

Attachment B

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PROJECT DESCRIPTION

The Porter Vallejo mansion also known as the Pajaro Library underwent severe storm damage and this past year. The majority of the damage was due to water infiltration from a lack of weatherproofing per the original building construction of the late 1800's.

Our intent is to salvage and repurpose as much of the existing materials as possible. Along with creating a weatherproof barrier to protect the structure and its historic integrity going forward.

In order for this to happen, we will need to remove the existing siding and add a vapor barrier and flashing to protect the structure from future storm and whether damage.

Deteriorated historic features shall be repaired rather than replaced to match the old design, color texture and hold the integrity of the visual qualities.

The only product we are looking to provide replacement is the wood ship lap siding on the south façade, along with the decking. It is to remain a wood product for the siding, it shall be milled to replicate the existing ship lap profile.

Scope of Work:

- Weatherproofing the building Envelope / Vapor barrier and flashing to all sides.
- Facade / Salvage and replace Siding.
- Salvage and repair windows.
- Replace Roofing.
- Replace Porch Decking.
- Front porch column and railing to be refurbished.
- Relocation of mechanical equipment; including new exterior mechanical screens.
- Removal of Trellis and Playground structure.
- Removal of chain link fence replace with new picket fence.
- Mothballing of existing Detached Water Tower.

AERIAL VIEW



PAJARO BRANCH LIBRARY

DRAWING INDEX

1. TITLE PAGE
2. EXTERIOR VIEWS
3. SITE PLAN & ROOF PLAN
4. COMMUNITY SPACE - SITE PLAN
5. FLOOR PLANS
6. NORTH ELEVATION
7. EAST ELEVATION
8. SOUTH ELEVATION
9. WEST ELEVATION
10. FIRST FLOOR CONSTRUCTION HISTORY
11. SECOND & THIRD FLOOR CONSTRUCTION HISTORY
12. PAINT COLOR SELECTION
13. MECHANICAL SCREENS & PICKET FENCE
14. FIRST FLOOR WINDOW MATRIX & PLAN
15. SECOND FLOOR WINDOW MATRIX & PLAN
16. THIRD FLOOR WINDOW MATRIX & PLAN
17. MECHANICAL PLAN

VICINITY MAP



TRUE NORTH





(A)

NORTH OVERALL VIEW

TO SALVAGE 90% OF THE NORTH FACADE SHIP LAP SIDING

TO REPLACE WITH 100% SALVAGED SIDING BY UTILIZING 10% FROM THE SOUTH FACADE



(B)

EAST OVERALL VIEW

TO SALVAGE 90% OF THE EAST FACADE SHIP LAP SIDING

TO REPLACE WITH 100% SALVAGED SIDING BY UTILIZING 10% FROM THE SOUTH FACADE



(C)

SOUTH-EAST OVERALL VIEW



AERIAL VIEW



(D)

SOUTH VIEWS

INTENT TO SALVAGE 50% OF THE SOUTH FACADE SHIP LAP SIDING TO BE RE-PURPOSED FOR THE NORTH AND EAST ELEVATIONS.

PROPOSE TO REPLACE 100% OF SOUTH FACING SIDING WITH AMERICANA WOOD PRODUCTS SEE DETAIL 3 PAGE-14 - NOTE: THIS IS THE ONLY FACADE PROPOSING REPLACEMENT



(E)



(F)

WEST VIEWS



(G)

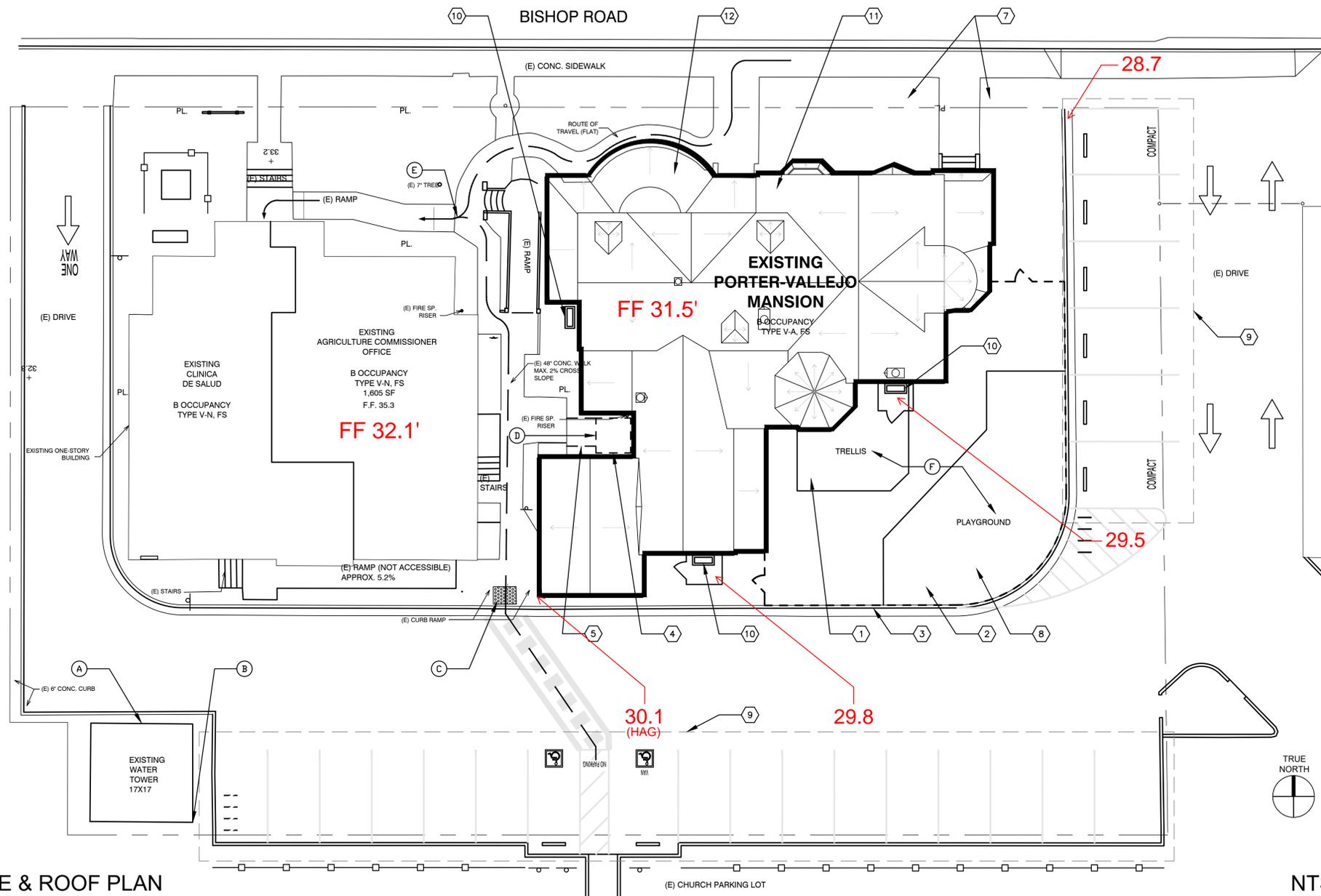


(H)

TO SALVAGE 75% OF THE ORIGINAL WEST FACADE SHIP LAP SIDING

FOR THE NORTH PORTION OF WEST FACADE TO BE REPLACE WITH 100% SALVAGED SIDING. THE SOUTH PORTION OF THE WEST FACADE TO BE REPLACED WITH THE NEW AMERICANNA WOOD PRODUCT. AS A PORTION OF THE STORAGE BDLG. HAS ALREADY BEEN PREVIOUSLY REPLACED.

SEE WEST ELEVATION ON SHEET 10 FOR INDIATION OF AREA TO BE SALVAGED & REPLACED



SITE & ROOF PLAN

NTS

KEYNOTES

- ① REMOVE EXISTING TRELLIS. CONTRACTOR TO LEVEL CONCRETE SLAB.
- ② EXISTING PLAYGROUND STRUCTURE, SAND, AND CONCRETE CURB TO BE REMOVED. TO BE REPLACED WITH NEW COMMUNITY SPACE - SEE PAGE 4.
- ③ EXISTING 6'-0" HIGH CYCLONE FENCE TO BE REMOVED AND REPLACED WITH 3'-0" HIGH WHITE PICKET FENCE.
- ④ PROPOSED FUTURE ELEVATOR LOCATION
- ⑤ PROPOSED PATH EXTENSION TO FUTURE ELEVATOR.
- ⑥ EXISTING WATER TOWER TO REMAIN IN PLACE AND BE MOTHBALLED.
- ⑦ EXISTING GRASS TO REMAIN
- ⑧ PROPOSED SITTING AREA (LAYOUT TBD).
- ⑨ EXISTING PARKING TO REMAIN
- ⑩ NEW HEAT PUMP - SEE MECHANICAL PLAN PAGE 10
- ⑪ REPLACEMENT OF ASPHALT SHINGLES ON PRIMARY ROOF, TURRETS AND DORMERS TO MATCH EXISTING. ALL NEW VALLEY FLASHING AND GUTTERS OVER NEW PAPER AND SUBSTRATE AS NEEDED.
- ⑫ NEW CAP SHEET / TPO ROOFING OVER WOOD FRAMING TO MATCH EXISTING SHAPE AND SLOPE. CARLISLE COLOR PALETTE - TERRA COTTA

BASE FLOOD ELEVATION (BFE) FOR REFERENCE ONLY:
ELEVATIONS NOTED IN RED ARE PER CONVERSATION WITH COUNTY OF MONTEREY LAND SURVEYOR ON 10.11.23.

EXISTING BUILDING ARE REQUIRED TO BE +1'-0" ABOVE HIGHEST ADJACENT GRADE (HAG). HAG -30.1 FOR THIS SITE.

NEW CONSTRUCTION IS REQUIRED PER MOCO MUNICIPAL CODE TO BE +2'-0" HAG



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Community Gathering Space

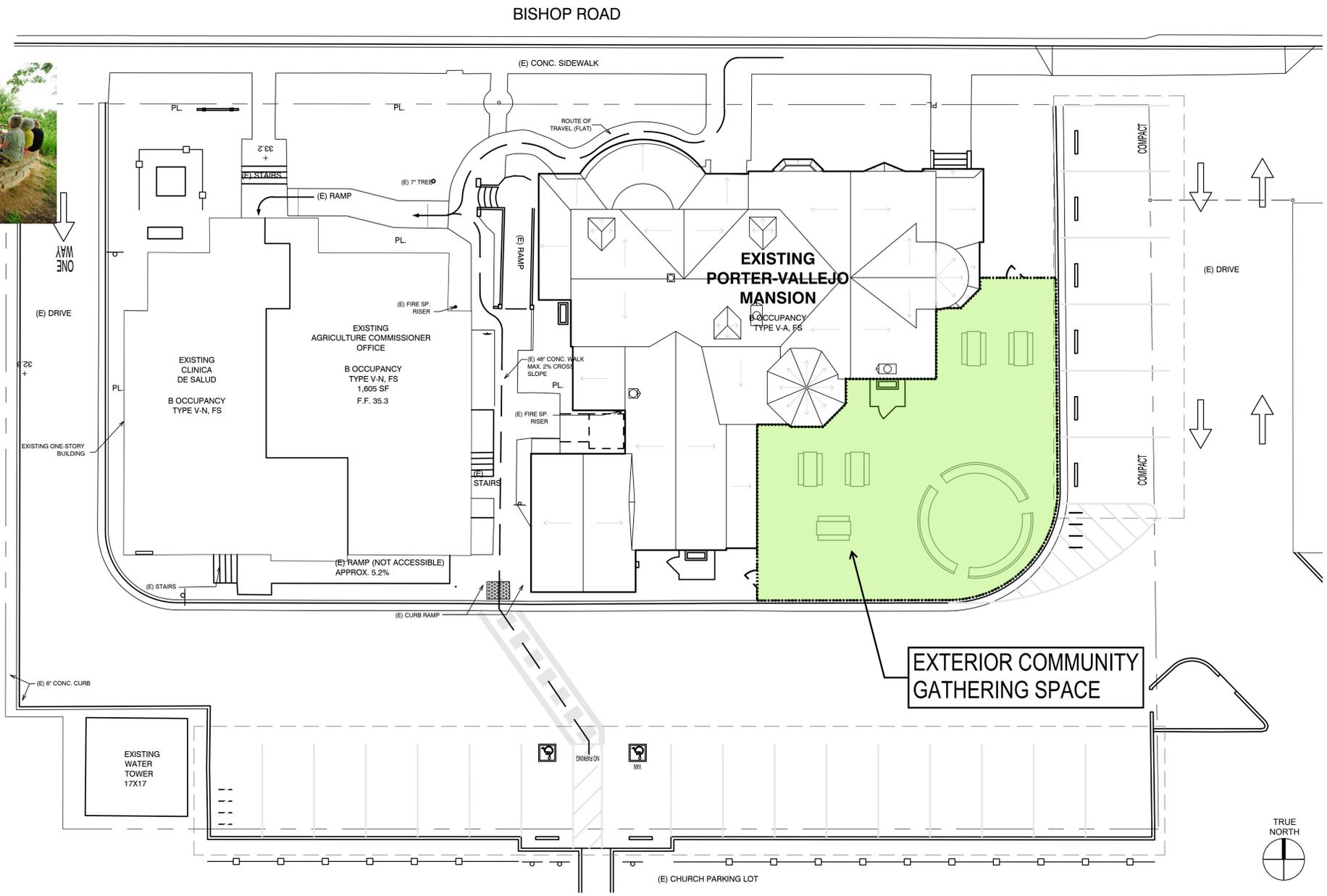
A community space for local people to gather and connect. The space shall integrate with the scale of the Porter-Vallejo Mansion and provide a shaded area for the community to do things together and pursue shared interest or activities.

