

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, February 9, 2022, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilyn Mitchell,
Jay Hohlbauch, Peggy Lambert

City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments

B. Project Reviews:

1. **HPAC No. 2022-04:** A request by Matthew Ainley to conduct exterior alterations and add fencing to an office building within the grounds of the Darling Hotel complex, located at 100 E. Center Avenue and 210 N. Court Street (APN: 094-287-001).
2. **HPAC No. 2022-03:** A request by Monica Quintana to construct a storage building, located at 315 W. Race Avenue (APN: 094-353-002).

C. Discussion Items

1. Historic Preservation Ordinance Update
 - a. City Council-HPAC Work Session, February 22, 2022
2. Local Register of Historic Structures Update
3. Committee and Staff Comments
4. Identification of Items for Future Agendas

D. 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.





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: February 9, 2022

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-04: A request by Matthew Ainley to conduct exterior alterations and add fencing to an office building within the grounds of the Darling Hotel complex, located at 100 E. Center Avenue and 210 N. Court Street (APN: 094-287-001).

STAFF RECOMMENDATION

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

SITE DATA

The project site is zoned D-MU (Downtown Mixed Use) and is not located within the Historic District. Per the Site Plan in Exhibit "A" the project site contains two structures:

1. The Darling Hotel (Figure 3); and
2. A 12,675 sq. ft. single-story office building formerly identified as the Tulare County Welfare Building (Figure 1). The building is currently used by Darling Hotel staff as office and storage space.

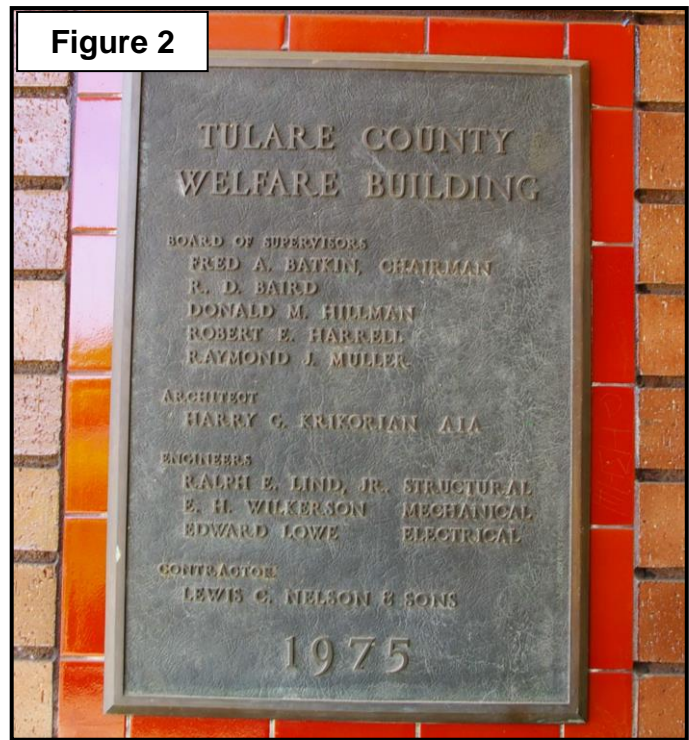
The Darling Hotel is listed on the Local Register of Historic Structures and maintains an "Exceptional" classification. The hotel has been identified as containing "Art Deco" architectural elements. The office building is not identified on the Local Register. A commemorative plaque placed on the structure (Figure 2) notes that the building was erected in 1975. The office building contains elements of "Streamline Moderne" architecture, most prominently through the presence of rounded corners.



Per Exhibit “A”, the office building is connected to the Darling Hotel via an existing hallway at the northwest corner of the structure. Aerial images confirm that the two buildings have been joined together since at least 1996. Both buildings share parking facilities located on the project site.

PROJECT DESCRIPTION

Per the Elevations in Exhibit “C” the applicant is requesting approval to conduct exterior alterations to the office building and install additional fencing. Fencing work will consist of the placement of seven-foot-tall black metal fencing and hedges along a 55-foot-long stretch of the southern property boundary. The new fencing will enclose open space located southwest of the office building for use as outdoor patio space for new hotel suites.



Exterior alterations to the office building will consist of stuccoing over existing brickwork on the southern, eastern, and northern building exteriors, and placement of decorative black and white tile on the northern and southern elevations.

Stucco work and fencing will match the appearance and color of existing exteriors and fencing used for the Darling Hotel. The work is proposed by the applicant to support expansion of Darling Hotel operations into the adjacent office building. Per the Floor Plan in Exhibit “B”, the interior of the office building will be renovated to include four additional hotel rooms, an assembly hall, a commercial kitchen, additional laundry facilities, offices, a multi-use room, and additional storage.

DISCUSSION

Jurisdiction

Exterior Alterations and Addition of Fencing to Office Building

As stated previously, only the Darling Hotel is listed on the Local Register of Historic Structures. Though the office building contains elements that could justify placement on the Local Register, it has not been designated as locally significant at this time. When the original proposal to convert the County Courthouse building into the Darling Hotel was considered by the HPAC on May 23, 2018, staff made the interpretation that “*Since the site is not within the Historic District, only the Courthouse building is on the Local Register of Historic Structures, the site improvements are not within the direct purview of the HPAC Committee.*” As such, no oversight was provided for exterior alterations to the office building at that time.



the HPAC on May 23, 2018, staff made the interpretation that “*Since the site is not within the Historic District, only the Courthouse building is on the Local Register of Historic Structures, the site improvements are not within the direct purview of the HPAC Committee.*” As such, no oversight was provided for exterior alterations to the office building at that time.

However, recent analysis of Visalia Municipal Code (VMC) Chapter 17.56 (Historic Preservation District) by staff and the City Attorney has resulted in a determination that the HPAC does not have review authority over structures located outside the Historic District, lacking Local Register designation, whenever they are:

1. Located on the same site as a “Focus” or “Exceptional” Local Register structure, or
2. Are a part of a unified complex in which a “Focus” or “Exceptional” Local Register structure is located.

In this instance, all of the above apply. The Darling Hotel is an “Exceptional” Local Register structure. The office building will function as an extension of the Darling Hotel, functioning as a unified complex. Both structures are also located on the same property. And as noted previously, both structures have been joined together by a connected hallway since at least 1996.

As identified by the City Attorney, the above interpretation is supported by VMC Section 17.56.030 which states:

"Local register" means the listing of local historic structures, sites and features adopted by the city council and maintained by the historic preservation advisory committee, and incorporated herein by reference.

The definition allows for a Local Register designation to be applied specifically to a building or an entire site. For the Darling Hotel, there is reason to presume that the Local Register designation is meant to be applied to the entire site, as the hotel and office building are connected. There is also a granite wall located along the entire perimeter of the property that is historically significant and would not be protected otherwise.

The City Attorney also notes that the VMC permits HPAC review in instances where a Local Register structure is to be enlarged. Per VMC Section 17.56.050.C.3:

It shall be the duty of the historic preservation advisory committee to review all applications for the construction or exterior alteration or enlargement of structures within the historic district or for structures located outside the historic district and listed as "exceptional" or "focus" structures on the local register. The committee shall have the power to approve, modify or disapprove such applications before a building permit can be issued, subject to the provisions of Sections 17.56.100 and 17.56.110.

Per the City Attorney, “enlargement” can be considered the connecting of two structures, or expansion of an existing use. In this instance, the Darling Hotel and office building are already connected. And the Darling Hotel use will be expanded into the office building, to include hotel rooms, offices, storage, and other incidental operations already occurring in the hotel. As such, the proposal is considered an “enlargement” of the building for which the Local Register designation is applicable, making it subject to HPAC review.

Expansion of Hotel Use Into Office Building

The exterior alterations and fencing are proposed to support expansion of hotel operations into the office building. Per VMC Chapter 17.25 establishment or expansion of a hotel use in the D-MU Zone requires approval of a Conditional Use Permit. VMC Section 17.56.050.C.1 requires HPAC review of zoning actions. However, the review authority is limited to instances in which a project site is located within a Historic District. Since the subject site is not located within a Historic District, the HPAC does not have authority to review the Conditional Use Permit request for expansion of the hotel use into the office building. This VMC section was in effect when the Darling Hotel was first reviewed in 2018. At that time the HPAC reviewed the Conditional Use Permit portion of the building rehabilitation request in spite of the language in the VMC.

Development Standards

The building footprints for the hotel and office building will not be altered or increased as a result of the exterior alterations proposed. As such, this component of the proposal complies with all development standards for the D-MU Zone.

The proposed fencing located along 55 feet of the southern property boundary cannot exceed a height of seven feet within the D-MU Zone. No height measurement was provided by the applicant for the new fencing. However, elevations provided seem to indicate that fencing will be of similar height to the seven-foot-tall fencing existing on other parts of the project site. Staff recommends the addition of Condition of Approval No. 2 requiring the applicant to verify that new fencing complies with the seven-foot height requirement during Building Permit inspection.

Architectural Compatibility

VMC Section 17.56.110 (Local Register Structures) provides guidance on the review of sites containing Local Register structures. Two sections are applicable for this proposal:

- A. *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.*
- B. *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.*

The proposal is considered by staff to not violate either of the above sections. The exterior alterations and fencing to the office building will support expansion of the existing hotel use, which is by default compatible with existing operations. The Darling Hotel itself will remain physically unchanged. While alterations to the office building will occur, resulting in the concealment of brick exteriors, the changes will only increase visual compatibility with the hotel. Furthermore, the proposed exterior alterations would not affect the office building's most distinguishing physical feature (i.e., walls with rounded corners). Lastly, fencing proposed will match the style and coloration of other fencing already existing onsite.

Given the above, staff has determined that the proposal strengthens the architectural compatibility of the site and hotel complex, and is in compliance with VMC standards for Local Register structures.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-04 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

Findings

1. That the building is not within a Historic District but is listed in the Local Register of Historic Structures as an "At Deco" style structure with an "Exceptional" classification.
2. That the proposed exterior alterations and fencing to the office building are consistent with existing uses and structures onsite, the surrounding area, and the Historic District.
3. That the proposed exterior alterations and fencing are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed exterior alterations and fencing will not be injurious to the surrounding properties or 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”, and elevations in Exhibit “C”.
2. That the proposed fencing along the southern property boundary shall not exceed a height of seven feet. The height of the fencing shall be verified during Building Permit inspection.
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.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Elevations
- Aerial Photos
- Historic District and Local Register Map

APPEAL INFORMATION

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

EXHIBIT "A"

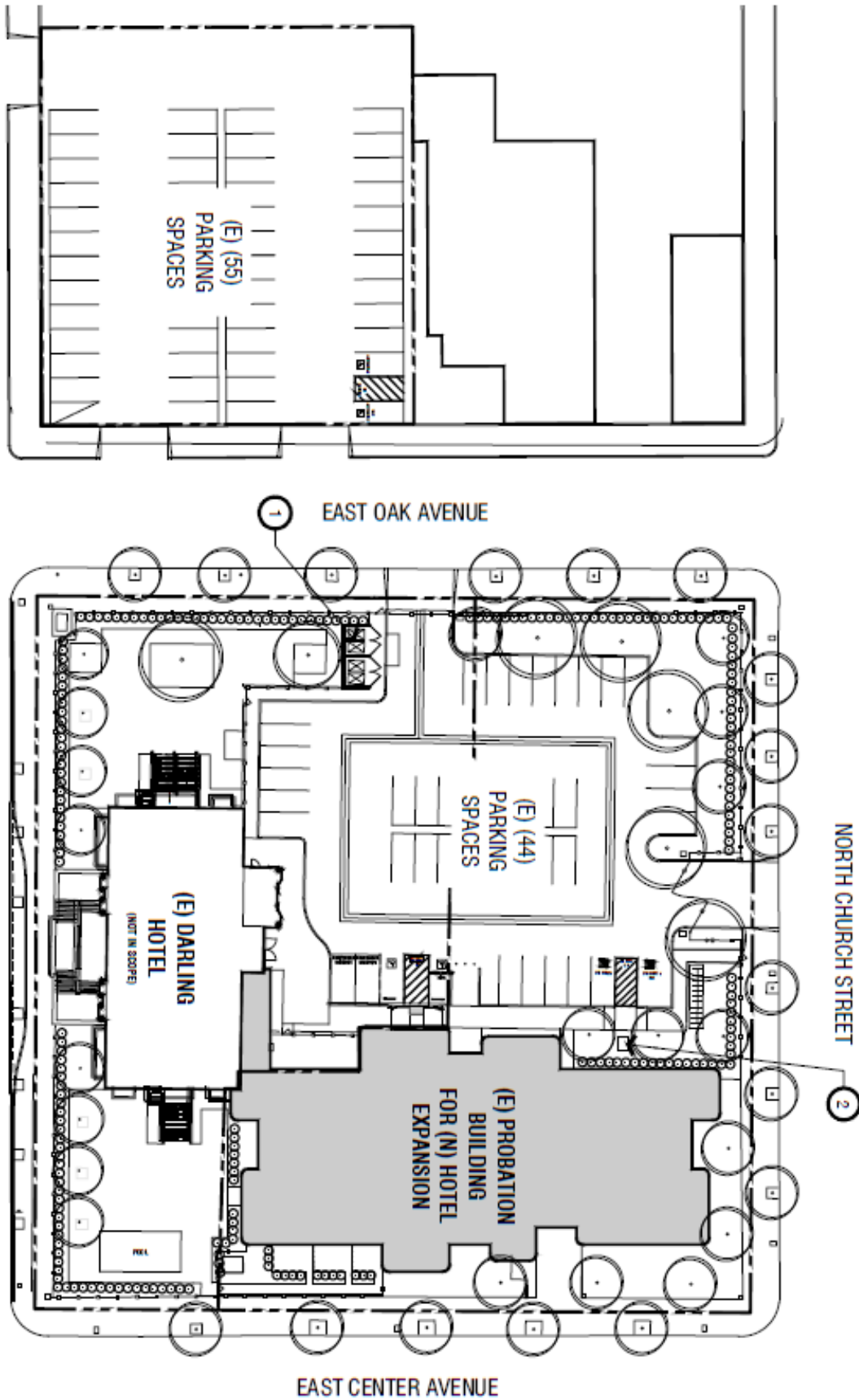


EXHIBIT "B"

