

City of San Juan Bautista

The "City of History"

www.san-juan-bautista.ca.us

HISTORIC RESOURCES BOARD REGULAR MEETING TUESDAY, JUNE 6, 2023, 6:00 P.M.

HYBRID MEETING

City Hall, Council Chambers
311 Second Street, San Juan Bautista, California

AMENDED AGENDA

ZOOM WEBINAR PARTICIPATION

The meeting can also be accessed by the public in the following methods: Through Zoom (https://zoom.us/join) per the instruction stated below, and on Facebook.

JOIN ZOOM WEBINAR TO PARTICIPATE LIVE

https://us02web.zoom.us/j/86357637623

To participate telephonically: call 1 (669) 900-6833
Webinar ID: 863 5763 7623

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. GENERAL PUBLIC COMMENT

Public comments generally are limited to three minutes per speaker on items that are not on the agenda and are under the City's subject matter jurisdiction. The Chair may further limit the time for public comments depending on the agenda schedule.

SUBMISSION OF PUBLIC COMMENTS PROCEDURES

If you wish to make a general public comment and are attending in person, please fill out a speaker card. If you are attending via Zoom, join the Zoom Webinar, and use the "Raise Hand" or if joining by telephone, press *9 on your telephone keypad icon.

Written comments may be submitted via mail to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us no later than 4:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

3. CONSENT

All matters listed under the Consent Agenda may be enacted by one motion unless a member of the Planning Commission or the public requests discussion or a separate vote.

- A. Approve the Affidavit of Posting Agenda.
- B. Approve the Minutes of May 9, 2023.

4. PUBLIC HEARING

A. Site Plan and Design Review Permit for demolition of an existing duplex that is more than 45 years old on property known as 45 Washington Street (APN: 002-410-024). The Applicant is James Vocelka for Tyrone Todd

<u>Recommendation:</u> Review and accept the updated Department of Parks and Recreation (DPR) form characterizing the existing duplex as ineligible for inclusion in the City of San Juan Bautista register of historic resources.

B. Historic Resources Board Recommendation to the Planning Commission Regarding a Site and Design Review Permit sign permit for 302 Thirds Street (APN: 002-160-130)

<u>Recommendation:</u> The Historic Resources Board Recommends the Planning Commission Approve a Site Plan and Design Review Permit for hanging sing subject to conditions specified in the staff report dated June 6, 2023.

C. Consider a Recommendation to the Planning Commission regarding a Site and Design Review Permit to connect an existing 747 sq. ft. residence to an existing 504 sq. ft. Accessory Dwelling Unit with a 47 sq. ft. connection on property known as 701 Third Street (APN 002-330-009). The Applicant is Isaiah Jimenez

<u>Recommendation:</u> The Historic Resources Board recommend to the Planning Commission that they Approve a Site Plan and Design Review Permit subject to conditions specified in the staff report dated June 6, 2023.

5. DISCUSSION

Historic Preservation Program Review and Update Program

6. COMMENTS

- A. Historic Resources Board Members
- B. Community Development Director

7. ADJOURNMENT

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Council reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted on the City website www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing deputycityclerk@san-juan-bautista.ca.us or calling the Deputy Clerk (831) 623-4661 during normal business hours.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(e)(1)(A), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

PUBLIC NOTIFICATION

This agenda was posted on Friday, June 2, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website.

Meetings are streamed live at https://www.facebook.com/cityofsanjuanbautista/.

AFFIDAVIT OF POSTING

I, Elizabeth Soto, Do Now Declare, Under the Penalties of Perjury That I Am the Deputy City Clerk / Administrative Services Manager in The City of San Juan Bautista and That I Posted Three (3) True Copies of the attached Historic Resources Board Agenda. I Further Declare That I Posted Said Agenda on the 2nd day of June 2023, and in the Following Locations in Said City of San Juan Bautista, County of San Benito, California.

- 1. On the Bulletin Board at City Hall, 311 Second Street.
- 2. On the Bulletin Board at The City Library, 801 Second Street.
- 3. On the Bulletin Board at The Entrance to The United States Post Office, 301 The Alameda

Signed at San Juan Bautista, County of San Benito, California, On the 2nd day of June 2023.

Elizabeth Soto

Deputy City Clerk / Administrative Services Manager

CITY OF SAN JUAN BAUTISTA HISTORIC RESOURCES BOARD UNOFFICIAL MEETING MINUTES MAY 9, 2023

This meeting is a continuation from Tuesday, May 2, 2023. Meeting was rescheduled due to technical difficulties.

1. CALL TO ORDER – Chair DeVris called the meeting to order at 6:00 p.m., in the Council Chambers at 311 Second Street, San Juan Bautista.

PLEDGE OF ALLEGIANCE

ROLL CALL Present:

Board member Jose Aranda Board member Tony Correia Board member Dan DeVries Board member David Medeiros

Board member Mishele Newkirk-Smith

Absent:

Staff Present:

Don Reynolds, City Manager Bob Rathie, City Attorney

Brian Foucht, Assistant CM/Community Development Director

Elizabeth Soto, Deputy City Clerk

2. PUBLIC COMMENT

No public comment received.

- 3. CONSENT
- A. Affidavit of Posting Agenda
- B. Approve the Minutes of April 11, 2023

No public comment received.

MOTION:

Upon motion by Board member Correia, second by Board member Medeiros, Consent Agenda was approved.

AYES: Commissioners: Aranda, Correia, Medeiros, Newkirk-Smith, and Chair DeVries; NOES: None; ABSTAIN: None; ABSENT: None. Motion Carried.

4. DISCUSSION AND INFORMATION

A. 45 Washington Street: presentation – Historic Resources Evaluation

Meg Clovis provided the historic resources evaluation report for 45 Washington Street, and reviewed the criteria for a building to be eligible for listing in the San Juan Bautista Register of Historic Resources. Ms. Clovis fielded questions from the Commissioners.

The following member of the public commented on the report: Wanda Guibert, San Juan Bautista Historical Society

Board member Aranda asked what the city could do to preserve historic buildings. Board member Aranda further added if the city could run a report to identify these historical buildings and assist in the upkeep to ensure they do not go into disrepair.

B. 701 Third Street: presentation – Historic Resources Evaluation

Ms. Clovis provided the historic resources evaluation report for 701 Thirds Street. The property had an addition in 1935, and it is now considered to be part of the historic structure. Ms. Clovis added that the home is significant for its architecture and still maintains its integrity.

The following member of the public commented on the report: Cassie Jimenez, property owner Cara Vonk

5. COMMENTS

A. Historic Resources Board members

Brian Foucht, Assistant City Manager/Community Development Director, announced that several Committee members attended the Online California Preservation Conference.

Board members Aranda, Medeiros and Chair DeVries shared that they attended the online conference.

Chair DeVries, requested a discussion item of the review of the Historic Resources Board in the San Juan Bautista Municipal Code.

B. Community Development Director

Assistant City Manager/Community Development Director Brian Foucht it is a good idea to review the regulations, develop a program to be able to apply for grants, and develop a more proactive program for historic preservation.

Received comments from the following member of the public: Wanda Guibert, San Juan Bautista Historical Society Teresa Lavagnino Fran Fitzharris Cara Vonk, San Juan Bautista Historical Society Chair DeVries asked what the process would be to record historical significance on an APN. In response, Mr. Foucht, stated that that fall under the Historic Preservation Program. The Board would identify the needs and priorities, in turn those would be put into the decision-making process. Ms. Clovis is working on a list that needs reviewed, prioritized and budgeted for work. Mr. Foucht to bring more information on the Historical Preservation Program.

6. ADJOURNMENT

Motion to adjourn the meeting by Board member Correia, second by Board member Aranda. All in favor. There being no further business, Chair DeVries adjourned the meeting at 7:08 p.m.

APPROVED:
Dan DeVries, Chair
ATTEST:
Elizabeth Soto, Deputy City Clerk



CITY OF SAN JUAN BAUTISTA HISTORIC RESOURCES BOARD STAFF REPORT

AGENDA TITLE: SITE AND DESIGN REVIEW PERMIT

45 Washington Street (APN 002-410-024)

MEETING DATE: June 6, 2023

SUBMITTED BY: Brian Foucht, Community Development Director

RECOMMENDED ACTION:

1) Open the Public Hearing; and 2) Continue the Public Hearing Open at the request of the applicant.

NOTE: A recommendation by the HRB to the Planning Commission and discretionary action is not required prior to demolition of the existing residences at that location.

BACKGROUND INFORMATION:

Municipal Code Section 11-06-040 enables the Historic Resources Board to review and comment on Demolition Permit Applications for Historical Resources, including:

- (1) resources included in the City of San Juan Bautista Register of Historic Resources including contributing properties located within designated historic district boundaries; and
- (2) properties that have been determined to be historically significant by the City through an environmental review process in accordance with CEQA Guidelines Title 14, Chapter 3, Section 15064.5(a)(3) as meeting the criteria for listing on the California Register of Historical Resources (PRC 5024.1, Title 14 CCR, Section 4852)

Municipal Code Section 11-06-120 states that, where demolitions are proposed, the City is required to evaluate whether a property to be demolished is a historical resource. In case of the existing residences located at 45 Washington Street the City Planner (Community Development Director) determined that an evaluation would be necessary, and that assessment (Meg Clovis, 4/2023), concludes as follows:

"To be eligible for listing in the San Juan Bautista Register of Historic Resources an individual resource must exemplify or reflect special elements of the City of San Juan Bautista's architectural, artistic, cultural, engineering, aesthetic, historical, archaeological, natural, geological, scientific, educational, political, social, military, and other cultural heritage and

possesses integrity of location, design, setting, materials, workmanship, feeling and association; and must meet at least one of the aforementioned criteria (A - D).

"The 1950s building does not meet any of the listing requirements of the San Juan Bautista Register of Historic Resources. The former Japanese School building reflects the City's cultural heritage and meets Criterion A. It does not, however, retain integrity, and therefore is ineligible for listing in the City's Register of Historic Resources. In summary, Bulletin 15, the San Juan Bautista Context Statement, the San Juan Bautista Historic Preservation Ordinance, and the historical record support the conclusion that the buildings located at 45 Washington Street are not eligible for listing in the San Juan Bautista Register of Historic Resources."

Buildings on the subject property have been determined to not be a historic resource (updated status code 6z: not eligible for listing). Accordingly, the proposal to demolish structures may be approved administratively, and no further review, including Planning Commission review, is required (SJB MC Section 11-06-120 (C) (2)).

Attached:

1. DPR Form (revised 4.2023)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI #
PRIMARY RECORD	Trinomial
Other Harting	NRHP Status Code
Other Listings Review Code Review	er Date
Page 1 of 7 *Resource Name or #: (Assi	igned by recorder) Japanese School/Velasco House
P1. Other Identifier: 45 Washington Street	* 0 1 0 B 1
*P2. Location: ☐ Not for Publication ☐ Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)	*a. County San Benito
*b. USGS 7.5' Quad Monterey Date 2012 T ; R	; ¼ of ¼ of Sec ; Mount Diablo B.M.
c. Address 45 Washington St City San Juan Bautist	
 d. UTM: (Give more than one for large and/or linear resources e. Other Locational Data: (e.g., parcel #, directions to resource) 	
APN 002-410-024	
*P3a. Description: (Describe resource and its major elements. Inclu	ude design, materials, condition, alterations, size, setting and boundaries)
Built in the 1950s, the wood framed house located	l at 45 Washington Street (APN 002-410-024) has a
rectangular plan and moderately pitched, front ga	· · · · · · · · · · · · · · · · · · ·
exterior walls have horizontal wood siding. The of	
elevation. A multipaned, vinyl sliding window is s	_
windows are located on the north elevation. The h	on the front and north elevations. A doorway was
	ling to the former door are still in place. The rear of
	ing with a side gabled roof. Per San Juan Bautista's
2006 Context Statement, this building is estimated	to date to the mid-nineteenth century. Tillie Todd,
the current owner, states that the property has been	en in her family for five generations. (cont. p. 3)
*P3b. Resource Attributes: (List attributes and codes) HP2, Sing	le family residence
*P4. Resources Present: ⊠Building □Structure □Object [Site District Element of District Other (Isolates, etc.)
	P5b. Description of Photo: (View,
	date, accession #) Front Elevation,
	04/2023 *P6. Date Constructed/Age and
	Sources: c. 1860; c. 1950 Historic
	☐Prehistoric ☐Both
	Oral History *P7. Owner and Address:
	Tillie Mary Todd
	POB 317
	San Juan Bautista, CA 95045 *P8. Recorded by: (Name,
	affiliation, and address)
	Meg Clovis
	14024 Reservation Rd. Salinas, CA 93908
	*P9. Date Recorded: 04/2023
	*P10. Survey Type: (Describe)
	Intensive
THE PARTY OF THE P	
*P11. Report Citation: (cite survey report and other sources, or en	nter "none.") Reconnaissance Survey, 2006
*Attachments: NONE Location Map Sketch Map	☐Continuation Sheet 図Building, Structure and Object Record
Archaeological Record District Record Linear Featu	

DPR 523A (1/95) *Required Information

☐ Artifact Record ☐ Photograph Record ☐ Other (List)

State of California The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
BUILDING, STRUCTURE, AND OBJECT I	RECORD

Page 2 of 7 *NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Japanese School/Velasco House

B1. Historic Name: Japanese School/Velasco HouseB2. Common Name: Japanese School/Velasco House

B3. Original Use: School, Residence B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed c. 1860; School moved & remodeled c. 1930; House addition c. 1950s; Date of alterations unknown

*B7. Moved? ⊠No □Yes □Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect: N/A b. Builder: Unknown *B10. Significance: Theme Non-European Cultural Group Area San Juan Bautista

Period of Significance: 1915-1930 Property Type Building Applicable Criteria: SJB A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

The board and batten building located at 45 Washington Street is associated with the theme Non-European Cultural Group as identified in San Juan Bautista's 2006 Context Statement and specifically with Japanese Americans and Mexican Americans. The Context Statement identifies this building as San Juan Bautista's first Japanese School. Per Mary Velasco Sellen's memoir, *My Life in Old San Juan* (recorded, transcribed, compiled, and edited by Frances Tompkins), the building was located on Fourth Street and then relocated in 1930 by her father, Jesus Velasco, to the lot at 45 Washington Street. The 2006 survey form for the property notes that the front-gabled structure, attached to the former school building, was probably built in 1940, however the current owner, Tillie Todd, has stated that the building was constructed in the 1950s.

Per San Juan Bautista's Focused Context Statement (2006), the first Japanese residents of the San Juan Valley arrived in the early 1890s. They came looking for agricultural work and soon became the labor back bone for seed companies located in the area. In 1910 Ferry Morse Seed Company bought nearly 1000 acres of farmland between San Juan Bautista and Hollister and started cultivating flowers for seed. Several other companies followed their lead and before long flowers for seed (cont. p. 3)

B11. Additional Resource Attributes (List attributes and codes):

*B12. References:

HP Zoning Ordinance

Mary Velasco Sellen Memoir

Records from Ancestry.com

National Register Bulletin 15

Galvan Assoc., 2006 SJB Context Statement & Survey

U.S. Census & Voter Registration Records

Lydon, Sandy. The Japanese in the Monterey Bay Region.

Todd, Tillie Mary. Personal Communication, 4/2023

B13. Remarks

*B14. Evaluator: Meg Clovis
*Date of Evaluation: 04/2023

(This space reserved for official comments.)



DPR 523L (1/95) *Required Information

P3a. Description (continued):

Her grandmother's house (which was demolished) was originally located in front of the 1950s structure. There was a breezeway between the two buildings. Two other smaller structures, both used as residences, were once located at the rear lot line. The lot is not landscaped and both buildings are in poor condition.



Figure 1: Former Japanese School building

B10. Significance (continued):

were growing on over 2000 acres. The 1910 census reveals that almost half of San Benito County's Japanese residents worked at the seed farms.

The steady growth of San Juan Bautista's Japanese population led to the formation of the first Japanese School. The Context Statement relates, "The first schoolhouse was located in a small building near the corner of Fourth and Washington Streets.\(^1\) It is still standing behind a single-family residence at 45 Washington Street. This small board and batten building was originally constructed in the mid-nineteenth century and was likely a single-family residence or outbuilding. In approximately 1915 it was adopted by the Japanese population for their educational facility and community hall.\(^1\) By 1930 the Japanese community had outgrown the original school building and a new facility was constructed at 708 First Street.

DPR 523L (1/95) *Required Information

¹ Sellen's memoir contradicts this statement, and relates that her father moved the school in 1930 from Fourth Street to the present location.

Historian Sandy Lydon recounts that the first after-public school Japanese School opened in Alviso in 1911, and soon there were numerous other schools throughout California. The curriculum focused on teaching the Nisei² the Japanese language as well as traditional Japanese culture and geography. All Japanese Schools were closed with the onset of World War II.

When students transferred to the second Japanese School in 1930, the Velasco family moved into the old board and batten building. Jesus Maclas Velasco (1899-1961) was born in San Martin, Jalisco, Mexico and immigrated to the United States in 1923. He settled in San Juan Bautista where he found work as a carpenter in the local cement plant. With his carpentry skills he remodeled the old school into a residence.

