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AGENDA

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION REGULAR MEETING – 6:30 P.M. CITY COUNCIL CHAMBERS November 21, 2024

Angela McDonald, Chair
Annalissa Quismorio
Ann Adams
Brendan Riley
Jared Chacon
Joshua Sosa
Tanya Hall

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom. City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

IMPORTANT NOTICE

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Architectural Heritage and Landmarks Commission without prior notice for an item not listed on the AGENDA, no specific answers or responses should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary of the Architectural Heritage and Landmarks Commission prior to the consideration of the item or raise their hand via ZOOM:(<https://ZoomRegular.Cityofvallejo.net>) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Architectural Heritage and Landmarks Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Architectural Heritage and Landmarks Commission will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

Appeal Rights: The applicant or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendition of the decision of the Architectural Heritage and Landmarks Commission, by filing a written appeal with the Director of Planning and Development Services. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Architectural Heritage and Landmarks Commission. Such appeal shall not be timely filed unless it is actually received by Director of Planning and Development Services or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Architectural Heritage and Landmarks Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.



The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. CONSENT CALENDAR AND APPROVAL OF THE AGENDA AND MINUTES

Upon motion of any Commissioner, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Commissioner objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Commission shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

A. APPROVAL OF THE AGENDA

B. APPROVAL OF THE MINUTES

- i. July 18, 2024 – Regular Meeting

C. APPROVAL OF CONSENT CALENDAR - None

5. REPORT OF THE CITY COUNCIL LIAISON

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

6. COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the Architectural Heritage and Landmarks Commission for which another opportunity to speak is not provided on the agenda and which is in the jurisdiction of the Architectural Heritage and Landmarks Commission to resolve may do so in person by submitting a completed speaker's card to the Secretary or via ZOOM:(<https://ZoomRegular.Cityofvallejo.net>), or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first. When called upon, each speaker should step to the podium, state his/her name for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to a maximum of three minutes pursuant to Vallejo Municipal Code Section 2.02.300.*

7. PUBLIC HEARING

A.

PROJECT NAME:	128 Carolina Street - New Single-Family Residence
PROJECT SUMMARY:	The project consists of a new two-story 1,732 square foot single-family residence, with an attached 280 square-foot one-car garage on a vacant lot within the Saint (St.) Vincent Historic District. Access to the garage is proposed off Lozier Alley. The residence façade has been designed with Hardie lap siding and wood accent brackets both painted different shades of gray, with black vinyl windows. The project also includes 1,250 square feet of new landscaping along Carolina Street and throughout the site.
Project Number(s):	Certificate of Appropriateness (COA22-0007) Development Review (DVR22-0031)
PREPARED BY:	Laura Solomon, Associate Planner
LOCATION:	128 Carolina Street / APN: 0055-121-120
APPLICANT:	Rob Kelly/ Mario Vazquez
OWNER:	Luis Rivera
GENERAL PLAN LAND USE DESIGNATION:	Primarily Single Family (R-SF)
ZONING DISTRICT:	Residential Low Density (RLD)
HISTORIC DISTRICT:	St. Vincents Historic District
CEQA:	The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) (Class 3, "New Construction or Conversion of Small Structures").
RECOMMENDATION:	Staff recommends that the Architectural Heritage and Landmarks Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section and 15303(a) and adopt a resolution to approve Certificate of Appropriateness (COA#22-0007) and Development Review (DVR22-0031) based on the findings and conditions contained herein.

B.

PROJECT NAME: 316 Florida Street - New Single-family Residence

PROJECT SUMMARY: The project consists of a new two-story 3,247 square foot single-family residence with a detached 800 square-foot four-car garage and an 800 square-foot Accessory Dwelling Unit above, on a vacant lot within the Saint (St.) Vincent Historic District. The residence façade is proposed to have James Hardie siding painted beige, black James Hardie roof fascia board with natural wood accent brackets, vinyl windows, and a stone veneer accent below the front porch. The project would retain the existing street tree and also include 1,724 square feet of new drought-tolerant landscaping along Florida Street and throughout the site.

Project Number(s): Certificate of Appropriateness (COA24-0002)
Development Review (DVR24-0004)
Landscape Review (LR24-0004)
Exception Permit (EXC24-0010)

PREPARED BY: Laura Solomon, Associate Planner

LOCATION: 316 Florida Street / APN: 0055-104-180

APPLICANT: Maxwell Beaumont

OWNER: Pro Player Investments

GENERAL PLAN LAND USE DESIGNATION: Primarily Single Family (R-SF)

ZONING DISTRICT: Residential Low Density (RLD)

HISTORIC DISTRICT: St. Vincents Historic District

CEQA: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (A) (Class 3, "New Construction or Conversion of Small Structures").

RECOMMENDATION: Staff recommends that the Architectural Heritage and Landmarks Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15303(a), and adopt a resolution to approve Certificate of Appropriateness (COA24-0002), Development Review (DVR24-0004), Landscape Review

(LR24-0004) and Exception Permit (EXC24-0010), based on the findings and conditions contained herein.

C.

PROJECT NAME:

Hospital Building (H1) Modifications at Touro University

PROJECT SUMMARY:

The proposed project includes exterior alterations to an existing institutional building, (Hospital Building (H1)) now part of the Touro University campus. The proposal consists of the rehabilitation of the northeast building façade, installation of new roofing, reconstruction of the porte-cochère to match the original condition, and removal of existing arch bridge walkways between adjacent buildings.

PROJECT NUMBER(S):

Certificate of Appropriateness (COA #23-0006)

PREPARED BY:

Robby Thacker, Principal Planner

LOCATION:

1310 Club Drive (APN: 0066-170-010)

APPLICANT:

Umoja Akbar, TW Architects

OWNER:

Touro University

**GENERAL PLAN LAND USE
DESIGNATION:
ZONING DISTRICT:**

District – Mare Island

SP-4 Mare Island

CEQA:

The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15331 (Class 31 “Historic Resource Restoration /Rehabilitation”).

RECOMMENDATION:

Staff recommends that the Architectural Heritage and Landmark Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15331 (Class 31 “Historical Resource Restoration/Rehabilitation”) and approve Certificate of Appropriateness (COA23-0006) based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

8. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

9. REGULAR REPORTS

A. SECRETARY’S REPORT

The Secretary may, from time to time, report on items that may be of interest to the

Commission and the general public.

1. 1 Kentucky Street
2. Mare Island Flagpole

B. CITY ATTORNEY'S REPORT

The City Attorney may, from time to time, report on items that may be of interest to the Commission and general public.

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

The Chairperson and any Commissioner may, from time to time, wish to make certain announcements, request information from staff, and to report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF THE ADHOC SUBCOMMITTEES

1. Records/Resources ADHOC Subcommittee
2. Goal Setting ADHOC Subcommittee
3. Review of Vallejo Municipal Code Chapter 16.614 – Architectural Heritage and Historic Preservation

10. OTHER AGENDA ITEMS

A. Potential Formation of Additional Subcommittees

1. Possible AHLC workplan/budget request
2. Discuss Secretary of the Interior's Standards
3. Discuss and make recommendations for ministerial process for non-contributing homes.

B. Future Agenda Items.

1. Future Presentations

11. ADJOURNMENT

I, Dalia Vidor, Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Architectural Heritage and Landmarks Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Monday, November 18, 2024

Dalia Vidor

Dated: November 18, 2024

Executive Secretary

MINUTES

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION REGULAR MEETING – 6:30 P.M.

July 18, 2024

1. **CALL TO ORDER**

The meeting was called to order by Chair McDonald at 6:31 pm

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Chair McDonald, Vice-Chair Hall, Commissioners Adams, Riley, Chacon, Hall, Quismorio

Absent: Commissioner Sosa, and Quismorio

Staff present: Planning and Development Services Director Pollot and Planning Manager Orozco

4. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

A. APPROVAL OF THE AGENDA

Motion: Moved by Commissioner Adams, Seconded by Commissioner Riley, to approve the July 18, 2024, agenda; with the following vote:

Vote:

AYES:	Chair McDonald, Vice-Chair Hall, Commissioner Adams, Riley, and Chacon
NOES:	None
ABSENT:	Commissioner Sosa and Quismorio
ABSTAIN:	None

B. APPROVAL OF THE MINUTES

i. May 16, 2024 – Regular Meeting

Motion: Moved by Commissioner Riley, Second by Commissioner Vice-Chair Hall, to approve the minutes of the May 16, 2024 - regular meeting; with the following vote:.

Vote:

AYES:	Chair McDonald, Vice-Chair Hall, Commissioner Adams, and Riley
NOES:	Commissioner Chacon
ABSENT:	Commissioner Sosa and Quismorio
ABSTAIN:	None

C. APPORVAL OF CONSENT CALENDAR - None

5. REPORT OF THE CITY COUNCIL LIAISON - None

6. COMMUNITY FORM – None

7. PUBLIC HEARING

A. Project Number: Certificate of Appropriateness (COA23-0008)

Project Location: 721 York Street, Vallejo CA 94590 / APN:0056-233-030

Summary: The project involves the removal of a 291 square-foot ground floor wooden deck, a 184-square-foot first-floor wooden deck, and a flight of stairs that connect the two decks (see figure 3). The wooden decks will be replaced with a new 291-square-foot ground floor and a 141-square-foot first-floor deck. The decks will be surrounded by a 42-inch-tall handrail and a new staircase will be constructed between the first floor and the ground floor adjacent to the home. New concrete footings will be installed to support the posts for both the ground-floor and first-floor decks.

Planning Manager Orozco presented the item to the commission.

Commissioners asked questions and staff responded.

Chair McDonald opened the public hearing.

Speakers – None

Chair McDonald closed the public hearing.

The Commission deliberated the merits of the project, and a motion was made:

Motion: Commissioner Chacon, Second by Commissioner Riley, made a motion to adopt a resolution to approve Certificate of Appropriateness (COA23-0008) based on the findings and conditions; with the following vote:

Vote:

AYES: Chair McDonald, Vice-Chair Hall, Commissioner Adams, Riley, and Chacon

NOES: None

ABSENT: Commissioner Sosa and Quismorio

ABSTAIN: None

8. WRITTEN COMMUNICATIONS

Staff provided the commission the written communication provided by Jimmy Ghenn regarding the Herbert House on how the city needs to appraise it and sell it to save it.

9. REGULAR REPORTS

A. SECRETARY'S REPORT

- i. **1 Kentucky Street**
- ii. **Mare Island Flagpole**

Planning Manager Orozco provided an update on the Herbert House on getting appraisal and survey for the site, the Mare Island Flagpole conversation is continuing repairing existing or replacing, an update was provided on future agenda item of the improvements to the Naval Chapel, Quarters A and the Servants quarters, Planning and Development Services Director Pollot was introduced to the Commission and provided an update on staffing levels.

B. CITY ATTORNEY'S REPORT – None

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Commissioner Riley commented on the updated façade of the building downtown.

Chair McDonald reminded the commission regarding the National Night Out celebration coming up August 6, 2024.

D. REPORT OF THE SUBCOMMITTEES

- i. Records/Resources Subcommittee

Chair McDonald requested the contact information of Vice-Chair Hall and Commissioner Adams.

- ii. Goal Setting Subcommittee

Commissioner Chacon requested the contact information of Commissioner Riley and Quismorio.

- iii. Review of Vallejo Municipal Code Chapter 16.614 – Architectural Heritage and Historic Preservation.

10. OTHER AGENDA ITEMS

A. Potential Formation of Additional Subcommittees

- i. Possible AHLC workplan/budget request
- ii. Review of the Secretary of the Interior's Standards
- iii. Create a ministerial process for non-contributing homes.

B. Future Agenda Items

- i. Future Presentations

11. ADJOURNMENT

The meeting was adjourned at 7:13 p.m.

ANGELA MCDONALD, CHAIR

ATTEST:

CESAR OROZCO, SECRETARY



DATE: November 21, 2024 Item No. 7A
TO: Architectural Heritage and Landmarks Commission
FROM: Laura Solomon, Associate Planner
SUBJECT: 128 Carolina Street - New Single-Family Residence - Certificate of Appropriateness (COA22-0007) and Development Review (DVR22-0031)

PROJECT INFORMATION

Project summary: The project consists of a new two-story 1,732 square foot single-family residence, with an attached 280 square-foot one-car garage on a vacant lot within the Saint (St.) Vincent Historic District. Access to the garage is proposed off Lozier Alley. The residence façade has been designed with Hardie lap siding and wood accent brackets both painted different shades of gray, with black vinyl windows. The project also includes 1,250 square feet of new landscaping along Carolina Street and throughout the site.

Project Number(s): Certificate of Appropriateness (COA22-0007)
Development Review (DVR22-0031)

Location: 128 Carolina Street / APN: 0055-121-120

Applicant: Rob Kelly/ Mario Vazquez

Owner: Luis Rivera

General Plan Land Use Designation: Primarily Single Family (R-SF)

Zoning District: Residential Low Density (RLD)

Historic District: St. Vincents Historic District

CEQA: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) (Class 3, “New Construction or Conversion of Small Structures”).

RECOMMENDATION

Staff recommends that the Architectural Heritage and Landmarks Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section and 15303(a) and adopt a resolution to approve Certificate of Appropriateness (COA#22-0007) and Development Review (DVR22-0031) based on the findings and conditions contained herein.

BACKGROUND AND DISCUSSION

Background

On August 22, 2022, Rob Kelly and Mario Vazquez, the applicants, on behalf of Luis Rivera, the property owner, applied for a Certificate of Appropriateness for the development of a new single-family residence on a vacant parcel located at 128 Carolina Street. The project plans were routed to various city departments and outside agencies for their review and the application was determined to be complete by the City on September 15, 2023.

Location and Land Use Context

The project site is located off Carolina Street between Butte Street and Branciforte Street. It is surrounded by existing residential uses. The subject site is bounded by residential uses and Lozier Alley to the north, residential uses and Branciforte Street to the east, Carolina Street and multi-unit residential to the south and residential uses and Butte Street to the west.

State Route 37 is approximately 1.25 miles to the north, Sonoma Boulevard/State Route 29 is approximately 0.3 miles to the east and Interstate 80 (I-80) is approximately 1.75 miles to the east from the subject property. Each provide regional access while Carolina Street and Lozier Alley provide direct access to the project site. The immediate vicinity of the project site is characterized by existing residential uses (see Figure 1 in Attachment 4). The site's General Plan 2040 Land Use Designation is Primarily Single-Family (P-SF), and the site is zoned Residential Low Density (RLD), which implements the P-SF Land Use designation.

St. Vincent Historic District

The St. Vincent Historic District was formally listed in the National Register of Historic Places as the Vallejo Old City Historic District in 2003. The district is generally bounded by Mare Island Way and Butte Street to the west, Marin Street and properties adjacent to Sonoma Boulevard to the east, Quincy Alley to the north and Florida Street, Carolina Street and Kissel Alley to the south (see figure 2 in attachment 4). The district is comprised of mid-nineteenth to late-twentieth century residences, including examples of the Greek & Gothic Revival, Vernacular; Late Victorian such as Italianate, Queen Anne, Eastlake, Shingle Style; along with Colonial Revival, Tudor Revival, Mission, Craftsman, Prairie and Art Deco Styles. The period of significance is from 1868 to 1947.

Project Description

The project consists of a new two-story 1,732 square foot single-family residence with an attached 280 square-foot one-car garage on an existing, currently vacant 3,200 square-foot lot off Carolina Street (see Figure 3 in Attachment 4). The residence is proposed with an overall building height of 24 feet and includes three bedrooms and two and one half-bathrooms. The new residence façade incorporates Hardie lap siding painted Benjamin Moore – New Hope Gray, bay windows facing Carolina Street, black vinyl windows and gray asphalt shingles. The project also includes 1,250 square feet of new landscaping along Carolina Street and throughout the site (see Attachment 3).

The subject site currently slopes from the southwest corner to the northeast corner. The average slope for the site is 22.62 percent, as calculated using the contour line method in accordance with VMC Section 16.212.01 (A.1).

Code Compliance:

I. Required Entitlements

The project requires the following approvals under the Vallejo Municipal Code (VMC):

- Certificate of Appropriateness¹ is required for a proposed single-family dwelling within the Saint Vincents Historic District, to be reviewed and approved by the Architectural Heritage and Landmarks Commission. VMC Section 16.614.09 – Certificate of Appropriateness, states “a certificate of appropriateness shall be required prior to the construction, demolition, alteration, or relocation of, or addition to, any main or accessory structure or other designated feature in a historic district, or on the property of a designated landmark.” Additionally, VMC Table 16.614-A: Review Authority and Public Notice provides that all new principal structures shall be reviewed by the Architectural Heritage and Landmark Commission (AHLC).
- Development Review (DVR)² is required for all permits for new construction. VMC Section 16.605.02 (A.1) procedures for a DVR states “when a development project requires a use permit, variance, or any other discretionary approval, the development review application shall be submitted to the planning division as part of the application for the use permit, variance, or other discretionary approval development review decisions shall be made by the review authority for the use permit, variance or any other discretionary permit. such as for a proposed single-family residence.” The AHLC will review and act on both the Certificate of Appropriateness and the DVR.

Provided the AHLC approves the Certificate of Appropriateness and DVR, the Planning and Development Services Director would be required to take action on a Hillside Development Permit for development of the site, since it has an average slope of 15 percent of greater.

II. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Primarily Single Family (R-SF). The General Plan characterizes this designation as follows:

The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is nine dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, maximum permitted residential density is 12 dwelling units per acre.

¹ VMC Chapter 16.614.09 – Certificate of Appropriateness

² VMC Chapter 16.605 – Development Review

The project is consistent with the R-SF land use designation in that it proposes a detached single-family home with both a front and rear yard surrounded with existing residential development. A total of 0.89 units is allowed on the subject 3,250 square-foot lot. VMC Section 16.104.02 (A) General Rounding states, “fractions of one-half (0.5) or greater must be rounded up to the nearest whole number, and fractions of less than one-half (0.5) must be rounded down to the nearest whole number, except as otherwise provided.” The allowed number of units is therefore rounded up to a maximum of one unit permitted on the subject 3,250 square-foot lot.

Additionally, the project is consistent with applicable General Plan 2040 policies and actions, such as Policy NBE-1.11 - Historic Districts and NBE-2.8 - Infill Development (refer to Table 4 of Attachment 2).

III. Zoning Code Consistency

The project site has a zoning designation of Residential Low Density (RLD). The Zoning Code provides the following description for the RLD Zoning District:

The RLD Zoning District is for low-density residential areas in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the primary use. Other residential types including cottages and bungalows around courts may be seen in this district as well as small neighborhood serving retail. This district also allows a variety of neighborhood supportive services, public and educational facilities, open spaces and community facilities. The maximum permitted residential density is nine dwelling units per acre, excluding accessory dwelling units.

According to VMC Table 16.301 – A: Land Use Regulations, Single-Family, Detached is a permitted use in the Residential Low Density zoning district. The subject site is considered a legal non-conforming lot due to it being less than the minimum 5,000 square foot lot. VMC Section 16.105.05 – Non-conforming lots states, “C. A non-conforming lot within a residential zoning district shall conform to the maximum allowable density of that zoning district. However, at a minimum, one single-unit dwelling unit and customary accessory buildings may be established on a non-conforming lot, provided the unit and accessory buildings conform to the current standards of the zoning district.”

The project is consistent with the applicable development standards in the RLD zoning district, such as setbacks, density, height, landscaping requirements, etc. (refer to Table 2 in Attachment 2). In addition to the standards mentioned above, the project is subject to the objective design standards for single unit housing (detached and attached) such as building entrances, street facing, building elevations, garage frontage, paving, and driveways (see Table 3 in Attachment 2 for compliance).

IV. Required Findings

Certificate of Appropriateness: VMC Section 16.614.09 (E), requires the review authority to make the applicable findings prior to granting the Certificate of Appropriateness:

1. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the historic district or landmark.

2. For projects located in a historic district, the proposed project is consistent with any conservation plan or specific plan adopted for the historic district.
3. For projects that require demolition, the architectural heritage and landmarks commission shall also find, as applicable:
 - a. It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost.
 - b. The retention of the structure constitutes a hazard to public safety.
 - c. The structure is a deterrent to a major improvement program which substantially benefits the city.
 - d. Retention of the structure in the judgment of the commission is not in the interest of the majority within the historic district.
 - e. Conditions of Approval. The director may impose or recommend that the architectural heritage and landmarks commission impose, such conditions in a certificate of appropriateness that are necessary to accomplish the purposes of this code and prevent or minimize adverse impacts upon the public. These conditions shall run with the land and not be affected by a change in ownership.

Development Review: Required Findings: VMC Section 16.605.03 requires the review authority to make the applicable findings prior to granting the Development Review:

1. Complies with all applicable specific standards and criteria of this Zoning Code;
2. Is consistent with the general plan and any applicable approved specific plan or planned development;
3. Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a major or minor use permit, variance, specific plan, planned development, or tentative map applicable to the project or the location where it is proposed;
4. Is in substantial compliance with any applicable adopted design guidelines;
5. Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered;
6. Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area; and
7. That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

Staff believes all the applicable Certificate of Appropriateness and Development Review findings above can be made for the proposed project. The specific findings and recommended statements of fact are incorporated into the attached Resolution in the Attachment 1 of this report. Below is a summary of the staff analysis of the project, separated by subject to facilitate review by the AHLC.

Architecture

As proposed, the project would be consistent with the development standards found in VMC Chapter 16.202. The architectural style proposed would be compatible with the existing residential neighborhood within the St. Vincent's Historic District. The development on the vacant narrow lot has been designed in a way to comply with the required setbacks, and the façade facing Carolina Street would be visually interesting due to the inclusion of a projected covered porch at the primary entrance as well as bay windows, and wooden architectural details of accent brackets and pickets.

Landscaping

The VMC requires 20% of the front yard to be landscaped and to have at least one street tree per every 50 feet of frontage. The proposed project has a 25-foot frontage which would include two trees and 282 square feet of landscaping in the front yard adjacent to Carolina Street. Throughout the site, there would be a total of 1,250 square feet of new drought-tolerant landscaping including fruit trees, lavender, rosemary and walkable kurapia groundcover.

Department of Interior Standards for the Rehabilitation of Historic Properties

Pursuant to VMC Section 16.38.260, any new construction within the St. Vincent's Historic District requires a Certificate of Appropriateness. The St. Vincent's Historic District has no formal, adopted design guidelines for new construction.

In 1976, the Federal Government created the Secretary of the Interior's Standards for Rehabilitation ("Secretary's Standards"), which were formally published in 1978 for use in evaluating rehabilitation work in historic districts. The Secretary's Standards provided government officials, architects and homeowners with standardized guidance that could be provided country-wide when faced with rehabilitation and new construction in historic districts. In July of 1985, the AHLC waived the 1973 guidelines and informally adopted the Secretary's Standards for use in evaluating new construction within the Architectural Heritage District.

The Secretary's Standards are generally silent on entirely new structures. Nonetheless, they do include the following statements that staff has used to evaluate the proposed single-family residence (the standards are in bold, and staff's determination follows in italics):

- **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

The proposed single-family residence is being constructed to be visually consistent with the neighborhood due to features such as siding, roof style, and double-hung windows, yet clearly recognizable as a modern building. The building would be constructed with modern materials such as Hardie board siding and metal garage doors. Recreating a false sense of historical features is discouraged with new construction. The proposed

single-family residence is proposed to have similar scale and mass, height, setbacks and materials as homes within the district.

- **Not recommended: Introducing a new building, streetscape or landscape feature that is out of scale, or otherwise inappropriate to the setting's historic character.**

The proposed single-family residence contributes to the character of neighborhood by respecting the scale and mass, site location, height, materials and orientation to other residences in the 100 block of Carolina Street, Lozier Alley, and the St. Vincent's District in general. The height of the proposed building is 24 feet and nine inches, which is consistent with the average building height of 24 feet of buildings in close vicinity to the subject property. The location of the proposed building facing the street and its garage doors are orientated toward the alley to capture key characteristics of the neighborhood. The proposed setback from the front property line is consistent to the steep front yards of the other residences in the 100 block of Carolina Street. The single-family residence will be visually compatible with the existing neighborhood due to the proposed materials horizontal lap siding and wood accents, with a covered porch surrounding the primary entrance, asphalt roof shingles and a combination of double-hung, slider and a large bay window structure encompassing both the first and second floors. Window and door placements on the proposed residence continues the established building rhythms along Carolina Street.

- **Not recommended: Introducing new construction into a historic district that is visually incompatible or that destroys historic relationships within the district or the neighborhood.**

As stated above, the proposed single-family residence would not be visually incompatible or destroy historic relationships within the district or the neighborhood. The single-family residence would be visually compatible with the existing neighborhood due to the proposed materials horizontal lap siding and wood accents, with a covered porch surrounding the primary entrance, asphalt roof shingles and a combination of double-hung, slider and a large bay window structure encompassing both the first and second floors.

Overall, the proposed project would be consistent with the existing streetscape of Carolina Street where there is a mix of architectural styles that range from Side Gable Vernacular and Modern Traditional, to more opulent Queen Anne and Eastlake buildings. The proposal would be architecturally compatible to the existing neighborhood however; it would clearly be perceived as 21st century construction.

Notice And Comments

On November 7, 2024, pursuant to VMC Section 16.602.08 – Noticing, a 14-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the subject property, and any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the AHLC, the applicant and property owner.

Staff has not received any comments or question as of writing this report.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the CEQA Guidelines (Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15303 (a) (Class 3, "New Construction or Conversion of Small Structures"). The project includes the construction of a new single-family residence.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

Conclusion:

Based on the analysis contained in this staff report and the project's consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the AHLC find the project exempt from environmental review pursuant to CEQA Guidelines Section 15303(a) and approve Certificate of Appropriateness (COA #22-0007) and Development Review (DVR22-0031) subject to the Conditions of Approval provided as Exhibit A to the Resolution.

Expiration

Pursuant to VMC Section 16.602.12(A.2), approval of this Certificate of Appropriateness shall automatically expire 24 months after its approval unless authorized construction has commenced prior to the expiration date (November 21, 2026; if approved at this meeting).

Appeal Procedure

VMC Section 16.602.14, Appeals, the applicant, or any party adversely affected by the decision of the AHLC may, within ten days after the rendering of the decision of the AHLC appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

Levine Act: Government Code 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

ATTACHMENTS

1. Resolution No. AHLC 24-Xx
 - A. Exhibit A – Conditions of Approval
2. Supporting Information – Tables and Images
3. Project Plans
4. Material Board

CONTACT

Laura Solomon, Associate Planner
(707) 648-5436
Laura.solomon@cityofvallejo.net

**CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION**

RESOLUTION #24-__

**A RESOLUTION APPROVING CERTIFICATE OF APPROPRIATENESS (COA) #22-0007 AND
DEVELOPMENT REVIEW (DVR) #22-0031 TO DEVELOP AT NEW SINGLE-FAMILY
RESIDENCE**

**128 CAROLINA STREET
APN: 0055-121-120**

RECITALS

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property which is the subject of the above-referenced proposed entitlements (Subject Property) has a General Plan 2040 land use designation of Primarily Single-Family; and

WHEREAS, on July 22, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, the Subject Property is located in the Residential Low Density Zoning District; and

WHEREAS, on August 22, 2022, Rob Kelly and Mario Vazquez, applicant, on behalf of Luis Rivera, property owner, filed Certificate of Appropriateness (COA22-0007) and Development Review (DVR#22-0031) application ("application"), seeking approval for the construction of a new single-family dwelling and associated site improvements on a vacant lot at 128 Carolina Street (APN:0055-121-120) located in the St. Vincents Historic District; and

WHEREAS, on November 7, 2024, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property and electronically mailed to the members of the Architectural Heritage and Landmark Commission and to the applicant; and

WHEREAS, on November 21, 2024, the City of Vallejo Architectural Heritage and Landmarks Commission ("Commission"), after giving all public notices required by State law and the Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on the record of proceedings, the Commission makes the following findings:

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The project is categorically exempt from the provisions of the California Environmental Quality Act ((CEQA) Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15303 (Class 3, "New Construction or Conversion of Small Structures"). The project proposes new construction within a historic district.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

II. **FINDINGS RELATING TO THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS PERMIT (VMC Section 16.614.09.E)**

A. **The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the Historic District or Landmark.**

FACTS IN SUPPORT: The Secretary of the Interior's Standards for Rehabilitation are applicable to the project and are as follows:

1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Not Applicable. As this project proposes new construction of a single-family dwelling on a vacant lot within an established residential neighborhood, it proposes no changes to the use of a building, or character-defining materials, architectural details, therefore, Rehabilitation Standard 1 is not applicable.

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Not Applicable. As this project is new construction on a vacant lot, no historic character of the property needs retention or preservation. Since nothing is being removed from the site, Rehabilitation Standard 2 is not applicable.

3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

As this project is new construction on a vacant lot, it proposes no conjectural features or architectural elements from other buildings or historic periods. The proposed architectural style is compatible with the features, size, scale, and massing of the surrounding neighborhood, which will protect the integrity of the property and its environment. The proposed project complies with Rehabilitation Standard 3.

4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

There are no documented changes that have occurred at the property that would result in acquired historic significance. The proposed project complies with Rehabilitation Standard 4.

5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Not Applicable. As this project is new construction on a vacant lot, there is no preservation of distinctive materials and therefore, Rehabilitation Standard 5 is not applicable.

- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

As this project is new construction on a vacant lot, it proposes no replacement of missing features. As proposed, the architectural design will be cohesive within the established neighborhood by matching materials such as horizontal siding and simple wood details accenting the front façade. The proposed project complies with Rehabilitation Standard 6.

- 7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Not Applicable. The project proposes new construction on a vacant lot. Rehabilitation Standard 7 does not apply to the proposed project.

- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Not Applicable. The project proposes new construction on a vacant lot, therefore, there is a low chance of encountering archaeological resources. Rehabilitation Standard 8 does not apply to the proposed project.

- 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

As this project is new construction on a vacant lot, it will not destroy historic materials, features, or spatial relationships that characterize the property. The proposed architectural style is compatible with the features, size, scale, and massing of the surrounding neighborhood, which will protect the integrity of the property and its environment. The proposed project complies with Rehabilitation Standard 9.

- 10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed new construction has been designed in such a way as to retain the form and integrity of the property and its environment. The proposed project complies with Rehabilitation Standard 10.

- B. For projects located in a Historic District, the proposed project is consistent with any conservation plan or specific plan adopted for the Historic District.**

The project site is within the St. Vincent's Historic District for which there is no adopted conservation plan or specific plan.

- C. For projects that require demolition, the Architectural Heritage and Landmarks Commission shall also find, as applicable: (a) It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost. (b) The retention of the structure constitutes a hazard to public safety. (c) The structure is a deterrent to a major improvement program which substantially benefits the City. (4) Retention of the structure in the judgment of the commission is not in the interest of the majority within the Historic District.

Not applicable. There is no demolition proposed as part of this project.

III. Development Review Findings

VMC Section 16.605.03 ("Findings Required") requires the decision hearing body make the following findings prior to granting a Development Review approval (the findings are in bold, and staff's determination follows in *italics*):

- 1. Complies with all applicable specific standards and criteria of this Zoning Code.**

The proposed project is located on a property zoned Residential Low Density (RLD). The RLD zone is intended for low-density residential areas in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the primary use. The project is consistent with the RLD zoning district in terms of land use, in that it involves the construction of a new single-family residence within an established neighborhood. The project is consistent with the applicable development standards, such as setbacks, lot coverage, building height, objective design standards, etc. as outlined in VMC Title 16, as proposed and conditioned.

- 2. Is consistent with the General Plan and any applicable approved Specific Plan or Planned Development.**

The site has a General Plan designation of Primarily Single Family (R-SF), which is consistent with the current RLD zoning of the site. The R-SF General Plan designation applies to residential neighborhoods primarily characterized by detached single-family homes. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is 12 dwelling units per acre. The proposed new dwelling is consistent with the permitted density range. The project is consistent with R-SF land use designation in that it involves the construction of a single-family residence within an established neighborhood that is primarily characterized by a mixture of detached single-family residences or multifamily residential. The buildings and its uses are consistent with applicable actions and policies of the General Plan, such as Policy NBE-1.11 - Historic Districts and NBE-2.8 - Infill Development, and the General Plan Designation.

- 3. Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a Major or Minor Use Permit, Variance, Specific Plan, Planned Development, or tentative map applicable to the project or the location where it is proposed.**

The proposed single-unit dwelling and associated improvements will be consistent with the applicable development standards outlined in VMC Title 16 as proposed and

conditioned. Since the subject parcel is within the St. Vincents Historic District, the required Certificate of Appropriateness is also under review with this project. A Minor Use Permit, required to process the Hillside Development standards for development on a slope greater than 15%, is under review as part of this project, to be approved by the Director.

4. Is in substantial compliance with any applicable adopted design guidelines.

VMC Section 16.202.03 – Design Standards for single-unit housing (detached and attached), provides objective and subjective design standards as detailed in Table 3 of Attachment 2. As proposed, the dwelling complies with all applicable development and design standards for single-unit dwellings within the RLD zone.

5. Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered.

The proposed dwelling has been designed with consideration to the existing structures within the nearby vicinity. The dwelling features comparable setbacks (to the extent feasible with current setback standards) and massing and incorporates desirable features such as a covered front porch, high degree of fenestration, quality exterior materials, and landscaping improvements which overall relate well to other structures in the neighborhood. The new dwelling will fill a currently vacant lot within an existing neighborhood and will work to complete the urban framework of the neighborhood.

6. Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area.

The proposed project demonstrates thoughtful site planning in that it meets all applicable development standards required and as conditioned, and the proposed dwelling is sited to blend with the existing adjacent structures with respect to setback, massing, and architectural design. Therefore, it will serve to protect the value of private and public investments in the area.

7. That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this Chapter.

The proposed project is exempt under Section 15303 (a) (Class 3 “New Construction”) of the CEQA Guidelines. Furthermore, the City has considered whether any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on an open a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

III. RESOLUTION APPROVING THE PROJECT AT 128 CAROLINA STREET:

NOW, THEREFORE, LET IT BE RESOLVED that the Architectural Heritage and Landmark Commission hereby finds the project to be exempt from environment review pursuant to CEQA Guidelines, Section 15303(c) (Class 3: "New Construction or Conversion of Small Structures") and, APPROVES Certificate of Appropriateness (COA#22-0007) and Development Review (DVR#22-0031) based on the analysis contained in the staff report and the findings contained herein and subject to the Conditions of Approval attached as an exhibit.

VII. VOTE

PASSED AND ADOPTED at a regular meeting of the Commission of the City of Vallejo, State of California, on the 21st day of November 2024 by the following vote to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ANGELA MCDONALD, CHAIRPERSON
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

CESAR OROZCO, SECRETARY
City of Vallejo Architectural Heritage and Landmarks Commission

CONDITIONS OF APPROVAL

CERTIFICATE OF APPROPRIATENESS (COA22-0007) DEVELOPMENT REVIEW (DVR22-0031) 128 CAROLINA STREET APN # 0055-121-120

PERMIT DESCRIPTION: The project consists of a new two-story 1,732 square foot single-family residence, with an attached 280 square-foot one-car garage on a vacant lot within the Saint (St.) Vincent Historic District. Access to the garage will be off Lozier Alley. The residence façade will have Hardie lap siding and wood accent brackets both painted different shades of gray, with black vinyl windows. The project also includes 1,249.52 square feet of new landscaping along Carolina Street and throughout the site.

A. **PLANNING DIVISION**

Laura Solomon, Associate Planner | laura.solomon@cityofvallejo.net | (707) 648-5391

Pre-Building Permit:

1. Prior to building permit submittal, this project must receive approval of the required Minor Use Permit (MUP23-0018) per Vallejo Municipal Code Chapter 16.212 - Hillside Development Standards.
2. Prior to building permit submittal, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate further development of the project. The approved conditions shall also be included with the building permit set, after the cover sheet.
3. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning entitlement.
4. Prior to building permit issuance, the Planning Division shall confirm that the building permit, grading permit and all other drawings and documents substantially conform with the documents and/or representations, whether oral or written that were presented to and approved by the Planning and Development Services Director. Pursuant to VMC 16.602.10.b the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or submitted during the approval process shall be deemed conditions of approval. Any approval may be subject to requirements that the applicant guarantees, warranties, or ensures compliance with the plans and conditions in all respects.

During Construction:

5. Construction activities shall be managed in compliance with the following requirements:
 - a. Site Watering. During the construction of a project, all portions of the site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered.
 - b. Maintenance. Streets and sidewalks shall be made dirt free at the completion of construction.
 - c. Noise. All construction and transport equipment shall be muffled in accordance with state and federal laws.
 - d. Emissions. Construction and transport equipment shall be operated to minimize exhaust emissions. During construction, trucks and equipment should be running only when necessary.

- e. Hours of Operation. Grading and pile driving operations within ¼ mile of residential units shall be limited to between 8:00 am and 5:00 p.m. on weekdays to ensure compliance with the requirements for construction activity in Subsection 16.502.12.D.1., Maximum Noise Level for Temporary Construction Activity, or as otherwise restricted as part of an approval.
 - f. Water Run-off. All water run-off from construction sites shall be controlled. During construction, trucks and equipment should be running only when necessary and shall comply with Chapter 12.41 of the Vallejo Municipal Code.
6. No person shall make, or cause to suffer, or permit to be made upon any public property, public right-of-way or private property, any excessive noise, annoying noise, amplified sound or vibrations that are physically annoying to reasonable persons of normal sensitivity or that are so harsh or so prolonged or unnatural or unusual in their use, time or place as to cause or contribute to the unnecessary and unreasonable discomfort of any persons of normal sensitivity located at the lot line of the property from which these noises emanate or that interfere with the peace and comfort of residents or their guests, or the operators or customers in places of business in the vicinity, or that may detrimentally or adversely affect such residences or places of business. (VMC Section 16.502.09 (C))
 7. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to the following: 7 a.m. and 6 p.m. in Monday- Friday, Saturday 9 am- 6 pm. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels
 8. The fencing for construction sites shall not be installed until a building permit or grading permit has been issued and shall be removed prior to final inspection. In the event that the building permits expire before the construction is completed, the Planning and Development Services Director may issue a temporary use permit pursuant to Chapter 16.339, Temporary Uses, to allow the fencing to remain for a longer period of time. (VMC Section 16.505.08 (B))

Landscaping:

9. Prior to first final building inspection, the landscape architect shall provide a Certificate of Completion and Certificate of Installation according to the Landscape Documentation in accordance with VMC Chapter 16.504.09: Water Efficient Landscape Requirements. The documentation shall include the following:
 - a. Irrigation Scheduling (VMC Section 16.504.11)
 - b. Schedule of Landscape and Irrigation Maintenance (VMC Section 16.504.08)
 - c. Landscape Irrigation Audit Report (VMC Section 16.504.13)
 - d. Soil Management Report (VMC Section 16.504.10)
10. Prior to first final building inspection, all landscaping and irrigation shall be installed in accordance with the approved plans, and the landscape architect shall provide written verification that the landscaping and irrigation have been installed in accordance with the approved landscape plans, particularly with respect to size, health, number and species of plants, and the overall design concept.
11. All landscaping shall be permanently maintained in a healthy and thriving condition at all times, in compliance with the approved landscape plan. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the original approved design or upgraded to reflect current best practices for water efficiency. Regular maintenance shall include but is not limited to:
 - a. Adjusting, checking, and repairing irrigation equipment; resetting automatic controllers; aerating and de-thatching turf areas; adding/replenishing fertilizer, mulch, soil

amendments; insect control; the replacement of dead or diseased plants; pruning; watering; and weeding all landscaped areas.

- b. The trimming of vegetation is necessary to maintain the effective functioning of solar energy facilities and passive solar design features installed both on site and on adjacent properties.
 - c. The trimming of vegetation is necessary to keep pedestrian and bicycle paths clear. (VMC Section 16.504.08 (A))
 - d. Pruning, cultivating, weeding, fertilizing, replacement of plants, and watering on a regular basis.
 - e. Pruning or removal of overgrown vegetation, cultivated or uncultivated, that may harbor rats, vermin, or other nuisances, or otherwise be detrimental to neighboring properties.
 - f. The removal of dead, decayed, diseased, or hazardous trees, weeds and debris that create an unsightly appearance and may be dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement, or maintenance.
 - g. Landscaping (trees, shrubs, ground cover, turf, etc.) which, due to accident, damage, disease, lack of maintenance, or other cause, fails to show a healthy appearance and growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or as approved by the director. (VMC Section 16.504.08 (D))
12. Litter shall be removed from all landscaped areas in a timely fashion. (VMC Section 16.504.08 (B))
13. Turf areas shall be mowed on a regular basis and be kept green. Accumulation of leaves, twigs, bark, and other similar materials shall be removed on a regular basis. Planting areas shall be kept free of weeds at all times. (VMC Section 16.504.08 (C))

Fences, Walls and Screening:

14. Fencing and walls shall be continuously maintained with no sign of rust or disrepair. Any graffiti shall be removed within forty-eight hours of discovery by the property manager. (VMC Section 16.505.02 (B)).
15. All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, without limitation, heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, service entry section, back-up and emergency generators, and similar utility devices.
- a. Screening shall be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure.
 - b. Equipment shall be screened on all sides, and screening materials shall be opaque.
 - c. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed so that, at the time of building occupancy, such plants effectively screen their respective equipment.
 - d. The use of wood expanded metal lath, and chain link for the purpose of screening is prohibited. (VMC Section 16.505.10)

Lighting:

16. Lighting shall be designed, located, and installed to be directed downward or toward structures, be shielded or fully shielded, and shall be well-maintained in order to prevent glare, light trespass (unwanted light on adjacent lots and public rights-of-way), and light pollution to the maximum extent feasible. No permanently installed lighting shall blink, flash, or be of unusually high

intensity or brightness, as determined by the Planning and Development Services Director. (VMC Section 16.506.04 (B))

Overall Project:

17. This entitlement shall automatically expire within two years of the effective date of this approval, on November 21, 2026, unless the use is exercised or extended (VMC Section 16.602.12 (A)). Issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
 - a. The building permit expires.
 - b. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
 - c. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))
18. The Planning and Development Services Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))
19. No change in the use for which a permit or other approval has been issued is permitted, in accordance with Government Code section 66411.7.
20. For new developments, utilities including, but not limited to, all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, irrigation/recycled water, and similar distribution lines providing direct service to a project shall be installed underground within the site. This requirement may be waived by the Planning and Development Services Director upon determining that underground installation is infeasible, or the electrical line is otherwise exempt from an under-grounding requirement. (VMC Section 16.501.10)
21. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

B. Building Division

Staff Contact: Sergio Caldera | sergio.caldera@cityofvallejo.net | (707) 648-4383

1. Plans and permits will be required for building, mechanical, plumbing, and electrical work per California Code of Regulations, Title 24 and applicable City Ordinance in effect at the time of the completed Building Permit application date and required fees shall be paid at the time of application.

2. Soils report will be required for foundation design plan reviews.
3. 2022 California Code of Regulations applies if permit application(s) are received before the end of 2025. After 12-31-2025 the 2025 California Code of Regulations will apply.
4. Fees will apply to the current fiscal year of permit applications

C. Water Department

Staff Contact: Melissa Cansdale | melissa.cansdale@cityofvallejo.net | (707) 553-7223

1. **CODE REQUIREMENTS.** All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.
2. **WATER SYSTEM PLANS (VSSSD Section 4.1).** All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the Water Department for review and approval, and shall contain at least:
 - a. Location and size of fire sprinkler service connection(s).
 - b. Location and size of existing and proposed domestic service connection(s).
 - c. Location and size of irrigation service connection(s), if any.
 - d. Location of fire hydrants.
 - e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - f. Location and size of any new water mains.
 - g. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).
3. **FIRE FLOW REQUIREMENTS (VSSSD Section 4.1).** Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psi residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.
 - a. For single family residential units, the fire flow is 1,500 gpm.
 - b. For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.
4. **HYDRAULIC CALCULATIONS (VSSSD Section 4.1).** Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the Water Director demonstrating that the fire flow requirements are complied with.
5. **FIRE PROTECTION SYSTEMS (VSSSD Section 4.1).** Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
6. **WATER EASEMENTS (VSSSD Section 4.1).** Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
 - a. 15 ft. wide (minimum) for water mains.
 - b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.

- c. Other facilities will be reviewed by the Water Department.
- 7. WATER METERS (VMC 11.04.110 and 11.16.090). Each parcel shall be metered separately and shall have a separate fire sprinkler service connection.
- 8. WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24). Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.
- 9. GENERAL CONDITIONS OF APPROVAL
 - a) Apply and pay for Fire Flow Test with the Water Department in order to determine operation of sprinkler system and final service size.
 - b) Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
 - c) As of January 1, 2018, all units in multi-family, commercial, or combination thereof, buildings shall be individually metered (if existing plumbing allows or is re-configured) by the City, additional meters at the owner/applicant's expense; or, master metered by the City, and sub-metered by the property owner, with approved/certified meters. Per California Senate Bill 7 (SB7).
- 10. WATER SYSTEM INSTALLATION. Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.

D. Fire Prevention

Staff Contact: Moises Zarate | moises.zarate@cityofvallejo.net | (707) 648-4565

- 1. All buildings, facilities, and improvements shall be accessible to fire department apparatus by way of approved access roadways.
- 2. Prior to Final Inspection, in accordance with the 2019 CFC, approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
- 3. All roof material shall be rated class "C" or better.
- 4. Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired, interconnected with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.
- 5. Provide carbon monoxide detectors outside each sleeping area in the immediate vicinity of all bedrooms.
- 6. Emergency escape and rescue openings are required in each bedroom in accordance with the 2019 CA Building Code.

7. An NFPA 13D automatic fire sprinkler system is required for all new residential structures, please submit 2 sets of plans and calculations to the Fire Prevention Office and obtain a permit prior to installation. Adequate pressure and GPM verification is required prior to residential construction.
8. Provide a one-hour fire separation between the R-3 and U Occupancy.
9. A final inspection from the Fire Prevention Division is required.

E. Vallejo Flood and Wastewater

Staff Contact: Mariah Henderson | mhenderson@vallejowastewater.org | (707) 652-7810

1. Utility site plan will need to show required two-way cleanout within 2 feet of the foundation where waste plumbing exits the building and District cleanout near the public right of way.
2. Add the following notes to plans:
 - a. All sewer work shall conform to the Vallejo Wastewater Standards,
 - b. Call Vallejo Wastewater a minimum of 24 hours in advance for inspections.
3. Applicant will be required to pay applicable fees and obtain VFWD Connection Permit upon final plan approval.

Attachment 2 – Supporting Information (Tables and Images)

Table 1 – Surrounding Uses	
Direction	Land Uses
North	Residential Lozier Alley
East	Residential Branciforte Street
South	Residential Carolina Street
West	Residential Butte Street

Table 2 – Residential Low Density Development Standards (VMC Chapter 16.202)			
Table Section	Development Standard	Proposal	Compliant
Table 16.202-A: Maximum Density (units per acre)	9	1	Yes
Table 16.202-A: Minimum Lot Size (sq. ft.)	5,000 sq. ft.	3,250 sq. ft.	Existing, Legal Non-conforming
Table 16.202-A: Minimum Lot Width	50 ft.	25 ft.	Existing, Legal Non-conforming
Table 16.202-A: Maximum Height (ft.)	35 ft.	24.75 ft.	Yes
Table 16.202-A: Street Frontage	15 ft.	50 ft.	Yes
Table 16.202-A: Interior Side	5 or 10 ft.	5 ft.	Yes, for Narrow Lots, the setback may be 10% of the lot width
Table 16.202-A: Rear	5 ft.	20 ft.	Yes
Table 16.202-A: Garage Front/Rear	20 or 5 ft.	20 ft. from rear	Yes
Table 16.202-A: Maximum Lot Coverage (% of Lot)	50%	26.6%	Yes
Table 16.202-A: Covered Parking	1	1	Yes
Table 16.202-A: Required Landscaping	20% of Front Yard	75% (281.5 sq. ft.)	Yes
Table 16.204-A: Street Trees (ft. frontage)	1 per 50 ft. of frontage 25 ft. frontage = 1 street tree	1	Yes
Table 16.202-A – Fence Height Limit Rear and Side	6 ft.	6 ft.	Yes

Attachment 2 – Supporting Information (Tables and Images)

Table 3 – Design Standards for single-unit housing (detached and attached) Development Standards (VMC Chapter 16.203)			
Code Section	Development Standard	Proposal	Compliant
16.202.03.A Design of Building Additions	Rooflines, exterior materials, windows, railings, porches, and other design elements shall be designed in the same style as the existing building unless an alternative design is approved through Chapter 16.605 , Development Review.	This project is new construction and is designed to be compatible with the existing established residential neighborhood.	Yes
16.202.03.B Building Entrances	The principal entry shall be in a visible location facing the street and shall incorporate a projection (e.g., porch) or recess, with a minimum depth of five feet. A reduction in the depth of the projection or an alternative design that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, and other design approach that is typical of the architectural style of the building based on documentation provided by the applicant may be approved subject to the provisions of Chapter 16.605 , Development Review. (See Figure 16.202-D for example.)	The principal entry is in a visible location facing Carolina Street through a covered porch that projects 5 feet from the structure creating a welcoming architectural style.	Yes
16.202.03.C Architectural Articulation	Buildings shall include design features to create visual variety and avoid a large-scale and bulky appearance. 1. No street-facing facade shall run in a continuous plane of more than twenty-five feet without a window or a minimum four-foot projection, offset, or recess of the building wall at least one foot in depth. Building entrances and front porches, and projections into required front or street side yards such as stoops, bays, overhangs, chimneys, and trellises count towards this requirement. 2. Building elevations abutting street side yards shall be designed to provide at least one horizontal plane break of at least 3 feet, and one vertical break of at least one foot. Alternative designs to create consistency with the architectural style of the building may be approved subject to the provisions of Chapter 16.605 , Development Review. 3. Materials. All materials shall allow for long-term durability and appearance. The exterior use of plywood or unfinished aluminum as siding materials is prohibited unless approved by the director following review and approval	As proposed the building façade features multiple projections including a 5-foot-deep covered porch and a bay window which creates visual variety and avoids a bulky appearance. The use of Hardie siding and high-quality paint will provide long-term durability and appearance.	Yes

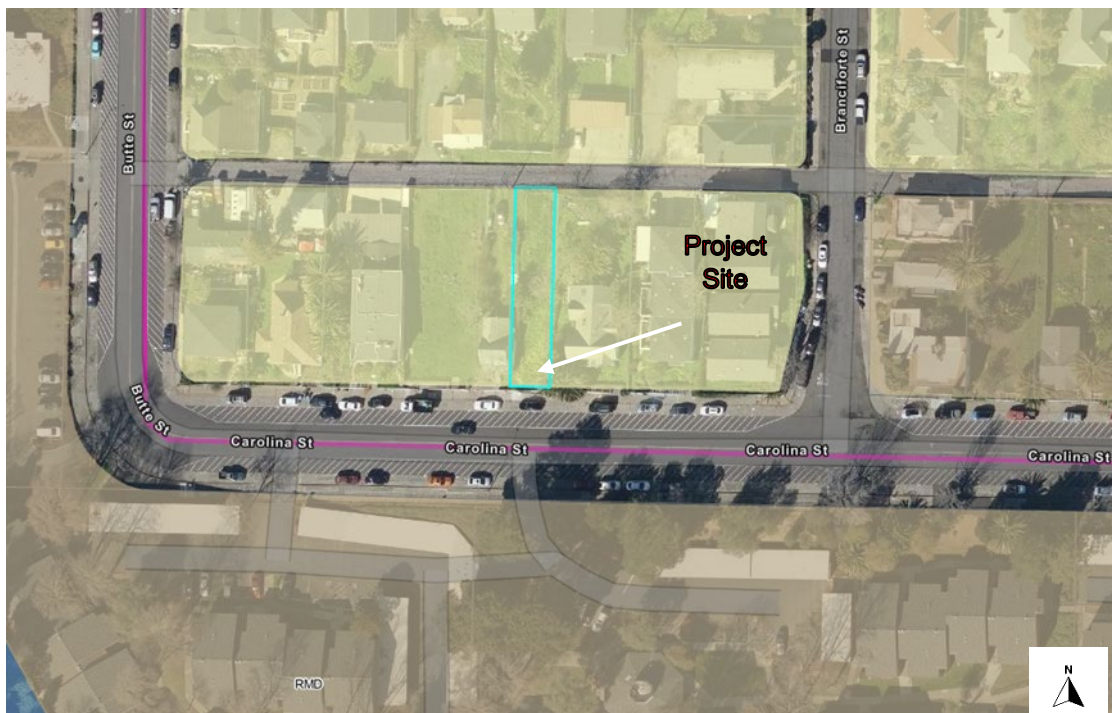
Attachment 2 – Supporting Information (Tables and Images)

	under Chapter 16.605 , Development Review.		
16.202.03.D Garage Frontage	1. Where an attached garage is located on the front half of the lot and garage doors face a street, garage width shall not exceed fifty percent of the width of the front facade of the building (forty percent on lots wider than one hundred feet). (See Figure 16.202-E) 2. On front facades with both a two-car garage and a separate single car garage, (a total of three garage doors) the facades of the two garages must be offset a minimum of two feet.	The garage is located in the rear half of the lot and faces the alley behind the residential structure.	Yes
16.202.03.E Paving	The maximum amount of paving (impervious surface) in street-facing yards is fifty percent of the required yard.	As proposed the front yard will have no impervious surface and be more than 50% landscaped with a pervious gravel walkway leading to the residential structure.	Yes
16.202.03.F Driveways	In addition to any other applicable requirements of Chapter 16.508, Off-Street Parking and Loading, curb cuts and driveways shall comply with the following: 1. Driveway approaches (curb cuts) are permitted only to provide access to garages, carports and parking spaces. 2. A maximum of one driveway up to 20 feet wide is permitted to serve a single unit. Driveways serving two or more units shall be the minimum width required by the Zoning Code. 3. All driveways shall be setback at least 5 feet from side property lines. 4. Driveways must have minimum three-foot wide planted area along a side or rear lot line	The proposed driveway approach is designed to access the attached garage from the alley. The driveway will be setback 5 feet from side property lines with planted areas along each side.	
16.202.03.G Alley Access	A detached garage or carport is permitted to have access to the alley if: 1. The garage or carport entrance is setback a minimum of 5 feet from the rear property line; 2. The garage door does not cross the property line when opened or closed; 3. The alley is paved; and 4. The director or traffic engineer finds that such access will not adversely affect vehicle or pedestrian use of the alley	The garage is attached.	Yes

Attachment 2 – Supporting Information (Tables and Images)

Table 4 – General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
- Policy NBE-1.11 – Historic Districts. Preserve the integrity of the City's historic districts, including downtown, as physical changes occur within them.	- <i>The proposed single-family residence architectural style preserves the integrity of the St. Vincent's Historic District due to its use of materials and textures similar to the features, size, scale, and massing of the surrounding neighborhood.</i>
- Policy NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	- <i>Underutilized vacant lot within a developed historical district.</i> - <i>The single-family residence will enhance and is compatible with the surrounding uses, which are primarily single-family residences.</i>

Figure 1 – Vicinity Map



Attachment 2 – Supporting Information (Tables and Images)

Figure 2 – St. Vincent Historic District

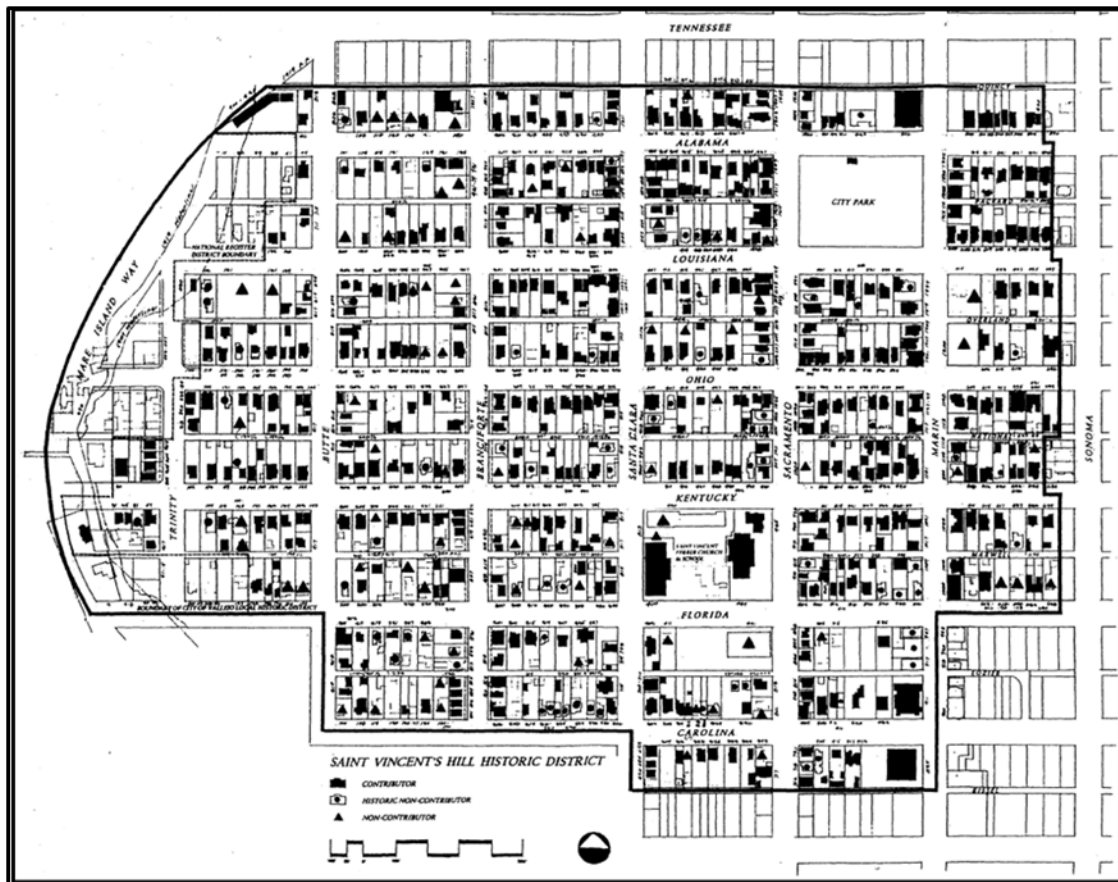
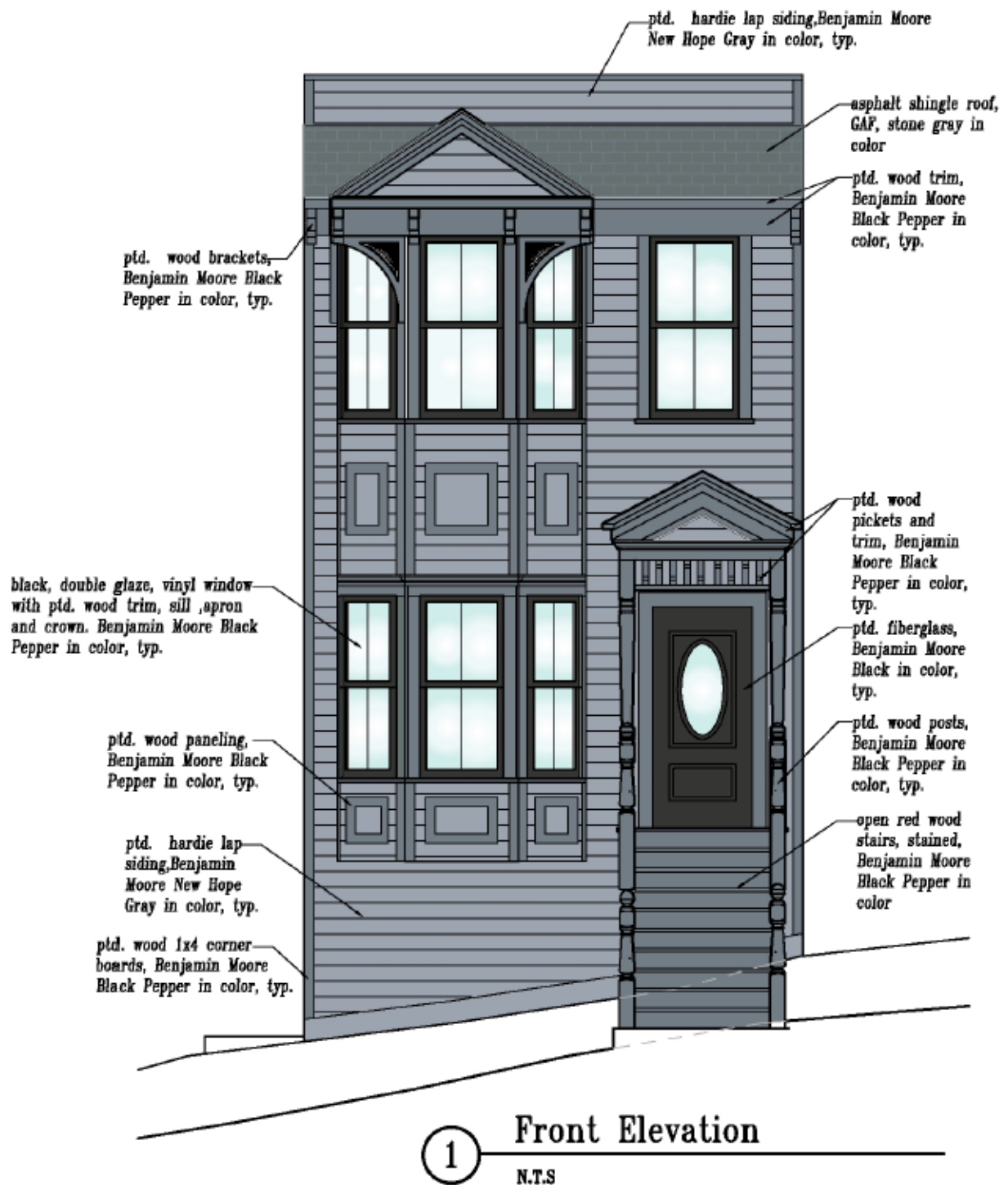


Figure 3 – Existing Conditions



Figure 4 – Proposed Front Elevation





1111 Warfield Avenue
Piedmont, California 94611
Tel: (510) 316-9421
rob@kellyabramson.com

Revisions	Date
-----------	------

Planning 08_11_23

128 Carolina St.
Vallejo, Ca 94590

Drawing Title

Scale 1/8"=1'-0" U.O.N

Drawn By

Job Number 34922

Drawing Number

A101

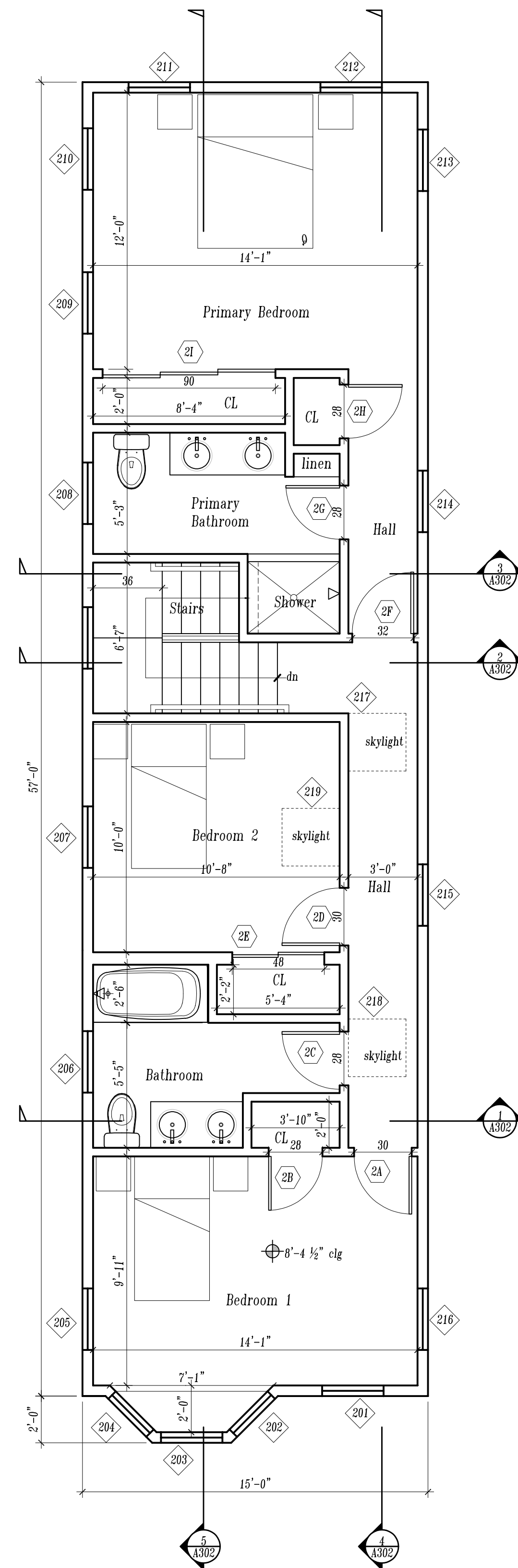


128 Carolina Door Schedule			08 01 23	
number	qty	size	notes: All exterior doors= material: fiberglass, color: black, manufacturer: Masonite All interior doors, doors = Simpson 44, or equivalent appearance. 4 panel wood door w/ raised panels and ovolo sticking. U.O.N.	Notes
1A		36x94	from door	ainted black
1B		32x80		
1C		28x80		
1D		32x80	20 minute self closing	
1E		32x80	exterior door	ainted black
1F		9x7	metal garage door	ainted black
2A		30X80		
2B		28x80		
2C		28x80		
2D		30X80		
2E		48x80	by pass doors	
2F		32x80		
2G		28x80		
2H		28X80		
2I		90x80	by pass doors	

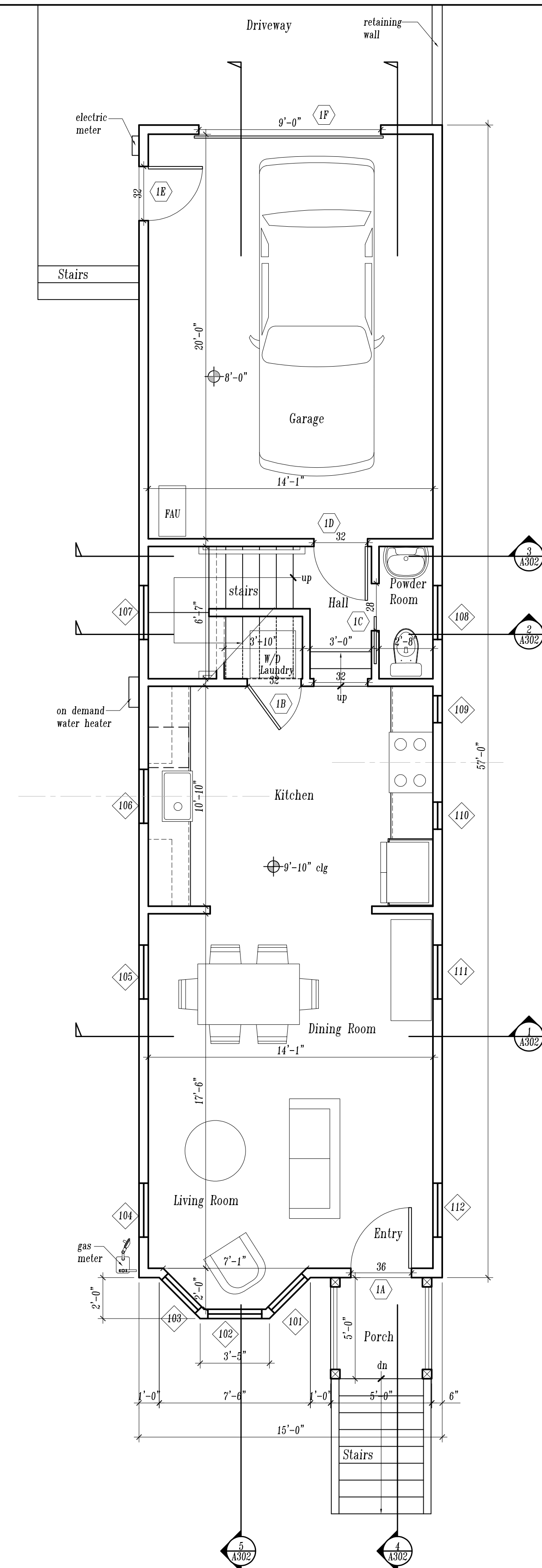
Notes

1. All interior doors 1 3/8" thick 80" tall, pre-hung UON, contractor to verify all door dimensions on site.
3. All oil rubbed bronze finish (US10B) except in baths= polished nickel (US14)
4. Verify order w/ architect before ordering. Verify all door sizes onsite.