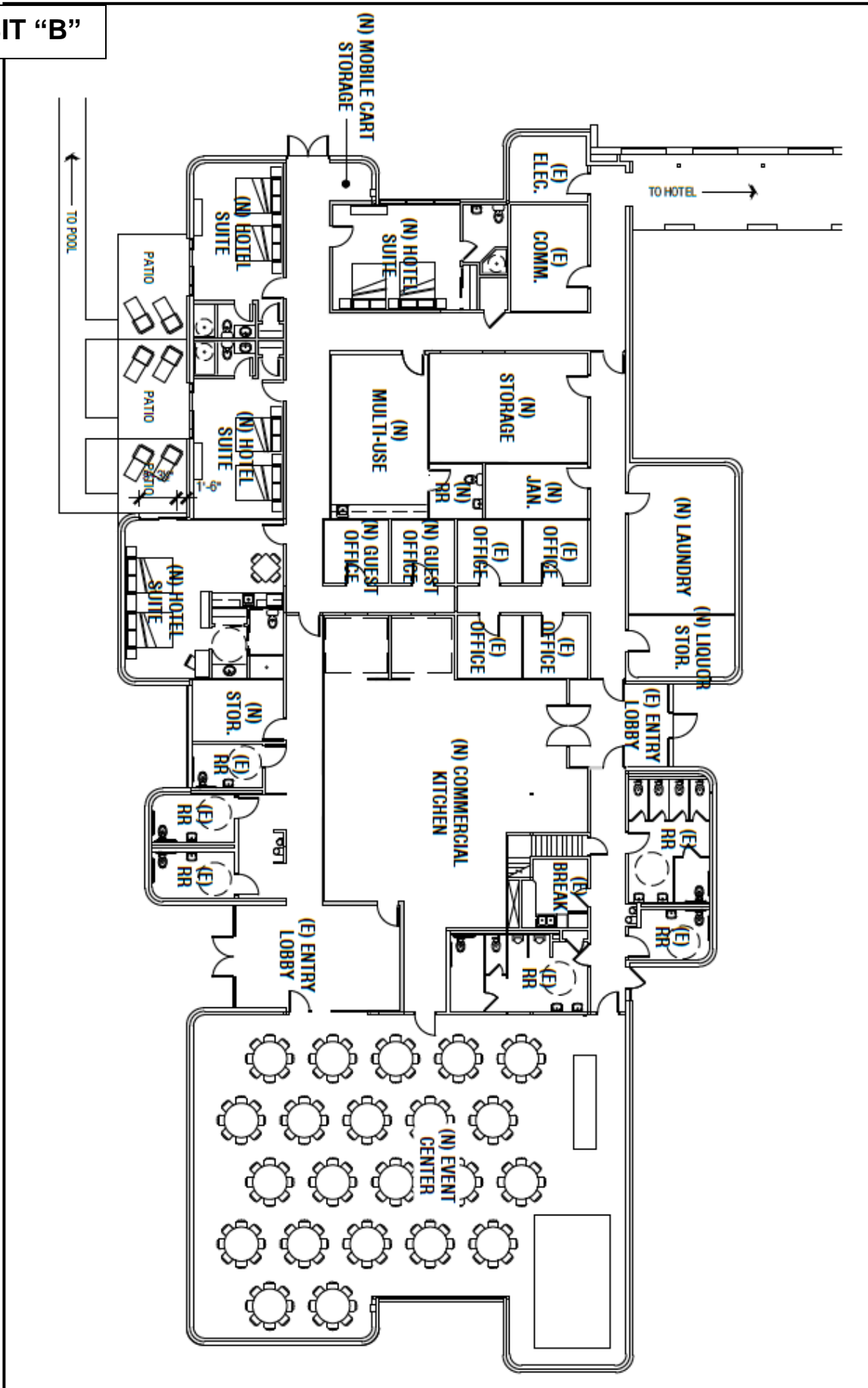
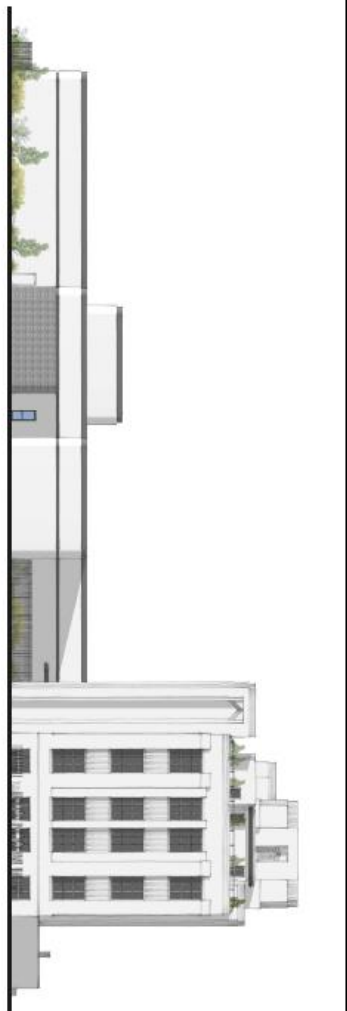


EXHIBIT "C"



EAST ELEVATION
SCALE: 1/32" = 1'-0"



NORTH ELEVATION
SCALE: 1/32" = 1'-0"



WEST ELEVATION
SCALE: 1/32" = 1'-0"



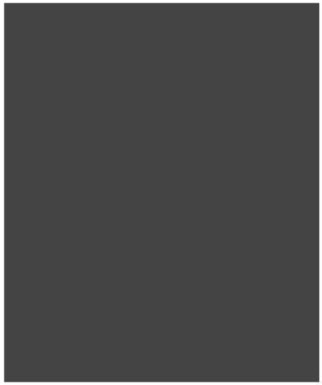
SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



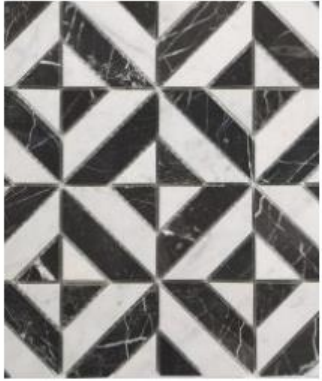
WHITE STUCCO



DARK GRAY TRIM



BLACK METAL FENCING



DECORATIVE TILE



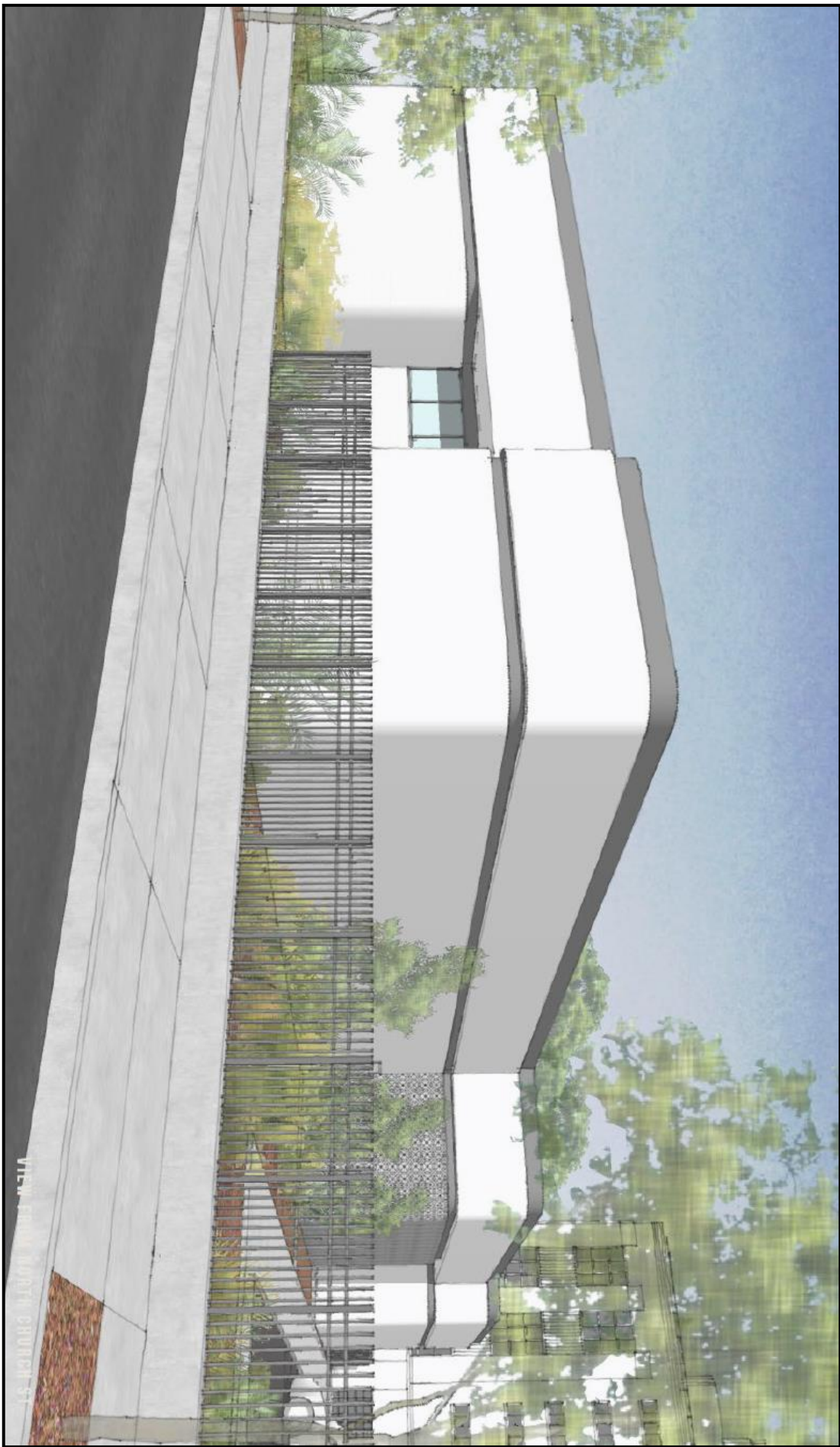
MATERIAL BOARD



HPAC Item No. 2022-04 – Exterior Alterations, New Fencing



HPAC Item No. 2022-04 – Exterior Alterations, New Fencing



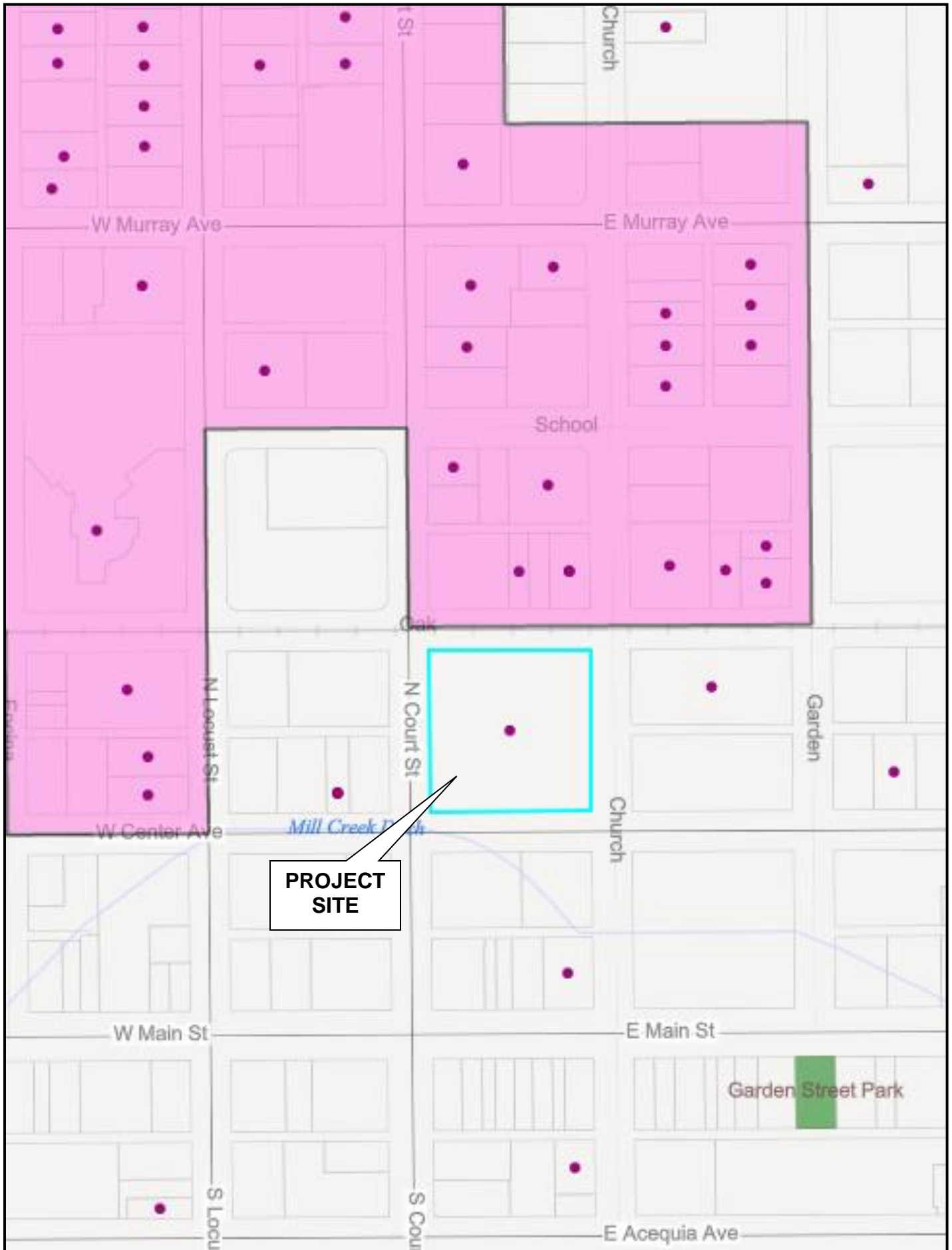
HPAC Item No. 2022-04 – Exterior Alterations, New Fencing



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HPAC Item No. 2022-04 – Exterior Alterations, New Fencing





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: February 9, 2022

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-03: A request by Monica Quintana to construct a storage building, located at 315 W. Race Avenue (APN: 094-353-002).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) and is located within the Historic District. The project site contains a residence, garage, and a shade structure. The residence is listed on the Local Register of Historic Structures with a "Focus" classification, featuring Craftsman Bungalow architectural elements.



