

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, October 25, 2023, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:  
Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

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

**AGENDA**

**A. Citizen's Comments**

**B. Meeting Minutes**

1. September 13, 2023, Regular Meeting
2. September 27, 2023, Regular Meeting

**C. Project Reviews**

1. **HPAC 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).

**D. Discussion Items**

1. Appointment of Jerome Melgar – November 6, 2023 City Council Meeting
2. Historic Recognition/Awards Program
3. Committee and Staff Comments
  - a. Project Updates
4. Identification of Items for Future Agendas
5. Historic District Survey Project
  - a. Review of Properties

**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](mailto: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](mailto: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](mailto:cristobal.carrillo@visalia.city).



**CITY OF VISALIA**  
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**Wednesday, September 13, 2023, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:  
Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

All members  
present.

MEMBERS OF THE PUBLIC: Gregory and Kelly Amend, Kim Lusk, Jerome Melgar, Ruben Olguin, and Macie Murphy

CITY STAFF: Josh Dan, Senior Planner

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

**AGENDA**

**A. Citizen's Comments**

None.

**B. Meeting Minutes**

1. August 23, 2023, Regular Meeting

A motion was made by Kane, seconded by Mulrooney, to approve the meeting minutes for August 9, 2023. The motion was approved 6-0.

**C. Project Reviews**

1. **HPAC No. 2023-19:** A request by Gregory Amend to replace nine wood windows with single hung and casement vinyl windows and add a gazebo for a residence within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 701 South Watson Street (APN: 096-144-001)..

Staff presented the report and recommended that the HPAC approve the pergola but deny the window change outs. Public comment in favor of the proposal was received from the property owner and project applicant, Gregroy Amend.

Discussion occurred regarding the request of the applicant. There was little conversation regarding the pergola, but each of the committee members shared opinions regarding the window change outs. Ruben Olguin even commented from the audience on work previously done to the home. Property owner and applicant Kelly Amend offered to donate the replaced windows in honor of Annie R. Mitchell. Ultimately, a motion was then made by Hohlbauch, seconded by Davis, to uphold staff's recommendation to approve the pergola and deny the window change outs. The motion passed 4-2 (Kane and Mulrooney opposed).

## D. Discussion Items

### 1. Review of Committee Member Applications

- a. Kim Lusk
- b. Jerome Melgar
- c. Ruben Olguin
- d. Macie Murphy

Applicants were briefed on how the Committee would proceed with their review and offered a waiting area in the hall, should they wish to provide each applicant a private opportunity for review with the committee. Each applicant willingly agreed to wait in the adjacent hall to be called in for individual review by the Committee.

After speaking with each applicant, the Committee members deliberated, shared thoughts on candidates, and ranked applicants. Applicant Jerome Melgar was selected, and the group of applicants were informed of the decision and departed.

### 2. Historic Recognition/Awards Program

Committee members questioned whether the design had been set. Staff could not elaborate, and the committee opted to wait for Cristobal Carrillo (staff liaison to the HPAC) to return with information on the item.

### 3. Committee and Staff Comments

- a. Project Updates

The committee opted to wait for Cristobal Carrillo (staff liaison to the HPAC) to return with information on past and present projects.

### 4. Identification of Items for Future Agendas

Committee member Hohlbauch informed the other members that he might be absent from the November 8<sup>th</sup> and 21<sup>st</sup> meetings.

## E. Adjournment

The meeting was adjourned at around 7:45 pm.

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**CITY OF VISALIA**  
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**Wednesday, September 27, 2023, at 5:30PM**

CHAIR: Walter Deissler    VICE-CHAIR: Tyler Davis  
COMMITTEE MEMBERS:  
Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

**Deissler and  
Mulrooney  
absent. All other  
members present.**

MEMBERS OF THE PUBLIC: Ernie Flores, Jerome Melgar  
CITY STAFF: Cristobal Carrillo, Associate Planner

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

**AGENDA**

**A. Citizen's Comments**

Public comment was submitted via e-mail from Bill Huott. Huott shared his recent efforts to remove debris from properties. No other public comment was received.

Staff then stated that meeting minutes for the September 13, 2023, HPAC meeting would be provided at a future meeting.

**B. Project Reviews**

1. **HPAC No. 2023-18:** A request by Ernie S. Flores for approval of a freestanding sign within the O-C (Office Conversion) Zone. The project site is located at 502 South Willis Street (APN: 096-142-018).

Staff presented its report and recommended that the HPAC approve the request with modifications to the signage design. Public comment in favor of the proposal was received from project applicant Ernie Flores. Discussion occurred regarding the proposed design elements of the signage. A motion was then made by Kane, seconded by Ayala, to approve the request as conditioned by staff. The motion passed 4-0 (Deissler and Mulrooney absent).

**C. Discussion Items**

1. Historic Recognition/Awards Program

Committee members present stated they would continue to gather information for the development of an awards program.

2. Historic District Survey Project
  - a. Review of Properties

(This item was conducted after discussion of items C.1, C.3, and C.4). Staff conducted a review of areas B32 and C51.

### 3. Committee and Staff Comments

#### a. Project Updates

Kane stated she would not attend the October 11, 2023, HPAC meeting.

Staff stated that it would bring the nomination of Jerome Melgar to the Visalia City Council at its October 16, 2023, meeting.

The Committee discussed the formulation of a “windows factsheet” for distribution to the public.

Lastly the Committee discussed ongoing construction at 415 North Garden Street. The HPAC requested that staff provide an update on the site at the next meeting. Issues of concern were window replacement/additions, and addition of vent features.

### 4. Identification of Items for Future Agendas

None.

### D. Adjournment

The meeting was adjourned at 6:49pm.

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## 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](mailto: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](http://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").

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

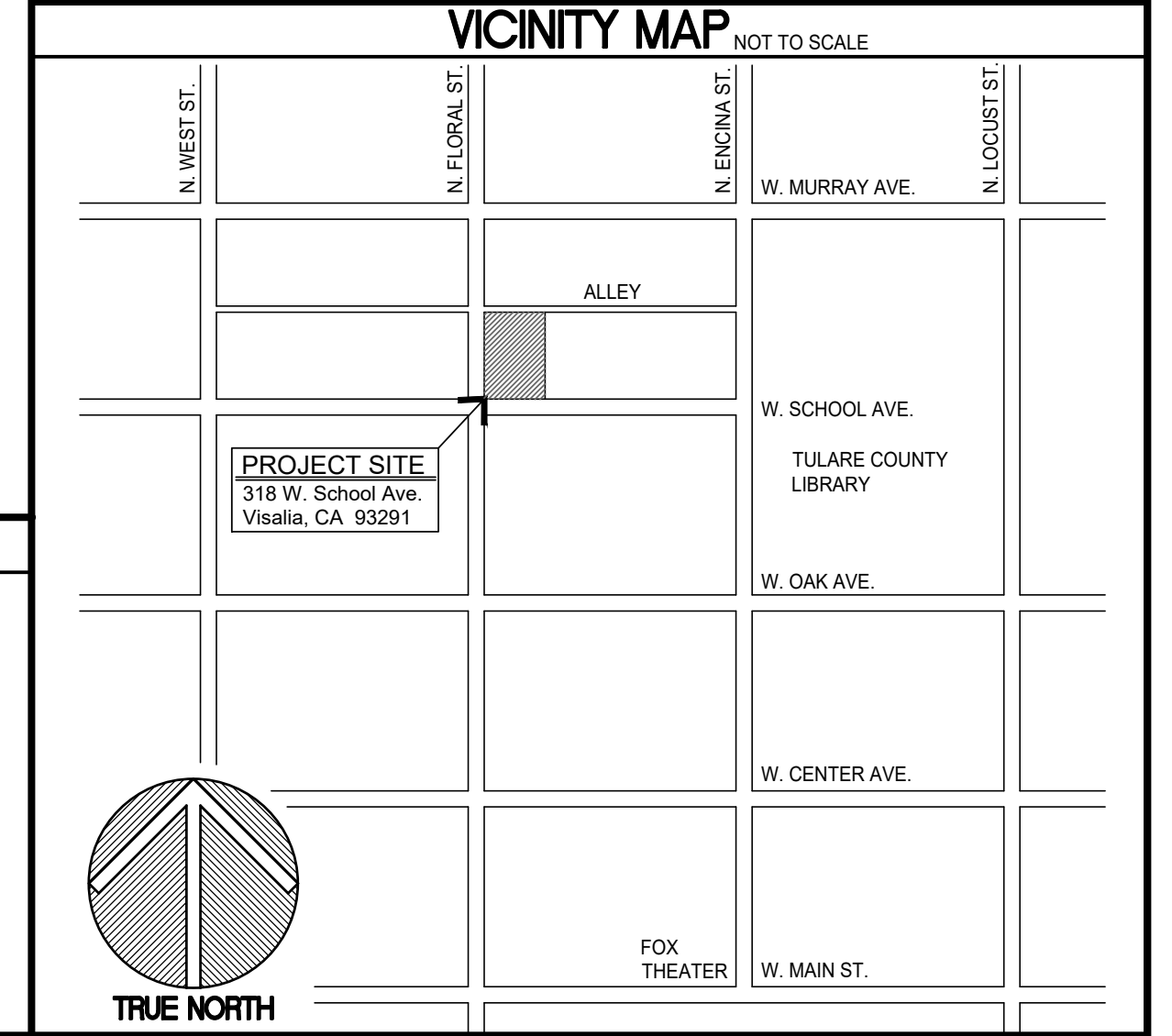
STATE OF CALIFORNIA

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

**PROJECT TEAM FOR PHASE 1 (HISTORIC REVIEW)**

OWNER / CLIENT	DESIGNER OF RECORD
<b>MIKE PRICE and TONI LEGRAS-PRICE</b> 727 N. HIGHLAND ST. VISALIA, CA 93291  805.801.6705 Phone cayucahini@gmail.com E-mail	<b>DANIEL SHAW</b> 5601 W. SEEGER AVE. VISALIA, CA 93277  559.679.8134 Phone shawdraft@aol.com E-mail

SHEET INDEX	
SHEET	DESCRIPTION
<b>COV</b>	<b>COVER, VICINITY MAP, COLOR SELECT.</b>
<b>SP1.1</b>	<b>AS-BUILT SITE PLAN, SHEET INDEX</b>
<b>SP1.2</b>	<b>REMODEL SITE PLAN, VICINITY MAP</b>
<b>A1.1</b>	<b>AS-BUILT FLOOR PLAN</b>
<b>A1.2</b>	<b>REMODEL FLOOR PLAN</b>
<b>A2.1</b>	<b>AS-BUILT EXTERIOR ELEVATIONS</b>
<b>A2.2</b>	<b>REMODEL EXTERIOR ELEVATIONS</b>
<b>A3</b>	<b>AS-BUILT AND REMODEL ROOF PLANS</b>



- SCOPE OF WORK**
- THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE FOLLOWING:
- 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.
  - DEMOLITION AND REMOVAL OF THE LOWER LEVEL LAUNDRY ROOM/PORCH 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.
  - 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.
  - 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.
  - DOOR BETWEEN BEDROOM #2 AND BATH #1 TO BE REMOVED AND WALLED IN.
  - DOOR BETWEEN BEDROOM #2 AND CLOSET TO BE REMOVED AND WALLED IN.
  - EXISTING FOYER TO BE SHORTENED AND NEW POWDER ROOM (1/2 BATH) TO BE CONSTRUCTED.
  - 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.
  - 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.
  - REROOF OF NEW AND EXISTING ROOF AREAS WITH TAPERED HEAVY COMPOSITION ROOFING AS SPECIFIED IN REVIEW APPLICATION. REMOVE EXISTING BRICK CHIMNEYS.
  - 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.
  - EXISTING STORAGE (TANK TYPE) WATER HEATER WILL BE REPLACED BY A NEW TANKLESS SYSTEM MOUNTED ON THE REAR (NORTH SIDE) OF THE RESIDENCE.
  - EXISTING RESIDENCE ELECTRICAL WILL BE UPGRADE AS NECESSARY.
  - EXISTING PLUMBING WILL BE UPGRADED AS NECESSARY.
  - EXISTING EXTERIOR TRIM WILL BE REPAIRED OR REPLACED TO THE BEST SIMILAR MATERIAL AVAILABLE.
  - ENTIRE STRUCTURE WILL BE REPAINTED IN A TWO OR THREE (OR MORE) COLOR SCHEME. COLORS HAVE YET TO BE SELECTED.

