

SITE PLAN REVIEW AGENDA

3/15/2023 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

ITEM NO: 1 Resubmit

SITE PLAN NO: [SPR21078](#)

PROJECT TITLE: 914 S. Fulgham St Apartments

DESCRIPTION: 12 Unit Apartments (R-M-3)

APPLICANT: Jagtar Singh

OWNER: SINGH JAGTAR

APN: 087100043

LOCATION: 914 S FULGHAM ST

ITEM NO: 2 Resubmit

SITE PLAN NO: [SPR22124](#)

PROJECT TITLE: Lady's Chicken and Rice

DESCRIPTION: New 1597 sf Drive-thru and Walk-up Restaurant with New Parking Lot/Layout. (C-MU)

APPLICANT: Bounleuk and Jimmy Thongseng

OWNER: THONGSENG JIMMY & BOUNLEUK Y

APN: 094130049

LOCATION: Corner of E. Houston Ave & N. Santa Fe St

ITEM NO: 3 Resubmit

SITE PLAN NO: [SPR23032](#)

PROJECT TITLE: Hal Sousa

DESCRIPTION: Three Lot Split. (R-1-5)

APPLICANT: Hialys Sousa

OWNER: HOHLBAUCH CHERIE ELIZABETH

APN: 094055003

LOCATION: 110 NW 5TH AVE

ITEM NO: 4 Added to Agenda

SITE PLAN NO: [SPR23037](#)

PROJECT TITLE: Serpa Packaging Solutions

DESCRIPTION: Building Remodel for Serpa Packaging Solutions (I-L)

APPLICANT: Aaron Oliver

OWNER: SERPA FERNANDO M (TR)

APN: 077200015

LOCATION: 7020 W SUNNYVIEW AVE

ITEM NO: 5 Added to Agenda

SITE PLAN NO: [SPR23038](#)

PROJECT TITLE: Perfection Pet Foods, LLC

DESCRIPTION: New 20x60 Loadout Canopy (Roof Only) to Cover Existing Area Used for Loadout.

APPLICANT: Nick Wiest

OWNER: PERFECTION PET FOODS LLC

APN: 073160034

LOCATION: 1111 N MILLER PARK CT

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.

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ITEM NO: 6 **Added to Agenda**

SITE PLAN NO: [SPR23039](#)

PROJECT TITLE: Light-Industrial Business Park

DESCRIPTION: Demolish Existing Warehouse Building, Office Building and Site Areas. Reconstruct (2) new multi-tenant Buildings, Interior Improvements and Surrounding Site Improvements. (C-MU).

APPLICANT: Michael L. Parks

OWNER: BASTOGNE HOLDINGS LLC

APN: 093253001

LOCATION: 1319 W GOSHEN AVE

ITEM NO: 7 **Added to Agenda**

SITE PLAN NO: [SPR23040](#)

PROJECT TITLE: Rise Church

DESCRIPTION: Building Expansion with New Parking and Landscape

APPLICANT: Dennis D. Whistler

OWNER: ROBINSON JAMES WYLIE & SELINA ANN(TR

APN: 119690052

LOCATION:

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: Oak Apartments Date: 3.7.23
 Project Description: 12 unit Apartment
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-078
 Property Owner: JAGTAR SINGH
 Applicant(s) Name: JAGTAR SINGH
 Project Address/Location: 914 S. FULGHAM STREET
 Assessor Parcel Number: 087-100-043
 Parcel Size (Acreage or Square Feet): 20740 sq ft Building or Suite Square Footage: 5032 sq ft

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ \$ 1. million Appx
 Describe All Proposed Building Modifications: N/A

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

Date Received: 03/08/2023
 SPR Agenda: 03/15/2023 Item No. _____
 Zone: R-M-3 SPR No. 21-078
 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: _____
 Proposed Building Use: _____
 Proposed Hours of Operation: _____
 Days of Week In Operation (Circle): Su M T W Th F Sa /
 Number of Employees Per Day: Existing _____ Proposed _____
 Number of Customers Per Day (Estimated): Existing N/A Proposed yet
 Predicted Peak Operating Hour: _____
 Describe Any Truck Delivery Schedule & Operations: _____
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): _____
 Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇩ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇩ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇩ Site plan shall provide for and indicate all of the following:

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

REQUIRED SIGNATURE

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

Name: JAGTAR SINGH Signature of Owner or Authorized Agent*
 Address: 4204 S. Demaree St. [Signature] Date 3.7.23
 City, State, Zip Visalia CA 93217 Owner
 Phone: 559 679 4324 X Date X
 Email: Singhjaggse@yahoo.com Authorized Agent* Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

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

LOT DESCRIPTION:

LOCATED IN A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

ADDRESS: 914 S FULGHAM STREET
VISALIA, CA
APN: 081-100-043

LOT AREA: 20,740 SQ. FT.
0.48 ACRE

AREA CALCULATION

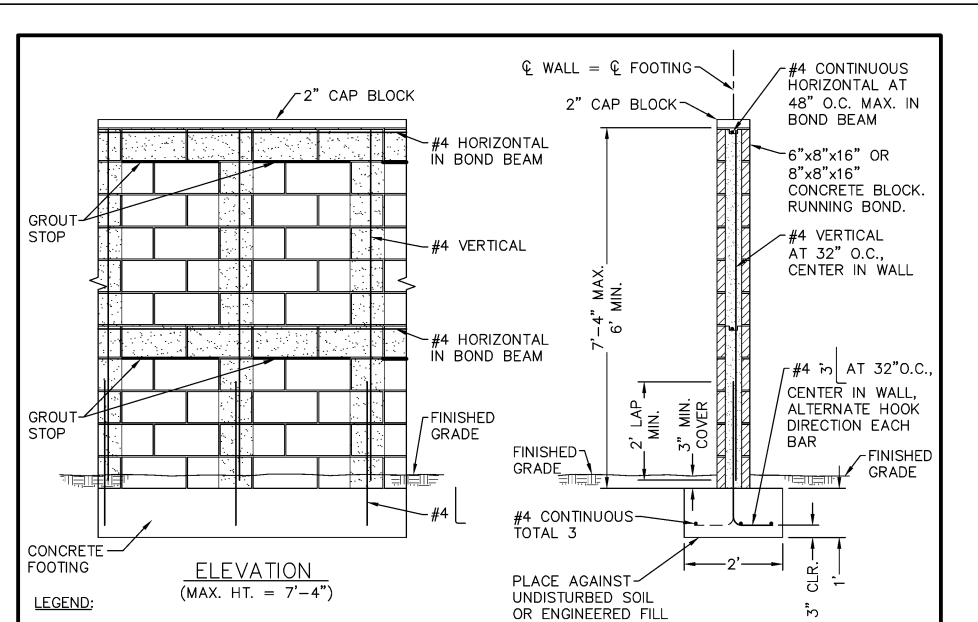
BUILDING AREA 5,032 SQ. FT. - 24.3%
PAVING / PARKING AREA 1,426 SQ. FT. - 35.8%
CONCRETE AREA 1,406 SQ. FT. - 6.8%
OPEN AREA 6,876 SQ. FT. - 33.2%

PARKING

2 BED @ 1.5 PER = 12 REQUIRED
17 PARKING SPACES PROVIDED INCLUDING 2 DISABLED ACCESSIBLE

1.5 STALLS REQUIRED PER EACH UNIT WITH TWO BEDROOMS OR LESS - 12 UNITS TOTAL - 12 * 1.5 = 18 STALLS REQUIRED

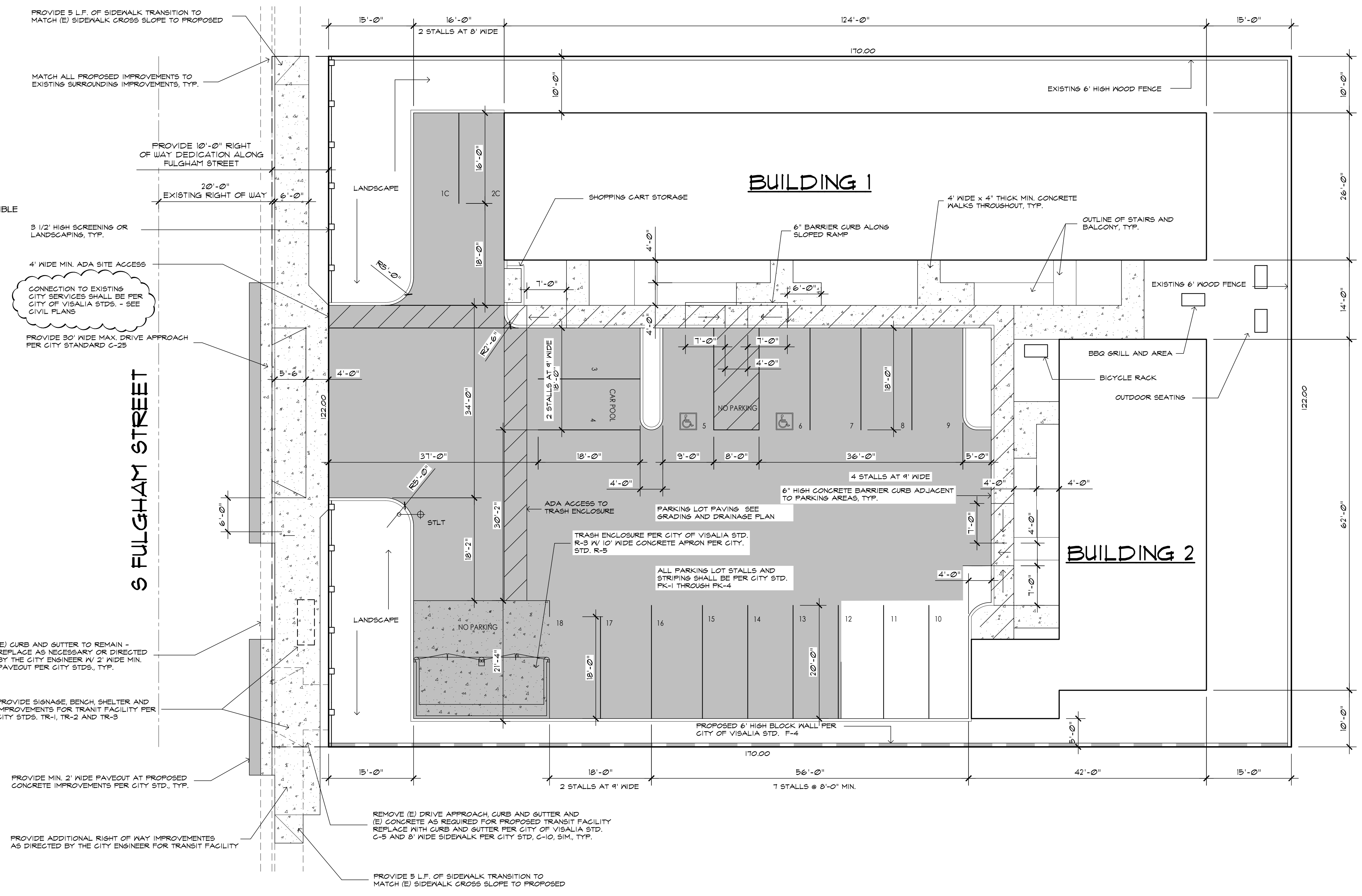
18 TOTAL STALLS PROVIDED - INCLUDING
2 DISABLED ACCESSIBLE SPACES
2 COMPACT SPACES
1 CARPOOL SPACE
6 4'x8' SPACES
7 8'x20' SPACES



CITY OF VISALIA
DESIGN & IMPROVEMENT STANDARDS

APPROVED BY	DATE	REVISIONS	NO.
[Signature]	08/14/16		
[Signature]	07/19/16		
[Signature]	08/2016		

CONCRETE BLOCK WALL DETAIL



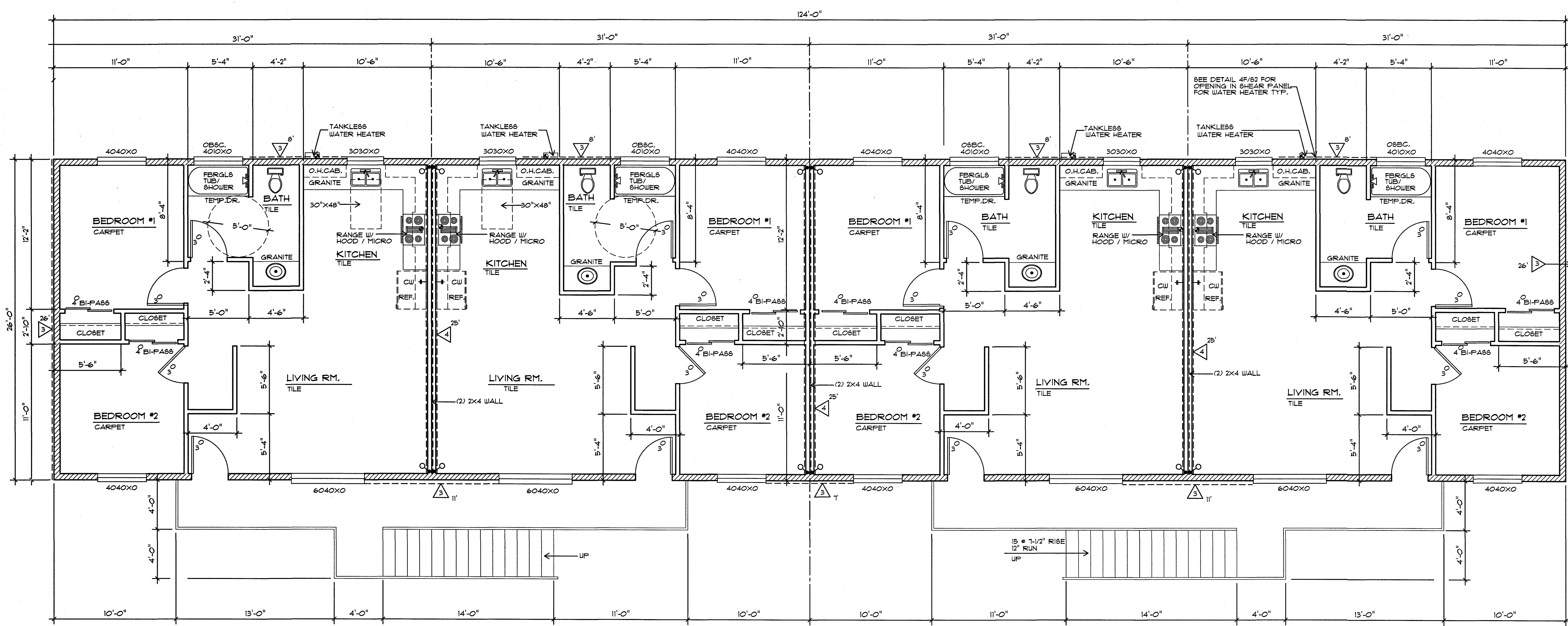
REVISIONS	BY

GARY WEAVER DRAFTING
1210 LOTUS WAY
PORTERVILLE, CA 93257
(554) 784-4789

SHEET TITLE
SITE PLAN

SITE PLAN FOR:
JAGTAR SINGH
914 S FULGHAM STREET
VISALIA, CA
A.P.N. 087-100-043

DATE
2/10/2023
SHEET NO.
1



FIRST FLOOR PLAN BUILDING 1

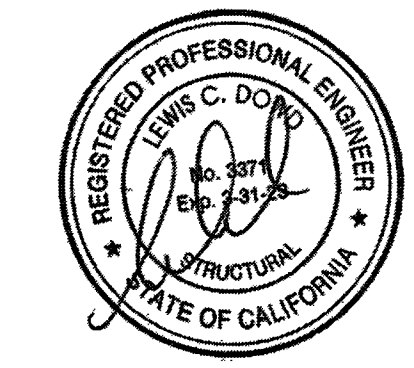
1/4"=1'-0"
806 S.F PER UNIT X 4 = 3224 S.F

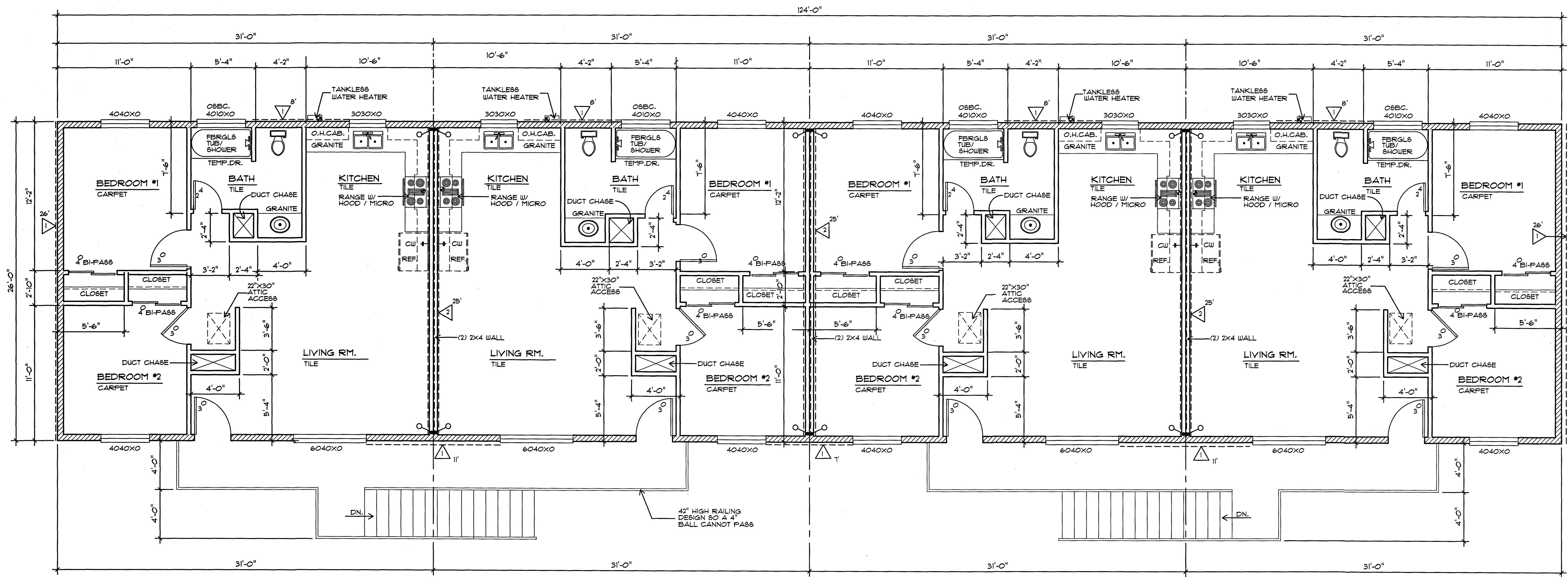


- NOTES:
- 2"x6" EXTERIOR WALLS.
 - 8' PLATE (U.N.O.)

SHEAR PANEL SCHEDULE

- 3 3/8" O.S.B. SHEATHING W/8d NAILS @ 6" O.C. @ EDGES AND 12" O.C. FIELD.
USE 5/8" @ 12" ANCHOR @ 4'-0" MAX.
- 3 LAYERS 5/8" TYPE X GYPSUM BOARD @ COMMON WALLS TYP.
USE 6d COOLER (1-1/8 X 0.092) OR WALLBOARD 0.120" NAIL, MIN. 3/8" HEAD, 1-3/4" LONG.
USE 5/8" @ 12" ANCHOR @ 4'-0" MAX.
- HOLDOWN SCHEDULE
- " SIMPSON' HDU2 @ DBL. STUD





SECOND FLOOR PLAN BUILDING 1

1/4"=1'-0"

806 S.F PER UNIT X 4 = 3224 S.F

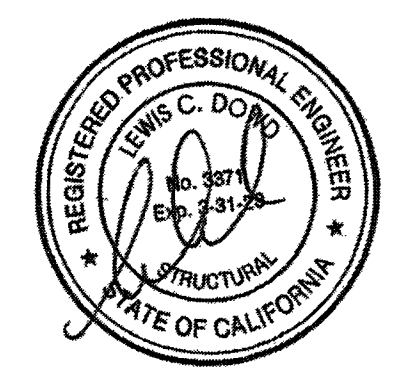


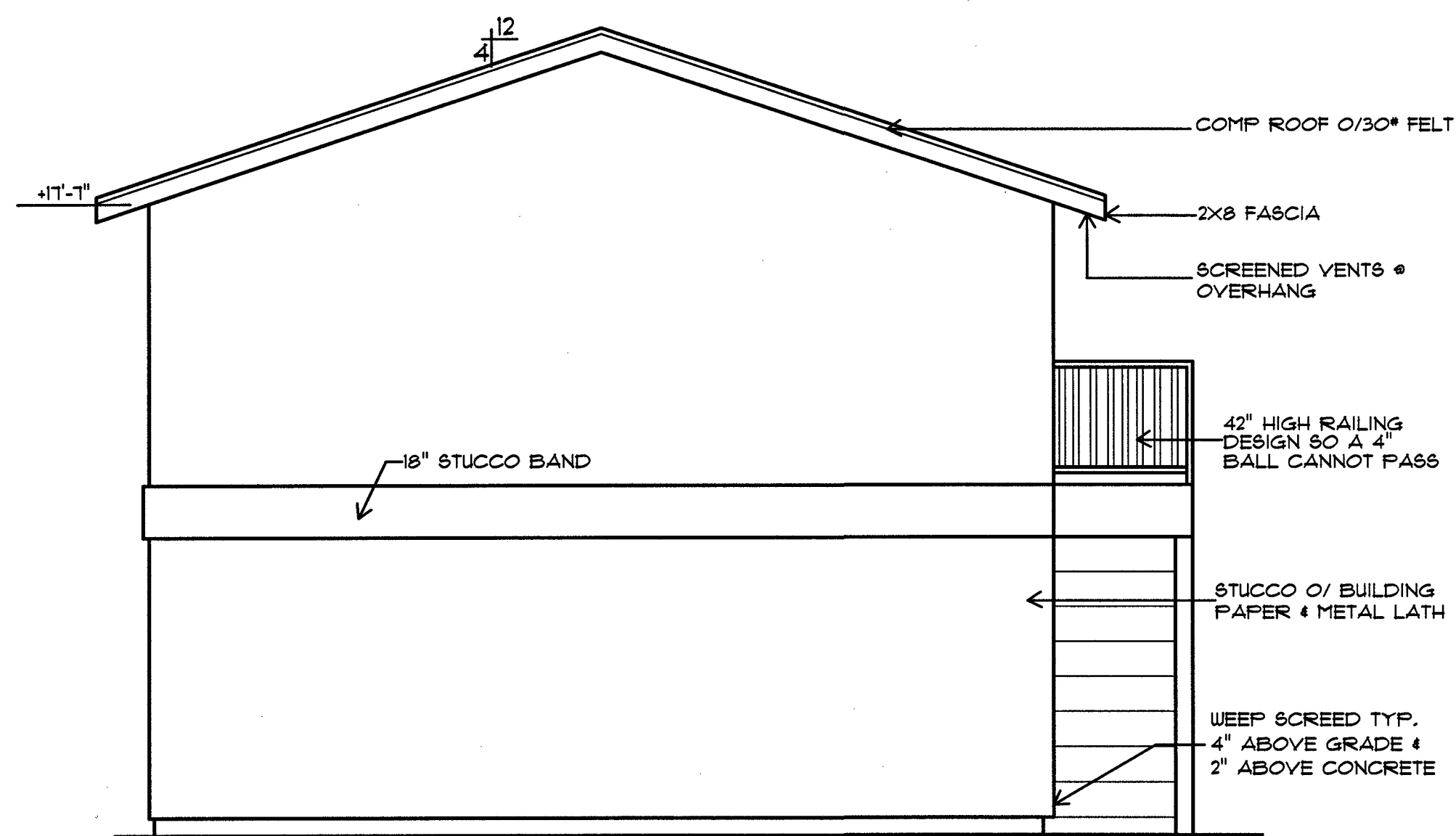
- NOTES:
- 2"x6" EXTERIOR WALLS.
 - 8' PLATE (U.N.O.)

SHEAR PANEL SCHEDULE

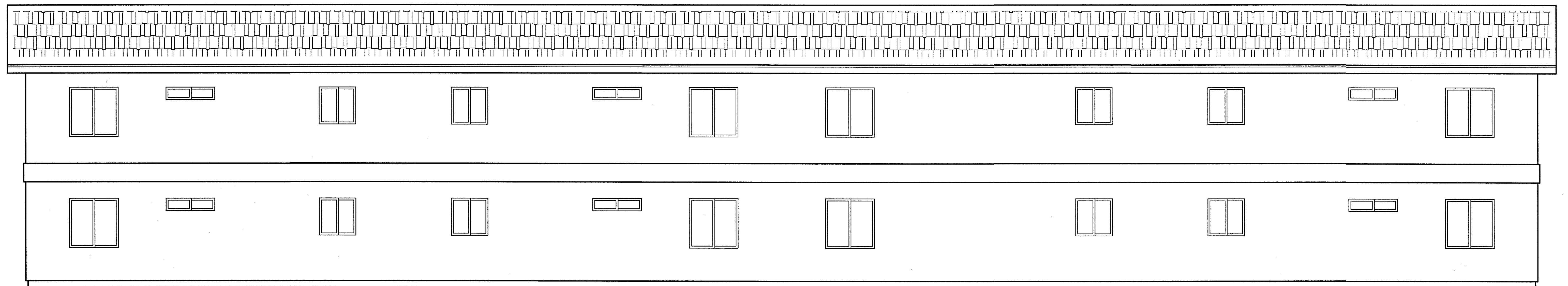
- 1 3/8" O.S.B. SHEATHING W/8d NAILS @ 6" O.C. @ EDGES AND 12" O.C. FIELD.
USE 16d BILL NAILS @ 4" O.C.
- 2 3 LAYERS 5/8" TYPE X GYPSUM BOARD @ COMMON WALLS TYP.
USE 6d COOLER (1-1/8 X 0.092) OR WALLBOARD 0.120" NAIL, MIN. 3/4" HEAD, 1-3/4" LONG.
16 GAUGE STAPLE, 1-1/2" LEGS, 1-5/8" LONG
USE 16d BILL NAILS @ 4" O.C.