AREA TO BE PART HARDSCAPE AND SOFT LANDSCAPE
 WITH SHADED SEATING AREA AND A PLACE TO PRESENT
 THE SPACE SHALL BE ENCLOSED WITH A SAFETY BARRIER FROM THE PARKING AREA

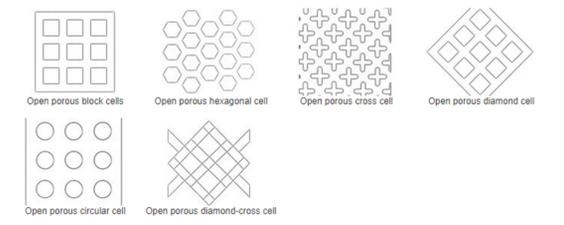
reading in the round



picnic tables



permeable paving

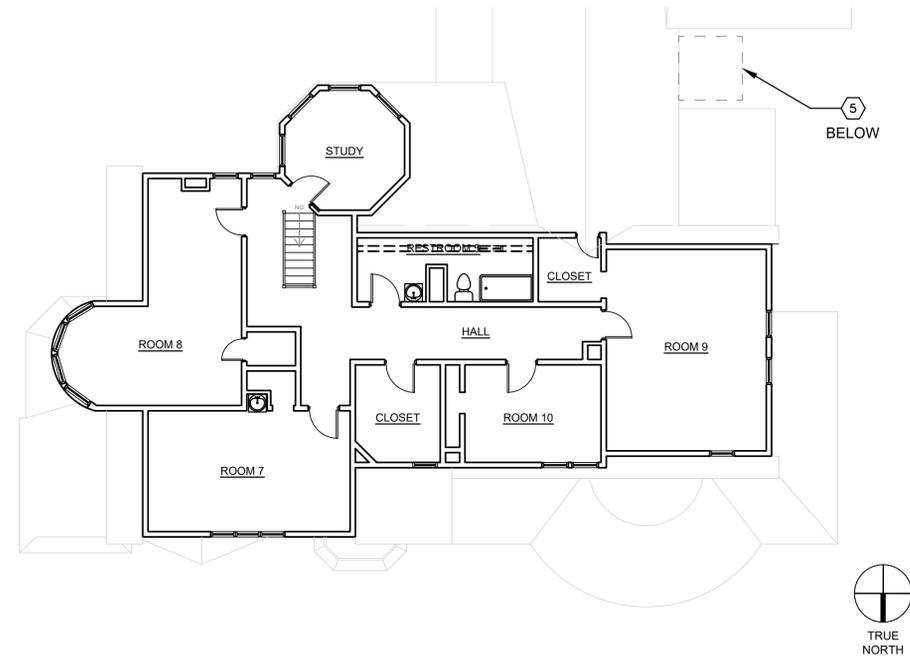


decomposed granite



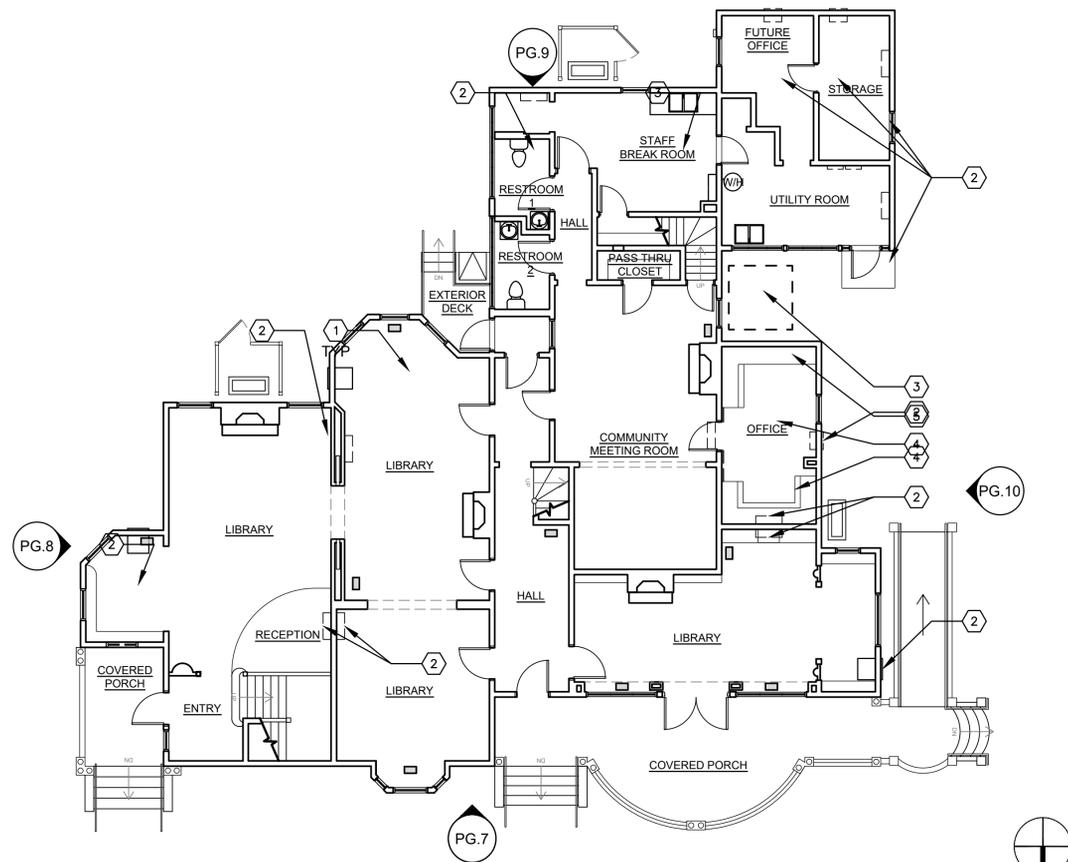
SITE USE OPTIONS

NTS



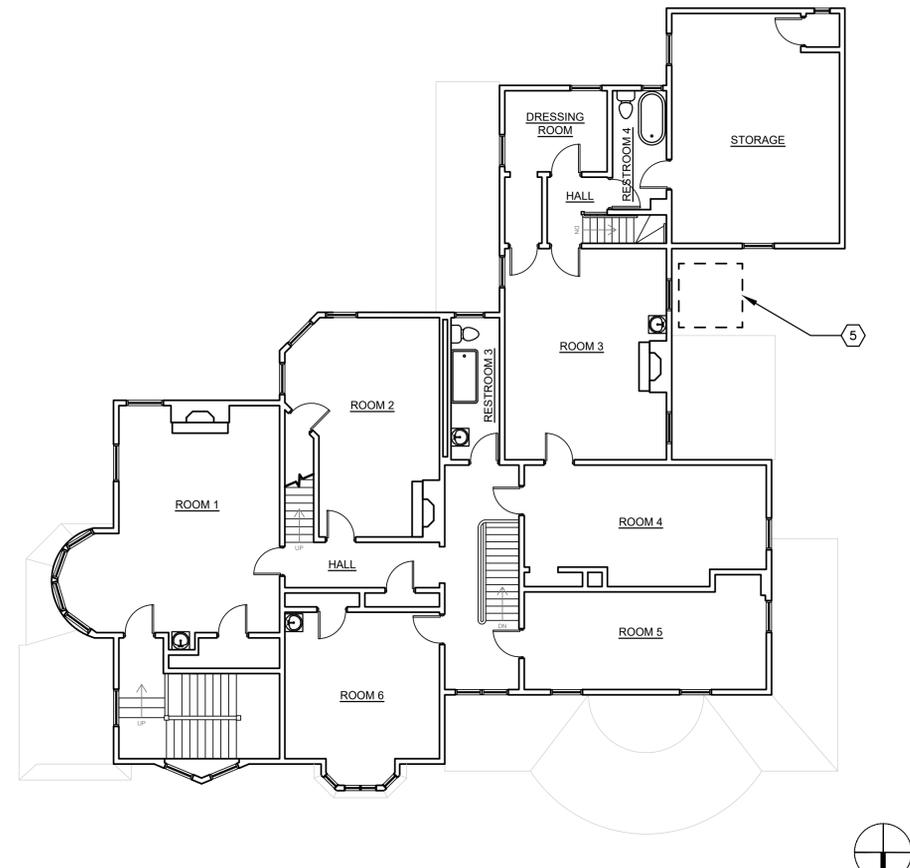
THIRD FLOOR PLAN

1'-0" = 1/8"



FIRST FLOOR PLAN

1'-0" = 1/8"



SECOND FLOOR PLAN

1'-0" = 1/8"

GENERAL NOTES

1. ALL CHIMNEYS ARE PLACEHOLDERS.
2. CONTRACTOR TO PROTECT ANY EXISTING FOUNDATION VENTS OR OPENINGS WITH 1/4" WIRE MESH MINIMUM.
3. SIDING TO BE REMOVED AND SALVAGED.
4. TRIM TO BE REMOVED AND SALVAGED.
5. ALL WINDOWS WHERE SHIP LAP SIDING IS REMOVED TO RECEIVE FLASHING ON ALL 4 SIDES.
6. 2ND AND 3RD FLOOR SCOPE OF WORK FOR FUTURE SUBMITTAL.
7. LATH AND PLASTER HAS BEEN REMOVED IN SEVERAL ROOMS. PRIMARILY ON THE SOUTH SIDE DUE TO WATER INFILTRATION AND DAMAGE.
8. MITIGATION MEASURES AND CONTAINMENT ARE ONGOING TO REMOVE THE WATER DAMAGED AREAS, MOLD, AND DRY ROT.
9. FLOORING HAS BEEN REMOVED DOWN TO THE SUB FLOOR AND FRAMING IN SOME CASES TO DRY OUT THE WOOD MEMBERS AS NEEDED.
10. NEW HVAC FOR 2ND AND 3RD FLOORS TO BE SUBMITTED UNDER SEPARATE PROPOSAL FOR FUTURE WORK.

KEYNOTES

- ① EXISTING WOOD RAILINGS AND TURNED PICKETS TO BE REPAIRED AS NEEDED WASH WITH GENTLE BRUSH AND REPAINTED TO MATCH EXISTING.
- ② WOOD DECKING TO BE REPLACED AND PAINTED TO MATCH EXISTING COLOR. STRUCTURAL ENGINEER TO DESIGN NEW STRUCTURAL SUPPORT SYSTEM FOR DECKING. PAINT ENTIRE DECK - COLOR TO MATCH EXISTING.
- ③ EXISTING STONE AT BASE TO REMAIN. CONTRACTOR TO VERIFY CONDITION OF ROPE STYLE MORTAR, REPAIR AS NEEDED.
- ④ REPLACE FOUNDATION FASCIA BASEBOARDS WITH NEW TO MATCH EXISTING SIZING AND PAINTED COLOR.
- ⑤ FUTURE ELEVATOR PROPOSED LOCATION. TO SECOND FLOOR ONLY.
- ⑥ SHADED AREA OF BASEMENT REPRESENTS AREA FOR PROPOSED, NON-STRUCTURAL RAT SLAB

SALVAGABLE SIDING

THE NORTH ELEVATION IS TO BE REPLACED WITH 100% SALVAGED HORIZONTAL SHIPLAP SIDING.

