



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 9, 2013
TO: Historic Preservation Commission
FROM: Rich Sucre, Historic Preservation Technical Specialist, (415) 575-9108
REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822
RE: **Review and Approval**
1880 Mission Street Interpretative Display
Case No. 2000.1164E

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

As part of the Final Environmental Impact Report for the proposed project at 1880 Mission Street (Case No. 2000.1164E), Mitigation Measure 1.3-Historical Resources stated that the Project Sponsor is required to:

...provide a publicly accessible interpretative display area on the project site to include interpretative materials, such as photographs, oral histories, architectural drawings and site plans, and written histories documenting the lives of, and events associated with, past occupants of the Roesch Building, including the German-American social history that occurred both in the Mission neighborhood and in the building itself. The interpretative display would be prepared by a professional exhibit designer and historian. The interpretative display would also include samples of the labels printed in the Roesch Building or other printed products, as available, and portions of the sheet metal siding. The interpretative display would be submitted to the San Francisco Landmarks Preservation Advisory Board (LPAB) for review and approval prior to issuance of a final certificate of occupancy for the project. Copies of all interpretative materials shall be donated to the History Room of the San Francisco Public Library. The LPAB may appoint a liaison to work with the project sponsor in directing the research on the interpretative materials.

This mitigation measure requires approval from the San Francisco Landmarks Preservation Advisory Board (LPAB) and needs to occur prior to the issuance of the Final Certificate of Occupancy.

In January 2009, the Historic Preservation Commission was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB.

PROJECT DESCRIPTION

On October 6, 2005, the San Francisco Planning Commission certified the Final Environmental Impact Report (FEIR) for the proposed project at 1880 Mission Street (Case No. 2000.1164E). The proposed project includes demolition of a known historical resource, the Roesch Building, and the

new construction of a seven-story mixed-use development with 194 dwelling units, 9000 sq ft of ground floor commercial space, and 181 off-street parking spaces. To address impacts on historical resources, the FEIR outlined mitigation measures for historical resources, including documentation per Historic American Building Survey (HABS) guidelines, and creation of an interpretative display within the new mixed-use development. In August 2011, the Project Sponsor (Avant Housing) completed HABS documentation of the former building at 1880 Mission Street (Roesch Building), which has since been demolished for the new construction.

As designed by Tim Kelley Consulting, the interpretative display would measure 5-ft by 3-ft, and would consist of a high-resolution image reproduced on a ceramic display. The interpretative display would be wall-mounted on the exterior of the ground floor level in the new seven-story mixed-use building right near the corner of Mission and 15th Street. In terms of content, the interpretative display contains the following information:

- *Louis Roesch* – Owner of the Louis Roesch Company, which was a major printing and lithography business in San Francisco.
- *The Building* – Originally, 1880 Mission Street was known as the Roesch Building and housed the Louis Roesch Company. It was constructed after the 1906 Earthquake and Fire, and was characterized by sheet metal siding.
- *Working Class Gathering Place* – In addition to the printing and lithography business, the Roesch Building (also known as Roesch Hall or Germania Hall) also functioned as a lodge house, community meeting rooms, lecture hall and offices for the area’s nearby working class population. The building reflected the number of labor halls and fraternal associations located nearby in its varied use and location.
- *German Americans* – The Roesch Building housed a number of German-American ethnic associations, who used the building for social and fraternal gatherings and performances.

As a border to the interpretative display, the product labels once manufactured at the facility serve as a reminder of the building’s former use.

STAFF ANALYSIS

The Department finds the location and content of the interpretative display to be adequate and reflective of the site’s former history as a printing and lithography business and as a center of German-American immigrants. The location of the exhibit on the exterior near the corner of Mission and 15th Streets allows for a public dissemination of the building’s history as well as a prominent view of the interpretative display. In addition, the content of the interpretative display accurately reflects the history of the site and its association with Louis Roesch, the Roesch Company, and the surrounding German-American population.

REQUESTED ACTION

The Department is requesting that the Historic Preservation Commission find the adequacy, content and location of the interpretative display at 1880 Mission Street in fulfillment of Mitigation Measure 1.3-Historical Resources and accurately conveys the history of the Roesch

Building and the German social history of the surrounding Mission neighborhood. Pursuant to the 1880 Mission Street Final Environmental Impact Report, the Department seeks approval of the interpretative display to fulfill the requirements of Mitigation Measure 1.3-Historical Resources.

