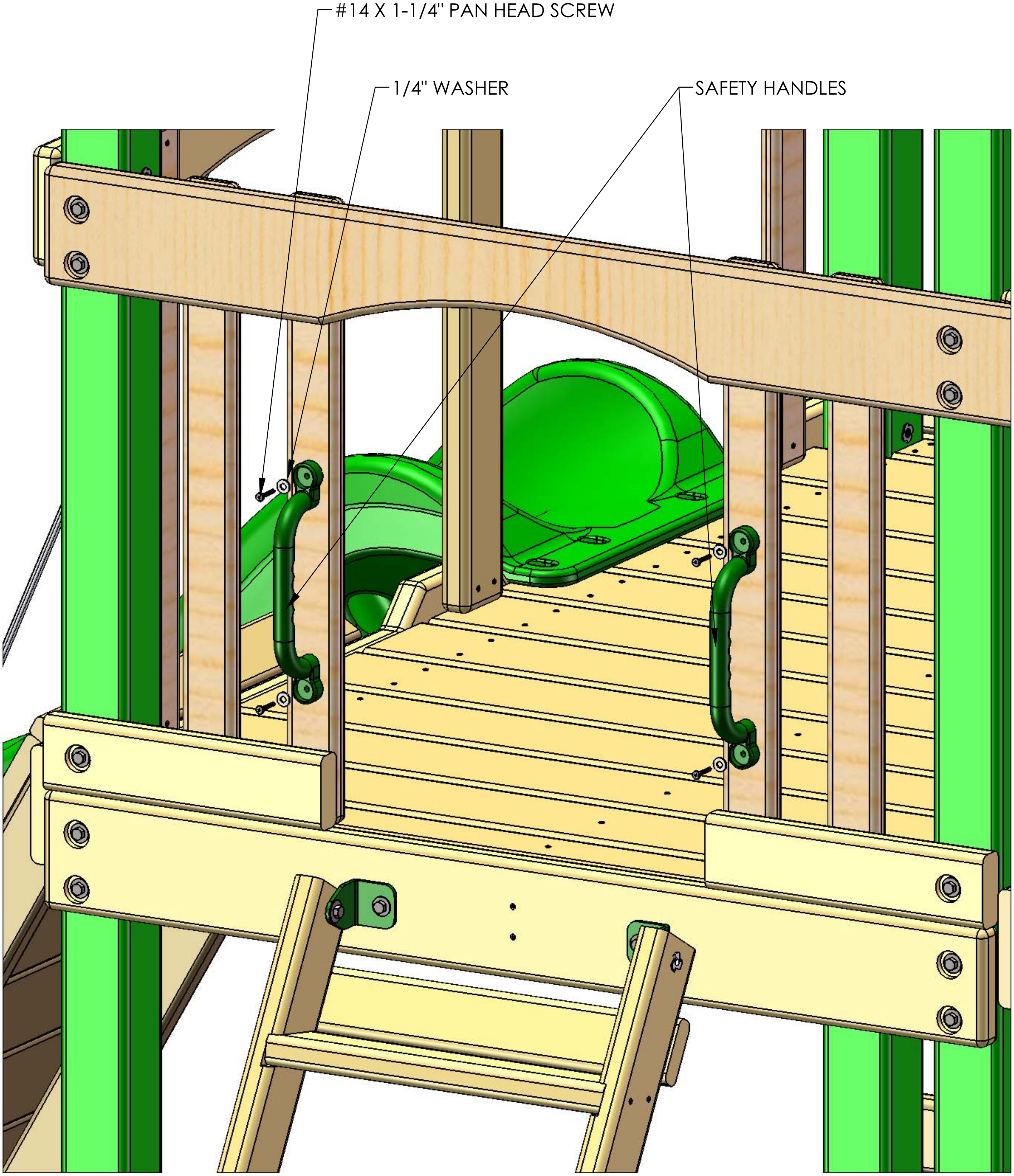


STEP 32: SAFETY HANDLES

1: LOCATE THE SAFETY HANDLE BAG.

2: ADJUST THE SAFETY HANDLES UP OR DOWN TO SUIT THE NEEDS OF YOUR CHILD.

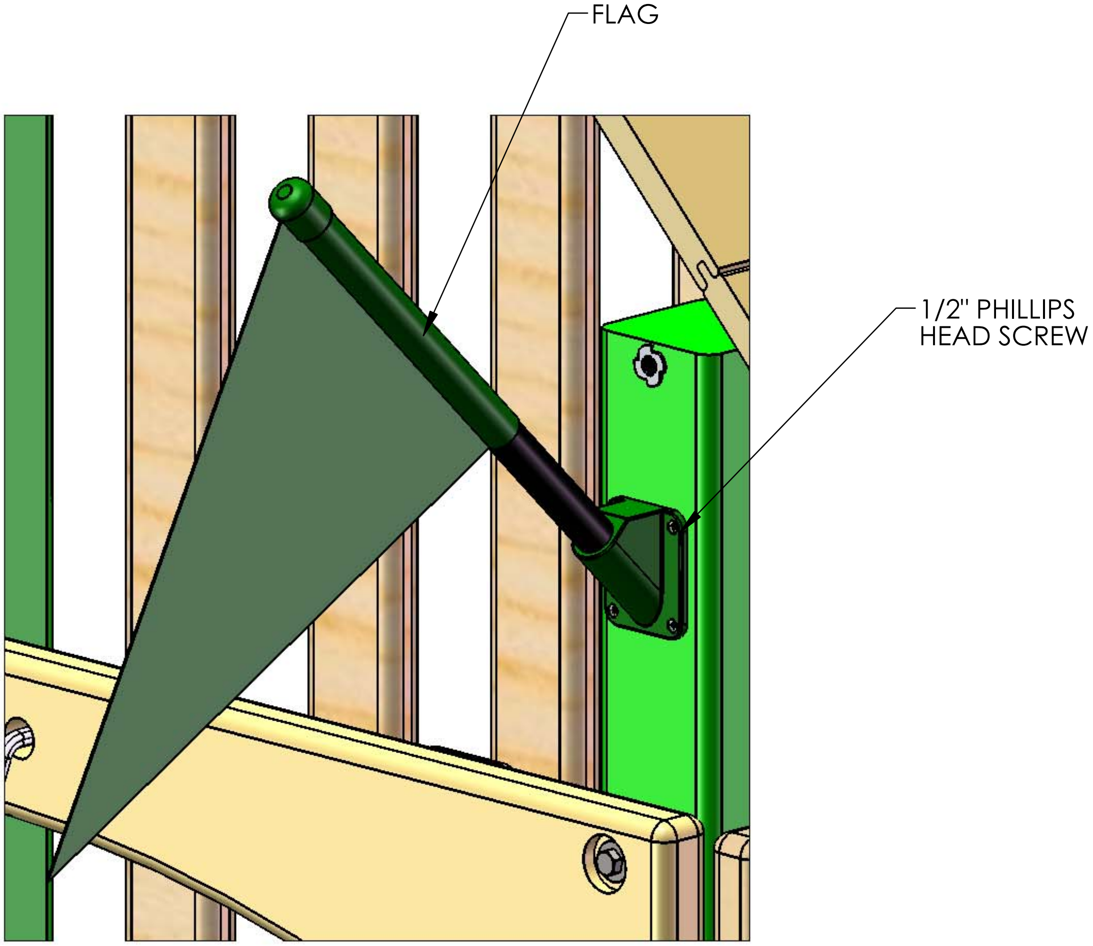
3: ATTACH EACH SAFETY HANDLE TO THE PANEL SLATS WITH TWO PAN HEAD SCREWS AND TWO WASHERS PROVIDED WITH THE SAFETY HANDLES.



STEP 33: FLAG KIT

1: PLACE A FLAG ON THE CORNER POSTS AT THE FRONT OF THE FORT.

2: ATTACH THE BASE OF THE FLAG WITH THE 1/2" PHILLIPS HEAD SCREWS PROVIDED.

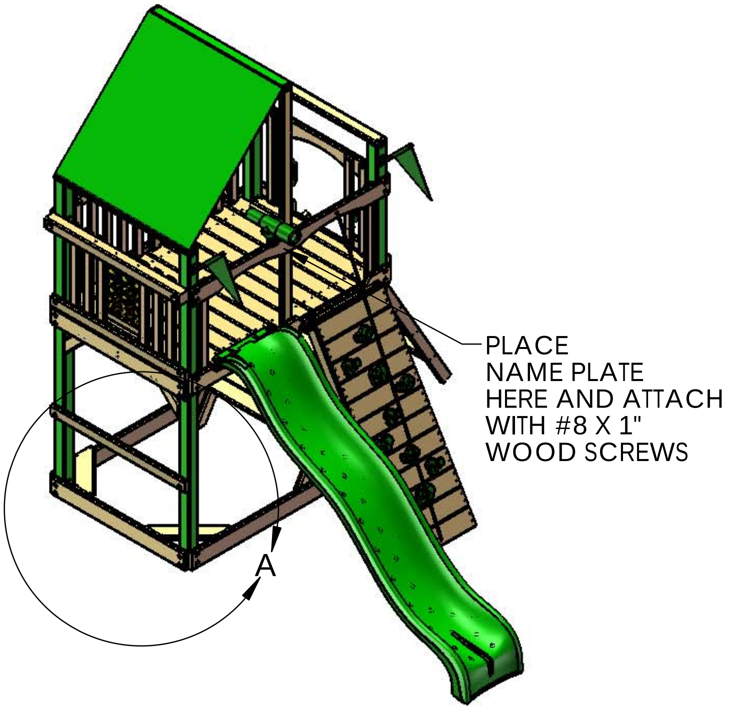


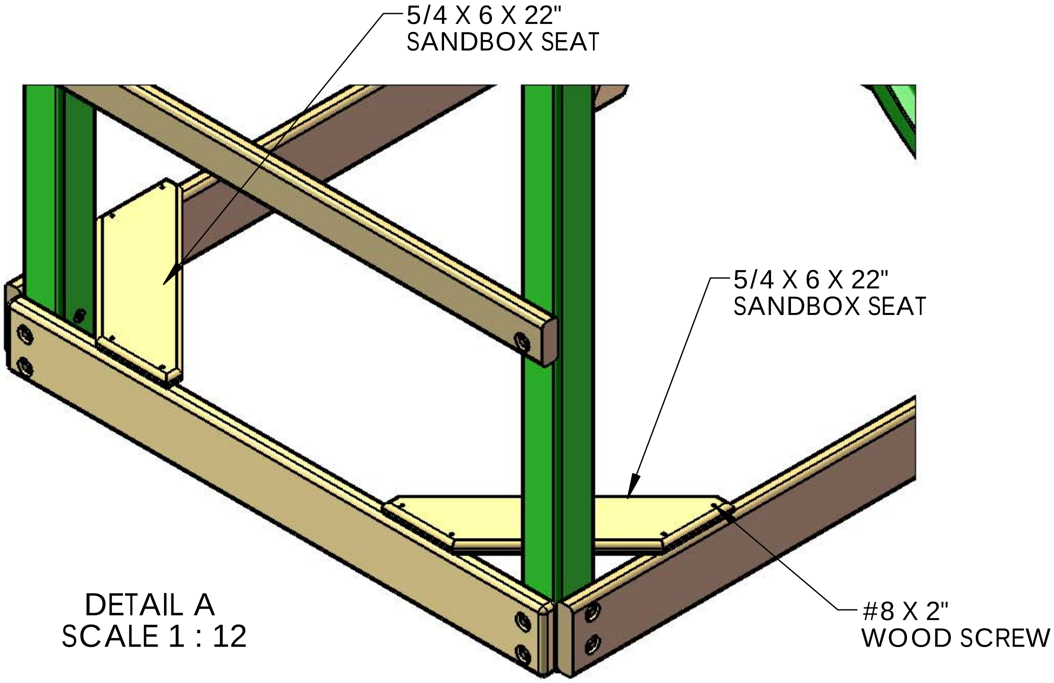
STEP 34: SANDBOX SEATS AND NAME PLATE

1: PLACE THE 5/4 X 6 X 22" SANDBOX SEATS ONTO THE TOP OF THE SANDBOX BOARDS AS SHOWN BELOW.

2: ATTACH THE SANDBOX SEATS TO THE SANDBOX BOARDS WITH #8 X 2" WOOD SCREWS.

3: LOCATE THE NAME PLATE FOR YOUR PLAY SET. ATTACH THE NAME PLATE TO THE FRONT OF THE PLAY SET WITH #8 X 1" WOOD SCREWS.





DETAIL A
SCALE 1 : 12

STEP 35: STEERING WHEEL

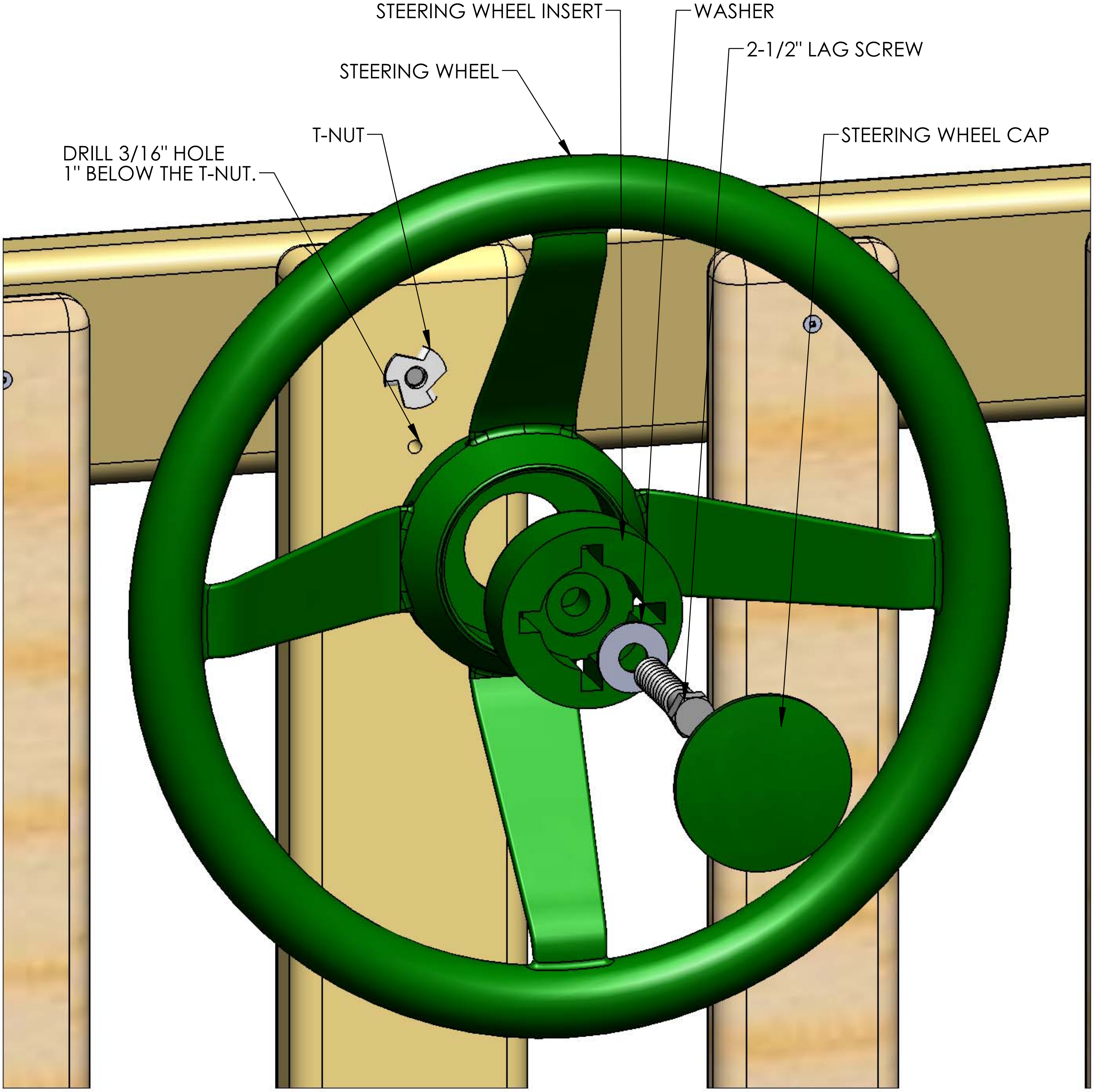
1: GO TO THE REAR CENTER POST ON THE DECK.

2: DRILL A 3/16" PILOT HOLE 1" BELOW THE CENTER OF THE T-NUT. DRILL THE HOLE 2" DEEP.

3: PLACE THE STEERING WHEEL INSERT INSIDE THE STEERING WHEEL.

4: USE THE 2-1/2" LAG SCREW AND WASHER TO FASTEN THE STEERING WHEEL TO THE REAR CENTER POST. DO NOT OVER-TIGHTEN THE LAG SCREW OR THE STEERING WHEEL WILL NOT TURN.

5: PLACE THE STEERING WHEEL CAP OVER THE CENTER OF THE STEERING WHEEL AND SNAP IT INTO THE STEERING WHEEL INSERT.



Operational Statement

To Whom It May Concern:

Mammoth Townhomes is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Kheng Vang and Sue Vang. This proposed project is proposing 6 townhomes located at 201 NW Third Street Visalia, CA 93291.

The project proposes to construct a 4 townhomes with garages. The project also proposes to construct a community play area and outdoor picnic/bbq area.

The proposed project is located at 201 NW Third Street Visalia, CA 93291, further identified as APN number 094-041-06. The current zoning and General Plan Land Use is Residential Multi-Family (RM-3) . The RM-3 district is intended for high density multi-family residential land uses. The proposed townhomes conforms to the RM-3 zone district by constructing multi-family residential land uses. The proposed project implements the proposed uses and intended by the General Plan, and provides amenities to the proposed complex.

The proposed project consists of:

- 4 plex with 3 bed/2 ba with garage.
- 4 parking stalls
- Outdoor play equipment/area
- Outdoor picnic/BBQ

The site will have the required vehicular parking stalls, trash enclosure, open space, amenities, landscaping and irrigation.

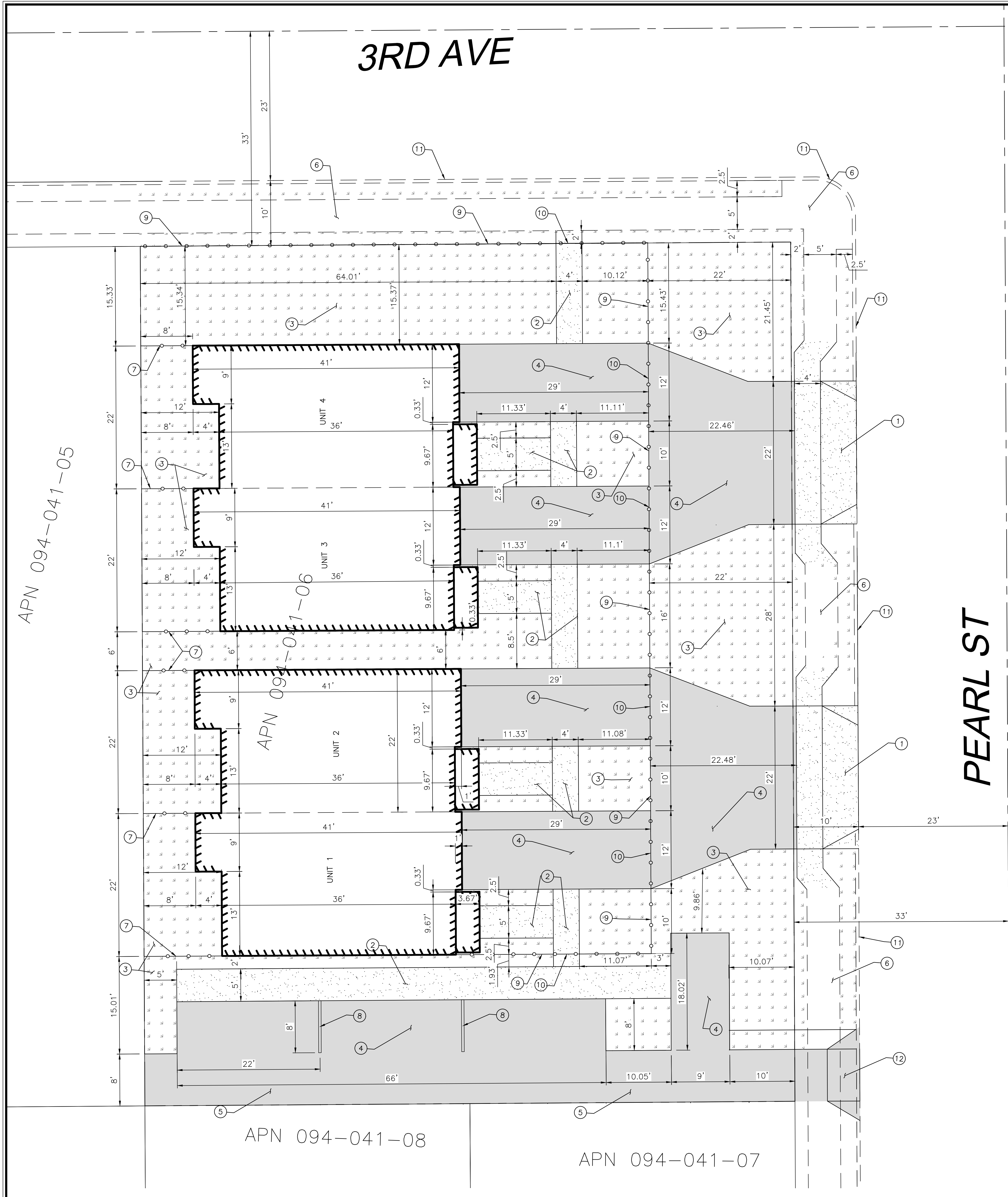
Sewer, storm and solid waste services will be provided by the City of Visalia. Water services will be provided by CAL Water. Electric will be Southern Cal Edison. Natural gas will be provided by PG&E. Telephone services will be provided by AT&T, and fiber/internet will be provided by Comcast.