Velasco's arrival in San Juan Bautista corresponds with events described in the Context Statement. The town's Mexican population started to increase in the 1920s during the turmoil of the Mexican Revolution, when many families moved north to escape political unrest and to work in California's agricultural industry. Some moved to San Juan Bautista on a seasonal basis while others found work, like Velasco, in the cement plant.



Figure 2: Rear elevation of former school building

Evaluation for Significance

Historians use *National Register Bulletin 15*³ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of San Juan Bautista's Historic Context Statement⁴ provides this context. The City of San Juan Bautista's Historic Preservation Ordinance (Chapter 11-06) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria are modeled on the California Register's four criteria.

² The second generation of Japanese immigrants. These children were American-born and American citizens.

³ How to Apply the National Register Criteria for Evaluation. National Park Service. 1998.

⁴ Galvan Preservation Assoc. *Historic Context Statement: San Juan Bautista.* 2006. **DPR 523L** (1/95)

SJB Criterion A: the historic resource is associated with events that have made a significant contribution to the broad patterns of Federal, State, or local history and cultural heritage.

The 1950s structure is not eligible under this criterion as no specific event led to the construction of this residence and no important event took place in the building.

The board and batten section of the building was once a stand-alone building that was used as San Juan Bautista's first Japanese School between 1915 and 1930. It relates to the theme of Japanese Americans as described in San Juan Bautista's Context Statement and meets Criterion A eligibility.

SJB Criterion B: the historic resource is associated with lives of persons significant in our past.

None of the owners of the Japanese School building or the 1950s house are listed as prominent people in San Juan Bautista's Historic Context Statement, and they did not make significant contributions within any theme in the Context Statement. The subject buildings are not eligible under Criterion B.



Figure 3: Arrow indicates former location of door

SJB Criterion C: the historic resource embodies the distinctive characteristics of a type, period, region, or method of construction, or that represents the work of an important creative individual, or that possesses high artistic values.

The 1950s residence and Japanese School building are very modest structures that do not embody the distinctive characteristics of any architectural style. Neither building was constructed or designed by a master builder or architect. Neither building possesses high artistic values as they do not express aesthetic ideals or design concepts. The subject buildings are not eligible under Criterion C.

SJB Criterion D: the historic resource has yielded or may be likely to yield information important to prehistory and history.

This criterion is generally reserved for archeological sites. There is no evidence in the historical record that the buildings at 45 Washington Street meet the eligibility requirements for Criterion D.



Figure 4: Arrow indicates change in siding

Integrity

San Juan Bautista's Historic Preservation Ordinance defines **Integrity** as the authenticity of a historical resource's physical identity evidenced by the survival of characteristic's that existed during the resource's period of significance. Historical resources eligible for listing in the City of San Juan Bautista's Register of Historical Resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

- Location: the Japanese School was moved from Fourth Street to its present location by Jesus Velasco c. 1930. The building is not in the same location as its period of significance (1915-1930).
- Design: the building has been remodeled several times since its use as a school and it no longer conveys the reason for its significance.
- Setting: it is unknown where the building was located on Fourth Street therefore the original setting has been lost.
- Materials: some of the presumably original board and batten siding is extant, however much of the original materials were lost when the 1950s house was attached to the school's front elevation.
- Workmanship: there is no evidence of any original workmanship that the school may have had.
- **Feeling**: due to major alterations the school no longer retains enough physical features to convey its historic character.
- Association: the school is no longer sufficiently intact to convey its relationship with San Juan Bautista's early Japanese community.

DPR 523L (1/95) *Required Information

Summary

To be eligible for listing in the San Juan Bautista Register of Historic Resources an individual resource must exemplify or reflect special elements of the City of San Juan Bautista's architectural, artistic, cultural, engineering, aesthetic, historical, archaeological, natural, geological, scientific, educational, political, social, military, and other cultural heritage and possesses integrity of location, design, setting, materials, workmanship, feeling and association; and must meet at least one of the aforementioned criteria (A – D).

The 1950s building does not meet any of the listing requirements of the San Juan Bautista Register of Historic Resources. The former Japanese School building reflects the City's cultural heritage and meets Criterion A. It does not, however, retain integrity, and therefore is ineligible for listing in the City's Register of Historic Resources. In summary, *Bulletin 15*, the San Juan Bautista Context Statement, the San Juan Bautista Historic Preservation Ordinance, and the historical record support the conclusion that the buildings located at 45 Washington Street are not eligible for listing in the San Juan Bautista Register of Historic Resources.



Figure 5: Arrow indicates change in siding

DPR 523L (1/95) *Required Information



CITY OF SAN JUAN BAUTISTA HISTORIC RESOURCES BOARD STAFF REPORT

AGENDA TITLE:

Historic Resources Board Recommendation To The Planning Commission

regarding a Site and Design Review Permit for sign permit for 302 Third

Street (APN 002-160-130).

Iworq Permit No. 230

MEETING DATE:

June 6, 2023

SUBMITTED BY:

Brian Foucht, Community Development Director

RECOMMENDED ACTION(S): Staff recommends that:

The Historic Resources Board Recommend to the Planning Commission that they Approve a Site Plan and Design Review Permit for a hanging sign subject to conditions specified in the staff report dated June 6, 2023.

PROJECT DESCRIPTION:

The proposed sign is a simple metal sign within a wood frame with a total dimension of 36"W x 16"W.

The proposed sign is consistent with the attached sign guidelines contained in Chapter 7.0 of the City's design guidelines, with respect to size, scale, appearance (simple and handcrafted, legibility, colors (sandstone background, beige frame, black lettering), materials (metal), and orientation (easily read by pedestrians)

The proposed sign is consistent with NPS Preservation Brief 25 as follows:

- "signs should be viewed as part of an overall graphics system for the building. They do not have to do all the "work" by themselves. The building's form, name and outstanding features, both decorative and functional, also support the advertising function of a sign. Signs should work with the building, rather than against it.
- new signs should respect the size, scale and design of the historic building. Often features or details of the building will suggest a motif for new signs.
- sign placement is important: new signs should not obscure significant features of the historic building. (Signs above a storefront should fit within the historic signboard, for example.)
- new signs should also respect neighboring buildings. They should not shadow or overpower adjacent structures.
- sign materials should be compatible with those of the historic building. Materials characteristic of the building's period and style, used in contemporary designs, can form effective new signs.

• new signs should be attached to the building carefully, both to prevent damage to historic fabric, and to ensure the safety of pedestrians. Fittings should penetrate mortar joints rather than brick, for example, and signloads should be properly calculated and distributed."

ATTACHMENTS:

- 1) Proposed Sign Plans
- 2) Design Guidelines for Signs

36

Multi - Services
Business Center

Sponsored By: San Juan Bautista Association Business

Metal Sign with wood frame Beige color inside both sides

CHAPTER 7.0 Sign Guidelines

The following design guidelines should be considered prior to developing signs for any project. These design guidelines focus primarily on the Third Street area and are intended to complement other requirements for signs found in the San Juan Bautista Zoning Ordinance.

7.1 Design

- 1. The scale of signs should be appropriate for the building on which they are placed and proportionate to the area in which they are located.
- 2. Signs should be constructed to give an appearance of hand craftsmanship. Three-dimensional hand carved and hand painted signs are strongly encouraged. Preferred materials are wood or metal with a weathered appearance. High-density pre-formed foam or similar sturdy synthetic materials are appropriate if designed in a manner consistent with these guidelines and painted or otherwise finished to compliment the architecture. Plastic sign faces are strongly discouraged.
- 3. Signs should not obscure a building's architectural features. A well-designed building façade or storefront is created by the careful coordination of sign and architectural design and overall color scheme.
- 4. Pedestrian-oriented signs are strongly encouraged. Pedestrian-oriented signs are signs that are designed for and especially directed toward pedestrians so that they can easily and comfortably read the sign as they stand adjacent to the business.

7.2 Color

- 1. Color is one of the most important aspects of visual communication it can be used to catch the eye or to communicate ideas or feelings. Colors should be selected to contribute to legibility and design integrity. Even the most carefully thought out sign may be unattractive and a poor communicator because of poor color selection. Too many colors, if thoughtlessly used, can confuse and negate the message of a sign.
- 2. Contrast is an important influence on the legibility of signs. A substantial contrast should be provided between the color and material of the background and the letters or symbols to make the sign easier to read in both day and night. Light letters on a dark background or dark letters on a light background are the most legible.
- 3. Colors or color combinations that interfere with legibility of the sign copy or that interfere with viewer identification of neighboring signs should be avoided.
- 4. Sign colors should complement the colors used on the buildings.

7.3 Sign Legibility

- 1. An effective sign does more than attract attention. It communicates a message. Usually, this is a question of the readability of words and phrases. The most significant influence on legibility is lettering. The following criteria should be considered in the design of signs.
- 2. The number of lettering styles should be limited in order to increase legibility. A general rule to follow is to limit the number of different letter types to no more than two for small signs and no more than three for larger signs. Intricate typefaces and symbols that are difficult to read reduce the sign's ability to communicate.
- 3. A brief message should be used. The fewer the words, the more effective the sign. A sign with a brief, succinct message is easier to read and looks more attractive. Evaluate each word. If the word does not contribute directly to the basic message of the sign, it detracts from it and probably should be deleted.
- 4. Letters and words should not be spaced too close together. Crowding of letters, words, or lines will make any sign difficult to read. Conversely, overspacing these elements causes the viewer to read each item individually, again obscuring the message. As a general rule, letters should not occupy more than 75% of the sign panel area.
- 5. Hard-to-read, intricate typefaces and symbols should be avoided. Typefaces and symbols that are difficult to read reduce the sign's legibility.
- 6. The use of appropriate symbols and logos in place of additional words is encouraged. Pictograph images will usually register more quickly in the viewer's mind than a written message.

7.4 Sign Size

- 1. The commercial and mixed-use areas of San Juan Bautista are envisioned to be areas of high pedestrian activity. Signs should be oriented to pedestrians and should be of a pedestrian scale.
- 2. A pedestrian-oriented sign is usually read from a distance of fifteen to twenty feet; a vehicle-oriented sign is viewed from a much greater distance. The closer a sign's viewing distance, the smaller the sign should be.

Pedestrian-Oriented Signs: Lettering Size

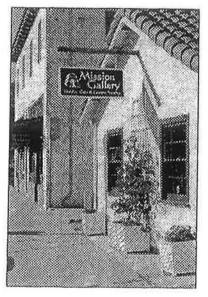
Minimum Character Size (inches)	Intended Reading Distance (feet)
1.0	10
1.5	20
2.0	30
2.5	40
3.0	50

7.5 Sign Type

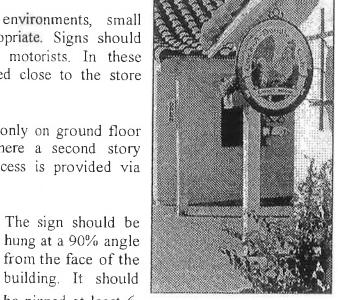
Preferred sign types for San Juan Bautista businesses include the following:

Projecting Signs

- 1. To create pedestrian-oriented environments, small projecting signs are most appropriate. Signs should relate the sidewalk instead of motorists. In these locations, signs should be placed close to the store entrance.
- 2. Projecting signs shall be placed only on ground floor facades except in instances where a second story houses offices or stores and access is provided via balconies or verandas.



Desirable pedestrian-scaled projecting signs



Projecting signs help create pedestrian-oriented environments

4. Consistent with the zoning ordinance, at least a seven (7) foot pedestrian clearance shall be maintained from the sidewalk level.

from the face of the building. It should be pinned at least 6

inches away from

the wall for best

visibility.

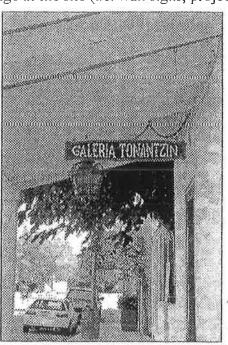
5. Decorative iron brackets that support projecting signs are encouraged. Well-designed wood brackets may also be appropriate. The lines of the

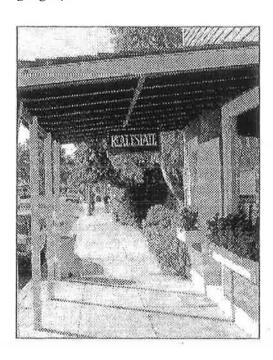
bracket should harmonize with the shape of the sign. To avoid damaging stone and

woodwork, brackets should be designed so that they can be bolted into masonry joints when possible.

Hanging Signs

- 1. Where overhangs or covered walkways exist, hanging signs are appropriate. Signs should be hung over the pedestrian right-of-way. Consistent with the zoning ordinance, a seven (7) foot clearance is required.
- 2. Hanging signs should be simple in design and not used to compete with existing signage at the site (i.e. wall signs, projecting signs).





Simple hanging signs are encouraged



Wall signs should be consistent with building scale and proportions.

Wall Signs

1. Signs should be placed consistent with the proportions and scale of the elements within the structure's façade. A particular sign may fit well on a plain wall area, but might overpower the finer scale and proportion of a lower storefront. A sign which is appropriate near an entry may look tiny and out of place above the ground level.



CITY OF SAN JUAN BAUTISTA HISTORIC RESOURCES BOARD

AGENDA TITLE: Consider a recommendation to the Planning Commission regarding a Site

and Design Review Permit to connect an existing 747 sq. ft. residence to

an existing 504 sq. ft. Accessory Dwelling Unit with a 47 sq. ft.

connection on property known as 701 Third Street (APN 002-330-009).

The Applicant is Isaiah Jimenez.

CEQA: The project applicant has stipulated that the project will be consistent in

design and treatment with Secretary of The Interior Standards for the Treatment of Historic Properties (Guidelines) in accordance with CEQA Guideline Section 15064.5. The project is therefore exempt from CEQA in accordance with Section 15311 (Class 31 – Historic Resource Restoration /Rehabilitation) and a common sense exemption pursuant to CEQA

Guidelines 15061.

Iworq Permit No. 228

MEETING DATE: June 6, 2023

SUBMITTED BY: Brian Foucht, Community Development Director

RECOMMENDED ACTION(S): Staff recommends that:

The Historic Resources Board recommend to the Planning Commission that they Approve a Site Plan and Design Review Permit subject to conditions specified in the staff report dated June 6, 2023.

BACKGROUND AND PROJECT DESCRIPTION:

The project will attach the existing residence, a locally significant historical resource (747 sq. ft) to the existing one-story ADU (504 sq. ft.) with a one -story hyphen connector (47 sq. ft.).

The Bill and Minnie German House was evaluated for historical significance using San Juan Bautista's historic resources criteria and is found eligible for listing as with a Status Code of 5S2 (locally significant) under Criterion C (Architecture) within the historic context theme of Economic Decline and Boom.

As a historical resource, the Bill and Minnie German House is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The Phase Two Assessment, prepared by the City's Architectural Historian (attachment provides a more detailed evaluation of the resource in relation to Secretary of the Interior Guidelines and examines how the proposed addition will affect its significance. The proposed project meets Standards One, Two, Four, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three, Five, Six, Seven, and Eight are not applicable. The proposed project will meet Standard Nine if the connector's horizontal wood siding is differentiated from the siding on the historic house. This single mitigation reduces impacts to a level of insignificance and qualifies the project for a CEQA Exemption (Class 31) . Given the minor nature of the addition, the limited application of recommended mitigations, and the applicant's stated agreement with this condition, staff believes that a common-sense exemption from CEQA is also justified.

11-06-120 Site plan and design review permit procedure for historic resources. SHARE

(C) Determination of Appropriate Review Application Procedure. The City Planner shall review the application and determine the proper review procedure ...

Subsection C(5) requires the following;

"(5) Applications for major alterations or demolition to properties that are included in the City of San Juan Bautista Register of Historic Resources, including those properties that contribute to a designated historic district with status codes of 1 through 5 or to noncontributing buildings within designated historic districts, shall require the following:

"(a) A historic resource evaluation and impact report shall be prepared by a qualified architectural historian that includes a discussion of the property's historic significance...including "proposed measures to minimize or mitigate significant impacts, if such impacts exist.

