SITE PLAN REVIEW AGENDA

2/8/2023 - 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: SPR22199

PROJECT TITLE: Oaks Marketplace Parcel 3

DESCRIPTION: Two new proposed multi-tenant buildings on Parcel 3 of Oaks Marketplace.

APPLICANT:

OWNER: MOUW LANCE D & JAIME LEE(CO TRS)

APN: 000015051

LOCATION: SEC of Mooney Blvd and Visalia Parkway

ITEM NO: 2 Resubmit SITE PLAN NO: SPR23012

PROJECT TITLE: The Light Urns Inc.

DESCRIPTION: Apply to a Variance to Allow 40% of the Existing Building Footprint to be Business Area. (I)

APPLICANT: Will Ruoff

OWNER: VANDER WEERD INVESTMENTS LP

APN: 081130021

LOCATION: 9716 W GROVE AVE

ITEM NO: 3 Added to Agenda

SITE PLAN NO: SPR23017
PROJECT TITLE: Mulligans

DESCRIPTION: Indoor Golf Simulator Facility with Restaurant and Bar. (D-MU)

APPLICANT: Scott Wright & Shane Moss
OWNER: LEGACY INVESTMENTS LLC

APN: 094296001 LOCATION: 307 E MAIN ST

ITEM NO: 4 Added to Agenda

SITE PLAN NO: SPR23018

PROJECT TITLE: New Multi-Tenant Retail Building

DESCRIPTION: Construction of New Multi-Tenant Retail Building Sout of Future Sports/Nordstrom Rack (C-R)

APPLICANT: Jim Sanders

OWNER: CALDWELL MOONEY PARTNERS I LP

APN: 000013902

LOCATION: 3501 S MOONEY BLVD

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be schedule	ed for the next available meeting.
Project/Business Name: Oaks Marketplace Parcel 3	2/2/23 Date:
Project Description: Two new proposed multi-tenant buildings on	Parcel 3 of Oaks Marketplace
Property Owner: TMT Partners	Site Plan Review Number: 22-199
Applicant(s) Name: 4Creeks, Inc.	
Project Address/Location: Oaks Marketplace Parcel 3	
Assessor Parcel Number: 126-08-064 - Parcel Size (Acreage or Square Feet): 3.61 acres Building or Su	ite Square Footage:
Are There Any Proposed Building Modifications: Yes No Sestimated Cost of Modifications to Building: Describe All Proposed Building Modifications:	THIS AREA FOR CITY STAFF USE ONLY Date Received: 02/02/2023 SPR Agenda: 02/08/2023 Item No Zone: SPR No. 22-199 Historic District: Yes No O Flood Zone: X AE X/AE
A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RE	COMMENDED FOR ALL SUBMITTALS
Existing/Prior Building Use: N/A	
Proposed Building Use: VARIES	
Proposed Hours of Operation: 7am-10pm	
Days of Week In Operation (Circle): Number of Employees Per Day: Number of Customers Per Day (Estimated): Existing Pro Predicted Peak Operating Hour:	
Number of Employees Per Day: Existing Pro	posed
Number of Customers Per Day (Estimated): Existing Pro	posed
Predicted Peak Operating Hour:	
Describe Any Truck Delivery Schedule & Operations:	
typical for multi-tenant commercial Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations (Provide Separate Attachment if Necessary):	For Operations, Customers, or Employees
Describe Any Special Events Planned for the Facility:	
Page 1 of 2 - Application continues on bac	ck of this page

	SITE PLAN MINIMUM REQUIREMENTS
	Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies
NTS	not accepted).
SITE PLAN REQUIREMENTS	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
EQUI	⇒ Site plan shall provide for and indicate all of the following:
AN R	- North arrow - Existing & proposed structures - Loading/unloading areas
E PL	 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
SIT	- Existing and proposed fencing at site - Valley oak trees (show drip line) - Location and width of drive approaches to site
	- Public improvements (curbs, sidewalks, - Existing & proposed landscaping - Tentative maps shall adhere to requirements
	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16
	Applicant Information (Final comments will be mailed to the name and address provided below)
JRE	Name: 4Creeks Inc. Signature of Owner or Authorized Agent*
NAT	Address: 324 S. Santa Fe St. Funard to Will 12/15/22
SIG	City, State, Zip Visalia, CA 93292 Owner Date
IRED	Phone: 559-802-3052 12/15/22
REQUIRED SIGNATURE	Email: Info@4-creeks.com Authorized Agent* Date
æ	* 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, Bernard Te Velde , declare as follows; I am the owner of certain real property bearing assessor's
	parcel number (APN):
	126-08-064
	AGENT:
	ACreake Inc
Σ	I designate 4Creeks, Inc. to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to entitle a new commercial building
FORM	relative to the property mentioned herein.
NOIL	I declare under penalty of perjury the foregoing is true and correct.
RIZA	
AGENCY AUTHORIZATIO	Executed this <u>15th</u> day of <u>December</u> , 20 <u>22</u> .
Y AU	Signatures Signatures
SENC	OWNER AGENT
A	Bernard te Vilde
	Signature of Owner Signature of Agent
	2911 Hanford Armona Road 324 S. Santa Fe St.
	Owner Mailing Address Hanford, CA 93230 Agent Mailing Address Visalia, CA 93292
	Owner Phone Number S59-802-3052 Agent Phone Number

Page 2 of 2



OAKS MARKETPLACE PARCEL 3 DEVELOPMENT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

SITE DATA:

APN: 126-080-025, 056

ZONING (EXISTING): C-R REGIONAL COMMERCIAL ZONING (PROPOSED): C-R REGIONAL COMMERCIAL GENERAL PLAN (EXISTING): REGIONAL COMMERCIAL GENERAL PLAN (PROPOSED): REGIONAL COMMERCIAL

<u>UTILITIES</u>

SEWER SERVICE: CITY OF VISALIA
WATER SERVICE: CITY OF VISALIA
STORM SERVICE: CITY OF VISALIA

GAS SERVICE: SOUTHERN CALIFORNIA GAS

COMPANY SOUTHERN CALIFORNIA EDISON

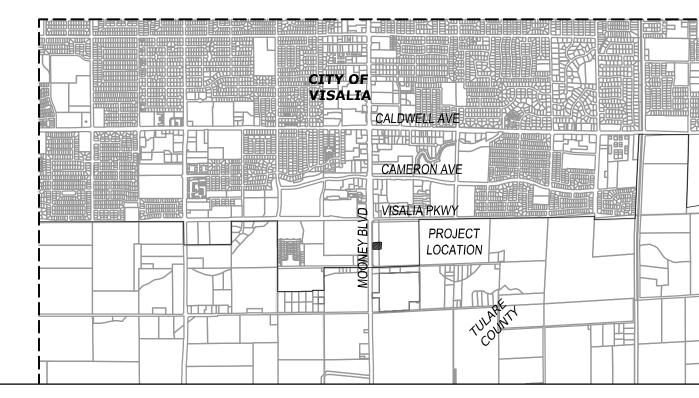
ELEC. SERVICE: SOUTHERN CALIFORN CITY OF VISALIA

TELEPHONE: SBC

FLOOD ZONE: X

SETBACKS

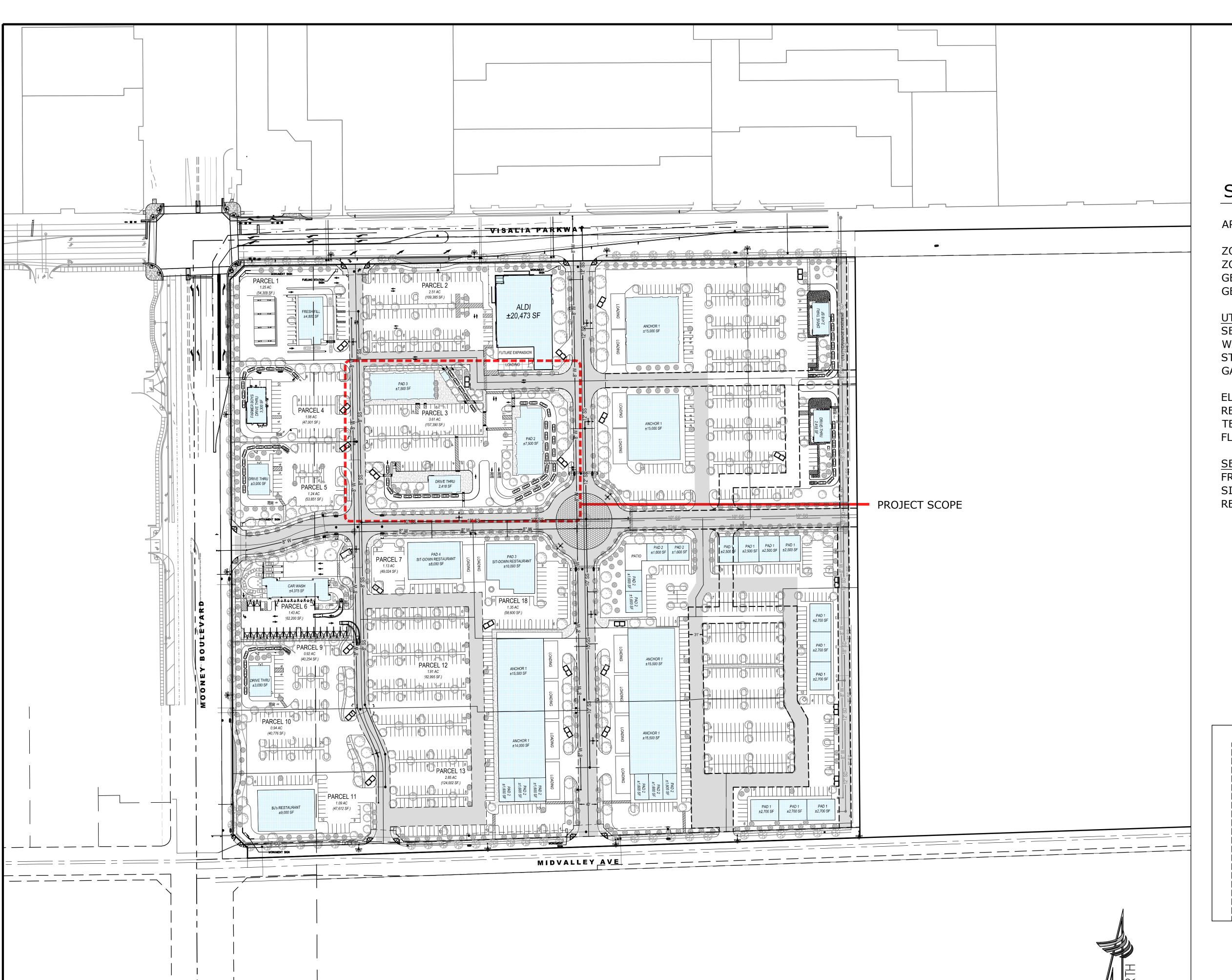
FRONT (MOONEY BLVD): 20'
SIDE (VISALIA PKWY & MIDVALLEY AVE): 10'
REAR (EASTERN PROPERTY BOUNDARY): 15'

