CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, May 8, 2024, at 5:30PM

CHAIR: Tyler Davis VICE CHAIR: Patty Kane

COMMITTEE MEMBERS:
Jay Hohlbauch, Jordan Mulrooney, Karen Ayala, Jerome Melgar

City of Visalia Administration Building
220 North Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments

B. Minutes

1. April 24, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-10:** A request by Walter Deissler to replace comp shingle roofing material on an existing residence with cedar shingles, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011).
2. **HPAC Item No. 2024-11**: A request by Walter Deissler to demolish a accessory storage building, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 301 West Race Avenue (APN: 094-353-003).
3. **HPAC Item No. 2024-09**: A request by Daniel Shaw to remodel an existing residence, expanding an existing covered porch, adding a new covered porch, and removing a chimney, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 318 West School Avenue (APN: 094-342-008).

D. Discussion Items

1. Historic Recognition/Awards Program
    a. Guidelines Discussion
    b. Nomination of Properties
2. Identification of Items for Future Agendas
3. Committee and Staff Comments
    a. Project Updates
4. Historic District Survey Project
    a. Review of Properties
    b. Discussion of Properties Outside the Historic District

E. 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.city.

Éste 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.city. 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.city.

APPEAL PROCEDURE

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 North Santa Fe Street, Visalia CA. 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.

MEETING MINUTES – APRIL 24, 2024

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, April 24, 2024, at 5:30PM

CHAIR: Tyler Davis VICE CHAIR: Patty Kane

COMMITTEE MEMBERS:
Jay Hohlbauch, Jordan Mulrooney, Karen Ayala, Jerome Melgar

Hohlbauch and Ayala absent. All other members present.

MEMBERS OF THE PUBLIC: Chafic Dada, Kareem Dada, Michael Parks, and Kyle Glenn

CITY STAFF: Cristobal Carrillo, Associate Planner

City of Visalia Administration Building
220 North Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments

None.

B. Minutes

1. April 10, 2024, Regular Meeting

   A motion was made by Kane, seconded by Mulrooney, to approve the meeting minutes. The motion was approved 4-0.

C. Projects

Due to no other applicants being present, Mulrooney motioned, seconded by Kane, to hear Item C.3 first. The motion passed 4-0.

1. **HPAC Item No. 2024-07:** A request by Nicole E. Schwan to install vinyl fencing for a residence, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 533 North Locust Street (APN: 094-354-007).

   Staff presented its report and recommended that the HPAC approve the request as conditioned. No public comment was provided. Following discussion of the proposal, a motion was made by Melgar, seconded by Mulrooney, to approve the proposal as conditioned, with a condition requiring installation of four-sided beveled caps on the fence posts. The motion passed by a vote of 4-0.

2. **HPAC Item No. 2024-08:** A request by Holly Carman to install wrought iron fencing for a residence, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 745 North Highland Street (APN: 093-162-004).

Staff presented its report and recommended that the HPAC approve the request as conditioned. No public comment was provided. Following discussion of the proposal, a motion was made by Mulrooney, seconded by Melgar, to approve the proposal as conditioned, with a condition requiring wrought iron posts for the fencing. The motion passed by a vote of 4-0.

3. **HPAC Item No. 2024-06:** A request by Chafic Dada and Kareem Dada to conduct exterior alterations to an existing adobe building, and add wrought iron fencing, wall signage, and landscaping, for conversion into a café, located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 112 East Oak Avenue (APN: 094-281-009).

   Staff presented its report and recommended that the HPAC approve the request as modified and conditioned. Public comment in favor of the proposal was received from Chafic Dada, Kareem Dada, Michael Parks, and Kyle Glenn. Following discussion of the proposal, a motion was made by Kane, seconded by Mulrooney, to approve the proposal with the following modifications:

   - That the findings be modified to state:
     - 1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
     - 2. That the proposed alterations as conditioned are consistent with the uses onsite, the surrounding area, and the Historic District.
     - 3. That the proposed alterations as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
     - 4. That the proposed alterations as conditioned will not be injurious to the character of the Historic District.
   - That the wording of Condition No. 3 be changed to state: "That the front door facing Oak Street contain only wood, glass, and design elements compatible with the existing structure." That Condition of Approval No. 4 be removed.
   - That Condition No. 4 be removed.
   - That Condition No. 9 be included, stating: "That the light fixtures shall be of a design compatible with Mission Revival architecture."
   - That a condition be added requiring brick veneer on the front patio that mimics the look of the original adobe blocks on the main structure.

D. Discussion Items

1. Consultation with HPAC – 320 North Church Street (if provided by Clay Ipsen)

   Following consideration of Item C.3, Mulrooney motioned, seconded by Melgar to hear Item D.1 next, as the applicant was present. The motion passed 4-0. Applicant Clay Ipsen presented the latest draft proposal for 320 North Church Street. Discussion followed.

   After discussion, the Committee heard the remaining items on the agenda in regular order.

2. Historic Recognition/Awards Program
   a. Guidelines Discussion

b. Nomination of Properties

Staff shared direction provided by the City Manager Leslie Caviglia and Planning & Community Preservation Director Paul Bernal on the draft guidelines. Davis and Kane volunteered to continue working on the guidelines, incorporating direction provided. It was requested by Kane that the draft guidelines be e-mailed to Davis and herself.

3. Identification of Items for Future Agendas

None.

4. Committee and Staff Comments

a. May 6, 2024, City Council Meeting – Historic Preservation Month Proclamation

Staff provided information on the upcoming historic preservation proclamation.

b. Project Updates

Staff provided updates on various projects throughout the Historic District and Local Register.

5. Historic District Survey Project

a. Review of Properties

b. Discussion of Properties Outside the Historic District

None. Item was postponed to the next HPAC meeting.

E. Adjournment **–** The meeting adjourned at 7:20pm.

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APPEAL PROCEDURE

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REPORT TO THE CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: May 8, 2024

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

SUBJECT: **Historic Preservation Advisory Committee Item No. 2024-10:** A request by Walter Deissler to replace comp shingle roofing material on an existing residence with cedar shingles, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the request as described in the findings and conditions of this report.

SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 square foot minimum site area) and contains a single family residence, a detached guest house, and a storage building. The project site is located within the Historic District and is listed on the Local Register of Historic Structures with an "Exceptional" classification. The structure contains "Victorian" and "Stick (Eastlake)" style architectural elements. Per the original City of Visalia Historic Survey, the structure was built in approximately 1888 and was originally owned by J.D. Hyde.

RELATED PROJECTS

HPAC No. 2022-26: on January 18, 2023, the HPAC recommended approval to the Visalia Planning Commission of a Conditional Use Permit request by Walter Deissler to convert an existing residence into a bed and breakfast inn and conduct exterior alterations to an existing guest house, located at 513 North Encina Street.

Conditional Use Permit No. 2023-08: On April 10, 2023, the Planning Commission approved a Conditional Use Permit request by Walter Deissler to convert an existing residence into a bed and breakfast inn, located at 513 North Encina Street.

PROJECT DESCRIPTION

The applicant proposes conducting a full reroof to the single-family residence, removing the existing comp shingle material and replacing it with cedar wood shake shingles (see Exhibits “A”, “B”, and “C”). The applicant proposes the material to match with the Accessory Dwelling Unit, which was approved with cedar shingles during a previous HPAC review for the bed and breakfast inn proposal. The applicant states that the cedar shingles will restore the original appearance of the residence, which previously contained shake shingles.

DISCUSSION

Development Standards

The overall building footprint for the residence will not be altered because of the proposal. Existing setbacks and building heights will be maintained. Given the above, the proposal is consistent with the development standards of the Visalia Municipal Code.

Architectural Compatibility

Visalia Municipal Code Section 17.56.110.F (Local Register Structures) contains guidance for alterations to structures on the Local Register. The following criteria are applicable:

- *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance shall be discouraged.*
- *Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*

The proposed alteration to the roofing material seeks to restore an earlier appearance. However, there is a historic basis, as the structure likely contained wood shake at one time. Furthermore, the comp shingles themselves have not gained significance in their own right and would not be detrimental to the aesthetic of the structure if removed. Application of wood shake would instead serve to increase the historic nature of the residence. And since the Accessory Dwelling Unit onsite will also contain shake in the future, approval of the proposal will increase compatibility between all structures onsite. Given the above staff recommends approval of the proposal.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-10 staff recommends that the Committee approve the proposal, 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 is consistent with the Historic Preservation Element and Historic Preservation Ordinance.
4. 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.

Conditions:

1. That the project shall be developed in substantial compliance with the site plan in Exhibit "A", roofing materials in Exhibit "B", and operational information in Exhibit "C".
2. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
3. 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.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. 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" – Roofing Material
- Exhibit "C" – Project Application
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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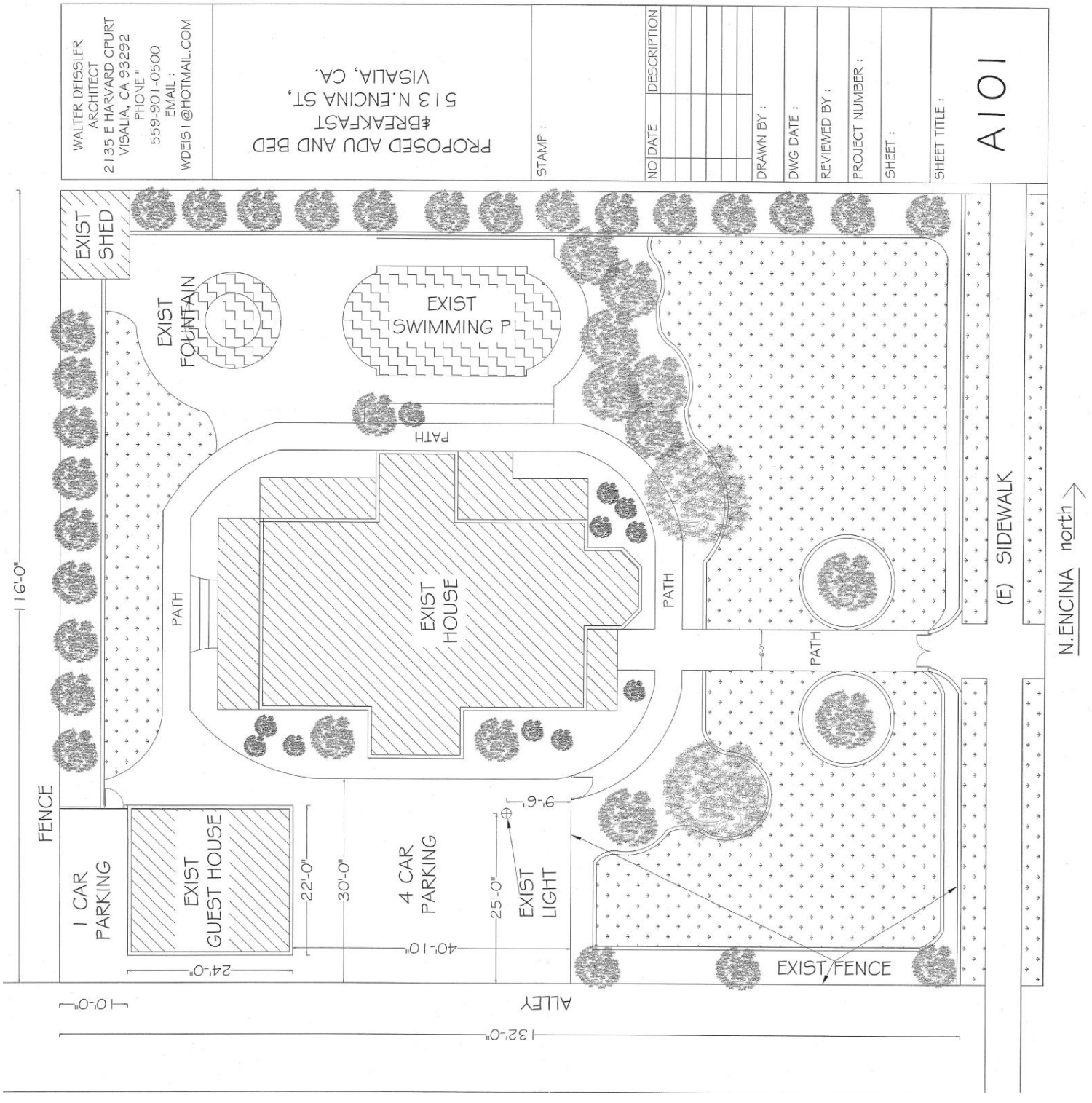
EXHIBIT "A"


WALTER DEISSLER
ARCHITECT
2135 E HARVARD CRURT
VISALIA, CA 93292
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559-901-0500
EMAIL :
WDEIS1@HOTMAIL.COM
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VISALIA, CA.
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EXIST GUEST HOUSE
22'-0"
30'-0"
4 CAR PARKING
25'-0"
EXIST LIGHT
9'-6"
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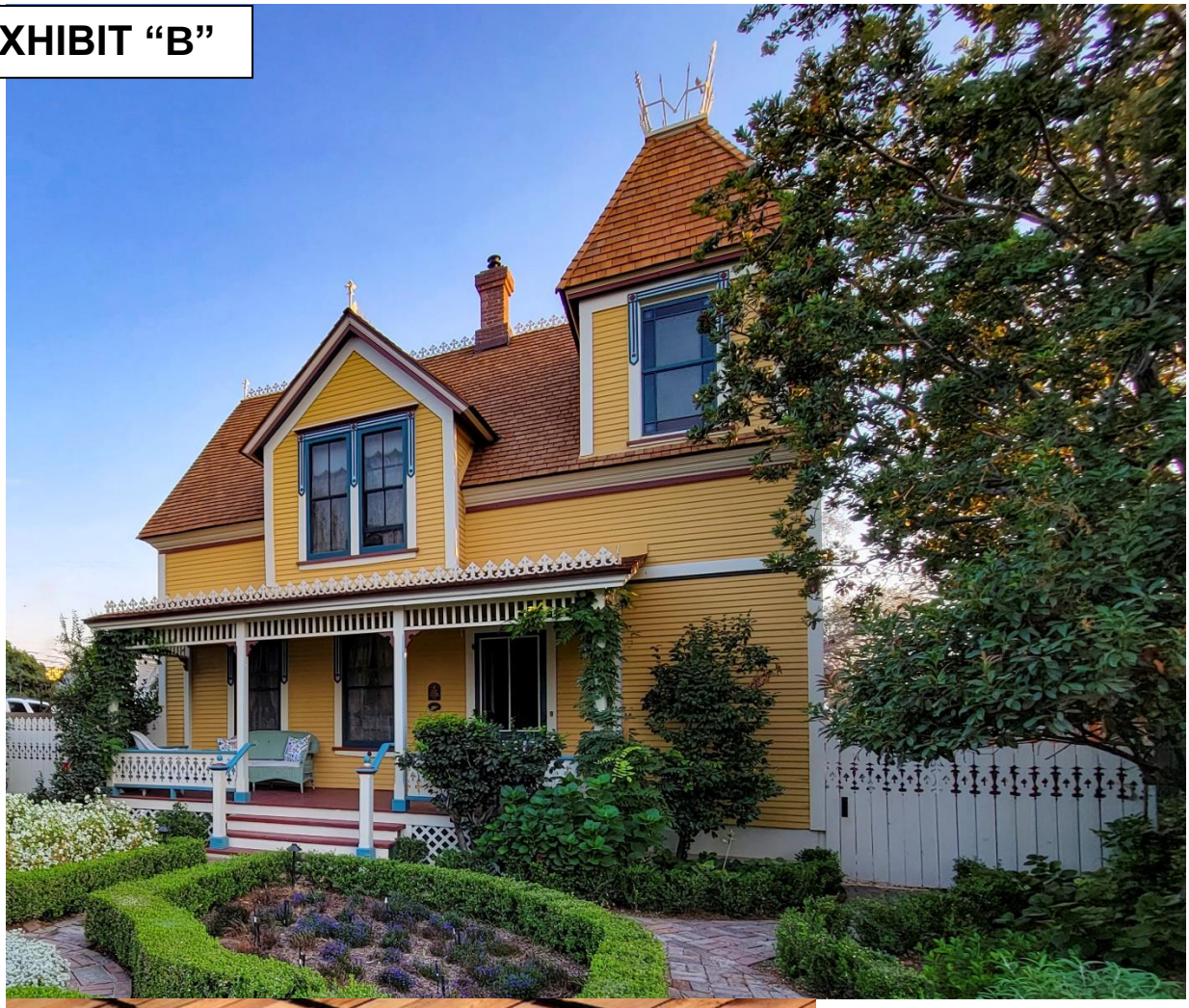
24'-0"
EXIST FENCE
10'-0"
ALLEY
132'-0"

EXHIBIT “B”



FLAME STOP® II
PRODUCT DATA SHEET

FLAME STOP INC.™
1-877-397-7867

DESCRIPTION:

Flame Stop II is a water-based, post-treatment, interior/exterior fire retardant, and wood preservative that penetrates the material and bonds with the cellular structure. The penetrant protects the substrate by developing a self-extinguishing reaction when the treated material comes in contact with an open flame. When properly applied on certain untreated woods such as Douglas fir, the wood shall have a Class A rating. Flame Stop II contains polymers that maintain the fire retardation for up to five years for exterior applications. Flame Stop II is non-toxic, non-combustible, non-carcinogenic, easy to apply, and contains no PDBE's.

BASIC USES:

Flame Stop II protects exterior and interior woods such as: porous woods, cedar shake shingles, decking, and structural lumber.

ADVANTAGES:

Flame Stop II is a Class A, one-coat system with a Flame Spread of 25 and Smoke Developed of 25 on Douglas fir. Since Flame Stop II penetrates and forms a molecular bond with the substrate, the life of the flame retardation shall be indefinite for most interior applications. For exterior applications, it is recommended that the Flame Stop II be reapplied after five years. Flame Stop II will not alter the structural integrity of wood, such as pressure treatment does, and is preferred, because it is user-friendly, functions as a wood preservative, dries clear, and can be easily applied by spraying, immersing, brushing, or rolling. Flame Stop II contains mold and mildew inhibitors which are effective against black mold. Once cured for 48 hours, the treated material may be painted with most latex-based paints.

LIMITATIONS:

Storage Range: 45 – 110 degrees Fahrenheit (7 – 43 Celsius)
Shelf Life: One year, if kept within storage range.
A compatibility test is strongly recommended.
Moisture content should be 5 – 15% before treatment.
Do not dilute.

TECHNICAL SUPPORT

Total solids:	**15%**
Wt per gallon:	**9 Lbs.**
Average ph:	**7.0**
Color:	**White - cures Clear**
Solvents:	**Water**
Bacterial:	**Good resistance**
Fungus:	**Good resistance**
Volatility:	**None**
Toxic:	**No**
Biodegradeable:	**Yes**
Corrosive:	**Mildly corrosive on unplated steel**
Linear shrinkage:	**None**
Insects, rodents and mold:	**Excellent resistance**

CONTACT US AT:

924 Blue Mound Rd.
Ft. Worth, TX 76131
817-306-1222
FAX 817-306-1733
info@flamestop.com

VISIT US AT:

www.flamestop.com

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APPLICABLE STANDARDS:

Flame Stop II has been tested to the following standards: ASTM E-84, NFPA 255, UL 723: U.S. Testing #LA 62466, Omega Point Laboratories #8746-108578 Class A Rating.

APPLICATION:

Ensure that all materials are clean prior to application. Apply Flame Stop II as is by spraying, brushing, rolling, or immersing at the rate of 125 square feet per gallon. If spraying onto a vertical surface where runoff could occur, multiple applications may be necessary. When doing multiple coats, wait until the first coat has penetrated before beginning the next application. One coat will require a 48-hour curing period. For spray application, use a .012 tip size and a low-pressure airless sprayer.

**** After treatment a 48-hour conditioning period is necessary before testing ****

TESTING:

A small-scale test can be preformed with the utilization of a sample of the treated material and a small flame (butane lighter or match). Hold a 4" x 12" piece of the treated material vertically and apply the flame to the lower portion for 10 seconds, and then remove the ignition source. The flame must self-extinguish within two (2) seconds. This test is similar to the small-scale NFPA 701 field test.

FLAMESPREAD 25 AND SMOKE DEVELOPED 25 PER ASTM-E84 February, 2010

TESTED BY:
U.S. TESTING COMPANY INC. (SGS NORTH AMERICA)
OMEGA (INTERTEK) COMMERCIAL TESTING
C-14401

NOTES:

WARRANTY:

Seller's and manufacturer's only obligation shall be to replace such quantity of the product proved to be defective. Neither seller nor manufacturer shall be liable for any injury, loss or damage, direct or consequential, arising out of the use or the inability to use the product. Before using, user shall determine the suitability of the product for his intended use, and user assumes all risk and liability whatsoever in connection therewith.

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EXHIBIT "C"

Project Address: _____
HPAC NO.: _____

CITY OF VISALIA

HISTORIC PRESERVATION ADVISORY COMMITTEE

REVIEW APPLICATION

LOCATION OF PROJECT: 513 N ENCINA DATE: 4/24/24

APPLICANT/PROJECT CONTACT: JOSHUA CAIN (OWNER) PHONE: 310-623-0236

APPLICANT ADDRESS: 210 W COLORADO BLVD, MONROVIA CA 91016

E-MAIL ADDRESS: JCAIN310@GMAIL.COM APN#: 094353011000

PROPERTY OWNER: CAIN REYES FAMILY TRUST

GENERAL DESCRIPTION OF PROJECT: REROOF EXISTING HISTORIC HOME WITH PERIOD CORRECT FIRE TREATED 16" CEDAR SHINGLES

BRIEF NARRATIVE/REASON FOR PROJECT: THE EXISTING ASPHALT ROOF IS BOTH WORN OUT AND HISTORICALLY INNAPPROPRIATE FOR THIS ANTIQUE HOME SO WE ARE GOING BACK TO THE ORIGINAL MATERIAL AND APPEARANCE

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: WALTER DIESSLER 559.901.0500

RELATIONSHIP TO PROPERTY OWNER: _____

REQUIRED MATERIALS:

Completed application
Completed Agency Authorization form (if represented by an agent)**
2 copies of site plan, elevations, landscape plans, etc. (as necessary)
1 copy of 8-1/2" x 11" reduction of all plans
NOTE: Additional materials may be requested, as necessary

**If the property owner is not the applicant, an Agency Authorization must also be submitted.

Please provide the following information as it pertains to your project (drawings and a plot plan must be submitted with this application. These plans are for the HPAC process only. Building permits require a separate application and separate materials).

1. Type of Action (check one):

_____New Construction _____Signs

X Alteration to existing structure _____Moving-New Location

_____Other: _____

_____Demolition - (May require inspection by the City of Visalia Building Division)
For further information contact Historic Preservation staff representative.

If moving or demolition permit – it is not necessary to complete the following questions.

2. Exterior Elevations:
   a. Proposed Materials on exterior elevation (type and description of siding and trims):

   _____

   _____

   b. Description and type of proposed windows and doors (include material of window frame):

   _____

   _____

c. If masonry is used as an exterior material, please provide the following information:

Material: _____

Size: _____

Color: _____

3. Roof: (Please indicate proposed changes to):

Style: _____

Pitch: _____

Material: 16" CEDAR SHINGLE, FIRE TREATED, VENDOR: RC CEDAR, SUPPLIER: JB WHOLESALE

4. Proposed Building Height:

Height to eave: _____

Height to peak of roof: _____

5. Setbacks: (Measurement from curb and property line to proposed structures)

a. Setbacks on proposed project:

Front: _____

Rear: _____

Sides: _____

b. Setbacks on adjacent properties (distance from curb is sufficient)

Front only: _____

6. Landscaping: (Indicate any mature trees on plans)

_____

_____

7. Signs: (If applicable)

Please provide a sketch of the proposed sign indicating colors and materials and a plot plan showing the location of the sign on the property.

Signed: Joshua Cain _____ Date: 4.24.24

Agent/Property Owner

If the application is approved, a building permit may not be issued and construction may not begin until 10 days after the Committee's decision. This is to allow appeals to be submitted, as prescribed in Article 26, Section 7712 of the City of Visalia Historic Preservation District Ordinance.

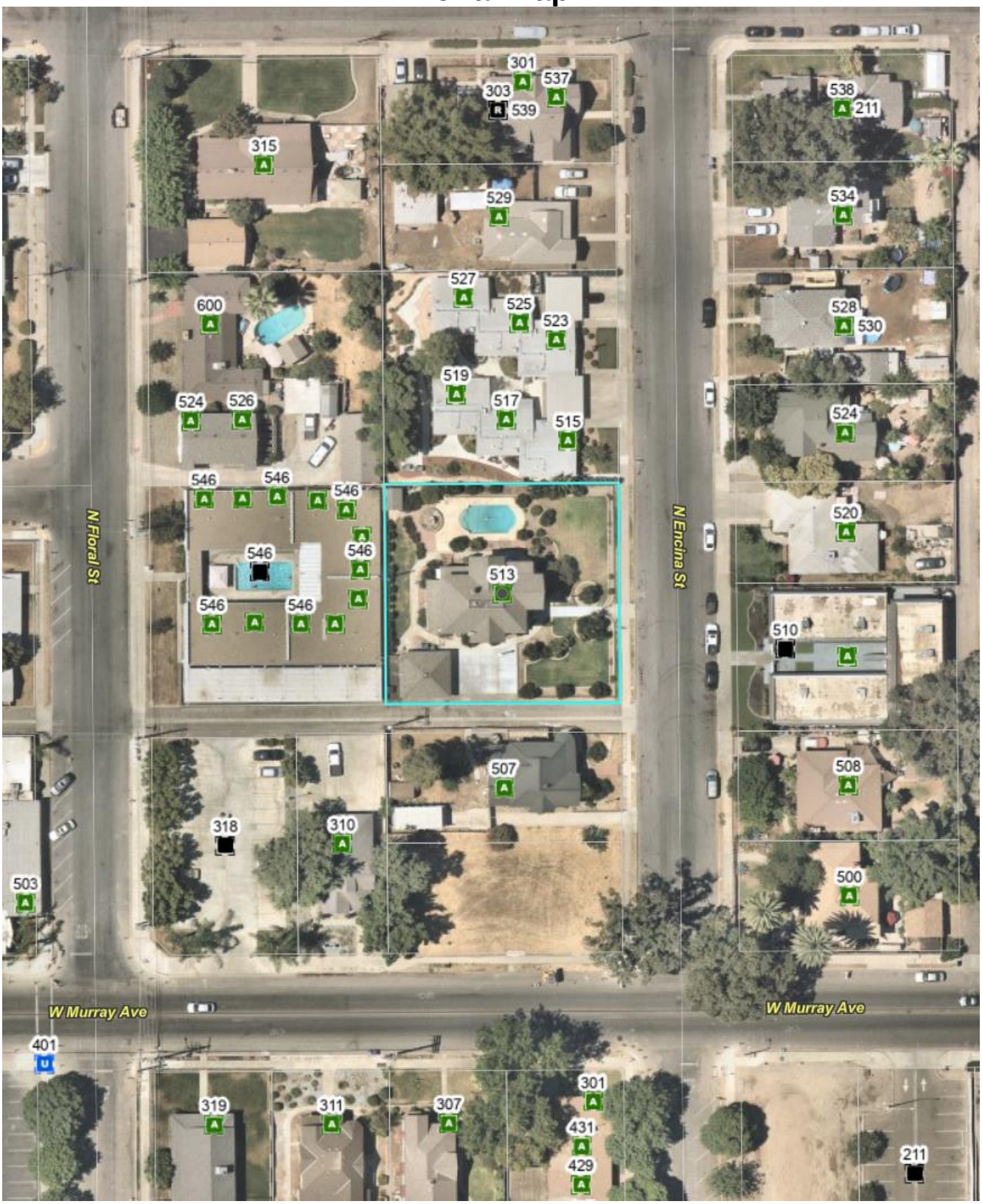
Applications for Historic Preservation must be submitted to the City of Visalia Planning Division NO LESS THAN 8 CALENDAR DAYS PRIOR to the meeting.

Applicants or their representative are requested to attend the meeting.

The Historic Preservation Advisory Committee meets every 2nd and 4th Wednesday of the month (except holidays and special circumstances) at 5:30 p.m. in the City Hall East Conference Room.

For additional information or assistance in completing this application, please feel free to call (559) 713-4359.

Aerial Map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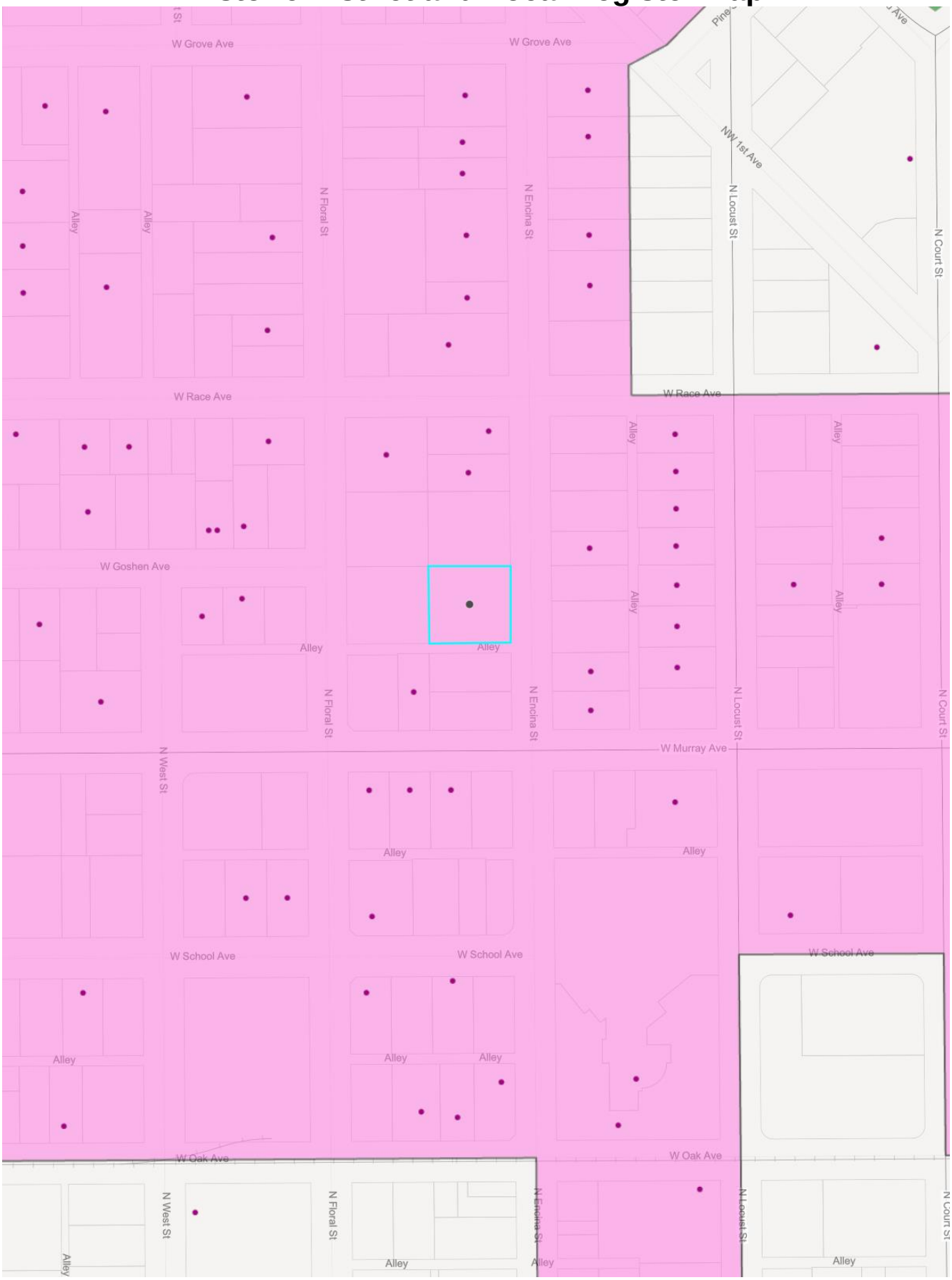
Historic District and Local Register Map



REPORT TO THE CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE

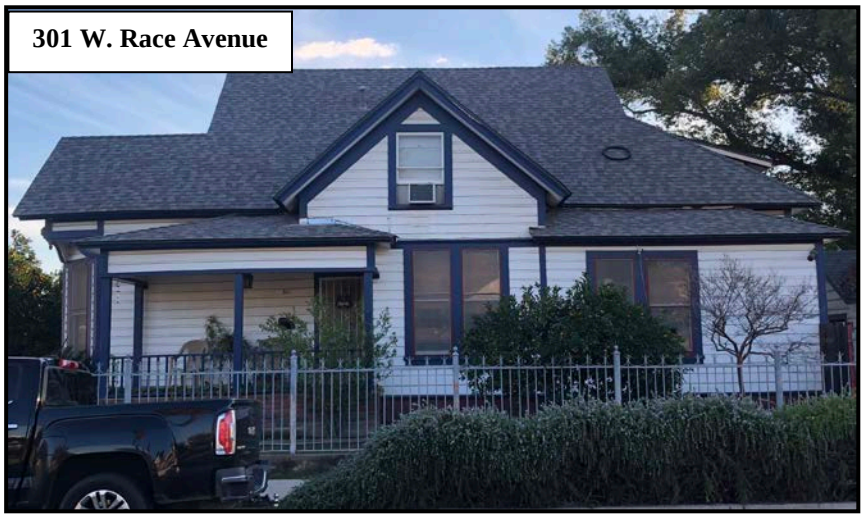
HEARING DATE: May 8, 2024

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

SUBJECT: **Historic Preservation Advisory Committee Item No. 2024-11:** A request by Walter Deissler to demolish an accessory storage building, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 301 West Race Avenue (APN: 094-353-003).

STAFF RECOMMENDATION

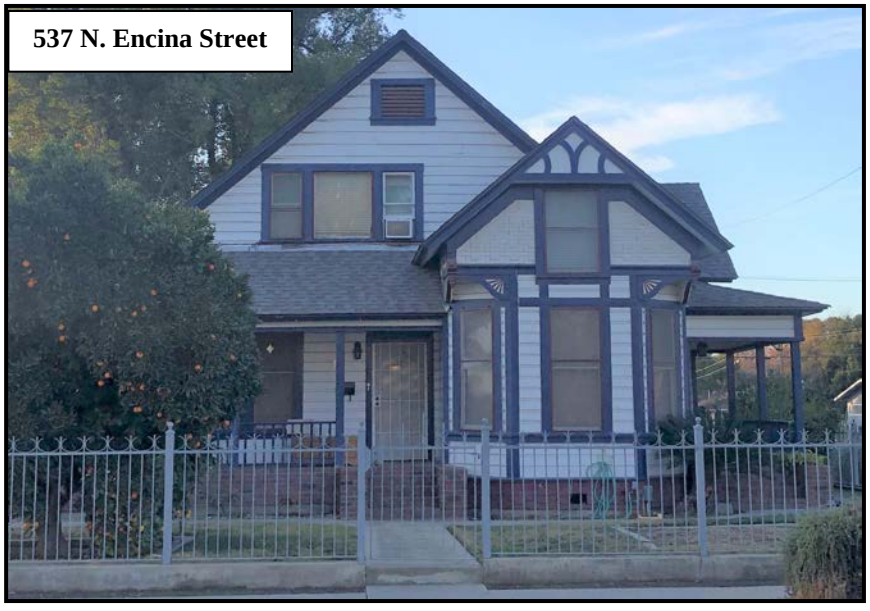
Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2024-11 as modified by staff and described in the findings and conditions of this report.



SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 square foot minimum site area) and is located within the Historic District. The structure is listed on the Local Register of Historic Structures with a "Focus" classification. The structure contains both Victorian and Stick (Eastlake) architectural elements.

The site contains a duplex, a detached two-car garage, and an accessory storage structure.



RELATED PROJECTS

HPAC No. 2022-27: On December 14, 2022, the HPAC approved a request by Walter Deissler to conduct exterior alterations to a duplex and relocate an accessory storage structure, located at 301 West Race Avenue.

PROJECT DESCRIPTION

Per the site plan, building elevations, and project application provided in Exhibits “A” and “B”, the applicant is requesting approval to demolish an accessory storage building from the project site. The applicant proposes demolition due to the shed containing no foundation and unstable walls. The applicant also notes that there is insufficient space within the rear yard to relocate the shed. Per the applicant, the wood siding from the shed will be saved for possible reuse on the main residence onsite, which will be undergoing remodeling.

DISCUSSION

Development Standards

Demolition of the shed will not conflict with any development standards of the R-1-5 Zone. Removal of the structure will also provide additional open space on the project site for use by tenants.

Architectural Compatibility

VMC Section 17.56.070 (Demolition or moving of historic structures) discourages the demolition of structures listed on the Local Register. Local Register criteria found in VMC Section 17.56.110 also discourages any alterations that would destroy a structure. The ordinance does note that demolition can be approved when a building is a public hazard. Per the applicant, the structure is insufficiently stable, containing no foundation. Staff also notes that siding on one wall of the structure has already been removed. Furthermore, the structure is not visible from the Encina Street frontage, which is considered the more prominent elevation of the residence, due to the location of the large bay window. Also of note, the “Focus” Local Register classification was applied to the property as a result of the architectural features present on the residence. The shed, while contributing aesthetically due to its wood siding and roof shapes, is not the primary driver of the sites aesthetic appeal. Removal of the structure would not take away from the historic nature of the residence as viewed from Encina Street. As such, staff recommends approval of the request.

Alternatively, the HPAC could deny or continue the request, on the grounds that the structure is original to the site, that additional evidence must be provided verifying that the structure is unsound, and/or that the shed contributes significantly to the historic integrity of the property.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-11 staff recommends that the Committee approve the proposal, subject to the findings and conditions listed below:

Findings:

1. That the site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal is consistent with residential uses in the Historic District as it will not result in significant impacts to the historic nature of the project site or streetscape.
3. That the proposal is consistent with the purposes and intent of the Historic Preservation Ordinance and Element as it will not result in significant impacts to the historic nature of the project site or streetscape.
4. That the proposed development will not be injurious to the surrounding properties or character of the Historic District as it will not result in significant impacts to the historic nature of the project site or streetscape.

Conditions:

1. That the site be developed consistent with the site plan in Exhibit “A”, building elevations in Exhibit “B”, and project application in Exhibit “C”.
2. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
3. 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.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. 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 and Building Elevations
- Exhibit “B” – Project Application
- Aerial Map
- Historic District and Local Register Map

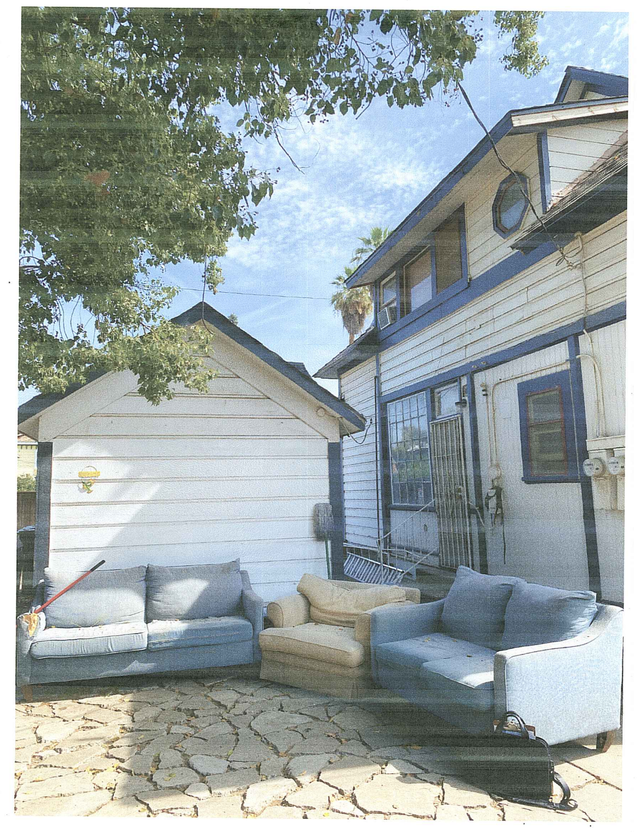
APPEAL INFORMATION

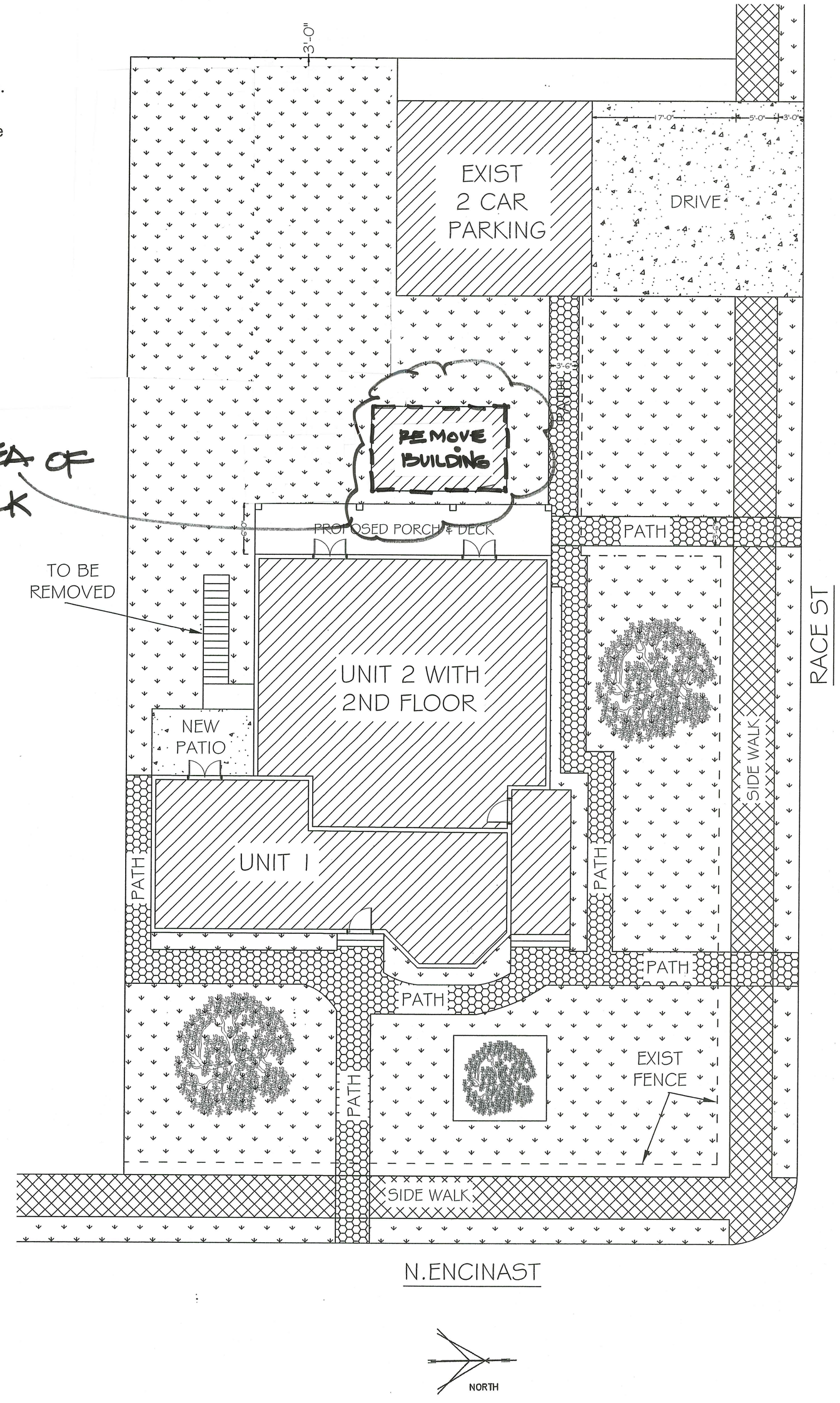
According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa 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.

SCOPE OF WORK

Remove existing shed as it is too close to existing residence (within 5 ft). Also, there is no foundation and unstable walls. Originally, we had requested relocating on the property however due to space in the rear yard and reasons above we felt the shed needed to be removed.

We shall save the siding to be used where possible on the existing residence.





WALTER DEISSLER
ARCHITECT
2135 E HARVARD CPURT
VISALIA, CA 93292
PHONE "
559-901-0500
EMAIL :
WDEIS1@HOTMAIL.COM

REMODEL FOR:
301 W. RACE
VISALIA, CA

STAMP :

NO	DATE	DESCRIPTION

DRAWN BY :

DWG DATE : 4-26-24

REVIEWED BY :

PROJECT NUMBER :

SHEET :

SHEET TITLE :

A101

Project Address: _____

HPAC NO.: _____

CITY OF VISALIA

HISTORIC PRESERVATION ADVISORY COMMITTEE

REVIEW APPLICATION

LOCATION OF PROJECT: 301 W. RACE ST. DATE: _____

APPLICANT/PROJECT CONTACT: WALTER DEISSLER PHONE: 559-901-0500

APPLICANT ADDRESS: 2135 E. HARVARD CT. VISALIA 93292

E-MAIL ADDRESS: WDEIS1@hotmail.com APN#: _____

PROPERTY OWNER: CRAIG WHEATON

GENERAL DESCRIPTION OF PROJECT: REMOVE SHED FROM REAR YARD.

BRIEF NARRATIVE/I: Remove existing shed as it is too close to existing residence (within 5 ft). Also, there is no foundation and unstable walls. Originally, we had requested relocating on the property however due to space in the rear yard and reasons above we felt the shed needed to be removed

We shall save the siding to be used where possible on the existing residence.

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: WALTER DEISSLER

RELATIONSHIP TO PROPERTY OWNER: AGENT / ARCHITECT

REQUIRED MATERIALS:

Completed application
Completed Agency Authorization form (if represented by an agent)**
2 copies of site plan, elevations, landscape plans, etc. (as necessary)
1 copy of 8-1/2" x 11" reduction of all plans
NOTE: Additional materials may be requested, as necessary

**If the property owner is not the applicant, an Agency Authorization must also be submitted.

Please provide the following information as it pertains to your project (drawings and a plot plan must be submitted with this application. These plans are for the HPAC process only. Building permits require a separate application and separate materials).

1. Type of Action (check one):

_____New Construction _____Signs

_____Alteration to existing structure _____Moving-New Location

_____Other: _____

__X__Demolition - (May require inspection by the City of Visalia Building Division)
For further information contact Historic Preservation staff representative.

If moving or demolition permit – it is not necessary to complete the following questions.

2. Exterior Elevations:
   a. Proposed Materials on exterior elevation (type and description of siding and trims):
   NA
   b. Description and type of proposed windows and doors (include material of window frame):
   NA

c. If masonry is used as an exterior material, please provide the following information:
Material: NA
Size: _____
Color: _____

3. Roof: (Please indicate proposed changes to):
Style: NA
Pitch: _____
Material: _____

4. Proposed Building Height:
Height to eave: NA
Height to peak of roof: _____

5. Setbacks: (Measurement from curb and property line to proposed structures)
a. Setbacks on proposed project:
Front: NA
Rear: _____
Sides: _____
b. Setbacks on adjacent properties (distance from curb is sufficient)
Front only: _____

6. Landscaping: (Indicate any mature trees on plans)
NA

7. Signs: (If applicable)
Please provide a sketch of the proposed sign indicating colors and materials and a plot plan showing the location of the sign on the property.

Signed: _____ Date: _____
Agent/Property Owner

If the application is approved, a building permit may not be issued and construction may not begin until 10 days after the Committee's decision. This is to allow appeals to be submitted, as prescribed in Article 26, Section 7712 of the City of Visalia Historic Preservation District Ordinance.

Applications for Historic Preservation must be submitted to the City of Visalia Planning Division NO LESS THAN 8 CALENDAR DAYS PRIOR to the meeting.

Applicants or their representative are requested to attend the meeting.

The Historic Preservation Advisory Committee meets every 2nd and 4th Wednesday of the month (except holidays and special circumstances) at 5:30 p.m. in the City Hall East Conference Room.

For additional information or assistance in completing this application, please feel free to call (559) 713-4359.

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

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

State of California
County of Tulare }

On November 17, 2022 before me, Shelly Di Cenzo, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Craig Eugene Wheaton
Name(s) of Signer(s)

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

SHELLY DI CENZO
Notary Public - California
Tulare County
Commission # 2392685
My Comm. Expires Feb 28, 2026

Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Agency Authorization
Document Date: November 17, 2022 Number of Pages: 1
Signer(s) Other Than Named Above: None Walter Deissler 11/17/2022

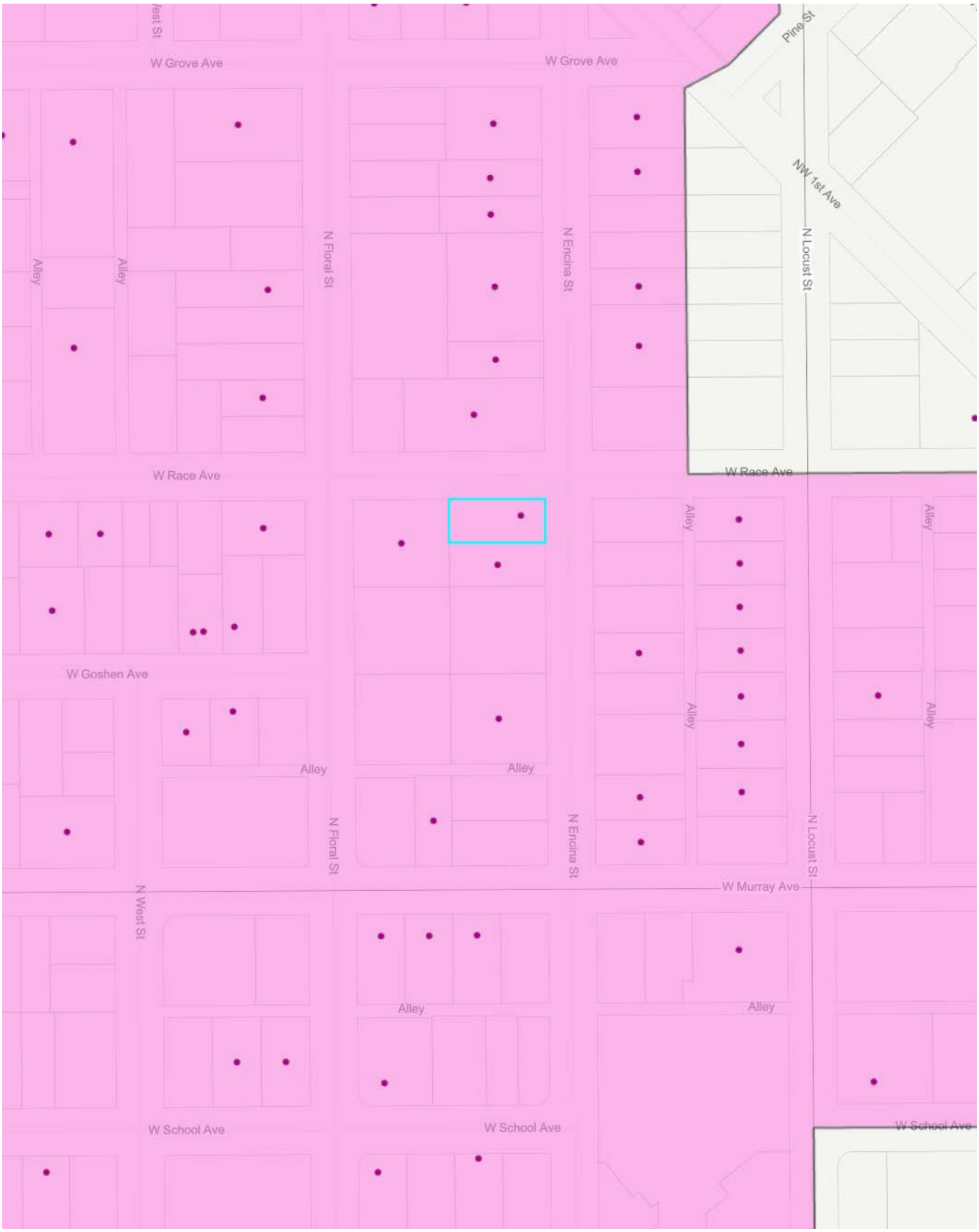
Capacity(ies) Claimed by Signer(s)

Signer's Name: Walter Deissler	Signer's Name: Craig Wheaton
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: Agent	☒ Other: Owner
Signer is Representing:	Signer is Representing:

©2019 National Notary Association

W Race Ave
W Race Ave
N Encina St
N Encina St

HISTORIC DISTRICT AND LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: May 8, 2024

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

SUBJECT: **Historic Preservation Advisory Committee Item No. 2024-09:** A request by Daniel Shaw to remodel an existing residence, expanding an existing covered porch, adding a new covered porch, and removing a chimney, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 318 West School Avenue (APN: 094-342-008).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as modified in the findings and conditions of this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) Zone and currently contains a single-family residence, an accessory dwelling unit with an attached shop, and a carport. The site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Focus" classification. The building contains "Victorian" and "Stick (Eastlake)" architectural elements. Per the applicant, the main residence was built in 1895.

RELATED PROJECTS

HPAC Item No. 2023-20: On October 25, 2023, the HPAC considered a request by Daniel Shaw to remodel an existing residence, including expansion of an existing covered porch and addition of a new covered porch, at 318 West School Avenue. The Committee approved the request for the expansion of the covered porch and new covered porch addition but denied the request to remove an existing chimney and replace the existing windows. The staff report and approval letter for the project can be found in Exhibit "H" of this report.

PROJECT DESCRIPTION

Per the Operational Statement in Exhibit "F" and plans in Exhibits "A", B", "C", "D", and "E", the applicant is requesting approval to conduct exterior alterations to the main residence consisting of:

1. Removal of a portion of an existing porch and enclosed living space at the eastern elevation of the main residence, to be replaced with a \ screened sun porch.
2. Removal of existing concrete steps and railing at the northern elevation of the main residence, to be replaced with a covered porch with new stairs and railing.
3. Modifications to the main residence roof as follows:
    a. Removal of existing unsafe framing conditions, creating alignments with existing roof/floor lines, and raise the interior ceilings.
    b. Modification to the existing triangular gable end vent at the tip of the roof, to be replaced with a smaller faux triangular vent.
4. Replacement of existing windows with wood and compositive wood "Woodwright" double hung and fixed windows, with full height screens.
5. Removal of an existing brick chimney on the roof due to its deteriorating condition.
6. Removal of existing metal screen doors and weatherstripping/repair to existing exterior doors, save for the door at the northern building exterior, which will be removed and replaced with a wood framed screen door.

All other modifications proposed through HPAC Item No. 2023-20 remain, except for the addition of a 2nd roof gable at the northern building exterior of the main residence, which is no longer proposed. The applicant requests approval to remove the chimney due to its deteriorating condition and inability to find someone to conduct repairs (see Exhibits "F" and "G"). The applicant also wishes to replace all the windows as repair of the existing windows will be costly and impractical. No other alterations are proposed to the accessory dwelling unit or carport at this time.

DISCUSSION

Development Standards

Alterations proposed would serve to increase the size of the main residence along its northern and eastern exteriors. The proposed additions would not result in encroachments into the required setback areas. As such, the proposal is compliant with City development standards.

Architectural Compatibility

Local Register Structures

VMC Section 17.56.110 (Local Register Structures) contains criteria for review of exterior alterations to structures listed on the Local Register. Criteria is aimed towards preserving original and distinguishing features of Local Register structures. This includes emphasis on the following:

- *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.*
- *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance shall be discouraged.*

- *Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
- *Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, shall be treated with sensitivity.*
- *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.*

As noted by the applicant, the use of the structures will remain residential in nature, which was likely the originally intended purpose of the structures. Repairs instead of removal will also be conducted to most of the exterior architectural elements of the residence, in keeping with the requirements of the Historic Preservation Ordinance. Conditions previously applied via HPAC No. 2023-20 will be carried over to this project via Condition of Approval No. 2, except as superseded by this project. Other aspects of the proposal as they relate to the Local Register criteria are discussed below.

Additions/Roof

The additions of the enclosed porches and alterations to the roof represent a significant change to the main residence, but one that largely maintains the original features of the home as viewed from the public right of way. Additions to the main residence are only proposed at the northern and eastern building exteriors, at the rear of the property, and would be obscured by existing fencing and landscaping. The additions will carry over architectural ornamentation present on the main residence, thereby maintaining overall compatibility. Changes to an existing vent at the top of the roof will result in a reduction in its size but will maintain the visual character of the original. As such, the changes will not affect any distinguishing qualities of the main residence, as viewed from the street, and will maintain and carry over distinctive features.

Windows

The existing windows appear to be a mix of wood and metal windows. The applicant states that original windows are to be replaced with new wood windows with full height screens. Windows are typically considered an important stylistic feature of a historic home that should be maintained and “treated with sensitivity”. Replacement of such features is supported by the Historic Preservation Ordinance whenever the original features are deteriorated and can be replaced with material matching the original design. However, no concrete information has been provided demonstrating that the windows contain a level of damage that would necessitate replacement. As such, staff recommends that the request to replace the windows be denied, and that the applicant be conditioned to repair the windows (Condition of Approval No. 1.a).

Alternatively, given that the applicant proposes to replace the windows with new wood windows containing screens, the Committee can elect to allow replacement, as the new windows would largely maintain the original appearance of the structure.

Chimney

The applicant proposes removal of an existing chimney due to deterioration, noting that it is not properly supported and that it has been difficult to contract someone to conduct repairs. The applicant also notes that the chimney is no longer operational. Pictures of the chimneys condition are included in Exhibit “G”. Previously the HPAC conditioned that the chimney be maintained on the building, identifying the chimney as a significant feature. As such, staff recommends that the chimney be maintained and repaired (see Condition of Approval No. 1.b.).

Alternatively, the Committee can approve the removal due to concerns identified by the applicant. The HPAC has previously approved removal in instances where a chimney is non-functional (see HPAC No. 2022-25 for 1304 West Center Avenue) and significantly deteriorated.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-09 staff recommends that the Committee approve the proposal, subject to the findings and conditions listed below:

Findings

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal as conditioned is consistent with 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 site or the character of the Historic District.