Security and lighting for the site is provided through a combination of wall-packs and pole-mounted lighting. The building will be equipped with comprehensive internal and external video surveillance/security cameras.

The subject parcel is currently vacant open space. The adjacent northerly parcel is existing multi family residential. The parcel on the south side of Pearl Street Avenue is residential. To the west is residential. To the east is existing quasi public use. The project will provide additional housing in an area of high demand.

The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the municipal code.

There are no foreseeable effects or impacts to the neighbors from the operation of the project site.

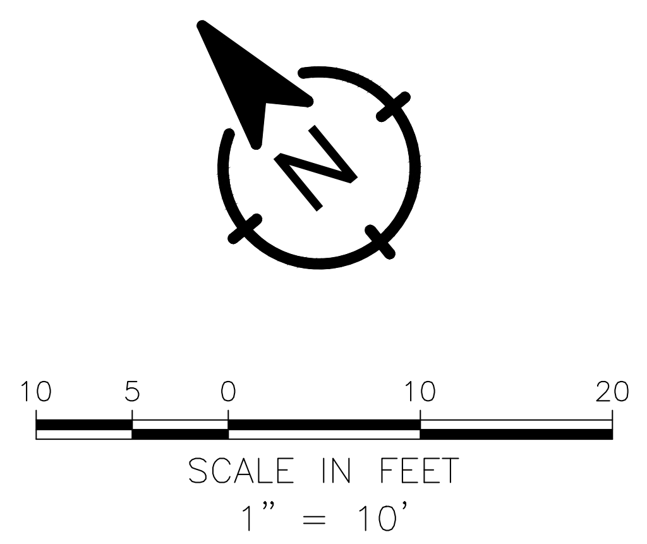


SITE NOTES

1. OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
2. SURFACE WATER SHALL BE DRAINED AWAY FROM THE BUILDING AT A 5% SLOPE FOR AT LEAST THE FIRST 10' FROM THE BUILDING CONCRETE PAD OR EXTERIOR FOUNDATION FOOTING WITH A MIN. FALL OF 6". CRC R401.3, CALGREEN 4.106.3
3. PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FRO A MINIMUM OF FIVE FEET. FCOC 15.08.020
4. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
5. LOT SHALL BE DRAINED FROM REAR TO FRONT W/ A MINIMUM OF 0.5% AND TO AN APPROVED DRAINAGE SYSTEM. INSTALLATION OF OBSTRUCTIONS, I.E., BLOCK FENCES, WOOD FENCES, ROCKS, LANDSCAPING, MOUNDS, ETC., CAN NOT BLOCK FLOW. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.
6. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT (12%) FOR A MINIMUM DISTANCE OF TWENTY FEET (20') FROM THE GARAGE. NO PORTION OF THE DRIVEWAY SHALL EXCEED A GRADE OF EIGHTEEN PERCENT (18%).
7. NO ON-SITE WATER RETENTION OR DRAINAGE INTO ADJACENT PROPERTIES/DRAIN TO THE STREET OR DESIGNED BASING.
8. ANY VERTICAL CUT AND FILL DIFFERENTIAL IN EXCESS OF 12" BETWEEN ADJACENT PROPERTIES BY AN APPROVED RETAINING WALL. WOOD RETAINING WALLS SHALL NOT BE USED TO RETAIN MORE THAT 24" OF SOIL. RETAINING WALLS THAT ARE 2 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTINGS, POST, KEYS OR STRUCTURE TO THE TOP OF THE WALL AND THAT RETAINS 12 INCHES OR MORE OF SOIL, REQUIRES PERMITS AND INSPECTIONS. SUBMIT ENGINEERED DESIGN.
9. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
10. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-624-2444.
11. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
12. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20 (5%) WITHIN 48" OF THE BOTTOM OF THE CURB RAMP.

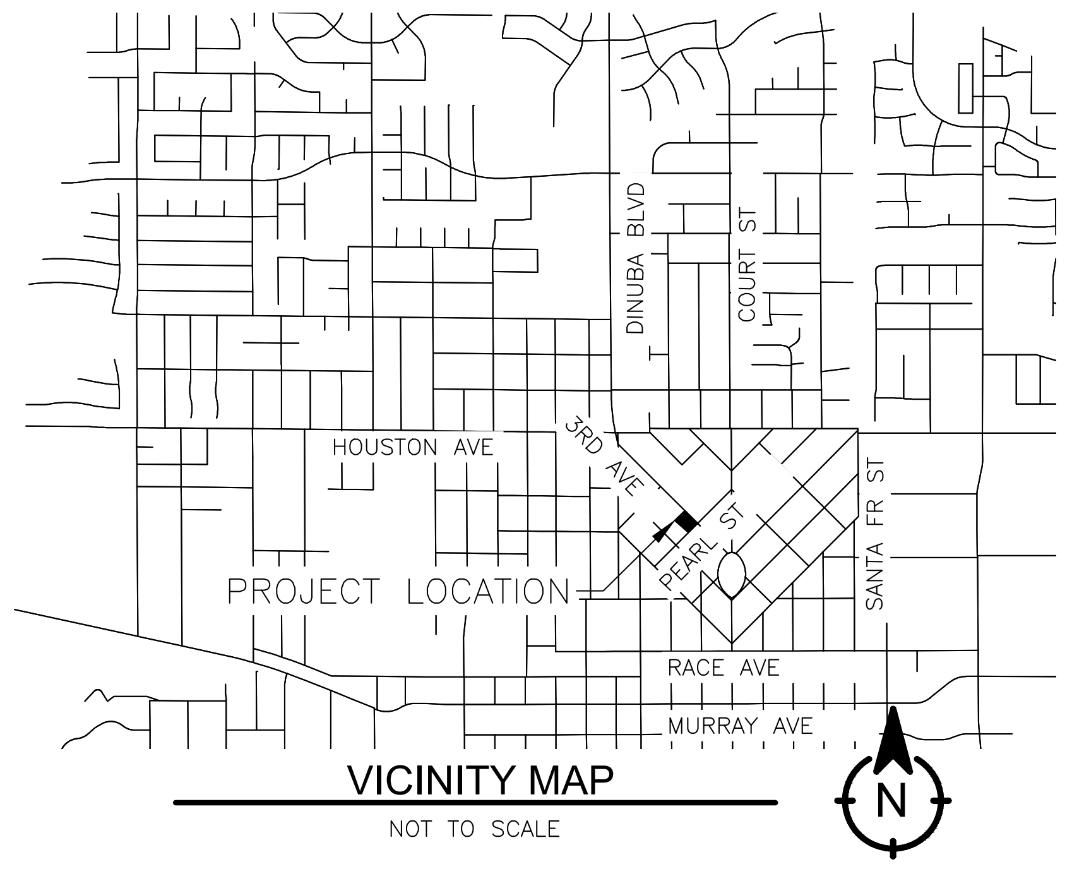
GENERAL FIRE PROTECTION NOTES

1. IF APPLICABLE, AN ALL WEATHER FIRE APPARATUS ROAD TO A POINT NO FARTHER AWAY THAN 150 FEET FROM THE MOST REMOTE PONT OF THE STRUCTURE.
2. THERE WILL BE MARKINGS FOR THE FIRE APPARATUS ACCESS LANES. THE LANES SHALL HAVE A 6 INCH WIDE RED STRIPE WITH 3 INCH TALL WHITE LETTERS STATING "NO PARKING-FIRE LANE", REPEATED EVERY 25 FEET ON CENTER.
3. THERE WILL BE 12 INCH TALL STREET ADDRESS NUMBERS. IF ONE ADDRESS IS UTILIZED FOR THE ENTIRE PROPERTY THEN ALSO ASSIGN 6-8 INCH TALL BUILDING LETTER DESIGNATORS TO EACH BUILDING.
4. PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT TO THE MAIN ENTRANCE AT A HEIGHT OF 6 FEET FROM GRADE. KEYS PLACED IN THE KNOX SHALL BE IDENTIFIED WITH A TAGOR LABEL



KEYNOTES

① PROPOSED DRIVE APPROACH PER CITY OF VISALIA STD C-23
② PROPOSED SIDEWALK PER CITY OF VISALIA STD C-9
③ PROPOSED LANDSCAPING
④ PROPOSED PAVEMENT PER CITY OF VISALIA STD. P-1
⑤ EXISTING PAVEMENT
⑥ EXISTING SIDEWALK
⑦ PROPOSE 6' HIGH WOOD FENCE
⑧ PROPOSED 4" PAINTED PARKING STALL STRIPES
⑨ PROPOSED 6' WROUGHT IRON FENCE
⑩ PROPOSE OPEN AND CLOSE GATE
⑪ EXISTING CURB AND GUTTER
⑫ EXISTING DRIVE APPROACH



VICINITY MAP

NOT TO SCALE

PROJECT INFO:

PROJECT LOCATION:	201 3RD AVE NW VISALIA, CA 93291
APN:	094-041-06
PROJECT OWNER:	KHENG YING VANG 2491 ALLUVIAL AVE STE 15 CLOVIS, CA 93611 (559)-775-0016
GROSS ACREAGE:	0.30 AC
EXISTING ZONING:	RM-3
PROPOSED LAND USE:	RM-3
PROPOSED DU:	4 DU
TOTAL BUILDING SF:	7,000 SF
PROPOSED DENSITY:	13.3 UNITS/AC

AVERAGE SITE AREA/DU = 13,200 SF/4 DU = 3,300 SF/DU

MIN SITE AREA/DU = 1,200 SF

GENERAL NOTES

1. PROVIDE A 12' HIGH ADDRESS POSTING (6" IF WITHIN 50' OF THE STREET) WITH SUITE NUMBER 4" HIGH WITH MINIMUM 1/2" STRIKE, MOUNTED ON A CONTRASTING BACK GROUND CLEARLY BISIBLE FROM THE STREET.
2. JOB CARD REQUIRE TO BE AVAILABLE FOR SIGNATURE AT THE JOBSITE.
3. OFF-STREET PARKING SPACES SHALL BE MAINTAINED.
4. THE TERM CONTRACTOR "OR" "CONTRACTORS" AS USED IN THE THESE GENERAL NOTES SHALL REFER TO THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS.
5. LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF ALL GOVERNING AGENCIES.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK THE GENERAL CONTRACTOR AND ALL CONTRACTORS SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCY CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS WHICH ARE RELATED TO THE CONTRACTOR'S SCOPE OF WORK SHOULD AN ERROR APPEAR IN THESE CONSTRUCTION DOCUMENTS OR RELATED WORK PERFORMED BY OTHER CONTRACTORS AFFECTING THE CONTRACTOR'S SCOPE OF WORK, THE GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS SHALL NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS AS TO THE PROCEDURE FOR THE CONTINUATION OF THE WORK SHOULD THE CONTRACT OR PROCEED WITH WORK AFTER IDENTIFYING SUCH A CONFLICT WITHOUT FIRST OBTAING INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR ALL REMEDIAL WORK NECESSARY TO APPLICABLE BUILDING CODES AND REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
8. THE CONTRACTORS SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES TO THE GENERAL CONTRACTOR VERIFY EXISTING CONDITIONS WITH IN THE WORK AREA AND REVIEW MODIFICATIONS REQ'D.TO SUIT EXISTING CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF NEW WORK OR MODIFICATIONS TO EXISTING CONDITIONS.
9. CONTRACTORS SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH CONTRACTOR SHALL, IMMEDIATELY UP ON COMPLETION OF EACH PHASE OF HIS WORK, REMOVE ALL TRASH AND DEBRIS WHICH RESULTS FROM THE PERFORMANCE OF HIS WORK.
10. CONSTRUCTION MATERIALS STORED ON-SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
11. CONTRACTORS SHALL PROTECT NEW AND EXISTING FINISHES AND CONSTRUCTION FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION DAMAGES TO NEW AND OR EXISTING FINISHES AND CONSTRUCTION SHALL BE PREPARED OR REPLACED WITH IDENTICAL MATERIAL AT THE CONTRACTOR'S EXPENSE.
12. THE NOTATION "TYPICAL" OR "TYP". SHALL MEAN TO REPEAT AT ALL LOCATIONS WHERE DESCRIBED OR DETAILED CONDITION OCCURS.
13. THE NOTATION "SIMILAR" OR "SIM". SHALL MEAN TO REPEAT AND MODIFY THE DESCRIBED OR DETAILED CONDITION AS REQUIRED TO SUIT THE CONDITION IN THE LOCATION IN WHICH IT OCCURS.
14. THE NOTATION <E> OR "EXIST". SHALL MEAN EXISTING IMPROVEMENTS.
15. THE NOTATION <N> SHALL MEAN NEW IMPROVEMENTS TO BE INSTALLED AS PART OF THIS WORK ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSTRUED AS BEING NEW WORK AND PART OF THIS CONTRACT UNLESS NOTED OTHER WISE.
16. A COMPLETE SET OF STAMPED APPROVED PLANS MUST BE ON THE JOB SITE AT ALL TIMES.
17. ALL CONTRACTORS AND SUBCONTRACTORS MUST HAVE VALID CURRENT BUSINESS LICENSES BEFORE INSPECTION <S> CAN BE MADE.
18. CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL.
19. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
20. CONTRACTOR IS TO NOTIFY PROJECT ARCHITECT IF SITE CONDITIONS DISAGREE WITH INFORMATION SHOWN ON ACTIVITY.
21. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES WHICH ARE IN OPERATION AND SHALL PROTECT THEM FROM DAMAGE IN THE FIELD. THE CONTRACTOR SHALL CALL USA TOLL FREE AT 800-642-2444. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL BEAR ALL OF THE REPAIR AND OR REPLACEMENT COSTS OF SAID UTILITIES DAMAGED BY CONTRACTOR<S> DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
22. THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS, AND IN THE EVENT THAT CONFLICT OCCURS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ARCHITECT BEFORE PROCEEDING WITH ANY WORK CADESIGH OR THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE PLAN OR PROPERTY LINE INFORMATION.
23. SEPARATE CONTRACTS FOR SUCH WORKS AS PAVING LANDSCAPING AND SIGN INSTALLATION MAY BE AWARDED BY THE CLIENT. IN ADDITION CERTAIN SPECIALTY ITEMS SUCH AS LIGHTING FIXTURES, DISPENSERS, ETC. MAYBE PURCHASED DIRECTLY BY THE CLIENT FOR DELIVERY TO THE GENERAL CONTRACTOR, WHO WILL BE RESPONSIBLE FOR THEIR INSTALLATION COORDINATE SCOPE OF WORK WITH OWNER. THE GENERAL CONTRACTOR SHALL COOPERATE WITH AND COORDINATE THE WORK OF SEPARATE CONTRACTORS.
24. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
25. THESE SPECIFICATIONS ARE COMPLIMENTARY TO THE WORKING DRAWINGS.
26. SCALE IN THE DRAWINGS MIGHT NOT REFLECT ACCURACY. DIMENSIONS GOVERNS.
27. A CONTRACTOR IS REQUIRED TO REQUEST A FINAL INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
28. ALL DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR HAVE A FLAME SPREAD RATING PER CALIFORNIA BUILDING CODE.
29. ALL MATERIALS, FIXTURES, EQUIPMENTS, AND ACCESSORIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL GOVERNING REGULATIONS TO THE MANUFACTURER'S RECOMMENDED STANDARDS PROVIDE ALL SUPPORTS, RACKING, REIN FOR CEMENT, OR OTHER PREPARATIONS REQUIRED TO RIGIDLY SECURE ALL ITEMS WORKING OR EVENT IMPOSED LOADS.
30. THIS PERMIT DOSE NOT INCLUDE ANY HIGH PILE STORAGE <PER CFC> OR RACK STORAGE OVER 8' HIGH. ANY SUCH PROPOSED STORAGE WILL REQUIRE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND ISSUANCE OF PERMITS <2016 CFC CHAPTER 23>.
31. PROVIDE A MAX. OF 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL OFFSETS GREATER THAN 1/4" REQUIRE A MAX. BEVELED SLOPE OF 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAYBE VERTICAL.
32. IN BUILDING IN OCCUPANCY GROUP A HAVING AN OCCUPANCY LOAD OF 300 OR LESS, GROUPS B,F,M. AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED.
33. NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
34. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, METERS,PIPING <EXCEPTING THE BACK FLOW PREVENTION DEVICE>, ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE ARE AS OR SET BACK OR ON THE STREET FRONT AGES OF THE BUILDINGS. ALL THE TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACK FLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAYBE APPROVED.
35. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
36. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
37. TREES SHALL BE MAINTAINED IN GOOD HEALTH HOW EVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL BROWN OF THE TREE , EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHER WISE BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR.
38. ALL ACCESSIBLE PARKING STALLS SHALL BE PAVED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC ARE AS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS OR RAMPS.
39. SIGNS, OTHER THAN DIRECTIONAL SIGHS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS PERMIT.
40. REPAIR ALL DAMAGED AND OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
41. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATION WITHIN THE STREET RIGHT-OF-WAY AND OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT <USE>.
42. IF ARCHAEOLOGICAL AND OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING GRADING, EXCAVATION, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
43. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORGIN, THE NATIVE AMERICAN HERITAGE COMMISSION <PHONE: <916>653-4082>SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGISTS INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER <PHONE:<805>644-2289> SHALL BE CONTACTED TO OBTAIN REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE OR PRESERVATION.
44. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGIST AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
45. INSTALL 30" STATE STANDARD "STOP" SIGN <S> AT LOCATIONS SHOWN. SIGN SHALL BE MOUNTED ON A2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 7' ABOVE GROUND; LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDE WALK WHERE "RIGHT TURN ONLY" SIGH ALSO REQUIRED AT SAME LOCATION INSTALL 30"X36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
46. ANY BUILDING MODIFICATIONS AND OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
47. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
48. ANY SURVEYING MONUMENTS WITHIN THE AREA OF CONSTRUCTION BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
49. ALL EXISTING ROUTES USED AS ACCESSIBLE "PATH OR TRAVEL" AND ACCESSIBLE ELEMENTS TO BE VERIFIED FOR COMPLIANCE WITH 2016 CBC.
50. EXISTING ACCESSIBLE PARKING STALL AND SIGN AGE TO BE VERIFIED FOR COMPLIANCE WITH CBC CHAPTERS, 11B-202,11B-206,11B-208,11B-304,11B-504,11B-703.
51. PATH OF TRAVEL SLOPE TO MEET THE REQUIREMENTS OF CBC SECTION 1113A.1.2; CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.
52. 51. PATH OF TRAVEL SLOPE TO MEET THE REQUIREMENTS OF CBC SECTION 1113A.3; RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20.
53. THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2" ALONG THE ENTIRE PATH OF TRAVEL FROM THE BUILDING OR RESTROOMS CBC SECTION 1111A.1.
54. DIMENSIONS GOVERN OVER DRAWING'S SCALE.
55. A FORTY-EIGHT (48) HOUR NOTICE IS REQUIRED BEFORE FINAL INSPECTION CAN BE GIVEN.
56. JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
57. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN AND MUST BE FINALIZED PRIOR TO OCCUPANCY.
58. TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. THE SIGN BACKING MATERIAL IS REQUIRED TO BE 6" HEIGHT WITH REFLECTORIZED MATERIAL. THE STREET NAME SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK THE BOTTOM OF THE STREET NAME SHALL BE 9'-6" MIN. FROM GRADE. (CRC R106.1.1)
59. THE PERMIT FOR THIS PROJECT REQUIRES FIRES SPRINKLES (CRCR313.2) AND CLASS 'A' ROOFING MATERIALS PER DEFERRED SUBMITTAL. 13D MIN. TYPE FIRE SPRINKLERS SYSTEM REQUIRED.

