

HISTORIC PRESERVATION ADVISORY COMMITTEE

MEETING AGENDA

CHAIRPERSON:

Tyler Davis



VICE CHAIRPERSON:

Karen Ayala

COMMITTEE MEMBERS: Tyler Davis, Karen Ayala, Jay Hohlbauch, Jerome Melgar, Kim Lusk, Erick Arriaga, Jocelyn Duran

WEDNESDAY, JANUARY 14, 2026

CITY OF VISALIA ADMINISTRATION BUILDING

LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292

MEETING TIME: 5:30 PM

1. CALL TO ORDER
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Historic Preservation Advisory Committee (HPAC). You may provide comments to the HPAC at this time, but the HPAC may only legally discuss those items already on tonight's agenda.
3. MEETING MINUTES
 - A. December 10, 2025, Regular Meeting
4. PROJECT REVIEW
 - A. **HPAC Item No. 2025-24:** A request by Ken Turner to place a wall sign on the rear of a building within the O-C (Office Conversion) Zone. The project site is located at 902 West Center Avenue (APN: 093-224-006).
 - B. **HPAC Item No. 2025-22:** A request by Jatinder Chopra to replace 11 windows, enclose 1 window, and replace wood fencing, for a single family on residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 517 West Myrtle Ave (APN: 096-144-004).
 - C. **HPAC Item No. 2026-02:** A request by Ryan Howard to add a pergola to a single family residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 719 North Willis Street (APN: 093-163-009).

- D. **HPAC Item No. 2025-23:** A request by Martha M Govea to install a wrought iron and wire fence to a residence in the D-MU (Downtown Mixed Use) Zone. The project site is located at 216 East School Avenue (APN: 094-272-007).
- E. **HPAC Item No. 2026-01:** A request by Robert Cocagne to develop a single family residence, detached garage, and accessory dwelling unit within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 709 North Highland Street (APN: 093-162-013).

5. DISCUSSION ITEMS

- A. January 28, 2026, HPAC Meeting – Historic District Survey Project Discussion with Paul Bernal, Planning and Community Preservation Director
- B. 2026 HPAC Schedule of Meetings
- C. HPAC Subcommittee Assignments
- D. Historic Recognition/Awards Program
- E. Historic District Survey Project
- F. Committee and Staff Comments
 - i. Project Updates
- G. Identification of Items for Future Agendas

6. ADJOURNMENT

In compliance with the Americans Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4443 (Staff Representative) 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired - If enlarged print or a Braille copy is desired, please request in advance of the meeting and services will be provided as possible after the meeting. City Staff to the Committee is Cristobal Carrillo, Associate Planner, 559-713-4443, cristobal.carrillo@visalia.gov.

Este Aviso es para informarle que habra una audiencia para el público ante el Comité de Preservación Histórica de la Ciudad de Visalia. Para más información, o para dar comentario público respecto a esta solicitud, por favor llame Cristobal Carrillo, Associate Planner, al numero (559) 713-4443 o cristobal.carrillo@visalia.gov.

Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, or emailing cristobal.carrillo@visalia.gov.

APPEAL PROCEDURE

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the HPAC. An appeal form with applicable fees shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, JANUARY 28, 2026

MEETING MINUTES – DECEMBER 10, 2025, HISTORIC PRESERVATION ADVISORY COMMITTEE

HISTORIC PRESERVATION ADVISORY COMMITTEE MEETING AGENDA

All members
present.

CHAIRPERSON:

Tyler Davis



VICE CHAIRPERSON:

Karen Ayala

COMMITTEE MEMBERS: Tyler Davis, Karen Ayala, Jay Hohlbauch, Jerome Melgar, Kim Lusk, Erick Arriaga, Jocelyn Duran

MEMBERS OF THE PUBLIC: Tibor Szaiff, Minerva Luna

CITY STAFF: Cristobal Carrillo, Associate Planner

WEDNESDAY, DECEMBER 10, 2025

CITY OF VISALIA ADMINISTRATION BUILDING

LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292

MEETING TIME: 5:30 PM

1. CALL TO ORDER
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Historic Preservation Advisory Committee (HPAC). You may provide comments to the HPAC at this time, but the HPAC may only legally discuss those items already on tonight's agenda.
3. MEETING MINUTES
 - A. November 12, 2025, Regular Meeting

A motion was made by Hohlbauch, seconded by Lusk, to approve the meeting minutes. The motion was approved 7-0.
4. PROJECT REVIEW
 - A. **HPAC Item No. 2025-21:** A request by Tibor Szaiff to replace 11 windows on a single family residence, add two shade structures, enclose a patio, add metal and block wall fencing, add

roof fascia board, remove two chimneys, and replace front porch/wall fascia with stucco, on a site within the O-C (Office Conversion) Zone. The project site is located at 824 South Court Street (APN: 097-014-004).

Staff presented its report and recommended that the HPAC approve the request as modified and conditioned. The property owner and project applicant Tibor Szaiff provided comments in support of the proposal. Discussion followed regarding the proposal and the modifications recommended by staff regarding the shade structure behind the detached garage. The Committee and applicant discussed potential alternatives to removal of the shade structure, including reducing its height and size to reduce visibility from the public street. The Committee stated that it could not provide any alleviation from setback standards related to the O-C Zone. The Committee also discussed extending the amount of time the applicant would be given to obtain a Building Permit.

Following discussion, a motion was then made by Hohlbauch, seconded by Melgar, to approve the request with the following modifications to the conditions of approval:

- That Condition No. 3 be modified to allow Shade #2 to remain, subject to being reduced in height so as to not be visible above the detached garage as viewed from South Court Street, and subject to approval by the City of Visalia Building and Planning Divisions; and
- That Condition No. 4 be modified to provide the applicant with 90 days to obtain a Building Permit from the date of the HPAC's decision.

The motion passed by a vote of 7-0.

5. DISCUSSION ITEMS

A. Historic Recognition/Awards Program

Davis shared that he had yet to meet with Walter Deissler of Visalia Heritage to discuss the Historic Recognition Program. Discussion then occurred regarding Davis' suggestion that the HPAC consider abandoning creating a new plaque program and instead focus on issuing certificates of acknowledgement to property owners who renovate their historic structures. It was agreed that further discussion at future meetings would need to occur.

B. Historic District Survey Project

A motion was made by Melgar, seconded by Ayala, to appoint Duran to the Historic District Survey Project Subcommittee. The motion passed 7-0. Melgar then discussed the recommendations of the Subcommittee, stating that it was recommended that the following areas be added to the Historic District

- Areas north of the existing Historic District boundary, east of North Stevenson Street, west of North Willis Street, and south of West Roosevelt Street (survey areas A1, A2, and D1 except for those areas north of West Roosevelt Street).
- Areas south of the existing Historic District boundary, north of East Center Avenue, east of North Court Street, and west of North Garden Street (the southern portions of survey areas A34 and A35)
- Areas west of the Historic District boundary, between North Dudley Street, West Sierra Avenue, East Mineral King Avenue, and the alley between West Center Avenue and West Oak Avenue (survey areas D5, D9 except for the two parcels south of West Sierra Avenue, and D6 except for the properties north of the alley between West Main Street and West Center Avenue).

- Areas between West Tulare Avenue, South Locust Street, West Kaweah Avenue, and South Watson Street (survey areas C47, C50, the southern half of A40, B31, the western half of A46, C49, the western half of A47, C51, the western half of A50, B32, the western half of A56, and the eastern portion of D8).

Staff asked if any consideration had been given to adding sites to the Local Register. Melgar stated that no discussion had occurred. It was recommended by staff that the Committee attempt additions to the Historic District and Local Register at the same time. It was then discussed whether the recommended additions were feasible. The HPAC requested that a meeting be scheduled with Paul Bernal, Planning and Community Preservation Director, to discuss the feasibility of adding the recommended sites. Staff stated they would check to see if there would be any Brown Act issues if the subcommittee, Davis, and staff met outside of a public meeting.

C. Committee and Staff Comments

i. Project Updates

Discussion occurred regarding recent courtesy notices sent to property owners who had conducted development without HPAC approval, Visalia Porch Fest, and Arriaga's tree recognition project. It was requested that staff reach out to City promotional staff to see if a social media post could be made to celebrate the successful Visalia Porch Fest event. Staff stated they would check on the matter. Lastly Lusk asked if a new meeting schedule would be provided for the 2026 year. Staff stated that it would be provided at the January 14, 2026, meeting.

ii. Cancellation of December 24, 2025 Regular Meeting

No discussion.

D. Identification of Items for Future Agendas

No discussion.

6. ADJOURNMENT – 6:55pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE:

January 14, 2026

PROJECT PLANNER:

Nolan Brown, Planning Technician

Phone: (559) 713-4359

E-mail: nolan.brown@visalia.gov

SUBJECT: Historic Preservation Advisory Committee Item No. 2025-24: A request by Ken Turner to place a wall sign on a building within the O-C (Office Conversion) Zone. The project site is located at 902 West Center Avenue (APN: 093-224-006).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as conditioned by staff.

SITE DATA

The site is zoned O-C (Office Conversion) and contains a converted residence and five stall parking lot. A medical spa is currently active onsite. The project site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Background" classification. The structure contains "Craftsman" and "Bungalow" style architecture.



PROJECT DESCRIPTION

The applicant is requesting approval to add a 24 square foot wall sign to the back of the business, facing the parking lot. The signage is comprised of aluminum material with a vinyl wrap. The applicant states that without signage, there was unauthorized parking by non-customers in the parking lot and confusion about where to park.

DISCUSSION

Architectural Compatibility

Per Visalia Municipal Code Section 17.56.050.C.4, reviews of signage requests shall consider only the proposed design and/or materials, and not the proposed size or location. The material proposed has been previously considered by the HPAC as appropriate for use at other locations. The alterations conducted preserve the appearance and character of the original residence, as the business sign follows the established color palette of the structure, and does not take away from the overall aesthetics of the building. The main building exteriors (south and east sides) remain unaltered.

Since the work has already been conducted without Building Permits, staff recommends Condition No. 2, requiring the applicant to obtain Building Permits for all work conducted, and that permits be obtained within 30 days of the date of the HPAC's decision, and a passing final inspection within 60 days of the HPAC's decision.

FINDINGS AND CONDITIONS

For HPAC Item No. 2025-24 staff recommends that the Committee approve the proposed wall signage, based upon the following:

Findings:

1. The site is within the Historic District and is listed in the Local Register of Historic Structures.
2. That the proposal is in keeping with the purpose and intent of the Historic Preservation Element and Ordinance.
3. That the proposal will not be injurious to the surrounding properties or character of the Historic District due to its compatibility with the surrounding area.
4. That the proposal will not be injurious to the character of the Historic District and surrounding area.

Conditions:

1. That the site shall be developed consistent with the site plan in Exhibit "A" and signage in Exhibit "C".
2. The applicant obtain a Building Permit for all work conducted, and that permits be obtained within 30 Days of the date of HPAC's decision, and a passing final inspection within 60 days of the HPAC's decision.
3. That the project undergoes the appropriate City permitting process.
4. That any significant changes in the operation of the proposed use, or any other changes to the exterior of onsite structures, be brought back to the Historic Preservation Advisory Committee prior to any review by the Planning Commission and/or issuance of a Building Permit.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Proposed Signage
- Exhibit “D” – Historic District Survey Sheet
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

EXHIBIT A

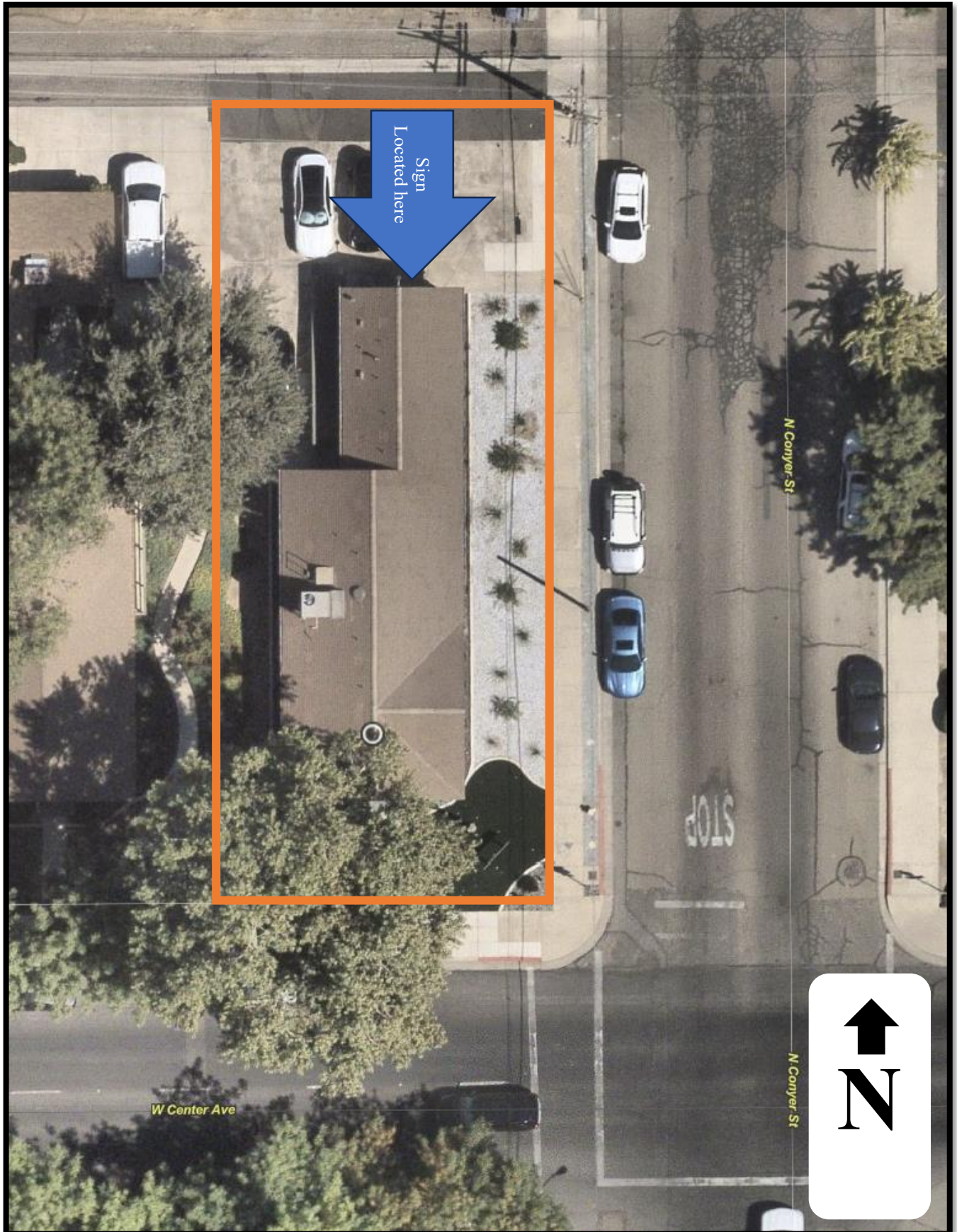


EXHIBIT B



East Elevation



South Elevation



North Elevation

EXHIBIT C



EXHIBIT D

902 Center **SURVEY FORM** 53'
Address: _____ Lot Size: Front _____
APN #: Book 93 Block 224 Lot 6 Side 125'
Odd Shapes _____

FIELD SURVEY

1. Present Use: ☐ Vacant, ☒ Single Family, ☐ Duplex, ☐ Apartments, ☐ Vacant Lot,
☐ Commercial/Industrial, ☐ Institutional/Public, ☐ Offices,
Other _____
2. Physical Description: Number of Stories 1.5
Roof Type: ☒ Gable, ☐ Hip, ☐ Flat, ☐ Gambrel, ☐ Jerkinhead, Other _____
Building Material: ☐ Wood, ☐ Shingle, ☐ Stucco, ☐ Brick, ☐ Concrete,
Other _____
Style: ☐ Bungalow, ☐ Western Stick, ☐ Colonial Revival, ☐ Period/Tutor Revival,
☐ Vernacular, ☐ Queen Anne/Eastlake, ☐ Stick, ☐ Mission Style,
☐ Spanish Colonial Revival, ☐ Utilitarian, Other _____
3. Alterations: ☐ Yes, ☐ No, ☒ Maybe Comment: windows
4. Condition: ☐ Excellent, ☐ Good, ☒ Fair, ☐ Poor
5. Surroundings: ☐ Open Land, ☐ Landscaped lot, ☒ Residential, ☐ Commercial
6. Related Features: ☐ Architectural Details, ☐ Landscaping, ☐ Trees,
☐ Related Structures, Other _____

Photo Number: _____

Description: enclosed porch
in front
Intersecting gable
roof. Lattice vents
in gable. Clapboard
siding. Half front
porch framed with
rough iron railings
and posts



HISTORIC RESEARCH

1. Present Owner: _____
2. Common Name: _____
3. Historic Name: _____
4. Original Owner: THOMAS HALL
5. Present Zoning: _____
6. Year of Original Construction: 1920
7. Subsequent Alterations: 1959
8. Architect: _____
9. Builder/Contractor: _____
10. Original Use: ☐ Single Family, ☐ Duplex, ☐ Apartments, ☐ Commercial,
☐ Industrial, ☐ Public/Institutional, Other _____
11. Past Uses: _____
12. Evaluation of Historical Importance: ☐ Associated with important event,
☐ Associated with important individual, Other _____
13. Main Theme of Historic Resource (check only one): ☐ Architecture,
☐ Arts & Leisure, ☐ Economic/Industrial, ☐ Exploration/Settlement,
☐ Government, ☐ Military, ☐ Religion, ☐ Social/Educational
14. Briefly State Historical Importance (dates, persons, events, etc.)