**DRAWN**  
D. SHAW

**JOB NUMBER**  
23.006

**REVISIONS**

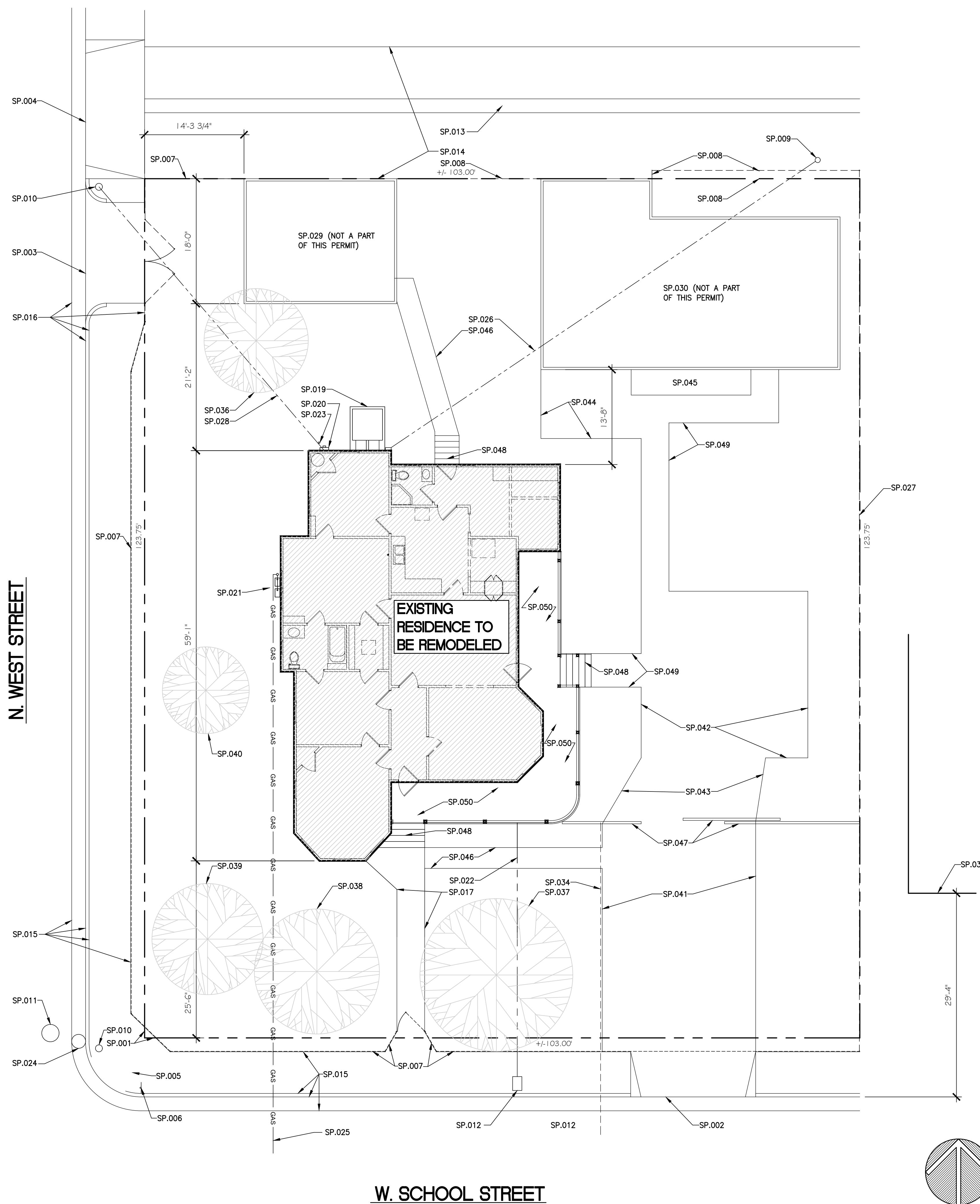
**PLAN PREPARATION BY**  
**DAN SHAW DRAFTING**  
5601 WEST SEEGER AVE.  
VISALIA, CA 93277  
559-679-8134  
e-mail: dshawdraft@aol.com

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

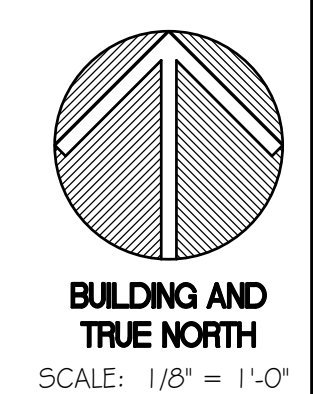
**SHEET**  
**COV**  
**PRINT DATE**  
10/06/2023

**SITE PLAN GENERAL NOTES**

- 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.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND MEASUREMENTS AT SITE.
- ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTOR (S), IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LATEST CALIFORNIA BUILDING CODE (CBC) EDITION & LOCAL CODES AND ORDINANCES. REPORT ALL DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
- 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.
- 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.
- 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.
- 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.
- ALL METHODS OF CONSTRUCTION AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA RESIDENTIAL BUILDING CODE.
- BUILDING PERMITS MUST BE OBTAINED BEFORE STARTING CONSTRUCTION.
- PROVIDE FIRE SYSTEM PER C.B.C. IF APPLICABLE
- 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 CONFORMING.
- 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 DISCREPANCIES BETWEEN DIMENSIONS OF ACTUAL WORK AND THOSE SHOWN IN DOCUMENTS.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL AND/OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.
- 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.
- 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:
  - 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.
  - 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.
- PROVIDE 2% MIN SLOPE AWAY FROM RESIDENCE FOR FIRST 10 FT. OF GRADING
- GRADING PERMIT REQUIRED IF VOLUME OF EARTH MOVED EXCEEDS 200 CUBIC YARDS OR IF ANY CUTS OF FILLS EXCEED 6 FEET IN HEIGHT/DEPTH, PER SAN LUIS OBISPO COUNTY GRADING ORDINANCE 202.
- A COMPACTION REPORT IS REQUIRED FOR FILL MATERIAL 12-INCHES OR MORE IN DEPTH.
- SEE CALGREEN AND LOCAL AUTHORITY NOTES ON SHEET CG-1.
- 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 DEVELOPMENT OF THIS PROJECT.
- 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**



**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: Visalia  
 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
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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)
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SP.050	(E) COVERED PORCH

DRAWN  
D. SHAW

JOB NUMBER  
23.006

REVISIONS

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2	
3	

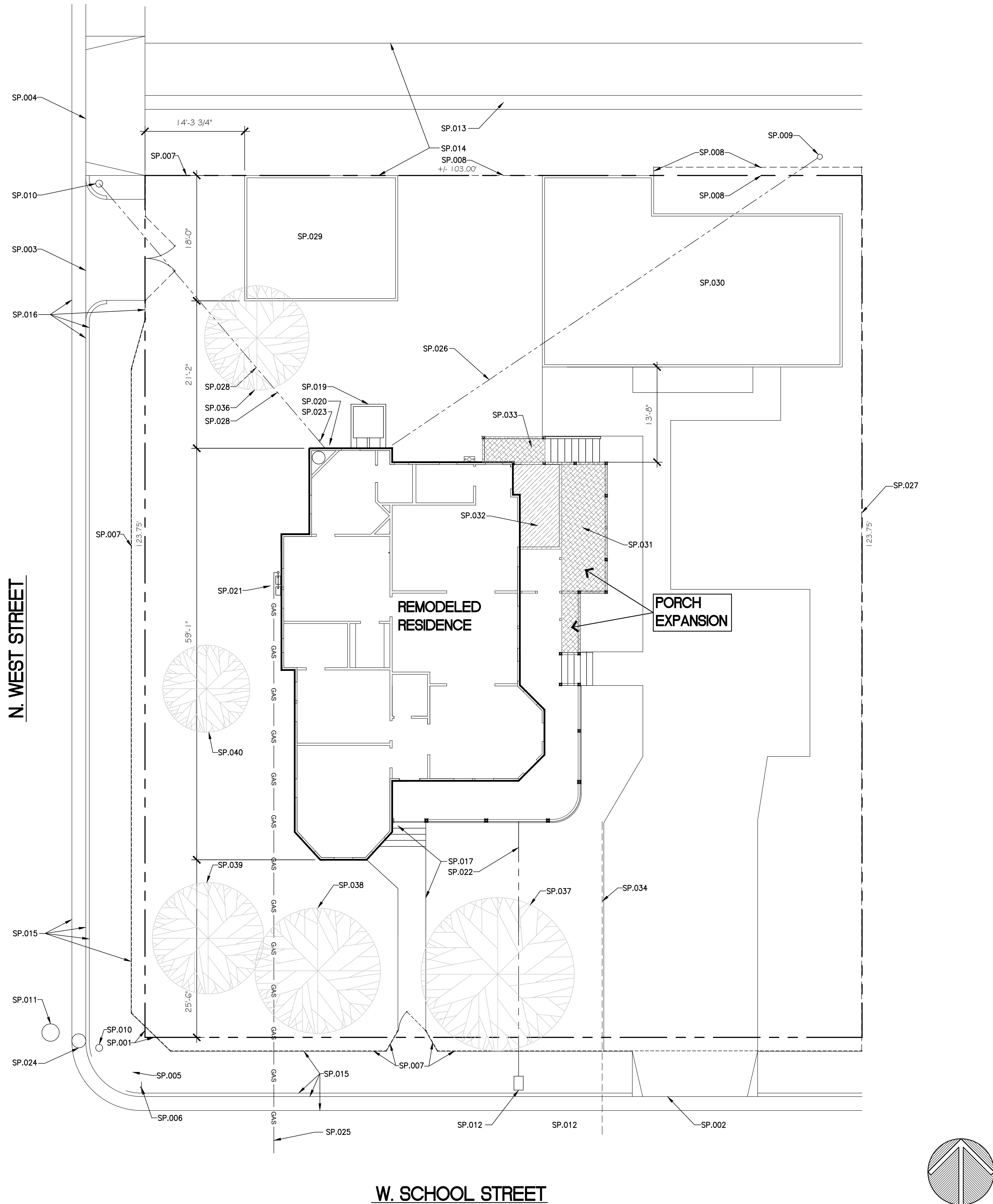
PLAN PREPARATION BY  
**DAN SHAW DRAFTING**  
5601 WEBB BEECKER AVE.  
VISALIA, CA 93277  
559-679-884  
e-mail: dshaw@shawdrafting.com

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

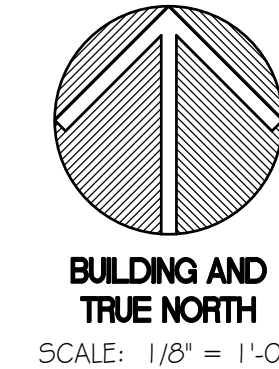
SHEET  
**SP.1**  
PRINT DATE  
10/06/2023

# SITE PLAN GENERAL NOTES

- 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.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. VERIFY DIMENSIONS AND MEASUREMENTS AT SITE.
- ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTOR (S), IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE LATEST CALIFORNIA BUILDING CODE (CBC) EDITION & LOCAL CODES AND ORDINANCES. REPORT ALL DISCREPANCIES TO THE DESIGNER IMMEDIATELY.
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## SITE PLAN



### 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:	Visalia
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

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(E) MAIN RESIDENCE COVERED PORCH	356 SQ. FT.
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SEWER:	CITY OF VISALIA
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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
SP.013	(E) 24" WIDE ALLEY V-GUTTER
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SP.050	(E) COVERED PORCH

DRAWN  
D. SHAW

JOB NUMBER  
23.006

REVISIONS

1	
2	
3	

PLAN PREPARATION BY  
**DAN SHAW DRAFTING**  
5601 WEST BECKER AVE.  
VISALIA, CA 93277  
559-679-884  
e-mail: dshaw@shwdrafting.com