Conditions

1. That the site be developed consistent with the site plans in Exhibit “A”, floor plans in Exhibit “B”, building elevations in Exhibit “C”, roof plan in Exhibit “D”, section plan in Exhibit “E”, and operational statement in Exhibit “F”, except as modified below:
   a. That the existing windows for the residence be repaired instead of replaced.
   b. That the existing chimney be repaired and maintained instead of removed.
2. That the project shall comply with all requirements and conditions of HPAC No. 2023-20, except as otherwise noted in the conditions and requirements of HPAC Item No. 2024-09.
3. That the project undergoes the appropriate City permitting process for exterior alterations and fencing 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 Plans
- Exhibit “B” – Floor Plans
- Exhibit “C” – Building Elevations
- Exhibit “D” – Roof Plan
- Exhibit “E” – Section Plan
- Exhibit “F” – Operational Statement and Supplemental Information
- Exhibit “G” – Site Pictures
- Exhibit “H” – Staff Report and Action Letter for HPAC No. 2023-20
- 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, Visalia CA. 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.

EXISTING COLOR SELECTIONS

WOOD SIDING	LIGHT BLUE (FADED, OXIDIZED AND PEELING IN A FEW PLACES)
FASCIAS AND TRIM	MEDIUM BLUE/GRAY (FADED, OXIDIZED AND PEELING IN A FEW PLACES)
WINDOW FRAMES	DARK FOREST GREEN (PEELING IN A FEW PLACES)
OCCASIONAL HIGHLIGHT STRIPING	DARK RED (PEELING IN A FEW PLACES)
COMPOSITION SHINGLE ROOFING	TEXTURED COMPOSITION SHINGLES. PROBABLY ORIGINALLY MEDIUM GRAY, NOW TRENDING TOWARDS LIGHT GRAY.

PROPOSED COLOR SELECTIONS

WOOD SIDING	NO SELECTION AT THIS TIME
FASCIAS AND TRIM	NO SELECTION AT THIS TIME
WINDOW FRAMES	NO SELECTION AT THIS TIME
OCCASIONAL HIGHLIGHT STRIPING	NO SELECTION AT THIS TIME
COMPOSITION SHINGLE ROOFING	TEXTURED COMPOSITION SHINGLES. GAF TIMBERLINE HDZ COMPOSITION SHINGLES. MEDIUM/DARK GRAY (COLOR: "COASTAL SLATE" OR "SLATE").

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE FOLLOWING:

A. DEMOLITION AND REMOVAL OF EXISTING NON-COMPLYING ENCLOSED LAUNDRY ROOM/PORCH AT NORTH-EAST CORNER OF EXISTING RESIDENCE. THIS AREA AT ONE TIME WAS AN OUTDOOR PORCH THAT WAS ENCLOSED BY SIDING ON THE EXTERIOR WALLS AND AS SUCH IT IS CURRENTLY NOT INSULATED. REPLACE WITH PORTION OF COMPLYING REMODELED KITCHEN AND LAUNDRY ROOM, EXTENDED SCREENED AND OPEN PORCH.

B. DEMOLITION AND REMOVAL OF THE LOWER LEVEL LAUNDRY ROOM/PORCH ROOF FROM THE POINT OF THE ROOF BREAK AT THE EAST ENTRY TO THE RESIDENCE TO THE EXISTING NORTH SIDE (REAR) DUTCH GABLE. EXISTING ROOF AT THE NORTH EAST CORNER OF THE RESIDENCE IS NOT STRUCTURALLY STABLE WHERE THE ROOF WAS CLIPPED DOWN AS THERE ARE NO SUPPORTING BEAMS AT THE TRANSITION AND SUPPORT IS PROVIDED BY CANTILEVERED RAFTERS. REPLACE WITH NEW SHED ROOF THAT TERMINATES AT THE UPPER LEVEL ROOF SUPPORT WALL AND ADD NEW HIP ROOF OVER NEW EXTENDED SCREENED PORCH.

C. RESTRUCTURE ROOF OVER THE NEW REMODELED KITCHEN IN ORDER TO BRING THE KITCHEN CEILING BACK UP TO THE ORIGINAL OR NEAR THE ORIGINAL HEIGHT OF 12 FEET TO MATCH THE REST OF THE STRUCTURE. THE EXISTING KITCHEN CEILING HAD AT ONE TIME BEEN FURRED DOWN TO 8 FEET. THE NEW OWNER REMOVED THE FURRED CEILING AND DISCOVERED THERE IS AN EXISTING FINISHED CEILING AT 12 FEET. THE NEW STRUCTURE SUPPORTING THE REBUILT ROOF MAY REQUIRE THE KITCHEN CEILING HAVE EXPOSED BEAMS OR BE FURRED DOWN TO 10 OR 11 FEET.

D. REMOVE EXISTING BATH #2. CONVERT EXISTING BEDROOM #4 INTO NEW BATH #2 WHICH IS TO INCLUDE FREESTANDING BATHTUB, DOUBLE VANITY, AND A SHOWER AND TOILET ROOM. EXISTING DUCT CHASE IN CLOSET IN EXISTING BEDROOM #4 TO HAVE DOOR REMOVED AND BE ENCLOSED.

E. DOOR BETWEEN BEDROOM #2 AND BATH #1 TO BE REMOVED AND WALLED IN.

F. DOOR BETWEEN BEDROOM #2 AND CLOSET TO BE REMOVED AND WALLED IN.

G. EXISTING FOYER TO BE SHORTENED AND NEW POWDER ROOM (1/2 BATH) TO BE CONSTRUCTED.

H. EXISTING PORCH FLOOR MATERIAL WILL BE REPAIRED, REMOVED, OR REPLACED AT OWNERS DISCRETION. EXISTING DECK MATERIALS CONSIST OF A MIXTURE OF WORN, 1X3 DECKING, PLYWOOD, AND SOME MASONITE HARDBOARD. OWNER WILL MAKE IT A CONSISTANT SURFACE.

I. EXISTING WINDOWS ARE WOOD FRAME, SINGLE GLAZED, DOUBLE HUNG WINDOWS WITH INTEGRAL COUNTERWEIGHT IN FRAME. SOME, IF NOT ALL, OF THE EXISTING WINDOWS WILL NEED TO BE REPAIRED OR REPLACED, AT OWNERS DISCRETION. IF THE UNITS ARE REPLACED THE OWNER WILL FIND AS SIMILAR, NEW OR USED, WOOD FRAMED UNIT, IF POSSIBLE.

J. REROOF OF NEW AND EXISTING ROOF AREAS WITH TAPERED HEAVY COMPOSITION ROOFING AS SPECIFIED IN REVIEW APPLICATION. REMOVE EXISTING BRICK CHIMNEYS.

K. USE OF RECLAIMED AND REUSED EXISTING WOOD SIDING WILL BE ENCOURAGED WHEREVER POSSIBLE. THE PATTERN OF THE EXISTING SIDING IS NO LONGER MANUFACTURED, SO SOME SUBSTITUTION OF MATERIAL MY BE REQUIRED.

L. EXISTING STORAGE (TANK TYPE) WATER HEATER WILL BE REPLACED BY A NEW TANKLESS SYSTEM MOUNTED ON THE REAR (NORTH SIDE) OF THE RESIDENCE.

M. EXISTING RESIDENCE ELECTRICAL WILL BE UPGRADE AS NECESSARY.

N. EXISTING PLUMBING WILL BE UPGRADED AS NECESSARY.

O. EXISTING EXTERIOR TRIM WILL BE REPAIRED OR REPLACED TO THE BEST SIMILAR MATERIAL AVAILABLE.

P. ENTIRE STRUCTURE WILL BE REPAINTED IN A TWO OR THREE (OR MORE) COLOR SCHEME. COLORS HAVE YET TO BE SELECTED.

A CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW SUBMITTAL FOR:

MIKE AND TONI PRICE

318 W. SCHOOL STREET

IN THE

CITY OF VISALIA

COUNTY OF TULARE

STATE OF CALIFORNIA

A.P.N.: 094 - 342 - 008 - 000

PROJECT TEAM FOR PHASE 1 (HPAC SUBMITTAL)

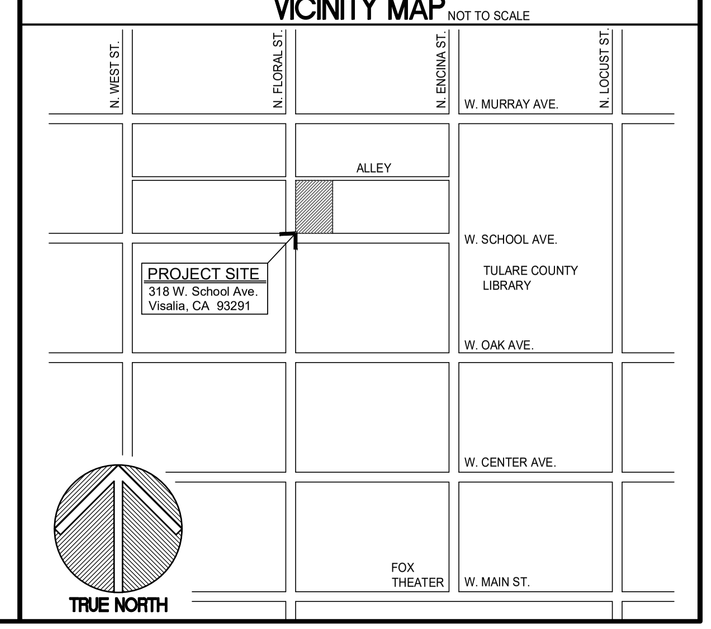
OWNER / CLIENT
MIKE PRICE and TONI LEGRAS-PRICE
727 N. HIGHLAND ST.
VISALIA, CA 93291
805.801.6705 Phone
cayucahini@gmail.com E-mail

DESIGNER OF RECORD
DANIEL SHAW
5601 W. SEEGER AVE.
VISALIA, CA 93277
559.679.8134 Phone
shawdraft@aol.com E-mail

SHEET INDEX

SHEET	DESCRIPTION
COV	COVER, VICINITY MAP, COLOR SELECT.
SP1.1	AS-BUILT SITE PLAN, SHEET INDEX
SP1.2	REMODEL SITE PLAN, VICINITY MAP
A1.1	AS-BUILT FLOOR PLAN
A1.2	DEMOLITION FLOOR PLAN
A1.3	REMODEL FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS / SOUTH AND WEST
A2.2	EXTERIOR ELEVATIONS / NORTH AND EAST
A3	AS-BUILT AND REMODEL ROOF PLANS
A4	TYPICAL ARCHITECTURAL DETAILS
S3.1	CROSS SECTIONS

VICINITY MAP NOT TO SCALE



DRAWN D. SHAW

JOB NUMBER 23.006

REVISIONS 4 5 6 1 2 3

PLAN PREPARATION BY:
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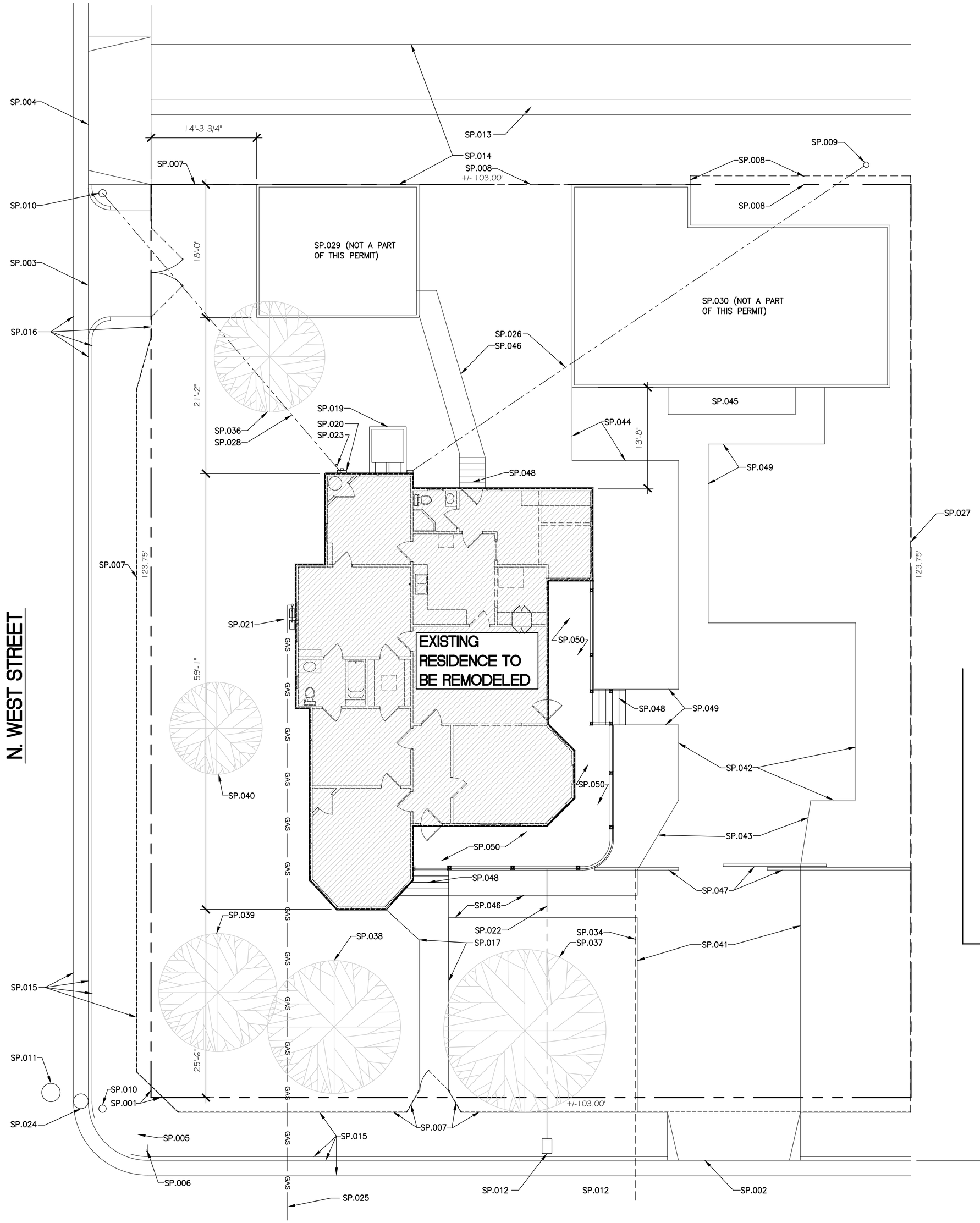
A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:
MIKE and TONI PRICE
VISALIA, CALIFORNIA

SHEET
COV

PRINT DATE
04/15/2024

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR FABRICATION. IF ANY CONDITION EXISTS NOT AS SHOWN ON THE DRAWINGS THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND MEASUREMENTS AT SITE.
3. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTOR (S), IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LASTEST CALIFORNIA BUILDING CODE (CBC) EDITION & LOCAL CODES AND ORDINACES. REPORT ALL DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. ANY CHANGES TO THE APPROVED SET OF PLANS WITHOUT NOTIFYING THE DESIGNER PRIOR TO SUCH CHANGES ABSOLVES SAID DESIGNER FROM ANY AND ALL RESPONSIBILITY WITH RESPECT TO THE LIABILITY, DAMAGE OR EXTRA WORK RESULTING FROM SAID CHANGES.
6. THE DESIGNER WAS RETAINED BY THE OWNER TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND TO SECURE APPROVAL FOR ISSUING REQUIRED GENERAL BUILDING PERMIT.
7. THE DESIGNER WILL ACCEPT NO FINANCIAL RESPONSIBILITY ARISING FROM ERRORS OR OMISSIONS CONTAINED IN THESE OR OTHER DOCUMENTS PREPARED BY THE DRAFTSMAN. THE BUILDING CONTRACTOR MUST REVIEW ALL DOCUMENTS FOR ERRORS PRIOR TO ACCEPTANCE OF DOCUMENTS.
8. ALL METHODS OF CONSTRUCTION AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA RESIDENTIAL BUILDING CODE.
9. BUILDING PERMITS MUST BE OBTAINED BEFORE STARTING CONSTRUCTION.
10. PROVIDE FIRE SYSTEM PER C.B.C. IF APPLICABLE
11. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, TITLE 24 ENERGY AND HANDICAP REGULATIONS, AND LOCAL ORDINANCES. NOTHING IN THESE DRAWINGS SHALL BE INTERPRETED TO ALLOW WORK NOT COMFORMING.
12. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ALL DISCREPENCIES BETWEEN DIMENSIONS OF ACTUAL WORK AND THOSE SHOWN IN DOCUMENTS.
13. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND WHICH ARE LEGALLY REQUIRED.
14. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR'S OPERATIONS. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL THE CONTRACTOR'S WASTE MATERIAL AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL THE CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS.
15. ANY DAMAGE TO EXISTING WORK THAT OCCURS DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE APPROVAL OF THE DESIGNER.
16. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL AND/OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.
17. ADDRESS NUMBERS: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST FROM THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE IN ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHOULD BE A MINIMUM OF 6 INCHES (153 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 mm). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND 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.
18. LANDSCAPE: A LANDSCAPE DOCUMENTATION PACK MAY NEED TO BE SUBMITTED TO THE LOCAL JURISDICTION FOR SEPARATE PERMIT/REVIEW/APPROVAL IF EITHER OF THE FOLLOWING APPLY.:
    1. NEW CONSTRUCTION OR REHABILITATED LANDSCAPES WHICH ARE DEVELOPER INSTALLED IN SINGLE FAMILY PROJECTS WITH A LANDSCAPE AREA EQUAL TO / OR GREATER THAN 2,500 SQUARE FEET.
    2. NEW CONSTRUCTION LANDSCAPES WHICH ARE HOMEOWNER PROVIDED AND / OR HOMEOWNER HIRED IN SINGLE FAMILY PROJECTS WITH A TOTAL LANDSCAPE AREA EQUAL TO / OR GREATER THAN 5,000 SQ. FT.
19. PROVIDE 2% MIN SLOPE AWAY FROM RESIDENCE FOR FIRST 10 FT. OF GRADING
20. GRADING PERMIT REQUIRED IF VOLUME OF EARTH MOVED EXCEEDS 200 CUBIC YARDS OR IF ANY CUTS OF FILLES EXCEED 8 FEET IN HEIGHT/DEPTH, PER SAN LUIS OBISPO COUNTY GRADING ORDINANCE 202.
21. A COMPACTION REPORT IS REQUIRED FOR FILL MATERIAL 12-INCHES OR MORE IN DEPTH.
22. SEE CALGREEN AND LOCAL AUTHORITY NOTES ON SHEET CG-1.
23. SITE PLAN GRADING AND FLATWORK SHOWN ON THIS SHEET ARE CONCEPTUAL ONLY. SEE SITE GRADING PLAN AND LANDSCAPE PLANS FOR ACTUAL FLATWORK LOCATIONS AS WELL AS REQUIRED RETAINING WALLS, PLANTERS, CURBS, STEPS, DRAINAGE DEVICES, AND MATERIALS REQUIRED FOR COMPLETION OF THE SITE DEVELOPEMENT OF THIS PROJECT.
24. UNDERGROUND UTILITY SERVICE:
ALL THE ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS APPLIES TO UTILITIES ON SITES THAT ARE LESS THAN 5 ACRES AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS.



AS-BUILT SITE PLAN

BUILDING AND TRUE NORTH
SCALE: 1/8" = 1'-0"

PROJECT DATA

OWNER/BUILDER:	Mike and Toni Price 727 N. Highland Visalia, CA 93291 805.801.6705
A.P.N.:	094-342-008-000
PROJECT ADDRESS	318 W. School Street
CITY OF:	Vlsalia
COUNTY OF:	Tulare
ZONING:	D-MU (DOWNTOWN-MIXED USE)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF STORIES:	1
BUILDING OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	V-B
CLIMATE ZONE	13
SEISMIC ZONE	D
FEMA FLOOD ZONE	AE
FIRE SPRINKLERS	NO (PER 2022 CRBC R313.2, EXCEPTION 1)

EXISTING FLOOR AREA CALCULATIONS

(E) MAIN RESIDENCE CONDITIONED SPACE	1,773 SQ. FT.
(E) MAIN RESIDENCE COVERED PORCH	356 SQ. FT.
OTHER (E) STRUCTURES ON SITE	
(E) ADU WITH ATTACHED SHOP/GARAGE	1,036 SQ. FT.
(E) SHED (TO BE REMOVED)	396 SQ. FT.

EXISTING SITE STRUCTURAL COVERAGE

TOTAL SITE AREA:	0.29 ACRES OR 12,745 SQ. FT.
EXISTING STRUCTURAL COVERAGE:	26.4 % OR 3,361 SQ. FT.

EXISTING SITE UTILITIES

SOLID WASTE:	CITY OF VISALIA
SEWER:	CITY OF VISALIA
WATER:	CALIFORNIA WATER SERVICE
ELECTRICITY:	SO. CALIF. EDISON CO.
NATURAL GAS:	SO. CALIF. GAS CO.
TELEPHONE:	AT&T

SITE PLAN KEYNOTES

SP.001	PROPERTY LINE, TYP.
SP.002	(E) 18' WIDE DRIVE APPROACH
SP.003	(E) 14'-6" WIDE DRIVE APPROACH
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SP.007	(E) 5 FT. HIGH BLACK RUBBERIZED CHAIN LINK FENCE
SP.008	(E) 7 FT. HIGH WOOD FENCE
SP.009	(E) SCE 9" DIA. WOOD FEEDER POWER POLE WITH POWER LINE TO (E) RESIDENCE
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SP.012	(E) WATER METER
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SP.014	(E) A.C. PAVED ALLEY. VARIOUS WIDTHS AT VARIOUS LOCATIONS. ASSUMED AVERAGE WIDTH OF 19'-0". PROBABLE RECORD WIDTH OF 20'-0"
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DRAWN D. SHAW

JOB NUMBER 23.006

REVISIONS

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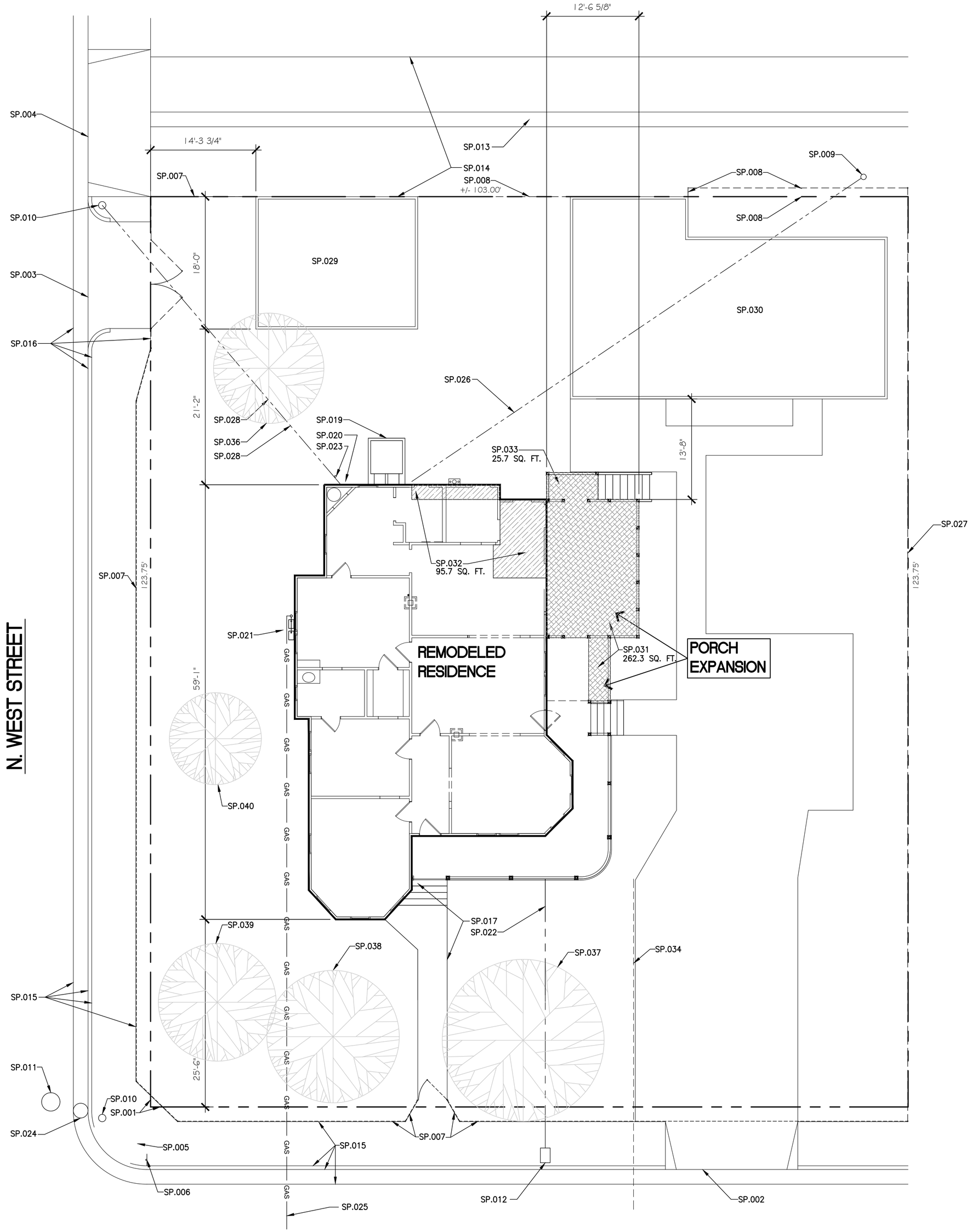

SITE PLAN

BUILDING AND TRUE NORTH

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

PROJECT DATA

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CITY OF:	Vlsalia
COUNTY OF:	Tulare
ZONING:	D-MU (DOWNTOWN-MIXED USE)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF STORIES:	1
BUILDING OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	V-B
CLIMATE ZONE	13
SEISMIC ZONE	D
FEMA FLOOD ZONE	AE
FIRE SPRINKLERS	NO (PER 2022 CRBC R313.2, EXCEPTION 1)

FLOOR AREA CALCULATIONS

(E) MAIN RESIDENCE CONDITIONED SPACE	1,773 SQ. FT.
(E) MAIN RESIDENCE COVERED PORCH	356 SQ. FT.
OTHER (E) STRUCTURES ON SITE	
(E) ADU WITH ATTACHED SHOP/GARAGE	1,036 SQ. FT.
(E) SHED (TO BE REMOVED)	396 SQ. FT.
PROPOSED MAIN RESIDENCE CONDITIONED SPACE	1,722 SQ. FT.
PROPOSED MAIN RESIDENCE COVERED PORCH	644 SQ. FT.

SITE STRUCTURAL COVERAGE

TOTAL SITE AREA:	0.29 ACRES OR 12,745 SQ. FT.
EXISTING STRUCTURAL COVERAGE:	26.4 % OR 3,361 SQ. FT.
PROPOSED STRUCTURAL COVERAGE:	29.8 % OR 3,798 SQ. FT.

EXISTING SITE UTILITIES

SOLID WASTE:	CITY OF VISALIA
SEWER:	CITY OF VISALIA
WATER:	CALIFORNIA WATER SERVICE
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SITE PLAN KEYNOTES

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A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA, CALIFORNIA

SHEET
SP1.2

PRINT DATE
04/15/2024

EXISTING WINDOW SCHEDULE

KEY	UNIT TYPE	WIDTH APPROX.	HEIGHT APPROX.	COMMENTS	HEAD HGT. APPROX.	STATUS
01e	TRANSOM ABV. DOOR	2'-10"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM; SINGLE GLAZED	8'-0"	B, C
02e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, E, RATTLES
03e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, RATTLES
04e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, RATTLES
05e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	B, FROZEN
06e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, RATTLES
07e	TRANSOM ABV. DOOR	2'-8"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM; SINGLE GLAZED	8'-0"	B, C
08e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	B, FROZEN
09e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, RATTLES
10e	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, RATTLES
11e	TOP HINGED AWNING	2'-6"	2'-0"	WOOD FRAMED TOP HINGED AWNING WINDOW; SINGLE GLAZED, HOME MADE	5'-0"	A, RATTLES
12e	TOP HINGED AWNING	2'-6"	2'-0"	WOOD FRAMED TOP HINGED AWNING WINDOW; SINGLE GLAZED, HOME MADE	5'-0"	A, RATTLES
13e	HORIZ. SLIDE, ALUM. FRAME	3'-0"	4'-0"	MILL FIN. ALUM. FRAME, HORIZ. SLIDE WINDOW; SINGLE GLAZED	6'-0"	A, ALUMINUM FRAME
14e	HORIZ. SLIDE, ALUM. FRAME	3'-0"	4'-0"	MILL FIN. ALUM. FRAME, HORIZ. SLIDE WINDOW; SINGLE GLAZED	6'-0"	A, ALUMINUM FRAME
15e	FIXED PICTURE, ALUM. FRAME	2'-0"	4'-0"	MILL FIN. ALUM. FRAME, FIXED WINDOW; SINGLE GLAZED	6'-0"	B, ALUMINUM FRAME
16e	TRANSOM ABV. WINDOW	2'-0"	1'-4"	WOOD FRAMED FIXED WINDOW TRANSOM; SINGLE GLAZED	8'-0"	B, WOOD FRAME
17e	SINGLE HUNG WINDOW	2'-0"	3'-0"	ALUM. FRAMED SINGLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, ALUMINUM FRAME
18e	TRANSOM ABV. DOOR	2'-8"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM; SINGLE GLAZED	8'-0"	B, WOOD FRAME
19e	SINGLE HUNG WINDOW	2'-0"	3'-0"	WOOD SINGLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, H, RATTLES
20e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	B, C, D, F, G
21e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, E, F, G, RATTLES
22e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, F, G, RATTLES
23e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	B, C, D, F, G
24e	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	B, H
25e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	B, C, H
26e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, F, G, H, RATTLES
27e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	B, C, D, F, G
28e	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, RATTLES
29e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, RATTLES
30e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	A, RATTLES
31e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	DAMAGED REMOVED

EXISTING WINDOW AND GLAZED DOOR NOTES

1. EXISTING OPENABLE WINDOWS, OTHER THAN THOSE NOTED AS ALUMINUM UNITS OR HOME MADE UNITS, ARE OF WOOD FRAME AND ARE SINGLE GLAZED GLASS PANELS WITH COUNTERWEIGHTS IN FRAME. THE EXISTING UNITS ARE NOT WEATHERSTRIPPED AND ARE IN VARIOUS STATES OF DETERIORATION. IF CLIENT DETERMINES UNITS CAN NOT BE REPAIRED, THEY SHALL BE REPLACED WITH NEW ANDERSON SERIES 400 WOODWRIGHT WINDOWS WITH FULL-HEIGHT SCREENS TO MATCH EXISTING.

STATUS FOOTNOTES

A. FUNCTIONAL
B. NON-FUNCTIONAL
C. SCREWED SHUT
D. DROPPED COUNTERWEIGHTS (NECESSITATES LATH AND PLASTER WALL DEMOLITION TO REPAIR).
E. BROKEN GLASS
F. DETERIORATED FRAME (DRY ROT)
G. DETERIORATED SASH (DRY ROT)
H. NO LATCH ALIGNMENT OR MISSING HARDWARE
I. REMOVED

NEW WINDOW AND GLAZED DOOR NOTES

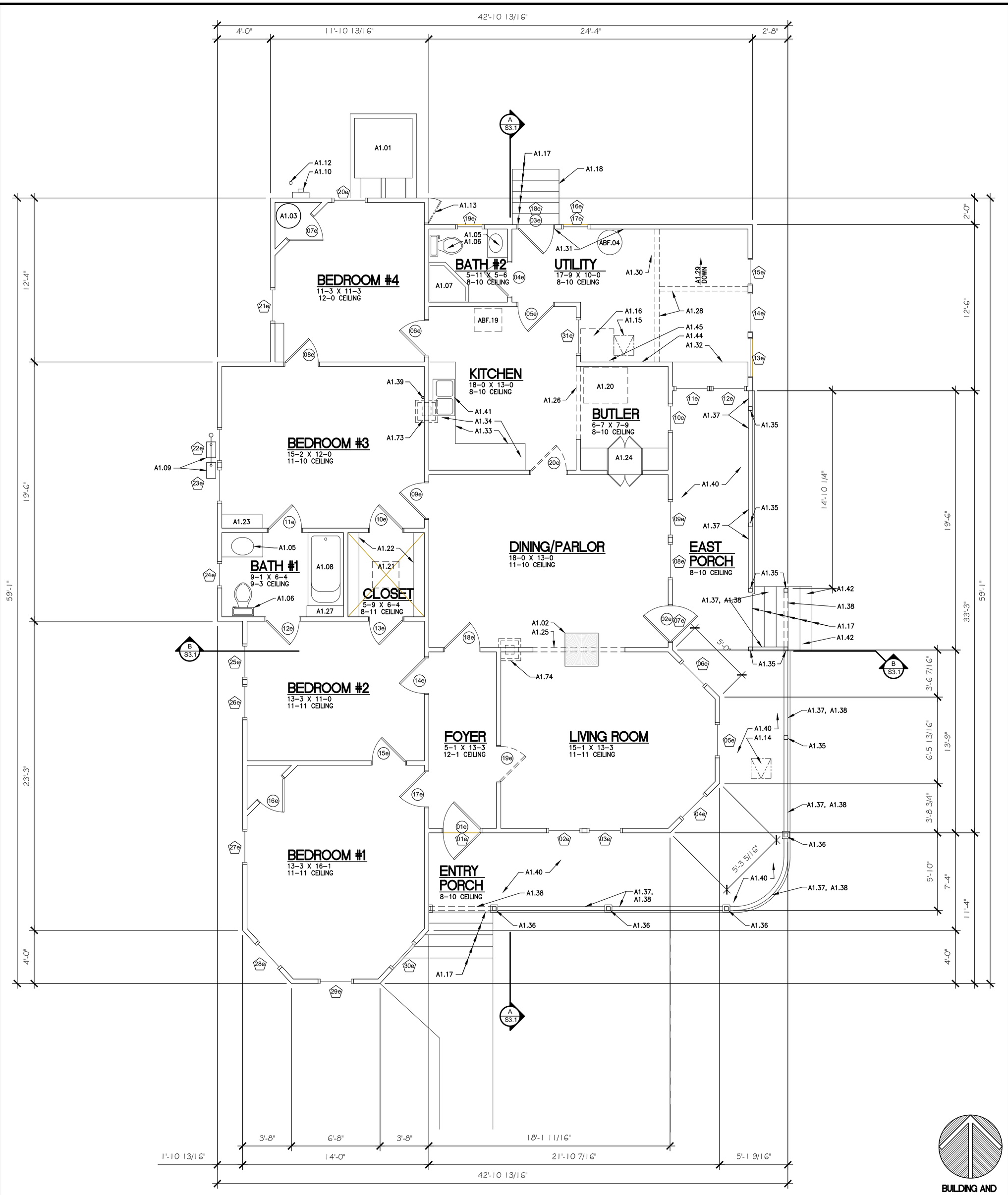
1. WINDOWS SIZES, FRENCH DOORS, AND SLIDING GLASS DOORS SPECIFIED ABOVE ARE GENERIC. VERIFY ROUGH OPENING SIZES AND U-VALUES WITH THE MANUFACTURER SELECTED. WINDOWS AND GLASS DOORS OPENING TO THE EXTERIOR ENVIRONMENT SHALL BE EQUIPPED WITH FULL HEIGHT INSECT SCREENS TO MATCH EXISTING.
2. PER CALIFORNIA ENERGY CODE, SECTION 116(a)4, ALL NEW GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. THESE LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.
3. TEMPERED GLAZING REQUIREMENTS.
   A. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED PER CRC R308.3, R308.4.
   B. BLAZING SHALL BE TEMPERED WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN A 24" ARC OF EITHER VERTICAL OF A DOOR IN THE CLOSED POSITION AND THE BOTTOM EDGE EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
   C. GLAZING TO BE TEMPERED WHEN IN ENCLOSURES OR WALLS FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.

EXISTING DOOR SCHEDULE

KEY	UNIT TYPE	WIDTH	HEIGHT	COMMENTS	STATUS
01e	HALF LIGHT FRENCH DOOR	2'-10"	6'-10"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH AND METAL SECURITY (SCREEN) DR.	
02e	HALF LIGHT FRENCH DOOR	2'-8"	6'-8"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH, DEAD BOLT, METAL SECURITY (SCREEN) DR.	
03e	S.C. FLUSH W/ S.H. GLS (MODERN)	2'-8"	6'-8"	SOLID CORE FLUSH DR. (MODERN) W/ OPENABLE S.H. GLAZING, KEYED LATCH, DEAD BOLT, METAL SECURITY (SCREEN) DR.	
04e	INTERIOR FLUSH PANEL (MODERN)	2'-6"	6'-8"	PRIVACY LATCH	
05e	HALF LIGHT FRENCH DOOR	2'-8"	6'-8"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH, DEAD BOLT	
06e	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
07e	INTERIOR 4-PANEL	2'-6"	6'-8"	4-PANEL WOOD DOOR WITH CLOSET LATCH	
08e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
09e	INTERIOR 4-PANEL	2'-6"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
10e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
11e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
12e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
13e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
14e	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
15e	INTERIOR 4-PANEL	2'-4"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
16e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH CLOSET LATCH	
17e	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
18e	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
19e	FRAME ONLY (DR. AND STOPS REMOVED)	2'-8"	6'-8"	FRAME AND CASING ONLY. DOOR AND STOPS PREVIOUSLY REMOVED	NO DOOR
20b	FRAME ONLY (DR. AND STOPS REMOVED)	2'-8"	6'-8"	FRAME AND CASING ONLY. DOOR AND STOPS PREVIOUSLY REMOVED	NO DOOR

GENERAL NOTES

1. WATER RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF NO 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING AFF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, THE THE UPPER LAYER APPLIED OVER THE LOWER LAYER A MINIMUM OF 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED A MINIMUM OF 6 INCHES. THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRBC R703.2)
2. WALL FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. (CRBC R703.8)
   A. EXTERIOR DOOR AND WINDOW OPENING, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
   B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
   C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAIL COPINGS AND SILLS.
   D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
   E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
   F. AT WALL AND ROOF INTERSECTIONS
   G. AT BUILT-IN GUTTERS
3. WEEP SCREED. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALL IN ACCORDANCE WITH ASTM 92. THE WEEP SCREED SHALL BE PLACED A MINIMUM 4" ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREA AND SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.



FLOOR PLAN - AS BUILT 1773 SQ. FT.

BUILDING AND TRUE NORTH

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

REMODEL / ADDITION FLOORPLAN KEYNOTES

KEY	DESCRIPTION
A1.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD TO REMAIN
A1.02	(E) ABANDONED FLOOR FURNACE WITH CAST IRON GRATE TO REMAIN
A1.03	(E) MECHANICAL RETURN AIR DUCT TO REMAIN. REMOVE (E) 07e DOOR, INFILL DOOR OPENING, AND SEAL PENETRATIONS AT CEILING AND FLOOR LEVEL.
A1.04	REMOVE (E) STORAGE WATER HEATER. PROVIDE (N) 180,000 BTU/HR, NATURAL GAS TANKLESS WATER HEATER AT EXTERIOR WALL
A1.05	REMOVE (E) DOOR 05e, REPAIR CASING AND INSTALL (N) OVERHEAD TRACK SLIDING BARN DOOR
A1.06	REMOVE AND BELOW FLOOR CAP (E) NATURAL GAS CONNECTION VALVE @ (E) STOVE LOCATION
A1.07	(N) DRYER VENT
A1.08	(E) WATER CLOSET
A1.09	(E) GAS METERS (TWO). ONE SERVICING THE SUBJECT RESIDENCE. THE SECOND METER SERVICES THE SECONDARY STRUCTURE ON THE PARCEL.
A1.10	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER
A1.11	(E) WATER SERVICE ENTRY POINT (SHUTOFF BELOW EXISTING DECK)
A1.12	(E) WASTE LINE CLEANOUT TO REMAIN. DIRECT C.O. TO ABV. GRADE. REPAIR AS NECESSARY
A1.13	(E) HINGED UNDERFLOOR ACCESS AT LOW SIDEWALL TO REMAIN
A1.14	(E) UNDER DECK ACCESS TO REMAIN. INTEGRATE INTO NEW DECK SURFACING
A1.15	REMOVE OR COVER (E) UNDERFLOOR ACCESS
A1.16	REMOVE OR COVER (E) CONC. PAD AT INTERIOR
A1.17	(E) CONCRETE STEPS TO REMAIN
A1.18	(E) PIPE HANDRAIL TO REMAIN
A1.19	(E) METAL HANDRAILS TO REMAIN
A1.20	REPAIR CONNECTION OF (E) CURVED BEAM TO (E) STRAIGHT BEAM AND (E) POST
A1.21	(E) 22" X 22" ATTIC ACCESS TO REMAIN
A1.22	(E) DOUBLE KITCHEN SINK TO BE REMOVED
A1.23	(E) SHELVES TO REMAIN
A1.24	(E) PANTRY CABINET AND PASS-THRU TO BE REMOVED. WIDEN AND RE-CASE OPENING
A1.25	(E) WALL OPENING WITH DETAILED CORNERS TO REMAIN
A1.26	(E) WALL OPENING WITH RADIUSED CORNER AT NORTH END TO BE REMOVED
A1.27	LEVEL (E) FLOORS AT FORMER LAUNDRY / PORCH AREA AT (N) INTERIOR AREAS
A1.28	REMOVE (E) BOX BEAMS AT CEILING
A1.29	REMOVE (E) CEILING BEAM. REPLACE WITH (N) 4X12 D.F.#1 SPANNING FROM (N) WALL TO (N) POST
A1.30	(E) SLOPED CEILING TO BE REMOVED AT THIS AREA
A1.31	(N) 4X4 POST WITH EASED EDGES TO MATCH EXISTING
A1.32	(N) 4X12 BEAM IN ATTIC ABOVE (N) 10 FT. KITCHEN CEILING
A1.33	(E) TILE TOPPED BASE CABINET TO BE REMOVED AND REPLACED (OWNER OPTION)
A1.34	(E) UPPER CABINET TO BE REMOVED AND REPLACED (OWNER OPTION)
A1.35	(E) 4X4 POST WITH EASED EDGES TO REMAIN (REPAIR OR REPLACE AS NECESSARY)
A1.36	(E) 4X4 POST WITH EASED EDGES AND 1X BASE WRAP TO REMAIN (REPAIR OR REPLACE AS NECESSARY)
A1.37	(E) 32" HIGH DECK GUARDRAIL TO REMAIN. REPAIR AS NECESSARY.
A1.38	(E) BALUSTRADE BELOW PORCH SUPPORT BEAM. REPAIR OR REPLACE AS NECESSARY.
A1.39	(E) EXPOSED WASTE PIPE AND VENT FROM (E) KITCHEN SINK TO BE REMOVED AND CAPPED
A1.40	REPAIR OR REPLACE (E) PORCHES DECKING AND PLYWOOD (MATERIAL SELECTION PER OWNER AND MAY INCLUDE DEX-O-TEX WATERPROOF DECKING SYSTEM)
A1.41	(N) 32" HIGH DECK GUARDRAIL TO MATCH EXISTING
A1.42	(N) BALUSTRADE TO MATCH EXISTING BELOW PORCH SUPPORT BEAM.
A1.43	(E) 4X4 POST, RAILING AND BALLUSTRADES TO BE REMOVED. REUSE IF RECOVERABLE.
A1.44	(E) DCW AND DHW FOR DEMOLISHED STATIONARY SINK AT THE LOCATION TO BE REMOVED. PROVIDE DCW AND DHW STUBS TO NEW KITCHEN SINK
A1.45	REMOVE AND CAP (E) WASTE LINE AND PARTIAL VENT FOR (E) WASHER HOOKUP.
A1.46	(N) DISHWASHER
A1.47	(N) DOUBLE SINK WITH DISPOSAL
A1.48	(N) 42" WIDE COUNTER DEPTH REFRIGERATOR
A1.49	(N) 36" WIDE RANGE WITH HOOD, LIGHT, FAN AND 8" V.T.R.
A1.50	(N) CLOTHES WASHER WITH FLOOR DRAIN (OR STACKED LAUNDRY CENTER)
A1.51	(N) CLOTHES DRYER WITH VENT TO OUTSIDE AIR (OR STACKED LAUNDRY CENTER)
A1.52	(N) BASE CABINET WITH HARD SURFACE COUNTERTOP OR FULL HEIGHT PANTRY (PER OWNER)
A1.53	(N) 24" SINK W/ DISPOSAL AT (N) ISLAND
A1.54	(N) 19" SINK AT BASE CABINET WITH HARD SURFACE COUNTER TOP
A1.55	(N) 199,000 BTU/HR. TANKLESS WATER HEATER
A1.56	(N) 72" X 36" ISLAND WITH 24" DP. BASE CABINET AND 12" DP. KNEESPACE
A1.57	(N) 1.28 GALLON PER FLUSH WATER CLOSET
A1.58	(N) UPPER CABINETS
A1.60	REMOVE EXISTING DOOR CASING AT REMOVED DOOR 20e. INFILL OPENING WITH 2X4 @ 16" O.C., PLASTER NEW WALL TO MATCH EXISTING ON BOTH SIDES
A1.61	REMOVE (E) WALL AND WINDOW 31e
A1.62	(N) WOOD OR CONCRETE STEPS TO (N) REAR PORCH (+/-4.5" RISE, 11.25" OR 12" TREAD)
A1.63	(N) 22" X 30" ATTIC ACCESS FOR (N) LOWER ROOF AT (N) SCREENED PORCH
A1.64	(N) 42" HIGH HALF WALL WITH REMOVABLE SCREENED PANELS ABOVE TO HEADER
A1.65	(N) 42" HIGH RAILING TO MATCH (E) OR 42" HIGH (ABV. FINISHED FLOOR) HALF WALL
A1.66	(N) 36" HIGH (ABV TREAD NOSE) RAILING OR WALL W/ 1.5" DIA. HANDRAIL PER CRBC R311.7.8
A1.67	(RECLAIMED EXISTING) 32" HIGH WOOD GUARDRAIL
A1.68	NEW OR RECLAIMED FREESTANDING BATHTUB W/ NEW VALVES AND HOOKUPS
A1.69	(N) 32" X 60" TILE SHOWER WITH 66" WAINSCOT AND SHOWER CURTAIN
A1.70	(N) TILED SHOWER SHELF
A1.71	NEW OR RECLAIMED LAVATORIES WITH NEW FAUCET HARDWARE
A1.72	(N) LINEN SHELVES OR CABINET
A1.73	(E) NON-FUNCTIONAL CHIMNEY IN ATTIC. DEMO'ED TO BELOW ROOF LINE BY PREVIOUS OWNER'S
A1.74	(E) NON-FUNCTIONAL CHIMNEY THRU ATTIC TO (E) DAMAGED CHIMNEY ON ROOF

WALL LEGEND

- EXISTING 2X4 STUDS @ 16" O.C. TO REMAIN
- DEMOLISHED EXISTING 2X4 WALL STUDS @ 16" O.C..
- NEW 2X4 STUDS @ 16" O.C.. SEE STRUCTURAL PLANS FOR LUMBER GRADE.

DRAWN D. SHAW

JOB NUMBER 23.006

REVISIONS 1 2 3 4 5 6

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A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:
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VISALIA, CALIFORNIA

SHEET A1.1

PRINT DATE 04/15/2024

A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA, CALIFORNIA

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DRAWN
D. SHAW

JOB NUMBER
23.006

GENERAL NOTES

1. WATER RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF NO 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING AT ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, THE UPPER LAYER APPLIED OVER THE LOWER LAYER A MINIMUM OF 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED A MINIMUM OF 6 INCHES. THE FELT SHALL BE CONTINUOUS UP TO THE TOP OF WALLS, AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRSC R703.3)
2. WALL FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED IN SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. (CRSC R703.8)
   A. EXTERIOR DOOR AND WINDOW OPENING.
   B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH WATER-RESISTIVE BARRIER FOR SUBSEQUENT PAINTING.
   C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.
   D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
   E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
   F. AT WALL AND ROOF INTERSECTIONS
   G. AT BULT-IN GUTTERS
3. NEW WATER CLOSETS, URINALS, FAUCETS, AND SHOWER HEADS SHALL MEET THE REQUIREMENTS OF CALGREEN TABLE 4.303.3
4. NEW KITCHEN VENT HOOD SELECTION PER OWNER. VERIFY BLOWER CFM, DUCT SIZE (8" MIN.), AND BLOWER LOCATION WITH MANUFACTURER'S DATA. DUCTS SHALL BE OF METAL AND HAVE A SMOOTH INTERIOR FINISH
5. 1. PRIMARY EGRESS DOOR. TOP OF PORCH SHALL NOT BE MORE THAN 1 1/2" MAX. BELOW TOP OF PRIMARY EXIT THRESHOLD (2022 CRC R311.3.1). LANDING MAY BE AS OF 3/4" BELOW TOP OF DOOR THRESHOLD IF DOOR DOES NOT SWING OVER LANDING/PORCH (2021 CRC R311.3.1, EXCEPTION). VERIFY HEIGHT TO MEET
   2. SECONDARY EGRESS DOORS. TOP OF PORCH SHALL NOT BE MORE THAN 7 3/4" MAX. BELOW TOP OF EXIT THRESHOLD (2022 CRC R311.3.2). VERIFY HEIGHT TO MEET THESE REQUIREMENTS WITH OWNER. SEE CONCRETE NOTES ON SHEET

EXISTING WINDOW SCHEDULE

KEY	UNIT TYPE	WIDTH APPROX	HEIGHT APPROX	COMMENTS	HEAD HGT APPROX	STATUS
01W	TRANSOM ABV. DOOR	2'-10"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM	8'-0"	REPAIR/REPLACE AS NEEDED
02W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
03W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
04W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
05W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
06W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
07W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
08W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
09W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
10W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
11W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
12W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
13W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
14W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
15W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
16W	REMOVE EXISTING WINDOWS 10A THROUGH 19A					
17W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
18W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
19W	TRANSOM ABV. DOOR	2'-8"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM	8'-0"	REPAIR/REPLACE AS NEEDED
20W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
21W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
22W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
23W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
24W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
25W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
26W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
27W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
28W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
29W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
30W	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	REPAIR/REPLACE AS NEEDED
31W	REMOVE EXISTING WINDOW 31e					

NEW WINDOW SCHEDULE

KEY	UNIT TYPE	WIDTH APPROX	HEIGHT APPROX	COMMENTS	HEAD HGT APPROX	STATUS
01N	36" FIXED UNIT WITH 24" W FLANK'G SINGLE HUNG UNITS	7'-0"	4'-6"	COMPOSITE FRAME, LOW-E, DUAL GL. WINDOW, SINGLE HUNG FLANKERS	8'-0"	TO MATCH (E) UNITS, IF POSSIBLE
02N	HALF LIGHT FRENCH DOOR	3'-0"	8'-0"	COMPOSITE PANEL, LOW-E, DUAL GL. TEMPERED HALF FRENCH DR.	8'-2"	TO MATCH (E) UNITS, IF POSSIBLE
03N	SINGLE HUNG	2'-6"	3'-0"	COMPOSITE FRAME, LOW-E, DUAL GL. TEMPERED SINGLE HUNG WINDOW	6'-8"	TO MATCH (E) UNITS, IF POSSIBLE
04N	SINGLE HUNG	2'-6"	3'-0"	COMPOSITE FRAME, LOW-E, DUAL GL. SINGLE HUNG WINDOW	6'-8"	TO MATCH (E) UNITS, IF POSSIBLE
05N	SINGLE HUNG	2'-0"	3'-0"	COMPOSITE FRAME, LOW-E, DUAL GL. SINGLE HUNG WINDOW	6'-8"	TO MATCH (E) UNITS, IF POSSIBLE

EXISTING WINDOW AND GLAZED DOOR NOTES

1. EXISTING WINDOWS THAT REMAIN ARE OF WOOD FRAME AND SINGLE GLAZED GLASS PANELS WITH COUNTERMOUNTS. THE EXISTING UNITS ARE NOT WEATHERSTRIPPED AND ARE VARIOUS STATES OF DETERIORATION. CLIENT TO DETERMINE IF UNITS ARE TO BE REPLACED OR REPLACED WITH NEW WINDOWS OF SIMILAR CHARACTERISTICS.

NEW WINDOW AND GLAZED DOOR NOTES

2. PER CALIFORNIA ENERGY CODE, SECTION 116(4) ALL NEW GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. THESE LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE AND VISIBLE TRANSMITTANCE.
1. WINDOWS AND FRENCH DOOR SIZES SPECIFIED ABOVE ARE OPENING SIZES AND U-VALUES WITH THE MANUFACTURER SELECTED. WINDOWS OPENING TO THE EXTERIOR ENVIRONMENT SHALL BE EQUIPPED WITH FULL WINDOW COVERAGE INSECT SCREENS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.

EXISTING DOOR SCHEDULE

KEY	UNIT TYPE	WIDTH	HEIGHT	COMMENTS	STATUS
01D	HALF LIGHT FRENCH DOOR	2'-10"	6'-10"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH AND WELL SECURITY GRATED DR.	CLEAN, PAINT, AND REUSE
02D	HALF LIGHT FRENCH DOOR	2'-8"	6'-8"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH, DEAD BOLT, MEAL SECURITY (SCREEN) DR.	CLEAN, PAINT, AND REUSE
03D	REMOVE EXISTING DOOR AND FRAME FOR POSSIBLE REUSE / RESALE AT CLIENT'S OPTION				
04D	REMOVE EXISTING DOOR AND FRAME FOR POSSIBLE REUSE / RESALE AT CLIENT'S OPTION				
05D	REMOVE EXISTING DOOR AND FRAME FOR POSSIBLE REUSE / RESALE AT CLIENT'S OPTION				
06D	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	CLEAN, PAINT, AND REUSE
07D	INTERIOR 4-PANEL	2'-6"	6'-8"	4-PANEL WOOD DOOR WITH CLOSET LATCH	CLEAN, PAINT, AND REUSE
08D	INTERIOR 4-PANEL	2'-6"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	CLEAN, PAINT, AND REUSE
09D	INTERIOR 4-PANEL	2'-6"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	CLEAN, PAINT, AND REUSE
10D	INTERIOR 4-PANEL	2'-6"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	CLEAN, PAINT, AND REUSE
11D	REMOVE EXISTING DOOR AND FRAME FOR POSSIBLE REUSE / RESALE AT CLIENT'S OPTION				
12D	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	CLEAN, PAINT, AND REUSE
13D	REMOVE EXISTING DOOR AND FRAME FOR POSSIBLE REUSE / RESALE AT CLIENT'S OPTION				
14D	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	CLEAN, PAINT, AND REUSE
15D	REMOVE EXISTING DOOR AND FRAME FOR POSSIBLE REUSE / RESALE AT CLIENT'S OPTION				
16D	REMOVE EXISTING DOOR AND FRAME FOR POSSIBLE REUSE / RESALE AT CLIENT'S OPTION				
17D	REMOVE EXISTING DOOR AND FRAME FOR POSSIBLE REUSE / RESALE AT CLIENT'S OPTION				
18D	REMOVE EXISTING DOOR AND FRAME FOR POSSIBLE REUSE / RESALE AT CLIENT'S OPTION				

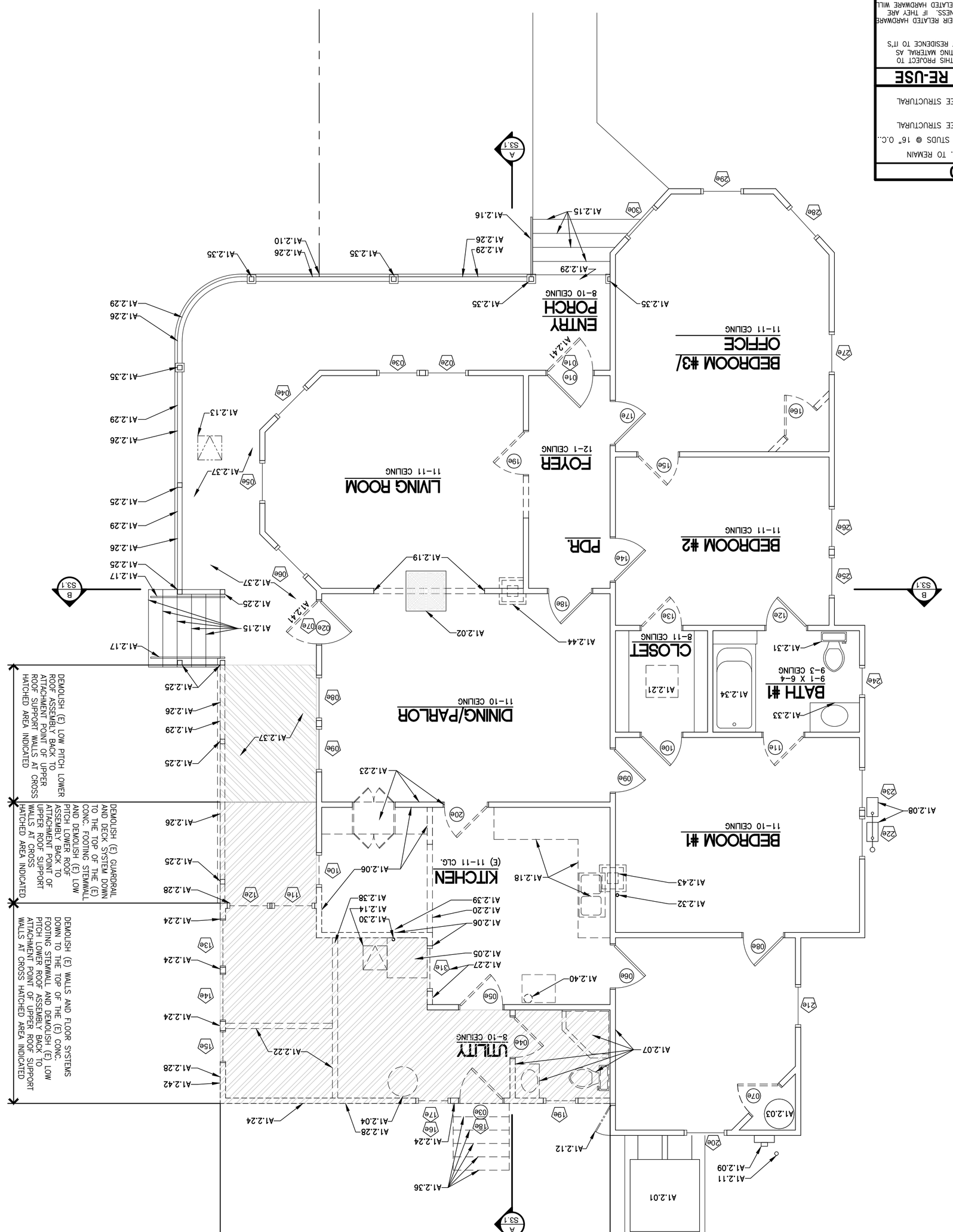
FLOOR PLAN - DEMOLITION

WALL LEGEND

- EXISTING 2X4 STUDS @ 16" O.C. TO REMAIN
- DEMOLISHED EXISTING 2X4 WALL STUDS @ 16" O.C.,
- NEW 2X4 STUDS @ 16" O.C.. SEE STRUCTURAL PLANS FOR LUMBER GRADE.
- NEW 2X6 STUDS @ 16" O.C.. SEE STRUCTURAL PLANS FOR LUMBER GRADE.

