



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 15, 2010

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: December 31, 2009
Case No.: **2009.1183A**
Project Address: **901 VALENCIA STREET**
Historic Landmark: Liberty-Hill Historic District
Zoning: Valencia Street Neighborhood Commercial District
50-X Height and Bulk District
Block/Lot: 3609/042
Applicant: Deilly Echeverri
Sinbordes Design
1000 Texas Street, Suite H
Fairfield, CA 94533
Staff Contact Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

901 VALENCIA STREET, southeast corner of Valencia and 20th Streets, Assessor's Block 3609, Lot 042. The Edwardian-style, four-story, residential over commercial building was built in 1909 by Charles S. Harney. The wood-framed building has projecting bays, including a curved projecting corner bay, and upper floors clad with wood clapboards while the body of the building is clad in scored stucco. The building is capped by a pedimented parapet with applied decorative features and turned balustrade railings. The subject property is designated as a contributing resource to the Liberty-Hill Historic District and is located within the Valencia NCT (Neighborhood Commercial Transit) District with a 50-X Height and Bulk limit.

PROJECT DESCRIPTION

The proposed scope of work is for ground floor alterations associated with a restaurant tenant. Proposed work includes removal of existing contemporary storefronts and installation of a new storefront system with three entrances, and new transom windows. The proposal would legalize storefront work previously undertaken without benefit of a Certificate of Appropriateness or Building Permit. Please see photographs and plans for details.

OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the character of the historic district as described in the designating ordinance; and in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

Article 10 – Appendix F – Liberty-Hill Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Liberty-Hill Historic District as described in Appendix F of Article 10 of the Planning Code. Per Appendix F of Article 10, the character of the Historic District shall mean the exterior architectural features of the Liberty-Hill Historic District.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The project proposes to maintain the building in its historic use as residential over commercial with no changes to the defining characteristics of the building, its site, or the environment.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The scope of proposed work involves removal of non-historic features and fabric and installation of new, compatible features. Original openings, main building entrance, and materials at upper floors of the building will be retained and preserved. The proposal calls for the retention of existing character-defining features of the subject property.

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

The scope of proposed work will not alter or impact distinctive features, finishes, or construction and craftsmanship that characterize the property as existing storefronts appear to be contemporary.

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

The new storefronts, transom windows, and recessed entrances will not destroy historic materials and features of the building, will be differentiated from the old, and are of a design, scale, and materials that are compatible with the building and historic district.

Standard 10: New additions and adjacent or related new construction shall 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.

Should any of the proposed storefront work be removed and replaced in the future, the essential form and integrity of the building and historic district would be unimpaired.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public input on the project at the date of this report.

ISSUES & OTHER CONSIDERATIONS

The storefront and transom windows in the center bay facing Valencia Street were removed without benefit of a Building Permit or Certificate of Appropriateness. Photographs indicate that the transom windows removed from this location may have been original though the storefront was not. The current proposal seeks to legalize this work with installation of a compatible new storefront and transom.

STAFF ANALYSIS

Based on research and consultation with other staff, it appears that most of the existing storefront systems within the Liberty-Hill Historic District (District) were installed from the early part of the 20th-century until about the 1930s. While a number of transoms appear to be original to the construction date of the buildings, none of the storefront systems appear to be from the identified period of significance of the district. All of the storefronts appear to have been installed prior to designation of the district.

As there is no longer any remaining fabric from the historic storefront or historic transoms at the subject building, the new features should be compatible with the character-defining features of the district without creating a false sense of history. Based on existing physical evidence found on other buildings within the district staff has determined the following:

- Storefronts generally had a recessed entry either to one side or centered on the storefront.
- Glazing was maximized by reducing the number of vertical divisions in the glass.
- The transom area was glazed with smaller divided lights, often several were operable to provide cross ventilation. The transom area sometimes follows the recessed area over the entrance and in other instances runs unobstructed the width of the storefront.
- The bulkhead area is commonly 18" to 24" in height and clad in a durable material. It is important to note that all historic bulkheads within the district have been replaced with tile, brick veneer, or stucco.
- Both single doors and double doors are found within this district. All historic doors tend to be wood frame doors with a center fixed light. The height of the base (kickplate) of the doors often lines up with the height of the bulkhead.
- Decorative millwork or architectural elements are often used to frame the storefront at the base of the building and provide a transition between the commercial portion of the building and the residential units above.

Based on the requirements of Article 10, Appendix F - Liberty-Hill Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

Storefront System: The painted wood-frame storefront system, resting on a low bulkhead wall clad in glazed ceramic tile, with recessed angled entrances and a corner entrance, reflects the materials, openness, and configuration typical of storefronts in the district. The proposal will appropriately enlarge the storefront windows by lowering the bulkhead wall at the corner entrance and adjacent window bay. The custom wood storefront will have simple mullions and will appear as a contemporary interpretation of historic storefronts found within the District. The existing (likely original) corner entrance will be retained while the recessed angled entrances and tile clad storefront bulkhead are features typical of the district. New doors will be wood frame with center fixed lights. Staff believes that the proposed storefront system is a contemporary version of such features that is consistent and compatible with the character-defining features of the building and district.

Transom: Historic photographs depict divided light transom windows over each ground floor storefront bay including the corner entrance. At the corner entrance, extant wood or metal transom sash have been partially infilled with glass louvers and/or painted over. The proposal will remove all extant transom sash and install new wood transoms in a configuration, size, and appearance that is compatible with the building and District. Staff believes that the proposed transom is a contemporary version of such features and is consistent and compatible with the character-defining features of the building and district.

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

1. As part of the Building Permit, dimensioned elevations, details, and sections showing all exterior profiles and dimensions for new painted, wood-frame storefront and transoms will be forwarded for review and approval by Planning Department Preservation Staff prior to installation and approval of the permit application by the Planning Department. Framing and mullion profiles shall be consistent with character-defining features of the district.
2. As part of the Building Permit, product specifications and samples of the glazed ceramic tile, and product specifications and color palette for attachment mortar, proposed for the new bulkhead wall will be submitted for review and approval by Planning Department Preservation staff.
3. Any proposed new signs and/or awnings shall require review under a separate Certificate of Appropriateness case.

Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding historic district.

ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One categorical exemption because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix F – Liberty-Hill Historic District.

ATTACHMENTS

Draft Motion
Photographs
Plans

PL: G:\DOCUMENTS\901 Valencia\Certificate of Appropriateness Case Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: DECEMBER 15, 2010

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: December 31, 2009
Case No.: **2009.1183A**
Project Address: **901 VALENCIA STREET**
Historic Landmark: Liberty-Hill Historic District
Zoning: Valencia Street Neighborhood Commercial District
50-X Height and Bulk District
Block/Lot: 3609/042
Applicant: Deilly Echeverri
Sinbordes Design
1000 Texas Street, Suite H
Fairfield, CA 94533
Staff Contact Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 042 IN ASSESSOR'S BLOCK 3609, WITHIN THE VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, 50-X HEIGHT AND BULK DISTRICT, AND THE LIBERTY-HILL HISTORIC DISTRICT.

PREAMBLE

WHEREAS, on December 31, 2009, Deilly Echeverri of Sinbordes Design on behalf of Barrios Family Trust (Project Sponsor) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to remove existing contemporary ground floor storefronts and install new storefront systems with three entrances, and new transom windows, at the subject property located on Lot 042 in Assessor's Block 3609.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on December 15, 2010, the Commission conducted a duly noticed public hearing on the current project, Case No. 2009.1183A (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants with conditions the Certificate of Appropriateness, in conformance with the architectural plans dated October 4, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.1183A based on the following findings:

CONDITIONS OF APPROVAL

1. As part of the Building Permit, dimensioned elevations, details, and sections showing all exterior profiles and dimensions for new painted, wood-frame storefront and transoms will be forwarded for review and approval by Planning Department Preservation Staff prior to installation and approval of the permit application by the Planning Department. Framing and mullion profiles shall be consistent with character-defining features of the district.
2. As part of the Building Permit, product specifications and samples of the glazed ceramic tile, and product specifications and color palette for attachment mortar, proposed for the new bulkhead wall will be submitted for review and approval by Planning Department Preservation staff.
3. Any proposed new signs and/or awnings shall require review under a separate Certificate of Appropriateness case.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report dated June 14, 2001.

