

# SITE PLAN REVIEW AGENDA

4/19/2023 - 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: [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: 2      Resubmit**

SITE PLAN NO: [SPR23057](#)

PROJECT TITLE: Bombshell Beans

DESCRIPTION: Park Bombshell Beans Mobile Coffee Truck Daily 7 am - 7 pm. (C-S)

APPLICANT: Stephen Mohr

OWNER: GALANTE FREDDIE J & KRISTA(TRS)(FJG &

APN: 100030021

LOCATION: 1441 E MINERAL KING AVE

**ITEM NO: 3      Added to Agenda**

SITE PLAN NO: [SPR23059](#)

PROJECT TITLE: Market, Coffee & Pastry Drive-Thru

DESCRIPTION: Proposal is to Construct two New Retail Buildings. (C-N)

APPLICANT: Michael Porter

OWNER: TAING SIEN

APN: 091161009

091161047

091161052

LOCATION:

**ITEM NO: 4      Added to Agenda**

SITE PLAN NO: [SPR23060](#)

PROJECT TITLE: Gas Station at 100 W. Mineral King Ave

DESCRIPTION: A New 3380 SF. Retail Building with 2 Tenant Spaces (2180 Mini-Mart, 1 new 3380sf Retail Building with Tenant Spaces (2180 sf & 1200sf) and an Existing 4 Pump Gas Station, Covered Area is 1568 sf. (D-MU)

APPLICANT: Parminder Singh

OWNER: J S T LLC

APN: 094313010

LOCATION: 100 W MINERAL KING AVE

**ITEM NO: 5      Added to Agenda**

SITE PLAN NO: [SPR23061](#)

PROJECT TITLE: Lady's Chicken and Rice

DESCRIPTION: New 1597 sf Building with Walk-up Restaurant with new Parking Lot/Layout and New Landscaping. (C-M)

APPLICANT: Bounleuk and Jimmy Thongseng

OWNER: THONGSENG JIMMY & BOUNLEUK Y

APN: 094130049

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.

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**ITEM NO: 6**      **Added to Agenda**

SITE PLAN NO: [SPR23062](#)

PROJECT TITLE: 2001 S Mooney Commercial Retail Bld Renovation

DESCRIPTION: Exterior Facade and Demising/Remodel and Existing 1 Story Former Bank Building into a Multi-Tenant Configuration to Accommodate 3 Tenant Suites.

APPLICANT: Matt Nohr

OWNER: 2001 MOONEY WEP LLC

APN: 121160011

LOCATION: 2001 S MOONEY BLVD

**ITEM NO: 7**      **Added to Agenda**

SITE PLAN NO: [SPR23063](#)

PROJECT TITLE: Free Radical

DESCRIPTION: Provision of Full-Body Infrared Light Immersion for the Purpose of Body Detoxification and overall well-being.

APPLICANT: Jamaica Gentry

OWNER: ABBOTT DONALD G & H DEE (TRS)

APN: 126480056

LOCATION: 4040 S DEMAREE ST

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

## CITY OF VISALIA SITE PLAN REVIEW APPLICATION



Additional information and assistance in filing out this application can be found at the City of Visalia website ([www.visalia-city.org](http://www.visalia-city.org)) 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: 4/5/23

Project Description: Building remodel for Serpa Packaging Solutions

Site Plan Review Resubmittal: Yes  No  If Resubmittal: Previous Site Plan Review Number: SPR 23037

Property Owner: Serpa Packaging Solutions

Applicant(s) Name: 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: 9,969 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: 4/13/23

SPR Agenda: 4/19/23 with No

Zone: \_\_\_\_\_ SPR No: 23-037

Historic District: Yes  No

Flood Zone: X  AE  XIAE

OPERATIONS & TRAFFIC INFORMATION

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

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	<u>85</u>	Proposed	<u>85</u>
Number of Customers Per Day (Estimated)	Existing	<u>N/A</u>	Proposed	<u>N/A</u>

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**

1. 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).
2. Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
3. 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 cut 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

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

<p>Name <u>Lane Engineers, Inc.</u></p> <p>Address <u>979 N. Blackstone St.</u></p> <p>City, State, Zip <u>Tulare, CA, 93274</u></p> <p>Phone <u>(559) 688-5263</u></p> <p>Email <u>wal@laneengineers.com</u></p>	<p>Signature of Owner or Authorized Agent <i>Fernando Serpa</i></p> <p>Date <u>4/5/23</u></p> <p>Authorized Agent <i>[Signature]</i></p> <p>Date <u>4/5/23</u></p>
---	--

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

**AGENCY AUTHORIZATION**

**OWNER**

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

**AGENT**

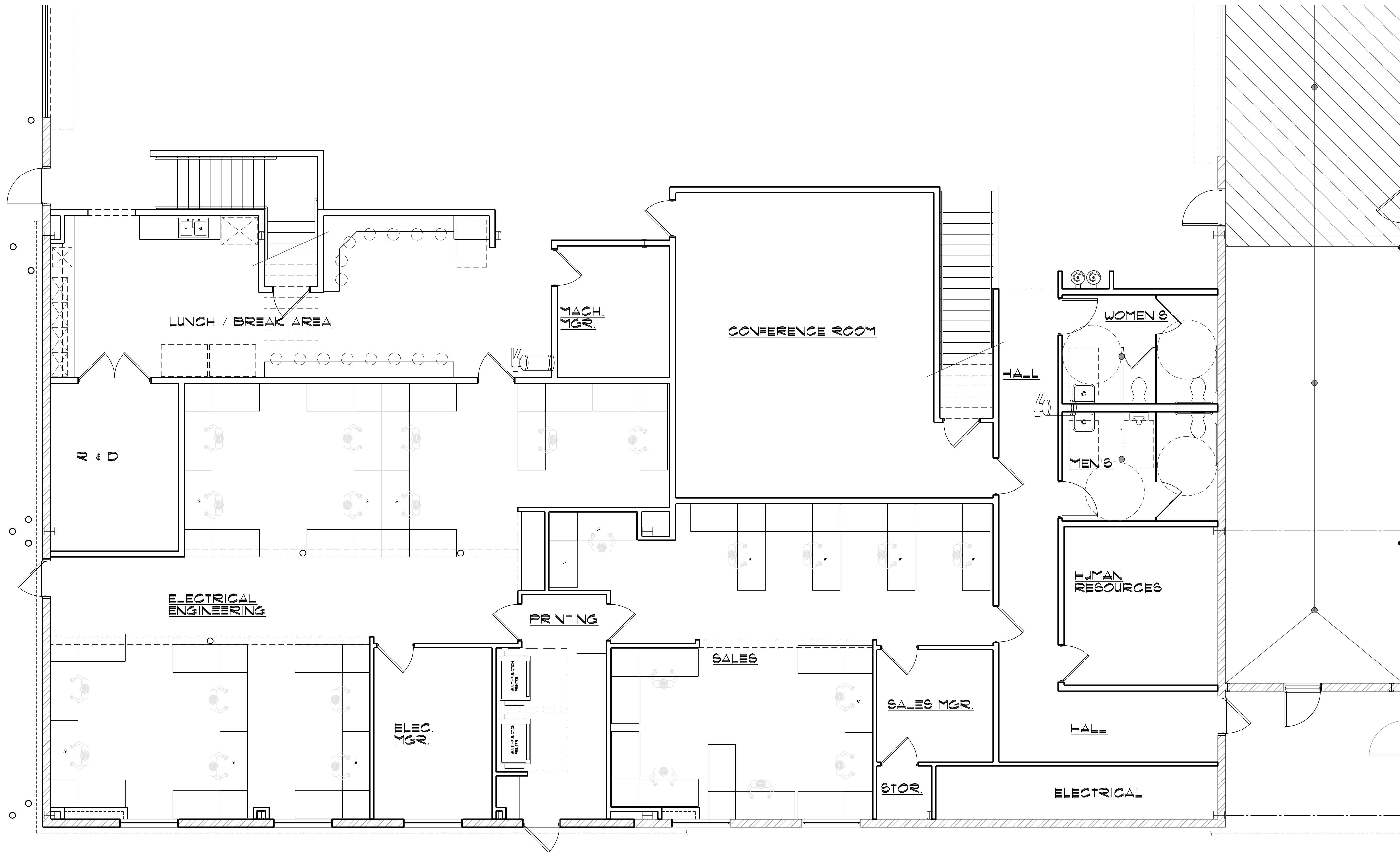
I designate Lane Engineers, Inc. to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Remodel existing building for Serpa Packaging Solutions, relative to the property mentioned herein.

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

Executed this 5 day of April, 2023.

OWNER	AGENT
<i>Fernando Serpa</i>	<i>[Signature]</i>
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

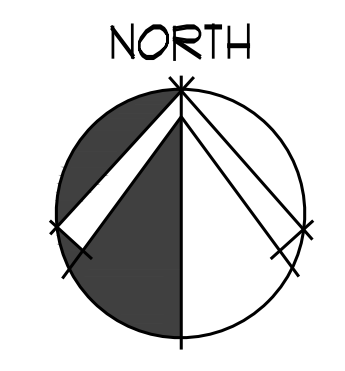




**FIRST FLOOR PLAN**

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

SQUARE FOOTAGE BREAKDOWN	
(FOR NEW OFFICE SPACE ONLY)	
GROUND FLOOR:	5,158 SQFT.
SECOND FLOOR:	4,811 SQFT.
TOTAL NEW OFFICE AREA:	9,969 SQFT.
FORMER UNDER ROOF AREA ADDED TO SQUARE FOOTAGE OF NEW OFFICE AREA:	2,450 SQFT.



**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

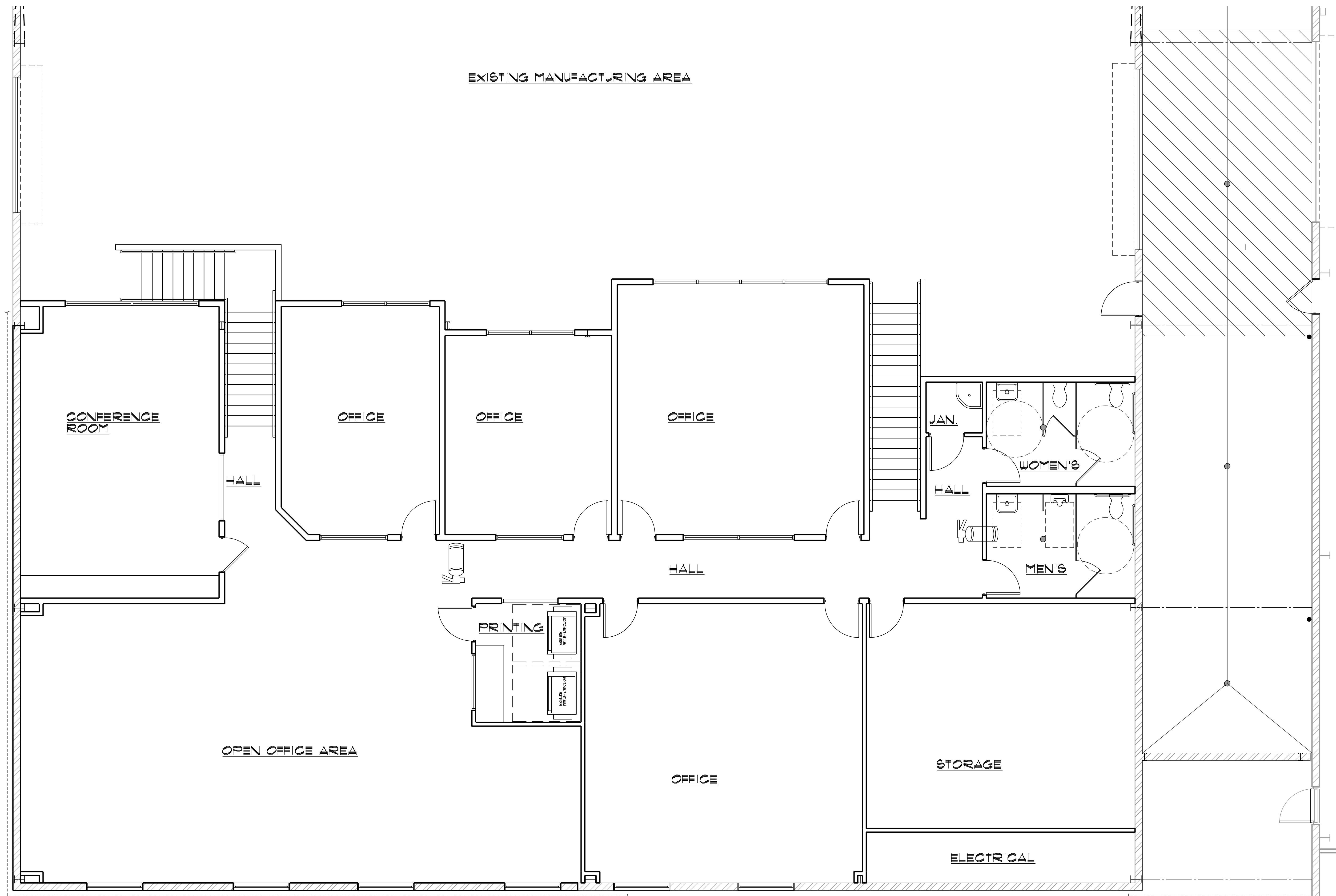
DATE	REVISION
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**SHEET DESCRIPTION:**  
FLOOR PLAN -  
GROUND FLOOR  
5,237 S.F. -  
GROUND FLOOR

DRAWN: MIKE PORTER	SHEET NUMBER: <b>A2.1</b>
SCALE: 1/4" = 1'-0"	DATE: 04/12/2023
PROJECT NUMBER: A.114.21	OF SHEETS

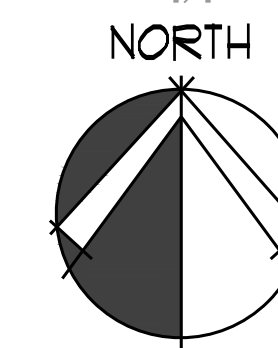
EXISTING MANUFACTURING AREA



**SECOND FLOOR PLAN**

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

SQUARE FOOTAGE BREAKDOWN	
(FOR NEW OFFICE SPACE ONLY)	
GROUND FLOOR:	5,158 SQFT.
SECOND FLOOR:	4,811 SQFT.
TOTAL NEW OFFICE AREA:	9,969 SQFT.
FORMER UNDER ROOF AREA ADDED TO SQUARE FOOTAGE OF NEW OFFICE AREA:	2,450 SQFT.



**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 AP  
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: <b>A2.2</b>
SCALE: 1/4" = 1'-0"	DATE: 04/12/2023
DATE:	OF SHEETS

PROJECT NUMBER: A.114.21





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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: Free Radical Date: 4/13/2023

Project Description: Provision of full-body infrared light immersion for the purpose of body detoxification and overall well-being.

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

Property Owner: Abbott Family Revocable Trust

Applicant(s) Name: Jamaica Gentry

Project Address/Location: 4040 S. Demaree Avenue, Suite A

Assessor Parcel Number: ~~121-550-037-008~~ 126-480-056

Parcel Size (Acreage or Square Feet): \_\_\_\_\_ Building or Suite Square Footage: 2,256

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

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

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

Date Received: 04/13/2023

SPR Agenda: 04/19/2023 Item No. \_\_\_\_\_

Zone: O-P SPR No. 23-063

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: Rehab Therapy Office

Proposed Building Use: Infrared Therapy Office

Proposed Hours of Operation: 10am - 5pm

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 2

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed 15

Predicted Peak Operating Hour: 2pm

Describe Any Truck Delivery Schedule & Operations: N/A

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

(Provide Separate Attachment if Necessary): N/A

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

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:
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  - 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>Jamaica Gentry</u>	Signature of Owner or Authorized Agent*	
Address: <u>3024 W Orchard Ave</u>	<u>Jamaica Gentry</u>	<u>04/13/23</u>
City, State, Zip <u>Visalia, CA 93277</u>	Owner	Date
Phone: <u>(559) 362-2017</u>		
Email: <u>jamaicag23@gmail.com</u>	Authorized Agent*	Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

\_\_\_\_\_

AGENT:

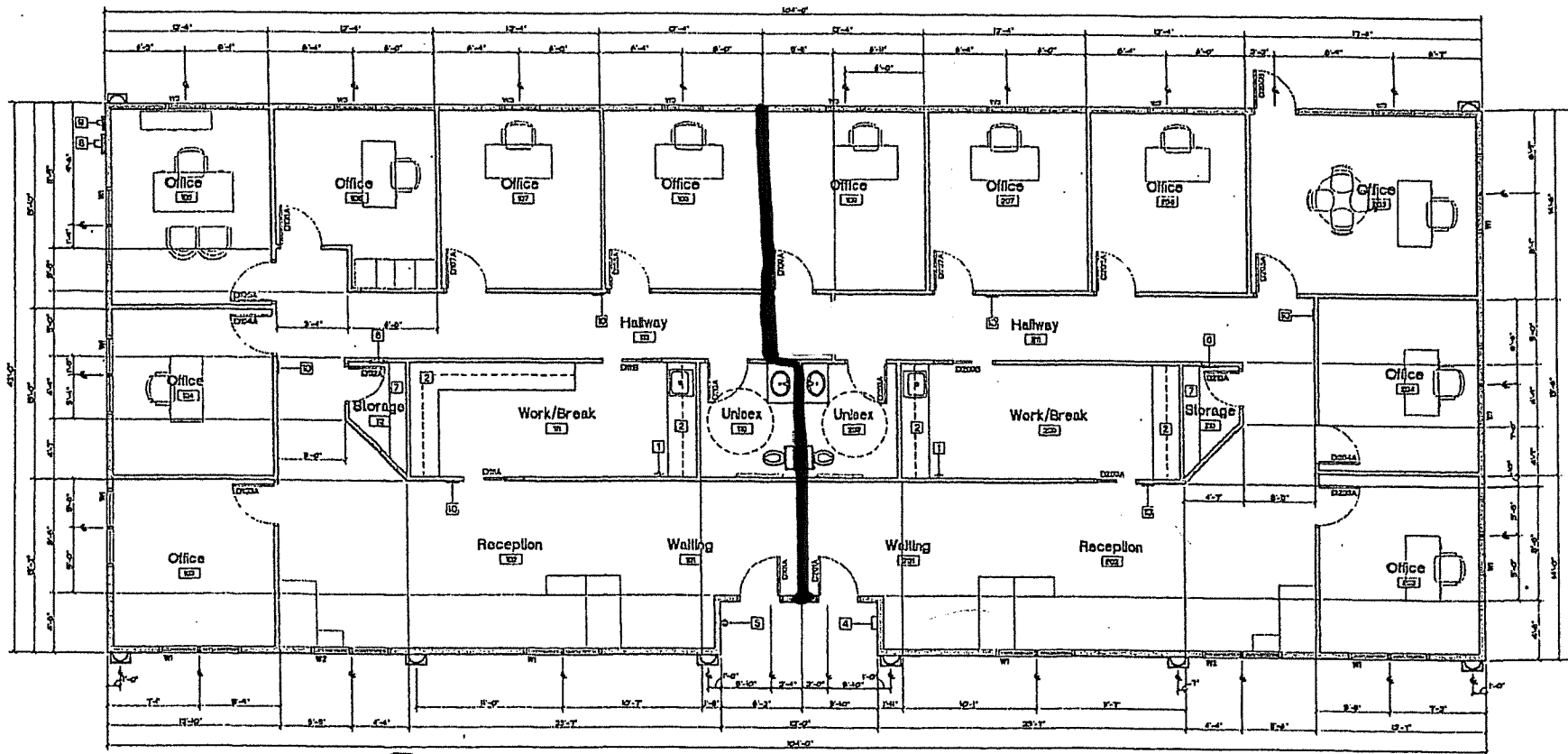
I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

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

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

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

This plan and the notes and dimensions are the property of The Vernal Group and no part shall be copied without written consent.



**Structural Notes:**  
Reference Cover Sheet A00  
Structural notes section  
Reference Structural Details on sheet B01

**Plumbing Notes:**  
Reference Cover Sheet A00  
Plumbing notes section

**Mechanical Notes:**  
Reference Cover Sheet A00  
Mechanical notes section

**Electrical Notes:**  
Reference Cover Sheet A00  
Electrical notes section

**Accessibility Notes:**  
Reference Cover Sheet A00  
Accessibility notes section  
Reference Accessibility Details on sheet A01

**General Notes:**  
Reference Cover Sheet A00

No.	Description
1	304/316 rated fire extinguisher mounted on wall top is not more than 5 feet from floor to ceiling
2	Counter with lower and upper cabinets per Detail B/A/R/X
3	Counter
4	Door bar for fire department rapid entry
5	Dedicated 20 amp branch outside main entrance
6	Electrical service panel
7	Closet with shelves
8	Electrical meter
9	Gas meter
10	Directional Exit sign at 80" above finish floor See Detail B/A/D/S

**Floor Plan Key Notes**  
Provide and maintain per local fire stringencies per NFPA 90B

Wall	Description
(Symbol)	2-1/2" Stone CMU c.c.
(Symbol)	2-0" Stone CMU c.c.

**Wall Legend**

Note:  
Exit door(s) other than main exit shall be operable from the inside without the use of a key or special knowledge per CBC SEC. 1008.2.3.4 or the UL have panic hardware, main entrance may have a sign posted stating, THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS.



Floor Plan

Abbot Office at Carmel Plaza

A2.1

THE VERNAL GROUP  
7415 N. Greenway, Fresno, CA 93720, Tel: (559) 733-9445, Fax: (559) 733-9904  
www.vernalgroup.com, E-Mail: info@vernalgroup.com

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: BOMBSHELL BEANS Date: \_\_\_\_\_

Project Description: PARK BOMBSHELL BEANS MOBILE COFFEE TRUCK

DAILY 7AM - 7PM

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

Property Owner: G4 Asset Management, LLC, Krista Galante

Applicant(s) Name: STEPHEN MOHR

Project Address/Location: 1441 E Mineral King, Visalia, CA 93292

Assessor Parcel Number: 100-030-021

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

Are There Any Proposed Building Modifications: Yes  No

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

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

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

Date Received: \_\_\_\_\_

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: PARKING LOT

Proposed Building Use: PARK BOMBSHELL BEANS MOBILE COFFEE TRUCK

Proposed Hours of Operation: 7AM - 7PM

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

Number of Employees Per Day: Existing 1 Proposed \_\_\_\_\_

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

Predicted Peak Operating Hour: 10 AM

Describe Any Truck Delivery Schedule & Operations: N/A

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

(Provide Separate Attachment if Necessary): 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>STEPHEN MOHR</u>	Signature of Owner or Authorized Agent* 	
Address: <u>15051 AVE 296</u>	Owner	<u>3/6/23</u> Date
City, State, Zip: <u>VISALIA CA 93292</u>	Authorized Agent* <u>STEPHEN MOHR</u>	<u>3/6/23</u> Date
Phone: <u>559 909 9752</u>		
Email: <u>STEPHEN.MOHR84@AOL.COM</u>		

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

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

OWNER:  
I, Krista Galante, GA Asset Management LLC, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
100 030 024

AGENT:  
I designate STEPHEN MOHR to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to PARK BOMBHELL BEANS MOBILE COFFEE TRUCK relative to the property mentioned herein. DAILY 7AM - 7PM

I declare under penalty of perjury the foregoing is true and correct.  
Executed this 6<sup>th</sup> day of March, 2023.