Sources: (list books, documents, surveys, interviews, and publishing dates)

Consultants Only Below Line

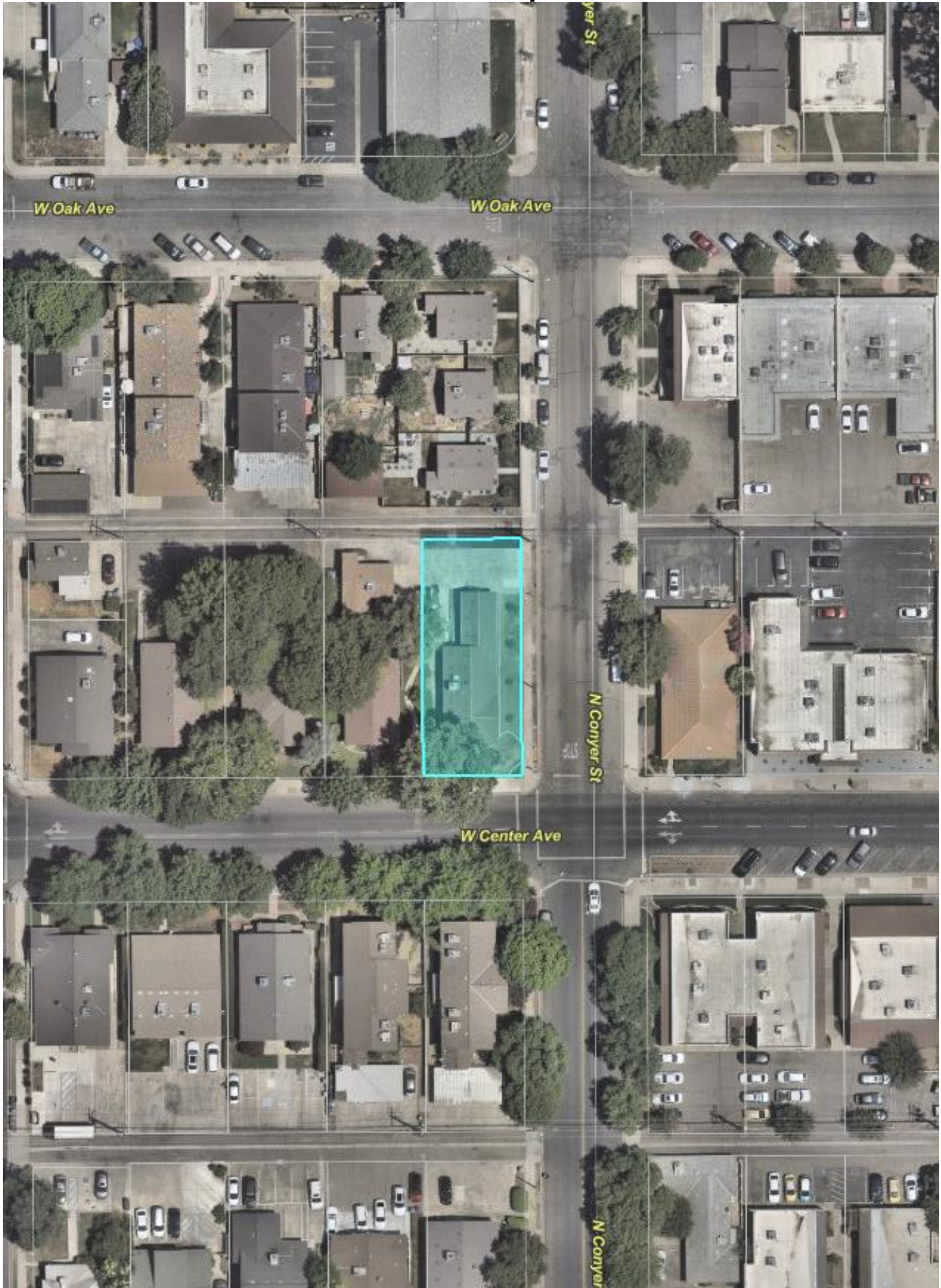
Architectural Style: _____

Details: _____

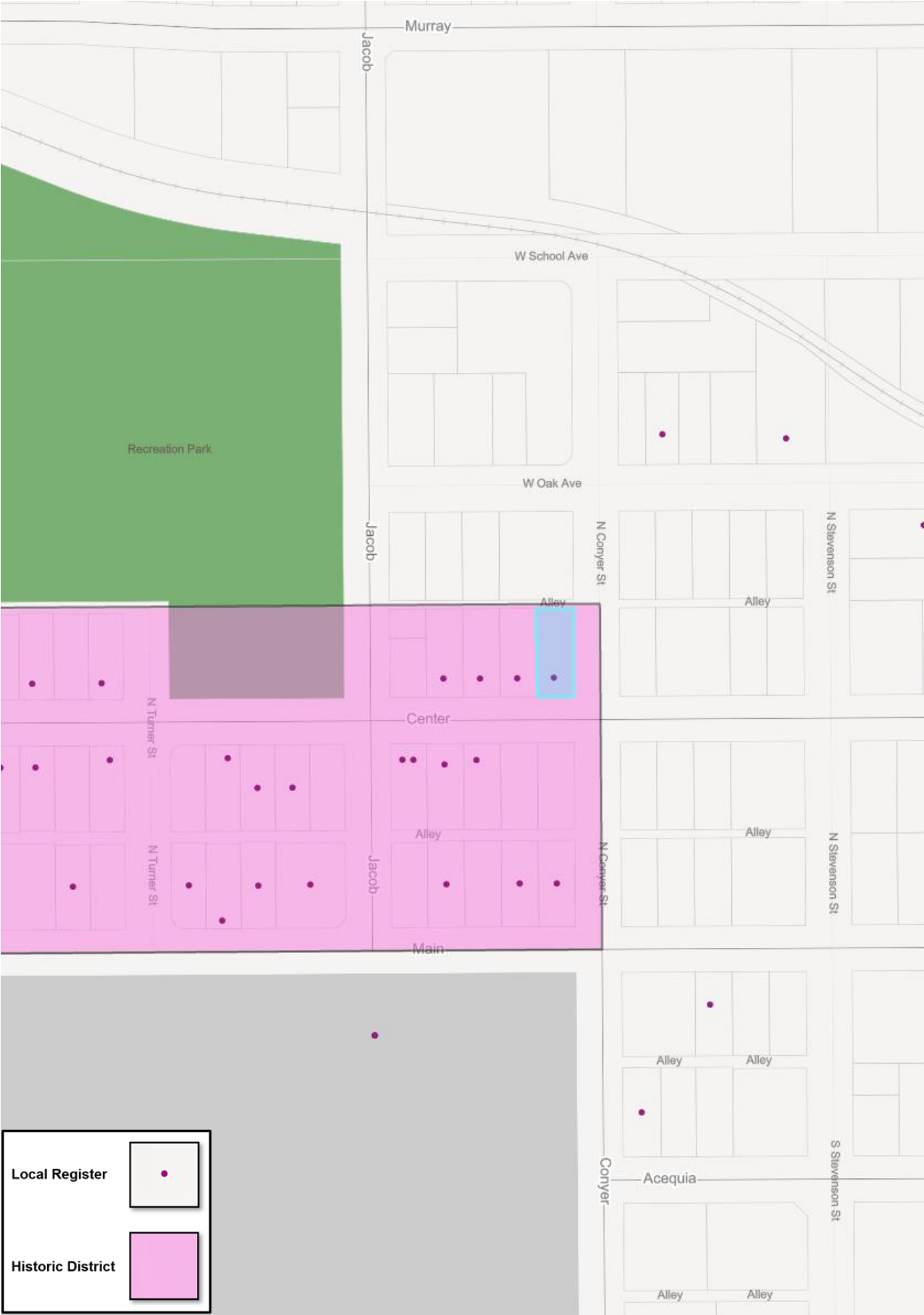
Evaluation: _____

Comments: _____

Aerial Map



Historic District and Local Register Map





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: January 14, 2026

PROJECT PLANNER: Nolan Brown, Planning Technician
Phone: (559) 713-4359
E-mail: nolan.brown@visalia.city

SUBJECT: **Historic Preservation Advisory Committee Item No. 2025-22:** A request by Jatinder Chopra to replace 11 windows, enclose 1 window, and replace wood fencing, for a single family residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 517 West Myrtle Ave (APN: 096-144-004).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as conditioned by staff.

SITE DATA

The site is zoned R-1-5 and is located within the Historic District. The residence is not listed on the Local Register of Historic Structures. The property contains a single-family residence and garage in the rear yard.



PROJECT DESCRIPTION

The applicant is requesting approval to conduct the following exterior alterations:

1. Replace 11 windows in the residence with new vinyl windows (See Exhibit "B").
2. Enclose one window with stucco material to support installation of a mini split air conditioner (please note, installation of mechanical equipment itself is exempt from HPAC review).
3. Replace wood fencing in the rear yard with new wood fencing.

The applicant states that the original windows were destroyed due to vandalism. After consulting with a window company, the property owner states that they were informed that the original windows were too damaged to repair and that parts were no longer available. Consequently, the property owner had the original windows replaced with new, energy efficient vinyl windows.

As shown in Exhibit "B", the applicant states that the windows and man doors for the garage have been boarded up to prevent entry. No physical alterations are proposed for the garage.

DISCUSSION

Architectural Compatibility

Historic Preservation Ordinance requirements for properties solely within the Historic District (VMC Sec. 17.56.100) do not prohibit or discourage exterior alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures. The sections of the VMC relevant to this proposal require that the HPAC consider the following:

- Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.
- Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.
- Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.

The alterations conducted preserve the appearance of the original form of the residence, as the windows visually match the original windows. Although the material of the windows has been altered, they preserve compatibility with the neighborhood, as similar vinyl windows can be found



Figure 1

along the streetscape (see Figure 1 – 800 West Myrtle Avenue). The window to be enclosed will be replaced with stucco material matching the existing building surfaces. Lastly, replacement fencing proposed will match the wood material of the existing fencing, preserving existing appearances. Given the above, staff believes that the proposed alterations substantially retain the structure's historic character and neighborhood compatibility.

Since the work has already been conducted without Building Permits, staff recommends inclusion of Condition Nos. 1 and 2, requiring the applicant to obtain a Building Permits for all work conducted within 30 days of the date of the HPAC's decision, and a passing final inspection within 60 days of the HPAC's decision.

FINDINGS AND CONDITIONS

For HPAC Item No. 2025-22 staff recommends that the Committee approve the proposal subject to the findings and conditions listed below:

Findings

1. That the project site is not listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposal as conditioned is consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposal as conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element

4. That the proposal as conditioned will not be injurious to the character of the Historic District.

Conditions

1. That the site shall be developed consistent with the site plan in Exhibit “A”, building elevations in Exhibit “B”, and project description in Exhibit “C”, except as modified below:
 - a. That a building permit shall be obtained for the new HVAC unit on site.
 - b. That a building permit shall be obtained for replacement of the rear yard fencing. Fencing shall be replaced with like materials.
2. That a Building Permits for the proposal shall be obtained within 30 days of the decision of the Historic Preservation Advisory Committee, and that a final inspection be approved within 60 days of the decision of the Historic Preservation Advisory Committee.
3. That the project undergoes the appropriate City permitting process for exterior alterations on the project site.
4. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Project Description
- Exhibit “D” – Historic District Survey Sheet
- Aerial Map
- Historic District and Local Register Map

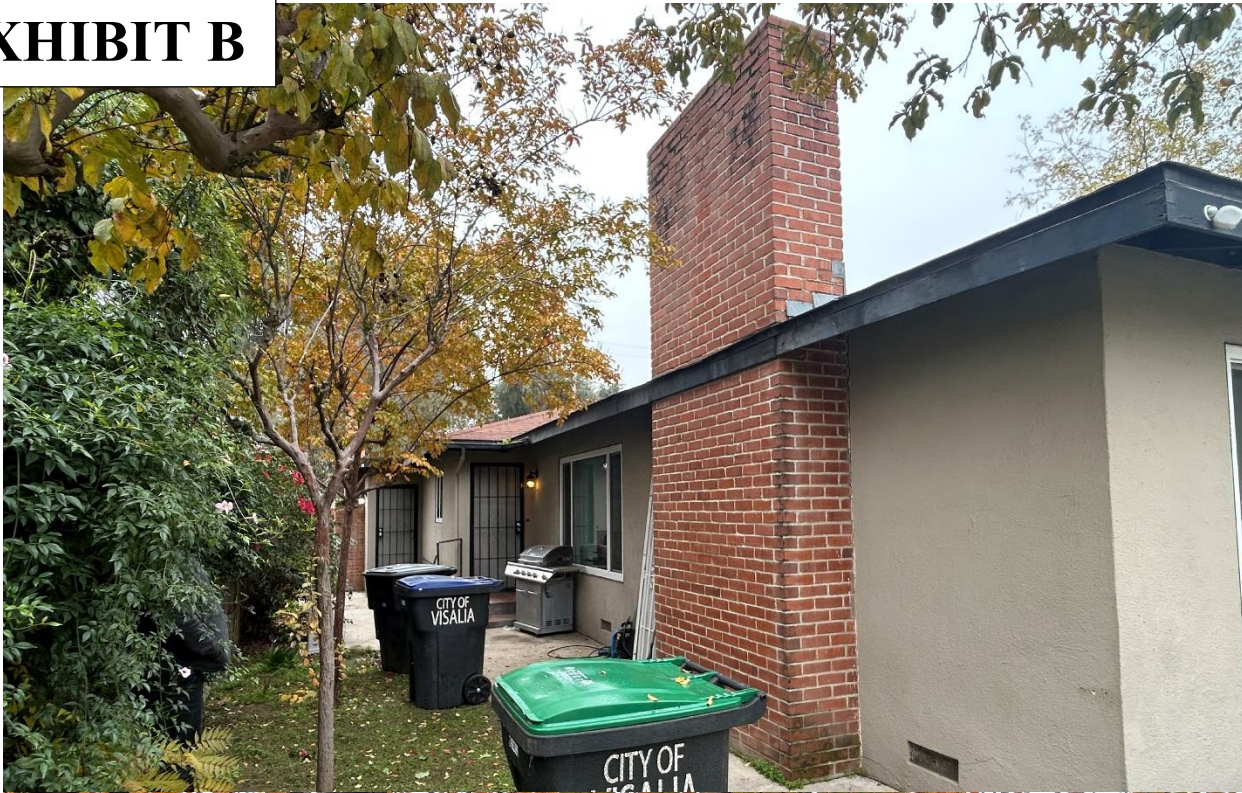
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EXHIBIT A



EXHIBIT B















HPAC Item No. 2025-22 – Window Replacement, Fencing

EXHIBIT C

Chopra Family L.P. Rentals
610 E. Tulare Ave
Visalia, CA. 93292
(559) 556-1749

12/01/25

City Of Visalia,

I am writing this letter in concern with our property located on,
517 W. Myrtle - Visalia Ca.

This property is located behind Mount Whitney High School.
We filed for Eviction on the tenant on March 14th 2024 And it was
locked out on April 3rd 2024

As per the courts we had to wait 18 days for the tenant to remove
their property.

We did not get to this property til April 25th 2024 after this date the
house was empty for some time due to we had other projects we
were working on.

When we arrived to the property we noticed the house had been
vandalized . It was spray paint all over the walls and Garage.
windows had been broken. holes on walls. doors kicked in.
Our first thing was to secure the house and change all locks.

We contacted a window repair company to repair all broken
windows as to more than one. It was a few broken windows.

The repair company came out and said. The windows were too old
to repair. They didn't make parts for the windows anymore. Being
that most of the window frames were bent and could not be
repaired.

So we moved to have them replaced with new windows. We were

not aware that we could not replace the windows. We just wanted to secure the house as soon as possible to stop the vandalizing to the property and stop the kids from the High School from doing any more damage to the house.

16 windows

If you have any questions please feel free to contact us.

Owner J. Chopra. Rental - Manager, Gary Hawkins

559-556-1749

EXHIBIT D

SURVEY FORM

Address: 517 W. Myrtle

Lot Size: Front 51'
Side 124'
Odd Shapes _____

APN #: Book 96 Block 144 Lot 4

FIELD SURVEY

1. Present Use: ☐ Vacant, ☒ Single Family, ☐ Duplex, ☐ Apartments, ☐ Vacant Lot,
☐ Commercial/Industrial, ☐ Institutional/Public, ☐ Offices,
Other _____
2. Physical Description: Number of Stories 1
Roof Type: ☐ Gable, ☒ Hip, ☐ Flat, ☐ Gambrel, ☐ Jerkinhead, Other _____
Building Material: ☐ Wood, ☐ Shingle, ☒ Stucco, ☐ Brick, ☐ Concrete,
Other _____
Style: ☐ Bungalow, ☐ Western Stick, ☐ Colonial Revival, ☐ Period/Tutor Revival,
☐ Vernacular, ☐ Queen Anne/Eastlake, ☐ Stick, ☐ Mission Style,
☒ Spanish Colonial Revival, ☒ Utilitarian, Other _____
3. Alterations: ☒ Yes, ☐ No, ☐ Maybe Comment: Back room - shed roof - matches
house.
4. Condition: ☐ Excellent, ☒ Good, ☐ Fair, ☐ Poor
5. Surroundings: ☐ Open Land, ☐ Landscaped lot, ☒ Residential, ☐ Commercial
6. Related Features: ☐ Architectural Details, ☐ Landscaping, ☐ Trees,
☐ Related Structures, Other _____

Photo Number: _____

Description:

Rectangular
metal casement windows
asphalt shingles
2- Large double brick
fireplaces
Slab door
Attached 2 car garage -
metal doors open
on alley.
shed roof over
front door.



HISTORIC RESEARCH

1. Present Owner: _____
2. Common Name: _____
3. Historic Name: _____
4. Original Owner: _____
5. Present Zoning: _____
6. Year of Original Construction: 1956
7. Subsequent Alterations: _____
8. Architect: _____
9. Builder/Contractor: _____
10. Original Use: ☐ Single Family, ☐ Duplex, ☐ Apartments, ☐ Commercial,
☐ Industrial, ☐ Public/Institutional, Other _____
11. Past Uses: _____
12. Evaluation of Historical Importance: ☐ Associated with important event,
☐ Associated with important individual, Other _____
13. Main Theme of Historic Resource (check only one): ☐ Architecture,
☐ Arts & Leisure, ☐ Economic/Industrial, ☐ Exploration/Settlement,
☐ Government, ☐ Military, ☐ Religion, ☐ Social/Educational
14. Briefly State Historical Importance (dates, persons, events, etc.) _____

Sources: (list books, documents, surveys, interviews, and publishing dates)

Consultants Only Below Line

Architectural Style: _____

Details: _____

Evaluation: _____

Comments: _____

517 W. MYRTLE

City of Visalia	Primary # _____
Visalia Home Builders Tract Phase I	HRI # _____
PRIMARY RECORD	
Code _____	Reviewer _____
Date _____	Other Listings _____
Review _____	

Page 1 of 1 *Resource Name or #: (Assigned by recorder) _____

Location:

- *a. County Tulare and Attach a Location Map as necessary.)
*b. APN# _____ Book 96 Block 144 Lot 4
c. Address _____ City Visalia Zip 93277
d. (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
f. Lot size W 51 x D 124
g. Present Use Vacant _____ Single Family ☒ Duplex _____ Apartment _____ Vacant Lot _____
Commercial industrial _____ Institutional/public _____ Other _____

Background

Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

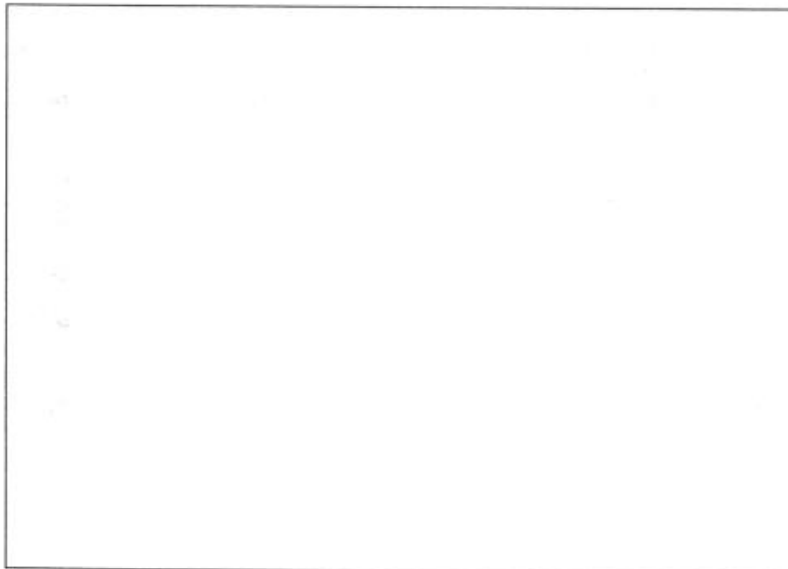
Stories 1 Roof Type: Gable _____ Hip ☒ Flat _____ Gambrel _____ Jerkin head _____ other _____

BACKGROUND

Style: Bungalow _____ Western Stick _____ colonial Revival _____ Period/Tutor Revival _____ Vernacular _____ Queen Anne/Eastlake _____
Stick _____ Mission _____ Spanish _____ Colonial _____ Revival _____ Utilitarian ☒ Other _____

Alterations NONE APPARENT

Condition: GOOD



Related structure:

Architect/Builder:

Resource Attributes: (List attributes and codes)

Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

Description of Photo: # _____ Date: _____

Date Constructed/Age and Source:

1956 / ORIGINAL SURVEY

Current Owner and Address:

Original Owner:

ROBERT GATES

Recorded by: (Name, affiliation, and address) _____ Visalia

Heritage INC Po Box 216 Visalia, CA

93279

Date Recorded: 12/10/08 Survey Type: (Describe) WALKING, PERSONAL, ORIGINAL SURVEY

Report Citation:

Attachments: NONE, Location Map Continuation Sheet, Building, Structure, and Object Record

Archaeological Record, District Record, Linear Feature Record, Photograph Record, Other (List):

DPR 523A (1/95)

*Required information

517 W. MYRTLE

C-48

City of Visalia Visalia Home Builders Tract Phase I		Primary # _____	HRI # _____
PRIMARY RECORD		Other Review Code	Reviewer Date
			Listings

Page _____ of _____ *Resource Name or #: (Assigned by recorder) _____

Location:

- *a. County Tulare and Attach a Location Map as necessary.)
*b. APN# _____ Book 96 Block 144 Lot 4
c. Address 517 W. MYRTLE City Visalia Zip 93277
d. (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
f. Lot size W 51' x D 124'
g. Present Use Vacant _____ Single Family ☒ Duplex _____ Apartment _____ Vacant Lot _____
Commercial industrial _____ Institutional/public _____ Other _____

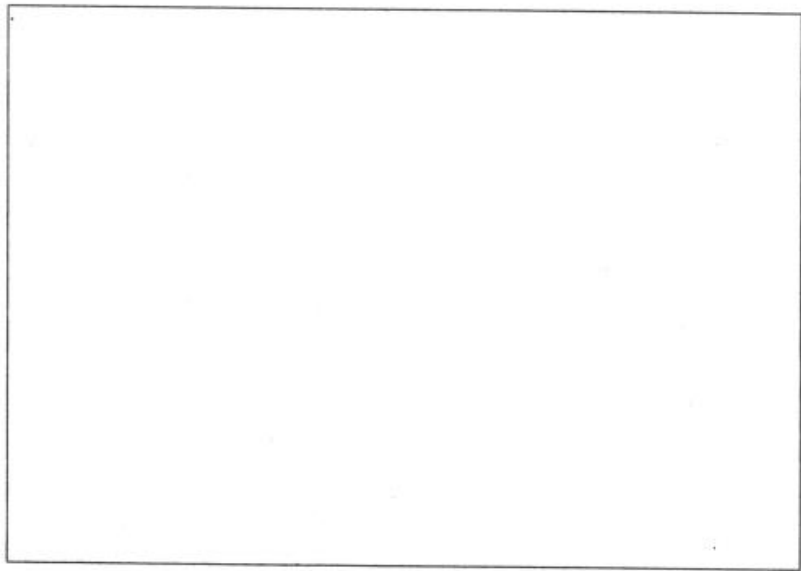
Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Stories 1 Roof Type: Gable _____ Hip ☒ Flat _____ Gambrel _____ Jerkin head _____ other _____

Style: Bungalow _____ Western Stick _____ colonial Revival _____ Period/Tutor Revival _____ Vernacular
Queen Anne/Eastlake _____ Stick _____ Mission _____ Spanish Colonial Revival _____ Utilitarian ☒

Alterations ☒
Condition: GOOD

Related structure:

Architect/Builder:



Resource Attributes: (List attributes and codes)

Resources Present: Building
Structure Object Site District
Element of District Other (isolates, etc.)