- That proposed ground floor alterations, including new storefront system and transoms, will not affect character-defining features of the subject building, and respects the character-defining features of the Liberty-Hill Historic District.
- That proposed new storefront system and transoms are contemporary interpretations of historic features of the historic district that are consistent and compatible with the character-defining features of the subject building and historic district.
- That the essential form and integrity of the subject building and historic district would be unimpaired if the proposed storefronts were removed and replaced at a future date.

- That the proposal, with the proposed conditions, is in conformance the *Secretary of the Interior's Standards for Rehabilitation* and requirements of Article 10.
- The proposed project meets the following Secretary of the Interior's Standards for Rehabilitation:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5.

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

Standard 9.

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

Standard 10.

New additions and adjacent or related new construction shall 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.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of 901 Valencia Street, a contributing resource to the Liberty-Hill Historic District, for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the restoration of a residential property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the existing ten units at the property are uninhabitable.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed units.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 042 in Assessor's Block 3609 for proposed work in conformance with the architectural plans dated October 4, 2010 and labeled Exhibit A on file in the docket for Case No. 2009.1183A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on December 15, 2010.

Linda D. Avery
Commission Secretary

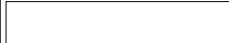


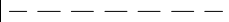
AYES:

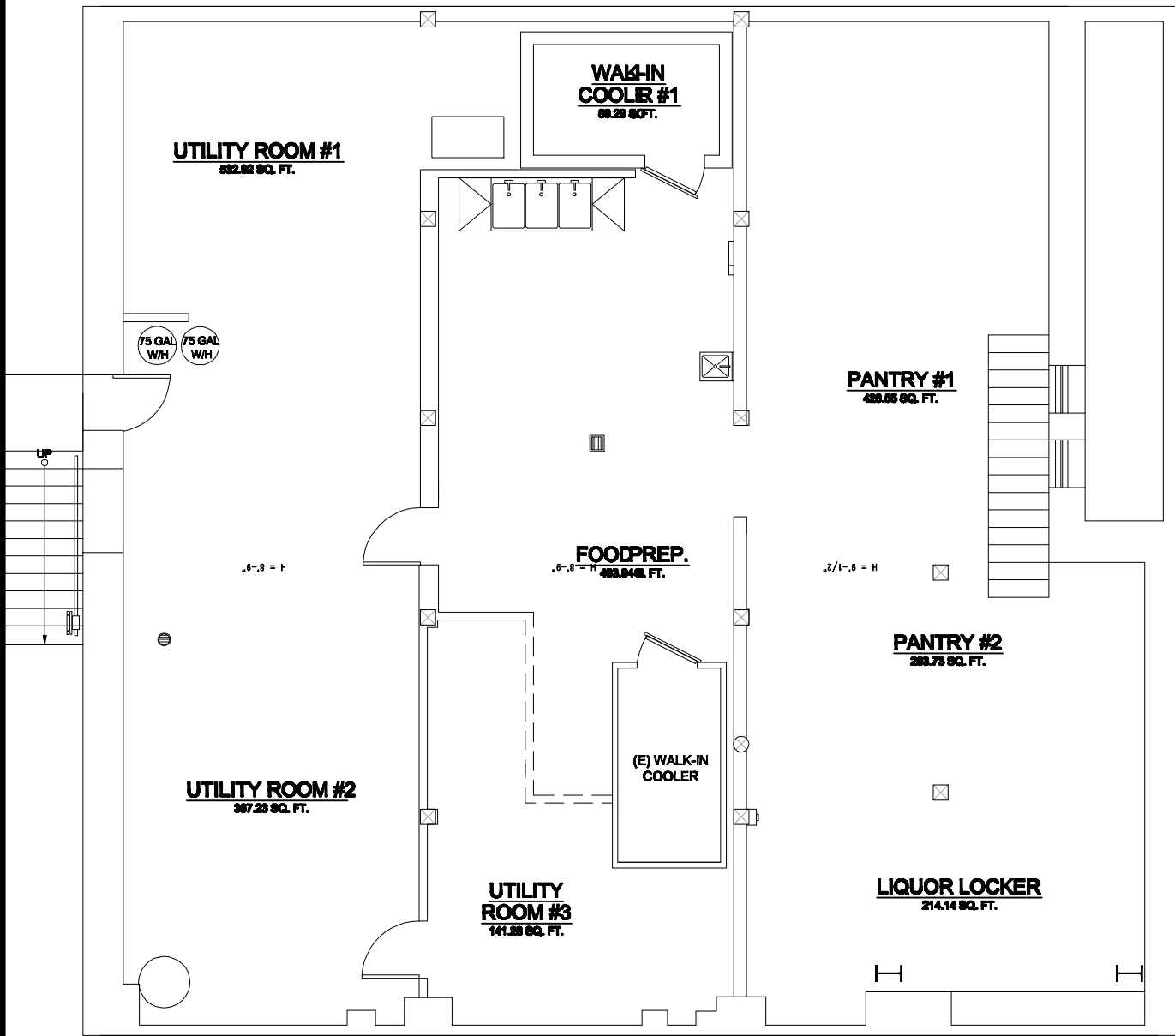
NAYS:

ABSENT:

ADOPTED: December 15, 2010

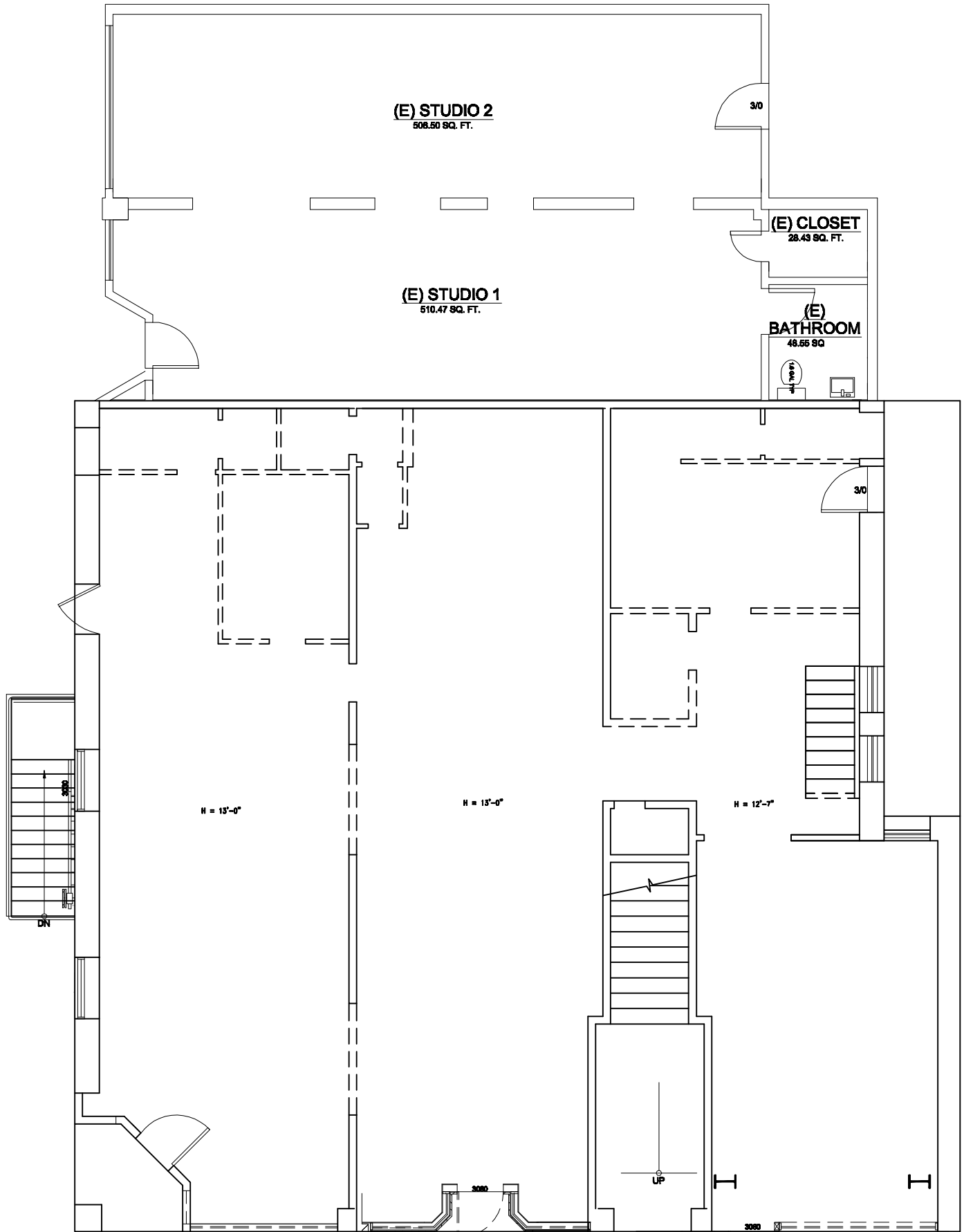
LEGEND

-  = EXISTING EXTERIOR WALL (CMU) TO REMAIN
-  = EXISTING 2X4 INTERIOR WALL TO REMOVED
-  = EXISTING 2X6 INTERIOR WALL TO REMOVED
-  = EXISTING WINDOWS TO BE REPLACED



EXISTING & DEMOLITION BASEMENT PLAN
1/4"=1'-0" SCALE
2,692 SQ. FT.