HOLDOWN SCHEDULE
O " SIMPSON" HDU2 @ DBL. STUD

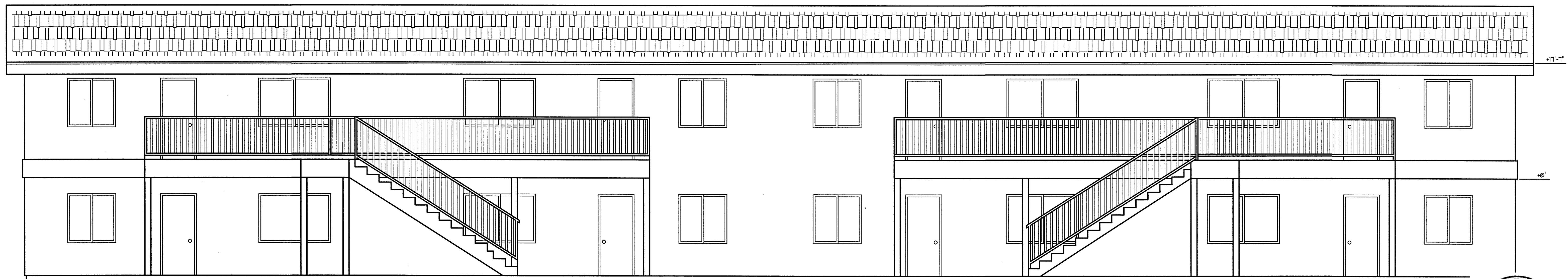




WEST ELEVATION BUILDING 1 1/4"=1'-0"
EAST SIDE SIMILAR



NORTH ELEVATION BUILDING 1 1/4"=1'-0"



SOUTH ELEVATION BUILDING 1 1/4"=1'-0"



4522

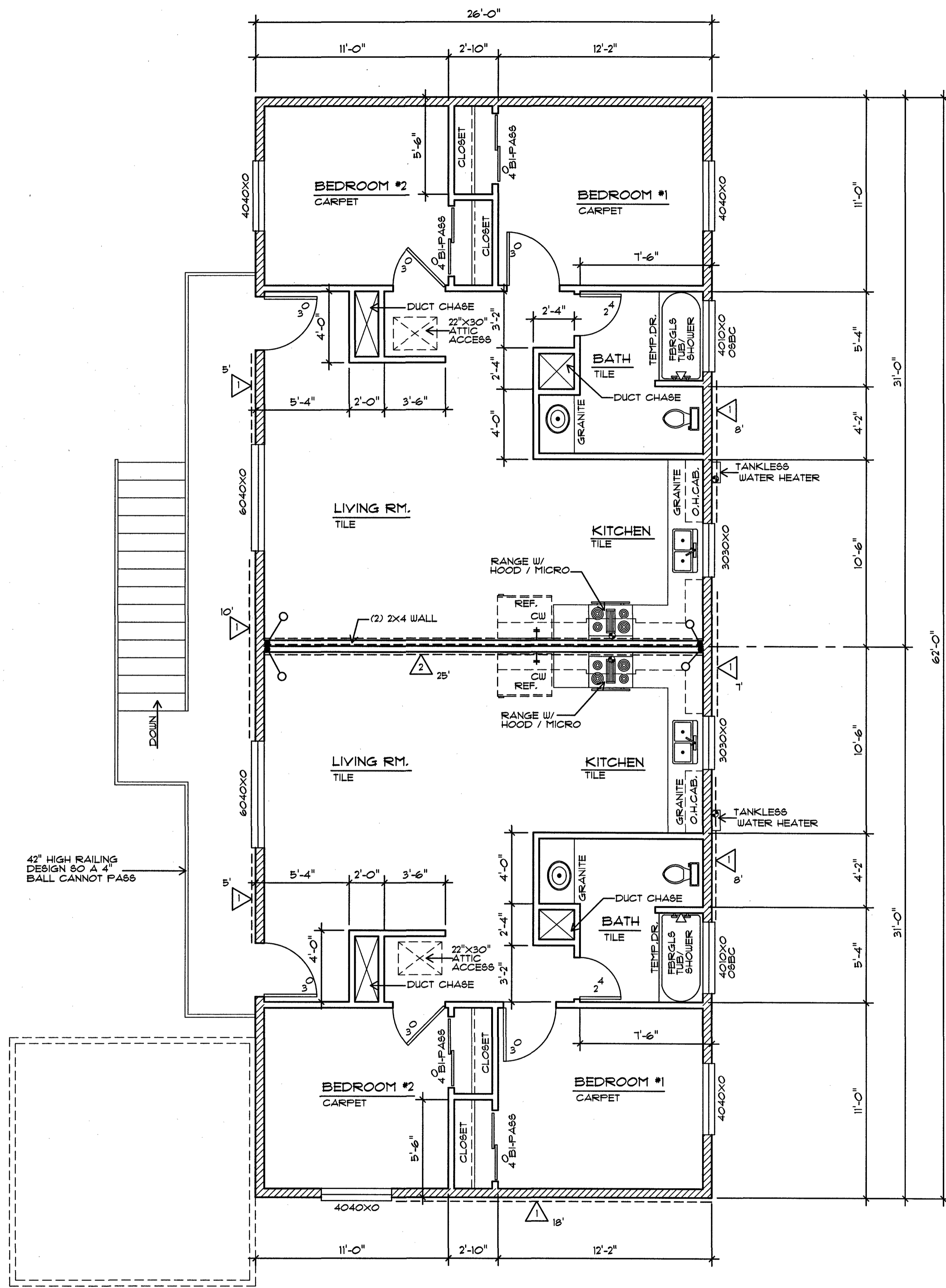
GARY WEAVER DRAFTING
1210 Lotus Way
Porterville, Ca. 93257
(559)784-4789

EXTERIOR ELEVATIONS
BUILDING 1

PROPOSED NEW APARTMENTS FOR:
JAGTAR SINGH
"THE OAKTREE COMPLEX APARTMENTS"

DRAWN BY: G. DEAN
DATE: 01-10-2022

SHEET NO. 4



SECOND FLOOR PLAN BUILDING 2

1/4"=1'-0"
806 S.F. PER UNIT X 2 = 1612 S.F.

2x6 EXTERIOR WALLS
+ 8' CEILING HEIGHT

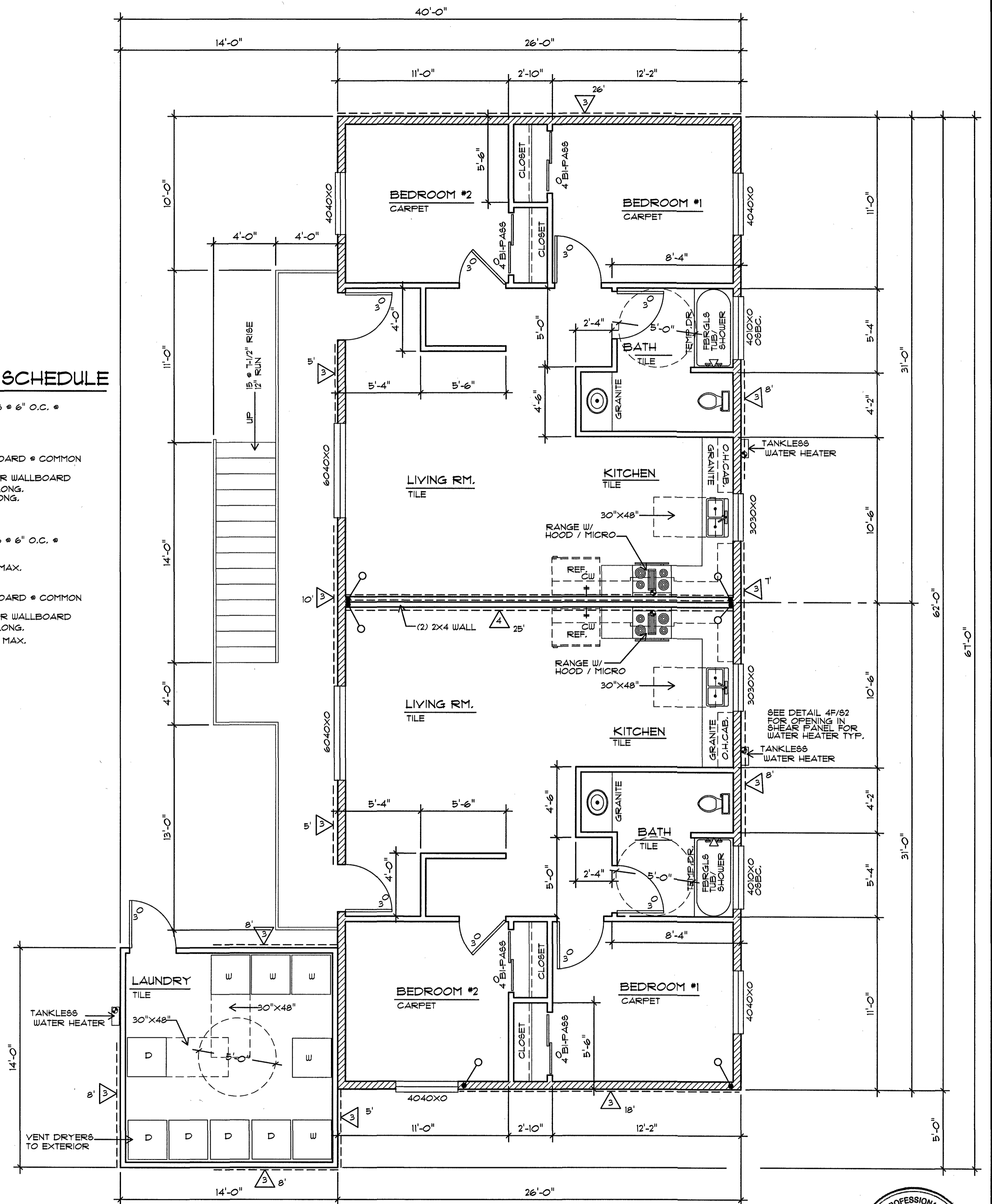


SHEAR PANEL SCHEDULE

- △ 3/8" O.S.B. SHEATHING W/8d NAILS @ 6" O.C. @ EDGES AND 12" O.C. FIELD.
-USE 16d SILL NAILS @ 4" O.C.
- △ 3 LAYERS 5/8" TYPE X GYPSUM BOARD @ COMMON WALLS TYP.
USE 6d COOLER (1-1/8" X 0.092) OR WALLBOARD 0.120" NAIL, MIN. 3/8" HEAD, 1-3/4" LONG, 16GA. STAPLE, 1-1/2" LEGS 1-5/8" LONG.
-USE 16d SILL NAILS @ 4" O.C.
- △ 3/8" O.S.B. SHEATHING W/8d NAILS @ 6" O.C. @ EDGES AND 12" O.C. FIELD.
USE 5/8" Ø X 12" ANCHOR @ 4'-0" MAX.
- △ 3 LAYERS 5/8" TYPE X GYPSUM BOARD @ COMMON WALLS TYP.
USE 6d COOLER (1-1/8" X 0.092) OR WALLBOARD 0.120" NAIL, MIN. 3/8" HEAD, 1-3/4" LONG, 16GA. STAPLE, 1-1/2" LEGS 1-5/8" LONG.
-USE 5/8" Ø X 12" ANCHOR @ 4'-0" MAX.

HOLDOWN SCHEDULE

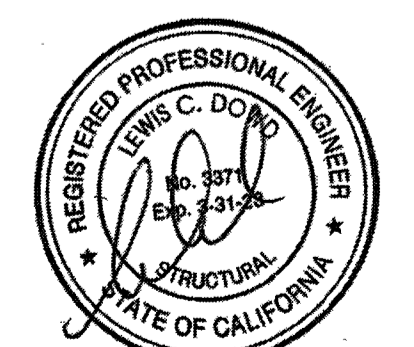
- " SIMPSON" HDU2 @ DEL. STUD



FIRST FLOOR PLAN BUILDING 2

1/4"=1'-0"
806 S.F. PER UNIT X 2 = 1612 S.F.

2x6 EXTERIOR WALLS
+ 8' CEILING HEIGHT



4522

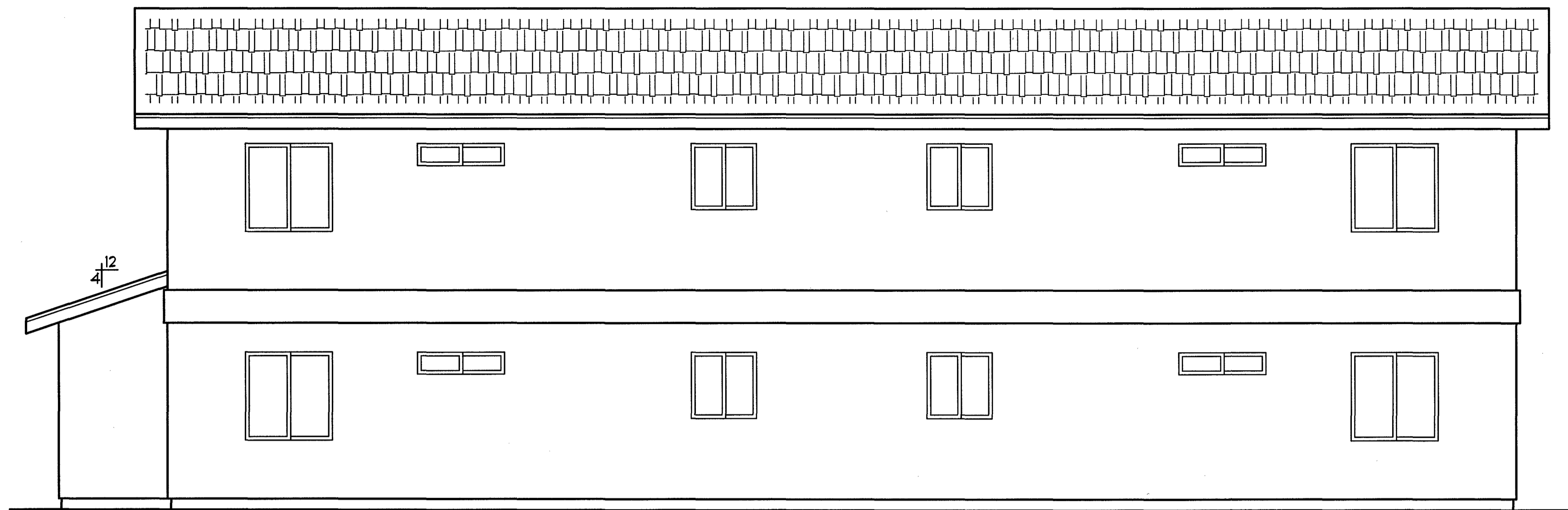
GARY WEAVER DRAFTING
1210 Lotus Way
Porterville, Ca. 93257
(559) 784-4189

**FIRST FLOOR PLAN
SECOND FLOOR PLAN
BUILDING 2**

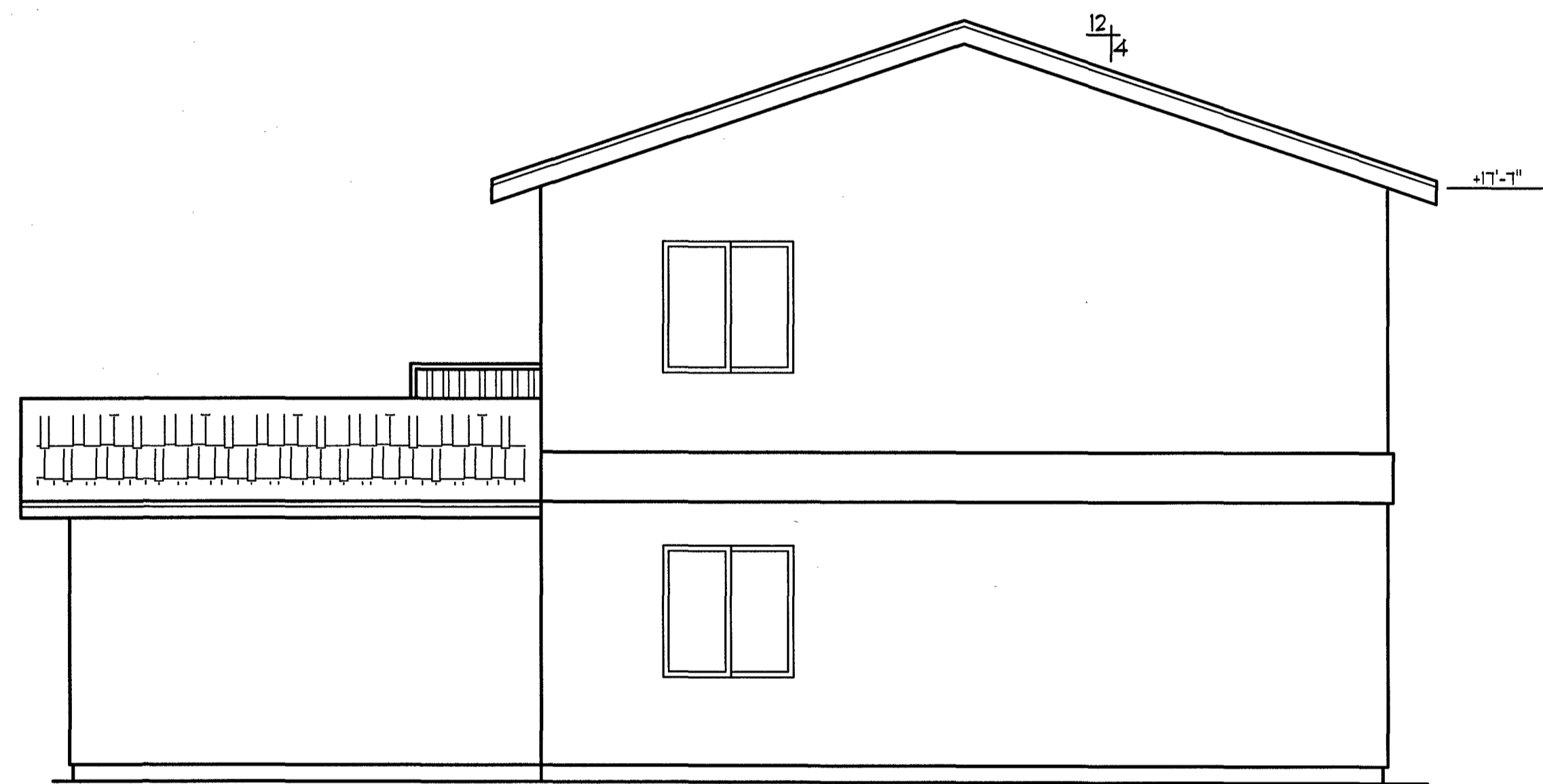
SHEET TITLE

PROPOSED NEW APARTMENTS FOR:
**JAGTAR SINGH
"THE OAKTREE COMPLEX APARTMENTS"**

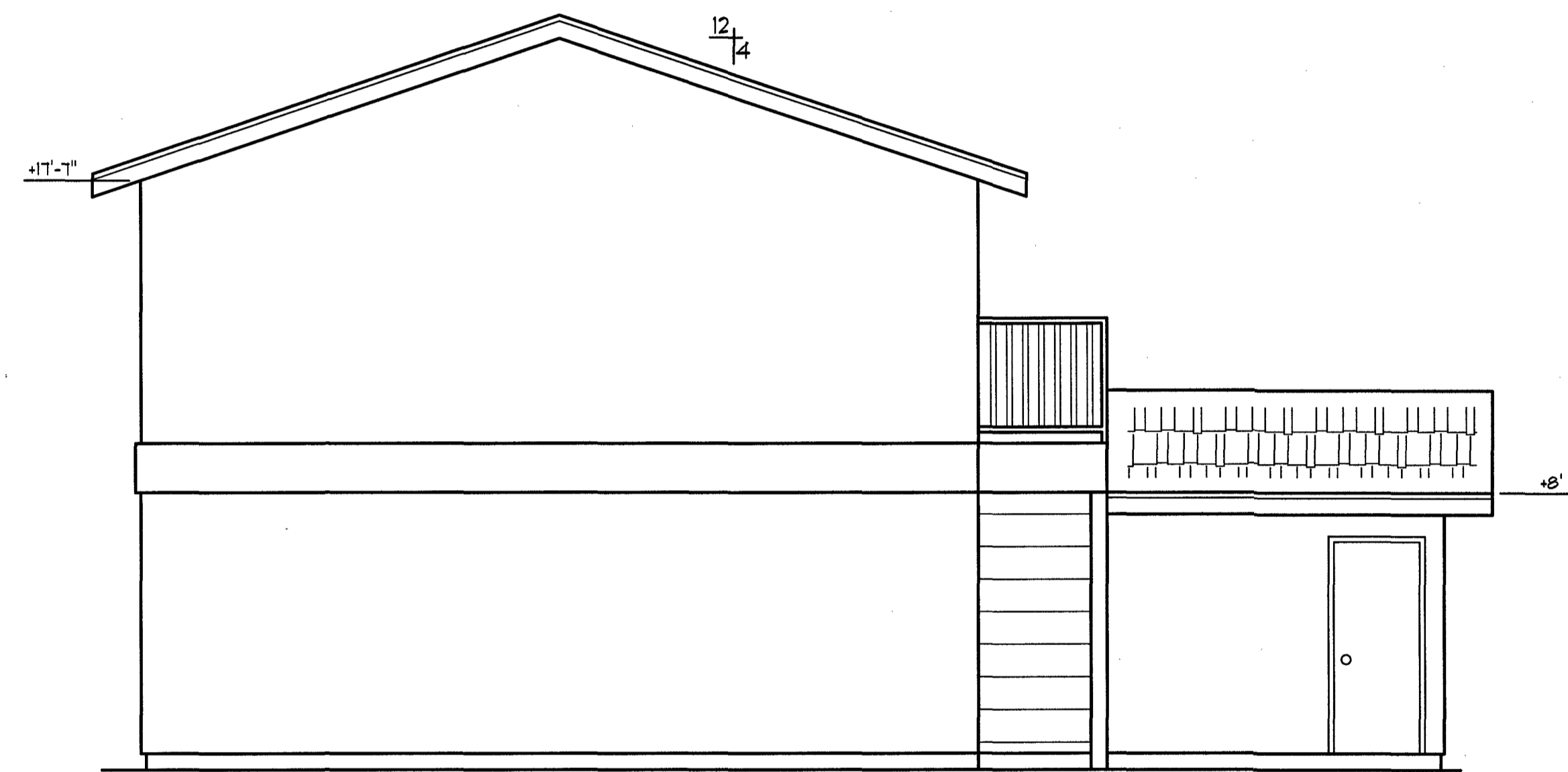
DRAWN BY: G.DEAN
DATE: 01-10-2022
SHEET NO.
10



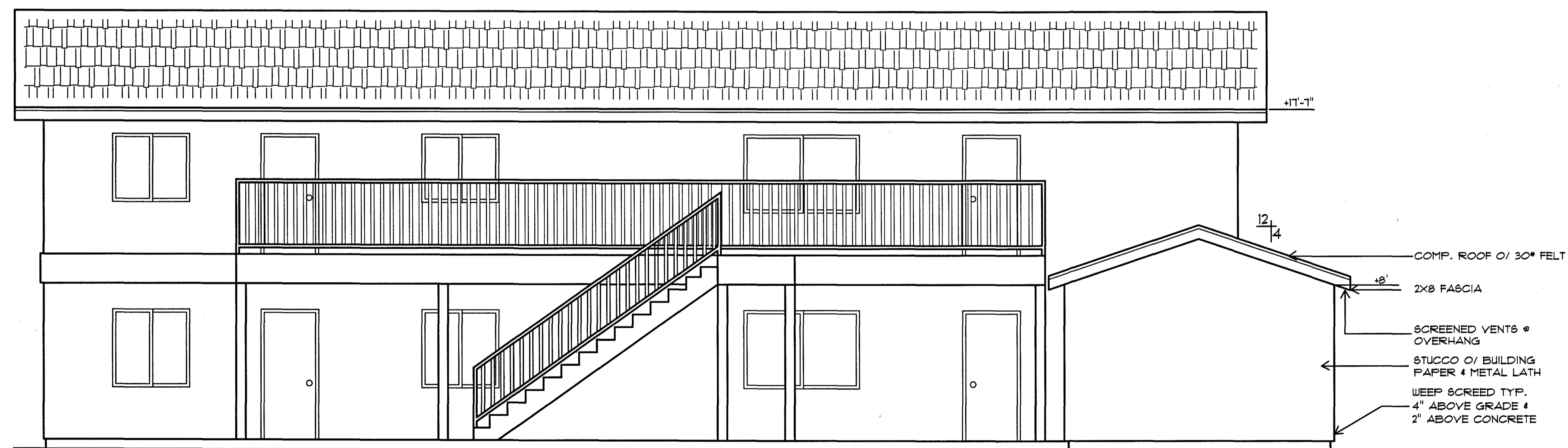
EAST ELEVATION BUILDING 2 1/4"=1'-0"



SOUTH ELEVATION BUILDING 2 1/4"=1'-0"



NORTH ELEVATION BUILDING 2 1/4"=1'-0"



WEST ELEVATION BUILDING 2 1/4"=1'-0"



4522

GARY WEAVER DRAFTING
1210 Lotus Way
Porterville, Ca. 93257
(559) 784-4189

EXTERIOR ELEVATIONS
BUILDING 2

"THE OAKTREE COMPLEX APARTMENTS"

DRAWN BY: G. DEAN
DATE: 01-08-2022
SHEET NO.
11

SEAL



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PROJECT

LADY'S CHICKEN AND RICE

519 E. HOUSTON AVE.
VISALIA, CA 93292

CLIENT

BOUNLEUK AND JIMMY THONGSENG

REVISIONS

REV # | REV DATE | REV DESCRIPTION

SHEET TITLE

COVER SHEET

DATE: 07/18/22

TECHNICIAN: KF

PROJECT MANAGER: AC

JOB NUMBER: 627
SHEET NUMBER

G0.0

LADY'S CHICKEN AND RICE

131 W ORANGE AVE.
PORTERVILLE, CA. 93257
APN: 094-130-049

Table with columns for abbreviations and their corresponding full names, including items like AIR CONDITIONER, BASE, CEILING OR CEILINGS, DIMMER SWITCH, etc.

