



DISCRETIONARY REVIEW ACTION DRA-793

HEARING DATE: AUGUST 25, 2022

AMENDED DATE: OCTOBER 4, 2022

Record No.: **2020-005176DRP**
Project Address: **45 Bernard Street**
Building Permit: **2020.0822.2415**
Zoning: RH-3 (Residential House- Three Family) Zoning District
40-X Height and Bulk District
Block/Lot: 0157 / 030
Project Sponsor: Taylor Huston
59 Grove Hill South
San Anselmo, CA 94960
DR Requestor: Jennifer Mei
Upper Chinatown Neighborhood Association
1144 Pacific Avenue
San Francisco, CA 94133
Staff Contact: David Winslow – (628) 652-7335
David.Winslow@sfgov.org

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF RECORD NO. 2020-005176DRP AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2020.0822.2415 PROPOSING CONSTRUCTION OF A FOUR-STORY HORIZONTAL REAR ADDITION AT THE EXISTING BASEMENT, FIRST FLOOR, SECOND FLOOR, AND THIRD FLOOR TO A THREE-STORY OVER BASEMENT, FOUR-FAMILY DWELLING WITHIN THE A RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On August 22, 2020, Taylor Huston filed for Building Permit Application No. 2020.0822.2415 proposing construction of a four-story horizontal rear addition at the existing basement, first floor, second floor, and third floor to a three-story over basement, four-family dwelling within the RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

On February 23, 2022, Jennifer Mei of the Upper Chinatown Neighborhood Association (hereinafter “Discretionary Review (DR) Requestor”) filed an application with the Planning Department (hereinafter “Department”) for Discretionary Review (2020-005176DRP) of Building Permit Application No. 2020.0822.2415.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

On August 25, 2022, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2020-005176DRP.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

Action

The Commission hereby takes Discretionary Review requested in Record No. 2020-005176DRP and approves Building Permit Application 2020.0822.2415 with modifications.

The reasons that the Commission took the action described above include:

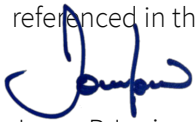
1. There are extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code and the General Plan, but does not conform with the Residential Design Guidelines with respect to articulating the building to minimize impacts to light and air to the adjacent buildings.
2. The Commission recognizes the Rent Control Ordinance and its direct impact as it relates to tenant rights, owner move-in evictions, the need to be able to locate previous tenants, first right of refusal at their previous rent rates, and that the current tenant may continue their tenancy for as long as they wish. ~~and first right of refusal for evicted tenants.~~
3. The Commission further encourages that the duration of any relocation of the existing tenant will be as short as possible and a green rear yard open space.
4. The Commission determined that modifications to the project were necessary, and encouraged greening the rear yard open space ~~and they~~ instructed staff to approve the Project per plans with the following conditions:
 1. Eliminate the roof deck.
 2. Eliminate the ~~and~~ spiral stair from the third floor to the roof.
 3. Configure the third floor to be identical to the second floor.
 - 2.4. Provide the Commission with an update report within six months of BPA issuance.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Ave, Suite 1475, San Francisco, CA 94103.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action, or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission takes Discretionary Review and approved the building permit as referenced in this action memo on August 25, 2022 and amended on October 4, 2022.



Jonas P. Ionin
Commission Secretary

AYES: Ruiz, Imperial, Koppel, Moore

NOES: Diamond

ABSENT: Fung, Tanner

ADOPTED: August 25, 2022

AMENDED: October 4, 2022

BERNARD ST. 3-UNITS APARTMENT SEISMIC RETROFIT/REMODEL

45, 47 & 49 BERNARD STREET, SAN FRANCISCO, CA - 94133



BERNARD ST. 3-UNITS APARTMENT SEISMIC RETROFIT/ REMODEL

APN # 0157030

PERMIT NUMBER:

- BP#2020.0822.2415
- 2020-05176PRJ
- BB#368-912-764
- 2020-0822-2415

PROJECT ADDRESS
45, 47 & 49 BERNARD ST., SAN FRANCISCO, CA 94133

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR LIC.# 720437

STAMP
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REVISIONS

DATE	REVISION	DESCRIPTION
10.08.2021	2	PLAN REVIEW RESPONSE #1
06.28.2022	3	PLAN SET UPDATE
07.15.2022	4	PLAN SET UPDATE 2

DATE	04.27.2020
SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	PR, MD
CHECKED BY	JH

COVER SHEET

SHEET TITLE

A0.0

SHEET NO.

CONTACT INFORMATION

OWNER: Tina Huston c:925.337.1755 Lindsey Huston c: 925.337.9532	GENERAL CONTRACTOR: HGCI 112 Spaulding St., Unit - A San Anselmo, CA - 94960 p: 415.597.6880 c: 415.509.0304	ENGINEER: CRES Engineering Andres Stambuk 2420 Sand Creek Rd, Suite C-1252 Brentwood, CA. 94513 c: 925.487.0895
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PROJECT DATA

ADDRESS:	45, 47 & 49 Bernard St., SAN FRANCISCO, CA. 94133
BLOCK/ LOT :	0157 / 030
LOT SIZE :	23' 0" X 60' 0" = ± 1380 SF
ZONING :	RH - 3 (RESIDENTIAL HOUSE - THREE FAMILY)
HEIGHT & BULK DISTRICT :	65 - A

PLANNING DISTRICT:	DISTRICT-3 NORTHEAST
SET BACK REQUIREMENTS:	<ul style="list-style-type: none"> • FRONT SETBACK: (E) SETBACK 0'0" OR AVERAGE OF ADJACENT BUILDINGS = 0'0" • REAR SETBACK: AVERAGE OF ADJACENT BUILDING per SF PLANNING CODE SECTION 134 = NO LESS THAN 17'-9". SEE SITE PLAN. • SIDE SETBACKS: NOT REQUIRED PER SF PLANNING CODE SECTION 133

EXISTING BUILDING :	<ul style="list-style-type: none"> • YEAR BUILT: 1906 • NUMBER OF STORIES: 3 STORIES + BASEMENT • BUILDING AREA: 2944 SQFT • OCCUPANCY CLASS: R-2 • USE TYPE: MULTI-UNIT APARTMENTS • NO. OF DWELLING UNITS: 3 DU • BUILDING HEIGHT: 32'-6" • CONSTRUCTION TYPE V-B
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PROPOSED BUILDING SIZE :	<ul style="list-style-type: none"> • PROPOSED NUMBER OF STORIES: 3 STORIES + BASEMENT (NO CHANGE) • PROPOSED BUILDING AREA: 3478 SQFT • PROPOSED OCCUPANCY CLASS: R-2 (NO CHANGE) • PROPOSED USE TYPE: MULTI-UNIT APARTMENT (NO CHANGE) • PROPOSED NO. OF DWELLING UNITS: 3 DU • OCCUPANCY LOAD: 1 PER 200 SQFT • BUILDING HEIGHT: 32'-6" (NO CHANGE) • CONSTRUCTION TYPE V-A
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(E) GARAGE PARKING:	NONE
REQUIRED PARKING:	NONE
FIRE SPRINKLERS:	Yes - Existing in Basement Unit (N) Sprinklers for Grd to 3rd floors
FIRE ALARM:	Yes

APPLICABLE CODES

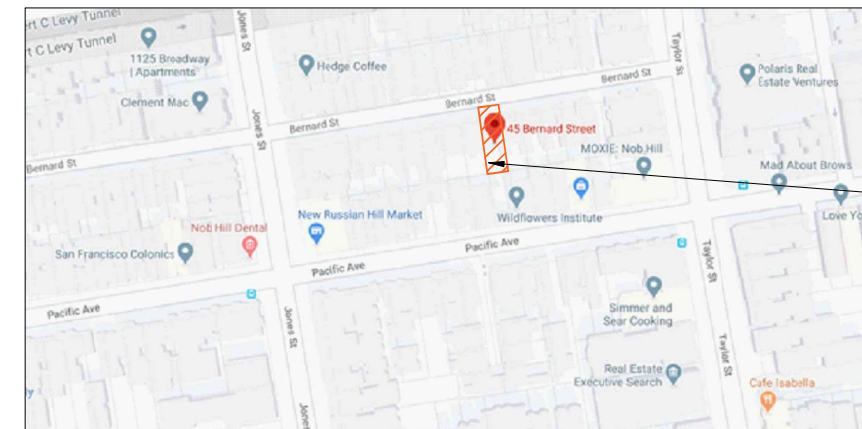
- APPLICABLE CODES:
- 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA FIRE CODE
 - SAN FRANCISCO RESIDENTIAL DESIGN GUIDELINES
 - SAN FRANCISCO HOME-SF DESIGN GUIDELINES
 - SAN FRANCISCO URBAN DESIGN GUIDELINES
 - SAN FRANCISCO CODE OF ORDINANCES

SHEET INDEX

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A1.0	SITE PLAN & SETBACKS
A2.0	EXISTING / DEMO FLOOR PLANS - REFERENCE ONLY 1/2
A2.1	EXISTING / DEMO FLOOR PLANS - REFERENCE ONLY 1/2
A3.0	PROPOSED BASEMENT AND GROUND FLOOR PLANS
A3.0a	PROPOSED SECOND AND THIRD FLOOR PLANS
A3.1	PROPOSED ROOF DECK FLOOR PLAN AND ROOF PLAN
A4.0	EXISTING VS PROPOSED FRONT ELEVATION
A4.1	EXISTING VS PROPOSED REAR ELEVATION
A4.2	EXISTING VS PROPOSED EAST ELEVATION
A4.3	EXISTING VS PROPOSED WEST ELEVATION
A5.0	EXISTING BUILDING SECTION
A5.1	PROPOSED BUILDING SECTION

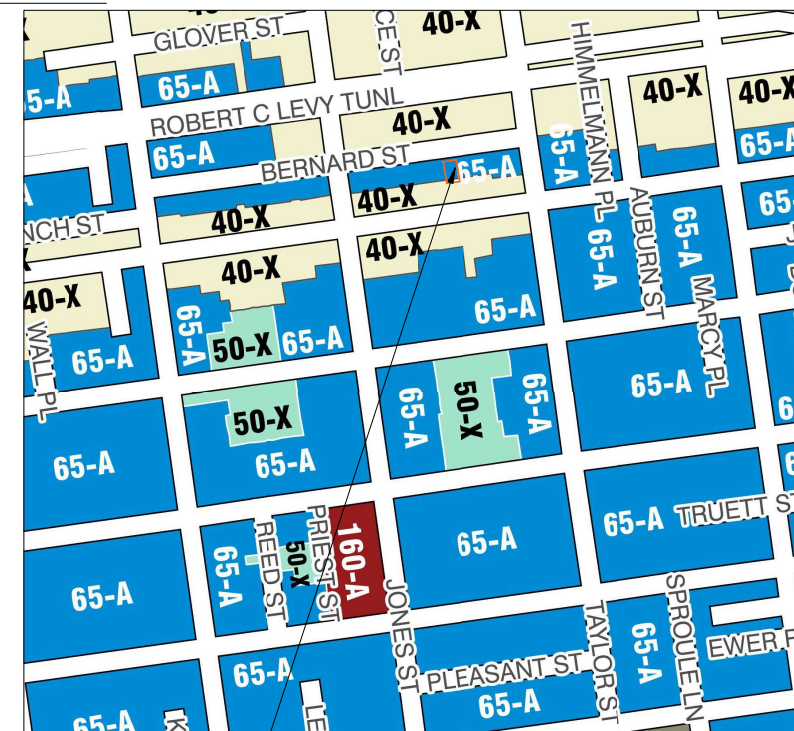
SCOPE OF WORK

- THIS RESIDENTIAL REMODEL WORK PROPOSES:
1. FOUNDATION / SEISMIC UPGRADES WITH CEILING CODE HEIGHT ADJUSTMENTS TO COMPLY TO CURRENT CODE.
 2. REAR YARD ADDITION WITH MISC UNIT UPGRADES INCLUDING MODIFY/RELOCATE PG&E METERS.
 3. FUTURE ADU AT BASEMENT UNDER SEPARATE STATE ADU PERMIT



1. LOCATION MAP

SCALE: NTS



2. ZONING MAP

SCALE: NTS



SUBJECT PROPERTY

NOTE: IF ANY DEMOLITION IS REQUIRED, IT MAY NOT START UNTIL THE CONTRACTOR HAS OBTAINED A PERMIT FROM THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT. THE PERMIT NUMBER (J#) NUMBER MUST BE PROVIDED TO THE INSPECTOR AND NOTED ON THE JOBSITE INSPECTION CARD. IF THE BAAQMD HAS DETERMINED THE PROJECT IS EXEMPT, A LETTER FROM THE AGENCY MUST BE PROVIDED. PROOF MUST BE PROVIDED TO THE BUILDING INSPECTOR NO LATER THAN THE FIRST INSPECTION.

