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 PREPARED BY:  
**GOLDEN VALLEY ENGINEERING & SURVEYING**  
 405 West 19th Street 95340  
 Merced, CA 95341  
 Ph.: (209) 722-3200  
 Fax: (209) 722-3254  
 No. Date Description  
 1. To the clients responsibility prior to or during construction to verify the designer in writing the proposed areas or conditions in the plan and specifications or when in construction through the construction with the building codes and methods of construction should be followed by owner. Other than the designer's professional services in construction shall be provided from the designer prior to the start of construction proceeding with the work. The client will be responsible for any delays in construction if these procedures are not followed.

**OPEN SPACE / PARKING LOT LANDSCAPE**

- 38,333 s.f. ( Gross Area )
- 7,682 s.f. ( Building Area )
- 13,905 s.f. ( Parking Area )

38,333 - 7,682 - 13,905 = 16, 746 s.f.  
 16, 746 / 38,333 = 44% - Open Space  
 2,325 / 13,905 = 17% - Parking Lot Landscape

**PROJECT DATA:**

- 0.88 Ac. Gross / 0.87 Ac. Net
- (13) - 2 Bdrm Units - 964 S.F. Each
- (1) - 2 Bdrm Unit - 964 S.F. ADU
- 23 Spaces Required (1.75 / Unit)
- 23 Spaces Provided Includ. (1) ADA Van Accessible and (1) EV Capable ADA and (8) EVCS

Current Zoning: C-N (Neighborhood-Comm.)  
 Proposed Zoning: R-3 (Multi-Family)

Flood Zone 'X'  
 A.P.N. 123-122-023

**UTILITY PROVIDERS:**

- Water - City of Visalia
- Sewer - City of Visalia
- Electric - Edison Electric
- Cable TV - Spectrum
- Storm Drain - City of Visalia

**PRELIMINARY SITE PLAN FOR**  
**'K' STREET LANDING**  
 507 East 'K' Avenue  
 A.P.N. 123-122-023

ENGINEER  
 SHEET CONTENTS:  
 - Preliminary Site Plan  
 PREPARED FOR:  
 'K' Street Landing  
 Attn.: Randy Tellalian  
 5436 W. Mission Avenue  
 Visalia, CA 93277  
 Ph.: (559) 936-0475  
 PROJECT DATA:  
 Date: May 28, 2025  
 Scale: As Shown  
 Drawn By: Rick / Cesar  
 Job No.: 25-021  
 SHEET NUMBER:  
**1**

PREPARED BY:

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No.	Date	Description
1		

It is the client's responsibility prior to or during construction to verify the designer is relying on any particular survey or information in the plans and specifications of which a contractor is normally knowledgeable with the building codes and methods of construction shall normally be done. After construction, all information shall be provided to the designer prior to the close of design submission proceeding with the work. The client will be responsible for any errors or omissions of these drawings and not the designer.