1
A-1



EXISTING FIRST FLOOR W/ DEMOLITION PLAN
1/4"=1'-0" SCALE
2,479 SQ. FT.

2
A-1

**EXISTING, APPROVED
PLAN &
DEMOLITION FLOOR
PLAN**

DATE: 10-04-10	DE	DE	DE
BY: [Signature]	DE	DE	DE
CHECKED BY: [Signature]	DE	DE	DE
APPROVED BY: [Signature]	DE	DE	DE

OWNER:
Carlos Bordes
459 Alvarado St.
San Francisco,
CA 94114

PROJECT:
La Rondalla Restaurant
Remodel
901 Valencia Street
San Francisco, CA.

Sinbordes Design
CAD Residential Design & Blueprints
1000 Texas St Suite H Fairfield, CA 94533
707-992-0000 FAX: 707-992-0002



10-305

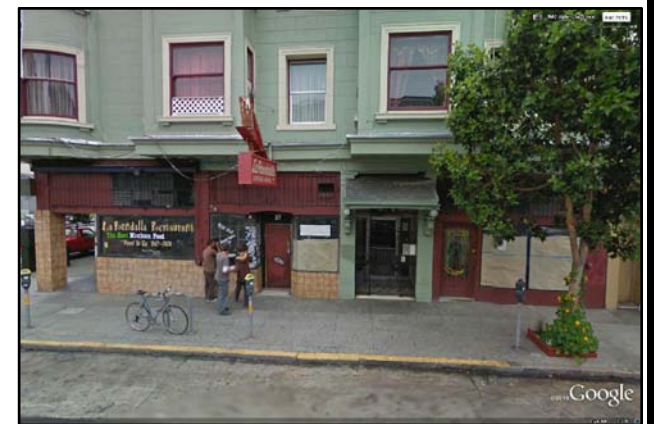
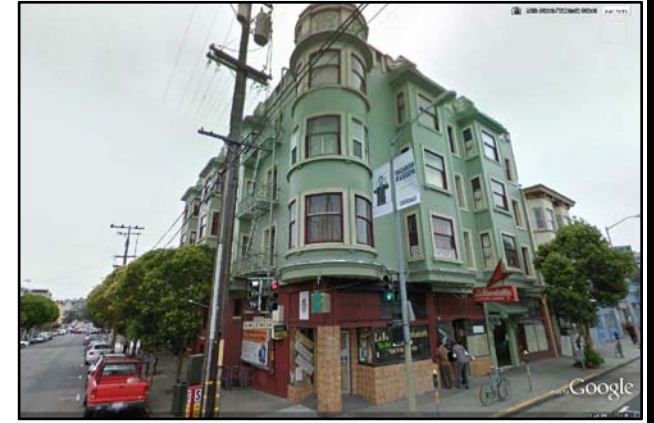
A-1

- 1 = EXISTING WOOD SIDING TO REMAIN
- 2 = EXISTING CERAMIC TILE TO BE REMOVED
- 3 = REPLACED WINDOWS
- 4 = EX. COMMERCIAL DOOR
- 5 = EXISTING GLASS WINDOWS & DOORS
- 6 = EXISTING SECURITY GATE
- 7 = EXISTING WINDOWS TO REMAIN
- 8 = EXISTING ROOF TO REMAIN
- 9 = EXISTING STUCCO WITH DESIGN TO REMAIN
- 10 = EXISTING SIGN TO REMAIN
- 11 = EXISTING SIDING TO REMOVE
- 12
- 13

- 2007 CALIFORNIA BUILDING CODE.
- 2007 CALIFORNIA ELECTRICAL CODE.
- 2007 CALIFORNIA MECHANICAL CODE.
- 2007 CALIFORNIA PLUMBING CODE.
- 2007 CALIFORNIA ENERGY CODE.
- 2007 CALIFORNIA FIRE CODE.
- ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS.



EXISTING FRONT ELEVATION (VALENCIA STREET) 1 A-3
 SCALE 1/4" = 1'



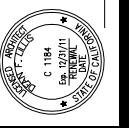
EXISTING FRONT ELEVATION

DATE	DE	BY
10-04-10	DE	DE
BY	DE	DE

Cedón Barcos
 489 Alvarado St.
 San Francisco, CA 94114

La Rondalla Restaurant
 Remodel
 901 Valencia Street
 San Francisco, CA

Sinbordes Design
 CAD Residential Design & Illustration
 1000 Terrace St. Suite H, Redwood City, CA 94063
 775-592-6269 FAX: 775-592-5078

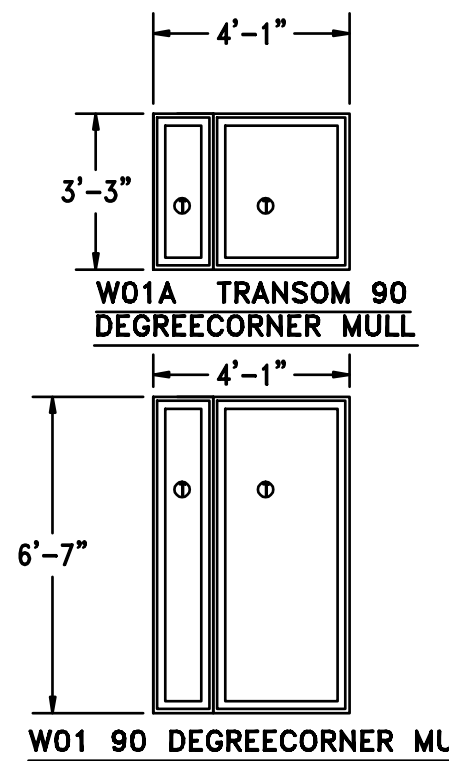


10-303

A-3

- 1 = NEW STUCCO TO MATCH EXISTING
- 2 = NEW 3"x3" GLAZED PORCELAIN TILES (COLOR TO MATCH EXISTING BODY COLOR)
- 3 = NEW WOOD WINDOWS TO MATCHING EXISTING IN MATERIAL SIZE, SHAPE AND APPEARANCE.
- 4 = DOOR TO BE INSTALL PERMANUF.INSTRUCTIONS AND MEET ADAREQUIREMENTS.
- 5 = ◯ TEMPERED GLASS WINDOWS & DOORS SYMBOL (TYP)
- 6 = EXISTING SECURITY GATE TO REMAIN
- 7 = EXISTING ROOF TO REMAIN
- 8
- 9
- 10
- 11
- 12
- 13

- 2007 CALIFORNIA BUILDING CODE.
- 2007 CALIFORNIA ELECTRICAL CODE.
- 2007 CALIFORNIA MECHANICAL CODE.
- 2007 CALIFORNIA PLUMBING CODE.
- 2007 CALIFORNIA ENERGY CODE.
- 2007 CALIFORNIA FIRE CODE.
- ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS.