Description of Photo: # _____ Date: _____

Date Constructed/Age and Source:
1956

Current Owner and Address:
BETH (LOVELESS) GREER

Original Owner:
ROBERT GATES
Recorded by: (Name, affiliation, and address)
Visalia Heritage INC Po Box 216
Visalia, CA 93279

517 W. Myrtle

Date Recorded: _____ Survey Type: (Describe)

Report Citation:

Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Photograph Record Other (List):

~~21~~ 23

PM 1-18-94
AM 2-9-94

517 West Myrtle Avenue

16
~~72~~



1956

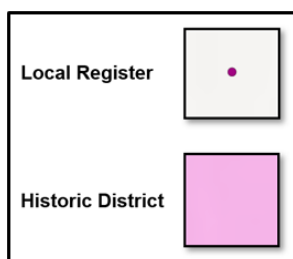
53



AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE:

January 14, 2026

PROJECT PLANNER:

Cristobal Carrillo, Associate Planner

Phone: (559) 713-4443

E-mail: cristobal.carrillo@visalia.gov

SUBJECT: Historic Preservation Advisory Committee Item No. 2026-02: A request by Ryan Howard to add a pergola to a single family residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 719 North Willis Street (APN: 093-163-009).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the request as conditioned by staff.

SITE DATA

The site is zoned R-1-5 and contains a single family residence and detached garage. The project site is located within the Historic District and is listed on the Local



Register of Historic Structures with a "Focus" classification. The structure contains "Craftsman" and "Bungalow" style architecture.

PROJECT DESCRIPTION

The applicant proposes the addition of a 240 square foot wood pergola to the northern exterior of a single family residence. Per the applicant, the intent of the proposal is to replace a pergola that was originally present at the proposed location. The original pergola was removed as it had been destroyed by termite damage. The original pergola can be viewed in Exhibit "C". A second pergola (see Exhibit "E") was also developed onsite but is not subject to HPAC review because it is under 120 square feet in size, exempting it from HPAC and Building Permit processes.

The applicant initially began development of the pergola without HPAC review or a Building Permit, but was discovered by Code Enforcement staff. At present, the pergola has been removed by the applicant pending review by the HPAC.

DISCUSSION

Architectural Compatibility

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. In reviewing such applications, the HPAC shall consider the following:

- Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Specific details on the visual qualities of the proposed pergola have not been provided, other than that the structure will be built of wood materials and contain braces next to the posts. Staff notes that the original pergola depicted in Exhibit “C” was similar in design to the existing pergola that remains on the southern building exterior (see Exhibit “D”). To maintain compatibility, it is recommended that the new pergola maintain similar features to the original pergola and existing southern pergola. This would include similar design of the overhangs on the beams (see Figure 1) and removal of the proposed braces.



To maintain compatibility, it is recommended that the new pergola maintain similar features to the original pergola and existing southern pergola. This would include similar design of the overhangs on the beams (see Figure 1) and removal of the proposed braces. This is included as Conditions No. 2 and 3. With inclusion of these conditions, the proposal shall comply with the guidelines for structures proposed on sites listed on the Local Register.

FINDINGS AND CONDITIONS

For HPAC Item No. 2026-02 staff recommends that the Committee approve the proposal subject to the findings and conditions listed below:

Findings:

1. The site is within the Historic District and is listed in the Local Register of Historic Structures.
2. That the proposal is in keeping with the purpose and intent of the Historic Preservation Element and Ordinance.
3. That the proposal is consistent with the primary structure and the surrounding streetscape.
4. That the proposal will not be injurious to the surrounding properties or character of the Historic District.

Conditions:

1. That the project shall be developed in substantial compliance with the site plan in Exhibit “A”, pergola elevations in Exhibits “B”, “C”, and “D”, except as modified by the conditions below.
2. That the proposed pergola maintain similar features to the original pergolas depicted in Exhibits “C” and “D”. Specifically, the proposed pergola beams shall have overhangs matching those depicted in Exhibits “C” and “D”.
3. That the proposed pergola shall not contain decorative braces
4. That the project undergoes the appropriate City permitting process.
5. That any significant changes in the operation of the proposed use, or any other changes to the exterior of onsite structures, be brought back to the Historic Preservation Advisory Committee prior to any review by the Planning Commission and/or issuance of a Building Permit.
6. That all other City codes, ordinances, standards, and regulations shall be met.
7. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

Attachments

- Exhibit “A” – Site Plan
- Exhibit “B” – Proposed Pergola
- Exhibit “C” – Original Pergola
- Exhibit “D” – Southern Pergola
- Exhibit “E” – Rear Yard Pergola
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

EXHIBIT “A”



EXHIBIT "B"

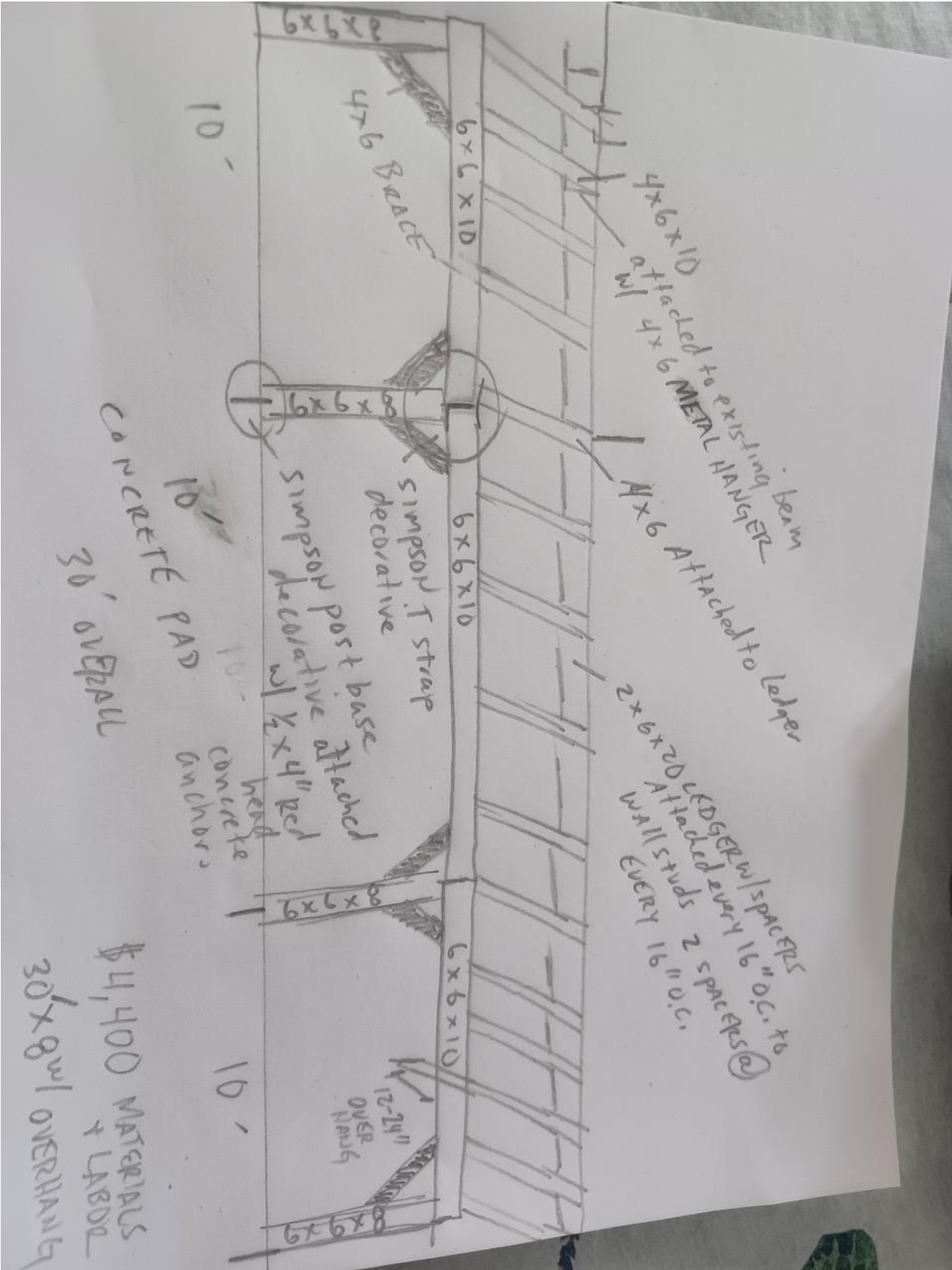


EXHIBIT “C”



HPAC Item No. 2025-07 – 523 W. Noble Avenue – Fence and Sign

EXHIBIT "D"



HPAC Item No. 2025-07 – 523 W. Noble Avenue – Fence and Sign

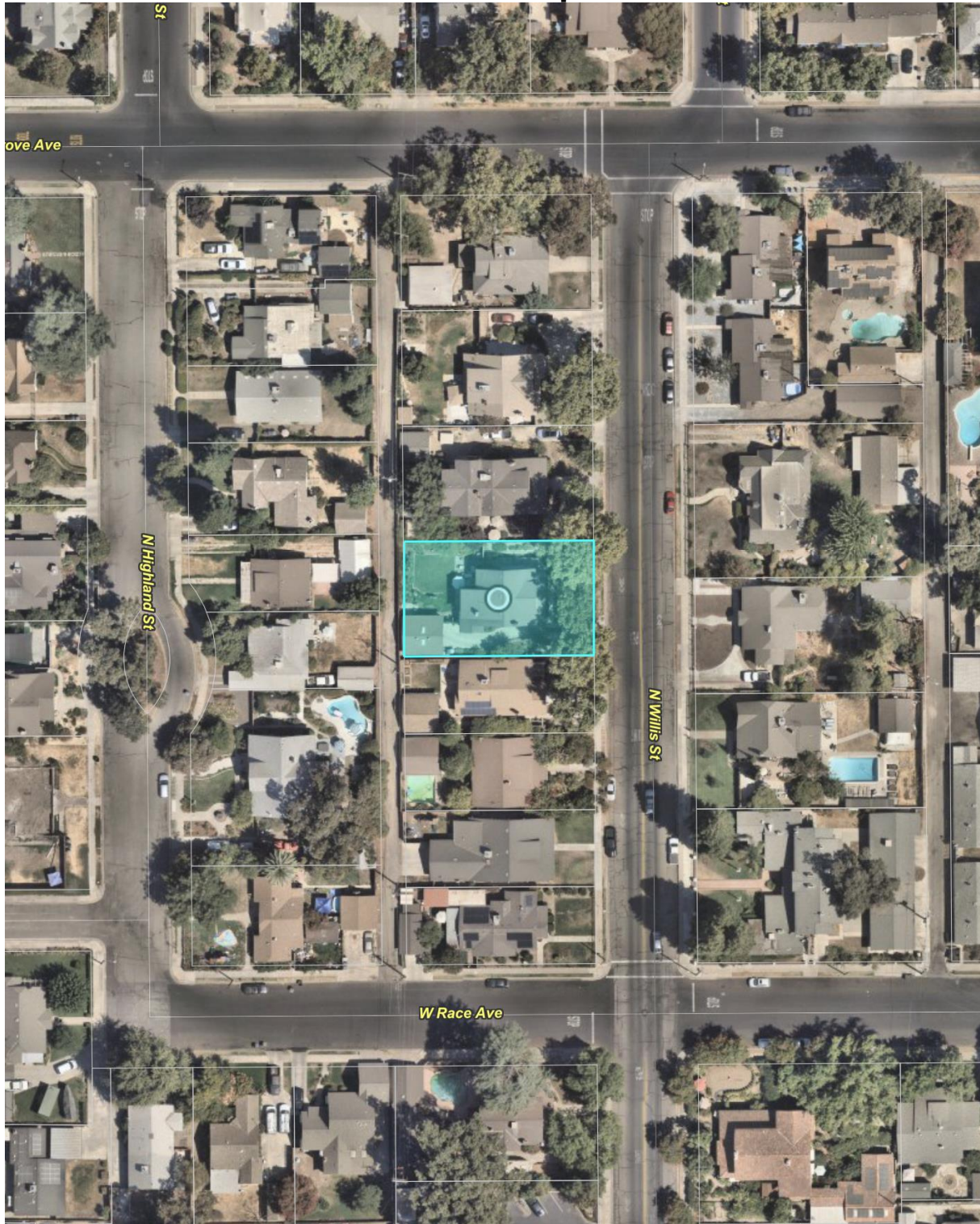


HPAC Item No. 2025-07 – 523 W. Noble Avenue – Fence and Sign

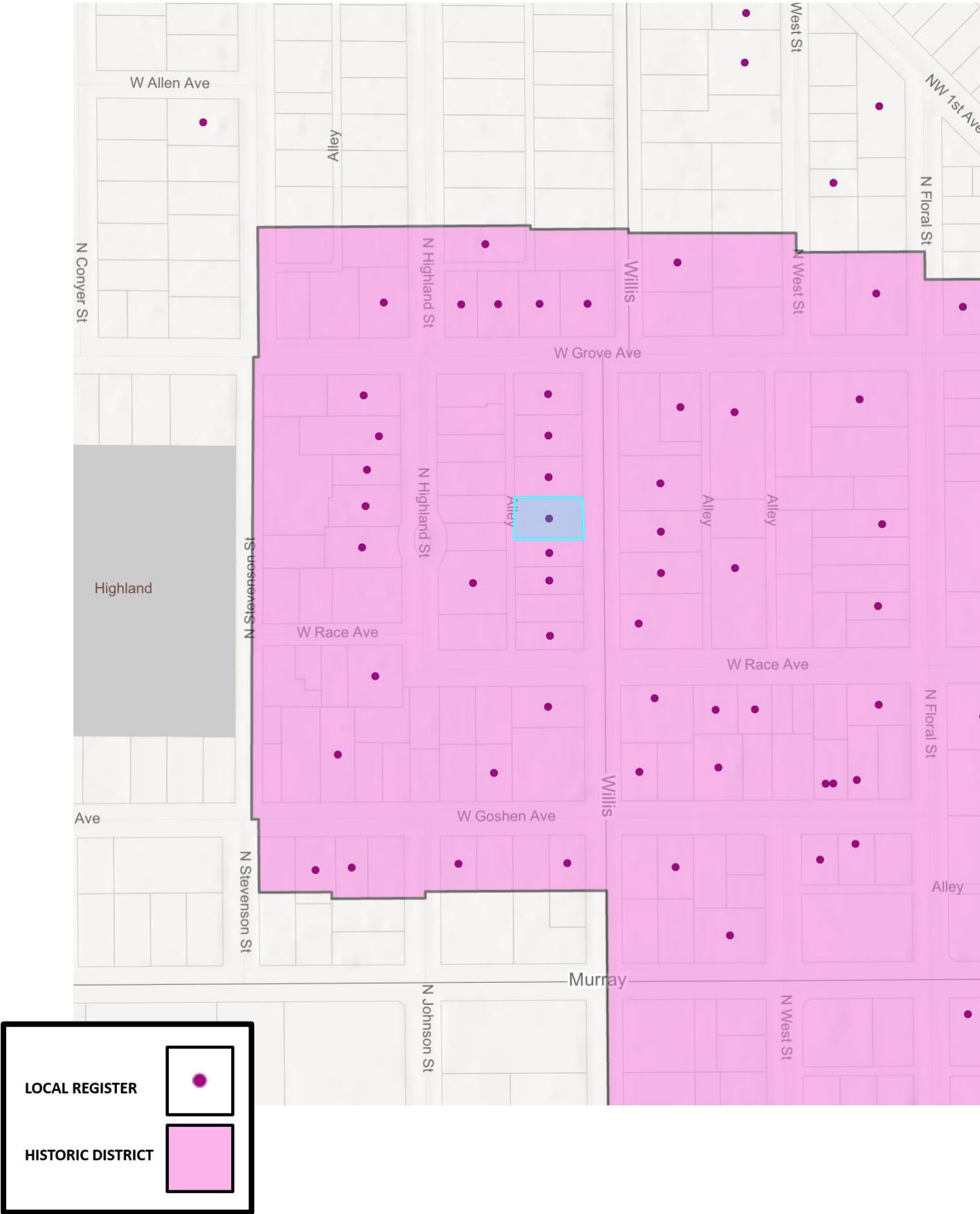
EXHIBIT “E”



Aerial Map



Historic District and Local Register Map





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: January 14, 2026

PROJECT PLANNER: Nolan Brown, Planning Technician
Phone: (559) 713-4359
E-mail: nolan.brown@visalia.gov

SUBJECT: **Historic Preservation Advisory Committee Item No. 2025-23:** A request by Martha Govea to install a wrought iron and wire fence to a residence in the D-MU (Downtown Mixed Use) Zone. The project site is located at 216 East School Avenue (APN: 094-272-007).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as modified and conditioned by staff.

SITE DATA

The site is zoned D-MU and is located within the Historic District. The residence is not listed on the Local Register of Historic Structures. The property contains a single-family residence and five stall parking field.



PROJECT DESCRIPTION

The applicant is requesting approval to install a 5 foot tall wrought iron and wire fence around the entire project site. The new fence makes use of wrought iron poles that were installed as part of a previously approved but never completed fence request at the project site (see Related Projects section of this report). The applicant proposes adding wire material to the existing poles, as well as adding new metal poles and wire fencing to the western and northern property boundaries. The applicant also proposes the addition of wrought iron fence gates to the south and west, into the parking lot. Proposed fencing is depicted in Exhibits "A" and "B". The applicant states that the purpose of the fencing is to protect from theft, vandalism, and loitering. The applicant has also noted that landscaping planted along the southern and eastern property boundaries will mature and help to obscure the fencing in later years.

RELATED PROJETS

HPAC Item No. 2022-17: On September 28, 2022, the HPAC considered a request by Felimon Carrasco for a Conditional Use Permit to establish a single-family residence at 216 East School Avenue, within the D-MU Zone. The Committee recommended approval of the proposal to the Visalia Planning Commission.

Conditional Use Permit No. 2022-26: On November 14, 2022, the Visalia Planning Commission reviewed and approved a request by Felimon Carrasco to convert a 1,368 square foot vacant office into a single-family residence, located at 216 East School Avenue, within the D-MU Zone.

HPAC Item No. 2023-05: On February 22, 2023, the HPAC approved a request by Felimon Carrasco to add wrought iron fencing to a parcel within the D-MU (Downtown Mixed Use) Zone. The Committee approved the request.

B230958: On November 3, 2023, a Building Permit was issued to Felimon Carrasco to construct a wrought iron fence at 216 East School Avenue. The applicant installed wrought iron poles on the project site but never completed any other work. No inspections were requested for the project and as a result the Building Permit expired on October 14, 2024.