OWNER	AGENT
Signature of Owner	Signature of Agent
<u>2321 E Noble Ave</u>	<u>15051 AVE 296</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia CA 93292</u>	<u>VISALIA CA 93292</u>
<u>559.734.4313</u>	<u>559 909 9752</u>
Owner Phone Number	Agent Phone Number



TCUP NO. \_\_\_\_\_

APPLICATION FOR TEMPORARY CONDITIONAL USE PERMIT

1. Name of Applicant (s): STEPHEN MOHR Phone: 559 909 9752

2. Applicant is the  Agent of the property owner  Owner

Note: If the applicant is not the current owner (e.g., property is in escrow), an agency authorization from the current owner is required.

X 3. Name of all owners, partners, proprietors, principals, etc.: Fred + Krista Galante, Anthony + Dana Galante

X 4. Address of Property: 1441 E Mineral King

X 5. Assessors Parcel No.: 100 030 021

X 6. Location of Property: Mineral King Street, between Ben Maddox and Lover's Lane

7. Legal Description of Property: \_\_\_\_\_

8. Existing Zoning of Property: \_\_\_\_\_

9. REQUEST: The applicant requests a Conditional Use Permit to use the above described property for the following purposes:

PARK BOMBHELL BEANS MOBILE COFFEE TRUCK DAILY 7AM-7PM

10. Operational Statement: Attach a written narrative outlining the proposed operation including days and hours of operation, number of employees, and any other pertinent information regarding your use that will assist in evaluation of your request.

11. Plans and Drawings: Attach sketches or drawings to clearly show proposal.

12. STATEMENT:

I, STEPHEN MOHR declare under penalty of perjury that I have completed this application and all other documents to the best of my ability, and all statements and documents are true and correct to the best of my knowledge. I also declare under penalty of perjury that I am the legal owner, lessee or authorized agent of the property involved in this application.

3/6/23  
Dated

[Signature]  
Signed

15051 AVE 296  
Address

VISALIA CA 93292  
City and Zip Code

Pursuant to Zoning Ordinance Section 17.38.070, the City Planner, may refer this application to the Planning Commission for consideration, which will generate additional fees and time to process the application.

# AGENCY AUTHORIZATION

**OWNER:**

X I, Krista Galante, declare as follows:  
(Owners Name)

I am the owner of certain real property bearing assessor's parcel number (APN):

X 100.030.021

**AGENT:**

I designate STEPHEN MOHR, to act as my duly authorized  
(Agent's Name) (Please type or print)

agent for all purposes necessary to file an application for, and obtain a permit to

PARK BOMBSTER BEANS MOBILE COFFEE TRUCK DAILY 7AM-7PM  
(Action Sought)

relative to the property mentioned herein.

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

X Executed this 6<sup>th</sup> day of MARCH, 20 23

<p><u>[Signature]</u> OWNER (Signature of Owner)</p>	<p><u>[Signature]</u> AGENT (Signature of Agent)</p>
<p><u>2321 E Noble Ave</u> (Owner Mailing Address)</p>	<p><u>15051 AVE 296</u> (Agent Mailing Address)</p>
<p><u>Visalia, CA 93292</u></p>	<p><u>VISALIA CA 93292</u></p>
<p><u>559.734.4313</u> (Owner Telephone)</p>	<p><u>559 909 9752</u> (Agent Telephone)</p>

**APPROVED:**  
CITY OF VISALIA

By: \_\_\_\_\_  
(Signature)

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

\*NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach acknowledgment of signature(s) by Notary Public.

Temporary Conditional Use Permit for:

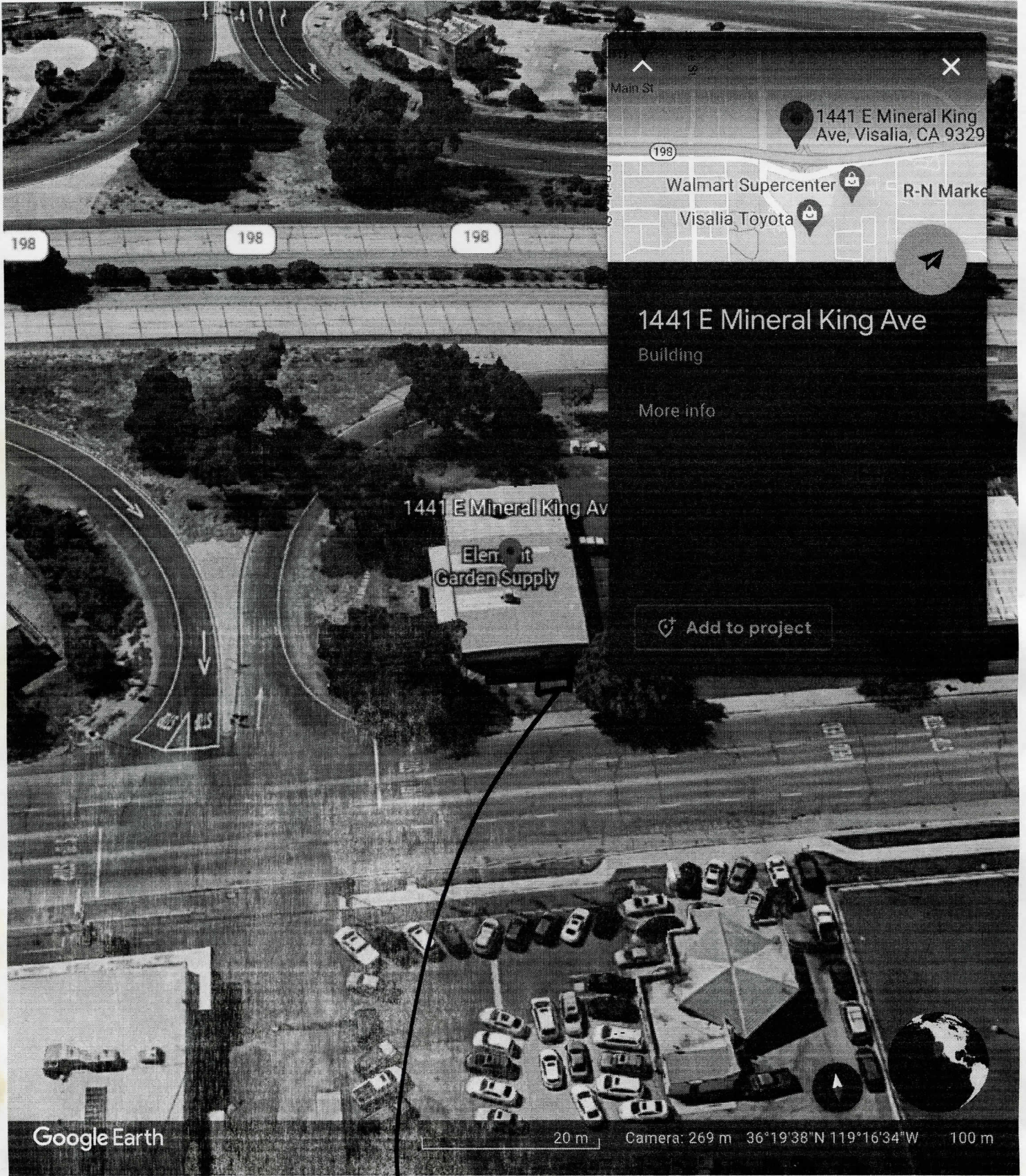
Operational Statement:

Days: Monday through Sunday (7 days a week)

Hours: 7am – 7pm

Bombshell Beans Mobile Coffee Truck on premise to provide coffee and tea with 1 barista operating the truck.





*BOMBSHELL COFFEE TRUCK*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

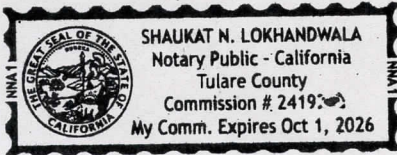
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Tulare )  
On 3/6/2023 before me, Shaukat N. Lokhandwala, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared KRISTA RAE GALANTE -  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Agency Authorization  
Document Date: 3/6/23 Number of Pages: 1  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): Secretary  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



**HHSA**  
Public Health

**Environmental Health Services**  
WWW.TULARECOUNTYEH.ORG • (559) 624-7400

**Verification of Restroom for Mobile Food Facility (MFF)**  
*Verificación de baños para instalaciones móviles de alimentos (MFF)*

FA #	
PR #	

A Mobile Food Facility (MFF) shall be operating within 200 feet travel distance of an approved and readily available toilet and hand-washing facility when parked in any location for longer than one hour. (Chapter 10, Sec. 114315). Please provide all information requested. **This form shall be completed and submitted for every location conducting business. NOTE: Porta-potties are not approved.**  
*Este formulario debe completarse y enviarse para cada ubicación que realice negocios. NOTA: Los baños portátiles no están aprobados.*

**MFF Information** *Información de Móvil*

MFF Name (DBA): BOMBSHELL BEANS  
*Nombre de MFF (DBA)*

Address or Cross Street of Operation: 1441 E MINERAL KING AVE, VISALIA 93292  
*Dirección o calles que cruzan de la operación*  
Street Address Dirección City Ciudad Zip Code Código postal

Hours of Operation: 7AM-7PM Days of Operation: MON-SUN  
*Horas de operación Días de Operación*

License Plate #: CUPADAY  
*Numero Placa*

**MFF Owner Information** *Información del Dueño del Móvil*

Owner Name: STEPHEN MOHR  
*Nombre del dueño*

Address of Owner: 15051 AVE 294 VISALIA 93292  
*Dirección del dueño*  
Street Address Dirección City Ciudad Zip Code Código postal

I have access to the restroom facilities at the following business during my business hours and I am parked less than 200 feet away from the restroom facilities. I will be responsible for maintaining the restroom as listed below. *Tengo acceso a los baños en el siguiente negocio durante mis horas de trabajo y estoy estacionado a menos de 200 pies de distancia de los baños. Seré responsable de mantener el baño como se indica a continuación.*

[Signature] 2/7/23  
*Signature of MFF Operator Firma del operador MFF Date Fecha*

**Restroom Information** *Información de Baño*

Business Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
*Nombre del Negocio Teléfono*

Owner Name: \_\_\_\_\_

Address: 1441 E MINERAL KING AVE VISALIA 93292  
*Dirección*  
Street Address Dirección City Ciudad Zip Code Código postal

**Restroom Requirements:** *Requisitos de baños*

<input checked="" type="checkbox"/> Toilet facilities in good repair <i>Baño el bueno estado/ higiénico</i>	<input checked="" type="checkbox"/> Handwashing sink with hot and cold water <i>Lavamanos con agua fría y caliente</i>
<input checked="" type="checkbox"/> Smooth cleanable surfaces <i>superficies lisas que se pueden limpiar</i>	<input checked="" type="checkbox"/> Paper towels in a dispenser <i>Toallas de papel en un dispensador</i>
<input checked="" type="checkbox"/> Toilet paper in a dispenser <i>papel higiénico en un dispensador</i>	<input checked="" type="checkbox"/> Liquid soap in a dispenser <i>Jabón líquido en un dispensador</i>
<input checked="" type="checkbox"/> Ventilation fan or openable window <i>ventilador o ventana abierta</i>	Hours that restroom is available: _____ <i>Horas que el baño está disponible</i>

I, the business owner/operator, can and will provide restroom facilities for the operators of the above-mentioned MFF at my business and I understand that the restroom facilities are subject to Environmental Health Department inspection. *Yo, el propietario/operador de la empresa, puedo y proporcionaré instalaciones sanitarias para los operadores del MFF mencionado anteriormente en mi empresa y entiendo que las instalaciones sanitarias están sujetas a la inspección del Departamento de Salud Ambiental.*

\_\_\_\_\_  
*Signature of Business Owner Firma del Propietario del negocio*

\_\_\_\_\_  
*Date Fecha*

**OFFICIAL USE**

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

**Environmental Health Services**  
5957 S. Mooney Blvd, Visalia, CA 93277  
559-624-7400  
tularecountyeh@tularecounty.ca.gov  
www.tularecountyeh.org

Temporary Conditional Use Permit for:

Operational Statement:

Days: Monday through Sunday (7 days a week)

Hours: 7am – 7pm

Bombshell Beans Mobile Coffee Truck on premise to provide coffee and tea with 1 barista operating the truck.

Interstate Lighting  
And Electric  
Lighting store

Element  
Garden Supply

10FT

10FT

COFFEE TRUCK

8FT

24FT

10FT

10FT

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 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: MARKET, COFFEE & PASTRY DRIVE-THRU Date: 04/05/2023

Project Description: RETAIL SPACE FOR A SPECIALTY MARKET & A DRIVE-THRU COFFEE & PASTRY FACILITY

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2021-155 Ref

Property Owner: SIEN Y. TAING

Applicant(s) Name: TAE ARCHITECTURE & PLANNING

Project Address/Location: 1526 N. DINUBA BLVD.

Assessor Parcel Number: 091-161-052, 047 & 009

Parcel Size (Acreage or Square Feet): 0.6 ACRES Building or Suite Square Footage: BUILDING "A": 1297 S.F. BUILDING "B": 3268 S.F.

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 1.2 MILLION

Describe All Proposed Building Modifications: PROPOSAL IS TO CONSTRUCT TWO NEW RETAIL BUILDINGS

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

Date Received: 04/06/2023

SPR Agenda: 04/19/2023 Item No. \_\_\_\_\_

Zone: C-N SPR No. 23-59

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: SITE IS VACANT, LAST USE WAS RESIDENTIAL

Proposed Building Use: RETAIL STORE & COFFEE & PASTRY

Proposed Hours of Operation: \_\_\_\_\_

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

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): NONE

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

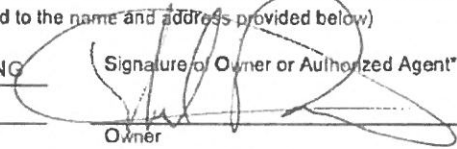
**SITE PLAN MINIMUM REQUIREMENTS**

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: TAE ARCHITECTURE & PLANNING      Signature of Owner or Authorized Agent\* 

Address: P.O. BOX 1177      Date 4-6-2023

City, State, Zip TULARE, CA 93275      Owner

Phone: 559.688.2071      Authorized Agent\*      Date

Email: MIKEP@TAEINC.COM

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

**OWNER:**

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

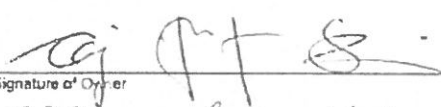

091-161-052, 091-161-047 & 091-161-009

**AGENT:**

TAE ARCHITECTURE & PLANNING, to act as my duly authorized agent for all purposes necessary to file **PROCESS SITE PLAN REVIEW** relative to the property mentioned herein.

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

Executed this \_\_\_\_\_ day of April, 2023.

<b>OWNER</b>	<b>AGENT</b>
	
Signature of Owner	Signature of Agent
<u>3531 W. Buena Vista Ave</u>	<u>P.O. Box 1177</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93291</u>	<u>TULARE, CA 93275</u>
Owner Phone Number	Agent Phone Number
	<u>559.688.2071</u>

## **First Step Market**

Hours:

8:00am - 9:00pm Mon - Sat

9:00am - 7:00pm Sun

First Step Market is a specialty produce market. We plan to sell staple foods and other cooking ingredients. Our focus will be on fresh produce, dairy products, grains, fresh meat/poultry, seasoning and to-go prepared food. No alcohol or tobacco.

The type of equipment used for this operation are produce stands/fridge, walk-in cooler with display swing doors, meat/poultry display case, grill top and cooktop combo, cook hood, mop sink, commercial sink, display rack and checkout registers.

We expect 75 customers a day. Peak hours from 4pm - 7pm. All customers will be walk-in with no delivery service.

Based on the customer count, we will have 2-3 employees throughout the day.

Vendor deliveries will be once a week.

The current use of the site was 2 residential homes and 1 1,500 sq ft candle store.

## **Ace Coffee & Pastry**

Hours:

5:00am - 5:00pm Mon - Fri

5:00am - 5:00pm Sat

6:00am - 4:00pm Sun

Ace will serve hot & cold coffee in different blends. Ace will also serve fresh baked croissants in different varieties—including muffins and danish.

Equipment needed are ovens, cook hood, coffee brewers, blenders, prep-counter, mop sink, commercial sink, glass display cases and checkout counter.

Expected customer count is 100 a day. Peak hours from 6:00am - 11:00am.

Based on the customer count, we will have 2-3 employees throughout the day.

Vendor deliveries will be once a week.

The current use of the site was 2 residential homes and 1 1,500 sq ft candle store.





# Technical Memorandum

September 21, 2022

<b>To</b>	Keith Reynolds, TAE	<b>File Name</b>	12590465-GHD-MEM-V002.DOCX
<b>Copy to</b>		<b>Email</b>	Gary.Mills@ghd.com
<b>From</b>	Gary Mills, Joe Ramirez	<b>Project No.</b>	12590465
<b>Project Name</b>	Traffic Action Plan – N. Visalia Donut Shop		
<b>Subject</b>	Queueing Analysis		

## 1. Introduction

GHD has been obtained by TAE Architecture and Planning, Inc., to provide professional transportation planning and traffic engineering services for a proposed retail project in northern Visalia in Tulare County, California. Specifically, the project proposes a 1,330 square foot donut shop with a drive-thru and a 3,484 square foot retail pad and is located at the northeast corner of Sweet Avenue and Dinuba Boulevard (State Route 63). Currently, this lot is vacant.

### 1.1 Purpose of this Memorandum

The purpose of this memorandum is to analyze queueing that will result from this project, specifically related to the drive-thru donut shop. Prior to this memorandum, GHD prepared a technical memorandum related to project trip generation, which was used to determine incoming trips into the drive-thru lane. In summary, the proposed project is estimated to generate approximately 58 incoming vehicles and 56 outgoing vehicles during the AM peak hour period between 7:00 a.m. and 9:00 a.m.



### 1.2 Queueing Methodology

According to the *ITE Manual of Transportation Engineering Studies*, the macroscopic approach to measuring queues is to count the arrival and departure volumes for facility aggregated to five-minute intervals. The count should start before any queues are present and it should not end until the queues have all cleared. The difference between the cumulative five-minute arrivals and the five-minute departures is the number of vehicles in queue. The arrival data must be counted just upstream of the end of the longest expected queue.

The *2000 Highway Capacity Manual* (HCM) defines a Queue as: "A line of vehicles, bicycles, or persons waiting to be served by the system in which the flow rate from the front of the queue determines the average speed within the queue. Slowly moving vehicles or people joining the rear of the queue are usually considered part of the queue. The internal queue dynamics can involve starts and stops. A faster-moving line of vehicles is often referred to as a moving queue or a platoon."

For purposes of this analysis, GHD used ITE trip generation numbers to estimate incoming and outgoing trips, as discussed above. To estimate the average queue length, GHD developed a spreadsheet

simulation model for a single server queueing system (commonly referred to as M/M/1 queueing system). The spreadsheet inputs take into consideration the arrival rate (number of vehicles per hour) and average service time. The actual simulation model includes time (minutes 1 through 59), arrivals that observe Poisson distribution, service time that follows an exponential distribution, and number in the queue (whether the customer exited, the number in the queue at the previous minute, and if there is an arrival at this time). The simulation calculates the server time considering the following scenarios: 1) if the server is busy, 2) time remaining with customer, and 3) if customer exits. Finally, the outputs include arrivals, server utilization rate and average number in the queue.

### 1.3 Similar Sites in Visalia

GHD identified four (4) donut [doughnut] shops in Visalia that had drive-thru service, including:

- Dunkin' Donuts
- Scotty's Donuts (Walnut Avenue)
- Doughboy Donuts
- Scotty's Donuts (Houston Avenue)

Figures 1-4 identify photographs of the drive-thru locations that were taken on Friday, August 8, 2022. The weather this day was clear and Visalia Unified School District (VUSD) was in session (2<sup>nd</sup> day of school). Friday was chosen to capture workers who grab a box of donuts for the office or worksite. 7:00 a.m. to 8:00 a.m. was selected to capture any trips prior to the traditional 8:00 a.m. start time and fall within the adjacent street AM Peak Period (7:00 a.m. to 9:00 a.m.).

Based upon field visits, no queueing impacts were observed. In fact, a small sample of vehicles in drive-thru indicate that wait times range between 45 and 90 seconds. This is a result of pre-made donuts and coffee that are ready to go. Cash versus debit/credit card transactions generally do not result in additional delay, according to industry publications.