PROJECT DESCRIPTION

The applicant proposes placement of a 288 sq. ft. storage building in rear yard of a corner lot (see Exhibit "A"). Per the Building Elevations in Exhibit "B" the structure will be approximately 12 feet tall and contain dark brown shingle roofing material, white trim, and dark brown LP smartside exterior siding. The storage building will include two insulated vinyl white grid windows and a fiberglass door with a six paneled window. Per the applicant, the building will be employed for storage and as a free weight gym area.

DISCUSSION

Development Standards

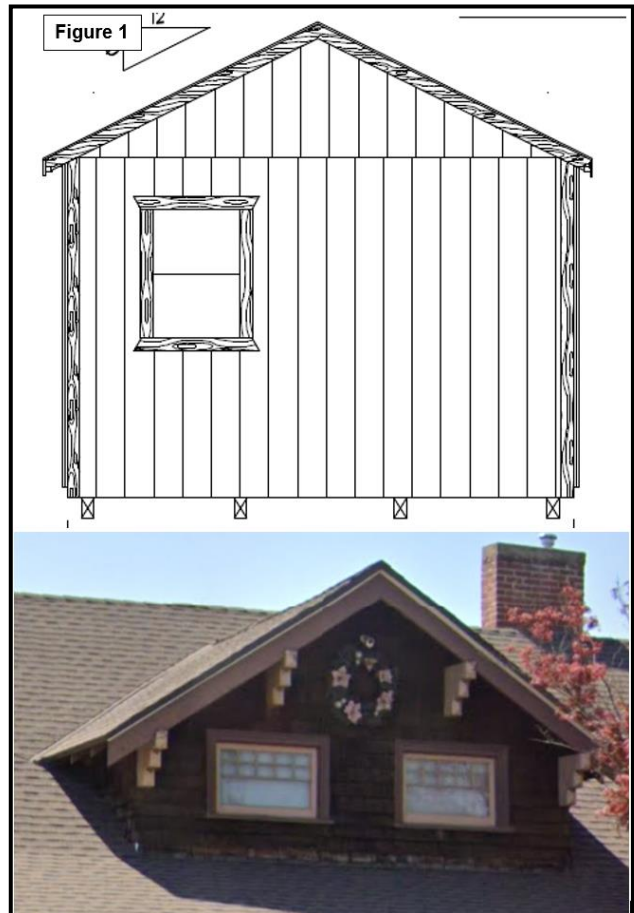
Per Visalia Municipal Code (VMC) Section 17.12.100 *"The decision as to whether the short side or long side [of a lot] is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet."*

Given the location and height of existing structures onsite, it can be determined that the eastern property boundary (i.e., the short side) was previously designated as the rear yard. When the short side of a corner lot is chosen as the rear yard, the rear yard setback shall be 20 feet.

Fully enclosed accessory structures located within a rear yard are permitted, so long as they do not exceed a height of 12 feet, are no closer than three feet to any property line, and do not exceed 20% of the total rear yard area. The proposed storage building complies with all listed development standards of the R-1-5 Zone.

Architectural Compatibility

VMC Section 17.56.100 (Building design compatibility criteria) provides guidance on the review of new structures on sites within the Historic District. Criteria are designed to encourage compatibility of new buildings with a majority of structures in the immediately surrounding area. Per the elevations provided in Exhibit "B" the storage building does have some elements that are compatible with the residence onsite. The roof facing the northern frontage will be similar in shape to the window dormer on the front of the residence (see Figure 1). Despite this similarity, the design is overall considered incompatible with the site and surrounding areas. The siding material proposed will not match with the shake exteriors of the residence or garage on the project site. The vertical orientation of the siding is also incompatible with other buildings containing siding in the vicinity, whose sizing is horizontally oriented. There are also no ornamental features included in the storage building that would increase compatibility with the residence.



The storage building will be located on a portion of the site that is screened from view by fencing and a gazebo to the north, and the garage to the west. However, given that both the house and garage contain wood shake siding materials, it is believed that the integrity of the site would be harmed if a different siding were approved on the storage building. As such staff recommends the inclusion of Condition of Approval No. 2 requiring the storage building exteriors to match the appearance of the shake siding currently on the residence and garage. Inclusion of the condition will help strengthen the architectural compatibility of all new and existing structures onsite, in compliance with VMC standards for new structures in the Historic District.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-03 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

Findings

1. That the building is listed on the Local Register of Historic Structures and is within the Historic District.

2. That the proposed development is consistent with residential uses in the Historic District.
3. That the proposed development is consistent with the Zoning Ordinance, Historic Preservation Ordinance, and Historic Preservation Element.
4. That the proposed development will not be injurious to the site, surrounding properties, or character of the Historic District as modified by staff through conditions of approval.

Conditions

1. That the site be developed consistent with the site plan in Exhibit "A" and elevations in Exhibit "B" except as modified in Condition of Approval No. 2.
2. That the storage building exteriors shall match the appearance of the shake siding currently on the residence and garage.
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.

ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Elevations
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

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

EXHIBIT "A"

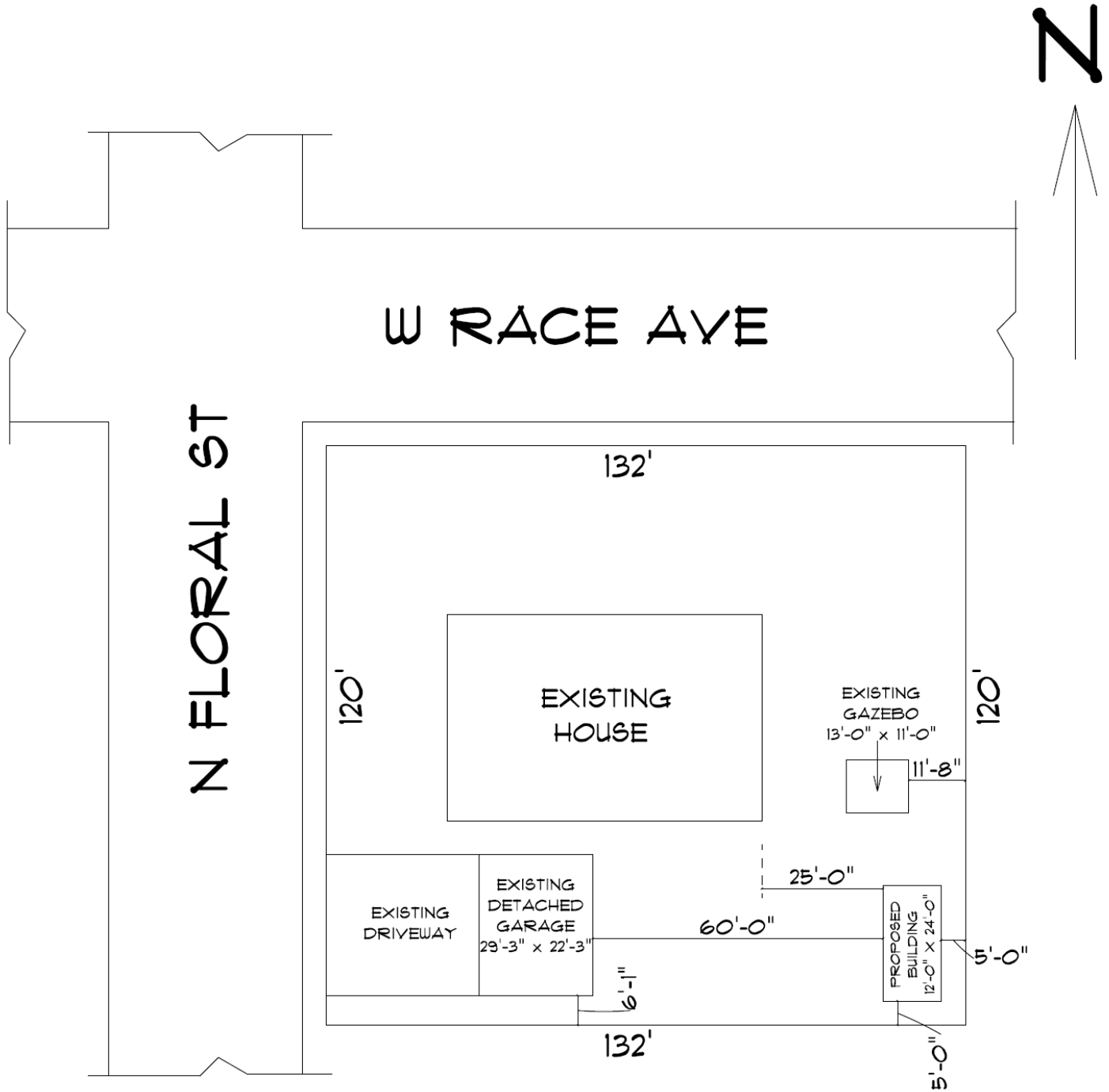


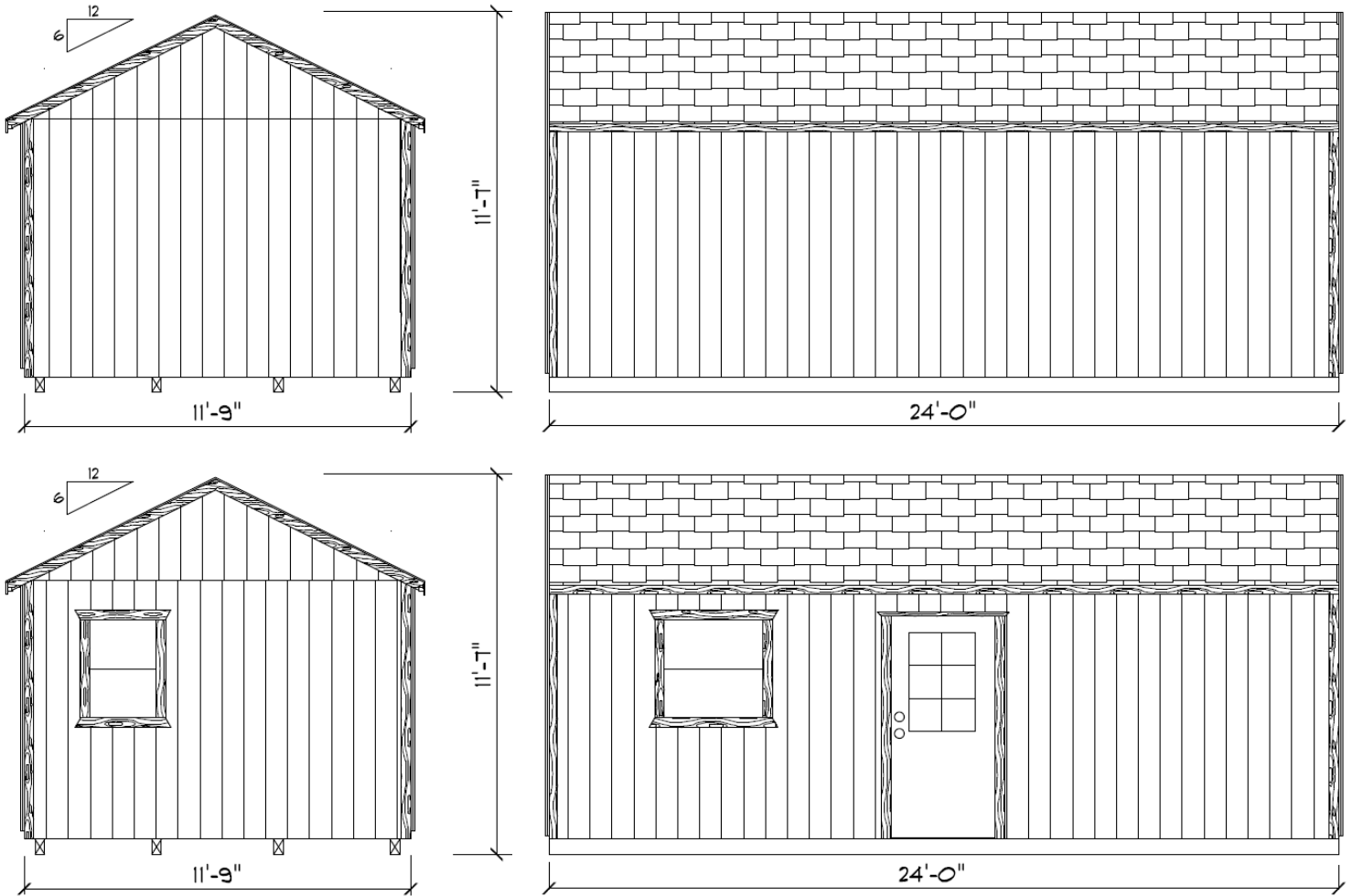
EXHIBIT "B"

NOTE:

3/8" LP SMARTSIDE EXTERIOR SIDING 8"
O.C. GROOVES. PAINT COLOR: DARK BROWN.