DISCUSSION

Architectural Compatibility

Historic Preservation Ordinance requirements for properties solely within the Historic District (VMC Sec. 17.56.100) do not prohibit or discourage exterior alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures. The sections of the VMC relevant to this proposal require that the HPAC consider the following:

- Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.
- Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.
- Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.

The original age of the structure is unknown, though the building was present during the original survey of the Historic District in the late 1970's. The structure is almost entirely composed of wooden logs, creating the appearance of a traditional log cabin, which is unique within the surrounding neighborhood, Historic District, and City Limits. The fencing elevations provided in Exhibit "D" were originally proposed in 2023 but never finished. As the proposal stands (see Exhibit "B"), the mix of wire fencing and wrought iron poles does not contribute to the overall aesthetic of the property and the broader Historic District. The metal and wire clash due to their different texture and thickness, highlighting their incapability with the residence. The gates and fencing are also at different heights, producing contrasting lines which give a disorderly appearance and negatively affect the historic character of the property.

It is instead recommended, as stated in Condition No. 2, that the property owner install a fully wrought iron fence and gates as originally proposed by the previous property owner in Exhibit "D". This would create a unified fence design that is compatible with the Historic District and would not conflict with the aesthetic or views of the main residence. Alternatively, the HPAC can choose to approve the fencing as is, or request additional modifications for review at a future meeting.

FINDINGS AND CONDITIONS

For HPAC Item No. 2025-23 staff recommends that the Committee approve the proposal subject to the findings and conditions listed below:

Findings

1. That the project site is not listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposal as conditioned is consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposal as conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element
4. That the proposal as conditioned will not be injurious to the character of the Historic District.

Conditions

1. That the site shall be developed consistent with the site plan in Exhibit "A", building elevations in Exhibit "B", and project description in Exhibit "C", except as modified below.
 - a. That the wire material shall be removed and proposed fencing be made entirely of wrought iron materials. The fencing shall also be consistent in height.
2. That a Building Permit for the proposal shall be obtained within 30 days of the decision of the Historic Preservation Advisory Committee.
3. That the project undergoes the appropriate City permitting process for exterior alterations on the project site.
4. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

ATTACHMENT

- Exhibit "A" – Site Plan
- Exhibit "B" – Building Elevations
- Exhibit "C" – Fencing Elevations
- Exhibit "D" – Project Description
- Exhibit "E" – Historic District Survey Sheet
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

EXHIBIT A



Blue – Proposed fence line

Orange – Existing fence line

EXHIBIT B



South Elevation



East Elevation



North Elevation



West Elevation with parking lot

EXHIBIT C





HPAC Item No. 2025-23 – Fence Installation



HPAC Item No. 2025-23 – Fence Installation

EXHIBIT D

OPERATIONAL STATEMENT FOR PROPOSED FENCE AT

216 E SCHOOL ST. VISALIA, CA 93291

I, Martha Govea, am the property owner at 216 E. School St. Visalia, Ca 93291. I would like to put a fence around my property for protection from theft, vandalism and loitering.

The proposed fence will be constructed from 2x2 inch square metal posts that are 5-feet above the ground. These posts will be used to support the 59-inch wire fencing material and the 1/8-inch steel cable that will run horizontally through the top of each post to help support the wire fencing. There will be swinging wrought iron gates across the driveway to the parking area as well as the entry way to the front door. The gate posts will be 68.5 -inches above the ground. The gates will be 67-inches above the ground with a 3-inch gap from the bottom. Please see photos included with this statement.

EXHIBIT E

SURVEY FORM

Address: 216 School

Lot Size: Front _____

Side _____

APN #: Book 14 Block 272 Lot 2

Odd Shapes _____

FIELD SURVEY

1. Present Use: ☒ Vacant, ☐ Single Family, ☐ Duplex, ☐ Apartments, ☐ Vacant Lot,
☐ Commercial/Industrial, ☐ Institutional/Public, ☐ Offices,
Other _____

2. Physical Description: Number of Stories 1
Roof Type: ☒ Gable, ☐ Hip, ☐ Flat, ☐ Gambrel, ☐ Jerkinhead, Other _____
Building Material: ☒ Wood, ☐ Shingle, ☐ Stucco, ☐ Brick, ☐ Concrete,
Other _____

Style: ☒ Bungalow, ☐ Western Stick, ☐ Colonial Revival, ☐ Period/Tutor Revival,
☐ Vernacular, ☐ Queen Anne/Eastlake, ☐ Stick, ☐ Mission Style,
☐ Spanish Colonial Revival, ☐ Utilitarian, Other _____

3. Alterations: ☐ Yes, ☒ No, ☐ Maybe Comment: _____

4. Condition: ☒ Excellent, ☐ Good, ☐ Fair, ☐ Poor

5. Surroundings: ☐ Open Land, ☐ Landscaped lot, ☒ Residential, ☐ Commercial

6. Related Features: ☐ Architectural Details, ☐ Landscaping, ☐ Trees,
☐ Related Structures, Other _____

Photo Number: _____

Description:

Rectangular floor plan

LOG CABIN

Multi-pane windows

Multi-pane glass in wooden
front door

Shed roof porch

Log porch posts + railing



Block, south half of lot 1 & 2
no bldg slip for present bldg

HISTORIC RESEARCH

1. Present Owner: _____
2. Common Name: _____
3. Historic Name: _____
4. Original Owner: _____
5. Present Zoning: _____
6. Year of Original Construction: _____
7. Subsequent Alterations: _____
8. Architect: _____
9. Builder/Contractor: _____
10. Original Use: ☐ Single Family, ☐ Duplex, ☐ Apartments, ☐ Commercial,
☐ Industrial, ☐ Public/Institutional, Other _____
11. Past Uses: _____
12. Evaluation of Historical Importance: ☐ Associated with important event,
☐ Associated with important individual, Other _____
13. Main Theme of Historic Resource (check only one): ☐ Architecture,
☐ Arts & Leisure, ☐ Economic/Industrial, ☐ Exploration/Settlement,
☐ Government, ☐ Military, ☐ Religion, ☐ Social/Educational
14. Briefly State Historical Importance (dates, persons, events, etc.) _____

Sources: (list books, documents, surveys, interviews, and publishing dates)

Consultants Only Below Line

Architectural Style:

Details:

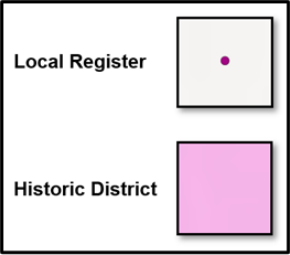
Evaluation:

Comments:

AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: January 14, 2026

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443
E-mail: cristobal.carrillo@visalia.gov

SUBJECT: **Historic Preservation Advisory Committee Item No. 2026-01:** A request by Robert Cocagne to develop a single family residence, detached garage, and accessory dwelling unit within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 709 North Highland Street (APN: 093-162-013).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as conditioned by staff.

SITE DATA

The site is zoned R-1-5 and is located within the Historic District and is not on the Local Register of Historic Structures. The property previously contained a single-family residence, detached garage, and accessory structure. The structures were all destroyed by fire in 2024/2025. The project site is currently vacant, with only portions of a fence, brick walls, and building foundations remaining.



PROJECT DESCRIPTION

The applicant is requesting approval to conduct the following improvements:

1. Develop a 2,174 square foot, 20 foot tall single family residence, containing three bedrooms, one bathroom, a kitchen, and living room. Per the Building Elevations in Exhibit "B", the residence will contain a mix of hardie board siding, hardie board shingle siding, and board & batten siding on the eastern and southern building exteriors. Remaining exteriors not visible from the public street are proposed to contain stucco exteriors. Windows on the eastern and southern exteriors will contain concrete trim. Additional features include gable style roofs on all exteriors, and a staircase and small porch for the main entryway along the structures eastern façade, facing North Highland Street.

2. Develop a 600 square foot, 16 foot tall detached two-car garage. Per the Building Elevations in Exhibit "B", the detached garage will also contain a mix of hardie board siding, hardie board shingle siding, and board & batten siding on the southern building exterior facing West Race Avenue. The remaining exteriors to the north, west, and east not visible from the public street are proposed to contain stucco exteriors. No other significant features are proposed.
3. Installation of 6 foot tall cedar fencing on the project site, though specific locations are not identified on the submitted exhibits. Existing wood fencing not destroyed by the fire on the eastern and southern property boundaries is proposed to remain.
4. Develop a 406 square foot, 16 foot tall accessory dwelling unit (ADU). Please note, that per State housing law, development of an ADU in the Historic District is exempt from HPAC review. Plans for the ADU were provided by the applicant at the request of staff as a courtesy to the HPAC.

Existing brick walls, stairs, and BBQ areas will be removed from the project site upon development. A landscaping plan was not provided by the applicant. Condition No. 2 has been included, requiring the applicant to submit a landscape and irrigation plan with their Building Permit request, and that the plan comply with all Historic Preservation Ordinance requirements for landscaping.

DISCUSSION

Architectural Compatibility

Objective Design Standards

On May 5, 2025, the City of Visalia adopted City Council Resolution No. 2025-30, creating objective design standards to be applied to all new single family residential development within the City of Visalia. Though the resolution exempts application of the standards to sites on the Local Register, they remain applicable for sites in the Historic District.

Staff reviewed the proposal for compliance with the objective design standards and determined that almost all requirements have been met. The front entrance is located on the primary elevation (eastward), a front landing is provided, at least three design elements have been incorporated into the development (roof pitch changes, a pedestrian walkway, gable roofs), and only approved materials are used. The only element that is not compliant is in regard to the windows. Per Section 3.B.1.b of the resolution, all windows and doors shall include "wood, metal, stucco covered foam, or engineered wood trim around the entire window or door." Elevations provided by the applicant depict trim only on the elevations facing public streets. As such, Condition No. 3 is recommended, requiring the applicant to provide trim around all windows and doors proposed on the residence and detached garage. Inclusion of this will bring the structures into compliance with the objective design standard, as well as improve compatibility with surrounding historic structures, many of which contain window trim.

Historic District Building Design Compatibility Criteria

Historic Preservation Ordinance requirements for properties solely within the Historic District (VMC Sec. 17.56.100) do not prohibit or discourage exterior alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures. The sections of the VMC relevant to this proposal require that the HPAC consider the following:

- Height and scale, so that new buildings should be constructed to a height within a reasonable average height of existing adjacent buildings.

- Spacing of buildings on street, so that the rhythm of recurrent building masses to separations should be retained.
- Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.
- Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.
- Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.

The proposal meets the intent of the Historic Preservation Ordinance in terms of height, spacing, roof shape, and directional expression. Architectural features are provided that are compatible with the surrounding area, though they are primarily focused on the street facing exteriors. Staff notes that precedent has been established by the HPAC to permit this type of design in instances where a site is subject only to the Historic District, most recently in 2019 for the development of a residence at 433 South Church Street.

Despite the above, there are discrepancies with some of the architectural details proposed. The elements are as follows:

- Though lighting fixtures are depicted on the elevations, no information has been provided as to their design. Given the style of the home, Condition No. 5 is recommended, requiring that all light fixtures be in the style of arts and crafts.
- Vents depicted on the roof gables contain no features of note. Condition No. 6 is recommended, requiring all vents to contain decorative trim and/or ledges. This will increase compatibility with the adjacent residences, many of which contain decorative vents.
- A stair railing depicted on the western building elevation is proposed to be made of wrought iron material and metal wire. Metal materials or wire mesh patterns are not present on any other exteriors provided in Exhibit "B". Their inclusion is considered incompatible with the design of the residence proposed. Condition No. 7 is recommended, requiring that the rear stair railing be made of wood materials and that the wire mesh be replaced with conventional wood balusters.
- Lastly, the street facing building exteriors contain three types of siding. Surrounding homes along North Highland Street appear to contain 1 – 2 exterior surfaces at the most. Of those surveyed, the most common materials used are shingle and horizontal siding. No batten and board siding was observed. As such, it is recommended that Condition No. 8 be applied, requiring the removal of batten and board siding on the residence and detached garage, to be replaced with hardie board shingle siding.

With the above alterations, the residence will be considered in keeping with the surrounding neighborhood and Historic District as a whole.

Fencing

No specific information was provided regarding the appearance of the proposed fencing, other than it would be made of cedar wood materials. Staff notes that existing fencing proposed to remain onsite has a specific appearance, containing thick battens and a ledge feature at the top (see Figure 1). In order to ensure that all fencing onsite is consistent, staff recommends inclusion of Condition No. 4, requiring that any new fencing onsite that is visible from a public

street shall be compatible in material and design with the existing fencing depicted in Figure 1 and Exhibit “E”.

FINDINGS AND CONDITIONS

For HPAC Item No. 2026-01 staff recommends that the Committee approve the proposal subject to the findings and conditions listed below:

Findings

1. That the project site is not listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposal as conditioned is consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposal as conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element
4. That the proposal as conditioned will not be injurious to the character of the Historic District.

Conditions

1. That the site shall be developed consistent with the site plan in Exhibit “A”, building elevations in Exhibit “B”, floor plans in Exhibit “C”, and operational statement in Exhibit “D”, except as modified by the conditions below.
2. That a landscape and irrigation plan shall be submitted with the Building Permit submittal for the single family residence. The plans shall comply with all landscaping requirements of Visalia Municipal Code Chapter 17.56.
3. That trim shall be provided around all windows and doors proposed on the residence and detached garage.
4. That any new fencing proposed onsite that is visible from a public street shall be compatible in material and design with the existing fencing depicted in Exhibit “E”. All other fencing proposed onsite shall be developed as described in the operational statement in Exhibit “D”.
5. That all exterior light fixtures on the residence and detached garage shall be in the arts and craft style.
6. That all gable vents on the residence and detached garage shall contain decorative trim and/or ledges.
7. That the stair railing on the western exterior of the residence shall be made of wood materials. The wire mesh on the stair railing shall also be replaced with conventional wood balusters.
8. That batten and board siding proposed on the residence and detached garage shall be replaced with hardie board shingle siding.
9. That the project undergoes the appropriate City permitting process for exterior alterations on the project site.



10. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
11. That all other City codes, ordinances, standards, and regulations shall be met.
12. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Floor Plans
- Exhibit “D” – Operational Statement
- Exhibit “E” – Site Pictures
- Historic District Survey Sheet
- Aerial Map
- Historic District and Local Register Map

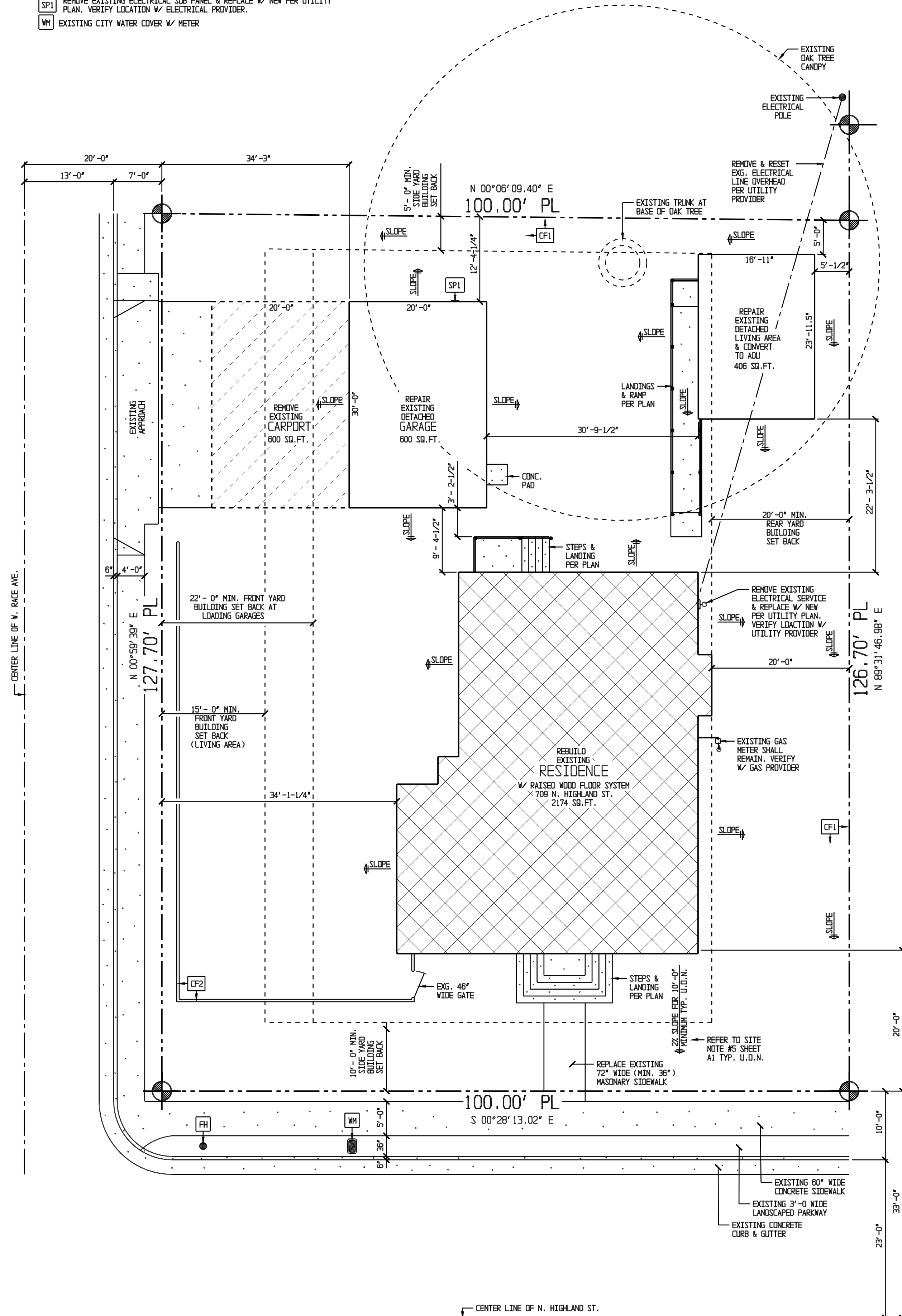
APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

EXHIBIT A

REFERENCE NOTES:

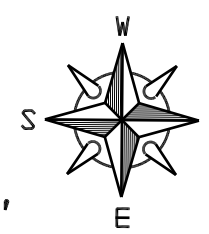
- | | |
|-----|--|
| CF1 | PROPOSE WILL INCLUDE 6 FT. TALL (MAX. 7 FT. TALL) CEDAR FENCE IN COMPLIANCE W/ CITY OF VISALIA STANDARDS. LOCATIONS TO BE DETERMINED. |
| CF2 | O.G. 7 FT. TALL CEDAR FENCE W/ 1X8 CEDAR PICKETS STAGGERED AT 4'-1/2" B.C. W/ 1X12 CEDAR GRASS BOARD W/ 2X6 WOOD CAP (ALL PAINTED BROWN) SHALL REMAIN. |
| FH | EXISTING CITY FIRE HYDRANT |
| SP1 | REMOVE EXISTING ELECTRICAL SUB PANEL & REPLACE W/ NEW PER UTILITY PLAN. VERIFY LOCATION W/ ELECTRICAL PROVIDER. |
| WM | EXISTING CITY WATER COVER W/ METER |



709 N. HIGHLAND ST.

NOTE: STREET ADDRESS SHALL BE POSTED AT JOB SITE WITH 4 INCH HIGH NUMERALS.