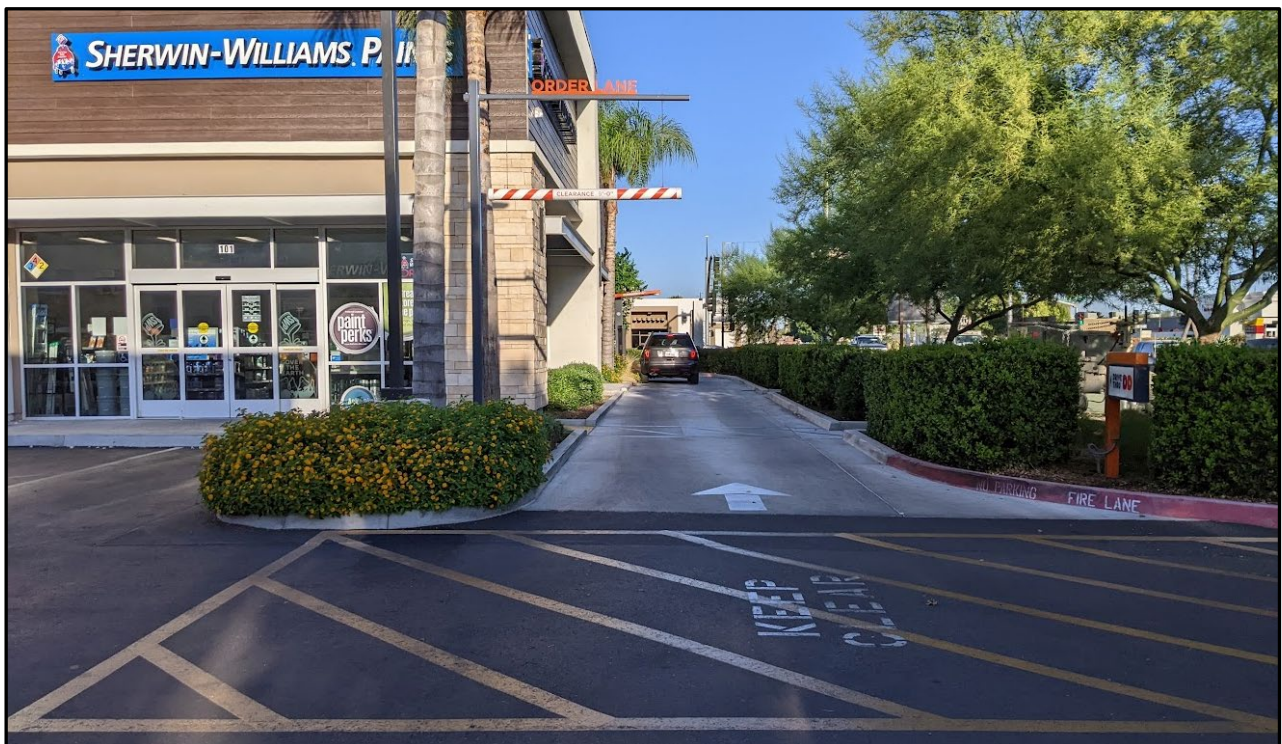


Figure 1 Dunkin' Donuts (Walnut/Mooney; Friday, August 8, 2022; 7:18 AM)



**Figure 2** *Scotty's Donuts (Walnut/Court; Friday, August 8, 2022; 7:23 AM)*



**Figure 3** *Doughboy Donuts (Houston/Park; Friday, August 8, 2022; 7:32 AM)*



Figure 4 Scotty's Donuts (Houston/Hall; Friday, August 8, 2022; 7:39 AM)

## 1.4 Queueing Analysis

Table 1 shows the queue length by service time. This was developed by using the spreadsheet simulation model as discussed in Section 1.2 (shown on following page). Note, the average vehicle length used was calculated in *SimTraffic*, which calculates the distance between vehicles to be 19.5 ft., whereas the average vehicle length is approximately 15 ft.

Table 1 - Queue Length by Service Time

Service Time	1 Minute	1.5 Minutes	2 Minutes	2.5 Minutes	3.0 Minutes	3.5 Minutes	4 Minutes	4.5 Minutes
Average Queue Length	8.52	14.03	16.79	19.84	22.77	24.26	25.93	27.03
Vehicle Queue (Feet)	166	274	327	387	444	473	506	527
Available Storage (Feet)	341	341	341	341	341	341	341	341

Based upon the site plan, there is approximately 341 ft of storage capacity. Using the *SimTraffic* average vehicle length of 19.5 ft, which is considered greater than the average car length of 15 ft., the storage capacity could accommodate 17 vehicles. As shown in Table 1, service times of 1 minute, 1.5 minutes and 2 minutes can accommodate the 341 ft of storage capacity per site plan. Waiting service time greater than 2.5 minutes would exceed storage capacity based upon assumptions used in this analysis.

## 1.5 Conclusions

Based upon the spreadsheet simulation model developed by GHD, if service wait times exceed 2.5 minutes, then the vehicle queue will exceed the available storage of 341 feet. This assumes that the ITE trip generation rate of approximately 1 vehicle per minute would enter the queue for the entire hour. Based upon field review of four (4) drive-thru local donut shops in Visalia, this demand [1 vehicle per minute] was not observed. Further, wait times for donut shops tend to be far less than typical drive-thru fast-food restaurants because the food is not made to order, i.e., donuts are already prepared, and your options are what is available. Short wait times at the local donut shops of less than 2 minutes were observed during the field review. As a result, **queueing impacts** at this donut shop will be **less than significant**.

# Spreadsheet Simulation Model

### Input Variables (Green)

Arrival Rate	50	per hour
Average Service Time	1	minutes
Service Rate	60	per hour

From Trip Gen.  
Ind. Avg. or Survey

### Simulation Results (Output)

Arrivals	50	per hour
Server Utilization	100.00%	
Average Number in the Queue	7.66	

Day	Time (Minutes)	Random #	Arrival	Number in Queue	Server			Iterations - 1 minute	Avg. Queue Length	Iterations - 3 minutes	Avg. Queue Length
					Busy	Time Left	Exit				
1	0:00	0.960909088	0	0	0	0	0	5.80		22.85	
1	0:01	0.292297339	1	0	1	3	0	6.10		21.85	
1	0:02	0.921110385	1	1	1	2	0	6.60		18.72	
1	0:03	0.102853132	1	2	1	1	1	8.74		17.98	
1	0:04	0.476046627	1	2	1	1	1	5.59		19.25	
1	0:05	0.9084218	1	2	1	1	1	12.56		22.11	
1	0:06	0.784203181	1	2	1	1	1	9.16		22.28	
1	0:07	0.175888866	1	2	1	1	1	4.92		23.66	
1	0:08	0.894411893	1	2	1	3	0	6.89		20.46	
1	0:09	0.462399487	1	3	1	2	0	9.13		19.00	
1	0:10	0.647562813	1	4	1	1	1	6.70		19.51	
1	0:11	0.938375722	1	4	1	1	1	85.19		227.67	
1	0:12	0.251877454	1	4	1	1	1	8.52		22.77	
1	0:13	0.825978026	1	4	1	1	1				
1	0:14	0.282382972	1	4	1	1	1				
1	0:15	0.678731587	1	4	1	1	1				
1	0:16	0.166500661	1	4	1	1	1				
1	0:17	0.764558305	1	4	1	1	1				
1	0:18	0.544010675	1	4	1	3	0				
1	0:19	0.666881259	1	5	1	2	0				
1	0:20	0.614818097	1	6	1	1	1				
1	0:21	0.536658442	1	6	1	1	1				
1	0:22	0.705664322	1	6	1	1	1				
1	0:23	0.426006518	1	6	1	1	1				
1	0:24	0.646380601	1	6	1	1	1				
1	0:25	0.954968605	1	6	1	1	1				
1	0:26	0.496219938	1	6	1	1	1				
1	0:27	0.488735674	1	6	1	1	1				
1	0:28	0.435201738	1	6	1	1	1				
1	0:29	0.66679431	1	6	1	1	1				
1	0:30	0.231514411	1	6	1	1	1				
1	0:31	0.896477858	1	6	1	2	0				
1	0:32	0.362618408	1	7	1	1	1				
1	0:33	0.786828809	1	7	1	1	1				
1	0:34	0.613006294	1	7	1	1	1				
1	0:35	0.360650976	1	7	1	2	0				
1	0:36	0.447005094	1	8	1	1	1				
1	0:37	0.44619488	1	8	1	1	1				
1	0:38	0.814476423	1	8	1	2	0				
1	0:39	0.21915491	1	9	1	1	1				
1	0:40	0.503172874	1	9	1	1	1				
1	0:41	0.330393081	1	9	1	1	1				
1	0:42	0.342962862	1	9	1	2	0				
1	0:43	0.220895431	1	10	1	1	1				
1	0:44	0.607280994	1	10	1	1	1				
1	0:45	0.214101728	1	10	1	7	0				
1	0:46	0.727085707	1	11	1	6	0				
1	0:47	0.36697239	1	12	1	5	0				
1	0:48	0.852828392	1	13	1	4	0				
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1	0:54	0.553208362	1	15	1	1	1				
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1	0:58	0.810216353	1	16	1	2	0				
1	0:59	0.920294346	1	17	1	1	1				
1	1:00	0.519804163	1	17	1	1	1				

This Technical Memorandum is provided as an interim output under our agreement with TAE, Inc. It is provided to foster discussion in relation to technical matters associated with the project and should not be relied upon in any way.

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: GAS STATION AT 100 W. MINERAL KING AVE. Date: 11/20/2020  
 Project Description: A NEW 3,380 SQ.FT. RETAIL BLDG. W/ 2 TENANT SPACES ( 2,180 SF MINI-MART, 1 QSR 1,200 SF) AND AN EXISTING 4 PUMP GAS STATION, COVERED AREA IS 1,568 SF  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2021-009 Ref \_\_\_\_\_  
 Property Owner: PARMINDER SINGH  
 Applicant(s) Name: PARMINDER SINGH  
 Project Address/Location: 100 W. MINERAL KING AVE.  
 Assessor Parcel Number: 094-~~310~~<sup>313</sup>010 - \_\_\_\_\_  
 Parcel Size (Acreage or Square Feet): 0.4 AC Building or Suite Square Footage: SEE PROJECT DESCRIP.

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

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

Date Received: 04/10/2023  
 SPR Agenda: 04/19/2023 Item No. \_\_\_\_\_  
 Zone: D-MU SPR No. 23-60  
 Historic District: Yes  No   
 Flood Zone:  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: small kiosk type building to operate gas pumps  
 Proposed Building Use: Retail bldg. food & beverages  
 Proposed Hours of Operation: 6am to 11pm  
 Days of Week In Operation (Circle):  Su  M  T  W  Th  F  Sa  
 Number of Employees Per Day: Existing 3 Proposed 15  
 Number of Customers Per Day (Estimated): Existing 100 Proposed 400  
 Predicted Peak Operating Hour: 8am to 8pm  
 Describe Any Truck Delivery Schedule & Operations: Grocery deliveries thru medium-duty trucks. Delivery times mostly in the am.  
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): No such accommodations are required  
 Describe Any Special Events Planned for the Facility: No special events planned

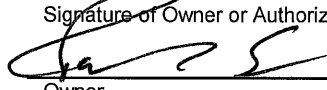
**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: Parminder Singh Signature of Owner or Authorized Agent\*  10/14/2022  
 Address: 100 W. Mineral King Ave. Owner Date  
 City, State, Zip Visalia, Ca. 93291 Authorized Agent\* Date  
 Phone: 550-392-5045  
 Email: visaliagasinc@gmail.com

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

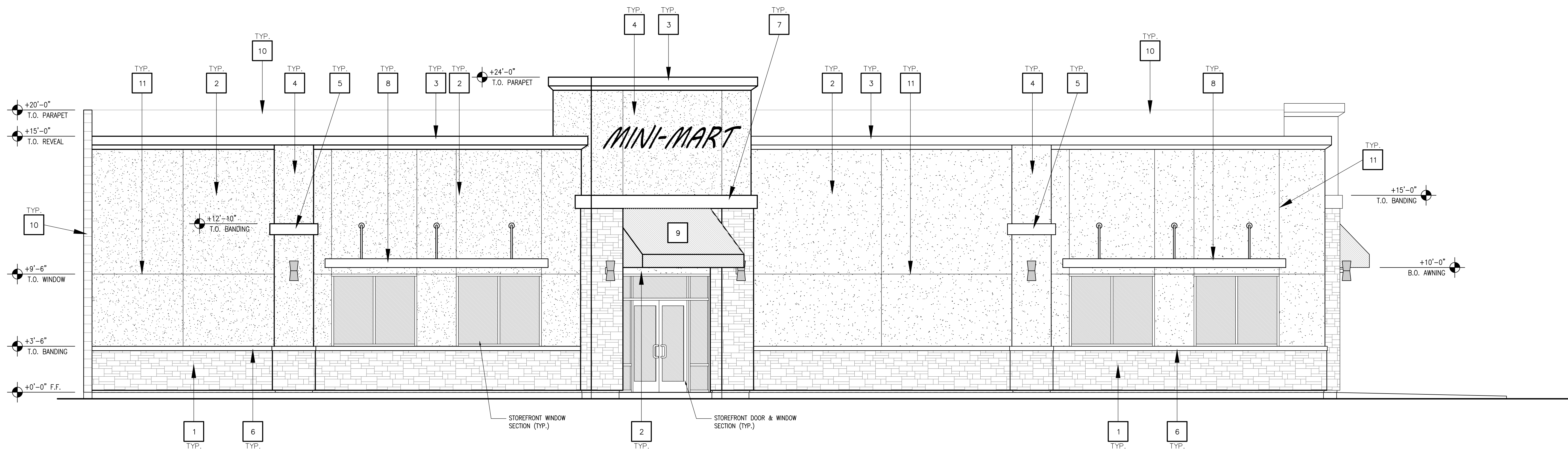
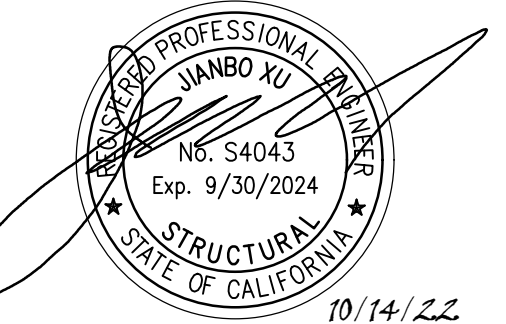
I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

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



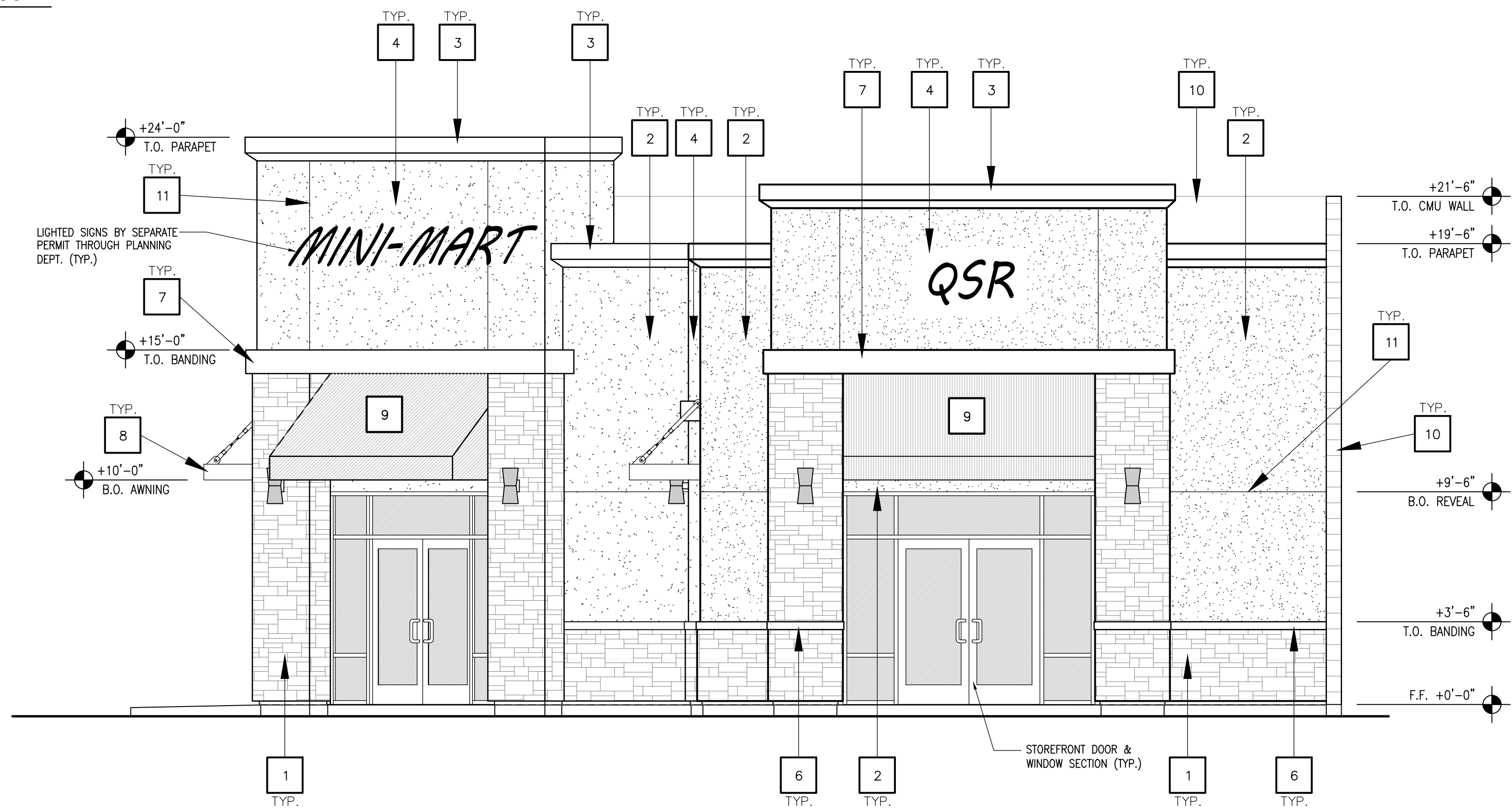


**MINERAL KING AVE. ELEVATION**

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

**KEY NOTES:**

- 1 COUNTRY CASTLE - SHASTA BY CORONADO STONE PRODUCTS
- 2 3-COAT STUCCO, COLOR KM4598
- 3 PARAPET BANDING WITH STUCCO FINISH (TYP.), COLOR KM4949
- 4 3-COAT STUCCO, COLOR KM4600
- 5 10x6 FOAM STUCCO FINISH MOLDING (TYP.), COLOR KM4949
- 6 3x6 FOAM STUCCO FINISH MOLDING (TYP.), COLOR KM4949
- 7 12x6 FOAM STUCCO FINISH MOLDING (TYP.), COLOR KM4949
- 8 8" TALL METAL CHANNEL WRAPPED AWNING, COLOR KM4949
- 9 CLOTH AWNING, COLOR SIMILAR TO KM4950
- 10 CMU WALL @ PROPERTY LINE, COLOR KM4598
- 11 STUCCO EXPANSION JOINT



**COURT ST. ELEVATION**

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



## Operational Statement

**Project Description:** A NEW 3,380 SQ.FT. RETAIL BLDG. 2180 SF FOR MINI-MART AND 1 QSR 1200SF.

**PROPOSED DESCRIPTION:** Existing gasoline station with 4MPD will have 2180 sq.ft. Convenience store. Business will be under the name of Mineral King Mart & Gas. Type of products sold inside store are Ice Cream, Dairy products. Non-Alcoholic Beverages. Fountain drinks. Toiletries and hygiene products, Packaged Snacks and Candy. Lottery Tickets. Tobacco Products. Over the counter medicines. Gas and Automotive supplies.

**Deliveries and Storage:** Business has 3 Underground storage tanks for unleaded gasoline. Two tanks are 12,000gallons and one is 10,000gallons. Unleaded gasoline is delivered by Red triangle fuel company once a week. Delivery hours vary but mostly it is after hours. Inside store products and inventory will be delivered by the companies like Pepsi, Coke, Frito lay, Coremark. Each company unloads products at designated un-loading area. There is no dock requirement. Product is moved on Hand trucks inside the building. No street traffic will be impacted during deliveries. All the products delivered goes on shelves and rest will be stored in designated storage inside building.

**Operation Hours:** Business hours for customers shopping inside the store are 5am to 11pm, for all seven days in a week. Gasoline pumps under canopy are available 24/7 for costumers use. Number of customers fueling and shopping inside the store will be approximately 300 to 400 per day.

**Employees:** Business plan is to hire 6-8 employees to manage daily operations. Currently business has 3 full time employees.

**Equipment:** Equipment used for daily business needs are HVAC, Walk in cooler compressors. And other merchandize freezer. None of this equipment generate noise above existing level in the area.

**Security:** Business will have high-definition security system which will be operating 24/7 monitoring surveillance system.

Applicant's Signature



**ZONE: DOWNTOWN MIXED USE  
GP: DOWNTOWN MIXED USE**

±125.45'

**ZONE: DOWNTOWN MIXED USE  
GP: DOWNTOWN MIXED USE**

**ZONE: QUASI-PUBLIC**

**GENERAL PLAN (GP): OFFICE**

**SUMMARY TABLE**

APN:	094-310-010
ZONING:	D-MU (MIXED USE DOWNTOWN ZONE)
PROJECT SITE AREA:	16,552 SQ.FT.
EXISTING BLDG. AREA:	EXISTING 500 SQ.FT. MINI-MART TO BE DEMOLISHED. EXISTING GAS PUMP ISLAND & CANOPY WILL REMAIN
PROPOSED BLDG. AREA:	MINI-MART 2,180 SQ.FT. (2,180/300 = 7 PARKING) QSR: 1,200/150 = 8 PARKING
EXISTING STRUCTURE: TOTAL AREA:	GAS STATION: 1,568 SQ.FT. (4 PUMPS) 5,568 SQ.FT.
SITE LANDSCAPING AREA:	965 SQ.FT. 965/16,552=5.8%
PROPOSED PARKING AREA:	2,040 SQ.FT.
PROPOSED LANDSCAPING AT PARKING AREA:	232 (232/1420=11%>6% OK)
NO. OF PARKING REQ'D	13
NO. OF PARKING PROVIDED:	11 (INCL. 1 EVCS & 1 VAN ACCESSIBLE)
REQUIRED BICYCLE PARKING	1.3x0.05=1
FLOOD ZONE	"X"

**KEY NOTE:**

- ① EXISTING CURB RETURN WITH RAMP.
- ② CONCRETE PAVEMENT PER SOILS REPORT, SEE CIVIL PLANS
- ③ LANDSCAPING AREA WITH CURBING
- ④ NEW DBL. BIKE RACK
- ⑤ TRASH ENCLOSURE w/SOLID SCREENING GATE PER CITY STANDARD
- ⑥ LOADING AREA
- ⑦ OUTDOOR SEATING AREA
- ⑧ EXISTING MONUMENT SIGN
- ⑨ MASONIC TEMPLE, TO BE PROTECTED DURING CONSTRUCTION
- ⑩ DRIVEWAY PER CALTRANS AND CITY STANDARDS
- ⑪ EXISTING GAS PUMP CANOPY TO REMAIN
- ⑫ EXISTING LANDSCAPING PLANTER TO BE REPAIRED AND PROTECTED
- ⑬ NEW FIRE HYDRANT, LOCATION TO BE APPROVED BY FIRE DEPARTMENT
- ⑭ EXISTING PARKING LOT LIGHT TO REMAIN
- ⑮ EXISTING STREET LIGHT TO REMAIN
- ⑯ NEW POLE LIGHT
- ⑰ WALL MOUNTED BUILDING LIGHT
- ⑱ VAN ACCESSIBLE PARKING STALL & ACCESS AISLE w/CURB RAMP
- ⑲ EV CHARGING STALL
- ⑳ AIR & WATER DISPENSER

**GENERAL NOTES:**

1. REPAIR AND/OR REPLACE ANY SIDEWALK ACROSS THE PUBLIC STREET FRONTS OF THE SUBJECT SITE THAT HAS BECOME UNEVEN, CRACKED OR DAMAGED AND MAY CONSTITUTE A TRIPPING HAZARD.
2. RELOCATE AFFECTED EXISTING UTILITY POLES AND/OR FACILITIES.
3. REPLACE ANY CURB AND GUTTER ACROSS THE PUBLIC STREET FRONTS OF THE SUBJECT SITE THAT HAS BECOME UNEVEN AND HAS CREATED AREAS WHERE WATER CAN STAND.
4. ACCESSIBLE ROUTE SHALL HAVE 2% MAX. CROSS SLOPE AND 5% MAX. RUNNING SLOPE. IT SHALL BE STABLE, FIRM AND SLIP-RESISTANT; FREE OF GAPS AND CRACKS THAT ARE GREATER THAN 1/2" WIDE AND 1/4" DEEP; NO LEVEL CHANGE SHALL BE GREATER THAN 1/2" LEVEL CHANGE GREATER THAN 1/4" VERTICAL AND 1/2" BEVELED SHOULD HAVE A SLOPE NO GREATER THAN 1:2, SEE DETAIL 8 ON SHT. ADA-1.
5. CONSTRUCTION JOINT SHOULD BE NO GREATER THAN 1/2" WIDE AND 1/4" DEEP.
6. ALL ACCESSIBLE ROUTE, INTERSECTIONS AND LANDINGS SHOULD HAVE 2% MAX. SLOPE IN ALL DIRECTIONS
7. 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.
8. A KNOX BOX KEY LOCK SYSTEM IS REQUIRED.

