City of Sonoma
Design Review Commission
AGENDA

Regular Meeting of November 19, 2013 - 6:30 P.M.
Community Meeting Room, 177 First Street West
Sonoma, CA 95476

Meeting Length: **No new items will be heard by the Design Review Commission after 10:30 PM**, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

CALL TO ORDER – Leslie Tippell, Chair

Commissioners: Tom Anderson
Kelso Barnett
Robert McDonald
Micaelia Randolph
Christopher Johnson (Alternate)

COMMENTS FROM THE PUBLIC
Presentations by audience members on items not appearing on the agenda.

CORRESPONDENCE

ITEM #1 –Sign Review

REQUEST:
Consideration of a new wall sign for a furniture consignment business (Vignette).

Applicant:
Naghmeh Alikhani

Staff: Wendy Atkins

Project Location:
565 West Napa Street

General Plan Designation:
Commercial (C)

Zoning:
Planning Area:
Broadway Corridor
Base: Commercial (C)
Overlay: None

RECOMMENDED ACTION:

Commission discretion.

ITEM #2 – Sign and Design Review

REQUEST:
Consideration of a projecting sign, four awnings, four awning signs, and two wall signs for a commercial business (Schein & Schein Old Maps).

Applicant:
Schein & Schein Old Maps

Staff: Wendy Atkins

Project Location:
149 East Spain Street

General Plan Designation:
Commercial (C)

Zoning:
Planning Area:
Downtown District
Base: Commercial (C)
Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #3 – Sign Review and Design Review **REQUEST:** Consideration of new awnings, new awning signs, and new signs for a real estate company (Coldwell Banker Brokers of the Valley). **Applicant:** Bill Dardon Staff: Wendy Atkins	**Project Location:** 34 West Spain Street **General Plan Designation:** Commercial (C) **Zoning:** **Planning Area:** Downtown District **Base:** Commercial (C) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Commission discretion.
ITEM #4 – Design Review **REQUEST:** Consideration of design review for a restaurant (Top That Yogurt). **Applicant:** Top That Yogurt Staff: Wendy Atkins	**Project Location:** 531 Broadway **General Plan Designation:** Commercial (C) **Zoning:** **Planning Area:** Downtown District **Base:** Commercial (C) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Commission discretion.
ITEM #5 – Design Review **REQUEST:** Consideration of design review for a new detached single-family residence. **Applicant:** Amy Alper, Architect Staff: Wendy Atkins	**Project Location:** 157 West Spain Street **General Plan Designation:** Medium Density Residential (MR) **Zoning:** **Planning Area:** Downtown District **Base:** Medium Density Residential (R-M) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Commission discretion.
ITEM #6 – Design Review **REQUEST:** Consideration of design review for a proposed addition to an historic residence. **Applicant:** Sidney Hoover Staff: Wendy Atkins	**Project Location:** 663 Second Street East **General Plan Designation:** Low Density Residential (LR) **Zoning:** **Planning Area:** Central-East Area **Base:** Low Density Residential (R-L) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Commission discretion.

ITEM #7 – Design Review **REQUEST:** Consideration of elevation details, exterior colors and materials, lighting, trash enclosure, and a bicycle rack for a mixed-use building (Williams-Sonoma). **Applicant:** BVD Cope c/o Williams-Sonoma Staff: Wendy Atkins	**Project Location:** 599 Broadway **General Plan Designation:** Commercial (C) **Zoning:** **Planning Area:** Broadway Corridor **Base:** Commercial (C) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Commission discretion.
ITEM #8 – Design Review **REQUEST:** Consideration of the demolition of a single-family residence and detached accessory structure. **Applicant:** Victor Conforti, Architect Staff: Wendy Atkins	**Project Location:** 840 West Napa Street **General Plan Designation:** Commercial (C)/Mixed Use (MU) **Zoning:** **Planning Area:** West Napa/Sonoma Corridor **Base:** Commercial (C)/ Mixed Use (MX) **Overlay:** None	**RECOMMENDED ACTION:** Commission discretion.

ISSUES UPDATE

COMMENTS FROM THE COMMISSION

COMMENTS FROM THE AUDIENCE

ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on November 15, 2013.

ROBIN EVANS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: **Any decision of the Design Review Commission may be appealed to the City Council.** Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Design Review Commission's decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall. Appeals must be made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda.

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Design Review Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the Design Review Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.

In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item:	**1**
Meeting Date:	**11/19/13**

Applicant	**Project Location**
Naghmeh Alikhani	565 West Napa Street

Historical Significance

- ☐ Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- ☐ Listed on California Register of Historic Resources (Significant)
- ☐ Listed within Local Historic Resources Survey (Potentially Significant)
- ☒ Over 50 years old (Potentially Significant)

  Year Built: 1946

Request

Consideration of a new wall sign for a furniture consignment business (Vignette).

Summary

Background: On July 17, 2007, the Design Review Commission (DRC) approved a 12 square-foot two-sided monument sign and a 5 square foot wall sign for the property. On September 20, 2011, the DRC approved two temporary banner signs for the property.

Proposal: At this time the applicant is requesting approval of a new wall sign. A one-sided wall sign is proposed on the west facing elevation adjacent to the parking area 15 square feet in area (1.5 feet tall by 10 feet wide). The sign would consist of an aluminum sign face, 3M high performance vinyl graphics, and gloss protective UV laminate. Copy on the sign would consist of white letters on a red and black background.

Aggregate Sign Area: Based on the property's frontage on West Napa Street (99 feet), the maximum aggregate sign area allowed for the parcel is 45.6 square feet. The total aggregate sign area for the property would be ±51 square feet, including the existing monument sign (18 square feet of aggregate sign area) the existing wall sign (Norrbom's sign) (18 square feet of aggregate sign area), and proposed wall sign (15 square feet of aggregate sign area). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021). The proposal is not consistent with this requirement. The applicant is requesting a variance from this standard.

Size Limitations: Each face of a one-sided sign shall not exceed 48 square feet in area (§18.16.022). The proposal is consistent with this requirement.

Number of Signs: Only one monument sign is allowed per property, and a maximum of two signs are normally permitted for any one business (§18.16.010). The proposal does not comply with these requirements in that there would be three signs for the business. The applicant is requesting a variance from this standard.

Variances: As noted above, the proposal would exceed the maximum allowable aggregate sign area allowed for the parcel and exceed the number of signs normally allowed for a business. The DRC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

1. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity;

2. Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;

3. The exception is the minimum necessary to serve its intended use;

4. The exception is in conformance with the purpose and intent of this title;

5. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

Other permits required: In addition to the requirements of this title, all signs and building improvements shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review Commission Action

❑ Approved ❑ Disapproved ❑ Referred to: _____ ❑ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRC Conditions or Modifications

Attachments

1. *Project narrative*
2. *Site Plan & Sign Layout*

cc: Naghmeh Alikhani
565 West Napa Street
Sonoma, CA 95476

Paul and Martie Norrbom
583 West Napa Street

Sonoma, CA 95476

VIGNETTE
565 W. Napa Street
Sonoma, CA 95476

City of Sonoma
Design Review Commission

October 22, 2013

Dear Sir/Madam

Please find attached the new sign application of my store for your review. I would like to note that I have submitted this request to the Design Review Commission in the past and was asked to present dimension details.

My business has been struggling with lack of visibility of the store with no prominent signage. I have been in this location for the past seven years and there is not a day that goes by without a local resident visiting my store and asking if I have just opened my business, because they have never noticed my shop before. This is a clear indication that the current signage is not effective.

It is only now that I am able to afford the cost of putting up a new signage and am therefore coming back to the Design Review Commission in the hope that my design application will meet with your approval once again.

Thanking you in advance for your consideration.

Naghmeh Alikhani

OCT 2 8 2013

OCT 2 2 2015

10'

1.5'

1.5' x 10' Wall Sign
Aluminum Sign Face + 3M High Performance Vinyl Graphics + Gloss Protective UV Laminate

OCT 2 4 2013

City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item:	**2**
Meeting Date:	**11/19/13**

Applicant	**Project Location**
Schein & Schein Old Maps	149 East Spain Street

Historical Significance

☒ Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
☒ Listed on California Register of Historic Resources (Significant)
☒ Listed within Local Historic Resources Survey (Potentially Significant)
☒ Over 50 years old (Potentially Significant)
Year Built: 1924

Request

Consideration of a projecting sign, four awnings, four awning signs, and two wall signs for a commercial business (Schein & Schein Old Maps).

Summary

Awning: The proposal involves the installation of three canvas fabric awnings on the building. The awnings would be installed on welded aluminum frames above the windows on the east and south elevations and one over the entrance to the building (west facing elevation). In terms of compatibility, the exterior color scheme of the building is a white color. A drawing of the proposed conditions and a sample of the awning material are attached for consideration. The proposed awnings are comprised of three individual awnings approximately 48 inches long and 18 inches high, in addition to the 6 inch awning valance. The awnings and valance would be composed of beige colored canvas fabric. All three awnings would be installed on modified existing silver colored aluminum frames. With regard to Building Code requirements, the vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (Building Code §3202.2.3). In addition, awnings may extend over public property not more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet in from the curb line (Building Code §3202.3.1). The proposal complies with these standards in that the awning would provide 6 feet 6 inches of clearance above the ground and would not be located over a public walkway, and would extend only 32 inches from the face of the building. The purpose of the awning is to provide business identification and weather protection for the building.

Projecting Sign: The proposed projecting sign is two-sided, with an area of ±3 square feet per side (1.5 foot tall by 2 feet 4 feet wide). The maximum height of the sign would be 8.5 feet, with a clearance of 7 feet between grade and the bottom of the sign. The sign is proposed perpendicular to the street on the west side of the front elevation of the building located atop of existing cement pillars. The sign would be constructed of an aluminum material. In terms of colors, the background would consist of a purple color with yellow lettering. Illumination is not proposed.

Existing Projecting Sign: One projecting sign currently exists on the site (Hwy 12 Properties). The sign is two-sided, with an area of ±3.75 square feet per side (15 inches tall by 3 feet wide).

Projecting sign regulations: Projecting signs shall not exceed nine square feet in area on each side. Projecting signs shall not project over four feet from any wall surface nor be closer than four feet to any curb line of a public street. No projecting sign shall extend above the top level of the wall upon or in front of which it is situated, or in the case of buildings having sloping roofs, above the eaves of the roof. Any sign which is suspended or projects over any public or private walkway or walk area shall have an overhead clearance of at least seven feet (§18.20.150). The sign is consistent with this requirement in that it would have an overhead clearance of 7 feet and be located 5.5 feet from the sidewalk.

Awning signs: Three awning signs are proposed on the east and south elevations and one over the entrance to the building (west facing elevation). The one-sided signs are proposed to have an area of ±1.5 square feet (±6 inches tall by ±3 feet wide). The maximum height of the sign would be 6.5 feet. The sign would include black material lettering sewn onto the awing material.

Wall sign: Two walls signs are proposed: a compass sign and an Old Maps sign. The proposed compass wall sign is one-sided, with an area of ±3.15 square feet (36 inch circumference). The sign (compass) would be painted on the wood siding of the building. Copy on the sign would consist of black lettering on a white background. The applicant is proposing two options for the compass sign location: the south facing building wall; or the east facing building wall. Illumination is not proposed. The Old Maps sign in one-sided, with an area of ±4.71 square feet (17 inches tall by 3.33 feet wide). The sign would be constructed of wood. Copy on the sign would consist of black routed lettering. The sign would be located on an accessory building to the west of the subject building. Illumination is not proposed

Aggregate Sign Area: Based on the property's frontage on West Spain Street (40 feet), the maximum aggregate sign area allowed for the parcel is 22 square feet. However, because the structure and the signs on the subject business are located more than 40 feet from the centerline of the street, the allowable aggregate sign area may be increased by 50 percent (§18.16.021), which would allow for 44 square feet. The total aggregate sign area for the property would be ±22.46 square feet, including the proposed projecting sign (4.5 square feet of aggregate sign area), existing project sign (5.6 square feet of aggregate sign area) awning signs (4.5 square feet of aggregate sign area), and wall signs (7.86 square feet of aggregate sign area). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021). The proposal is consistent with this requirement.

Size Limitations: Each face of a one-sided sign shall not exceed 48 square feet in area (§18.16.022). The proposal is consistent with this requirement.

Number of Signs: A maximum of two signs are normally permitted for any one business (§18.16.010). In this case, a third sign (no greater than 3 square feet in area) would also be allowed at the rear entrance. The proposal does not comply with these requirements in that seven signs are proposed for the business. The applicant is requesting a variance from this requirement.

Variances: As noted above, the proposal would exceed the allowable sign area for the rear entrance sign. The DRC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

1. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity.

2. Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;

3. The exception is the minimum necessary to serve its intended use;

4. The exception is in conformance with the purpose and intent of this title;

5. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

Other permits required: In addition to the requirements of this title, the awning shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation. In addition, Section 807.2 of the Fire Code requires testing by an approved agency meeting the NFPA 701 flame propagation standards or the materials shall be noncombustible. Reports of test results shall be submitted to the Fire Code Official prior to issuance of a building permit and to the Planning Department before the Design Review Commission can review the application. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Robin Evans at (707) 933-2205 for information regarding City Encroachment Permits.

Commission Discussion

Design Review Commission Action

❑ Approved ❑ Disapproved ❑ Referred to: _____ ❑ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRC Conditions or Modifications

Attachments

1. *Project narrative*
2. *Site Plan & Sign Layout*
3. *Awing sign drawing*
4. *Compass sign drawing*
5. *Pictures of property and signs*
6. *Awning samples*
7. *Historic Resources Inventory*

cc: Schein & Schein Old Maps
149 East Spain Street
Sonoma, CA 95476

Black Trust-1965
C/O Hillary Black
248 Trinity Avenue
Kensington, CA 94708-1139

Alan Jones, Administrative Captain

Marti Schein <scheinprints@sbcglobal.net>

October 13, 2013 1:30 PM

(No Subject)

To Whom it May Concern;
Regarding a request to place signs on the real property located at : 149 East Spain Street, Sonoma

For Schein & Schein,
A dealer of antique maps and fine books

The location, A cottage designed commercial space in the rear garden space behind 147 East Spain, a stone house.
A desire to use awnings, which are 32" deep x 48" wide, top sail only, with open sides and 6" by 48" drape front 18" from top to bottom lowest point sitting 80" above garden space grade,

Placed over one window on the east & south side of the property and one over the entrance /doorway, a total of 3 for the placement of information .
Awnings perform several functions:
The small and irregular windows are not made to allow lettering or signs on them
The doorway and opening windows require some additional protection from the sun and shelter from winter rain
Aesthetics

Our business name is Schein & Schein, we sell Old Maps.
The street signs are as shown, the awnings say "Old Maps", as that is our product ,
We are providing sample fabric as requested (tan Sunbrella).
The lettering is in black Sunbrella fabric and sewn onto each awning.

The building is free-standing, open on all sides and has a private right of way running along its eastern & southern sides.
The right to use this frontage needs to be addressed and this is the format,
as the property is unique due to location at the edge of the existing commercial district .
Additionally we would like to paint on a compass rose, which would have our business name ,
of Schein & Schein worked into the design,as represented in our drawing,
to grace an outer wall of the structure.

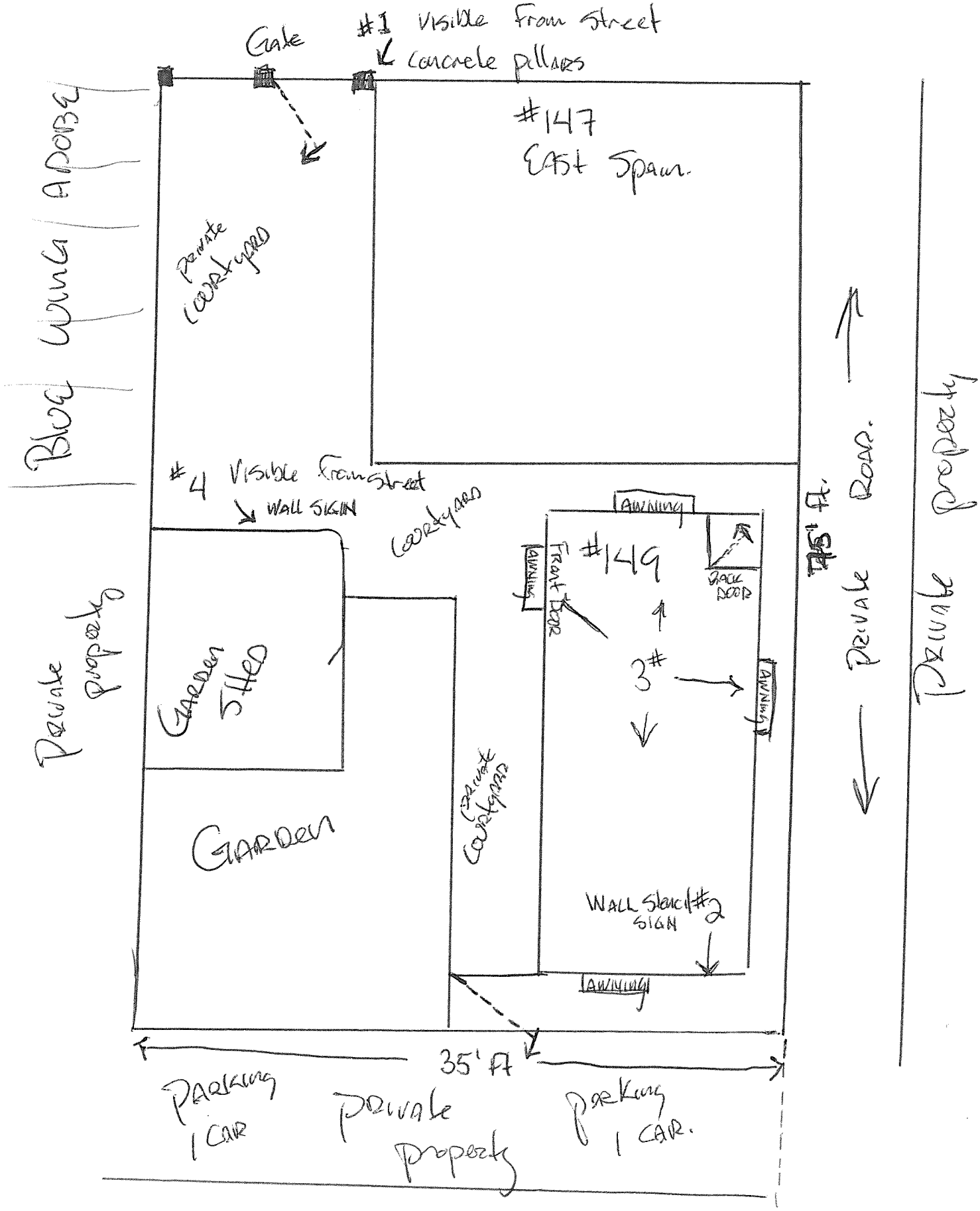
We found the utilitarian and unkept nature of the back & sides of the structure required attention and ownership through landscaping already repaired and still requires proper signs to advise of activity, type of goods sold, continuity and general pride of ownership.

RECEIVED
OCT 17 2013
CITY OF SONOMA

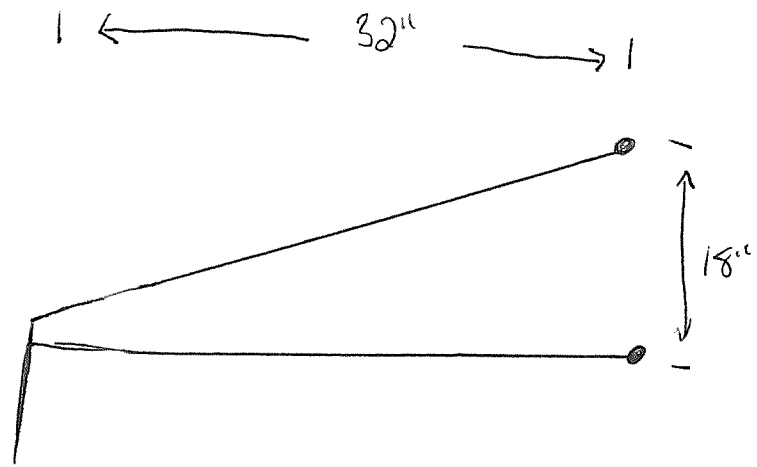
Site plan ☆

East Spain Street Frontage.
Entrance 149 East Spain

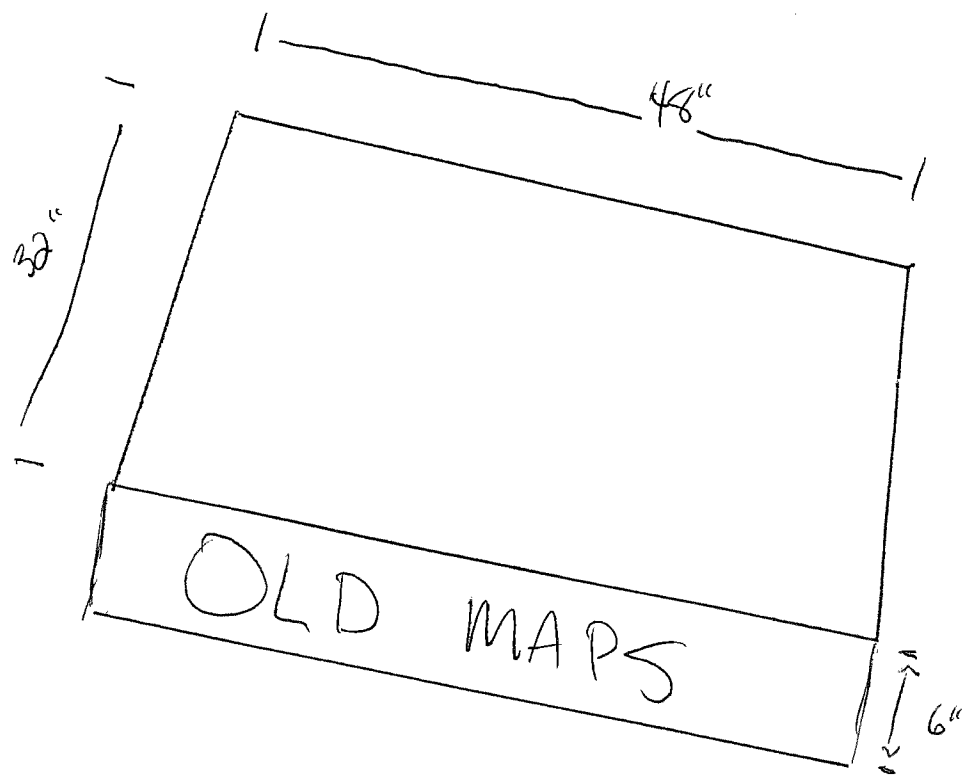
TOP



3 AWNINGS

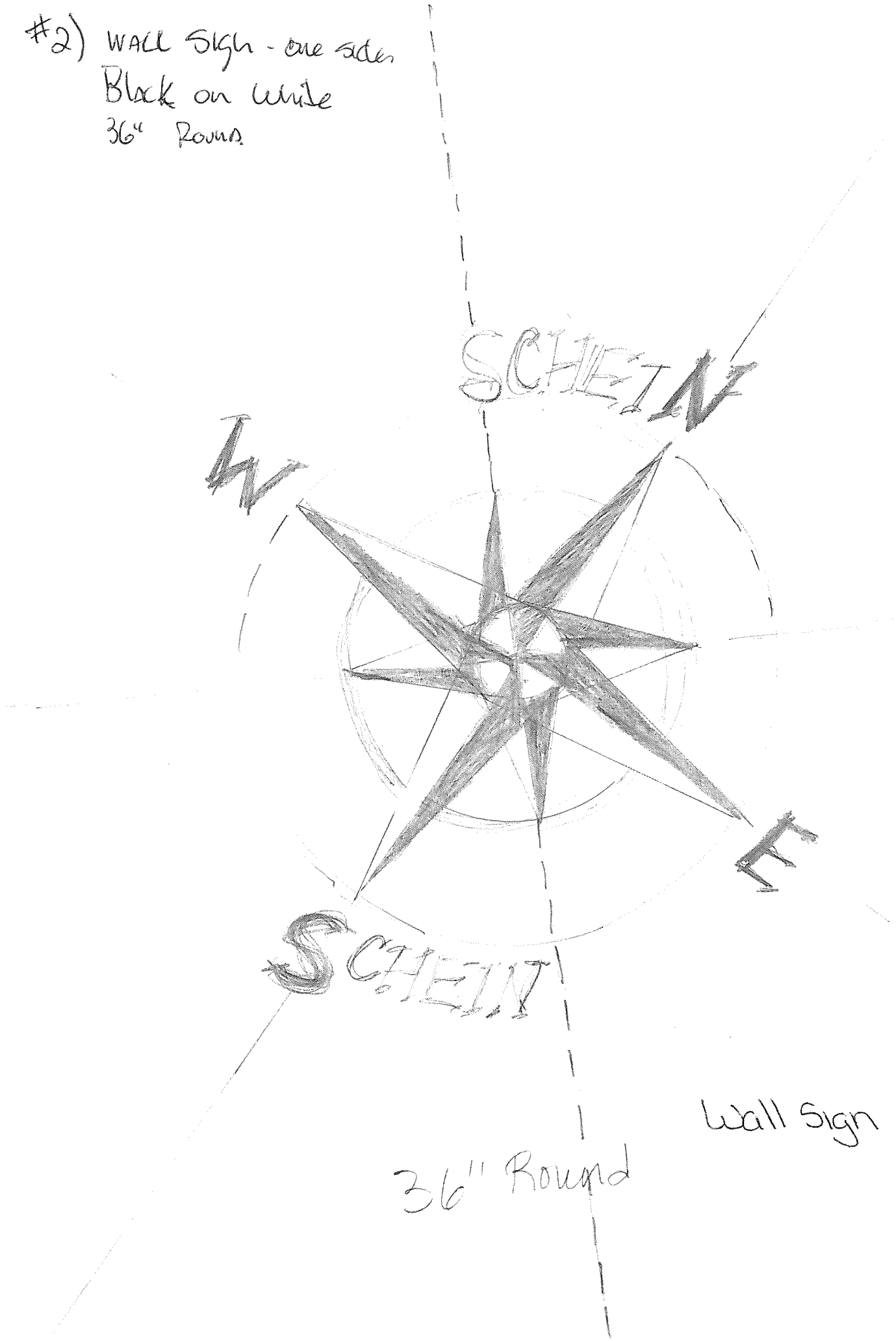


SIDE VIEW



FRONT VIEW

#2) WALL SIGN - one side
Black on white
36" Round



Wall Sign

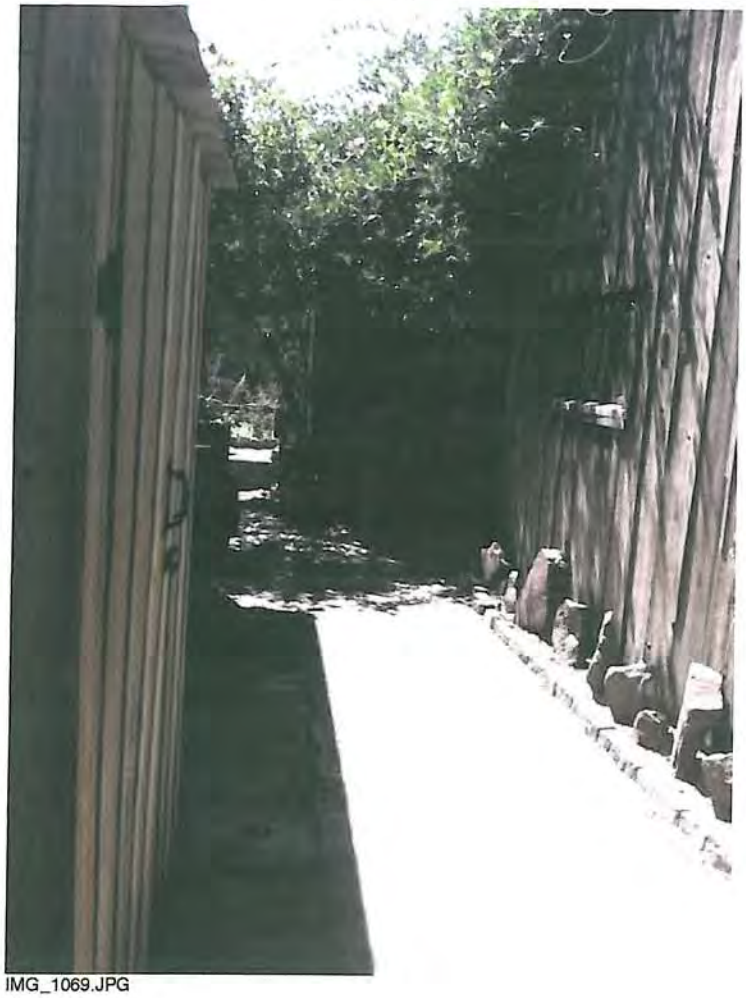
36" Round

Views into property from East Spain St.

Schein <scheinprints@sbcglobal.net>
To: Marti Schein <scheinprints@sbcglobal.net>

August 26, 2013 1:30 PM

actual view from spain street ,- courtyard Entrance . (A) ~~[illegible]~~ primary Entrance



IMG_1069.JPG

AUG 2 6 20

Schein <scheinprints@sbcglobal.net>
To Marti Schein <scheinprints@sbcglobal.net>
signage in context view of the alcove . at ends of entrance

August 26, 2013 1:30 PM

hi

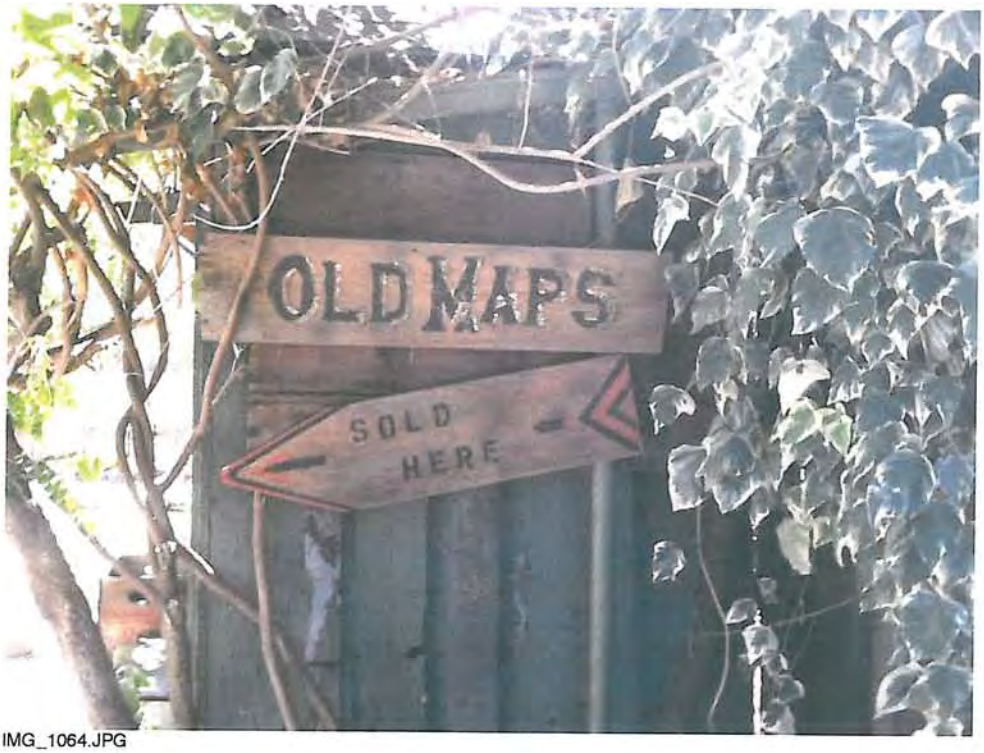
Wall Sign

IMG_1073.JPG

AUG 26 2013

Schein <scheinprints@sbcglobal.net>
To: Marti Schein <scheinprints@sbcglobal.net>
actual sign

August 26, 2013 1:32 PM



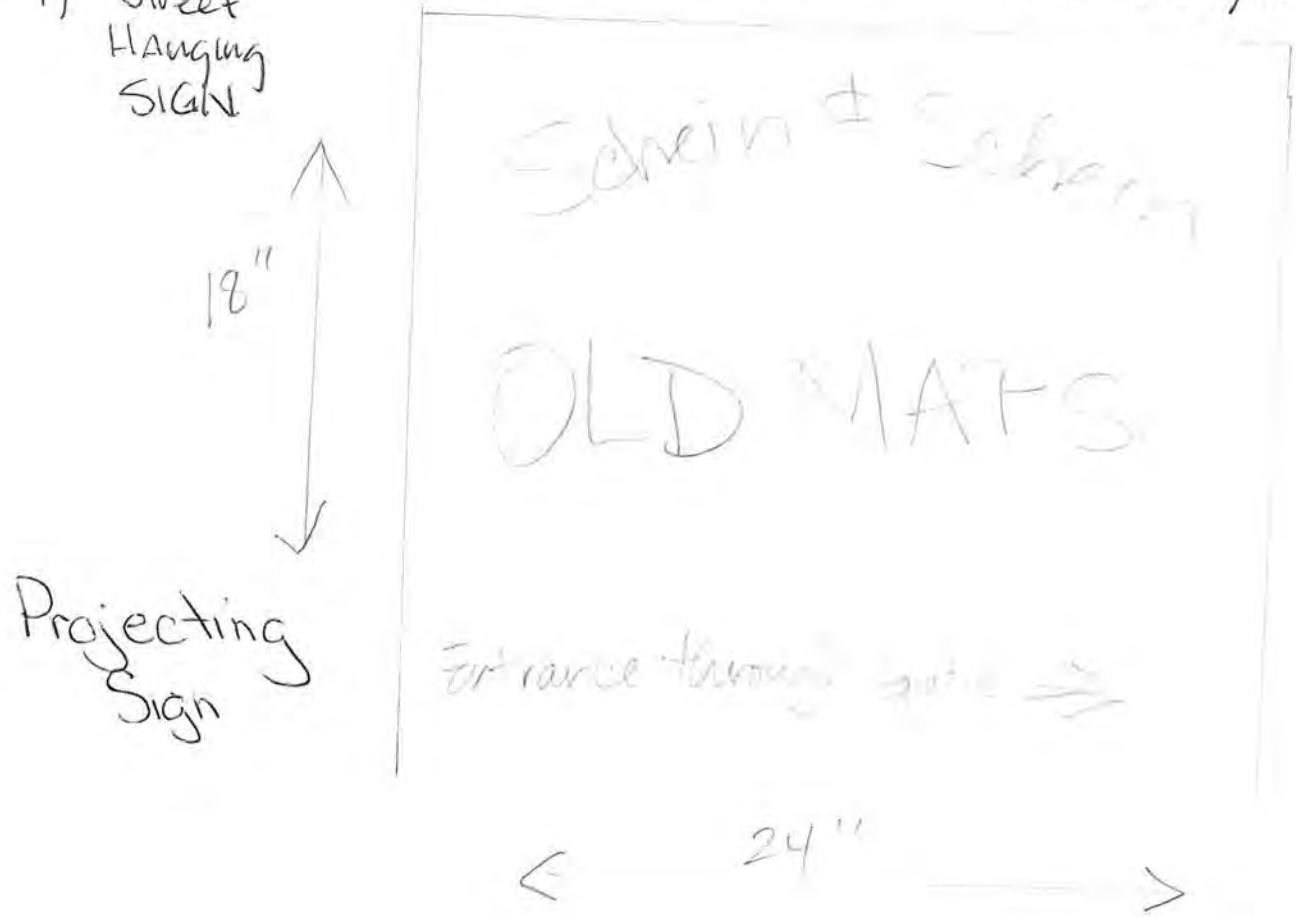
IMG_1064.JPG

Wall Sign

AUG 26 2013

#1) Spain Street Hanging Sign

3" Gold letters on Black Background



Projecting Sign

#3)

4 x Awning Signs All facing private property

3" Black letters on tan background

Awning Sign

East Spain St Oleans

Schein <scheinprints@sbcglobal.net>
To: Marti Schein <scheinprints@sbcglobal.net>
front view of double sided hanging sign — Looking West

August 26, 2013 1:43 PM

IMG_1023.JPG

Projecting
Sign
Sign #1

AUG 2 5

Schein <scheinprints@sbcglobal.net>
To: Marti Schein <scheinprints@sbcglobal.net>
street view looking east of Double sided hanging sign

August 26, 2013 1:45 PM

IMG_1031.JPG

Projecting
Sign
Sign # 1

AUG 26 2013

Schein <scheinprints@sbcglobal.net>

To: Marti Schein <scheinprints@sbcglobal.net>

August 26, 2013 1:23 PM

Streetview looking west, existing sign post w/ Arrow

IMG_1061.JPG

AUG 26 2

Building Awning Signs & Window lettering

Schein <scheinprints@sbcglobal.net>
To: Marti Schein <scheinprints@sbcglobal.net>
Entrance to the building

August 26, 2013 1:35 PM

← Hand cut Black lettering
Hand Sewn to the Awnings

Awning
Sign

IMG_1044.JPG

AUG 26 2013

Schein <scheinprints@sbcglobal.net>

To: Marti Schein <scheinprints@sbcglobal.net>

August 26, 2013 1:59 PM

Entrance to the Retail Building, viewed from the end of the Entrance hall from Spain Street / west side of Building Looking East

IMG_1016.JPG

Awning Sign

AUG 2 6 2013

Schein <scheinprints@sbcglobal.net>
To: Marti Schein <scheinprints@sbcglobal.net>
Front door lettering

August 26, 2013 1:56 PM

Window Sign

IMG_1013.JPG

AUG 26 2013

Schein <scheinprints@sbcglobal.net>

To: Marti Schein <scheinprints@sbcglobal.net>

August 26, 2013, 1:23 PM

Eastside, view looking inward/west from Alleyway ,Office entrance

hi

IMG_1059.JPG

AUG 2 6 2013

Schein <scheinprints@sbcglobal.net>

To: Marti Schein <scheinprints@sbcglobal.net>

August 26, 2013 1:33 PM

eastside window view , marti office

1 Square Window Awning to be installed

IMG_1053.JPG

one of 2 possible sites for the Compass Rose = X

Awning Sign

X

Wall Sign possible Location

AUG 2 6 2013

Schein <scheinprints@sbcglobal.net>
To: Marti Schein <scheinprints@sbcglobal.net>
alleyway, eastside Schein & schein

August 26, 2013 1:16 PM

Rear view of Building looking North

Awning w/ old imps
2nd possible site -
Alternative Site for
Compass Rose.
= X

IMG_1049.JPG

X
Wall Sign
possible
location

AUG 2 6 2013

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only) Ser ____ Site ____ Mo. ____ Yr. ____
UTM ____ Q ____ NR ? SHL ____
Lat ____ Lon ____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____

IDENTIFICATION

1. Common name: Black House
2. Historic name, if known: Pinni Home
3. Street or rural address 147 E. Spain St.
   City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Eleanora B. Black Address: 17 Los Robles Rd.
   City: Carmel Valley, Ca ZIP: 93924 Ownership is: Public ☐ Private ☒
5. Present Use: Res. Original Use: Res.
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This small, single story square hip roof square home is situated east of the Blue Wing Inn. Built of rubble and plastered over, some of the plaster has been removed; it is in a decaying state. The roof features a gabled vent. The semi-arched windows on either side of the door are double hung and have heavy plaster casings. The building features front steps with rubble rails and a wrought iron fence with rubble posts. At the back is a separate wood frame cottage with board and battens on one side d horizontal ship tap siding at the end.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

See City Map - Area 10

UTM (SONOMA QUAD)
10/549,300/4,238,740
10/548,280/4,238,400
10/548,210/4,238,070
10/547,230/4,238,180

8. Approximate property size:
   Lot size (in feet) Frontage 41 ';
   Depth 76 ';
   or approx. acreage ____.
9. Condition: (check one)
   a. Excellent ☐ b. Good ☐ c. Fair ☐
   d. Deteriorated ☒ e. No longer in existence ☐
10. Is the feature a. Altered? ☐ b. Unaltered? ☒
11. Surroundings: (Check more than one if necessary)
    a. Open land ☐ b. Scattered buildings ☒
    c. Densely built-up ☐ d. Residential ☒
    e. Commercial ☒ f. Industrial ☐
    g. Other ☐ ____
12. Threats to site:
    a. None known ☐ b. Private development ☐
    c. Zoning ☐ d. Public Works project ☐
    e. Vandalism ☐ f. Other ☒ Deterioration
13. Date(s) of enclosed photograph(s): Oct. 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone [X] b. Brick [ ] c. Stucco [ ] d. Adobe [ ] e. Wood [ ]
f. Other [ ] _____

15. Is the structure: a. On its original site? [X] b. Moved? [ ] c. Unknown? [ ]

16. Year of initial construction 1906 This date is: a. Factual [ ] b. Estimated [X]

17. Architect (if known): _____

18. Builder (if known): Mr. Pinni

19. Related features: a. Barn [ ] b. Carriage house [ ] c. Outhouse [ ] d. Shed(s) [ ] e. Formal garden(s) [ ]
f. Windmill [ ] g. Watertower/tankhouse [ ] h. Other [X] Cottage i. None [ ]

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Situated directly east adjacent to the Blue Wing Hotel, this home was built on the site of the residence of Sisto Berreyessa, a former Alcalde under the Mexican regime. This small rubble building contributes greatly to the fragile, historic environment dominated by the Blue Wing Hotel.

The property was owned by August Pinelli who also owned the Blue Wing Inn. In 1906 he sold the property to one of the stone workers from Schoken Quarry who built this rubble home from pieces from the quarry. The stone worker lived here until he died and the Blacks acquired the property.

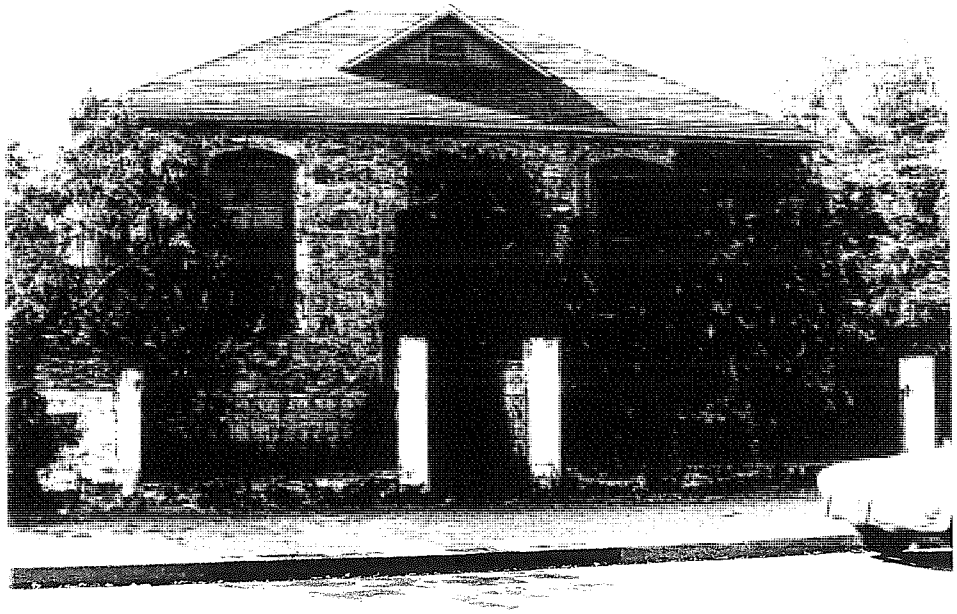
21. Main theme of the historic resource: (Check only one): a. Architecture [X] b. Arts & Leisure [ ]
c. Economic/Industrial [ ] d. Exploration/Settlement [ ] e. Government [ ] f. Military [ ]
g. Religion [ ] h. Social/Education [ ]

22. Sources: List books, documents, surveys, personal interviews, and their dates:

History of Sonoma County, 1879
Interview, August Pinelli, January 1979

23. Date form prepared: 12/29 /78 By (name): Johanna M. Patri
Address: 621 Napa Rd. City Sonoma, Ca. ZIP: 95476
Phone: 996-6412 Organization: Sonoma League for Historic Preservation

(State Use Only)



City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item:	**3**
Meeting Date:	**11/19/13**

Applicant	**Project Location**
Bill Dardon	34 West Spain Street

Historical Significance

☒ Listed on National Register of Historic Places, including Sonoma Plaza district
☒ Listed on California Register of Historic Resources
☒ Listed within Local Historic Resources Survey (Potentially Significant)
☒ Over 50 years old
Year built: 1937

Request

Consideration of new awnings and new awning signs for a real estate company (Coldwell Banker Brokers of the Valley).

Summary

Awning: The proposal involves the modification of the existing canvas fabric awning on the building. The awning would be installed on a welded aluminum frame above the West Spain Street entrance of the building. In terms of compatibility, the exterior color scheme of the building is a beige color. A picture of the proposed conditions and a sample of the awning materials are attached for consideration. The proposed awning is comprised of one awning approximately 20 feet long and 4.5 feet high in addition to the 11 inch awning valance. The awning and valance would be composed of blue canvas fabric. The awning would be installed on modified existing silver colored aluminum frames. With regard to Building Code requirements, the vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (Building Code §3202.2.3). In addition, awnings may extend over public property not more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet in from the curb line (Building Code §3202.3.1). The proposal complies with these standards in that the awning would provide 7 feet of clearance above the public walkway, and would extend only 5 feet from the face of the building, resulting in 7.3 feet of clearance from the end of the awning to the face of the curb. The purpose of the awning is to provide business identification and weather protection for the real estate company. Staff would note that this application was submitted in response to a code enforcement action.

Findings for Project Approval: For projects within the Historic Overlay zone, the Design Review Commission may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.
6. The project substantially complies with the applicable guidelines set forth in Chapter 19.42 (Historic preservation and infill in the Historic Zone).

Awning Signs: Three awning signs are proposed on the awning over the front entrance to the building. Two awning signs would be placed on each end of the awning. The one-sided signs are proposed to have an area of ±1.61 square feet. A third sign would be placed along the front of the awning. The one-sided sign is proposed to have an area of ±10 square feet. All of the signs would consist of white lettering placed directly on the blue awning. The total area for the awning signs would be 13.22 square feet.

Existing Signs: During a site visit staff observed two projecting signs that have not received Design Review Commisison approval; these signs are also included in this application. The two projecting signs are two-sided, with an area of ±1.25

square feet per sign (9 inches tall by 1 foot 8 inches wide). The maximum height of the signs would be 7 feet 1 inch, with a clearance of 6 feet 4 inches between grade and the bottom of the signs. The signs are proposed perpendicular to the street on both sides of the entrance to the building. The signs would be constructed of a wood material. In terms of colors, the background would consist of white text on a blue background. Illumination is not proposed.

Projecting sign regulations: Projecting signs shall not exceed nine square feet in area on each side. Projecting signs shall not project over four feet from any wall surface nor be closer than four feet to any curb line of a public street. No projecting sign shall extend above the top level of the wall upon or in front of which it is situated, or in the case of buildings having sloping roofs, above the eaves of the roof. Any sign which is suspended or projects over any public or private walkway or walk area shall have an overhead clearance of at least seven feet (§18.20.150). The signs are not consistent with this requirement in that they would only have an overhead clearance of 6 feet 4 inches. If approved, the signs will be to be raised to comply with the projecting sign regulations.

Aggregate Sign Area: Based on the property's frontage on West Spain Street (23 feet), the maximum aggregate sign area allowed for the parcel is 13.8 square feet. The total aggregate sign area for the property would be 16.97 square feet, including the three awning signs (13.22 square feet of aggregate sign area) and the two existing projecting signs (3.75 square feet of aggregate sign area). It should be noted that when calculating the aggregate area of a two-sided sign, each face is multiplied by 0.75 (§18.16.021). The proposal is not consistent with this requirement. The applicant is requesting a variance from this standard.

Number of Signs: A maximum of two signs are permitted for any one business (§18.16.010). The proposal is not consistent with this requirement in that there would be 5 signs for the property including the three awning signs and two projecting signs. The applicant is requesting a variance from this requirement.

Variances: As noted above, the proposal would exceed the allowable aggregate sign area and it would exceed the number of signs normally permitted for any one business. The DRC may grant variances from the provisions of the sign ordinance provided that certain findings can be made (see below).

1. Exceptional or extraordinary circumstances or conditions, not resulting from any act of the owner or applicant, apply to the location under consideration and not generally to other businesses or properties in the vicinity.

2. Strict adherence to a regulation may cause unnecessary hardship or prohibit the exercise of creative design, and the application submitted is extraordinary and outstanding in design;

3. The exception is the minimum necessary to serve its intended use;

4. The exception is in conformance with the purpose and intent of this title;

5. The granting of the variance will not be detrimental to the public interest or welfare, or injurious to properties or improvements in the vicinity.

Other permits required: In addition to the requirements of this title, the awning shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation. In addition, Section 807.2 of the Fire Code requires testing by an approved agency meeting the NFPA 701 flame propagation standards or the materials shall be noncombustible. Reports of test results shall be submitted to the Fire Code Official prior to issuance of a building permit and to the Planning Department before the Design Review Commission can review the application. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Robin Evans at (707) 933-2205 for information regarding City Encroachment Permits.

Commission Discussion

Design Review Commission Action

❑ Approved ❑ Disapproved ❑ Referred to: _____ ❑ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRC Conditions or Modifications

Attachments

1. *Project narrative*
2. *Historic Resources Inventory*
3. *Pictures of existing awning*

cc: Bill Dardon
34 West Spain Street
Sonoma, CA 95476

Richard and Mary Ann Cuneo
P.O. Box 4
Vineburg, CA 95487-0004

Alan Jones, Administrative Captain

COLDWELL BANKER
BROKERS
OF THE VALLEY

800 BROADWAY
SONOMA, CA 95476
BUS. (707) 996-3232
FAX (707) 996-3436

On July 1, 2013, The Real Estate Company was merged with PLC Partners d/b/a Coldwell Banker Brokers of the Valley. From that date forward, the office space occupied by Bill Dardon and The Real Estate Company and located at 34 West Spain in Sonoma, became the Plaza office for Coldwell Banker Brokers of the Valley/ Bill Dardon and The Real Estate Company are still in the location with the same lease hold that has been in place for the past 20+ years. While the color of the awning over the front windows and doors was a dark green for The Real Estate Company, identity standards for Coldwell Banker franchisees require that all signage and use of the company logo conform to a blue and white color scheme. The exact shade of blue, specified by Coldwell Banker, is commonly known as PMS 280. We found the identical shade identified as "Marine Blue" in the fabric choices available to us. We replaced the green fabric with new awning material in the Coldwell Banker colors on the original frame. Letters and size of Awning did not change only the Color.

Thank you

Bill Dardon Coldwell Banker Brokers of the Valley Sonoma

Each Office Is Independently Owned And Operated.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser _____ Site _____ Mo. ____ Yr. ____
UTM _____ Q _____ NR 4 SHL ____
Lat _____ Lon _____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____

IDENTIFICATION

1. Common name: Sebastiani Apartments
2. Historic name, if known: Sebastiani Apartments
3. Street or rural address 20, 30, 34 West Spain Street
   City: Sonoma ZIP: 95476 County: Sonoma
4. Present owner, if known: Samuel Sebastiani Address: P.O.Box AA
   City: Sonoma ZIP: 95476 Ownership is: Public ☐ Private ☒
5. Present Use: Apartment house & shop & office on ground floor. Original Use: Apartment house & shop on ground floor
   Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This three story, Spanish Revival type, painted, block building is the largest building on the north end of the Plaza. It features a penthouse on top. Overhang roof and exposed wood rafters are on penthouse, third floor, and second floor. Second floor has balcony across front with wood railing and brackets and wood posts. All windows and doors are arched with venetian style windows. There are 3 false balconies at doors on third floor and a painted brick railing around the top third floor. Roof is combination shingle.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

See City Map - Area 10

UTM (SONOMA QUAD)
10/549,300/4,238,740
10/548,280/4,238,400
10/548,210/4,238,070
10/547,230/4,238,180

8. Approximate property size:
   Lot size (in feet) Frontage 72 ';
   Depth 266 ';
   or approx. acreage _____.
9. Condition: (check one)
   a. Excellent ☒ b. Good ☐ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☐ b. Unaltered? ☒
11. Surroundings: (Check more than one if necessary)
    a. Open land ☐ b. Scattered buildings ☐
    c. Densely built-up ☒ d. Residential ☐
    e. Commercial ☒ f. Industrial ☐
    g. Other ☐ _____
12. Threats to site:
    a. None known ☒ b. Private development ☐
    c. Zoning ☐ d. Public Works project ☐
    e. Vandalism ☐ f. Other ☐ _____
13. Date(s) of enclosed photograph(s): January 1978

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☒ c. Stucco ☐ d. Adobe ☐ e. Wood ☐
    f. Other ☐ _____

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1937 This date is: a. Factual ☒ b. Estimated ☐

17. Architect (if known): _____

18. Builder (if known): Sebastiani

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
    f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Built by Samuel Sebastiani, owner of the Sebastiani Winery, who was also a contractor. Mr. Sebastiani came to Sonoma from Italy. Mr. Len Thomas was the foreman in charge of the job. It was built on the site of an abandoned adobe.
This large, Spanish Revival style, apartment building with its characteristic Spanish details is one of the largest buildings on the Plaza.
On site of Salvador Vallejo Home

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
    c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
    g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Interview: August Sebastiani, January 1979

23. Date form prepared: 1/19/79 By (name): Johanna M. Patri
    Address: _____ City Sonoma, CA ZIP: 95476
    Phone: 996-6412 Organization: Sonoma League for Historic Preservation

(State Use Only)

ROKERS of the VALLEY

ROKERS of the VALLEY

The Candlestick
COLDWELL
BANKER

HOMES
FOR SALE
OFFICE OPEN

City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: **5**

Meeting Date: **11/19/13**

Applicant	**Project Location**
Amy Alper, Architect	157 West Spain Street

Historical Significance

- ☐ Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- ☐ Listed on California Register of Historic Resources (Significant)
- ☐ Listed within Local Historic Resources Survey (Potentially Significant)
- ☒ Over 50 years old (Potentially Significant)

  Year built: 1919

Request

Design review for a new detached single family residence.

Summary

The architect is proposing to construct a 1,879 square foot residence toward the back portion of the property.

Zoning Requirements*:* The standards of the Medium Density Residential zone applicable to the proposal are as follows:

- *Setbacks:* The new residence will meets or exceed the normal setback requirements.
- *Coverage:* At 26%, site coverage is less than the 60% maximum allowed in the Medium Density Residential zone.
- *Floor Area Ratio:* The project would result in a F.A.R. of 0.29, which is less than the 0.50 maximum allowed.
- *Parking:* One covered parking space is provided in a carport for the new residence and two uncovered spaces are provided for the vacation rental (one to the east and one to the south of the vacation rental). This meets the requirement.
- *Height:* The two-story residence would have a maximum ridge height of 27 feet, which is less than the 30-foot height limit allowed in the zone.

In short, the project complies with the applicable requirements of the Development Code, and is not subject to Planning Commission approval.

Design Review: New single family homes located within the Historic Overlay Zone are subject to architectural review in order to assure that the new construction complies with the following: (1) the required standards, design guidelines, and ordinances of the city; (2) minimize potential adverse effects on surrounding properties and the environment; (3) implement General Plan policies regarding community design; and, (4) promote the general health, safety, welfare, and economy of the residents of the City. (§19.54.080.A).

Factors to be considered: In the coarse of Site Design and Architectural Review, the consideration of the review authority shall include the following factors:

1. The historical significance, if any, of the site or buildings or other features on the site;
   There are no historically significant features on the site.

2. Environmental features on or adjacent to the site;
   Staff is not aware of any environmental features on or adjacent to the site.

3. The context of uses and architecture established by adjacent development;
   The adjacent properties to the west, east, and south are developed with single family residences.

4. The location, design, site plan configuration, and effect of the proposed development.
   The location, design, site plan configuration, and effect of the proposed development are compatible with surrounding uses.

In general, it is staff's conclusion that the applicant has successfully applied the applicable design guidelines in developing the plan for the replacement structure.

Building Elevations & Exterior Materials: The design of the new residence is intended to be compatible with the existing residence (vacation rental) on the site. Proposed exterior materials consist of stucco for the single story portion of the structure, lap siding with a batten detail for the second story portion of the structure, and GAF composite shingles (cool antique slate in color). The front door will be composed of aluminum clad. The applicant is proposing two options for window manufacturers: The Sedona line by Siera Pacific with aluminum clad exterior; or, Vista Luxe in their flush profile by Kolbe and Kolbe, also aluminum clad exterior (see attached specification sheets).

Required Findings: As set forth in §19.54.080.H of the Development Code, in order to approve an application for design review in the Historic Overlay Zone, the Design Review Commission must make the following findings:

1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan;
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code; and
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings; and
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

Other permits required: In addition to the requirements of this title, the proposal shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review Commission Action

❑ Approved ❑ Disapproved ❑ Referred to: _____ ❑ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRC Conditions or Modifications

Attachments:

1. Project narrative
2. Sierra Pacific Window feature window detail
3. Kolbe & Kolbe Vista Luxe feature window detail
4. Exterior lighting detail
5. Site Plan & Vicinity Map
6. Elevations & Materials Sampling

cc: Amy Alper, Architect
1101 Loma Court
Sonoma, CA 95476

Dorinda Parker
P.O. Box 1349
Sonoma, CA 95476

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email
Yvonne Bowers, via email

City of Sonoma Design Review Commission Review

Narrative for 157 West Spain Street – New Residence
November 19, 2013 Presentation

Introduction

Dorinda Parker, the owner of 157 W. Spain, intends to build a new, infill single family home behind the existing Craftsman home on the lot.

The design is consistent with the intent of the design guidelines that encourage compatibility in scale and treatment with existing older development, visual variety and contemporary architectural design.

Plan Layout and Massing

The "L" shaped structure meets the required setbacks (and associated height limitations) and allows a small private back yard. A small second level loft occurs at the intersection of the legs of the "L". The second level provides views to the north hills and is positioned so as to exceed setback requirements. From a massing perspective, the two story element provides a vertical counterpoint to the otherwise single level buildings and echoes the form of the buildings at 164,172 and 180 West Spain Street, all two story structures with the gable end facing the street. The closely spaced casement windows at the second story echo the ribbon window pattern at the rear of the existing house, which faces the new house. The entry to the new residence is via a covered porch.

Access and Parking

The driveway to the property will be widened to 12' to meet access requirements for emergency vehicles. These vehicles will be able to drive to within 35' of the rear property line. An existing 5'-6" high gate will be removed.

Three parking spaces are required on site; two for the front home (a vacation rental) and one for the new infill residence. Only the infill residence requires covered parking. Ample back up space enables all vehicles to leave the property head first.

The new residence will park along the east property line under a covered carport. Parking Spot #1 for the vacation rental will be along the east side of the house and separated from the access drive by a planter. Parking Spot #1 will be shielded by the planting. Parking Spot #2 for the vacation rental is at the far west property line and is accessed across an all-weather roadbed with gravel finish. The gravel of variegated

NOV 0 1 2013

color is a positive choice for its permeability and creates a common courtyard space between the two structures

Architectural Considerations

The design of the new residence takes great care to be compatible with the existing home on the property. The new infill structure will be of two primary materials. The single story portions of the house will be stucco – a material that ties in with the existing stucco on the front house and is common in the historic areas of Sonoma. The two story portion of the house will be lap siding with a batten detail, which is also characteristic of the housing stock in the Sonoma downtown area. The high windows of the two story structure will be detailed with a tall band of painted cedar to break up the massing, and tie in with ribbon windows of the single story level of the house. The east elevation of the two story structure has only two windows. The windows on the south elevation are toward the west side of the wall to ensure privacy for the neighbors on Church Street. Paint colors will be in the same taupe/grey family as the existing home, which will further tie the two structures together.

Window Manufacturers

We are presenting two window manufacturers' (and associated literature, cut sheets and detail) for review and approval. The final decision as to which will be used will be based on the interior materials palette (yet to be designed) and a pre-final cost estimate to be done in early 2014. The options presented are the *Sedona* line by Sierra Pacific with Aluminum Clad exterior and (of higher quality) *Vista Luxe* in their *Flush* profile by Kolbe and Kolbe – also Aluminum Clad. Either choice will be of a dark taupe color. The windows most visible from Spain Street are at the second level and so due to the dark color, the fine detail of either window will not be easily discernable.

Meetings with Neighbors

Dorinda Parker met or spoke with three neighbors on Oct. 8 and Oct 9, 2013.

She met with Les and Kym Waller, owners of the Inn2remember B&B west of the site and showed them the design. They had only one comment on the design: they appreciate that the design has a low elevation near their property. A non-design issue is that they would appreciate our starting construction as early as possible in 2014 to minimize noise disruption to their clients during their peak summer season and that construction noise be minimized before 8 am.

Dorinda met with Prema Behan, COO of the Three Sticks winery, which recently received city approval to renovate the adobe property adjacent to the site for a tasting room. They agreed that if the pillar in front of Three Sticks' westerly wall is removed,

NOV 0 1

that it will be replaced with another post or pillar to protect the end of their wall. Subsequent to the meeting, the site plan was forwarded to the founder of Three Sticks and information was exchanged on the design/contracting team for both properties.

Dorinda spoke on the phone with Jacqueline Smith vanWallinga, owner of the property at 148 West Church St. Ms Smith was concerned about a two story structure looking down into the backyard of her property. Dorinda noted that there are only two windows facing southward; neither window is oriented to see into backyard of 148 West Church Street.

In-mid September letters were sent to all contiguous property owners requesting a meeting and providing email, phone and mailing address contact information. Dorinda did not receive responses from the following property owners (phone numbers for these neighbors were not available).

Mark Couchman
Owner: 158 Church Street, Sonoma, CA
Mailing address; 351 North Napa, Sonoma, CA

Janet and James Turner
Owner: 170 Church Street, Sonoma, CA
Mailing Address: 34 Marie Street, Sausalito, CA 94965

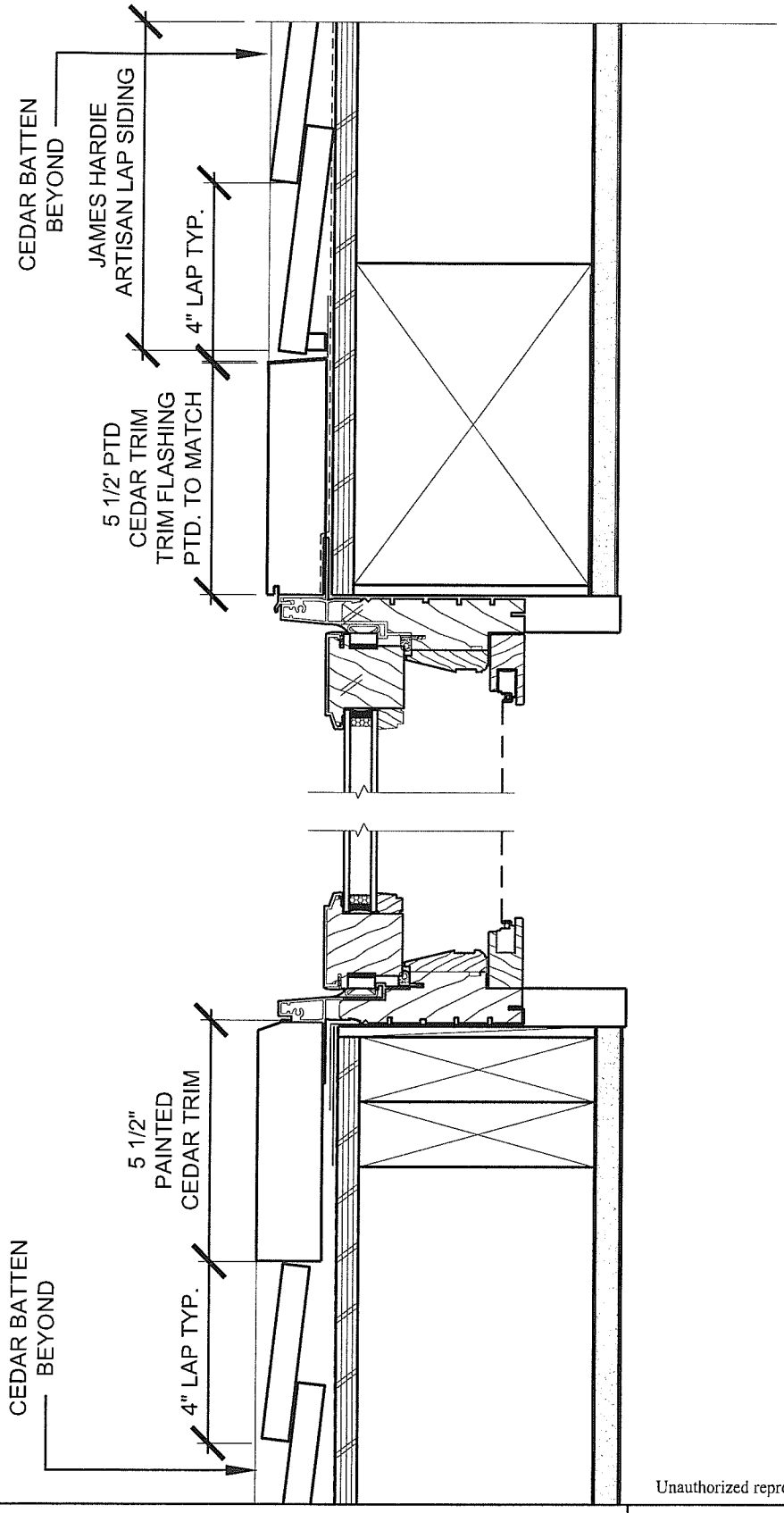
FAR and Lot Coverage

After construction of the new home, lot coverage will be 26% of the property; 60% coverage is allowed. The FAR will be is .29; .50 is the maximum allowed.

Amy A. Alper

Amy A. Alper, Architect. AIA
CA. License # 26924

NOV 0 1 2012



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157 Spain New Residence
City of Sonoma Design Review
Feature Window Detail - North Elevation

November 19, 2013

3" = 1'-0"

1101 LOMA COURT
SONOMA, CALIFORNIA
95476

PH./ F 707-939-9701

OCT 1 1 2013

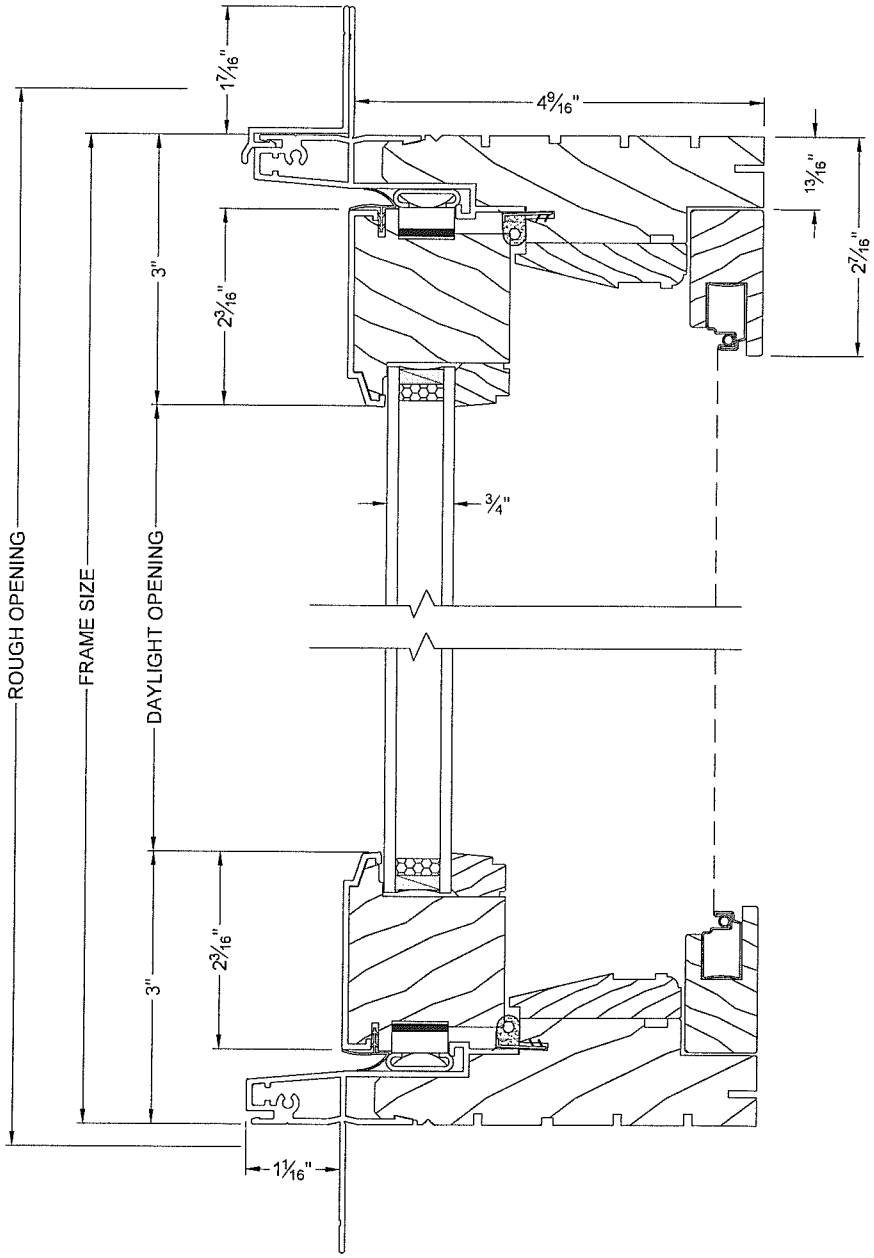
AMY A. ALPER ARCHITECT

Contemporary 4 9/16" Jamb

Clad Sedona Casement

Vertical/Operable Section

Scale: 6" = 1'-0"



Sierra Pacific Windows

800-824-7744 www.sierrapacificwindows.com

Updated: 2/13

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

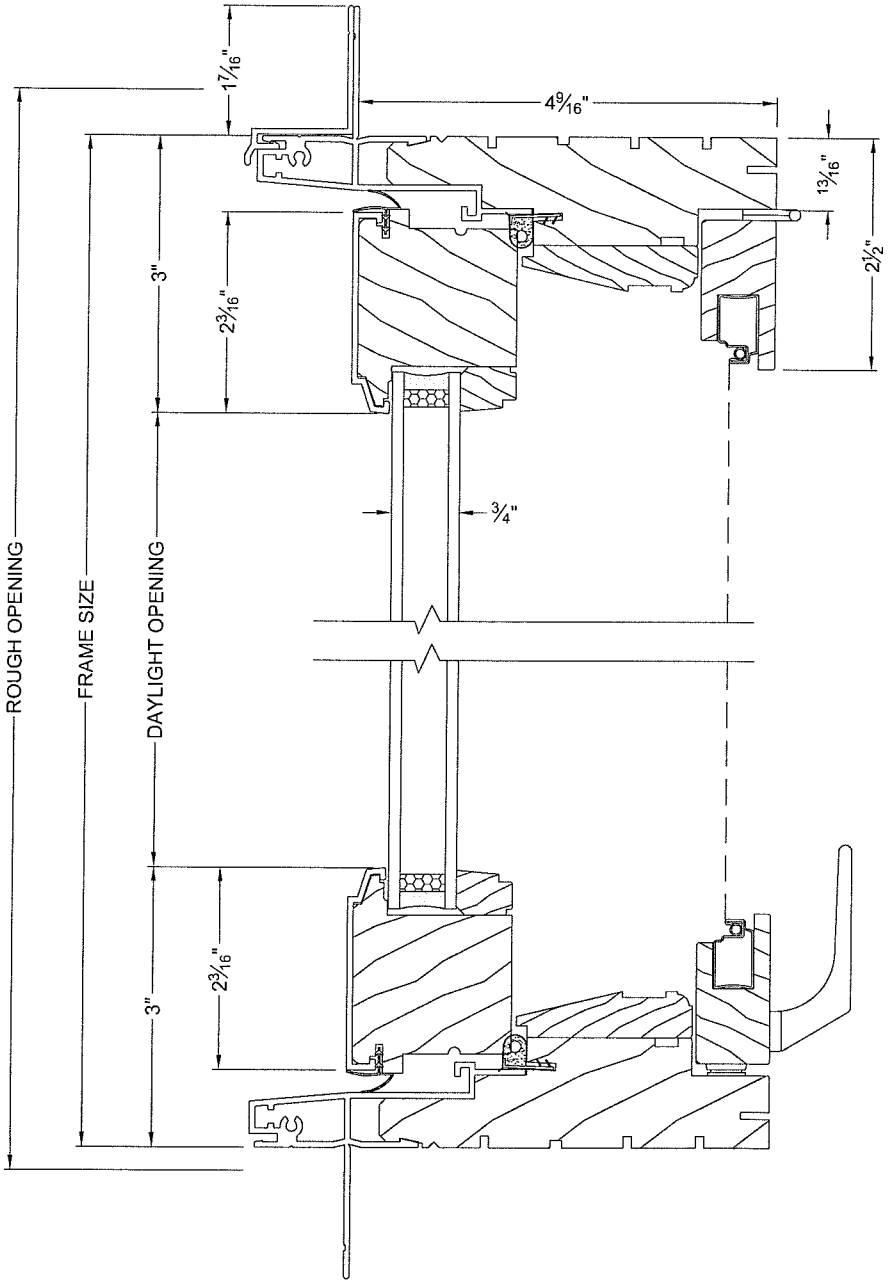
OCT 1 1 2013

Clad Sedona Awning

Scale: 6" = 1'-0"

Contemporary 4 9/16" Jamb

Vertical/Operable Section



Note: Only available in Wide Sash.