128 Carolina Window Schedule			08_01_23
Number	Qty.	Size	Windows: operation: double-hang, material: vinyl, color: black, manufacturer: Jeld Wen or Ply Gem Skylights: operation: fixed, material: wood-metal clad, manufacturer: Velux
101		28x66	
102		30x66	
103		28x66	
104		32x66	
105		32x66	
106		32x42	
107		32x66	
108		32x36	
109		16x12	
110		16x42	
111		32x24	awning
112		32x24	awning
201		32x66	
202		28x66	
203		30x66	
204		28x66	
205		32x66	
206		32x48	
207		32x66	
208		32x48	
209		32x66	
210		32x66	
211		32x24	awning
212		32x24	awning
213		32x48	
214		32x38	
215		32x48	
216		32x48	
217		30x30	skylight, FS M002: skylight, rough opening
218		30x30	skylight, FS M002: skylight, rough opening
219		30x30	skylight, FS M003: skylight, rough opening



2 Upper Floor



1 Main Floor
1/4"=1'-0"

KELLY &
ABRAMSON
ARCHITECTURE

1111 Warfield Avenue
Piedmont, California 94611
Tel: (510) 316-9421
rob@kellyabramson.com

[illegible]

New Single
Family Home
128 Carolina St.
Vallejo, Ca 94590

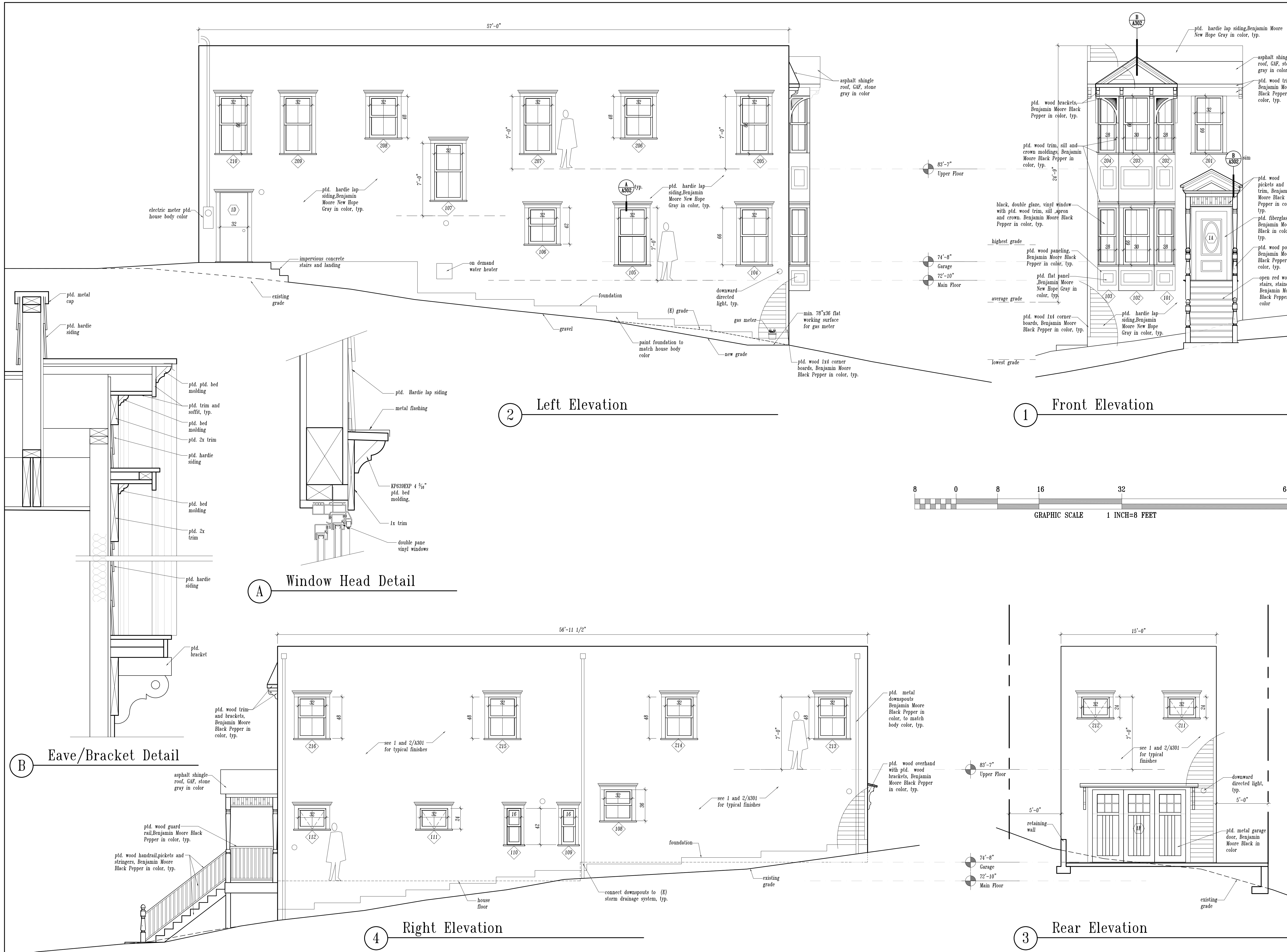
Drawing Title	
New Floor	
Plans	
Scale	1/4"=1'-0"
Drawn By	
Job Number	34922
Drawing Number	

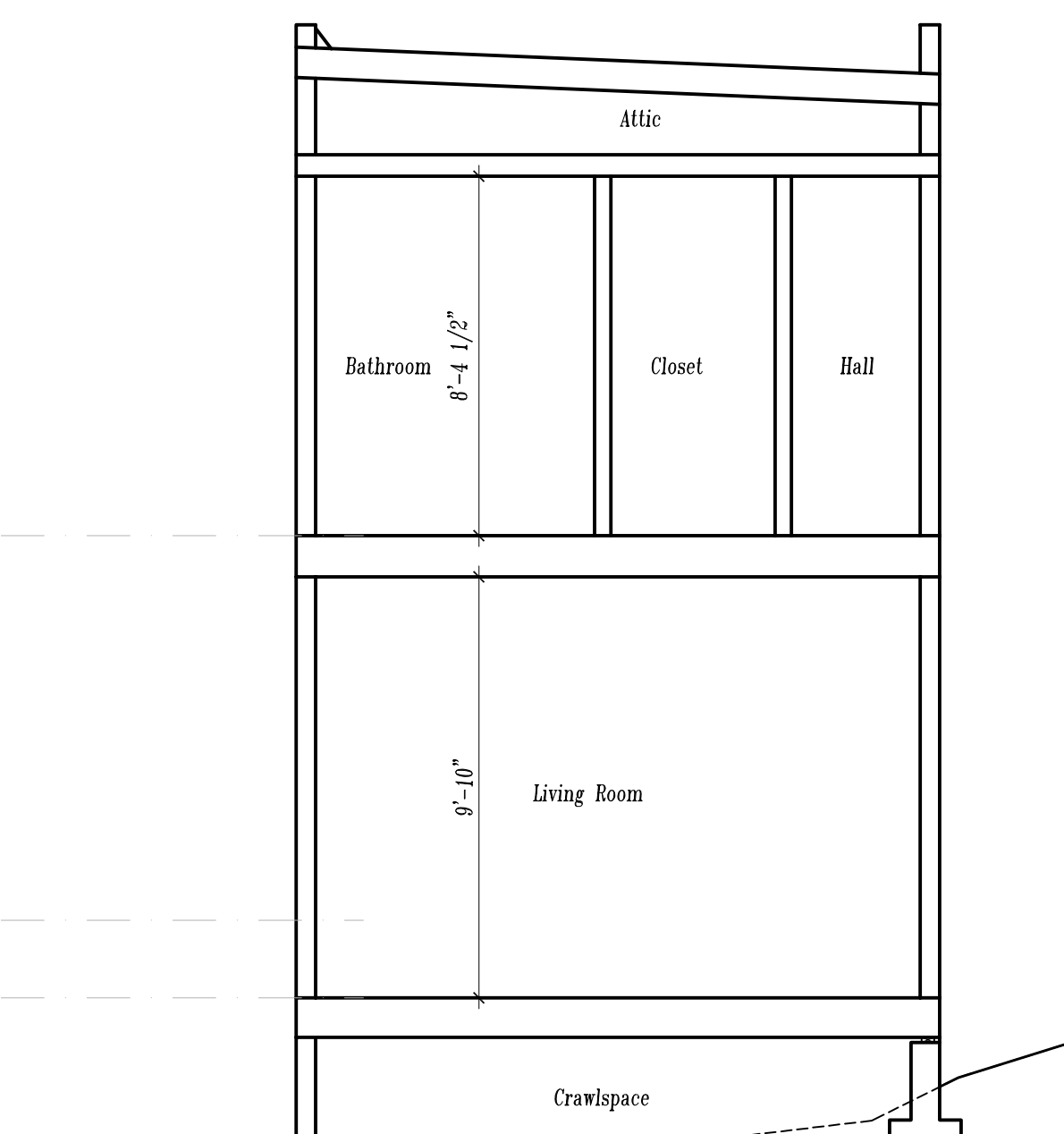
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128 Carolina St.
Vallejo, Ca 94590

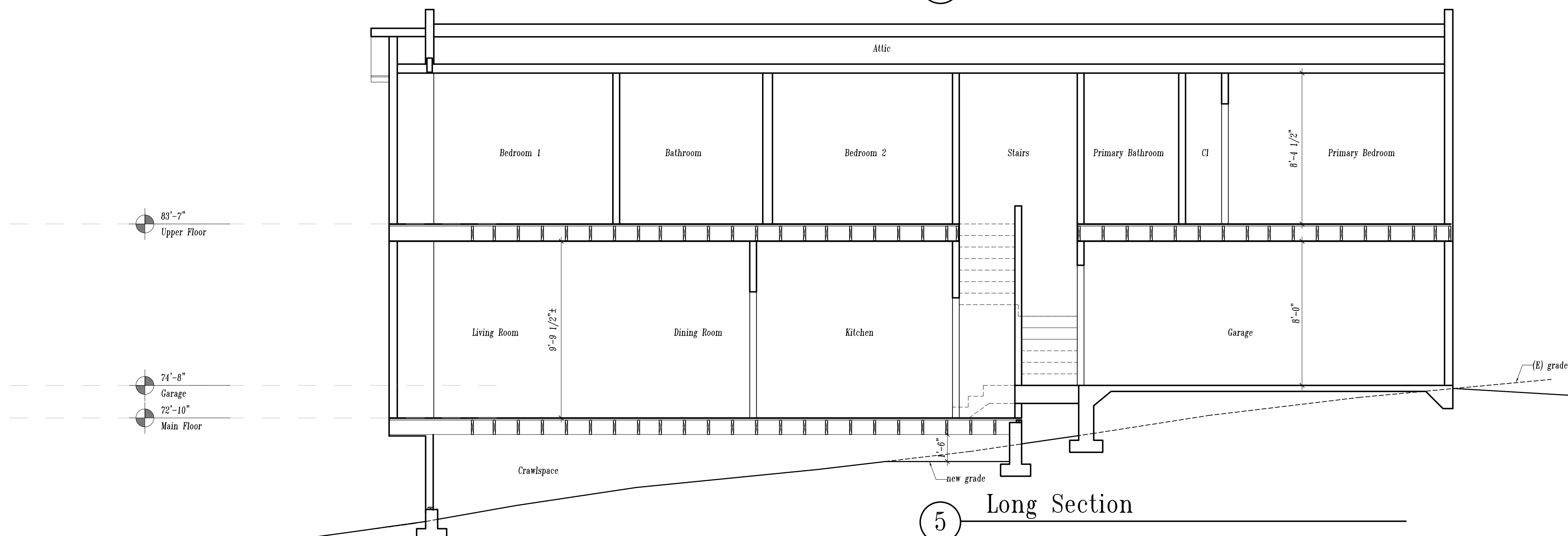
Drawing Number

A301

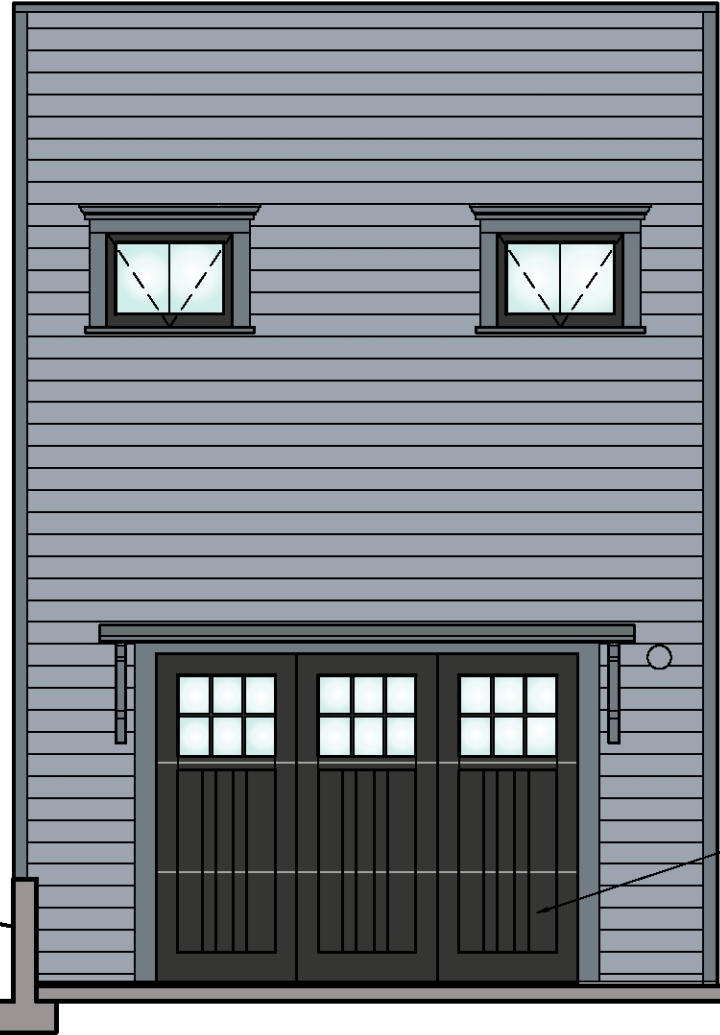




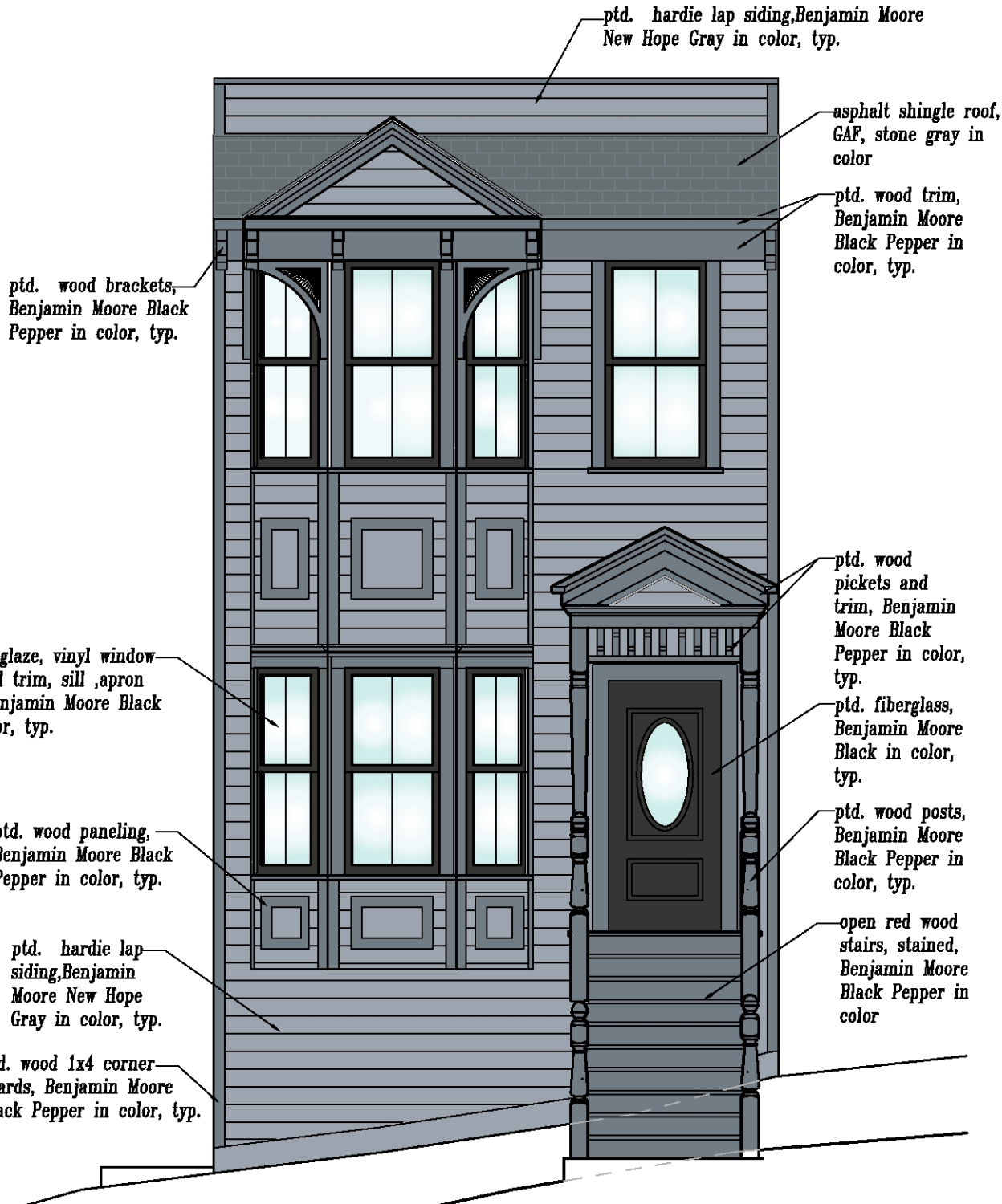
① Short Section at Living



5 Long Section



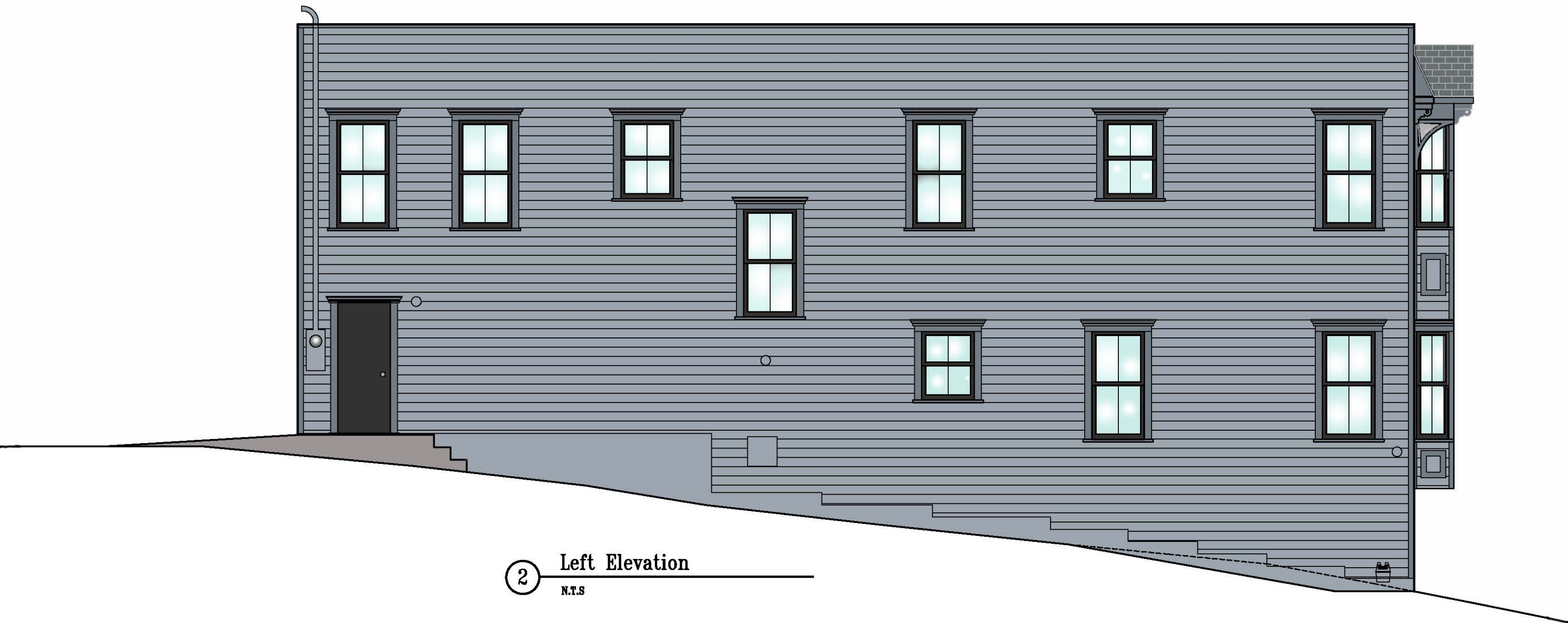
3 Rear Elevation
N.T.S



1 Front Elevation
N.T.S



4 Right Elevation
N.T.S



2 Left Elevation
N.T.S.



Color Scheme and Materials



Black Vinyl Windows



Hardie Siding with Wood Trim

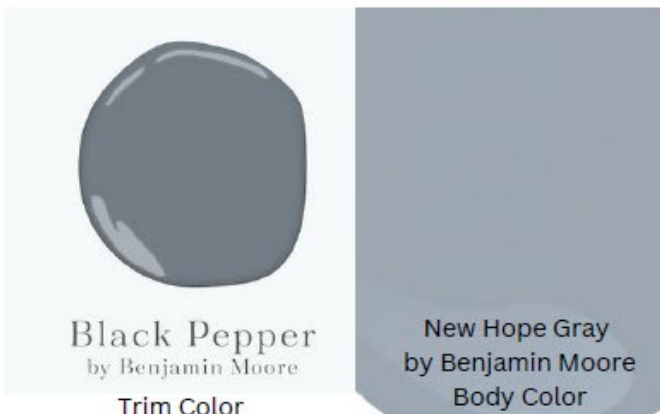
Attachment 4 – Material Board



Color Scheme and
Materials



Black Vinyl
Windows



Black Pepper
by Benjamin Moore
Trim Color

New Hope Gray
by Benjamin Moore
Body Color



Hardie Siding with Wood Trim



DATE: November 21, 2024 Item No. 7B
TO: Architectural Heritage and Landmarks Commission
FROM: Laura Solomon, Associate Planner
SUBJECT: New Single-Family Residence - Certificate of Appropriateness (COA24-0002), Development Review (DVR24-0004), Landscape Review (LR24-0004), and Exception Permit (EXC24-0010)

PROJECT INFORMATION

Project summary: The project consists of a new two-story 3,247 square foot single-family residence with a detached 800 square-foot four-car garage and an 800 square-foot Accessory Dwelling Unit above, on a vacant lot within the Saint (St.) Vincent Historic District. The residence façade is proposed to have James Hardie siding painted beige, black James Hardie roof fascia board with natural wood accent brackets, vinyl windows, and a stone veneer accent below the front porch. The project would retain the existing street tree and also include 1,724 square feet of new drought-tolerant landscaping along Florida Street and throughout the site.

Project Number(s): Certificate of Appropriateness (COA24-0002)
Development Review (DVR24-0004)
Landscape Review (LR24-0004)
Exception Permit (EXC24-0010)

Location: 316 Florida Street / APN: 0055-104-180

Applicant: Pro Player Investments

Owner: Pro Player Investments

General Plan Land Use Designation: Primarily Single Family (R-SF)

Zoning District: Residential Low Density (RLD)

Historic District: St. Vincents Historic District

CEQA: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (A) (Class 3, "New Construction or Conversion of Small Structures").

RECOMMENDATION

Staff recommends that the Architectural Heritage and Landmarks Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15303(a), and adopt a resolution to approve Certificate of Appropriateness (COA24-0002), Development Review (DVR24-0004), Landscape Review (LR24-0004) and Exception Permit (EXC24-0010), based on the findings and conditions contained herein.

In compliance with VMC Section 16.605.02, when a development project requires any other discretionary permit, such as a Certificate of Appropriateness, the Development Review shall be submitted to the Planning Division as part of the application for the Certificate of Appropriateness and the decision shall be made by the Review Authority for the Certificate of Appropriateness. VMC Section 16.504.01 states projects involving new construction of only one single-unit dwelling will be required to submit landscape and irrigation plans and meet other applicable standards of this chapter. Landscape Review is required as part of the Development Review due to the project consisting of the development of a new single-family dwelling unit. Per VMC Section 16.608.04, the AHLC in accordance with Table 16.601-A: Permit Review Authority, must approve, conditionally approve, or deny applications for an Exception based on consideration of the requirements of Chapter 16.608. Therefore, the AHLC has the authority to act on these projects brought forth herein based on the findings in Attachment 1.

BACKGROUND AND DISCUSSION

Background

On February 21, 2024, Maxwell Beaumont, on behalf of Pro Player Investments, the property owner (“applicant”), applied for a Certificate of Appropriateness (COA24-0002), Development Review (DVR24-0004), Landscape Review (LR24-0004) and Zoning Compliance (ZC24-0018) for the development of a new single-family residence with a detached four-car garage with an Accessory Dwelling Unit above on a vacant parcel at 316 Florida Street.

On October 16, 2024, the applicant applied for an Exception Permit to allow for the reduction of the second story setbacks. The project plans were routed to various city departments and outside agencies for their review and the application was determined to be complete by the City on October 18, 2024.

Location and Land Use Context

The project site is located off Florida Street between Branciforte Street and Santa Clara Street. It is surrounded by existing residential uses. The subject site is bounded by residential uses and Maxwell Alley to the north, residential uses and Santa Clara Street to the east, Florida Street and residential uses to the south and residential uses and Branciforte Street to the west.

State Route 37 is approximately 1.35 miles to the north, Sonoma Boulevard/State Route 29 is approximately 0.3 miles to the east and Interstate 80 (I-80) is approximately 1.7 miles to the east from the subject property. The immediate vicinity of the project site is characterized by existing residential uses (see Figure 1 in Attachment 2). The site’s General Plan 2040 Land Use Designation is Primarily Single-Family (P-SF) and the site is zoned Residential Low Density (RLD), which implements the P-SF Land Use designation.

St. Vincent Historic District

The St. Vincent Historic District was formally listed in the National Register of Historic Places as the Vallejo Old City Historic District in 2003. The district is generally bounded by Mare Island Way and Butte Street to the west,

Marin Street and properties adjacent to Sonoma Boulevard to the east, Quincy Alley to the north and Florida Street, Carolina Street and Kissel Alley to the south (see figure 2 in attachment 4). The district is comprised of mid-nineteenth to late-twentieth century residences, including examples of the Greek & Gothic Revival, Vernacular; Late Victorian such as Italianate, Queen Anne, Eastlake, Shingle Style; along with Colonial Revival, Tudor Revival, Mission, Craftsman, Prairie and Art Deco Styles. The period of significance is from 1868 to 1947.

Project Description

The project consists of new two-story 3,247 square foot single-family residence with a detached 800 square-foot four-car garage with an 800 square-foot accessory dwelling unit above, on a vacant 6,500 square-foot lot off Florida Street (see Figure 3 in Attachment 2). The residence is proposed to have an overall building height of 27 feet and two inches, with a total of four bedrooms and three bathrooms. The detached garage and accessory dwelling unit would be accessed off Maxwell Alley. A Zoning Compliance is required for the proposed accessory dwelling unit to ensure compliance with VMC Chapter 16.303 – Accessory Dwelling Units and California Senate Bill SB477. However, the Zoning Compliance will be processed ministerially and cannot be appealed. The new residence and detached garage façades have been proposed with James Hardie siding painted beige, black James Hardie roof fascia board with natural wood accent brackets, vinyl windows and a stone veneer accent below the front porch. The project also includes 1,724 square feet of new drought-tolerant landscaping along Florida Street and throughout the site (see attachment 3 for project plans).

The proposal also includes a request for Exception in order to allow reduced setbacks for the second floor of the new single-family residence. Per VMC Section 16.202.02, the second floor is required to have seven-foot and twelve-foot setbacks; however, the proposal includes seven feet and ten feet, so the applicant has requested an exception to allow up to a 25% reduction in the VMC requirements.

Code Compliance:

I. Required Entitlements

The project requires the following approvals under the Vallejo Municipal Code (VMC):

- Certificate of Appropriateness¹ is required for a proposed single-family dwelling within the Saint Vincents Historic District to be reviewed and approved by the Architectural Heritage and Landmarks Commission. VMC Section 16.614.09 – Certificate of Appropriateness, states “a certificate of appropriateness shall be required prior to the construction, demolition, alteration, or relocation of, or addition to, any main or accessory structure or other designated feature in a historic district, or on the property of a designated landmark.” Additionally, VMC Table 16.614-A: Review Authority and Public Notice provides that all new principal structures shall be reviewed by the Architectural Heritage and Landmark Commission’s (AHLIC).
- Development Review² and Landscape Review³ are required for all permits for new construction such as for a proposed single-family residence. VMC Section 16.605.02 (A.1) procedures for a DVR states, “when a development project requires a use permit, variance, or any other discretionary

¹ VMC Chapter 16.614.09 – Certificate of Appropriateness

² VMC Chapter 16.605 – Development Review

³ VMC Chapter 16.504 - Landscaping

approval, the development review application shall be submitted to the planning division as part of the application for the use permit, variance, or other discretionary approval. Development review decisions shall be made by the review authority for the use permit, variance or any other discretionary permit.” Accordingly, the AHLC has review authority over these entitlements.

- An Exception⁴ is required to allow for a 25% reduction of the required minimum setbacks for the second story. Exception review decisions shall be made by the review authority for the use permit, variance or any other discretionary permit.” Accordingly, the AHLC has review authority over these entitlements

II. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Primarily Single Family (R-SF). The General Plan characterizes this designation as follows:

The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is nine dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, maximum permitted residential density is 12 dwelling units per acre.

The project is consistent with the R-SF land use designation in that it proposes a detached single-family home with both a front and rear yard similar to surrounding existing residential development. A total of 1.7 units is allowed on the subject 6,500 square-foot lot. VMC Section 16.104.02 (A) General Rounding states, “fractions of one-half (0.5) or greater must be rounded up to the nearest whole number, and fractions of less than one-half (0.5) must be rounded down to the nearest whole number, except as otherwise provided.” As such, the number of allowed units is rounded up to a maximum of two units permitted on the subject 6,500 square-foot lot. The proposed accessory dwelling unit does not count towards density allowed on the site.

Additionally, the project is consistent with applicable General Plan 2040 policies and actions, such as Policy NBE-1.11 - Historic Districts and NBE-2.8 - Infill Development (refer to Table 4 of Attachment 2).

III. Zoning Code Consistency

The project site has a zoning designation of Residential Low Density (RLD). The Zoning Code provides the following description for the RLD Zoning District:

The RLD Zoning District is for low-density residential areas in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the primary use. Other residential types including cottages and bungalows around courts may be seen in this

⁴ VMC Chapter 16.608 – Exceptions

district as well as small neighborhood serving retail. This district also allows a variety of neighborhood supportive services, public and educational facilities, open spaces and community facilities. The maximum permitted residential density is nine dwelling units per acre, excluding accessory dwelling units.

VMC Table 16.301 – A: Land Use Regulations, states in part that ‘Single-Family, Detached’ is permitted in the RLD Zoning District, subject to a limitation that 2-10 units are permitted, subject to Director decision. Since the project consists of a detached single-family residence within the St. Vincent’s Historic District, it shall be reviewed by the AHLC (as stated above).

The project is consistent with the applicable development standards in the RLD zoning district, such as setbacks, density, height, landscaping requirements, etc. (see Table 2 in Attachment 2). In addition to the standards mentioned above, the project is subject to the objective design standards for single unit housing (detached and attached) such as building entrances, street facing, building elevations, garage frontage, paving, and driveways (see Table 3 in Attachment 2 for compliance).

IV. Required Findings:

Certificate of Appropriateness: VMC Section 16.614.09 (E), requires the review authority, Architectural Heritage and Landmark Commission, to make the applicable findings prior to granting the Certificate of Appropriateness:

1. The project is in conformance with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the historic district or landmark.
2. For projects located in a historic district, the proposed project is consistent with any conservation plan or specific plan adopted for the historic district.
3. For projects that require demolition, the architectural heritage and landmarks commission shall also find, as applicable:
 - a. It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost.
 - b. The retention of the structure constitutes a hazard to public safety.
 - c. The structure is a deterrent to a major improvement program which substantially benefits the city.
 - d. Retention of the structure in the judgment of the commission is not in the interest of the majority within the historic district.
 - e. Conditions of Approval. The director may impose or recommend that the architectural heritage and landmarks commission impose, such conditions in a certificate of appropriateness that are necessary to accomplish the purposes of this code and prevent or minimize adverse impacts upon the public. These conditions shall run with the land and not be affected by a change in ownership.

Development Review: VMC Section 16.605.03 requires the review authority, find the following to make the applicable findings prior to granting the Development Review:

1. Complies with all applicable specific standards and criteria of this Zoning Code;
2. Is consistent with the general plan and any applicable approved specific plan or planned development;
3. Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a major or minor use permit, variance, specific plan, planned development, or tentative map applicable to the project or the location where it is proposed;
4. Is in substantial compliance with any applicable adopted design guidelines;
5. Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered;
6. Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area; and
7. That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

Exception. VMC Section 16.608.05, requires the review authority, find the following to make the applicable findings prior to granting an Exception:

1. The exception is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance;
2. There are no alternatives to the requested exception that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public;
3. The granting of the requested exception will not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of the Zoning Code;
4. If the exception requested is to provide reasonable accommodation pursuant to state or federal law, the review authority must also make the following findings in addition to any other findings that this Zoning Code requires:
 - a. That the subject housing or property will be used by an individual or organization entitled to protection;

- b. If the request for accommodation is to provide fair access to housing, that the request is necessary to make specific housing available to an individual protected under state or federal law;
 - c. That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and 4. That denial of the requested exception would impose a substantial burden on religious exercise or would conflict with any state or federal statute requiring reasonable accommodation to provide access to housing; and
5. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.
6. Notification. Notice shall be provided in compliance with the requirements of Chapter 16.602, Common Procedures, Section 16.602.08, Noticing. When a project subject to an exception permit approval and requires a development review permit, use permit variance, an amendment of the Zoning Code or any other discretionary action, the notice for such approval shall also state that the project is subject to an exception.

Staff Analysis:

Staff believes all the applicable Certificate of Appropriateness, Development Review, and Exception findings (as listed above) can be made for the proposed project. Below is a summary of staff's analysis, separated by subject to facilitate review by the Architectural Heritage and Landmark Commission. The specific findings and recommended statements of fact are incorporated into the attached Resolution in the Attachment 1 of this report.

Architecture

The Certificate of Appropriateness is intended to ensure that the architectural and historical integrity of historic structures and the general character of historic districts are preserved. As proposed, the project will be consistent with the development standards found in VMC Chapter 16.202. Additionally, the architectural style would be compatible with the existing residential neighborhood within the St. Vincent's Historic District. The proposed development on the vacant lot has been designed in a way that would comply with the required setbacks for the first floor. The setbacks for the second floor would be met, with the exception of one side having a required twelve-foot setback. To address the second-floor setbacks, the applicant has requested an Exception to allow a reduction of up to 25% of the required second floor setbacks. Staff believes that Exception requested would be appropriate in order to ensure the building architecture is consistent with surrounding neighborhood as no nearby structures have a recessed second story. Lastly, the façade facing Florida Street would be visually interesting due to the inclusion of a projected covered porch at the primary entrance as well a deck on the second story, and wooden architectural details of accent brackets on the posts.

Landscaping

The VMC requires 20% of the front yard to be landscaped and to have one street tree per every 50 feet of frontage. The proposed project has an existing 50-foot frontage and would protect the existing street tree. As proposed, the front yard would be 91% landscaped, adding 683 square feet of landscaping in the front yard adjacent to Florida Street. Throughout the site, there would be a total of 1,724 square feet of new drought-tolerant landscaping including the existing street tree, 2 evergreen pear trees, 4 fruitless plum trees, coffeeberry, boxwood, lavender, blue-eyed grass and walkable clover groundcover.

Department of Interior Standards for the Rehabilitation of Historic Properties

Pursuant to VMC Section 16.38.260, any new construction within the St. Vincent's Historic District requires a Certificate of Appropriateness. The St. Vincent's Historic District has no formal, adopted design guidelines for new construction.

In 1976, the Federal Government created the Secretary of the Interior's Standards for Rehabilitation ("Secretary's Standards"), which were formally published in 1978 for use in evaluating rehabilitation work in historic districts. The Secretary's Standards provided government officials, architects and homeowners with standardized guidance that could be provided country-wide when faced with rehabilitation and new construction in historic districts. In July of 1985, the AHLC waived the 1973 guidelines and informally adopted the Secretary's Standards for use in evaluating new construction within the Architectural Heritage District.

The Secretary's Standards are generally silent on entirely new structures. Nonetheless, they do include the following statements that staff has used to evaluate the proposed single-family residence (the standards are in bold, and staff's determination follows in italics):

- **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

The proposed single-family residence is being constructed to be visually consistent with the neighborhood due to features such as siding, roof style, and double-hung windows, yet clearly recognizable as a modern building. The building would be constructed with modern materials such as Hardie board siding and metal garage doors. Recreating a false sense of historical features is discouraged with new construction. The proposed single-family residence is proposed to have similar scale and mass, height, setbacks and materials as homes within the district.

- **Not recommended: Introducing a new building, streetscape or landscape feature that is out of scale, or otherwise inappropriate to the setting's historic character.**

The proposed single-family residence contributes to the character of neighborhood by respecting the scale and mass, site location, height, materials and orientation to other residences in the 100 block of Carolina Street, Lozier Alley, and the St. Vincent's District in general. The height of the proposed building is 27 feet and two inches, which is consistent with the average building height of 24 feet of buildings in close vicinity to the subject property. The location of the proposed building facing the street and its garage doors are orientated toward the alley to capture key characteristics of the neighborhood. The proposed setback of 25 feet from the front property line is consistent to the steep front yards of the other residences in the 300 block of Florida Street. The single-family residence will be visually compatible with the existing neighborhood due to the proposed materials horizontal lap siding and wood accents, with a covered porch surrounding the primary entrance, asphalt roof shingles and a combination of double-hung, slider and a large deck on second floor. Window and door placements on the proposed residence continues the established building rhythms along Florida Street.

- **Not recommended: Introducing new construction into a historic district that is visually incompatible or that destroys historic relationships within the district or the neighborhood.**

As stated above, the proposed single-family residence would not be visually incompatible or destroy historic relationships within the district or the neighborhood. The single-family residence would be visually compatible with the existing neighborhood due to the proposed materials horizontal lap siding and wood accents, with a covered porch surrounding the primary entrance, asphalt roof shingles and a combination of double-hung, slider and a large deck on second floor.

Overall, the proposed project would be consistent with the existing streetscape of Florida Street where there is a mix of architectural styles that range from Side Gable Vernacular and Modern Traditional, to more opulent Queen Anne and Eastlake buildings. The proposal would be architecturally compatible to the existing neighborhood, however; it would clearly be perceived as 21st century construction.

Notice And Comments

On November 7, 2024, pursuant to VMC Section 16.602.08 – Noticing, a 14-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the subject property, and any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the AHLC, the applicant and property owner.

Staff has not received any comments or question as of writing this report.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the CEQA Guidelines (Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15303 (A) (Class 3, “New Construction or Conversion of Small Structures”). The project includes the construction of a new single-family residence.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

Conclusion

Based on the analysis contained in this staff report and the project’s consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the AHLC find the project exempt from environmental review pursuant to CEQA Guidelines Section 15303(a), and approve Certificate of Appropriateness (COA24-0002), Development Review (DVR24-0004), Landscape Review (LR24-0004), and Exception Permit (EXC24-0010) subject to the Conditions of Approval provided as Exhibit A of the Resolution.

Expiration

Pursuant to VMC Section 16.602.12(A.2), approval of this Certificate of Appropriateness, Development Review, Landscape Review and Exception Permit shall automatically expire 24 months after its approval unless authorized construction has commenced prior to the expiration date (November 21, 2026) (if approved at this meeting).

Appeal Procedure

VMC Section 16.602.14, Appeals, the applicant, or any party adversely affected by the decision of the AHLC may, within ten days after the rendering of the decision of the AHLC appeal in writing to the City Council by filing a written appeal with a fee as described in the Master Fee Schedule with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

Levine Act: Government Code 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

ATTACHMENTS

1. Resolution No. AHLC 24-XX
 - A. Exhibit A – Conditions of Approval
2. Supporting Information – Tables and Images
3. Project Plans
4. Material Board

CONTACT

Laura Solomon, Associate Planner
(707) 648-5436
Laura.solomon@cityofvallejo.net

**CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION**

RESOLUTION #24-7C

A RESOLUTION APPROVING CERTIFICATE OF APPROPRIATENESS (COA) #24-0002, DEVELOPMENT REVIEW (DVR) #24-0004, LANDSCAPE REVIEW (LR) #24-0004, AND EXCEPTION (EXC) #24-0010 TO DEVELOP AT NEW SINGLE-FAMILY RESIDENCE

**316 FLORIDA STREET
APN: 0055-104-180**

RECITALS

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property which is the subject of the above-referenced proposed entitlements (Subject Property) has a General Plan 2040 land use designation of Primarily Single-Family; and

WHEREAS, on July 22, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, the Subject Property is located in the Residential Low Density Zoning District; and

WHEREAS, on February 21, 2024, Pro Player Investments, property owner ("applicant"), filed Certificate of Appropriateness (COA24-0002), Development Review (DVR24-0004), and Landscape Review (LR24-0004) application, seeking approval for the construction of a new single-family dwelling on a vacant lot at 316 Florida Street (APN:0055-104-180) located in the St. Vincents Historic District; and

WHEREAS, on October 16, 2024, the property owner filed Exception (EXC24-0010), to allow for the reduction of required minimum second story setbacks at the project site; and

WHEREAS, on November 7, 2024, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the Subject Property and electronically mailed to the members of the Architectural Heritage and Landmark Commission and to the applicant; and

WHEREAS, on November 21, 2024, the City of Vallejo Architectural Heritage and Landmarks Commission ("Commission"), after giving all public notices required by State law and the Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on the record of proceedings, the Commission makes the following findings:

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The project is categorically exempt from the provisions of the California Environmental Quality Act ((CEQA) Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15303 (a) (Class 3, "New Construction or Conversion of Small Structures"). The project proposes new construction within a historic district.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

II. FINDINGS RELATING TO THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS PERMIT (VMC Section 16.614.09.E)

A. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the Historic District or Landmark.

FACTS IN SUPPORT: The Secretary of the Interior's Standards for Rehabilitation are applicable to the project and are as follows:

- 1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

Not Applicable. As this project is new construction on a vacant lot, it proposes no changes to the use of a building, or character-defining materials, architectural details, therefore, Rehabilitation Standard 1 is not applicable.

- 2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

Not Applicable. As this project is new construction on a vacant lot, no historic character of the property needs retention or preservation. Since nothing is being removed from the site, Rehabilitation Standard 2 is not applicable.

- 3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

As this project is new construction on a vacant lot, it proposes no conjectural features or architectural elements from other buildings or historic periods. The proposed architectural style is compatible with the features, size, scale, and massing of the surrounding neighborhood, which will protect the integrity of the Subject Property and its environment due to the 25-foot front setback, covered porch and horizontal siding with wood accents. The proposed project complies with Rehabilitation Standard 3.

- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

There are no documented changes that have occurred at the Subject Property that would result in acquired historic significance. The proposed project complies with Rehabilitation Standard 4.

- 5) **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

Not Applicable. As this project is new construction on a vacant lot, there is no preservation of distinctive materials and therefore, Rehabilitation Standard 5 is not applicable.

- 6) **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

As this project is new construction on a vacant lot, it proposes no replacement of missing features. The proposed project complies with Rehabilitation Standard 6.

- 7) **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The proposed project does not include chemical or physical treatments that would cause damage to historic materials, as this is new construction on a vacant lot, and therefore the project complies with Rehabilitation Standard 7.

- 8) **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Not Applicable. The project proposes new construction on a vacant lot, therefore, there is a low chance of encountering archaeological resources. Rehabilitation Standard 8 does not apply to the proposed project.

- 9) **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

As this project is new construction on a vacant lot, it will not destroy historic materials, features, or spatial relationships that characterize the property. The proposed architectural style is compatible with the features, size, scale, and massing of the surrounding neighborhood, which will protect the integrity of the Subject Property and its environment due to the 25-foot front setback, covered porch and horizontal siding with wood accents. Additionally, the creation of a detached structure of this size, including an accessory dwelling unit over a garage with access from provided from the alley is typical of the existing residential neighborhood. The proposed project complies with Rehabilitation Standard 9.

- 10) **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed new construction has been designed in such a way as to retain the form and integrity of the Subject Property and its environment by utilizing similar façade texture of horizontal siding and wood accent brackets. The proposed project complies with Rehabilitation Standard 10.

- B. For projects located in a Historic District, the proposed project is consistent with any conservation plan or specific plan adopted for the Historic District.**

The project site is within the St. Vincents Historic District for which there is no adopted conservation plan or specific plan.

- C. For projects that require demolition, the Architectural Heritage and Landmarks Commission shall also find, as applicable: (a) It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost. (b) The retention of the structure constitutes a hazard to public safety. (c) The structure is a deterrent to a major improvement program which substantially benefits the City. (4) Retention of the structure in the judgment of the commission is not in the interest of the majority within the Historic District.**

Not Applicable. There is no demolition proposed as part of this project.

III. FINDINGS RELATING TO THE APPROVAL OF THE DEVELOPMENT REVIEW PERMIT (VMC Section 16.605.03) FOR THE PROJECT:

- 1. Complies with all applicable specific standards and criteria of this Zoning Code.**

The proposed project is located on a property zoned Residential Low Density (RLD). The RLD zone is intended for low-density residential areas in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the primary use. The project is consistent with the RLD zoning district in terms of land use, in that it involves the construction of a new single-family residence within an established neighborhood. The project is consistent with the applicable development standards, such as setbacks, lot coverage, building height, objective design standards, etc. as outlined in VMC Title 16, as proposed and conditioned.

- 2. Is consistent with the General Plan and any applicable approved Specific Plan or Planned Development.**

The site has a General Plan designation of Primarily Single Family (R-SF), which is consistent with the current RLD zoning of the site. The R-SF General Plan designation applies to residential neighborhoods primarily characterized by detached single-family homes. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is 12 dwelling units per acre. The proposed new dwelling is consistent with the permitted density range. The project is consistent with P-SF land use designation in that it involves the construction of a single-family residence within an established neighborhood that is primarily characterized by a mixture of detached single-family residences or multifamily residential. The buildings and its uses are consistent with the applicable actions and policies of the General Plan, such as Policy NBE-1.11 - Historic Districts and NBE-2.8 - Infill Development, and General Plan Designation.

- 3. Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a Major or Minor Use**

Permit, Variance, Specific Plan, Planned Development, or tentative map applicable to the project or the location where it is proposed.

The proposed single-unit dwelling and associated improvements will be consistent with the applicable development standards outlined in VMC Title 16, as proposed and conditioned. Since the subject parcel is within the St. Vincents Historic District, the required Certificate of Appropriateness is also under review with this project. No other conditions, Use Permit, Variance, Planned Development, or tentative map condition are applicable to the project.

4. Is in substantial compliance with any applicable adopted design guidelines.

VMC Section 16.202.03 – Design Standards for single-unit housing (detached and attached), provides objective and subjective design standards as detailed in Table 3 of Attachment 2. As proposed, the dwelling complies with all applicable development and design standards for single-unit dwellings within the RLD zone.

5. Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered.

The proposed dwelling has been designed with consideration to the existing structures within the nearby vicinity. The dwelling features comparable setbacks (to the extent feasible with current setback standards) and massing and incorporates desirable features such as a covered front porch, high degree of fenestration, quality exterior materials, and landscaping improvements which overall relate well to other structures in the neighborhood. The new dwelling will fill a currently vacant lot within an existing neighborhood and will work to complete the urban framework of the neighborhood.

6. Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area.

The proposed project demonstrates thoughtful site planning in that it meets all applicable development standards required and as conditioned, and the proposed dwelling is sited to blend with the existing adjacent structures with respect to setback, massing, and architectural design. Therefore, it will serve to protect the value of private and public investments in the area.

7. That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this Chapter.

The proposed project is exempt under Section 15303 (a) (Class 3 “New Construction”) of the CEQA Guidelines. Furthermore, the City has considered whether any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on an open a hazardous

waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

IV. FINDINGS RELATING TO THE APPROVAL OF AN EXCEPTION (VMC Section 16.608.05) FOR THE PROJECT:

- 1. The exception is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance;**

The project consists of the development of a two-story single-family dwelling. As proposed, the design includes similar massing to other structures in the surrounding neighborhood and meets the required ground-level setbacks. The required second-story setbacks of seven feet and twelve feet would encroach into the proposed floor plan and would significantly reduce the size of second-story dwelling rooms and bathroom. Additionally, the required setbacks would create a different type of architecture from the surrounding neighborhood as no nearby structures have a recessed second story. Therefore, the exception is necessary to keep the proposed architectural design compatible with adjacent structures and uphold the integrity of the surrounding neighborhood.

- 2. There are no alternatives to the requested exception that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public;**

The project consists of the development of a two-story single-family dwelling. As proposed, the design includes similar massing to other structures in the surrounding neighborhood and meets the required ground-level setbacks. There are no alternatives that could provide an equivalent level of benefit to the applicant and there is no potential detriment to surrounding property owners or to the general public.

- 3. The granting of the requested exception will not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of the Zoning Code;**

The granting of the exception will not be detrimental to the health or safety of the public or to the occupants of the Subject Property, nor result in a change in land use or density that will be inconsistent with the requirements of the Zoning Code.

- 4. If the exception requested is to provide reasonable accommodation pursuant to state or federal law, the review authority must also make the following findings in addition to any other findings that this Zoning Code requires:**

- a. That the subject housing or property will be used by an individual or organization entitled to protection;**
- b. If the request for accommodation is to provide fair access to housing, that the request is necessary to make specific housing available to an individual protected under state or federal law;**

- c. That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and
- d. That denial of the requested exception would impose a substantial burden on religious exercise or would conflict with any state or federal statute requiring reasonable accommodation to provide access to housing; and

Not applicable; the exception requested is not pursuant to state or federal law.

- 5. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

The proposed project is exempt under Section 15303 (a)(Class 3 “New Construction”) of the CEQA Guidelines. Furthermore, the City has considered whether any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on an open a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

- 6. **Notification.** Notice shall be provided in compliance with the requirements of Chapter 16.602, Common Procedures, Section 16.602.08, Noticing. When a project subject to an exception permit approval and requires a development review permit, use permit variance, an amendment of the Zoning Code or any other discretionary action, the notice for such approval shall also state that the project is subject to an exception.

On November 7, 2024, pursuant to VMC Section 16.602.08 – Noticing, a 14-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the Subject Property, and other local agencies expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the AHLC, the applicant and property owner.

V. RESOLUTION APPROVING THE PROJECT AT 316 FLORIDA STREET:

NOW, THEREFORE, LET IT BE RESOLVED that Architectural Heritage and Landmark Commission hereby finds the project to be exempt from environment review pursuant to CEQA Guidelines, Section 15303(a) (Class 3: “New Construction or Conversion of Small Structures”), and the Commission hereby APPROVES Certificate of Appropriateness (COA24-0002), Development Review (DVR24-0004), Landscape Review (LR24-0004), and Exception (EXC24-0010) based on the analysis contained in the staff report and the findings contained herein and subject to the Conditions of Approval attached as an exhibit.

VI. VOTE

PASSED AND ADOPTED at a regular meeting of the Commission of the City of Vallejo, State of California, on the 21st day of November 2024 by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ANGELA MCDONALD, CHAIRPERSON
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

CESAR OROZCO, SECRETARY
City of Vallejo Architectural Heritage and Landmarks Commission

CONDITIONS OF APPROVAL

**CERTIFICATE OF APPROPRIATENESS (COA24-0002)
DEVELOPMENT REVIEW (DVR24-004)
LANDSCAPE REVIEW (LR24-0004)
EXCEPTION PERMIT (EXC24-0010)
ZONING COMPLIANCE (ZC24-0018)
316 FLORIDA STREET
APN # 0055-104-180**

PERMIT DESCRIPTION: The project consists of a new two-story 3,247 square foot single-family residence with a detached 800 square-foot four-car garage and an 800 square-foot Accessory Dwelling Unit above, on a vacant lot within the Saint (St.) Vincent Historic District. The residence façade will have James Hardie siding painted beige, black James Hardie roof fascia board with natural wood accent brackets, vinyl windows, and a stone veneer accent below the front porch. The project will also include 1,724.26 square feet of new drought-tolerant landscaping along Florida Street and throughout the site.

A. PLANNING DIVISION

Laura Solomon, Associate Planner | laura.solomon@cityofvallejo.net | (707) 648-5391

Pre-Building Permit:

1. Prior to building permit submittal, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate further development of the project. The approved conditions shall also be included with the building permit set, after the cover sheet.
2. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning entitlement.
3. Prior to building permit issuance, the Planning Division shall confirm that the building permit, grading permit and all other drawings and documents substantially conform with the documents and/or representations, whether oral or written that were presented to and approved by the Planning and Development Services Director. Pursuant to VMC 16.602.10.b the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or submitted during the approval process shall be deemed conditions of approval. Any approval may be subject to requirements that the applicant guarantees, warranties, or ensures compliance with the plans and conditions in all respects.

During Construction:

4. Construction activities shall be managed in compliance with the following requirements:
 - a. Site Watering. During the construction of a project, all portions of the site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered.
 - b. Maintenance. Streets and sidewalks shall be made dirt free at the completion of construction.
 - c. Noise. All construction and transport equipment shall be muffled in accordance with state and federal laws.
 - d. Emissions. Construction and transport equipment shall be operated to minimize exhaust emissions. During construction, trucks and equipment should be running only when necessary.

- e. Hours of Operation. Grading and pile driving operations within ¼ mile of residential units shall be limited to between 8:00 am and 5:00 p.m. on weekdays to ensure compliance with the requirements for construction activity in Subsection 16.502.12.D.1., Maximum Noise Level for Temporary Construction Activity, or as otherwise restricted as part of an approval.
 - f. Water Run-off. All water run-off from construction sites shall be controlled. During construction, trucks and equipment should be running only when necessary and shall comply with Chapter 12.41 of the Vallejo Municipal Code.
5. No person shall make, or cause to suffer, or permit to be made upon any public property, public right-of-way or private property, any excessive noise, annoying noise, amplified sound or vibrations that are physically annoying to reasonable persons of normal sensitivity or that are so harsh or so prolonged or unnatural or unusual in their use, time or place as to cause or contribute to the unnecessary and unreasonable discomfort of any persons of normal sensitivity located at the lot line of the property from which these noises emanate or that interfere with the peace and comfort of residents or their guests, or the operators or customers in places of business in the vicinity, or that may detrimentally or adversely affect such residences or places of business. (VMC Section 16.502.09 (C))
 6. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to the following: 7 a.m. and 6 p.m. in Monday- Friday, Saturday 9 am- 6 pm. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels
 7. The fencing for construction sites shall not be installed until a building permit or grading permit has been issued and shall be removed prior to final inspection. In the event that the building permits expire before the construction is completed, the Planning and Development Services Director may issue a temporary use permit pursuant to Chapter 16.339, Temporary Uses, to allow the fencing to remain for a longer period of time. (VMC Section 16.505.08 (B))

Landscaping:

8. Prior to first final building inspection, the landscape architect shall provide a Certificate of Completion and Certificate of Installation according to the Landscape Documentation in accordance with VMC Chapter 16.504.09: Water Efficient Landscape Requirements. The documentation shall include the following:
 - a. Irrigation Scheduling (VMC Section 16.504.11)
 - b. Schedule of Landscape and Irrigation Maintenance (VMC Section 16.504.08)
 - c. Landscape Irrigation Audit Report (VMC Section 16.504.13)
 - d. Soil Management Report (VMC Section 16.504.10)
9. Prior to first final building inspection, all landscaping and irrigation shall be installed in accordance with the approved plans, and the landscape architect shall provide written verification that the landscaping and irrigation have been installed in accordance with the approved landscape plans, particularly with respect to size, health, number and species of plants, and the overall design concept.
10. All landscaping shall be permanently maintained in a healthy and thriving condition at all times, in compliance with the approved landscape plan. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the original approved design or upgraded to reflect current best practices for water efficiency. Regular maintenance shall include but is not limited to:
 - a. Adjusting, checking, and repairing irrigation equipment; resetting automatic controllers; aerating and de-thatching turf areas; adding/replenishing fertilizer, mulch, soil

- amendments; insect control; the replacement of dead or diseased plants; pruning; watering; and weeding all landscaped areas.
 - b. The trimming of vegetation is necessary to maintain the effective functioning of solar energy facilities and passive solar design features installed both on site and on adjacent properties.
 - c. The trimming of vegetation is necessary to keep pedestrian and bicycle paths clear. (VMC Section 16.504.08 (A))
 - d. Pruning, cultivating, weeding, fertilizing, replacement of plants, and watering on a regular basis.
 - e. Pruning or removal of overgrown vegetation, cultivated or uncultivated, that may harbor rats, vermin, or other nuisances, or otherwise be detrimental to neighboring properties.
 - f. The removal of dead, decayed, diseased, or hazardous trees, weeds and debris that create an unsightly appearance and may be dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement, or maintenance.
 - g. Landscaping (trees, shrubs, ground cover, turf, etc.) which, due to accident, damage, disease, lack of maintenance, or other cause, fails to show a healthy appearance and growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or as approved by the director. (VMC Section 16.504.08 (D))
11. Litter shall be removed from all landscaped areas in a timely fashion. (VMC Section 16.504.08 (B))
12. Turf areas shall be mowed on a regular basis and be kept green. Accumulation of leaves, twigs, bark, and other similar materials shall be removed on a regular basis. Planting areas shall be kept free of weeds at all times. (VMC Section 16.504.08 (C))

Fences, Walls and Screening:

13. Fencing and walls shall be continuously maintained with no sign of rust or disrepair. Any graffiti shall be removed within forty-eight hours of discovery by the property manager. (VMC Section 16.505.02 (B)).
14. All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, without limitation, heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, service entry section, back-up and emergency generators, and similar utility devices.
- a. Screening shall be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure.
 - b. Equipment shall be screened on all sides, and screening materials shall be opaque.
 - c. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed so that, at the time of building occupancy, such plants effectively screen their respective equipment.
 - d. The use of wood expanded metal lath, and chain link for the purpose of screening is prohibited. (VMC Section 16.505.10)

Lighting:

15. Lighting shall be designed, located, and installed to be directed downward or toward structures, be shielded or fully shielded, and shall be well-maintained in order to prevent glare, light trespass (unwanted light on adjacent lots and public rights-of-way), and light pollution to the maximum extent feasible. No permanently installed lighting shall blink, flash, or be of unusually high

intensity or brightness, as determined by the Planning and Development Services Director. (VMC Section 16.506.04 (B))

Overall Project:

16. This entitlement shall automatically expire within two years of the effective date of this approval, on November 21, 2026, unless the use is exercised or extended (VMC Section 16.602.12 (A)). Issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
 - a. The building permit expires.
 - b. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
 - c. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))
17. The Planning and Development Services Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))
18. No change in the use for which a permit or other approval has been issued is permitted, in accordance with Government Code section 66411.7.
19. For new developments, utilities including, but not limited to, all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, irrigation/recycled water, and similar distribution lines providing direct service to a project shall be installed underground within the site. This requirement may be waived by the Planning and Development Services Director upon determining that underground installation is infeasible, or the electrical line is otherwise exempt from an under-grounding requirement. (VMC Section 16.501.10)
20. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

B. Building Division

Staff Contact: Sergio Caldera | sergio.caldera@cityofvallejo.net | (707) 648-4383

1. Plans and permits will be required for building, mechanical, plumbing, and electrical work per California Code of Regulations, Title 24 and applicable City Ordinance in effect at the time of the completed Building Permit application date and required fees shall be paid at the time of application.

2. Soils report will be required for foundation design plan reviews.
3. 2022 California Code of Regulations applies if permit application(s) are received before the end of 2025. After 12-31-2025 the 2025 California Code of Regulations will apply.
4. Fees will apply to the current fiscal year of permit applications

C. Water Department

Staff Contact: Melissa Cansdale | melissa.cansdale@cityofvallejo.net | (707) 553-7223

1. **CODE REQUIREMENTS.** All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.
2. **WATER SYSTEM PLANS (VSSSD Section 4.1).** All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the Water Department for review and approval, and shall contain at least:
 - a. Location and size of fire sprinkler service connection(s).
 - b. Location and size of existing and proposed domestic service connection(s).
 - c. Location and size of irrigation service connection(s), if any.
 - d. Location of fire hydrants.
 - e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - f. Location and size of any new water mains.
 - g. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).
3. **FIRE FLOW REQUIREMENTS (VSSSD Section 4.1).** Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psi residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.
 - h. For single family residential units, the fire flow is 1,500 gpm.
 - i. For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.
4. **HYDRAULIC CALCULATIONS (VSSSD Section 4.1).** Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the Water Director demonstrating that the fire flow requirements are complied with.
5. **FIRE PROTECTION SYSTEMS (VSSSD Section 4.1).** Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
6. **WATER EASEMENTS (VSSSD Section 4.1).** Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
 - a. 15 ft. wide (minimum) for water mains.
 - b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.

- c. Other facilities will be reviewed by the Water Department.
- 7. WATER METERS (VMC 11.04.110 and 11.16.090). Each parcel shall be metered separately and shall have a separate fire sprinkler service connection.
- 8. WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24). Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.
- 9. GENERAL CONDITIONS OF APPROVAL
 - a) Apply and pay for Fire Flow Test with the Water Department in order to determine operation of sprinkler system and final service size.
 - b) Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
 - c) As of January 1, 2018, all units in multi-family, commercial, or combination thereof, buildings shall be individually metered (if existing plumbing allows or is re-configured) by the City, additional meters at the owner/applicant's expense; or, master metered by the City, and sub-metered by the property owner, with approved/certified meters. Per California Senate Bill 7 (SB7).
- 10. WATER SYSTEM INSTALLATION. Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.

D. Fire Prevention

Staff Contact: Moises Zarate | moises.zarate@cityofvallejo.net | (707) 648-4565

- 1. All buildings, facilities, and improvements shall be accessible to fire department apparatus by way of approved access roadways.
- 2. Prior to Final Inspection, in accordance with the 2019 CFC, approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
- 3. All roof material shall be rated class "C" or better.
- 4. Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired, interconnected with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.
- 5. Provide carbon monoxide detectors outside each sleeping area in the immediate vicinity of all bedrooms.
- 6. Emergency escape and rescue openings are required in each bedroom in accordance with the 2019 CA Building Code.

7. An NFPA 13D automatic fire sprinkler system is required for all new residential structures, please submit 2 sets of plans and calculations to the Fire Prevention Office and obtain a permit prior to installation. Adequate pressure and GPM verification is required prior to residential construction.
8. Provide a one-hour fire separation between the R-3 and U Occupancy.
9. A final inspection from the Fire Prevention Division is required.

E. Vallejo Flood and Wastewater

Staff Contact: Mariah Henderson | mhenderson@vallejowastewater.org | (707) 652-7810

1. Utility site plan will need to show required two-way cleanout within 2 feet of the foundation where waste plumbing exits the building and District cleanout near the public right of way.
2. Add the following notes to plans:
 - a. All sewer work shall conform to the Vallejo Wastewater Standards,
 - b. Call Vallejo Wastewater a minimum of 24 hours in advance for inspections.
3. Applicant will be required to pay applicable fees and obtain VFWD Connection Permit upon final plan approval.

Attachment 2 – Supporting Information (Tables and Images)

Table 1 – Surrounding Uses	
Direction	Land Uses
North	Residential Lozier Alley
East	Residential Branciforte Street
South	Residential Carolina Street
West	Residential Butte Street

Table 2 – Residential Low Density Development Standards (VMC Chapter 16.202)			
Code Section	Development Standard	Proposal	Compliant
Table 16.202-A: Maximum Density (units per acre)	9	1	Yes
Table 16.202-A: Minimum Lot Size (sq. ft.)	5,000 sq. ft.	6,500 sq. ft.	Yes
Table 16.202-A: Minimum Lot Width	50 ft.	50 ft.	Yes
Table 16.202-A: Maximum Height (ft.)	35 ft.	27 ft. 2 in.	Yes
Table 16.202-A: Street Frontage	15 ft.	50 ft.	Yes
Table 16.202-A: Interior Side	5 or 10 ft.	5 ft.	Yes, for Narrow Lots, the setback may be 10% of the lot width
Table 16.202-A: Rear	5 ft.	20 ft.	Yes
Table 16.202-A: Garage Front/Rear	20 or 5 ft.	20 ft. from rear	Yes
Table 16.202-A: Maximum Lot Coverage (% of Lot)	50%	35.3%	Yes
Table 16.202-A: Covered Parking	1	1	Yes
Table 16.202-A: Required Landscaping	20% of Front Yard	91% (683 sq. ft.)	Yes
Table 16.204-A: Street Trees (ft. frontage)	1 per 50 ft. of frontage 50 ft. frontage = 1 street tree	1	Yes
Table 16.202-A – Fence Height Limit Rear and Side	6 ft.	6 ft.	Yes

Attachment 2 – Supporting Information (Tables and Images)

Table 3 – Design Standards for single-unit housing (detached and attached) Development Standards (VMC Chapter 16.203)			
Code Section	Development Standard	Proposal	Compliant
16.202.03.A Design of Building Additions	Rooflines, exterior materials, windows, railings, porches, and other design elements shall be designed in the same style as the existing building unless an alternative design is approved through Chapter 16.605 , Development Review.	This project is new construction and is designed to be compatible with the existing established residential neighborhood.	Yes
16.202.03.B Building Entrances	The principal entry shall be in a visible location facing the street and shall incorporate a projection (e.g., porch) or recess, with a minimum depth of five feet. A reduction in the depth of the projection or an alternative design that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, and other design approach that is typical of the architectural style of the building based on documentation provided by the applicant may be approved subject to the provisions of Chapter 16.605 , Development Review. (See Figure 16.202-D for example.)	The principal entry is in a visible location facing Carolina Street through a covered porch that projects 6.5 feet from the structure creating a welcoming architectural style.	Yes
16.202.03.C Architectural Articulation	Buildings shall include design features to create visual variety and avoid a large-scale and bulky appearance. 1. No street-facing facade shall run in a continuous plane of more than twenty-five feet without a window or a minimum four-foot projection, offset, or recess of the building wall at least one foot in depth. Building entrances and front porches, and projections into required front or street side yards such as stoops, bays, overhangs, chimneys, and trellises count towards this requirement. 2. Building elevations abutting street side yards shall be designed to provide at least one horizontal plane break of at least 3 feet, and one vertical break of at least one foot. Alternative designs to create consistency with the architectural style of the building may be approved subject to the provisions of Chapter 16.605 , Development Review. 3. Materials. All materials shall allow for long-term durability and appearance. The exterior use of plywood or unfinished aluminum as siding materials is prohibited unless approved by the director following review and approval	As proposed the building façade features multiple projections including a 6.5-foot-deep covered porch and a second story deck which creates visual variety and avoids a bulky appearance. The use of Hardie siding and high-quality paint will provide long-term durability and appearance.	Yes

Attachment 2 – Supporting Information (Tables and Images)

	under Chapter 16.605 , Development Review.		
16.202.03.D Garage Frontage	1. Where an attached garage is located on the front half of the lot and garage doors face a street, garage width shall not exceed fifty percent of the width of the front facade of the building (forty percent on lots wider than one hundred feet). (See Figure 16.202-E) 2. On front facades with both a two-car garage and a separate single car garage, (a total of three garage doors) the facades of the two garages must be offset a minimum of two feet.	The garage is located in the rear half of the lot and faces the alley behind the residential structure.	Yes
16.202.03.E Paving	The maximum amount of paving (impervious surface) in street-facing yards is fifty percent of the required yard.	As proposed the front yard will be 91% landscaped and have a 4-foot impervious concrete walkway leading to the residential structure.	Yes
16.202.03.F Driveways	In addition to any other applicable requirements of Chapter 16.508, Off-Street Parking and Loading, curb cuts and driveways shall comply with the following: 1. Driveway approaches (curb cuts) are permitted only to provide access to garages, carports and parking spaces. 2. A maximum of one driveway up to 20 feet wide is permitted to serve a single unit. Driveways serving two or more units shall be the minimum width required by the Zoning Code. 3. All driveways shall be setback at least 5 feet from side property lines. 4. Driveways must have minimum three-foot wide planted area along a side or rear lot line	The proposed driveway approach is designed to access the detached garage from the alley. The driveway will be setback 7'-8" and 10'-4" from the side property lines with planted areas and paver stones along each side.	
16.202.03.G Alley Access	A detached garage or carport is permitted to have access to the alley if: 1. The garage or carport entrance is setback a minimum of 5 feet from the rear property line; 2. The garage door does not cross the property line when opened or closed; 3. The alley is paved; and 4. The director or traffic engineer finds that such access will not adversely affect vehicle or pedestrian use of the alley.	The detached garage will be setback 20 feet from the rear property line and the garage door will not cross the property line. Additionally, the alley is paved and the access will not adversely affect vehicle or pedestrian use of the alley.	Yes

Attachment 2 – Supporting Information (Tables and Images)

Table 4 – General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
- Policy NBE-1.11 – Historic Districts. Preserve the integrity of the City's historic districts, including downtown, as physical changes occur within them.	- <i>The proposed single-family residence architectural style preserves the integrity of the St. Vincent's Historic District due to its use of materials and textures similar to the features, size, scale, and massing of the surrounding neighborhood.</i>
- Policy NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	- <i>Underutilized vacant lot within a developed historical district.</i> - <i>The single-family residence will enhance and is compatible with the surrounding uses, which are primarily single-family residences.</i>

Figure 1 – Vicinity Map



Attachment 2 – Supporting Information (Tables and Images)

Figure 2 – St. Vincent Historic District

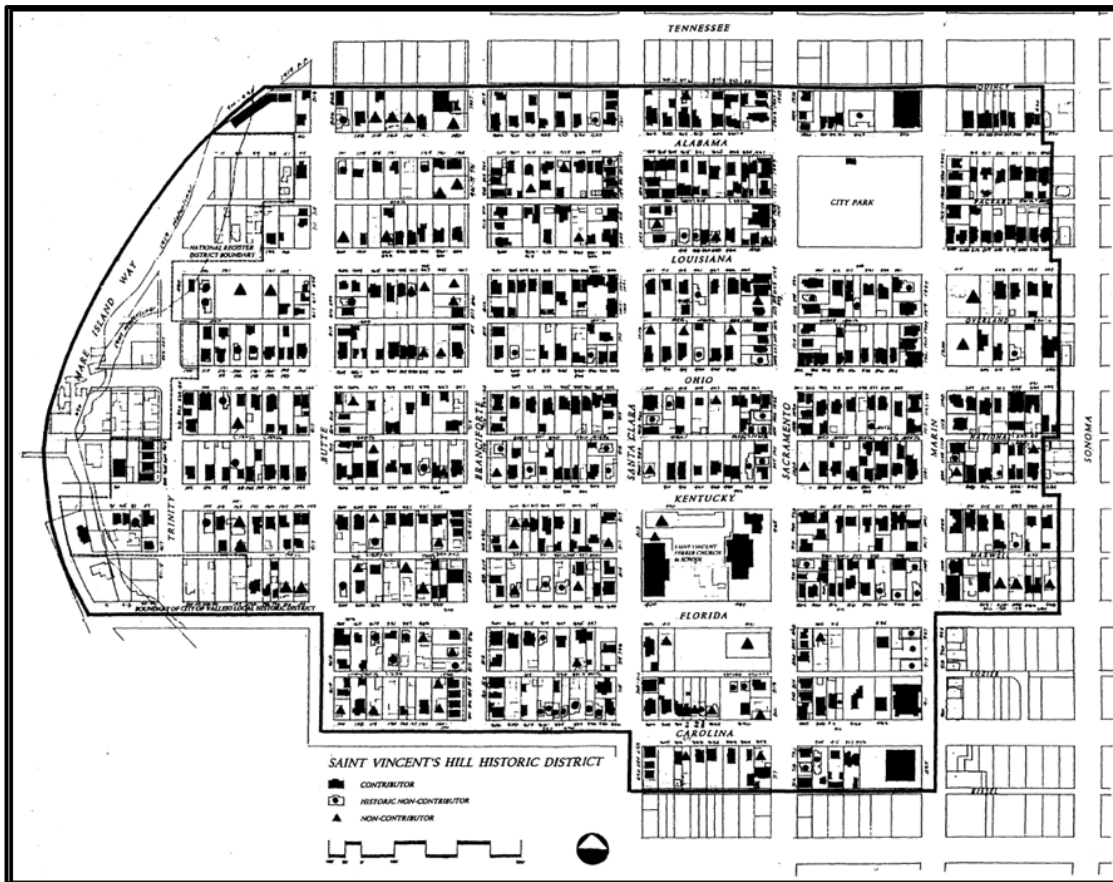


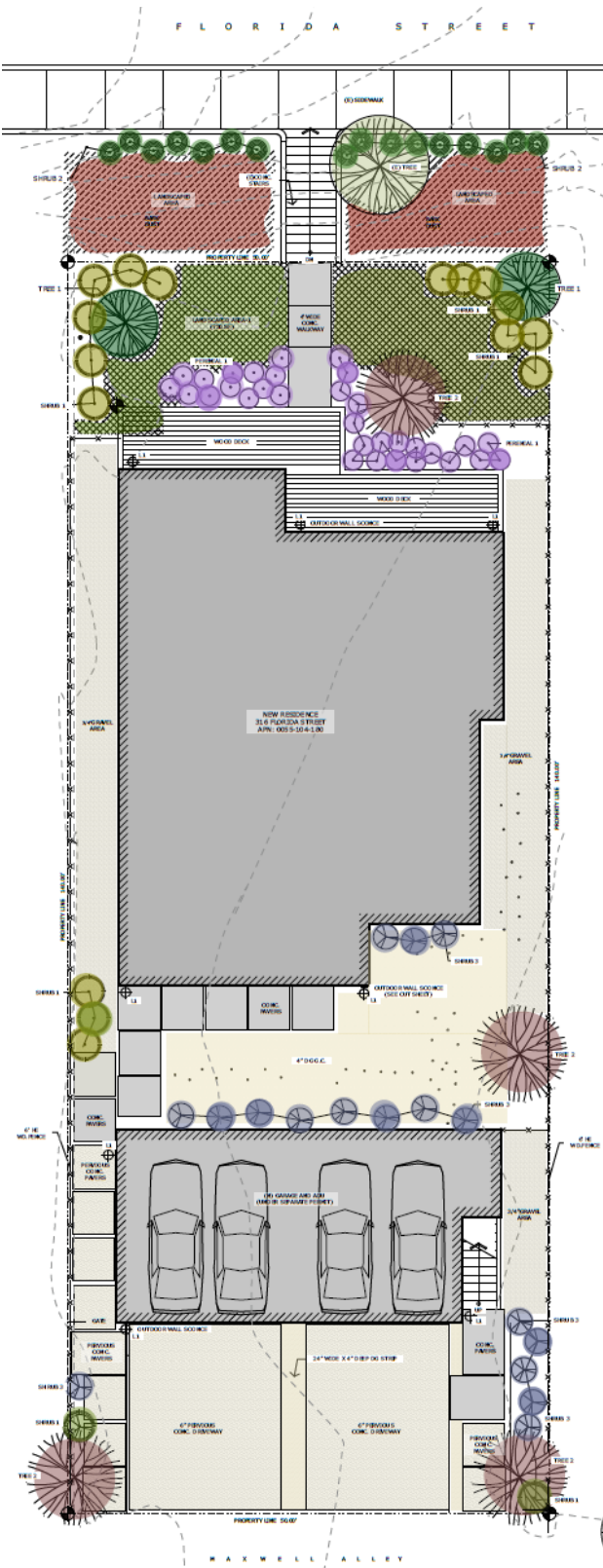
Figure 3 – Existing Conditions



Figure 4 – Proposed Front Elevation



Figure 5 – Proposed Landscaping Plan



LANDSCAPE PLANT LIST

SYMBOL	IMAGE	PLANT NAME	WATER USE	PLANTING SIZE
TREE 1		EVERGREEN PEAR PYRUS KANAKAKE	MODERATE .40-.60	24" BOX
TREE 2		FRUITLESS PLUM PRUNUS CERASIFERA	LOW .20-.40	24" BOX
SHRUB 1		CALIFORNIA COBBLEBERRY RHAMNUS CALIFORNICA	LOW .10-.30	1 GALLON
SHRUB 2		AFRICAN BOXWOOD HYDRANGEA AFRICANA	LOW .10-.30	1 GALLON
SHRUB 3		ENGLISH LAVENDER LAVANDULA AUGUSTIFOLIA	LOW .10-.30	1 GALLON
PERENNIAL 1		BLUE EYED GRASS SISYRINCHUM ANGUSTIFOLIUM	LOW .10-.30	1 GALLON
GROUNDCOVER		TURFCLOVER BARK DUST	.10-.30 ANTI-DESSICANT	SEED

316 FLORIDA STREET
VALLEJO CALIFORNIA 94590

GENERAL NOTES

THESE PLANS PREPARED BY BEAUMONT + ASSOCIATES ARE INTENDED FOR USE ONLY ON THE LOT OR PROPERTY FOR WHICH THEY WERE DESIGNED AND SHALL REMAIN THE PROPERTY OF BEAUMONT + ASSOCIATES. THESE DRAWINGS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY BEAUMONT + ASSOCIATES OR THE OWNER OF ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS. PERMISSION TO REPRODUCE OR REUSE THESE DRAWINGS MUST BE OBTAINED FROM THE ARCHITECT IN WRITING. USE OF THESE DRAWINGS IS OTHERWISE PROHIBITED.