**LEGEND**

- — — — — PROPERTY LINE
- — — — — ROAD CENTER LINE
- - - - - ACCESSIBLE WALK, SEE GENERAL NOTES #1, 4, 5 & 6

**SITE PLAN**

SCALE: 1"=10'



These drawings are instruments of service and are the property of Golden Valley Engineering & Surveying, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the express written permission of Golden Valley Engineering & Surveying, Inc.  
Copyright © 2022 Golden Valley Engineering & Surveying, Inc.

PREPARED BY:

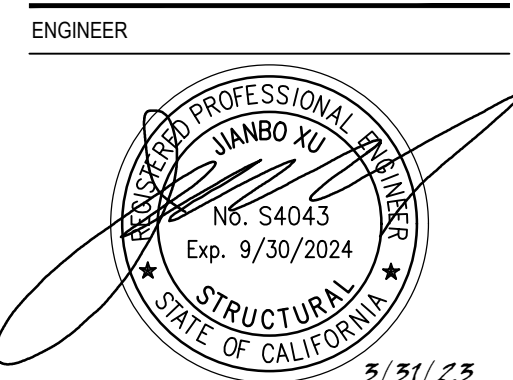
**GOLDEN VALLEY  
ENGINEERING & SURVEYING**  
405 West 19th Street 95340  
P.O. Box 349  
Merced, CA 95341  
Ph: (209) 722-3200  
Fax: (209) 722-3254

No.	Date	Description
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It is the client's responsibility prior to or during construction to notify the designer in writing of any proposed errors or omissions in the plans and specifications of which the contractor is made aware. The contractor shall be responsible for any errors or omissions that are not noted on the drawings prior to the start of construction. The contractor shall be responsible for any errors or omissions that are not noted on the drawings prior to the start of construction. The contractor shall be responsible for any errors or omissions that are not noted on the drawings prior to the start of construction.

SITE PLAN REVIEW  
**GAS STATION**  
100 W MINERAL KING AVENUE  
A.P.N. 094-313-010

CITY OF VISALIA  
ENGINEER



SHEET CONTENTS:

PREPARED FOR:  
**PARMINDER SINGH**  
100 W Mineral King Ave.  
Visalia, CA 93291  
Phone: (559) 392-5045

PROJECT DATA:  
Date: OCTOBER 2022  
Checked By: JIM XU  
Drawn By: PAUL L  
Job No.: 20-160  
SHEET NUMBER:

**C1.0**

W:\020-160\Visalia gas station\DWG\20-160 Site Plan 3-31-23.dwg, 4/13/2023 2:16:14 PM, DWG To PDF.pcs

P.L. 10/20/2022 10:45 AM, 10/20/2022 10:45 AM, 10/20/2022 10:45 AM

# 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: Ref: 22-124 R&P

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: 04/11/2023

SPR Agenda: 04/19/2023 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 23-061

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>	Owner: <u>Jimmy Thongseng</u>	Date: <u>7/18/2022 10:42:02 AM PDT</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>	Date: <u>7/18/2022 4:30:42 PM PDT</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, 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.

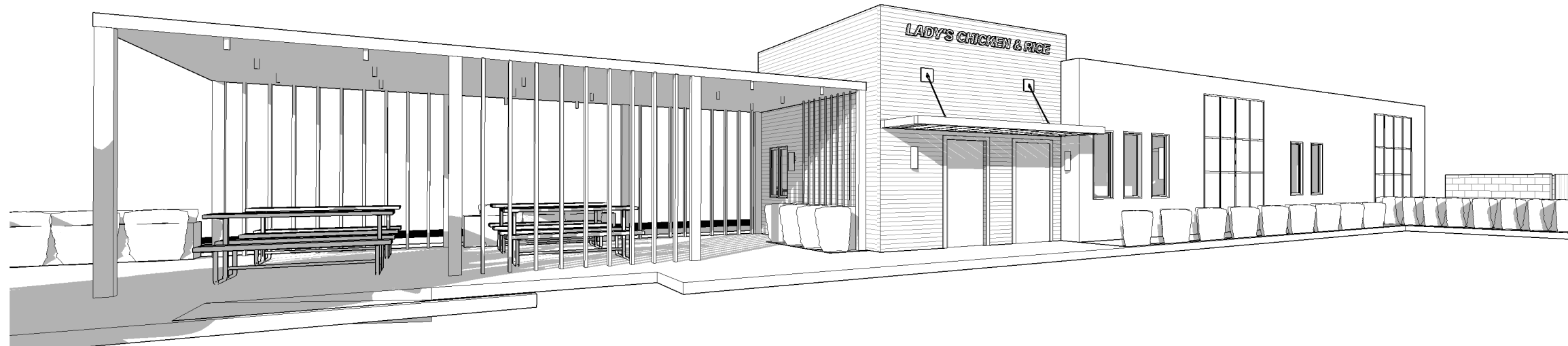
I declare under penalty of perjury the foregoing is true and correct.

Executed this 18 day of July, 2022.

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

# LADY'S CHICKEN AND RICE

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



## 31 EYE LEVEL PERSPECTIVE

- 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 ASSEMBLIES (ON A HORIZONTAL PROJECTION), OR 10 POUNDS PER SQUARE FOOT (480PA) FOR FLOOR ASSEMBLIES, EXCEPT AS FURTHER LIMITED BY SECTION R301.2.2.2. 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 6-INCH-THICK CONCRETE WALLS

### SEE EXCEPTIONS.

- D MATERIAL LIVE LOADS R301.5

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS	USE	L.L.
UNINHABITABLE ATTICS WITHOUT STORAGE	10	
ROOFS OTHER THAN SLEEPING ROOMS	40	
SLEEPING ROOMS	30	
GUARDS AND HANDRAILS	200	

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

## 32 MATERIAL LOADS

THIS PROJECT MUST COMPLY WITH THE LATEST APPLICABLE CODE WHICH HAVE BEEN ADOPTED BY THE GOVERNING AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 2022 CALIFORNIA BUILDING CODE, VOLS 1 & 2
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA REFERENCE STANDARDS CODE
- 2022 CALIFORNIA RESIDENTIAL CODE

THESE CODES SHALL BE CONSIDERED AN INTEGRAL PART OF THESE DRAWINGS AS IF THEY WERE PRINTED HERE ON THIS SHEET IN THEIR ENTIRETY.

## 33 APPLICABLE CODES

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, POLYISOCYANURATE 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"

## 35 PROJECT CONSULTANTS

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## 22 WATER SUPPLY AND DISTRIBUTION

ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER IF NUMBERS ARE ON THE EXTERIOR. NUMBER AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

FIRE SPRINKLER: PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE, INCLUDING THE GARAGE, INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF NFPA 13D AND THE REQUIREMENTS OF THE VENTURA FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF THE BUILDING PERMIT.

SMOKE ALARM/ DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

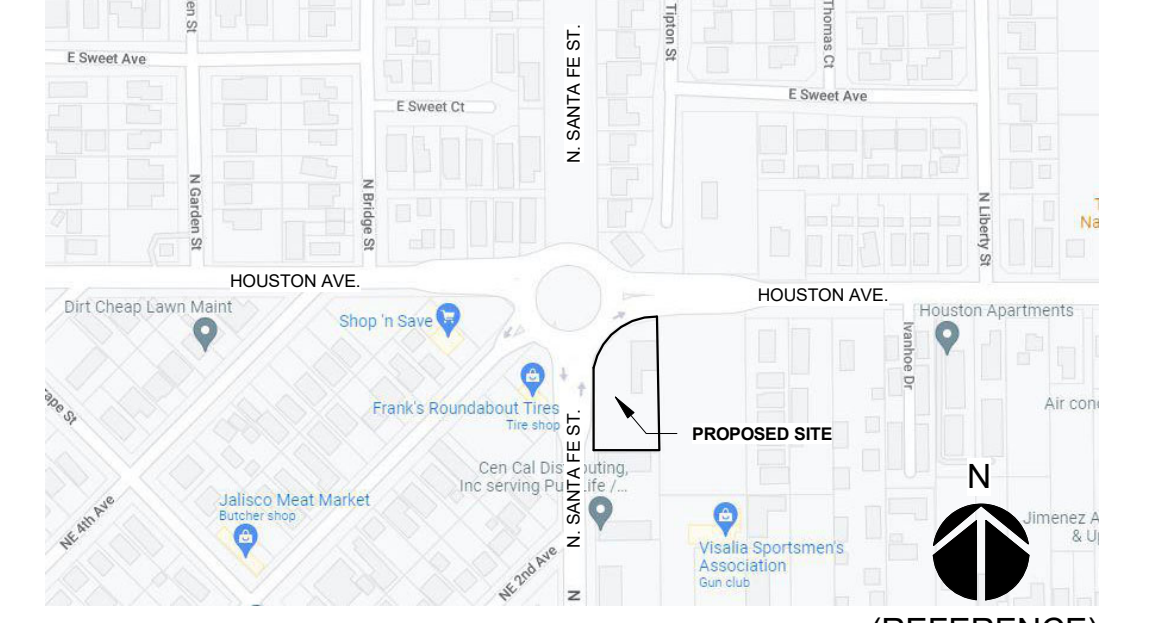
CARBON MONOXIDE ALARM/ DETECTORS: SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/ DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

## 23 FIRE DEPARTMENT NOTES

OVERALL PROJECT: THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 1,597 SF RESTAURANT WITH A DRIVE-THRU AND OUTDOOR EATING AREAS. THE BUILDING IS A TYPE V-B CONSTRUCTION WOOD FRAMED BUILDING.

SITE WORK WILL INVOLVE MODIFICATIONS OF EXISTING DRIVEWAY ENTRIES TO THE SITE, ADDITION OF 14 ON-SITE PARKING SPACES, LOADING ZONES, AND A DRIVE-THRU LANE. THE BUILDING WILL BE CONSTRUCTED ABOVE THE FLOODPLAIN PER CIVIL DOCUMENTS, WITH ACCESSIBLE RAMPS AND LANDINGS AT MAIN ACCESS POINTS PER PLAN. A NEW TRASH ENCLOSURE AND STRIPING AS REQUIRED WILL BE CONSTRUCTED.

## 24 PROJECT DESCRIPTION



## 25 VICINITY MAP

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### PARCEL INFORMATION

ADDRESS:	519 E. HOUSTON AVE. VISALIA, CA 93292 094-130-049	LOT COVERAGE:	5.42%
APN:	C-MU (COMMERCIAL MIXED-USE)	LANDSCAPE COVERAGE:	18.17%
ZONING:	A-2 (29,445 SF (0.68 ACRES))	PARKING COVERAGE:	8.92%
OCCUPANCY:	FRONT: 15'-0"	BUILDING HEIGHT:	15' - 0" MAX.
PARCEL AREA:	REAR, SIDE: 0'-0"	PARKING STALL COUNT:	14
SETBACKS:		FIRE SPRINKLER:	NONE
		FIRE SEVERITY ZONE:	NONE
CONSTRUCTION TYPE:	V-B	FEMA LOOD ZONE:	AE
STORIES:	1	UTILITY PROVIDERS:	SCE - ELECTRIC SOCALGAS - GAS VISALIA WATER AND SEWER WM - WASTE MANAGEMENT - TRASH
BUILDING SF:	1,597 SF		

## 15 PROJECT INFORMATION

### SHEET INDEX

Sheet Number	Sheet Name	Current Rev	Current Rev Date
G0.0	COVER SHEET		
A1.0	SITE PLAN	2	03/15/2023
A1.1	CITY OF VISALIA DETAILS AND STANDARDS		
A2.1	FLOOR PLAN		
A3.1	BUILDING ELEVATIONS		
Total: 5			

A/C	AIR CONDITIONER	INT	INTERIOR
AFCI	ARC FAULT INTERRUPTER	JB	JUNCTION BOX
A/A	ATTIC ACCESS	LED	LIGHT EMITTING DIODE
A.H.	ARCHED HEAD	LIT	LIGHT
B	BASE	LS	LEFT SLIDER
BTU	BRITISH THERMAL UNIT	NFVA	NET FREE VENT AREA
B.O.	BOX ONLY NO WIRING		
B/W	BOX AND WIRING		
C-CLG	CEILING OR CEILINGS	MD	MAN DOOR
CNC	CONCRETE	MES	MAIN ELECTRICAL SERVICE
CNC LND	CONCRETE LANDING	MGS	MAIN GAS SERVICE
CLO	CLOSET	MWS	MAIN WATER SERVICE
CLOS	CLOSET PACK, SHELF & ROD	M.O.	MICROWAVE OVEN
COMP	COMPOSITION SHINGLES	OH	OVER HEAD
CM	CARBON MONOXIDE ALARM	O.H.	OVERHANG
CU	CONDENSING UNIT	O/C/LG	OPEN CEILING
CT	COOKTOP	O.P.	ORANGE PEEL
CFH	CUBIC FEET PER HOUR	O.S.	OCCUPANCY SENSOR
COL	COLUMN	PHEV	PLUG-IN HYBRID ELECTRIC VEHICLE
CB	COLUMN BASE		
CC	COLUMN CAP		
C/D	CLOTHES DRYER	RS	RIGHT SLIDER
D	DIMMER SWITCH	RC5F	RECESSED SHOWER FLOOR
D.F.	DOUGLAS FIR	R.C.	RIDGE CAP
DISC	DISCONNECT	SL	SLIDER
D/W	DISHWASHER	SLD	SLIDING DOOR
DOR, DOP	DOOR	SH	SINGLE HUNG
DORT	DOOR OPENING, DOOR TRIM	SD	SMOKE ALARM
E.A.	EACH	S&P	SHELF AND POLE
E.W.	EACH WAY	STUD4	INTERIOR 2X4 WALL
EVC	ELECTRIC VEHICLE CAPABLE	STU	STUCCO
EAO	EAVE OUTLET	STU4	EXTERIOR 2X4 WALL
EAV	EAVE VENT	STU6	EXTERIOR 2X6 WALL
EQ	EQUAL	SDG	SMOKE DETECTOR
EV	ELECTRIC VEHICLE	SV	SOFFIT VENT
F.F.	FINISH FLOOR ELEVATION	TEMP	TEMPERED GLASS
F.O.W.	FACE OF WALL	T	TILE
F.O.S.	FACE OF STUD	TM	TRIM
FAU	FORCED AIR UNIT	TR	TAMPER RESISTANT
F.P.	FIBER GLASS	TN	TOP NAIL, TOE NAIL
FL	FLUORESCENT	UG	UNDER GROUND
FN	FAN	V	VAULTED
FNL	FAN WITH LIGHT	V.S.	VACUANCY SENSOR
FX	FIXED GLASS	VTR, VTO	VENTS TO ROOF, VENTS TO OUT
FO	FLOOR OUTLET	W	WALL OR WALLS
FC	FIBER CEMENT	W.C.	WALLS AND CEILINGS
FTG	FOOTING	WH	WATER HEATER
FRND	FRENCH DOOR	C/W	WASHER
F.Q.	FLAT HEAD	WO	WALL OVEN
		WP	WATER PROOF COVER
GR 0-0	GAS RANGE AND WIDTH	X	EXTERIOR
GDO	GARAGE DOOR OPENER	+18"	DISTANCE ABOVE FLOOR
GFCI	GROUND FAULT INTERRUPTER		
GV	GABLE VENT		
GD	GARAGE DISPOSER		
H.H.	HEADER HEIGHT		
H	HOOD		
H.F.	HEM FIR		
HT	HAND TEXTURE		
HB	HOSE BIB		
HVAC	HEATING VENTILATION AIR CONDITIONER		

## 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 UNOBSTRUCTED 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.

## 55 GENERAL REQUIREMENTS

## 45 GENERAL REQUIREMENTS (CONT.)

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:  
I - 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 DISLODGEEMENT 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, POLYISOCYANURATE 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

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
2	03/15/2023	SITE PLAN REV. #2

SHEET TITLE  
SITE PLAN

DATE: 03/29/2023

TECHNICIAN: ER

PROJECT MANAGER: AC

JOB NUMBER: 627  
SHEET NUMBER

A1.0

FOR APN/PARCEL ID(S): 094-130-049-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE NORTH 268 FEET OF LOT 8 OF PRATT VILLA TRACT, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 18 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LAND TO CITY OF VISALIA PER GRANT DEED RECORDED JUNE 08, 2001, INSTRUMENT NO. 2001-0042785, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 8 OF PRATT VILLA TRACT IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 00° 26' 18" EAST 268.00 FEET ALONG THE WEST LINE OF SAID LOT 8; THENCE SOUTH 90° 00' 00" EAST 3.00 FEET ALONG THE SOUTH LINE OF THE NORTH 268.00 FEET OF SAID LOT 8; THENCE NORTH 00° 26' 19" WEST 133.09 FEET ALONG A LINE PARALLEL WITH AND 3.00 FEET EAST OF THE WEST LINE OF SAID LOT 8 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 118.0 FEET; THENCE NORTHEASTERLY 186.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 26' 19"; THENCE SOUTH 00° 00' 00" EAST 10.03 FEET ALONG A TANGENT LINE TO SAID CURVE; SAID TANGENT LINE ALSO BEING THE SOUTH LINE OF THE NORTH 16.00 FEET OF SAID LOT 8, TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE NORTH 00° 26' 13" WEST 16.00 FEET ALONG SAID EAST LINE OF SAID LOT 8; THENCE NORTH 90° 00' 00" WEST 131.94 FEET ALONG THE NORTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

## 21 LEGAL SITE DESCRIPTION

LOCAL STORM WATER ORDINANCE  
SECTION 4.108.1 - 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  
SECTION 4.108.2 - 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  
SECTION 4.108.3 - 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.

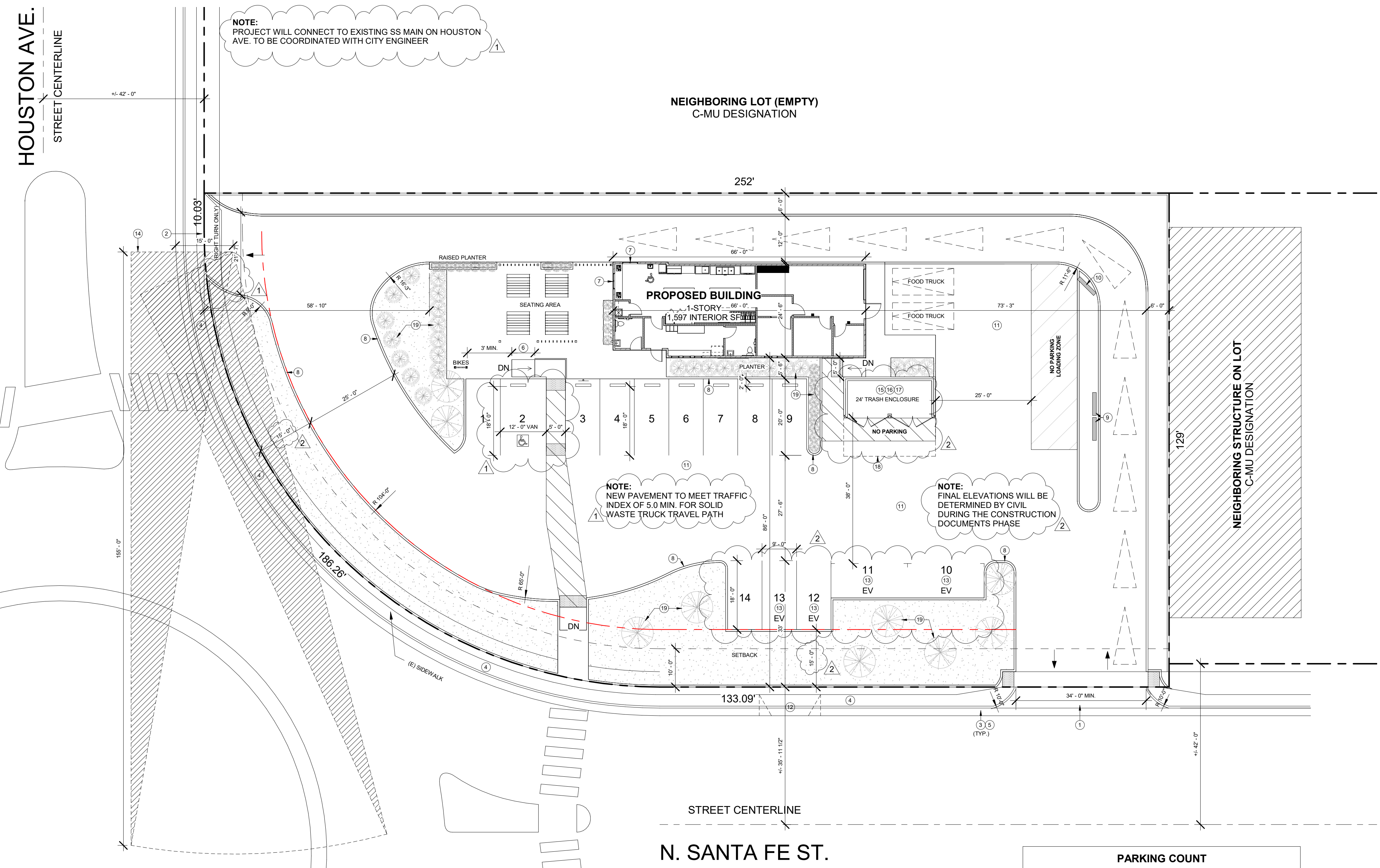
## 12 SITE GRADING/FOUND. ELEV.