PRELIMINARY SITE PLAN FOR  
**'K' STREET LANDING**  
507 East 'K' Avenue  
A.P.N. 123-122-023

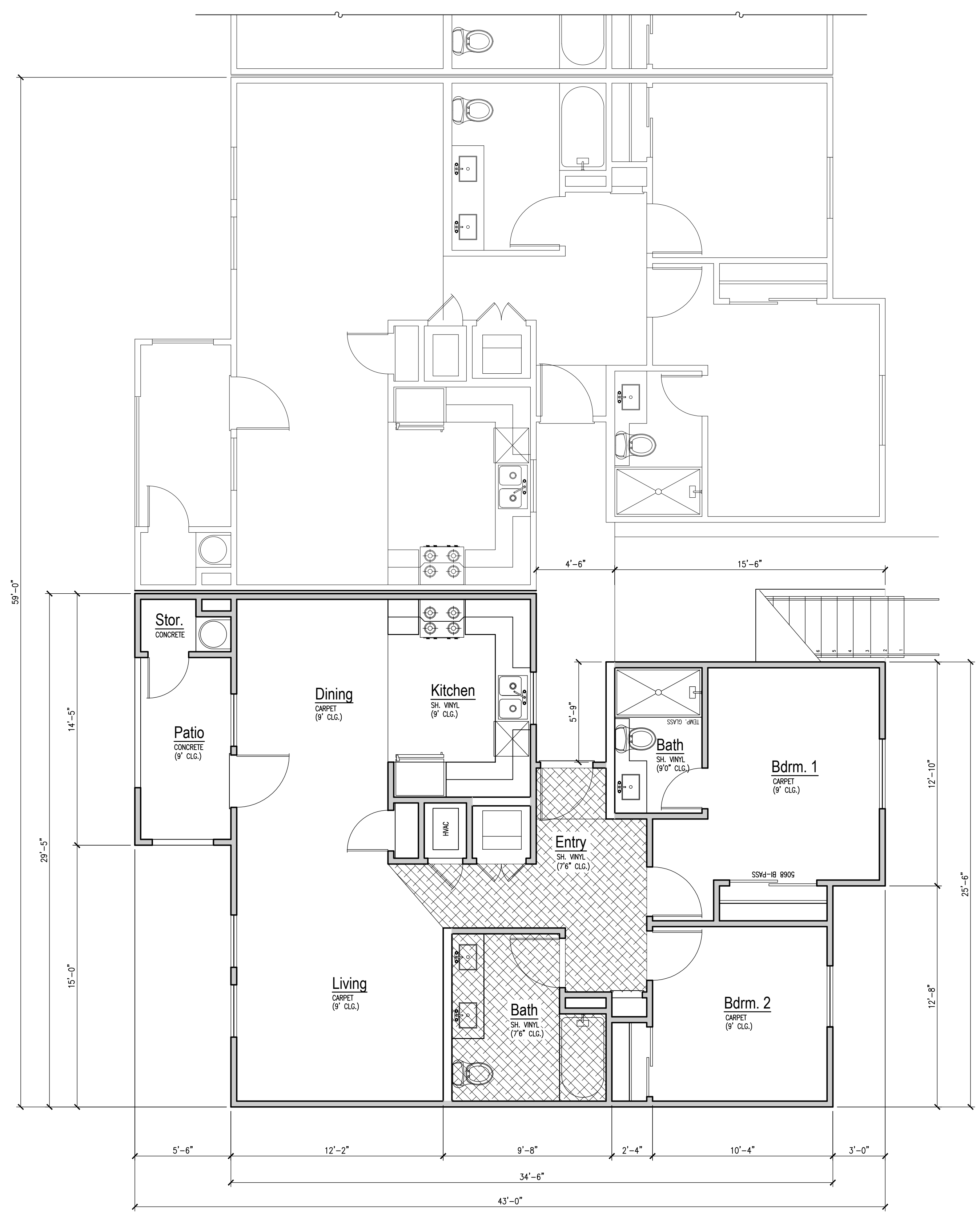
ENGINEER

SHEET CONTENTS:

-	First Floor Plan
-	Second Floor Plan

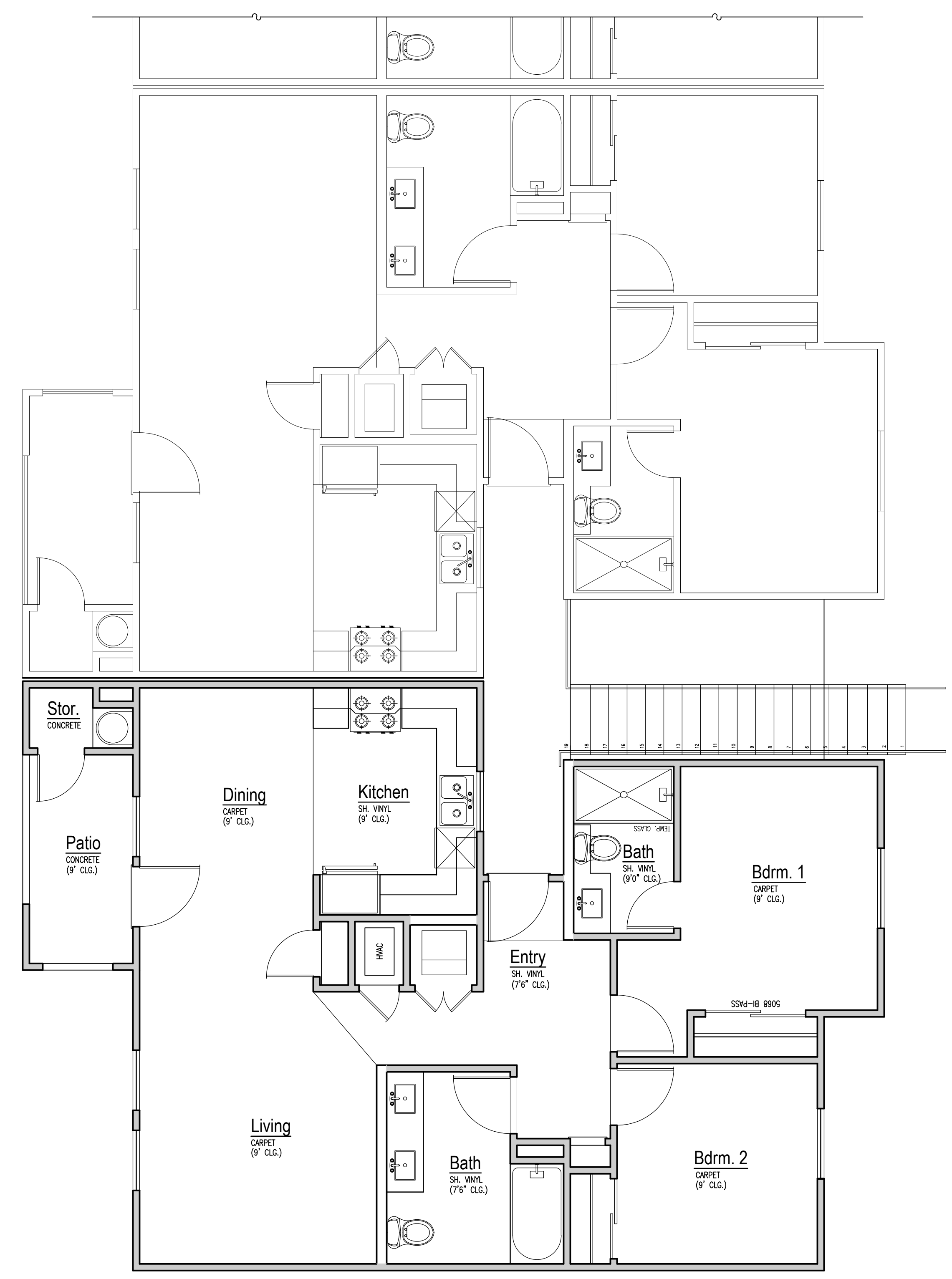
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964 S.F.