ALL INFORMATION PERTAINING TO THE SITE SHALL REMAIN THE OWNER'S RESPONSIBILITY. THIS INFORMATION SHALL INCLUDE LEGAL DESCRIPTION, DEED RESTRICTIONS, EASEMENTS, SITE TOPOGRAPHICAL SURVEYS, STREET AND UTILITY IMPROVEMENTS, GEOTECHNICAL REPORT(S) SITE GRADING, EXCAVATION AND ALL OTHER SITE RELATED DATA. THESE DOCUMENTS HAVE BEEN PREPARED ON THE INFORMATION AVAILABLE TO BEAUMONT + ASSOCIATES.

THE STRUCTURAL DRAWINGS HAVE BEEN PREPARED ON THE INFORMATION AND CALCULATIONS FURNISHED BY THE STRUCTURAL ENGINEER. THE ENGINEER IS RESPONSIBLE FOR THE STRUCTURAL DOCUMENTS AND THEIR CORRECTNESS.

THESE DRAWINGS ARE INTENDED FOR USE IN A BIDDED CONSTRUCTION CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS/HER AGENT(S) IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTOR SHALL USE THESE PLANS PREPARED BY BEAUMONT + ASSOCIATES.

WHEN MATERIAL IS SELECTED BY THE OWNER, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ALLOWANCE AMOUNT. THE AMOUNT SHALL BE REFLECTED IN ALL COST ESTIMATES. MATERIAL SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH COST ESTIMATES.

NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THESE DOCUMENTS. THE CONSTRUCTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL CONSTRUCTION DEFICIENCIES.

THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND BEAUMONT + ASSOCIATES FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR SUBSEQUENT OWNER(S) FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH ARE BEYOND THE CONTROL OF BEAUMONT + ASSOCIATES.

EXAMINATION OF THE SITE: THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND THOROUGHLY SATISFY HIMSELF/HERSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL GRADES, MEASUREMENTS AND CONDITIONS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTION OF THE SAME.

ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTABLE PRACTICE" OF THE TRADE INVOLVED. ADDITIONALLY ALL WORK SHALL BE IN COMPLIANCE WITH ACCEPTABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODE (UBC), THE UNIFORM MECHANICAL CODE (UMB), THE NATIONAL FIRE CODE (NFC), THE NATIONAL ELECTRICAL CODE (NEC), AMERICAN CONCRETE INSTITUTE (ACI), NATIONAL PLUMBING CODE (NPC), CALIFORNIA STATE BUILDING CODE AND ALL OTHER APPLICABLE LOCAL CODES AND LEGISLATION.

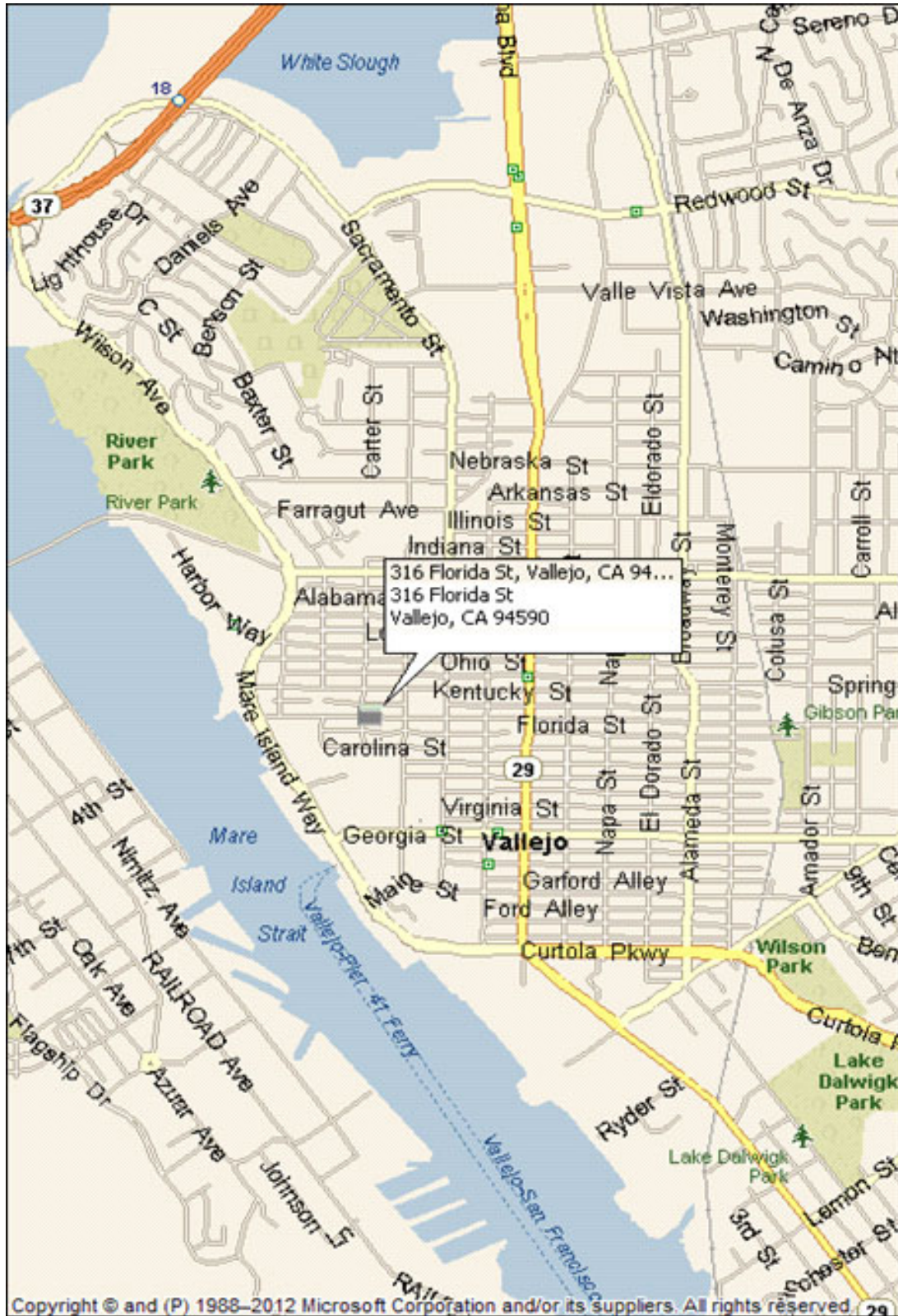
THE OWNER SHALL BE RESPONSIBLE FOR NOTIFYING BEAUMONT + ASSOCIATES AND/OR THE ENGINEER OF ANY UNUSAL OR UNFORESEEN STRUCTURAL CONDITIONS, DISCREPANCIES OR CHANGES FROM THE PLANS BEFORE PROCEEDING WITH THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIAL AND FABRICATING ITEMS.

ADEQUATE SUPERVISION AND PERIODICAL INSPECTIONS DURING THE CONSTRUCTION PHASE IS RECCOMENDED. THE OWNER SHALL BE RESPONSIBLE TO ENSURE THAT INSPECTION AND / OR SUPERVISION IS PROVIDED BY QUALIFIED PERSONS.

THESE PLANS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

VICINITY MAP



PROJECT DATA

OWNER:
PRO PLAYER INVESTMENTS
2236 RALSTON ROAD
SACRAMENTO CALIFORNIA 95821
CONTACT: BRANDON JAMES
(916) 770-7707

SITE INFORMATION:
316 FLORIDA STREET
VALLEJO
CALIFORNIA 94590
APN:0055-104-180
ZONING: R1
USE: SINGLE FAMILY DWELLING
CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP : R-3/U
FIRE SPRINKLERS: YES
NUMBER OF STORIES: 2

SQUARE FOOTAGE:
LOT AREA: 7,000 SF
1ST FLOOR: 1,288 SF
2ND FLOOR: 1,549 SF
DECKS: 764 SF
TOTAL AREA: 3,247 SF (COND)
BLDG. FOOTPRINT 2,474 SF
LOT AREA : 7,000 SF
LOT COVERAGE: 35.3%

SCOPE OF WORK
1. NEW SINGLE FAMILY DWELLING
NEW DETACHED GARAGE (715 SF)
W/ 2ND FLOOR ADU (770 SF)

APPLICABLE CODES:	
CALIFORNIA RESIDENTIAL CODE (CRC)	2022 EDITION
CALIFORNIA BUILDING CODE (CBC)	2022 EDITION
CALIFORNIA MECHANICAL CODE (CMC)	2022 EDITION
CALIFORNIA PLUMBING CODE (CPC)	2022 EDITION
CALIFORNIA ELECTRICAL CODE (CEC)	2022 EDITION
CALIFORNIA FIRE CODE (CFC)	2022 EDITION
CALIFORNIA GREEN BUILDING STANDARDS	2022 EDITION
CALIFORNIA ENERGY CODE	2022 EDITION
ENERGY EFFICIENCY STANDARD (EES)	
ALL OTHER APPLICABLE CITY CODES AND REGULATIONS	

DRAWING INDEX

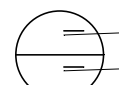
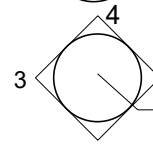
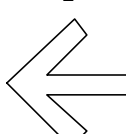
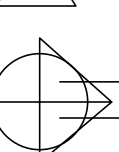
ARCHITECTURAL DRAWINGS

A1	SITE PLAN /PROJECT DATA
A1.1	PARCEL MAP, AERIAL
T1	TOPOGRAPHIC SURVEY
C1	DRAINAGE / EROSION PLAN
A2	FLOOR PLANS
A3	EXTERIOR ELEVATIONS
A4	BUILDING SECTIONS
A5	GARAGE / ADU PLAN & ELEV
T24-1	TITLE 24 ENERGY COMPLIA
T24-2	TITLE 24 MANDATORY MEAS
CG-1	GREEN BUILDING REQUIRE
CG-2	CAL GREEN CHECKLIST

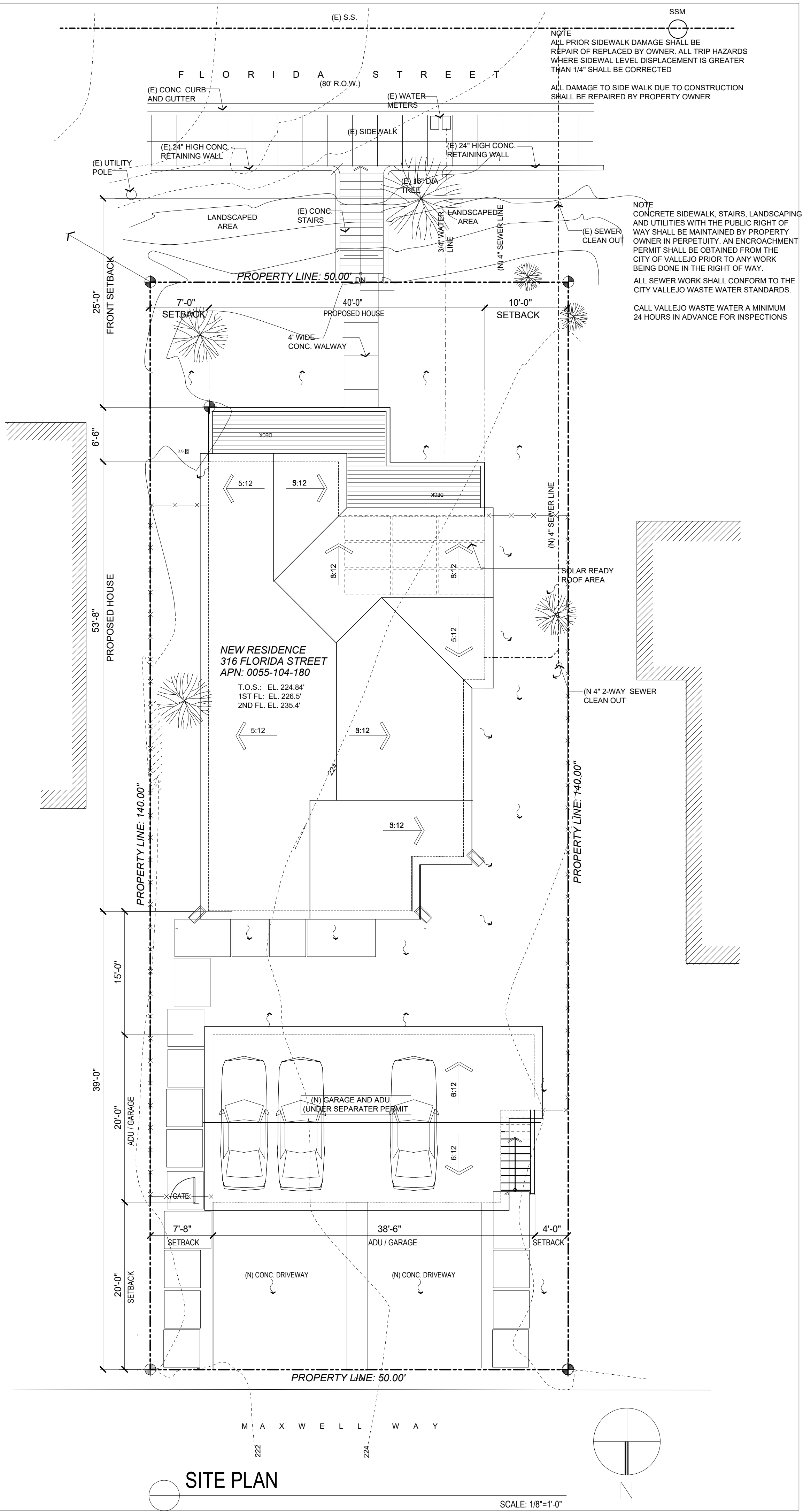
STRUCTURAL DRAWINGS

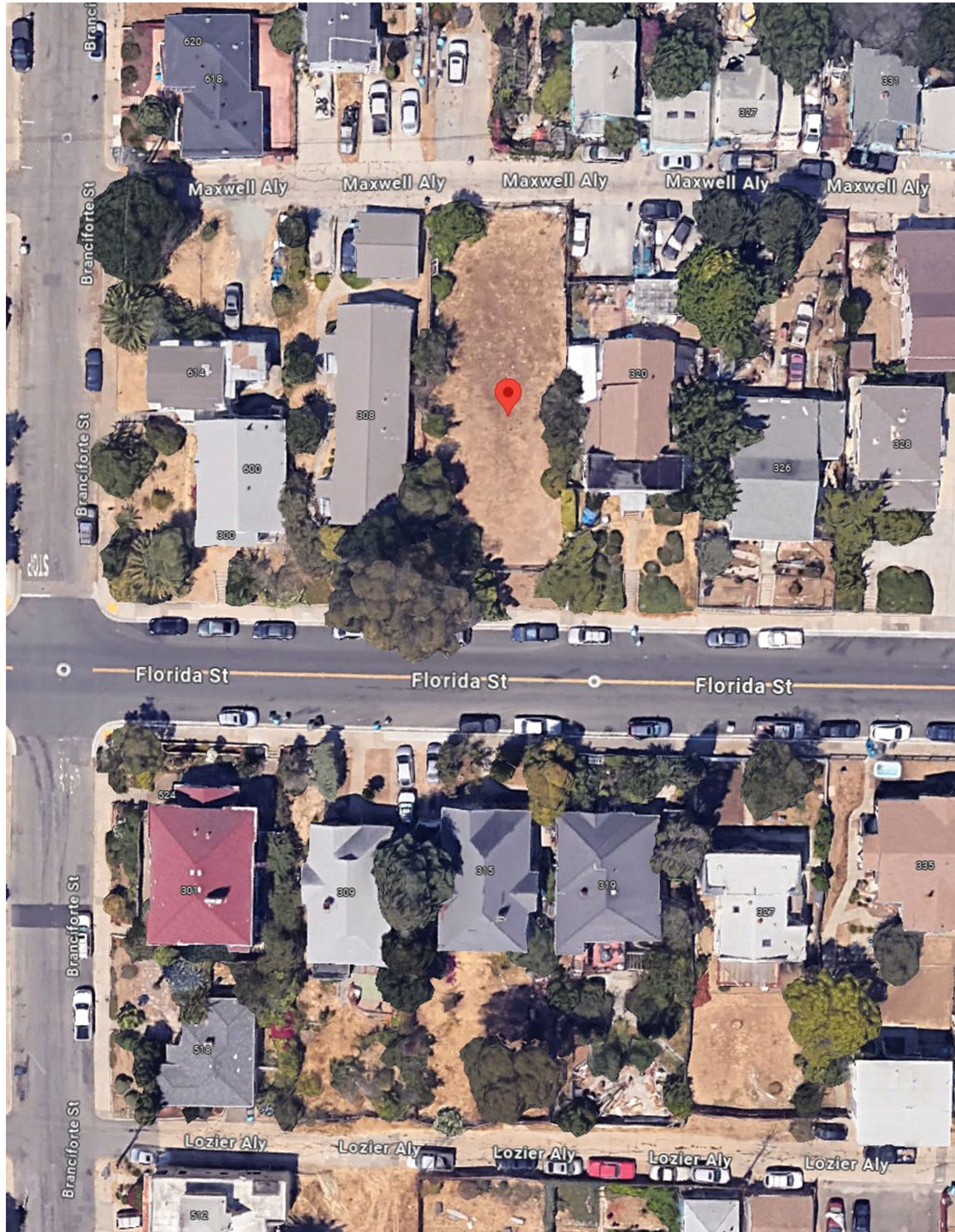
S1 STRUCTURAL NOTES
S2 FOUNDATION , FRAMING PLANS
S3 STRUCTURAL DETAILS
S4 STRUCTURAL DETAILS
WSW-1 SIMPSON STRONGWALL DETAILS
WSW-2 SIMPSON STRONGWALL DETAILS
BMP BEST MANAGEMENT PROACTICES

SYMBOLS

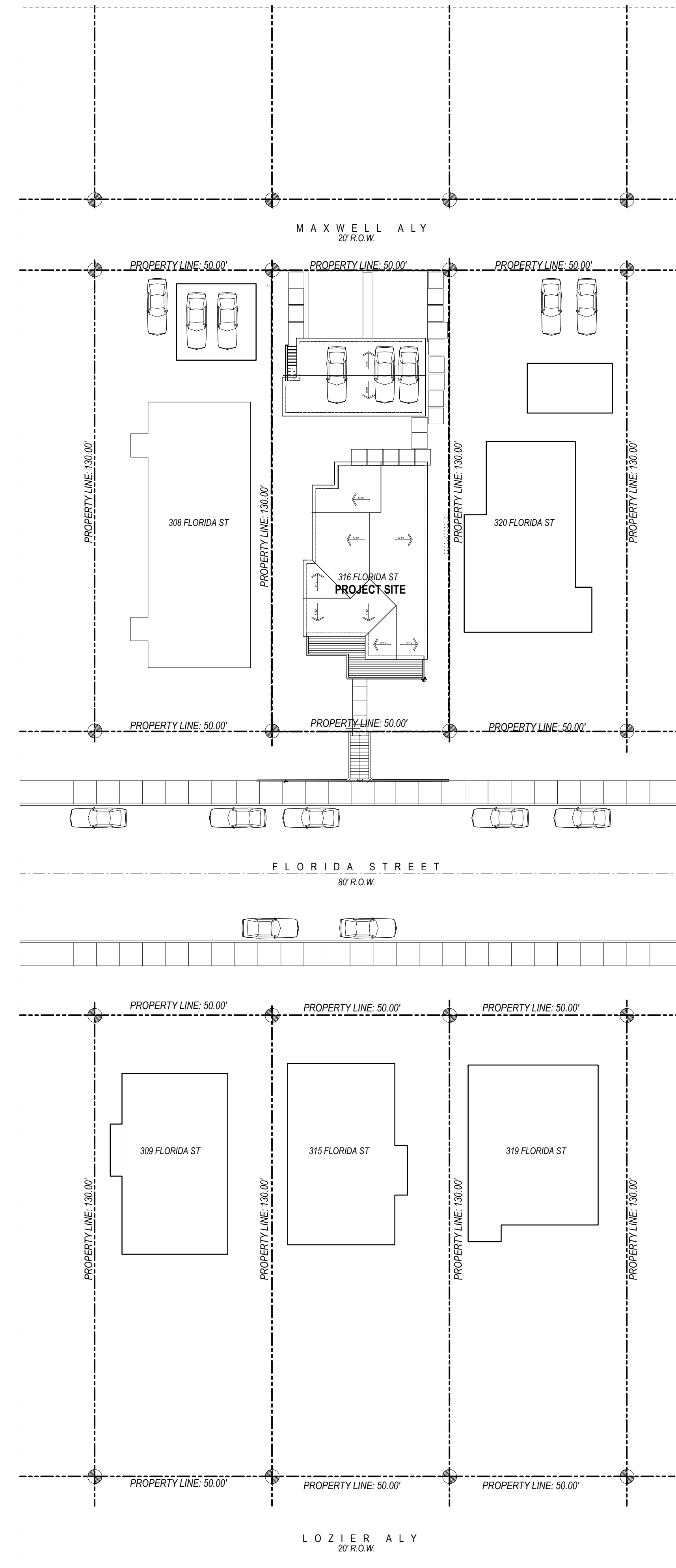
&	AND		DETAIL NUMBER SHEET NUMBER
∟	ANGLE		INTERIOR ELEVATIONS ELEVATION NUMBER SHEET NUMBER
@	AT		NORTH ORIENTATION
⌄	CENTERLINE	ELECTRICAL SYMBOLS	
⊥	PERPENDICULAR		DUPLEX OUTLETS
#	POUND OR NUMBER		220V OUTLET
ℙ	PLATE PROPERTY LINE		SWITCH
	WORK POINT		LIGHT FIXTURE-CEILING
	NORMAL FLOOR LEVEL OR WORK POINT		LIGHT FIXTURE - WALL
	COLUMN GRID		LIGHT FIXTURE - RECES
	DOOR SYMBOL		LIGHT W / EXH. FAN
	WINDOW SYMBOL		LIGHT - FLUOR. STRIP
	SHEARWALL SYMBOL		TELEPHONE OUTLET
	SELECTION NUMBER SHEET NUMBER		CABLE TV OUTLET
			SMOKE DETECTOR

ABBREVIATIONS

[illegible][illegible]

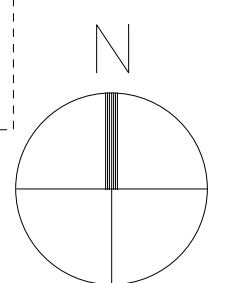


 AERIAL MAP



VICINITY PARCEL MAP

SCALE: $3/32" = 1'-0"$



REVISIONS	
RESUBMITTAL 08/23/24	MB

Beaumont + Associates

Tel: 510/652-4433 Fax: 510/652-5111

PARCEL MAP

NEW ADU & GARAGE

316 FLORIDA STREET
VALLEJO CALIFORNIA 94590

DATE 06/15/24

DRAWN BY MB

SHEET NO.

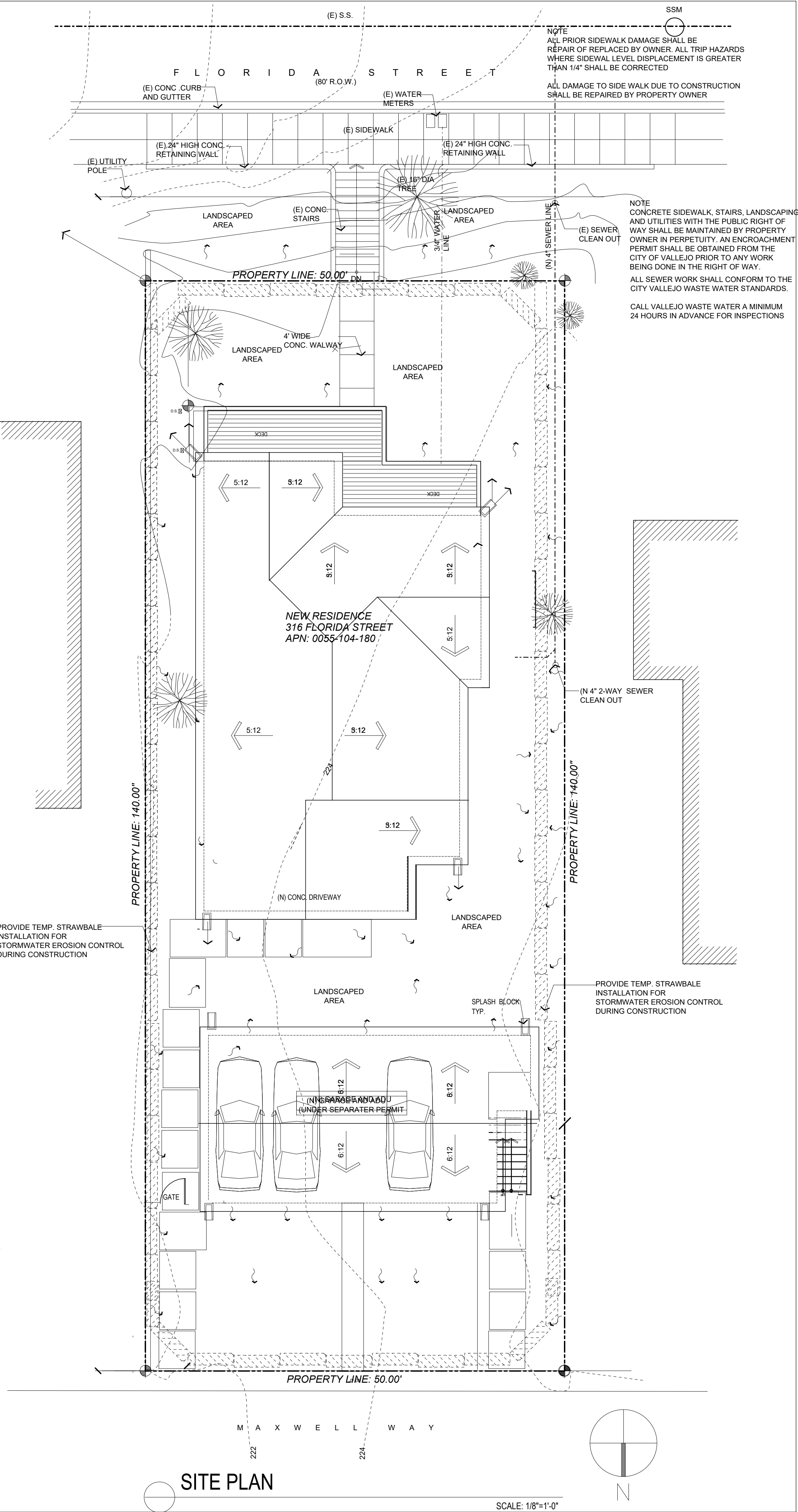
A1.1

DRAINAGE NOTES

1. ALL NEW ROOF DRAINAGE WATER SHALL CONNECT TO GUTTER W/ DOWNSPOUTS AND SHALL DRAIN AWAY FROM BUILDING FOUNDATION AND ADJACENT PROPERTIES. ROOF WATER SHALL DRAIN TO LANDSCAPE OPEN AREAS
2. FINISH GRADE SHALL BE GRADED AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A 6" MIN. WITHIN THE FIRST 10 FEET OR 5%.
3. CONTRACTOR SHALL GRADE LOT TO PREVENT DRAINAGE FROM CROSSING PROERTY LINES
4. ALL FINISHED GRADING MUST BE ADJUSTED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE TO PREVENT PONDING OF WATER TOWARDS THE BUILDING.
5. ALL ROOF DRAINS SHALL BE COLLECTED BY A SYSTEM OF GUTTERS AND DOWNSPOUTS AND DISCHARGED TO A SPLASH BLOCK TO CARRY STORM WATER AWAY FROM THE STRUCTURE..
6. FLOWER BEDS AND PLANTING ARE NOT RECOMMENDED ALONG THE BUILDING PERIMETER. ONLY DRIP SYSTEMS CAN BE INSTALLED WHERE THEY MAY NOT CAUSE SATURATION OF THE FOUNDATION SOILS. LANDSCAPE MOUNDS OR CONCRETE FLATWORK SHOULD NOT BLOCK OR OBSTRUCT THE SURFACE DRAINAGE MEASURES.

EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL FOLLOW THE GUIDELINE FOR THE CURRECT CITY OF VALLEJO ADMINISTRATIVE AND TECHNICAL PROCEDURES MANUAL FOR GRADING AND EROSION AND SEDIMENT CONTROL.
2. PRIOR TO THE COMMENCEMENT OF WORK, CONTRACTOR SHALL PLACE FILTER BAGS IN AND AROUND ANY STORM DRAIN INLETS WHICH RECEIVE RUNOFF FROM THE LIMITS OF THE CONSTRUCTION ZONE. CONTRACTOR SHALL MONITOR AND MAINTAIN THE FILTER BAGS AND GRAVEL BAGS UNTIL THE COMPLETION OF THE PROJECT.
3. ALL ERSOION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERTY.
4. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.



REVISIONS		

Beaumont + Associates

4050 Harlan Street, Emeryville California 94608
Tel: 510/652-4433 Fax: 510/652-5111

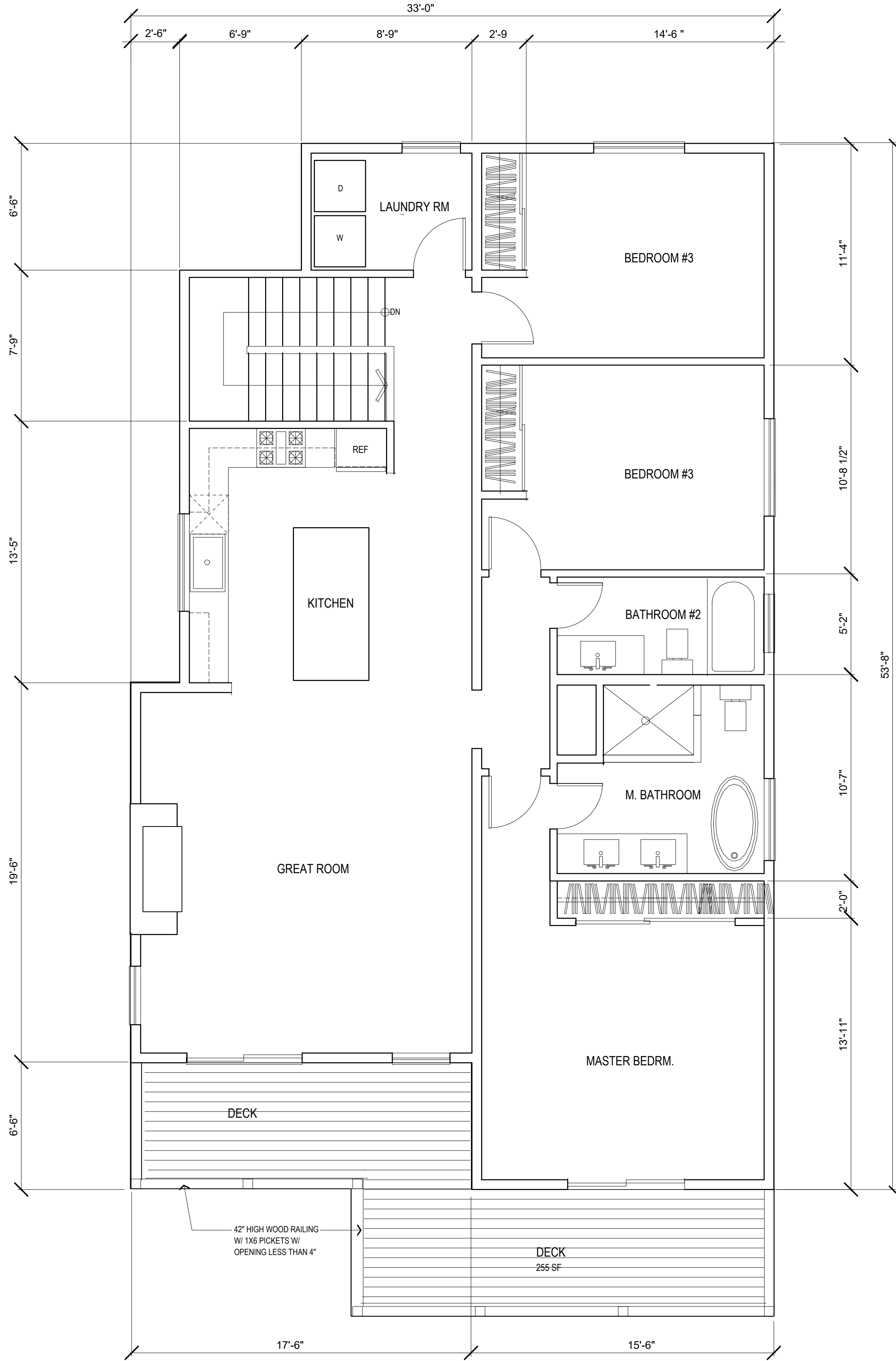
EROSION CONTROL /
DRAINAGE PLAN

NEW RESIDENCE

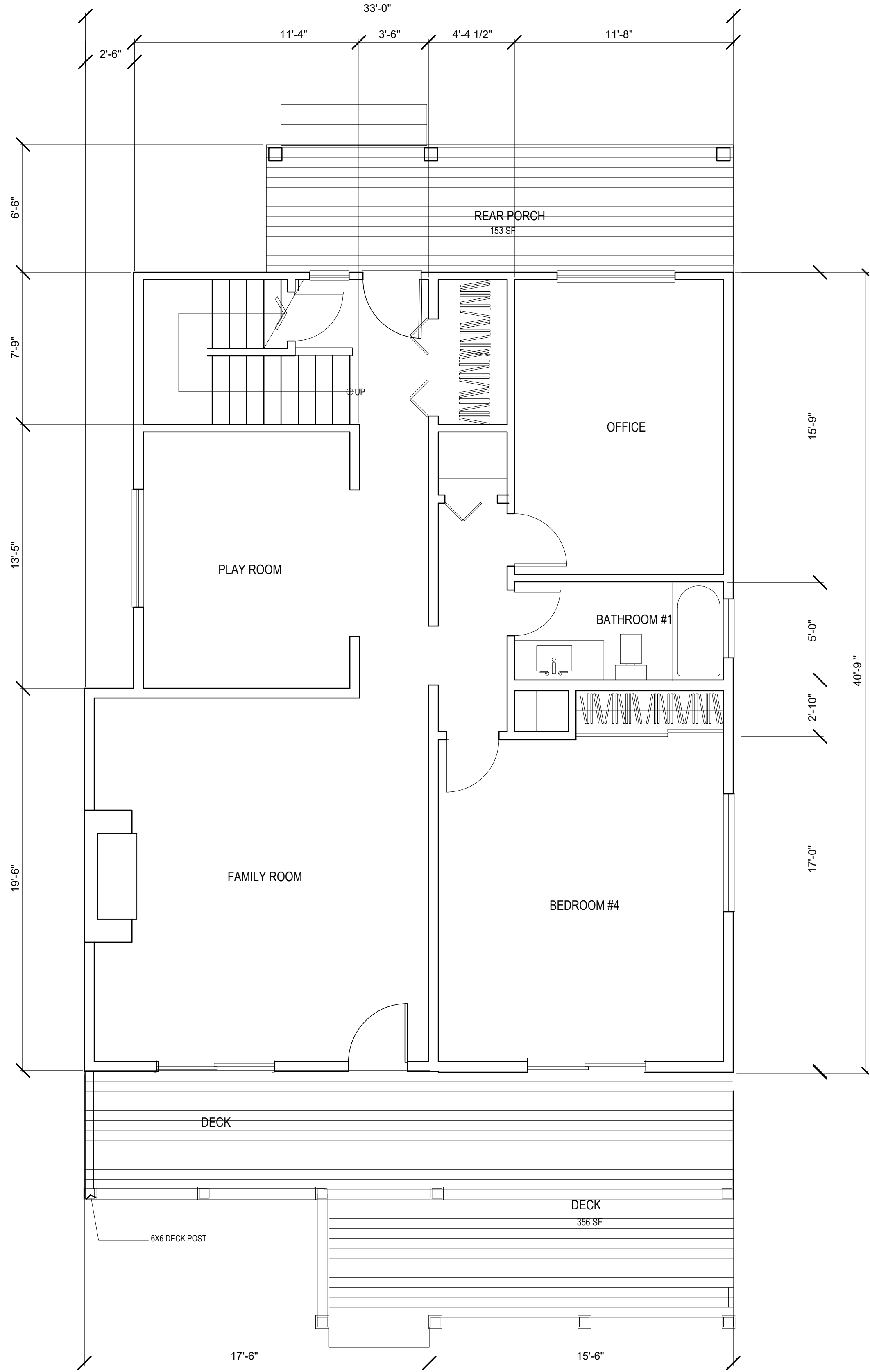
316 FLORIDA STREET
VALLEJO CALIFORNIA 94590

DATE	10/15/23
DRAWN BY	MB
SHEET NO.	

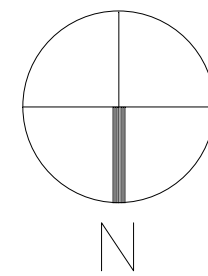
C1



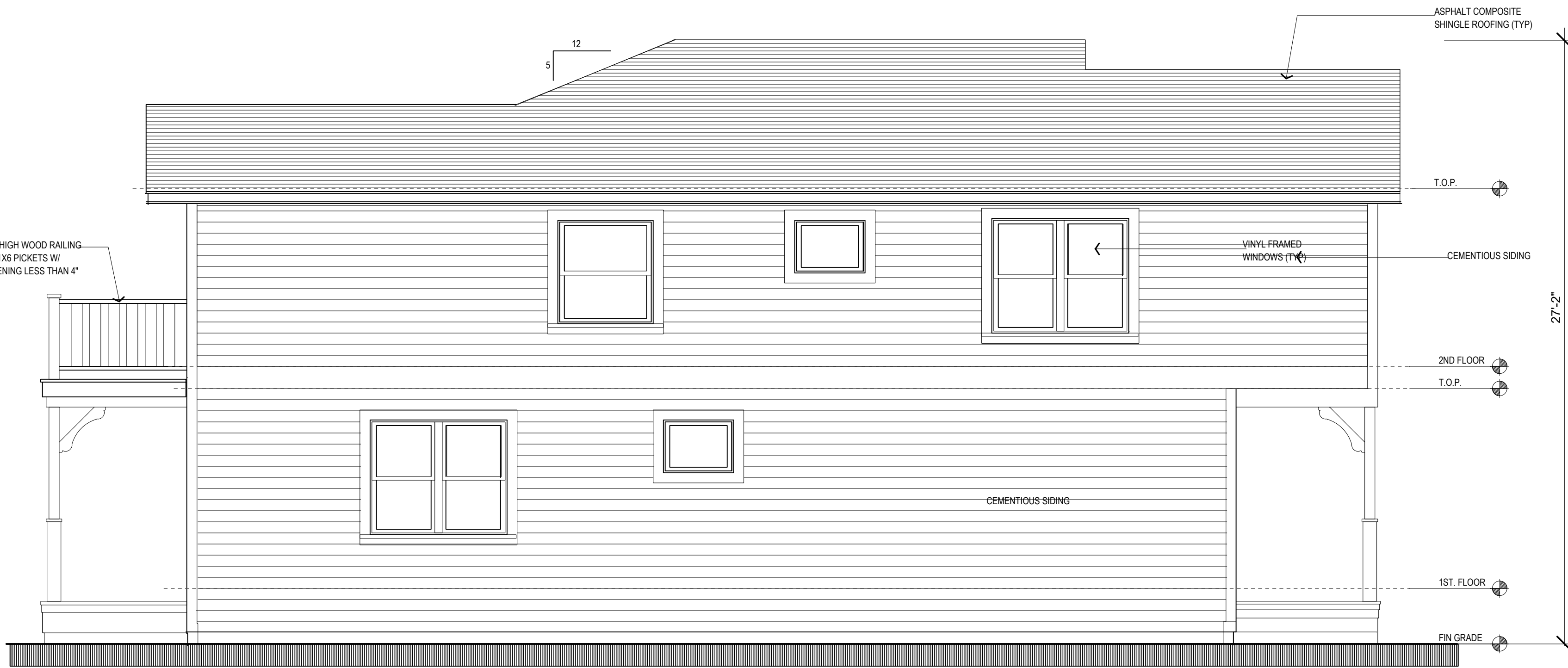
2ND FLOOR FLOOR PLAN 1,549 SF SCALE: 1/4"=1'-0"



1ST FLOOR PLAN 1,288 SF SCALE: 1/4"=1'-0"



REVISIONS		
RESUBMITTAL	08/23/24	MB
Beaumont + Associates		
4050 Harlan Street, Emeryville California 94608 Tel: 510/652-4433 Fax: 510/652-5111		
FLOOR PLANS		
NEW RESIDENCE		
316 FLORIDA STREET VALLEJO, CALIFORNIA 94590		
DATE	10/15/23	
DRAWN BY	MB	
SHEET NO.	A2	



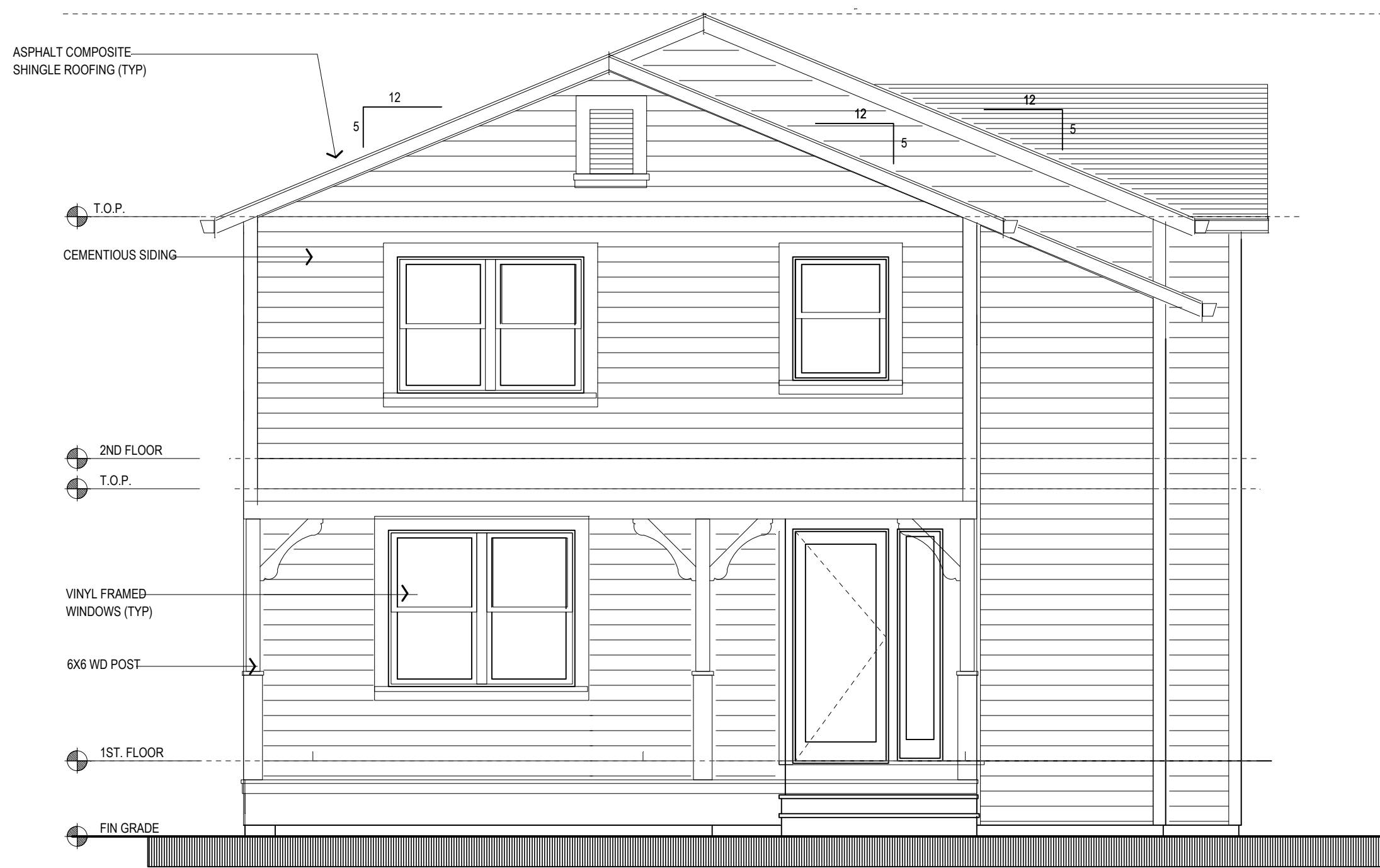
RIGHT (EAST) SIDE ELEVATION

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



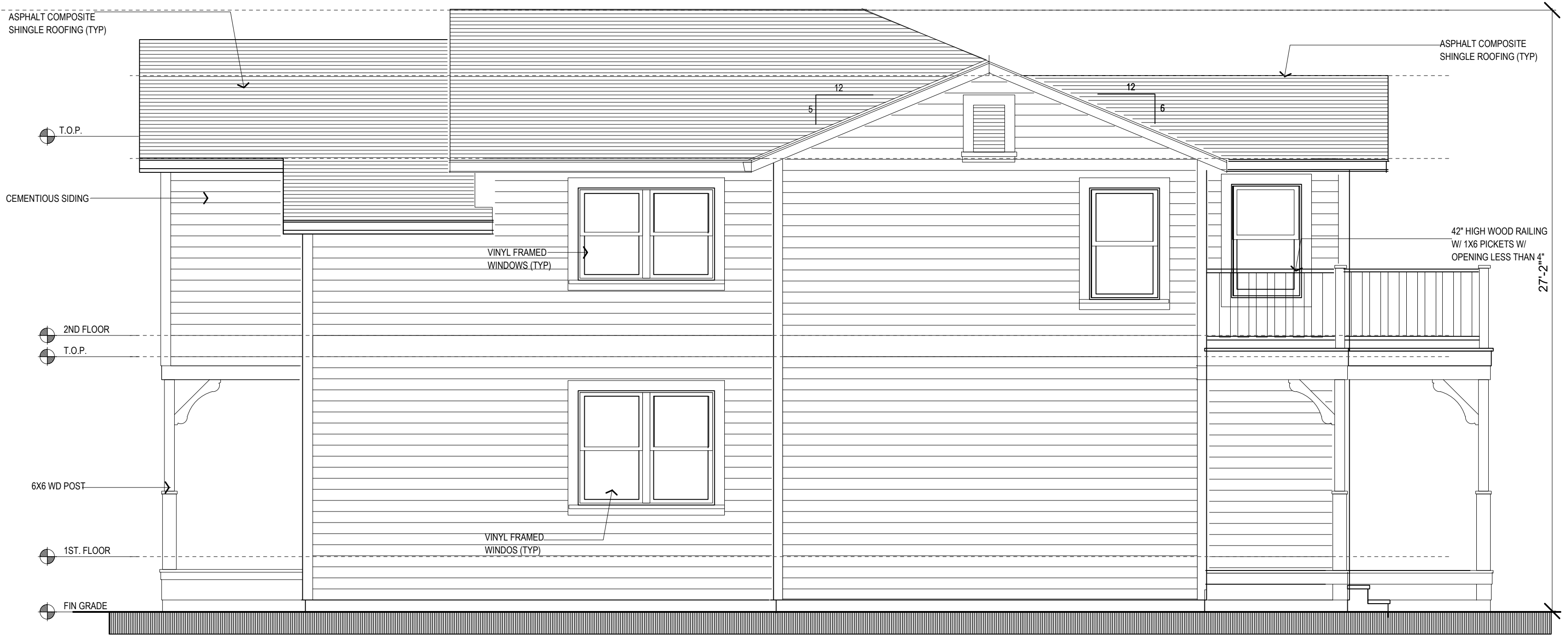
FRONT (SOUTH) ELEVATION

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



REAR (NORTH) ELEVATION

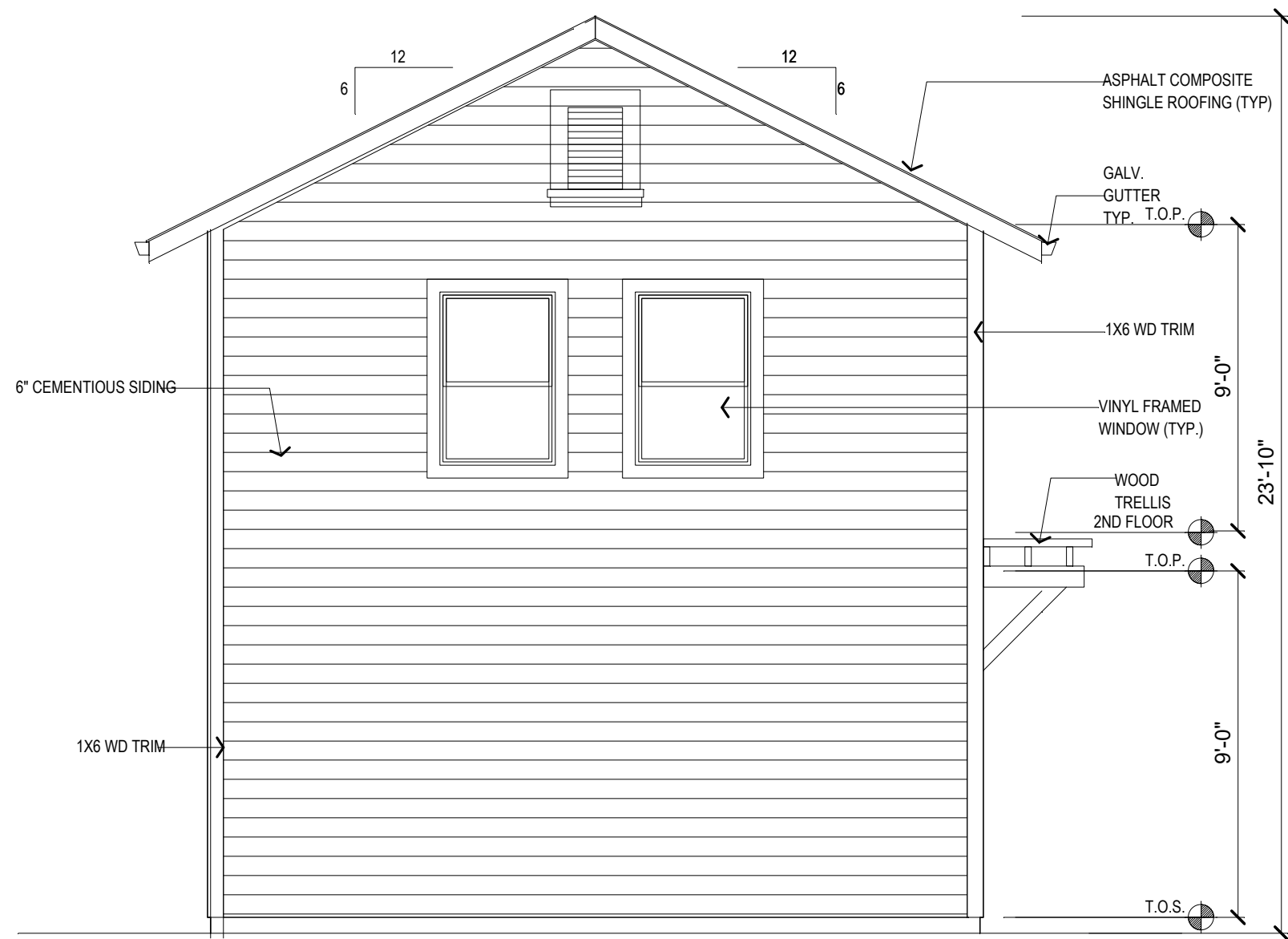
SCALE: 1/4"=1'-0"



LEFT (WEST) SIDE ELEVATION

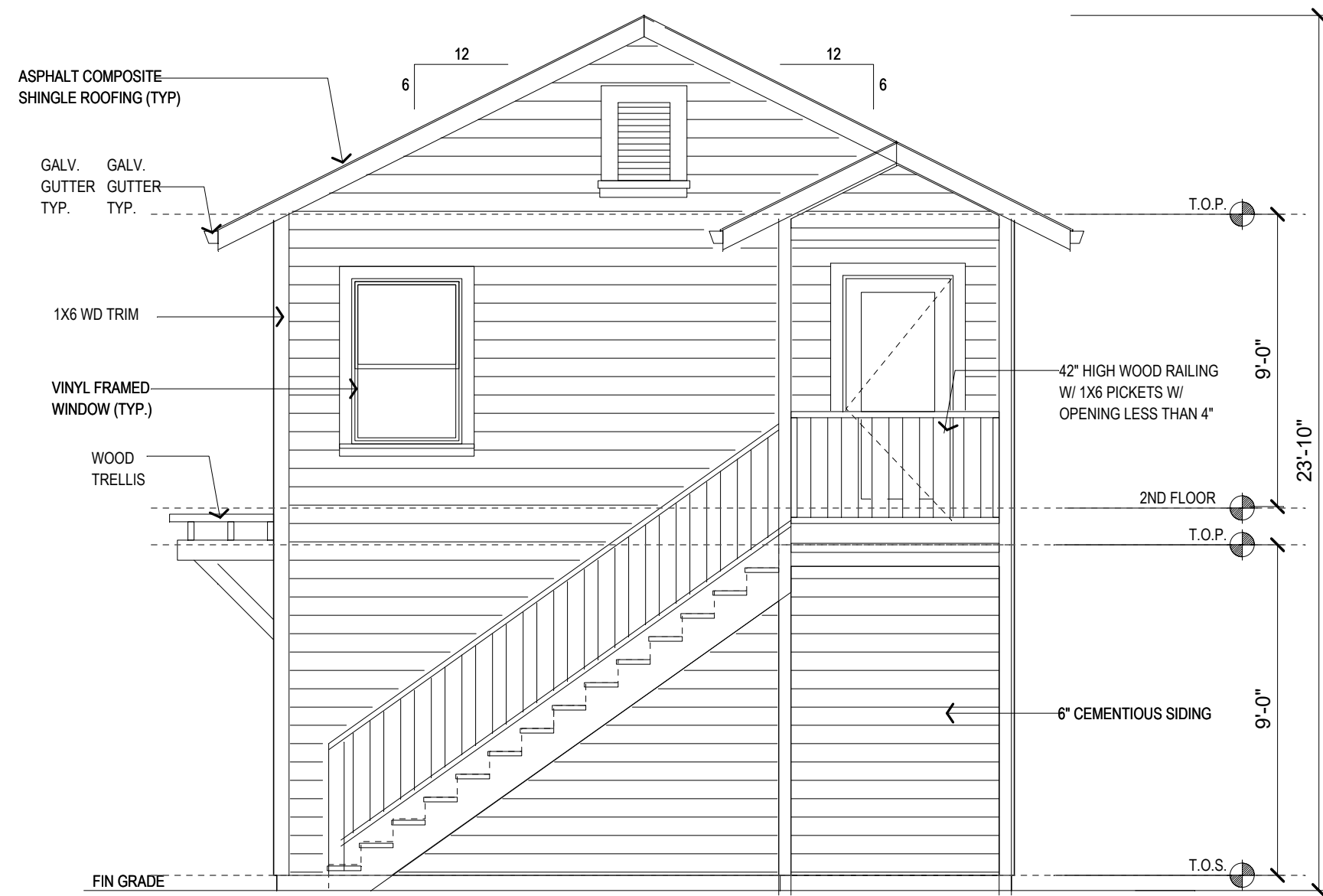
SCALE: 1/4"=1'-0"

REVISIONS		
RESUBMITTAL	08/23/24	MB
Beaumont + Associates		
4050 Harlan Street, Emeryville California 94608		
Tel: 510/652-4433 Fax: 510/652-5111		
EXTERIOR ELEVATIONS		
NEW RESIDENCE		
316 FLORIDA STREET		
VALLEJO, CALIFORNIA 94590		
DATE		
DRAWN BY MB		
SHEET NO.		
A3		



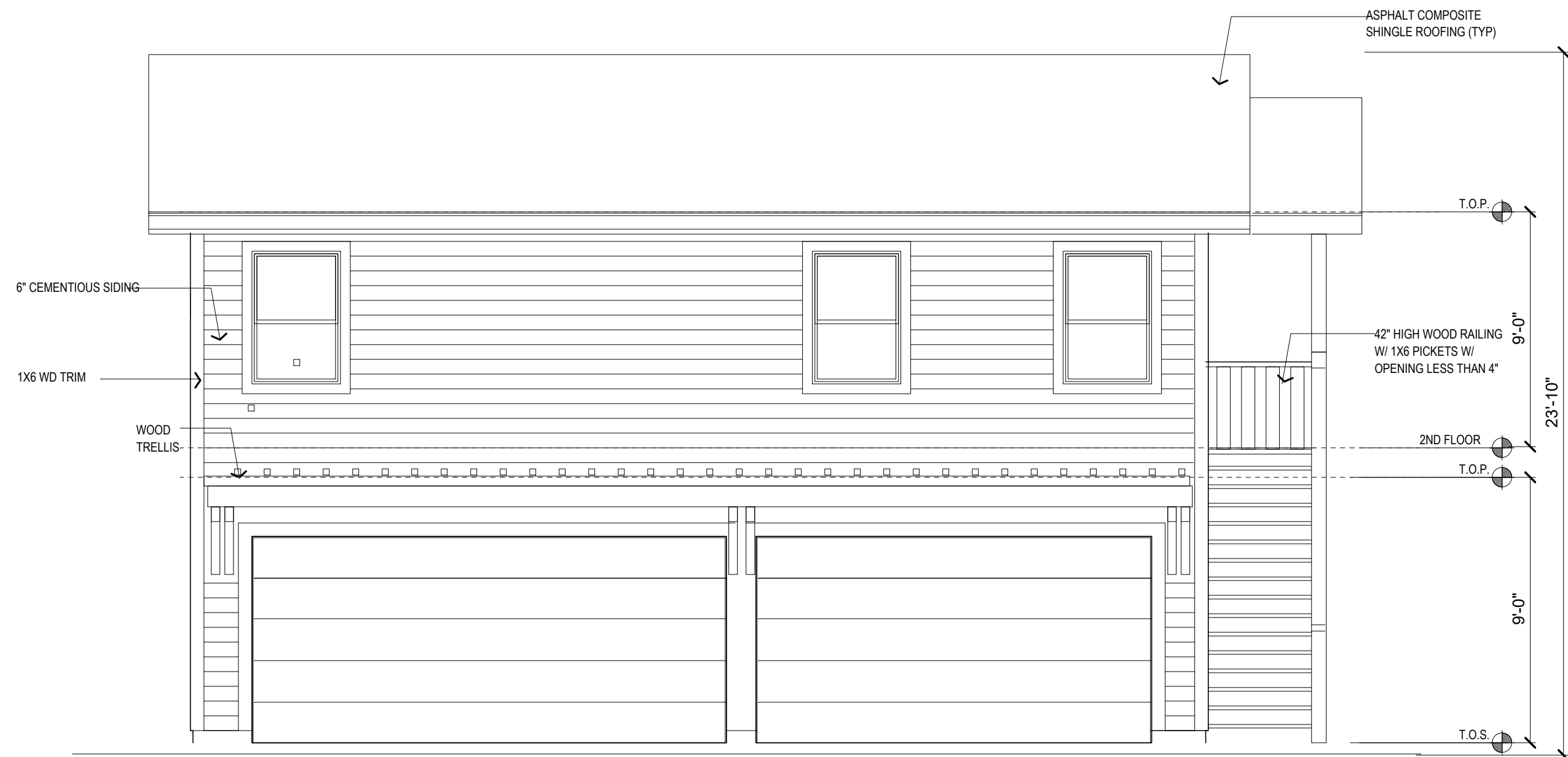
LEFT SIDE (EAST) ELEVATION

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

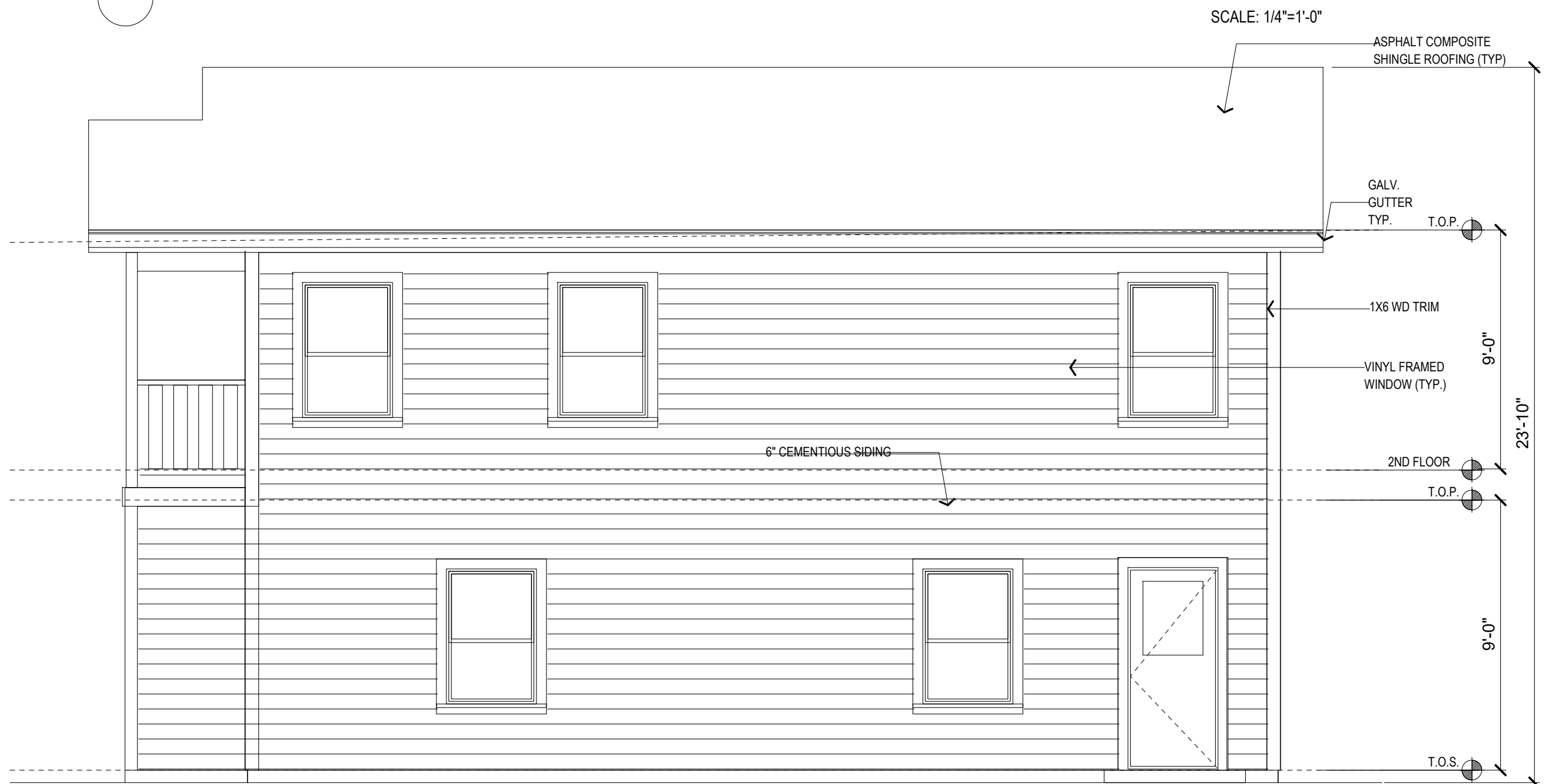


RIGHT SIDE (WEST) ELEVATION

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

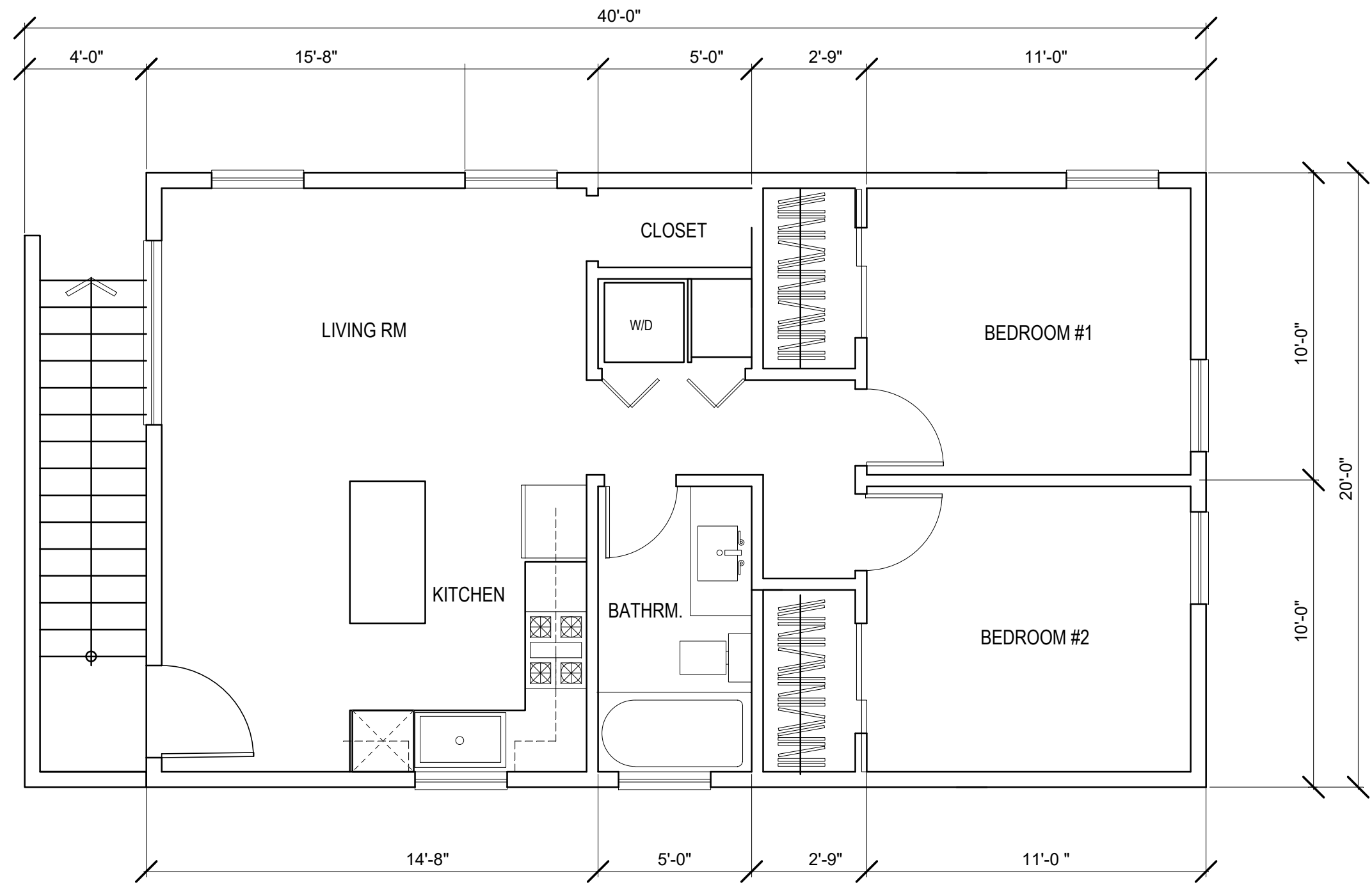


FRONT (NORTH) ELEVATION - GARAGE/GARAGE



REAR (SOUTH) ELEVATION

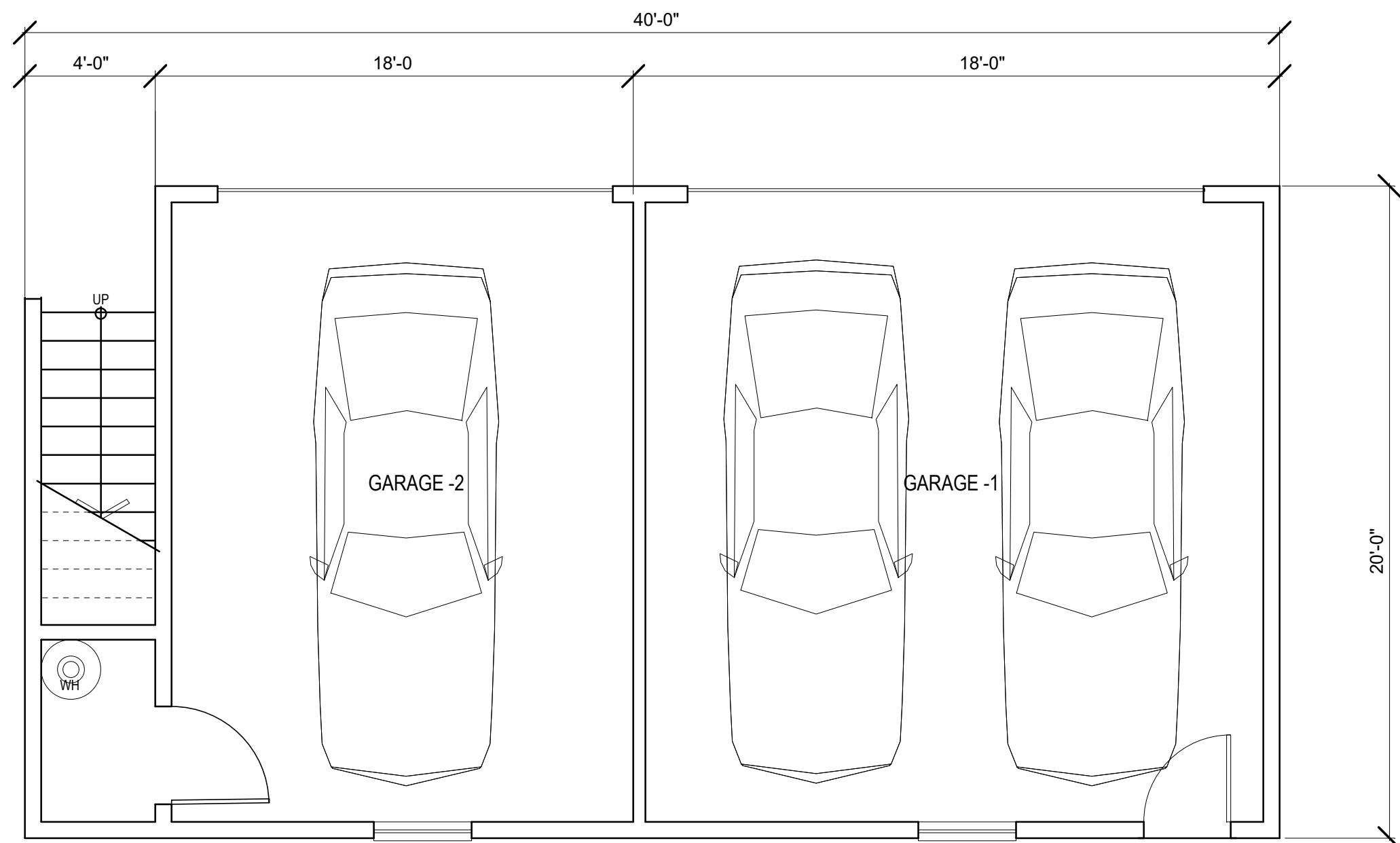
SCALE: 1/4"=1'-0"