ATTACHMENTS

- Draft Resolution
- Exhibits, including Parcel Map, 1998 Sanborn Fire Insurance Map, Aerial Photograph, and Site Photos
- Interpretative Display and Floor Plan



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Resolution

HEARING DATE: January 16, 2013

Date: January 16, 2013
Case No.: **2000.1164E**
Project Address: **1880 Mission Street**
Zoning: Mission St NCT (Neighborhood Commercial Transit) Zoning District
65-X Height and Bulk District
Block/Lot: 3547/002A
Project Sponsor: Avant Housing
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator
tim.frye@sfgov.org

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ADOPTING FINDINGS RELATED TO MITIGATION MEASURE 1.3-HISTORICAL RESOURCES (INTERPRETATIVE DISPLAY) OF THE MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED DEMOLITION AND NEW CONSTRUCTION AT 1880 MISSION STREET (ASSESSOR'S BLOCK 3547, LOT 002A), LOCATED WITHIN MISSION ST NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

1. On October 6, 2005, the San Francisco Planning Commission certified the Final Environmental Impact Report for the proposed project at 1880 Mission Street (Case No. 2000.1164E). The proposed project includes demolition of a known historical resource, the Roesch Building, and the new construction of a seven-story mixed-use development with 194 dwelling units, 9000 sq ft of ground floor commercial space, and 181 off-street parking spaces.
2. As part of the 1880 Mission Street Final Environmental Impact Report (FEIR) (Case No. 2000.1164E), Mitigation Measure 1.3 of the Historical Resources stated that the Project Sponsor (Avant Housing) would:

...provide a publicly accessible interpretative display area on the project site to include interpretative materials, such as photographs, oral histories, architectural drawings and site plans, and written histories documenting the lives of, and events associated with, past occupants of the Roesch Building, including the German-American social history that occurred both in the Mission neighborhood and in the building itself. The interpretative display would be prepared by a professional exhibit designer and historian. The interpretative display would also include samples of the labels printed in the Roesch Building or other printed products, as

available, and portions of the sheet metal siding. The interpretative display would be submitted to the San Francisco Landmarks Preservation Advisory Board (LPAB) for review and approval prior to issuance of a final certificate of occupancy for the project. Copies of all interpretative materials shall be donated to the History Room of the San Francisco Public Library. The LPAB may appoint a liaison to work with the project sponsor in directing the research on the interpretative materials.

This mitigation measure requires approval from the San Francisco Landmarks Preservation Advisory Board (LPAB) and needs to occur prior to the issuance of the Final Certificate of Occupancy.

In January 2009, the Historic Preservation Commission was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB.

3. On January 16, 2013, the Department presented the proposed interpretative display to the Historic Preservation Commission for review and approval. The Commission's comments on the adequacy, content and location of the interpretative display would be forwarded to the Environmental Review Officer for confirmation of compliance with Mitigation Measure 1.3-Historical Resources of the 1880 Mission Street Final Environmental Impact Report.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed interpretative display for 1880 Mission Street, on Lot 00A2 in Assessor's Block 3547, and this Commission finds the interpretative display is in fulfillment of Mitigation Measure 1.3-Historical Resources of the 1880 Mission Street Final Environmental Impact Report and has provided the following comments:

-

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2000.1164E to the Environmental Review Officer (ERO).

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on January 16, 2013.

Jonas P. Ionin
Acting Commission Secretary

PRESENT:

ABSENT:

ADOPTED: January 16, 2013

Parcel Map



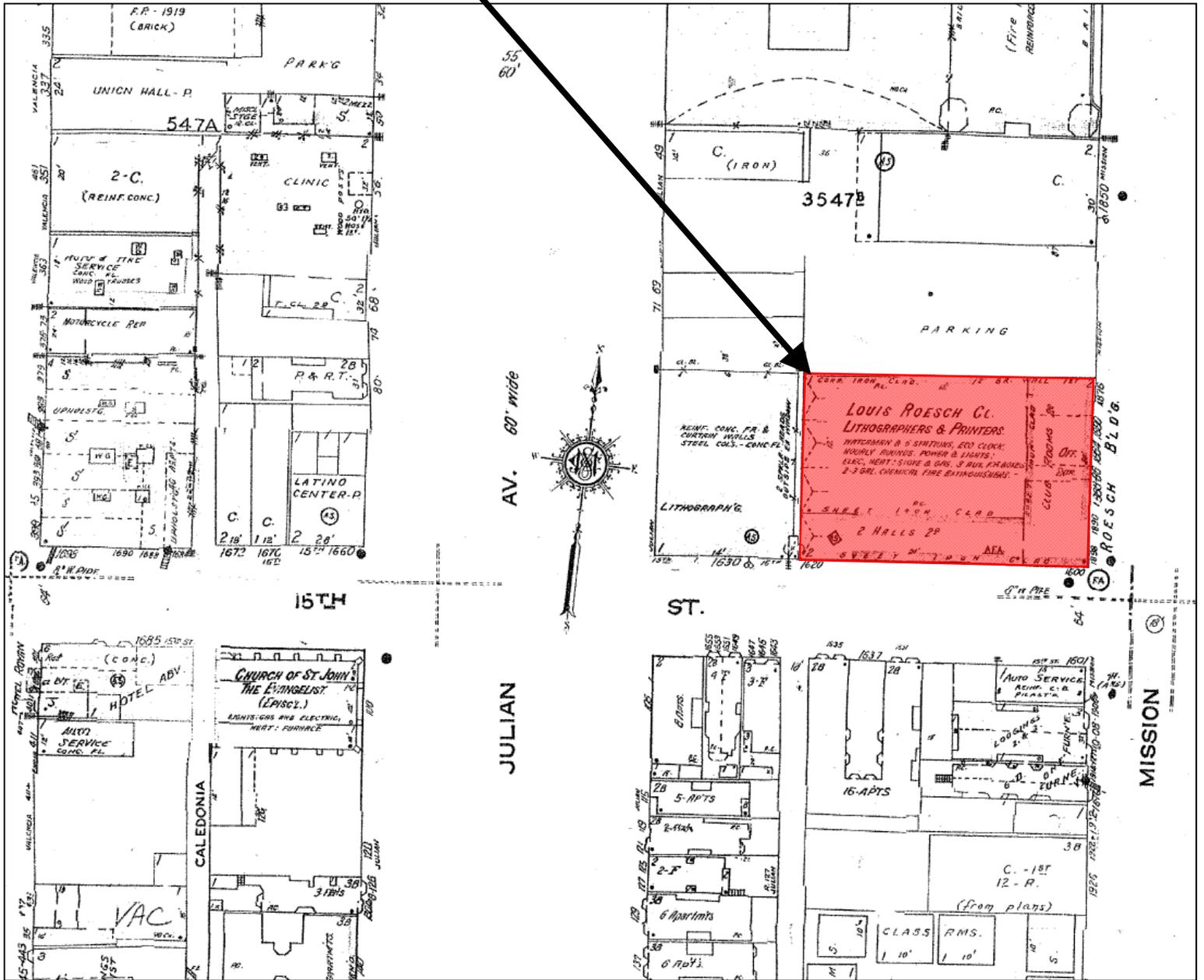
SUBJECT PROPERTY



Review and Approval-Interpretative Display
Case Number 2000.1164E
1880 Mission Street

Sanborn Map*

SUBJECT PROPERTY



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Review and Approval-Interpretative Display
 Case Number 2000.1164E
 1880 Mission Street

Aerial Photo



PROJECT SITE

Review and Approval-Interpretative Display
Case Number 2000.1164E
1880 Mission Street



Site Photo



Roesch Building, 1880 Mission Street (Now Demolished), April 2011

Review and Approval-Interpretative Display
Case Number 2000.1164E
1880 Mission Street

THE LOUIS ROESCH BUILDING

Constructed on this site in 1906, Demolished 2011

LOUIS ROESCH

Born in Stuttgart, Germany, Louis Roesch immigrated to the United States in 1872. In addition to being a Mason and member of the Olympic Club, Native Sons of the Golden West, and San Francisco Advertising Club, he was a member of the German Benevolent Society.

The Louis Roesch Company was one of more than fifty major printing and lithography businesses in San Francisco around 1906, which together employed over 5000 individuals. It specialized in printing labels for the crated, canned and bottled foods and wines produced by California's booming agricultural industry. The printing industry at the time was characterized by a large number of German-American proprietors, and like the Louis Roesch Company, most printing businesses were located north of Market Street before 1906, then relocated to the more industrial areas of the South of Market and Mission districts after the earthquake.

The Roesch Company was unique however, in that its post-quake quarters included spaces for other tenants, including meeting rooms and retail shops that would not normally have been found in the same building with the loud vibrating equipment common to a printing plant.

The building and company were last owned by Michael Davos from 1986 to 2010.



THE BUILDING

Although the building was quickly constructed after the 1906 earthquake, the design did not forgo aesthetics. The post-quake urgency to rebuild was reflected in the building's design, craftsmanship and materials; however it still achieved a balance between utility and style. Its unusual sheet metal siding was inexpensive, quickly applied, and provided some fire protection; however, two different patterns of pressed metal were used, showing consideration for appearance. It reflected both the building's industrial nature and its role as a more refined facility for small-scale commerce and social activities. The fact that the building was architect-designed and showed attention such details is testament to the fact that it was constructed efficiently, but not hastily or without care.

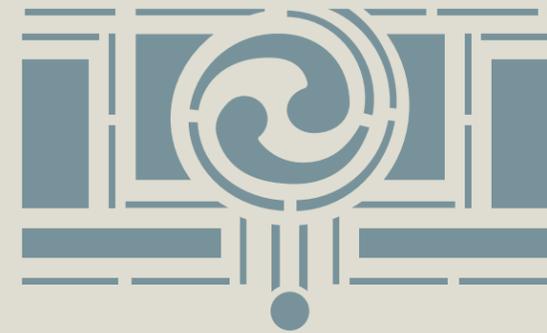
It also represented forethought and consideration for the needs of the surrounding neighborhood and the future needs of the Roesch Company. Roesch's priority was to build a new facility where his printing business could begin operating again quickly, but the intended mixed use of the building was not an afterthought and was obviously reflected in its original floor plan and interior organization, with elaborate second floor commercial and assembly spaces. This indicates that Roesch had consideration for the circumstances of the time and the needs of the Mission District community.



