

# Daily Expositor Historic Building

## Facade Restoration

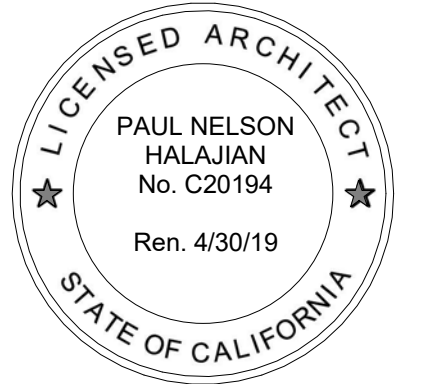
Historic Preservation Commission Review: March 2022



PH

**PAUL HALAJIAN ARCHITECTS**

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**PROJECT:**  
**Mr. Henry Liu**  
**Expositor Renovation Investigation**  
 1031 Fulton St. Fresno, CA 93721

**SHEET:** Cover

### PROJECT INFORMATION

Address: 16729 W. Floral Ave.  
Helm, CA 93627

A.P.N.: 030.120.18

Existing Zoning: AE-20 Exclusive Agriculture

Land Area: 636.18 Acres

Proposed Building Area: 5,100 s.f. / 8,756sf Under Cover

Type of Construction: Type-VB Fully Sprinklered

Occupancy Classification: B-Occupancy

### GOVERNING CODES

2019 California Administrative Code (Part 1 of Title 24, CCR)  
 2019 California Building Code (Part 2 of Title 24, CCR)  
 2019 California Electrical Code (Part 3 of Title 24, CCR)  
 2019 California Mechanical Code (Part 4 of Title 24, CCR)  
 2019 California Plumbing Code (Part 5 of Title 24, CCR)  
 2019 California Energy Code (Part 6 of Title 24, CCR)  
 2019 California Fire Code (Part 9 of Title 24, CCR)  
 2019 California Green Building Standards Code (CALGreen)  
 2019 California Referenced Standards Code (Part 12 OF Title 24, CCR)  
 California Code Of Regulations, Title 19, Public Safety  
 California Occupational Health & Safety Act  
 California Environmental Quality Act, Latest Edition  
 Requirements of the Regional Water Quality Board  
 Air Quality Management District Regulations  
 Local Public Agency Standards (Utility Connections, Fire Protection System, etc.)  
 2019 NFPA 13 - National Fire Sprinkler Code  
 2019 NFPA 72 - National Fire Alarm Code  
 ASHRAE Indoor Air Quality Standard 62-1989

### SCOPE OF WORK

Construct new single-story wood frame construction Office Pavilion Building. Primary use to be business offices for Terranova Ranch Farms. Small meeting room will be used for formal presentations and quarterly formal events. Slab on grade over raised berm on existing flat site previously used for agricultural purposes. Exterior materials to be primarily wood board & batten exterior sheathing, aluminum frame glazing and standing seam metal roof over glu-laminated beams and rafters. Pavilion to feature raised wrap-around deck, also slab-on-grade to allow circulation to entry and around deck for outdoor functions.

### DEFERRED APPROVALS

Submit complete Fire Sprinkler plans (per NFPA 13) to the AHJ for approval prior to any installation or modification.

Submit complete Fire Alarm plans (per NFPA 72) to the AHJ for approval prior to any installation or modification.

### ARCHITECT'S STATEMENT

The drawings &/or specifications &/or calculations for the disciplines listed have been prepared by other design professionals or consultants who are licensed &/or authorized to prepare such drawings in this state. These documents have been examined by me for design intent & have been found to meet the appropriate requirements of Title 24, California Code of Regulations & the project specifications prepared by me.

The following disciplines' work has been coordinated with my plans & specifications & is acceptable for incorporation into the construction of this project for which I am the individual designated to be in general responsible charge, (or for which I have been delegated responsibility for this portion of work): Civil, Landscape, Structural, Plumbing, Mechanical, Electrical

ARCHITECT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Paul Halajian  
Architect/Principal  
Paul Halajian Architects  
License #: C-20194  
Expiration: April 30th, 2023

### PROJECT DIRECTORY

<b>OWNER:</b> Terranova Ranch, Inc. 16729 W. Floral Ave. Helm, CA 93627 Contact: Don Cameron, V.P. 559.866.5644	<b>STRUCTURAL ENGINEER:</b> Provost & Pritchard [PHSE] 455 W Fir Avenue Clovis, CA 93611 Contact: Robby Gottselig 559.708.0727	<b>ELECTRICAL ENGINEER:</b> Southern Yosemite Engineering PO Box 602 Oakhurst, CA 93644 Contact: Timothy D. Fickling 559.786.1869
<b>ARCHITECT OF RECORD:</b> Paul Halajian Architects 389 Clovis Ave., Suite 100 Clovis, CA 93612 Contact: Shaunt Yemenjian 559.297.7900	<b>MECHANICAL ENGINEER:</b> Net Positive Consulting Engineers Address Fresno, CA Contact: Jonathan Schlundt 559.365.0974	<b>A.H.J.</b> Fresno County Building Dept. 2220 Tulare St. Fresno, CA 93721 Contact: Gabriel Samano 559.600.4218
<b>DESIGN ARCHITECT:</b> Zanin Architeti Via Somaini 10, 6900 Lugano, Switzerland Contact: Paolo Bugatti +41(0)91 944 14 14	<b>CIVIL ENGINEER:</b> Provost & Pritchard [PHSE] 455 W Fir Avenue Clovis, CA 93611 Contact: Michael Osborn 559.449.2700	

### SHEET INDEX

General	
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G001	General Notes/CALGreen Checklist
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Architectural	
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A301	Exterior Elevations
A302	Exterior Elevations
A401	Building Sections
A501	Roof Plan
A701	Schedules
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### DRAWING SET INFORMATION:

Issue Date	Project Status

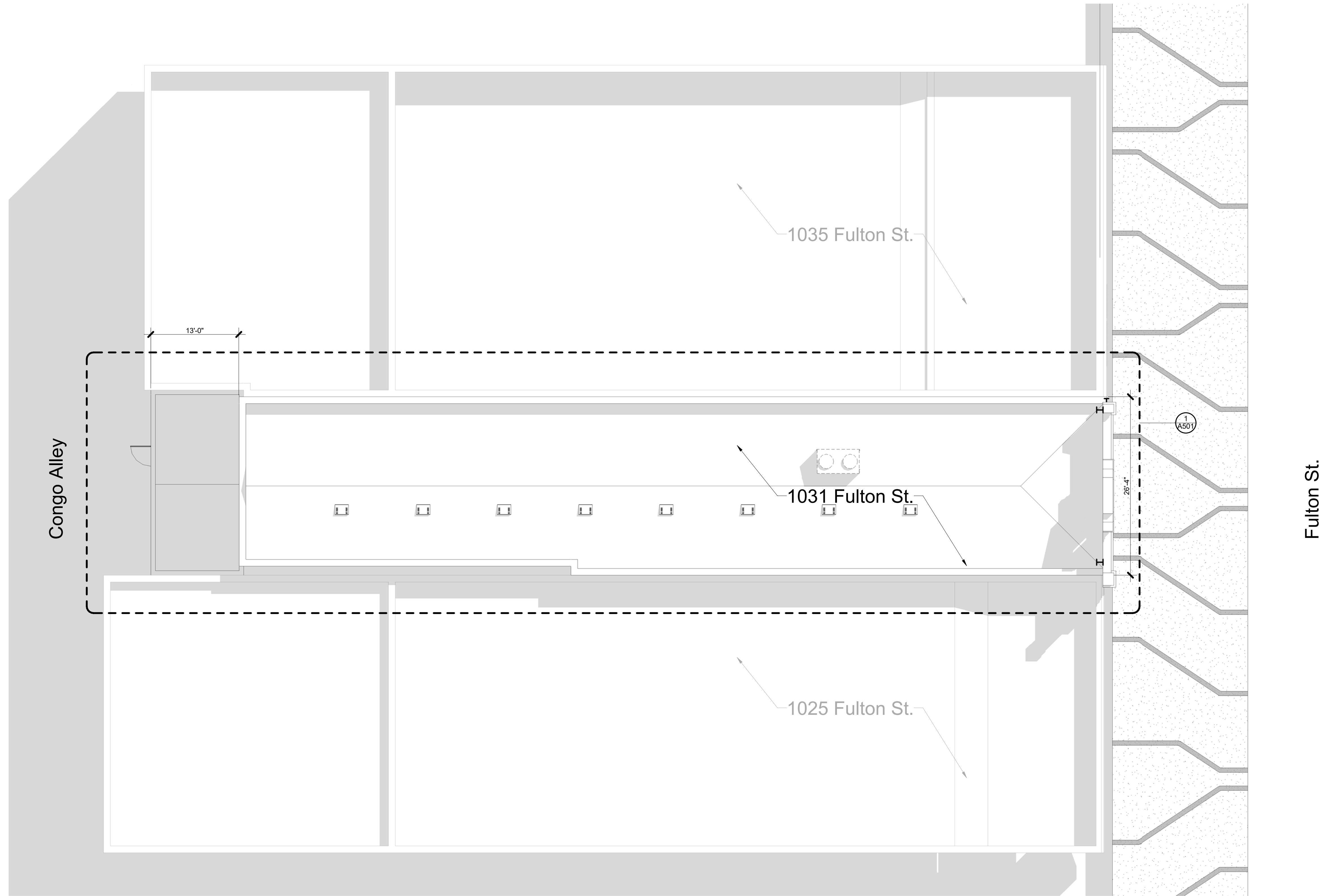
### REVISIONS:


### PROJECT NUMBER:

Project Number

### SHEET NUMBER:

G000



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**PROJECT:**  
**Mr. Henry Liu**  
**Expositor Renovation Investigation**  
 1031 Fulton St. Fresno, CA 93721  
**SHEET: Site Plan**