52 ABBREVIATIONS

- 1. THESE PLANS, NOTES AND DETAILS COMPLY WITH ALL MINIMUM REQUIREMENTS OF THE: CBC2019, CRC2019, CEC2019, CPC2019, CMC2019, CGBS2019, CFC2019, BEES2019, NEC2014, FRESNO COUNTY ORDINANCE CODE TITLE 15 AND CURRENT LOCAL CODES AND ORDINANCES.
- 2. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY. 2019 CRC R106.3.1
- 3. STREET ADDRESS NUMBERS SHALL BE CLEARLY POSTED AND UNOBSERVED PRIOR TO CONSTRUCTION AND INSPECTIONS. R319.1 ADDRESS NUMBER SHALL BE A MINIMUM OF 4 INCHES (102 MM), HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. 2019 CRC R106.1.1 R319.1
- 4. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, SUBCONTRACTORS, AND/OR AGENTS TO REVIEW THESE PLANS PRIOR TO START WORK. ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS SHALL BE NOTED AND DIRECTED IMMEDIATELY TO THE DESIGNER FOR CORRECTION. THE DESIGNER SHALL NOT BE LIABLE FOR ERRORS AND OMISSIONS TO THE PLANS AFTER AND DURING CONSTRUCTION.
- 5. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS. [CRC R106.4]
- 6. IF PERMITS ARE TO BE ISSUED TO ANYONE OTHER THAN A LICENSED CONTRACTOR, AN OWNER - BUILDER VERIFICATION MUST BE COMPLETED BY THE OWNER AND SUBMITTED PRIOR TO ISSUANCE OF PERMITS. THE PERMITTEE WILL HIRE EMPLOYEES SUBJECT TO WORKER'S COMPENSATION LAW REQUIREMENTS AND PROVIDE CURRENT, VALID CERTIFICATE OF WORKER'S COMPENSATION INSURANCE.
- 7. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 8. 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.
- 9. 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 1-800-642-2444
- 10. LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION.
- 11. A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION. [CBC 3305.1]
- 12. PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN. PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.

54 GENERAL REQUIREMENTS

- 13. WATERPROOFING AND DAMP PROOFING AS AMENDED: A BUILDING SHALL HAVE THE FOUNDATION WALL OR CONCRETE FLOOR SLAB CONSTRUCTED ABOVE THE CROWN OF THE ADJOINING STREET. UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL, THE GROUND AROUND THE STRUCTURE SHALL BE SLOPED TWO PERCENT (2%) FOR A DISTANCE OF FIVE FEET (5') TO PROVIDE DRAINAGE AWAY FROM THE STRUCTURE. CBC 1805, CRC R406, SURFACE WATER DRAINING. R300.1, R300.2
- 14. FINISHED FLOOR ELEVATION SHALL BE ABOVE THE CROWN OF THE STREET.
- 15. PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100 YEAR FLOOD LEVEL. CRC R106.1.1
- 16. THE PERMIT OF THIS PROJECT REQUIRES FIRE SPRINKLER (CRC R 313.2) . LAYOUT AND DETAILS THE THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13 OR CRC SECTION 313.3 (CRC R 313.1, R 313.2). RECEIVED AND APPROVED BY THE APPLICABLE FIRE MARSHALL PRIOR TO PERMITTING THE PLAN FROM FRESNO COUNTY. THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR OR OWNER OCCUPIED OWNER BUILDERS, AND SHALL BE INSPECTED AND APPROVED BY THE FIRE MARSHALL PRIOR TO APPROVAL OF OCCUPANCY OF THE BUILDING (E & P CODE CONTRACTORS LICENSE LAW SECTION 7026).
- 17. AFTER INSTALLING INSULATION, THE INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 253, SUB CHAPTER 4, ARTICLES.
- 18. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIALS INSTALLED "R" VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION), THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED DENSITY FOR THE DESIRED "R" VALUE. SECTION 1403 (D) TITLE 24
- 19. REGISTERED FORMS OF THE CF-2R AND CF-3R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED INSTALLER(S) FOR THE CF-2R FORM, AND THE HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-3R FORM. PRIOR TO THE REQUEST FOR A FINAL INSPECTION, IT IS UNDERSTOOD THAT NO FINAL INSPECTION WILL BE MADE UNTIL THESE FORMS ARE SUBMITTED. (BEES2019 SECTION 10-103 (A) (3) AND 10-103 (A)(5))
- 20. THERMAL AND SOUND INSULATING MATERIALS, AS AMENDED:
1- INSULATION DEPTH MARKERS SHALL BE PROVIDED IN ATTIC SPACES WHERE PNEUMATICALLY PLACED ("BLOWN") INSULATION IS TO BE INSTALLED, A SUFFICIENT NUMBER OF MARKERS SHALL BE INSTALLED TO ALLOW AN INSPECTOR TO REASONABLY SUBSTANTIATE INSULATION DEPTH FROM THE ATTIC OPENINGS WITHOUT CRAWLING IN THE ATTIC. MARKERS SHALL BE PLACED WITH THE BOTTOMS EVEN WITH THE BOTTOM OF CEILING JOISTS. THEY SHALL BE OF REASONABLY SUBSTANTIAL MATERIAL (SUCH AS HEAVY-GAUGE CARDBOARD OR WOOD) TO PREVENT BENDING OR DISLODGEMENT DURING PLACEMENT OF INSULATION. MARKERS SHALL BE TRI-COLORED AS FOLLOWS:
A. BOTTOM OF MARKER TO PLUS SIX INCHES (+6") — BLUE.
B. FROM PLUS SIX INCHES (+6") TO PLUS NINE INCHES (+9") — RED.
C. FROM PLUS NINE INCHES (+9") TO TWELVE INCHES (12") — WHITE.
II - PNEUMATICALLY-PLACED INSULATION SHALL BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 21. CONTINUOUS VAPOR BARRIER REQUIRED ON CONDITIONED SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS, ON THE FLOORS ON UNVENTED ATTICS AND FLOORS OVER UNVENTED CRAWL SPACES TO PROTECT AGAINST MOISTURE CONDENSATION.
- 22. FOAM PLASTIC PROTECTION. IN AREAS WHERE THE PROBABILITY OF TERMITE INFESTATION IS "VERY HEAVY" AS INDICATED IN FIGURE R301.2(6), EXTRUDED AND EXPANDED POLYSTYRENE, POLYSOCYANURATE AND OTHER FOAM PLASTICS SHALL NOT BE INSTALLED ON THE EXTERIOR FACE OR UNDER INTERIOR OR EXTERIOR FOUNDATION WALLS OR SLAB FOUNDATIONS LOCATED BELOW GRADE. THE CLEARANCE BETWEEN FOAM PLASTICS INSTALLED ABOVE GRADE AND EXPOSED EARTH SHALL BE NOT LESS THAN 6 INCHES. R318.4
- 23. THE ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL. (SECT. 117 OF THE CEC).
- 24. FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS.
- 25. FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED AT HOLD DOWN LOCATIONS.
- 26. MIN. NET HEIGHT OF THE REQUIRED EGRESS DOOR TO BE NOT LESS THAN 78" MEASURED FROM THE TOP OF THRESHOLD TO BOTTOM OF DOORSTOP
- 27. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGE SHALL BE LIMITED FOR THE FOLLOWING:
A. BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO 120F BY A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3 (CPC SECTION 415.5) (THE WATER HEATER THERMOSTAT SHALL NOT NOT BE CONSIDERED AS MEETING THIS PROVISION.)
B. SHOWER AND TUB/SHOWER MIXING VALVES SHALL PROVIDE SCALD AND THERMAL SHOCK PREVENTION. (CPC SECTION 418.0).
C. ALL HOSE BIBS SHALL BE EQUIPPED WITH NON- REMOVABLE BACK FLOW PREVENTERS. (CPC 603.4.7)
D. ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1953 FOR LEAD CONTENT
- 28. FLAME SPREAD INDEX, WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200. R302.9.1 FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION.
- 29. INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHERE TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723. R302.10.1 SEE EXCEPTIONS.
- 30. SMOKE DEVELOPED INDEX, WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. R302.9.2
- 31. IF A SPECIAL INSPECTION IS REQUIRED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE WITH THE GEOTECHNICAL REPORT, THE SPECIAL INSPECTION REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
- 32. ORIGINAL SIGNED AND STAMPED PERMIT SHALL BE RETURNED TO THE COMMUNITY AND ECONOMIC DEVELOPMENT/BUILDING DEPARTMENT FOR REVIEW, MODIFICATION AND ACCEPTANCE PRIOR TO MAKING ANY CHANGES TO THE APPROVED DESIGN. NEW SUPPORTING DOCUMENTATION AND ENGINEERING CALCULATIONS, AS REQUIRED, SHALL ACCOMPANY THE ORIGINAL PLANS.
- 33. PROVIDE CONSTRUCTION SITE ADDRESS *APPROVED NUMBERS OR ADDRESS SIGNS SHALL BE PROVIDED AT CONSTRUCTION SITES. THEY SHALL BE PAINTED ON THE FACE OF THE CURB, ON THE FRONT SIDE OF THE LOT, PRIOR TO THE FIRST INSPECTION. CURB NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND HAVE CONTRASTING OR REFLECTING BACKGROUND AND PERMANENTLY PAINTED ON THE FACE OF THE CURB. TEMPORARY STREET NAME SHALL BE PAINTED ON THE CURBS OF ALL STREETS AT THE STREET INTERSECTIONS. IN THE EVENT THAT NO CURB EXISTS, CONSTRUCTION SIGN ADDRESS SIGNS AND TEMPORARY STREET NAME SIGNS SHALL BE POSTED AT A HEIGHT OF BETWEEN 48" AND 72"

44 GENERAL REQUIREMENTS (CONT.)

- A SOILS BEARING CAPACITY 1500B
- B CNC DESIGN STRENGTH @28 DAYS 2500PSI
- C MATERIAL DEAD LOADS

R301.2.2.2.1 WEIGHT OF MATERIALS

- AVERAGE DEAD LOADS SHALL NOT EXCEED 15 POUNDS PER SQUARE FOOT (720PA) FOR THE COMBINED ROOF AND CEILING ASSEMBLY ON A HORIZONTAL PROJECTION), OR 10 POUNDS PER SQUARE FOOT (480PA) FOR FLOOR ASSEMBLIES, EXCEPT AS FURTHER LIMITED BY SECTION R301.2.2 DEAD LOADS FOR WALLS ABOVE GRADE SHALL NOT EXCEED:
1 FIFTEEN POUNDS (720PA) PER SQUARE FOOT FOR EXTERIOR LIGHT-FRAME WOOD WALLS
3 TEN POUNDS (480PA) PER SQUARE FOOT FOR INTERIOR LIGHT-FRAME WOOD WALLS
6 EIGHTY FIVE POUNDS (3830PA) PER SQUARE FOOT FOR SIX INCH THICK CONCRETE WALLS
SEE EXCEPTIONS.
D MATERIAL LIVE LOADS R301.5

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

Table with columns for USE and L.L. (LIVE LOADS) values: UNINHABITABLE ATTICS WITHOUT STORAGE (10), ROOMS OTHER THAN SLEEPING ROOMS (40), SLEEPING ROOMS (30), GUARD AND HANDRAILS (200)

FOR MATERIAL LOADS BEYOND CONVENTIONAL CONSTRUCTION, REFER TO ENGINEER'S STRUCTURAL CALCULATIONS

31 MATERIAL LOADS

1. THE LATEST ADOPTED ADDITIONS OF THE CODES, STANDARDS AND REGULATIONS REQUIRED BY THE LOCAL JURISDICTION SHALL GOVERN ALL WORK IN THESE CONSTRUCTION DOCUMENTS INDICATED BY THE FOLLOWING: CITY OF PORTERVILLE

2. ADDITIONAL NOTES

- A. THE SOILS BEARING CAPACITY PER CRC TABLE R401.4.1
- B. CONCRETE DESIGN STRENGTH PER CRC TABLE R402.2
- C. MATERIAL DEAD LOADS [CRC301.2.2.2.1]
- D MATERIAL LIVE LOADS [CRC301.5]

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE (TITLE 24)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA GREEN CODE

32 APPLICABLE CODES

CPC 604 1.1
PROVIDE LISTING ON CPVC PIPING, A WRITTEN CERTIFICATE OF COMPLIANCE WITH THE CNDITIONS OR USE AND WRITTEN FLUSHING AND WORKER SAFETY MEASURES FOR CPVC POTABLE WATER PIPING SYSTEMS

CPC 604 1.2
ALL INSTALLATIONS OR PEX PIPE WHERE IT IS THE INITIAL PLUMBING PIPING INSTALLED IN NEW CONSTRUCTION SHALL BE FLUSHED TWICE OVER A PERIOD OF AT LEAST ONE WEEK. THE PIPE SYSTEM SHALL BE FIRST FLUSHED FOR AT LEAST 10 MINUTES AND THEN FILLED AND ALLOWED TO STAND FOR NO LESS THAN 1 WEEK, AFTER WHICH ALL BRANCHES OF THE PIPE SYSTEM MUST BE FLUSHED LONG ENOUGH TO FULLY EMPTY THE CONTAINED VOLUME.

CPC 604 1.2 (1)
AT THE TIME OF FILL, EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING: " THIS PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON (DATE) (DAY) BY (NAME). THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TWO MINUTES PRIOR TO THE USE FOR HUMAN CONSUMPTION. THIS TAG MA NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE BUILDING OWNER OR OCCUPANT."

CPC 604 1.2 (2)
PRIOR TO ISSUING A BUILDING PERMIT TO INSTALL PEX PIPE THE BUILDING OFFICIAL SHALL REQUIRE AS PART OF THE PERMITTING PROCESS THAT THE CONTRACTOR, OR THE APPROPRIATE PLUMBING SUBCONTRACTORS, PROVIDE WRITTEN CERTIFICATION THAT HE OR SHE WILL COMPLY WITH THE FLUSHING PROCEDURES SET FORTH IN THE CODE.

21 WATER SUPPLY AND DISTRIBUTION

33 PROJECT INFORMATION

OWNER: BOUNLEUK AND JIMMY THONGSENG
PROJECT ADDRESS: 519 E. HOUSTON AVE. VISALIA, CA 93292
APN: 094-130-049
PARCEL AREA: 29,445 SF (0.68 ACRES)
CONSTRUCTION TYPE: V-B
OCCUPANCY: A-2
ZONING: C-MU (COMMERCIAL MIXED-USE)
FIRE SPRINKLER: -

GENERAL KITCHEN/PREP AREA (INCLUDES RR/BREAK RM) 902 S.F.
STORAGE AREA 695 S.F.

TOTAL BUILDING AREA: 1,597 S.F.

12 BUILDING AREA



23 EYE LEVEL PERSPECTIVE

ARCHITECT ANDREW GOODWIN DESIGNS
CONTACT ANDREW OR ALEX
ADDRESS 311 N 2ND STREET, STE. B7
ADDRESS PORTERVILLE, CA. 93257
PHONE (805) 439-1611 OR ALEX CELL: 559-359-8789
EMAIL PORTERVILLEARCHITECT.COM
EMAIL ALEX@ALEXCEBALLOS.COM

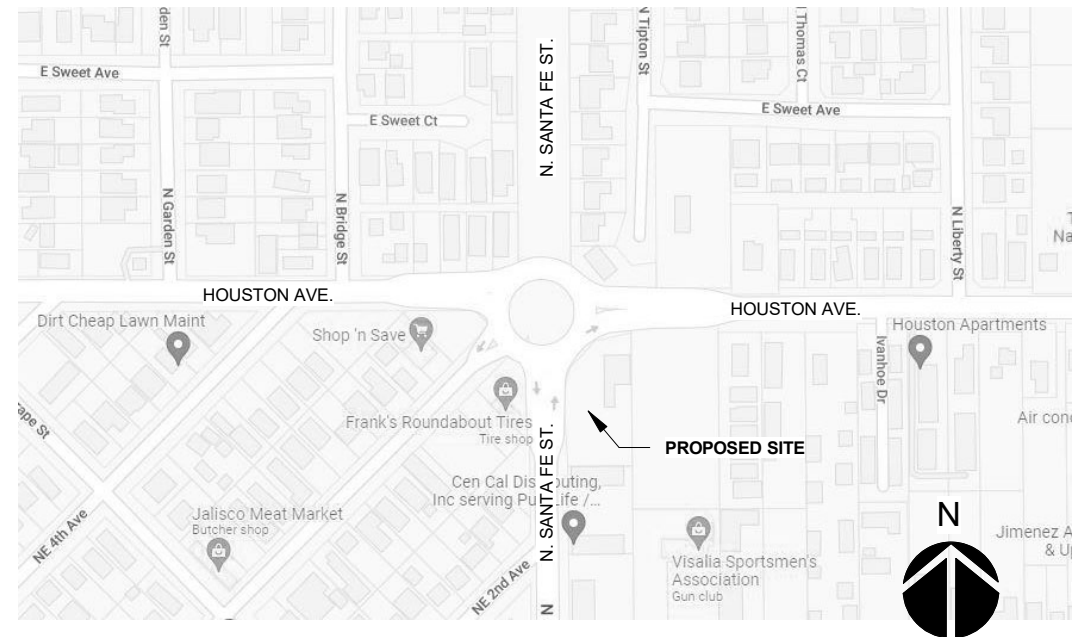
33 PROJECT CONSULTANTS

1. A DEFERRED SUBMITTAL FOR FIRE PROTECTION DISTRICT APPROVAL MUST BE OBTAINED PRIOR TO FRAMING OR SIMILAR INSPECTION. PROVIDE EVIDENCE OF FIRE PROTECTION DISTRICT APPROVAL TO BUILDING PLAN CHECKER

DEFERRED SUBMITTAL: FIRE SPRINKLERS (SUBMITTED DIRECTLY)

34 DEFERRED SUBMITTALS

24 VICINITY MAP



(REFERENCE)

SEAL

NOT FOR CONSTRUCTION

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PROJECT

LADY'S CHICKEN AND RICE

519 E. HOUSTON AVE.
VISALIA, CA 93292

CLIENT

BOUNLEUK AND JIMMY THONGSENG

REVISIONS

REV #	REV DATE	REV DESCRIPTION
1	07/27/2022	SITE PLAN REV. #1

SHEET TITLE

SITE PLAN

DATE: 03/01/2023

TECHNICIAN: ER

PROJECT MANAGER: AC

JOB NUMBER: 627
SHEET NUMBER

A1.0

- LOCAL STORM WATER ORDINANCE
- A. SECTION 4.106.1 - GENERAL PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION
- B. SECTION 4.106.2 - STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.
1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
 2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE, OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY
 3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE
- C. SECTION 4.106.3 - SURFACE DRAINAGE: THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER FROM ENTERING BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE SURFACE WATER FLOWS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING
1. SWALES
 2. WATER COLLECTION AND DISPOSAL SYSTEMS.
 3. FRENCH DRAINS
 4. WATER RETENTION GARDENS.
 5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDING AND AID IN GROUNDWATER RECHARGE.

11 STORM WATER

SITE GRADING AND FOUNDATION ELEVATION PER R401.3, LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

EXCEPTION: WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AWAY FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2-PERCENT SLOPE). THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.

1808.7.4 FOUNDATION ELEVATION. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. ALTERNATE ELEVATIONS ARE PERMITTED SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

12 SITE GRADING/FOUND. ELEV.

1. FUGITIVE DUST WILL BE CONTROLLED IN ACCORDANCE WITH THE APPLICABLE RULES OF SAN JOAQUIN VALLEY AIR DISTRICT'S REGULATION VIII. COPIES OF ANY REQUIRED PERMITS WILL BE PROVIDED TO THE CITY.
2. ALL REQUIRED WATER/FIRE BACKFLOW APPARATUS SHALL BE INSTALLED ON PRIVATE PROPERTY; NOT WITHIN PUBLIC RIGHT-OF-WAY.
3. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS WILL BE AT LEAST FOUR INCHES (4") HIGH AND SHALL BE OF A COLOR TO CONTRAST WITH THEIR BACKGROUND. IF MULTIPLE ADDRESSES ARE SERVED BY A COMMON DRIVEWAY, THE RANGE OF NUMBERS SHALL BE POSTED AT THE ROADWAY/DRIVEWAY. 2019 CFC 505.1
4. CONSTRUCT PARKING PER CITY STANDARDS PK-1 THROUGH PK-4 AT TIME OF DEVELOPMENT.
5. CONSTRUCT DRIVE APPROACH PER CITY STANDARDS AT TIME OF DEVELOPMENT
6. CITY ORDINANCE 8.28.120-130 (EFFECTIVE 07/19/18) REQUIRES CONTRACTOR TO CONTRACT WITH CITY FOR REMOVAL OF CONSTRUCTION DEBRIS UNLESS TRANSPORTED IN EQUIPMENT OWNED BY CONTRACTOR OR UNLESS CONTRACTING WITH A FRANCHISE PERMITTEE FOR REMOVAL OF DEBRIS UTILIZING ROLL-OFF BOXES.
7. NEW STREET STRIPING TO BE INSTALLED AS REQUIRED BY THE CITY ENGINEER. CONTRACTOR TO COORDINATE.

13 GENERAL NOTES - SITE PLAN

THIS SHEET ONLY

1. MODIFY (E) DRIVE APPROACH TO COMPLY WITH CITY OF VISALIA COMMERCIAL STDS C-24
2. (E) DRIVE APPROACH COMPLIES WITH CITY OF VISALIA COMMERCIAL STDS C-24 FOR ONE-WAY DRIVES. REVISE GEOMETRY TO FORCE RIGHT-OUT TURNS ONLY.
3. REPLACE CURB AND GUTTER IN-KIND W/ DEMO WORK. INSTALL ON-SITE AS NECESSARY. TYP.
4. REPAIR AND/OR REPLACE ANY SIDEWALK ACROSS THE PUBLIC STREET FRONTAGE(S) OF THE SUBJECT SITE THAT HAS BECOME UNEVEN, CRACKED OR DAMAGED AND MAY CONSTITUTE A TRIPPING HAZARD. TYP.
5. REPLACE ANY CURB AND GUTTER ACROSS THE PUBLIC STREET FRONTAGE(S) OF THE SUBJECT SITE THAT HAS BECOME UNEVEN AND HAS CREATED AREAS WHERE WATER CAN STAND. TYP.
6. FINAL FINISH GRADE WILL BE DETERMINED DURING CONSTRUCTION DRAWINGS SUBMITTAL/CIVIL DRAWINGS - RAMP LENGTH WILL BE UPDATED
7. PICK-UP WINDOW
8. LANDSCAPE CURBING AT PLANTERS PER PLAN. TYP.
9. MENU BOARDS
10. ORDER STATION
11. 2" ASPHALT CONCRETE PAVING OVER 4" CLASS 2 AGG. BASE, OR 4" CONCRETE PAVEMENT OVER 2" SAND MINIMUM PAVING AT PARKING LOT. PAVED AREAS MUST BE ENGINEERED TO WITHSTAND A 55,000 LB. REFUSE TRUCK
12. DEMOLISH EXISTING DRIVE APPROACH. PATCH AND REPAIR SIDEWALK TO MATCH SURROUNDING CONDITIONS AND CITY STANDARDS. APPROXIMATE LOCATION SHOWN, FIELD-VERIFY.
13. SPACE TO BE EV-CAPABLE. PROVIDE IN ACCORDANCE TO 5.106.5.3.1.
14. PROVIDE SIGHT VISIBILITY TRIANGLE (FREE FROM OBSTRUCTIONS) FOR RIGHT TURN ONLY EXITING OF THE EXISTING DRIVEWAY. SIZED BASED ON 20MPH SPEED LIMIT OF ROUNDABOUT AND FHWA TABLE 3.3.1 (3).
15. NOTE: CUSTOMER RESPONSIBLE FOR ALL CARDBOARD AND OTHER BULKY RECYCLABLES TO BE BROKEN DOWN BEFORE DISPOSING OF IN RECYCLE CONTAINERS
16. ALL REFUSE ENCLOSURES MUST BE R-3 OR R-4
17. BIN ENCLOSURES ARE FOR CITY REFUSE CONTAINERS ONLY. GREASE DRUMS OR ANY OTHER ITEMS ARE NOT ALLOWED TO BE STORED INSIDE BIN ENCLOSURES.
18. PROVIDE AT MINIMUM A 6" DEEP CONCRETE SLAB IN FRONT OF TRASH ENCLOSURE AS PER CITY STANDARDS. MEASURING THE WIDTH OF THE ENCLOSURE BY TEN(10) FEET.

14 SITE PLAN KEYNOTES

HOUSTON AVE.
STREET CENTERLINE

NOTE:
PROJECT WILL CONNECT TO EXISTING SS MAIN ON HOUSTON AVE. TO BE COORDINATED WITH CITY ENGINEER

NOTE:
NEW PAVEMENT TO MEET TRAFFIC INDEX OF 5.0 MIN. FOR SOLID WASTE TRUCK TRAVEL PATH

NOTE:
UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE PROJECT LIMITS. EXISTING OVERHEAD ELECTRICAL LINES OVER 50KV SHALL BE EXEMPT FROM UNDERGROUNDING.