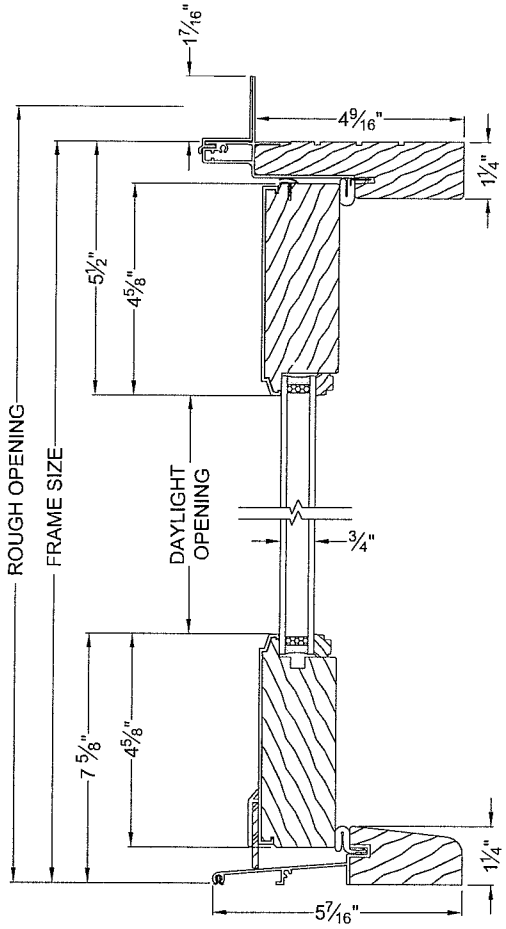
OCT 11 2013

Clad Narrow Stile Outswing Door

Scale: 3" = 1'-0"

Standard 4 9/16" Jamb

Vertical/Operable Section

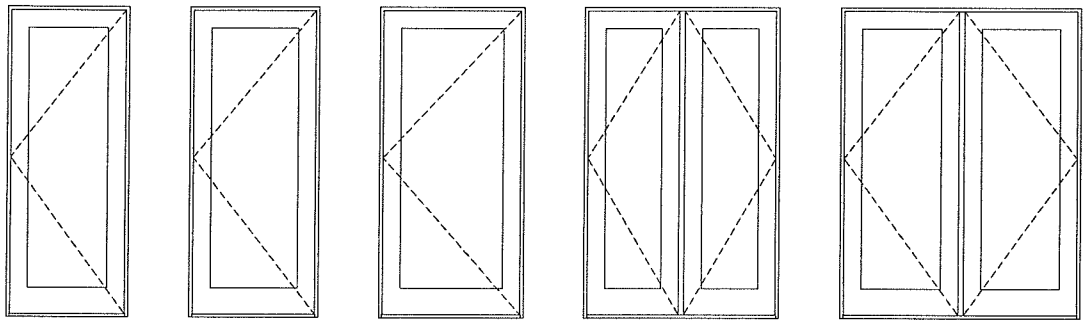


1 1 2013

Clad Outswing Door

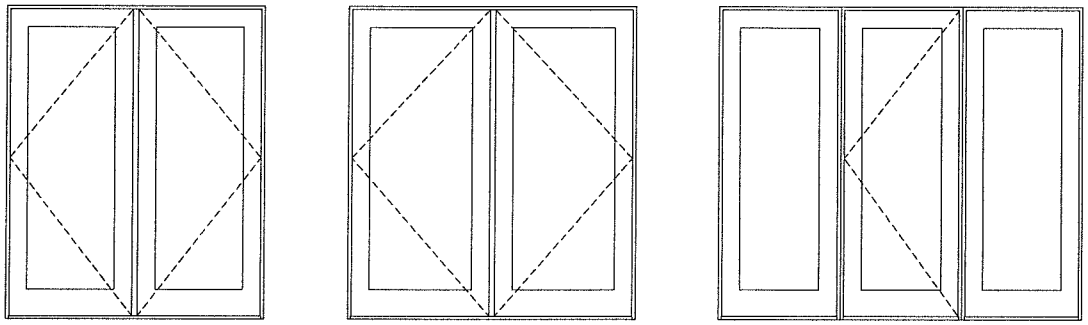
Scale: 1/4" = 1'-0"

ROUGH OPENING	32 9/16"	34 9/16"	38 9/16"	52"	64"
FRAME SIZE	31 13/16"	33 13/16"	37 13/16"	51 1/4"	63 1/4"
GLASS SIZE	21 5/8"	23 5/8"	27 5/8"	15 5/8"	21 5/8"
81 15/16" / 81 3/16" / 68 7/8"					



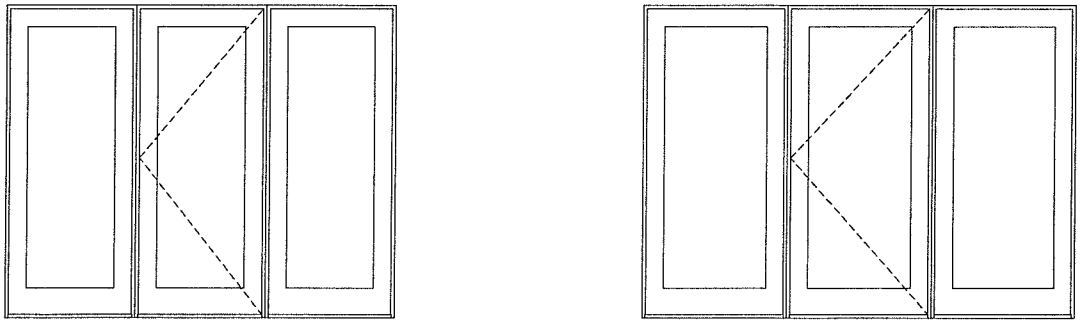
C-OD-3080-1 C-OD-3280-1 C-OD-3680-1 C-OD-4880-2 C-OD-6080-2

ROUGH OPENING	68"	76"	96 3/16"
FRAME SIZE	67 1/4"	75 1/4"	95 7/16"
GLASS SIZE	23 5/8"	27 5/8"	21 5/8"
81 15/16" / 81 3/16" / 68 7/8"			



C-OD-6480-2 C-OD-7280-2 C-OD-9080-3

ROUGH OPENING	102 3/16"	114 3/16"
FRAME SIZE	101 7/16"	113 7/16"
GLASS SIZE	23 5/8"	27 5/8"
81 15/16" / 81 3/16" / 68 7/8"		



C-OD-9680-3 C-OD-108080-3

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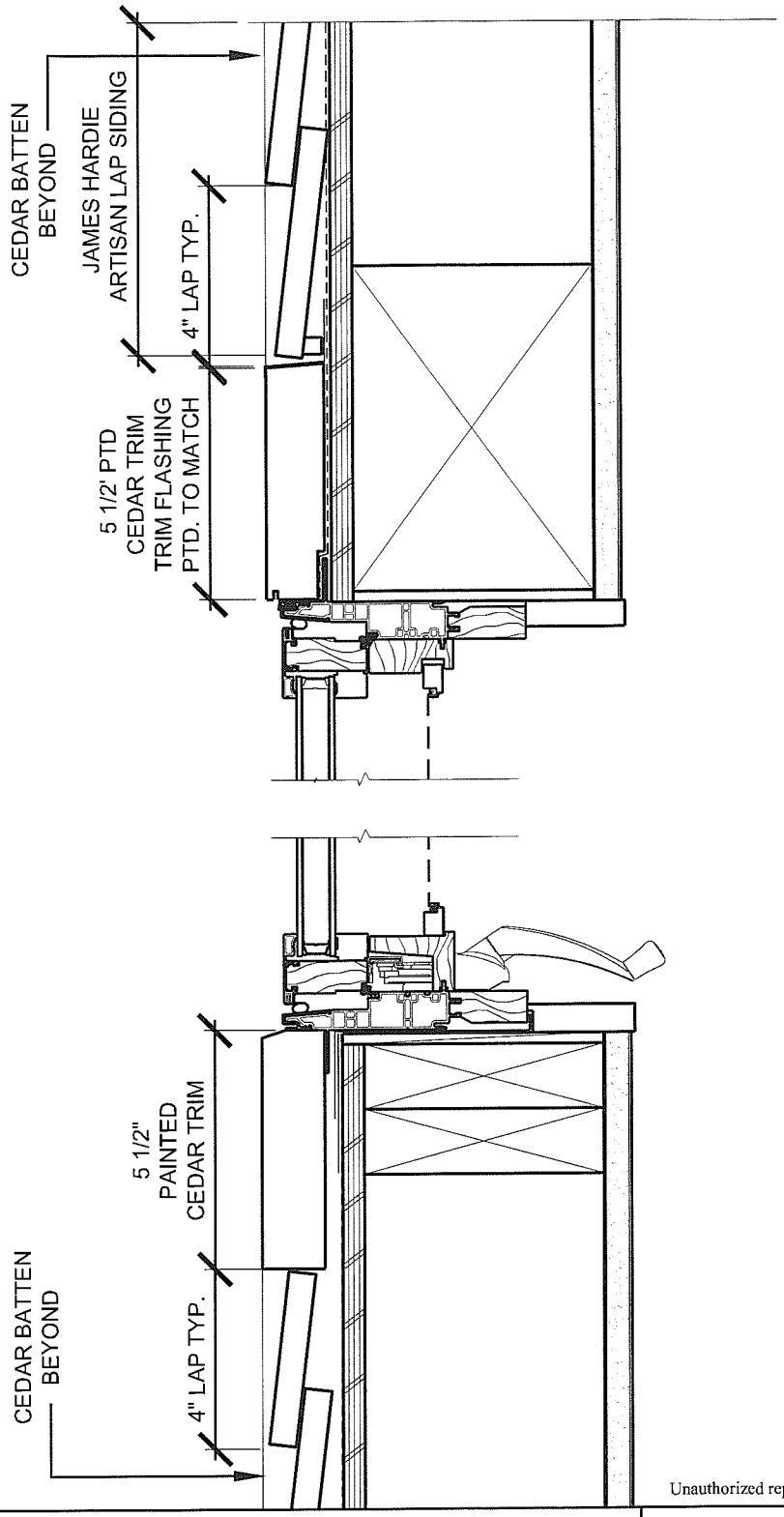

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157 Spain New Residence
City of Sonoma Design Review
Feature Window Detail - North Elevation
Kolbe & Kolbe Vista Luxe

November 19, 2013

3" = 1'-0"

1101 LOMA COURT
SONOMA, CALIFORNIA
95476

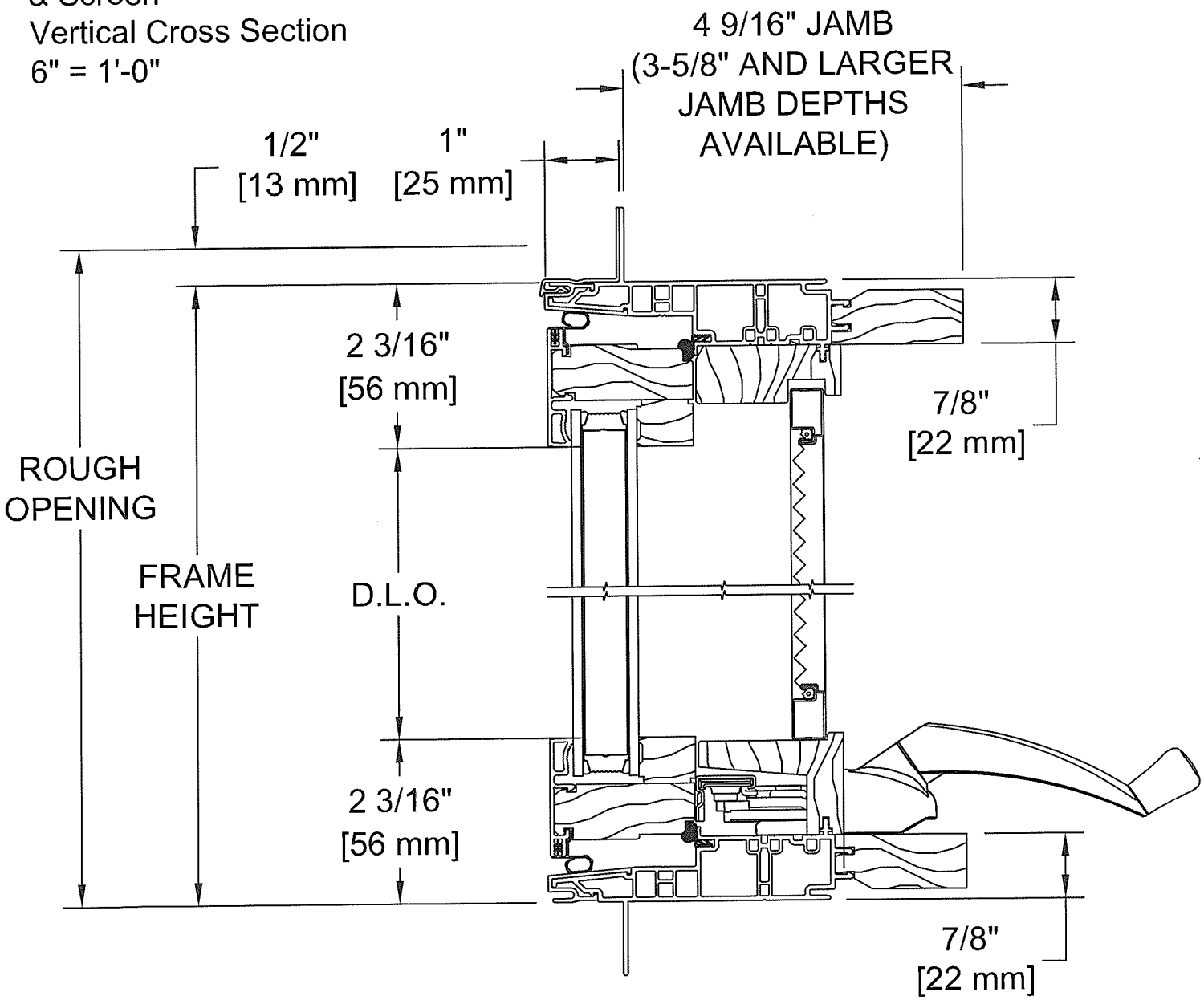
PH./ F 707-939-9701

AMY A. ALPER ARCHITECT

NOV 0 4 2013

VISTALUXE™ COLLECTION - Flush Style
Crank-Out Casement/Awning with Double Pane Glass
& Screen
Vertical Cross Section
6" = 1'-0"

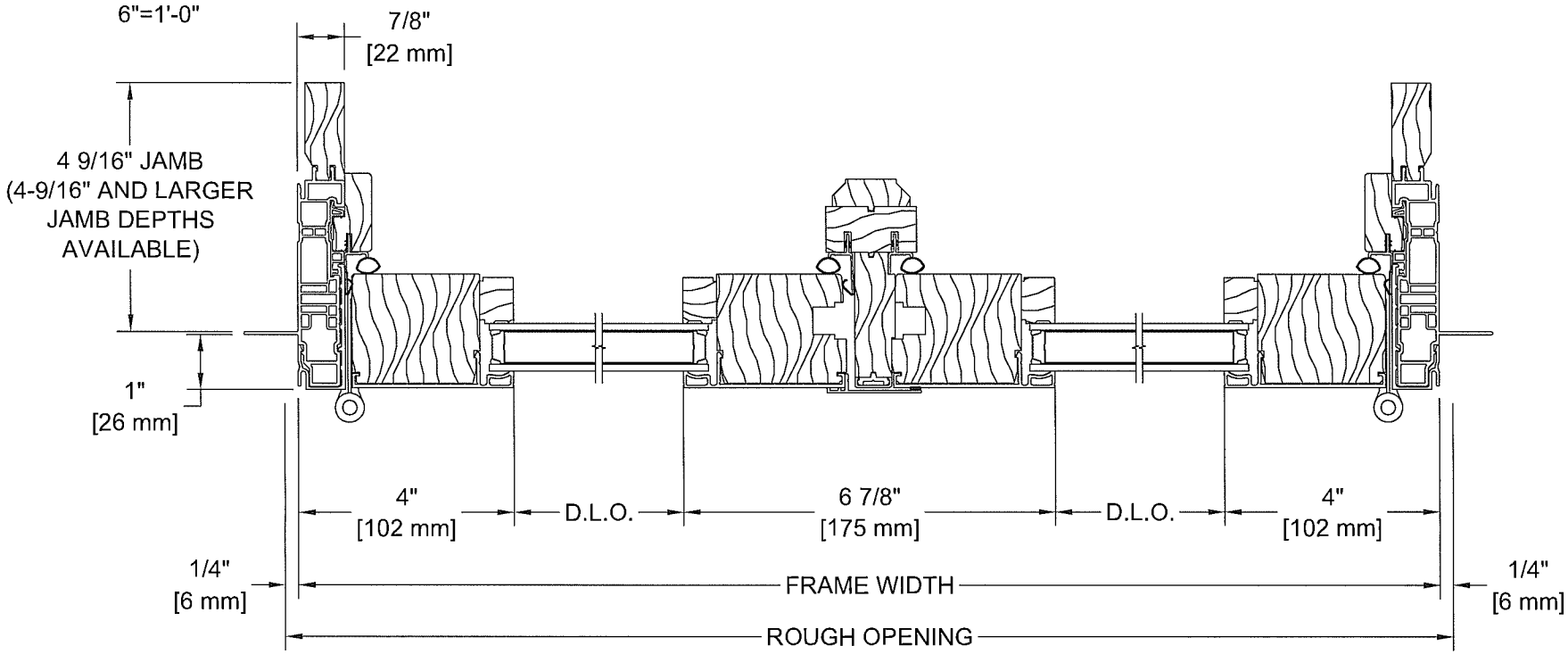
Kolbe® windows & doors
05/01/13



NOV 04 2013

VISTALUXE™ COLLECTION - Flush Style
Two-Wide Active French Outswing Door with Double Pane Glass & 2-1/8" Thick Panel
Horizontal Cross Section
6"=1'-0"

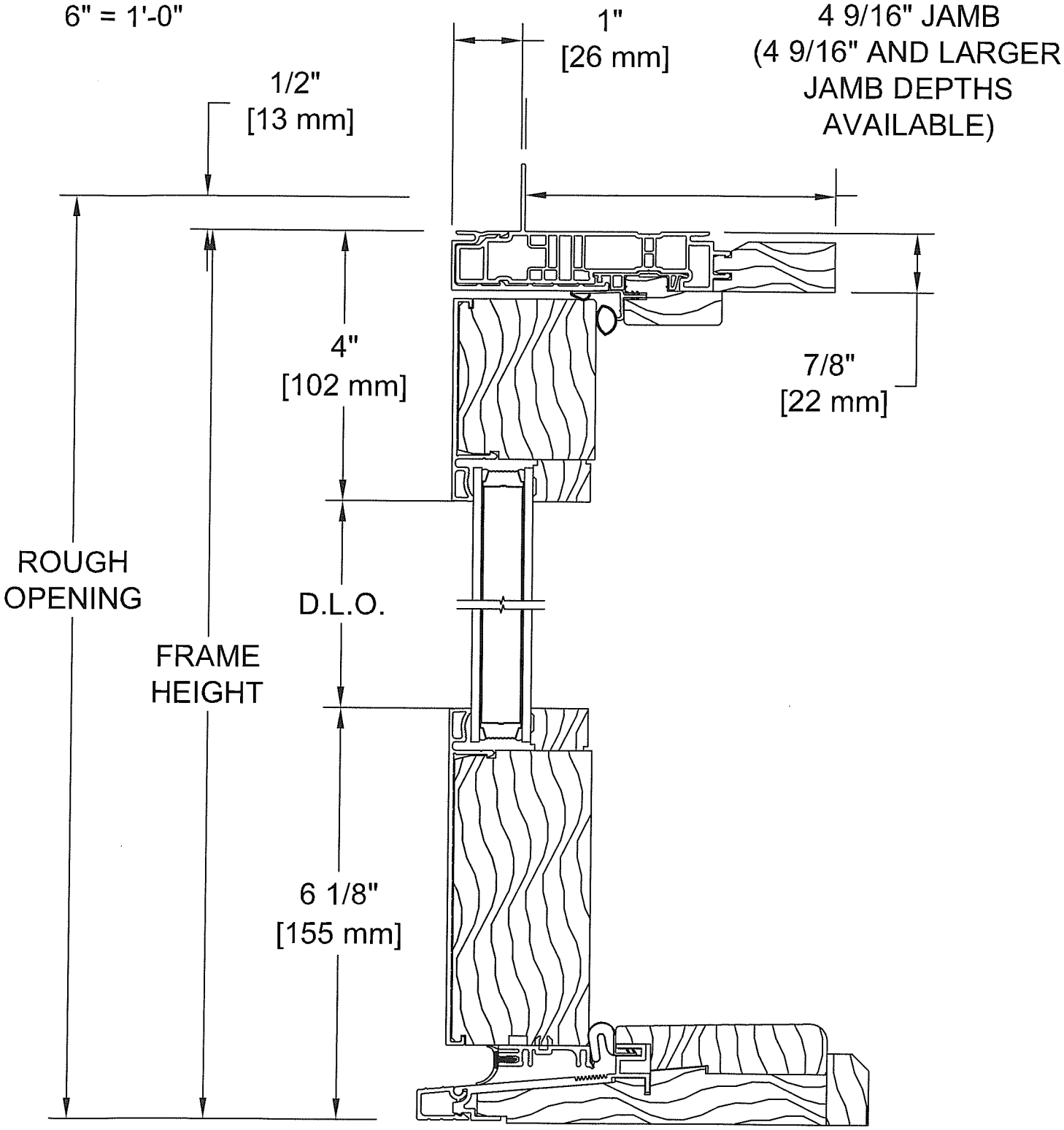
Kolbe® windows & doors
05/01/13



NOV 04 2013

VISTALUXE™ COLLECTION - Flush Style
Active Outswing Door with Double Pane Glass,
2-1/8" Thick Panel & Standard Sill
Vertical Cross Section
6" = 1'-0"

Kolbe® windows & doors
05/01/13

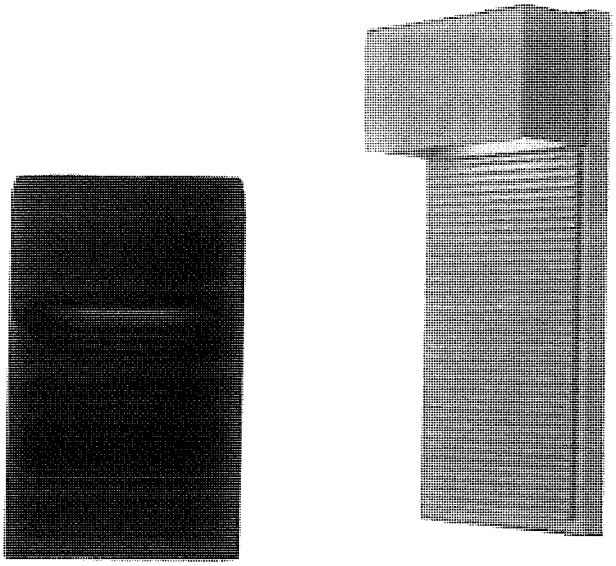


NOV 01 2013

HILINE – model: WS-W23

LED Outdoor Sconce Luminiare

MODERN FORMS
A WAC LIGHTING COMPANY

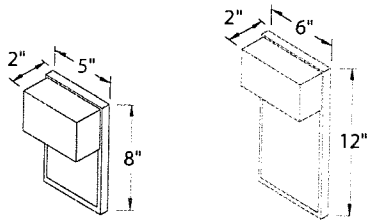


Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

The Hiline luminaire features a sealed LED housing and clean, versatile Dark Sky and ADA design. This functional design is ideal for showing off multi tiered decks, stone patios or illuminating entry ways in luxury hotels and condos.

FEATURES

- Low profile design
- Replaceable LED module
- 50,000 hour potential life
- **Color Temp: 3000K**
- **CRI: 85**

SPECIFICATIONS

Construction: Aluminum with etched glass light shield.

Power: Line Voltage, 120V input direct wire.

Light Source: High output LED.

Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer.

Mounting: Mounts directly to junction box.

Finish: Black (BK), Bronze (BZ), Graphite (GH), White (WT).

Standards: Wet location listed. ADA compliant. Dark Sky friendly.

Installation: Requires Transformer to be recessed within the junction box.

FIXTURE PERFORMANCE

Model	Watt	# of LEDs	LED Lumens	Photometric Lumens
WS-W2308	8W	2	480	245
WS-W2312				235

ORDER NUMBER

Model	Height	Finish
WS-W23	**08** *8"* **12** *12"*	**BK** *Black* **BZ** *Bronze* **GH** *Graphite* **WT** *White*

WS-W23 [ ] – [ ]

Example: **WS-W2312-GH**

FINISHES

BK **BZ**

GH **WT**

REPLACEMENT GLASS

Model	Fixture
RPL-GLA-2308	*WS-W2308*
RPL-GLA-2312	*WS-W2312*

OCT 1 1

Modern Forms – A WAC Lighting Company
www.modernforms.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 2013

SIERRA PACIFIC Windows
A Division of SIERRA PACIFIC INDUSTRIES

Window Sales Locations

ARIZONA
Phoenix - Service Center/Showroom
Scottsdale - Showroom
Tucson - Showroom

CALIFORNIA
Red Bluff - Manufacturing
Fremont - Service Center/Showroom
Irvine - Service Center/Showroom
Camarillo - Service Center/Showroom
Chico - Showroom
Fair Oaks - Showroom
Menlo Park - Showroom
Novato - Showroom
Redding - Showroom
San Diego - Showroom
Palm Desert - Showroom
Pacific Grove - Showroom

COLORADO
Broomfield - Service Center/Showroom
Denver - Showroom

MONTANA
Missoula - Service Center/Showroom
Big Sky - Showroom
Bozeman - Showroom
Columbia Falls - Showroom

NEVADA
Reno - Showroom

NEW MEXICO
Albuquerque - Service Center/Showroom
Santa Fe - Showroom
Taos - Showroom

OREGON
Beaverton - Showroom
Bend - Showroom
Eugene - Showroom

UTAH
Salt Lake City - Service Center/Showroom
Heber City - Showroom
Park City - Showroom

WASHINGTON
Lacey - Service Center/Showroom
Spokane - Service Center/Showroom
Kirkland - Showroom

800.824.7744

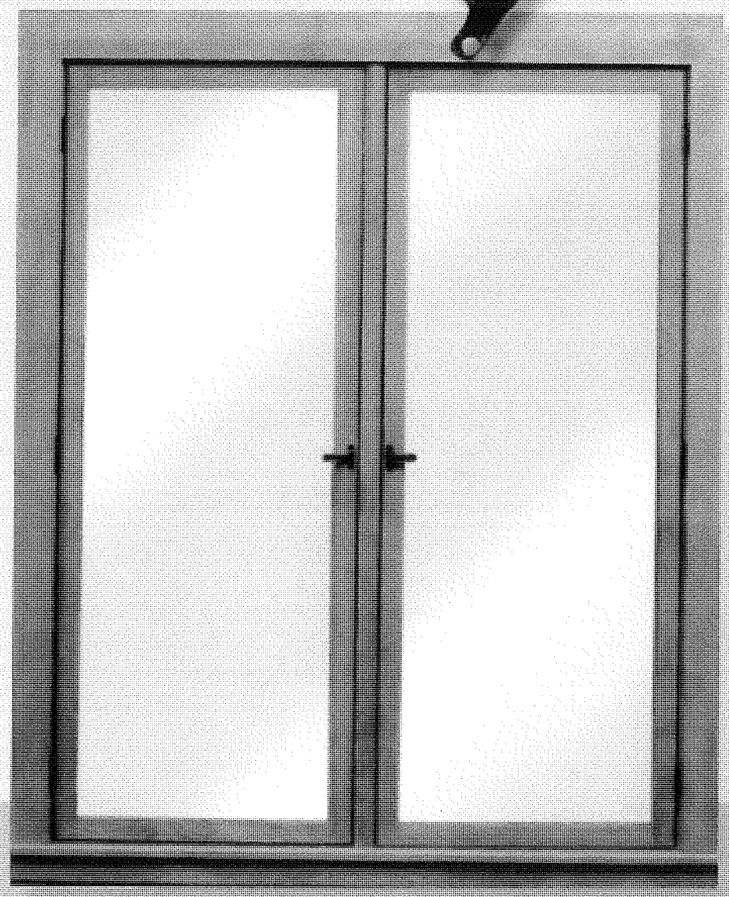
Manufacturing Facility
PO Box 8489
Red Bluff, California 96080
www.sierrapacificwindows.com

5/08

Push-out style

Let the fresh breeze flow

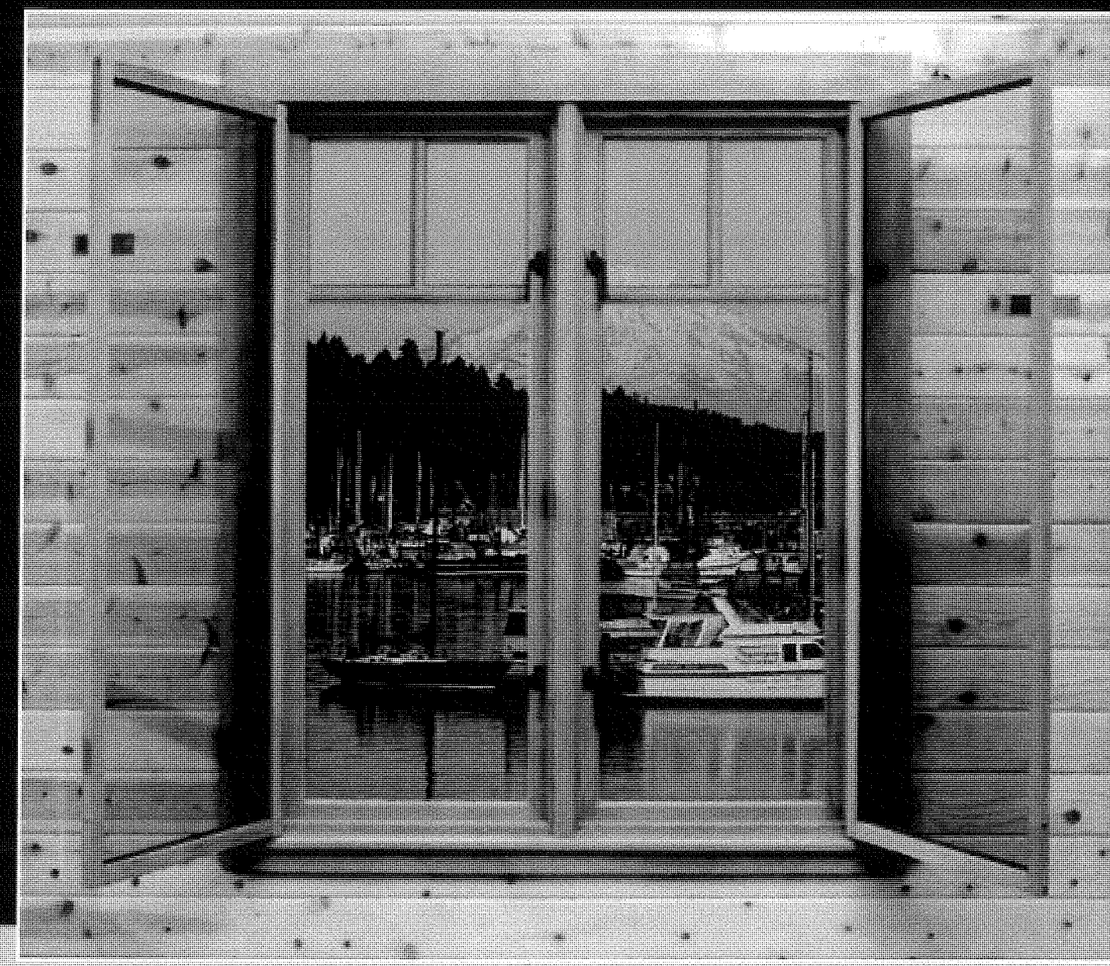
- **A** • **Southwest style window handles in dark oil-rubbed bronze**
- **B** • **Screen handles are also featured in dark oil-rubbed bronze**



SUSTAINABLE FORESTRY INITIATIVE

Sierra Pacific Windows

Value means our new Sedona push-out style casement window... complete with operable interior wooden screens.



Call us today for a complete catalog loaded with ideas and discover the value of Sierra Pacific Windows.

800.824.7744 or www.sierrapacificwindows.com

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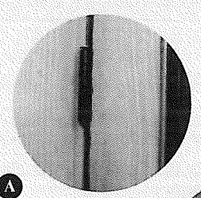
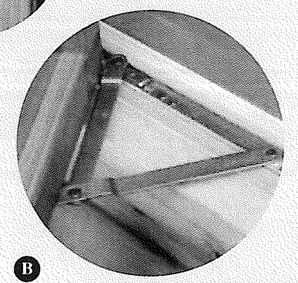
OCT 11 2013

The Sedona

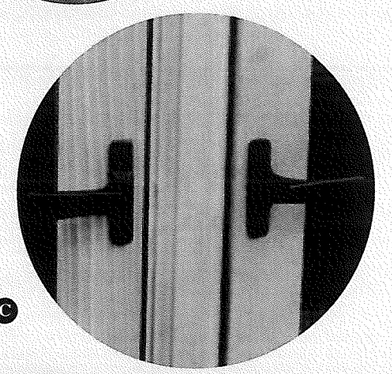
A Push-Out Style Casement Window



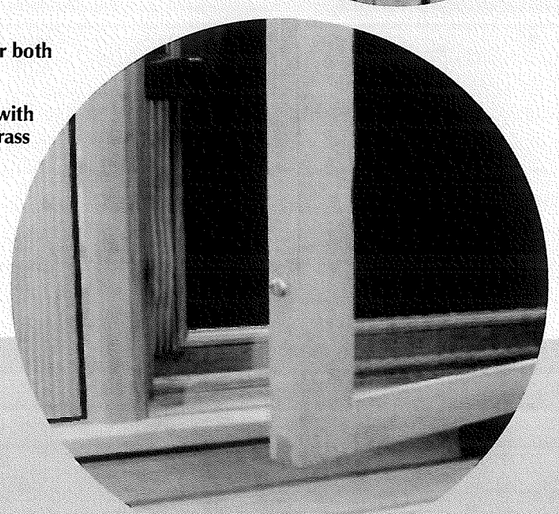
A



B



C



D

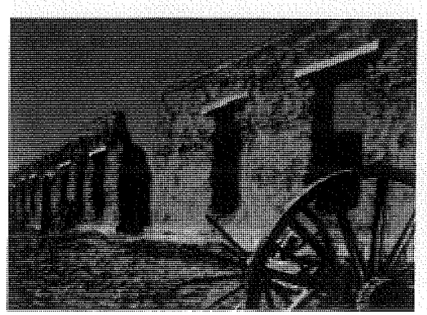
- Old style, push-out casement
- Featured in clear, Douglas Fir interior
- Exterior offered in clear Douglas Fir or extruded aluminum clad available in more than 50 environmentally-friendly colors in 5 industry-leading color collections - and custom colors too
- Distressed fir interior or exterior options are available
- Available in all standard casement and casement picture window sizes, as well as special sizes
- Radius Sedona casement units are available in all standard radius casement sizes and special sizes
- Jamb backs are primed
- Available with all simulite options - 7/8", 1 5/16", 2" widths
- 42" units and taller feature two locking handles
- Interior kerf is standard on 4 9/16" jamb - can be ordered on wider jambs

A • Dark bronze screen hinges with loose pins for easy removal

B • Anderberg, 4-Bar, stainless steel friction hinges - open to 52 degrees. Egress option is available

C • Southwest style handles in dark oil-rubbed bronze for both window and screen

D • Pull-open, interior (room side), hinged wood screen with loose pin hinges for easy removal - closes onto two brass bullet catches on lock-side jamb



Value shines with a push-out style casement window... complete with traditional details.

Smart options make happy customers.

This traditional southwest style, push-out casement window comes complete with a hinged, inswinging wood screen. Truly charming in its character, the Sedona is offered in clear Douglas Fir or extruded aluminum clad exterior. Sedona options include interior and exterior distressed fir.

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VistaLuxe Styles

Photo courtesy of Christopher Simmonds Architects

Photo courtesy of Sennikoff Architects

To perfectly match your architectural design and performance requirements, produ VistaLuxe collection are available in three different profile styles: Flush, Accent, anc Plus. Choose the style that best complements the design of your project's aesthe

Flush

Flush style VistaLuxe windows and doors are created with the sash in the same plane as the frame. For an extremely streamlined look, choose Flush Style VistaLuxe products. This style is available with either double or triple pane glass. Flush style direct set shown at right.

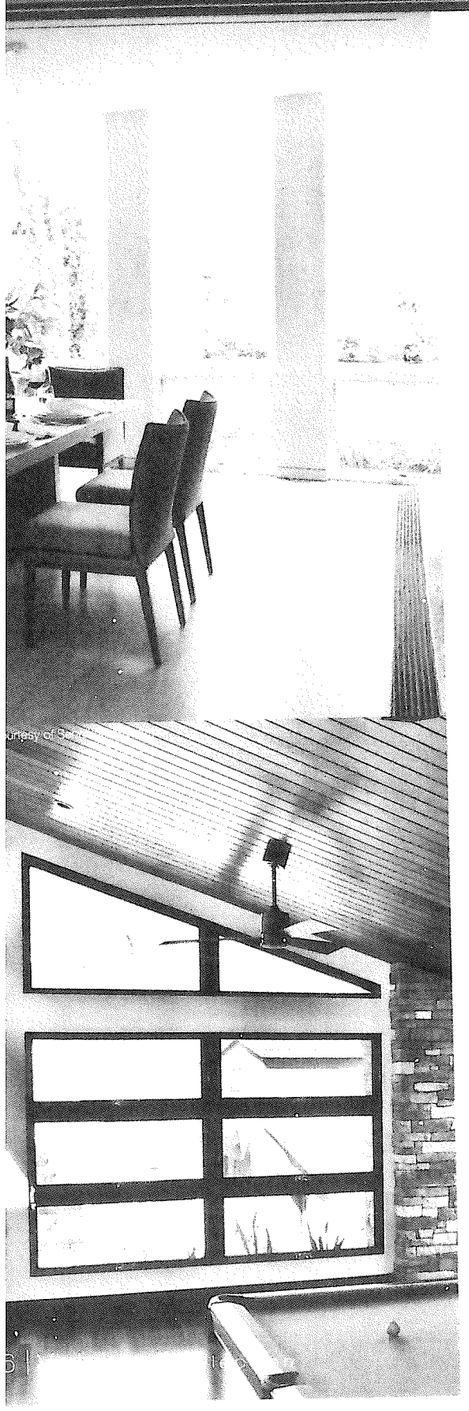
Accent

To add depth and visual interest to your project, choose Accent style VistaLuxe products. The sash is recessed from the frame to create a shadow line, while still keeping glass in the same plane across other Accent style VistaLuxe windows and doors. Accent style direct set shown at right.

Accent Plus

For visual interest when using triple pane glass for increased energy efficiency, VistaLuxe products in the Accent Plus style create an even deeper shadow line. In the most extreme climates, this style allows homeowners to maintain the modern aesthetic while also maintaining comfortable interior temperatures. Accent Plus style inswing door frame shown at right.

Casements & Awnings



VistaLuxe Collection casements and awnings are the perfect products for configurations that take advantage of natural ventilation. The reduced visible frame allows a greater daylight opening and increased viewing area – a virtually-unmatched 82% vision area on a 3-foot-by-6-foot casement.

Standard Features

- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- All exterior wood parts are preservative-treated
- Heavy-duty extruded aluminum alloy frames are press fit onto the exterior-grade uPVC core
- Sash exterior is covered with heavy duty extruded aluminum alloy
- Durable, high-performance 70% PVDF fluoropolymer finish on frame and sash exteriors *(meets performance requirements of AAMA 2605-05)*
- Energy efficient, insulating 7/8" LoE²-270 glass with argon gas*
- Accessory grooves are integral to the extruded frames so units can easily be mulled together
- Frame corners are mitered for consistency across product types
- Sash have coped stile and rail joints for clean fit and finish
- Fully weatherstripped with black weatherstripping for a tight seal
- Interior screens with aluminum frames and BetterVue® fiberglass mesh
- Weather-resistant stainless steel exterior operator parts
- Integrated vinyl nailing fin with additional head drip caps

*Argon gas may not be included with units to be installed in or shipped through high altitude areas.

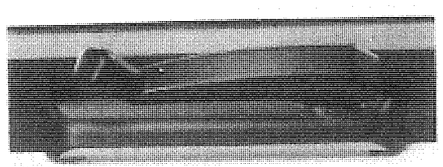
Optional Features*

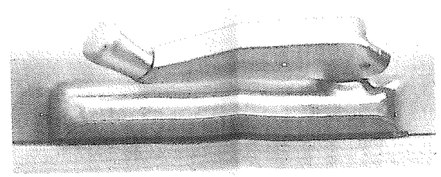
- Universal design casement handle and lock in White, Clay or Rustic Umber
- Screens with White, Beige, Dark Bronze Anodized, or Clear Anodized frames
- UltraVue® screen mesh, aluminum screen mesh or charcoal-colored aluminum screen mesh
- Wood-wrapped screens
- Extension jambs *(up to 8" applied)*
- Galvanized steel installation clips
- Flat casing and stucco return kits for field application
- Steel stiffeners with matching mull covers

*See pages 7 (glass, divided lite, wood species, and finish options available for all VistaLuxe Collection products.

Hardware

As standard, Black folding handles are applied to VistaLuxe Collection casements and awnings. An optional Satin Nickel finish is also available. Multi-point lock handles will match operator handle covers.





Swin

Doors can be a defining feature of a project – VistaLuxe Collection swinging doors are designed with slim stiles and rails to maximize viewing area and invite the light into your space. Combine with other VistaLuxe products into a unique design while preserving symmetry and sightlines.

Standard Features

- Panel thicknesses are defaulted by style choice: 1-3/4" or 2-1/8"
- Nominal 3" wide stiles and top rail; bottom rail is a nominal 5" high
- LVL locking stiles for superior strength and stability
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- All exterior wood parts are preservative-treated
- Heavy duty extruded aluminum alloy frames are press fit onto the exterior-grade uPVC core
- Sash exterior is covered with heavy duty extruded aluminum alloy
- Durable, high-performance 70% PVDF fluoropolymer finish on frame and sash exteriors *(meets performance requirements of AAMA 2605-05)*
- Energy efficient, tempered,7/8" LoE²-270 insulating glass with argon gas*
- Accessory grooves are integral to the extruded frames so units can easily be mulled together
- Frame corners are mitered for consistency across product types
- Sash have coped stile and rail joints for clean fit and finish
- Fully weatherstripped with black weatherstripping for a tight seal
- Integrated vinyl nailing fin with additional head drip caps
- Inswing door features adjustable hinges in Black, while outswing door features commercial grade ball-bearing hinges in Black
- Weather-resistant, multi-point stainless steel operator parts and hardware channels
- Low-profile, Dark Bronze anodized aluminum exterior sill with an oak interior threshold

*Argon gas may not be included with units to be installed in or shipped through high altitude areas.

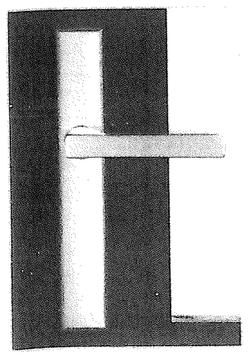
Optional Features*

- Panels available with 10" bottom rail and 5" stiles and top rail
- Extension jambs in a variety of sizes
- Galvanized steel installation clips
- White, Beige or Rustic weatherstripping
- Multiple sill options, including Clear Anodized aluminum, thermal or non-thermal ADA-compliant sills
- Steel stiffeners with matching mull covers

*See pages 7 (glass, divided lite, wood species, and finish options available for all VistaLuxe Collection products.

Hardware

As standard, Black Dallas style handles are applied to VistaLuxe Collection inswing and outswing doors. An optional Satin Nickel finish is also available. Hinge color will coordinate with handle color.



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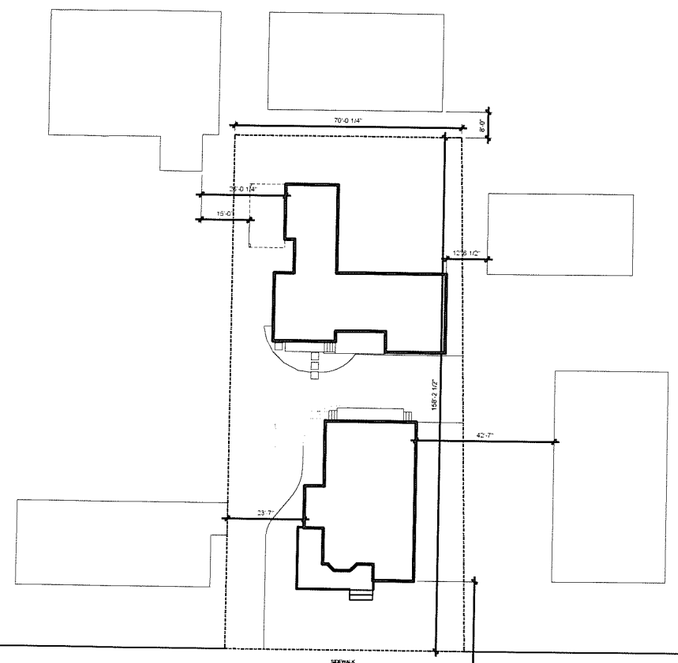


SITE STATISTICS

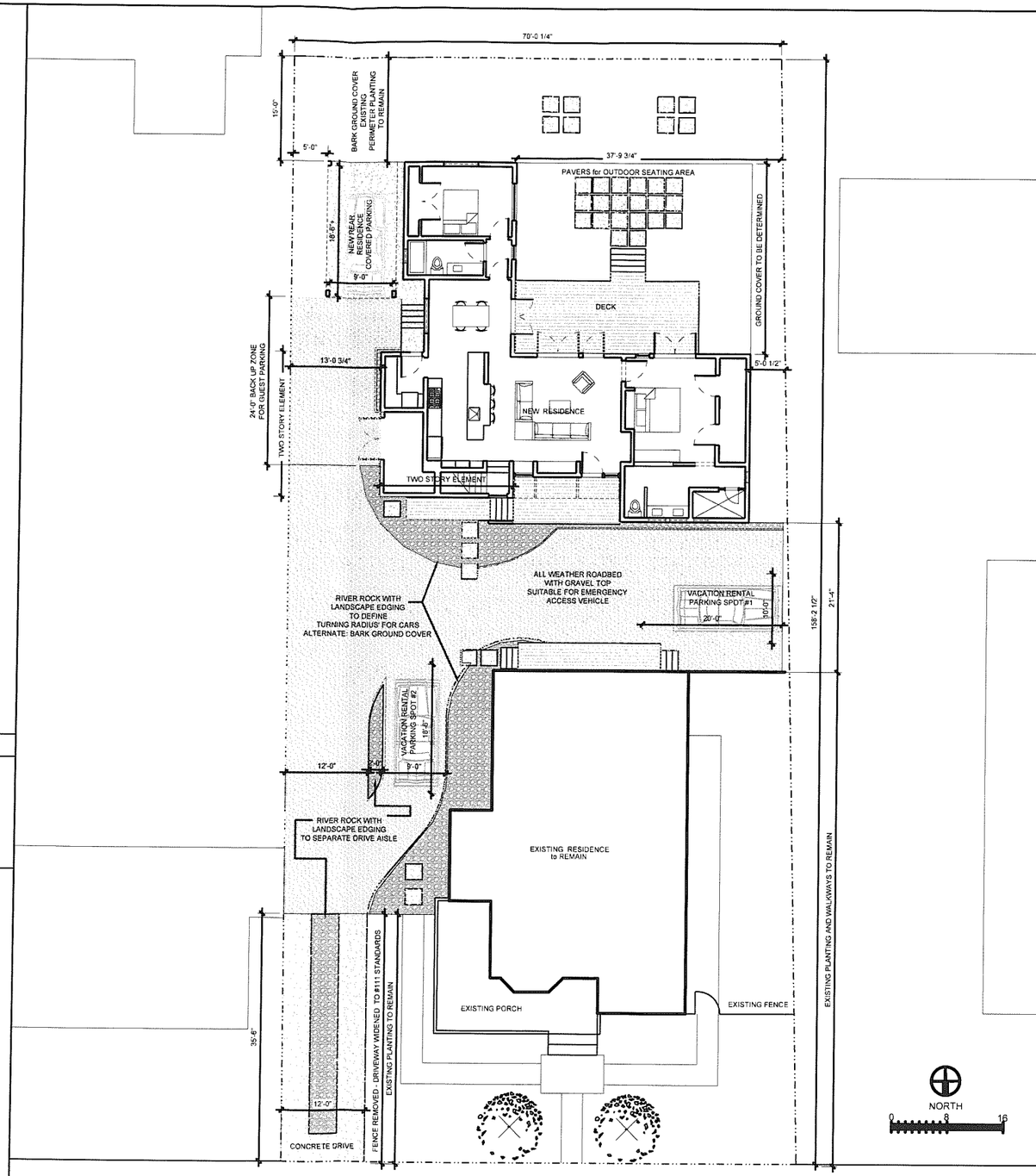
CITY OF SONOMA DOWNTOWN DISTRICT
ZONING: R-M

LOT AREA - 11361 SF/.26 ACRE

LOT COVERAGE
EXISTING HOUSE FOOTPRINT - 1385 SF
NEW HOUSE FOOTPRINT - 1534 SF
2919 SF / 11361 SF = .257 26% < 60% MAX

FAR
EXISTING HOUSE SF - 1385 SF
NEW HOUSE SF - 1879 SF
3264 SF / 11361 SF = .29 .29 < .50 MAX

VICINITY MAP
SCALE 1" = 20'-0"



SITE PLAN
SCALE 1" = 8'-0"

CITY OF SONOMA - DESIGN REVIEW PRESENTATION
157 W. SPAIN STREET, SONOMA CA.
NEW RESIDENCE

SITE PLAN & VICINITY MAP

NOVEMBER 19, 2013

1101 LOMA COURT
SONOMA, CALIFORNIA
95476

PH / F 707-939-9701

AMY A. ALPER, ARCHITECT

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OCT 11 2013

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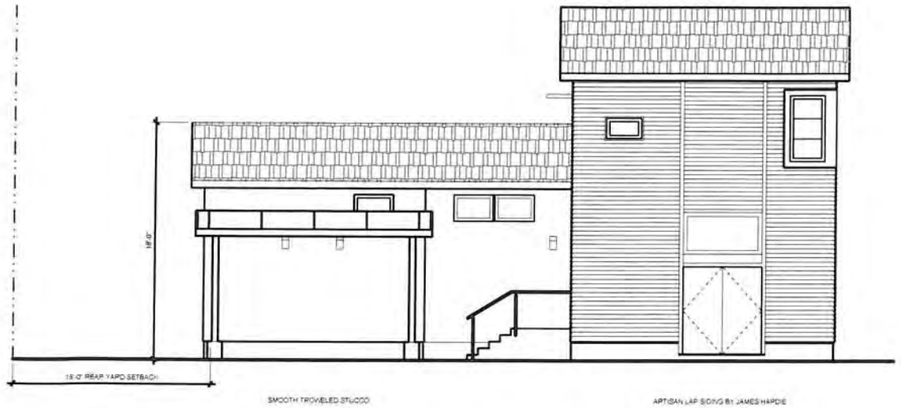

EAST ELEVATION

NORTH (ENTRY) ELEVATION

WEST ELEVATION

SOUTH ELEVATION

SMOOTH TROWLED STUCCO
SIMILAR - EXCLUDING COLOR

ARTISAN LAP SIDING

LAP WITH VERTICAL DETAIL at NORTH ELEVATION
SIMILAR - EXCLUDING COLOR

ROLL UP DOOR
AT CARPORT

POLYCARBONATE AWNINGS
AND CARPORT ROOFING

FRONT DOOR
SIMILAR - ACTUAL WILL BE ALUMINUM CLAD

BAMBOOD DECK
BUDGET ALTERNATE
CON HEART REDWOOD

HARDSCAPE PALETTE

GAF COOL ROOF
COOL ANTIQUE SLATE

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CITY OF SONOMA - DESIGN REVIEW PRESENTATION
157 W. SPAIN STREET, SONOMA CA.
NEW RESIDENCE
ELEVATIONS & MATERIALS SAMPLING

SCALE 1" = 3/32"

NOVEMBER 19, 2013

1101 LOMA COURT
SONOMA, CALIFORNIA
95476

PH / F 707-939-9701

AMY A. ALPER, ARCHITECT

City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: 6

Meeting Date: 11/19/13

Applicant	**Project Location**
Sidney Hoover	663 Second Street East

Historical Significance

☐ Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
☒ Listed on California Register of Historic Resources (Significant)
☒ Listed within Local Historic Resources Survey (Potentially Significant)
☒ Over 50 years old (Potentially Significant)
Year built: 1865

Request

Design review of a proposed addition to the historic residence.

Summary

The architect is proposing to add 632 square feet of building area to an existing residence to the rear portion of the house and an additional 240 square feet of building area to an existing detached garage.

Site Description: The subject property is a 13,200-square foot parcel located on the west side of Second Street East located midblock between Patten and France Streets. The property is currently developed with a ±1,776 square foot residence, a 392 square foot detached garage, guest house, and barn. The residence was built around 1865 and has been presumed eligible for listing on the California Register of Historic Resources (refer to enclosed Historic Resource Report and CEQA Findings prepared by Juliana Inman, dated October 18, 2013). The property is zoned Low Density Residential (R-L) and lies within the City's Historic Overlay Zone. Directly adjoining land uses include single-family homes to the north, south, east, and west.

Project Description: The project involves construction of a ±632 square foot, two-story addition at the rear of the home, and 240 square foot one-story addition at the rear of the existing detached garage. The addition would increase the floor area of the residence from ±1,776 square feet to ±2,408 square feet. In general, the proposed alterations and improvements, including the workshop, are consistent with the architectural features of the historic residence in terms of scale, roof heights and pitches, exterior materials, details and color. None of the additions will be visible from the street. The purpose of the project is to preserve and upgrade the aging residence, while providing additional living area for the owners who will be moving there shortly. Further details can be found in the attached project narrative and accompanying materials.

Zoning Requirements*:* The standards of the Low Density Residential zone applicable to the proposal are as follows:

- *Setbacks:* The new residence will meets or exceed the normal setback requirements.
- *Coverage:* At 11%, site coverage is less than the 40% maximum allowed in the Low Density Residential zone.
- *Floor Area Ratio:* The project would result in a F.A.R. of 0.18, which is less than the 0.35 maximum allowed.
- *Parking:* One covered parking space is provided in a garage. This meets the requirement.
- *Height:* The two-story residence would have a maximum ridge height of 22 feet, which is less than the 30-foot height limit allowed in the zone.

In short, the project complies with the applicable requirements of the Development Code, and is not subject to Planning Commission approval.

Design Review: Alterations to existing structures that increase floor area by 10% for 200 Square-feet, whichever is greater

located within the Historic Overlay Zone are subject to architectural review in order to assure that the new construction complies with the following: (1) the required standards, design guidelines, and ordinances of the city; (2) minimize potential adverse effects on surrounding properties and the environment; (3) implement General Plan policies regarding community design; and, (4) promote the general health, safety, welfare, and economy of the residents of the City. (§19.54.080.A).

Factors to be considered: In the coarse of Site Design and Architectural Review, the consideration of the review authority shall include the following factors:

1. The historical significance, if any, of the site or buildings or other features on the site;
   A history resource report was completed for the property on October 18, 2013. This report presumed that the residence and carriage house are historic resources and are eligible for listing on the California Register of Historic, which means that the residence is an "historical resource" under CEQA.

2. Environmental features on or adjacent to the site;
   Staff is not aware of any environmental features on or adjacent to the site.

3. The context of uses and architecture established by adjacent development;
   The adjacent properties to the north, south, and west are developed with single family residences.

4. The location, design, site plan configuration, and effect of the proposed development.
   The location, design, site plan configuration, and effect of the proposed development are compatible with surrounding uses.

In general, it is staff's conclusion that the applicant has successfully applied the applicable design guidelines in developing the plan for the replacement structure.

Site Design & Architectural Review: While the proposal complies with the quantitative zoning standards noted above, the project is subject to site plan and architectural review by the DRC because the residence was constructed prior to 1945 and lies within the Historic Overlay Zone. In this case, because review by the Planning Commission was not necessary, the DRC is responsible for reviewing and acting upon the project site plan, building massing and elevations, elevation details, and exterior materials. The only aspect of the project not subject to the DRC's discretion is the proposed detached accessory structure, as these types of buildings are specifically excluded from architectural review under the Development Code (nonetheless, information on this structure is provided for context.

CEQA Compliance: As a discretionary project, the proposal is subject to the requirements of the California Environmental Quality Act (CEQA). As previously noted, an historical evaluation of the residence suggested that it meets the CEQA definition of a historical resource. Pursuant to Section 15331 of the CEQA Guidelines, rehabilitation and additions to an historical resource, may be considered categorically exempt from the provisions of CEQA provided the improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Class 31 – Historical Resource Restoration/Rehabilitation). Accordingly, an evaluation was conducted to determine whether the proposal is consistent with the Standards [refer to attached Historic Resource Report and CEQA Findings (Report) prepared by Juliana Inman, dated October 18, 2013]. The conclusion of the Report determined that the work in the proposed project meets the Secretary of the Interior's Standards.

Required Findings: As set forth in §19.54.080.H of the Development Code, in order to approve an application for design review in the Historic Overlay Zone, the Design Review Commission must make the following findings:

1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan;
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code; and
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings; and
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

*Note: While the applicant did not prepare a formal evaluation of the structures located on the property to determine whether they meet CEQA's definition of a historical resource as defined in section 15064.5 (as normally required for a

structure over 50 years of age and located in the Historic Overlay Zone), the applicant did commission a Historic Resource Report and CEQA Findings summary that made the presumption that the residence and the carriage house met CEQA's definition of a historical resource, and also that the work on the proposed project met the Secretary if the Interior's Standards. That said the DRC may require the applicant commission a formal evaluation of the property to determine whether it meets CEQA's definition of a historical resource.

Other permits required: In addition to the requirements of this title, the proposal shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation.

Commission Discussion

Design Review Commission Action

❑ Approved ❑ Disapproved ❑ Referred to: _____ ❑ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRC Conditions or Modifications

Attachments:

1. Project narrative
2. Historic Resource Report and CEQA Findings, dated October 18, 2013
3. Historic Resources Inventory
5. Site Plan & Vicinity Map
6. Elevations & Materials Sampling

cc: Sidney Hoover
601 Barcelona Drive
Sonoma, CA 95476

Hoover and Ellen Living Trust
663 Second Street East
Sonoma, CA 95476-7101

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

PROJECT DESCRIPTION

663 Second Street East *was built in about 1860 as a two-story four room farmhouse with a single horse and carriage barn at the rear of the property. Later the rear portion of the house was added. This is evident by slight changes in the siding and floor heights. The house and barn have been remodeled numerous times since, but both retain some of the delightful Carpenter Gothic style.*

This project adds 632 new square feet and internal remodeling to the rear portion of the house, extending it into the garden area. All walls will be wood framed and exterior walls will have battens to match the existing pattern. All new windows and doors will be wood metal clad and double-glazed and trimmed out to match existing. Along the north side of the rear portion of the house, lattice will be installed between the existing porch columns (which become pilasters in the infill wall) as symbolic of the existing lattice shown on the opposite side porch area.

The existing garage will have a new 240 square foot workshop addition in the same style as the garage and the same materials. The workshop will be on a concrete slab and the house additions will be on perimeter footings to match the existing raised floor level.

The house and all other buildings, doors, lattice, windows and trims will be painted white, as was most likely the original color of these farmhouses. Shutters will be added to the front porch windows. Colors selected are shown on the color sheet.

Every effort will be made to preserve and enhance as much of the original house as possible. **None of the additions will be visible from the street.**

NOV 0 7 2013

Historic Resource Report
And CEQA Findings

18 October 2013

Rehabilitation and Alteration
Hoover Residence/Historic Gillon Residence
663 Second Street East
Sonoma, CA

Description, significance and evaluation:
This reviewer has reviewed plans for rehabilitation and alterations of the historic "Gillon Residence" prepared by Architect Sid Hoover, and has visited the site on October 14, 2013. Photographs from that site visit are attached as "Exhibit A". The 1978 Historic Resource Inventory form prepared by Johanna Patri is also attached.

The Gillon House is an altered circa 1860 carpenter Gothic cottage featuring a high pitched cross gable roof with gable rear wing, low-pitched hipped roof porch, single front gable dormer, and rear wood lattice porches. At the time of the 1978 survey, the front of the house was covered by painted shingle siding. The sides and rear of the house had board and batten siding at that time. This siding remains. The main gable ends of the house retain their finials. Pendant scroll work around the eave line may have been removed. Original 6 over 6 windows remain in the dormer and gable ends, while the 2 over 2 front facade windows may be 19th century replacement windows that have become part of the historic fabric of the building.

Since the 1978 survey, the paneled front door of the house has been replaced with a later Victorian wood and stained glass door. Other alterations include extensive remodeling of the rear wing of the house including removal and replacement of siding, windows and porches, with addition of a deck and outside storage area on the southwest corner of the building.

The house retains integrity, and remains in "good" condition.

The other historic resource on the site is the carriage house, which remains largely unaltered and retains integrity. No alterations are proposed for the carriage house. A 100+ year old Mission Fig tree remains in the garden near the house.

A second dwelling unit, storage shed and garage on the site are not historic.

California Environmental Quality Act (CEQA) and integrity analysis:
According to California Environmental Quality Act (CEQA) regulation, historic resources are automatically eligible for the California Register if they have been listed in

OCT 18 2013

and determined eligible for the National Register of Historic Places (NR) or the California Historic Landmarks program. Historic resources included in historic resource inventories prepared according to the California State Office of Historic Preservation (SHPO) guidelines (and included in the State Inventory of Historic Resources) or designated under county or city historic landmark ordinances are presumed eligible if the designation occurred during the previous five years. Designations and surveys over five years old must be updated before their eligibility can be considered.

The California Register regulations define "integrity" as "the authenticity of an historic resource's physical identity, evidenced by the survival of characteristics that existed during the resource's period of significance" (State Office of Historic Preservation, 1997). These regulations specify that integrity is a quality that applies to historic resources in seven ways: **location, design, setting, materials, workmanship, feeling and association**. A property must retain **most** of these qualities to possess integrity.

The criteria for eligibility for listing in the National Register are virtually the same as for the California Register. To meet the National Register standards, a property must meet these same criteria, be associated with an important historic context, and retain the historic integrity of features that convey significance (National Park Service, 1991).

The house, though altered, retains all seven aspects of integrity - location, design, setting, materials, workmanship, feeling and association.

Secretary of the Interior Standards and California Environmental Quality Act (CEQA) analysis:
According to current CEQA regulation:

> Title 14. California Code of Regulations, Chapter 3. Guidelines for Implementation of the California Environmental Quality Act Article 5. Preliminary Review of Projects and Conduct of Initial Study, Section 15064.5. Determining the Significance of Impacts to Archeological and Historical Resources:
>
> > (3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Secretary of the Interior Review:
Local governments in California generally reference compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, in the design review conditions and/or negative declaration for projects. Compliance with these guidelines avoids any negative impacts on the existing buildings.

According to the introduction of these standards:

> **The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The introduction further states:

> ... As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

And the final introductory statement:

> The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Analysis:
Work described in the drawings conforms to *The Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings*. Included with the comment is a citation of the Standard or guideline language involved, and specific recommendations are in **boldface**:

1. ***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.*

   Use as a single family residence will be retained.

2. ***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 alteration of the building is described under Standard 9 below. Historical material will be retained.

3. ***Standard 3*** *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical*

development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

No features from other buildings will be added. No conjectural features are proposed. New construction does not create a false sense of historical development. No inappropriate light fixtures, finishes or materials will be added. The remodeled kitchen area will have new "lattice porch" wall finish which is differentiated from the original board and batten siding.

4. ***Standard 4*** *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Existing alterations that have become part of the historic fabric of the building will remain.

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

Distinctive features and finishes will be not be removed.

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

Replacement of historic materials will be done where original material has been broken, lost or weathered to an extent making repair infeasible. Replacement features will match the old in design, color, texture, visual qualities, and material.

7. ***Standard 7*** *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

No sand blasting or chemical treatments are proposed.

8. *Standard **8*** *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures must be taken.*

Sonoma County standard archeological mitigation measures should apply to all ground disturbing activities on the site.

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

The building alterations in this setting hinge on this standard. New construction should be respectful of the historic building, while at the same time avoiding creating a false sense of what is historic on the site. The standards and guidelines allow for a wide range of design options and styles.

The proposed one story bedroom addition is subtly differentiated from the original and is more contemporary in style. The pattern of board and batten siding is referenced with contemporary materials. According to the Guidelines, "...additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource." The Guidelines further recommend:

- Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
- Designing new additions in a manner that makes clear what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

The bedroom addition is placed at the rear of the building and is not visible from the public right of way.

Changes to the rear kitchen wing include replacement of the doors at the rear, a new door and window on the north side elevation, and use of "lattice" siding at the north elevation to reference the previously removed lattice porch.

10. ***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.*

    Since the proposed addition and alterations are being made to an extensively altered rear elevation of the building, the essential form and integrity of the building remains.

Conclusions:
Work in the proposed project meets the Secretary of the Interior's Standards.

Sources:

1. 36 CFR Part 800: Protection of Historic Properties, Advisory Council on Historic Preservation, 1986.
2. California CEQA Guidelines, amended 1 February 2001.
3. California CEQA Statute, amended 1 January 2002.
4. California Governor's Office of Planning and Research, "Thresholds of Significance: Criteria for Defining Environmental Significance: CEQA Technical Advice Series," September 1994.
5. California Department of Parks and Recreation "Historic Resource Inventory", DPR 523 form, UTM (Sonoma Quad), City Map Area II, Sonoma Historic Preservation League, Johanna Patri – preparer, April 1978.
6. How to Apply the National Register Criteria for Evaluation Bulletin, U.S. Department of the Interior, National Park Service, by the staff of the National Register of Historic Places, finalized by Patrick W. Andrus, edited by Rebecca H. Shrimpton, (1990, Revised 1997, Revised for Internet 2002).
7. Instructions for Recording Historical Resources, California Office of Historic Preservation, March 1995.
8. National Register Bulletins 15 and 16A (National Park Service 1990b, 1991) NRHP Status Codes.
9. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, (1995), Weeks and Grimmer.