REMOVE, REFURBISH, RE-USE

1. IT IS THE INTENT OF THE CLIENT/OWNER OF THIS PROJECT TO REFURBISH AND REUSE AS MUCH OF THE EXISTING MATERIAL AS POSSIBLE IN ORDER TO RESTORE THE PROJECT RESIDENCE TO IT'S HISTORICAL APPEARANCE.
2. MATERIALS SUCH AS WINDOWS, DOORS, AND THEIR RELATED HARDWARE WILL BE CLEANED AND EVALUATED FOR SOUNDNESS. IF THEY ARE FOUND LACKING, THE DOORS, WINDOWS, AND RELATED HARDWARE WILL BE REPLACED WITH NEW MATERIALS OF SIMILAR APPEARANCE.
3. INTERIOR AND EXTERIOR FINISH ITEMS SUCH AS EXTERIOR SIDINGS AND TRIM AS WELL AS INTERIOR LATH AND PLASTER, WILL BE CLEANED AND EVALUATED FOR SOUNDNESS AND APPEARANCE. THE CLIENT/OWNER WILL REPAIR OR REPLACE WITH FINISHES OF LIKE MATERIAL AND SIMILAR APPEARANCE BASED ON THIS EVALUATION.



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

BUILDING AND TRUE NORTH

REMODEL / ADDITION FLOORPLAN KEYNOTES

KEY	DESCRIPTION
A1.2.01	DUO-PAC A/C UNIT ON CONCRETE PAD TO REMAIN
A1.2.02	(E) ABANDONED FLOOR FURNACE WITH CAST IRON GRATE TO REMAIN
A1.2.03	(E) MECHANICAL RETURN AIR DUCT OF REMAIN. SEAL PENETRATIONS AT CEILING AND FLOOR LEVEL
A1.2.04	REMOVE (E) STORAGE WATER HEATER. RE-ROUTE DOW AND DHW TO (N) TANKLESS WATER HEATER PER SHEET A1.3
A1.2.05	REMOVE (E) ABANDONED WASHING MACHINE CONC. PAD AND SUB-STRUCTURE TO EXCAVATED GRADE BELOW FLOOR
A1.2.06	CAUTION!!! DO NOT REMOVE THE WALLS PRIOR TO SUPPORT FOR UPPER ROOF IS PROVIDED PER STRUCTURAL PLANS
A1.2.07	DEMO (E) WALL, SHOWER, LAVATORY, AND W/C. REDIRECT (E) PLUMB TO (N) SHOWER AND W/C PER SHT. A1.3
A1.2.08	(E) GAS METERS (TWO). ONE SERVICING THE SUBJECT RESIDENCE. THE SECOND METER SERVICES THE SECONDARY STRUCTURE ON THE PARCEL.
A1.2.09	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER
A1.2.10	(E) WATER SERVICE ENTRY POINT (SHUTOFF BELOW EXISTING DECK)
A1.2.11	(E) WASTE LINE CLEANOUT TO REMAIN. DIRECT C.O. TO ABV. GRADE. REPAIR AS NECESSARY
A1.2.17	(E) METAL HANDRAILS TO REMAIN
A1.2.18	(E) DOUBLE KITCHEN SINK, COUNTERTOP, UPPER AND LOWER CABINETS TO BE REMOVED
A1.2.19	(E) WALL OPENING WITH DETAILED CORNERS TO REMAIN
A1.2.20	(E) WALL OPENING WITH RADIUSED CORNER AT NORTH END TO BE REMOVED. SEE STRUCTURAL.
A1.2.21	(E) 22" X 22" ATTIC ACCESS TO REMAIN
A1.2.22	REMOVE (E) NON-STRUCTURAL BOX BEAMS AT CEILING
A1.2.23	(E) DOOR CASING "206". (E) PANTRY CABINET W/ PASS-THRU. ONE PORTION OF (E) WALL TO BE REMOVED. EXPAND OPENING TO MATCH (E) WALL OPENING AT A1.2.19. SEE STRUCTURAL.
A1.2.24	(E) 4X4 POSTS, RAILING, KNEE BRACES CONCEALED IN (E) WALL TO BE REMOVED / RECLAIMED
A1.2.25	(E) 4X4 POST WITH EXADED EDGES TO REMAIN (REPAIR OR REPLACE AS NECESSARY)
A1.2.26	(E) 32" HIGH DECK GUARDRAIL TO REMAIN. REPAIR AS NECESSARY
A1.2.27	REMOVE (E) WINDOW "31e" AND DEMO ADJACENT WALLS. SEE STRUCTURAL.
A1.2.28	REMOVE (E) WINDOWS 11e, 12A, 15e, 16e, 19e. DEMO ROOF/CEILING OVER (E) LAUNDRY/SEWING ROOM, DEMO TO NORTH, EAST, SOUTH WALLS OF (E) LAUNDRY/SEWING ROOM AS INDICATED. SEE STRUCTURAL.
A1.2.29	(E) FIREPLACE BELOW PORCH SUPPORT BEAM. REPAIR OR REPLACE AS NECESSARY.
A1.2.30	REROUTE (E) WASTE LINE FOR (E) WASHER HOOKUP TO (N) KITCHEN SINK. PROVIDE NEW VENT.
A1.2.31	(E) WATER CLOSET TO REMAIN
A1.2.32	(E) EXPOSED WASTE PIPE AND VENT FROM (E) DEMO KITCHEN SINK. REMOVE/CAP BELOW FLR.
A1.2.33	(E) LAVATORY AND VANITY TO REMAIN
A1.2.34	(E) TUB/SHOWER TO REMAIN
A1.2.35	(E) 4X4 POST WITH EXADED EDGES AND 1X BASE WRAP TO REMAIN (REPAIR OR REPLACE AS NECESSARY)
A1.2.36	DEMOLISH AND REMOVE (E) CONC. STEPS AND PIPE RAILING
A1.2.37	REPAIR OR REPLACE (E) PORCHES DECKING AND PLYWOOD (MATERIAL SELECTION PER OWNER AND MAY INCLUDE DEX-O-TEX W.P DECK FINISH) EXTEND PORCH WHERE INDICATED ON A1.3
A1.2.38	REROUTE (E) DOW AND DHW STUBS TO (N) KITCHEN SINK
A1.2.39	REMOVE (E) NAT. GAS STUB THROUGH FLOOR AT THIS LOCATION. EXTEND NAT. GAS LINE UNDERFLOOR TO (N) RANGE LOCATION
A1.2.40	REMOVE (E) 4FFHG. ICE MAKER ROW. CAP UNDER FLOOR/RELOCATE TO (N) REFRIG. LOCATION
A1.2.41	REMOVE (E) METAL SCREEN DOOR. REPAIR OR REPLACE (E) TRIM AS NEEDED.
A1.2.42	RELOCATE (E) HOSE BIBB AND SHUT-OFF VALVE. VERIFY NEW LOCATION W/ OWNER
A1.2.43	(E) NON-FUNCTIONAL CHIMNEY IN ATTIC. DEMO'D TO BELOW ROOF LINE BY PREVIOUS OWNER'S. COMPLETE DECOLUTION DOWN TO TOP OF CEILING JOISTS
A1.2.44	(E) NON-FUNCTIONAL CHIMNEY THRU ATTIC TO (E) DAMAGED CHIMNEY ON ROOF. DEMOLISH TO TOP OF CEILING JOISTS.

DIMENSION NOTE

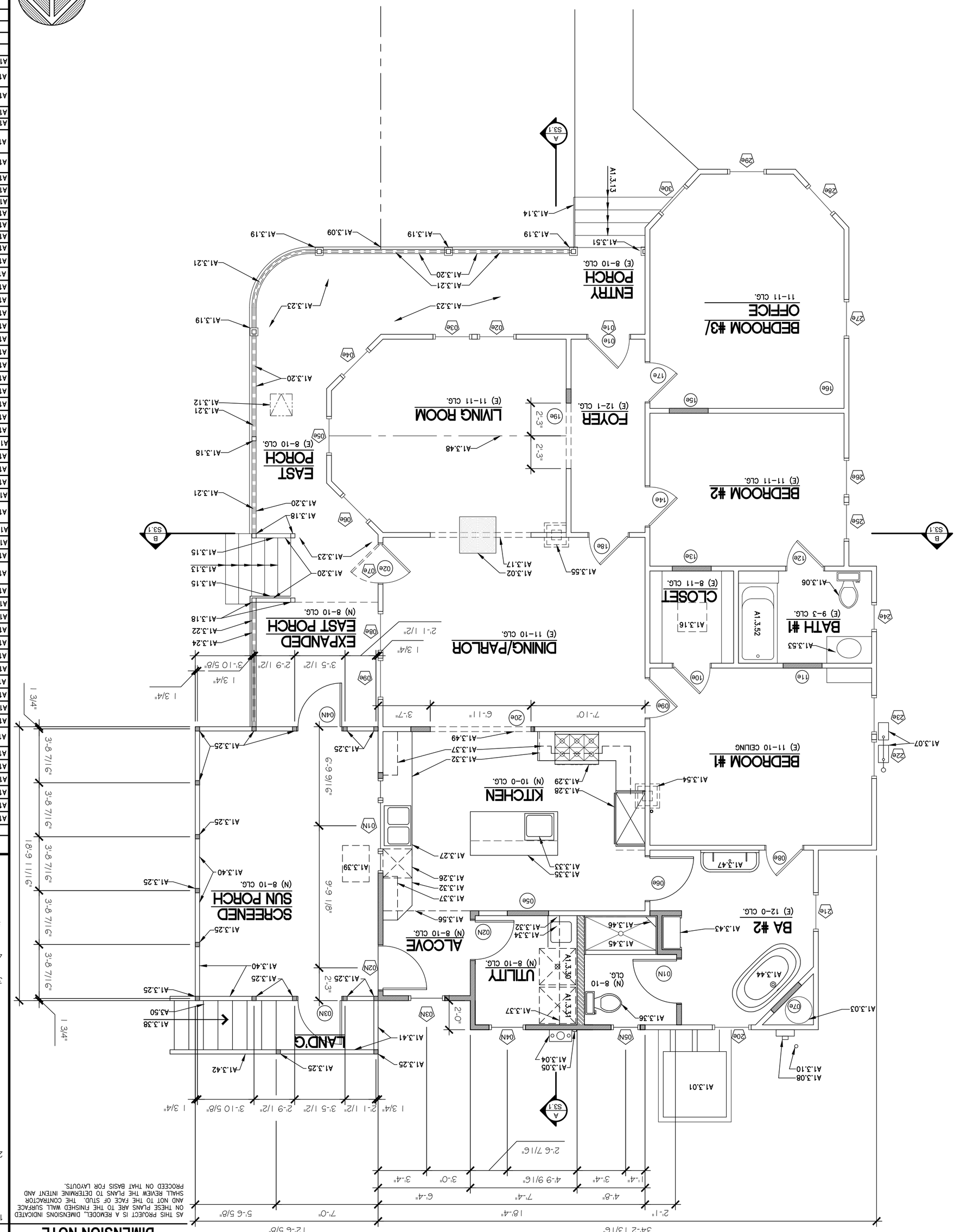
AS THIS PROJECT IS A REMODEL, DIMENSIONS INDICATED ON THESE PLANS ARE TO THE FACE OF STUD. THE CONTRACTOR SHALL REVIEW THE PLANS TO DETERMINE INTENT AND PROCEED ON THAT BASIS FOR LAYOUTS.

REVISIONS

1	4
2	5
3	6

FLOOR PLAN - REMODEL AND ADDITION

1693 SQ. FT. CONDITIONED SPACE / 782 SQ. FT. COVERED PORCH


ENTRY PORCH
(E) 8-10 CLG.
BEDROOM #3/ OFFICE
11-11 CLG.
FOYER
(E) 12-1 CLG.
LIVING ROOM
(E) 11-11 CLG.
BEDROOM #2
(E) 11-11 CLG.
EAST PORCH
(E) 8-10 CLG.
CLOSET
(E) 8-11 CLG.
BATH #1
(E) 9-3 CLG.
DINING/PARLOR
(E) 11-10 CLG.
EXPANDED EAST PORCH
(N) 8-10 CLG.
BEDROOM #1
(E) 11-10 CELING
KITCHEN
(N) 10-0 CLG.
ALCOVE
(N) 8-10 CLG.
UTILITY
(N) 8-10 CLG.
BA #2
(E) 12-0 CLG.
SCREENED SUN PORCH
(N) 8-10 CLG.
LANDING
(N) 8-10 CLG.
A1.3.13
A1.3.14
A1.3.19
A1.3.51
A1.3.20
A1.3.21
A1.3.23
A1.3.09
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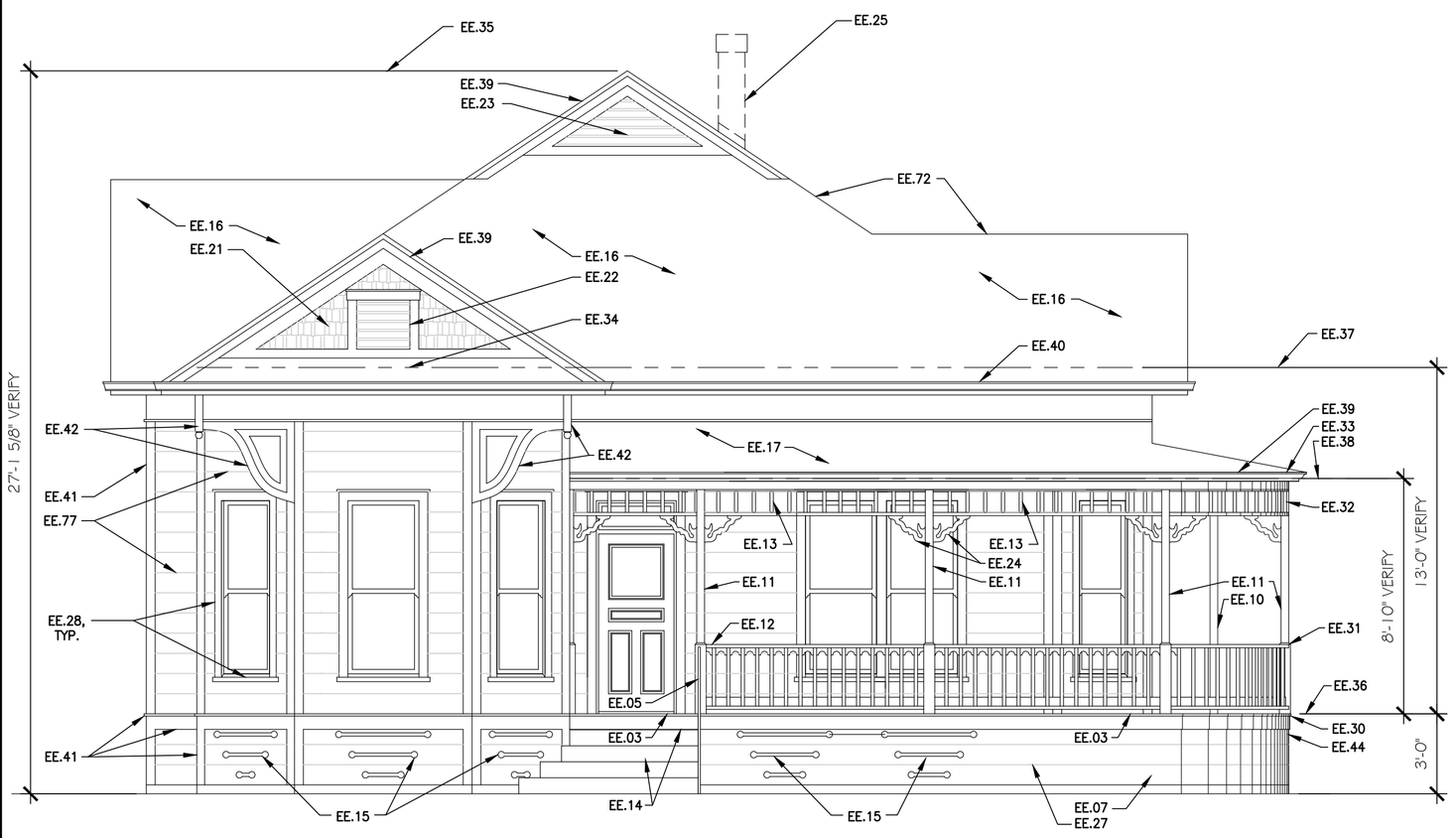
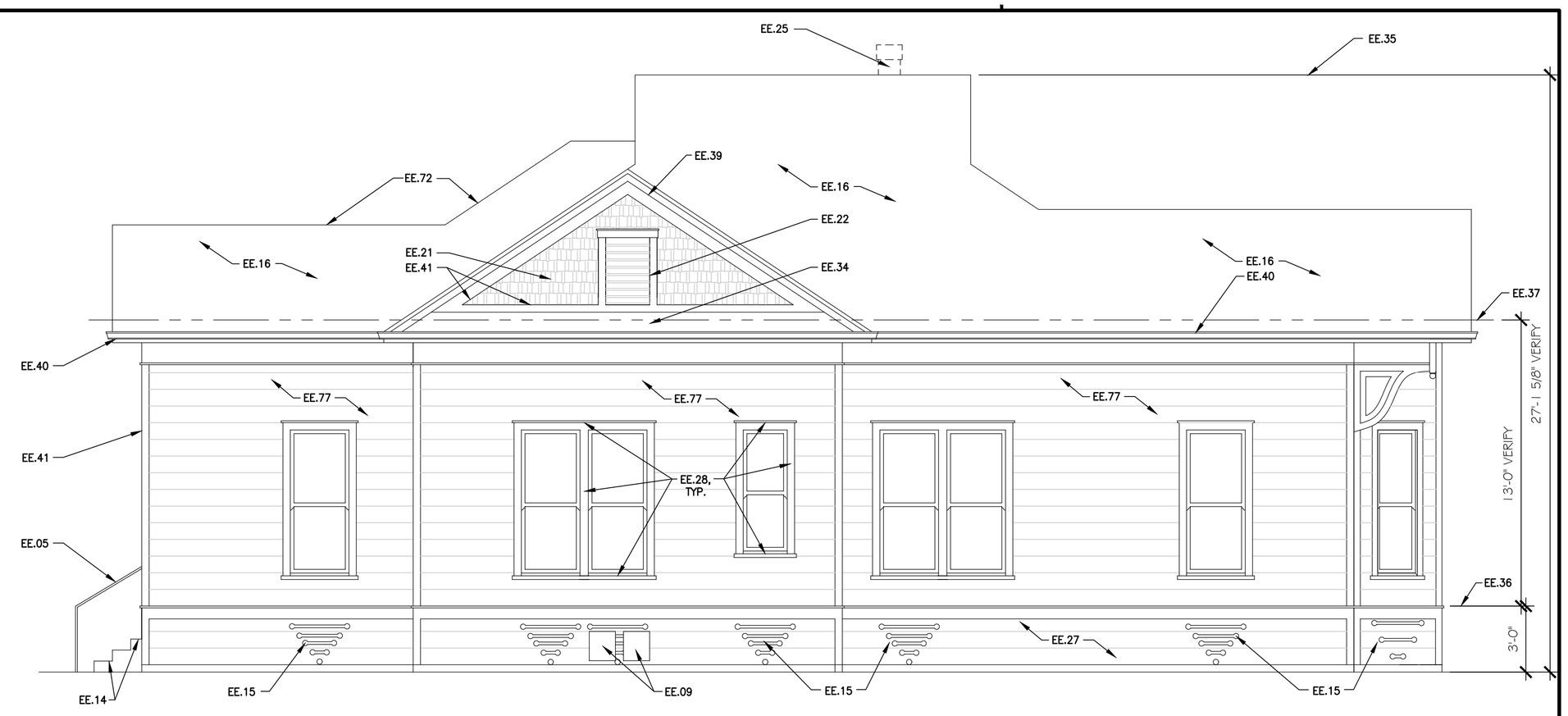


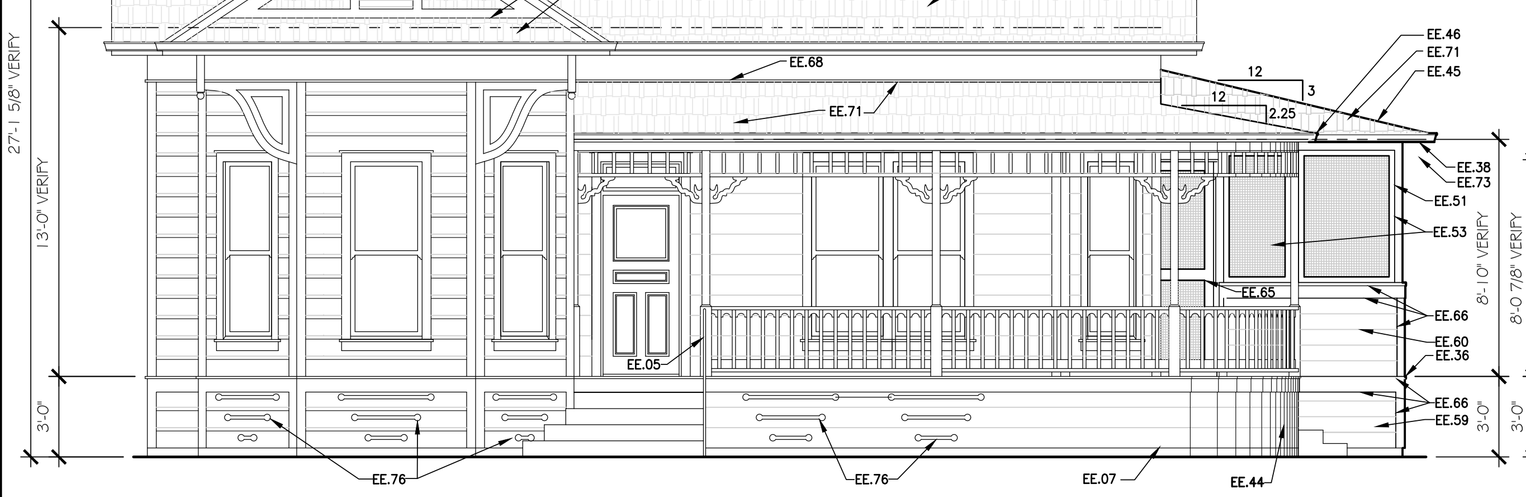
SOUTH ELEVATION - SCHOOL STREET - AS BUILT

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



WEST ELEVATION - FLORAL STREET - AS BUILT

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

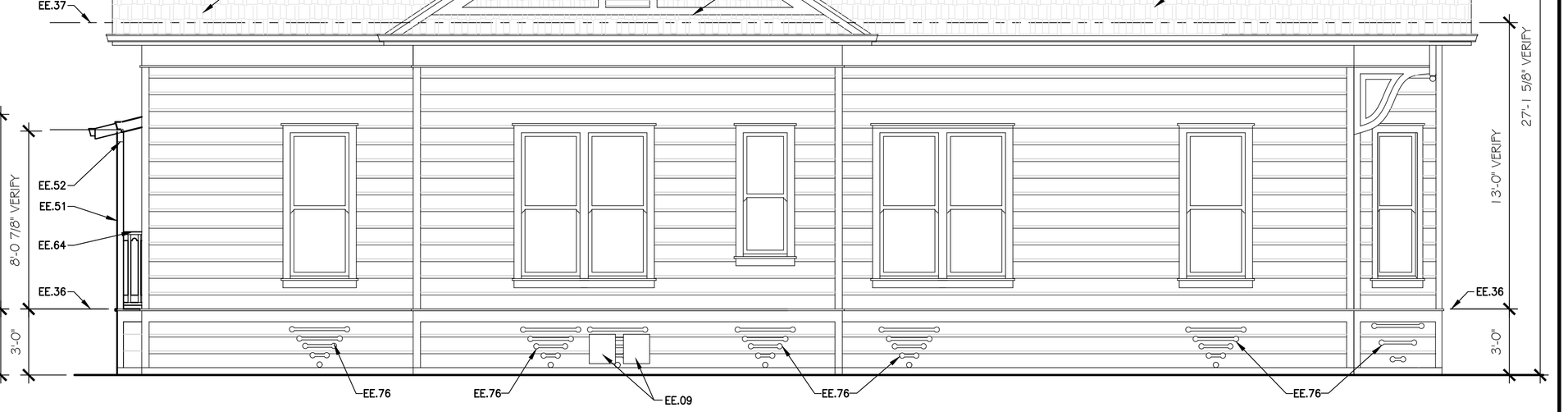


SOUTH ELEVATION - SCHOOL STREET - PROPOSED

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

HEIGHT NOTE!!

DUE TO THE NATURE OF THIS PROJECT, IT SHALL BE NECESSARY TO VERIFY ALL HEIGHTS IN THE FIELD DURING THE DEMOLITION STAGE. ALL NEW PLATE HEIGHTS SHALL MATCH EXISTING PLATE HEIGHTS WITH THE EXCEPTION OF THE PLATE HEIGHT OF THE PORCH EXTENSION AT THE REAR (NORTH) WALL OF THE PROJECT. THIS PLATE HEIGHT (CURRENTLY DIMENSIONED AS "8'-0 7/8") WILL BE SET AS AN EXTENSION OF THE EXISTING PLATE HEIGHT OF THE LOWER ROOF ELEMENT.



WEST ELEVATION - FLORAL STREET - PROPOSED

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

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
EE.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD
EE.02	(E) EXPOSED STUD SECTION OF WALL (INTERIOR BEAD BOARD). OLD SCREEN PORCH IN-FILL.
EE.03	(E) PORCHES WITH VARIOUS FLOORING MATERIALS (PLYWOOD OR 1X4 DECKING)
EE.04	(E) METAL HANDRAILS
EE.05	(E) PIPE HANDRAILS
EE.06	(E) WASTE LINE CLEANOUT (BELOW GRADE)
EE.07	(E) WATER SERVICE ENTRY POINT (BELOW PORCH)
EE.08	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER
EE.09	(E) GAS METERS (TWO). ONE SERVICING THE SUBJECT RESIDENCE. THE SECOND METER SERVICES THE SECONDARY STRUCTURE ON THE PARCEL.
EE.10	(E) 4X4 POST WITH EASED EDGES
EE.11	(E) 4X4 POST WITH EASED EDGES AND 1X BASE WRAP (4 SIDES TO ABV. GUARD RAIL)
EE.12	(E) 32" HIGH DECK GUARDRAIL WITH INTERMEDIATE 2X2 BALUSTERS @ 6 1/2" O.C.
EE.13	(E) WOOD FRETWORK BELOW PORCH SUPPORT BEAM
EE.14	(E) CONCRETE STEPS
EE.15	(E) UNDERFLOOR VENT CUTS (NO SCREENING)
EE.16	(E) 8:12 ROOF PITCH WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING OVERLAYING 1X SPACED SHEATHING AND/OR 1X SOLID SHEATHING
EE.17	(E) 2.25:12 ROOF PITCH WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING OVERLAYING ORIGINAL 1X SPACED SHEATHING AND/OR SOLID SHEATHING.
EE.18	(E) WARPED ROOF WITH COMP. SHINGLES (WARPED ROOF; INDETERMINATE SLOPE)
EE.19	(E) WARPED LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 2.25:12)
EE.20	(E) LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 3:12)
EE.21	(E) SHINGLE SIDING AT GABLE ENDS
EE.22	(E) RECTANGULAR GABLE END VENTS
EE.23	(E) TRIANGULAR GABLE END VENT
EE.24	(E) DECORATIVE KNEE BRACES
EE.25	(E) DETERIORATING BRICK NON-FUNCTIONAL CHIMNEY TO BE REMOVED DOWN TO CLG. LEVEL
EE.26	(E) ROOF FLASHING
EE.27	(E) LAP SIDING (1X SINGLE BEVEL WOOD LAP SIDING OVER 1X FURRING STRIPS). SEE EXISTING.
EE.28	(E) WOOD WINDOW TRIM (VERIFY SIZE)
EE.29	(E) COMMUNICATIONS CONNECTION BOX
EE.30	(E) CURVED SECTION OF PORCH DECK AND TRIM
EE.31	(E) CURVED SECTION OF PORCH RAILING
EE.32	(E) CURVED SECTION OF WOOD FRETWORK
EE.33	(E) CURVED SECTION OF FASCIA AND SHINGLE MOULD
EE.34	(E) SHORT DUTCH GABLE RETURN TO ENDWALL (COMP. SHINGLES)
EE.35	(E) APPROXIMATE MAXIMUM HEIGHT ABOVE FINISHED GRADE
EE.36	(E) APPROXIMATE FINISHED FLOOR HEIGHT ABOVE FINISHED GRADE. VARIES AT DECK AREA.
EE.37	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (UPPER ROOF)
EE.38	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (LOWER ROOF)
EE.39	(E) 1X FASCIA WITH SHINGLE MOULD
EE.40	(E) 1X FASCIA WITH (E) O.G. STYLE GUTTER
EE.41	(E) 1X WOOD TRIM
EE.42	(E) 2-WAY WOOD CORNER BRACKET
EE.43	(E) CONCRETE STAIRS AND RAILING TO BE REMOVED
EE.44	(E) ROUNDED CORNER OF PORCH TO REMAIN
EE.45	(N) 3:12 ROOF PITCH (APPROX.) WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING
EE.46	(E) ROUNDED ROOF SECTION TO REMAIN. REPLACE OR REPAIR EXISTING CROWN AND FASCIA AS REQUIRED
EE.47	(E) RECLAIMED AND RELOCATED 32" HIGH GUARD RAIL
EE.48	(E) RECLAIMED AND RELOCATED DECORATIVE KNEE BRACES
EE.49	(N) OR RECLAIMED AND RELOCATED 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.50	(N) 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.51	(N) 4X4 POSTS AT (N) PORCH EXTENSION
EE.52	(N) PORCH BEAM. SEE ROOF FRAMING PLAN
EE.53	(N) REMOVABLE WOOD FRAMED SCREEN PANELS USING RECLAIMED WINDOW SCREEN HARDWARE
EE.54	(N) OR RECLAIMED WOOD FRETWORK TO MATCH (E)
EE.55	OMITTED
EE.56	REMOVE OLD ATTIC VENT AT (E) MAIN UPPER ROOF NORTH GABLE. CONSTRUCT FAUX TRIANGULAR ATTIC VENT AT (N) EXTENDED MAIN ROOF UPPER NORTH GABLE
EE.57	(N) FLASHED AND SCREENED WALL OPENINGS FOR DECK (N) PORCH DRAINAGE
EE.58	REMOVE (E) NORTH CONCRETE PORCH AND PIPE RAILING
EE.59	(N) SINGLE BEVEL WOOD SIDING OVER 1X FURRING STRIPS TO MATCH (E) SIDING AT PORCH
EE.60	(E) RECLAIMED AND REUSED SIDING
EE.61	(N) CONCRETE OR WOOD STEPS TO PORCH. 12" TREAD, 4 1/2" RISE.
EE.62	(N) WOOD, HARDIE TRIM, OR RECLAIMED WINDOW AND TRIM AT (N) LOCATION
EE.63	(N) 36" HIGH (ABOVE NOSE OF TREAD) GUARDRAIL AT NEW PORCH STEPS. SIMILAR IN MATERIALS AND APPEARANCE TO (E); EXCEPT FOR THE FOLLOWING: (A) MAXIMUM 4" CLEAR BETWEEN INTERMEDIATE BALUSTERS, (B) THE TRIANGLE FORMED BETWEEN THE BOTTOM RAIL AND THE STAIRS SHALL BE SIZED THAT A SPHERE, NO LARGER THAN 6" DIA., MAY PASS THROUGH, (C) THE HEIGHT OF THE TOP OF THE GUARDRAIL TO BE 36" ABV. THE NOSE OF THE TREAD. (D) A 1 1/4" DIA. TO 1 1/2" DIA. WOOD OR METAL HANDRAIL SHALL BE MOUNTED 1 1/2" FROM THE STAIR SIDE SURFACE OF THE GUARD RAIL OR TO THE SURFACE OF THE ADJACENT WALL.
EE.64	(N) 42" HIGH (ABV. FINISHED PORCH FLOOR) GUARDRAIL AT (N) PORCH LANDING. SIMILAR IN MATERIALS AND APPEARANCE TO EXISTING, EXCEPT FOR THE FOLLOWING: (A) MAXIMUM 4" CLEAR BETWEEN INTERMEDIATE BALUSTERS, (B) THE HEIGHT OF THE TOP OF THE GUARDRAIL TO BE 42" ABV. THE NOSE OF THE TREAD.
EE.65	(N) WOOD FRAMED SCREEN DOOR
EE.66	(N) WOOD TRIM OR HARDIE TRIM TO MATCH (E)
EE.67	RECLAIMED WOOD SIDING
EE.68	(N) HEADWALL FLASHING AS REQUIRED
EE.69	(N) SIDEWALL FLASHING AS REQUIRED
EE.70	(N) EXTENSION OF EXISTING ROOF
EE.71	FULLY STRIP ENTIRE (E) COMPOSITION SHINGLE ROOF DOWN TO SHEATHING. INSPECT AND REPLACE SOLID SHEATHING AS REQUIRED. EXTEND NEW SECTIONS OF ROOF PER ROOF PLAN OR ROOF FRAMING PLAN. PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL. XX/XX. PROVIDE UNDERLAYMENT AS REQUIRED TO ALIGN (E) AND (N) ROOF SHEATHING. RE-ROOF ENTIRE UPPER AND LOWER ROOF (INCLUDING SHORT DUTCH GABLE EYEBROWS) WITH CAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL SLATE OR SLATE) OVER 30 LB. FELT. APPLY UNDERLAYMENT PER 2022 CRBC TABLE R905.1.1(2)
EE.72	(E) ROOF LINE
EE.73	SOFFITED EAVE TO MATCH (E)
EE.74	REPLICATED UNDERFLOOR VENT OPENING W/ SCREEN
EE.75	OMITTED
EE.76	(N) FOUNDATION VENT SCREENING AT BACK SIDE (UNDERFLOOR SIDE) OF (E) FOUNDATION VENTS
EE.77	(E) REDWOOD LAP SIDING OF CURRENTLY UNLISTED PROFILE. SALVAGE (E) SIDING AT DEMOLISHED AREAS. RE-USE (E) SALVAGED SIDING AS AVAILABLE. MILL AND RECREATE NEW SIDING TO MATCH (E) AS REQUIRED.

EXHIBIT C

DRAWN
D. SHAW

JOB NUMBER
23.006

REVISIONS
1 2 3 4 5 6

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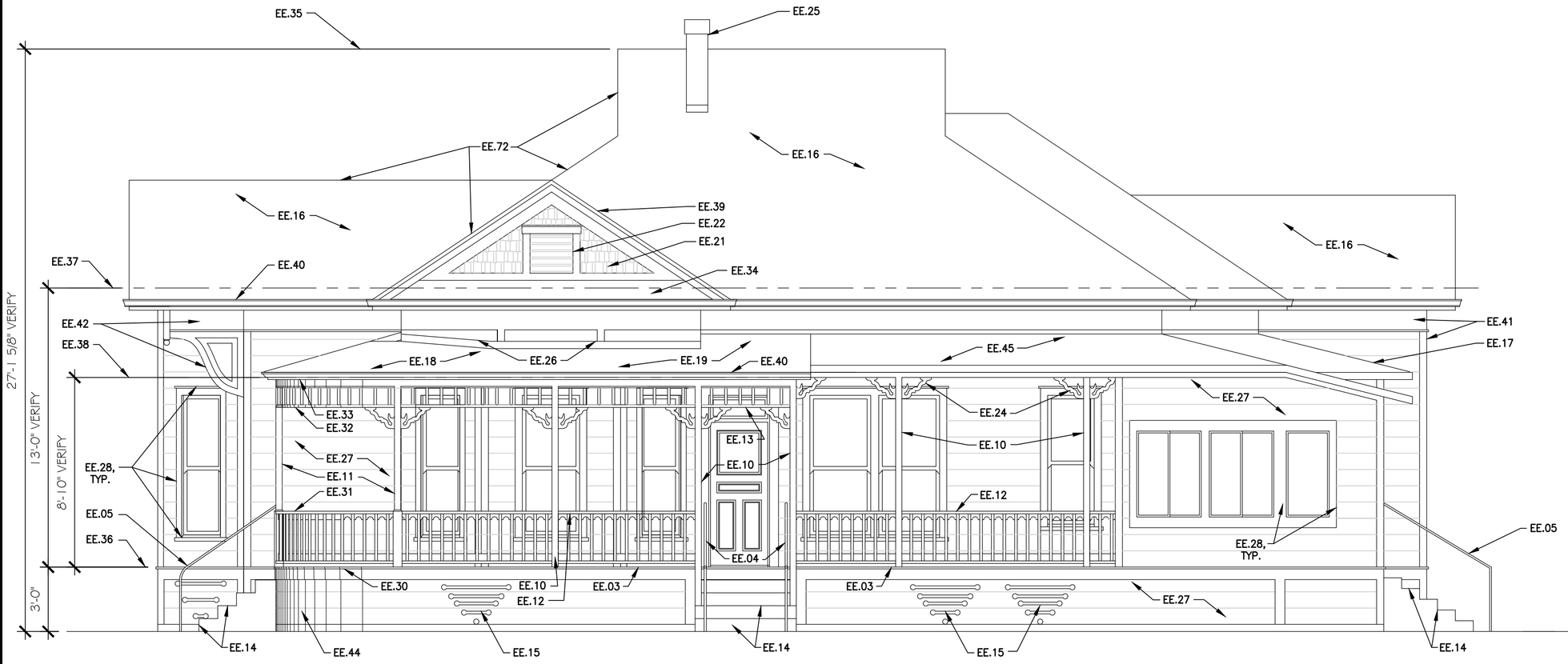
A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA, CALIFORNIA

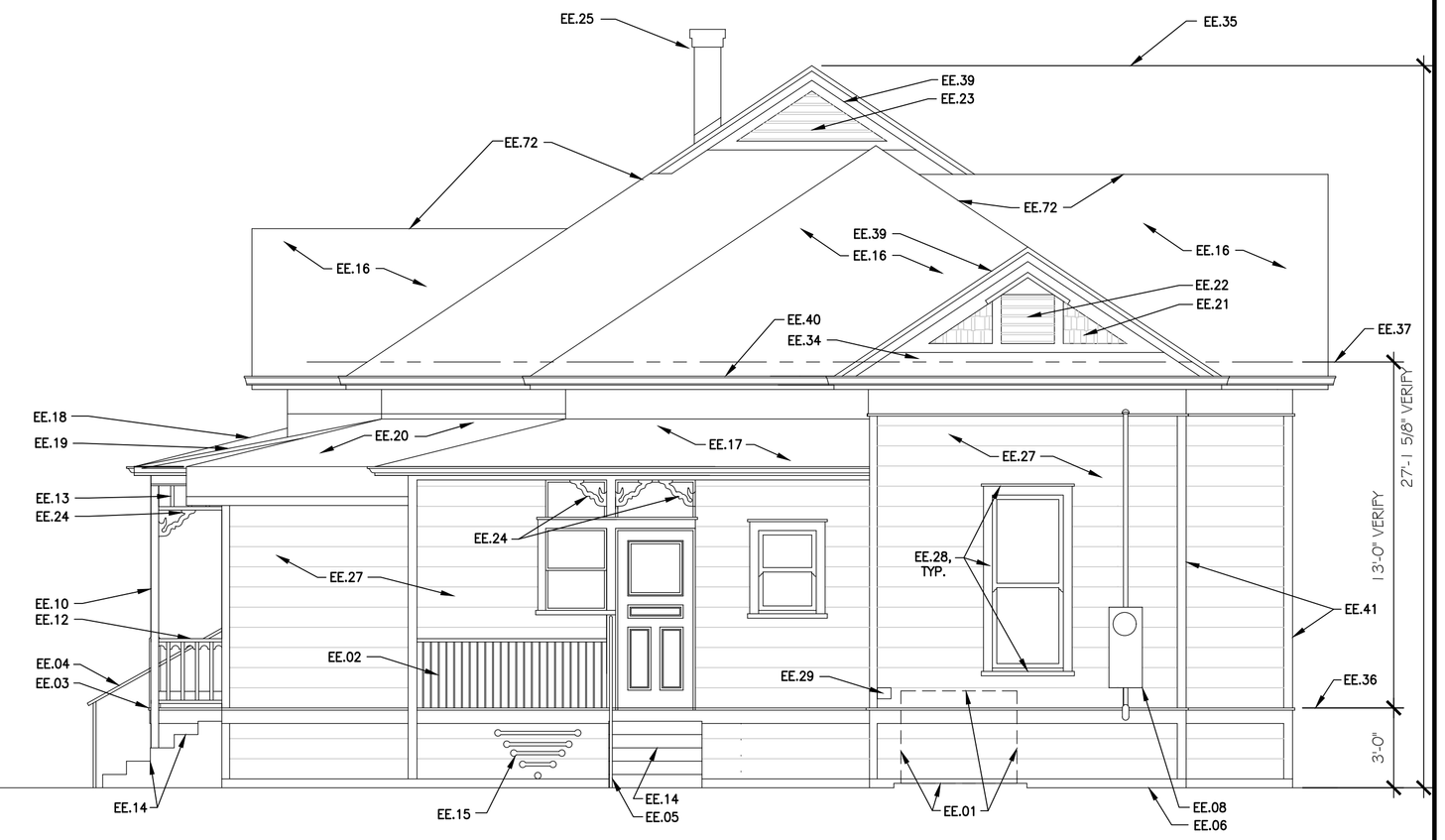
SHEET
A2.1

PRINT DATE
04/15/2024



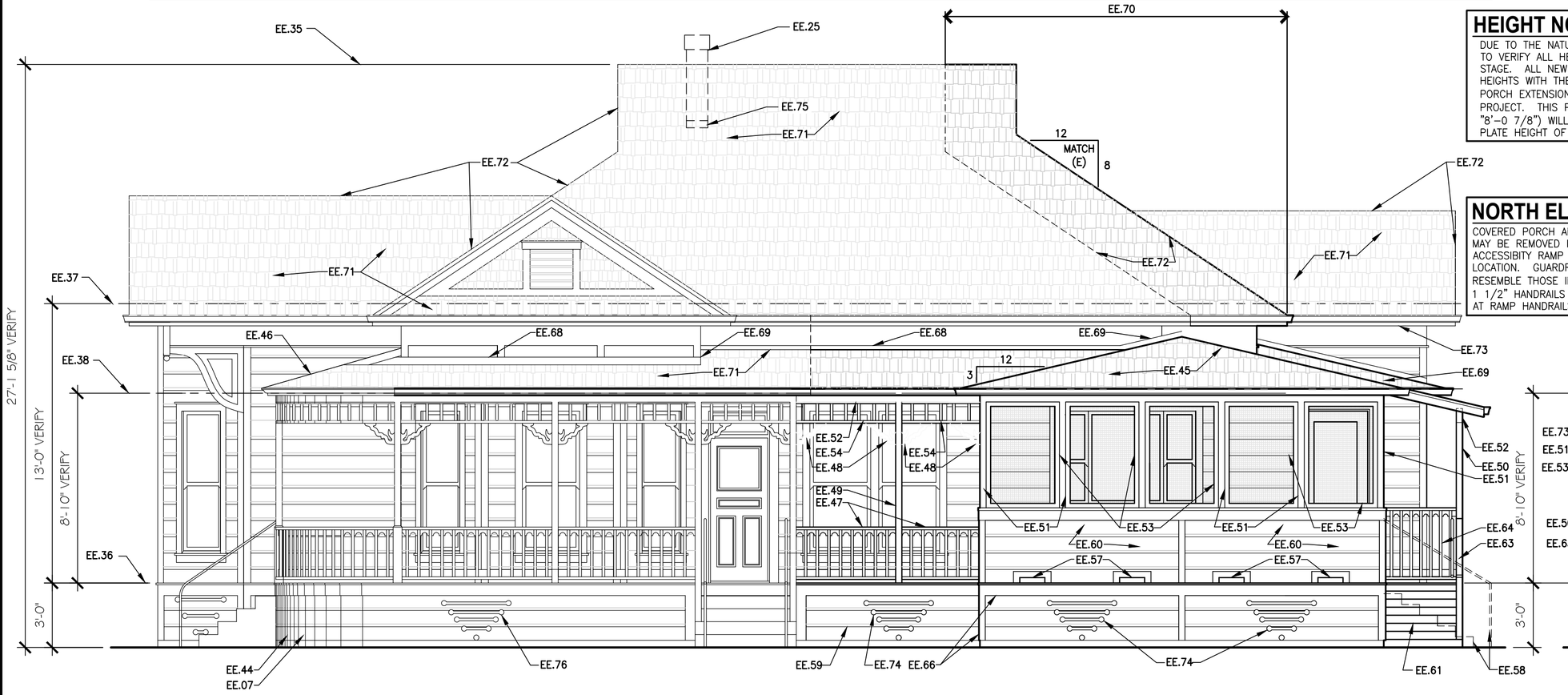
EAST ELEVATION - AS BUILT

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



NORTH ELEVATION - AS BUILT

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



EAST ELEVATION - PROPOSED

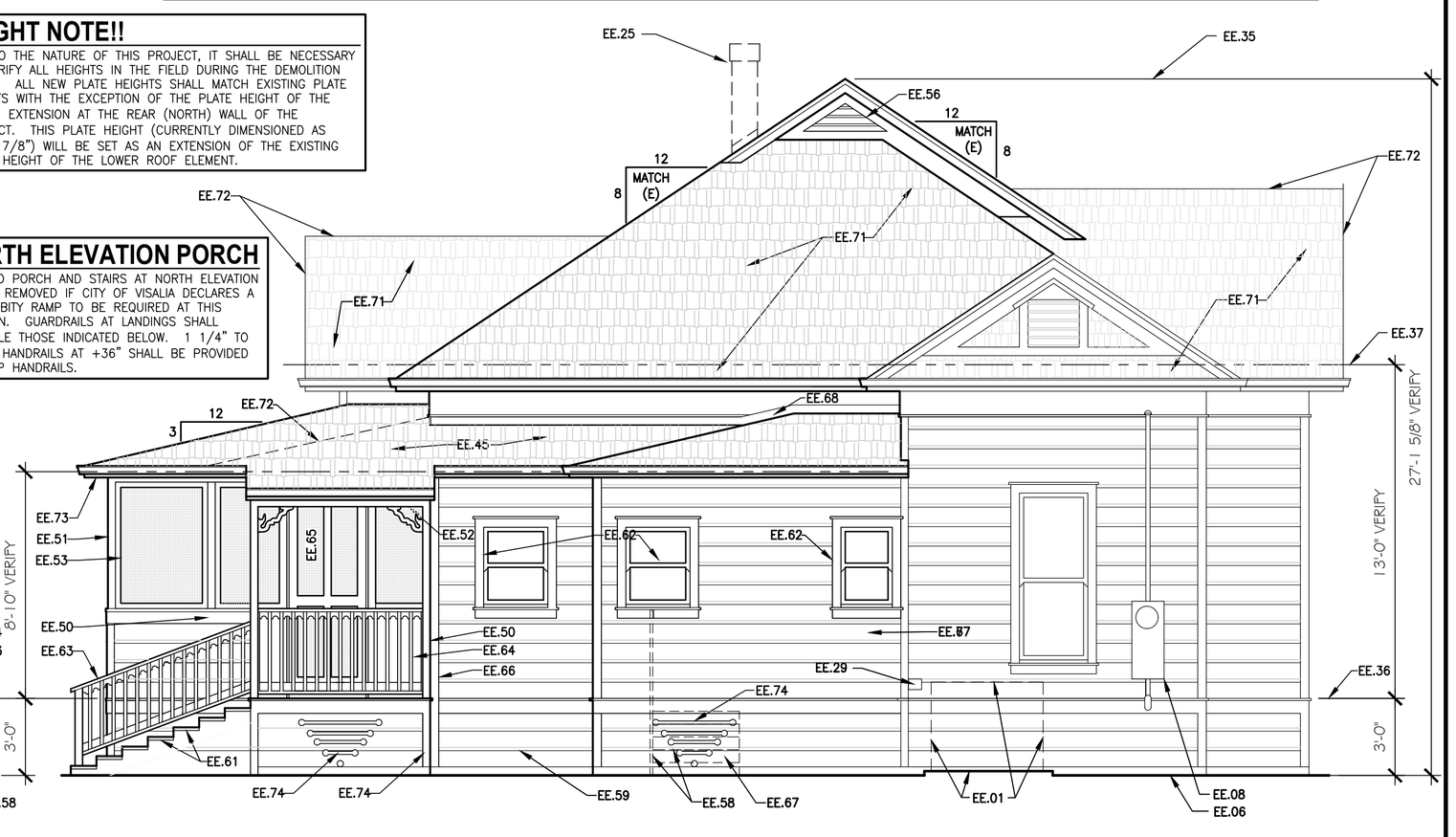
SCALE: 1/4" = 1'-0"

HEIGHT NOTE!!

DUE TO THE NATURE OF THIS PROJECT, IT SHALL BE NECESSARY TO VERIFY ALL HEIGHTS IN THE FIELD DURING THE DEMOLITION STAGE. ALL NEW PLATE HEIGHTS SHALL MATCH EXISTING PLATE HEIGHTS WITH THE EXCEPTION OF THE PLATE HEIGHT OF THE PORCH EXTENSION AT THE REAR (NORTH) WALL OF THE PROJECT. THIS PLATE HEIGHT (CURRENTLY DIMENSIONED AS "8'-0 7/8") WILL BE SET AS AN EXTENSION OF THE EXISTING PLATE HEIGHT OF THE LOWER ROOF ELEMENT.

NORTH ELEVATION PORCH

COVERED PORCH AND STAIRS AT NORTH ELEVATION MAY BE REMOVED IF CITY OF VISALIA DECLARES A ACCESSIBITY RAMP TO BE REQUIRED AT THIS LOCATION. GUARDRAILS AT LANDINGS SHALL RESEMBLE THOSE INDICATED BELOW. 1 1/4" TO 1 1/2" HANDRAILS AT +36" SHALL BE PROVIDED AT RAMP HANDRAILS.



NORTH ELEVATION - PROPOSED

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

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
EE.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD
EE.02	(E) EXPOSED STUD SECTION OF WALL (INTERIOR BEAD BOARD). OLD SCREEN PORCH IN-FILL.
EE.03	(E) PORCHES WITH VARIOUS FLOORING MATERIALS (PLYWOOD OR 1X4 DECKING)
EE.04	(E) METAL HANDRAILS
EE.05	(E) PIPE HANDRAILS
EE.06	(E) WASTE LINE CLEANOUT (BELOW GRADE)
EE.07	(E) WATER SERVICE ENTRY POINT (BELOW PORCH)
EE.08	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER
EE.09	(E) GAS METERS (TWO). ONE SERVICING THE SUBJECT RESIDENCE. THE SECOND METER SERVICES THE SECONDARY STRUCTURE ON THE PARCEL.
EE.10	(E) 4X4 POST WITH EASED EDGES
EE.11	(E) 4X4 POST WITH EASED EDGES AND 1X BASE WRAP (4 SIDES TO ABV. GUARD RAIL)
EE.12	(E) 32" HIGH DECK GUARDRAIL WITH INTERMEDIATE 2X2 BALUSTERS @ 6 1/2" O.C.
EE.13	(E) WOOD FRETWORK BELOW PORCH SUPPORT BEAM
EE.14	(E) CONCRETE STEPS
EE.15	(E) UNDERFLOOR VENT CUTS (NO SCREENING)
EE.16	(E) 8:12 ROOF PITCH WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING OVERLAYING 1X SPACED SHEATHING AND/OR 1X SOLID SHEATHING
EE.17	(E) 2.25:12 ROOF PITCH WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING OVERLAYING ORIGINAL 1X SPACED SHEATHING AND/OR SOLID SHEATHING.
EE.18	(E) WARPED ROOF WITH COMP. SHINGLES (WARPED ROOF; INDETERMINATE SLOPE)
EE.19	(E) WARPED LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 2.25:12)
EE.20	(E) LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 3:12)
EE.21	(E) SHINGLE SIDING AT GABLE ENDS
EE.22	(E) RECTANGULAR GABLE END VENTS
EE.23	(E) TRIANGULAR GABLE END VENT
EE.24	(E) DECORATIVE KNEE BRACES
EE.25	(E) DETERIORATING BRICK NON-FUNCTIONAL CHIMNEY TO BE REMOVED DOWN TO CLG. LEVEL
EE.26	(E) ROOF FLASHING
EE.27	(E) LAP SIDING (1X SINGLE BEVEL WOOD LAP SIDING OVER 1X FURRING STRIPS). SEE EXISTING.
EE.28	(E) WOOD WINDOW TRIM (VERIFY SIZE)
EE.29	(E) COMMUNICATIONS CONNECTION BOX
EE.30	(E) CURVED SECTION OF PORCH DECK AND TRIM
EE.31	(E) CURVED SECTION OF PORCH RAILING
EE.32	(E) CURVED SECTION OF WOOD FRETWORK
EE.33	(E) CURVED SECTION OF FASCIA AND SHINGLE MOULD
EE.34	(E) SHORT DUTCH GABLE RETURN TO ENDWALL (COMP. SHINGLES)
EE.35	(E) APPROXIMATE MAXIMUM HEIGHT ABOVE FINISHED GRADE
EE.36	(E) APPROXIMATE FINISHED FLOOR HEIGHT ABOVE FINISHED GRADE. VARIES AT DECK AREA.
EE.37	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (UPPER ROOF)
EE.38	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (LOWER ROOF)
EE.39	(E) 1X FASCIA WITH SHINGLE MOULD
EE.40	(E) 1X FASCIA WITH (E) O.G. STYLE GUTTER
EE.41	(E) 1X WOOD TRIM
EE.42	(E) 2-WAY WOOD CORNER BRACKET
EE.43	(E) CONCRETE STAIRS AND RAILING TO BE REMOVED
EE.44	(E) ROUNDED CORNER OF PORCH TO REMAIN
EE.45	(N) 3:12 ROOF PITCH (APPROX.) WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING
EE.46	(E) ROUNDED ROOF SECTION TO REMAIN. REPLACE OR REPAIR EXISTING CROWN AND FASCIA AS REQUIRED
EE.47	(E) RECLAIMED AND RELOCATED 32" HIGH GUARD RAIL
EE.48	(E) RECLAIMED AND RELOCATED DECORATIVE KNEE BRACES
EE.49	(N) OR RECLAIMED AND RELOCATED 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.50	(N) 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.51	(N) 4X4 POSTS AT (N) PORCH EXTENSION
EE.52	(N) PORCH BEAM. SEE ROOF FRAMING PLAN
EE.53	(N) REMOVABLE WOOD FRAMED SCREEN PANELS USING RECLAIMED WINDOW SCREEN HARDWARE
EE.54	(N) OR RECLAIMED WOOD FRETWORK TO MATCH (E)
EE.55	OMITTED
EE.56	REMOVE OLD ATTIC VENT AT (E) MAIN UPPER ROOF NORTH GABLE. CONSTRUCT FAUX TRIANGULAR ATTIC VENT AT (N) EXTENDED MAIN ROOF UPPER NORTH GABLE
EE.57	(N) FLASHED AND SCREENED WALL OPENINGS FOR DECK (N) PORCH DRAINAGE
EE.58	REMOVE (E) NORTH CONCRETE PORCH AND PIPE RAILING
EE.59	(N) SINGLE BEVEL WOOD SIDING OVER 1X FURRING STRIPS TO MATCH (E) SIDING AT PORCH
EE.60	(E) RECLAIMED AND REUSED SIDING
EE.61	(N) CONCRETE OR WOOD STEPS TO PORCH. 12" TREAD, 4 1/2" RISE.
EE.62	(N) WOOD, HARDIE TRIM, OR RECLAIMED WINDOW AND TRIM AT (N) LOCATION
EE.63	(N) 36" HIGH (ABOVE NOSE OF TREAD) GUARDRAIL AT NEW PORCH STEPS. SIMILAR IN MATERIALS AND APPEARANCE TO (E); EXCEPT FOR THE FOLLOWING: (A) MAXIMUM 4" CLEAR BETWEEN INTERMEDIATE BALUSTERS, (B) THE TRIANGLE FORMED BETWEEN THE BOTTOM RAIL AND THE STAIRS SHALL BE SIZED THAT A SPHERE, NO LARGER THAN 6" DIA., MAY PASS THROUGH, (C) THE HEIGHT OF THE TOP OF THE GUARDRAIL TO BE 36" ABV. THE NOSE OF THE TREAD. (D) A 1 1/4" DIA. TO 1 1/2" DIA. WOOD OR METAL HANDRAIL SHALL BE MOUNTED 1 1/2" FROM THE STAIR SIDE SURFACE OF THE GUARD RAIL OR TO THE SURFACE OF THE ADJACENT WALL.
EE.64	(N) 42" HIGH (ABV. FINISHED PORCH FLOOR) GUARDRAIL AT (N) PORCH LANDING. SIMILAR IN MATERIALS AND APPEARANCE TO EXISTING, EXCEPT FOR THE FOLLOWING: (A) MAXIMUM 4" CLEAR BETWEEN INTERMEDIATE BALUSTERS, (B) THE HEIGHT OF THE TOP OF THE GUARDRAIL TO BE 42" ABV. THE NOSE OF THE TREAD.
EE.65	(N) WOOD FRAMED SCREEN DOOR
EE.66	(N) WOOD TRIM OR HARDIE TRIM TO MATCH (E)
EE.67	RECLAIMED WOOD SIDING
EE.68	(N) HEADWALL FLASHING AS REQUIRED
EE.69	(N) SIDEWALL FLASHING AS REQUIRED
EE.70	(N) EXTENSION OF EXISTING ROOF
EE.71	FULLY STRIP ENTIRE (E) COMPOSITION SHINGLE ROOF DOWN TO SHEATHING. INSPECT AND REPLACE SOLID SHEATHING AS REQUIRED. EXTEND NEW SECTIONS OF ROOF PER ROOF PLAN OR ROOF FRAMING PLAN. PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL. XX/XX. PROVIDE UNDERLAYMENT AS REQUIRED TO ALIGN (E) AND (N) ROOF SHEATHING. RE-ROOF ENTIRE UPPER AND LOWER ROOF (INCLUDING SHORT DUTCH GABLE EYEBROWS) WITH GAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL SLATE OR SLATE) OVER 30 LB. FELT. APPLY UNDERLAYMENT PER 2022 CRBC TABLE R905.1.1(2)
EE.72	(E) ROOF LINE
EE.73	SOFFITED EAVE TO MATCH (E)
EE.74	REPLICATED UNDERFLOOR VENT OPENING W/ SCREEN
EE.75	OMITTED
EE.76	(N) FOUNDATION VENT SCREENING AT BACK SIDE (UNDERFLOOR SIDE) OF (E) FOUNDATION VENTS
EE.77	(E) REDWOOD LAP SIDING OF CURRENTLY UNLISTED PROFILE. SALVAGE (E) SIDING AT DEMOLISHED AREAS. RE-USE (E) SALVAGED SIDING AS AVAILABLE. MILL AND RECREATE NEW SIDING TO MATCH (E) AS REQUIRED.