PARKING COUNT:
1,588 SF / 150 SF = 11 SPACES REQ'D.
15 PROVIDED

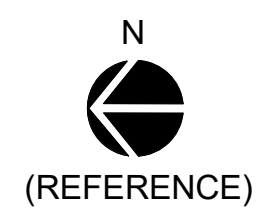


TABLE OF DIMENSIONS IN FEET													
	O	S	L	A	B	C	D	E	F	G	H	J	K
0°	8.0	22.0	0.0	22.0	8.0	8.0	12.0			0.0	5.0	28.0	
	8.0	24.0	0.0	24.0	8.0	8.0	11.0			0.0	5.0	27.0	
	8.0	26.0	0.0	26.0	8.0	8.0	10.0			0.0	5.0	26.0	
30°	8.5	19.0	29.2	17.0	16.9	13.2	10.0			12.8	6.0	43.8	
	9.0	19.0	30.0	18.0	17.3	13.4	9.0			13.5	6.0	43.6	
45°	8.5	19.0	19.4	12.0	19.4	16.4	10.8	15.5	6.0	9.5	49.6	93.2	
	9.0	19.0	19.8	12.7	19.8	16.6	10.0	16.0	6.4	9.0	49.6	92.8	
	9.5	19.0	20.1	13.4	20.1	16.7	9.5	16.5	6.7	8.5	49.7	92.6	
60°	10.0	19.0	20.5	14.1	20.4	16.9	9.0	17.0	7.0	8.0	49.8	92.6	
	8.5	19.0	12.0	9.8	20.8	18.7	18.0		2.5	12.5	59.6	115.0	
90°	9.0	19.0	12.1	10.4	21.0	18.8	17.0	15.0	2.6	12.0	59.0	113.6	
	9.5	19.0	12.3	11.0	21.3	18.9	15.5	15.0	2.8	11.5	58.1	111.4	
	10.0	19.0	12.4	11.5	21.5	19.0	14.0	15.0	2.9	11.0	57.0	109.0	
COMPACT	7.5	15.0	0.0	7.5	15.0	15.0	24.0	20.0	0.0	5.0	54.0	108.0	
	9.0	19.0	0.0	9.0	19.0	19.0	25.0	20.0	0.0	5.0	63.0	126.0	
90°	8.5	19.0	0.0	8.5	19.0	19.0	27.0	20.0	0.0	5.0	65.0	130.0	
	9.5	19.0	0.0	9.5	19.0	19.0	24.0	20.0	0.0	5.0	62.0	124.0	
	10.0	19.0	0.0	10.0	19.0	23.0	20.0	0.0	5.0	61.0	122.0		

NOTES:

- PARKING LOT STRUCTURAL SECTION SHALL CONSIST OF 2" ASPHALT CONCRETE OVER 4" AGGREGATE BASE, CLASS 2, OVER 6" MINIMUM OF SUB-BASE COMPACTED TO 95% RELATIVE COMPACTION. DESIGN STRUCTURAL PAVING SECTION TO TRAFFIC INDEX OF 5.5 MINIMUM FOR SOLID WASTE TRUCK TRAVEL PATH. CITY PARKING LOT PAVEMENT SHALL BE DESIGNED PER STREET SECTION REQUIREMENTS STANDARD DRAWING.
- MINIMUM SLOPE OF ASPHALT CONCRETE SURFACE SHALL BE 1%.
- A LANDSCAPED ISLAND SHALL BE INSTALLED EVERY 10 SPACES.
- MINIMUM AMOUNT OF LANDSCAPED AREA SHALL BE 5% TOTAL AREA.
- ACCESSIBLE ROUTES SHALL BE PROVIDED TO THE CITY STREET RIGHT OF WAY, TO BUILDINGS, AND FACILITY ARRIVAL POINTS.
- PARKING STALL LENGTH (L) CAN BE REDUCED BY 2 FT WHERE VEHICLES HAVE SPACE TO OVER HANG BY 2 FT WHILE MAINTAINING AN ACCESSIBLE ROUTE.

APPROVED BY: *[Signature]* 09/16/16
CITY ENGINEER R.P.E. 81734 DATE

CITY OF VISALIA
DESIGN & IMPROVEMENT STANDARDS

PARKING STANDARDS REVISIONS 08/11/16 PK-1
BK 2016

PK-1 PARKING STANDARDS

BASIC CONCEPT

THE DRACHMAN SYSTEM USES 90 DEGREE ANGLE SPACES FOR SMALL CARS IN THE SAME BAY IN WHICH 45 OR 60 DEGREE ANGLE SPACES ARE PROVIDED FOR LARGE CARS. THIS SELF ENFORCING PLAN USES STANDARD SPACE STALLS 8.5 OR 9.0 FEET WIDE BY 18 FEET LONG, WHILE COMPACT SPACES ARE 7.5 FEET WIDE BY 15 FEET LONG WITHIN A BAY WIDTH OF 54 FEET.

COMPARISON OF DRACHMAN SYSTEM TO STANDARD SYSTEM

DRACHMAN SYSTEM	9
STANDARD SPACES	13
COMPACT SPACES	13
TOTAL	
STANDARD SYSTEM	18
STANDARD SPACES	18
INCREASE IN SPACES DRACHMAN OVER STANDARD PERCENTAGE	22%

NOTES:

- PARKING LOT STRUCTURAL SECTION SHALL CONSIST OF 2" ASPHALT CONCRETE OVER 4" AGGREGATE BASE, CLASS 2, OVER 6" MINIMUM OF SUB-BASE COMPACTED TO 95% RELATIVE COMPACTION. DESIGN STRUCTURAL PAVING SECTION TO TRAFFIC INDEX OF 5.5 MINIMUM FOR SOLID WASTE TRUCK TRAVEL PATH. CITY PARKING LOT PAVEMENT SHALL BE DESIGNED PER STREET SECTION REQUIREMENTS STANDARD DRAWING.
- MINIMUM SLOPE OF ASPHALT CONCRETE SURFACE SHALL BE 1%.
- A LANDSCAPED ISLAND SHALL BE INSTALLED EVERY 10 SPACES.
- MINIMUM AMOUNT OF LANDSCAPED AREA SHALL BE 5% TOTAL AREA.
- CITY ORDINANCE ALLOWS A MAXIMUM OF 30% COMPACT PARKING SPACES WITHIN A PARKING LOT, UNLESS EXTRA SPACES ARE PROVIDED.

APPROVED BY: *[Signature]* 09/16/16
CITY ENGINEER R.P.E. 81734 DATE

CITY OF VISALIA
DESIGN & IMPROVEMENT STANDARDS

PARKING STANDARD DRACHMAN SYSTEM REVISIONS 08/11/16 PK-2
BK 2016

PK-2 PARKING STANDARD DRACHMAN SYSTEM

TYPICAL CONFIGURATION

NOTE:

- SEE PARKING STANDARDS AND PARKING STANDARDS DRACHMAN SYSTEM FOR REQUIRED LENGTH OF STALLS.
- A R99C(CA) SIGN CAN BE USED IN PLACE OF THE R89(CA) AND R99B(CA) SIGNS.
- A MAX SLOPE OF 1.5% IN ALL DIRECTIONS ON ACCESSIBLE PARKING STALLS AND AISLES.
- ACCESSIBLE PARKING STALLS SHALL BE LOCATED AS CLOSE AS POSSIBLE, AND ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL, TO THE PEDESTRIAN ENTRANCE OF THE SITE.
- ACCESSIBLE PARKING STALLS SHALL BE SO LOCATED THAT USERS ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.
- ONE IN EVERY SIX ACCESSIBLE PARKING STALLS, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE. VAN ACCESSIBLE PARKING STALLS SHALL HAVE AN ACCESS AISLE 5' MINIMUM IN WIDTH, PLACED ON THE SIDE OPPOSITE OF THE DRIVER'S SIDE OF THE VEHICLE.
- RAMPS SHALL NOT ENCROACH INTO ANY ACCESSIBLE PARKING STALL OR ACCESS AISLE.
- WHERE R99(CA) AND R99B(CA) SIGNS ARE INSTALLED ON SIDEWALKS OR OTHER PATHS OF TRAVEL, THE BOTTOM OF SIGN PANEL SHALL BE A MINIMUM OF 7' ABOVE THE SURFACE OF THE SIDEWALK OR PATH. WHERE R89(CA) AND R99B(CA) SIGNS ARE NOT INSTALLED ON SIDEWALKS OR PATHS OF TRAVEL, THE BOTTOM OF THE SIGN PANEL SHALL BE AT LEAST 5' ABOVE THE SURFACE OF THE PARKING LOT.
- WHERE THERE IS A CLUSTER OF ACCESSIBLE PARKING STALLS, THE VAN ACCESSIBLE PARKING STALL SHALL BE FURTHEST FROM THE ACCESSIBLE FACILITY ENTRANCE, WITHIN SUCH CLUSTER OF ACCESSIBLE PARKING STALLS.

APPROVED BY: *[Signature]* 09/16/16
CITY ENGINEER R.P.E. 81734 DATE

CITY OF VISALIA
DESIGN & IMPROVEMENT STANDARDS

ACCESSIBLE PARKING 1 OF 3 REVISIONS 09/01/16 PK-3
BK 2016

PK-3 ACCESSIBLE PARKING 1 OF 3

TYPICAL CONFIGURATION

APPROVED BY: *[Signature]* 09/16/16
CITY ENGINEER R.P.E. 81734 DATE

CITY OF VISALIA
DESIGN & IMPROVEMENT STANDARDS

ACCESSIBLE PARKING 2 OF 3 REVISIONS 08/12/16 PK-4
BK 2016

PK-4 ACCESSIBLE PARKING 2 OF 3

PLAN

SECTION A-A

SECTION B-B

APPROVED BY: *[Signature]* 09/16/16
CITY ENGINEER R.P.E. 81734 DATE

CITY OF VISALIA
DESIGN & IMPROVEMENT STANDARDS

24' REFUSE CONTAINER ENCLOSURE REVISIONS 08/15/16 R-3
BK 2016

R-3 24' REFUSE CONTAINER ENCLOSURE

PLAN

PERSPECTIVE

SECTION A-A

SECTION B-B

NOTES:

- ALL CONCRETE SHALL BE CLASS 3 CONCRETE.
- ON COLLECTOR AND ARTERIAL STREETS, THE MINIMUM DRIVE APPROACH WIDTH SHALL BE 21' FOR ONE-WAY DRIVE APPROACHES AND 36' FOR TWO-WAY DRIVE APPROACHES, OR AS APPROVED BY CITY ENGINEER.
- REBAR SHALL BE DEFORMED STEEL BARS AND SHALL BE GRADE 40 MINIMUM. REBAR SHALL BE FREE OF RUST OR DIRT AND SHALL BE THOROUGHLY CLEANED BEFORE PLACEMENT.
- REBAR SHALL HAVE A MINIMUM OF 2" OF CLEAR COVERAGE.
- NOT MORE THAN 50% OF PROPERTY FRONTAGE SHALL BE USED AS DRIVE APPROACH.
- WIDTH AND LOCATION OF DRIVE APPROACHES ON STATE ROUTES IS SUBJECT TO APPROVAL BY CALTRANS.

APPROVED BY: *[Signature]* 09/16/16
CITY ENGINEER R.P.E. 81734 DATE

CITY OF VISALIA
DESIGN & IMPROVEMENT STANDARDS

OFFICE/COMMERCIAL DRIVE APPROACH (ALTERNATIVE - WITH CURB RETURNS) REVISIONS 09/15/16 C-24
BK 2016

C-24 CONCRETE CONTROL JOINTS

Southshore Homes LLC
G.J. Gardner. HOMES
2821 Oceanside Blvd Suite A, Oceanside, CA, 92054
(619)547-0980 WWW.GJGARDNER.COM

CONSULTANTS

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
311 N. 2ND ST. STE. B7
PORTERVILLE, CA 93257
t: (559) 359-8789
www.PortervilleArchitect.com
architect: andrew goodwin, aia
andrew@andrewgoodwin.us
principal: alex ceballos
alex@alexceballos.com

SEAL

NOT FOR CONSTRUCTION

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PROJECT
LADY'S CHICKEN AND RICE

519 E. HOUSTON AVE.
VISALIA, CA 93292

CLIENT
BOUNLEUK AND JIMMY THONGSENG

REVISIONS
REV # | REV DATE | REV DESCRIPTION

SHEET TITLE
CITY OF VISALIA DETAILS AND STANDARDS

DATE: 03/02/2023

TECHNICIAN: ER

PROJECT MANAGER: AC

JOB NUMBER: 627
SHEET NUMBER

A1.1

BUILDING AREA AND WALL / FIXTURE LEGEND:	
GENERAL KITCHEN/PREP AREA (INCLUDES RR/BREAK RM) STORAGE AREA	902 S.F. 695 S.F.
TOTAL BUILDING AREA:	1,597 S.F.
	2x4 D.F. #2 CONTINUOUS STUD WALL @ 16" O.C. (PROVIDE 2x FIRE BLOCKING AT WALLS OVER 10'-0")
	2x6 D.F. #2 CONTINUOUS STUD WALL @ 16" O.C. (PROVIDE 2x FIRE BLOCKING AT WALLS OVER 10'-0")
	2x8 OR 2x12 D.F. #3 STUD WALL - RE: FLOOR PLAN FOR WALL WIDTH
	2x HALF WALL

11 FLOOR PLAN - AREAS & WALL LEGEND

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PROJECT
 LADY'S CHICKEN AND RICE
 519 E. HOUSTON AVE.
 VISALIA, CA 93292

CLIENT
 BOUNLEUK AND JIMMY THONGSENG

REVISIONS
 REV # | REV DATE | REV DESCRIPTION

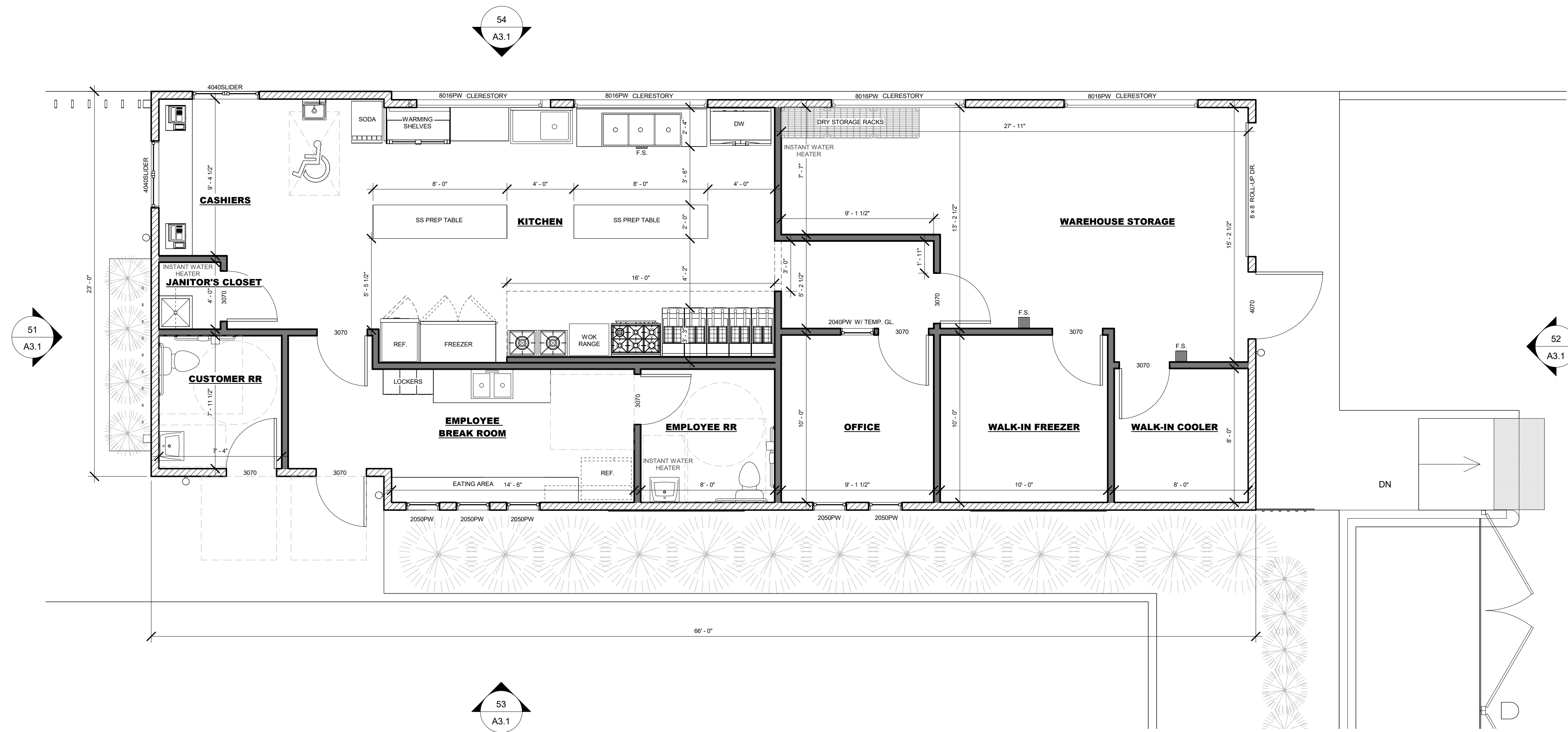
SHEET TITLE
 FLOOR PLAN

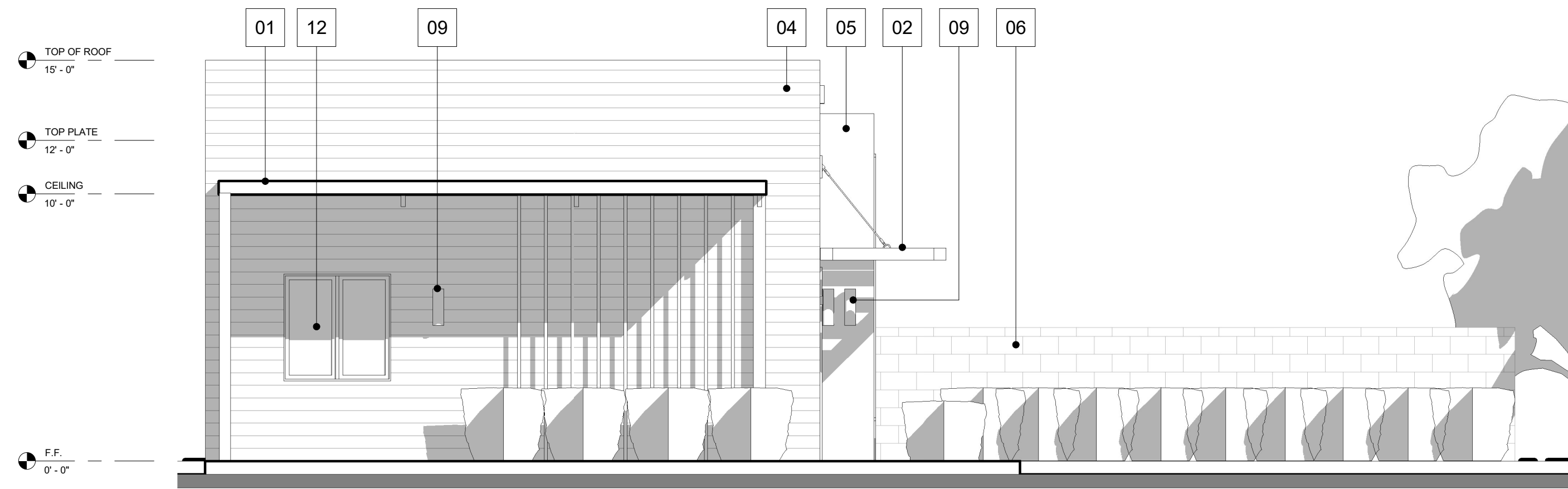
DATE: 07/18/22

TECHNICIAN: KF

PROJECT MANAGER: AC

JOB NUMBER: 627
 SHEET NUMBER

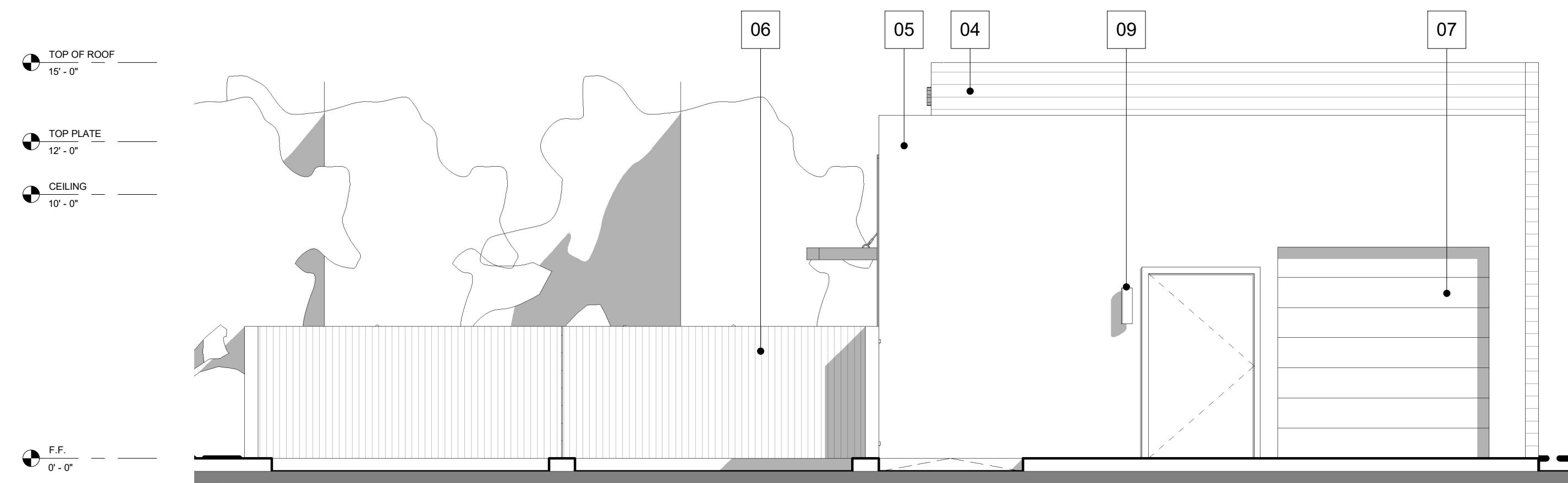




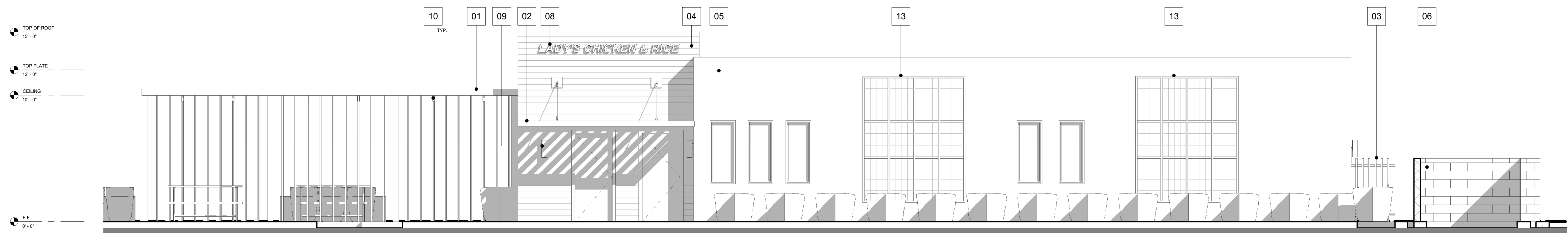
51 NORTH ELEVATION
1/4" = 1'-0"

KEYNOTES: ELEVATIONS	
1.	WOOD OR METAL PERGOLA
2.	WOOD SHADE DEVICE
3.	WOOD FENCE
4.	METAL WALL PANELS
5.	SMOOTH PLASTER FINISH
6.	CMU TRASH ENCLOSURE WITH 20 GAUGE CORRUGATED METAL DOORS PER CITY STANDARDS
7.	ROLL-UP DOOR
8.	ILLUMINATED SIGN
9.	WALL-MOUNTED LIGHT
10.	SURFACE-MOUNTED PENDANT LIGHT
11.	DRIVE-THRU SERVICE WINDOW
12.	WALK-UP SERVICE WINDOW
13.	WALL-MOUNTED PLANT FRAME

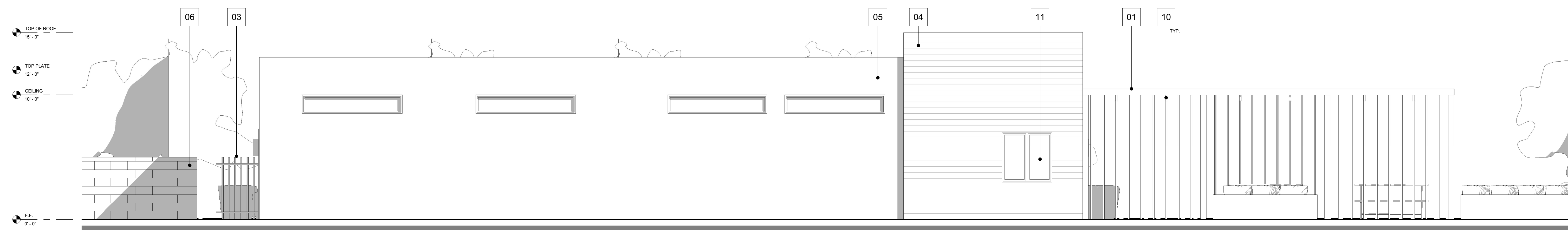
11 ELEVATION - KEYNOTES



52 SOUTH ELEVATION
1/4" = 1'-0"



53 WEST ELEVATION
1/4" = 1'-0"



54 EAST ELEVATION
1/4" = 1'-0"

SEAL

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CONSTRUCTION

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PROJECT
LADY'S CHICKEN AND RICE