Report by:

Juliana Inman Architect
California Architect, license #C14760

attachments: Exhibit A, photographs
1978 DPR form

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
Ser ____ Site ____ Mo. ____ Yr. ____
UTM ____ Q ____ NR 4 SHL ____
Lat ____ Lon ____ Era ____ Sig ____
Adm ____ T2 ____ T3 ____ Cat ____ HABS ____ HAER ____ Fed ____

IDENTIFICATION

1. Common name: Gillon Home 49-55176-144
2. Historic name, if known: Gillon Residence.
3. Street or rural address 663 Second Street East
   City: Sonoma, Ca. ZIP: 95476 County: Sonoma
4. Present owner, if known: Kenneth MacIntire Address: 663 Second St. East
   City: Sonoma, Ca. ZIP: 95476 Ownership is: Public ☐ Private ☒
5. Present Use: Residence Original Use: Residence.
   Other past uses: ____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This two story, T-shape, simple, Carpenter Gothic Home is situated on the west side of E. Second Street in a residential neighborhood of various styles. The building features a gabled roof at either end and a gabled roof dormer with windows of 6 lights over 6. Front features a hip roof covered porch with 4 square wood posts. Wood paneled front door has small vertical lights on either side and light transom above. There is a double hung window with 2 vertical lights over 2 on either side of door. At either end of roof peaks is a finial. Across front of property is a picket fence with posts and finial at gate. Front siding appears to be painted asphalt shingles. Side of house is board and batten. There is a wing with covered porch and dormer at back. On property is gabled roof barn with gabled dormer.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

UTM (SONOMA QUAD)
10/547,230/4,238,180
10/548,210/4,238,070
10/548,180/4,237,670
10/547,800/4,237,740

NORTH

See City Map - Area 11

8. Approximate property size:
   Lot size (in feet) Frontage 88 ';
   Depth 150 ';
   or approx. acreage ____.
9. Condition: (check one)
   a. Excellent ☐ b. Good ☒ c. Fair ☐
   d. Deteriorated ☐ e. No longer in existence ☐
10. Is the feature a. Altered? ☒ b. Unaltered? ☐
11. Surroundings: (Check more than one if necessary)
    a. Open land ☐ b. Scattered buildings ☐
    c. Densely built-up ☐ d. Residential ☒
    e. Commercial ☐ f. Industrial ☐
    g. Other ☐ ____
12. Threats to site:
    a. None known ☒ b. Private development ☐
    c. Zoning ☐ d. Public Works project ☐
    e. Vandalism ☐ f. Other ☐ ____
13. Date(s) of enclosed photograph(s): April 1978

DPR 523 (Rev. 7/75)

16

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
    f. Other ☐ _____

15. Is the structure: a. On its original site? ☐ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1860 This date is: a. Factual ☐ b. Estimated ☒

17. Architect (if known): _____

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
    f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☒ Barn i. None ☐

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This house was built by Mr. Gillon about 1860. The Gillons had lived off Second Street East, near the railroad tracks at the site where a brick chimney still stands. Mrs. Gillon died while the house was being built and Mr. Gillon moved in with his son & daughter, Edith. Edith lived here with Miss Lydia Culbertson, a bookkeeper in Lewis' Butcher Shop, until her death when Lydia Culbertson inherited it. After Miss Culbertson's death, it was purchased by Mr. Blake and Mr. Maffei who made some changes. Margaret Eliassen purchased the house and restored it and then sold it to the Kenneth MacIntires. It is a classic example of the early Gothic Revival style which prevailed in California from the Gold Rush to Civil War times. Cottages, with surface trim added, such as this were projections of the little, four squared frame cottages of New England Colonial vintage.

This handsome, simple, Gothic Revival building with its symmetrical facade is probably the oldest building in the neighborhood and one of the few Gothic style buildings in the city.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
    c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
    g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Beech Alexander, July 1976
Miss Zolita Bates, January 1979

23. Date form prepared: 1/17/79 By (name): Johanna Patri
    Address: 621 Napa Rd City Sonoma, Ca ZIP: 95476
    Phone: 996-6412 Organization: Sonoma Historic Preservation League

(State Use Only)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

(State use only)
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    c. Densely built-up ☐ d. Residential ☒
    e. Commercial ☐ f. Industrial ☐
    g. Other ☐ _____
12. Threats to site:
    a. None known ☒ b. Private development ☐
    c. Zoning ☐ d. Public Works project ☐
    e. Vandalism ☐ f. Other ☐ _____
13. Date(s) of enclosed photograph(s): April 1978

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    f. Other ☐ _____

15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐

16. Year of initial construction 1860 This date is: a. Factual ☐ b. Estimated ☒

17. Architect (if known): _____

18. Builder (if known): _____

19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☒ d. Shed(s) ☒ e. Formal garden(s) ☐
    f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☒ Barn, well i. None ☐

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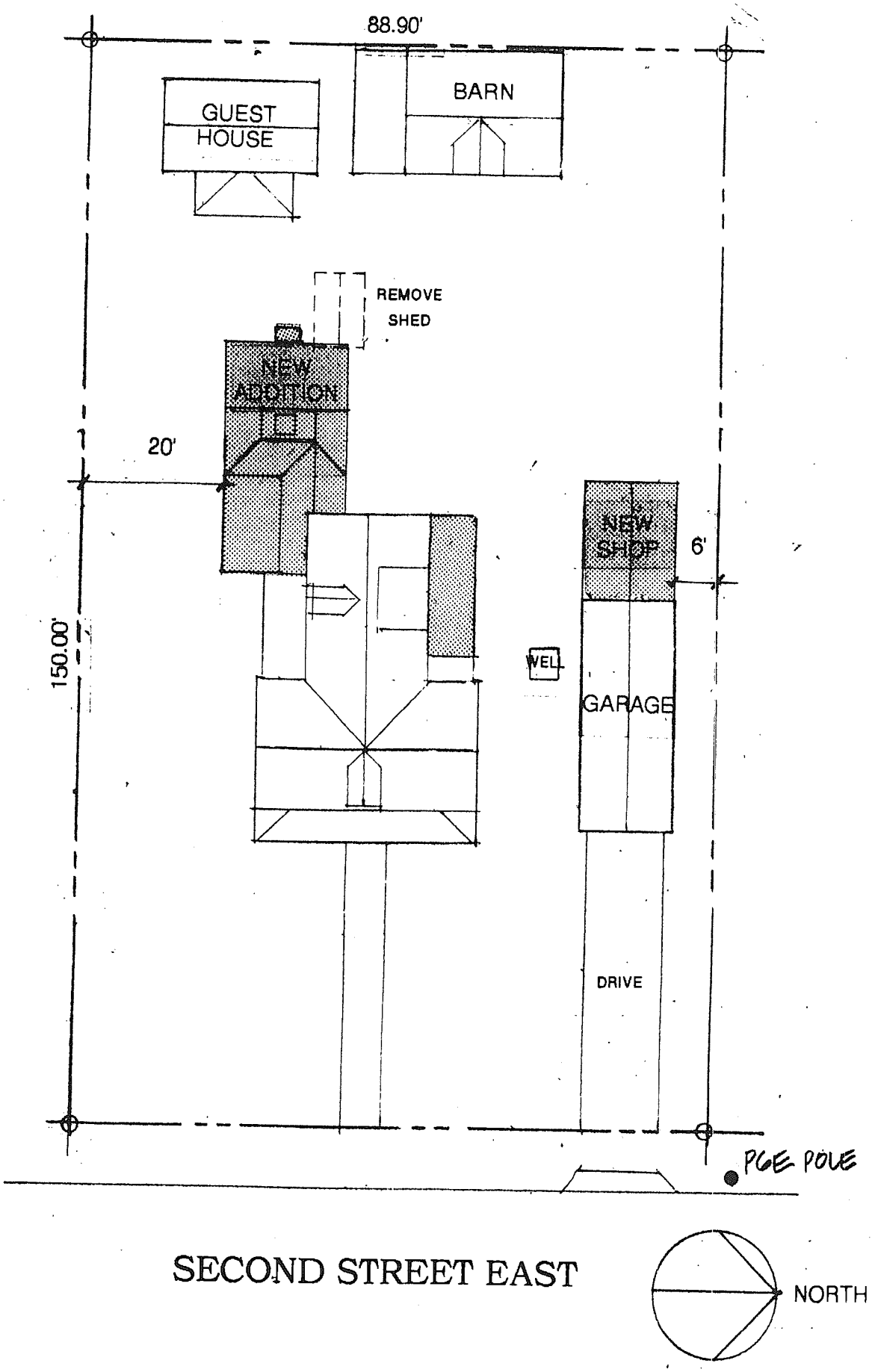
    c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
    g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Beech Alexander, July 1976
Miss Zolita Bates, January 1979

23. Date form prepared: 1/17/79 By (name): Johanna Patri
    Address: 621 Napa Rd City Sonoma, Ca ZIP: 95476
    Phone: 996-6412 Organization: Sonoma Historic Preservation League

(State Use Only)

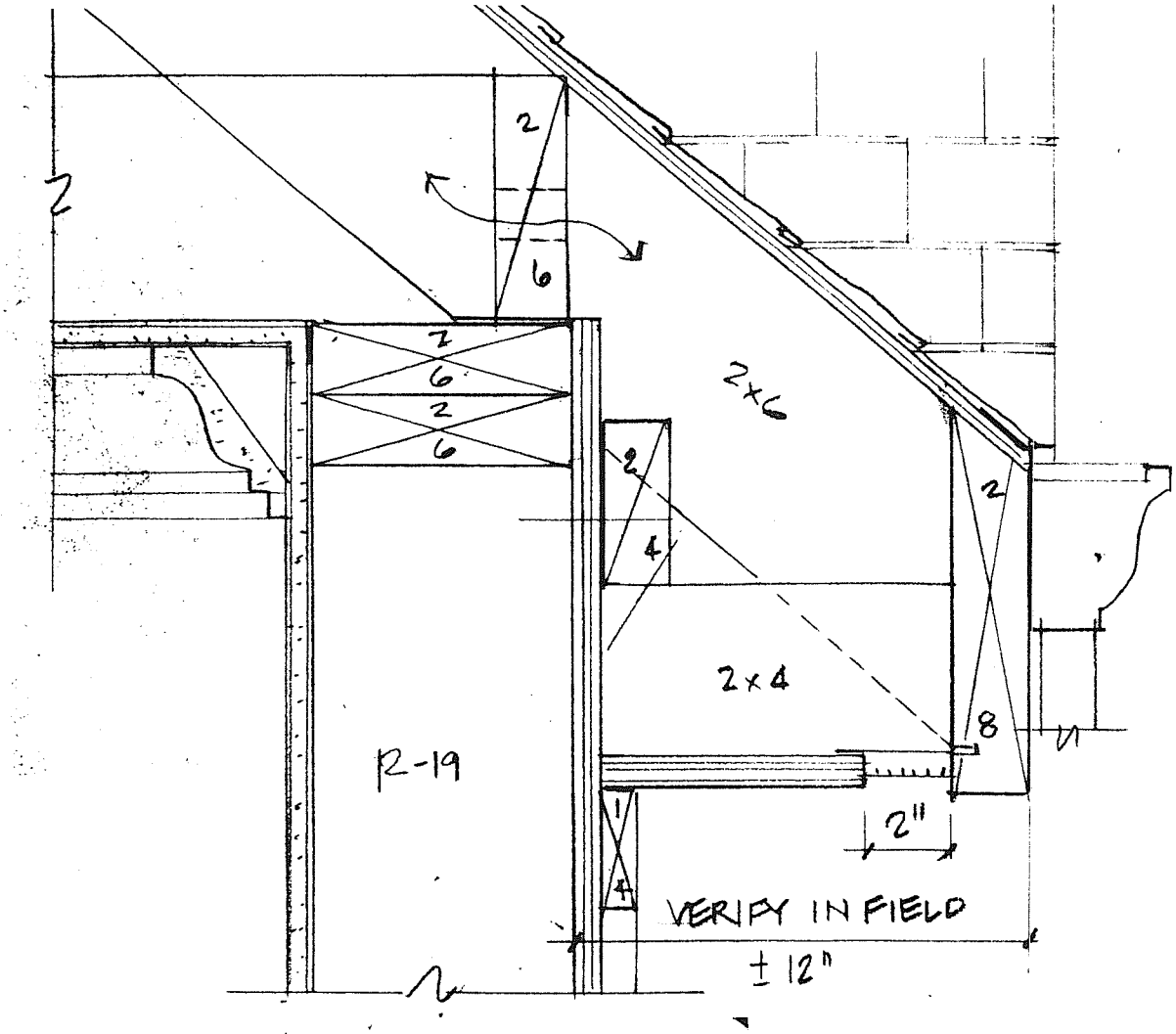

88.90'
GUEST HOUSE
BARN
REMOVE SHED
NEW ADDITION
20'
NEW SHOP
6'
150.00'
WEL
GARAGE
DRIVE
PGE POLE
SECOND STREET EAST
NORTH

NORCAL®
MLS

OCT 1

SIDNEY HOOVER ARCHITECTS AIA

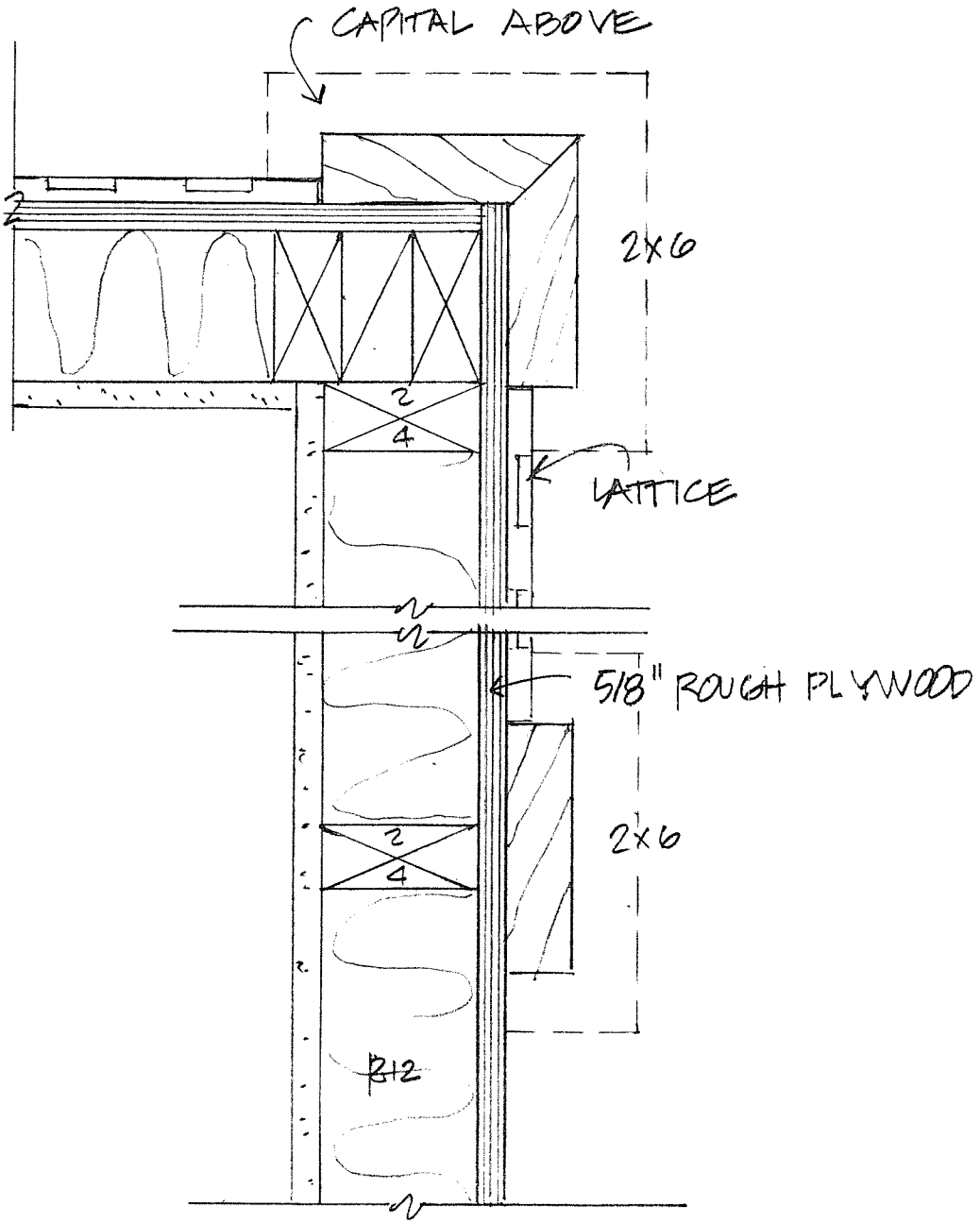
TYPICAL EAVE DETAIL FOR NEW ADDITIONS AT 663 SECOND STREET EAST



5 TYPICAL SECTION @ EAVE

SIDNEY HOOVER ARCHITECTS AIA

TYPICAL WALL CORNER DETAIL WITH LATTICE AT 663 SECOND STREET EAST



SIDNEY HOOVER ARCHITECTS AIA

DOOR AND WINDOW SPECIFICATION SHEET

ALL EXTERIOR FRENCH DOORS TO BE JELD-WEN CLAD WOOD IN-SWIING

COLOR: BRILLIANT WHITE P467

ALL FRENCH DOORS TO HAVE DIVIDED LITES: 2 WIDE X 5 HIGH

GREAT ROOM: CISWT2880

MASTER BEDROOM: CIFRT5080

KITCHEN: CIWET2880

MASTER BATH: CISWT2880

UTILITY CLOSET: 2050 FLAT PANEL

WORKSHOP: 8070 METAL SECTIONAL OVERHEAD DOOR (FLAT PANEL)

SIDNEY HOOVER ARCHITECTS AIA

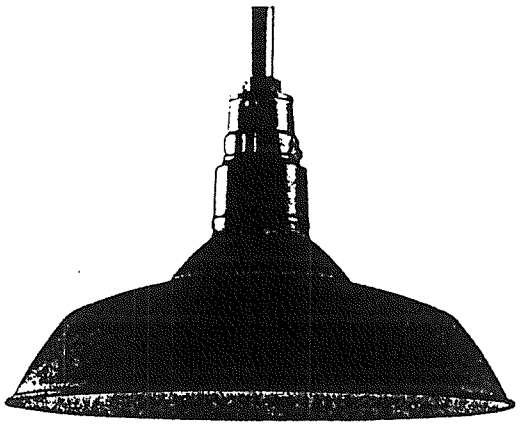
EXTERIOR LIGHTING SPECIFICATION SHEET

FRONT PORCH: KEROSENE ANTIQUE COPPER LIGHTS ON EACH SIDE OF FRONT DOOR

REMOVE (E) DOWNLIGHTS AND ADD ONE REJUVENATION #A0561
US10B WITH SHADE B2729 (SEE ATTACHED PHOTO)

REAR TERRACE LIGHTS: RESTORATION HARDWARE VINTAGE BARN LIGHTS

VINTAGE BARN SCONCE: 14" #6805.0010 IN WEATHERED ZINC
(SEE ATTACHED PHOTO)



Weathered Zinc

LOMBARD

SHOWN IN OIL-RUBBED BRONZE
WITH SHADE B2729
CLASSICAL STYLE
DIAMETER 8"
LENGTH 14-1/4"
SHADE HOLDER 4"

SIDNEY HOOVER ARCHITECTS

COLORS SELECTED FOR 663 SECOND STREET EAST

HOUSE AND TRIM COLOR: BENJAMIN MOORE SUPER WHITE #RM

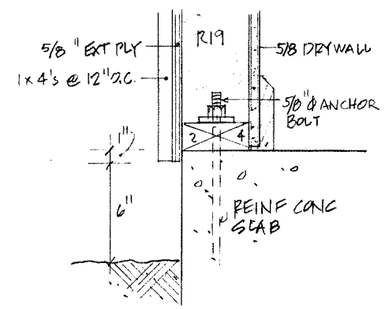
MOORE GARDEN OASIS #699

SIDNEY HOOVER ARCHITECTS

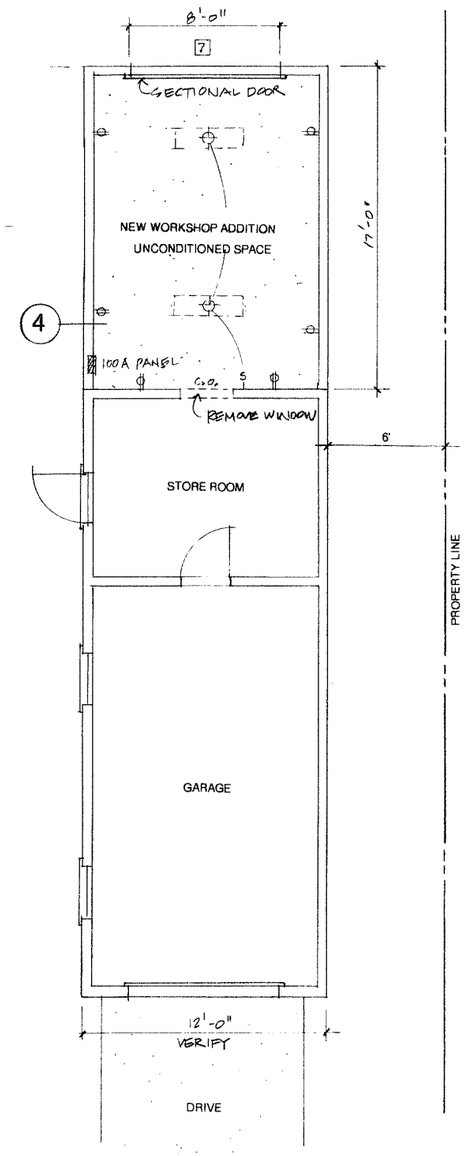
COLORS SELECTED FOR 663 SECOND STREET EAST

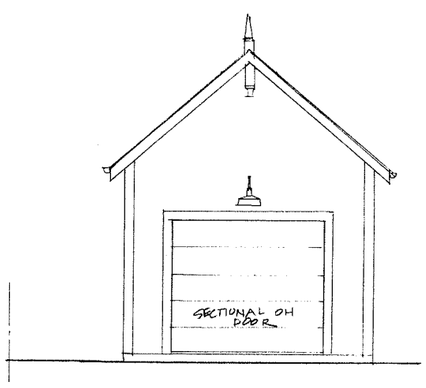
HOUSE AND TRIM COLOR: BENJAMIN MOORE SUPER WHITE #RM

SHUTTER COLOR: BENJAMIN MOORE GARDEN OASIS #699

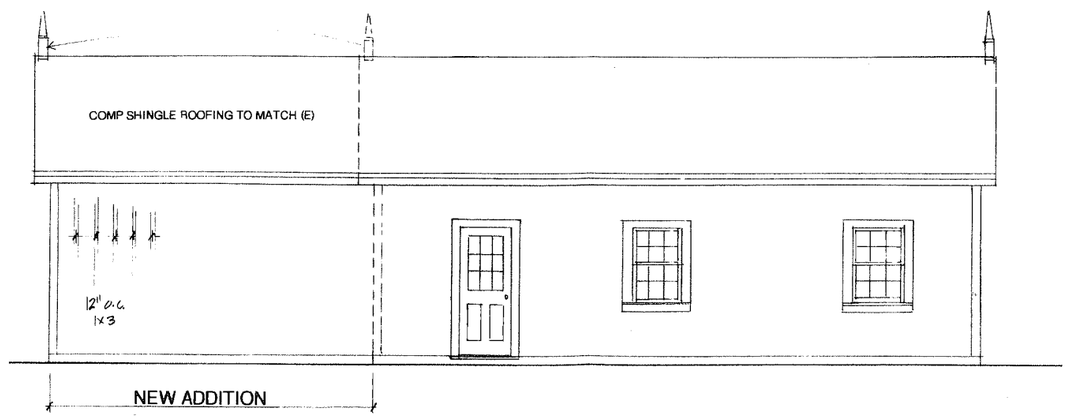


4 TYPICAL MUDSILL
SEE STRUCTURAL FOR FRAMING DETAILS





1 WEST ELEVATION



2 SOUTH ELEVATION

3 FLOOR PLAN
240 SF WORKSHOP ADDITION

REVISIONS	BY

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707-343-7141 415-531-1991
sidhoover@gmail.com

C-8136

GARAGE/SHOP PLAN AND ELEVATIONS
ELECTRICAL AND LIGHTING

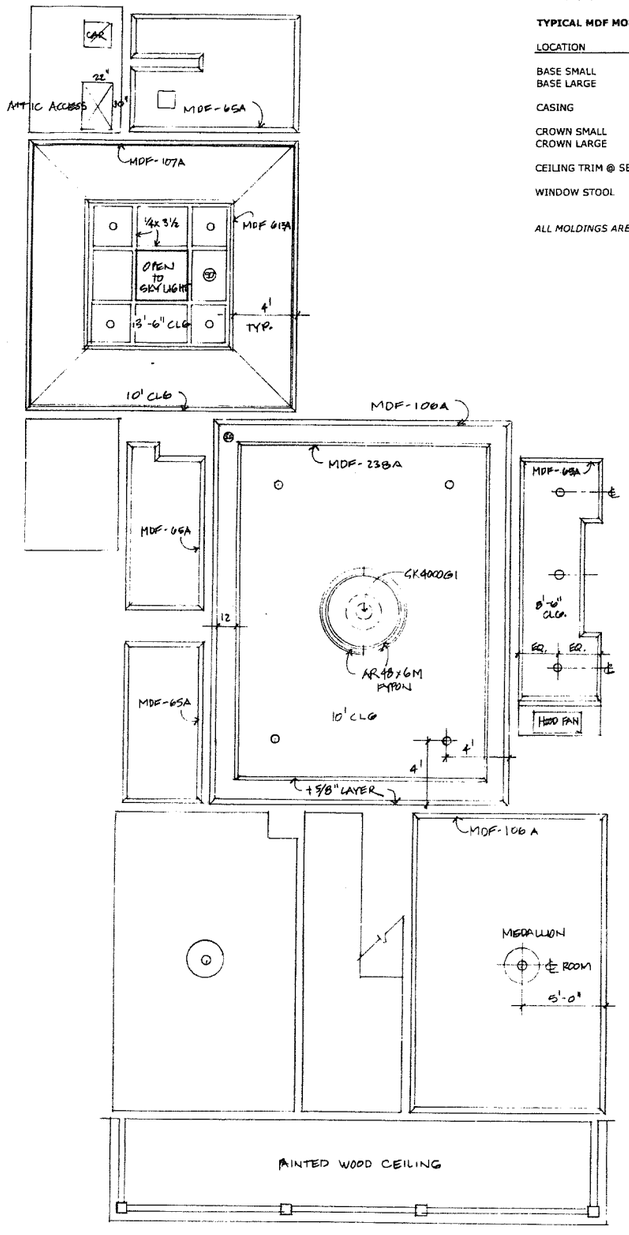
ADDITIONS AND REMODELING
663 Second Street East
Sonoma, CA 95476
APN 018-311-009-000

Date

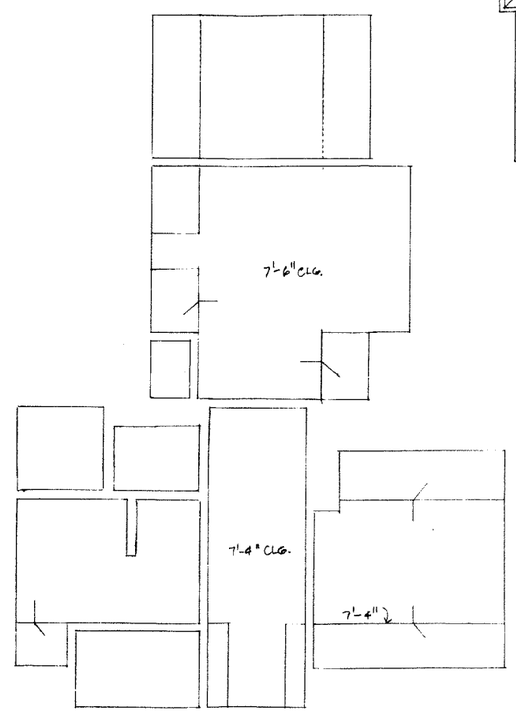
TYPICAL MDF MOLDING SCHEDULE

LOCATION	MATERIALS	SIZE
BASE SMALL	MDF-227A	7-1/4"
BASE LARGE	MDF-123A	9-1/4"
CASING	MDF-40A	3-1/4"
CROWN SMALL	MDF-65A	5-1/4"
CROWN LARGE	MDF-106A	7-1/4"
CEILING TRIM @ SECOND LAYER	MDF-238A	1-5/8"
WINDOW STOOL (NOT PRIMED)	MDF374	4-3/4"

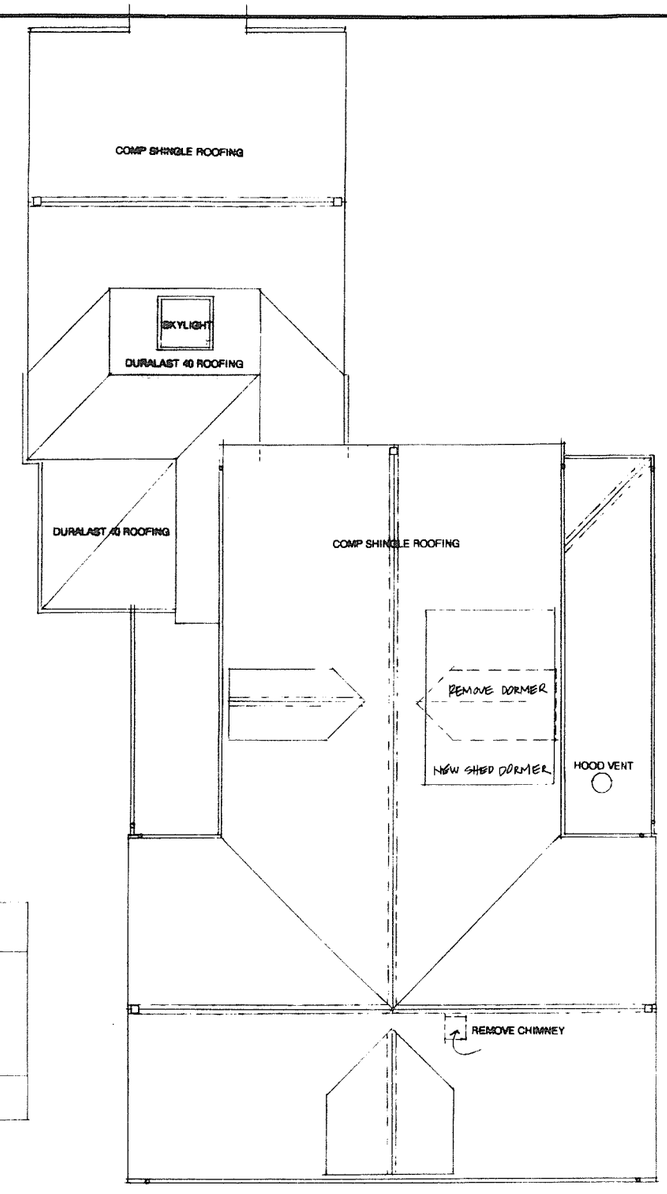
ALL MOLDINGS ARE KELLEHER MDF PRIMED



1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



3 ROOF PLAN

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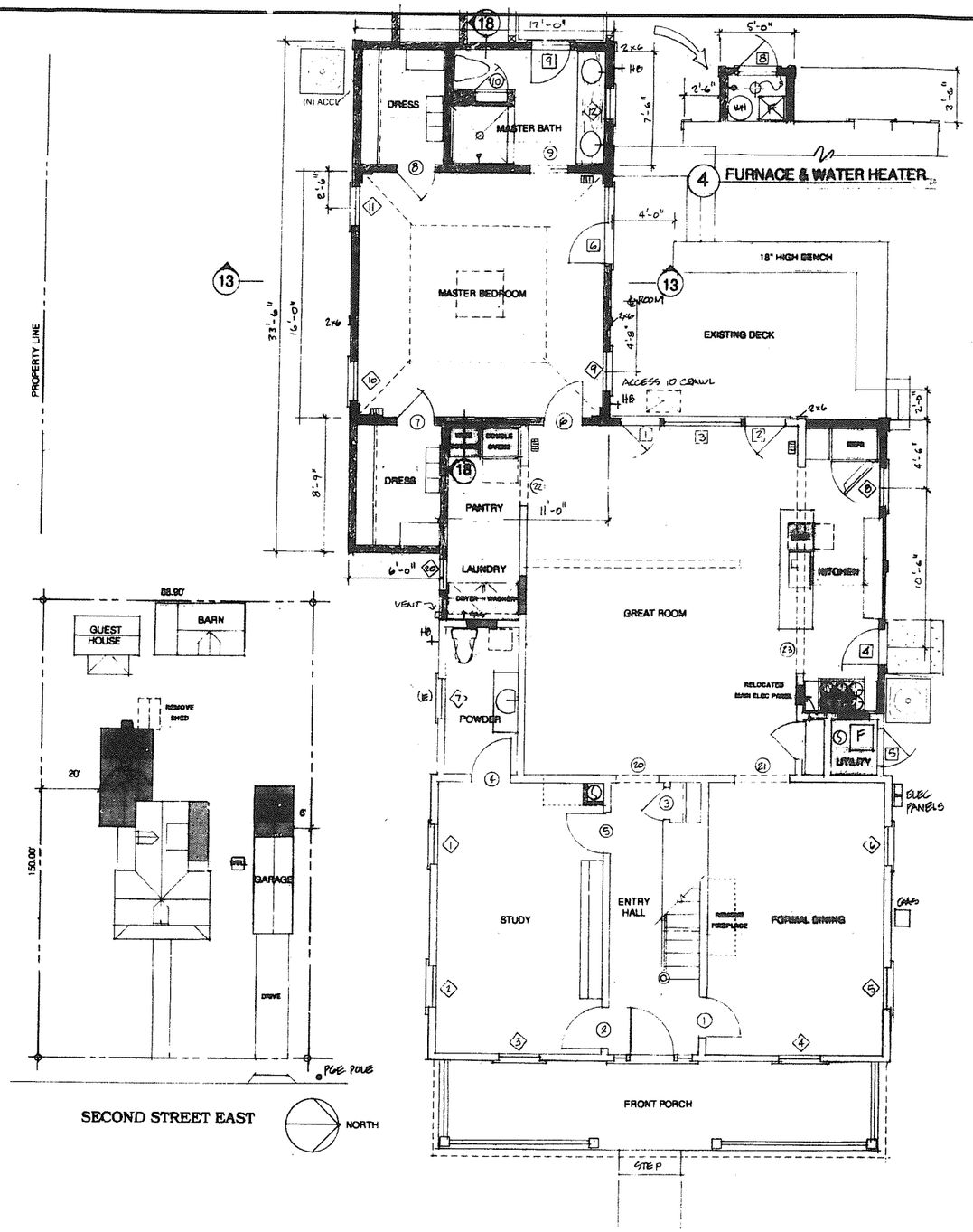
LICENSED ARCHITECT SIDNEY HOOVER C-6138 EXP. 31 2015 STATE OF CALIFORNIA

REFLECTED CEILING PLANS AND ROOF PLAN

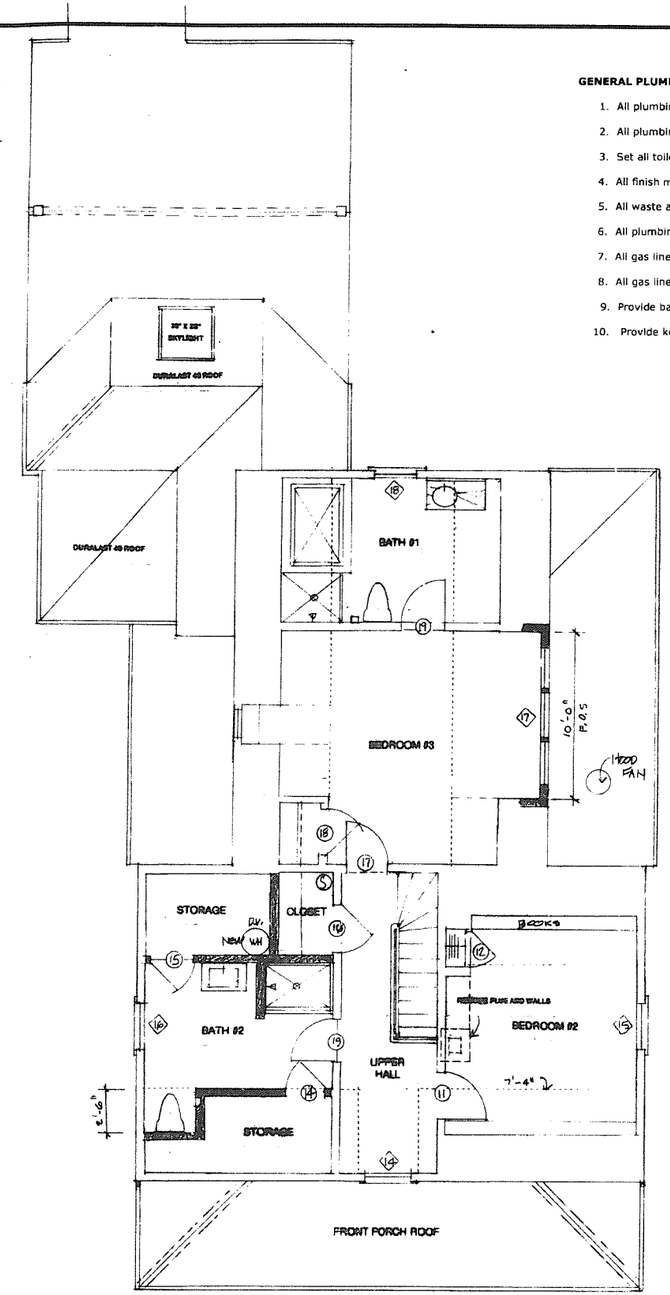
ADDITIONS AND REMODELING
663 Second Street East
Sonoma, CA 95476
APN 018-311-009-000

Date	
Scale	1/4"
Drawn	
Job	
Sheet	A-2
Of	Sheets



1 SITE PLAN
SCALE: 1:20

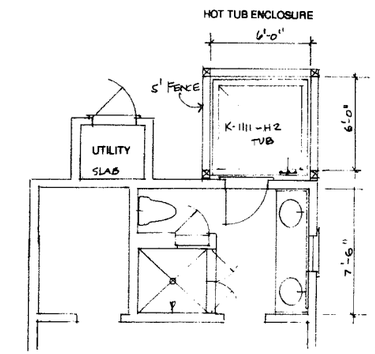
2 FIRST FLOOR PLAN 632 SF ADDITIONAL SPACE



3 SECOND FLOOR PLAN 10'-8" FLOOR TO FLOOR

GENERAL PLUMBING NOTES

1. All plumbing to conform to the 2010 California Plumbing Code.
2. All plumbing fixtures to be white unless shown otherwise.
3. Set all toilet flanges so that toilet tank top is ½" clear of finish wall.
4. All finish metal is polished chrome unless shown otherwise.
5. All waste and vent lines are ABS, sized per code.
6. All plumbing vents to be gathered and run to vent locations on drawings.
7. All gas lines to be black metal piping above ground.
8. All gas lines to be Extracoat or plastic below ground or slab.
9. Provide back-flow preventers at all hose bib locations.
10. Provide key valve at BBQ and shutoff valves at all appliances.



4 PARTIAL PLAN @ HOT TUB
FUTURE WORK N.I.C.

REVISIONS	BY

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LICENSED ARCHITECT SIDNEY HOOVER C-6136 STATE OF CALIFORNIA

SITE PLAN AND FLOOR PLANS

ADDITIONS AND REMODELING
663 Second Street East
Sonoma, CA 95476
APN 018-311-009-000

Date	
Scale	1/4"
Drawn	
Job	
Sheet	A-1
Of	Sheets

OCT 18 2013

TYPICAL MDF MOLDING SCHEDULE

LOCATION	MATERIALS	SIZE
BASE SMALL	MDF-227A	7-1/4"
BASE LARGE	MDF-123A	9-1/4"
CASING	MDF-40A	3-1/4"
CROWN SMALL	MDF-65A	5-1/4"
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CEILING TRIM @ SECOND LAYER	MDF-238A	1-5/8"
WINDOW STOOL (NOT PRIMED)	MDF374	4-3/4"

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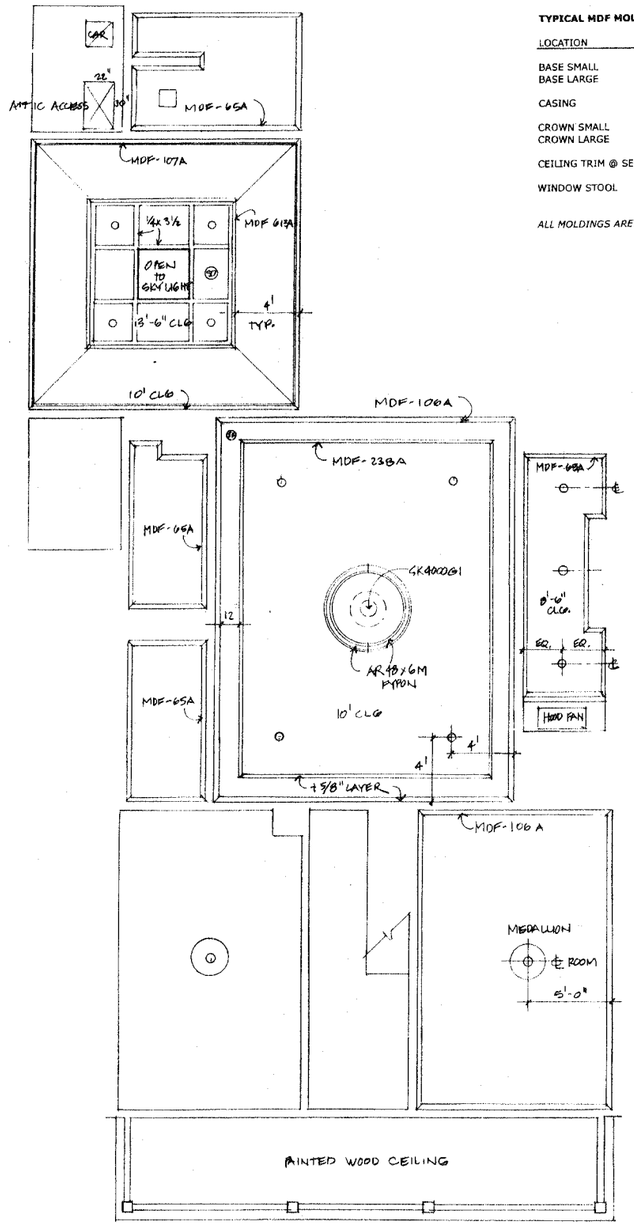
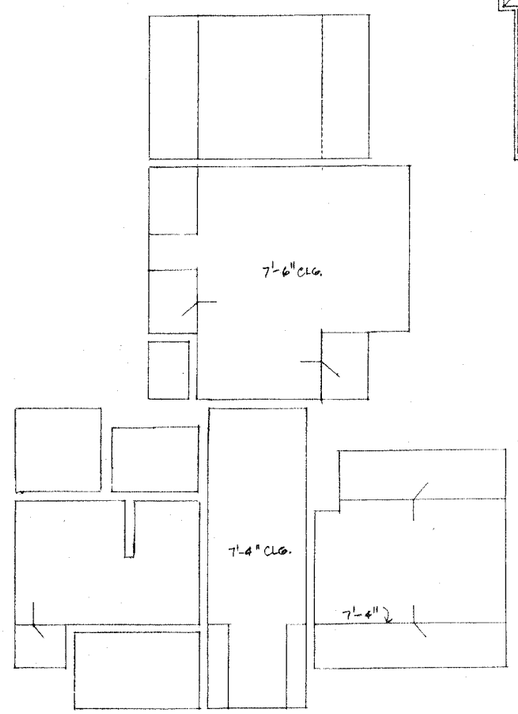
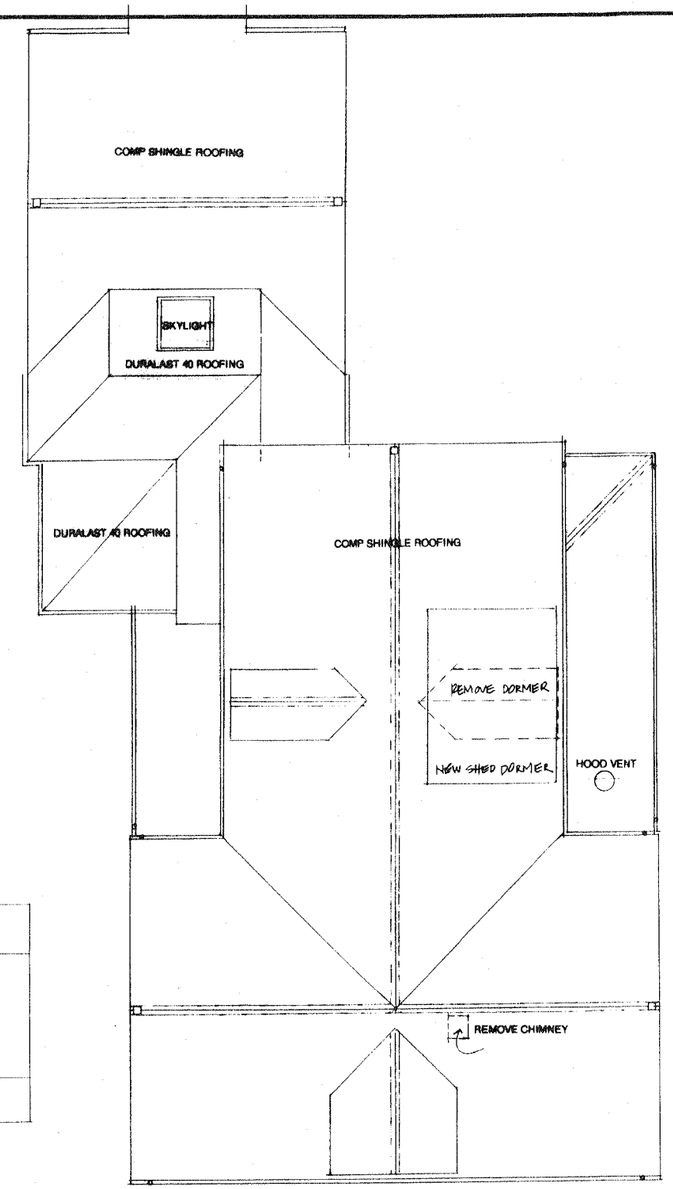


1 FIRST FLOOR PLAN



2 SECOND FLOOR PLAN



3 ROOF PLAN

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LICENSED ARCHITECT SIDNEY HOOVER C-6136 REGISTERED PROFESSIONAL ARCHITECT STATE OF CALIFORNIA

REFLECTED CEILING PLANS AND ROOF PLAN

ADDITIONS AND REMODELING
663 Second Street East
Sonoma, CA 95476
APN 018-311-009-000

Date	
Scale	1/4"
Drawn	
Job	
Sheet	A-2
Of	Sheets

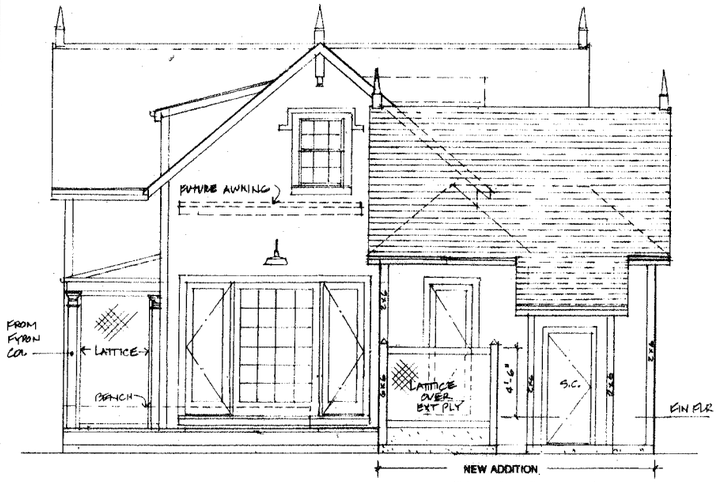
UNDERFLOOR VENTILATION:

NEW AREA: 630 SQ FT/150 = 4 SQ FT VENT AREA

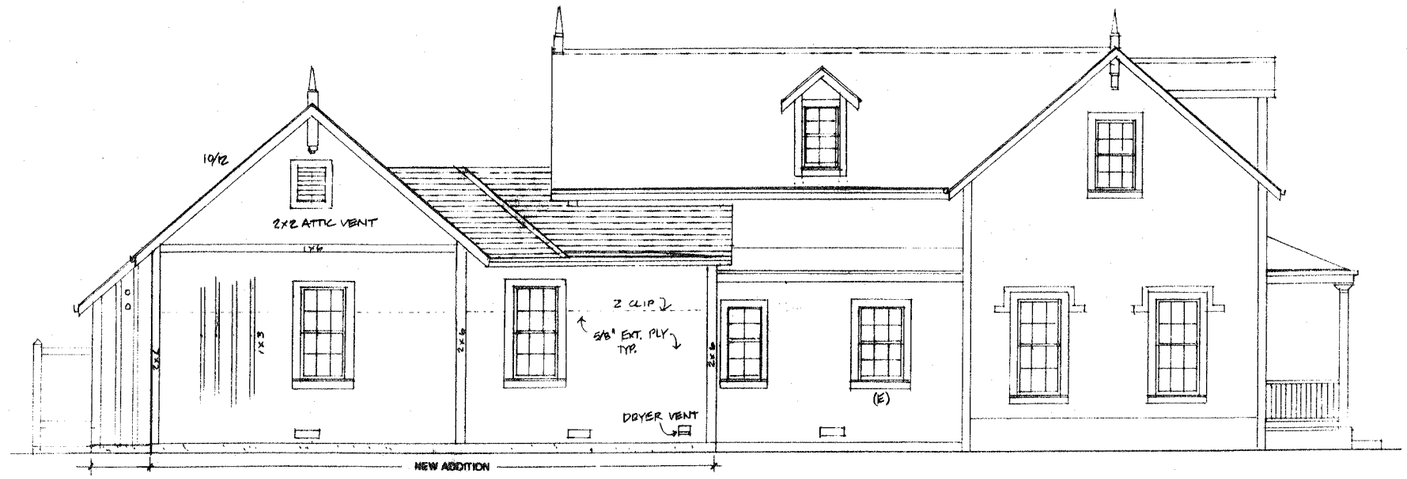
ATTIC VENTILATION:

NEW AREA: 630 SQ FT/300 = 2 SQ FT VENT AREA

CONTINUOUS EAVE VENT APPLIES



3 WEST ELEVATION



4 SOUTH ELEVATION

1 EAST ELEVATION

2 NORTH ELEVATION

REVISIONS	BY

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sidhoover@gmail.com

LICENSED ARCHITECT SIDNEY HOOVER C-8136 STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

ADDITIONS AND REMODELING
663 Second Street East
Sonoma, CA 95476
APN 018-311-009-000

Date	
Scale	1/4"
Drawn	
Job	
Sheet	A-3
Of	Sheets

UNDERFLOOR VENTILATION:

NEW AREA: 630 SQ FT/150 = 4 SQ FT VENT AREA

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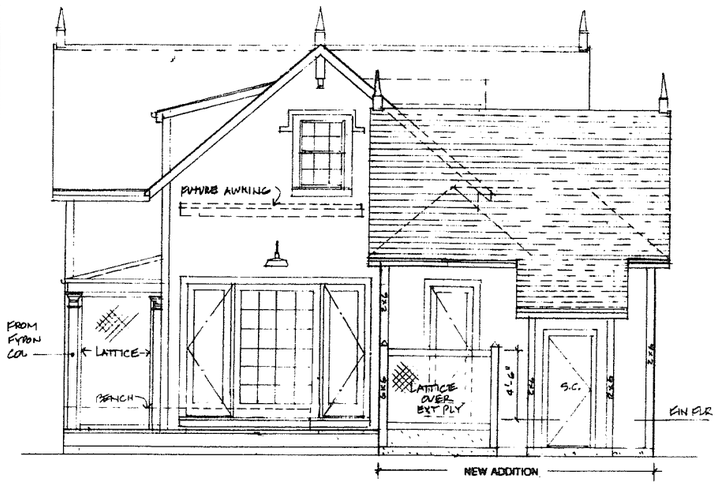
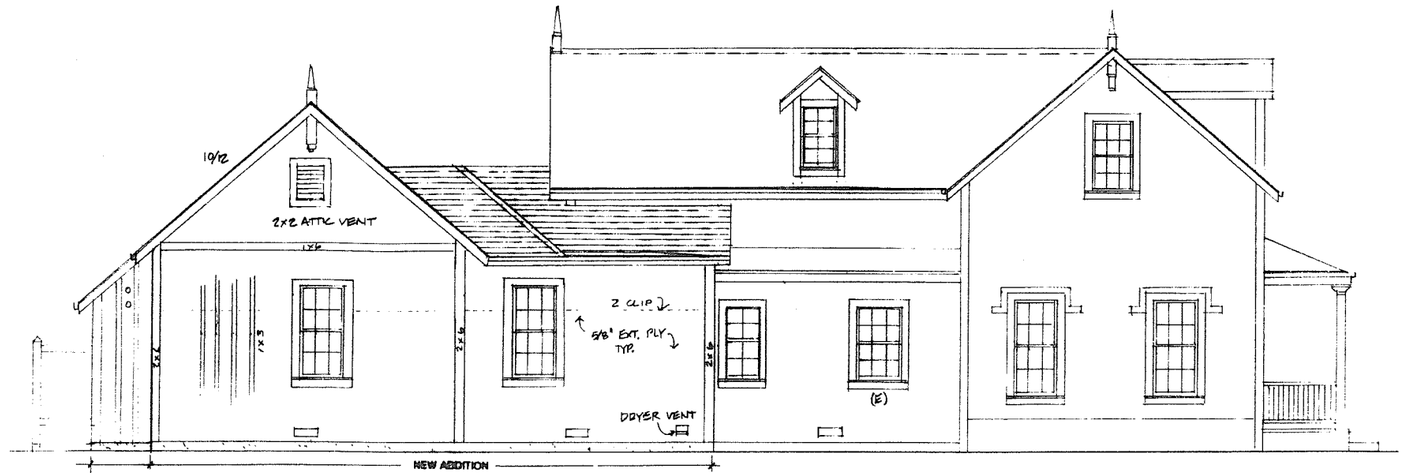
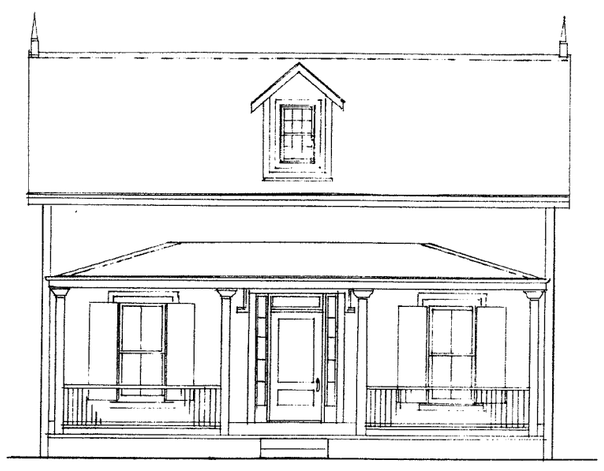
CONTINUOUS EAVE VENT APPLIES



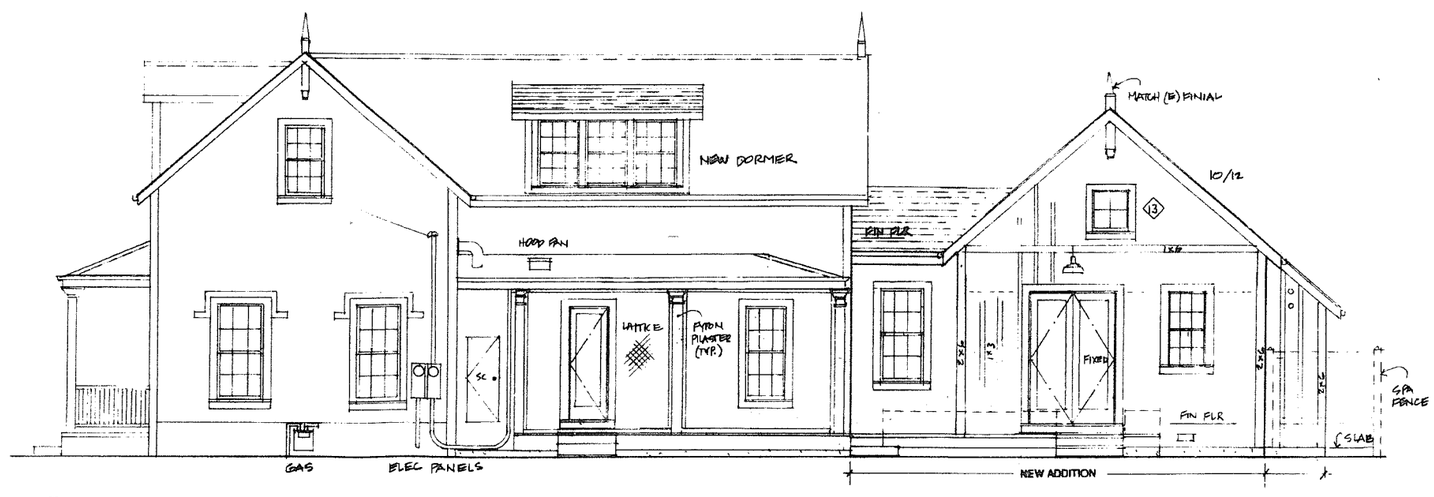
3 WEST ELEVATION



4 SOUTH ELEVATION



1 EAST ELEVATION



2 NORTH ELEVATION

REVISIONS	BY

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LICENSED ARCHITECT C-5136 STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

ADDITIONS AND REMODELING
663 Second Street East
Sonoma, CA 95476
APN 018-311-009-000

Date	
Scale	1/4"
Drawn	
Job	
Sheet	A-3
Of	Sheets

City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item: **7**

Meeting Date: **11/19/13**

Applicant	**Project Location**
BVD Cope C/O Williams-Sonoma	599 Broadway

Historical Significance

☐ Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
☒ Listed on California Register of Historic Resources (Significant)
☐ Listed within Local Historic Resources Survey (Potentially Significant)
☒ Over 50 years old (Potentially Significant)
Year built: 1950

Request

Consideration of elevation details, exterior colors and materials, lighting, trash enclosure, and a bicycle rack for a mixed-use building. (Williams-Sonoma).

Summary

Background: On October 10, 2013, the Planning Commission approved a Use Permit and Parking Exception to establish a cooking school and café with a retail component and industry accommodation residential unit within the existing building located at 599 Broadway (the building has historically been used for general retail, a catering business, and a restaurant). The applicant is now before the Design Review Commission for consideration of elevation details, exterior materials and colors, lighting, a trash enclosure, and bicycle rack.

Exterior Materials & Details: A variety of new exterior materials and finishes would be employed in conjunction with the building elevation changes. Aside from modifications to the façade, only minor changes to the existing building footprint and structure are proposed, including a new trellis constructed at the back of the structure. Modifications to the east elevation include recreating the façade of the original Williams-Sonoma store including the addition of an awning, and consolidating the remaining storefronts into a single space with recessed entry (for ADA compliance), a sliding window system, and overhead trellis. Specification sheets on the door and window features are attached for consideration.

Exterior Colors: A color scheme using neutral tones has been put forward for the DRC's consideration. The cement plaster, concrete block wall, door and window sashes, and the existing residence are proposed to be painted Benjamin Moore bare (OC98). The trellises, store entry door, storefront, all siding and trim, gutters, downspouts, and deck railing on the residence are proposed to be painted Benjamin Moore mountain peak white (OC121). All commercial doors (except the store entry door) and windows are proposed to be painted Benjamin Moore holiday wreath (447). The deck on the residence is proposed to be painted Benjamin Moore sharkskin (2139-30). Color samples are attached and a color board will be presented by the applicants at the upcoming DRC meeting.

Exterior Lighting: Per the Site Plan and specification sheets, twelve types of exterior light fixtures are proposed:

- Type E-1 and E-3 – pendant (Newport #NSH-17): These stem-mounted pendants lights would illuminate the way-finding sign and entry trellis.
- Type E-2—wall mount scone (TEKA Illumination CWM): This wall mounted sconces would be placed at the west entryway.
- Type E-4—wall mounted scone (TEKA Illumination WMB-2310): This wall mounted sconce would be located on the side of the sliding storefront.
- Type E-5—LED recessed adjustable (Aculux IC43L-433N): This LED would be located in the soffit above the store entry.
- Type L-1—downlight pendant (Amerlux PTO/DPS-4): These parking pole pendants downlights would be located in the parking lot.
- Type L-2—shielded bollard (TEKA Illumination BSB-2512): These bollard lights would be located adjacent to the trash enclosure.

- Type L-3—trellis mount downward oriented sign light (Vision 3 Lighting SL1): This trellis sign would be mounted on the trellis in the rear yard area.
- Type L-4—accent (Vision 3 Lighting SSL): These accent lights would be mounted on the trellis in the rear yard area.
- Type L-5—in wall (Hoover MR-16): These path lights would be located near the planter box in the rear yard area.
- Type L-6—wash (FX Luminaire): These wash lights would light up the hedge in the rear yard area.
- Type L-7—path (FX Luminaire): These path lights would be located in the garden path in the rear yard area.
- Type L-8—down (Vision 3 Lighting): These shielded trellis mount down lights would be located on the trellises in the rear yard area and the outdoor seating area on Broadway.

Bike Rack: Two U-style bicycle racks (U238) by Madrax are proposed to the east of the parking lot (see attached specification sheet).

Awning: The proposal involves the installation of a new acrylic fabric awning on the building. The awning would be installed on a new welded aluminum frame above the Broadway entrance of the building. In terms of compatibility, the exterior color scheme of the building would be a light [Benjamin Moore bare (OC98)] beige color. A drawing of the proposed conditions is attached for consideration. The awning material will be considered at a future Design Review Commission meeting. The proposed awning is approximately 12.5 feet long and 2.5 feet high. The awning would be composed of white and black stripped acrylic fabric. The awning would be installed on new silver colored aluminum frames. With regard to Building Code requirements, the vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be 7 feet (Building Code §3202.2.3). In addition, awnings may extend over public property not more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet in from the curb line (Building Code §3202.3.1). The proposal complies with these standards in that the awning would provide 9.5 feet of clearance above the public walkway, and would extend only 2 feet 7 inches from the face of the building resulting in 12.75 feet of clearance from the end of the awning to the face of the curb. The purpose of the awning is to provide weather protection for the store entrance.

Trash Enclosure: A new ±64 square foot trash enclosure is proposed east of the parking lot consisting of 1X6 redwood boards with ½ inch spacing (reclaimed from the existing shed, which will be demolished), and a 2X2 steel frame. The trash enclosure will utilize unfinished reclaimed redwood.

Required Findings: For projects within the Historic Overlay zone, the Design Review Commission may approve an application for architectural review, provided that the following findings can be made (§19.54.080.G):

1. The project complies with applicable policies and regulations, as set forth in this Development Code, other City ordinances, and the General Plan.
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in the Development Code.
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions and environmental features.
4. The project will not impair the historic character of its surroundings.
5. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

Signs: As required by the project conditions of approval, signage for the business/property shall be subject to review and approval by City Staff or the Design Review Commission as applicable. The required Sign Review Application will be submitted by the applicants for review at a later date.

Landscaping Plan: As required by the project conditions of approval, the applicants will be submitting a landscape plan for the DRC's consideration at a later date.

Other permits required: In addition to the requirements of this title, the proposal shall be in conformance with applicable requirements of the 2010 California Building Code and where required by the 2010 California Building Code, shall obtain a building permit prior to installation. With regard to the awning, Section 807.2 of the Fire Code requires testing by an approved agency meeting the NFPA 701 flame propagation standards or the materials shall be noncombustible. Reports of test results shall be submitted to the Fire Code Official prior to issuance of a building permit. An Encroachment Permit shall be required for all work performed in the public right-of-way. Please contact Robin Evans at (707) 933-2205 for information regarding City Encroachment Permits.

Commission Discussion

Design Review Commission Action

❑ Approved ❑ Disapproved ❑ Referred to: _____ ❑ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRC Conditions or Modifications

Attachments:

1. Project narrative—November 12, 2013
2. Project narrative October 22, 2013
2. Historical Evaluation—December 13, 2012; Historical Review—August 19, 2013; Addendum—October 21, 2013
3. Paint color sample boards
4. Lighting cut sheets
5. Door and window specifications
6. Roofing specifications and color selection
7. Bicycle parking rack specifications

cc:

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C/O Williams-Sonoma
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San Francisco, CA 94109

Williams-Sonoma Inc.
3250 Van Ness Avenue
San Francisco, CA 94109

Crane Architecture
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San Rafael, CA 94901

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne bowers, via email

WILLIAMS-SONOMA

599 BROADWAY - STORE, CULINARY CENTER & CAFE

599 BROADWAY
SONOMA, CA 95476

DESIGN REVIEW SUBMITTAL
OCTOBER 22, 2013

HISTORICAL EVALUATION - DECEMBER 13, 2012
HISTORICAL REVIEW - AUGUST 19, 2013
ADDENDUM - OCTOBER 21, 2013

OCT 2 2 2013

Historical Evaluation of the Property at 599 Broadway Sonoma, Sonoma County, California

Vicki R. Beard, M.A.

December 13, 2012

2 2 2013

Historical Evaluation of the Property at 599 Broadway Sonoma, Sonoma County, California

Prepared by:

Vicki R. Beard, M.A.

Tom Origer & Associates
Post Office Box 1531
Rohnert Park, California 94927
(707) 584-8200
(707) 584-8300 (fax)

Prepared for:

Bud Cope
Williams-Sonoma
3250 Van Ness Avenue
San Francisco, California 94109

December 13, 2012

ABSTRACT

Tom Origer & Associates completed an architectural and historical evaluation of the buildings at 599 Broadway in the city of Sonoma, Sonoma County, California. The study was requested by Jennifer Hoover on behalf of Williams-Sonoma, who proposes to renovate the buildings. The study was designed to determine the property's potential for inclusion on the California Register of Historical Resources based on the eligibility criteria set forth in Title 14 CCR, §4852, and follows guidelines for the California Environmental Quality Act.

Historical research was conducted at the Sonoma County Recorder's Office, the office of the County Assessor, the Sonoma County Library History Annex, the Sonoma Valley Historical Society, and various on-line databases. The buildings were examined and photographs were taken of the exterior. In addition to this report, Department of Parks and Recreation (DPR) forms were completed and are appended to the report.

The study found that the retail building meets the eligibility criteria for inclusion on the California Register of Historical Resources. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 12-098).

Synopsis

Project:	Evaluation of the buildings at 599 Broadway
Location:	599 Broadway, Sonoma, Sonoma County, California
APN:	018-301-007
Quadrangle:	Sonoma, California 7.5' series
Study Type:	Historical/architectural evaluation
Scope:	Property specific
Finds:	Appears eligible for the California Register

Project Personnel

This report was prepared by Vicki R. Beard, who has been with Tom Origer & Associates since 1990. Ms. Beard holds a Master of Arts in cultural resources management with an emphasis in historical resources, and meets the Secretary of the Interior's standards for archaeology, history, and architectural history. Graduate coursework and applied studies included building and structure evaluation, and historical research. Post-graduate work has been completed in historical architecture through the Architecture Department at the University of California Berkeley; heritage resource management at the University of Nevada, Reno; and architectural history and historic landscapes through the National Preservation Institute, Alexandria, Virginia. Professional affiliations include the Society of Architectural Historians, Northern California Chapter of the Society of Architectural Historians, and Vernacular Architecture Forum. She is also listed on the Register of Professional Archaeologists.

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Project Personnel ii

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Archival Research 2
Field Survey 2

HISTORICAL SETTING 2

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The American Appetite After World War II 8

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APPENDIX A: Resource Documentation

FIGURES

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Figure 3. Lot 71 as it was originally platted 5
Figure 4. Lot 71 and current divisions 5
Figure 5. 1911 Sanborn Insurance map showing a dwelling and garage on the study parcel. 6

INTRODUCTION

Tom Origer & Associates completed an architectural and historical evaluation of the buildings at 599 Broadway in the city of Sonoma, Sonoma County, California (Figure 1). Buildings on this property include a one-story commercial structure fronting on Broadway that is attached to a 1-1/2-story dwelling at the rear. The study was requested by Jennifer Hoover on behalf of Williams-Sonoma.

In 1979, an inventory of historic buildings in Sonoma was completed by the Sonoma League for Historic Preservation. The buildings at 599 Broadway were not included in the list of historic buildings.

In 2002, an architectural survey along part of Broadway was conducted for a proposed visual enhancement project (Galvin 2002). Architectural historian Andrea Galvin with the California Department of Transportation completed the survey and documented the Broadway Street Historic District, which extends from near Patten Street at the north end to near Chase Street on the south end. The buildings at 599 Broadway were not contributors to the district.

During this study, buildings and structures were examined and photographed, and research was completed to determine if the property met criteria for inclusion on the California Register based on the guidance set forth in Title 14 CCR, §4852. The results of the study are presented in this report and on the Department of Parks and Recreation (DPR) forms provided in Appendix A. Documentation pertaining to the study is on file at Tom Origer & Associates (File No. 12-098).

REGULATORY CONTEXT

This study adhered to requirements of the California Environmental Quality Act (CEQA), which mandates that cultural resources be considered as part of the environmental review process. This is accomplished by an inventory of resources within a study area and assessing the potential that important cultural resources could be affected by a project.