AREA CALCULATIONS

UPDATED CALCULATIONS



DWELLING UNITS (DU)	(E) AREA SF	(N) ADDITION IN SF	TOTAL UNIT AREA IN SF
UNIT # 1 - (E) GRD FLR	736 SF	102 SF	838 SF
UNIT # 2 - (E) 2ND FLR	736 SF	102 SF	838 SF
UNIT # 3 - (E) 3RD FLR	736 SF	122 SF	858 SF
TOTAL DU FLOOR AREA	2,208 SF	326 SF ¹	2,534 SF
OTHER			
(E) BASEMENT	786 SF	222 SF	1008 SF
GROSS USABLE			
BLDG TOTALS (E) & (N)	2994 SF	548 SF	3542 SF

- 1 TOTAL (N) ADDITION IS LESS THAN 20% OF TOTAL GROSS FLOOR AREA AS DEFINED UNDER SF PLANNING CODE SECTION 102. NO BIKE ROOM/ RACKS REQUIRED AS PER SF PLANNING CODE SECTION 155.2

DWELLING UNITS	QUALIFIED OPEN SPACE (QOS) TOTAL PER DU
UNIT # 1	101 SF
UNIT # 2	101 SF
UNIT # 3	324 SF
TOTAL QOS	526 SF

EACH DWELLING UNIT HAVE MORE THAN 100 SF QUALIFIED PRIVATE OPEN SPACE

**BERNARD ST. 3-UNITS APARTMENT
SEISMIC RETROFIT/ REMODEL**

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LIC.# 720437

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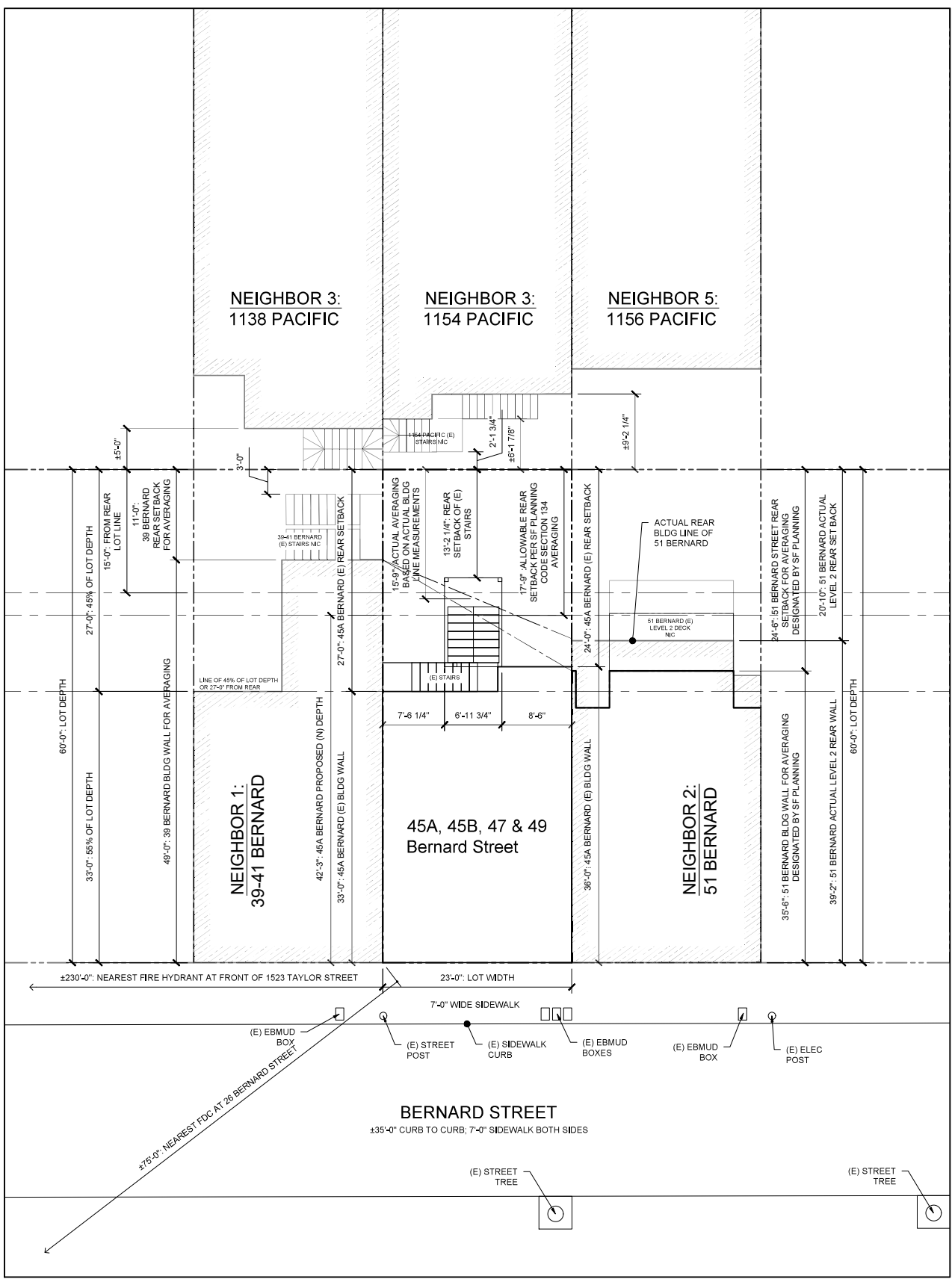
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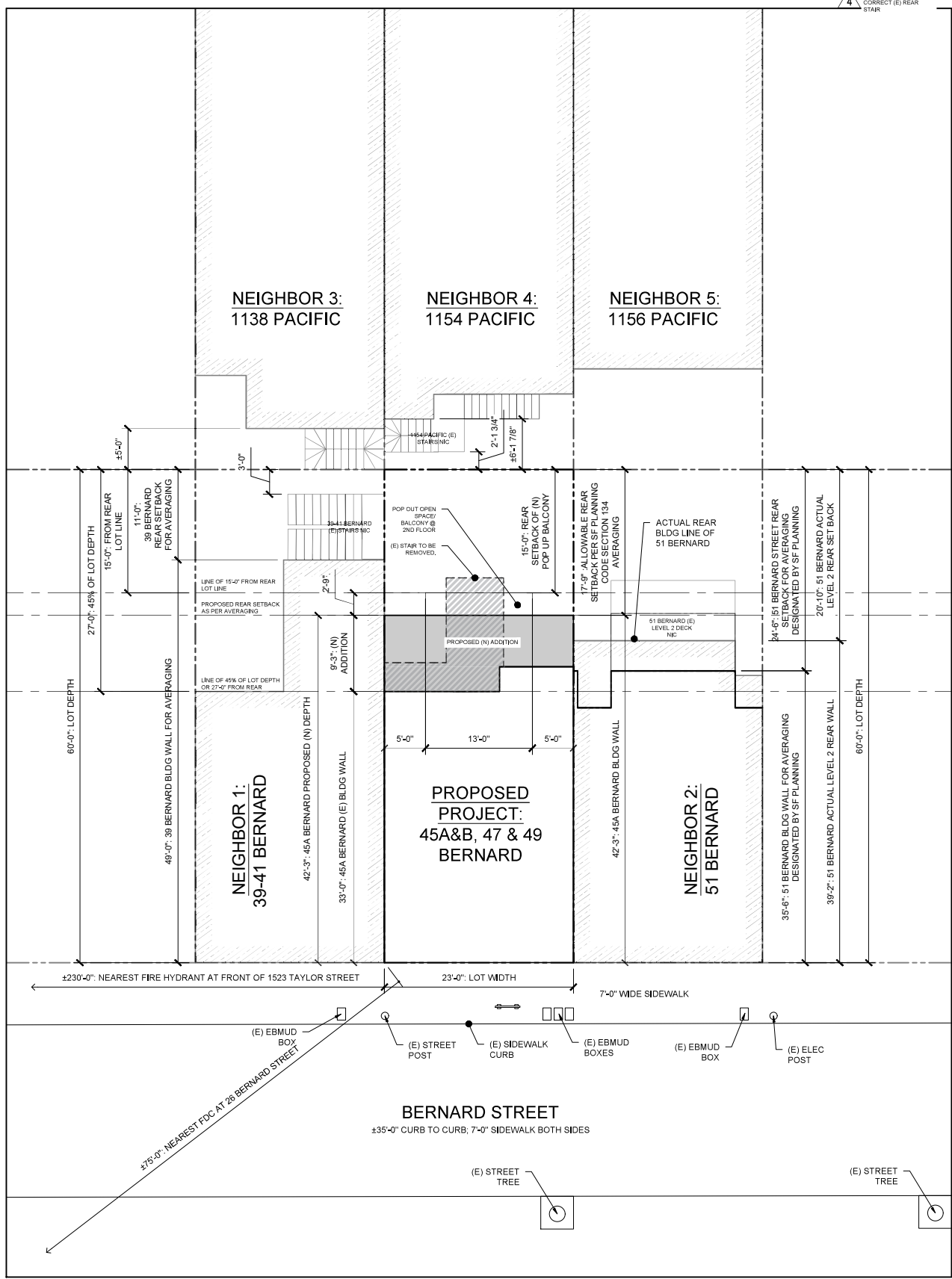
**EXISTING AND PROPOSED
SITE PLAN**

SHEET TITLE

SHEET NO. **A1.0**



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



112 SPALDING STREET, SUITE A
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 415.597.4814



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10.08.2021	2	PLAN REVIEW RESPONSE #1
08.28.2022	3	PLAN SET UPDATE