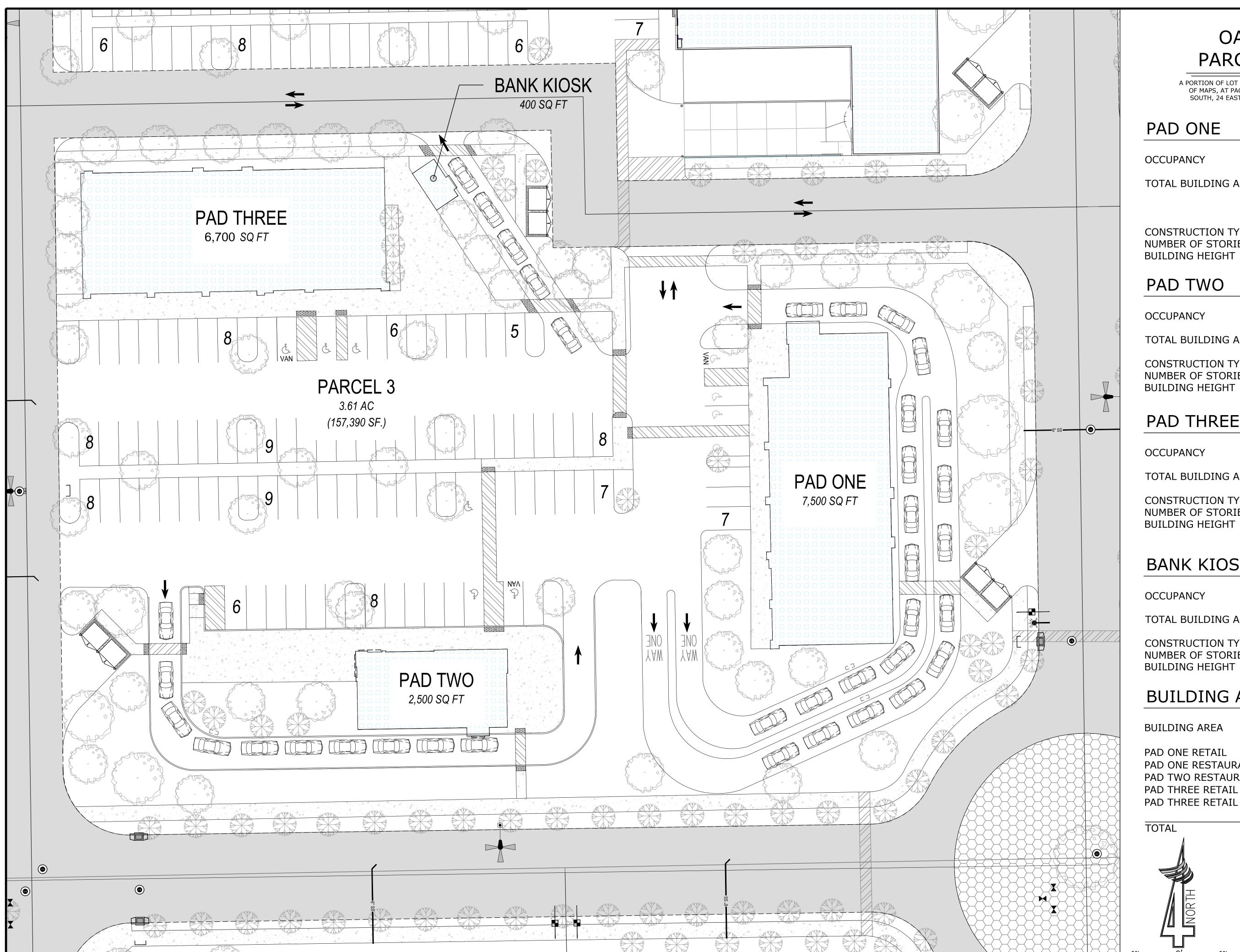


VICINITY MAP



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





OAKS MARKETPLACE PARCEL 3 DEVELOPMENT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

PAD ONE

OCCUPANCY

B (BUSINESS) AND A-2 (ASSEMBLY)

TOTAL BUILDING AREA

7,500 SQ FT TOTAL 800 SQ FT RESTAURANT 6,700 SQ FT RETAIL SPACE

CONSTRUCTION TYPE NUMBER OF STORIES

V-B ONE 30'-0"

PAD TWO

OCCUPANCY

A-2 (ASSEMBLY)

TOTAL BUILDING AREA

2,500 SQ FT RESTAURANT

CONSTRUCTION TYPE NUMBER OF STORIES **BUILDING HEIGHT**

V-B ONE 25'-0"

PAD THREE

B (BUSINESS) OCCUPANCY

7,500 SQ FT RETAIL SPACE TOTAL BUILDING AREA

CONSTRUCTION TYPE V-B ONE NUMBER OF STORIES 30'-0" **BUILDING HEIGHT**

BANK KIOSK

OCCUPANCY

B (BUSINESS)

TOTAL BUILDING AREA 400 SQ FT BANK KIOSK

CONSTRUCTION TYPE V-B NUMBER OF STORIES ONE **BUILDING HEIGHT** 12'-0"

BUILDING AND PARKING

BUILDING AREA

SPACE SF

PARKING REQUIRED

PAD ONE RETAIL PAD ONE RESTAURANT PAD TWO RESTAURANT PAD THREE RETAIL

6,700 SF 800 SF 2,500 SF 7,500 SF

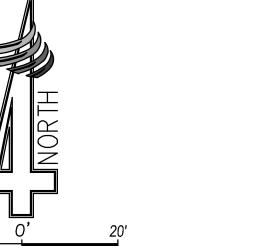
17,900 SF

23 SPACES 6 SPACES 17 SPACES

25 SPACES 400 SF 2 SPACES

89 SPACES PROVIDED

73 SPACES REQUIRED





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

Trip Generation - Oaks Marketplace Approved Site Plan Current Site Plan Phase 1 Phase 1 Daily Daily Size (Ksf=1,000 Size Trips Trips Rate Rate **Proposed Use** (Ksf=1,000sf)Proposed Use sf) Shopping Center (820) 66.87 4,500 Shopping Center (820) 74.28 4,967 67.30 66.87 Internal Capture (4%) (199) Internal Capture (4%) (180)Subtotal 4,320 Subtotal 4,768 Pass-by trip reduction (34%) -34% (1,469)Pass-by trip reduction (34%) -34% (1,621)**Subtotal:** 2,851 Subtotal: 3,147 Fast Food Restaurant with Drive-Through Window (934) 15.40 470.95 7,253 Fast Food Restaurant with Drive-Through Window (934) 12.85 470.95 6,052 Internal Capture (4%) -4% (290)(242)Internal Capture (4%) Subtotal 6,963 Subtotal 5,810 Pass-by trip reduction (50%) -50% (3,481)Pass-by trip reduction (50%) -50% (2,905)Subtotal: **Subtotal:** 3,481 2,905 20.47 128.63 2,633 Supermarket (850) 20.47 128.63 2,633 Supermarket (850) Internal Capture (4%) -4% (105)Internal Capture (4%) -4% (105) Subtotal 2,528 Subtotal 2,528 -25% Pass-by trip reduction (25%) (632)Pass-by trip reduction (25%) -25% (632)Subtotal: 1,896 Subtotal: 1,896 Gasoline/Service Station (944) 4.80 1,202.83 5,774 Gasoline/Service Station (944) 4.80 1,202.83 5,774 -4% (231)Internal Capture (4%) Internal Capture (4%) -4% (231)5,543 Subtotal 5,543 Subtotal Pass-by trip reduction (50%) -50% (2,771)Pass-by trip reduction (50%) -50% (2,771)Subtotal: **Subtotal:** 2,771 2,771 Car Wash (948) 4.38 Car Wash (948) 4.38 853 195.00 853 195.00 Internal Capture (10%) -10% (85)Internal Capture (10%) -10% (85) Subtotal 768 Subtotal 768 (154)Pass-by trip reduction (20%) -20% (154)Pass-by trip reduction (20%) -20% **Subtotal:** 614 Subtotal: 614

11,614

Subtotal:

112.40

11,333

107.97

Subtotal:

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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.

	Project/Business Name: The Light Urns Inc.	Date: 1.17.2023
_	Project Description: Brining Existing Building up to current code. No	variance needed at this time
P		
GENERAL PROJECT INFORMATION	Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan	lan Review Number: 2023-012
INFO	Property Owner: Ron Vander Weerd	
OLEC	Applicant(s) Name: 4Creeks	
AL PR	Project Address/Location: 9716 W Grove Ave	
NER/	Assessor Parcel Number: 0 8 1 - 1 3 0 - 0 2 1	
35	Parcel Size (Acreage or Square Feet): 16,888 sq ft Building or Suite Sc	quare Footage: 4,900 sq ft
	Are There Any Proposed Building Modifications: Yes No 🚫	THIS AREA FOR CITY STAFF USE ONLY
	Estimated Cost of Modifications to Building: \$ None	Date Received:
	Describe All Proposed Building Modifications:	SPR Agenda: Item No
	Brining existing build out up to code	Zone: SPR No
		Historic District: Yes No
		Flood Zone: X AE X/AE
	A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMM	MENDED FOR ALL SUBMITTALS
	Existing/Prior Building Use: Warehouse / Production	
	Proposed Building Use: Warehouse / Production	
	Proposed Hours of Operation:	
TION	Days of Week In Operation (Circle): Su M T W Th F Sa	
RMA	Number of Employees Per Day: Existing 9 Proposed	9
& TRAFFIC INFORMATION	Number of Customers Per Day (Estimated): Existing O Proposed	0
AFFIC	Predicted Peak Operating Hour: N/A	
& TR	Describe Any Truck Delivery Schedule & Operations:	
ONS	Small box truck deliveries as needed	
OPERATIONS	Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For O	operations, Customers, or Employees
8	(Provide Separate Attachment if Necessary): N/A	
	Describe Any Special Events Planned for the Facility: N/A	
- 1	Page 1 of 2 - Application continues on back of thi	is page

		PLAN MINIMUM REQUIREMENTS	
	Submit a digital copy of the site plan(s) and completed a	pplication on a flash drive or equivalent	(PDF format preferred, hard paper copies
N S	not accepted).		
SITE PLAN REQUIREMENTS	Digital copies must be clear, legible, and on a layout size	ed appropriately to convey all necessary	project information.
18	Site plan shall provide for and indicate all of the following	; :	
S		disting & proposed structures -	Loading/unloading areas
2		ljacent street names -	Accessible path of travel from right of way
IS.	Experience of the second control of the seco	efuse enclosures & containers - efley oak trees (show drip line) -	Accessible path of travel from ADA stall Location and width of drive approaches to site
		isting & proposed landscaping -	Tentative maps shall adhere to requirements
		rking stalls (include ADA)	of Visalia Municipal Code Section 16
	Applicant Information (Final comments will be mailed to the	name and address provided below)	
JRE	Name: Will Ruoff (4Creeks)	Signature of Owner or Authorized A	gent*
VATI	Address: 324 S Santa Fe Street	Row Und Had	1.17.2023
SIG	City, State, Zip Visalia CA, 93292	Owner	Date
ED	Phone: 805.235.5333	Well Ill	1.17.2023
REQUIRED SIGNATURE	Email: willr@4-creeks.com	Authorized Agent*	Date
R			
	If signed by an authorized agent , the "Agency Authorization" inf	ormation below must be completed for this	s application to be considered acceptable.
	AG	ENCY AUTHORIZATION	
	OWNER:		
	ı, Ron Vander Weerd	lare as fallows. Lam the access of another	la carl account to the same of
	parcel number (APN):	lare as follows; I am the owner of certa	in real property bearing assessor's
	Production of the State o		
	081-130-021		_
	AGENT:		
	1 designate Will Ruoff (4Creeks)	to act as my duly authorized agen	nt for all purposes necessary to file
Z.	an application for, and obtain a permit to Site Plan	Review and Variance	
N F	relative to the property mentioned herein.		
ATION FORM	I declare under penalty of perjury the foregoing is true ar	nd correct.	
	Executed this 17 day of January	2023	
AGENCY AUTHORIZ	Executed this 17 day of January	2025.	
C A	OWNER	Signatures	AGENT
GEN	OVINER		
4	Kon Unda land	Well All	/
	Signature of Owner	Signature of Agent	
	837 Commercial Ave	324 S Santa Fe	Street
1	Owner Mailing Address Tulare CA, 93274	Agent Mailing Address Visalia CA, 932	92
			52
	559.805.4101 Owner Phone Number	805.235.5333 Agent Phone Number	
	Siller Hallast	rigent from Hombel	
- 1			

Page 2 of 2

716 W. Grove Visalia, California | +1- (800) 757-3488 | susan@inthelighturns.com

315 E. Acequia Avenue Visalia, CA 93291 Phone: (559) 713-4444

2-1-2023

TO BUILDING & COMMUNITY DEVELOPMENT BUILDING & SAFETY,

This is a letter to acknowledge that In The Light Urns Inc is the occupant of the building in question at 9716 W. Grove Visalia, 93271

- We are open between 8:00 am to 5:00 Monday Thru Friday.
- We currently have nine active employees employed there handling inventory, printing, and shipping. No current plans for expansion.
- We do not have any customers coming to this facility as we are an eCommerce Company, and all our business is done online.
- Our shipping department only requires a couple of hundred shipments, either coming
 or going, which are all handled by UPS, FedEx, DHL, and USPS. They come and go
 throughout the day.
- There are never in other activity other than those described above.