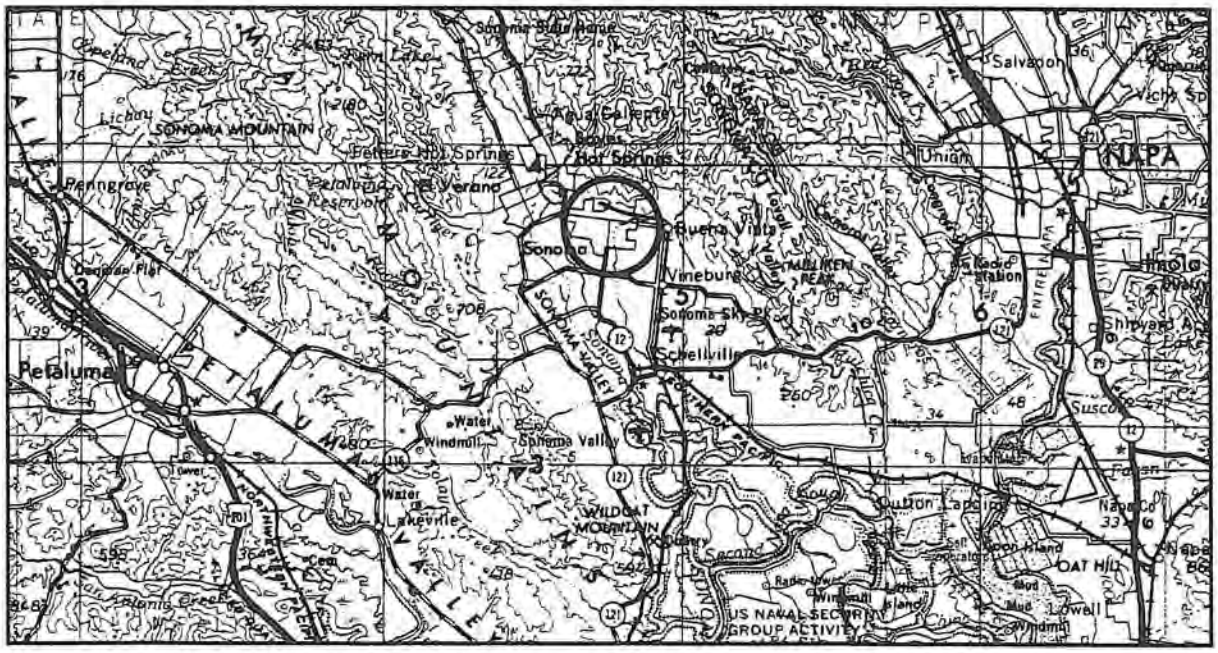

Figure 1. Project vicinity (adapted from the USGS 1980 Santa Rosa 1:250,000-scale map).

Significance Criteria

Under CEQA, when a project might affect a cultural resource (i.e., site, building, structure, object, or district) the project proponent is required to conduct an assessment to determine whether the effect may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be affected. The importance of a resource is measured in terms of criteria for inclusion on the California Register (Title 14 CCR, §4852) listed below. A resource may be important if it meets any one of the criteria below, or if it is already listed on the California Register or a local register of historical resources.

An important historical resource is one which:

> Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Is associated with the lives of persons important to local, California, or national history.

Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.

Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance. Seven elements are considered key in assessing a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

STUDY PROCEDURES

Archival Research

Archival research was completed at the Sonoma County Recorder's Office, the office of the County Assessor, the Sonoma County Library History Annex, the Sonoma Valley Historical Society, the offices of Tom Origer & Associates, and various online archives (such as Ancestry.Com and Family Search).

Field Survey

A field examination of the subject buildings was conducted on December 5, 2012. The building exteriors were photographed and notes were made regarding style, construction techniques, and modifications. Descriptions are provided in the Property Description section of the report.

HISTORICAL SETTING

The property at 599 Broadway is located 0.1 miles south of the plaza in downtown Sonoma, as shown on the Sonoma 7.5' USGS topographic map (Figure 2). Historically, the study area is situated on lands once claimed by the Mission San Francisco Solano de Sonoma (hereafter, the Sonoma Mission).

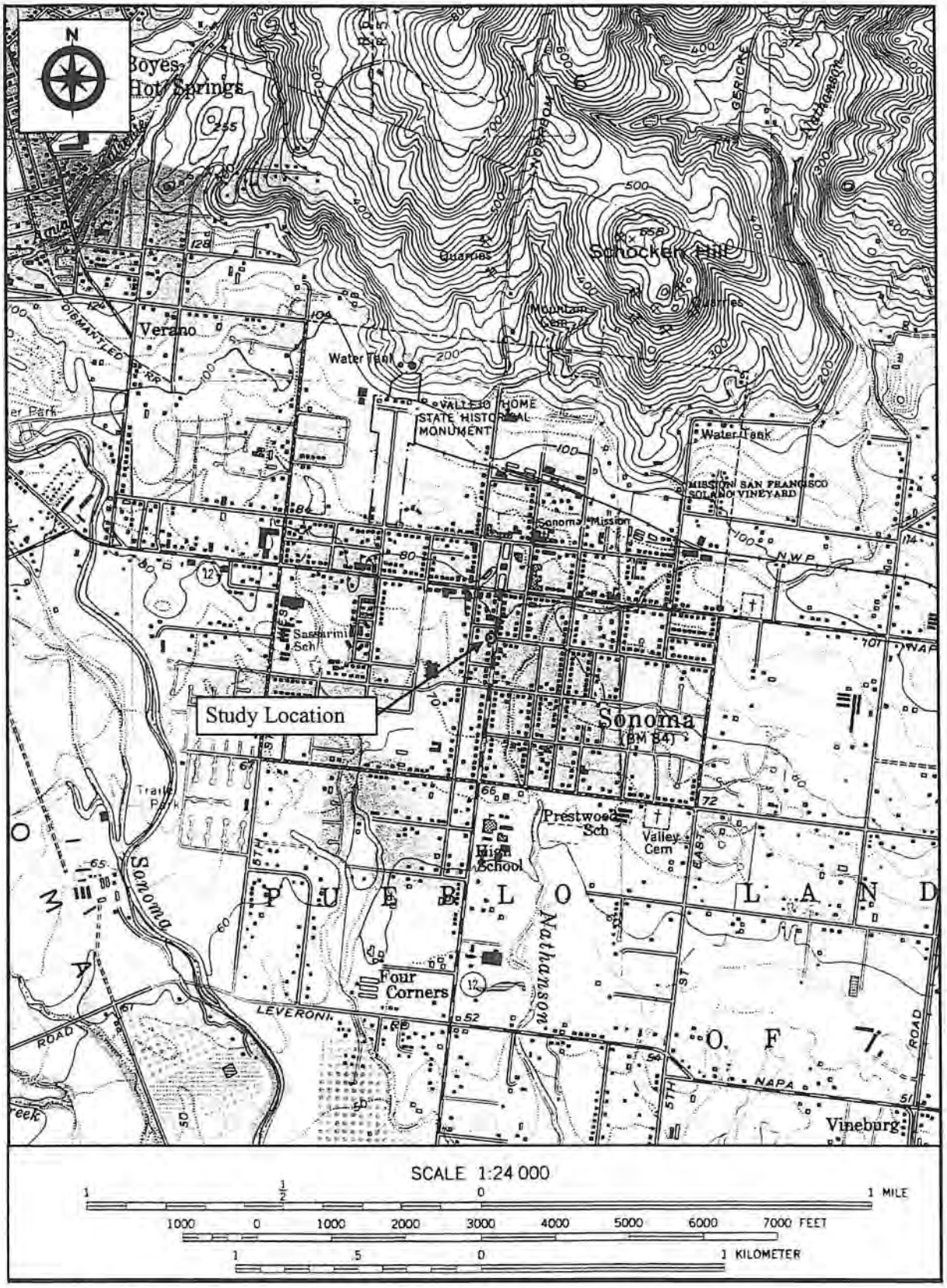

Figure 2. Study location (adapted from the 1980 USGS Sonoma 7.5' map).

This mission was the last of 21 missions established in California by Franciscan missionaries between 1769 and 1823. In 1833, the Mexican government began secularizing California mission lands. After futile starts in the Petaluma and Santa Rosa areas, Governor José Figueroa commissioned General Mariano Vallejo, former *Commandante* of the San Francisco Presidio and *comissionado* of the Mission San Francisco de Solano, to establish a presidio and pueblo at Sonoma. About 6,064 acres of mission lands were set aside for the pueblo in 1834, excluding a two-acre parcel containing the mission buildings and the 12-acre mission vineyard.

The Mexican pueblo of Sonoma grew and prospered between 1835 and 1846, in part due to a steady influx of Americans. Many of the American men married into prominent Mexican families. Through these unions, Americans became landowners, and they brought with them many American attitudes regarding land use and business dealings. This phenomenon occurred throughout California and served to weaken the Mexican government's grasp on region. During the mid-1840s, the United States government actively pursued nonviolent acquisition of California as a U.S. territory, but progress toward that end was too slow for some. In early 1846, disgruntled Americans in the Sacramento Valley rallied around U.S. explorer John C. Fremont and in June of that year, a group of men seized Mariano Vallejo and imprisoned him in Sacramento. A crude flag with the image of a bear was raised in the Sonoma plaza, giving rise to the name Bear Flag Revolt. The year 1846 marked the end of Mexican domain and the beginning of the American era in Sonoma, and in September 1850, the Mexican pueblo of Sonoma officially became a United States town as California was admitted to the union.

The buildings at 599 Broadway are considered part of Block 71 of Jasper O'Farrell's 1850 plat of Sonoma, although the actual layout of the town is somewhat different than what O'Farrell planned. Figure 3 shows a section of the original plat with Patten/England Street crossing Broadway and forming the northern boundary of Block 71. Figure 4 is adapted from the County Assessor's map and shows the actual configuration of Block 71. The study parcel, outlined in black, is Lot 1.

Block 71 became D.H. Twining's subdivision addition to the Town of Sonoma recorded in 1904 (Sonoma County Recorder's Office [SCRO] Map Book 71, page 1). In 1906, Jane I. Green purchased the east half of Lot 1, where she and her husband Louis built the existing residence. The 1911 Sanborn insurance map shows the 1-1/2-story Green dwelling set back from Broadway with one-story addition at the rear.

Louis Green was a lumber merchant for many years (United States Bureau of Census (USBC) 1900, 1910) and later the proprietor of a feed store (USBC 1920, 1930). Jane Green was a noted community volunteer who was instrumental in establishing a private mental hospital in the town during the early 1900s (*Sonoma Index Tribune* 1931). After her death in 1931, Louis Green remained in the house, as a lodger in later years after the property was purchased by Joseph and Therrad Ghiggioli.

During the 1940s, a retail building was added to the front of the parcel, adjoining the east side of the house. This section was used as a hardware store throughout the 40s. In 1952, the property was purchased by Charles E. (Chuck) Williams. Williams was a bit of a rambling man having spent time as a hired hand on farms in the Central Valley, a stint overseas with Lockheed Aircraft during World War II, and as a self-taught house builder after the war (Jacobson and Teiser 1995).

Williams moved to Sonoma in 1947 and continued his carpentry work. In 1952, friends convinced him to join them on a trip to Europe, where he was introduced to a variety of foods and cooking methods. During his trip abroad, Williams formulated the idea of opening a specialty store in Sonoma. On his return to Sonoma, he purchased the hardware store on Broadway in 1954 and began renovating the large open space, eventually creating three retail outlets. A fourth storefront was created

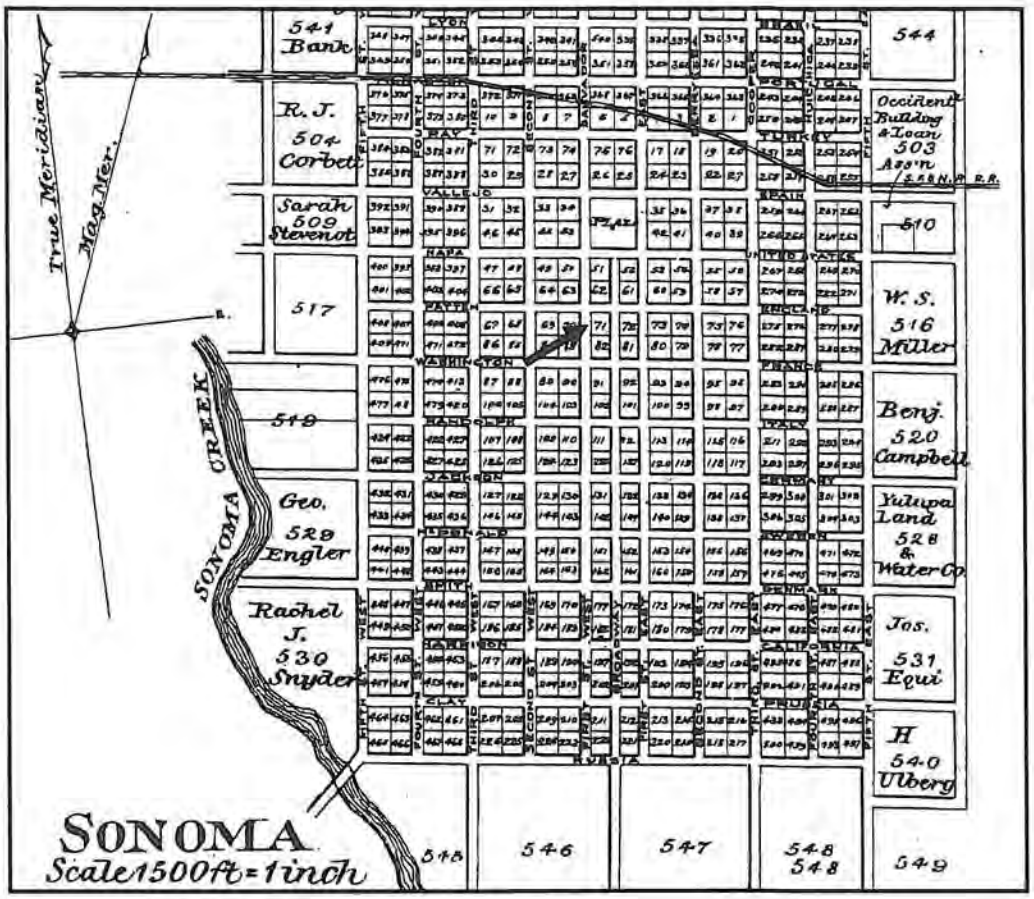

Figure 3. Lot 71 as it was originally platted.

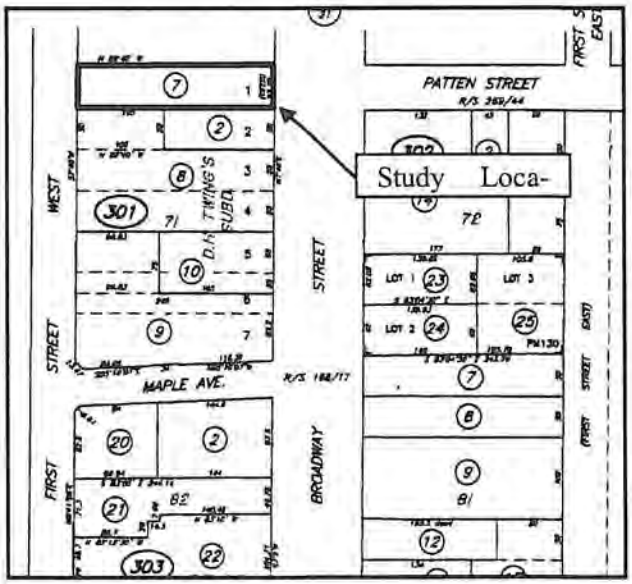

Figure 4. Lot 71 and current divisions (adapted from Sonoma County Assessor's parcel map).

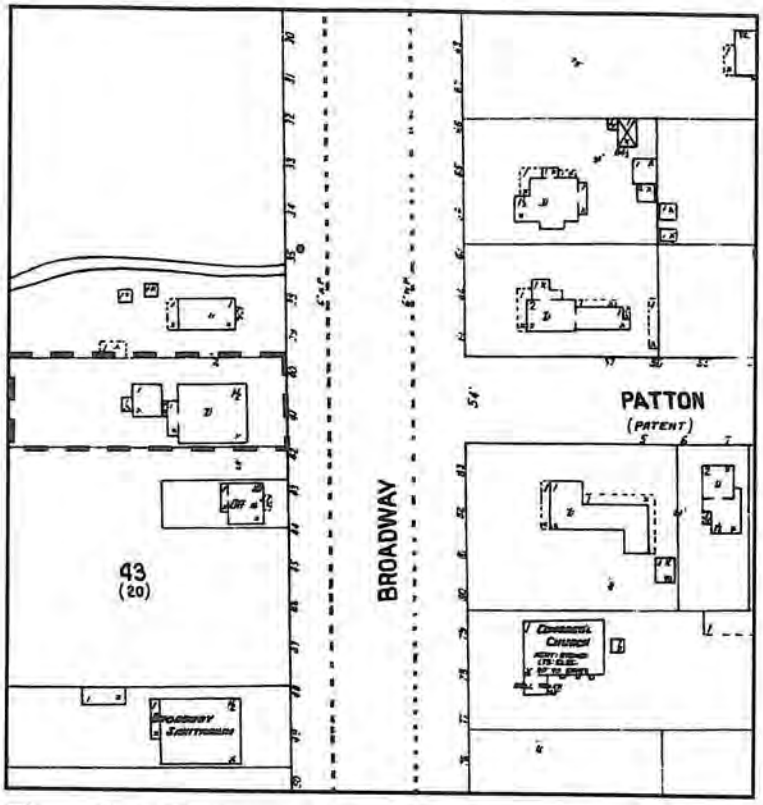

Figure 5. 1911 Sanborn Insurance map showing a dwelling and garage on the study parcel.

with an addition to the north side of the building. A florist occupied one space, a beauty parlor was located in another, and in 1956, Williams began selling cookware out of a third space. The fourth space remained unfinished. Williams-Sonoma remained at the Broadway location for two years, with Williams acquiring cookware from a San Francisco importer at first. In 1958, he relocated the Williams-Sonoma enterprise to San Francisco, retaining the original name. The property at 599 Broadway has housed a variety of commercial and retail business since 1958, including a laundry, restaurants, various offices, and a frame shop.

HISTORIC CONTEXT

To evaluate the significance of a resource, it is necessary to understand historic patterns and themes that are important on national, state, and local levels. National Register Bulletin 15 provides insight into the use of historic contexts.

> The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear.

Preliminary research found that the house could best be evaluated within the context of the *Evolution of Residential Architecture, 1835 to1950,* as it was realized in the city of Sonoma. That context and the types of properties associated with it are presented below.

The Evolution of Residential Architecture, 1835 to 1950.

Sonoma is marked by a wide range of architectural styles reflecting the lives of many economic classes. The earliest dwellings were adobe houses and rustic cabins built from locally available materials. As time went by and the town grew and prospered, homes became more sophisticated. Architecturally defined styles such as the Italianate, Second Empire, Gothic, Greek Revival, Queen Anne, and Craftsman are well represented, as are vernacular forms that sometimes take on attributes of true styles.

Early Sonoma revolved around mission life and establishing a military presence, with priests residing at the mission, while the soldiers were housed in barracks. After the missions were secularized in 1834 and lands began to be parceled out to private citizens, adobe houses were built, primarily around the plaza. Two notable adobe homes in Sonoma are the former Jacob P. Leese and Salvador Vallejo adobes. When Leese built his adobe in 1836 there were no other private residences in the area. Salvador Vallejo built a two-story adobe the same year and resided there for about 10 years. Both of these homes are used for commercial pursuits at present.

In the mid-19th century, people from all over the world flocked to California. Until that time, life in California revolved around ranching on a grand scale, with vast acres of land tied up in Mexican ranchos. The typical rancho home was an adobe-brick structure, often one-storied, and L- or U-shaped or built around a courtyard. Where two stories were present there was sometimes a cantilevered, second-story porch. It was during this time that the town of Sonoma was platted by Jasper O'Farrell, with small town lots surrounding the central plaza and larger lots on the periphery.

With the influx of people during the mid-nineteenth century, new house forms were added to the California building stock. People tended to bring with them regional ideas of what a house should be. Historian Harold Kirker writes of that time, "[t]he coming together of a score of cultures on a rich and isolated frontier produced the California Renaissance" (Kirker 1986:55). The nineteenth century was a time of romantic revivals and eclecticism in architecture. California experienced a lag in adopting new styles because of its relative isolation, especially away from metropolitan areas, but with the arrival of the railroad in 1869 the state was able to close the gap.

In the decades preceding the population boom in California the architectural world experienced a period of Greek Revival architecture (circa 1790 to 1850) during which time homes often featured classic elements such as columns, pediments, and other details inspired by Greek forms. Toward the end of that period, industrialization brought many innovations to architecture resulting in Victorian Architecture (circa 1840 to 1900) with such popular forms as Gothic Revival, Italianate, Stick, Eastlake, Queen Anne, Shingle, Romanesque, and Second Empire.

Beginning with Georgian Revival toward the end of the 19th century, Colonial Revival styles captured America's imagination and for the most part remained at the forefront of popularity through the first half of the 20th century. The earliest Colonial Revival homes generally were interpretations of colonial styles imposed on Victorian and post-Victorian forms, but as the 20th century progressed more attention was paid to historical accuracy. This eclectic period in American architecture included such revival forms as Dutch Colonial, French Eclectic, Spanish Eclectic, and Tudor.

Interrupting the Colonial Revival period, the Modern movement turned away from imitation with renewed concern for handicraft and interest in the surrounding environment. The architectural atmosphere of the time was one of simplification rather than elaboration, and new homes emphasized efficiency, informality, and neatness. The resulting homes reflect the principles of "structural simplicity, balanced proportions, and minimal decoration" (Clark 1986:132). Ornate house styles of the preced-

ing Victorian era were considered European imitations, and America and its architects were seeking their own identity. The Craftsman and Prairie styles grew out of this movement, as did a more generic group of homes that borrowed minimally from specific styles. Architectural historians Massey and Maxwell (1996:211) offer the term "Builder Style" to describe these working-class homes of the late-19th and early-20th centuries, homes that were "long on function, and short on stylistic effects and architectural grandeur." These homes were widespread throughout the United States, chiefly because they were promoted by pattern book designers, constructed in great numbers by early developers, and were readily available through mail-order catalogs after about 1908.

Traditional, architect-designed homes also continued during the twentieth century as modern styles began to take hold. Between 1920 and 1940, two distinct modernistic styles evolved: the zigzagging patterns and vertical lines of Art Deco architecture and the smooth, white walls and the streamlined appearance of Art Moderne architecture. Contemporaneous with these was the International style which continues into the present. This style featured asymmetrical facades, flat roofs, flush windows, and unadorned wall surfaces, doorways, and windows. During World War II, house construction in the United States declined sharply but resumed with vigor in the post war years. New home designs were initially based on the Tudor design of the 1920s and 1930s, but were replaced in the 1950s by the long, rambling Ranch style, which became the dominant house form in the United States.

Sonoma's house stock shows that it followed a similar evolution in residential architecture. As the town grew and prospered, homes became more sophisticated, and while some neighborhoods reflect affluence and social stature through high-style homes, most do not. Sonoma's housing inventory includes many modest homes belonging to those who worked in stores, factories, canneries, and support industries. These houses tend to be smaller, wood-frame buildings (often referred to as vernacular buildings) that exhibiting little or no architectural detailing.

City Development, 1945 to 1960

After World War II, like many other towns, Sonoma witnessed tremendous population growth requiring additional infrastructure and supporting services. Grocery stores, service stations, and other retail outlets began infilling vacant lots in town, and as in the case of the study parcel, retail spaces were added to existing residential lots. These new facilities diverged from the architectural styles of Sonoma, opting instead for modern and expedient designs. Most often this translated into one-story, rectangular, concrete-block structures with large glass windows and awnings at the front. Several of these were constructed along Broadway.

The American Appetite After World War II

During World War I and World War II, many American citizens spent time oversees either in the military or in supporting roles. Exposure to foreign, and especially European, culture broadened the world view of many, who acquired appreciation for different architectural styles and appetites for new cuisine. While the idea of gourmet eating was introduced after the Depression, the trend toward international dishes spread rapidly after World War II. American tastes after World War II were no longer fixed on mom's chicken soup and apple pie. People were offered a greater variety of foods through the teachings of an innovative group of chefs and others who made gourmet foodways accessible and affordable.

At the forefront of this gastronomic wave were chefs like Dione Lucas, Julia Child, and James Beard, who brought French cooking to the American household via the radio and television and through their numerous cookbooks. These chefs were aided in their efforts by the likes of MFK Fischer and Craig

Claiborne, whose writings brought even greater exposure, and entrepreneurs such as Chuck Williams, who was among the first retailers to make "exotic" cookware available to the common household.

The broadening of American foodways was an important cultural change that also had economic implications. For example, chefs in search of specialty items inspired a change in agricultural practices, prompting some farmers to produce smaller, though still lucrative crops of baby greens, zucchini flowers, and organic foods in general. Before long, supermarkets demanded the same things for their customers. The need for new cookware and appliances led to both greater international trade and technological innovations. Overtime, and with the help of the media, these same items were sought after for the home, and international cooking became part of the American culture. To understand the significance of changing American foodways after World War II one needs look no further than the popularity of the Food Network on television.

PROPERTY DESCRIPTION

The property at 599 Broadway contains an early 20th century vernacular dwelling with an attached 1940s retail building. The house is a 1-1/2-story, frame structure built on a rectangular plan. The roof is gabled with open eaves and an added gabled dormer on the south side. Cladding is lapped siding with wood shingles in the gable ends. Windows are primarily one-over-one, double-hung sashes. The front of the house is obscured by the added retail building. The house is now divided into multiple apartments with entries built onto the sides of the house.

The retail building was constructed in two phases. The initial phase dates to the mid-1940s, and consists of a wood-frame structure attached to the dwelling. Portions of this addition are clad with lapped siding and other portions are stucco. At present, it is divided into three separate storefronts, each with a large window and doorway. The second phase consists of a rectangular, concrete-block structure attached to the north side of the retail building. The addition was made circa 1954, and mimics the other three storefronts.

CONCLUSIONS

The purpose of this evaluation was to determine if buildings on this property are historically significant based on the California Register criteria provided in an earlier section of the report. Restated briefly, a building (or any other cultural resource) acquires significance from its association with an important event or pattern in history; through its association with an important person; because it represents a particular type, period, region or method of construction, the work of a master, or possesses high artistic values; or because it contains information that can be studied to enhance our understanding of history.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

Residence

Within the contexts of the *Evolution of Residential Architecture, 1835 to 1950*, it was necessary to determine whether the house on the parcel illustrates and conveys the importance of that context, and whether it retains sufficient integrity to be a good representative. The following conclusions were reached with regard to each of the California Register criteria.

Criterion 1. In order to be considered important under Criterion 1, the property needs to be able to convey its importance in events or patterns that are significant in federal, state, or local history. That Criterion is not met.

Criterion 2. Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person's importance. While the Green family, and especially Jane Green, was active in the community for a long time, neither family nor family members are of particular note in local, state, or national history, and Criterion 2 is not met.

Criterion 3. Criterion 3 speaks to the architectural significance of a property. This house is a vernacular structure with no clear architectural styling, and does not meet Criterion 3.

Criterion 4. Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

Retail Building

The retail portion of the property was evaluated within the context of *Commercial Development, 1945 to 1960,* and *The American Appetite After World War.* The following conclusions were reached.

Criterion 1. In order to be considered important under Criterion 1, the property needs to be able to convey its importance in events or patterns that are significant in federal, state, or local history. This building was constructed during Sonoma's post-war commercial development, a time of rapid growth marked by construction of expedient buildings to house needed commodities and services. It is also the original location of the Williams-Sonoma enterprise, one of the first stores in America catering to the needs of cooks focused on international cuisine. While the building meets Criterion 1 as a representative of Sonoma's commercial development, there are many such buildings in the area and this is not an especially notable example. However, it is the original storefront of the iconic Williams-Sonoma enterprise, which was at the forefront of cookware marketing as American foodways changed after World War II. As the original store, it appears eligible for inclusion on the California Register under Criterion 1.

Criterion 2. Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person's importance. This building is associated with Williams-Sonoma founder Chuck Williams, who was important to the culinary shift in America that occurred after World War II. The building appears eligible for inclusion on the California Register under Criterion 2.

Criterion 3. Criterion 3 speaks to the architectural significance of a property. The building is similar to many of mid-20th century retail spaces in this area and does not meet Criterion 3.

Criterion 4. Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

SUMMARY AND RECOMMENDATION

Summary

Tom Origer & Associates completed an architectural/historical evaluation of the buildings at 599 Broadway in the town of Sonoma, Sonoma County, California. The study was requested by Jennifer Hoover on behalf of Williams-Sonoma. Based on eligibility criteria set forth in the CEQA guidelines, this study found that the retail building on the property appears eligible for inclusion on the California Register under Criterion 1 and 2.

Recommendations

Future use of the property should be sensitive to the historical importance of the retail building. Changes to the exterior should maintain a similar 1950s storefront appearance, and in-kind materials should be used if preservation of original materials is not feasible.

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Appendix A

Resource Documentation

PRIMARY RECORD

Primary # P-
HRI #
Trinomial:
NRHP Status Code:
Resource Name or #: Williams-Sonoma

Other Listings:
Review Code: **Reviewer:** **Date:**

P1. Other Identifier: APN 018-301-007

P2. Location: Unrestricted **a. County:** Sonoma
b. USGS 7.5' Quad: Sonoma **Date:** 1980
T N/R W; 1/4 of 1/4 of Sec. ; MDBM Pueblo Lands of Sonoma
c. Address: 599 Broadway **City:** Sonoma **Zip:** 95476
d. UTM: Zone: 10 547350 **mE** 4238140 **mN**
e. Other Locational Information:

P3a. Description: The property at 599 Broadway contains an early 20th century vernacular dwelling with an attached 1940s retail building. The house is a 1-1/2-story, frame structure built on a rectangular plan. The roof is gabled with open eaves and an added gabled dormer on the south side (Figures 1 and 2). Cladding is lapped siding with wood shingles in the gabled ends. Windows are primarily one-over-one, double-hung sashes. The front of the house is obscured by the added retail building. The house is now divided into multiple apartments with entries built onto the sides of the house.

The one-story, flat-roofed retail building was constructed in two phases. The initial phase dates to the mid-1940s, and consists of a wood-frame structure attached to the dwelling. Portions of this addition are clad with lapped siding and other portions are stucco. At present, it is divided into three separate storefronts, each with a large window and doorway (Figure 3). The second phase consists of a rectangular, concrete-block structure attached to the north side of the retail building. The addition was made circa 1954, and mimics the other three storefronts.

P3b. Resource Attributes: HP6 (1-story commercial building) **P4. Resources Present:** Building

P5. Photograph or Drawing: **P5b. Description of Photo:** View of the retail building

P6. Date Constructed/Age and Sources:
1906 House
c.1940-1954 Retail

P7. Owner and Address:
Williams-Sonoma
3250 Van Ness Ave.
San Francisco, CA 94109

P8. Recorded by:
V. Beard
Tom Origer & Associates
P.O. Box 1531
Rohnert Park, CA 94927

P9. Date Recorded:
December 2012

P10. Type of Survey:
Property specific

P11. Report Citation:
Beard, V. 2012
Historical Evaluation of the Property at 599 Broadway, Sonoma, Sonoma County, California.

P12. Attachments: Building, Structure, and Object Record; Continuation Sheets; Location Map

P3a. Description: (continued from page 1)

Figure 1. North and west elevations of house.

Figure 2. West elevation (rear) of house.

Figure 3. View of storefronts

B1. Historic Name: Williams-Sonoma

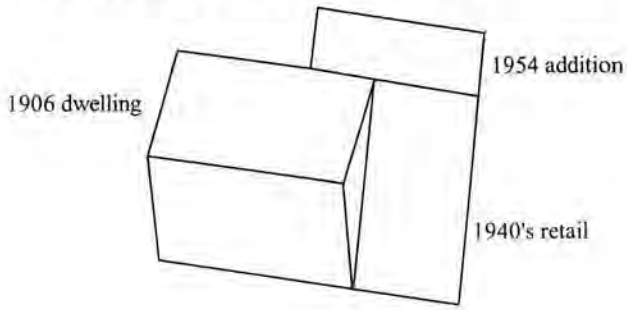
B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Vernacular

B6. Construction History: The dwelling was constructed in 1906. Circa 1945 a retail building was affixed to the front of the house. In 1954, an addition was made to the north side of the retail building, and the store was divided into three retail spaces. Phases of construction are shown in the following diagram



B7. Moved? No **Date:** NA **Original Location:** NA

B8. Related Features: None

B9a. Architect: None known

B9b. Builder: Louis H. Green

B10. Significance:

Theme:	The Evolution of Residential Architecture, 1835 to 1950	**Area:** Sonoma
	Commercial Development, 1945 to 1960	**Area:** Sonoma
	The American Appetite After World War II	**Area:** United States

Period of Significance: 1835 to 1950; 1945 to 1960; 1945 to 1970
Property Type: Building
Applicable Criteria: Retail portion meets California Register Criteria 1 and 2

Context Statement
See Page 4

See Figure 5

B11. Additional Resource Attributes:

B12. References:
See Continuation Sheet page 9

B13. Remarks:

B14. Evaluator: V. Beard
Date of Evaluation: December 2012

B10. Significance: (Continued)

Context Statements

The Evolution of Residential Architecture, 1835 to 1950.
Sonoma is marked by a wide range of architectural styles reflecting the lives of many economic classes. The earliest dwellings were adobe houses and rustic cabins built from locally available materials. As time went by and the town grew and prospered, homes became more sophisticated. Architecturally defined styles such as the Italianate, Second Empire, Gothic, Greek Revival, Queen Anne, and Craftsman are well represented, as are vernacular forms that sometimes take on attributes of true styles.

Early Sonoma revolved around mission life and establishing a military presence, with priests residing at the mission, while the soldiers were housed in barracks. After the missions were secularized in 1834 and lands began to be parceled out to private citizens, adobe houses were built, primarily around the plaza. Two notable adobe homes in Sonoma are the former Jacob P. Leese and Salvador Vallejo adobes. When Leese built his adobe in 1836 there were no other private residences in the area. Salvador Vallejo built a two-story adobe the same year and resided there for about 10 years. Both of these homes are used for commercial pursuits at present.

In the mid-19th century, people from all over the world flocked to California. Until that time, life in California revolved around ranching on a grand scale, with vast acres of land tied up in Mexican ranchos. The typical rancho home was an adobe-brick structure, often one-storied, and L- or U-shaped or built around a courtyard. Where two stories were present there was sometimes a cantilevered, second-story porch. It was during this time that the town of Sonoma was platted by Jasper O'Farrell, with small town lots surrounding the central plaza and larger lots on the periphery.

With the influx of people during the mid-nineteenth century, new house forms were added to the California building stock. People tended to bring with them regional ideas of what a house should be. Historian Harold Kirker writes of that time, "[t]he coming together of a score of cultures on a rich and isolated frontier produced the California Renaissance" (Kirker 1986:55). The nineteenth century was a time of romantic revivals and eclecticism in architecture. California experienced a lag in adopting new styles because of its relative isolation, especially away from metropolitan areas, but with the arrival of the railroad in 1869 the state was able to close the gap.

In the decades preceding the population boom in California the architectural world experienced a period of Greek Revival architecture (circa 1790 to 1850) during which time homes often featured classic elements such as columns, pediments, and other details inspired by Greek forms. Toward the end of that period, industrialization brought many innovations to architecture resulting in Victorian Architecture (circa 1840 to 1900) with such popular forms as Gothic Revival, Italianate, Stick, Eastlake, Queen Anne, Shingle, Romanesque, and Second Empire.

Beginning with Georgian Revival toward the end of the 19th century, Colonial Revival styles captured America's imagination and for the most part remained at the forefront of popularity through the first half of the 20th century. The earliest Colonial Revival homes generally were interpretations of colonial styles imposed on Victorian and post-Victorian forms, but as the 20th century progressed more attention was paid to historical accuracy. This eclectic period in American architecture included such revival forms as Dutch Colonial, French Eclectic, Spanish Eclectic, and Tudor.

Interrupting the Colonial Revival period, the Modern movement turned away from imitation with renewed concern for handicraft and interest in the surrounding environment. The architectural atmosphere of the time was one of simplification rather than elaboration, and new homes emphasized efficiency, informality, and neatness. The resulting homes reflect the principles of "structural simplicity, balanced proportions, and minimal decoration" (Clark 1986:132). Ornate house styles of the preceding Victorian era were considered European imitations, and America and its architects were seeking their own identity. The Craftsman and Prairie styles grew out of this movement, as did a more generic group of homes that borrowed minimally from specific styles. Architectural historians Massey and Maxwell (1996:211) offer the term "Builder Style" to describe these working-class homes of the late-19th and early-20th centuries, homes that were "long on function, and short on stylistic effects and architectural grandeur." These homes were widespread throughout the United States, chiefly because they were promoted by pattern book designers, constructed in great numbers by early developers, and were readily available through mail-order catalogs after about 1908.

Traditional, architect-designed homes also continued during the twentieth century as modern styles began to take hold. Between 1920 and 1940, two distinct modernistic styles evolved: the zigzagging patterns and vertical lines of Art Deco architecture and the smooth, white walls and the streamlined appearance of Art Moderne architecture. Contemporaneous with these was the International style which continues into the present. This style featured asymmetrical facades, flat roofs, flush windows, and unadorned wall surfaces, doorways, and windows. During World War II, house construction in the United States declined sharply but resumed with vigor in the post war years. New home designs were initially based on the Tudor design of the 1920s and 1930s, but were replaced in the 1950s by the long, rambling Ranch style, which became the dominant house form in the United States.

Sonoma's house stock shows that it followed a similar evolution in residential architecture. As the town grew and prospered, homes became more sophisticated, and while some neighborhoods reflect affluence and social stature through high-style homes, most do not. Sonoma's housing inventory includes many modest homes belonging to those who worked in stores, factories, canneries, and support industries. These houses tend to be smaller, wood-frame buildings (often referred to as vernacular buildings) that exhibiting little or no architectural detailing.

Commercial Development, 1945 to 1960

After World War II, like many other towns, Sonoma witnessed tremendous population growth requiring additional infrastructure and supporting services. Grocery stores, service stations, and other retail outlets began infilling vacant lots in town, and as in the case of the study parcel, retail spaces were added to existing residential lots. These new facilities diverged from the architectural styles of Sonoma, opting instead for modern and expedient designs. Most often this translated into one-story, rectangular, concrete-block structures with large glass windows and awnings at the front. Several of these were constructed along Broadway.

The American Appetite After World War II

During World War I and World War II, many American citizens spent time oversees either in the military or in supporting roles. Exposure to foreign, and especially European, culture broadened the world view of many, who acquired appreciation for different architectural styles and appetites for new cuisine. While the idea of gourmet eating was introduced after the Depression, the trend toward international dishes spread rapidly after World War II. American tastes after World War II were no longer fixed on mom's chicken soup and apple pie. People were offered a greater variety of foods through the teachings of an innovative group of chefs and others who made gourmet foodways accessible and affordable.

At the forefront of this gastronomic wave were chefs like Dione Lucas, Julia Child, and James Beard, who brought French cooking to the American household via the radio and television and through their numerous cookbooks. These chefs were aided in their efforts by the likes of MFK Fischer and Craig Claiborne, whose writings brought even greater exposure, and entrepreneurs such as Chuck Williams, who was among the first retailers to make "exotic" cookware available to the common household.

The broadening of American foodways was an important cultural change that also had economic implications. For example, chefs in search of specialty items inspired a change in agricultural practices, prompting some farmers to produce smaller, though still lucrative crops of baby greens, zucchini flowers, and organic foods in general. Before long, supermarkets demanded the same things for their customers. The need for new cookware and appliances led to both greater international trade and technological innovations. Overtime, and with the help of the media, these same items were sought after for the home, and international cooking became part of the American culture. To understand the significance of changing American foodways after World War II one needs look no further than the popularity of the Food Network on television.

Property History

The buildings at 599 Broadway are considered part of Block 71 of Jasper O'Farrell's 1850 plat of Sonoma, although the actual layout of the town is somewhat different than what O'Farrel planned. Figure 4 shows a section of the original plat with Patten/England Street crossing Broadway and forming the northern boundary of Block 71. Figure 5 is adapted from the County Assessor's map and shows the actual configuration of Block 71. The study parcel, outlined in black, is Lot 1.

Block 71 became D.H. Twining's subdivision addition to the Town of Sonoma recorded in 1904 (Sonoma County Recorder's Office [SCRO] Map Book 71, page 1). In 1906, Jane I. Green purchased the east half of Lot 1, where she and her husband Louis built the existing residence. The 1911 Sanborn insurance map shows the 1-1/2-story Green dwelling set back from Broadway with one-story addition at the rear (Figure 6).

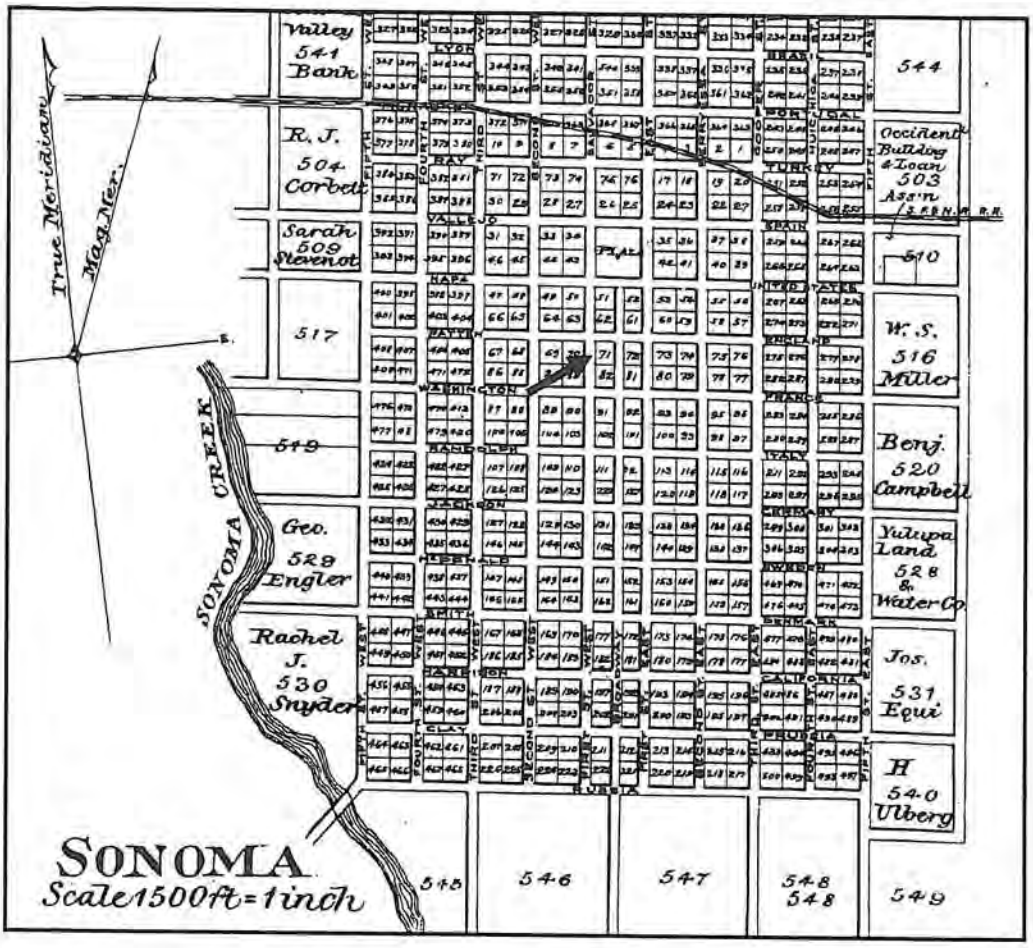


Figure 4. Lot 71 as it was originally platted by O'Farrell (1850).

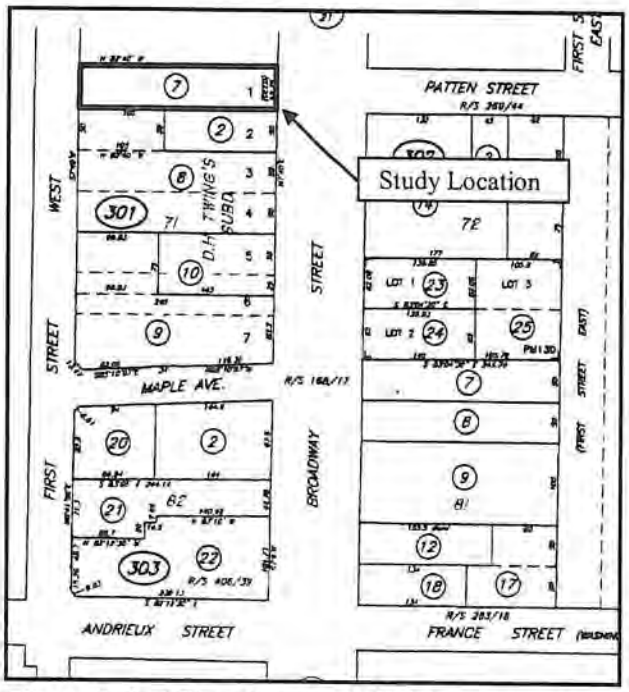


Figure 5. Lot 71 and current divisions (adapted from Sonoma County Assessor's parcel map).

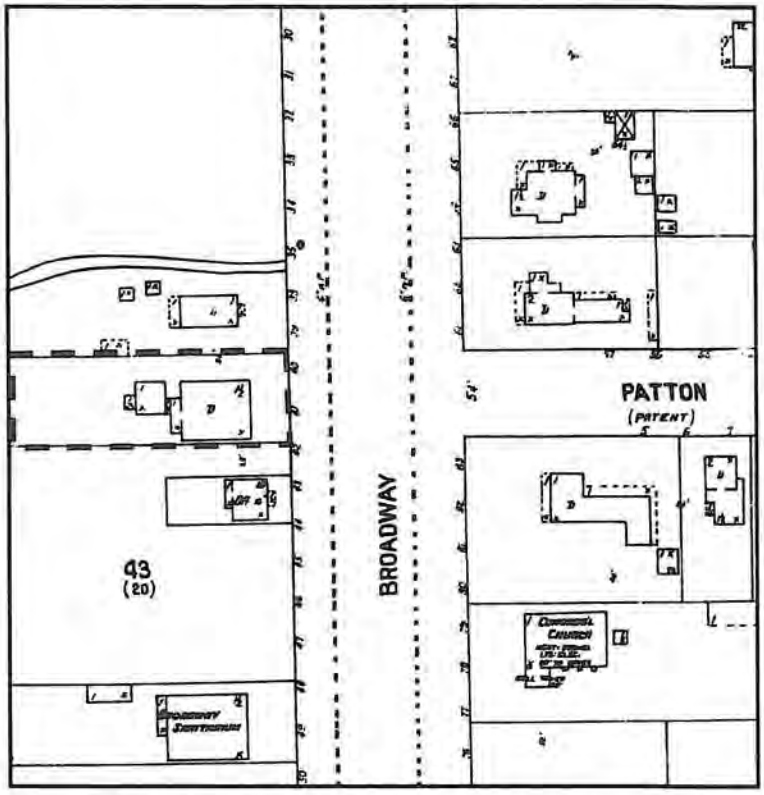


Figure 6. 1911 Sanborn Insurance map showing a dwelling and garage on the study parcel.

Louis Green was a lumber merchant for many years (United States Bureau of Census (USBC) 1900, 1910) and later the proprietor of a feed store (USBC 1920, 1930). Jane Green was a noted community volunteer who was instrumental in establishing a private mental hospital in the town during the early 1900s (*Sonoma Index Tribune* 1931). After her death in 1931, Louis Green remained in the house, as a lodger in later years after the property was purchased by Joseph and Therrad Ghiggioli.

During the 1940s, a retail building was added to the front of the parcel, adjoining the east side of the house. This section was used as a hardware store throughout the 40s. In 1952, the property was purchased by Charles E. (Chuck) Williams. Williams was a bit of a rambling man having spent time as a hired hand on farms in the Central Valley, a stint overseas with Lockheed Aircraft during World War II, and as a self-taught house builder after the war (Jacobson and Teiser 1995).

Williams moved to Sonoma in 1947 and continued his carpentry work. In 1952, friends convinced him to join them on a trip to Europe, where he was introduced to a variety of foods and cooking methods. During his trip abroad, Williams formulated the idea of opening a specialty store in Sonoma. On his return to Sonoma, he purchased the hardware store on Broadway in 1954 and began renovating the large open space, eventually creating three retail outlets. A fourth storefront was created with an addition to the north side of the building. A florist occupied one space, a beauty parlor was located in another, and in 1956, Williams began selling cookware out of a third space. The fourth space remained unfinished. Williams-Sonoma remained at the Broadway location for two years, with Williams acquiring cookware from a San Francisco importer at first. In 1958, he relocated the Williams-Sonoma enterprise to San Francisco, retaining the original name. The property at 599 Broadway has housed a variety of commercial and retail business since 1958, including a laundry, restaurants, various offices, and a frame shop.

B10. Significance: (Continued)

Statement of Significance
This building was evaluated for inclusion on the California Register of Historical Resources (California Register). Briefly, a resource eligible for the California Register is one that meets one of the following criteria.

1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

2. Is associated with the lives of persons important to local, California, or national history.

3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.

4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility to the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The following conclusions were reached regarding the property's eligibility for the California Register as an individual resource.

Residence
Within the contexts of the *Evolution of Residential Architecture, 1835 to 1950*, it was necessary to determine whether the house on the parcel illustrates and conveys the importance of that context, and whether it retains sufficient integrity to be a good representative. The following conclusions were reached with regard to each of the California Register criteria.

Criterion 1. In order to be considered important under Criterion 1, the property needs to be able to convey its importance in events or patterns that are significant in federal, state, or local history. That Criterion is not met.

Criterion 2. Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person's importance. While the Green family, and especially Jane Green, was active in the community for a long time, neither family nor family members are of particular note in local, state, or national history, and Criterion 2 is not met.

Criterion 3. Criterion 3 speaks to the architectural significance of a property. This house is a vernacular structure with no clear architectural styling, and does not meet Criterion 3.

Criterion 4. Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

Retail Building
The retail portion of the property was evaluated within the context of *Commercial Development, 1945 to 1960,* and *The American Appetite After World War.* The following conclusions were reached.

Criterion 1. In order to be considered important under Criterion 1, the property needs to be able to convey its importance in events or patterns that are significant in federal, state, or local history. This building was constructed during Sonoma's post-war commercial development, a time of rapid growth marked by construction of expedient buildings to house needed commodities and services. It is also the original location of the Williams-Sonoma enterprise, one of the first stores in America catering to the needs of

cooks focused on international cuisine. While the building meets Criterion 1 as a representative of Sonoma's commercial development, there are many such buildings in the area and this is not an especially notable example. However, it is the original storefront of the iconic Williams-Sonoma enterprise, which was at the forefront of cookware marketing as American foodways changed after World War II. As the original store, it appears eligible for inclusion on the California Register under Criterion 1.

Criterion 2. Under Criterion 2, a property can be significant because of its association with an important person but the association must be one that reflects the reason for the person's importance. This building is associated with Williams-Sonoma founder Chuck Williams, who was important to the culinary shift in America that occurred after World War II. The building appears eligible for inclusion on the California Register under Criterion 2.

Criterion 3. Criterion 3 speaks to the architectural significance of a property. The building is similar to many of mid-20th century retail spaces in this area and does not meet Criterion 3.

Criterion 4. Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

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1930 Sonoma County, California. Manuscript census, population schedule. 1900 Sonoma County, California. Manuscript census, population schedule.

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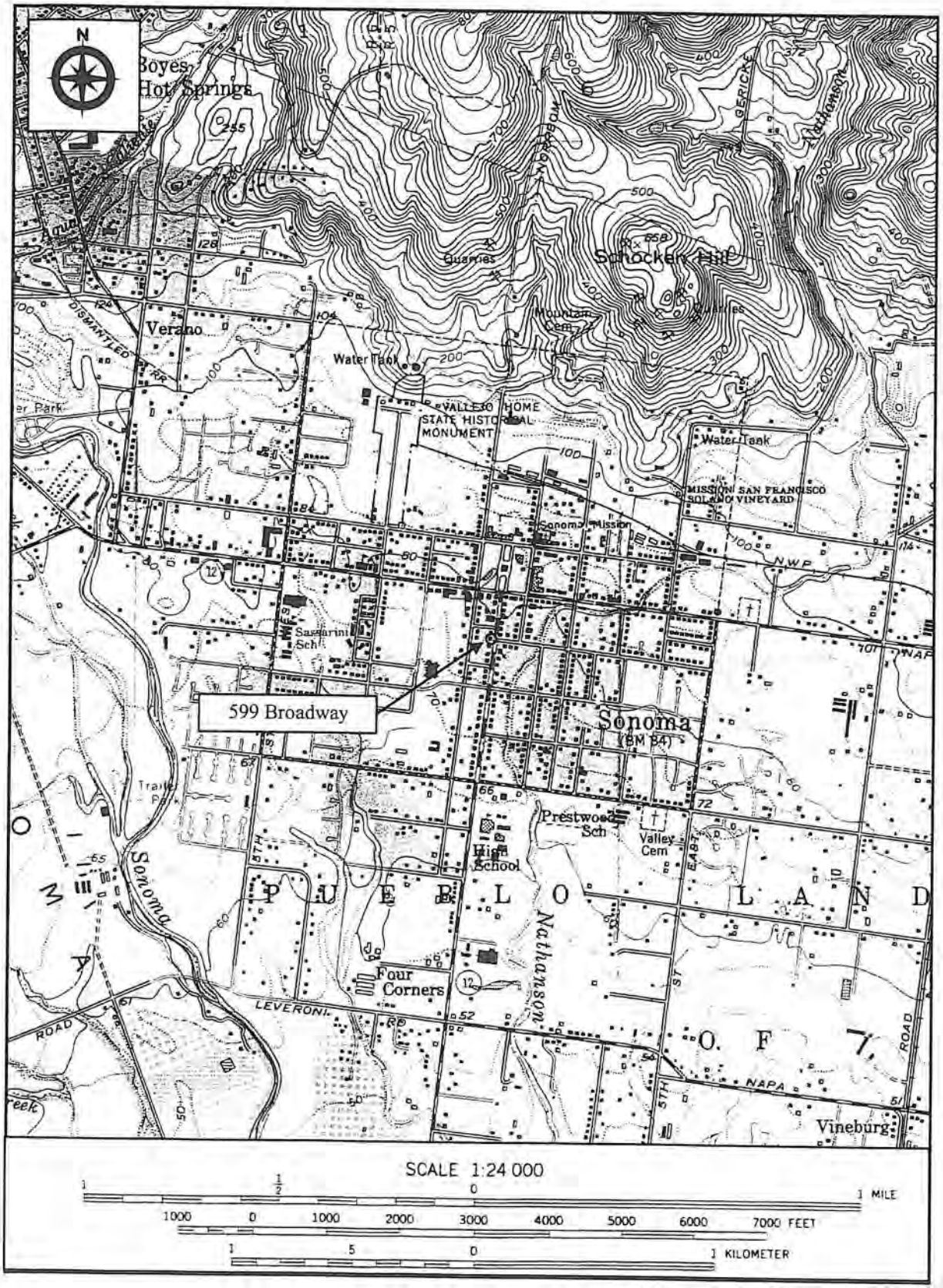
1951 *Sonoma, California.* 15' series map. Geological Survey, Washington, D.C.

LOCATION MAP

Primary #: P-
HRI #:
Trinomial:
Resource Name or #: Williams-Sonoma
Date of Map: 1980

Map Name: Sonoma **Scale:** 7.5'



Tom Origer & Associates
Archaeology / Historical Research

August 19, 2013

Max Crome
Crome Architecture
905 Fourth Street
San Rafael, California 94901

Dear Mr. Crome:

At your request, we completed a review of planned changes to the building at 599 Broadway in Sonoma. This building appears eligible for the California Register of Historical Resources (California Register) under Criteria 1 and 2. Criterion 1 is met because the building is the original storefront for Williams-Sonoma, an enterprise that was "at the forefront of cookware marketing as American foodways changed after World War II" (Beard 2012). Criterion 2 is met through the building's association with Chuck Williams, founder of Williams-Sonoma and a key person in America's culinary shift after World War II.

Our assessment of project plans was informed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (hereafter, *Standards* and *Guidelines*). The *Standards* and *Guidelines* have been adopted by many local agencies for use in determining the proper treatment for buildings considered historically significant. The *Standards* focus on maintaining historical integrity by reusing materials, when possible, or materials in-kind, when reuse is not possible; using existing space rather than build additional space, when feasible; and being mindful of the overall historic character of a structure in terms of material, size, space, and setting. The *Standards* "are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." Below are the *Standards for Rehabilitating Historic Buildings*, and a discussion of how they apply to the Williams-Sonoma rehabilitation.

Standards for Rehabilitating Historic Buildings

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.

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.

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

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

P.O. Box 1531, Rohnert Park, California 94927 ♦ Phone (707) 584-8200 Fax (707) 584-8300

9 9 2013

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

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

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.

Discussion

The existing configuration of the building at 599 Broadway is a large, rectangular building divided into four storefronts. There is symmetry on this facade in the placement of the doors and display windows, even though the two entries at the south end of the building are recessed. For discussion purposes, the four storefronts will be referred to as Bays 1 through 4 with the southernmost store (Williams-Sonoma) being Bay 1.

Plans for Bay 1 maintain the original store-front configuration. This part of the building remains retail and will house a Williams-Sonoma outlet. This is in keeping with the Secretary's *Standards*.

Bays 2, 3, and 4 will be consolidated into one large space for use as a cooking school and restaurant. Major exterior changes include the following:

- The existing setback at the entry to Bay 2 will be increased by twice again its depth.

  This modification serves to make the Williams-Sonoma storefront more prominent but does not change the original four-bay configuration. This is in keeping with the Secretary's *Standards*.

- Existing doorways to Bays 3 and 4 will be eliminated.

  Eliminating the two doorways changes the symmetry detracts from the original four-bay appearance of the building. While this does not fully comply with the Secretary's *Stand-*

ards, the proposed design is a sensitive effort to keep the overall storefront "feel" of the building so that the setting of the Williams-Sonoma storefront is not destroyed.

- The existing display windows of Bays 2, 3, and 4 will be reconfigured. As a result, north end of the building will have the appearance of a single storefront. Windows will be divided to suggest an older display window, and will be similar in height and width to those used for Bay 1.

  This modification changes the original four-bay look of the building but is executed in a way that does not detract severely from the overall image of a mid-20th century retail building, while at the same time it is clear that it is not part of the older building. This does not conflict with the Secretary's *Standards*.

- A pergola will be constructed above the window-wall and over the inset door of Bay 2.

  Historically, this building featured various embellishments across the tops of the doorways but review of a circa 1960s photograph in the County Assessor's records found a distinct lack of symmetry at the roof line and upper part of the main facade. In the photograph, Bays 1, 2, and 4 were topped by a tall parapet extending above the roofline and there was a stripped awning across the front of these bays. The parapet likely ran the length of the building but is obscured above Bay 3 where there was a large, stripped awning resembling a circus tent. Since there was no symmetry in the past, use of the pergola does not conflict with the *Standards*.

In summary, while the proposed design of the building at 599 Broadway will change part of the building, the Williams-Sonoma portion will be preserved with its historical configuration, appearance, and purpose. Proposed changes to the remainder of the building are sensitive to the original design but do not create a false sense of age. The Secretary's *Guidelines* state that the *Standards* "are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." As applied to this project, the *Standards* are upheld as near as possible while creating usable commercial space and preserving the Williams-Sonoma storefront.

Please contact me if you have any questions or need additional information.

Sincerely,

Vicki Beard
Senior Associate

Tom Origer & Associates
Archaeology / Historical Research

October 21, 2013

Max Crome
Crome Architecture
905 Fourth Street
San Rafael, California 94901

Dear Mr. Crome:

We reviewed the proposed design dated October 10, 2013 for the building at 599 Broadway. In our previous letter we discussed the *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings,* and how they applied to the Williams-Sonoma rehabilitation. This letter is an addendum to our previous assessment and addresses exterior cladding and changes to the color palette.

The current plan differs very little from that which we reviewed in August. The exterior will remain stucco and will be beige. The color palette changes slightly in that white is now proposed for the pergola, and the window trim is green rather than brown. These changes are in keeping with the Secretary's *Standards.*

The recessed doorway changed from a single door to a double door entry, and the door for the Williams-Sonoma shop will be white, unlike the trim for the remainder of the building. None of these changes (or potential changes) alter our initial opinion.

In summary, the project as currently proposed is consistent with the *Standards for Rehabilitating Historic Buildings,* and will not affect the building's potential eligibility for inclusion on the California Register.

Please contact me if you have any questions or need additional information.

Sincerely,

Vicki Beard
Senior Associate

P.O. Box 1531, Rohnert Park, California 94927 ♦ Phone (707) 584-8200 Fax (707) 584-8300

OCT 22 2013

WILLIAMS-SONOMA

599 BROADWAY - STORE, CULINARY CENTER & CAFE

599 BROADWAY
SONOMA, CA 95476

DESIGN REVIEW SUBMITTAL
OCTOBER 22, 2013

PAINT COLOR SAMPLE BOARDS

OCT 2 9 2013

OC~~89~~ - BARE
98

OC98 – MOUNTAIN PEAK WHITE

Williams – Sonoma
599 Broadway Store, Culinary Center & Café
Design Review Submittal
October 22, 2013

OCT 2 2 2013

WILLIAMS-SONOMA

599 BROADWAY - STORE, CULINARY CENTER & CAFE

599 BROADWAY
SONOMA, CA 95476

DESIGN REVIEW SUBMITTAL
OCTOBER 22, 2013

LIGHTING CUT SHEETS

SHIELDED PENDANT LIGHT
26W FLUORESCENT CFL

E1
E3

Our Products
Products > Pendants > Newport #NSH-17

(+) Enlarge

Newport #NSH-17
Finish Shown: NSH-17 shown with clear seedy (CS) glass and verdigris patina (VP) metal finish
17" newport stem mount pendant with 5/8" dia stem, 5" dia canopy, and hang straight swivel

Width	17"
Height	8 1/8"
Extension	32"
Primary Lamps	1
Primary Lamp Wattage	~~100 W~~
Primary Lamp Type	Medium
Mounting Base	5" Dia.
UL Rating	Incand. Wet

Available Finishes

- All ten metal finish options are available.
- All ten glass options are available.

Previous Item

Next Item

4509 Little John St., Baldwin Park, CA 91706
ph: 626.960.9411 fx: 626.960.9521

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SHIELDED WALL SCONCE
26W FLUORESCENT

E2

CLASSIC WALL MOUNT (CWM)

Compact Fluorescent

Classic Wall Mount
(CWM)

PROJECT:	
TYPE:	
CATALOG NUMBER:	
SOURCE:	
NOTES:	

CATALOG NUMBER LOGIC

	CWM		CF				MT	
Example:	CWM -	12 -	CF -	353 -	C -	POL -	MT -	MESH

Series
- **CWM** - Classic Wall Mount

Shade Size
- **12** - 12 Inch
- **15** - 15 Inch

Source
- **CF** - Compact Fluorescent

Lamp
- **0** - By Others
- **353** - CF13W/GU24/2700K (13W)
- **354** - CF13W/GU24/4100K (13W)
- **355** - CT18W/GU24/2700K (18W)
- **356** - CT18W/GU24/4100K (18W)
- **357** - CT26W/GU24/2700K (26W)
- **358** - CT26W/GU24/4100K (26W)

Ring Stack
- **C** - Copper
- **S** - Stainless Steel*

Finish
- **NAT** - Natural
- **NAT** - Natural
- **BP** - Brown Patina*
- **NIC** - Nickel Plate*
- **BZW** - Bronze Wrinkle Powder Coat
  (See Powder Coat Finish Chart for Available Choices.)

**Stainless Steel Rings are provided in Natural (NAT) regardless of finish choice.*

Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Premium Finish

ABP	Antique Brass Powder	HUG	Hunter Green
AMG	Aleutian Mountain Granite	MDS	Mojave Desert Sandstone
AQW	Antique White	NBP	Natural Brass Powder
BCM	Black Chrome	OCP	Old Copper
BGE	Beige	RMG	Rocky Mountain Granite
BPP	Brown Patina Powder	SDS	Sonoran Desert Sandstone
CAP	Clear Anodized Powder	SMG	Sierra Mountain Granite
CMG	Cascade Mountain Granite	TXF	Textured Forest
CRI	Cracked Ice	WCP	Weathered Copper
CRM	Cream	WIR	Weathered Iron

Voltage
- **MT** - 120/208/240/277 Volt Multi Tap 50/60 Hz.

Option
- **CLR** - Clear Coat Protection *(For use with Natural (NAT) Finishes)*
- **MESH** - Mesh Screen *(Finish to match fixture)*
- **DT** - Dark Top *(Eliminates glow in window above shade. Finish to match fixture)*

LAMP DATA

Lamp #	Watts	Description	Rated Life	Initial Lumens	Design Lumens	CRI	CCT(K)
353	13	CF13W/GU24/2700K	10,000	900	900	82	2,700
354	13	CF13W/GU24/4100K	10,000	900	900	82	4,100
355	18	CF18W/GU24/2700K	10,000	1,250	1,250	82	2,700
356	18	CF18W/GU24/4100K	10,000	1,250	1,250	82	4,100
357	26	CF26W/GU24/2700K	10,000	1,250	1,250	82	2,700
358	26	CF26W/GU24/4100K	10,000	1,250	1,250	82	4,100

TEKA ILLUMINATION
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SUBMITTAL DATE	DRAWING NUMBER
2-15-13	SUB-2014-00

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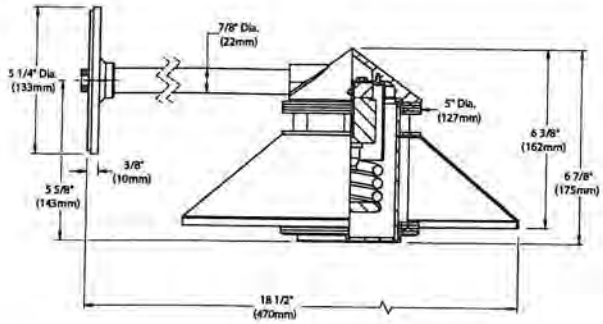
CLASSIC WALL MOUNT (CWM)

Compact Fluorescent

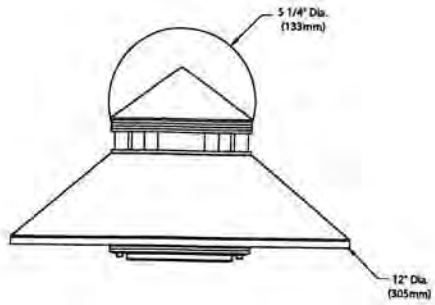
PROJECT:	
TYPE:	

SIDE VIEW

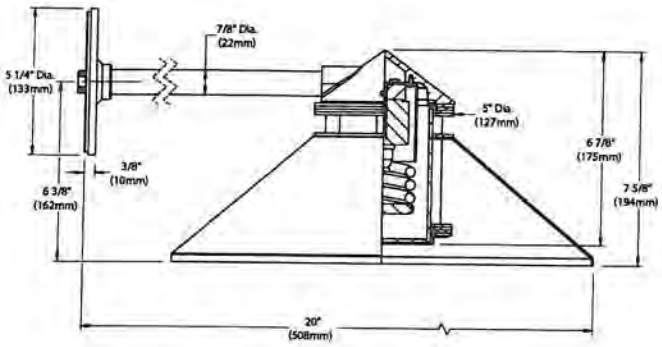
12" Diameter

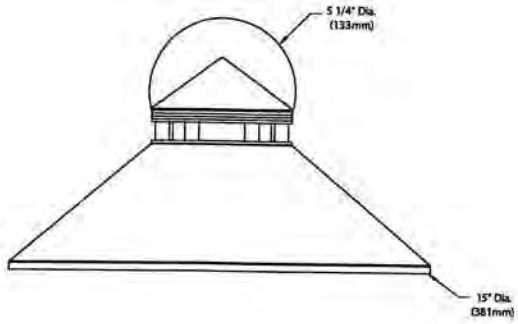


FRONT VIEW



15" Diameter





SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.tekaillumination.com/greensource for program requirements.

Enduring Metals
Constructed from copper, bronze, and stainless steel. These lifetime materials are inherently corrosion resistant. Factory-applied finishes are also available.

Installation
5" diameter, machined aluminum mounting plate with textured black finish. For use with 4" octagonal junction box (by others). Supplied with [2] tamper-resistant, black oxide stainless steel mounting screws.

Canopy
5-1/4" diameter canopy conceals mounting plate and hardware. Hand spun from high purity, solid copper plate with tamper resistant, machined brass lock collar.

Shade
Hand spun from high purity, solid copper plate. Specify 12" or 15" diameter.

Lens
3-5/8" dia. translucent acrylic lens with clear acrylic downlight lens provides sealed optical compartment.

Stem
Machined from heavy wall 7/8" O.D. brass.

Body
Cast bronze. High temperature, silicone 'O' Ring provides water tight seal to shade assembly.

Lamp Holder
Specification grade, ceramic body holder for GU24 lamp base. Nickel alloy contacts and heat resistant, spring loaded, stainless steel retaining clips

Lamp
For use with self ballasted 2 pin GU24 twist and lock compact fluorescent lamp.

Ring Stack
Solid copper or stainless steel accent rings with solid brass spacers.

Wiring
Teflon® coated wire, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.

Hardware
Tamper-resistant, stainless steel hardware.

Finish
Natural (NAT): Copper and bronze components are sand blasted to expose the porous metal surface. Over time, and with exposure to the elements, the metals will naturally 'weather' resulting in a unique patina.

Factory Applied: Hand-crafted metal finishes include natural (NAT), brown patina (BP), and nickel plate (NIC).

Powder Coat: Class 'A' TGIC polyester powder coating. RoHS compliant.

Clear Coat Protection
Optional ceramic clear coating seals and protects underlying metals and protects against discoloration, fading, and wear. Highly impervious to chemicals, solvents, and graffiti. For use with natural (NAT) finishes.