811
Know what's below.
Call before you dig.

REVISIONS

NO.	DATE	BY

2491 ALLUVIAL AVE
CLOVIS, CA 93619
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

VICE
VANG INC. CONSULTING ENGINEERS

MAMMOTH TOWNHOMES

SITE PLAN

CITY OF VISALIA
CALIFORNIA

DATE:
5/19/2022

PROJ. ENGR:
LSV

PROJ. MNGR:
KYV

PREPARED FOR:

KHENG YINE VANG
2491 ALLUVIA AVE
STE 15
CLOVIS, CA 93611

KHENG YING VANG
NO. C-63824
CIVIL

SHEET NO.
1 / 1

PROJECT NUMBER
22-038

5/19/2022 3:43 PM

V:\PROJECTS\2022\2022-038 KYV VISALIA\06-PRODUCTION PLANS\22-038 SITE PLAN.DWG

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: Packwood Apartment Complex

Date: MAY 1 1 22

Project Description: Development of a multi-family apartment complex in RM- 3zone (Medium Density Residential) consisting of 144 residential units and 2 58parking spaces within 9 .5acres on a vacant parcel.

Site Plan Review Resubmittal: Yes ○ No ●

If Resubmittal, Previous Site Plan Review Number: Ref: 21-073 R&P

Property Owner: Ron Vander Weerd

Applicant(s) Name: Ron Vander Weerd

Project Address/Location: 3779 Rd 108 Visalia, CA 9 32 77

Assessor Parcel Number: 1 1 9 - 7 3 0 - 0 1 1

Parcel Size (Acreage or Square Feet): 9.5 Acres

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: 05/25/2022

SPR Agenda: 06/01/2022 Item No.

Zone: R-M-3 SPR No. 22-090

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 lot

Proposed Building Use: Multifamily apartment complex (Medium Density Residential)

Proposed Hours of Operation: n/a - residential development

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

Number of Employees Per Day: Existing n/a Proposed n/a

Number of Customers Per Day (Estimated): Existing n/a Proposed n/a

Predicted Peak Operating Hour: n/a

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):

Describe Any Special Events Planned for the Facility:

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: Ron Vander Weerd
Address: 837 Commercial Ave
City, State, Zip Tulare, CA 93274
Phone: (559) 805-4101
Email: ronvanderweerd@yahoo.com

Signature of Owner or Authorized Agent*

VanderWeerd
Owner

4/21/2021
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, Ron Vander Weerd, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

119-730-011

AGENT:

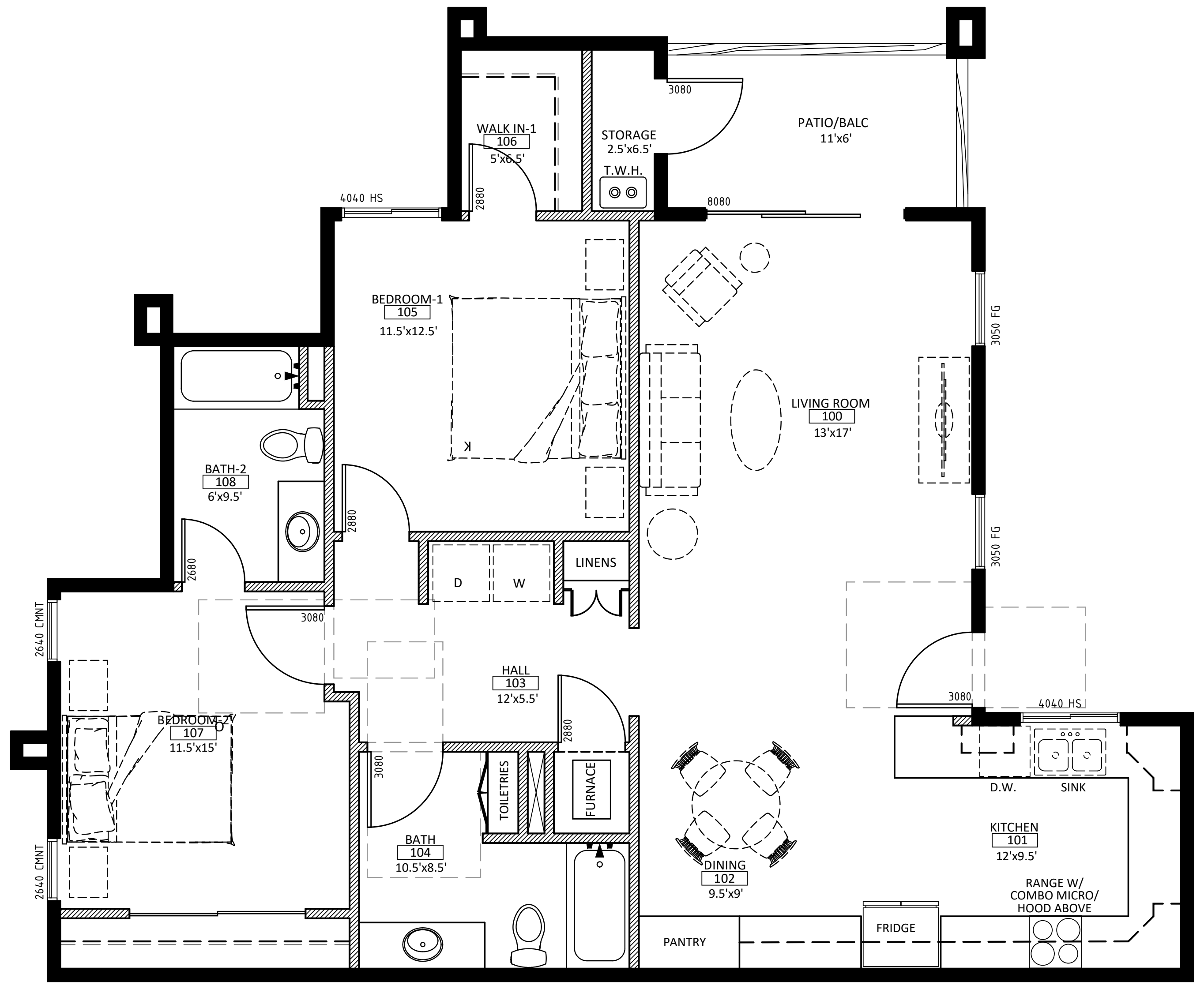
I designate a ne, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Ron Vander Weerd relative to the property mentioned herein.

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

Executed this ______ day of r ______, 20___.

Signatures

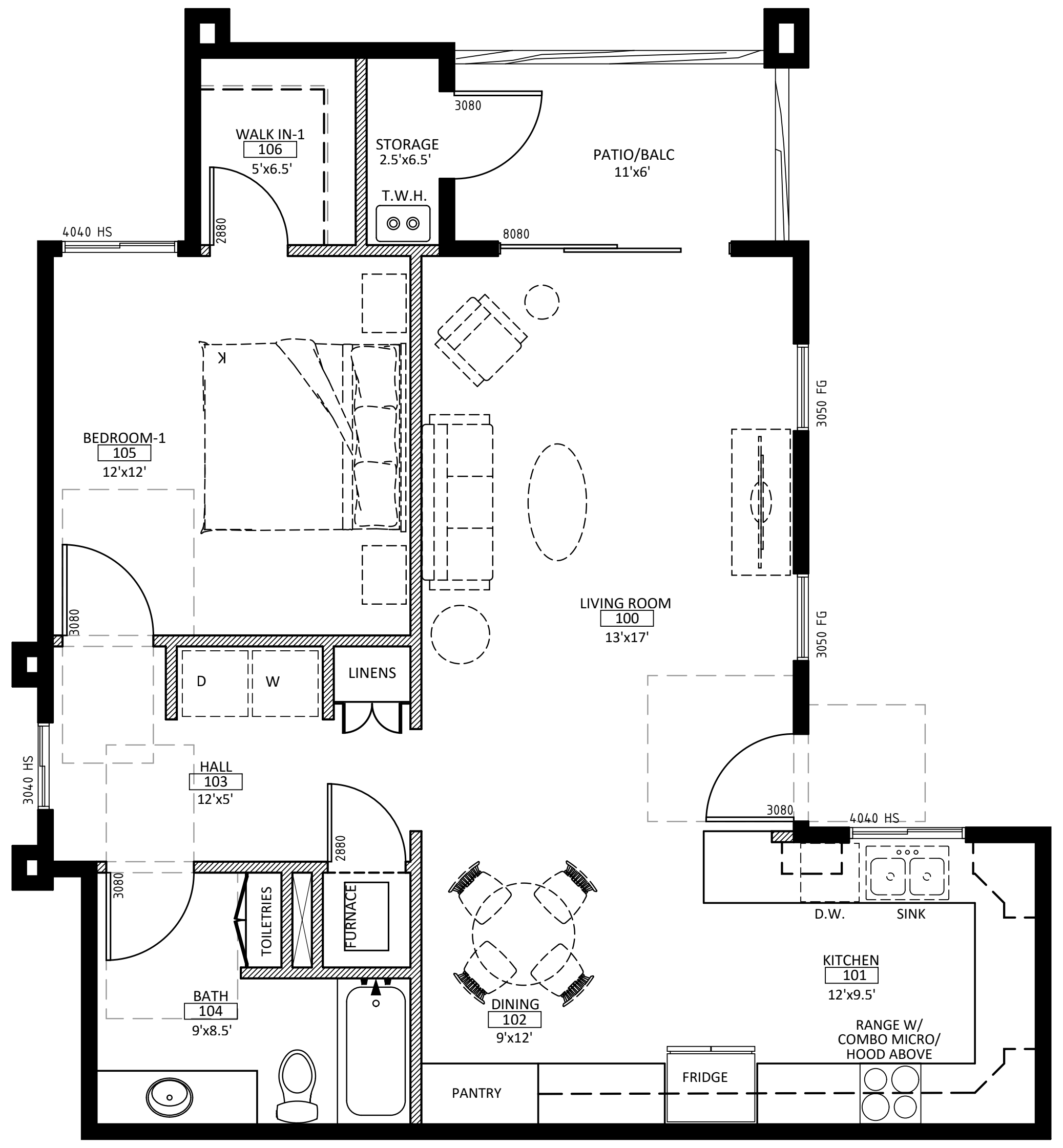
OWNER	AGENT
VanderWeerd Signature of Owner	Signature of Agent
837 Commercial Ave Owner Mailing Address	an a e e Agent Mailing Address
Tulare, CA 93274	V a a
Owner Phone Number	Agent Phone Number



② 2B2B - UNIT FLOOR PLAN CONCEPT

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

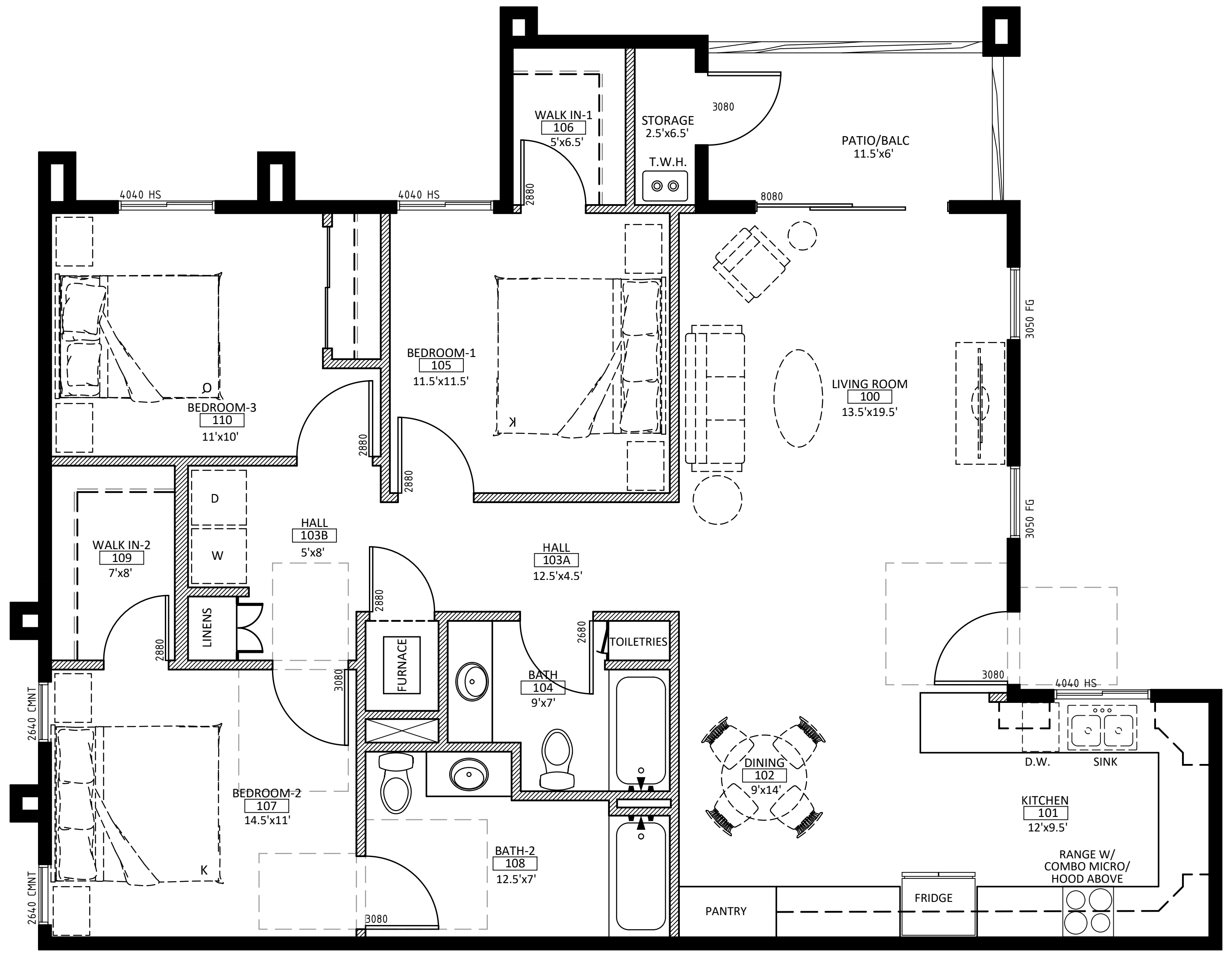
1,173 S.F. USEABLE
100 S.F. PATIO/BALCONY
1,273 TOTAL



① 1B1B - UNIT FLOOR PLAN CONCEPT

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

927 S.F. USEABLE
97 S.F. PATIO/BALCONY
1,024 TOTAL



③ 3B2B - UNIT FLOOR PLAN CONCEPT

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

1,364 S.F. USEABLE
100 S.F. PATIO/BALCONY
1,464 TOTAL

REVISIONS		
DATE	BY	DESCRIPTION

APPROVED BY:

DATE

MATTHEW D. AINLEY
PROJECT ENGINEER

RCE 66233

PREPARED BY:

4CREEKS

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

DRW BY: B.A., SM

CHK BY: MDA

DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX

N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

UNIT PLAN CONCEPTS

PLOT DATE: 04/07/22

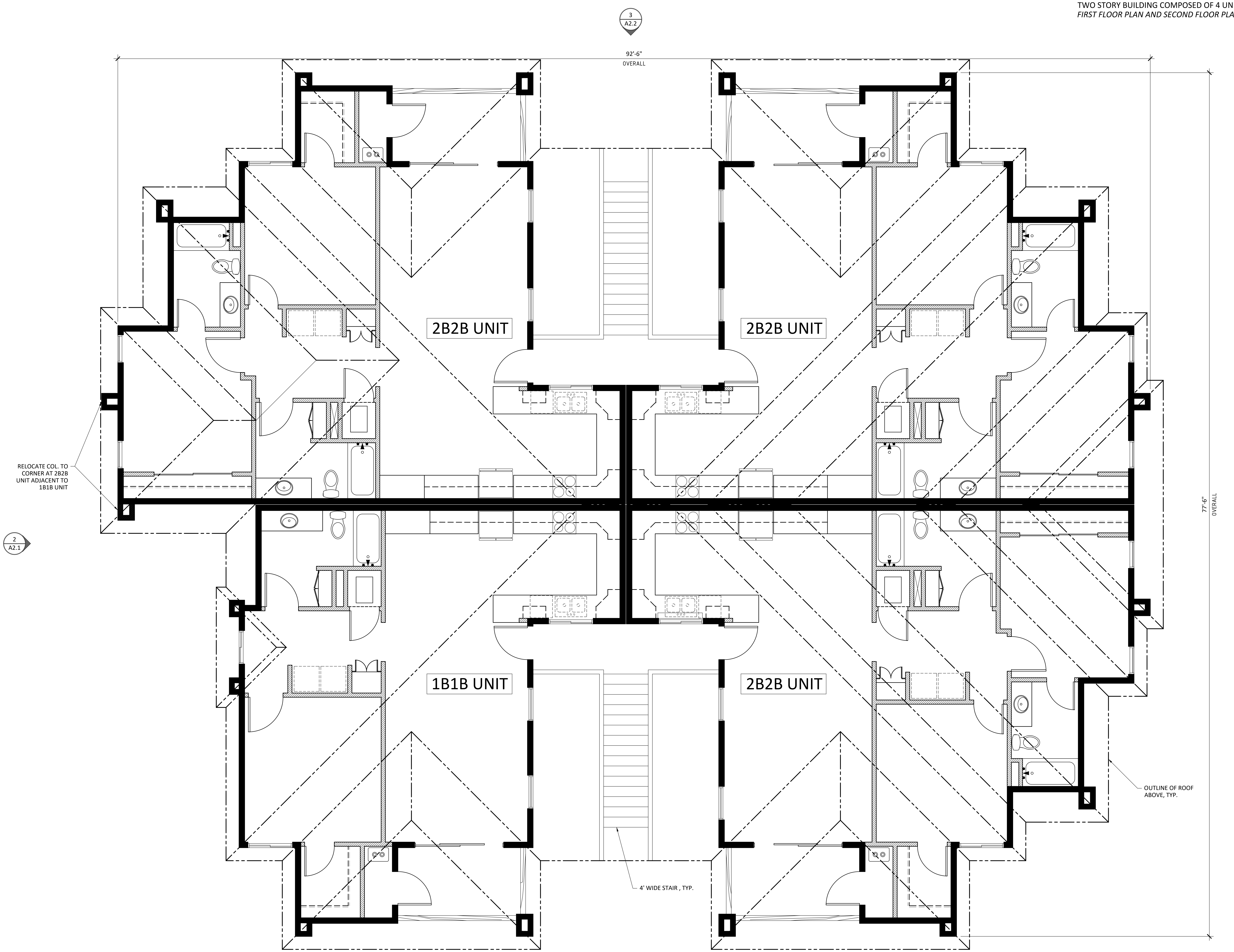
JOB NO.: 21067

FILE NAME: 21067-plans

SCALE:

SHEET NO.: **A1.0**

TWO STORY BUILDING COMPOSED OF 4 UNITS PER FLOOR STACKED.
FIRST FLOOR PLAN AND SECOND FLOOR PLAN ARE SAME LAYOUT.