In The Light Urns Inc. is a memorial website that provides families with high-quality cremation urns, keepsakes, and other memorial products. We understand that losing a loved one is a difficult time, and our goal is to help families preserve their cherished memories through our beautiful and timeless memorial products. With a wide range of styles and materials to choose from, we aim to make it easy for families to find the perfect urn that honors their loved one's life and legacy. Whether you are looking for a traditional urn or a more personalized keepsake, our team is here to support you every step of the way. If any other information is required, please do not hesitate to ask.

Sincerely

Rick Fraser

r_fraser@inthelighturns.com

President

605 Santa Rosa Street,

San Luis Obispo, CA

805.904.4394

info@4-creeks.com

www.4-creeks.com



SET NOT FOR

CONSTRUCTION

For planning purposes

only, do not scale drawings

PROJECT INFORMATION

Project Description:

This Project includes showing that the additional un-permitted work added to the building is in conformance with the industrial use which allows for 25% of the floor space to be used as office space. Three of the existing rooms are used for manufacturing and production and should not count towards the 25% office space in the building. The space is currently being used by In The Light Urns, Inc. and they need additional office space for urn production.

Project Address: 9716 W Grove Ave Visalia, CA 93291

APN: 081-130-021 Zonina: Industrial

Proposed Occupancy: Business (B) and Storage (S-1)

Fire Separation: Not Required Fire Sprinklers: Not Required Parcel Size: 16,888 sq ft **Existing Building:** 4,900 sq ft Original Office Space: 1,000 sq ft (20%)

Un-permitted Office Space: 980 sq ft

Office area used as production Space: 760 sq ft (includes hallway space)

Total Office Space: 1,220 sq ft (25%)

PROJECT DIRECTORY

Owner:

Ron Vander Weerd Contact: ronvanderweerd@yahoo.com Phone: 559.805.4101 837 Commercial Ave Tulare, CA 93274

Architect:

Will Ruoff - 4Creeks Contact: willr@4-creeks.com 324 S Santa Fe Street Phone: 805.235.5333 Visalia, CA 93292

SHEET INDEX

Architectural Sheets A1.0 Site Plan A2.0 Floor Plan

AGENCIES AND UTILITIES

California Water Service Company phone: (559) 624-1662 216 n. Valley Oaks Drive Visalia, ca 93291

Comcast Cable phone: (559) 735-2104 1031 n. Plaza drive Visalia, ca 93291

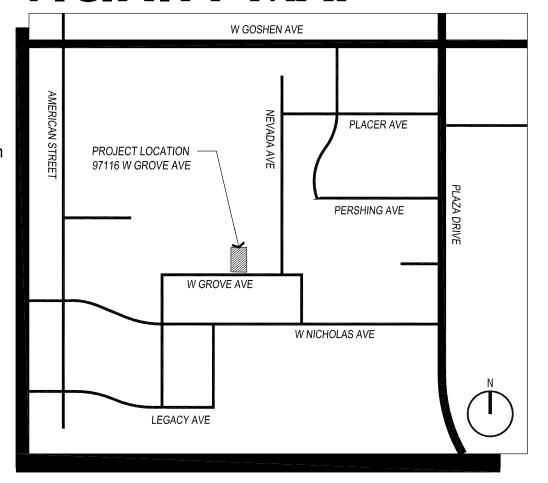
Southern California Edison (SCE) phone: (559) 685-3269 2425 s. Blackstone st. Tulare, ca 93274

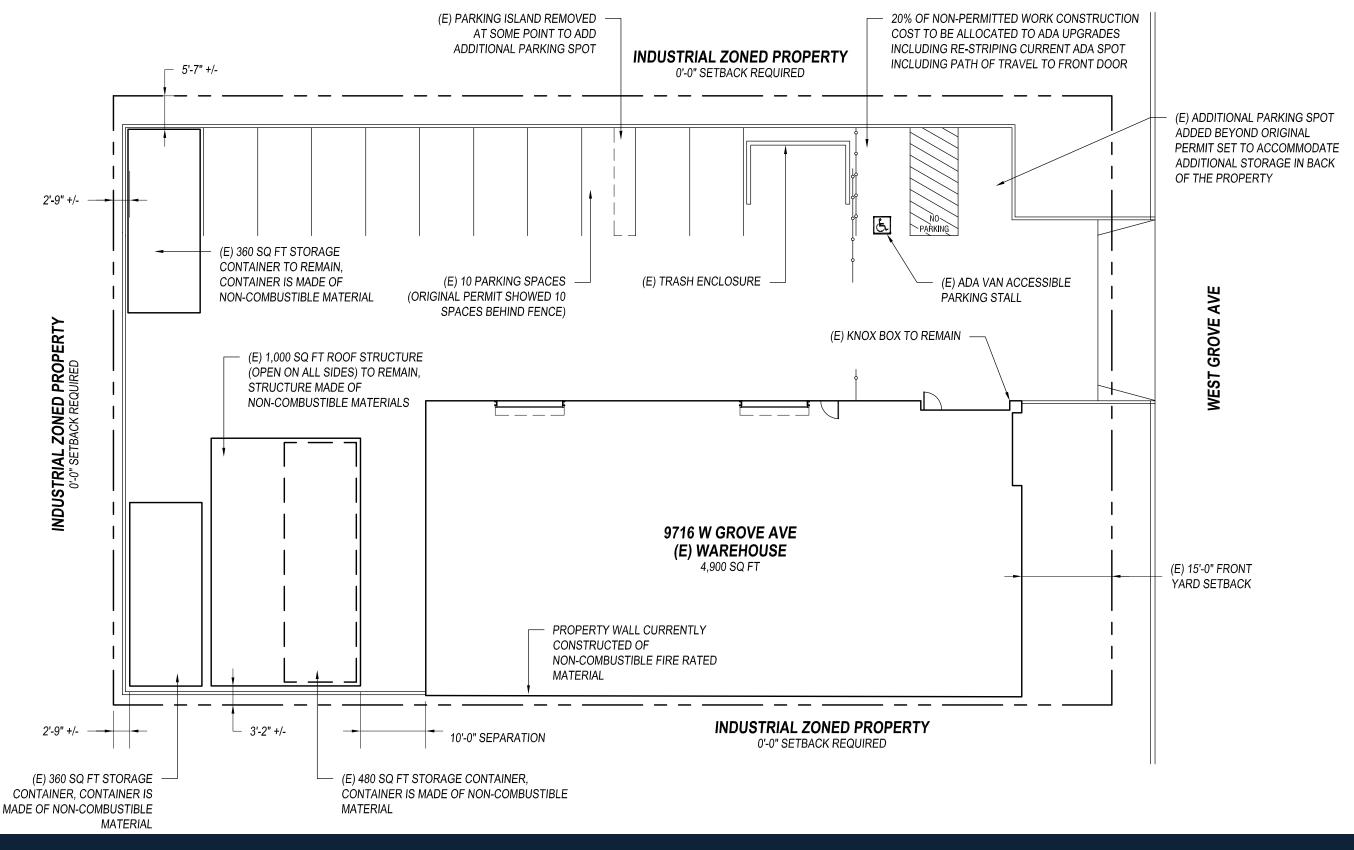
Southern California Gas Company phone: (559) 739-2331 404 n. Tipton st. Cisalia, ca 93292

AT&T California phone: (559) 739-6646 217 w. Cequia ave. Visalia, ca 93291

Building Safety Division phone: (559) 713-4495 315 e. Acequia ave Visalia, ca 93291

VICINITY MAP







605 Santa Rosa Street, San Luis Obispo, CA

805.904.4394 info@4-creeks.com www.4-creeks.com

SET NOT FOR CONSTRUCTION
For planning purposes only, do not scale drawings



SCALE 1/16" = 1'-0"

A1.0

SURVEYING



605 Santa Rosa Street, San Luis Obispo, CA

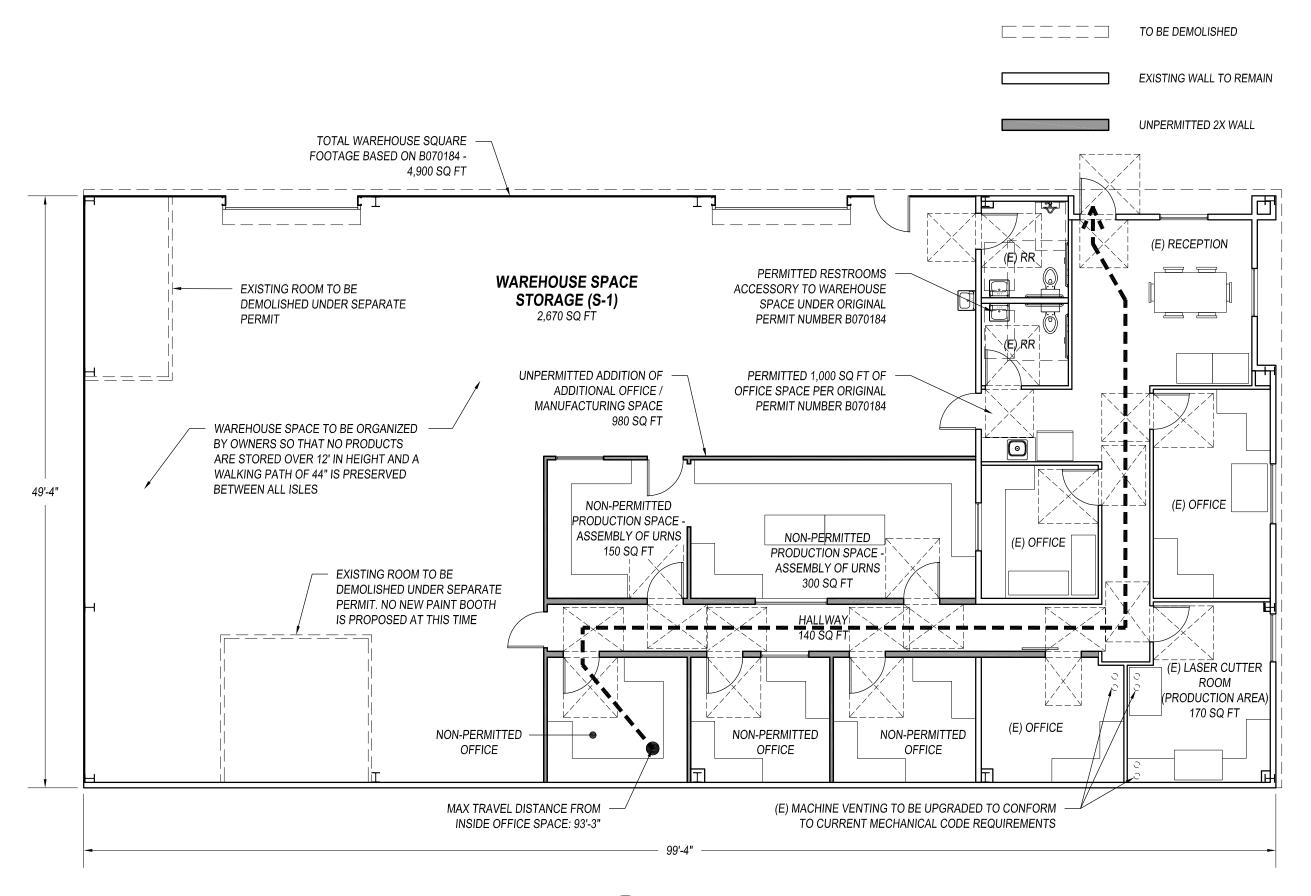
805.904.4394 info@4-creeks.com www.4-creeks.com