Warranty
5 year limited warranty.

Listings
ETL Listed to ANSI/UL Standard 1598 and Certified to CAN/CSA Standard C22.2 No. 250. RoHS compliant. Made in USA.

**Teflon is a registered trademark of DuPont Corporation.*

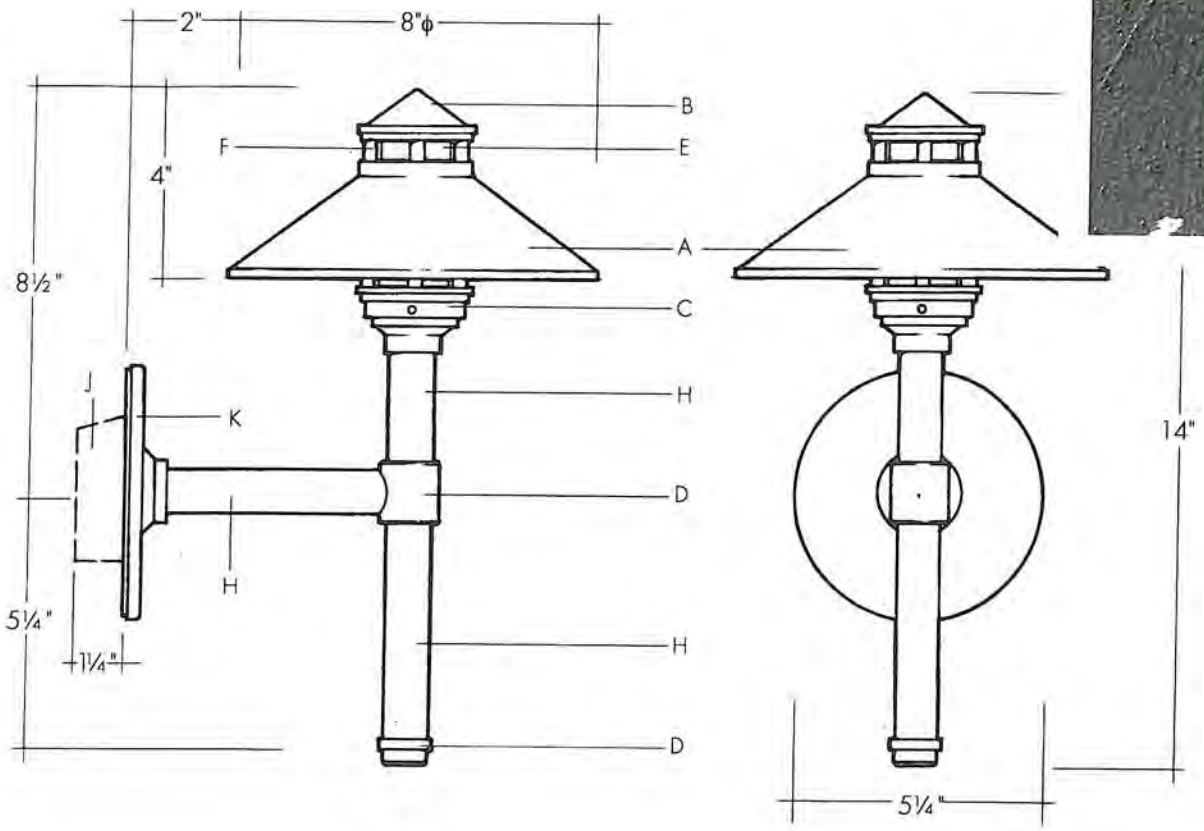
TEKA

ILLUMINATION

SHIELDED WALL SCONCE
35W HALOGEN

E4

Wall Mounted Beacon



Description
Wall mount luminaire for G4 or GY6.35 lamps

Materials and Construction
A. Heavy wall solid copper shade
B. Machined solid brass cap
C. Machined solid brass base
D. Machined solid brass fittings
E. Etched, tempered boro-silicate glass diffuser
F. Machined solid brass spacers
G. All fasteners are 18-8 stainless steel
H. Heavy wall ⅞" O.D. brass stems
I. Completely sealed with high temperature Silicone "O" rings
J. 120V supply, 11.6V output electronic transformer
K. Powder coated cast aluminum wall plate with copper cover

Mounting
Recessed 4"x 1½" deep octagonal wiring box

Product Number	Lamp	Finish Option
WMB-2310 / Natural	12V 35W GY6.35	Brown Patina
WMB-2360 / Nickel*	12V 35W GY6.35	None

*Nickel Plate

Options available at additional cost
1. Add suffix BP for brown patina
2. Longer stem lengths available. 4" additional length maximum - specify
3. Order # XE35C-10 for 10,000hr. 35W "Xelogen" lamp
   - lower wattages available
4. Add suffix #277 for 277V electronic transformer

Note
Available less transformer for remote 12V supply. Add suffix LT
U.L. CUL listed, suitable for wet locations.

TEKA ILLUMINATION, INC
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SHIELDED RECESSED LED DOWN LIGHT
13W LED

E5

Aculux
Precision Recessed Lighting

LED RECESSED ADJUSTABLE

1-1/4" PINHOLE APERTURE

IC Rated, 13W LED

IC43L-433N, IC943L-433N

Project:

Fixture Type:

Location:

Contact/Phone:

PRODUCT DESCRIPTION

Recessed adjustable 13W LED luminaire with 1¼" pinhole aperture produces up to 450 fixture lumens and approximates the performance of a 50W MR16 lamp. Fixture has 50° visual cutoff and features precision geared hot-aiming. Sealed Air-Loc® housing ensures maximum energy savings and controls plenum sound transmission. Low profile IC rated housing for use in insulated or non-insulated areas.

PRODUCT SPECIFICATIONS

LLED Light Engine Consistent fixture to fixture color consistency within 3-step MacAdam ellipse • 2700K, 3000K, 3500K, or 4000K color temperatures are available with 85 CRI typical • 3000K also available with 93 CRI typical and R9 >80.

Modular Optics Available with 12° Spot, 24° Narrow Flood, or 35° Flood field interchangeable optics • Patent pending auto-adjusting optic holder maximizes luminaire efficiency by maintaining optimal LED optic position • Accommodates up to three (3) additional beam control lenses and/or filters.

Adjustability Acu-Aim™ precision geared hot-aiming achieves 370° rotation, 45° tilt • Optimized center beam optics translates light engine forward as it is aimed off nadir, ensuring maximum light and low brightness • Black aiming mechanism preserves dark aperture.

Reflector .040" aluminum angle-cut reflector in black Alzak finish shields housing interior.

Trims Style Trim Ring and Flush Mount trims utilize torsion spring retention for tight, secure fit to ceiling • Trim ring features beveled knife edge for clean ceiling interface • For flush mount installations in drywall ceilings use the FMA4 flush mount adapter • For flush mount installations in wood, stone, or tile ceilings the FMA4-SC*** must be used (specify ceiling thickness and adapter finish).

LED Driver Choice of three drivers to accommodate voltages from 120-277 volts AC • Dedicated 120V (-1) driver is dimmable with most incandescent, magnetic low voltage and electronic low voltage dimmers • Universal Voltage (-U) driver is dimmable with most 0-10V protocol dimmers • Lutron A Series (-L) driver is 3-wire dimmable and compatible with EcoSystem® • For a list of compatible dimmers, refer to ACLXLED-DIM • Power Factor > 0.9 • Field replaceable from below or above ceiling.

Life Rated for 50,000 hrs at 70% lumen maintenance.

Warranty 5 years from date of purchase on LED components • Standard Juno Lighting Group product guarantee terms and conditions apply.

Codes/Labels UL and cUL listed for through branch wiring, damp locations • Meets energy code Air Leakage requirements per ASTM E283 • Union made.

Mounting

IC43L features Patented (US Patent 8,038,113) Pro-VI™ Bar Hanger System with locking set screws, permitting quick placement of housing within 24" O.C. joists or suspended ceilings • Robust bar eliminates flexing regardless of fixture position • Integral T-bar notch with locking tabs secures housing to suspended ceiling grid • Captive bugle-headed ring shank nail for quick one-step installation • Bar Hanger foot aligns to bottom of construction joist and breaks away for use in suspended ceilings.

IC943L is equipped with vertically adjustable mounting brackets that accept ½" conduit, "C" channels (HB-26 or HB-50), linear flat bars (LB-27) or 26" telescoping Real Nail bar hangers (HB-1).

Junction Box Rated for 4 No. 12 AWG 90° C through branch circuit conductors and includes (6) ½", (1) ¾", and (4) Non-metallic sheathed cable knock-outs • Push-in electrical connectors for field connections.

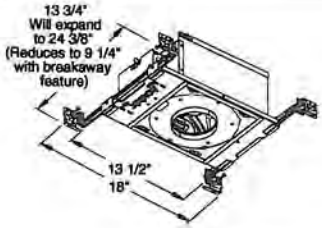
Housing/Mounting Frame Black steel plaster frame and housing painted for visually dark interior • V-Notch in plaster frame and Patent pending Tru-Line™ Platform featuring +/- ½" translation aids fixture alignment after installation, prior to drywall.

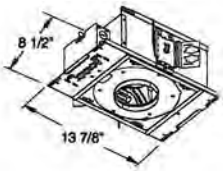
Ceiling Thickness 1/2" – 7/8" ceiling standard • For thicker ceilings, order CTA4N-125 (7/8"-1 1/4"), CTA4N-163 (1 1/4"-1 5/8") or CTA4N-200 (1 5/8"– 2") • CTA4N not required for wood, stone, or tile flush mount applications.

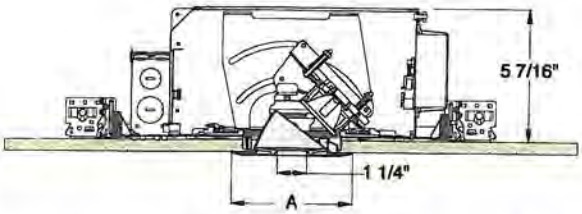
IC43L

IC943L

DIMENSIONS







4 1/4" CEILING CUTOUT
(REFER TO INSTRUCTION SHEET FOR FLUSH MOUNT CEILING CUTOUT)

	A
Trim Ring	5"
Flush Mount	3 7/8"

ELECTRICAL DATA

Driver Option	Dedicated 120V (-1)	Universal Voltage (-U)		Lutron A Series (-L)	
Voltage	120	120	277	120	277
Input Power	12.8	13.7	14.1	12.6	13.6
Input Current	0.10	0.11	0.05	0.10	0.05
Frequency	50/60Hz	50/60Hz		50/60Hz	
Power Factor	0.99	0.99	0.90	0.99	0.94

Juno Lighting Group
by Schneider Electric

LED RECESSED ADJUSTABLE

1-1/4" PINHOLE APERTURE

IC Rated, 13W LED

IC43L-433N, IC943L-433N

Ordering Information

Housing, trim and accessories each ordered separately

Example: **IC43L-830-N-1**

Housings	CRI/Color Temperature	Beam Optics	Drivers	Options
IC43L	**827** 2700K, 85CRI	**S** 12° Spot	**1** 120V, Forward & Reverse Phase Dimming	**CP** Chicago Plenum
IC943L	**830** 3000K, 85CRI	**N** 24° Narrow Flood	**U** 120-277V, 0-10V Dimming	
	835 3500K, 85CRI	**F** 35° Flood	**L** 120-277V, Lutron 3-wire Dimming, Ecosystem Compatible	
	840 4000K, 85CRI			
	930 3000K, 93CRI			

Example: **433N-WH**

Trim/Description

Trim Ring	Flush Mount[1]	Description
433N-WH	**433N-WH-FM**	White Trim Ring
433N-ABZ	-	Aged Bronze Trim Ring
433N-SC	-	Satin Chrome Trim Ring
433N-BL	**433N-BL-FM**	Black Trim Ring

[1]Flush Mount trims must be used with Flush Mount Adapter, ordered separately.

Product specifications subject to change without notice.

Flush Mount Adapters

FMA4	Drywall Ceiling Adapter
FMA4-SC087-WH	Wood, Stone, Tile, 1/2"-7/8" Thick Ceiling, Adapter, White
FMA4-SC087-BL	Wood, Stone, Tile, 1/2"-7/8" Thick Ceiling, Adapter, Black
FMA4-SC125-WH	Wood, Stone, Tile, 7/8"-1 1/4" Thick Ceiling, Adapter, White
FMA4-SC125-BL	Wood, Stone, Tile, 7/8"-1 1/4" Thick Ceiling, Adapter, Black
FMA4-SC163-WH	Wood, Stone, Tile, 1 1/4"-1 5/8" Thick Ceiling, Adapter, White
FMA4-SC163-BL	Wood, Stone, Tile, 1 1/4"-1 5/8" Thick Ceiling, Adapter, Black

Optical Accessories

Cat. #	Description	Cat. #	Description
TIR-1-SP	12° Spot Optic	**T7404**	Med. Blue Dichroic Lens
TIR-1-NFL	24° Narrow Flood Optic	**T7405**	Yellow Dichroic Lens
TIR-1-FL	35° Flood Optic	**T7406**	Magenta Dichroic Lens
T741	Med. Pink Color Filter	**T7411**	Blue Green Dichroic Lens
T742	Warm Red Color Filter	**T7416**	Daylight Blue Correction Lens
T743	Daylight Blue Color Filter	**T7420**	Diffuse Spread Lens
T744	Med. Blue Color Filter	**T7422**	UV Filter Lens
T745	Med. Amber Color Filter	**T7477**	Prismatic Lens
T746	Med. Green Color Filter	**T7478**	Linear Spread Lens
T7401	Red Dichroic Lens	**T7459BL**	Hexcell Louver
T7403	Med. Green Dichroic Lens		

Misc. Accessories

CTA4N-125	1 1/4" Thick Ceiling Adapter
CTA4N-163	1 5/8" Thick Ceiling Adapter
CTA4N-200	2" Thick Ceiling Adapter
HB-1	(2) Real Nail 3 Bar Hangers
HB-26	(2) 26" C-Channel Bar Hangers
HB-50	(2) 50" C-Channel Bar Hangers
LB-27	(2) 27" Linear Bar Hangers
EMI-20	20W Emergency Lighting Inverter

To order, specify catalog number.

JUNO LIGHTING GROUP by Schneider Electric

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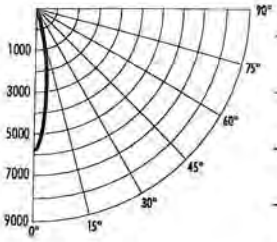
LED RECESSED ADJUSTABLE

1-1/4" PINHOLE APERTURE

IC Rated, 13W LED

IC43L-433N, IC943L-433N

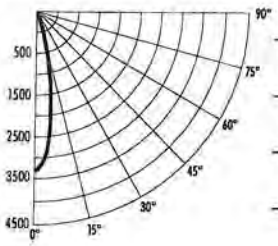
PHOTOMETRIC REPORT
Test Report: PT05121502
Catalog No: IC43L-830-S-1 (Aim at 0°) with 433N-WH trim
Luminaire Spacing Criterion: 0.28
Watts: 12.9
Lumens: 435
Luminaire LPW: 33.7



Candlepower Distribution (Candelas)

Degrees Vertical	0°
0°	5754
5°	4022
10°	1439
15°	169
20°	35
25°	8
30°	0
35°	0
40°	0
45°	0
50°	0
55°	0
60°	0
65°	0
70°	0
75°	0
80°	0
85°	0
90°	0

PHOTOMETRIC REPORT
Test Report: PT05121607
Catalog No: IC43L-830-N-1 (Aim at 0°) with 433N-WH trim
Luminaire Spacing Criterion: 0.34
Watts: 12.9
Lumens: 465
Luminaire LPW: 36.0

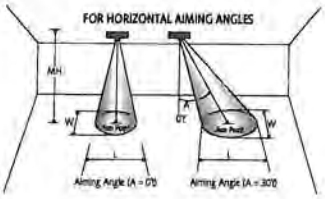


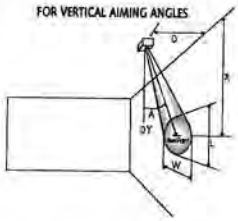
Candlepower Distribution (Candelas)

Degrees Vertical	0°
0°	3472
5°	2978
10°	1819
15°	611
20°	97
25°	18
30°	0
35°	0
40°	0
45°	0
50°	0
55°	0
60°	0
65°	0
70°	0
75°	0
80°	0
85°	0
90°	0

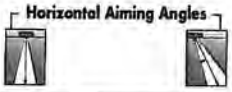
CBCP - Centerbeam candlepower
FC - Footcandles at beam center (aim point)

In vertical aiming applications, aim point (X) is determined by dividing distance from the wall (D) by the tangent of the desired aim angle (A) (0.5774 for 30°, 1.0 for 45°).

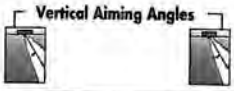




Horizontal Aiming Angles



Vertical Aiming Angles



LED	Beam Type	Beam Spread°	Rated Life	CBCP	0° MH	0° FC	0° L	0° W	30° FC	30° L	30° W	30° D	30° FC	30° X	30° L	30° W	40° FC	40° X	40° L	40° W
3000K, 80 CRI	SP	12°	50,000	9586	6	266	1.3	1.3	173	1.7	1.5	3	133	5.2	2.6	1.3	283	3.6	1.6	1.0
					8	150	1.7	1.7	97	2.3	1.9	4	75	6.9	3.5	1.7	159	4.8	2.1	1.3
					10	96	2.1	2.1	62	2.8	2.4	5	48	8.7	4.3	2.1	102	6.0	2.6	1.6
					12	67	2.5	2.5	43	3.4	2.9	6	33	10.4	5.2	2.5	71	7.2	3.1	2.0
					14	49	2.9	2.9	32	3.9	3.4	7	24	12.1	6.1	2.9	52	8.3	3.6	2.3
	NFL	24°	50,000	4338	4	271	1.7	1.7	176	2.3	2.0	2	136	3.5	3.9	1.7	288	2.4	2.2	1.3
					6	121	2.6	2.6	78	3.5	2.9	3	60	5.2	5.9	2.6	128	3.6	3.3	2.0
					8	68	3.4	3.4	44	4.6	3.9	4	34	6.9	7.9	3.4	72	4.8	4.4	2.6
					10	43	4.3	4.3	28	5.8	4.9	5	22	8.7	9.8	4.3	46	6.0	5.5	3.3
					12	30	5.1	5.1	20	6.9	5.9	6	15	10.4	11.8	5.1	32	7.2	6.6	4.0
	FL	35°	50,000	1678	4	105	2.5	2.5	68	3.5	2.9	2	52	3.5	7.2	2.5	111	2.4	3.6	2.0
					6	47	3.8	3.8	30	5.2	4.4	3	23	5.2	10.8	3.8	50	3.6	5.3	2.9
					8	26	5.0	5.0	17	7.0	5.8	4	13	6.9	14.4	5.0	28	4.8	7.1	3.9
					10	17	6.3	6.3	11	8.7	7.3	5	8	8.7	18.0	5.0	18	6.0	8.9	4.9
					12	12	7.6	7.6	8	10.4	8.7	6	6	10.4	21.6	7.6	12	7.2	10.7	5.9

Multipliers: 827 - 0.92
930 - 0.92
835 - 1.01
840 - 1.02

JUNO LIGHTING GROUP by Schneider Electric
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220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
Visit us at www.junolightinggroup.com

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L1

Downlight Pendant-Small DPS

18" LED LUMINAIRE

SHIELDED PARKING LOT POLE PENDANT - SINGLE 58W LED

U.9.17.13

Performance and precision control make this luminaire highly versatile and able to accommodate needs in the strictest environments. Multiple size and shade configurations make this luminaire suitable for a wide variety of decorative applications, especially where a Dark Sky friendly instrument is desirable.

The decorative housing is vented at top and bottom to allow natural air convection cooling of sealed optical chamber, while protecting heat-sink fins from debris collection. The driver is accessible through the tool-less hinged shade. Greater than 88% optical efficiency, highly uniform with reduced hot-spot and greater fixture center spacing. This luminaire uses less than 60% of the energy yet achieves greater fixture spacing, improved uniformity vs. Metal Halide with 67.5 Lumens/watt delivered on target

---

Installation
The luminaire will mount to the bracket. Post top luminaire brackets will mount to a 3" OD post or tenon with (6) 5/16" stainless steel set screws. Wall bracket models have four 3/8" holes for mounting (wall mount hardware is not included).

Driver
Convection cooled driver with electronic constant current operation with over voltage and short circuit protection. Automatic voltage sensing for 120 to 277v input. Dimmable with ELV available at 120v only.

Construction
- Cast aluminum housing
- Spun aluminum shade

Optics
- High Performance individual optical refractive lens for each LED module.
- Cool, neutral, or warm color temperatures
- IESNA Full Cutoff
- Available in Type 2, 3, 4, or 5 light patterns

Lens
Clear flat tempered glass

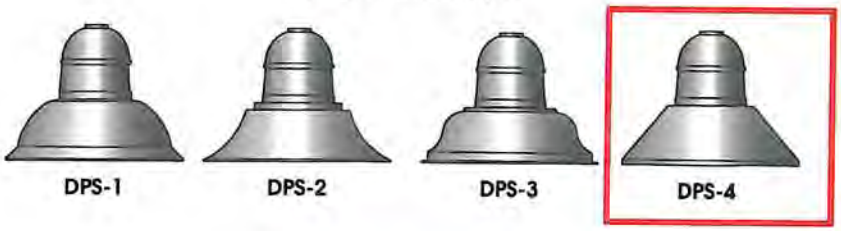
Optical Chamber
IP 66 sealed system with an epoxy wicking breaker for the electrical pass-through and "U" shaped silicone lens seal with a segmented circumferential stainless steel clamp band system typically found in swimming pool fixtures.

Finish
High quality thermoset polyester powdercoat for a durable finish in the following:

Standard:
BLK - Satin Black
CLB - Classic Bronze
GRN - Green
TBK - Textured Black

Premium:
ATC - Antique Copper
GTG - Granite Green
WHT - White

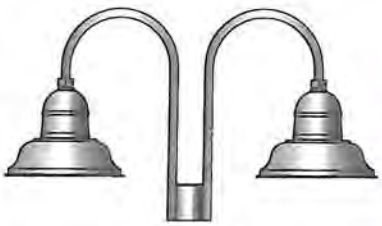
Available Shade Styles



DPS-1 DPS-2 DPS-3 DPS-4

WBRO6/DPS-1

WBRO3/DPS-2

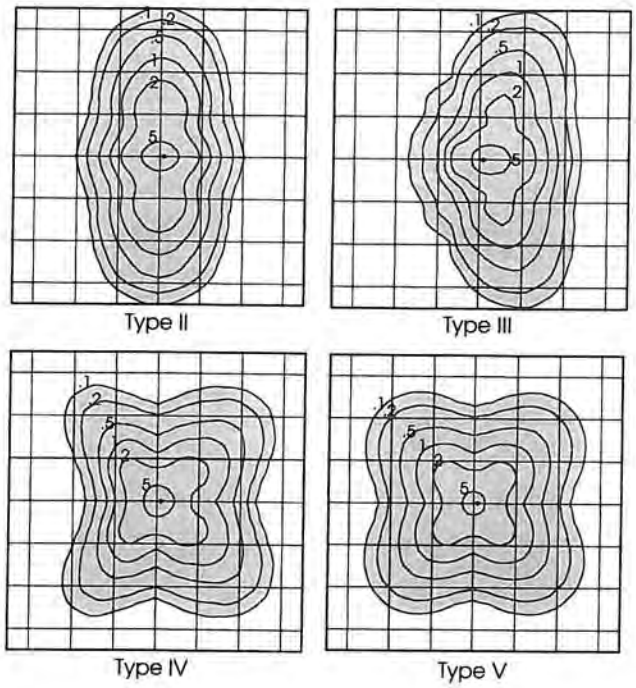


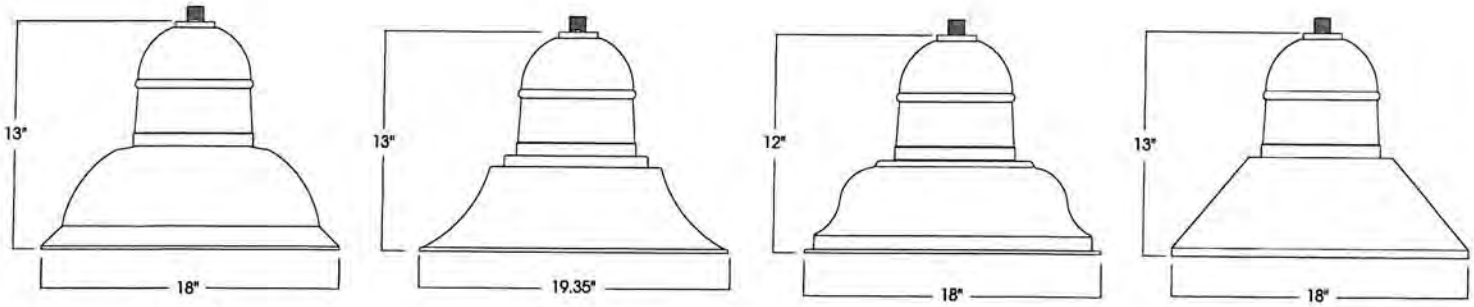
PT12/DPS-3
Also available in three(PT13) and four(PT14) light combinations.

PT01/DPS-4

amerlux

Typical Photometry





DPS-1 **DPS-2** **DPS-3** **DPS-4**

ORDERING INFORMATION:

Model	Light Distribution Type	Order Code	CCT	CRI	Approx. Lumens Delivered	Nominal Input Power	Finish
		3VL	3000K	80	4,300 lm	58W	**ATC**
DPS-1	**T2**	**4VL**	4000K	80	4,500 lm		**BLK**
DPS-2	**T3**	**5VL**	5000K	65	4,800 lm		**CLB**
DPS-3	**T4**	**3L**	3000K	80	5,700 lm	82W	**GRN**
DPS-4	**T5**	**4L**	4000K	80	5,800 lm		**GTG**
		5L	5000K	65	6,000 lm		**TBK**
							WHT
							Custom

Sample: **DPS-3 / T2 / 3VL / BLK**

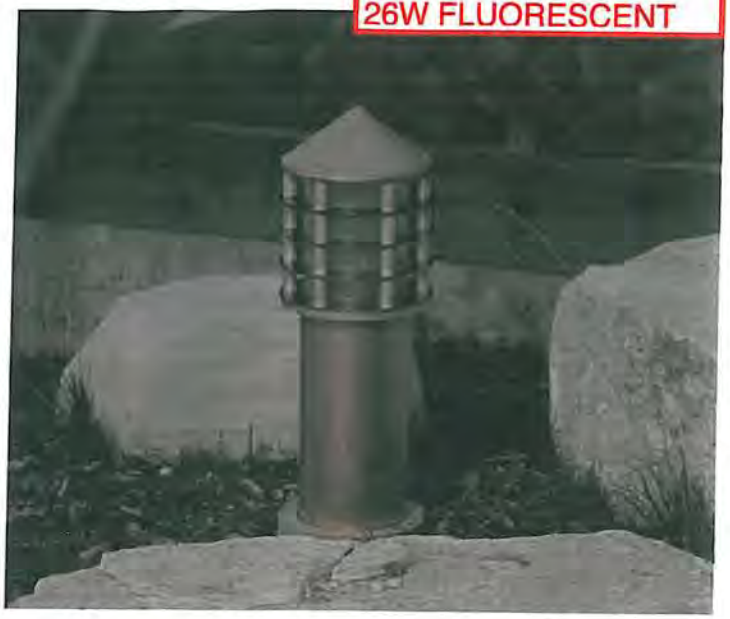
Part # / / /

5220 Shank Rd Pearland, Texas 77581
T: (281)997-5400 F: (281)997-5441
Toll Free: (800)364-0098

www.amerluxexterior.com

amerlux

SHIELDED BOLLARD 26W FLUORESCENT



Product Number	Lamp	Rings	Standard Finish
BTB-2327	70W E17 MH	St. Stl.	Natural
BTB-2323	18W PLC	St. Stl.	Natural
BTB-2326	150W A21	St. Stl.	Natural

This massive large scale bollard will withstand environmental and physical abuse. For general area lighting. PLC version is supplied standard with an integral 120V electronic HPF ballast. Metal Halide version is provided with integral HPF-HX magnetic ballast All models are provided with TEKA #36 Anchor Kit.*

Options available at additional cost...

A. Add suffix #277 to PLC models for integral 277V electronic ballast.
B. Add suffix #277 to MH models for integral 277V magnetic ballast
C. Add suffix BP for brown patina
D. Higher or lower overall heights available, consult factory
*see page 43 – 44 for details

Product Number	Lamp	Rings	Standard Finish
CCT-2542	18W PLC	St. Stl.	Natural
CCT-2512	18W PLC	Copper	Natural

This graceful tall bollard features a reflective disk and high output compact fluorescent light sources with diffused glass. Provided with TEKA #34 Anchor Kit* allowing direct stub in of two (2) 3/4" trade size conduits max.

Options available at additional cost...

A. Add suffix #277 to PLC models for integral 277V electronic ballast
B. Add suffix BP for brown patina
C. Add suffix BLV26 for internal brass louver stack, available on PLC versions only
D. Higher or lower overall heights available, consult factory
*see page 43 – 44 for details

Product Number	Lamp	Rings	Standard Finish
BSB-2546	60W A19	St. Stl.	Natural
BSB-2516	60W A19	Copper	Natural
BSB-2542	26W PLT	St. Stl.	Natural
BSB-2512	26W PLT	Copper	Natural

Another tall, gracefull bollard with top light and full shaded glare control. For incandescent or high output compact fluorescent lamps. Diffused glass.

PLT versions are supplied standard with a 120V electronic ballast. All models are provided with TEKA #34 Anchor Kit* which allows for direct stub in of two (2) 3/4" trade size conduits max.

Options available at additional cost

A. Add suffix #277 to PLC models for integral 277V electronic ballast.
B. Add suffix BP for brown patina
C. Higher or lower overall heights available, consult factory
*see page 43 – 44 for details

SL1

SSL
SOLID STATE LIGHTING

SIGN - 12V

MODEL SL1 • 12V • 50W • MR16 • 10W LED

L3

TRELLIS MOUNT DOWNWARD ORDIENTED SIGN LIGHT 10W LED

Precision-machined lighting fixture for dual MR16 halogen lamps or integral LED lamp modules with drivers. Can be utilized for sign lighting, canopy lighting and accent lighting applications.

Shown in Textured Bronze Powder Coat Finish (BNT)

Features:

- Patented* 'double-taper' locking knuckle that locks and stays locked.
- Three bend styles from which to choose: Straight, U-bend and Gooseneck.
- Stem lengths from 6" to 48" and three canopy styles.

Construction:	Available in machined aluminum, machined brass or machined stainless steel.
Styles:	Removable caps with borosilicate clear glass lens, glued in. Available in four cutoff styles.
Socket:	GY-6.35 bi-pin porcelain socket. LED version has lamp module and driver installed.
Lamp:	Utilizes MR16 halogen lamps to 50W or integral Solid State 10W LED's with drivers.
Accessories:	Up to 3 lens or shielding options can be specified per cap; 2 for the LED modules.
Finishes:	14 standard powder coated aluminum finishes, clear anodized aluminum finish, 3 brass finishes & 3 stainless steel finishes. See FINISHES section of catalog, inside back cover.
Mounting: Knuckle:*	Available with patented, standard 'K1' style double-taper knuckle with 180° vertical aiming or optional, patented 'Rotate & Lock', 'K2' style double-taper knuckle with ad ditional 360° rotational aiming. 'K2' style knuckle recommended for wall or ceiling mount applications for simple adjustment of luminaire..
Labels:	CSA listed for wet location for landscape use (UL 1838) and for wall or ceiling mount use (UL1598). Remote magnetic or approved electronic transformer required for LED module.
Dimensions:	2 3/8" diameter body, 8" maximum length.
Warranty:	Aluminum is warranted for 5 years..Brass and stainless steel are warranted 25 years.

*K1 and K2 Style knuckle designs are protected under U.S. Patents #6,966,679, #7,108,405 and #7,458,552.

Applications:

Wall

NEW LED Solid State version of this Model is now available.

Features:

- Same design as standard Model SL1 with integral LED module and driver.
- Three beam patterns available: 12° Spot, 21° Narrow Flood and 41° Flood.
- Replaceable LED lamp module with thermal control to prevent overheating.
- Two power settings:10 watts (428 lumens) or 6.7 watts (325 lumens).
- 3000K Color, 83 CRI average . 12V AC/DC. Dimmable. L70 = 60,000 hours.
- Five-year warranty. (Solid state version is not interchangeable with halogen version of this product.)

Metals: 6061-T6 Aluminum, C36000 Brass

Heads: Rear, Side

Cap Styles: C1, C2, C3, C4

Bend Styles: S1, S2, S3

Mounting Options: MO3, MO15, MO12

Integral Transformer Option: MO12

Vision3 lighting
ARCHITECTURAL LIGHTING SOLUTIONS

Note: See specification sheet for catalog number logic and most current product information.

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Made in USA

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FL1

SSL
SOLID STATE LIGHTING

MODEL FL1 • 12V • 50W • MR16 • 10W LED

L4

SHIELDED TRELLIS MOUNT ACCENT LIGHT - DOWNWARD AIMED 10W LED

FLOOD/ACCENT - 12V

Shown in Clear Anodized Aluminum Finish (CLA)

Precision-machined lighting fixture for MR16 halogen lamps or integral LED lamp module with driver. Can be utilized for ground-mounted landscape up lighting, tree-mounted down lighting and wall or ceiling mount lighting applications.

Features:

- Patented* 'double-taper' locking knuckle that locks and stays locked.
- Molded silicone wire 'pass-thru',in LED version, creates a water-tight lamp compartment.

Construction:	Available in machined aluminum, machined brass or machined stainless steel.
Styles:	Removable caps with borosilicate clear glass lens, glued in. Available in four cutoff styles.
Socket:	GY-6.35 bi-pin porcelain sockets. LED version has lamp module and driver installed.
Lamp:	Utilizes MR16 halogen lamps to 50W or integral 10W Solid State LED with driver.
Accessories:	Up to 3 lens or shielding options can be specified; 2 for the LED module.
Finishes:	14 standard powder coated aluminum finishes, clear anodized aluminum finish, 3 brass finishes & 3 stainless steel finishes. See FINISHES section of catalog, inside back cover.
Mounting Knuckle:*	Available with patented, standard 'K1' style double-taper knuckle with 180° vertical aiming or optional, patented 'Rotate & Lock', 'K2' style double-taper knuckle with additional 360° rotational aiming. 'K2' style knuckle recommended for wall or ceiling mount applications for simple adjustment of luminaire.
Labels:	CSA listed for wet location for landscape use (UL 1838) and for wall or ceiling mount use (UL1598). Remote magnetic or approved electronic transformer required for LED module.
Dimensions:	2 3/8" diameter, 8" maximum length.
Warranty:	Aluminum is warranted for 5 years.Brass and stainless steel are warranted 25 years.

*K1 and K2 Style knuckle designs are protected under U.S. Patents #6,966,679, #7,108,405 and #7,458,552.

NEW LED Solid State version of this Model is now available.

Features:

- Same design as standard Model FL1 with integral LED module and driver.
- Three beam patterns available: 12° Spot, 21° Narrow Flood and 41° Flood.
- Replaceable LED lamp module with thermal control to prevent overheating.
- Two power settings:10 watts (428 lumens) or 6.7 watts (325 lumens).
- 3000K Color, 83 CRI average . 12V AC/DC. Dimmable. L70 = 60,000 hours.
- Five-year warranty. (Solid state version is not interchangeable with halogen version of this product.)

Applications:

Landscape • **Wall** • **Ceiling**

See catalog page 30 for mounting options, power options & accessories.

Metals: 6061-T6 Aluminum | C36000 Brass | 304 Stainless Steel

Cap Styles: C1 | C2 | C3 | C4

K2 knuckle option:

Our standard 'patented' mounting knuckle design for our lighting fixtures is called 'K1' in our catalog number logic. This knuckle offers 180° of vertical aiming adjustability. In order to provide for a horizontal AND rotational aiming adjustment, we offer a second 'patented' mounting knuckle style called our 'K2' design. This patented knuckle design provides a full 360° of rotational aiming adjustment in addition to the 180° of vertical adjustment. The 'K2' knuckle is a recommended option for any wall or ceiling mount installation of our fixtures.

Flush lens option:

To reduce the amount of mineral deposits on the fixture lens, you can specify our 'Flush Lens' option on our Model FL1. This flush lens is a custom-cut piece of machined glass that is 'stepped' so that the lens forms a 'flush' fit into any of our cap styles. This lens option is recommended whenever high amounts of minerals exist in your water supply. To specify this lens, just indicate 'F' with the cap style you choose....i.e.'C1F' lens style.

Note: See specification sheet for catalog number logic and most current product information.

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Vision3 lighting
ARCHITECTURAL LIGHTING SOLUTIONS

2850 San Antonio Drive Fowler, CA 93625

Made in USA

vision3lighting.com

Hoover
12V MR-16

IN WALL PATH LIGHT
LED

L5

UL Listed: Wet location
Indoor/Outdoor = 20W
(combustible surface)
Outdoor = 50W
(non-combustible surface)

UL Listed: Wet location
Indoor/Outdoor = 20W
(combustible surface)
Outdoor = 42W
(non-combustible surface)

HO - HOOVER

SERIES
HO - Hoover

LAMP - 12V MR-16 - (see foldout after pg. 562)
0 10 12 15 18 67

VOLTAGE
12V - 12 Volt

FINISH - (see pg. 562)
BKS BKT BRS BRT WHS WHT SIS IVS CHS NBS VET SAT CPF

COLOR FILTER - (see foldout after pg. 562)
F0 FM FR FRD FP FA FG FGD FLB FMB FMBD

SPECIAL
STD - Standard
MOD - Modified

HOBR - HOOVER BRASS

SERIES
HOBR - Hoover Brass

LAMP - 12V MR-16 - (see foldout after pg. 562)
0 10 12 15

VOLTAGE
12V - 12 Volt

FINISH - (see pg. 562)
POL NAT BRZ CPF

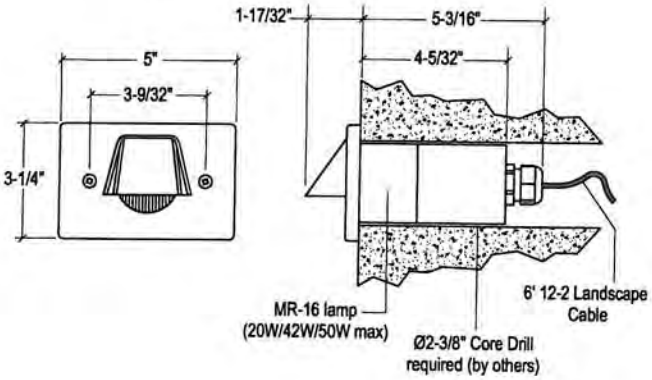
COLOR FILTER - (see foldout after pg. 562)
F0 FM FR FRD FP FA FG FGD FLB FMB FMBD

SPECIAL
STD - Standard
MOD - Modified

HOOVER / HOOVER BRASS

- Luminaire manufactured from ALUMINUM or BRASS & ALUMINUM
- Ceramic socket rated 250V, 12A, 750W with 18 ga. SEW-1 250°C leads
- Includes a linear spread lens for lateral distribution
- **12V TRANSFORMER** required to function properly (purchased separately, see winscape mounting and accessories section)
- Some mounting restrictions apply (**consult Specification page on web** for mounting/wattage restrictions)
- When using a color filter **consult Specification page on web** for wattage restrictions
- Technical lamp (pg. 558-559) / photometric information (www.winonalighting.com)
- Winona Lighting reserves the right to make design revisions without prior notice

HOOVER / HOOVER BRASS



PRODUCT SPECIFICATION

Series	Lamp	12V Voltage	Finish	Color Filter	Special

MOUNTING

RECESSED WALL — MODIFIED STANDARD

WINSCAPE CODES

LAMP	DESCRIPTION	BEAM SPREAD
0-	Lamp By Others	
XX-	Custom Lamping	
96-	No Lamp, 39W Ballast	
97-	No Lamp, 70W Ballast	
98-	No Lamp, 100W Ballast	
99-	No Lamp, 150W Ballast	
100-	No Lamp, 20W Ballast	
MR-8		
42-	20W/10° MR8	10°
43-	20W/23° MR8	23°
44-	35W/13° MR8	13°
45-	35W/26° MR8	26°
MR-11		
35-	12W/8° MR11	8°
36-	FSS/20W/10° MR11	10°
37-	FST/20W/17° MR11	17°
38-	FSV/20W/30° MR11	30°
39-	GDX/35W/10° MR11	10°
40-	GDY/35W/20° MR11	20°
41-	GDZ/35W/30° MR11	30°
MR-16		
10-	ESX/20W/12° MR16	12°
11-	BAB/20W/36° MR16	36°
12-	FRB/35W/12° MR16	12°
13-	FRA/35W/24° MR16	24°
14-	FMW/35W/36° MR16	36°
15-	EYR/42W/12° MR16	12°
16-	EYS/42W/23° MR16	23°
17-	EYP/42W/38° MR16	38°
18-	EXT/50W/12° MR16	12°
19-	EXZ/50W/24° MR16	24°
20-	EXN/50W/36° MR16	36°
21-	FNV/50W/60° MR16	60°
22-	EYF/75W/12° MR16	12°
23-	EYJ/75W/24° MR16	24°
24-	EYC/75W/36° MR16	36°
130-	BBF/20W/24° MR16 10,000 HR	24°
131-	BAB/20W/36° MR16 10,000 HR	36°
65-	FMV/35W/24° MR16 10,000 HR	24°
66-	FMW/35W/36° MR16 10,000 HR	36°
132-	35W/60° MR16 10,000 HR	60°
67-	EXT/50W/12° MR16 10,000 HR	12°
68-	EXZ/50W/24° MR16 10,000 HR	24°
69-	EXN/50W/36° MR16 10,000 HR	36°
133-	FNV/50W/60° MR16 10,000 HR	60°
T-3/T-4		
90-	5W T3 Halogen	N/A
91-	10W T3 Halogen	N/A
92-	20W T3 Halogen	N/A
94-	35W T4 Halogen	N/A
PAR-16		
112-	45W PAR16/H/SP10	10°
113-	45W PAR16/H/NFL27	27°
114-	60W PAR16/H/SP10	10°
115-	60W PAR16/H/FL30	30°
116-	75W PAR16/H/SP10	10°
117-	75W PAR16/H/FL30	30°
PAR-20		
46-	50W PAR20/H/NSP10	10°
48-	50W PAR20/H/FL30	30°
PAR-30		
49-	50W PAR30/H/NSP10	10°
50-	50W PAR30/H/SP16	16°
51-	50W PAR30/H/FL30	30°
52-	50W PAR30/H/WFL40	40°
53-	75W PAR30/H/NSP10	10°
54-	75W PAR30/H/SP16	16°
55-	75W PAR30/H/FL30	30°
56-	75W PAR30/H/WFL40	40°
PAR-36		
118-	35W PAR36/H/NSP5	5°
119-	35W PAR36/H/NSP8	8°
120-	35W PAR36/H/FL30	30°
121-	50W PAR36/H/NSP5	5°
122-	50W PAR36/H/NSP8	8°
123-	50W PAR36/H/FL30	30°

LAMP	DESCRIPTION	BEAM SPREAD
AR-111		
104-	50W AR111/H/NSP8	8°
105-	50W AR111/H/FL25	25°
106	75W AR111/H/NSP8	8°
107-	75W AR111/H/FL25	25°
108-	75W AR111/H/WFL45	45°
109-	100W AR111/H/NSP8	8°
110-	100W AR111/H/FL25	25°
111-	100W AR111/H/WFL45	45°
PAR-38		
57-	90W PAR38/H/NSP10	10°
59-	90W PAR38/H/FL30	30°
60-	120W PAR38/H/NSP10	10°
61-	120W PAR38/H/FL30	30°
62-	120W PAR38/H/WFL55	55°
PAR-20 MH		
88-	20W PAR20/MH/SP8	8°
89-	20W PAR20/MH/FL25	25°
70-	39W PAR20/MH/SP10	10°
71-	39W PAR20/MH/FL30	30°
PAR-30 MH		
72-	39W PAR30/MH/SP10	10°
73-	39W PAR30/MH/FL30	30°
74-	70W PAR30/MH/SP10	10°
75-	70W PAR30/MH/FL40	40°
PAR-38 MH		
76-	70W PAR38/MH/SP15	15°
77-	70W PAR38/MH/FL25	25°
78-	70W PAR38/MH/WFL60	60°
79-	100W PAR38/MH/SP15	15°
80-	100W PAR38/MH/FL25	25°
81-	100W PAR38/MH/WFL60	60°
82-	150W PAR38/MH/SP20	20°
83-	150W PAR38/MH/FL35	35°
84-	150W PAR38/MH/WFL65	65°
T-4/T-4.5 MH		
125-	CMH20/T4.5/MH	N/A
126-	CDM39/T4.5/MH	N/A
127-	CDM70/T4.5/MH	N/A
T-6 MH		
85-	CMD39/T6/MH	N/A
86-	CMD70/T6/MH	N/A
87-	CMD150/T6/MH	N/A

LIGHT SOURCE	DESCRIPTION	BEAM SPREAD
XXXX-	Custom Light Source	
LED-11		
Warm White, 3000K, 120 lumen		
1002-	2.5W/10° SP/WW LED	10°
1003-	2.5W/20° NFL/WW LED	20°
1004-	2.5W/36° FL/WW LED	36°
Cool White, 6500K, 150 lumen		
1005-	2.5W/10° SP/CW LED	10°
1006-	2.5W/20° NFL/CW LED	20°
1007-	2.5W/36° FL/CW LED	36°
LED-16		
Warm White, 3000K, 215 lumen		
3022-	6W/10° SP/WW LED	10°
3023-	6W/25° NFL/WW LED	25°
3024-	6W/40° FL/WW LED	40°
Cool White, 5000K, 300 lumen		
3025-	6W/10° SP/CW LED	10°
3026-	6W/25° NFL/CW LED	25°
3027-	6W/40° FL/CW LED	40°
Warm White, 3000K, 370 lumen		
3012-	3.5W/12° SP/WW LED	12°
3013-	3.5W/20° NFL/WW LED	20°
3014-	3.5W/35° FL/WW LED	35°
Cool White, 5000K, 430 lumen		
3015-	3.5W/12° SP/CW LED	10°
3016-	3.5W/20° NFL/CW LED	20°
3017-	3.5W/35° FL/CW LED	35°

LAMP	DESCRIPTION	BEAM SPREAD
LED-32		
Warm White, 3000K, 725 lumen		
9002-	15W/10° SP/WW LED	10°
9003-	15W/25° NFL/WW LED	25°
9004-	15W/40° FL/WW LED	40°
Cool White, 5000K, 845 lumen		
9005-	15W/10° SP/CW LED	10°
9006-	15W/25° NFL/CW LED	25°
9007-	15W/40° FL/CW LED	40°

	FINISH	
Aluminum Finish	BKS-	Black Smooth
	BKT-	Black Textured
	BRS-	Bronze Smooth
	BRT-	Bronze Textured
	WHS-	White Smooth
	WHT-	White Textured
	SIS-	Silver Smooth
	IVS-	Ivory Smooth
	CHS-	Chrome Smooth
	NBS-	Natural Bronze Smooth
	VET-	Verde Textured
	SAT-	Sand Textured
	BAL-	Brushed Aluminum
	CPF-	Custom Finish
Brass Finish	POL-	Polished Brass w/ Gloss Clear
	NAT-	Natural Brass w/ Satin Clear
	BRZ-	Satin Bronze w/ Satin Clear
	CPF-	Custom Finish
Stainless Steel Finish	PSS-	Polished Stainless
	NSS-	Natural Stainless
	BSS-	Brushed Stainless
	CPF-	Custom Finish

COLOR FILTER	
F0-	None
FM-	Mercury Vapor
FR-	Red
FRD-	Red Dichroic
FP-	Pink
FA-	Amber
FG-	Green
FGD-	Green Dichroic
FLB-	Light Blue
FMB-	Medium Blue
FMBD-	Medium Blue Dichroic

CAP STYLE	
C1-	Short Flush
C2-	Lens Recessed
C3-	45° Cutoff
C4-	Long Flush
C5-	45° Scalloped

REFLECTOR	
SP8°-	Spot 8°
NF23°-	Narrow Flood 23°
FL30°-	Flood 30°
WF50°-	Wide Flood 50°

BALLAST OPTIONS	
0-	None
PC-	Concrete Pour Collar (B1 & B4 only)

BALLAST HOUSING	
B3-	Remote Wall Mount
B4-	Remote Ingrade
B4PC-	Remote Ingrade w/ Pour Collar

FXLuminaire

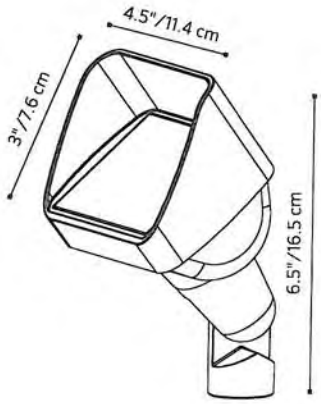
SHIELDED WASH LIGHT
4.5W LED

L6

LED

Our largest wall-wash up light, the LC, projects a broad spectrum of light on large walls and spaces. It is available in 1, 3, 6 and 9LED, and is available in an array of finishes to suit the needs of any design that calls for a large-span wall washing up light.

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	30.9	36.5	36.1	36.8
MAX LUMENS:	63	154	331	436
CRI (Ra)	82.8	80.2	82.2	79.2

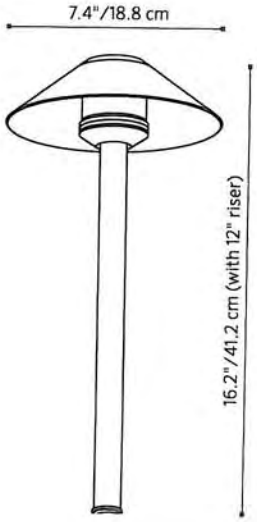


SHIELDED PATH LIGHT
4.5W LED

The CB is a soft, efficient, and safe path light that can be used for pathways of all shapes, sizes, and locations. It's sleek hat shape gives it a more contemporary look that can accentuate landscapes that are trying to acheive a modern facade.

CB: Path Light

NUMBER OF LEDS:	1	3
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4	4.5
WATTS USED:	2.0	4.2
LUMENS PER WATT (EFFICACY)	19.4	25
MAX LUMENS:	39	103
CCT (Ra)	86	66.6



CB: Path Light

FACTORY INSTALLED OPTIONS (TOP ASSEMBLY): Order 1 + 2

Step	Description	Code
1	TOP ASSEMBLY	CBLEDTA
2	TOP FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: CBLEDTA-DG = CB Top Assembly - Desert Granite Finish

FACTORY INSTALLED OPTIONS (RISER ASSEMBLY): Order 1 + 2 (optional) + 3 + 4 + 5

Step	Description	Code
1	RISER TYPE	G
2	OPTIONAL ZD	ZD *(Refer to the Luxor page in the Lighting Control section)*
3	LAMP	1LED, 3LED *(50,000 avg. life hours)*
4	RISER HEIGHT	8RA, 12RA, 18RA, 24RA, 36RA *(in inches)*
5	FINISH	AB*, AT*, CU, NP*, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: G-ZD-3LED-24RA-DG = Riser Type - ZD Option - 3 LED Board - 24" Riser - Desert Granite Finish

FIELD INSTALLED OPTIONS: Order Individually

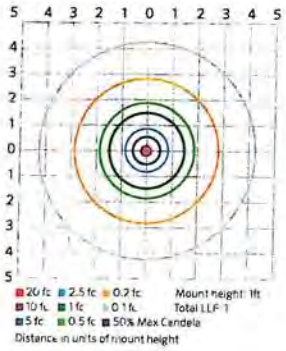
Mounting Options
Long Slot Spike *(250015840000) 2.5" x 10"* **Included**
Super Slot Spike *(753900) 2" x 10"*
SuperJ-Box *(SJ-XX**) 2.5" x 12"*
Post Mount *(PM-XX**) 2.5" x 13"*

Long Slot Spike | Super Slot Spike | Super J-Box XX** | Post Mount XX**

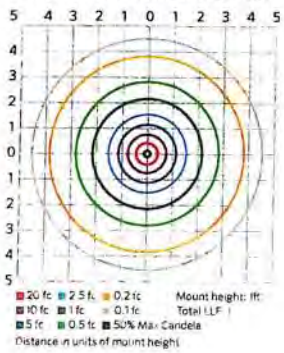
EXAMPLE: 753900 = Super Slot Spike

PHOTOMETRICS:

CB 1LED ISOFOOTCANDLE PLOT



CB 3LED ISOFOOTCANDLE PLOT



Beam angle is calculated using LM-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

- **AB** = Antique Bronze* (On Copper)
- **AT** = Antique Tumbled* (On Copper)
- **CU** = Copper
- **NP** = Nickel Plate*

POWDER COAT

- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

All CB path lights come standard with amber, green, blue and frosted filters

The CB includes choice of LED board, riser size, finish, 5 ft. lead wire and Long Slot Spike.

Note: Only the copper portions of the path lights are powder coated. The brass pieces remain natural.

** May require longer lead time*
*** Denotes finish option*

FL1

SSL
SOLID STATE LIGHTING

MODEL FL1 • 12V • 50W • MR16 • 10W LED

L8

FLOOD/ACCENT - 12V

SHIELDED TRELLIS MOUNT DOWN LIGHT 10W LED

C2 CAP STYLE

Shown in Clear Anodized Aluminum Finish (CLA)

Precision-machined lighting fixture for MR16 halogen lamps or integral LED lamp module with driver. Can be utilized for ground-mounted landscape up lighting, tree-mounted down lighting and wall or ceiling mount lighting applications.

Features:

- Patented* 'double-taper' locking knuckle that locks and stays locked.
- Molded silicone wire 'pass-thru',in LED version, creates a water-tight lamp compartment.

Construction:	Available in machined aluminum, machined brass or machined stainless steel.
Styles:	Removable caps with borosilicate clear glass lens, glued in. Available in four cutoff styles.
Socket:	GY-6.35 bi-pin porcelain sockets. LED version has lamp module and driver installed.
Lamp:	Utilizes MR16 halogen lamps to 50W or integral 10W Solid State LED with driver.
Accessories:	Up to 3 lens or shielding options can be specified; 2 for the LED module.
Finishes:	14 standard powder coated aluminum finishes, clear anodized aluminum finish, 3 brass finishes & 3 stainless steel finishes. See FINISHES section of catalog, inside back cover.
Mounting Knuckle:*	Available with patented, standard 'K1' style double-taper knuckle with 180° vertical aiming or optional, patented 'Rotate & Lock', 'K2' style double-taper knuckle with additional 360° rotational aiming. 'K2' style knuckle recommended for wall or ceiling mount applications for simple adjustment of luminaire.
Labels:	CSA listed for wet location for landscape use (UL 1838) and for wall or ceiling mount use (UL1598). Remote magnetic or approved electronic transformer required for LED module.
Dimensions:	2 3/8" diameter, 8" maximum length.
Warranty:	Aluminum is warranted for 5 years.Brass and stainless steel are warranted 25 years.

*K1 and K2 Style knuckle designs are protected under U.S. Patents #6,966,679, #7,108,405 and #7,458,552.

NEW LED Solid State version of this Model is now available.

Features:

- Same design as standard Model FL1 with integral LED module and driver.
- Three beam patterns available: 12° Spot, 21° Narrow Flood and 41° Flood.
- Replaceable LED lamp module with thermal control to prevent overheating.
- Two power settings:10 watts (428 lumens) or 6.7 watts (325 lumens).
- 3000K Color, 83 CRI average . 12V AC/DC. Dimmable. L70 = 60,000 hours.
- Five-year warranty. (Solid state version is not interchangeable with halogen version of this product.)

Applications:

Landscape • Wall • Ceiling

See catalog page 30 for mounting options, power options & accessories.

Metals: 6061-T6 Aluminum | C36000 Brass | 304 Stainless Steel

Cap Styles: C1 | C2 | C3 | C4

K2 knuckle option:

Our standard 'patented' mounting knuckle design for our lighting fixtures is called 'K1' in our catalog number logic. This knuckle offers 180° of vertical aiming adjustability. In order to provide for a horizontal AND rotational aiming adjustment, we offer a second 'patented' mounting knuckle style called our 'K2' design. This patented knuckle design provides a full 360° of rotational aiming adjustment in addition to the 180° of vertical adjustment. The 'K2' knuckle is a recommended option for any wall or ceiling mount installation of our fixtures.

Flush lens option:

To reduce the amount of mineral deposits on the fixture lens, you can specify our 'Flush Lens' option on our Model FL1. This flush lens is a custom-cut piece of machined glass that is 'stepped' so that the lens forms a 'flush' fit into any of our cap styles. This lens option is recommended whenever high amounts of minerals exist in your water supply. To specify this lens, just indicate 'F' with the cap style you choose....i.e.'C1F' lens style.

Note: See specification sheet for catalog number logic and most current product information.

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Vision3 lighting
ARCHITECTURAL LIGHTING SOLUTIONS

2850 San Antonio Drive Fowler, CA 93625

Made in USA

vision3lighting.com

WILLIAMS-SONOMA

599 BROADWAY - STORE, CULINARY CENTER & CAFE

599 BROADWAY
SONOMA, CA 95476

DESIGN REVIEW SUBMITTAL
OCTOBER 22, 2013

DOOR & WINDOW SPECIFICATIONS

2 2 2013

MARVIN Windows and Doors Made for you.

WOOD COMMERCIAL DOOR SWINGING DOORS

UNIT FEATURES SIDELITES + TRANSOMS

Frame:
- Pine wood interior and exterior standard. Optional Mahogany or Vertical Grain Douglas Fir
- Frame thickness: 1 1/16" (27)
- Frame width: 4 9/16" (116)
- Optional Steel Frame: 16 gauge with unequal rabbets. 4 3/4" (121), 5 3/4" (146), 6 3/4" (171) or 7 3/4" (197) frame width.
- Sill: Standard factory installed thermal barrier saddle low profile .500" (13) by 7.125" (181) sill. Optional: Thermal barrier saddle low profile .250" (6) by 7.125" (181) sill. Offset saddle low profile .500" (13) by 7.000" (178) sill with .250" (6) offset. Standard finish: Mill Finish Aluminum, optional: Dark Bronze Anodized Aluminum, Gold Anodized Aluminum. Optional: No sill.

Panel:
- Pine wood interior and exterior standard. Optional Mahogany or Vertical Grain Douglas Fir
- Panel thickness: 1 3/4" (44)
- Top rail and stile width: 6" (152)
- Bottom rail height: 11 3/8" (289)
- Removable interior vinyl glazing stops with clear wood covers, no visible fasteners
- Optional 6" Intermediate rail centered 39 13/16" from finished floor

Interior and Exterior Finish:
- Treated bare wood or white primed (pine only)

Hardware:
- Hinges: 4 1/2" x 4 1/2" square corner ball bearing hinges. Standard finish: Satin Chrome (US26D). Optional finishes: Bronze (US10A), Brass (US03), Stainless Steel (US32D). Three hinges per panel less up to 85 9/16" (2173) rough opening, four hinges per panel on doors over 86 1/2" rough opening.
- No lock no bore standard. Optional; closer, rim device, mortise lock, and kick plate. Contact your Marvin representative

Weatherstripping:
- Beige bulb type weatherstrip at top rails and hinge stiles. Optional: Black. Gray pile type weatherstrip at locking stiles. Brush type sweep with drip at bottom rails, gray bristles

Jamb Extensions:
- Factory applied jamb extensions available for various wall thickness up to 7 9/16". Other jamb depths shipped loose. Finish to match interior

Glass and Glazing:
- Glazing method: Tempered Insulating glass, hermetically sealed
- Glazing seal: silicone bedding, exterior
- Standard glazing: Clear. Optional: Low E II with Argon Gas, Bronze, Gray, Reflective Bronze, Obscure, Laminated
- High elevation: Insulating glass will include capillary tube (argon gas not included)

Interior / Exterior Simulated Divided lites (SDL):
- Interior and exterior bar: 7/8 (22) or 1 1/8 (29) wide. Pine wood standard. Optional: Mahogany, Vertical Douglas Fir. Finish to match panel surface
- Insulating glass units available with or without aluminum spacer in airspace
- Pattern: rectangular. Custom lite layouts available. Contact your Marvin representative

Grilles-Between-the-Glass (GBG):
- 11/16 (17) white contoured aluminum bar. Optional flat aluminum bar.
- Rectangle lite layout

Accessories:
- Aluminum drip cap: Stone White, Bahama Brown, Pebble Gray, Evergreen
- Installation brackets: 6 3/8 (162), 9 3/8 (238), 15 3/8 (390)
- Masonry brackets: 6 (152), 10(254)

Exterior Mouldings:
- Standard Brick Mould Casing. Flat casing specify width, stucco brick mould casing, stucco flat casing, specify width. Custom wood casings available. Pine wood standard, optional; Mahogany, or Vertical Grain Douglas Fir

NOTE:
Values shown in parenthesis represent metric equivalents
For product specifications please refer to the CSI Product Specifications, contact your Marvin representative

OCT 2 2 2013

Section 08 14 00
Wood Commercial Door

Part 1 General

1.1 Section Includes

A. Wood Commercial Door and Frame, complete with hardware, glazing, weather strip, removable grille, simulated divided lite, grilles-between-the-glass, stationary sidelite, stationary transom, jamb extension, and standard or specified anchors, trim and attachments.

1.2 Related Sections

A. Section 01 33 23 – Submittal Procedures: Shop Drawings, Product Data and Samples

B. Section 01 62 00 – Product Options

C. Section 01 63 00 – Product Substitution Procedures

D. Section 01 65 00 – Product Delivery

E. Section 01 66 00 – Product Storage and Handling Requirements

F. Section 01 71 00 – Examination and Preparation

G. Section 01 73 00 - Execution

H. Section 01 74 00 – Cleaning and Waste Management

I. Section 01 75 00 – Starting and Adjusting

J. Section 01 76 00 – Protecting Installed Construction

K. Section 06 22 00 – Millwork: Wood trim other than furnished by door and frame manufacturer

L. Section 07 92 00 – Joint Sealants: Sill sealant and perimeter caulking

M. Section 08 71 00 – Door Hardware: Hardware other than furnished by door and frame manufacturer

N. Section 09 90 00 – Paints and Coatings: Paint or stain other than factory applied finish

1.3 References

A. WDMA I.S.4: Industry Standard for Water Repellent Preservative Treatment Millwork

B. Sealed Insulating Glass Manufactures Association / Insulating Glass Certification Council (SIGMA/IGCC)

1.4 System Description

A. Design and Performance Requirement are not available for this product.

1.5 Submittals

A. Shop Drawings: Submit shop drawings under provision of Section O1 33 23.

B. Protect Data: Submit catalog data under provision of Section 01 33 23.

C. Samples:

1. Submit corner section under provision of section 01 33 23.

2. Include glazing system, quality of construction and specified finish.

1.6 Quality Assurance

A. Requirements: consult local code for IBC [International Building Code] and IRC [International residential Code] adoption year and pertinent revisions.

1.7 Delivery

A. Comply with provisions of Section 01 65 00

B. Deliver in original and protect from weather

1.8 Storage and Handling

A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.

B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of Section 01660.

1.9 Warranty

Complete and current warranty information is available at **marvin.com/warranty**. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from (10) years from the original date of purchase.

B. Factory applied interior finish is warranted to be free from the Finish Defects for a period of five (5) years from the original date of purchase.

C. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

A. Description: Factory assembled Wood Commercial Door, as manufactured by Marvin Windows and Doors, Ripley, Tennessee.

2.2 Frame Description

A. Finger jointed, edge-glued pine core with clear Pine veneer; finger jointed, edge-glued Mahogany core with clear Mahogany veneer; finger jointed, edge-glued Vertical Grain Douglas fir core with clear Vertical Grain Douglas Fir veneer.

1. Kiln dried to moisture content no greater than twelve (12) percent at the time of fabrication.

2. Water repellent, preservative treated in accordance with WDMA I.S.4.

B. Frame width: 4 9/16" (116mm)

C. Frame thickness: 1 1/16" (27mm)

D. Standard factory installed thermal barrier saddle low profile .500" (13mm) by 7.125" (181mm) sill.

E. Optional thermal barrier saddle low profile .250" (6mm) by 7.125" (181mm) sill.

F. Optional No Sill – sill supplied and applied by others. Jambs extended 7/8" (22mm) beyond panel bottom

G. Optional Steel Frame – 1 ¾" (44mm) panel doors only: 16 gauge with unequal rabbet. 4 ¾" (121mm), 5 ¾" (146m), 6 ¾" (171mm), 7 ¾" (197mm) frame width.

2.3 Panel Description

A. 1 ¾" Doors: Stiles contain laminated veneer lumber (LVL) core with clear Pine, Mahogany, Mixed Grain Douglas Fir veneers. Solid wood top, bottom and intermediate rails.

1. Kiln dried to moisture content no greater than twelve (12) percent at time of fabrication.

2. Water repellant, preservative treated in accordance with WDMA I.S.4.

B. 2 ¼" Doors: Stiles and top rail contain laminated veneer lumber (LVL) core with clear Pine, Mahogany, Mixed Grain Douglas Fir veneers. Solid face laminated bottom and intermediate rails.

1. Kiln dried to moisture content no greater than twelve (12) percent at time of fabrication.

2. Water repellant, preservative treated in accordance with WDMA I.S.4.

C. Composite panel thickness: 1 ¾" (44mm); 2 ¼" (57mm)

D. Top rail width: 1 ¾" panel: 6" (152mm) or 2 ¼" panel: 8 1/8" (206mm)

E. Stile width: 6" (152mm)

F. Bottom rail height: 11 3/8" (289mm)

G. Panel corners glued and fastened with 5/8 x 4" (16mm x 102mm) fluted hardwood dowels. Removable interior vinyl glazing stops with clear wood covers. 1 ¾" panel: Removable interior vinyl glazing stops with clear wood covers, no visible fastener holes; 2 ¼" panel: Clear wood visible nailed on glazing stop.

2.4 Glazing

A. Select quality complying with ASTM C1036. Comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials. Tempered insulating glass IGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E774.

B. Glazing Method: Tempered Insulating Glass (Altitude Adjusted)

C. Glass Type: Clear, Bronze, Gray, Reflective Bronze, LoĒ² 272® with or without Argon, LoĒ³ 366® with or without argon, obscure, laminated

D. Glazing Seal: Silicone bedding, exterior.

2.5 Finish

A. Exterior Finish Options

1. Prime: Factory applied enamel primer. Available on Pine product only.

B. Interior Finish Options

1. Painted Interior Finish. Available on Pine product only.

2. Factory applied water – borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, Vertical Grain Douglas Fir.

3. Factory applied water borne stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany, Vertical Grain Douglas Fir. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, or Espresso

2.6 Hardware

A. Hinges: 4 ½" x 4 ½" square corner ball bearing hinges.

1. Finish: Satin Chrome (US26D) over brass substrate, Bronze (US10A) over brass substrate, Brass (US3), Stainless Steel (US32D).

B. Locking System:

1. No lock no bore is standard
2. Optional Commercial Hardware Package: closer, rim device, mortise lock, removable mullion and kick plate

C. Optional hardware Routs and Preps.

1. Von Duprin Push pad Rim Devices and Trim Sets
2. Von Duprin Cross Bar Device and Trim Sets
3. Schlage L Mortise Lock and Trim Sets
4. Schlage ND Cylindrical locks
5. Alarm Lock

2.7 Weather Strip

A. Head jamb and hinge jamb: bulb type weather strip.

1. Color: beige or black.

B. Locking jamb: gray pile weather strip

C. Clear Anodize aluminum panel drip and sweep across panel bottom.

1. Optional Bronze or Beige

2.8 Jamb Extension

A. Factory installed (loose), for wall thickness indicated or required.

B. Finish: Match interior frame wood species and finish.

2.9 Raised or Flat Panel

A. Raised or Flat Panel

1. Core is medium density fiberboard (MDF) with clear wood laminate to the interior and exterior.

B. Two placement options

1. Low Placement: 26" (660mm) on center (OC) of 6" (152mm) intermediate rail from bottom sill for a 10 13/16" (275mm) visible panel height.
2. High Placement: 40 5/16" (1024mm) on center (OC) of 6" (152mm) intermediate rail from bottom sill for a 25 1/8" (638mm) visible panel height.

2.10 Removable Grilles

A. 3/4" x 15/32" (19mm x 12mm); 1 1/8" x 15/32" (29mm x 12mm) – Pine only

1. Pattern: Rectangular, Custom lite layout
2. Finish: Match Interior panel finish

2.11 Simulated Divided Lites (SDL)

A. 5/8" (16mm); 7/8" (22mm); 1 1/8" (29mm); 1 3/4" (44mm); 2 13/32" (61mm) – with or w/out internal spacer bar.

1. Muntins: Pine, Mahogany, or Vertical Grain Douglas Fir.
2. Muntins adhered to glass with double coated acrylic foam tape.
3. Pattern: Rectangular; Custom lite layout
4. Interior muntins: wood and finish interior of door
5. Optional Interior Square Sticking

2.12 Grilles-Between-the–Glass (GBG)

A. 11/16" (17mm) contoured aluminum bar

1. Exterior colors: Marvin clad color. The exterior GBG color is designed to best match the Marvin clad colors when used with LoĒ^2 272 glass. The use of different types of glazing may alter the exterior GBG color appearance.
2. Interior colors: White is default color. Optional colors: Bronze, Pebble Gray, Sierra White.