① FLOOR PLAN - BUILDING TYPE A
SCALE: 1/4"=1'-0" CONCEPT

9,142 S.F. TOTAL LIVING AREA BOTH FLOORS
5,164 S.F. FOOTPRINT

REVISIONS		
DATE	BY	DESCRIPTION

APPROVED BY:
DATE
MATTHEW D. AINLEY
PROJECT ENGINEER
RCE 66233

PREPARED BY:
4CREEKS
324 S. SANTA FE, STE. A
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DESIGN CONCPTS FOR:
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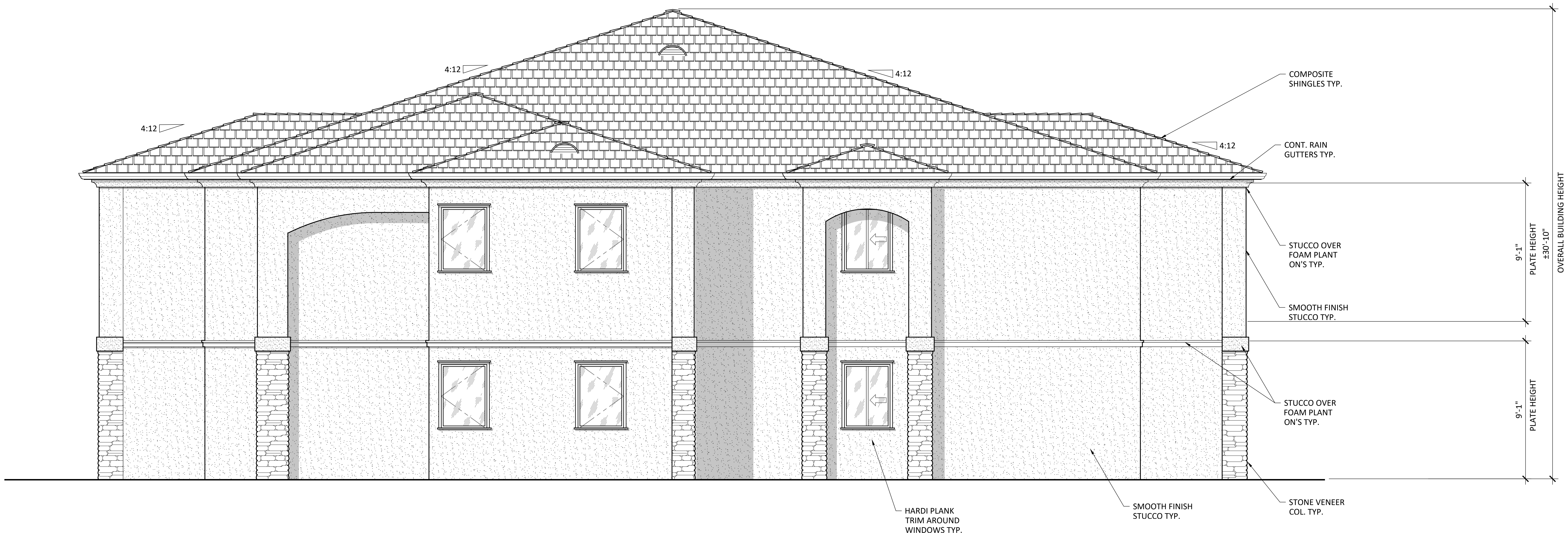
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

***FLOOR PLAN - BUILDING TYPE A
CONCEPT***

PLOT DATE: *04/07/22*
JOB NO.: *21067*
FILE NAME: *21067-plans*
SCALE:
SHEET NO.: **A2.0**

① ELEVATION - BUILDING TYPE A

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



② ELEVATION - BUILDING TYPE A

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

REVISIONS		
DATE	BY	DESCRIPTION

APPROVED BY:
MATTHEW D. AINLEY
PROJECT ENGINEER
RCE 66233
DATE

PREPARED BY:
4CREEKS
324 S. SANTA FE, STE. A
P.O. BOX 7593
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TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: B.A., SM
CHK BY: MDA

DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX
N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

BUILDING ELEVATIONS

PLOT DATE: 04/07/22
JOB NO.: 21067
FILE NAME: 21067-plans
SCALE:
SHEET NO.: **A2.1**

③ ELEVATION - BUILDING TYPE A

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

④ ELEVATION - BUILDING TYPE A

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

REVISIONS	DATE	BY	DESCRIPTION

APPROVED BY:

DATE

MATTHEW D. AINLEY
PROJECT ENGINEER

RCE 66233

PREPARED BY:

4CREEKS

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CHK BY: MDA

DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX

N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

BUILDING ELEVATIONS

PLOT DATE: 04/07/22

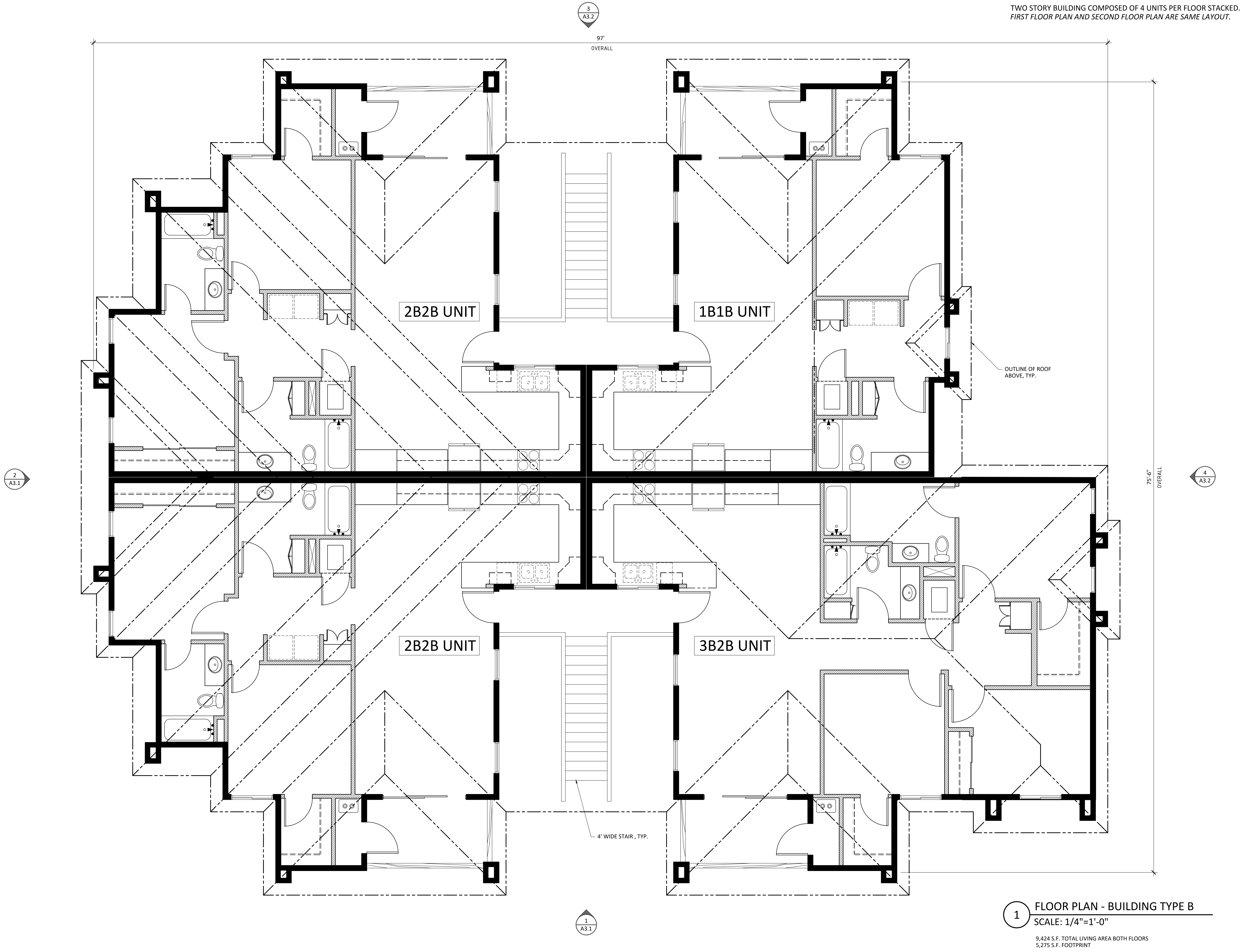
JOB NO.: 21067

FILE NAME: 21067-plans

SCALE:

SHEET NO.: **A2.2**

TWO STORY BUILDING COMPOSED OF 4 UNITS PER FLOOR STACKED.
FIRST FLOOR PLAN AND SECOND FLOOR PLAN ARE SAME LAYOUT.



1 FLOOR PLAN - BUILDING TYPE B
SCALE: 1/4"=1'-0"

9,424 S.F. TOTAL LIVING AREA BOTH FLOORS
5,275 S.F. FOOTPRINT

REVISIONS		
DATE	BY	DESCRIPTION

APPROVED BY:
DATE
MATTHEW D. AINLEY
PROJECT ENGINEER
RCE 66233

PREPARED BY:
4CREEKS
324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: B.A., SM
CHK BY: MDA

DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX
N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

FLOOR PLAN - BUILDING TYPE B CONCEPT

PLOT DATE: 04/07/22
JOB NO.: 21067
FILE NAME: 21067-plans
SCALE:
SHEET NO.: A3.0

① ELEVATION - BUILDING TYPE B
SCALE: 1/4"=1'-0"

② ELEVATION - BUILDING TYPE B
SCALE: 1/4"=1'-0"

REVISIONS

DATE	BY	DESCRIPTION

APPROVED BY:

DATE

MATTHEW D. AINLEY
PROJECT ENGINEER

RCE 66233

PREPARED BY:

4CREEKS

324 S. SANTA FE, STE. A
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VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

DRW BY: B.A., SM
CHK BY: MDA

DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX
N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

BUILDING ELEVATIONS

PLOT DATE: 04/07/22
JOB NO.: 21067
FILE NAME: 21067-plans
SCALE:
SHEET NO.: **A3.1**

3 ELEVATION - BUILDING TYPE B
SCALE: 1/4"=1'-0"

4 ELEVATION - BUILDING TYPE B
SCALE: 1/4"=1'-0"

REVISIONS

DATE	BY	DESCRIPTION

APPROVED BY:
DATE
MATTHEW D. AINLEY
PROJECT ENGINEER
RCE 66233

PREPARED BY:
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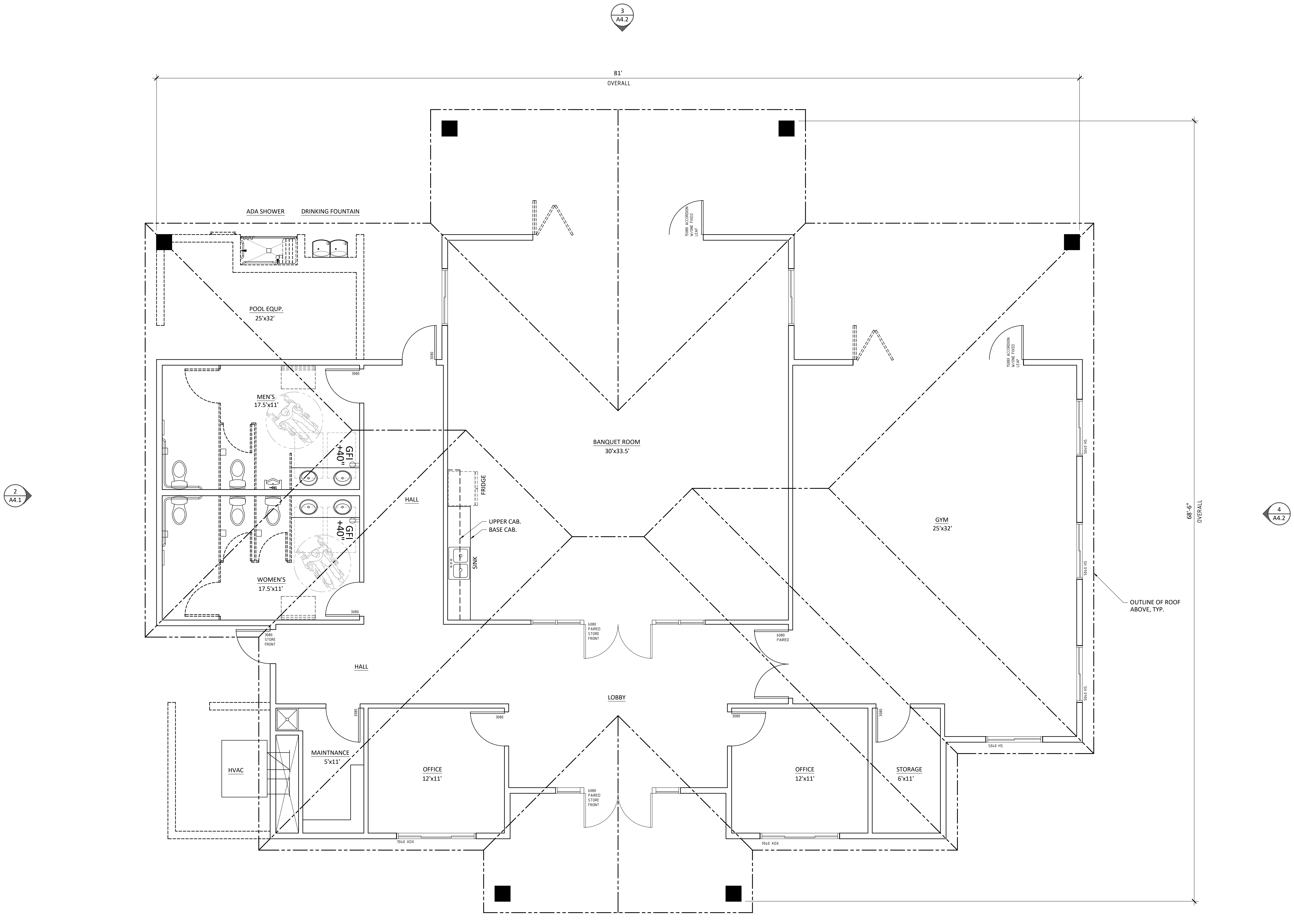
DRW BY: B.A., SM
CHK BY: MDA

DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX
N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

BUILDING ELEVATIONS

PLOT DATE: 04/07/22
JOB NO.: 21067
FILE NAME: 21067-plans
SCALE:
SHEET NO.: **A3.2**



1 FLOOR PLAN - BUILDING TYPE C

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

3,400 S.F. TOTAL USEABLE AREA
4,575 S.F. FOOTPRINT

REVISIONS

DATE	BY	DESCRIPTION

APPROVED BY:

DATE

MATTHEW D. AINLEY RCE 66233
PROJECT ENGINEER

PREPARED BY:

4CREEKS

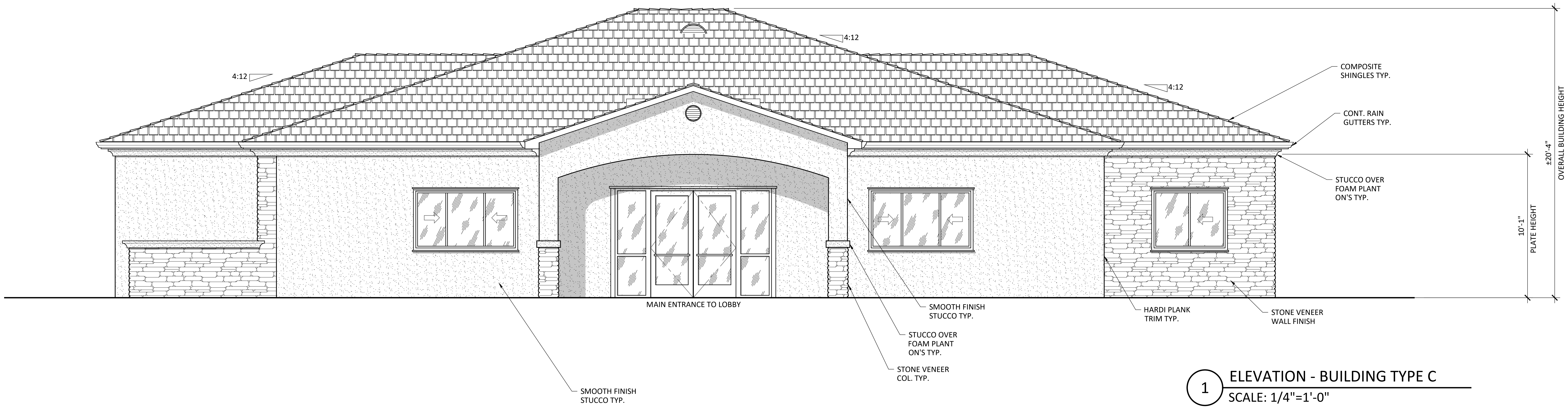
324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

DRW BY: B.A., SM
CHK BY: MDA

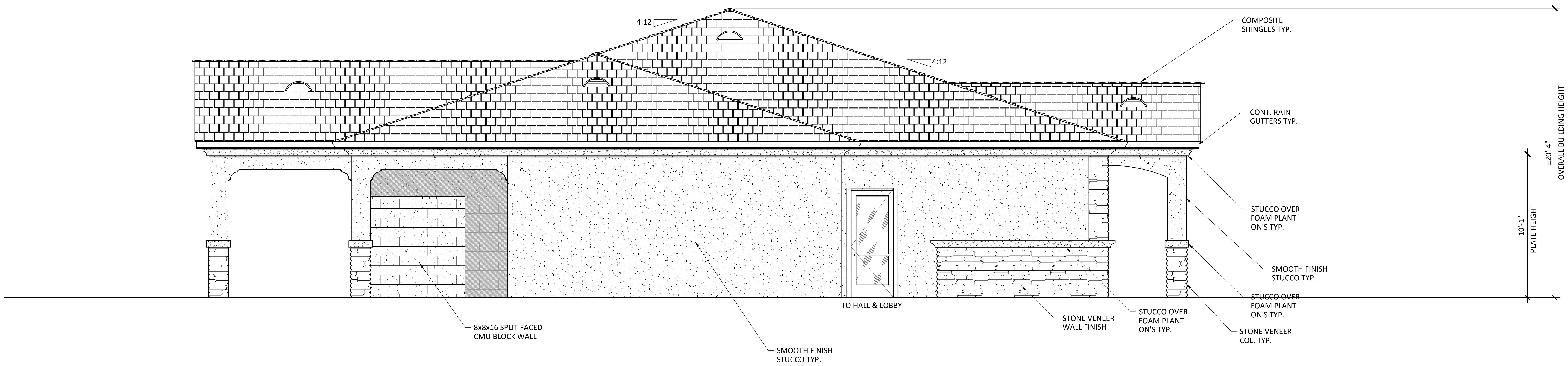
DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX
N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

FLOOR PLAN - BUILDING TYPE C
CONCEPT

PLOT DATE: 04/07/22
JOB NO.: 21067
FILE NAME: 21067-plans
SCALE:
SHEET NO.: **A4.0**



1 ELEVATION - BUILDING TYPE C
SCALE: 1/4"=1'-0"



2 ELEVATION - BUILDING TYPE C
SCALE: 1/4"=1'-0"

REVISIONS		
DATE	BY	DESCRIPTION

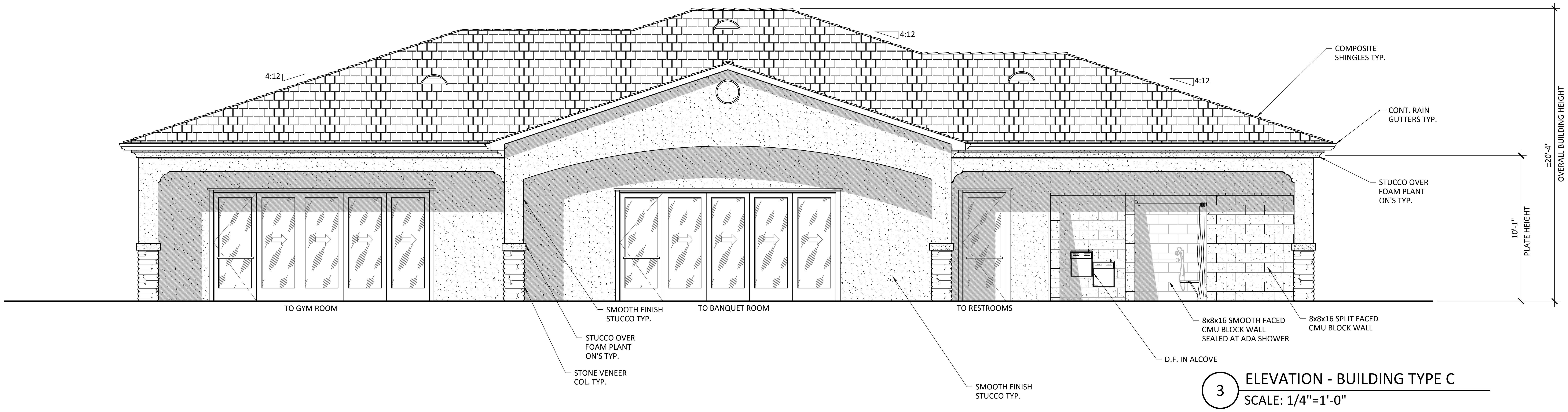
APPROVED BY:
DATE
MATTHEW D. AINLEY
PROJECT ENGINEER
RCE 66233

PREPARED BY:
4CREEKS
324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: B.A., SM
CHK BY: MDA

DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX
N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