- FUGITIVE DUST WILL BE CONTROLLED IN ACCORDANCE WITH THE APPLICABLE RULES 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.
- ALL REQUIRED WATER/FIRE BACKFLOW APPARATUS SHALL BE INSTALLED ON PRIVATE PROPERTY; NOT WITHIN PUBLIC RIGHT-OF-WAY.
- 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
- CONSTRUCT PARKING PER CITY STANDARDS PK-1 THROUGH PK-4 AT TIME OF DEVELOPMENT.
- CONSTRUCT DRIVE APPROACH PER CITY STANDARDS AT TIME OF DEVELOPMENT
- 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.
- NEW STREET STRIPING TO BE INSTALLED AS REQUIRED BY THE CITY ENGINEER. CONTRACTOR TO COORDINATE.

## 13 GENERAL NOTES - SITE PLAN

- THIS SHEET ONLY
- MODIFY (E) DRIVE APPROACH TO COMPLY WITH CITY OF VISALIA COMMERCIAL STDS C-24
  - (E) DRIVE APPROACH COMPLIES WITH CITY OF VISALIA COMMERCIAL STDS C-24 FOR ONE-WAY DRIVES. REVISE GEOMETRY TO FORCE RIGHT-OUT TURNS ONLY.
  - REPLACE CURB AND GUTTER IN-KIND W/ DEMO WORK. INSTALL ONSITE AS NECESSARY. TYP.
  - 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.
  - 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.
  - FINAL FINISH GRADE WILL BE DETERMINED DURING CONSTRUCTION DRAWINGS SUBMITTAL/CIVIL DRAWINGS - RAMP LENGTH WILL BE UPDATED
  - PICK-UP WINDOW
  - LANDSCAPE CURBING AT PLANTERS PER PLAN. TYP.
  - MENU BOARDS
  - ORDER STATION
  - 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
  - DEMOLISH EXISTING DRIVE APPROACH. PATCH AND REPAIR SIDEWALK TO MATCH SURROUNDING CONDITIONS AND CITY STANDARDS. APPROXIMATE LOCATION SHOWN, FIELD-VERIFY.
  - SPACE TO BE EV-CAPABLE. PROVIDE IN ACCORDANCE TO 5.106.5.3.1.
  - 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).
  - NOTE: CUSTOMER RESPONSIBLE FOR ALL CARDBOARD AND OTHER BULKY RECYCLABLES TO BE BROKEN DOWN BEFORE DISPOSING OF IN RECYCLE CONTAINERS
  - ALL REFUSE ENCLOSURES MUST BE R-3 OR R-4
  - BIN ENCLOSURES ARE FOR CITY REFUSE CONTAINERS ONLY. GREASE DRUMS OR ANY OTHER ITEMS ARE NOT ALLOWED TO BE STORED INSIDE BIN ENCLOSURES.
  - 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.
  - GENERAL LANDSCAPING LAYOUT. TO BE LOW-MAINTENANCE TREE/SHRUB

## 14 SITE PLAN KEYNOTES



## 54 SITE PLAN

1/16" = 1'-0"

PARKING COUNT	
REQUIRED PARKING SPACES:	
1,597 SF / 150 SF =	11 SPACES REQ'D.
	14 PROVIDED
REQUIRED ACCESSIBLE SPACES:	
1-25 SPACES = 1 ACCESSIBLE	1 SPACE PROVIDED
REQUIRED EV CHARGING CGBSC 5.106.5.3.1	
10-25 SPACES = 4 EVCS	4 SPACES PROVIDED

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



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	29.0	
	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	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	
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

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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



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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:** 03/29/2023

**TECHNICIAN:** ER

**PROJECT MANAGER:** AC

**JOB NUMBER:** 627  
 SHEET NUMBER

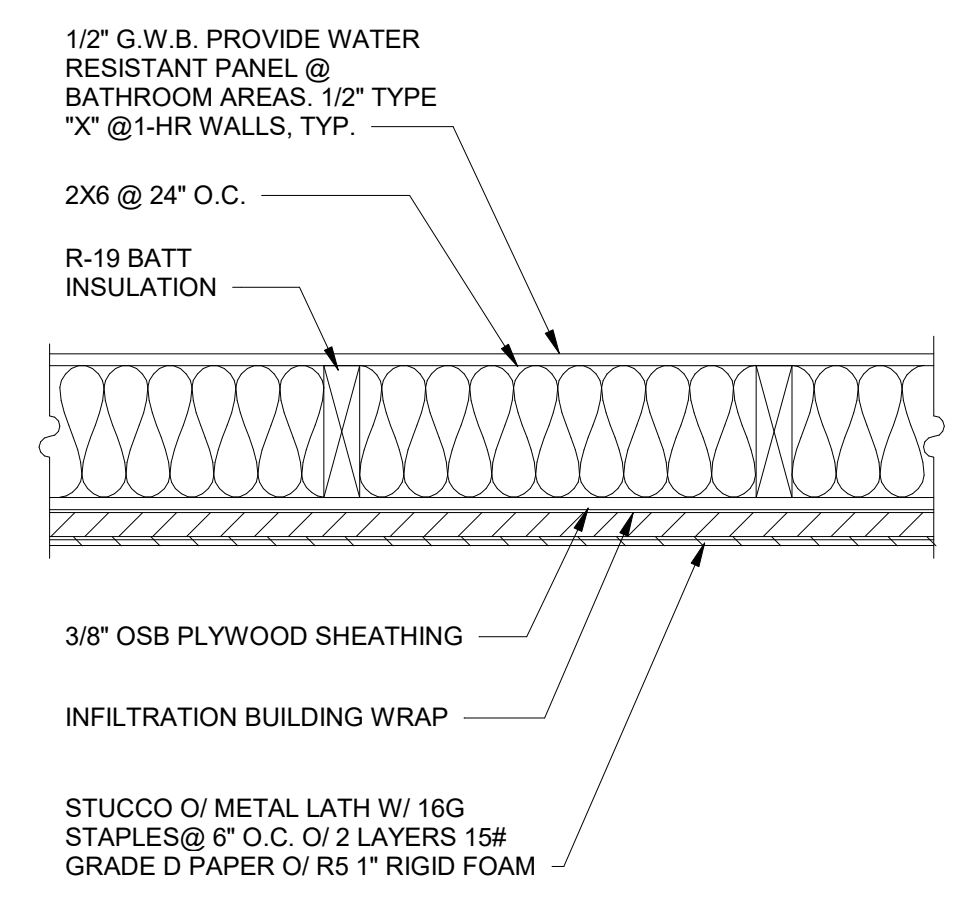
**A2.1**

**BUILDING AREA AND WALL / FIXTURE LEGEND:**

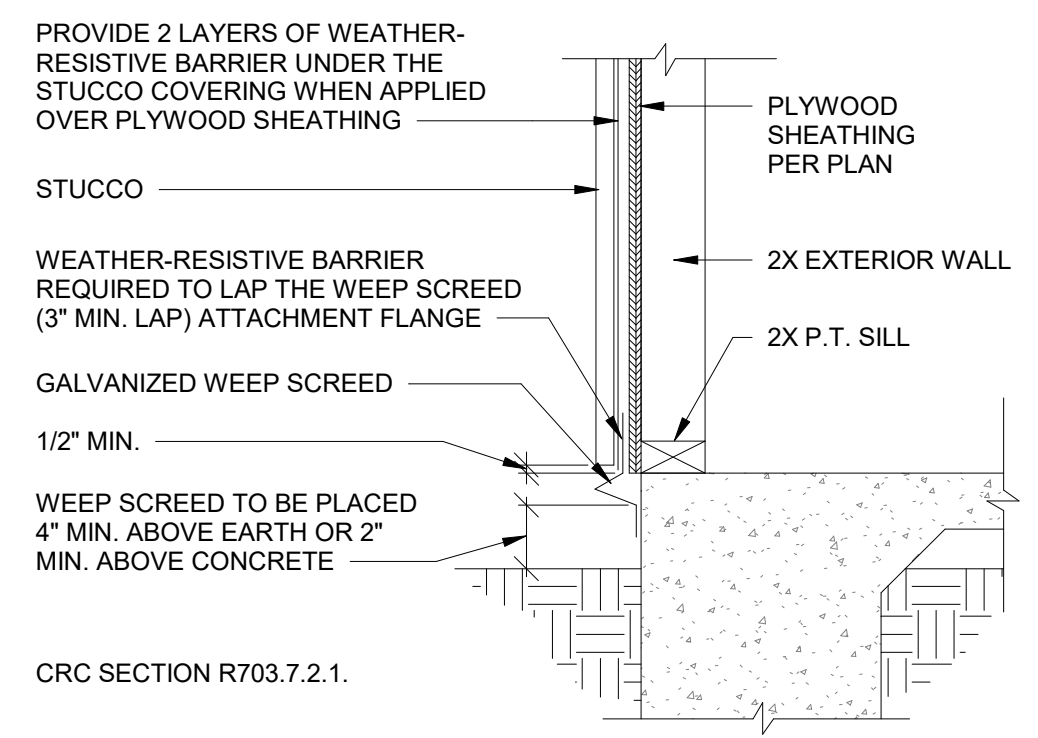
GENERAL KITCHEN/PREP AREA (INCLUDES RR/BREAK RM)	902 S.F.
STORAGE AREA	695 S.F.
<b>TOTAL BUILDING AREA:</b>	<b>1,597 S.F.</b>

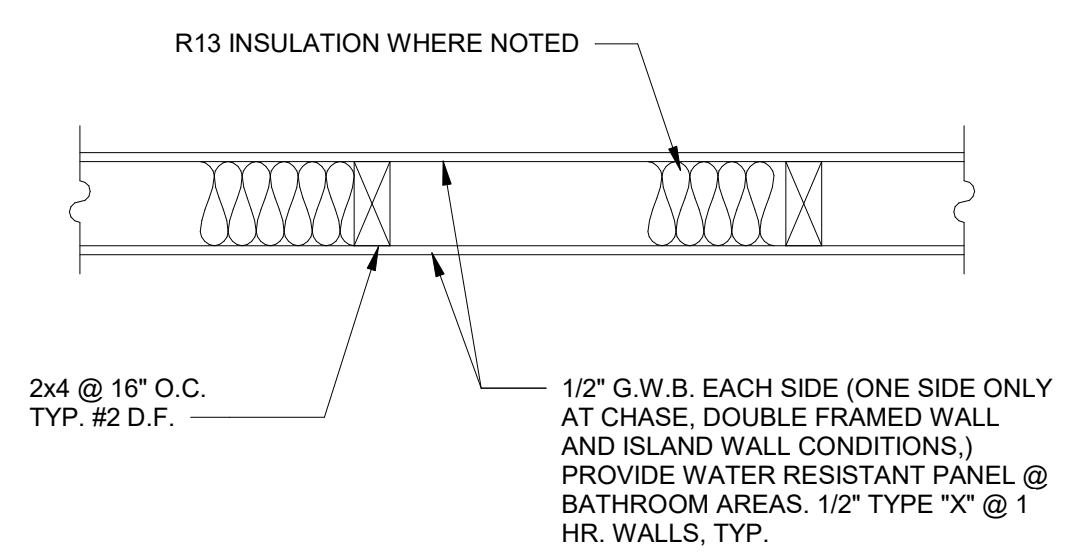
	2x4 D.F. #2 CONTINUOUS STUD WALL @ 16" O.C. (PROVIDE 2x FIRE BLOCKING AT WALLS OVER 10'-0")
	2x6 D.F. #2 CONTINUOUS STUD WALL @ 16 O.C. (PROVIDE 2x FIRE BLOCKING AT WALLS OVER 10'-0")
	2x8 OR 2x12 D.F. #3 STUD WALL - RE: FLOOR PLAN FOR WALL WIDTH
	2X HALF WALL



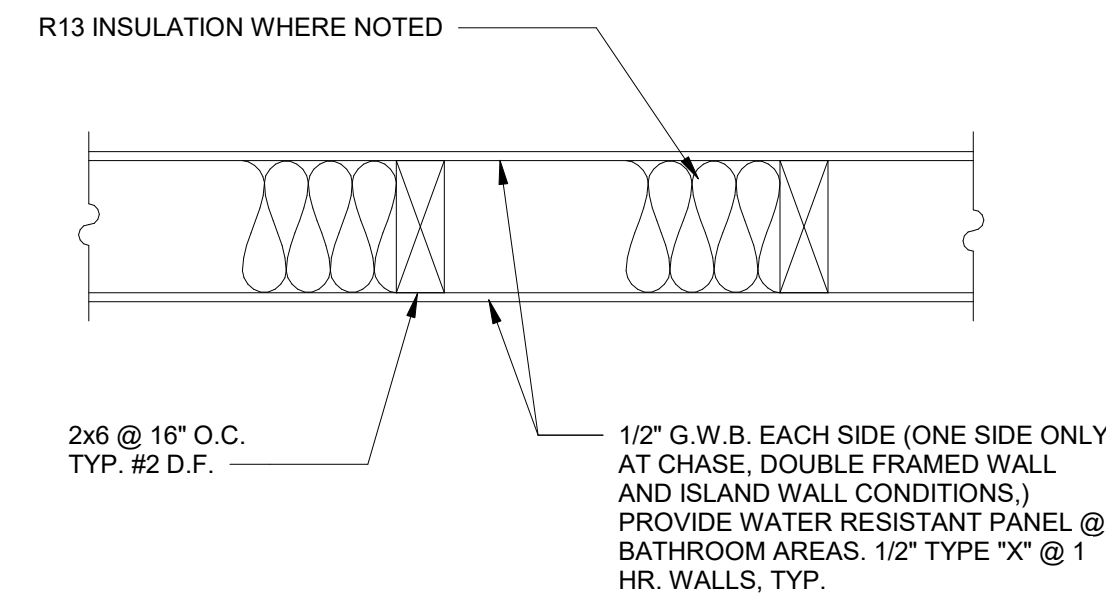
**51 Exterior Wall - Type I (2x6)**  
 1 1/2" = 1'-0"



**41 Weep Scream**  
 1" = 1'-0"

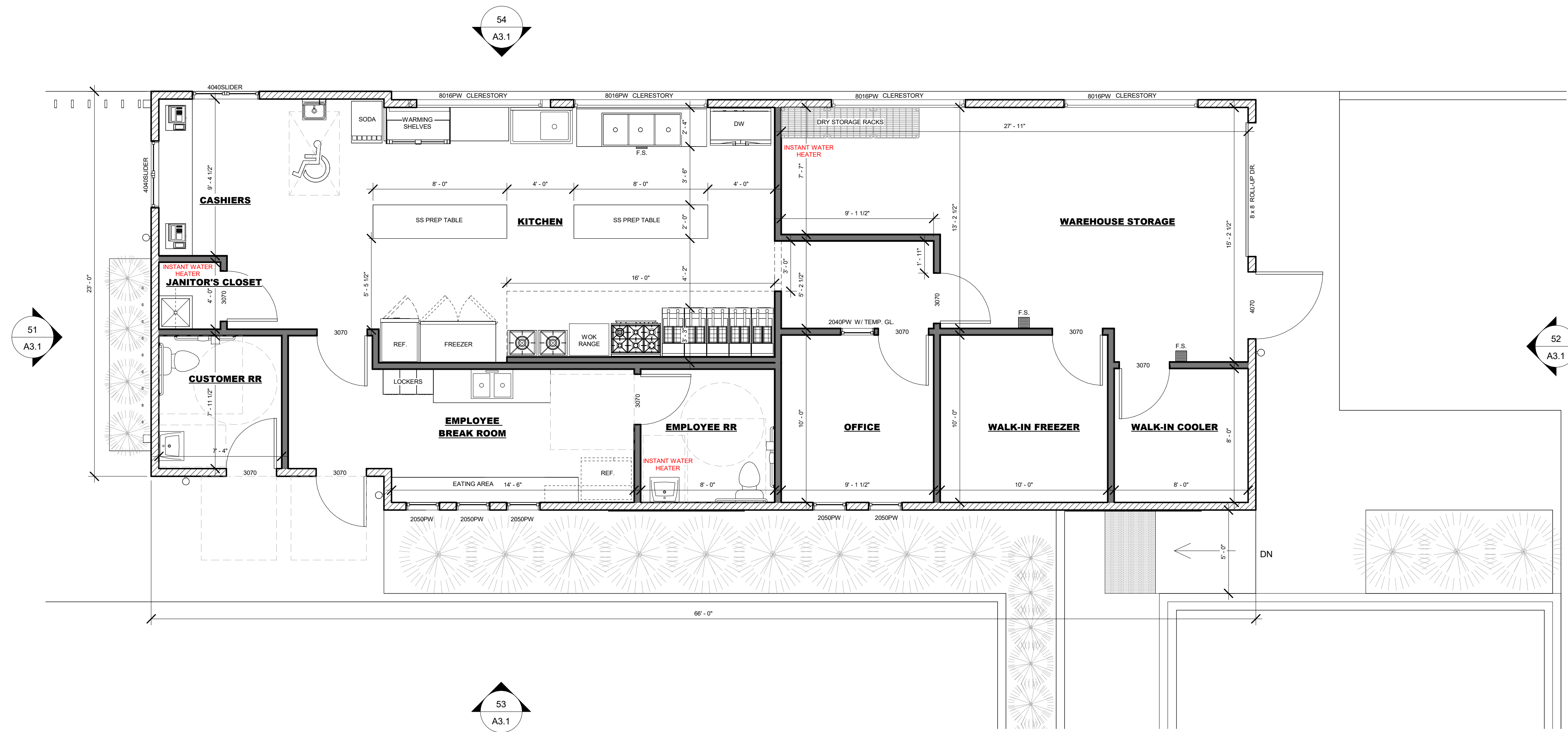


**31 Interior Wall - Type V**  
 1 1/2" = 1'-0"

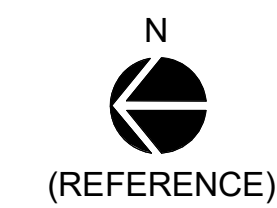


**21 Interior Wall - Type VI**  
 1 1/2" = 1'-0"

**11 FLOOR PLAN - AREAS & WALL LEGEND**

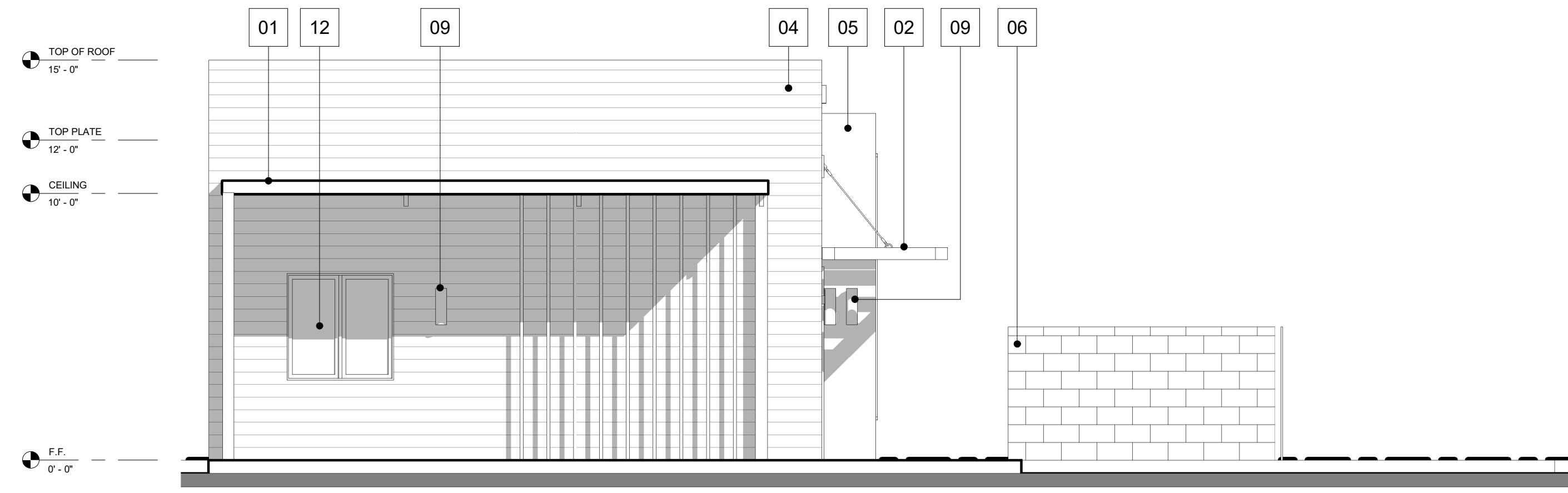


**54 FLOOR PLAN**  
 1/4" = 1'-0"

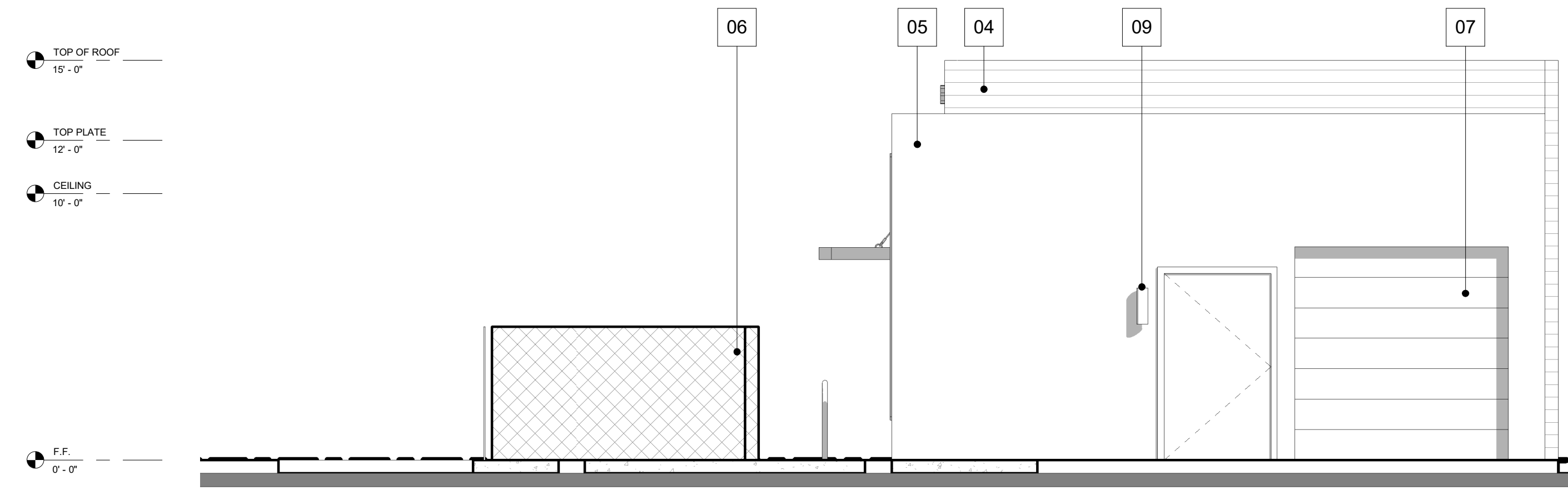


SEAL

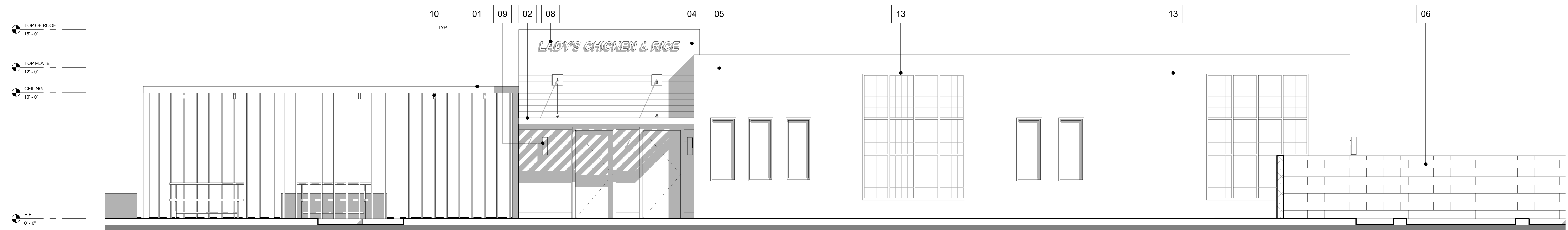
NOT FOR  
CONSTRUCTION



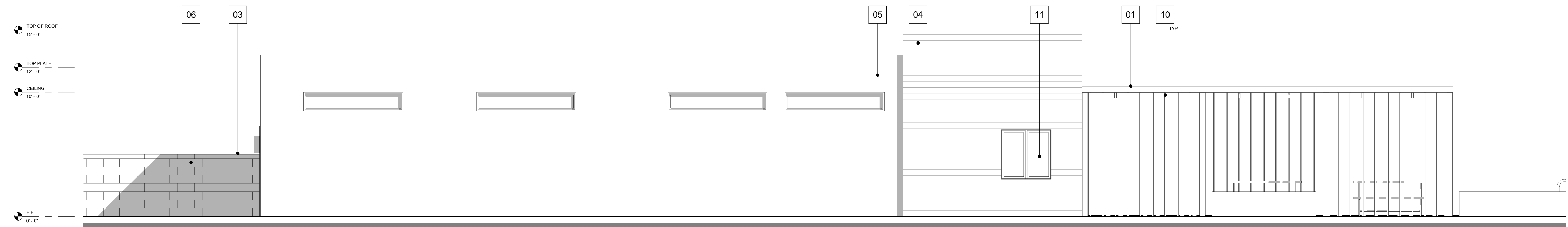
**51 NORTH ELEVATION**  
 1/4" = 1'-0"