The Louis Roesch Company specialized in printing labels for the crated, canned and bottled foods and wines produced by California's booming agricultural industry.

WORKING CLASS GATHERING PLACE

Known alternately as the Roesch Building, Roesch Hall, or Germania Hall, the building was made available to the community for lodge meetings, lectures, or church meetings on Sundays. In addition, many organizations rented office space. The groups that met in the building ranged from social and cultural clubs to fraternal societies to labor unions. In this way, the Roesch Building reflected a largely immigrant working-class population of the Mission, where issues of social and cultural identity and trade affiliations were paramount. There were a large number of labor union members living in the district, and the neighborhood came to house the headquarters of many unions and organizations that catered to these interests. During the years when labor unions and fraternal organizations were the most active, there were at least twenty halls located within a few blocks of Roesch Hall, including the Labor Council Hall, the Mission Turnhalle (German-American affiliation), the Sheet Metal Worker's Hall, the Union Hall, the Woodmen Building, the Building Trades Temple, the Carpenter's Hall, Hibernian Hall, and the Redmen's Hall. Roesch Hall fit firmly into the larger context of social, cultural, fraternal and labor-related activities in the Mission District and was one of many physical facilities in the area serving these groups.

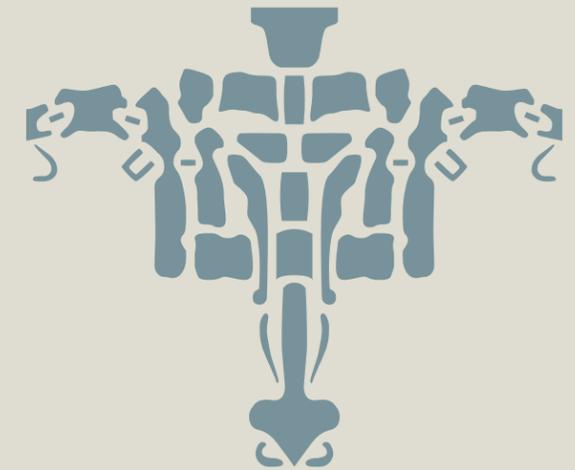


Stencil patterns were used on fabric wall paper in the the auditorium, which was used as a social gathering place and meeting space for civic groups.

GERMAN AMERICANS

In the late 19th and early 20th century, the Mission District was home to large Irish, German, Italian and Scandinavian communities. The Germans were particularly active in forming organizations, like singing and gymnastics clubs. These clubs in turn also took up political and social causes that influenced the further growth of politics, education, culture and recreation in San Francisco.

The Roesch Building or "Roesch Halle," housed many organizations and businesses with German-American ethnic affiliations. Louis Roesch, himself German, was probably instrumental in attracting other German-Americans and their culturally-based organizations and businesses to use Roesch Hall. As well as hosting regular meetings for German-American social and fraternal organizations, such as the Hessen Verein and the Improved Order of the Redmen, Roesch Hall was often the venue for large celebratory events put on by the German American community. In the 1920s, the German-American California Journal posted numerous advertisements for events held at Roesch Hall, such as a performance by the "Theatralischer Familien-Abend" (Theatrical Family Association) and a Fruhjahrens-Fest (spring festival) and dance hosted by a Bavarian women's group.



THE LOUIS ROESCH BUILDING

Occupied this location from 1906 to 2011

LOUIS ROESCH

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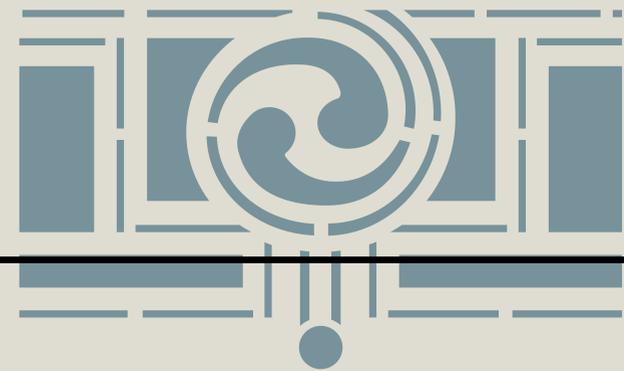


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large number of labor union members living in the district, and the neighborhood came to house the headquarters of many unions and organizations that catered to these interests. During the years when labor unions and fraternal organizations were the most active, there were at least twenty halls located within a few blocks of Roesch Hall, including the Labor Council Hall, the Mission Turnhalle (German-American affiliation), the Sheet Metal Worker's Hall, the Union Hall, the Woodmen Building, the Building Trades Temple, the Carpenter's Hall, Hibernian Hall, and the Redmen's Hall. Roesch Hall fit firmly into the larger context of social, cultural, fraternal and labor-related activities in the Mission District and was one of many physical facilities in the area serving these groups.