1 FIRST FLOOR PLAN



964 S.F.

2 SECOND FLOOR PLAN

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

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





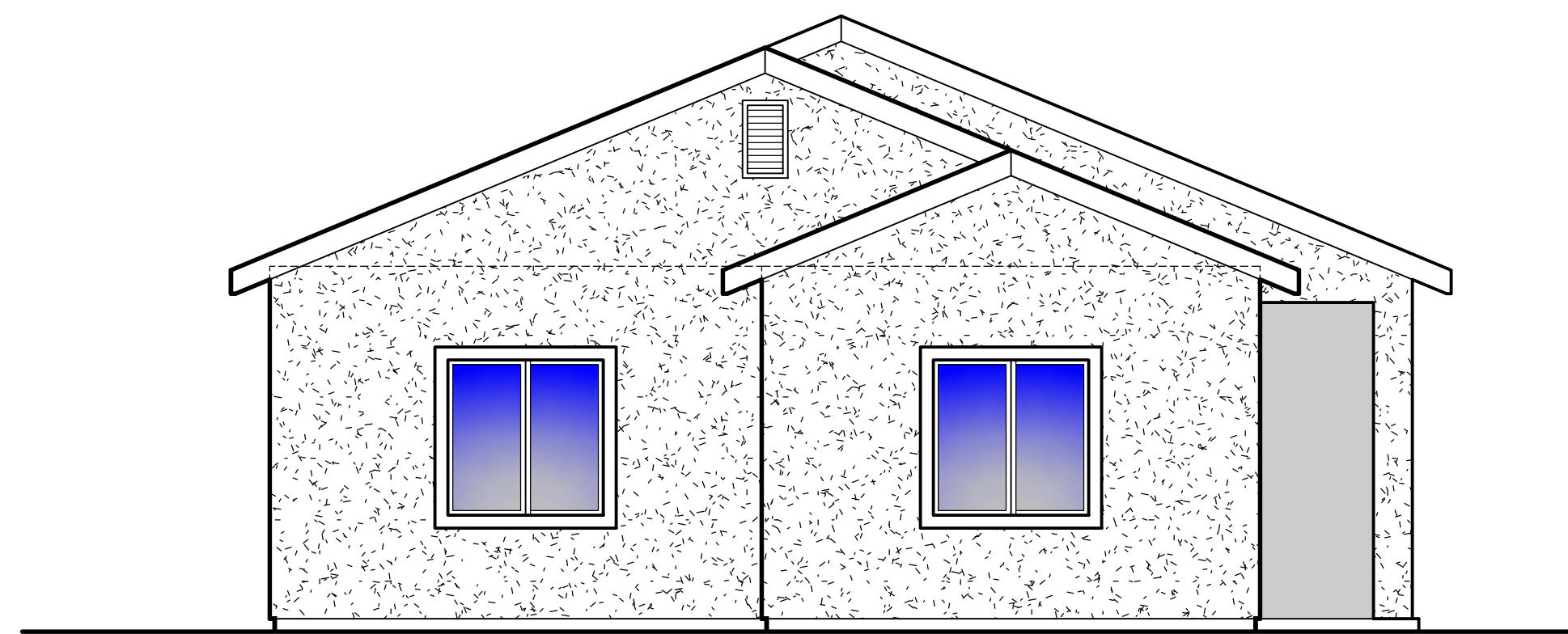
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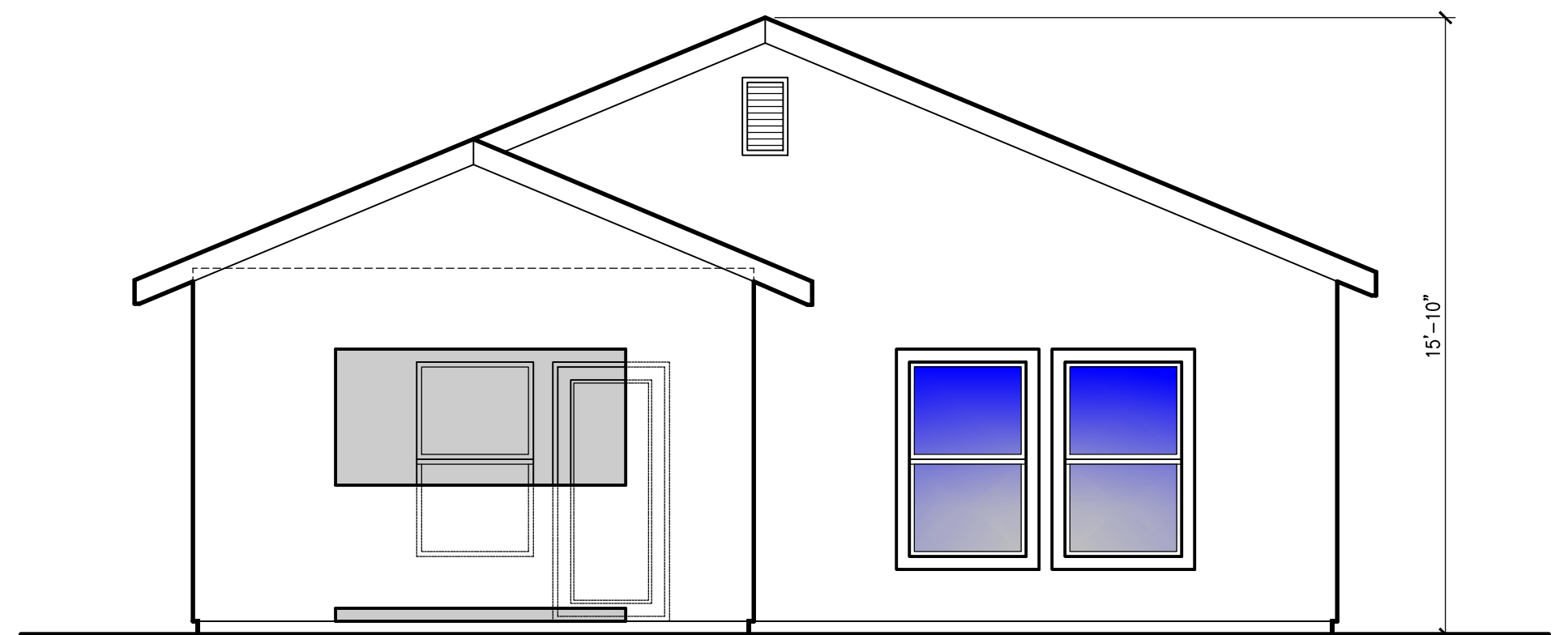
**GV**  
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It is the client's responsibility prior to or during construction to verify the designer is within any professional ethics or standards in the state and jurisdiction in which a contractor is working. Knowledgeable with the building codes and methods of construction shall be verified from the designer prior to the start of construction. The client will be responsible for any errors or omissions of these drawings or not followed.