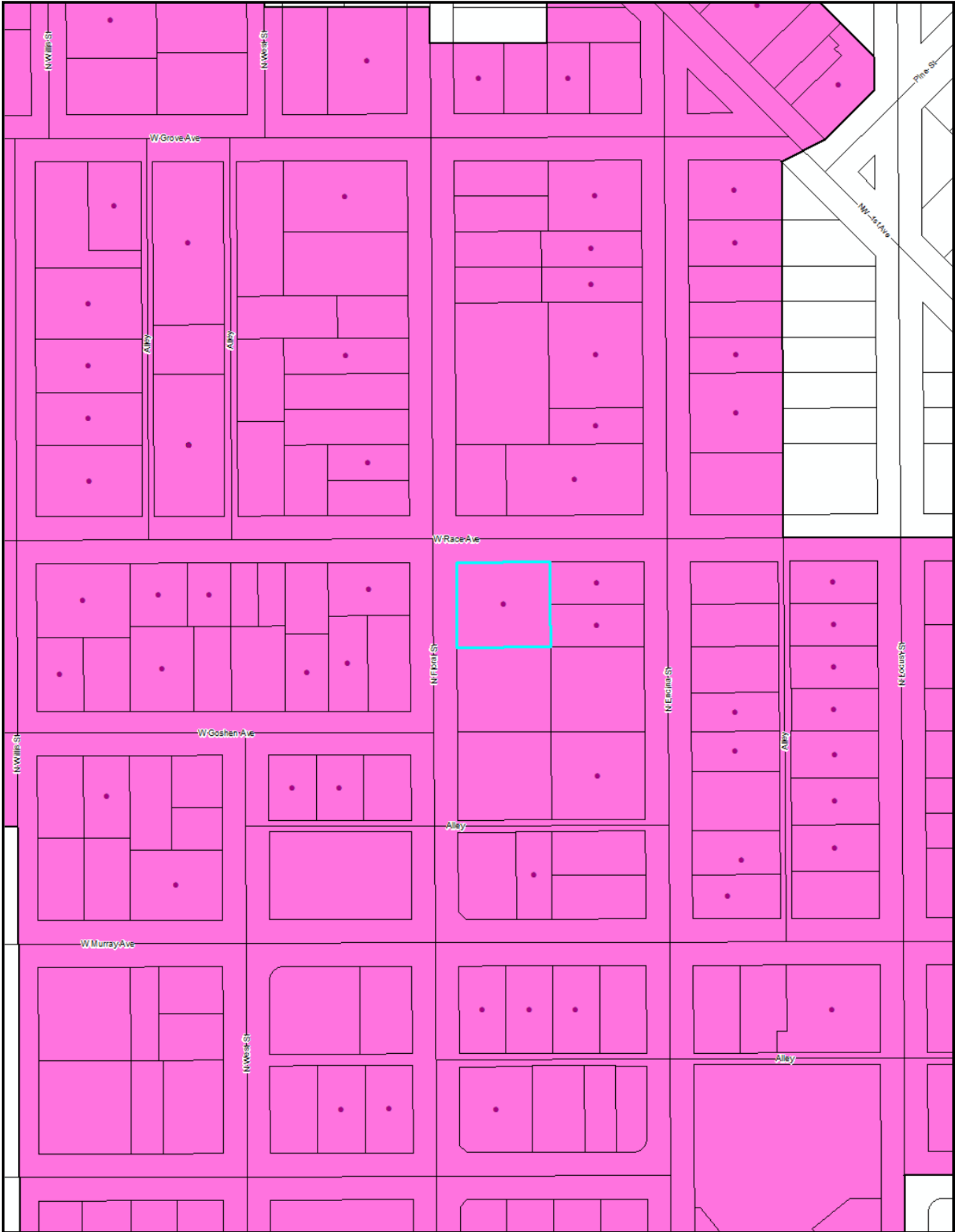
TRIM COLOR: WHITE.

SHINGLE ROOFING, DARK BROWN COLOR.





HPAC Item No. 2022-03 – Storage Building



HPAC Item No. 2022-03 – Storage Building



10

SCHEMATIC DESIGN SET, 1/27/22

THE DARLING HOTEL EXPANSION



CONTACTS

CLIENT

THE DARLING HOTEL
100 E CENTRAL AVE, VISALIA CA
CONTACT: MATT AINLEY
matta@4-creeks.com

ARCHITECT

TEN OVER STUDIO
539 MARSH ST., SAN LUIS OBISPO, CA 93401
805.541.1010
CONTACT: AISLING BURKE
aislingb@tenoverstudio.com

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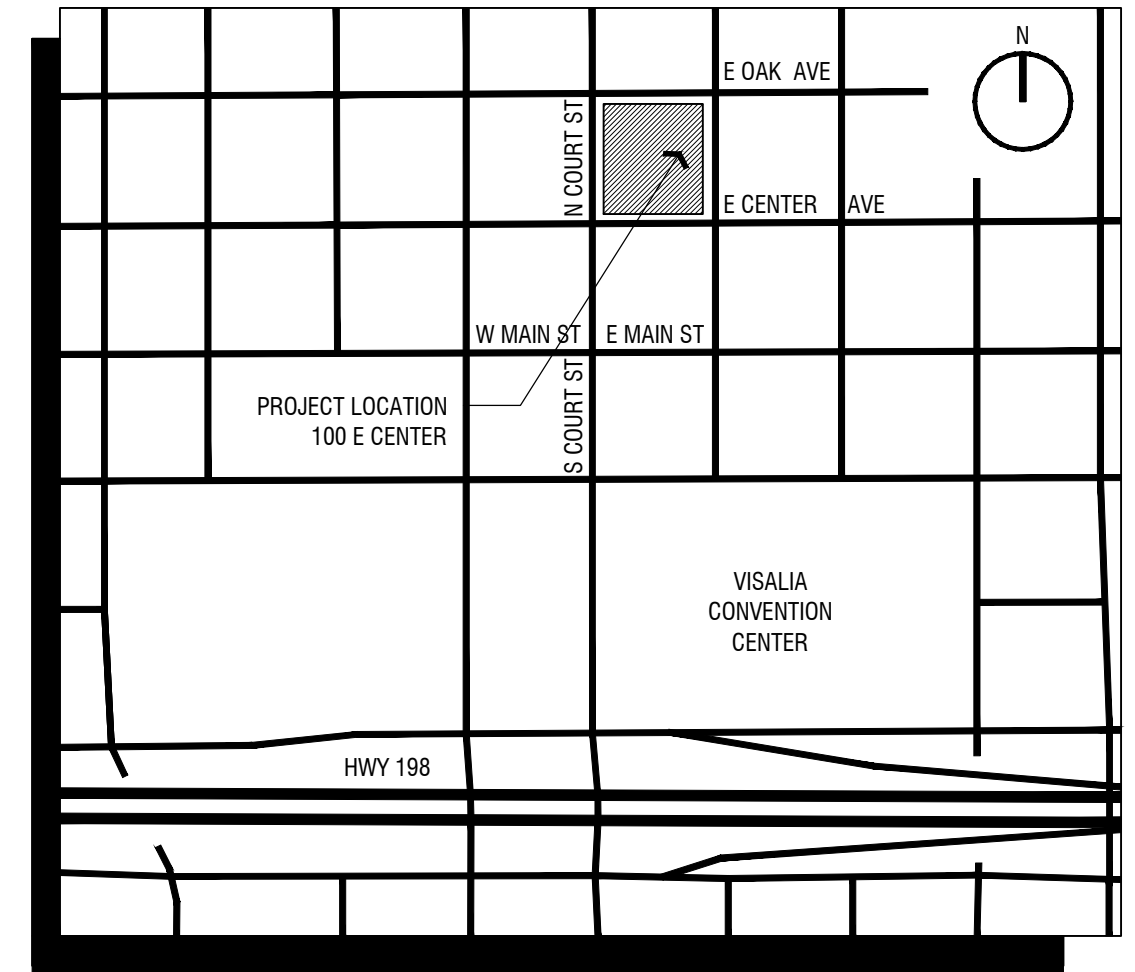
BUILDING INFO

BUILDING 01	
OCCUPANCY	R-1, A-1, A-2, B, S-2
CONSTRUCTION TYPE	V-B
SPRINKLER SYSTEM	YES
NUMBER OF STORIES	1
FLOOR AREA	12,675 SF

LAND USE REQUIREMENTS

ADDRESS	100 E CENTER AVE
APN	094-287-001, 092-281-007
ZONING	MIXED USE DOWNTOWN
CURRENT USE	B
PROPOSED USE	B, R1, A1
ALLOWED USE IN ZONE	Y
CONDITIONAL USE PERMIT REQUIRED	YES

VICINITY MAP



PROJECT DESCRIPTION

This project includes the expansion of The Darling Hotel with the renovation of the existing adjacent probation building to include (4) additional hotel rooms, an assembly hall, a commercial kitchen, additional laundry facilities, offices, a multi-use room, and additional storage.

Site improvements are limited to the addition of outdoor patios for the new hotel suites and exterior facade improvements include cosmetic adjustments and new glazing for hotel suite egress.



① 2 STORY OFFICE BUILDING



② 1 STORY OFFICE BUILDING



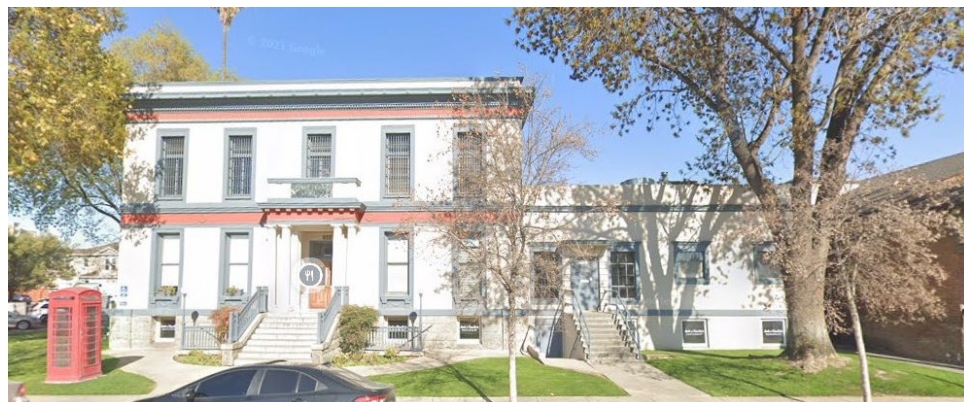
③ 1 STORY OFFICE BUILDING



④ DARLING HOTEL - MAIN BUILDING



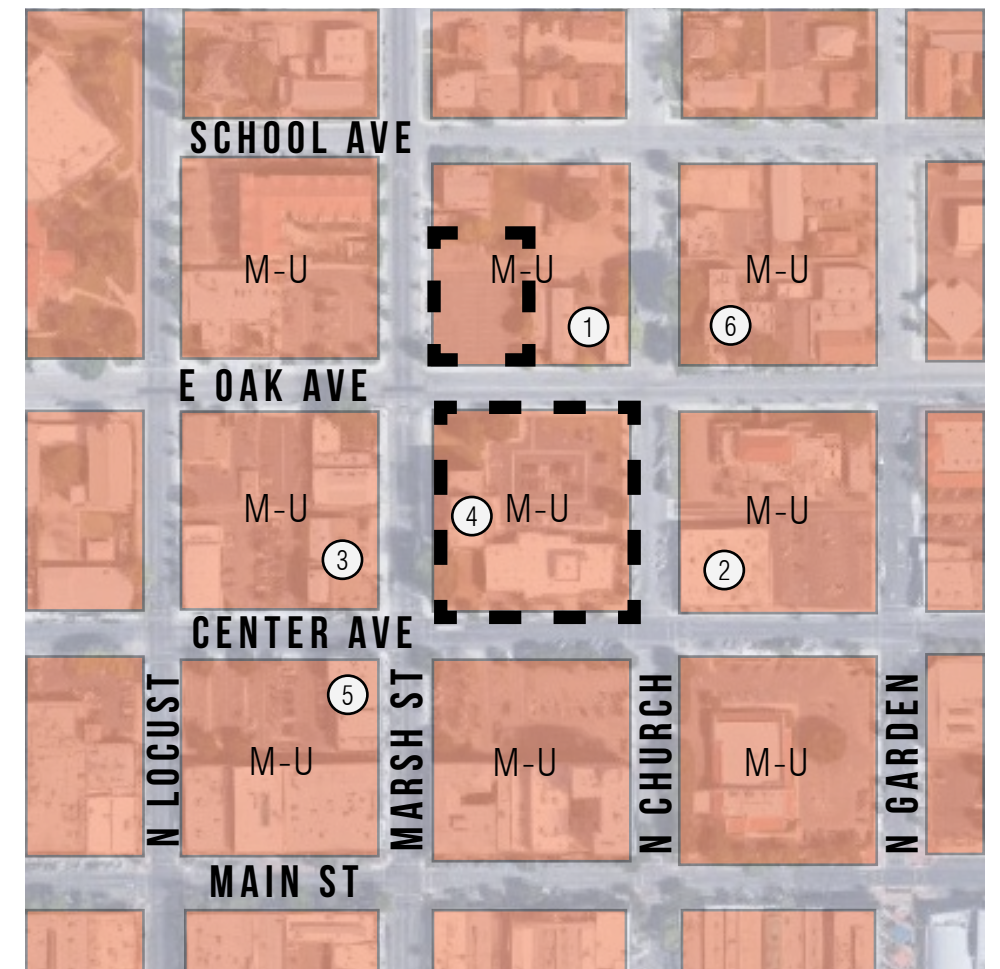
⑤ COMMERCIAL RETAIL



⑥ NEARBY RESTAURANT

SUMMARY OF CONTEXT

Our site is primarily surrounded by office buildings and commercial retail spaces. Located within the Mixed Use Downtown area.



N
CONTEXTUAL SITE PLAN
 SCALE: N.T.S.