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

SHEET  
**SP.1.2**  
PRINT DATE  
10/06/2023

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; SCREENED 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
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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
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**WALL LEGEND**

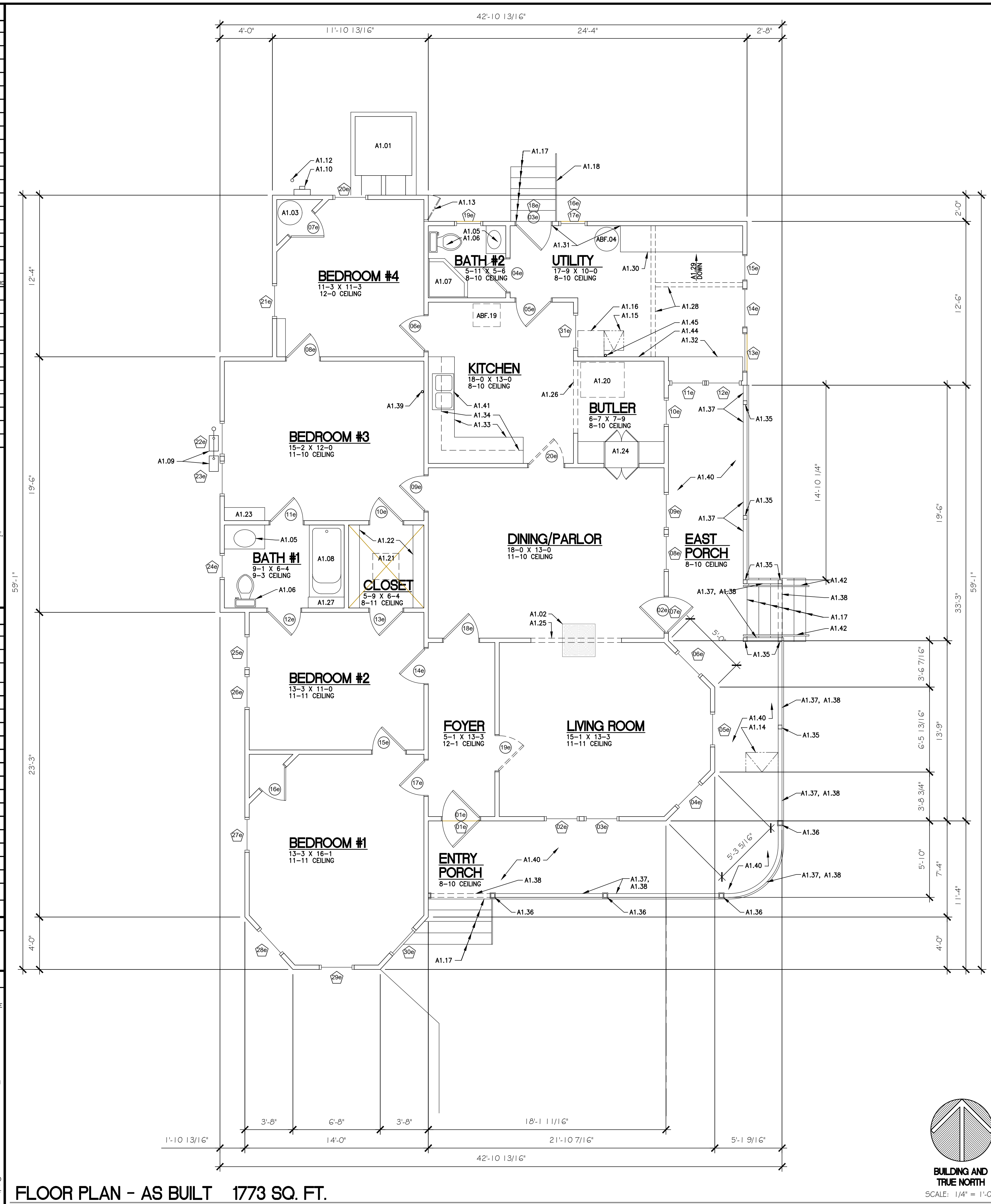
EXISTING 2X4 STUDS @ 16" O.C. TO REMAIN

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

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

**GENERAL NOTES**

- 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 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)
- 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)
  - EXTERIOR DOOR AND WINDOW OPENING, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
  - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS
  - UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.
  - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
  - WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
  - AT WALL AND ROOF INTERSECTIONS
  - AT BUILT-IN GUTTERS
- 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 4" 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.



**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 SERVICING 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 RADIUS 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-0-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 BALUSTRADES 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

**GENERAL NOTES**

- 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 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)
- 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)
  - EXTERIOR DOOR AND WINDOW OPENING, EXTENDING TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
  - AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
  - UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS.
  - CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
  - WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
  - AT WALL AND ROOF INTERSECTIONS
  - AT BUILT-IN GUTTERS
- NEW WATER CLOSETS, URINALS, FAUCETS, AND SHOWER HEADS SHALL MEET THE REQUIREMENTS OF CALGREEN TABLE 4.303.3
- 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
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	
01a	TRANSOM ABV. DOOR	2'-10"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
02a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
03a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
04a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
05a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
06a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
07a	TRANSOM ABV. DOOR	2'-8"	1'-4"	WOOD FRAMED FIXED DOOR TRANSOM, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
08a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
09a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
10a	REMOVE EXISTING WINDOWS 10a THROUGH 19a						
20a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
21a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
22a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
23a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
24a	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
25a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
26a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
27a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
28a	DOUBLE HUNG WINDOW	2'-0"	6'-0"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
29a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
30a	DOUBLE HUNG WINDOW	2'-6"	6'-6"	WOOD FRAMED DOUBLE HUNG WINDOW, SINGLE GLAZED	8'-0"	EVALUATE/REPLACE AS NEEDED	
31a	REMOVE EXISTING WINDOW 31a						

**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'-8"	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 FRAME, 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'-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**
- 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 DETEIORATION. CLIENT TO DETERMINE IF UNITS ARE TO BE REPAIRED OR REPLACED WITH NEW WINDOWS OF SIMILAR CHARACTERISTICS.
- NEW WINDOW AND GLAZED DOOR NOTES**
- 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.
  - PER CALIFORNIA ENERGY CODE, SECTION 116.0(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.

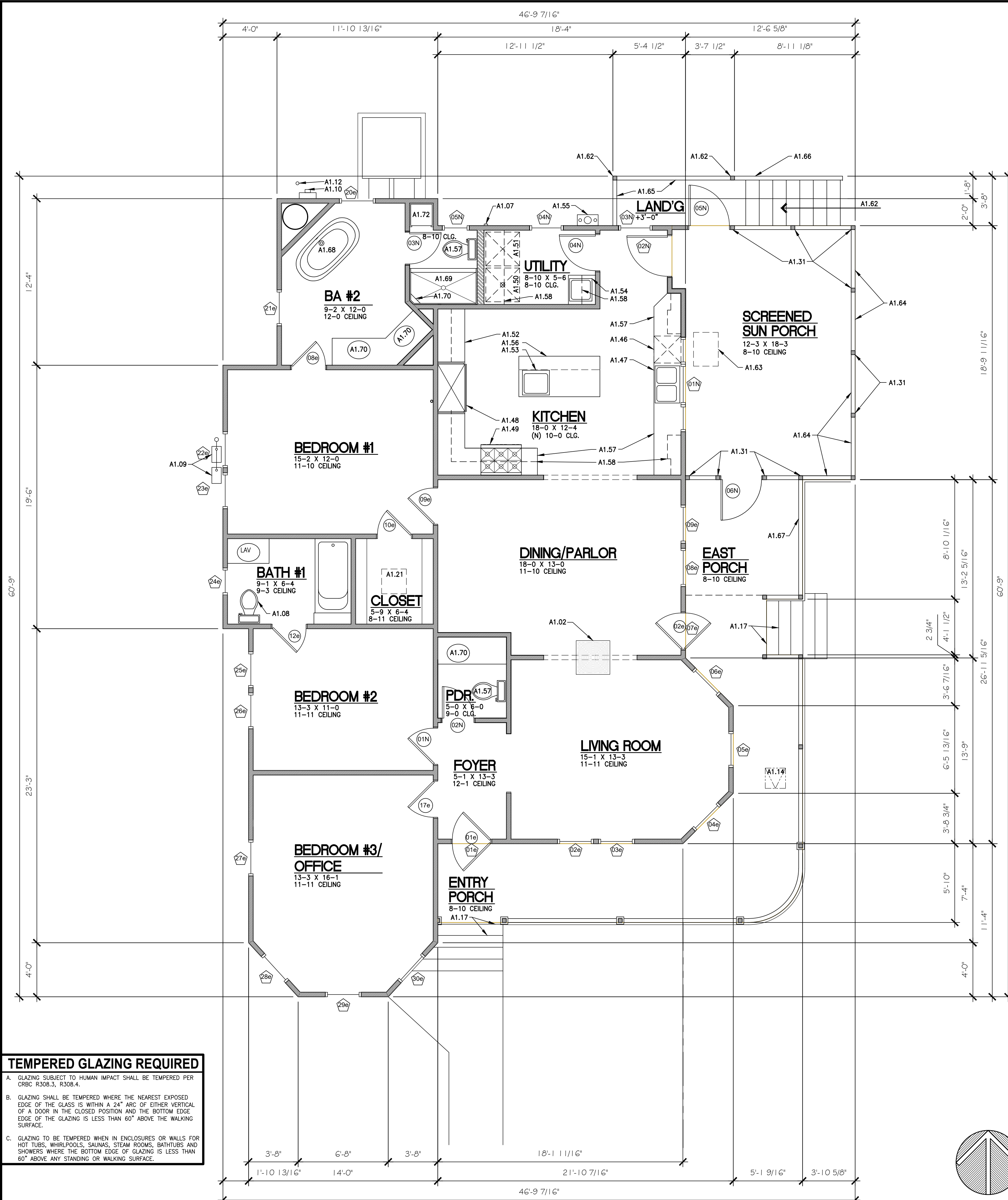
**EXISTING DOOR SCHEDULE**

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

**TEMPERED GLAZING REQUIRED**

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

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



**REMODEL / ADDITION FLOORPLAN KEYNOTES**

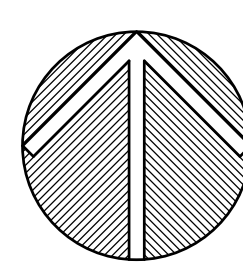
KEY	DESCRIPTION
A1.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD TO REMAIN
A1.02	(E) ABANDONED FLOOR FURNACE WITH CAST IRON GRATE TO REMAIN
A1.03	(E) MECHANICAL RETURN AIR DUCT TO REMAIN. REMOVE (E) 07e DOOR, INFILL DOOR OPENING, AND SEAL PENETRATIONS AT CEILING AND FLOOR LEVEL.
A1.04	REMOVE (E) STORAGE WATER HEATER. PROVIDE (N) 180,000 BTU/HR, NATURAL GAS TANKLESS WATER HEATER AT EXTERIOR WALL
A1.05	REMOVE (E) DOOR 05a, 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 SERVICING 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 RADIUS 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. 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 BALUSTRADES 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 20a. INFILL OPENING WITH 2X4 @ 16" O.C., PLASTER NEW WALL TO MATCH EXISTING ON BOTH SIDES
A1.61	REMOVE (E) WALL AND WINDOW 31a
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**