DATE 04.27.2020

SCALE AS NOTED

PROJECT ID 00000

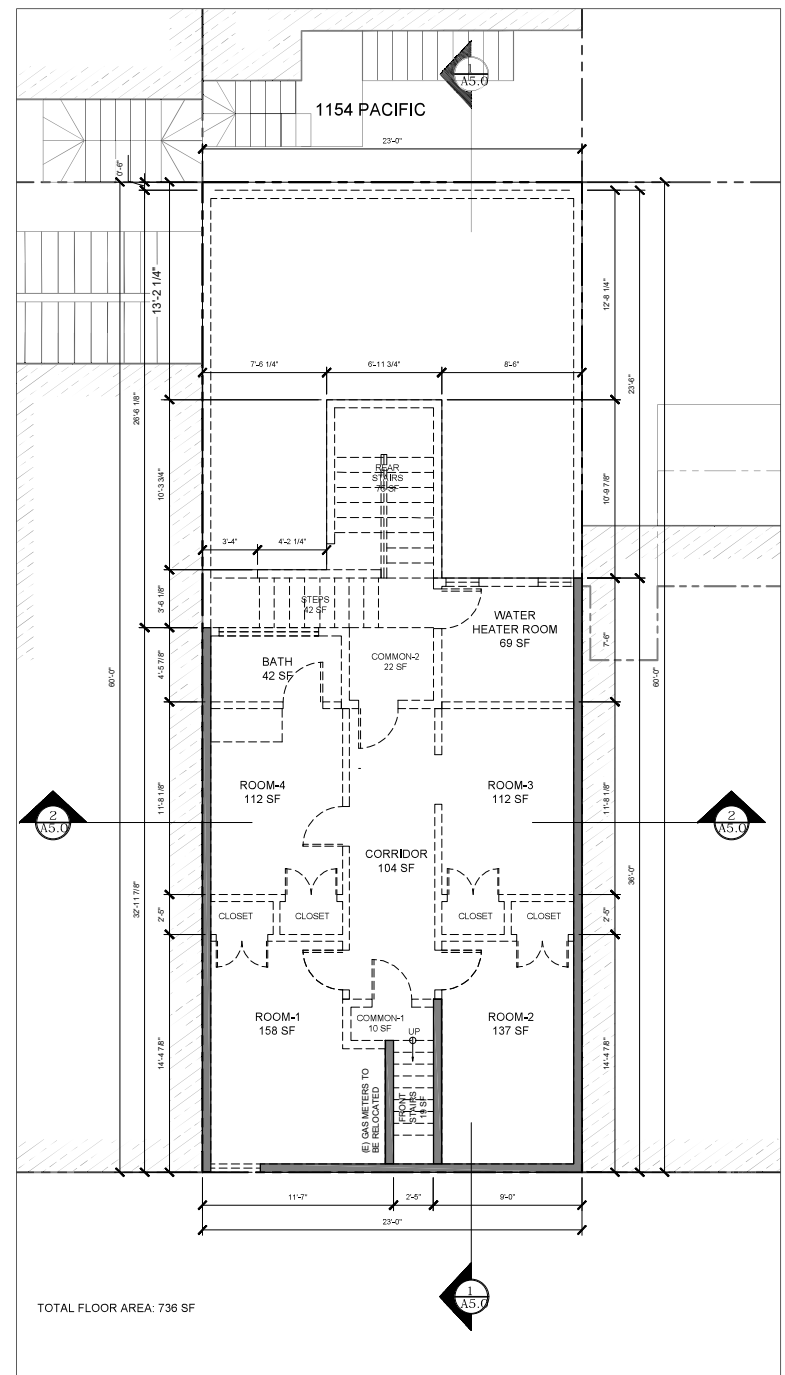
DRAWN BY PR, MD

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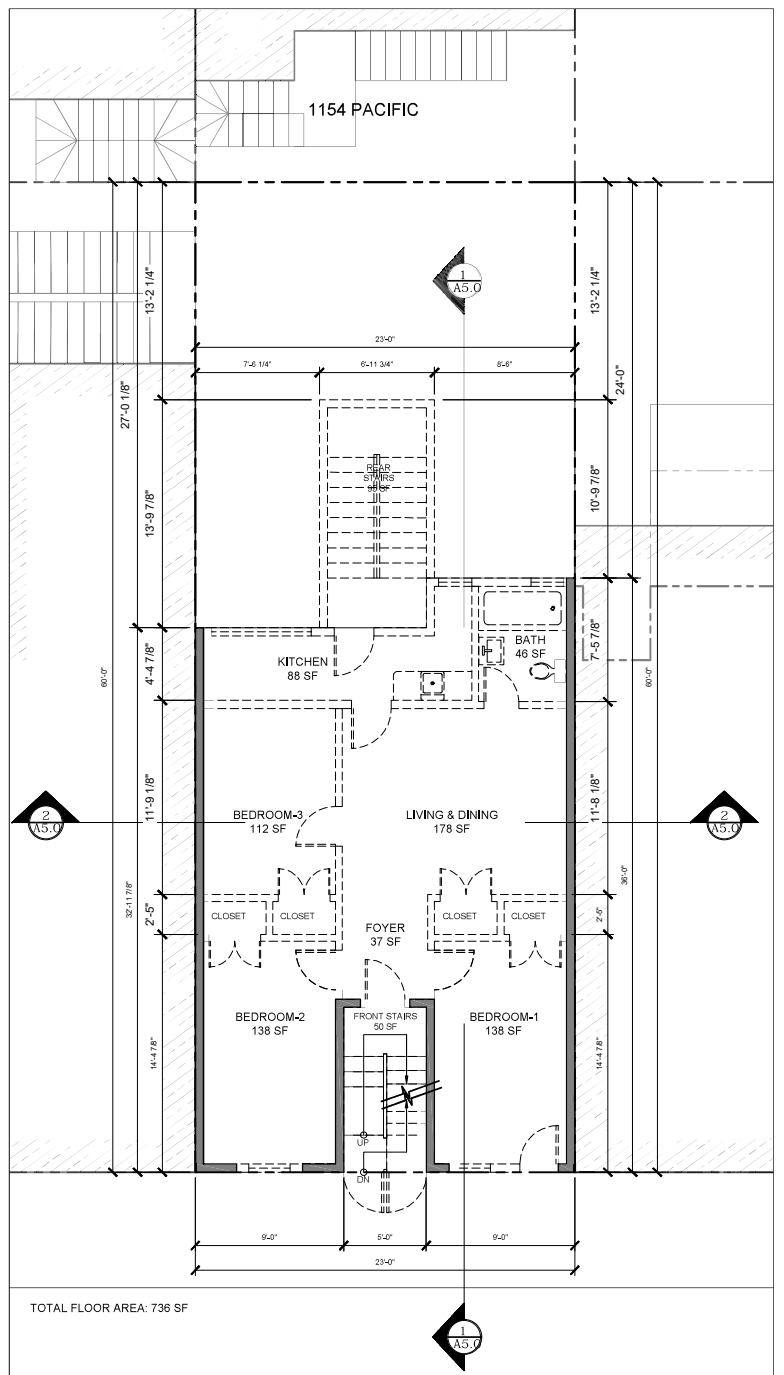
EXISTING/ DEMO FLOOR
PLANS - REFERENCE
1 OF 2

SHEET TITLE

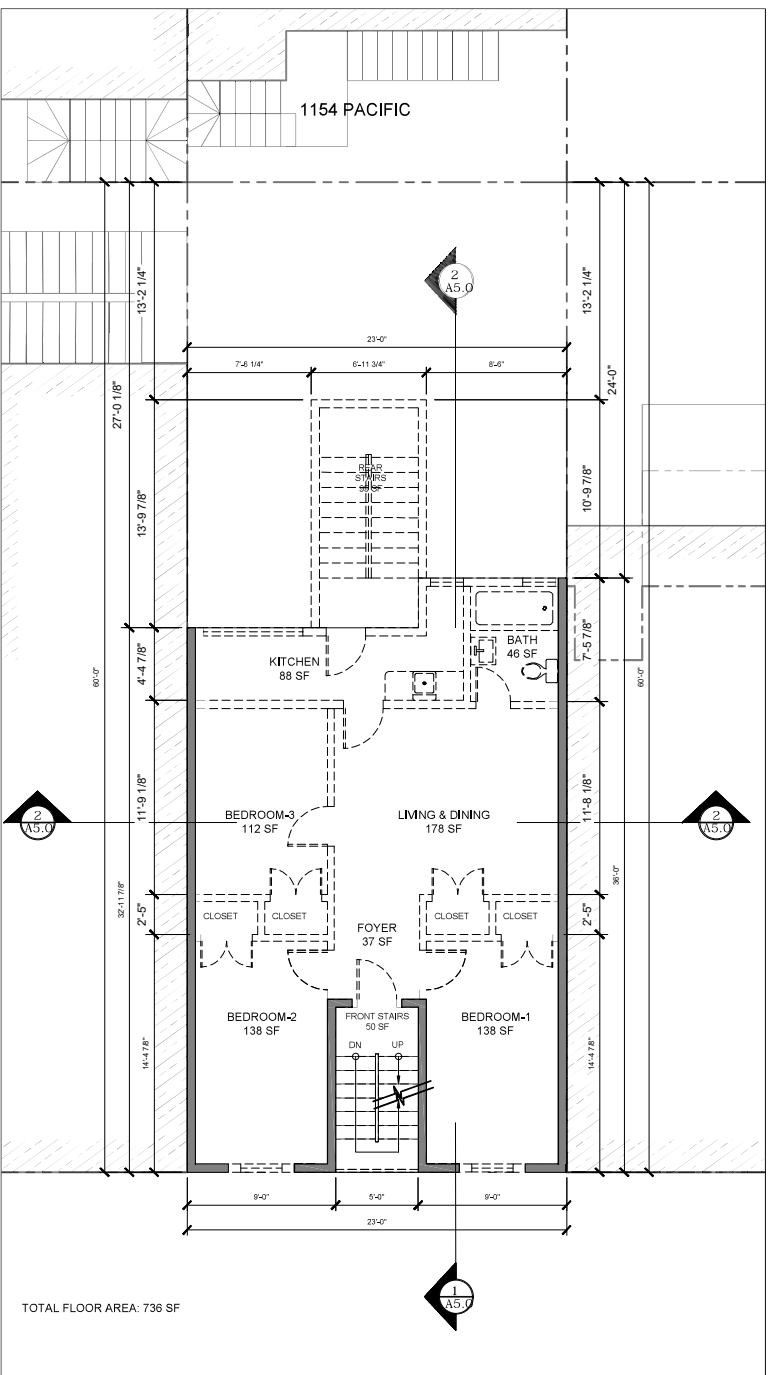
SHEET NO.



1 EXISTING AND DEMO PLAN: BASEMENT FLOOR
SCALE: 3/16" = 1'-0"



2 EXISTING AND DEMO PLAN: GROUND FLOOR
SCALE: 3/16" = 1'-0"



3 EXISTING AND DEMO PLAN: SECOND FLOOR
SCALE: 3/16" = 1'-0"

3 THIRD FLOOR REMOVED
TO SHOW ADJACENT
BLOCKS

LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMO

TANTAMOUNT TO DEMOLITION CALCULATION

FLOOR	HORIZONTAL ELEMENTS in SQFT				COMPLIANCE
	(E) AREA in SQFT	AREA TO DEMOLISH in SQFT	AREA TO ADD in SQFT	TOTAL AREA in REMAIN SQFT	
LEVEL - 01	736 = 100%	0 = 0%	236	736 > 50%	YES
LEVEL - 02	736 = 100%	0 = 0%	236	736 > 50%	
LEVEL - 03	736 = 100%	0 = 0%	236	736 > 50%	
ROOF AREA	736 = 100%	0 = 0%	236	736 > 50%	
BASEMENT	736 = 100%	0 = 0%	236	736 > 50%	

ALL EXTERIOR WALLS					
EXTERIOR WALL	(E) EXTERIOR WALL in LFT	EXTERIOR WALL TO DEMOLISH in LFT	AREA TO ADD in LFT	TOTAL EXTERIOR WALL TO REMAIN IN LFT	COMPLIANCE
NORTH	23 = 100%	0 = 0%	N.A.	23 > 50%	YES
SOUTH	23 = 100%	22 = 95.6%	N.A.	1 < 50%	
EAST	33 = 100%	0 = 0%	N.A.	33 > 50%	
WEST	36 = 100%	0 = 0%	N.A.	36 > 50%	
TOTAL	115 = 100%	22 = 19%	N.A.	93 > 50%	

112 SPALDING STREET, SUITE A
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SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	PR, MD
CHECKED BY	JH

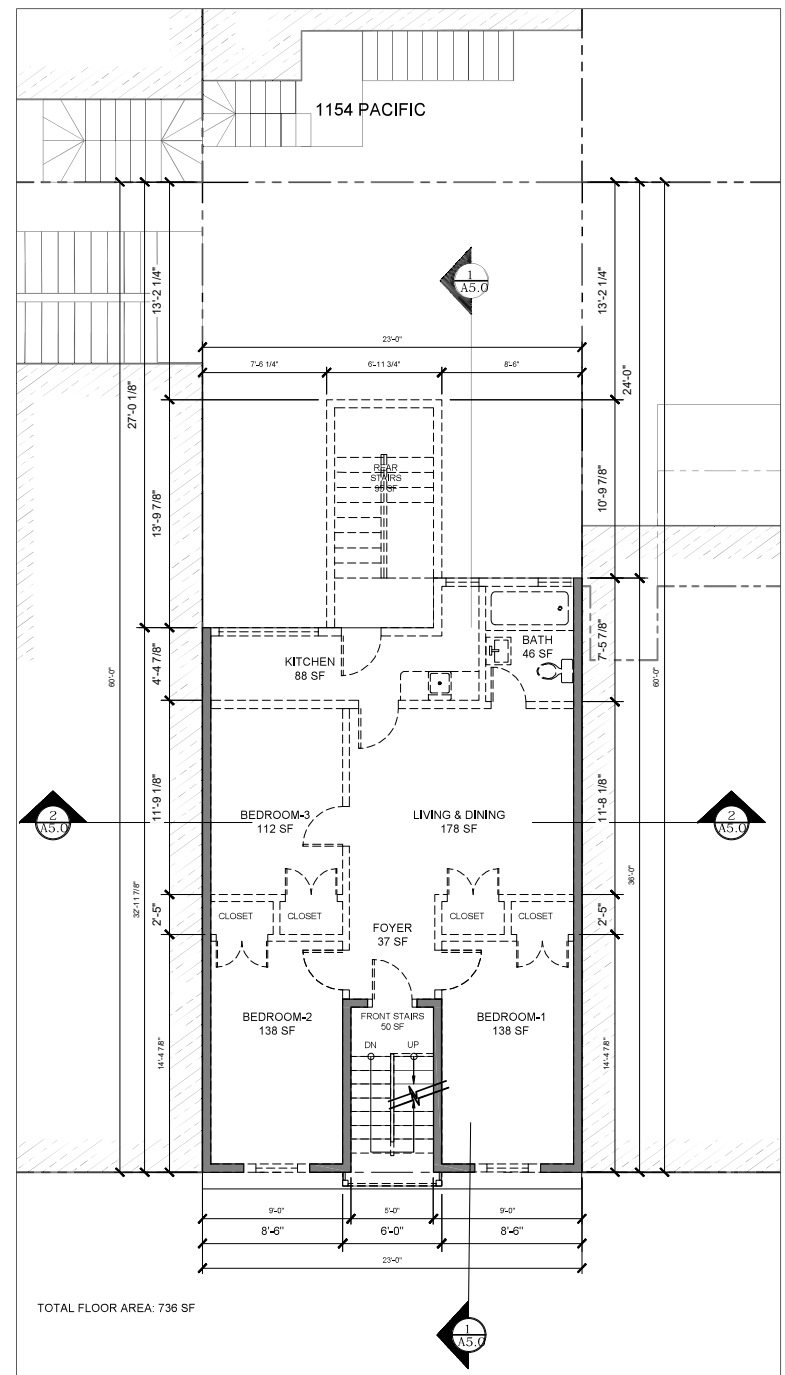
**EXISTING/ DEMO FLOOR
 PLANS - REFERENCE
 2 OF 2**

SHEET TITLE

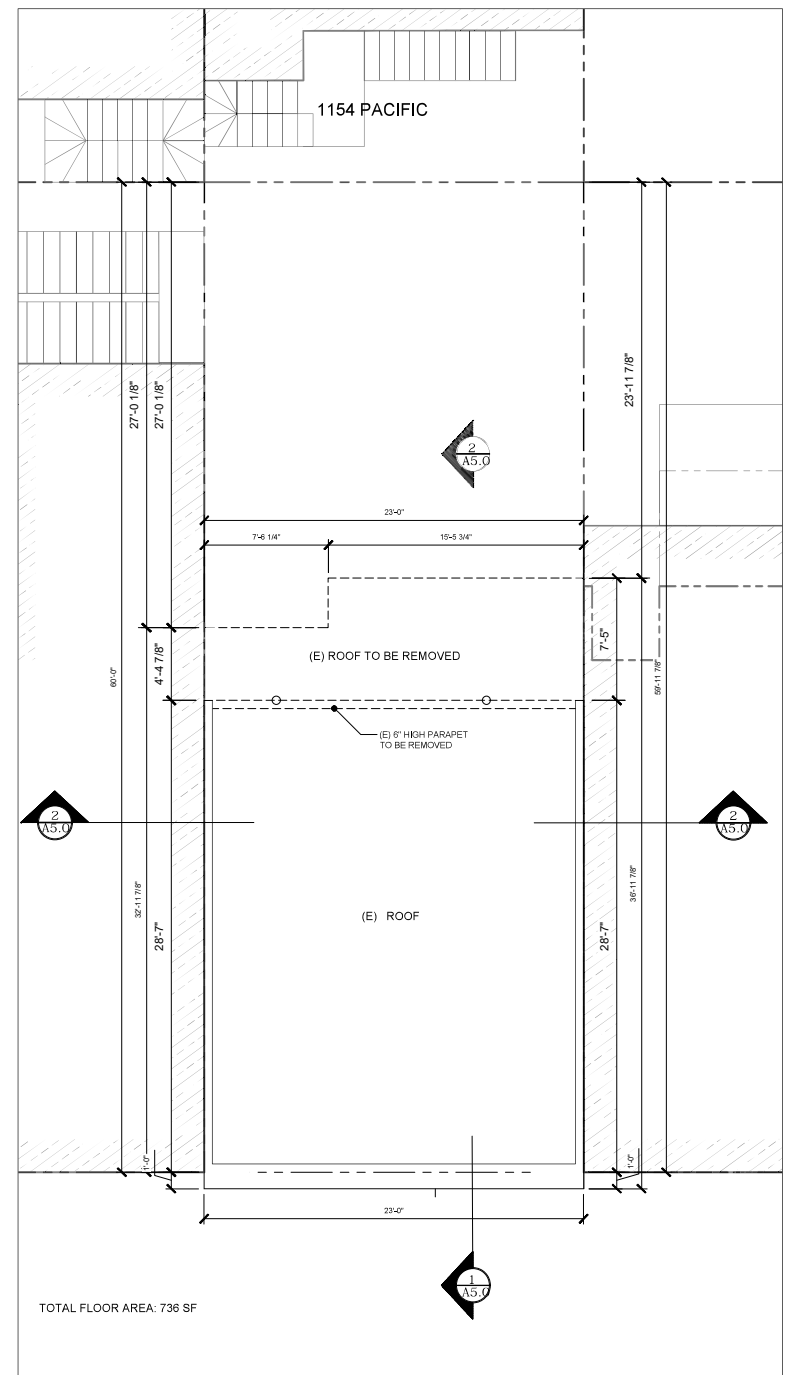
NEW SHEET FOR THIRD
 AND ROOF EXISTING
 AND DEMO PLANS

A2.1

SHEET NO.