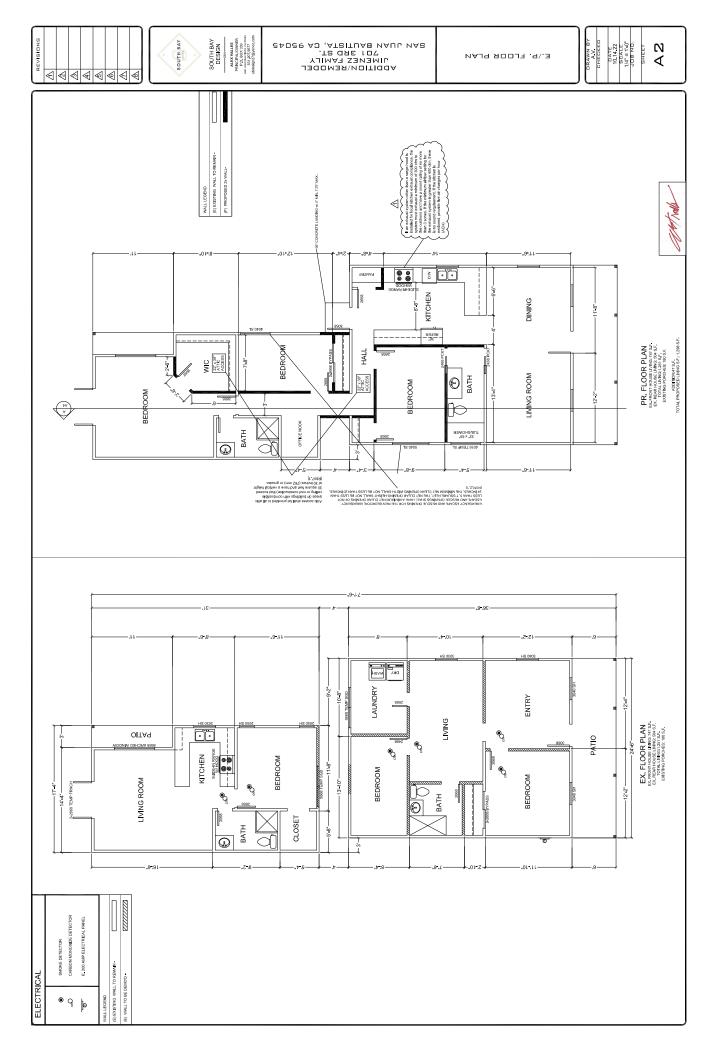
(c) Proposed major alterations that comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be considered a Class 31 categorical exemption under CEQA and no further review is required.

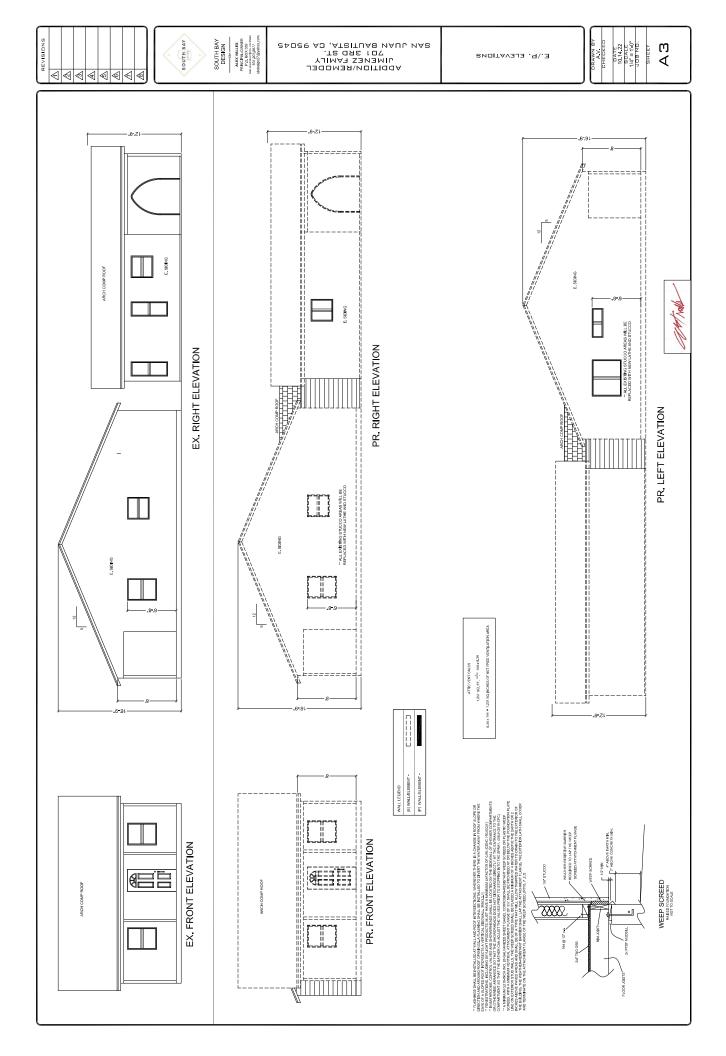
ATTACHMENTS:

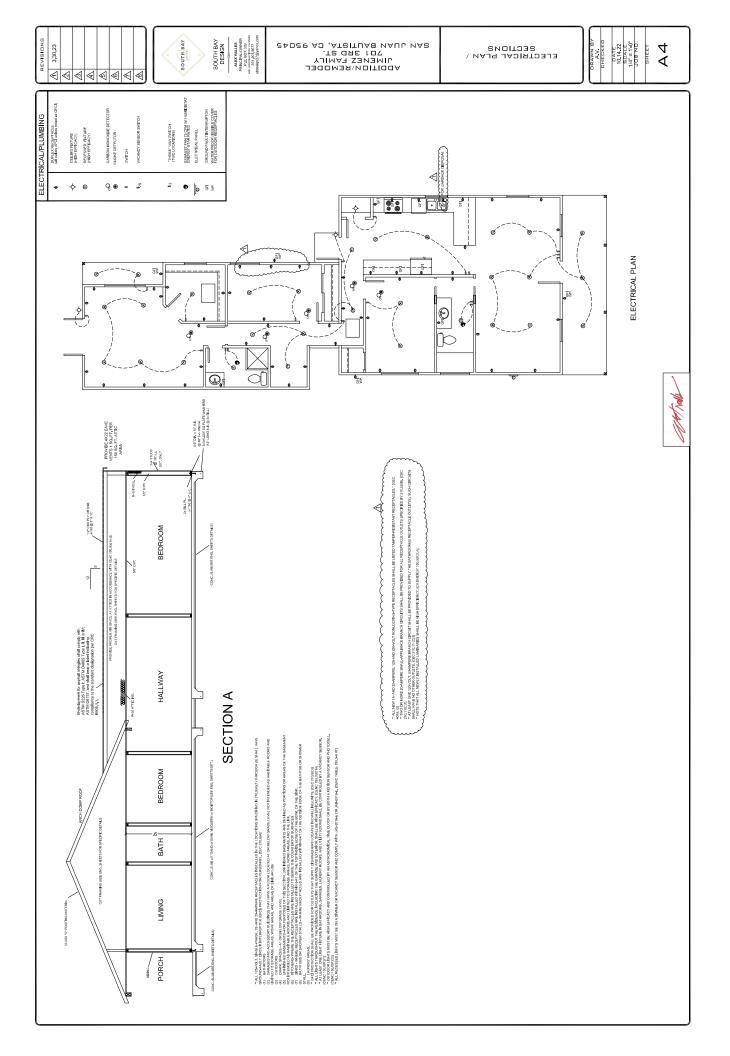
- 1) Proposed Plans (Site and Design Review/Development Plans)
- 2) Phase 2 Historical Resource Assessment
- 3) Updated Dept of Parks and Recreation (DPR) form

REVISIONS		SOUTH BAY	SOUTH BAY DESIGN ON- ALEX VALLES PROJECT PART OF DATA OF BOX 230 BOX 2	sen sten tuten tutingsty, c.e. 2005 831, 207, 9677 sbdeslign 27 @yshoo, com	StOS	ДП	ADDITION/REMO JINENEZ FAMI 701 3RD ST 1AN BAUTISTA,	L NAS	Т:	CONEK ZHEE	DRAWN BY A.V. CHECKED DAYE 10.14.22 SDALE UDB ND.	AD
PROJECT DIRECTORY	OWNER: JUNETE FANLY JUNETE FANLY JUNETE FANLY SAN JUNA BAUTETA. CA 95045 S00-923-2568 AUGUSTANTICE AUGUSTANTICE S17-207-9677 HOLLSTER, CA 95024	МАР	manus de malama de manado de malama de manado		Transport Table	Personal Per	PROJECT: RD ST. AUTISTA, CA 145					THE VOILE
SHEET INDEX	A0) COVER SHEET A1) STIFE FLAN A2) SET FLAN A3) EX. TPR. ELEVATIONS A4) SECTIONSELECTRICAL SPSS1) STRUCTURAL SHEETS D1-D2) STRUCTURAL BENETS TO NOT STRUCTURAL BENETS CS. STRUCTURAL	VICINITY	The state of the s	and PROCESS CONTROL OF THE PROCESS CONTROL OF	O Dept. Williams	Control of	PROPOSED P 701 3RD SAN JUAN BAU 95049					
PROJECT INFO	PROJECT DATA: APN: ADDRESS: TO 10 20 ST. TO 10 ST.	TOTAL PROPOSED LIVING S.F.: 1,298 S.F.		SCOPE OF WORK	COMBINE EXISTING TWO RESIDENCES (47 8,504 S.F. RESPECTIVELY) AND SMALL ADDITION (47 S.F.) TO CONNECT THEM, NEW LIVING QUARTERS WITH ALL INCLUDED TO BE A 1,288 S.F. SFD	PROJECT INFO	DESIGNS PRESENTED BY THESE DRAWINGS ARE THE PROPECT ONLY. OF SOUTH AND TOSEAN AND VICE DESIGNED FOR SEC ON THE PROJECT ONLY. OF SOUTH AND TOSEAN AND THE SESSONS THE THE PRESENT AND THE USED BY ONLY DISCUSSION ON PIRESONS THE THE SCOPE OF THIS PROJECT WITHOUT WAITTEN PENALSCOP OF OTHER PROJECT.					
DEF. SUBMITTALS/SPECIAL		PROJECT CONST. NOTES	VIETER LAYOU'D OF BUILDING PAD WOWNER OR DESIGNER PRIOR TO TREMOCHRORINE ASSUMES RESPONSIBILITY OF LOCATING EXISTING UTILITIES FOOTTRACTOROUNDER ASSUMES RESPONSIBILITY OF LOCATING EXISTING UTILITIES CONTRACTOROUND OF SIEMALUS, PATIOS, & STEPS WOWNERCONTRACTOR PRIOR TO SETTING UP & DOUGNE. "ADDRESS SHALL BE ARABED NUMBERS OF ALPHABETICAL LETTERS ADDRESS SHALL BE PANALY MISBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.	ADDRESS NUMBERS SHALL BE MINIMUM FOURDF 4", 1/2 INCH MIN STROKE WIDTH, AND MOUNTED ONA CONTRASTING BACKGROUND CLEARLY MISIBLE FROM THE STREET, WHERE	ADPRESS VANOTOR EN WINDER TROM ADPRESS VANOTOR EN WINDER TO PROJECT OHEOW WINDER OF THE SERVICE LOCATION OF THE OFFICE WINDER OFFI ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERSCRING PERMITTED LETTERATIONS, ADDITIONS, OR ARROCOMERNICS TRAIL EREPLACE NON-COMPLIANT PLUMBING FOTTURES WITH WAITER CONSERVING PLUMBING NON-COMPLIANT PLUMBING	FRYUGES, PURINNE FRYUGER FER ACCERENT IS REQUIRED PRAPA OF DSISJANCE OF A CERTIFICATE OF FRAALCOMPLETDY, CERTIFICATE OF OCCUPANCY OR FRAIL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT SEE GAIL CODE SECTION AND ACCESSED OF THE PROPAGATOR OF PRAFAMENT OF THE CODE SECTION AND CONTRACT OF THE CODE SECTION AND C	TYPESOF OTHER RESIDENT BULLINGS STETCED AND OTHER IMPORTANT CODE SECTION 1101.3 IN THE SUPPLEMENTAL BOOK					
APPLICABLE CODES	CBC CALIFORNIA BUILDING CODE 2022 CRC CALIFORNIA RESIDENTIAL CODE 2022 CEC CALIFORNIA RELECTRICAL CODE 2022 CRC CALIFORNIA PLUMBING CODE 2022 CMC CALIFORNIA MECHANICAL CODE 2022 CMC CALIFORNIA REPROY CODE 2022 CALIFORNIA BUERGY CODE 2022 CALIGREDI CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 SACE 7 MINIMUM DESIGN LOADS FOR BUILDINGS AND 2022 SDPWS SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC 2022	GENERAL PROJECT NOTES	PROJECT TO BE SUPERVISED BY A LICENSED GENERAL CONTRACTOR. IN CASE OF CONVELTOR REGREDANCES IN THE DESIGNER PROPER OF PROCEEDING. PROPERTY OF SHALL WOTHY THE DESIGNER PRIOR TO PROCEEDING. PROPERTY OF WORK CONTRACTOR SHALL VERBY ALL DIMENSIONS. AND ENSURE ALL WORK IS BUILDABLE AS SHOWN. REDUCE CONTRACTOR SHALL VERBY ALL DIMENSIONS. A REDUCE CONTRACTOR INTERIOR OF WISHS TO MEET CURRENT CARB. ARRENATE COMPANIE AND INTERIOR OF THE CONTRACTOR. ARRENATE OF THE CONTRACTOR OF THE CONTRACTOR. ARRENATE OF THE CONTRACTOR. ARRENATE OF THE CONTRACTOR. ARRENATE OF THE CONTRACTOR OF THE CONTRACTOR. ARRENATE OF THE CONT	~	TO THE MANUFACTURERS' GUDELINES FOR PROPER PLACEMENT. 6. EXISTING HOUSE CONTANS FIRE SPRINKLERS 7. AN AUTOMATIC REFERENCE SYSTEMS SHALLE EREQUIRED WHERE ADDITIONS OF ALTERATIONS ARE MADE TO THE EXISTING BILDING THAT	ALFLADY HAS, A FRE SPRINKLER SYSTEM INSTALLED. SPRINKLERS SHALL BE INSTALLED TO PROTECT ALL AREAS OF A DWELLING UNIT. [R315.3.1.2.] EXCEPTIONS:	A TILES CAMPA SYACEAN IN NORMALL UNIX. CONFLORED IN SACRATION OF THE COURT STATE OF THE CONFLORED IN THE CON					