> SET NOT FOR CONSTRUCTION

For planning purposes only, do not scale drawings



FLOOR PLAN WALL LEGEND



EXISTING FLOOR PLAN SCALE 1/8" = 1'-0"



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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. Mulligans Date: 01-30-2023 Project/Business Name: Indoor Golf Simulator facility with restaurant and bar. Project Description: INFORMATION Yes No X Site Plan Review Resubmittal: If Resubmittal, Previous Site Plan Review Number: Property Owner: J.R. Shannon PROJECT Applicant(s) Name: Scott Wright and Shane Moss Project Address/Location: 307 E. Main Street, Visalia, CA 93291 GENERAL Assessor Parcel Number: _2 9 6 0 0 Parcel Size (Acreage or Square Feet): 0.18 acres 8470 Building or Suite Square Footage: Yes No Are There Any Proposed Building Modifications: --- THIS AREA FOR CITY STAFF USE ONLY --Estimated Cost of Modifications to Building: 1,200,000.00 Date Received: 02.02.2023 Describe All Proposed Building Modifications: Demolition of non load bearing walls, SPR Agenda: 02.08.2023 Item No. _ Zone: D-MU SPR No. 23-017 concrete, framing, mechanical, electrical, plumbing, fire sprinklers, drywall, paint, suspended ceilings, doors, windows, casework, signage Historic District: Yes () No (X) Flood Zone: AE (X) -- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS Theater Existing/Prior Building Use: Mixed Use Proposed Building Use: Proposed Hours of Operation: M-Th 10am-9pm Fri 10am-10pm Sat 9am-10pm Sun 12pm-8pm OPERATIONS & TRAFFIC INFORMATION Days of Week In Operation (Circle): W TF Number of Employees Per Day: 0 Existing Proposed Number of Customers Per Day (Estimated): 0 Existing Proposed Predicted Peak Operating Hour: Weekdays 6-7pm Weekends 3-5pm Describe Any Truck Delivery Schedule & Operations: Sysco delivery 1-2 times/week through alley. Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): Employees will park in the rear parking structure. Patrons will utilize street parking, parking structure to the south, and north parking lot. Request one parking stall in front for 10 minute loading/unloading There are no special events outside of normal business operations. Describe Any Special Events Planned for the Facility: Page 1 of 2 - Application continues on back of this page

100	CITE DI AM MINIMUM DECUUDEMENTO
	SITE PLAN MINIMUM REQUIREMENTS Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDE format preferred, hard paper copies
S	2 - Same and the size plants of the size plants of the size of the size of the size of the size plants of th
IENT	not accepted).
SITE PLAN REQUIREMENTS	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
EQUI	⇒ Site plan shall provide for and indicate all of the following:
NR	- North arrow - Existing & proposed structures - Loading/unloading areas
PLA	- All existing & proposed site features - Adjacent street names - Accessible path of travel from right of way
SITE	- 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
	 Existing and proposed fencing at site Public improvements (curbs, sidewalks, Existing & proposed landscaping Tentative maps shall adhere to requirements
	utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16
	Applicant Information (Final comments will be mailed to the name and address provided below)
3E	
REQUIRED SIGNATURE	1007.0 4 101.0
GN/	Address: 1067 South "Q" Place 01-30-2023 City State Zip Tulare CA 93274 Owner Date
S C	Oity, State, Zip Totals, SA 50274
UIRE	Phone: (559) 234-2070 01-30-2023
REQ	Email: scott@supremegc.com / shane@mulligans1744.com Authorized Agent* Date
	* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.
QA.	AOENOV ALITHODITATION
	AGENCY AUTHORIZATION
	OWNER:
	I, J.R. Shannon, declare as follows; I am the owner of certain real property bearing assessor's
	parcel number (APN):
	094-296-001
	AGENT:
-	I designate Scott Wright and Shane Moss to act as my duly authorized agent for all purposes necessary to file
ORA	an application for, and obtain a permit to <u>provide construction services for tenant improvements to operate the business</u> relative to the property mentioned herein.
ATION FORM	
ZATI	I declare under penalty of perjury the foregoing is true and correct.
IOR	Executed this 30th day of January , 2023 .
AGENCY AUTHORIZ	
CY /	OWNER Signatures AGENT
IGEN	Scott Wright , Shane Moss
1	Don't Wright 1 TAMA
	Signature of Owner Signature of Agent
	11878 Ave 328 1067 South "Q" Street
	Owner Mailing Address Agent Mailing Address Tulare, CA 93274
	30.0000 00 0
	Owner Phone Number Agent Phone Number
W	Owner Phone Number Agent Phone Number Agent Phone Number
300	559 625 1114 Agent Phone Number

Page 2 of 2

GENERAL NOTES: PROJECT INTENT/SCOPE OF WORK: PROJECT DATA: PROJECT CONTACTS: **SHEET INDEX:** ALL WORK SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, 2019 EDITION, AND THE LATEST EDITION OF THE ACI STANDARDS OWNER: SHANE MOSS & SCOTT WRIGHT PROPOSED TENANT IMPROVEMENT CONTRACTOR SHALL SUBMIT CALCULATIONS FROM P.E.M.B. MANUFACTURER TO LICENSED ENGINEER FOR FOOTING SIZES. FOOTING DIMENSIONS ARE DESIGN AND BUILDING A GOLF SIMULATOR VENUE WITH RESTAURANT AND BAR COVER SOIL SITE CLASS: STIFF SOIL (D) SOIL BEARING CAPACITY: SITE PLAN IN THE EXISTING BUILDING SHELL. 094-296-001 A-2 FIRST FLOOR PLAN BUILDING SHALL BE A MINIMUM OF 10'-0" FROM ALL PROPERTY LINES, UNLESS NOTED OTHERWISE. SEISMIC IMPORTANCE: OCCUPANCY: A-3 SECOND FLOOR PLAN THE EXISTING UPPER 6" OF SUB-GRADE ALL FILL UNDER BUILDING IS TO HAVE 90% RELATIVE COMPACTION CONFORMING TO ASTM D-1557 TEST METHOD G.P.S. COORDINATES: 36.3298686, -119.2898652 CONSTRUCTION TYPE: EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE. SCOPE OF WORK: MAPPED MCE ACCELERATION: Ss 0.541 THE GAS COMPANY ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED ON DRAWINGS. THE POWER: MAPPED MCE ACCELERATION: \$1 0.216 WATER: CAL WATER QUALITY AND DESIGN OF CONCRETE SHALL BE IN ACCORDANCE WITH CBC EXCEPT ITEMS NOT SPECIFICALLY COVERED THEREIN SHALL ALSO CONFORM - CONCRETE DESIGN ACCELERATION PARAMETER: Sds 0.493 CITY OF VISALIA WITH ACI 318. THE MAXIMUM SLUMP SHALL BE 5 INCHES. MIX DESIGN SHALL BE A MINIMUM OF 5 SACK MIX. - FRAMING DESIGN ACCELERATION PARAMETER: Sd1 *null ENGINEER OF RECORD: FLOOR AREA (SF): 8,470 ALL CONCRETE TO HAVE A STEEL TROWEL FINISH WITH A CURE SEAL HARDENING COMPOUND APPLIED IMMEDIATELY AFTER THE FINISH OPERATION IS - MECHANICAL 1.368 SITE COEFFICIENT: Fa BUILDING WIDTH: 66' COMPLETE. - ELECTRICAL SITE COEFFICIENT: Fv *null BUILDING LENGTH: ±124' EACH EXIT DOOR SHALL HAVE A 5'-0" EXTERIOR LANDING WITH A THRESHOLD NOT MORE THAN 1/2" BELOW FINISH SLAB. SLOPE LANDING AWAY FROM - PLUMBING SEISMIC DESIGN CATEGORY: LOW EAVE HEIGHT: BUILDING. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. LATCHING AND - FIRE SPRINKLERS COLLATERAL LOAD (psf): 0.00 **ROOF PITCH:** CURVED/LAMELLA LOCKING DOORS SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS OR OTHER HARDWARE DESIGNED TO PROVIDE - DRYWALL **EXPANDABLE END WALLS:** NO PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. - PAINT FIRE SPRINKLERED: NO REINFORCING STEEL SHALL BE INTERMEDIATE DEFORMED BARS CONFORMING TO ASTM A-615 WITH #4 OR SMALLER BARS GRADE 40 AND #5 OR LARGER - SUSPENDED CEILINGS GRADE 60, SPLICES IN THE REINFORCING STEEL SHALL BE LAPPED 40 BAR DIAMETERS, MINIMUM, UNLESS NOTED OTHERWISE. FIELD WELDING OF REINFORCING STEEL WILL NOT BE ALLOWED. SEPARATE BARS 1-1/2 BAR DIAMETERS CLEAR WITH A MINIMUM OF 1-1/2" CLEAR. FABRICATING DETAILS SHALL - WINDOWS CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE. ALL REINFORCING SHALL HAVE A MINIMUM CONCRETE COVER AS FOLLOWS, UNLESS NOTED - CASEWORK OTHERWISE: - SIGNAGE GENERAL CONTRACTOR SUPREME CONSTRUCTION, INC. SURFACES POURED AGAINST EARTH 3" FORMED SURFACES EXPOSED TO 1067 SOUTH "Q" PLACE GROUND OR WEATHER . TULARE, CA 93274 ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS AND OTHER INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO POURING CONCRETE. CONTACT: ERIC WHITE 10. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM 1-307 OR A-36 THREADED RODS. Ph: (559) 234-2070 STEEL FABRICATION AND ERECTION SHALL CONFORM TO CBC CHAPTER AND ACCEPTED PRACTICES AND PROVISIONS OF THE AMERICAN INSTITUTE OF EMAIL: eric@supremegc.com STEEL CONSTRUCTION MANUAL, EIGHTH EDITION. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 MINIMUM, UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE WITH E70 ELECTRODES BY THE MANUAL SHIELDED ARC METHOD UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS. WELDING TECHNIQUE AND WORKMANSHIP SHALL CONFORM TO CBC SECTION 2209 (AWS D1.1-84). ALL WELDING DESIGN SHALL BE BASED ON HALF STRESSES. 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH P.E.M.B. MANUFACTURER PRIOR TO STARTING WORK. CONTRACTOR SHALL VERIFY EXISTING COMDITIONS PRIOR TO STARTING WORK. NOTIFY THIS OFFICE IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. IT IS THE INTENT OF THESE DRAWINGS THAT PAD FOOTINGS ARE TO BE CENTERED BELOW THE STEEL BASE PLATES OF ALL COLUMNS IN THE METAL BUILDING, UNLESS SPECIFICALLY CALLED OUT

A NEW TENANT IMPROVEMENT FOR

MULLIGANS

307 EAST MAIN STREET VISALIA, CA 93291



1067 SOUTH Q PLACE TULARE, CA 93274 O: (559) 234-2070 F: (559) 562-6287 LIC.#: 931367 WWW.SUPREMEGC.COM

NOTES

MULLIGANS 307 E. MAIN ST. VISALIA, CA 93291

> 307 E. MAIN ST. VISALIA, CA 93291

COVER, NOTES PROJECT NO.: --

CONSTRUCTION WASTE MANAGEMENT PLAN:

THIS PROJECT HAS BEEN IDENTIFIED AS NON-PREVAILING WAGE BY THE CUSTOMER.