DRAWN
D. SHAW

JOB NUMBER
23.006

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A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:
MIKE and TONI PRICE
VISALIA, CALIFORNIA

SHEET
A2.2

PRINT DATE
04/15/2024

EXISTING ATTIC VENTILATION CALCULATIONS

AS DEFINED BY 2022 CRBC, SECTION 806.2

ATTIC AREA "A"

1588.3 SQ. FT.	TOTAL ATTIC AREA AT ATTIC AREA "A"
1524.8 SQ. IN.	1/150 TOTAL VENTABLE AREA REQUIRED PER 2022 CRBC, SECTION R806.2 (NO EAVE OR CORNICE VENTS) [(1588.0 / 150) X 144]
1495.0 SQ. IN.	EXISTING N.F.V.A. PROVIDED BY EXISTING VENTS [(3 X 188) + (2 X 305) + 321 = 1495 SQ. IN.]
0 SQ. IN.	LOWER ROOF VENTILATION: NONE PROVIDED
1495.0 SQ. IN.	TOTAL N.F.V.A. PROVIDED FOR EXISTING ATTIC AREA "A"; FAILS N.F.V.A. REQUIREMENT

ATTIC AREA "B"

566.4 SQ. FT.	TOTAL ATTIC AREA AT ATTIC AREA "B"
543.8 SQ. IN.	1/150 TOTAL VENTABLE AREA REQUIRED PER 2022 CRBC, SECTION R806.2 (NO EAVE OR CORNICE VENTS) [(566.4 / 150) X 144]
0.0 SQ. IN.	EXISTING N.F.V.A. PROVIDED BY EXISTING VENTS: NONE PROVIDED
0.0 SQ. IN.	EXISTING LOWER ROOF VENTILATION: NONE PROVIDED
	TOTAL N.F.V.A. PROVIDED FOR EXISTING ATTIC AREA "B"; FAILS N.F.V.A. REQUIREMENT

ROOF PLANS KEYNOTES

KEY	DESCRIPTION
A3.01	PERIMETER OF (E) RESIDENCE BELOW
A3.02	PERIMETER OF REMODELED RESIDENCE BELOW
A3.03	(E) LOWER ROOF HIP, VALLEY, OR RIDGE TO REMAIN
A3.04	(E) LOWER ROOF HIP, VALLEY, OR RIDGE TO BE OVERFRAMED OR REMOVED. SEE ROOF FRAM'G.
A3.05	(E) UPPER ROOF HIP, VALLEY, OR RIDGE TO REMAIN
A3.06	(E) UPPER ROOF HIP, VALLEY, OR RIDGE TO BE OVERFRAMED OR REMOVED. SEE ROOF FRAM'G.
A3.07	(N) LOWER ROOF HIP, VALLEY, OR RIDGE
A3.08	(N) UPPER ROOF HIP, VALLEY, OR RIDGE
A3.09	(E) UPPER ROOF DUTCH GABLE ENDWALL LOCATION
A3.10	(N) ADDITION UPPER ROOF DUTCH GABLE ENDWALL. SEE ROOF FRAMING PLAN AND EXT. ELEV.
A3.11	(E) DUTCH GABLE ENDWALL ATTIC VENT (APPROX. 24" X 24"; EST. N.F.V.A. = 188 SQ. IN.*)
A3.12	(E) DUTCH GABLE ENDWALL ATTIC VENT (APPROX. 24" X 36"; EST. N.F.V.A. = 321 SQ. IN.*)
A3.13	(E) DUTCH GABLE ENDWALL ATTIC VENT (APPROX. 66" X 22"; EST. N.F.V.A. = 305 SQ. IN.**)
A3.14	(E) DUTCH GABLE ENDWALL ATTIC VENT (A3.19) TO BE REMOVED. REPLACE W/ FALSE VENT.
A3.15	(N) DUTCH GABLE ENDWALL ATTIC VENT (APPROX. 24" X 24"; EST. N.F.V.A. = 188 SQ. IN.*)
A3.16	(N) GAF EAC (OR EQUAL) 16" X 8" EAVE VENT AT PORCH CEILING
A3.17	(N) O'HAGIN ATTIC VENT AT ROOF. SEE REMODEL/ADDITION ATTIC VENT CALCULATIONS.
A3.18	REPAIR OR REPLACE EXISTING FASCIAS AND BARGE RAFTERS AS NEEDED
A3.19	(E) ROOF GUTTERS. REPAIR OR REPLACE AS NEEDED
A3.20	(N) ROOF GUTTERS. MATCH (E) AS POSSIBLE.
A3.21	(N) FASCIAS AND BARGE RAFTERS TO MATCH (E)
A3.22	APPLY (N) HEADWALL FLASHING AS REQUIRED
A3.23	APPLY (N) SIDEWALL FLASHING AS REQUIRED
A3.24	STRIP (E) COMPOSITION SHINGLE ROOF. INSPECT AND REPLACE SOLID SHEATHING AS REQUIRED. PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL. XX/XX. RE-ROOF WITH GAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL SLATE OR SLATE) OVER 30 LB. FELT. APPLY UNDERLAYMENT PER 2022 CRBC TABLE R905.1.1(2)
A3.25	PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL. XX/XX. USE GAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL SLATE OR SLATE) OVER 30 LB. FELT. APPLY UNDERLAYMENT PER 2022 CRBC TABLE R905.1.1(2). PROVIDE UNDERLAYMENT AS REQUIRED TO ALIGN (N) SHEATHING WITH (E) SHEATHING.
A3.26	(E) NON-FUNCTIONAL, DETERIORATING CHIMNEY TO BE REMOVED DOWN TO (E) CEILING JOISTS. PATCH OPENING IN (E) ROOF STRUCTURE
A3.27	(E) NON-FUNCTIONAL, DETERIORATED CHIMNEY IN ATTIC. (E) CHIMNEY THROUGH ROOF HAS BEEN REMOVED TO THE ROOF LINE AND THE ROOF PATCHED AT SOMETIME IN THE PAST BY PREVIOUS OWNERS. PLAN PREPARER SUGGESTS REMOVING (E) CHIMNEY IN ATTIC DOWN TO THE TOP OF THE (E) CEILING JOISTS IN ORDER TO REMOVE DANGER OF FALLING BRICKS AND COLLAPSING CEILING AT THE REMODELED KITCHEN AND BEDROOM #1.
A3.28	(N) DUTCH ENDWALL LOCATION. SEE EXTERIOR ELEVATIONS.
A3.29	(E) DUTCH ENDWALL LOCATION. SEE EXTERIOR ELEVATIONS.

REMODEL / ADDITION ATTIC VENTILATION CALCULATIONS

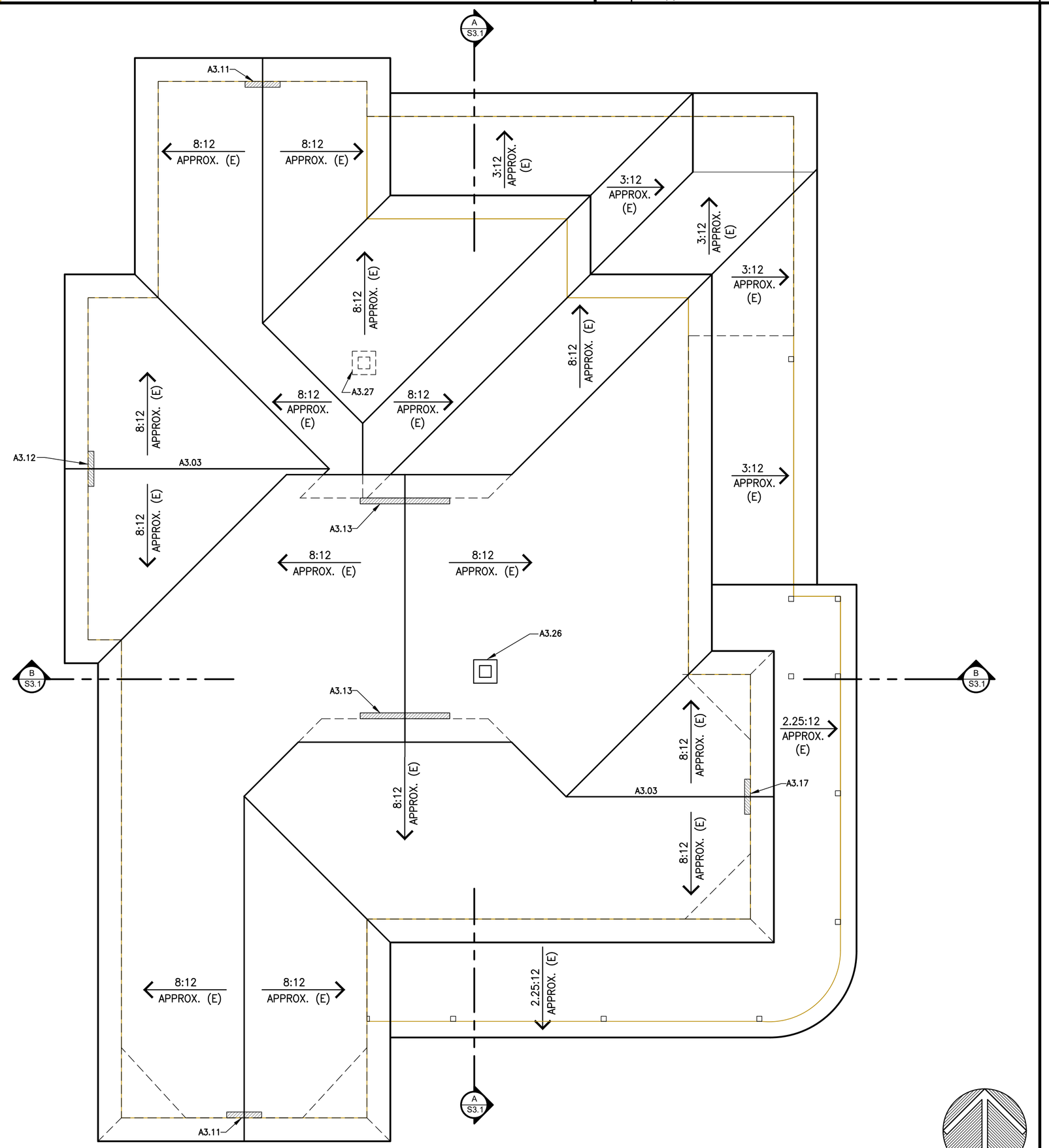
AS DEFINED BY 2022 CRBC, SECTION 806.2

ATTIC AREA "A"

1618.5 SQ. FT.	TOTAL ATTIC AREA (ATTIC AREA "A")
1553.8 SQ. IN.	1/150 TOTAL VENTABLE AREA REQUIRED [(1618.5 / 150) X 144]
1622.0 SQ. IN.	UPPER ROOF VENTILATION PROVIDED BY RE-USING (5) OF THE EXISTING VENTS AS INDICATED ON PLAN AND (4) NEW O'HAGIN SHINGLE VENTS @ 72 SQ. IN. N.F.V.A. [(3 X 188) + 321 + 305) + (6 X 72) = 1622.0 (104.8%); EXCEEDS REQUIREMENT FOR 1:150 VENTILATION. EAVE (LOWER ROOF) VENTILATION NOT REQUIRED.
1622.0 SQ. IN.	TOTAL N.F.V.A. PROVIDED FOR EXISTING ATTIC AREA "A"; EXCEEDS N.F.V.A. REQUIREMENT

ATTIC AREA "B"

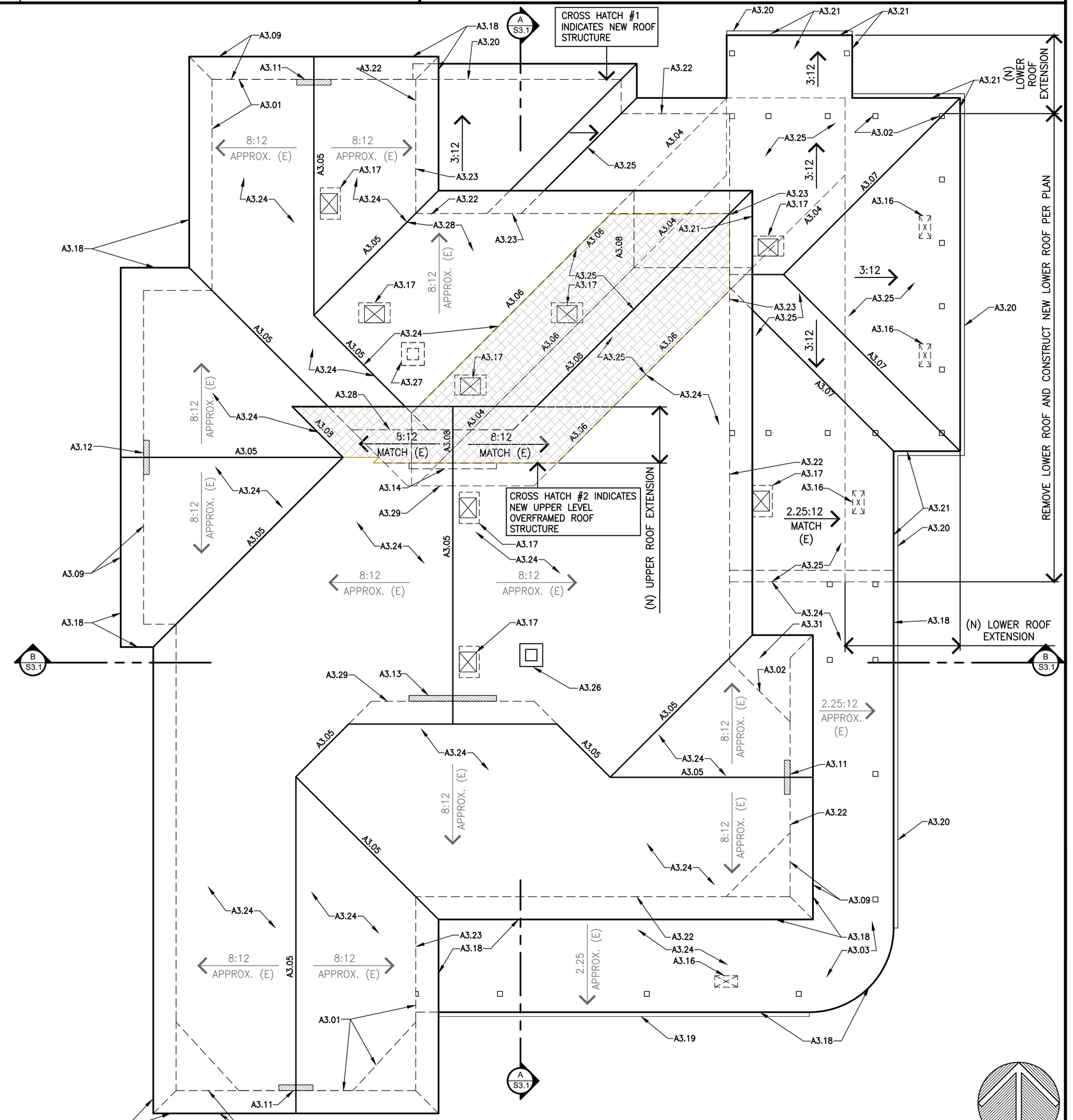
712.1 SQ. FT.	TOTAL ATTIC AREA (ATTIC AREA "B")
341.8 SQ. IN.	1/300 TOTAL VENTABLE AREA REQUIRED [(712.1 / 300) X 144]
	VENTILATION METHOD PER 2022 CRC., SECTION R806.2. PROVIDE AT LEAST 40% (136.7 SQ. IN.) AND NOT MORE THAN 50% (170.9 SQ. IN.) OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
144.0 SQ. IN.	UPPER ROOF VENTILATION: USE (2) NEW O'HAGIN SHINGLE STYLE UPPER ROOF VENTS (OR EQUAL) W/ 1/8" SCREEN @ 72 SQ. IN. N.F.V.A EACH. (2 X 72) = 144 SQ. IN. (42.1%); MEETS REQUIREMENT. USE BALANCE (197.8 SQ. IN.) TO CALCULATE EAVE VENTILATION REQUIREMENT
150.0 SQ. IN.	LOWER ROOF VENTILATION: USE (4) GAF EAC 16" X 8" (OR EQUAL) W/ 1/8" SCREEN @ 50 SQ. IN. N.F.V.A EACH, PLACED AT EXTERIOR PORCH CEILING. (4 X 50.0) = 200.0 SQ. IN. (58.6%); EXCEEDS REQUIREMENT.
294.0 SQ. IN.	TOTAL N.F.V.A. PROVIDED FOR ATTIC AREA "B"; EXCEEDS N.F.V.A. REQUIRED



BUILDING AND TRUE NORTH

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

ROOF PLAN - AS BUILT



BUILDING AND TRUE NORTH

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

ROOF PLAN - REMODEL AND ADDITION

EXHIBIT D

DRAWN D. SHAW

JOB NUMBER 23.006

REVISIONS

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A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

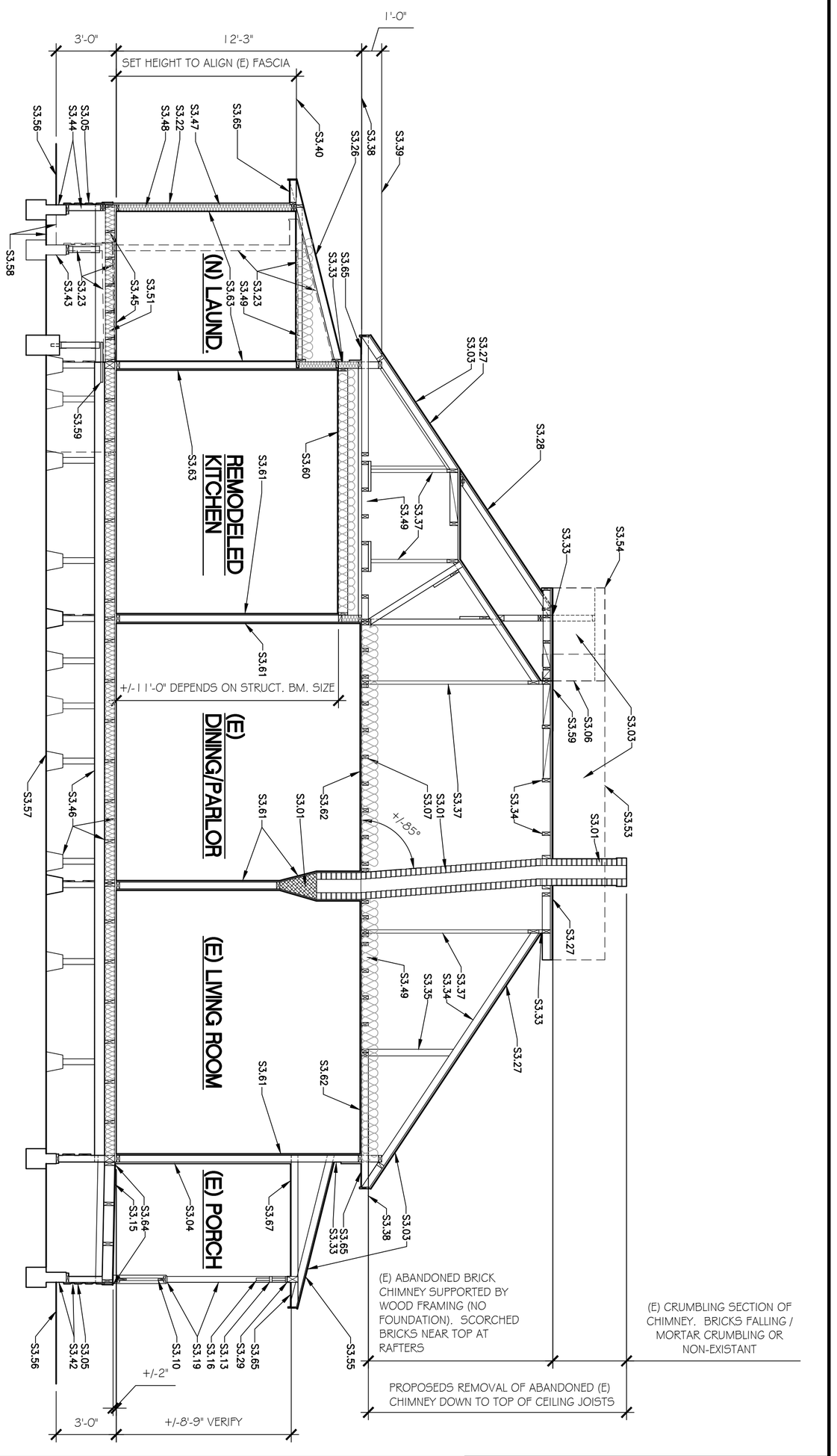
VISALIA, CALIFORNIA

SHEET A3

PRINT DATE 04/15/2024

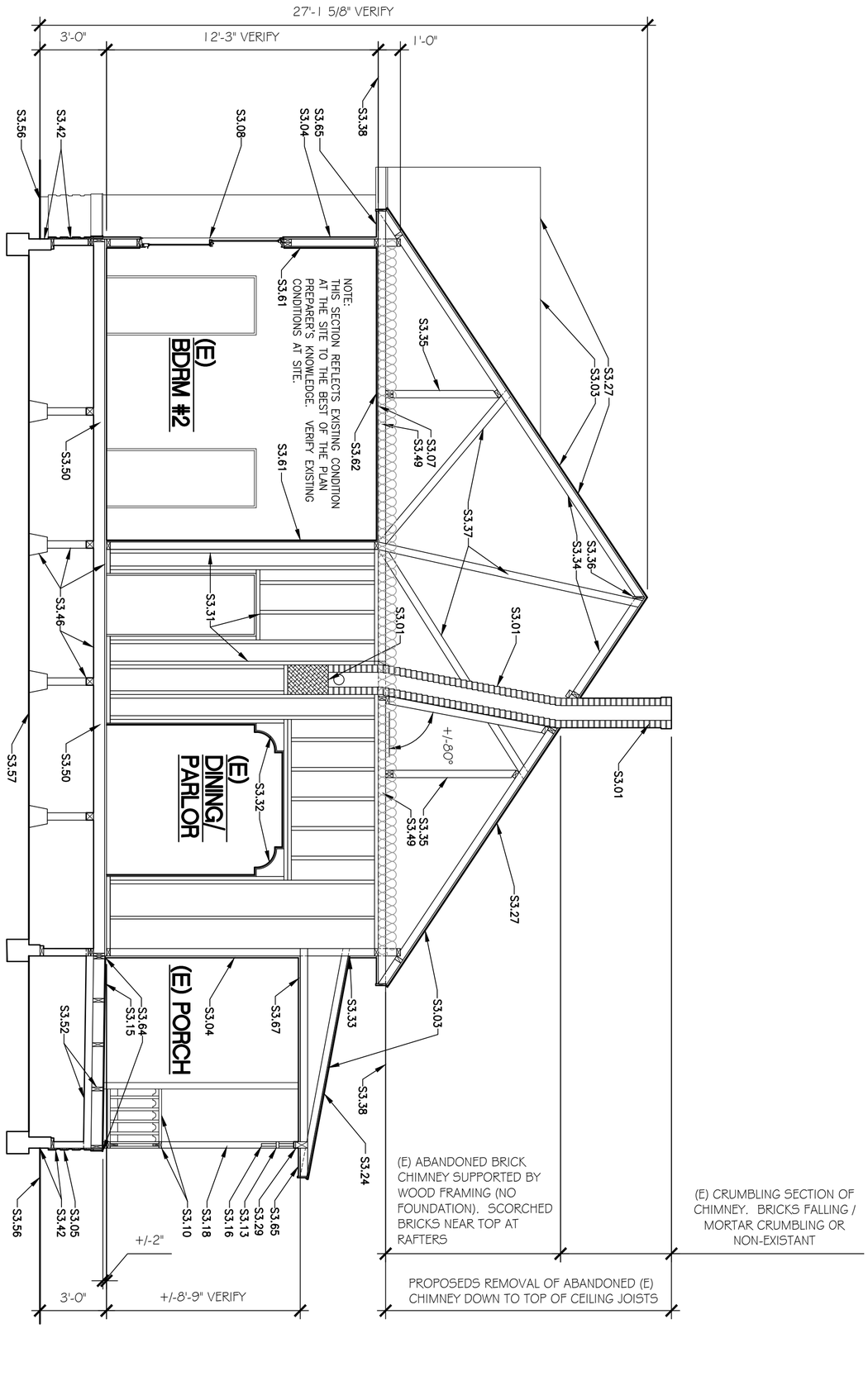
EXHIBIT E

SECTION "A"



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

SECTION "B"



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

REMODEL / ADDITION SECTION KEYNOTES

KEY	DESCRIPTION
S3.01	(E) DETERIORATING AND NON-FUNCTIONAL MASONRY, CHIMNEY WITH MORTAR FILL LOWER TERMINATION IN WALL CAVITY (NO FOOTING PROVIDED). EXISTING TERMINATION AND CHIMNEY TO REMAIN FROM TOP OF (E) CEILING JOISTS TO LOWER END OF TERMINATION FOR INTERIOR EFFECT. (E) DETERIORATING, UNREINFORCED CHIMNEY IN ATTIC LEANS TO THE NORTH EAST PER SECTION "A" AND "B". DURING ORIGINAL CONSTRUCTION OR AT SOME UNKNOWN TIME IN THE PAST, SOMEONE ADDED TWO 2X4 BRACES AGAINST THE CHIMNEY BETWEEN THE CEILING JOIST AND THE RAFTERS. PLAN PREPARER RECOMMENDS THE REMOVAL OF THE (E) CHIMNEY DOWN TO THE TOP OF (E) CEILING JOISTS DUE TO THE WEAKNESS OF THE (E) CEILING/ROOF ASSEMBLY. THE CONDITION OF THE MASONRY/GROUT, AND THE INABILITY TO FIND QUALIFIED PERSONEL TO DO THE NECESSARY REPAIRS. THE PLAN PREPARER RECOMMENDS THE REMOVAL OF THE (E) CHIMNEY DOWN TO THE TOP OF THE (E) CEILING JOISTS AND THE PATCHING OF THE (E) ROOF OPENING AND TAKES NO RESPONSIBILITY FOR DEATH OR DAMAGES THAT MAY OCCUR IF THE (E) CHIMNEY COLLAPSES AT ANY TIME DURING THE RESTORATION OR SUBSEQUENT USE. IF THE CITY OF VISALIA HISTORIC ADVISORY COMMITTEE IS KEEPING THE (E) CHIMNEY, THEY SHALL PROVIDE A WRITTEN DOCUMENT STATING THAT THE HISTORIC PRESERVATION ADVISORY COMMITTEE AND THE CITY OF VISALIA WILL BE BE RESPONSIBLE FOR ANY DAMAGES OR DEATH THAT MAY OCCUR RELATING TO THE RESTORATION AND SUBSEQUENT USE OF THE EXISTING OR RESTORED NON-FUNCTIONAL CHIMNEY.
S3.02	REMOVE (E) PARTIALLY DEMOLISHED MASONRY CHIMNEY IN ATTIC BETWEEN (E) KITCHEN AND (E) BEDROOM #3 (FUTURE BEDROOM #1). CONTINUE DEMOLITION DOWN TO THE TOP OF (E) CEILING JOISTS. EXISTING LOWER TERMINATION AND CHIMNEY TO REMAIN FROM TOP OF CEILING JOISTS TO LOWER END OR TERMINATION FOR INTERIOR EFFECT.
S3.03	FULLY STRIP ENTIRE (E) COMPOSITION SHINGLE ROOF DOWN TO SHEATHING. INSPECT AND REPLACE SOLID SHEATHING AS REQUIRED. EXTEND NEW SECTIONS OF ROOF PER ROOF PLAN OR ROOF FRAMING PLAN. PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL. XX/XX. PROVIDE UNDERLAYMENT AS REQUIRED TO ALIGN (E) AND (N) ROOF SHEATHING. RE-ROOF ENTIRE UPPER AND LOWER ROOF (INCLUDING SHORT DUTCH GABLE EYEBROWS) WITH GAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL SLATE OR SLATE) OVER 30 LB. FELT. APPLY UNDERLAYMENT PER 2022 CRBC TABLE R905.1.1(2)
S3.04	(E) REDWOOD LAP SIDING OF CURRENTLY UNLISTED PROFILE. SALVAGE (E) SIDING AT DEMOLISHED AREAS. RE-USE (E) SALVAGED SIDING AS AVAILABLE. MILL AND RECREATE NEW SIDING TO MATCH (E) AS REQUIRED.
S3.05	(N) OR (E) SINGLE BEVEL WD. SIDING OVER 1X FURRING STRIPS TO MATCH (E) SIDING AT PORCH
S3.06	REMOVE OLD ATTIC VENT AT (E) MAIN UPPER ROOF NORTH GABLE. CONSTRUCT FAUX TRIANGULAR ATTIC VENT AT (N) EXTENDED MAIN ROOF UPPER NORTH GABLE
S3.07	REMOVE ALL (E) LOOSE FILL ATTIC INSULATION FROM (E) ATTIC AREAS. REPLACE WITH (N) APPROVED R-30 LOOSE FILL ATTIC INSULATION AT ALL (E) AND (N) ATTIC AREAS ABOVE CONDITIONED SPACES. MEET ALL HAZARDOUS DISPOSAL CRITERIA FOR REMOVAL OF (E) INSULATION
S3.08	(E) WINDOW TO BE REMOVED AND REPLACED WITH (N) ANDERSON 400 SERIES WOODWRIGHT WOOD FRAME WINDOWS WITH FULL HEIGHT SCREENS AT OPENABLE UNITS.
S3.09	(N) ANDERSON SERIES 400 SERIES WOODWRIGHT WINDOW WITH FULL HEIGHT SCREEN AT OPENABLE UNITS
S3.10	(E) 32" HIGH DECK GUARDRAIL WITH INTERMEDIATE 2X2 BALUSTERS @ 6 1/2" O.C.
S3.11	(E) RECLAIMED AND RELOCATED 32" HIGH GUARD RAIL
S3.12	(N) 42" HIGH GUARD RAIL TO RESEMBLE EXISTING
S3.13	(E) WOOD FRETWORK BELOW PORCH SUPPORT BEAM
S3.14	(E) RECLAIMED AND RELOCATED WOOD FRETWORK BELOW PORCH SUPPORT BEAM
S3.15	REPAIR OR REPLACE (E) PORCHES DECKING AND PLYWOOD (MATERIAL SELECTION PER OWNER AND MAY INCLUDE DEX-O-TEX WATERPROOF DECKING SYSTEM AND REQUIRED FLASHING)
S3.16	(E) DECORATIVE KNEE BRACES
S3.17	(E) RECLAIMED AND RELOCATED OR (N) DECORATIVE KNEE BRACES TO MATCH EXISTING.
S3.18	(E) 4X4 POST WITH EASED EDGES
S3.19	(E) 4X4 POST WITH EASED EDGES AND 1X BASE WRAP (4 SIDES TO ABV. GUARD RAIL)
S3.20	(N) OR RECLAIMED AND RELOCATED 4X4 POST WITH EASED EDGES TO MATCH EXISTING
S3.21	(N) 4X4 POST WITH EASED EDGES TO MATCH EXISTING
S3.22	RECLAIMED AND RELOCATED (E) WOOD SIDING OVER BUILDING PAPER OR (N) MILLED WOOD SIDING OVER BUILDING PAPER TO MATCH (E). USE 2-LAYERS GRADE "D" BUILDING PAPER IF APPLIED OVER WOOD BASE SHEATHING (i.e., SHEARWALL SHEATHING)
S3.23	REMOVE (E) LOWER ROOF, WALL, AND FLOOR ASSEMBLIES DOWN TO TOP OF (E) STEMWALL AT (E) BATH #2, UTILITY, AND EAST PORCH SECTION NORTH OF THE EAST SIDE CONCRETE STEPS. EXISTING STEMWALLS TO REMAIN AND BE USED AS INTERMEDIATE FLOOR/DECK SUPPORTS
S3.24	(E) 2.25:12 (APPROX.) ROOF PITCH WITH COMP SHINGLES OVER UNDERLAYMENT AND OSB SHEATHING OVERLAYING ORIGINAL 1X SPACED SHEATHING AND/OR SOLID SHEATHING. REMOVE (E) ROOFING MATERIALS DOWN TO SHEATHING. INSPECT AND REPAIR (E) SHEATHING AS NECESSARY. RE-ROOF WITH (N) COMPOSITION SHINGLES AND UNDERLAYMENT PER ROOF PLAN
S3.25	(N) 2.25:12 (APPROX.) ROOF PITCH WITH COMP SHINGLES OVER UNDERLAYMENT AND OSB SHEATHING PER ROOF AND STRUCTURAL PLANS. MAKE ADJUSTMENTS TO PLATE HEIGHTS AND SEAT CUTS DURING FRAMING AS NECESSARY TO ALLOW FOR ALIGNMENT OF (N) ROOF PLANES, FASCIAS, AND HEADWALL HEIGHTS WITH (E)
S3.26	(N) 3:12 ROOF PITCH WITH COMP SHINGLES OVER UNDERLAYMENT AND OSB SHEATHING PER ROOF AND STRUCTURAL PLANS. MAKE ADJUSTMENTS TO PLATE HEIGHTS AND SEAT CUTS DURING FRAMING AS NECESSARY TO ALLOW FOR ALIGNMENT OF (N) FASCIAS WITH (E)
S3.27	(E) 8:12 ROOF PITCH WITH COMP SHINGLES OVER UNDERLAYMENT AND OSB SHEATHING OVERLAYING ORIGINAL 1X SPACED SHEATHING AND/OR SOLID SHEATHING. REMOVE (E) ROOFING MATERIALS DOWN TO SHEATHING. INSPECT AND REPAIR (E) SHEATHING AS NECESSARY. RE-ROOF WITH (N) COMPOSITION SHINGLES AND UNDERLAYMENT PER ROOF PLAN
S3.28	(N) 8:12 ROOF PITCH WITH COMP SHINGLES OVER UNDERLAYMENT AND OSB SHEATHING PER ROOF AND STRUCTURAL PLANS. MAKE ADJUSTMENTS TO PLATE HEIGHTS AND SEAT CUTS DURING FRAMING AS NECESSARY TO ALLOW FOR ALIGNMENT OF (N) ROOF PLANES AND FASCIAS WITH (E)
S3.29	(E) PORCH SUPPORT BEAM
S3.30	(N) PORCH SUPPORT BEAM. SEE STRUCTURAL PLANS.
S3.31	ASSUMED (E) 2X4 WALL FRAMING
S3.32	(E) CORNER DETAIL
S3.33	(N) G.I. FLASHING AS REQUIRED.
S3.34	(E) 2X4 (ACTUAL SIZE) RAFTERS AT 32" O.C., IN MOST CASES. NOTE: (E) RAFTERS ARE OVERSPANNED BY TODAYS STANDARDS. IN THE INTERVENING YEARS, SINCE THE BUILD DATE OF 1895, VARIOUS METHODS OF BRACING THE (E) ROOF HAVE BEEN USED. MOST OF THEM BEARING ON THE CEILING STRUCTURE AND A FEW TO WALLS BELOW THE CEILING STRUCTURE.
S3.35	(E) VERTICAL KICKERS @ 32" O.C. TO (E) CEILING JOISE
S3.36	(E) 1X6 RIDGE BOARD
S3.37	(E) KICKERS AND SUPPORTS AT VARIOUS LOCATIONS AND SPACING
S3.38	(E) TOP OF CEILING JOIST PLATE. VERIFY HEIGHT.
S3.39	(E) TOP OF RAFTER PLATE. VERIFY HEIGHT AND SEAT CUT.
S3.40	(N) TOP PLATE AT (N) TOILET, (N) UTILITY, AND (N) ALCOVE. ADJUST PLATE HEIGHT AND SEAT CUT AS REQUIRED TO ALIGN FASCIA AND ROOF PLANE WITH (N) SCREENED COVERED PORCH AND (N) EAST SIDE FASCIA.
S3.41	(N) TOP PLATE AT (N) COVERED PORCH. ADJUST PLATE HEIGHT AND SEAT CUT AS REQUIRED TO ALIGN FASCIA AND ROOF PLANE WITH SOUTH END OF (E) EAST SIDE COVERED PORCH.
S3.42	(E) CONC. STEMWALL, FOOTING, BOLTED SILL, CRIPPLE WALL, AND SIDING TO REMAIN. REPAIR OR REPLACE (E) DAMAGED MATERIALS.
S3.43	(E) CONC. STEMWALL, FOOTING, AND BOLTED SILL TO REMAIN. REPAIR OR REPLACE (E) DAMAGED MATERIALS:
S3.44	(N) CONC. STEMWALL, FOOTING, BOLTED SILL, AND CRIPPLE WALL PER STRUCTURAL PLANS
S3.45	(N) FLOOR FRAMING, PER STRUCTURAL PLAN, TO ALIGN WITH (E) FLOOR SYSTEM.
S3.46	(E) RESIDENCE FLOOR ASSEMBLY CONSISTS OR THE FOLLOWING: 1X PLANK FLOOR SHEATHING OF VARIOUS WIDTHS OVER 2X6 FLOOR JOISTS @ 24" O.C. OVER 4X6 GIRDERS AT +/-6'-0" O.C. WITH CONCRETE PIERS AT VARIOUS SPACINGS, BUT GENERALLY AT ABOUT 5'-0" O.C.. THERE HAVE BEEN MANY ATTEMPTS TO LEVEL THE FLOOR AT VARIOUS TIME DURING THE RESIDENCE LIFESPAN. THE RESULTS OF THIS ARE ADDITIONAL PIER FOOTINGS AT ODD SPACINGS THROUGHOUT THE UNDERFLOOR AREA. IT IS BELIEVED THAT ORIGINALLY THE RESIDENCE WAS ORIGINALLY BUILT ON A BUILT-UP PERIMETER BRICK FOOTING WITH WOOD FRAMED CRIPPLE WALLS SUPPORTING THE FLOOR ASSEMBLY, WHICH WAS TYPICAL OF THE ERA. AT SOMETIME IN THE RELATIVELY RECENT PAST, PROBABLY AFTER A FLOOD, THE RESIDENCE AND PORCHES WERE PLACED ON JACKS, THE OLD FOUNDATION AND CRIPPLE WALLS REMOVED, AND A NEW CONTINUOUS CONCRETE FOOTING AND STEMWALL WAS POURED AND THE RESIDENCE SET BACK ON IT. THE (E) ENCLOSED UTILITY ROOM WAS AT ONE TIME AN OPEN COVERED PORCH AS DETERMINED BY THE SLOPED FLOOR AS WELL AS THE EXISTING POSTS, GUARDRAILS, FRETWORK AND DECORATIVE KNEE BRACES THAT WERE DISCOVERED WHEN THE INTERIOR WALL FINISH WAS REMOVED
S3.47	(N) 2X4 @ 16" O.C. FRAMED WALL
S3.48	R-15 BATT INSULATION AT (N) WALLS
S3.49	R-30 ATTIC INSULATION
S3.50	OPTIONAL (N) R-19 UNDERFLOOR INSULATION AT (E) CONDITIONED SPACE FLOOR ASSEMBLY
S3.51	(N) R-19 UNDERFLOOR INSULATION AT (N) CONDITIONED SPACE FLOOR ASSEMBLY
S3.52	PORCH FRAMING SIMILAR TO RESIDENCE FRAMING AT NOTE S3.46 WITH THE EXCEPTION OF 4X4 GIRDERS BEING USED AND FLOOR IS SLOPED +/-2"

REMODEL / ADDITION SECTION KEYNOTES

KEY	DESCRIPTION
S3.53	(E) ROOF IN FOREGROUND
S3.54	(N) ROOF IN FOREGROUND
S3.55	(E) 3:12 (APPROX.) ROOF PITCH WITH COMP. SHINGLES OVER UNDERLAYMENT AND OSB SHEATHING OVERLAYING ORIGINAL 1X SPACED SHEATHING AND/OR SOLID SHEATHING. REMOVE (E) ROOFING MATERIALS DOWN TO SHEATHING. INSPECT AND REPAIR (E) SHEATHING AS NECESSARY. RE-ROOF WITH (N) COMPOSITION SHINGLES AND UNDERLAYMENT PER ROOF PLAN
S3.56	(E) APPROX. FINISHED GRADE
S3.57	(E) APPROX. EXCAVATED FINISHED GRADE AT UNDERFLOOR CRAWL SPACE
S3.58	EXCAVATE FINISHED GRADE AT (N) UNDERFLOOR CRAWL SPACE
S3.59	STRUCTURAL STRAP CONNECTION OF (E) STRUCTURE TO (N) STRUCTURE. SEE STRUCTURAL PLANS
S3.60	(N) FURRED CEILING OVER REMODELED KITCHEN TO ALLOW FOR INSTALLATION OF (N) STRUCTURAL BEAM(S) BELOW (E) CEILING FOR SUPPORT OF (N) OVERFRAMED ROOF ABOVE. 2X6 CEILING JOISTS AT 16" O.C.
S3.61	(E) LATH AND PLASTER WALL FINISH TO REMAIN. PATCH AND REPAIR AS NECESSARY.
S3.62	(E) LATH AND PLASTER CEILING FINISH TO REMAIN. PATCH AND REPAIR AS NECESSARY.
S3.63	(N) 1/2" SHEETROCK WITH SMOOTH FINISH OR (N) LATH AND PLASTER WALLS AND CEILING TO MATCH (E).
S3.64	(N) FLASHING AS REQUIRED PER SELECTED EXTERIOR PORCH FINISH
S3.65	(E) PAINTED SMOOTH WOOD SOFFIT
S3.66	(N) PAINTED SMOOTH WOOD SOFFIT TO MATCH (E).
S3.67	(E) BEADBOARD AT COVERED PORCH CEILING
S3.68	(N) BEADBOARD AT COVERED PORCH CEILING TO MATCH (E).

A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA, CALIFORNIA

PLAN PREPARATION BY:
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1 2 3 4 5 6

DRAWN
D. SHAW

JOB NUMBER
23.006

SHEET
S3.1

PRINT DATE
04/15/2024

EXHIBIT F

An addendum and response to conditions put forth by the Historic Preservation Advisory Committee (Item No. 2023-20 for 318 W. School St.) per report dated November 22, 2023

CONDITIONS AND RESPONSE

1. "That the site be developed consistent with the site plan in Exhibit "A", floor plan in Exhibit "B", building elevations in Exhibit "C", roof plan in Exhibit "D", and the operational statement in Exhibit "E", except as modified below:"

a. "That if existing windows are to be replaced, HPAC review and approval of the new windows shall be required prior to issuance of a Building Permit for the installation of the new windows:"

RESPONSE TO CONDITION 1a:

The owners of the project and owner agent have researched the available window products. We have been told by at least three window suppliers that full wood framed windows are basically not available in our area or for order at this date due to the lack of a quality wood supply, environmental considerations, and subsequent high cost.

The best option available, at this time, appears to be the Series 400 "Woodwright" double hung and fixed windows by Anderson Corporation. These units will be equipped with full height screens and period type hardware and are made of wood and composite wood construction. See Exhibit "ADD.1".

During the HPAC meeting reviewing this project on October 25, 2023, the Committee suggested restoring the existing windows. The owners and owner agent contacted three contractors about repairs. The only one to reply was Reedley Window Center. They said it would not be practical or cost effective to try to restore the windows due to the condition and quantity (22 double hung) of the units. The owners of the project have opted for new window units as specified above.

CONDITIONS AND RESPONSE (CONTINUED)

b. "The existing chimney shall be repaired and maintained in it's existing location..."

RESPONSE TO CONDITION 1b:

To appropriately respond to the condition that the chimney be repaired and maintained we must first look at the structure of the subject residence. Since the October 25, 2023 meeting, the owner agent has been through the underfloor crawl space and through the attic space several times surveying the existing conditions.

The existing floor system is very weak with several locations that have had additional pier footings and posts placed where the floor had been sagging in an attempt to keep things level. I believe that the existing structure was at one time on a masonry (CMU or brick) with wood stemwall perimeter footing. Sometime in the past, probably after a flood, the residence was put on jacks and a formed concrete footing with a 6" wide stemwall was placed. Evidence of this is the relatively new stemwall with a bolted sill plate. There are no specific footings below the existing brick chimney in the upper wall between the living and dining room nor the chimney between the kitchen and bedroom that has been removed (by previous owners) to below the existing roof sheathing. Both of the chimneys are bearing on and into the wood framed walls between the ceiling and the floor system. See Sections A and B on plan sheet S3.1 and Exhibit ADD.6.

The roof assembly is also very weak, by todays standards, with 2x6 rafters @ 32" o.c. over the main roof assembly. 2x4 braces and kickers have been placed at various places in the attic to brace up either the hips, valleys, or rafters. Most of these braces and kickers brace to the ceiling assembly only and do not have bearing walls or point bearing going down to the foundation. Due to the existing condition of the roof assembly, I did not feel it was safe to venture into the perimeter area of the roof and ceiling. See Sections A and B on plan sheet S3.1 and Exhibit ADD.7.

The ceiling assembly is also very weak consisting of lath and plaster system applied to 2x4 ceiling joists @ 16" o.c. which in some cases span close to 18 feet. In the larger rooms the ceilings appear to sag 1" to 2" toward the middle of the room. Probably due to age, overspan, and the fact that the roof is braced down to the ceiling joists in several places. The heights were measured with a laser measuring device from the floor, so part of the sag may be from the floor not being level at the point I measured from. See Exhibits ADD.5.2 and ADD.7

The subject existing chimney at the Living and Dining Room was probably used for either a wood, coal, oil, or gas free standing heater. The exterior portion of the chimney has deteriorated to the point that the mortar has disintegrated at several points resulting in the bricks being loose and some have fallen into the chimney. In the attic area the mortar appears less deteriorated, however, the method with which the chimney was constructed puts the roof and ceiling assemblies at risk.

The subject chimney location was not located between two rafters so the builders built the chimney on about a 5 degree slant to the north until it goes vertical again as it exists the roof. This causes the chimney to offset 6" to 8" inches to the north. Also the east side of the chimney is supported by two 2x4's braced between the roof assembly and the ceiling assembly. The two 2x4's are about at a 10 degree slant to the east causing an offset of about 16" to 18". So to put it simply the chimney in the attic slopes to the north-east putting undo stress on the roof assembly, the ceiling assembly, as well as the wall and floor assembly below. Again, see Section A and B on sheet S3.1 and Exhibits ADD.2, ADD.4, ADD.5.1, and ADD.5.2.

The next problem with the restoration of the chimney is the fact that qualified contractors are not willing to get up on an 8:12 roof pitch, set up the necessary scaffolding and safety equipment, and do the necessary repairs on such a small job. We have contacted contractors from Farmersville to Woodlake to Fresno and have not been able to find someone to do the work. Some drive by when they are in Visalia, look at it and then will not return calls. I don't believe we will be able to get someone from the Bay Area to come to Visalia for such a small job. So we have no idea of the cost of the restoration.

(addendum page 3)

In conclusion, the project owner's and agent have agreed that the best option is to demolish both chimneys down to the level of the top of the ceiling joists, leaving the wall protrusions at the interior walls below. We believe the project budget would be better spent on stabilizing the existing structure than rebuilding a non-functional chimney. If any of the HPAC members would like a tour of the project, please contact the owner's agent:

Daniel Shaw
Phone: (559)679-8134
E-mail: shawdraft@aol.com

I will let you onto the site and into the residence and provide ladder access to the attic and a light. However, I will not go into the attic any longer as I fell through the ceiling the last time I was in there.

If the HPAC insists on the subject of repairing and maintaining the subject chimney we will be willing to take the matter before the City Council. Also the City of Visalia will need to sign a waiver of owner liability if the chimneys are to remain.

CONDITIONS AND RESPONSE (CONTINUED)

c. "That a period appropriate door be placed within the interior of the new eastern screened sun porch".

RESPONSE TO CONDITION 1c:
A period appropriate door will be placed within the interior of the new eastern screened porch.

RESPONSE TO CONDITIONS 2, 3, 4, 5
All of these conditions shall be met.

ADDENDUM EXHIBITS

SEE ATTACHED WINDOW BROCHURE FOR EXHIBIT ADD.1

EXHIBIT ADD.2

EXISTING CHIMNEY – EXTERIOR VIEW

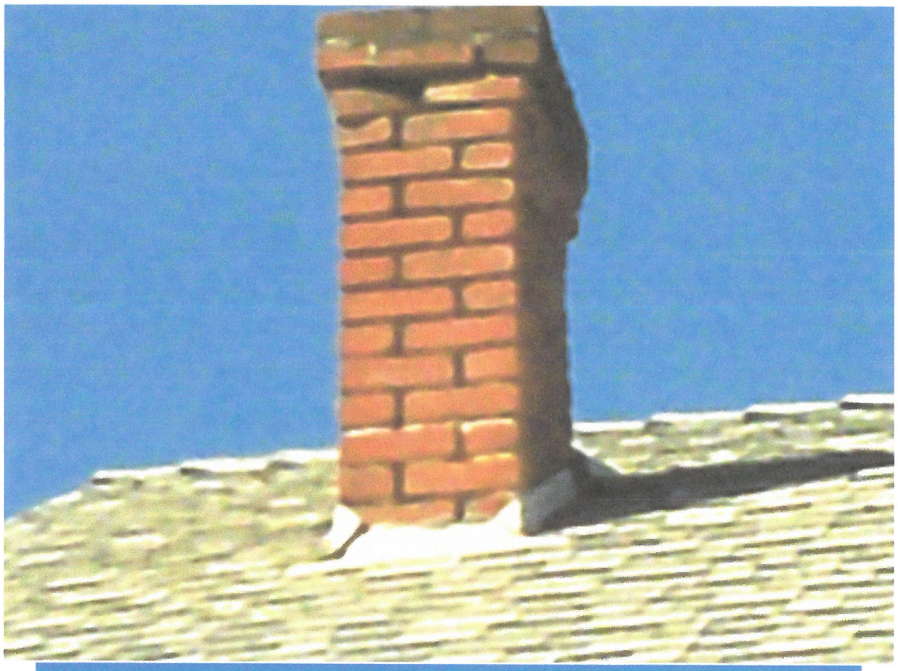


EXHIBIT ADD.3

EXISTING CHIMNEY – INTERIOR VIEWS – DINING ROOM (SOUTH)
LIVING ROOM SIMILAR

EXHIBIT ADD.4

EXISTING CHIMNEY – INTERIOR VIEWS – KITCHEN (EAST)
BEDROOM SIMILAR

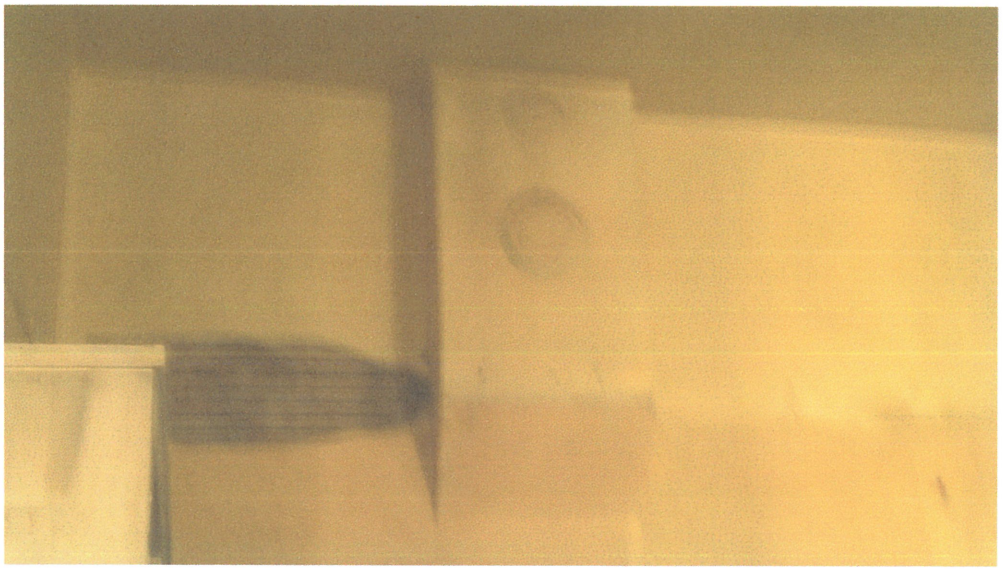


EXHIBIT ADD.4

EXISTING CHIMNEY – ATTIC VIEW– LOOKING EAST

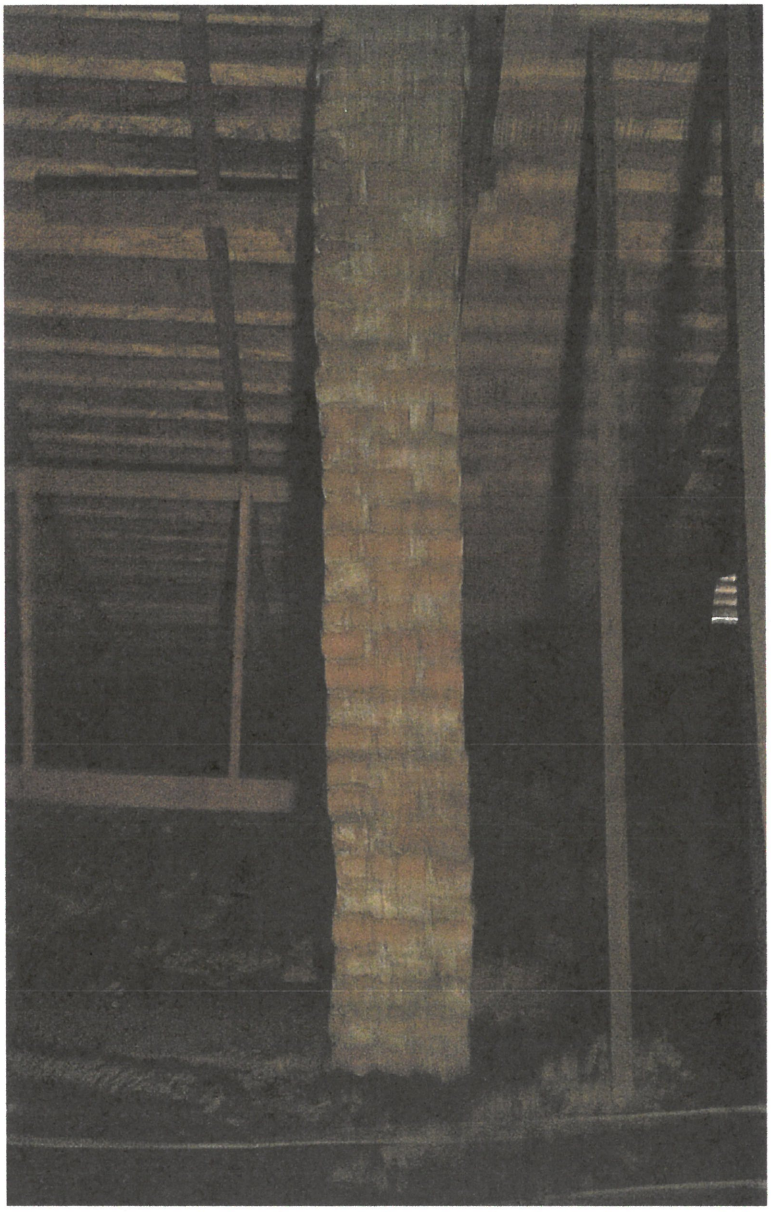


EXHIBIT ADD.5.1

EXISTING CHIMNEY – ATTIC VIEW AT ROOF – LOOKING SOUTH

(chimney looks more vertical than it is because I was trying to balance myself on a ceiling joist)

EXHIBIT ADD.5.2

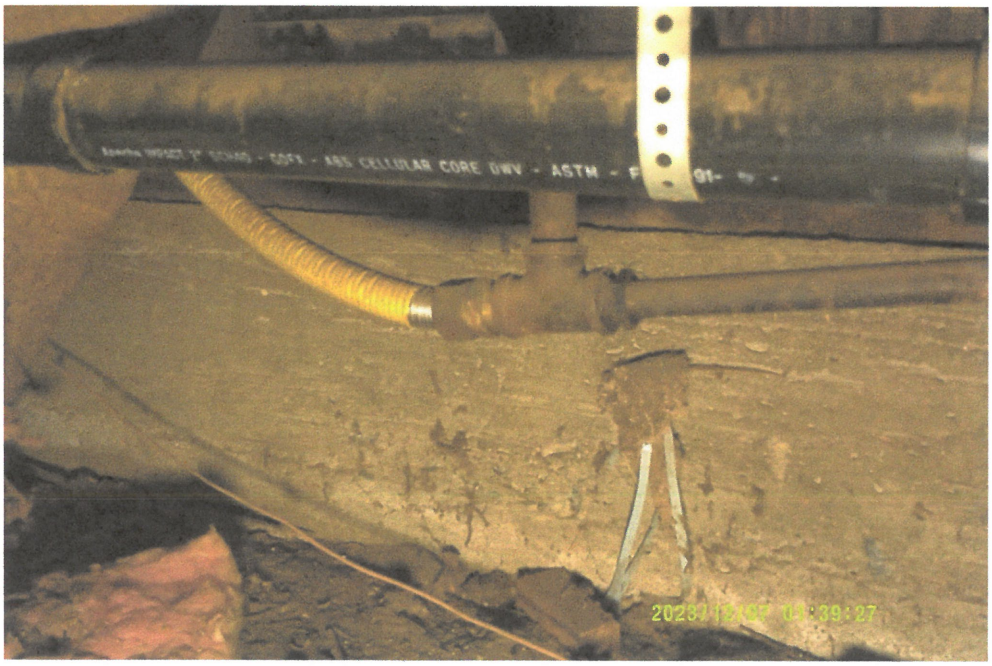
EXISTING CHIMNEY – ATTIC VIEW AT CEILING JOIST– LOOKING WEST

NOTE: I COULD NOT GET PICTURES FROM THE SOUTH SIDE LOOKING NORTH AS I FELL THROUGH THE CEILING SHORTLY AFTER THIS PHOTO WAS TAKEN.