519 E. HOUSTON AVE.
VISALIA, CA 93292

CLIENT
BOUNLEUK AND JIMMY THONGSENG

REVISIONS

REV #	REV DATE	REV DESCRIPTION

SHEET TITLE
BUILDING ELEVATIONS

DATE: 07/18/22

TECHNICIAN: KF

PROJECT MANAGER: AC

JOB NUMBER: 627
SHEET NUMBER

SEAL

NOT FOR
CONSTRUCTION

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PROJECT

LADY'S CHICKEN AND RICE

519 E. HOUSTON AVE.
VISALIA, CA 93292

CLIENT

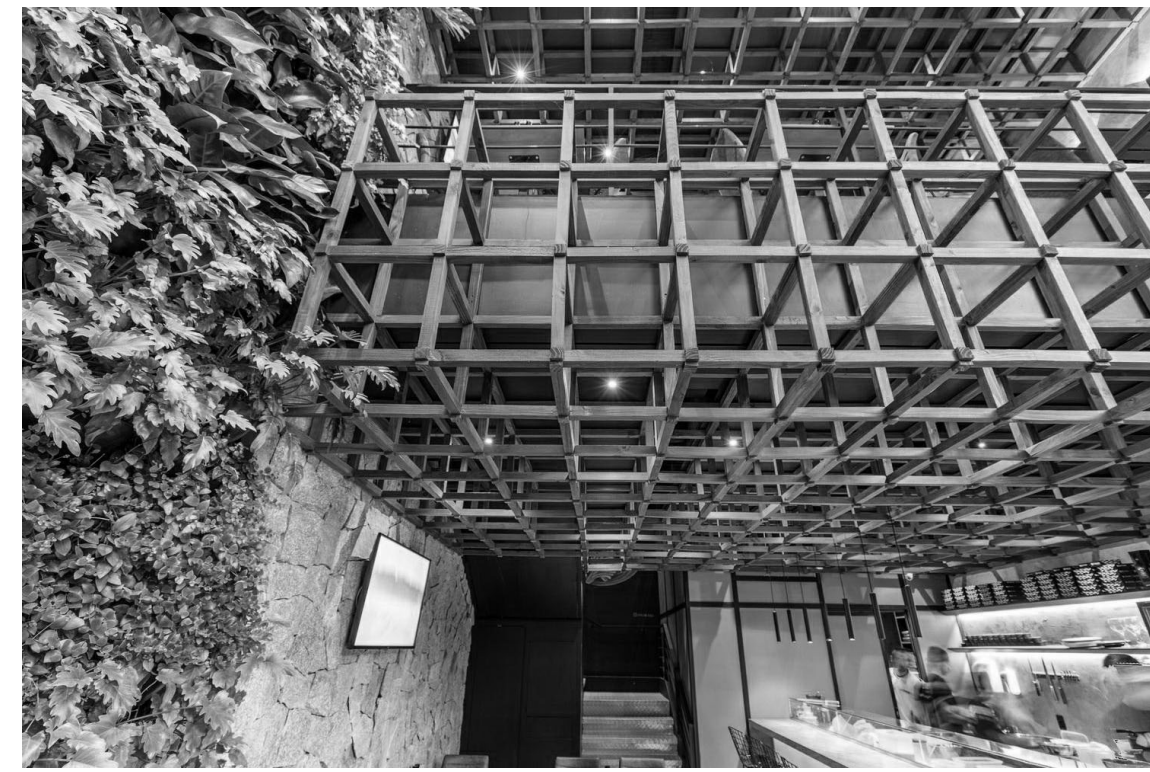
BOUNLEUK AND JIMMY
THONGSENG

REVISIONS

REV # | REV DATE | REV DESCRIPTION

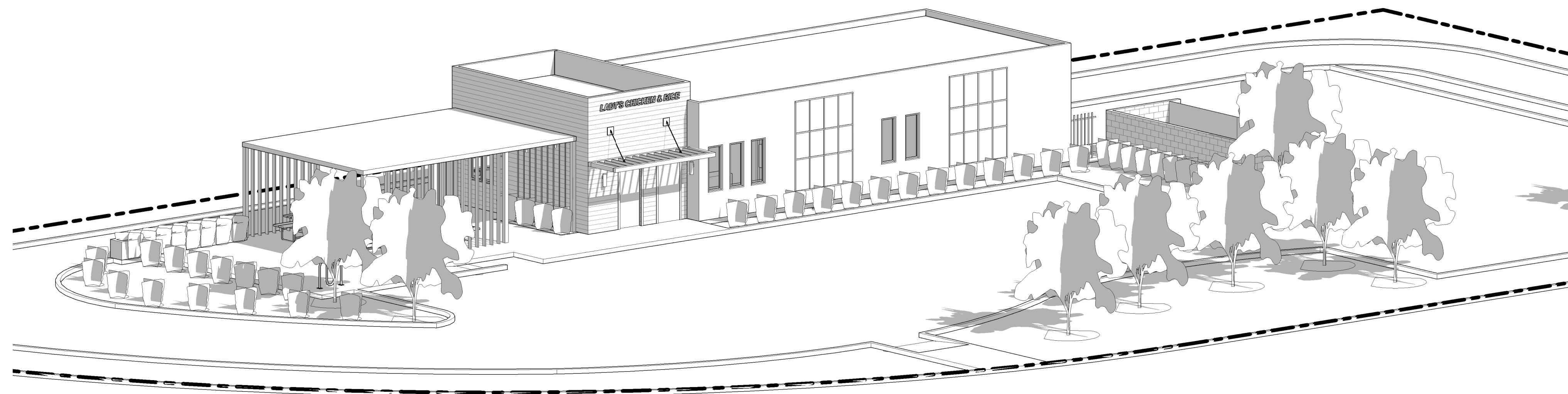


WRAPPING WOOD SHADE
STRUCTURE

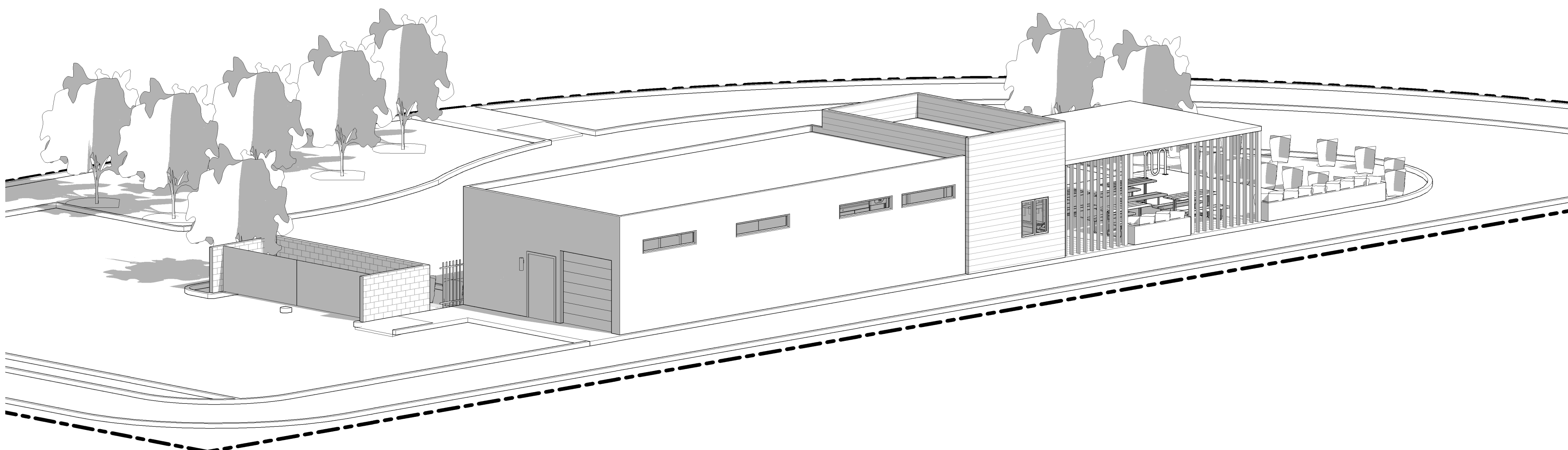


WOOD PERGOLA

51 PRECEDENT IMAGERY



53 ORTHO FRONT



54 ORTHO BACK

SHEET TITLE

3D VIEWS

DATE: 06/20/22

TECHNICIAN: KF

PROJECT MANAGER: AC

JOB NUMBER: 627
SHEET NUMBER

SK-1

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: Lady's Chicken and Rice Date: 7-18-2022

Project Description: _____

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

Property Owner: Brand new 1597 sf drive-thru and walk-up restaurant with new parking lot/layout

Applicant(s) Name: Alex Ceballos (AGD, Inc.)

Project Address/Location: 519 E Houston Ave. Visalia Ca. 93292

Assessor Parcel Number: 0 9 4 - 1 3 0 - 0 4 9

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: 1597 sf

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 450,000

Describe All Proposed Building Modifications: Brand new, ground up
Brand new 1597 sf drive-thru and walk-up restaurant with new
parking lot/layout and new landscape.

--- 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

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant land

Proposed Building Use: Drive-thru and walk-up restaurant

Proposed Hours of Operation: 10am to 5pm

Days of Week In Operation (Circle): Su

Number of Employees Per Day: Existing _____ Proposed 3-5

Number of Customers Per Day (Estimated): Existing _____ Proposed 100-200

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____



SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Bounleuk And Jimmy Thongseng</u>	Signature of Owner or Authorized Agent*	
Address: <u>519 E Houston Ave.</u>		Date: <u>07/18/2022</u>
City, State, Zip: <u>Visalia, CA. 93292</u>	Owned by: <u>Jimmy Thongseng</u> <small>7/18/2022 10:42:02 AM PDT</small>	Date: <u>07/18/2022</u>
Phone: <u>559-471-9084</u>		Date: <u>07/18/2022</u>
Email: <u>visaliachickenandrice@gmail.com</u>	Authorized Agent: <u>Alex Ceballos</u> <small>7/18/2022 4:30:42 PM PDT</small>	

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Bounleuk And Jimmy Thongseng, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094-130-049-000

AGENT:

I designate Alex Ceballos (AGD, Inc.), to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to SRP and building permit relative to the property mentioned herein.

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

Executed this 18 day of July, 2022.

OWNER	AGENT
Signatures	Signatures
 <small>7/18/2022 10:42:05 AM PDT</small>	 <small>7/18/2022 4:30:43 PM PDT</small>
Owner Mailing Address	Agent Mailing Address
<u>559-471-9084</u>	<u>311 N 2nd St. Suite B7 Porterville, CA. 93257</u>
Owner Phone Number	Agent Phone Number
	<u>559-359-8789</u>



ANDREW GOODWIN DESIGNS

DESIGN | ARCHITECTURE | PLANNING

July 27, 2022

City of Visalia Planning Division

RE: Site Plan Review Comments

Applicant: Alex Ceballos

Site Plan Number: 2022-124

SE Corner of E. Houston and N. Santa Fe Street. APN 094-130-049

RESUBMIT - Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans:

- Install curb; gutter **REPLACE IN-KIND WI DEMO WORK. INSTALL ONSITE AS NECESSARY**
Response: Okay. See Keynote #3 added at curb on sheet 54, 14/A1.0.
- Drive approach size: 34' MIN. Use radius return; **REFER TO COMMERCIAL STDS C-24**
Response: Drives comply. See revised Keynotes #1 and #2 at approaches on sheet 54, 14/A1.0.
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
Response: Okay. See added Keynote #4 on sheet 54, 14/A1.0 noting requirement.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
Response: Okay. See added Keynote #5 on sheet 54, 14/A1.0 noting requirement.
- Deed required prior to issuing building permit; **ADDL EASEMENTS MAY BE REQUIRED, SEE COMMENTS**
Response: Okay.
- City Encroachment Permit Required. **FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY** Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert# provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
Response: Okay.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
Response: Okay.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. 0 Prepared by registered civil engineer or project architect. 0 All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) 0 directed to the City's existing storm drainage system; b) D directed to a permanent on-site basin; or c) D directed

to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Response: Okay.

- Show finish elevations. (Minimum slopes: A.C. pavement = 1 %, Concrete pavement= 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)

Response: Final finish grade and slopes will be determined during construction drawings submittal/civil drawings. Slopes will be provided that comply per the site design with final civil documents.

- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

Response: Final finish grade will be determined during construction drawings submittal/civil drawings. Values will be added with survey information, and retaining walls provided if required based on final grades

- Install street striping as required by the City Engineer.

Response: Okay. See added General Note #7 on sheet 13/A1.0.

- Install landscape curbing (typical at parking lot planters).

Response: Curbing provided. See added Keynote #8 on sheet 54, 14/A1.0.

- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.

Response: Okay. See added Keynote #11 on sheet 54, 14/A1.0.

- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.

Response: See added note on site plan sheet 54/A1.0. Civil plans will have spec on the pavement when submitted.

- Relocate existing utility poles and/or facilities.

Response: See note added to sheet 54/A1.0.

- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **EXISTING ALONG STREET FRONTAGE TO BE REMOVED**

Response: See note added to sheet 54/A1.0.

- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.

Response: Okay. See added General Note #1 on sheet 13/A1.0.

- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.

Response: Okay.

- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

Response: Okay.

Additional Comments:

1. Drive approach shown to be modified on Santa Fe. Refer to City std C-24 and construct accordingly. Maintain sidewalk path within City right-of-way or provide easements for sidewalk that encroaches onto private property.

Response: Okay. See revised Keynote #1 at approach on sheet 54, 14/A1.0.

2. Remove/demo existing drive approach on Santa Fe, not shown on Site Plan.
Response: See added approximate existing drive location and new Keynote #12 on sheet 54, 14/A1.0.
3. Proposed new drive-thru restaurant will incur impact fees. Credit will apply for previous demo of existing buildings. Proposed outdoor seating area with open canopy will not require additional fees. Refer to page 3 for summary.
Response: Okay.
4. Project to connect to sewer. There is an existing SS main Houston. City may have installed a lateral to serve this parcel with the roundabout project. Further coordinate with City Engineer for location.
Response: Okay. See added note to site plan on sheet 54/A1.0.
5. All required water/fire backflow apparatus shall be installed on private property; not within public right-of-way.
Response: Okay. See added General Note #2 on sheet 13/A1.0.
6. Parking shall meet City standards. Layout appears to comply.
Response: Okay.
7. All landscape and irrigation shall comply with MWELo standards. Landscape plans shall be submitted with building permits.
Response: Okay.
8. Note this project is in an "AE" flood zone. Proposed project will trigger compliance to current floodplain regulations and City requirements. Additionally, due to the final finished floor grade that may be elevated due to construction within the flood plain, ensure compliance with accessible path of travel slope grades.
Response: Okay. Final finish grade will be determined during construction drawings submittal/civil drawings. Appropriate measures will be taken
9. Refer to Traffic Safety Dept. comments and requirements regarding access restrictions and additional analysis. It is possible the existing approach onto Houston may need to be removed.
Response: Okay.
10. Existing overhead utilities located in the public right-of-way will need to be removed and undergrounded as part of project.
Response: Okay. See note added to sheet 54/A1.0.
11. A building permit is required, standard plan check and inspection fees will apply.
Response: Okay.

Additional Comments:

- A building permit will be required.
Response: Okay.
- Submit 1 digital set of professionally prepared plans and 1 set of calculations
Response: Okay.
- Meet state and Federal requirements for accessibility for persons with disabilities.
Response: Okay.
- Plans must be approved by the Tulare County Health Department.
Response: Okay.
- Project is located In flood zone AE - Meet FEMA Flood Requirements
Response: Okay.
- School Development fees. Commercial \$0.78 per square foot
Response: Okay.

- Provide Type I Hood and in-ground grease interceptor for commercial cooking.
Response: Okay. Will be noted as a part of the construction drawings submittal.
- Provide 5% accessible seating.
Response: Okay. Will be noted as a part of the construction drawings submittal.
- Provide access aisle on the passenger side of the accessible van stall.
Response: Access aisle is provided. See added dimensions to verify size on site plan, sheet 54/A1.0.
- Provide future EV charging parking
Response: Okay. See added Keynote #13 at required spaces (20%) on sheet 54, 14/A1.0.
- Landscaping shall meet the MWELo Requirements.
Response: Okay.

Visalia Fire Department Site Plan Comments:

- The Site Plan Review comments are issued as general overview of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
Response: Okay.
- Address numbers must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
Response: Okay. Will be noted as a part of the construction drawings submittal. Also, see added General Note #3 on sheet 13/A1.0.
- All hardware on exit doors, illuminated exit signs and emergency lighting shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
Response: Okay. Will be noted as a part of the construction drawings submittal.
- Commercial dumpsters with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
Response: Okay. See revised trash enclosure location and added dimension to verify compliance on sheet 54/A1.0.
- A Knox Box key lock system is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2019 CFC 506.1
Response: Okay. Will be noted as a part of the construction drawings submittal.
- A fire apparatus access road(s) shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius.
Response: Fire apparatus will have access to all portions of the building.
- A fire apparatus access road(s) shall have an unobstructed width of not less than the following {2019 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
 Response: Fire apparatus will have access to the parking lot from two streets; Houston and Santa

Fe

- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors shall be provided with a Type 1 Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. 2019 CFC 904.12 & 609.2
Response: Okay. Will be noted as a part of the construction drawings submittal.

City Visalia Police Department Site Plan Review Comments:

- lighting Concerns:
 - Ample exterior lighting to deter property crimes.
Response: Okay. Lighting will be noted as a part of the construction drawings submittal.
- Traffic Concerns:
 - Concerns of drive through traffic overflowing into city streets.
Response: Space is provided for 12+ car lengths (283'), which is over the required 10 cars of stacking space by 20+%. And the on-site parking stall count is 3 spaces over the required number (27%) to provide overflow space for customers if needed. Traffic should be adequately addressed by these provisions.
- Surveillance Issues:
 - Interior and exterior surveillance cameras
Response: Any potential provisions for permanently installed security cameras will be noted as a part of the construction drawings submittal, and equipped solely for protection and monitoring of property crimes on the project site at the discretion of the property owner.
- Other Concerns:
 - Participate in the Visalia Police Departments Trespassing Enforcement Program (TEP)
Response: Property owner shall address.

City Visalia Traffic Safety Division Site Plan Review Comments:

- Construct parking per City Standards PK-1 through PK-4 at time of development.
Response: Okay, plans comply. See added General Note #4 on sheet 13/A1.0.
- Construct drive approach per City Standards at time of development.
Response: Okay. City Standards will be noted as a part of the construction drawings submittal. See added General Note #5 on sheet 13/A1.0.
- Provide more traffic information such as (see comments below). Depending on development size, characteristics, etc., a TIA may be required.
Response: A traffic report has been conducted. Site design has been noted to not cause any issues with traffic or queueing. A left turn storage pocket on Santa Fe is recommended and will be coordinated with civil for the construction drawings submittal.
- Applicant to ensure no spillover of drive thru queue onto public right-of-way. Queue analysis required.
Response: A traffic report has been conducted. Site design has been noted to not cause any issues with traffic or queueing. A left turn storage pocket on Santa Fe is recommended and will be coordinated with civil for the construction drawings submittal.
- Applicant required to provide trip generation numbers. At a minimum, a Category 1 analysis is required.
Response: A traffic report has been conducted, including the requested trip generation numbers. Site design has been noted to not cause any issues with traffic or queueing.
- Driveway access into Santa Fe driveway will be restricted to right out only. No left turns will be permitted.
Response: Okay. See note added to the driveway in question on the site plan, sheet 54/A1.0
- Driveway on Houston too close to roundabout and will interfere with function. Applicant to provide sight visibility triangle for right turn only exiting in accordance with AASHTO standards. If adequate

sight visibility can be provided, then geometric design of driveway required to force right out turns only. If adequate sight visibility cannot be provided, driveway will not be permitted.

Response: Okay. See revised existing driveway on Houston noting a change to force right-turns only, and provided sight visibility triangle. See added Keynote #14 on sheet 54, 14/A1.0.

- Applicant required to analyze ingress/ egress off of Santa Fe St. Access may be restricted to right in/out only. Left in/out movement not permitted. It is upon the applicant to analyze driveway and functionality of roundabout. Any deviation from the above required to be supported and justified by traffic analysis.

Response: A traffic report has been conducted. Site design has been noted to not cause any issues with traffic or queueing. A left turn storage pocket on Santa Fe is recommended and will be coordinated with civil for the construction drawings submittal.

Wastewater Collections and Pretreatment Division (Quality Assurance) Site Plan Review Comments:

- Submission of wastewater discharge permit application/questionnaire/other regulatory forms
 - Food Service EST Quest Form Required

Response: Okay.

- Installation grease interceptor

Response: Okay. Will be noted as a part of the construction drawings submittal.

Solid Waste Division Site Plan Review Comments:

- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers

Response: Okay. See added Keynote #15 on sheet 54, 14/A1.0.

- ALL refuse enclosures must be R-3 OR R-4

Response: Okay. See added Keynote #16 on sheet 54, 14/A1.0.

- Customer must provide combination or keys for access to locked gates/bins

Response: Okay.

- Location of bin enclosure not acceptable. See comments below.

Response: See below notes to comply.

- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

Response: Okay. See revised Keynote #11 on sheet 54, 14/A1.0.

- Bin enclosure gates are required

Response: Gates are provided. See enclosure design on site plan, sheet 54/A1.0.

- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.

Response: Okay. See added Keynote #17 on sheet 54, 14/A1.0.

- Area in front of refuse enclosure must be marked off indicating no parking

Response: "No Parking" area is provided. See enclosure design on site plan, sheet 54/A1.0.

- Enclosure will have to be designed and located for a ST AB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.

Response: Adequate space is provided (39'-6"). See enclosure design and dimension on site plan, sheet 54/A1.0.

- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

Response: Okay. See added minimum concrete slab area and Keynote #18 to sheet 54, 14/A1.0.

- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
Response: Okay. See added General Note #6 on sheet 13/A1.0.

Sincerely,

A handwritten signature in black ink, appearing to read 'AG', with a horizontal line extending from the end of the signature.

Andrew Goodwin, AIA, LEED AP
Architect
Andrew Goodwin Designs

TENTATIVE PARCEL MAP

CITY OF VISALIA - COUNTY OF TULARE
STATE OF CALIFORNIA

LOTS 3 AND 4 OF STEVENS SUBDIVISION OF BLOCK "N" OF
AUGHINBAUGH'S ADDITION AS PER MAP RECORDED IN BOOK 9 AT
PAGE 50 OF MAPS, TULARE COUNTY RECORDS. BEING LOCATED IN
THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH,
RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN
(CONSISTING OF ONE SHEET)

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH,
RANGE 25 EAST, MOUNT DIABLO BASE & MERIDIAN, TAKEN TO BE N89°53'17"E AS PER
GNSS OBSERVATION.

LEGEND:

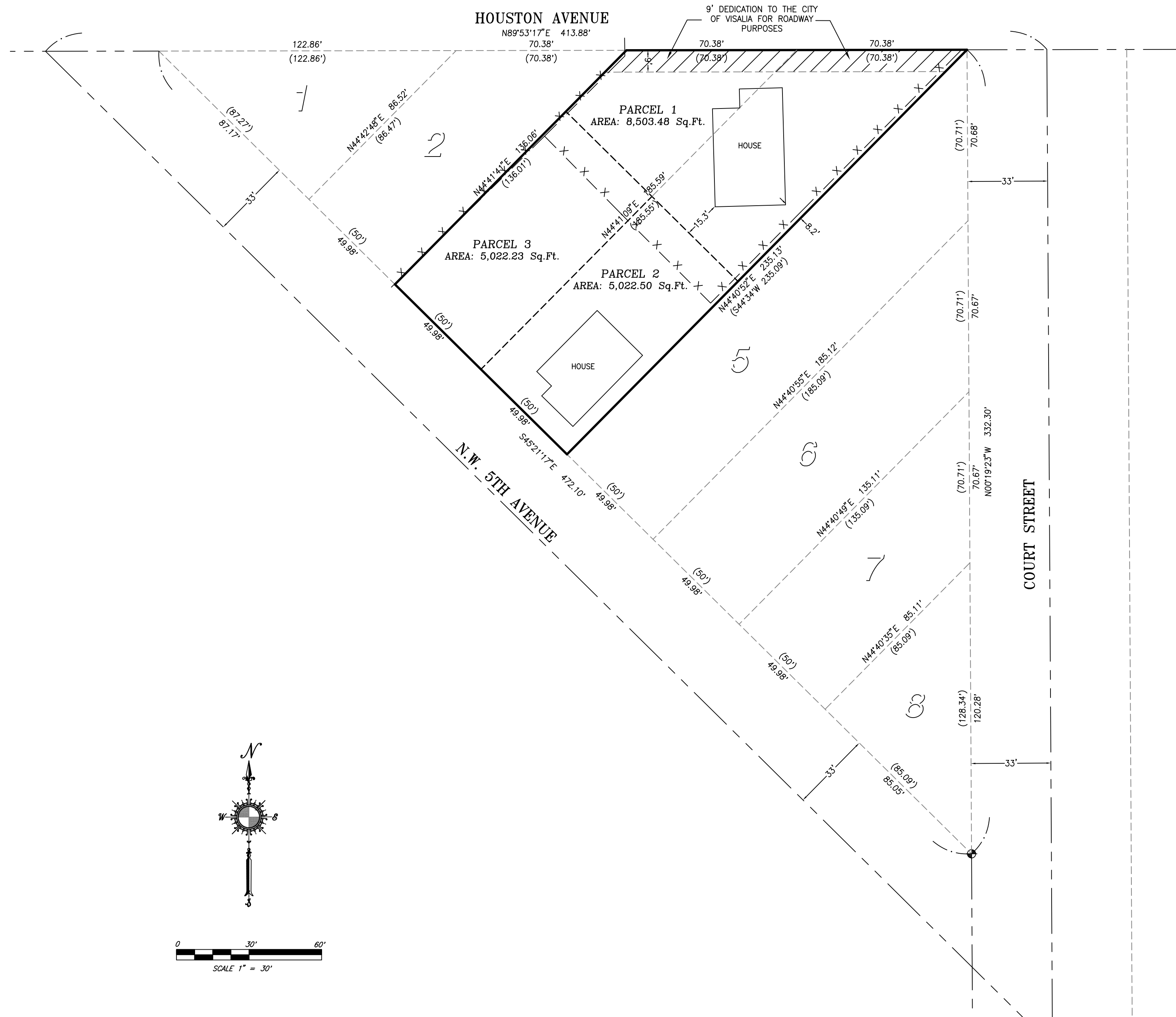
- SET 3/4" X 30" IRON PIPE TAGGED "L.S. 7773", DOWN 6" UNLESS OTHERWISE NOTED.
- ⊕ MONUMENTS FOUND AND ACCEPTED UNLESS OTHERWISE NOTED.
- () RECORD DATA PER STEVENS SUBDIVISION OF BLOCK "N" OF AUGHINBAUGH'S ADDITION RECORDED IN BOOK 9 AT PAGE 8 OF MAPS, TULARE COUNTY RECORDS.
- T.F. TIES ON FILE WITH THE TULARE COUNTY SURVEYOR.
- INDICATES SUBJECT PARCEL BOUNDARY.
- DISTANCES NOT MONUMENTED ARE CALCULATED.