THESE CONSTRUCTION DOCUMENTS INDICATED BY THE FOLLOWING:

2019 CALIFORNIA ADMINISTRATIVE CODE

2019 CALIFORNIA BUILDING CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA ELECTRICAL CODE

2019 CALIFORNIA MECHANICAL CODE

14. FIRESPRINKLERS, WHERE REQUIRED, SHALL BE INSTALLED BY OTHERS. 15. ADDITIONAL REQUIREMENTS FOR METAL BUILDING MANUFACTURER:

ALL MATERIALS USED ON THE PROJECT CAPABLE OF BEING REUSED OR RECYCLED SHALL BE SALVAGED FOR REUSE, SALE OR OTHERWISE RECYCLED. MATERIALS INCLUDE BUT ARE NOT LIMITED TO: METAL BUILDING COMPONENTS, SHEET METAL, TRIMS, WOOD FRAMING, STEEL FRAMING, GYP. BOARD, CEILING TILES, NAILS & FASTENERS, COPPER & POLY PLUMBING PIPING, ELECTRICAL WIRING & CONDUITS, DUCTING ALL CONSTRUCTION MATERIALS SALVAGED FOR REUSE OR RECYCLE SHALL BE SORTED ON SITE.'

13. PROVIDE LIGHTING AND VENTILATION IN ACCORDANCE WITH UBC CHAPTER 12. SEE DRAWINGS BY OTHERS IF APPLICABLE.

THE METAL BUILDING SYSTEM NOT OTHERWISE DETAILED OR SPECIFIED ON THE DRAWINGS.

a. METAL BUILDING MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL COMPONENTS AND MATERIALS RELATED TO

b. MEMBER SIZES, FORCES, AND CONNECTION DETAILS COORDINATED WITH AND CONFORMING TO THESE DRAWINGS SHALL BE FURNISHED BY THI MANUFACTURER. THE SHOP DRAWINGS AND CALCULATION SHALL BE SUPERVISED AND SIGNED BY A CALIFORNIA REGISTERED PROFESSIONAL

c. DESIGN LOADING SHALL BE BASED ON THE CALIFORNIA BUILDING CODE (CBC), 2019 EDITION. DESIGN SHALL TAKE INTO CONSIDERATION ALL CONCENTRATED LOADS (BEAMS, PURLINS, ETC.). ADDITIONAL PURLINS SHALL BE PROVIDED AS REQUIRED TO CARRY WEIGHT OF ANY MECHANICAL

16. IT IS THE INTENT OF THESE PLANS TO PROVIDE DETAILS OF CONSTRUCTION NECESSARY TO GUIDE THE GENERAL CONTRACTOR WITH STRUCTURAL ASPECTS OF THE PROJECT ONLY. ARCHITECTURAL FEATURES SHALL BE COORDINATED WITH THE OWNER. NO WARRANTIES ARE EXPRESSED OR IMPLIED.

2019 CALIFORNIA RESIDENTIAL CODE

2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA FIRE CODE

18. THE LATEST ADOPTED ADDITIONS OF THE CODES, STANDARDS AND REGULATIONS REQUIRED BY THE LOCAL JURISDICTION SHALL GOVERN ALL WORK IN

2019 CALIFORNIA GREEN BUILDING STANDARDS

2019 CALIFORNIA REFERENCE STANDARDS CODE

- STEEL OR IRON WASTE TO BE TAKEN TO THE RECYCLING DEPOT, 8241 GOSHEN AVE. IN VISALIA (OR EQ.); ALL WOOD DEBRIS TO BE RECYCLED AT KINGS WASTE AND RECYCLING, 7803 HANFORD-ARMONA RD., HANFORD (OR EQ.); CARDBOARD, ALUMINUM, PLASTICS - BC RECYCLING COMPANY, 1043 E. HOUSTON AVE, VISALIA (OR EQ.)

* UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH THIS SECTION. THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED

TO MEET THE 65% MINIMUM REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY

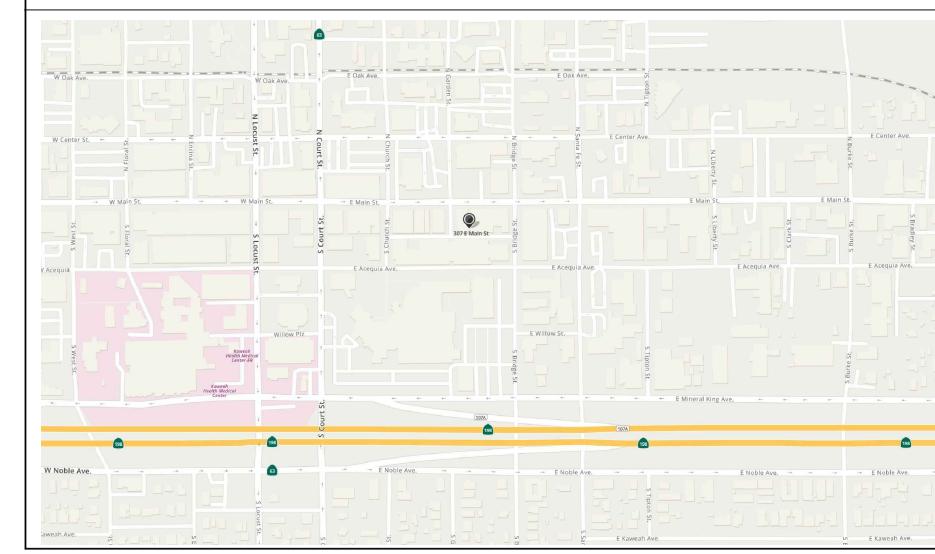
DEFERRED SUBMITTALS:

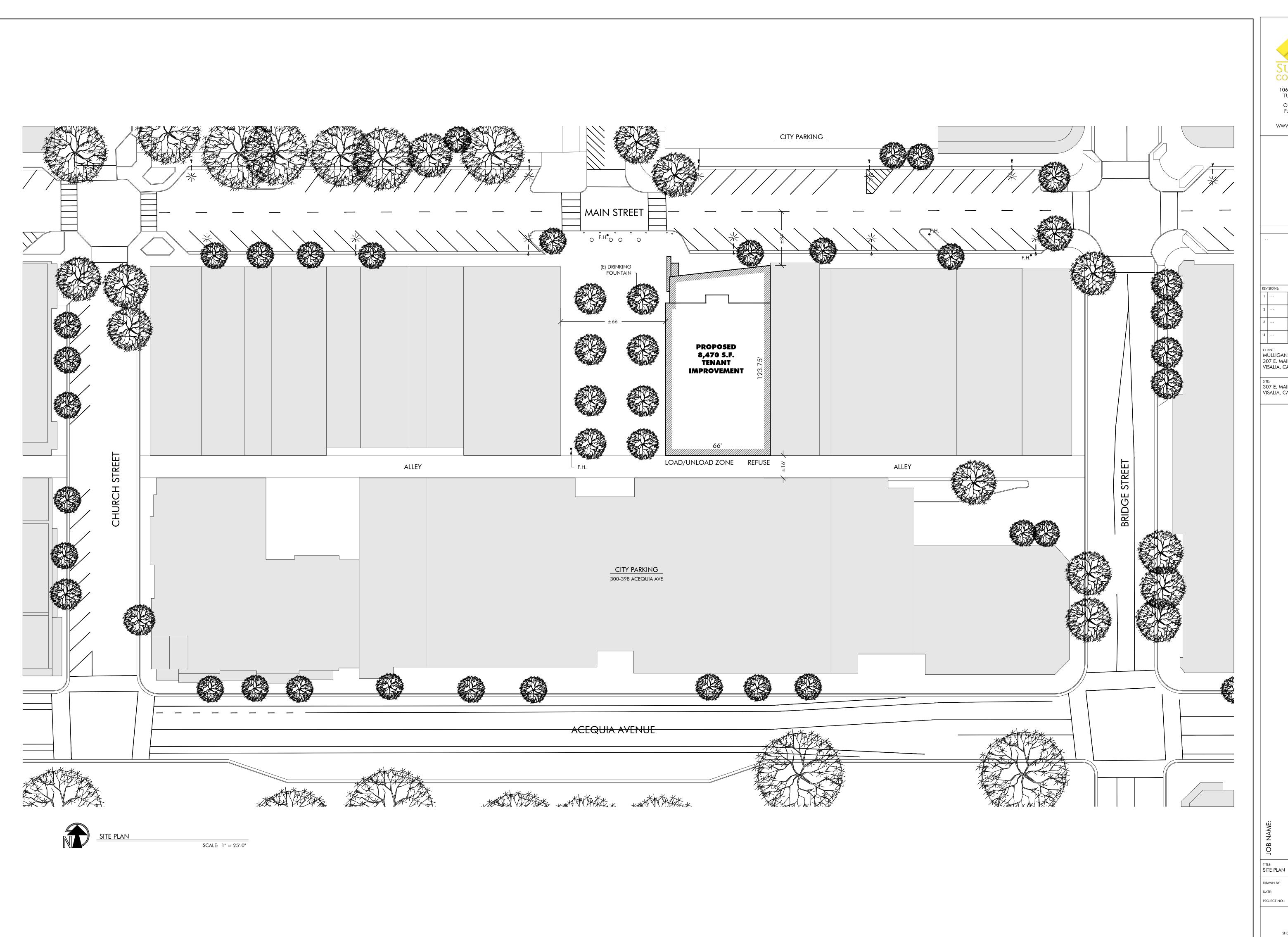
NONE

THESE DRAWINGS, SPECIFICATIONS AND DESIGN IDEAS ARE, AND SHALL REMAIN, THE PROPERTY OF SUPREME CONSTRUCTION, INC.