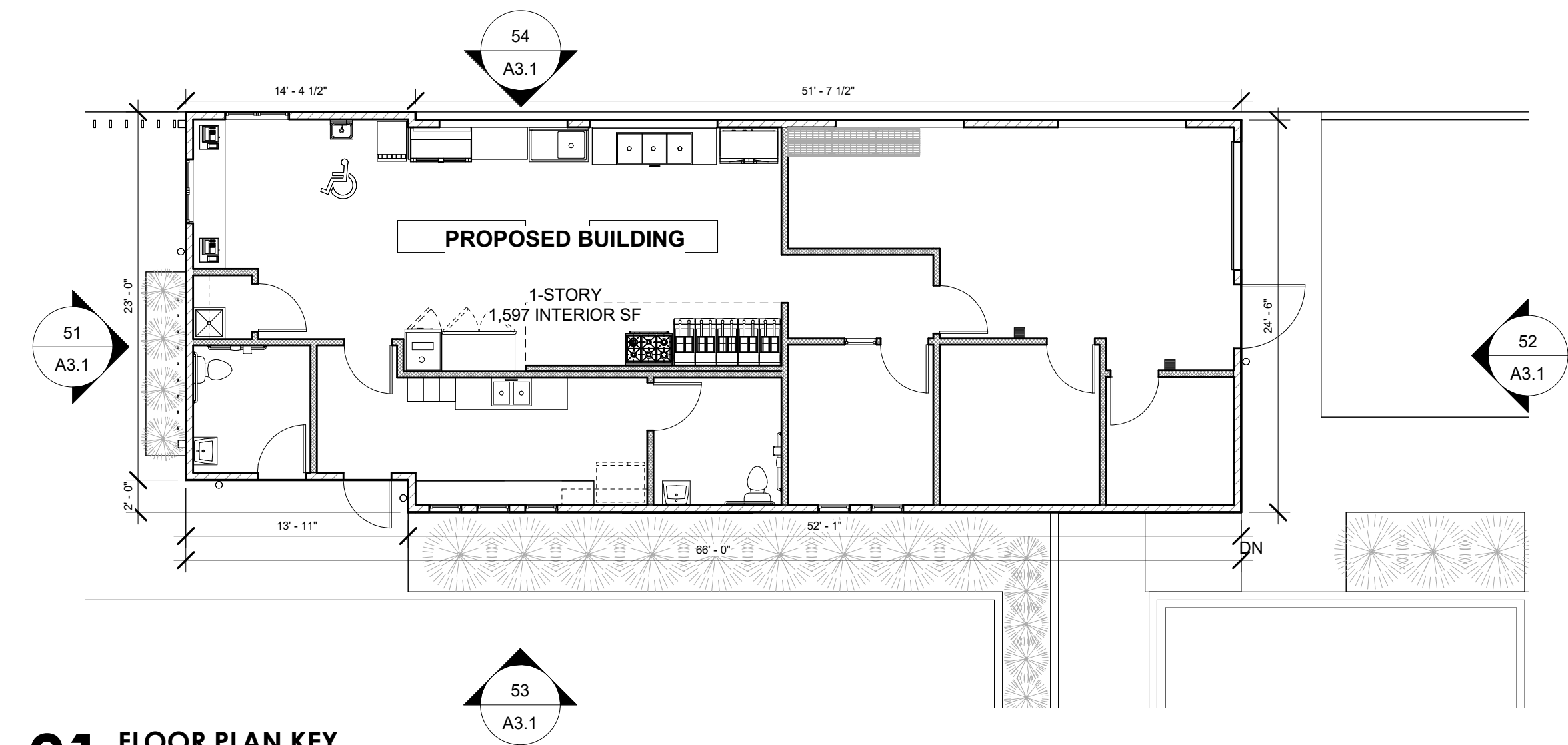
**52 SOUTH ELEVATION**  
 1/4" = 1'-0"



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



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



**21 FLOOR PLAN KEY**  
 1/8" = 1'-0"

**KEYNOTES: ELEVATIONS**

1. WOOD OR METAL PERGOLA
2. WOOD SHADE DEVICE
3. NOT USED.
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

**12 ELEVATION - KEYNOTES**

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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:** 03/29/2023  
**TECHNICIAN:** ER  
**PROJECT MANAGER:** AC  
**JOB NUMBER:** 627  
 SHEET NUMBER

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**PROJECT**

LADY'S CHICKEN AND RICE

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VISALIA, CA 93292

**CLIENT**

BOUNLEUK AND JIMMY  
THONGSENG

**REVISIONS**

REV # | REV DATE | REV DESCRIPTION

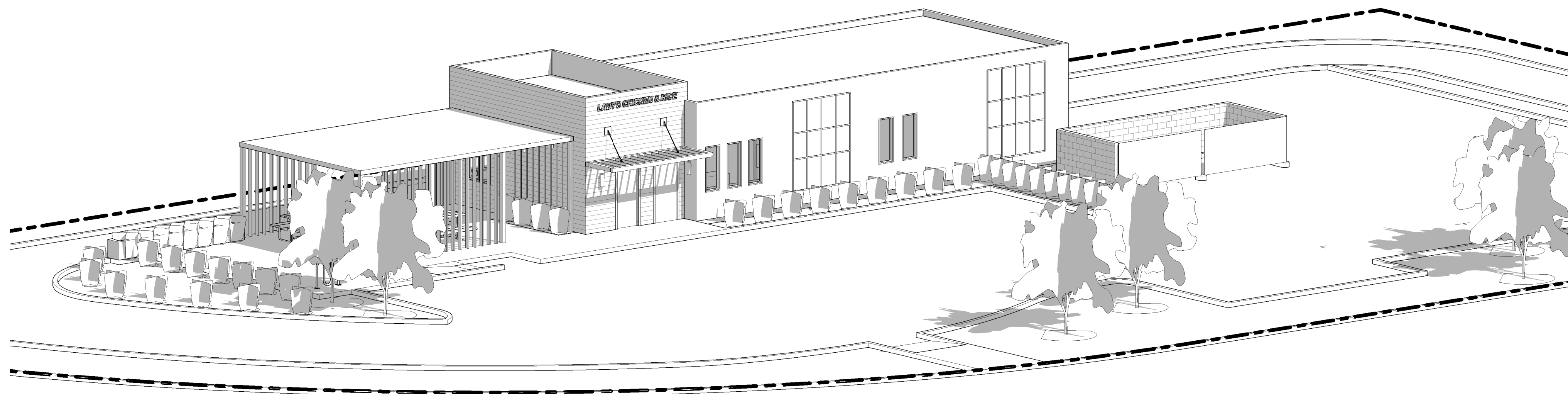


WRAPPING WOOD SHADE  
STRUCTURE

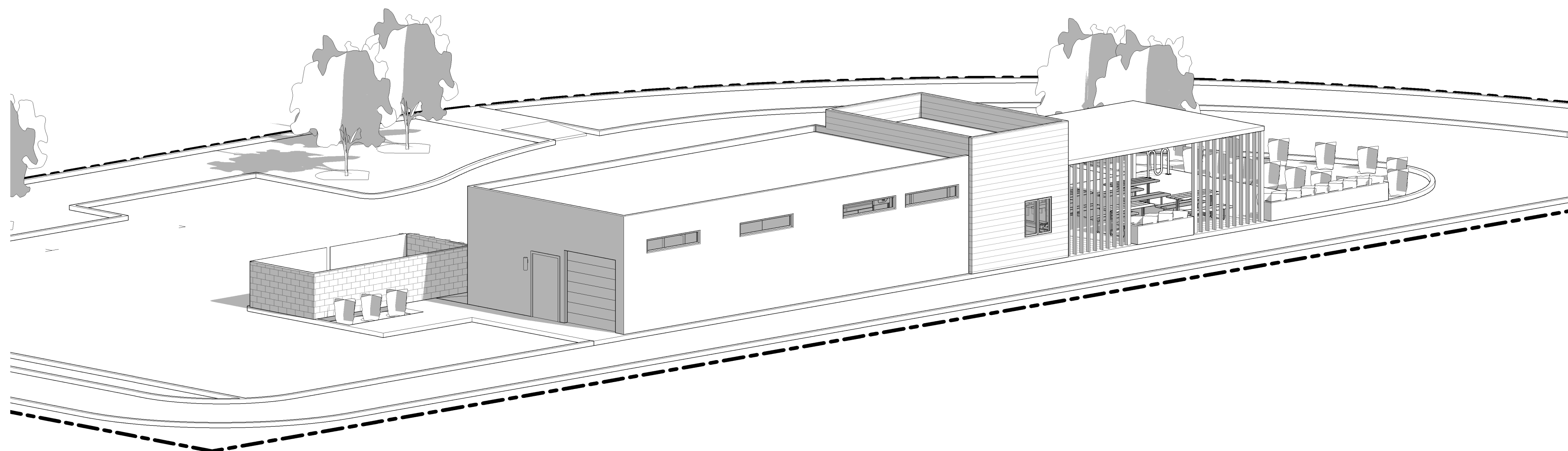


WOOD PERGOLA

**51** PRECEDENT IMAGERY



**53** ORTHO FRONT



**54** ORTHO BACK

**SHEET TITLE**

3D VIEWS

DATE: 03/29/2023

TECHNICIAN: ER

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](http://www.visalia.city)) or by calling (559) 713-4440.



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

**Site Plan Review meetings are held on Wednesdays at 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: 2001 S MOONEY COMMERCIAL RETAIL BUILDING RENOVATION Date: 4/13/23  
 Project Description: EXTERIOR FACADE AND DEMISING/REMODEL AN EXISTING 1-STORY FORMER BANK BUILDING INTO A MULTI-TENANT CONFIGURATION TO ACCOMMODATE THREE (3) TENANT SUITES: NEW UNIT 101 (3,215 S.F.) RESTAURANT USE; NEW UNIT 102 (908 S.F.) RETAIL USE; AND NEW UNIT 103 (2,000 S.F.) RESTAURANT USE. NO DRIVE-THRU COMPONENT. ALL PROPOSED USES ARE PERMITTED USES IN THE C-R ZONE.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: n/a

Property Owner: WEST END PARTNERS, LLC

Applicant(s) Name: MATT NOHR

Project Address/Location: 2001 S MOONEY BLVD, VISALIA, CA 93277

Assessor Parcel Number: 1 2 1 - 1 6 0 - 0 1 1 EXISTING: 6,015 S.F. WITH 108 S.F. COVERED EXTERIOR ATM AREA.

Parcel Size (Acreage or Square Feet): 0.60 ACRES (26,103 S.F.) Building or Suite Square Footage: PROPOSED: 6,123 S.F. (REFLECTS ENCLOSING THE COVERED ATM AREA)

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ TBD

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

NEW INTERIOR DEMISING WALLS, EXTERIOR FACADE ENHANCEMENTS INCLUDING NEW INDIVIDUAL TENANT STOREFRONT ENTRIES, UPGRADE UTILITIES, RE-USE OF EXISTING PYLON SIGN, REFURBISH LANDSCAPING.

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

Date Received: 04/13/2023

SPR Agenda: 04/19/2023 Item No. \_\_\_\_\_

Zone: C-R SPR No. 23-62

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: BANK (COMMERCIAL USE)

Proposed Building Use: NEW UNIT 101 (3,215 S.F.) RESTAURANT USE; NEW UNIT 102 (908 S.F.) RETAIL USE; AND NEW UNIT 103 (2,000 S.F.) RESTAURANT USE. NO DRIVE-THRU COMPONENT. ALL PROPOSED USES ARE PERMITTED USES IN THE C-R ZONE.

Proposed Hours of Operation: MON-SAT: 7AM - 10PM, SUN: 7AM-8PM

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

Number of Employees Per Day: Existing 15 EMPLOYEES PER DAY Proposed PRIOR BANK HAD ON AVG. 15 EMPLOYEES PER DAY UNIT 101: 8 EMPLOYEES/DAY, UNIT 102: 2 EMPLOYEES/DAY, UNIT 103: 4 EMPLOYEES/DAY (TOTAL 14 EMPLOYEES/DAY)

Number of Customers Per Day (Estimated): Existing PRIOR BANK HAD +/-160 CUSTOMERS PER DAY Proposed UNIT 101: +/-80 CUSTOMERS, UNIT 102: +/-40 CUSTOMERS, UNIT 103: +/-80 CUSTOMERS (TOTAL: +/-200 CUSTOMERS)

Predicted Peak Operating Hour: 5PM

Describe Any Truck Delivery Schedule & Operations: TRUCK DELIVERY SCHEDULE WOULD OCCUR BEFORE MORNING WEEKDAY BUSINESS HOURS.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): NO UNIQUE OR SPECIAL TRAFFIC PATTERNS REQUIRED TO ACCOMMODATE OPERATIONS, CUSTOMERS, OR EMPLOYEES. PLEASE NOTE THAT PER THE SHARED PARKING / CROSS ACCESS AGREEMENT WITH ADJACENT SHOPPING CENTER, 2001 S MOONEY (OUR PROPERTY HAS THE RIGHT TO USE THE EXISTING TRASH COMPACTOR AND TRASH ENCLOSURE LOCATED ON THE ADJACENT SHOPPING CENTER.

Describe Any Special Events Planned for the Facility: NO 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>MATT NOHR</u> Address: <u>10 HARRIS COURT, SUITE B-1</u> City, State, Zip: <u>MONTEREY, CA 93940</u> Phone: <u>(831) 649-0220</u> Email: <u>MNOHR@OROSCOGROUP.COM</u>	Signature of Owner or Authorized Agent*  _____ Owner  _____ Authorized Agent*	_____ 4/13/23 _____ Date _____ 4/13/23 _____ 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:


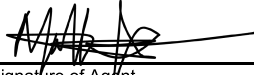
I, CHRIS OROSCO, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
1 2 1 - 1 6 0 - 0 1 1

AGENT:

I designate MATT NOHR, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to 2001 S MOONEY BLVD, VISALIA, CA relative to the property mentioned herein.

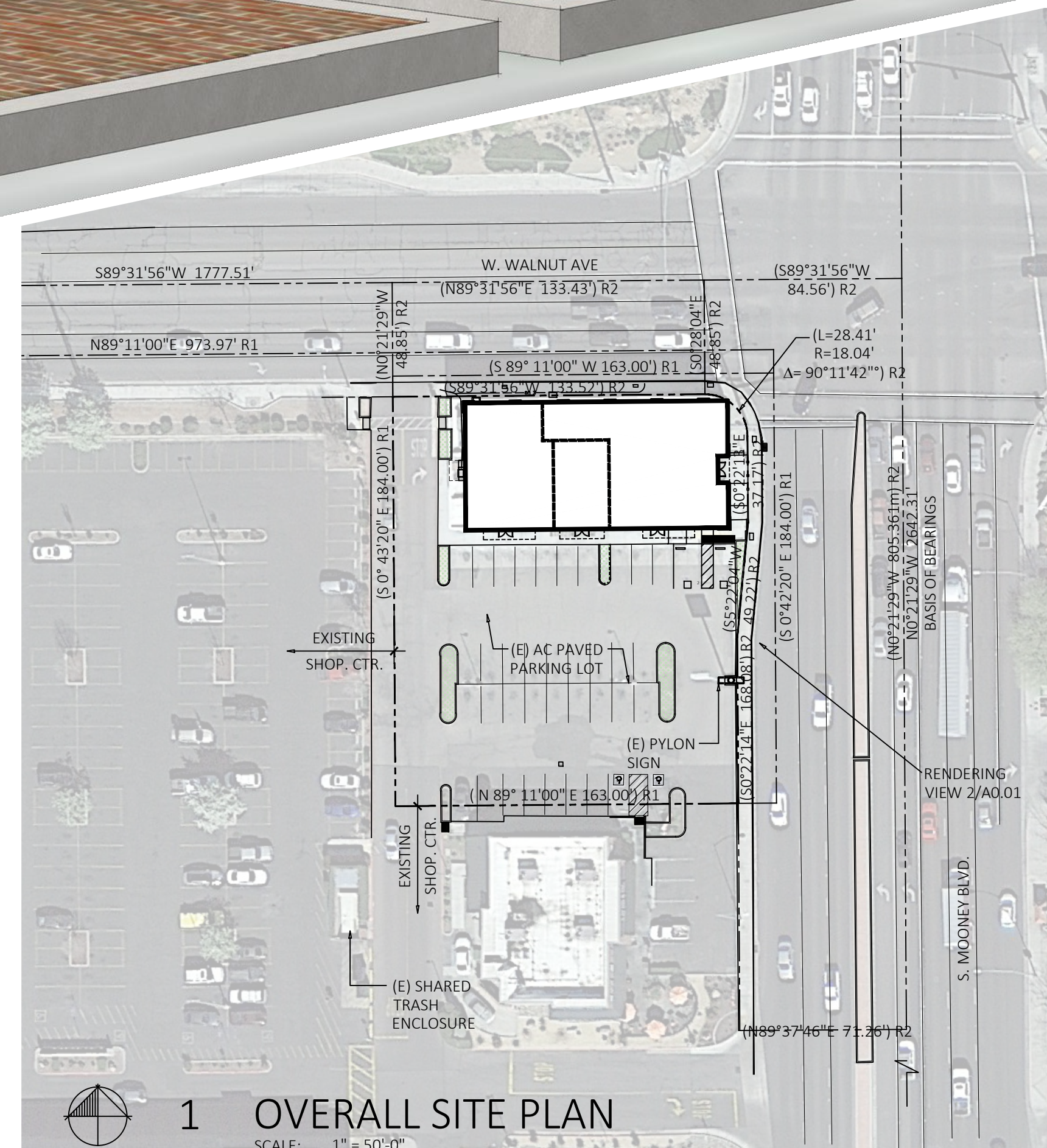
I declare under penalty of perjury the foregoing is true and correct.

Executed this 13 day of APRIL, 2023.

OWNER	Signatures	AGENT
		
Signature of Owner		Signature of Agent
<u>10 HARRIS COURT, SUITE B-1</u>		<u>10 HARRIS COURT, SUITE B-1</u>
Owner Mailing Address		Agent Mailing Address
<u>MONTEREY, CA 93940</u>		<u>MONTEREY, CA 93940</u>
Owner Phone Number		Agent Phone Number
<u>(831) 649-0220</u>		<u>(831) 649-0220</u>



2 SOUTH MOONEY BLVD STREET RENDERING  
SCALE: N.T.S.



1 OVERALL SITE PLAN  
SCALE: 1" = 50'-0"

### PROJECT INFORMATION

PROJECT	2001 S MOONEY BLVD RETAIL BUILDING
PROJECT DESCRIPTION	REMODEL EXISTING 1-STORY FORMER CITI BANK BUILDING INTO A MULTI-TENANT COMMERCIAL BUILDING CONSISTING OF THREE (3) TENANT SUITES.
LOCATION	2001 S MOONEY BLVD, VISALIA, CA 93277
ASSESSORS PARCEL #	121-160-011-000
ZONING	C-R REGIONAL COMMERCIAL
EXISTING / FORMER USE	CURRENTLY VACANT FORMERLY A STAND-ALONE BANK WITH AUTOMATIC TELLER (ATM) - (PERMITTED USE IN THE C-R ZONE)
PROPOSED USE	TWO (2) VARIOUS SIZED CASUAL FAST FOOD RESTAURANTS WITH NO DRIVE-THRU AND NO OUTDOOR SEATING AREA AND ONE (1) RETAIL TENANT - PERMITTED USE IN C-R ZONE
LOT SIZE	0.60 ACRES (26,103 S.F.)
EXISTING BUILDING AREA	6,015 S.F. WITH 108 S.F. COVERED EXTERIOR ATM AREA
EXISTING CONSTRUCTION TYPE:	TYPE V-B NON-SPRINKLERED
FIRE PROTECTION:	EXISTING NON-SPRINKLERED BUILDING
FIRE ALARM:	EXISTING NO FIRE ALARM BUILDING
PROPOSED BUILDING AREA	6,123 S.F. (REFLECTS ENCLOSING THE EXISTING 108 S.F. COVERED EXTERIOR ATM AREA)
PROPOSED TENANT SUITE USES & AREAS	UNIT 101 - RESTAURANT - OCCUPANCY A-2 - 3,215 S.F. UNIT 102 - RETAIL - OCCUPANCY B - 908 S.F. UNIT 103 - RESTAURANT - OCCUPANCY A-2 - 2,000 S.F.
EXISTING PARKING	39 STALLS (PLUS CROSS ACCESS PARKING AGREEMENT WITH SHOPPING CENTER)
PROPOSED PARKING	UNIT 101 - 3,215 S.F. RESTAURANT - 1 STALL / 150 S.F. = 21.4 STALLS UNIT 102 - 908 S.F. RETAIL - 1 STALL / 300 S.F. = 3.0 STALLS UNIT 103 - 2,000 S.F. RESTAURANT - 1 STALL / 150 S.F. = 13.3 STALLS TOTAL REQUIRED PARKING: 37.7 (38 STALLS) - ONE PARKING STALL IN EXCESS OF CODE MINIMUM.