EXHIBIT ADD.6

MISC. UNFLOOR PICTURES

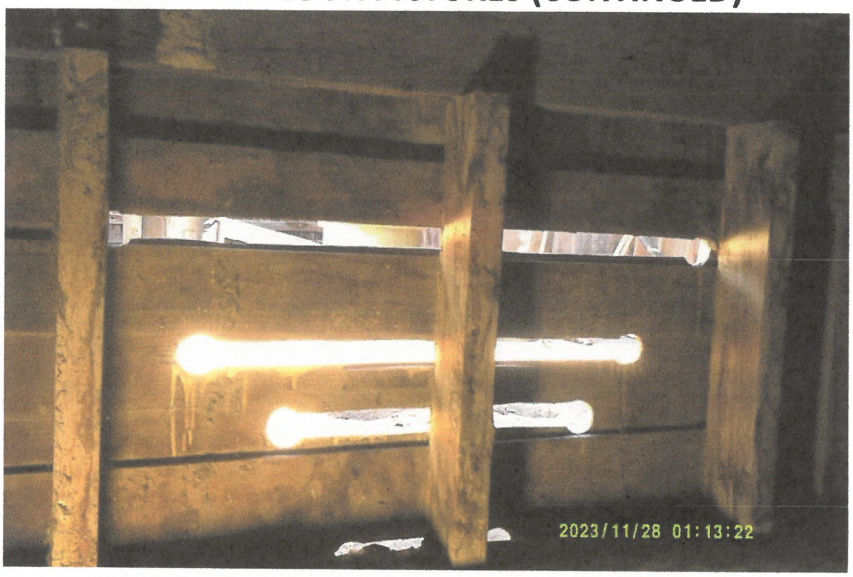
MAZE OF PIPES AND DUCTS NEAR WHERE EXISTING A/C DUCTING COMES IN.



GAS LINE CONNECTION AT EXISTING RANGE LOCATION

EXHIBIT ADD.6

MISC. UNFLOOR PICTURES (CONTINUED)



UNDERFLOOR SIDE OF FOUNDATION VENTS AT EXISTING EAST PORCH

TYPICAL UNDERFLOOR FRAMING

EXHIBIT ADD.6

MISC. UNFLOOR PICTURES (CONTINUED)

BUILT UP FLOOR AT EXISTING WASHING MACHINE LOCATION
(TO BE REMOVED)

EXHIBIT ADD.6

MISC. UNFLOOR PICTURES (CONTINUED)

ANOTHER ANGLE OF EXISTING PORCH FRAMING AT UNDERFLOOR VENT

NEWER EXISTING FOOTING BETWEEN RESIDENCE AND EAST PORCH

EXHIBIT ADD.7

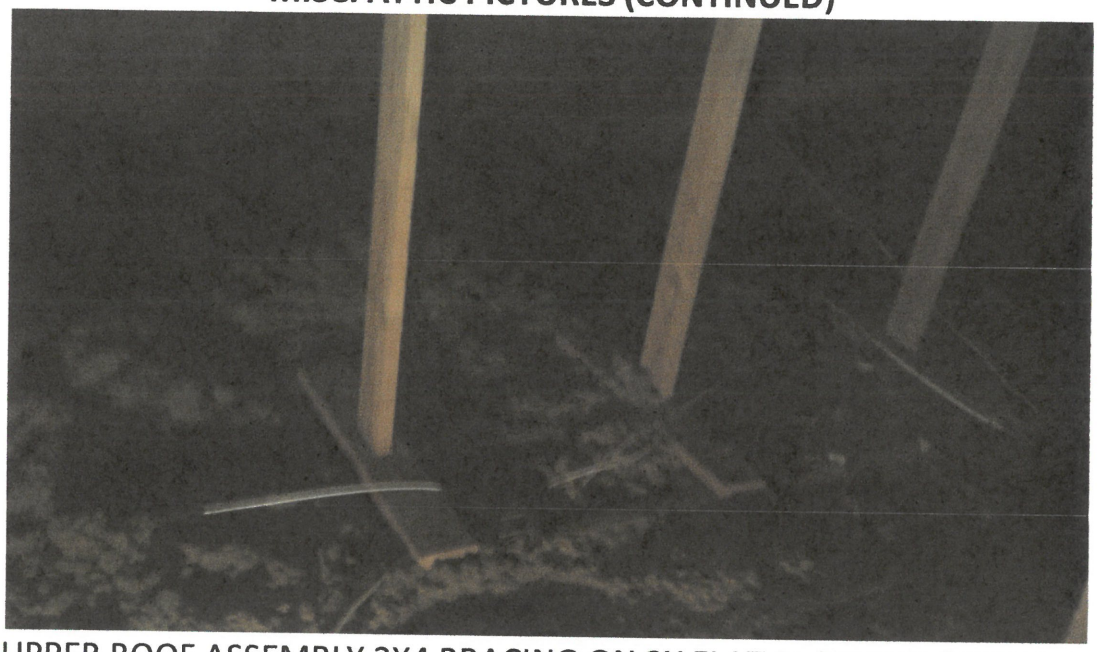
MISC. ATTIC PICTURES

BEST PICTURE OF UPPER ROOF ASSEMBLY AT EXISTING REAR GABLE VENT

BEST PICTURE OF UPPER ROOF ASSEMBLY AT EXISTING HIP ROOF

EXHIBIT ADD.7

MISC. ATTIC PICTURES (CONTINUED)



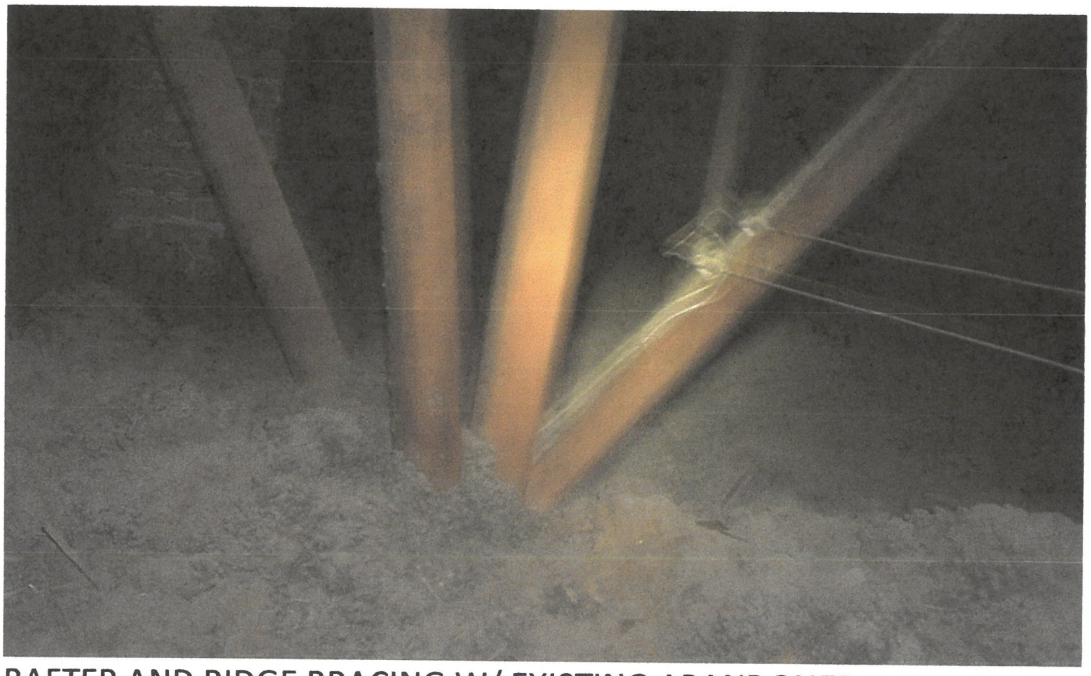
UPPER ROOF ASSEMBLY 2X4 BRACING ON 2X FLAT BLOCKING BETWEEN 2X CEILING JOISTS

BEST PICTURE OF UPPER ROOF ASSEMBLY AT EXISTING SHORT GABLE

EXHIBIT ADD.7

MISC. ATTIC PICTURES (CONTINUED)

RAFTER BRACE AND EXISTING ABANDONED WIRING WITH INSULATORS



RAFTER AND RIDGE BRACING W/ EXISTING ABANDONED WIRING WITH INSULATORS AND EXISTING PARTIALLY DEMOLISHED BRICK CHIMNEY AT THE KITCHEN / BEDROOM IN THE BACKGROUND

NOTE ABOUT PHOTOGRAPHS

Most of the photographs taken for the project are poor quality due to the available lighting and the existing conditions in the attic and underfloor. The best pictures taken are shown in this addendum. However, the owner agent will also submit a flash drive with all pictures of the existing structure that I have in my possession for further review by the Historic Preservation Advisory Committee.

Thank you for your assistance on this project,

Daniel Shaw
Owner Agent

THE FOLLOWING IS A COPY OF THE OPERATIONAL STATEMENT FROM THE ORIGINAL SUBMITTAL TO THE HISTORIC PRESERVATION ADVISORY COMMITTEE HPAC No. 2023-20 ON OCTOBER 25, 2023

An Operational Statement to the City of Visalia Historical Preservation Advisory Committee regarding improvements to the property at 318 W. School Street

EXISTING PROPERTY DESCRIPTION – EXHIBIT "A"

The project in question is located at the north-east corners of the intersection of W. School Street and N. Floral Ave. The street address is 318 W. School St. The W. School St. frontage is approx. 103.00' and the N. Floral Avenue frontage is 123.75' according to the Tulare County Assessors map no. 094-342-008-000. The property was originally Lot 5 of Block 342. At some unknown date in the past Lot 6 of Block 342 was split between the original Lot 5 and the original Lot 7, increasing the width of the original lot 5 the new W. School Street frontage of approx. 103.00' and a new designation of Lot 8 of block 342. There are three (3) existing structures on the property, as described below.

1. A main residence
2. A studio apartment with attached storage area
3. A garage/carport exiting to N. Floral Ave.

EXISTING MAIN RESIDENCE – EXHIBIT "B"

The main residence is single story and was built circa 1895. According to the "City of Visalia – Local Register of Historic Structures", the classification is "Focus", the main style is "Victorian", and the substyle is "Stick (Eastlake)". The "Victorian" features include the following:

a. Detailing of dutch gable endwalls and attic vents.
b. Steep roof pitch at upper roof with lesser roof pitch at lower (porch) roof.
c. 32" high detailed porch railing.
d. Decorative fretwork at most porch headers.
e. Eased edges at the corners of the 4x4 porch posts.
f. "Gingerbread" knee braces at the 4x4 posts.
g. Three color paint scheme
h. Decorative underfloor vents.
i. Decorative shingle moulding at gables and fascias.

The north-east corner of the structure includes the enclosure of an existing porch and roof modification in order to enclose an area for laundry and sewing. The modification of the roof at, what is currently, the laundry /sewing area has created an unsafe framing condition at that area.
The residence is of wood stud frame construction sitting on a wood framed floor system with concrete stemwalls. Roof is stick framed (no pre-manuf. trusses).

EXISTING ROOF – EXHIBIT "C"

The main (upper) roof consists of a steep (8:12) pitch combination of hips and dutch gables. The porch (lower) roof varies from 2.25:12 to 3:12 pitch depending on location, see existing exterior elevations. All existing roof elements are covered with medium to light gray composition shingles over building paper with plywood sheathing overlaying the original spaced sheathing. There are leaks in the roofing assembly.

EXISTING SIDING – EXHIBIT "D"

The main body of the existing siding appears to be a combination of 1"x7" single bevel horizontal wood siding over 1x3 (or 4) horizontal wood furring strips. The area of the porch that was converted to a laundry/sewing area has 1x6 single bevel standard wood siding at the exterior and north side portions of the laundry/sewing area. An existing portion of the laundry/sewing have no exterior siding with an interior surface beadboard serving to close off the area from the exterior. The walls at the laundry/sewing area are uninsulated.

EXISTING FLOORS - EXHIBIT "E"

The existing interior floors are 4" hardwood planks with little or no finish remaining. An existing abandoned floor furnace between the lining room and dining room is to be blocked off but the existing cast iron floor grate will remain. The current mechanical heat and air conditioning has its supply ductwork underfloor with floor mounted grills at various locations. The exterior (porch) floors are painted 1x3 wood decking at the east side porch and throughout the porch area that was converted to the laundry/sewing. The south-side entry porch floor has been replaced with 1/2" plywood, probably due to rotting of the original 1x3 wood decking.

EXISTING WINDOWS - EXHIBIT "F"

Most of the original windows are wood frame, double hung, counterweighted units in various states of decay. There are five (5) modern mill finish aluminum frame windows and a modern Bel-Aire door at the converted laundry/sewing area that will be removed if the proposed remodel is approved.

EXISTING SOUTH SIDE ENTRY DOOR - EXHIBIT "G"

The existing front door is believed to be original to the structure. It is a single half-light french style door with a transom above. The main body of the paint is the same color as the trim. There is hand painted detailing around the half light and at the three (3) panels at the lower half of the door. The door has an antique latch assembly and a relatively new dead bolt. A metal screen security door with latch and dead bolt have been installed at sometime prior to current ownership.

EXISTING EAST SIDE ENTRY DOOR – EXHIBIT "H"

The existing side entry door is believed to be original to the structure. It is a divided (4 panel) half-light French style door with a transom above. The description is similar to the south side door with the exception of the hand painted detailing, which is of a different pattern from the south side door.

EXISTING NORTH SIDE LAUNDRY/SEWING DOOR – EXHIBIT "I"

The existing laundry-sewing exterior door is a modern solid core Bel-Aire openable half light flush door with single hung operable window. Painted white with no detailing. It is equipped with a modern latch assemble and dead bolt. A metal screen security door with a latch and deadbolt has been mounted at sometime prior to current ownership change. This door will be removed if the proposed remodel is approved.

EXISTING FENCING – EXHIBIT "J"

The existing site fencing is to remain. The client would like to reserve the right to revise the fencing in the future under a separate historical review. The existing fencing along the frontage and the west side of the driveway is 5 ft. high black vinyl coated chain link. The north property line fencing is a combination of 1x12 dog-earred redwood, 1x6 dog-earred cedar, the north wall of the existing carport, and the north wall of the existing studio apartment. The east property line is a mish-mash of wire fencing, wood fencing, old pallets and vines.

EXISTING BRICK CHIMNEY(S) – EXHIBIT "K"

The existing brick chimney at the central section of the residence is in very poor condition. It was originally connected to a wood or coal burning stone in the dining room which had been removed by the previous owners. This chimney and another chimney, over the existing kitchen that was previously removed, have been supported only by the wood ceiling framing in the area. The central section chimney that remains is leaning in the attic and has loose bricks in the section above the plane of the roof. The loose bricks and daylight visible through the chimney is viewable from ground level.

EXISTING MECHANICAL HEATING AND COOLING – EXHIBIT "L"

The existing mechanical system is a ground mounted dual-pack unit mounted on a concrete pad at the rear of the residence. It provides supply ductwork to the underfloor area to feed to floor mounted grilles in the various rooms. The mechanical return is drawn through attic ducts which are connected to a duct chase from the underfloor area to the attic. When the client acquired the acquired the property, window mounted air conditioners and an evaporative cooler were connected to the residence. The current owner client has since removed these units and put a temporary cover over the hole created for the evaporative cooler.

EXISTING DETAILS TO BE RESTORED OR RECREATED – EXHIBIT "M"

The owner/client intends to re-use, restore, or replace with similar style existing "Victorian" details such as fretwork, railings, porch decking, posts, "gingerbread" trim and other like items within the limits of current building code requirements and product availability.

EXISTING STUDIO APARTMENT AND STORAGE ROOM – EXHIBIT "N"

The existing studio and apartment and storage room consists of a single wood frame structure of approx. 1036 sq. ft. of which approx. 440 sq. ft. is designated for the studio apartment and 596 sq. ft. designated for the storage room. There is no official construction date for this structure that the client or myself can locate. It appears to be built per 1970's era building codes and with 1970's era materials (T-1-11 siding with grooves at 4" o.c.). The owner/client recently had the structure re-roofed (with a roofing permit) in the color that will be used on the existing main residence. The building use will stay as an ADU apartment with storage attached.

EXISTING CARPORT GARAGE -EXHIBIT "O"

The existing carport/garage consists of a single level, wood frame, flat roof structure of approx.. 396 sq. ft. built on a slab that is flush or near flush to the grade. The structure is in very poor condition with sub-standard wall framing and some 2x4 studs nailed to the rafters near midspan in an attempt to reinforce some of the rafters that are sagging. The doors to the N. Floral Street drive and drive approach are not openable and I personally believe that if they were opened the lateral support for the structure would be diminished and the structure may collapse. The west wall and doors of the structure are unfinished resawn plywood (may have been painted at one time). The north wall (alley side) is 10" plank siding that has daylight coming through in places and is painted on the north (alley) side. Rotted siding has been removed from the north and east side revealing 2x4 studs at approximately 48" o.c.. The owner/client has not decided what they want to do on this structure at this time and reserve the right to remove or rebuild this structure in the future under a separate historical review.

EXISTING LANDSCAPING – EXHIBIT "P"

The existing landscaping which consists of (3) elm trees, an evergreen pear, an orange tree, some shrubs (west side of residence) and lawn will remain. See site plan. The trees and shrubs will be trimmed. The owner/client reserves the right to remove or replace existing landscape in the future under a separate historical review.

PROPOSED DEMOLITION TO EXISTING RESIDENCE – SEE EXHIBIT "Q"

A. Demo north 14'-10" of east porch roof and expand porch roof and deck to the east approx. 2'-8".
B. Demo north and west walls, partially demolish south and east wall, remove window 10e at "Butler" per floorplan on sheet A1.2.
C. Remove windows 11e, 12e, 13e, 14e, 15e, 16e, 17e, 18e, 19e, 31e, and doors 03e, 04e, 05e. Demo east wall, north wall, and portion of south wall containing windows 11e and 12e at the Utility room (a.k.a.: Laundry/Sewing).
D. Demo (e) lower roof over southeast corner of residence from the (e) "Bedroom #4/ Bath #2" wall at the west end to the (e) side entry at the east side of the residence (see "A." above).
E. Remove (e) furred 8'-10" ceiling at (e) "Kitchen" and (e) "Butler"; this opens the ceiling up to (e) +/-11'-10" finished ceiling above.
F. Remove (e) countertops, cabinets, door frame 20e, door 06e at (e) "Kitchen".
G. Demo (e) "Bath #2.
H. Demo (e) concrete steps and railing at door 03a at north wall of (e) "Laundry"
I. Remove door 07e and 06e at (e) "Bedroom #4".
J. Remove door 11e at (e) "Bedroom #3".
K. Remove door 13e, 14e, and 15e at (e) "Bedroom #2".
L. Remove door 16e and demo existing corner closet at (e) "Bedroom #1".
M. Remove existing single bevel and bead board siding at the north and east walls of the residence.
N. Demo (e) concrete washing machine pad at (e) "Laundry".

Notes:

1. Any (e) doors, windows, siding, and trims that are called out as being removed or demolished (Demo) shall be saved and stored in a safe and dry location for resale or possible reuse on this project.

PROPOSED IMPROVEMENTS TO EXISTING RESIDENCE

A. Restoring (e) Kitchen and (e) Butler ceiling back to original height.
B. Reconstructing and repairing (e) upper level and lower roof at south-east corner.
C. Extending (e) east porch 2'-8" to the east to create a consistent roof line.
D. The addition of a screened porch at the south-east corner of the to create a uniform roof line.
E. Repurposing the (e) "Bedroom #3" into the repurposed "Bedroom #1" Master Suite.
F. Repurposing the (e) "Bedroom #4" into the (n) "Bath #2".
G. Adding a (n) "Powder Room" to service guests and repurposed "Bedroom#2" and "Bedroom#3".
H. Deleting the (e) "Butler" area and incorporating that area as well as part of the (e) "Laundry" into a (n) larger "Kitchen" with window and door access to the (n) "Screened Porch" mentioned at Item "D" above.
I. Adding a (n) "Utility" room.
J. Adding a (n) "Covered Porch" to the north side of the residence to replace the (e) "Laundry/Sewing, that is to be demolished.
K. Expanding the opening between the (n) expanded "Kitchen" and (e) "Dining Room" to match the opening between the (e) "Dining Room" and (e) "Living Room".
L. Leveling (e) floors where needed.
M. Refinishing (e) interior wood floors.
N. Repairing and refinishing (e) porch floors to be similar to original porch floors.
O. Repairing and refinishing interior (e) lath and plaster walls.
P. Repairing and refinishing (e) door and trim.
Q. Repairing, repainting, or replacing (e) windows with an approved type.
R. Repairing, repainting, or replacing (e) wood siding with an approved like type.
S. Updating of plumbing, gas, electrical, and waste utilities.
T. Re-roofing entire residence.
U. Painting the residence in a 3-color scheme similar to the original.
V. Reuse repurposed material as much as possible.
W. Preserving (e) "Victorian" details, wherever possible, and attempting to integrate the new structure with the existing structure.

EXHIBITS

EXHIBIT "A" – VICINITY MAP

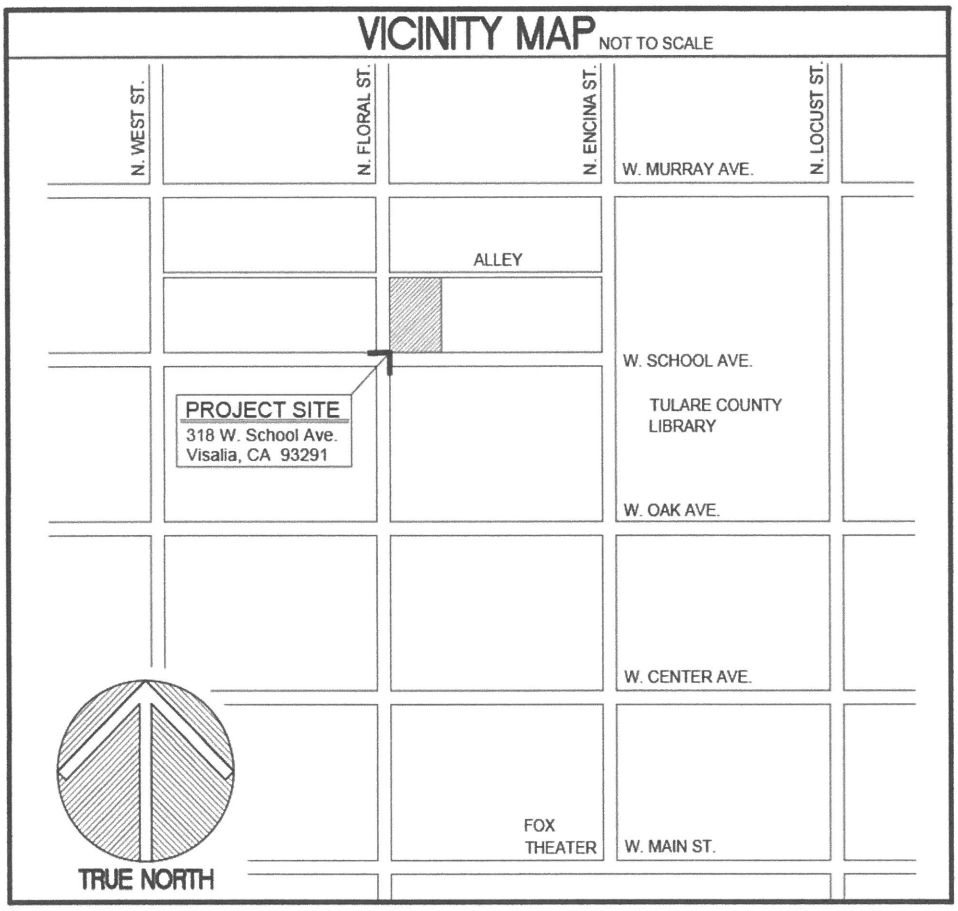
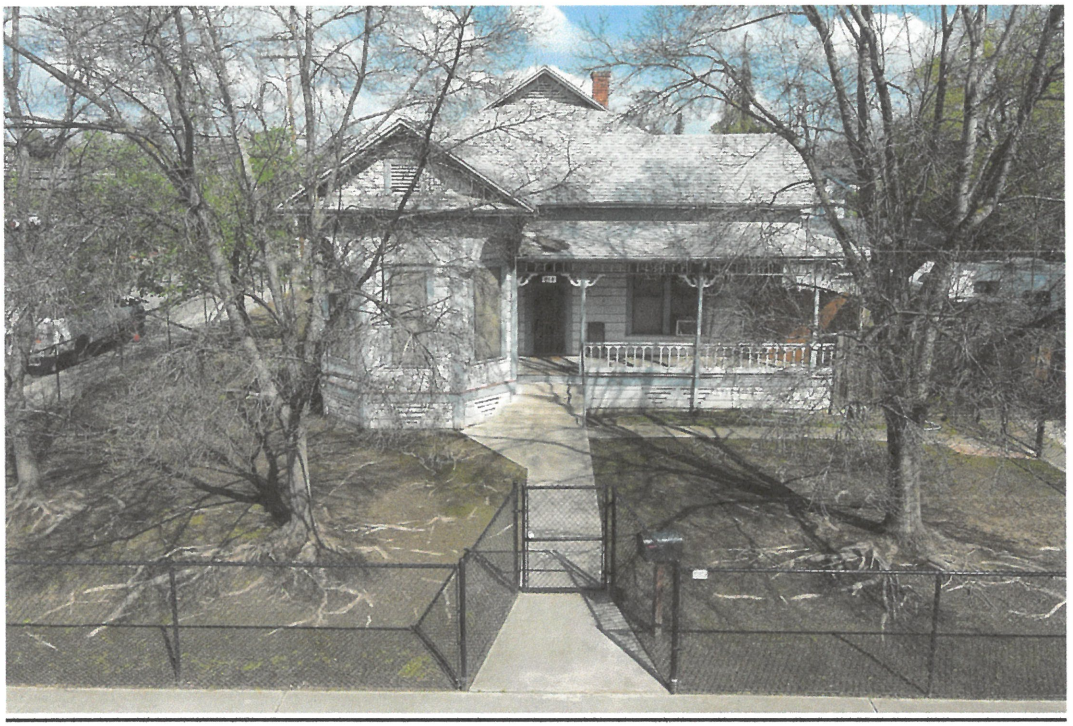


EXHIBIT "B" – EXTERIOR ELEVATIONS

SOUTH ELEVATION – SCHOOL STREET



WEST ELEVATION – FLORAL STREET

EXHIBIT "B" – EXTERIOR ELEVATIONS – CONTINUED

NORTH ELEVATION - REAR YARD

PARTIAL REAR YARD ELEVATION – PORTION TO BE DEMOLISHED

EXHIBIT "B" – EXTERIOR ELEVATIONS – CONTINUED

EAST ELEVATION – SIDEYARD

EAST ELEVATION – SIDEYARD – PORTION TO BE DEMOLISHED

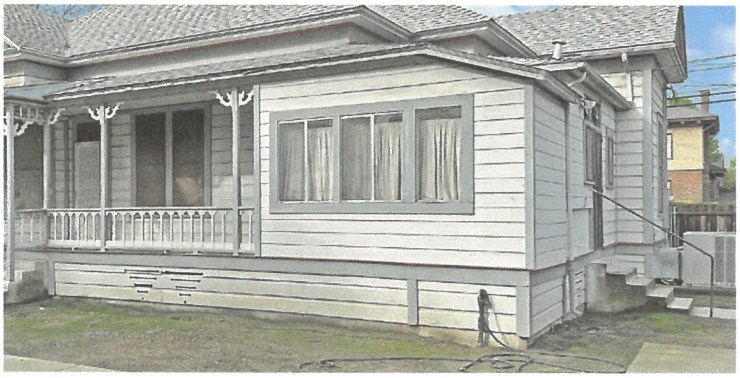


EXHIBIT "C" – EXISTING ROOF

OVERHEAD VIEW FROM EAST SIDE

PORTION TO BE DEMOLISHED AND REMODELED

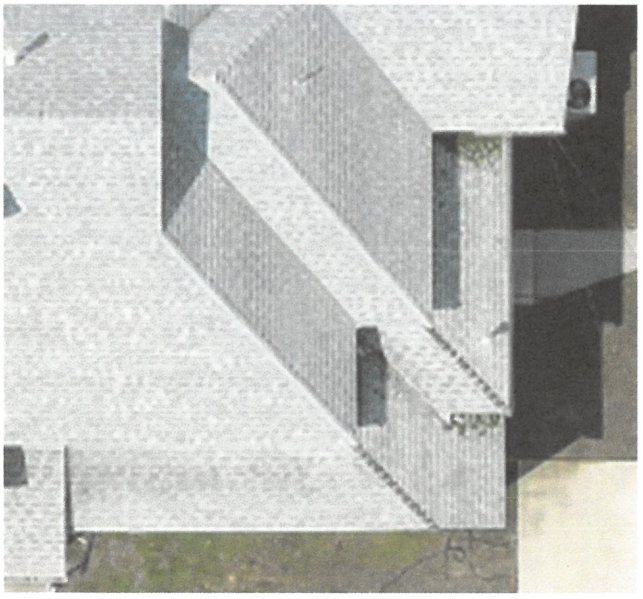
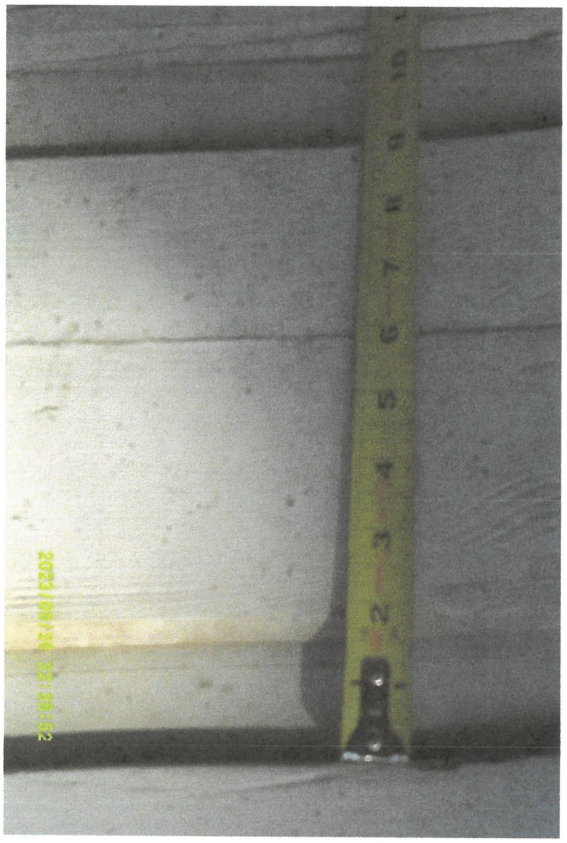


EXHIBIT "D" – EXISTING SIDING

ORIGINAL EXISTING SIDING



EXISTING SIDING AT PREVIOUS REMODEL TO BE DEMOLISHED

EXHIBIT "E" – EXISTING FLOOR MATERIAL

EXISTING INTERIOR FLOORS

EXHIBIT "F" – EXISTING WOOD WINDOWS

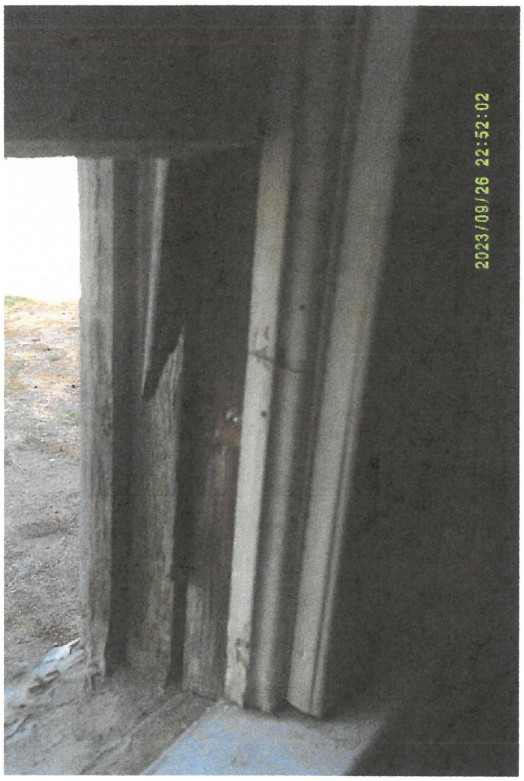
PROJECT TYPICAL WOOD FRAME DOUBLE HUNG WINDOW

EXHIBIT "F" – EXISTING WOOD WINDOWS – CONTINUED

GENERAL CONDITION OF EXISTING WINDOWS

EXHIBIT "F" – EXISTING WOOD WINDOWS – CONTINUED

GENERAL CONDITIONS OF EXISTING WINDOWS



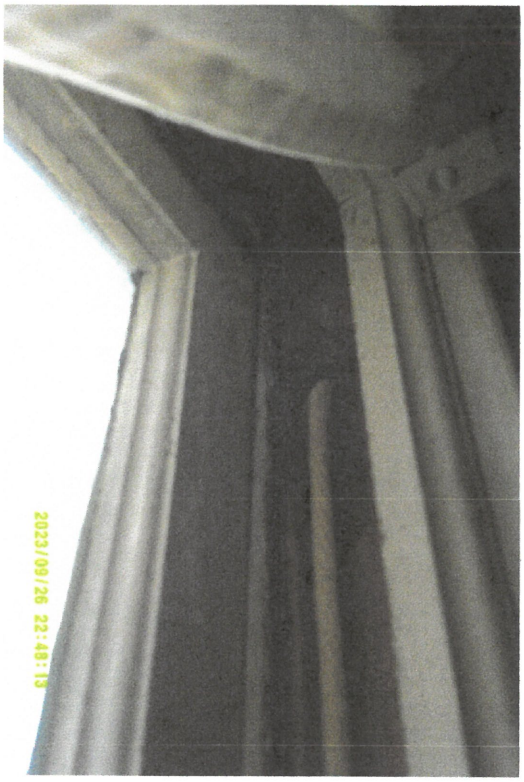


EXHIBIT "G" - EXISTING SOUTH-SIDE ENTRY DOOR

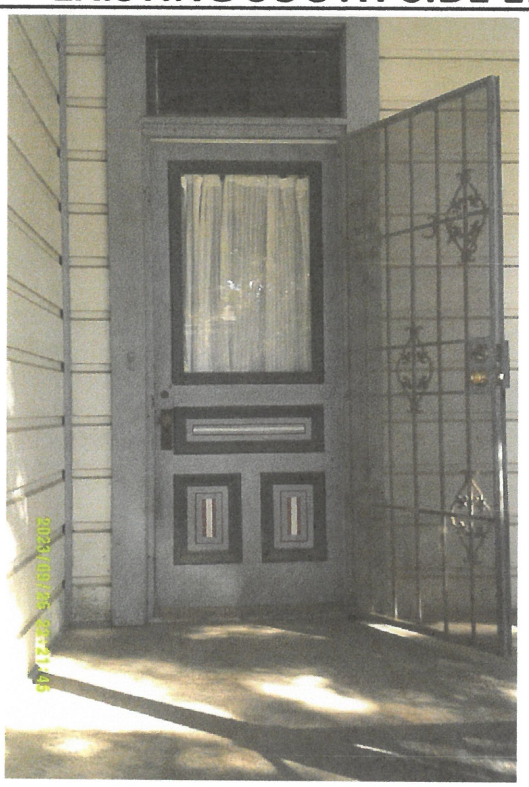


EXHIBIT "H" - EXISTING EAST-SIDE ENTRY DOOR

EXHIBIT "I" – EXISTING NORTH-SIDE LAUNDRY/SEWING DOOR TO BE REMOVED

EXHIBIT "J" – EXISTING FENCING

SCHOOL STREET FRONTAGE FENCING

WEST PROPERTY LINE FENCING

NORTH PROPERTY LINE FENCING

EXHIBIT "J" – EXISTING FENCING – CONTINUED

EAST PROPERTY LINE FENCING

EXHIBIT "K" – EXISTING BRICK CHIMNEY TO BE REMOVED

EXISTING BRICK CHIMNEY

EXHIBIT "L" – EXISTING MECHANICAL HEATING AND COOLING

EXISTING PAD MOUNTED DUAL-PAC MECHANICAL UNIT AT NORTH SIDE OF RESIDENCE

EXISTING DUCT CHASE TO BE CONCEALED

EXHIBIT "L" – EXISTING MECHANICAL HEATING AND COOLING

EXISTING ABANDONED FLOOR FURNACE

EXHIBIT "M" – EXISTING DETAILS TO BE RESTORED OR RECREATED

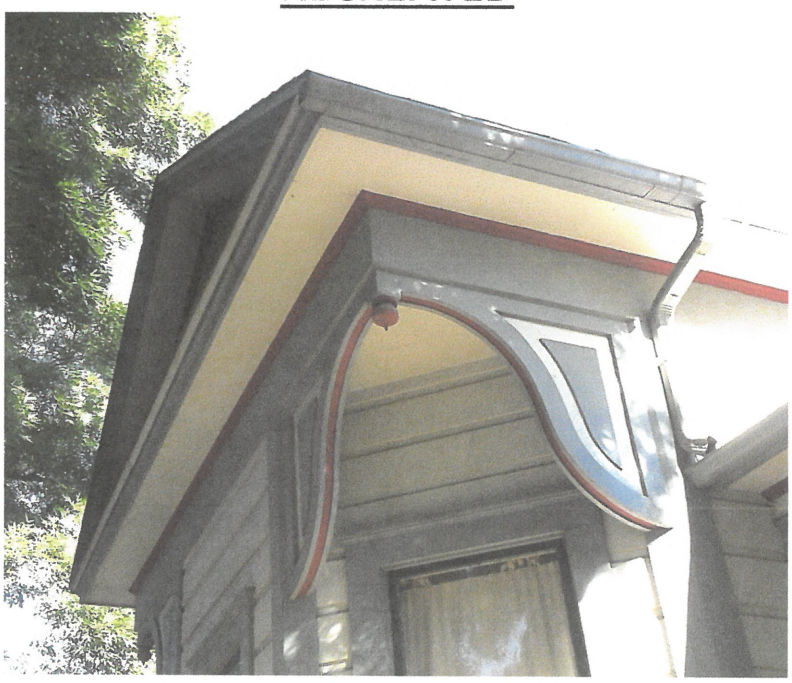


EXHIBIT "M" – EXISTING DETAILS TO BE RESTORED OR RECREATED – CONTINUED

EXHIBIT "M" – EXISTING DETAILS TO BE RESTORED OR RECREATED - CONTINUED

EXHIBIT "N" – EXISTING STUDIO APARTMENT AND STORAGE ROOM

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

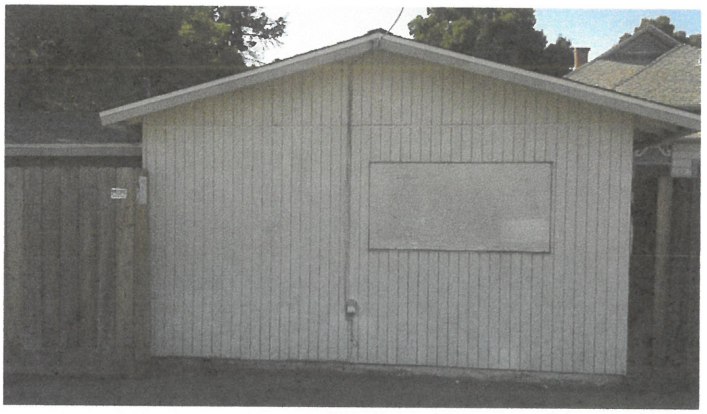
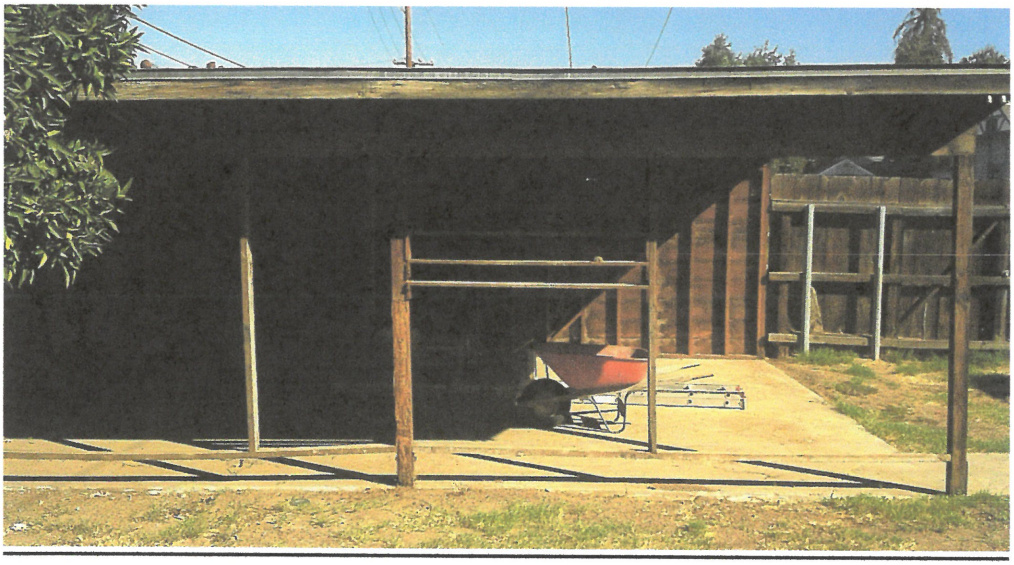


EXHIBIT "O" – EXISTING CARPORT/GARAGE

SOUTH ELEVATION



WEST ELEVATION

EXHIBIT "O" – EXISTING CARPORT/GARAGE – CONTINUED

NORTH ELEVATION

EAST ELEVATION

EXHIBIT "P" – EXISTING LANDSCAPE

OVERHEAD VIEW FROM SOUTH-WEST SIDE

EXHIBIT "P"

OVERHEAD VIEW FROM SOUTH SIDE

EXHIBIT "Q" – EXISTING INTERIOR AREAS TO BE DEMOLISHED

EXISTING LAUNDRY/SEWING SOUTH WALL

EXISTING LAUNDRY/SEWING NORTH-EAST WALL

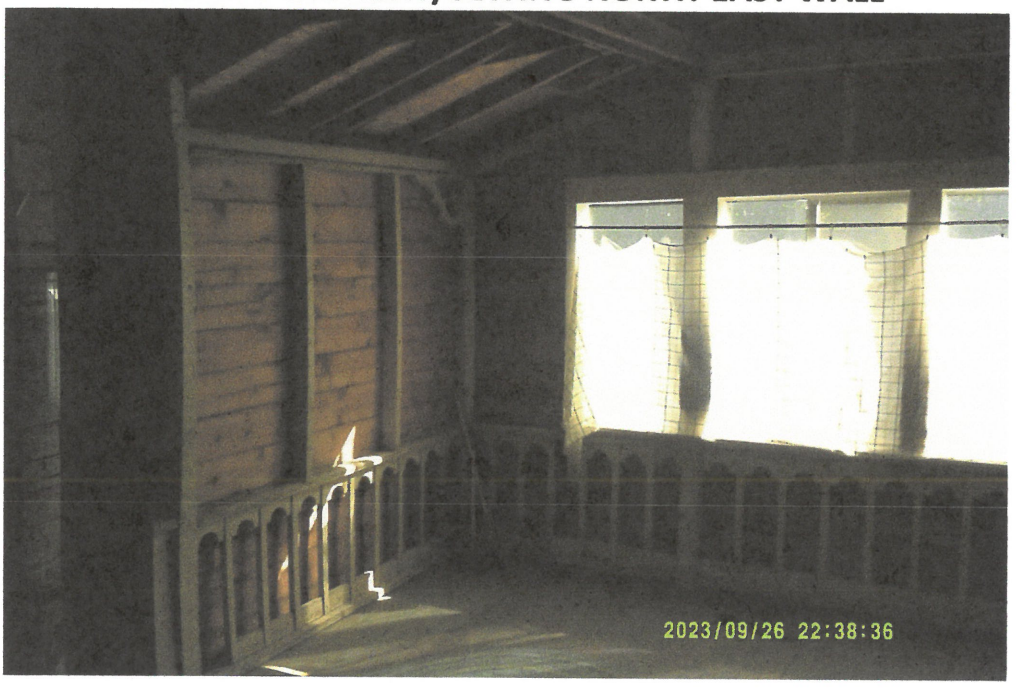


EXHIBIT "Q" – EXISTING INTERIOR AREA TO BE DEMOLISHED

EXISTING LAUNDRY/ SEWING

UNSAFE ROOF FRAMING

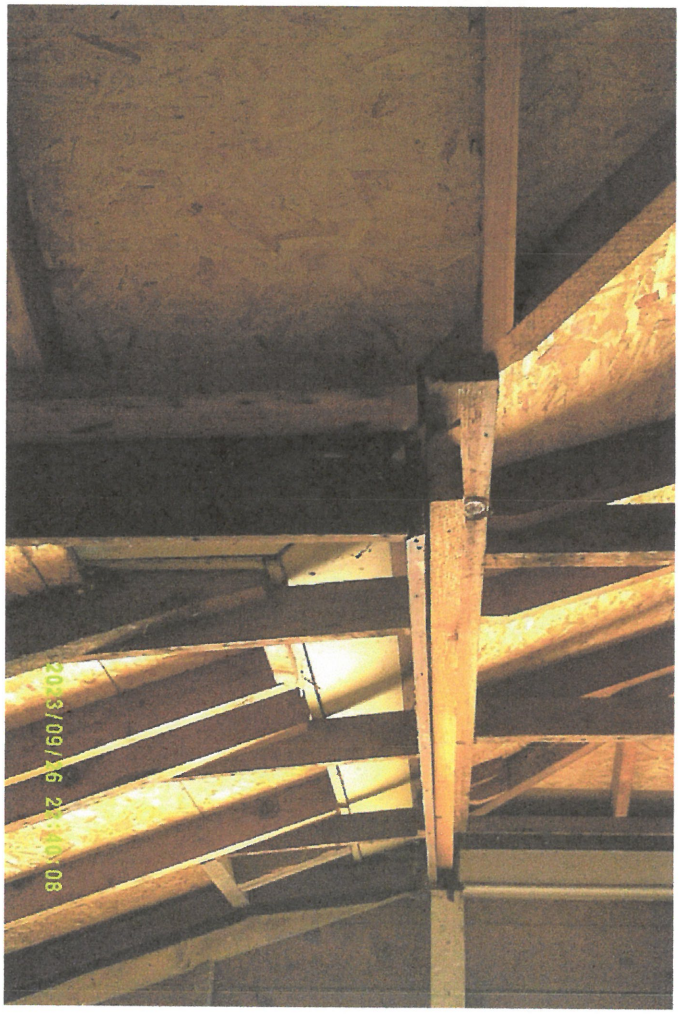


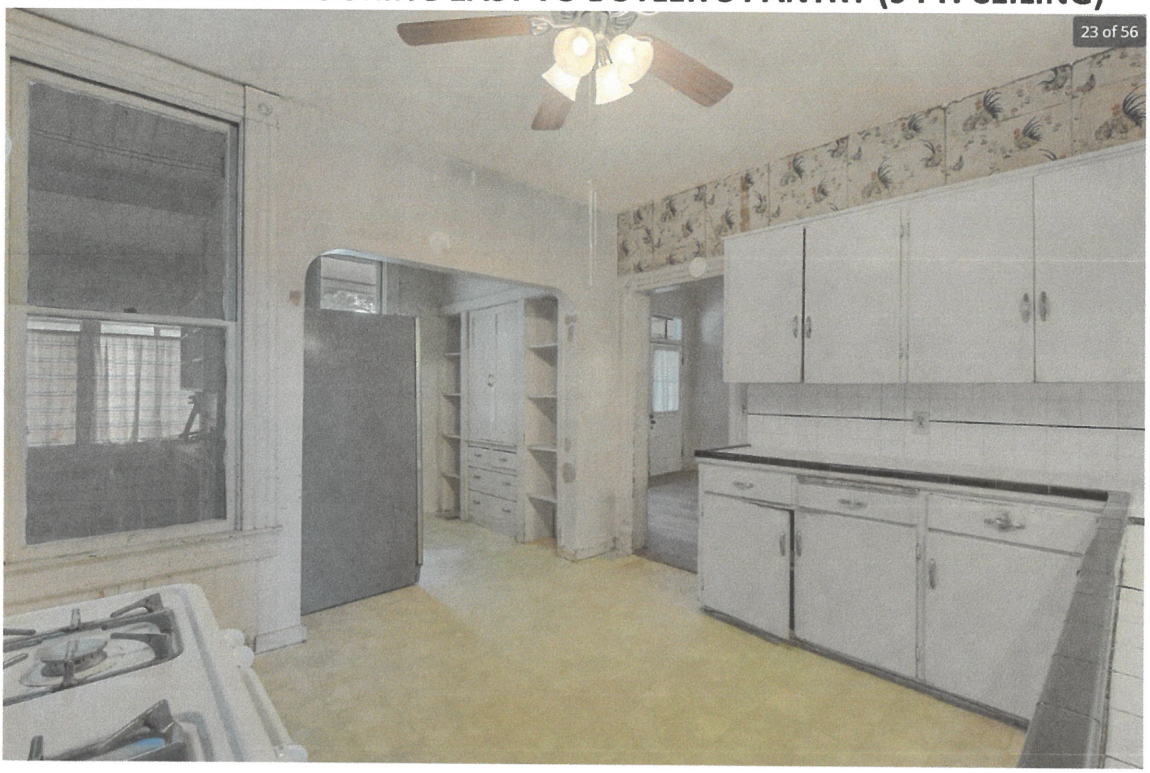
EXHIBIT "Q" – EXISTING INTERIOR AREAS TO BE DEMOLISHED

EXISTING LAUNDRY/SEWING NORTH WALL

EXISTING LAUNDRY/SEWING NORTH WALL

EXHIBIT "Q" – EXISTING INTERIOR AREAS TO BE DEMOLISHED

FROM KITCHEN LOOKING EAST TO BUTLER'S PANTRY (9 FT. CEILING)



FROM BUTLERS PANTRY LOOK WEST TO KITCHEN (9 FT. CEILING)

EXHIBIT "R" – REVEAL OF ORIGINAL KITCHEN CEILING

ORIGINAL KITCHEN 12 FT. HIGH KITCHEN CEILING

ANSWERS TO SPECIFIC QUESTIONS FROM CRISTOBAL CARRILLO FROM E-MAIL DATED SEPTEMBER 26, 2023

1a. The proposed addition/alterations of the main residence.

Agent comment (D.S.): The proposed additions/alterations of the main residence shall include the following:

1. Demolition of the north-east corner (existing Laundry/Sewing) of the residence.
2. Demolition of existing 9 foot finished ceiling at the kitchen to reveal existing 12 foot high finished ceiling above.
3. Demolition of existing kitchen cabinets and fixtures in order to open remodeled kitchen up to proposed east side screen porch.
4. Demolition of interior of existing bedroom #4 in order to re-purpose to a new bathroom #2.

5. Demolition of existing east porch and roof in order to expand east porch to align with existing south-east porch deck and roof.
6. Demolition of existing unused brick chimney at east slope of upper roof.
7. Demolition of existing concrete porch at north side of residence.
8. Demolition as necessary to level floors at existing laundry/sewing area.
9. Addition to expand existing east porch floor and roof to align with existing south-east porch and roof.
10. Expansion and addition to construct a new screened (removable) porch at the north-east corner of the residence.
11. Modification of upper roof line to remove existing unsafe framing condition over existing laundry/sewing and raised entire remodeled kitchen ceiling to 12 feet.
12. Addition of new laundry room.
13. Addition of new powder room
14. Addition of new north side entry porch to new rear porch and thereby to new rear entry off of remodeled kitchen.
15. Repair existing siding, trim, interior plaster, and "Victorian" trim as needed.
16. Re-paint and re-roof entire main residence.

1b. The proposed use of the buildings on the property.
Client/owner response: Residential Rentals
Agent comment (D.S.): The garage/carport use will remain as is.

1c. Any history you may have of the alterations on site.
Client/owner response: We are not aware of the history of any alterations.
Agent comment (D.S.): I talked to the previous owner. He stated that all existing structures were there when they moved to the location.

1d. Confirm that the existing chimney is to be removed.
Client/owner response: We intend to remove the existing chimney – it has been deemed unsafe.
Agent comment (D.S.): When viewed from different angles you can see daylight through the bricks. The chimney is not connected to and fuel burning appliances below the existing ceiling line.

1e. Confirm that the existing carport is to be removed or rebuilt.
Client/owner response: Carport will be painted and a new roof installed-repairs as necessary.
Agent comment (D.S.): No comment.

1f. Confirm whether the "optional covered porch" in the rear is proposed.
Agent comment (D.S.): The "optional covered porch" is proposed.

1g. If the original wood windows, wood doors, or any other features are proposed to be replaced with vinyl/metal/non-wood materials, provide justification why replacement is proposed over repair (i.e., financial, materials degradation, materials not available, etc.)
Client/owner response: New windows if the budget allows – type will depend on the HPAC requirements – if wood windows are mandatory-this mat mean we cannot put new ones in – in that case we would keep the existing (except in the kitchen) and replace where the glass is broken in several locations.
Agent comment (D.S.): Replacing all existing windows units with new window units of like type is probably not feasible as we have received a preliminary estimate of more than $61,300 from Windows Plus of Farmersville. Existing windows will likely be repaired, and new wood or fiberglass composite frame units will be used as needed. Client will need to look at each window individually and decide on replacement or repair.

2. Are any alterations occurring to the landscaping on site (removal of trees, returfing, etc.)? If so, please provide a preliminary landscape plan detailing the proposed changes. If no changes are proposed, pleased note that in your operational statement.
Client/owner response: The trees will stay and be cleaned up and trimmed. There are no other landscaping plans.
Agent comment (D.S.): No comment

3. If new windows are to be installed, please provide pictures of the original windows, and details of the new windows proposed. As noted above, if the original woof windows are proposed to be replaced, please provide within the operational statement information justifying their removal (i.e., evidence of deterioration, evidence verifying replacement more affordable than repair, etc.). Note also if original wood windows are proposed for relocation, as appears to be the case on the north elevation.
Client/owner response: See response at question 1g above.
Agent comment (D.S.): See response at question 1g above. Also, we may relocate re-use the existing small wood double hung window located at the existing bathroom on the north wall as well as the existing window between existing kitchen and the existing laundry/sewing if it matches up at another existing window location with a deteriorated window.

4. If new doors are to be installed (whether regular or screen), please provide pictures of the original doors and details of the door proposed. Please also note whether existing metal screen doors will be removed as well. And again, if the original wood doors are being replaced, provide justification for why repair is not feasible.
Client/owner response: Would like to remove (existing metal screen doors) if possible – "they are pretty ugly". Would like to re-use (existing entry doors) where possible.
Agent comment (D.S.): Existing exterior doors will be weatherstripped with possible new thresholds and repairs made. existing glazing may need to be replaced with tempered glazing at the doors and transoms pending building department plan check. The existing laundry/sewing room door, which is a modern Bel-Air style, at the north elevation will be removed and not be re-used.

5. Please note if any changes will occur to fencing on site.
Client/owner response: Would like to paint/repair as needed-but no new fencing is in the plan.
Agent comment (D.S.): No comment.

6. Please note on the southern elevation whether existing features like the window A/C unit, swamp cooler, and wood porch fencing will be removed.
Client/owner response: No comment.
Agent comment (D.S.): The evaporative cooler has already been removed and a temporary patch placed over the opening. All window mounted A/C units have been removed. The existing wood porch railing will remain. There is no longer fencing on the porch. The existing southside driveway rolling gate will remain but may be replaced in the future under a separate historical review.