NO PART THEREOF SHALL BE COPIED, ELECTRONICALLY MODIFIED, DISCLOSED TO OTHERS OR USED IN ANY FASHION WITHOUT THE EXPRESS WRITTEN PERMISSION OF SUPREME CONSTRUCTION, INC. VISUAL CONTACT WITH THESE DRAWINGS, SPECIFICATIONS AND DESIGN IDEAS SHALL CONSTITUE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

VICINITY MAP:





1067 SOUTH Q PLACE TULARE, CA 93274 O: (559) 234-2070 F: (559) 562-6287 LIC.#: 931367 WWW.SUPREMEGC.COM

CLIENT: MULLIGANS 307 E. MAIN ST. VISALIA, CA 93291

SITE: 307 E. MAIN ST. VISALIA, CA 93291

PROJECT NO.: --

SHEET: **A1-1**



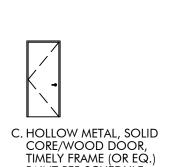
2X4 STUD FRAMING AT 16" O.C. w/5/8" DRYWALL @ +4' TALL

2X4 STUD FRAMING AT 16" O.C. w/5/8" DRYWALL @ +12' TALL

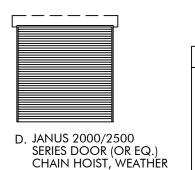
	000	R SCH	HEDUL	E								
DOOR		D	OOR				FR/	4ME		FIRE		
NO.	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	SWING	rating	HARDWARE	COMMENTS
1	Α	6'	7'	2"	ALUM/GLASS	BLACK	ALUMINUM	BLACK	DBL/OUT		A	
2	С	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	LH/IN		В,С	OFFICE, RESTROOM W/LEVER LOCK
3	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	RH/IN		B,C	OFFICE, RESTROOM W/LEVER LOCK
4	В	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/OUT		В	
5	В	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/IN		В	
6	В	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT		b	
7	D	12'	12'		ROLL UP	FACTORY						
8	В	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT		b	



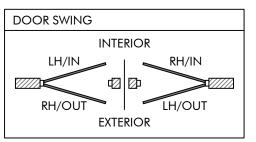
B. EXPIDOOR STEEL MAN DOOR (OR EQ.), WRAP AROUND 16GA FRAME, 18GA LEAF, FALCON GRADE 2 LEVER, PAINT PER SCHEDULE



PAINT PER SCHÈDULE



SEAL, COLOR PER SCHEDULE



A. KAWNEER (OR EQ.) STORE FRONT ENTRY HARDWARE B. FALCON LEVER (OR EQ.) ENTRY/OFFICE, KEYED ALIKE C. FALCON LEVER (OR EQ.) PASSAGE

LIGHTS & (2) SIDELIGHTS

(OR EQ.) ALUMINUM STORE FRONT DBL DOORS W/FULL

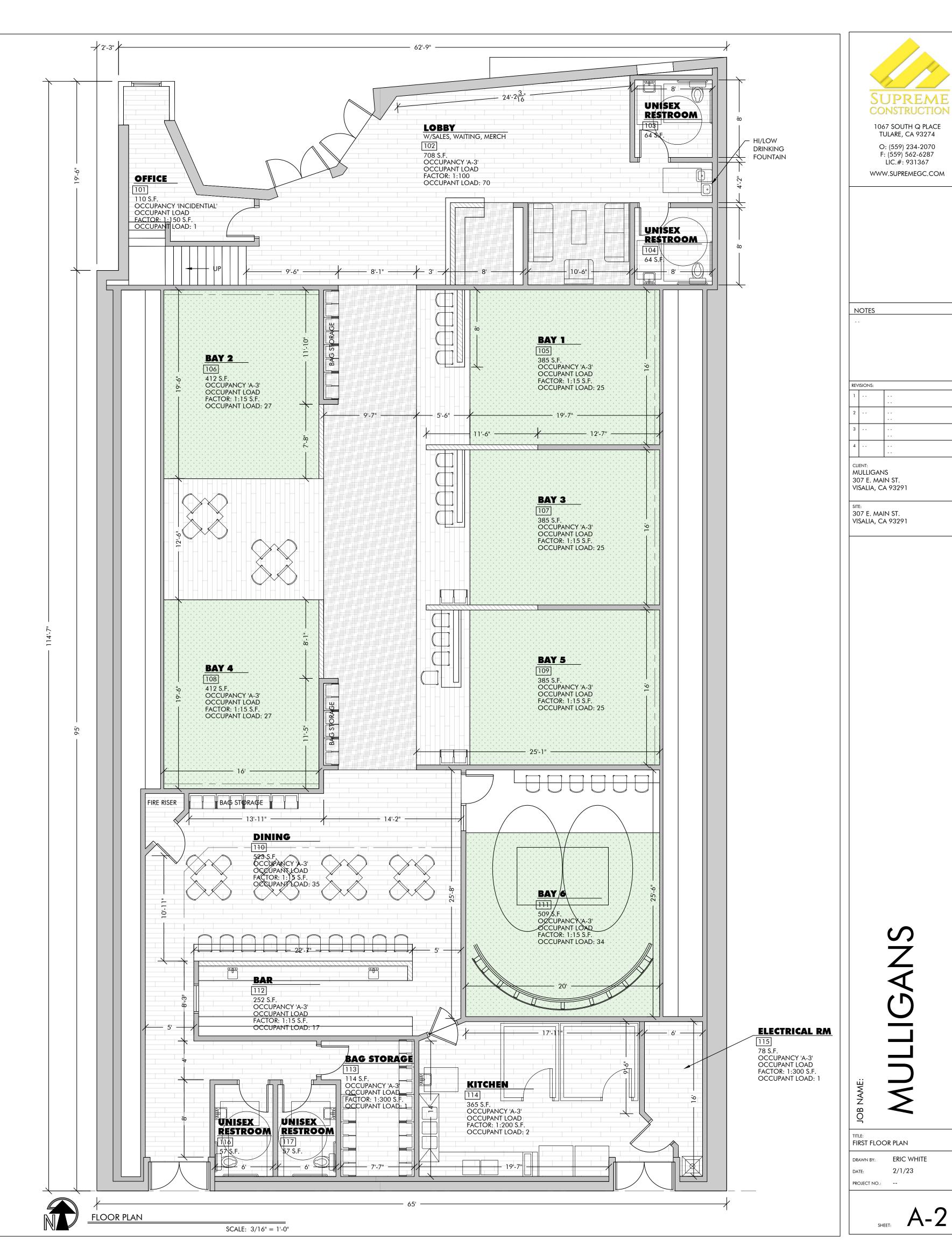
1. FORCE FOR PULLING/PUSHING OPEN A DOOR OTHER THAN FIRE DOORS, NOT TO EXCEED 5 POUNDS. 2. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE FINISH FLOOR.

3. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (PER CBC11B-404.2.7) 4. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE (EGRESS SIDE) WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER (CBC 1010.1.9.3)

5. MAIN EXIT DOOR SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED (PER CBC11B-404.2.10)

6. THE BOTTOM 10" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (PER CBC 11B-404.2.10)

W	INDC	W SCH	IEDUL	.E							
	TYPE	MANUF.	WIDTH	HEIGHT	HEAD HEIGHT	SERIES	GRADE	ANODIZING	FINISH	GLAZING	COMMENTS
\triangle	FIXED	KAWNEER	6'	4'		AA5450	AW-PG50-FW	BLACK #29	FACTORY	DUAL PANE LOW-E	ULTRA THERMAL WINDOWS
•					•			•			

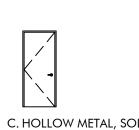


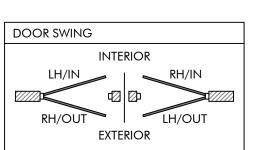


2X4 STUD FRAMING AT 16" O.C. w/5/8" DRYWALL @ +4' TALL

2X4 STUD FRAMING AT 16" O.C. w/5/8" DRYWALL @ +12' TALL

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		000	R SCH	HEDUL	.E								
D	OOR		D	OOR				FRA	AME		FIRE		
١	۷٥.	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH	SWING	RATING	HARDWARE	COMMENTS
	1	Α	6'	7'	2"	ALUM/GLASS	BLACK	ALUMINUM	BLACK	DBL/OUT		А	
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	3	С	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	RH/IN		B,C	OFFICE, RESTROOM W/LEVER LOCK
	4	В	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/OUT		В	
	5	В	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/IN		В	
	6	В	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT		Ь	
	7	D	12'	12'		ROLL UP	FACTORY						
	8	В	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT		Ь	





A. KAWNEER (OR EQ.) STORE FRONT ENTRY HARDWARE B. FALCON LEVER (OR EQ.) ENTRY/OFFICE, KEYED ALIKE C. FALCON LEVER (OR EQ.) PASSAGE

(OR EQ.) ALUMINUM STORE FRONT DBL DOORS W/FULL LIGHTS & (2) SIDELIGHTS

A. KAWNEER AA 425 SERIES

B. EXPIDOOR STEEL MAN DOOR (OR EQ.), WRAP AROUND 16GA FRAME, 18GA LEAF, FALCON GRADE 2 LEVER, PAINT PER SCHEDULE

C. HOLLOW METAL, SOLID
CORE/WOOD DOOR,
TIMELY FRAME (OR EQ.)
PAINT PER SCHEDULE

D. JANUS 2000/2500
SERIES DOOR (OR EQ.)
CHAIN HOIST, WEATHER
SEAL, COLOR PER
SCHEDULE

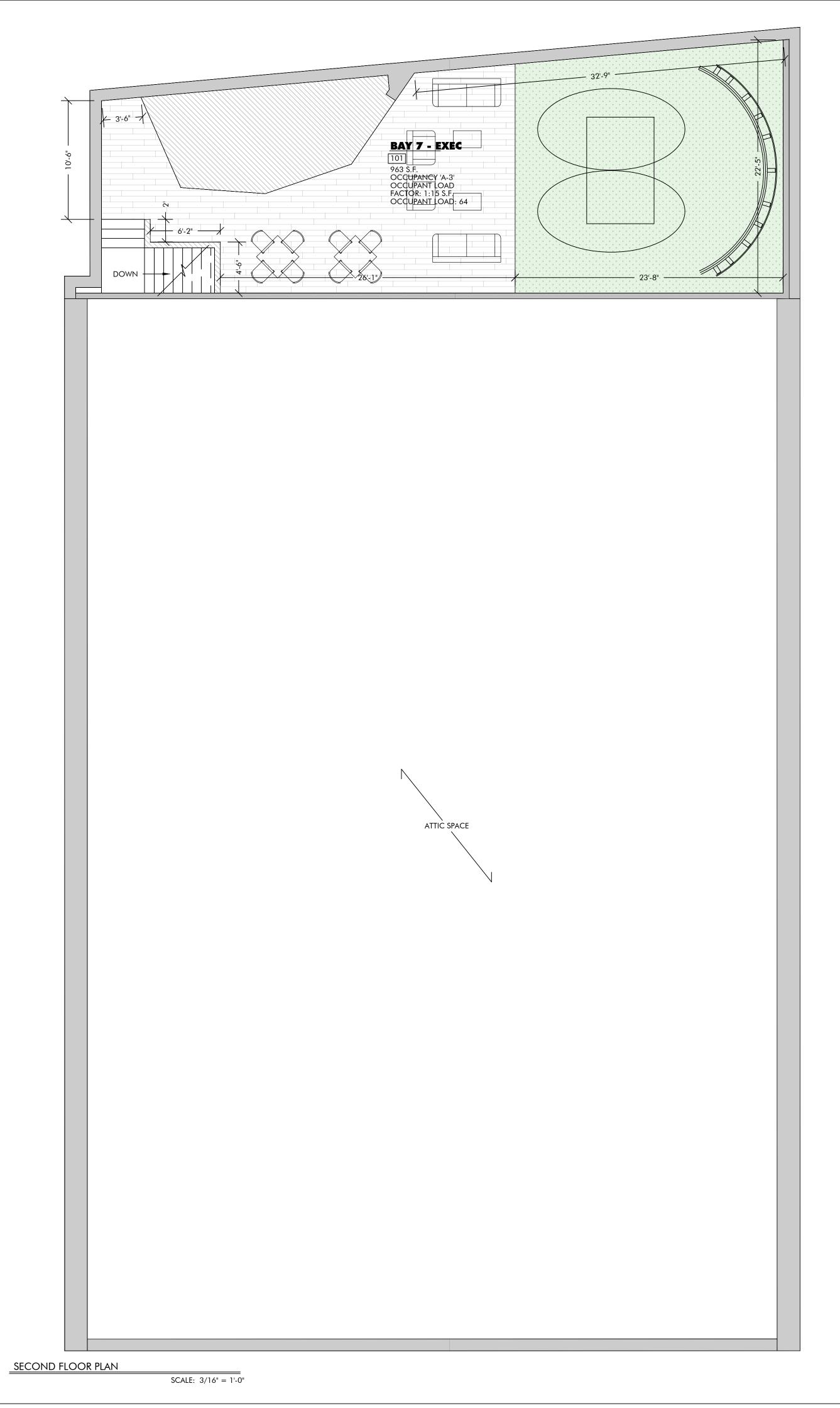
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4. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE (EGRESS SIDE) WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER (CBC 1010.1.9.3) 5. MAIN EXIT DOOR SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS

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,	/I/W	NDO	W SCH	EDUL	.E							
		TYPE	MANUF.	WIDTH	HEIGHT	HEAD HEIGHT	SERIES	GRADE	ANODIZING	FINISH	GLAZING	COMMENTS
	7	FIXED	KAWNEER	6'	4'		AA5450	AW-PG50-FW	BLACK #29	FACTORY	DUAL PANE LOW-E	ULTRA THERMAL WINDOWS





O: (559) 234-2070 F: (559) 562-6287 LIC.#: 931367 WWW.SUPREMEGC.COM

CLIENT: MULLIGANS 307 E. MAIN ST. VISALIA, CA 93291

SITE: 307 E. MAIN ST. VISALIA, CA 93291

SECOND FLOOR PLAN

DRAWN BY: ERIC WHITE 2/1/23 PROJECT NO.: --





TITLE:
EXTERIOR ELEVATIONS DRAWN BY: ERIC WHITE PROJECT NO.: --

** FIELD VERIFY ALL EXTERIOR DIMENSIONS

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

1067 SOUTH Q PLACE TULARE, CA 93274 O: (559) 234-2070 F: (559) 562-6287 LIC.#: 931367 WWW.SUPREMEGC.COM

CLIENT: MULLIGANS 307 E. MAIN ST. VISALIA, CA 93291

SITE: 307 E. MAIN ST. VISALIA, CA 93291

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-



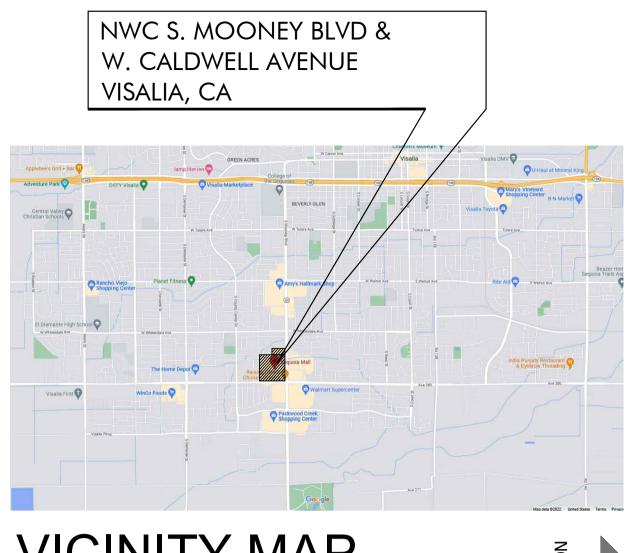
This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

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 New Multi-Tenant Retail Building Project/Business Name: Date: 1/30/2023 Construction of new multi-tenant retail building south of future Sprouts/Nordstrom Rack Project Description: GENERAL PROJECT INFORMATION Yes O No X Site Plan Review Resubmittal: If Resubmittal, Previous Site Plan Review Number: Property Owner: Caldwell Mooney Partners I. L.P. Applicant(s) Name: Caldwell Mooney Partners I, L.P. Project Address/Location: 3501 S. Mooney Blvd, Visalia, CA 93277 Assessor Parcel Number: 1-110-055 000-013-902 Parcel Size (Acreage or Square Feet): Building or Suite Square Footage: +/- 4,800 square feet 5.98 Acres Are There Any Proposed Building Modifications: Yes No No THIS AREA FOR CITY STAFF USE ONLY ---Estimated Cost of Modifications to Building: \$ 1,000,000 Date Received: Describe All Proposed Building Modifications: Construction new multi tenant SPR Agenda: 2/8/2.023 Item No. retail building south of future Sprouts/Nordstrom Rack in the existing parking lot of the Sequoia Mall Historic District: AE () X/AE () Flood Zone: - - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -Existing/Prior Building Use: Parking Lot Proposed Building Use: Retail and/or OSR Proposed Hours of Operation: Varies **DPERATIONS & TRAFFIC INFORMATION** Days of Week in Operation (Circle): W Th F Sa Number of Employees Per Day: 0 Existing To Be Determined Proposed Number of Customers Per Day (Estimated): 0 Existing To Be Determined Proposed Predicted Peak Operating Hour: To Be Determined Describe Any Truck Delivery Schedule & Operations: Typical truck delivery operations within a shopping center Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): None Describe Any Special Events Planned for the Facility: None

	CITE DI ANI MINIMI DE CUIDENTA DE
	SITE PLAN MINIMUM REQUIREMENTS
NTS	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).
SITE PLAN REQUIREMENTS	Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
G	Site plan shall provide for and indicate all of the following:
NR	- North arrow - Existing & proposed structures - Loading/unloading areas
PLA	- All existing & proposed site features - Adjacent street names - Accessible path of travel from right of way
311	- Site dimensions, including building - Refuse enclosures & containers - Accessible path of travel from ADA stall
0,	- Existing and proposed fencing at site - Valley oak trees (show drip line) - Location and width of drive approaches to site
	 Public improvements (curbs, sidewalks, - Existing & proposed landscaping - Tentative maps shall adhere to requirements utility poles, hydrants, street lights, etc.) - Parking stalls (include ADA) of Visalia Municipal Code Section 16
Ш	Applicant Information (Final comments will be mailed to the name and address provided below)
J.	Name: Jim Sanders; Paynter Realty & Investments, Inc. Signature of Owner or Authorized Agent*
NA	Address: 195 South C. Street, Ste. 200 /- 30 - 23
S	Address: 195 South C. Street, Ste. 200 City, State, Zip Tustin, CA 92780 Phone: 714-731-8892 Owner Davie H. Paynter, General Partner Caldwell Floomer Payners I, L.P. Date
IRE	Phone: 714-731-8892
REQUIRED SIGNATURE	Email: jsanders@paynterrealty.com Authorized Agent Date
	" If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.
-	
	AGENCY AUTHORIZATION
	OWNER:
	I, Caldwell Mooney Partners I, L.P. declare as follows; I am the owner of certain real property bearing assessor's
377	parcel number (APN):
	121-110-055
100	
	AGENT:
100	designate Jim Sanders; Paynter Realty & Investments, Inc., to act as my duly authorized agent for all purposes necessary to file
S. S.	an application for, and obtain a permit to remodel the former Sears building
NE	relative to the property mentioned herein.
ATION FORM	I declare under penalty of perjury the foregoing is true and correct.
RIZ	11
SH5	Executed this 30 day of 50,000 20 23.
A	
NCY A	OWNER Signatures AGENT
AGENCY AUTHORIZ	OWNER Signatures AGENT
AGENCY A	AGENT AGENT
AGENCY A	Signature of Owner David H. Daymor, General Partner Signature of Agent
AGENCY A	Signature of Owner David H. Daymer, General Partner Caldwell Mooney Partners I. L.P.
AGENCY A	Signature of Owner David H. Daymor, General Partner Signature of Agent
AGENCY A	Signature of Owner David H. Daymer General Partner Caldwell Mooney Partners I, L.P. 195 South C. Street, Ste. 200, Tustin, CA 92780 Owner Mailing Address Agent Mailing Address
AGENCY A	Signature of Owner Bavid H. Daymer, General Partner Caldwell Mooney Partners I, L.P. 195 South C. Street, Ste. 200, Tustin, CA 92780 Owner Mailing Address Agent Mailing Address Agent Mailing Address
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Page 2 of 2





VICINITY MAP



121-110-055 SHOPPING CENTER C-R (REGIONAL COMMERCIAL)

BUILDING DATA

BUILDING 1 ± 67,414 SF Tenant 1A (24,136 SF) Tenant 1B (28,140 SF) Tenant 1C (5,500 SF) Tenant 1D (5,767 SF) Tenant 1E (3,500 SF) Electrical Room (302 SF) FSR (69 SF)

± 105,130 SF SHOPPING MALL

± 40,000 SF ± 14,500 SF ± 17,400 SF ± 7,300 SF BUILDING 2 THEATER 2 THEATER 3 THEATER HALLWAY

± 6,032 SF MECHANICS BANK raising canes BUILDING 3 **BUILDING 4** ± 27,637 SF

BED BATH & BEYOND ±25,000 SF

MARSHALLS ±30,000 SF

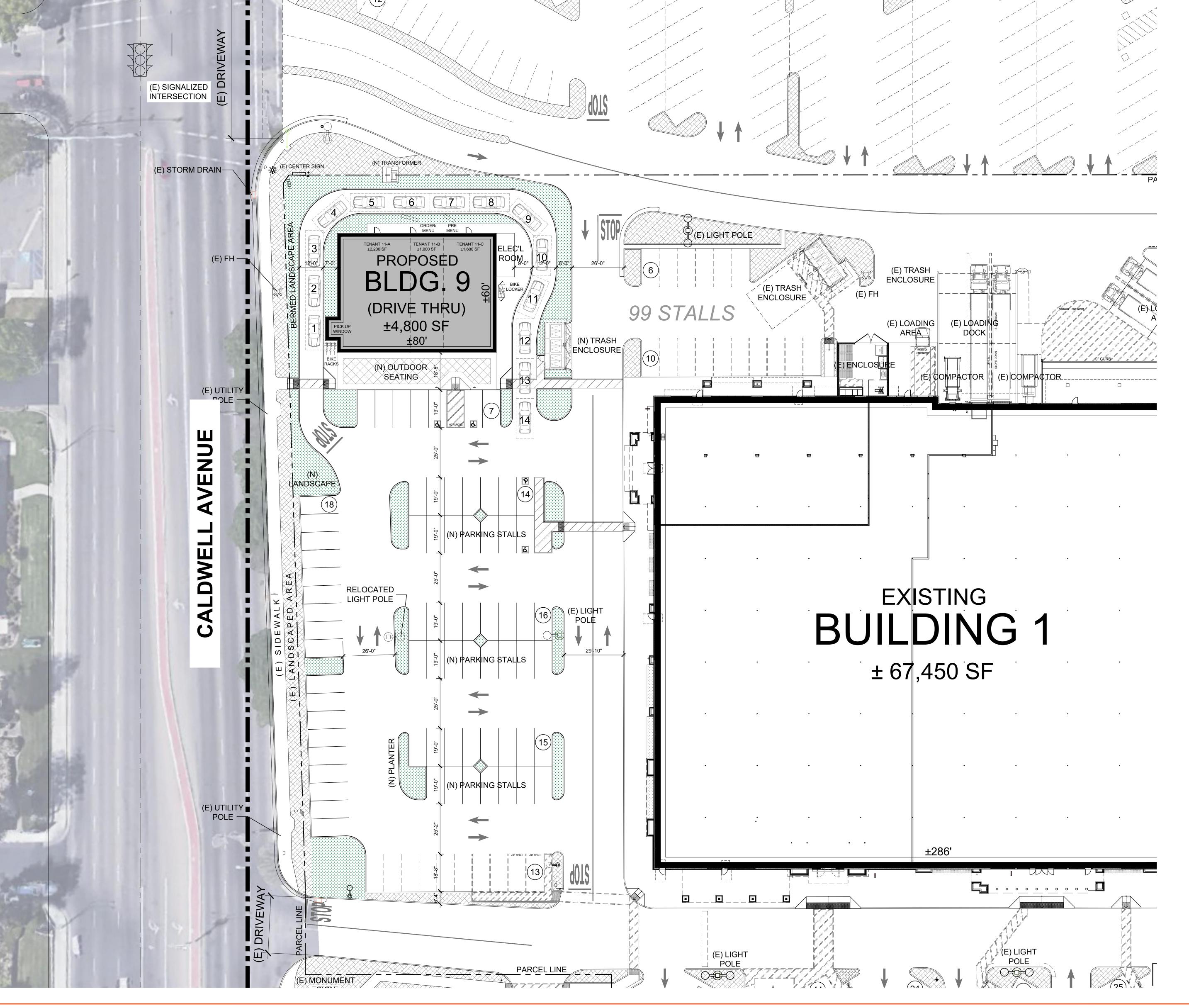
BLUSH BOUTIQUE ± 3,000 SF

TOTAL ± 432,057 SF

1,920 STALLS (@1/225 SF)