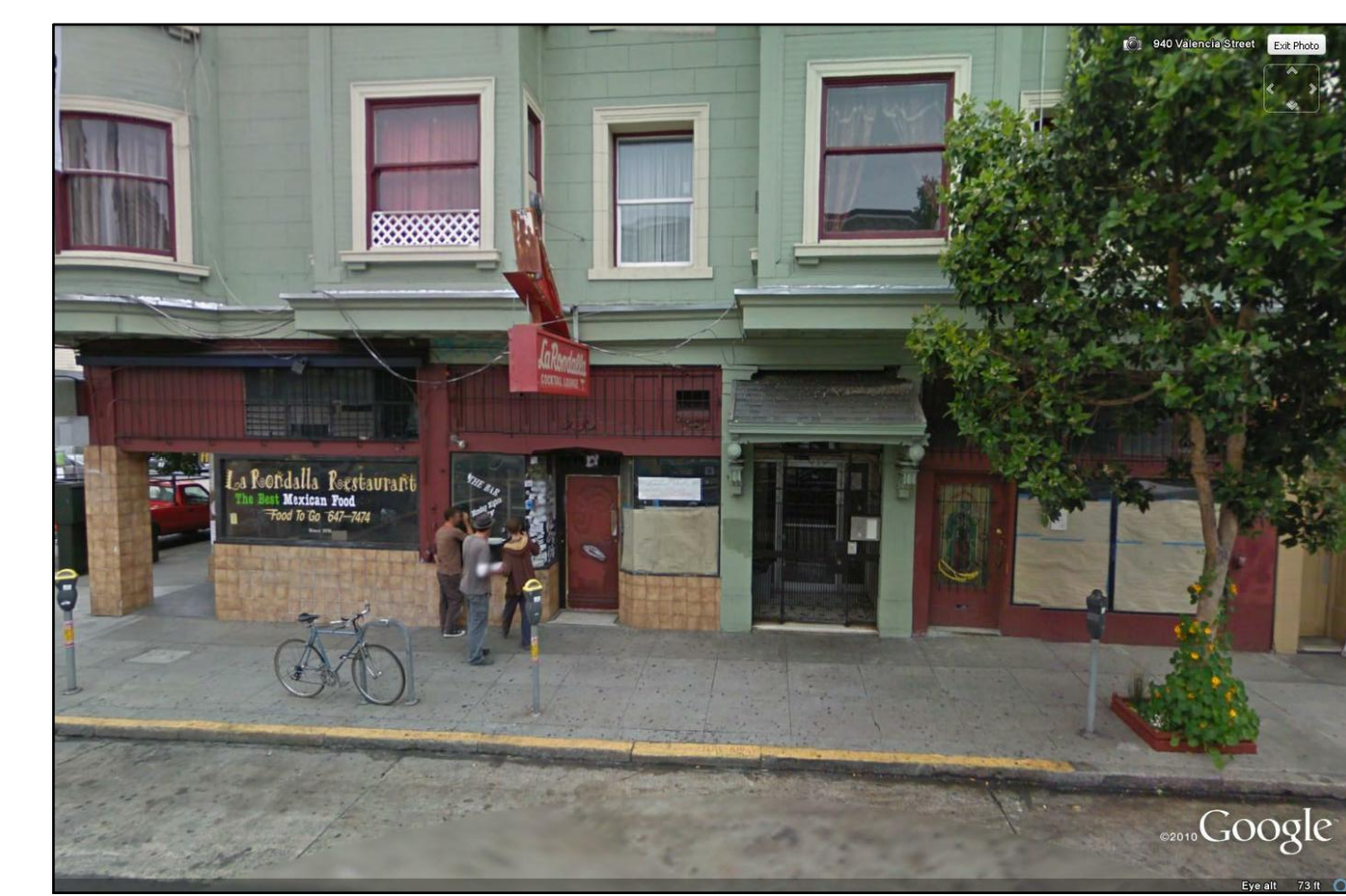
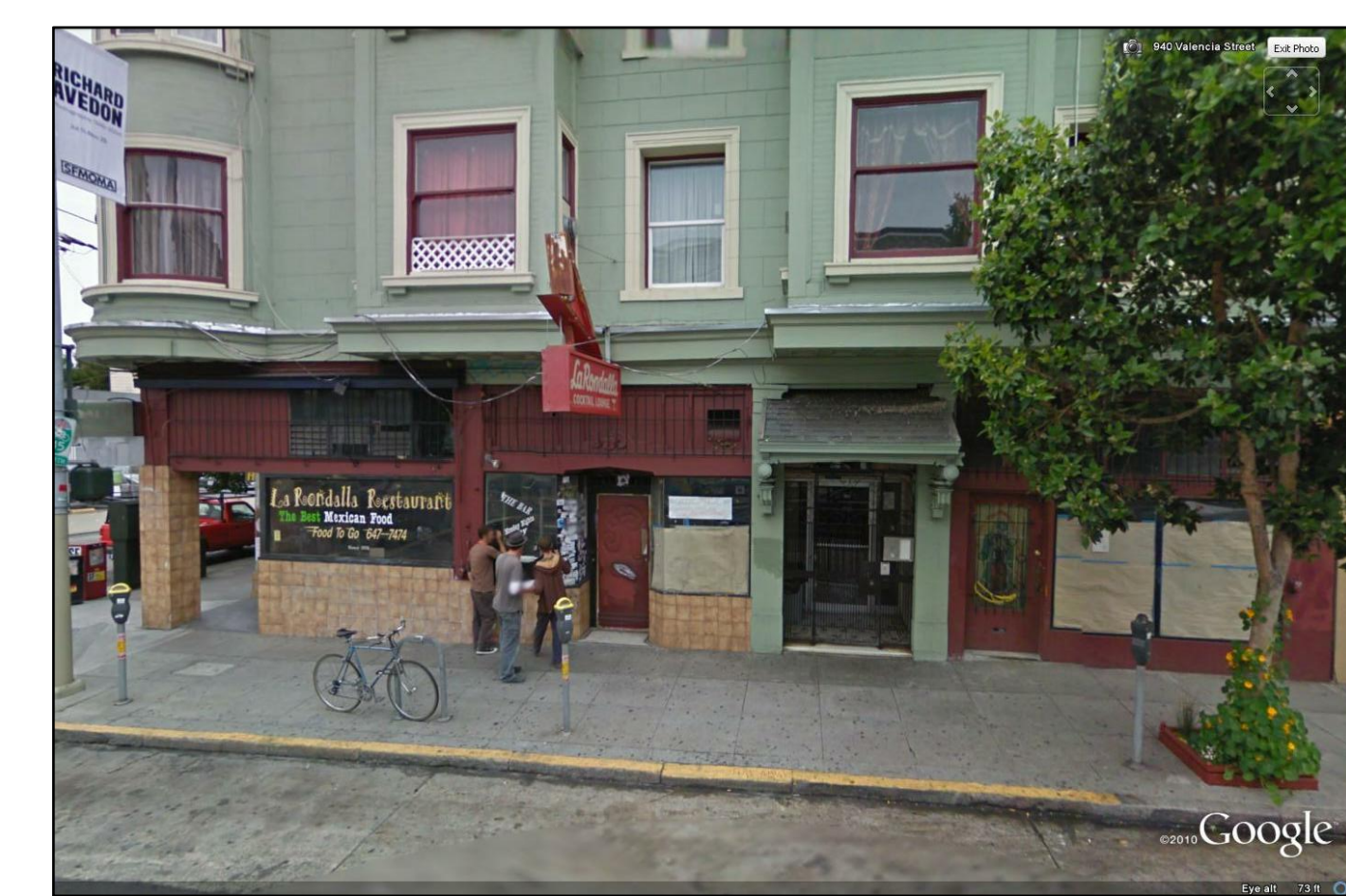
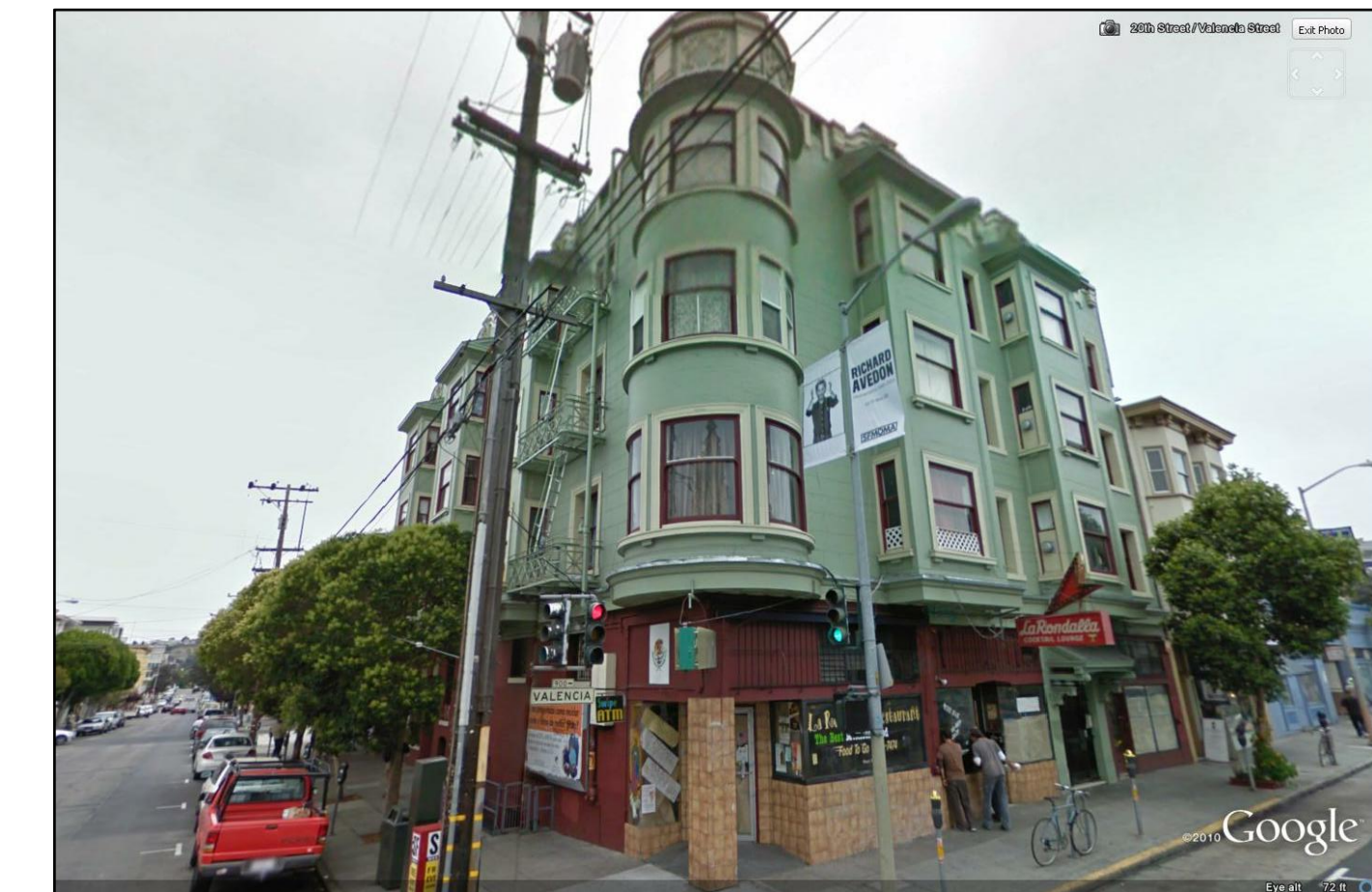