7. It is recommended that additional architectural ornamentation be incorporated into the proposed elevations as follows:
   a. Continuation of wood fretwork on all porch areas.
   Agent comment (D.S.): I will continue the porch fretwork to the screened porch. If the fretwork continues around the screen porch it will interfere with the installation and removal of the screen panels. Also, the screened porch headers will probably be deeper than the existing or new headers over the east and south-east porch. Therefore, the fretwork will not line up with the existing. So, I am leaving it out at screened porch area.
   b. Addition of decorative knee braces (gingerbread trim) on all porch posts.
   Agent comment (D.S.): I will continue the decorative knee braces at the east porch to the edge of the screened porch but will end them there. I will not install them at the screened porch as the will interfere with the installation of the screen panels. I will add two knee braces at the new north porch.
   c. Addition of the underfloor vent cuts along the existing building exterior.
   Agent comment (D.S.): I will indicate new underfloor vents to match the existing at the east elevation. The new vents will be screened behind the siding to keep out critters. Existing vents that need to be repaired may also be screened, if possible.

d. Carry over of porch guard rail features to the guardrail for the porch steps on the northern building elevation (i.e., the little rounded feature in between each baluster)
Agent comment (D.S.): I will try to copy the existing balusters and details as much as possible. However, remember that since this is a new railing on a new element of the structure, we will have to meet the current building code with the balusters can only have 4" between them.

IN CONCLUSION

To conclude this operational report I, as the project agent, would like to comment on the individuals, the Client/Owners, that are seeking to get your approval for this project.

Mike Price and Toni LeGras-Price have grown up in the Visalia or Visalia area and currently live in a Historic Design District in a restored house on Highland Avenue. They have a great interest in architecture, craftsmanship, and the City of Visalia in general. Mike Price is a finish carpenter capable of building about anything made of wood and his father, John Price, was a drafting teacher and sports coach at Redwood High School. John Price was my drafting teacher for all four years I was there. Toni LeGras-Price comes from one of the older families in the area. As a pair, I believe they will do justice to this project. They are not corporate funded, so they want to concentrate on the main residence first and make the other improvements (Carport, fencing, and landscaping) as time goes on.

As for myself, I have grown up living in Ivanhoe until I married and moved to Visalia. So basically, I have been in the area for almost 68 years. I have a great interest in the local history of this area. I graduated from The College of the Sequoias in 1975 with an Associates Degree in architecture. I have been working in drafting for architects and engineers and with my own drafting service for over 49 years. I have prepared the plans for several Victorian homes in the past including what was known in the past as the Schellenberg residence in the Dinuba/Reedley area and the David Jackson home on the Kings River in the Kingsburg area, among others.

Thank you,
Daniel Shaw

EXHIBIT G

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2023/11/28 00:13:36

2023/06/20 20:38:46

2023/09/26 22:47:15

2023/09/26 22:47:41

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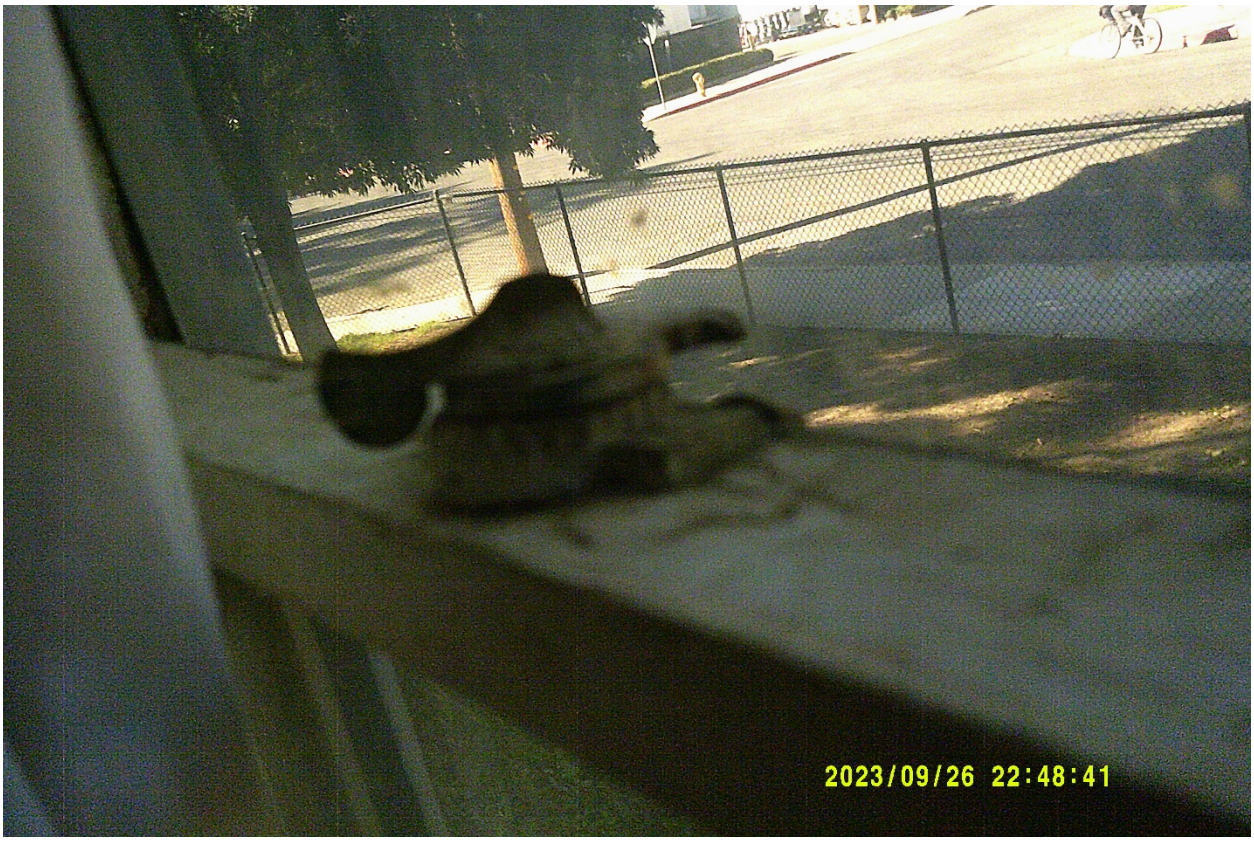
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EXHIBIT H

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291

Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

November 22, 2023

Dan Shaw Drafting
Attn: Dan Shaw
5601 West Seeger Avenue
Visalia, CA 93277

RE: Historic Preservation Advisory Committee Item No. 2023-20 (318 West School Avenue)

On October 25, 2023, the Historic Preservation Advisory Committee (HPAC) reviewed your request to remodel an existing residence, including expansion of an existing covered porch and addition of a new covered porch, on a property within the D-MU (Downtown Mixed Use) Zone. The project site is located at 318 West School Avenue (APN: 094-342-008). The project was approved by the HPAC with modifications based upon the following findings and conditions:

Findings:

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal as conditioned is consistent with 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 site or the character of the Historic District.

Conditions:

1. That the site be developed consistent with the site plan in Exhibit “A”, floor plan in Exhibit “B”, building elevations in Exhibit “C”, roof plan in Exhibit “D” and operational statement in Exhibit “E”, except as modified below:
    a. That if existing windows are to be replaced, HPAC review and approval of the new windows shall be required prior to issuance of a Building Permit for the installation of the new windows;
    b. That the existing chimney be repaired and maintained in its existing location; and
    c. That a period appropriate door be placed within the interior of the new eastern screened sun porch.
2. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.

3. 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.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. 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.

There is a 10-day appeal period for this action from the date of approval. No permits may be issued until the appeal period has lapsed with no appeal of the action. Following completion of the appeal period, a Building Permit shall be obtained from the City of Visalia Building Department prior to commencing work. The Building Department is located at 315 E. Acequia Avenue, Visalia CA 93291.

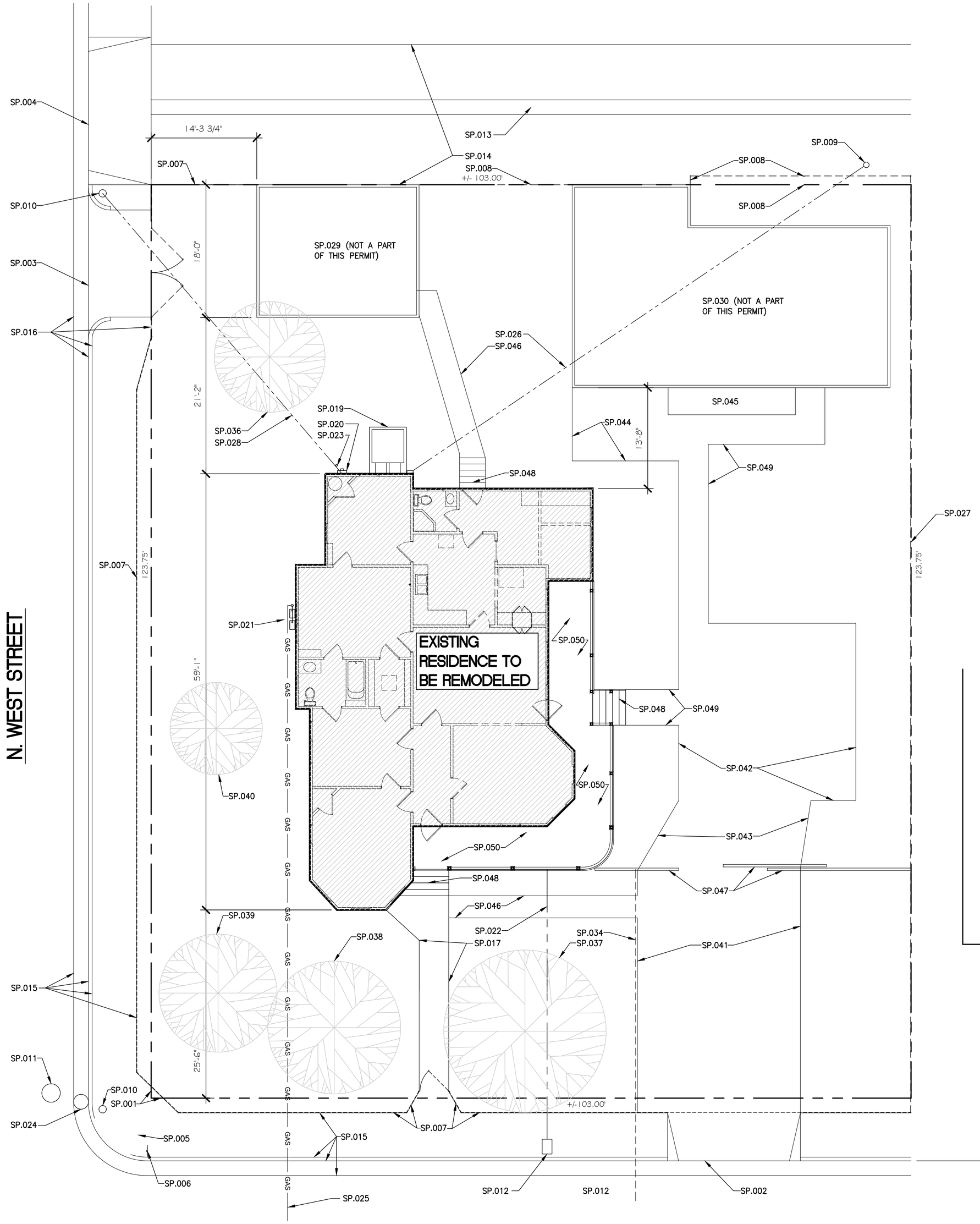
If you have any questions, please contact me at (559) 713-4443 or e-mail cristobal.carrillo@visalia.city

Regards,

Cristobal Carrillo,
Associate Planner

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING WORK OR FABRICATION. IF ANY CONDITION EXISTS NOT AS SHOWN ON THE DRAWINGS THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY.
2. DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND MEASUREMENTS AT SITE.
3. ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTOR (S), IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LASTEST CALIFORNIA BUILDING CODE (CBC) EDITION & LOCAL CODES AND ORDINACES. REPORT ALL DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
5. ANY CHANGES TO THE APPROVED SET OF PLANS WITHOUT NOTIFYING THE DESIGNER PRIOR TO SUCH CHANGES ABSOLVES SAID DESIGNER FROM ANY AND ALL RESPONSIBILITY WITH RESPECT TO THE LIABILITY, DAMAGE OR EXTRA WORK RESULTING FROM SAID CHANGES.
6. THE DESIGNER WAS RETAINED BY THE OWNER TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND TO SECURE APPROVAL FOR ISSUING REQUIRED GENERAL BUILDING PERMIT.
7. THE DESIGNER WILL ACCEPT NO FINANCIAL RESPONSIBILITY ARISING FROM ERRORS OR OMISSIONS CONTAINED IN THESE OR OTHER DOCUMENTS PREPARED BY THE DRAFTSMAN. THE BUILDING CONTRACTOR MUST REVIEW ALL DOCUMENTS FOR ERRORS PRIOR TO ACCEPTANCE OF DOCUMENTS.
8. ALL METHODS OF CONSTRUCTION AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA RESIDENTIAL BUILDING CODE.
9. BUILDING PERMITS MUST BE OBTAINED BEFORE STARTING CONSTRUCTION.
10. PROVIDE FIRE SYSTEM PER C.B.C. IF APPLICABLE
11. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, TITLE 24 ENERGY AND HANDICAP REGULATIONS, AND LOCAL ORDINANCES. NOTHING IN THESE DRAWINGS SHALL BE INTERPRETED TO ALLOW WORK NOT COMFORMING.
12. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ALL DISCREPENCIES BETWEEN DIMENSIONS OF ACTUAL WORK AND THOSE SHOWN IN DOCUMENTS.
13. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND WHICH ARE LEGALLY REQUIRED.
14. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR'S OPERATIONS. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL THE CONTRACTOR'S WASTE MATERIAL AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL THE CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS.
15. ANY DAMAGE TO EXISTING WORK THAT OCCURS DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE APPROVAL OF THE DESIGNER.
16. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL AND/OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.
17. ADDRESS NUMBERS: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST FROM THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE IN ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHOULD BE A MINIMUM OF 6 INCHES (153 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 mm). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND 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.
18. LANDSCAPE: A LANDSCAPE DOCUMENTATION PACK MAY NEED TO BE SUBMITTED TO THE LOCAL JURISDICTION FOR SEPARATE PERMIT/REVIEW/APPROVAL IF EITHER OF THE FOLLOWING APPLY.:
    1. NEW CONSTRUCTION OR REHABILITATED LANDSCAPES WHICH ARE DEVELOPER INSTALLED IN SINGLE FAMILY PROJECTS WITH A LANDSCAPE AREA EQUAL TO / OR GREATER THAN 2,500 SQUARE FEET.
    2. NEW CONSTRUCTION LANDSCAPES WHICH ARE HOMEOWNER PROVIDED AND / OR HOMEOWNER HIRED IN SINGLE FAMILY PROJECTS WITH A TOTAL LANDSCAPE AREA EQUAL TO / OR GREATER THAN 5,000 SQ. FT.
19. PROVIDE 2% MIN SLOPE AWAY FROM RESIDENCE FOR FIRST 10 FT. OF GRADING
20. GRADING PERMIT REQUIRED IF VOLUME OF EARTH MOVED EXCEEDS 200 CUBIC YARDS OR IF ANY CUTS OF FILLES EXCEED 8 FEET IN HEIGHT/DEPTH, PER SAN LUIS OBISPO COUNTY GRADING ORDINANCE 202.
21. A COMPACTION REPORT IS REQUIRED FOR FILL MATERIAL 12-INCHES OR MORE IN DEPTH.
22. SEE CALGREEN AND LOCAL AUTHORITY NOTES ON SHEET CG-1.
23. SITE PLAN GRADING AND FLATWORK SHOWN ON THIS SHEET ARE CONCEPTUAL ONLY. SEE SITE GRADING PLAN AND LANDSCAPE PLANS FOR ACTUAL FLATWORK LOCATIONS AS WELL AS REQUIRED RETAINING WALLS, PLANTERS, CURBS, STEPS, DRAINAGE DEVICES, AND MATERIALS REQUIRED FOR COMPLETION OF THE SITE DEVELOPEMENT OF THIS PROJECT.
24. UNDERGROUND UTILITY SERVICE:
    ALL THE ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS APPLIES TO UTILITIES ON SITES THAT ARE LESS THAN 5 ACRES AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS.



AS-BUILT SITE PLAN

BUILDING AND TRUE NORTH

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

PROJECT DATA

OWNER/BUILDER:	Mike and Toni Price 727 N. Highland Visalia, CA 93291 805.801.6705
A.P.N.:	094-342-008-000
PROJECT ADDRESS	318 W. School Street
CITY OF:	Vlsalia
COUNTY OF:	Tulare
ZONING:	D-MU (DOWNTOWN-MIXED USE)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF STORIES:	1
BUILDING OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	V-B
CLIMATE ZONE	13
SEISMIC ZONE	D
FEMA FLOOD ZONE	AE
FIRE SPRINKLERS	NO (PER 2022 CRBC R313.2, EXCEPTION 1)

EXISTING FLOOR AREA CALCULATIONS

(E) MAIN RESIDENCE CONDITIONED SPACE	1,773 SQ. FT.
(E) MAIN RESIDENCE COVERED PORCH	356 SQ. FT.
OTHER (E) STRUCTURES ON SITE	
(E) ADU WITH ATTACHED SHOP/GARAGE	1,036 SQ. FT.
(E) SHED (TO BE REMOVED)	396 SQ. FT.

EXISTING SITE STRUCTURAL COVERAGE

TOTAL SITE AREA:	0.29 ACRES OR 12,745 SQ. FT.
EXISTING STRUCTURAL COVERAGE:	26.4 % OR 3,361 SQ. FT.

EXISTING SITE UTILITIES

SOLID WASTE:	CITY OF VISALIA
SEWER:	CITY OF VISALIA
WATER:	CALIFORNIA WATER SERVICE
ELECTRICITY:	SO. CALIF. EDISON CO.
NATURAL GAS:	SO. CALIF. GAS CO.
TELEPHONE:	AT&T

SITE PLAN KEYNOTES

SP.001	PROPERTY LINE, TYP.
SP.002	(E) 18' WIDE DRIVE APPROACH
SP.003	(E) 14'-6" WIDE DRIVE APPROACH
SP.004	(E) 20' WIDE ALLEY DRIVE APPROACH
SP.005	(E) NON-COMPLIANT CITY OF VISALIA DISABILITY ACCESS RAMP (NO TACTILE PAD)
SP.006	(E) STOP SIGN
SP.007	(E) 5 FT. HIGH BLACK RUBBERIZED CHAIN LINK FENCE
SP.008	(E) 7 FT. HIGH WOOD FENCE
SP.009	(E) SCE 9" DIA. WOOD FEEDER POWER POLE WITH POWER LINE TO (E) RESIDENCE
SP.010	(E) SCE 12" DIA. WOOD POWER POLE
SP.011	(E) SCE MANHOLE COVER OVER (E) SCE VAULT
SP.012	(E) WATER METER
SP.013	(E) 24" WIDE ALLEY V-GUTTER
SP.014	(E) A.C. PAVED ALLEY. VARIOUS WIDTHS AT VARIOUS LOCATIONS. ASSUMED AVERAGE WIDTH OF 19'-0". PROBABLE RECORD WIDTH OF 20'-0"
SP.015	(E) 6 FT. WIDE CITY SIDEWALK WITH 6" BARRIER CURB AND 24" GUTTER
SP.016	(E) 8 FT. WIDE CITY SIDEWALK WITH 6" BARRIER CURB AND 24" GUTTER
SP.017	(E) 4' WIDE SIDEWALK. FLARES OUTSIDE OF ENTRY GATE AND NEAR RESIDENCE
SP.018	(E) CONC. DRIVE APRON
SP.019	(E) MECHANICAL EQUIPMENT (GROUND MOUNT DUO-PAC) ON CONCRETE PAD.
SP.020	(E) 200 AMP ELECTRICAL SERVICE AND METER WITH WEATHERHEAD CONNECTION
SP.021	(E) NATURAL GAS SERVICE, METERS (2), AND SHUT-OFF VALVE
SP.022	(E) DCW WATER SUPPLY TO RESIDENCE WITH SHUT-OFF VALVE
SP.023	(E) SANITARY SEWER CLEANOUT WITH x" LINE EXISTING TO SEWER MAIN AT ALLEY
SP.024	(E) EXISTING 24" DIA. STORM DRAIN DROP INLET AT (E) GUTTER
SP.025	(E) EXISTING GAS LINE TO POINT OF CONNECTION AT SCHOOL STREET
SP.026	(E) COMM. FEED FROM (E) FEEDER POLE AT ALLEY TO WALL MOUNTED ATT COM BOX AT RESIDENCE EXTERIOR WALL
SP.027	(E) FENCE OF VARIOUS MATERIALS AND HEIGHTS
SP.028	(E) OVERHEAD POWER FROM (E) S.C.E. POLE AT STREET TO WEATHER HEAD AT (E) 200 AMP MAIN PANEL AT RESIDENCE
SP.029	(E) CARPORT (POSSIBLE DEMOLITION) / 396 SQ. FT.
SP.030	(E) APARTMENT AND SHOP / APARTMENT-440 SQ. FT. / STORAGE - 596 SQ. FT.
SP.031	HATCH DEFINES AREA OF COVERED PORCH EXPANSION
SP.032	HATCH DEFINES AREA OF (E) STRUCTURE DEMO AND COVERED PORCH EXPANSION
SP.033	OPTIONAL OPEN (UNROOFED) PORCH EXPANSION
SP.034	(E) ABANDONED WATER LINE
SP.035	(E) FRONT WALL AT ADJACENT RESIDENCE
SP.036	(E) 11" DIA. ORANGE TREE
SP.037	(E) 14" DIA. ELM TREE (EXTENSIVELY INVASIVE AND SURFACE ROOTED)
SP.038	(E) 11" DIA. ELM TREE (EXTENSIVELY INVASIVE AND SURFACE ROOTED)
SP.039	(E) 10" DIA. ELM TREE (EXTENSIVELY INVASIVE AND SURFACE ROOTED)
SP.040	(E) 10" DIA. EVERGREEN PEAR
SP.041	(E) 33 FT. X 22 FT. (APPROX.) CONC. FRONT YARD DRIVE
SP.042	(E) 24 FT. X 24 FT. CONC. PAD
SP.043	(E) CONC. TRANSITION PAD
SP.044	(E) 13 FT. X 11 FT. CONC. PAD
SP.045	(E) PLANTER
SP.046	(E) 3 FT. WIDE CONC. WALK
SP.047	(E) 6 FT. HIGH WOOD FENCE WITH SLIDING (ROLLING) GATE)
SP.048	(E) CONC. STEPS UP TO RESIDENCE
SP.049	(E) 4 FT. WIDE CONC. WALK
SP.050	(E) COVERED PORCH

DRAWN D. SHAW

JOB NUMBER 23.006

REVISIONS 1 2 3 4 5 6

PLAN PREPARATION BY:
DAN SHAW DRAFTING
6801 WEST SEEGER AVE.
VISALIA, CA. 93277
559-679-1634
e-mail: shawdrafting@aol.com

A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA, CALIFORNIA

SHEET SP1.1

PRINT DATE 10/06/2023

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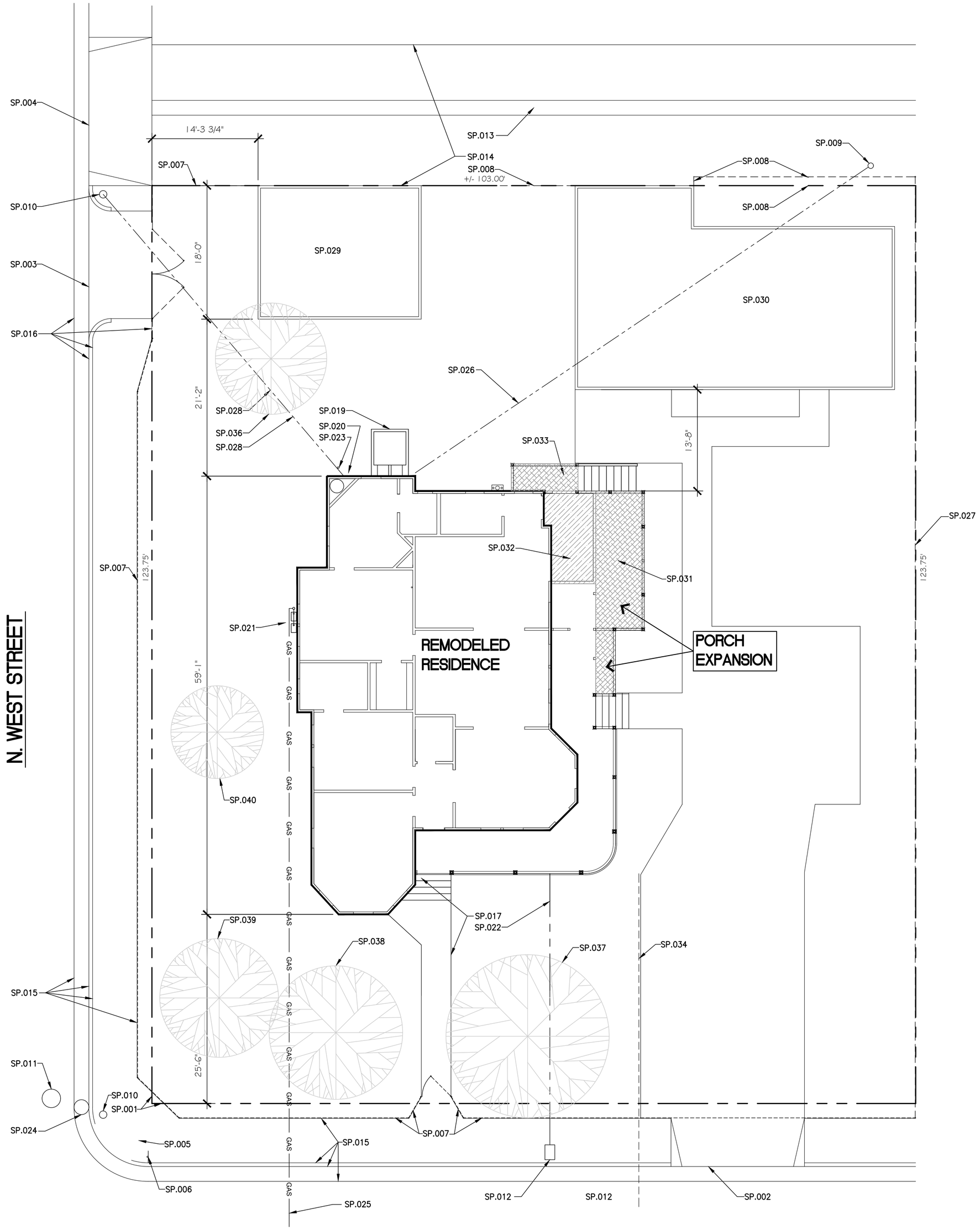
10. PROVIDE FIRE SYSTEM PER C.B.C. IF APPLICABLE
11. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, TITLE 24 ENERGY AND HANDICAP REGULATIONS, AND LOCAL ORDINANCES. NOTHING IN THESE DRAWINGS SHALL BE INTERPRETED TO ALLOW WORK NOT COMFORMING.
12. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ALL DISCREPENCIES BETWEEN DIMENSIONS OF ACTUAL WORK AND THOSE SHOWN IN DOCUMENTS.
13. THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND WHICH ARE LEGALLY REQUIRED.
14. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE CONTRACTOR'S OPERATIONS. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL THE CONTRACTOR'S WASTE MATERIAL AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL THE CONTRACTOR'S TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS.
15. ANY DAMAGE TO EXISTING WORK THAT OCCURS DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE APPROVAL OF THE DESIGNER.
16. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL AND/OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.
17. ADDRESS NUMBERS: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST FROM THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE IN ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHOULD BE A MINIMUM OF 6 INCHES (153 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH (12.7 mm). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND 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.
18. LANDSCAPE: A LANDSCAPE DOCUMENTATION PACK MAY NEED TO BE SUBMITTED TO THE LOCAL JURISDICTION FOR SEPARATE PERMIT/REVIEW/APPROVAL IF EITHER OF THE FOLLOWING APPLY.:
    1. NEW CONSTRUCTION OR REHABILITATED LANDSCAPES WHICH ARE DEVELOPER INSTALLED IN SINGLE FAMILY PROJECTS WITH A LANDSCAPE AREA EQUAL TO / OR GREATER THAN 2,500 SQUARE FEET.
    2. NEW CONSTRUCTION LANDSCAPES WHICH ARE HOMEOWNER PROVIDED AND / OR HOMEOWNER HIRED IN SINGLE FAMILY PROJECTS WITH A TOTAL LANDSCAPE AREA EQUAL TO / OR GREATER THAN 5,000 SQ. FT.
19. PROVIDE 2% MIN SLOPE AWAY FROM RESIDENCE FOR FIRST 10 FT. OF GRADING
20. GRADING PERMIT REQUIRED IF VOLUME OF EARTH MOVED EXCEEDS 200 CUBIC YARDS OR IF ANY CUTS OF FILLES EXCEED 8 FEET IN HEIGHT/DEPTH, PER SAN LUIS OBISPO COUNTY GRADING ORDINANCE 202.
21. A COMPACTION REPORT IS REQUIRED FOR FILL MATERIAL 12-INCHES OR MORE IN DEPTH.
22. SEE CALGREEN AND LOCAL AUTHORITY NOTES ON SHEET CG-1.
23. SITE PLAN GRADING AND FLATWORK SHOWN ON THIS SHEET ARE CONCEPTUAL ONLY. SEE SITE GRADING PLAN AND LANDSCAPE PLANS FOR ACTUAL FLATWORK LOCATIONS AS WELL AS REQUIRED RETAINING WALLS, PLANTERS, CURBS, STEPS, DRAINAGE DEVICES, AND MATERIALS REQUIRED FOR COMPLETION OF THE SITE DEVELOPEMENT OF THIS PROJECT.
24. UNDERGROUND UTILITY SERVICE:
ALL THE ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. THIS APPLIES TO UTILITIES ON SITES THAT ARE LESS THAN 5 ACRES AND SERVING NEW STRUCTURES AND/OR NEW UTILITY DISTRIBUTIONS.



SITE PLAN

BUILDING AND TRUE NORTH

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

PROJECT DATA

OWNER/BUILDER:	Mike and Toni Price 727 N. Highland Visalia, CA 93291 805.801.6705
A.P.N.:	094-342-008-000
PROJECT ADDRESS	318 W. School Street
CITY OF:	Vlsalia
COUNTY OF:	Tulare
ZONING:	D-MU (DOWNTOWN-MIXED USE)
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
NUMBER OF STORIES:	1
BUILDING OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	V-B
CLIMATE ZONE	13
SEISMIC ZONE	D
FEMA FLOOD ZONE	AE
FIRE SPRINKLERS	NO (PER 2022 CRBC R313.2, EXCEPTION 1)

EXISTING FLOOR AREA CALCULATIONS

(E) MAIN RESIDENCE CONDITIONED SPACE	1,773 SQ. FT.
(E) MAIN RESIDENCE COVERED PORCH	356 SQ. FT.
OTHER (E) STRUCTURES ON SITE	
(E) ADU WITH ATTACHED SHOP/GARAGE	1,036 SQ. FT.
(E) SHED (TO BE REMOVED)	396 SQ. FT.

EXISTING SITE STRUCTURAL COVERAGE

TOTAL SITE AREA:	0.29 ACRES OR 12,745 SQ. FT.
EXISTING STRUCTURAL COVERAGE:	26.4 % OR 3,361 SQ. FT.

EXISTING SITE UTILITIES

SOLID WASTE:	CITY OF VISALIA
SEWER:	CITY OF VISALIA
WATER:	CALIFORNIA WATER SERVICE
ELECTRICITY:	SO. CALIF. EDISON CO.
NATURAL GAS:	SO. CALIF. GAS CO.
TELEPHONE:	AT&T

SITE PLAN KEYNOTES

SP.001	PROPERTY LINE, TYP.
SP.002	(E) 18' WIDE DRIVE APPROACH
SP.003	(E) 14'-6" WIDE DRIVE APPROACH
SP.004	(E) 20' WIDE ALLEY DRIVE APPROACH
SP.005	(E) NON-COMPLIANT CITY OF VISALIA DISABILITY ACCESS RAMP (NO TACTILE PAD)
SP.006	(E) STOP SIGN
SP.007	(E) 5 FT. HIGH BLACK RUBBERIZED CHAIN LINK FENCE
SP.008	(E) 7 FT. HIGH WOOD FENCE
SP.009	(E) SCE 9" DIA. WOOD FEEDER POWER POLE WITH POWER LINE TO (E) RESIDENCE
SP.010	(E) SCE 12" DIA. WOOD POWER POLE
SP.011	(E) SCE MANHOLE COVER OVER (E) SCE VAULT
SP.012	(E) WATER METER
SP.013	(E) 24" WIDE ALLEY V-GUTTER
SP.014	(E) A.C. PAVED ALLEY. VARIOUS WIDTHS AT VARIOUS LOCATIONS. ASSUMED AVERAGE WIDTH OF 19'-0". PROBABLE RECORD WIDTH OF 20'-0"
SP.015	(E) 6 FT. WIDE CITY SIDEWALK WITH 6" BARRIER CURB AND 24" GUTTER
SP.016	(E) 8 FT. WIDE CITY SIDEWALK WITH 6" BARRIER CURB AND 24" GUTTER
SP.017	(E) 4' WIDE SIDEWALK. FLARES OUTSIDE OF ENTRY GATE AND NEAR RESIDENCE
SP.018	(E) CONC. DRIVE APRON
SP.019	(E) MECHANICAL EQUIPMENT (GROUND MOUNT DUO-PAC) ON CONCRETE PAD.
SP.020	(E) 200 AMP ELECTRICAL SERVICE AND METER WITH WEATHERHEAD CONNECTION
SP.021	(E) NATURAL GAS SERVICE, METERS (2), AND SHUT-OFF VALVE
SP.022	(E) DCW WATER SUPPLY TO RESIDENCE WITH SHUT-OFF VALVE
SP.023	(E) SANITARY SEWER CLEANOUT WITH x" LINE EXISTING TO SEWER MAIN AT ALLEY
SP.024	(E) EXISTING 24" DIA. STORM DRAIN DROP INLET AT (E) GUTTER
SP.025	(E) EXISTING GAS LINE TO POINT OF CONNECTION AT SCHOOL STREET
SP.026	(E) COMM. FEED FROM (E) FEEDER POLE AT ALLEY TO WALL MOUNTED ATT COM BOX AT RESIDENCE EXTERIOR WALL
SP.027	(E) FENCE OF VARIOUS MATERIALS AND HEIGHTS
SP.028	(E) OVERHEAD POWER FROM (E) S.C.E. POLE AT STREET TO WEATHER HEAD AT (E) 200 AMP MAIN PANEL AT RESIDENCE
SP.029	(E) CARPORT (POSSIBLE DEMOLITION) / 396 SQ. FT.
SP.030	(E) APARTMENT AND SHOP / APARTMENT-440 SQ. FT. / STORAGE - 596 SQ. FT.
SP.031	HATCH DEFINES AREA OF COVERED PORCH EXPANSION
SP.032	HATCH DEFINES AREA OF (E) STRUCTURE DEMO AND KITCHEN/LAUNDRY EXPANSION
SP.033	PROPOSED COVERED PORCH EXPANSION
SP.034	(E) ABANDONED WATER LINE
SP.035	(E) FRONT WALL AT ADJACENT RESIDENCE
SP.036	(E) 11" DIA. ORANGE TREE
SP.037	(E) 14" DIA. ELM TREE (EXTENSIVELY INVASIVE AND SURFACE ROOTED)
SP.038	(E) 11" DIA. ELM TREE (EXTENSIVELY INVASIVE AND SURFACE ROOTED)
SP.039	(E) 10" DIA. ELM TREE (EXTENSIVELY INVASIVE AND SURFACE ROOTED)
SP.040	(E) 10" DIA. EVERGREEN PEAR
SP.041	(E) 33 FT. X 22 FT. (APPROX.) CONC. FRONT YARD DRIVE
SP.042	(E) 24 FT. X 24 FT. CONC. PAD
SP.043	(E) CONC. TRANSITION PAD
SP.044	(E) 13 FT. X 11 FT. CONC. PAD
SP.045	(E) PLANTER
SP.046	(E) 3 FT. WIDE CONC. WALK
SP.047	(E) 6 FT. HIGH WOOD FENCE WITH SLIDING (ROLLING) GATE)
SP.048	(E) CONC. STEPS UP TO RESIDENCE
SP.049	(E) 4 FT. WIDE CONC. WALK
SP.050	(E) COVERED PORCH

DRAWN D. SHAW

JOB NUMBER 23.006

REVISIONS 1 2 3 4 5 6

PLAN PREPARATION BY:
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A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA, CALIFORNIA

SHEET SP1.2

PRINT DATE 10/06/2023

EXISTING WINDOW SCHEDULE

KEY	UNIT TYPE	WIDTH APPROX.	HEIGHT APPROX.	COMMENTS	HEAD HGT. APPROX.	STATUS
01e	TRANSOM ABV. DOOR	2'-10"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM; SINGLE GLAZED	8'-0"	NON-FUNCTIONAL; SCREWED SHUT
02e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
03e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
04e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
05e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
06e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
07e	TRANSOM ABV. DOOR	2'-8"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM; SINGLE GLAZED	8'-0"	NON-FUNCTIONAL; SCREWED SHUT
08e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	NON-FUNCTIONAL; STUCK
09e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
10e	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
11e	TOP HINGED AWNING	2'-6"	2'-0"	WOOD FRAMED TOP HINGED AWNING WINDOW; SINGLE GLAZED, HOME MADE	5'-0"	NON-FUNCTIONAL; STUCK
12e	TOP HINGED AWNING	2'-6"	2'-0"	WOOD FRAMED TOP HINGED AWNING WINDOW; SINGLE GLAZED, HOME MADE	5'-0"	NON-FUNCTIONAL; STUCK
13e	HORIZ. SLIDE, ALUM. FRAME	3'-0"	4'-0"	MILL FIN. ALUM. FRAME, HORIZ. SLIDE WINDOW; SINGLE GLAZED	6'-0"	FUNCTIONAL; ALUM. FRAME
14e	HORIZ. SLIDE, ALUM. FRAME	3'-0"	4'-0"	MILL FIN. ALUM. FRAME, HORIZ. SLIDE WINDOW; SINGLE GLAZED	6'-0"	FUNCTIONAL; ALUM. FRAME
15e	FIXED PICTURE, ALUM. FRAME	2'-0"	4'-0"	MILL FIN. ALUM. FRAME, HORIZ. SLIDE WINDOW; SINGLE GLAZED	6'-0"	FIXED; ALUM. FRAME
16e	TRANSOM ABV. WINDOW	2'-0"	1'-4"	WOOD FRAMED FIXED WINDOW TRANSOM; SINGLE GLAZED	8'-0"	FIXED; WOOD FRAME
17e	SINGLE HUNG WINDOW	2'-0"	3'-0"	ALUM. FRAMED SINGLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; ALUM. FRAME
18e	TRANSOM ABV. DOOR	2'-8"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM; SINGLE GLAZED	8'-0"	FIXED; WOOD FRAME
19e	SINGLE HUNG WINDOW	2'-0"	3'-0"	ALUM. FRAMED SINGLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; WOOD FRAME. MISS'G HARD
20e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	NON-FUNCTIONAL; SCREWED SHUT
21e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
22e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
23e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	NON-FUNCTIONAL; SCREWED SHUT
24e	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	NON-FUNCTIONAL; SCREWED SHUT
25e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	NON-FUNCTIONAL; SCREWED SHUT
26e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
27e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
28e	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
29e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
30e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES
31e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	FUNCTIONAL; RATTLES

EXISTING WINDOW AND GLAZED DOOR NOTES

1. EXISTING OPENABLE WINDOWS, OTHER THAN THOSE NOTED AS ALUMINUM UNITS OR HOME MADE UNITS, ARE OF WOOD FRAME AND ARE SINGLE GLAZED GLASS PANELS WITH COUNTERWEIGHTS IN FRAME. THE EXISTING UNITS ARE NOT WEATHERSTRIPPED AND ARE IN VARIOUS STATES OF DETERIORATION. CLIENT TO DETERMINE IF UNITS ARE TO BE REPAIRED OR REPLACED WITH NEW WINDOWS OF SIMILAR CHARACTERISTICS.

NEW WINDOW AND GLAZED DOOR NOTES

1. WINDOWS SIZES, FRENCH DOORS, AND SLIDING GLASS DOORS SPECIFIED ABOVE ARE GENERIC. VERIFY ROUGH OPENING SIZES AND U-VALUES WITH THE MANUFACTURER SELECTED. WINDOWS AND GLASS DOORS OPENING TO THE EXTERIOR ENVIROMENT SHALL BE EQUIPPED WITH INSECT SCREENS, IF AVAILABLE.

2. PER CALIFORNIA ENERGY CODE, SECTION 116(a)4, ALL NEW GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. THESE LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.

3. TEMPERED GLAZING REQUIREMENTS.
   A. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED PER CRC R308.3, R308.4.
   B. BLAZING SHALL BE TEMPERED WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN A 24" ARC OF EITHER VERTICAL OF A DOOR IN THE CLOSED POSITION AND THE BOTTOM EDGE EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
   C. GLAZING TO BE TEMPERED WHEN IN ENCLOSURES OR WALLS FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.

EXISTING DOOR SCHEDULE

KEY	UNIT TYPE	WIDTH	HEIGHT	COMMENTS	STATUS
01e	HALF LIGHT FRENCH DOOR	2'-10"	6'-10"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH AND METAL SECURITY (SCREEN) DR.	
02e	HALF LIGHT FRENCH DOOR	2'-8"	6'-8"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH, DEAD BOLT, METAL SECURITY (SCREEN) DR.	
03e	S.C. FLUSH W/ S.H. GLS (MODERN)	2'-8"	6'-8"	SOLID CORE FLUSH DR. (MODERN) W/ OPENABLE S.H. GLAZING, KEYED LATCH, DEAD BOLT, METAL SECURITY (SCREEN) DR.	
04e	INTERIOR FLUSH PANEL (MODERN)	2'-6"	6'-8"	PRIVACY LATCH	
05e	HALF LIGHT FRENCH DOOR	2'-8"	6'-8"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH, DEAD BOLT, METAL SECURITY (SCREEN) DR.	
06e	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
07e	INTERIOR 4-PANEL	2'-6"	6'-8"	4-PANEL WOOD DOOR WITH CLOSET LATCH	
08e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
09e	INTERIOR 4-PANEL	2'-6"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
10e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
11e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
12e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
13e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
14e	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
15e	INTERIOR 4-PANEL	2'-4"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
16e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH CLOSET LATCH	
17e	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
18e	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
19e	FRAME ONLY (DR. AND STOPS REMOVED)	2'-8"	6'-8"	FRAME AND CASING ONLY. DOOR AND STOPS PREVIOUSLY REMOVED	NO DOOR
20e	FRAME ONLY (DR. AND STOPS REMOVED)	2'-8"	6'-8"	FRAME AND CASING ONLY. DOOR AND STOPS PREVIOUSLY REMOVED	NO DOOR

WALL LEGEND

EXISTING 2X4 STUDS @ 16" O.C. TO REMAIN

DEMOLISHED EXISTING 2X4 WALL STUDS @ 16" O.C..

NEW 2X4 STUDS @ 16" O.C.. SEE STRUCTURAL PLANS FOR LUMBER GRADE.

GENERAL NOTES

1. WATER RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF NO 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING AFF ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, THE THE UPPER LAYER APPLIED OVER THE LOWER LAYER A MINIMUM OF 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED A MINIMUM OF 6 INCHES. THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRBC R703.2)

2. WALL FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. (CRBC R703.8)

   A. EXTERIOR DOOR AND WINDOW OPENING, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.

   B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS

   C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAIL COPINGS AND SILLS.

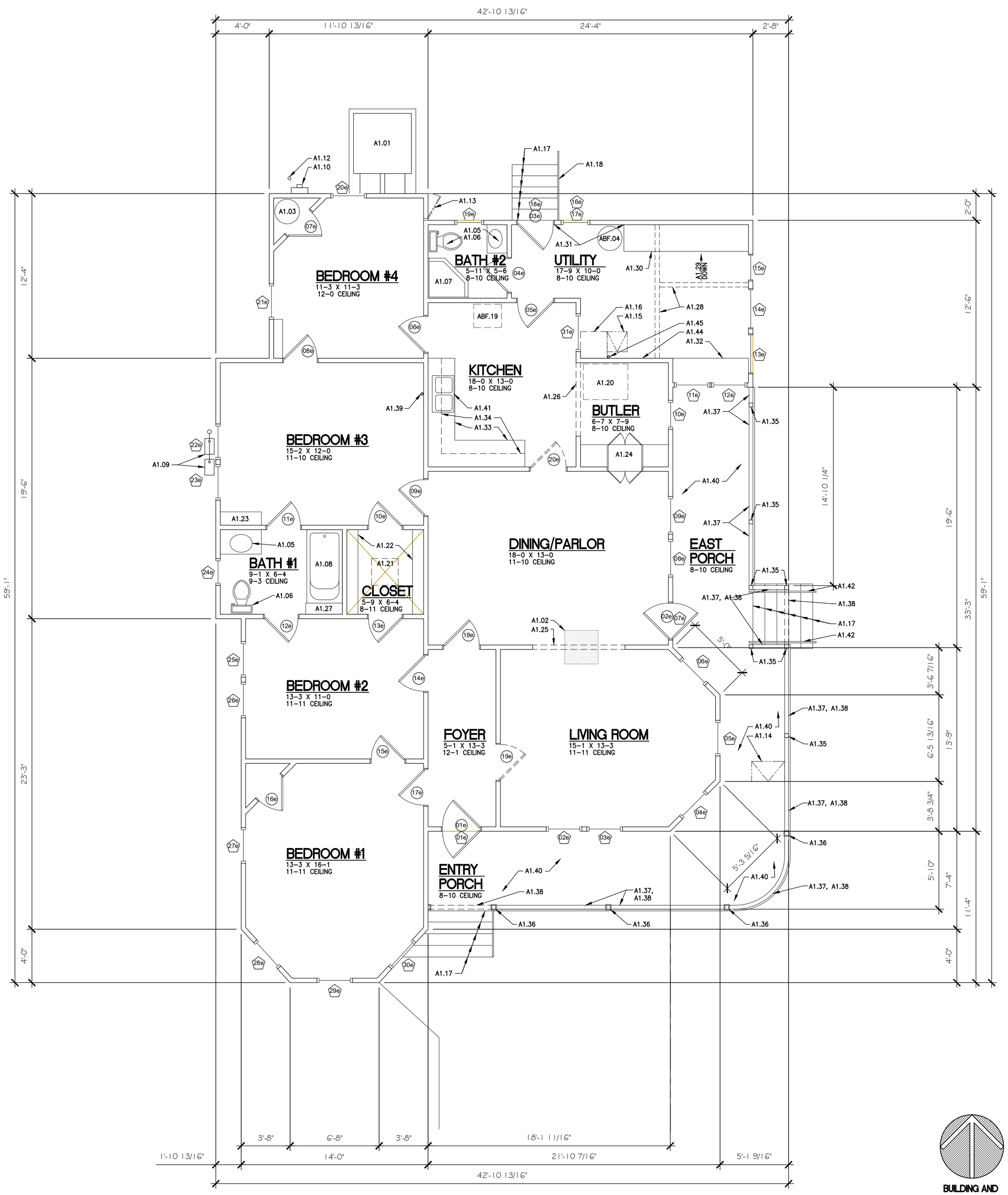
   D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

   E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.

   F. AT WALL AND ROOF INTERSECTIONS

   G. AT BUILT-IN GUTTERS

3. WEEP SCREED. A MINIMUM 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALL IN ACCORDANCE WITH ASTM 92. THE WEEP SCREED SHALL BE PLACED A MINIMUM 4" ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREA AND SHALL BE OF A TYPE ALLOWING TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.



FLOOR PLAN - AS BUILT 1773 SQ. FT.

BUILDING AND TRUE NORTH

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

REMODEL / ADDITION FLOORPLAN KEYNOTES

KEY	DESCRIPTION
A1.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD TO REMAIN
A1.02	(E) ABANDONED FLOOR FURNACE WITH CAST IRON GRATE TO REMAIN
A1.03	(E) MECHANICAL RETURN AIR DUCT TO REMAIN. REMOVE (E) 07e DOOR, INFILL DOOR OPENING, AND SEAL PENETRATIONS AT CEILING AND FLOOR LEVEL.
A1.04	REMOVE (E) STORAGE WATER HEATER. PROVIDE (N) 180,000 BTU/HR, NATURAL GAS TANKLESS WATER HEATER AT EXTERIOR WALL
A1.05	REMOVE (E) DOOR 05e, REPAIR CASING AND INSTALL (N) OVERHEAD TRACK SLIDING BARN DOOR
A1.06	REMOVE AND BELOW FLOOR CAP (E) NATURAL GAS CONNECTION VALVE @ (E) STOVE LOCATION
A1.07	(N) DRYER VENT
A1.08	(E) WATER CLOSET
A1.09	(E) GAS METERS (TWO). ONE SERVICING THE SUBJECT RESIDENCE. THE SECOND METER SERVICES THE SECONDARY STRUCTURE ON THE PARCEL.
A1.10	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER
A1.11	(E) WATER SERVICE ENTRY POINT (SHUTOFF BELOW EXISTING DECK)
A1.12	(E) WASTE LINE CLEANOUT TO REMAIN. DIRECT C.O. TO ABV. GRADE. REPAIR AS NECESSARY
A1.13	(E) HINGED UNDERFLOOR ACCESS AT LOW SIDEWALL TO REMAIN
A1.14	(E) UNDER DECK ACCESS TO REMAIN. INTEGRATE INTO NEW DECK SURFACING
A1.15	REMOVE OR COVER (E) UNDERFLOOR ACCESS
A1.16	REMOVE OR COVER (E) CONC. PAD AT INTERIOR
A1.17	(E) CONCRETE STEPS TO REMAIN
A1.18	(E) PIPE HANDRAIL TO REMAIN
A1.19	(E) METAL HANDRAILS TO REMAIN
A1.20	REPAIR CONNECTION OF (E) CURVED BEAM TO (E) STRAIGHT BEAM AND (E) POST
A1.21	(E) 22" X 22" ATTIC ACCESS TO REMAIN
A1.22	(E) DOUBLE KITCHEN SINK TO BE REMOVED
A1.23	(E) SHELVES TO REMAIN
A1.24	(E) PANTRY CABINET AND PASS-THRU TO BE REMOVED. WIDEN AND RE-CASE OPENING
A1.25	(E) WALL OPENING WITH DETAILED CORNERS TO REMAIN
A1.26	(E) WALL OPENING WITH RADIUSED CORNER AT NORTH END TO BE REMOVED
A1.27	LEVEL (E) FLOORS AT FORMER LAUNDRY / PORCH AREA AT (N) INTERIOR AREAS
A1.28	REMOVE (E) BOX BEAMS AT CEILING
A1.29	REMOVE (E) CEILING BEAM. REPLACE WITH (N) 4X12 D.F.#1 SPANNING FROM (N) WALL TO (N) POST
A1.30	(E) SLOPED CEILING TO BE REMOVED AT THIS AREA
A1.31	(N) 4X4 POST WITH EASED EDGES TO MATCH EXISTING
A1.32	(N) 4X12 BEAM IN ATTIC ABOVE (N) 10 FT. KITCHEN CEILING
A1.33	(E) TILE TOPPED BASE CABINET TO BE REMOVED AND REPLACED (OWNER OPTION)
A1.34	(E) UPPER CABINET TO BE REMOVED AND REPLACED (OWNER OPTION)
A1.35	(E) 4X4 POST WITH EASED EDGES TO REMAIN (REPAIR OR REPLACE AS NECESSARY)
A1.36	(E) 4X4 POST WITH EASED EDGES AND 1X BASE WRAP TO REMAIN (REPAIR OR REPLACE AS NECESSARY)
A1.37	(E) 32" HIGH DECK GUARDRAIL TO REMAIN. REPAIR AS NECESSARY.
A1.38	(E) BALUSTRADE BELOW PORCH SUPPORT BEAM. REPAIR OR REPLACE AS NECESSARY.
A1.39	(E) EXPOSED WASTE PIPE AND VENT FROM (E) KITCHEN SINK TO BE REMOVED AND CAPPED
A1.40	REPAIR OR REPLACE (E) PORCHES DECKING AND PLYWOOD (MATERIAL SELECTION PER OWNER AND MAY INCLUDE DEX-O-TEX WATERPROOF DECKING SYSTEM)
A1.41	(N) 32" HIGH DECK GUARDRAIL TO MATCH EXISTING
A1.42	(N) BALUSTRADE TO MATCH EXISTING BELOW PORCH SUPPORT BEAM.
A1.43	(E) 4X4 POST, RAILING AND BALLUSTRADES TO BE REMOVED. REUSE IF RECOVERABLE.
A1.44	(E) DCW AND DHW FOR DEMOLISHED STATIONARY SINK AT THE LOCATION TO BE REMOVED. PROVIDE DCW AND DHW STUBS TO NEW KITCHEN SINK
A1.45	REMOVE AND CAP (E) WASTE LINE AND PARTIAL VENT FOR (E) WASHER HOOKUP.
A1.46	(N) DISHWASHER
A1.47	(N) DOUBLE SINK WITH DISPOSAL
A1.48	(N) 42" WIDE COUNTER DEPTH REFRIGERATOR
A1.49	(N) 36" WIDE RANGE WITH HOOD, LIGHT, FAN AND 8" V.T.R.
A1.50	(N) CLOTHES WASHER WITH FLOOR DRAIN (OR STACKED LAUNDRY CENTER)
A1.51	(N) CLOTHES DRYER WITH VENT TO OUTSIDE AIR (OR STACKED LAUNDRY CENTER)
A1.52	(N) BASE CABINET WITH HARD SURFACE COUNTERTOP OR FULL HEIGHT PANTRY (PER OWNER)
A1.53	(N) 24" SINK W/ DISPOSAL AT (N) ISLAND
A1.54	(N) 19" SINK AT BASE CABINET WITH HARD SURFACE COUNTER TOP
A1.55	(N) 199,000 BTU/HR. TANKLESS WATER HEATER
A1.56	(N) 72" X 36" ISLAND WITH 24" DP. BASE CABINET AND 12" DP. KNEESPACE
A1.57	(N) 1.28 GALLON PER FLUSH WATER CLOSET
A1.58	(N) UPPER CABINETS
A1.60	REMOVE EXISTING DOOR CASING AT REMOVED DOOR 20e. INFILL OPENING WITH 2X4 @ 16" O.C., PLASTER NEW WALL TO MATCH EXISTING ON BOTH SIDES
A1.61	REMOVE (E) WALL AND WINDOW 31e
A1.62	(N) WOOD OR CONCRETE STEPS TO (N) REAR PORCH (+/-4.5" RISE, 11.25" OR 12" TREAD)
A1.63	(N) 22" X 30" ATTIC ACCESS FOR (N) LOWER ROOF AT (N) SCREENED PORCH
A1.64	(N) 42" HIGH HALF WALL WITH REMOVABLE SCREENED PANELS ABOVE TO HEADER
A1.65	(N) 42" HIGH RAILING TO MATCH (E) OR 42" HIGH (ABV. FINISHED FLOOR) HALF WALL
A1.66	(N) 36" HIGH (ABV TREAD NOSE) RAILING OR WALL W/ 1.5" DIA. HANDRAIL PER CRBC R311.7.8
A1.67	(RECLAIMED EXISTING) 32" HIGH WOOD GUARDRAIL
A1.68	NEW OR RECLAIMED FREESTANDING BATHTUB W/ NEW VALVES AND HOOKUPS
A1.69	(N) 32" X 60" TILE SHOWER WITH 66" WAINSCOT AND SHOWER CURTAIN
A1.70	(N) TILED SHOWER SHELF
A1.71	NEW OR RECLAIMED LAVATORIES WITH NEW FAUCET HARDWARE
A1.72	(N) LINEN SHELVES OR CABINET

DRAWN D. SHAW

JOB NUMBER 23.006

REVISIONS 1 2 3 4 5 6

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A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA CALIFORNIA

SHEET A1.1

PRINT DATE 10/06/2023

GENERAL NOTES

1. WATER RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF NO 15 ASPHALT FELT SHALL BE ATTACHED TO STUDS OR SHEATHING AT ALL EXTERIOR WALLS. SUCH FELT OR MATERIAL SHALL BE APPLIED HORIZONTALLY, THE THE UPPER LAYER APPLIED OVER THE LOWER LAYER A MINIMUM OF 2 INCHES. WHERE JOINTS OCCUR, FELT SHALL BE LAPPED A MINIMUM OF 6 INCHES. THE FELT SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MAINTAIN A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. (CRBC R703.2)
2. WALL FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION AT THE FOLLOWING LOCATIONS TO PREVENT ENTRY OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. (CRBC R703.8)
   - A. EXTERIOR DOOR AND WINDOW OPENING, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
   - B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
   - C. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAIL COPINGS AND SILLS.
   - D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
   - E. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
   - F. AT WALL AND ROOF INTERSECTIONS
   - G. AT BUILT-IN GUTTERS
3. NEW WATER CLOSETS, URINALS, FAUCETS, AND SHOWER HEADS SHALL MEET THE REQUIREMENTS OF CALGREEN TABLE 4.303.3
4. NEW KITCHEN VENT HOOD SELECTION PER OWNER. VERIFY BLOWER CFM, DUCT SIZE (8" MIN.), AND BLOWER LOCATION WITH MANUFACTURER'S DATA. DUCTS SHALL BE OF METAL AND HAVE A SMOOTH INTERIOR FINISH
5. 1. PRIMARY EGRESS DOOR: TOP OF PORCH SHALL NOT BE MORE THAN 1 1/2" MAX. BELOW TOP OF PRIMARY EXIT THRESHOLD (2022 CRC R311.3.1). LANDING MAY BE AS MUCH AS 7 3/4" BELOW TOP OF DOOR THRESHOLD IF DOOR DOES NOT SWING OVER LANDING/PORCH (2021 CRC R311.3.1, EXCEPTION). VERIFY HEIGHT TO MEET THESE REQUIREMENTS WITH OWNER.
   2. SECONDARY EGRESS DOORS: TOP OF PORCH SHALL NOT BE MORE THAN 7 3/4" MAX. BELOW TOP OF EXIT THRESHOLD (2022 CRC R311.3.2). VERIFY HEIGHT TO MEET THESE REQUIREMENTS WITH OWNER. SEE CONCRETE NOTES ON SHEET

EXISTING WINDOW SCHEDULE

KEY	UNIT TYPE	WIDTH APPROX.	HEIGHT APPROX.	COMMENTS	HEAD HGT. APPROX.	STATUS
01e	TRANSOM ABV. DOOR	2'-10"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM; SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED
02e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED
03e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED
04e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED
05e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED
06e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED
07e	TRANSOM ABV. DOOR	2'-8"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM; SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED
08e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED
09e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED
10e	REMOVE EXISTING WINDOWS 10e THROUGH 19e					
19e						
20e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
21e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
22e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
23e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
24e	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
25e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
26e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
27e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
28e	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
29e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
30e	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW; SINGLE GLAZED	8'-0"	
31e	REMOVE EXISTING WINDOW 31e					

NEW WINDOW SCHEDULE

KEY	UNIT TYPE	WIDTH APPROX	HEIGHT APPROX	COMMENTS	HEAD HGT. APPROX	STATUS
01N	36" FIXED UNIT WITH 24" W. FLANK'G SINGLE HUNG UNITS	7'-0"	4'-6"	COMPOSITE FRAME, LOW-E, DUAL GL.; FIXED UNIT & SINGLE HUNG FLANKERS	8'-0"	TO MATCH (E) UNITS, IF POSSIBLE
02N	HALF LIGHT FRENCH DOOR	3'-0"	8'-0"	COMPOSITE PANEL, LOW-E, DUAL GL.; TEMPERED HALF LIGHT FRENCH DR.	8'-2"	TO MATCH (E) UNITS, IF POSSIBLE
03N	SINGLE HUNG	2'-6"	3'-0"	COMPOSITE FRAME, LOW-E, DUAL GL.; TEMPERED SINGLE HUNG WINDOW	6'-8"	TO MATCH (E) UNITS, IF POSSIBLE
04N	SINGLE HUNG	2'-6"	3'-0"	COMPOSITE FRAME, LOW-E, DUAL GL.; SINGLE HUNG WINDOW	6'-8"	TO MATCH (E) UNITS, IF POSSIBLE
05N	SINGLE HUNG	2'-6"	3'-0"	COMPOSITE FRAME, LOW-E, DUAL GL.; SINGLE HUNG WINDOW	6'-8"	TO MATCH (E) UNITS, IF POSSIBLE

EXISTING WINDOW AND GLAZED DOOR NOTES

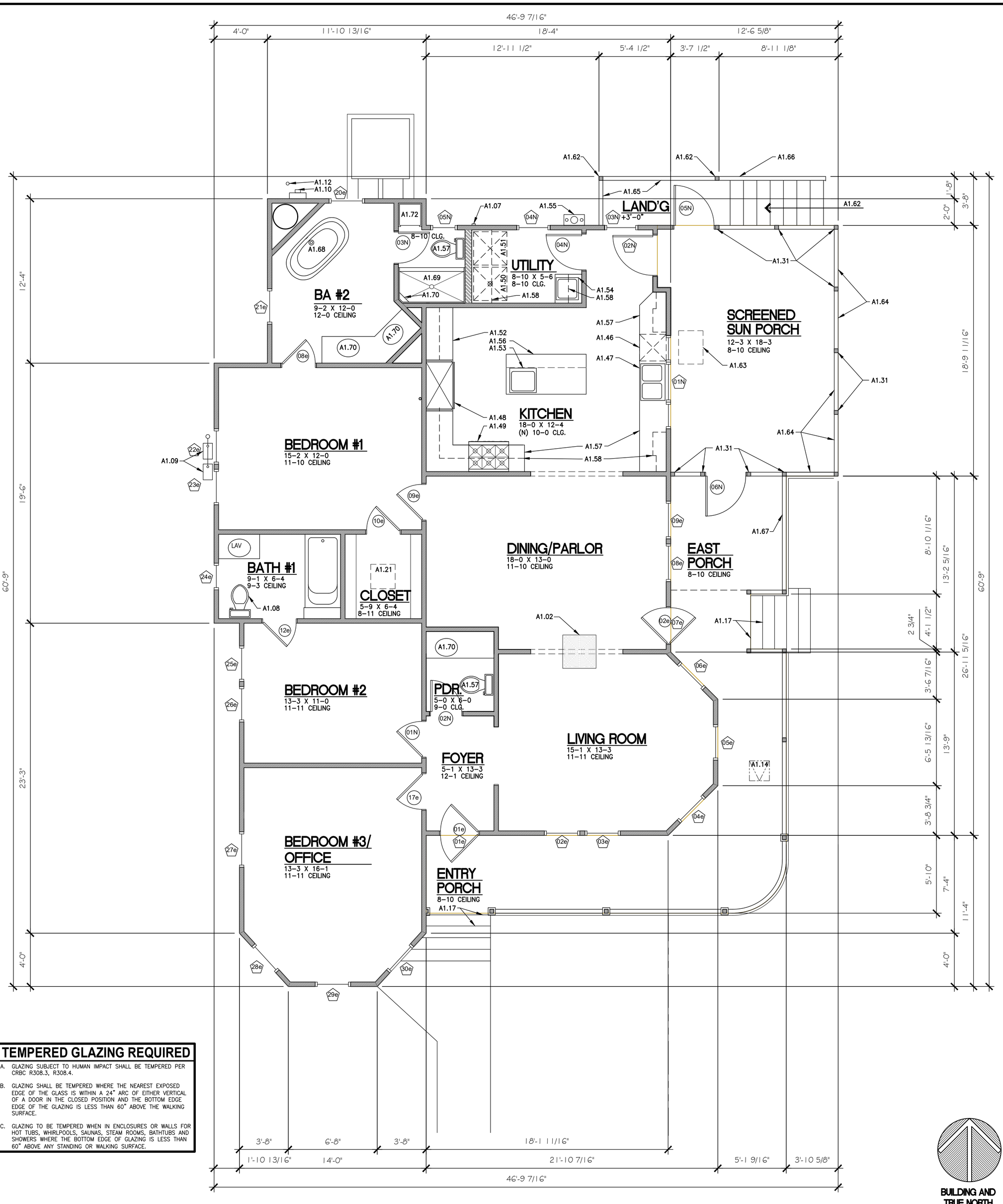
1. EXISTING WINDOWS THAT REMAIN ARE OF WOOD FRAME AND ARE SINGLE GLAZED GLASS PANELS WITH COUNTERWEIGHTS IN FRAME. THE EXISTING UNITS ARE NOT WEATHERSTRIPPED AND ARE IN VARIOUS STATES OF DETERIORATION. CLIENT TO DETERMINE IF UNITS ARE TO BE REPAIRED OR REPLACED WITH NEW WINDOWS OF SIMILAR CHARACTERISTICS.