**DRAWING SET INFORMATION:**

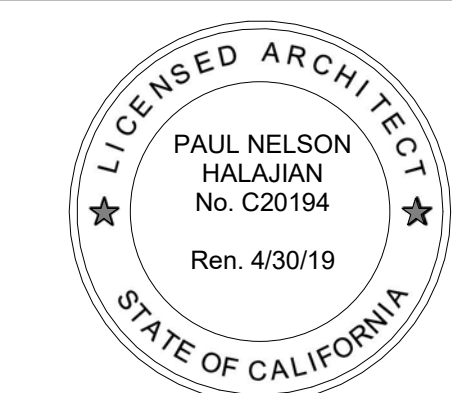
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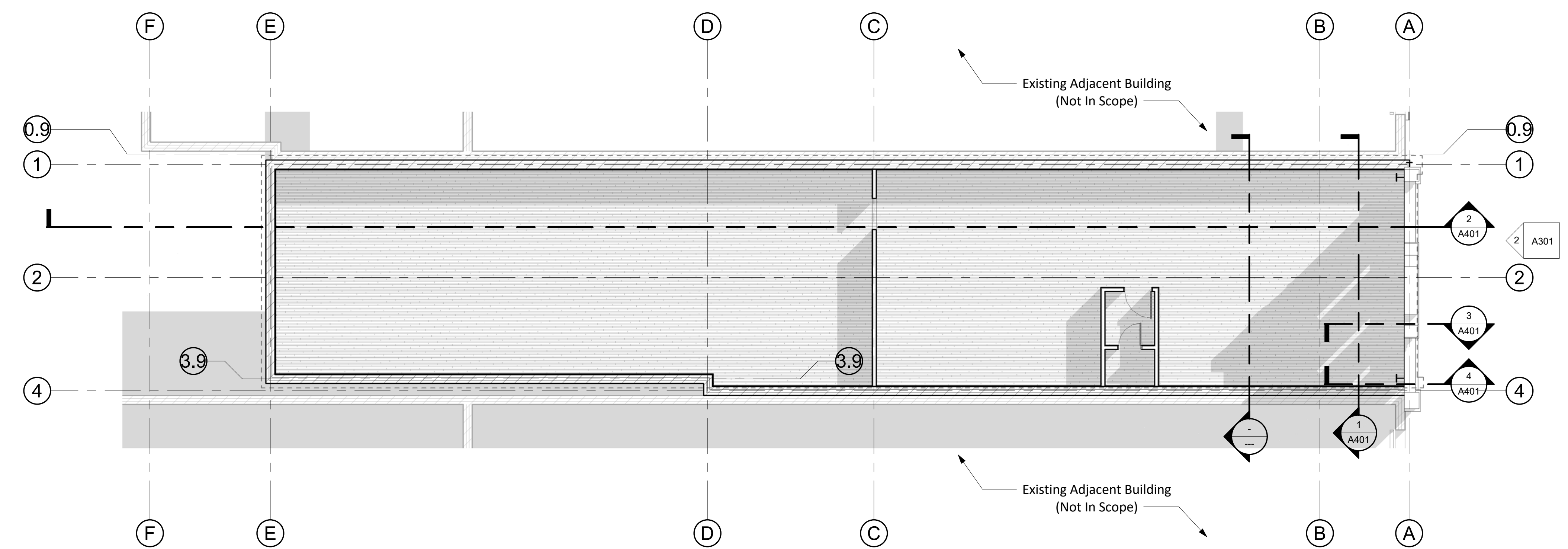
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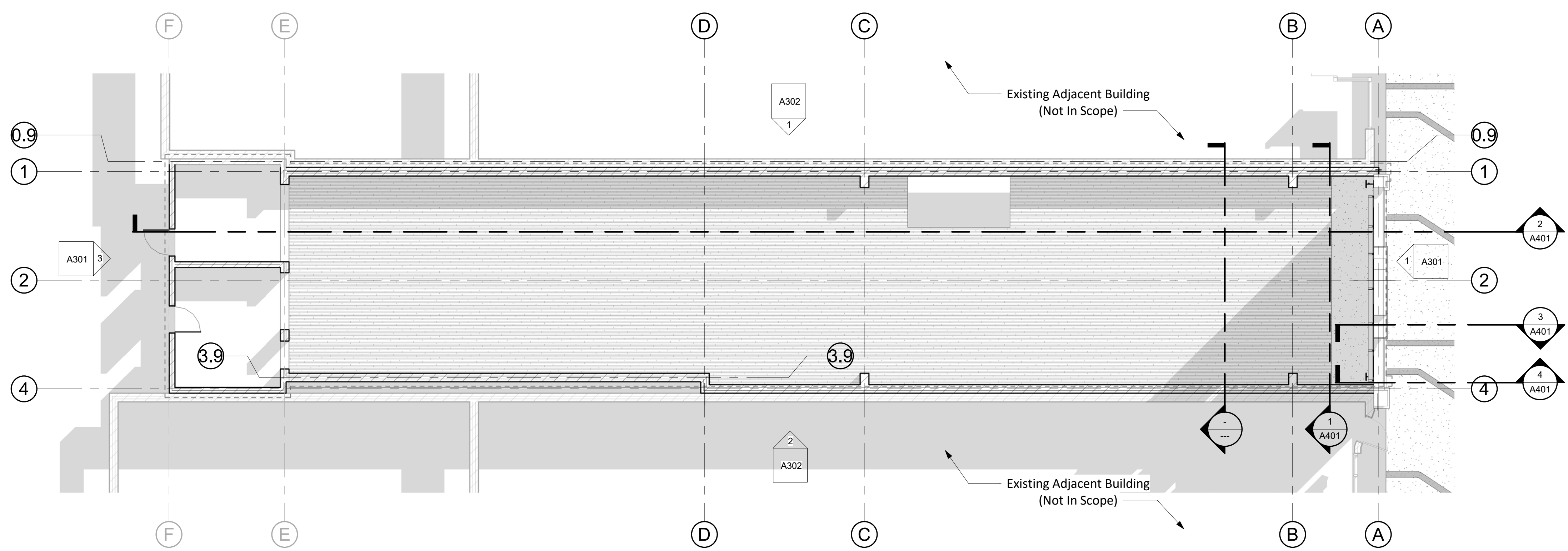
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④ Second Floor  
1/8" = 1'-0"



③ First Floor  
1/8" = 1'-0"

**PROJECT:**  
**Mr. Henry Liu**  
**Expositor Renovation Investigation**  
 1031 Fulton St. Fresno, CA 93721  
**SHEET: Overall Floor Plans**

**DRAWING SET INFORMATION:**

Issue Date	Project Status

**REVISIONS:**

No.	Description

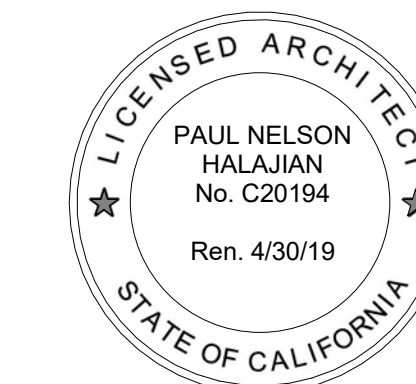
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Project Number

**SHEET NUMBER:**  
A201

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PROJECT:  
**Mr. Henry Liu**  
**Expositor Renovation Investigation**  
1031 Fulton St. Fresno, CA 93721  
SHEET: Enlarged Facade Area Floor Plans

DRAWING SET INFORMATION:

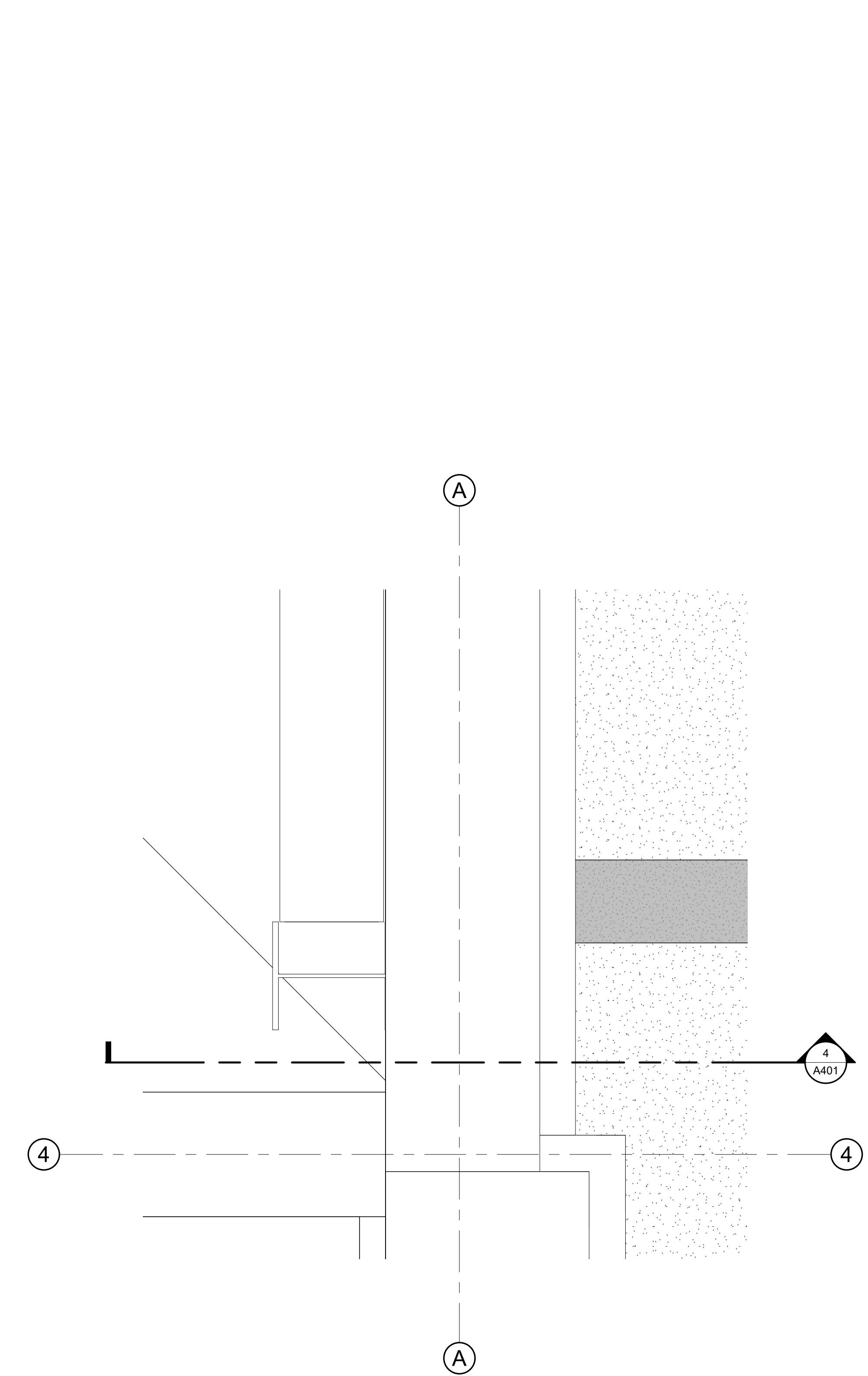
Issue Date	Project Status

REVISIONS:

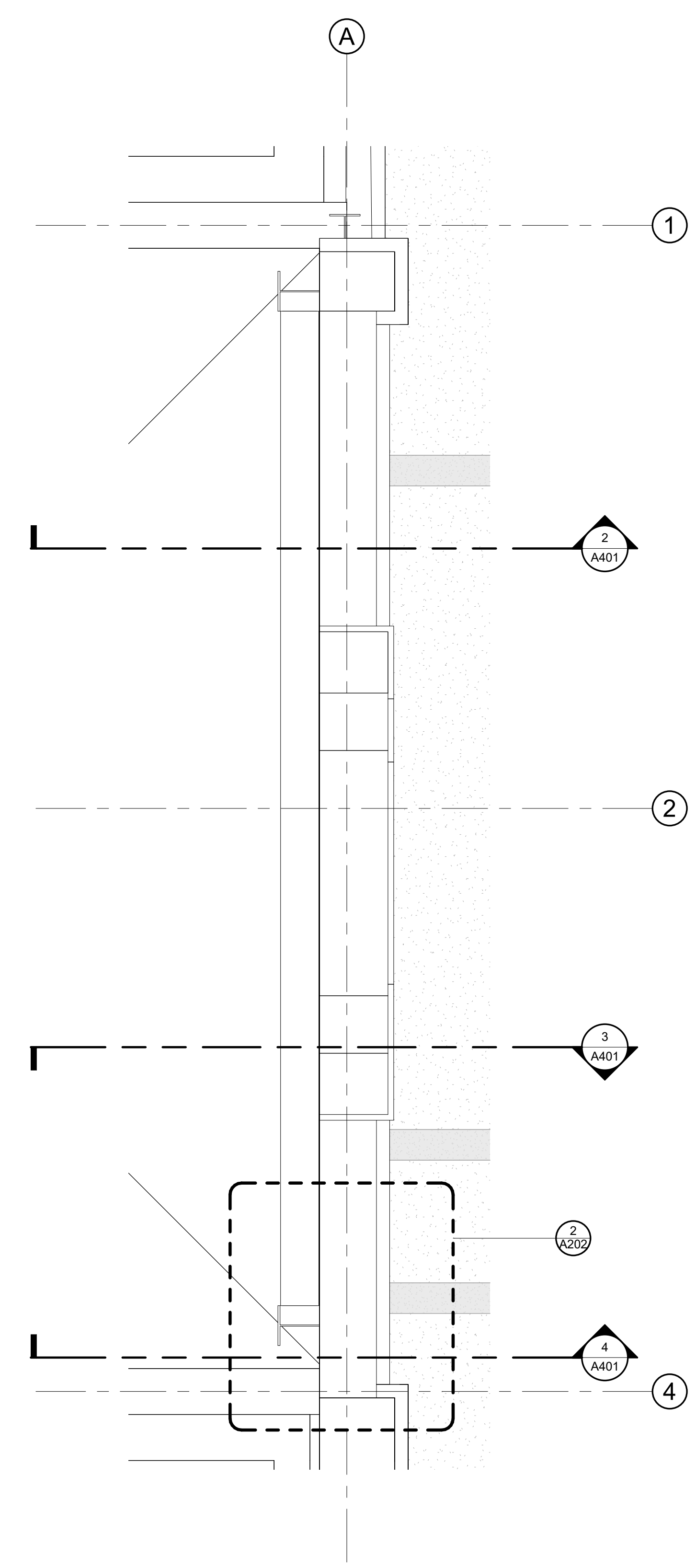
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PROJECT NUMBER:  
Project Number