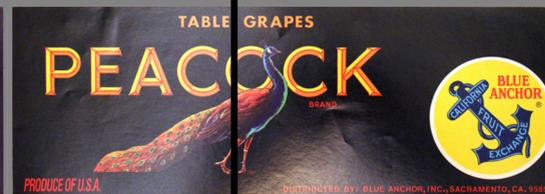
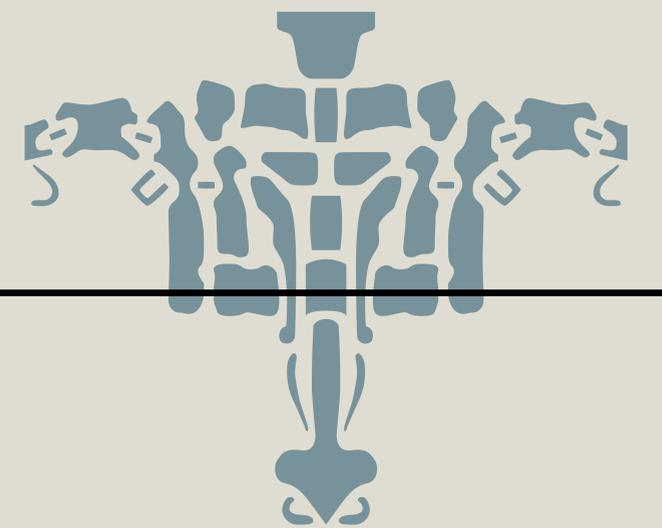
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PROPOSED DESIGN (CONT.)

This design uses reproductions of the original pieces to preserve their value as historic pieces. Elements would require high-resolution scanning, color correction and placement into the design at sizes appropriate to the display.

Size

60 x 36 inches (5 ft. x 3 ft.). This size was used in order to allow the display to be read well through a display case window. If a ceramic display is used and mounted directly on the wall (no glass between the display and the viewer) the display could be significantly reduced in size and still be readable.

Colors

The colors were chosen based upon their ties to the original auditorium and/or their ability to be used as a matte board-like material. The “tan,” “blue” and “greenish” colors were pulled directly from the walls of the auditorium. Grays and black are used as neutral colors which will clash with neither the featured elements of the display, nor the elements of the new building.

blue cmyk: 12/9/16/0	tan cmyk: 12/9/16/0	greenish cmyk: 50/40/60/15	black cmyk: 0/0/0/100	charcoal cmyk: 10/10/10/80
				light gray cmyk: 10/10/10/50

Fonts

The fonts were selected to reflect the fonts used elsewhere in the new building (Adobe Caslon), as well as reflecting the German heritage of the building (Helvetica)

display title | Helvetica Bold Condensed | 90 pt. size / 95 pt. lead | 0 space after | centered | tan

headlines | Helvetica Bold Condensed | 70 pt. size / 70 pt. lead | 0.5 in. space after | align left | charcoal

body copy | Adobe Caslon Pro | 28 pt. size / 38 pt. lead | 0.375 in. space after | justified | black

captions | Helvetica Medium Condensed | 34 pt. size / 50 pt. lead | 0 space after | centered | charcoal or tan

All styles and colors were created in InDesign and may be exported.

PROPOSED DESIGN (CONT.)

A print version of this design consists of two matte layers, with reproductions of the original pieces and copy panels layered on top of that to utilize the depth of the space available. This will help the display utilize the depth of a display case type environment.

Each panel should be edged (colored along the sides of the panel) in the color of the surface or black.

Original pieces should be scanned, color corrected and scaled to best use the space provided.

If the display is printed as a ceramic panel there would be no use of depth. It would all be printed on a single stratum.

THE BUILDING

Although the building was constructed after the 1906 earthquake, the design did not reflect the post-quake urgency to rebuild with craftsmanship and materials; however, it still achieved a balance of utility and style. Its unusual sheet metal siding was quickly applied, and provided some fire protection; however, the patterns of pressed metal were used, showing considerable care. It reflected both the building's industrial nature and its role as a more refined facility for small-scale commerce and social gathering. The fact that the building was architecturally designed and showed attention to detail is a testament to the fact that it was constructed hastily or without care.

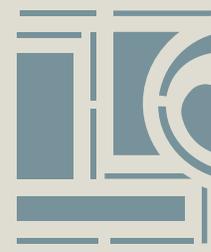
It also represented the needs of the surrounding neighborhood. Roesch's priority was to create a facility where his printing business could begin operations, but the intended mixed use of the building was not an afterthought. The floor plan and interior design reflected the needs of the community, with elaborate second floor commercial and assembly spaces that Roesch had considered for the needs of the Mission District community.