PARKING PROVIDED: 2,414 STALLS

5.5 /1000 SF PARKING RATIO:



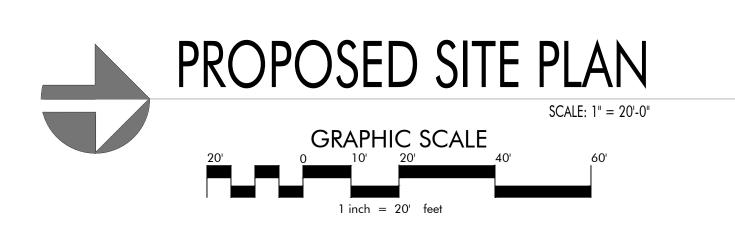




LEGEND

EXISTING LANDSCAPE

NEW LANDSCAPE



PRELIMINARY SITE PLAN SUBJECT TO CHANGE

Paynter Realty and Investments, Inc. 195 South 'C' Street, Suite 200, Tustin California 92780 TEL.: (714) 731-8892

Sequoia Mall - Building 9
NWC W. Caldwell Avenue & S. Mooney Boulevard, Visalia CA

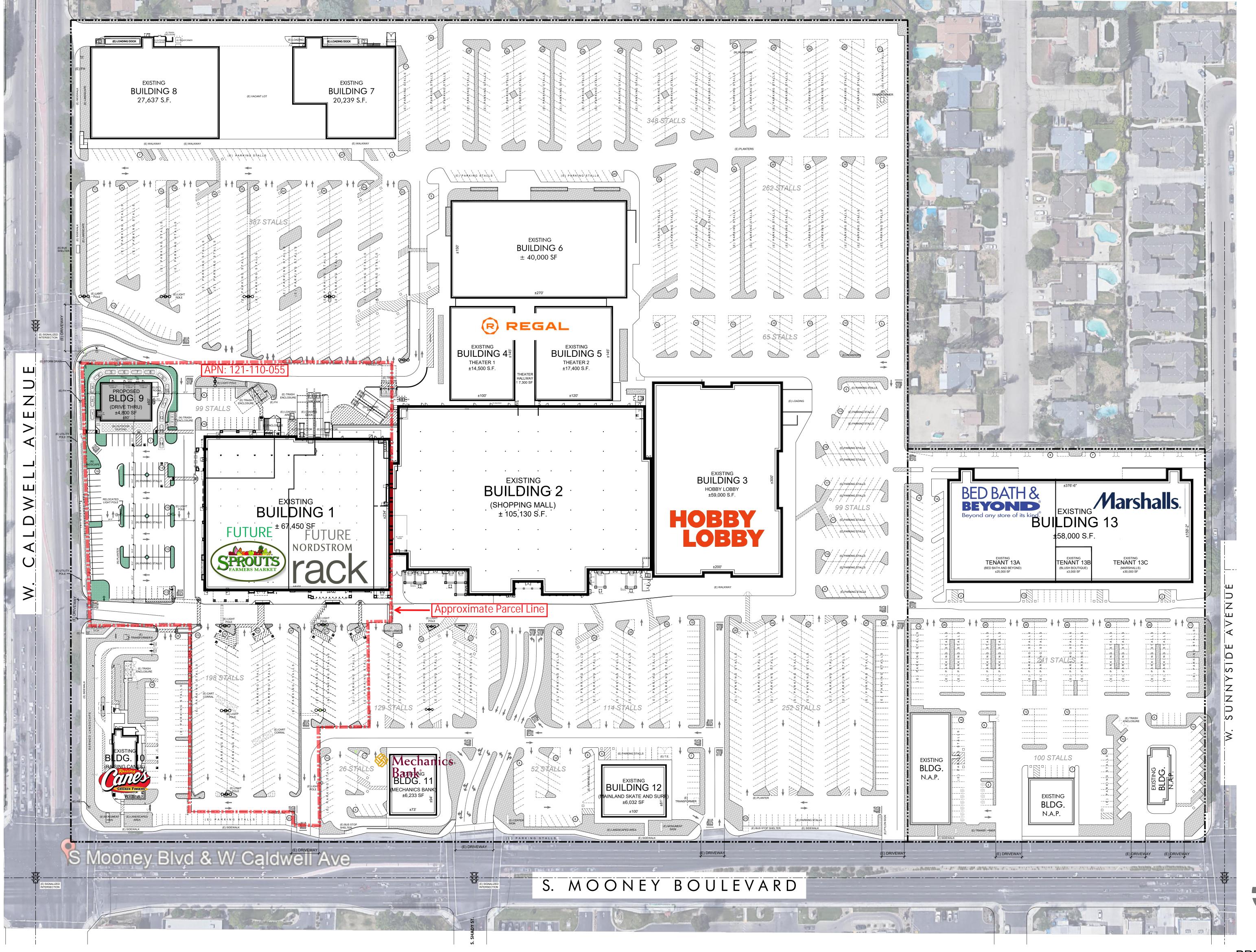
OVERALL SITE PLAN

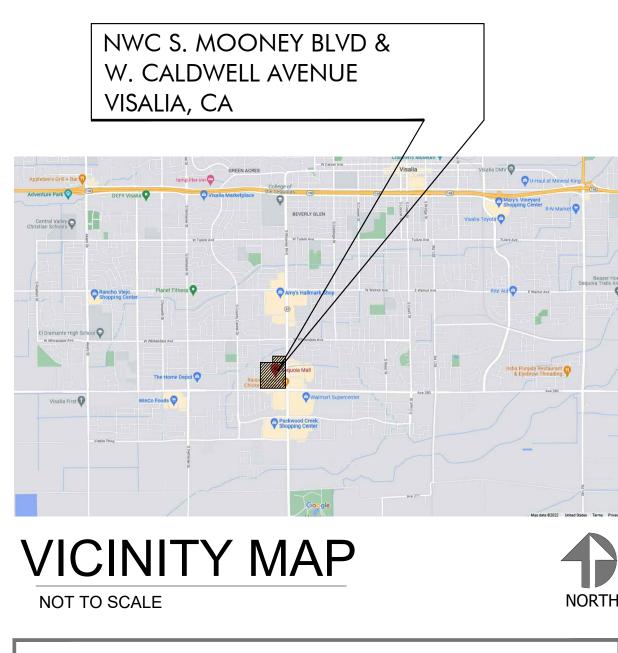
13127TMA

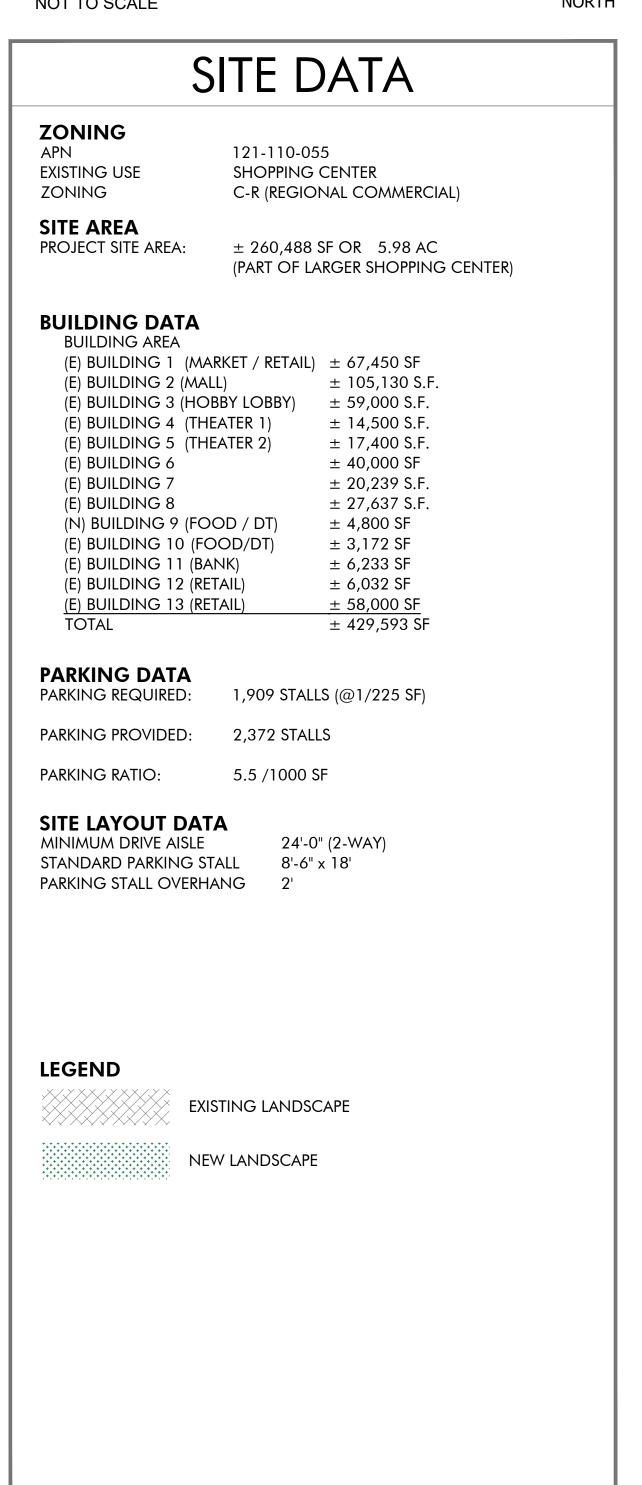
01.27.2023

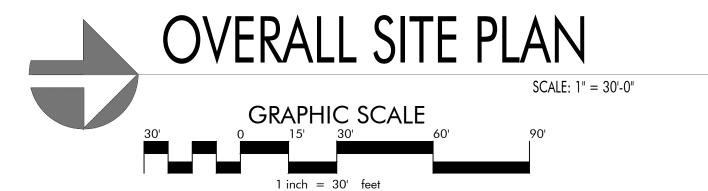


Overall Sequoia Mall Site Plan New Multi Tenant Retail Building 9









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OVERALL SITE PLAN

13127TMA

01.24.2023