NEW WINDOW AND GLAZED DOOR NOTES

1. WINDOWS AND FRENCH DOOR SIZES SPECIFIED ABOVE ARE GENERIC. VERIFY ROUGH OPENING SIZES AND U-VALUES WITH THE MANUFACTURER SELECTED. WINDOWS OPENING TO THE EXTERIOR ENVIRONMENT SHALL BE EQUIPPED WITH FULL WINDOW COVERAGE INSECT SCREENS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.
2. PER CALIFORNIA ENERGY CODE, SECTION 116(a)4, ALL NEW GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED UNTIL APPROVED INSPECTION. THESE LABELS ARE TO SHOW THE SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.

EXISTING DOOR SCHEDULE

KEY	UNIT TYPE	WIDTH	HEIGHT	COMMENTS	STATUS
01e	HALF LIGHT FRENCH DOOR	2'-10"	6'-10"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH AND METAL SECURITY (SCREEN) DR.	
02e	HALF LIGHT FRENCH DOOR	2'-8"	6'-8"	WOOD PANEL, HALF LIGHT FRENCH DR. WITH KEYED LATCH, DEAD BOLT, METAL SECURITY (SCREEN) DR.	
03e	REMOVE EXISTING DOORS 03e THROUGH 07e AND SAVE FOR POSSIBLE REUSE				
07e					
08e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
09e	INTERIOR 4-PANEL	2'-6"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
10e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
11e	DELETED - INFILL OPENING AND SAVE DOOR FOR POSSIBLE REUSE				
12e	INTERIOR 4-PANEL	2'-6"	6'-6"	4-PANEL WOOD DOOR WITH LATCH	
13e	REMOVE EXISTING DOORS 13e THROUGH 16e AND SAVE FOR POSSIBLE REUSE. SAVE DOOR 14e FOR REUSE AT NEW OPENING 04N AND DOOR 15e FOR REUSE AT OPENING 02N				
16e					
17e	INTERIOR 4-PANEL	2'-8"	6'-8"	4-PANEL WOOD DOOR WITH LATCH	
18e	DELETED - SAVE DOOR FOR REUSE AT NEW OPENING 01N				
19e	FRAME ONLY (DR. AND STOPS REMOVED)	2'-8"	6'-8"	FRAME AND CASING ONLY. DOOR AND STOPS PREVIOUSLY REMOVED	NO DOOR
20e	FRAME ONLY (DR. AND STOPS REMOVED)	2'-8"	6'-8"	FRAME AND CASING ONLY. DOOR AND STOPS PREVIOUSLY REMOVED	NO DOOR



TEMPERED GLAZING REQUIRED

A. GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED PER CRBC R308.3, R308.4.

B. GLAZING SHALL BE TEMPERED WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN A 24" ARC OF EITHER VERTICAL OF A DOOR IN THE CLOSED POSITION AND THE BOTTOM EDGE EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

C. GLAZING TO BE TEMPERED WHEN IN ENCLOSURES OR WALLS FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE.

BUILDING AND TRUE NORTH

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

FLOOR PLAN - PROPOSED REMODEL AND ADDITION 1693 SQ. FT. CONDITIONED SPACE / 782 SQ. FT. COVERED PORCH

REMODEL / ADDITION FLOORPLAN KEYNOTES

KEY	DESCRIPTION
A1.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD TO REMAIN
A1.02	(E) ABANDONED FLOOR FURNACE WITH CAST IRON GRATE TO REMAIN
A1.03	(E) MECHANICAL RETURN AIR DUCT TO REMAIN. REMOVE (E) 07e DOOR, INFILL DOOR OPENING, AND SEAL PENETRATIONS AT CEILING AND FLOOR LEVEL.
A1.04	REMOVE (E) STORAGE WATER HEATER. PROVIDE (N) 180,000 BTU/HR, NATURAL GAS TANKLESS WATER HEATER AT EXTERIOR WALL
A1.05	REMOVE (E) DOOR 05e, REPAIR CASING AND INSTALL (N) OVERHEAD TRACK SLIDING BARN DOOR
A1.06	REMOVE AND BELOW FLOOR CAP (E) NATURAL GAS CONNECTION VALVE @ (E) STOVE LOCATION
A1.07	(N) DRYER VENT
A1.08	(E) WATER CLOSET
A1.09	(E) GAS METERS (TWO). ONE SERVICING THE SUBJECT RESIDENCE. THE SECOND METER SERVICES THE SECONDARY STRUCTURE ON THE PARCEL.
A1.10	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER
A1.11	(E) WATER SERVICE ENTRY POINT (SHUTOFF BELOW EXISTING DECK)
A1.12	(E) WASTE LINE CLEANOUT TO REMAIN. DIRECT C.O. TO ABV. GRADE. REPAIR AS NECESSARY
A1.13	(E) HINGED UNDERFLOOR ACCESS AT LOW SIDEWALL TO REMAIN
A1.14	(E) UNDER DECK ACCESS TO REMAIN. INTEGRATE INTO NEW DECK SURFACING
A1.15	REMOVE OR COVER (E) UNDERFLOOR ACCESS
A1.16	REMOVE OR COVER (E) CONC. PAD AT INTERIOR
A1.17	(E) CONCRETE STEPS TO REMAIN
A1.18	(E) PIPE HANDRAIL TO REMAIN
A1.19	(E) METAL HANDRAILS TO REMAIN
A1.20	REPAIR CONNECTION OF (E) CURVED BEAM TO (E) STRAIGHT BEAM AND (E) POST
A1.21	(E) 22" X 22" ATTIC ACCESS TO REMAIN
A1.22	(E) DOUBLE KITCHEN SINK TO BE REMOVED
A1.23	(E) SHELVES TO REMAIN
A1.24	(E) PANTRY CABINET AND PASS-THRU TO BE REMOVED. WIDEN AND RE-CASE OPENING
A1.25	(E) WALL OPENING WITH DETAILED CORNERS TO REMAIN
A1.26	(E) WALL OPENING WITH RADIUSED CORNER AT NORTH END TO BE REMOVED
A1.27	LEVEL (E) FLOORS AT FORMER LAUNDRY / PORCH AREA AT (N) INTERIOR AREAS
A1.28	REMOVE (E) BOX BEAMS AT CEILING
A1.29	REMOVE (E) CEILING BEAM. REPLACE WITH (N) 4X12 D.F.#1 SPANNING FROM (N) WALL TO (N) POST
A1.30	(E) SLOPED CEILING TO BE REMOVED AT THIS AREA
A1.31	(N) 4X4 POST WITH EASED EDGES TO MATCH EXISTING
A1.32	(N) 4X12 BEAM IN ATTIC ABOVE (N) 10 FT. KITCHEN CEILING
A1.33	(E) TILE TOPPED BASE CABINET TO BE REMOVED AND REPLACED (OWNER OPTION)
A1.34	(E) UPPER CABINET TO BE REMOVED AND REPLACED (OWNER OPTION)
A1.35	(E) 4X4 POST WITH EASED EDGES TO REMAIN (REPAIR OR REPLACE AS NECESSARY)
A1.36	(E) 4X4 POST WITH EASED EDGES AND 1X BASE WRAP TO REMAIN (REPAIR OR REPLACE AS NECESSARY)
A1.37	(E) 32" HIGH DECK GUARDRAIL TO REMAIN. REPAIR AS NECESSARY.
A1.38	(E) BALUSTRADE BELOW PORCH SUPPORT BEAM. REPAIR OR REPLACE AS NECESSARY.
A1.39	(E) EXPOSED WASTE PIPE AND VENT FROM (E) KITCHEN SINK TO BE REMOVED AND CAPPED
A1.40	REPAIR OR REPLACE (E) PORCHES DECKING AND PLYWOOD (MATERIAL SELECTION PER OWNER AND MAY INCLUDE DEX-O-TEX WATERPROOF DECKING SYSTEM)
A1.41	(N) 32" HIGH DECK GUARDRAIL TO MATCH EXISTING
A1.42	(N) BALUSTRADE TO MATCH EXISTING BELOW PORCH SUPPORT BEAM.
A1.43	(E) 4X4 POST, RAILING AND BALLUSTRADES TO BE REMOVED. REUSE IF RECOVERABLE.
A1.44	(E) DCW AND DHW FOR DEMOLISHED STATIONARY SINK AT THE LOCATION TO BE REMOVED. PROVIDE DCW AND DHW STUBS TO NEW KITCHEN SINK
A1.45	REMOVE AND CAP (E) WASTE LINE AND PARTIAL VENT FOR (E) WASHER HOOKUP.
A1.46	(N) DISHWASHER
A1.47	(N) DOUBLE SINK WITH DISPOSAL
A1.48	(N) 42" WIDE COUNTER DEPTH REFRIGERATOR
A1.49	(N) 36" WIDE RANGE WITH HOOD, LIGHT, FAN AND 8" V.T.R.
A1.50	(N) CLOTHES WASHER WITH FLOOR DRAIN (OR STACKED LAUNDRY CENTER)
A1.51	(N) CLOTHES DRYER WITH VENT TO OUTSIDE AIR (OR STACKED LAUNDRY CENTER)
A1.52	(N) BASE CABINET WITH HARD SURFACE COUNTERTOP OR FULL HEIGHT PANTRY (PER OWNER)
A1.53	(N) 24" SINK W/ DISPOSAL AT (N) ISLAND
A1.54	(N) 19" SINK AT BASE CABINET WITH HARD SURFACE COUNTER TOP
A1.55	(N) 199,000 BTU/HR. TANKLESS WATER HEATER
A1.56	(N) 72" X 36" ISLAND WITH 24" DP. BASE CABINET AND 12" DP. KNEESPACE
A1.57	(N) 1.28 GALLON PER FLUSH WATER CLOSET
A1.58	(N) UPPER CABINETS
A1.60	REMOVE EXISTING DOOR CASING AT REMOVED DOOR 20e. INFILL OPENING WITH 2X4 @ 16" O.C., PLASTER NEW WALL TO MATCH EXISTING ON BOTH SIDES
A1.61	REMOVE (E) WALL AND WINDOW 31e
A1.62	(N) WOOD OR CONCRETE STEPS TO (N) REAR PORCH (+/-4.5" RISE, 11.25" OR 12" TREAD)
A1.63	(N) 22" X 30" ATTIC ACCESS FOR (N) LOWER ROOF AT (N) SCREENED PORCH
A1.64	(N) 42" HIGH HALF WALL WITH REMOVABLE SCREENED PANELS ABOVE TO HEADER
A1.65	(N) 42" HIGH RAILING TO MATCH (E)
A1.66	(N) 36" HIGH (ABV TREAD NOSE) RAILING W/ 1.5" DIA. HANDRAIL PER CRBC R311.7.8
A1.67	(RECLAIMED EXISTING) 32" HIGH WOOD GUARDRAIL
A1.68	NEW OR RECLAIMED FREESTANDING BATHTUB W/ NEW VALVES AND HOOKUPS
A1.69	(N) 32" X 60" TILE SHOWER WITH 66" WAINSCOT AND SHOWER CURTAIN
A1.70	(N) TILED SHOWER SHELF
A1.71	NEW OR RECLAIMED LAVATORIES WITH NEW FAUCET HARDWARE
A1.72	(N) LINEN SHELVES OR CABINET

WALL LEGEND

- EXISTING 2X4 STUDS @ 16" O.C. TO REMAIN
- DEMOLISHED EXISTING 2X4 WALL STUDS @ 16" O.C..
- NEW 2X4 STUDS @ 16" O.C.. SEE STRUCTURAL PLANS FOR LUMBER GRADE.
- NEW 2X6 STUDS @ 16" O.C.. SEE STRUCTURAL PLANS FOR LUMBER GRADE.

NEW DOOR SCHEDULE

KEY	UNIT TYPE	WIDTH	HEIGHT	COMMENTS	STATUS
01N	INTERIOR 4-PANEL	2'-8"	6'-8"	RECLAIMED (E) DOOR AND FRAME	REUSE (E) DR. 18e
02N	INTERIOR 4-PANEL	2'-8"	6'-8"	RECLAIMED (E) DOOR AND FRAME	REUSE (E) DR. 15e
03N	INTERIOR 4-PANEL	2'-4"	6'-8"	(N) DOOR AND FRAME W/ PRIVACY LATCH PER OWNER'S SELECTION	NEW
04N	INTERIOR 4-PANEL	2'-8"	6'-8"	RECLAIMED (E) DOOR AND FRAME	REUSE (E) DR. 14e
05N	WOOD FRAMED SCREEN DOOR	3'-0"	6'-8"	(N) WOOD FRAMED SCREEN DOOR AND FRAME WITH CLOSER AND KEYED LATCH	NEW
06N	WOOD FRAMED SCREEN DOOR	3'-0"	6'-8"	(N) WOOD FRAMED SCREEN DOOR AND FRAME WITH CLOSER AND KEYED LATCH	NEW

DRAWN D. SHAW

JOB NUMBER 23.006

REVISIONS

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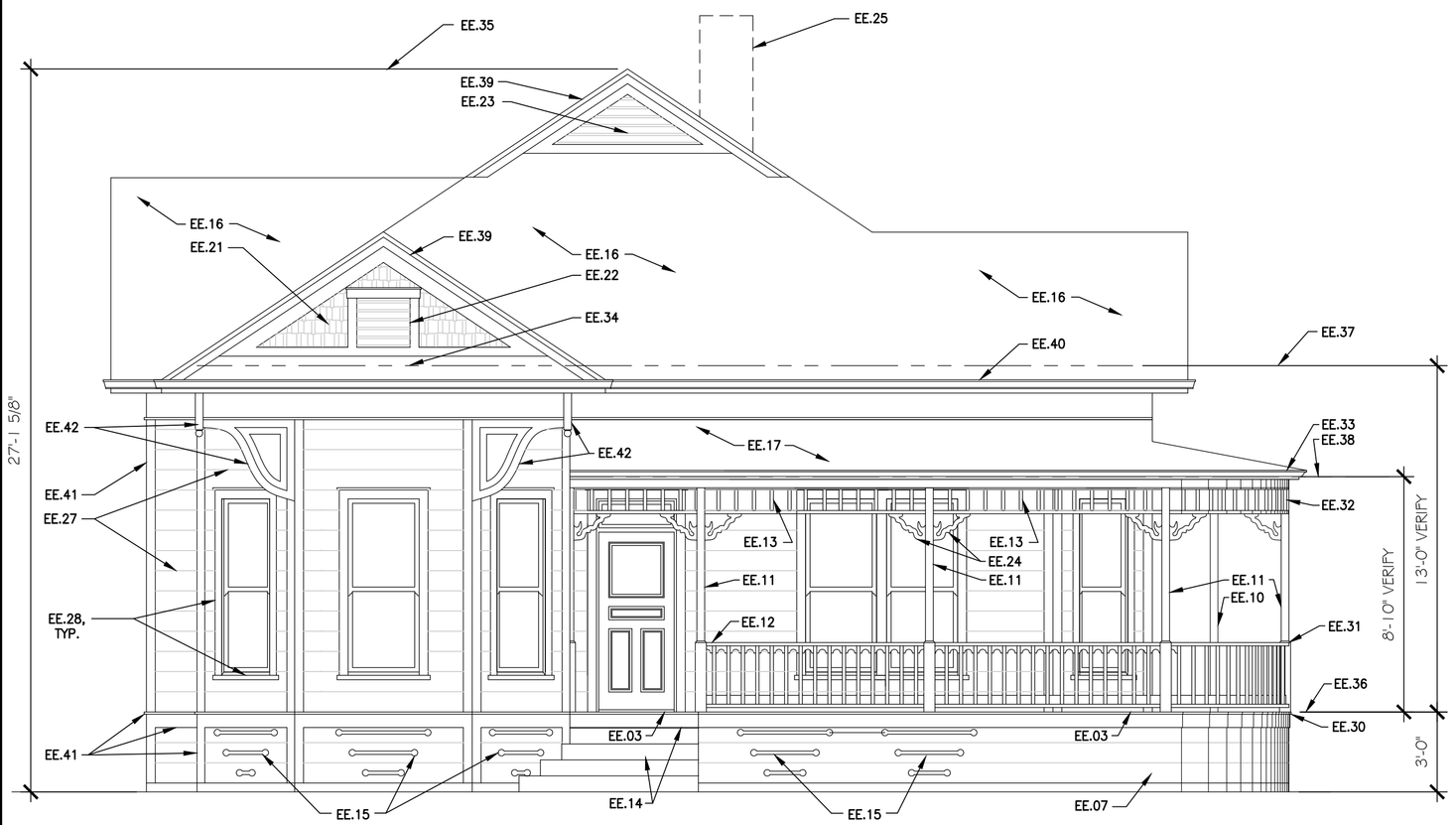
A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA, CALIFORNIA

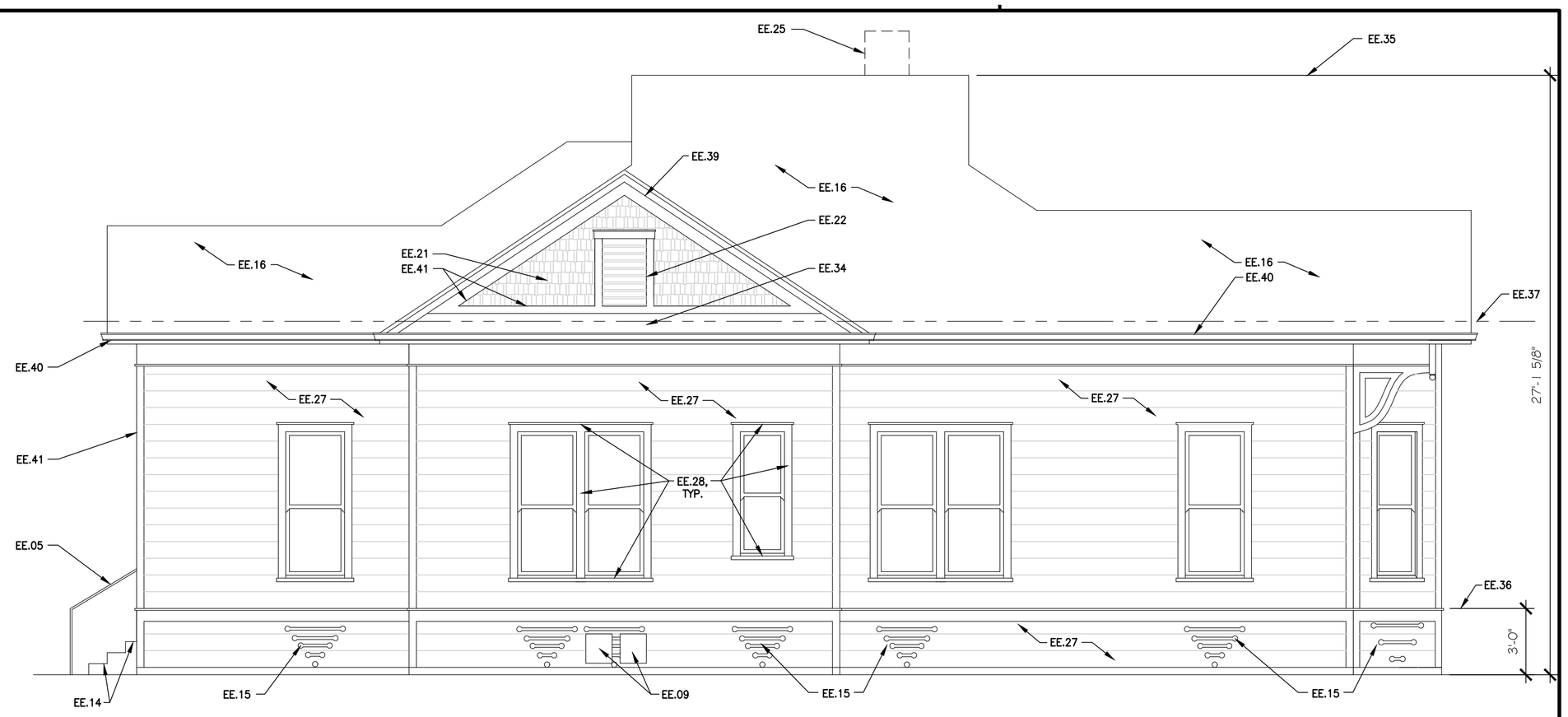
SHEET A1.2

PRINT DATE 10/06/2023



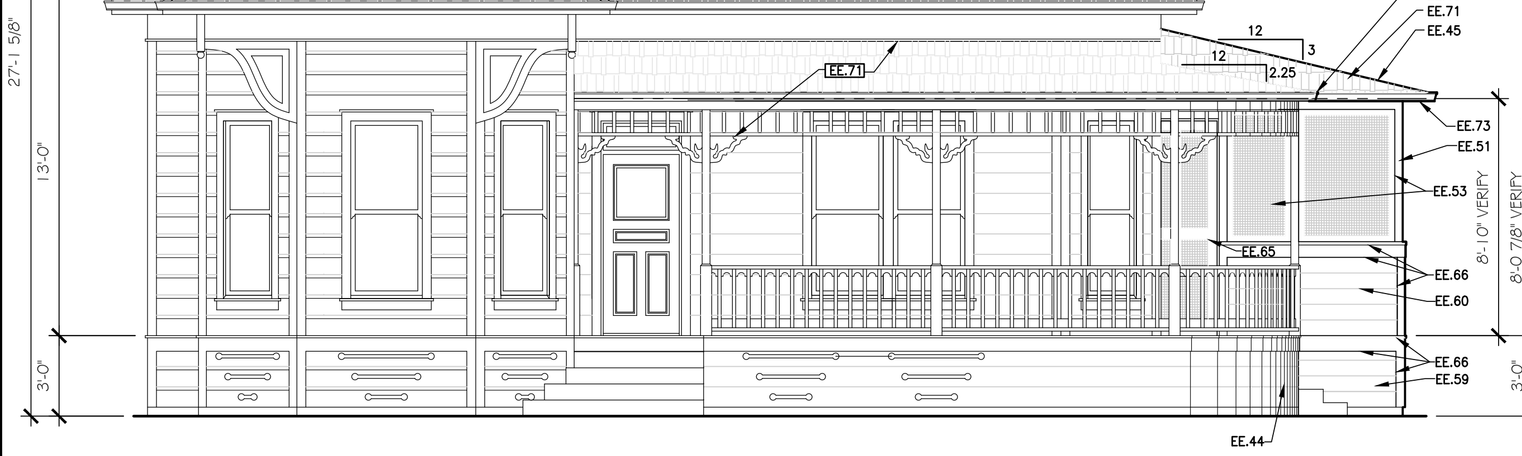
SOUTH ELEVATION - SCHOOL STREET - AS BUILT

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



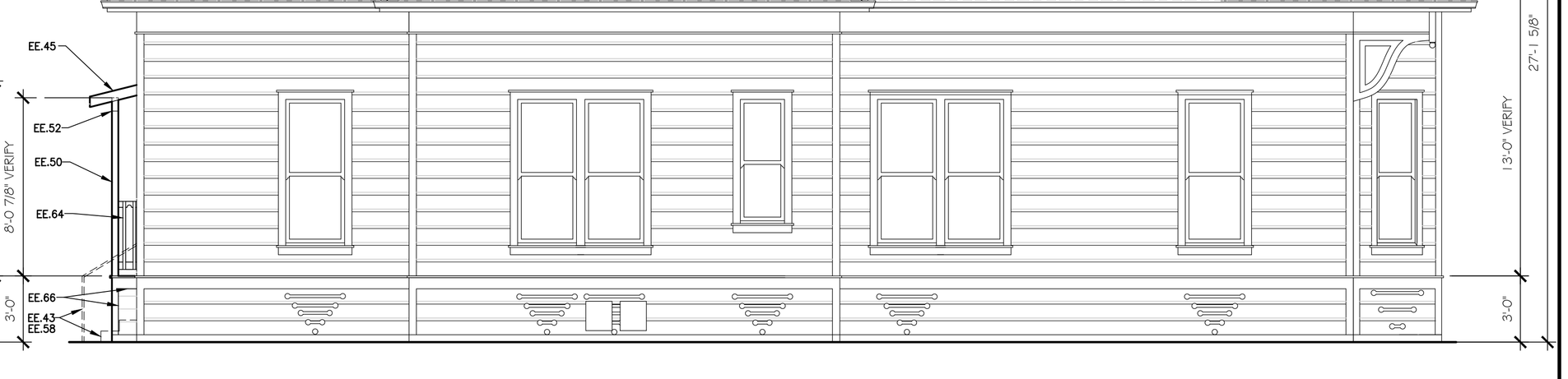
WEST ELEVATION - FLORAL STREET - AS BUILT

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



SOUTH ELEVATION - SCHOOL STREET - PROPOSED

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



WEST ELEVATION - FLORAL STREET - PROPOSED

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

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
EE.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD
EE.02	(E) EXPOSED STUD SECTION OF WALL (INTERIOR BEAD BOARD). OLD SCREEN PORCH IN-FILL.
EE.03	(E) PORCHES WITH VARIOUS FLOORING MATERIALS (PLYWOOD OR 1X4 DECKING)
EE.04	(E) METAL HANDRAILS
EE.05	(E) PIPE HANDRAILS
EE.06	(E) WASTE LINE CLEANOUT (BELOW GRADE)
EE.07	(E) WATER SERVICE ENTRY POINT (BELOW PORCH)
EE.08	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER
EE.09	(E) GAS METERS (TWO). ONE SERVICING THE SUBJECT RESIDENCE. THE SECOND METER SERVICES THE SECONDARY STRUCTURE ON THE PARCEL.
EE.10	(E) 4X4 POST WITH EASED EDGES
EE.11	(E) 4X4 POST WITH EASED EDGES AND 1X BASE WRAP (4 SIDES TO ABV. GUARD RAIL)
EE.12	(E) 32" HIGH DECK GUARDRAIL WITH INTERMEDIATE 2X2 BALUSTERS @ 6 1/2" O.C.
EE.13	(E) WOOD FRETWORK BELOW PORCH SUPPORT BEAM
EE.14	(E) CONCRETE STEPS
EE.15	(E) UNDERFLOOR VENT CUTS (NO SCREENING)
EE.16	(E) 8:12 ROOF PITCH WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING OVERLAYING 1X SOLID SHEATHING (ORIGINALLY 1X6 SPACED SHEATHING)
EE.17	(E) 2.25:12 ROOF PITCH WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING OVERLAYING ORIGINAL SPACED SHEATHING
EE.18	(E) WARPED ROOF WITH COMP. SHINGLES (WARPED ROOF; INDETERMINATE SLOPE)
EE.19	(E) WARPED LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 2.25:12)
EE.20	(E) LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 3:12)
EE.21	(E) SHINGLE SIDING AT GABLE ENDS
EE.22	(E) RECTANGULAR GABLE END VENTS

KEY	DESCRIPTION
EE.23	(E) TRIANGULAR GABLE END VENT
EE.24	(E) DECORATIVE KNEE BRACES
EE.25	(E) DETERIORATING BRICK NON-FUNCTIONAL CHIMNEY. (TO BE DEMOLISHED)
EE.26	(E) ROOF FLASHING
EE.27	(E) LAP SIDING (1X SINGLE BEVEL WOOD LAP SIDING OVER 1X FURRING STRIPS). SEE EXISTING.
EE.28	(E) WOOD WINDOW TRIM
EE.29	(E) COMMUNICATIONS CONNECTION BOX
EE.30	(E) CURVED SECTION OF PORCH DECK
EE.31	(E) CURVED SECTION OF PORCH RAILING
EE.32	(E) CURVED SECTION OF WOOD FRETWORK
EE.33	(E) CURVED SECTION OF FASCIA AND SHINGLE MOULD
EE.34	(E) SHORT DUTCH GABLE RETURN TO ENDWALL (COMP. SHINGLES)
EE.35	(E) APPROXIMATE MAXIMUM HEIGHT ABOVE FINISHED GRADE
EE.36	(E) APPROXIMATE FINISHED FLOOR HEIGHT ABOVE FINISHED GRADE
EE.37	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (UPPER ROOF)
EE.38	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (LOWER ROOF)
EE.39	(E) 1X FASCIA WITH SHINGLE MOULD
EE.40	(E) 1X FASCIA WITH (E) O.G. STYLE GUTTER
EE.41	(E) 1X WOOD TRIM
EE.42	(E) 2-WAY WOOD CORNER BRACKET
EE.43	(E) CONCRETE STAIRS AND RAILING TO BE REMOVED
EE.44	(E) ROUNDED CORNER OF PORCH TO REMAIN
EE.45	(N) 3:12 ROOF PITCH (APPROX.) WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING

KEY	DESCRIPTION
EE.46	(E) ROUNDED ROOF SECTION TO REMAIN. REPLACE OR REPAIR EXISTING CROWN AND FASCIA AS REQUIRED
EE.47	(E) RECLAIMED AND RELOCATED 32" HIGH GUARD RAIL
EE.48	(E) RECLAIMED AND RELOCATED DECORATIVE KNEE BRACES
EE.49	(N) OR RECLAIMED AND RELOCATED 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.50	(N) 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.51	(N) 4X4 POSTS AT (N) PORCH EXTENSION
EE.52	(N) PORCH BEAM. SEE ROOF FRAMING PLAN
EE.53	(N) REMOVABLE WOOD FRAMED SCREEN PANELS USING RECLAIMED WINDOW SCREEN HARDWARE
EE.54	(N) OR RECLAIMED WOOD FRETWORK TO MATCH (E)
EE.55	(N) DUTCH GABLE DETAIL WITH ATTIC VENT TO MATCH (E) DUTCH GABLE DETAILS.
EE.56	REMOVE OLD ATTIC VENT AT (E) MAIN UPPER ROOF NORTH GABLE. CONSTRUCT FAUX TRIANGULAR ATTIC VENT AT (N) EXTENDED MAIN ROOF UPPER NORTH GABLE
EE.57	(N) FLASHED AND SCREENED WALL OPENINGS FOR DECK (N) PORCH DRAINAGE
EE.58	REMOVE (E) SOUTH CONCRETE PORCH AND PIPE RAILING
EE.59	(N) SINGLE BEVEL WOOD SIDING OVER 1X FURRING STRIPS TO MATCH EXISTING SIDING
EE.60	(E) RECLAIMED AND REUSED SIDING
EE.61	(N) CONCRETE OR WOOD STEPS TO PORCH. 12" TREAD, 4 1/2" RISE.
EE.62	(N) WOOD, HARDIE TRIM, OR RECLAIMED WINDOW AND TRIM AT (N) LOCATION
EE.63	(N) 36" HIGH (ABOVE NOSE OF TREAD) GUARDRAIL AT NEW PORCH STEPS. SIMILAR IN MATERIALS AND APPEARANCE TO (E); EXCEPT FOR THE FOLLOWING: (A) MAXIMUM 4" CLEAR BETWEEN INTERMEDIATE BALUSTERS, (B) THE TRIANGLE FORMED BETWEEN THE BOTTOM RAIL AND THE STAIRS SHALL BE SIZED THAT A SPHERE, NO LARGER THAN 6" DIA., MAY PASS THROUGH, (C) THE HEIGHT OF THE TOP OF THE GUARDRAIL TO BE 36" ABV. THE NOSE OF THE TREAD. (D) A 1 1/4" DIA. TO 1 1/2" DIA. WOOD OR METAL HANDRAIL SHALL BE MOUNTED 1 1/2" FROM THE STAIR SIDE SURFACE OF THE GUARD RAIL OR TO THE SURFACE OF THE ADJACENT WALL.

KEY	DESCRIPTION
EE.64	(N) 42" HIGH (ABV. FINISHED PORCH FLOOR) GUARDRAIL AT (N) PORCH LANDING. SIMILAR IN MATERIALS AND APPEARANCE TO EXISTING, EXCEPT FOR THE FOLLOWING: (A) MAXIMUM 4" CLEAR BETWEEN INTERMEDIATE BALUSTERS, (B) THE HEIGHT OF THE TOP OF THE GUARDRAIL TO BE 42" ABV. THE NOSE OF THE TREAD.
EE.65	(N) WOOD FRAMED SCREEN DOOR
EE.66	(N) WOOD TRIM OR HARDIE TRIM TO MATCH (E)
EE.67	RECLAIMED WOOD SIDING
EE.68	(N) HEADWALL FLASHING AS REQUIRED
EE.69	(N) SIDEWALL FLASHING AS REQUIRED
EE.70	(N) EXTENSION OF EXISTING ROOF
EE.71	FULLY STRIP ENTIRE (E) COMPOSITION SHINGLE ROOF DOWN TO SHEATHING. INSPECT AND REPLACE SOLID SHEATHING AS REQUIRED. EXTEND NEW SECTIONS OF ROOF PER ROOF PLAN OR ROOF FRAMING PLAN. PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL. XX/XX. PROVIDE UNDERLAYMENT AS REQUIRED TO ALIGN (E) AND (N) ROOF SHEATHING. RE-ROOF ENTIRE UPPER AND LOWER ROOF (INCLUDING SHORT DUTCH GABLE EYEBROWS) WITH GAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL SLATE OR SLATE) OVER 30 LB. FELT. APPLY UNDERLAYMENT PER 2022 CRBC TABLE R905.1.1(2)
EE.72	(E) ROOF LINE
EE.73	SOFFITED EAVE TO MATCH (E)
EE.74	REPLICATED UNDERFLOOR VENT OPENING W/ SCREEN

DRAWN
D. SHAW

JOB NUMBER
23.006

REVISIONS
1 2 3 4 5 6

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SHEET
A2.1

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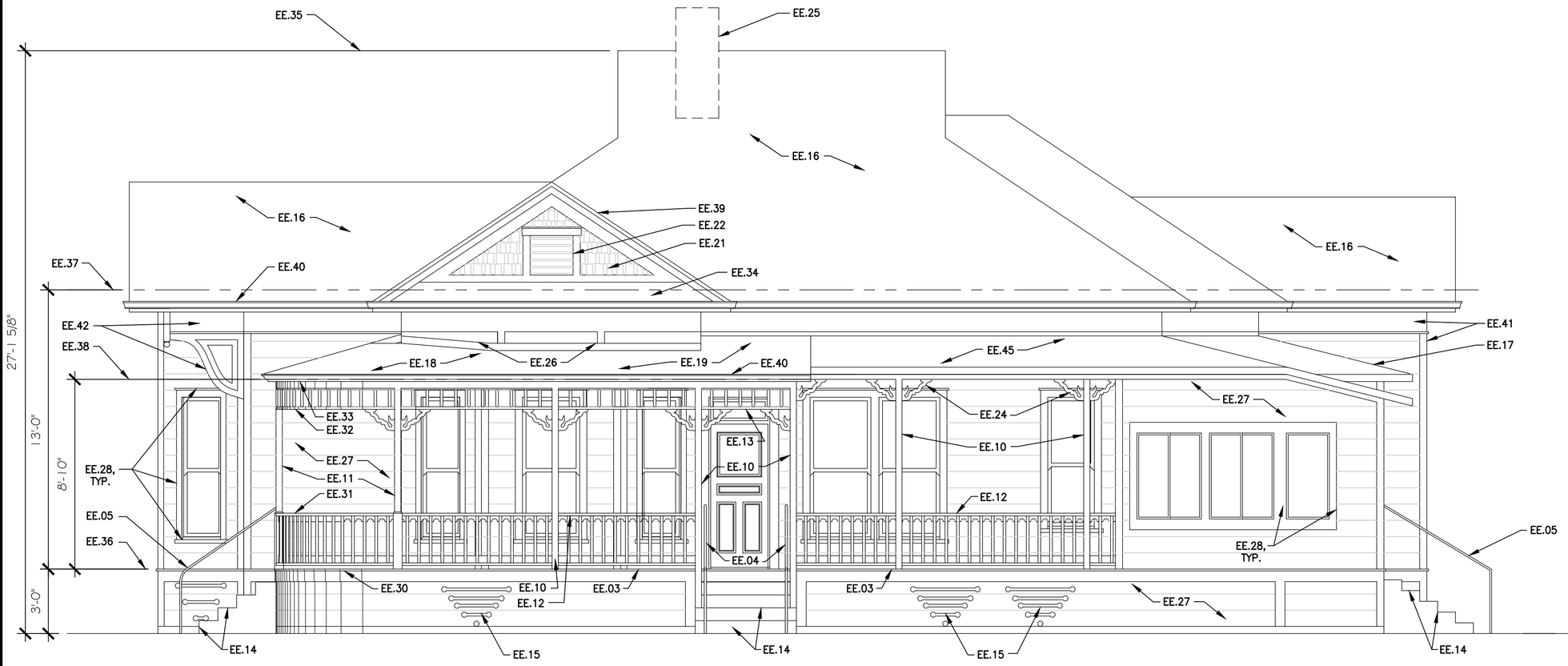
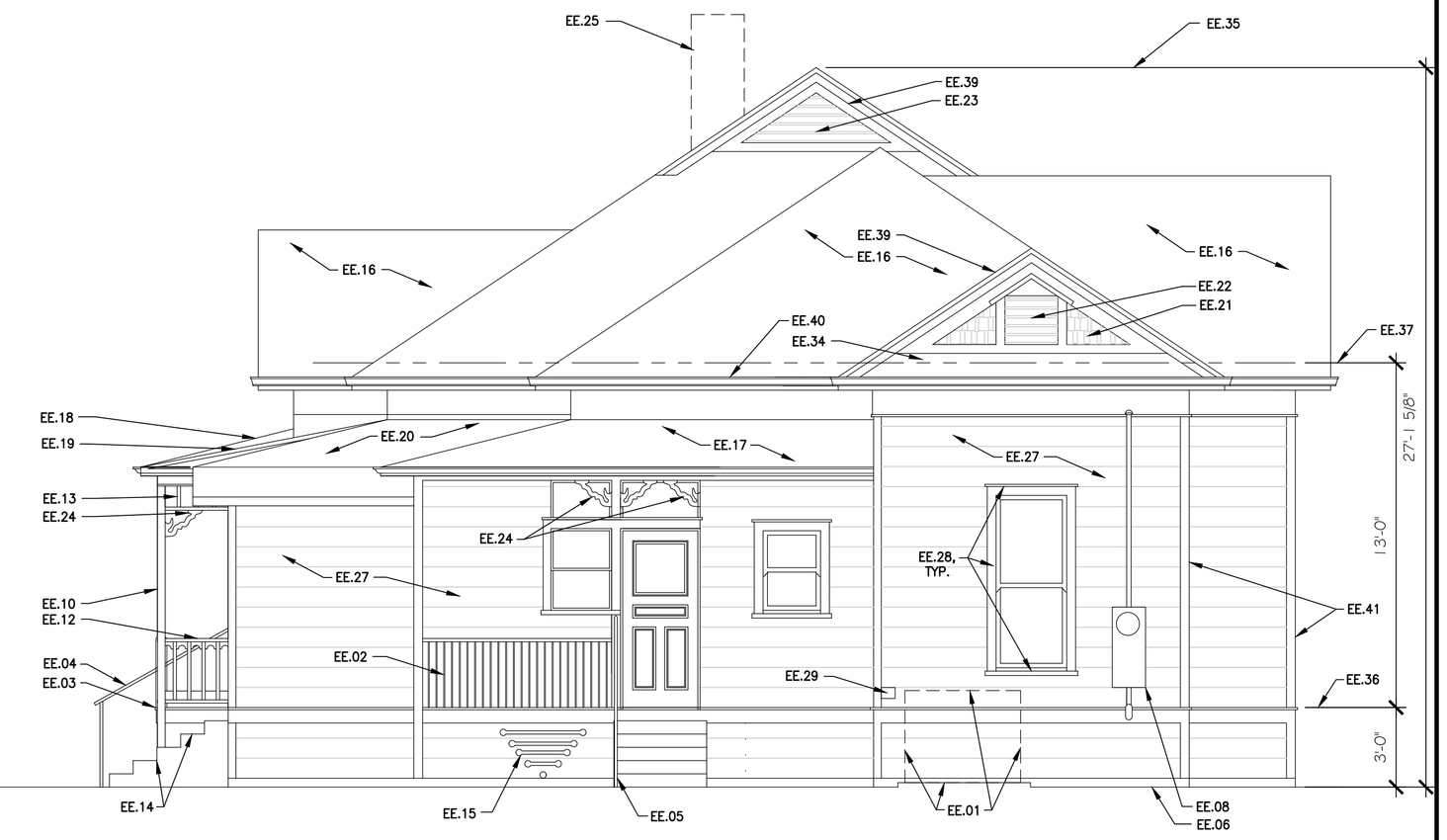


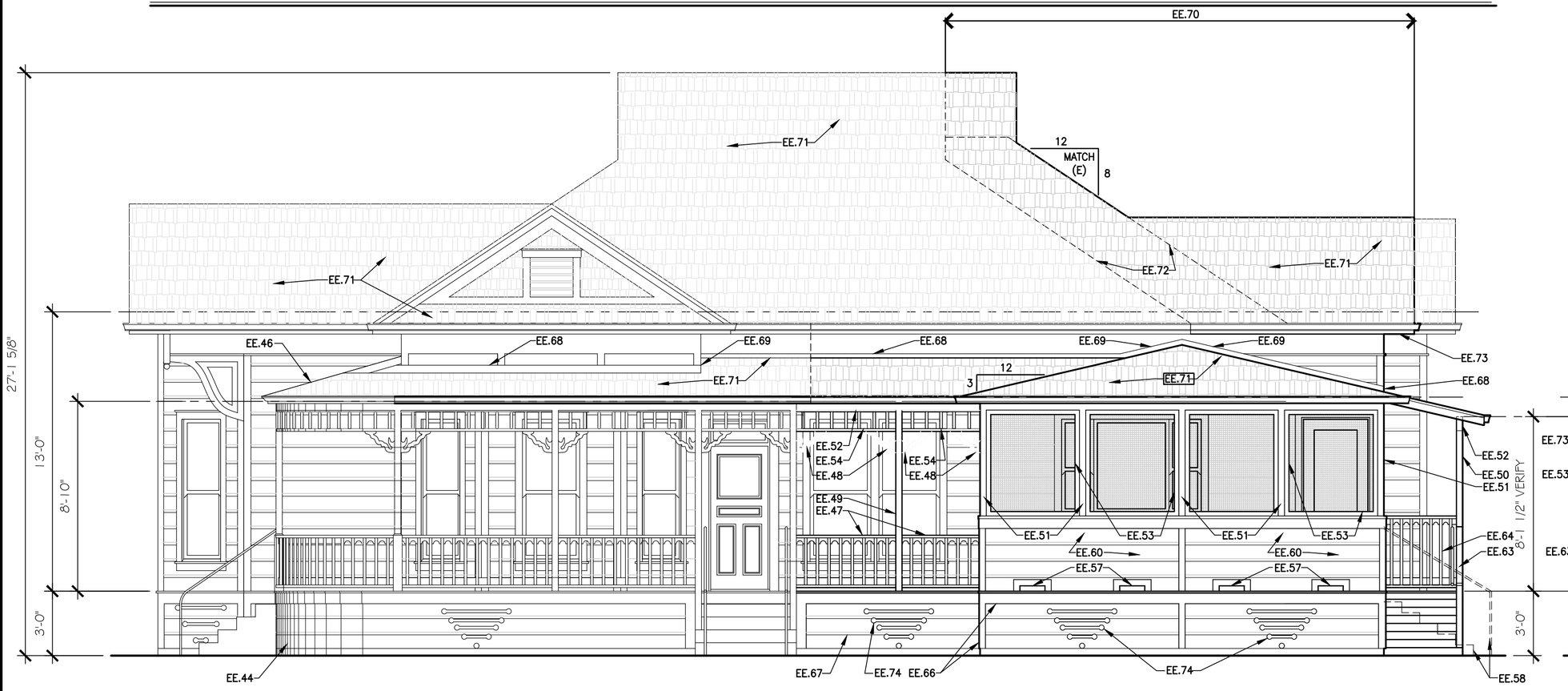
EAST ELEVATION - AS BUILT

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



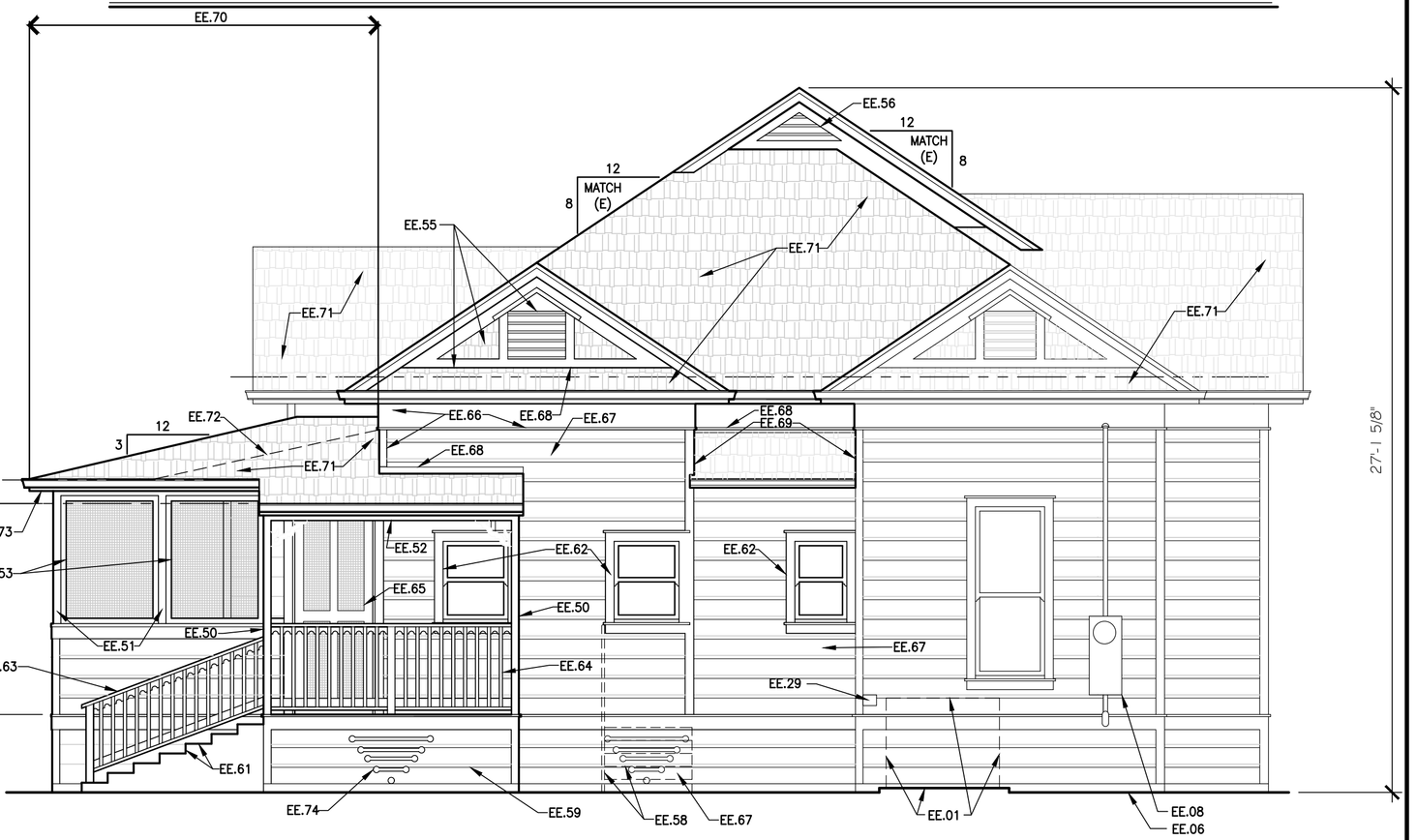
NORTH ELEVATION - AS BUILT

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



EAST ELEVATION - PROPOSED

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



NORTH ELEVATION - PROPOSED

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

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
EE.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD
EE.02	(E) EXPOSED STUD SECTION OF WALL (INTERIOR BEAD BOARD). OLD SCREEN PORCH IN-FILL.
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EE.04	(E) METAL HANDRAILS
EE.05	(E) PIPE HANDRAILS
EE.06	(E) WASTE LINE CLEANOUT (BELOW GRADE)
EE.07	(E) WATER SERVICE ENTRY POINT (BELOW PORCH)
EE.08	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER
EE.09	(E) GAS METERS (TWO). ONE SERVICING THE SUBJECT RESIDENCE. THE SECOND METER SERVICES THE SECONDARY STRUCTURE ON THE PARCEL.
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EE.14	(E) CONCRETE STEPS
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EE.16	(E) 8:12 ROOF PITCH WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING OVERLAYING 1X SOLID SHEATHING (ORIGINALLY 1X6 SPACED SHEATHING)
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EE.18	(E) WARPED ROOF WITH COMP. SHINGLES (WARPED ROOF; INDETERMINATE SLOPE)
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EE.29	(E) COMMUNICATIONS CONNECTION BOX
EE.30	(E) CURVED SECTION OF PORCH DECK
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EE.35	(E) APPROXIMATE MAXIMUM HEIGHT ABOVE FINISHED GRADE
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EE.37	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (UPPER ROOF)
EE.38	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (LOWER ROOF)
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EE.52	(N) PORCH BEAM. SEE ROOF FRAMING PLAN
EE.53	(N) REMOVABLE WOOD FRAMED SCREEN PANELS USING RECLAIMED WINDOW SCREEN HARDWARE
EE.54	(N) OR RECLAIMED WOOD FRETWORK TO MATCH (E)
EE.55	(N) DUTCH GABLE DETAIL WITH ATTIC VENT TO MATCH (E) DUTCH GABLE DETAILS.
EE.56	REMOVE OLD ATTIC VENT AT (E) MAIN UPPER ROOF NORTH GABLE. CONSTRUCT FAUX TRIANGULAR ATTIC VENT AT (N) EXTENDED MAIN ROOF UPPER NORTH GABLE
EE.57	(N) FLASHED AND SCREENED WALL OPENINGS FOR DECK (N) PORCH DRAINAGE
EE.58	REMOVE (E) SOUTH CONCRETE PORCH AND PIPE RAILING
EE.59	(N) SINGLE BEVEL WOOD SIDING OVER 1X FURRING STRIPS TO MATCH EXISTING SIDING
EE.60	(N) HARDIE ARTISAN SQUARE CHANNEL SIDING OR (E) RECLAIMED AND REUSED SIDING
EE.61	(N) CONCRETE OR WOOD STEPS TO PORCH. 12" TREAD, 4 1/2" RISE.
EE.62	(N) WOOD, HARDIE TRIM, OR RECLAIMED WINDOW AND TRIM AT (N) LOCATION
EE.63	(N) 36" HIGH (ABOVE NOSE OF TREAD) GUARDRAIL AT NEW PORCH STEPS. SIMILAR IN MATERIALS AND APPEARANCE TO (E); EXCEPT FOR THE FOLLOWING: (A) MAXIMUM 4" CLEAR BETWEEN INTERMEDIATE BALUSTERS, (B) THE TRIANGLE FORMED BETWEEN THE BOTTOM RAIL AND THE STAIRS SHALL BE SIZED THAT A SPHERE, NO LARGER THAN 6" DIA., MAY PASS THROUGH, (C) THE HEIGHT OF THE TOP OF THE GUARDRAIL TO BE 36" ABV. THE NOSE OF THE TREAD. (D) A 1 1/4" DIA. TO 1 1/2" DIA. WOOD OR METAL HANDRAIL SHALL BE MOUNTED 1 1/2" FROM THE STAIR SIDE SURFACE OF THE GUARD RAIL OR TO THE SURFACE OF THE ADJACENT WALL.
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EE.65	(N) WOOD FRAMED SCREEN DOOR
EE.66	(N) WOOD TRIM OR HARDIE TRIM TO MATCH (E)
EE.67	RECLAIMED WOOD WOOD SIDING
EE.68	(N) HEADWALL FLASHING AS REQUIRED
EE.69	(N) SIDEWALL FLASHING AS REQUIRED
EE.70	(N) EXTENSION OF EXISTING ROOF
EE.71	FULLY STRIP ENTIRE (E) COMPOSITION SHINGLE ROOF DOWN TO SHEATHING. INSPECT AND REPLACE SOLID SHEATHING AS REQUIRED. EXTEND NEW SECTIONS OF ROOF PER ROOF PLAN OR ROOF FRAMING PLAN. PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL XX/XX. PROVIDE UNDERLAYMENT AS REQUIRED TO ALIGN (E) AND (N) ROOF SHEATHING. RE-ROOF ENTIRE UPPER AND LOWER ROOF (INCLUDING SHORT DUTCH GABLE EYEBROWS) WITH GAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL SLATE OR SLATE) OVER 30 LB. FELT. APPLY UNDERLAYMENT PER 2022 CRBC TABLE R905.1.1(2)
EE.72	(E) ROOF LINE
EE.73	SOFFITED EAVE TO MATCH (E)
EE.74	REPLICATED UNDERFLOOR VENT OPENING W/ SCREEN