THE LOUIS ROESCH BUILDING

Constructed on this site in 1906, Demolished 2011

WORKING CLASS GATHERING PLACE

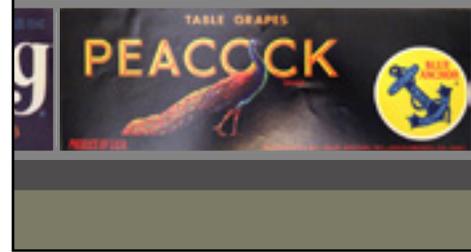
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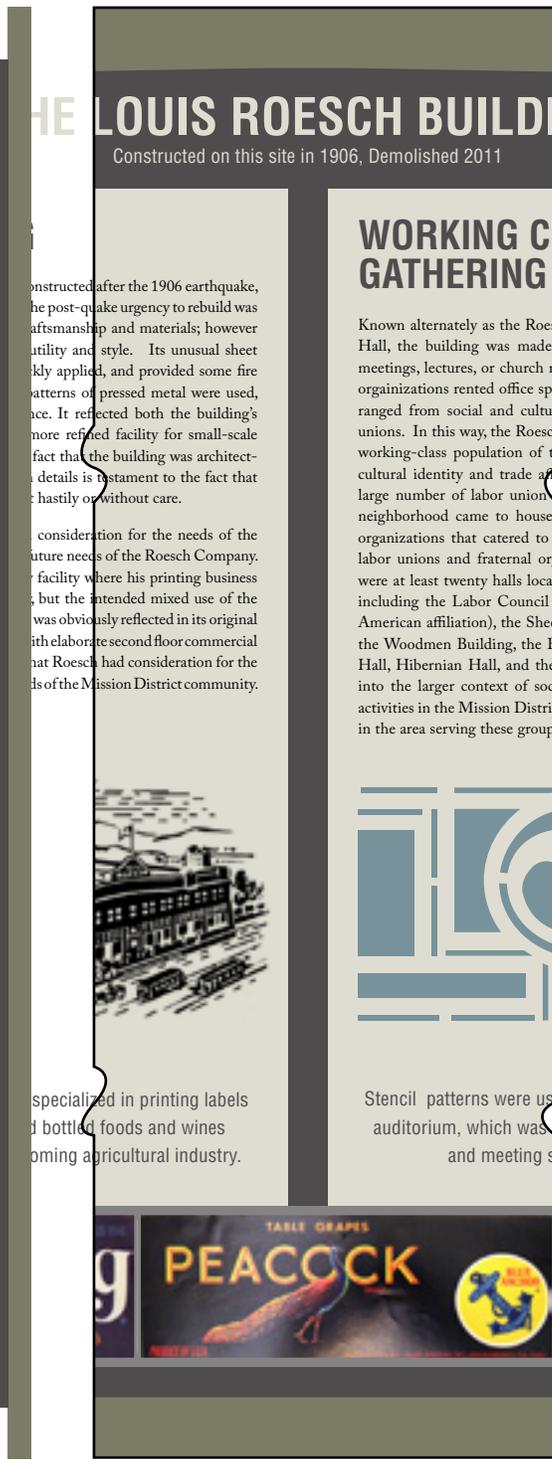
copy panel

labels

spacers

top matte

base matte





ID	MANUF.	MODEL	FINISH	COLOR
BR-1	Brick (Veneer)	Reclaimed	Veneer	-
EP-1	ECOSTucco	Integral Color	Fossil	BM OC-46 Halo
EP-2	ECOSTucco	Integral Color	Fossil	FR CL 2833M
EP-3	ECOSTucco	Integral Color	Marble	FR CL 2756A
EP-4	ECOSTucco	Integral Color	Marble	FR CL 2577N
EP-5	ECOSTucco	Integral Color	Marble	FR CL 3236A
MT-1	-	-	Aluminum	Clear Anodized
MT-2	All Weather	-	Aluminum	Dark Broze Ano.
MT-4	Morin	F-XX Perf	Kynar	Chromium Gray
MT-5	NorthClad	CL	Rheinzinc	Blue Gray
MT-6	-	-	Aluminum	Light Satin
P-1	Frazer	-	LO-Sheen	FR CLW 1034W
P-2	Frazer	-	LO-Sheen	FR CLV 1165A
P-3	Frazer	-	LO-Sheen	FR CLV 1177N
P-4	Frazer	-	LO-Sheen	FR CL 1517N
PT-1	Crossville	Color Blox 2	-	Red Riding Hood
PT-2	DaTile	Plaza Nova	-	Gray Fog
PT-3	Crossville	Plan	Brick 3D	Sand
RF-1	Firestone	60 Mil	-	White
RF-2	GAF	Timberline	-	Birchwood
RP-1	3 FORM	Chroma XT	-	Atlantic
RS-1	Formica	Vivix	Matte	Oiled Olivewood
RS-2	Formica	Vivix	Matte	Elegant Rosewood
RS-3	NorthClad	EF	Rheinzinc	Blue Gray
SF-1	Kawneer	-	Aluminum	Light Satin
SF-2	Kawneer	-	Aluminum	Clear Anodized
VY-2	Mercer	-	Matte	White