4
2
3

1 NEW FRONT ELEVATION (VALENCIA STREET)
SCALE 1/4" = 1'

1
A-3.1 DET

4
6
4
5



SHEET TITLE: **NEW FRONT ELEVATION**

APPROVED BY: DE	DATE: 10-04-10
CHECKED BY: DE	REV. REV.
DRAWN BY: DE	REV. REV.
IN CHARGE: DE	REV. REV.

Carlos Barrios
 439 Alvarado St.
 San Francisco, CA 94114

La Rondalla Restaurant Remodel
 901 Valencia Street
 San Francisco, CA.

Sinbordes Design
 CAD Residential Design & Blueprints
 1000 Texas St Suit H Fairfield, CA. 94533
 707-999-0200 FAX: 707-999-0202

REGISTERED ARCHITECT
 C 1184
 EXP. 12/31/11
 STATE OF CALIF.

PROJECT NO. 10-303

SHEET 1 OF 2

A-3.1

- 1 = NEW STUCCO TO MATCH EXISTING
- 2 = NEW 3"x3" GLAZED PORCELAIN TILES (COLOR TO MATCH EXISTING BODY COLOR)
- 3 = NEW WOOD WINDOWS TO MATCHING EXISTING IN MATERIAL SIZE, SHAPE AND APPEARANCE.
- 4 = DOOR TO BE INSTALL PERMANUF.INSTRUCTIONS AND MEET ADAREQUIREMENTS.
- 5 = ① TEMPERED GLASS WINDOWS & DOORS SYMBOL (TYP)
- 6 = EXISTING SECURITY GATE TO REMAIN
- 7 = EXISTING ROOF TO REMAIN
- 8

- 2007 CALIFORNIA BUILDING CODE.
- 2007 CALIFORNIA ELECTRICAL CODE.
- 2007 CALIFORNIA MECHANICAL CODE.
- 2007 CALIFORNIA PLUMBING CODE.
- 2007 CALIFORNIA ENERGY CODE.
- 2007 CALIFORNIA FIRE CODE.
- ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS.

STUCCO:

(1) 3- COAT, (2) HAS TWO LAYERS OF GRADE "D" PAPER UNDER STUCCO WHERE OCCURS OVER PLYWOOD SHEATHING;& (3) HAS 26 GAGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" ABOVE CONCRETE OR PAVING) AS PER 2007 CBC, SECTION 2510.6, 2512.1, & 2512.1.2.)



- 3
- 1
- 2

NOTE:

STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSE OF WATER-RESISTANT PAPER (B,C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION.

NOTE:

CERTAIN EXISTING CONDITIONS SHOWN ARE BASED UPON DRAWINGS OF WORK AS BUILT AND THEIR ACCURACY MUST BE VERIFIED ON SITE. THE OWNER OR CONTRACTOR SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN CONDITIONS SHOWN AND CONDITIONS VERIFIED ON SITE.

EXISTING PARTIAL & NEW ELEVATIONS
THE GROUND

DESIGNED BY	DE
APPROVED BY	DE
DATE	10-04-10
BY	DE
BY	DE

Cedric Barcos
 489 Alameda St.
 San Francisco, CA 94114

La Rondalla Restaurant
 Remodel
 901 Valencia Street
 San Francisco, CA

Sinbordes Design
 CAD Residential Design & Illustration
 1000 Texas St. Suite H. Berkeley, CA 94708
 707-599-6669 FAX: 707-599-5078



10-303

A-3.2

JELD-WEN. WINDOWS & DOORS

Window Division - Bend

62845 BOYD ACRES ROAD
BEND, OREGON 97701
541-382-4411

DRAWING TITLE: **LARONDALLA RESTAURANT**
AMERICAN BUILDING SUPPLY

NOTES:

COMMERCIAL SOLUTIONS DEPARTMENT
Doors and windows to be installed per latest ASTM E212-07 Standard Practice for Installation of Exterior Windows, Doors and Skylights, or PCF-03 ANMA Standard Practice for the Installation of Windows and Doors in Commercial Buildings.
Weather plane flashing must provide a continuous seal between weather plane of fenestration product and weather plane of wall system.
All "metal to metal" joints must be sealed after installation, this includes, but is not limited to, drip cap and mullion covers.
Job site "frame to frame" nail joints must be silicone sealed between frames.
JELD-WEN recommends overhang protection to limit weather contact for all doors with handicap seats.
JELD-WEN recommends all window products be installed with a sill pan or equivalent.
JELD-WEN recommends Dow "Great Stuff" Pro Series Window and Door Insulating Foam Sealant by Dow Chemical Company, or equivalent low pressure polyurethane window and door foam.
Any installation questions should be addressed to Commercial Solutions Dept. at 1-800-441-9015.

Copyright 2010 JELD-WEN, inc. All rights reserved. Reproduction, distribution, display or modification is prohibited without the express written consent of JELD-WEN, inc. JELD-WEN, inc. is not responsible for any unauthorized alterations, additions or deletions.