NEW WEATHERPROOFING VAPOR BARRIER TO BE APPLIED TO EXISTING STRUCTURE WITH FLASHING AT ALL WINDOWS AND HORIZONTAL TRIM. PRIOR TO INSTALLATION OF SALVAGED SIDING.

WINDOW CONDITION					
CONDITION	NORTH	EAST	SOUTH	WEST	TOTAL
GOOD	21	4	5	4	34
FAIR	7	14	8	5	34
POOR	1	2	6	1	10

DEFINITION OF CONDITION OF WINDOW:

GOOD
WINDOW GLAZING/ SASH IS INTACT, HEADER, JAMB AND SILL ARE IN GOOD CONDITION.

FAIR
SASH MAY BE OUT OF ALIGNMENT, AND REQUIRED ADJUSTMENTS WITH JAMB, OR JAMB & SILL REQUIRES REFURBISHMENT.

POOR
WINDOW IS CRACKED OR HAS BB HOLE. SASH IS COMPROMISED, AND OR JAMBS ARE NOT HOLDING SASH IN PLACE. JAMB AND/OR SILL IS ROTTED OR MISSING.

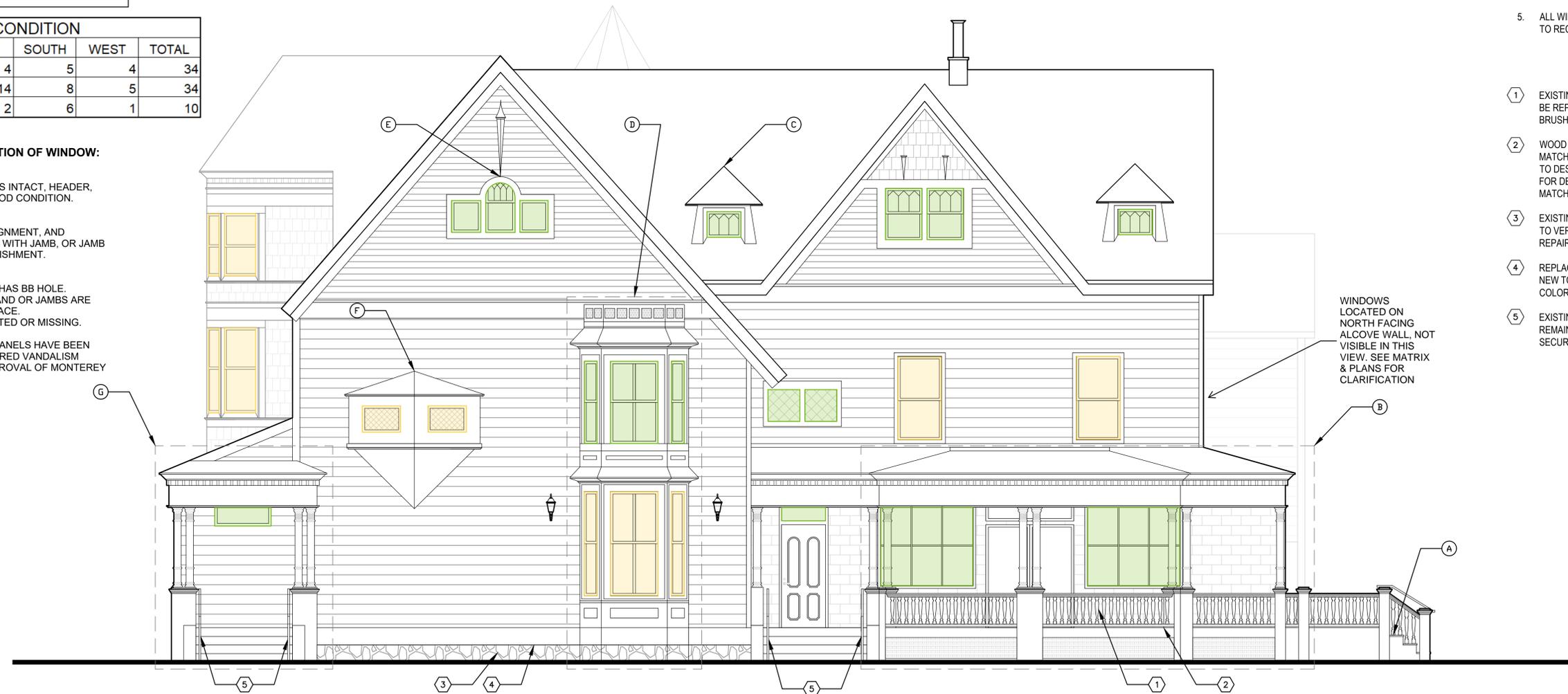
NOTE: ALL PLAIN GLASS PANELS HAVE BEEN REPLACED WITH A TEMPERED VANDALISM PROOF GLAZING PER APPROVAL OF MONTEREY COUNTY IN 2015.

GENERAL NOTES

1. ALL CHIMNEYS ARE PLACEHOLDERS.
2. CONTRACTOR TO PROTECT ANY EXISTING FOUNDATION VENTS OR OPENINGS WITH 1/4" WIRE MESH MINIMUM.
3. SIDING TO BE REMOVED AND SALVAGED.
4. TRIM TO BE REMOVED AND SALVAGED.
5. ALL WINDOWS WHERE SHIP LAP SIDING IS REMOVED TO RECEIVE FLASHING ON ALL 4 SIDES.

KEYNOTES

1. EXISTING WOOD RAILINGS AND TURNED PICKETS TO BE REPAIRED AS NEEDED WASH WITH GENTLE BRUSH AND REPAINTED TO MATCH EXISTING.
2. WOOD DECKING TO BE REPLACED AND PAINTED TO MATCH EXISTING COLOR. STRUCTURAL ENGINEER TO DESIGN NEW STRUCTURAL SUPPORT SYSTEM FOR DECKING. PAINT ENTIRE DECK - COLOR TO MATCH EXISTING.
3. EXISTING STONE AT BASE TO REMAIN. CONTRACTOR TO VERIFY CONDITION OF ROPE STYLE MORTAR, REPAIR AS NEEDED.
4. REPLACE FOUNDATION FASCIA BASEBOARDS WITH NEW TO MATCH EXISTING SIZING AND PAINTED COLOR.
5. EXISTING GALVANIZED STEP PIPE RAILINGS TO REMAIN. STRUCTURAL TO VERIFY IF RAILINGS ARE SECURE.



NORTH ELEVATION

1'-0" = 1/4"



G



F



E



D



C



B



A

SALVAGABLE SIDING

THE EAST ELEVATION IS TO BE REPLACED WITH 100% SALVAGED HORIZONTAL SHIPLAP SIDING.

NEW WEATHERPROOFING VAPOR BARRIER TO BE APPLIED TO EXISTING STRUCTURE WITH FLASHING AT ALL WINDOWS AND HORIZONTAL TRIM. PRIOR TO INSTALLATION OF SALVAGED SIDING.

WINDOW CONDITION					
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POOR
WINDOW IS CRACKED OR HAS BB HOLE. SASH IS COMPROMISED, AND OR JAMBS ARE NOT HOLDING SASH IN PLACE. JAMB AND/OR SILL IS ROTTED OR MISSING.

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GENERAL NOTES

1. ALL CHIMNEYS ARE PLACEHOLDERS. CHIMNEYS DO NOT KNOW THE EXTENT OF HOW FAR THEY FOLLOW THROUGH.
2. CONTRACTOR TO PROTECT ANY EXISTING FOUNDATION VENTS OR OPENINGS WITH 1/4" WIRE MESH MINIMUM.
3. SIDING TO BE REMOVED AND SALVAGED.
4. TRIM TO BE REMOVED AND SALVAGED.
5. ALL WINDOWS WHERE SHIP LAP SIDING IS REMOVED TO RECEIVE FLASHING ON ALL 4 SIDES.

KEYNOTES

1. WOOD DECKING TO BE REPLACED AND PAINTED TO MATCH EXISTING COLOR. STRUCTURAL ENGINEER TO DESIGN NEW STRUCTURAL SUPPORT SYSTEM FOR DECKING. PAINT ENTIRE DECK - COLOR TO MATCH EXISTING.
2. EXISTING STONE AT BASE TO REMAIN. CONTRACTOR TO VERIFY CONDITION OF ROPE STYLE MORTAR, REPAIR AS NEEDED.
3. REPLACE FOUNDATION FASCIA BASEBOARDS WITH NEW TO MATCH EXISTING SIZING AND PAINTED COLOR.
4. PROPOSED NEW LOCATION FOR HEAT PUMPS FOR NEW HVAC SYSTEM. HEAT PUMP TO BE INSTALLED ON NEW CONCRETE BASE 12" ABOVE GRADE. SEE MECHANICAL PLAN PAGE 10.
5. PROPOSED LATTICE SCREEN FOR NEW HEAT PUMPS.
6. PROPOSED LATTICE SCREEN FOR HEAT PUMPS AT SOUTH SIDE NEAR GAS METER TO EXTEND TO INCLUDE SCREENING GAS METER.



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NEW SIDING

THE SOUTH FACADE SIDING TO BE PLACED WITH 100% NEW AMERICANA HORIZONTAL WOOD PRODUCTS - SHIP LAP PROFILE TO BE MILLED TO MATCH EXISTING.

NEW WEATHERPROOFING VAPOR BARRIER TO BE APPLIED TO EXISTING STRUCTURE WITH FLASHING AT ALL WINDOWS AND HORIZONTAL TRIM, PRIOR TO INSTALLATION OF SALVAGED SIDING.

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NOTE: ALL PLAIN GLASS PANELS HAVE BEEN REPLACED WITH A TEMPERED VANDALISM PROOF GLAZING PER APPROVAL OF MONTEREY COUNTY IN 2015.

WINDOWS LOCATED ON SOUTH FACING ALCOVE WALL, NOT VISIBLE IN THIS VIEW. SEE MATRIX & PLANS FOR CLARIFICATION



SOUTH ELEVATION

1'-0" = 1/4"

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3. SIDING TO BE REMOVED AND SALVAGED.
4. TRIM TO BE REMOVED AND SALVAGED.
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KEYNOTES

1. EXISTING GALVANIZE STEEL PIPE RAILINGS TO REMAIN. STRUCTURAL TO VERIFY BRACKETS ARE SECURE.
2. EXISTING STONE AT BASE TO REMAIN. CONTRACTOR TO VERIFY CONDITION OF ROPE STYLE MORTAR, REPAIR AS NEEDED.
3. WOOD DECKING TO BE REPLACED AND PAINTED TO MATCH EXISTING COLOR. STRUCTURAL ENGINEER TO DESIGN NEW STRUCTURAL SUPPORT SYSTEM FOR DECKING. PAINT ENTIRE DECK - COLOR TO MATCH EXISTING.
4. REPLACE FOUNDATION FASCIA BASEBOARDS WITH NEW TO MATCH EXISTING SIZING AND PAINTED COLOR.
5. EXTERIOR DECKING AT REAR ENTRANCE. REPLACE ALL BOARDS THAT ARE DAMAGED OR HAVE DRY ROT. ENTIRE DECK AT REAR ENTRANCE TO BE REPAINTED.
6. HORIZONTAL SHIP LAP SIDING TO BE REMOVED AND SALVAGED. TO BE REINSTALLED OVER WEATHER PROOFING VAPOR BARRIER.
7. PROPOSED NEW LOCATION FOR HEAT PUMPS FOR NEW HVAC SYSTEM. HEAT PUMP TO BE INSTALLED 24" ABOVE GRADE. SEE MECHANICAL PLAN PAGE 19.
8. PROPOSED LATTICE SCREEN FOR NEW HEAT PUMPS.
9. PROPOSED VENT SHIELD LOCATION
10. EXISTING BASEMENTS HATCH.
11. NEW 24" ABOVE GRADE SUPPORT FOR NEW HEAT PUMP PER FEMA REQUIREMENTS.