1 EXISTING AND DEMO PLAN: THIRD FLOOR
 SCALE: 3/16" = 1'-0"



2 EXISTING AND DEMO PLAN: ROOF PLAN
 SCALE: 3/16" = 1'-0"

LEGEND

(E) WALL TO REMAIN

(E) WALL TO BE DEMO



112 SPANGLING STREET, SUITE A
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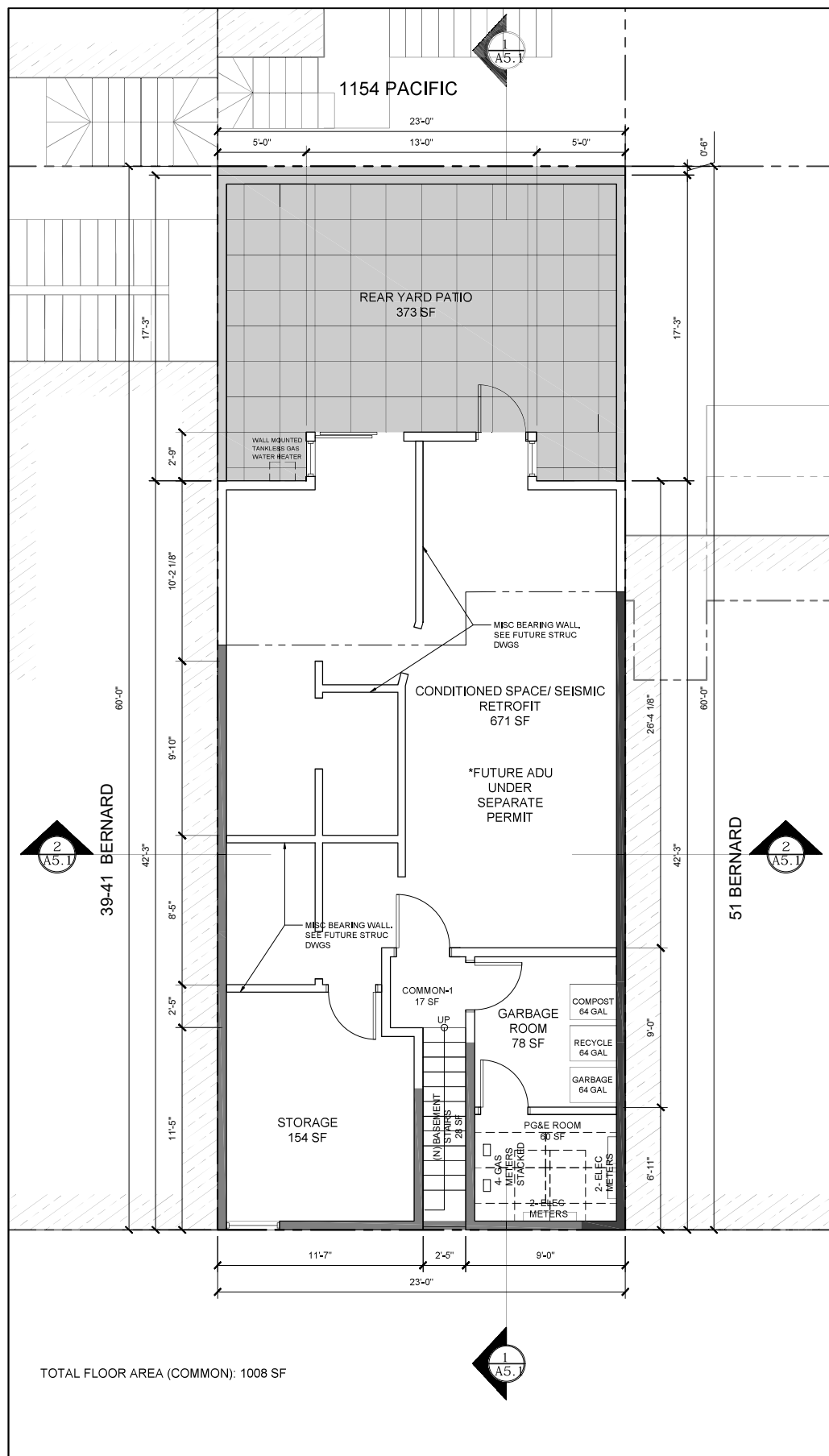
DATE	05.26.2022
SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	MDC
CHECKED BY	JH

**BASEMENT SEISMIC
 UPGRADE
 GROUND FLOOR PLAN**

SHEET TITLE

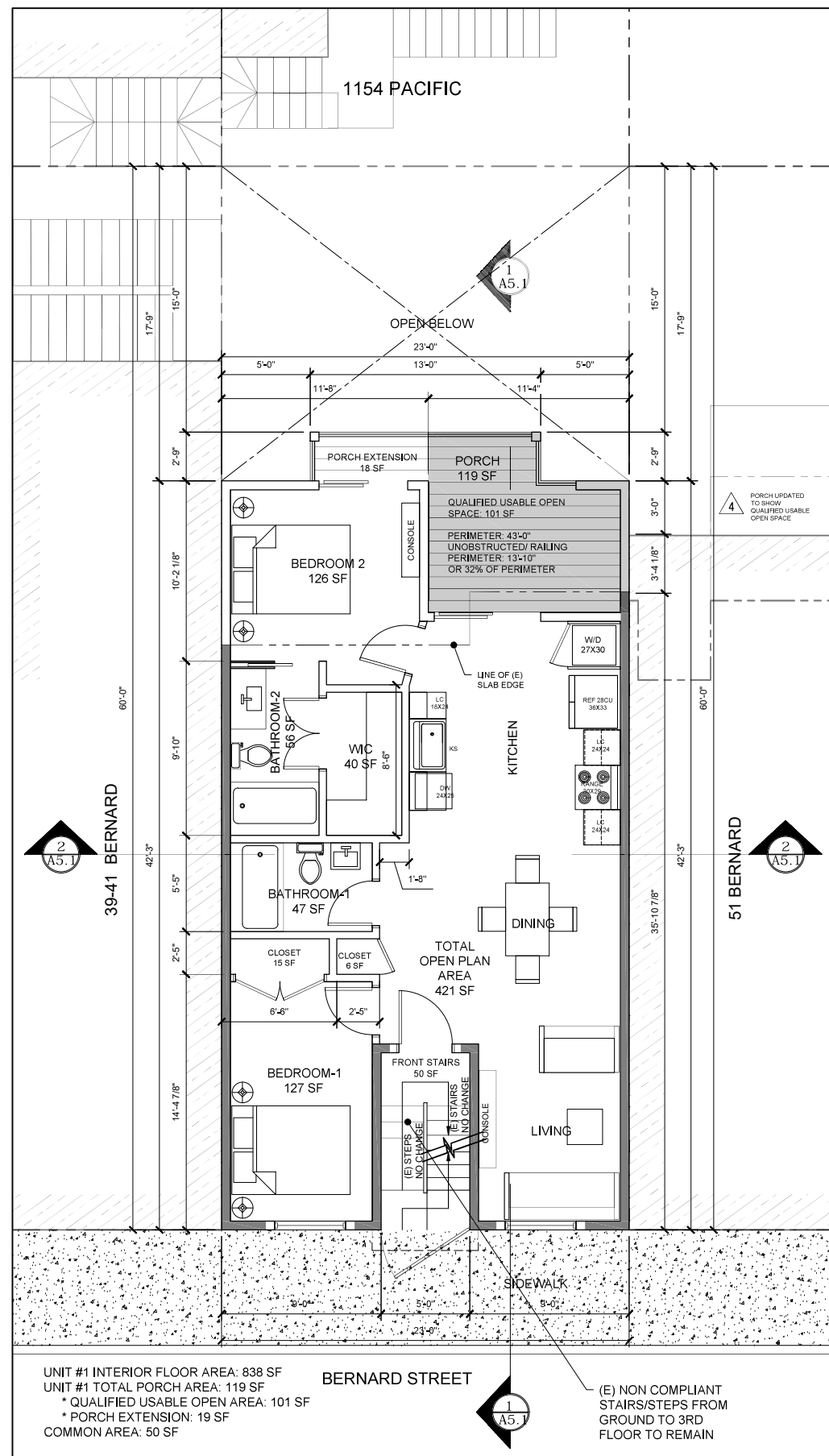
SHEET NO.

A3.0



TOTAL FLOOR AREA (COMMON): 1008 SF

1 BASEMENT FLOOR PLAN-SEISMIC UPGRADE
 SCALE: 1/8" = 1'-0"



UNIT #1 INTERIOR FLOOR AREA: 838 SF
 UNIT #1 TOTAL PORCH AREA: 119 SF
 * QUALIFIED USABLE OPEN AREA: 101 SF
 * PORCH EXTENSION: 19 SF
 COMMON AREA: 50 SF

2 GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEGEND

(E) WALL/FLOOR/ROOF TO REMAIN



112 SPRING STREET, SUITE A
 SAN FRANCISCO, CA 94104
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REVISIONS

DATE	NO.	DESCRIPTION
10.08.2021	2	PLAN REVIEW RESPONSE #1
06.28.2022	3	PLAN SET UPDATE
07.15.2022	4	PLAN SET UPDATE 2

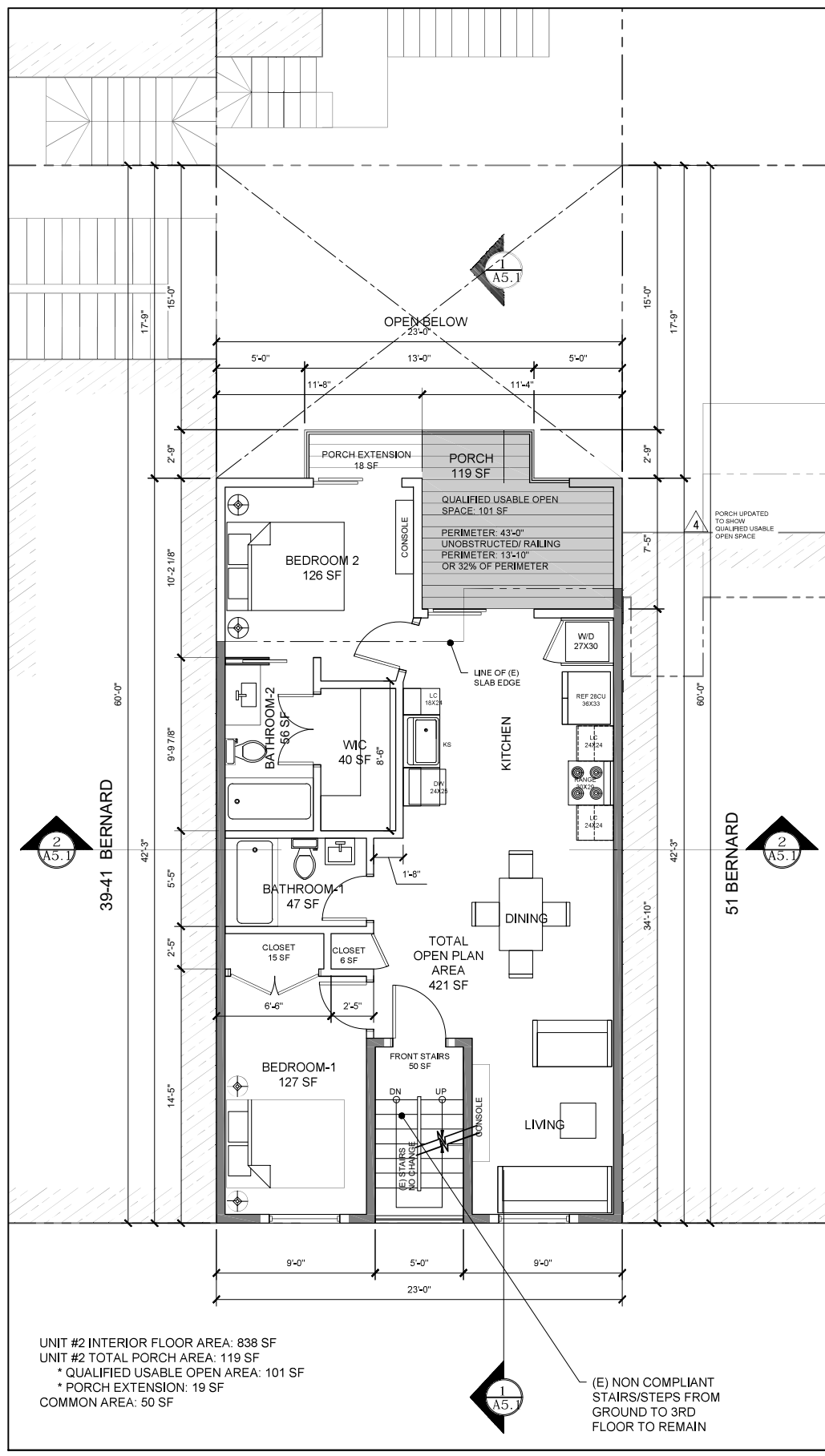
DATE	05.26.2022
SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	MDC
CHECKED BY	JH