2ND FLOOR PLAN - NEW ADU

770 SF

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



1ST FLOOR PLAN - GARAGE

715 SF

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

REVISIONS		
RESUBMITTAL	08/23/24	MB
Beaumont + Associates		
4050 Harlan Street, Emeryville California 94608		
Tel: 510/652-4433 Fax: 510/652-5111		
GARAGE/ADU PLANS		
ELEVATIONS		
NEW ADU & GARAGE		
316 FLORIDA STREET		
VALLEJO CALIFORNIA 94590		
DATE	10/15/23	
DRAWN BY	MB	
SHEET NO.		
A5		

49551AZLED

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Certifications/Qualifications

www.kichler.com/warranty

Dimensions

Base Backplate	4.75 X 11.75
Extension	3.75"
Weight	2.96 LBS
Height from center of Wall opening (Spec Sheet)	6.00"
Height	12.00"
Width	3.00"

Electrical

Input Voltage	Single(120)V
---------------	--------------

Light Source

Delivered Lumens	880
Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming .
Equivalent Light Source	Incandescent
Expected Life Span (Hours)	35000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	16W
# of Bulbs/LED Modules	2

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	4.60 LBS

Photometrics

Color Rendering Index	90
Color Temperature Range	3000
Delivered Efficacy (Lumens/Watt)	650
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing

Diffuser Description	Clear Tempered Glass With Inside Etch
Primary Material	ALUMINUM

Product/Order#

SKU	49551AZLED
Finish	Architectural Bronze
Style	Contemporary
UPC	783927458450

Finish Options

- Architectural Bronze
- Textured Black



ALSO IN THIS FAMILY



49550AZLED

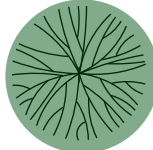
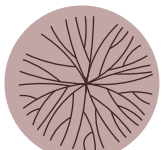


49550BKTLED



49551BKTLED

LANDSCAPE PLANT LIST

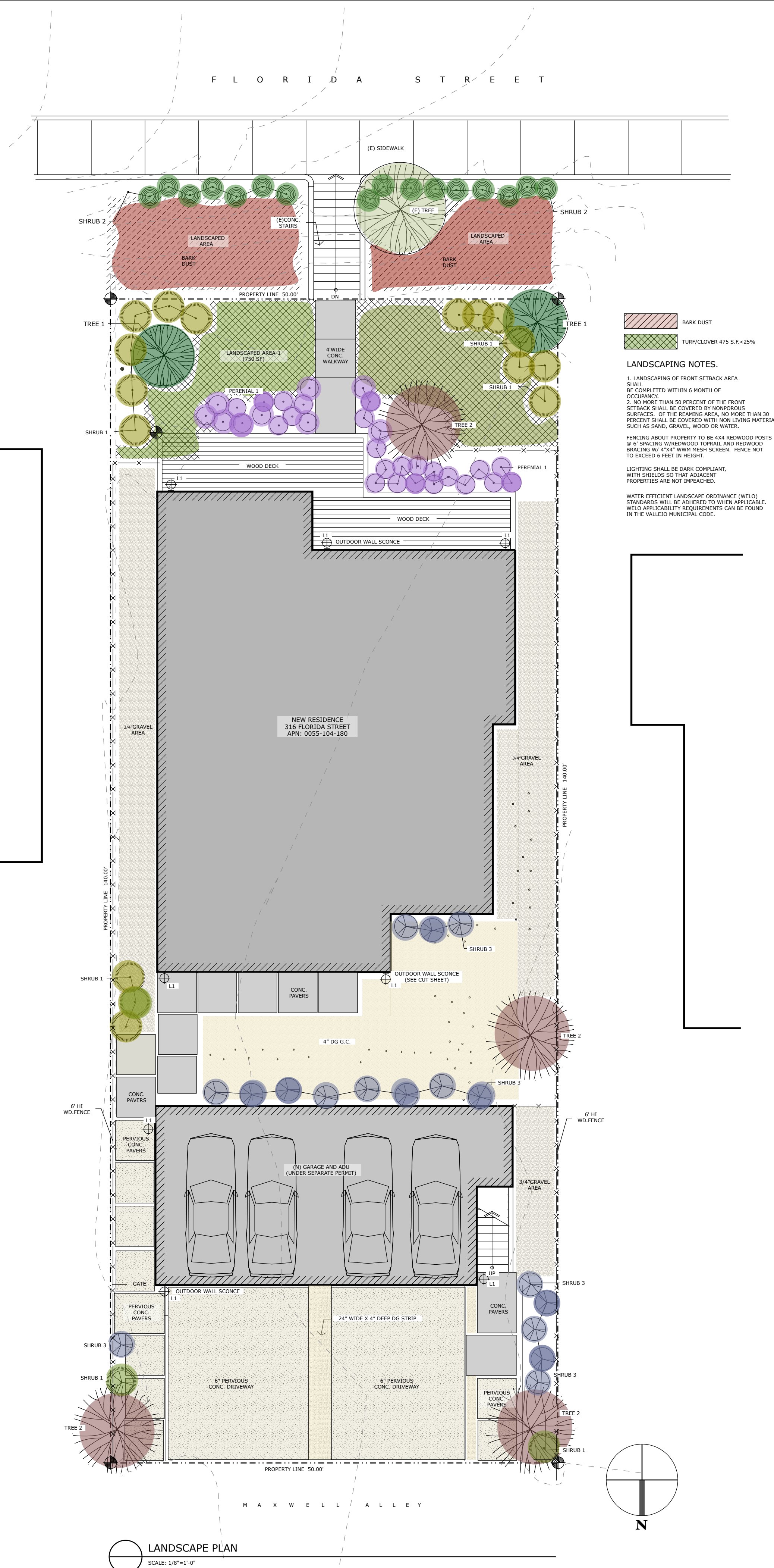
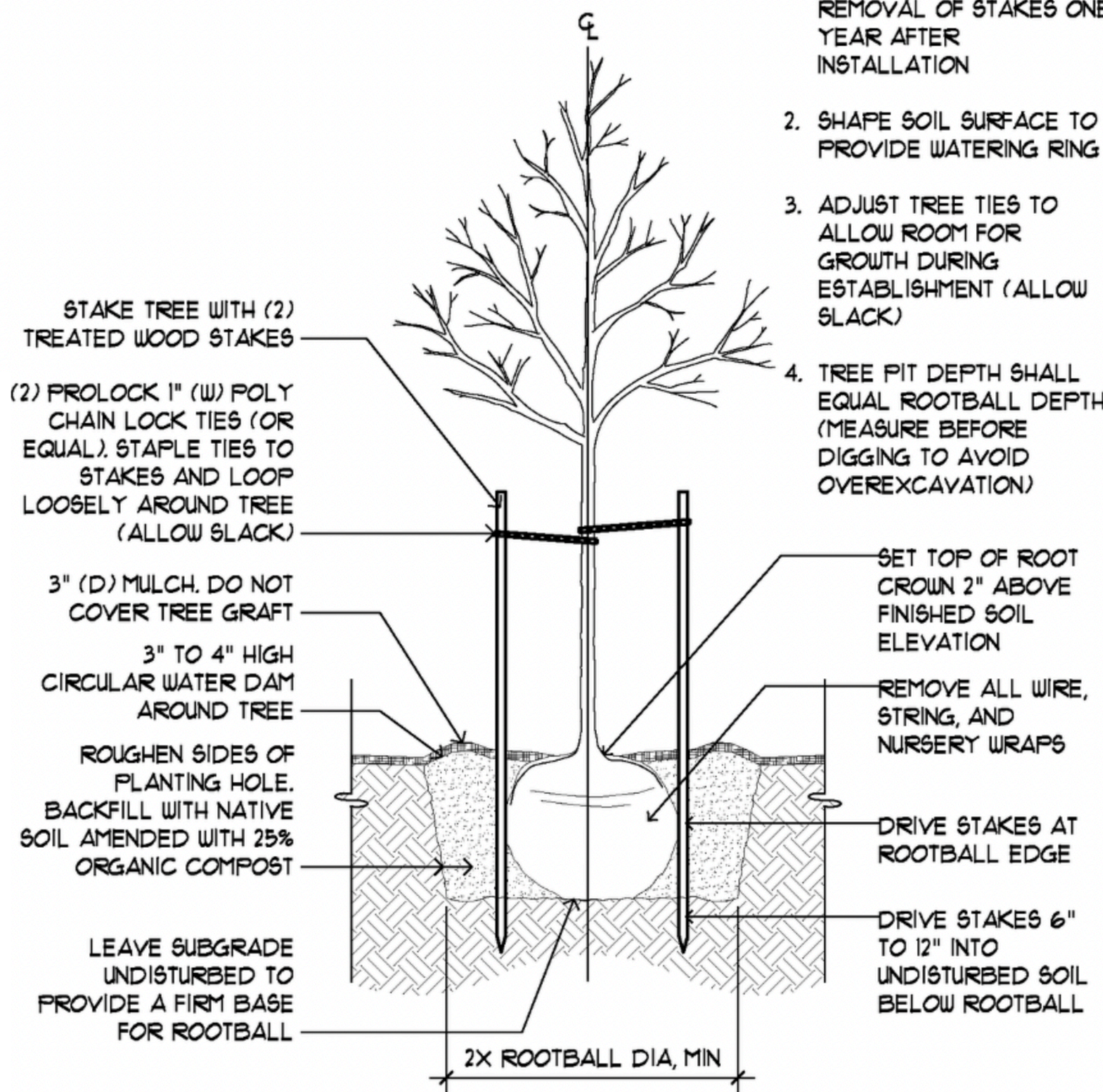
SYMBOL	IMAGE	PLANT NAME	WATER USE	PLANTING SIZE	SPACING
TREE 1 		EVERGREEN PEAR PYRUS KAWAKAMII	MODERATE .40-.60	24" BOX	
TREE 2 		FRUITLESS PLUM PRUNUS CERASIFERA	LOW .20-.40	24" BOX	
SHRUB 1 		CALIFORNIA COFEEBERRY RHAMNUS CALIFORNICA	LOW .10-.30	1 GALLON	
SHRUB 2 		AFRICAN BOXWOOD MYRSINE AFRICANA	LOW .10-.30	1 GALLON	
SHRUB 3 		ENGLISH LAVENDER LAVANDULA AUSTRIFOLIA	LOW .10-.30	1 GALLON	
PERENNIAL 1 		BLUE EYED GRASS SISYRINCHIUM ANGUSTIFOLIUM	LOW .10-.30	1 GALLON	
GROUNDCOVER  		TURF/CLOVER BARK DUST	.10-.30 ANTI-DESSICANT	SEED	

LANDSCAPE AND IRRIGATION NOTES

1. ALL LANDSCAPED AREAS SHALL BE DRIP IRRIGATED.
2. ALL PLANTS SHALL BE DROUGHT RESISTANT PER THE CITY OF VALLEJO SPECIFICATION.
- ALL NEW LANDSCAPING AND IRRIGATION SHALL CONFIRM TO WELO REQUIREMENTS.

NOTES:

1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE WATERING RING
3. ADJUST TREE TIES TO ALLOW ROOM FOR GROWTH DURING ESTABLISHMENT (ALLOW SLACK)
4. TREE PIT DEPTH SHALL EQUAL ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVEREXCAVATION)



Beaumont + Associates

LANDSCAPE PLAN

NEW RESIDENCE

10/15/23

DRAWN BY _____ ME _____

SHEET NO.

4050 Harlan Street, Emeryville California 94608
TEL: 510/652-4433 FAX: 510/652-5111

316 FLORIDA STREET
VALLEJO CALIFORNIA 94590

L1

EXTERIOR FINSHES

EXTERIOR SIDING



Material: Cementitious Siding
Manuf. James Hardie Board
Trim: 1x6 BWC- Smokey White



Behr Paints Color : BXC-62 Alabaster

ROOFING



Material: Asphalt Composite Shingles
Manuf. GAF Timberline, Natural Shadows
Color: Charcoal

ROOF FASCIA BOARD



Material: Cementitious Board
Manuf. James Hardie Board
Paint: Behr Paints Color : RAH-94 Charcoal Black



316 Florida Street - Right Side Elevation View



316 Florida Street- Front Elevation



316 Florida Street - Left Side View



316 Florida Street- Rear Elevation View

REVISIONS		
ENERGYWEST		4050 Harlan Street, Emeryville California 94608 Tel: 510/652-4433 FAX: 510/652-5111
COLORED ELEVATIONS		
NEW RESIDENCE	316 FLORIDA STREET, VALLEJO CALIFORNIA 94590	
DATE	06/18/24	
DRAWN BY		
SHEET NO.	R1	

Attachment 4 – Material Sample Board

EXTERIOR FINSHES

EXTERIOR SIDING



Material: Cementious Siding

Manuf. James Hardie Board

Trim: 1x6 BWC- Smokey White



Behr Paints Color : BXC-62 Alabasta

ROOFING



Material: Asphalt Composite Shingles

Manuf. GAF Timberline, Natural Shadows

Color: Charcoal

ROOF FASCIA BOARD



Material: Cementious Board

Manuf. James Hardie Board

Paint: Behr Paints Color : RAH-94 Charcoal Black



DATE: November 21, 2024
TO: Architectural Heritage and Landmarks Commission
FROM: Robby Thacker, Principal Planner
SUBJECT: Hospital Building (H1) Modifications at Touro University, (COA #23-0006)

Item No. 7D

PROJECT INFORMATION

Project Name: Hospital Building (H1) Modifications at Touro University

Project Summary: The proposed project includes exterior alterations to an existing institutional building, (Hospital Building (H1)) now part of the Touro University campus. The proposal consists of the rehabilitation of the northeast building façade, installation of new roofing, reconstruction of the porte-cochère to restore to the original, and the removal of existing arch bridge walkways connecting adjacent buildings for seismic safety.

Project Number(s): Certificate of Appropriateness (COA #23-0006)

Location: 1310 Club Drive (APN: 0066-170-010)

Applicant: Umoja Akbar, TW Architects

Owner: Touro University

General Plan Land Use Designation: District – Mare Island

Zoning District: SP-4 Mare Island

CEQA: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15331 (Class 31 “Historic Resource Restoration /Rehabilitation”).

RECOMMENDATION

Staff recommends that the Architectural Heritage and Landmark Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15331 (Class 31 “Historical Resource Restoration/Rehabilitation”) and approve Certificate of Appropriateness (COA23-0006) based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

BACKGROUND AND DISCUSSION

Background

On August 3, 2023, Umoja Akbar - TW Architects, the applicant, on behalf of Touro University, the property owner, submitted an application for a Certificate of Appropriateness to reconstruct and rehabilitate the Hospital Building (H1) at 1310 Club Drive. The project application was determined to be complete on February 15, 2024.

The project site, known as Building H1, was constructed in 1899 after the original brick hospital building, constructed in 1869, was damaged during an earthquake in 1898. Following World War II, use of the building transitioned from a military hospital to training facilities before transitioning to an administrative and instructional facility. The building is a contributor to the Mare Island National Historic Landmark District Area C, the National Register of Historic Places (National Register) listed Mare Island Historic District and is a City Landmark. Therefore, the building is considered a historical resource as defined in CEQA Guidelines Section 15064.5(a).

Location and Land Use Context

The project site is located at 1310 Club Drive, on Mare Island. The site is currently surrounded by existing industrial, open spaces and residential uses. The property is located within Mare Island Specific Plan Reuse Area 9 - University Area. Touro University is the primary user and property owner of the 51-acre University Area (Mare Island Historic District Reuse Area 9), bounded on the west by the South Residential Village, on the north by Club Drive and Azuar Drive, on the east by Azuar Drive, and on the south by the regional park and the Army Reserve (See figure 1 of Attachment 2).

State Route 37 (SR-37) is approximately 2.25 miles to the north and Interstate-80 (I-80) is approximately 1.8 miles to the east. Each provide regional access while Azuar Drive and Talos Avenue provide direct access to the project site. The site's General Plan 2040 Land Use Designation is "District – Mare Island" and is implemented by the Mare Island (SP-4) Zoning District.

Project Description

The project consists of exterior alterations to an existing institutional building, now part of the Touro University campus. Below is a summary list of the proposed exterior alterations and rehabilitation work associated with the project:

I. Porte-Cochère:

- Existing columns would be removed, and new columns would be constructed to match the original. Dry rotted wood structural members would be replaced with new.
- Structural steel and existing capitals, bases, and metal column covers would be reused. Existing granite column bases would remain.
- A steel moment frame would be installed within the porte-cochère structure to improve seismic stability.
- Existing concealed gutter and ornamental woodwork would be repaired, cleaned, and reinstalled. Areas damaged by dry rot would be repaired or replaced in-kind, missing items would be replicated to match original.
- Existing dry rot-damaged plywood and porte-cochère roof framing would be removed and replaced for reconstruction.

-
- Mosaic tile floors in vestibule would be cleaned and sealed.
 - Wood paneling would be cleaned and restored.
 - Concrete stairs and landing would be cleaned and sealed.
 - New stair balustrade would be replicated to match existing historic material, profile, and configuration.

II. Other Exterior Work

- Existing walkway bridge structures would be removed and all exterior wall areas effected by demolition would be repaired to match adjacent wall finish. Removal of these structures is necessary to prevent future seismic damage caused by the connection of the original hospital building to the later buildings (H72 and H80), and to provide emergency vehicle access between Building H1 and the adjacent buildings.

III. Maintenance and Repair Work

The project proposes additional restoration and repair work that is considered maintenance and is beyond the purview of the Architectural Heritage and Landmark Commission (AHLC) but which is listed below to provide the complete scope of work of the project. For the purposes here, maintenance is defined as including *painting, minor repair, routine maintenance and upgrading that does not involve significant changes to the designated structure, feature, or site*. A summary of the proposed maintenance and repair work is listed below:

- Existing doors, transoms, and windows would be repaired and refurbished for reuse.
- Existing wood siding would be cleaned, restored, and painted to match original condition.
- Non-original hardware on doors would be replaced with new accessible hardware.
- Existing exterior cement plaster over brick foundation would be patched, painted, and repaired as needed.
- Existing high parapet wall structure and low parapet roof edge would be repaired.
- Existing non-historic roofing would be removed and new asphalt roof shingles and built up roofing, as appropriate to slope, would be installed to match existing.

Code Compliance:

I. Required Entitlements

VMC Section 16.614.03, provides that projects within the Mare Island Specific Plan, including, “all new construction, demolition, alteration and relocation of contributing resources, including but not limited to landscaping, signage, and fencing within the Mare Island Historic District, as defined in the Mare Island Specific Plan, shall be subject to the standards, regulations and procedures contained in the Mare Island Specific Plan, and all of its appendices, particularly:

- Appendix B.1 Mare Island Historic District Project Guidelines
- Appendix B.4 Design Guidelines for the Mare Island Historic District.”

Appendix B.1., Section 4.4.1 provides that all alterations of a Contributing Resource and its project site within the Historic District, in any manner which affect exterior architectural appearance, requires Certificate of Appropriateness approval by the AHLC.

The AHLC only has purview over the reconstruction and rehabilitation of the porte-cochère and the removal of the walkway bridges. All other components of the project description (as described above) are considered regular maintenance pursuant to VMC Section 16.614.09, and as such, are not subject to AHLC review (they are discussed above for information purposes only).

II. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is District – Mare Island (D-MI). The General Plan characterizes this designation as follows:

The D-MI designation applies only to the portion of Mare Island subject to the Development Agreement with Lennar Mare Island, LLC. This designation is intended to facilitate implementation of the Mare Island Specific Plan, which seeks to revitalize this historic area of Vallejo and foster a vibrant civilian employment center alongside a balanced new residential neighborhood, subject to the Development Agreement previously executed. Land use density is set by the Specific Plan, with non-residential FAR determined on a project-specific basis.

The project is consistent with the D-MI land use designation in that it includes the rehabilitation of an existing historical structure on Mare Island and within the Mare Island Specific Plan. Additionally, the project is consistent with applicable General Plan 2040 policies and actions, such as *Policy NBE-1.10 Historic Resources. Encourage the protection, rehabilitation, and reuse of historic buildings and structures*. The project would allow Touro University to rehabilitate the northeast exterior façade of Building H1 and add to the restoration of historic resources within the Touro University campus while completing its rehabilitation consistent with the Department of Interior Standards for Historic Preservation.

III. Mare Island Specific Plan Consistency

The project site is located within the Mare Island Specific Plan area. The specific plan provides comprehensive policies and standards for the redevelopment and reuse of Mare Island including standards for historic preservation. The plan includes preservation goals and policies related to existing historic resources located within the plan and the vision for these resources into the future and with the long term build out of the plan. The specific plan aims to minimize significant impacts to buildings within the historic district, while encouraging adaptive reuse and preservation to enhance economic productivity, job creation, and other opportunities within the district. The plan includes Historic Project Guidelines and Design Guidelines which provide guidance for new construction and rehabilitation and preservation of existing resources to implement the goals and policies of the specific plan. The Historic Project Guidelines and Design Guidelines for the Historic District require that all rehabilitation efforts to historic resources shall be done consistent with the Secretary of the Interior's Standards for rehabilitation. As discussed in this report, the project is overall consistent with these standards and would preserve the significant features of the building and its historic character as part of the rehabilitation work and demolition.

Required Findings

VMC Section 16.614.09 (E), requires the AHLC make the following findings prior to granting a Certificate of Appropriateness:

1. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the historic district or landmark.
2. For projects located in a historic district, the proposed project is consistent with any conservation plan or specific plan adopted for the historic district.
3. For projects that require demolition, the architectural heritage and landmarks commission shall also find, as applicable:
 - a. It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost.
 - b. The retention of the structure constitutes a hazard to public safety.
 - c. The structure is a deterrent to a major improvement program which substantially benefits the city.
 - d. Retention of the structure in the judgment of the commission is not in the interest of the majority within the historic district.
 - e. Conditions of Approval. The director may impose or recommend that the architectural heritage and landmarks commission impose, such conditions in a certificate of appropriateness that are necessary to accomplish the purposes of this code and prevent or minimize adverse impacts upon the public. These conditions shall run with the land and not be affected by a change in ownership.

Staff Analysis:

Staff believes all the applicable Certificate of Appropriateness findings (as listed above) can be made for the proposed project. Below is a summary of staff's analysis. The specific findings and recommended statements of fact are incorporated into the attached Resolution in the Attachment 1 of this report.

Building H1 is a wood-frame Beaux Arts-style building with a raised basement and a rectangular plan. The building consists of a central area with three-stories with two-story wings affixed to its northern and southern ends comprised of narrow pavilions with asphalt shingled hipped roofs. The exterior building siding is primarily comprised of painted horizontal wood siding accented by a stucco base carried around the building. The primary building façade orients to a large central courtyard with a sloped terrain that fronts Talos Avenue. A concrete walkway leads up to a recessed entryway beneath a central two-story porte-cochère (see figure 3 of Attachment 3). A recessed veranda with an ornamental railing is located on each story of the building. Fenestration consists of typical windows and hipped roof cupola vents. The rear of the building opens up to a courtyard and surface parking lot. Arch bridge walkways are located on the north and south sides of the building which connect to adjacent Buildings H72 and H80. The current property owner, Touro University, is proposing exterior rehabilitation work which would restore the northeast façade of the building.

I. Porte-Cochere Modifications

The applicant is proposing to reconstruct and restore the main entry porte-cochere to its original condition. In 2024, the existing columns were removed while the porte-cochère was receiving emergency stabilization. The retained elements of the porte-cochère structure are supported by temporary shoring, and metal capitals, bases, and other details were salvaged for reinstallation. The proposed repair and reconstruction at the porte-cochere would reuse these salvaged materials, including the column capitals and bases, to match the original condition and provide an improvement to the previous, gunnite-clad

replacement columns. The work associated with the Porte-Cochere reconstruction and restoration is intended to rehabilitate the existing historic structure, thereby preserving the overall historic character.

II. Removal of Arch Bridge Walkways

Removal of historic features and materials is limited to the two bridge walkways connecting Building H1 with Buildings H72 (constructed in 1926) and H80 (constructed in 1941) to prevent future seismic damage related to the physical connection of these buildings and to allow emergency vehicles to pass through. The exterior walls affected by the demolition will be repaired to match the adjacent wall finish. The same restoration treatment will be provided on the walls of adjacent buildings H72 and H80 which are connected to the walkways and are contributing resources to the district. All other character-defining features, spaces, and spatial relationships would be retained, and the overall historic character would remain.

III. Historic Resources Assessment

As part of staff's analysis of the proposed rehabilitation and restoration efforts to the building, staff contracted with consulting firm Page & Turnbull to prepare a Historical Resource Impact Assessment of Building H1. Page & Turnbull conducted a site visit on July 30, 2024, documenting the existing conditions of the site and building. This report is included as Attachment 3. The assessment provides an analysis of whether the project is consistent with the Department of the Interior Standards for Historic Rehabilitation, and whether or not the project is exempt from additional environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 31 "Historic Resource Restoration/Rehabilitation").

The report describes the Mare Island Historic District, the Property Background, the Character-Defining Features of the building, and a Project Impact Analysis. As stated in the summary of the report, the proposed work to Building H1 is overall consistent with all ten Standards for Rehabilitation and the Design Guidelines for the Mare Island Historic District. Despite the removal of the arched bridge walkways between Building H1 and adjacent Buildings H72 and H80, the building would retain its Beaux-Arts character and all other distinctive materials, features, and finishes would be retained in place. Overall, the proposed rehabilitation and restoration would allow the building to express design, features, and historic context that makes it a significant City Landmark and contributing structure to the Mare Island Historic District.

Notice and Comments

On November 7 2024, pursuant to VMC Section 16.602.08, a notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, and any other interested parties and local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, as well as to members of the Architectural Heritage and Landmark Commission, the applicant and property owner.

Staff has not received any comments or questions from the public on the application as of writing this staff report.

ENVIRONMENTAL REVIEW

According to CEQA Guidelines Section 15126.4(b)(1), if a project complies with the *Standards for Rehabilitation*, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." As the proposed project is in compliance with the Secretary of the Interior's Standards and the property would retain historic integrity and eligibility for continued listing in the National Register and as a City of Vallejo Landmark, the proposed project would not cause a significant adverse impact under CEQA including cumulative impacts.

As such, the project is considered categorically exempt from the provisions of the California Environmental Quality Act ((CEQA) Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation"). The project rehabilitates a historic resource, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

Conclusion:

Based on the analysis contained in this staff report and the project's consistency with General Plan 2040, the Vallejo Municipal Code, the Mare Island Specific Plan, and the Secretary of the Interior's Standards for Rehabilitation, staff recommends that the Architectural Heritage and Landmark Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15331, and approve Certificate of Appropriateness (COA #23-0006) subject to the Conditions of Approval provided as Exhibit A to the Resolution.

Expiration

Pursuant to VMC Section 16.602.12 (A.2), the approval of the Certificate of Appropriateness (COA #23-0006) shall automatically expire two years after approval, unless authorized construction has commenced prior to the expiration date (November 21, 2026; if approved at this meeting and not appealed).

Appeal Procedures

Pursuant to VMC Section 16.602.14, the applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Architectural Heritage and Landmark Commission, appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Architectural Heritage and Landmark Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Architectural

Heritage and Landmark Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

Levine Act: Government Code 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office (City Officers), who have received a campaign contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the city officers, such as the mayor and/or councilmembers, within 12 months prior to the date of the proceeding. City officers are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

ATTACHMENTS

1. AHLC Resolution No. 24-Xxxx
 - A. Exhibit A – Conditions Of Approval
2. Supporting information: Tables and Images
3. Historical Resources Impact Assessment. Page & Turnbull, dated August 22, 2024.
4. Project Plans

CONTACT

Robby Thacker, Principal Planner
707.648.4506
Robby.thacker@cityofvallejo.net

**CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION**

RESOLUTION #24-XX

RESOLUTION APPROVING CERTIFICATE OF APPROPRIATENESS (COA) #23-0006 TO MAKE EXTERIOR ALTERATIONS TO BUILDING H1 LOCATED IN MARE ISLAND SPECIFIC PLAN REUSE AREA 9 (“PROJECT”) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15331- HISTORIC RESOURCE RESTORATION/REHABILITATION

1310 CLUB DRIVE APN: 0066-170-010

WHEREAS, in March 1999, the City Council adopted the Mare Island Specific Plan (MISP); and

WHEREAS, the City Council approved Amendments to the MISP in December 2005, July 2007, June 2008, and in June and August 2013, which resulted in the current version the MISP; and

WHEREAS, in August 2017, the City Council adopted General Plan 2040; and

WHEREAS, on July 22, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, the property which is the subject of the above-referenced proposed entitlements (Subject Property) has a General Plan 2040 Land Use Designation of District – Mare Island; and

WHEREAS, the Subject Property is located in the Mare Island (SP-4) Zoning District; and

WHEREAS, on August 3, 2023, TW Architects, on behalf of Touro University, filed an application for Certificate of Appropriateness (COA) #23-0006 seeking approval of exterior alterations to an existing historic building at 1310 Club Drive (APN: 0066-170-010) located within the Mare Island Specific Plan; and

WHEREAS, on November 21, 2024, the City of Vallejo Architectural Heritage and Landmarks Commission (“Commission”), after giving all public notices required by State law and the Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the record of proceedings relating to the project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on the record of proceedings, the Commission makes the following findings:

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines ("Historic Resource Restoration/Rehabilitation"). The project rehabilitates a historic resource, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

II. FINDINGS RELATING TO THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS PERMIT (VMC Section 16.614.09.E)

A. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the Historic District or Landmark.

FACTS IN SUPPORT: The Secretary of the Interior's Standards for Rehabilitation are applicable to the project and are as follows:

1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The building is currently vacant and will remain vacant after the proposed rehabilitation and demolition work is completed to the building. No interior alterations to the building are proposed. Therefore, there will be minimal change to the distinctive materials, features, spaces and spatial relationships to the building and property.

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

The proposed project will retain and preserve nearly all the character-defining features of Building H1. The damaged porte cochère will be reconstructed and restored to its original condition. Although original features such as the upper canopy and cornice will not be reconstructed, the feature will be repaired to its appearance at the time of National Register designation.

Removal of historic features and materials is limited to the two bridge walkways connecting Building H1 with Buildings H72 (constructed in 1926) and H80 (constructed in 1941) to prevent future seismic damage related due to the physical connection of these buildings and to allow emergency vehicles to pass through. The exterior walls affected by the demolition will be repaired to match the adjacent wall finish. The removal of these features is not considered significant to the overall building and site as the building will continue to express its architectural style and maintain its historic character and primary character defining features, spaces, and spatial relationships. Therefore, the proposed project will retain and preserve the distinctive historic features of the subject building and will not impact its overall historic character.

- 3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The project will not add conjectural features or elements from other historic properties and will not create a false sense of historic development. The project will act to protect its character defining features and will rehabilitate and restore the existing features on the northeast façade of the building within kind materials that will match the existing features in finish, profile, and scale.

- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

The period of significance of Building H1 spans from 1899 to 1945. No features have been installed since 1945 that have acquired historic significance in their own right.

- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

The materials, features, finishes, and construction techniques that characterize the Beaux-Arts character of Building H1 will be retained with no substantial change to the resource's historic character-defining features. The proposed repair and reconstruction at the porte cochère will reuse salvaged materials, including the column capitals and bases to match the original condition and provide an improvement to the previous, gunnite-clad replacement columns. Despite the removal of the arched bridge walkways between Building H1 and adjacent Buildings H72 and H80, the building will retain its Beaux-Arts character, and all other distinctive materials, features, and finishes will be retained in place.

- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color,**

texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed project calls for repair of historic features and materials wherever possible rather than replacement with the exception of the replacement of the existing porte-cochère columns and some framing materials due to its advanced level of deterioration and will be replaced with historically referenced finishes and characteristics, retaining the overall historic form of the structure. Existing windows (including those dating from within and after Building H1's period of significance) are proposed to be retained and repaired. If it is determined that repair of the select windows is not possible due to deterioration, the windows will be replaced in-kind or with compatible materials and profiles, as appropriate to existing conditions. Additional character-defining features, including the cornice with dentils, the colonnaded veranda with an ornamental panel railing, horizontal wood siding, and masonry foundation will be retained and repaired.

- 7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.***

Repair work to the mosaic tile floor, wood paneling, and siding, may involve a combination of striping, sanding, priming, and repainting depending on the condition of the materials. If it is necessary to use chemical or physical treatments, these methods will not involve the use of harmful treatments that would damage the historic elements and will follow the Secretary of the Interior's Guidelines for the Treatment of Historic Properties. If surface cleaning of the building and its historic materials is determined to be necessary, such cleaning will be undertaken using the gentlest means possible and will also follow the Secretary of the Interior's Guidelines for the Treatment of Historic Properties.

- 8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.***

The proposed scope of work does not include ground-disturbing activities and there is a low chance of encountering archaeological resources as part of the project.

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***

The proposed project will not include any exterior additions or planned new construction that would alter historic materials. Removal of the arched bridge walkways linking Building H1 with Buildings H72 and H80 will not remove original or character-defining features from Building H1, and the exterior walls

affected by the demolition will be repaired to match the adjacent wall finish. Though these walkways were constructed during the building and historic district's period of significance and are elements of buildings which are also district contributors, the walkways are not central to Building H1's ability to convey its Beaux-Arts style or association with Mare Island's significant historic uses.

10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The project will not include any exterior additions or planned new construction that would alter historic materials.

- B. For projects located in a Historic District, the proposed project is consistent with any conservation plan or specific plan adopted for the Historic District.

FACTS IN SUPPORT: The project is located within the MISP and the Mare Island Historic District. Per Section 4.5 of Appendix B.1 Mare Island Historic District Project Guidelines, the project has been reviewed and determined consistent with the Historic District Project Guidelines, including the Secretary's Standards, and the Design Guidelines for the Mare Island Historic District (MISP Appendix B.4). The project will not adversely affect the resource at 1310 Club Drive, known historically as Building H1, which is significant as a contributor to the Mare Island Historic District for its association with the U.S. Naval Hospital's program.

- C. For projects that require demolition, the Architectural Heritage and Landmarks Commission shall also find, as applicable: (a) It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost. (b) The retention of the structure constitutes a hazard to public safety. (c) The structure is a deterrent to a major improvement program which substantially benefits the city. (d) Retention of the structure in the judgment of the commission is not in the interest of the majority within the Historic District.

FACTS IN SUPPORT: The project will demolish two arch bridge walkways connected to Building H1. The demolition work is necessary to prevent future seismic damage due to the physical connection of these buildings from the walkways, and to allow for emergency vehicle access around the building. Therefore, a) it is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost, b) the retention of the structure constitutes a hazard to public safety, and c) retention of the structure in the judgment of the commission is not in the interest of the majority within the Historic District.

III. RESOLUTION APPROVING THE PROJECT AT 1310 CLUB DRIVE:

NOW, THEREFORE, LET IT BE RESOLVED that the Commission hereby APPROVES Certificate of Appropriateness (COA) #23-0006 based on the analysis

contained in the staff report and the findings contained herein and subject to the Conditions of Approval attached as an exhibit.

VII. VOTE

PASSED AND ADOPTED at a regular meeting of the Commission of the City of Vallejo, State of California, on the 21st day of November 2024 by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ANGELA MCDONALD, CHAIRPERSON
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

CESAR OROZCO, SECRETARY
City of Vallejo Architectural Heritage and Landmarks Commission

Attachment 2 – Supporting Information (Tables and Images)

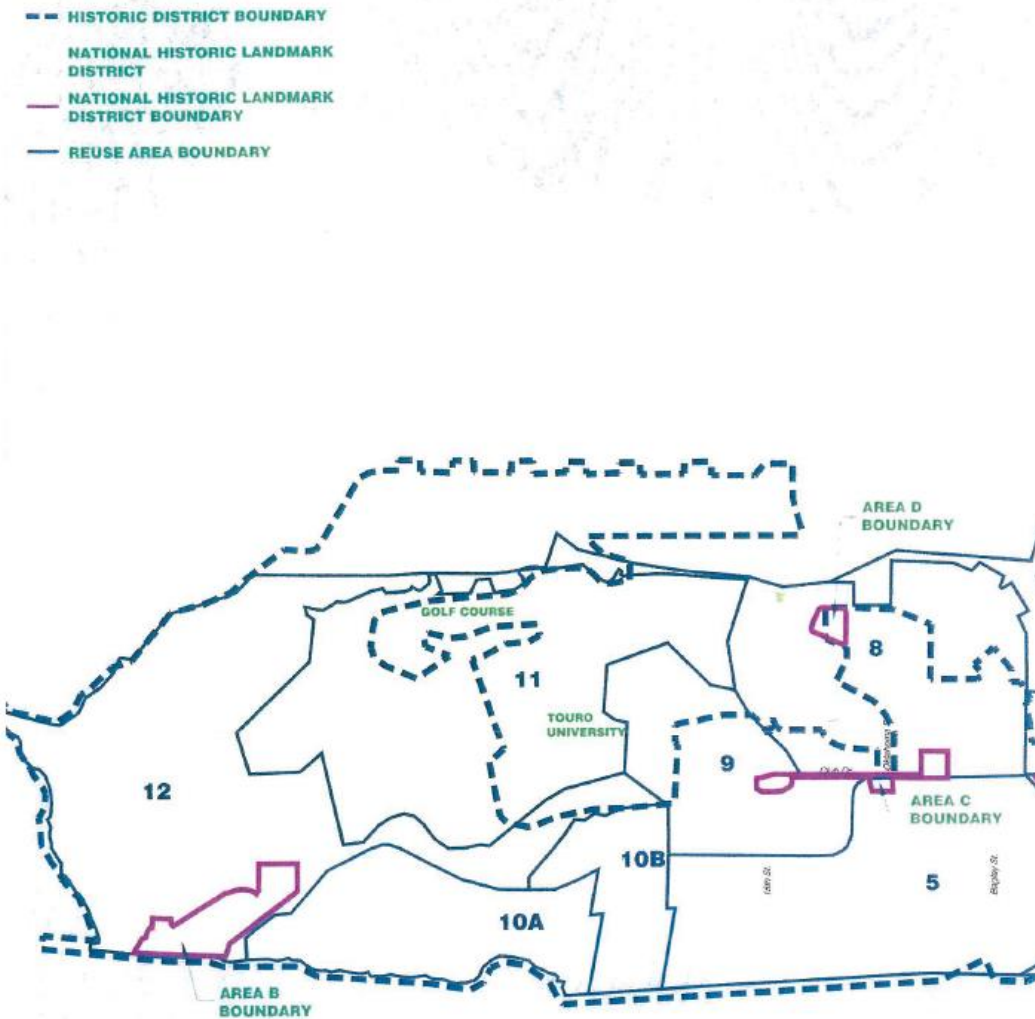
Table 1 – Surrounding Uses	
Direction	Land Uses
North	Industrial Azuar Avenue
East	Industrial Azuar Avenue
South	Open Space
West	Residential Club Drive

Table 2 – General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
- Policy NBE-1.10 – Historic Resources. Encourage the protection, rehabilitation, and reuse of historic buildings and structures	<i>- The proposed project will add to the restoration of historic resources within the Touro University campus while completing its rehabilitation consistent with the Department of Interior Standards for Historic Preservation.</i>
- Policy NBE-1.11 – Historic Districts. Preserve the integrity of the City's historic districts, including downtown, as physical changes occur within them.	<i>-The proposed project will preserve the integrity of the Mare Island Historic District by restoring a portion of the existing building to match its original condition while Mare Island continues to evolve with new development and the repurposing of existing structures.</i>

Figure 1 – Vicinity Map



Figure 2 – Mare Island Historic District



MEMORANDUM

DATE	August 22, 2024	PROJECT NUMBER	24058
TO	Cesar Orozco	PROJECT	Building H1, Touro University, Vallejo
OF	City of Vallejo	FROM	Amanda Commings, Cultural Resources Planner, Page & Turnbull
CC	Christina Dikas, Principal, Page & Turnbull	VIA	Email

REGARDING Building H1 at Mare Island – Project Analysis Memorandum

INTRODUCTION

This memorandum has been prepared at the request of the City of Vallejo in advance of proposed alterations to Building H1, a former hospital and administration building, on Mare Island in Vallejo. The building is a contributor to the Mare Island National Historic Landmark District Area C, the National Register of Historic Places (National Register)-listed Mare Island Historic District, and is a City of Vallejo Landmark. The current property owner, Touro University, is proposing exterior rehabilitation work which would replace and repair the historic porte-cochère, remove walkway attachments to adjacent buildings, install new roofing, and complete other minor exterior repairs to prevent further deterioration at the building.

METHODOLOGY

This memorandum provides a summary of the historic status of the subject property, including its historic significance and character-defining features. Based on the historic resource status of Building (H1), the proposed project is evaluated using the *Secretary of the Interior's Standards for Rehabilitation* (the Standards) and the Mare Island Historic District Design Guidelines. The report provides an analysis of potential project-specific impacts to the individual historic resource pursuant to the California Environmental Quality Act (CEQA), to meet the requirements for issuance of a City of Vallejo Certificate of Appropriateness, as well as cumulative impacts to the Mare Island Historic District.

To inform this analysis, Page & Turnbull reviewed the following archival and historic resource documentation including:

Imagining change in historic environments through
design, research, and technology

- Library of Congress, Prints & Photographs Division, Historic American Buildings Survey (HABS), Reproduction number CA-1543-BX.
- “Mare Island Cultural Landscape Report: Overview” (March 2015) and “Mare Island Cultural Landscape Report: Officers’ Row” (March 2014) both prepared by Denise Bradley
- Mare Island Specific Plan (adopted in 1999, amended through August 2013), including Appendix B.1 Historic Project Guidelines and Appendix B.3 Catalogue of Historic Resources (2007) prepared by Chattel Architecture, Planning & Preservation, Inc.

To understand the proposed project, Page & Turnbull reviewed the following documents:

- “Touro University H1 Building Improvements,” planning approval drawing set prepared by TWA Architect, January 2024 (Attachment A)
- “Touro H1 – Navy Hospital Historic Rehabilitation Project Description,” project description letter prepared by TWA Architect, January 22, 2024 (Attachment B)
- “Touro University Building Improvements,” structural sheets S2.1, S3.1, S8.1, and S8.2 for repair of porte-cochère, prepared by TWA Architect, November 10, 2023 (Attachment C)

Page & Turnbull conducted a site visit on July 30, 2024 to photograph existing conditions at Building H1. All photographs in this report were taken during this site visit unless otherwise noted.

HISTORIC STATUS

This memorandum provides a summary of historic significance based on the findings of the existing historic resource documentation. Page & Turnbull did not complete additional new research for this memorandum or an individual historic evaluation of Building H1 as part of this scope of work. Thus, for the purposes of this memorandum, the historic significance of Building (H1) is considered to be identical to those identified for the Mare Island Historic District and City of Vallejo landmark.

National Historic Landmark

In 1975, a portion of the Mare Island Naval Shipyard, including Building H-1, was designated as a National Historic Landmark. As part of the designation, the shipyard was divided into four geographic areas. Building H1 is part of “Area C,” known as the hospital complex which contains three nineteenth century buildings that are not physically contiguous but were grouped for their visual connection along Azuar Drive (formerly Cedar Avenue).¹

¹ Denise Bradley, *Mare Island Cultural Landscape Report: Overview*, (San Francisco: Prepared for Lennar Mare Island, March 2015), 0-22.

National Register of Historic Places

Building H1 is a contributing resource to the Mare Island Historic District, which was listed in the National Register of Historic Places (National Register) in 1997. According to the National Register nomination form for the historic district:

The Mare Island Historic District is significant at the national level, with a period of significance extending from 1854 to 1945. It is significant under National Register criteria A, C, and D in the areas of: military history (Criterion A), relating to its role in defense of the nation during the Civil War, Spanish American War and World Wars I and II; industry (Criterion A), relating to its preeminence among shipyards on the West Coast during nearly the entirety of its period of significance; architecture (Criterion C), relating to its important collection of architectural specimens from many eras; engineering (Criterion C), relating to its inclusion of distinguished examples of structural engineering; and archeology—historic, nonaboriginal (Criterion D), relating to the known and predicted presence of subsurface deposits that contain information important to our understanding of the history of Mare Island shipyard, 1854-1920.²

The period of significance for the hospital complex and Building H1, specifically, have not been previously established. Thus, the period of significance of Building H1 is considered to be its date of construction (1899) to the end of the Mare Island Historic District's period of significance (1945) for the purposes of this memorandum. Alterations that have taken place after this period of significance are not considered significant to the building.

California State Historical Landmark

Mare Island was listed as California State Historical Landmark No. 751 in 1979 as the "First U.S. Naval Station in the Pacific."³

California Register of Historical Resources

The Mare Island Historic District is listed on the California Register of Historical Resources (California Register). The boundaries of the district mirror those of the National Register-listed district.⁴

² JRP Historical Consulting Services, *Mare Island Historic District (Boundary Increase), National Register of Historic Places Supplementary Listing Record* (Davis and Sacramento, 1996), 8-1.

³ Chattel Architecture, Planning & Preservation, Inc., Appendix B.1 Historic Project Guidelines (Adopted December 2005, Amended July 2007), Mare Island Specific Plan (adopted in 1999, amended through August 2013), 2.

⁴ Chattel Architecture, Planning & Preservation, Inc., Appendix B.1, Historic Project Guidelines, 2.

City of Vallejo

In 1999, a larger Mare Island Historic District was designated as a local historic district by the City of Vallejo. All of the contributing resources and cultural landscapes identified in the National Register registration form are also considered contributing resources to the local historic district.

The Mare Island Specific Plan, which was adopted in 1999 and has been amended several times, most recently in August 2013, distinguishes between three categories of resources contributing to the Mare Island Historic District:

City Landmarks (Highly Significant) — this group consists of structures, buildings, or sites which have been determined by the City to be of outstanding historical or architectural significance. This group includes all 42 extant structures within the four National Historic Landmark groupings. If, in the future, additional City Landmarks were designated within the Historic District, they would be included in this group.⁵

Building H1 is a City Landmark.

ARCHITECTURAL DESCRIPTION

Building H1 is a wood-frame Beaux Arts-style building with a raised basement and a rectangular plan (**Figure 1**). The building consists of a central area of three-stories with two-story wings affixed to its northern and southern ends comprised of narrow pavilions with asphalt shingled hipped roofs. The building rests on the original 1869 hospital's stucco masonry ground floor and the exterior cladding consists of painted, horizontal wood siding. The cornice of the building features heavy dentils with paneled parapet walls extending above with decorative finials. Typical windows have multi-lite double-hung wood sashes with ogee lugs, projecting molded lintels, and sills with molded aprons. Transoms are limited to the first-floor windows.

Primary (Northeast) Façade

The primary façade faces northeast to a large central courtyard that fronts Talos Avenue (**Figure 2**). A set of concrete steps parallel to the primary facade leads up to a recessed entryway beneath a central two-story porte-cochère supported by I-beams, wood slats and panels adjacent to the original stucco masonry bases and surrounded by iron railing (**Figure 3**). A set of Ionic pilasters covered in gunite flanks the arched wood entryway that consists of Corinthian pilasters and a

⁵ Chattel Architecture, Planning & Preservation, Inc., Appendix B.1 Historic Project Guidelines, 12.

Classical entablature. The entry vestibule consists of paneled wood walls with a molded wood ornamental band and mosaic tile floors. There is a partially glazed wood double door with fluted Ionic pilasters between the partially glazed sidelights and a multi-lite arched transom (**Figure 4**). A recessed colonnaded veranda with an ornamental panel railing is located on each story of the wings ending in narrow pavilions with parapets (**Figure 5**). Fenestration consists of typical windows and hipped roof cupola vents exist on the northeast ridge of the roof on each of the wings.



Figure 1. Aerial photograph of Officers' Row, with the location of the Hospital Building (H1) outlined in red.
Source: Google Earth, 2023. Edited by Page & Turnbull.



Figure 2. Building H1, view southwest.



Figure 3. Primary (northeast) façade porte-cochère, view west.



Figure 4. The entry vestibule, view southwest.



Figure 5. The colonnaded veranda with pavilion, view west.

Southeast Façade

The southeast façade features decorative panels of molded wood that form an ornamental band between a set of typical windows on the first and second stories (**Figure 6**). Extending from the eaves is a pedimented parapet with an arched louvred vent. A concrete bridge walkway with an arched vehicle opening and rectilinear pedestrian entrances connects Building H1 with Building H80, located perpendicular, at the ground level and features doorways with extended lintels (**Figure 7 and Figure 8**).



Figure 6. Oblique view of southeast face, view west.



Figure 7. Detailed view of southeast façade and connecting arch, view west.



Figure 8. The arch bridge walkway connecting Building H1 and Building H80, view southwest.

Rear (Southwest) Façade

The rear (southwest) façade faces a courtyard and parking lot. The left (northwest) end of the façade contains windows at the basement level that are currently covered with plywood, typical windows on the first story, and windows covered with plywood on the second story (**Figure 9**). To the right (southeast), is a metal fire escape staircase that accesses the roof and a second story metal balcony that leads to a fire escape door, a set of concrete steps that leads to a secondary entrance, and a set of wood casement windows. The projecting middle section includes typical windows, a central first story door covered in plywood accessed by a set of concrete steps running parallel to the building, and a fixed wood window above the door (**Figure 10**). The right (southeast) end of the façade mirrors the left (northeast) of the façade, with a metal fire escape staircase that accesses the roof balcony, and a second story metal balcony that leads to a fire escape door, a set of metal steps that leads to a secondary entrance, and a set of wood casement windows (**Figure 11**). Typical windows are seen on the first story, and windows covered in plywood are at the basement level and second story.



Figure 9. Rear (southwest) façade with narrow pavilion, view northeast.



Figure 10. Central projecting section of rear (southwest) facade, view northeast.

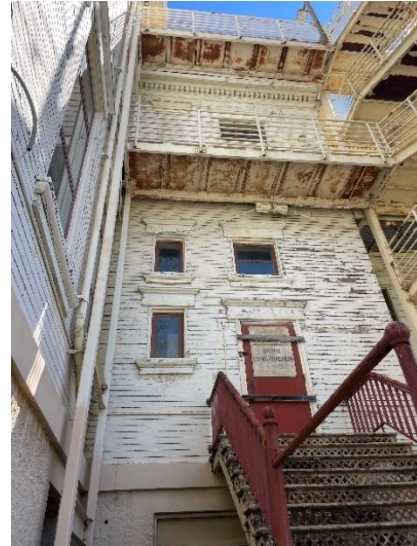


Figure 11. Metal exterior stairwell, view northeast.

Northwest Façade

The northwest façade mirrors the southeast façade (**Figure 12**). It features decorative panels of molded wood that form an ornamental band between a set of typical windows on the first and second stories and a pedimented parapet with an arched louvred vent. A concrete bridge walkway with an arched vehicle opening and rectilinear pedestrian entrances connects Building H1 with Building H72, located perpendicular, at the ground level and features doorways with extended lintels.



Figure 12. Oblique view of northwest façade and connecting arch, view south.

Site

Building H1 is built on a height of land facing Talos Avenue to the northeast, and includes a formal landscape area framed by buildings H80, H1, and H72. The open space consists of a classic approach walk with a flagpole and a single palm tree forming an axis line with the front doors (**Figure 13**). The sloping area features concrete walkways and various types of trees dotted throughout. The rear, southwest, side of the building includes a courtyard and long, concrete parking lot built into the hill that replaced the building's original perpendicular wing (**Figure 14**).



Figure 13. The front landscaping, view south.



Figure 14. The rear of the building, view northwest.

HISTORIC DEVELOPMENT OF BUILDING H1

The subject building, Building H1, was designed by Washington D.C. architect, W. M. Poindexter and constructed in 1899 under the direction of Navy Lieutenant R. C. Holloway after the original ca. 1869 brick hospital building was badly damaged during an earthquake in 1898. Following the earthquake, the Surgeon-General of the Navy, W. K. Reypen, requested a sum of \$100,000 to tear the old building down and erect a new wood-frame building meeting modern hospital requirements, to be designed by Poindexter who had a notable career in designing military hospital between 1865 and 1909.⁶ The result of his work was an excellent example of Beaux Arts classicism that was a unique style amongst the other buildings and structures at Mare Island (**Figure 15**). Construction of rear additions to the building began relatively early in its use, with drawings documenting multiple additions between 1909 and 1942, including installation of elevators in 1918. Also in 1918, the space between an original upper canopy and cornice and the main canopy of the porte-cochère was enclosed with sliding sash windows to provide space for ten additional beds (**Figure 16**).⁷



Figure 15. Undated drawing of Building H1, likely representing original design. Source: Collection of Touro University.

⁶ Library of Congress, Prints & Photographs Division, HABS, Reproduction number CA-1543-BX.

⁷ Department of Public Works, U.S. Navy Yard Mare Island, Cal., Drawings for Additional Bed Space & Porch Glazing, August 9, 1918. Drawings in collection of Touro University.



Figure 16. Mare Island Naval Shipyard Hospital Building in the 1920s. Source: The Library of Congress.

Beginning in 1926, the U.S. Naval Hospital began a program to modernize the medical facilities, resulting in the construction of new buildings to aid the hospital, including the adjacent Building H72 and Building H80. These Spanish Colonial bookend additions to Building H1 transformed the hospital into a major facility and framed the landscaped area to the northeast of the main hospital building. The L-shaped, three- to five-story Building H72 was constructed in 1926 at the north side of Building H1 as a hospital ward. Building H80/81 was completed to the south of Building H1 in 1941 for use as a hospital ward and administration building. Additionally, similarly styled structures, including H70, H71, and H73 were constructed nearby to increase space and provide barracks, sick officer quarters, and a contagious ward.⁸ Following World War II, use of Building H1 gradually transformed from that of a hospital to training facilities, and eventually being used for administrative and instructional purposes. Renovations between 1975 and 1977 resulted in the demolition of the rear additions and the upper canopy and glazing above the porte-cochère on the primary façade.⁹ At this time, two door openings at the deck of the porte-cochère, on either side of the existing recessed entrance, were infilled with plywood. In 1988, two original columns at the southwest side of the porte-cochère, closest to the building, were removed and reconstructed due to damage from dry rot. The replacement columns consisted of pressure treated wood structures

⁸ JRP Historical Consulting Services, *Mare Island Historic District (Boundary Increase), National Register of Historic Places Supplementary Listing Record*, 8-40.

⁹ Department of the Navy, Naval Facilities Engineering Command, Western Division, Drawings for Rehabilitation – Administration Building H1, May 14, 1975.

with metal lath and cement plaster stucco, finished to match the original.¹⁰ The repair project appears to have replaced some of the metal column bases and capitals in kind, and repaired the cornice using materials and profiles matching the original. HABS documentation for the building prepared in 1998 notes that “The original columns, which were built of redwood, were severely damaged with dry rot, have been replaced with new columns which have steel I-beam cores. The new columns were built to give the appearance of the old columns.”¹¹ Other alterations to the primary façade of Building H1, based on comparison of existing conditions with original drawings and a ca. 1920s photograph, include replacement of original windows, removal of iron ornamental railing and glazing at peak of roof, installation of asphalt shingle and built up roofing, and alteration of the two chimneys at either side of the porte-cochère.

CHARACTER-DEFINING FEATURES

The character-defining features of Building H1 date to the building’s period of significance of 1899-1945, and contribute to both the building’s architectural character and the district’s historic significance for its role in national defense during wars between the Civil War and World War II, for its preeminence among shipyards on the West Coast, and as an important collection of architectural specimens from many eras. Despite several alterations made through the 20th century, Building H1 retains a high degree of historic integrity and remains eligible for listing as a City Landmark and a contributor to the Mare Island Historic District.

The following list of exterior character-defining features for Building H1 has been developed based on previous descriptions of the building for HABS and National Register documentation and observations of existing conditions made during the July 30, 2024 site visit. A list of interior character-defining features is not included here as no interior work is proposed as part of the current project.

The exterior character-defining features of Building H1 include, but are not limited to:

Building

- Three-story height with two-story wings
- Rectangular plan and rectilinear massing
- Hipped roof with paneled parapet wall and cupolas
- Overhanging eaves

¹⁰ Putterman/Davis Structural Engineers, Repair to Porte-Cochere, Building H-1 Plan and Details, November 7, 1988. Drawings in collection of Touro University.

¹¹ Historic American Buildings Survey, Photographs: Written Historical and Descriptive Data, Mare Island Naval Shipyard, Hospital Headquarters (Building H1), 2.

- Cornice with heavy dentils
- Recessed colonnaded veranda with an ornamental panel railing
- Central porte-cochère and primary entrance, paneled wood walls with a molded wood ornamental band, Ionic and Corinthian capitals, iron railing, concrete steps, and mosaic tile floor
- Painted, horizontal wood siding
- Masonry foundation
- Original fenestration pattern, including
 - Original window openings with double-hung wood sash windows with ogee lugs (where extant)
 - Projecting molded lintels
 - Sills with molded aprons
 - Transoms

Site

- Formal landscaped area to the northeast, forming an axis line with the front doors
- Location on sloping terrain

REGULATORY FRAMEWORK

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects. CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.” Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. In the case of the proposed project at Building H1, the City of Vallejo will act as the lead agency.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a)(2) is considered to be a historical resource unless “the preponderance of evidence demonstrates” that the resource “is not historically or culturally significant.”

Building H1 is a designated City Landmark and contributor to the Mare Island Historic District, which is listed on multiple local, state, and federal registers. It is, therefore, considered a historical resource under CEQA.

Threshold for Substantial Adverse Change & Categorical Exemptions

According to the California Environmental Quality Act (CEQA), a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.” Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.” The significance of a historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register or a local register of historical resources.

However, projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings have been determined

not to have a significant effect on the environment. As such, they are categorically exempt from the provisions of CEQA.

Vallejo Municipal Code

SECTION 16.614.03 - MARE ISLAND HISTORIC DISTRICT.

Vallejo Municipal Code, Section 16.614.03 states the requirements for development review for projects located in the Mare Island Historic District.

Development Review. All new construction, demolition, alteration and relocation of contributing resources, including but not limited to landscaping, signage, and fencing within the Mare Island Historic District, as defined in the Mare Island Specific Plan, shall be subject to the standards, regulations and procedures contained in the Mare Island Specific Plan, and all of its appendices, particularly:

Appendix B.1 Mare Island Historic District Project Guidelines

Appendix B.4 Design Guidelines for the Mare Island Historic District

SECTION 16.614.09 – CERTIFICATE OF APPROPRIATENESS

Vallejo Municipal Code, Section 16.614.09(E) outlines the findings of approval required for certificates of appropriateness (CoA). The following findings are relevant to alterations to designated resources in the Mare Island Historic District, as quoted directly from Section 16.614.09(E):

E. Findings for Approval. To approve an application for a CoA, the architectural heritage and landmarks commission or director shall find, as applicable:

1. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the historic district or landmark.
2. For projects located in a historic district, the proposed project is consistent with any conservation plan or specific plan adopted for the historic district.

HISTORIC PROJECT GUIDELINES

The Mare Island Specific Plan, Appendix B.1: Historic Project Guidelines (Historic Project Guidelines; adopted December 2005, amended July 2007) outlines the types of projects that require a CoA. The following findings are relevant to alterations to designated resources in the Mare Island Historic District:

1. A CoA is required for the following types of projects:
 - a. Construction of a new building or structure and addition to an existing building, structure, or site within the Historic District;
 - b. Alteration of a contributing resource in any manner which affects the exterior architectural appearance of a building or structure including installation or alteration of any exterior sign;
 - c. Construction or alteration within the Project Site of a contributing resource or alteration of site features including, but not limited to, landscaping, fencing, walls, paving and grading;
 - d. Interior alterations of a Landmark.

DESIGN GUIDELINES FOR THE MARE ISLAND HISTORIC DISTRICT

The Design Guidelines for the Mare Island Historic District contains chapters that outline guidelines for the preservation, restoration, reconstruction, and rehabilitation of historic properties as Mare Island. As the proposed project at Building H1 plans to rehabilitate portions of the exterior of the building, the guidelines for rehabilitation contained in “Chapter 7: Rehabilitation of Historic Properties” are most relevant to the proposed project.

The following is an excerpted list of the design guidelines that are most relevant to the proposed project at Building H1:

Materials

- 7.7 Historic building materials should be preserved.
- 7.8 Protect historic materials surfaces.
- 7.10 All wood surfaces should be painted or stained.
- 7.12 Repair deteriorated primary building materials by patching, piecing in, consolidating or otherwise reinforcing them.
- 7.13 Use the gentlest means possible to clean a structure.
- 7.15 If material replacement is necessary, use materials similar to those previously employed.
 - a. Substitute materials may be used if they match the original in appearance, finish and profile.
- 7.18 Replacement roof materials for a historic structure should convey a scale and texture similar to those used traditionally.
- 7.19 Historic building materials and features should not be covered.
 - a. No material should be applied as a covering to a historic one.

Windows

- 7.34 If it is damaged, repair an original window.
- 7.35 If a window is deteriorated beyond repair, replicate the original.

Doors

- 7.39 Maintain existing significant doors and entries.
 - a. The proportions of an original door, as well as its material and trim details, are important characteristics that should be preserved. Avoid altering these features.
- 7.40 When replacement is necessary, use a door style that is similar to that employed originally, when feasible.
 - a. The original doorway configuration should be preserved in any situation.

Special Features

- 7.59 Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or site should be treated with sensitivity.
 - a. Don't obscure significant features with coverings or signs.
- 7.60 Preserve character-defining features which are intact.
 - a. Don't remove or damage character-defining features.
- 7.61 Avoid removing or altering historic material or significant architectural features.
 - a. Original materials and details that contribute to the significance of the structure should be preserved whenever feasible.
- 7.62 Repair features that are damaged.

PROJECT IMPACT ANALYSIS

This section analyzes the potential project-specific impacts of the proposed project at Building H1, as required by CEQA and City of Vallejo regulations and guidelines. The following analysis describes the proposed project, assesses its compliance with the Secretary of the Interior's Standards for Rehabilitation, identifies whether the project will result in any project-specific impacts, and whether the project is in compliance with Vallejo Municipal Code Sections 16.614.03 and 16.614.09 and the Urban Design Guidelines, Historic Project Guidelines, and Design Guidelines for the Mare Island Historic District contained in the Mare Island Specific Plan.

Proposed Project Description

According to the drawing set prepared by TWA Architect, titled "Touro University H1 Building Improvements" and dated January 19, 2024, the proposed project includes the following alterations:

Porte-cochère

- Existing columns will be removed, and new columns will be constructed to match the original condition. Dry rotted wood structural members will be replaced with new structural steel and existing capitals, bases, and metal column covers will be reused. Existing granite column bases will remain.
- A steel moment frame will be installed within the porte-cochère structure to improve seismic stability.
- Existing concealed gutter and ornamental woodwork will be repaired, cleaned, and reinstalled. Areas damaged by dry rot will be repaired or replaced in-kind, missing items will be replicated to match original.
- Existing dry rot-damaged plywood and porte-cochère roof framing to be removed and replaced for reconstruction.
- Mosaic tile floors in vestibule will be cleaned and sealed.
- Wood paneling to be cleaned and restored.
- Concrete stairs and landing will be cleaned and sealed.
- New stair balustrade replicated to match existing historic material, profile, and configuration.

Entire Structure

- Existing wood siding will be cleaned, restored, and painted to match original condition.
- Existing doors, transoms, and windows will be repaired and refurbished for reuse.
- Non-original hardware on doors will be replaced with new accessible hardware.
- Existing exterior cement plaster over brick foundation will be patched, painted, and repaired as needed.

- Existing non-historic roofing will be removed and new asphalt roof shingles and built up roofing, as appropriate to slope, will be installed to match existing.
- Existing high parapet wall structure and low parapet roof edge will be repaired.
- Remove existing walkway bridge structures and repair all exterior wall areas effected by demolition to match adjacent wall finish. Removal of these structures is necessary to prevent future seismic damage caused by the connection of the original hospital building to the later buildings (H72 and H80), and to provide emergency vehicle access between Building H1 and the adjacent buildings.

In 2024, the existing columns were removed while the porte-cochère was receiving emergency stabilization. The retained elements of the porte-cochère structure are supported by temporary shoring, and metal capitals, bases, and other details were salvaged for reinstallation.

Analysis of Project-Specific Impacts

Secretary of the Interior’s Standards for Rehabilitation Analysis

The *Secretary of the Interior’s Standards for the Treatment of Historic Properties* (the Standards) provide guidance for reviewing proposed work on historic properties and are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources.¹² Non-conformance with the Standards does not determine whether a project will cause a substantial adverse change in the significance of a historic resource. Rather, projects that comply with the Standards benefit from a regulatory presumption that they will have a less-than-significant adverse impact on a historic resource, and are categorically exempt from environmental review under CEQA. Projects that do not comply with the Standards may or may not cause a substantial adverse change in the significance of an historic resource.

The Secretary of the Interior offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. Typically, one set of Standards is chosen for a project based on the project scope. For the purposes of the proposed project at Building H1, the Standards for Rehabilitation, which “acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character,” are the appropriate Standards for the proposed project’s scope.¹³

¹² Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, (Washington, D.C.: U.S. Department of the Interior National Park Service Technical Preservation Services, 2017).

¹³ Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

The following analysis applies each of the Standards for Rehabilitation to the proposed project at Building (H1), based on the proposed project drawing set by TWA Architect, titled “Touro University H1 Building Improvements” and dated January 19, 2024 **(Attachment A)**.

Rehabilitation Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*¹⁴

Discussion: The project proposes to rehabilitate the northeast façade, roof structures, and porte-cochère of the historic hospital building. The building will not be used for any educational or business purposes and will remain vacant. Interior spaces will not be altered. As such, the project would require minimal change to the subject building.

Therefore, the proposed project is is consistent with Standard 1.