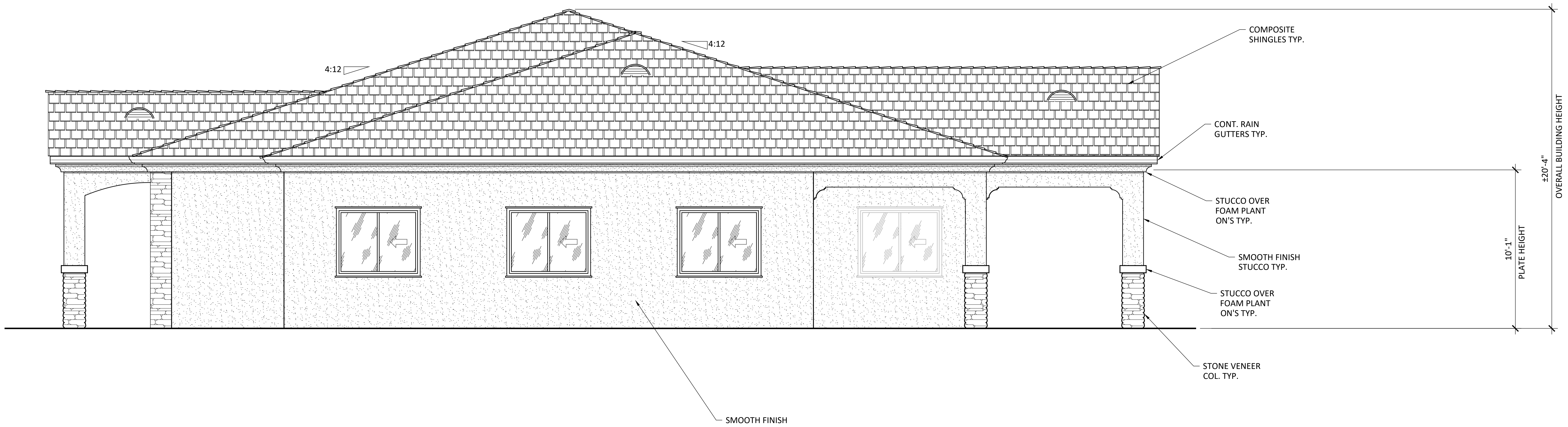
BUILDING ELEVATIONS

PLOT DATE: 04/07/22
JOB NO.: 21067
FILE NAME: 21067-plans
SCALE:
SHEET NO.: **A4.1**



3 ELEVATION - BUILDING TYPE C

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



4 ELEVATION - BUILDING TYPE C

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

REVISIONS

DATE	BY	DESCRIPTION

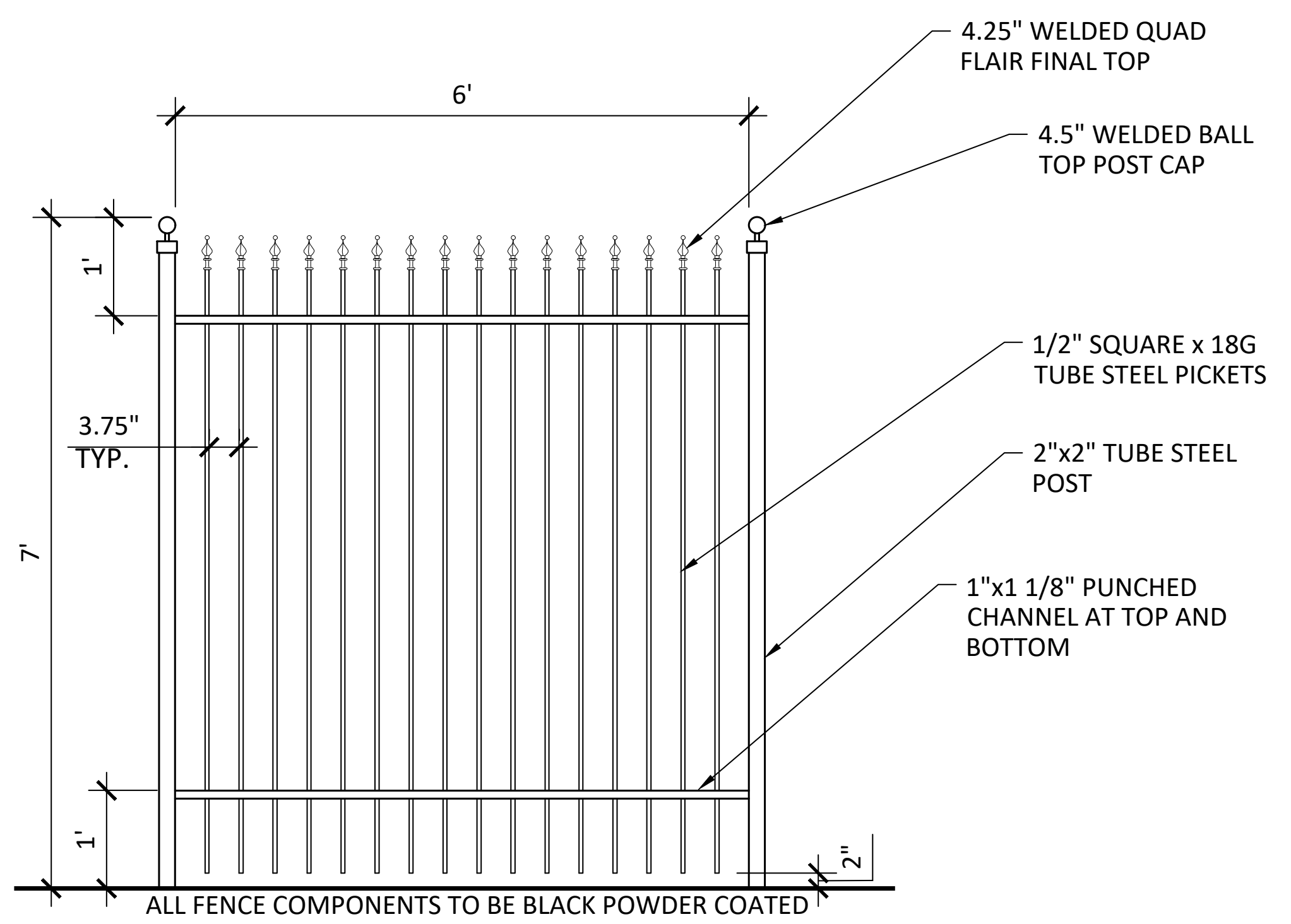
APPROVED BY:
MATTHEW D. AINLEY
PROJECT ENGINEER
RCE 66233
DATE

PREPARED BY:
4CREEKS
324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: B.A., SM
CHK BY: MDA

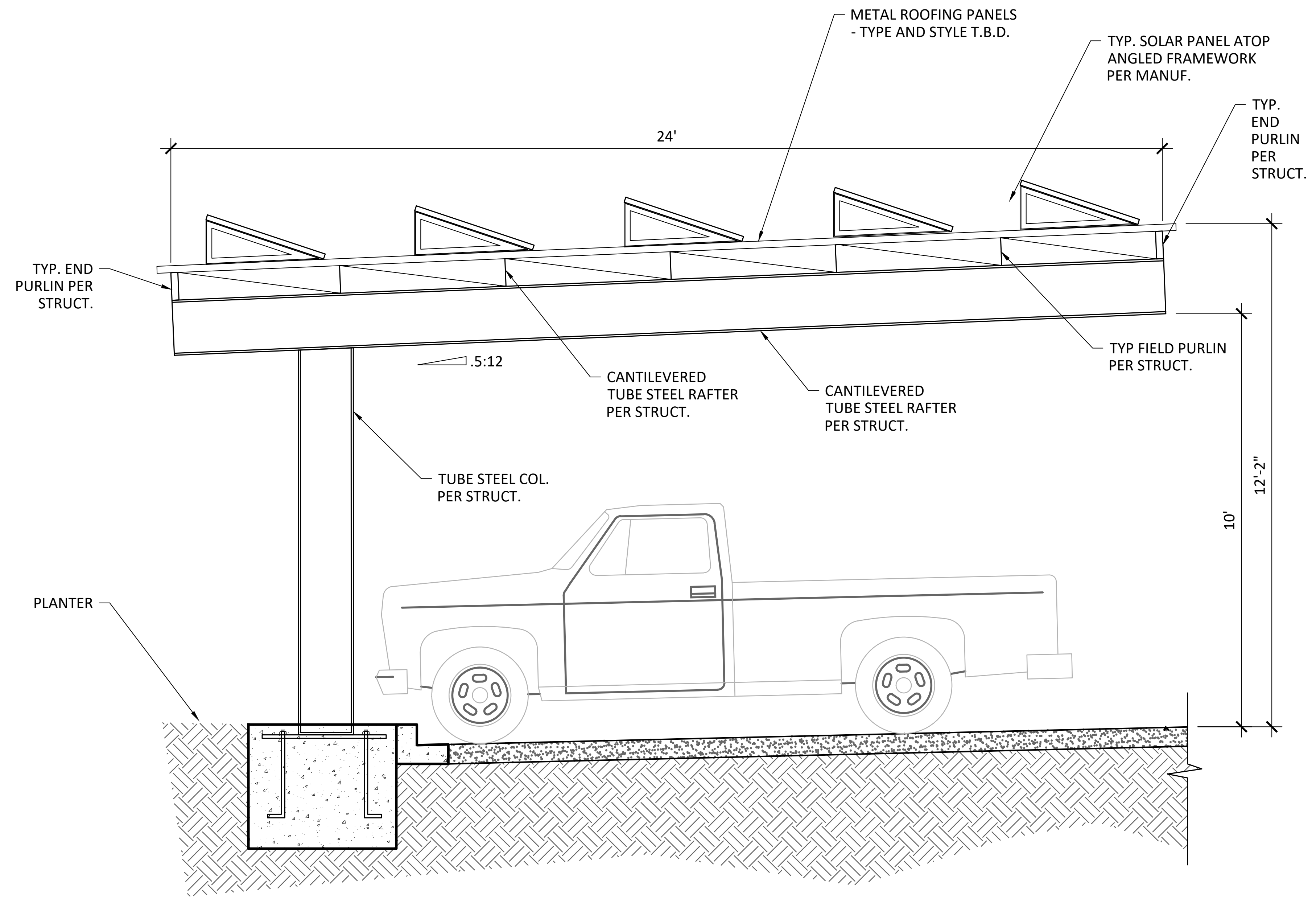
DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX
N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

BUILDING ELEVATIONS

PLOT DATE: 04/07/22
JOB NO.: 21067
FILE NAME: 21067-plans
SCALE:
SHEET NO.: **A4.2**



C PEREMETER WROUGHT IRON FENCE
SCALE: 1/2"=1'-0"
ELEVATION



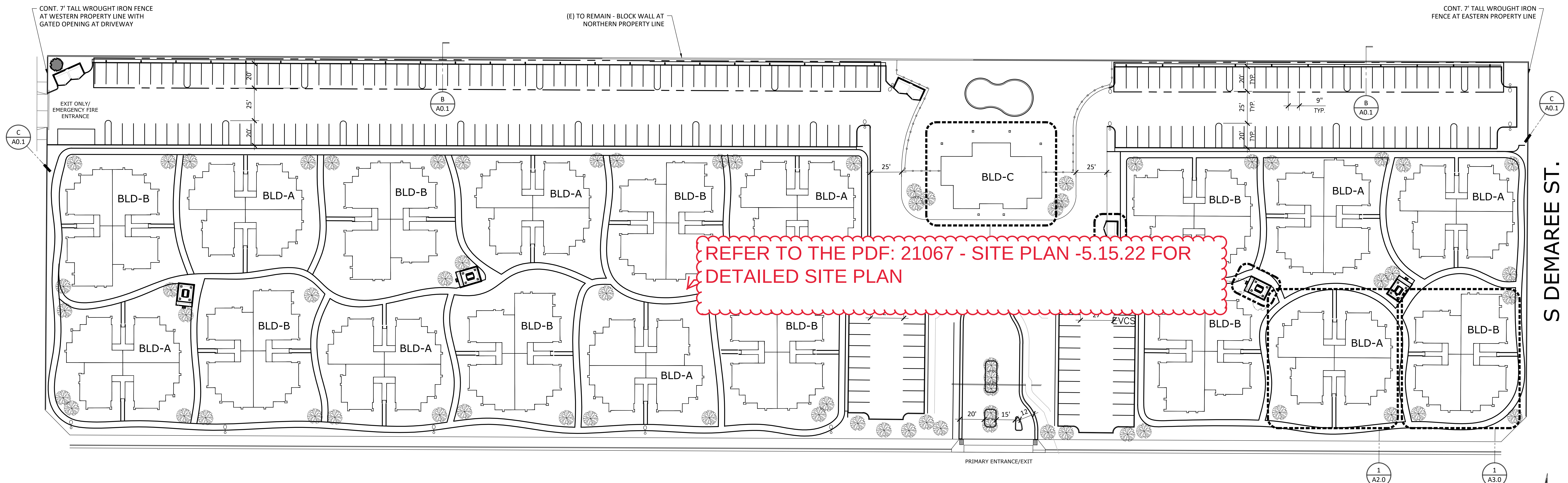
B SOLAR CARPORT SECTION
SCALE: 3/8"=1'-0"

PACKWOOD APARTMENT COMPLEX

BEING A PORTION OF THE S $\frac{1}{2}$ OF NE$\frac{1}{4}$ OF NE$\frac{1}{4}$ SEC. 11, T.19S., R.24 E, M.D.M. IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

ENGINEER/PLANNER:	4CREEKS INC.
CLIENT:	RON VANDER WEERD
ENTITLEMENTS:	
CONDITIONAL USE PERMIT	
PROJECT DATA:	
APN	119-730-011
AREA:	±9.5 ACRES
PROPOSED LANDSCAPING:	±TBD S.F. (TBDAC OR ±TBD%)
FLOOD ZONE:	"X"
ZONING:	RM-3, MEDIUM DENSITY MULTI-FAMILY
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL
ELECTRICITY:	SCE
WATER:	CALIFORNIA WATER SERVICE, CO.
SEWER:	CITY OF VISALIA
TELEPHONE:	AT&T
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
TOTAL RESIDENTIAL UNITS	144
REQUIRED PARKING @ 1.5/DU	216
PROVIDED PARKING SPACES	258
PROJECT DENSITY	144 UNITS / 9.5 ACRES = 15.2 UNITS/ACRE

VICINITY MAP



REFER TO THE PDF: 21067 - SITE PLAN -5.15.22 FOR DETAILED SITE PLAN

1 CONCEPT SITE PLAN
SCALE:1"=40'

REVISIONS | DATE | BY | DESCRIPTION

APPROVED BY:
DATE
MATTHEW D. AINLEY
PROJECT ENGINEER
RCE 66233

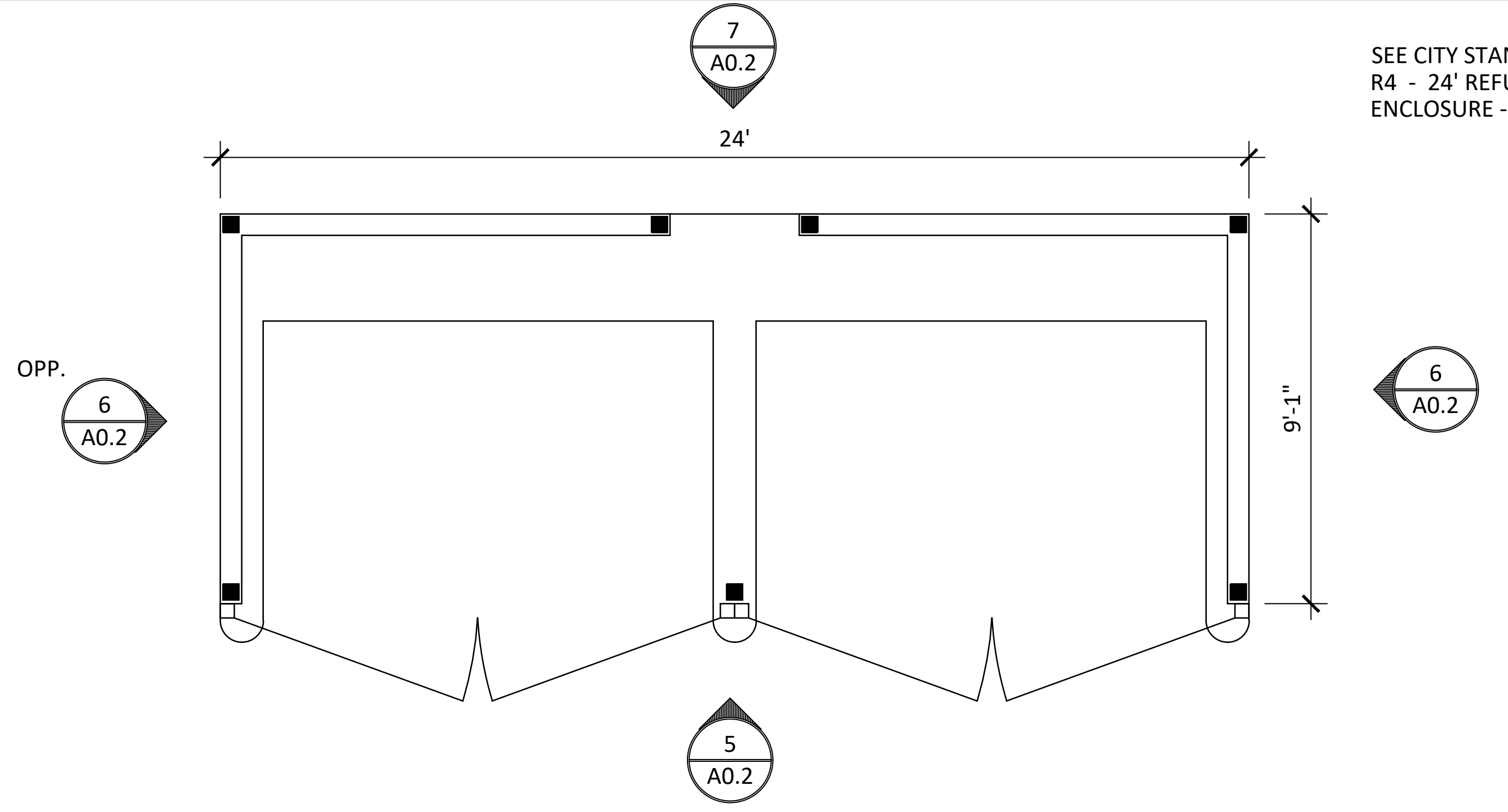
PREPARED BY:
4CREEKS
324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: B.A., SM
CHK BY: MDA

DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX
N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

CONCEPT SITE PLAN

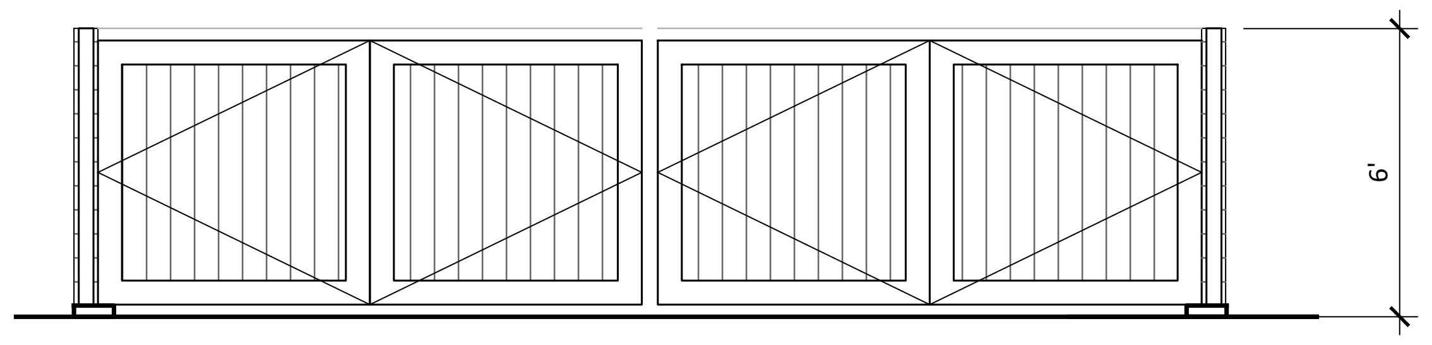
PLOT DATE: 04/07/22
JOB NO.: 21067
FILE NAME: 21067-site plan
SCALE:
SHEET NO.: **A0.1**

SEE CITY STANDARD DETAIL
R4 - 24' REFUSE CONTAINER
ENCLOSURE - WITH DOOR



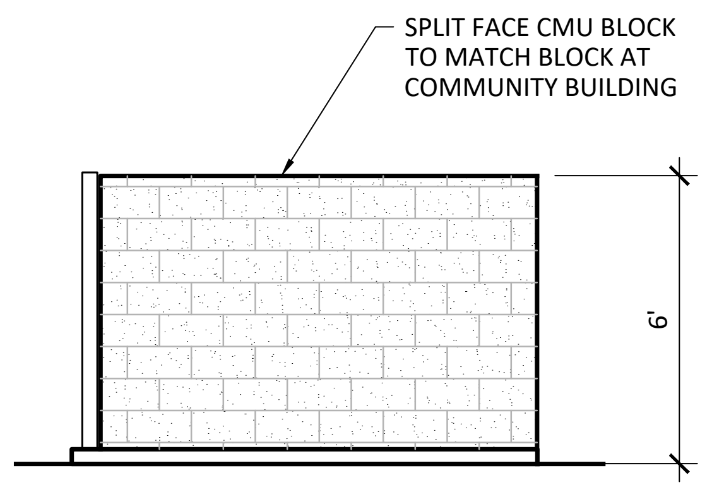
4 TYP. R.C. ENCLOSURE LAYOUT PLAN
SCALE: 1/4"=1'-0"