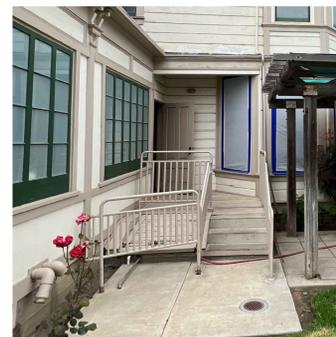
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SALVAGABLE / NEW SIDING

THE WEST FACADE SHALL BE BROKEN INTO TWO SECTIONS - SEE ARROWS AT BOTTOM OF ELEVATION DEFINING AREA INCLUDING BOTH SALVAGED AND NEW HORIZONTAL WOOD SHIP LAP SIDING.

NEW WEATHERPROOFING VAPOR BARRIER TO BE APPLIED TO EXISTING STRUCTURE WITH FLASHING AT ALL WINDOWS AND HORIZONTAL TRIM, PRIOR TO INSTALLATION OF SALVAGED SIDING.

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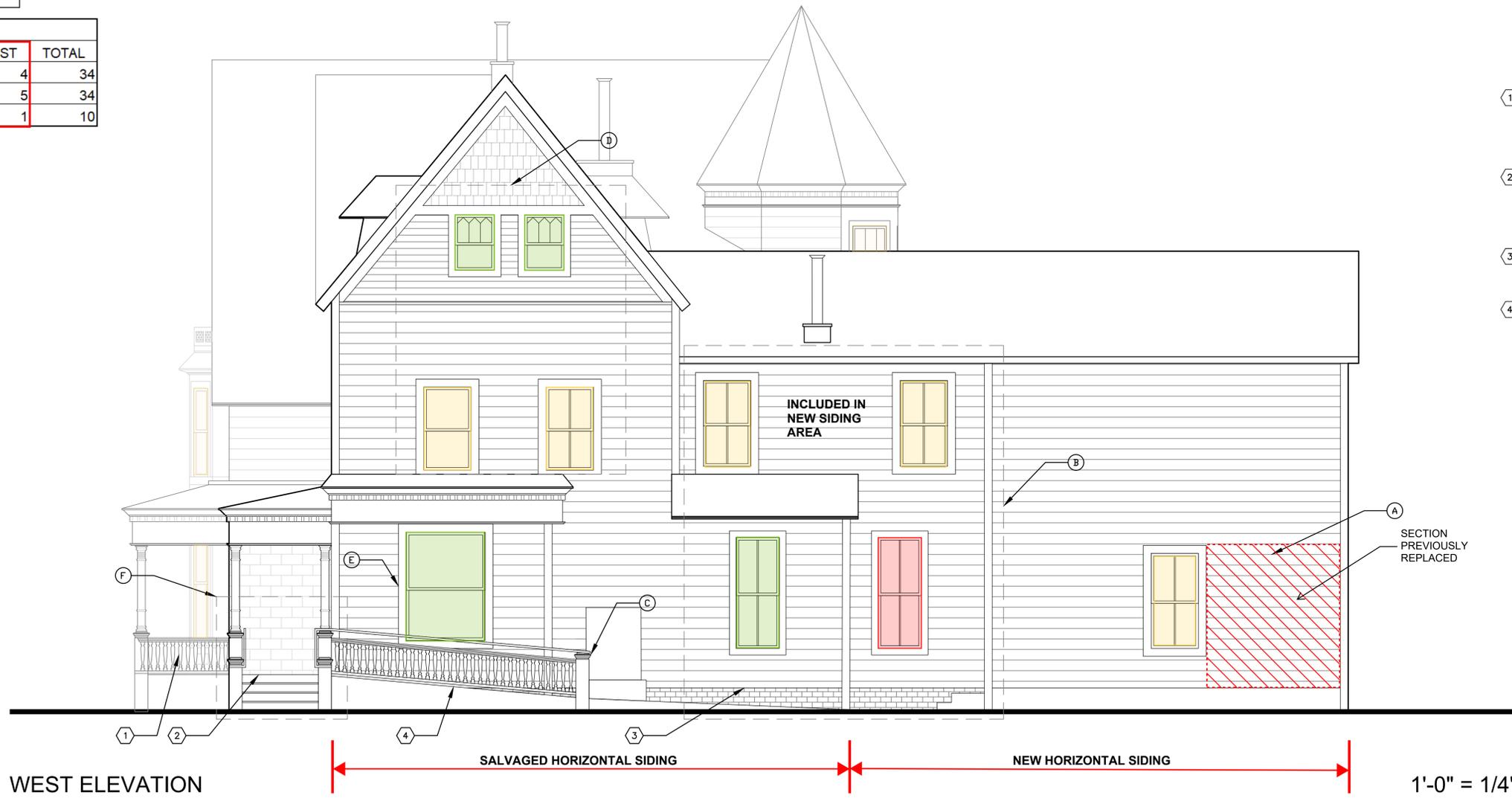
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KEYNOTES

1. EXISTING WOOD RAILINGS AND TURNED PICKETS TO BE REPAIRED AS NEEDED WASH WITH GENTLE BRUSH AND REPAINTED TO MATCH EXISTING. REPLACE IF DAMAGE IS TOO SEVERE TO MATCH EXISTING PROFILE.
2. WOOD DECKING TO BE REPLACED AND PAINTED TO MATCH EXISTING COLOR. STRUCTURAL ENGINEER TO DESIGN NEW STRUCTURAL SUPPORT SYSTEM FOR DECKING. PAINT ENTIRE DECK - COLOR TO MATCH EXISTING.
3. REPLACE FOUNDATION FASCIA BASEBOARDS WITH NEW TO MATCH EXISTING SIZING AND PAINTED COLOR.
4. EXISTING RAMP TO REMAIN



F



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B



A

VALLEJO - PORTER MANSION HISTORY TIMELINE

1855: Jaun Antonio Vallejo acquired the property upon the death of his mother, and build a 6 room, 1-1/2 story soap box building near the banks of the Powell river. He was killed in a roping accident in 1857.

1864: The property was purchased by John Porter and move to its present location.

1874: The Porters remodeled the original structure into a two-story, Gothic revival style home.
An ell was added to the rear of the saltbox home.
Porches on both the east and west side ran the length of the ell.
The roofline was modified to include two steeply pitched gable topped by finials on both the northern and eastern façades.

A two-story, front Gables addition, was constructed next to the front entrance, and included a one story, canted bay window, topped by a narrow, second story window. These elements added to the buildings new Victorian vocabulary.

A floor level, canted bay and small porch were added on the east façade. A larger porch was built across the north façade. Flat porch roofs were supported by slender columns. Beside the finials, other Gothic revival decorative elements included, delicate balustrades and scalloped porch and window trim.

1895 - 1899: The Porters started a period of major remodeling in addition to the residence that ultimately resulted in a three-story queen, and home with 23 rooms. Porter retain services of William Henry weeks, who begin his architectural career in neighboring Watsonville under weeks direction.

The following work was completed:

A third story was added, which altered the roofline. Now to broad Gables dominated the north façade. The east façade gained a circular tower, while an octagonal tower was added to the south façade.

The porch that ran along, the east façade was removed and allowed room for expansion.

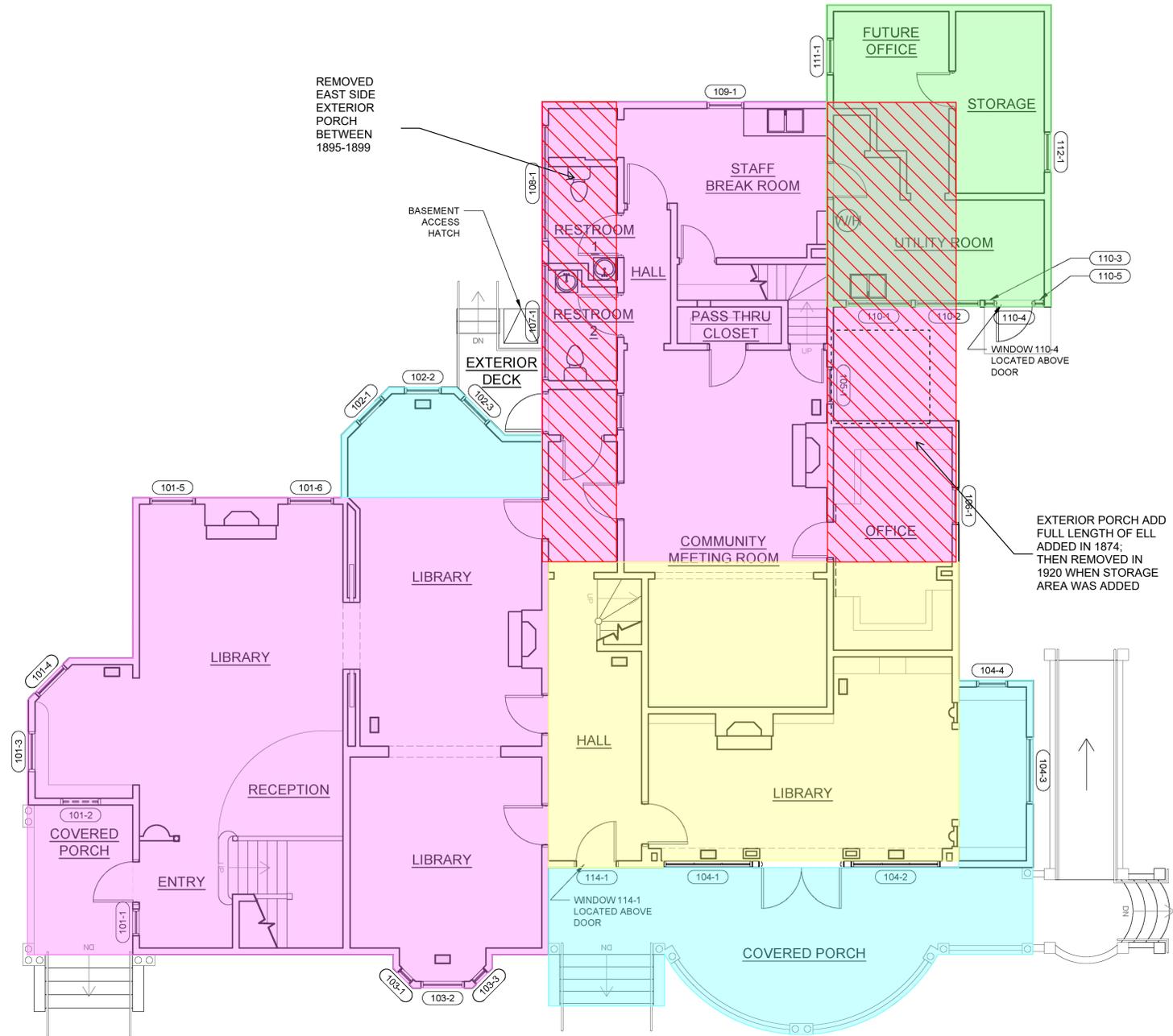
The north porch was lengthened and configured into a shallow curve. A spindle work balustrade defined the porch edge, and the slender Gothic columns were replaced by paired columns, supported by peers. The front parlor was expanded by pushing out the walls of the west elevation, with the addition of a bay.

Both decorative shingles and a variety of window types, including Palladian, Stainglass, lead in oriole, placed a porterhouse firmly within queen and precepts

1924: A two story storage area was added to the south west corner of the house. The last vestige of the west elevation porch that ran along the 1870s L was removed.

On the front elevation some of the ground floor 1870s windows were removed and replaced. French doors were added between the new windows. These additions were poorly constructed in deterred from the buildings designed and therefore not considered to be significant character to the defining features.

Construction history originally prepared by Meg Clovis cultural affairs manager, Monterey County Parks, January 21, 2015 as a part of Porter-Vallejo Mansion accessibilities project.