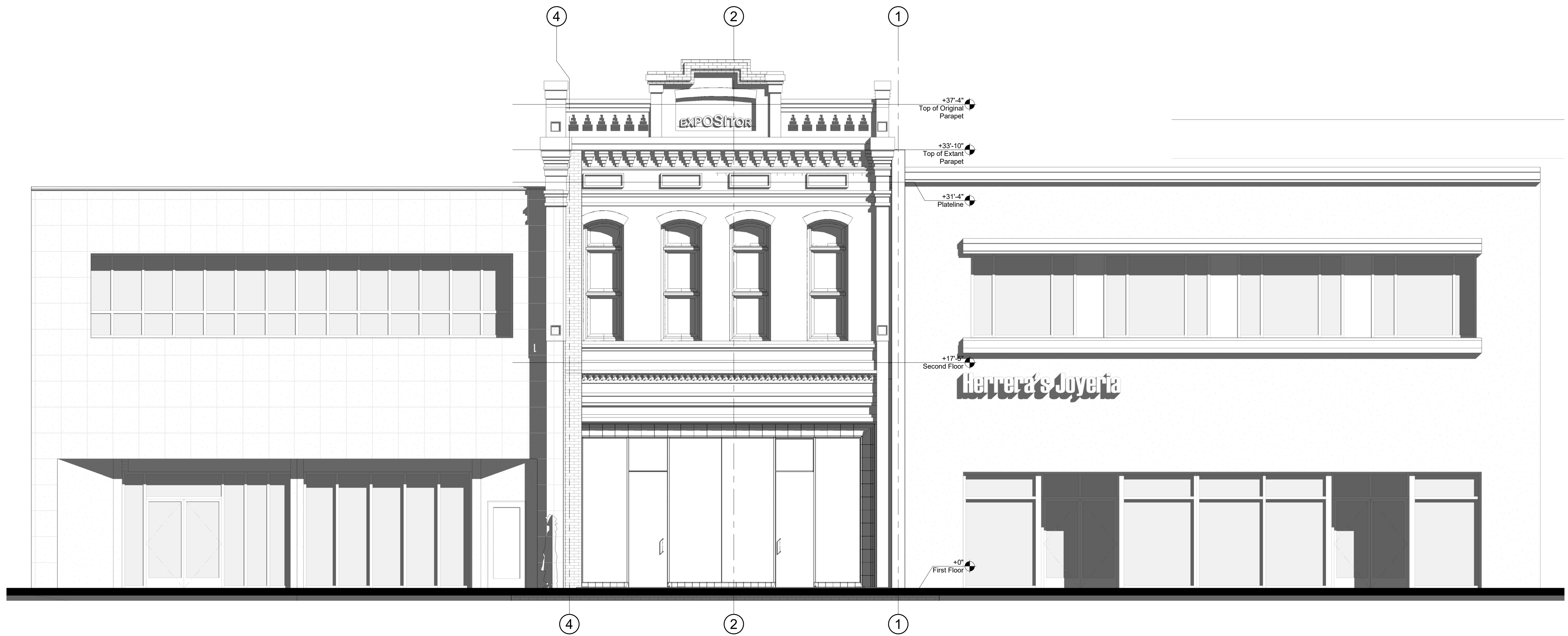
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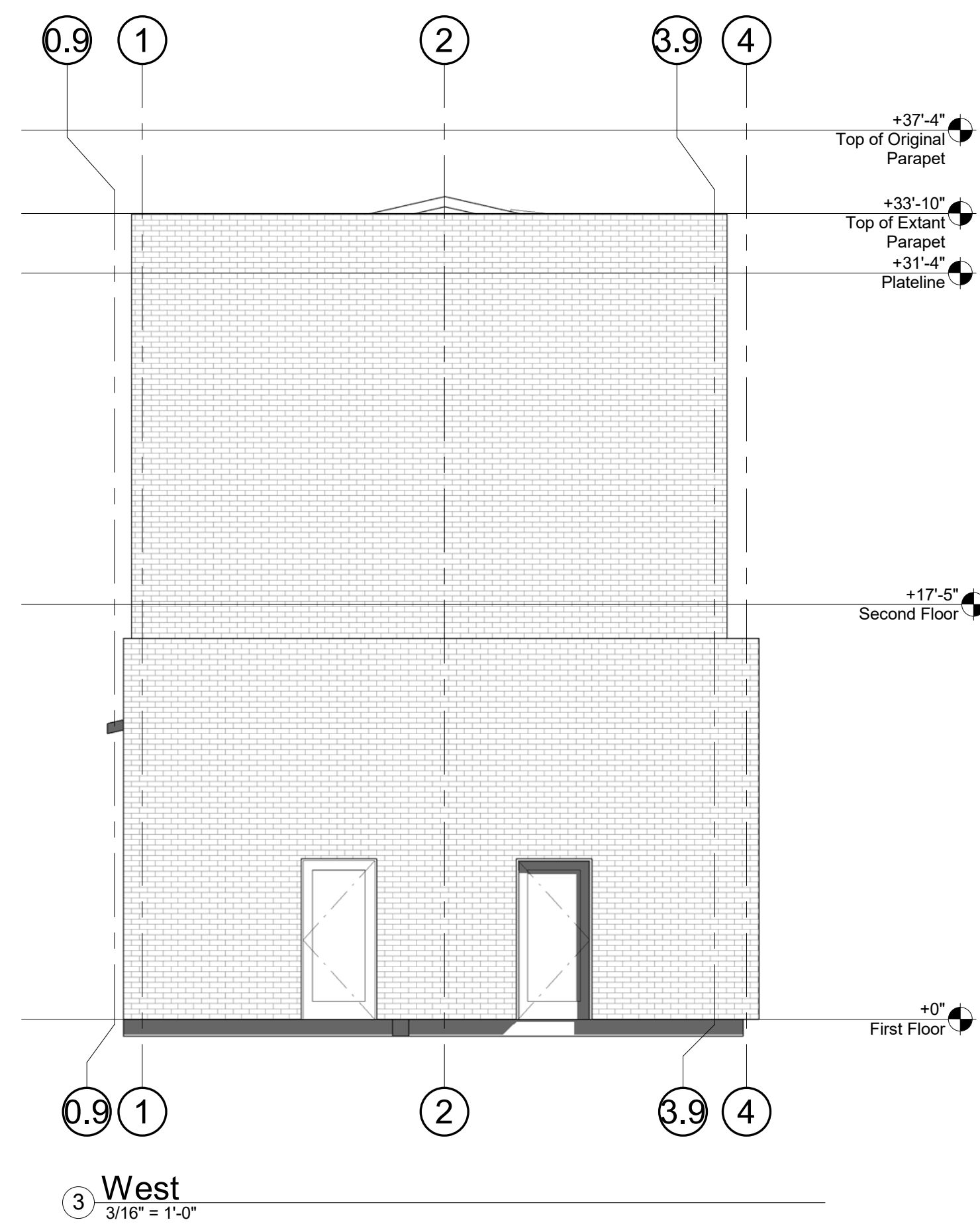
② Enlarged Floor Plan - End Pilaster  
1 1/2" = 1'-0"



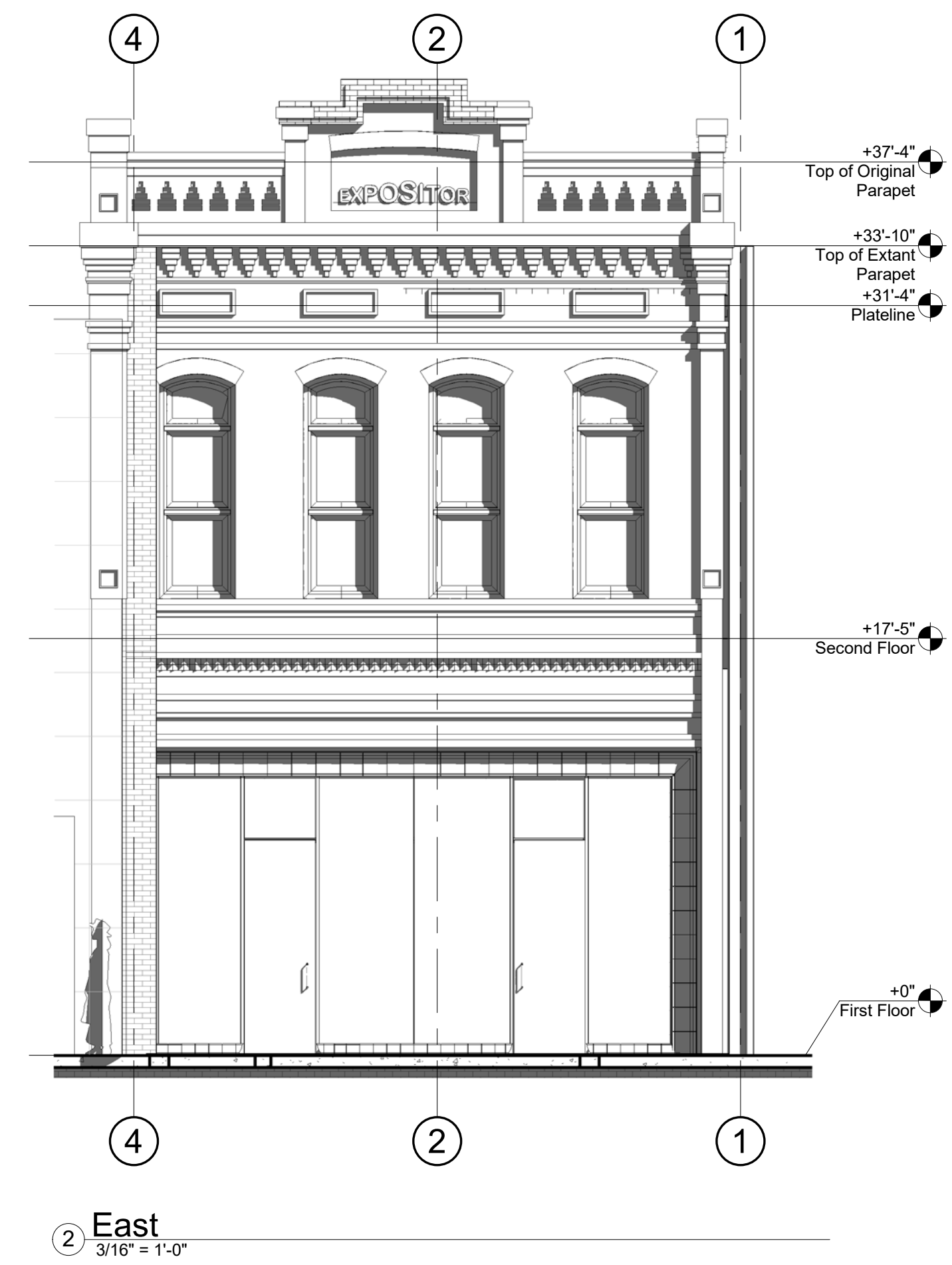
① Enlarged Floor Plan  
1/2" = 1'-0"