### SHEET INDEX

A0.01	TITLE SHEET AND OVERALL SITE PLAN
A1.01	DEMOLITION SITE PLAN
A1.02	PROPOSED SITE PLAN
A2.01	DEMOLITION AND PROPOSED FLOOR PLANS
A2.20	ROOF PLAN
A3.01	EXISTING AND PROPOSED SOUTH ELEVATION
A3.02	EXISTING AND PROPOSED EAST ELEVATION
A3.03	EXISTING AND PROPOSED NORTH ELEVATION
A3.04	EXISTING AND PROPOSED WEST ELEVATION
A4.01	3D RENDERINGS

WEST END PARTNERS, LLC  
10 HARRIS COURT, SUITE B-1  
MONTEREY, CA 93940  
(831) 649-0220

ALL DESIGNS, IDEAS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE THE PROPERTY AND COPYRIGHT OF THE DESIGNER AND SHALL NEITHER BE USED ON ANY OTHER WORK NOR BE DISCLOSED TO ANY OTHER PERSON FOR ANY USE WHATSOEVER WITHOUT WRITTEN PERMISSION.

DESIGNER AND/OR ITS PRINCIPAL WAIVES ANY AND ALL LIABILITY OR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WHEN THESE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGNS ARE FOLLOWED WITHOUT THE PROFESSIONAL'S GUIDANCE WITH AMBIGUITIES, OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:  
**2001 S MOONEY COMMERCIAL RETAIL BUILDING RENOVATION**

PROJECT ADDRESS:  
2001 SOUTH MOONEY BLVD.  
VISALIA, CALIFORNIA 93277  
APN: 121-160-011-000

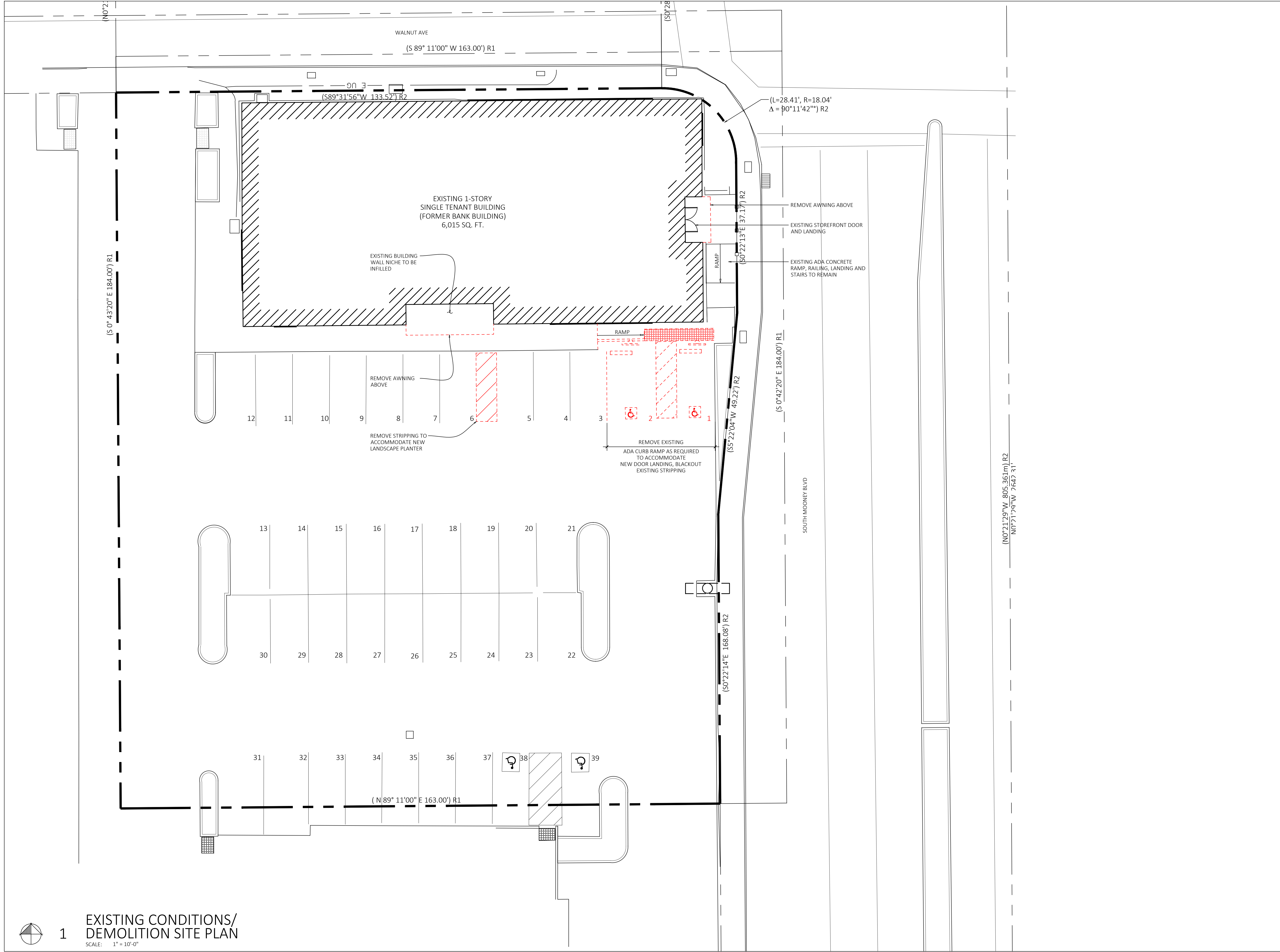
PROJECT #: 23-003  
ISSUE DATE: 4-12-2023  
DRAWING BY: AGL  
CHECKED BY: MN / PO

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1			Check Set
2			
3			
4			

SHEET TITLE:  
**TITLE SHEET**

SCALE: 1" = 40'-0"

SHEET NUMBER:  
**A0.01**



**WEST END PARTNERS, LLC**  
 10 HARRIS COURT, SUITE B-1  
 MONTEREY, CA 93940  
 (831) 649-0220

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 2001 S MOONEY COMMERCIAL  
 RETAIL BUILDING RENOVATION

**PROJECT ADDRESS:**  
 2001 SOUTH MOONEY BLVD.  
 VISALIA, CALIFORNIA 93277  
 APN: 121-160-011-000

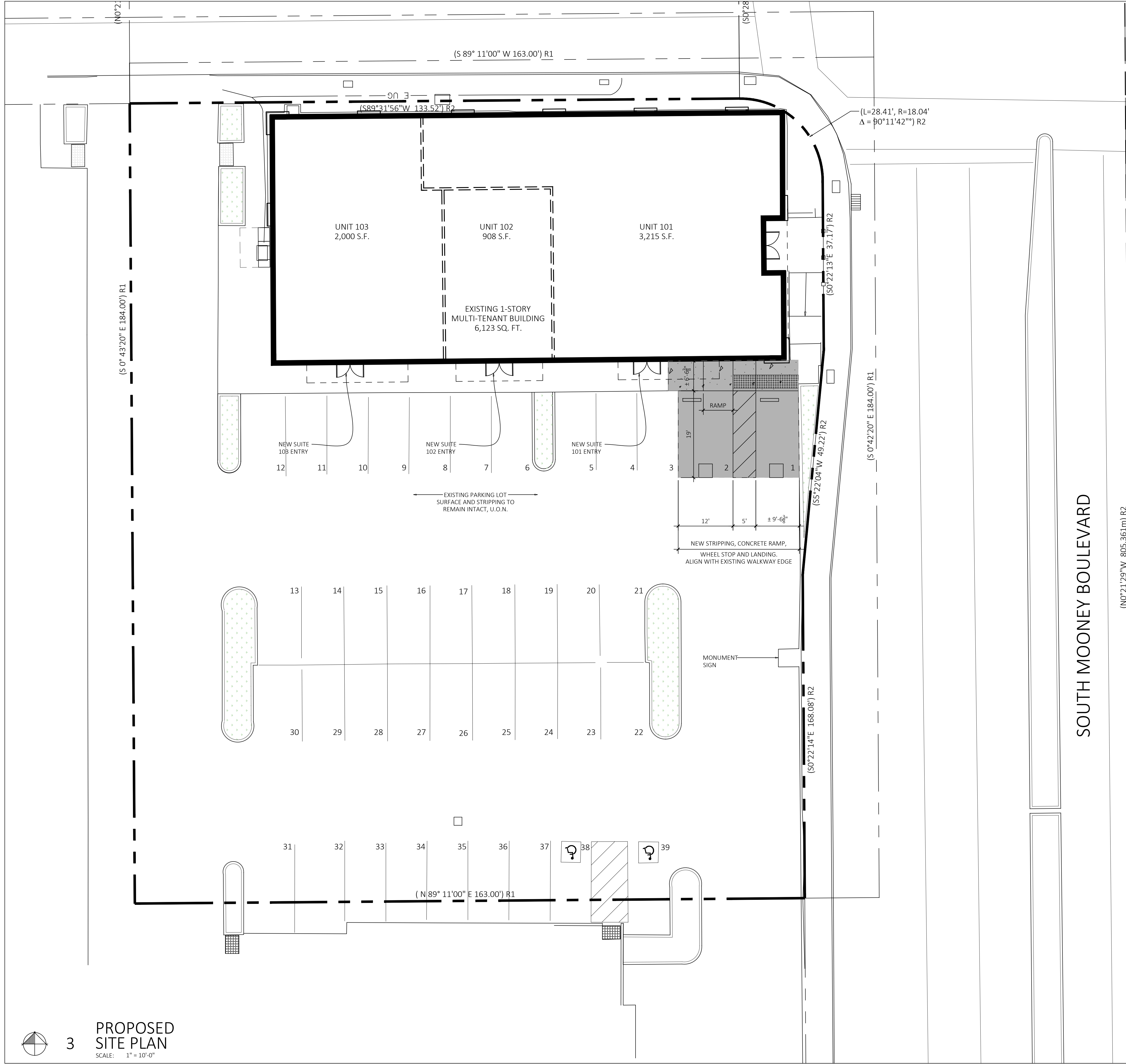
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**ISSUE DATE:** 4-12-2023  
**DRAWING BY:** AGL  
**CHECKED BY:** MN / PO

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1			Check Set
2			
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4			

**SHEET TITLE:**  
 DEMOLITION  
 SITE PLAN

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

**SHEET NUMBER:**  
 A1.01



**WEST END PARTNERS, LLC**  
 10 HARRIS COURT, SUITE B-1  
 MONTEREY, CA 93940  
 (831) 649-0220

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**PROJECT NAME:**  
 2001 S MOONEY COMMERCIAL  
 RETAIL BUILDING RENOVATION

**PROJECT ADDRESS:**  
 2001 SOUTH MOONEY BLVD.  
 VISALIA, CALIFORNIA 93277  
 APN: 121-160-011-000

**PROJECT #:** 23-003  
**ISSUE DATE:** 4-12-2023  
**DRAWING BY:** AGL  
**CHECKED BY:** MN / PO

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1			Check Set
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**SHEET TITLE:**  
 PROPOSED  
 SITE PLAN

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

**SHEET NUMBER:**  
 A1.01

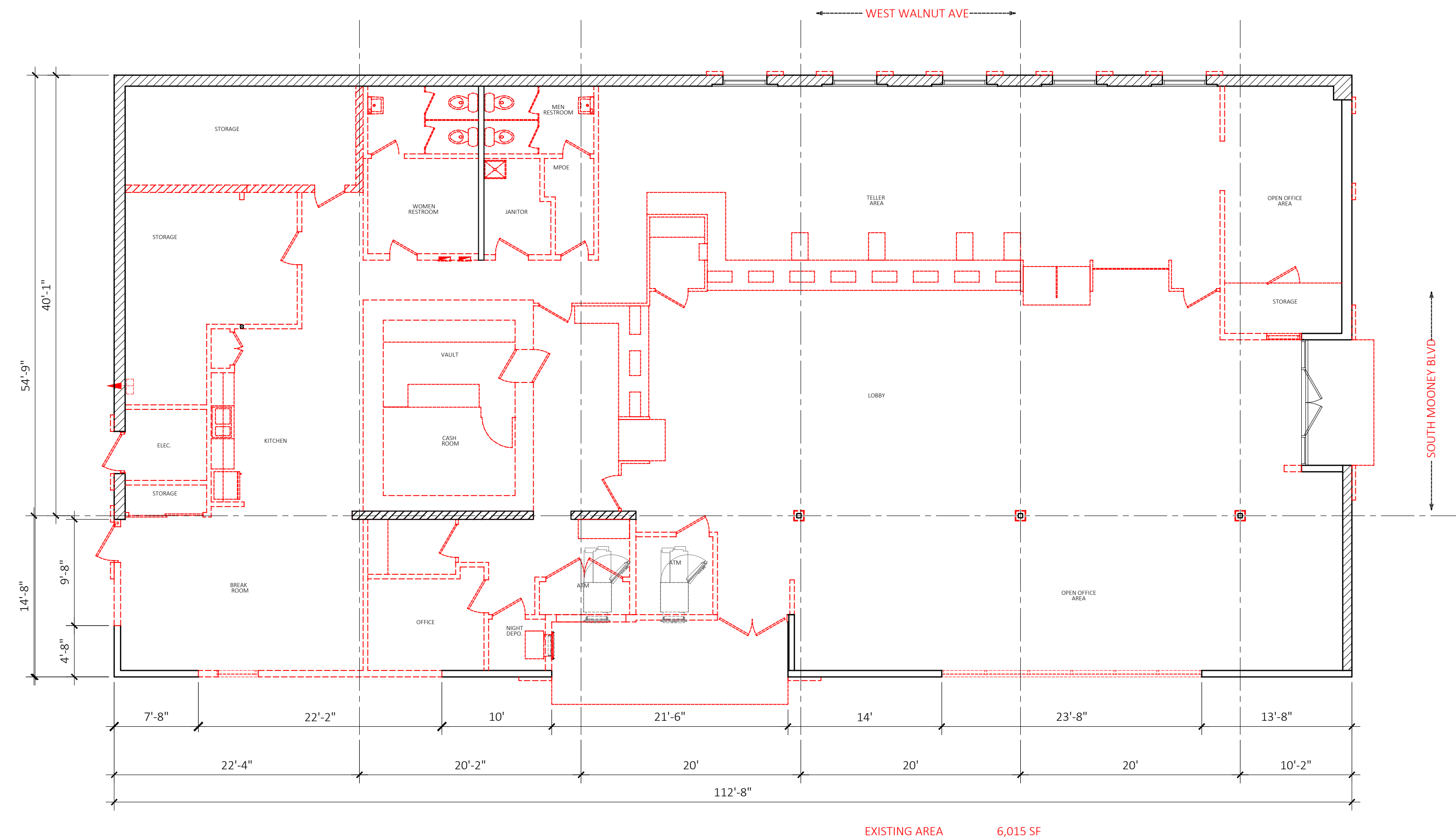


KEYED NOTES

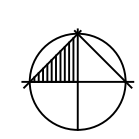
**WEST END PARTNERS, LLC**  
 10 HARRIS COURT, SUITE B-1  
 MONTEREY, CA 93940  
 (831) 649-0220

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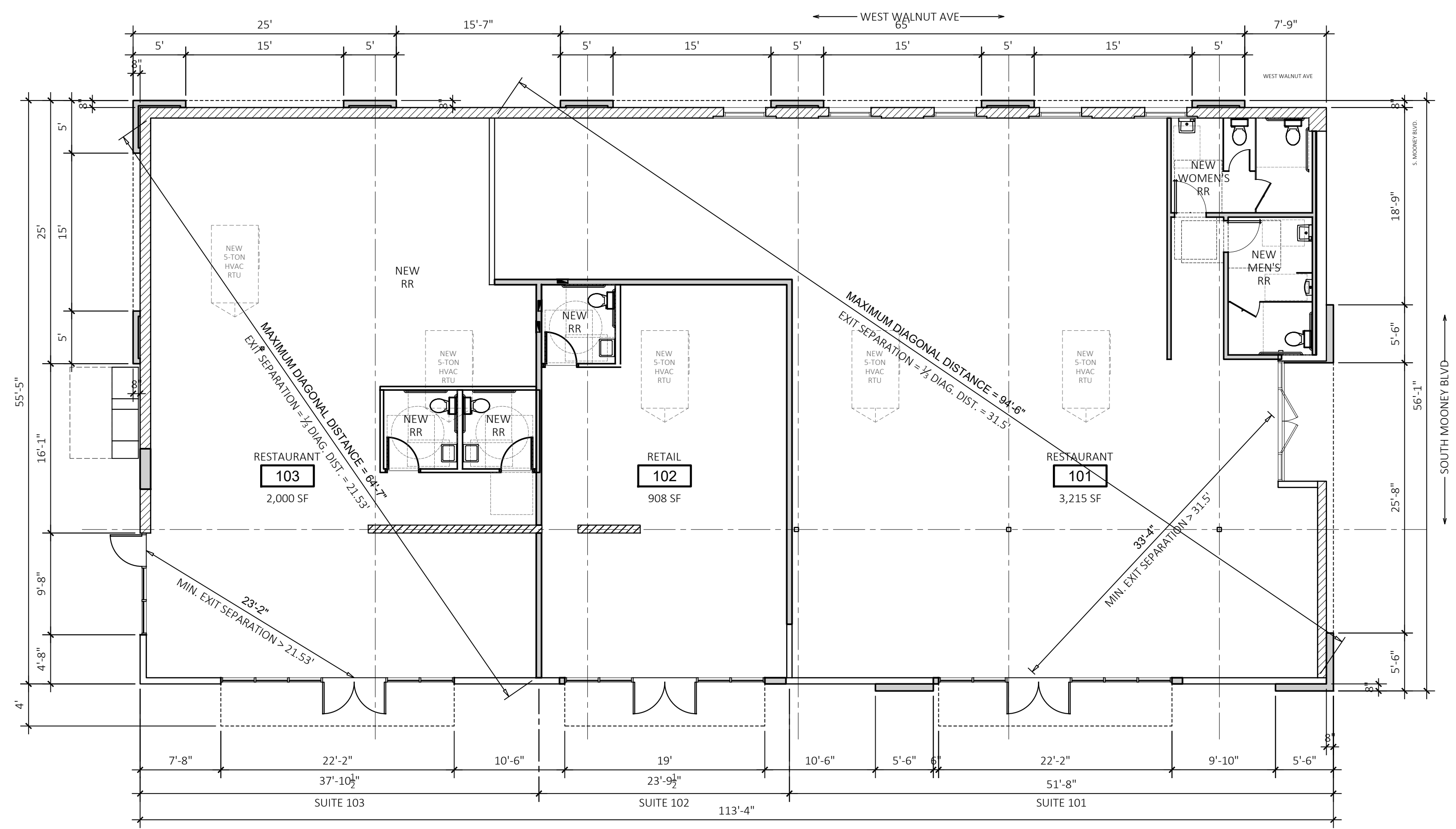
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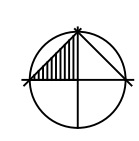
EXISTING AREA 6,015 SF



**1** EXISTING CONDITION / DEMOLITION FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



6,015 SF (EXISTING)  
 +108 SF (TAKEBACK)  
 6,123 SF TOTAL NEW



**2** PROPOSED DEMISING FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

FLOOR PLAN GRAPHICS LEGEND

- EXISTING MASONRY WALL (HATCHED) TO REMAIN INTACT
- EXISTING EXTERIOR WALL, OR PORTION OF WALL, TO REMAIN INTACT
- EXISTING INTERIOR NON-BEARING WALL TO REMAIN INTACT - PROTECT FROM DAMAGE.
- EXISTING WALL, PORTION OF WALL, OR ITEM SCHEDULED TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN INTACT.
- EXISTING WINDOW TO REMAIN INTACT.
- NEW METAL STUD WALL
- NEW DOOR
- NEW STOREFRONT WINDOW

PROJECT NAME:  
**2001 S MOONEY COMMERCIAL  
 RETAIL BUILDING RENOVATION**  
 PROJECT ADDRESS:  
 2001 SOUTH MOONEY BLVD.  
 VISALIA, CALIFORNIA 93277  
 APN: 121-160-011-000

PROJECT #: 23-003  
 ISSUE DATE: 4-12-2023  
 DRAWING BY: AGL  
 CHECKED BY: MN / PO

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1			Check Set
2			
3			
4			

SHEET TITLE:  
**DEMOLITION AND  
 PROPOSED SITE PLAN**  
 SCALE: 1/8" = 1'-0"

SHEET NUMBER:  
**A2.01**

**WEST END PARTNERS, LLC**  
 10 HARRIS COURT, SUITE B-1  
 MONTEREY, CA 93940  
 (831) 649-0220

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**PROJECT NAME:**  
**2001 S MOONEY COMMERCIAL RETAIL BUILDING RENOVATION**  
**PROJECT ADDRESS:**  
 2001 SOUTH MOONEY BLVD.  
 VISALIA, CALIFORNIA 93277  
 APN: 121-160-011-000