PARCEL No.	1	2	3
PROPOSED USE:	SFR	SFR	SFR
PRESENT USE:	SFR	SFR	VACANT
ZONING:	R-1-5	R-1-5	R-1-5
WATER:	CITY	CITY	PROPOSED CITY
SEWER:	CITY	CITY	PROPOSED CITY

FEMA FLOOD ZONE: SHADED ZONE X

ADDITIONAL NOTES:

- PROPOSED METHOD OF SOLID WASTE WITH BE THE CITY OF VISALIA.
- THERE ARE NO PROPOSED PUBLIC BUS STOPS OR TURNOUTS.



M & L
LAND SURVEYING
3949 N. CONDOR CT.
SANGER, CA 93657
Tel. (559) 531-9673
Email:
MLWEYANT@ICLOUD.COM

DATE OF SURVEY	02/18/23
JOB No.	2305 HOUSTON PM
DRAWN BY	M.R. WEYANT
DRAWING NAME	2305 HOUSTON PM
REVISION DATE	

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: Hiary Sausa Date: 2/27/23

Project Description: Three lot split

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

Property Owner: Hiary Sausa

Applicant(s) Name: Hiary Sausa

Project Address/Location: 119 W. HOUSTON AVE VISALIA CA 93291

Assessor Parcel Number: 094-055-003

Parcel Size (Acreage or Square Feet): 0.4251 Building or Suite Square Footage: 1,088

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 100,000

Describe All Proposed Building Modifications: Barra (3) split lot parcels to build homes on.

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

Date Received: 03/09/2023

SPR Agenda: 03/15/2023 Item No. _____

Zone: _____ SPR No. 23-032

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: A home

Proposed Building Use: Building more homes

Proposed Hours of Operation: unknown

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

Number of Employees Per Day: Existing 10 Proposed 10

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

Predicted Peak Operating Hour: 8am - 5pm

Describe Any Truck Delivery Schedule & Operations: Junk Removal, Painting material transfer

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

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: Hiarys Sousa Signature of Owner or Authorized Agent*
 Address: 2539 W Sweet Hiarys Sousa 2/27/23
 City, State, Zip: Ave Visalia Ca Owner Date
 Phone: (559) 280-6412 Hiarys Sousa 2/27/23
 Email: HSousa@llw.com Authorized Agent* Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:
 I, Hiarys Sousa, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094-055-003-000

AGENT:
 I designate Natalie Castillo, 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 27th day of February, 2023

OWNER	AGENT
<u>Hiarys Sousa</u> Signature of Owner	_____ Signature of Agent
<u>2539 W Sweet</u> Owner Mailing Address	_____ Agent Mailing Address
<u>Ave Visalia Ca</u> Owner Phone Number	_____ Agent Phone Number
<u>932-77</u>	

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: Serpa Packaging Solutions Date: 3/6/23

Project Description: Building remodel for Serpa Packaging Solutions

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

Property Owner: Serpa Packaging Solutions

Applicant(s) Name: ~~Justin Nece~~ FERNANDO SERPA

Project Address/Location: 7020 W. Sunnyview Ave.

Assessor Parcel Number: 0 7 7 . 2 0 0 . 0 1 5

Parcel Size (Acreage or Square Feet): 5.0 Acres Building or Suite Square Footage: 10,128 s.f. (Remodel)

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 1,500,000

Describe All Proposed Building Modifications: Remodel existing manufacturing metal building.

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

Date Received: 03/10/2023

SPR Agenda: 03/15/2023 Item No. _____

Zone: I-L SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Manufacturing

Proposed Building Use: Manufacturing

Proposed Hours of Operation: 7 A.M-3:30 P.M.

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

Number of Employees Per Day: Existing 85 Proposed 85

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

Predicted Peak Operating Hour: 3:00 P.M.

Describe Any Truck Delivery Schedule & Operations: Average 2 Trucks Per Day

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

(Provide Separate Attachment if Necessary): N/A

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

SITE PLAN MINIMUM REQUIREMENTS


SITE PLAN REQUIREMENTS

- ⇓ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇓ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇓ Site plan shall provide for and indicate all of the following:

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

REQUIRED SIGNATURE

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

Name: <u>Lane Engineers, Inc</u>	Signature of Owner or Authorized Agent*	Date
Address: <u>979 N. Blackstone St.</u>	_____	<u>3/6/23</u>
City, State, Zip <u>Tulare, CA, 93274</u>	Owner	Date
Phone: <u>(559) 688-5263</u>		<u>3/6/23</u>
Email: <u>wa@laneengineers.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER: FERNANDO SERPA

I, ~~Justin Neece~~, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
077-200-015

AGENT:

I designate Lane Engineers, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Remodel existing building for Serpa Packaging Solutions. relative to the property mentioned herein.

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

Executed this 6 day of March, 2023.

<u>OWNER</u>	<u>AGENT</u>
	
Signature of Owner	Signature of Agent
<u>7020 W. Sunnyview Ave., Visalia, CA 93291</u>	<u>979 N. Blackstone St., Tulare, CA 93274</u>
Owner Mailing Address	Agent Mailing Address
<u>(559) 651-2339</u>	<u>(559) 688-5263</u>
Owner Phone Number	Agent Phone Number

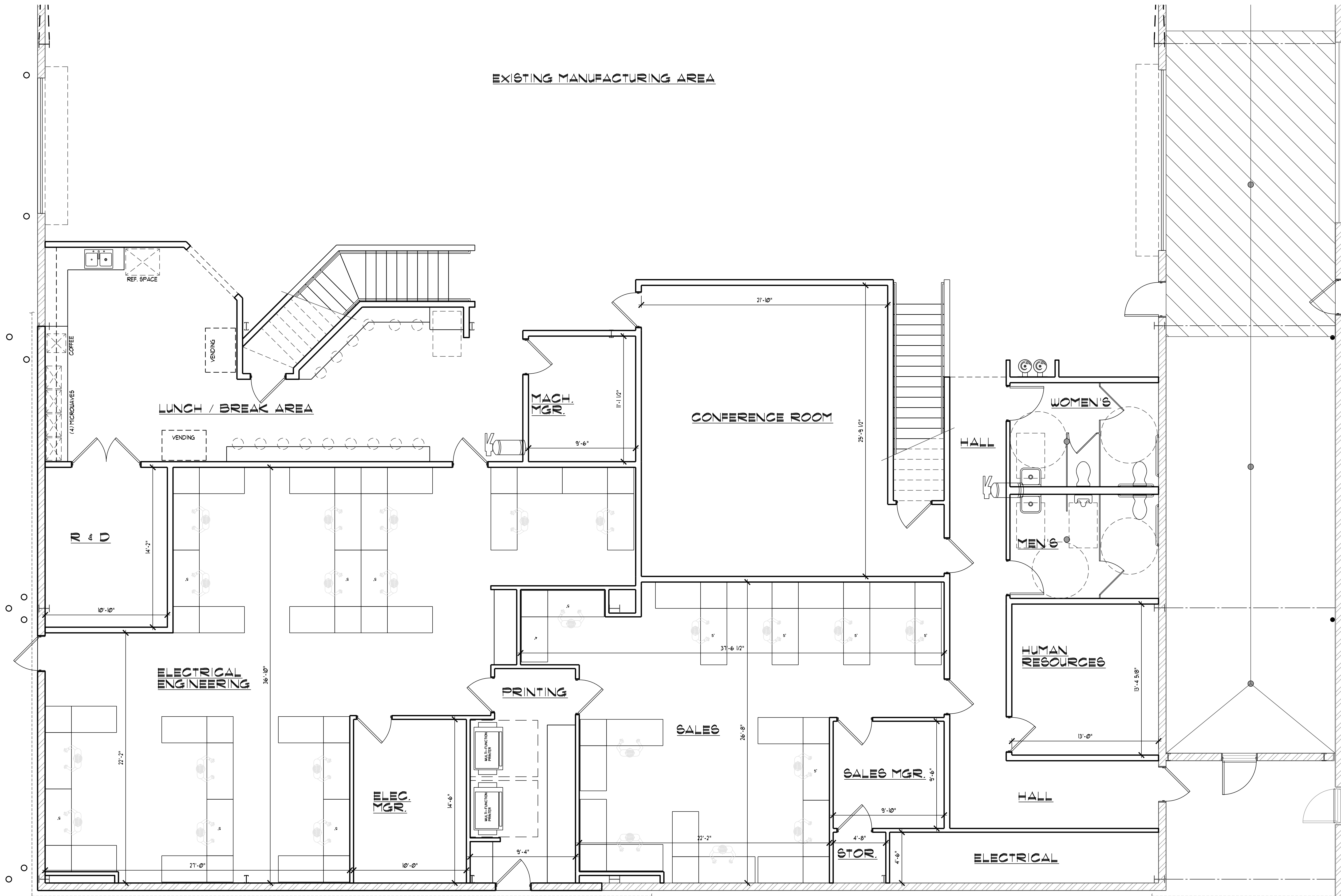
DATE	REVISION

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SHEET DESCRIPTION:
 FLOOR PLAN -
 GROUND FLOOR
 5,237 S.F. -
 GROUND FLOOR

DRAWN: MIKE PORTER	SHEET NUMBER: A2.1
SCALE: 1/4" = 1'-0"	DATE: 02/08/2023
DATE:	OF SHEETS
PROJECT NUMBER: A.114.21	

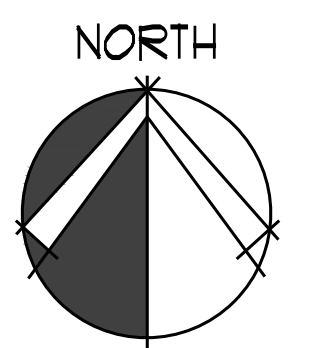
EXISTING MANUFACTURING AREA



FIRST FLOOR PLAN

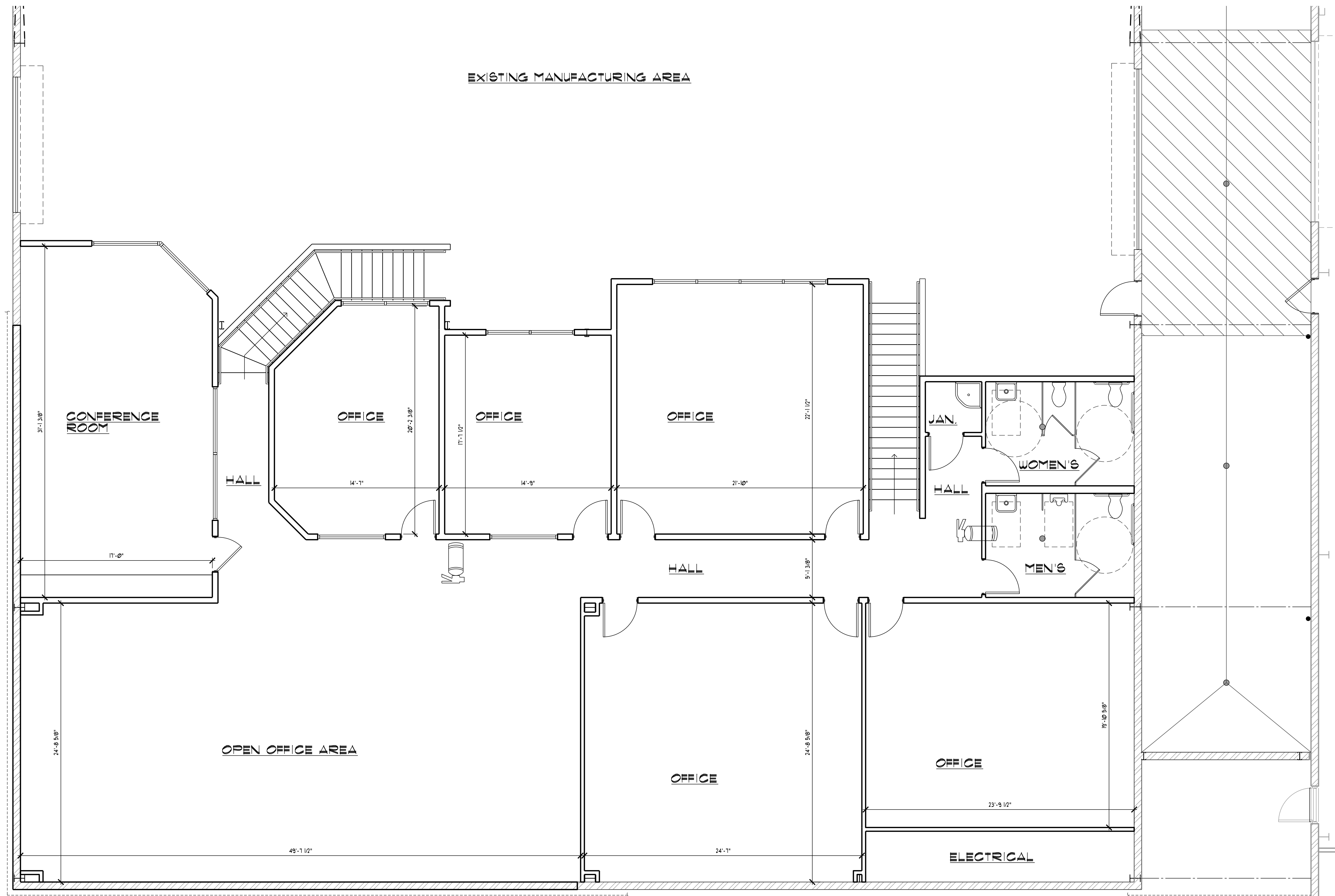
SQUARE FOOTAGE BREAKDOWN

GROUND FLOOR:	5,231 SQFT.
SECOND FLOOR:	4,891 SQFT.
TOTAL NEW OFFICE AREA:	10,128 SQFT.
FORMER UNDER ROOF AREA ADDED TO SQUARE FOOTAGE OF NEW OFFICE AREA:	2,450 SQFT.



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

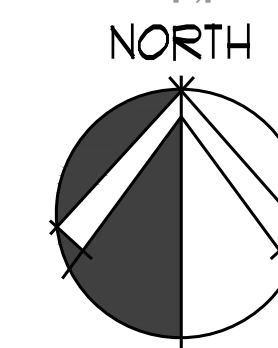
EXISTING MANUFACTURING AREA



SECOND FLOOR PLAN

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

SQUARE FOOTAGE BREAKDOWN	
GROUND FLOOR:	5,231 SQ.FT.
SECOND FLOOR:	4,891 SQ.FT.
TOTAL NEW OFFICE AREA:	10,128 SQ.FT.
FORMER UNDER ROOF AREA ADDED TO SQUARE FOOTAGE OF NEW OFFICE AREA:	2,450 SQ.FT.



TAE
ARCHITECTURE AND PLANNING

120 N. "L" STREET
TULARE, CALIFORNIA 93274
PH: (559) 688-2071
FAX: (559) 688-2073
MIKEP@TAEINC.COM
WWW.TAEINC.COM

AFFILIATIONS:
• LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

ARCHITECT:
MICHAEL PORTER
LEED® #1
STATE OF CALIFORNIA LIC. NUM. - C-28921

CONSULTANT:

PROJECT:
A NEW OFFICE ADDITION FOR:
SERPA MANUFACTURING
VISALIA, CALIFORNIA

DATE	REVISION

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SHEET DESCRIPTION:
FLOOR PLAN - SECOND FLOOR
4,891 S.F.
SECOND FLOOR

DRAWN: MIKE PORTER	SHEET NUMBER: A2.2
SCALE: 1/4" = 1'-0"	DATE: 02/08/2023
DATE:	OF SHEETS
PROJECT NUMBER: A.114.21	

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: PERFECTION PET FOODS, LLC Date: 01-17-23

Project Description: NEW 20' X 60' LOADOUT CANOPY (ROOF ONLY) TO COVER EXIST AREA USED FOR LOADOUT.

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

Property Owner: PERFECTION PET FOODS, LLC

Applicant(s) Name: PERFECTION PET FOODS, LLC

Project Address/Location: 1111 N. MILLER PARK CT. VISALIA, CA 93291

Assessor Parcel Number: 073-160-D32 & 033 073-190-02, 03 & 10

Parcel Size (Acreage or Square Feet): 18.56 AC Building or Suite Square Footage: NEW 1,200 FT²

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 95,000

Describe All Proposed Building Modifications: CONSTRUCT NEW 1200 SQ FT LOADOUT CANOPY (ROOF ONLY)

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

Date Received: 03/08/2023

SPR Agenda: 03/15/2023 Item No. _____

Zone: 1 SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: PET FOOD MFGR PLANT

Proposed Building Use: FILL TRUCKS W/ PRODUCT - OUT BOUND

Proposed Hours of Operation: FACILITY IS 24 HR

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

Number of Employees Per Day: Existing 150 Proposed 150

Number of Customers Per Day (Estimated): Existing 5 Proposed 5

Predicted Peak Operating Hour: MON-FRI 8:00AM - 5:00PM

Describe Any Truck Delivery Schedule & Operations: DURING PEAK OPERATION HRS, 20-30 TRUCKS PER DAY - EVENLY DISTRIBUTED THRU DAY

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): ALL TRUCK ACCESS IS OFF CAMP DR. VEHICLE TRAFFIC ACCESS IS FROM MILLER PARK CT.

Describe Any Special Events Planned for the Facility: NONE

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ↳ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ↳ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ↳ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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: NICK WIEST Signature of Owner or Authorized Agent*
 Address: 1111 N. Miller Park Ct
 City, State, Zip: Visalia, CA, 93291 Owner [Signature] Date 3/13/23
 Phone: 559-302-4874
 Email: nwest@perfectpetbuds.com Authorized Agent* _____ Date _____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

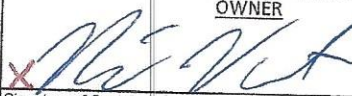

073-160-032 § 33 073-190-02 § 03 § 10

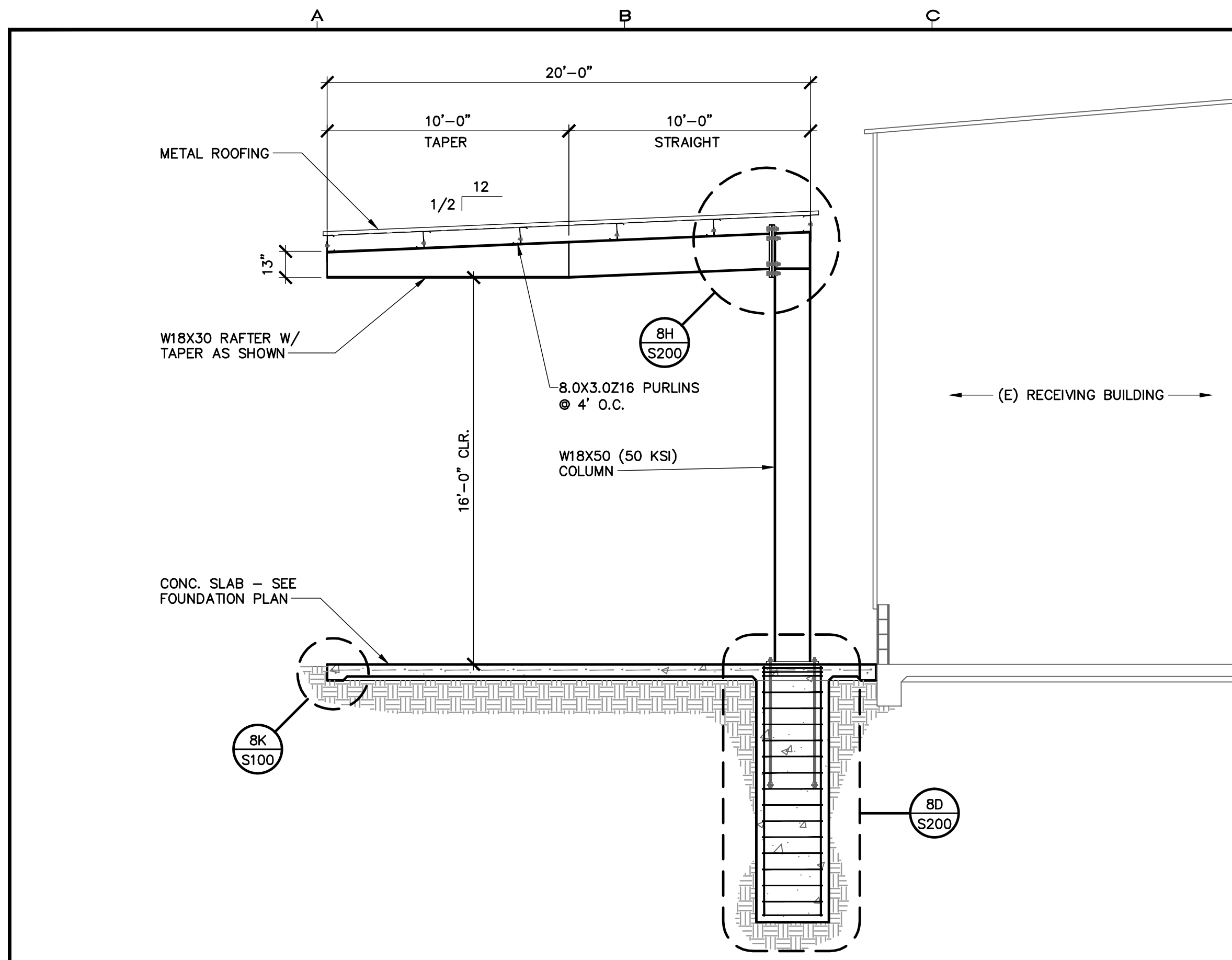
AGENT:

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

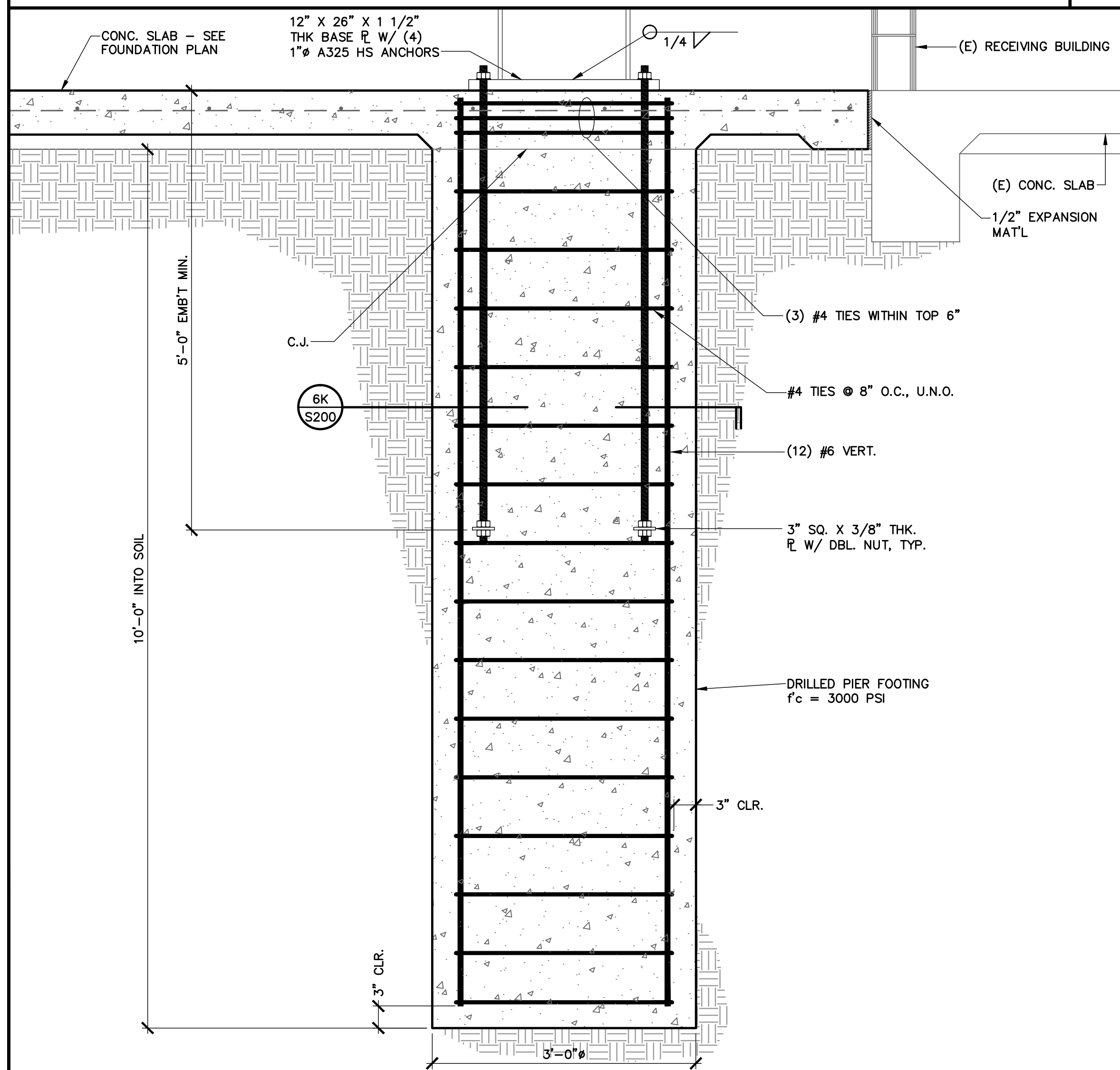
I declare under penalty of perjury the foregoing is true and correct.