PLOT PLAN

$$1'' = 10' - 0''$$


SITE & ELEVATION NOTES:

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE EXISTING AND PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR PROPER CITY OR COUNTY BUILDING CODE REQUIREMENTS OF THIS PROJECT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER SLOPE OF THE SITE DRAINAGE TO A BTD AND / OR CIST FOR PROJECT TO DRAINER AND / OR CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL LOCAL CODE ENFORCEMENT AGENCY HAVE APPROVED AND / OR STAMPED THE DRAINAGE PLAN.
- FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER A FIELD INSPECTION.
12. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING:
- A. FINISH FLOOR FINISH SHALL BE ACCORDANCE WITH APPROVED ALTERNATIVE FIRE CODE (CFC) , & ALL OTHER FEDERAL, STATE, COUNTY & CITY ORDINANCES.
 - B. PROJECT OWNER & CONTRACTOR IS RESPONSIBLE FOR ANY & ALL CUT, FILL & COMPACTION OF ANY & ALL EARTHWORK FOR CIST CHAPTER 4.
 - C. FINISH FLOOR ELEVATION SHALL BE ACCORDANCE WITH APPROVED FINISH FLOOR ELEVATION U.N. AT NEW CONSTRUCTION SHALL BE ABOVE THE GRADE OF THE STREET AND 10 IN. 8 INCHES ABOVE GRADE U.O.N.
 - D. THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED (S2) FOR 10 FEET MINIMUM TO THE STREET OR DRAINAGE DITCH.
 - E. THE CONTRACTOR SHALL PROVIDE A PROPER ALTERNATIVE METHOD FOR DIVERTING WATER, SLOUES USED FOR THIS SHALL BE MIN. 2% WHEN 10 FEET OF THE BUILDING & MINIMUM SLOPE FOR IMPERVIOUS SURFACES SHALL BE 2% U.O.N. PER CIST R401.3.
- EXCEPTION:
- WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND AROUND THE BUILDING SHALL BE REDUCED TO 1% TO BE REDUCED TO NOT LESS THAN ONE UNIT VERTICAL IN 40 UNITS HORIZONTAL (2-PERCENT SLOPE).
- THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL BE APPROVED BY THE CITY ENGINEER AND THE CITY ENGINEER.
- CHEMICAL TOILET AND DRINKING WATER IS REQUIRED TO EXIST DURING CONSTRUCTION AND MAINTAINED REGULARLY (CFC APPENDIX CHAPTER 29).
13. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY VISIBLE & ACCESSIBLE TO THE PUBLIC. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH & 1/2 INCHES THICK & BE PLACED BY THE SIDE OF THE ROAD BY MEANS OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE PER CFC R319 U.O.N.
14. PAINT & FINISHES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- A. EXTERIOR PLASTER APPLIED TO THIS PROJECT SHALL COMPLY W/ ASTM D 226 FOR TYPE 1 FELT OR OTHER APPROVED MATERIALS BEHIND ALL TYPES OF EXTERIOR WALL FINISHES PER CFC R703.7.3 & R703-2.0 W/ FLASHING AS DESCRIBED IN CFC R703.7.3 & R703-2.0
 - B. IF EXTERIOR PLASTER APPLIED TO THIS PROJECT IT SHALL COMPLY W/ CFC R703.7.3, STUCCO SHALL BE 7/8" INCHES THICK & TO BE APPLIED W/ THREE-COAT APPLICATION PER CFC R703-7.2 & TABLE R702.1 (3) (U.O.N.). FOR EXTERIOR WALL FINISHES STUCCO SHALL BE APPLIED TO ALL EXTERIOR WALLS. THE CONTRACTOR AT STUCCO EXTERIOR WALL WATER-RESISTIVE VAPOR-PERMEABLE BARRIER & A PERFORMANCE AT LEAST EQUIVALENT TO 2 LAYERS OF GARD 50 PAPER OVER MOISTURE AND MOLD RESISTANT BARRIER.
 - C. VENER SHALL HAVE ANODIR TIES EVERY 2 SQ. FT. & 16" O.C. HORIZONTALLY, 16" O.C. VERTICALLY, & BE HOOKED TO ENCASED IN JOINTS JOINT REINFORCEMENT & JOINT REINFORCEMENT SHALL BE CONTINUOUS 90 WIRE OR EQUIVALENT PER CFC R703-8.
15. PROVIDE CHIMNEY CAPS PER CFC 0100-10-1.36. SHEET GAGES, CHIMNEY PER CFC R703.9.2.
16. PER CFC R703.7.2.1 A MIN. 0.010-INCH N. SPAN. ARREST GAGE, COVERED WITH A PLASTIC VENEER SCREENED OR PLASTIC VENEER SCREENED, W/ MIN. VERTICAL ATTACHMENT LINE OF 3-1/2 INCHES, SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE IN EXTERIOR STUD WALLS IN ACCORDANCE W/ ASTM C626. THE WEEP DRAINS PER R703.7.2.1 SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON PAVED AREAS & SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER LAY UP MATERIAL SHALL BE APPLIED TO ALL EXTERIOR WALLS COVER AND TERMINATE ON THE ATTACHMENT PLANE OF THE WEEP SCREEN.

LANDSCAPE NOTES:

1. A SEPARATE PERMIT & A DOCUMENTATION PACKAGE IS REQUIRED FOR LANDSCAPES IF EITHER OF THE FOLLOWING APPLY (REFER TO AB 1881):
 - a. NEW CONSTRUCTION OR REHABILITATED LANDSCAPES WHICH ARE DEVELOPER INSTALLED IN SINGLE FAMILY PROJECTS W/ A LANDSCAPE AREA EQUAL TO OR GREATER THAN 2,500 SQ.FT.
 - b. NEW CONSTRUCTION LANDSCAPES WHICH ARE HOMEOWNER PROVIDED AND / OR HOMEOWNER HIRED IN SINGLE FAMILY PROJECTS W/ A TOTAL PROJECT LANDSCAPE AREA EQUAL TO OR GREATER THAN 5,000 SQ.FT.

SOLAR NOTES:

1. A SERPERATE PERMIT IS REQUIRED FOR A SOLAR SYSTEM

FIRE NOTES:

1. APPROVAL OF THIS PLAN DOES NOT AUTHORIZE OR APPROVE ANY OMISSION OR DEVIATION FROM APPLICABLE ADOPTED CODES & ADOPTED STANDARDS. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER A FIELD INSPECTION.
2. VERIFY W/ THE LOCAL FIRE DEPARTMENT IF A AUTOMATIC FIRE SPRINKLER SYSTEM & FIRE ALARM SYSTEM IS REQUIRED TO BE SUBMITTED FOR THIS PROJECT. IF SO A SERPERATE PERMIT WILL BE REQUIRED FOR AUTOMATIC FIRE SPRINKLER SYSTEM DESIGN PER NFPA 130 2025 STANDARDS OR 2025 CRC SECTION 813 THAT SHALL BE APPLIED FOR AND APPROVED PRIOR TO ISSUANCE OF THIS BUILDING PERMIT.

APPLICABLE CODES:

2025 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24 PART 1 (CAC)
2025 CALIFORNIA RESIDENTIAL CODE, TITLE 24 PART 2.5 (CRC)
2025 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 3 (CEC)
2025 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4 (CMC)
2025 CALIFORNIA PLUMBING CODE, TITLE 24 PART 5 (CPC)
2025 CALIFORNIA ENERGY CODE, TITLE 24 PART 6 (CEEC)
2025 CALIFORNIA FIRE CODE, TITLE 24 PART 9 (CFC)
2025 CALIFORNIA EXISTING BUILDING CODE, TITLE 24 PART 10 (CEBC)
(ALSO INCLUDES PARTS 8 & 12)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 PART 11 (CALGREEN)
2025 CALIFORNIA REFERENCE STANDARDS CODE, TITLE 24 PART 12 (CRSC)

CHANGES FROM THE APPROVED PLANS
CAUSE CONSTRUCTION TO BE SUSPENDED

- AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND
APPROVAL OR: R106.4
- BUILDING INFORMATION:**
- USE: SINGLE FAMILY RESIDENCE
NUMBER OF STORIES: 1
SEISMIC DESIGN CATEGORY: "0"
EXPOSURE CATEGORY: "1"
OCCUPANCY GROUP "U" FOR GARAGE / POOL HOUSE
OCCUPANCY GROUP "R-1" FOR RESIDENCE
CONSTRUCTION TYPE: VB
AUTOMATIC FIRE SPRINKLER REQUIRED: YES
HISTORIC PRESERVATION: YES
ZONING: R-1-S
FLOOD ZONE: "AE" PER PANEL 06107.03(4)33E DATED 06/16/2009
THIS PROJECT IS LOCATED IN A HIGH-RISK FLOOD ZONE
B.F.E. = 330.8'

LEGAL DESCRIPTION:

PROJECT OWNER: DANIEL RYAN
PROJECT ADDRESS: 709 N. HIGHLAND ST., VISALIA, CA. 93291
A.P.N.: 093-162-013
ASSESSOR'S MAP BK. 93 - PG. 16 COUNTY OF TULARE, CALIFORNIA, U.S.A.
LOT: PARCEL 1 OF LOT 869 HIGHLAND TRACT, AMENDED, R.M. 10-7

SHEET INDEX:

- | | |
|----------|-------------------------|
| A1
01 | SITE PLAN
ELEVATIONS |
| 03
04 | FLOOR PLAN
ROOF PLAN |


EXISTING RESIDENCE:	2174 SQ.FT.
REBUILD RESIDENCE:	2185 SQ.FT.

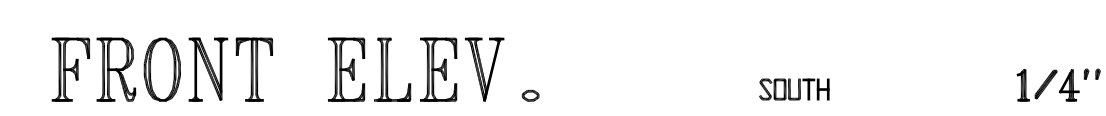
SCOPE OF WORK:

1. REBUILD EXISTING SINGLE FAMILY RESIDENCE (DAMAGED BY FIRE) & REMOVE EXISTING DETACHED CARPORT PER PLAN.

PRELIMINARY
NOT FOR CONSTRUCTION

Robert A. Cocagne
PDF 12-22-25

SHEET NO.:		DRAWN BY: ROBERT COCAGNE		PROJECT OWNER: DANIEL RYAN 1000 W. LAND ST., VISALIA, CA. 93291 SERVICE MASTER FIRM# V-25-0386-STR		2552 RD. 140 TULARE, CA. 93274 		REVISONS	
TITLE: SITE PLAN		JOB #: # 2502		CONTRACTOR: <u>RESIDENCE</u> Service Master by Benevento Construction		8230 W. 100E AVE., VISALIA, CA. 93291 DAN CARPENTER CONSTRUCTION MANAGER PHONE: (559) 825-6654		BY	
						PHONE: 559-303-5595 -- EMAIL: rcdrawing@aol.com			
A1									



1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE ACTUATION AND THOSE SHOWN IN THE DOCUMENTS. THE ENGINEER APPROVED SHEET DRAWINGS AND ALL DIMENSIONS SHALL BE RESPONSIBLE FOR THE CITY OF CHICAGO BUILDING CODE REQUIREMENTS OF THIS PROJECT.
2. INSTALLING AND/OR CONTRACTOR SHALL VERIFY JOB SITE BEFORE SUBMITTING A FINAL APPROVAL AND TEST REPORT TO THE CITY OF CHICAGO. IF CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL LOCAL CODE ENFORCEMENT AGENCY HAVE APPROVED AND / OR STAMPED WORKING DRAWINGS.
3. FINAL APPROVAL IS REQUIRED TO OBTAIN A FIELD INSPECTION.
4. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO, ILLINOIS, AND THE ILLINOIS FIRE CODE (IFC) & ALL OTHER FEDERAL, STATE, COUNTY & CITY ORDINANCES.
5. PROJECT OWNER & CONTRACTOR IS RESPONSIBLE FOR ANY & ALL CUT, FILL & COMPACTION OF ANY & ALL EARTHWORK PER CHAPTER 4.
6. THE FINISH FLOOR ELEVATION AT ALL ADDITIONS SHALL MATCH EXISTING FINISH FLOOR ELEVATION. MINIMUM GRADE SHALL BE AT LEAST THE CROWN OF THE STREET AND OR MIN. 8 INCHES ABOVE GRADE U.O.D.
7. THE GROUND ADJACENT TO THE FOUNDATION SHALL BE SLOPED (52) FOR 10 FEET MINIMUM TO A MINIMUM GRADE OF 1% TO 2% PERCENT SLOPE. THE FOLLOWING METHOD FOR DETERMINING THE SLOPE SHALL BE USED FOR THIS SHALL BE MIN. 2% WHEN WITHIN 22 U.O.F. OF THE BUILDING & MINIMUM SLOPE FOR IMPERVIOUS SURFACES SHALL BE 2% MINIMUM PER CHAPTER R401.3.3.
8. EXCEPTION:
WHERE CLIMATIC OR SOIL CONDITIONS WARRANT, THE SLOPE OF THE GROUND ADJACENT FROM THE BUILDING FOUNDATION IS PERMITTED TO BE REDUCED TO NOT LESS THAN ONE INCH PER FEET.
9. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCORD FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
10. ADDITIONAL TOP AND BOTTOM SURFACES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND MAINTAINED REGULARLY. (CPC ARCHITECTURE CHAPTER 28).
11. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE TO THE PUBLIC. ADDRESS NUMBERS SHALL BE PLACED ON THESE BUILDINGS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS, NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH & MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY A DRIVEWAY OR PRIVATE DRIVEWAY, ADDRESS NUMBERS SHALL BE PLACED TO THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE PER CRC R439 U.O.D.
12. EXTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. EXTERIOR FINISHES PER CRC R703.7.1 & R703.7.2, COMPLYING W/ ASTM D 226 FOR TYPE 1 FERTILE OR OTHER APPLICABLE MATERIALS BEHIND ALL TYPES OF EXTERIOR WALL FINISHES PER CRC R703.7.3 & R703.7.2 W/ FLASHING AS DESCRIBED IN CRC R703.7.2.1.
13. IF EXTERIOR PLASTER APPLIED TO THIS PROJECT IT SHALL COMPLY W/ CRC R703.7.3, STUCCO SHALL BE 7/8" INCHES THICK & TO BE APPLIED W/ THREE-COAT APPLICATION PER CRC R703.7.2 & TABLE R702.1.3 (3) (U.O.D.). FOR EXTERIOR STUCCO FINISHES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
A. AT STUCCO EXTERIOR APPLY WATER-RESISTIVE VAPOR-PERMEABLE BARRIER W/ A PERFORMANCE AT LEAST EQUIVALENT TO 2 LAYERS OF GARD PAPER OVER MOISTURE SENSITIVE AND NON-SENSITIVE TO WATER.
14. VENERER SHALL HAVE ANCHOR TIES EVERY 2 SQ. FT. & 16" O.C. HORIZONTALLY, 16" O.C. VERTICALLY, & BE HOOKED TO GANGLER OR DISCHARGE JOINT REINFORCEMENT. REINFORCEMENT OR ENFORCEMENT SHALL BE CONTINUOUS 9" WIRE OR EQUIVALENT PER CRC R703.8.
15. PROVIDE CHIMNEY CAPS PER 0103-9.1-13 SPARK ARRESTERS AT CHIMNEY PER CRC R703.9.2.
16. PER CRC R703.7.2.1 & MIN. 0.003 INCH & 36 AWG. SHEET GAGE, CORROSION RESISTANT SCREENED OR PLASTIC WEED SCREEN W/ MIN. VERTICAL ATTACHMENT PLATE OF 3-1/2 INCHES, SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE IN EXTERIOR STUCCO WALLS IN ACCORDANCE W/ ASTM G36. THE WEED SCREEN SHALL BE PLACED TO THE EXTERIOR OF THE FOUNDATION WALLS OR BEHIND AVOID PAVED AREAS & SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE FOUNDATION. THE WEATHER-RESISTANT BARRIER SHALL LAP THE WEED SCREEN & BE SECURED TO THE FOUNDATION COVER AND TERMINATE ON THE ATTACHMENT PLATE OF THE WEED SCREEN.

REB	EXTERIOR BOARD 4" X 2" LAPPING CONCRETE BATTEN (RUSTIC GRAIN) VERTICAL AT 1/4" O.C. OVER 1/2" X 1/2" X 1/4" FT. X 6 FT. (OR TALLER IF PRODUCT AVAILABLE) PANEL SIDING (CEDAR MILL) w/ SHIP LAP VERTICAL EDGES OVER MATERIALS w/ FLASHING PER CRC 703.7.7. w/ HORIZONTAL 2 METAL FLASHING AT SIDING HORIZONTAL JOINTS U.O.N.
LSI	EXTERIOR 1" LAP SIDING JAMES HARDIE CONCRETE LAP SIDING (RUSTIC GRAIN) w/ 7/16" REVEAL w/ 5/4 X 3-1/2 CONCRETE RUSTIC GRAIN (RUSTIC GRAIN) OVER MATERIALS w/ FLASHING PER CRC 703.7.7.
LSR	EXTERIOR DESIGNER LAP SIDING JAMES HARDIE DESIGNER CONCRETE LAP SIDING (RUSTIC GRAIN) w/ 5/4 X 3-1/2 CONCRETE RUSTIC GRAIN (RUSTIC GRAIN) OVER MATERIALS w/ FLASHING PER CRC 703.7.
STI	STUCCY OVER FUR OR FUR OVER MATERIALS w/ FLASHING PER CRC 703.7 U.O.N.. APPLIED LATH & UNDERLAMENT PER CRC 703.6.3 & TABLE 703.7.11.3. EXTERIOR STUCCO OVER CONCRETE OR CONCRETE OVER STUCCO OR STUCCO w/ A PERFORMANCE AT LEAST EQUIVALENT TO 2 LAYERS OF GRADE D PAPER OVER WOOD BASED SHEATHING MADE OF EXTERIOR GRADE IF APPLIES PER CRC 703.6.3.
FMH	FLYNN PROTECTION MATERIAL: PONY WALLS SHALL BE CONSTRUCTED OF P.T.O.P., BOTTOM PLATE, OBL., TOP PLATES, STUDS, JOG, OR OSB WALL SHEATHING, GALV. HARDWARE & APPROVED APPROVED EXTERIOR COVERING. INTERIOR WALL COVERING SHALL BE 1/2" GREEN BOARD DRYWALL.