Rehabilitation Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

Discussion: The proposed project will retain and preserves nearly all of the character-defining features of Building H1. The damaged porte-cochère will be reconstructed to match the previous condition. Though original features which were non-extant, such as the upper canopy and cornice, will not be reconstructed, the feature will be repaired to its appearance at the time of National Register designation. Removal of historic features and materials is limited to the two bridge walkways connecting Building H1 with Buildings H72 (constructed in 1926) and H80 (constructed in 1941) to prevent future seismic damage related to the physical connection of these buildings and to allow emergency vehicles to pass through. The exterior walls affected by the demolition will be repaired to match the adjacent wall finish. All other character-defining features, spaces, and spatial relationships will be retained, and the overall historic character will remain. Thus, the proposed project will retain and preserve the distinctive historic features of the subject building and will not impact its overall historic character. ‘

Therefore, the proposed project is in overall compliance with Standard 2.

¹⁴ This and the following Standards are listed in Grimmer (2017) and also at National Park Service, U.S. Department of the Interior, “Technical Preservation Services: Rehabilitation as a Treatment,” <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>.

Rehabilitation Standard 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Discussion: The proposed project will not add conjectural features or elements from other historic properties and will not create a false sense of historical development. The proposed reconstruction work will replace damaged material in-kind and will match original or existing features in finish, profile, and scale.

Therefore, the proposed project is consistent with Standard 3.

Rehabilitation Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Discussion: The period of significance of Building H1 spans from 1899 to 1945. No features have been installed since 1945 that have acquired historic significance in their own right.

Therefore, the proposed project is consistent with Standard 4.

Rehabilitation Standard 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Discussion: The materials, features, finishes, and construction techniques that characterize the Beaux-Arts character of Building H1 will be retained with no substantial change to the resource's historic character-defining features. The proposed repair and reconstruction at the porte-cochère will reuse salvaged materials, including the column capitals and bases to match the original condition and provide an improvement to the previous, gunite-clad replacement columns. Despite the removal of the arched bridge walkways between Building H1 and adjacent Buildings H72 and H80, all other distinctive materials, features, and finishes will be retained in place.

Therefore, the proposed project is in overall compliance with Standard 5.

Rehabilitation Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Discussion: The proposed project calls for repair of historic features and materials wherever possible rather than replacement with the exception of the replacement of the existing porte-cochère columns and some framing materials due to its advanced level of deterioration. Accordingly, features of the porte-cochère which are to be replaced, specifically the columns, will be removed and replaced with historically referenced finishes and characteristics; the overall historic form of the existing porte-cochère will be retained. Existing windows (including those dating from within and after Building H1's period of significance) are proposed to be retained and repaired. If it is determined that repair of the select windows is not possible due to deterioration, the windows will be replaced in-kind or with compatible materials and profiles, as appropriate to existing conditions. Additional character-defining features, including the cornice with dentils, the colonnaded veranda with an ornamental panel railing, horizontal wood siding, and masonry foundation will be retained and repaired.

As such, the proposed project is consistent with Standard 6.

Rehabilitation Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Discussion: Repair work to the mosaic tile floor, wood paneling, and siding, may involve a combination of striping, sanding, priming, and repainting depending on the condition of the materials. If it is necessary to use chemical or physical treatments, these methods will not involve the use of harmful treatments that would damage the historic elements and will follow the *Secretary of the Interior's Guidelines for the Treatment of Historic Properties*. If surface cleaning of the building and its historic materials is determined to be necessary, such cleaning will be undertaken using the gentlest means possible and will also follow the *Secretary of the Interior's Guidelines for the Treatment of Historic Properties*.

Provided that all treatments are undertaken using the gentlest means possible, the proposed project will adhere to Rehabilitation Standard 7.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Discussion: The proposed project will not include any excavation of previously undisturbed ground.

Therefore, the proposed project will be consistent with Standard 8.

Rehabilitation Standard 9: *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Discussion: The proposed project will not include any exterior additions or planned new construction that would alter historic materials. Removal of the arched bridge walkways linking Building H1 with Buildings H72 and H80 will not remove original or character-defining features from Building H1. Though these walkways were constructed during the building and historic district's period of significance and are elements of buildings which are also district contributors, the walkways are not central to Building H1's ability to convey its Beaux-Arts style or association with Mare Island's significant historic uses.

Therefore, the proposed project is in overall compliance with Standard 9.

Rehabilitation Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Discussion: The proposed project will not include any exterior additions or planned new construction that would alter historic materials.

Therefore, the proposed project is is consistent with Standard 10.

Standards for Rehabilitation Compliance Summary

As the above analysis illustrates, the proposed project at Building H1, as currently designed, would overall be consistent with all ten Standards for Rehabilitation. The historic building will continue to be able to express design, features, and historic context that makes it significant as a City of Vallejo Landmark and contributor to the Mare Island Historic District. According to CEQA Guidelines Section 15126.4(b)(1), if a project complies with the *Standards for Rehabilitation*, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant."¹⁵ As the proposed project is in compliance with the Secretary of the Interior's Standards and the property will retain historic integrity and eligibility for continued listing in the National Register and as a City of Vallejo Landmark, the proposed project will not cause a significant adverse impact under CEQA.

¹⁵ 14 CCR § 15126.4(b)(1).

Though the focus of this report is the potential impact to Building H1, the bookend wings H72 and H80 which are connected through the arched walkways to Building H1 are also district contributors and are classified as Notable Resources rather than as Landmarks by the Historic Project Guidelines of the Mare Island Specific Plan. Notable Resources are defined as:

Buildings, structures, or sites identified as contributing resources in the National Register Nomination Form which are not listed as City Landmarks, but which are of noteworthy historical or architectural significance. All of the structures within this group are individually noted as having individual historical or architectural significance in the National Register Registration Form, which includes individual descriptions of these resources.

Notable Resources must contribute to the historic significance of the Historic District by location, design, setting, materials, workmanship, feeling and association. They must add to the Historic District's sense of time and place and historical development. They cannot have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.¹⁶

The walkways were constructed in 1926 and 1941, simultaneously with the neighboring buildings. Both buildings are examples within the larger Mare Island district of the modest use of Spanish Colonial Revival and Mission Revival architectural styles during facility expansions between the mid-1920s and World War 2.¹⁷ Features of Building H72 which are identified in the National Register documentation include its red tile-clad hip roofs and divided lite double hung windows. Building H80 is described as “essentially mirroring the earlier north wing, H72.”¹⁸

The proposed project would remove the arched walkways from each of these two buildings and their connections to Building H1, while retaining the entry vestibules at the southeast side of Building H72 and northwest side of Building H80. The overall approaches described in the Standards for Rehabilitation analysis for Building H1 would be employed at Buildings H72 and H80. While the project would remove a historic feature from each building, these otherwise large buildings would retain those features which allow them to convey the Spanish Colonial Revival elements of their design, their overall massing, fenestration patterns, and finish materials. The spatial relationship of the buildings relative to Building H1 and the landscape area to its northeast would be retained. As

¹⁶ Mare Island Specific Plan, Appendix B.1, Historic Project Guidelines, 2013, 12-13.

¹⁷ JRP Historical Consulting Services/PAR Environmental Services, Mare Island Historic District (Boundary Increase), Section 8, Page 42.

¹⁸ JRP Historical Consulting Services/PAR Environmental Services, Mare Island Historic District (Boundary Increase), Section 7, Pages 42 and 54

such, the proposed project would not diminish either building's current status as Notable Resources for the purposes of the Mare Island Specific Plan or as contributors to the Mare Island Historic District.

Analysis of Compliance with the City of Vallejo Municipal Code

As discussed above with regards to the Secretary of the Interior's Standards, the proposed project is compliant with the Standards for Rehabilitation and will not adversely affect the exterior of Building H1 nor will it adversely affect the special character and architectural interest of the building. As such, the proposed project appears to be consistent with the City of Vallejo Municipal Code, in particular section 16.614.09 as it pertains to Certificates of Appropriateness for projects in the Mare Island Historic District.¹⁹ As detailed in the discussions below, the project is also in compliance with the standards, regulations and procedures contained in the Mare Island Specific Plan, particularly the Mare Island Historic District Project Guidelines and Design Guidelines for the Mare Island Historic District, in accordance with section 16.614.03. Thus, the project complies with City of Vallejo Municipal Code.

Analysis of Compliance with the Mare Island Specific Plan

Relative to its potential impact to Building H1, the proposed project is in compliance with the Mare Island Specific Plan, including all of the relevant guidelines contained in the Urban Design Guidelines, Mare Island Historic District Project Guidelines, and the Design Guidelines for the Mare Island Historic District.

As described above, the project meets the requirements for a CoA, and therefore complies with the Mare Island Historic District Project Guidelines.

The Design Guidelines for the Mare Island Historic District generally correspond with the Secretary of the Interior's Standards. Therefore, as the project meets all ten of the Standards, it is also in compliance with the Design Guidelines for the Mare Island Historic District. The project preserves and retains the majority of the building's character-defining features, including distinctive stylistic features or examples of skilled craftsmanship. Although the arched bridge walkways will be removed, the vast majority of structure will remain unchanged, and the porte-cochère will be constructed in-kind. As such, the proposed project appears to meet the spirit and intent of the Design Guidelines for the Mare Island Historic District.

¹⁹ City of Vallejo Municipal Code, Chapter 16.614 Architectural Heritage and Historic Preservation, Section 16.614.09.

Cumulative Impacts Analysis

The California Environmental Quality Act defines cumulative impacts as follows:

“Cumulative impacts” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- a) The individual effects may be changes resulting from a single project or a number of separate projects.
- b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.²⁰

As the project meets the Secretary of the Interior’s Standards, it will not have a significant effect on the environment and is, therefore, considered categorically exempt from CEQA. Thus, the project will not have any individual effects that contribute to cumulative impacts on the environment.

CONCLUSION

As the proposed project is in overall compliance with the Standards for Rehabilitation, City of Vallejo Municipal Code, and guidelines contained in the Mare Island Specific Plan, Building H1 will retain historic integrity, and remain eligible as a City of Vallejo Landmark and as a contributor to the designated Mare Island Historic District. Proposed alterations at Building H72 and H80 would allow both to retain their existing status as Notable Resources for the purposes of the Mare Island Specific Plan and contributors to the Mare Island Historic District. The proposed project would not cause significant adverse impacts to historical resources under CEQA.²¹

²⁰ 14 CCR § 15355.

²¹ Assessment of other potential environmental impacts such as aesthetics, air quality, noise, pollution, etc. are outside the scope of this memo.

ATTACHMENT A

“Touro University H1 Building Improvements,” TWA Architect, January 2024

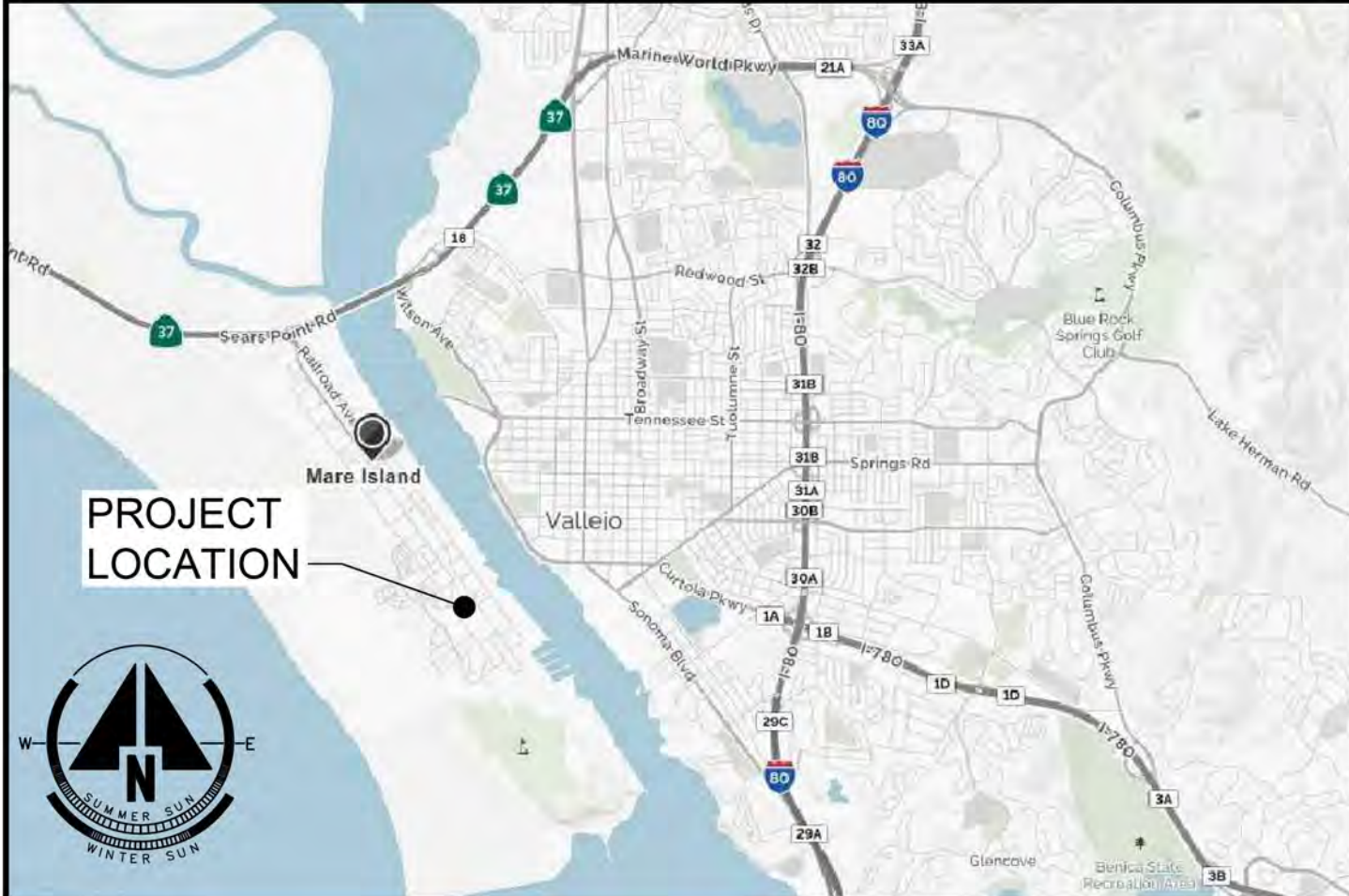
TOURO UNIVERSITY

H1 BUILDING IMPROVEMENTS

PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL
90 COSSEY STREET
VALLEJO, CA



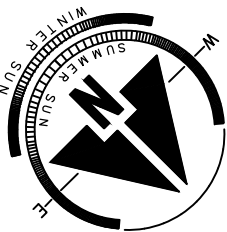
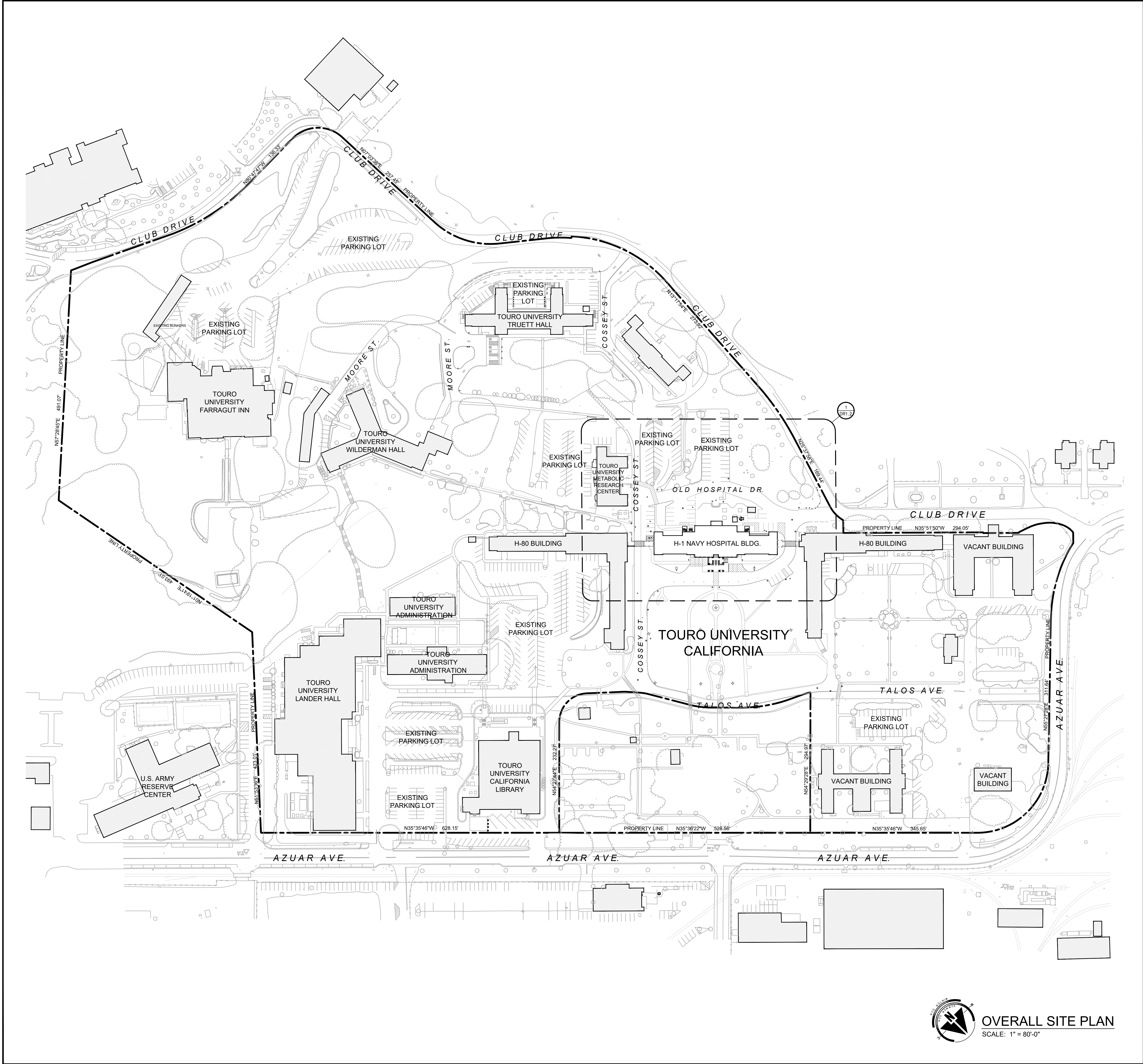
TOURO UNIVERSITY
H1 BUILDING IMPROVEMENTS
PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL
90 COSSEY STREET
VALLEJO, CA

VICINITY MAP	OWNER	ARCHITECT	SCOPE OF WORK	DRAWING INDEX	DATE: 01-19-2024
	TOURO UNIVERSITY 1310 CLUB DRIVE VALLEJO, CA 94592 TEL: (707) 638-5800 CONTACT: PATRICK DONAGHUE E-MAIL: PATRICK.DONAGHUE@TU.EDU	TOM WILSON TWA ARCHITECTS 5055 BUSINESS CENTER DR. SUITE 108 / PMB 344 FAIRFIELD, CA 94534 TEL: (707) 747-1231 tom@tw-architects.com	SCOPE OF WORK INCLUDED FOR THE PRESERVATION AND REHABILITATION OF THE EXISTING H1 NAVY HOSPITAL BUILDING WILL INCLUDE THE FOLLOWING (BUT NOT LIMITED TO): SCOPE INCLUDES: • UNCOUPLING OF BRIDGE WALKWAYS BETWEEN EXISTING ADJACENT BUILDINGS • FACADE REHABILITATION AND ALTERATION. • PORTE COCHERE REHABILITATION AND RESTORATION. • ROOFING REPLACEMENT.	DR-0.1 COVER SHEET DR-0.2 DEPARTMENT OF INTERIORS - HISTORIC PRESERVATION NOTES DR-1.1 OVERALL SITE PLAN DR-1.2 ENLARGED SITE PLAN DR-2.1 FLOOR PLANS - DEMO AND NEW DR-3.1 REFLECTED CEILING PLANS - DEMO AND NEW DR-4.1 ROOF PLAN DR-4.2 ENLARGED ROOF PLAN - PORTE COCHERE DR-5.1 EXTERIOR ELEVATIONS DR-5.2 COLORED EXTERIOR ELEVATIONS DR-6.1 WALL SECTION	REV. NO. REV. DATE
	SUBMITTED TO	SUBMITTED FOR		COVERSHEET	
	CITY OF VALLEJO PLANNING & ZONING DEPARTMENT 555 SANTA CLARA ST. VALLEJO, CA 94590 TEL: (707) 648-5436 CONTACT: CESAR OROZCO	PLANNING APPROVAL JANUARY 2024		DR-0.1	JOB NO.: TR043



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Fairfield, CA 94534
Tel: (707) 747-1231
www.tw-architects.com

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OVERALL SITE PLAN
SCALE: 1" = 80'-0"

SITE DATA

A.P.N.:	0066-170-010
FLOOD ZONE:	NA
ZONING:	CC-DD
SITE AREA:	±190,8364 S.F. (±43.81 AC.)
CONSTRUCTION TYPE:	V-N
FIRE SPRINKLERS:	NO
OCCUPANCY GROUP:	B



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GENERAL NOTES

- A. ALL SITE ACCESSIBILITY REQUIREMENTS SHALL COMPLY WITH CURRENT CODE.
B. THE CONTRACTOR IS RESPONSIBLE FOR HIRING A SURVEYOR TO STAKE PROPERTY LINES AND BUILDING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS.
C. SITE INCLUDES ADEQUATE PARKING TO MEET CUSTOMER NEEDS (SUBJECT TO JURISDICTIONAL REQUIREMENTS).

TOURO UNIVERSITY
H1 BUILDING IMPROVEMENTS
PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL
90 COSSEY STREET
VALLEJO, CA

LEGEND

--- PROPERTY LINE

DATE: 01-19-2024

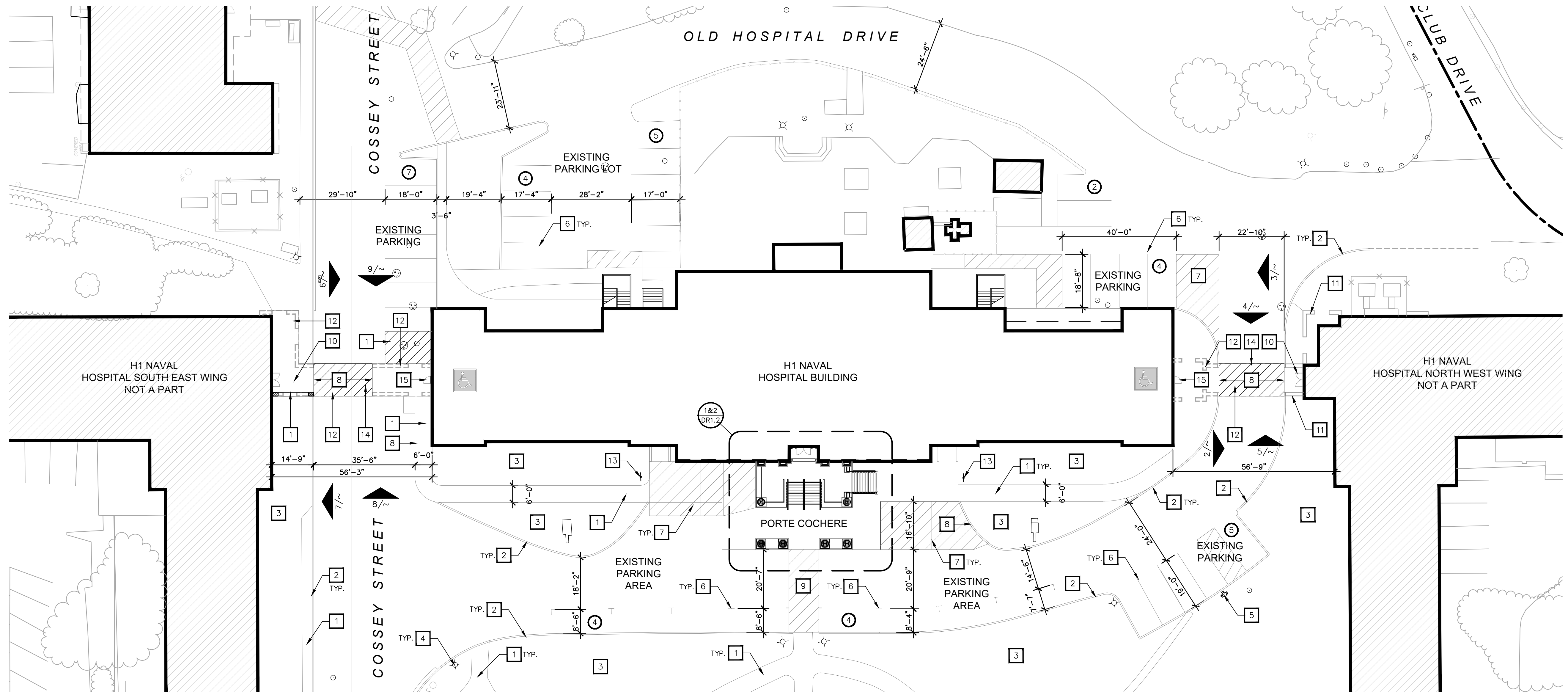
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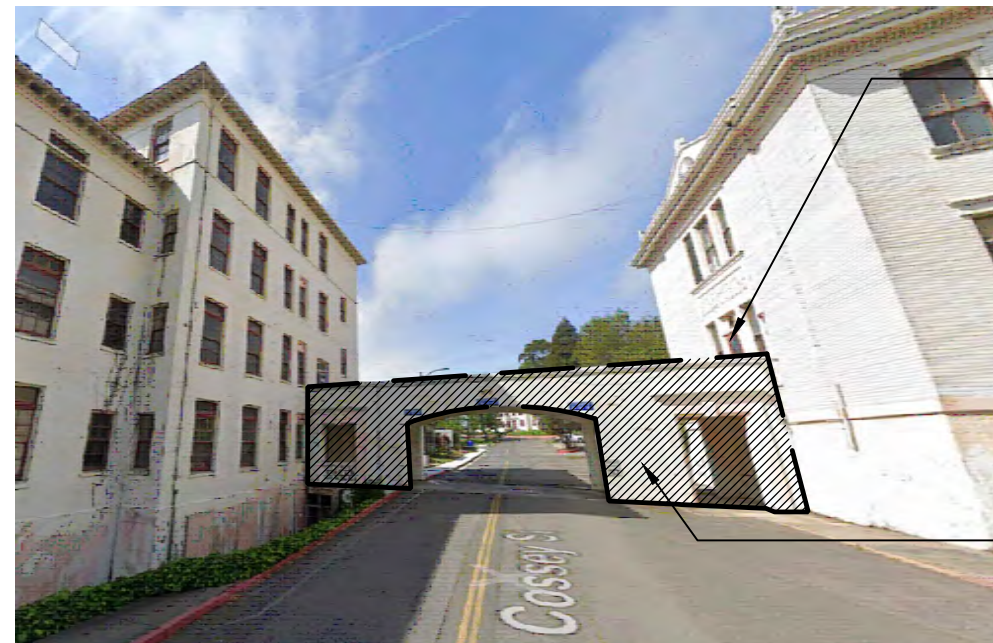
OVERALL
SITE PLAN

DR-1.1

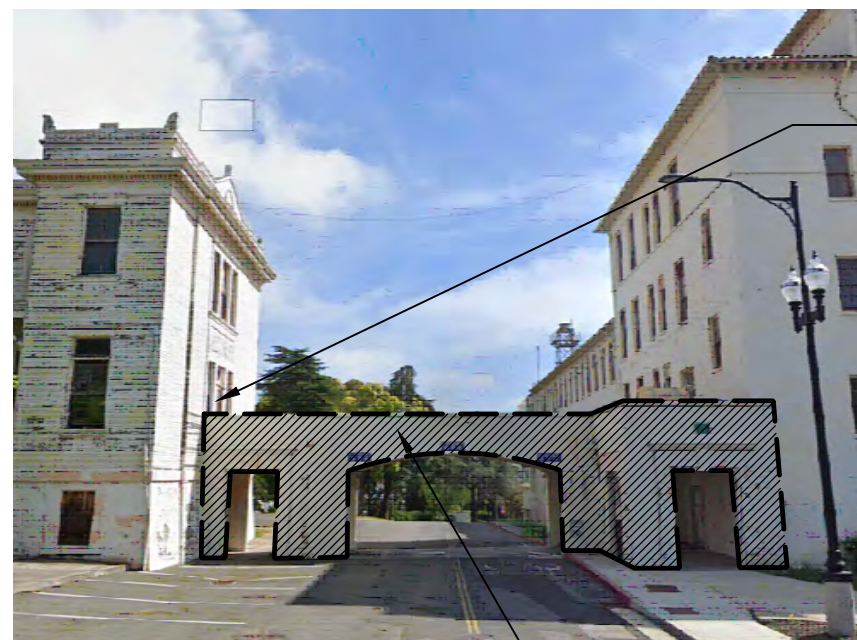
JOB NO.: TR043



1 SITE PLAN
SCALE: 1" = 20'-0"



8 SOUTH EAST WING BRIDGE
NORTH EAST VIEW



9 SOUTH EAST WING BRIDGE
SOUTH WEST VIEW



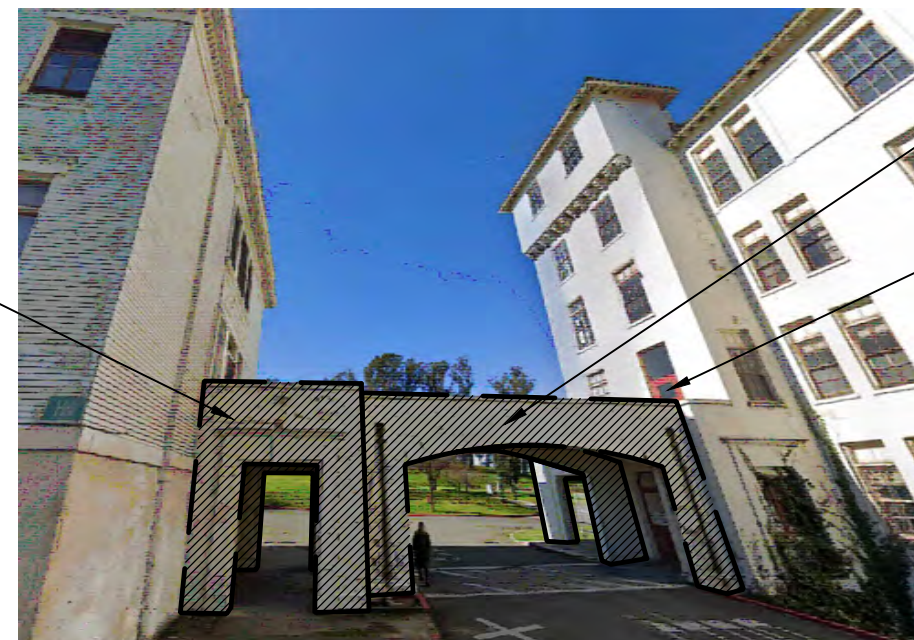
6 H1 MAIN BLDG SOUTH END
SOUTH WEST VIEW



7 H1 SOUTH EAST WING
NORTH EAST VIEW



4 SOUTH WEST WING BRIDGE
SOUTH WEST VIEW



5 NORTH EAST WING BRIDGE
NORTH EAST VIEW



2 H1 NORTH WEST WING
NORTH WEST VIEW



3 H1 MAIN BLDG NORTH WEST
SOUTH EAST VIEW

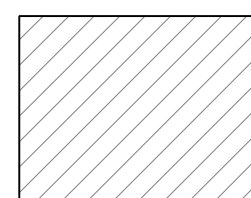
SHEET NOTES

- EXISTING CONCRETE WALKWAY TO REMAIN.
- EXISTING 6" CURB TO REMAIN.
- EXISTING LANDSCAPE TO REMAIN.
- EXISTING SITE POLE LIGHT TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING PARKING STRIPPING TO REMAIN.
- EXISTING "NO PARKING" DIAGONAL STRIPPING TO REMAIN.
- EXISTING ZERO TRANSITION CURB TO REMAIN.
- EXISTING ACCESSIBLE PATH STRIPPING TO REMAIN.
- EXISTING GROUND LEVEL ELEVATED WALKWAY STRUCTURE TO REMAIN.
- PORTION OF EXISTING LOWER BRIDGE EXTERIOR WALLS TO REMAIN.
- EXISTING WALKWAY BRIDGE STRUCTURE TO BE REMOVED. REPAIR ALL EXTERIOR WALL AREAS EFFECTED BY DEMOLITION TO MATCH ADJACENT WALL FINISH AND ORIGINAL CONDITION.
- NEW ACCESSIBLE DIRECTIONAL SIGN.
- NEW ACCESSIBLE PATH OF TRAVEL STRIPPING.
- NEW ACCESSIBLE ENTRANCE

GENERAL NOTES

- ALL EXISTING ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO THE BUILDING AND ITS FACILITIES ARE ACCESSIBLE AND FUNCTIONAL TO PERSONS WITH DISABILITIES PER CBC 2022.
- ALL EXISTING WALKWAYS AND SIDEWALKS ALONG THE ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE A MINIMUM 48" IN WIDTH, AND (4) WHERE CHANGE IN ELEVATION AT A SLOPE EXCEEDING 5% HAVE RAMPS INSTALLED COMPLYING WITH ADA, MAXIMUM CROSS SLOPE NOT EXCEEDING 2%.
- THE FOLLOWING ITEMS ARE EXISTING AND ARE NOT A PART OF THIS PERMIT:
 - EXISTING ACCESSIBLE PATH FROM PUBLIC SIDEWALK AND FROM BUS STOPS TO BUILDING.
 - EXISTING SIGNAGE AT EACH DRIVEWAY ENTRANCE TO THE SITE INDICATING ACCESSIBILITY.
 - EXISTING ACCESSIBLE PARKING.
- SEE SHEET A0.3 FOR ACCESSIBILITY NOTES.
- SEE SHEET A1.2 FOR EXISTING ACCESSIBLE PARKING DETAILS.

LEGEND

-  ADJACENT BUILDINGS - NOT IN SCOPE
-  ACCESSIBLE ENTRANCE

TOURO UNIVERSITY H1 BUILDING IMPROVEMENTS PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL 90 COSSEY STREET VALLEJO, CA

DATE: 01-19-2024

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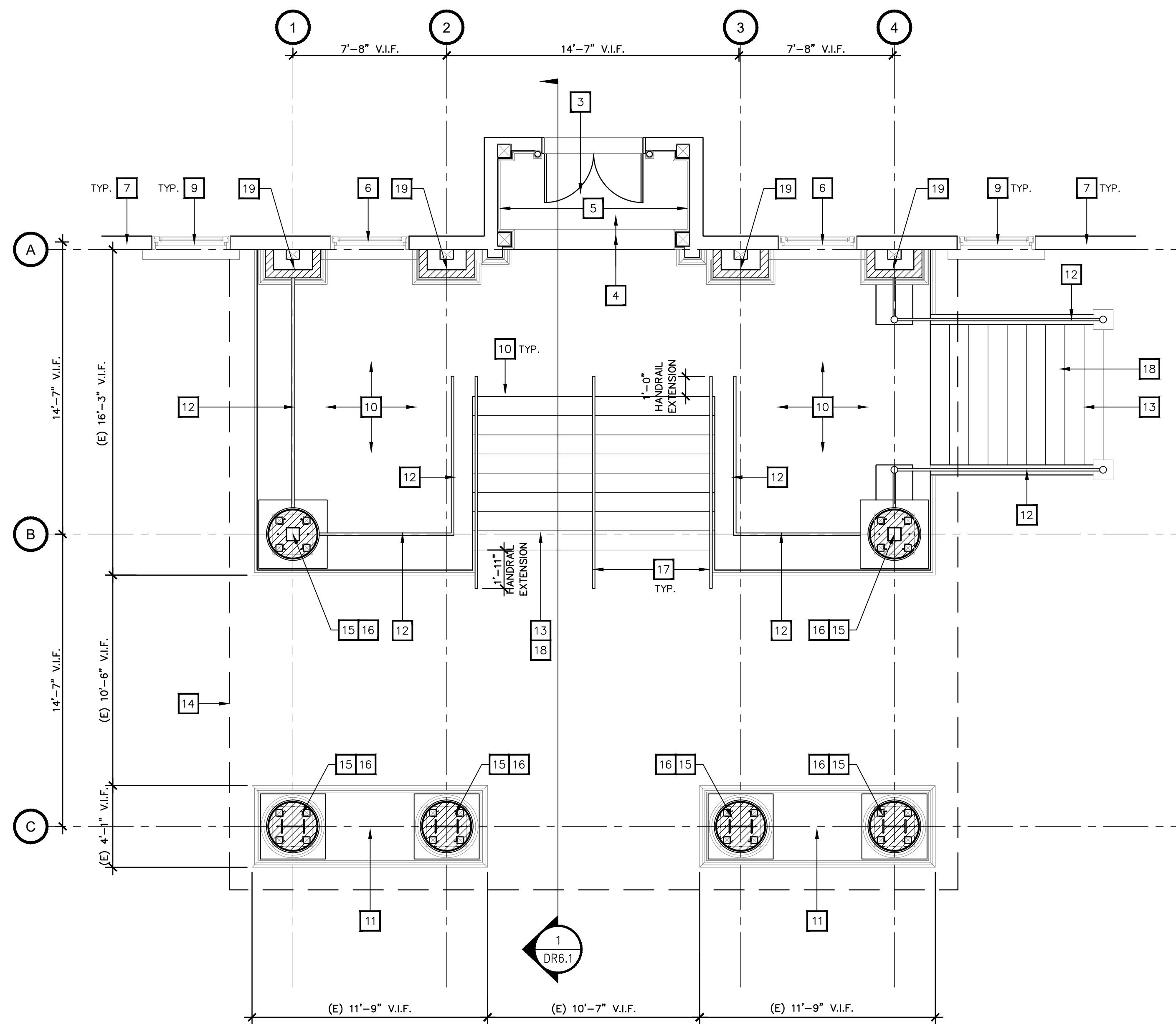
SITE PLAN

DR-1.2

JOB NO.: TR043

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Suite 108 PMB 344
Fairfield, CA 94534
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ARCHITECT



2 PORTE COCHERE - FLOOR PLAN NEW
SCALE: 1/4" = 1'-0"



ENTRY DOOR, TRANSOM, SIDE LITES, ORNAMENTAL COLUMN
AND WOOD MOLDINGS, SEE SHEET NOTES FOR SCOPE OF
WORK INFORMATION



EXISTING EXTERIOR STAINED GRAND CONCRETE STAIR AND RUSTED
DECORATIVE IRON GUARD RAILS, SEE SHEET NOTES FOR SCOPE OF
WORK INFORMATION

③ MONUMENTAL CONCRETE STAIR



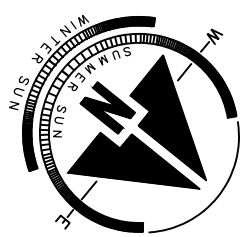
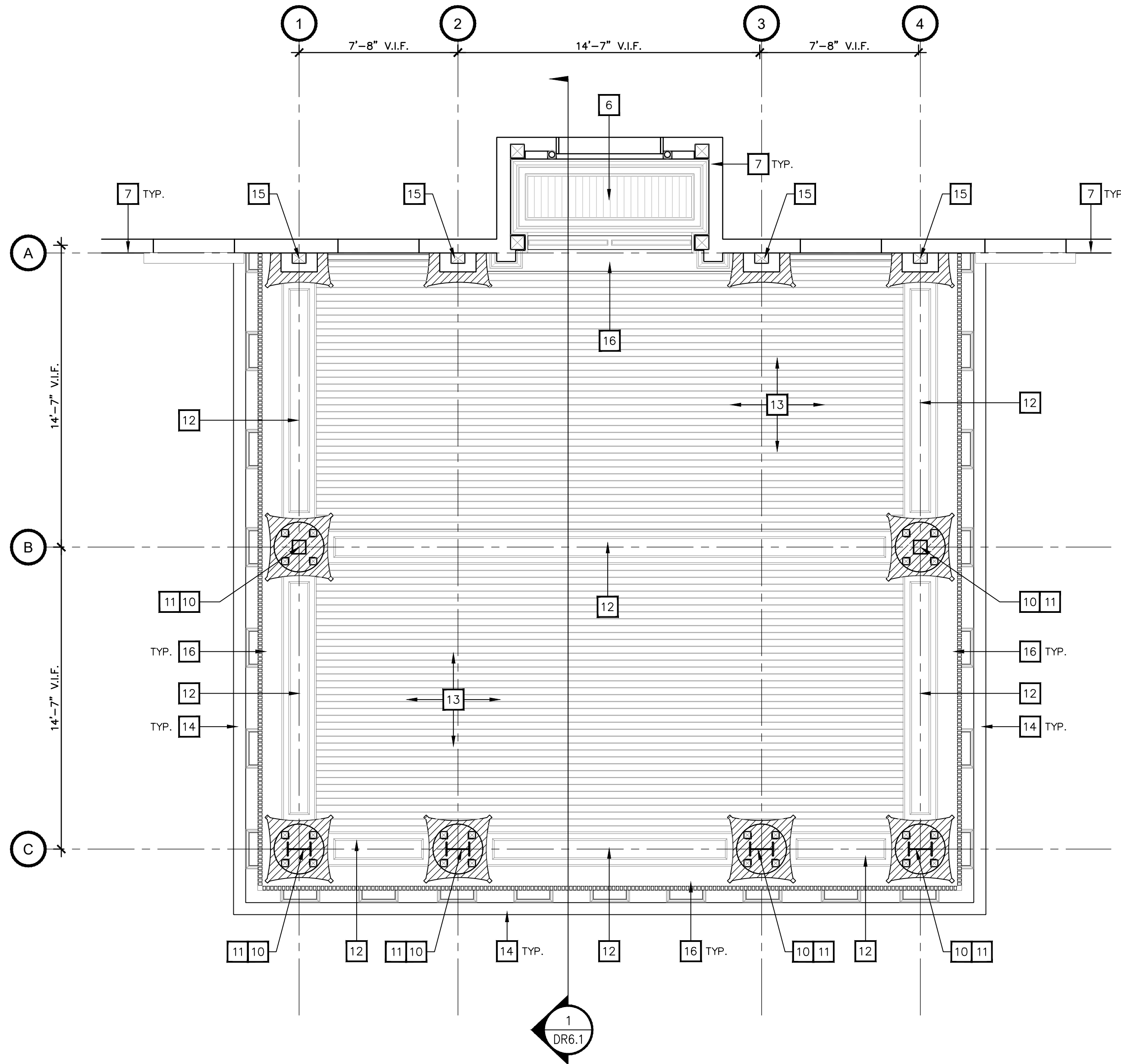
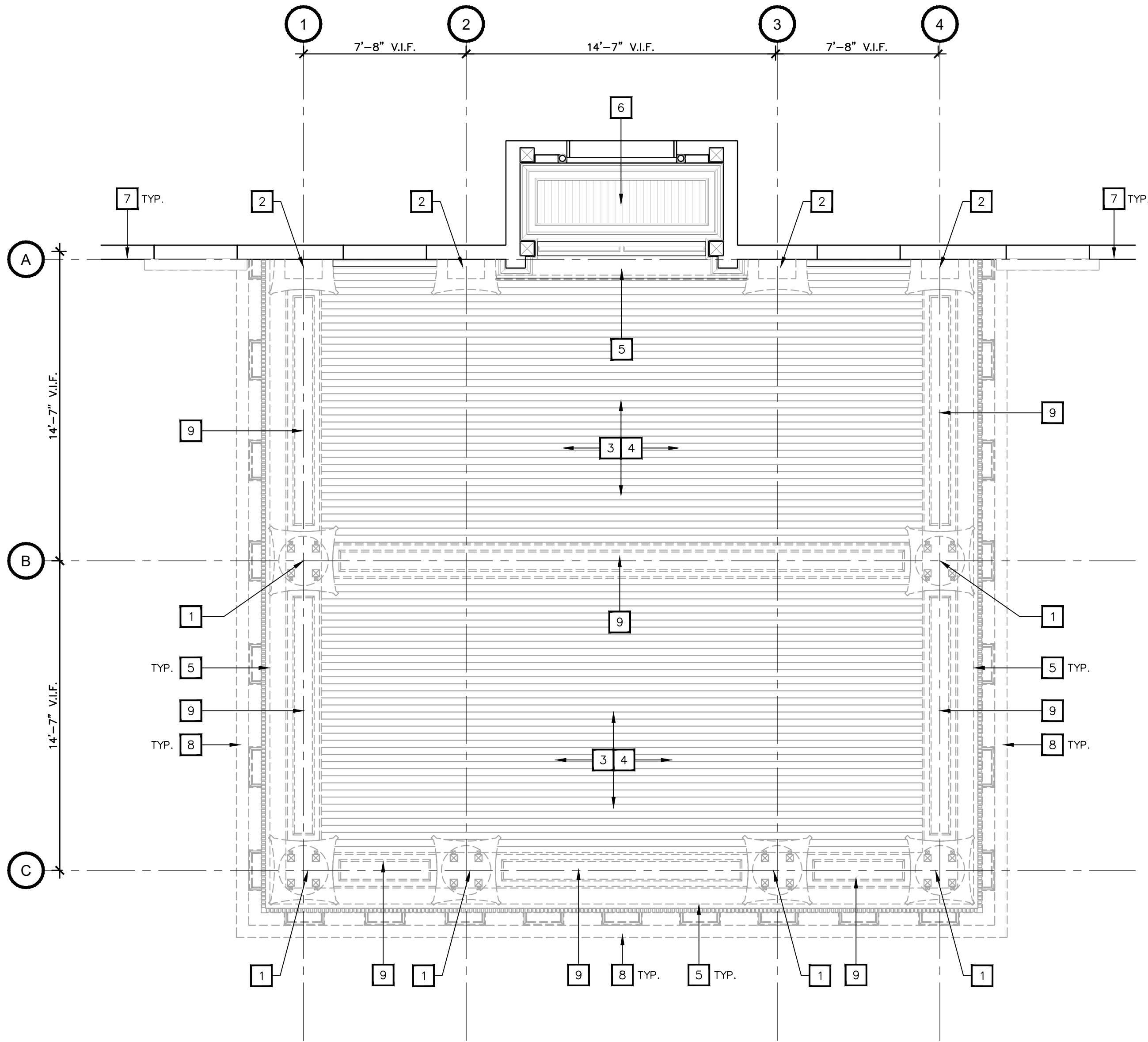
INDIVIDUAL DAMAGED PORTE COCHERE
DECORATIVE PLASTER COLUMNS, SEE SHEET
NOTES FOR SCOPE OF WORK INFORMATION



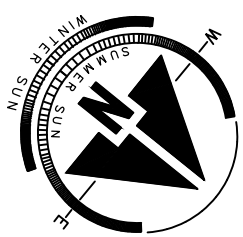
INDIVIDUAL PORTE COCHERE DECORATIVE COLUMNS WITH GRANITE AND
PLASTER BASE STRUCTURE, SEE SHEET NOTES FOR SCOPE OF WORK
INFORMATION

4 GRANITE PLASTER COLUMN BASE

JOB NO.: TR043



1 PORTE COCHERE - REFLECTED CEILING PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"



2 PORTE COCHERE - REFLECTED CEILING PLAN - NEW
SCALE: 1/4" = 1'-0"



DAMAGED ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



DAMAGED PORTE COCHERE DECORATIVE PLASTER COLUMNS AND CEILING STRUCTURE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



DAMAGE AND MISSING ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, COLUMN CAPITALS AND WOOD PANEL BEAM SURROUND, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



DAMAGED PORTE COCHERE DECORATIVE PLASTER COLUMNS AND WOOD PANEL BEAM SURROUND, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



DAMAGE AND MISSING ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, COLUMN CAPITALS AND WOOD PANEL BEAM SURROUND, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

11 PORTE COCHERE PROFILE



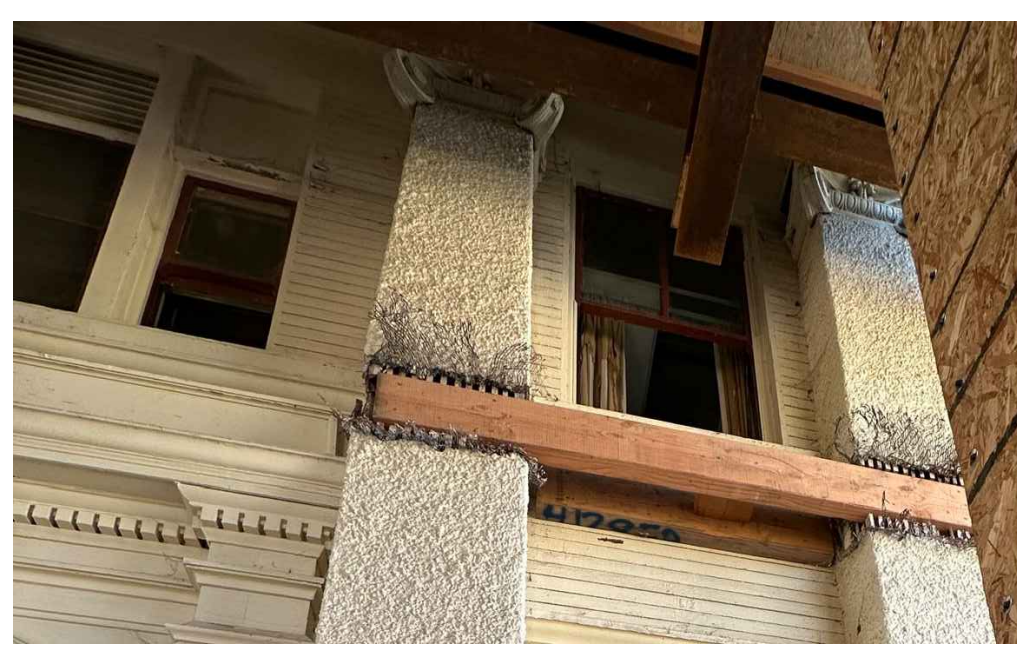
ORNAMENTAL MOLDING, TRIM, AND WOOD PANELING, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

9 PORTE COCHERE CEILING



EXTERIOR WINDOWS AT UNDERSIDE OF COCHERE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

7 ROOF EDGE @ COLUMN CAPITAL



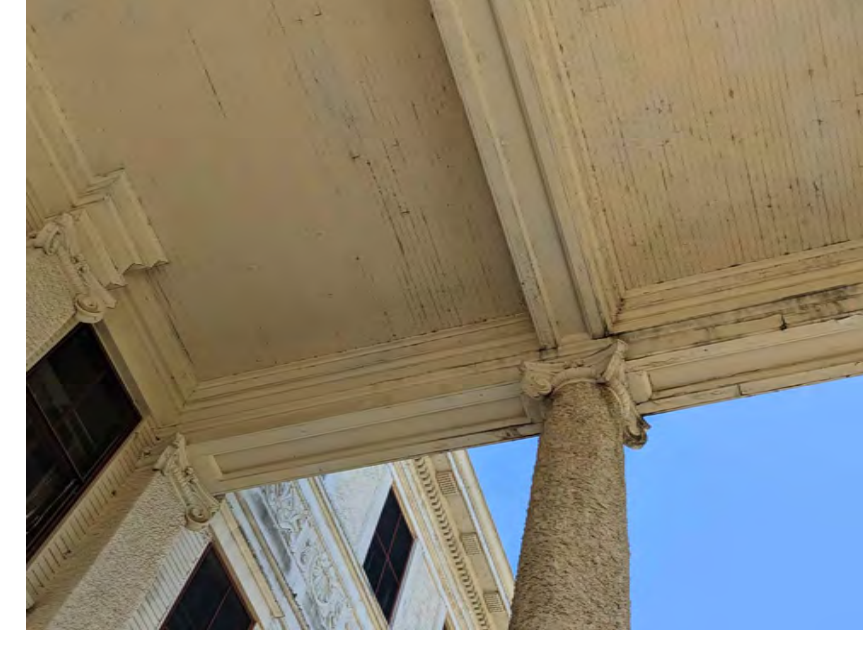
DAMAGED DECORATIVE PLASTER COLUMN, EXTERIOR WINDOWS, AND WOOD SIDING AT MAIN BUILDING FACADE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

5 COLUMN CAPITALS



ENTRY DOOR, TRANSOM, SIDE LITES, ORNAMENTAL COLUMN AND WOOD MOLDINGS, ORNAMENTAL CORNICE, DENTILS, FRIEZE, ARCHITRAVE, COLUMN CAPITALS SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

3 PORTE COCHERE ROOF EDGE



PORTE COCHERE CEILING STRUCTURE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

12 BUILDING ENTRY CEILING

10 PORTE COCHERE 2ND FLR. WINDOWS

8 PORTE COCHERE 2ND FLR. WINDOWS

6 PORTE COCHERE BUILDING ENTRY

4 WOOD TRIM & PANELING

SHEET NOTES

- EXISTING PORTE COCHERE COLUMN CAPITALS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. EXISTING LATH AND PLASTER WILL BE REMOVED AND REPLACED TO MATCH THE ORIGINAL TEXTURE. DRY ROTTED WOOD STRUCTURAL MEMBERS WILL BE REPLACED WITH NEW STRUCTURAL STEEL. SEE STRUCTURAL DRAWINGS. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. COLUMNS WILL BE RECONSTRUCTED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 3 & 7/~/.
- MAIN BUILDING FACADE COLUMN CAPITALS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. EXISTING LATH AND PLASTER WILL BE REMOVED AND REPLACED TO MATCH THE ORIGINAL TEXTURE. DRY ROTTED WOOD STRUCTURAL COLUMNS WILL BE REPLACED WITH NEW 6X8 POST. SEE STRUCTURAL DRAWINGS. ALL ADJACENT WALL AREAS AND WINDOWS AFFECTED BY REHABILITATION WORK WILL BE REPAIRED AS REQUIRED. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. COLUMNS RECONSTRUCTED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 8 & 10/~/.
- EXISTING PORTE COCHERE DRY ROT WOOD ROOF STRUCTURAL MEMBERS WILL BE REMOVED AND REPLACED, SEE STRUCTURAL DRAWINGS.
- EXISTING WOOD SIDING CEILING PANELS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. REPAIR, CLEAN, AND REINSTALL TO MATCH ORIGINAL CONDITION. PAINT TYP. SEE DETAIL PHOTO 9/~/.
- EXISTING ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, AND COLUMN CAPITALS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. DAMAGE, DRY ROT, AND MISSING ITEMS WILL BE RESTORED OR REPLICATED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 3 & 7/~/.
- EXISTING WOOD PANELING AND MOLDING AT ENTRY CEILING WILL BE CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 12/~/.
- EXISTING EXTERIOR WALLS TO REMAIN.
- EXISTING CONCEALED GUTTER AND ORNAMENTAL WOOD WORK WILL BE REMOVED, MARKED, AND STORED FOR REUSE. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. DAMAGE, DRY ROT, AND MISSING ITEMS WILL BE RESTORED OR REPLICATED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 3 & 7/~/.
- EXISTING WOOD PANELING AND MOLDING WILL BE REMOVED, MARKED, AND STORED FOR REUSE. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. DAMAGE, DRY ROT, AND MISSING ITEMS WILL BE RESTORED OR REPLICATED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 3, 4, & 5/~/.
- RECONSTRUCTED PORTE COCHERE EXTERIOR COLUMNS TO MATCH ORIGINAL CONDITION. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- NEW STRUCTURAL STEEL MEMBERS AND WOOD FRAMING. SEE STRUCTURAL DRAWINGS.
- RECONSTRUCTED WOOD PANELS, TRIM, AND MOLDING SURROUND TO MATCH ORIGINAL CONDITION. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- RECONSTRUCTED WOOD PANEL CEILING TO MATCH ORIGINAL CONDITION, PAINT TYP.
- RECONSTRUCTED CONCEALED GUTTER AND ORNAMENTAL WOOD WORK TO MATCH ORIGINAL CONDITION, PAINT TYP.
- RECONSTRUCTED COLUMNS AT MAIN FACADE TO MATCH ORIGINAL CONDITION, SEE EXTERIOR ELEVATIONS.
- RECONSTRUCTED ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.

GENERAL NOTES

- ALL NON-SALVAGEABLE ITEMS SHALL BE REPLICATED TO MATCH ORIGINAL CONDITION.
- EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF PANELS, AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED AS REQUIRED TO PROHIBIT AIR LEAKAGE.
- ALL EXISTING EXTERIOR WALLS ARE TO BE CLEANED, REPAIRED AND REFINISHED WITH TO MATCH ORIGINAL CONDITION. ALL WALLS TO RECEIVE MIN. OF ONE COAT PRIMER AND TWO FINISH COATS. ADDITIONAL COATS OF PRIMER MAY BE REQUIRED TO CONCEAL GRAFFITI.

LEGEND

- EXISTING WALL TO REMAIN
EXISTING TO BE REMOVED
NEW RECONSTRUCTED WALL STRUCTURE
WALL SECTION TAG
SHEET NOTE



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5055 Business Center Drive
Suite 108 PMB 344
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H1 BUILDING IMPROVEMENTS
PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL
90 COSSEY STREET
VALLEJO, CA

DATE: 01-19-2024

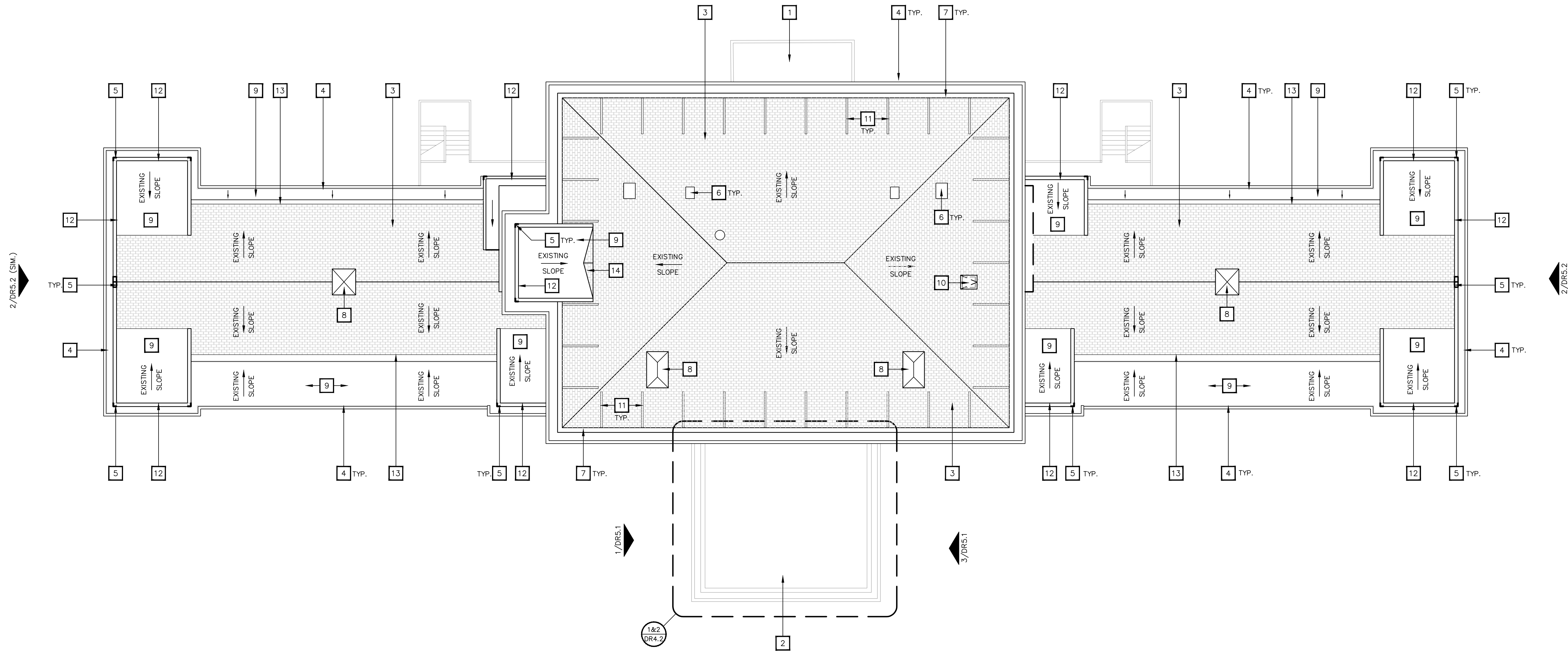
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PORTE COCHERE
RCP - DEMO AND
NEW

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JOB NO.: TR043



ROOF PLAN
SCALE: 3/32" = 1'-0"



EXISTING EAST WING ASPHALT SHINGLE GABLE ROOF AND FLAT TPO ROOF STRUCTURES. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

9 EAST WING GABLE ROOF



TYPICAL FLAT TPO ROOF STRUCTURE SLOPED TO VALLEY AT GABLE END WALL INTERSECTION. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

7 FLAT ROOF @ GABLE END WALL



EXISTING WEST WING ASPHALT SHINGLE GABLE ROOF AND FLAT TPO ROOF STRUCTURES. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

5 WEST WING GABLE ROOF



TYPICAL ASPHALT SHINGLE GABLE ROOF STRUCTURE WITH LOW PROFILE ATTIC ROOF VENTS AT FLAT ROOF TRANSITION. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

3 ROOF INTERSECTION



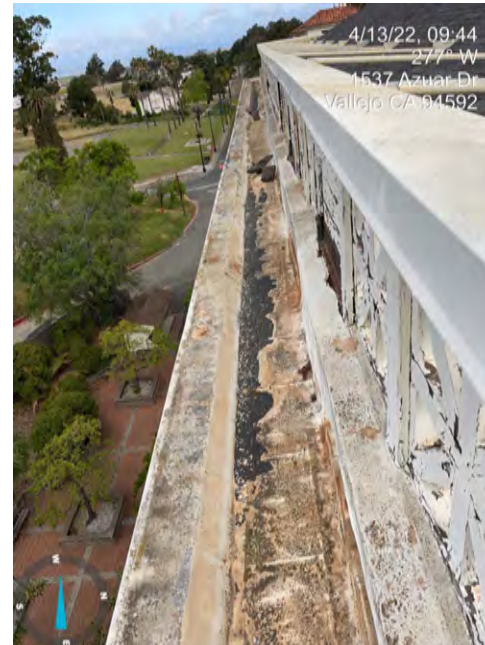
EXISTING ROOF DRAIN, CONCEALED GUTTER EDGE AT LOWER FLAT ROOF. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

1 ROOF DRAIN @ FLAT ROOF



TYP. CHIMNEY EXHAUST HOODS AT ASPHALT SHINGLE HIP ROOF. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

10 DECORATIVE EXHAUST
SOUTH EAST VIEW



TYP. CONCEALED GUTTER EDGE. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

8 TYP. HIGH PARAPET WALL



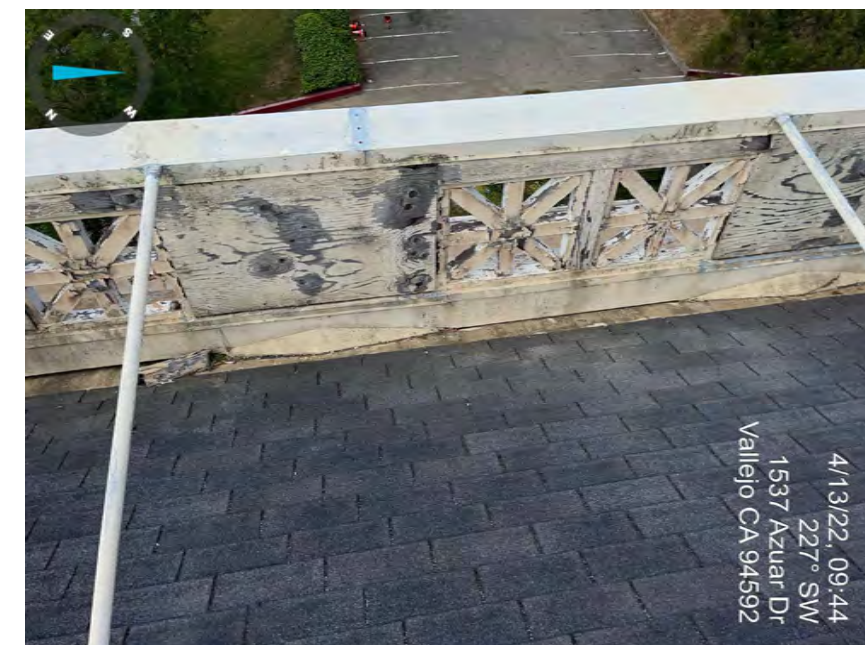
TYP. ROOF EDGE CONSISTING OF EXISTING CONCEALED GUTTER, ORNAMENTAL WOOD MOLDINGS, DENTILS, FRIEZE, AND ARCHITRAVE. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

6 TYP. CONCEALED GUTTER



TPO FLAT ROOF AT ASPHALT SHINGLE HIP ROOF STRUCTURE. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

4 FLAT ROOF @ HIP ROOF



TYP. STEEL BRACED PARAPET WALL AT MAIN ASPHALT SHINGLE HIP ROOF STRUCTURE. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

2 BRACED PARAPET WALL

SHEET NOTES

- EXISTING ROOF AT GROUND LEVEL TO REMAIN.
- RECONSTRUCTED PORTE COCHERE ROOF STRUCTURE BELOW.
- NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING OVER (1) LAYER OF WATER PROOFING OVER 1/2" PLYWOOD SUBSTRATE OVER EXISTING ROOF FRAMING.
- RECONSTRUCTED CONCEALED GUTTER AND ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION, SEE DETAIL PHOTO 6/~/.
- EXISTING ORNAMENTAL PARAPET END CAPS TO REMAIN, ALL DAMAGE ITEMS WILL BE REPLICATED AND INSTALLED TO MATCH ORIGINAL CONDITION, SEE EXAMPLE IN DETAIL PHOTO 5/~/.
- EXISTING ROOF EXHAUST TO REMAIN.
- EXISTING HIGH PARAPET WALL STRUCTURE TO BE REPAIRED TO MATCH ORIGINAL CONDITION, SEE DETAIL PHOTO 2/~/.
- EXISTING DECORATIVE EXHAUST STRUCTURE WILL BE CLEANED, REPAIRED, AND PAINTED TO MATCH ORIGINAL CONDITION, PROVIDE NEW ROOF FLASHING AT BASE FOR WATER PROOF SEAL AS REQUIRED, SEE DETAIL PHOTO 9 & 10/~/.
- NEW TPO ROOF MEMBRANE OVER (1) LAYER OF WATER PROOFING OVER 1/2" PLYWOOD SUBSTRATE OVER EXISTING ROOF FRAMING, TYP. @ ALL FLAT ROOF STRUCTURES. SEE DETAIL PHOTOS 1, 3, 7/~/.
- EXISTING ROOF ACCESS TO REMAIN, PROVIDE FLASHING AS REQUIRED.
- EXISTING PARAPET WALL BRACING TO REMAIN, PROVIDE FLASHING AS REQUIRED, SEE DETAIL PHOTO 2/~/.
- EXISTING LOW PARAPET ROOF EDGE TO BE REPAIRED TO MATCH ORIGINAL CONDITION.
- EXISTING ROOF VALLEY TO BE CLEANED AND REPAIRED TO ORIGINAL CONDITION, PROVIDE FLASHING AS REQUIRED AT ROOF INTERSECTIONS, SEE DETAIL PHOTO 7/~/.
- EXISTING ASPHALT ROOF SHINGLE ROOF CRICKET TO BE REPAIRED AND REPLACED. SEE DETAIL PHOTO 4/~/.