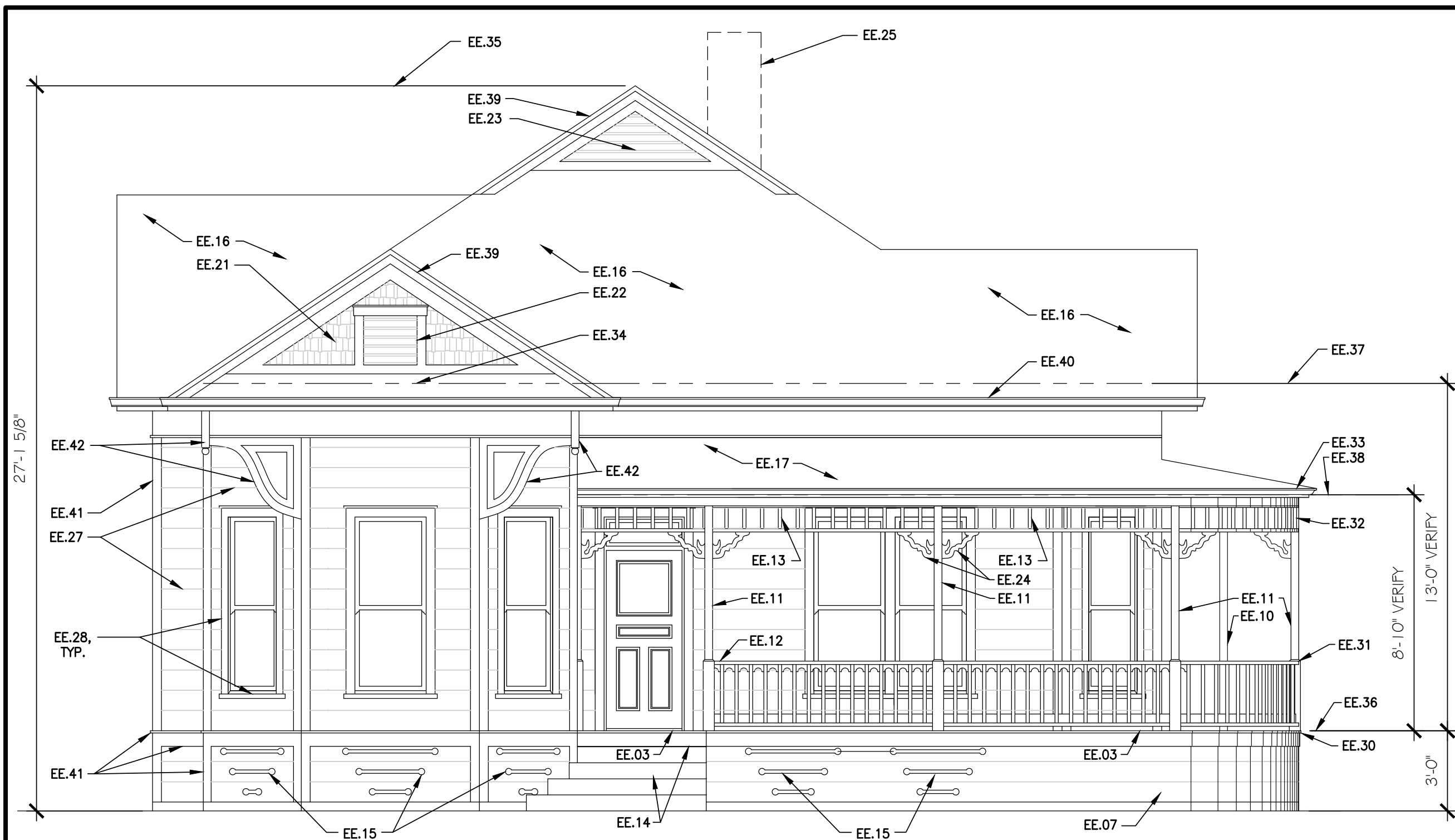
KEY	UNIT TYPE	WIDTH	HEIGHT	COMMENTS	STATUS
01N	INTERIOR 4-PANEL	2'-8"	6'-8"	RECLAIMED (E) DOOR AND FRAME	REUSE (E) DR. 18a
02N	INTERIOR 4-PANEL	2'-8"	6'-8"	RECLAIMED (E) DOOR AND FRAME	REUSE (E) DR. 15a
03N	INTERIOR 4-PANEL	2'-4"	6'-8"	(N) DOOR AND FRAME W/ PRIVACY LATCH PER OWNER'S SELECTION	NEW
04N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



**BUILDING AND TRUE NORTH**  
SCALE: 1/4" = 1'-0"

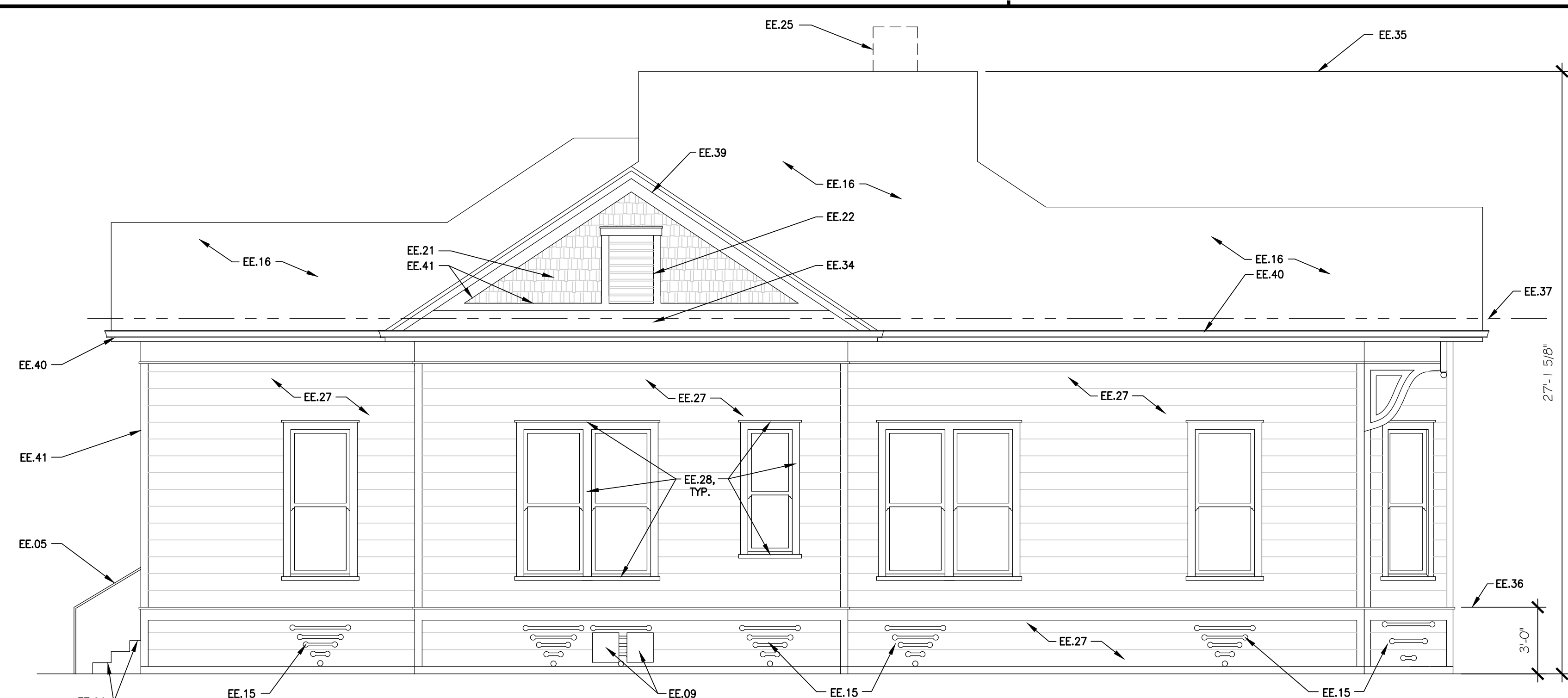
DRAWN: D. SHAW  
 JOB NUMBER: 23.006  
 PLAN PREPARED BY: DAN SHAW DRAFTING  
 5600 WEBB BECKER AVE  
 VISALIA, CA 93277  
 559-979-854  
 e-mail: dan@dshawdraft.com  
 A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR:  
**MIKE and TONI PRICE**  
 VISALIA, CALIFORNIA  
 SHEET: **A1.2**  
 PRINT DATE: 10/06/2023





**SOUTH ELEVATION - SCHOOL STREET - AS BUILT**

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



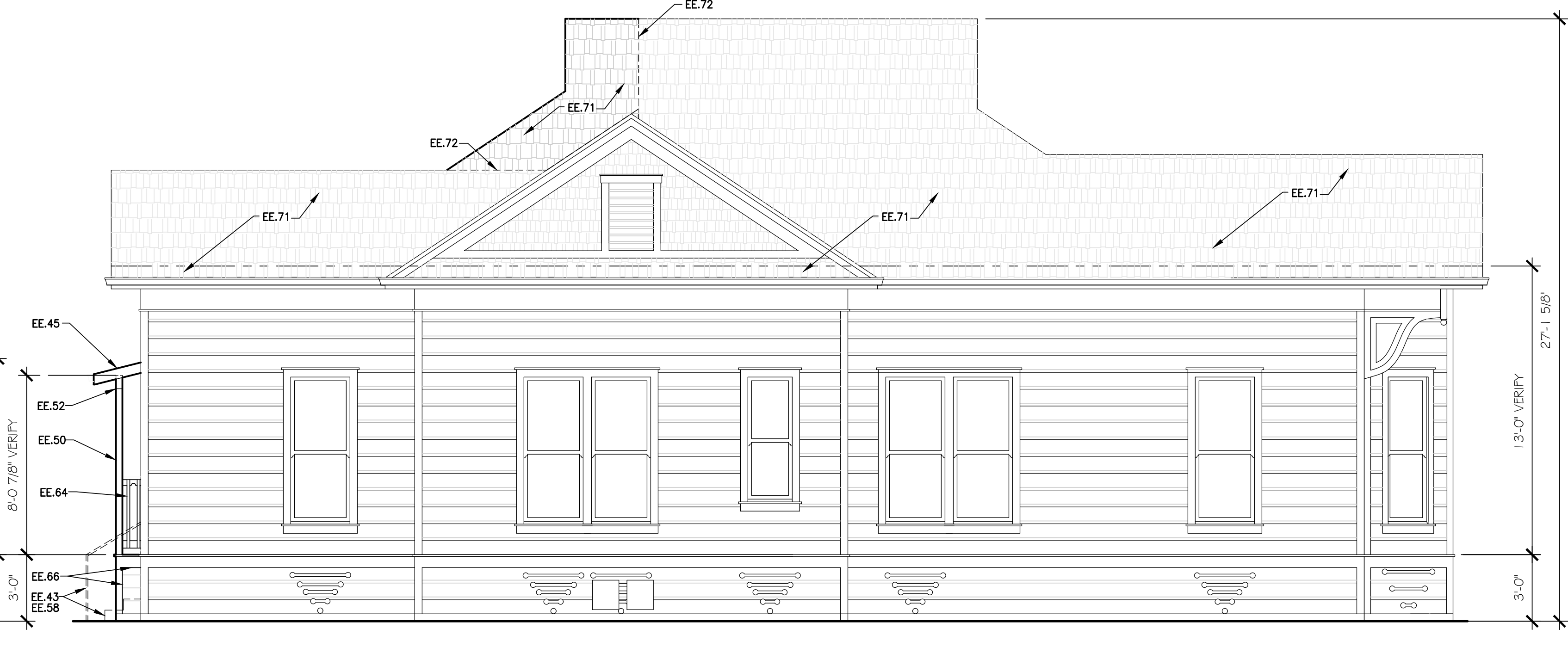
**WEST ELEVATION - FLORAL STREET - AS BUILT**