Drawings are provided for reference only
Product is manufactured as specified by the customer purchase order. Approved modifications or unique applications must also be noted on the purchase order. It is the purchasers responsibility to verify that all items specified on the order are correct.

SYL. DATE REVISION BY

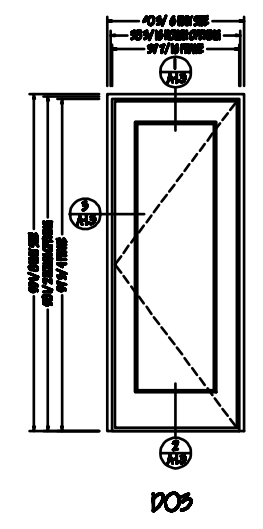
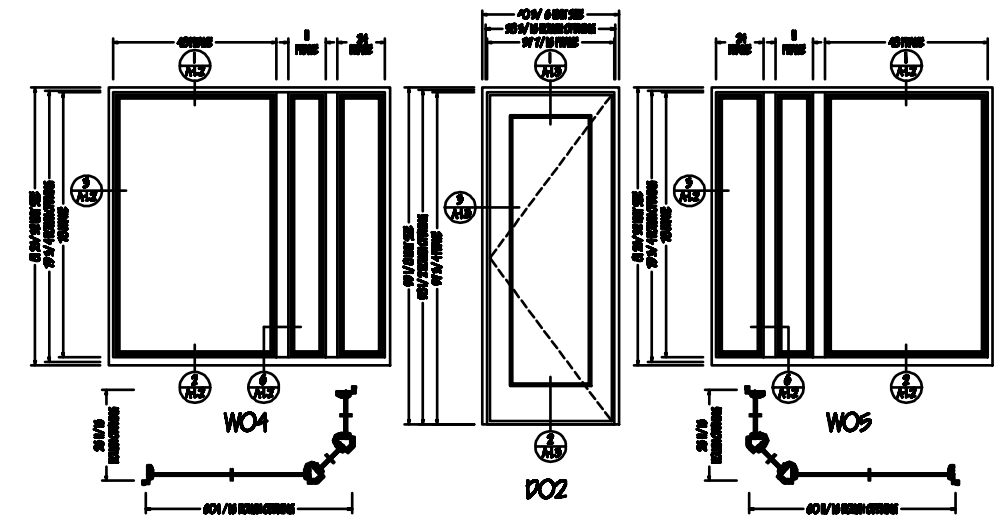
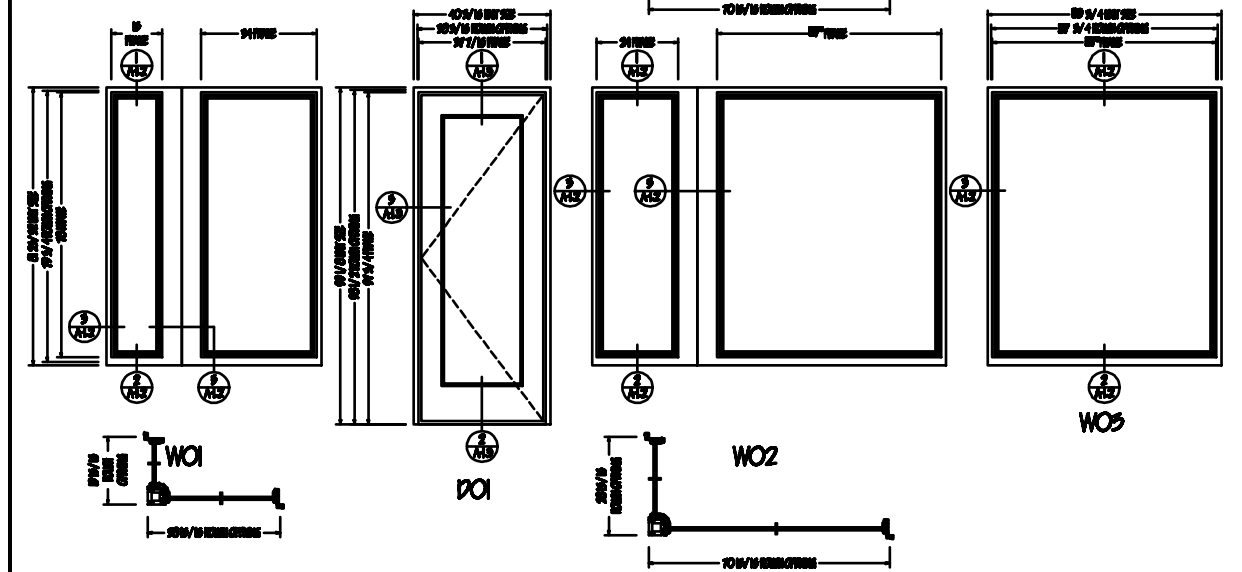
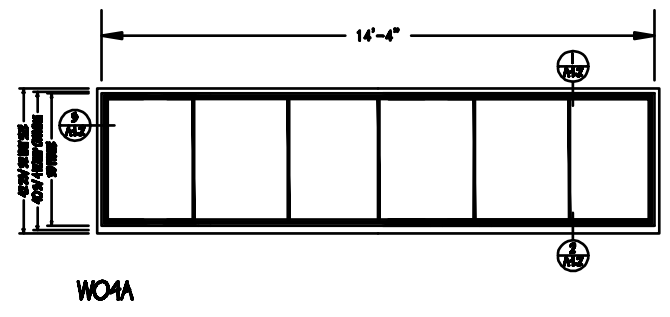
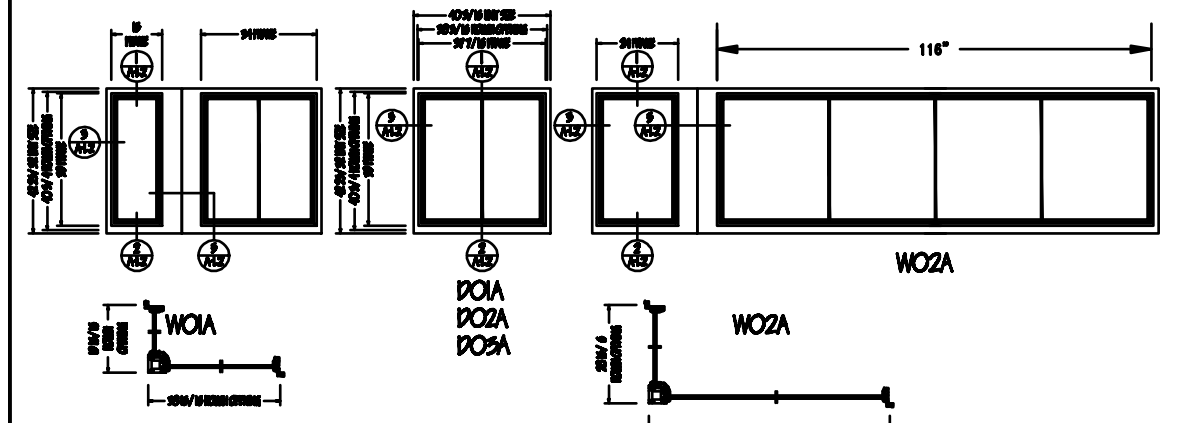
SYL. DATE REVISION BY