SEE CITY STANDARD DETAIL
R4 - 24' REFUSE CONTAINER
ENCLOSURE - WITH DOOR



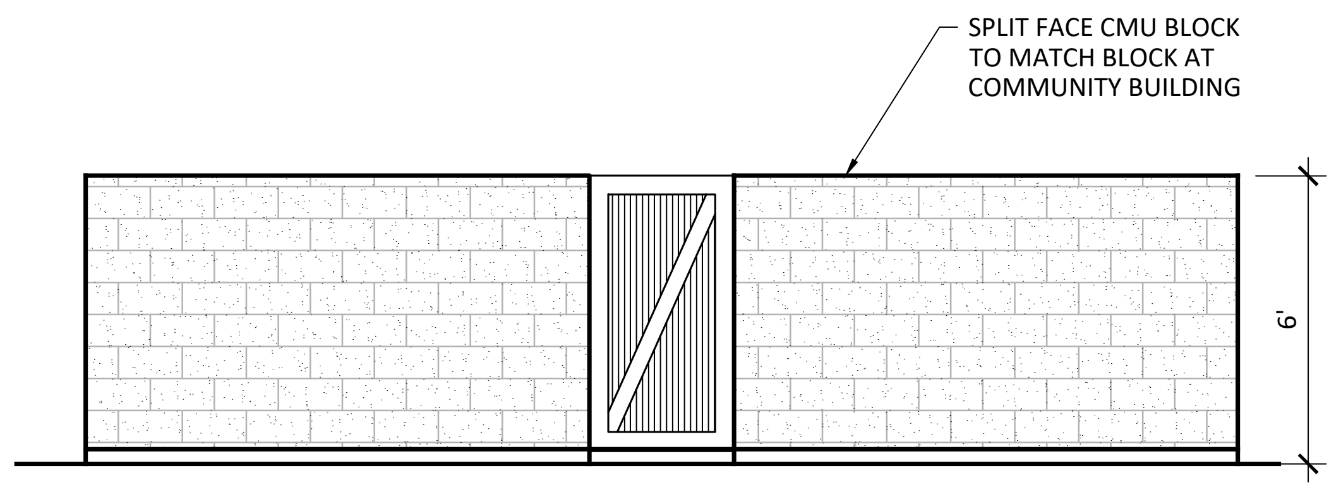
5 ELEVATION
SCALE: 1/4"=1'-0"

SEE CITY STANDARD DETAIL
R4 - 24' REFUSE CONTAINER
ENCLOSURE - WITH DOOR

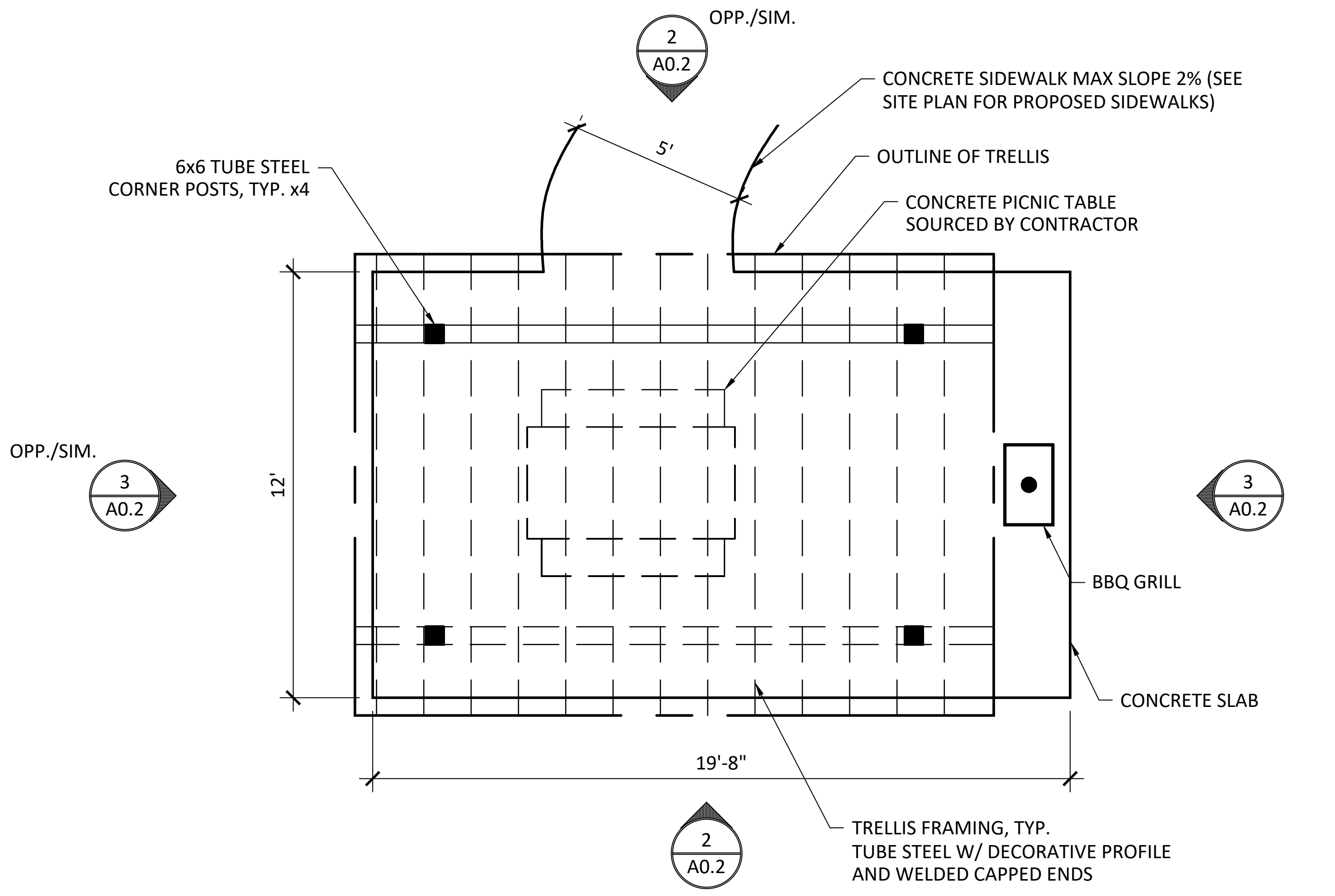


6 ELEVATION
SCALE: 1/4"=1'-0"

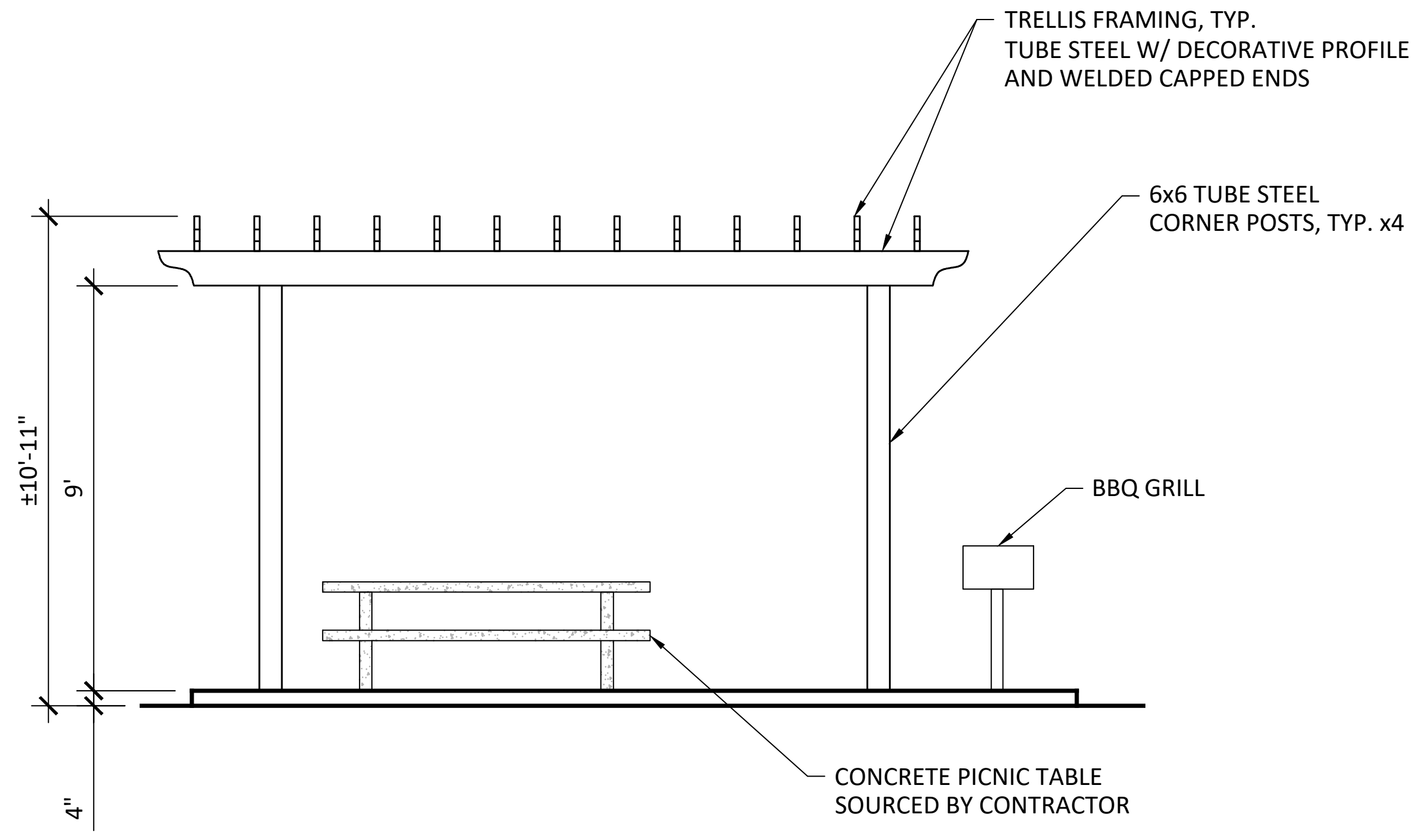
SEE CITY STANDARD DETAIL
R4 - 24' REFUSE CONTAINER
ENCLOSURE - WITH DOOR



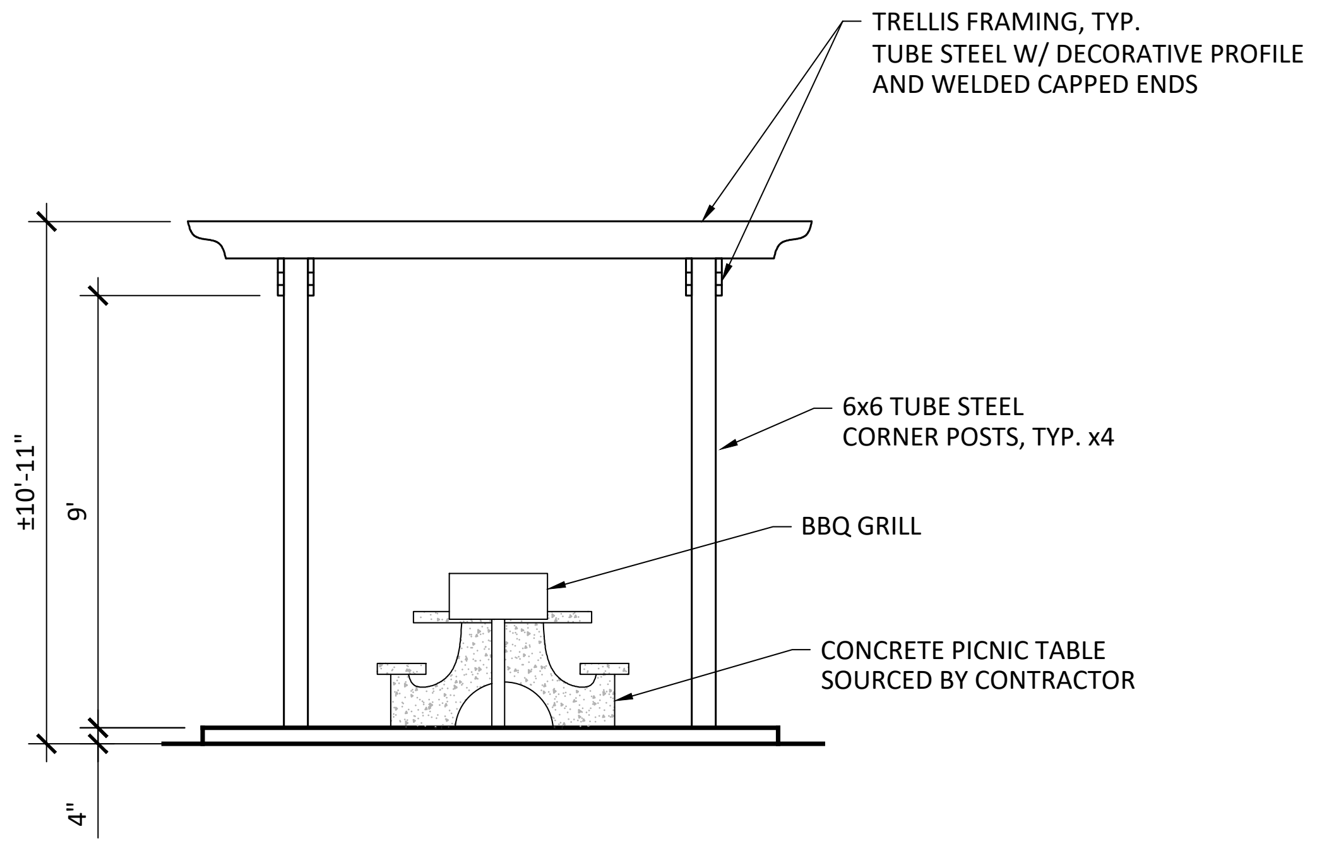
7 ELEVATION
SCALE: 1/4"=1'-0"



1 TYP. PICNIC AREA LAYOUT PLAN
SCALE: 1/4"=1'-0"



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



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

REVISIONS		
DATE	BY	DESCRIPTION

APPROVED BY:
MATTHEW D. AINLEY
PROJECT ENGINEER
RCE 66233
DATE

PREPARED BY:
4CREEKS
324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
DRW BY: B.A., SM
CHK BY: MDA

DESIGN CONCPTS FOR:
PACKWOOD APARTMENT COMPLEX
N.W. CORNER OF
W. PACKWOOD AVE. & S. DEMAREE ST.
VISALIA, CA 93277

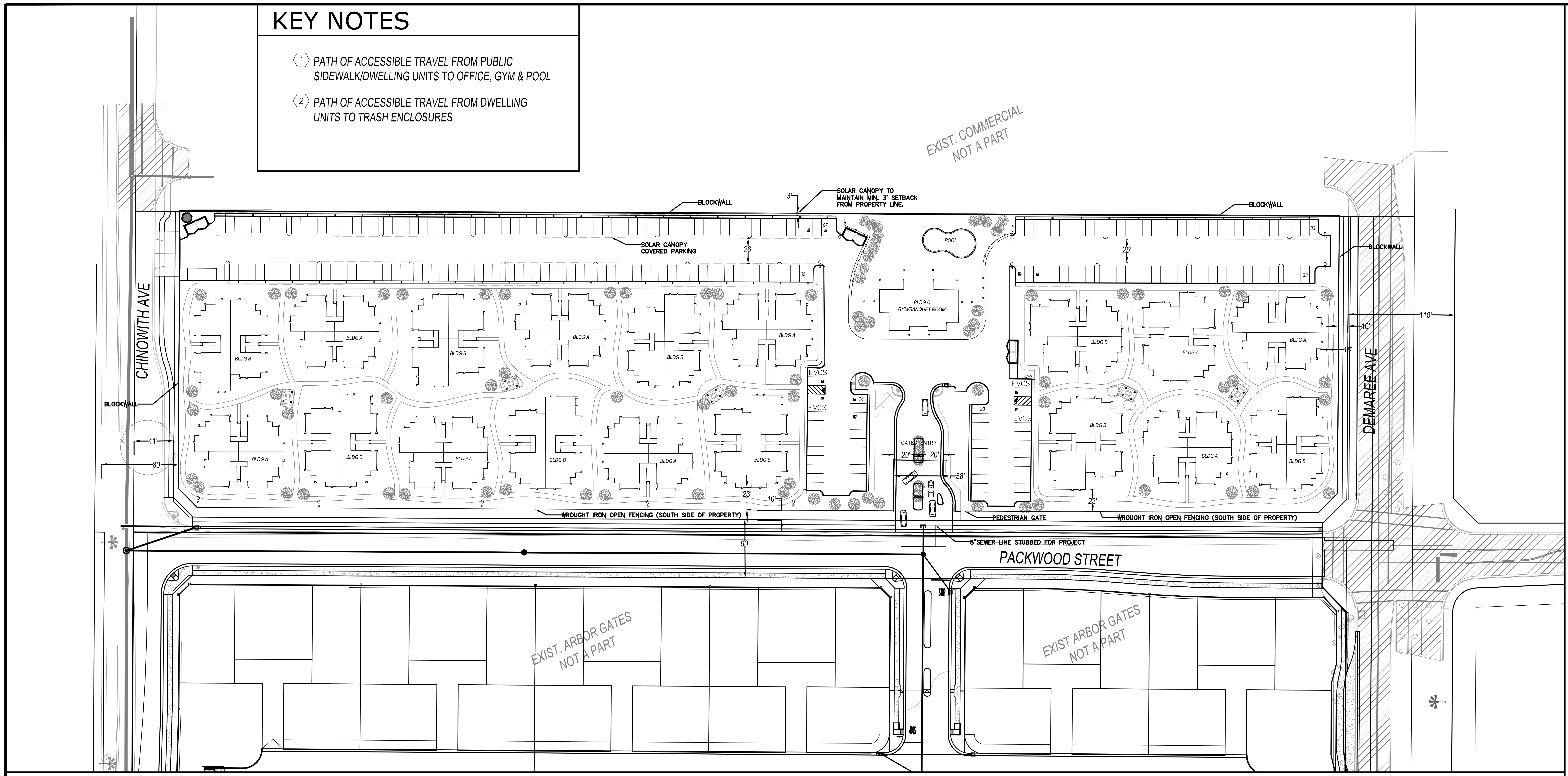
PICNIC AREA DESIGN, REFUSE CONTAINER ENCLOSURE DESIGN

PLOT DATE: 04/07/22
JOB NO.: 21067
FILE NAME: 21067-cover
SCALE:
SHEET NO.: **A0.2**

KEY NOTES

① PATH OF ACCESSIBLE TRAVEL FROM PUBLIC SIDEWALK/DWELLING UNITS TO OFFICE, GYM & POOL

② PATH OF ACCESSIBLE TRAVEL FROM DWELLING UNITS TO TRASH ENCLOSURES



May 2022

PACKWOOD & DEMAREE APTS.
CONDITIONAL USE PERMIT

BEING A PORTION OF THE S $\frac{1}{2}$ OF NE$\frac{1}{4}$ OF NE$\frac{1}{4}$ SEC. 11, T.19S., R.24 E,
M.D.M. IN THE COUNTY OF TULARE, STATE OF CALIFORNIA.