NOTE: VERIFY AND MATCH EXISTING PER BUILDER / OWNER
NOTE: ALL OPTIONS ARE AN EXTRA COST TO OWNER (SUB CONTRACTOR SHALL PROVIDE COSTS FOR ALL OPTIONS TO BUILDER)
THIS PLAN MAY NOT BE CHANGED OR REPRODUCED WITHOUT WRITTEN CONSENT OF ROBERT COCAGNE

CONTRACTOR: DETACHED GARAGE

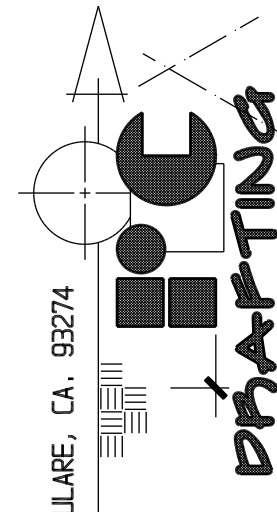
DRAWN BY:	ROBERT COCAGNE
DATE:	AUG. 06, 2025
SCALE:	AS NOTED
JOB #:	# 2502/DG
TITLE:	

PRELIMINARY
NOT FOR CONSTRUCTION
Robert A. Cocagne
PDF 12-22-25

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[illegible]

PHONE: 559-303-5585
- EMAIL: rcdrafting@aol.com



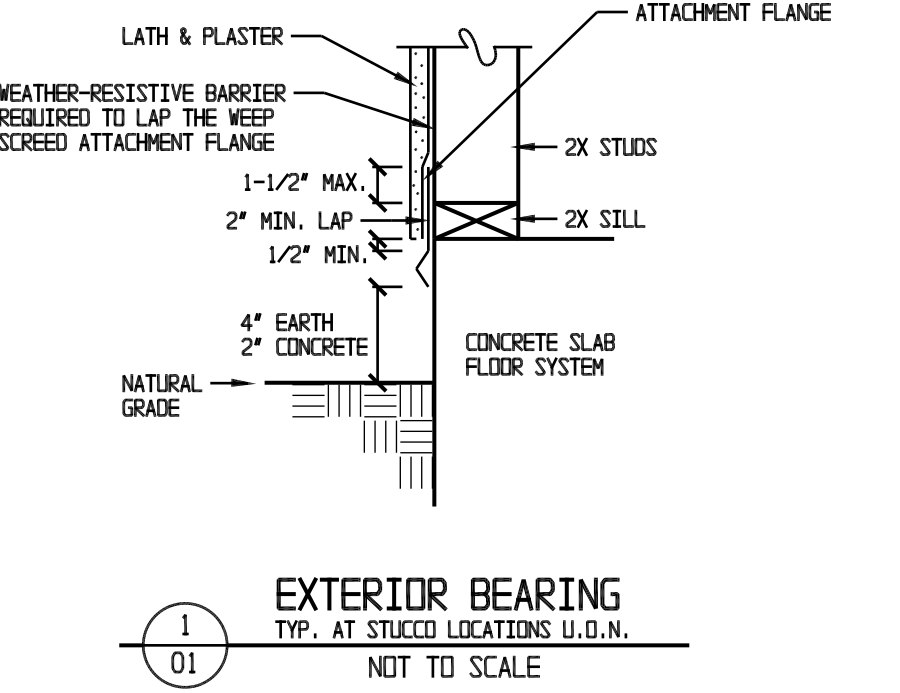
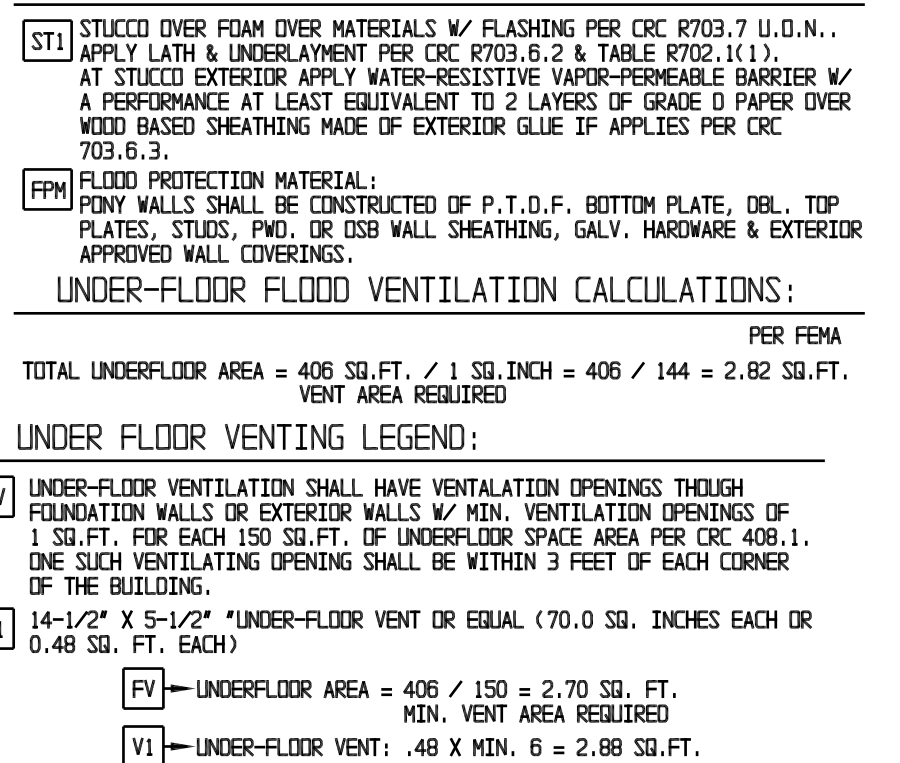
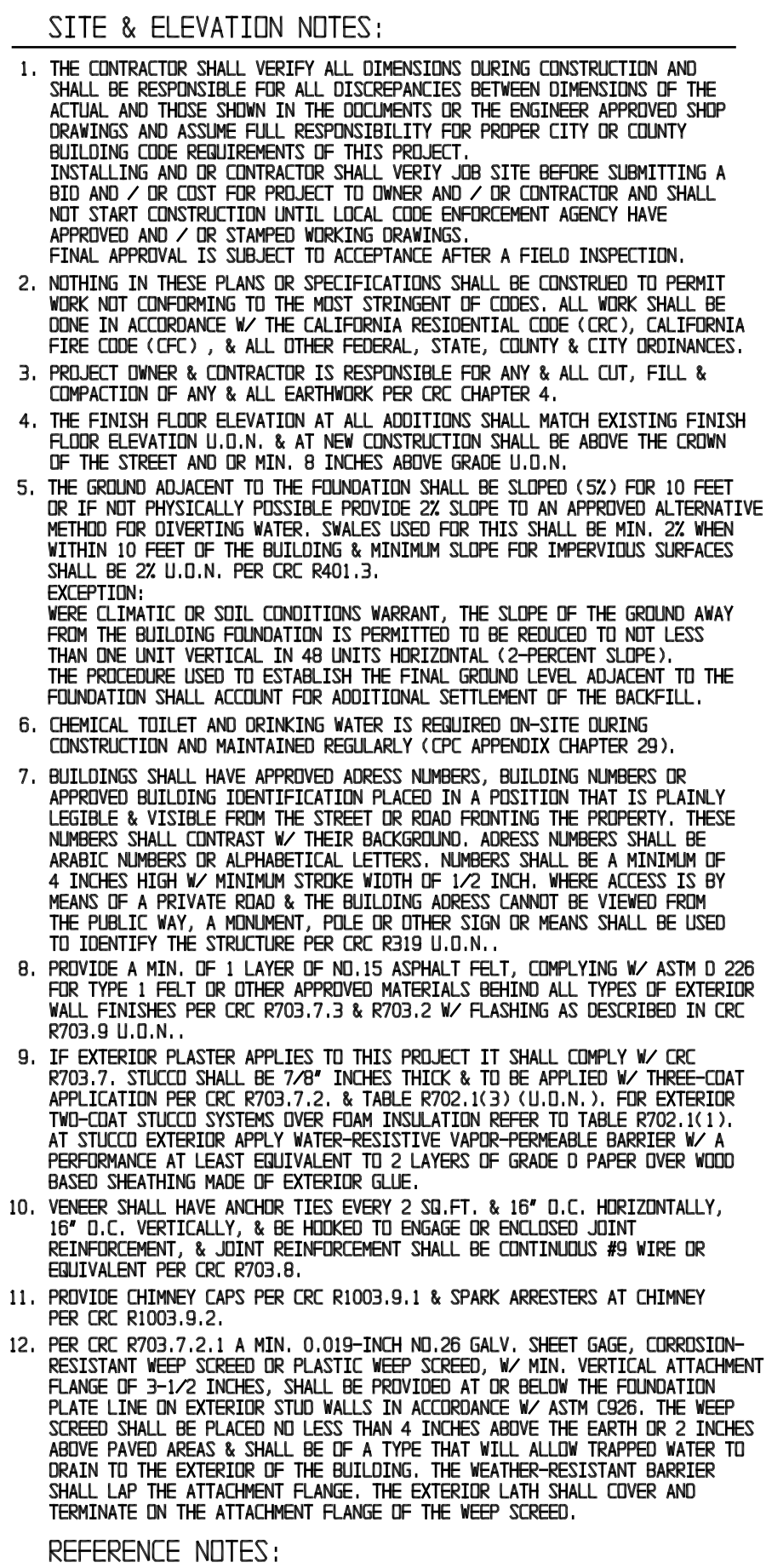
PROJECT OWNER: DANIEL KIAN
PROJECT ADDRESS: 709 N. HIGHLAND ST., VISALIA, CA, 93291
SERVICE MASTER PN#: V-25-0306-STB

PROJELI AURESS: 709 N. HIGHLAND ST., VISALIA, CA. 93280
SERVICE MASTER PO#: V-25-0396-STR

Service Master by Benevento Construction

DAN CARPENTER
CONSTRUCTION MANAGER

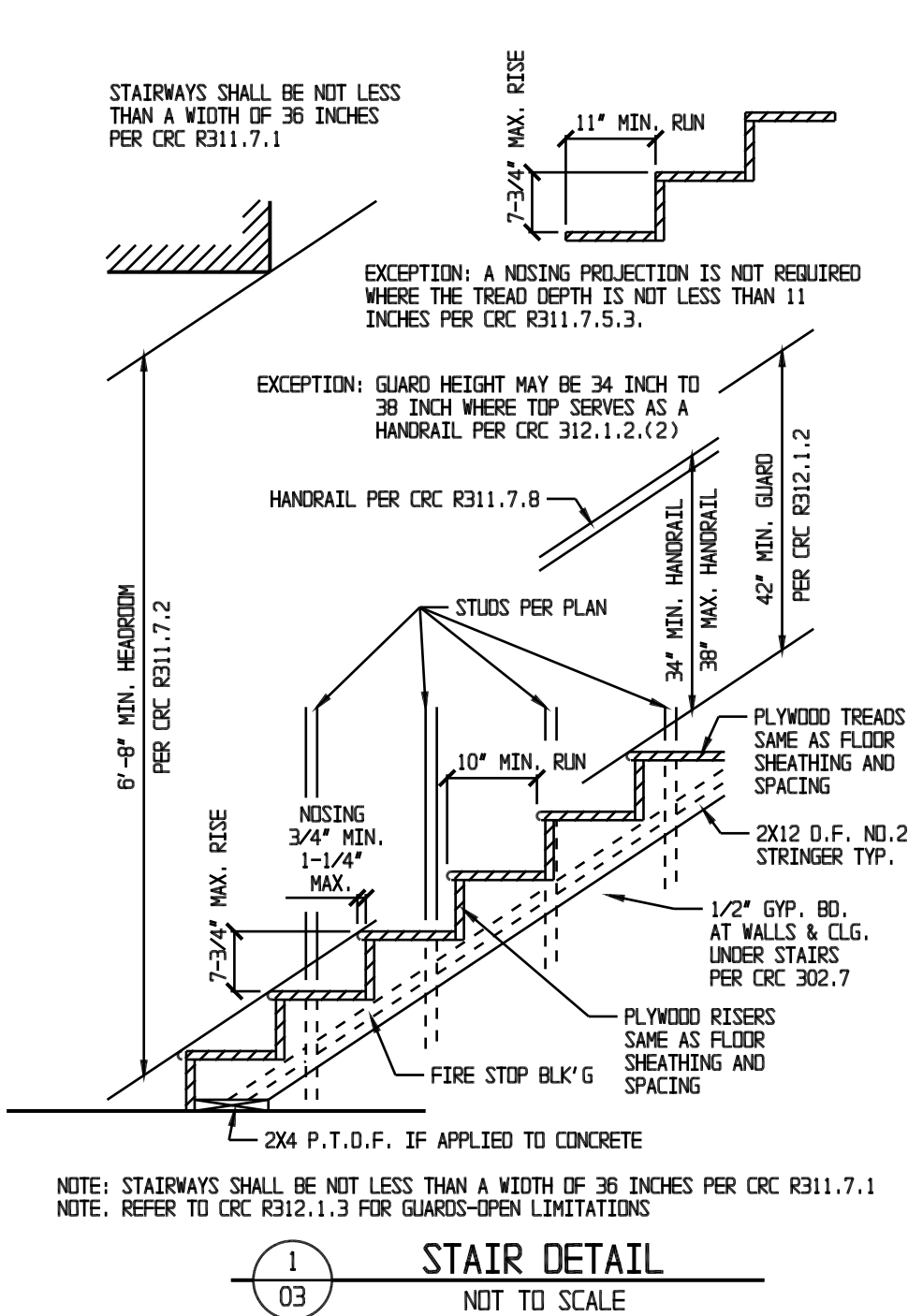
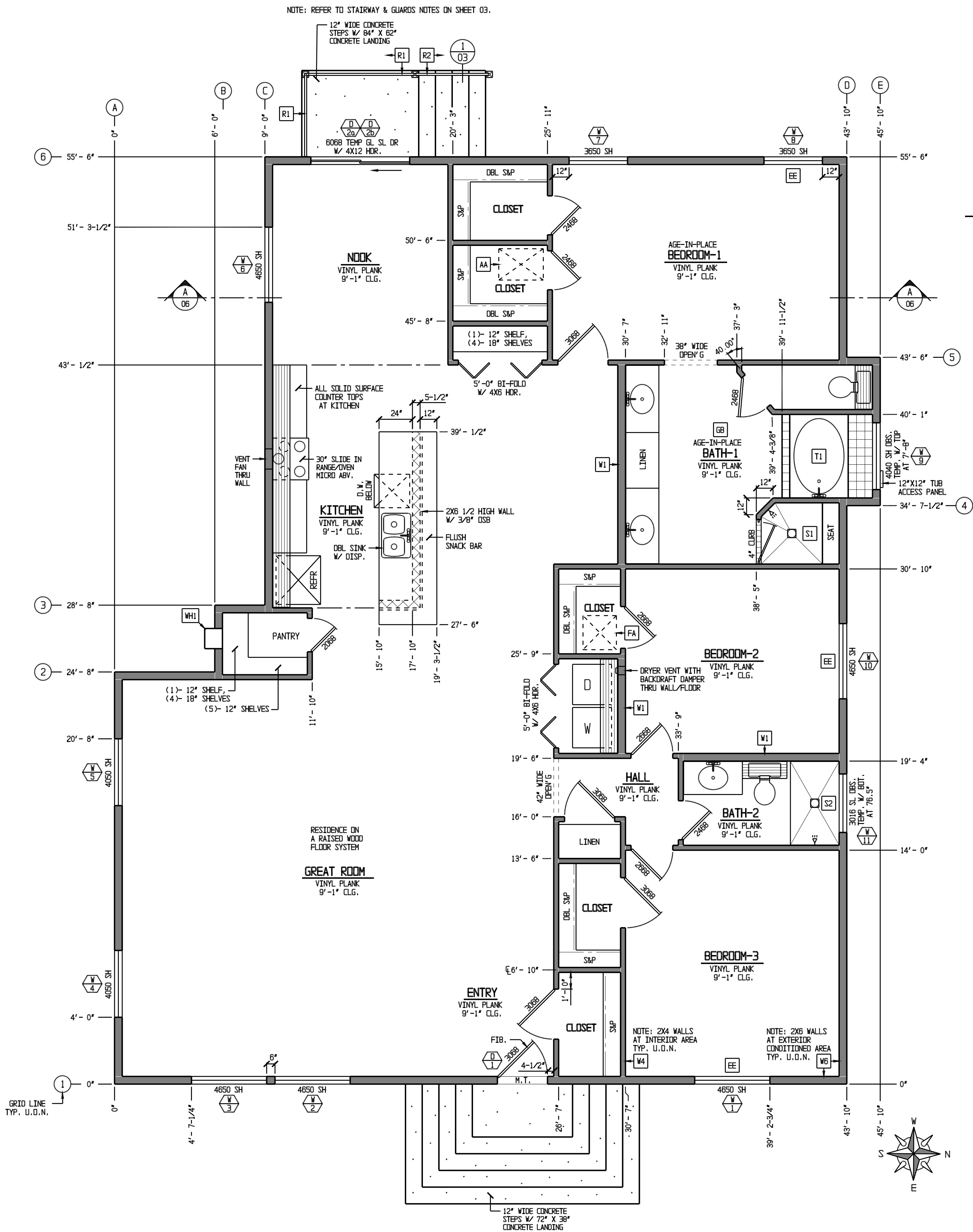
PHONE: (559) 625-8554



PRELIMINARY
NOT FOR CONSTRUCTION
Robert A. Cocagne
PDF 12-19-25

CONTRACTOR:		PROJECT OWNER: DANIEL RYAN PROJECT ADDRESS: 708 N. HIGHLAND ST., VISALIA, CA. 93281 SERVICE MASTER P.O.#: V-25-0396-STR	
DETACHED ADU Service Master by Benevento Construction L.C. #723039		8230 W. DOE AVE., VISALIA, CA. 93281 DAN CARPENTER CONSTRUCTION MANAGER PHONE: (559) 825-8554	
DRAWN BY:		ROBERT COCAGNE	
DATE:		AUG. 06, 2025	
SCALE:		AS NOTED	
JOB #:		# 2502/AD	
TITLE:		ELEVATIONS	
SHEET NO.:		01	

EXHIBIT C



- REFERENCE NOTES:
- 1. BUILDING W/ COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO THE ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER OVER AN AREA NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH FRAMED OPENING SHALL BE A MIN. 22" X 30" W/ 30" MIN. CLEAR UNSTRUCTURED HEADROOM AND ACCESS OPENING LOCATED IN THE CEILING & 22" WIDE X 30" HIGH ACCESS OPENING LOCATED IN A WALL PER CRC R807.1. AN ATTIC OR UNDER-FLOOR SPACE IN WHICH AN APPLIANCE (FURNACE AND/OR WATER HEATER) IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING & PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE, & NOT LESS THAN 22-1/2" X 32" ROUGH OPENING (MIN. 22" X 30" CLEAR) PER CRC 304.4 W/ ATTIC ACCESS DOOR SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS & SHALL BE GASKETED TO PREVENT AIR LEAKAGE PER CALIFORNIA ENERGY CODE 150.0.
 - 2. EMERGENCY ESCAPE & RESCUE OPENINGS SHALL MEET EGRESS REQUIREMENTS. OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 SQ.FT. (EXCEPTION: GRADE FLOOR OPENINGS MIN. 5 SQ.FT.), MIN. NET CLEAR HEIGHT OF 24 INCHES, MIN. CLEAR WIDTH OF 20 INCHES & HAVE THE BOTTOM OF THE CLEAR OPENING MAX. 44 INCHES MEASURED FROM THE FLOOR.
 - 3. 18"X24" MIN. FLOOR ACCESS PER CRC R408.4 (VERIFY LOCATION & SIZE W/ OWNER/BUILDER).
 - 4. AGE-IN-PLACE DESIGN & FALL PROTECTION:
 - 1. AT LEAST ONE BATHROOM ON ENTRY LEVEL SHALL BE PROVIDED W/ REINFORCEMENT INSTALLED IN ACCORDANCE W/ THIS SECTION, WHERE THERE IS NO BATHROOM ON ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE 2ND OR 3RD FLOOR OF THE DWELLING SHALL COMPLY W/ THIS SECTION PER CRC R327.1.1.
 - 2. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY PER CRC R327.1.1.(1).
 - 3. REINFORCEMENT SHALL NOT BE LESS THAN 2 INCH BY 8 INCH NORMAL LUMBER (1-1/2" INCH BY 8 INCH ACTUAL DIMENSIONS) OR EXISTING CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT & LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES & 38-1/2 INCHES ABOVE THE FINISH FLOOR FLOOR W/ WALL FRAMING PER CRC R327.1.1.(2).
 - 4. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL & THE BACK WALL PER CRC 327.1.1.(3).
 - 5. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED PER CRC R327.1.1.(4).
 - 6. BATHROOM & COMBINATION BATHROOM/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHROOM & THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LINEN CLOSET SHALL BE PROVIDED W/ THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHROOM RIM PER CRC R327.1.1.(5).
 - 7. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT & OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY PER CRC R327.1.1. EXCEPTION 3.
 - 5. FULL TITLE SHOWER AT 48" W/ MIN. FINISHED INTERIOR OF 1024 SQ. INCHES & SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE & SHALL BE MAINTAINED TO A MIN OF 470 INCHES ABOVE THE SHOWER DRAIN OUTLET W/ NO PROTRUSIONS OTHER THAN THE FIXTURE VALVES, SHOWERHEADS, SOAP DISHES, SHELVES & SAFETY GRAB BARS OR RAILS PER CRC 408.6 W/ TEMP. GLASS ENCLOSURE & A MIN. 22 INCH CLEAR DOOR EGRESS OR OPENING PER CRC 408.5 W/ OPTIONAL SEAT & 5-1/2" MIN. SHOWER TILE FLOOR 36" X 60" X MIN. 7/8" HIGH FIBERGLASS SHOWER W/ MIN. 22" WIDE TEMP. GLASS ENCLOSURE PER CRC 412.6.
 - 6. 42"X60" F.G. TUB W/TILE SPLASH (WHIRLPOOL OPT.).
- STAIRWAY & GUARDS NOTES: PER CRC 311.7 & CRC 312.1
- 1. STAIR WIDTH SHALL NOT BE LESS THAN 36 INCHES PER CRC 311.7.1, THE MIN. HEADROOM OF ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES PER CRC 311.7.2, THE MIN. RISER HEIGHT SHALL BE 7-3/4 INCHES PER CRC 311.7.5.1, THE MIN. TREAD DEPTH SHALL BE 10 INCHES PER CRC 311.7.5.2, NOSING AT TREADS, LANDINGS & FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NO GREATER THAN 9/16 INCH OF A BEVEL NO GREATER THAN 1/2 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS PER CRC 311.7.5.3, EXCEPTING: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES. THE GREATEST RISER HEIGHT & TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
 - 2. HANDRAIL SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OF FLIGHT W/ 4 OR MORE RISERS PER CRC 311.7.8. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES & NOT MORE THAN 38 INCHES PER CRC 311.7.8.1. HANDRAILS THAT NOT PROJECT NOT MORE THAN 4-1/2 INCHES ON EITHER SIDE OF THE STAIRWAY PER CRC 311.7.8.2. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL & THE HANDRAILS PER CRC 311.7.8.3.
 - 3. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POSTS OR SAFETY TERMINALS PER CRC 311.7.8.4. HANDRAILS W/ A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4" & NOT GRATER THAN 2 INCHES PER CRC 311.7.8.5 GRIP SIZE TYPE 1. HANDRAIL WILL SECURE SUCH AS TO SUPPORT 20# PER LINEAR FOOT APPLIED HORIZONTALLY AT TOP OF RAIL.
 - 4. GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS & LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE PER CRC R312.1.1. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NO LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS PER CRC 312.1.2. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSING PER CRC R312.1.2 EX.1, WHERE THE TOP OF A GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NO LESS THAN 34 INCHES & NOT MORE THAN 38 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSING PER CRC R312.1.2 EX.2.
 - 5. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER PER CRC R312.1.3. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD, & BOTTOM RAIL OF A GUARD SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCH PER CRC R312.1.3 EX.1. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4-3/8 INCHES PER CRC R312.1.3 EX.2.