① Fulton Street Context Elevation  
1/4" = 1'-0"



③ West  
3/16" = 1'-0"

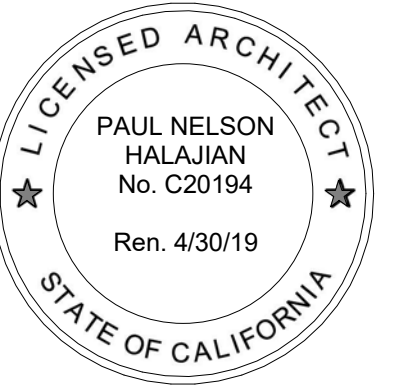


② East  
3/16" = 1'-0"

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PROJECT:  
**Mr. Henry Liu**  
**Expositor Renovation Investigation**  
1031 Fulton St. Fresno, CA 93721

SHEET: Exterior Elevations

DRAWING SET INFORMATION:

Issue Date	Project Status

REVISIONS:



PROJECT NUMBER:

Project Number

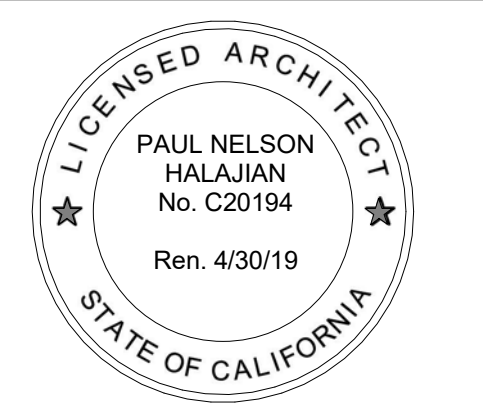
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A301

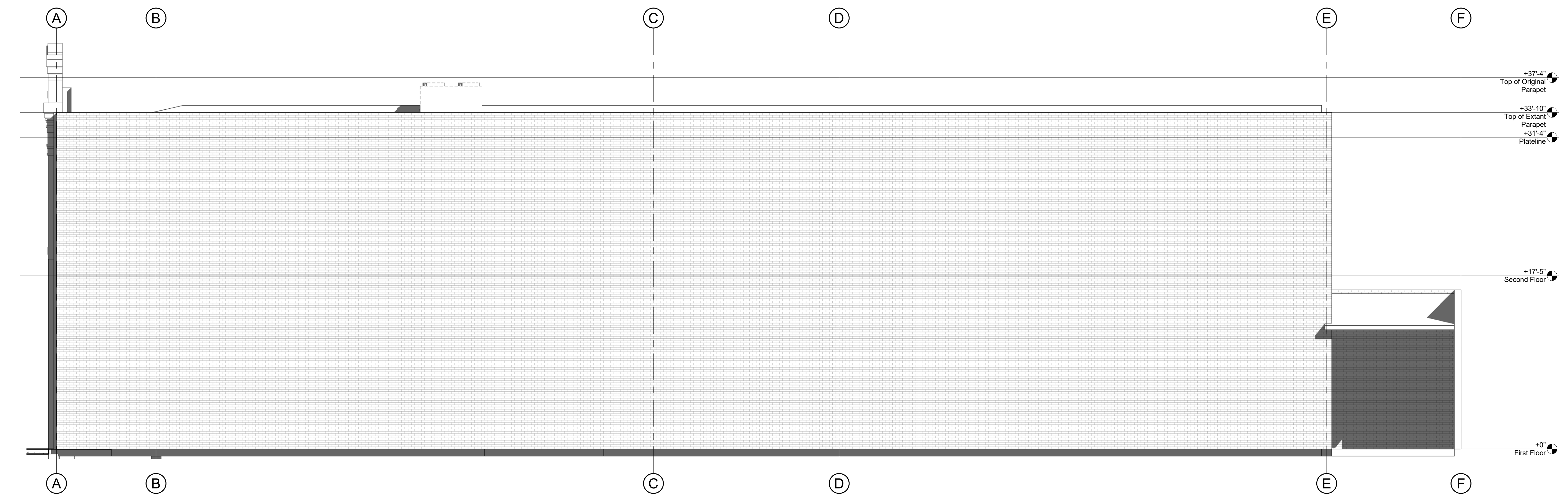
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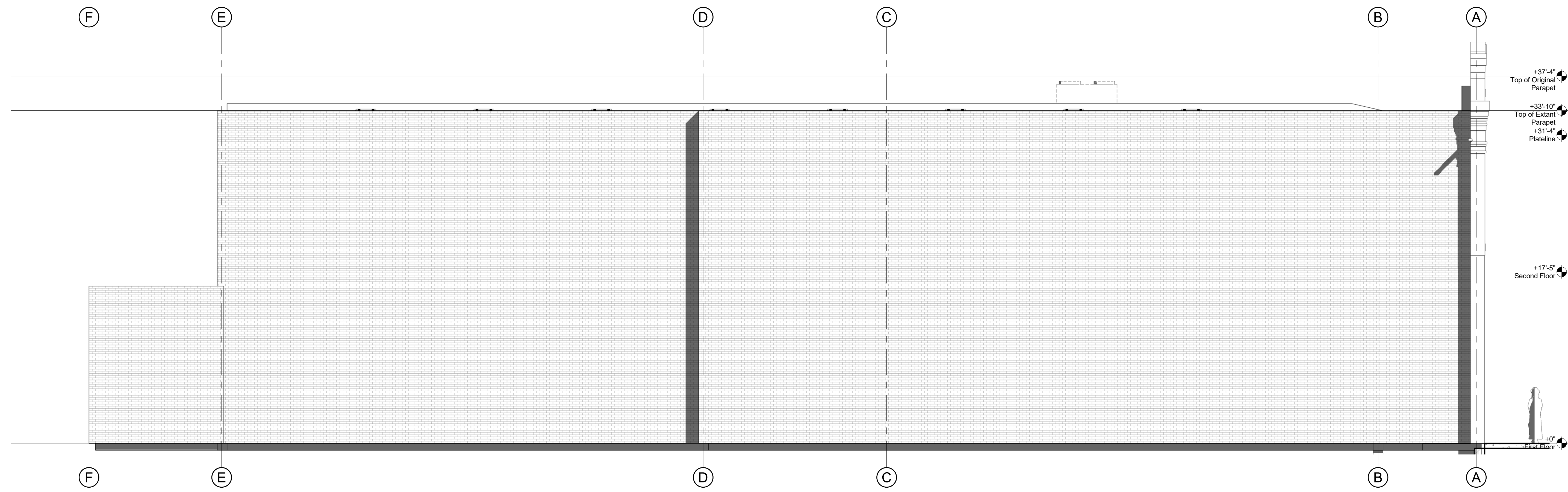
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① North  
3/16" = 1'-0"



② South  
3/16" = 1'-0"

**PROJECT:**  
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**Expositor Renovation Investigation**  
1031 Fulton St. Fresno, CA 93721