ENGINEER/PLANNER:	4CREEKS INC.
CLIENT:	RON VANDER WEERD

ENTITLEMENTS:
CONDITIONAL USE PERMIT

PROJECT DATA:

APN	119-73-011
AREA:	±9.5 ACRES
PROPOSED LANDSCAPING:	±TBD S.F. (TBDAC OR ±TBD%)
FLOOD ZONE:	"X"
ZONING:	MEDIUM DENSITY MULTI-FAMILY
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL
ELECTRICITY:	SCE
WATER:	CALIFORNIA WATER SERVICE, CO.
SEWER:	CITY OF VISALIA
TELEPHONE:	AT&T
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL

TOTAL RESIDENTIAL UNITS	144
Parking Required @ 1.5/DU	216
PROJECT DENSITY 144/9.5 AC =	15.4 UN/AC

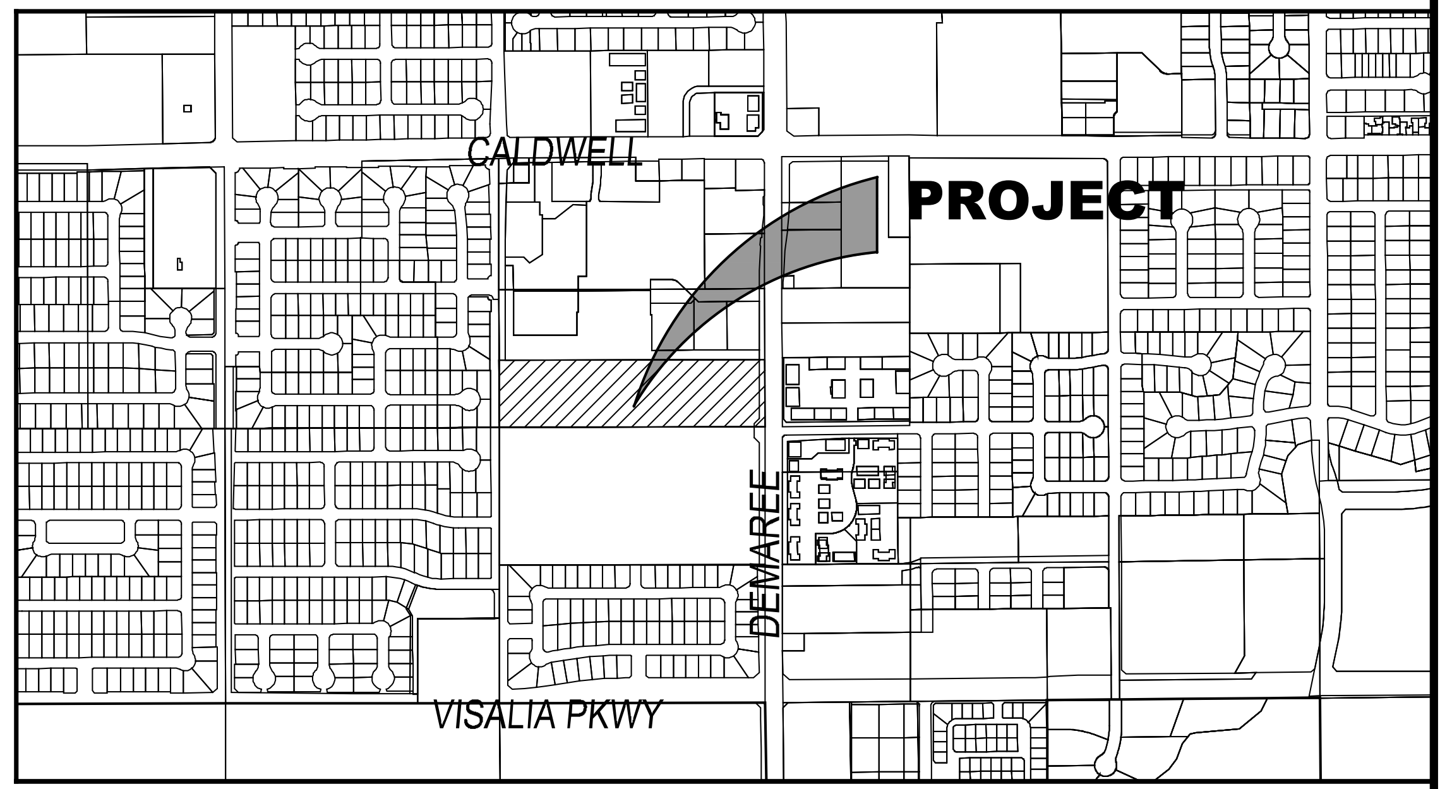
PARKING COUNTS:

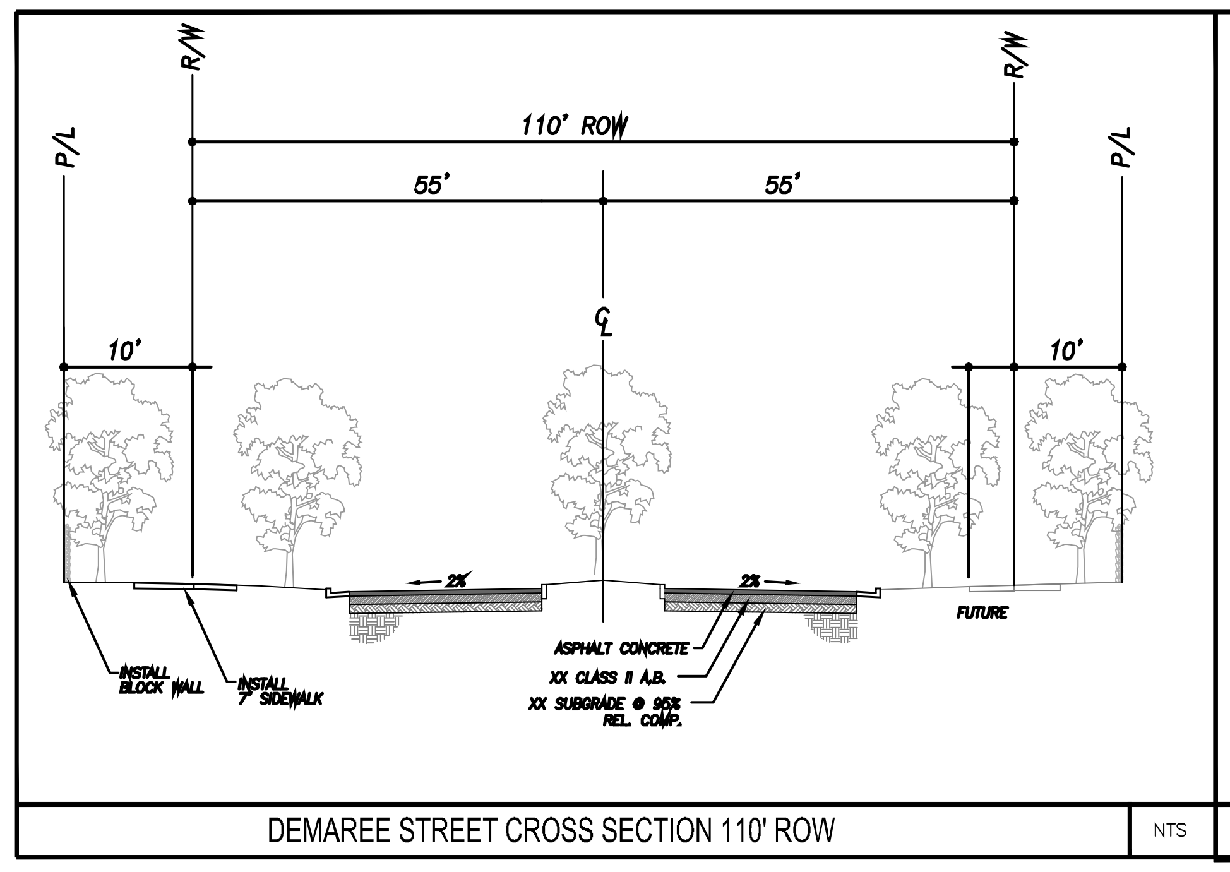
UNCOVERED:	47
COVERED CARPORT:	199
TOTAL:	246 SPACES

OPEN SPACE REQUIREMENT	5% (0.47 ACRES)
PROPOSED OPEN SPACE	6% (0.57 ACRES)

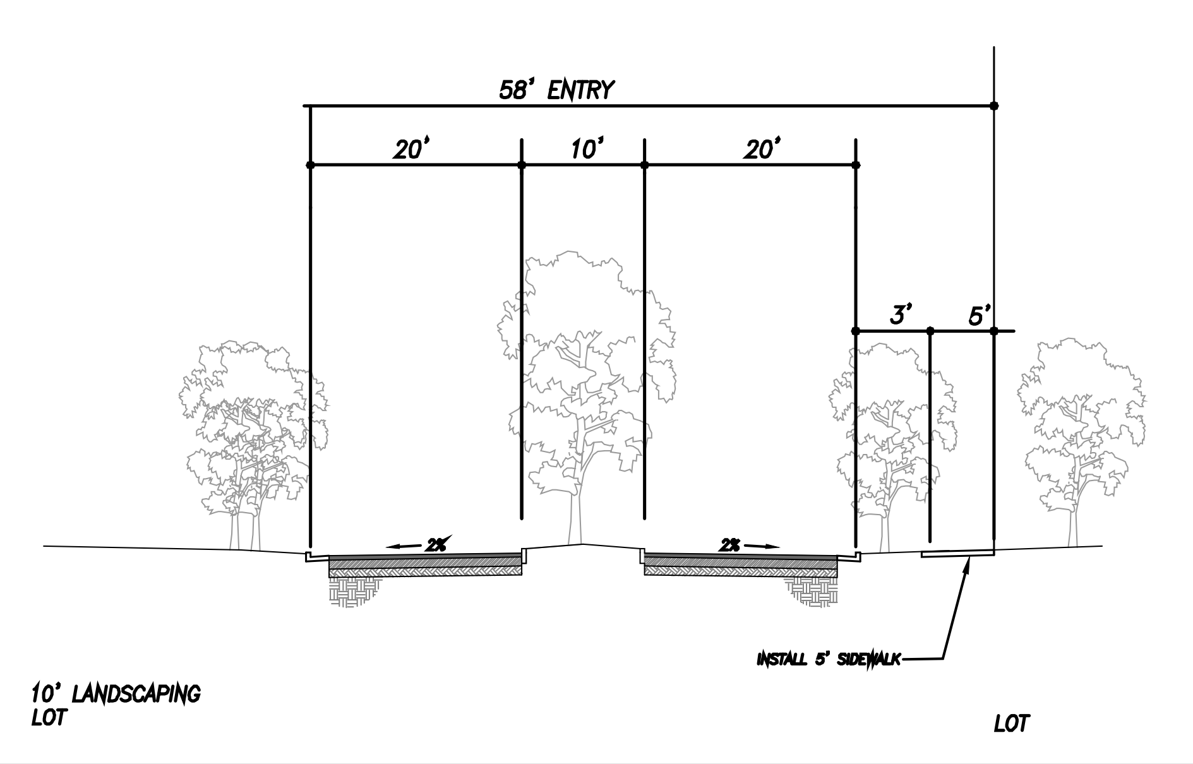
9 BUILDING A TYPE	72 (2 BEDROOM)
9 BUILDING B TYPE	36 (2 BEDROOM) 18 (1 BEDROOM) 18 (3 BEDROOOM)

VICINITY MAP

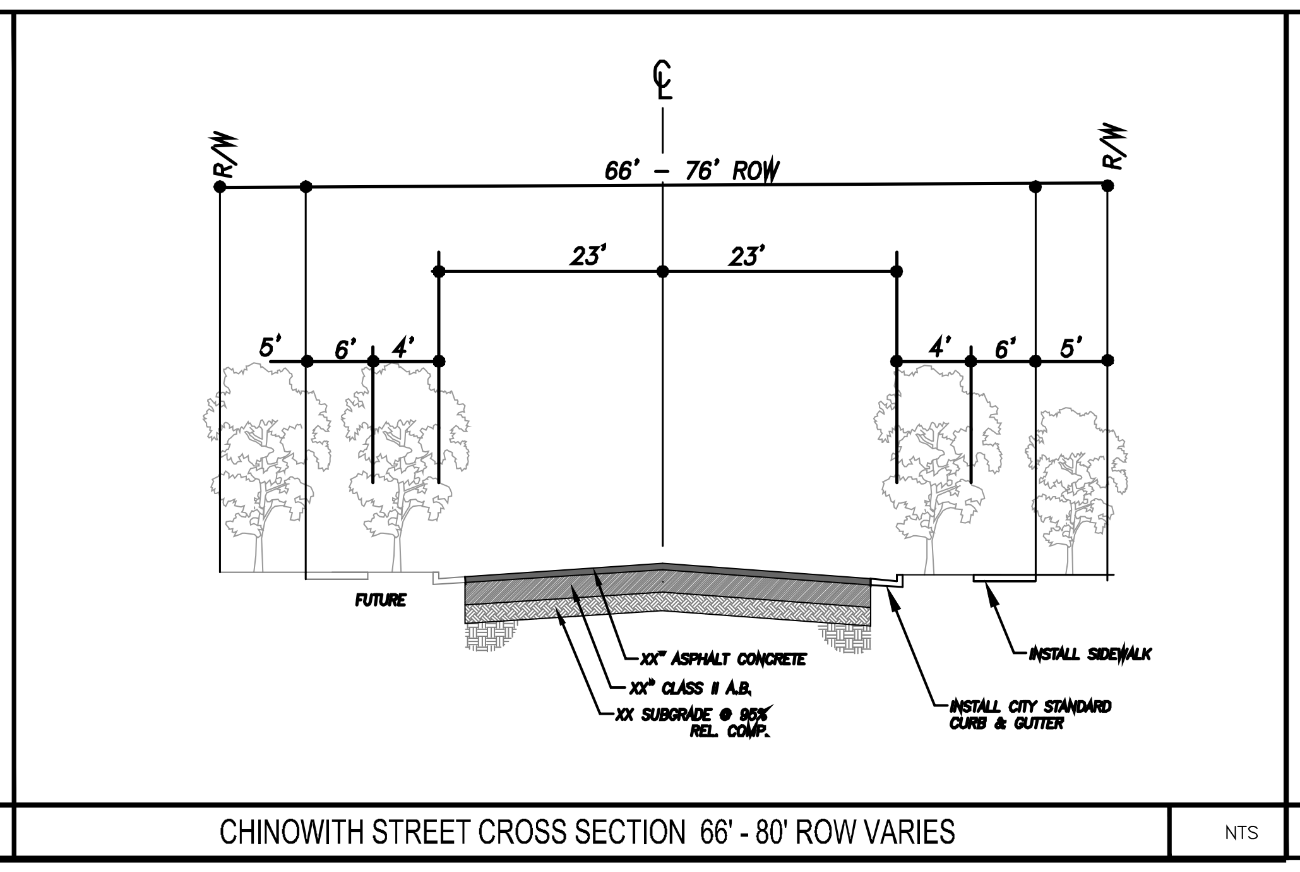




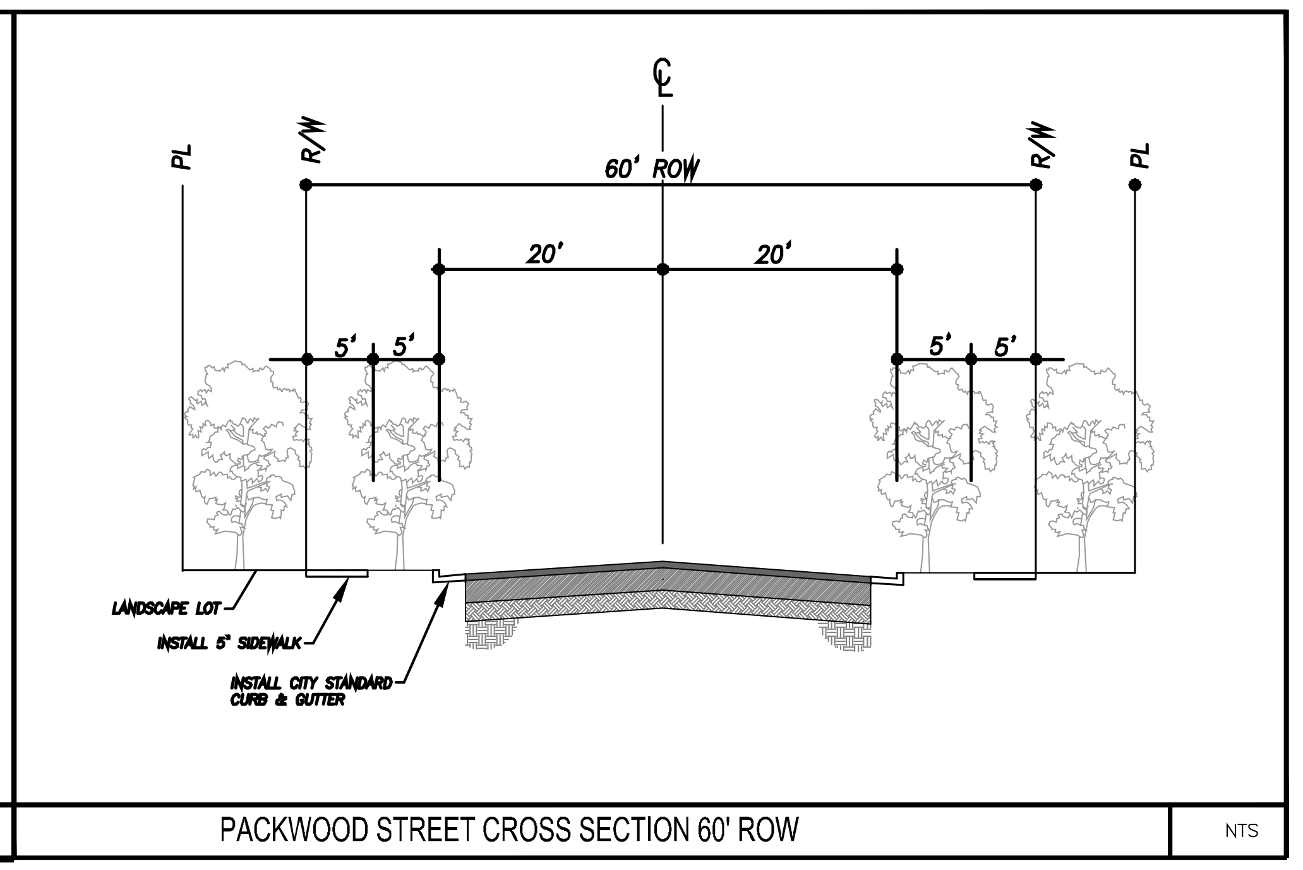
DEMAREE STREET CROSS SECTION 110' ROW | NTS



MAIN ENTRY GATE ENTRY | NTS



CHINOWITH STREET CROSS SECTION 66' - 80' ROW VARIES | NTS



PACKWOOD STREET CROSS SECTION 60' ROW | NTS

NORTH

4CREEKS

PETERS ENGINEERING GROUP
A CALIFORNIA CORPORATION

Mr. David Duda
4Creeks
324 South Santa Fe Street, Suite A
Visalia, California 93292

November 5, 2021

Subject: Vehicle Miles Traveled Impact Analysis
Proposed Packwood Apartment Complex
Northwest of the Intersection of Demaree Street and Packwood Avenue
Visalia, California

Dear Mr. Duda:

The purpose of this report is to present the results of a traffic impact analysis estimating the transportation impacts of the subject project based on vehicle miles traveled (VMT).

Project Description

The proposed project site is located on approximately 9.5 acres located northwest of the intersection of Demaree Street and Packwood Avenue in Visalia, California. The proposed Project is an apartment complex with 144 units. Site access will be via one main driveway connecting to Packwood Avenue. The project conforms to the Visalia General Plan and does not require a General Plan amendment.

The Project site location is presented in the attached Figure 1, Site Vicinity Map, and the Project site plan is presented in the attached Figure 2, Site Plan.

Significance Criteria

CEQA significance criteria for transportation impact studies are presented in the City of Visalia *VMT Thresholds and Implementation Guidelines* adopted March 15, 2021 (City Guidelines). The City Guidelines indicate that projects that are consistent with the City's General Plan and generating fewer than 1,000 daily trips are considered to have no significant VMT impacts.

Trip Generation

Data provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, are typically used to estimate the number of trips anticipated to be generated by proposed projects. Table 1 presents trip generation estimates for the project.

Table 1
Project Trip Generation – ITE Land Use 220

Land Use	Units	Daily		A.M. Peak Hour					P.M. Peak Hour				
		Rate	Total	Rate	In:Out	In	Out	Total	Rate	In:Out	In	Out	Total
Multifamily Housing (Low-Rise)	144	6.74	971	0.40	24:76	14	44	58	0.51	63:37	46	27	73

Reference: *Trip Generation Manual, 11th Edition, Institute of Transportation Engineers 2021*
Rates are in trips per dwelling unit.

CEQA Transportation Impact Analysis

The Project will generate fewer than 1,000 trips per day and is consistent with the City's General Plan; therefore, the transportation impact is less than significant.

Thank you for the opportunity to work with you on this project. Please feel free to call our office if you have any questions.