REVISIONS SOUTH BAY SOUTH BAY DESIGN ALEX VALLES PRINCIPAL COWNER P. O. BOX 339 SAN JUNI BUTTER, CN. CO. ST. 207, B617 Subdesign 27 (Byshoo co. ADDITION/REMODEL JIMENEZ FEMILY 701 3RD 9T. SAN JUAN BAUTISTA, CA 95045 DRAWN BY A.V. CHECKED DATE 10.14.22 SCALE 1" = 10:0" ۲ NAJ9 3TI2 444444 EXISTING AGGREGATE GRAVEL - EXISTING GRASS/SOIL X - EXISTING 6' FENCE REMODEL AREA ADDITION AREA P. 47 S.F. ADDITION May All E. 1 CAR GARAGE E. STORAGE BUILDING #2 .92 99 L ** ALL LANDSCAPING IS EXISTING AND TO REMAIN UNAFFECTED 15-6"--24'-8"- ∇ abla \rightarrow 3RD ST 47 34 \rightarrow E. RESIDENCE #1 SIDEWALK ¥ 47 34 E. STORAGE 7 BUILDING #1, .\$Z 991 COMBINED #1 & 2 RESIDENCES TO CREATE SFD E. 4" SEWER E. ELECTRICAL TO 200 AMP PANEL E. RESIDENCE #2 E. GAS, ELECTRIC AND WATER- \triangleleft PROPOSED 0' SETBACK ON E. RESIDENCE #2 CORRECTION OF THE GRADED TO DRAIN SIPPLE MAY THE MANY FROM FOUNDATION WILLS. THE HONDER SHALL BE GRADED TO DRAIN SIPPLE SHALL BE THE THOUGHTON WILLS. THE SIPPLESS WITHIN 10 FEET OF THE BUILDING SHALL BE SIGNED NOT LESS THAN 2 FRIGHT MANY FROM THE BUILDING SHALLS EXCEPTION! A FRONDE UNDESTRUCTED 19 TAIN. BY 2Y MIN ACCESS TO ALL UNDERFLOOR SPACES WHERE FRONDE UNDESTRUCTED 19 TAIN. BY 2Y MIN ACCESS TO ALL UNDERFLOOR SPACES WHERE A FRONDE SPACES WITH 30 CLEAR HEIGHT OR MORE A FRONDE SPACES WITH 30 CLEAR HEIGHT OR MORE A FRONDE SPACES WITH 30 CLEAR HEIGHT OR MORE A FRONDE SPACES WITH 30 CLEAR HEIGHT OR MORE A FRONDE SPACES WITH 30 CLEAR HEIGHT OR MORE A FRONDE SPACES WITH 30 CLEAR HEIGHT OR MORE A FRONDE SPACES WITH 30 CLEAR HEIGHT OR SPACES WITH 30 CLEAR WITH 30 CLEAR HEIGHT OR SPACES WITH 30 C 10 CREMAN. 10 CANGED TESSEN TO CARRY ALL TRIBUTANT TO. 11. SOKURIOUS OF SAYLBAT GAZNIG SYSTEM TO MEET RELAY. 14. CONSTRUCTION OF SAYLBAT GAZNIG SYSTEM TO MEET A CANADA TO CANADA TO CANADA TO THE CANADA TO THE EACACABATE AND WINDOWS OF CANADA TO THE CA PERSONAL SERVICES CENTRANE FOR GLULAN ERAKS TO BLIDNO DEPARTMENT FOR THE PROBLEM. THE REWIN AD PREPRODUCAL AT THE OF EDULAN ERAKS TO BLIDNO DEPARTMENT FOR ALL WHEN AD PREPRODUCAL AT THE OF EDULAN WAS DEPARTED IN ACCORDANCE WITH THE LATEST HOWAN A SEPECE PROTONS AND ENFORCEMENT OF THE COUNCL, OF A MEETA SECPLE AND SEARCH SET OF THE COUNCL, OF A MEETA SECPLE OF THE OF THE THE COUNCL, OF SET OF THE STATE OF CALL ERROR AND ALL COAL CODES AND ORDANACES. 3. ALL HE STATE OF CALL ERROR CONDISIONERS WHITH THE CALL CODES AND ORDANACES. 3. ALL HE STATE OF CALL ERROR CONDISIONERS THE THAT CALL CODES THE CALL FORM THE CALL COUNCL OF THE CALL CODES AND ORDANACES. 3. ALL HE STATE OF CALL ERROR CONDISIONERS WHITH THE CALL CODES THE CALL FORM OF THE CALL CONDISIONERS. THE CALL FORM CALL COMES THE CALL CONDISIONERS WHITH THE CALL CODES THE CALL FORM OF THE CALL FORM THE CALL COMES THE CALL FORM THE VERTILATION TO AND AND SIZE OF FOUNDATION VEHTS TO CONFORM TO CRC RANG. THE CASE LINEAR ROOF CROSS VEHTLATION AT THE RAVE OF 1479 OF THE ATTLA AREA, CRC. REAL STATE CASE SHALL BE WAS SHALL BE REMANDALLY VEHTLATE UP CASE TANNOW. HE CROST OF DISCUSSINS BEST AND AREA OF THE ROOK AND BLITCH CORPANIES WITHER TO THE POOR TO DISCUSSES THAN A 45, OF THE FLOOR AREA OF THE ROOM CRC. Wages on Statemens selected to the ELESS HINK HOR DESCRIBENT HINK JACK. THE REASESTS RESERVED HEALTH FOR EXCEPT THE STATESTS RESERVED HEALTH SHALLES BY MORE THAN 98° THE RING SHALL HEARTH SHALLES BY MORE THAN 98° THE RING SHALL HES THAN 98° THE HEARTH SHALL HES HOW THE LAST SHALL HES HOW THE SHALL HES HOW THE LAST SHALL HE THAN 98° CHE RINT, ALL PORTS OF THE SHALL HE SHALL HES THE SHALL HES HER CHE SHALL THE DO NIGHISS, CHE RING SHALL HAVE BY MOUNT OF ALL HEIGHT CHE RELY, ALL HE CHE SHALL HER HER CHE SHALL HE CHE RING SHALL HER SHALL HE CHE RING SHALL HE HER CHE SHALL HE SHALL HE SHERL CHEN OF THE SHE SHALL HE HE CHE SHALL HE SHELL HE HE CHE SHALL HE SHELL HE HE CHE SHALL HE WEST SHALL HE HE CHE SHALL HE HE SHELL HE HE SHELL HE HE SHELL HE HE CHE SHALL HE HE SHELL HE HE HE SHELL HE HE HE SHELL HE HE SHEL TONE MATERIALS REGIONAL AN ALTHANDALMAN DREADONAL OF TOND MATERIALS TO BE DONE BY A CERTIFIED TOND AN ALTHANDALMAN DREADONAL OF TOND CHARACE BY THE STATE OF CALLED MAN DATE AN EXPERTENCE WHICH THE ELECAN END THE STATE ALL COMES WHITH THE STOT CALLED THE STATE OF ALL MEN CONSTRUCTION ALL DONE LONG STATE COMES TO PROCUE BY ALL DIVERS AND CAN BE ALL BET DESIGNED TO INCLUE THE DEVEL OF MAIN MASKENED STOCKE BY ALL SHAW DONE TO WELLE THE DEVEL DONE HAVE BY THE DEVEL OF WHITE BETCHEN'S WAND CONSERVATION WERE ACCESSED. THE TREE OF THE AMENDATE CHE ART SHALL SHOPE OF STAND ANHWUM CLEAK SPACE OF THE TREE OF THE SHALL SHAL TED CELLINGS SHALL BE PROVIDED WITH A VAPOR BARRIER BENEATH THE INSULATION AND AR SPACE SHALL BE VENTILATED AS A TWIN, AR SPACE SHALL BE VENTILATED AS WAGES AND WITTER HEATENES TO GRANGES SHALL BE MOUNTED UPON PLATTORNS NOT THAN 17 ABONE THE GRANGE FLOOR. SEN HEATENES SHALL BE STRONGE FLOOR SHOULD ON POWERS BETWEEN THE UPPER THATO AND LOWER ON SHE HEATEN THE LOWERS STRAP SHALL BE A MIMO OF MELBES ADOUGHES ON SHE SHAPE SHALL BE A MIMO OF MELBES ADOUGHES OWNERS, SEE OF CHANGE ROOF INCHES SHAPE SHALL BE A MIMO FROM SHALL BE A MIMO OF THE WORTH HEATEN CONTROLS, SEE OF CHANGE ROOF SHAPE SHAPE OF MELBER AND SHAPE OF THE MEMBER AT TAKEN ROOFS SAS PER CREERSMA, AND RETOTAS EX.2. HANDRAILS TO BE 34' TO 38' ABOVE TREAD NOSING, CIRCULAR HANDGAIP TO BE MIN. FIRET TO MAX, Z'IN CROSS SECTION. HANDRAILS SHALL BE PROVIDED ON AT I EAST ONE. BE OF EACH CONTINUOUS RUN OF THREADS OF FLIGHT WITH FOUR RISERS OR NORE, CR. 173. ARCHITECTURAL GENERAL NOTES Z. INSTALL TO WITH FULL MORTHS SET THE STRROUMD, WALLS SHALL BE CENER BOACES TO THE CELENOAT SHOWERS AND TUBISHOWERS. Z. NATURED SELENCE SULL. Z. NATURED SELENCE SULL. 26 PRO 25 22 18 19







MILLIAMSON WILLIAMSON WASHINGTON SELSCENS WASH

GENERAL NOTES

JIMENEZ FAMILY 701 3RD ST. SAN JUAN BAUTISTA, CA 95045

PROPOSED ADDITION/REMODEL FOR:





FASTENING SCHEDULE CBC 2019 TABLE 2304 10 1	C 2019 TABLE 2304 10 1		FASTENING	FASTENING SCHEDULE CBC 2019 TABLE 2304.10.1 (CONT.)	2019 TAE	3LE 2304.10	1 (CONT.)		ABBR	ABBREVIATIONS			GENERAL STRUCTURAL NOTES	
CONNECTION	FASTENING	LOCATION	8	COMNECTION		FASTENING		LOCATION	A.B.	= ANCHOR BOLT = AIR CONDITIONER	HORIZ = HORIZC		CODES AND MANUALS:	
1 JOIST TO SILL OR GIRDER	3 - 8d COMMON (2 ½" x 0.131") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAL	27 JACK RAFTER TO HID	<u>a</u>	3 - 10d COMM 4 - 3" x 0.131" 4 - 3" 14 GAGE	3 - 10d COMMON (3" x 0.148") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	ρ	TOENAIL	AVE ACST AD B.A.	= ARCHITECT/ENGINEER = ACOUSTIC = AREA DRAIN = BURGLAR ALARM	IF = INSIDE INFO = INFORM INSTL = INSTALI INSUL = INSULA	INSIDE FACE INFORMATION INSTALL INSULATION	IBC-18 INTERNATIONAL BUILDING CODE 2018 CBC-19 CALIFORNA BUILDING CODE 2018 CBC-19 CALIFORNA BUILDING CODE 2019 ASCESED 1-4 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES NOS 2015 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION 2015	
2. BRIDGING TO JOIST	2 - 8d COMMON (2 ½" x 0.131") 2 - 3" x 0.131" NALS 2 - 3" 14 GAGE STAPLES	TOENAL EACH END			3 - 10d COMM 4 - 3" x 0.131" 4 - 3" x 14 GAC	3 - 10d COMMON (3" x 0.148") 4 - 3" x 0.131" NAILS 4 - 3" x 14 GAGE STAPLES	ž.	FACE NAIL	BBOT COLR CONC	= BOARD = BOTTOM = CLEARANCE = CONCRETE		INDS RE FOOT	ACI SIG-4 BULDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ASS MANUAL OF STEEL CONSTRUCTION 15TH EDITION ANS DI 1-40 STRUCTURAL, WELDING CODE - STEEL ANS DI 1-41 STRUCTURAL WELDING CODE - REINFORCHING STEEL	
3. 1'x6'SUBFLOOR OR LESS TO EACH JOIST	2 -8d COMMON (2 ½" × 0.131")	FACE NAIL			2 - 16d COMM 3 - 3" x 0.131"	2 - 16d COMMON (3½" × 0.162") 3 - 3" × 0.131" NALS	4	TOENAIL	COND CONST.	= CONDENSER = CONSTRUCTION = DOUBLE		-	GENERAL:	
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST	3-8d COMMON (2 ½" x 0.131")	FACE NAIL	28. ROOF RAFTER TO 2-BY	O 2-BY RIDGE BEAM	2 - 16d COMM	ON (3½" × 0.162")			DEMO	= DEMOLITION = DIAMETER			WILLIAMSON CHAVEZ DESIGNA ASSOMES NO RESPONSIBILITYON LEWS NOT A PART OF THE APPROVED AND SIGNED PLANS.	
5. 2° SUBFLOOR TO JOIST OR GIRDER	2 - 16d COMMON (3 ½" x 0.162")	BLIND AND FACE NAIL			3 - 3" × 0, 131" 3 - 3" × 14 GAC	3 - 3" × 0, 131" NALLS 3 - 3" × 14 GAGE STAPLES	4	FACE NAIL	DIST DW	= DISTANCE = DOUBLE JOIST = DISH WASHER	OSB = ORIENT			
6. SOLE PLATE TO JOIST OR BLOCKING	164 (3.½°, x 0.135°) AT 16° O.C. 3° x 0.131° NALLS AT 8° O.C. 3° 14 GAGE STAPLES AT 12° O.C.	TYPICAL FACE NAIL	29. JOIST TO BAND JOIST	IOIST	3 - 16d COMM 4 - 3" x 0.131" 4 - 3" 14 GAGE	3 - 16d COMMON (3½ × 0.162") 4 - 3" x 0.131" NALIS 4 - 3" 14 GAGE STAPLES	2	FACE NAIL	M w M	DOWELS ENAMEL EDGE NAL EACH WAY	PT = PRESSI PL = PLATE PSF = POUND RR = ROOF F	= PRESSURE TREATED = PLATE = POUNDS PER SQUARE FOOT = ROOF RAFTER		
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3 - 164 (3½" x 0.135") AT 16" O.C. 4 - 3" x 0.13" NMLS AT 16" O.C. 4 - 3" x 14 GAGE STAPLES AT 16" O.C.	BRACED WALL PANELS	30. LEDGER STRIP		3 - 16d COMM 4 - 3" x 0.131" 4 - 3" 14 GAGE	3 - 16d COMMON (3½" x 0.162") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	23	FACE NALL AT EACH JOIST	EXECUTE OF THE PROPERTY OF THE	= EXISTING = EXTERIOR = FORCED AIR UNIT = FINISHED FLOOR	SANDP = SHELF, SA = SUPPLY SA = SUPPLY SD = SMOKE	ERATOR AND POLE (AIR DETECTOR		
7. TOP PLATE TO STUD	2 - 16d COMMON (3 ½" x 0.162") 3 - 3" x 0.151" NAILS 3 - 3" 14 GAGE STAPLES	END NAIL	31 WOOD STRUCTURAL PAI PARTICLEBOARD SUBFL WALL SHEATHING (TO FF	RAL PANELS AND SUBFLOOR, ROOF, AND G (TO FRAMING)	%" AND LESS	6d° 1 2%"x 1%"1 8d OF	0.113" NAIL 5 GAGE 6d		S S FLUOR	FINISH FINISH FILLORESCENT GAGE GALVANIZED METAL	STL = STEEL SUB = SUBSTI TEMP = TEMPER TOC = TOP OF	STEEL SUBSTITUTE TEMPERED TOP OF CONCRETE	USAJFLINES, FOULD SHOT DRAWINGS, AND EXISTING FIELD CONTRICTION. TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR ERRORS DETECTED.	
	4 - 8d COMMON (2)£' x 0.131") 4 - 3 x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAL			% TO 1.	2%"x 2"16 8d" 10d'o	2%" x 0.113" NAIL" 2" 16 GAGE" 8d" 10d OR 8d"		GFI GYP BD.	GFI = GROUND FAULT INTERRUPTER GLZ = GLAZING GYP BD. = GYPSUM BOARD	TOF = TOP OF TYPICA UNO = UNLESS WITH = WATER	RWISE	IN THE APPROVED SET OF PLANS. WHERE DISCREDANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS. THE MORE STRUCKER REQUIREMENTS SHALL GOVERN, LOFFALLS OF AN ADMINISTRATION AND ADMINISTRATION AND ADMINISTRATION.	
8. STOD TO SOCKE PLATE	2 - 16d COMMON (3½" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" x 14 GAGE STAPLES	END NAIL	SINGLE FLOOR (SUBFLOOR-UND	SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	1% TO 1¼* 1% AND LESS 1% TO 1*		6d 8d		SYMBOLS	HOSE BIB	WWW = WELDE	\neg	ON DAMINES, MAR FRECUENCE OVER CHERRAL NOTES AND ITFOLD DENIES. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ELSEWHERE ON THE PROJECT. BENTIFICTION PROFES PREFAILTINGS SHALL RETAINS AT ALL TAKES TO BROTECT	
9. DOUBLE STUDS	16d (3½" x 0.135") AT 24" O.C. 3" x 0.131" MAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 8" O.C.	FACE NAIL	32. PANEL SIDING (TO FRAMING)	O FRAMING)	1% TO 1%"	000	8 6 × 8] CONTINUOUS MEMBER	010 010	DETAIL NUMBER SHEET NUMBER	VEHCULAR AND PEDESTRIAN TRAFFIC FROM ANY DAMAGE OR BUJRRY WHICH MAY CALSED EMPERED RIFECTLY OR NUMBERCTLY BY THE WORK MIGULDED ON THESE DRAWINGS SLICH PRECAUTIONS SHALL INCLUDE THE ERECTION AND MANTENANCE OF FENCES, BARRICADES, RALLINGS, GUARDS, SIGNS, COVERNOS,	
10. DOUBLE TOP PLATES	166 (3½" x 0.135") AT 16" O.C. 3" x 0.131" MAILS AT 12" O.C. 3" 14 GAGE STAPLES AT 12" O.C.	TYPICAL FACE NAIL	33. FIBERBOARD SHEATHIN	EATHING'		NO 11 GAGE RODFING NAIL. 6d COMMON NAIL. (2" x 0.113") NO 16 GAGE STAPLE NO 11 GAGE RODFING NAIL. 8d COMMON NAIL (2"x 0.113")	DFING NAIL" (2" x 0.113") PLE DFING NAIL"		<u></u>		SHEARWALL SYMBOL (SEE SCHEDULE) SHEARWALL TYPE		LIGHTS, AND OTHER PRECAUTIONS AS MAY BE REQUIRED. SITE CONCITIONS: THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING SCORDIDANS, INVESISIONS, LEVELS AND MATERALLS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.	
DOUBLE TOP PLATES	8 - 16d COMMON (3½" x 0.162") 12 - 3" x 0.131" NALS 12 - 3" x 14 GAGE STAPLES	LAP SPLICE	34. INTERIOR PANE	.NG	2.5	NO. 16 GAGE STA	PLE 64		Þ /2	SHEARWALL LENGTH	БТН	COMMAN CARTOON	STRUCTURAL FLOOR MENBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R502.8.	
11. BLOOKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 84 COMMON (25/ x to 151°) 3 - 3° x to 131° NALLS AT 6° C.C. 3° 14 GAGE STAPLES AT 6° O.C.	TOENAL	FOR St. 1 INCH = 25.4M a. COMMON BOX NA b. NALLS SPACED A	A. TIE NOTES ON CENTER AT EDITION OF SOME OF S	SED EXCEPT WHE	ERE OTHERWISE ST IT INTERMEDIATE SI	ATED JPPORTS EXCEPT	S INCHES AT	MATE	IAL PF			DAELING AND NOTOTING OF STUDS STALL BE IN ACCORDANCE WITH TRUZES. STRUCTURAL ROOF MEMBERS SHALL NOT BE CUT, BORED, OR NOTOHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN SECTION R8027.	
12. RIM JOIST TO TOP PLATE	84 (2½° x 0.131°) AT 6° O.C. 3° x 0.131° NALLS AT 6° O.C. 3° 14 GAGE STAPLES AT 6° O.C.	TOENAL	DIAPHRAGMS AN BOX OR CASING C COMMON OR DEL	D SHEAR WALLS, REFER TO SE FORMED SHANK (64.2" x 0.113"; x 0.113", 84.2 %; x 0.131"; 104.	CTION 2305 NAIL CTION 2305 NAIL 84 - 2 ½* x 0.131* 3* x 0.148*)	LS FOR WALL SHEA:	HING ARE PERMI	TED TO BE COMM	N, CONCRETE; 1) ALL CC CONCR	NCRETE SHALL CONFORM T ETE, ACI 301-10. ETE STRENGTH SHALL BE 2:	O THE SPECIFICATIONS 00 PSI AT 28 DAYS.	S FOR STRUCTURAL	STRUCTURAL DESIGN PARAMETERS	
13. TOP PLATES, LAPS, AND INTERSECTIONS	2 - 16d COMMON (3½" x 0.162") 3-3" x 0.131" MAILS 3" 14 GAGE STAPLES	FACE NAIL	DEFORMED SHALL CORROSION RES FASTENERS SPA WHEN USED AS!	e, depended Sewing (e.g. 7%) (c.g. 62%) (c.g. 10%) (c.g	31": 10d 3" x 0.14 5": 8d 2%" x 0.128 EXTERIOR EDGE: CING SHALL BE 6	91) OR CASING (64 S AND 6 INCHES ON INCHES ON CENTE	C x 0.099°, 8d - 2½°. CENTER AT INTER R ON THE EDGES	(0.113°) NAIL. MEDIATE SUPPORT IND 12 INCHES ON	3) CONOR SHALL S, 4) CONOR RATIOS	OCONSETE SHALL HAVE AWAMINIA AGGREANTE SEE = Y. CONCRETE SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE TO CURRENT EDITION OF THE AGJ 316 OCONCRETE INDEBIONS DIACLODING ARE CONFORM. WATER TO CEMENT A 7110S. AND OTHER OFITERIA, SHALL CONFORM TO THE RECURRENTERS ET	M AGGREGATE SIZE =: ED IN ACCORDANCE T G AIR CONTENT, WATE	%". CONCRETE O CURRENT EDITION ER TO CEMENT REQUIREMENTS SET	OCCUPANCY GROUP: CONSTRUCTION TYPE: V-B DESIGNED TO THE ASCE 7-16 STANDARDS	
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3½" x 0.162")	16" O.C. ALONG EDGE	CENTER AT INTE CORROSION RES AND 1%-INCH LEI	RMEDIATE SUPPORTS FOR NO ISTANT ROOFING NALLS WITH VGTH FOR 2%2-INCH SHEATHIN	NSTRUCTURAL A WeINCH-DIAMETE G.	PPLICATIONS. ER HEAD AND 1½-IN	CH LENGTH FOR 1/2	INCH SHEATHING	CLASS	IN ACI 318 TABLE 19.3.2.1, BA ES DEFINED IN ACI 318 TABLI URE IN ALL EXTERIOR CONC	SED ON EXPOSURE CA 19.3.1.1 USE AIR ENT RETE	ATEGORIES AND RAINING	ISK CATEGORY = OOF DEAD LOAD =	
15. CEILING JOISTS TO PLATE	3 - 84 COMMON (2)/5 × 0.131") 5 - 3 × 0.131" NAILS 5 - 3 · 14 GAGE STAPLES	FACE NAIL	CORROSION-RES SHEATHING AND AXIS IN THE LON CASING (1½×0.	ISTANT STAPLES WITH NOMIN. 1 ½ -INCH LENGTH FOR %, INCH 5 DIRECTION OF THE PANEL, U 100") OR FINISH (1½" × 0.072") N	AL Yo-INCH CROW CH SHEATHING. F INLESS OTHERW ALS SPACED 6 IN	VN OR 1-INCH CROW PANEL SUPPORTS A SE MARKED), VCHES ON PANEL EI	W AND 1% -INCH L T 16 INCHES (20 IN DGES, 12 INCHES A	ENGTH FOR ½ -INCH CHES IF STRENGTH T INTERMEDIATE	5) HOTW WOULE DELIVE	EATHER CONCRETING: WHEI IMPAIR THE QUALITY AND S RY TIME OF READY MIX CON MIS, OR ADD RETARDER TO	TRENGTH OF THE COND TRENGTH OF THE CON TRETE, LOWER THE TE ENSURE THAT THE CO	ICRETE, REDUCE MPERATURE OF MORETE IS PLASTIC.	VOX.14 PUBJAL (UAU)	
16. CONTINUOUS HEADER TO STUD	4 - 8d COMMON (2½" x 0.131")	TOENAL	k PANEL SUPPORT INTERMEDIATE S	S AT 24 INCHES, CASING OR FILL UPPORTS.	NISH NAILS SPAC	SED 6 INCHES ON PA	WEL EDGES, 12 IN	CHES AT	REINFORCIN 6) STEEL	S STEEL: SEINFORCEMENT SHALL CO	JEORM WITH ASTM A61	15:	MIND EXPOSURE = SROUND SNOW LOAD =	
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308-10.4.1, TABLE 2308-10.4.1)		FACE NAIL	PANELS PANELS STAPLES SHALL FOR ROOF SHEA SUPPORTS	ELEGALS. SHELLINERA PERFORMANCE OF A TABLE JA A FILL THE REPRESENTATION OF INCLUDIONAL STANDARD SHELLINERA PERFORMANCE AND A TABLE AS SHELLINERA EMINIMAL REPORTS AND A TABLE SHE SHE SHE SHE SHE SHE SHE SHE SHE SH	H OF % INCH ERS SPACED 4 IN	ICHES ON CENTER.	AT EDGES, 8 INCH	S AT INTERMEDIAL	7) REINFO	GRADE 60: 74 ARAN SIMALER GRADE 60: 75 BRANS AND SIMALER GRADE 60: 75 REINFORGEMENT LAP SPLICE SHALL BE IN ACCORDANCE WITH ACI CHAPTER F. 21 WILESS WITGED OTHERWISE. R. PERINCPERINS SHALL IN THE TACK WITHER DR WITHER DAWN MANNER	SMALLER LARGER BE IN ACCORDANCE MFI DED OR WEI DED	WITH ACI, CHAPTER IN ANY MANNER	SEISMO DIPORTANCE FACTOR = LATERAL FORCE RESISTING SYSTEM = WOOD SHEAR WALLS	
18. CELING JOBTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 164 COMMON (3½" x 0.162") MINIMUM, TABLE 2008-10-4.1 4 - 3" x 0.13" NAILS 4 - 3" 44 GAGE STAPLES	FACE NAIL	o. FASTENERS SPA SHEATHING AND P. FASTENERS SPA	THERERS PACED A NOTE ON CENTER AT EDGES, 8 INCHESTA FIN TREMEDIATE SUPPOYETS FOR SUB-LOOK AND WALL. SHEATHING AND SUCHES ON CENTER AT EDGES, 8 INCHESTA INTERNEDIATE SUPPOYETS FOR INCHESTA ON CENTER AT EDGES, 8 INCHESTA TO WITEMAEDIATE SUPPORTS.	EDGES, 8 INCHES ES, 6 INCHES AT I EDGES, 8 INCHES	S AT INTERMEDIATE INTERMEDIATE SUF S AT INTERMEDIATE	SUPPORTS FOR S PORTS FOR ROOF SUPPORTS.	JBFLOOR AND WAL NG SHEATHING.	9) ALLWE ASTMJ	SPECIFICALLY DETAILED O LDED WIRE FABRIC SHALLE 478 PROVIDE IN PLAT SHEE RIZONTAL REINFORCING IN	THE STRUCTURAL PI E DEFORMED AND SHA IS ONLY.	ANS. ALL CONFORM TO D BEAMS SHALL BE	RESPONSE MODIFICATIONS FACTOR, R = 65 OVER-STRENGTH FACTOR, OMEGA * 25 DEFLECTION AMPLIFICATION FACTOR, CD = 40 Cswood = 0.275	
19. RAFTER TO PLATE		TOENAL	SHEAR WA	SHEAR WALL SCHEDULE PER CBC 2019 SHEAR WALL SPECFICATIONS	R CBC 20		FRAMING REQUIREMENTS		SAME	CONTINUOUS AROUND CORNERS OR HAVE BENT (CORNER) BARS OF THE SAME SIZE AND SPACING AS THE HORIZONTAL BARS AND LAP 30 BAR DIAMETERS (24" MINIMUM).	R HAVE BENT (CORNE) DRIZONTAL BARS AND		SEISMIC PARAMETERS VALUE	
(SEE SECTION 2306-104-1), PRIEE 2306-104-1)			SHEAR UNIT PANEL SHEAR SYMBOL (PLF)	SHEATHING NAIL EDGE GRADE AND SIZE NAILING	TYPICAL FIELD NAILING	MIN STUD SIZE AT EDGES	SILL PLATE* SILL MIN SILL BOLTS PLATE	TOP PLATE	11) ANCHO 12) ALL AD CONCF	R BOLTS SHALL BE ASTM A3 HESIVE (EPOXY) FOR POST-I ETE SHALL BE SIMPSON SE')7. NSTALLED ANCHORS A XP EPOXY-TIE ANCHC	AND/OR REBAR INTO DR SYSTEM.	E CLASS rmic Design Category, SDC rt pend spectral response acceleration, Ss ryonid spectral response acceleration S1	
PLATE	2 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL	6 260 E 392 W	½.cox 8d 6"	12"	2×	% Ø AT 2x	24" O.C. 24" O.C.	C THE GF	WBER SHALL BE IDENTIFIED ADING ASSOCIATION INDICATOR INDICATOR INDICATOR (2"-4" THICK, 2")	WITH THE GRADE MARI TING THE SPECIES. WIDER) EXCEPT STUI	K AND STAMP OF DS SHALL BE	rt period site coefficient, Fa soond site coefficient, Fv usted short period spectral response acceleration, Sms	
21. 1" x 8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2½" x 0.131")	FACE NAIL	350 E 602 W	½.CDX 8d 4"	12"	2x	%" Ø AT 27" O.C. 2x	18" O.C. 18" O.C.	C. 15) ALL SA DOUGL	AS FIR-LARCH NO, 2 OR BET AN LUMBER (5"x5" OR LARGI AS FIR-LARCH NO, 1 OR BET	ER. R BEAMS AND STRING ER.	ERS) SHALL BE	usted 1-Second period spectral response acceleration Sm1 rt period design spectral acceleration, SDS scord design spectral acceleration, SD1	
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2½" × 0.131")	FACE NAIL	3 490 E 770 W	½"CDX 8d 3"	12.	3×	% Ø AT 3x 21" O.C.	12" O.C. 12" O.C.	f) ALL SA DOUGL 17) ALL ST	AN LUMBER (5'x5" OR LARGI AS FIR-LARCH NO. 1 OR BET RUCTURAL GLU-LAMINATED	R POSTS AND TIMBER TER. SEAMS AND GIRDERS (S) SHALL BE	HEET	
23. BUILT-UP CORNER STUDS	164 COMMON (3½" x 0.162") 3" x 0.131" NALS 3" 14 GAGE STAPLES	24°0.C 16°0.C 16°0.C	2 640 E 1022 W SHEAR WALL NOTES:	½°cDX 8d 2"	12.	3x	% Ø AT 3x	8" O.C. 8" O.C.	DOUGE AS LIS 18) COORE OF ALL	C. AS LISTED IN THE LATEST EDITION OF THE NISTED CORPRESPONDING TO 241-Y/8 SM, AS LISTED IN THE LATEST EDITION OF THE NISTED CODE. 18) COOKIDINE IN THE LATEST EDITION OF THE NISTED OF THE SURFACE DIAMONTAL CALL CALL LANGUAR DEALWANN OS POR FINISH OF THE SURFACE OF ALL CALL LANGUAR TED BEANIS. 22	E STRESSES CORRESI OF THE NDS CODE. RAWINGS FOR FINISH	PONDING TO 24F-V8 OF THE SURFACE	\$0,0 = GENERAL NOTES \$1,0 = FOUNDATION PLAN / FRAMING PLAN \$1,0 = DETAILS \$2,0 = TYPICAL DETAILS	
	20d COMMON (4" x 0.192") AT 32" O.C. 3" x 0.131" NALLS AT 24" O.C. 3" 14 GAGE STAPLES AT 24" O.C.	FACE NALL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	1) ALL SHEAR WAL 4.3.7.1. REFER 2) NAILING SHALL I SHALL BE 6" O.C.	E EDGES SHALL ES BEPORTIETES VAN DE PASTENDED TO FRANKIN BENBERS OR BLOCKING FER 2015 NOS EL COATED ANNIANJA OF SY, FROM THE PASTENDISE MANABOUN MAL SPACING AT PANEL EDGES EL COATED A MINIANJA OF SY, FROM THE PASTEL EDGES. MANABOUN MAL SPACING AT PANEL EDGES TO ATED AND THE PASTENDISE OF THE PASTEL EDGES. THE PASTEL EDGES TO ATE AND THE PASTENDISE OF THE PASTEL EDGES. THE PASTEL EDGES TO ATE AND THE PASTENDISE OF THE PASTEL EDGES. THE PASTEL EDGES TO ATE AND THE PASTENDISE OF THE PASTEL EDGES. THE PASTEL EDGES TO ATE AND THE PASTENDISE OF THE PASTEL EDGES. THE PASTEL EDGES TO ATE AND THE PASTENDISE OF THE PASTEL EDGES. THE PASTEL EDGES TO ATE AND THE PASTEL EDGES TO ATE ADD THE PASTEL EDGES TO ATE AD THE PASTEL EDGES TO ATE AD THE PASTEL EDGES TO ATE ADD THE PASTEL EDGES TO	D BY AND FASTE R OTHER REQUIR FROM THE PANE	NED TO FRAMING N KEMENTS L'EDGES, MAXIMUN	IEMBERS OR BLOX 1 NAIL SPACING A	KING PER 2015 ND: PANEL EDGES	19) LAMINA HAVE A 20) PARALI STRES	TEU VENEER LUMBER (MR7 FLEXURAL STRESS OF FB = 0,000 PSI. EL STRAND LUMBER (PARAI S OF FR = 2000 PSI AND MODI	OLLAM; GANGLAM); AL 2600 PSI AND MODULU LAM); ALL BEAMS SHAI II IS OF FI ASTICITY O	L BEANS SHALL IS OF ELASTICITY OF LL HAVE A FLEXURAL FF = 2 000 000 PSI	SPECIAL INSPECTION AND TESTING	
24. BUILT-UP GROER AND BEAMS	2 - 20d COMMON (4" x 0.192") 3 - 3" x 0.131" MAILS 3 - 3" x 14 GAGE STAPLES	FACE NALL AT ENDS AND AT EACH SPLICE	S) CONTENCTOR MATCHOSS A) ATWALLS WHICH BEAR TRU CONNECTOR FOR SHEAR TR S) ANCHOR BOLTS ARE TO BE R) ALL SIL ROLTS ARE TO BE R) ALL SIL ROLTS ARE TO BE	HER PTRESSEGN INFORM TO PTATE COMMENT, NAVED FOR SOME A35 OR LTP4 TOP PLATE HER PTRESSEGN INFORM THE MAY BE USED IN PLACE FOR ONE A35 OR LTP4 TOP PLATE HER PTRESSEGN TO PRESSEGN INFORM THE SCHOOL BE USED IN PLACE FOR THE WASHINGTONE TO PROVIDE THE MAY TO BE USED INFORMATION TO THE WASHINGT OF ATTEMPTON THE WASHINGT OF THE WASHINGT O	HI CLIP MAY BE I IR WALL SCHEDU	USED IN PLACE OF ILE U.N.O.	ONE A35 OR LTP4	OP PLATE		21) JOIST HANGERS SHALL BE SIMPSON STRONG-TIE OR EQUAL WI CONNECTIONS INSTALLED ACCORDING TO MANUHACTIVERS RECOMMENDATIONS. 22) STEEL SIDE PLATES SHALL BE ASTIM AGE. 23) ALL NEW LUMBER SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBER.	STRONG-TE OR EQU. CTURER'S RECOMMEN 1A36 ICLOSED WHEN THE FI		THE FOLLOWING ITEMS SHALL BE INSPECTED, "SPECIAL INSPECTION" SHALL CONFORM TO SECTION 1704 OF THE 2019 CALFORNIA BUILDING CODE, SPECIAL INSPECTION AGENCIES ANDIONE INVOLAUS, SHALLE REFERRING BY THE OWNER AND ASPROAGHER FOR MATERIAL	
25, 2" PLANKS	16d COMMON (3½" x 0.162")	AT EACH BEARING	% OF THE EDGE SHEAR CAPACITY 7) STAGGER NALLI	OF THE BOTTOM PLATE ON THE SIDES) WITH SHEATHING OR OTHER MATERIAL WITH NOMINAL UNITY Y ORGENTER THAN NOTHER PER ZOX SURVEYS ALSA". AS NOT ALL PWISE LEGIES PER ZOTS NES ALSA". AS	4E SIDE(S) WITH 2015 NDS 4 3 7 4 2015 NDS 4 3 7 4	SHEATHING OR OTH	ER MATERIAL WIT	I NOMINAL UNIT		DS 19% MOISTURE CONTENT R DRIVEN PINS AT NON-BEA I SHALL BE SIMPSON PDPA: DPP MANIFEACTI IDED SPET	PER CALGREEN 4.505. NING INTERIOR WOOD 30 AT 24" OC OR APPRI HEICATIONS		TESTING RECUIREMENTS, SEE SPECIFICATIONS ANDOR GENERAL NOTES, TESTING AGENCY SWALL SEND CORPIS OF ALL SEND CORPIS OF ALL SEND CORPIS OF ALL SEND CORPORES OF ALL SEND CORPORTS OF SECOND.	
26. COLLAR TIE TO RAFTER	3 - 104 COMMON (3 × 0.148°) 4 - 3° × 0.13° NANLS 4 - 3° 14 GAGE STAPLES	FACE NAIL	8) THE ELECTIONS WITHIN A SHEAF	L PANEL MAY NOT BE LOCATEL WALL, ENGINEERING CALCUL	ATTONS AND DETA	AILING MUST BE PR	OVIDED	O BE POSITIONED		STEEL STEEL LEGINGROUND TO STEEL SHOW THE STEEL SHOWES SHALL COORPOON TO STEEL SHAPES SHALL COORPOON TO STEEL SHAPE SHALL COORPOON TO STEEL SHAPE SHALL SON SHALL SHAW TO STEEL SHAPE SHALL SON SHAW TO STEEL SHAPE SHALL SON SHAW TO STEEL SHAPE SHALL SHALL SON SHAW TO STEEL SHAPE SHAPE SHALL SON SHAW TO STEEL SHAPE SHAPE SHALL SON SHAW TO STEEL SHAPE SHAP	NTES, AND BARS: ASTM ONFORM TO ASTM A98 FORM TO ASTM A500 FIELED WITH AWS D1.1	1 A36. 32, GRADE 50. SRADE B, FY = 46 KSI.	TEM REDUIRED REMARKS	
									29) WELDII 30) ALL FIE	MONTHS. WELDING ELECTRODES: E 70 SERIES. ALL FIELD WELDING SHALL BE PERFOR	ORMED IN ACCORDANCE WITH AWAY	ICE WITH AWS.		