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	KEY	DESCRIPTION	KEY	DESCRIPTION
EE.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD	EE.23	(E) TRIANGULAR GABLE END VENT	EE.46	(E) ROUNDED ROOF SECTION TO REMAIN. REPLACE OR REPAIR EXISTING CROWN AND FASCIA AS REQUIRED.
EE.02	(E) EXPOSED STUD SECTION OF WALL (INTERIOR BEAD BOARD). OLD SCREEN PORCH IN-FILL.	EE.24	(E) DECORATIVE KNEE BRACES	EE.47	(E) RECLAIMED AND RELOCATED 32" HIGH GUARD RAIL
EE.03	(E) PORCHES WITH VARIOUS FLOORING MATERIALS (PLYWOOD OR 1X4 DECKING)	EE.25	(E) DETERIORATING BRICK NON-FUNCTIONAL CHIMNEY. (TO BE DEMOLISHED)	EE.48	(E) RECLAIMED AND RELOCATED DECORATIVE KNEE BRACES
EE.04	(E) METAL HANDRAILS	EE.26	(E) ROOF FLASHING	EE.49	(N) OR RECLAIMED AND RELOCATED 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.05	(E) PIPE HANDRAILS	EE.27	(E) LAP SIDING (1X SINGLE BEVEL WOOD LAP SIDING OVER 1X FURRING STRIPS). SEE EXISTING.	EE.50	(N) 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.06	(E) WASTE LINE CLEANOUT (BELOW GRADE)	EE.28	(E) WOOD WINDOW TRIM	EE.51	(N) 4X4 POSTS AT (N) PORCH EXTENSION
EE.07	(E) WATER SERVICE ENTRY POINT (BELOW PORCH)	EE.29	(E) COMMUNICATIONS CONNECTION BOX	EE.52	(N) PORCH BEAM. SEE ROOF FRAMING PLAN
EE.08	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER	EE.30	(E) CURVED SECTION OF PORCH DECK	EE.53	(N) REMOVABLE WOOD FRAMED SCREEN PANELS USING RECLAIMED WINDOW SCREEN HARDWARE
EE.09	(E) GAS METERS (TWO). ONE SERVING THE SUBJECT RESIDENCE. THE SECOND METER SERVICES THE SECONDARY STRUCTURE ON THE PARCEL.	EE.31	(E) CURVED SECTION OF PORCH RAILING	EE.54	(N) OR RECLAIMED WOOD FRETWORK TO MATCH (E)
EE.10	(E) 4X4 POST WITH EASED EDGES	EE.32	(E) CURVED SECTION OF WOOD FRETWORK	EE.55	(N) DUTCH GABLE DETAIL WITH ATTIC VENT TO MATCH (E) DUTCH GABLE DETAILS.
EE.11	(E) 4X4 POST WITH EASED EDGES AND 1X BASE WRAP (4 SIDES TO ABV. GUARD RAIL)	EE.33	(E) CURVED SECTION OF FASCIA AND SHINGLE MOULD	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.12	(E) 32" HIGH GUARDRAIL WITH INTERMEDIATE 2X2 BALUSTERS @ 6 1/2" O.C.	EE.34	(E) SHORT DUTCH GABLE RETURN TO ENDWALL (COMP. SHINGLES)	EE.57	(N) FLASHED AND SCREENED WALL OPENINGS FOR DECK (N) PORCH DRAINAGE
EE.13	(E) WOOD FRETWORK BELOW PORCH SUPPORT BEAM	EE.35	(E) APPROXIMATE MAXIMUM HEIGHT ABOVE FINISHED GRADE	EE.58	REMOVE (E) SOUTH CONCRETE PORCH AND PIPE RAILING
EE.14	(E) CONCRETE STEPS	EE.36	(E) APPROXIMATE FINISHED FLOOR HEIGHT ABOVE FINISHED GRADE	EE.59	(N) SINGLE BEVEL WOOD SIDING OVER 1X FURRING STRIPS TO MATCH EXISTING SIDING
EE.15	(E) UNDERFLOOR VENT CUTS (NO SCREENING)	EE.37	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (UPPER ROOF)	EE.60	(E) RECLAIMED AND REUSED SIDING
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.38	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (LOWER ROOF)	EE.61	(N) CONCRETE OR WOOD STEPS TO PORCH. 12" TREAD, 4 1/2" RISE.
EE.17	(E) 2:25:12 ROOF PITCH WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING OVERLAYING ORIGINAL SPACED SHEATHING	EE.39	(E) 1X FASCIA WITH SHINGLE MOULD	EE.62	(N) WOOD, HARDIE TRIM, OR RECLAIMED WINDOW AND TRIM AT (N) LOCATION
EE.18	(E) WARPED ROOF WITH COMP. SHINGLES (WARPED ROOF; INDETERMINATE SLOPE)	EE.40	(E) 1X FASCIA WITH (E) O.G. STYLE GUTTER	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.19	(E) WARPED LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 2:25:12)	EE.41	(E) 1X WOOD TRIM		
EE.20	(E) LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 3:12)	EE.42	(E) 2-WAY WOOD CORNER BRACKET		
EE.21	(E) SHINGLE SIDING AT GABLE ENDS	EE.43	(E) CONCRETE STAIRS AND RAILING TO BE REMOVED		
EE.22	(E) RECTANGULAR GABLE END VENTS	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		

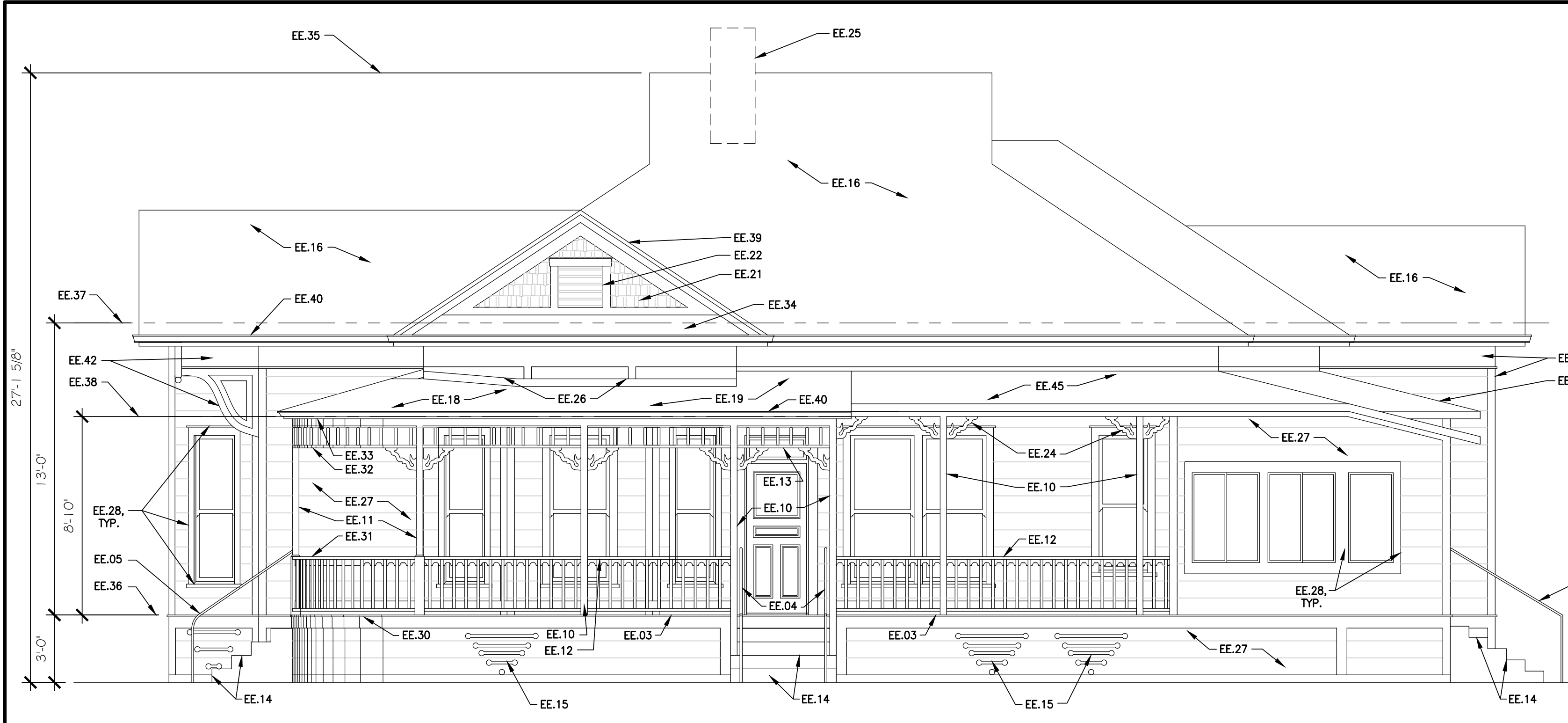
DRAWN BY: D. SHAW  
 JOB NUMBER: 23.006  
 REVISIONS:  
 PLAN PREPARATION BY: DAN SHAW DRAFTING  
 5601 WEST BEECKER AVE  
 VISALIA, CA 93277  
 559-679-8844  
 e-mail: dan@dshawdrafting.com  
 A PROPOSED REMODEL IN THE CITY OF VISALIA HISTORICAL DISTRICT FOR  
**MIKE and TONI PRICE**  
 VISALIA, CALIFORNIA  
 SHEET  
**A2.1**  
 PRINT DATE  
 10/06/2023

REVISIONS

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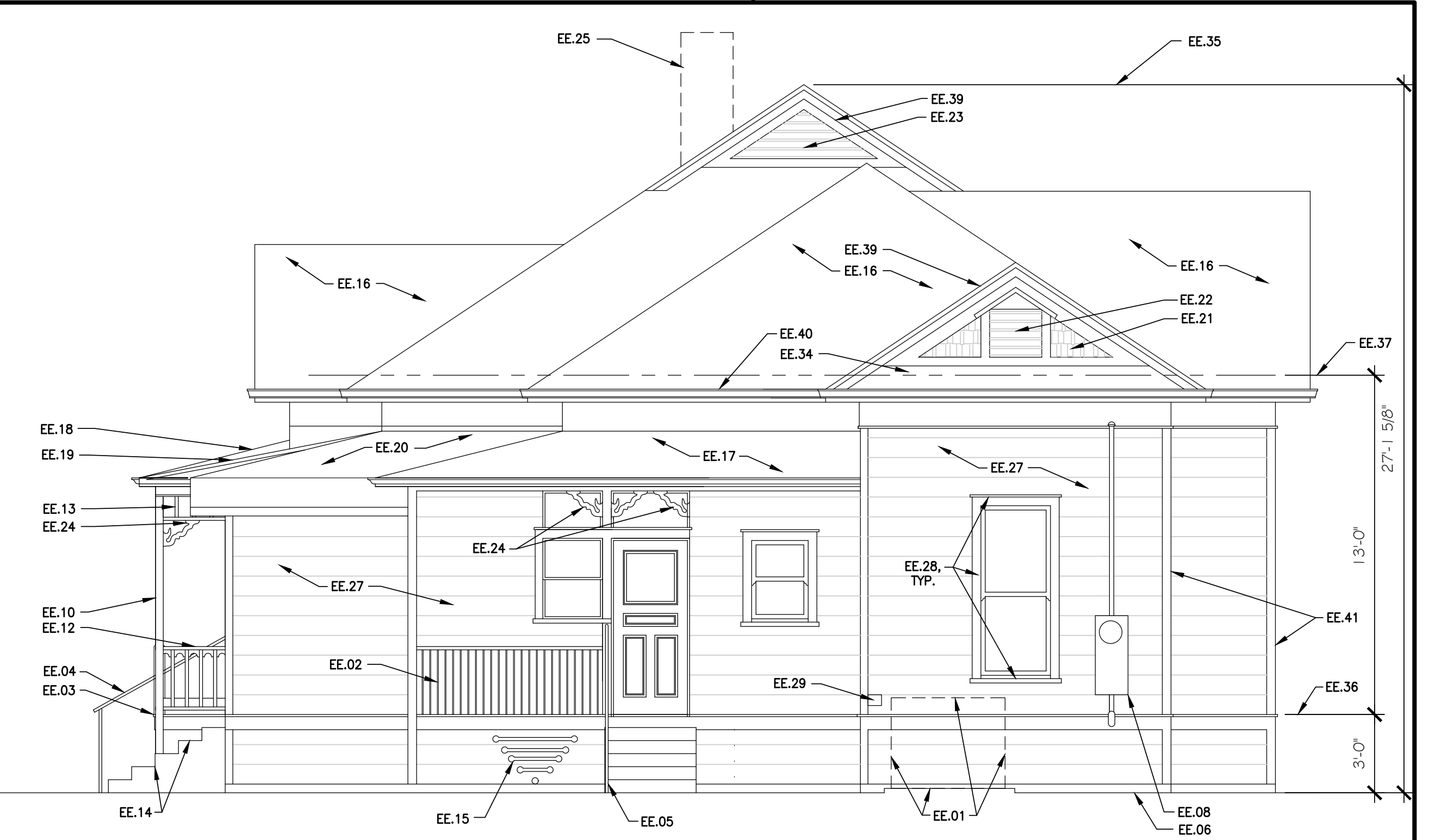
PLAN PREPARATION BY  
**DAN SHAW DRAFTING**  
5601 WEST BEECHER AVE  
VISALIA, CA 93277  
559-679-854  
e-mail: dshawdraft@aol.com