**SHEET:** Exterior Elevations

**DRAWING SET INFORMATION:**

Issue Date	Project Status

**REVISIONS:**

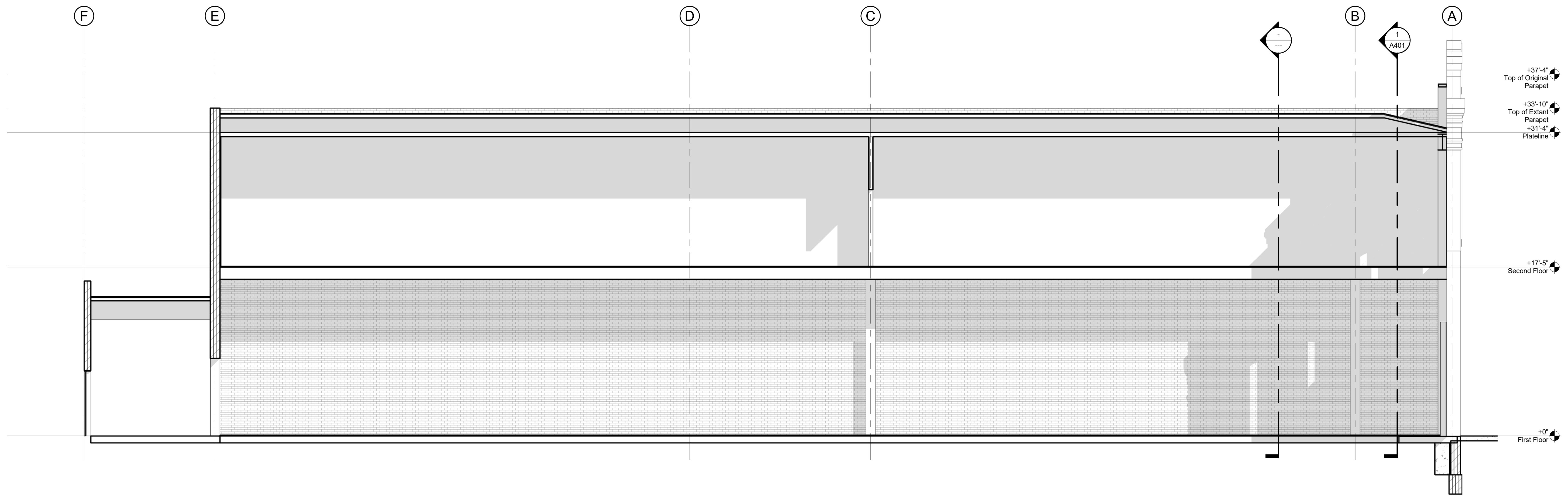
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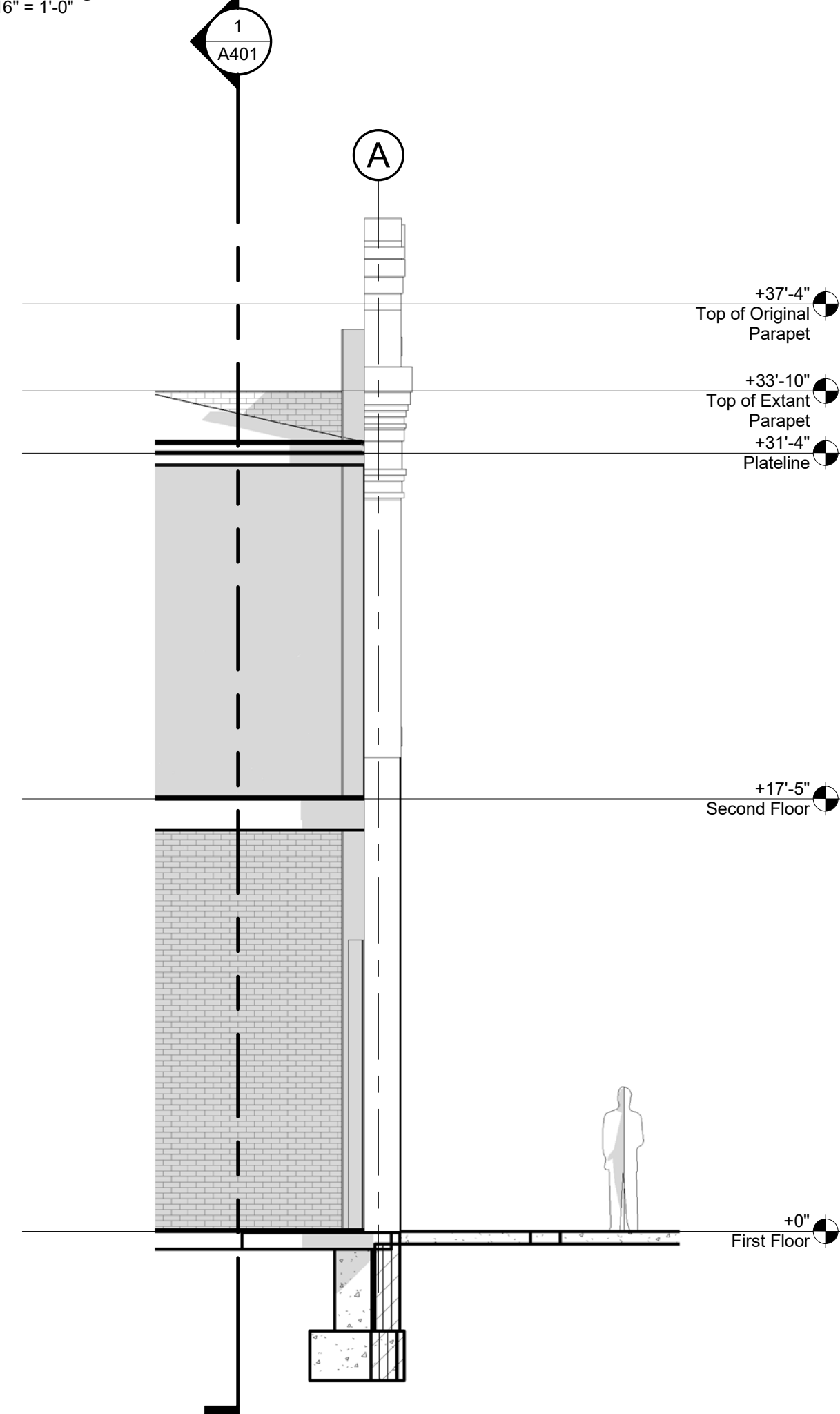
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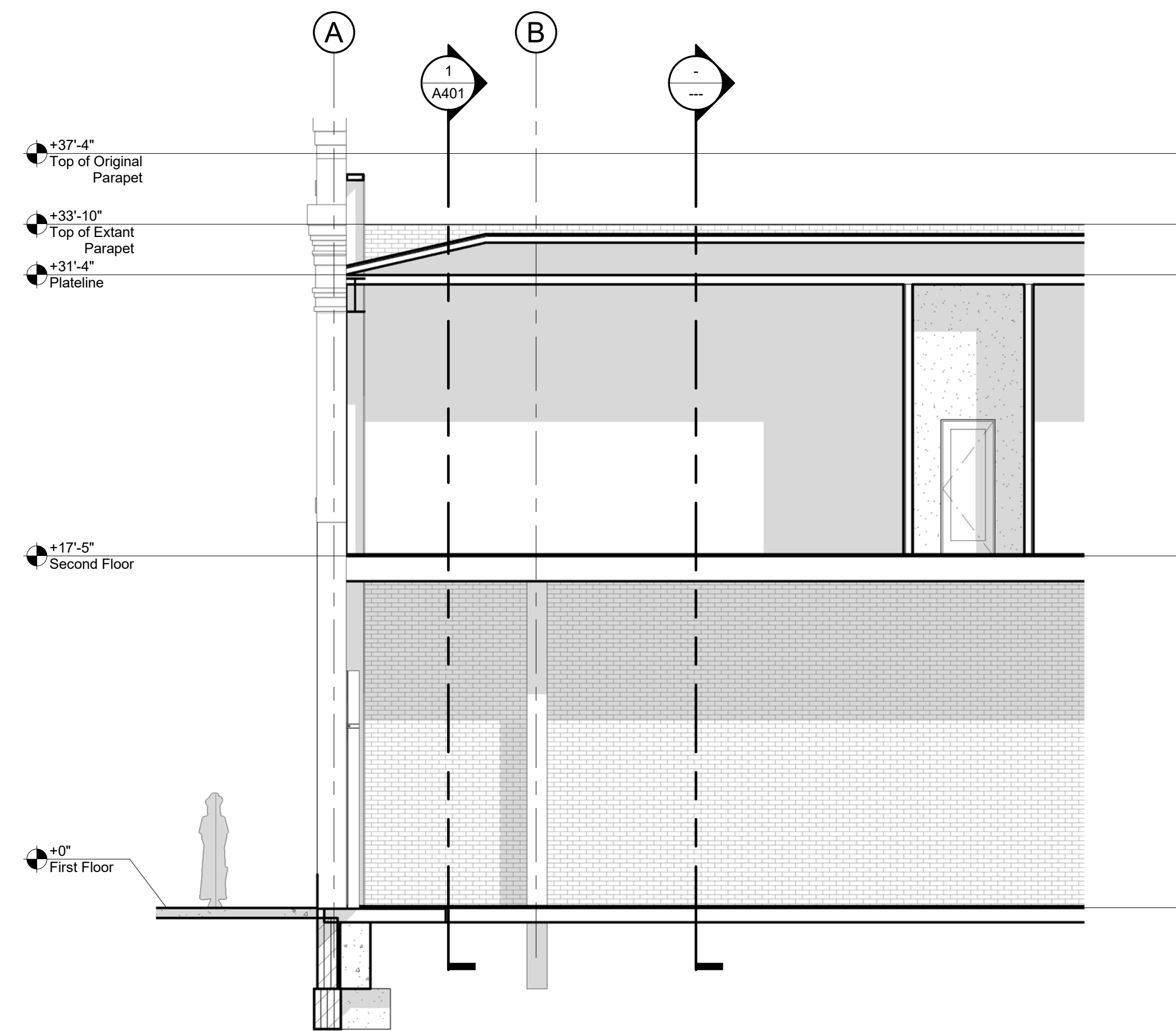
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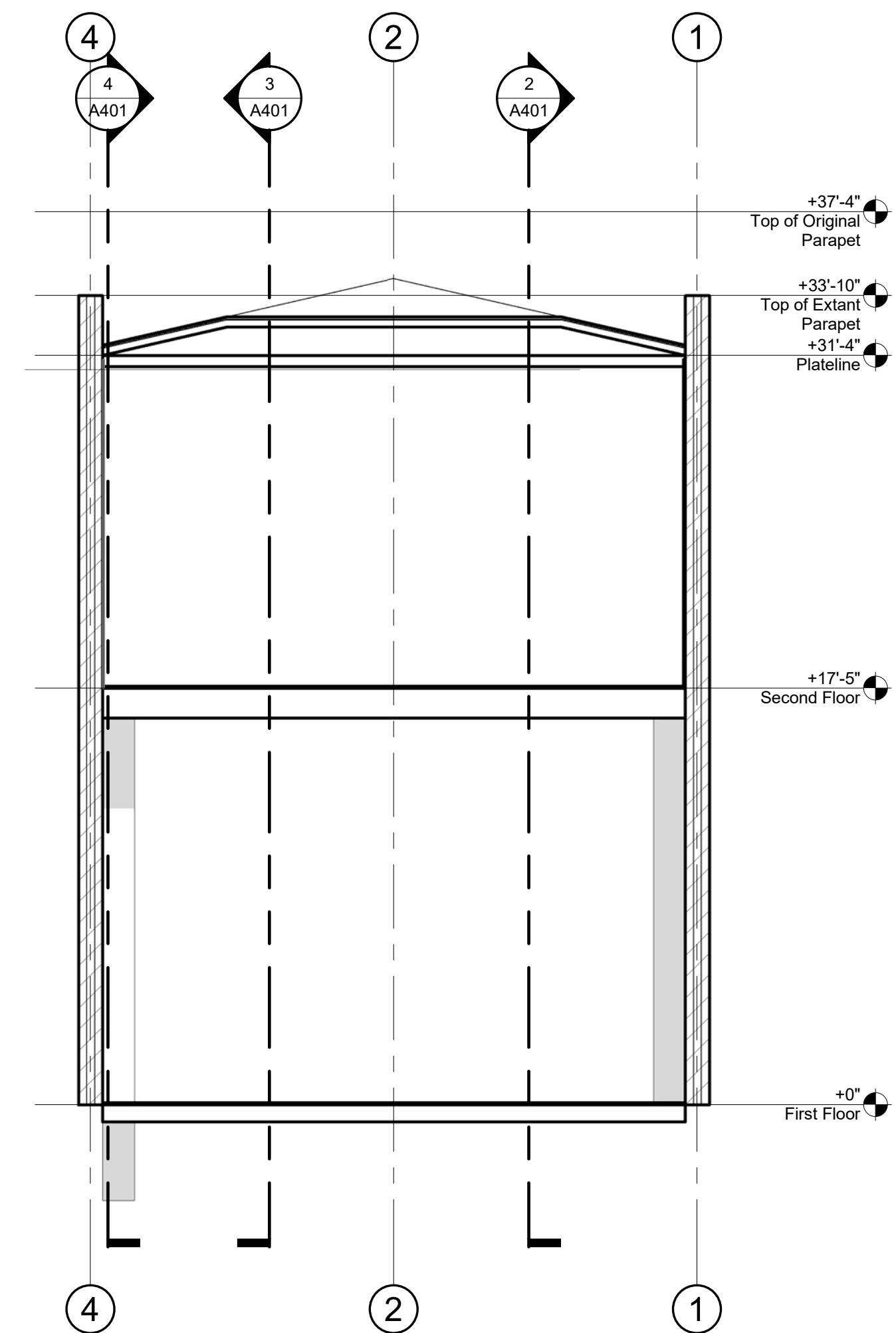
② Building Section AA - East/West  
3/16" = 1'-0"



④ Building Section CC - East/West  
3/16" = 1'-0"



③ Building Section BB - East/West  
3/16" = 1'-0"

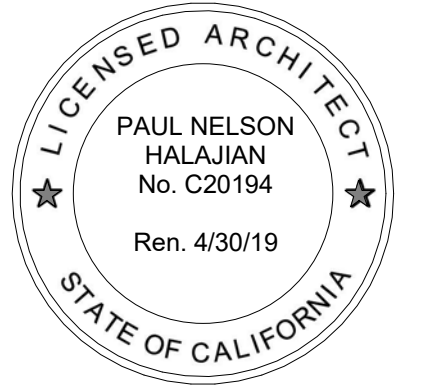


① Building Section - North/South  
3/16" = 1'-0"

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PROJECT:  
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1031 Fulton St. Fresno, CA 93721

SHEET: Building Sections

DRAWING SET INFORMATION:

Issue Date	Project Status

REVISIONS:



PROJECT NUMBER:

Project Number

SHEET NUMBER:

A401

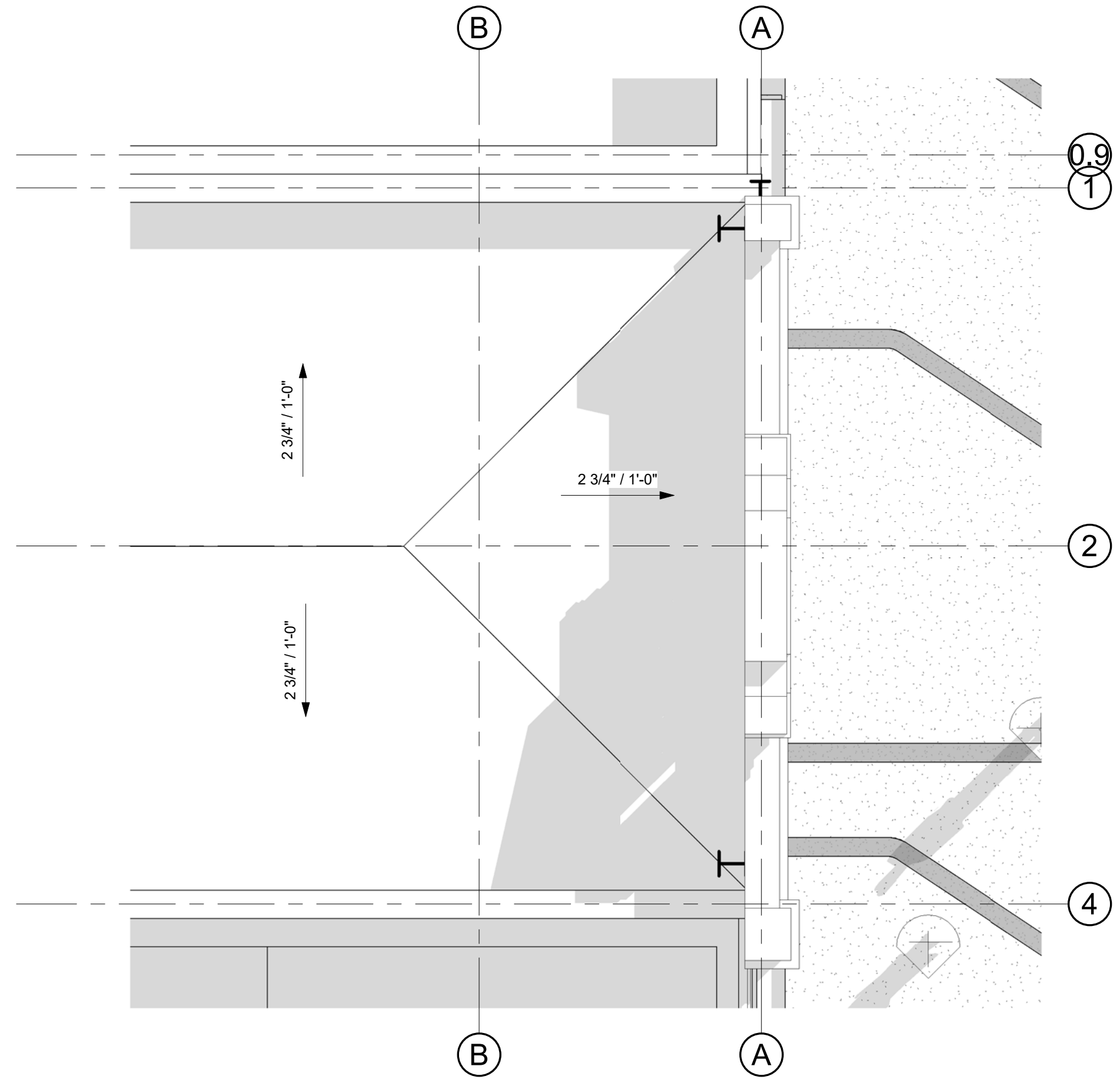
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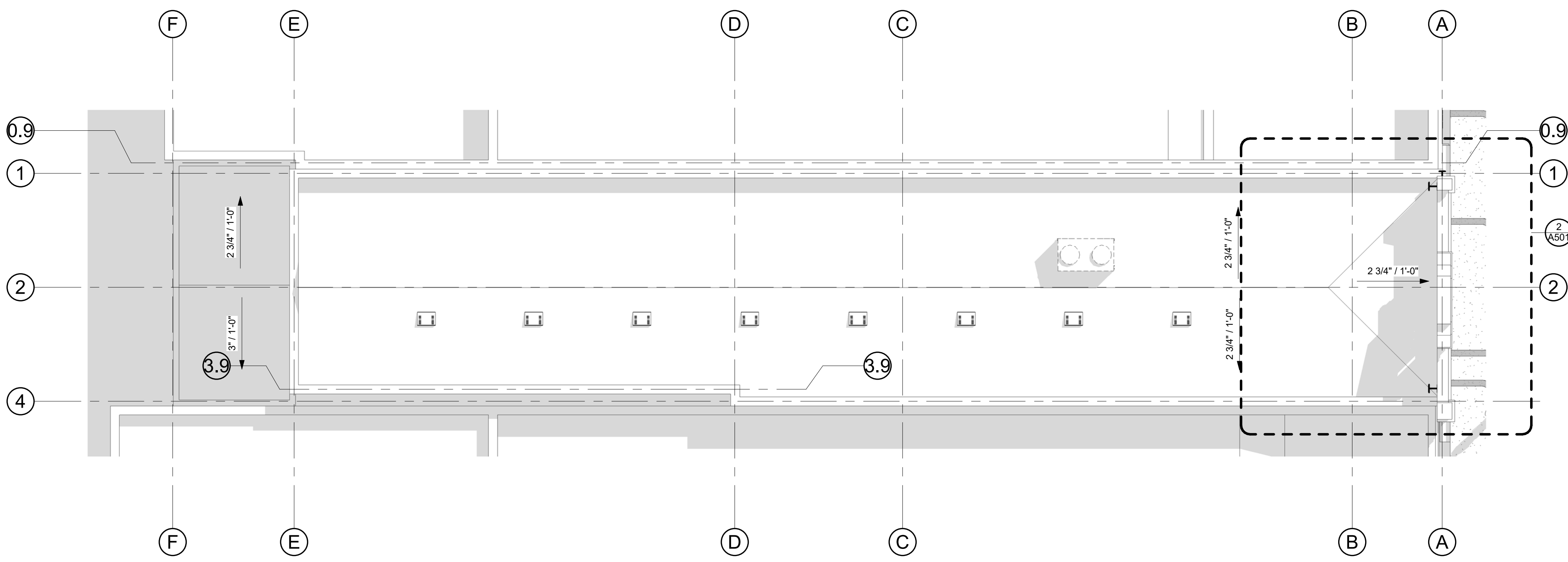
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② Roof Plan - Enlarged  
1/4" = 1'-0"



① Roof Plan  
1/8" = 1'-0"

PROJECT:  
**Mr. Henry Liu**  
**Expositor Renovation Investigation**  
1031 Fulton St. Fresno, CA 93721  
SHEET: Roof Plan

DRAWING SET INFORMATION:

Issue Date	Project Status

REVISIONS:

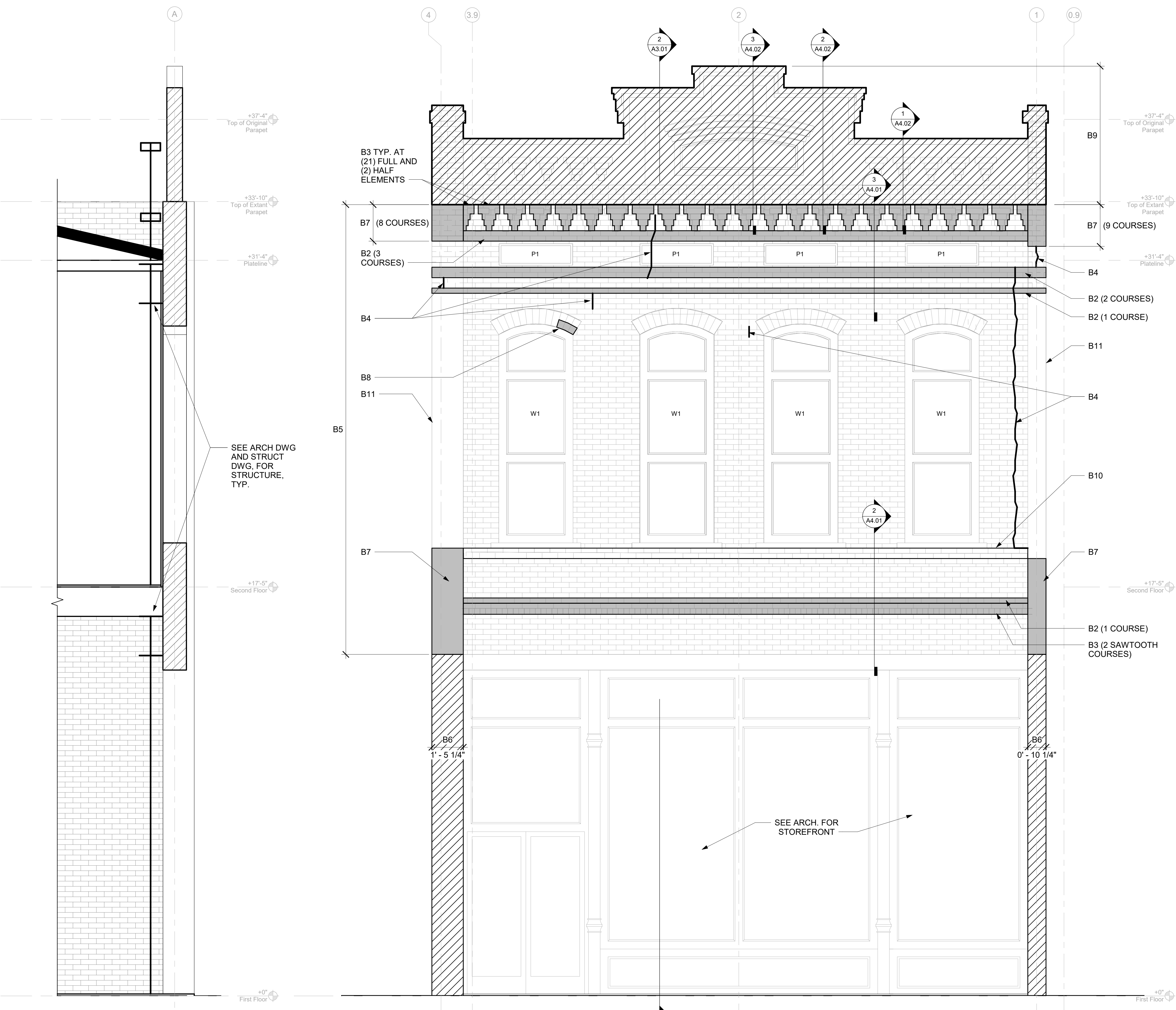
No.	Description

PROJECT NUMBER:

Project Number

SHEET NUMBER:

A501

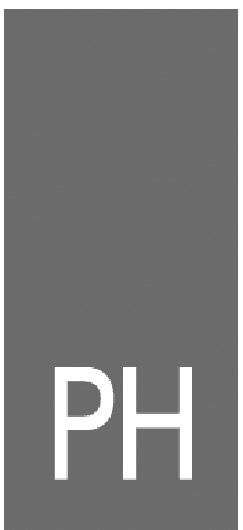


**GENERAL NOTES**

- CAREFULLY REMOVE NAILS AND OTHER NON-ORIGINAL ANCHORS AND ATTACHMENTS. PATCH BRICK AND MORTAR JOINTS TO RESTORE ORIGINAL APPEARANCE.
- REMOVE PAINT FROM THE BRICK, AND CLEAN THE BUILDING WITH CHEMICAL CLEANER AND WARM WATER.
- PROVIDE STITCH TIE PINS/ANCHORS BY PROSOCO (OR HELIFIX DRYFIX) – (1) AT EVERY 2 SF SURFACE AREA AT 22.5 DEGREES UP. PROVIDE PROSOCO STITCH TIE BAR (OR HELIFIX HELIBAR) AT EVERY 6 OR 7 HORIZONTAL JOINTS IN EXISTING BRICKWORK, TYP. SLIGHTLY WIDEN HORIZONTAL JOINTS ONLY WHERE NEEDED AND ONLY AS MUCH AS NECESSARY FOR FIT OF THE HORIZONTAL TIES. PATCH BRICK CORNERS AND EDGES AS NEEDED TO MATCH ORIGINAL BRICK, AND REPOINT JOINTS TO MATCH ORIGINAL.
- REPOINT DETERIORATED, UNSOUND, AND OPEN MORTAR JOINTS TO MATCH ORIGINAL. ALLOW 50% OF JOINTS IN ADDITION TO AREAS OF OTHER REPAIRS. REPOINT 100% OF SKYFACING JOINTS TO MATCH ORIGINAL.