B. Optional flat aluminum spacer bar, contact your Marvin representative.

2.13 Accessories and Trim

A. Installation and hardware Accessories:

1. Factory installed vinyl nailing fin/drip cap
2. Installation brackets: 6 3/8" (162mm); 9 3/8" (238mm); 15 3/8" (390mm)
3. Masonry brackets: 6" (152mm); 10" (254mm)

B. Exterior Wood Moulding:

1. Profile; Brick Mould casing; Flat casing; Stucco brick mould casing; Stucco flat casing; as indicated on drawings.
2. Finish: Match exterior frame finish.

Part 3 Execution

3.1 Examination

A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding,

B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

A. Comply with Section 01 73 19.

B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.

C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.

D. Install accessory items as required.

E. Use finish nails to apply wood trim and mouldings.

3.3 Cleaning

A. Remove visible labels and adhesive residue according to manufacturer's instruction.

B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

3.4 Protecting Installed Construction

A. Comply with Section 01 76 00.

B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

WOOD ULTIMATE SLIDING FRENCH DOOR

MARVIN Windows and Doors
Made for you.®

UNIT FEATURES

SLIDING STOREFRONT

Frame:
- Interior: Pine wood interior and exterior standard. Optional: mahogany, vertical grain Douglas fir,
- Frame thickness: 1 1/16″ (27)
- Frame width: 4 9/16″ (116)
- Fiberglass reinforced pultruded sill with water shed and weep system. Polycarbonate roller track. Beige color, optional: bronze color. Thickness: .100″ (2.5). Oak interior sill liner.

Panel:
- Interior: Pine wood interior and exterior standard. Optional: mahogany, vertical grain Douglas fir
- Exterior: Extruded aluminum, .055″ (1.4) thick
- Panel thickness: 1 3/4″ (44)
- Top rail and stile width: 4 3/4″ (121)
- Bottom rail height: 8 1/8″ (206)
- Operating stiles contain laminated veneer lumber (LVL) core with clear pine veneers
- Removable interior vinyl glazing bead with wood glazing cap

Interior and exterior finish:
- Standard: treated bare wood Optional: white primed (pine only)

Hardware:
- Optional handle set: Active and inactive: Powdercoat finishes: Satin Taupe, White, Metal finishes: Brass, Antique Brass, PVD Brass, Oil Rubbed Bronze, Satin Chrome, Satin Nickel
- Locking system - active panel: Marvin exclusive two point lock with stainless steel mechanism and strikes activated from handle set, non-keyed. Optional: three point lock with stainless steel mechanism and strikes. Optional: both two and three point locks available keyed. Inactive panel: manual stainless steel head bolts.
- Rollers: Two adjustable steel roller assemblies per operating panel with two ball bearing wheels per assembly. Maximum vertical adjustment: 5/16″ (8) Optional: stainless steel rollers

Weatherstripping:
- Weatherstrip: Interlock weatherstrip at meeting stiles. Side jamb to have two sets of bulb weatherstrip maintaining contact with door panels. Continuous slip coat weatherstrip along sill, head jamb, and meeting stiles. Color beige, optional: black.

Jamb Extensions:
- Jamb extensions factory applied up to 7 9/16″. Other sizes shipped loose.

Insect Screens:
- Optional Aluminum Top Hung Sliding Screen with adjustable rollers and replaceable bottom guide. Frame colors: Stone White, Bahama Brown, Bronze, Pebble Gray, or Evergreen. Standard mesh: 18 x 16 charcoal fiberglass, contact your Marvin representative for additional screen mesh options.
- Optional Ultimate Aluminum Top Hung Sliding Screen with adjustable roller assembly and replaceable bottom guide. Full screen standard mesh: 18 x 16 charcoal fiberglass, contact your Marvin representative for additional screen mesh options.
- Screens adjustable to 1/4″ (6)

Removable interior grilles:
- Bar: Pine wood 3/4″ (19) or 1 1/8″ (29)
- Pattern: Rectangular, custom lite layouts available. Contact your Marvin representative.

Interior / Exterior Simulated Divided lites (SDL):
- Interior and exterior bar: 7/8″ (22) or 1 1/8″ (29) wide. Pine wood standard. Optional: mahogany, vertical grain Douglas fir. Finish to match panel surface
- Insulating glass units available with or without aluminum spacer in airspace
- Pattern: rectangular. Custom lite layouts available. Contact your Marvin representative

Grilles-between-the-glass (GBG):
- 11/16″ (17) white contoured aluminum bar. Optional flat aluminum bar.
- Rectangular lite layout

Authentic Divided Lites (ADL):
- Bars attached to sash to create individual lites of glass
- Bar width: insulating glass 1 1/2″ (38)
- Standard pine. Optional: mahogany, vertical grain Douglas fir. Finish to match panel finish
- Pattern: rectangular. Custom lite layouts available. Contact your Marvin representative

Glass and Glazing:
- Door Panels: tempered insulating glass, hermetically sealed.
- Transoms: In-Sash and Direct Glaze Annealed insulating glass, hermetically sealed, Optional: tempered insulating glass.
- Glazing seal: silicone bedding, exterior
- Standard glazing: clear. Optional: Low E II with argon gas, Bronze, Gray, Reflective Bronze, Obscure, Laminated
- High Elevation: Insulating glass will include capillary tube (argon gas not included)

Accessories:
- Aluminum drip cap: Stone White, Bahama Brown, Bronze, Pebble Gray, Evergreen
- Installation brackets: 6 3/8″ (162), 9 3/8″ (238), 15 3/8″ (390)
- Masonry brackets: 6″ (152), 10″ (254)

Exterior Mouldings:
- Flat casing, specify width, stucco brick mould casing, stucco flat casing, specify width. Custom wood casings available. Pine wood standard, optional; mahogany, or vertical grain Douglas fir

NOTE:
Values shown in parenthesis represent metric equivalents.
For product specifications please refer to the CSI Product Specifications, Contact you Marvin Representative.

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SECTION 08 14 73
WOOD ULTIMATE SLIDING FRENCH DOOR

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Wood sliding French door and frame, complete with hardware, glazing, weather strip, insect screen, removable grille, grilles-between-the-glass, simulated divided lite, stationary sidelite, stationary transom, jamb extension, and standard or specified anchors, trim, and attachments.

1.2 RELATED SECTIONS

A. Section 01 33 23—Submittal Procedures: Shop Drawings, Product Data, and Samples
B. Section 01 62 00—Product Options
C. Section 01 63 00—Product Substitution Procedures
D. Section 01 65 00—Product Delivery
E. Section 01 66 00—Product Storage and Handling Requirements
F. Section 01 71 00—Examination and Preparation
G. Section 01 73 00—Execution
H. Section 01 74 00—Cleaning and Waste Management
I. Section 01 75 00—Starting and Adjusting
J. Section 01 76 00—Protecting Installed Construction
K. Section 06 22 00—Millwork: Wood trim other than furnished by door and frame manufacturer
L. Section 07 92 00—Joint Sealants: Sill sealant and perimeter caulking
M. Section 08 71 00—Door Hardware: Hardware other than furnished by door and frame manufacturer
N. Section 09 90 00—Paints and Coatings: Paint or stain other than factory applied finish

1.3 REFERENCES

A. American Society for Testing and Materials (ASTM):
   1. E 283: Standard Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors.
   2. E 330: Standard Test Method for Structural Performance of Exterior Windows, Curtains Walls, and Doors by Uniform Static Air Pressure Difference.
   3. E 547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
   4. E 2190: Specification for Sealed Insulated Glass Units.
   5. C 1036: Standard Specification for Flat Glass.
B. WDMA I.S.4: Industry Standard for Water Repellent Preservative Treatment for Millwork.
C. American Architectural Manufactures Association / Window and Door Manufactures Association (AAMA / WDMA): ANSI / AAMA / NWWDA 101 / I.S.2-97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors; 101 / I.S.2 / NAFS-02 Voluntary Performance Specification for Windows, Skylights and Glass Doors; AAMA/WDMA/CSA/101/I.S.2/A440-05, Standard/Specification for Windows, Doors and Unit Skylights.
D. Window and Door Manufacturers Association (WMDA): 101 / I.S.2 WDMA Hallmark Certification Program.
E. Sealed Insulating Glass Manufactures Association / Insulating Glass Certification Council (SIGMA / IGCC).
F. National Fenestration Rating Council (NFRC): 101: Procedure for Determining Fenestration Product Thermal Properties.

SECTION 08 14 73
WOOD ULTIMATE SLIDING FRENCH DOOR

1.4 SYSTEM DESCRIPTION

A. Design and Performance Requirements:

1. Door units shall be designed to comply with ANSI / AAMA / NWWDA 101 / I.S.2-97; 101 / I.S. 2/ NAFS-02, and 101/I.S.2/A440-05, SD-LC35.
2. Air leakage shall not exceed the following when tested at 6.24 psf according to ASTM E 283: 0.30 cfm per square foot of frame.
3. No water penetration when tested at the following pressure according to ASTM E 547: 6.00 psf.
4. Assembly shall withstand a positive or negative uniform static air pressure difference of 60 psf without damage when tested according to ASTM E 330.

1.5 SUBMITTALS

A. Shop Drawings: Submit shop drawings under provisions of Section 01 33 23.

B. Product Data: Submit catalog data under provisions of Section 01 33 23.

C. Samples:

1. Submit corner section under provisions of Section 01 33 23.
2. Include glazing system, quality of construction, and specified finish.

D. Quality Control Submittals: Submit manufacturer's certifications indicating compliance with specified performance and design requirements under provisions of Section 01 33 23.

1.6 QUALITY ASSURANCE

A. Regulatory Requirements: Emergency Egress or Rescue: Comply with requirements for sleeping units of [IBC International Building Code] [BOCA Basic Building Code] [Southern Building Code] [Uniform Building Code] [_____].

1.7 DELIVERY

A. Comply with provisions of Section 01 65 00.

B. Deliver in original packaging and protect from weather.

1.8 STORAGE AND HANDLING

A. Prime or seal wood surfaces, including surface to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation. Store door panels flat on a level surface in a clean and dry storage area under provisions of Section 01 66 00. Seal unfinished top and bottom edges of door panels if door panels are stored at the job site more than one (1) week.

B. Condition doors to local average humidity before hanging.

1.9 WARRANTY

A. Doors shall be warranted to be free from defects in manufacturing, materials, and workmanship for a period of ten (10) years from purchase date.

B. Insulating glass shall be warranted against visible obstruction through the glass caused by a failure of the insulating glass air seal for a period of twenty (20) years from the date of original purchase.

SECTION 08 14 73
WOOD ULTIMATE SLIDING FRENCH DOOR

PART 2 PRODUCTS

2.1 MANUFACTURED UNITS

A. Description: Factory assembled Wood Sliding French Door, as manufactured by Marvin Windows and Doors, Ripley, Tennessee.

2.2 FRAME DESCRIPTION

A. Finger jointed, edge-glued pine core with clear pine veneer interior; finger jointed, edge-glued Douglas fir core with clear Douglas fir veneer interior; finger jointed, edge-glued mahogany core with clear mahogany veneer interior; finger jointed, edge-glued vertical grain Douglas fir core with clear vertical grain Douglas fir veneer interior.

1. Kiln dried to a moisture content no greater than twelve (12) percent at the time of fabrication.
2. Water repellent, preservative treated in accordance with WDMA I.S.4.

B. Frame width: 4-9/16 inches (116 mm); 6-9/16 inches (167 mm).

C. Frame thickness: 1-3/32 inches (28 mm).

C. Beige, Bronze fiberglass reinforced pultruded (frp) sill 0.115 inch (3.0 mm) thick, with a 0.050 inch (1.3 mm) thick polycarbonate thermoplastic roller track. White oak, mahogany or cherry interior sill liner.

1. Optional Beige or Bronze fiberglass reinforced pultruded Low Profile Sill, 0.080 (2 mm) thick, 1 ½ inch (38 mm) drop down profile under screen track. Certified to the same level of performance as the standard sill, (although not IZ rated), it is ADA compliant.
2. Optional flat oak interior sill with solid aluminum track. This will decrease the RO height by 7/8 inch (22 mm).

2.3 PANEL DESCRIPTION

A. Laminated veneer lumber (LVL) cores with clear pine, Douglas fir, mahogany, vertical grain Douglas fir veneer.

1. Kiln dried to a moisture content no greater than twelve (12) percent at time of fabrication.
2. Water repellent, preservative treated in accordance with WDMA I.S.4.

B. Panel thickness: 1-3/4 inches (44mm).

C. Top rail and stile width: 4-3/4 inches (121 mm) wide. Top Rail: LVL is used for Mahogany. Stave Core is used for Pine and Douglas Fir. Locking Stile: all wood species uses LVL.

D. Bottom rail height: 8-1/8 inches (206 mm), Stave Core is used.

E. Panel corners glued and fastened with 5/8 inch X 4 inch (16 mm by 102 mm) fluted hardwood dowels. Removable interior vinyl glazing stops with clear wood covers. No visible fasteners.

2.4 GLAZING

A. Select quality complying with ASTM C 1036. Shall comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 2190.

B. Glazing Method: Tempered Insulating Glass (Altitude Adjusted).

C. Glass Type: Clear; Bronze; Gray; Reflective bronze; Obscure; Laminated; LoĒ 180™ with or without Argon; LoĒ² 272® with or without Argon; LoĒ³ 366® with or without Argon.

D. Glazing Seal: Silicone bedding, exterior.

2.5 FINISH

A. Interior / Exterior: Latex prime coat, white – available for pine wood species only.

B. Painted Interior Finish: Optional factory applied water based acrylic paint over compatible primer. Available on Pine products only. Color – White

2.6 HARDWARE

A. Handle Set Finish: Zinc die-cast substrate.

1. Optional powdercoat finish: Satin Taupe; White; Dark Bronze.
2. Optional metal finishes: Antique brass; PVD Brass; Oil rubbed bronze PVD; Satin chrome; Satin nickel PVD.

B. Locking System: Marvin exclusive multi-point with 2 locking hooks, zinc plated steel mechanism stainless steel keepers. Locking system operated at handle assembly. (Key lock cylinder - for active handles). Optional: Three-point locking system with stainless steel keepers and mechanism.

C. Rollers: Two adjustable steel (stainless steel) roller assemblies per operating panel. Two ball bearing wheels per roller assembly. Maximum vertical adjustment: 5/16 inch (8 mm).

2.7 WEATHER STRIP

A. Interlock weather strip between sliding panel and meeting stile on stationary panel. Two sets of bulb weather strip on operating jamb. Continuous slip coat weather strip along sill, head jamb, and meeting stiles.

2.8 JAMB EXTENSION

A. Factory applied, for wall thickness indicated or required (shipped loose).

B. Finish: Match interior frame finish.

2.9 SCREENS

A. Frame: Extruded aluminum sliding frame 0.050 inch (1.4 mm) thick. Frame to have edge mounted wool pile bug strip.

1. Finish: Standard color: Stone White; Pebble Gray; Bronze; Brown; Evergreen.

B. Screen mesh: 18 by 16, Charcoal fiberglass; Charcoal aluminum wire; Black aluminum wire; Bright aluminum wire; Bright bronze wire, HI-Tran fiberglass mesh.

C. Hardware: Top hung roller assembly with stainless steel ball bearings in nylon wheels, top rollers adjustable up to 1/4 inch (6 mm). Flush mounted zinc die cast handle on both sides of screen, color: black. Replaceable bottom glide.

2.10 REMOVABLE GRILLES

A. 3/4 X 15/32 inch (19 mm X 12 mm); 1-1/8 X 15/32 inch (29 mm X 12 mm); Pine only.

1. Pattern: Rectangular; Custom lite layout.
2. Finish: Match interior panel finish.

2.11 SIMULATED DIVIDED LITES (SDL)

A. 5/8 inch (16 mm) wide; 7/8 inch (22 mm) wide; 1-1/8 inch (29 mm) wide. Exterior and interior pine, Douglas fir, mahogany, vertical grain Douglas fir muntins adhered to glass with closed-cell copolymer acrylic foam tape.

1. Pattern: Rectangular; Custom lite layout.
2. Finish: Match panel finish.

2.12 AUTHENTIC DIVIDED LITES (ADL)

A. 1-1/2 inches (38 mm) insulating pine, mahogany, vertical grain Douglas fir muntin.
   1. Pattern: Rectangular; Custom lite layout.
   2. Finish: Match sash finish.

2.13 GRILLES-BETWEEN-THE-GLASS (GBG)

A. 11/16" (17 mm) white contoured aluminum bar.
   1. Exterior Colors: Stone White, Arctic White, Bronze, Pebble Gray, Bahama Brown, Cashmere, Ebony,Evergreen, Sherwood Green, Sierra White, French Vanilla, Coconut Cream, Wineberry. (The exterior GBG color is designed to best match the Marvin clad colors when used with LoĒ glass. The use of different types of glazing may alter the exterior GBG color appearance)
   2. Interior Colors: White is the default color. Optional Colors: Bronze, Pebble Gray, Sierra White.
B. Optional flat aluminum spacer bar, contact your Marvin representative.

2.14 RAISED AND FLAT PANELS

A. Extira® for wood exterior or interior, utilizes 4 ¾" intermediate rail.

2.15 ACCESSORIES AND TRIM

A. Installation Accessories:
   1. Aluminum drip cap. Finish: Bahama Brown; Bronze; Evergreen; Pebble Gray; White.
   2. Installation brackets: 6-3/8 inches (162 mm); 9-3/8 inches (238 mm); 15-3/8 inches (390 mm).
   3. Masonry brackets: 6 inches (152 mm); 10 inches (254 mm).
B. Exterior Wood Moulding:
   1. Profile: Brick mould casing; Flat casing; Stucco brick mould casing; Stucco flat casing; as indicated on drawings.
   2. Finish: Match exterior frame finish.
C. Use finish nails to apply wood trim.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verification of Conditions: Before Installation, verify openings are plumb, square, and of proper dimension as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
B. Acceptance of Conditions: Beginning of installation confirms acceptance of existing conditions.

3.2 INSTALLATION

A. Comply with Section 01 73 00.
B. Assemble and install doors and frames according to manufacturer's instructions and reviewed shop drawings.
C. Set door sills in full bed of sealant; install backing material, and sealant at head, side jambs, and as specified in Section 07 92 00. Do not use expansive foam sealant.
D. Install frames and stationary panels as required.

E. Install accessory items as required.

3.3 STARTING AND ADJUSTING

A. Adjust door to work freely with hardware functioning properly. Re-adjust at completion of project if directed.

3.4 CLEANING

A. Remove visible labels and adhesive residue according to manufacturer's instructions.

B. Leave doors and glass in a clean condition. Final cleaning as required in Section 01 74 00.

3.5 PROTECTING INSTALLED CONSTRUCTION

A. Comply with Section 01 76 00.

B. Cover doors and frames during painting or other construction operations that may cause damage.

C. Protect sill from damage by chemicals, solvents, paint, or construction traffic.

END OF SECTION

WOOD CASEMASTER FIXED WINDOW

MARVIN Windows and Doors
Made for you.®

UNIT FEATURES

Frame:
- Pine wood interior and exterior standard. Optional mahogany or vertical grain Douglas fir
- Frame width: 4 9/16″ (116)
- Frame thickness: 1 3/16″ (30 mm)

Sash:
- Pine wood interior and exterior standard. Optional mahogany or vertical grain Douglas fir
- Sash thickness: 1 3/4″ (44 mm)
- Operating/Stationary stile width: 1 29/32″ (48)
- Picture stile width: 1 29/32″ (48)
- Operating/Stationary rail width: 2 5/16″ (59)
- Picture rail width: 2 5/16″ (59)

Interior and exterior finish:
- Treated bare wood or white primed (pine only)

Operating Hardware:
- Operating Hardware: Roto-gear with zinc base, steel drive and gear arms with an ABS operator cover
- Handles: Die-cast zinc folding handle standard. Color: Satin Taupe. Optional: White, Brass, Satin Chrome, Polished Chrome, Antique Brass, Bronze, Oil Rubbed Bronze
- Locks: One concealed lock on units smaller than series 32 height, two concealed sequential locks on units series 32 height and taller

Weatherstripping:
- Dual bulb and leaf weather-strip at frame and sash. Color: Beige

Jamb Extensions:
- Jamb extensions available for various wall thickness factory applied, finish to match interior

Insect Screen:
- Aluminum screen: Full screen standard. Frame color: Satin Taupe. Optional Bronze or Stone White. Optional wood screen available
- Screen mesh: 18 by 16 Charcoal fiberglass, optional screen mesh: Charcoal aluminum wire, Black aluminum wire, Bright aluminum wire, Bright Bronze aluminum wire

Removable Interior Grilles:
- Bar: Pine wood, 3/4″ (19) or 1 1/8″ (29) wide bars
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative

Simulated Divided Lites (SDL):
- Interior / Exterior bars: 7/8″ (22) or 1 1/8″ (29) wide bars. Pine wood standard, optional mahogany or vertical grain Douglas fir. Finish to match interior and exterior
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative
- Installation method: Factory applied with acrylic foam tape

Grilles-between-the-glass (GBG):
- 11/16″(17mm) white contoured aluminum bar. Optional flat aluminum spacer bar, contact your Marvin representative

Authentic Divided Lite (ADL):
- Bar (interior and exterior): single glazed 7/8″ (22) wide bars, insulated glass 1 11/16″ (43) wide bars: available in standard pine and optional mahogany or vertical grain Douglas fir. Finish to match interior and exterior
- Pattern: Rectangular, custom lite layouts available, contact your Marvin representative

Glass and Glazing:
- Glazing method: Insulated or single glazed, single glazed with energy panel. Insulated glass hermetically sealed
- Glazing seal: Silicon glazed
- Glazing type: Clear glass, optional glass types: Low E II with argon, Laminated, Tempered, Obscure, Bronze tint, Gray tint, and Reflective Bronze
- Insulated glass will be altitude adjusted for higher elevations, argon gas not included

Accessories:
- Installation brackets: 6 3/8″ (162), 9 3/8″ (238), or 15 3/8″ (390)
- Masonry brackets: 6″ (152) or 10″ (254)
- Aluminum drip cap: Color: Bahama Brown, Bronze, Evergreen, Pebble Gray, White. Drip cap not designed to replace proper flashing
- Wood exterior mouldings: Brick Mould Casing, Flat casing, Mullion cover
- Remote sash operators: 60″ (1524), 96″ (2438), 132″ (3353) Pole crank operator
- Power drive (Electric operator). Motorized system shall replace crank handle on operating windows. Compatible with home automation systems (e.g. Honeywell Totalhome System), kit includes Motor drive, Transformer, Motor control and locks

NOTE:
Values shown in parenthesis represent metric equivalents
For product specifications please refer to the CSI Product Specifications, contact your Marvin representative

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SECTION 08 52 00
WOOD ULTIMATE CASEMENT/AWNING COLLECTION INCLUDING: PICTURE UNITS, BOWS AND BAYS, PUSHOUT CASEMENT/AWNING, PICTURE UNITS, BOWS AND BAYS, PUSHOUT FRENCH CASEMENT

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Wood Ultimate Casement/Awning window: Operators, Stationary and Picture units complete with hardware, glazing, weather strip, insect screens, removable wood grilles, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified anchors, trim, and attachments.
B. Wood Ultimate Casement Bows and Bays complete with hardware, glazing, weather strip, insect screen, removable wood grilles, grilles-between-the-glass, simulated divided lite, jamb extension, head/seat boards, and standard or specified hangers, anchors, trim and attachments.
C. Wood Ultimate Push Out Casement/Awning windows complete with Push Pull hardware, glazing, weather strip, wood surround insect screens, removable wood grilles, grilles-between-the-glass, simulated divided lite, jamb extension and standard or specified anchors, trim and attachments.
D. Wood Ultimate Push Out Casement Bows and Bays complete with Push Pull hardware, glazing, weather strip, removable wood grilles, grilles-between-the-glass, simulated divided lite, jamb extensions, and standard or specified hangers, anchors, trim and attachments.
E. Wood Ultimate Push Out French Casement operating units complete with push out hardware, glazing, weather strip, hinged wood screen, removable grilles, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified hangers, anchors, trim and attachments.

1.2 RELATED SECTIONS

A. Section 01 33 23--Submittal Procedures: Shop Drawings, Product Data and Samples
B. Section 01 62 00—Product Options
C. Section 01 65 00—Product Delivery
D. Section--01 66 00—Storage and Handling Requirements
E. Section 01 71 00—Examination and Preparation
F. Section 01 74 00—Execution
G. Section 01 76 00—Cleaning and Waste Management
H. Section 01 76 00—Protecting Installed Construction
I. Section 06 22 00—Millwork: Wood trim other than furnished by window manufacturer
J. Section 07 92 00—Joint Sealants: Sill sealant and perimeter caulking
K. Section 09 90 00—Paint or stain other than factory applied finish

1.3 REFERENCES

A. American Society for Testing Materials
   1. E 283: Standard Test Method for Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors.
   2. E 330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.
   3. E 547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Cyclic Static Air Pressure Differential.
   4. E 2190: Specification for Sealed Insulated Glass Units
   5. C 1036: Standard Specification for Flat Glass.
   6. F2090-10: Standard Specification for Window Fall Prevention Devices with Emergency Escape (egress) Release Mechanisms.
B. WDMA I.S.4: Industry Standard for Water Repellent Preservative Treatment for Millwork.
C. American Architectural Manufactures Association / Window and Door Manufactures Association (AAMA / WDMA): ANSI / AAMA / NWWDA 101 / I.S.2-97 Voluntary Specifications for Aluminum, Vinyl (PVC) and Wood Windows and Glass Doors. And 101 / I.S.2 / NAFS-02 Voluntary Performance Specification for Windows, Skylights, Glass Doors and AAMA / WDMA / CSA 101/I.S.2/A440-05 and AAMA/WDMA/CSA 101/I.S.2/A440-08 Standard/Specification for Windows, Doors, and Skylights, and AAMA/WDMA/CSA 101/I.S.2/A440-08 NAFS-North American Fenestration Standard/Specification for Windows, Doors, and Skylights.

SECTION 08 52 00
WOOD ULTIMATE CASEMENT/AWNING COLLECTION INCLUDING: PICTURE UNITS, BOWS AND BAYS, PUSHOUT CASEMENT/AWNING, PICTURE UNITS, BOWS AND BAYS, PUSHOUT FRENCH CASEMENT

D. Window and Door Manufacturers Association (WDMA): 101 / I.S.2 WDMA Hallmark Certification Program.
E. Sealed Insulating Glass Manufactures Association / Insulating Glass Certification Council (SIGMA / IGCC).
F. American Architectural Manufacturers Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels.
G. National Fenestration Rating Council (NFRC): 101: Procedure for Determining Fenestration Product Thermal Properties.

1.4 System Description

A. Design and Performance Requirements: Crank Out
   1. Window units shall be designed to comply with ANSI/AAMA/NWWDA 101 / I.S.2-97 and 101 / I.S.2 / NAFS02 and AAMAWDMA/CSA 101/I.S./A440-05 and AAMA/WDMA/CSA 101/I.S.2/A440-08 for operable Casement Frame Size 40 x 92 1/16 = CW-PG50-C, of Frame Size 36 x 96 1/16 = CW-PG50-C, Operable Awning Frame Size 72 x 64 1/16 = CW-PG50-AP, of Frame Size 72 x 72 1/16 = CW-PG50-AP, AAMA/WDMA/CSA 101/I.S.2A440-08 Picture/Stationary Casement Frame Size 96 1/8 x 88= CW-PG50-FW, Picture/Stationary Casement frame size 88 x 96 1/16= CW-PG50-FW. Clad Crank Out French Casement frame size 56 x 60 1/16= LC-PG40-C.
B. Design and Performance Requirements: Push Out
   1. Window units shall be designed to comply with ANSI/AAMA/NWDA 101/I.S.2-97 and 101/I.S.2NAFS02 and AAMA/WDMA/CSA 101/I.S.2/A440-05 and AAMA/WDMA/CSA 101I.S./A440-08 for operable Casement frame size40 x 92 1/16= C C50, for operable Casement frame size 36 x 96 1/16=CW-PG50-C, for operable Awning frame size 72 x 48 1/16=AP-C30, for operable Awning frame size 40 x 48 1/16=AP-C35. AAMA/WDMA/CSA 101/I.S.2/A440-08 Picture/Stationary Casement frame size 96 x 88=CW-PG50-FW, Picture/Stationary Casement frame size 88 x 96 1/16=CW-PG50-FW. French Push Out Casement frame size 56 x 60 1/16=LC-PG50-C.

1.5 SUBMITTALS

A. Shop Drawings: Submit shop drawings under provisions of Section 01 33 23.
B. Product Data: Submit catalog data under provisions of Section 01 33 23.
C. Samples:
   1. Submit corner section under provisions of Section 01 33 23.
   2. Include glazing system, quality of construction, and specified Finish.
   3. Quality Control Submittals: Certificates: Submit manufacture's certifications indicating compliance with specified performance and design requirements under provisions of Section 01 33 23.

1.6 QUALITY ASSURANCE

A. Regulatory Requirements: Emergency Egress or Rescue: Comply with requirements for sleeping units of [IBC International Building Code] [BOCA Basic Building Code] [Southern Building Code] [Uniform Building Code].

1.7 DELIVERY

A. Comply with provisions of Section 01 65 00.
B. Deliver in original packaging and protect from weather.

1.8 STORAGE AND HANDLING

A. Prime or seal wood surfaces, including surface to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.
B. Store window units in an upright position in a clean and dry storage area above ground and protect from weather under provisions of Section 01 66 00.

1.9 WARRANTY

SECTION 08 52 00
WOOD ULTIMATE CASEMENT/AWNING COLLECTION INCLUDING: PICTURE UNITS, BOWS AND BAYS, PUSHOUT CASEMENT/AWNING, PICTURE UNITS, BOWS AND BAYS, PUSHOUT FRENCH CASEMENT

A. The following limited warranty is subject to conditions and exclusions. There are certain conditions or applications over which Marvin has no control. Defects or problems as a result of such conditions or applications are not the responsibility of Marvin. For a more complete description of the Marvin limited warranty, refer to the Marvin Windows and Doors Ten-Year Limited Warranty.
B. Windows shall be warranted to be free from defects in manufacturing, materials, and workmanship for a period of ten (10) years from the purchase date.
C. Insulating glass shall be warranted against visible obstruction through the glass caused by a failure of the insulating glass air seal for a period of twenty (20) years from the date of original purchase.

PART 2 PRODUCTS

2.1 MANUFACTURED UNITS

A. Description: Factory assembled Wood Ultimate Casement operating exterior swing window, both Crank Out and Push Out models, as manufactured by Marvin Windows and Doors, Warroad, Minnesota.
B. Description: Factory assembled Wood Ultimate Casement set-up Bow units.
1. Available in 3, 4, 5 and 6 wide assemblies
2. 6 degree angle
3. Available as a Crank Out or Push Out operators
4. Available with or without head and seat boards
C. Description: Factory assembled Wood Ultimate Casement set-up Bay units.
1. Available 30 degree, 45 degree, 60 degree and 90 degree.
2. Available as a Crank Out or Push Out operators
3. Available with or without head and seat boards
4. Optional retrofit square jamb return, available for Crank Out units only.

2.2 FRAME DESCRIPTION

A. Interior: Clear Pine or finger jointed core with clear Pine veneer, or Douglas Fir; optional species; clear Mahogany or finger jointed core with clear Mahogany veneer; clear Vertical Grain Douglas Fir or finger jointed core with clear Vertical Grain Douglas Fir veneer.
B. Kiln dried to moisture content no greater than twelve (12) percent at the time of fabrication.
C. Water repellent preservative treated in accordance with WDMA I.S.4.
1. Frame Thickness: 1 3/16" (30mm).
D. Frame depth: Overall 5 21/32 inch (144mm) for full frame applications, and 4 9/16 inch (116mm) jamb depth from the back of exterior casing to the interior face of the frame for new construction.

2.3 SASH DESCRIPTION

A. Clear Pine standard or Douglas Fir; optional species Mahogany or Vertical Grain Douglas Fir.
1. Kiln dried to moisture content no greater than twelve (12) percent at the time of fabrication.
2. Water repellent preservative treated in accordance with WDMA I.S.4.
B. Sash thickness: 1 5/8 inches (41mm) with ¾ inch (19mm) insulated glass. For 1 inch (25mm) insulated glass sash thickness is 1 7/8 inches (48mm).
C. Sash Options:
1. Tall Bottom Rail
2. Interior Sticking
   a. Ovolo
   b. Ogee
   c. Square

2.4 GLAZING

A. Select quality complying with ASTM C 1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 2190.
B. Glazing method: Insulating glass (altitude adjusted).

C. Glass type: Clear; Bronze; Gray; Reflective Bronze; LoĒ 180™ with Argon; LoĒ^2 272® with Argon; LoĒ^3 366® with Argon; Tri-pane LoĒ^2 272® with Argon; Tri-pane LoĒ 180™ with Argon; Tri-pane LoĒ^3 366® with Argon; Tri-pane LoĒ^2 272® with Krypton/Argon; Tri-pane LoĒ 180™ with Krypton/Argon; Tri-pane LoĒ^3 366® with Krypton/Argon; Tempered; Obscure; Laminated.
D. Glazing seal: silicon bedding at interior and exterior.

2.5 FINISH

A. Exterior: Treated bare wood or latex primer available on pine units only.
B. Interior: Treated bare wood or latex primer on pine units only.
C. Painted Interior Finish: Optional factory applied water based acrylic paint over compatible primer. Available on Pine products only. Color – White

2.6 HARDWARE (Stainless Steel Available)

A. Casement Crank Out:
Factory installed operating hardware:
1. Hinges: One at the sill to bottom rail and one at the head jamb to top rail. Hinges are steel coated with E-Gard™. Hinge track is stainless steel. Units with a frame OM of 20" (508mm) and greater use an 18" (457mm) wash/egress hinge or 22" (559mm) wash/egress hinge to allow the sash to slide across the frame opening which causes the sash exterior to rotate towards the user for easy washing. Units under 20" (508mm) use dyad hinges. Using the dyad hinges means that the slide across feature, for easy washing, is no longer a feature.
2. Operating hardware: Single arm standard coated with E-Gard™.
    1. Handles: The standard operating handle is a folding handle, zinc painted with the standard folding cover being molded plastic. Available colors: standard is Satin Taupe (painted), White (painted), Bronze (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Brass (plated).
    2. Multi-point, sequential, concealed locking system in the jamb opposite the hinge side. Lock handles are removable, non-handed, and are available in the same finishes as handles. Standard tie bar, cams and keepers are steel coated with E-Gard™.
    3. Factory Installed Window Opening Control Device for operating units:
        a. Minimum frame OSM: 26" (660mm) x 20 1/16" (510mm); Maximum frame OSM: 40" (1016mm) x 92 1/16" (2338mm) (if frame is greater than 36") or 36" (914mm) x 97 1/16" (2465mm) (if frame is less than or equal to 36")
        b. WOCD locking assembly: Factory installed. Die Cast. Color: Satin Taupe, Bronze, White, Oil-Rubbed Bronze, Brass, Satin Nickel, Antique Brass, Polished Chrome, Satin Chrome.
        c. WOCD tether assembly: Factory installed. Glass filled nylon. Color: E-Gard color match.

B. Awning Crank Out:
1. Hinges: There are two hinges that connect the stiles of the sash to the jambs of the frame. The hinges are steel coated with E-Gard™, and the hinge track is stainless steel.
2. Operating Hardware: Single arm standard, coated with E-Gard™.
3. Handles: The standard operating handle is a folding handle, zinc painted with the standard folding cover being molded plastic. Available colors: standard is Satin Taupe (painted), White (painted), Bronze (painted), Satin Chrome (plated), Satin Nickel (plated), Oil Rubbed Bronze (plated), Brass (plated), Antique Brass (plated).
4. Locks: Multi-point, sequential, concealed locking system in the jamb opposite the hinge side. Lock handles are removable, non-handed, and are available in the same finishes as handles. Standard tie bar, cams and keepers are steel coated with E-Gard™.
5. Power Drive: Is an optional remote control operating system that is applied in the field. If an op-o-lock is installed, on the Awning, the Power Drive will also engage the cam locks. If the op-o-lock is not used, the sash locks must be manually engaged. The Power Drive is available on Awnings with a frame width of 18" or wider. Available colors: Satin Taupe, White, and Bronze.

BOTH POWER DRIVE AND POLE CRANK DO NOT OPERATE THE LOCKS

C. Casement Push Out:

1. Hinges: One at the sill to bottom rail and one at the head jamb to top rail. Hinges are steel coated with E-Gard™. Hinge track is stainless steel. Units with a frame OM of 20 inches (508mm) to under 24 inches use an 18 inch (457mm) wash/egress hinge, or 22 inches (559mm) wash/egress hinge on units greater than 24 inches. The wash/egress hinge allows the sash to slide across the frame opening which causes the sash exterior to rotate towards the user for easy washing. Units under 20 inches (508mm) use dyad hinges. Using the dyad hinges means that the slide across feature, for easy washing, is no longer a feature.
2. Operating Hardware: The casement unit includes one friction limiter device to control the sash open position. The limiter includes adjustable friction via a screw adjustment. The limiter has multiple positions that can be locked to hold the sash firmly in place.
3. Lock: Multi-point, sequential, concealed locking system in the jamb opposite the hinge side. Lock handles are removable, non-handed, and are available in satin taupe, White, Bronze, Satin Chrome, Satin Nickel, Oil Rubbed Bronze, Brass, Antique Brass. Standard tie bar, cams and keepers are steel coated with E-Gard™.

D. Awning Push Out:

1. There are two hinges that connect the stiles of the sash to the jambs of the frame. The hinges are four bar hinges. All hinges include friction adjustment via a set screw in the brass shoe.
2. A large enough opening to allow egress is also available, if the correct size is specified.

E. French Casement Push Out:

1. Hinges: One at the sill to bottom rail and one at the head jamb to top rail. Hinges are steel coated with E-Gard™. The hinge tracks are stainless steel. The hinges feature a robust adjustable friction limiter device to hold the sash in place when opened, plus a feature that locks the sash open at multiple locations. Hinges on units that are 36" (914) to less than 40" (1016) use 10" (254) Dyad hinges that do not feature the wash/egress mode. Units that are 40" (1016) to less than 51" (1295) use 18" (457) hinges that feature the wash/egress mode. Units that are 51" (1295) to less than 60" (1524) use 22" (559) hinges that feature the wash/egress mode. Coastal package is available with stainless steel.
2. Locks: A multi-point lock system with an Oil Rubbed single lock actuator. The lock on the primary sash locks into the head jamb, sill and into the jamb or style of the secondary sash. The lock on the secondary sash activates bolts that go into the head jamb and sill.
3. Handle/Lock finish options: Brass, Antique Brass and Satin Nickel.

2.7 WEATHER STRIP

A. Weather stripped at frame is a hollow foamed material bent around 90 degree corner to allow for seamless corner joints, beige in color. Sash weather strip is bulb shaped glass filled material, available in white, beige or black.

2.8 JAMB EXTENSION

A. Jamb Extensions are available for various wall thicknesses, factory applied up to 12" (305mm) wide.
B. Finish: Match interior frame finish.

2.9 INSECT SCREENS

A. Factory installed. Screen mesh, 18x16: Charcoal fiberglass; Charcoal Aluminum Wire; Black Aluminum Wire; Bright Aluminum Wire; Bright Bronze Wire; or High Transparency (Hi-Tran) Charcoal Fiberglass screen mesh 20x20.
1. Crank Out Models: Standard = Aluminum surround available in Satin Taupe, Stone White or Bronze.

a. Optional Wood surround with Hi Tran screening (other screening options are available). Species will match unit species.
b. Optional Wood Retractable Screen; Hi Tran screening, Species will match unit species.

2. Push Out Models: Standard = Wood Hinged Screen
   a. High Transparency Fiberglass; Charcoal Fiberglass;
   b. Charcoal Aluminum Wire; Black Aluminum Wire; Bright Aluminum Wire; Bright Bronze Wire.
   c. The species will match the species of the window.

2.10 REMOVABLE GRILLES

A. Interior removable, 3/4'" (19mm) or 1 1/8" (29mm) wide.
   1. Pattern: Rectangular; Diamond; Custom pattern.
   2. Finish; Match interior sash finish.

2.11 SIMULATED DIVIDED LITES (SDL)

A. 5/8" (16mm), 7/8" (22), 1 1/8" (29mm), 1 ¾" (44mm), 2 13/32" (61) wide, with or without internal spacer bars.
   1. Finish options: Pine, mixed grain Douglas Fir, Mahogany or vertical grain Douglas Fir.
   2. Pattems: Rectangular or custom lite layout.

2.12 GRILLES-BETWEEN-THE-GLASS (GBG)

A. 11/16" (17mm) white contoured aluminum bar.
   1. Exterior Colors; Stone White, Arctic White, Bronze, Pebble Gray, Bahama Brown, Cashmere, Ebony, Evergreen, Sherwood Green, Sierra White, French Vanilla, Coconut Cream and Wineberry. (The exterior GBG color is designed to best match the Marvin clad colors when used with LoĒ glass. The use of different types of glazing options may alter the exterior GBG color appearance)
   2. Interior Colors; White is the default. Optional Colors; Bronze, Pebble Gray and Sierra White.
B. Optional flat aluminum spacer bar available.

2.13 AUTHENTIC DIVIDED LITE (ADL or TDL)

A. Individual glazed lites in single glass or insulated glass.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verification of Conditions: Before installation, verify openings are plumb, square and of proper dimension as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
B. Acceptance of Conditions: Beginning installation confirms acceptance of existing conditions.

3.2 INSTALLATION

A. Comply with Section 01 73 00.
B. Assemble and install window unit/s according to manufacturer's instructions and reviewed shop drawings.
C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expanding foam sealant.
D. Install accessory items as required.
E. Use finish nails to apply wood trim and mouldings.

3.3 CLEANING

A. Remove visible labels and adhesive residue according to manufacturer's instructions.
B. Leave windows and glass in a clean condition. Final cleaning as required in Section o1 74 00.

3.4 PROTECTING INSTALLED CONSTRUCTION

A. Comply with Section 01 76 00.
B. Protect windows from damage by chemicals, solvents, paint, or other construction operations that may cause damage.

END OF SECTION

WILLIAMS-SONOMA

599 BROADWAY - STORE, CULINARY CENTER & CAFE

599 BROADWAY
SONOMA, CA 95476

DESIGN REVIEW SUBMITTAL
OCTOBER 22, 2013

ROOFING SPECIFICATIONS & COLOR SELECTION

SECTION 07310

TIMBERLINE HD LIFETIME HIGH DEFINITION

T 2 2 2013

PART I GENERAL

1.01 SECTION INCLUDES

A Asphalt roofing shingles.

B Leak barrier and roof deck protection.

C Metal flashing associated with shingle roofing.

D Attic ventilation.

1.02 RELATED SECTIONS

A Section 06100 - Rough Carpentry: Framing, wood decking, and roof sheathing.

B Section 07620 - Flashing and Sheet Metal: Sheet metal flashing not associated with shingle roofing; gutters and downspouts.

C Section 08630 - Unit Skylights: Skylights

1.03 REFERENCES American Society for Testing and Materials (ASTM) - Annual Book of ASTM Standards

1. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
2. ASTM B 209 - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate.
3. ASTM B 370 - Standard Specification for Copper Sheet and Strip for Building Construction.
4. ASTM D 3018 - Standard Specification for Class A Asphalt Shingles Surfaced with Mineral Granules.
5. ASTM D 3161 - Standard Test Method for Wind-Resistance of Asphalt Shingles (Fan-Induced Method).
6. ASTM D 3462 – Standard Specification for Asphalt Shingles Made From Glass Felt and Surfaced with Mineral Granules.
7. ASTM D 4586 - Standard Specification for Asphalt Roof Cement, Asbestos-Free.
8. ASTM D 7158 - Standard Test Method for Wind-Resistance of Sealed Asphalt Shingles (Uplift Force/Uplift Resistance Method).
9. ASTM E 903 – Standard Test Method for Solar Absorptance, Reflectance, and Transmission of Materials Using Integrating Spheres. Underwriters Laboratories (UL) - Roofing Systems and Materials Guide (TGFU R1306)

1. UL 790 - Tests for Fire Resistance of Roof Covering Materials.
2. UL 997 - Wind Resistance of Prepared Roof Covering Materials.
3. UL 2218 – Impact Resistance of Prepared Roof Covering Materials.

C Asphalt Roofing Manufacturers Association (ARMA)

D Sheet Metal and Air Conditioning Contractors National Association, 1nc. (SMACNA) - Architectural Sheet Metal Manual.

E National Roofing Contractors Association (NRCA)

F American Society of Civil Engineers (ASCE).

1. ASCE 7 - Minimum Design Loads for Buildings and Other Structures.

G U.S. Green Building Council (USGBC)

H Leadership in Energy and Environmental Design (LEED)

I ENERGY STAR

J Cool Roof Rating Council (CRRC)

K Miami Dade County

1.04 DEFINITIONS

A Roofing Terminology: Refer to ASTM D1079 and the glossary of the National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual for definitions of roofing terms related to this section.

1.05 LEED CERTIFICATION

A Provide a roofing system that will achieve or aid in the qualification of points satisfying

1. Sustainable Site credit 7.2 - Heat Island Effect - Roof.
2. Materials & Resource credit 5 - Local and Regional Materials.

1.06 SUBMITTALS

A Submit copies of GAF® product data sheets, detail drawings and samples for each type of roofing product.

B L.E.E.D. submittal: Coordinate with Section 01115 - Green Building Requirements, for LEED certification submittal forms and certification templates.

1.07 QUALITY ASSURANCE

A Manufacturer Qualifications: Provide all primary roofing products, including shingles, underlayment, leak barrier, and ventilation, by a single manufacturer.

B Installer Qualifications: Installer must be approved for installation of all roofing products to be installed under this section.

1.08 REGULATORY REQUIREMENTS

A Provide a roofing system achieving an Underwriters Laboratories (UL) Class A fire classification.

B . Install all roofing products in accordance with all federal, state and local building codes.

D All work shall be performed in a manner consistent with current OSHA guidelines.

1.09 PREINSTALLATION MEETING

A General: For all projects in excess of 250 squares of roofing, a pre-installation meeting is strongly recommended.

B Timing: The meeting shall take place at the start of the roofing installation, no more than 2 weeks into the roofing project.

C Attendees: Meeting to be called for by manufacturer's certified contractor. Meeting's mandatory attendees shall include the certified contractor and the manufacturer's representative. Non-mandatory attendees shall include the owner's representative, architect or engineer's representative, and the general contractor's representative.

D Topics: Certified contractor and manufacturer's representative shall review all pertinent requirements for the project, including but not limited to, scheduling, weather considerations, project duration, and requirements for the specified warranty.

1.10 DELIVERY, STORAGE, AND HANDLING

A Store all products in manufacturer's unopened, labeled packaging until they are ready for installation.

B Store products in a covered, ventilated area, at temperature not more than 110 degrees F (43 degrees C); do not store near steam pipes, radiators, or in direct sunlight.

C Store bundles on a flat surface. Maximum stacking height shall not exceed GAF®'s recommendations. Store all rolls on end.

D Store and dispose of solvent-based materials in accordance with all federal, state and local regulations.

1.11 WEATHER CONDITIONS

A Proceed with work only when existing and forecasted weather conditions will permit work to be performed in accordance with GAF®'s recommendations

1.12 WARRANTY Provide to the owner a **GAF® WeatherStopper® Golden Pledge® Ltd Warranty** covering:

1. Roofs installed by a Certified GAF® Master Elite™ Contractor only.
2. Manufacturing defects: 100% coverage for materials and labor for:
   a Single family detached homes owned by individuals the first
   - 50 years non-prorated, then 20% thereafter for all GAF lifetime shingles.
   - 20 years non-prorated, then 20% thereafter for GAF Marquis Weathermax and GAF Royal Sovereign Shingles.

   b Any other type of owner or building – 40 years with the first 20 years non-prorated. (excludes Marquis WeatherMax and Royal Sovereign)
3. Workmanship errors: 100% coverage for workmanship errors for:
   a Single family detached homes owned by individuals - the first 25 years for after installation. (20 years for Marquis WeatherMax and Royal Sovereign)

   b Any other type of owner or building - 20 years.
4. Roof system NOT installed over an existing roof, all existing roof materials must be removed to the deck.
5. Warranted against algae discoloration for 10 years
6. Full roof installations (Roofs installed on portions of buildings do not qualify) using the following GAF® products.
   a You must use GAF® Roof Deck Protection.

   b You must use eligible GAF® Leak Barrier in valleys and around dormers, sidewalls, firewalls, chimneys, plumbing vents, and skylights. In the North, leak barriers must be used at all eaves at least 24 inch inside warm wall.

   c You must use GAF® pre-cut starter strip products (only those with factory applied adhesive) at the eaves. Note: To obtain bonus wind coverage, you must use GAF® pre cut starter strip products (with factory applied adhesive) at the eaves and rakes and you must install each shingle using 6 nails. For Miami Dade County Florida, no adhesive on rakes. You must cement the starter strip in and nail along the rake.

   d You must use eligible COBRA® ventilation with adequate intake ventilation. Master Flow® exhaust ventilation products can be substituted only if COBRA® ridge ventilation cannot be installed due to a structure's architecture. In any event, adequate ventilation should meet the following requirements:

i. Minimum net free ventilation area of 1 sq ft per 150 sq ft of ceiling area is required. When intake vents are located at the eaves and exhaust vents are located near the roof's peak (in a properly balanced system) for maximum air flow, ventilation may be reduced to 1 sq ft per 300 sq ft. If these standards are not met, GAF® cannot be responsible for damage caused by inadequate ventilation.

e You must use GAF® Ridge Cap Shingles or shingles that correspond to the shingle product you are installing.

f You must use eligible GAF® Roofing Shingles.

g New metal flashings must be installed. Metal drip edge must be used at eaves and is recommended at rake edges.

7. In addition to the requirements listed above, you installer must register and pay for this warranty. On projects that total more than 250 squares, the permanent Golden Pledge® Ltd Warranty will be issued only if the project passes GAF®'s final inspection. GAF® reserves the right to withhold the warranty if the roof has not been installed according to GAF®'s written application instructions. GAF® also strongly recommends that your Master Elite® Contractor schedule a start-up and at least one interim inspection on projects of 250 squares or more by contacting GAF® at least three weeks prior to the start of roof work.

B Provide to the owner a **GAF® Weather Stopper® System Plus Ltd Warranty** covering:

1. Roofs installed by a Authorized Home Builder, Certified Contractor or Certified GAF® Master Elite™ Contractor only.

2. Manufacturing defects: 100% coverage for materials and labor for:

a Single family detached homes owned by individuals the first

- 50 years non-prorated, then 20% thereafter for all GAF lifetime shingles.

- 20 years non-prorated, then 20% thereafter for GAF Marquis Weathermax and GAF Royal Sovereign Shingles.

b Any other type of owner or building – 40 years with the first 20 years non-prorated. (excludes Marquis WeatherMax and Royal Sovereign)

3. Warranted against algae discoloration for 10 years

C Provide to the owner a **GAF® Smart Choice® Shingle Ltd. Warranty covering:**

1. Manufacturing defects: 100% coverage for materials for:

a Single family detached homes owned by individuals the first

- 10 years non-prorated, then 20% thereafter for all GAF lifetime shingles.

- 5 years non-prorated, then 20% thereafter for GAF Marquis Weathermax and GAF Royal Sovereign Shingles.

- 3 years non-prorated, then 20% thereafter for GAF Sentinel Shingles.

b Any other type of owner or building – 40 years with the first 5 years non - prorated.

2. Warranted against algae discoloration for 10 years

D Provide to the owner a **GAF® All American Pledge™ Guarantee**

1. Provide to the owner a GAF® WeatherStopper® Golden Pledge® Ltd Warranty for the Steep Slope System covering:

a Roofs installed by a Certified GAF® Master Elite™ Contractor only.

b Manufacturing defects: 100% coverage for materials and labor for:

i. Single family detached homes owned by individuals the first

- 50 years non-prorated, then 20% thereafter for all GAF lifetime shingles.

- 20 years non-prorated, then 20% thereafter for GAF Marquis Weathermax and GAF Royal Sovereign Shingles.

ii. Any other type of owner or building – 40 years with the first 20 years non-prorated. (excludes Marquis WeatherMax and Royal Sovereign)

c Workmanship errors: 100% coverage for workmanship errors for:

i. Single family detached homes owned by individuals - the first 25 years for after installation. (20 years for Marquis WeatherMax and Royal Sovereign)

ii. Any other type of owner or building - 20 years.

2. Roof system NOT installed over an existing roof, all existing roof materials must be removed to the deck.

3. Warranted against algae discoloration for 10 years

4. Provide Manufacturers standard WeatherStopper® Diamond Pledge™ Guarantee for the Low Slop system covering:

a Single source **Edge-to-Edge** coverage* and no monetary limitation, where the manufacturer agrees to repair or replace components in the roofing system and pre-approved metal edge details, which cause a leak due to a failure in materials or workmanship.

i Duration: (20) Twenty years from the date of completion

PART II PRODUCTS

2.01 MANUFACTURERS

A Acceptable Manufacturer: GAF®, 1361 Alps Rd. Wayne NJ 07470. Tel: 1-973-628-3000.

B Requests for substitutions will be considered in accordance with provisions of Section 01600.

2.02 SHINGLES

A Self sealing, granule surfaced, asphalt shingle with a strong fiberglass reinforced Micro Weave® core and StainGuard® protection, which prevents pronounced discoloration from blue-green algae through formulation/unique blends of granules. Architectural laminate styling provides a wood shake appearance with a 5 5/8 inch exposure. Features GAF®'s patented High Definition® color blends and enhanced shadow effect. UL 790 Class A rated with UL 997 Wind Resistance Label; ASTM D 7158, Class H; ASTM D 3161, Type 1; ASTM D 3018, Type 1; ASTM D 3462; AC438; CSA A123.5-98; Dade County Approved, Florida Building Code Approved, Texas Dept of Insurance Approved, ICC Report Approval. **Timberline® HD** Lifetime High Definition Shingles, by GAF®.

1. Color: As selected from manufacturers' full range.

2. Color: _____

2.03 HIP AND RIDGE SHINGLES

A High profile self sealing hip and ridge cap shingle matching the color of selected roof shingle. Each bundle covers approx. 20 lineal feet (6.10m). **Timbertex®** Premium Ridge Cap Shingles, by GAF®.

B Distinctive self sealing hip and ridge cap shingle complementing the color of selected roof shingle. Each bundle covers approx. 31 lineal feet (9.45m) with an 8 inch (203mm) exposure. **Ridglass™ 12"** Ridge Cap Shingles by GAF®.

C Distinctive self sealing hip and ridge cap shingle complementing the color of selected roof shingle. Each bundle covers approx. 31 lineal feet (9.45m) with an 8 inch (203mm) exposure. **Ridglass™ 10"** Ridge Cap Shingles by GAF®.

D Distinctive self sealing hip and ridge cap shingle complementing the color of selected roof shingle. Each bundle covers approx. 31 lineal feet (9.45m) with an 8 inch (203mm) exposure **Ridglass™ 8"** Ridge Cap Shingles by GAF®.

E Distinctive self sealing hip and ridge cap shingle complementing the color of selected roof shingle. Each bundle covers approx. 25 lineal feet (7.62mm) with a 6 2/3 inch (169mm) exposure. **Seal-A-Ridge®** Ridge Cap Shingles by GAF®.

F Distinctive hip and ridge cap shingle complementing the color of selected roof shingle. Each bundle covers approx. 33.3 lineal feet (10.15m) with a 5 5/8 inch (147mm) exposure. **Z® Ridge** Shingles by GAF®.

G Integrated cap shingle and ridge vent design shingle complementing the color of selected roof shingle. Each bundle covers approx. 20 lineal feet (6.10m) with a 9 ¼ inch (235mm) exposure and provides 10.65 sq. in./linear ft. of net free ventilating area. **Vented RidgeCrest™** Venting Ridge Cap Shingles by GAF®.

2.04 STARTER STRIP

A Self sealing starter shingle designed for premium roof shingles. Each bundle covers approx. 100 lineal feet (30.48m) for English and metric shingles or 50 lineal feet (15.24m) for oversized shingles. **WeatherBlocker™** Eave/Rake Starter Strip by GAF®.

B Self sealing starter shingle designed for all roof shingles. Each bundle covers approx. 120 lineal feet (36.58m). **ProStart™** Starter Strip by GAF®.

2.05 LEAK BARRIER

A Self-adhering, self sealing, bituminous leak barrier surfaced with fine, skid-resistant granules. Approved by UL, Dade County, ICC, State of Florida and Texas Department of Insurance. Each roll contains approx. 150 sq ft (13.9 sq.m.), 36" X 50' (0.9m x 20.3m) or 200 sq ft (18.6 sq.m.), 36" X 66.7' (0.9m x 20.3m). **WeatherWatch®** Leak Barrier, by GAF®.

B Self-adhering, self sealing, bituminous leak barrier surfaced with a coated surface and added tack for extra traction. Approved by UL and ICC. Each roll contains approx. 200 sq ft (18.6 sq.m.), 36in. X 66.7ft. (0.9m x 20.3m) **WeatherWatch® XT** Leak Barrier, by GAF®.

C Self-adhering, self sealing, bituminous leak barrier surfaced with a smooth polyethylene film. Approved by UL, Dade County, ICC, State of Florida and Texas Department of Insurance. Each Roll contains approx. 200 sq ft. (18.6 sq.m.), 36" X 66.7' (0.9m x 20.3m), and 60 mils thick. **StormGuard®** Leak Barrier, by GAF®.

D Self-adhering, self sealing, SBS modified waterproof leak barrier. Approved by UL, FM, Dade County, and State of Florida. Each roll contains approx. 200 sq ft (18.6 sq.m.), 39.4in. X 67.8ft. (1 m x 20.7m), **UnderRoof™2** Waterproof Protection by GAF®.

E Self-adhering air & moisture barrier film surfaced SBS modified flashing. Roll sizes available in 7 different dimensions. Approved by Dade Country and Florida Building Code. **Storm Flash™** Self-Adhering Flashing by GAF®.

2.06 SHINGLE UNDERLAYMENT

A Premium, water repellant, breather type non-asphaltic underlayment. UV stabilized polypropylene construction. Meets or exceeds ASTM D226 and D4869. Approved by

Dade Country, Florida Building Code, and ICC. Each roll contains approximately 10 squares (1003 sq. ft.) of material and is 54" x 223'. **Deck-Armor™** Premium Breathable Roof Deck Protection, by GAF®.

B Synthetic, non-asphaltic, non-woven, anti-skid back coated, polypropylene constructed non breathable underlayment. Meets or exceeds ASTM D226 and D4869 approved by UL, Florida Building Code, ICC and CSA A220.1. Each roll contains approximately 10 squares (1000 gross sq. ft.) of material and is 48 in. x 250 ft. (14.6 m x 76.2 m), **Tiger-Paw™** Roof Deck Protection by GAF®.

C Water repellent, breather type cellulose/glass fiber composite roofing underlayment. Meets or exceed ASTM D226 and D4869 and approved by UL and the Florida Building Code. Each roll contains approximately 4 squares (432 sq. ft.) of material and is 36" x 144" **Shingle-Mate®** Roof Deck Protection, by GAF®.

D Premium, all-purpose fiberglass reinforced SBS modified underlayment. Meets or exceeds ASTM D226. Approved by UL and ICC. Each roll contains 2 squares (20.06 sqm.) of material and is 39.37 in. x 65.8 ft. (1m x 20m), **Roof Pro™** SBS Modified All-Purpose Underlayment by GAF®.

E Non-woven fiberglass mat underlayment coated on both sides suing a highly filled polymer. Provides a fire barrier and water resistant. Approved by Dade Country, Florida Building Code, and ICC approval. **VersaShield®** Fire-Resistant Roof Deck Protection by GAF®.

F #15 Roofing Underlayment – By Others: Water repellent breather type cellulose fiber building paper. Meets or exceeds the requirements of ASTM D-4869 Type I.

G #30 Roofing Underlayment - By Others: Water repellent breather type cellulose fiber building paper. Meets or exceeds the requirements of ASTM D-4869 Type II.

2.07 ROOFING CEMENT

A Asphalt Plastic Roofing Cement meeting the requirements of ASTM D 4586, Type I or II.

2.08 ROOF ACCESSORIES

A Exterior acrylic rust resistant aerosol roof accessory paint. Each 6 oz can is available in boxes of 6 and in a wide variety of colors to compliment the roof. **Shingle-Match™** Roof Accessory Paint by GAF®.

2.09 ATTIC VENTILATION

A Ridge Vents

1. Flexible rigid plastic ridge ventilator designed to allow the passage of hot air from attics, while resisting snow infiltration. For use in conjunction with eave/soffit ventilation products. Provides 12.5 sq inches Net Free Ventilation Area per lineal foot (8065 sq.m/m). Each package contains 20 lineal feet (6.10m) of vent. **Cobra® Ridge Runner™** Ridge Vent by GAF®.

2. Flexible ridge ventilator designed to allow the passage of hot air from attics. For use in conjunction with eave/ soffit intake ventilation products. Provides 16.9 inches (1430 mm/m) Net Free Ventilation Area (Hand Nail) and 14.1 inches (1193 mm/m) Net Free Ventilation Area (Nail Gun) per lineal foot. **Cobra® Exhaust Vent**, by GAF®.

3. Rigid plastic ridge ventilator designed to allow the passage of hot air out of attics. For use in conjunction with eave/ soffit intake ventilation products. Provides 18.0 sq inches (11613 sq.mm/m) in Net Free Ventilation Area per lineal foot. Each package contains 40 lineal feet (12.19m) of vent. **Cobra® Rigid Vent 3™** ridge vent (includes 3" (76mm) galvanized ring shank nails), by GAF®

4. Rigid plastic ridge ventilator designed to allow the passage of hot air from attics while prohibiting snow infiltration. For use in conjunction with eave/ soffit intake ventilation products. Provides 18.0 sq inches (11613 sq.mm/m) Net Free Ventilation Area per

lineal foot. Each package contains 40 lineal feet (12.19m) of vent. **Cobra® Snow Country™ or Cobra® Snow Country Advanced™** Ridge Vent (includes 3" (76mm) galvanized ring shank nails), by GAF®.

B Fascia and Soffit/Under Eave Vents

1. Flexible ridge ventilator designed to allow the passage of air into thru the fascia. 1"x3" (25 mm x 76mm) provides a Net Free Ventilation Area of 11 square inches per foot and 1½" x3" (38 mm x 76 mm) provides a Net Free Ventilation Area of 16 square inches per foot. **Cobra® Fascia Vent**, by GAF®.
2. PVC soffit/undereave premium intake ventilation providing 9 sq,in, of Net Free Ventilation Area. Each section is 12ft. long, 6in. high and 1.25in. thick. **Cobra® Fascia Flow™** Premium Intake Ventilation.
3. Surface mounted, screened aluminum, corrosion resistant soffit vent. **MasterFlow™ EAC** Soffit Vent by GAF®.
4. Surface mounted, high impact resin, oval snap-in designed soffit vent. **MasterFlow™ EAP** Soffit Vent by GAF®.
5. Continuous aluminum 8ft section soffit vent. **MasterFlow™ LSV8** Series Soffit Vent by GAF®.

C Solar Powered Vents

1. Solar powered roof exhaust vent designed to remove damaging heat and moisture from attics. Each vent provides 500 CFM and is solar powered to eliminate related utility costs. **Green Machine™ Solar Powered Roof Exhaust** Vent, by GAF®.
2. Solar powered intake booster vent designed for houses with insufficient soffit ventilation. Each vent provides up to 500 CFM airflow and is solar powered to eliminate related utility costs. **Green Machine™ Solar Powered Intake Booster™** Vent, by GAF®.
3. Solar powered gable mounted exhaust ventilators designed to remove damaging heat and moisture from attics. Each vent provides 500 CFM and is solar powered to eliminate related utility costs. **Green Machine™ Solar Powered Gable** Vent, by GAF®.

D Dual Powered Vents

1. Dual powered roof exhaust vent designed to remove damaging heat and moisture from attics. Each vent provides 500 CFM and is solar and electric powered to provide continuous operation and reduce related utility costs. **Green Machine™ Dual Powered Roof Exhaust** Vent, by GAF®.
2. Dual powered gable mounted exhaust ventilators designed to remove damaging heat and moisture from attics. Each vent provides 500 CFM and is solar and electric powered to provide continuous operation and reduce related utility costs. **Green Machine™ Dual Powered Gable** Vent, by GAF®.

E Powered Vents

1. Powered, rooftop mounted exhaust ventilators designed to evacuate hot air from attics. Each vent permits the passage of 1000 to 1600 c.f.m. Thermostat and/or humidistat controlled. **MasterFlow™ PR Series** power roof ventilators, by GAF®.
2. Powered, gable mounted exhaust ventilators designed to evacuate hot air from attics. Each vent permits the passage of 1280 to 1600 c.f.m. Thermostat and/or humidistat controlled. **MasterFlow™ PG Series** power roof ventilators, by GAF®

F Roof Louvers

1. Rooftop mounted, square-top designed, high-impact resin exhaust ventilator designed to evacuate hot air from attics. Each vent provides 60 sq in NFVA. **MasterFlow™ RT-65** Passive Roof Louver, by GAF®.
2. Rooftop mounted, slant-back designed, metal exhaust ventilator designed to evacuate hot air from attics. Each vent provides 60 sq in NFVA. **MasterFlow™ SSB 960A** Passive Roof Louver, by GAF®.
3. Rooftop mounted, slant-back designed, high-impact resin exhaust ventilator designed to evacuate hot air from attics. Each vent provides 65 sq in NFVA. **MasterFlow™ IR65** Passive Roof Louver, by GAF®.
4. Rooftop mounted, low-profile square-top designed, high-impact resin exhaust ventilator designed to evacuate hot air from attics. Each vent provides 37 sq in NFVA. **MasterFlow™ IR-61** Passive Roof Louver, by GAF®.
5. Rooftop mounted, square-top, slant-back, metal exhaust ventilator designed to evacuate hot air from attics. Each vent provides 50 sq in NFVA. **MasterFlow™ NSB50A** Passive Roof Louver, by GAF®.
6. Rooftop mounted, square-top metal utility ventilator designed to evacuate hot air from attics, bathrooms, and kitchen ducts. Each vent provides 50 sq in NFVA. **MasterFlow™ RV50A** Metal Utility Vent, by GAF®.

G Gable Louvers

1. Surfaced mounted, flush or recessed one piece integral construction in thermoformed plastic or aluminum. **Masterflow™ DA** Series or SL Series Gable Louver by GAF®.
2. Circular surfaced mounted, one piece integral construction high-impact white plastic mini vent. **Masterflow™ RLSC** Series Circular Louver by GAF®.

H Roof Turbines

1. Rooftop mounted, stainless dual bearing, high performance, aluminum rotary turbine exhaust vents. **MasterFlow™ AIC12 & AIC14** Rotary Turbine Vents by GAF®.
2. Rooftop mounted, stainless dual bearing, high performance, galvanized rotary turbine exhaust vents. **MasterFlow™ GC12E** Rotary Turbine Vent by GAF®.

I Whole House Fans **attic spaces greater than 1000sq.ft only**

1. Interior ceiling mounted belt drive deluxe house fan. Super quiet 1/3 hp permanent split capacitor motor, wall switch operated. **MasterFlow™ 30BWHFS** Belt Drive Deluxe Whole House Fan by GAF®.
2. Interior ceiling mounted direct drive standard house fan. Super quiet 1/4 hp permanent split capacitor motor, chain switch operated. **MasterFlow™ WHFS24M** Direct Drive Standard Whole House Fan by GAF®.
3. Interior ceiling mounted tandem whole house fan. 2 speed remote operated. **MasterFlow™ WHFTAN1** Tandem Whole House Fan by GAF®.

2.10 VENTILATION ACCESSORIES

A Chimney Cap

1. Stainless steel vented chimney cap. **MasterFlow™ CC1313SS** Safety Cap by GAF®.
2. Epoxy powder finished vented chimney cap. **MasterFlow™ CC99, CC913 and CC1313** Safety Cap by GAF®
3. Epoxy powder finished adjustable bracket mount vented chimney cap. **MasterFlow™ CC99, CC913 and CC1313** Safety Cap by GAF®.

B Foundation Vent

1. High Density Polyethylene constructed electric foundation vent provides up to 330 CFM/airflow. Independent laboratory approved. **Masterflow™ PFV1** Foundation Vent by GAF®.
2. High Density Polyethylene constructed automatic foundation vent. **Masterflow™ FVRABL** Foundation Vent by GAF®.
3. Die Cast aluminum positive open/closed damper foundation vent. **Masterflow™ 500** Foundation Vent by GAF®.
4. Galvanized steel or aluminum high level ventilation foundation vent. **Masterflow™ BVSII** Foundation Vent by GAF®.

2.11 NAILS

A Standard round wire, zinc-coated steel or aluminum; 10 to 12 gauge, smooth, barbed or deformed shank, with heads 3/8 inch (9mm) to 7/16 inch (11mm) in diameter. Length must be sufficient to penetrate into solid wood at least 3/4 inch (19mm) or through plywood or oriented strand board by at least 1/8 inch (3.18mm).

2.12 METAL FLASHING 24 gauge hot-dip galvanized steel sheet, complying with ASTM A 653/A 653M, G90/Z275.

B 16-oz/sq ft (0.56mm) copper sheet, complying with ASTM B 370.

C 0.032-inch (0.8mm) aluminum sheet, complying with ASTM B 209.

PART III EXECUTION

3.01 EXAMINATION

A Do not begin installation until the roof deck has been properly prepared.

B If roof deck preparation is the responsibility of another installer, notify the architect or building owner of unsatisfactory preparation before proceeding.

3.02 PREPARATION Remove all existing roofing down to the roof deck.

B Verify that the deck is dry, sound, clean and smooth. It shall be free of any depressions, waves, and projections. Cover with sheet metal, all holes over 1 inch (25mm) in diameter, cracks over 1/2 inch (12mm) in width, loose knots and excessively resinous areas.

C Replace damaged deck with new materials.

D Clean deck surfaces thoroughly prior to installation of eaves protection membrane and underlayment.

3.03 PREPARATION Clean deck surfaces thoroughly prior to installation of eaves protection membrane and underlayment.

B At areas that receive eaves protection membrane, fill knotholes and cracks with latex filler.