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



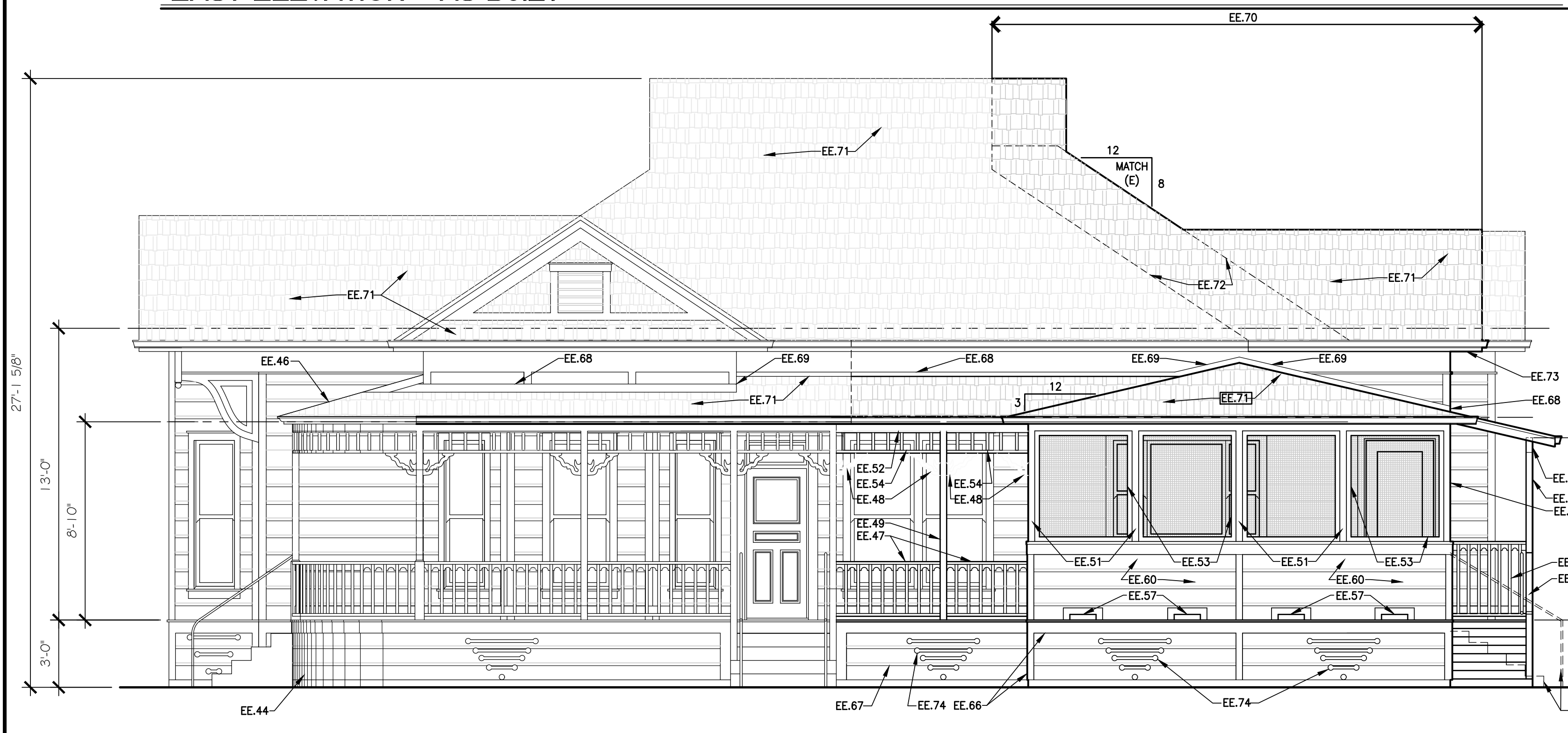
**EAST ELEVATION - AS BUILT**

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



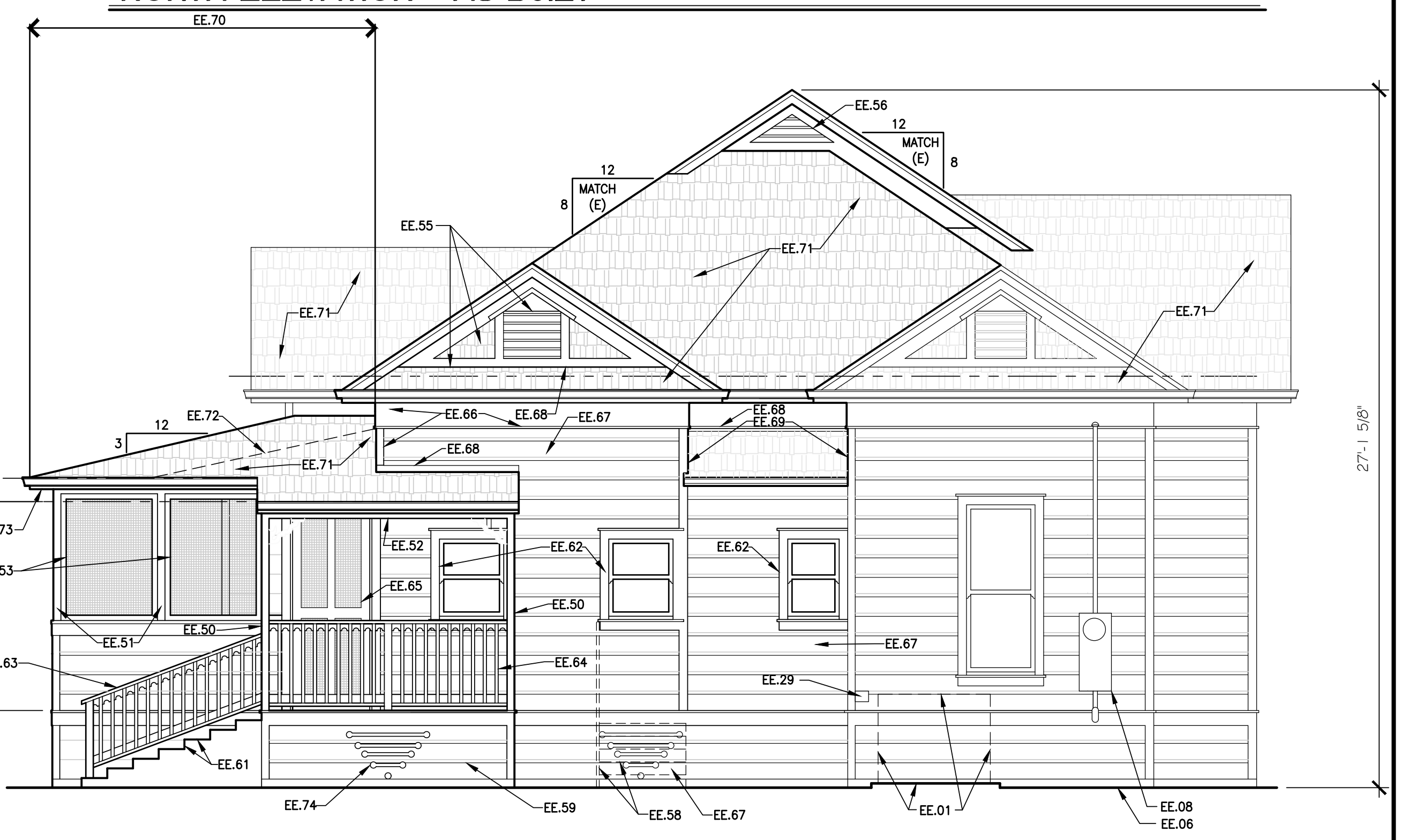
**NORTH ELEVATION - AS BUILT**

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	KEY	DESCRIPTION	KEY	DESCRIPTION
EE.01	(E) DUO-PAC A/C UNIT ON CONCRETE PAD	EE.23	(E) TRIANGULAR GABLE END VENT	EE.46	(E) ROUNDED ROOF SECTION TO REMAIN. REPLACE OR REPAIR EXISTING CROWN AND FASCIA AS REQUIRED
EE.02	(E) EXPOSED STUD SECTION OF WALL (INTERIOR BEAD BOARD). OLD SCREEN PORCH IN-FILL.	EE.24	(E) DECORATIVE KNEE BRACES	EE.47	(E) RECLAIMED AND RELOCATED 32" HIGH GUARD RAIL
EE.03	(E) PORCHES WITH VARIOUS FLOORING MATERIALS (PLYWOOD OR 1X4 DECKING)	EE.25	(E) DETERIORATING BRICK NON-FUNCTIONAL CHIMNEY. (TO BE DEMOLISHED)	EE.48	(E) RECLAIMED AND RELOCATED DECORATIVE KNEE BRACES
EE.04	(E) METAL HANDRAILS	EE.26	(E) ROOF FLASHING	EE.49	(N) OR RECLAIMED AND RELOCATED 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.05	(E) PIPE HANDRAILS	EE.27	(E) LAP SIDING (1X SINGLE BEVEL WOOD LAP SIDING OVER 1X FURRING STRIPS). SEE EXISTING.	EE.50	(N) 4X4 POST WITH EASED EDGES TO MATCH EXISTING
EE.06	(E) WASTE LINE CLEANOUT (BELOW GRADE)	EE.28	(E) WOOD WINDOW TRIM	EE.51	(N) 4X4 POSTS AT (N) PORCH EXTENSION
EE.07	(E) WATER SERVICE ENTRY POINT (BELOW PORCH)	EE.29	(E) COMMUNICATIONS CONNECTION BOX	EE.52	(N) PORCH BEAM. SEE ROOF FRAMING PLAN
EE.08	(E) 200 AMP ELECTRICAL SERVICE PANEL AND METER	EE.30	(E) CURVED SECTION OF PORCH DECK	EE.53	(N) REMOVABLE WOOD FRAMED SCREEN PANELS USING RECLAIMED WINDOW SCREEN HARDWARE
EE.09	(E) GAS METERS (TWO). ONE SERVICING THE SUBJECT RESIDENCE. THE SECOND METER SERVES THE SECONDARY STRUCTURE ON THE PARCEL.	EE.31	(E) CURVED SECTION OF PORCH RAILING	EE.54	(N) OR RECLAIMED WOOD FRETWORK TO MATCH (E)
EE.10	(E) 4X4 POST WITH EASED EDGES	EE.32	(E) CURVED SECTION OF WOOD FRETWORK	EE.55	(N) DUTCH GABLE DETAIL WITH ATTIC VENT TO MATCH (E) DUTCH GABLE DETAILS.
EE.11	(E) 4X4 POST WITH EASED EDGES AND 1X BASE WRAP (4 SIDES TO ABV. GUARD RAIL)	EE.33	(E) CURVED SECTION OF FASCIA AND SHINGLE MOULD	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.12	(E) 32" HIGH DECK GUARDRAIL WITH INTERMEDIATE 2X2 BALUSTERS @ 6 1/2" O.C.	EE.34	(E) SHORT DUTCH GABLE RETURN TO ENDWALL (COMP. SHINGLES)	EE.57	(N) FLASHED AND SCREENED WALL OPENINGS FOR DECK (N) PORCH DRAINAGE
EE.13	(E) WOOD FRETWORK BELOW PORCH SUPPORT BEAM	EE.35	(E) APPROXIMATE MAXIMUM HEIGHT ABOVE FINISHED GRADE	EE.58	REMOVE (E) SOUTH CONCRETE PORCH AND PIPE RAILING
EE.14	(E) CONCRETE STEPS	EE.36	(E) APPROXIMATE FINISHED FLOOR HEIGHT ABOVE FINISHED GRADE	EE.59	(N) SINGLE BEVEL WOOD SIDING OVER 1X FURRING STRIPS TO MATCH EXISTING SIDING
EE.15	(E) UNDERFLOOR VENT CUTS (NO SCREENING)	EE.37	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (UPPER ROOF)	EE.60	(N) HARDIE ARTISAN SQUARE CHANNEL SIDING OR (E) RECLAIMED AND REUSED SIDING
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.38	(E) APPROXIMATE PLATE HEIGHT ABOVE FINISHED FLOOR (LOWER ROOF)	EE.61	(N) CONCRETE OR WOOD STEPS TO PORCH. 12" TREAD, 4 1/2" RISE.
EE.17	(E) 2:25:12 ROOF PITCH WITH COMP SHINGLES OVER BUILDING PAPER AND OSB SHEATHING OVERLAYING ORIGINAL SPACED SHEATHING	EE.39	(E) 1X FASCIA WITH SHINGLE MOULD	EE.62	(N) WOOD, HARDIE TRIM, OR RECLAIMED WINDOW AND TRIM AT (N) LOCATION
EE.18	(E) WARPED ROOF WITH COMP. SHINGLES (WARPED ROOF; INDETERMINATE SLOPE)	EE.40	(E) 1X FASCIA WITH (E) O.G. STYLE GUTTER	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.19	(E) WARPED LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 2.25:12)	EE.41	(E) 1X WOOD TRIM		
EE.20	(E) LOW PITCH ROOF WITH COMP. SHINGLES (APPROX. 3:12)	EE.42	(E) 2-WAY WOOD CORNER BRACKET		
EE.21	(E) SHINGLE SIDING AT GABLE ENDS	EE.43	(E) CONCRETE STAIRS AND RAILING TO BE REMOVED		
EE.22	(E) RECTANGULAR GABLE END VENTS	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.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 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