**SECOND FLOOR PLAN
 THIRD FLOOR PLAN**

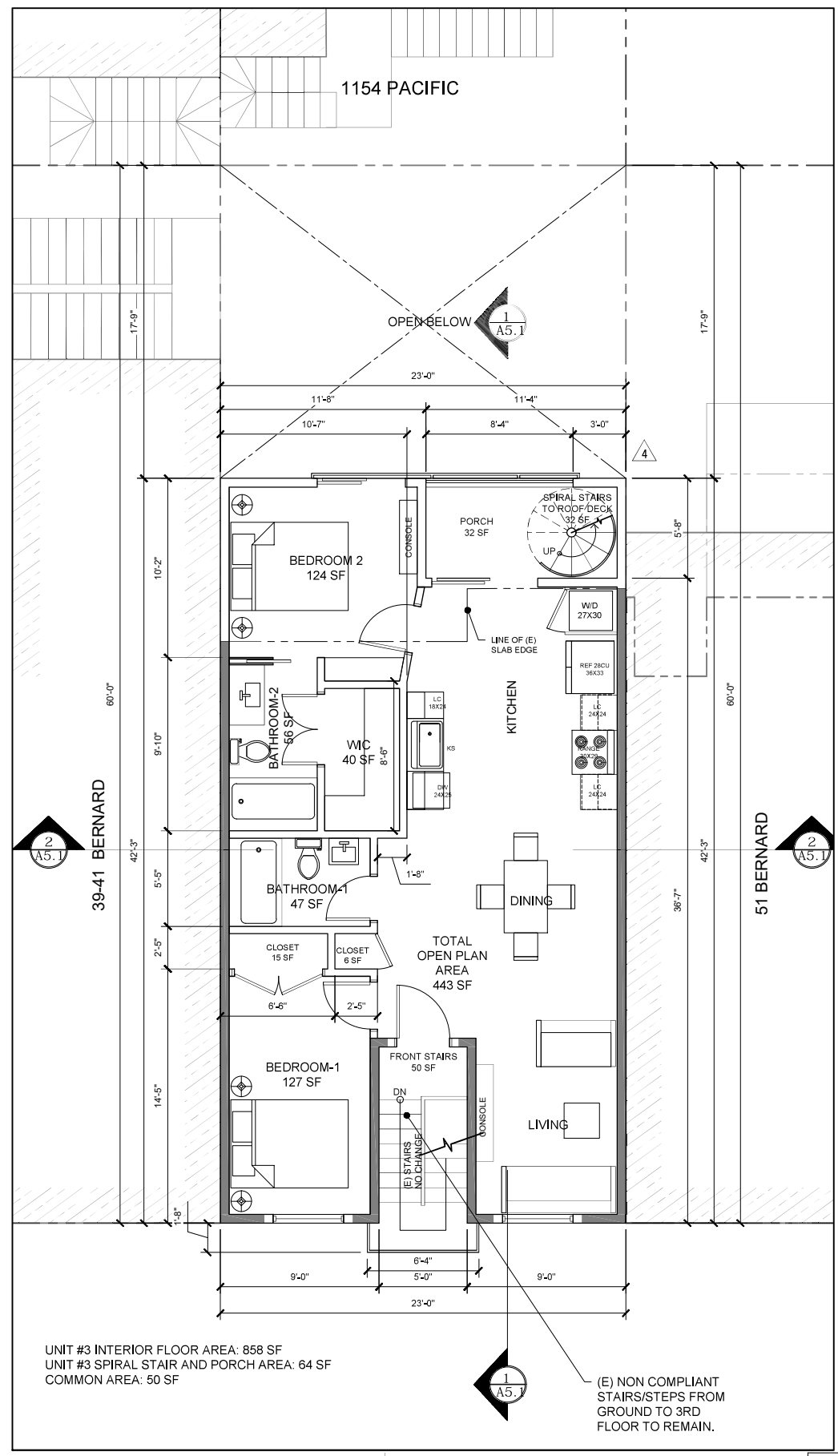
SHEET TITLE

SHEET NO.

A3.0a



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 THIRD FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEGEND

(E) WALL/FLOOR/ROOF TO REMAIN



112 SPALDING STREET, SUITE A
 SAN ANSELMO, CA 94960
 T: 415.597.6880 F: 925.559.4814



**BERNARD ST. 3-UNITS APARTMENT
 SEISMIC RETROFIT/ REMODEL**

APN # 0157030

PERMIT NUMBER:

- BP#2020.0822.2415
- 2020-05176PRJ
- BB#368-912-764
- 2020-0822-2415

PROJECT ADDRESS
 45, 47 & 49 BERNARD ST., SAN
 FRANCISCO, CA 94133

MANAGED BY: HGCI
 B-GENERAL BUILDING CONTRACTOR
 LIC.# 720437

STAMP

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REVISIONS

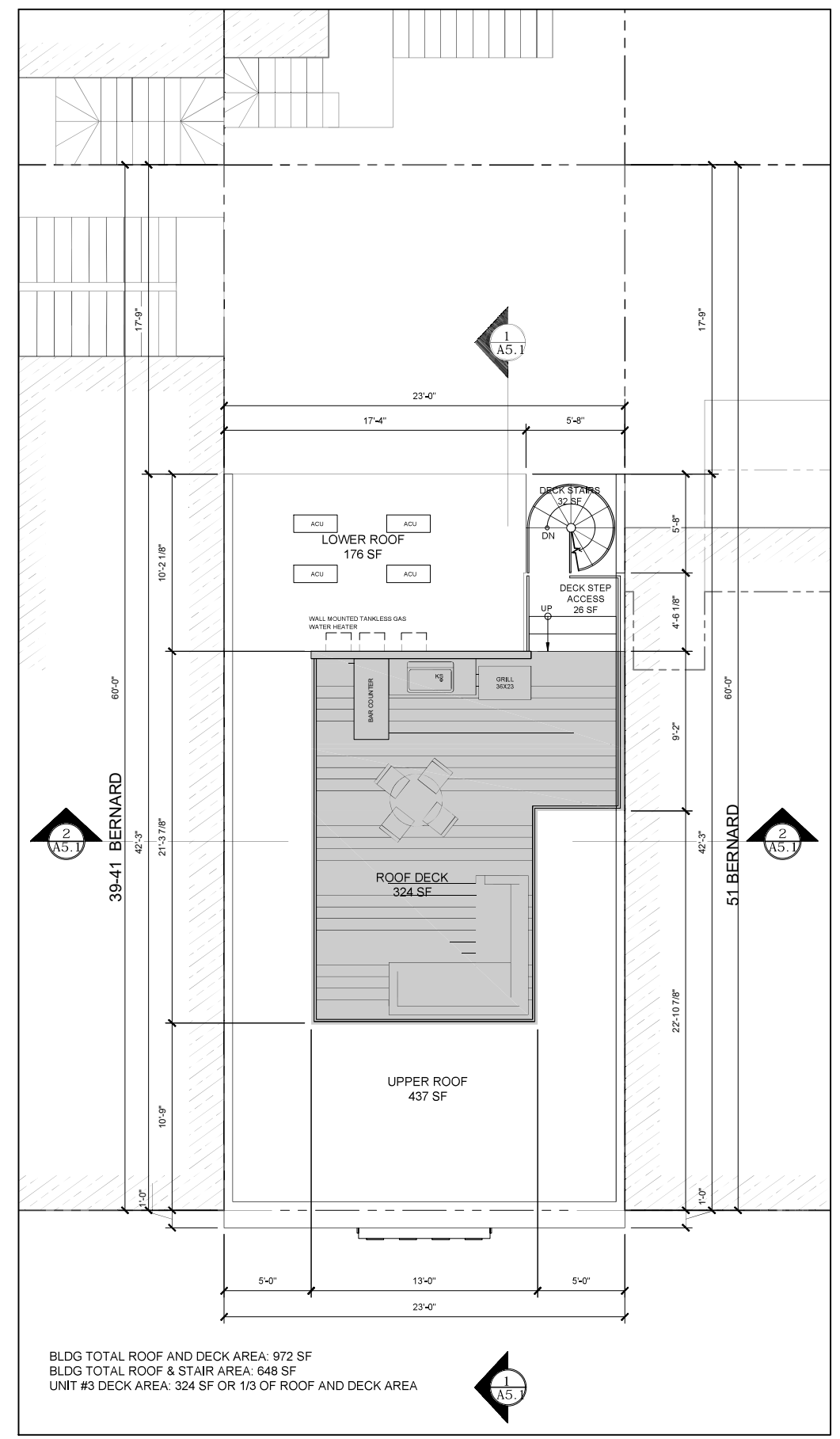
DATE	REVISION	DESCRIPTION
10.08.2021	2	PLAN REVIEW RESPONSE #1
08.28.2022	3	PLAN SET UPDATE

DATE	05.26.2022
SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	MDC
CHECKED BY	JH

**ROOF DECK FLOOR PLAN
 ROOF PLAN**

SHEET TITLE

SHEET NO.





1 ROOF DECK FLOOR PLAN
 SCALE: 1/8" = 1'-0"



A3.1

LEGEND

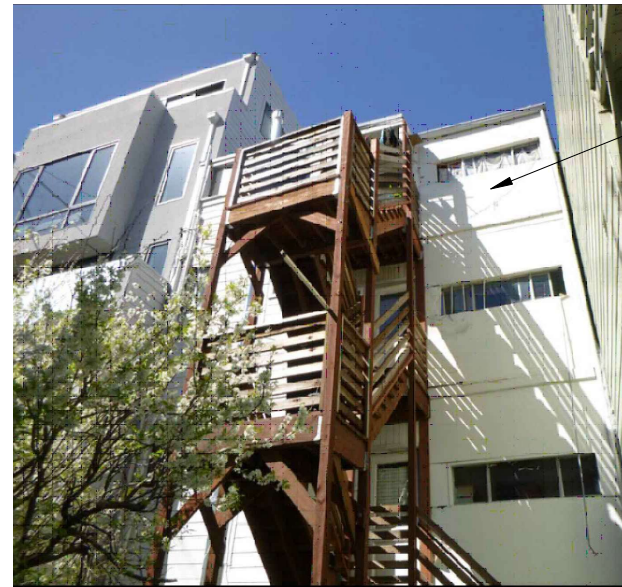
 PROPOSED ADDITION

 (E) ELEMENTS TO BE REMOVED



SUBJECT PROPERTY
45 BERNARD ST. SAN FRANCISCO, CA

1 (E) BERNARD STREET VIEW
SCALE: NTS



SUBJECT PROPERTY
45 BERNARD ST. SAN FRANCISCO, CA

2 (E) REAR/SOUTH VIEW
SCALE: NTS

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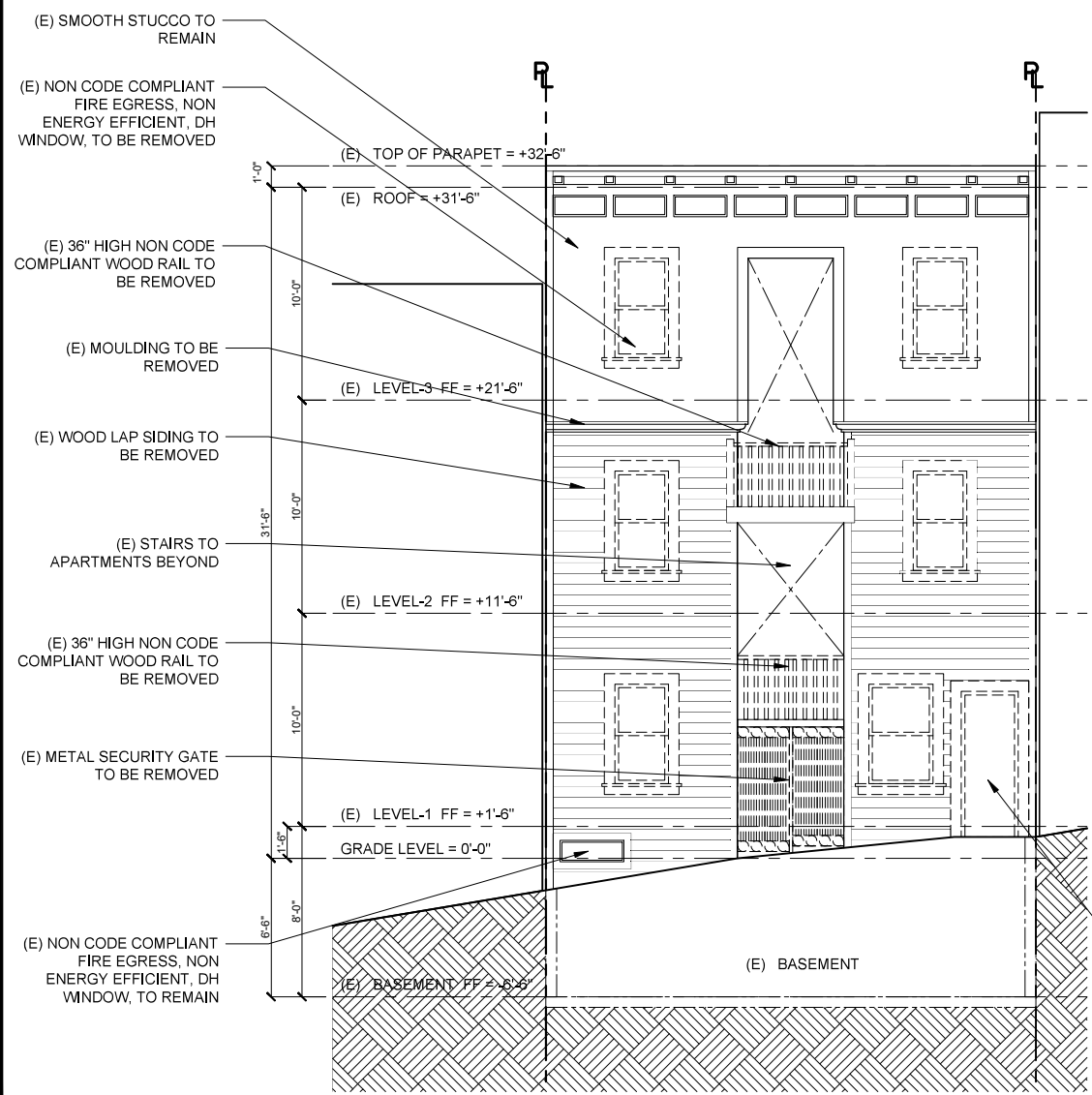
**BERNARD ST. 3-UNITS APARTMENT
SEISMIC RETROFIT/ REMODEL**