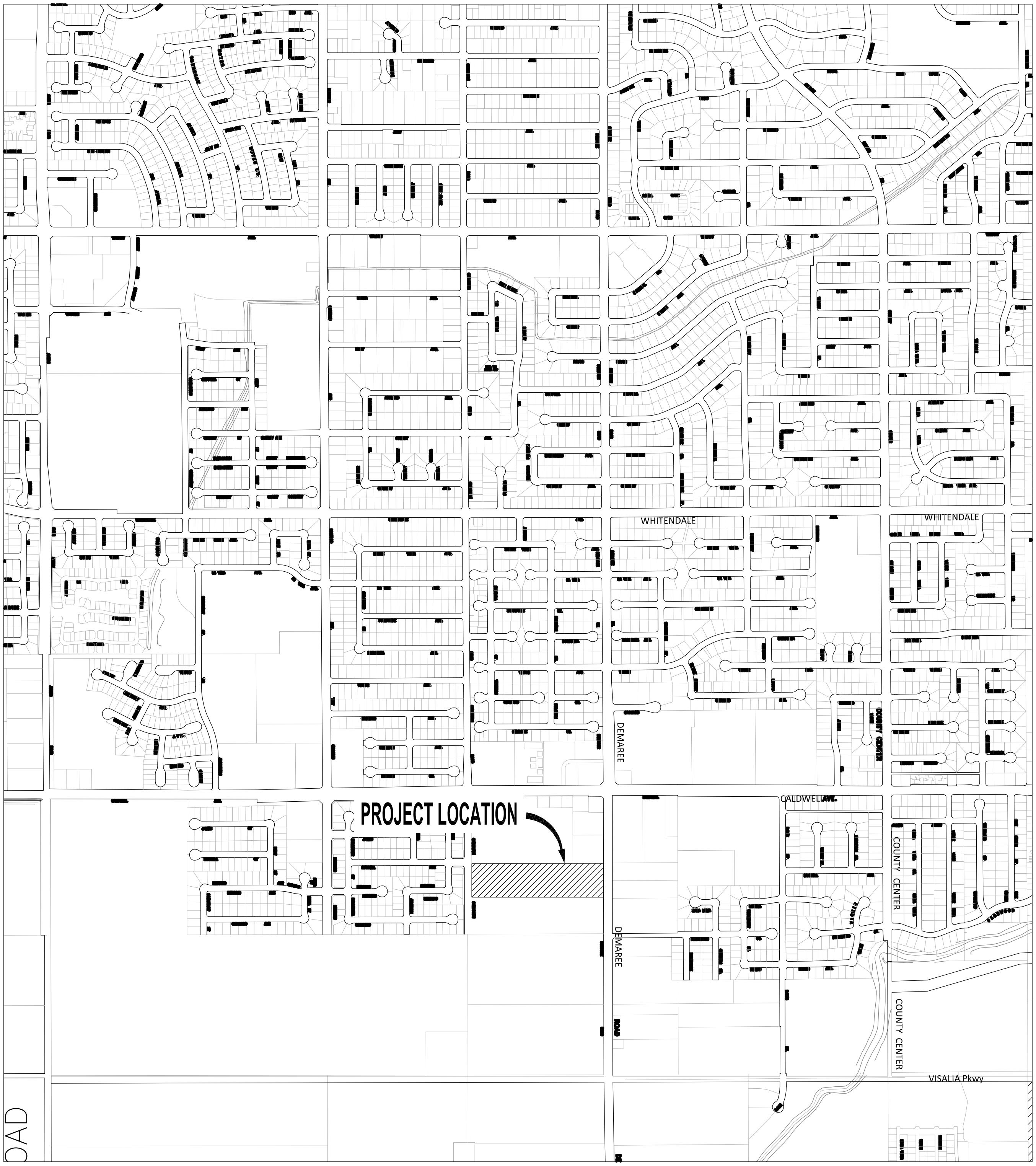
PETERS ENGINEERING GROUP

John Rowland

John Rowland, PE, TE

Attachments: Figures 1 and 2

REGISTERED PROFESSIONAL ENGINEER
JOHN ROWLAND
NO. 2484
TRAFFIC
STATE OF CALIFORNIA



Proposed Packwood Apartment Complex
Visalia, California

LEGEND

▨ PROJECT SITE

VICINITY MAP

Not to Scale

PETERS ENGINEERING GROUP

Figure 1

Proposed Packwood Apartment Complex
Visalia, California

SITE PLAN

Not to Scale

Figure 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: A remodel of an existing commercial building

Date: 5/24/22

Project Description: A remodel of an existing commercial building

Site Plan Review Resubmittal: Yes ☒ No ○

If Resubmittal, Previous Site Plan Review Number: Ref:21-136 R&P

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: 2,192 s.f.

Are There Any Proposed Building Modifications: Yes ☒ No ○

Estimated Cost of Modifications to Building: $ $200,000

Describe All Proposed Building Modifications: Exterior remodel, parking lot and build out of tea house.

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

Date Received: 05/24/2022

SPR Agenda: 06/01/2022 Item No. ____

Zone: C-MU SPR No. 22-091

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

Page 1 of 2 - Application continues on back of this page

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: Eric McConnaughey
Address: 4412 W. Ferguson Ave.
City, State, Zip Visalia, CA 93291
Phone: 732-9236
Email: Eric@ebmdesigngroup.com

Signature of Owner or Authorized Agent*

Owner ______________________ Date 5/24/22

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

PARKING CALCULATION

REQUIRED PARKING:

TEA SHOP:
2,192 S.F. / 150 = 14.6

RESTAURANT / RETAIL:
3,658 S.F. / 150 = 24.4
39.0 STALLS REQUIRED

PROVIDED PARKING:
36 STANDARD STALLS
1 COMPACT STALL
2 ACCESSIBLE STALLS
39 STALLS PROVIDED

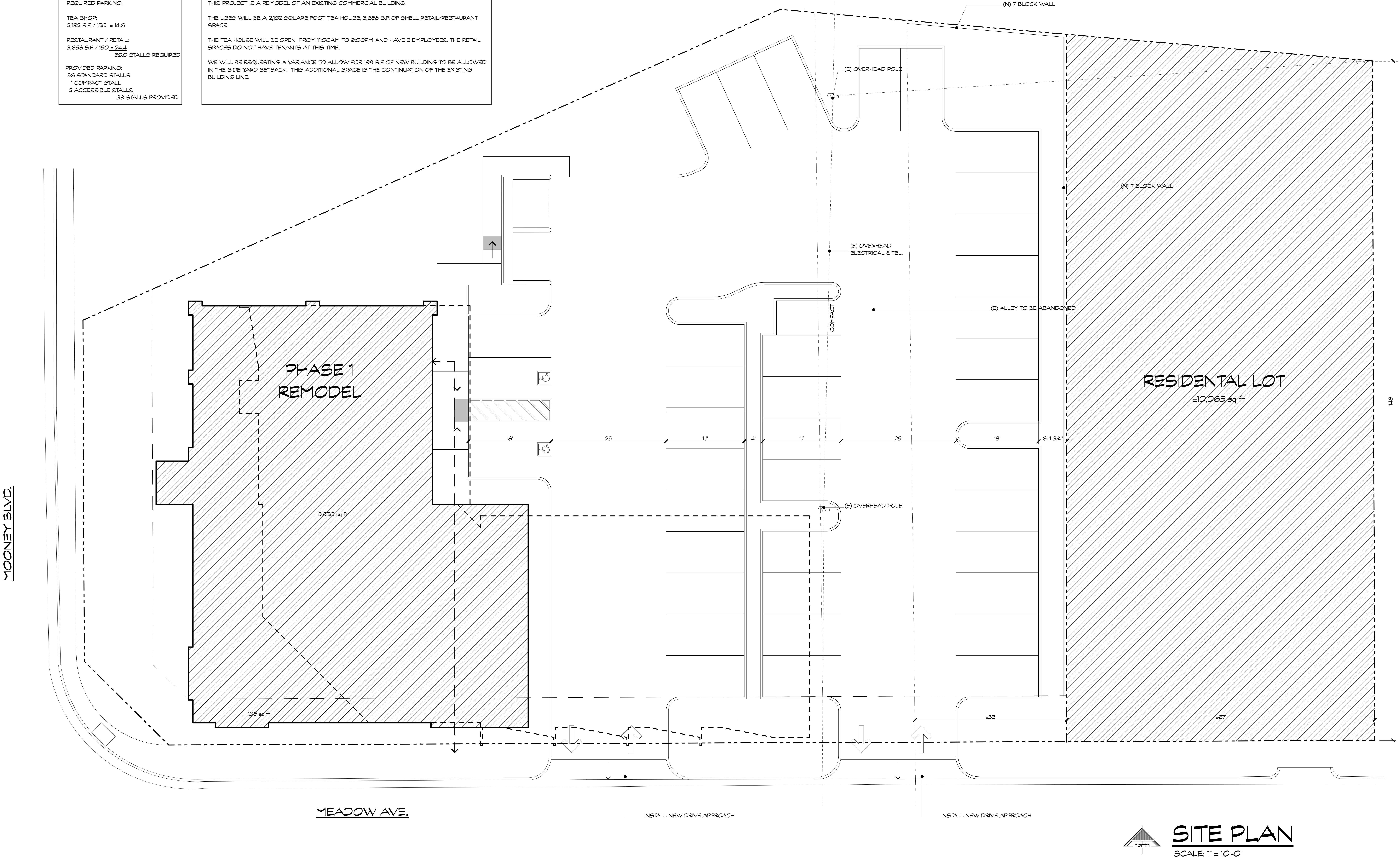
OPERATIONAL STATMENT

THIS PROJECT IS A REMODEL OF AN EXISTING COMMERCIAL BUILDING.

THE USES WILL BE A 2,192 SQUARE FOOT TEA HOUSE, 3,658 S.F. OF SHELL RETAIL/RESTAURANT SPACE.

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

WE WILL BE REQUESTING A VARIANCE TO ALLOW FOR 198 S.F. OF NEW BUILDING TO BE ALLOWED IN THE SIDE YARD SETBACK. THIS ADDITIONAL SPACE IS THE CONTINUATION OF THE EXISTING BUILDING LINE.



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

CBM
DESIGN GROUP
INCORPORATED
ARCHITECTS

LICENSED ARCHITECT
ERIC McCONNAUGHEY
No. C-22781
REN. 7-31-23
STATE OF CALIFORNIA

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

SCALE : AS NOTED
JOB # : 21-008

A NEW PROJECT FOR:
TIGER TEA HOUSE
914 S. MOONEY BLVD, VISALIA, CA 93277

DATE : 5-25-22
REVISED :
REVISED :
REVISED :
REVISED :
REVISED :

Sheet :
A-1

5/25/22

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda

- All plans to be considered on the next available agenda must be submitted by 4:00 p.m. on the Thursday prior to the meeting -

- Site plan review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant or representative must be present -

GENERAL PROJECT INFORMATION

Project/Business Name: SORMA USA
Date: 5/24/2022

Project Description: PRE-MANUFACTURED METAL BUILDING ADDITION - 12,700 SQ FT

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

Property Owner: SORMA USA

Applicant(s) Name: TRACY HART

Project Address/Location: 231 N KELSEY ST, VISALIA, CA 93291

Assessor Parcel Number: 081 - 170 - 013

Parcel Size (Acreage or Square Feet): 10.89 ACRES
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: 05/24/2022
SPR Agenda: 06/01/2022 Item No.
Zone: BRP SPR No. 22-093
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 Flexographic Printing

Proposed Building Use: Plastic Extrusion

Proposed Hours of Operation: 24-6

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

Number of Employees Per Day: Existing 40 Proposed 44-46

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

Predicted Peak Operating Hour: 7AM - 7PM

Describe Any Truck Delivery Schedule & Operations: 7AM - 4PM M-F

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

Page 1 of 2 - Application continues on back of this page

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: TRACY HART
Address: 231 N KELSEY ST
City, State, Zip VISALIA, CA 93291
Phone: 559-651-1269
Email: tracyh@sormausa.com

Signature of Owner or Authorized Agent*

Owner
Authorized Agent
Date
Date 5/24/22

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

081-170-013

AGENT:

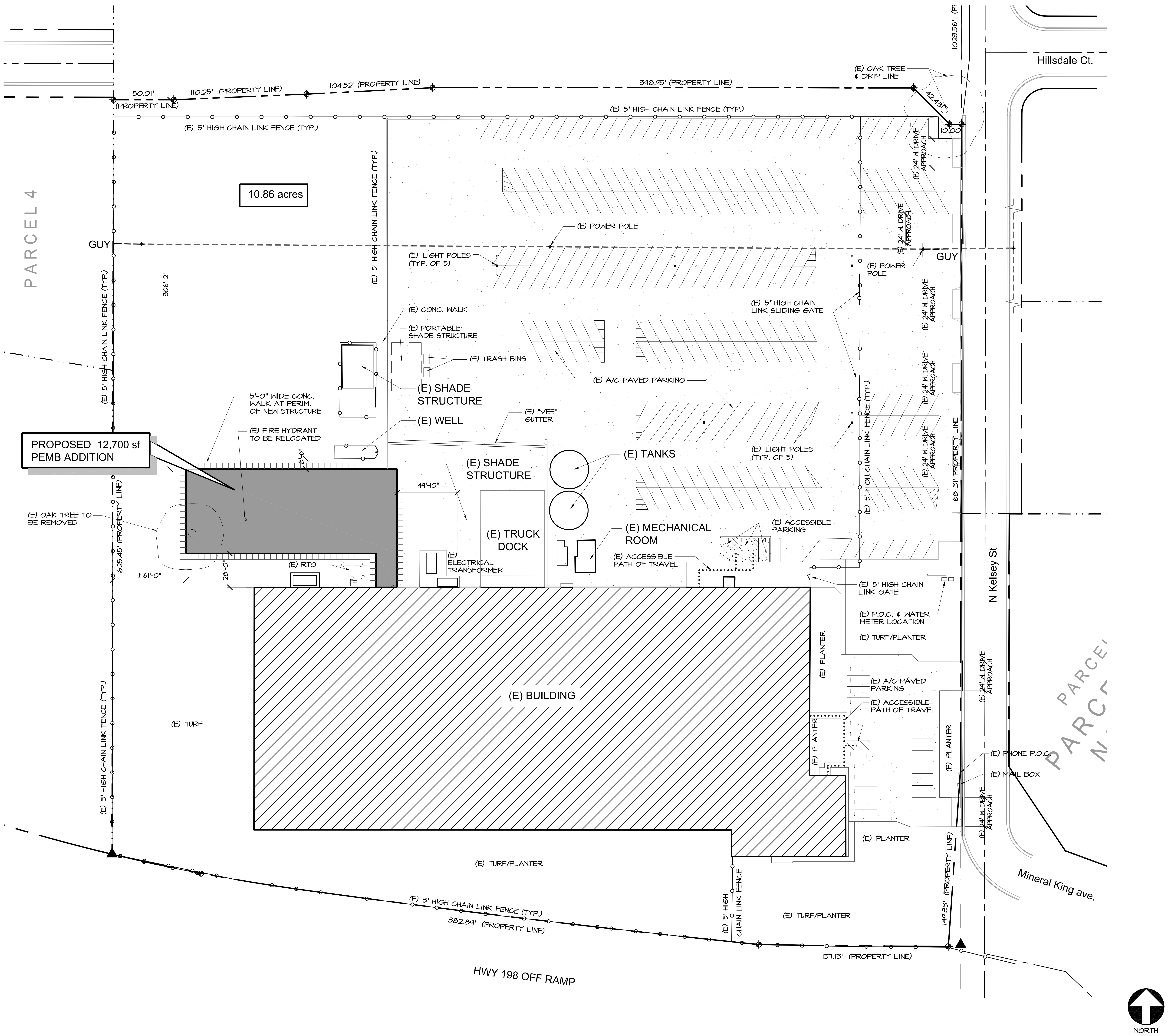
I designate TRACY HART, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to install/build Additional Metal Building relative to the property mentioned herein.

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

Executed this 24 day of MAY, 2022

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
1345 N AMERICAN ST Owner Mailing Address VISALIA CA 93291	231 S Kelsey ST Agent Mailing Address VISALIA CA 93291
559 730-6910 Owner Phone Number	559-651-1269 Agent Phone Number



SITE PLAN

SCALE: 1" = 40'-0"

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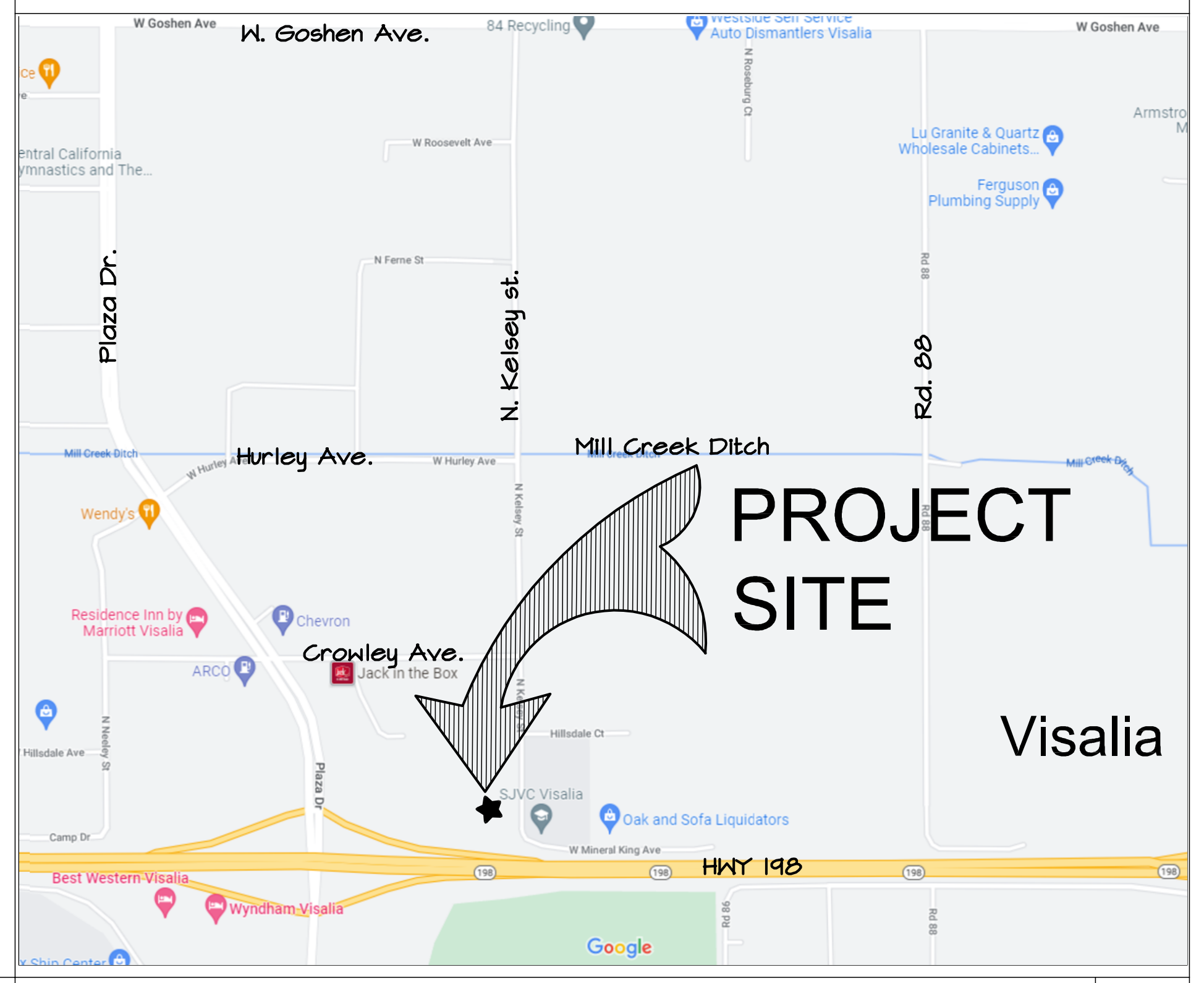
PROJECT INFORMATION

SITE PLAN REVIEW NO.	
OWNER:	SORMA USA LLC.
LOCATION:	231 N. KELSEY ST VISALIA, CA 93291
DESIGN DISTRICT	H
A.P.N.:	081-170-013
SITE AREA:	10.86 ACRES
FLOOD ZONE :	X
ZONING:	BRP - BUSINESS PARK
CURRENT USE	OFFICE/WAREHOUSE
NEW USE:	OFFICE/WAREHOUSE
NUMBER OF STORIES:	1
SPRINKLERED	YES
CONSTRUCTION TYPE :	V-B STEEL SPRINKLED

ENTIRE BUILDING FLOOR AREA
WHAREHOUSE, OFFICE TOTAL :

EXISTING	96,852 SQ. FT.
PROPOSED	12,700 SQ. FT.
TOTAL	109,552 SQ. FT.



VICINITY MAP

N.T.S.

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MARK	DATE	DESCRIPTION
A	05-24-22	Client Review

NOT FOR CONSTRUCTION

TETER, LLP
FRESNO HEADQUARTERS
VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

SORMA USA LLC
SITE PLAN REVIEW

VISALIA, CA

DRAWING TITLE
SITE PLAN REVIEW

PROJECT NO.
22-12391

DRAWING
SPR-1

PLOT DATE: 5/25/22