**EXISTING ATTIC VENTILATION CALCULATIONS**

**ROOF PLANS KEYNOTES**

**REMODEL / ADDITION ATTIC VENTILATION CALCULATIONS**

AS DEFINED BY 2022 CRBC, SECTION 806.2

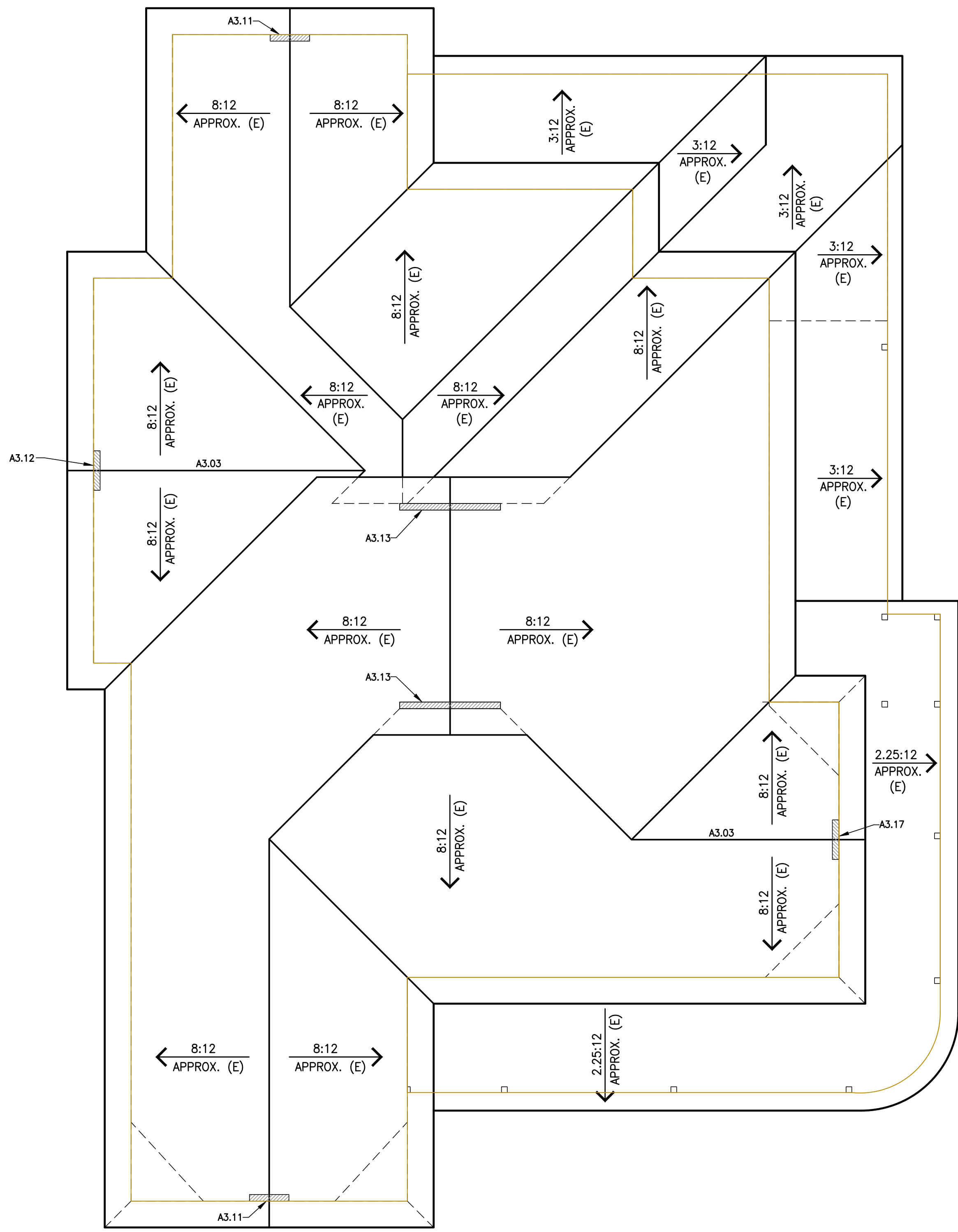
ATTIC AREA "A"	
1588.3 SQ. FT.	TOTAL ATTIC AREA AT ATTIC AREA "A"
1524.8 SQ. IN.	1/150 TOTAL VENTABLE AREA REQUIRED PER 2022 CRBC, SECTION R806.2 (NO EAVE OR CORNICE VENTS) [(1588.0 / 150) X 144]
1495.0 SQ. IN.	EXISTING N.F.V.A. PROVIDED BY EXISTING VENTS [(3 X 188) + (2 X 305) + 321 = 1495 SQ. IN.]
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

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

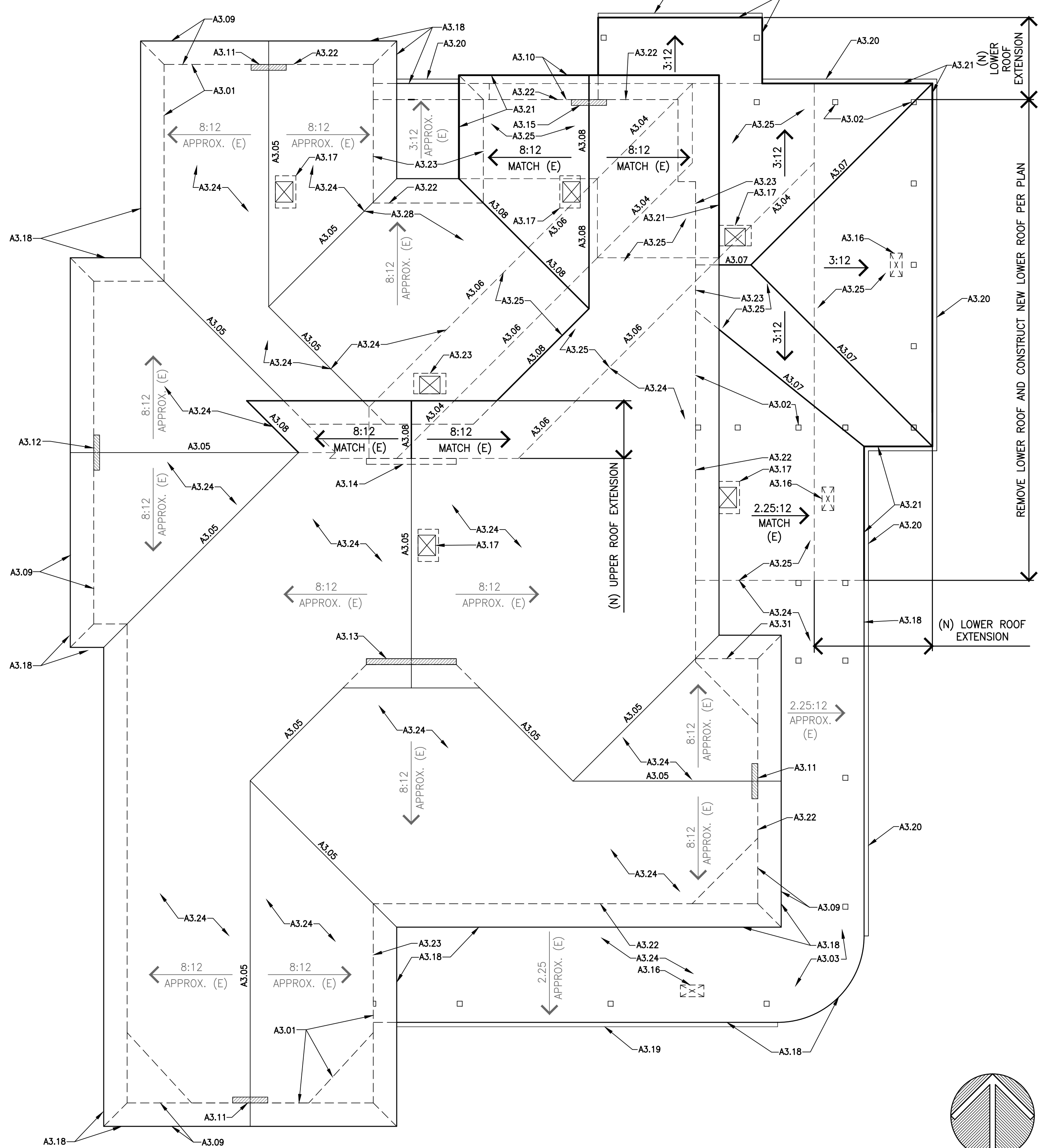
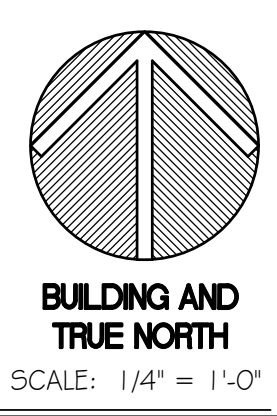
KEY	DESCRIPTION
A3.23	APPLY (N) SIDEWALL FLASHING AS REQUIRED
A3.24	STRIP (E) COMPOSITION SHINGLE ROOF. INSPECT AND REPLACE SOLID SHEATHING AS REQUIRED. PROVIDE FLASHING PER 2022 CRBC SECTION 903.2. PROVIDE VALLEY FLASHING PER DTL. XX/XX. RE-ROOF WITH GAF TIMBERLINE HDZ COMPOSITION SHAKES (COLOR: COASTAL 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.