C Install crickets on the upslope side of all chimneys in the north, any chimney wider than 24" (610mm), and on all roofs steeper than 6/12.

3.04 PREPARATION Verify that the deck is structurally sound and free of deteriorated decking. All deteriorated decking shall be removed and replaced with new materials.

B Verify that the existing shingles are dry, sound, clean and smooth. All curled, buckled or loose tabs shall be nailed down or removed.

C Clean shingle surfaces thoroughly prior to installation of eaves protection membrane and underlayment.

3.05 INSTALLATION OF UNDERLAYMENTS General:

1. Install using methods recommended by GAF®, in accordance with local building codes. When local codes and application instructions are in conflict, the more stringent requirements shall take precedence.

B Eaves:

1. Install eaves edge metal flashing tight with fascia boards; lap joints 2 inches (51mm) and seal with plastic cement or high quality urethane sealant; nail at the top of the flange.
2. In the north, and on all roofs between 2/12 and 4/12 (low slopes) install GAF® leak barrier up the slope from eaves edge a full 36 inches (914mm) or to at least 24 inches (610 mm) beyond the interior "warm wall". Lap ends 6 inches (152mm) and bond.

C Valleys:

1. Install eaves protection membrane at least 36 (914mm) inches wide and centered on the valley. Lap ends 6 inches (152mm) and seal.
2. Where valleys are indicated to be "open valleys", install metal flashing over GAF® leak barrier before GAF® roof deck protection is installed; DO NOT nail through the flashing. Secure the flashing by nailing at 18 inches (457 mm) on center just beyond edge of flashing so that nail heads hold down the edge.

D Hips and Ridges:

1. Install GAF® leak barrier along entire lengths. If ridge vents are to be installed, position the GAF® leak barrier so that the ridge slots will not be covered.

E Roof Deck:

1. Install one layer of GAF® roof deck protection over the entire area not protected by GAF® leak barrier at the eaves or valley. Install sheets horizontally so water sheds and nail in place.
2. On roofs sloped at more than 4:12, lap horizontal edges at least 2 inches (51mm) and at least 2 inches (51mm) over eaves protection membrane.
3. On roofs sloped between 2 :12 and 4:12, lap horizontal edges at least 19 inches (482 mm) and at least 19 inches (482mm) over eaves protection membrane.
4. Lap ends at least 4 inches (102 mm). Stagger end laps of each layer at least 36 inches (914 mm).
5. Lap GAF® roof deck protection over GAF® leak barrier in valley at least 6 inches (152mm).

F Deck-Armor™ Application

1. Deck-Armor shall be installed over a clean, dry deck.
2. Install Weather Watch® or StormGuard® Leak Barrier at eaves, valleys, rakes, skylights, dormers and other vulnerable leak areas.
3. Lay Deck-Armor™ over deck and overlap 3" (76mm) at side laps and 6" (152mm) at end laps.
4. For exposure to rain or snow, overlap 12" (305mm) at end laps.
5. For side and end laps: fasten Deck-Armor 12" (305mm) o.c. (6" (152mm)o.c. for high wind areas).
6. For middle of the roll: fasten Deck-Armor 24" (610mm) o.c. (12" (305mm) o.c. for high wind areas).

7. For exposure to rail or snow, completely cover all side laps, end laps and fasteners with tape.
8. For long term exposure see complete Deck-Armor installation instructions for side lap detail.
9. If roof may be exposed to high winds, apply tape over all fasteners at the center of the roll to prevent rain or snow from entering at the fasteners.
10. For slopes less that 2:12, a double application of Deck-Armor is required. See complete Deck-Armor installation instructions for more information.

G Penetrations:

1. Vent pipes: Install a 24 inch (610 mm) square piece of eaves protection membrane lapping over roof deck underlayment; seal tightly to pipe.
2. Vertical walls: Install eaves protection membrane extending at least 6 inches (152mm) up the wall and 12 inches (305mm) on to the roof surface. Lap the membrane over the roof deck underlayment.
3. Skylights and roof hatches: Install eaves protection membrane from under the built-in counterflashing and 12 inches (305mm) on to the roof surface lapping over roof deck underlayment.
4. Chimneys: Install eaves protection membrane around entire chimney extending at least 6 inches (152mm) up the wall and 12 inches (305mm) on to the roof surface. Lap the membrane over the roof deck underlayment.
5. Rake Edges: Install metal edge flashing over eaves protection membrane and roof deck underlayment; set tight to rake boards; lap joints at least 2 inches (51mm) and seal with plastic cement; secure with nails.

3.06 INSTALLATION OF STARTER SHINGLES

A General:

1. Install in accordance with GAF®'s instructions and local building codes. When local codes and application instructions are in conflict, the more stringent requirements shall take precedence.
2. Refer to application instructions for the selected starter strip shingles.

B Placement and Nailing:

1. For maximum wind resistance along rakes & eaves, install any GAF® starter strip containing sealant or cement shingles to underlayment and each other in a 4" (102mm) width of asphalt plastic roof cement.
2. Place starter strip shingles 1/4" – 3/4" (6 – 19mm) over eave and rake edges to provide drip edge.
3. Nail approximately 1-1/2" – 3" (38 – 76mm) above the butt edge of the shingle.
4. Rake starter course should overlap eave edge starter strip at least 3" (76mm).

3.07 INSTALLATION OF SHINGLES

A General:

1. Install in accordance with GAF®'s instructions and local building codes. When local codes and application instructions are in conflict, the more stringent requirements shall take precedence.

2. Minimize breakage of shingles by avoiding dropping bundles on edge, by separating shingles carefully (not by "breaking" over ridge or bundles), and by taking extra precautions in temperatures below 40 degrees F (4 degrees C).
3. Handle carefully in hot weather to avoid scuffing the surfacing, or damaging the shingle edges.

B Placement and Nailing: Secure with 4, 5, or 6 nails per shingle per GAF®'s application instructions or local codes.

2. Placement of nails varies based on the type of shingle specified. Consult the application instructions for the specified shingle for details.
3. Nails must be driven flush with the shingle surface. Do not overdrive or under drive the nails.
4. Shingle offset varies based on the type of shingle specified. Consult the application instructions for the specified shingle for details.

C Placement and Nailing: Beginning with the starter strip, trim shingles so that they "nest" within the shingle located beneath it. This procedure will yield a first course that is typically 3 inch (76mm) to 4 inch (102mm) rather than a fully exposed shingle.

2. Laterally, offset the new shingles from the existing keyways, to avoid waves or depressions caused by excessive dips in the roofing materials.
3. Using the bottom of the tab on existing shingles, align subsequent courses.
4. *Note: DO NOT install standard sized shingles (5inch exposure) over metric (5 5/8 inch exposure) shingles, as it will overexpose the shingles and reveal the nails. Use standard alignment methods to assure proper shingle placement.
5. Secure with 4, 5, or 6 nails per shingle per GAF®'s instructions or local codes.
6. Placement of nails varies based on the type of shingle specified. Consult the application instructions for the specified shingle for details.
7. Nails must be driven flush with the shingle surface. Do not overdrive or under drive the nails.
8. Shingle offset varies based on the type of shingle specified. Consult the application instructions for the specified shingle for details.

D Valleys Install valleys using the "open valley" method:

a Snap diverging chalk lines on the metal flashing, starting at 3 inches (76mm) each side of top of valley, spreading at 1/8 inch per foot (9mm per meter) to the eaves.

b Run shingles to chalk line.

c Trim last shingle in each course to match the chalk line; do not trim shingles to less than 12 inches (305mm) wide.

d Apply a 2 inch (51mm) wide strip of plastic cement under ends of shingles, sealing them to the metal flashing.

2. Install valleys using the "closed cut valley" method:

a Run the first course of shingles from the higher roof slope across the valley at least 12 inches (305mm).

b Run succeeding courses of shingles from the lower roof slope across the valley at least 12 inches (305mm) and nail not closer than 6 inches (152mm) to center of valley.

c Run shingles from the upper roof slope into the valley and trim 2 inches (51mm) from the center line.

3. Install valleys using "woven valley" method: Run shingles from both roof slopes at least 12 inches (305mm) across center of valley, lapping alternate sides in a woven pattern.

b DO NOT nail less than 6 inches (152mm) from the valley center line.

E Penetrations

1. All Penetrations are to be flashed according to GAF®, ARMA and NRCA application instructions and construction details.

F Skylights and Roof Hatches

1. Consult the manufacturer of the skylight or roof hatch for specific installation recommendations.

2. Skylights and roof hatches shall be installed with pre-fabricated metal flashings specifically designed for the application of the unit.

3.08 INSTALLATION OF ATTIC VENTILATION

A General

1. Ventilation must meet or exceed current F.H.A., H.U.D. and local code requirements.

B Ridge / Soffit ventilation

1. Install ridge vent along the entire length of ridges:

2. Cut continuous vent slots through the sheathing, stopping 6 inches (152mm) from each end of the ridge.

3. On roofs without ridge board, make a slot 1 inch (25mm) wide, on either side of the peak (2 inch (51mm) overall).

4. On roofs with ridge board, make two slots 1-3/4 inches (44.5mm) wide, one on each side of the peak (3 ½ inch (89mm) overall).

5. Install ridge vent material along the full length of the ridge, including uncut areas.

6. Butt ends of ridge vent material and join using roofing cement.

7. Install eaves vents in sufficient quantity to equal or exceed the ridge vent area.

C Roof and Gable Louvers:

1. Cut vent hole through sheathing as specified by the manufacturer for the type of vent to be installed.

2. Install a 24 inches (610mm) square of leak barrier, centered around the hole for roof louvers

3. Install according to manufacturers instructions for flashing vent penetrations

4. Install eave vents in sufficient quantity to equal or exceed the exhaust vent area, calculated as specified by manufacturer.

D Powered (& Solar Powered) Ventilators & Roof turbines:

1. Cut vent hole through sheathing as specified by the manufacturer for the type of vent to be installed.

2. On rooftop applications, install a 36 inches (914mm) square of leak barrier, centered around the hole

3. Install according to manufacturers instructions for flashing vent penetrations

4. Install eave vents in sufficient quantity to equal or exceed the exhaust vent area, calculated as specified by manufacturer

E Whole House Fans

1. Install at desired locations in ceiling below attic space per manufacturer recommended location and application instructions.

3.09 INSTALLATION OF VENTILATION ACCESSORIES

A Chimney Caps

1. Install chimney caps to manufacturer recommendations

B Foundation Vents

1. Install foundation vents per manufacturer recommendations and applications.

3.10 PROTECTION

A Protect installed products from foot traffic until completion of the project.

B Any roof areas that are not completed by the end of the workday are to be protected from moisture and contaminants.

END OF SECTION

GAF Quality You Can Trust... From North America's Largest Roofing Manufacturer!™

Roofing Home > Residential Products > Shingles > Timberline > High Definition

Shingle Features | Shingle Colors | Photo Gallery | Instructions, Warranties & Codes | Product Reviews

Colors Available In The Sonoma Area 95476

Wrong City? Click Here to Change Location

Timberline HD - Barkwood

Timberline HD - Birchwood

Timberline HD - Charcoal

Timberline HD - Copper Canyon

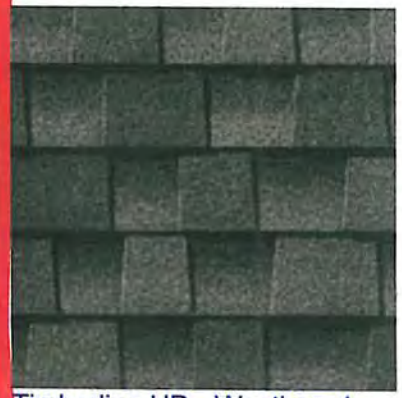
Timberline HD - Hickory

Timberline HD - Hunter Green

Timberline HD - Mission Brown

Timberline HD - Shakewood

Timberline HD - Slate


Timberline HD - Weathered Wood

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to

SPECIFICATIONS
BICYCLE PARKING RACKS

DIVISION 12 – FURNISHINGS
12 93 00 Site Furnishings
12 93 13 Bicycle Racks

PART 1 – GENERAL

1.1 SUMMARY

A. **This section includes the following:**
   1. Bicycle Parking Racks (**U238**)

1.2 QUALITY ASSURANCE

A. **Installer Qualifications:** An experienced installer who has completed installation of bicycle parking racks similar in material, design, and extent to that indicated for this project and whose work has resulted in construction with a record of successful in-service performance.

B. **Manufacturer Qualifications:** A firm experienced in manufacturing bicycle parking racks similar to those required for this project and with a record of successful in-service performance.

C. **Source Limitations:** Obtain each color, finish, shape and type of bicycle parking rack from a single source with resources to provide components of consistent quality in appearance and physical properties.

D. **Product Options:** Drawings indicate size, shape and dimensional requirements of bicycle parking racks and are based on the specific system indicated.

1.3 REFERENCES

A. **Steel Pipe:**
   1. ASTM A53 Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless
   2. ASTM A312 Standard Specification for Seamless and Welded Stainless Steel Pipes
   3. ASME SA312 Standard Specification for Seamless and Welded Stainless Steel Pipes

B. **Hot-Dipped Galvanized Finish:**
   1. ASTM A123 Standard Specification for Zinc (Hot-Dipped Galvanized) Coating on Iron and Steel Products

1.4 SUBMITTALS

A. **Product Data:** Include physical characteristics such as shape, dimensions, bicycle parking capacity and finish for each bicycle parking rack.

MADRAX
Divison of Graber Manufacturing, Inc.
1080 Uniek Drive, Waunakee, WI 53597
P 800.448.7931, P 608.849.1080, F 608.849.1081

B. **Shop Drawings:** Show installation details for each bicycle parking rack.

C. **Samples for Verification:** For the following bicycle parking rack/s, showing; (1) the color of the powder coat finish. Prepare 2 inch by 3.5-inch (50.8 mm by 87.5mm) powder coat samples (or larger) from the same material to be used to finish the product, (2) the actual galvanized finish. Prepare a sample piece of sufficient size to judge its quality, (3) Stainless steel. Submit a sample piece for review.

D. **Maintenance Data:** For each bicycle parking rack.
   1. Include recommended methods for repairing damage to the powder coat finish.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Store bicycle parking racks in original undamaged packages and containers until ready for installation.

B. Handle powder coated bicycle parking racks with sufficient care to prevent any scratches or damage to the finish.

1.6 WARRANTY

A. Bicycle parking racks are to carry a one year manufacturer's limited warranty against defects in materials and workmanship. The warranty period begins the date the product is shipped from the manufacturer.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Provide bicycle parking racks manufactured by Madrax, a division of Graber Manufacturing, Inc.

2.2 MATERIALS

A. **Powder Coating:** Triglycidyl isocyanurate (TGIC) powder, a polyester coating.
   1. Color as selected by architect from manufacturer's full range of standard colors.

2.3 BICYCLE PARKING RACKS

MADRAX
Divison of Graber Manufacturing, Inc.
1080 Uniek Drive, Waunakee, WI 53597
P 800.448.7931, P 608.849.1080, F 608.849.1081

DIVISION 12 – FURNISHINGS

12 93 00 Site Furnishings
12 93 13 Bicycle Racks

A. **U238:** The bicycle parking rack shall be the U238-__-__ (insert installation method and finish selection) bicycle parking rack as manufactured by Madrax, a division of Graber Manufacturing, Inc.

1. Hot-dipped galvanized (ASTM A123) or powder coated versions: Rack shall be constructed of ASTM A53, 2" Schedule 40 steel pipe (2-3/8" O.D. x 0.154" thick wall (60.3mm x 3.9mm)) or better.
2. Stainless steel option: Rack shall be constructed of ASTM A312/ASME SA312, 2" Schedule 40S, TP 304 stainless steel pipe (2-3/8" O.D. x 0.154" thick wall (60.3mm x 3.9mm)).

PART 3 – EXECUTION

3.1 INSTALLATION

A. Handle and install bicycle parking racks in accordance with manufacturer's recommendations and installation instructions.

B. Set bicycle parking racks secured to construction, level and true to line, in correct relationship to adjacent materials.

Divison of Graber Manufacturing, Inc.
1080 Uniek Drive, Waunakee, WI 53597
P 800.448.7931, P 608.849.1080, F 608.849.1081

MADRAX

BICYCLE PARKING THAT REFLECTS YOUR VISION

'U' Bike Rack

Product Number U238-SF-P

Select Options

Tubing Size
- 1.90" OD Tubing 20" Long
- 2.375" OD Tubing 22" Long

Installation Method
- In-Ground
- Surface

Finish/Materials
- Galvanized
- Powder Coated
- Mad Shield
- Electro Polish Stainless Steel
- Stainless Steel

Quantity 2 Get Quote

Overview *Specifications / Drawings* *Installation* ***Materials / Colors***

Hot-Dipped Galvanized, Powder Coated, Stainless Steel, Electro Polish Stainless Steel or Mad Shield (5 Year Corrosion Protection)

Bronze, Silver, White Metallic, Grey, Storm Metallic, Black, White, Mesa Tan

Red, Berry, Patriot Blue, Midnight Blue, Yellow, Green, Forest Green, Lexington Green

Call for available custom finishes.

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WILLIAMS-SONOMA

599 BROADWAY - STORE, CULINARY CENTER & CAFE

599 BROADWAY
SONOMA, CA 95476

DESIGN REVIEW SUBMITTAL

Project Directory

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EMAIL: MAX@CROMEARCHITECTURE.COM

Drawing Index

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A0.4	PROPOSED PARKING PLAN
A1.0	EXISTING FLOOR PLAN (FOR REFERENCE)
A1.1	PROPOSED FLOOR PLAN
A2.0	EXISTING ELEVATION (FOR REFERENCE)
A2.1	BUILDING ELEVATION
A2.2	BUILDING ELEVATION
A2.3	BUILDING ELEVATIONS
A2.4	BUILDING ELEVATIONS
A3.1	FINISH SCHEDULE
A4.1	FINISH DETAILS
A4.2	FINISH DETAILS
A4.3	FINISH DETAILS
A4.4	FINISH DETAILS

NOTE:

ALL PLANTING, IRRIGATION, HARDSCAPE MATERIALS, FENCES, AND RELATED LAYOUTS WILL BE SUBMITTED SEPARATELY AS A COMPLETE LANDSCAPE PACKAGE.

ALL MONUMENT, WAY-FINDING, BUILDING, AND WINDOW SIGNAGE WILL BE SUBMITTED SEPARATELY AS A COMPLETE SIGNAGE PACKAGE.

OCT 22 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
CHECKED:

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SONOMA, CA 95476

905 Fourth Street San Rafael California 94901 t 415 453 0700 f 415 453 0875

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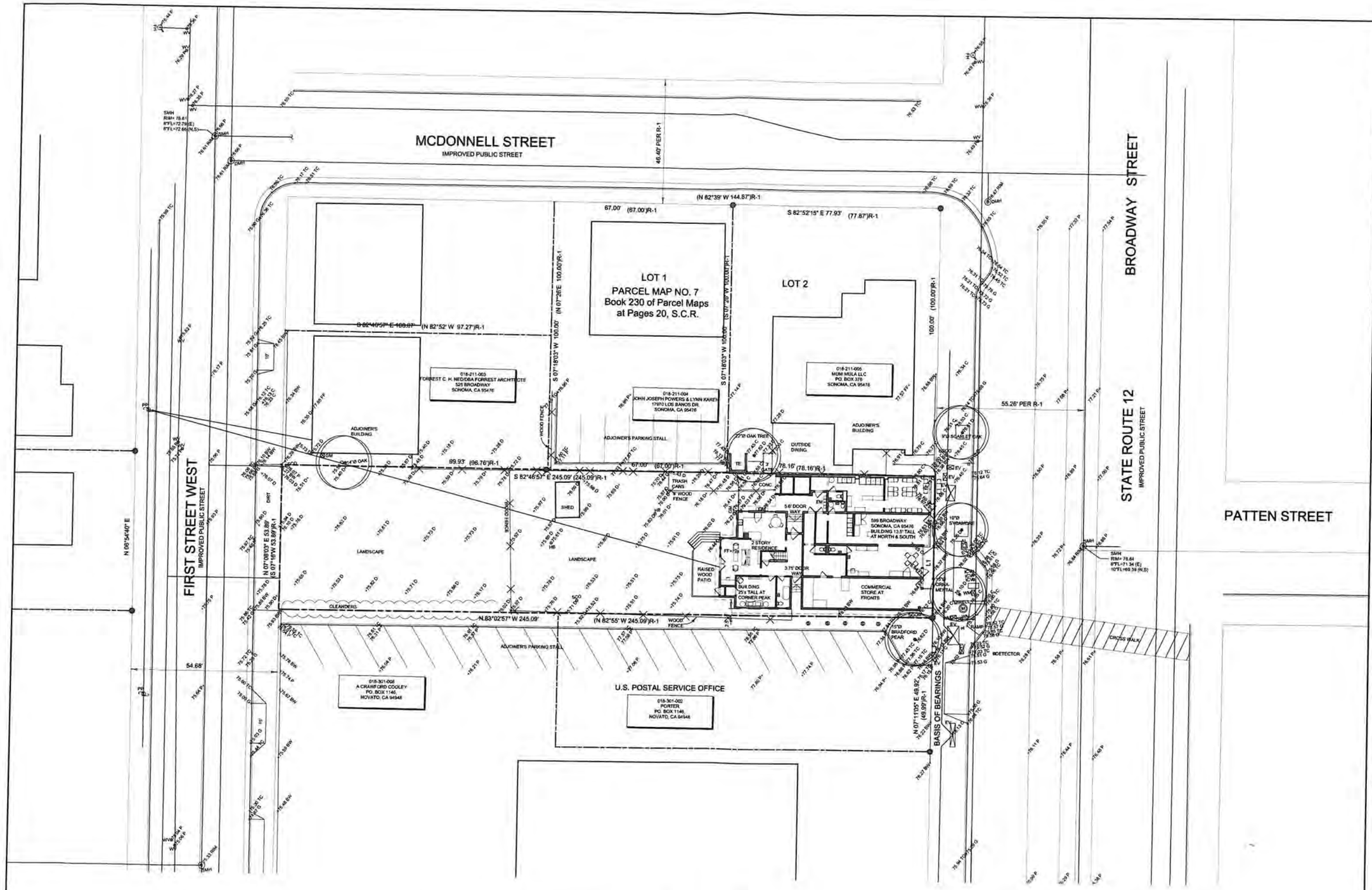
COVER SHEET

SHEET NUMBER

A0.0



599 Broadway Existing Site Plan

Scale: 1/16 = 1'-0" Sonoma, California October 22, 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
CHECKED:

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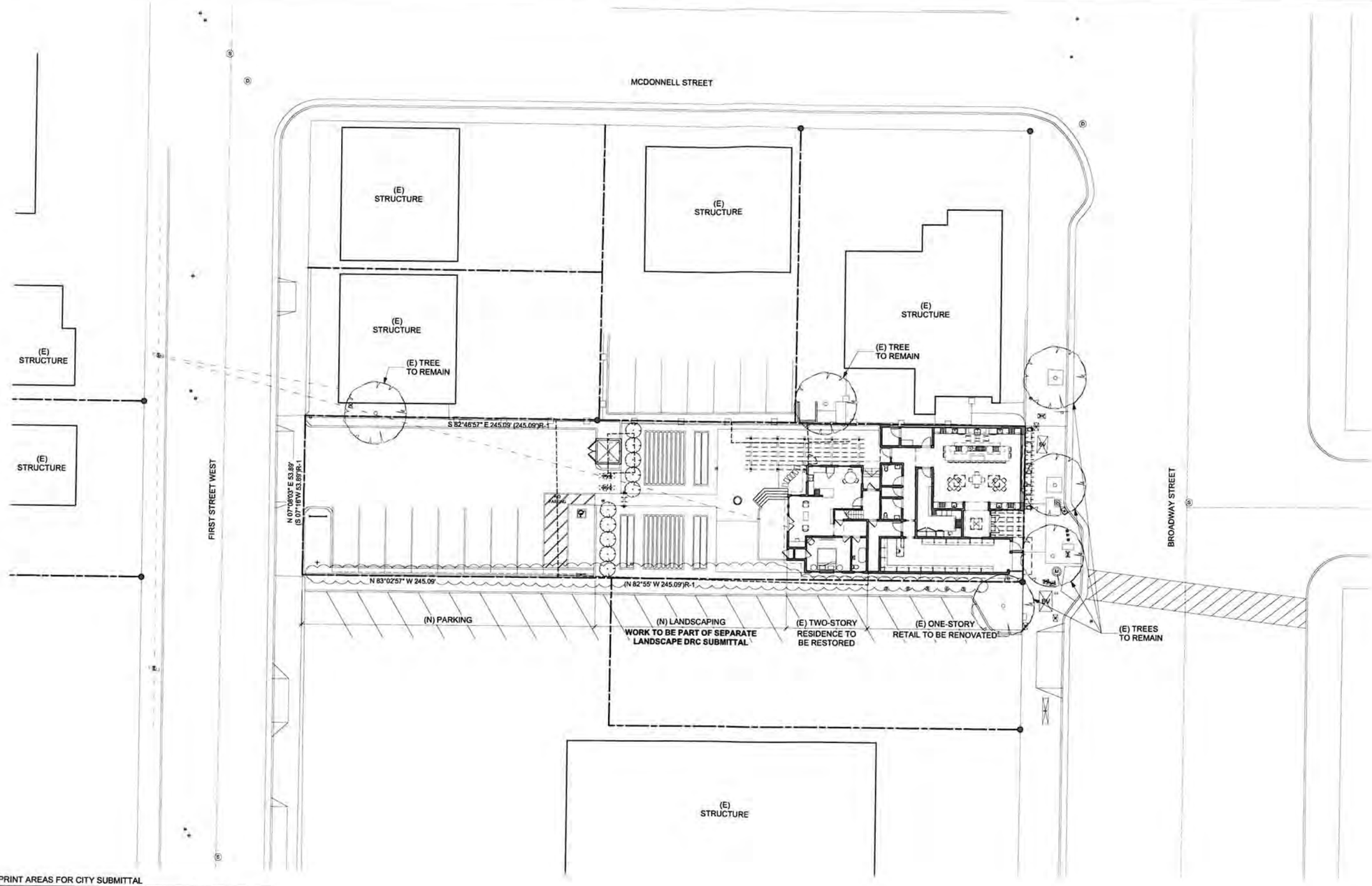
EXISTING SITE PLAN
(FOR REFERENCE)

SHEET NUMBER
A0.1



FOOTPRINT AREAS FOR CITY SUBMITTAL

AREA	EXISTING	PROPOSED	VAR TO EXISTING
COMMERCIAL FOOTPRINT	2,363	2391	28
RESIDENTIAL FOOTPRINT	956	931	(25)
DECK/PORCH	248	248	0
HARDSCAPE	557	5404	4847
LANDSCAPE	8799	3949	(4850)
TOTAL LOT SIZE	12,923	12,923	0

FLOOR AREA RATIO (FAR)

	BLDG. S.F.	SITE S.F.	FAR
EXISTING	3,441	12,923	0.2663
PROPOSED	3,570	12,923	0.2766

599 Broadway Proposed Site Plan

Scale: 1/16 = 1'-0" Sonoma, California October 22, 2013

NORTH

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
CHECKED:

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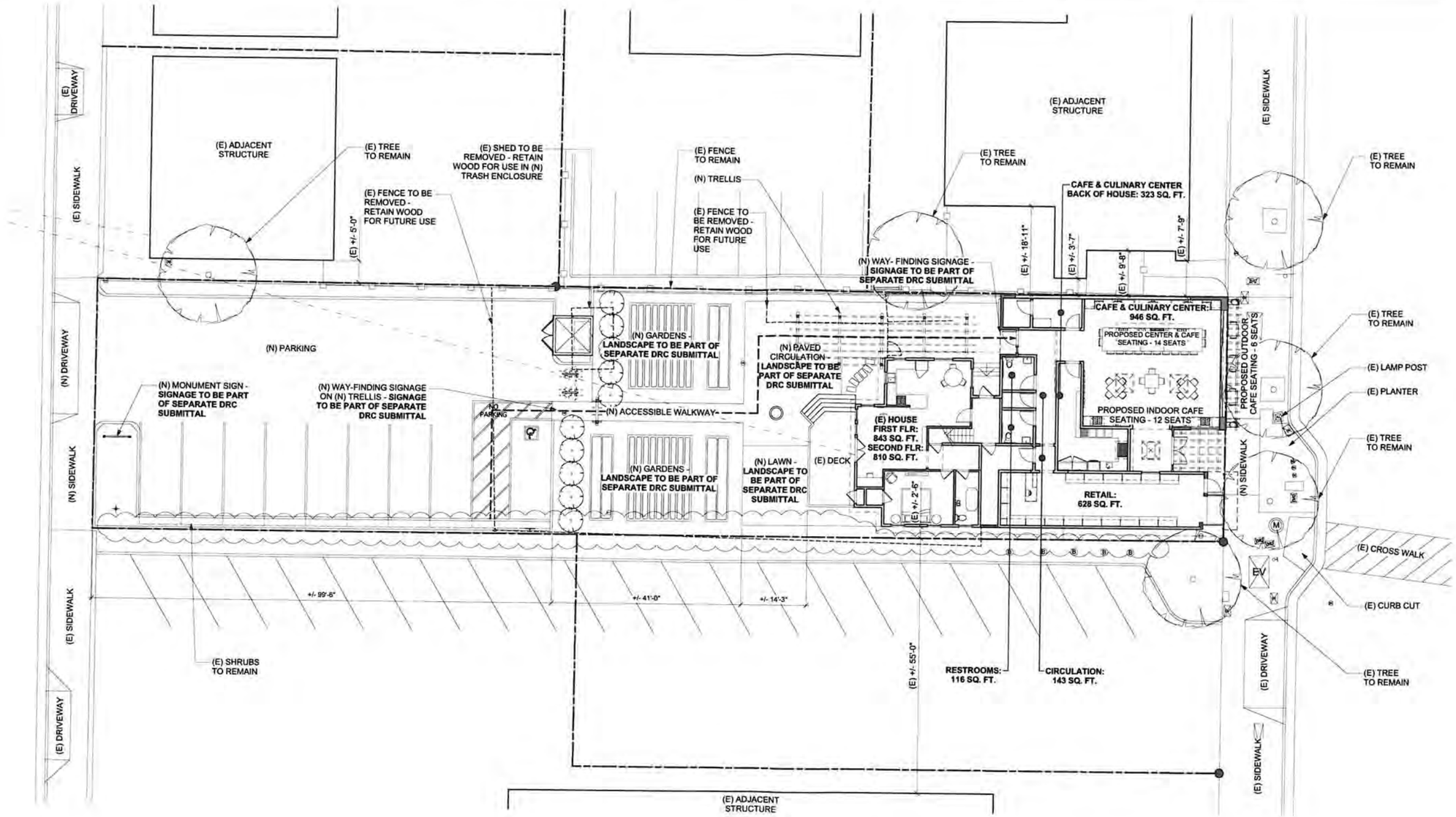
PROPOSED SITE PLAN

SHEET NUMBER
A0.2



599 Broadway Proposed Property Plan

Scale: 3/32 = 1'-0" Sonoma, California October 22, 2013

NORTH

BUILDING USE COMPARISON - SQUARE FOOTAGES MEASURED TO WALL FINISH		
	EXISTING	PROPOSED
RETAIL	532 SQ.FT.	528 SQ.FT.
RETAIL STORAGE	195 SQ.FT.	100 SQ.FT.
CATERING	639 SQ.FT.	0 SQ.FT.
CATERING BACK OF HOUSE	157 SQ.FT.	0 SQ.FT.
CAFE	216 SQ.FT.	447 SQ.FT.
CAFE KITCHEN	316 SQ.FT.	218 SQ.FT.
CAFE SEATING - INDOORS	20 SEATS	26 SEATS
CAFE SEATING - OUTDOORS	8 SEATS	6 SEATS
CULINARY CENTER	0 SQ.FT.	499 SQ.FT.
CULINARY CENTER STORAGE	0 SQ.FT.	105 SQ.FT.
RESIDENTIAL - DOWNSTAIRS	865 SQ.FT.	843 SQ.FT.
RESIDENTIAL - UPSTAIRS	810 SQ.FT.	810 SQ.FT.
TOILETS/CIRCULATION/MISC.	77 SQ.FT.	259 SQ.FT.
TOTAL	**3804 SQ.FT.**	**3809 SQ.FT.**

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
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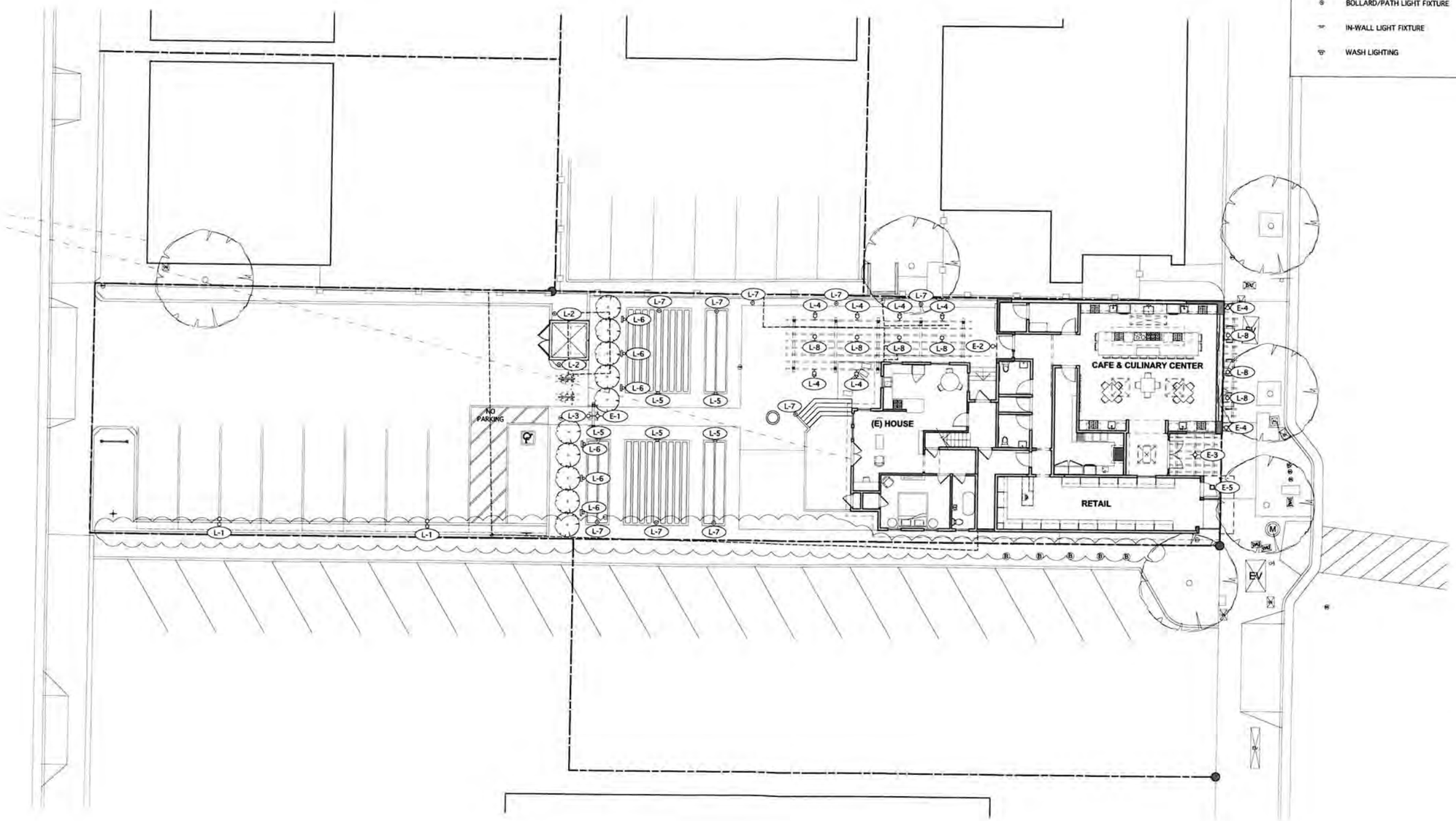
PROPOSED PROPERTY PLAN

SHEET NUMBER

A0.3

SYMBOL LEGEND

E-1	LIGHT FIXTURE TAG - SEE FINISH SCHEDULE ON SHEET A3.1
	PENDANT LIGHT FIXTURE
	SURFACE-MOUNTED LIGHT FIXTURE - ARROW INDICATES DIRECTION OF LIGHT, IF APPLICABLE
	RECESSED LIGHT FIXTURE
	POLE PENDANT LIGHT FIXTURE
	BOLLARD/PATH LIGHT FIXTURE
	IN-WALL LIGHT FIXTURE
	WASH LIGHTING



599 Broadway Lighting Property Plan

Scale: 3/32 = 1'-0" Sonoma, California October 22, 2013

NORTH

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
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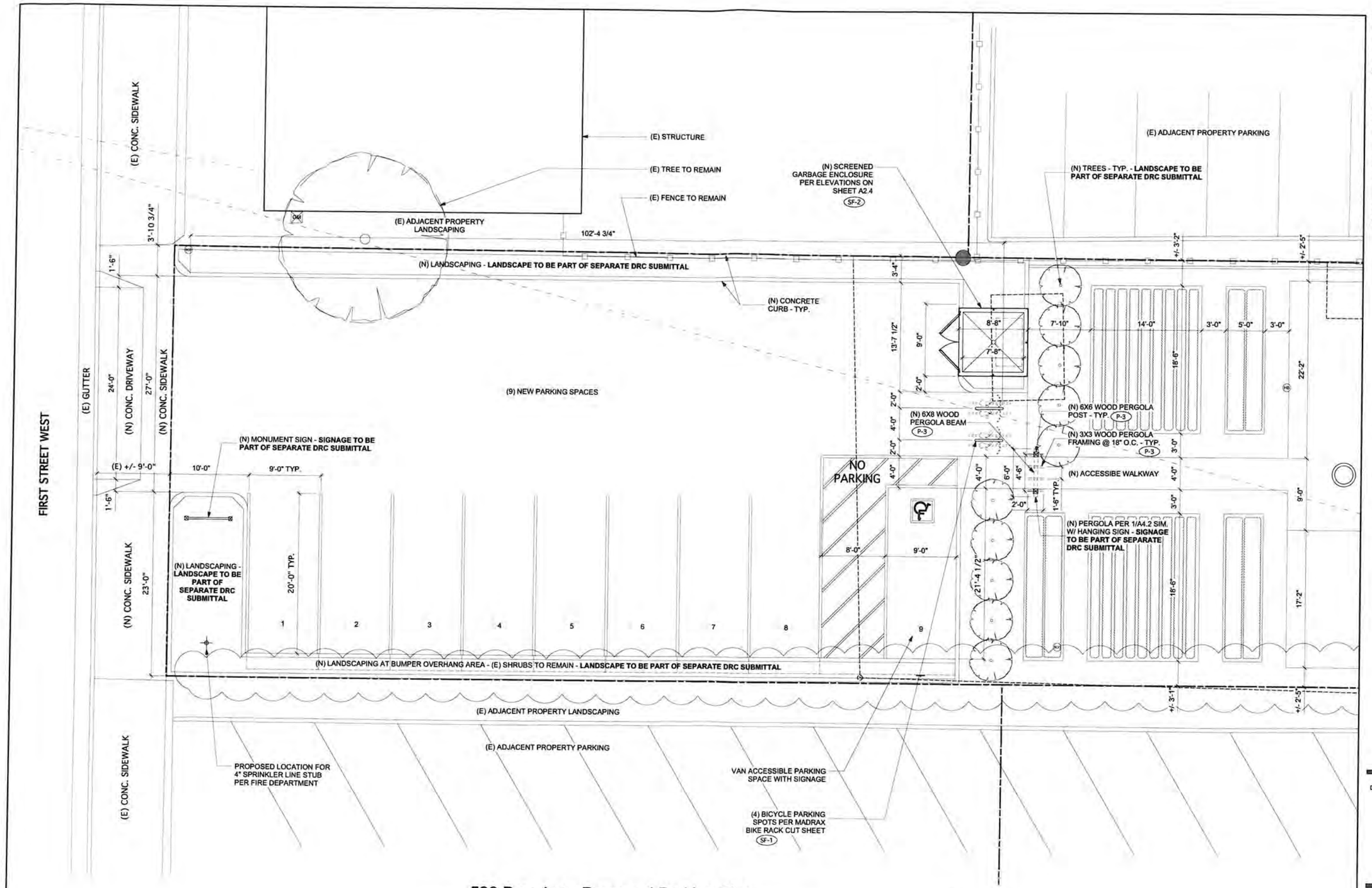
LIGHTING PROPERTY PLAN

SHEET NUMBER
A0.3a



599 Broadway Proposed Parking Plan

Scale: 3/16 = 1'-0" Sonoma, California October 22, 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
CHECKED:

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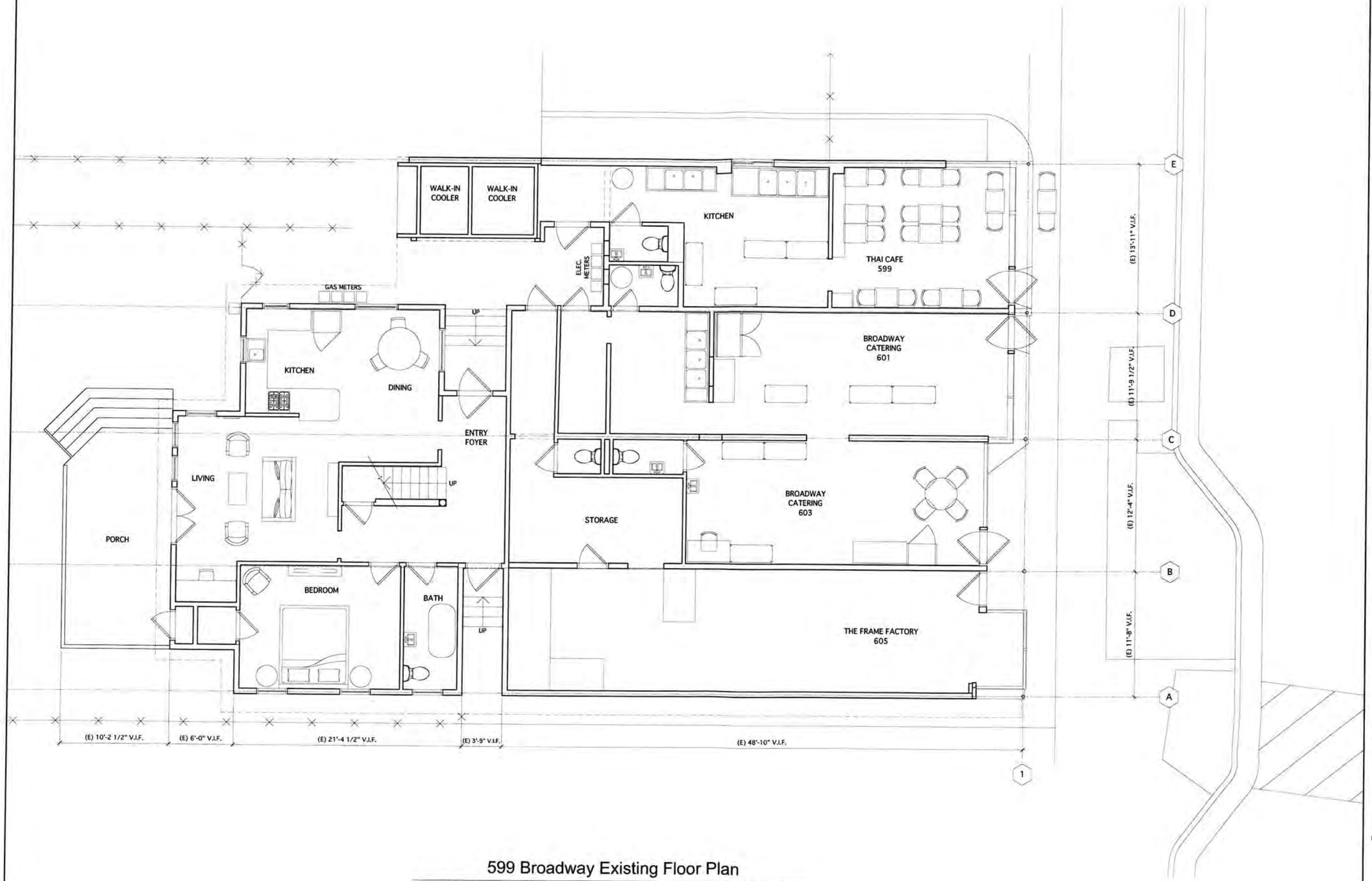
PROPOSED PARKING PLAN

SHEET NUMBER
A0.4



599 Broadway Existing Floor Plan

Scale: 1/4 = 1'-0" Sonoma, California October 22, 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
CHECKED:

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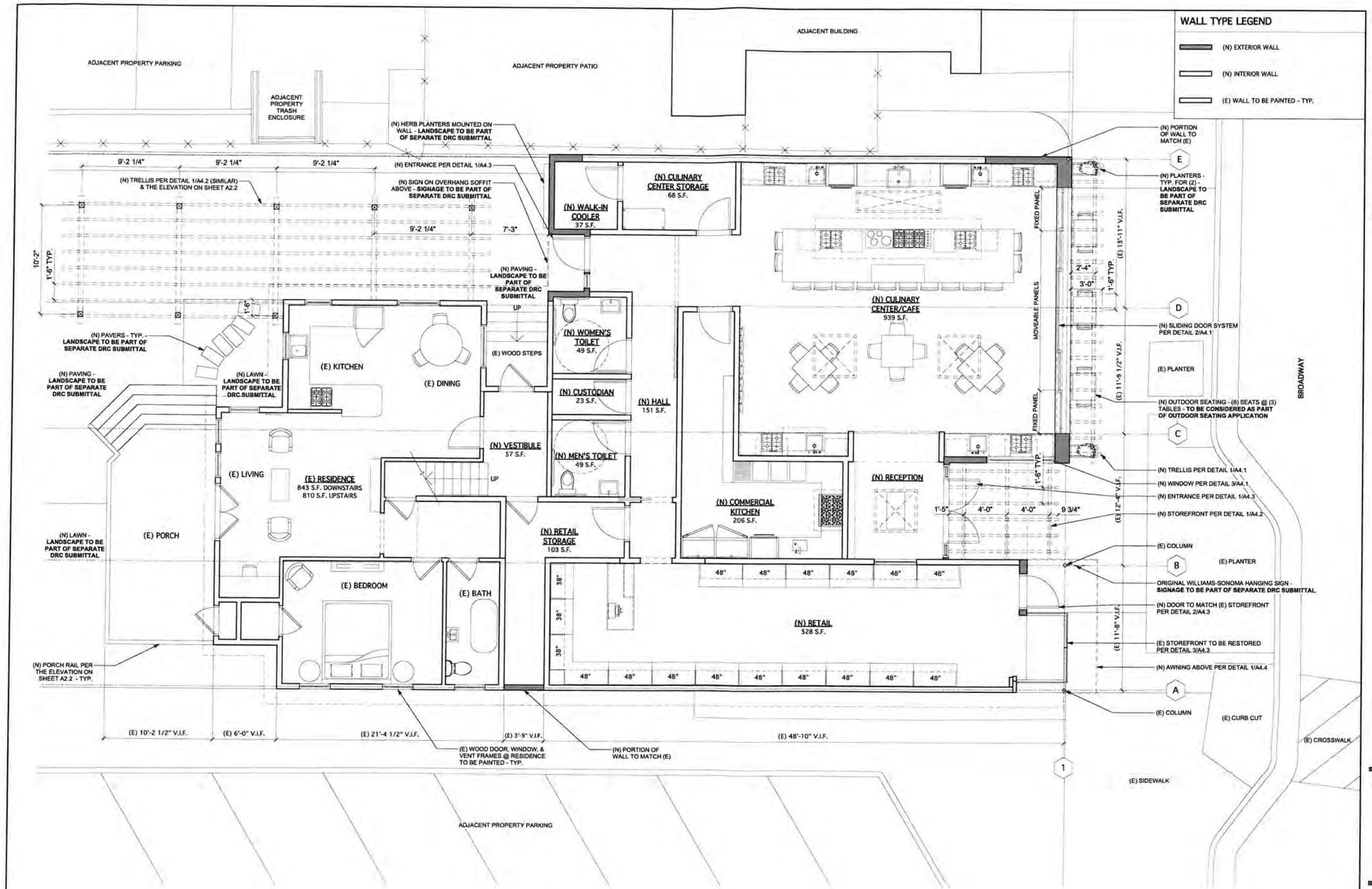
EXISTING FLOOR PLAN

SHEET NUMBER
A1.0



599 Broadway Floor Plan

Scale: 1/4 = 1'-0" Sonoma, California October 22, 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
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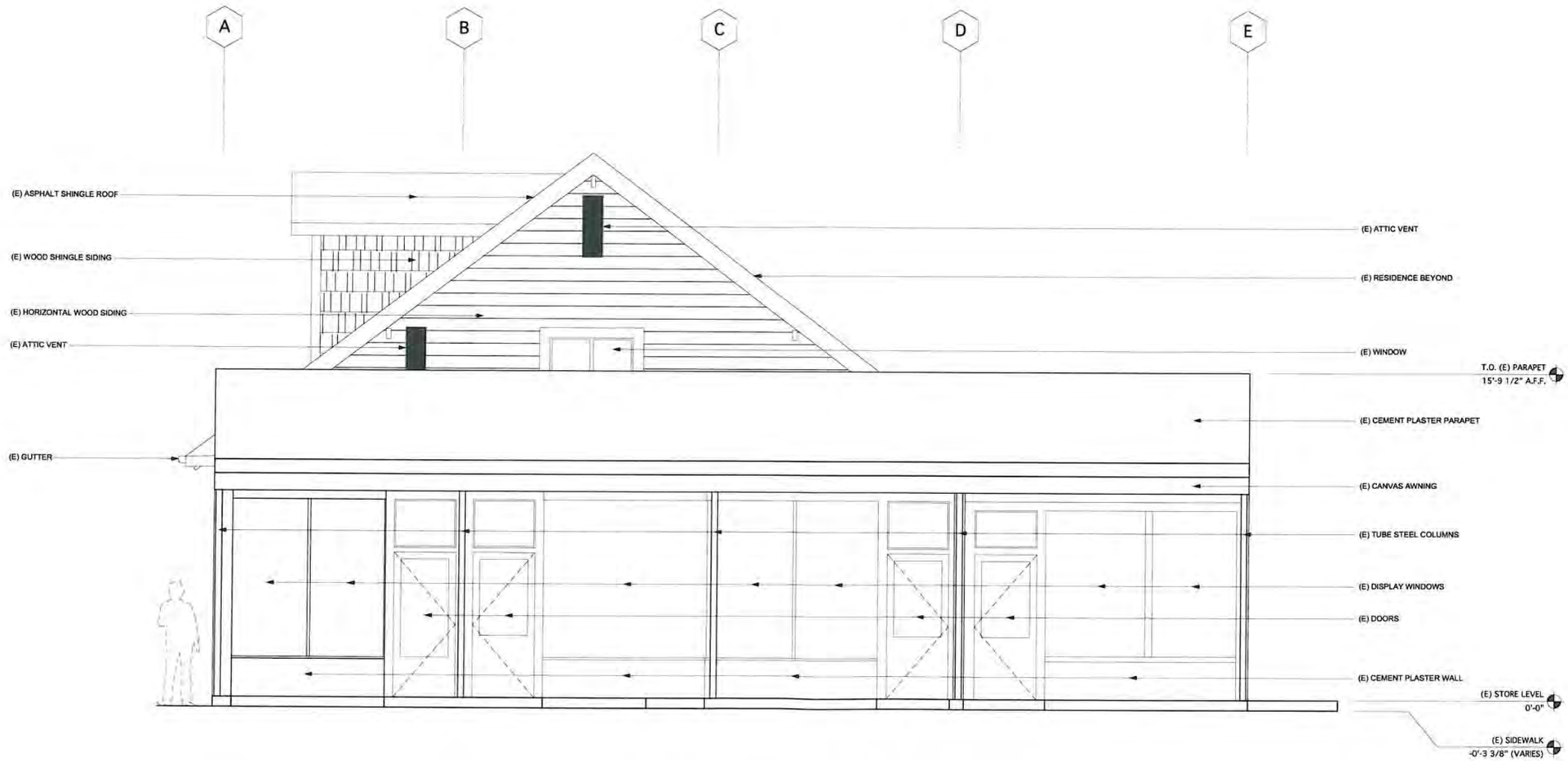
FLOOR PLAN

SHEET NUMBER
A1.1



599 Broadway Existing Storefront (East) Elevation

Scale: 3/8 = 1'-0" Sonoma, California October 22, 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
CHECKED:

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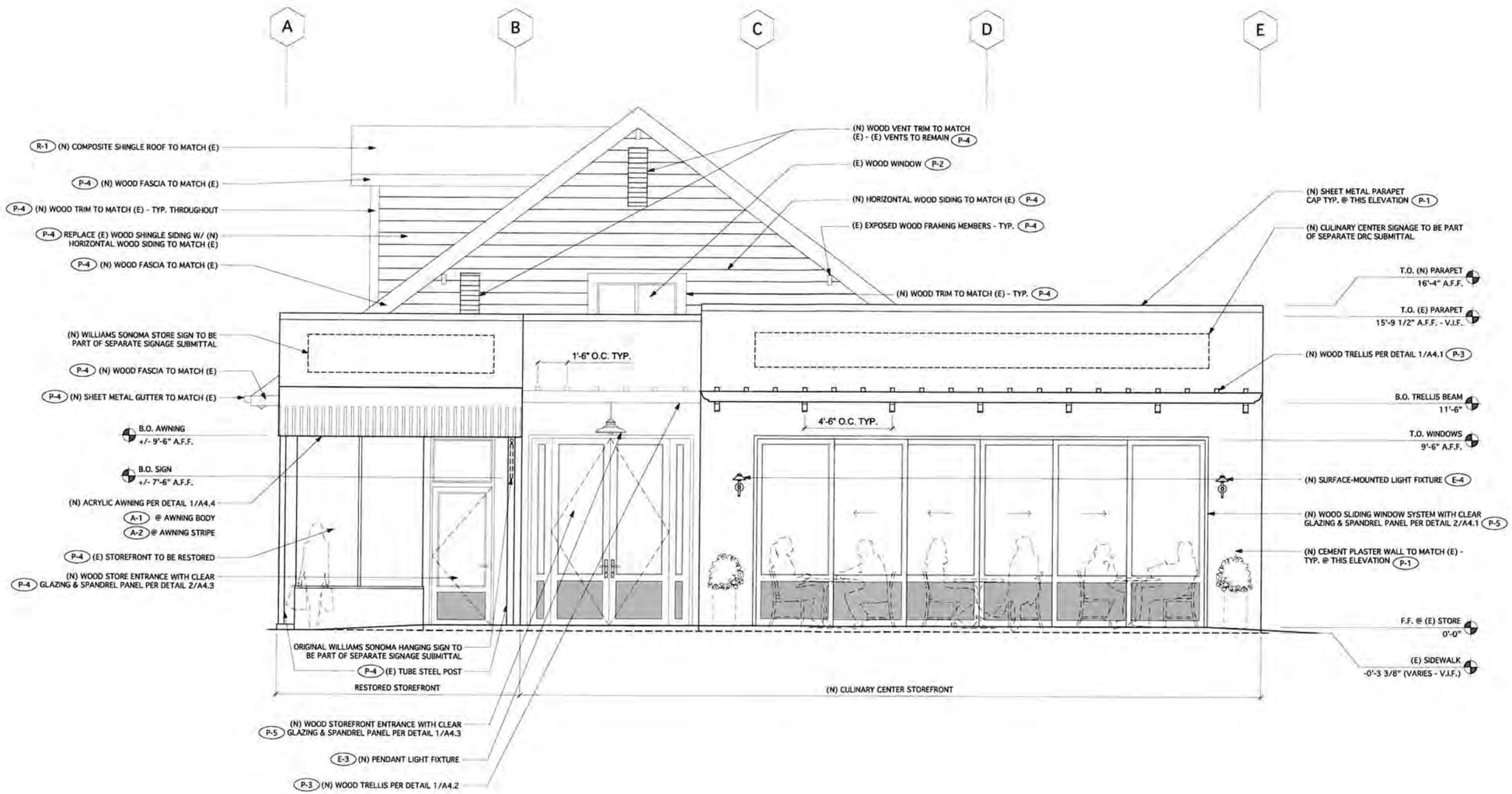
REFERENCE ELEVATION

SHEET NUMBER

A2.0

SYMBOL LEGEND

(P-1) FINISH TAG - SEE FINISH SCHEDULE ON SHEET A3.1



599 Broadway Storefront (East) Elevation

Scale: 3/8 = 1'-0" Sonoma, California October 22, 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
CHECKED:

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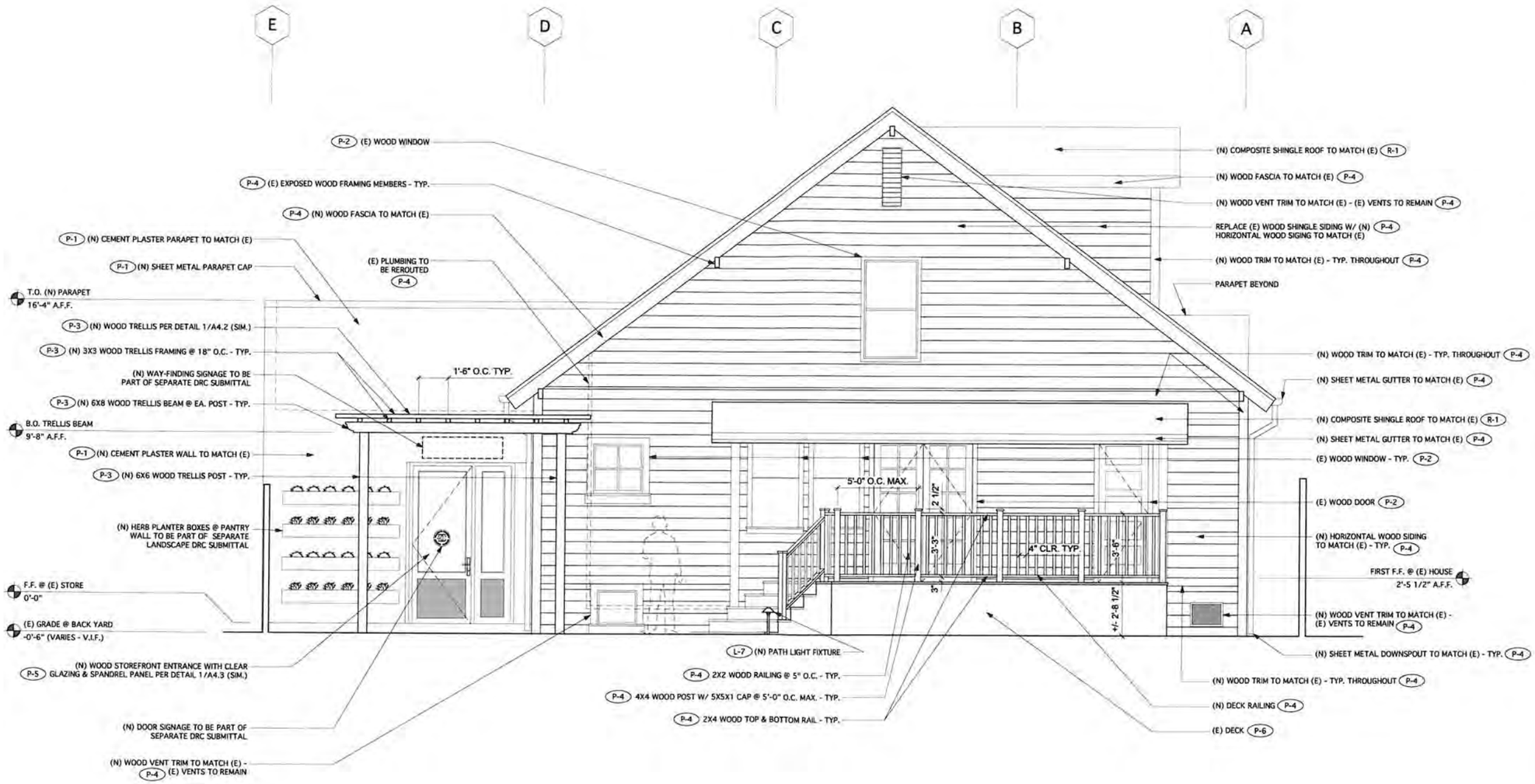
BUILDING ELEVATION

SHEET NUMBER
A2.1

SYMBOL LEGEND

P-1	FINISH TAG - SEE FINISH SCHEDULE ON SHEET A3.1



599 Broadway Rear (West) Elevation

Scale: 3/8 = 1'-0" Sonoma, California October 22, 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
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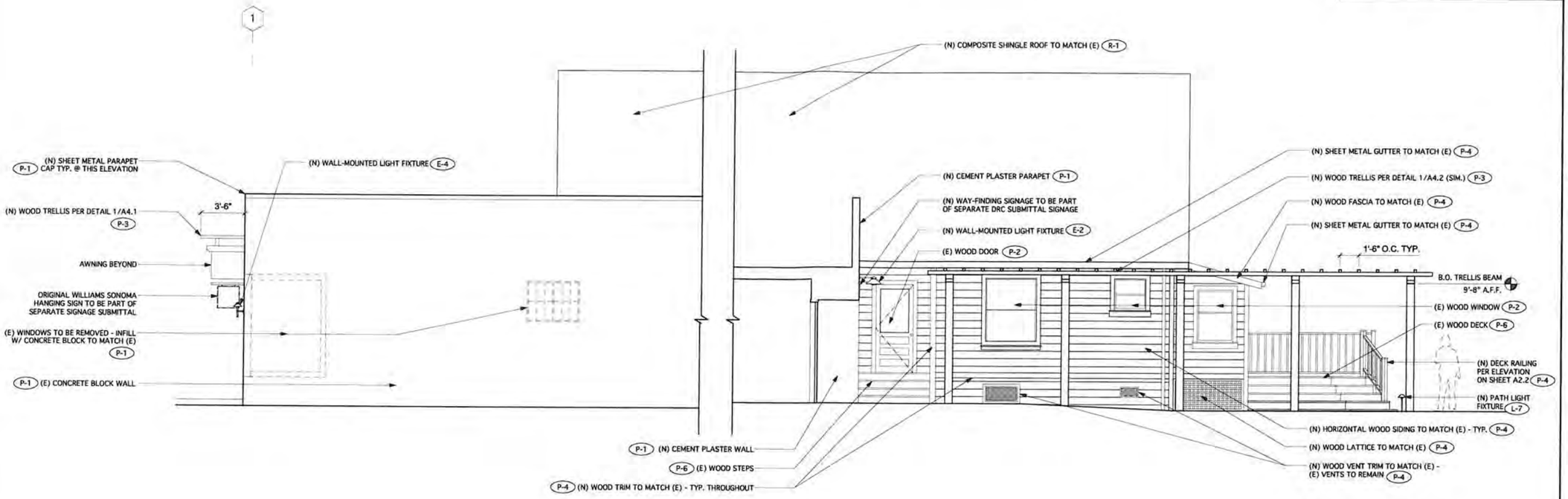
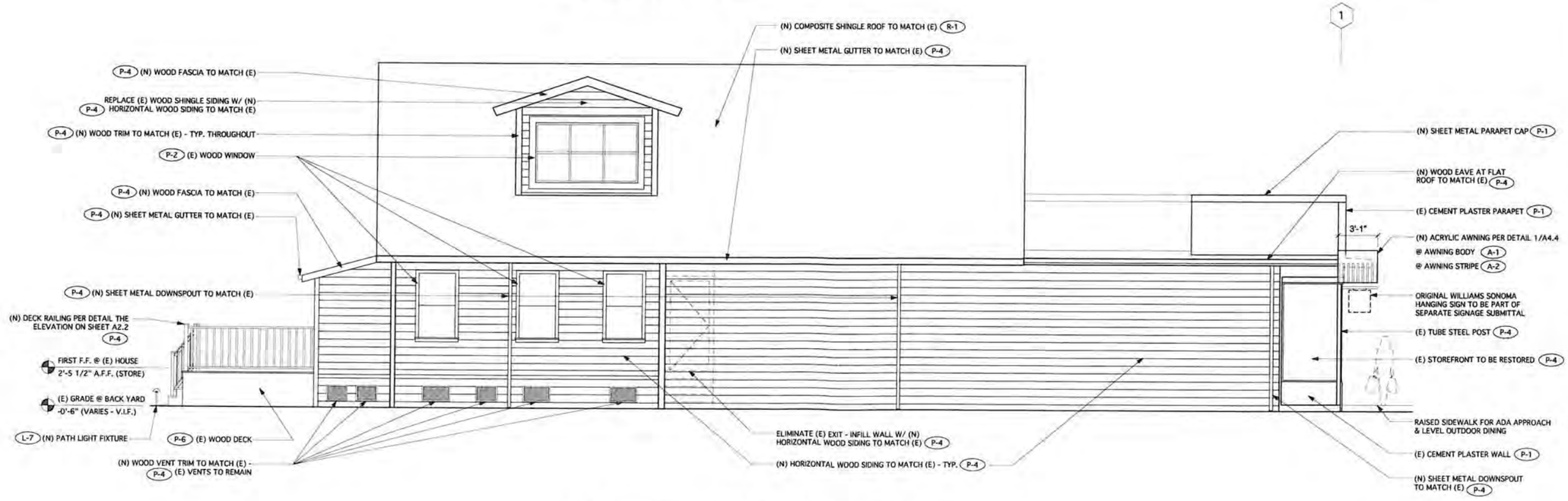
BUILDING ELEVATION

SHEET NUMBER
A2.2

SYMBOL LEGEND

P-1 FINISH TAG - SEE FINISH SCHEDULE ON SHEET A3.1





599 Broadway Side (North & South) Elevations

Scale: 1/4 = 1'-0" Sonoma, California October 22, 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
CHECKED:

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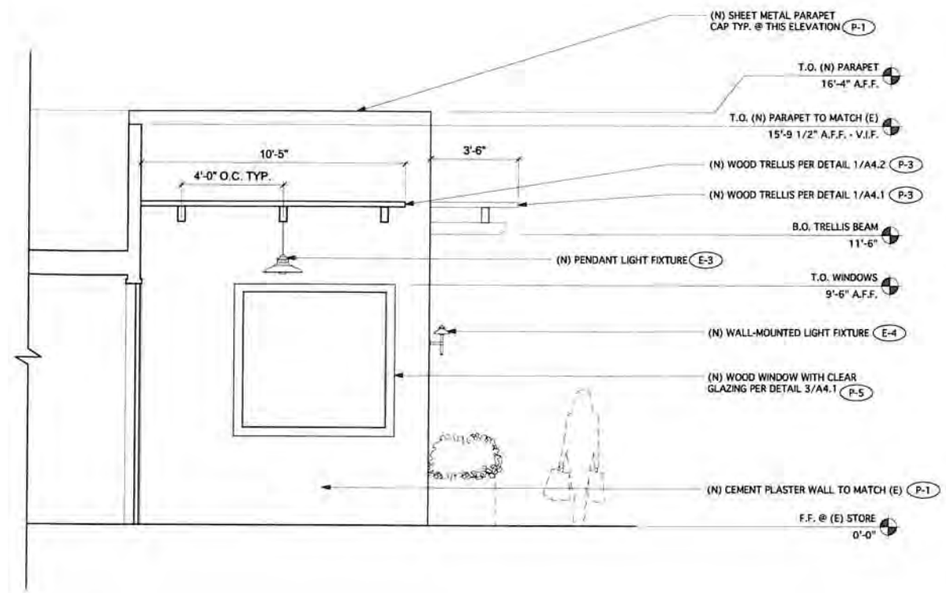
BUILDING ELEVATIONS

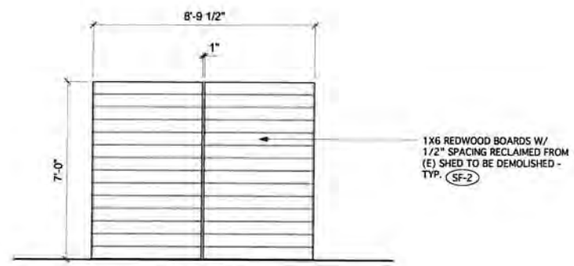
SHEET NUMBER

A2.3

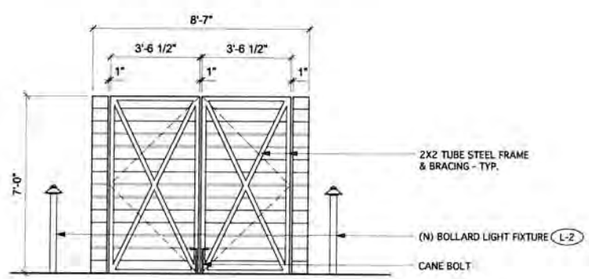
SYMBOL LEGEND

(P-1) FINISH TAG - SEE FINISH SCHEDULE ON SHEET A3.1





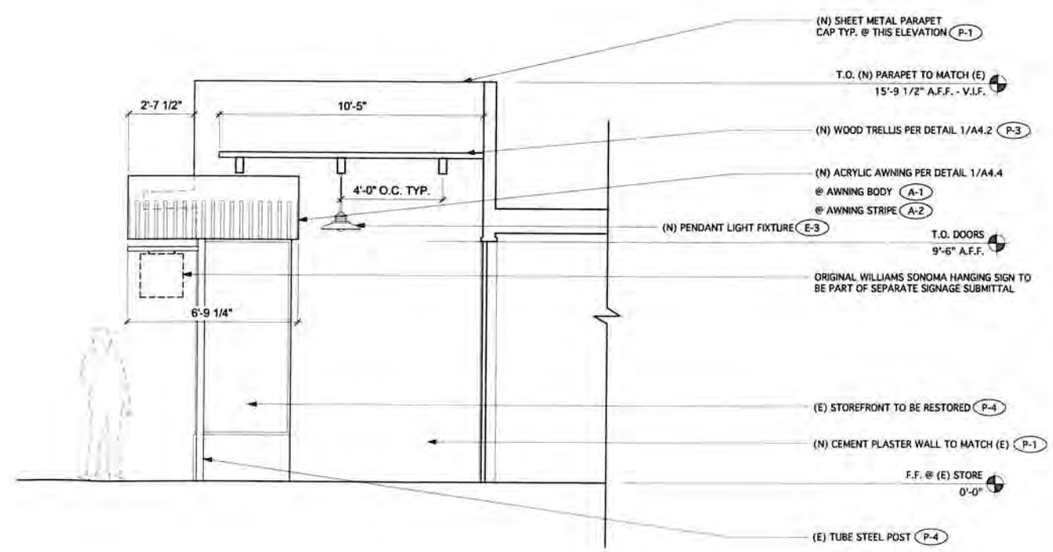
SIDE ELEVATION
(REAR ELEVATION SIMILAR)