SYL. DATE REVISION BY

SYL. DATE REVISION BY

SYL. DATE REVISION BY

SYL. DATE REVISION BY



ELEV.#	PRODUCT I.D.#	FRAME SIZE	ROUGH OPNG	EXTERIOR	INTERIOR	GLASS	HWDR	SCREEN	JAMB	HANDING	OTHER	QTY	
W01	PRECT SET 90 DEGREE CORNER WINDOW	24 X 28	19 1/2 X 30 1/2 / 16 X 29 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	1 MILL	
	PRECT SET 90 DEGREE CORNER WINDOW	24 X 28	19 1/2 X 30 1/2 / 16 X 29 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	1 MILL	
W01A	PRECT SET 90 DEGREE CORNER WINDOW	24 X 29	19 1/2 X 30 1/2 / 16 X 29 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	9 MILL	
	PRECT SET 90 DEGREE CORNER WINDOW	24 X 29	19 1/2 X 30 1/2 / 16 X 29 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	9 MILL	
DC1	WZHWCSOBO	31 7/16 X 91 3/4	30 3/16 X 90 1/2	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	PAIRED CHDRNE	NONE	6 9/16	RHT	PREX/MOLD	1	
DC1A	PRECT SET RECTANGLE	31 7/16 X 29	30 3/16 X 40 3/4	FIBER	W/DRPL	LOWE 366 ANNEAL P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	1	
W02	PRECT SET 90 DEGREE CORNER WINDOW	24 X 28	20 1/2 X 30 1/2 / 16 X 29 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	1 MILL	
	PRECT SET 90 DEGREE CORNER WINDOW	24 X 28	20 1/2 X 30 1/2 / 16 X 29 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	1 MILL	
W02A	PRECT SET 90 DEGREE CORNER WINDOW	24 X 29	20 1/2 X 30 1/2 / 16 X 40 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	1 MILL	
	PRECT SET 90 DEGREE CORNER WINDOW	24 X 29	20 1/2 X 30 1/2 / 16 X 40 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	1 MILL	
W03	PRECT SET RECTANGLE	24 X 28	20 1/2 X 29 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	1	
W04	PRECT SET 45 DEGREE SW	40 X 28	26 1/2 X 40 1/2 / 16 X 31 1/2	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	2 MILL	
	PRECT SET 45 DEGREE SW	11 X 28		FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE					
	PRECT SET 45 DEGREE SW	24 X 28		FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE					
W04A	PRECT SET 45 DEGREE SW	40 X 29	172 3/4	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	2 MILL	
	PRECT SET 45 DEGREE SW	11 X 29		FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE					
	PRECT SET 45 DEGREE SW	24 X 29		FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE					
DC2	WZHWCSOBO	31 7/16 X 91 3/4	30 3/16 X 90 1/2	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	PAIRED CHDRNE	NONE	6 9/16	RHT	PREX/MOLD	1	
	PRECT SET 45 DEGREE SW	40 X 28	26 1/2 X 40 1/2 / 16 X 31 1/2	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	SP/ONYWY	PREX/MOLD, HERRIC SL/INZE	2 MILL	
W03	PRECT SET 45 DEGREE SW	11 X 28		FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE					
	PRECT SET 45 DEGREE SW	24 X 28		FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE					
DC3	WZHWCSOBO	31 7/16 X 91 3/4	30 3/16 X 90 1/2	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	RHT	PREX/MOLD	1	
	DC3	WZHWCSOBO	31 7/16 X 91 3/4	30 3/16 X 90 1/2	FIBER	W/DRPL	LOWE 366 TINTED P/LG.	NONE	NONE	6 9/16	RHT	PREX/MOLD	1

DRAWING NUMBER: **A-L1**

SYM.	DATE	REVISION	BY

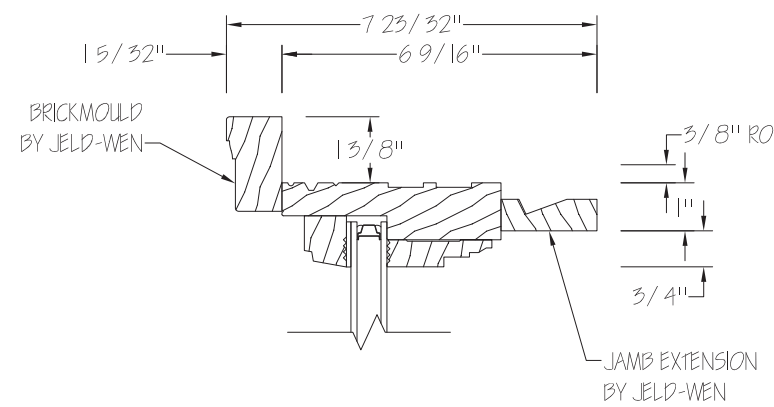
DRWN. BY CAC	APPRV. BY
------------------------	-----------