FIRST FLOOR PLAN CONSTRUCTION HISTORY

VALLEJO - PORTER MANSION HISTORY TIMELINE

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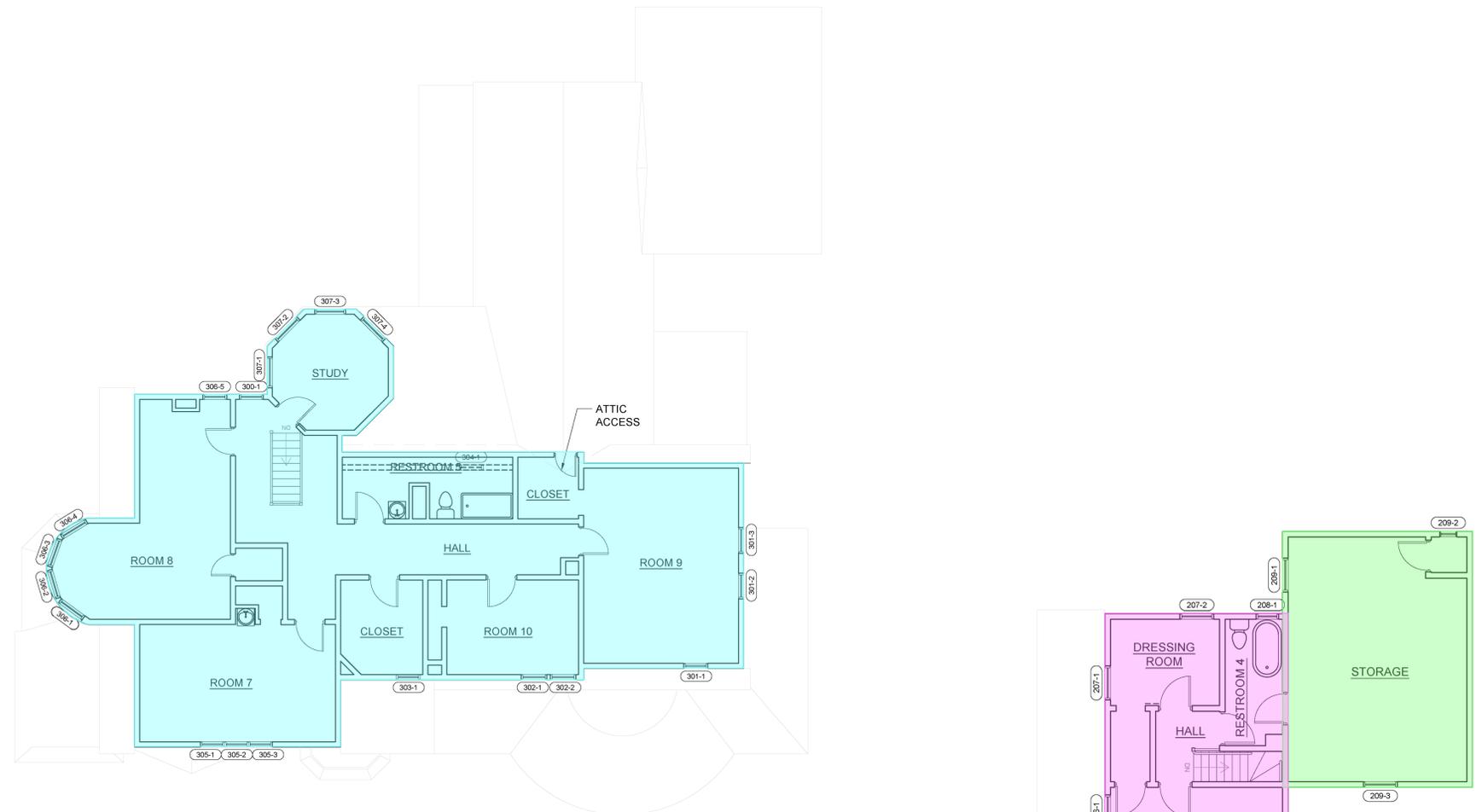
The north porch was lengthened and configured into a shallow curve. A spindle work balustrade defined the porch edge, and the slender Gothic columns were replaced by paired columns, supported by peers. The front parlor was expanded by pushing out the walls of the west elevation, with the addition of a bay.

Both decorative shingles and a variety of window types, including Palladian, Stainglass, lead in oriole, placed a porterhouse firmly within queen and precepts

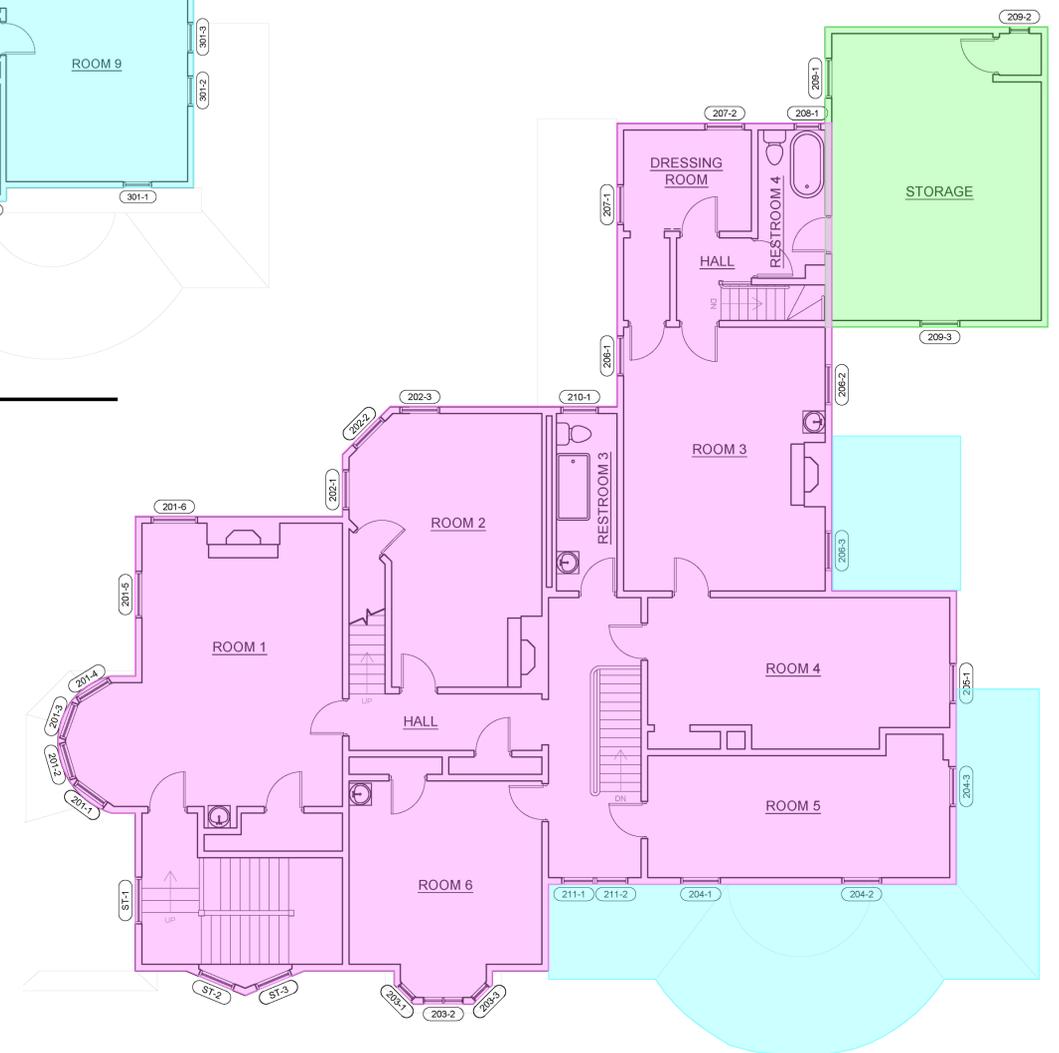
1924: A two story storage area was added to the south west corner of the house. The last vestige of the west elevation porch that ran along the 1870s L was removed.

On the front elevation some of the ground floor 1870s windows were removed and replaced. French doors were added between the new windows. These additions were poorly constructed in deterred from the buildings designed and therefore not considered to be significant character to the defining features.

Construction history originally prepared by Meg Clovis cultural affairs manager, Monterey County Parks, January 21, 2015 as a part of Porter-Vallejo Mansion accessibilities project.



THIRD FLOOR PLAN CONSTRUCTION HISTORY



SECOND FLOOR PLAN CONSTRUCTION HISTORY



CERTAINTeed
CARRIAGE HOUSE
SHINGLES
IN GEORGIAN BRICK

Dental Moulding

Country Redwood

HC-183

Windows

Buffett Green

CW-535

Trim Color
Alexandria Beige
HC-77

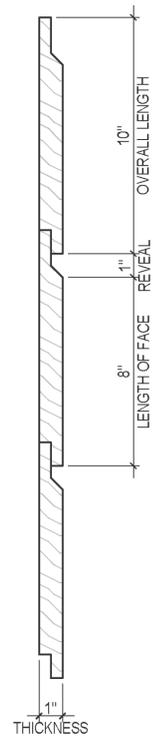
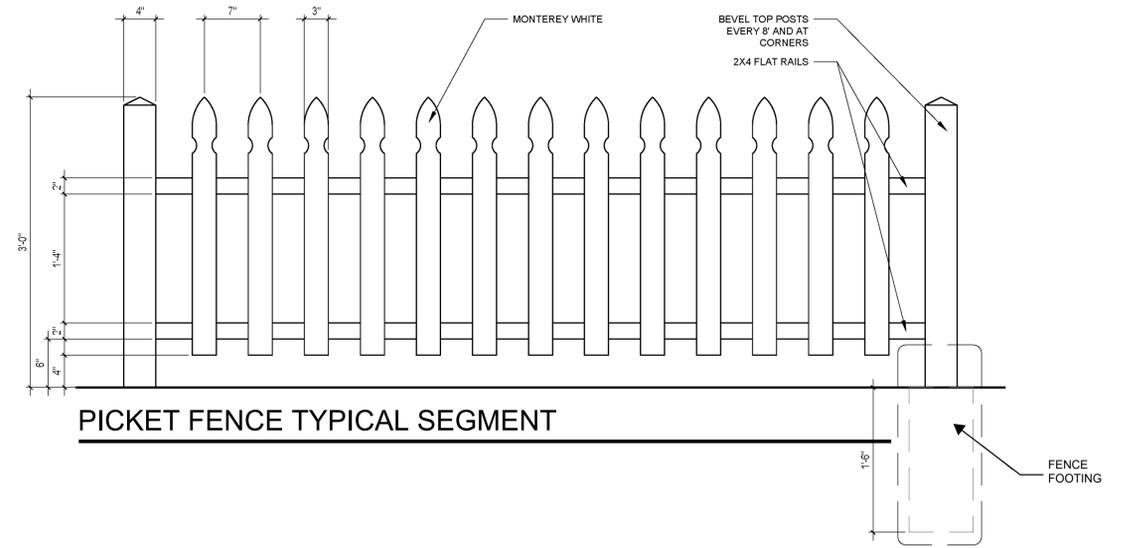
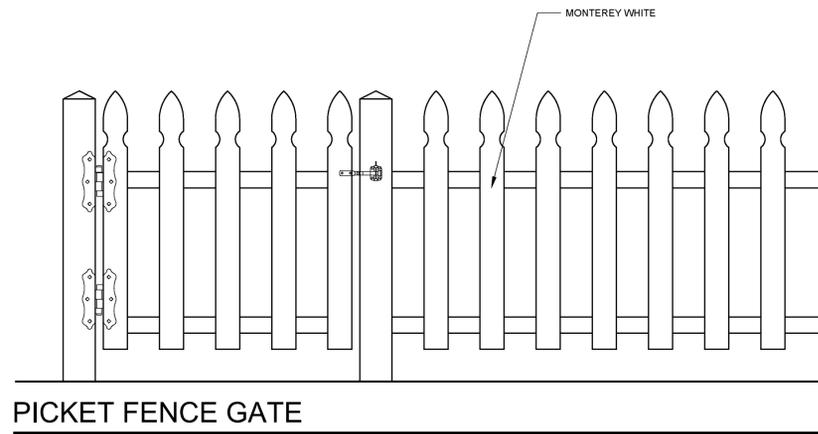
Field Color
Monterey White
HC-27