- GENERAL NOTES:
- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL ADOPTED CODES AND ORDINANCES IN EFFECT AT THE PLACE OF WORK. NOTHING IN THESE DRAWINGS SHALL BE INTERPRETED TO ALLOW WORK NOT CONFORMING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE ACTUAL AND THOSE SHOWN IN THE DOCUMENTS OR THE ENGINEER APPROVED SHOP DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR PROPER CITY OR COUNTY BUILDING CODE REQUIREMENTS OF THIS PROJECT. INSTALLING AND OR CONTRACTOR SHALL VERIFY JOB SITE BEFORE SUBMITTING A BID AND / OR COST FOR PROJECT TO OWNER AND / OR CONTRACTOR AND SHALL NOT START CONSTRUCTION UNTIL LOCAL CODE ENFORCEMENT AGENCY HAVE APPROVED AND / OR STAMPED WORKING DRAWINGS.
 - 2. 2X4 D.F.-L "STD. GRADE" OR BETTER STUDS # 16" O.C. U.O.N. AND USE 2X6 D.F.-L "STD. GRADE" STUDS OR BETTER AT 16" O.C. AT ALL BEARING WALLS OVER 10 FT. UN-SUPPORTED HEIGHT AND ALL NON-BEARING WALLS OVER 12 FT. U.O.N., USE 2X D.F.-L "STD. GRADE" OR BETTER TOP PLATES & SILL. ALL LAMERS SHALL BE GRADE MARKED BY AN APPROVED AGENCY. FINGER-JOINTED STUDS MAY BE USED ONLY AT INTERIOR WALLS; NON-BEARING, NON-SHEAR, UNDER 10 FEET HEIGHT AND NOT ALLOWED AT HOLDOWN LOCATIONS.
- 2X4 WALLS: ADD TWO FULL HEIGHT STUDS (FASTENED TOGETHER WITH 16# NAILS AT 9 INCHES O.C., STAGGERED) UNDER STD. TRUSSES IN EXCESS OF 1100 LBS., 2300 LBS. MAX. U.O.N. (REFER TO TRUSS CALC'S)
- 2X6 WALLS: ADD ONE FULL HEIGHT STUD UNDER STD. TRUSSES IN EXCESS OF 1600 LBS., 3600 LBS. MAX. U.O.N. (REFER TO TRUSS CALC'S)
- 3. FASTEN (NAILING SCHEDULE SHALL MEET THE REQUIREMENTS OF CRC TABLE R602.3(1) THROUGH R602.3(4) AS APPLICABLE U.O.N..
 - 4. ALL SUBFLOORS TO HAVE 3/4" T.G. PLYWOOD P.1, 32/16 WHERE FLR. JOIST ARE 16" O.C. & 1-1/8" T.G. PLYWOOD WHERE FLR. JOIST ARE MORE THAN 16" O.C. U.O.N., INSTALL 1/2" S.P. SYSTEM PER MANUFACTURER. PROVIDE MANUFACTURER'S REQUIREMENTS AND DETAILS IN AN ADDITION TO THIS DRAWING.
 - 5. PROVIDE FIBER BLK'G AT THE 10'-0" INTERVALS HORIZONTALLY & WITHIN CONCEALED SPACES OF EXTERIOR WIRE FINISH, INTERIOR EXTERIOR ARCHITECTURAL ELEMENTS, AT FLOOR & CEILING LEVELS PER CRC R502.1.1.
 - 6. ALL EXTERIOR DOORS & WINDOWS TO BE CERTIFIED, LABELED, FULLY WEATHERSTRIPPED AND ALL WINDOWS TO BE DUAL GLAZED U.O.N.
 - 7. ALL GLAZING WITHIN 24" ARC OF DOORS, WINDOWS WITHIN 16" OF FLOOR & OVER 9 SQ.FT., GLASS SHOWER & TUB ENCLOSURES, GLASS WITHIN 60 INCHES OF A TUB & SKYLIGHTS SHALL BE TEMPERED, ALSO COMPLY W/ CRC R308.4., EMERGENCY ESCAPE & RESCUE OPENINGS SHALL HAVE A STILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR PER R310.1.1.
 - 8. FIBER-CEMENT, FIBER-MAT REINFORCED CONCRETE, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC WALL TILES IN TUB & SHOWER AREAS AS WELL AS WALL PANELS IN SHOWER AREAS PER CRC R702.4.2.
 - 9. FOR PENETRATION U-FACTOR & INSULATION REQUIREMENTS REFER TO THE TITLE 24 INFORMATION PROVIDED W/ THIS PROJECT (BUILDING ENERGY ANALYSIS REPORT). PAPER-FACED INSULATION IS PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES. A MINIMUM OF 1 INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE VENT LOCATION PER CRC R806.3.
 - 10. INTERIOR FINISH SHALL BE 1/2 INCH GYPSUM BOARD TAPED AND TEXTURED PER CRC R702.3.5 & PROVIDE GYPSUM BOARD AT TUBS & SHOWERS PER CRC R702.3.8 U.O.N., WALLS AND CEILINGS SHALL BE FIN. W/ 5/8 GYP. BD. OR 1/2 CEILING GYP. BD. (TAPE & TEXTURE) IF STUD AND OR JOIST SPACING EXCEEDS 16 INCHES O.C. (MAX. 24 INCHES O.C.) IS RECOMMENDED.
 - 11. ALL GAS APPLIANCES SHALL HAVE INTERMITTENT IGNITION DEVICE.
 - 12. SHOWER HEADS AND FAUCETS SHALL BE ENERGY EFFICIENT TYPE.
 - 13. WATER CLOSET COMPARTMENTS SHALL BE LOCATED IN A SPACE 30" MIN. WIDE & 24" MIN. CLEARANCE IN FRONT. ALL WATER CLOSERS SHALL BE MAX. 1.28 GALLONS PER FLUSH PER CRC 402.2.
 - 14. PROVIDE ACCESS PANEL (MIN. 12" X 12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT CONNECTIONS. WHIRLPOOL BATHS SHALL BE EQUIPPED W/ ACCESS PANEL FOR PUMP. PROVIDE CONCEALED GLEED CONNECTIONS IN LIEU OF ACCESS PANEL.
 - 15. FIREPLACE SHALL HAVE TIGHT FITTING GLASS DOORS, OUTSIDE AIR-INTAKE W/ DAMPER AND FLUE DAMPER. MIN. OF 3/4" AIR SPACE BETWEEN COMBUSTIBLE MATERIALS AND FACTORY BUILT FIREPLACES U.O.N. BY MANUFACTURE. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2" OF THE MASONRY FIREPLACE OR SHOE CHAMBER WALLS.
 - 16. ALL FIREPLACES TO BE EPA-11 OR BE ON APCD LIST.
 - 17. SHOWER COMPARTMENTS & WALLS ABOVE BATHROOMS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE FLOOR PER CRC R307.2.
- CALGREEN (MANDATORY MEASURES) NOTES:
- 1. AN OPERATION & MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING AT THE TIME OF THE FINAL INSPECTION & SHALL INCLUDE THE TEN ITEMS SPECIFIED PER CALGREEN 4.410.1 (CORRECTIONS, INSTRUCTIONS, LOCAL UTILITY INFORMATION, PUBLIC TRANSPORTATION, ETC.)
 - 2. FINISH MATERIALS, ADHESIVES, SEALANTS, PAINTS, CARPET, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS SHALL COMPLY W/ CALGREEN 4.504.2.
 - 3. THIS PROJECT SHALL COMPLY W/ CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS. SPECIFY PLAN OR METHOD OF RECYCLING & DIVERSIONS FOR CONSTRUCTION WASTE MATERIALS OR VERIFY W/ LOCAL JURISDICTION FOR SPECIFIC REQUIREMENTS PER CALGREEN 4.408.2. THE PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.
 - 4. PER CALGREEN 4.406.1 ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE / BOTTOM AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD APPROVED BY THE ENFORCING AGENCY.
 - 5. WALL AND FLOOR FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 16% DOCUMENTATION SHALL BE PROVIDED AT THE TIME OF INSULATION INSPECTION, CERTIFYING MOISTURE CONTENT OF FRAMING MEMBERS, FOLLOWING THE PROCEDURES OUTLINED IN CALGREEN 4.505.3.
 - 6. PER CALGREEN 4.505.3 INSULATION PRODUCTS WHICH ARE VISIBLE WET HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY FOR MANUFACTURE'S DRYING RECOMMENDATIONS, PRIOR TO ENCLOSURE OF WALL AND FLOOR CAVITIES.
- WINDOW SYMBOLS: REFER TO TITLE 24 CALC.'S
- "W"= WINDOW TYPE & "D"= DOOR TYPE
- DRAWINGS SHALL REFERENCE AND MATCH THE NUMBERS UNDER THE "PENETRATION SURFACE DETAILS" SECTION ON THE CF-IR.
- REFERENCE NO.
- WALLS:
- W1 2X6 D.F.-L NO.2 WALL FOR PLUMBING W/ MIN. 16 INCHES O.C. STUDS U.O.N.
 - W4 2X4 D.F.-L NO.2 WALL W/ MIN. 16 INCHES O.C. 2X4 STUDS U.O.N.
 - W6 2X6 D.F.-L NO.2 WALL W/ MIN. 16 INCHES O.C. 2X6 STUDS U.O.N.
- NOTES:
- 1. SHEETS USED IN CONSTRUCTION OF DIAGRAMS AND SHEAR WALLS SHALL NOT BE LESS THAN 4' X 8' IN SIZE. SHEATHING SHALL NOT TOUCH CONCRETE U.O.N.
 - 2. MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" UNLESS BLOCKED.
 - 3. ALL PANEL EDGES IN SHEAR WALLS SHALL BE BACKED BY FRAMING MEMBERS OR BLOCKING.
 - 4. CALL FOR WALKING INSPECTION OF ALL GYP. BD. SHEAR WALLS PRIOR TO TAPING, BRACE WALL AND METAL CONNECTIONS REQUIRE INSPECTION PRIOR TO COVERING.
 - 5. AT STUCK EXTERIOR USE 2 LAYERS OF GRADE D PAPER OVER PLYWOOD MADE OF EXTERIOR GLUE.

NOTE: ALL OPTIONS ARE AN EXTRA COST TO OWNER (SEE CONTRACTOR SHALL PROVIDE COSTS FOR ALL OPTIONS TO BUILDER)
THIS PLAN MAY NOT BE CHANGED OR REPRODUCED WITHOUT WRITTEN CONSENT OF ROBERT COCAGNE

REVISIONS	BY

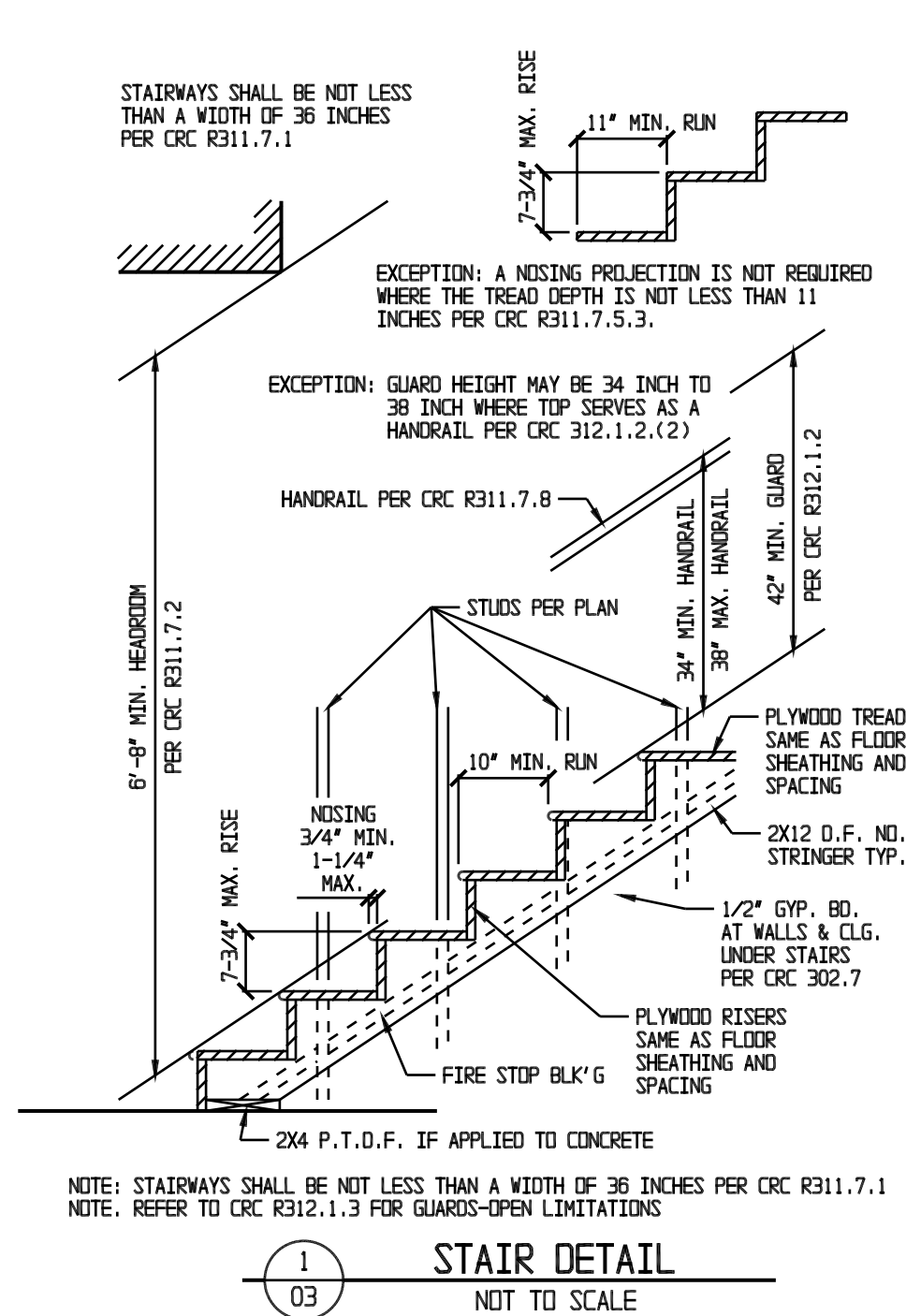
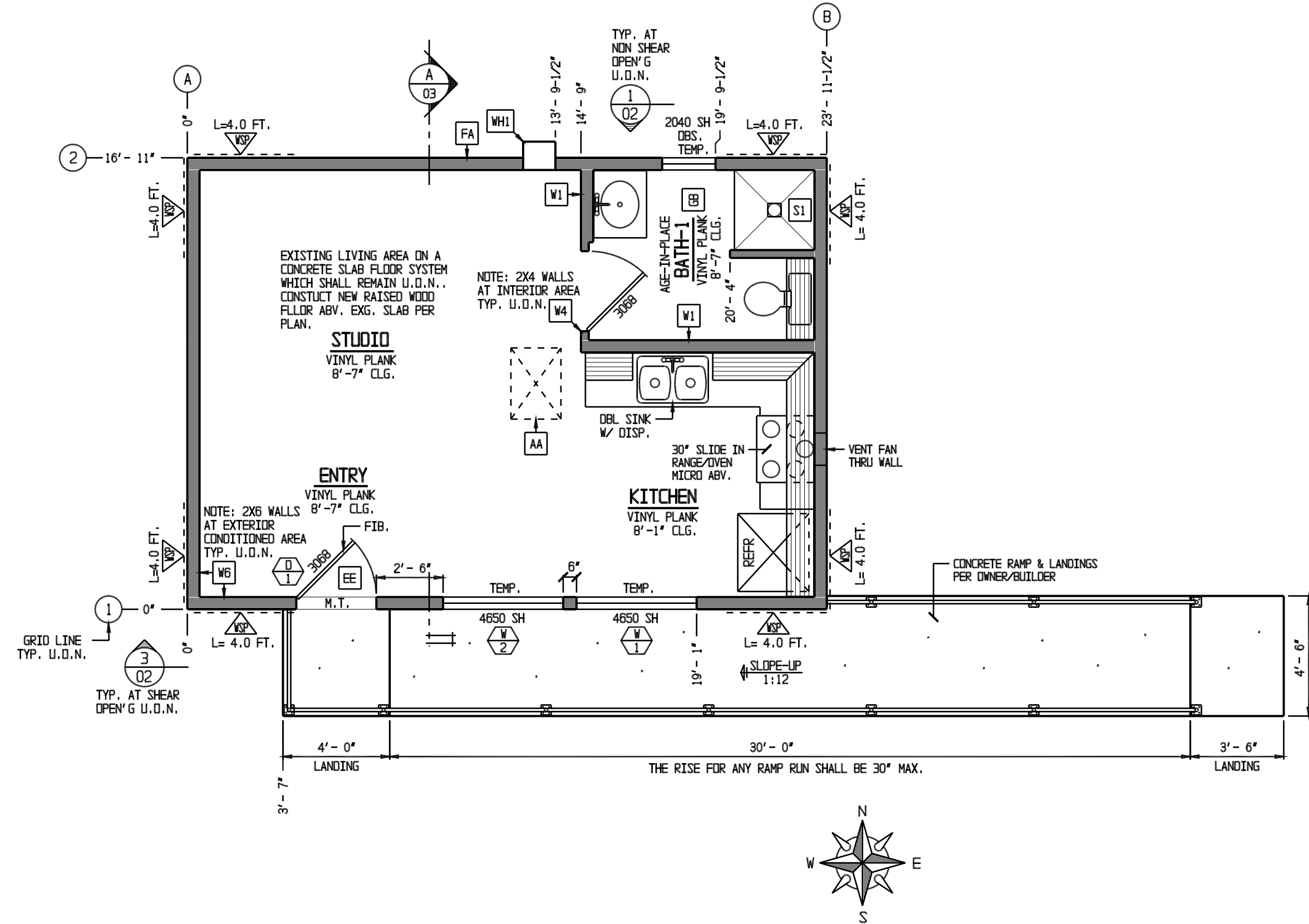
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PROJECT ADDRESS: 708 N. HIGHLAND ST., VISALIA, CA. 93201
SERVICE MASTER PDF: V-25-0360-SIR

CONTRACTOR: **Service Master by Benevento Construction**
DAN CARPENTER
CARPENTER
MANAGER