APN # 0157030

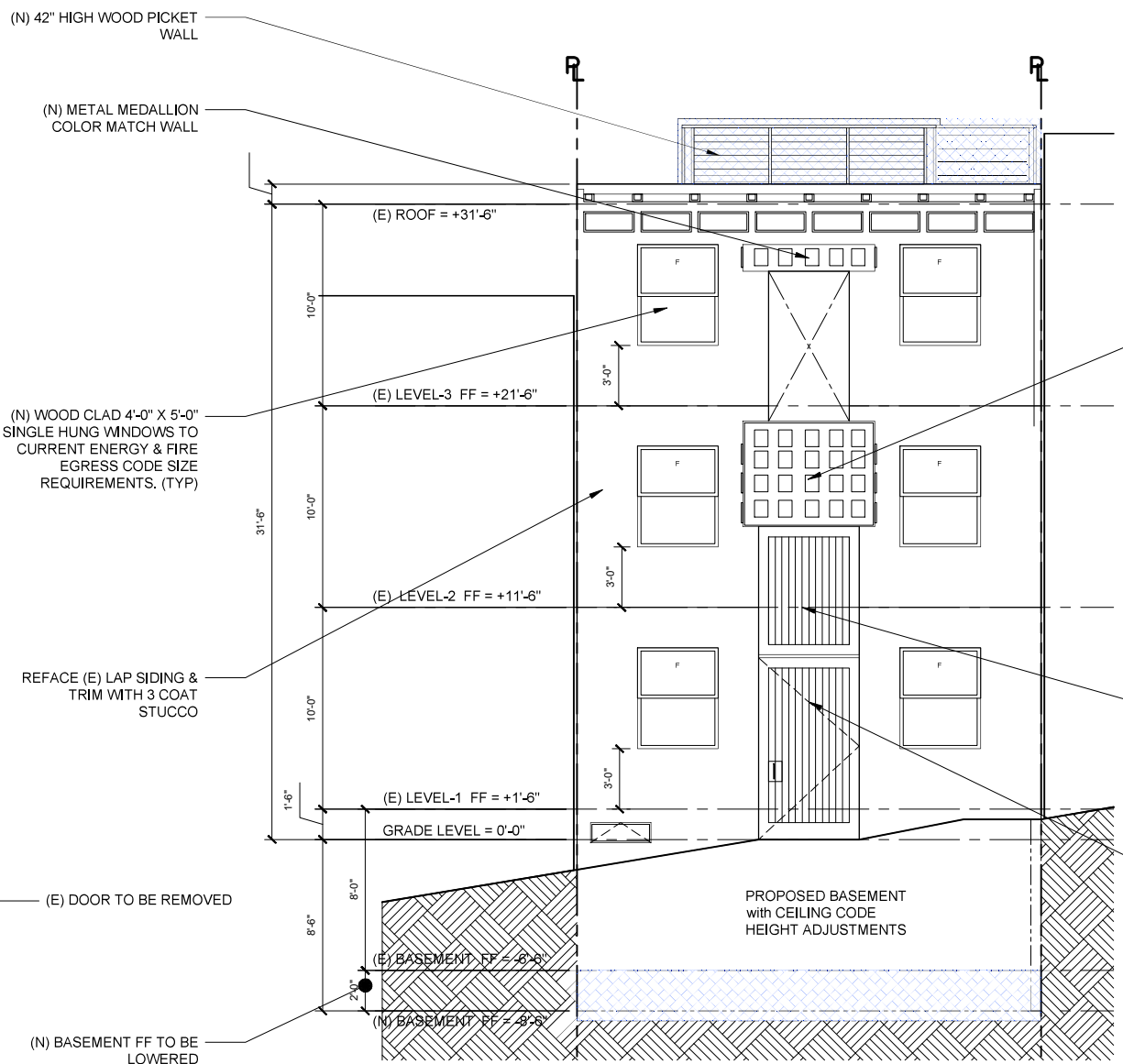
- PERMIT NUMBER:
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PROJECT ADDRESS
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LIC.# 720437



3 (E) FRONT/NORTH ELEVATION
SCALE: 1/4" TO 1'-0"



4 PROPOSED FRONT/NORTH ELEVATION
SCALE: 1/4" TO 1'-0" ELEVATION UPDATED

STAMP

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08.28.2022	3	PLAN SET UPDATE
07.15.2022	4	PLAN SET UPDATE 2

DATE	05.26.2022
SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	MDC
CHECKED BY	JH

FRONT ELEVATION

SHEET TITLE

A4.0

SHEET NO.

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**BERNARD ST. 3-UNITS APARTMENT
SEISMIC RETROFIT/ REMODEL**

APN # 0157030

- PERMIT NUMBER:
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PROJECT ADDRESS
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DATE 05.26.2022

SCALE AS NOTED

PROJECT ID 00000

DRAWN BY MDC

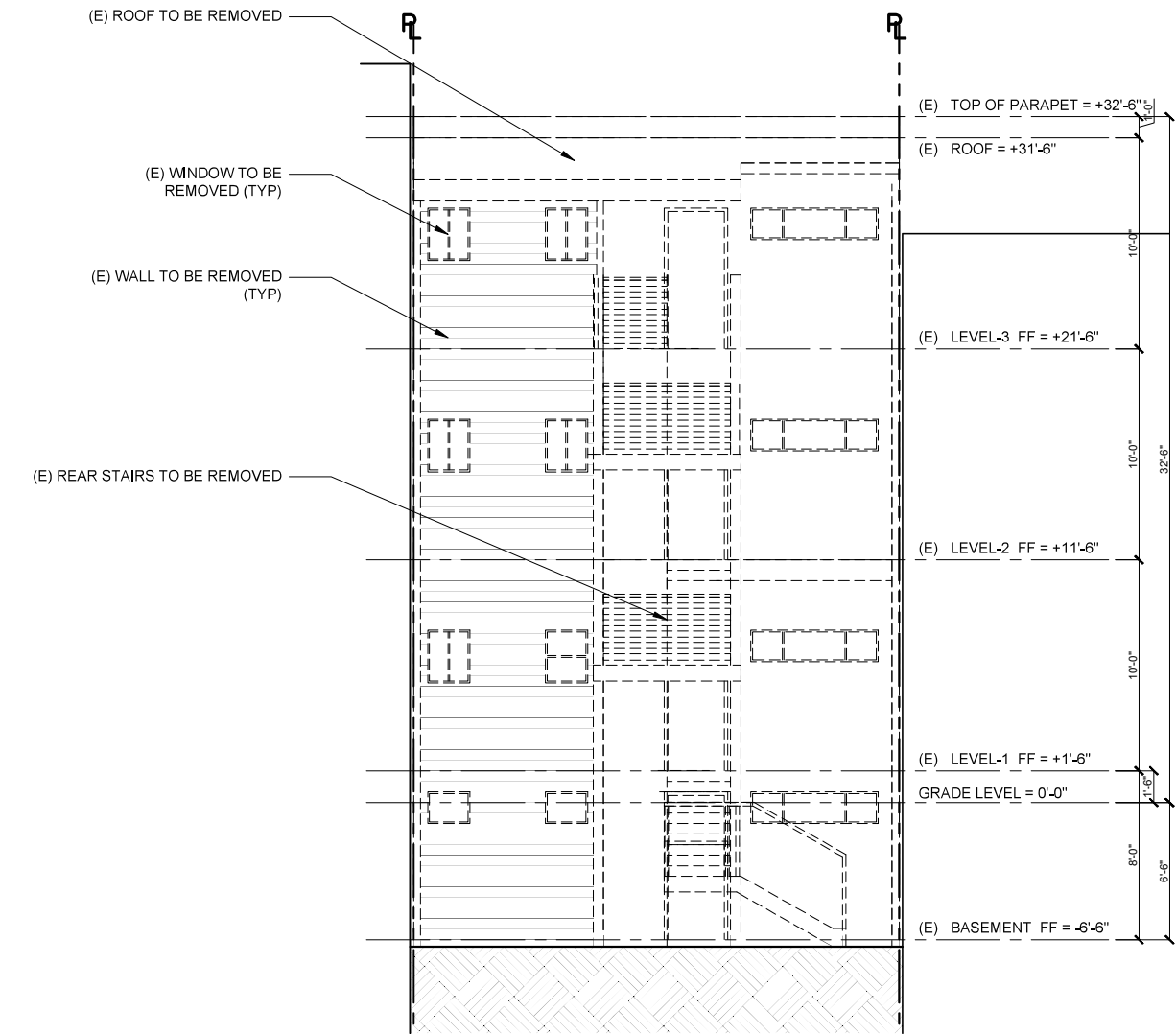
CHECKED BY JH

REAR ELEVATION

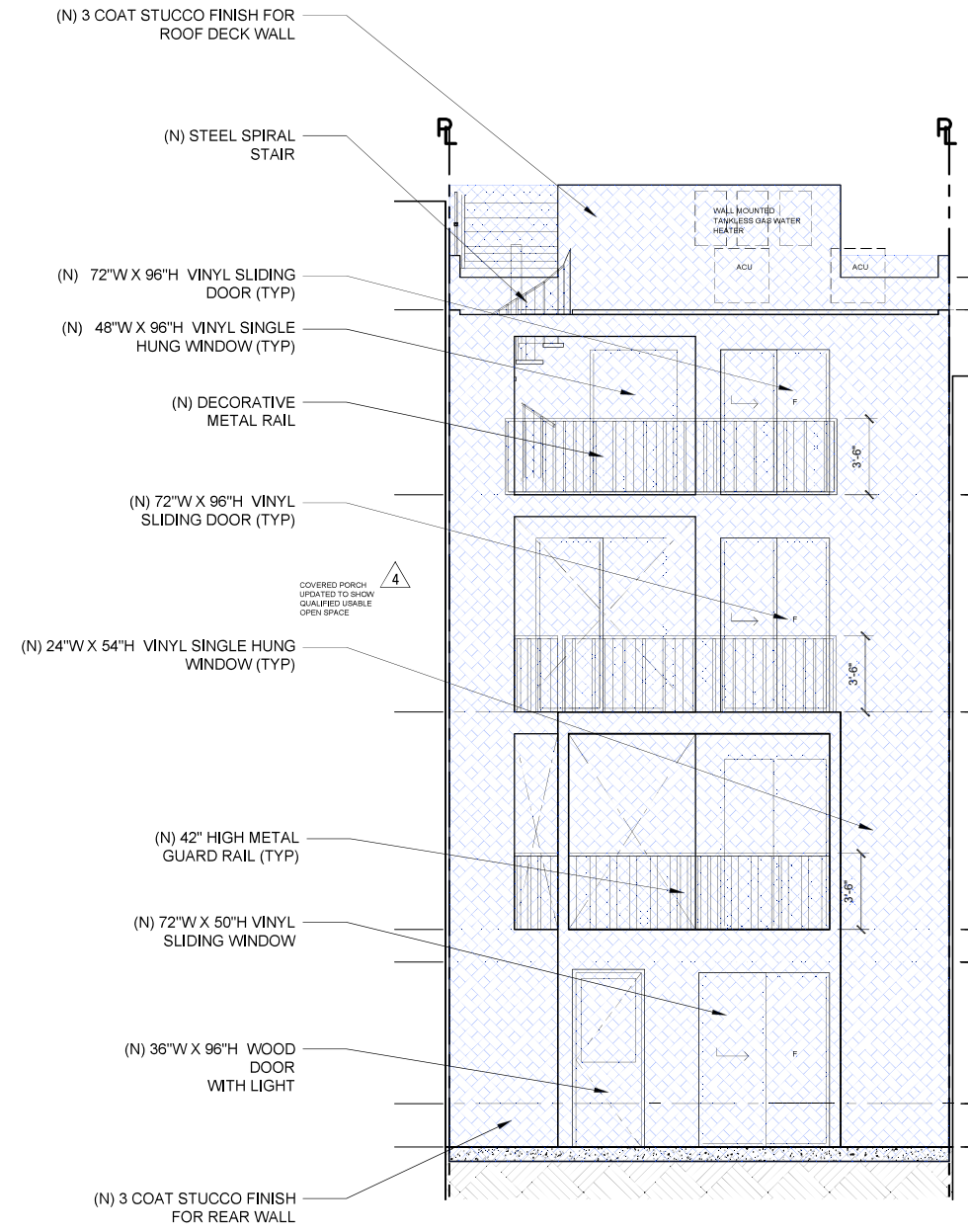
SHEET TITLE

A4.1

SHEET NO.