- ELEVATION LEGEND**
- XX MATERIAL CALLOUT
 - TILE PATTERN START
 - GRAIN DIRECTION (VERTICAL UNO.)
- ELEVATION NOTES**
- PROVIDE HORIZONTAL AND VERTICAL GALV. METAL EXPANSION JOINTS IN GIBBIT PLASTER AT APPROX. 12'-0" OR AS SHOWN ON ELEVATIONS. SEE DETAIL 1 ON SHEET A3.0.1 FOR TYPICAL DETAIL.
 - PROVIDE FURRING AND BILDUP WINDOWS, DOORS AND WALL SEGMENTS WHERE STRUCTURAL SHITS IS DISCONTINUOUS. FURRING WILL BE ADDED AT THE SAME THICKNESS AS THE STRUCT. SHITS AT A MINIMUM OF 1/8" O.C.
 - ALL HORIZONTAL PLASTER SURFACES TO RECEIVE A MINIMUM ICE AND WATER SHIELD, WEATHERBOARD LAPPED 1/4" MIN. 3" LAP W/ BUILDING PAPER PRIOR TO THE APPLICATION OF LATH.
 - ALL COLOR TERMINATIONS WILL OCCUR AT AN INSIDE CORNER UNLESS OTHERWISE NOTED.
 - AT ALL LOCATIONS WHERE WALL SURFACES OF WOOD OR CONCRETE ARE SHOWN TO ALIGN THE PLASTER FINISH WILL BE INSTALLED AT THE SAME THICKNESS TO MAINTAIN THE FINISH SURFACES AS FLUSH.
 - ALL EXTERIOR WALL, ATTIC AND ROOF/CEILING ASSEMBLIES TO BE PROVIDED WITH INSULATION PER TITLE 24 ENERGY CALCULATIONS.
 - ALL WINDOW HEADS ARE 8'-0" A.F.F. UNLESS NOTED OTHERWISE.
 - ANTI-GRAFFITI COATINGS TO OCCUR @ ALL WALL SURFACES OCCURRING WITHIN 10'-0" OF ADJACENT GRADE INCLUDING FULL HEIGHT OF WALL FINISH OR TO NEAREST REVEAL ABOVE 10'-0".
- GENERAL NOTES:**
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.
- DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC. AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THEREIN IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC. THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT.

© DEVCON CONSTRUCTION, INC.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/31/12	ADDENDUM 4 SUBMITTAL	
2	2/9/12	PG 4E RESUBMITTAL	
4	5/4/12	ADDENDUM 4 RESUBMITTAL	
8	7/16/12	CONSTRUCTION SET	
16	XX/XX/12	(IN PROCESS)	

OVERALL ELEVATIONS

JOB NO. 11-101 SHEET NO. **A3.1**

DATE: 09/11/2012

DRAWN: Author

CHECKED:

ISSUE: OF SHEETS

SITE LEGEND

- KB KNOX BOX
- ↔ FIRE DEPARTMENT CONNECTION PER FIRE SPRINKLER DWGS
- ⊕ FIRE HYDRANT PER CIVIL

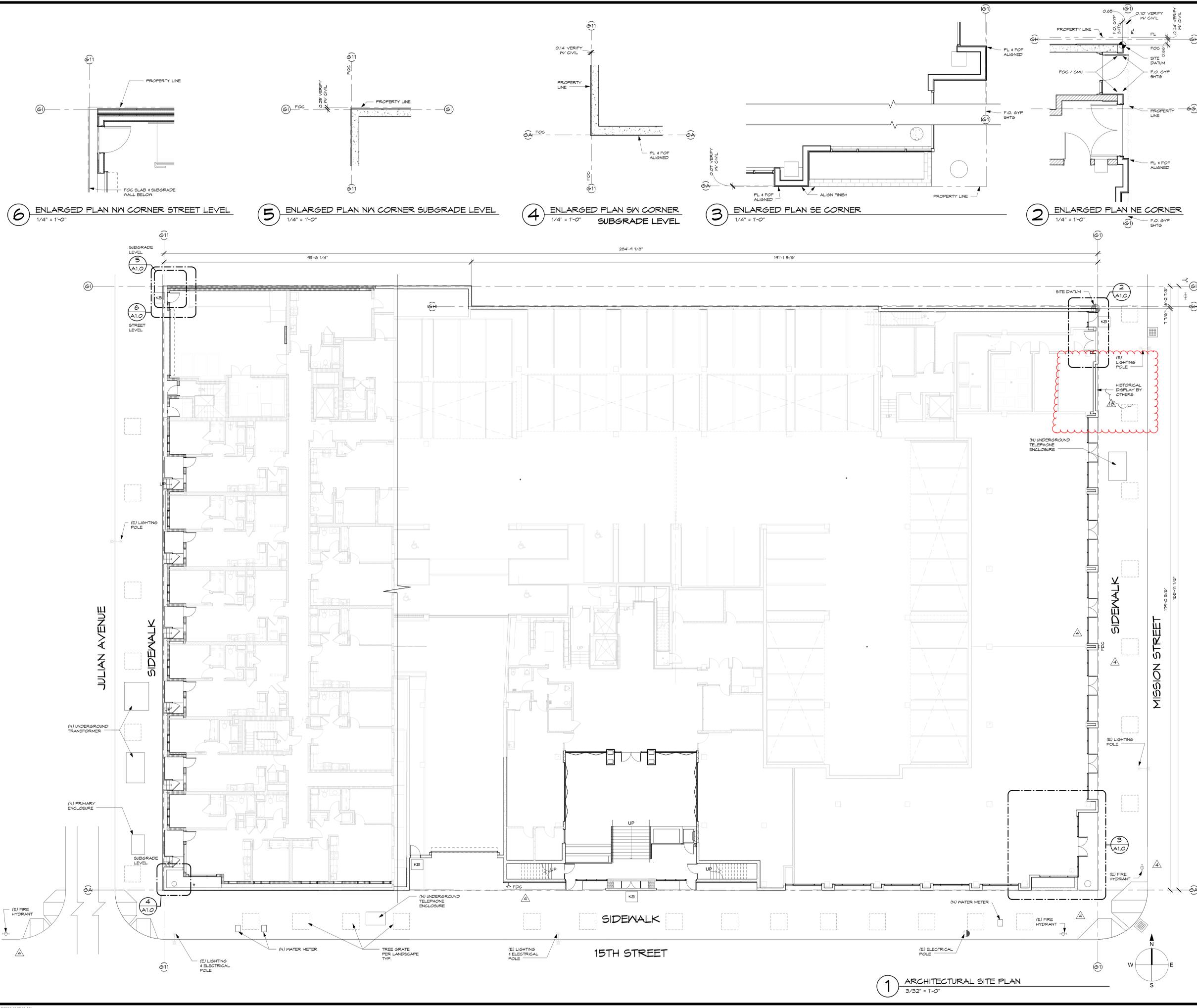
GENERAL NOTES:
CONTRACTOR SHALL FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS. VARIATIONS THEREOF FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECT.
DETAILS INDICATED ON THE DRAWINGS ARE REPRESENTATIVE AND TYPICAL. ALL ATTACHMENTS AND CONNECTIONS SHALL CONFORM TO BEST PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
THIS DRAWING EMBODIES IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS WHICH ARE PROPRIETARY TO DEVCON CONSTRUCTION INC. AND WHICH WERE DESIGNED, CREATED, EVOLVED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE SPECIFIED PROJECT. NO TRANSFER OF ANY RIGHTS THEREIN IS INTENDED OR EFFECTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF DEVCON CONSTRUCTION INC. THE DRAWING IS NOT TO BE DISCLOSED TO OTHERS, REPRODUCED OR COPIED IN WHOLE OR IN PART, OR USED IN THE FABRICATION OR CONSTRUCTION OF BUILDINGS, STRUCTURES, FOUNDATIONS, OR ANY PORTIONS THEREOF, FOR OTHER THAN THE SPECIFIED PROJECT.
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REVISIONS

NO.	DATE	DESCRIPTION	BY
	12/16/11	PROGRESS SET	
	1/31/12	ADDENDUM 4 SUBMITTAL	
	2/9/12	PG4E RESUBMITTAL	
4	5/4/12	ADDENDUM 4 RESUBMITTAL	
8	7/16/12	CONSTRUCTION SET	
16	xx/xx/12	(IN PROCESS)	

ARCHITECTURAL SITE PLAN

JOB NO. 11-101	SHEET NO.
DATE: 09/11/2012	A1.0
DRAWN: Author	OF SHEETS
CHECKED:	
ISSUE: -	



6 ENLARGED PLAN NW CORNER STREET LEVEL
1/4" = 1'-0"

5 ENLARGED PLAN NW CORNER SUBGRADE LEVEL
1/4" = 1'-0"

4 ENLARGED PLAN SW CORNER SUBGRADE LEVEL
1/4" = 1'-0"

3 ENLARGED PLAN SE CORNER
1/4" = 1'-0"

2 ENLARGED PLAN NE CORNER
1/4" = 1'-0"

1 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"