Executed this 8TH day of MARCH, 2023

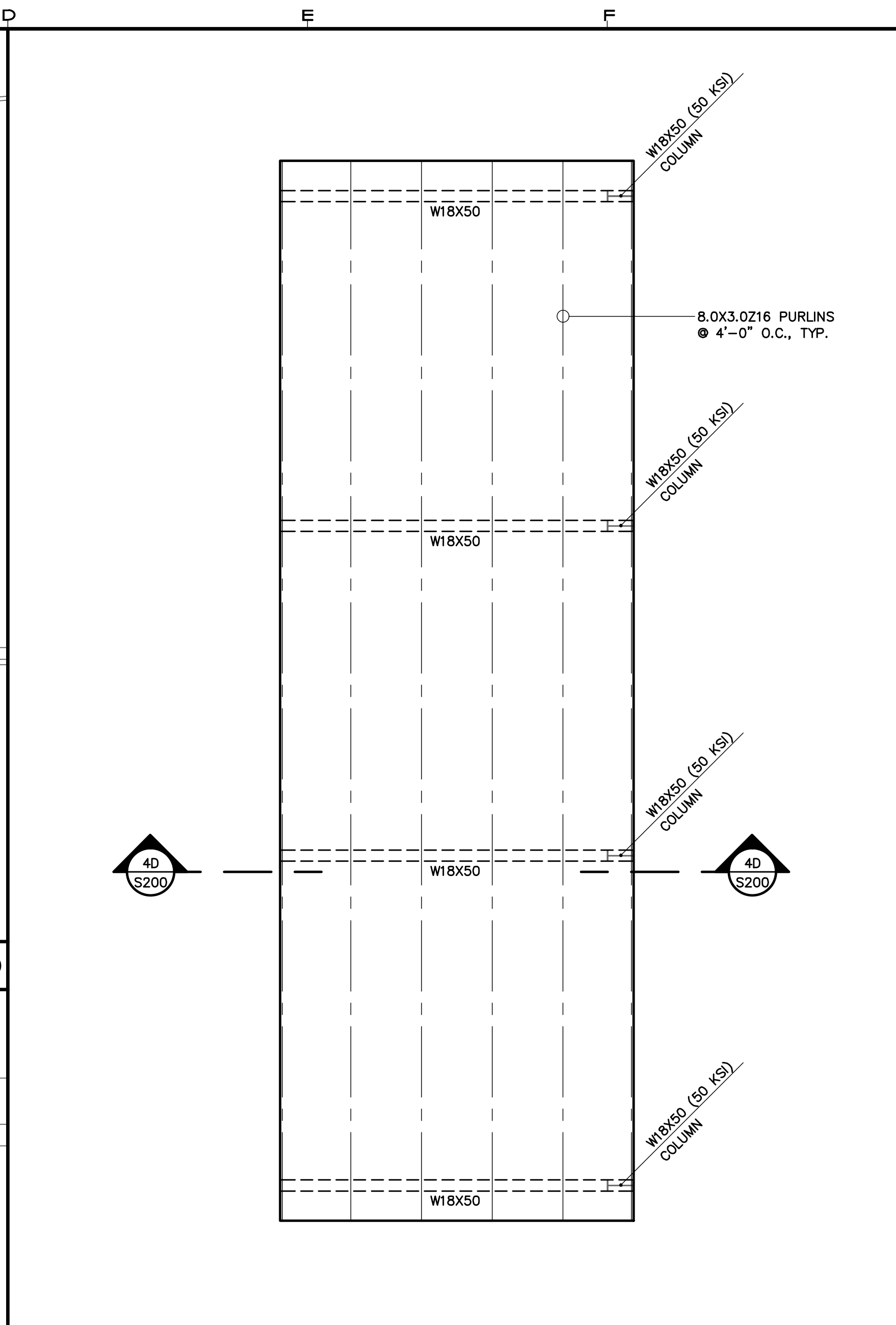
OWNER	AGENT
 Signature of Owner	 Signature of Agent
<u>1111 N. Miller Park Ct.</u> Owner Mailing Address	<u>DOWD ENGINEERING</u> Agent Mailing Address
<u>Visalia CA 93291</u>	<u>P.O. BOX 178</u>
Owner Phone Number <u>559-302-4874</u>	<u>TULARE, CA 93275</u> Agent Phone Number <u>559-684-9318</u>



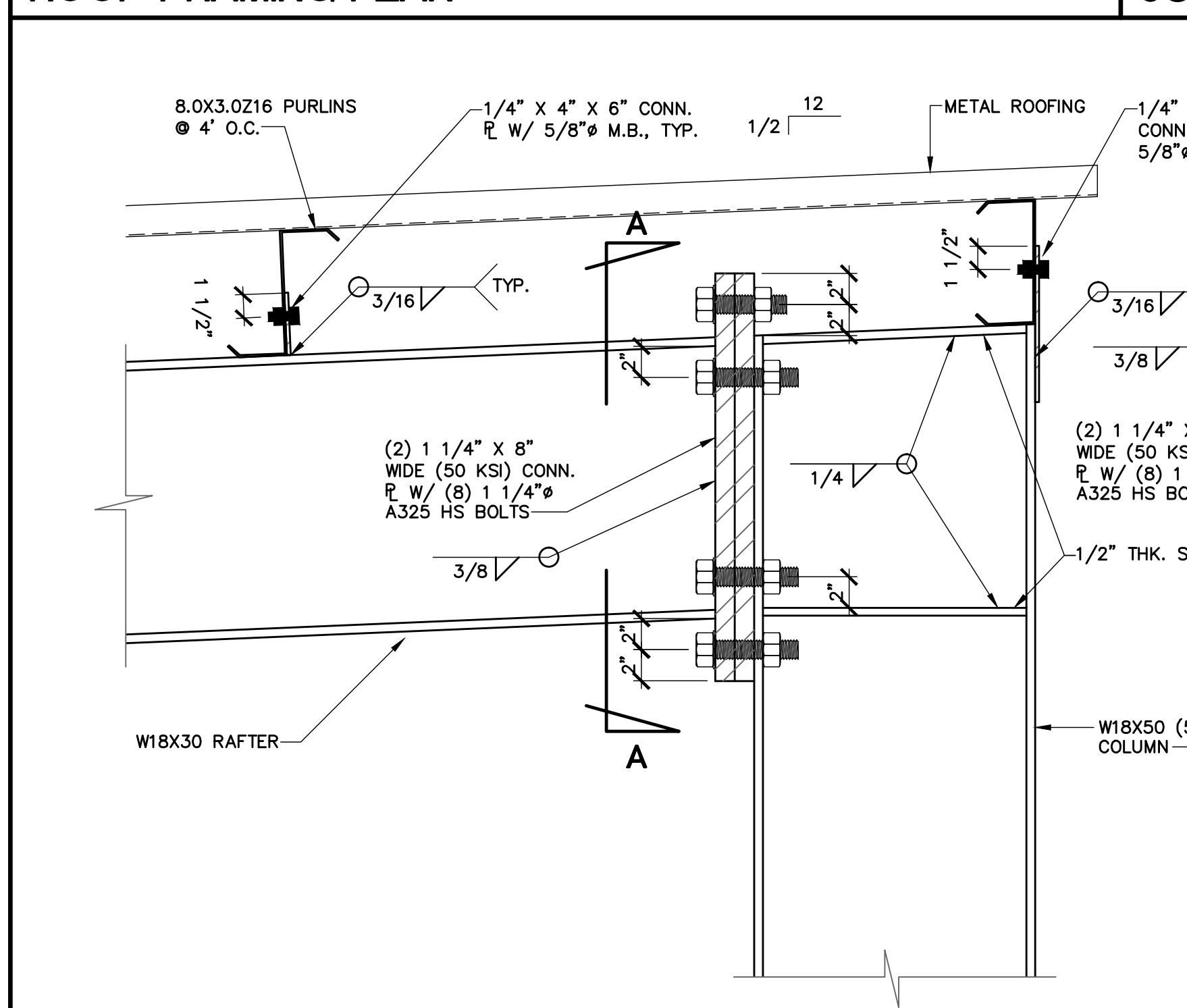
CANOPY SECTION 1" = 1'-0" **4D**



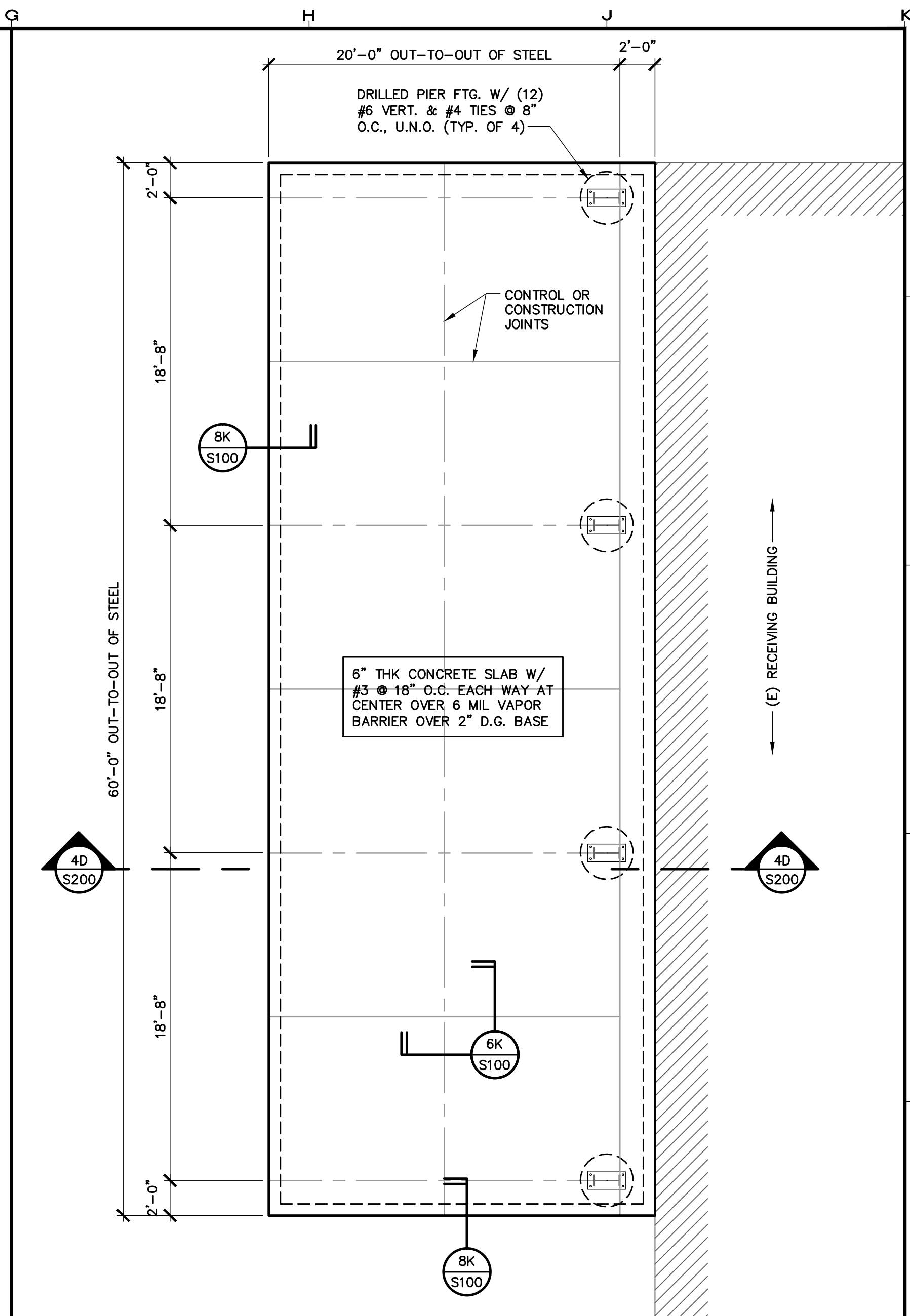
PIER FOOTING DETAIL 1" = 1'-0" **8D**



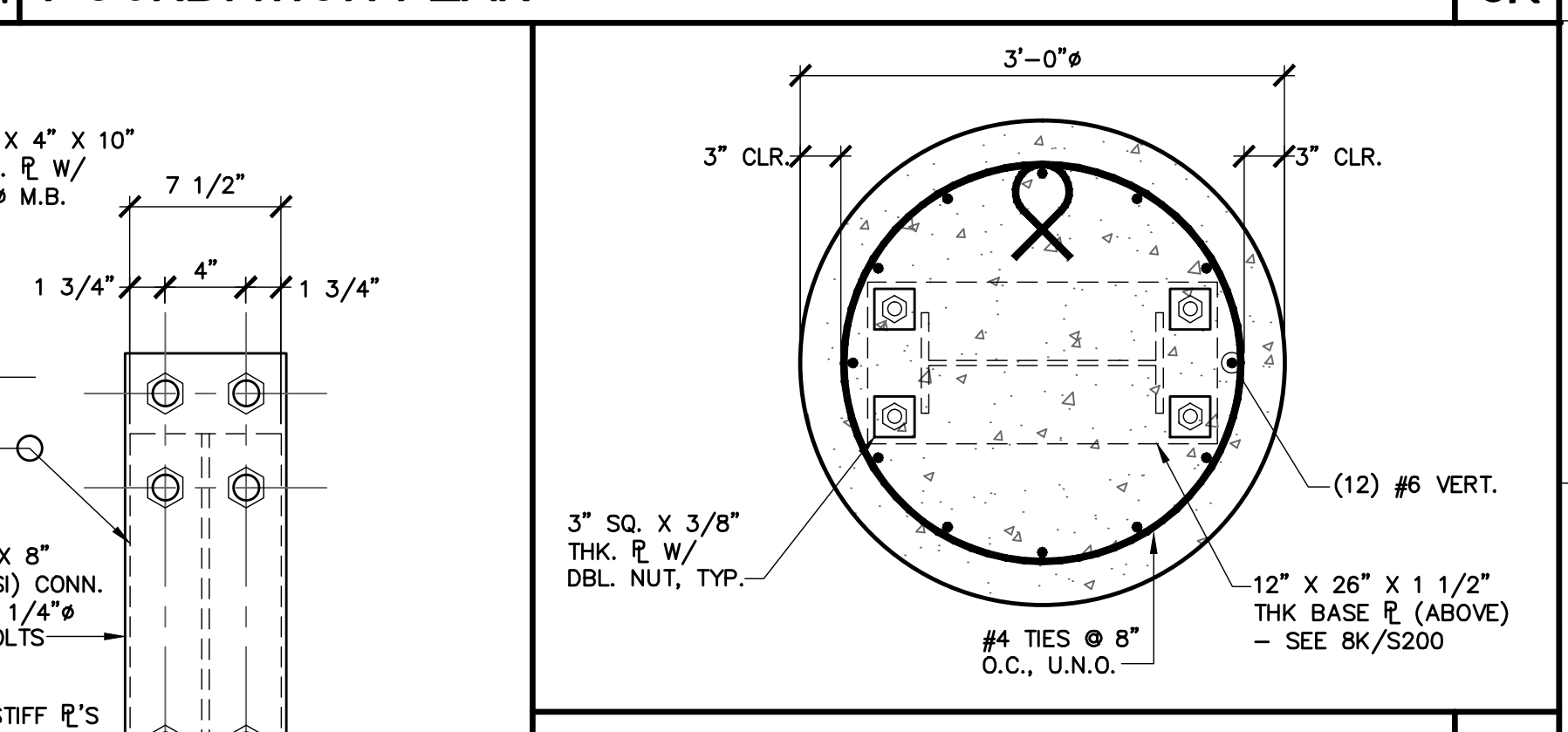
ROOF FRAMING PLAN 1" = 1'-0" **5G**



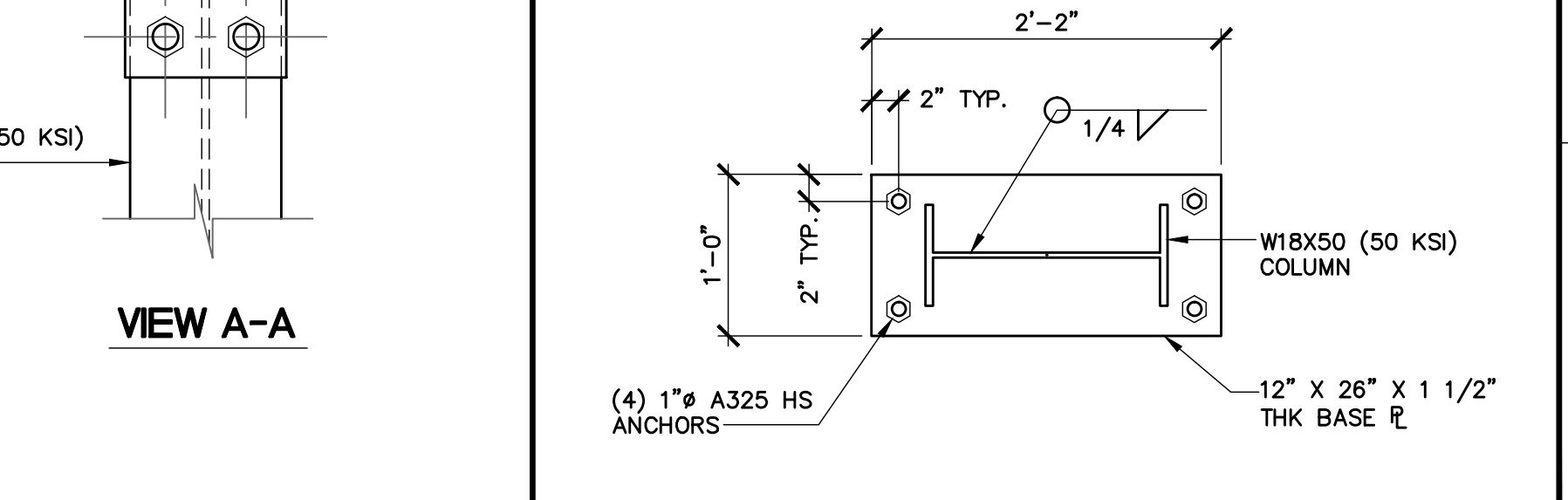
DETAIL 1 1/2" = 1'-0" **8H**



FOUNDATION PLAN 1" = 1'-0" **5K**



PIER FOOTING DETAIL 1" = 1'-0" **6K**

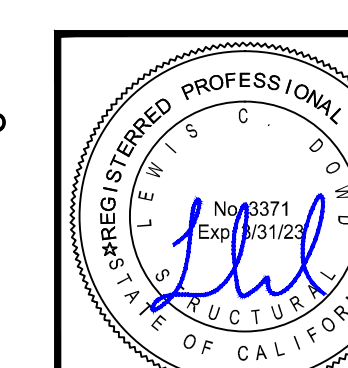


BASEPLATE DETAIL 1" = 1'-0" **8K**

NO.	DATE	COMMENTS
1		
2		
3		
4		

A NEW ROOF CANOPY FOR:
PERFECTION PET FOODS, LLC
 VISALIA, CA

DOWD Engineering
 Structural - Civil - Drafting
 123 East Kern Ave
 Tulare, California 93274
 (559) 684-9318
 lewdowd@aol.com



SCALE:	VARIABLES
DRAWN BY:	BRETT DOWD
DATE:	JAN 2023
SHEET NO.:	S200
	STRUCTURAL
DOWD ENGINEERING JOB NO.:	3246

APPLICANT / OWNER: PERFECTION PET FOODS, LLC
 1111 N. MILLER PARK COURT
 VISALIA, CA. 93291

PLAN PREPARED BY:
 LEW DOWD
 DOWD ENGINEERING
 P.O. BOX 178
 TULARE, CA 93275
 559-684-9318

PROJECT ADDRESS: 1111 N. MILLER PARK COURT
 VISALIA, CA. 93291

PARCEL INFORMATION:

A.P.N.	ACRES	ZONING
073-160-032	8.17	HEAVY INDUST.
073-160-033	3.29	HEAVY INDUST.
073-190-010	4.98	LIGHT INDUST.
073-190-02	1.31	LIGHT INDUST.
073-190-03	.81	LIGHT INDUST.
TOTAL	18.56 ACRES	

FLOOD ZONE DESIGNATION: AE

(E) PARKING:

STANDARD STALLS	COMPACT STALLS	HANDICAP
69	8	2
TOTAL	79	

UTILITIES:
 ELECT. & GAS: SOUTHERN CALIF EDISON
 SEWER: CITY OF VISALIA
 WATER: CAL-WATER

OCCUPANCY GROUP: F-2
TYPE OF CONSTRUCTION: VB & IIB
ORIGINAL BUILDING AREA:

BUILDING	SQ. FT.	USE
NORTH BUILDING	27,175	(PLANT)
	5,050	(OFFICE)
SOUTH BUILDING	43,200	(PLANT)

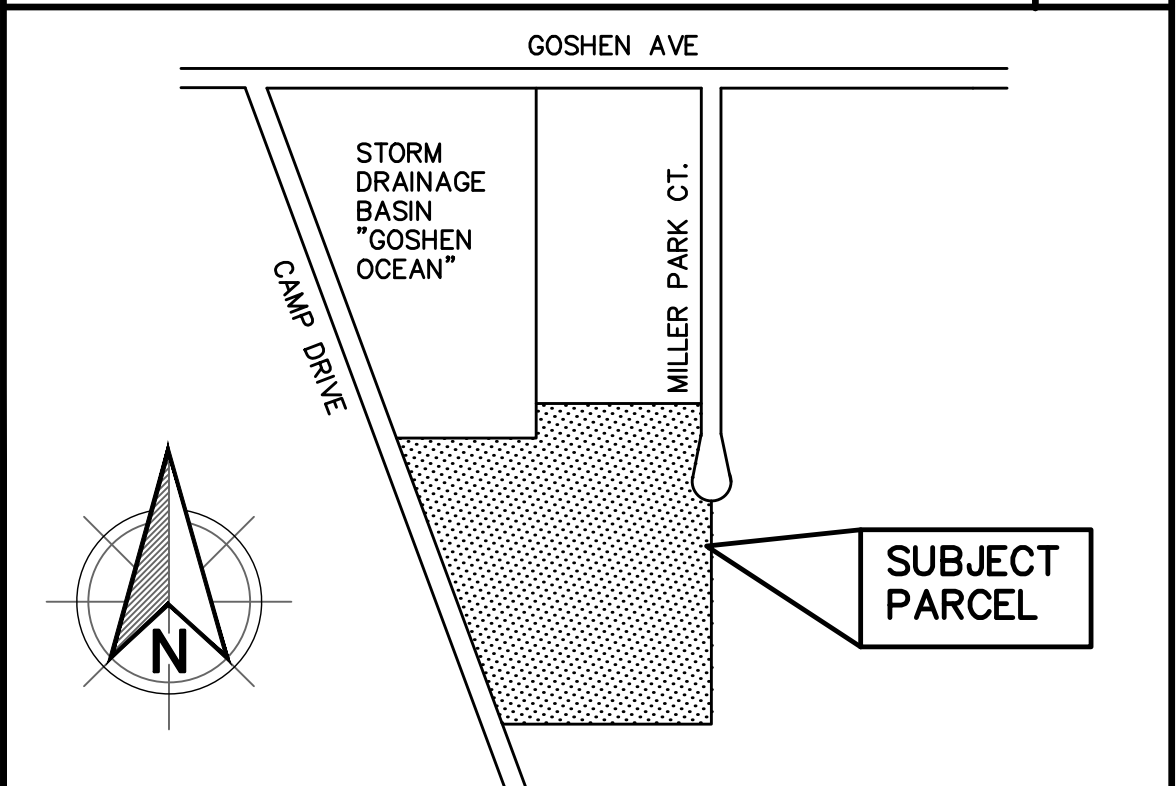
PREVIOUSLY APPROVED ADDITIONS:

PROCESSING BLDG.	15,102	SQ. FT.
RECEIVING BLDG.	3,600	SQ. FT.
TRUCK DOCK BLDG.	4,800	SQ. FT.
INGREDIENTS STOR.	15,460	SQ. FT.
PACKAGING ADD'N	13,125	SQ. FT.
GUARD SHACK	30	SQ. FT.
WAREHOUSE	149,211	SQ. FT.
EXISTING TOTAL UNDER ROOF	276,753	SQ. FT.

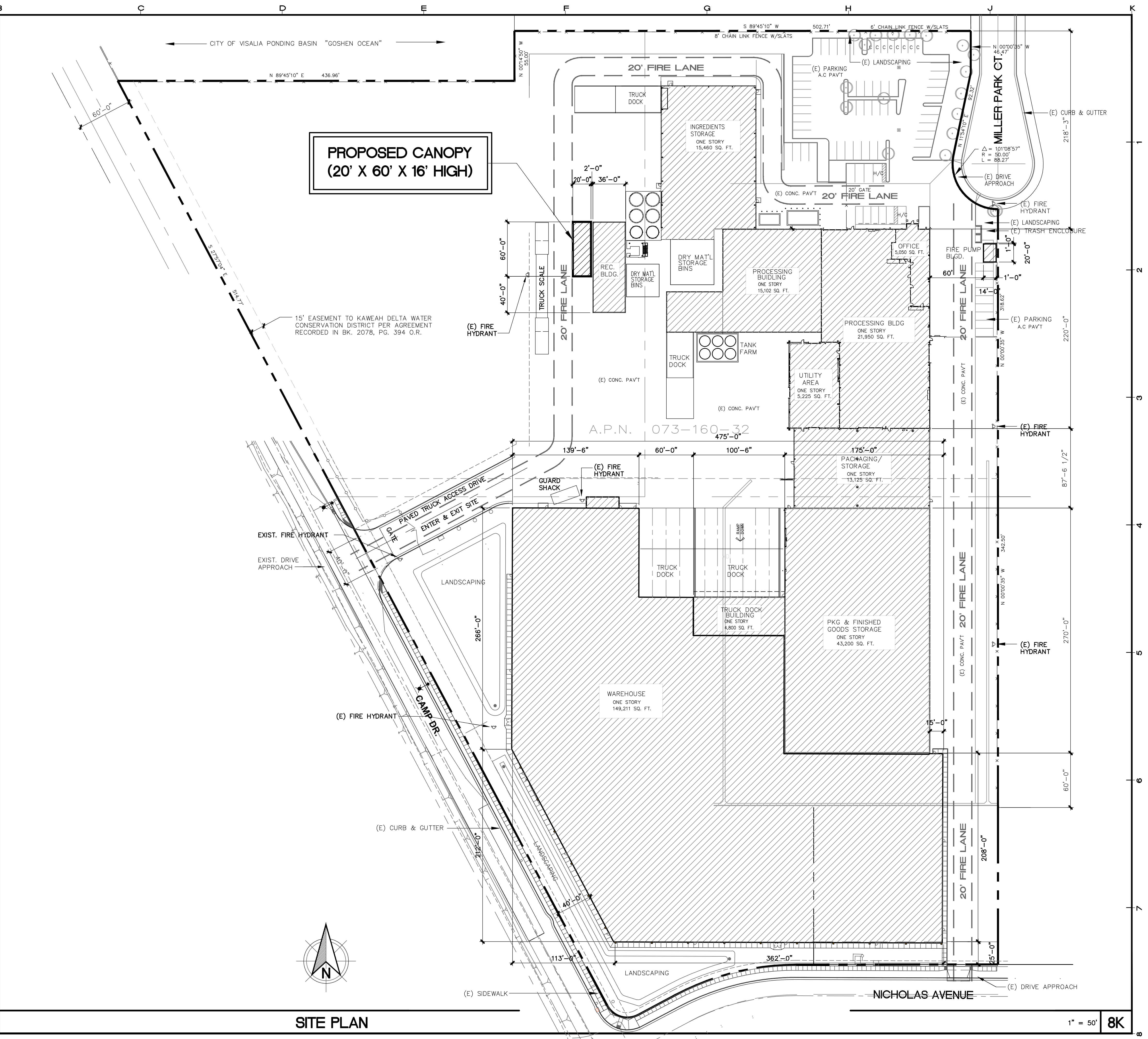
NEW WORK PROPOSED WITH THIS PLAN:

NEW ROOF CANOPY	1,200	SQ. FT.
NEW TOTAL UNDER ROOF	277,953	SQ. FT.