DRAWN
D. SHAW

JOB NUMBER
23.006

REVISIONS
1 2 3 4 5 6

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A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA, CALIFORNIA

SHEET
A2.2

PRINT DATE
10/06/2023

EXISTING ATTIC VENTILATION CALCULATIONS

AS DEFINED BY 2022 CRBC, SECTION 806.2

ATTIC AREA "A"

1588.3 SQ. FT.	TOTAL ATTIC AREA AT ATTIC AREA "A"
1524.8 SQ. IN.	1/150 TOTAL VENTABLE AREA REQUIRED PER 2022 CRBC, SECTION R806.2 (NO EAVE OR CORNICE VENTS) [(1588.0 / 150) X 144]
1495.0 SQ. IN.	EXISTING N.F.V.A. PROVIDED BY EXISTING VENTS [(3 X 188) + (2 X 305) + 321 = 1495 SQ. IN.]
0 SQ. IN.	LOWER ROOF VENTILATION: NONE PROVIDED
1495.0 SQ. IN.	TOTAL N.F.V.A. PROVIDED FOR EXISTING ATTIC AREA "A"; FAILS N.F.V.A. REQUIREMENT

ATTIC AREA "B"

566.4 SQ. FT.	TOTAL ATTIC AREA AT ATTIC AREA "B"
543.8 SQ. IN.	1/150 TOTAL VENTABLE AREA REQUIRED PER 2022 CRBC, SECTION R806.2 (NO EAVE OR CORNICE VENTS) [(566.4 / 150) X 144]
0.0 SQ. IN.	EXISTING N.F.V.A. PROVIDED BY EXISTING VENTS: NONE PROVIDED
0.0 SQ. IN.	EXISTING LOWER ROOF VENTILATION: NONE PROVIDED
	TOTAL N.F.V.A. PROVIDED FOR EXISTING ATTIC AREA "B"; FAILS N.F.V.A. REQUIREMENT

ROOF PLANS KEYNOTES

KEY	DESCRIPTION	KEY	DESCRIPTION
A3.01	PERIMETER OF (E) RESIDENCE BELOW	A3.23	APPLY (N) SIDEWALL FLASHING AS REQUIRED
A3.02	PERIMETER OF REMODELED RESIDENCE BELOW	A3.24	STRIP (E) COMPOSITION SHINGLE ROOF. INSPECT AND REPLACE SOLID SHEATHING AS REQUIRED. PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL. XX/XX. RE-ROOF WITH GAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL SLATE OR SLATE) OVER 30 LB. FELT. APPLY UNDERLAYMENT PER 2022 CRBC TABLE R905.1.1(2)
A3.03	(E) LOWER ROOF HIP, VALLEY, OR RIDGE TO REMAIN		
A3.04	(E) LOWER ROOF HIP, VALLEY, OR RIDGE TO BE OVERFRAMED OR REMOVED. SEE ROOF FRAM'G.		
A3.05	(E) UPPER ROOF HIP, VALLEY, OR RIDGE TO REMAIN	A3.25	PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL. XX/XX. USE GAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL SLATE OR SLATE) OVER 30 LB. FELT. APPLY UNDERLAYMENT PER 2022 CRBC TABLE R905.1.1(2). PROVIDE UNDERLAYMENT AS REQUIRED TO ALIGN (N) SHEATHING WITH (E) SHEATHING.
A3.06	(E) UPPER ROOF HIP, VALLEY, OR RIDGE TO BE OVERFRAMED OR REMOVED. SEE ROOF FRAM'G.		
A3.07	(N) LOWER ROOF HIP, VALLEY, OR RIDGE		
A3.08	(N) UPPER ROOF HIP, VALLEY, OR RIDGE		
A3.09	(E) UPPER ROOF DUTCH GABLE ENDWALL LOCATION		
A3.10	(N) ADDITION UPPER ROOF DUTCH GABLE ENDWALL. SEE ROOF FRAMING PLAN AND EXT. ELEV.		
A3.11	(E) DUTCH GABLE ENDWALL ATTIC VENT (APPROX. 24" X 24"; EST. N.F.V.A. = 188 SQ. IN.*)		
A3.12	(E) DUTCH GABLE ENDWALL ATTIC VENT (APPROX. 24" X 36"; EST. N.F.V.A. = 321 SQ. IN.*)		
A3.13	(E) DUTCH GABLE ENDWALL ATTIC VENT (APPROX. 66" X 22"; EST. N.F.V.A. = 305 SQ. IN.**)		
A3.14	(E) DUTCH GABLE ENDWALL ATTIC VENT (A3.19) TO BE REMOVED. REPLACE W/ FALSE VENT.		
A3.15	(N) DUTCH GABLE ENDWALL ATTIC VENT (APPROX. 24" X 24"; EST. N.F.V.A. = 188 SQ. IN.*)		
A3.16	(N) GAF EAC (OR EQUAL) 16" X 8" EAVE VENT AT PORCH CEILING		
A3.17	(N) O'HAGIN ATTIC VENT AT ROOF. SEE REMODEL/ADDITION ATTIC VENT CALCULATIONS.		
A3.18	REPAIR OR REPLACE EXISTING FASCIAS AND BARGE RAFTERS AS NEEDED		
A3.19	(E) ROOF GUTTERS. REPAIR OR REPLACE AS NEEDED		
A3.20	(N) ROOF GUTTERS. MATCH (E) AS POSSIBLE.		
A3.21	(N) FASCIAS AND BARGE RAFTERS TO MATCH (E)		
A3.22	APPLY (N) HEADWALL FLASHING AS REQUIRED		

REMODEL / ADDITION ATTIC VENTILATION CALCULATIONS

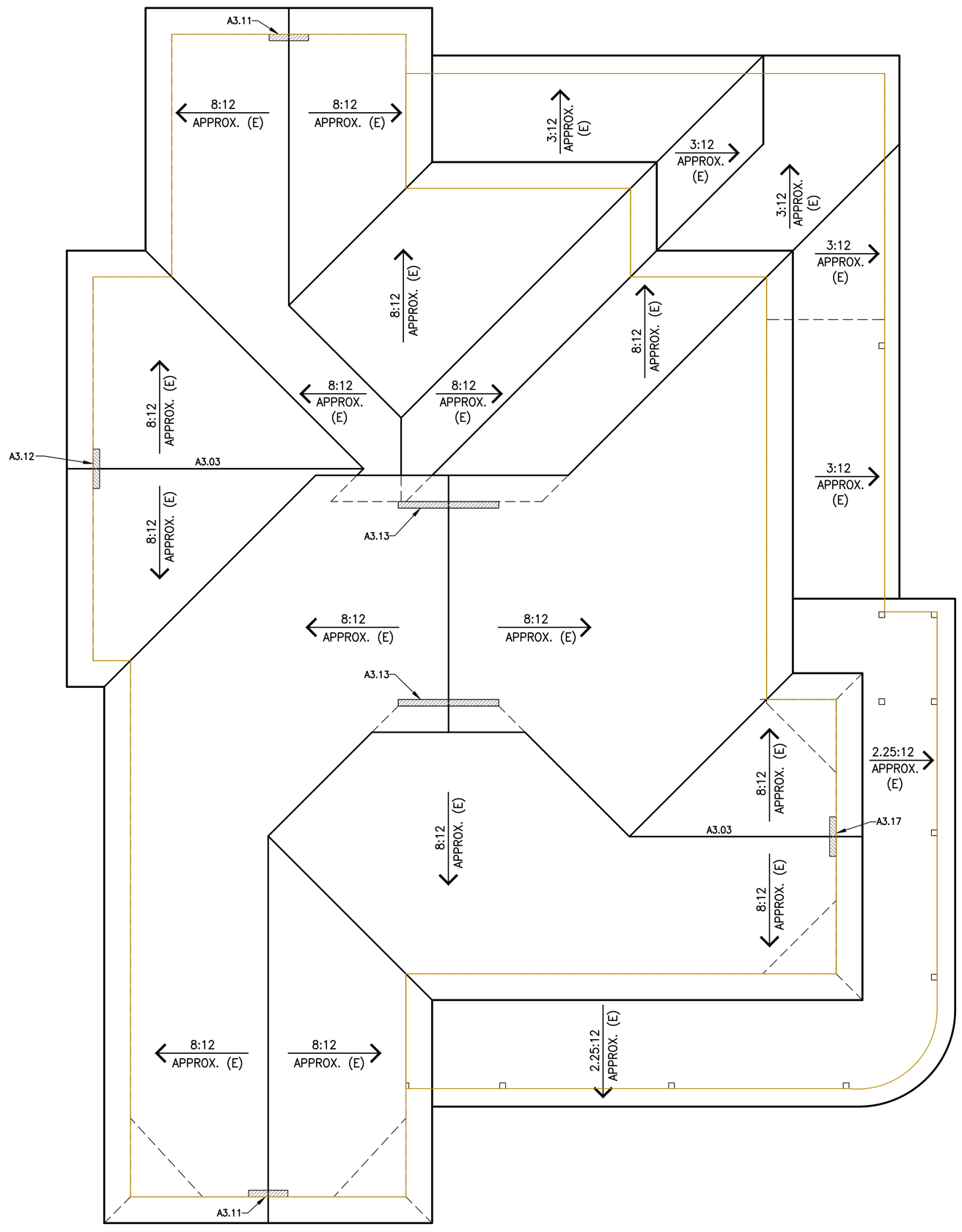
AS DEFINED BY 2022 CRBC, SECTION 806.2

ATTIC AREA "A"

1721.7 SQ. FT.	TOTAL ATTIC AREA (ATTIC AREA "A")
1652.8 SQ. IN.	1/150 TOTAL VENTABLE AREA REQUIRED [(1721.7 / 150) X 144]
1666.0 SQ. IN.	UPPER ROOF VENTILATION PROVIDED BY RE-USING (5) OF THE EXISTING VENTS AS INDICATED ON PLAN, PLUS (1) (N) WOOD LOUVER DUTCH GABLE END VENT AT (N) DUTCH GABLE AT REAR (NORTH ELEVATION), AND (4) NEW O'HAGIN SHINGLE VENTS @ 72 SQ. IN. N.F.V.A. [(3 X 188) + 321 + 305] + 188 + (4 X 72) = 1666.0 (100.8%); EXCEEDS REQUIREMENT FOR 1:150 VENTILATION. EAVE (LOWER ROOF) VENTILATION NOT REQUIRED.
1666.0 SQ. IN.	TOTAL N.F.V.A. PROVIDED FOR EXISTING ATTIC AREA "A"; EXCEEDS N.F.V.A. REQUIREMENT

ATTIC AREA "B"

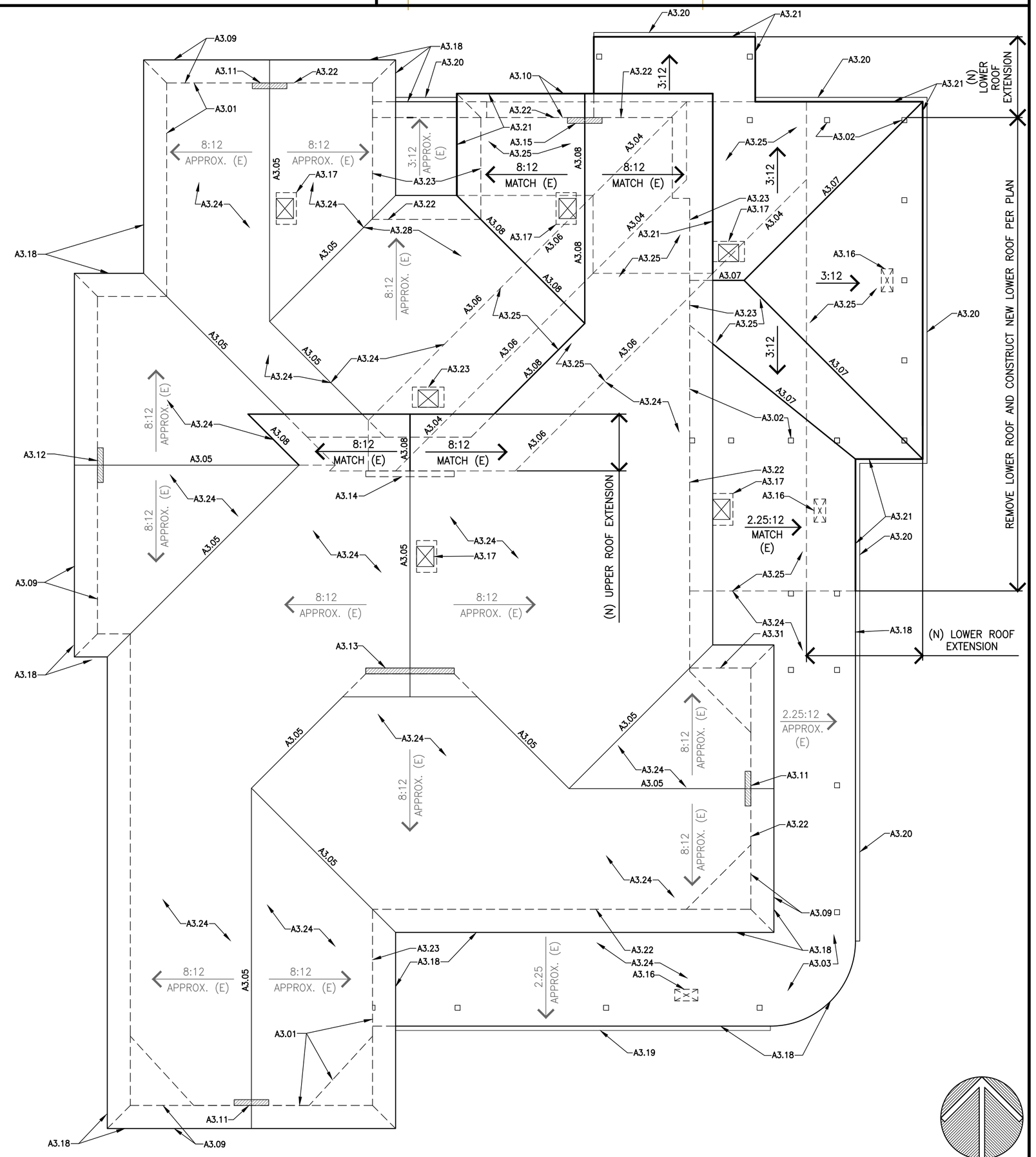
612.1 SQ. FT.	TOTAL ATTIC AREA (ATTIC AREA "B")
293.8 SQ. IN.	1/300 TOTAL VENTABLE AREA REQUIRED [(1644.0 / 300) X 144]
	VENTILATION METHOD PER 2022 CRC., SECTION R806.2. PROVIDE AT LEAST 40% (117.5 SQ. IN.) AND NOT MORE THAN 50% (146.9 SQ. IN.) OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
144.0 SQ. IN.	UPPER ROOF VENTILATION: USE (2) NEW O'HAGIN SHINGLE STYLE UPPER ROOF VENTS (OR EQUAL) W/ 1/8" SCREEN @ 72 SQ. IN. N.F.V.A EACH. (2 X 72) = 144 SQ. IN. (49.0%); MEETS REQUIREMENT. USE BALANCE (149.8 SQ. IN.) TO CALCULATE EAVE VENTILATION REQUIREMENT
150.0 SQ. IN.	LOWER ROOF VENTILATION: USE (3) GAF EAC 16" X 8" (OR EQUAL) W/ 1/8" SCREEN @ 50 SQ. IN. N.F.V.A EACH, PLACED AT EXTERIOR PORCH CEILING. (3 X 50.0) = 150.0 SQ. IN. (51.1%); EXCEEDS REQUIREMENT.
294.0 SQ. IN.	TOTAL N.F.V.A. PROVIDED FOR ATTIC AREA "B"; EXCEEDS N.F.V.A. REQUIRED



BUILDING AND TRUE NORTH

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

ROOF PLAN - AS BUILT



BUILDING AND TRUE NORTH

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

ROOF PLAN - REMODEL AND ADDITION

DRAWN D. SHAW

JOB NUMBER 23.006

REVISIONS

1	2	3
4	5	6

PLAN PREPARATION BY:
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A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:

MIKE and TONI PRICE

VISALIA, CALIFORNA

SHEET A3

PRINT DATE 10/06/2023

An Operational Statement to the City of Visalia Historical Preservation Advisory Committee regarding improvements to the property at 318 W. School Street

EXISTING PROPERTY DESCRIPTION – EXHIBIT "A"

The project in question is located at the north-east corners of the intersection of W. School Street and N. Floral Ave. The street address is 318 W. School St. The W. School St. frontage is approx. 103.00' and the N. Floral Avenue frontage is 123.75' according to the Tulare County Assessors map no. 094-342-008-000. The property was originally Lot 5 of Block 342. At some unknown date in the past Lot 6 of Block 342 was split between the original Lot 5 and the original Lot 7, increasing the width of the original lot 5 the new W. School Street frontage of approx. 103.00' and a new designation of Lot 8 of block 342. There are three (3) existing structures on the property, as described below.

1. A main residence
2. A studio apartment with attached storage area
3. A garage/carport exiting to N. Floral Ave.

EXISTING MAIN RESIDENCE – EXHIBIT "B"

The main residence is single story and was built circa 1895. According to the "City of Visalia – Local Register of Historic Structures", the classification is "Focus", the main style is "Victorian", and the substyle is "Stick (Eastlake)". The "Victorian" features include the following:

a. Detailing of dutch gable endwalls and attic vents.
b. Steep roof pitch at upper roof with lesser roof pitch at lower (porch) roof.
c. 32" high detailed porch railing.
d. Decorative fretwork at most porch headers.
e. Eased edges at the corners of the 4x4 porch posts.
f. "Gingerbread" knee braces at the 4x4 posts.
g. Three color paint scheme
h. Decorative underfloor vents.
i. Decorative shingle moulding at gables and fascias.

The north-east corner of the structure includes the enclosure of an existing porch and roof modification in order to enclose an area for laundry and sewing. The modification of the roof at, what is currently, the laundry /sewing area has created an unsafe framing condition at that area.
The residence is of wood stud frame construction sitting on a wood framed floor system with concrete stemwalls. Roof is stick framed (no pre-manuf. trusses).

EXISTING ROOF – EXHIBIT "C"

The main (upper) roof consists of a steep (8:12) pitch combination of hips and dutch gables. The porch (lower) roof varies from 2.25:12 to 3:12 pitch depending on location, see existing exterior elevations. All existing roof elements are covered with medium to light gray composition shingles over building paper with plywood sheathing overlaying the original spaced sheathing. There are leaks in the roofing assembly.

EXISTING SIDING – EXHIBIT "D"

The main body of the existing siding appears to be a combination of 1"x7" single bevel horizontal wood siding over 1x3 (or 4) horizontal wood furring strips. The area of the porch that was converted to a laundry/sewing area has 1x6 single bevel standard wood siding at the exterior and north side portions of the laundry/sewing area. An existing portion of the laundry/sewing have no exterior siding with an interior surface beadboard serving to close off the area from the exterior. The walls at the laundry/sewing area are uninsulated.

EXISTING FLOORS - EXHIBIT "E"

The existing interior floors are 4" hardwood planks with little or no finish remaining. An existing abandoned floor furnace between the lining room and dining room is to be blocked off but the existing cast iron floor grate will remain. The current mechanical heat and air conditioning has its supply ductwork underfloor with floor mounted grills at various locations. The exterior (porch) floors are painted 1x3 wood decking at the east side porch and throughout the porch area that was converted to the laundry/sewing. The south-side entry porch floor has been replaced with 1/2" plywood, probably due to rotting of the original 1x3 wood decking.

EXISTING WINDOWS - EXHIBIT "F"

Most of the original windows are wood frame, double hung, counterweighted units in various states of decay. There are five (5) modern mill finish aluminum frame windows and a modern Bel-Aire door at the converted laundry/sewing area that will be removed if the proposed remodel is approved.

EXISTING SOUTH SIDE ENTRY DOOR - EXHIBIT "G"

The existing front door is believed to be original to the structure. It is a single half-light french style door with a transom above. The main body of the paint is the same color as the trim. There is hand painted detailing around the half light and at the three (3) panels at the lower half of the door. The door has an antique latch assembly and a relatively new dead bolt. A metal screen security door with latch and dead bolt have been installed at sometime prior to current ownership.

EXISTING EAST SIDE ENTRY DOOR – EXHIBIT "H"

The existing side entry door is believed to be original to the structure. It is a divided (4 panel) half-light French style door with a transom above. The description is similar to the south side door with the exception of the hand painted detailing, which is of a different pattern from the south side door.

EXISTING NORTH SIDE LAUNDRY/SEWING DOOR – EXHIBIT "I"

The existing laundry-sewing exterior door is a modern solid core Bel-Aire openable half light flush door with single hung operable window. Painted white with no detailing. It is equipped with a modern latch assemble and dead bolt. A metal screen security door with a latch and deadbolt has been mounted at sometime prior to current ownership change. This door will be removed if the proposed remodel is approved.

EXISTING FENCING – EXHIBIT "J"

The existing site fencing is to remain. The client would like to reserve the right to revise the fencing in the future under a separate historical review. The existing fencing along the frontage and the west side of the driveway is 5 ft. high black vinyl coated chain link. The north property line fencing is a combination of 1x12 dog-earred redwood, 1x6 dog-earred cedar, the north wall of the existing carport, and the north wall of the existing studio apartment. The east property line is a mish-mash of wire fencing, wood fencing, old pallets and vines.

EXISTING BRICK CHIMNEY(S) – EXHIBIT "K"

The existing brick chimney at the central section of the residence is in very poor condition. It was originally connected to a wood or coal burning stone in the dining room which had been removed by the previous owners. This chimney and another chimney, over the existing kitchen that was previously removed, have been supported only by the wood ceiling framing in the area. The central section chimney that remains is leaning in the attic and has loose bricks in the section above the plane of the roof. The loose bricks and daylight visible through the chimney is viewable from ground level.

EXISTING MECHANICAL HEATING AND COOLING – EXHIBIT "L"

The existing mechanical system is a ground mounted dual-pack unit mounted on a concrete pad at the rear of the residence. It provides supply ductwork to the underfloor area to feed to floor mounted grilles in the various rooms. The mechanical return is drawn through attic ducts which are connected to a duct chase from the underfloor area to the attic. When the client acquired the acquired the property, window mounted air conditioners and an evaporative cooler were connected to the residence. The current owner client has since removed these units and put a temporary cover over the hole created for the evaporative cooler.

EXISTING DETAILS TO BE RESTORED OR RECREATED – EXHIBIT "M"

The owner/client intends to re-use, restore, or replace with similar style existing "Victorian" details such as fretwork, railings, porch decking, posts, "gingerbread" trim and other like items within the limits of current building code requirements and product availability.

EXISTING STUDIO APARTMENT AND STORAGE ROOM – EXHIBIT "N"

The existing studio and apartment and storage room consists of a single wood frame structure of approx. 1036 sq. ft. of which approx. 440 sq. ft. is designated for the studio apartment and 596 sq. ft. designated for the storage room. There is no official construction date for this structure that the client or myself can locate. It appears to be built per 1970's era building codes and with 1970's era materials (T-1-11 siding with grooves at 4" o.c.). The owner/client recently had the structure re-roofed (with a roofing permit) in the color that will be used on the existing main residence. The building use will stay as an ADU apartment with storage attached.

EXISTING CARPORT GARAGE -EXHIBIT "O"

The existing carport/garage consists of a single level, wood frame, flat roof structure of approx.. 396 sq. ft. built on a slab that is flush or near flush to the grade. The structure is in very poor condition with sub-standard wall framing and some 2x4 studs nailed to the rafters near midspan in an attempt to reinforce some of the rafters that are sagging. The doors to the N. Floral Street drive and drive approach are not openable and I personally believe that if they were opened the lateral support for the structure would be diminished and the structure may collapse. The west wall and doors of the structure are unfinished resawn plywood (may have been painted at one time). The north wall (alley side) is 10" plank siding that has daylight coming through in places and is painted on the north (alley) side. Rotted siding has been removed from the north and east side revealing 2x4 studs at approximately 48" o.c.. The owner/client has not decided what they want to do on this structure at this time and reserve the right to remove or rebuild this structure in the future under a separate historical review.

EXISTING LANDSCAPING – EXHIBIT "P"

The existing landscaping which consists of (3) elm trees, an evergreen pear, an orange tree, some shrubs (west side of residence) and lawn will remain. See site plan. The trees and shrubs will be trimmed. The owner/client reserves the right to remove or replace existing landscape in the future under a separate historical review.

PROPOSED DEMOLITION TO EXISTING RESIDENCE – SEE EXHIBIT "Q"

A. Demo north 14'-10" of east porch roof and expand porch roof and deck to the east approx. 2'-8".
B. Demo north and west walls, partially demolish south and east wall, remove window 10e at "Butler" per floorplan on sheet A1.2.
C. Remove windows 11e, 12e, 13e, 14e, 15e, 16e, 17e, 18e, 19e, 31e, and doors 03e, 04e, 05e. Demo east wall, north wall, and portion of south wall containing windows 11e and 12e at the Utility room (a.k.a.: Laundry/Sewing).
D. Demo (e) lower roof over southeast corner of residence from the (e) "Bedroom #4/ Bath #2" wall at the west end to the (e) side entry at the east side of the residence (see "A." above).
E. Remove (e) furred 8'-10" ceiling at (e) "Kitchen" and (e) "Butler"; this opens the ceiling up to (e) +/-11'-10" finished ceiling above.
F. Remove (e) countertops, cabinets, door frame 20e, door 06e at (e) "Kitchen".
G. Demo (e) "Bath #2.
H. Demo (e) concrete steps and railing at door 03a at north wall of (e) "Laundry"
I. Remove door 07e and 06e at (e) "Bedroom #4".
J. Remove door 11e at (e) "Bedroom #3".
K. Remove door 13e, 14e, and 15e at (e) "Bedroom #2".
L. Remove door 16e and demo existing corner closet at (e) "Bedroom #1".
M. Remove existing single bevel and bead board siding at the north and east walls of the residence.
N. Demo (e) concrete washing machine pad at (e) "Laundry".

Notes:

1. Any (e) doors, windows, siding, and trims that are called out as being removed or demolished (Demo) shall be saved and stored in a safe and dry location for resale or possible reuse on this project.

PROPOSED IMPROVEMENTS TO EXISTING RESIDENCE

A. Restoring (e) Kitchen and (e) Butler ceiling back to original height.
B. Reconstructing and repairing (e) upper level and lower roof at south-east corner.
C. Extending (e) east porch 2'-8" to the east to create a consistent roof line.
D. The addition of a screened porch at the south-east corner of the to create a uniform roof line.
E. Repurposing the (e) "Bedroom #3" into the repurposed "Bedroom #1" Master Suite.
F. Repurposing the (e) "Bedroom #4" into the (n) "Bath #2".
G. Adding a (n) "Powder Room" to service guests and repurposed "Bedroom#2" and "Bedroom#3".
H. Deleting the (e) "Butler" area and incorporating that area as well as part of the (e) "Laundry" into a (n) larger "Kitchen" with window and door access to the (n) "Screened Porch" mentioned at Item "D" above.
I. Adding a (n) "Utility" room.
J. Adding a (n) "Covered Porch" to the north side of the residence to replace the (e) "Laundry/Sewing, that is to be demolished.
K. Expanding the opening between the (n) expanded "Kitchen" and (e) "Dining Room" to match the opening between the (e) "Dining Room" and (e) "Living Room".
L. Leveling (e) floors where needed.
M. Refinishing (e) interior wood floors.
N. Repairing and refinishing (e) porch floors to be similar to original porch floors.
O. Repairing and refinishing interior (e) lath and plaster walls.
P. Repairing and refinishing (e) door and trim.
Q. Repairing, repainting, or replacing (e) windows with an approved type.
R. Repairing, repainting, or replacing (e) wood siding with an approved like type.
S. Updating of plumbing, gas, electrical, and waste utilities.
T. Re-roofing entire residence.
U. Painting the residence in a 3-color scheme similar to the original.
V. Reuse repurposed material as much as possible.
W. Preserving (e) "Victorian" details, wherever possible, and attempting to integrate the new structure with the existing structure.

EXHIBITS

EXHIBIT "A" – VICINITY MAP

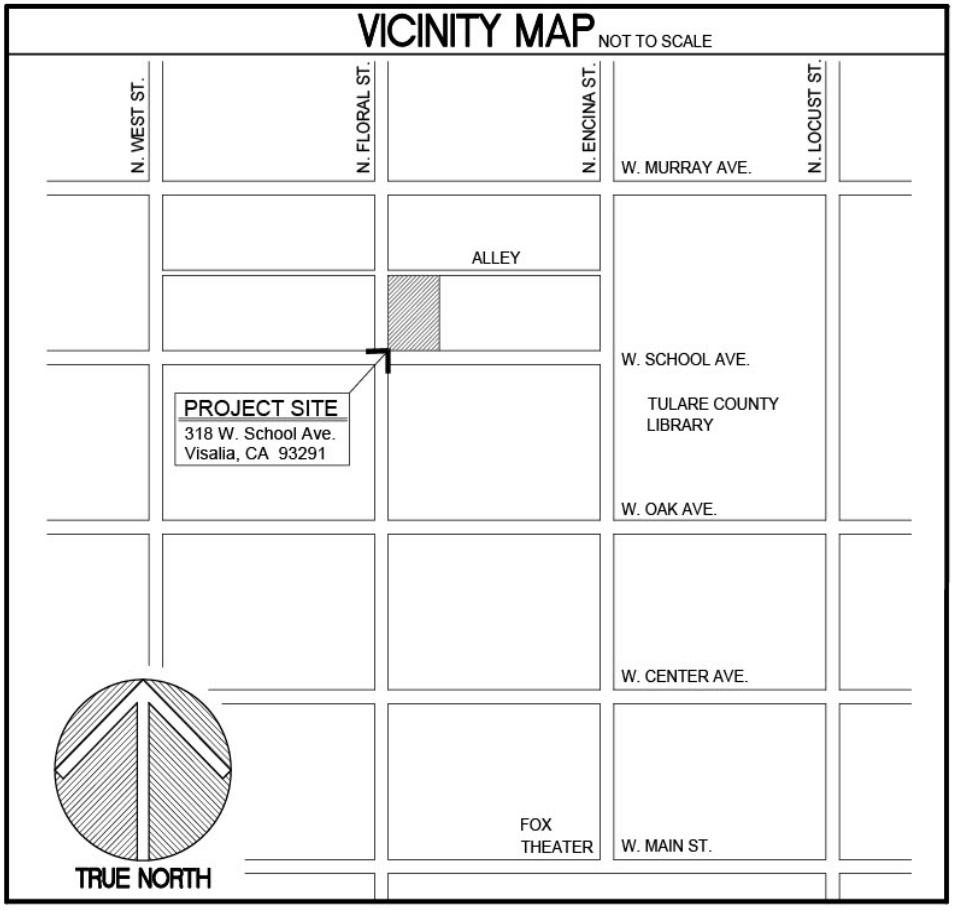


EXHIBIT "B" – EXTERIOR ELEVATIONS

SOUTH ELEVATION – SCHOOL STREET

WEST ELEVATION – FLORAL STREET

EXHIBIT "B" – EXTERIOR ELEVATIONS – CONTINUED

NORTH ELEVATION - REAR YARD

PARTIAL REAR YARD ELEVATION – PORTION TO BE DEMOLISHED

EXHIBIT "B" – EXTERIOR ELEVATIONS – CONTINUED

EAST ELEVATION – SIDEYARD

EAST ELEVATION – SIDEYARD – PORTION TO BE DEMOLISHED

EXHIBIT "C" – EXISTING ROOF

OVERHEAD VIEW FROM EAST SIDE

PORTION TO BE DEMOLISHED AND REMODELED

EXHIBIT "D" – EXISTING SIDING

ORIGINAL EXISTING SIDING

EXISTING SIDING AT PREVIOUS REMODEL TO BE DEMOLISHED

EXHIBIT “E” – EXISTING FLOOR MATERIAL

EXISTING INTERIOR FLOORS

EXHIBIT “F” – EXISTING WOOD WINDOWS

PROJECT TYPICAL WOOD FRAME DOUBLE HUNG WINDOW

EXHIBIT “F” – EXISTING WOOD WINDOWS – CONTINUED

GENERAL CONDITION OF EXISTING WINDOWS

EXHIBIT “F” – EXISTING WOOD WINDOWS – CONTINUED

GENERAL CONDITIONS OF EXISTING WINDOWS

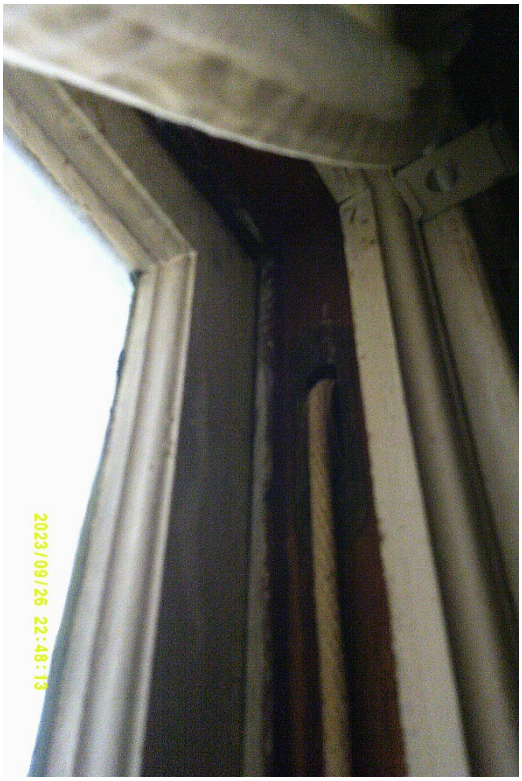


EXHIBIT “G” - EXISTING SOUTH-SIDE ENTRY DOOR

EXHIBIT “H” - EXISTING EAST-SIDE ENTRY DOOR

EXHIBIT "I" – EXISTING NORTH-SIDE LAUNDRY/SEWING DOOR TO BE REMOVED

EXHIBIT "J" – EXISTING FENCING

SCHOOL STREET FRONTAGE FENCING

WEST PROPERTY LINE FENCING

NORTH PROPERTY LINE FENCING

EXHIBIT "J" – EXISTING FENCING – CONTINUED

EAST PROPERTY LINE FENCING

EXHIBIT "K" – EXISTING BRICK CHIMNEY TO BE REMOVED

EXISTING BRICK CHIMNEY

EXHIBIT “L” – EXISTING MECHANICAL HEATING AND COOLING

EXISTING PAD MOUNTED DUAL-PAC MECHANICAL UNIT AT NORTH SIDE OF RESIDENCE

EXISTING DUCT CHASE TO BE CONCEALED

EXHIBIT "L" – EXISTING MECHANICAL HEATING AND COOLING

EXISTING ABANDONED FLOOR FURNACE

EXHIBIT “M” – EXISTING DETAILS TO BE RESTORED OR RECREATED

EXHIBIT “M” – EXISTING DETAILS TO BE RESTORED OR RECREATED – CONTINUED

EXHIBIT “M” – EXISTING DETAILS TO BE RESTORED OR RECREATED - CONTINUED

EXHIBIT "N" – EXISTING STUDIO APARTMENT AND STORAGE ROOM

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

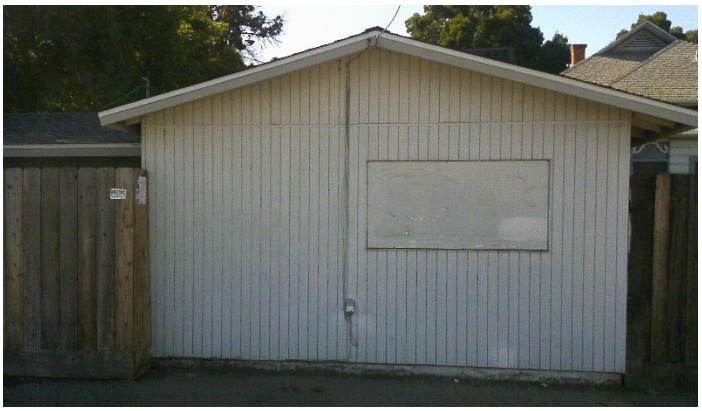


EXHIBIT "O" – EXISTING CARPORT/GARAGE

SOUTH ELEVATION

WEST ELEVATION

EXHIBIT "O" – EXISTING CARPORT/GARAGE – CONTINUED

NORTH ELEVATION

EAST ELEVATION

EXHIBIT “P” – EXISTING LANDSCAPE

OVERHEAD VIEW FROM SOUTH-WEST SIDE

EXHIBIT “P”

OVERHEAD VIEW FROM SOUTH SIDE

EXHIBIT "Q" – EXISTING INTERIOR AREAS TO BE DEMOLISHED

EXISTING LAUNDRY/SEWING SOUTH WALL

EXISTING LAUNDRY/SEWING NORTH-EAST WALL

EXHIBIT "Q" – EXISTING INTERIOR AREA TO BE DEMOLISHED

EXISTING LAUNDRY/ SEWING

UNSAFE ROOF FRAMING

EXHIBIT "Q" – EXISTING INTERIOR AREAS TO BE DEMOLISHED

EXISTING LAUNDRY/SEWING NORTH WALL

EXISTING LAUNDRY/SEWING NORTH WALL

EXHIBIT "Q" – EXISTING INTERIOR AREAS TO BE DEMOLISHED

FROM KITCHEN LOOKING EAST TO BUTLER'S PANTRY (9 FT. CEILING)

FROM BUTLERS PANTRY LOOK WEST TO KITCHEN (9 FT. CEILING)

EXHIBIT "R" – REVEAL OF ORIGINAL KITCHEN CEILING

ORIGINAL KITCHEN 12 FT. HIGH KITCHEN CEILING

ANSWERS TO SPECIFIC QUESTIONS FROM CRISTOBAL CARRILLO FROM E-MAIL DATED SEPTEMBER 26, 2023

1a. The proposed addition/alterations of the main residence.

Agent comment (D.S.): The proposed additions/alterations of the main residence shall include the following:

1. Demolition of the north-east corner (existing Laundry/Sewing) of the residence.
2. Demolition of existing 9 foot finished ceiling at the kitchen to reveal existing 12 foot high finished ceiling above.
3. Demolition of existing kitchen cabinets and fixtures in order to open remodeled kitchen up to proposed east side screen porch.
4. Demolition of interior of existing bedroom #4 in order to re-purpose to a new bathroom #2.

5. Demolition of existing east porch and roof in order to expand east porch to align with existing south-east porch deck and roof.
6. Demolition of existing unused brick chimney at east slope of upper roof.
7. Demolition of existing concrete porch at north side of residence.
8. Demolition as necessary to level floors at existing laundry/sewing area.
9. Addition to expand existing east porch floor and roof to align with existing south-east porch and roof.
10. Expansion and addition to construct a new screened (removable) porch at the north-east corner of the residence.
11. Modification of upper roof line to remove existing unsafe framing condition over existing laundry/sewing and raised entire remodeled kitchen ceiling to 12 feet.
12. Addition of new laundry room.
13. Addition of new powder room
14. Addition of new north side entry porch to new rear porch and thereby to new rear entry off of remodeled kitchen.
15. Repair existing siding, trim, interior plaster, and "Victorian" trim as needed.
16. Re-paint and re-roof entire main residence.

1b. The proposed use of the buildings on the property.
Client/owner response: Residential Rentals
Agent comment (D.S.): The garage/carport use will remain as is.

1c. Any history you may have of the alterations on site.
Client/owner response: We are not aware of the history of any alterations.
Agent comment (D.S.): I talked to the previous owner. He stated that all existing structures were there when they moved to the location.

1d. Confirm that the existing chimney is to be removed.
Client/owner response: We intend to remove the existing chimney – it has been deemed unsafe.
Agent comment (D.S.): When viewed from different angles you can see daylight through the bricks. The chimney is not connected to and fuel burning appliances below the existing ceiling line.

1e. Confirm that the existing carport is to be removed or rebuilt.
Client/owner response: Carport will be painted and a new roof installed-repairs as necessary.
Agent comment (D.S.): No comment.

1f. Confirm whether the "optional covered porch" in the rear is proposed.
Agent comment (D.S.): The "optional covered porch" is proposed.

1g. If the original wood windows, wood doors, or any other features are proposed to be replaced with vinyl/metal/non-wood materials, provide justification why replacement is proposed over repair (i.e., financial, materials degradation, materials not available, etc.)
Client/owner response: New windows if the budget allows – type will depend on the HPAC requirements – if wood windows are mandatory-this mat mean we cannot put new ones in – in that case we would keep the existing (except in the kitchen) and replace where the glass is broken in several locations.
Agent comment (D.S.): Replacing all existing windows units with new window units of like type is probably not feasible as we have received a preliminary estimate of more than $61,300 from Windows Plus of Farmersville. Existing windows will likely be repaired, and new wood or fiberglass composite frame units will be used as needed. Client will need to look at each window individually and decide on replacement or repair.

2. Are any alterations occurring to the landscaping on site (removal of trees, returfing, etc.)? If so, please provide a preliminary landscape plan detailing the proposed changes. If no changes are proposed, pleased note that in your operational statement.
Client/owner response: The trees will stay and be cleaned up and trimmed. There are no other landscaping plans.
Agent comment (D.S.): No comment

3. If new windows are to be installed, please provide pictures of the original windows, and details of the new windows proposed. As noted above, if the original woof windows are proposed to be replaced, please provide within the operational statement information justifying their removal (i.e., evidence of deterioration, evidence verifying replacement more affordable than repair, etc.). Note also if original wood windows are proposed for relocation, as appears to be the case on the north elevation.
Client/owner response: See response at question 1g above.
Agent comment (D.S.): See response at question 1g above. Also, we may relocate re-use the existing small wood double hung window located at the existing bathroom on the north wall as well as the existing window between existing kitchen and the existing laundry/sewing if it matches up at another existing window location with a deteriorated window.

4. If new doors are to be installed (whether regular or screen), please provide pictures of the original doors and details of the door proposed. Please also note whether existing metal screen doors will be removed as well. And again, if the original wood doors are being replaced, provide justification for why repair is not feasible.
Client/owner response: Would like to remove (existing metal screen doors) if possible – "they are pretty ugly". Would like to re-use (existing entry doors) where possible.
Agent comment (D.S.): Existing exterior doors will be weatherstripped with possible new thresholds and repairs made. existing glazing may need to be replaced with tempered glazing at the doors and transoms pending building department plan check. The existing laundry/sewing room door, which is a modern Bel-Air style, at the north elevation will be removed and not be re-used.

5. Please note if any changes will occur to fencing on site.
   Client/owner response: Would like to paint/repair as needed-but no new fencing is in the plan.
   Agent comment (D.S.): No comment.

6. Please note on the southern elevation whether existing features like the window A/C unit, swamp cooler, and wood porch fencing will be removed.
   Client/owner response: No comment.
   Agent comment (D.S.): The evaporative cooler has already been removed and a temporary patch placed over the opening. All window mounted A/C units have been removed. The existing wood porch railing will remain. There is no longer fencing on the porch. The existing southside driveway rolling gate will remain but may be replaced in the future under a separate historical review.
7. It is recommended that additional architectural ornamentation be incorporated into the proposed elevations as follows:
   a. Continuation of wood fretwork on all porch areas.
      Agent comment (D.S.): I will continue the porch fretwork to the screened porch. If the fretwork continues around the screen porch it will interfere with the installation and removal of the screen panels. Also, the screened porch headers will probably be deeper than the existing or new headers over the east and south-east porch. Therefore, the fretwork will not line up with the existing. So, I am leaving it out at screened porch area.
   b. Addition of decorative knee braces (gingerbread trim) on all porch posts.
      Agent comment (D.S.): I will continue the decorative knee braces at the east porch to the edge of the screened porch but will end them there. I will not install them at the screened porch as the will interfere with the installation of the screen panels. I will add two knee braces at the new north porch.
   c. Addition of the underfloor vent cuts along the existing building exterior.
      Agent comment (D.S.): I will indicate new underfloor vents to match the existing at the east elevation. The new vents will be screened behind the siding to keep out critters. Existing vents that need to be repaired may also be screened, if possible.

d. Carry over of porch guard rail features to the guardrail for the porch steps on the northern building elevation (i.e., the little rounded feature in between each baluster)
Agent comment (D.S.): I will try to copy the existing balusters and details as much as possible. However, remember that since this is a new railing on a new element of the structure, we will have to meet the current building code with the balusters can only have 4" between them.

IN CONCLUSION

To conclude this operational report I, as the project agent, would like to comment on the individuals, the Client/Owners, that are seeking to get your approval for this project.

Mike Price and Toni LeGras-Price have grown up in the Visalia or Visalia area and currently live in a Historic Design District in a restored house on Highland Avenue. They have a great interest in architecture, craftsmanship, and the City of Visalia in general. Mike Price is a finish carpenter capable of building about anything made of wood and his father, John Price, was a drafting teacher and sports coach at Redwood High School. John Price was my drafting teacher for all four years I was there. Toni LeGras-Price comes from one of the older families in the area. As a pair, I believe they will do justice to this project. They are not corporate funded, so they want to concentrate on the main residence first and make the other improvements (Carport, fencing, and landscaping) as time goes on.

As for myself, I have grown up living in Ivanhoe until I married and moved to Visalia. So basically, I have been in the area for almost 68 years. I have a great interest in the local history of this area. I graduated from The College of the Sequoias in 1975 with an Associates Degree in architecture. I have been working in drafting for architects and engineers and with my own drafting service for over 49 years. I have prepared the plans for several Victorian homes in the past including what was known in the past as the Schellenberg residence in the Dinuba/Reedley area and the David Jackson home on the Kings River in the Kingsburg area, among others.

Thank you,
Daniel Shaw

REPORT TO THE CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: October 25, 2023

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

SUBJECT: **Historic Preservation Advisory Committee Item No. 2023-20:** A request by Daniel Shaw to remodel an existing residence, including expansion of an existing covered porch and addition of a new covered porch, on a property within the D-MU (Downtown Mixed Use) Zone. The project site is located at 318 West School Avenue (APN: 094-342-008).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as modified in the findings and conditions of this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) Zone and currently contains a single-family residence, an accessory dwelling unit with an attached shop, and a carport. The site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Focus" classification. The building contains "Victorian" and "Stick (Eastlake)" architectural elements. Per the applicant, the main residence was built in 1895.

PROJECT DESCRIPTION

Per the Operational Statement in Exhibit "E" and plans in Exhibits "A", B", "C" and "D", the applicant is requesting approval to conduct exterior alterations to the main residence consisting of:

1. Removal of a portion of an existing porch and enclosed living space at the eastern elevation of the main residence, to be replaced with an approximately 234 sq. ft. screened sun porch.
2. Removal of existing concrete steps and railing at the northern elevation of the main residence, to be replaced with an approximately 34 sq. ft. covered porch with new stairs and railing.
3. Modifications to the main residence roof as follows:

a. Removal of existing unsafe framing conditions, creating alignments with existing roof/floor lines, and raise the interior ceilings;

b. Installation of a Dutch gable roof with an attic vent, shingle siding, and fascia on the northern building exterior, similar to an existing gable.

c. Modification to the existing triangular gable end vent at the tip of the roof, to be replaced with a larger faux triangular vent.

4. Repair and/or relocation of existing windows, with removal and replacement to be conducted as necessary. Per the applicant new wood or fiberglass composite frame windows will be used “as needed”. No samples of the potential new window were provided.
5. Removal of an existing brick chimney on the roof due to its deteriorating condition.
6. Removal of existing metal screen doors and weatherstripping/repair to existing exterior doors, save for the door at the northern building exterior, which will be removed and replaced with a wood framed screen door.
7. Repair of existing siding, trim, and “Victorian” trim as needed.

The additions would include materials compatible with the existing residence, including hardie board siding and composition shingle roofing. Exterior ornamentation such as porch fretwork, decorative knee braces, underfloor vent openings and stair railings with balusters will also be carried over to the additions. Per the applicant alterations are proposed to remove unsafe conditions and allow for the renting of units for residential purposes. No other alterations are proposed to the accessory dwelling unit or carport at this time.

DISCUSSION

Development Standards

Alterations proposed would serve to increase the size of the main residence along its northern and eastern exteriors. The proposed additions would not result in encroachments into the required setback areas. As such, the proposal is compliant with City development standards.

Architectural Compatibility

Local Register Structures

VMC Section 17.56.110 (Local Register Structures) contains criteria for review of exterior alterations to structures listed on the Local Register. Criteria is aimed towards preserving original and distinguishing features of Local Register structures. This includes emphasis on the following:

- Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
- The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, shall be treated with sensitivity.
- 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.

As noted by the applicant, the use of the structures will remain residential in nature, which was likely the originally intended purpose of the structures. Repairs will also be conducted to exterior architectural elements, in keeping with the requirements of the Historic Preservation Ordinance. Other aspects of the proposal as they relate to the Local Register criteria are discussed below.

Additions/Roof

The additions of the enclosed porches and alterations to the roof represent a significant change to the main residence, but one that largely maintains the original features of the home as viewed from the public right of way. Additions to the main residence are only proposed at the northern and eastern building exteriors, at the rear of the property, and would be obscured by existing fencing and landscaping. The additions will carry over architectural ornamentation present on the main residence, thereby maintaining overall compatibility. The proposed new roof gable maintains the general shape of the original roof, will not be entirely visible from the street, and will contain similar ornamentation to an existing gable roof at the northern building exterior. Changes to an existing vent at the top of the roof will result in a reduction in its size, but will maintain the visual character of the original. As such, the changes will not affect any distinguishing qualities of the main residence, as viewed from the street, and will maintain and carry over distinctive features.

Windows

The existing windows appear to be a mix of wood and metal windows. The applicant states that original windows are to be repaired and that the screened porches will feature wood screen windows that incorporate reclaimed wood. In instances where windows are beyond repair, the applicant states that either wood or fiberglass windows will be installed, depending on the price. No additional detail was provided for the potential new windows.

Windows are typically considered an important stylistic feature of a historic home that should be maintained and “treated with sensitivity”. Staff supports the applicants request to repair the windows. However, no concrete information has been provided regarding potential replacement windows, including what level of damage would necessitate a window replacement, and which (fiberglass or wood) would ultimately be used. Staff recommends the inclusion of Condition of Approval No. 1.a requiring HPAC review and approval of new windows prior to issuance of a Building Permit for the installation of any new windows.

Chimney

The applicant proposes removal of an existing chimney due to deterioration, noting that “daylight is visible” through the bricks. The applicant also notes that the chimney is no longer operational. Though the chimney is considered an original stylistic feature, the HPAC has previously approved removal in instances where a chimney is non-functional (see HPAC No. 2022-25 for 1304 West Center Avenue) and significantly deteriorated. Given the above, staff supports removal of the chimney.

Doors

The applicant proposes removal of existing metal screen doors and repairing existing wood doors on the southern and eastern building exteriors. Staff is supportive of this alteration as it

restores views of the wood doors, which contain appealing features such as windows and paneling. The removal of the existing northern door is considered acceptable as it is not viewable from the street, and is less decorative. Replacement with a wood screen door is appropriate as it will be consistent with the proposed wood screens of the porch additions, adding to the overall compatibility of the features on the main residence.

FINDINGS AND CONDITIONS

For HPAC Item No. 2023-20 staff recommends that the Committee approve the proposal, subject to the findings and conditions listed below:

Findings

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal as conditioned is consistent with 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 site or the character of the Historic District.

Conditions

1. That the site be developed consistent with the site plan in Exhibit “A”, floor plan in Exhibit “B”, building elevations in Exhibit “C”, roof plan in Exhibit “D” and operational statement in Exhibit “E”, except as modified below:
    a. That if existing windows are to be replaced, HPAC review and approval of the new windows shall be required prior to issuance of a Building Permit for the installation of the new windows.
2. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
3. 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.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. 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

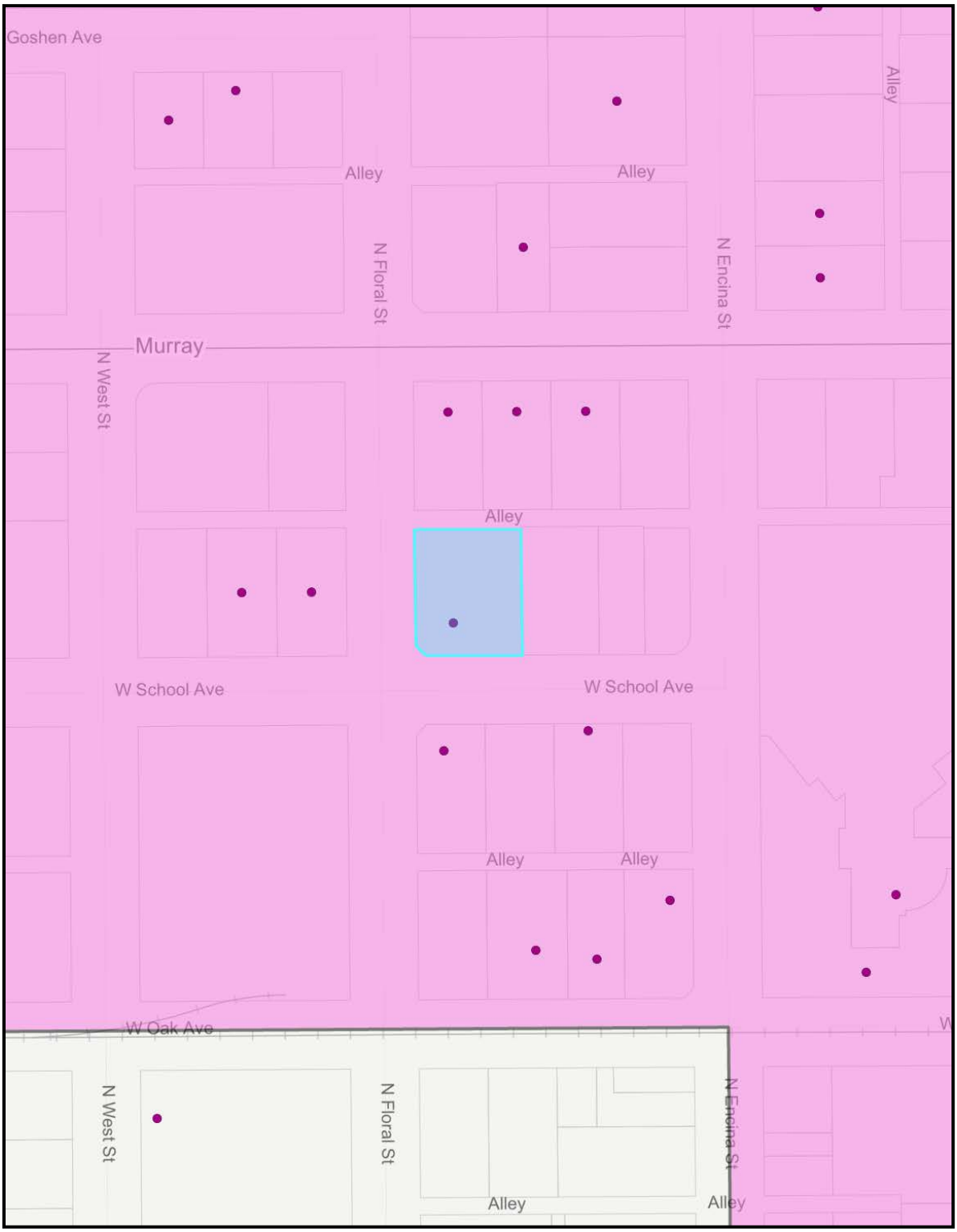
- Exhibit “A” – Site Plans
- Exhibit “B” – Floor Plans
- Exhibit “C” – Building Elevations
- Exhibit “D” – Roof Plan
- Exhibit “E” – Operational Statement and Supplemental Information
- Aerial Map
- Historic District and Local Register Map

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, Visalia CA. 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.

W Murray Ave
W Murray
N West St
N Floral St
N Encina St
W School Ave
W School Ave
N West St
N Floral St
N Encina St

Aerial Map



HISTORIC DISTRICT AND LOCAL REGISTER MAP