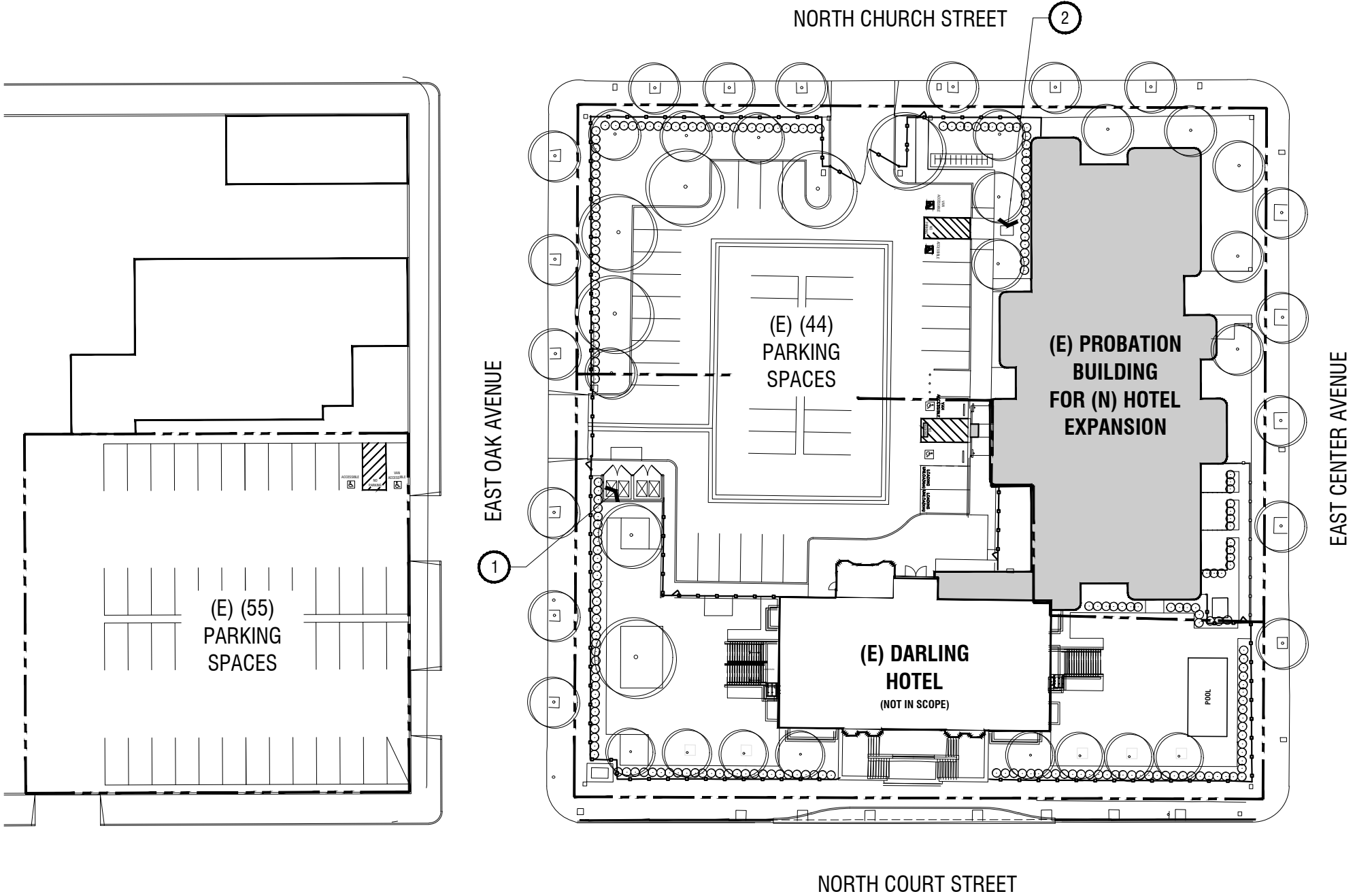
SHARED PARKING CALCULATIONS

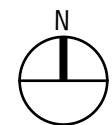
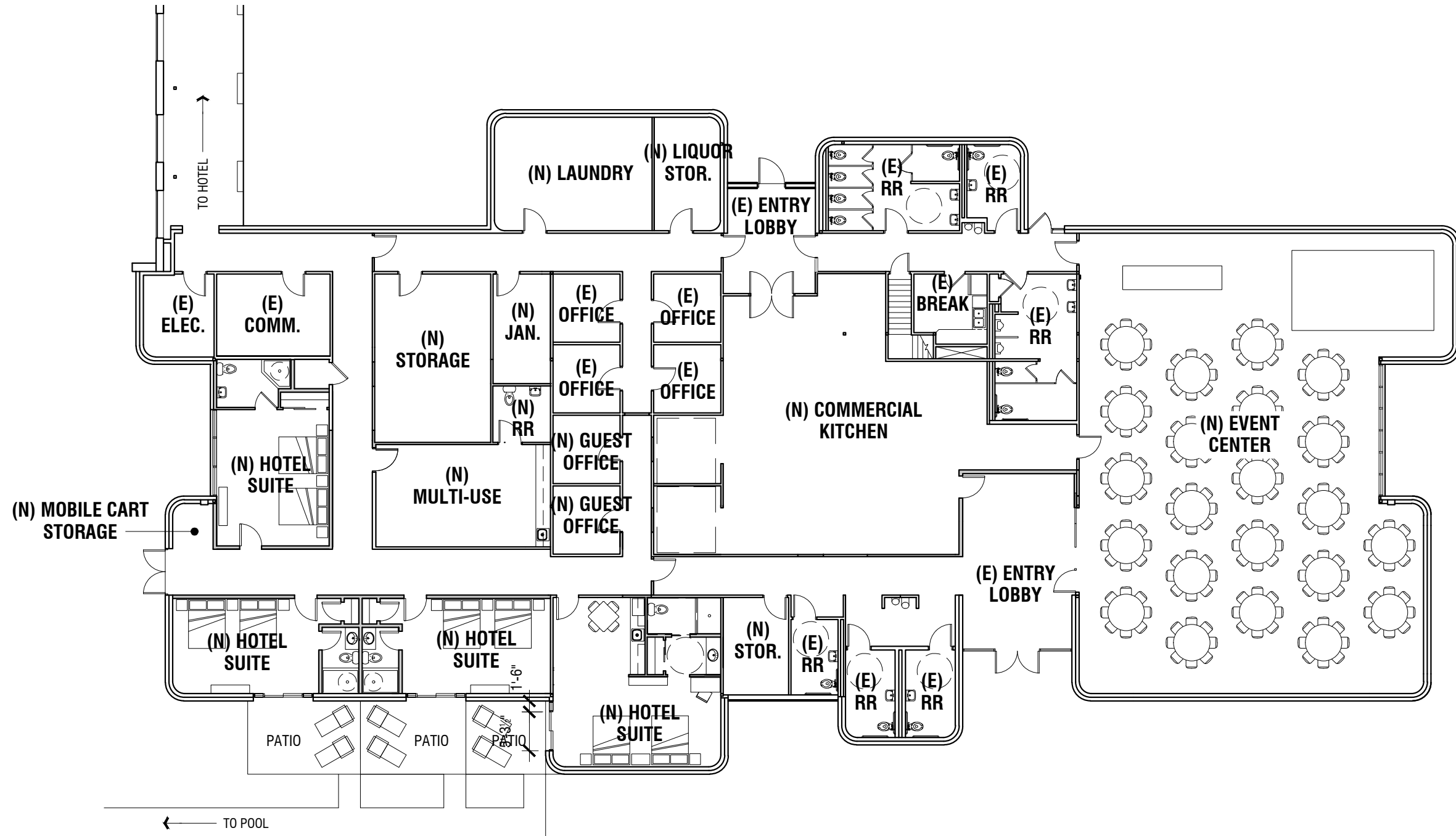
PARKING REQUIRED		PARKING FACTOR	SPACES REQUIRED	
HOTEL*	GUEST ROOMS	32 ROOMS	1 / EA. GUEST RM	32
	MEETING/ASSEMBLY	552 SF	1 / 70 SF	8
	FOOD & BEVERAGE	2,020 SF	1 / 200 SF	11
	HOTEL STAFF	8-10 STAFF		5
	TOTAL			56
PROBATION EXPANSION	GUEST ROOMS	4 ROOMS	1 / EA. GUEST RM	4
	MEETING/ASSEMBLY	3,736 SF	1 / 70 SF	53
	HOTEL STAFF	5-6 STAFF		3
	TOTAL			60
COMBINED TOTAL			116	
REQ'D COMBINED TOTAL W/30% REDUCTION*			81	
TOTAL PROVIDED			99	

* PREVIOUSLY APPROVED PER SPR 2018-28 & CUP 2018-10

KEY NOTES

1. (N) R3 TRASH ENCLOSURE FOR TRASH, RECYCLING, AND ORGANICS PER CITY OF VISALIA'S STANDARDS
2. APPROXIMATE LOCATION OF (N) GREASE INTERCEPTOR, FINAL LOCATION TO BE DETERMINED IN CONSTRUCTION DOCUMENTS





FLOOR PLAN

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



EAST ELEVATION
SCALE: 1/32" = 1'-0"



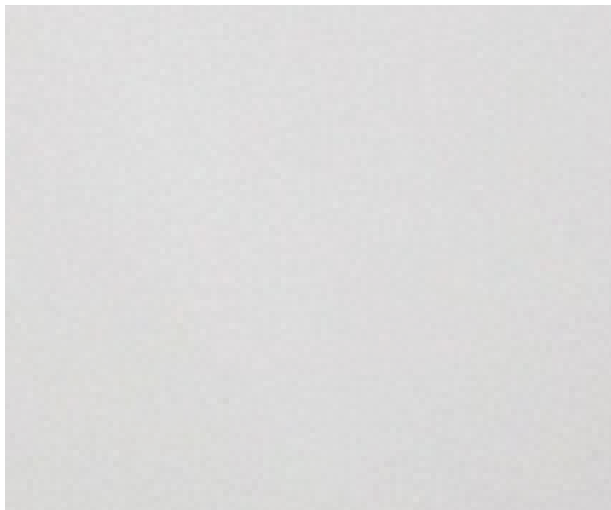
NORTH ELEVATION
SCALE: 1/32" = 1'-0"



WEST ELEVATION
SCALE: 1/32" = 1'-0"



SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



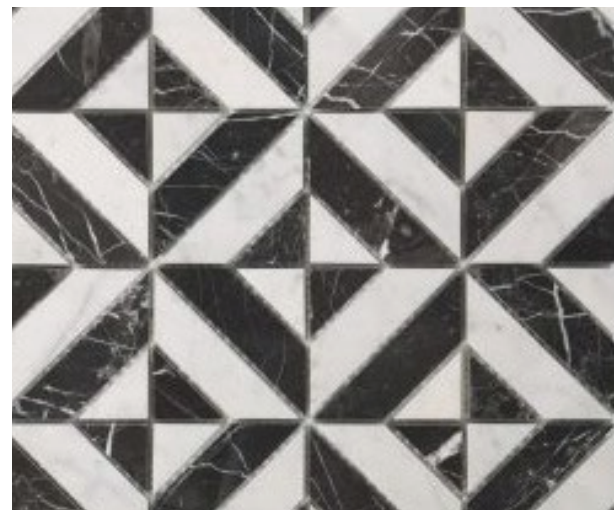
WHITE STUCCO



DARK GRAY TRIM



BLACK METAL FENCING



DECORATIVE TILE



MATERIAL BOARD



VIEW FROM CENTER AVE

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

DARLING HOTEL - PROBATION EXPANSION

100 E CENTER AVE. VISALIA CA, 93291
DATE: 1/27/22

A6.0



VIEW FROM CENTER AVENUE

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
info@tenoverstudio.com

DARLING HOTEL - PROBATION EXPANSION

100 E CENTER AVE. VISALIA CA, 93291
DATE: 1/27/22

A6.1



VIEW FROM NORTH CHURCH ST

TENOVER

539 Marsh Street
San Luis Obispo, CA

805.541.1010
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DARLING HOTEL - PROBATION EXPANSION

100 E CENTER AVE. VISALIA CA, 93291
DATE: 1/27/22

A6.2



TENOVER

TO LEAVE THE WORLD
BETTER THAN WE
FOUND IT.



2019 CALIFORNIA BUILDING CODE:

R401.1 APPLICATION:

The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings. In addition to the provisions of this chapter, the design and construction of foundations in areas prone to flooding as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AF&PA PWF.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category DO, D1 or D2 shall be designed in accordance with accepted engineering practice.

1807.1.4 PERMANENT WOOD FOUNDATIONS SYSTEMS:

Permanent wood foundation systems shall be designed and installed in accordance with AF&PA PWF. Lumber and plywood shall be treated in accordance with AWWA U1 (Commodity Specification A, Use Category 4B and Section 5.2) and shall be identified in accordance with Section 2303.1.8.1.

2303.1.8.1 IDENTIFICATION:

Wood required by Section 2304.11 to be preservative treated shall bear the quality mark of an inspection agency that maintains continuing supervision, testing and inspection over the quality of the preservative-treated wood. Inspection agencies for preservative-treated wood shall be listed by an accreditation body that complies with the requirements of the American Lumber Standards Treated Wood Program, or equivalent. The quality mark shall be on a stamp or label affixed to the preservative-treated wood, and shall include the following information:

- | | |
|---|---|
| <p>1. Identification of treating manufacturer.
Pacific Wood Preserving OF Bakersfield
(every piece of lumber that gets treated)</p> | <p>2. Type of preservative used.
Pac Bor (Borates) is the 2"x4", ACQ is used on your 4"x4" and 4"x6"</p> |
| <p>3. Minimum preservative retention (pcf).
The ACQ Retention level = 0.40 PFC. ACQ.40 &
Pac Bor retention level = .17/ .25 PCF. PACBOR .17/.25</p> | <p>4. End use for which the product is treated. ACQ.40 is a ground contact treatment and can be used in almost any common application. Pac Bor is above ground use interior</p> |
| <p>5. AWWA standard to which the product was treated.
ACQ.40 is under AWWA: UC1, UC2 , UC3A, UC3B UC4A &
Pac Bor is only under: UC1, UC2</p> | <p>6. Identity of the accredited inspection agency.
Third Party Inspection Agency is T.P.I., Timer Product Inspection</p> |

OCCUPANCY GROUP: U
CONSTRUCTION TYPE: V-B

NOTES:
JOB WILL BE ACCORDANCE WITH BEST MANAGEMENT PRATICES.