BUILDING 3 - ADU



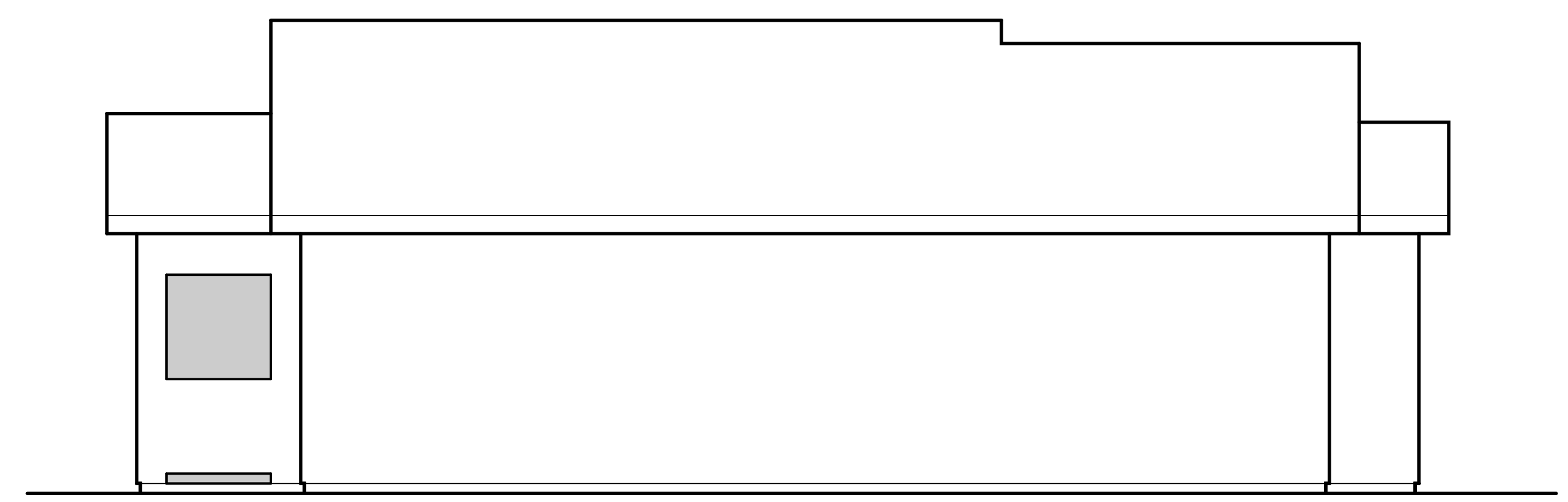
BUILDING 3 - ADU

1 EAST ELEVATION

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

2 WEST ELEVATION

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



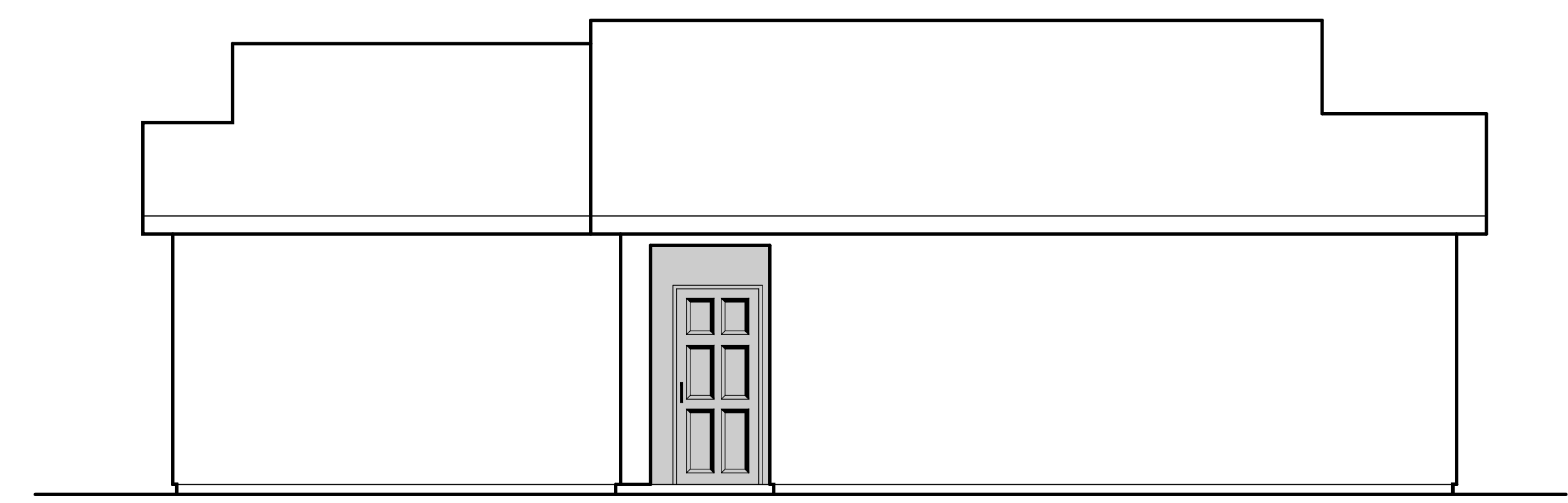
BUILDING 3 - ADU

3 SOUTH ELEVATION

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

4 NORTH ELEVATION

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



BUILDING 3 - ADU

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SHEET CONTENTS:

- Building 3 Elevations

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