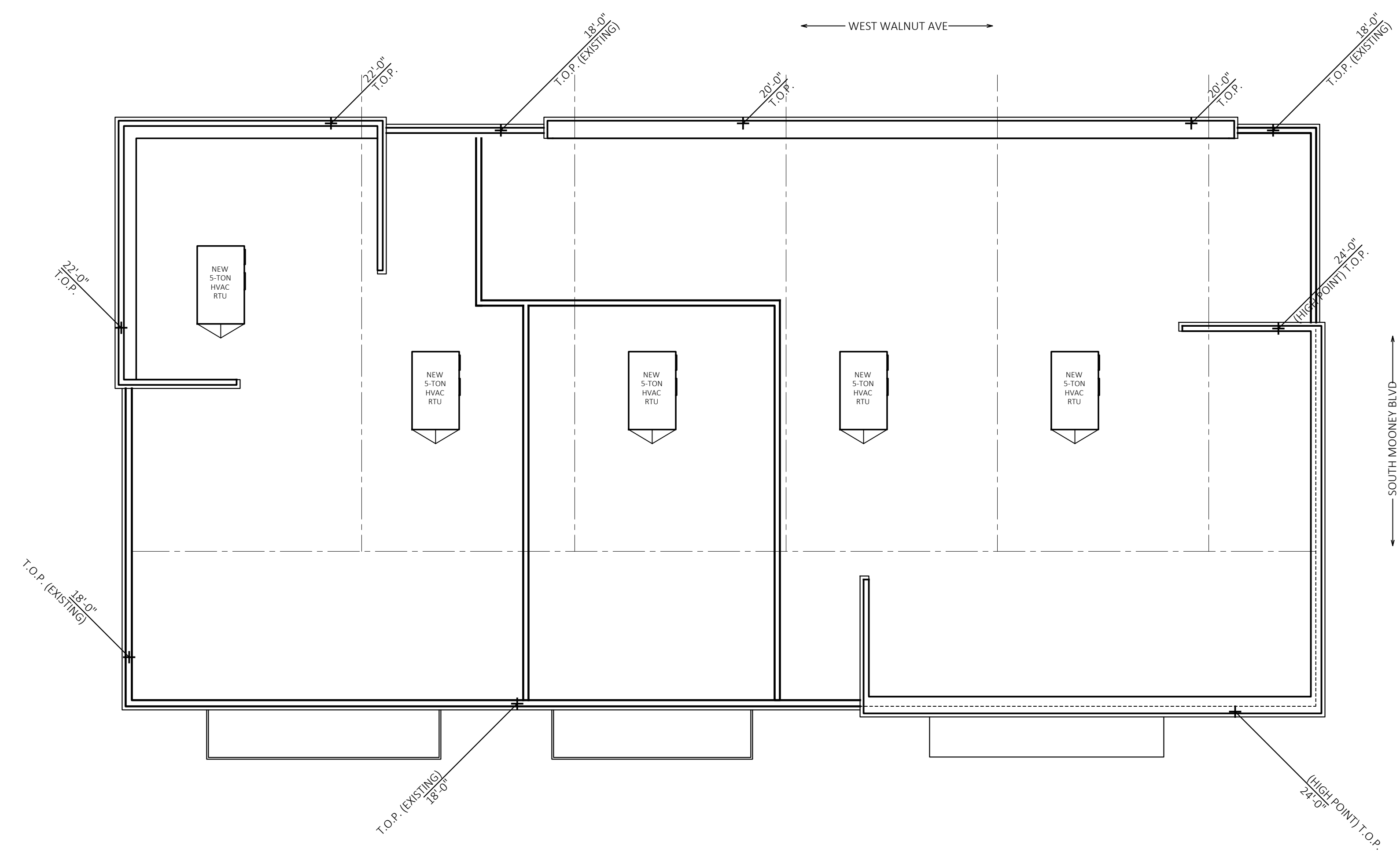
**PROJECT #:** 23-003  
**ISSUE DATE:** 4-12-2023  
**DRAWING BY:** AGL  
**CHECKED BY:** MN / PO

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1			Check Set
2			
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4			

**SHEET TITLE:**  
**ROOF PLAN**

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

**SHEET NUMBER:**  
**A2.20**



**WEST END PARTNERS, LLC**  
 10 HARRIS COURT, SUITE B-1  
 MONTEREY, CA 93940  
 (831) 649-0220

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**SOUTH ELEVATION - PROPOSED**  
 SCALE: 1/4"=1'-0"

**KEY NOTES**

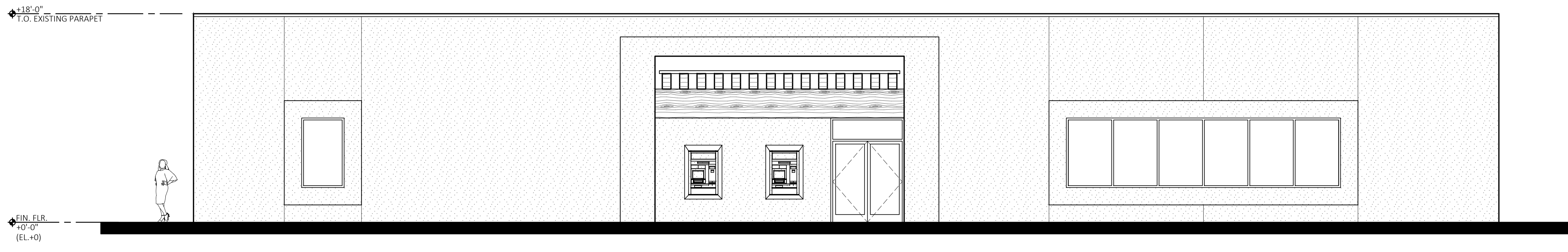
NUMBER	DESCRIPTION
09-02	PLASTER CONTROL JOINT
10-03	SIGNAGE BY TENANT, UNDER SEPARATE PERMIT
26-01	WALL MOUNTED EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

**EXTERIOR MATERIAL SCHED.**

TYPE	NUMBER	DESCRIPTION
<b>FINISH SYSTEM</b>		
TL-01	- - -	TILE WALL CLADDING; KENRIDGE RIBBON MAPLE 24x48 PORCELAIN TILE
PS-01	- - -	PAINTED EXISTING CEMENT PLASTER
PS-02	09 24 00	PAINTED CEMENT PLASTER
<b>GLAZING</b>		
GL-01	08 80 00	CLEAR GLAZING, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED AND LOW-E. SEE SPECS.
<b>METAL</b>		
MT-01	08 41 13	ALUMINUM STOREFRONT SYSTEM
MT-02	05 12 00	METAL CANOPY
MT-03	09 22 16	METAL FURRING
MT-04	07 62 00	SHEET METAL COPING

**EXTERIOR COLOR SCHED.**

TYPE	DESCRIPTION
<b>EXTERIOR PAINT</b>	
PO1	TBD
PO2	TBD
PO3	TBD
PO4	TBD
<b>METAL FINISH</b>	
MO1	METAL COLOR BLACK



**SOUTH ELEVATION - EXISTING**  
 SCALE: 1/4"=1'-0"

**PROJECT NAME:**  
 2001 S MOONEY COMMERCIAL  
 RETAIL BUILDING RENOVATION  
**PROJECT ADDRESS:**  
 2001 SOUTH MOONEY BLVD.  
 VISALIA, CALIFORNIA 93277  
 APN: 121-160-011-000

**PROJECT #:** 23-003  
**ISSUE DATE:** 4-12-2023  
**DRAWING BY:** AGL  
**CHECKED BY:** MN / PO

**REVISION SCHEDULE**

REV	DATE	BY	DESCRIPTION
1			Check Set
2			
3			
4			

**SHEET TITLE:**  
 EXISTING & PROPOSED  
 SOUTH ELEVATIONS  
**SCALE:** 3/16" = 1'-0"

**SHEET NUMBER:**  
 A3.01

**WEST END PARTNERS, LLC**  
 10 HARRIS COURT, SUITE B-1  
 MONTEREY, CA 93940  
 (831) 649-0220

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**EAST ELEVATION - PROPOSED**  
 SCALE: 1/4"=1'-0"

**KEY NOTES**

NUMBER	DESCRIPTION
09-02	PLASTER CONTROL JOINT
10-03	SIGNAGE BY TENANT, UNDER SEPARATE PERMIT
26-01	WALL MOUNTED EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

**EXTERIOR MATERIAL SCHED.**

TYPE	NUMBER	DESCRIPTION
<b>FINISH SYSTEM</b>		
TL-01	- - -	TILE WALL CLADDING; KENRIDGE RIBBON MAPLE 24x48 PORCELAIN TILE
PS-01	- - -	PAINTED EXISTING CEMENT PLASTER
PS-02	09 24 00	PAINTED CEMENT PLASTER
<b>GLAZING</b>		
GL-01	08 80 00	CLEAR GLAZING, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED AND LOW-E. SEE SPECS.
<b>METAL</b>		
MT-01	08 41 13	ALUMINUM STOREFRONT SYSTEM
MT-02	05 12 00	METAL CANOPY
MT-03	09 22 16	METAL FURRING
MT-04	07 62 00	SHEET METAL COPING

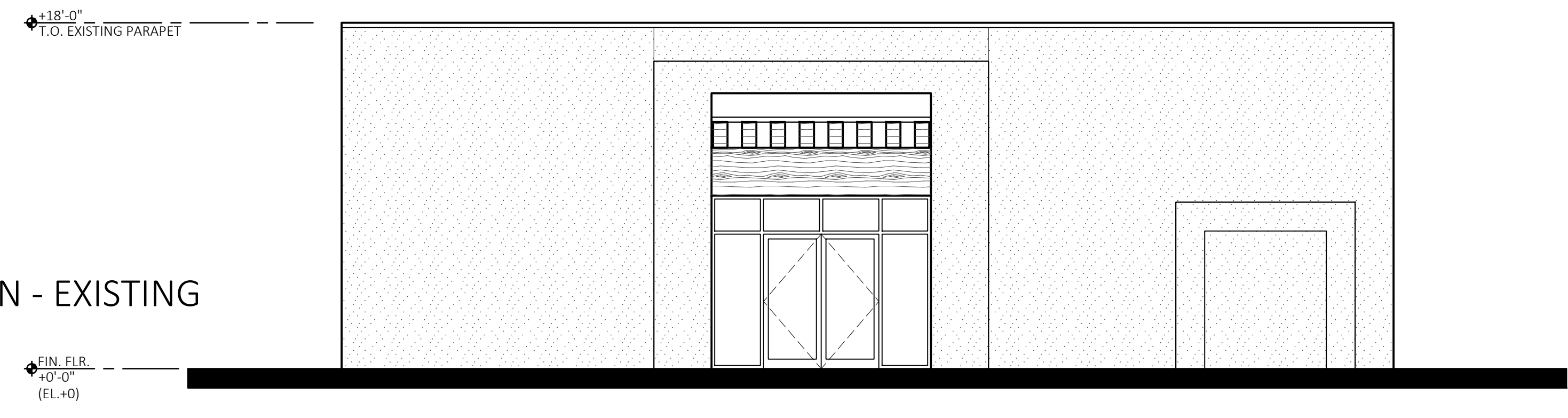
**EXTERIOR COLOR SCHED.**

TYPE	DESCRIPTION
<b>EXTERIOR PAINT</b>	
PO1	TBD
PO2	TBD
PO3	TBD
PO4	TBD
<b>METAL FINISH</b>	
MO1	METAL COLOR BLACK

**PROJECT NAME:**  
 2001 S MOONEY COMMERCIAL  
 RETAIL BUILDING RENOVATION  
**PROJECT ADDRESS:**  
 2001 SOUTH MOONEY BLVD.  
 VISALIA, CALIFORNIA 93277  
 APN: 121-160-011-000

**PROJECT #:** 23-003  
**ISSUE DATE:** 4-12-2023  
**DRAWING BY:** AGL  
**CHECKED BY:** MN / PO

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1			Check Set
2			
3			
4			



**EAST ELEVATION - EXISTING**  
 SCALE: 1/4"=1'-0"

**SHEET TITLE:**  
 EXISTING & PROPOSED  
 EAST ELEVATIONS

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

**SHEET NUMBER:**  
 A3.02

**WEST END PARTNERS, LLC**  
 10 HARRIS COURT, SUITE B-1  
 MONTEREY, CA 93940  
 (831) 649-0220

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**NORTH ELEVATION - PROPOSED**  
 SCALE: 1/4"=1'-0"

**KEY NOTES**

NUMBER	DESCRIPTION
09-02	PLASTER CONTROL JOINT
10-03	SIGNAGE BY TENANT, UNDER SEPARATE PERMIT
26-01	WALL MOUNTED EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

**EXTERIOR MATERIAL SCHED.**

TYPE	NUMBER	DESCRIPTION
<b>FINISH SYSTEM</b>		
TL-01		TILE WALL CLADDING; KENRIDGE RIBBON MAPLE 24x48 PORCELAIN TILE
PS-01		PAINTED EXISTING CEMENT PLASTER
PS-02	09 24 00	PAINTED CEMENT PLASTER
<b>GLAZING</b>		
GL-01	08 80 00	CLEAR GLAZING, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED AND LOW-E. SEE SPECS.
<b>METAL</b>		
MT-01	08 41 13	ALUMINUM STOREFRONT SYSTEM
MT-02	05 12 00	METAL CANOPY
MT-03	09 22 16	METAL FURRING
MT-04	07 62 00	SHEET METAL COPING

**EXTERIOR COLOR SCHED.**

TYPE	DESCRIPTION
<b>EXTERIOR PAINT</b>	
PO1	TBD
PO2	TBD
PO3	TBD
PO4	TBD
<b>METAL FINISH</b>	
MO1	METAL COLOR BLACK

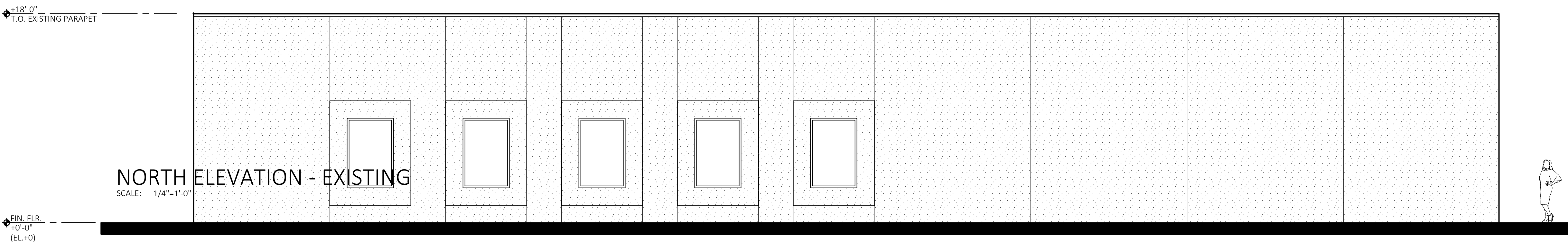
**PROJECT NAME:**  
 2001 S MOONEY COMMERCIAL  
 RETAIL BUILDING RENOVATION  
**PROJECT ADDRESS:**  
 2001 SOUTH MOONEY BLVD.  
 VISALIA, CALIFORNIA 93277  
 APN: 121-160-011-000

**PROJECT #:** 23-003  
**ISSUE DATE:** 4-12-2023  
**DRAWING BY:** AGL  
**CHECKED BY:** MN / PO

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1			Check Set
2			
3			
4			

**SHEET TITLE:**  
 EXISTING & PROPOSED  
 NORTH ELEVATIONS  
**SCALE:** 3/16" = 1'-0"

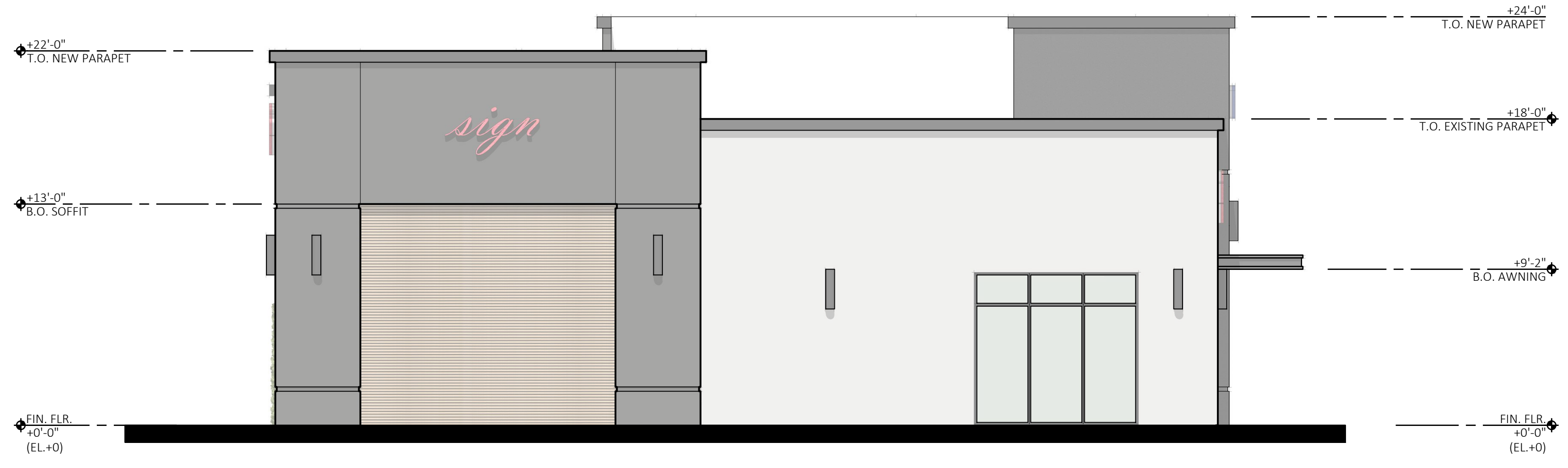
**SHEET NUMBER:**  
 A3.03



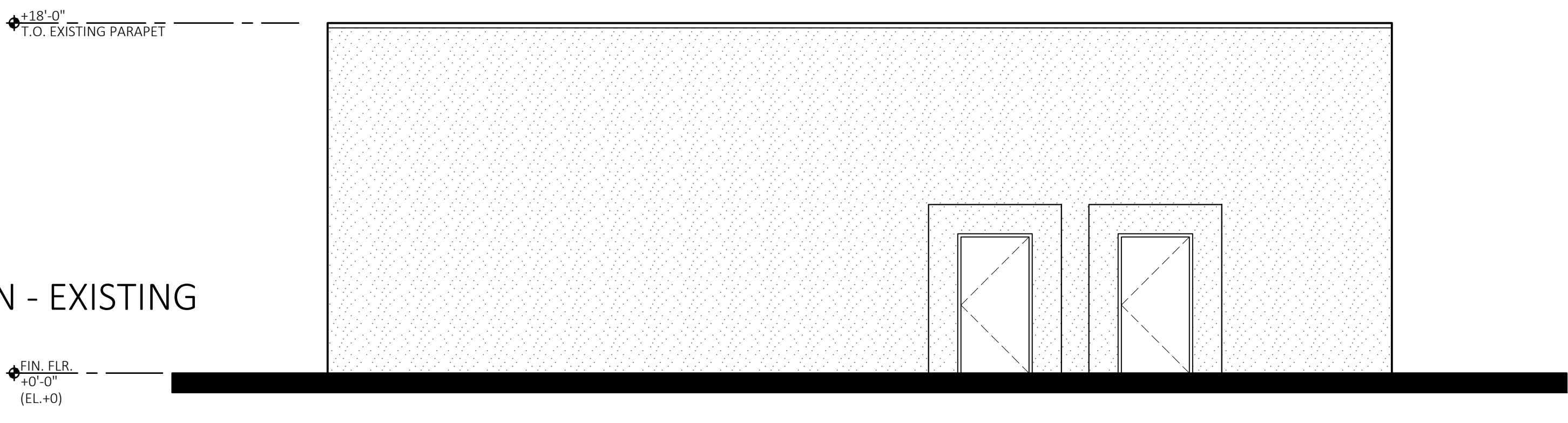
**NORTH ELEVATION - EXISTING**  
 SCALE: 1/4"=1'-0"

**WEST END PARTNERS, LLC**  
 10 HARRIS COURT, SUITE B-1  
 MONTEREY, CA 93940  
 (831) 649-0220

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**WEST ELEVATION - PROPOSED**  
 SCALE: 1/4"=1'-0"



**WEST ELEVATION - EXISTING**  
 SCALE: 1/4"=1'-0"

**KEY NOTES**

NUMBER	DESCRIPTION
09-02	PLASTER CONTROL JOINT
10-03	SIGNAGE BY TENANT, UNDER SEPARATE PERMIT
26-01	WALL MOUNTED EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

**EXTERIOR MATERIAL SCHED.**

TYPE	NUMBER	DESCRIPTION
<b>FINISH SYSTEM</b>		
TL-01	- - -	TILE WALL CLADDING; KENRIDGE RIBBON MAPLE 24x48 PORCELAIN TILE
PS-01	- - -	PAINTED EXISTING CEMENT PLASTER
PS-02	09 24 00	PAINTED CEMENT PLASTER
<b>GLAZING</b>		
GL-01	08 80 00	CLEAR GLAZING, NON-TINTED, NON-REFLECTIVE, DOUBLE GLAZED AND LOW-E. SEE SPECS.
<b>METAL</b>		
MT-01	08 41 13	ALUMINUM STOREFRONT SYSTEM
MT-02	05 12 00	METAL CANOPY
MT-03	09 22 16	METAL FURRING
MT-04	07 62 00	SHEET METAL COPING

**EXTERIOR COLOR SCHED.**

TYPE	DESCRIPTION
<b>EXTERIOR PAINT</b>	
PO1	TBD
PO2	TBD
PO3	TBD
PO4	TBD
<b>METAL FINISH</b>	
MO1	METAL COLOR BLACK

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**PROJECT #:** 23-003  
**ISSUE DATE:** 4-12-2023  
**DRAWING BY:** AGL  
**CHECKED BY:** MN / PO

REV	DATE	BY	DESCRIPTION
1			Check Set
2			
3			
4			

**SHEET TITLE:**  
 EXISTING & PROPOSED  
 WEST ELEVATIONS  
**SCALE:** 3/16" = 1'-0"

**SHEET NUMBER:**  
 A3.04



3 SHARED DRIVEWAY PERSPECTIVE  
SCALE: N.T.S.



4 STREET PERSPECTIVE  
SCALE: N.T.S.



5 STREET PERSPECTIVE  
SCALE: N.T.S.



6 STREET PERSPECTIVE  
SCALE: N.T.S.



1 AERIAL RENDERING  
SCALE: N.T.S.



2 AERIAL RENDERING  
SCALE: N.T.S.

WEST END PARTNERS, LLC  
10 HARRIS COURT, SUITE B-1  
MONTEREY, CA 93940  
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PROJECT NAME:  
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PROJECT #: 23-003  
ISSUE DATE: 4-12-2023  
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CHECKED BY: MN / PO

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
1			Check Set
2			
3			
4			

SHEET TITLE:  
**3D RENDERINGS**

SCALE: N.T.S.

SHEET NUMBER:  
**A4.01**