**KEY NOTES**

- REPLACE DAMAGED/MISSING BRICK TO MATCH ORIGINAL.
- RECONSTRUCT DAMAGED/MISSING WATERTABLE TO MATCH ORIGINAL.
- RECONSTRUCT DAMAGED ORNAMENTAL BRICK TO MATCH ORIGINAL.
- REPAIR BRICK CRACK
- PATCH DAMAGED BRICK TO MATCH ORIGINAL (ALLOW XXX)
- RECONSTRUCT MISSING CORNER PIER AT STOREFRONT LEVEL TO MATCH ORIGINAL.
- REPLACE DAMAGED FACE BRICK AT CORNER PIER TO MATCH ORIGINAL
- PIN BRICK
- REMOVE TOP COURSE OF NON-HISTORIC BRICK AND RECONSTRUCT MISSING PARAPET TO MATCH ORIGINAL (APPROX. 28 COURSES TO HIGHEST LOCATION – ASSUME APPROX. 6'-10" AT CENTER). SEE 3&5/A3.02 FOR HISTORIC REFERENCE PHOTOS.
- INSTALL PARGE OR FLASHING AT WATERTABLE.
- PROVIDE NEW 2-HR EXPANSION JOINTS BETWEEN ADJACENT BUILDINGS.
- PROVIDE (N) TERRA COTTA PANEL (ALTERNATE GFRC) TO MATCH ORIGINAL, APPROX. 38-1/2" WIDE BY 10-3/4" TALL. SEE 6/A3.02 FOR HISTORIC REFERENCE PHOTO.
- CAREFULLY REMOVE NON-HISTORIC INFILL BRICK AT WINDOWS. RESTORE MASONRY OPENING AND PROVIDE (N) WINDOWS. SEE ARCH FOR (N) WINDOWS.



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**100% SD DRAFT FOR COORDINATION FEB 28, 2022**

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CONSULTANT:



**PAGE&TURNBULL**

170 Maiden Lane, 5th Floor, San Francisco, CA 94108  
T 415 362 5154 F 415 362 5560

www.page-turnbull.com

**PROJECT: Mr. Henry Liu Expositor Renovation**  
**SHEET: ELEVATION AND SECTION**

**DRAWING SET INFORMATION:**

02.28.2022 100% SD DRAFT

**REVISIONS:**

NO.	DESCRIPTION

PROJECT NUMBER:

1928

SHEET NUMBER:

A3.01

**2 SECTION THROUGH EAST ELEVATION**  
1/2" = 1'-0"

**1 EAST ELEVATION AT FULTON STREET**  
1/2" = 1'-0"



6 HIST. PHOTO OF TERRA COTTA PANEL



4 HISTORIC PHOTO OF FACADE NORTH EDGE



2 EXISTING CONDITION AT EAST FACADE MASONRY



5 HIST. PHOTO OF FACADE FROM SOUTH



3 HISTORIC PHOTO OF SECOND FLOOR AND PARAPET FROM SOUTH

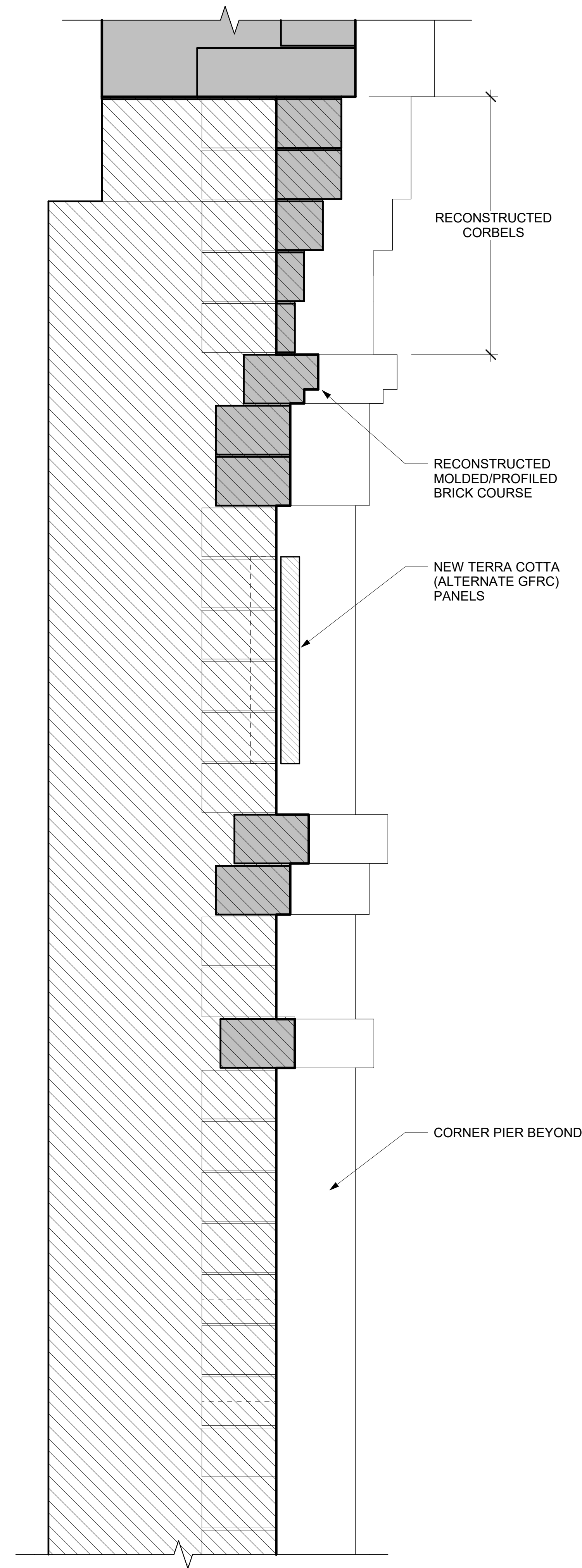


1 EXISTING CONDITION AT EAST FACADE STOREFRONT

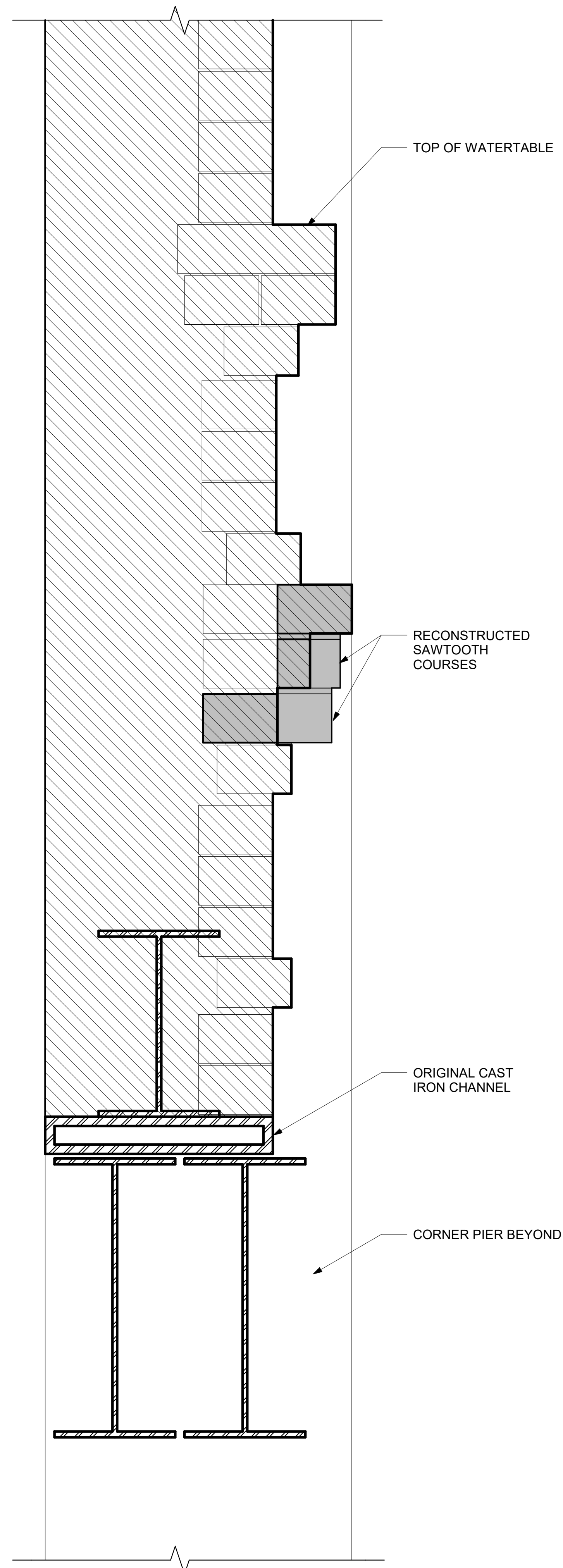


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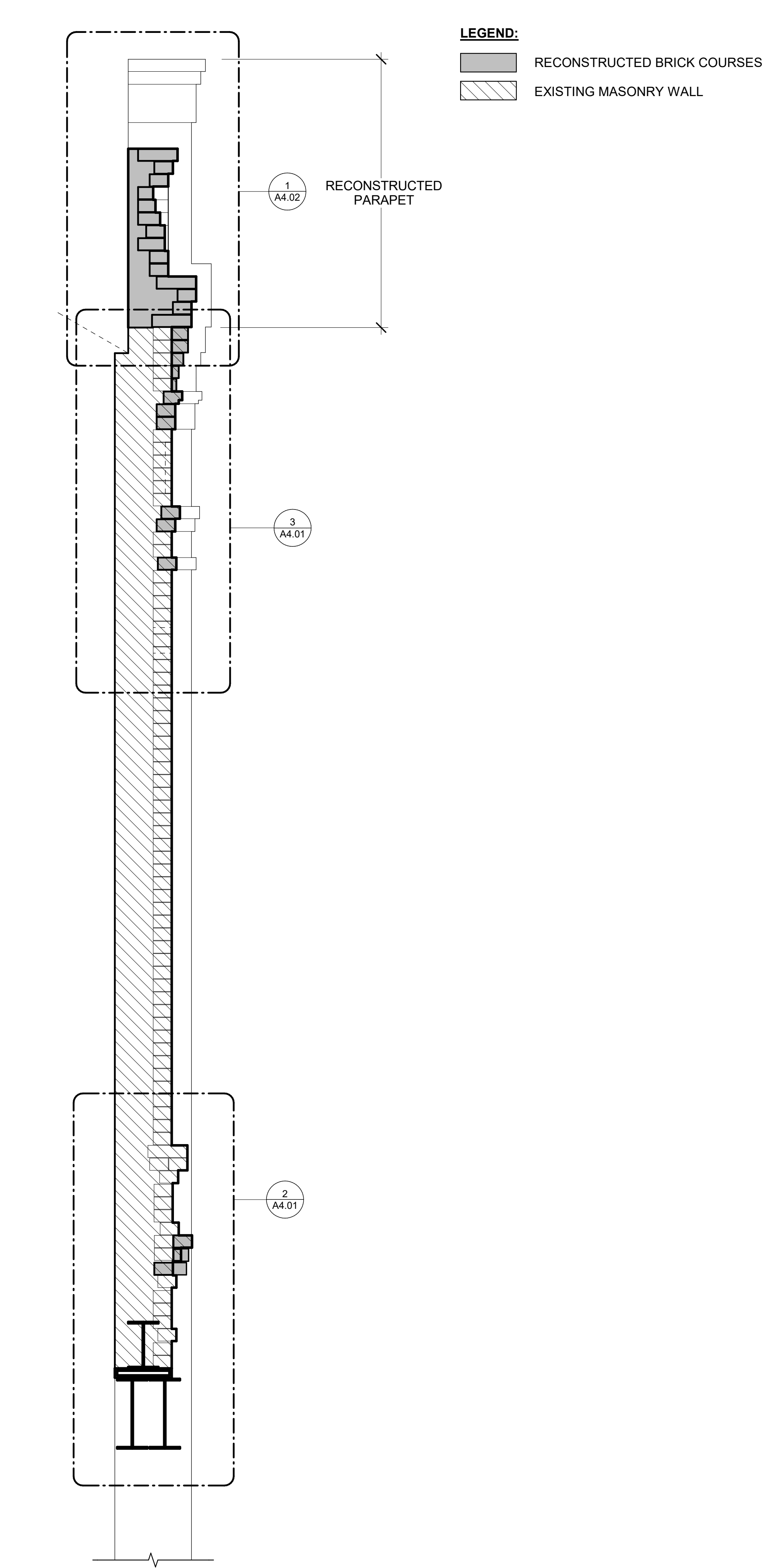
02.28.2022	100% SD DRAFT
REVISIONS:	