1 (E) REAR/SOUTH ELEVATION
SCALE: 1/4" TO 1'-0"



2 PROPOSED REAR/SOUTH ELEVATION
SCALE: 1/4" TO 1'-0"

LEGEND

- EXTERIOR WITH CEMENT SIDING
- EXTERIOR FACADE ADDITION
- 3 COAT STUCCO - COLOR 1

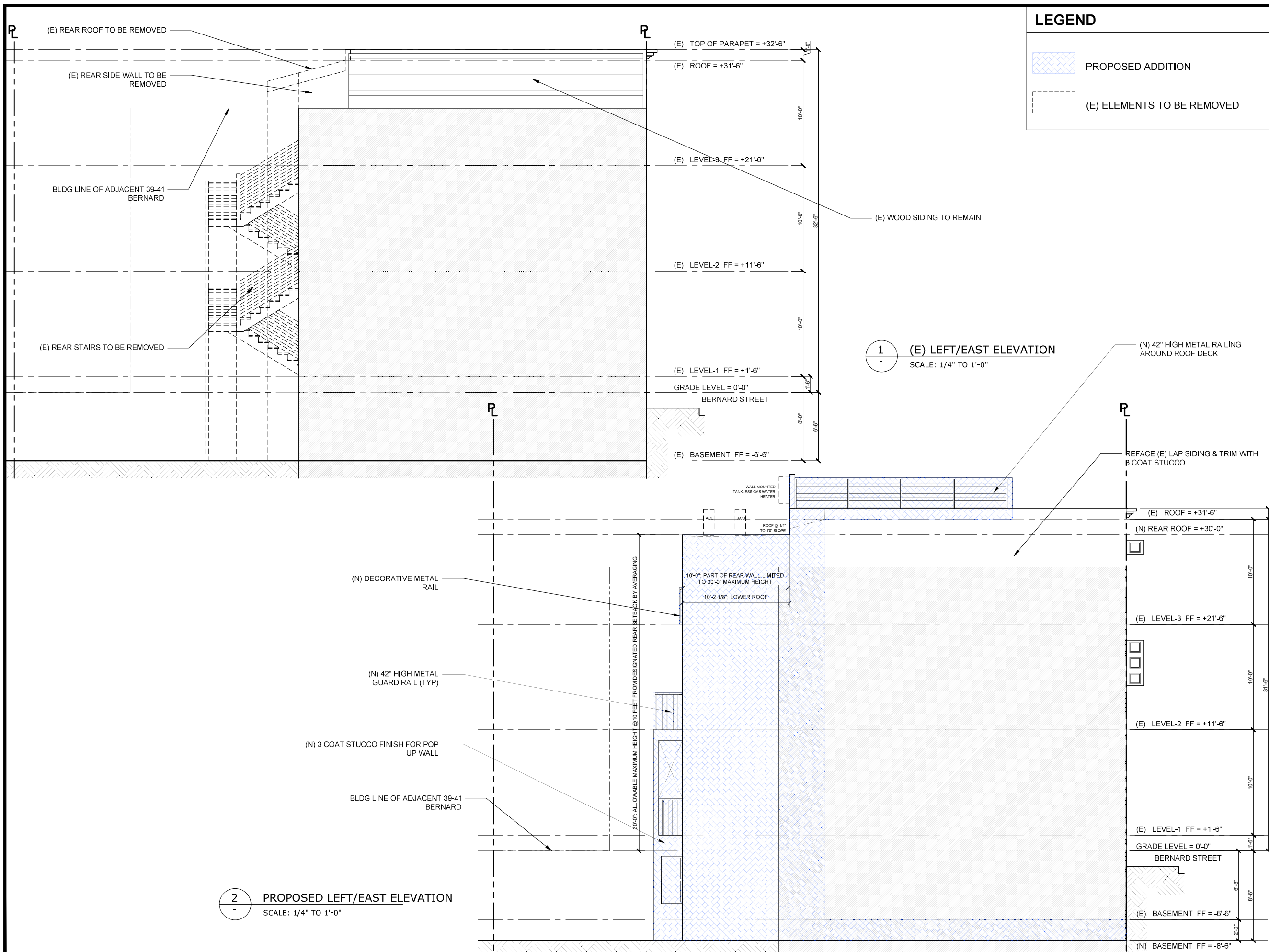
TANTAMOUNT TO DEMOLITION CALCULATION

FRONT + REAR FACADE (LFT AT FOUNDATION)

ELEVATION SIDE	(E) EXT WALL in LFT	(E) EXT WALL TO DEMOLISH in LFT	WALL TO ADD in LFT	(P) EXT TO REMAIN in LFT	COMPLIANCE
NORTH/FRONT ELEVATION	23 = 100%	0 = 0%	N.A.	23 < 50%	YES
SOUTH/REAR ELEVATION	23 = 100%	22 = 95.65%	N.A.	1 > 50%	
TOTAL	46	22	N.A.	24	

VERTICAL ENVELOP ELEMENTS TO REMAIN

ELEVATION SIDE	(E) ENVELOP AREA in SQFT	AREA TO DEMOLISH in SQFT	AREA TO ADD in SQFT	(P) ENVELOP AREA TO REMAIN in SQFT	COMPLIANCE
NORTH/FRONT ELEVATION	806 = 100%	43 = 5.33%	25.6 = 3.18%	788.6 < 50%	YES
SOUTH/REAR ELEVATION	962 = 100%	856 = 89%	N.A.	106 < 50%	
EAST ELEVATION	NO CHANGE	NO CHANGE	N.A.	100%	
WEST ELEVATION	NO CHANGE	NO CHANGE	N.A.	100%	
TOTAL	1768	899	25.600	894.6 > 50%	



LEGEND

PROPOSED ADDITION

(E) ELEMENTS TO BE REMOVED

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**BERNARD ST. 3-UNITS APARTMENT
SEISMIC RETROFIT/ REMODEL**

APN # 0157030

PERMIT NUMBER:
 • BP#2020.0822.2415
 • 2020-05176PRJ
 • BB#368-912-764
 • 2020-0822-2415

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 FRANCISCO, CA 94133

MANAGED BY: HGCI
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 LIC.# 720437

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08.28.2022	3	PLAN SET UPDATE

DATE	05.26.2022
SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	MDC
CHECKED BY	JH


EAST ELEVATION


SHEET TITLE

A4.2

SHEET NO.

LEGEND

 PROPOSED ADDITION

 (E) ELEMENTS TO BE REMOVED

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08.28.2022	3	PLAN SET UPDATE
07.15.2022	4	PLAN SET UPDATE 2

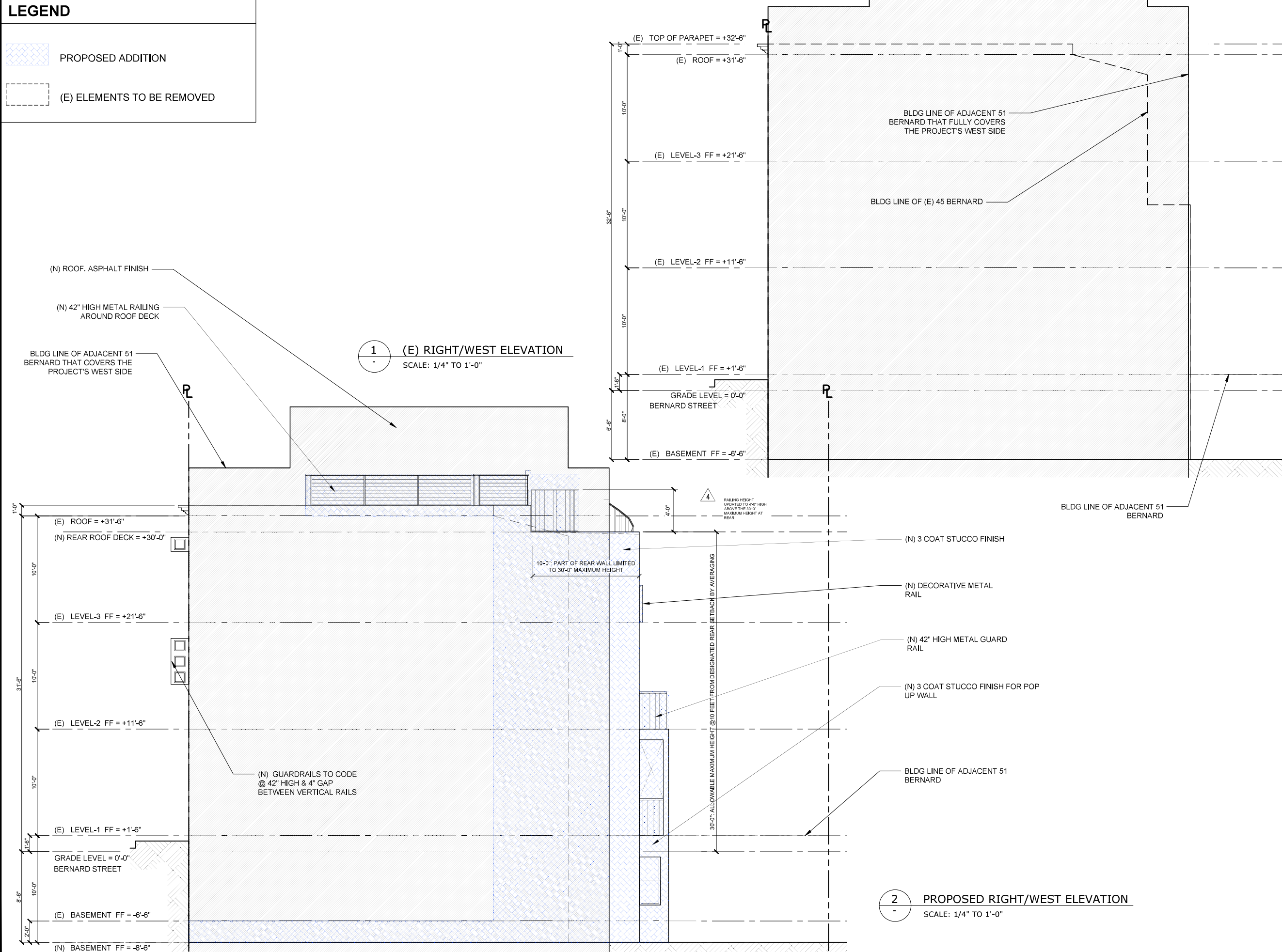
DATE	05.26.2022
SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	MDC
CHECKED BY	JH

WEST ELEVATION

SHEET TITLE

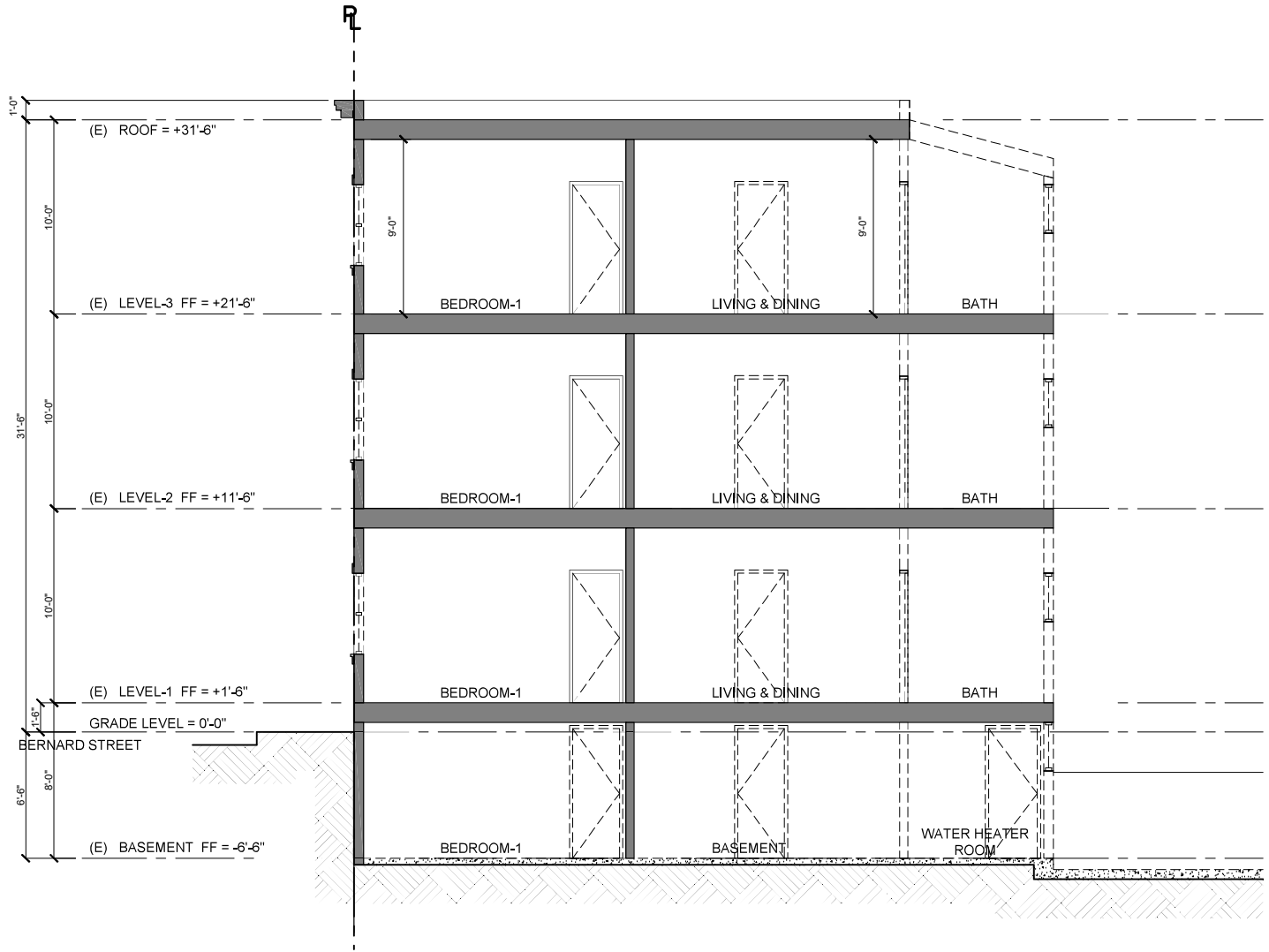
A4.3

SHEET NO.