ALL LEFT OVER BUILDING MATERIAL TO BE BROUGHT BACK TO SHOP AND RE-USED

ROOF:

DEAD LOAD=_____PSF

LIVE LOAD=_____PSF

TOTAL LOAD=_____PSF

FLOOR:

DEAD LOAD=_____PSF

LIVE LOAD=_____PSF

TOTAL LOAD=_____PSF

GROUND SNOW LOAD:_____PSF

ROOF SNOW LOAD:_____PSF

DESIGN CRITERIA:

WIND DESIGN CRITERIA:_____MPH

EXPOSURE:_____

SEISMIC DESIGN CRITERIA

OCCUPANCY CATEGORY:_____

SITE CLASS CATEGORY:_____

RISK CATEGORY:_____

SEISMIC DESIGN CATEGORY:_____

USGS-PROVIDED OUTPUT:

S_s = _____

S_1 = _____

S_{MS} = _____

S_{MSI} = _____

S_{DS} = _____

S_{DI} = _____

PROJECT DESCRIPTION :
GARDEN SHED

FOOTPRINT DIMENSIONS:
11'-9" X 24'-0"
282 SQ. FT.

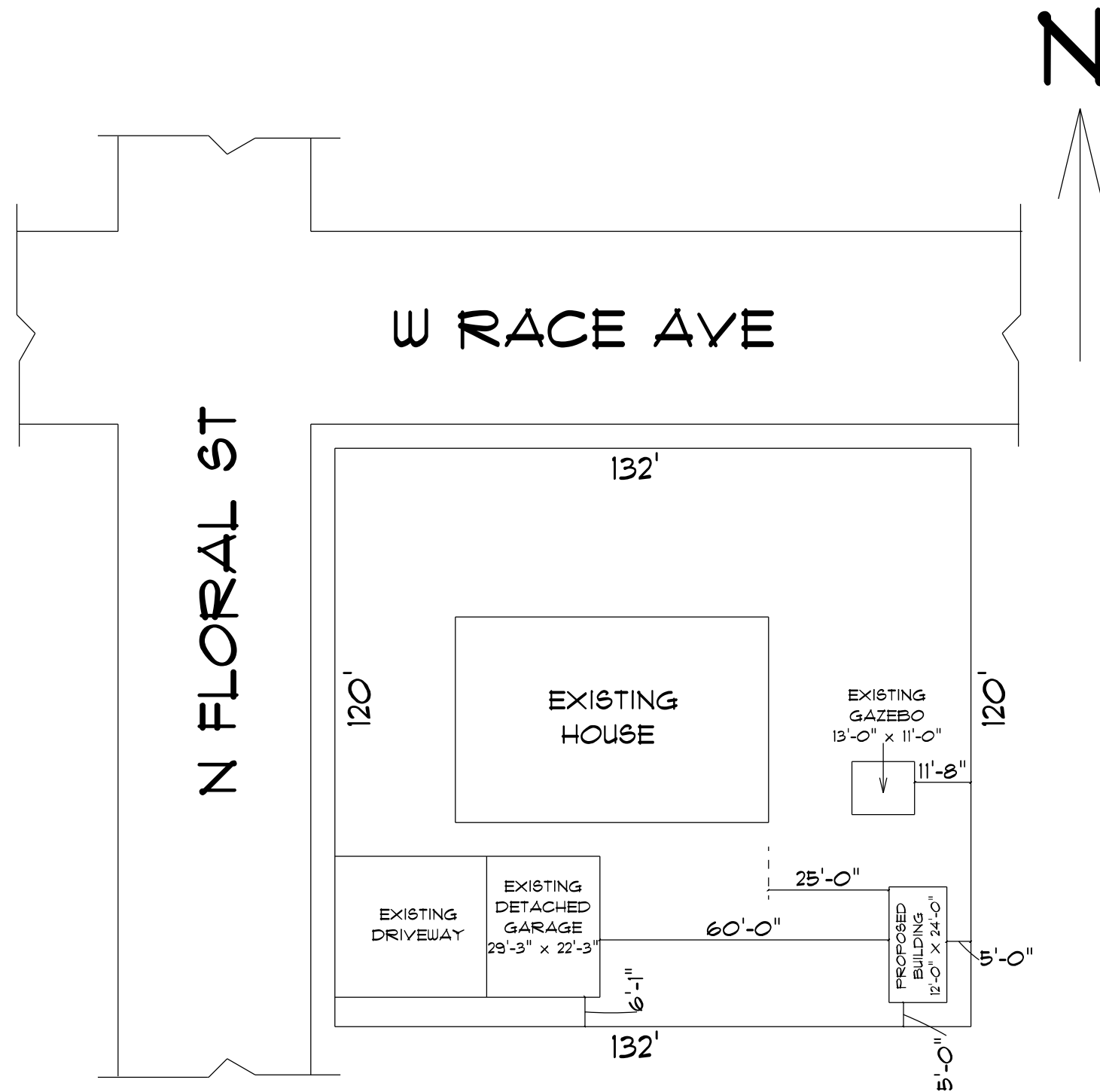
PROPOSED FOR:
MONICA QUINTANA
315 WEST RACE AVENUE
VISALIA, CA. 93291



ULRICH BARN BUILDERS OF CALIFORNIA INC.
14346 SUNSET BLVD. ARVIN, CA 93203
PHONE: (661) 854-0382 FAX: (661) 854-0383
GENERAL CONTRACTOR #B 1051789 DRAWN BY: G. CHAVEZ
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PAGE 8	FASTENING SCHEDULE

PERMIT NUMBER:



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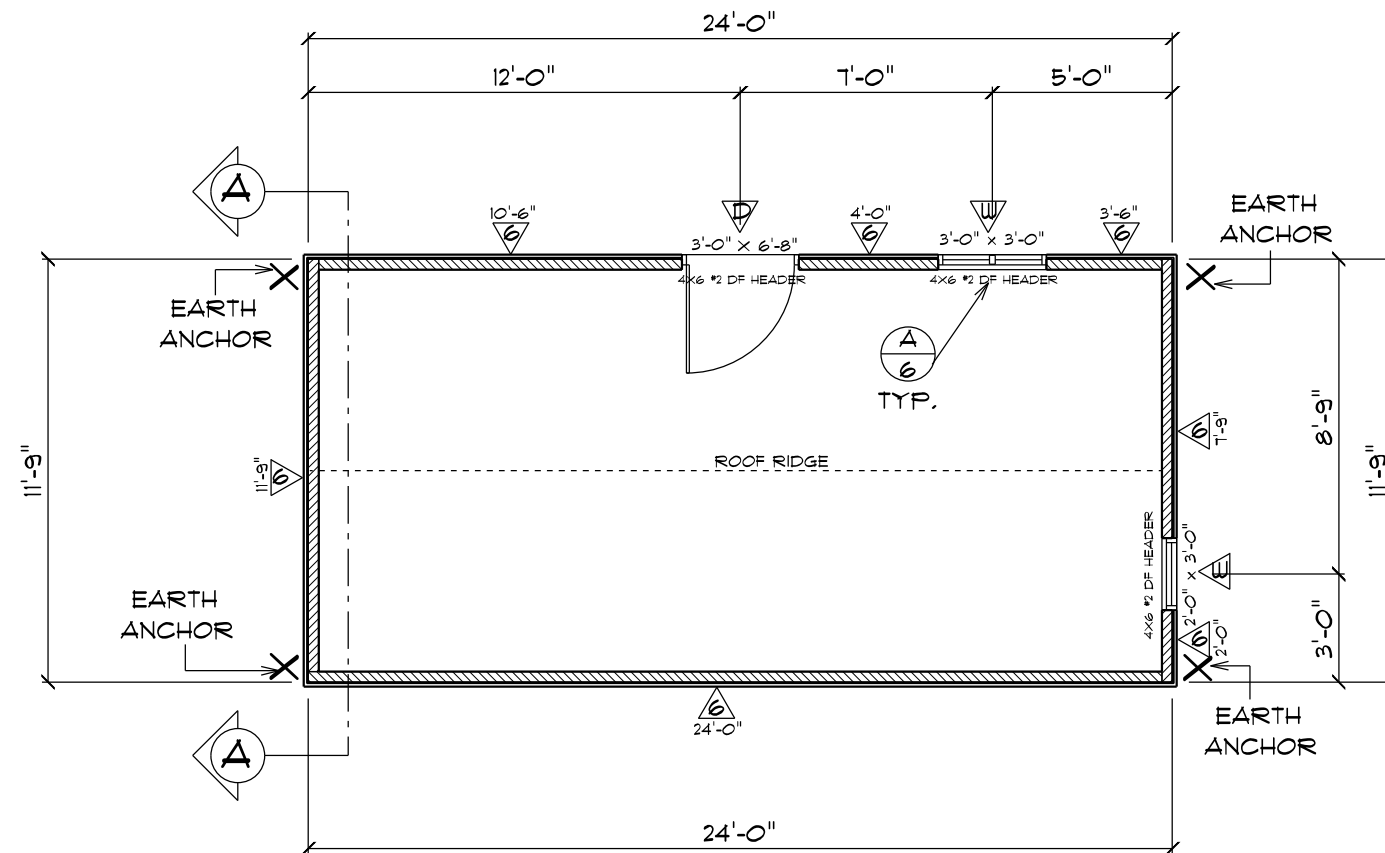
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SITE PLAN

APN : 094-353-002-000 SCALE 1" = 30'



X = EARTH ANCHOR
(SEE PAGE 6 DETAIL G)

NOTES:
TYPICAL WOOD FOUNDATION:
(4) 4X6 (PRESSURE TREATED ACQ.40) SKIDS RUNNING THE LENGTH OF BUILDING.
2X4 (PRESSURE TREATED PAC-BOR .17/.25) FLOOR JOIST @ 12" O.C.
5/8 T&G LP PROSTRUCT SMART FINISH.

6 = SHEAR WALL:
(48" X 96" SDG 3/8" LP SMARTSIDE EXTERIOR SIDING 8" O.C. GROOVES) BLOCKED AND NAILED WITH 8d @ 6" O.C. ON EDGES AND 12" IN THE FIELD, NAILED FROM FOUNDATION SILL TO TOP PLATE.

SEE STRUCTURAL PAGE FOR HEADER DETAILS

D = DOOR SCHEDULE:
3'-0" X 6'-8" 6-PANEL FIBERGLASS DOOR

W = WINDOW SCHEDULE:
3'-0" X 3'-0" INSULATED WINDOW
2'-0" X 3'-0" INSULATED WINDOW

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FLOOR PLAN

SCALE: 3/16" = 1'

PRINT DATE: 10/22/2021

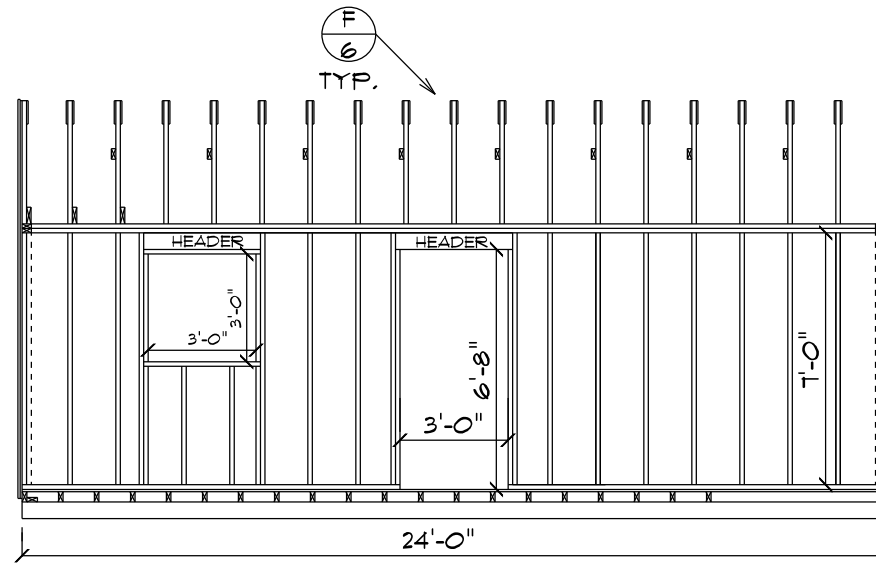
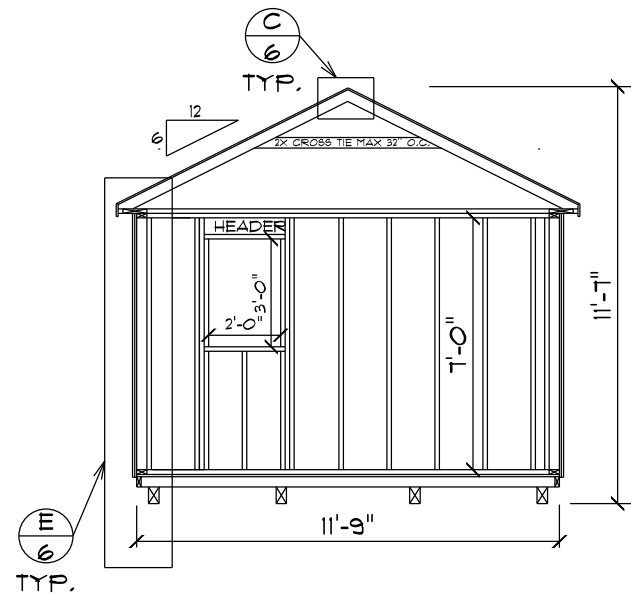
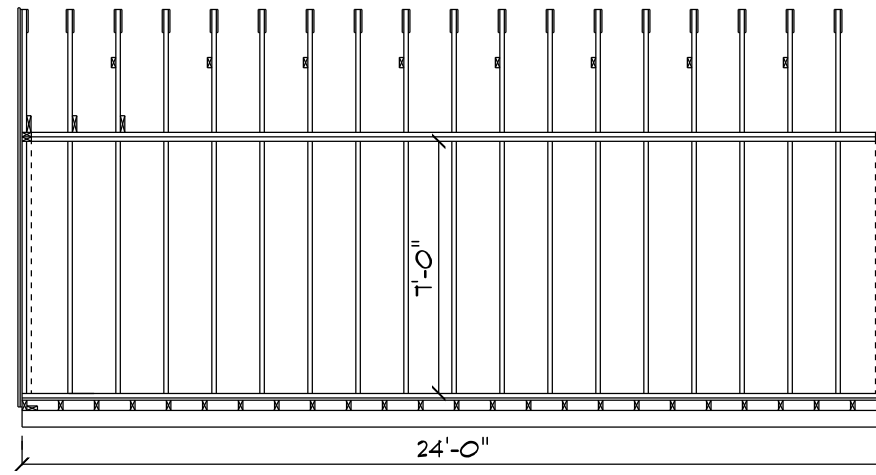
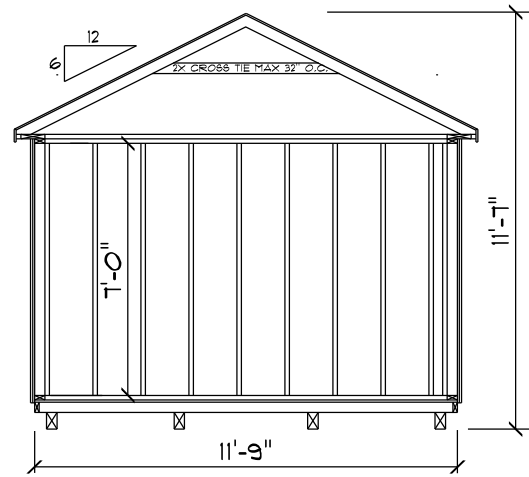
PAGE: 3 OF 8