GENERAL NOTES

- ALL NON-SALVAGEABLE ITEMS SHALL BE REPLICATED AND REINSTALLED TO MATCH ORIGINAL CONDITION.
- ALL EXISTING NON-FUNCTIONING RAIN LEADERS TO BE REPLACED.
- ALL EXISTING ROOF DRAINS TO BE REPAIRED. ALL NON-FUNCTIONING ROOF DRAINS TO BE REMOVED AND REPLACED AS REQUIRED.
- MEMBRANE ROOFING SYSTEM:
 - PRESTONE BUILDING PRODUCTS COMPANY - ULTRA PLY TPO MEMBRANE, FULLY ADHERED SYSTEM
 - INSULATION TYPE: RESISTA, POLYISOCYANURATE INSULATION.
 - COVER BOARD: SEE STRUCTURAL DRAWINGS
 - ROOF RATING: CLASS A.
- TYPICAL PARAPET FLASHING
 - AT TYPICAL PARAPET CONDITIONS EXTEND ROOFING MEMBRANE FLASHING SYSTEM TO UNDERSIDE OF METAL COPING, SEE DETAILS FOR SPECIFIC FLASHING SYSTEMS. AT PARAPET LOCATIONS TERMINATE SINGLE PLY FLASHING SYSTEM @ METAL COUNTER FLASHING ASSEMBLY.
 - VERTICAL FLASHING SYSTEM SHALL BE INSTALLED OVER 1/2" MIN. DENS DECK OR OTHER APPROVED SUBSTRATE.
- SHEET METAL FLASHING AND TRIM:
 - FABRICATE AND INSTALL SHEET METAL WORK IN ACCORDANCE WITH SHEET METAL AND AIR
 - CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) "ARCHITECTURAL SHEET METAL"
 - MANUAL, EXCEPT WHERE SHOWN OR SPECIFIED OTHERWISE.
 - USE DRIVE LOCK SEAMS AT COPINGS.
 - USE ROULET AND COUNTER FLASHING ASSEMBLIES BY FRY ROULET CORPORATION;
 - SPRINGLOCK FLASHING SYSTEMS, TYPES ST, STX & SM.
- ALL ROOF APPURTENANCES (VENTS AND EQUIPMENT) SHALL BE PAINTED TO MATCH ORIGINAL CONDITION.
- ROOF SLOPES: MATCH EXISTING

LEGEND

1 SHEET NOTE

TOURO UNIVERSITY
H1 BUILDING IMPROVEMENTS
PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL
90 COSSEY STREET
VALLEJO, CA

DATE: 01-19-2024

REV. NO. REV. DATE

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ROOF PLAN

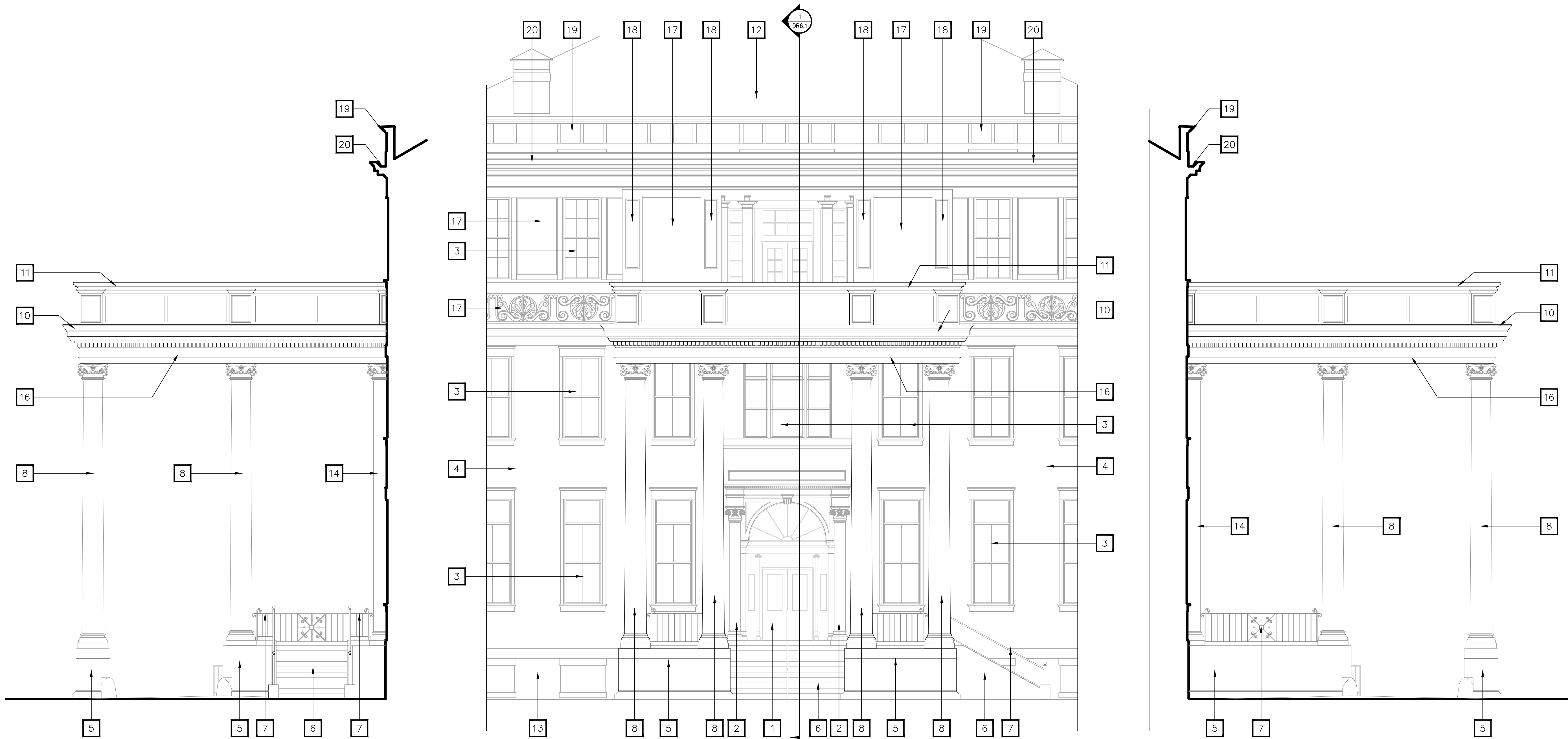
DR-4.1

JOB NO.: TR043

TWA
ARCHITECT

TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
www.tw-architects.com

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3 FLAT ROOF @ GABLE END WALL
SCALE: 3/16" = 1'-0"

2 PORTE COCHERE NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

1 FLAT ROOF @ GABLE END WALL
SCALE: 3/16" = 1'-0"



PORTE COCHERE WILL BE RECONSTRUCTED TO MATCH ORIGINAL CONDITION



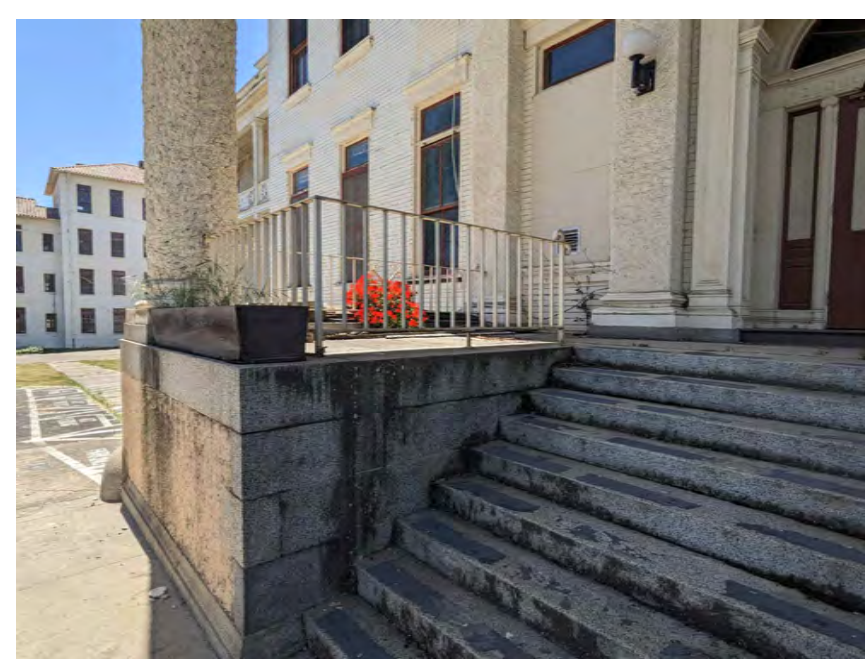
GRANITE AND PLASTER BASE WILL BE CLEANED AND RESTORED TO MATCH ORIGINAL CONDITION



PORTION OF FRONT BUILDING AREA WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



PORTION OF FRONT BUILDING AREA WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



PORTE COCHERE CONCRETE STAIR, GRANITE AND PLASTER BASE, AND RAILINGS WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.

12 PORTE COCHERE FRONT

10 PORTE COCHERE COLUMN BASE

8 LEFT SIDE PERSPECTIVE

6 RIGHT SIDE PERSPECTIVE

4 MAIN ENTRANCE STAIR



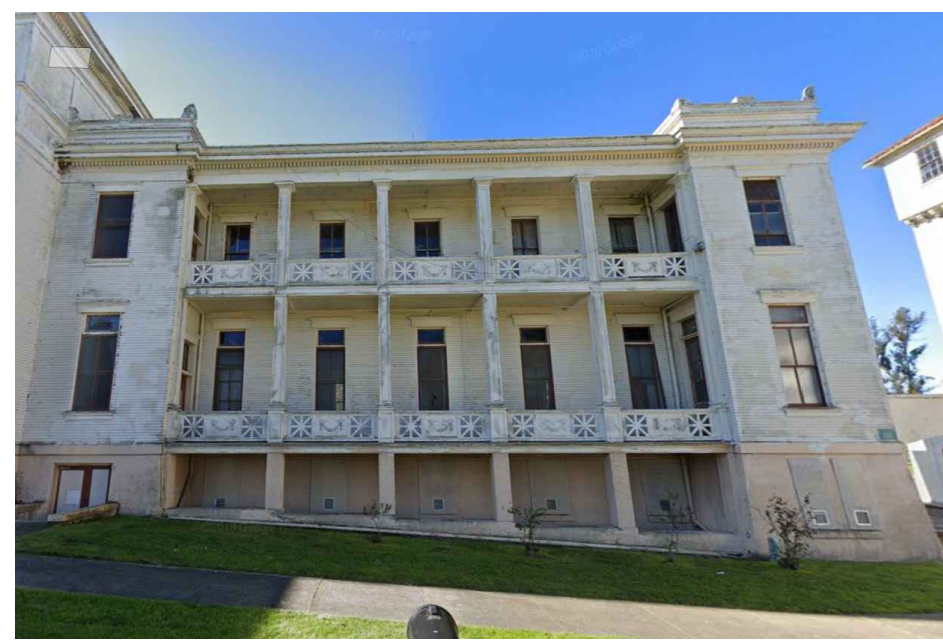
PLASTER REPAIR AND BRICK RESTORATION



PORTE COCHERE CONCRETE STAIR, GRANITE AND PLASTER BASE, AND RAILINGS WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



PORTION OF FRONT BUILDING AREA WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



PORTION OF FRONT BUILDING AREA WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



ALL FRONT FACADE AREAS EFFECTED BY PORTE COCHERE RECONSTRUCTION TO BE REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION.

13 PLASTER OVER BRICK BASE

11 SECONDARY ENTRANCE STAIR
SOUTH EAST VIEW

9 PARTIAL RIGHT SIDE ELEVATION

7 PARTIAL LEFT SIDE ELEVATION

5 BUILDING ENTRANCE

SHEET NOTES

- 1 EXTERIOR DOOR AND SIDELITES REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION. NEW ACCESSIBLE HARDWARE WILL BE PROVIDED AS REQUIRED. SEE DETAIL PHOTO 5/~/.
- 2 DECORATIVE ENTRY COLUMNS, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 5/~/.
- 3 EXTERIOR WINDOWS REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION. REFER TO EXTERIOR PHOTOS ON THIS SHEET.
- 4 EXTERIOR SIDING CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION. REFER TO EXTERIOR PHOTOS ON THIS SHEET.
- 5 GRANITE AND PLASTER COLUMN BASE: CLEAN, RESTORE, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTOS 10 & 12/~/.
- 6 CONCRETE STAIR LANDING: CLEANED AND SEALED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTOS 4 & 11/~/.
- 7 DECORATIVE IRON GUARDRAIL REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION. PAINT TYP. PROVIDE NEW BLOCKING AND SUPPORTS. SEE DETAIL PHOTOS 4, 10 & 11/~/.
- 8 RECONSTRUCTED PORTE COCHERE EXTERIOR COLUMNS TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 12/~/.
- 9 NEW STAIR BALUSTRADE REPLICATED TO MATCH EXISTING HISTORIC ERA STYLE AND DESIGN. PROVIDE 1 1/2" DIA. METAL HANDRAIL @ 36" A.F.S. MOUNTED TO STAIR BALUSTRADE AS REQUIRED.
- 10 RECONSTRUCTED CONCEALED GUTTER, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION, PAINTED TYP. SEE DETAIL PHOTO 6/~/.
- 11 RECONSTRUCTED PORTE COCHERE PARAPET WALL STRUCTURE.
- 12 NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING OVER (1) LAYER OF WATER PROOFING OVER 1/2" PLYWOOD SUBSTRATE OVER EXISTING ROOF FRAMING.
- 13 PATCH, PAINT, AND REPAIR EXISTING EXTERIOR CEMENT PLASTER OVER EXISTING BRICK. RESTORE AND REGROUT BRICK AS REQUIRED, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 13/~/.
- 14 RECONSTRUCTED COLUMNS AT MAIN FACADE TO MATCH ORIGINAL CONDITION.
- 15 DECORATIVE ENTRY COLUMNS, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 5/~/.
- 16 RECONSTRUCTED WOOD PANELS, TRIM, AND MOLDING SURROUND TO MATCH ORIGINAL CONDITION, PAINTED TYP.
- 17 DECORATIVE WOOD PANELING CLEANED AND PAINTED TO MATCH ORIGINAL.
- 18 RECONSTRUCTED RECESSED paneled wood columns TO MATCH ORIGINAL CONDITION, PAINT TYP.
- 19 RESTORED HIGH PARAPET WALL STRUCTURE TO MATCH ORIGINAL CONDITION.
- 20 RESTORED CONCEALED GUTTER, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION, PAINTED TYP.

GENERAL NOTES

1. ALL ITEMS OR CONDITIONS SHOWN ARE ASSUMED TO BE EXISTING U.N.O.
2. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS, AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED AS REQUIRED TO PREVENT WATER INTRUSION.
3. ALL EXISTING AND (N) STUCCO SURFACES ARE TO BE PAINTED WITH AN ELASTOMERIC PAINT. EXISTING SURFACES SHALL BE CLEANED, PATCHED/ REPAIRED AS REQUIRED TO BE WATERTIGHT. (N) STUCCO WORK SHALL MATCH EXISTING FINISH TEXTURE AND STYLE.
4. REMOVE ALL EXPOSED CONDUITS, OUTLETS AND OTHER SIMILAR ITEMS. PATCH AND REPAIR STUCCO AS REQUIRED.
5. INFILL ALL (E) ABANDON MECHANICAL OPENING. PATCH AND REPAIR STUCCO AS REQUIRED.
6. REFER TO "THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES", FOR THE PRESERVING, REHABILITATING, AND RESTORING OF HISTORIC BUILDING EXTERNAL PAINTS & STUCCO SURFACES ON SHEET DR02.6 FOR ADDITIONAL INFORMATION.
7. INSTALL NON-COMBUSTIBLE CORROSION RESISTANT 1/8" WIRE MESH BEHIND ALL (N) AND (E) MECH. ATTIC, AND CRAWLSPACE VENT OPENINGS.

LEGEND

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PORTE COCHERE
EXTERIOR
ELEVATIONS

DR-5.1

JOB NO.: TR043

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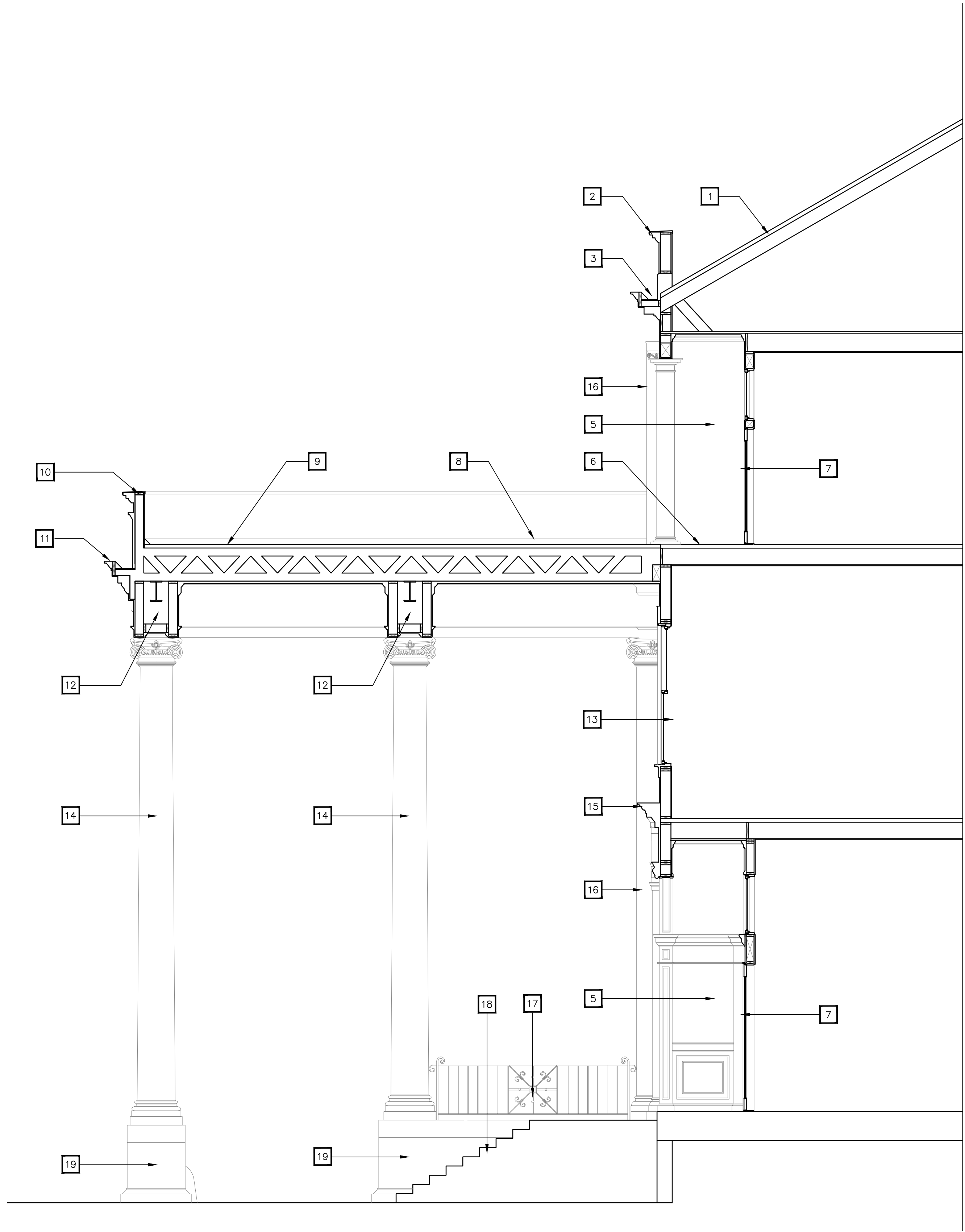
TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
www.tw-architects.com

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1 FRONT ELEVATION

2 TYP. SIDE ELEVATION



1 WALL SECTION
SCALE: 3/16" = 1'-0"

SHEET NOTES

- 1 NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING OVER (1) LAYER OF WATER PROOFING OVER 1/2" PLYWOOD SUBSTRATE OVER EXISTING ROOF FRAMING.
- 2 RESTORED HIGH PARAPET WALL STRUCTURE TO MATCH ORIGINAL CONDITION.
- 3 RESTORED CONCEALED GUTTER, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION, PAINTED TYP.
- 4 DECORATIVE ENTRY COLUMNS, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION.
- 5 WOOD PANELS, TRIM, AND MOLDINGS TO BE CLEANED AND PAINTED TO MATCH ORIGINAL CONDITION.
- 6 EXISTING TILED FLOOR TO BE REMOVED AND REPLACED TO MATCH ORIGINAL CONDITION.
- 7 EXTERIOR DOOR AND SIDELITES REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION. NEW ACCESSIBLE HARDWARE WILL BE PROVIDED AS REQUIRED.
- 8 NEW 4" CANT STRIP, TYP..
- 9 NEW TPO ROOF MEMBRANE OVER SINGLE LAYER WATERPROOFING OVER 1/2" PLYWOOD OVER NEW ROOF TRUSS FRAMING. SEE STRUCTURAL DRAWINGS.
- 10 RECONSTRUCTED PORTE COCHERE PARAPET WALL STRUCTURE.
- 11 RECONSTRUCTED ORNAMENTAL CONCEALED GUTTER, WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION.
- 12 RECONSTRUCTED WOOD PANELS, TRIM, AND MOLDING SURROUND AROUND NEW STRUCTURAL STEEL MEMBERS TO MATCH ORIGINAL CONDITION, PAINTED TYP.
- 13 EXTERIOR WINDOWS REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION, TYP.
- 14 RECONSTRUCTED PORTE COCHERE EXTERIOR COLUMNS TO MATCH ORIGINAL CONDITION.
- 15 RECONSTRUCTED ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION.
- 16 RECONSTRUCTED COLUMNS AT MAIN FACADE TO MATCH ORIGINAL CONDITION, SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- 17 39" HIGH DECORATIVE IRON GUARDRAIL REPAIRED, CLEANED, AND REINSTALLED WITH NEW BLOCKING AND SUPPORTS.
- 18 CONCRETE STAIR WILL BE CLEANED AND SEALED TO MATCH ORIGINAL CONDITION.
- 19 GRANITE AND PLASTER BASE STRUCTURE TO BE CLEANED AND RESTORED TO MATCH ORIGINAL CONDITION.



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5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
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TOURO UNIVERSITY
H1 BUILDING IMPROVEMENTS
PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL
90 COSSEY STREET
VALLEJO, CA

LEGEND

DATE:	01-19-2024
REV. NO.	REV. DATE
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**PORTE COCHERE
WALL SECTIONS**

DR-6.1

JOB NO.: TR043

ATTACHMENT B

“Touro H1 – Navy Hospital Historic Rehabilitation Project Description,” TWA Architect, January 22, 2024.

January 22, 2024

Cesar Orozco
Principal Planner
City of Vallejo | Planning and Development Services
555 Santa Clara Street
Vallejo, CA 94590



Re: Touro H1 - Navy Hospital
Touro University, Mare Island
90 Cossey Street
Vallejo, CA 94592

Subject: Touro H1 - Navy Hospital Historic Rehabilitation Project Description

Dear Mr. Orozco,

Touro University cannot at the present time finance the work necessary to renovate the entire building to current codes for educational functions and intends to only do repairs necessary for the preservation of historical building elements that are damaged and requires reconstruction and rehabilitation.

The original H1 Navy Hospital masonry brick structure was destroyed by earthquake in 1898, material was salvaged, and bricks were fired on site to build the existing brick foundation which was used for construction of the Classic Colonial Style Hospital built under the direction of R. C. Hollyday. Touro University California proposes the rehabilitation of Northeast Façade and Roof Structures, and reconstruction of Porte Cochere to match the original condition following US Department of Preservation and repair guidelines for Historical buildings.

The scope of work will also include the removal and uncoupling of Bridge walkways between existing adjacent buildings which present a safety hazard during seismic events, and limits emergency vehicle access around building perimeter due to the non-compliant vertical clearance.

No hazardous materials will be used or stored in the building or on site.

Once Historic rehabilitation work is complete, the building will be secured and locked 24 hours a day, with access to allow Touro University facility workers the ability to continue preservation and repair work. The building will not be used for any educational or business purposes, and no events will be held or scheduled in or around the building perimeter and parking areas. The Project at this time will not generate any additional traffic or need for additional parking.

Enclosures

cc: Tom Wilson, Patrick Donaghue
C-1 Planning, via e-mail

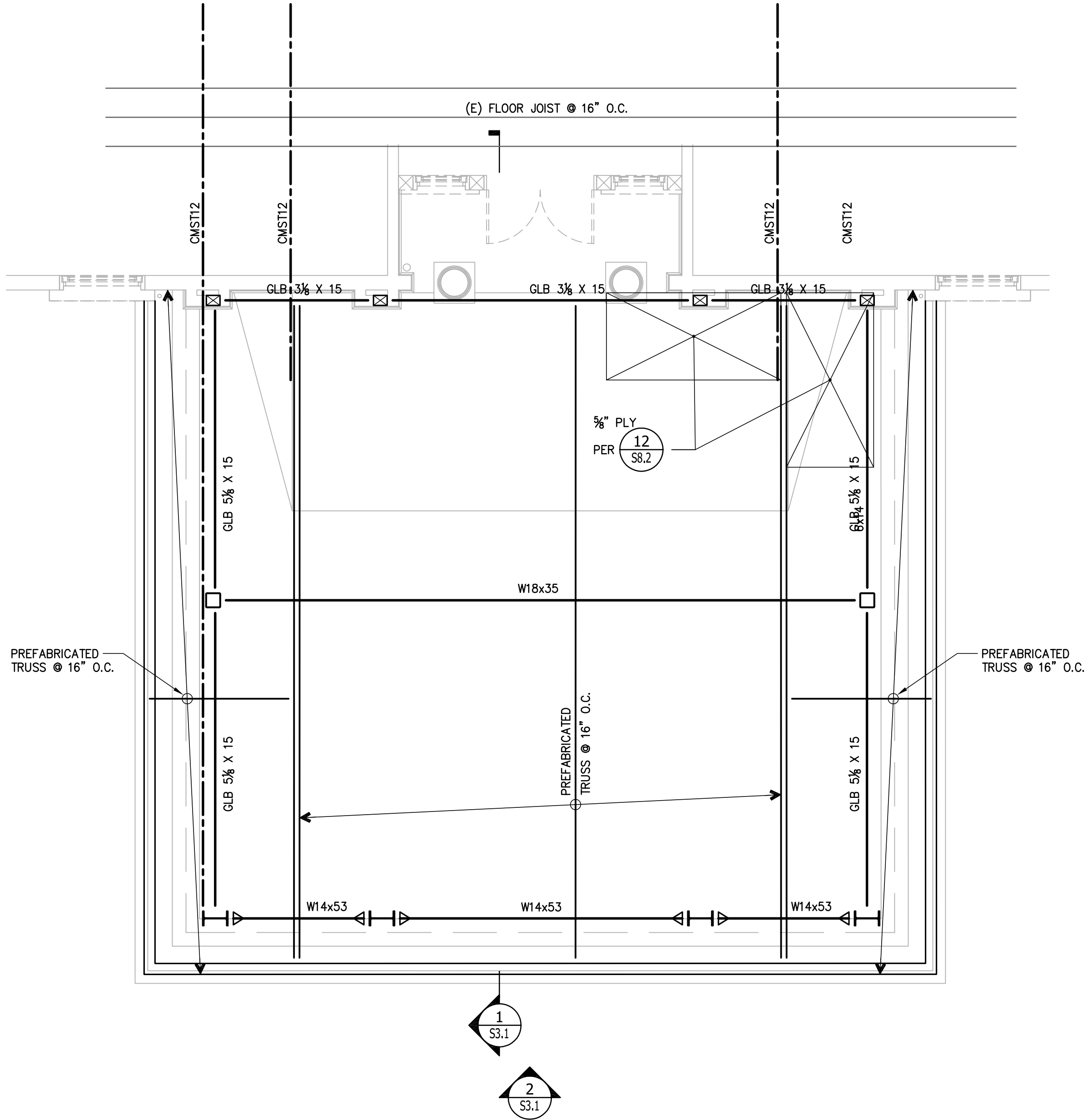
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Fairfield, CA 94534
t.707.747.1231



ATTACHMENT C

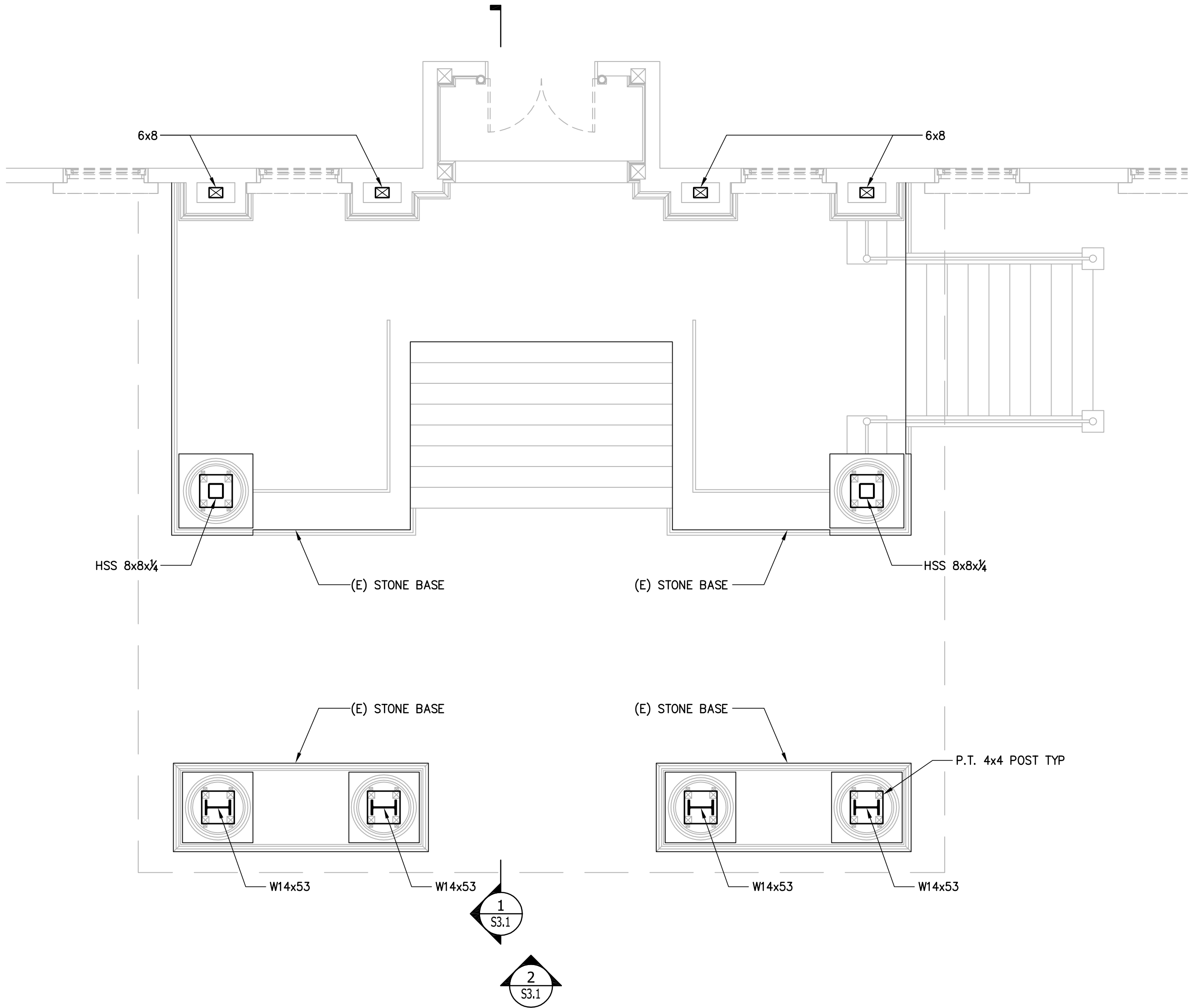
“Touro University Building Improvements,” selected structural sheets, TWA Architect, November 10, 2023.

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2 FRAMING PLAN

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



1 FOUNDATION PLAN

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



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TOURO UNIVERSITY
H1 BUILDING
IMPROVEMENTS
OLD HOSPITAL DRIVE
VALLEJO, CA

DATE: 11-10-2023

REV. NO. REV. DATE

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FOUNDATION
AND ROOF
FRAMING PLAN

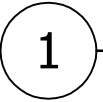
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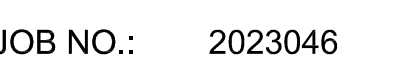
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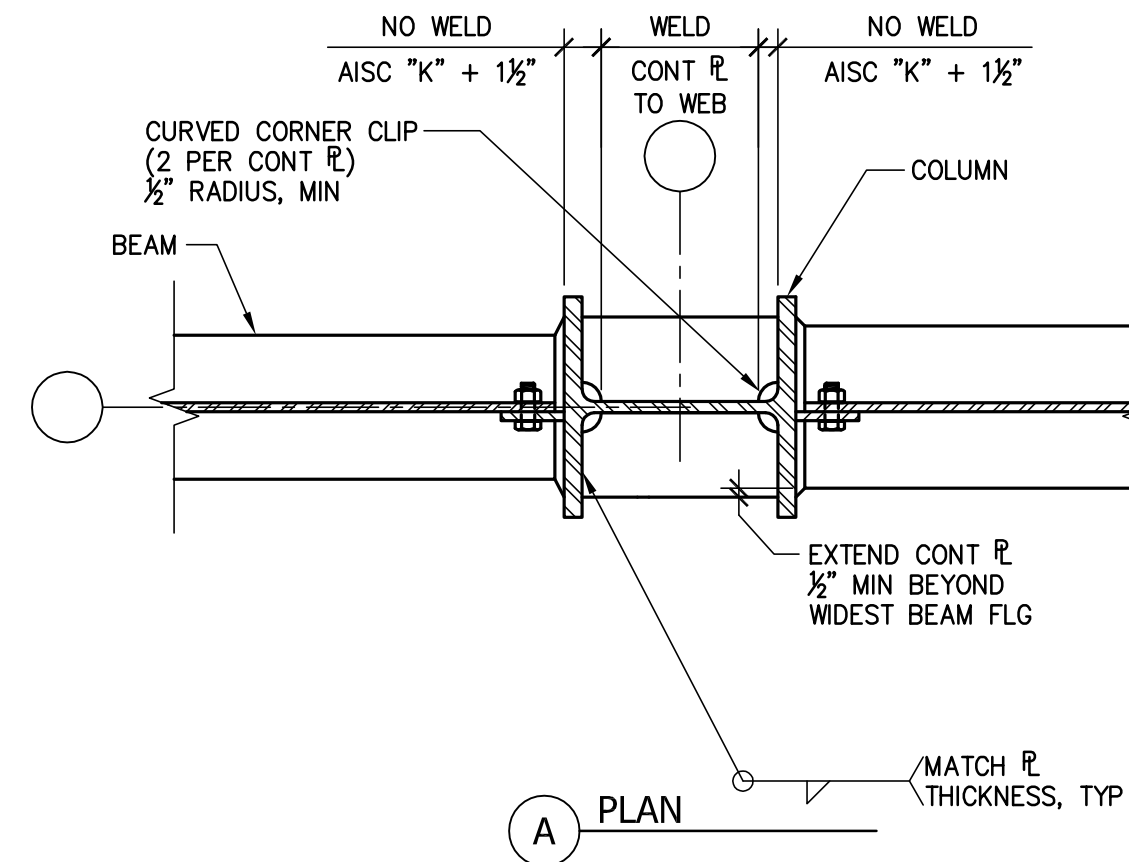
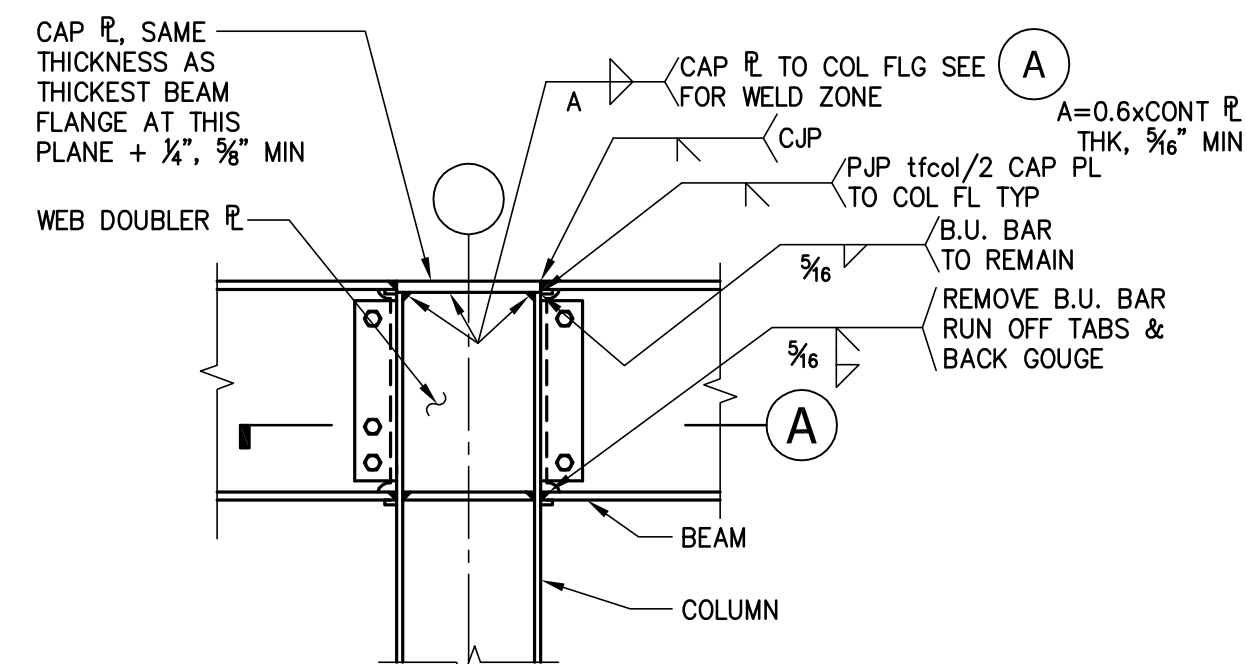


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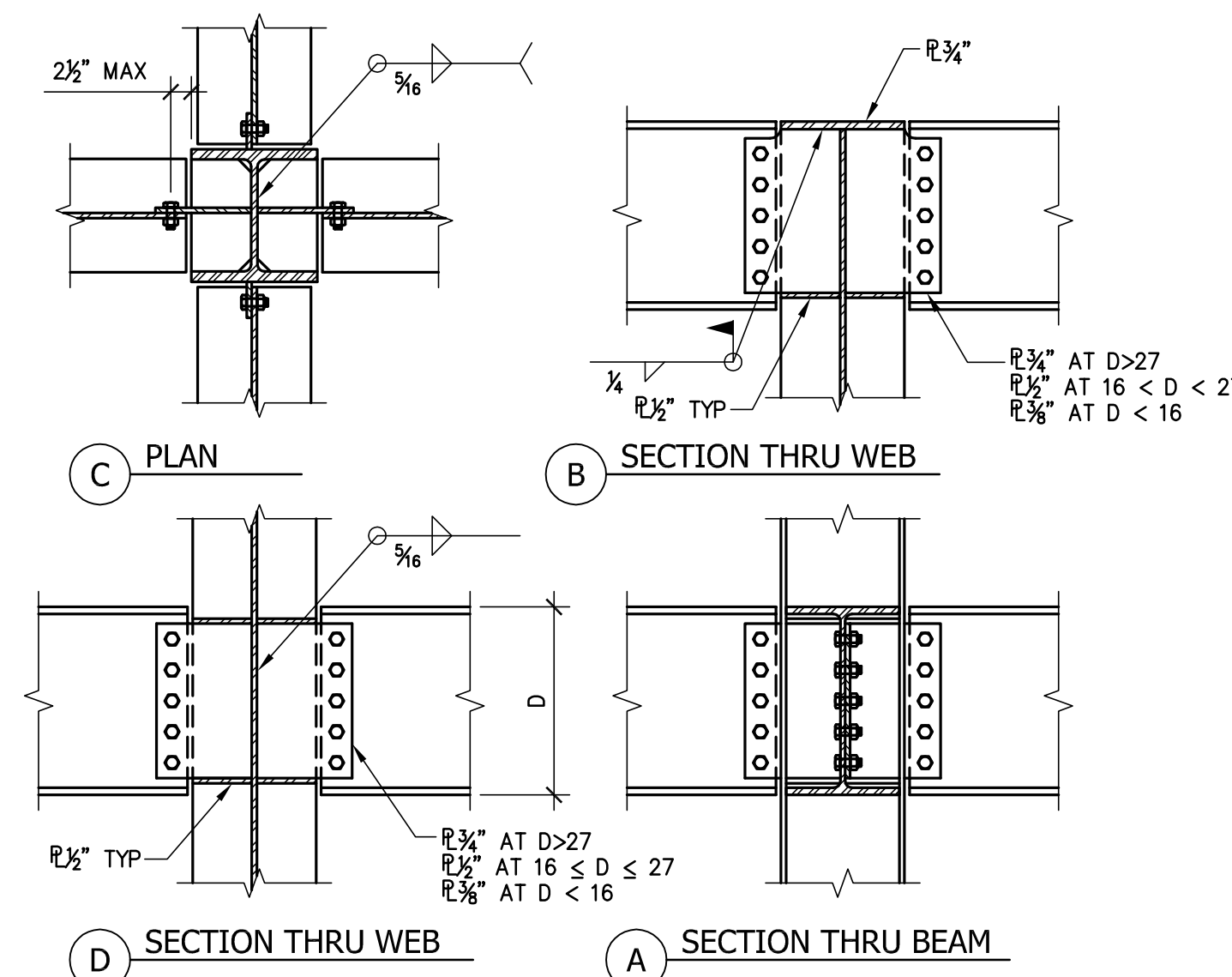




SHOWN ON PLAN HWS:

7 TYPICAL MOMENT CONNECTION
WF BEAM AT WF COL

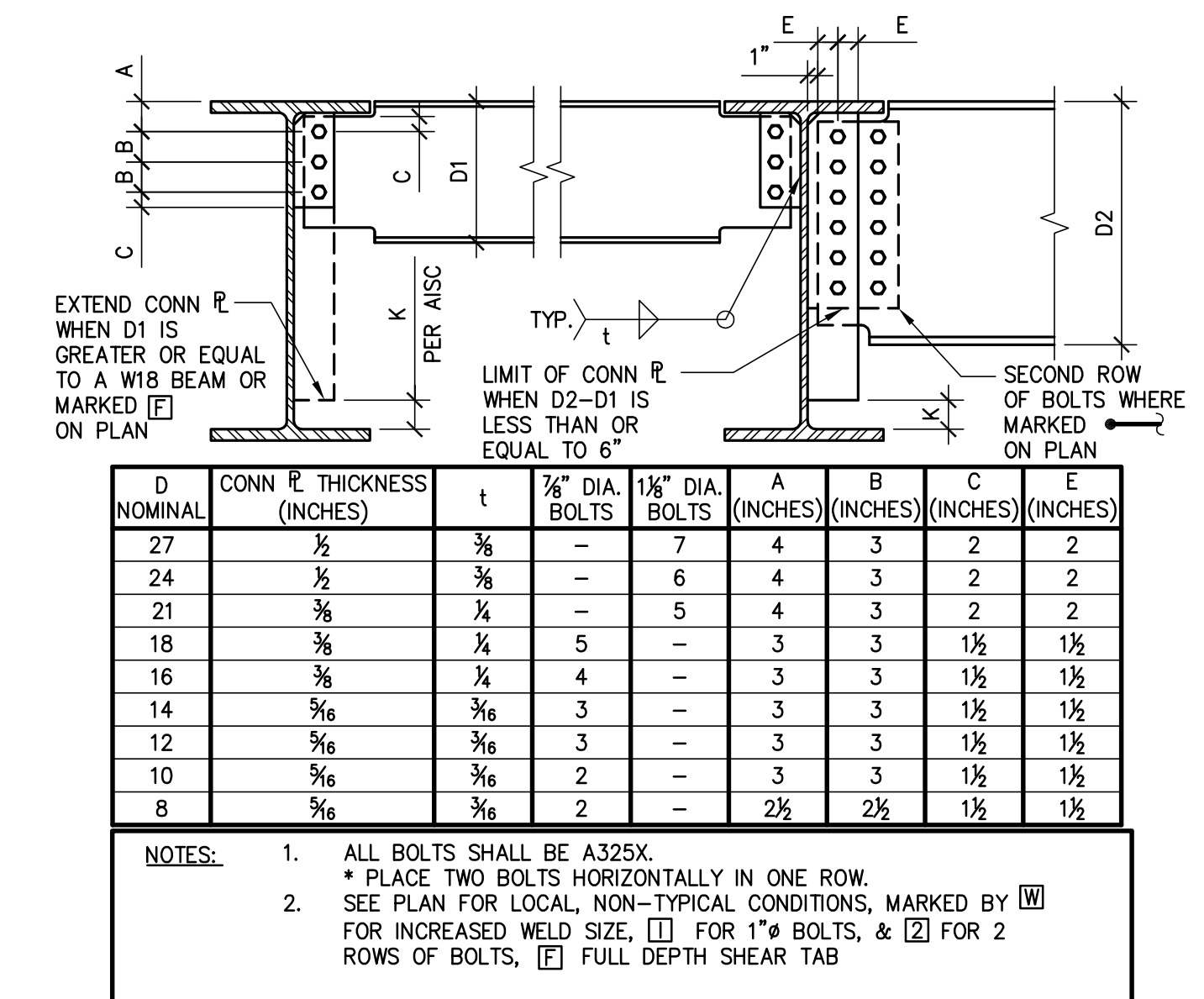
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NOTE: SEE DETAIL 1 FOR ADDITIONAL CONNECTION INFORMATION

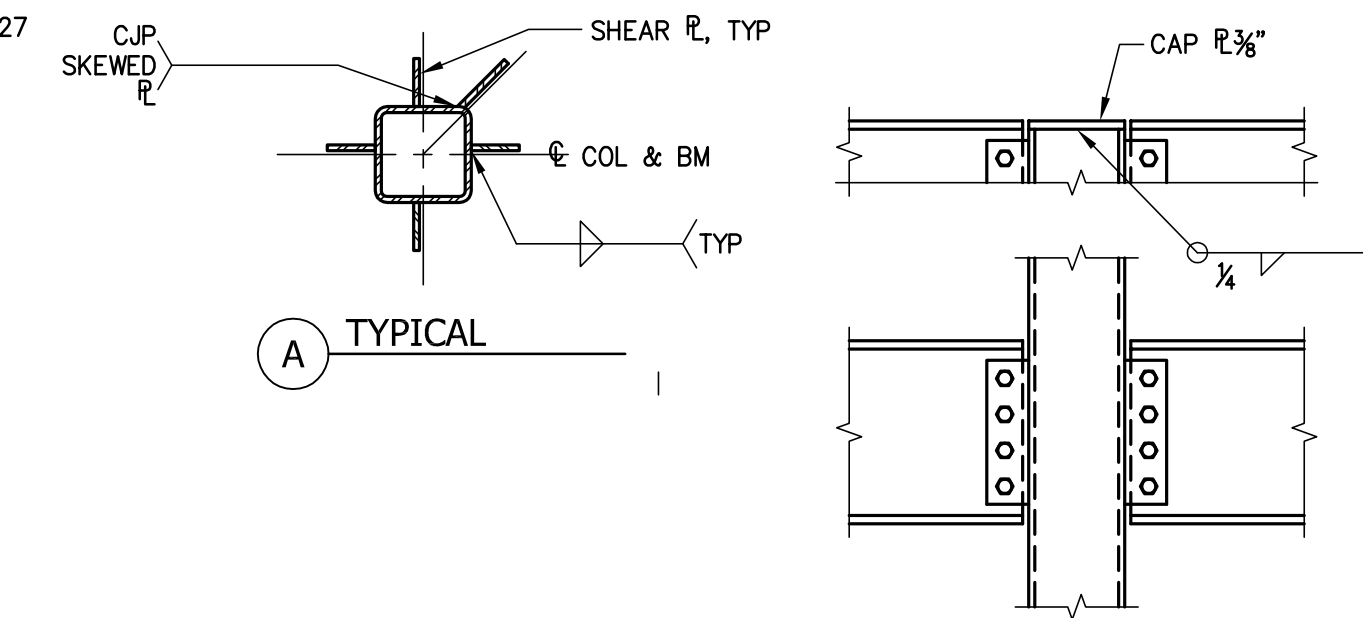
5 WF BEAM AT WF COL
NON-MOMENT CONN

Scale: NTS



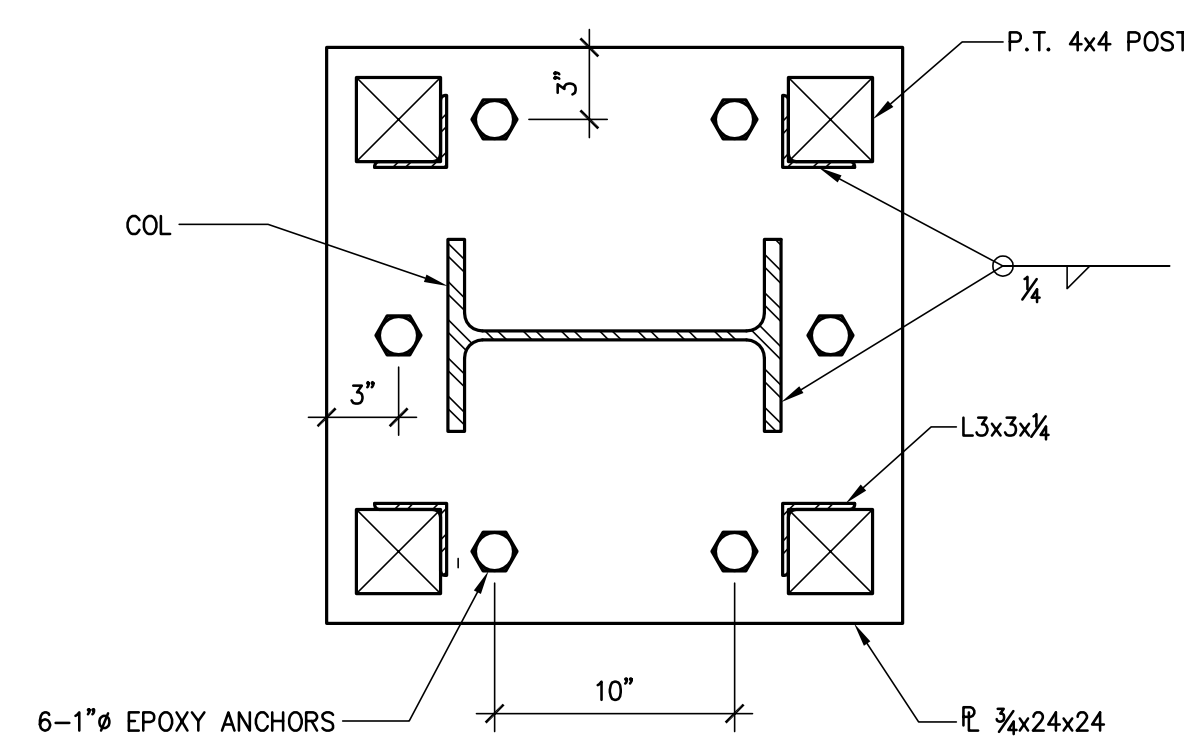
1 TYPICAL BOLTING SCHEDULE

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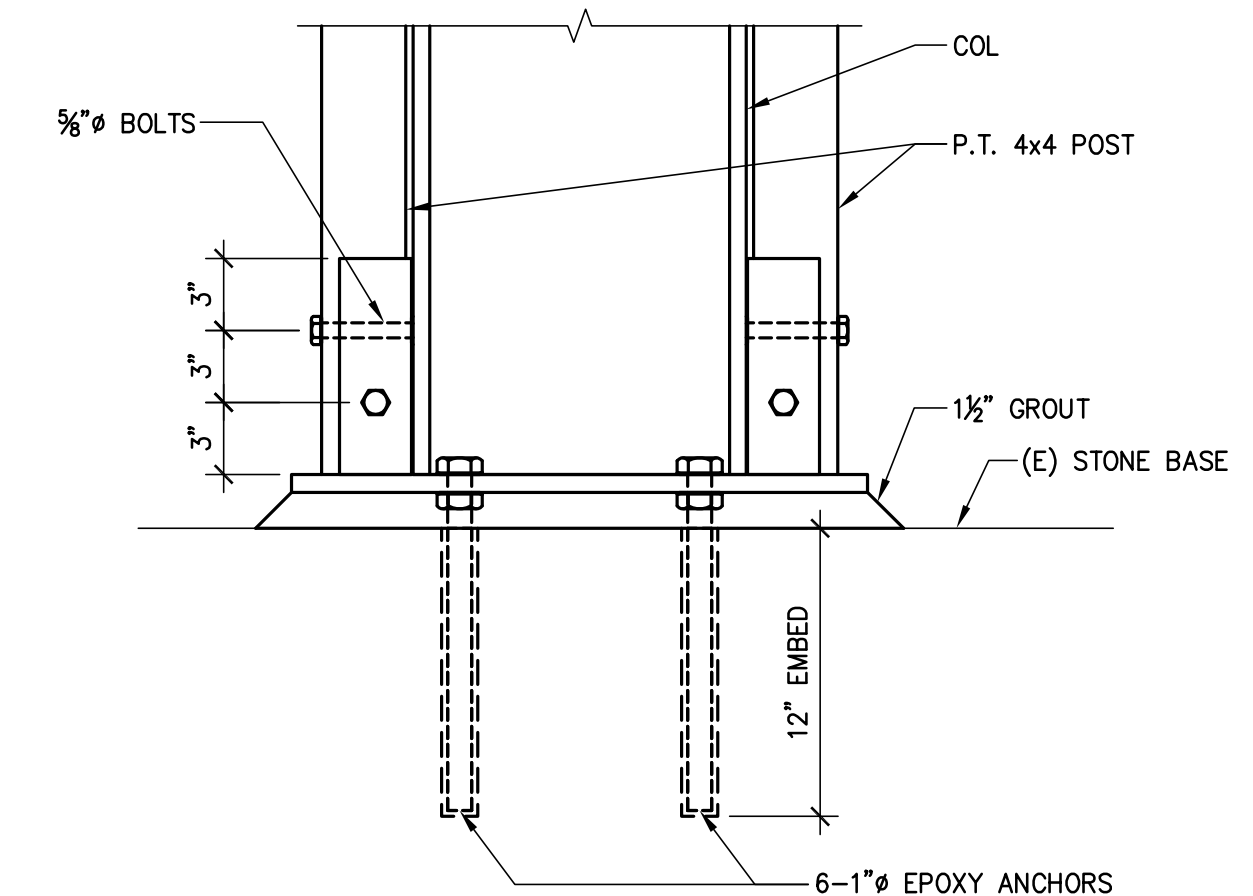
3 TYPICAL BEAM TO HSS COLUMN CONNECTION

Scale: NTS



6 BASE PLATE PLAN

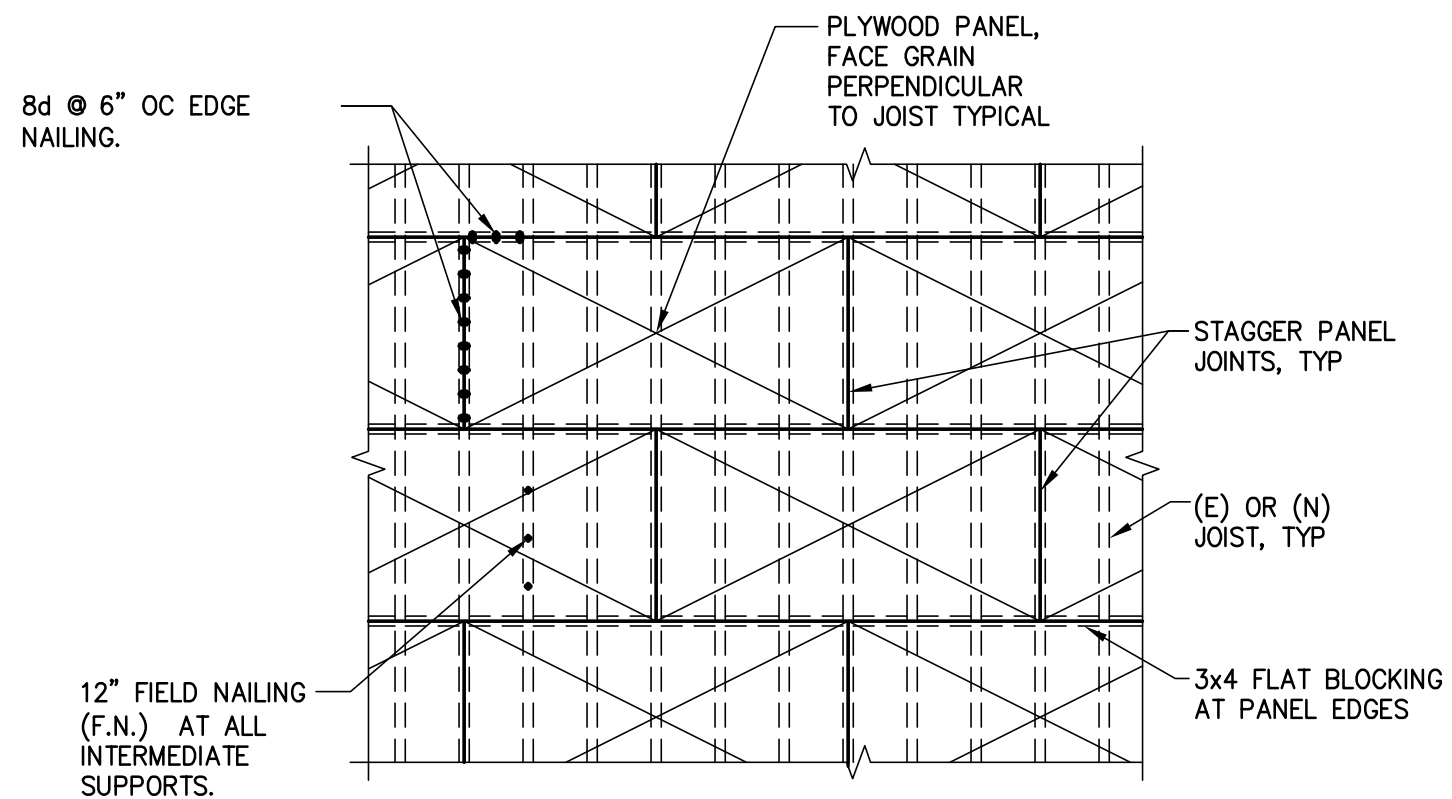
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2 BASE PLATE DETAIL

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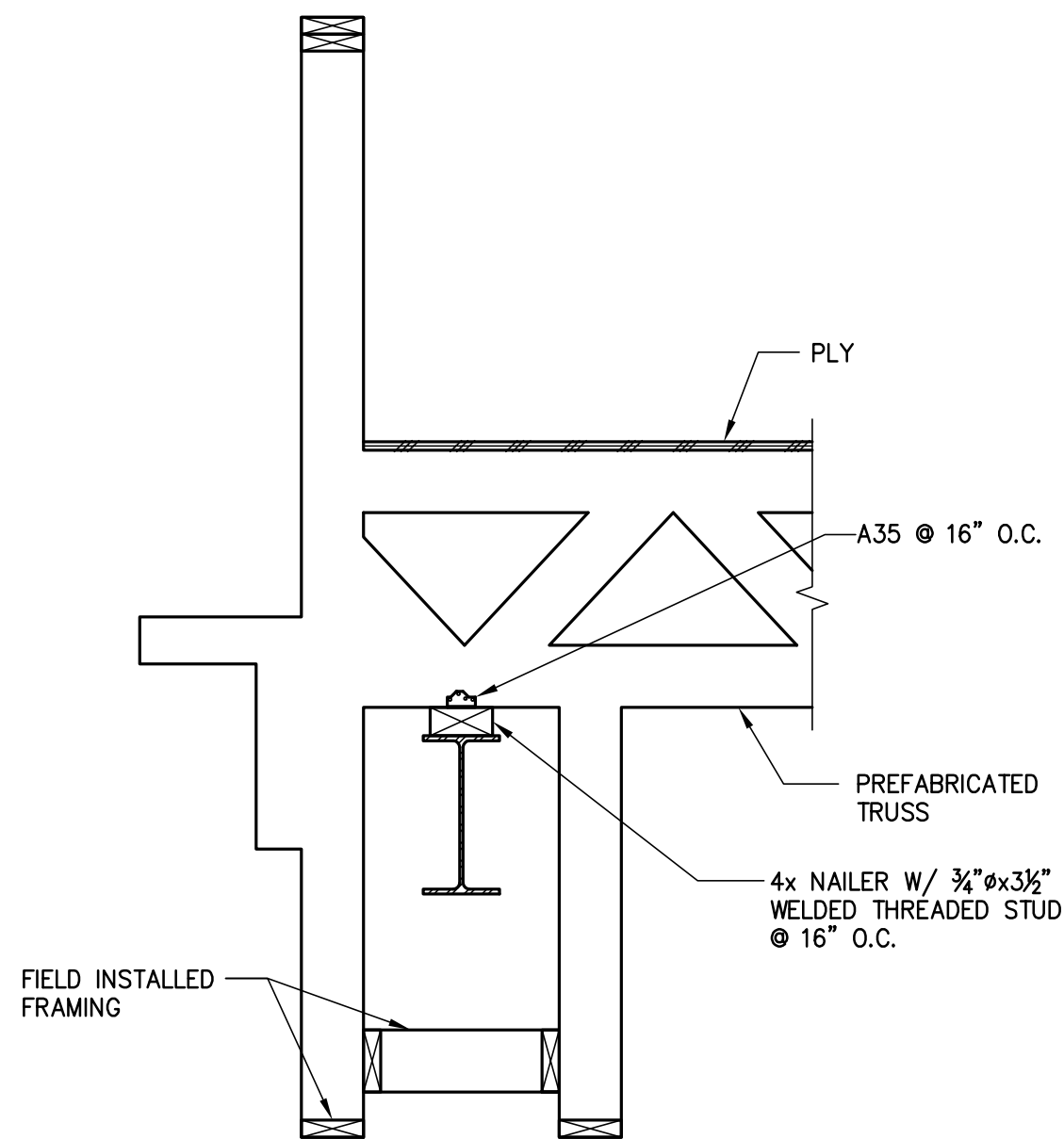
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- NOTES:
1. MINIMUM PLYWOOD WIDTH IS 24".
 2. SEE GENERAL NOTES FOR PLYWOOD THICKNESS & GRADE.
 3. STAGGER EDGE NAILS AT ADJOINING PANELS.

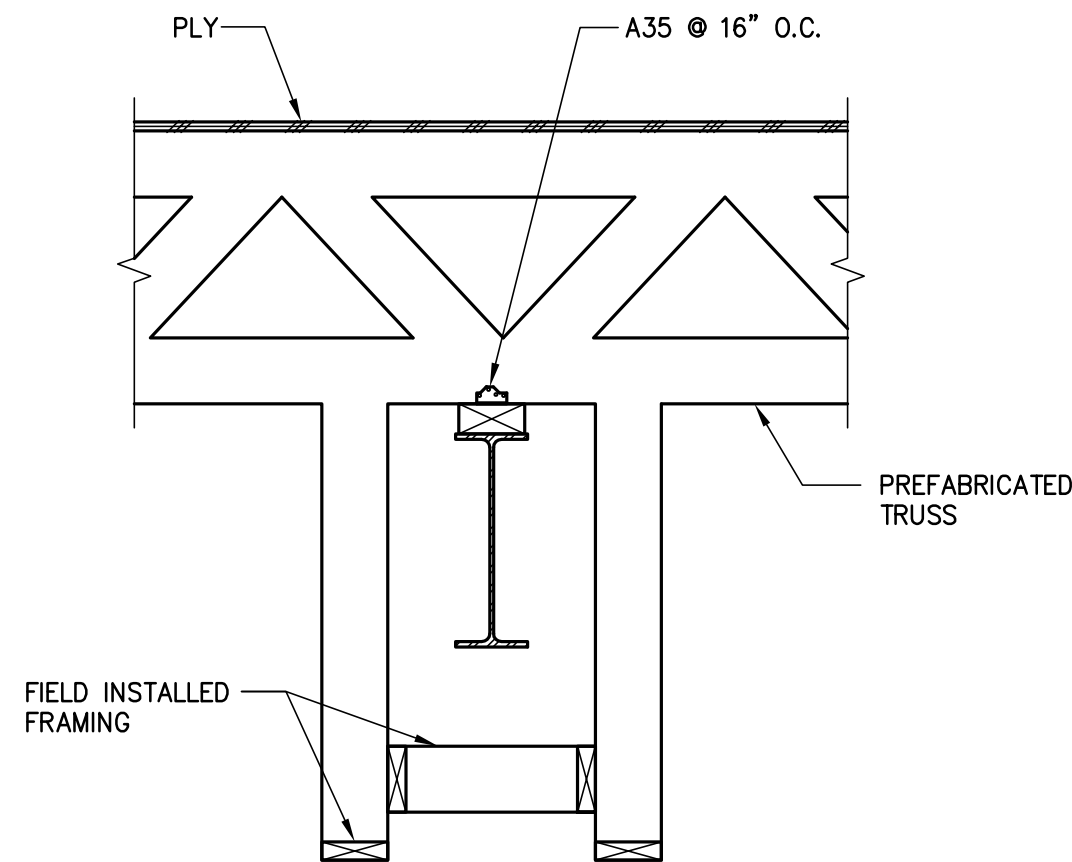
7 PLYWOOD SHEATHING AT ROOF

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



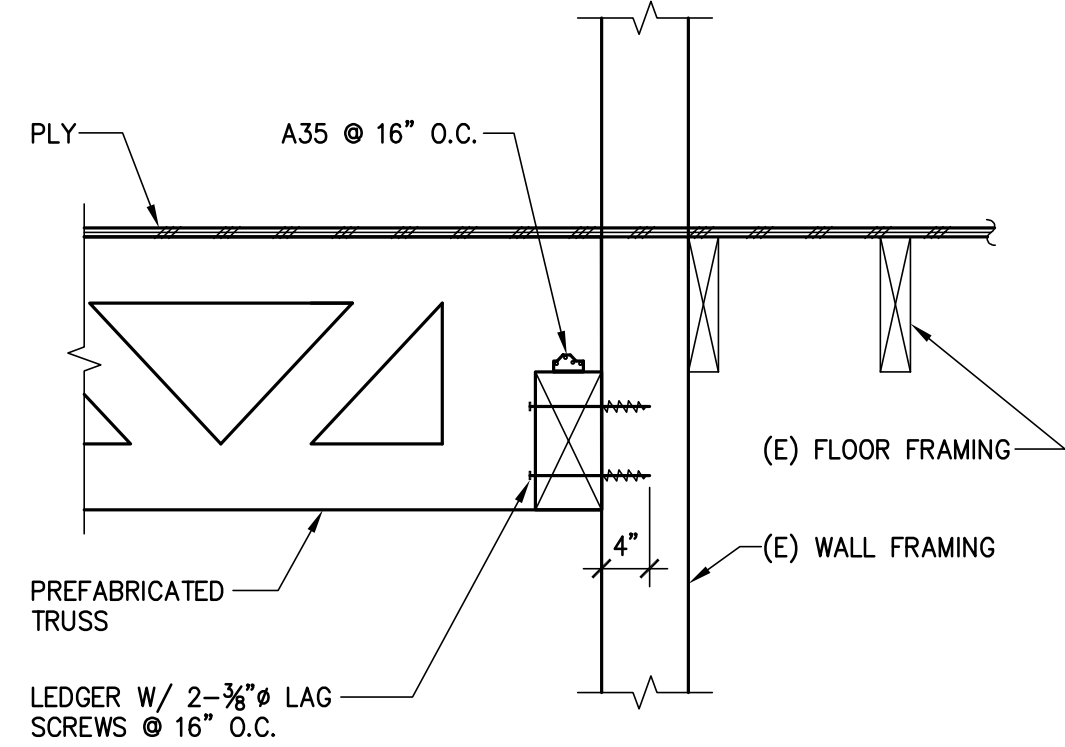
DETAIL

Scale: 3/4"=1'-0"



DETAIL

Scale: 3/4"=1'-0"



DETAIL

Scale: 3/4"=1'-0"



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DETAILS

S8.2

JOB NO.: 2023046

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US DEPT. OF INTERIORS PRESERVATION AND REPAIR GENERAL NOTES

EXTERIOR PAINT REPAIR

1. EXTERIOR PAINT REPAIR: DETERIORATION OF EXISTING EXTERIOR PAINT THROUGH THE PROCESSES OF WEATHERING WILL NEED TO BE CLEANED, LIGHTLY SCRAPPED, AND HAND SANDED IN PREPARATION FOR A NEW FINISH COAT. THIS IS DEMED REGULAR MAINTENANCE. MORE COMPLEX MAINTENANCE PROBLEMS, INCLUDING AREAS OF PAINT THAT HAVE FAILED BEYOND THE REGULAR MAINTENANCE DUE TO EXTERIOR MOISTURE PROBLEMS WILL NEED TO WATERPROOFED, PATCHED AND REPAIRED BEFORE APPLICATION OF NEW PAINT.

2. JUSTIFICATION FOR PAINT REMOVAL: REMOVING PAINT FROM HISTORIC BUILDINGS--WITH THE EXCEPTION OF CLEANING, LIGHT SCRAPPING, AND HAND SANDING AS PART OF ROUTINE MAINTENANCE--SHOULD BE AVOIDED UNLESS ABSOLUTELY ESSENTIAL. ONCE CONDITIONS WARRANTING REMOVAL OF EXISTING PAINT HAVE BEEN IDENTIFIED THE GENERAL APPROACH SHOULD BE TO REMOVE PAINT TO THE NEXT SOUND LAYER USING THE GENTLEST MEANS POSSIBLE. THEN TO REPAINT. EXTERIOR WOOD SURFACES WILL REQUIRE AN EXTREMELY CAUTIOUS APPROACH. IF PAINTED EXTERIOR WOOD SURFACES DISPLAY CONTINUOUS PATTERNS OF DEEP CRACKS OR IF THEY ARE EXTENSIVELY BULSTERING AND FEELING SO THAT BARE WOOD IS VISIBLE, THEN THE OLD PAINT SHOULD BE COMPLETELY REMOVED BEFORE REPAINTING.

3. METHODS FOR REMOVING PAINT: AFTER A PARTICULAR EXTERIOR PAINT SURFACE CONDITION HAS BEEN IDENTIFIED, THE NEXT STEP IN PLANNING FOR REPAINTING--IF PAINT REMOVAL IS REQUIRED--IS SELECTING AN APPROPRIATE METHOD FOR SUCH REMOVAL. THE METHOD OR METHODS SELECTED SHOULD BE SUITABLE FOR THE SPECIFIC PAINT PROBLEM AS WELL AS THE PARTICULAR WOODEN ELEMENT OF THE BUILDING. METHODS FOR PAINT REMOVAL ARE DIVIDED INTO THREE CATEGORIES: ABRASIVE METHODS, THERMAL METHODS AND CHEMICAL METHODS.

a. ABRASIVE METHODS: IF CONDITIONS HAVE BEEN IDENTIFIED THAT REQUIRE LIMITED PAINT REMOVAL, SUCH AS CRAZING, INTERCOAT PEELING, SOLVENT BULSTERING, AND WRINKLING--SCRAPPING AND HAND SANDING SHOULD BE THE FIRST METHODS EMPLOYED BEFORE USING MECHANICAL MEANS. APPLICABLE FOR ALL AREAS OF BUILDING. FOR USE ON: CLASS I, CLASS II, AND CLASS III CONDITIONS.

i. RECOMMENDED METHOD (MANUAL): PUTTY KNIFE, PAINT SCRAPER, SANDPAPER, SANDING BLOCK, SANDING SPONGE.

ii. RECOMMENDED METHOD (MECHANICAL): ORBITAL SANDER: DESIGNED AS A FINISHING OR SMOOTHING TOOL--NOT FOR THE REMOVAL OF MULTIPLE LAYERS OF PAINT--THE ORBITAL SANDER IS THUS RECOMMENDED WHEN LIMITED PAINT REMOVAL IS REQUIRED PRIOR TO REPAINTING. BELT SANDER: CAN ALSO BE USED FOR REMOVING LIMITED LAYERS OF PAINT BUT, IN THIS CASE, THE ABRASIVE SURFACE (A CONTINUOUS BELT OF SANDPAPER) SHOULD BE LIMITED TO FLAT AT HIGH SPEEDS AND CONSEQUENTLY OFFERS MUCH LESS CONTROL THAN THE ORBITAL SANDER. BECAUSE OF THE POTENTIAL FOR MORE DAMAGE TO THE PAINT OR THE WOOD, USE OF THE BELT SANDER (ALSO WITH A MEDIUM GRIT SANDPAPER) SHOULD BE LIMITED TO FLAT SURFACES AND ONLY SKILLED OPERATORS SHOULD BE PERMITTED TO OPERATE IT WITHIN A HISTORIC PRESERVATION PROJECT.

b. THERMAL METHODS: WHERE EXTERIOR SURFACE CONDITIONS HAVE BEEN IDENTIFIED THAT WARRANT TOTAL PAINT REMOVAL SUCH AS PEELING, CRACKING, OR ALLIGATORING, TWO THERMAL DEVICES--THE ELECTRIC HEAT PLATE AND THE ELECTRIC HEAT GUN ARE ALLOWED FOR USE ON WOODEN ELEMENTS OF THE HISTORIC BUILDING. ONE THERMAL METHOD, THE BLOW TORCH, IS NOT ALLOWED BECAUSE IT CAN SCORCH THE WOOD OR EVEN BURN THE BUILDING DOWN. APPLICABLE AREAS OF BUILDING: ELECTRIC HEAT PLATE--FLAT SURFACES SUCH AS SIDING, EAVES, SASH, SILLS, DOORS. ELECTRIC HEAT GUN--SOLID DECORATIVE MOLDING, BALUSTERS, AND FIREWORK. FOR USE ON: CLASS III CONDITIONS

i. RECOMMENDED METHOD: ELECTRIC HEAT PLATE, ELECTRIC HEAT GUN.

c. CHEMICAL METHODS: SOLVENT-BASED OR CAUSTIC STRIPPERS ARE ALLOWED FOR PAINT REMOVING UNDER SEVERAL SITUATIONS, INCLUDING: REMOVING PAINT RESIDUE FROM INTRICATE DECORATIVE FEATURES, OR IN CRACKS OR HARD TO REACH AREAS IF A HEAT GUN HAS NOT BEEN COMPLETELY EFFECTIVE. REMOVING PAINT ON WINDOW MUNTINS BECAUSE HEAT DEVICES CAN EASILY BREAK THE GLASS. REMOVING VARNISH ON EXTERIOR DOORS AFTER ALL LAYERS OF PAINT HAVE BEEN REMOVED BY A HEAT PLATE/HEAT GUN IF THE ORIGINAL VARNISH FINISH IS BEING RESTORED. AND REMOVING PAINT FROM DETACHABLE WOODEN ELEMENTS SUCH AS EXTERIOR SHUTTERS, BALUSTERS, COLUMNS, AND DOORS BY DIP STRIPPING ARE ACCEPTABLE WHEN OTHER METHODS ARE TOO LABORIOUS. APPLICABLE AREAS OF BUILDING: DECORATIVE FEATURES, WINDOW MUNTINS, DOORS, EXTERIOR SHUTTERS, COLUMNS, BALUSTERS, AND RAILINGS. FOR USE ON: CLASS III CONDITIONS.

i. RECOMMENDED METHOD: SOLVENT-BASE STRIPPERS, CAUSTIC STRIPPERS.