FRONT ELEVATION

599 Broadway Trash Enclosure Elevations

Scale: 3/8 = 1'-0" Sonoma, California October 22, 2013



599 Broadway Side (North & South Entry) Elevations

Scale: 3/8 = 1'-0" Sonoma, California October 22, 2013

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
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BUILDING ELEVATIONS

SHEET NUMBER
A2.4

EXTERIOR FINISH SCHEDULE

CODE		MANUFACTURER	COLOR	NOTES
	PAINT			
P-1	EXTERIOR PAINT	BENJAMIN MOORE	OC98 - BARE FLAT SHEEN	COMMERCIAL CEMENT PLASTER & CONCRETE BLOCK WALLS
P-2	EXTERIOR PAINT	BENJAMIN MOORE	OC98 - BARE SEMI-GLOSS SHEEN	DOOR & WINDOW SASHES @ EXISTING RESIDENCE
P-3	EXTERIOR PAINT	BENJAMIN MOORE	OC121 - MOUNTAIN PEAK WHITE SATIN SHEEN	TRELLISES
P-4	EXTERIOR PAINT	BENJAMIN MOORE	OC121 - MOUNTAIN PEAK WHITE SEMI-GLOSS SHEEN	STORE ENTRY DOOR & STOREFRONT; ALL SIDING, TRIM, GUTTERS, DOWNSPOUTS & DECK RAILING @ (E) RESIDENCE
P-5	EXTERIOR PAINT	BENJAMIN MOORE	447 - HOLIDAY WREATH SEMI-GLOSS SHEEN	ALL DOORS & WINDOWS @ COMMERCIAL
P-6	EXTERIOR PAINT	BENJAMIN MOORE	2139-30 - SHARKSKIN FLAT SHEEN	DECK @ EXISTING RESIDENCE
	ROOF			
R-1	COMPOSITE SHINGLE	GAF TIMBERLINE HD	SLATE	SLOPED ROOFING @ EXISTING RESIDENCE
	AWNING			
A-1	AWNING BODY	SUNBRELLA	NATURAL	STOREFRONT @ STORE
A-2	AWNING STRIPE	SUNBRELLA	HEMLOCK TWEED	STOREFRONT @ STORE
	SITE FEATURES			
SF-1	BIKE RACK	MADRAX U238-SF-P	BRONZE	(2) RACKS FOR PARKING FOR (4) BIKES @ PARKING LOT
SF-2	TRASH ENCLOSURE	CUSTOM-BUILT	UNFINISHED RECLAIMED REDWOOD	WALLS & GATE @ PARKING LOT BUILT FROM REDWOOD RECLAIMED FROM EXISTING SHED BEING DEMOLISHED
	LIGHTING			
E-1	PENDANT	ARROYO CRAFTSMAN NEWPORT #NSH-17	ANTIQUE BRONZE	WAY-FINDING SIGNAGE PERGOLA
E-2	WALL-MOUNT	TEKA ILLUMINATION CWM	ANTIQUE BRONZE	WEST ENTRY WAY-FINDING SIGNAGE
E-3	PENDANT	ARROYO CRAFTSMAN NEWPORT #NSH-17	ANTIQUE BRONZE	ENTRY TRELLIS
E-4	WALL-MOUNT	TEKA ILLUMINATION WMB-2310	ANTIQUE BRONZE	SIDES OF SLIDING STOREFRONT
E-5	RECESSED	ACULUX IC43L-433N	ANTIQUE BRONZE	SOFFIT ABOVE STORE ENTRY
L-1	POLE PENDANT	AMERLUX PT01/DPS-4	ANTIQUE BRONZE	PARKING LOT
L-2	BOLLARD	TEKA ILLUMINATION BSB-2512	ANTIQUE BRONZE	ADJACENT TO TRASH ENCLOSURE
L-3	SURFACE-MOUNT	VISION 3 LIGHTING SL1	ANTIQUE BRONZE	WAY-FINDING SIGNAGE PERGOLA
L-4	ACCENT	VISION 3 LIGHTING FL1 - C4	ANTIQUE BRONZE	BACK YARD TRELLIS-MOUNTED
L-5	IN-WALL	WINONA LIGHTING HOOVER MR-16	ANTIQUE BRONZE	PLANTER BOX PATH LIGHTING
L-6	WASH	FX LUMINAIRE LC	ANTIQUE BRONZE	HEDGE LIGHTING
L-7	PATH	FX LUMINAIRE CB	ANTIQUE BRONZE	PATH LIGHTING @ GARDEN
L-8	DOWN	VISION 3 LIGHTING FL1 - C2	ANTIQUE BRONZE	TRELLIS-MOUNT @ BACK YARD & OUTDOOR SEATING

DATE: 09/13/2013
JOB NO: WS-13088
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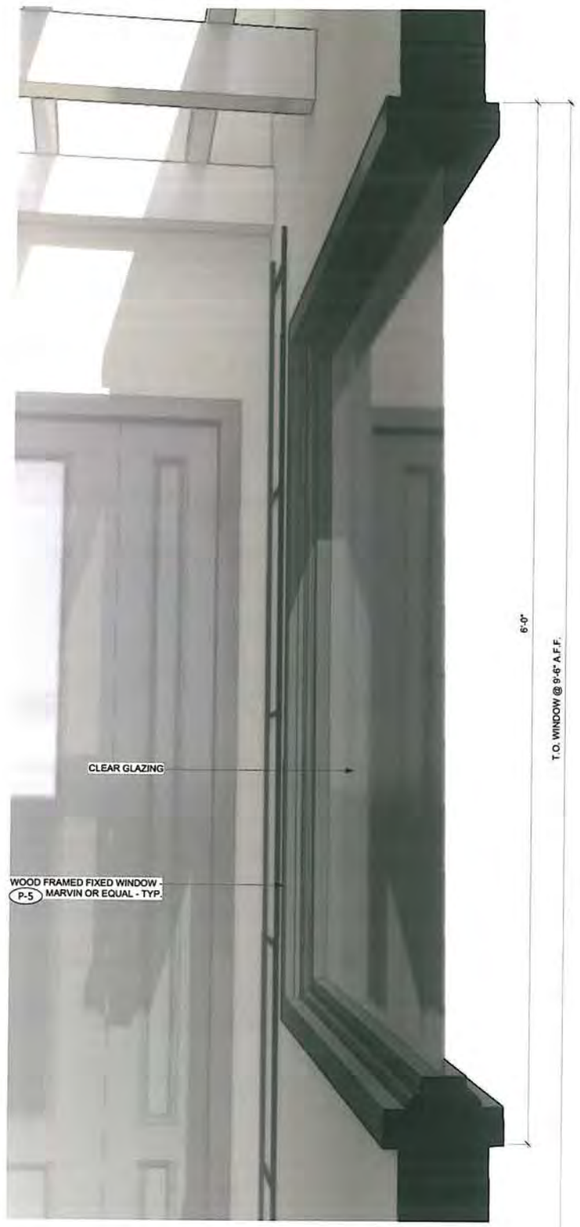
FINISH SCHEDULE

SHEET NUMBER
A3.1

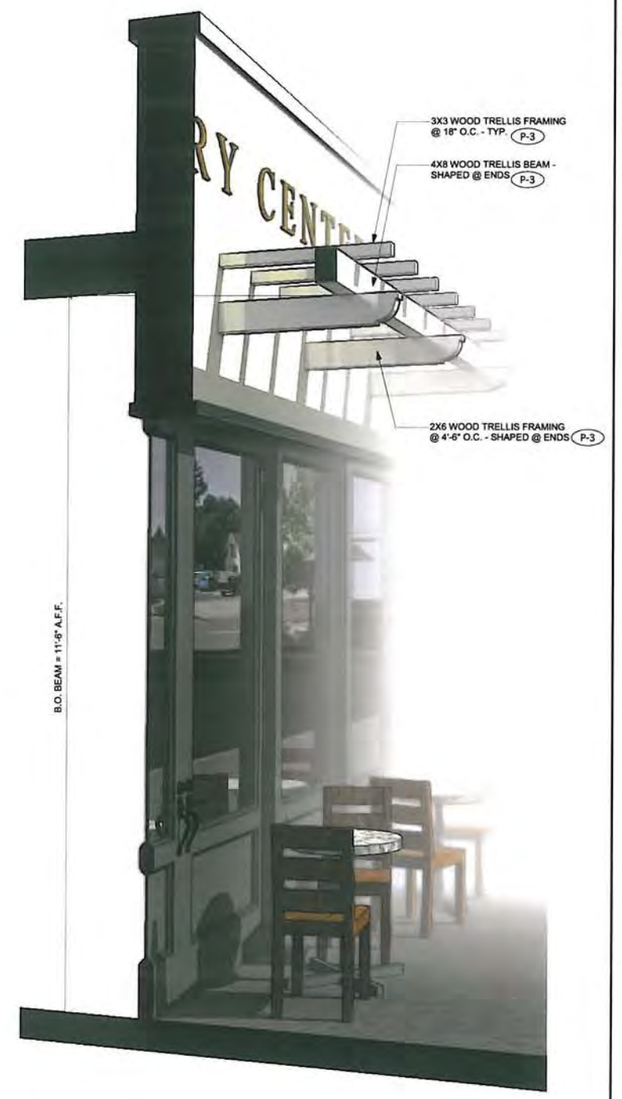
SYMBOL LEGEND

(P-1) FINISH TAG - SEE FINISH SCHEDULE ON SHEET A3.1



3 Entry Window Detail
No Scale

2 Sliding Storefront Detail
No Scale



1 Culinary Center Trellis Detail
No Scale

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
CHECKED:

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FINISH DETAILS

SHEET NUMBER
A4.1

1 **Entry Trellis Detail**
No Scale

SYMBOL LEGEND

P-1 FINISH TAG - SEE FINISH SCHEDULE ON SHEET A3.1

DATE: 09/13/2013
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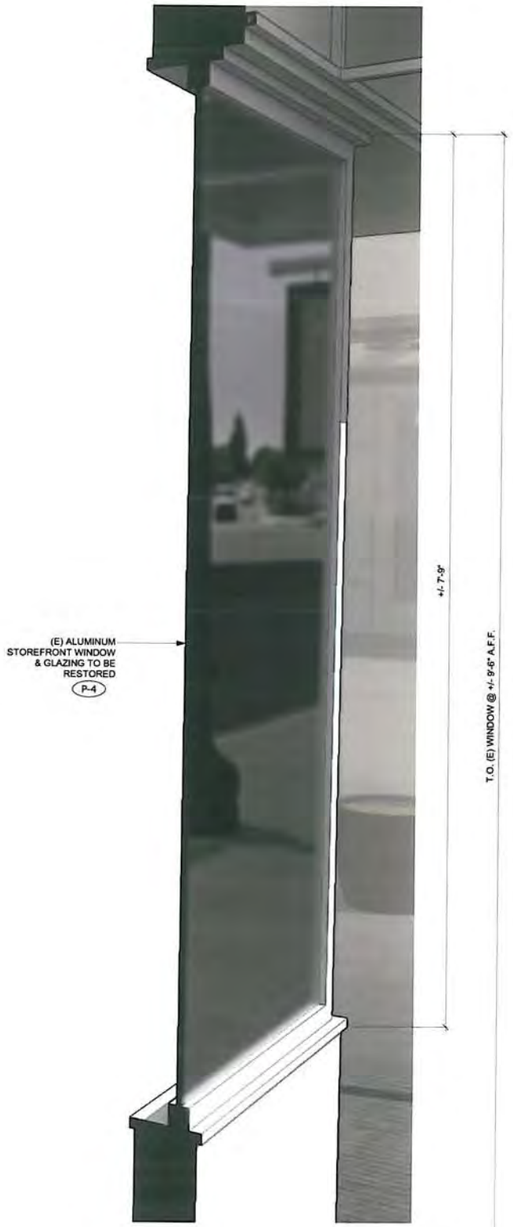
FINISH DETAILS

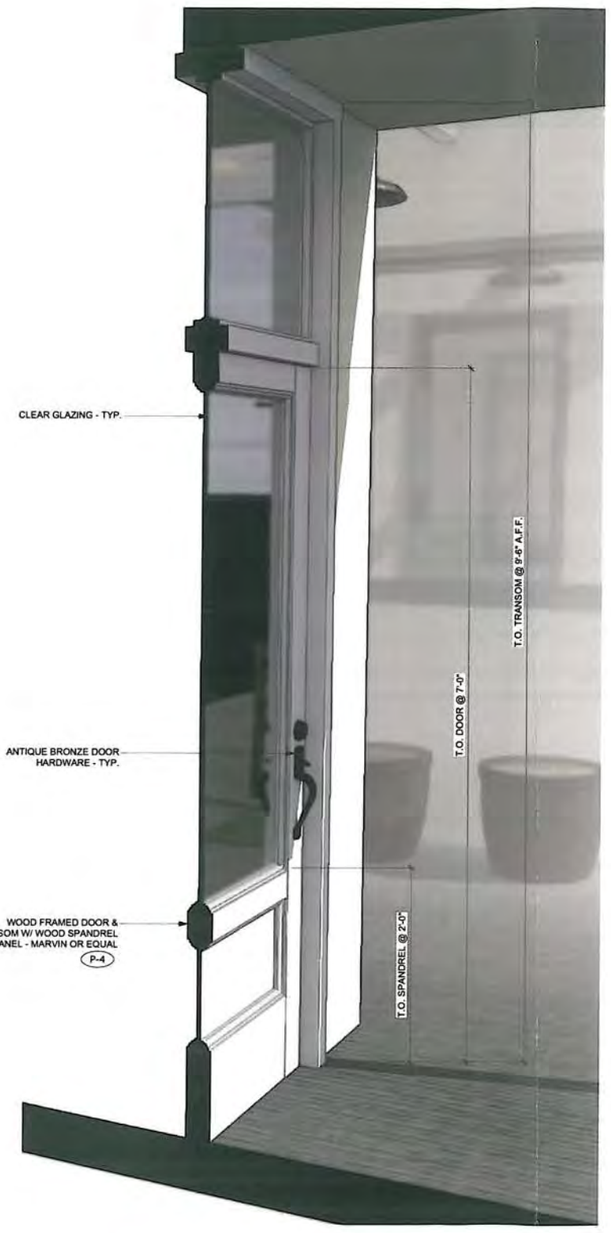
SHEET NUMBER
A4.2

SYMBOL LEGEND

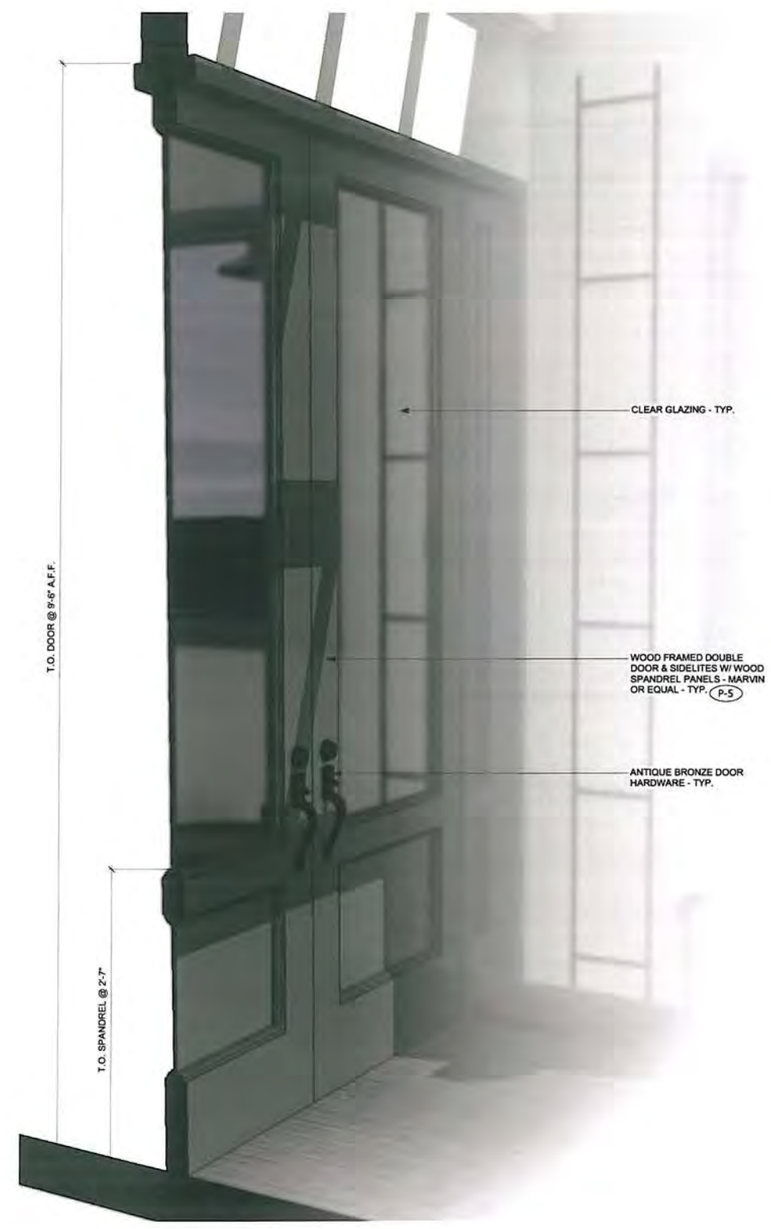
(P-1) FINISH TAG - SEE FINISH SCHEDULE ON SHEET A3.1



3 Store Storefront Detail
No Scale



2 Store Entry Door Detail
No Scale



1 Entry Storefront Detail
No Scale

DATE: 09/13/2013
JOB NO: WS-13088
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FINISH DETAILS

SHEET NUMBER
A4.3

SYMBOL LEGEND

(P-1) FINISH TAG - SEE FINISH SCHEDULE ON SHEET A3.1

1 **Awning Detail**
No Scale

DATE: 09/13/2013
JOB NO: WS-13088
SCALE: AS NOTED
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FINISH DETAILS

SHEET NUMBER
A4.4

City of Sonoma
Design Review Commission
Agenda Item Summary

DRC Agenda Item:	**8**
Meeting Date:	**11/17/13**

Applicant	**Project Location**
Victor Conforti, Architect	840 West Napa Street

Historical Significance

- ☐ Listed on National Register of Historic Places, including Sonoma Plaza district (Significant)
- ☐ Listed on California Register of Historic Resources (Significant)
- ☐ Listed within Local Historic Resources Survey (Potentially Significant)
- ☒ Over 50 years old (Potentially Significant)

  Year Built: Circa 1900

Request

Demolition of a single-family residence and detached accessory structure located on the property at 840 West Napa Street.

Summary

Background: On August 20, 2013, the Design Review Commission (DRC) continued the demolition review of a single-family residence and detached accessory structure located at 840 West Napa Street, in an attempt to give the applicant and owner time to assess the feasibility of preserving the existing structure and possibly incorporating it into the proposed development. During a study session on October 10, 2013, the Planning Commission directed the applicant to not incorporate the existing residence into the revised site plan, and many members of the public supported this suggestion. The applicant is before the DRC at this time to request approval for demolition of the residence and detached accessory structure.

The property is a ±1.01 square acre parcel located on the north side of West Napa Street midblock between Seventh Street West and Sonoma Highway. The site is currently developed with single-family residence and a detached accessory structure.

The property is not located within the City's Historic Overlay Zone, and is not listed in the local Historic Resources Survey, the State Register, or the National Register. However, under the Development Code, demolition of any structure over 50 years old is subject to review and approval by the DRC. A copy of the existing site plan is attached.

Historical Significance: According to the State Office of Historic Preservation, structures over 50 years old *may* be historically significant, even if not listed on a local or State/National register. Pursuant to §15064.5 of the California Environmental Quality Act (CEQA), a resource is considered "historically significant" if the resource meets any one of the following criteria for listing on the California Register of Historical Resources (as set forth under Public Resource Code §5024.1):

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

2. Is associated with the lives of persons important in our past.

3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

4. Has yielded, or may be likely to yield, information important in prehistory or history.

Given the age of the buildings, in July 2013, the applicant commissioned Baseline Consulting to prepare a historical evaluation of the property to determine if the residence and accessory structure were historically significant. The historic resource evaluation found that the property and accessory structure do not meet the criteria for listing on the California Register of Historical Resources and therefore are not historical resources as defined under CEQA (see attached Survey and Evaluation for 840 West Napa Street dated July 2013). Because the structures are not historical resources, demolishing them

would not have a significant effect on the environment and the project qualifies for a Class 1 Categorical Exemption under CEQA (§15301. Existing Facilities).

City Regulations for Demolition Permits: The City's regulations for demolition permits rely heavily on the criteria for listing on the California Register of Historical Resources in determining whether a property is historically significant and can be demolished. This is reflected in both §19.54.090.F.2 (Determination of Significance) and §19.54.090.G.1 (Findings, Decision) of the Development Code. Based on the analysis above - that the residence may qualify as a historic resource under CEQA – the DRC will need to determine if the findings for approval of a demolition permit can be made. If the DRC chooses to approve the demolition of the residence, the DRC may require that the single-family residence not be demolished until building permits for the replacement structure have been issued and that the inside and outside of both the residence and detached garage be photo documented and submitted to the Sonoma League for Historic Preservation and the City of Sonoma.

Required Findings: As set forth in §19.54.090 of the Development Code, the DRC must make the following findings to approve a Demolition Permit:

1. The structure is not historically significant, based upon the criteria established by the State Office of Historic Preservation (listed above); or
2. The structure does not represent a unique and irreplaceable historic or architectural resource;
3. The community benefit of preserving the structure is outweighed by the cost of preservation and rehabilitation;
4. The adaptive re-use of the structure is infeasible or inappropriate, due to economic considerations, structural conditions or land use incompatibility; and
5. The relocation of the structure is infeasible due to cost, structural conditions or lack of an interested taker.

All demolition projects require a demolition permit from the City of Sonoma Building Department prior to performing any demolition work. Additional clearances from the Bay Area Air Quality Management District (hazardous materials 'J' number), Sonoma County PRMD (sewer disconnect permit), Sonoma County Health Department (well abandonment permit), Sonoma Planning Department (tree protection and storm water management best practices), and other agencies or departments may be required prior to issuance of a demolition permit. For further information, please contact the Building Department at (707) 938-3681.

If commissioners wish to arrange a site visit to inspect the home independently, please contact the applicant, Victor Conforti, at (707) 996-7923.

Commission Discussion

Design Review Commission Action

❑ Approved ❑ Disapproved ❑ Referred to: _____ ❑ Continued to: _____

Roll Call Vote: _____ Aye _____ Nay _____ Abstain _____ Absent

DRC Conditions or Modifications

Attachments:

1. Project narrative
2. Historic evaluation of 840 West Napa Street, date July, 2013
3. Minutes from August 20, 2013, DRC meeting
4. Site plan

cc: Victor Conforti, Architect
755 Broadway
Sonoma, CA 95476

Mike Rabbitt
1223 35th Avenue
San Francisco, CA 94122

Mary Martinez
P.O. Box 534
Sonoma, CA 95476

Patricia Cullinan, via email

Yvonne Bowers, via email

VICTOR CONFORTI
Architect

Narrative

RECEIVED
OCT 22 2013
CITY OF SONOMA

July 23, 2013
Rev July 24, 2013
Rev October 16, 2013

Re: Demolition of existing residence
840 W. Napa St.
Sonoma, CA 95476

At your August 20th meeting, you reviewed a proposal for demolition of an existing residence at 840 W. Napa St. The item was continued, to give us time to consider keeping the house and integrating it into the design for the rental apartment proposal on the remainder of the parcel.

After developing such a proposal, including other revisions to lessen the impacts on the Palm Court neighbors, the Planning Commission at a recent Study Session recommended that we remove the existing house to make room for a two-way driveway located on the west side of the property. This would provide more separation between the proposed apartment buildings and the Palm Court neighbors to the west. The Sonoma Gardens neighbors to the east, have a driveway located along the west side of their parcel providing a separation between their units and the proposed rental apartment units.

The Historic Evaluation Report determined that the building did not meet the CEQA requirements to be considered a significant historical resource, and therefore demolition would be possible.

As was mentioned before, the remodel of the house would include new foundations, seismic bracing, energy improvements, insulation, new windows, new electrical, HVAC and plumbing, and rebuilding much of the house. Also, elements of the front porch appear to be replacements where repairs were made with the simplest of construction methods and materials. Rooms were expanded into the porch, and added onto the building to the west, north and northeast sides of the house. Given the many sub-standard additions and alterations made to the original small hip roof structure, the house no longer retains its' original configuration or integrity.

The benefits to the Palm Court neighbors, of allowing the two-way driveway to be located along the west side, seems to out weigh the loss of the structure. Given this situation, we respectfully request that we be allowed to demolish the house and detached garage structure.

Sincerely,

Victor Conforti - Architect

755 Broadway, Sonoma, California Voice: (707) 996-7923 Fax: (707) 996-8260

OCT 22 2013

City of Sonoma
No. 1 The Plaza
Sonoma, California 95476-6690
(707) 938-3681 • Fax (707) 938-8775

CRB 114-3

CASH RECEIPT

Date 10/22/13 018829

Received From Rabbitt & Sons Inc

Address 1223 35th Ave, San Francisco, CA 94122

Dollars $ 79.00

For 840 W Napa Street - DRC Demo

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID	$79.00	CHECK	#8559
BALANCE DUE		MONEY ORDER / CREDIT CARD	

Thank You

By Lionel Quinno

RABBITT & SONS, INC.
1223 35TH AVE (415) 564-3534
SAN FRANCISCO, CA 94122

8559
11-35/1210
288

10/17/13 Date

Pay to the Order of City of Sonoma $ 79.00

Seventy-nine Dollars

Security Features Details on Back

Bank of America
West Portal
288 W Portal Ave
San Francisco CA
650.615.4700

Valued Customer Since 1977

For

Harland Clarke GUARDIAN SAFETY® BLUE

⑆121000358⑆8559⑈02882⑈02740⑈

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

*Resource Name or #: 840 West Napa Street

P1. Other Identifier: APN 127-211-009-000

*P2. Location: ☐ Not for Publication ■ Unrestricted *a. County: Sonoma

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Sonoma Date: 1980 T 5N; R 5W; (Pueblo of Sonoma; non-sectioned) Mt. Diablo B.M.

c. Address: 840 West Napa City: Sonoma Zip: 95476

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Site. The house at 840 West Napa Street is located on a 1.03-acre lot that includes the residence and an accessory outbuilding in the backyard. The property is located on West Napa Street approximately 0.8 miles west of the Sonoma Plaza.

The dwelling is one story with a full basement and irregular in plan. The central section of the house is topped by a hipped roof, as are projecting wings to the west and north. A partial-width porch and projecting section on the main façade are topped by a shed roof, as is a small addition at the rear (north) of the house. The building is clad in a combination of horizontal and vertical wood siding. Primary fenestration consists of aluminum replacement windows, although two multi-light wood sash windows have been retained at the rear of the house. The primary entrance, which is reached by a set of wooden steps, is centered on the main façade and fitted with a flush wood door. A secondary entrance, fitted with a paneled wood door, is situated adjacent and at a right angle to the main one, facing west. Porch supports are square posts. The rear entrance is in the shed-roofed addition on the north elevation. It is sheltered only by minimal eave overhang, and is reached via a set of concrete block steps with wooden treads. An entrance to the basement level is located in a sheltered area below the addition. The simple building lacks ornamentation.

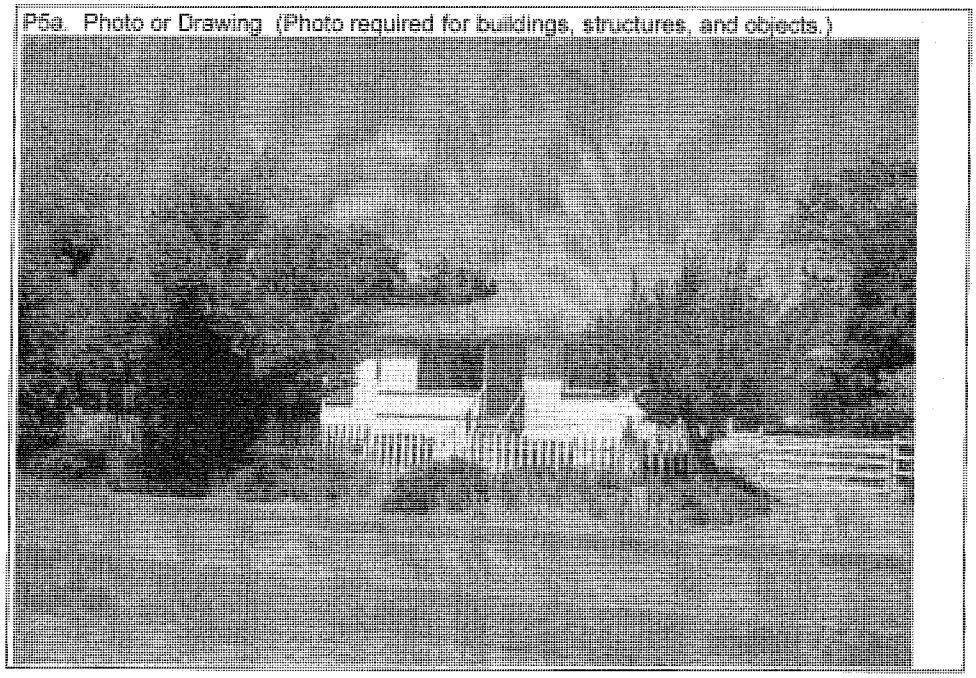
A front gabled accessory building is located to the rear (north) of the house. It is rectangular in plan and lacks fenestration. Clad in a combination of board-and-batten and plywood, it has a sliding wood door on the south end of its east elevation, while the north end has a large opening to accommodate vehicles.

Continued on sheet 2 of 12

*P3b. Resource Attributes: (List attributes and codes) HP2—Single family property; HP4—Ancillary Building

*P4. Resources Present: ■ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) House, south façade, May, 2013

*P6. Date Constructed/Age and Sources: ■ Historic c. 1900 ☐Prehistoric ☐Both (Sonoma County Recorders Office)

*P7. Owner and Address:
Michael Rabbitt
H.J. Rabbitt & Sons, Inc.
1223 35th Avenue
San Francisco, CA 94122

*P8. Recorded by: (Name, affiliation, and address)
Arthur Dawson
Baseline Consulting
13750 Arnold Drive, Suite 3
P.O. Box 207
Glen Ellen, CA 95442

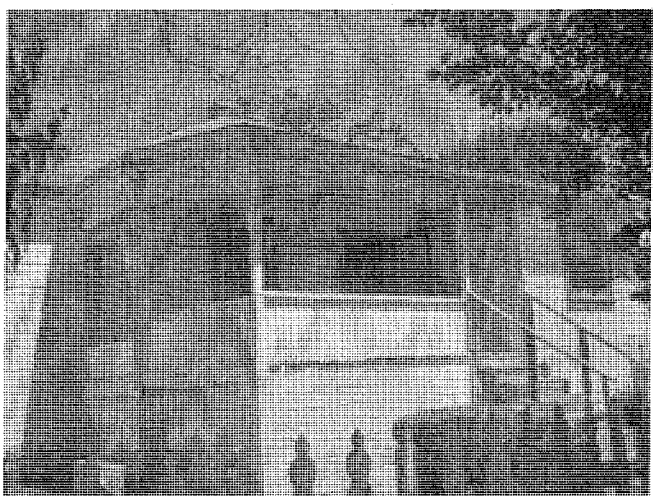
*P9. Date Recorded: July 2013

*P10. Survey Type: (Describe) Intensive for Determination of Historic Significance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None. **Sources listed on Sheet 8 of 12.**

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

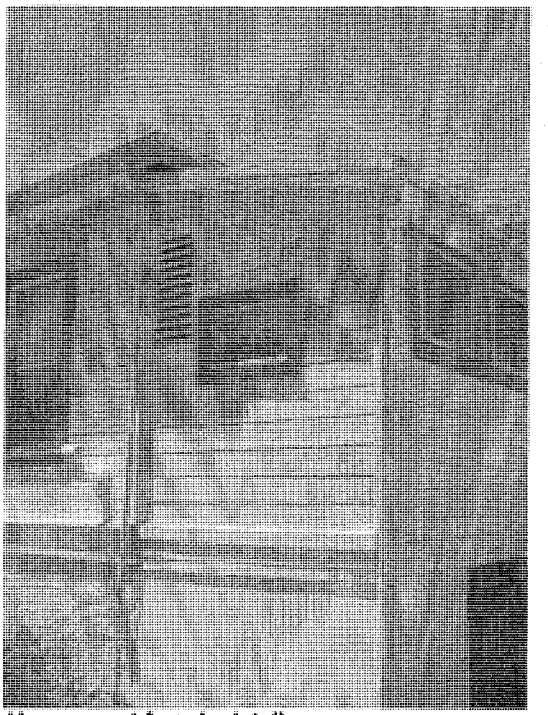
The house at 840 West Napa Street and its accessory building do not embody distinctive characteristics of type, period, or method of construction; are not the work of a master architect; nor do they possess high artistic values. The house appears to have originally been a type of house commonly constructed in Sonoma County during the late nineteenth and early twentieth century.



House, south façade

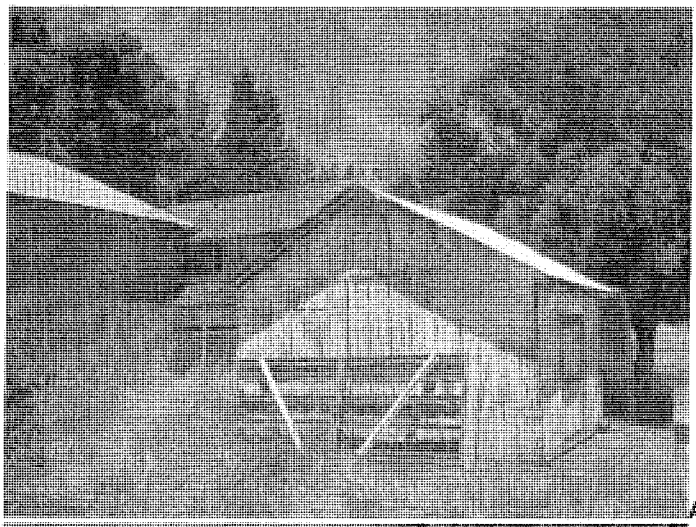
House, east façade

House, north façade

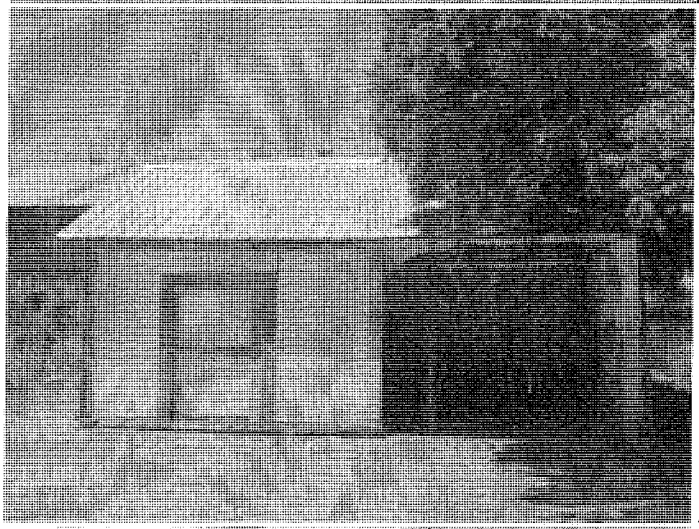


House, east façade detail

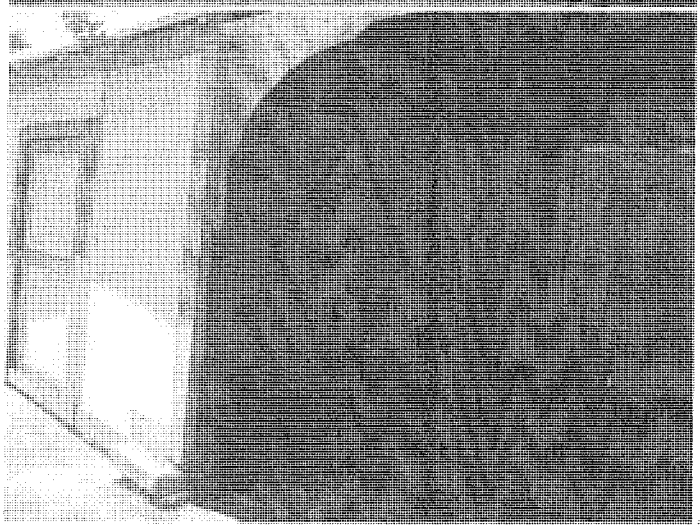
House, north façade detail



Accessory building, south façade



Accessory building, east façade



Accessory building, detail

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code 6Z**
***Resource Name or #** 840 West Napa

B1. Historic Name: Cleary Property
B2. Common Name: 840 West Napa
B3. Original Use: Residence
B4. Present Use: Vacant residence

***B5. Architectural Style:** Vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Between 1895 and the 1920s, the City of Sonoma developed westward along Napa Street. City Outlot 508, part of the former 'Wratten Farm,' was divided up, with Lot 508 being subdivided into more than a dozen parcels of two acres or less. It was during this period that the current boundaries of the parcel at 840 West Napa were established. Edward Cleary was the first known owner of this 1-acre parcel; his name appears on the County Recorder's Office 'Breadboard' map which delineated the subdivision of Lot 508. A mortgage was issued by the Bank of Italy to Edward and his wife Annie in 1926 (County of Sonoma 1895 – 1920s; County of Sonoma 1926; U.S. Department of War 1942; U.S. Geological Survey 1902)

Both the historical record and the architectural style of the house and outbuilding suggest they were constructed circa the first decade of the twentieth century. The earliest definitive record for the house and outbuilding are from an aerial photo taken in 1942. The design of the house, including elements such as its hip roof, boxed eaves, and raised first floor, suggest an early-twentieth century build date. By this time, a number of structures had been built along the north side of West Napa Street in this area, though much of the neighborhood remained open and undeveloped up into the 1970s. A structure appears at the north end of the property in the 1951 USGS map, but is no longer extant.

***B7. Moved?** ■**No** ☐**Yes** ☐**Unknown Date**: N/A **Original Location:** N/A

***B8. Related Features:** Outbuilding

B9a. Architect: Unknown
b. Builder: Unknown

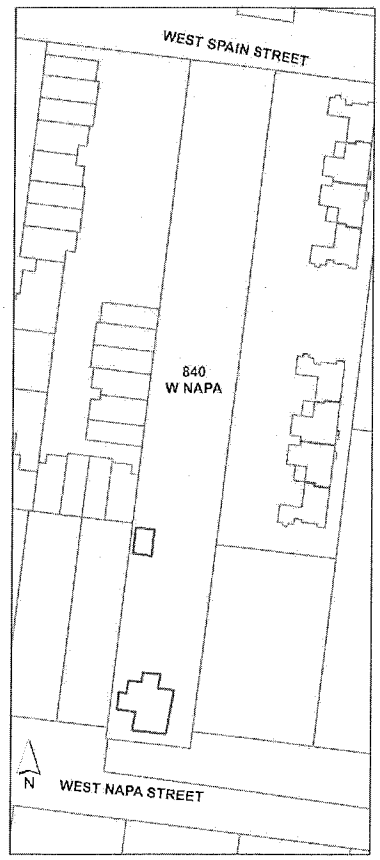
***B10. Significance: Theme:** Community Planning & Development **Area: City of** Sonoma
Period of Significance: 1890 - 1930
Property Type: Residence
Applicable Criteria: N/A

Early History

The parcel at 840 West Napa was part of Outlot 508, a 17-acre parcel within the original boundaries of the City of Sonoma as surveyed by Mariano Vallejo in the 1830s. Its location, about 1 mile west of the Sonoma Mission, suggests that it was open or agricultural land during the early years of Mexican settlement, possibly used for grazing livestock or growing crops (Smilie 1975).

The area initially came under private ownership in 1850. The first long-term owner was George L. Wratten, who purchased Outlots 508 and 509, totaling about 30 acres, in 1859 (County of Sonoma 1850; 1856; 1859; 1860). Born in England in 1828, Wratten immigrated to the United States while still a child. As a young man, he received training as a lawyer in New York, then came to California in 1850. After working as a gold miner, Wratten moved to Sonoma to practice law and achieved a degree of prominence during his twenty years of residence here. Wratten served two one-year terms as City Attorney between 1857 and 1860. In the 1860s, he was involved in the successful effort to repeal the City of Sonoma's charter (this legal maneuver was supported by many citizens because it quieted title disputes within the city. Sonoma was reincorporated in 1883). Wratten later became a Pueblo Commissioner, with the responsibility of making sure the former City's remaining obligations were met. Wratten is also mentioned as one of two dozen prominent vineyard owners in an early county history. He married Emily Drummond in 1859 and the couple had five children, all of whom were born in Sonoma. The Wratten's adobe home was located near the corner of West Napa and Fifth Street West,and their property became known as'the Wratten Farm.' The family moved to Arizona in the late 1870s and George died in New Mexico in 1887. Their eldest son, George M. Wratten, became an interpreter for

Continued on sheet 6 of 12



B11. Additional Resource Attributes: N/A

***B12. References:** **See Sheet 8 of 12**

B13. Remarks: None

***B14. Evaluator** Arthur Dawson, Baseline Consulting; P.O. Box 207; 13750 Arnold Drive, Suite 3; Glen Ellen, CA 95442

***Date of Evaluation:** July 2013.

Continued from sheet 5 of 10

Geronimo and spent his adult lifeworking with the Apache tribe (Anonymous 1887; County of Sonoma 1878; Evans 2012; Giffen c. 1936; Munro-Fraser, J.P. 1880; U.S. Census 1850-1880; U.S. Department of War 1942).

Before leaving Sonoma, Wratten sold his 30-acre property to David Burris in 1878. Burris was a native of Missouri. Like Wratten, he arrived in Sonoma after spending some time as a gold miner. Unlike Wratten, he initially stayed only for a year. Burris returned in 1869 to live the rest of his life in Sonoma. His obituary states that he was "prominently connected with the financial and business affairs of Sonoma County for half a century." He was said to be "prosperous in his business and agricultural enterprises, and at his death owned a large amount of property. He was one of the founders of the Santa Rosa Bank and of the Sonoma Valley Bank, and was president of the latter institution for many years." It is unknown how long Burris owned Lots 508 and 509, but evidence suggests that they remained open or agricultural land at this time. At the turn of the 20th century, the parcel at 840 West Napa was still outside the developed portions of Sonoma (County of Sonoma 1878; County of Sonoma 1895-1920s; Irvine 1905; U.S. Geological Survey 1902).

By 1895, Sarah Stewart was the owner of the original 30-acre Wratten property. Two years later, ownership of the property was under Emile and Sarah Stevenot (Sarah Stevenot's maiden name was Stewart. Though the couple had been married since 1872, this appears to show the establishment of a joint title). Emile Stevenot was a French immigrant who was deeply involved in mining and metallurgy. At one time he owned the largest borax and metallurgy refinery in the United States. Besides developing gold mines in Calaveras County, he discovered a new process for manufacturing refined borax. After the Stevenots moved to Sonoma in the 1890s, Emile set up a chemical laboratory, probably in or near the former Wratten home, and conducted an assay business. It's unknown exactly how long the Stevenots owned the property, though by 1909 Sarah was widowed and living in Oakland (County of Sonoma 1895-1920s; Evans 2012; Polk-Husted Directory Co. 1909; Reynolds and Proctor 1898; U.S. Census 1860 – 1910).

Period of Significance
Between 1890 and the 1920s, the City of Sonoma developed westward along Napa Street. The former Wratten property was divided up, with Lot 508 being subdivided into more than a dozen parcels of two acres or less. It was during this period that the current boundaries of the parcel at 840 West Napa were established. Edward Cleary was the first known owner of this 1-acre parcel; his name appears on the County Recorder's Office 'Breadboard' map which delineated the subdivision of Lot 508. A mortgage was issued by the Bank of Italy to Edward and his wife Annie in 1926 (County of Sonoma 1895 – 1920s; County of Sonoma 1926; U.S. Department of War 1942; U.S. Geological Survey 1902).

Recent History
According to the 1930 U.S. Census, the Cleary family was living in Sonoma in a home that they owned, valued at $3000 (no address given). Edward Cleary was born in California in 1878, while Annie was born in 1894 in Northern Ireland and immigrated to the U.S. at the age of nine. Edward worked as an electrician. They had two boys, Edward Jr. and John. The 1940 Census shows a household of three (Edward Jr. had already left home), with Edward continuing to work as an electrician and John attending school.The property stayed in the Cleary family for more than eight decades, eventually passing to the John Cleary Trust. In 2010 it passed from the John Cleary Trust to the Lenihan Family Trust and the Kathleen Burke Trust. In 2013, Michael Rabbitt and his wife Margaret Mulligan purchased 840 West Napa (County of Sonoma 2010, 2013).

Summary
The parcel at 840 West Napa Street was part of the original George Wratten property, which contained one of Sonoma's early vineyards. However, as no visible evidence of this vineyard remains (and no evidence was found to indicate that it was located on the parcel) the site does not convey its association with the early wine industry. The house at 840 West Napa is an example of a residence constructed as part of the City of Sonoma's expansion and development in the early 20th century. While part of a broad pattern of local history, the construction of houses along this block of West Napa Street does not meet the bar for a 'significant contribution' to this pattern. Therefore, 840 West Napa is not eligible for listing in the CRHR under Criterion 1.

The parcel at 840 West Napa has connections to several people prominent in local history. These include lawyer and vineyardist George Wratten; pioneer businessman David Burris; and miner and metallurgist, Emile Stevenot. Outside of their ownership of the land, these men's association to the parcel at 840 West Spain is not particularly strong. The Wratten property extended over 30 acres; he and his family lived in an adobe house near the corner of West Spain and Fifth Street West, about 1/3 mile east of 840 West Spain. It's unknown whether Burris ever lived in the Wratten house, though the Stevenots did occupy it and had a laboratory and assay office there. No visible evidence remains to convey the association of Wratten, Burris or Stevenot with the property at 840 West Napa. The existing house and outbuilding are most closely associated with the Cleary family. Edward Cleary worked as an electrician. His elder son, Edward, served in the U.S. Navy in World War II and then became a Catholic priest, serving several parishes in the Bay area over many years. His younger brother John served in the army during the War and then returned to Sonoma, where he worked as a teamster for thirty years. None of the Cleary family appears to meet the bar for historical importance. Because the property does not convey its association with Wratten, Burris or Stevenot, and because the members of

Continued on sheet 7 of 10

the Cleary family were not historically important figures, the house at 840 West Napa is not eligible for listing in the CRHR under Criterion 2

The house at 840 West Napa Street and its accessory building do not embody distinctive characteristics of type, period, or method of construction; are not the work of a master architect; nor do they possess high artistic values. The house appears to have originally been a type of house commonly constructed in Sonoma County during the late nineteenth and early twentieth century. Therefore the house at 840 West Napa Street is not eligible for listing in the CRHR under Criterion 3.

A field review of 840 Napa Street on 1 July 2013 did not identify prehistoric or historic-era archaeological resources within the parcel. Background research at the Northwest Information Center indicated that four previous studies have been conducted within a 0.25-mile radius of the project area, but that no archaeological sites have been recorded within that radius. Mission San Francisco de Solano, Sonoma Barracks, Vallejo's Casa Grande residence, Vallejo's Lachryma Montis estate, and the Swiss Hotel are all approximately 0.8 miles east and the project area is not immediately adjacent to known archaeological or significant historical resources. Given the proximity of Sonoma Creek and the age of the residence at the site, the possibility of archaeological deposits being identified during ground disturbing activities is moderate. Therefore the property is not eligible for listing in the CRHR under Criterion 4 at this time.

The property and structures at 840 West Napa do not meet any of the criteria for historical significance. The house, outbuilding and parcel do not qualify as significant under Criteria 1 and 2 for their association with broad historical patterns or the lives of people important to local, regional and national history. The property also does not qualify under Criterion 3 for architectural significance, or under Criterion 4 for archeological significance. Thus it is not considered a historical resource for the purposes of CEQA.

P12. References

Anonymous. 1887. Albuquerque newspaper obituary for George L. Wratten. Accessed at www.findagrave.com. July 2013. Name of newspaper not given.

Bowers, A.B. 1867. "Map of Sonoma County California." Housed at the Sonoma County Recorder's Office.

Chavez, David. 1987. "Cultural Resources Evaluations for the Infiltration and Inflow Relief Sewer Project for the Riverside Drive Area, Sonoma Valley County Sanitation District." David Chavez & Associates. NWIC Reference: S 9089

County of Sonoma. 1850. Grant of Lot 508 by John Cameron, Mayor of the City of Sonoma, to Thomas Ward. July 6. Recorder's Office.

County of Sonoma. 1850. Deed from Thomas Ward to Alexander Dunbar. August 31. Recorder's Office.

County of Sonoma. 1856. Deed for Lot 508 from Thomas and Rosilla Haggot to Richard Lambert. December 10. Recorder's Office. B/589.

County of Sonoma. 1859. Deed for Lots 508 and 509 from John H. Hill to Richard Lambert November 14. Recorder's Office. 9/400.

County of Sonoma. 1859. Deed for Lots 508 and 509 from Richard and Sarah Lambert to G.L. Wratten. November 14. Recorder's Office. 9/488.

County of Sonoma. 1860. Quitclaim deed from the City of Sonoma to George L. Wratten for Lots 508, 509 and others. Recorder's Office. 11/502.

County of Sonoma. 1878. Deed for several lots, including Lots 508 and 509, 'Known as the Wratten Farm' from G.L Wratten and his wife Emilie to D. Burris. November 26. Recorder's Office. 67/399.

County of Sonoma. 1895 – c. 1925. 'Sonoma NW' breadboard map 90 and accompanying books: 60 North Sonoma and 60A2 NW Sonoma. Recorder's Office.

County of Sonoma. 1926. Deed of Trust to Edward and Annie Cleary from Liberty Bank. January 25. Recorder's Office. 369/490.

County of Sonoma. 2010. Grant Deed from John G. Cleary Revocable Trust to the Maureen Lenihan Family & Kathleen Burke Trusts. April 23. Recorder's Office. 2010033471.

County of Sonoma. 2013. Grant Deed from Maureen Lenihan Family & Kathleen Burke Trusts to Michael Rabbitt and Margaret Mulligan, husband and wife. May 3. Recorder's Office. 20130500565.

Evans, Sally. 2012. "A Cultural Resources Evaluation of 821-845 W. Spain Street, City of Sonoma, California (APNS 127-211-021 AND 127-211-022)." Archaeological Resource Service. Petaluma.

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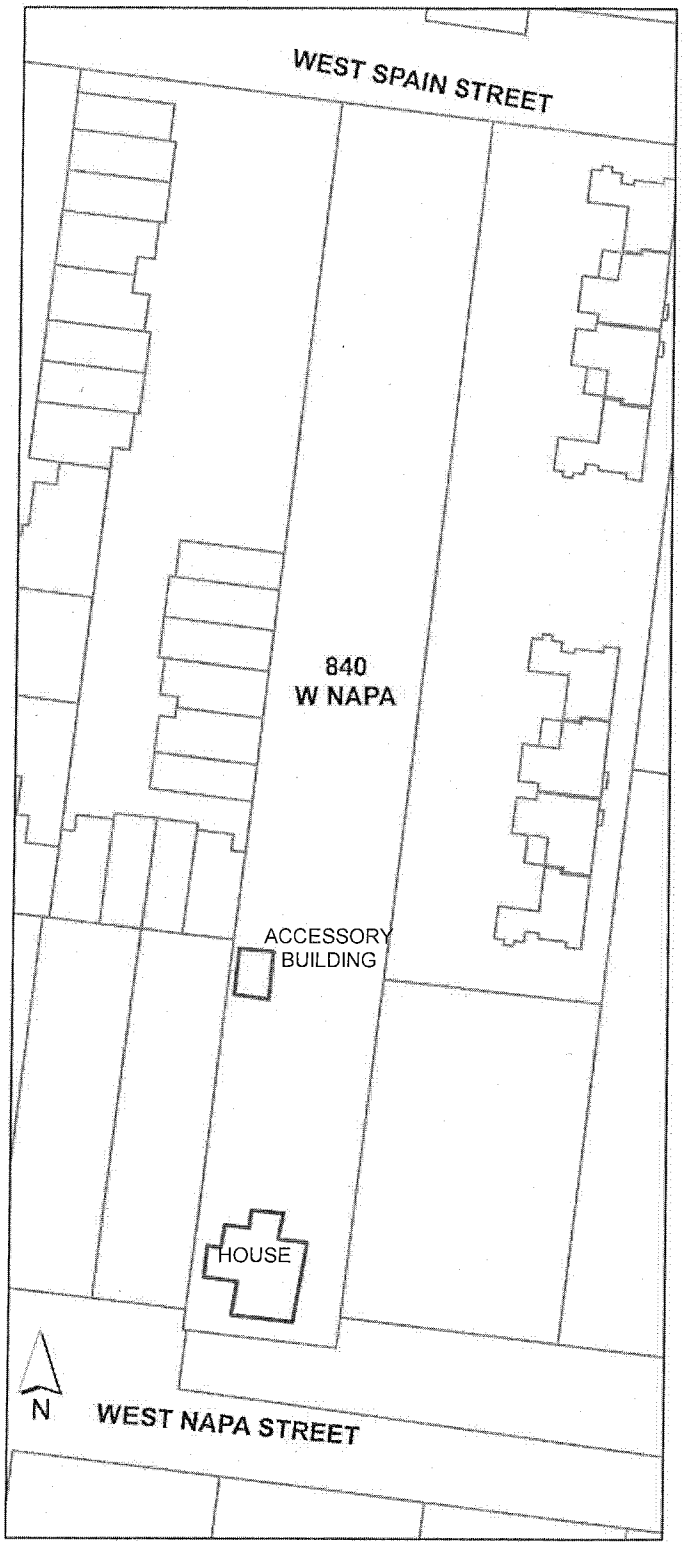
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

SKETCH MAP

Primary #
HRI#
Trinomial

*Drawn By: Arthur Dawson

*Resource Name or # 840 West Napa
*Date: January 2013



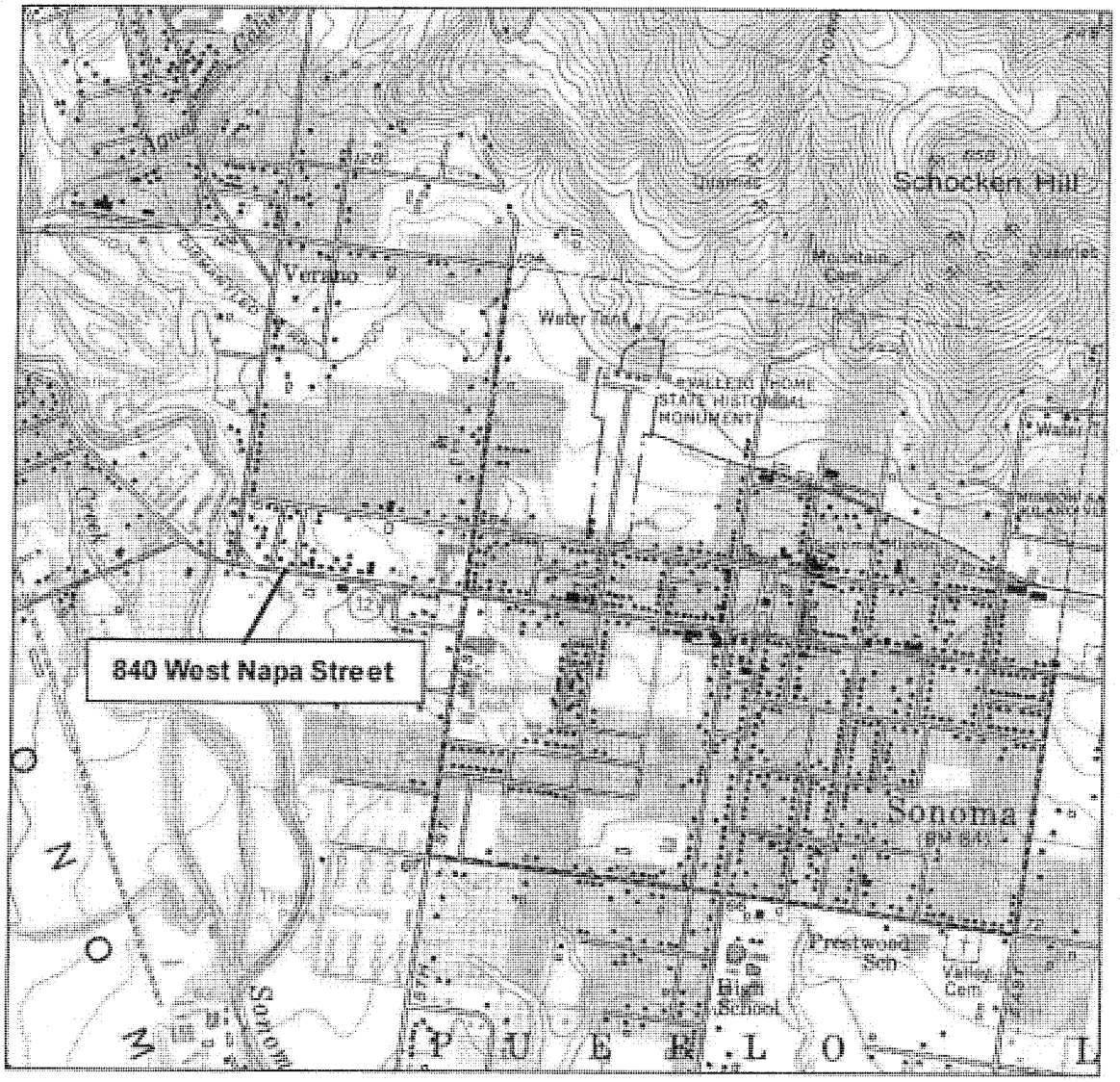
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

Page 12 of 12
*Map Name: Sonoma Quadrangle

*Resource Name or #: 840 West Napa
*Scale: 1:24,000 *Date of Map: 1951, updated 1980



Comm. Randolph noted that this is a very handsome property and will add a lot to the space that's there. She would be inclined to approve as submitted.

Chair Tippell walked the site today and feels it will be a nice addition. The landscaping in lieu of parking is an excellent idea. She understands the addition of the garage and has no strong issue with the French doors and it makes sense as they lead out to the patio. She would move forward as submitted.

Mr. Conforti noted the owners' desire to have open communication between the kitchen/dining/patio spaces. After looking at the proportions and comparing the existing to the proposed, this does preserve the feeling of the existing vertical proportions. With landscaping, it will create a space for the south patio and help define this as a private space.

Comm. Anderson made a motion to approve the application as submitted. Comm. Randolph seconded the motion. The motion carried 4-1, McDonald dissenting.

ITEM #3 – DEMOLITION REVIEW: Consideration of a Demolition Permit to demolish the single-family residence and detached accessory structure located at 840 West Napa Street. Applicant: Victor Conforti, Architect.

Associate Planner Atkins presented staff's report.

Comm. Anderson noticed that the last paragraph of the staff reported stated that "no demo could occur until a building permit for the new project has been obtained." Associate Planner Atkins stated that while she is not aware of an ordinance that states that, the Commission could make that a condition of approval.

Chair Tippell opened the public hearing.

Victor Conforti, project architect, was present to discuss the application. Arthur Dawson of Baseline Consulting performed the historic survey of the house. The house was originally four rooms and has been added to and modified over the years. The front porch is an addition, as is the added room on the porch at the front of the house. There is a bedroom addition on the west side. On the north side, the kitchen has been extended and the enclosed porch acts as a back entrance to the house. There is a 15-foot dedication to expand the highway right-of-way. Some effort was made to try and find a reference to this structure in the inventory the League for Historic Preservation prepared in the late 1970's, but there was only a short sentence referring to the house.

Mr. Dawson did extensive research on the property and tried to gain access to the League's files. He noted that the League has minimal records and it was determined that this is not a historically significant property.

Comm. Randolph noted that any demolition is serious. She read the reports. She is curious about what's going to happen to the space. Mr. Conforti related that the proposal for a multi-family residential project on this site had been recently presented to the Planning Commission as a study session.

Comm. Barnett watched the broadcast of the Planning Commission meeting regarding this study session and heard quite a few neighbors expressing concern about the density of the project. This structure is a part of old Sonoma. He asked whether the applicant had considered retaining the house. Mr. Conforti stated the owner had discussed it with him. Mike Rabbitt, property owner, stated he had initially wanted to keep the house and is not opposed to doing so. He has not investigated the cost of moving the house, and its current location is too close to the street.

Comm. McDonald asked about the location of the CalTrans public right-of-way. He asked Mr. Conforti how many living units are proposed (12). He suggested using some of the unique features of the existing residence for the new project. While he is not opposed to the demolition, he would encourage his fellow Commissioners to do what was done in the past and have the applicant save or incorporate the existing structure in the future design.

Comm. Randolph commended Comm. McDonald on his open-mindedness about this application and expressed concern over the possible demolition when creative solutions are available.

Comm. Barnett echoed Comm. Randolph's comments. A demolition is a very final solution, and he is not convinced that this structure needs to be demolished. He is glad the owner and architect are open to pursuing other options. This may go a long way in appeasing the neighbors. He would strongly encourage the applicant to try and save the structure and would support a continuance of the item.

Comm. McDonald noted that the Design Review Commission will ultimately have to make the decision as to whether this building is worthy of protection. The property owner has an economic decision to make. He asked the applicant if he would like to continue the item; Mr. Conforti replied in the affirmative.

Comm. Anderson agreed with the sentiments of his fellow Commissioners. He is not totally opposed to the demolition, although it does have the influence of the Sonoma cottage character and he would encourage the applicant to look at it from that perspective. He believes a continuation would be appropriate.

Chair Tippell closed the public hearing.

Comm. McDonald made a motion to continue this item to a date to be determined to allow the applicant and owner time to assess the feasibility of preserving the existing structure and possibly incorporating it into the proposed development. Comm. Barnett seconded the motion. The motion carried unanimously.

ISSUES UPDATE: None.

COMMENTS FROM THE COMMISSION: None.

COMMENTS FROM THE AUDIENCE: None.

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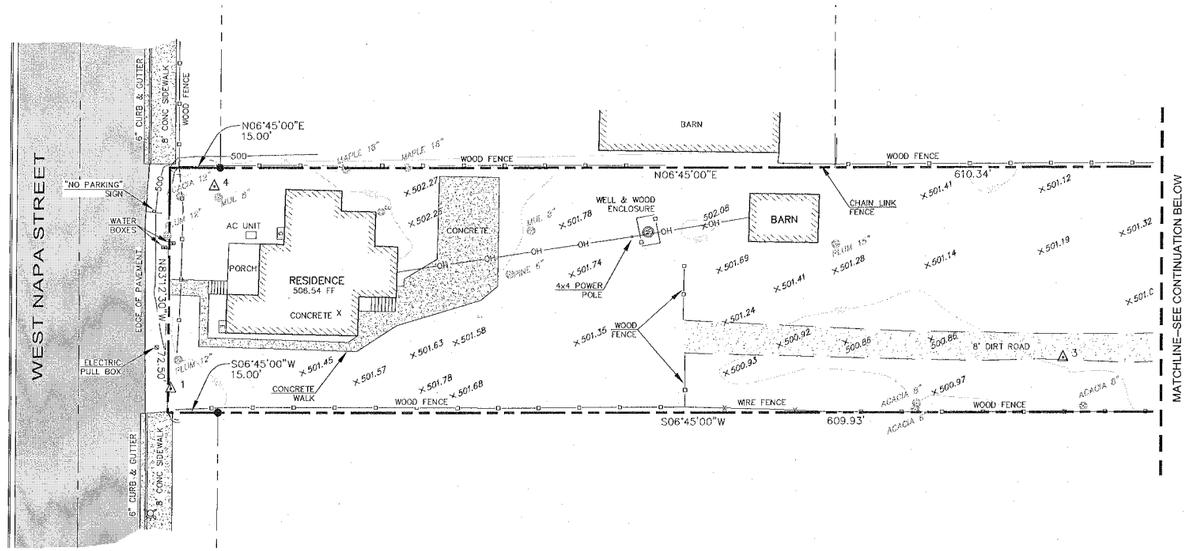
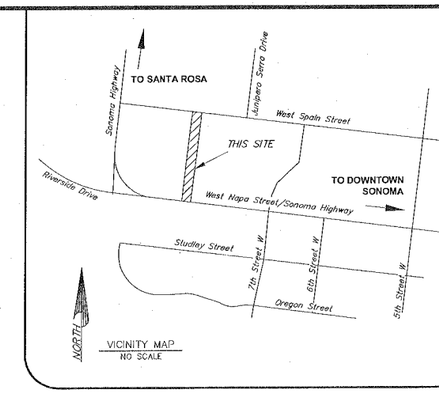
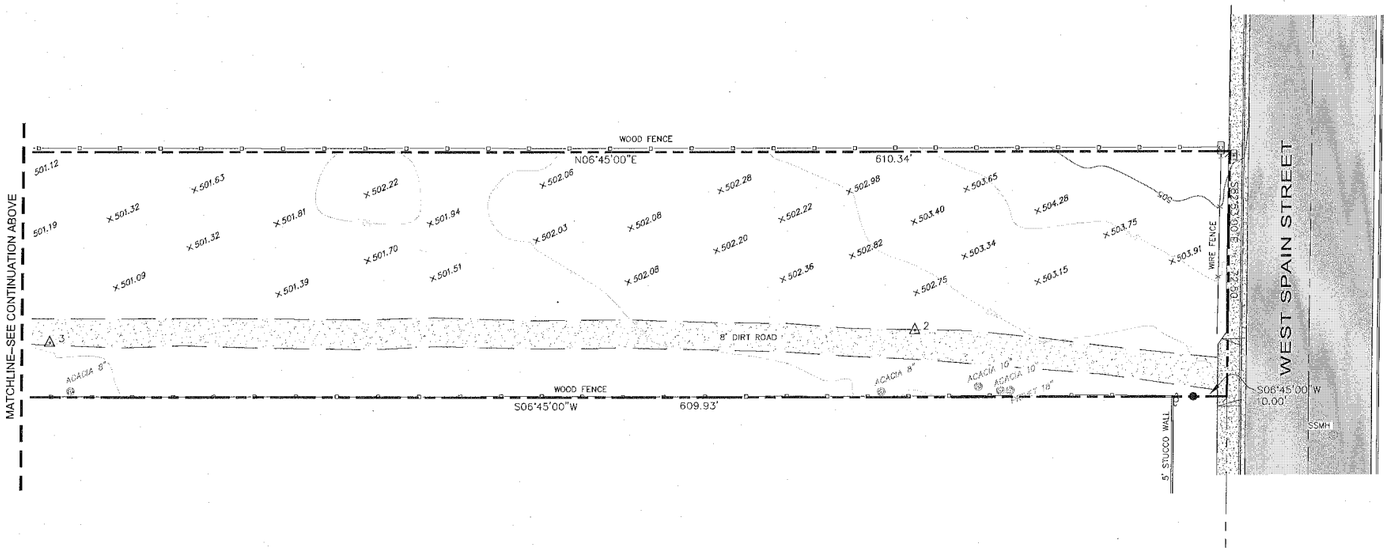




THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF MIKE RABBITT IN MAY, 2013



LEGEND

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- RECORD CENTERLINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT CONCRETE
- EDGE OF DIRT ROAD
- WOOD FENCE
- WIRE FENCE
- OVERHEAD WIRE
- ASPHALT CONCRETE SURFACE
- DIRT ROAD
- CONCRETE SURFACE
- △3 RANDOM CONTROL POINT W/#
- ● FOUND 1/2" IRON PIPE TAGGED RCE 14946, EXCEPT AS NOTED
- WATER BOX
- GAS METER
- ELECTRIC METER
- COMMUNICATION BOX
- SEWER MANHOLE
- CLEAN-OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- JOINT POLE WITH TRANSFORMER
- WELL
- X143.2 SPOT ELEVATION
- TREE TYPE & DIA.
- FF FINISH FLOOR
- SS SANITARY SEWER
- CO CLEAN OUT
- ℄ CENTERLINE
- POR POINT OF ROTATION

NORTH

GRAPHIC SCALE

30 20 0 40

(IN FEET)
1 inch = 20 ft.

NOTES:

1) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS PER RECORD DATA ONLY.

2) HORIZONTAL CONTROL: BETWEEN FOUND MONUMENTS SHOWN ON RECORD OF SURVEY BY JOHN J. BONNOITT IN BOOK 30 OF MAPS ON PAGE 326, SONOMA COUNTY RECORDS.

3) VERTICAL CONTROL: ELEVATION DATUM IS ASSUMED AT CONTROL POINT #1 (500.00')

THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF MIKE RABBITT IN MAY, 2013.

ADAM S. RIVERA PLS 8451 DATE

DRN:	SMG
CHK:	—
PM:	MAM
DATE:	6/4/2013
JOB #:	1506
ADAM S. RIVERA PLS 8451	

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TOPOGRAPHIC MAP

840 WEST NAPA STREET
SONOMA, CALIFORNIA

APN: 127-211-009