PROJECT DATA 6K



VICINITY MAP NTS 8K



SITE PLAN 1" = 50' 8K

NO.	DATE	COMMENTS
1		
2		
3		
4		

A NEW ROOF CANOPY FOR:
PERFECTION PET FOODS, LLC
 VISALIA, CALIFORNIA

DOWD Engineering
 Structural - Civil - Drafting
 123 East Kern Ave
 Tulare, California 93274
 (559) 684-9318
 lewdowd@aol.com

SCALE: 1" = 50'
 DRAWN BY: BRETT DOWD
 DATE: JAN 2023
 SHEET NO. **A100**
SITE PLAN
 DOWD ENGINEERING JOB NO: 3246

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: Light-Industrial business park Date: 3/9/23

Project Description: Demolish existing warehouse building, office building and site areas. Reconstruct (2) new multi-tenant buildings, interior improvements and surrounding site improvements.

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

Property Owner: Raj Dillon

Applicant(s) Name: Michael L. Parks

Project Address/Location: 1319 W. Goshen Ave.

Assessor Parcel Number: 093 - 253 - 001

Parcel Size (Acreage or Square Feet): 0.95 AC Building or Suite Square Footage: 8,520

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 450,000.00

Describe All Proposed Building Modifications: Demolish existing warehouse and small office building. Construct (2) new multi tenant buildings.

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 23-039

Historic District: Yes No

Flood Zone: X AE X/AE

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

Existing/Prior Building Use: Warehouse / Light Industrial

Proposed Building Use: Multi-tenant / Light Industrial

Proposed Hours of Operation: 6am - 10pm

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

OPERATIONS & TRAFFIC INFORMATION

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Michael L. Parks</u>	Signature of Owner or Authorized Agent*	
Address: <u>4920 W. Monte Verde Ct.</u>		<u>3/9/23</u>
City, State, Zip <u>Visalia, CA 93277</u>	Owner	Date
Phone: <u>559-697-3993</u>		<u>3/9/2023</u>
Email: <u>michael@ddstudiosinc.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

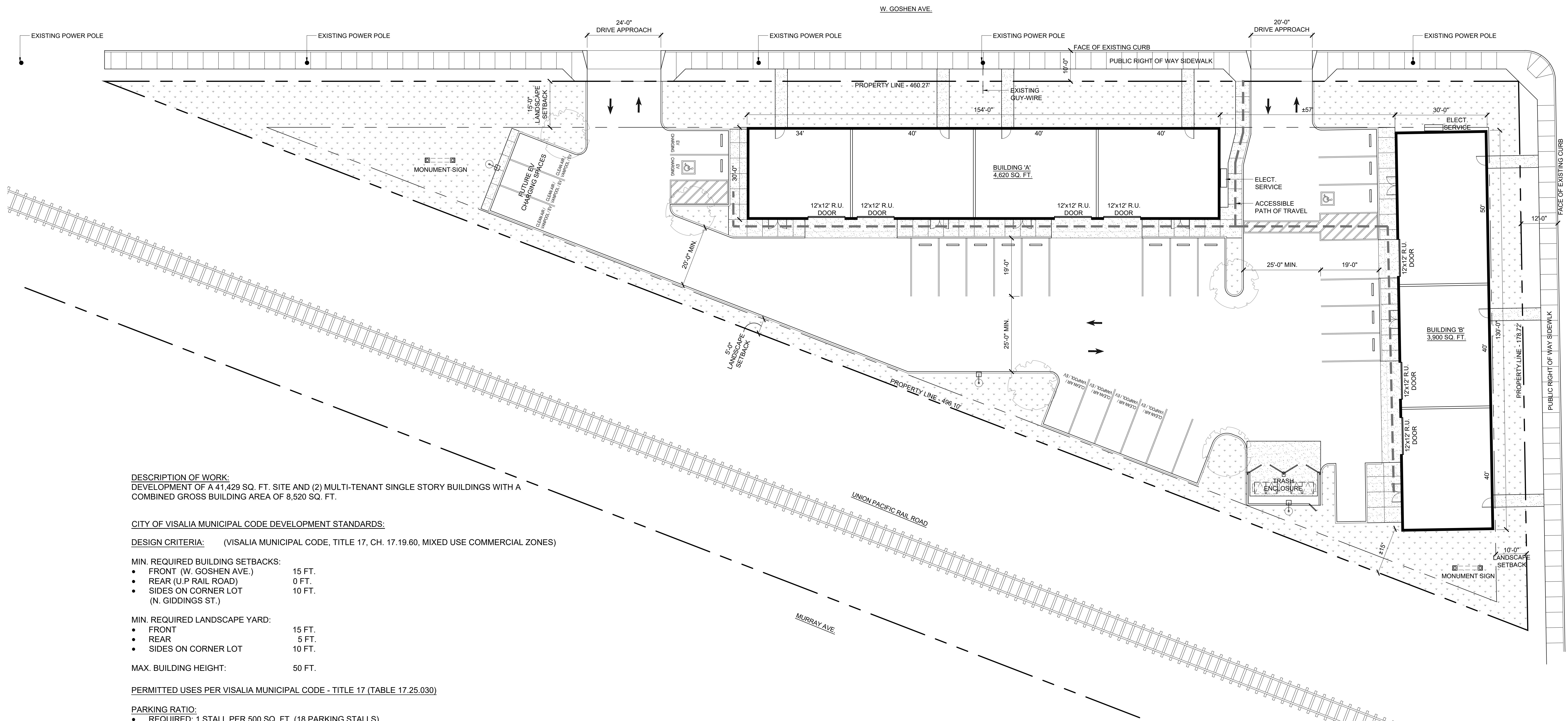
OWNER:
 I, Raj Dillon, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
093-253-001

AGENT:
 I designate Michael L. Parks, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop a new light industrial business park relative to the property mentioned herein.

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

Executed this 9th day of March, 2023.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>Barn Desert, Inc.</u>	<u>Design-Development Studios, Inc.</u>
Owner Mailing Address	Agent Mailing Address
<u>178 Valley View Dr., Exeter, CA 93221</u>	<u>4920 W. Monte Verde Ct., Visalia, CA 93277</u>
<u>661-319-9412</u>	<u>559-697-3993</u>
Owner Phone Number	Agent Phone Number



DESCRIPTION OF WORK:
 DEVELOPMENT OF A 41,429 SQ. FT. SITE AND (2) MULTI-TENANT SINGLE STORY BUILDINGS WITH A COMBINED GROSS BUILDING AREA OF 8,520 SQ. FT.

CITY OF VISALIA MUNICIPAL CODE DEVELOPMENT STANDARDS:

DESIGN CRITERIA: (VISALIA MUNICIPAL CODE, TITLE 17, CH. 17.19.60, MIXED USE COMMERCIAL ZONES)

- MIN. REQUIRED BUILDING SETBACKS:**
- FRONT (W. GOSHEN AVE.) 15 FT.
 - REAR (U.P. RAIL ROAD) 0 FT.
 - SIDES ON CORNER LOT (N. GIDDINGS ST.) 10 FT.

- MIN. REQUIRED LANDSCAPE YARD:**
- FRONT 15 FT.
 - REAR 5 FT.
 - SIDES ON CORNER LOT 10 FT.

MAX. BUILDING HEIGHT: 50 FT.

PERMITTED USES PER VISALIA MUNICIPAL CODE - TITLE 17 (TABLE 17.25.030)

- PARKING RATIO:**
- REQUIRED: 1 STALL PER 500 SQ. FT. (18 PARKING STALLS)
 - PROVIDED: 1 STALL PER 340 SQ. FT. (25 PARKING STALLS)

- LANDSCAPE NOTES:**
- NOT LESS THAN 10% OF PARKING AREA SHALL BE LANDSCAPED.
 - A MINIMUM OF ONE 80 S.F. TREE WELL FOR EVERY (10) PARKING SPACES SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT.

- PATH OF TRAVEL NOTES:**
- BARRIER FREE PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1:2 AT 1:20 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAX. SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5% RUNNING SLOPE (C.B.C. 11B-4303.3), AND CROSS SLOPE SHALL NOT EXCEED 2% VERTICAL.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE:

- CLEAN AIR VEHICLE PARKING (A5.106.5.1)**
- 35% OF TOTAL PARKING SPACES

- ELECTRIC VEHICLE CHARGING (A5.106.5.3)**
- 10-25 PARKING SPACES = 5 E.V. CAPABLE SPACES WITH 2 E.V.S.E. SPACES

2022 CALIFORNIA BUILDING CODE:

- ACCESSIBLE PARKING (TABLE 11B-208.2)**
- 1-25 PARKING SPACES = 1 (MIN.) VAN ACCESSIBLE PARKING SPACE

PROJECT INFORMATION:

ADDRESS: 1319 W. GOSHEN AVE., VISALIA, 93291
 TULARE COUNTY, CA.

A.P.N.: 093-253-001

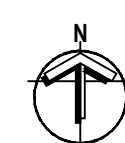
ZONING: C-MU (COMMERCIAL MIXED USE)

SITE AREA: GROSS AREA: 41,429 S.F. (0.95 AC)

BUILDING AREA: GROSS AREA: 8,520 S.F.

PROPOSED SITE PLAN

1" = 15'
 MARCH 9, 2023



1319 W. GOSHEN AVE.
 VISALIA, CA

Design-Development studios
 A California Corporation

ARCHITECTURE PLANNING DESIGN

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: RISE CHURCH Date: MAR. 9, 2023
 Project Description: BUILDING EXPANSION WITH NEW PARKING AND LANDSCAPE
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: RISE CHURCH
 Applicant(s) Name: DENNIS D. WHISTLER, ARCHITECT
 Project Address/Location: 5702 W. CALDWELL AVE
 Assessor Parcel Number: ~~XXXXXXXXXXXXXXX~~ 119-690-052
 Parcel Size (Acreage or Square Feet): 1.82 AC. & 1.75 AC. Building or Suite Square Footage: 10,000 SF

Are There Any Proposed Building Modifications: Yes No 1.82
 Estimated Cost of Modifications to Building: \$ _____
 Describe All Proposed Building Modifications: _____

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

Date Received: 03/09/2023
 SPR Agenda: 03/15/2023 Item No. _____
 Zone: R-1-20 SPR No. SPR 23-040
 Historic District: Yes No
 Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: CHURCH FACILITY
 Proposed Building Use: CHURCH FACILITY
 Proposed Hours of Operation: SATURDAY EVENING SERVICE & 3 SUNDAY MORNING SERVICES
 Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)
 Number of Employees Per Day: Existing 18 Proposed 18+
 Number of Customers Per Day (Estimated): Existing 400 TO 800 Proposed 400 TO 800+
 Predicted Peak Operating Hour: SUNDAY MORNING 7:00 AM TO NOON
 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): SUNDAY MORNING BETWEEN SERVICES
 Describe Any Special Events Planned for the Facility: ADULT & YOUTH SERVICES VARIES THROUGHOUT EACH WEEK

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>DENNIS D. WHISTLER</u>	Signature of Owner or Authorized Agent* 	
Address: <u>36604 ROAD 140</u>	Owner	Date: <u>3/9/2023</u>
City, State, Zip: <u>VISALIA, CA 93292</u>		Date: <u>3/9/2023</u>
Phone: <u>559-280-0511</u>	Authorized Agent*	
Email: <u>arahddw@pacbell.net</u>		

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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



119-690-049-000 119-690-052-000

AGENT:

I designate DENNIS D. WHISTLER to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to CONSTRUCT A CHURCH EXPANSION relative to the property mentioned herein.

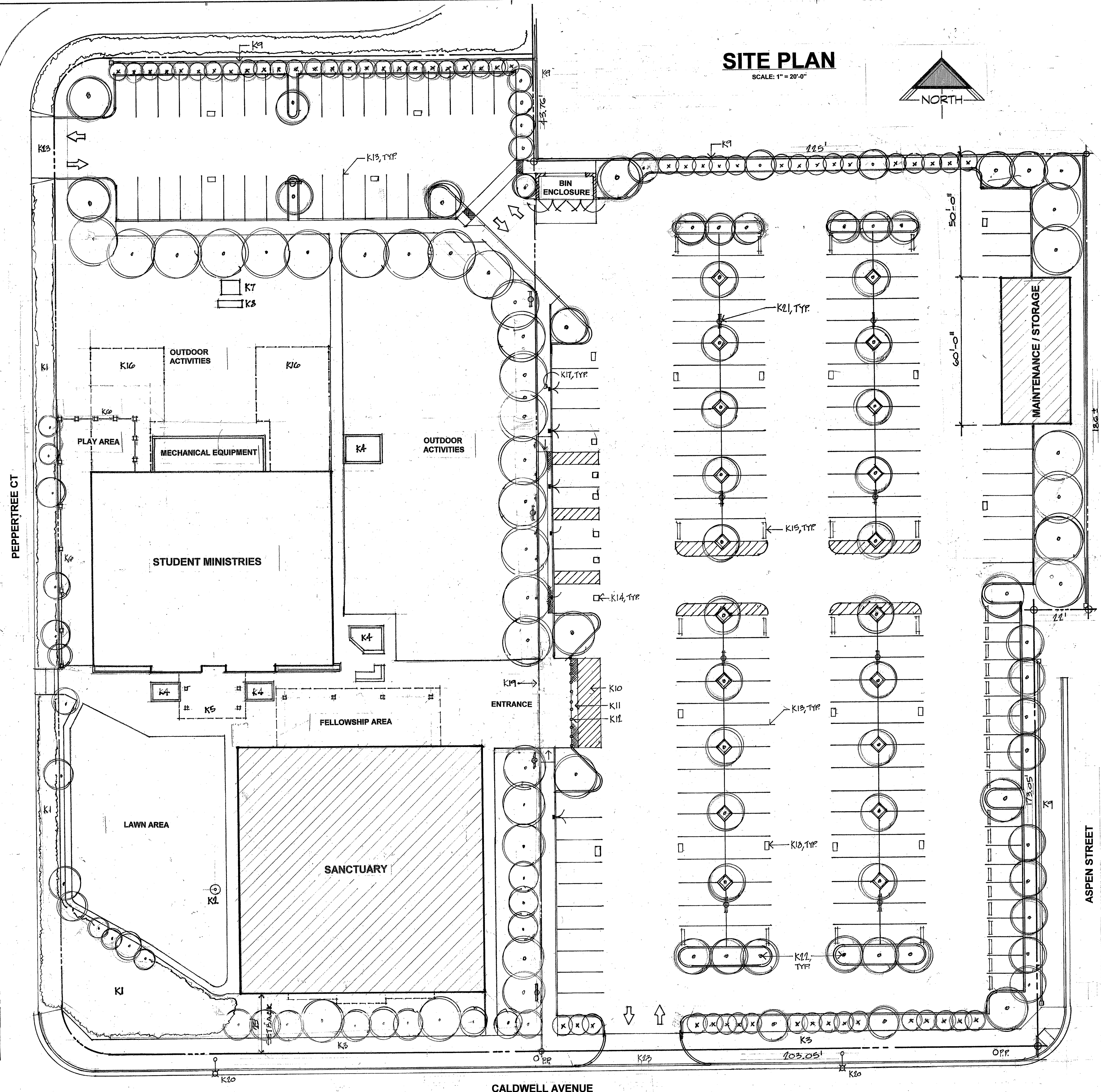
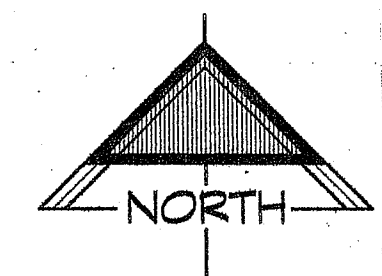
I declare under penalty of perjury the foregoing is true and correct.

Executed this 9th day of March, 2023.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>5702 W Caldwell Ave</u>	<u>36604 ROAD 140</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93277</u>	<u>VISALIA, CA 93292</u>
<u>559-734-8684</u>	<u>559-280-0511</u>
Owner Phone Number	Agent Phone Number

SITE PLAN

SCALE: 1" = 20'-0"



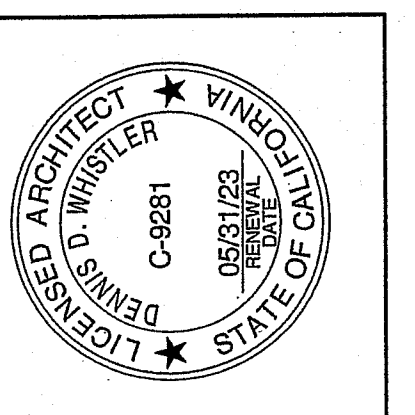
PROJECT INFORMATION

APPLICANT: RISE CHURCH, 5702 W. CALDWELL AVENUE, VISALIA, CA
PROPOSAL: BUILDING EXPANSION WITH NEW PARKING & LANDSCAPE
APN: 119-690-049-000 & 119-690-052-000
ZONING: R-1-20 & R-1-5
OCCUPANCY: A-3, E
FLOOD ZONE: X
PARKING: STANDARD 157 STALLS
 COMPACT 36 STALLS @ 30%
 ACCESSIBLE 6 STALLS REQ'D, CBC TABLE 11B-208.2
 TOTAL 199 STALLS > 174 STALLS, VMC 17.34D
 VAN STALLS REQ'D, (1) FOR EVERY (6) ACCESSIBLE STALLS REQ'D, (2) PROVIDED, CBC 11B-208.2.4
 EVCS REQ'D A. VAN ACCESSIBLE, (1) PLUS (1) PER EVERY 300, (2) REQ'D, CBC TABLE 11B-228.3.2.1
 B. STANDARD ACCESSIBLE, (3) + (1) PER EACH 60, (6) REQ'D, CBC TABLE 11B-228.3.2.1
 C. AMBULATORY, (3) + (1) PER EACH 100, (6) REQ'D, CBC TABLE 11B-228.3.2.1
 CLEAN AIR VEHICLES, 199 STALLS X 8% = 16 STALLS REQ'D, CGBS TABLE 5.106.5.2, WITH STALL MARKING ALIGNED W/ END OF STALL AS FOLLOWS
 CLEAN AIR/
 VAN POOLIEV
STORM DRAINAGE: SURFACE DRAINAGE TO INLETS PIPED TO EXISTING STORM DRAIN INLETS ALONG CALDWELL AVENUE.
SITE UTILITIES: SOUTHERN CALIFORNIA EDISON
 CITY OF VISALIA SANITARY SEWER SYSTEM
 CITY OF VISALIA DOMESTIC & FIRE WATER
FIRE SPRINKLER: PLANS & CALCULATIONS TO NFPA 13 REQUIREMENTS AS A DEFERRED APPROVAL.

SITE PLAN KEYNOTES

- K1 (E) PONDING BASIN AND GUTTER, ROCK FILLED, TO REMAIN.
- K2 (E) FLAGPOLE TO REMAIN.
- K3 (E) CONCRETE SIDEWALK TO REMAIN.
- K4 (E) PLANTER TO REMAIN
- K5 (E) ENTRY COVER TO REMAIN.
- K6 (E) DECORATIVE METAL FENCE WITH MASONRY PILASTERS TO REMAIN.
- K7 (E) SCE TRANSFORMER TO REMAIN.
- K8 (E) PROPANE TANK TO REMAIN.
- K9 (E) MASONRY FENCE TO REMAIN.
- K10 PASSENGER DROP-OFF AND LOADING ZONE, CBC 11B-503.
- K11 DETECTABLE WARNING SURFACE, CBC 11B-705.
- K12 VEHICLE BARRIERS, 4" OC., 6" DIA PIPE X 4" H. SET IN CONCRETE FOOTING.
- K13 OFF-STREET PARKING SPACE, VMC 17.34.
- K14 OFF-STREET PARKING SPACE FOR ADA COMPLIANCE, VMC 17.34.
- K15 OFF-STREET PARKING SPACE FOR "COMPACT" VEHICLES, VMC 17.34.
- K16 TENTATIVE EXPANSION OF (E) BUILDING INDICATED BY DASHED LINES.
- K17 ELECTRIC VEHICLE CHARGING STATION, CBC 11B-812
- K18 OFF-STREET PARKING SPACE FOR CLEAN AIR VEHICLES.
- K19 (E) PROPERTY LINE BETWEEN PARCELS TO BE ELIMINATED BY LOT MERGER.
- K20 (E) STREET LIGHT INSTALLED PER CITY STANDARDS.
- K21 PARKING LOT LIGHT, POLE MOUNTED, SEE ELECTRICAL PLANS.
- K22 TREES AND SHRUBS, SEE LANDSCAPE PLANS.
- K23 COMMERCIAL DRIVE APPROACH PER CITY STANDARD.

DENNIS D. WHISTLER,
ARCHITECT
 26604 ROAD 140
 VISALIA, CA 93292
 559-290-0911
 archd@whistler.net



CONSULTANT
Kim Drage
DRAFTING
 559-504-9473
 kimdrage@kimdrage.com
 4477 S. VISALIA BLVD
 VISALIA, CA 93291

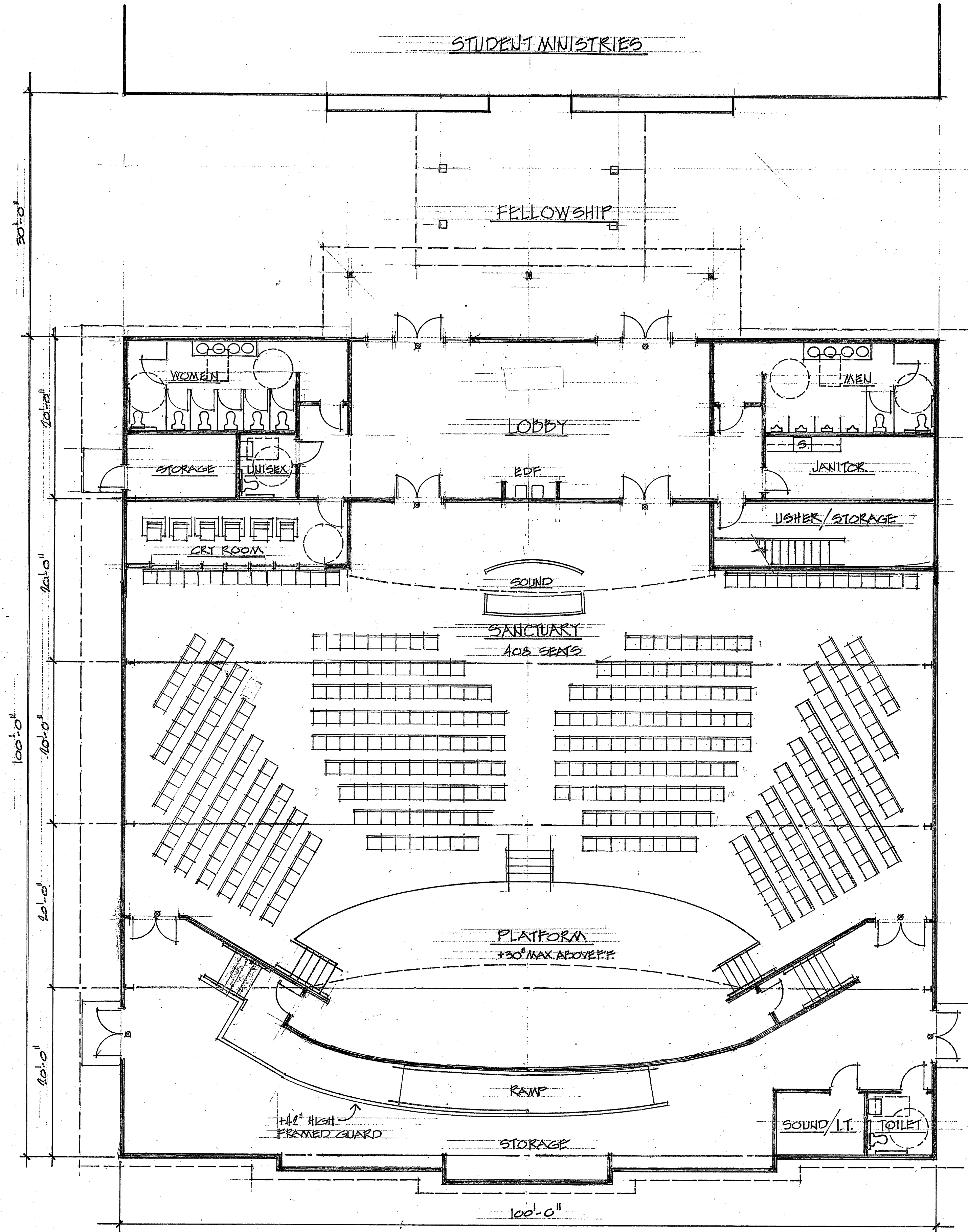
BUILDING EXPANSION
RISE CHURCH
 VISALIA, CA
 5702 W. CALDWELL AVENUE

Date:	Issue Date

SHEET TITLE
SITE PLAN REVIEW
 SHEET NO.
SPR-1

JOB NUMBER: 202201
 RISE CHURCH

8/23/2022 5:08:26 PM



PROPOSED FLOOR PLAN

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