ALBUQUERQUE, MM 87153 PHONE NO: 661-586-1205 CONTACT: DAVID LARA, PE PO BOX 53054 CHAVEZ DESIGN MILLIAMSON

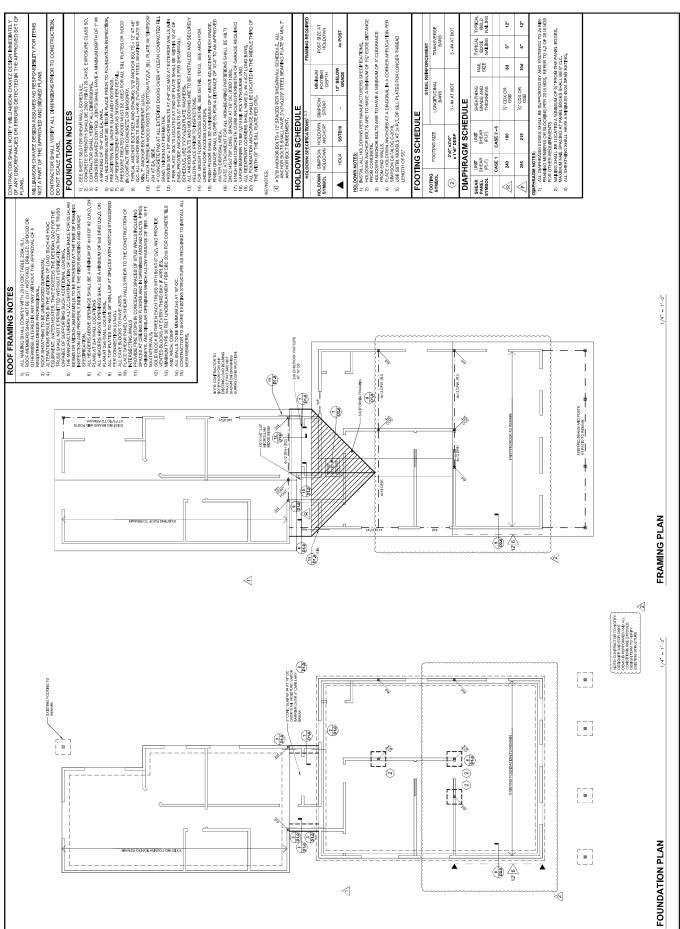
SAN JUAN BAUTISTA, CA 95045 701 3RD ST. YIMENEZ FAM**I**LY

PROPOSED ADDITION/REMODEL FOR:



12/21/202





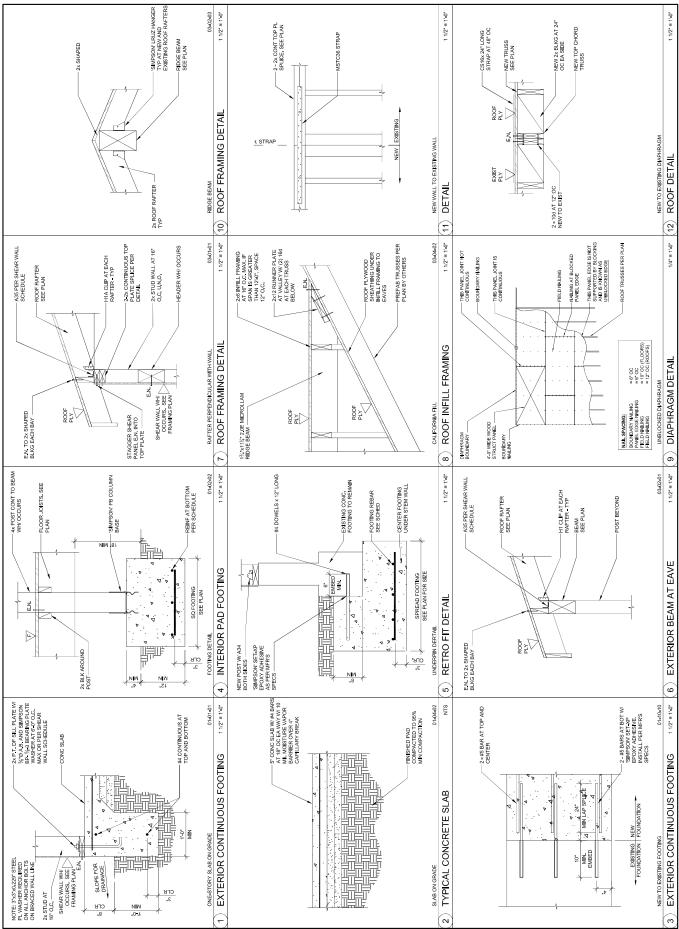
DETAILS



12/21/2022







ALBUQUERQUE, NM 87153 PHONE NO: 661, 586, 1205 CONTACT: DAVID LARA, PE D2.0 12/21/2022 SAN JUAN BAUTISTA, CA 95045 03/02/2023 04/03/2023 **DETAILS** 701 3RD ST. CHAVEZ DESIGN DATE TYPICAL YJIMAA ZANAMIL MILLIAMSON PROPOSED ADDITION/REMODEL FOR: 1 1/2" = 1"-0" EXISTING ROOF RAFTERS TO REMAIN EXISTING STUD WALL TO REMAIN A35 PER SHEAR WALI SCHEDULE (9) ROOF FRAMING DETAIL SHEAR WALL AT EXISTING WALL SHEAR WALL WH/
OCCURS. SEE
FRAMING PLAN STAGGER SHEAR PANEL E.N. INTO TOP PLATE SISTER NEW RAFTER TO EXISTING. MATCH SIZE. NEW MEMBER TO SPAN ENTRE LENGTH OF EXISTING RAFTER ATTACH NEW TO EXITING W/ 10d AT 4" OC STAGGERED TYP 1/2" = 1"-0" %"Ø ALL-THREAD BOLT W/ MIN 6" EMBED EXISTING FOUNDATION TO REMAIN 11/2"=1"0" -HDU HOLDOWN W/ RETROFIT EXTENSION AS REQ'D 1 1/2" = 1" 0" EXISTING JOIST TO REMAIN SIMPSON LUS TYP 4x BLKG AT POST 047-447 (+2x510) (+2x510) (+2x510) (+2x510) (4x1-6x7) (2x2510) (2x2510) (+2x510) (4x510) (2x510) (2x510) (2x510) (2x510) (2x510) (2x510) (2x510) (2x510) (4x1-6x7) (2x510) (2x510) (4x1-6x7) (2x510) (4x1-6x7) (2x510) (2x510) (4x1-6x7) (4x1-6x TRIMMER KING STUD STUD <=115MPH, EXP B KING AND TRIMMER STUD SCHEDULE PER CBC TABLE R602.7.5 6) TYPICAL OPENING DETAIL HOLDOWN TO EXISTING
FOUNDATION DETAIL NEW SKYLIGHT AT EXISTING ROOF TRIMMER KING STUD STUD OPENING SIZE N N <140MPH, EXP B OR <130MPH, EXP C Z Z A ROOF DETAIL SHEAR WALL WH/
OCCURS, SEE
FRAMING PLAN 4x POST AT HOLDOWN LOCATION 2x MEMBER AROUND OPENING TO MATCH DEPTH OF EXISTING RAFTER STUD SCHEDULE SIMPSON' SET-XP EPOXY ADHESIVE AS PER MFR'S SPECS OPENING 8 - Z-BAR TO MATCH SIZE AND SPACING OF CONT FOOTING REINF 01 03 02 << FULL N T S TOOL JOINT W/ 1/8" RADIUS -25% MAX STUD WIDTH NOTCH 4" NOMINAL 6" NOMINAL STUD SIZE STUD SIZE NOTCH / BORE SCHEDULE EXTERIOR CONTINUOUS FOOTING 1/8 1 3/8" BEARING STUDS NOTCH/BORE % OF STUD 30 BAR DIA 1"6" MIN 5 TYPICAL NOTCHING DETAIL 25% 40% (4) CONSTRUCTION JOINT 5 N NOTES:

1. NOTCH AND BORING NOT TO

OCCUPIN SAME STUD SECTION DO

NOT OVEROUT STUD AT NOTCHES.

2. NO MORE THAN 2 SOCKESSINE
BOURSE STUDS MAY HAVE 60% MAX

BORED HOLES. NON-BEARING STUDS STUD WALL AND BORING STEP IN CONC FOOTING 40% MAX STUD WIDTH NOTCH -ေ MIN DIAMETERS OF BEND
BAR SIZE MIN DIAMETER
No. 3 - 8 6d,
No. 9 - 11 8d,
No. 14 - 18 10d, 3/4" = 1" 0" - POINT AT WHICH BAR IS DEVELOPED 2x PLATE W/ 4 - 16d EA 2x BLKG W/ 2-16d EA BLOCK 90 DEGREE HOOK FOR BARS 2x PTDFSILLPL 6db (#3 -#8 BARS) 8db (#9 - 11 BARS) 12" NIIN 2 HORIZONTAL SPLICE REINFORCING 1) TYPICAL ANCHOR BOLT LAYOUT ONUCRETE PETER SHERDLE CONNECTES OF THE SHERDLE CONNECTES OF SHERBLE S ANCHOR BOLT INTERFERENCE ANCHOR BOLT LAYOUT <u> 2</u> TWO CURTAIN OF STEEL 12" MIN ONE CURTAIN OF STEEL POINT AT WHICH BAR IS DEVELOPED <u>₹</u> 2 2x SILL PLATE 180 DEGREE HOOK FOR BARS

6db (#3 - #8 BARS) 8db (#9 - 11 BARS)

12°

NIN I

12" MIN

NIN I

4db OR 2.5" MIN

12

NOTE: ALL SILL PLATES TO BE PRESSURE TREATED 2 - 16d END NALS TYP —

NAILING SCHEDULE

∨N B≺	CKED	14.22	ALE	ó
DRAWN A.V.	CHECK	10.14	SCAL	108

_	_	_	_	_
Α.ν.	CHECKED	10.14.22	SCALE	ON BOD

ທ Z

NAILING SCHEDULE

BAY GN CLES CONNER 3338 3338 3338 34100.00m

24026 AD ,ATSITUAB NAUL Þ	1A2
TE OAE LOY	
JIMENEZ FAMILY	
ADDITION/REMODEL	

SouTHB	SOUTH B DESIGI DESIGI DESIGIA SALEN BALDON PRINCIPAL ON PRINCIPAL SALEN BOX 331 2077 861 831 2077 861 subdesign 277 861	ITION/REMODEL MENEZ FAMILY TOTI 3RD ST.
STAGGERED		

LOCATION	FACE NAIL	FACE NAIL	24" 0,0, 16" 0,0, 16" 0,0.	FACE NAL AT TOP AND BOTTOM ST ON OPPOSITE SIDES	FACE NAL AT ENDS AND AT EACH !	AT EACH BEARING	HANGEN

REVISIONS

বিৰাৰাৰাৰাৰাৰ

TABLE 2304.9:1 FASTENING SCHEDULE

N	FASTENING	LOCATION
	3-84 COMMON (2-1/2' x 0.131")	FACE NAIL
BEARING	3 - 84 COMMON (2-1/2' x 0.131")	FACE NAIL
	16d COMMON (3-12" x 0.162") 3" x 0.131" WALLS 3" 14 GAIGE STAPLE AT 12" o.c.	24 no. 18 no. 18 no.
	ZON COMMON (4' X B/1927) 32" O.G. 3" X D.191" NAIL AT Z4" O.G. 3" 14 GAGE STAPLE AT 24" S.C.	FACE NAL. AT TOP AND BOTTOM STA ON OPPOSITE SIDES
	2-204 COMMON (4" 0.192") 3-3" x 0.131" VMLS 3-3" 14 GAGE STAPLES	FACE NALL AT ENDS AND AT EACH SI
	16d COMMON (3-172' x 0.162')	AT EACH BEARING

22. WIDER THAN 1"x8" SHEATHING TO EACH

LOCATION

CONNECTION

JOIST TO SILL OR GIRDER

BRIDGING TO JOIST

TOENAL

BLIND AND FACE NAIL TYPICAL FACE NAIL

WIDER THAN 1"x 6" SUBFLOOR TO EACH JOIST

2" SUBFLOOR TO JOIST OR GRIDER SOLE PLATE TO JOST OR BLOCKING END NAIL

STUD TO SOLE PLATE

TOP PLATE TO STUD

	3-3" 14 GAGE STAPLES	
s. 2"PLANKS	(,281-0 x ,2/1-E) NOWWOO P81	AT EACH BEAF
6. COLLARTIE TO RAFTER	3 - 10d CDMMON (3" x 0.148") 4 - 3" x 0.13" WALIS 4 - 3" i 4 GAGE STAPLES	FACE NAL
7. JACK RAFTER TO HIP	3 - TOD COMMON (3' x 0.148') 4 - 3' x 0.131' NALLS 4 - 3' 14 GAGE STAPLES	TOENAL
	2 - 18d COMMON (3-17Z x 0.16Z*) 0 - 3' x 0.131' NALIS 3 - 3' + 4 GAGE STAPLES	FACENAL
8. ROOF NAFTER TO 2-8Y RIDGE BEAM	2 - 184 COMMON (3-1/2" x 0.162") 3 - 3" x 0.131" NALLS 3 - 3" 14 GAGE STAPLES	TOENAL
	2 - 164 COMMON (3-12" x 0.162") 3-5" x 0.33" 1VALS 3-3" 14 FAMPE STABLES	FACE NAIL

	3-3" x 0.131" NAILS 3-3" 14 GAGE STAPLES 2-164 COMMON (3-1/2" x 0.162") 3-3" x 0.131" NAILS 3-3" x 0.131" NAILS	
. JOIST TO BAND JOIST	3 - 16d COMMON (3-1)2" × 0.162") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	
. LEDGERSTRP	3 - 16d COMMON (3-1/2' x 0.162') 4 - 5' x 0.131' NALLS 4 - 5' 14 GAGE STAPLES	
WOOD STRUCTURAL PARELS AND PARTICLÉBOARD SUBFLORR, ROOF AND WALL SHEATHING (TO FRAMING)	1/2" AND LESS	86 cd 2-38° x 0.113° NAL ⁰
	19/32" TD 3/4"	Fave 16 GAGE 8 8d OR 6d 8

LAP SPLICE

TOENAL

TOENAL

FACE NAIL

END NAIL

FACE NAIL

TOP PLATES, LAPS AND INTERSECTIONS

RIM JOIST TO TOP PLATE

DOUBLE TOP PLATES

DOUBLE STUDS

CONTINUOUS HEADER, TWO PIECES

TOENAL

FACE NAIL

FACE NAIL

4 - 3" 14 GAGE STAPLES	1/2" AND LESS 860 CJ 2-548" x 0.113" NAL. ⁰	1-3/4" 16 GAGE 94" 16 GAGE 9	2" 16 GAGE	7/8°TO 1" 1-1/8°TO 1-1/4" 80 ^d OR 80 ^d	88	1-1/8" TO 1-1/4" 10d OR 8d	
-5-4	31 WOOD STRUCTURAL PANELS AND PARTICL BOOARD STRUCTURAL PANELS AND PARTICL BOOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	.25181.		1.0T 30(L)	SINGLE PLOOR (COMBINATION SUBFLOOR-LANDERLAYMENT TO PROMING) 78" TO 1"	1-1/6-	