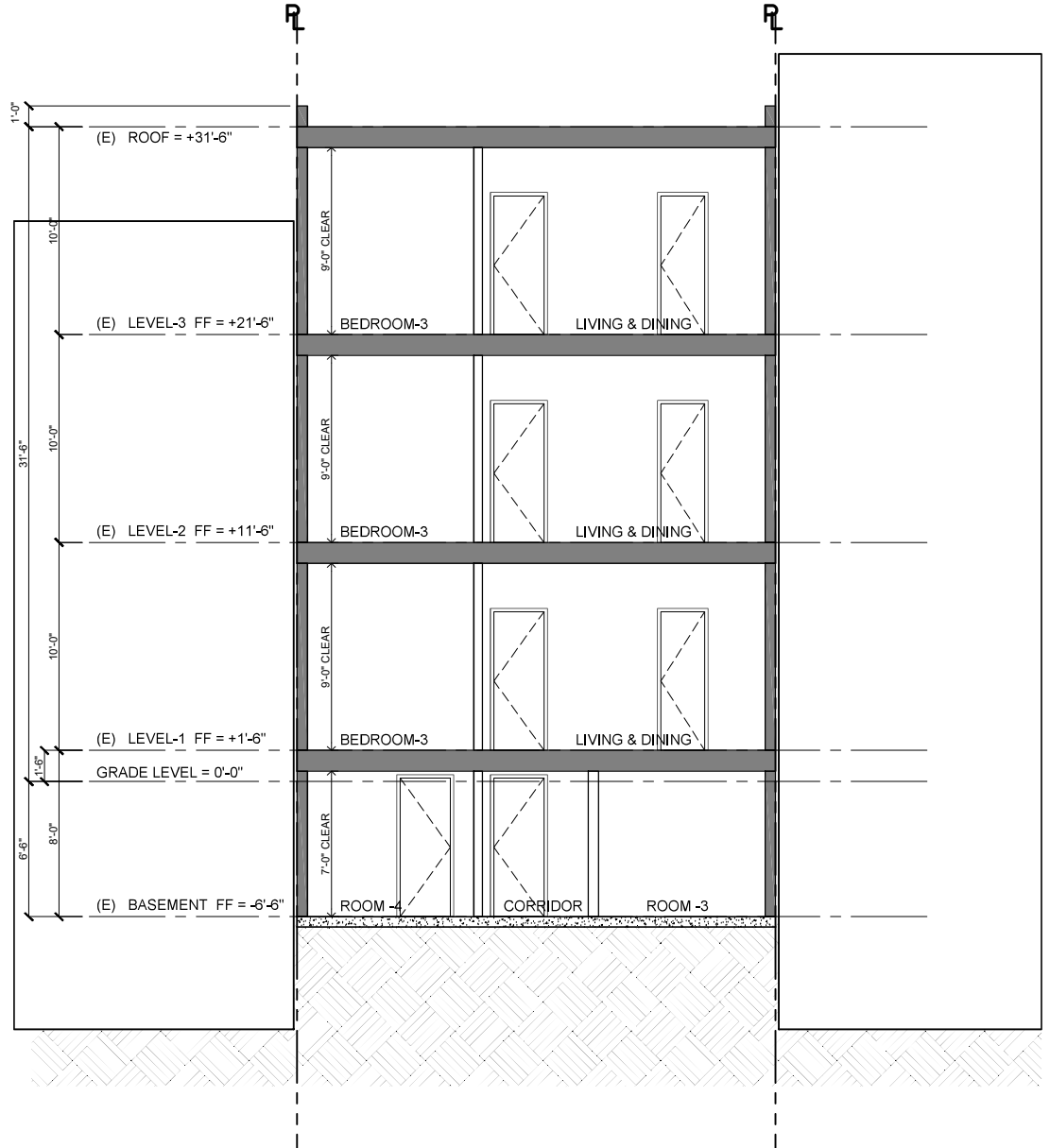


1 (E) RIGHT/WEST ELEVATION
SCALE: 1/4" TO 1'-0"

2 PROPOSED RIGHT/WEST ELEVATION
SCALE: 1/4" TO 1'-0"



1 (E) SECTION
SCALE: 1/4" TO 1'-0"



2 (E) TRANSVERSE SECTION
SCALE: 1/4" TO 1'-0"

LEGEND

- PROPOSED ADDITION
- (E) WALL/FLOOR/ROOF TO REMAIN
- (E) WALL/FLOOR/ROOF TO BE REMOVED

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SAN ANSELMO, CA 94960
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**BERNARD ST. 3-UNITS APARTMENT
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REVISIONS		
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08.28.2022	3	PLAN SET UPDATE

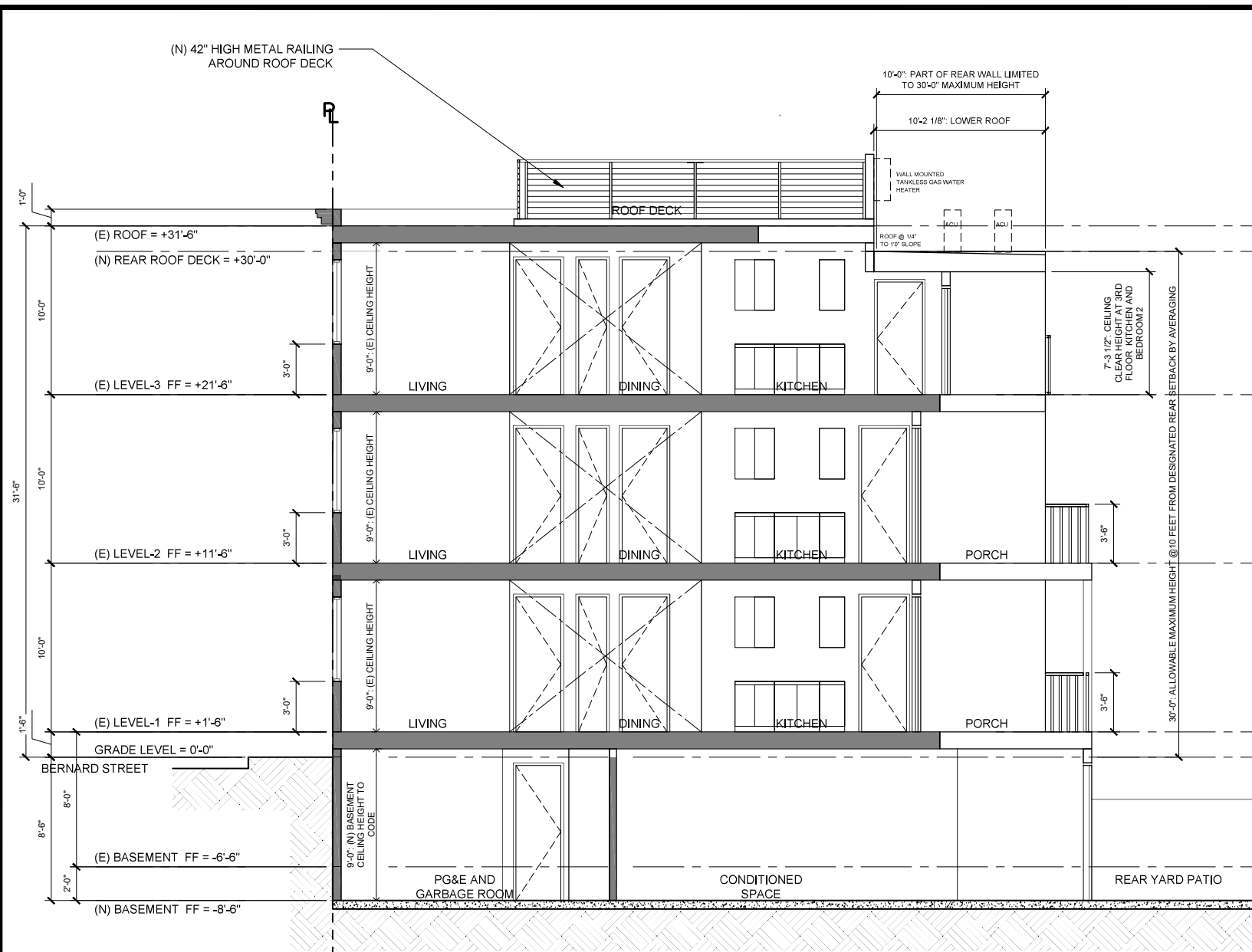
DATE	05.26.2022
SCALE	AS NOTED
PROJECT ID	00000
DRAWN BY	MDC
CHECKED BY	JH

**EXISTING BUILDING
SECTION**

SHEET TITLE

A5.0

SHEET NO.

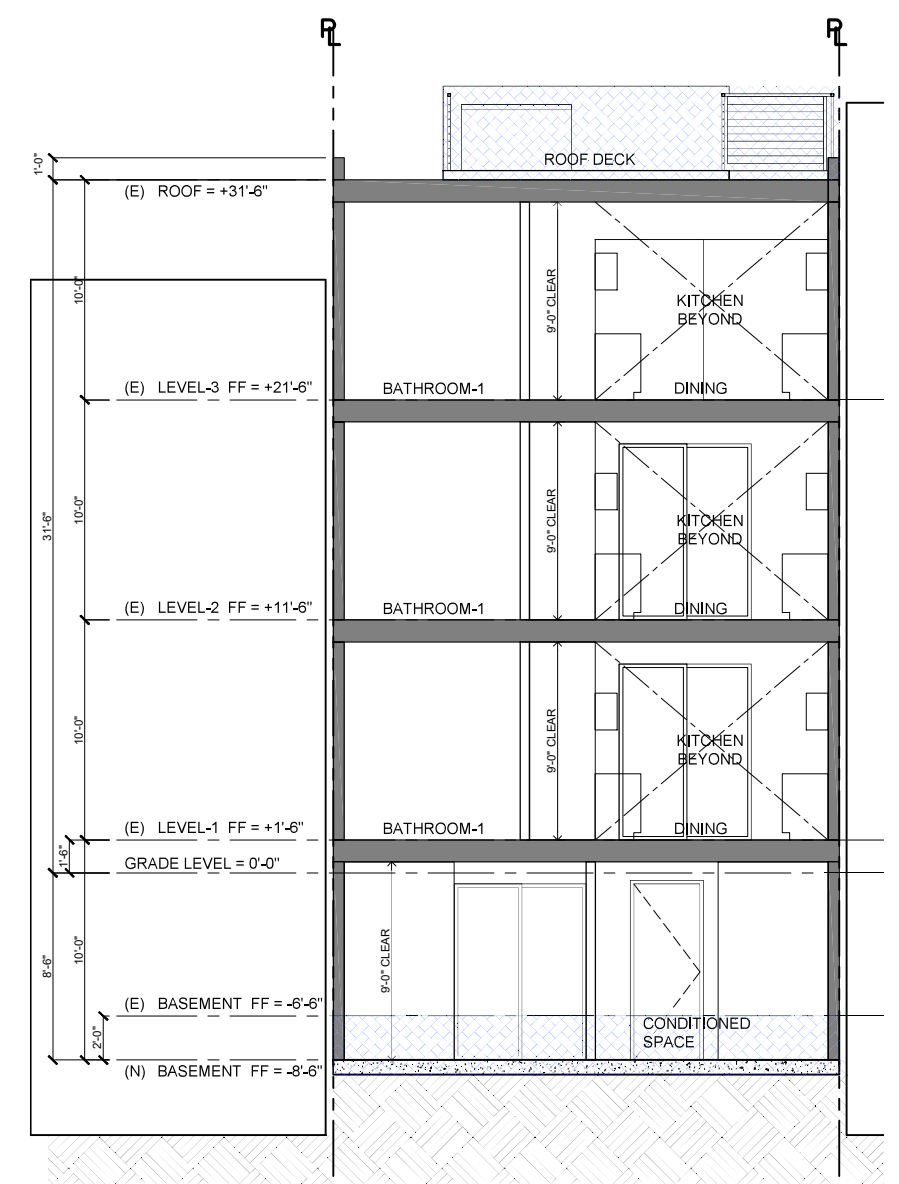


1 PROPOSED SECTION
SCALE: 1/4" TO 1'-0"

4 SECTION UPDATED AS PER FLOOR PLAN CHANGES

LEGEND

- PROPOSED ADDITION
- (E) WALL/FLOOR/ROOF TO REMAIN
- (E) WALL/FLOOR/ROOF TO BE REMOVED



2 PROPOSED TRANSVERSE SECTION
SCALE: 1/4" TO 1'-0"

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PROPOSED SECTION

SHEET TITLE

A5.1

SHEET NO.