Terra Cotta

CARLISLE
CAP SHEET ROOF
IN TERRA COTTA COLOR
OVER FRONT PORCH

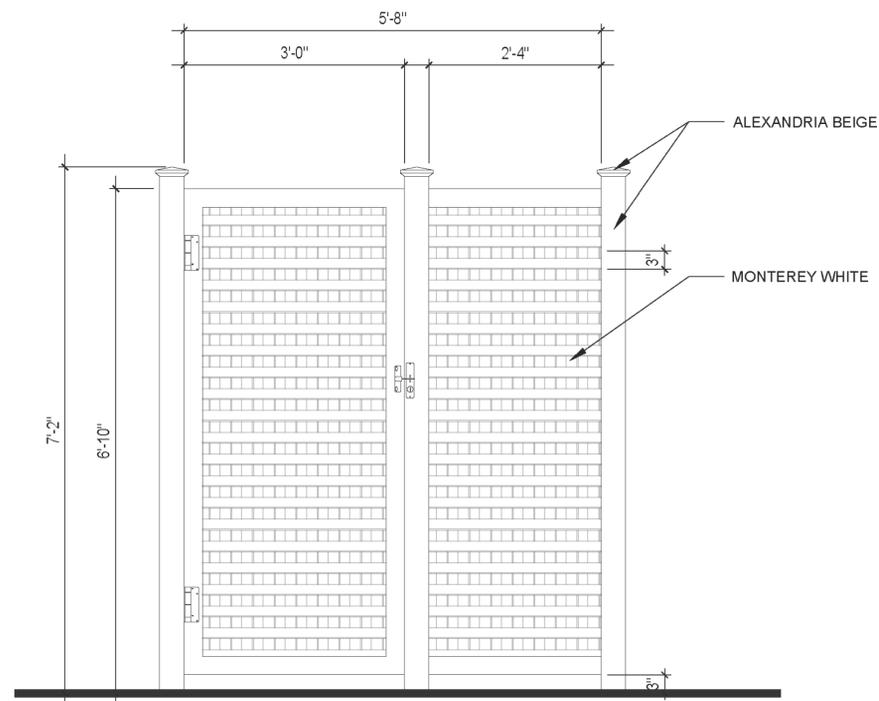
HISTORIC PAINT COLORS BY BENJAMIN MOORE PAINTS TO REPLICATE EXISTING PAINT COLORS



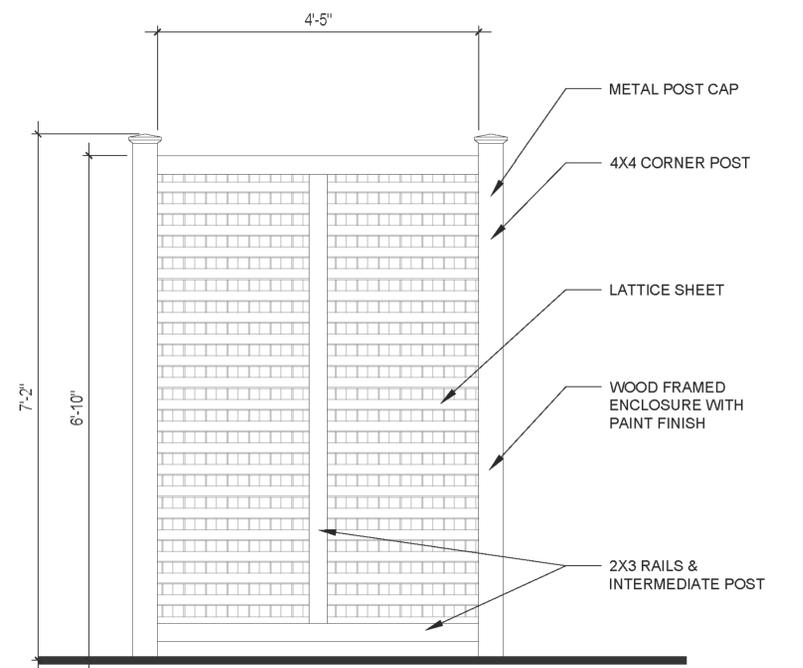
PROPOSED WOOD SIDING BY AMERICANA IS A THERMALLY MODIFIED NATURAL WOOD PRODUCT. ITS MODIFICATION IS TO PRODUCE A WOOD PRODUCT THAT BY SUSTAINAL PROCESSES DELIVERS A MORE DURABLE, LONGER LASTING, PEST RESISTANCE PRODUCT.

TO BE MILLED TO MATCH THE EXISTING PROFILE AND PAINTED TO MATCH THE EXISTING VISUAL QUALITIES TO THE HISTORIC MANSION.

WOOD SIDING PROFILE

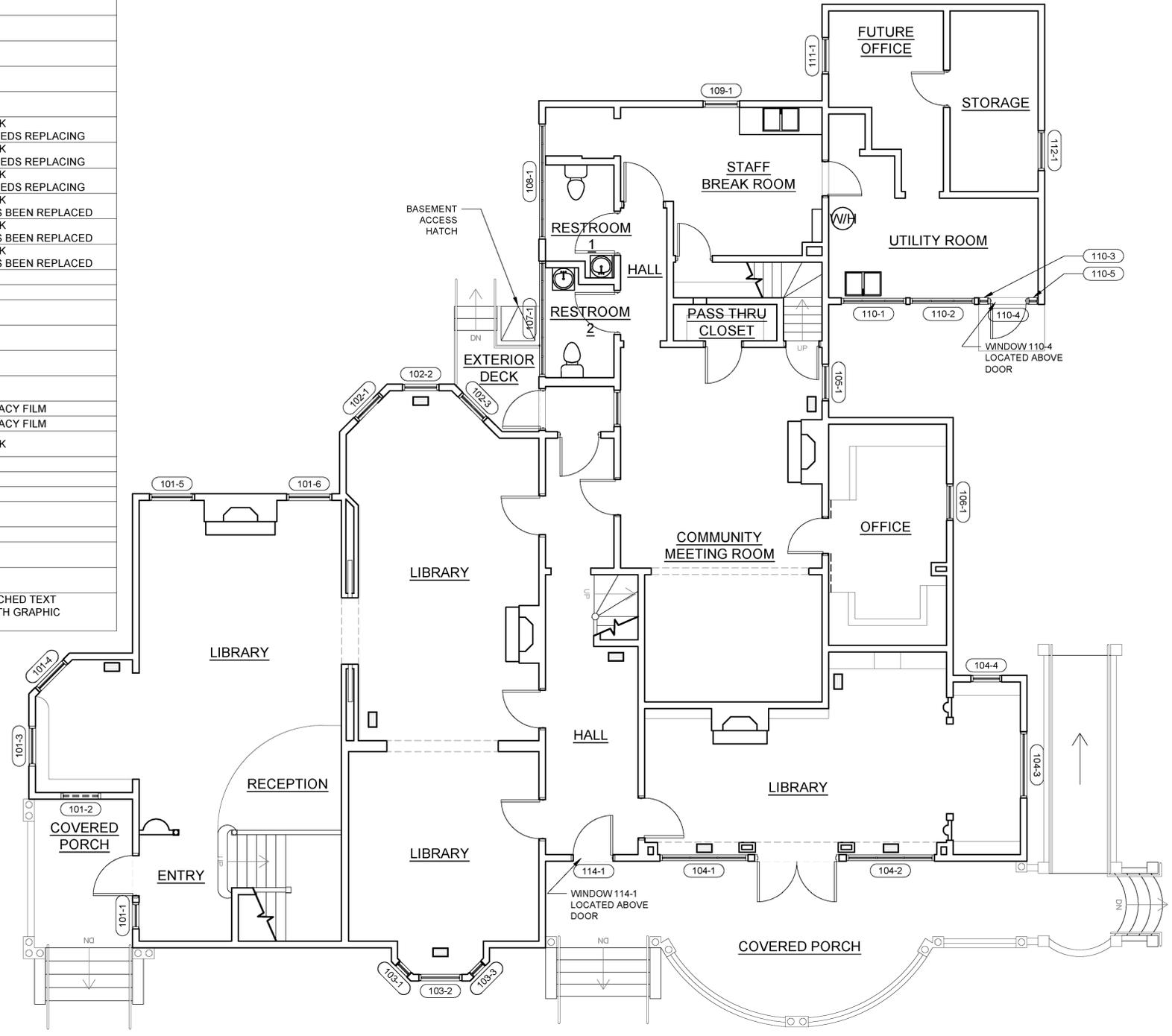


MECHANICAL SCREEN GATE

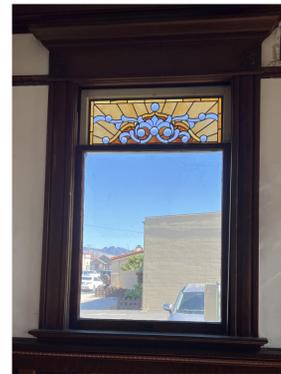


MECHANICAL SCREEN

WINDOW TAG	DIMENSIONS			OPERABLE (Y/N)	OPERABLE TYPE	DESIGN FEATURE					WINDOW CONDITION	COMMENT
	HEIGHT	WIDTH	SILL HEIGHT			LEADED GLASS (Y/N)	STAINED GLASS (Y/N)	OTHER	ORIGINAL GLASS (Y/N)	VANDALISM GLASS (Y/N)		
101-1	2'-11 1/2"	1'-9 1/2"	3'-10 1/2"	N	-	N	N	-	N	Y	GOOD	
101-2	1'-2"	2'-11"	7'-6 1/2"	N	-	N	N	-	N	Y	GOOD	
101-3	2'-11"	4'-7"	4'-2"	Y	SINGLE HUNG	Y	Y	-	N	Y	GOOD	
101-4	2'-11"	6'-3"	2'-6"	Y	SINGLE HUNG	Y	Y	-	N	Y	FAIR	
101-5	3'-5"	4'-6"	4'-1 1/2"	Y	SINGLE HUNG	N	N	-	N	Y	FAIR	
101-6	3'-5"	4'-6"	4'-1 1/2"	Y	SINGLE HUNG	N	N	-	N	Y	FAIR	
102-1	6'-11"	2'-8"	2'-1"	N	SINGLE HUNG	N	N	-	N	Y	POOR	WINDOW STUCK SILL POOR - NEEDS REPLACING
102-2	6'-11"	2'-8"	2'-1"	N	SINGLE HUNG	N	N	-	N	Y	POOR	WINDOW STUCK SILL POOR - NEEDS REPLACING
102-3	6'-11"	2'-8"	2'-1"	N	SINGLE HUNG	N	N	-	N	Y	POOR	WINDOW STUCK SILL POOR - NEEDS REPLACING
103-1	7'-0"	1'-3"	1'-9"	N	SINGLE HUNG	N	N	-	N	Y	FAIR	WINDOW STUCK JAMB TRIM HAS BEEN REPLACED
103-2	7'-0"	3'-4"	1'-9"	N	SINGLE HUNG	N	N	-	N	Y	FAIR	WINDOW STUCK JAMB TRIM HAS BEEN REPLACED
103-3	7'-0"	1'-3"	1'-9"	N	SINGLE HUNG	N	N	-	N	Y	FAIR	WINDOW STUCK JAMB TRIM HAS BEEN REPLACED
104-1	5'-10"	6'-9"	2'-6"	N	-	N	N	-	N	Y	GOOD	
104-2	5'-10"	6'-9"	2'-6"	N	-	N	N	-	N	Y	GOOD	
104-3	6'-6"	4'-11"	2'-4"	Y	SINGLE HUNG	N	N	-	N	Y	GOOD	
104-4	6'-0"	3'-2"	3'-0"	Y	SINGLE HUNG	N	N	-	N	Y	FAIR	
105-1	5'-11"	2'-11"	2'-0"	Y	SINGLE HUNG	N	N	-	N	Y	POOR	
106-1	5'-9"	2'-11"	1'-8"	Y	SINGLE HUNG	N	N	-	N	Y	GOOD	
107-1	5'-7"	8'-0"	2'-0"	N	-	N	N	-	N	Y	EXCELLENT	FROSTED PRIVACY FILM
108-1	5'-7"	8'-0"	2'-0"	N	-	N	N	-	N	Y	EXCELLENT	FROSTED PRIVACY FILM
109-1	6'-11"	2'-9"	2'-1"	N	SINGLE HUNG	N	N	-	N	Y	GOOD	WINDOW STUCK
110-1	3'-4"	4'-0"	4'-1"	N	-	N	N	-	N	Y	GOOD	
110-2	3'-4"	4'-0"	4'-1"	N	-	N	N	-	N	Y	GOOD	
110-3	3'-3"	0'-8"	4'-1"	N	-	N	N	-	N	Y	GOOD	
110-4	0'-8"	2'-8"	ABOVE DOOR	N	-	N	N	-	N	Y	GOOD	
110-5	3'-3"	0'-8"	4'-1"	N	-	N	N	-	N	Y	GOOD	
111-1	6'-0"	2'-10"	2'-4"	Y	SINGLE HUNG	N	N	-	N	Y	FAIR	
112-1	6'-0"	2'-10"	1'-7 1/2"	Y	SINGLE HUNG	N	N	-	N	Y	FAIR	
114-1	2'-0"	3'-0"	ABOVE DOOR	N	-	N	N	Y	Y	N	GOOD	FROSTED & ETCHED TEXT "J. PORTER" WITH GRAPHIC FLOURISHES