LTC #723039

DRAWN BY: ROBERT COCAGNE
DATE: AUG. 06, 2025
SCALE: 1/4" = 1'-0"
JOB #: # 2502
TITLE: FLOOR PLAN
SHEET NO.: 03



- STAIRWAY & GUARDS NOTES:** PER CRC 311.7 & CRC 312.1
- 1. STAIR WIDTH SHALL NOT BE LESS THAN 36 INCHES PER CRC 311.7.1, THE MIN. HEADROOM OF ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES PER CRC 311.7.2, THE MAX. RISER HEIGHT SHALL BE 7-3/4 INCHES PER CRC 311.7.5.1, THE MIN. TREAD DEPTH SHALL BE 10 INCHES PER CRC 311.7.5.2, NOSING AT TREADS, LANDINGS & FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NO GREATER THAN 9/16 INCH OR A RADIUS NO GREATER THAN 1/2 INCH, A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS PER CRC 311.7.5.3, EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES.
 - 2. HANDRAIL SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OF FLIGHT W/ 4 OR MORE RISERS PER CRC 311.7.6, HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES & NOT MORE THAN 38 INCHES PER CRC 311.7.8.1, HANDRAILS THAN NOT PROJECT NOT MORE THAN 4-1/2 INCHES ON EITHER SIDE OF THE STAIRWAY PER CRC 311.7.8.2, HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCHES BETWEEN THE WALL & THE HANDRAILS PER CRC 311.7.8.3.
 - 3. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT, HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN A NEWEL POSTS OR SAFETY TERMINALS PER CRC 311.7.8.4, HANDRAILS W/ A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1-1/4\"/>
 - 4. GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS & LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE PER CRC 312.1.1, REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NO LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS PER CRC 312.1.2, GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS PER CRC 312.1.2 EX.2, GUARDS ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NO LESS THAN 34 INCHES & NOT MORE THAN 38 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS PER CRC 312.1.2 EX.2.
 - 5. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER PER CRC 312.1.3, THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD, & BOTTOM RAIL OF A GUARD SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCH PER CRC 312.1.3 EX.1, GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4-3/8 INCHES PER CRC 312.1.3 EX.2.
- BRACE WALL PANEL:** BRACE WALL PANEL CAN BE INSTALLED ON EITHER FACE OF THE WALL.
- FRAMING SHALL BE DONE PER 2025 CRC R602.10 & FASTENING (NAILING) PER CRC TABLE R602.3.1 THROUGH R602.3.4) UNLESS SPECIFICALLY NOTED OTHERWISE.
- WOOD STRUCTURAL PANEL SHEATHING** W/ MIN. 5/8 INCH STUD FOR 16 INCH STUD SPACING AND MIN. 3/8\"/>
- WOOD STRUCTURAL PANEL SHEATHING (ONE FACE)** W/ MIN. 3/8\"/>
- GYP. BOARD (SHEATHING)** 1/2 INCH THICK BY 4 FEET WIDE, WALLBOARD OR VENEER BASE) ON STUDS SPACED NOT OVER 24 INCH O.C. NAILED W/ 5d (OR NO.6 - 1 1/4 INCH SIZES) PER CRC R602.10.3 & TABLE R602.10.2 AT 7 INCHES O.C. TO ALL FRAMING MEMBERS (BLOCK ALL PANEL EDGES), THE BRACED PANEL SHALL BE A MIN. 8 FEET IN LENGTH WHEN APPLIED TO ONE FACE OF A BRACED WALL PANEL & 4 FEET WHEN APPLIED TO BOTH FACES U.O.N..
- NOTES:**
- 1. SHEETS USED IN CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL NOT BE LESS THAN 4\"/>
 - 2. MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24\"/>
 - 3. ALL PANEL EDGES IN SHEAR WALLS SHALL BE BACKED BY FRAMING MEMBERS OR BLOCKING.
 - 4. CALL FOR NAILING INSPECTION OF ALL GYP. BD. SHEAR WALLS PRIOR TO TAPING, BRACE WALL AND METAL CONNECTIONS REQUIRE INSPECTION PRIOR TO COVERING.
 - 5. AT STUCCO EXTERIOR USE 2 LAYERS OF GRADE D PAPER OVER PLYWOOD MADE OF EXTERIOR GLUE.

- GENERAL NOTES:**
- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL ADOPTED CODES AND ORDINANCES IN EFFECT AT THE PLACE OF WORK, NOTHING IN THESE DRAWINGS SHALL BE INTERPRETED TO ALLOW WORK NOT CONFORMING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE ACTUAL AND THOSE SHOWN IN THE DOCUMENTS OR THE ENGINEER APPROVED SHOP DRAWINGS AND ASSUME FULL RESPONSIBILITY FOR PROPER CITY OR COUNTY BUILDING CODE REQUIREMENTS OF THIS PROJECT, INSTALLING AND OR CONTRACTOR SHALL VERIFY JOB SITE BEFORE SUBMITTING A BID AND / OR COST FOR PROJECT TO OWNER AND / OR CONTRACTOR AND SHALL NOT START CONSTRUCTION UNTIL LOCAL CODE ENFORCEMENT AGENCY HAVE APPROVED AND / OR STAMPED WORKING DRAWINGS.
 - 2. 2X4 D.F.-L "STD. GRADE" OR BETTER STUDS # 16\"/>
 - 2X4 D.F.-L "STD. GRADE" OR BETTER STUDS # 16\"/>
 - 2X6 WALLS: ADD ONE FULL HEIGHT STUD UNDER STD. TRUSSES IN EXCESS OF 1600 LBS., 3600 LBS. MAX. U.O.N. (REFER TO TRUSS CALC'S)
 - 3. FASTEN (NAILING) SCHEDULE SHALL MEET THE REQUIREMENTS OF CRC TABLE R602.3.1(1) THROUGH R602.3.4) AS APPLICABLE U.O.N..
 - 5. PROVIDE FIRE BLK'G AT THE 10\"/>
 - 6. ALL EXTERIOR DOORS & WINDOWS TO BE CERTIFIED, LABELED, FULLY WEATHERSTRIPPED AND ALL WINDOWS TO BE DUAL GLAZED U.O.N.
 - 7. ALL GLAZING WITHIN 24\"/>
 - 9. FOR PENETRATION U-FACOR & INSULATION REQUIREMENTS REFER TO THE TITLE 24 INFORMATION PROVIDED W/ THIS PROJECT (BUILDING ENERGY ANALYSTS REPORT), PAPER-FACED INSULATION IS PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES, A MINIMUM OF 1 INCH OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE VENT LOCATION PER CRC R606.3.
 - 10. INTERIOR FINISH SHALL BE 1/2 INCH GYPSUM BOARD TAPED AND TEXTURED PER CRC R702.3.5 & PROVIDE GYPSUM BOARD AT TUBS & SHOWERS PER CRC R702.3.8 U.O.N., WALLS AND CEILING SHALL BE FIN. W/ 5/8 GYP. BD. OR 1/2 CEILING GYP. BD. (TAPE & TEXTURE) IF STUD AND OR JOIST SPACING EXCEEDS 16 INCHES O.C. (MAX. 24 INCHES O.C.) IS RECOMMENDED.
- CALGREEN (MANDATORY MEASURES) NOTES:**
- 1. AN OPERATION & MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING AT THE TIME OF THE FINAL INSPECTION & SHALL INCLUDE THE TEN ITEMS SPECIFIED PER CALGREEN 4.410.1 (CORRECTIONS, DISTURBANCES, LOCAL UTILITY INFORMATION, PUBLIC TRANSPORTATION, ETC.)
 - 2. FINISH MATERIALS (ADHESIVES, SEALANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS) SHALL COMPLY W/ CALGREEN 4.504.2.
 - 3. THIS PROJECT SHALL COMPLY W/ CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS, SPECIFY PLAN OR METHOD OF RECYCLING & DIVERSIONS FOR CONSTRUCTION WASTE MATERIALS OR VERIFY W/ LOCAL JURISDICTION FOR SPECIFIC REQUIREMENTS PER CALGREEN 4.408.2., THE PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.
 - 4. PER CALGREEN 4.405.1 ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE / BOTTOM AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD APPROVED BY THE ENFORCING AGENCY.
 - 5. WALL AND FLOOR FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19 PERCENT, DOCUMENTATION SHALL BE PROVIDED AT THE TIME OF INSULATION INSPECTION, CERTIFYING MOISTURE CONTENT OF FRAMING MEMBERS, FOLLOWING THE PROCEDURES OUTLINED IN CALGREEN 4.505.3.
 - 6. PER CALGREEN 4.505.3 INSULATION PRODUCTS WHICH ARE VISIBLE WET HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PER MANUFACTURER'S DRYING RECOMMENDATIONS, PRIOR TO ENCLOSURE OF WALL AND FLOOR CAVITIES.
- REFERENCE NOTES:**
- AA** BUILDING W/ COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO THE ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30\"/>
 - EE** EMERGENCY ESCAPE & RESCUE OPENINGS SHALL MEET EGRESS REQUIREMENTS, OPENINGS SHALL HAVE A MIN. NET CLEAR OPENING OF 5\"/>
 - FA** 18\"/>
 - GR** AGE-IN-PLACE DESIGN & FALL PROTECTION:
- 1. AT LEAST ONE BATHROOM ON ENTRY LEVEL SHALL BE PROVIDED W/ REINFORCEMENT INSTALLED IN ACCORDANCE W/ THIS SECTION, WHERE THERE IS NO BATHROOM ON ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE 2ND OR 3RD FLOOR OF THE DWELLING SHALL COMPLY W/ THIS SECTION PER CRC R327.1.1.
 - 2. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY PER CRC R327.1.1(1).
 - 3. REINFORCEMENT SHALL NOT BE LESS THAN 2 INCH BY 8 INCH NORMAL LUMBER (1-1/2\"/>
 - 4. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL & THE BACK WALL PER CRC 327.1.1(3).
 - 5. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED PER CRC R327.1.1(4).
 - 6. BATHTUB & COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB & THE BACK WALL, ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED W/ THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM PER CRC R327.1.1(5).
 - 7. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT & OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY PER CRC R327.1.1 EXCEPTION 3.
- WALLS:**
- W1** 2X6 D.F.-L NO.2 WALL FOR PLUMBING W/ MIN. 16 INCHES O.C. STUDS U.O.N.
 - W4** 2X4 D.F.-L NO.2 WALL W/ MIN. 16 INCHES O.C. 2X4 STUDS U.O.N.
 - W6** 2X6 D.F.-L NO.2 WALL W/ MIN. 16 INCHES O.C. 2X6 STUDS U.O.N.

NOTE: VERIFY AND MATCH EXISTING PER BUILDER / OWNER

NOTE: ALL OPTIONS ARE AN EXTRA COST TO OWNER (S)B CONTRACTOR SHALL PROVIDE COSTS FOR ALL OPTIONS TO BUILDER)

THIS PLAN MAY NOT BE CHANGED OR REPRODUCED WITHOUT WRITTEN CONSENT OF ROBERT COCAGNE

REVISIONS	BY

2552 RD. 140 TULARE, CA. 93274

PHONE: 559-303-5585

EMAIL: rcdrafting@aol.com

PROJECT OWNER: DANIEL RYAN

PROJECT ADDRESS: 705 N. - HIGHLAND ST., VISALIA, CA. 93291

SERVICE MASTER PHONE: 1-25-0360-SIR

CONTRACTOR: **Service Master by Benevento Construction**

8220 W. DOE AVE., VISALIA, CA. 93291

PHONE: (559) 625-6554

DAN CARPENTER

CONSTRUCTION MANAGER

LIC. #723039

DRAWN BY: ROBERT COCAGNE

DATE: AUG. 06, 2025

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

JOB #: # 2502/AD

TITLE: FLOOR PLAN

SHEET NO.: 03

PRELIMINARY

NOT FOR CONSTRUCTION

Robert A. Cocagne

PDF 12-19-25

EXHIBIT D

Operational statement

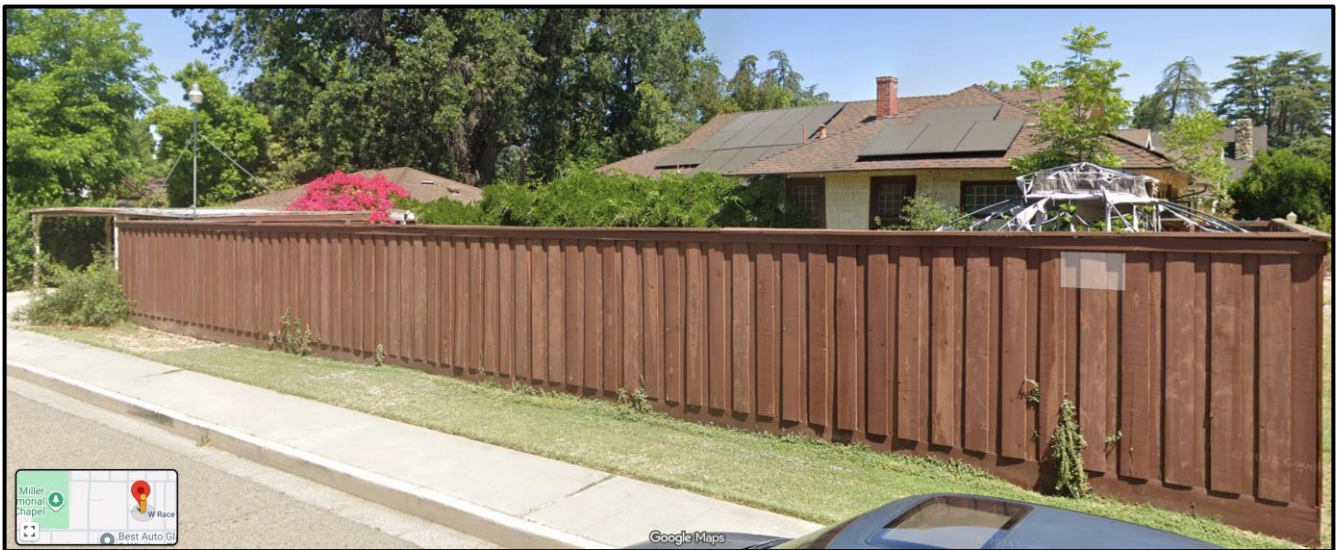
To the Historic Preservation Advisory Committee:

1. Existing Single Family Residence (SFR) w/ raised wood floor system:
 - a. Due to fire damage it will be completely rebuilt to the new required FEMA flood elevations & all current code requirements
 - b. Will have the same exterior footprint except Bath-1 (increase pop-out 1 ft.) and Pantry (increase pop-out 6") w/ gable style roof system to help meet solar requirements.
 - c. The owners would like the exterior to be of stucco material except street facing elevations (east & south) since there are other existing homes in the area w/ stucco exterior.
2. Existing fire damaged Detached Garage & Carport Addition w/ concrete slab system:
 - a. The carport addition shall be removed and not replaced.
 - b. Detached Garage concrete slab system shall remain.
 - c. Detached Garage will be replaced from concrete slab & up, meeting the new required FEMA flood elevations and all current code requirements w/ the same exterior footprint w/ gable style roof system to match SFR.
 - d. The owners would like the exterior to be of stucco material except street facing elevations (east & south) since there are other existing homes in the area w/ stucco exterior.
3. Existing fire damaged Detached Building (change conditioned living space building to ADU):
 - a. Detached Building will be rebuilt as an Assisted Dwelling Unit (ADU) which will not have to meet Historic Preservation requirements.
 - b. Detached conditioned living space building (change to ADU) concrete slab system shall remain.
 - c. Detached Building changed to ADU will be replaced from concrete slab & up, meeting the new required FEMA flood elevations and all ADU current code requirements w/ the same exterior footprint w/ stucco exterior w/ gable style roof system to help meet solar requirements similar to the residence.
4. Propose will include 6 ft. tall (max. 7 ft. tall) cedar fence in compliance w/ City of Visalia standards. Locations to be determined.

Respectfully,
Robert Cocagne DBA RC Drafting
559-303-5585

EXHIBIT "E"

Site Prior to Fire



Current Site Conditions









H

Frank Cutters

B

SURVEY FORM

Address: 709 Highland

APN #: Book 93 Block 162 Lot 09

Lot Size: Front 100
Side 182
Odd Shapes _____

FIELD SURVEY

1. Present Use: ☐ Vacant, ☒ Single Family, ☐ Duplex, ☐ Apartments, ☐ Vacant Lot, ☐ Commercial/Industrial, ☐ Institutional/Public, ☐ Offices, Other _____
2. Physical Description: Number of Stories 1
Roof Type: ☐ Gable, ☒ Hip, ☐ Flat, ☐ Gambrel, ☐ Jerkinhead, Other 4/ pediment
Building Material: ☐ Wood, ☒ Shingle, ☐ Stucco, ☐ Brick, ☐ Concrete, Other _____
Style: ☒ Bungalow, ☐ Western Stick, ☒ Colonial Revival, ☐ Period/Tutor Revival, ☐ Vernacular, ☐ Queen Anne/Eastlake, ☐ Stick, ☐ Mission Style, ☐ Spanish Colonial Revival, ☐ Utilitarian, Other _____
3. Alterations: ☒ Yes, ☐ No, ☐ Maybe Comment: Many have been made.
4. Condition: ☐ Excellent, ☐ Good, ☒ Fair, ☐ Poor
5. Surroundings: ☐ Open Land, ☒ Landscaped lot, ☐ Residential, ☐ Commercial
6. Related Features: ☐ Architectural Details, ☐ Landscaping, ☒ Trees, Oaks + Palm
☐ Related Structures, Other _____

Photo Number: _____

Description: _____



The house is a bungalow with a low-pitched hip roof, double hung 12/12 sash windows, small guest house in back was garage. Newer garage built later. Front porch 2 1/2 enclosed later and at this point is being enclosed. Brackets under eaves. Basement windows in back porch of house which is now enclosed. New Duplex at back of lot facing back st. # 716, hip roof w/ 2 pedimented gables.

HISTORIC RESEARCH

1. Present Owner: _____
2. Common Name: _____
3. Historic Name: _____
4. Original Owner: _____
5. Present Zoning: _____
6. Year of Original Construction: _____
7. Subsequent Alterations: _____
8. Architect: _____
9. Builder/Contractor: _____
10. Original Use: ☐ Single Family, ☐ Duplex, ☐ Apartments, ☐ Commercial,
☐ Industrial, ☐ Public/Institutional, Other _____
11. Past Uses: _____
12. Evaluation of Historical Importance: ☐ Associated with important event,
☐ Associated with important individual, Other _____
13. Main Theme of Historic Resource (check only one): ☐ Architecture,
☐ Arts & Leisure, ☐ Economic/Industrial, ☐ Exploration/Settlement,
☐ Government, ☐ Military, ☐ Religion, ☐ Social/Educational
14. Briefly State Historical Importance (dates, persons, events, etc.) _____



Sources: _____

_____ dates)

Consultants Only Below Line

Architectural Style: *Modest Shingle Style Bungalow*

Details: *Integrity, Intact*

Evaluation: *Background*

Comments: *Environmental Significance*

AERIAL MAP



HPAC Item No. 2026-01 – New Residence, Detached Garage, ADU

HISTORIC DISTRICT AND LOCAL REGISTER MAP





To: Historic Preservation Advisory Committee (HPAC)

From: Nolan Brown, Planning Technician

Date: January 14, 2026

Re: 2026 HPAC Meeting Schedule

The following dates are set for HPAC regular meetings in 2026. Note that this list does not preclude the scheduling of Special Called meetings by the HPAC if necessary.

1. January 14, 2026
2. January 28, 2026
3. February 11, 2026
4. February 25, 2026
5. March 11, 2026
6. March 25, 2026
7. April 8, 2026
8. April 22, 2026
9. May 13, 2026
10. May 27, 2026
11. June 10, 2026
12. June 24, 2026
13. July 8, 2026
14. July 22, 2026
15. August 12, 2026
16. August 26, 2026
17. September 9, 2026
18. September 23, 2026
19. October 14, 2026
20. October 28, 2026
21. November 11, 2026
22. November 25, 2026 – No Meeting
23. December 9, 2026
24. December 23, 2026 – No Meeting

**CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
SUBCOMMITTEES LIST**

SURVEY SUBCOMMITTEE

- Erick Arriaga
- Tyler Davis
- Jay Hohlbauch

Historic District Survey Project Recommendations Subcommittee

- Erick Arriaga
- Jerome Melgar
- Jocelyn Duran

HOMEOWNERS INCENTIVES AND RESOURCES SUBCOMMITTEE

- Karen Ayala
- Tyler Davis
- Kim Lusk

TECHNOLOGY SUBCOMMITTEE

- To be assigned at a later date.

MARKING AND COMMUNITY OUTREACH SUBCOMMITTEE

- Kim Lusk
- Jerome Melgar
- Michael Tomola

MISCELLANEOUS SUBCOMMITTEE

- To be assigned at a later date.

HPAC/BUILDING ADVISORY COMMITTEE JOINT SUBCOMMITTEE

- BAC
 - ???
 - ???
 - ???
- HPAC
 - Jay Hohlbauch
 - Tyler Davis

Last updated December 11, 2025 – Cristobal Carrillo