SCALE: (UNLESS NOTED) 6" = 1'	DATE: 11/09/10
---	--------------------------

DRAWING CONTENTS: PRODUCT SECTIONS CUSTOM WOOD DIRECT SET WINDOWS

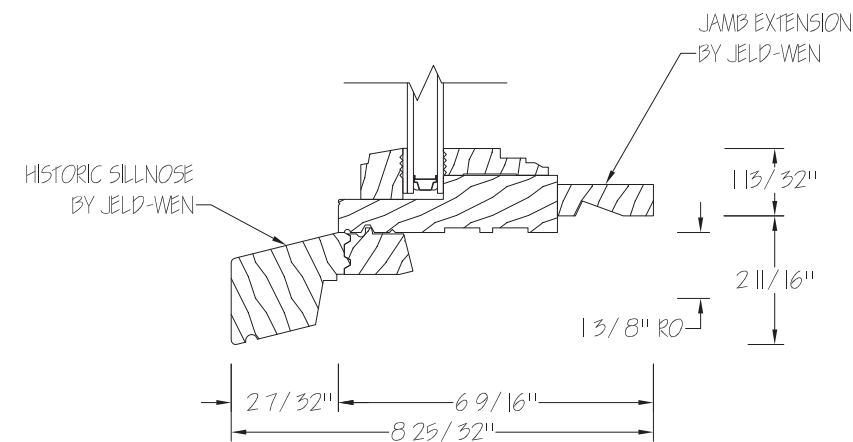
DRAWING NUMBER

A-L2



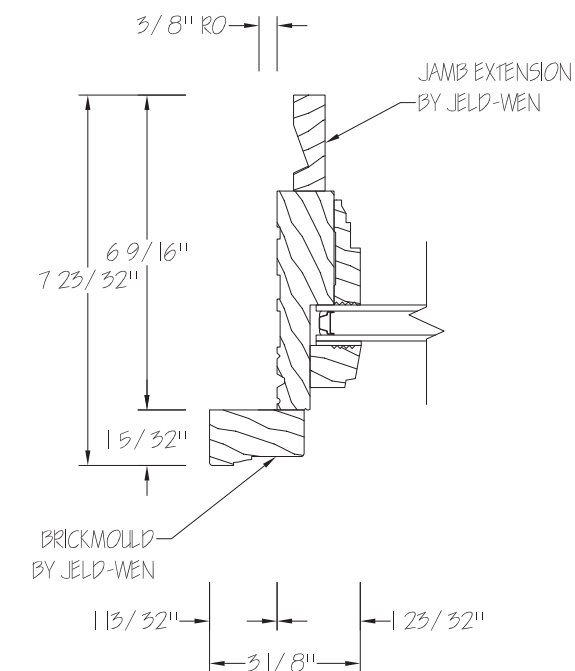
DIRECT SET HEAD

1
A-L2



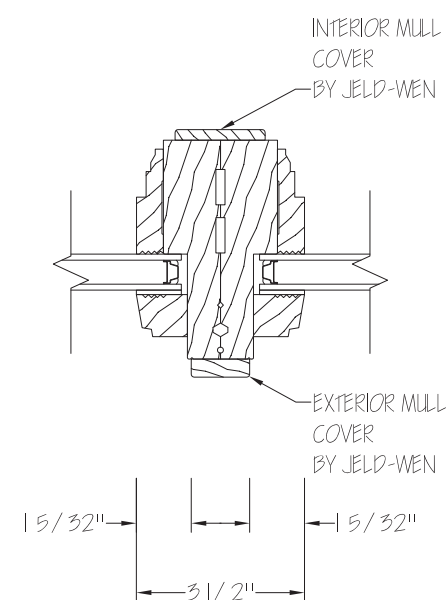
DIRECT SET HEAD

2
A-L2



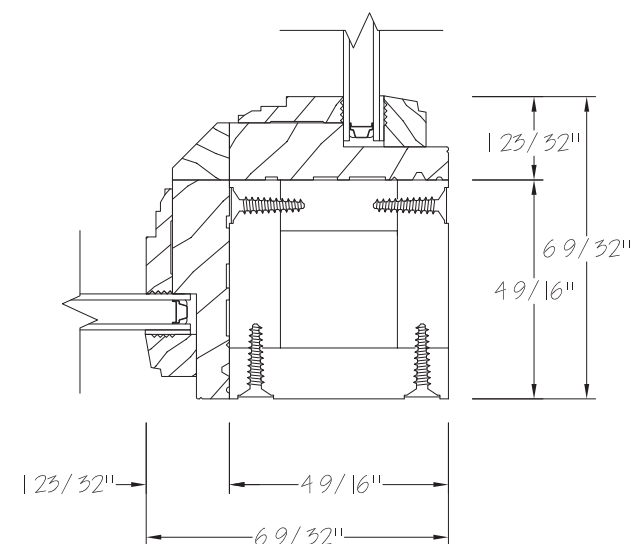
DIRECT SET HEAD

3
A-L2



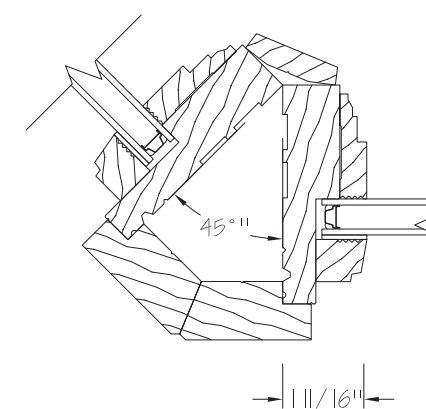
DIRECT SET VERTICAL MULL

4
A-L2



DIRECT SET CORNER
VERTICAL MULL

5
A-L2



DIRECT SET 45 DEGREE BAY
VERTICAL MULL

6
A-L2

DRAWING TITLE:
LARONDALLA RESTAURANT
AMERICAN BUILDING SUPPLY

NOTES:
* SEE DWG # A-L1 FOR ELEVATIONS

COMMERCIAL SOLUTIONS DEPARTMENT
Doors and windows to be installed per latest ASTM E2112-07 Standard Practice for installation of Exterior Windows, Doors and Skylights, or IPCB-OB AAMA Standard Practice for the Installation of Windows and Doors in Commercial Buildings.

Weather plane flashing must provide a continuous seal between weather plane of fenestration product and weather plane of wall system.

All "metal to metal" joints must be sealed after installation, this includes, but is not limited to, drip cap and mullion covers.

Job site "frame to frame" mull joints must be silicone sealed between frames.

JELD-WEN recommends overhang protection to limit weather contact for all doors with handicap sills.

JELD-WEN recommends all window products be installed with a sill pan or equivalent.

JELD-WEN recommends Dow "Great Stuff" Pro Series Window and Door Insulating Foam Sealant by Dow Chemical Company, or equivalent low pressure polyurethane window and door foam.

Any installation questions should be addressed to Commercial Solutions Dept, at 1-800-441-9013.

Copyright 2010 JELD-WEN, inc. All rights reserved. Reproduction, distribution, display or modification is prohibited without the express written consent of JELD-WEN, inc. JELD-WEN, inc. is not responsible for any unauthorized alterations, additions or deletions.

Drawings are provided for reference only

Product is manufactured as specified by the customer purchase order.

Approved modifications or unique applications must also be noted on the purchase order.

It is the purchasers responsibility to verify that all items specified on the order are correct.

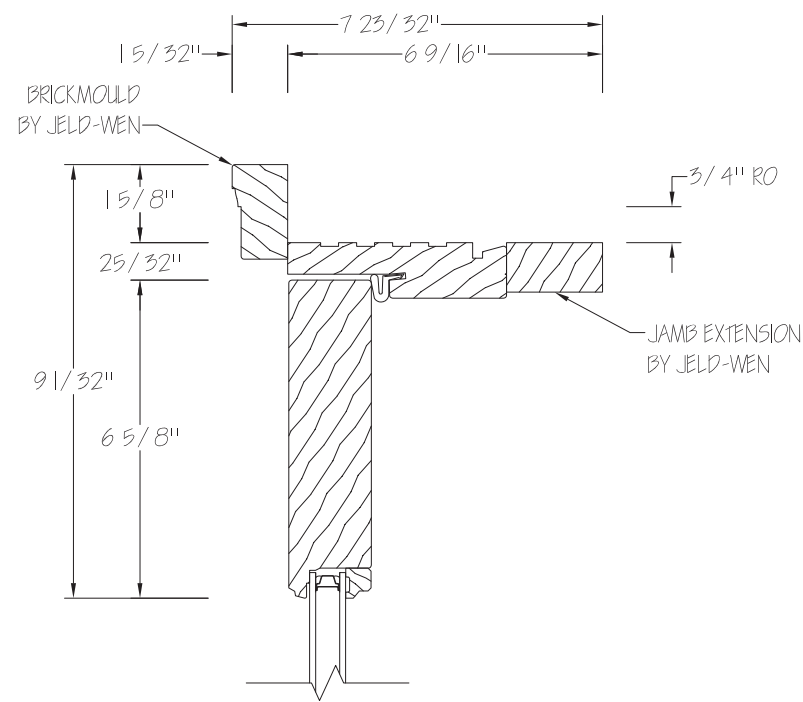
SYM.	DATE	REVISION	BY

DRWN. BY: **CAC** APPRV. BY:

SCALE: (UNLESS NOTED) **6" = 1'** DATE: **11/09/10**

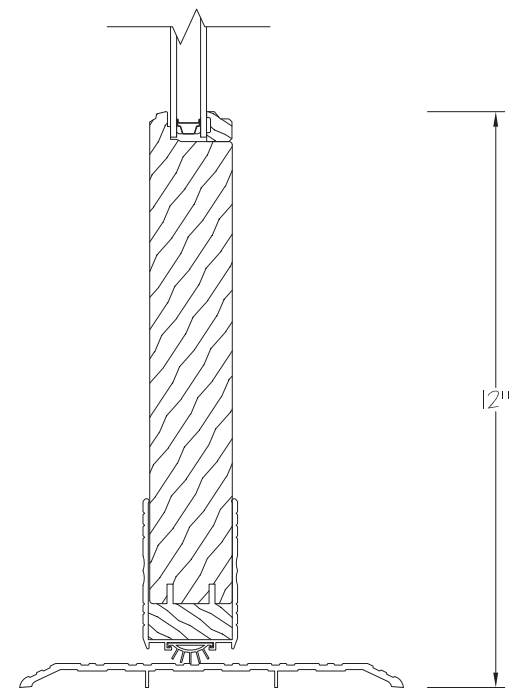
DRAWING CONTENTS:
PRODUCT SECTIONS
CUSTOM WOOD EPIC OUTSWING DOORS

DRAWING NUMBER
A-L3



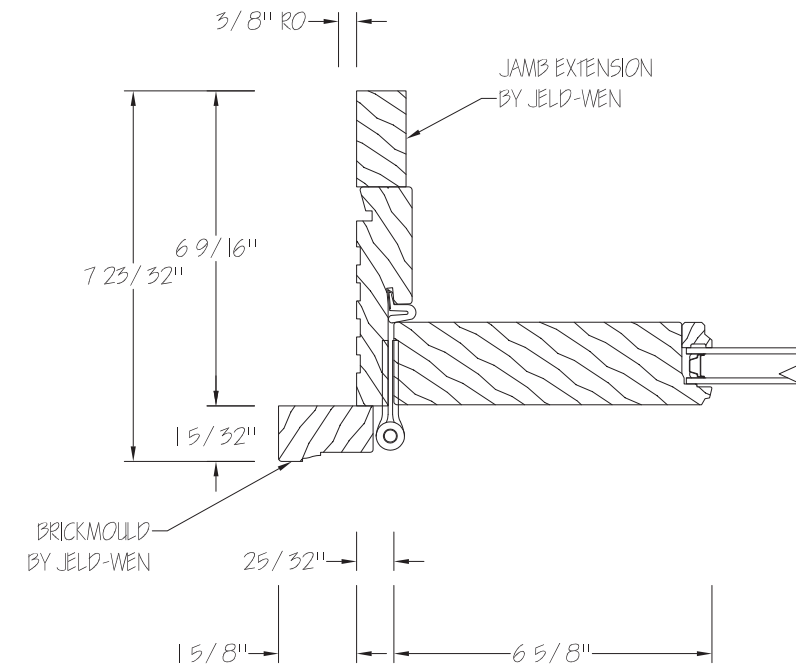
EPIC OUTSWING HEAD

1
A-L3



EPIC OUTSWING SILL

2
A-L3



EPIC OUTSWING JAMB

3
A-L3

NOT USED

4
A-L3

NOT USED

5
A-L3

NOT USED

6
A-L3