WINDOW QUALITY EXAMPLES



GOOD



FAIR

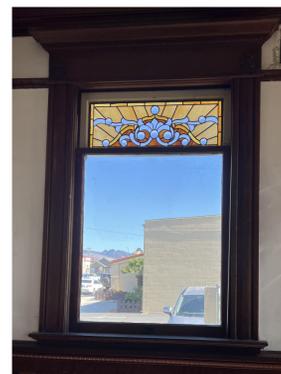


POOR

FIRST FLOOR PLAN - WINDOW TAGS

WINDOW TAG	DIMENSIONS					DESIGN FEATURE						COMMENT			
	HEIGHT	WIDTH	SILL HEIGHT	OPERABLE (Y/N)	OPERABLE TYPE	LEADED GLASS (Y/N)			STAINED GLASS (Y/N)		OTHER		ORIGINAL GLASS (Y/N)	VANDALISM GLASS (Y/N)	WINDOW CONDITION
						LEADED GLASS (Y/N)	STAINED GLASS (Y/N)	OTHER	ORIGINAL GLASS (Y/N)	VANDALISM GLASS (Y/N)					
ST-1	1'-9"	3'-4"	-	Y	HINGE SIDE	N	N	-	Y	N	-	Y	N	POOR	ONE "DIAMOND" BROKEN & DUCT TAPED
ST-2	1'-9"	3'-4"	-	Y	HINGE SIDE	N	N	-	Y	N	-	Y	N	FAIR	
ST-3	1'-9"	3'-4"	4'-5"	Y	HINGE BOTTOM	N	N	-	Y	N	-	Y	N	FAIR	
201-1	4'-9"	2'-10"	2'-0"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	OPAQUE FILM
201-2	4'-9"	2'-10"	2'-0"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	OPAQUE FILM
201-3	4'-9"	2'-10"	2'-0"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	OPAQUE FILM
201-4	4'-9"	2'-10"	2'-0"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	OPAQUE FILM
201-5	1'-9"	3'-4"	4'-4 1/2"	Y	HINGE BOTTOM	N	N	-	N	Y	-	N	Y	FAIR	OPAQUE FILM
201-6	5'-9"	3'-6"	2'-0"	Y	SINGLE HUNG	N	N	-	N	Y	-	N	Y	POOR	OPAQUE FILM VERTICAL CRACK IN BOTTOM PANE
202-1	6'-4"	3'-6"	2'-0"	Y	SINGLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	SHADE FILM
202-2	6'-4"	3'-6"	2'-0"	Y	SINGLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	SHADE FILM NEEDS NEW SILL
202-3	6'-4"	3'-6"	2'-0"	Y	SINGLE HUNG	N	N	-	N	Y	-	N	Y	POOR	SHADE FILM NEEDS NEW SILL
203-1	1'-3"	5'-7"	0'-4"	Y	SINGLE HUNG	N	N	-	N	Y	-	N	Y	GOOD	
203-2	3'-4"	5'-7"	0'-4"	Y	SINGLE HUNG	N	N	-	N	Y	-	N	Y	GOOD	
203-3	1'-3"	5'-7"	0'-4"	Y	SINGLE HUNG	N	N	-	N	Y	-	N	Y	GOOD	
204-1	5'-4"	3'-0"	0'-3"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	
204-2	5'-4"	3'-0"	0'-3 1/2"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	
204-3	5'-4"	3'-0"	0'-4 1/2"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	
205-1	5'-4"	3'-0"	0'-4"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	
206-1	5'-6"	2'-10"	0'-9 1/2"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	
206-2	5'-6"	2'-10"	0'-8"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	
206-3	5'-6"	2'-10"	0'-8"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	
207-1	5'-6"	2'-10"	0'-6"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	FAIR	
207-2	5'-6"	2'-10"	1'-10"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	POOR	
208-1	3'-0"	2'-0"	3'-10"	Y	HINGE SIDE	N	N	-	N	Y	-	N	Y	GOOD	FROSTED PRIVACY FILM WINDOW STUCK
209-1	6'-11"	3'-0"	0'-2 1/2"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	POOR	
209-2	1'-6"	1'-0"	4'-0"	N	-	N	N	-	N	Y	-	N	Y	GOOD	
209-3	6'-11"	3'-0"	0'-5 1/2"	Y	DOUBLE HUNG	N	N	-	N	Y	-	N	Y	POOR	
210-1	5'-10"	2'-7"	2'-1"	Y	SINGLE HUNG	N	N	Y	?	N	-	N	Y	FAIR	SMALL CORNER CRACK TEXTURED GLASS INTERIOR SIDE - QUILTED GRID
211-1	2'-0"	2'-0"	2'-2"	Y	HINGE BOTTOM	N	N	-	N	Y	-	N	Y	GOOD	
211-2	2'-0"	2'-0"	2'-2"	Y	HINGE BOTTOM	N	N	-	N	Y	-	N	Y	GOOD	

WINDOW QUALITY EXAMPLES



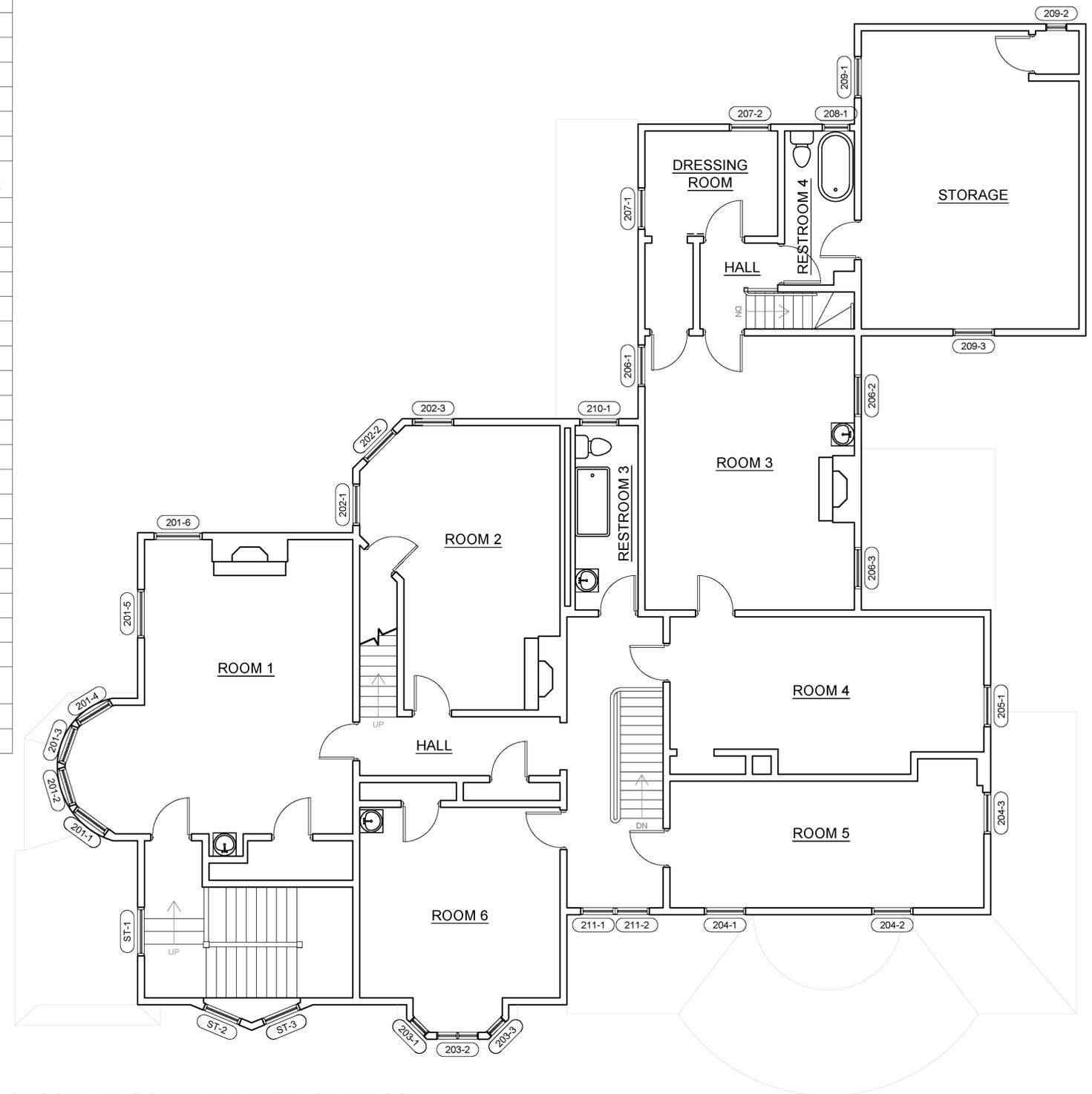
GOOD



FAIR



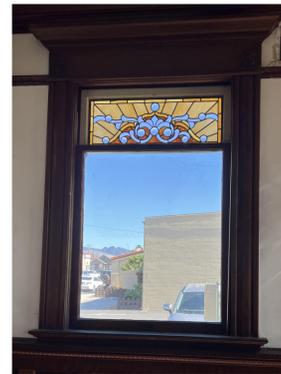
POOR



SECOND FLOOR PLAN - WINDOW TAGS

WINDOW TAG	DIMENSIONS			OPERABLE (Y/N)	OPERABLE TYPE	DESIGN FEATURE				WINDOW CONDITION	COMMENT	
	HEIGHT	WIDTH	SILL HEIGHT			LEADED GLASS (Y/N)	STAINED GLASS (Y/N)	OTHER	ORIGINAL GLASS (Y/N)			VANDALISM GLASS (Y/N)
300-1	3'-6"	2'-0"	3'-4"	Y	SINGLE HUNG	N	N	-	N	Y	FAIR	
301-1	1'-9"	2'-4"	4'-6"	Y	BOTTOM HINGE	N	N	-	N	Y	GOOD	
301-2	3'-10"	2'-7"	3'-0"	Y	SINGLE HUNG	N	N	-	N	Y	GOOD	
301-3	3'-10"	2'-7"	3'-0"	Y	SINGLE HUNG	N	N	-	N	Y	GOOD	
302-1	3'-11"	2'-8"	3'-0"	Y	SINGLE HUNG	N	N	-	N	Y	GOOD	
302-2	3'-11"	2'-8"	3'-0"	Y	SINGLE HUNG	N	N	-	N	Y	GOOD	
303-1	1'-9"	2'-4"	4'-6"	Y	BOTTOM HINGE	N	N	-	N	Y	GOOD	
304-1	1'-9"	2'-4"	4'-6"	Y	BOTTOM HINGE	N	N	-	N	Y	GOOD	
305-1	2'-0"	2'-2"	3'-4"	Y	SINGLE HUNG	N	N	-	N	Y	GOOD	
305-2	3'-6"	2'-0"	3'-4"	Y	SINGLE HUNG	N	N	-	N	Y	GOOD	
305-3	2'-0"	2'-2"	3'-4"	Y	SINGLE HUNG	N	N	-	N	Y	GOOD	
306-1	4'-0"	2'-10"	1'-4"	Y	DOUBLE HUNG	N	N	-	N	Y	FAIR	
306-2	4'-0"	2'-10"	1'-4"	Y	DOUBLE HUNG	N	N	-	N	Y	FAIR	
306-3	4'-0"	2'-10"	1'-4"	Y	DOUBLE HUNG	N	N	-	N	Y	FAIR	
306-4	4'-0"	2'-10"	1'-4"	Y	DOUBLE HUNG	N	N	-	N	Y	FAIR	
306-5	1'-9"	2'-6"	3'-4"	N	-	N	N	-	N	Y	GOOD	
307-1	4'-0"	2'-11"	1'-4"	Y	DOUBLE HUNG	N	N	-	N	Y	FAIR	
307-2	4'-0"	2'-11"	1'-4"	Y	DOUBLE HUNG	N	N	-	N	Y	FAIR	
307-3	4'-0"	2'-11"	1'-4"	Y	DOUBLE HUNG	N	N	-	N	Y	FAIR	
307-4	4'-0"	2'-11"	1'-4"	Y	DOUBLE HUNG	N	N	-	N	Y	FAIR	WINDOW DECORATIVE MULLIONS DON'T MATCH THE OTHERS