4. GENERAL PAINT TYPE RECOMMENDATIONS FOR WOOD

a. FOR CLASS I AND CLASS II PAINT SURFACE CONDITIONS, A TOP COAT OF HIGH QUALITY OIL PAINT BE APPLIED WHEN REPAINTING. THE REASON FOR RECOMMENDING OIL RATHER THAN LATEX PAINTS IS THAT A COAT OF LATEX PAINT APPLIED DIRECTLY OVER OLD OIL PAINT IS MORE APT TO FAIL. THE CONSIDERATIONS ARE TWOFOLD. FIRST, BECAUSE OIL PAINTS CONTINUE TO HARDEN WITH AGE. THE OLD SURFACE IS SENSITIVE TO THE ADDED STRESS OF SHRINKAGE WHICH OCCURS AS A NEW COAT OF PAINT DRIES. OIL PAINTS SHRINK LESS UPON DRYING THAN LATEX PAINTS AND THUS DO NOT HAVE AS GREAT A TENDENCY TO PULL THE OLD PAINT LOOSE. SECOND, WHEN EXTERIOR OIL PAINTS AGE, THE BINDER RELEASES PIGMENT PARTICLES, CAUSING A CHALKY SURFACE. ALTHOUGH FOR BEST RESULTS, THE CHALK (OR DIRT, ETC.) SHOULD ALWAYS BE CLEANED OFF PRIOR TO REPAINTING, A COAT OF NEW OIL PAINT IS MORE ABLE TO PENETRATE A CHALKY RESIDUE AND ADHERE THAN IS LATEX PAINT. THEREFORE, UNLESS IT IS POSSIBLE TO THOROUGHLY CLEAN A HEAVILY CHALKED SURFACE, OIL PAINTS--ON BALANCE--GIVE BETTER ADHESION.

b. IF A LATEX TOP COAT IS GOING TO BE APPLIED OVER SEVERAL LAYERS OF OLD OIL PAINT, AN OIL PRIMER SHOULD BE APPLIED FIRST (THE OIL PRIMER CREATES A FLAT, POROUS SURFACE TO WHICH THE LATEX CAN ADHERE). AFTER THE PRIMER HAS THOROUGHLY DRIED, A LATEX TOP COAT MAY BE APPLIED. AN APPLICATION OF A NEW OIL--TYPE TOP COAT ON THE OLD OIL PAINT IS, THUS, THE PREFERRED COURSE OF ACTION.

c. FOR CLASS III CONDITIONS, THERE ARE TWO OPTIONS, BOTH OF WHICH ASSURE PROTECTION OF THE EXTERIOR WOOD: (1) AN OIL PRIMER MAY BE APPLIED FOLLOWED BY AN OIL--TYPE TOP COAT, PREFERABLY BY THE SAME MANUFACTURER; OR (2) AN OIL PRIMER MAY BE APPLIED FOLLOWED BY A LATEX TOP COAT, AGAIN USING THE SAME BRAND OF PAINT. IT SHOULD ALSO BE NOTED THAT PRIMERS WERE NEVER INTENDED TO WITHSTAND THE EFFECTS OF WEATHERING. THEREFORE, THE TOP COAT SHOULD BE APPLIED AS SOON AS POSSIBLE AFTER THE PRIMER HAS DRIED.

5. IDENTIFICATION OF EXTERIOR PAINT SURFACE CONDITIONS AND RECOMMENDED TREATMENTS: PAINT SURFACE CONDITIONS CAN BE GROUPED ACCORDING TO THEIR RELATIVE SEVERITY:

a. CLASS I EXTERIOR SURFACE CONDITIONS GENERALLY REQUIRING -- NO PAINT REMOVAL

i. DIRT, SOOT, POLLUTION, CORWERS, INSECT COCONES, ETC.

1. RECOMMENDED TREATMENT: MOST SURFACE MATTER CAN BE LOOSENED BY A STRONG, DIRECT STREAM OF WATER FROM THE NOZZLE OF A GARDEN HOSE. STUBBORN DIRT AND SOOT WILL NEED TO BE SCRUBBED OFF USING L/2 CUP OF MILD DETERGENT IN A GALLON OF WATER. WHEN THE SURFACE IS CLEAN, A MEDIUM SOFT BRISTLE BRUSH. THE CLEANED SURFACE SHOULD THEN BE RINSED THOROUGHLY, AND PERMITTED TO DRY BEFORE FURTHER INSPECTION TO DETERMINE IF REPAINTING IS NECESSARY.

i. MILDREW

1. RECOMMENDED TREATMENT: BECAUSE MILDREW CAN ONLY EXIST IN SHADY, WARM, MOIST AREAS, ATTENTION SHOULD BE GIVEN TO ALTERING THE ENVIRONMENT THAT IS CONDUCIVE TO FUNGAL GROWTH. THE AREA IN QUESTION MAY BE SHADY BY TREES WHO NEED TO BE PRUNED BACK TO ALLOW SUNLIGHT TO STRIKE THE BUILDING, OR MAY LACK RAIN GUTTERS OR PROPER DRAINAGE AT THE BASE OF THE BUILDING. IF THE SHADY OR MOIST CONDITIONS CAN BE ALTERED, THE MILDREW IS LESS LIKELY TO REAPPEAR. A RECOMMEND SOLUTION FOR REMOVING MILDREW CONSISTS OF ONE CUP NON-AMMONIATED DETERGENT, ONE QUART HOUSEHOLD BLEACH, AND ONE GALLON WATER. WHEN THE SURFACE IS SCRUBBED WITH THIS SOLUTION USING A MEDIUM SOFT BRUSH, THE MILDREW SHOULD DISAPPEAR; HOWEVER, FOR PARTICULARLY STUBBORN SPOTS, AN ADDITIONAL QUART OF BLEACH MAY BE ADDED. AFTER THE AREA IS MILDREW-FREE, IT SHOULD THEN BE RINSED WITH A DIRECT STREAM OF WATER FROM THE NOZZLE OF A GARDEN HOSE, AND PERMITTED TO DRY THOROUGHLY. WHEN REPAINTING, SPECIALLY FORMULATED "MILDREW-RESISTANT" PRIMER AND FINISH COATS SHOULD BE USED.

i. EXCESSIVE CHALKING

1. RECOMMENDED TREATMENT: THE CHALK SHOULD BE CLEANED OFF WITH A SOLUTION OF L/2 CUP HOUSEHOLD DETERGENT TO ONE GALLON WATER, USING A MEDIUM SOFT BRISTLE BRUSH. AFTER SCRUBBING TO REMOVE THE CHALK, THE SURFACE SHOULD BE RINSED WITH A DIRECT STREAM OF WATER FROM THE NOZZLE OF A GARDEN HOSE, ALLOWED TO DRY THOROUGHLY, (BUT NOT LONG ENOUGH FOR THE CHALKING PROCESS TO RECUR) AND REPAINTED, USING A NON-CHALKING PAINT.

i. STAINING

1. RECOMMENDED TREATMENT: IN BOTH CASES, THE SOURCE OF THE STAIN SHOULD FIRST BE LOCATED AND THE MOISTURE PROBLEM CORRECTED. WHEN STAINS ARE CAUSED BY RUSTING OF THE HEADS OF NAILS USED TO ATTACH SHINGLES OR SIDING TO AN EXTERIOR WALL, OR BY RUSTING OR OXIDIZING IRON, STEEL, OR COPPER ANCHORAGE DEVICES ADJACENT TO A PAINTED SURFACE, THE METAL OBJECTS THEMSELVES SHOULD BE HAND SANDED AND COATED WITH A RUST-INHIBITIVE PRIMER FOLLOWED BY TWO FINISH COATS. (EXPOSED NAIL HEADS SHOULD IDEALLY BE COUNTERSUNK, SPOT PRIMED, AND THE HOLES FILLED WITH A HIGH QUALITY WOOD FILLER. EXCEPT WHERE EXPOSURE OF THE NAIL HEAD WAS PART OF THE ORIGINAL CONSTRUCTION SYSTEM OR THE WOOD IS TOO FRAGILE TO WITHSTAND THE COUNTERSINKING PROCEDURE.) DISCOLORATION DUE TO COLOR EXTRACTIVES IN REPLACEMENT WOOD CAN USUALLY BE CLEANED WITH A SOLUTION OF EQUAL PARTS DENATURATED ALCOHOL AND WATER. AFTER THE AFFECTED AREA HAS BEEN RINSED AND PERMITTED TO DRY, A "STAINBLOCKING PRIMER" ESPECIALLY DEVELOPED FOR PREVENTING THIS TYPE OF STAIN SHOULD BE APPLIED. TWO PRIMER COATS ARE RECOMMENDED FOR SEVERE CASES OF BLEEDING PRIOR TO THE FINISH COAT). EACH PRIMER COAT SHOULD BE ALLOWED TO DRY AT LEAST 48 HOURS.

i. CLASS II EXTERIOR SURFACE CONDITIONS GENERALLY REQUIRING LIMITED PAINT REMOVAL:

a. CRAZING

1. RECOMMENDED TREATMENT: CRAZING CAN BE TREATED BY HAND OR MECHANICALLY SANDING THE SURFACE, AND THEN REPAINTING. ALTHOUGH THE HAIRLINE CRACKS MAY TEND TO SHOW THROUGH THE NEW PAINT, THE SURFACE WILL BE PROTECTED AGAINST EXTERIOR MOISTURE PENETRATION.

i. INTERCOAT PEELING

1. RECOMMENDED TREATMENT: FIRST, WHERE SALTS OR IMPURITIES HAVE CAUSED THE PEELING, THE AFFECTED AREA SHOULD BE WASHED DOWN THOROUGHLY AFTER SCRAPPING, THEN WIPED DRY. FINALLY, THE SURFACE SHOULD BE HAND OR MECHANICALLY SANDED, THEN REPAINTED.

i. SOLVENT BULSTERING

1. RECOMMENDED TREATMENT: FIRST, WHERE SALTS OR IMPURITIES HAVE CAUSED THE PEELING, THE AFFECTED AREA SHOULD BE WASHED DOWN THOROUGHLY AFTER SCRAPPING, THEN WIPED DRY. FINALLY, THE SURFACE SHOULD BE HAND OR MECHANICALLY SANDED, THEN REPAINTED.

i. WRINKLING

1. RECOMMENDED TREATMENT: THE WRINKLED LAYER CAN BE REMOVED BY SCRAPPING FOLLOWED BY HAND OR MECHANICAL SANDING TO PROVIDE AS EVEN A SURFACE AS POSSIBLE, THEN REPAINTED FOLLOWING MANUFACTURER'S APPLICATION INSTRUCTIONS.

a. CLASS III EXTERIOR SURFACE CONDITIONS GENERALLY REQUIRING TOTAL PAINT REMOVAL: IF SURFACE CONDITIONS ARE SUCH THAT THE MAJORITY OF PAINT WILL HAVE TO BE REMOVED PRIOR TO REPAINTING, IT IS SUGGESTED THAT A SMALL SAMPLE OF INTACT PAINT BE LEFT IN AN INCONSPICUOUS AREA EITHER BY COVERING THE AREA WITH A METAL PLATE, OR BY MARKING THE AREA AND IDENTIFYING IT IN SOME WAY. (WHEN REPAINTING DOES TAKE PLACE, THE SAMPLE SHOULD NOT BE PAINTED OVER). THIS WILL ENABLE FUTURE INVESTIGATORS TO HAVE A RECORD OF THE BUILDING'S PAINT HISTORY.

i. PEELING

1. RECOMMENDED TREATMENT: THERE IS NO SENSE IN REPAINTING BEFORE DEALING WITH THE MOISTURE PROBLEMS BECAUSE NEW PAINT WILL SIMPLY FAIL. THEREFORE, THE FIRST STEP IN TREATING PEELING IS TO LOCATE AND REMOVE THE SOURCE OR SOURCES OF THE MOISTURE, NOT ONLY BECAUSE MOISTURE THE PROTECTIVE COATING OF PAINT BUT BECAUSE, IF LEFT UNATTENDED, IT CAN ULTIMATELY CAUSE PERMANENT DAMAGE TO THE WOOD. EXCESS INTERIOR MOISTURE SHOULD BE REMOVED FROM THE BUILDING THROUGH INSTALLATION OF EXHAUST FANS AND VENTIL. EXTERIOR MOISTURE SHOULD BE ELIMINATED BY CORRECTING THE FOLLOWING CONDITIONS PRIOR TO REPAINTING: FAULTY FLASHING; LEAKING GUTTERS; DEFECTIVE ROOF SHINGLES; CRACKS AND HOLES IN SIDING AND TRIM; DETERIORATED CAULKING IN JOINTS AND SEAMS; AND SHRUBBERY GROWING TOO CLOSE TO PAINTED WOOD. AFTER THE MOISTURE PROBLEMS HAVE BEEN SOLVED, THE WOOD MUST BE PERMITTED TO DRY OUT THOROUGHLY. THE DAMAGED PAINT CAN THEN BE SCRAPPED OFF WITH A PUTTY KNIFE, HAND OR MECHANICALLY SANDED, PRIMED, AND REPAINTED.

i. CRACKING/ALLIGATORING

1. RECOMMENDED TREATMENT: IF CRACKING AND ALLIGATORING ARE PRESENT ONLY IN THE TOP LAYERS THEY CAN PROBABLY BE SCRAPPED, HAND OR MECHANICALLY SANDED TO THE NEXT SOUND LAYER, THEN REPAINTED. HOWEVER, IF CRACKING AND/OR ALLIGATORING HAVE PROGRESSED TO BARE WOOD AND THE PAINT HAS BEGUN TO FLAKE, IT WILL NEED TO BE TOTALLY REMOVED. METHODS INCLUDE SCRAPPING OR PAINT REMOVAL WITH THE ELECTRIC HEAT PLATE, ELECTRIC HEAT GUN, OR CHEMICAL STRIPPERS, DEPENDING ON THE PARTICULAR AREA INVOLVED. BARE WOOD SHOULD BE PRIMED WITHIN 48 HOURS THEN REPAINTED.

STUCCO

1. ALL ITEMS OR CONDITIONS SHOWN ARE ASSUMED TO BE EXISTING UNO.

2. STUCCO REPAIR: ALL DAMAGED OR DETERIORATED STUCCO IS TO BE REPAIRED OR REMOVED AND REPLACED.

a. SMALL HAIRLINE CRACKS USUALLY ARE NOT SERIOUS AND MAY BE SEALED WITH A THIN SLURRY COAT CONSISTING OF THE FINISH COAT INGREDIENTS, OR EVEN WITH A COAT OF PAINT OR WHITENASH.

b. LARGER CRACKS WILL HAVE TO BE CUT OUT IN PREPARATION FOR MORE EXTENSIVE REPAIR.

c. ALL DETERIORATED, SEVERELY CRACKED AND LOOSE STUCCO SHOULD BE REMOVED DOWN TO THE LATH. LATH AND SUBSTRATE ARE TO BE INSPECTED FOR ANCHORAGE TO SUBSTRATE AND DETERIORATION. REPAIR OR REPLACE LATH AND SUBSTRATE AS WARRANTED.

d. A CLEAN SURFACE IS NECESSARY TO OBTAIN A GOOD BOND BETWEEN THE STUCCO AND SUBSTRATE.

e. THE AREAS TO BE PATCHED SHOULD BE CLEANED OF ALL DEBRIS WITH A BRISTLE BRUSH, AND ALL PLANT GROWTH, DIRT, LOOSE PAINT, OIL OR GREASE SHOULD BE REMOVED.

f. TO OBTAIN A NEAT REPAIR, THE AREA TO BE PATCHED SHOULD BE SQUARED-OFF WITH A BUTT JOINT, USING A COLD CHISEL, A HATCHET, A DIAMOND BLADE SAW, OR A MASONRY BIT. SOMETIMES IT MAY BE PREFERABLE TO LEAVE THE AREA TO BE PATCHED IN AN IRREGULAR SHAPE WHICH MAY RESULT IN A LESS CONSPICUOUS PATCH. PROPER PREPARATION OF THE AREA TO BE PATCHED REQUIRES VERY SHARP TOOLS, AND EXTREME CAUTION ON THE PART OF THE PLASTERER NOT TO BREAK KEYS OF SURROUNDING GOOD STUCCO BY "OVER-SOUNDING" WHEN REMOVING DETERIORATED STUCCO.

g. TO ENSURE A FIRM BOND, THE NEW PATCH MUST NOT OVERLAP THE OLD STUCCO. IF THE STUCCO HAS LOST ITS BOND OR KEY FROM WOOD LATH, OR THE LATH HAS DETERIORATED OR COME LOOSE FROM THE SUBSTRATE, INSTALL NEW METAL LATH OVER THE OLD WOOD LATH TO SUPPORT THE PATCH. METAL LATH THAT IS NO LONGER SECURELY FASTENED TO THE SUBSTRATE MAY BE REMOVED AND REPLACED IN KIND, OR LEFT IN PLACE, AND SUPPLEMENTED WITH NEW WIRE LATH.

h. STUCCO MIX COMPATIBILITY: CONTRACTOR SHALL TEST THE EXISTING STUCCO TO DETERMINE THE MIX INGREDIENTS AND DEVELOP A NEW MIX DESIGN THAT DUPLICATES THE OLD AS CLOSELY AS POSSIBLE IN DESIGN, COMPOSITION AND FINISH.

i. SUBMIT TEST RESULTS AND PROPOSED MIX DESIGN TO ARCHITECT FOR REVIEW.

j. THE NUMBER AND THICKNESS OF STUCCO COATS USED IN THE REPAIR SHOULD ALSO MATCH THE ORIGINAL.

k. LIME SHOULD CONFORM TO ASTM C-207, TYPE S, AND HYDRATED LIME FOR MASONRY PURPOSES.

l. SAND SHOULD CONFORM TO ASTM C-144 TO ASSURE PROPER GRADATION AND FREEDOM FROM IMPURITIES. SAND, OR OTHER TYPE OF AGGREGATE, SHOULD MATCH THE ORIGINAL AS CLOSELY AS POSSIBLE.

m. CEMENT SHOULD CONFORM TO ASTM C-150, TYPE II (WHITE, NON-STAINING), AND PORTLAND CEMENT.

n. WATER SHOULD BE FRESH, CLEAN AND POTABLE.

o. IF HAIR OR FIBER IS USED, IT SHOULD BE COAT OR CATTLE HAIR, OR PURE MANILLA FIBER OF QUALITY, 1/2" TO 2" IN LENGTH, CLEAN, AND FREE OF DUST, DIRT, OIL, GREASE OR OTHER IMPURITIES.

p. ALL EXISTING AND NEW STUCCO SURFACES ARE TO BE PAINTED WITH A ACRYLIC LATEX ELASTOMERIC PAINT, OR OIL BASED PAINT. EXISTING SURFACES SHALL BE CLEANED, PATCHED/ REPAIRED AS REQUIRED TO BE WATERTIGHT. NEW STUCCO WORK SHALL MATCH EXISTING FINISH TEXTURE AND STYLE.

q. STUCCO INSTALLATION:

i. MIX ONLY AS MUCH STUCCO AS CAN BE USED IN ONE AND ONE-HALF TO TWO HOURS. THIS WILL DEPEND ON THE WEATHER (MORTAR WILL HARDEN FASTER UNDER HOT AND DRY, OR SUNNY CONDITIONS). ANY REMAINING MORTAR SHOULD BE DISCARDED; IT SHOULD NOT BE RETEMPERED.

ii. STUCCO MORTAR SHOULD NOT BE OVER-MIXED. (HAND MIX FOR 10-15 MINUTES AFTER ADDING WATER, OR MACHINE MIX FOR 3-4 MINUTES AFTER ALL INGREDIENTS ARE IN MIXER.) OVER-MIXING CAN CAUSE CRAZING AND DISCOLORATION, ESPECIALLY IN TINTED MORTARS. OVER-MIXING WILL ALSO TEND TO MAKE THE MORTAR SET TOO FAST, WHICH WILL RESULT IN CRACKING AND POOR BONDING OR KEYING TO THE LATH OR MASONRY SUBSTRATE.

iii. WOOD LATH OR A MASONRY SUBSTRATE, BUT NOT METAL LATH, MUST BE THOROUGHLY WETTED PRIOR TO APPLYING STUCCO PATCHES SO THAT IT DOES NOT DRAW MOISTURE OUT OF THE STUCCO TOO RAPIDLY.

iv. TO PREVENT CRACKING, IT IS IMPERATIVE THAT STUCCO NOT DRY TOO FAST, AREA TO RECEIVE STUCCO SHOULD BE SHADED OR COVERED OR KEPT DAMP AT APPROXIMATELY 90 PER CENT HUMIDITY, FOR A PERIOD OF 48 TO 72 HOURS.

v. STUCCO REPAIRS SHOULD NOT BE UNDERTAKEN IN COLD WEATHER (BELOW 40 DEGREES FAHRENHEIT, AND PREFERABLY WARMER), OR IF THERE IS DANGER OF FROST.

ORNAMENTAL IRON REPAIRS

1. ORNAMENTAL IRON REPAIR: ALL DAMAGED OR DETERIORATED DECORATIVE IRON IS TO BE REPAIRED OR REMOVED AND REPLACED WHEN THERE IS EXTENSIVE CORROSION. THE PROTECTIVE COATING AND/OR WHEN HEAVY CORROSION EXISTS, THE RUST AND MOST OR ALL OF THE PAINT MUST BE REMOVED TO PREPARE THE SURFACES FOR NEW PROTECTIVE COATINGS.

a. DISMANTLE ALL PARTS OF IRON STRUCTURE DURING RESTORATION, IF REPAIRS CANNOT BE SUCCESSFULLY CARRIED OUT IN PLACE. EXTREME CARE MUST BE TAKEN SINCE CAST IRON IS VERY BRITTLE, ESPECIALLY IN COLD WEATHER.

i. DISMANTLING SHOULD FOLLOW THE REVERSE ORDER OF CONSTRUCTION AND RE-ERECTION SHOULD OCCUR, AS MUCH AS POSSIBLE, IN THE EXACT ORDER OF ORIGINAL ASSEMBLY. EACH PIECE SHOULD BE NUMBERED AND KEYED TO RECORD DRAWINGS. WHEN WORKMANING, BE CAREFUL NOT TO CRACK OR COLD WEATHER. CARE NEEDS TO BE TAKEN TO AVOID FRACTURING THE IRON ELEMENTS BY UNEVEN HEATING OF THE MEMBERS.

ii. BOTH NEW MEMBERS AND REUSED PIECES SHOULD BE PAINTED WITH A SHOP-APPLIED PRIMER COAT ON ALL SURFACES. ALL OF THE COMPONENTS SHOULD BE LAID OUT AND PREASSEMBLED TO MAKE SURE THAT THE ALIGNMENT AND FIT ARE PROPER. MANY OF THE ORIGINAL BOLTS, NUTS, AND SCREWS MAY HAVE TO BE REPLACED WITH SIMILAR FASTENERS OF STAINLESS STEEL.

iii. AFTER ASSEMBLY AT THE SITE, JOINTS THAT WERE HISTORICALLY CAULKED SHOULD BE FILLED WITH AN ARCHITECTURAL-GRADE POLYURETHANE SEALANT OR THE TRADITIONAL WHITE LEAD PASTE.

b. WHEN THERE IS EXTENSIVE FAILURE OF THE PROTECTIVE COATING AND/OR WHEN HEAVY CORROSION EXISTS, THE RUST AND MOST OR ALL OF THE PAINT MUST BE REMOVED TO PREPARE THE SURFACES FOR NEW PROTECTIVE COATINGS. TECHNIQUES THAT CAN BE USED TO REMOVE PAINT AND CORROSION FROM IRON IS AS FOLLOWS:

i. HAND SCRAPPING, CHIPPING, AND WIRE BRUSHING

ii. LOW-PRESSURE GRIT BLASTING -- GRIT BLASTING IS FAST, THOROUGH, AND ECONOMICAL, AND IT ALLOWS THE IRON TO BE CLEANED IN PLACE. ADJACENT MATERIALS, SUCH AS BRICK, STONE, WOOD, AND GLASS, MUST BE PROTECTED TO PREVENT DAMAGE.

iii. CHEMICAL RUST REMOVAL, BY ACID PICKLING

iv. CHEMICAL PAINT REMOVAL USING ALKALINE COMPOUNDS.

v. BEFORE REMOVING PAINT A MICROSCOPIC ANALYSIS (PAINT SERIATION) OF SAMPLES IS RECOMMENDED. THE ANALYSIS WILL IDENTIFY THE HISTORIC PAINT COLORS, AND OTHER CONDITIONS, SUCH AS WHETHER THE PAINT WAS MATTIE OR GLOSS, WHETHER SAND WAS ADDED TO THE PAINT FOR TEXTURE, AND WHETHER THE BUILDING WAS POLYCHROMED OR MARBLEIZED.

vi. SURFACE PREPARATION IS NECESSARY FOR THE ADHESION OF NEW PROTECTIVE COATINGS. ALL LOOSE, FLAKING, AND DETERIORATED PAINT MUST BE REMOVED FROM THE IRON, AS WELL AS DIRT AND MUD, WATER-SOLUBLE SALTS, OIL, AND GREASE. OLD PAINT THAT IS TIGHTLY ADHERED MAY BE LEFT ON THE SURFACE OF THE IRON IF IT IS COMPATIBLE WITH THE PROPOSED COATINGS.

vii. FOR THE PAINT TO ADHERE PROPERLY, METAL SURFACES MUST BE ABSOLUTELY DRY BEFORE PAINTING. UNLESS THE PAINT SELECTED IS SPECIFICALLY DESIGNED FOR EXCEPTIONAL CONDITIONS, PAINTING SHOULD NOT TAKE PLACE WHEN THE TEMPERATURE IS EXPECTED TO FALL BELOW 50 DEGREES FAHRENHEIT WITHIN 24 HOURS OR WHEN THE RELATIVE HUMIDITY IS ABOVE 80 PER CENT; PAINT SHOULD NOT BE APPLIED WHEN THERE IS FOG, MIST, OR RAIN IN THE AIR. POORLY PREPARED SURFACES WILL CAUSE THE FAILURE OF EVEN THE BEST PAINTS.

viii. NEWLY CLEANED IRON SHOULD BE PAINTED IMMEDIATELY WITH A CORROSION-INHIBITING PRIMER BEFORE NEW RUST BEGINS TO FORM. IF PRIMING IS DELAYED, ANY SURFACE RUST THAT DEVELOPED SHOULD BE REMOVED WITH A CLEAN WIRE BRUSH JUST BEFORE PRIMING TO ALLOW GOOD BONDING BETWEEN THE PRIMER AND THE IRON SURFACE.

c. FILLER COMPOUNDS CONTAINING IRON PARTICLES IN AN EPOXY RESIN BINDER CAN BE USED TO PATCH SUPERFICIAL, NONSTRUCTURAL CRACKS AND SMALL DEFECTS IN IRON. POLYESTER-BASED PUTTIES, SUCH AS THOSE USED ON AUTO BODIES, ARE ALSO ACCEPTABLE FILLERS FOR SMALL HOLES. IN EXTREME CASES, DETERIORATED IRON CAN BE CUT OUT AND NEW IRON SPLICED IN PLACE BY WELDING OR BRAZING.

d. THE INTERNAL VOIDS OF BALUSTERS AND OTHER ELEMENTS SHOULD NOT BE FILLED WITH CONCRETE.

e. DUPLICATE AND REPLACE DECORATIVE IRON COMPONENTS WHEN IMPORTANT FEATURES ARE MISSING, SEVERELY CORRODED, OR DAMAGED BEYOND REPAIR.

f. DESIGN AND INSTALL FLASHING TO PROTECT AREAS VULNERABLE TO WATER

g. PENETRATION, FLASHINGS NEED TO BE INSTALLED AND FABRICATED CAREFULLY SO THAT THEY ARE EFFECTIVE AND UNOBTUSIVE IN APPEARANCE. THE MOST DURABLE MATERIAL FOR FLASHING-IRON IS TERNE-COATED STAINLESS STEEL. OTHER COMPATIBLE MATERIALS ARE TERNE-COATED STEEL AND GALVANIZED STEEL. HOWEVER, THESE REQUIRE MORE FREQUENT MAINTENANCE AND ARE LESS DURABLE. COPPER AND ALUMINUM ARE NOT RECOMMENDED FOR USE AS FLASHINGS IN CONTACT WITH IRON BECAUSE OF GALVANIC CORROSION PROBLEMS.

h. TYPES OF PAINTS ALLOWED FOR PROTECTING IRON:

i. ALKYLID RUST-INHIBITIVE PRIMERS CONTAIN PIGMENTS SUCH AS IRON OXIDE, ZINC OXIDE, AND ZINC PHOSPHATE. THESE PRIMERS ARE SUITABLE FOR PREVENTING CORROSION SURFACES CLEANED BY HAND TOOLS. AT LEAST TWO COATS OF PRIMER SHOULD BE APPLIED, FOLLOWED BY ALKYLID ENAMEL FINISH COATS

ii. VINYL ACRYLIC LATEX OR ACRYLIC LATEX PAINTS MAY BE USED AS FINISH COATS OVER ALKYLID RUST-INHIBITIVE PRIMERS, BUT IF THE PRIMER COATS ARE IMPERFECTLY APPLIED OR ARE DAMAGED, THE LATEX PAINT WILL CAUSE OXIDATION OF THE IRON. THEREFORE, ALKYLID FINISH COATS ARE RECOMMENDED.

iii. HIGH-PERFORMANCE COATINGS, SUCH AS ZINC-RICH PRIMERS CONTAINING ZINC DUST, AND MODERN EPOXY COATINGS, CAN BE USED ON CAST IRON TO PROVIDE LONGER-LASTING PROTECTION.

2. BRUSHING TO BE USED FOR APPLYING PAINT TO CAST IRON. IT PROVIDES GOOD CONTACT BETWEEN THE PAINT AND THE IRON, AS WELL AS THE EFFECTIVE FILLING OF PITS, CRACKS, AND OTHER BLEMISHES IN THE METAL. TO FULLY COVER FINE DETAILING AND REACH NECESSARY SPRAYING OF THE PRIMER COAT, USED IN CONJUNCTION WITH BRUSHING, WILL BE ALLOWED.

3. ROLLERS SHOULD NEVER BE USED FOR PRIMER COAT APPLICATIONS ON METAL. THE APPEARANCE OF SPRAY-APPLIED AND ROLLER-APPLIED FINISH COATS IS NOT HISTORICALLY APPROPRIATE AND SHOULD BE AVOIDED ON AREAS WHICH ARE VIEWED CLOSE AT HAND.

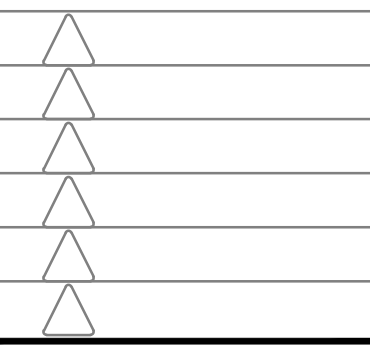


TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
www.tw-architects.com

TOURO UNIVERSITY
H1 BUILDING IMPROVEMENTS
PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL
90 COSSEY STREET
VALLEJO, CA

DATE: 01-19-2024

REV. NO. REV. DATE

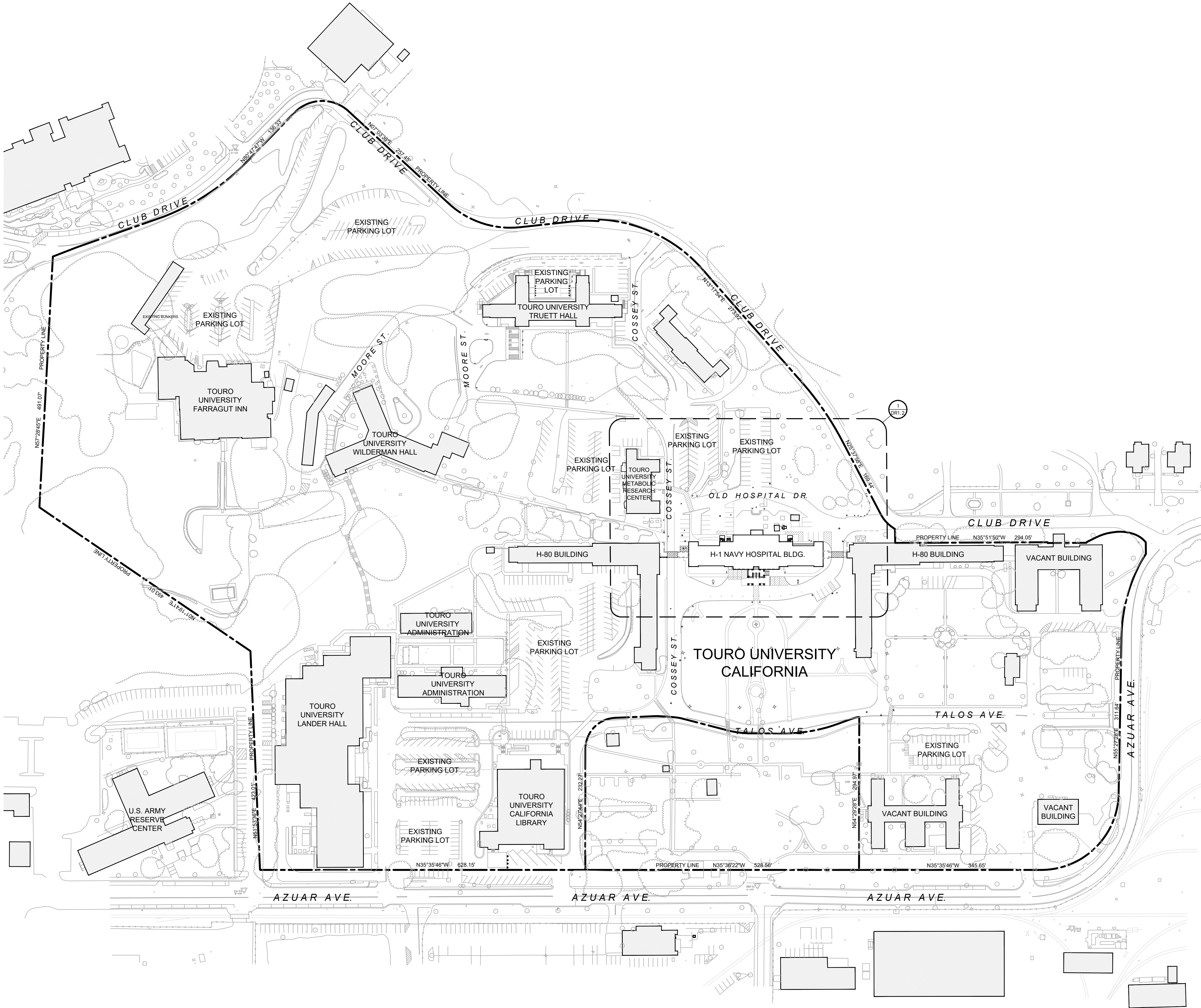


U.S. DEPT. OF
INT. - HISTORICAL
PRES. NOTES

DR-0.2

JOB NO.: TR043

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SITE DATA

A.P.N.:	0066-170-010
FLOOD ZONE:	NA
ZONING:	CC-DD
SITE AREA:	±190,8364 S.F. (±43.81 AC.)
CONSTRUCTION TYPE:	V-N
FIRE SPRINKLERS:	NO
OCCUPANCY GROUP:	B



TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
www.tw-architects.com

GENERAL NOTES

- A. ALL SITE ACCESSIBILITY REQUIREMENTS SHALL COMPLY WITH CURRENT CODE.
- B. THE CONTRACTOR IS RESPONSIBLE FOR HIRING A SURVEYOR TO STAKE PROPERTY LINES AND BUILDING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS.
- C. SITE INCLUDES ADEQUATE PARKING TO MEET CUSTOMER NEEDS (SUBJECT TO JURISDICTIONAL REQUIREMENTS).

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LEGEND

----- PROPERTY LINE

DATE: 01-19-2024

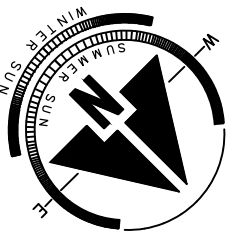
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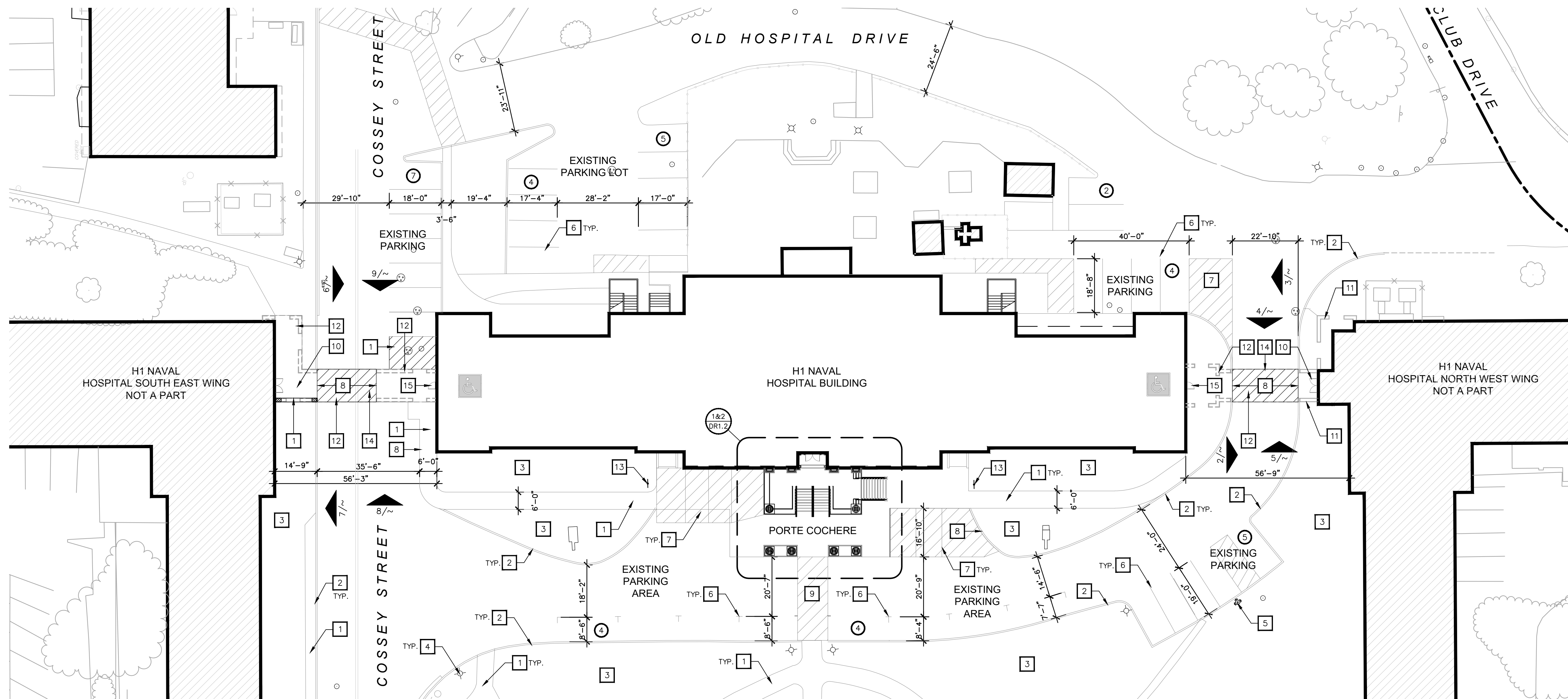
OVERALL
SITE PLAN

DR-1.1

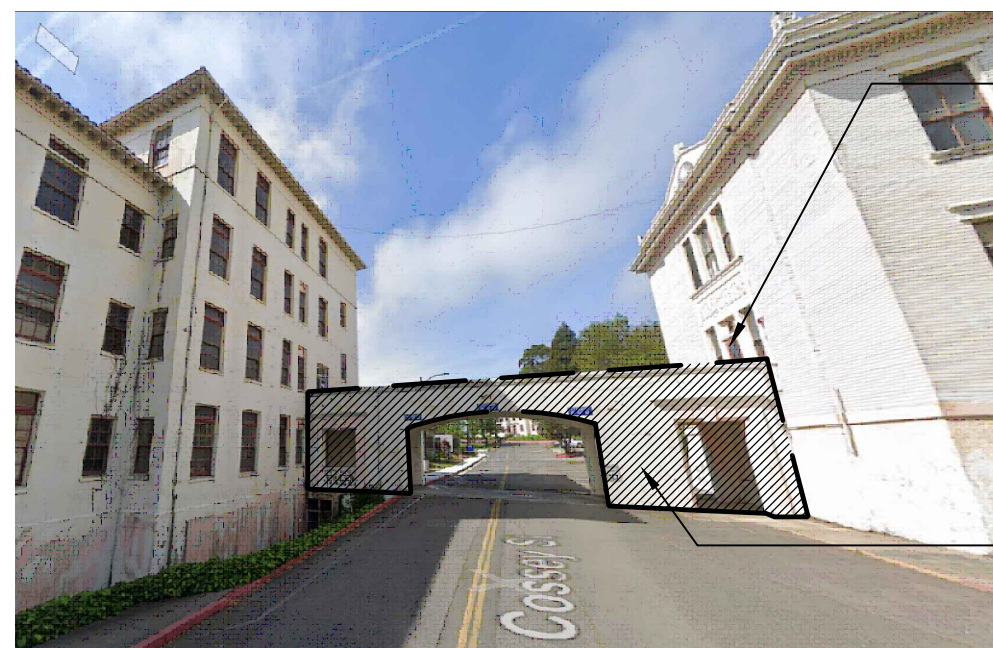
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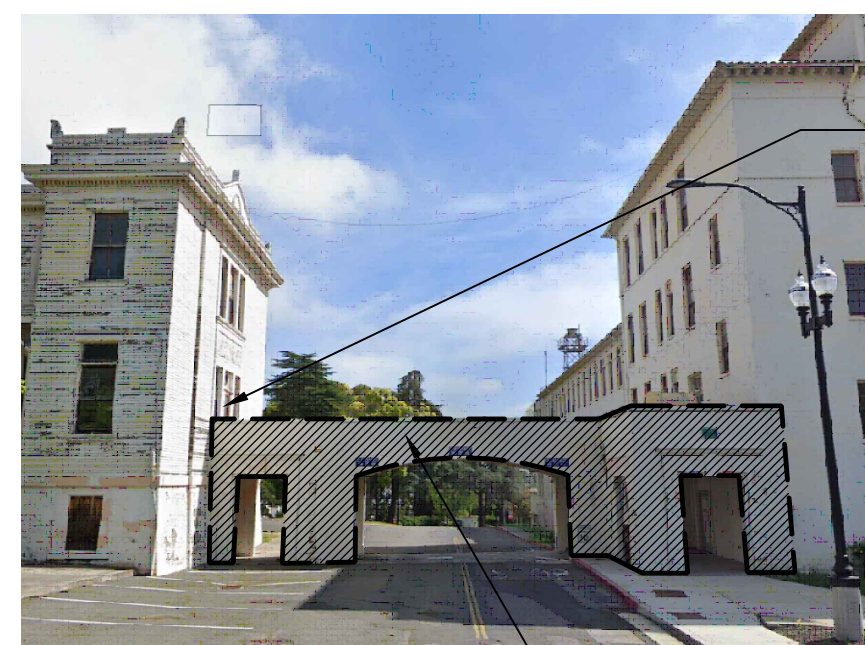
OVERALL SITE PLAN
SCALE: 1" = 80'-0"



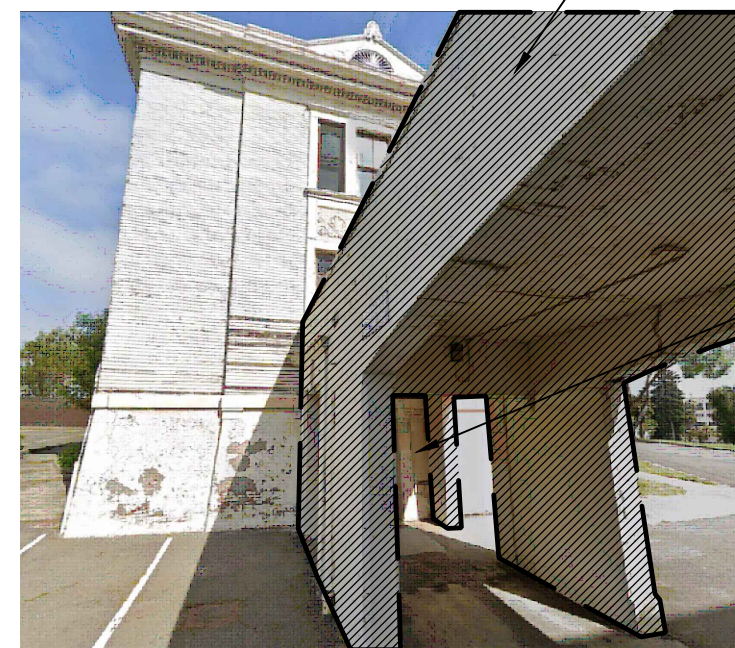
1 SITE PLAN
SCALE: 1" = 20'-0"



8 SOUTH EAST WING BRIDGE
NORTH EAST VIEW



9 SOUTH EAST WING BRIDGE
SOUTH WEST VIEW



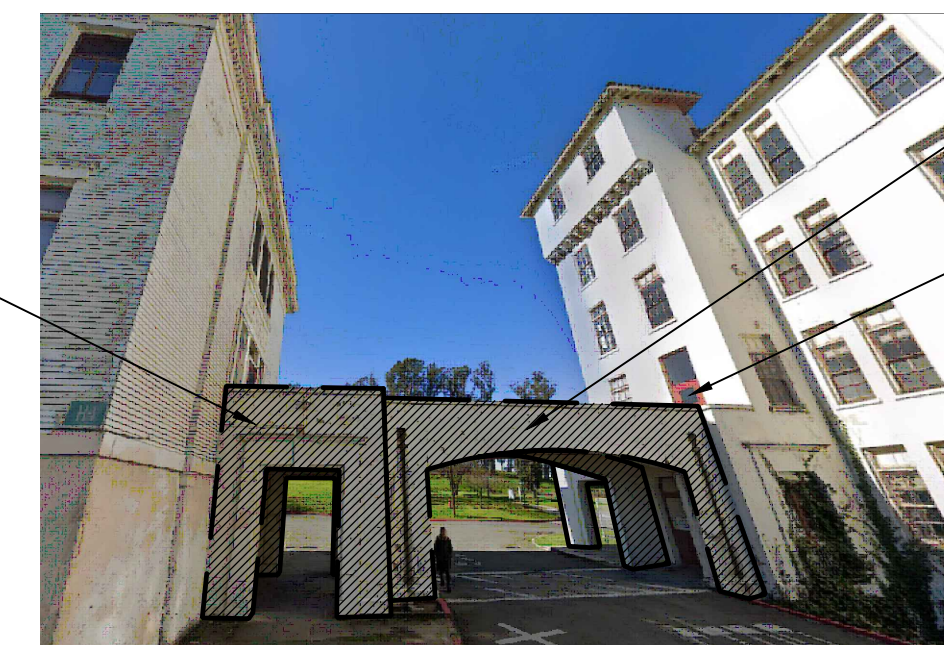
6 H1 MAIN BLDG SOUTH END
SOUTH WEST VIEW



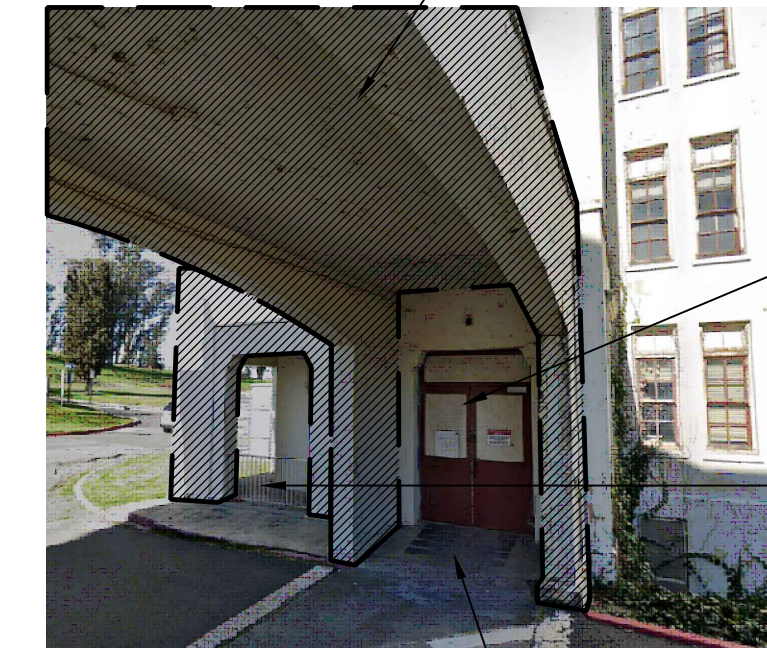
7 H1 SOUTH EAST WING
NORTH EAST VIEW



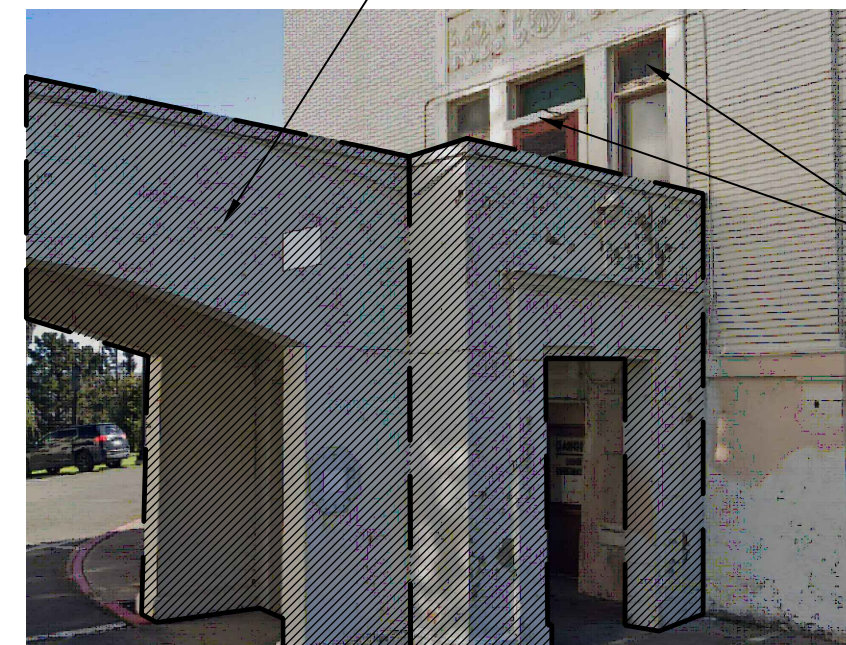
4 SOUTH WEST WING BRIDGE
SOUTH WEST VIEW



5 NORTH EAST WING BRIDGE
NORTH EAST VIEW



2 H1 NORTH WEST WING
NORTH WEST VIEW



3 H1 MAIN BLDG NORTH WEST
SOUTH EAST VIEW

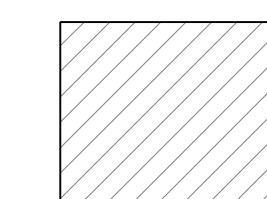
SHEET NOTES

- 1 EXISTING CONCRETE WALKWAY TO REMAIN.
- 2 EXISTING 6" CURB TO REMAIN.
- 3 EXISTING LANDSCAPE TO REMAIN.
- 4 EXISTING SITE POLE LIGHT TO REMAIN.
- 5 EXISTING FIRE HYDRANT TO REMAIN.
- 6 EXISTING PARKING STRIPPING TO REMAIN.
- 7 EXISTING "NO PARKING" DIAGONAL STRIPPING TO REMAIN.
- 8 EXISTING ZERO TRANSITION CURB TO REMAIN.
- 9 EXISTING ACCESSIBLE PATH STRIPPING TO REMAIN.
- 10 EXISTING GROUND LEVEL ELEVATED WALKWAY STRUCTURE TO REMAIN.
- 11 PORTION OF EXISTING LOWER BRIDGE EXTERIOR WALLS TO REMAIN.
- 12 EXISTING WALKWAY BRIDGE STRUCTURE TO BE REMOVED. REPAIR ALL EXTERIOR WALL AREAS EFFECTED BY DEMOLITION TO MATCH ADJACENT WALL FINISH AND ORIGINAL CONDITION.
- 13 NEW ACCESSIBLE DIRECTIONAL SIGN.
- 14 NEW ACCESSIBLE PATH OF TRAVEL STRIPPING.
- 15 NEW ACCESSIBLE ENTRANCE

GENERAL NOTES

- A. ALL EXISTING ENTRANCES AND EXTERIOR GROUND FLOOR EXIT DOORS TO THE BUILDING AND ITS FACILITIES ARE ACCESSIBLE AND FUNCTIONAL TO PERSONS WITH DISABILITIES PER CBC 2022.
- B. ALL EXISTING WALKWAYS AND SIDEWALKS ALONG THE ACCESSIBLE ROUTES OF TRAVEL (1) ARE CONTINUOUSLY ACCESSIBLE, (2) HAVE MAXIMUM 1/2" CHANGE IN ELEVATION, (3) ARE A MINIMUM 48" IN WIDTH, AND (4) WHERE CHANGE IN ELEVATION AT A SLOPE EXCEEDING 5% HAVE RAMPS INSTALLED COMPLYING WITH ADA, MAXIMUM CROSS SLOPE NOT EXCEEDING 2%.
- C. THE FOLLOWING ITEMS ARE EXISTING AND ARE NOT A PART OF THIS PERMIT:
 4. EXISTING ACCESSIBLE PATH FROM PUBLIC SIDEWALK AND FROM BUS STOPS TO BUILDING.
 5. EXISTING SIGNAGE AT EACH DRIVEWAY ENTRANCE TO THE SITE INDICATING ACCESSIBILITY.
 6. EXISTING ACCESSIBLE PARKING.
- C. SEE SHEET A0.3 FOR ACCESSIBILITY NOTES.
- D. SEE SHEET A1.2 FOR EXISTING ACCESSIBLE PARKING DETAILS.

LEGEND

-  ADJACENT BUILDINGS - NOT IN SCOPE
-  ACCESSIBLE ENTRANCE

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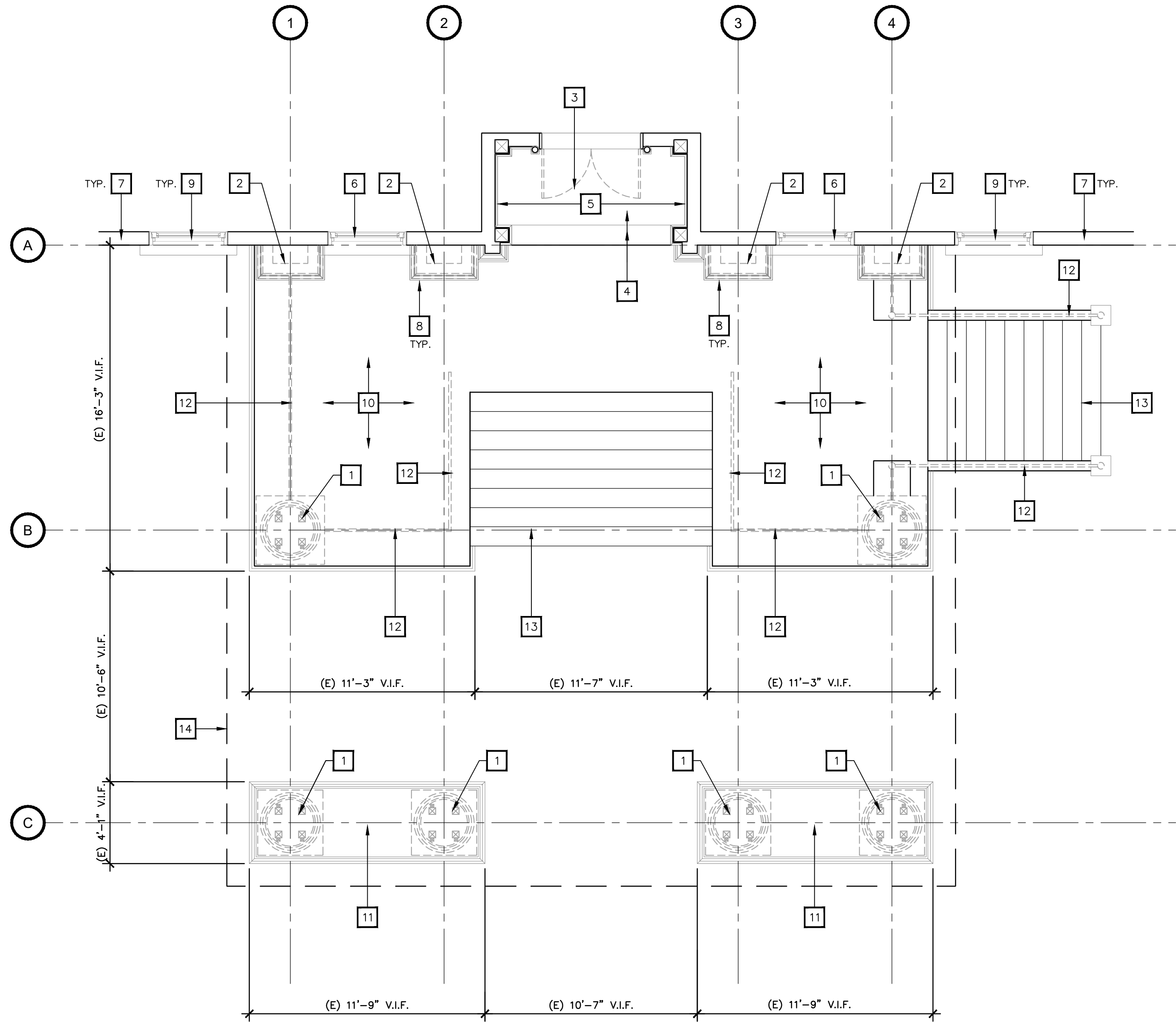
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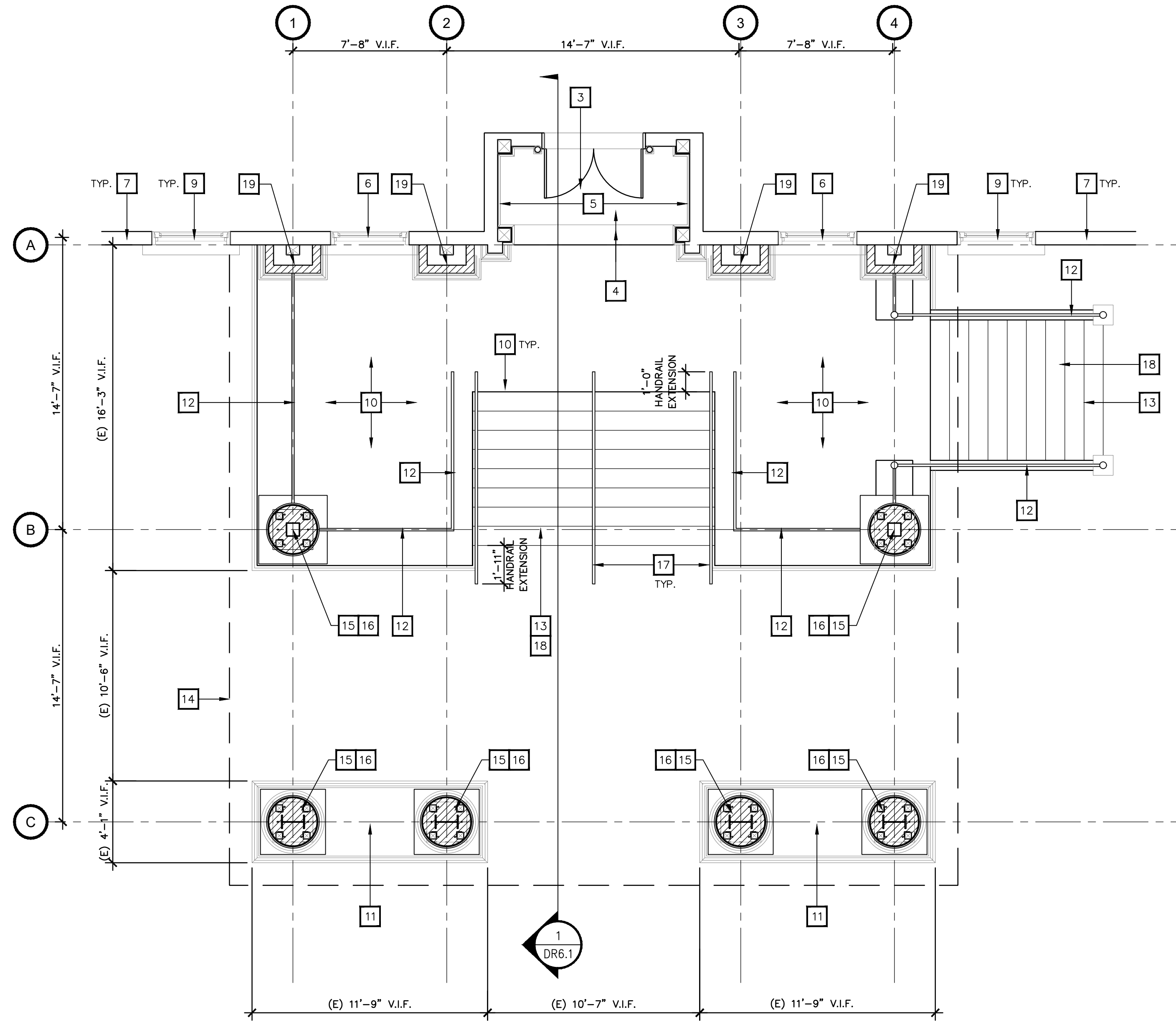
SITE PLAN

DR-1.2

JOB NO.: TR043



1 PORTE COCHERE - FLOOR PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"



2 PORTE COCHERE - FLOOR PLAN NEW
SCALE: 1/4" = 1'-0"

- 1 EXISTING PORTE COCHERE COLUMN CAPITALS, BASES, AND METAL COLUMN COVERS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. EXISTING LATH AND PLASTER WILL BE REMOVED AND REPLACED TO MATCH THE ORIGINAL TEXTURE. DRY ROTTED WOOD STRUCTURAL MEMBERS WILL BE REPLACED WITH NEW STRUCTURAL STEEL. SEE STRUCTURAL DRAWINGS. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED, AND COLUMNS WILL BE RECONSTRUCTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTOS 4, 6, & 8/-.
- 2 MAIN BUILDING FACADE COLUMN CAPITALS AND BASES WILL BE REMOVED, MARKED, AND STORED FOR REUSE. EXISTING LATH AND PLASTER WILL BE REMOVED AND REPLACED TO MATCH THE ORIGINAL TEXTURE. DRY ROTTED WOOD STRUCTURAL COLUMNS WILL BE REPLACED WITH NEW EXISTING POSTS. SEE STRUCTURAL DRAWINGS. ALL ADJACENT WALL AREAS AND WINDOWS AFFECTED BY REHABILITATION WORK WILL BE REPAIRED, CLEANED, AND REINSTALLED, AND COLUMNS WILL BE RECONSTRUCTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTOS 10 & 12/-.
- 3 EXISTING DAMAGED EXTERIOR DOOR AND SIDELITES TO BE REPAIRED AND REFINISHED FOR REUSE. ALL EXISTING HARDWARE TO BE REPLACE WITH ACCESSIBLE HARDWARE. SEE DETAIL PHOTO 7/-.
- 4 EXISTING MOSAIC TILE FLOOR TO BE CLEANED AND SEALED TO MATCH ORIGINAL CONDITION. RUBBER STAIR TREAD COVER TO REMAIN, CLEAN AS REQUIRED. SEE DETAIL PHOTO 11/-.
- 5 EXISTING EXTERIOR WOOD PANELING TO BE CLEANED AND RESTORED TO MATCH ORIGINAL CONDITION. PAINT TO MATCH EXISTING, TYP. SEE DETAIL PHOTO 11/-.
- 6 EXISTING EXTERIOR WINDOWS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. REPAIR, REFURBISH, WATERPROOF, AND RESTORE TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 10/-.
- 7 EXISTING EXTERIOR WALLS TO REMAIN.
- 8 EXISTING GRANITE COLUMN BASES TO REMAIN, PROTECT DURING NEW CONSTRUCTION AS REQUIRED, TYP. SEE DETAIL PHOTOS 6 & 12/-.
- 9 EXISTING EXTERIOR WINDOWS TO BE REPAIRED, REFURBISHED, AND FINISHED AS REQUIRED TO REPLICATE ORIGINAL CONDITION AND OPERATION.
- 10 EXISTING CONCRETE STAIR LANDING WILL BE CLEANED AND SEALED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTOS 3 & 5/-.
- 11 EXISTING GRANITE AND PLASTER BASE STRUCTURE TO BE CLEANED AND RESTORED TO MATCH ORIGINAL CONDITION. PAINT TO MATCH EXISTING, TYP. SEE DETAIL PHOTO 12/-.
- 12 EXISTING 39" HIGH NON-COMPLIANT DECORATIVE IRON GUARDRAIL WILL BE REMOVED, MARKED, AND STORED FOR REUSE. ANY MISSING POST CAPS NEED TO BE REPLICATED AND INSTALLED TO MATCH THE ORIGINAL DESIGN. SALVAGED AND REUSED RAILINGS WILL BE REPAIRED, CLEANED, AND REINSTALLED WITH NEW BLOOMING AND SUPPORTS. SEE DETAIL PHOTOS 3, 5 & 9/-.
- 13 EXISTING CONCRETE STAIR WILL BE CLEANED AND SEALED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTOS 3, 5 & 9/-.
- 14 OUTLINE OF ROOF STRUCTURE ABOVE.
- 15 RECONSTRUCTED PORTE COCHERE EXTERIOR COLUMNS TO MATCH ORIGINAL CONDITION AND HISTORICAL ERA. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- 16 NEW STRUCTURAL STEEL MEMBERS AND WOOD FRAMING, SEE STRUCTURAL DRAWINGS.
- 17 NEW STAIR BALUSTRADE REPLICATED TO MATCH EXISTING HISTORIC ERA STYLE AND DESIGN. PROVIDE 1 1/2" DIA. METAL HANDRAIL @ 36" A.F.S. MOUNTED TO STAIR BALUSTRADE AS REQUIRED.
- 18 NEW ALUMINUM METAL STAIR NOSING CONTRASTING STRIP AT EACH EXTERIOR STAIR TREAD AS REQUIRED.
- 19 RECONSTRUCTED COLUMNS AT MAIN FACADE TO MATCH ORIGINAL CONDITION, SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.

SHEET NOTES

GENERAL NOTES

- ALL NON-SALVAGEABLE ITEMS SHALL BE REPLICATED TO MATCH ORIGINAL CONDITION.
- EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF PANELS, AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED AS REQUIRED TO PROHIBIT AIR LEAKAGE.
- ALL EXISTING EXTERIOR WALLS ARE TO BE CLEANED, REPAIRED AND REFINISHED WITH TO MATCH ORIGINAL CONDITION. ALL WALLS TO RECEIVE MIN. OF ONE COAT PRIMER AND TWO FINISH COATS. ADDITIONAL COATS OF PRIMER MAY BE REQUIRED TO CONCEAL GRAFFITI.
- PROVIDE "NO SMOKING WITHIN 25 FEET OF ALL BUILDING ENTRANCES" SIGN AT ALL BUILDING ENTRANCES.
- PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.
- EXTERIOR GROUND LEVEL ACCESSIBLE DOORS AT BUILDINGS EAST AND WEST WINGS ALLOWS THESE ENTRANCES TO BECOME THE PRIMARY ACCESSIBLE PATH OF TRAVEL WHICH PROVIDES ACCESS TO THE MAIN CENTRAL BUILDING COMPLYING WITH CBC SECTION 11B-202.4.
- ACCESSIBLE ENTRANCES/EXITS SIGNS WILL BE PROVIDED AT ACCESSIBLE LOCATIONS SEE SITE PLAN ON SHEET DR1.1. THESE ALTERNATE DESIGNS PROPOSED PROVIDE EQUIVALENT FACILITATION.
- SIGNAGE SHALL COMPLY WITH CHAPTER 11B, SECTION 11B-703.5, REQUIREMENTS FOR VISUAL CHARACTERS AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VISUAL CHARACTERS, RAISED CHARACTER AND BRAILLE SIGNAGE SHALL COMPLY WITH CHAPTER 11B, SECTIONS 11B-703.1, 11B-703.2, 11B-703.3, 11B-703.4 AND 11B-703.5. SIGNS SHALL BE LOCATED ALONG ACCESSIBLE MEANS OF EGRESS, AND AT EACH DOOR TO AN EXTERIOR AREA FOR ASSISTED RESCUE IN ACCORDANCE WITH SECTION 1013.4. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL COMPLY WITH CHAPTER 11B, SECTION 11B-703.7.2.1.
- EXISTING EXTERIOR GUARDRAIL HEIGHTS ARE AT 39" A.F.F. AND DO NOT COMPLY WITH THE REQUIRED 42" HEIGHT PER 2022 CBC SECTION 1015.3. EXISTING INTERIOR AND EXTERIOR GUARDRAILS HEIGHTS TO REMAIN AT 32" A.F.F. AS ALLOWED PER 2022 CBC SECTION 8-504 OF THE HISTORIC BUILDING CODE.
- STAIR #1: HANDRAIL TO BE INSTALLED ON ONE SIDE OF STAIRWAY, OUTER HANDRAIL TO COMPLY WITH 2016 CBC SECTION 1014 HANDRAILS. INNER HANDRAIL WILL ALTER THE HISTORIC LOOK OF STAIRWAY GUARDRAIL LOW WALL. INNER NON-COMFORMING GUARDRAIL LOW WALL TO REMAIN AS ALLOWED PER CBC SECTIONS 8-502.3 AND 8-504 OF THE HISTORIC BUILDING CODE.