**3** DETAIL SECTION AT CORBELS AND UPPER BELT COURSES  
3/8" = 1'-0"



**2** DETAIL SECTION AT WATERTABLE & SAWTOOTH COURSES  
3/8" = 1'-0"



**1** WALL SECTION AT EAST ELEVATION  
3/4" = 1'-0"

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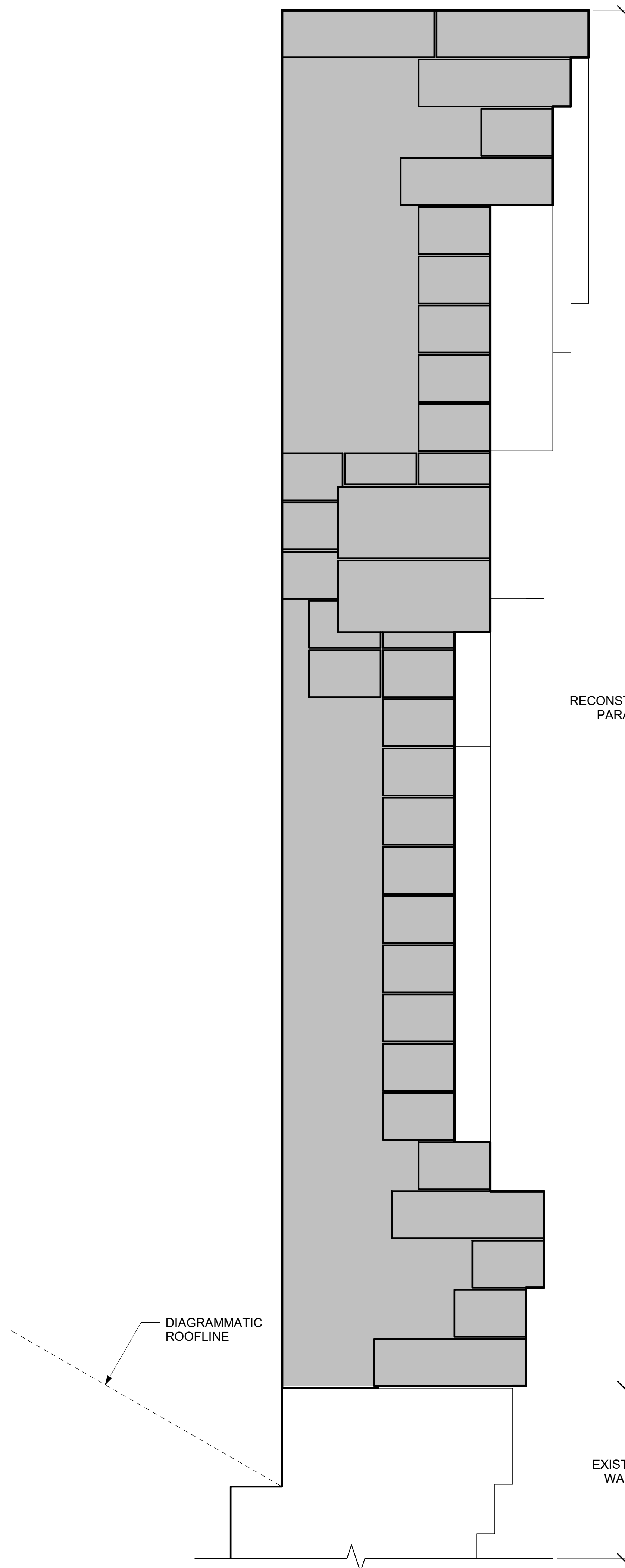
PROJECT:  
**Mr. Henry Liu  
 Expositor Renovation  
 Investigation**  
 SHEET: WALL SECTIONS AND DETAILS

DRAWING SET INFORMATION:

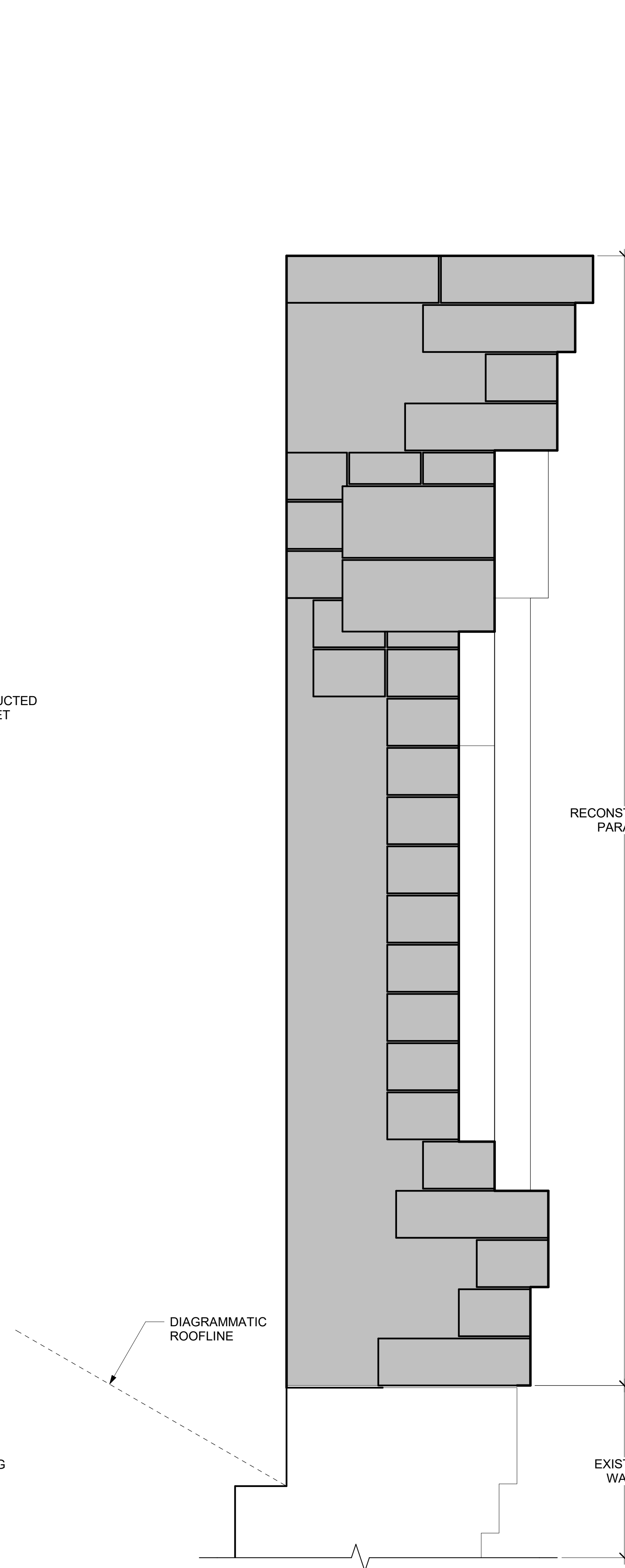
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REVISIONS:

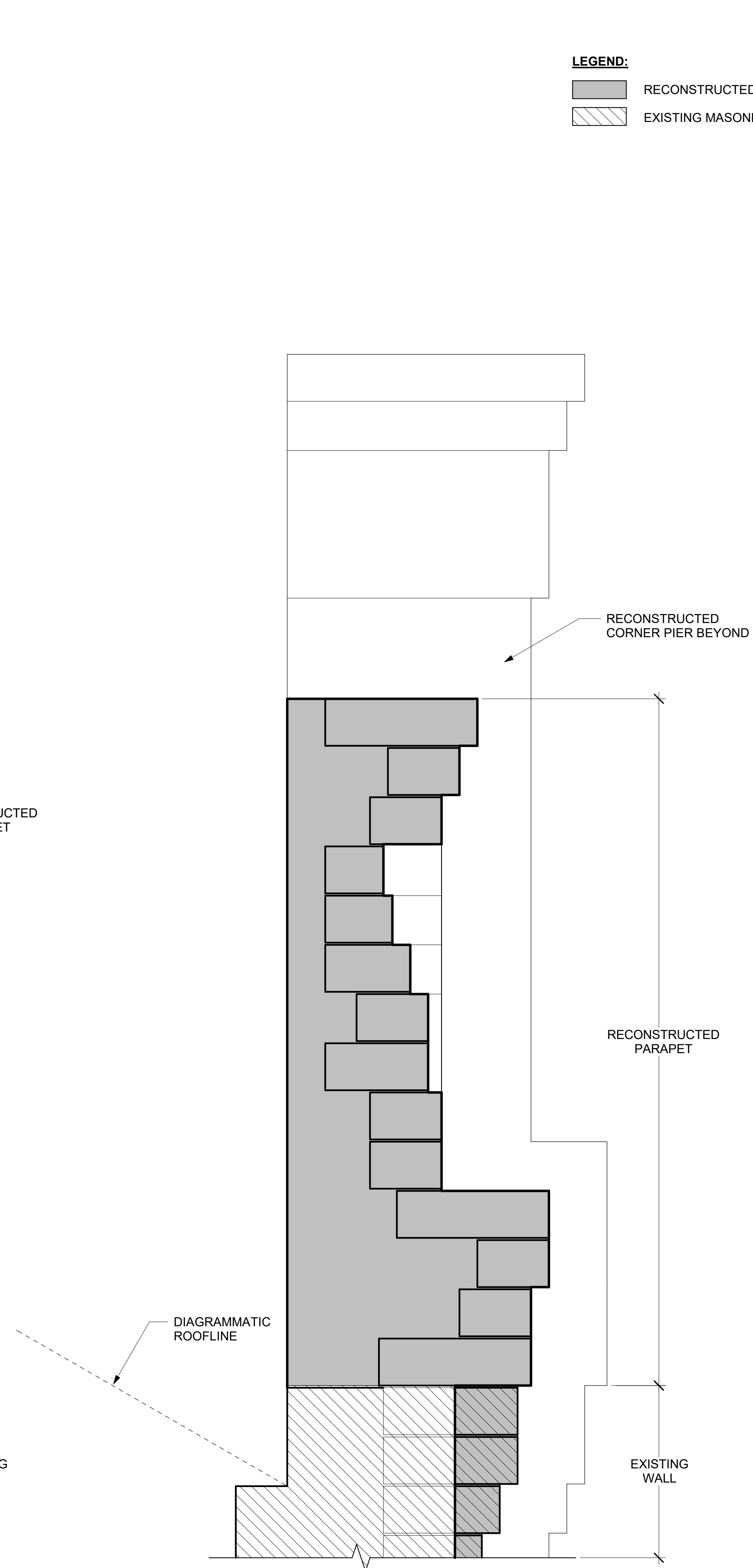

PROJECT NUMBER:  
 1928  
 SHEET NUMBER:  
**A4.01**



**3** DETAIL SECTION AT PARAPET CENTER  
3" = 1'-0"



**2** DETAIL SECTION AT LOWER SIDE OF CENTER PARAPET  
3" = 1'-0"



**1** DETAIL SECTION AT LOWER PARAPET  
3" = 1'-0"

**LEGEND:**  
 [Gray Box] RECONSTRUCTED BRICK COURSES  
 [Hatched Box] EXISTING MASONRY WALL

PH

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**100% SD DRAFT FOR COORDINATION FEB 28, 2022**

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PROJECT: **Mr. Henry Liu Expositor Renovation Investigation**  
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