WINDOW QUALITY EXAMPLES



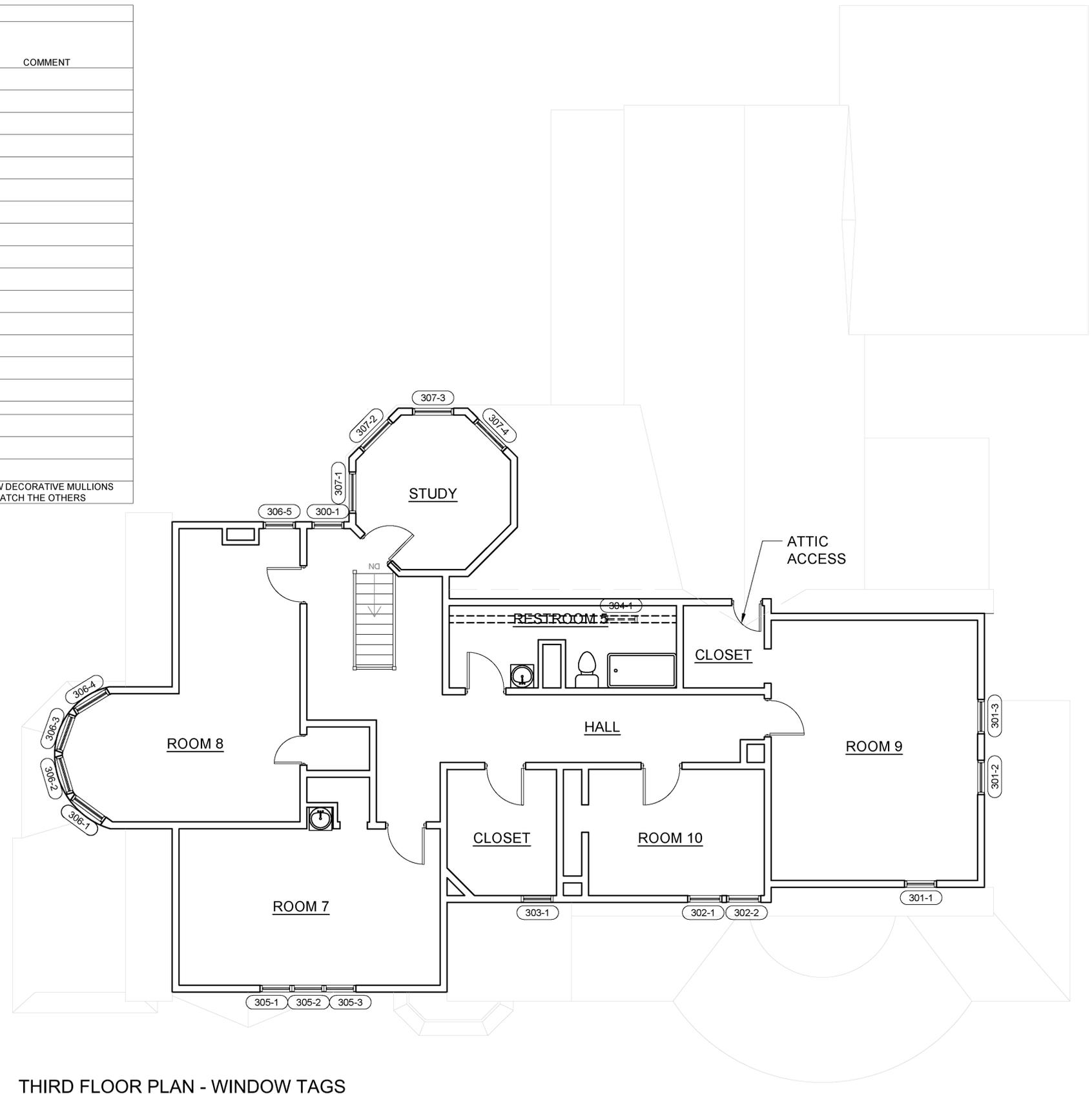
GOOD



FAIR



POOR

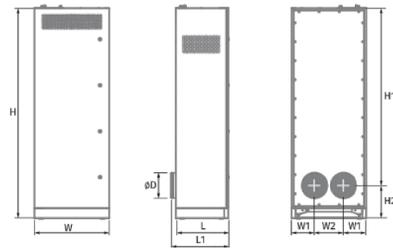


THIRD FLOOR PLAN - WINDOW TAGS

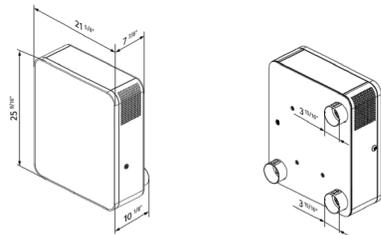
Overall dimensions [in] **HRV-1**

Model	D	H	H1	H2	L	L1	W	W1	W2
CIVIC EC LB300(-E)	7 7/8	69 11/16	58 1/8	11 9/16	18 1/2	20 1/2	24 7/16	9 1/16	7 11/16
CIVIC ECLB500	9 13/16	85 7/16	72 3/16	13 1/4	21 1/16	23	29 1/2	11 7/16	9 1/16

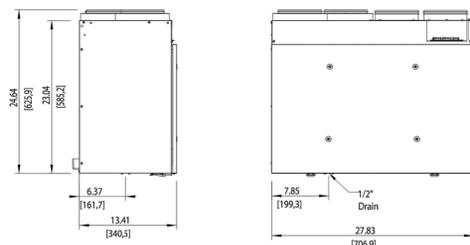
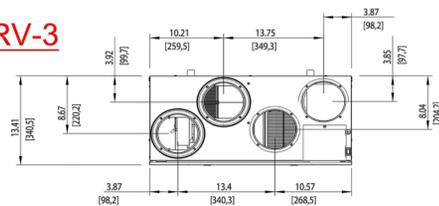
The unit is rated for indoor application with the ambient temperature ranging from +34 °F to +104 °F and relative humidity up to 80%.



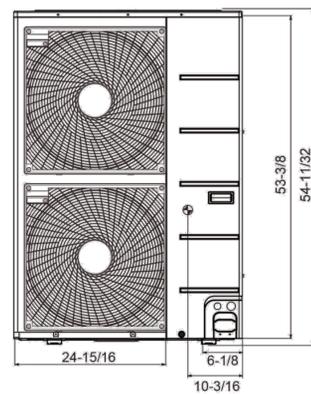
Overall dimensions [in] **HRV-2**



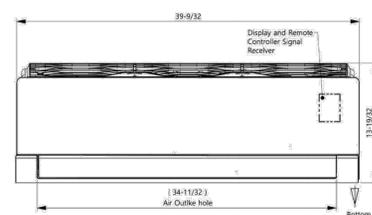
HRV-3



HP (TYP.)

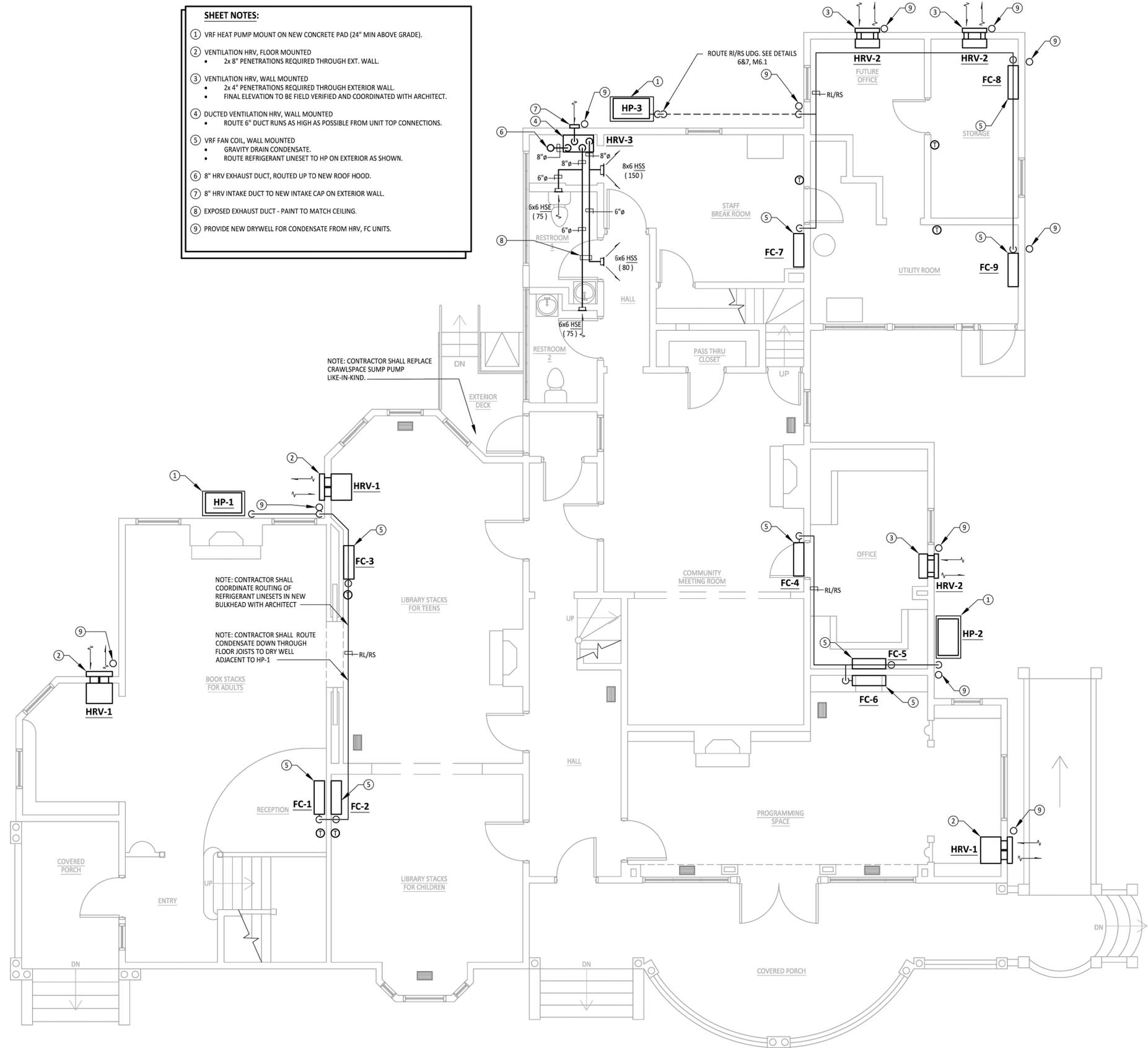


FC (TYP.)



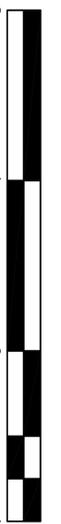
SHEET NOTES:

- VRF HEAT PUMP MOUNT ON NEW CONCRETE PAD (24" MIN ABOVE GRADE).
- VENTILATION HRV, FLOOR MOUNTED
 - 2x 8" PENETRATIONS REQUIRED THROUGH EXT. WALL.
- VENTILATION HRV, WALL MOUNTED
 - 2x 4" PENETRATIONS REQUIRED THROUGH EXTERIOR WALL.
 - FINAL ELEVATION TO BE FIELD VERIFIED AND COORDINATED WITH ARCHITECT.
- DUCTED VENTILATION HRV, WALL MOUNTED
 - ROUTE 6" DUCT RUNS AS HIGH AS POSSIBLE FROM UNIT TOP CONNECTIONS.
- VRF FAN COIL, WALL MOUNTED
 - GRAVITY DRAIN CONDENSATE.
 - ROUTE REFRIGERANT LINESET TO HP ON EXTERIOR AS SHOWN.
- 8" HRV EXHAUST DUCT, ROUTED UP TO NEW ROOF HOOD.
- 8" HRV INTAKE DUCT TO NEW INTAKE CAP ON EXTERIOR WALL.
- EXPOSED EXHAUST DUCT - PAINT TO MATCH CEILING.
- PROVIDE NEW DRYWELL FOR CONDENSATE FROM HRV, FC UNITS.



LIBRARY - FLOOR PLAN - MECHANICAL

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



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