NO. 11 GAGE	.2/1	33. РВЕКВОАКО ЗНЕАТНЙО
86 f	1/2" AND LESS	32. PANEL SIGNIG (TO FRANING)
84 8 10d OR 84	34" AND LESS 7/8" TO 1" 1-1/8" TO 1-1/4"	SINGLE FLOOR (COMBINATION SUBFLOORSANDERLAYMENT TO FRAMING)
10d OR 8d	1-1/8" TO 1-1/4"	

175-

FACE NAIL

FACE NAIL

1" DIAGONAL BRACE TO EACH STUD AND PLATE

RAFTER TO PLATE SEE SECTION 2308-10-1, TABLE 2308-10-1)

CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308 10.4.1, TABLE 2308 10.4.1)

CONTINUOUS HEADER TO STUD CEILING JOISTS TO PLATE

CELLING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308 10 4.1, TABLE 2308, 10 4.1)

TOENAL

A COMMAN OF DOCUMENTS OF THE PROPERTY OF THE PARTY OF THE

FOR SE 1 INCH = 25.4 MM. 34, INTERIOR PANELING

	A S S S S S S S S S S S S S S S S S S S	SOUTH BAY DESIGN SOUTH BAY DE	ADDITION/REMODEL JIMENEZ FAMILY 701 3RD ST. SAN JUAN BAUTISTA, CA 95045	S,†2 37111	DRAWN BY CHECKED CHECKED CATE 10.172 SCALE JOB ND. SHEET
Í		<u> </u>			

Control of countries assessment and countries with the countries of countries and co	Nagarian Arbeit. GALINETETER (Temperatrian) ingalinantiforpiava proposaria pr	Comparison of	Continue and con
Control of colors Cont	Reposito Nortico (1985-1981) (Contine Cont	Control County Action Section Control County Action Control County Actio
Commence Commence	Nageriek-Victori G. Aufret Vergel Erene Steinen 1921 bedanne 1921 bedanne 1921 bedanne 1921 bedanne 1921 bedanne 1921 bedanne 1922 beda	Control Model Control Mode	200 000 000 000 000 000 000 000 000 000



DRAWN BY A.V. CHECKED DATE 10.14.22 SCALE

Σ

ADDITION/REMODEL JIMENEZ FEMILY 701 3RD 97. SAN JUAN BAUTISTA, CA 95045

Editibution system ž San Dotting + Werlication Ar Distribution System 1-birs-dist Dotting (at speffed) As Distribution System 1 Marie

2022 Single-Family Residential Mandatory Requirements Summary Seas Codillaring System Africa Rea and staff stop, isoporotisty to potential to test the bit in the season of a staff potential and a symmetry indicated his because price in the 2000 Office and other code of page 100 of 100

2022 Single Family Residential Mandatory Requirements Summary Space Conditioning Oyean Afflow behand hin this pay, Spoots and only a as to be the part and a disappear price of a primarily paragraph on the paragraph of the paragraph of a primary paragraph on the paragraph of the paragraph of the paragraph of the paragraph of control conductors and the paragraph of the paragraph of the Powers (Special placement) and the paragraph of the first Powers (Special placement) and the paragraph of the paragra

Fermion to Cold and the Cold an

Variation (1962)

(1962)

(1963)

(1964)

(1963)

(1964)

(1963)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(1964)

(196

SCRIPTO CHARGE AND CHARGE AN

 Signature de la constantination de la c 8 11031 8 15031 o to

| Figure | Lead | Lead

SOUTH BAY

SOUTH BAY DESIGN

REVISIONS

4444444

3022 Single-Family Residential Mandatory Requirements Summary

NERS Foulder: Report Generaled

2022 Single-Family Residential Mandatory Requirements Summary

§ SILIGAT Gere bandamaters. Exercised a meas and connectation comply with Sectors. Zerifgeoria 341.

Lipit Course in Reference Learning and any control of spould in Sectors building and any state of SECTOR SECTOR SECTION S 2022 Singla-Family Residential Mandatory Requirements Summary

Stroppic ...

CORD | Control Co

The control of the co

57872





AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

NA NESPONA PARTY NESPONSER, ENGRY DE RESPONSER, ENGRY RESPONSER, ENGRY CONTRACTOR, INSPECTOR ETC.)

1 Ven WINTS A SALE OUTDOOR WATER USE A SALE OUTDOOR WATER USE A SALE OUTDOOR WATER USE A SALE OUTDOOR OF SALE OUTDOOR OUTDOOR OF SALE OUTDOOR OUTDOO	0 0 0	weight or controllar and instruction and institute on many departs of the controllar and an advantage of the controllar and an advantage of the controllar and an advantage of the controllar and advantage of the controllar	0	cores. Not heliating similars, fances and equipment (FFIE) not considered true halling elements, CAMPORTH WOOD REPOLLED. Composite work protocut innober tracked previous problem and conduction design between Composite works procedure of the control of the control proposal problems and produced in design between Composite works procedure does not require instruction (structural physics).
Total William Condition A. Condition Principation of the property of the Condition of		A PARTIES AND	WALLES MANUFACTURED ON ON PRODUCT CLASS WANTER (150 oct.) PROGUCT CLASS	LAVATORY FAUCETS (RESIDENTIAL) LAVATORY FAUCETS IN COMMON & PUBLIC LAVATORY FAUCETS IN COMMON & PUBLIC LOS GPM & POP POP POP POP POP POP POP POP POP P
March	Expression of the properties of the process to be constituted to evaluate until recognition to the Consuppry of the process of the constitution of the process of the proce	An observation communication for all other behalts of a flower by quastra. Different in comparation for the property of the comparation of the property of th	2. The chippy above that is the location on accompletion, as defined in the Cultima Building Cook. (Table 2. It is being to go as the last that the chippy action applies the control of the chippy and	installed or speak(s) reserved to parm't restallation of a branch clicuit overcument prosective device, Deception A reserved to restand or a featured or antimum, shapement 2004/c-led indicates by branch clicuit is installed in these promitity the becalen or the prospeak ledition for the EV speak, at the lime of original construction in accordance with the California Exercisal Code.
CHAPTER 3 SECTION 301 CENERAL SECTION 301 CENERAL SOLITOR 301 CENERAL 301.1 SCOPE: Additional to sequent to include the govern include generate specified as miniciparly in the control of the contro	SECTION 302 MAKED COCUPANCY BULLDNIGS 302.1 MRECO COCUPANCY BULLDNIGS TO STATE AND S	SECTION, 4, LPQ. DEFINITIONS. SECTION 4, LPQ. DEFINITIONS. SECTION 4, LPQ. DEFINITIONS. The statement are controlled to the controlled	1. South which to be the product of the production of the producti	Exemplors. A servewy is not required it a minimum disampere 2002/QU-voit dedicable EV branch circuit is analosate in close a promise by ser approach electron of an EV changer at the time of original construction in accordance with the continuous Estable in Construction in a continuous with the continuous Estable in Construction in a continuous and construction in a continuous pries for subpared continuous seasons described in the second continuous seasons are accounted.



AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

	<u> </u>		įŧ		Ē	wee-un/your i new unique your is next the instruction of the control of the contr
Abbed Abbed Yousel way A	Y NAA NESPON PARTY		Y NAM RESPON.		Y MA RESPON	
MAJEAUM INCREMENTAL REACTINTY (FIRE). The maximum charge in weight of stored borned by stating a control or the states of the control of the		TABLE 4.504.2 - SEALANT VOC LIMIT [Less Water and Less Exempt Compounds in Game per Libri] SEALANTS SOCIETY 200.		TABLE 4,504.5 - FORMALDEHYDE LIMITS. MANDIAM PORDACT REPORTED FOR THE PARTS SERVILLON REPORT OF THE PARTS SERVICE REPORT SER	0	CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS TOS UALLER ATTONS 702, INSTALLER TRANING, HACK OPPERMENTAL IN NEUROL HIS PROPERTY.
MOSTURE CONTENT. The waight of the waith in wood expressed in percentage of the weight of the over-fay wood, PRODUCT-WEIGHTED MEY OWNING. This such is deligorable with all appearant in motorizate depict in this stack. The PANINE is the folloped in each of the percentage in this enter of a giant of case formed for giant of		ROOF		HARDWAND PLANDON DELEVER CORE MARTINE RESERVANCE OCCURSING CORE METATION RESERVANCE OCCURSING CORE		residents of No. Species displaced and all defined to state of the operate form of the operate former of the operate former of the operate operate of the operate operate of the operate opera
plane, restricting plane that plane plane plane is not a plane plane plane. The 17 Section 9452 (i). REACHT RE CRANE CALCEDING PLANE PLAN		Y ROOF MEMBRANE		MILLION DENGE TO TREMEDIATE OF 11 THIN MEDIAN DENGET PERSONED. 1. ALLIEST NITRATE ARE DENGE DENGE SERCE/FED. 1. THE CALL, RAY RESONESES BOARD, ART TOXICS CONTROL.		In Date and Endo Dependency program. In This will control the program and a sometime of the program approach and a program approach by the program approach by the program approach and program approach by the program approach by the program approach and approach. Chief program acceptable to the enforcing approx.
Vict., where the compared from the direct are a control control control compared and on the control co				MIN-MATIN ET STATE PROOF DE TESTE NO COORDINATE MIN-MATIN ET STATE POR ADDITIONAL PROMINENT METCALIF. TODGE FERRAL MATINGS, TITLE IT, SECTIONS STATE THROUGH \$1.72.12. 2. THAN METCALIN DESIRED THE RESERVATION HAS A MAXIMUM.	0	1702.2 SPECIAL INSPECTION (HCD). When required to the effecting agency, the power or the recording territory and the second second and the second se
		MACHED BITUMINOLS	0	DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 6.044.1.04FET SYSTEM, All care frailled in the study mercy rate may be recommended to collection 6.044.1.04FET SYSTEM, All care frailled in the study mercy rate lense requirement of the Calteron 6.044.1.04FET SYSTEM, All care frailled in the study mercy rate lense requirement of the Library System of the Mercy Environment Orange frail the study for the frail of the frail study of the frail of the study and the frail the mercy frail the micros frail the study and the study and the frail the study of the study and the stud		Confiction by a lational or reportal green building program or standard publisher. Confiction by a standard washing control for unfortation or upstrations such as HERS shows, building program or professional confictions, and there exists a building program or program or the appropriate brack. Confiction obstacles by the referred by giving in
the health could be health, could not when the date of the health control of the health could not when the health could not health the health could not health the health of the health				Californe Septiciation (1950) Californe Septiciation (1950) See Californe Department of Pubb Health's website for certification programs and testing labs. Impair/www.captis.ca.gov/Programs/CODHPPIDEDCDCENLENA/Pages/CO_app.		Notes: 1. Spocial impaction shall be independent entires with no financial interest in the materials on the proposition by an expendent of companies with the companies are little of the proposition of the companies of the companies are little of the companies of the companies of the companies of companies of companies according to the Home Enquire Service Service (TECS) to the companies of the
4.504.21. Adhresives, Sedants and Caulta. Adhresives, sedants and caulta used on the project shall meet the requirement of the following standards unless more stringent local or regional air polition or an quality management order following the strip.		TABLE 4,564,3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS. GRAMS OF VOCER LITER OF COATING, LESS WATER & LESS EXEMPT	0	4.004.11 Carpet custions. All carpet custion installed in the building mentor shall meet the requirements of the California Degramment of the California Degramment of the Deferm. Statement of the Ovolether California Degramment of the Deferm of California Degramment of the Deferm of California Degramment of the Degramment of California Secretification (3.5)(All and California Version 12, housing 30.7)		[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall empty once a series rescall impaction to provide impaction or other determinations compliance with his code. So make special impactions for provide impactions to the determination of the d
I. Adeleven a deleve a brotile men, adreve proteine, wealthet, each forme and called and comply with local orapical is political oracle as it quality management district title wore supplicated and SOLADIO state. (SIN COL Reise, service more) finest, size, or SSLAL as applicated, compounds objection, earliers of solabors are replaced objects.			C	See Cultimia Describerto of Public Health's website for certification programs and testing labe. Talse/Inwa.coph.ca.gov/Programs/CCDPHPD/ECOC/PH.Blad.PlagesVOC.sept.		particus apprentation of the properties of the p
histophosphie) accept for each adoption in Execution in Security of the Theory adoption and the security of the security of the security of the Theory adoption and an adoption and the security of the security of the security of the Theory adoption and the security of		LOSS COATINGS TNGS COATINGS	0	A CANALA CONTROL CAPITATION CONTROL AND A CAPITATION CONTROL CAPITATION	0	703 VERIFICATIONS 703. FOR THE COMMENT OF THE CONTRIBUTION OF THE CONTRIBUTION OF THE CONTRIBUTION OF THE CONTRIBUTION OF THE PROPERTY OF THE CONTRIBUTION OF THE CONT
Commonting with section selection. 4.504.22 Plants and commonting with section selection selection selection in Table 1 of the Commonting selection selection in Table 1 of the Commonting selection selection in Table 2 of the Commonting selection in Ta		INGS 8		Gee Calfornia Department of Public Health's website for certification programs and leading bibs. https://www.cdpt.ica.gov/Programs/CCDPHPDEODCEPLERHQPages/VCc.aspx.		methods acceptable to the excitorable by the excitorable by the excitorable conformance. When specific and the appropriate properties of explain integration in independent to increase the expenditure of explain integration in independent in the appropriate section or infinitely applicable treachild;
Lead Lead Lead Lead Lead Lead Lead to Resementary Lead programme as Eth, Knedler Lead College Lead Lead Lead Lead Lead Lead Lead Lea		S NG COMPOUNDS	0	4.504.2 COMPOSITE WOOD PRODUCTS, Heartwood plywood, paticheboard and medium dernity fleeticated composition who controlled weed on the flat of setting of the buildings state field the setting setting of the setting setting the setting set		
Committee Comm		SONRY SEALERS LERS INGS	0	you can be used to be used to the use of the use o		
Calify transprised traints auditionally carriety with the piecent VOC by weight of product limits of trapplation of that 40s, and a feet of transprised training and transprised training transprised training to the required or the endough agency. Documentation may refuse, but it not in		COATINGS COATINGS		Product devidence and septicitations. Character classification and septicitations. Character classification and septicitations. Product labeled and inneceds are entirely the Composite Wood Products regulation (see CCC 1871 to Section 30170, et each, 3018 to 1881 to Section 30170, et each, 3018 to 1881 to Section 30170, et each, 3018 to 1881 to 188		
Manufacturer's product specification. Field verification of on-site product containers.		COMPOUNDS COATINGS (SIGN PAINTS)		0121, CSA 0151, CSA 0153 and CSA 0252 standards. 5. Other methods acceptable to the enforcing agency.		
TABLE 4.504.1 - ADHESNE VOC LIMIT: Geschwar and see Enemet Transported in Grant rest Inci		INTENANCE COATINGS ATINGS:	1	4.505 INTERIOR MOISTURE CONTROL. 4.504 Idental. Buildings hall made or exceed the provisions of the California Building Standards Code.		
9		COATINGS		Calcinition Behalter and Activation Annual Confidence and Advances equal to have a vision teacher by Calcinition Behalter and Activation Confidence and Advances equal to the as vision teacher by Calcinition Behalter and Calcinition Received to Ca		
CARPET PAD ADHESINES 50 OWTDOOD KARPET ADHESINES 150 MODD FLOORING ALBERYES 190		MEN IED COA INGS COATINGS VT WASH PRIMERS	1	Application appearance in capability protect state of control and		
		PRIMERS STALERS		An individual of the control of the		
OCRAMIP TIE ADHESIVES		S ATIVE COATINGS	0	4.503, MOSTURE CONTROT OF BLULDOM ANTERNEL, and Auditon manieties with visible signs of want damage and add not be readed. What has don't be made and the maniety and the readed of percent moleture context. Moleture context shall be verified in complaince with the following:		
COVERNING ADMERINGS COVERNING ADMERINGS MALLTPURPOSE CONSTRUCTION ADMERING 70		SHELLACS 730 CLEAR 730 CLEAR 750 CLEAR 750		 Mostave control as all be determed with either subch-bype on control representation of the control and an article (Buydant montal useful redistribution melbods may be approved by the enforcing agency and shall stately requirements mount in account of its off and off the control in Section (1) of all the Busken at a point 2 feet (50 mm) to feet (1210 mm) from the grade stamped end. Mostave readings shall be select at a point 2 feet (50 mm) to feet (1210 mm) from the grade stamped end. 		
STRUCTURAL GLAZINA ADHESIVES 100 SINGLE-DLY ROCK EMBRANKE ADHESIVES 250 CYMER A AURIC AGENT LISTER 50		SPECIALTY PRIMERS, SEALERS & 100 UNDERCOATERS STAIRS.		A chard pack where mode meadings shall be performed or well and foot framing with documentation. A Member andors mosture reading sported at the time of approval to enclose the well and boot framing, acceptable to the enforcing agency provided at the time of approval to enclose the well and boot framing.		
		CONSOLIDANTS NG POOL COATINGS		instituto productivi directivi Vitali Vita e in Marka in right interpreta contra contr		
CPACCMELDINA		S COATINGS ISH COATINGS MEMBRANES	0	4,454, Bathroom onhaust fans. Each tathroom shall be michanically variabled and shall comply with the following: (Author): (Author		
stic		WOCO COATHAGS 275 WOCO PRESERVATIVES 350		Humidity control at a complement or mean structure and an extraction and an extraction at a fundament or a humidity control at the property of the control and an extraction at the control at the control and an extraction at th		
SPECIAL PURPOSE CONTACT ADHESIVE 230		340 1. GRAMS OF VOC PER ITER OF COATING, INCLUDING WATER & EXEMPT COMPOUND.		a destinant. D. A humidity contol may be a separate component to the exhaust fan and is not required to be integral (i.e., bull-in).		
8		2. THE SPECHED LIMTS REMAIN IN EFFECT UNLESS REVISED LIMTS ARE LISTED IN UNSUSCULENT COLUMNS IN THE TABLE. ARE LISTED IN USBECHED BY 3. WALLES IN THIS TABLE REPERED ERFORM THOSE SPECHED BY THE CALLFORMIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS.		Notes: 1. For the purposes of this section, a bathroom is a room which contains a bathlub, shoner or tableshore commodate about the contains a bathlub, shoner or tableshore commodate between commodate that a said comply with the cultivate Energy Cade. 2. Lighting integral to bathroom containst fant a said comply with the cultivate Energy Cade.		
POTICUS MATERIAL (EXCEPT MODO) 50 WOOD 9 PRESCULASS 80		SUCCESSION OUR TROUBLESSOURCES BOARD. AVAILABLE FROM THE ARR RESOURCES BOARD.	0	4.507 EVINTROPARIENTAL COMPONENT LACTOR THEORY CONTROL OF STREET		
1. P. AL ADEQUEE (MEDT DE BOID DEBUILDER BASENNETS TOGETHER) THE MALADEGUE BY WHITH PHYSICIA CONCERNING SHALLES TOGETHER TO A DESIGN WHITH PHYSICIA CONCERNING SHALLES AND SHALLES TO SEE ADMITTALES INFORMATION REACHER AND ADMITTALES TOGETHER TO SEE ADMITTALES INFORMATION REACHER AND ADMITTALES TOGETHER TO SEE ADMITTALES INFORMATION REACHER AND ADMITTALES TO SEE THE SECOND SHALLES TO SEE THE SECOND SHALLES TO SECOND SHALL SH				cooks or coalent de sent accor halent de halen		
THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR CAULITY MANAGEMENT DISTRICTRUE. 1198.			_	Exception: Use of a terratio design temperatures necessary to ensure the system functions are 8008/08bb.		