- TYPICAL ROOF:
- 2X4 RAFTERS @ 16" O.C.
 - 7/16 OSB ROOF SHEATHING
 - 30 YR SHINGLES
 - DRIP EDGE
 - 15# FELT PAPER

- NOTE
- 7/16 OSB SHEATHING (W/ Ed @ 6" O.C. EDGES & @ 12" O.C. FIELD.)
 - 1/8" GAP AT ALL PANEL EDGES

- TYPICAL WALLS:
- 2X4 (#2 STRUCT KILN DRIED DOUG FIR) WALL FRAMING
 - 84" STUDS @ 16" O.C.
 - SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE
 - LP SMARTSIDE SIDING
 - 1X4 LP TRIM

- NOTES:
- TYPICAL WOOD FOUNDATION:
- (4) 4X6 (PRESSURE TREATED ACQ.40) SKIDS RUNNING THE LENGTH OF BUILDING.
 - 2X4 (PRESSURE TREATED PAC-BOR .17/.25) FLOOR JOIST @ 12" O.C.
 - 5/8 T&G LP PROSTRUCT SMART FINISH.



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FRAMING PLAN

SCALE: 3/16" = 1'

NOTE:
 3/8" LP SMARTSIDE EXTERIOR SIDING 8"
 O.C. GROOVES. PAINT COLOR: DARK BROWN.

TRIM COLOR: WHITE.

SHINGLE ROOFING, DARK BROWN COLOR.

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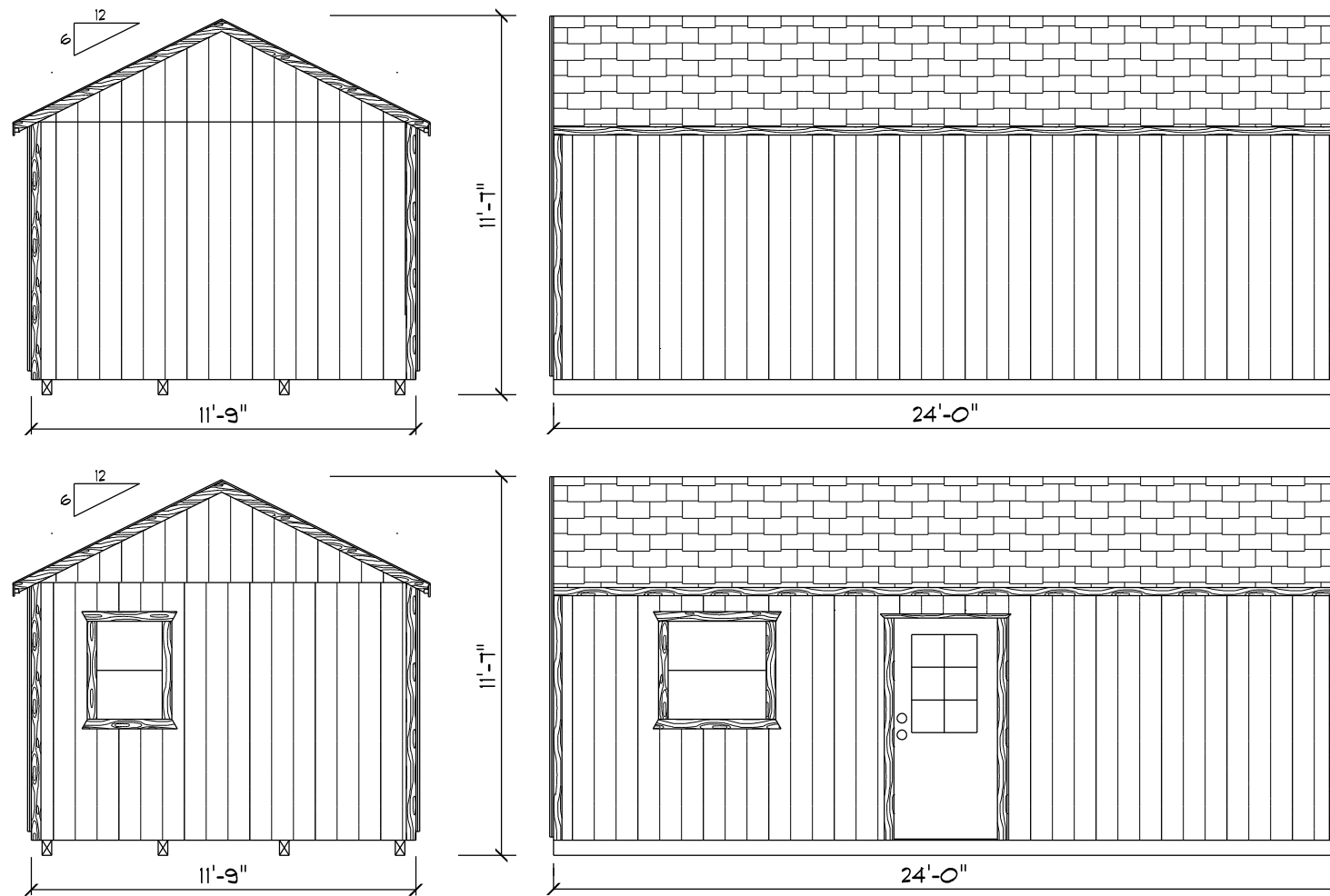
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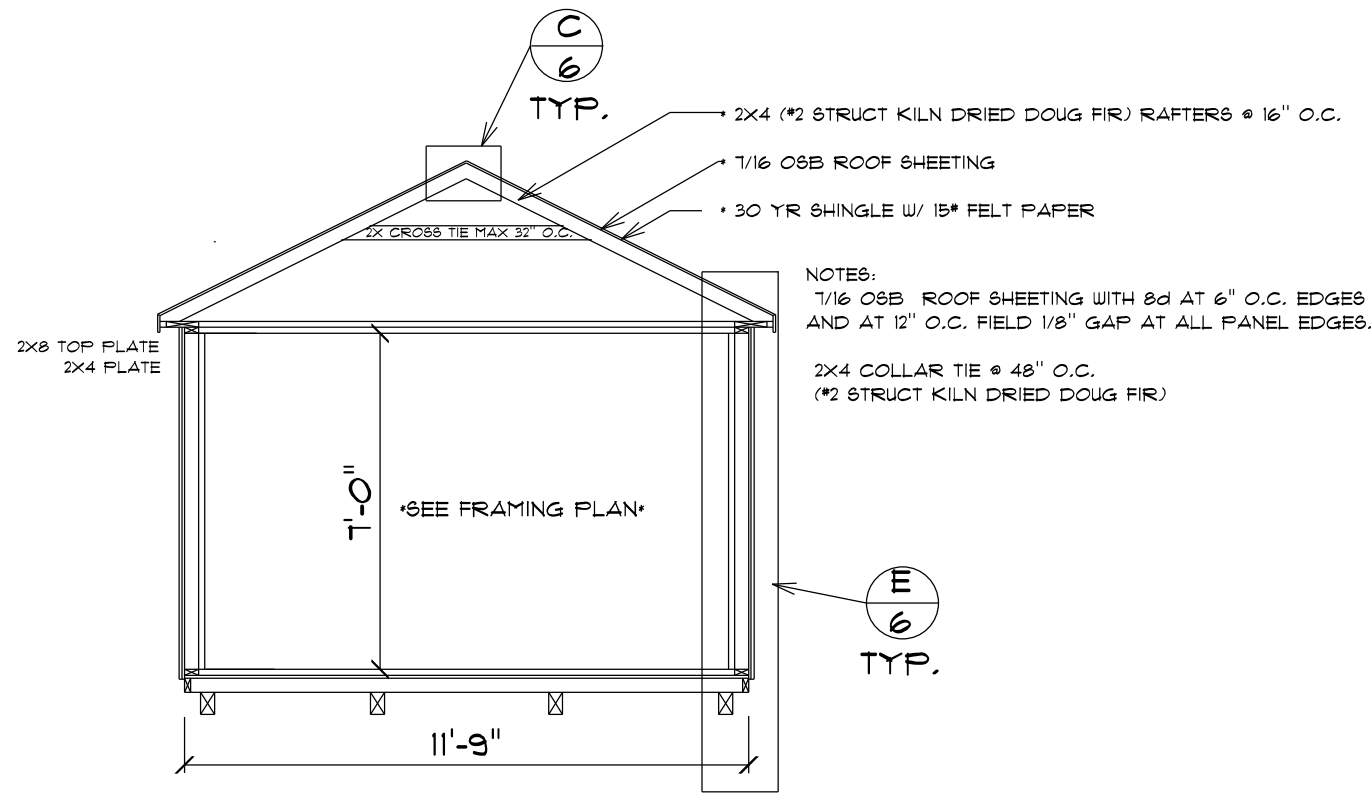


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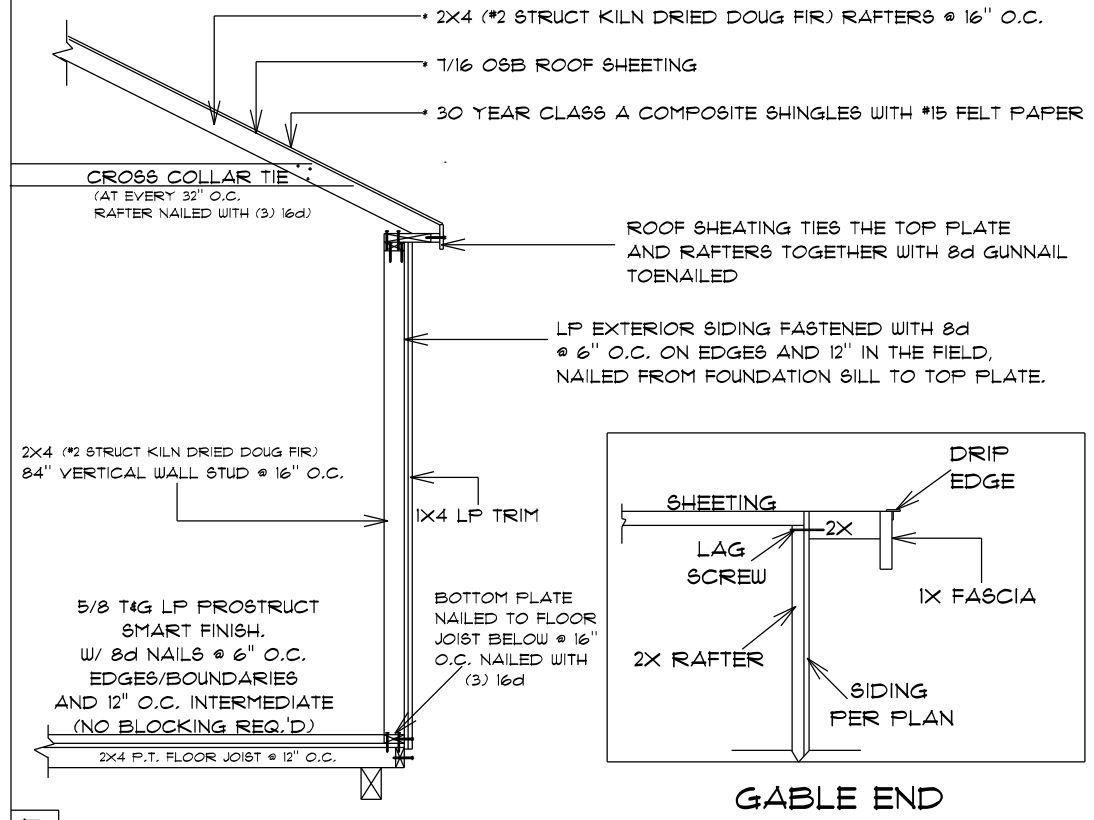
ELEVATION PLAN

SCALE: 3/16" = 1'

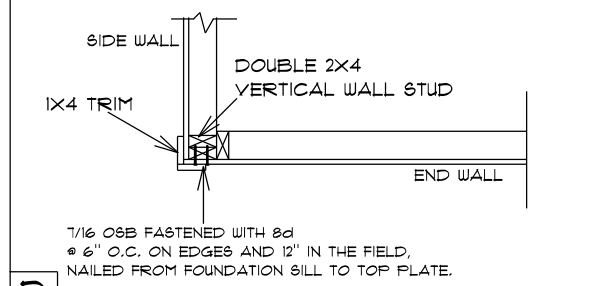




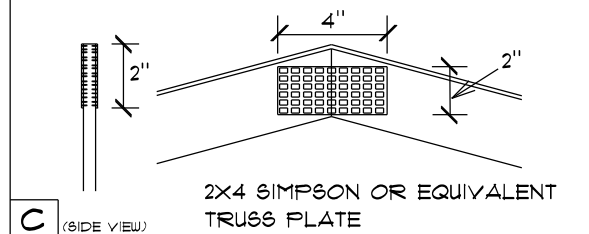
A-A CROSS SECTION



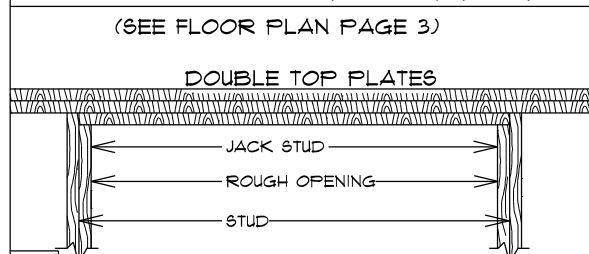
DETAIL WALL STUD TO RAFTER AND FLOOR FASTENING