AS DEFINED BY 2022 CRBC, SECTION 806.2

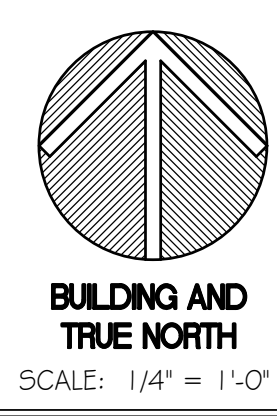
ATTIC AREA "A"	
1721.7 SQ. FT.	TOTAL ATTIC AREA (ATTIC AREA "A")
1652.8 SQ. IN.	1/150 TOTAL VENTABLE AREA REQUIRED [(1721.7 / 150) X 144]
1666.0 SQ. IN.	UPPER ROOF VENTILATION PROVIDED BY RE-USING (5) OF THE EXISTING VENTS AS INDICATED ON PLAN, PLUS (1) (N) WOOD LOUVER DUTCH GABLE END VENT AT (N) DUTCH 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 CRBC, 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



ROOF PLAN - AS BUILT



ROOF PLAN - REMODEL AND ADDITION



DRAWN  
D. SHAW

REVISIONS

1	
2	
3	

PLAN PREPARATION BY  
**DAN SHAW DRAFTING**  
5601 WEST BEECHER AVE  
VISALIA, CA 93277  
559-679-8844  
e-mail: dshaw@dsd.com

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

SHEET  
**A3**  
PRINT DATE  
10/06/2023

JOB NUMBER  
23.006

**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 living 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-eared redwood, 1x6 dog-eared 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 stove 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 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:

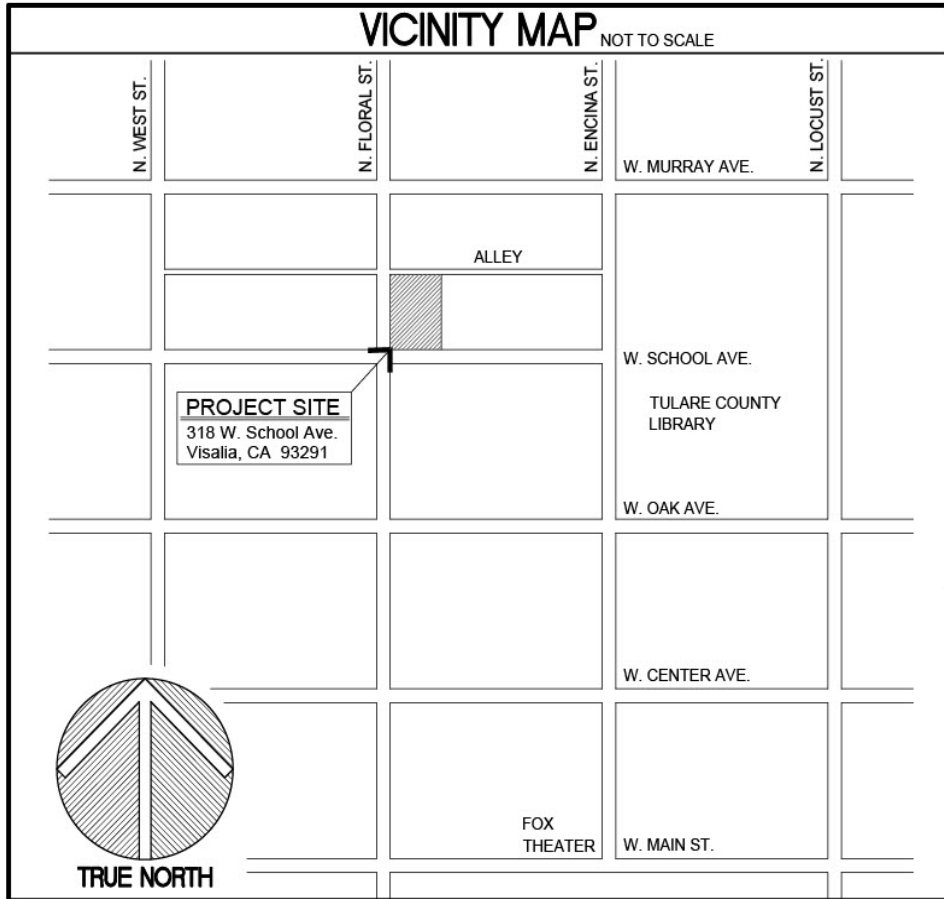
- 1. Any (e) doors, windows, siding, and trims that are called out as being removed or demolished (Demo) shall be saved and stored in a safe and dry location for resale or possible reuse on this project.

### **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 may 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, re-turfing, etc.)? If so, please provide a preliminary landscape plan detailing the proposed changes. If no changes are proposed, please 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 wood 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 they 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**

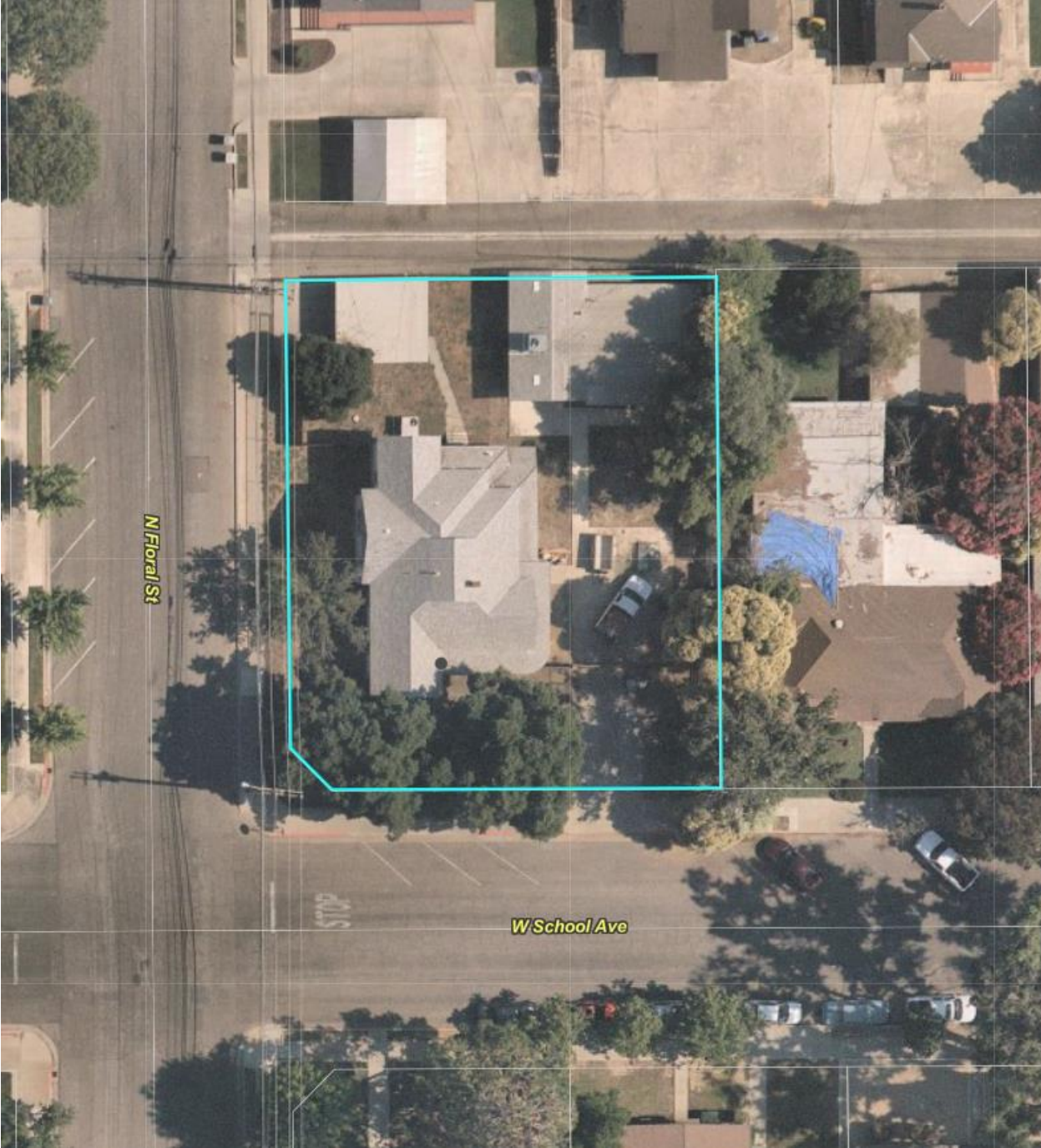
To conclude this operational report I, as the project agent, would like to comment on the individuals, the Client/Owners, that are seeking to get your approval for this project.

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.

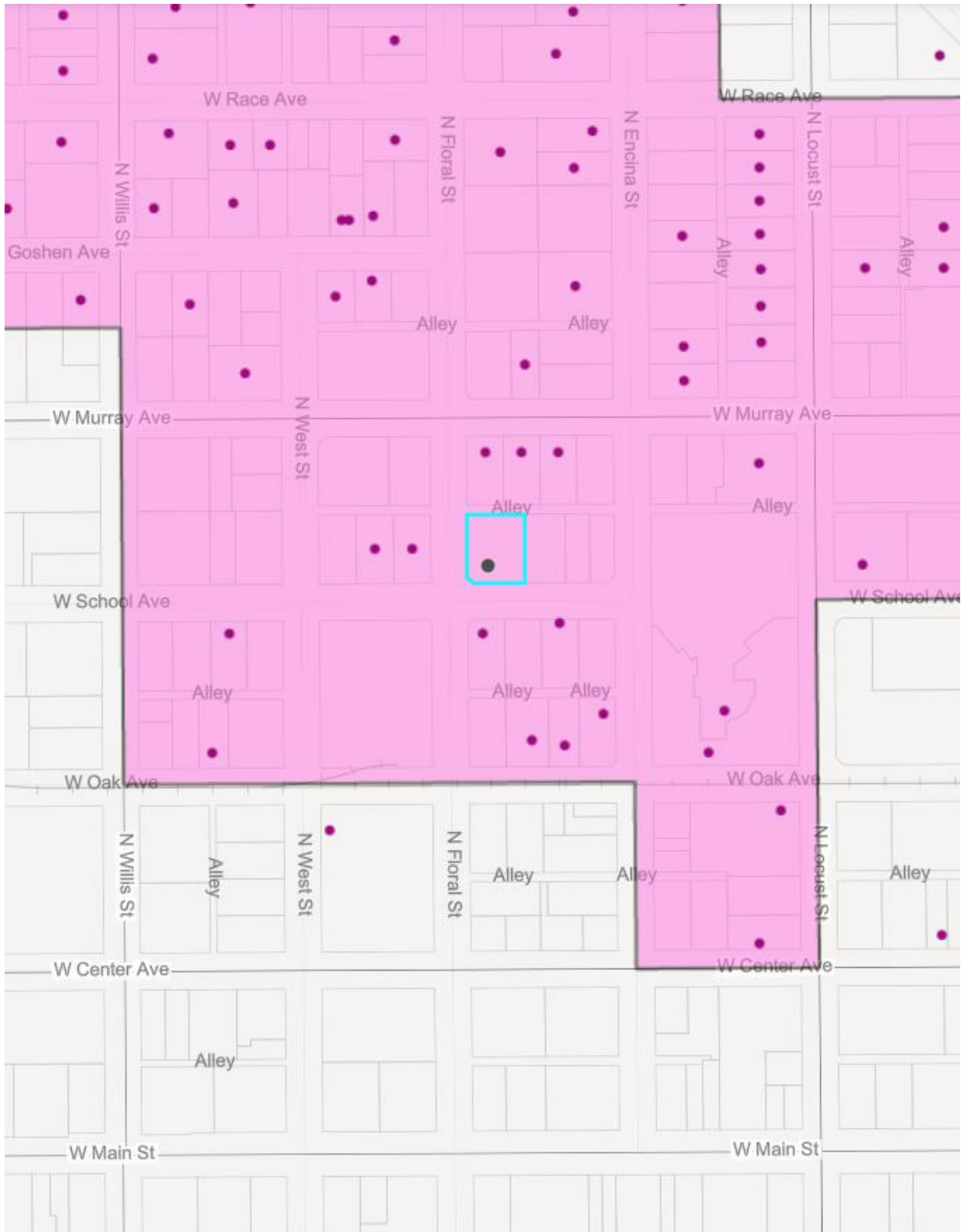
As for myself, I have grown up living in Ivanhoe until I married and moved to Visalia. So basically, I have been in the area for almost 68 years. I have a great interest in the local history of this area. I graduated from The College of the Sequoias in 1975 with an Associates Degree in architecture. 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





**AERIAL MAP**



**HISTORIC DISTRICT AND LOCAL REGISTER MAP**