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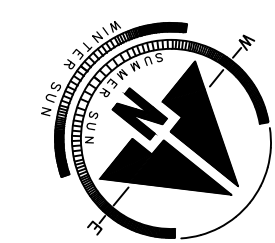
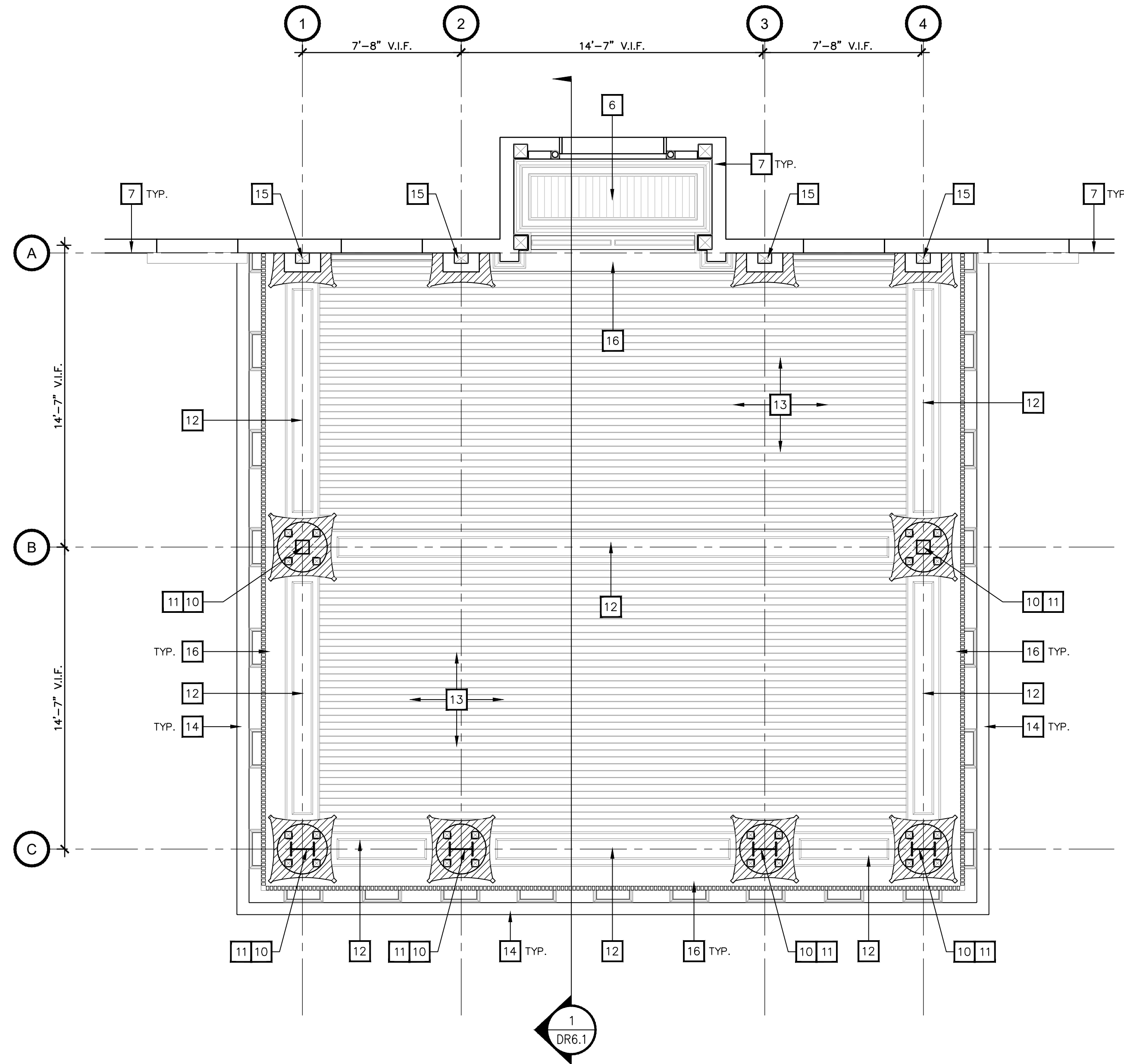
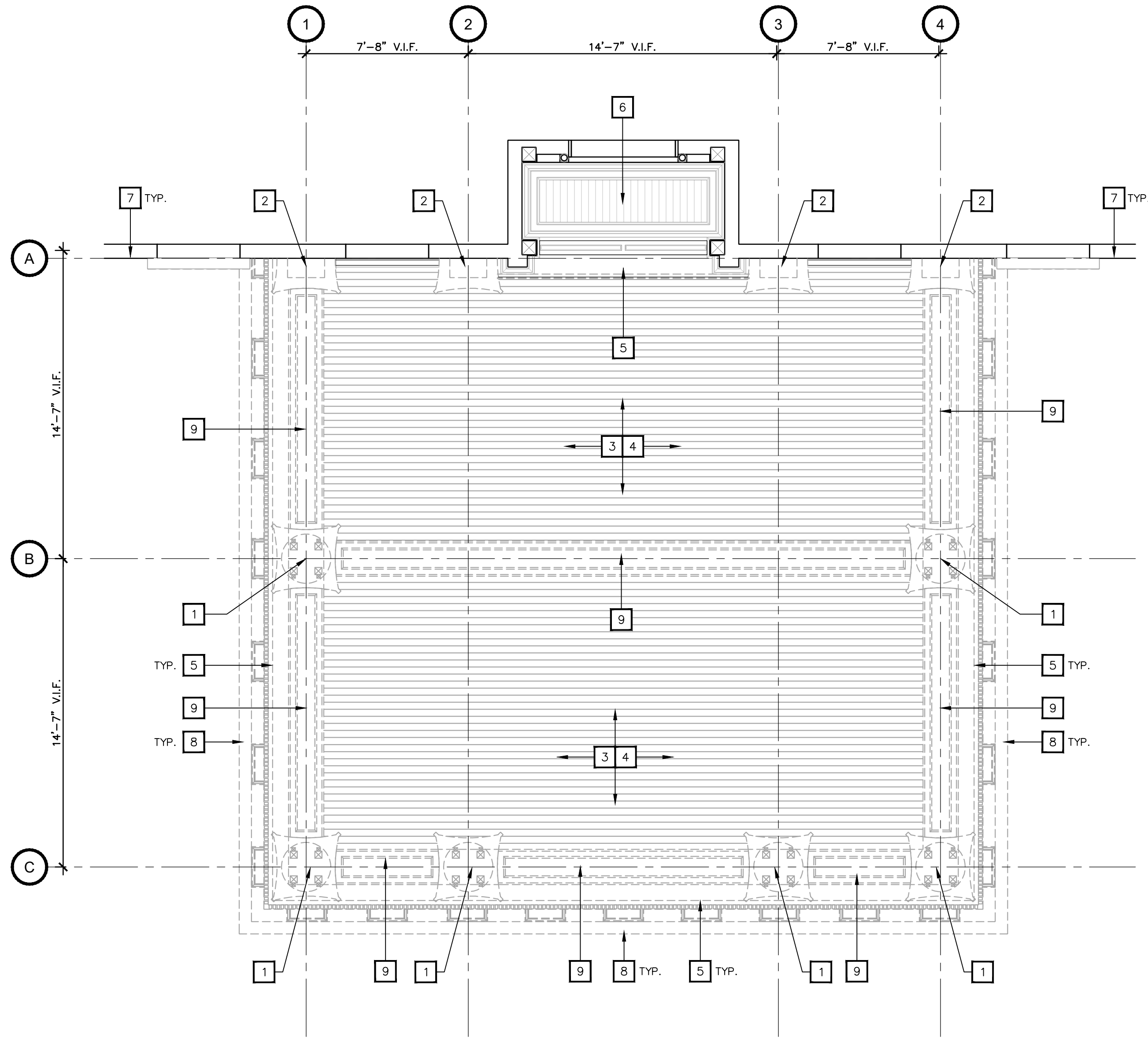
- EXISTING WALL TO REMAIN
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- NEW RECONSTRUCTED WALL STRUCTURE
- WALL SECTION TAG
- SHEET NOTE

TOURO UNIVERSITY
H1 BUILDING IMPROVEMENTS
PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL
90 COSSEY STREET
VALLEJO, CA

DATE: 01-19-2024

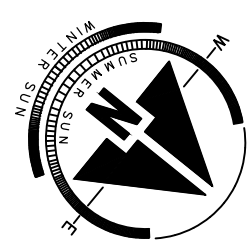
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1 PORTE COCHERE - REFLECTED CEILING PLAN - DEMOLITION

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



2 PORTE COCHERE - REFLECTED CEILING PLAN - NEW

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



DAMAGED ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



DAMAGED PORTE COCHERE DECORATIVE PLASTER COLUMNS AND CEILING STRUCTURE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



DAMAGE AND MISSING ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, COLUMN CAPITALS AND WOOD PANEL BEAM SURROUND, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



DAMAGED PORTE COCHERE DECORATIVE PLASTER COLUMNS AND WOOD PANEL BEAM SURROUND, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



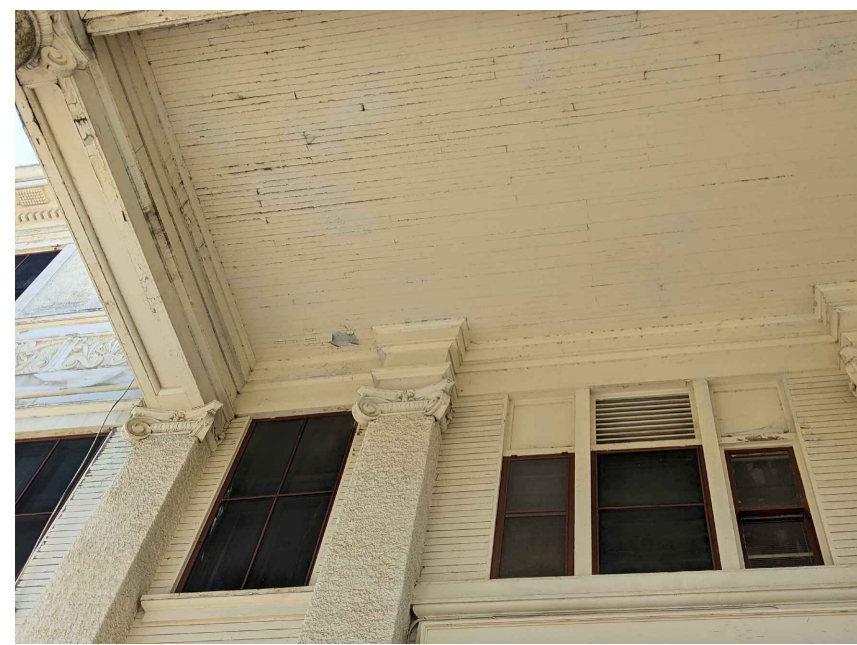
DAMAGE AND MISSING ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, COLUMN CAPITALS AND WOOD PANEL BEAM SURROUND, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

11 PORTE COCHERE PROFILE



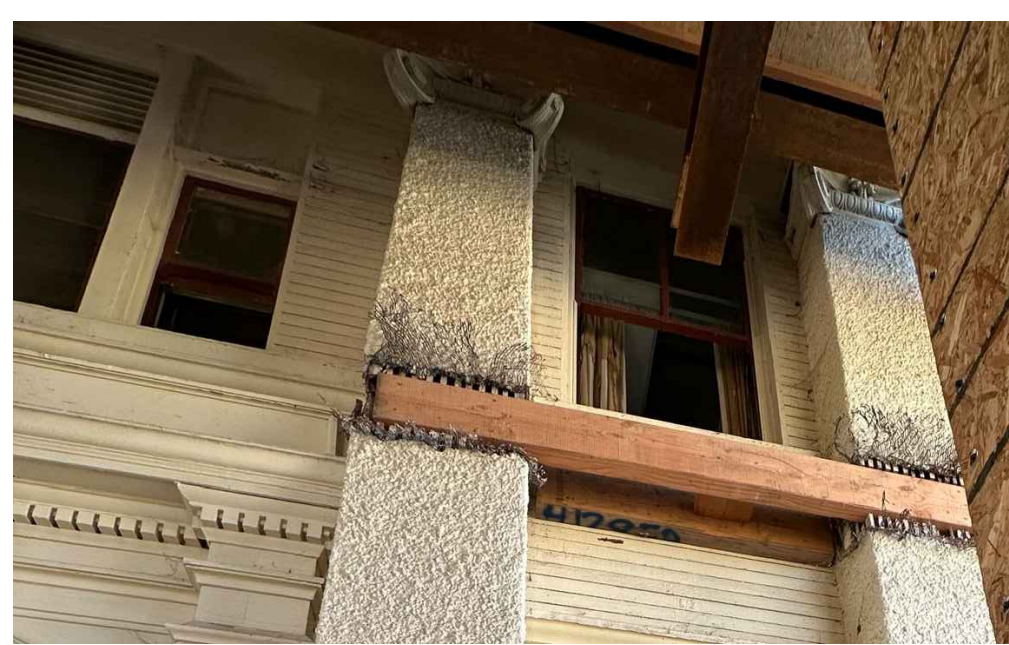
ORNAMENTAL MOLDING, TRIM, AND WOOD PANELING, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

9 PORTE COCHERE CEILING



EXTERIOR WINDOWS AT UNDERSIDE OF COCHERE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

7 ROOF EDGE @ COLUMN CAPITAL



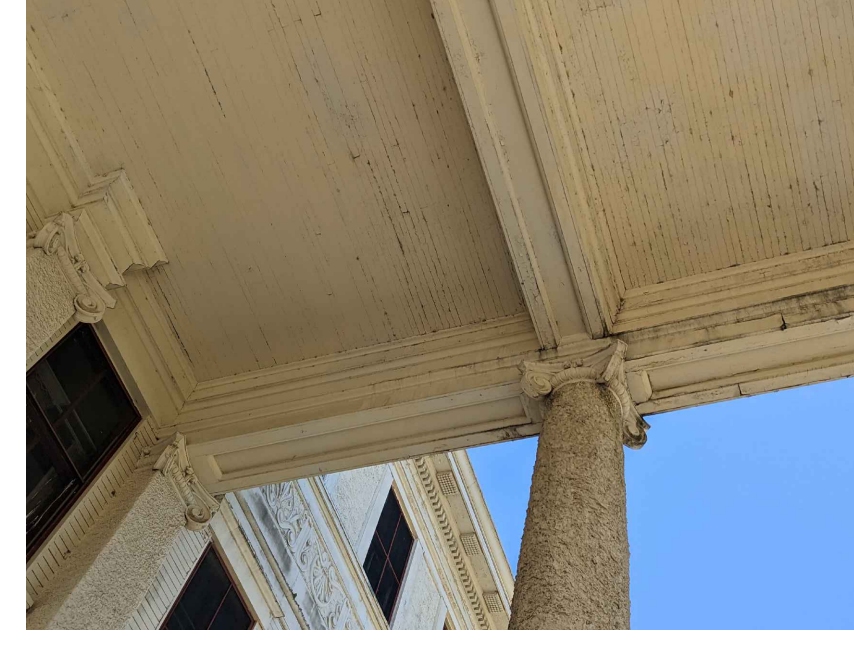
DAMAGED DECORATIVE PLASTER COLUMN, EXTERIOR WINDOWS, AND WOOD SIDING AT MAIN BUILDING FACADE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

5 COLUMN CAPITALS



ENTRY DOOR, TRANSOM, SIDE LITES, ORNAMENTAL COLUMN AND WOOD MOLDINGS, ORNAMENTAL CORNICE, DENTILS, FRIEZE, ARCHITRAVE, COLUMN CAPITALS SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

3 PORTE COCHERE ROOF EDGE



PORTE COCHERE CEILING STRUCTURE, SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

12 BUILDING ENTRY CEILING

10 PORTE COCHERE 2ND FLR. WINDOWS

8 PORTE COCHERE 2ND FLR. WINDOWS

6 PORTE COCHERE BUILDING ENTRY

4 WOOD TRIM & PANELING

SHEET NOTES

- EXISTING PORTE COCHERE COLUMN CAPITALS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. EXISTING LATH AND PLASTER WILL BE REMOVED AND REPLACED TO MATCH THE ORIGINAL TEXTURE. DRY ROTTED WOOD STRUCTURAL MEMBERS WILL BE REPLACED WITH NEW STRUCTURAL STEEL. SEE STRUCTURAL DRAWINGS. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. COLUMNS WILL BE RECONSTRUCTED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 3 & 7/~/.
- MAIN BUILDING FACADE COLUMN CAPITALS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. EXISTING LATH AND PLASTER WILL BE REMOVED AND REPLACED TO MATCH THE ORIGINAL TEXTURE. DRY ROTTED WOOD STRUCTURAL COLUMNS WILL BE REPLACED WITH NEW 6X8 POST. SEE STRUCTURAL DRAWINGS. ALL ADJACENT WALL AREAS AND WINDOWS AFFECTED BY REHABILITATION WORK WILL BE REPAIRED AS REQUIRED. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. AND COLUMNS RECONSTRUCTED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 8 & 10/~/.
- EXISTING PORTE COCHERE DRY ROT WOOD ROOF STRUCTURAL MEMBERS WILL BE REMOVED AND REPLACED, SEE STRUCTURAL DRAWINGS.
- EXISTING WOOD SIDING CEILING PANELS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. REPAIR, CLEAN, AND REINSTALL TO MATCH ORIGINAL CONDITION. PAINT TYP. SEE DETAIL PHOTO 9/~/.
- EXISTING ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, AND COLUMN CAPITALS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. DAMAGE, DRY ROT, AND MISSING ITEMS WILL BE RESTORED OR REPLICATED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 3 & 7/~/.
- EXISTING WOOD PANELING AND MOLDING AT ENTRY CEILING WILL BE CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 12/~/.
- EXISTING EXTERIOR WALLS TO REMAIN.
- EXISTING CONCEALED GUTTER AND ORNAMENTAL WOOD WORK WILL BE REMOVED, MARKED, AND STORED FOR REUSE. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. DAMAGE, DRY ROT, AND MISSING ITEMS WILL BE RESTORED OR REPLICATED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 3 & 7/~/.
- EXISTING WOOD PANELING AND MOLDING WILL BE REMOVED, MARKED, AND STORED FOR REUSE. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. DAMAGE, DRY ROT, AND MISSING ITEMS WILL BE RESTORED OR REPLICATED TO MATCH ORIGINAL CONDITION. SEE DETAILS PHOTO 3, 4, & 5/~/.
- RECONSTRUCTED PORTE COCHERE EXTERIOR COLUMNS TO MATCH ORIGINAL CONDITION. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- NEW STRUCTURAL STEEL MEMBERS AND WOOD FRAMING. SEE STRUCTURAL DRAWINGS.
- RECONSTRUCTED WOOD PANELS, TRIM, AND MOLDING SURROUND TO MATCH ORIGINAL CONDITION. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- RECONSTRUCTED WOOD PANEL CEILING TO MATCH ORIGINAL CONDITION, PAINT TYP.
- RECONSTRUCTED CONCEALED GUTTER AND ORNAMENTAL WOOD WORK TO MATCH ORIGINAL CONDITION, PAINT TYP.
- RECONSTRUCTED COLUMNS AT MAIN FACADE TO MATCH ORIGINAL CONDITION, SEE EXTERIOR ELEVATIONS.
- RECONSTRUCTED ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.

GENERAL NOTES

- ALL NON-SALVAGEABLE ITEMS SHALL BE REPLICATED TO MATCH ORIGINAL CONDITION.
- EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF PANELS; AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHER STRIPPED AS REQUIRED TO PROHIBIT AIR LEAKAGE.
- ALL EXISTING EXTERIOR WALLS ARE TO BE CLEANED, REPAIRED AND REFINISHED WITH TO MATCH ORIGINAL CONDITION. ALL WALLS TO RECEIVE MIN. OF ONE COAT PRIMER AND TWO FINISH COATS. ADDITIONAL COATS OF PRIMER MAY BE REQUIRED TO CONCEAL GRAFFITI.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- NEW RECONSTRUCTED WALL STRUCTURE
- WALL SECTION TAG
- SHEET NOTE

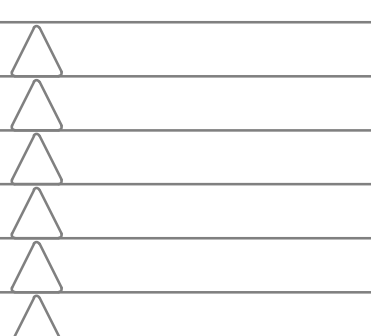


TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
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90 COSSEY STREET
VALLEJO, CA

DATE: 01-19-2024

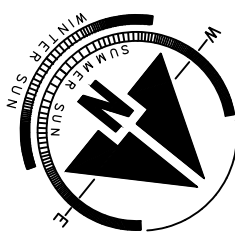
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PORTE COCHERE
RCP - DEMO AND
NEW

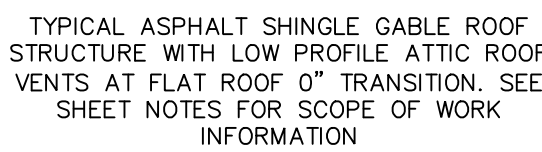
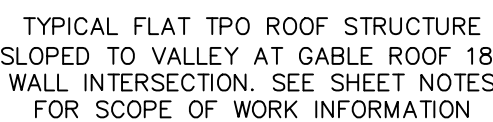
DR-3.1

JOB NO.: TR043



SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"



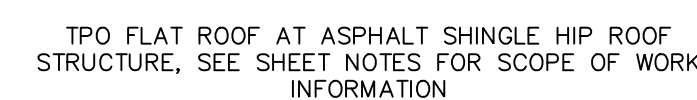
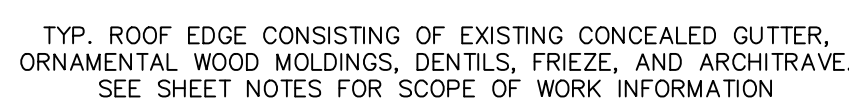
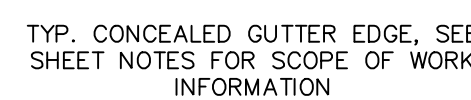
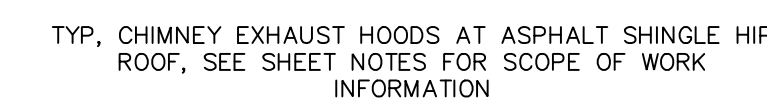
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10

(8)

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4

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1	EXISTING ROOF AT GROUND LEVEL TO REMAIN.
2	RECONSTRUCTED PORTE COCHERE ROOF STRUCTURE BELOW.
3	NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING OVER (1) LAYER OF WATER PROOFING OVER 1/2" PLYWOOD SUBSTRATE OVER EXISTING ROOF FRAMING.
4	RECONSTRUCTED CORNER GUTTER AND ORNAMENTAL WOOD CORNICE, DENTILS, AND BRACKET ARCHITECTURE TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 6/.
5	EXISTING ORNAMENTAL PARAPET END CAPS TO REMAIN, ALL DAMAGE ITEMS WILL BE REPLICATED AND INSTALLED TO MATCH ORIGINAL CONDITION. SEE EXAMPLE IN DETAIL PHOTO 5/-.
6	EXISTING ROOF EXHAUST TO REMAIN.
7	EXISTING HIGH PARAPET WALL STRUCTURE TO BE REPAIRED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 2/.
8	EXISTING DECORATIVE EXHAUST STRUCTURE WILL BE CLEANED, REPAIRED, AND PATCHED TO MATCH ORIGINAL CONDITION. PROVIDE NEW ROOF FLASHING AT BASE FOR WATER PROOF SEAL AS REQUIRED. SEE DETAIL PHOTO 9 & 10/-.
9	NEW TOP ROOF MEMBRANE OVER (1) LAYER OF WATER PROOFING OVER 1/2" PLYWOOD SUBSTRATE OVER EXISTING ROOF FRAMING, TYP. Ø ALL FLAT ROOF STRUCTURES. SEE DETAIL PHOTOS 1, 3, 7/.
10	EXISTING ROOF ACCESS TO REMAIN, PROVIDE FLASHING AS REQUIRED.
11	EXISTING PARAPET WALL BRACING TO REMAIN, PROVIDE FLASHING AS REQUIRED. SEE DETAIL PHOTO 2/-.
12	EXISTING LOW PARAPET ROOF EDGE TO BE REPAIRED TO MATCH ORIGINAL CONDITION.
13	EXISTING ROOF VALLEY TO BE CLEANED AND REPAIRED TO ORIGINAL CONDITION, PROVIDE FLASHING AS REQUIRED AT ROOF INTERSECTIONS. SEE DETAIL PHOTO 7/-.
14	EXISTING ASPHALT ROOF SHINGLE ROOF CRICKET TO BE REPAIRED AND REPLACED. SEE DETAIL PHOTO 3/.

1. ALL NON-SALVAGEABLE ITEMS SHALL BE REPLICATED AND REINSTALLED TO MATCH ORIGINAL CONDITION.
2. ALL EXISTING NON-FUNCTIONING RAIN LEADERS TO BE REPLACED.
3. ALL EXISTING ROOF DRAINS TO BE REPAIRED. ALL NON-FUNCTIONING ROOF DRAINS TO BE REMOVED AND REPLACED AS REQUIRED.
4. MEMBRANE ROOFING SYSTEM:
 - a. FIRESTONE BUILDING PRODUCTS COMPANY - ULTRA PLY TPO MEMBRANE, FULLY ADHERED SYSTEM
 - b. INSULATION TYPE: RESISTA, POLYSTYROCHAMURA INSULATION.
 - c. COVER BOARD: SEE STRUCTURAL DRAWINGS
 - d. ROOF RATING: CLASS A
5. TYPICAL PARAPET FLASHING:
 - a. AT TYPICAL PARAPETS, CONDITIONS EXTEND ROOFING MEMBRANE FLASHING SYSTEM, AT PARAPET LOCATIONS TERMINATE SINGLE PLY FLASHING SYSTEM @ METAL FLASHING ASSSEMBLY
 - b. VERTICAL FLASHING SYSTEM SHALL BE INSTALLED OVER 3/4" MIN. DENS DECK OR OTHER APPROVED SUBSTRATE
6. SHEET METAL FLASHING AND TRIM:
 - a. FABRICATE AND INSTALL SHEET METAL WORK IN ACCORDANCE WITH SHEET METAL AND AIR
 - b. CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA) "ARCHITECTURAL SHEET METAL"
 - c. MANUAL, EXCEPT WHERE SHOWN OR SPECIFIED OTHERWISE.
 - d. USE DRIVE LOCK SEAMS AT COPINGS.
 - e. USE REGLET AND COUNTER FLASHING ASSEMBLIES BY FRY REGLET CORPORATION; CONINGLOK FLASHING SYSTEMS, TYPES ST, STK & XM
7. ALL ROOF APPEARANCES (VENTS AND EQUIPMENT) SHALL BE PAINTED TO MATCH ORIGINAL CONDITION.
8. ROOF SLOPES: MATCH EXISTING

1 SHEET NOTE

DATE: 01-19-2024

REV. NO. REV. DATE

ROOF PLAN

DR-4.1

JOB NO.: TR043

TOURO UNIVERSITY
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VALLEJO, CA

The logo for TWA Architect features the letters 'TWA' in a large, bold, sans-serif font. The 'T' and 'A' are black, while the 'W' is a light gray. To the right of the letters is a thick black vertical bar. Inside this bar, the word 'ARCHITECT' is written in white, uppercase, sans-serif letters, oriented vertically.

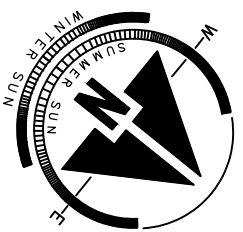
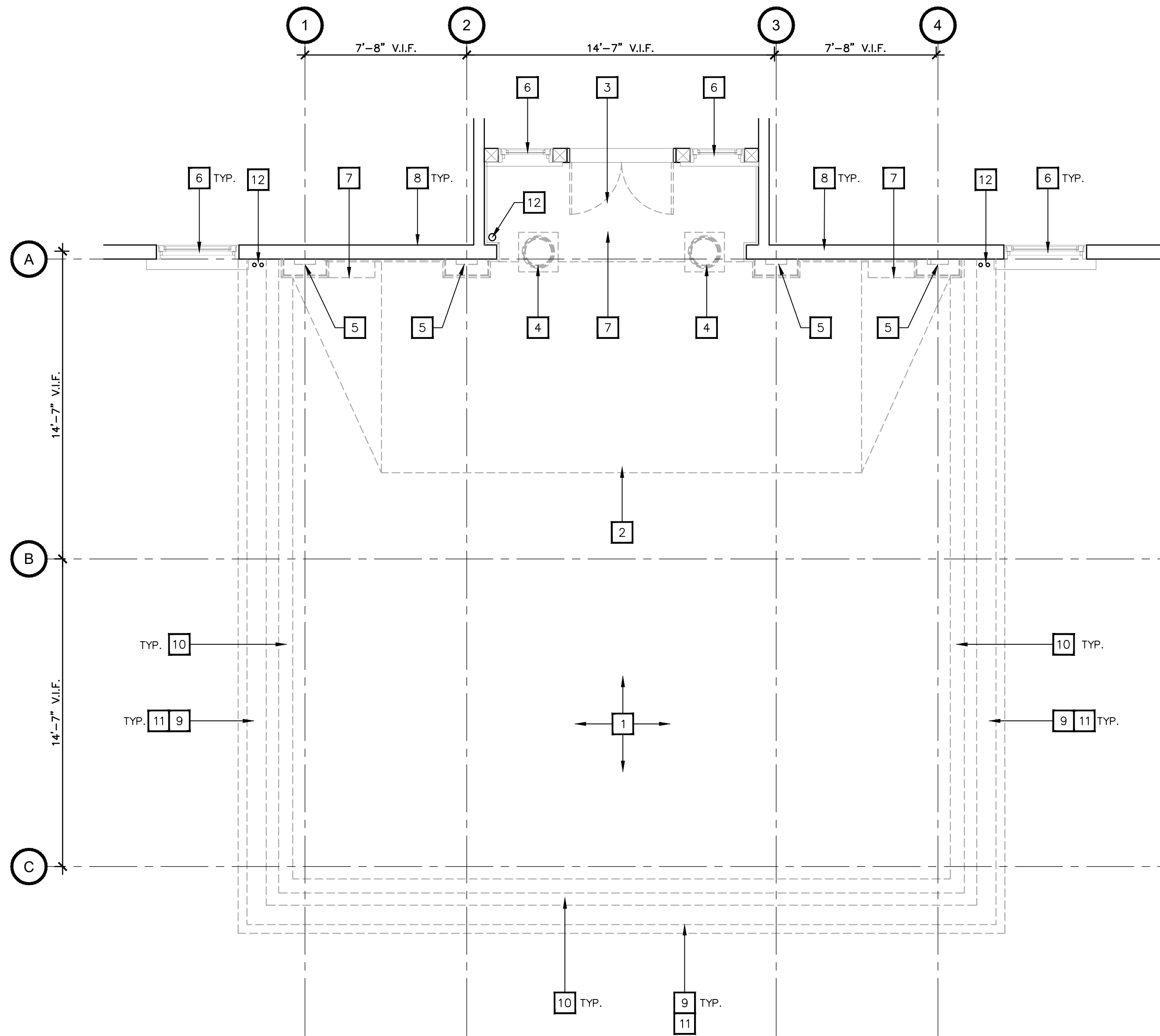
TWA ARCHITECT

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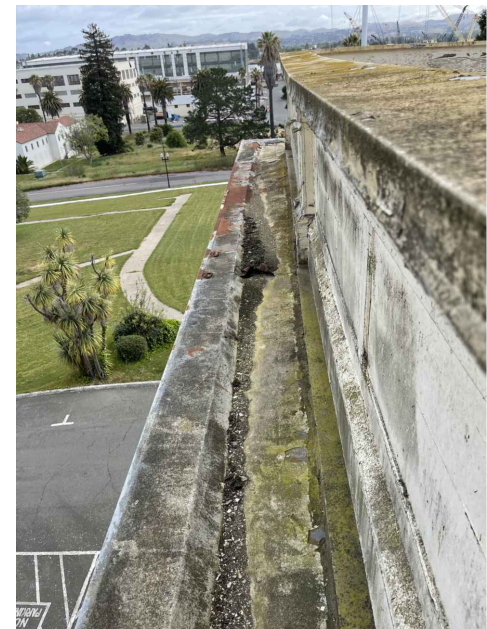
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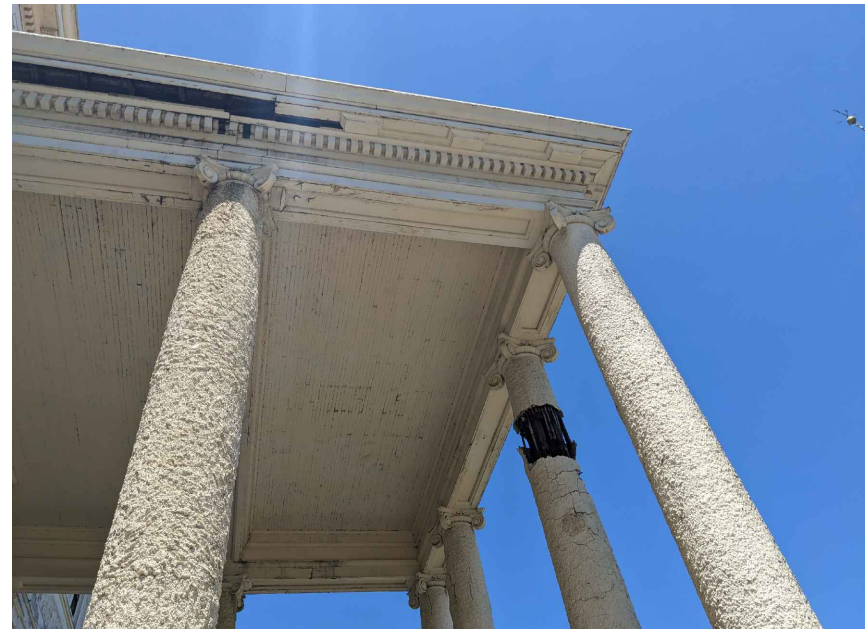
1 PORTE COCHERE - ROOF PLAN - DEMOLITION
SCALE: 1/4" = 1'-0"



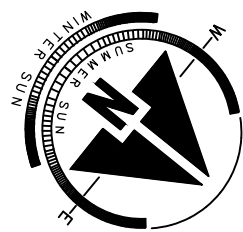
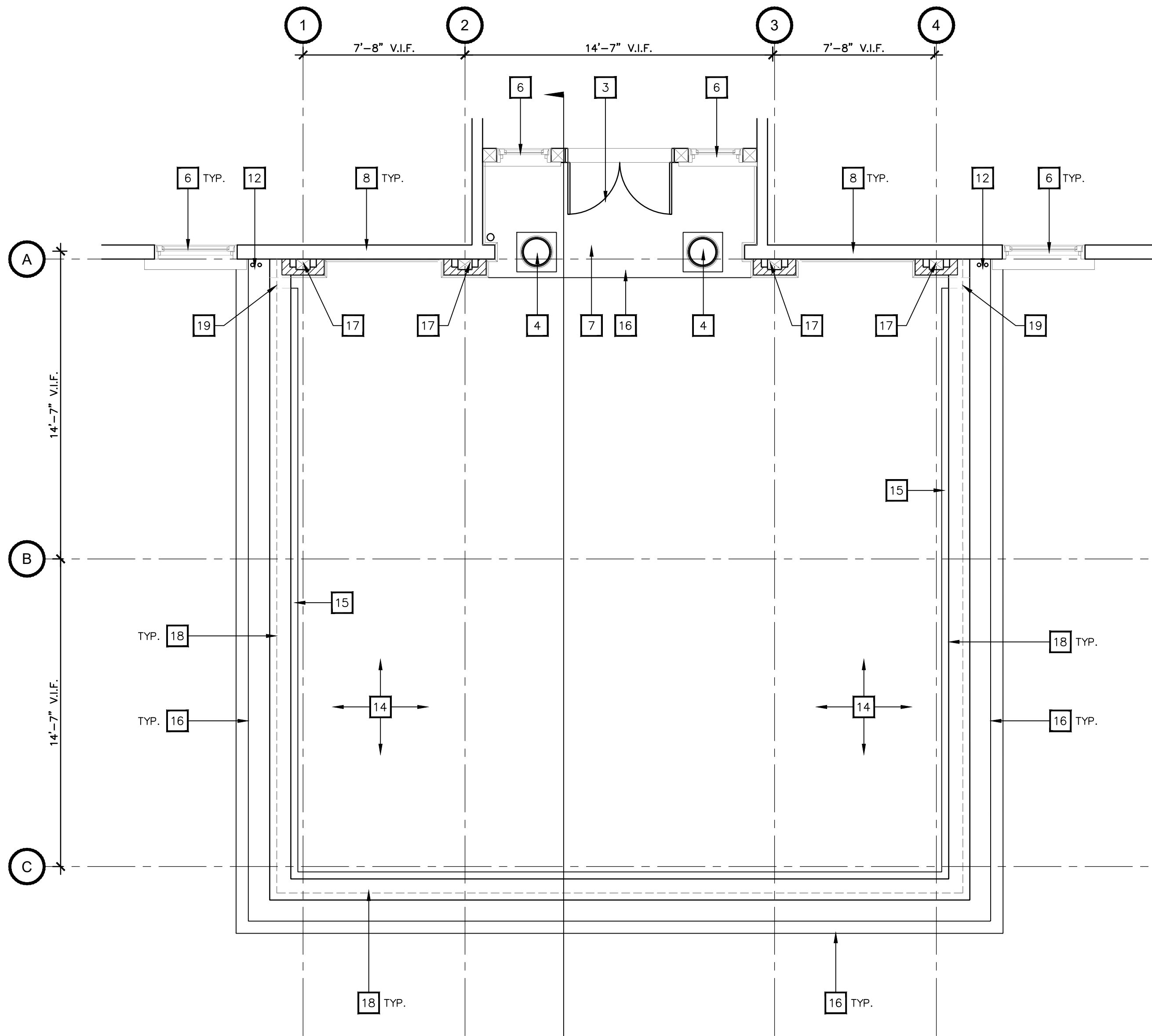
TYP. CONCEALED GUTTER AND PARAPET WALL STRUCTURE AT EXISTING PORTE COCHERE ROOF STRUCTURE. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



TYP. PARAPET WALL STRUCTURE WITH ORNAMENTAL WOOD MOLDING AT EXISTING PORTE COCHERE ROOF STRUCTURE. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, COLUMN CAPITALS, AND WOOD PANEL BEAM SURROUND. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



2 PORTE COCHERE - ROOF PLAN - NEW
SCALE: 1/4" = 1'-0"



ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, COLUMN CAPITALS, AND WOOD PANEL BEAM SURROUND. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION



ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, ARCHITRAVE, COLUMN CAPITALS, AND WOOD PANEL BEAM SURROUND. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

11 CONCEALED GUTTER



ORNAMENTAL MOLDING, TRIM, AND WOOD PANELING. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

9 PARAPET WALL



TYP. RAIN WATER LEADER, ROOF DRAIN, AND CONCEALED GUTTER AT EXTERIOR WALL TERMINATION. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

7 PORTE COCHERE ROOF EDGE



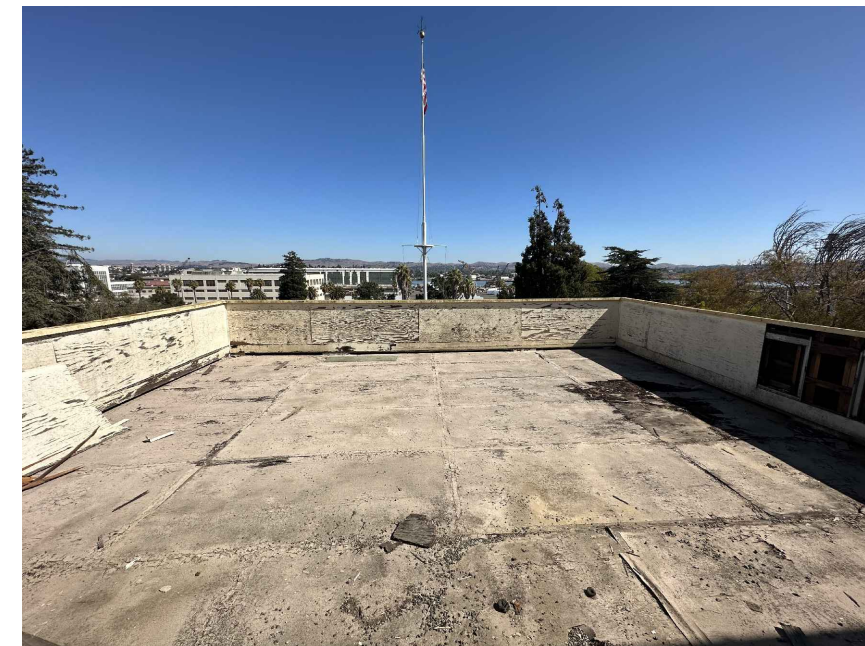
DAMAGED DECORATIVE PLASTER COLUMN, EXTERIOR WINDOWS, AND WOOD SIDING AT MAIN BUILDING FACADE. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

5 COLUMNS @ ROOF ENTRY



PORTE COCHERE ROOF STRUCTURE AND WOOD FRAMED PARAPET WALL STRUCTURE. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

3 PARAPET @ EXTERIOR COLUMN



PORTE COCHERE ROOF STRUCTURE AND WOOD FRAMED PARAPET WALL STRUCTURE. SEE SHEET NOTES FOR SCOPE OF WORK INFORMATION

12 2ND FLOOR ROOF ENTRY

10 CONCEALED GUTTER

8 PORTE COCHERE ROOF/PARAPET

6 PORTE COCHERE ROOF/PARAPET

4 PORTE COCHERE ROOF

SHEET NOTES

- EXISTING DRY ROT PLYWOOD AND PORTE COCHERE ROOF FRAMING TO BE REMOVED AND REPLACED FOR RECONSTRUCTION. SEE PHOTO DETAIL 4/~/.
- EXISTING CRICKET TO BE REMOVED AND REPLACED. SEE PHOTO DETAILS 6 & 8/~/.
- EXISTING DAMAGED EXTERIOR DOOR TO BE REPAIRED AND REFURBISHED FOR REUSE. ALL EXISTING HARDWARE TO BE REPLACED WITH ACCESSIBLE HARDWARE. SEE PHOTO DETAIL 12/~/.
- EXISTING ORNAMENTAL WOOD COLUMNS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. REPAIR, CLEAN, AND REINSTALLED TO MATCH ORIGINAL CONDITION. PAINT TYP. SEE PHOTO DETAIL 5/~/.
- EXISTING ORNAMENTAL RECESSED PANELED WOOD-FRAMED COLUMNS AT EXTERIOR WALL WILL BE REMOVED, MARKED, AND STORED FOR REUSE. REPAIR, CLEAN, AND REINSTALL TO MATCH ORIGINAL CONDITION. PAINT TYP. SEE PHOTO DETAILS 3 & 5/~/.
- EXISTING EXTERIOR WINDOWS TO BE REPAIRED, REFURBISHED, AND FINISHED AS REQUIRED TO REPLICATE ORIGINAL CONDITION AND OPERATION.
- EXISTING TILED FLOOR TO BE REMOVED AND REPLACED TO MATCH ORIGINAL CONDITION. SEE PHOTO DETAIL 12/~/.
- EXISTING EXTERIOR WALLS TO REMAIN.
- EXISTING CONCEALED GUTTER AND ORNAMENTAL WOOD WORK WILL BE REMOVED, MARKED, AND STORED FOR REUSE. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. DAMAGE, DRY ROT, AND MISSING ITEMS WILL BE RESTORED OR REPLICATED TO MATCH ORIGINAL CONDITION. SEE PHOTO DETAIL 11/~/.
- EXISTING PARAPET WALL STRUCTURE TO BE RECONSTRUCTED. WOOD MOLDINGS AND WALL PANELS WILL BE REMOVED, MARKED, AND STORED FOR REUSE. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. DAMAGE, DRY ROT, AND MISSING ITEMS WILL BE RESTORED OR REPLICATED TO MATCH ORIGINAL CONDITION. SEE PHOTO DETAILS 4 & 9/~/.
- EXISTING ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE WILL BE REMOVED, MARKED, AND STORED FOR REUSE. SALVAGED ITEMS WILL BE REPAIRED, CLEANED, AND REINSTALLED. DAMAGE, DRY ROT, AND MISSING ITEMS WILL BE RESTORED OR REPLICATED TO MATCH ORIGINAL CONDITION. SEE PHOTO DETAIL 7/~/.
- ALL EXISTING NON-FUNCTIONING RAIN LEADERS TO BE REMOVED AND REPLACED AS REQUIRED. SEE PHOTO DETAILS 2 & 10/~/.
- EXISTING ROOF CURB TO BE REPAIRED AS REQUIRED DUE TO NEW PORTE COCHERE RECONSTRUCTION. RE-ROOF AND FLASH BASE AREA AS REQUIRED AT PORTE COCHERE WALL CONNECTION. SEE PHOTO DETAILS 6 & 8/~/.
- NEW TPO ROOF MEMBRANE OVER SINGLE LAYER WATERPROOFING OVER TAPERED RIGID INSULATION OVER PLYWOOD OVER NEW ROOF TRUSS FRAMING. SEE STRUCTURAL DRAWINGS.
- NEW 4" CANT STRIP, TYP.
- RECONSTRUCTED ORNAMENTAL CONCEALED GUTTER, WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- RECONSTRUCTED RECESSED PANELED WOOD COLUMNS TO MATCH ORIGINAL CONDITION. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- RECONSTRUCTED PARAPET WALL STRUCTURE TO MATCH ORIGINAL CONDITION. SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- PROVIDE SOUPPER OPENING AT BASE OF PARAPET WALL FOR PROPER ROOF DRAINAGE, FLASH WITH ROOF MEMBRANE AS REQUIRED.

GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET DR4.1.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING TO BE REMOVED
- NEW RECONSTRUCTED WALL STRUCTURE
- WALL SECTION TAG
- SHEET NOTE



TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
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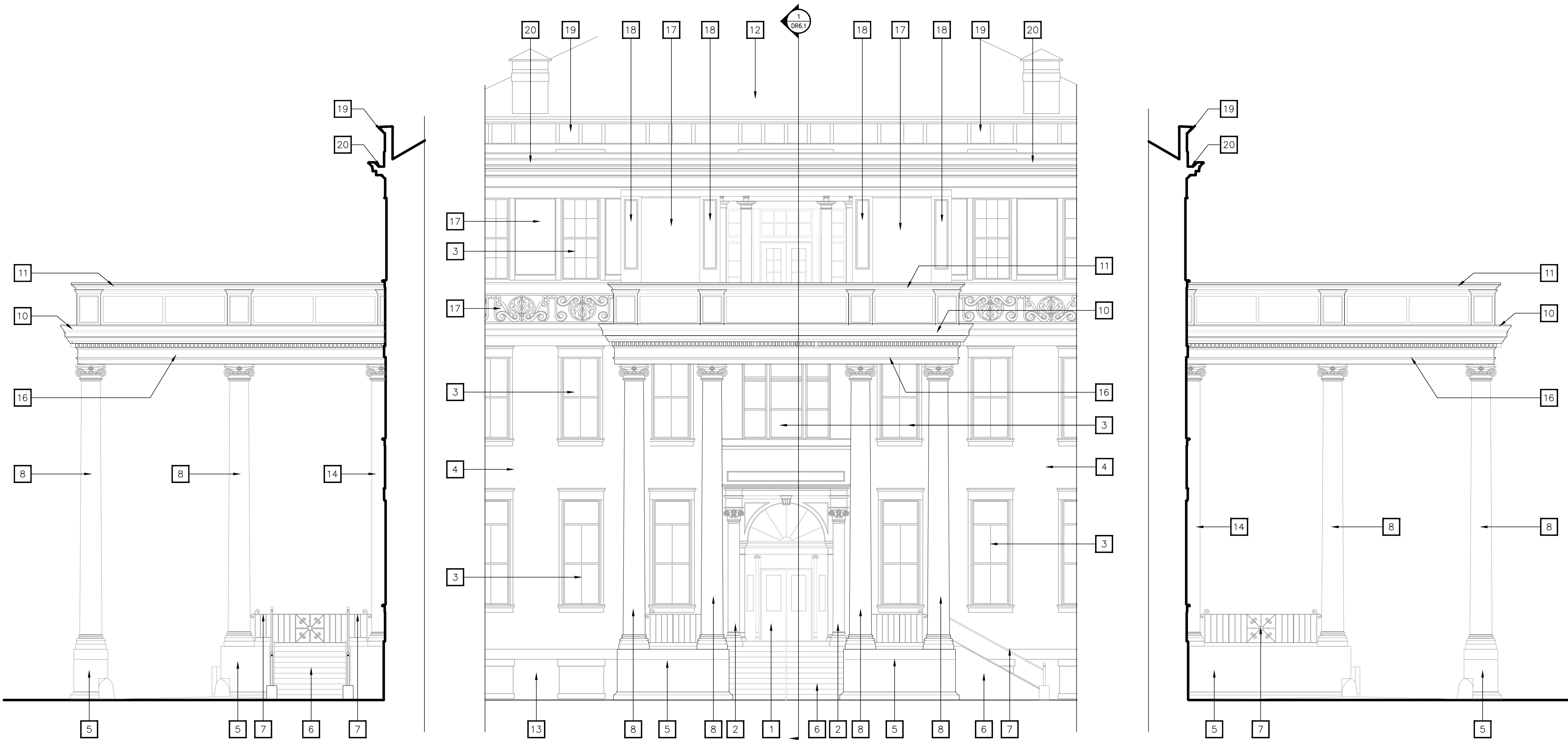
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PORTE COCHERE
ROOF - DEMO
AND NEW

DR-4.2

JOB NO.: TR043

CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



3 FLAT ROOF @ GABLE END WALL
SCALE: 3/16" = 1'-0"

2 PORTE COCHERE NORTHEAST ELEVATION
SCALE: 3/16" = 1'-0"

1 FLAT ROOF @ GABLE END WALL
SCALE: 3/16" = 1'-0"



PORTE COCHERE WILL BE RECONSTRUCTED TO MATCH ORIGINAL CONDITION



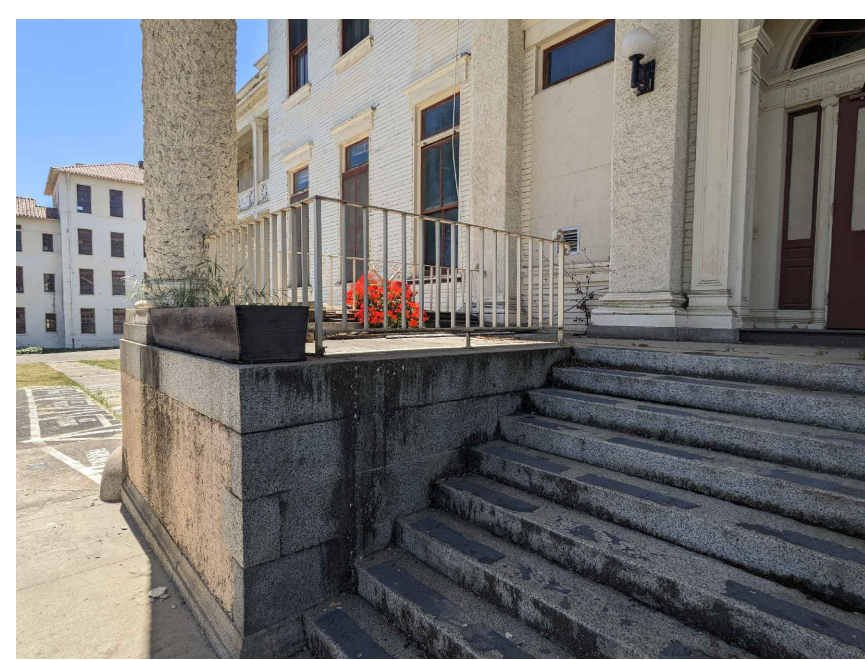
GRANITE AND PLASTER BASE WILL BE CLEANED AND RESTORED TO MATCH ORIGINAL CONDITION



PORTION OF FRONT BUILDING AREA WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



PORTION OF FRONT BUILDING AREA WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



PORTE COCHERE CONCRETE STAIR, GRANITE AND PLASTER BASE, AND RAILINGS WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.

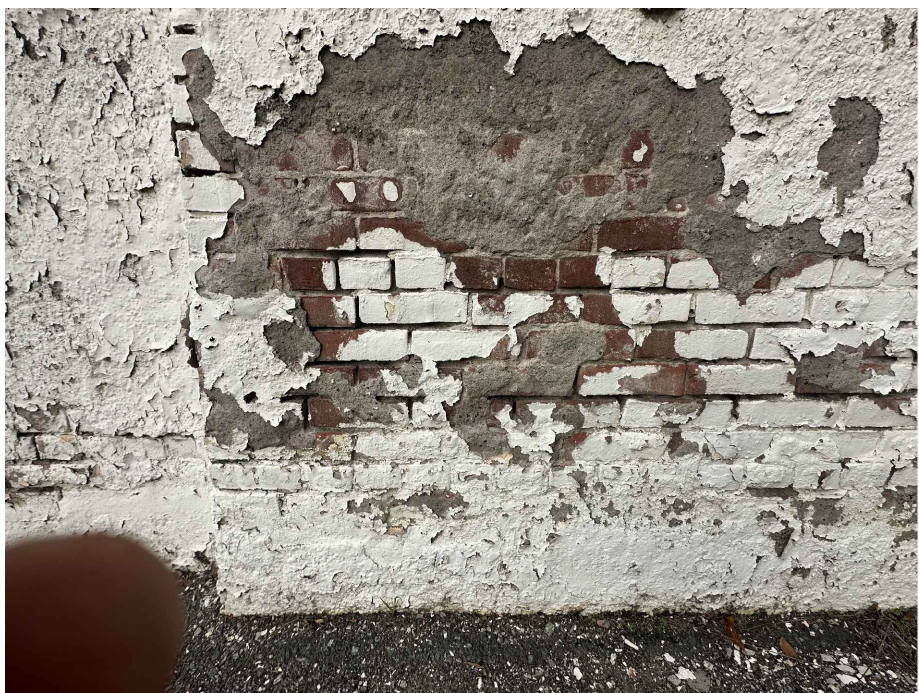
12 PORTE COCHERE FRONT

10 PORTE COCHERE COLUMN BASE

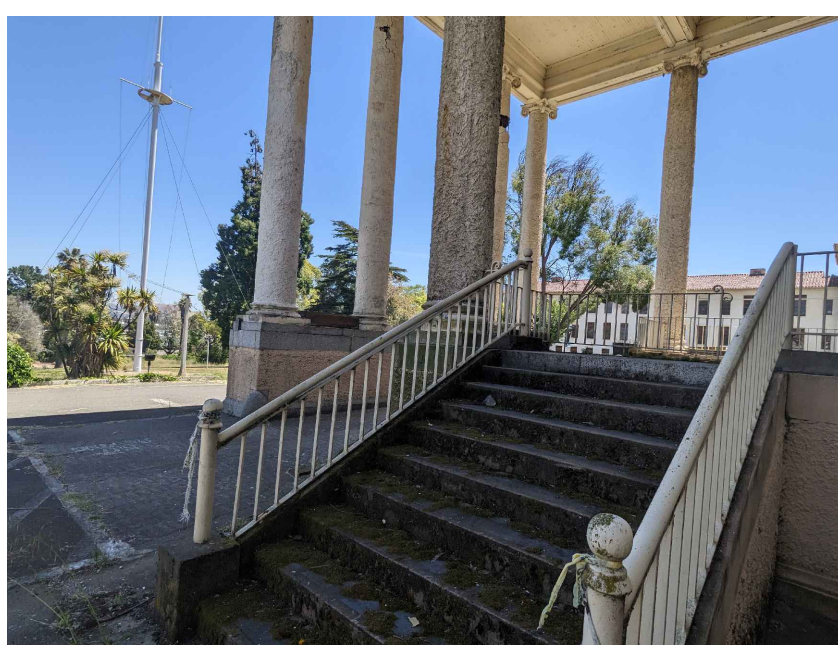
8 LEFT SIDE PERSPECTIVE

6 RIGHT SIDE PERSPECTIVE

4 MAIN ENTRANCE STAIR



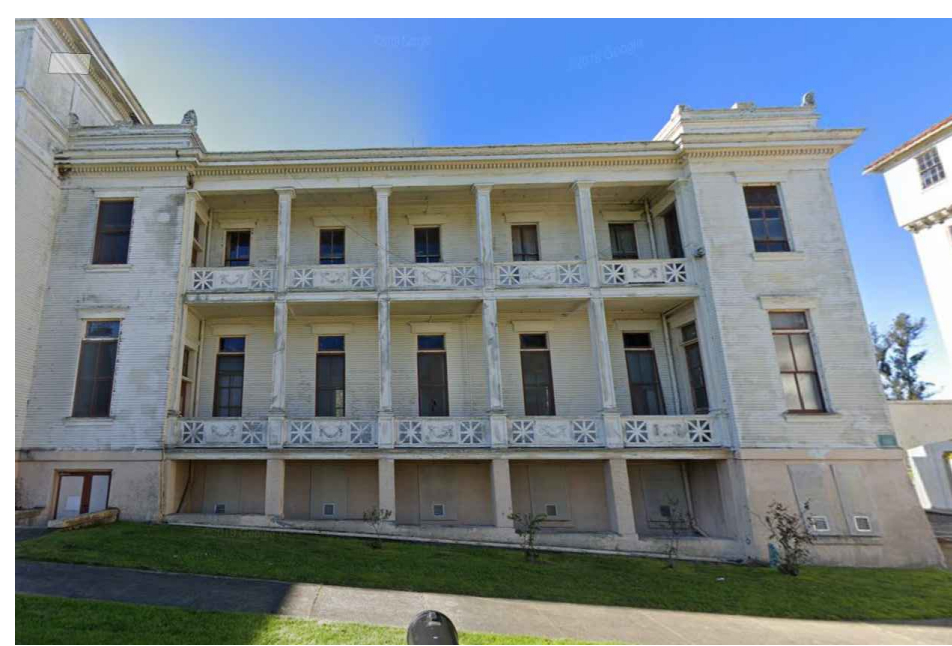
PLASTER REPAIR AND BRICK RESTORATION



PORTE COCHERE CONCRETE STAIR, GRANITE AND PLASTER BASE, AND RAILINGS WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



PORTION OF FRONT BUILDING AREA WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



PORTION OF FRONT BUILDING AREA WILL BE CLEANED, PAINTED, AND RESTORED TO MATCH ORIGINAL CONDITION.



ALL FRONT FACADE AREAS EFFECTED BY PORTE COCHERE RECONSTRUCTION TO BE REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION.

13 PLASTER OVER BRICK BASE

11 SECONDARY ENTRANCE STAIR
SOUTH EAST VIEW

9 PARTIAL RIGHT SIDE ELEVATION

7 PARTIAL LEFT SIDE ELEVATION

5 BUILDING ENTRANCE

SHEET NOTES

- 1 EXTERIOR DOOR AND SIDELITES REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION. NEW ACCESSIBLE HARDWARE WILL BE PROVIDED AS REQUIRED. SEE DETAIL PHOTO 5/~/.
- 2 DECORATIVE ENTRY COLUMNS, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 5/~/.
- 3 EXTERIOR WINDOWS REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION. REFER TO EXTERIOR PHOTOS ON THIS SHEET.
- 4 EXTERIOR SIDING CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION. REFER TO EXTERIOR PHOTOS ON THIS SHEET.
- 5 GRANITE AND PLASTER COLUMN BASE: CLEAN, RESTORE, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTOS 10 & 12/~/.
- 6 CONCRETE STAIR LANDING: CLEANED AND SEALED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTOS 4 & 11/~/.
- 7 DECORATIVE IRON GUARDRAIL REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION. PAINT TYP. PROVIDE NEW BLOCKING AND SUPPORTS. SEE DETAIL PHOTOS 4, 10 & 11/~/.
- 8 RECONSTRUCTED PORTE COCHERE EXTERIOR COLUMNS TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 12/~/.
- 9 NEW STAIR BALUSTRADE REPLICATED TO MATCH EXISTING HISTORIC ERA STYLE AND DESIGN. PROVIDE 1 1/2" DIA. METAL HANDRAIL @ 36" A.F.S. MOUNTED TO STAIR BALUSTRADE AS REQUIRED.
- 10 RECONSTRUCTED CONCEALED GUTTER, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION, PAINTED TYP.. SEE DETAIL PHOTO 6/~/.
- 11 RECONSTRUCTED PORTE COCHERE PARAPET WALL STRUCTURE.
- 12 NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING OVER (1) LAYER OF WATER PROOFING OVER 1/2" PLYWOOD SUBSTRATE OVER EXISTING ROOF FRAMING.
- 13 PATCH, PAINT, AND REPAIR EXISTING EXTERIOR CEMENT PLASTER OVER EXISTING BRICK. RESTORE AND REGROUT BRICK AS REQUIRED, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 13/~/.
- 14 RECONSTRUCTED COLUMNS AT MAIN FACADE TO MATCH ORIGINAL CONDITION.
- 15 DECORATIVE ENTRY COLUMNS, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION. SEE DETAIL PHOTO 5/~/.
- 16 RECONSTRUCTED WOOD PANELS, TRIM, AND MOLDING SURROUND TO MATCH ORIGINAL CONDITION, PAINTED TYP.
- 17 DECORATIVE WOOD PANELING CLEANED AND PAINTED TO MATCH ORIGINAL.
- 18 RECONSTRUCTED RECESSED paneled wood columns TO MATCH ORIGINAL CONDITION, PAINT TYP.
- 19 RESTORED HIGH PARAPET WALL STRUCTURE TO MATCH ORIGINAL CONDITION.
- 20 RESTORED CONCEALED GUTTER, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION, PAINTED TYP..

GENERAL NOTES

1. ALL ITEMS OR CONDITIONS SHOWN ARE ASSUMED TO BE EXISTING U.N.O.
2. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS, AND ALL OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED AS REQUIRED TO PREVENT WATER INTRUSION.
3. ALL EXISTING AND (N) STUCCO SURFACES ARE TO BE PAINTED WITH AN ELASTOMERIC PAINT. EXISTING SURFACES SHALL BE CLEANED, PATCHED/ REPAIRED AS REQUIRED TO BE WATERTIGHT. (N) STUCCO WORK SHALL MATCH EXISTING FINISH TEXTURE AND STYLE.
4. REMOVE ALL EXPOSED CONDUITS, OUTLETS AND OTHER SIMILAR ITEMS. PATCH AND REPAIR STUCCO AS REQUIRED.
5. INFILL ALL (E) ABANDON MECHANICAL OPENING. PATCH AND REPAIR STUCCO AS REQUIRED.
6. REFER TO "THE SECRETARY OF THE INTERIOR'S STANDARDS AND GUIDELINES", FOR THE PRESERVING, REHABILITATING, AND RESTORING OF HISTORIC BUILDING EXTERNAL PAINTS & STUCCO SURFACES ON SHEET DR02.6 FOR ADDITIONAL INFORMATION.
7. INSTALL NON-COMBUSTIBLE CORROSION RESISTANT 1/8" WIRE MESH BEHIND ALL (N) AND (E) MECH. ATTIC, AND CRAWLSPACE VENT OPENINGS.

LEGEND

TOURO UNIVERSITY
H1 BUILDING IMPROVEMENTS
PORTE COCHERE REHABILITATION AND BRIDGE REMOVAL
90 COSSEY STREET
VALLEJO, CA

DATE: 01-19-2024

REV. NO. REV. DATE

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PORTE COCHERE
EXTERIOR
ELEVATIONS

DR-5.1

JOB NO.: TR043

TWA
ARCHITECT

TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
www.tw-architects.com

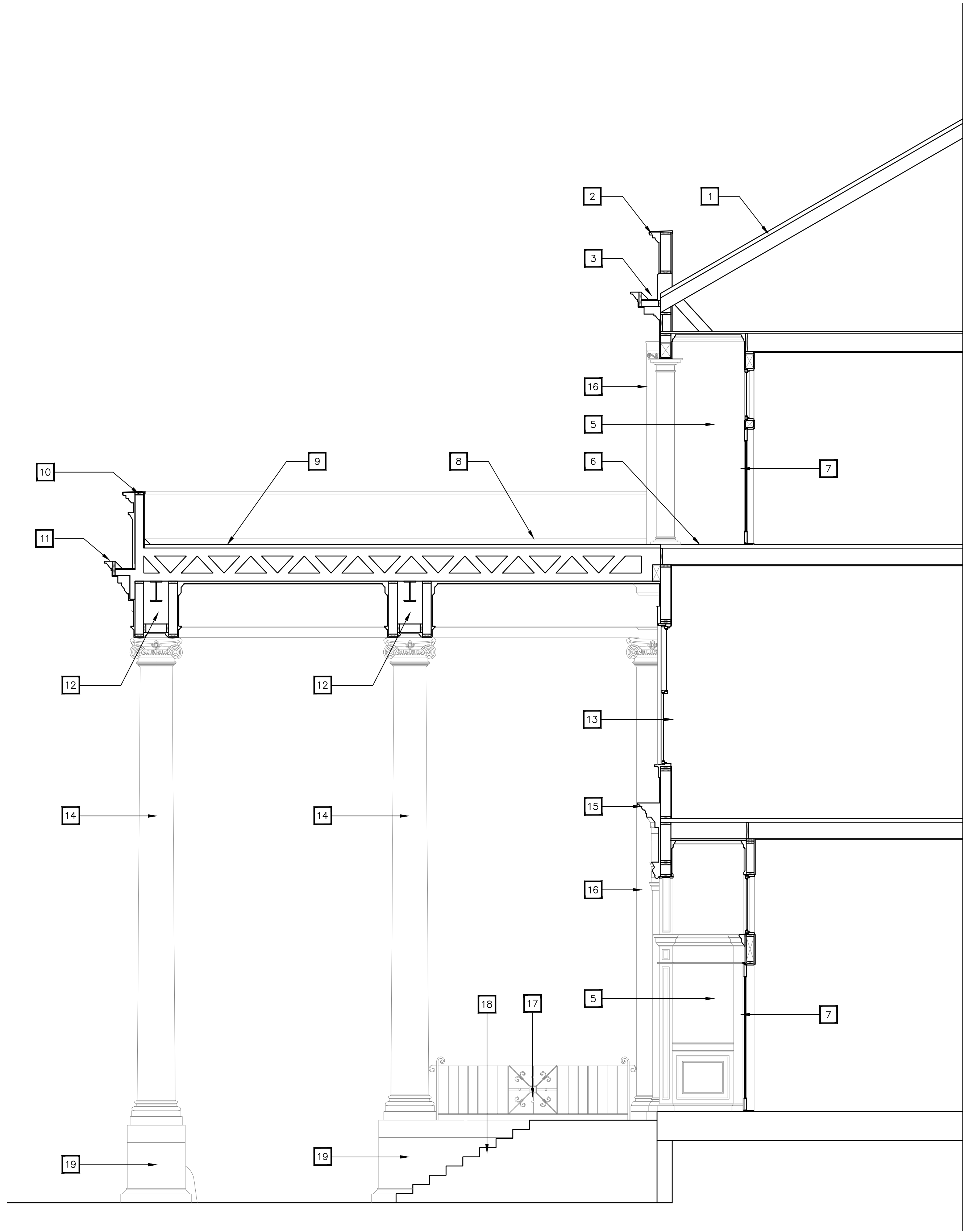
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① FRONT ELEVATION



② TYP. SIDE ELEVATION



1 WALL SECTION
SCALE: 3/16" = 1'-0"

SHEET NOTES

- 1 NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING OVER (1) LAYER OF WATER PROOFING OVER 1/2" PLYWOOD SUBSTRATE OVER EXISTING ROOF FRAMING.
- 2 RESTORED HIGH PARAPET WALL STRUCTURE TO MATCH ORIGINAL CONDITION.
- 3 RESTORED CONCEALED GUTTER, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION, PAINTED TYP.
- 4 DECORATIVE ENTRY COLUMNS, ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE CLEANED, RESTORED, AND PAINTED TO MATCH ORIGINAL CONDITION
- 5 WOOD PANELS, TRIM, AND MOLDINGS TO BE CLEANED AND PAINTED TO MATCH ORIGINAL CONDITION.
- 6 EXISTING TILED FLOOR TO BE REMOVED AND REPLACED TO MATCH ORIGINAL CONDITION.
- 7 EXTERIOR DOOR AND SIDELITES REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION. NEW ACCESSIBLE HARDWARE WILL BE PROVIDED AS REQUIRED.
- 8 NEW 4" CANT STRIP, TYP..
- 9 NEW TPO ROOF MEMBRANE OVER SINGLE LAYER WATERPROOFING OVER 1/2" PLYWOOD OVER NEW ROOF TRUSS FRAMING. SEE STRUCTURAL DRAWINGS.
- 10 RECONSTRUCTED PORTE COCHERE PARAPET WALL STRUCTURE.
- 11 RECONSTRUCTED ORNAMENTAL CONCEALED GUTTER, WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION.
- 12 RECONSTRUCTED WOOD PANELS, TRIM, AND MOLDING SURROUND AROUND NEW STRUCTURAL STEEL MEMBERS TO MATCH ORIGINAL CONDITION, PAINTED TYP.
- 13 EXTERIOR WINDOWS REPAIRED AND RESTORED TO MATCH ORIGINAL CONDITION, TYP.
- 14 RECONSTRUCTED PORTE COCHERE EXTERIOR COLUMNS TO MATCH ORIGINAL CONDITION.
- 15 RECONSTRUCTED ORNAMENTAL WOOD CORNICE, DENTILS, FRIEZE, AND ARCHITRAVE TO MATCH ORIGINAL CONDITION.
- 16 RECONSTRUCTED COLUMNS AT MAIN FACADE TO MATCH ORIGINAL CONDITION, SEE EXTERIOR ELEVATIONS ON SHEET DR5.1.
- 17 39" HIGH DECORATIVE IRON GUARDRAIL REPAIRED, CLEANED, AND REINSTALLED WITH NEW BLOCKING AND SUPPORTS.
- 18 CONCRETE STAIR WILL BE CLEANED AND SEALED TO MATCH ORIGINAL CONDITION.
- 19 GRANITE AND PLASTER BASE STRUCTURE TO BE CLEANED AND RESTORED TO MATCH ORIGINAL CONDITION.



TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
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PORTE COCHERE
WALL SECTIONS

DR-6.1

JOB NO.: TR043

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