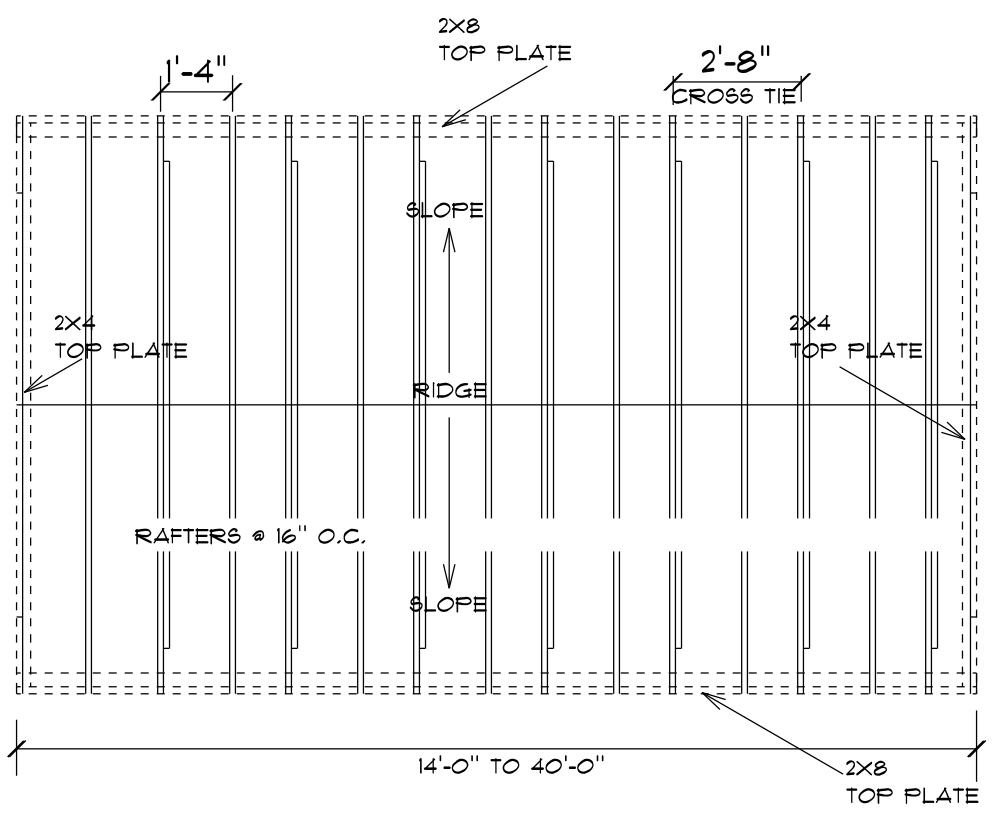
CORNER CONNECTION



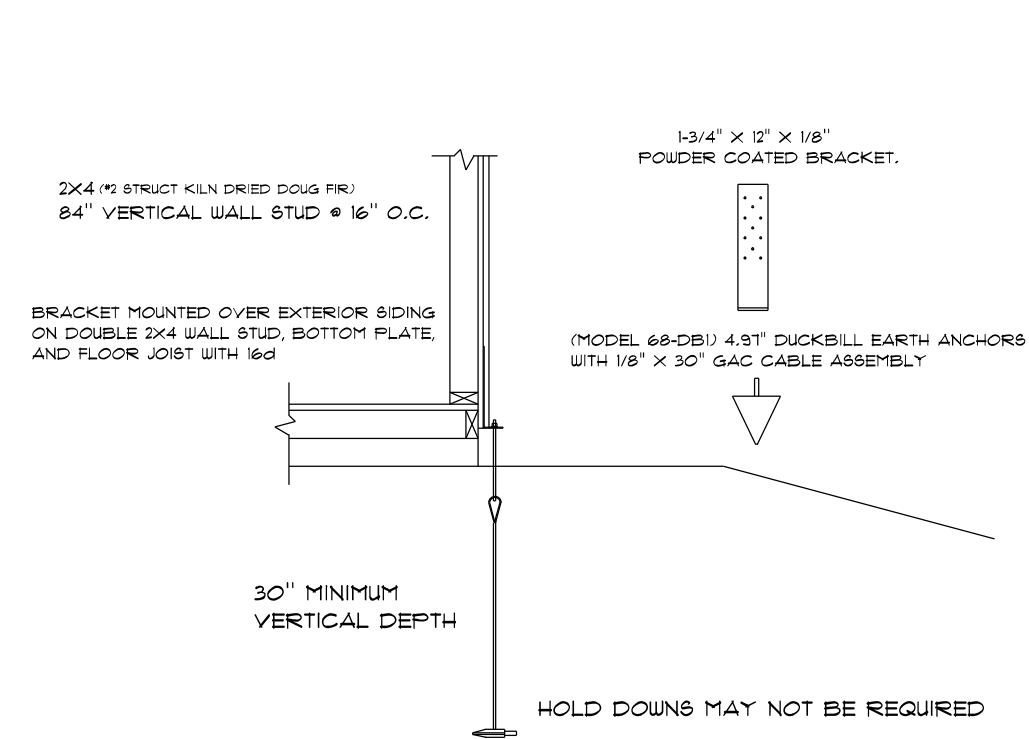
TRUSS PLATE



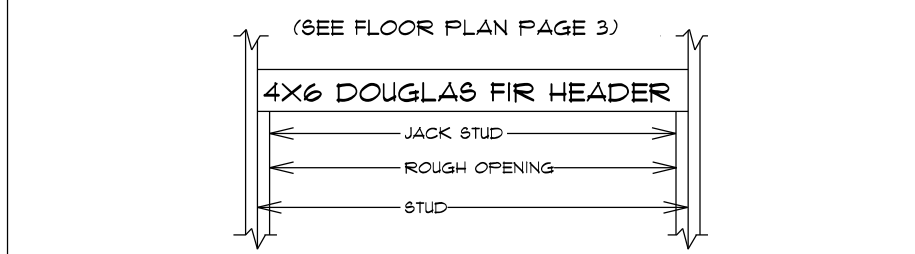
TYPICAL HEADER



ROOF FRAMING PLAN EXAMPLE DRAWING 13 OF 20' LENGTH UNIT



4.97" DUCKBILL EARTH ANCHORS



BEARING WALL HEADER



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2304.10.1 Fastener requirements

AMENDMENT

Connections for wood members shall be designed in accordance with the appropriate methodology in Section 2302.1. The number and size of fasteners connecting wood members shall be not less than that set forth in Table 2304.10.1.

TABLE 2304.10.1

FASTENING SCHEDULE		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 ¹ / ₂ " x 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples	Each end, toenail
Flat blocking to truss and web filler	2-16d common (3 ¹ / ₂ " x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
2. Ceiling joists to top plate	16d common (3 ¹ / ₂ " x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
	3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail

3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	3-10 common (3" x 0.148"); or 3-16d box (3 ¹ / ₂ " x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail ^c

7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3 ¹ / ₂ " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or	End nail
	3-10d common (3" x 0.148"); or 4-16d box (3 ¹ / ₂ " x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
Wall		
8. Stud to stud (not at braced wall panels)	16d common (3 ¹ / ₂ " x 0.162");	24" o.c. face nail
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 ¹ / ₂ " x 0.162"); or	16" o.c. face nail
	16d box (3 ¹ / ₂ " x 0.135"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3 ¹ / ₂ " x 0.162"); or	16" o.c. each edge, face nail
	16d box (3 ¹ / ₂ " x 0.135")	12" o.c. each edge, face nail

11. Continuous header to stud	4-8d common (2 ¹ / ₂ " x 0.131"); or 4-10d box (3" x 0.128")	Toenail
12. Top plate to top plate	16d common (3 ¹ / ₂ " x 0.162"); or	16" o.c. face nail
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3 ¹ / ₂ " x 0.162"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
	16d common (3 ¹ / ₂ " x 0.162"); or	16" o.c. face nail
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 ¹ / ₂ " x 0.162"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail
	2-16d common (3 ¹ / ₂ " x 0.162"); or 3-16d box (3 ¹ / ₂ " x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail

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282 SQ. FT.

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FASTENING SCHEDULE

16. Stud to top or bottom plate	4-8d common (2 ¹ / ₂ " x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown; or	Toenail
	2-16d common (3 ¹ / ₂ " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17. Top plates, laps at corners and intersections	2-16d common (3 ¹ / ₂ " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
18. 1" brace to each stud and plate	2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
19. 1" x 6" sheathing to each bearing	2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128")	Face nail
20. 1" x 8" and wider sheathing to each bearing	3-8d common (2 ¹ / ₂ " x 0.131"); or 3-10d box (3" x 0.128")	Face nail

Floor		
21. Joist to sill, top plate, or girder	3-8d common (2 ¹ / ₂ " x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
22. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 ¹ / ₂ " x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
23. 1" x 6" subfloor or less to each joist	2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128")	Face nail
24. 2" subfloor to joist or girder	2-16d common (3 ¹ / ₂ " x 0.162")	Face nail
25. 2" planks (plank & beam - floor & roof)	2-16d common (3 ¹ / ₂ " x 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	20d common (4" x 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
	And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail

27. Ledger strip supporting joists or rafters	3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
28. Joist to band joist or rim joist	3-16d common (3 ¹ / ₂ " x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2 ¹ / ₂ " x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

	Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing ^a	
	Edges (inches)	Intermediate supports (inches)
30. 3/8" - 1/2"	6d common or deformed (2" x 0.113") (subfloor and wall)	12
	8d common or deformed (2 ¹ / ₂ " x 0.131") (roof) or RSRS-01 (2 ³ / ₈ " x 0.113") nail (roof) ^d	12
	2 ³ / ₈ " x 0.113" nail (subfloor and wall)	12
	1 ³ / ₄ " 16 gage staple, 7/16" crown (subfloor and wall)	8
31. 19/32" - 3/4"	2 ³ / ₈ " x 0.113" nail (roof)	8
	1 ³ / ₄ " 16 gage staple, 7/16" crown (roof)	6
	8d common (2 ¹ / ₂ " x 0.131"); or 6d deformed (2" x 0.113") (subfloor and wall)	12
	8d common or deformed (2 ¹ / ₂ " x 0.131") (roof) or RSRS-01 (2 ³ / ₈ " x 0.113") nail (roof) ^d	12
	2 ³ / ₈ " x 0.113" nail; or 2" 16 gage staple, 7/16" crown	8

32. $\frac{7}{8}'' - 1\frac{1}{4}''$	10d common (3" x 0.148"); or 8d deformed ($2\frac{1}{2}'' \times 0.131''$)	6	12
Other exterior wall sheathing			
33. $\frac{1}{2}''$ fiberboard sheathing ^b	$1\frac{1}{2}''$ galvanized roofing nail ($\frac{7}{16}''$ head diameter); or $1\frac{1}{4}''$ 16 gage staple with $\frac{7}{16}''$ or 1" crown	3	6
34. $\frac{25}{32}''$ fiberboard sheathing ^b	$1\frac{3}{4}''$ galvanized roofing nail ($\frac{7}{16}''$ diameter head); or $1\frac{1}{2}''$ 16 gage staple with $\frac{7}{16}''$ or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
35. $\frac{3}{4}''$ and less	8d common ($2\frac{1}{2}'' \times 0.131''$); or 6d deformed ($2'' \times 0.113''$)	6	12
36. $\frac{7}{8}'' - 1''$	8d common ($2\frac{1}{2}'' \times 0.131''$); or 8d deformed ($2\frac{1}{2}'' \times 0.131''$)	6	12
37. $1\frac{1}{8}'' - 1\frac{1}{4}''$	10d common (3" x 0.148"); or 8d deformed ($2\frac{1}{2}'' \times 0.131''$)	6	12

Panel siding to framing			
38. $\frac{1}{2}''$ or less	6d corrosion-resistant siding ($1\frac{7}{8}'' \times 0.106''$); or 6d corrosion-resistant casing ($2'' \times 0.099''$)	6	12
39. $\frac{5}{8}''$	8d corrosion-resistant siding ($2\frac{3}{8}'' \times 0.128''$); or 8d corrosion-resistant casing ($2\frac{1}{2}'' \times 0.113''$)	6	12
Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing ^a			
		Edges (inches)	Intermediate supports (inches)
Interior paneling			
40. $\frac{1}{4}''$	4d casing ($1\frac{1}{2}'' \times 0.080''$); or 4d finish ($1\frac{1}{2}'' \times 0.072''$)	6	12
41. $\frac{3}{8}''$	6d casing ($2'' \times 0.099''$); or 6d finish (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

- a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
- c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.
- d. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

2304.10.1.1 Additional requirements

AMENDMENT

[DSA-SS and OSHPD 1, 1R, 2, 4 & 5] Fasteners used for the attachment of exterior wall coverings shall be of hot-dipped zinc-coated galvanized steel, mechanically deposited zinc-coated steel, stainless steel, silicon bronze or copper. The coating weights for hot-dipped zinc-coated fasteners shall be in accordance with ASTM A153. The coating weights for mechanically deposited zinc coated fasteners shall be in accordance with ASTM B695, Class 55 minimum.

PROJECT DESCRIPTION :
GARDEN SHED
FOOTPRINT DIMENSIONS:
11'-9" X 24'-0"
282 SQ. FT.

PROPOSED FOR:
MONICA QUINTANA
315 WEST RACE AVENUE
VISALIA, CA. 93291



ULRICH BARN BUILDERS OF CALIFORNIA INC.
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FASTENING SCHEDULE