Phase Two Report for the Bill & Minnie German House (APN 002-100-025), San Juan Bautista, CA.

Executive Summary

The Bill and Minnie German House is located at 701 Third Street. In 2023 the property was evaluated for historical significance using San Juan Bautista's historic resources criteria and was found eligible for listing under Criterion C (Architecture) within the historic context theme of Economic Decline and Boom. The house was built circa 1907 by Rueben Lopez for his daughter Minnie. The historical evaluation (recorded on DPR523 A & B survey forms) states that, "The house at 701 Third Street is a good example of an early 20th century Folk style house that was built when San Juan Bautista was beginning to transition from a sleepy village to a wide-awake town with new residents and a new cement plant. It clearly contains the stylistic characteristics of the Folk style and has had few alterations since its construction, therefore retaining its integrity."

The survey form notes the following additions to the house and site:

- A one-bedroom extension was added across the rear elevation of the original house about 1935.
- An ADU was constructed in the backyard about 2005, replacing the former "casita" used by Rueben Lopez.



Figure 1: Front elevation of 701 Third Street.

Character-Defining Features

A character-defining feature is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include specific building systems, architectural ornament, construction details, massing, materials, craftsmanship, site characteristics and landscaping within the period of significance. The period of significance for the Bill and Minnie German House is 1907 (the approximate date of construction).

In order for an important historic resource to preserve its significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a plan that incorporates an appropriate level of rehabilitation. The Bill and Minnie German House is a good example of the Folk style. Its character-defining features include:

- Rectangular plan
- Side gable roof with extension
- Symmetrical facade
- Wood sash, double-hung windows
- Full width porch with simple supports

Proposed Project Description

The project will attach the existing residence (747 sq. ft) to the existing ADU (504 sq. ft.) with a hyphen connector (47 sq. ft.).

The Secretary of the Interior's Standards for Rehabilitation

Compliance Evaluation

As a historical resource, the Bill and Minnie German House is subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the *Standards for Rehabilitation* contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines 15064.5).

The compliance of the proposed work on the Bill and Minnie German House is reviewed below with respect to the *Rehabilitation Standards*. The Standards are indicated in italics, followed by a discussion regarding the project's consistency or inconsistency with each Standard.

Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." (36 CFR 67.2(b)).

Standard One

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 Bill and Minnie German House has been a single-family residence since it was constructed in 1907. The proposed project does not change the historic use of the house. The proposed work is consistent with Standard One.

Standard Two

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 the property will be avoided.

The hyphen connector will be located on the rear elevation of the historic house and will not impact any of the character-defining features of the house. Since the connector is located on the rear elevation spatial relationships will not be impacted. The proposed work is consistent with Standard Two.

Standard Three

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 historical properties, will not be undertaken.

No conjectural features or architectural elements that would create a false sense of history are planned for the project. This Standard is not applicable.

Standard Four

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

The rear extension was added to the historic house by Bill German about 1935. As stated in the initial evaluation, this type of extension was a very common addition to Folk style houses and created the distinctive saltbox profile. The extension has acquired significance in its own right and will be retained and preserved. The proposed work is consistent with Standard Four.

Standard Five

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

No work is planned for the historical section of the house therefore all distinctive materials and features will be preserved. This Standard is not applicable.

Standard Six

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 project does not focus on repairing the historic house. This Standard is not applicable.

Standard Seven

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.

Surface cleaning is not proposed for this project. This Standard is not applicable.

Standard Eight

Archeological resources will be protected and preserved in place.

No archeological resources have been located on the site. This Standard is not applicable.

Standard Nine

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall 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.

A 47 sq. ft. hyphen connector will attach the historic building to the non-historic ADU. Preservation Brief 14¹ states, "One way to reduce the overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. An often-successful way to accomplish this is by means of a hyphen or connector." The proposed connecting passageway between the historic structure and existing ADU will remove only a small portion of the historic wall.

The hyphen will be slightly visible from the public right-of-way (see Plan Sheet A3) however the connector will not compete in size, scale, or design with the historic structure.

Horizontal wood siding will be used for the connector's exterior walls. Per Standard Nine, the connector's exterior siding should be differentiated from the historic siding, which is also horizontal wood siding. This can be accomplished by using a siding that is slightly wider or narrower than the existing siding. If this differentiation is noted on the project plans, then the proposed work will be consistent with Standard Nine.

Standard Ten

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.

Since the connecting addition is relatively small, its future removal will not impair the essential form and integrity of the historic house. The proposed work is consistent with Standard Ten.

¹ Preservation Brief 14. *New Exterior Additions to Historic Buildings: Preservation Concerns.* National Park Service, August 2010.

Conclusion

The proposed project meets Standards One, Two, Four, and Ten of the Secretary of the Interior's Standards and Guidelines for Rehabilitation. Standards Three, Five, Six, Seven, and Eight are not applicable. The proposed project will meet Standard Nine if the connector's horizontal wood siding is differentiated from the siding on the historic house.

Respectfully Submitted,

Margaret C. Clovis

Margaret Clovis

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary #
PRIMARY RECORD		HRI # Trinomial NRHP Status Code
Other Listings Review Code I	Reviewer _	Date
Page 1 of 6 *Resource Name or	r #: (Assigne	ed by recorder) Bill and Minnie German House
P1. Other Identifier: 701 Third Street		
*P2. Location: \square Not for Publication \boxtimes Unrestricte	ed .	*a. County San Benito
and (P2b and P2c or P2d. Attach a Location Map as neo	• •	
*b. USGS 7.5' Quad Monterey Date 2012 T		
		Zip 95045
d. UTM: (Give more than one for large and/or linear re		
e. Other Locational Data: (e.g., parcel #, directions to	o resource, e	elevation, etc., as appropriate)
APN 002-100-025		
•		e design, materials, condition, alterations, size, setting and boundaries)
		tyle house located at 701 Third Street (APN 002-100-
<u> </u>		ing. The side gabled roof with a back extension
· · · · · · · · · · · · · · · · · · ·		er the roof. A full-width front porch with an extended
roof is located on the front elevation. Four s	imple squ	quare posts support the porch roof. The porch itself
is a raised concrete slab. The symmetrical fa	açade has	is a central door with a multi-paned window in the
upper half. It does not appear to be original.	. Single p	pane double-hung windows are located on either
side of the door. Each window has faux louve	vred shut	tters as do the windows on the west elevation. The
front vard has pavers surrounded by a Victor	orian style	e metal fence. A one-car garage with a non-original
•	•	the backyard about 2005. It replaced a "casita" that

*P3b. Resource Attributes: (List attributes and codes) HP2, Single family residence

*P4. Resources Present: ⊠Building □Structure □Object □Site □District □Element of District □Other (Isolates, etc.)

was the home of Rueben Lopez and was built by his son-in-law about 1935. (cont. p. 3)



P5b. Description of Photo: (View, date, accession #) Front Elevation, 04/2023

*P6. Date Constructed/Age and

Sources: c. 1907 Historic ☐ Prehistoric ☐ Both

Oral History

*P7. Owner and Address:

Jimenez 701 Third St.

San Juan Bautista, CA 95045

*P8. Recorded by: (Name, affiliation, and address)

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 04/2023
*P10. Survey Type: (Describe)

Intensive

*P11. Report	t Citation: (cite	survey report a	and other sources.	or enter "no	ne.") Galva	n Reconn	aissance	Survey.	200	6
--------------	-------------------	-----------------	--------------------	--------------	-------------	----------	----------	---------	-----	---

*Attachments: NONE	□Location Map □Sketch Map □Continuation Sheet □Building, Structure and Object Record
☐Archaeological Record	d □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
☐Artifact Record ☐Pho	otograph Record Other (List)

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6 *NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) Japanese School/Velasco House

B1. Historic Name: Bill and Minnie German HouseB2. Common Name: Bill and Minnie German House

B3. Original Use: Residence B4. Present Use: Residence

*B5. Architectural Style: Folk

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed c. 1907; rear bedroom addition;

Date of alterations unknown

*B7. Moved? ⊠No □Yes □Unknown Date: Original Location:

*B8. Related Features: ADU, detached garage

B9a. Architect: N/A

*B10. Significance: Theme: Economic Decline & Boom

Area San Juan Bautista

Period of Significance: 1907 Property Type Building Applicable Criteria: SJB C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Per local historians and Art Jones, the great grandson of Rueben Lopez, Rueben Lopez built both houses located at 609 and 701 Third Street for his daughters, Dena Marie (who lived at 609) and Minnie (who lived at 701). Both homes are visible on the 1908 Sanborn Map for San Juan Bautista. When constructed they were next door to the large Independent Lumber Company.

Rueben Lopez (1866-1957) was born in Aromas and worked as a farmer in San Benito County. He married Juanita Alvarado, and they had eight children, including Dena Marie and Minnie. Minnie married Bill German and they lived in the house at 701. Dena lived next door with her husband. After his wife's death in 1934, Rueben split his time between both houses but eventually moved into the "casita" that Bill built for him in their backyard. Bill made improvements to 701 including the one-bedroom addition at the rear.

The house at 701 was built during the same period of time that the cement plant opened (1906) which triggered a building boom in the town. It took its stylistic cues from earlier buildings while the newer Third Street residential neighborhoods adopted the Bungalow style.

B11. Additional Resource Attributes (List attributes and codes):

*B12. References:

HP Zoning Ordinance

Art Jones Remembrances

Cara Vonk Remembrances

National Register Bulletin 15

Galvan Assoc., 2006 SJB Context Statement & Survey

U.S. Census & Voter Registration Records

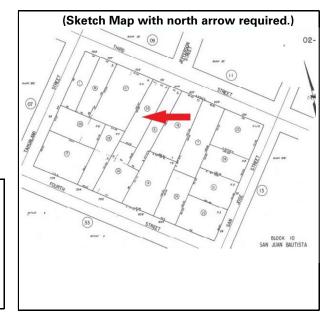
McAlester, Virginia. A Field Guide to American Houses. 2019

Lopez, Juanita. Obit. Gustine Standard, 7/5/1934.

B13. Remarks

*B14. Evaluator: Meg Clovis
*Date of Evaluation: 04/2023

(This space reserved for official comments.)



P3a. Description (continued):

701 Third Street is a good example of the extended Hall-and-Parlor sub-style of the Folk style house. Character defining features include:

- Rectangular plan
- Side gable roof with extension
- Symmetrical façade
- Wood sash, double-hung windows
- Full width porch with simple supports



Figure 1: Front elevation



Figure 2: West elevation

B10. Significance (continued):



Figure 3: Rueben Lopez sitting on the porch with his grandsons.

Evaluation for Significance

Historians use *National Register Bulletin 15*¹ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of San Juan Bautista's Historic Context Statement² provides this context. The City of San Juan Bautista's Historic Preservation Ordinance (Chapter 11-06) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria are modeled on the California Register's four criteria.

SJB Criterion A: the historic resource is associated with events that have made a significant contribution to the broad patterns of Federal, State, or local history and cultural heritage.

701 Third Street is not eligible under this criterion as no specific event led to the construction of this residence and no important event took place in the building.

SJB Criterion B: the historic resource is associated with lives of persons significant in our past.

Neither Rueben Lopez or Bill and Minnie German are listed as prominent people in San Juan Bautista's Historic Context Statement, and they did not make significant contributions within any theme in the Context Statement. The subject building is not eligible under Criterion B.

¹ How to Apply the National Register Criteria for Evaluation. National Park Service. 1998.

² Galvan Preservation Assoc. *Historic Context Statement: San Juan Bautista.* 2006. DPR 523L (1/95)

SJB Criterion C: the historic resource embodies the distinctive characteristics of a type, period, region, or method of construction, or that represents the work of an important creative individual, or that possesses high artistic values.

701 Third Street exhibits the distinctive characteristics of the Folk style of architecture. It was not constructed or designed by a master builder or architect. It does not possess high artistic values as the house does not express aesthetic ideals or design concepts. 701 Third Street is eligible for listing under the first part of Criterion C.

SJB Criterion D: the historic resource has yielded or may be likely to yield information important to prehistory and history.

This criterion is generally reserved for archeological sites. There is no evidence in the historical record that the building at 701 Third Street meets the eligibility requirements for Criterion D.

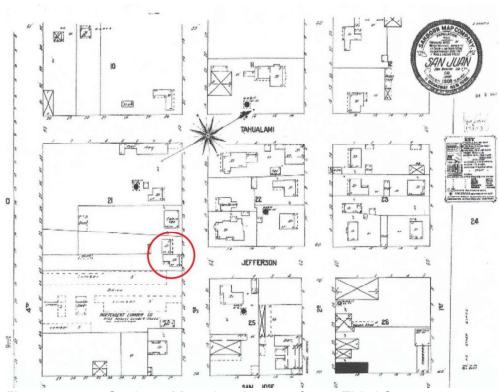


Figure 4: 1908 Sanborn Map showing 609 & 701 Third Street

Integrity

San Juan Bautista's Historic Preservation Ordinance defines **Integrity** as the authenticity of a historical resource's physical identity evidenced by the survival of characteristic's that existed during the resource's period of significance. Historical resources eligible for listing in the City of San Juan Bautista's Register of Historical Resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

The house at

- Location: 701 Third Street is in the same location as its period of significance (1907).
- Design: the building was extended c. 1935 giving it a saltbox roof profile. Per McAlester, extensions on the Hall-and-Parlor subtype of Folk houses were very common and do not affect integrity. The residence still conveys the reason for its significance.

- Setting: 701 Third Street is still located in a residential setting.
- Materials: the majority of 701 Third Street's materials are intact such as the horizontal wood siding, porch posts, and window frames.
- Workmanship: 701 Third Street still reflects its original workmanship associated with a Folk style house.
- Feeling: the physical features that convey 701 Third Street's historic character are extant.
- Association: association is reserved for property's eligible for listing under criteria A or B.

Summary

To be eligible for listing in the San Juan Bautista Register of Historic Resources an individual resource must exemplify or reflect special elements of the City of San Juan Bautista's architectural, artistic, cultural, engineering, aesthetic, historical, archaeological, natural, geological, scientific, educational, political, social, military, and other cultural heritage and possesses integrity of location, design, setting, materials, workmanship, feeling and association; and must meet at least one of the aforementioned criteria (A – D).

The house at 701 Third Street is a good example of an early 20th century Folk style house that was built when San Juan Bautista was beginning to transition from a sleepy village to a wide-awake town with new residents and a new cement plant. It clearly contains the stylistic characteristics of the Folk style and has had few alterations since its construction, therefore retaining its integrity. 701 Third Street meets the eligibility requirements of Criterion C. In summary, *Bulletin 15*, the San Juan Bautista Context Statement, the San Juan Bautista Historic Preservation Ordinance, and the historical record support the conclusion that the house located at 701 Third Street is eligible for listing in the San Juan Bautista Register of Historic Resources.