



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JUNE 6, 2013

Date: May 30, 2013
Case No.: **2004.0976ECV**
Project Address: **376 CASTRO STREET**
Zoning: Upper-Market Street Neighborhood Commercial District
65-B Height and Bulk District
Block/Lot: 2623/006
Project Sponsor: David Silverman
Reuben & Junius
One Bush Street Suite 600
San Francisco, CA 94104
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Informational Item, No Action Necessary**

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

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415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On August 2, 2012 the Planning Commission granted Conditional Use Authorization under Planning Code Sections 228, and 721.21 to the project to allow the demolition of an existing gasoline service station on the property and construction of a six-story, 65 foot tall mixed use building with 24 dwelling units and 3,000 square feet of ground floor commercial space within the Upper Market Street Neighborhood Commercial District and a 65-B Height and Bulk District. As a condition of approval of the project, the Commission directed the Project Sponsor to continue to work with Planning Department on the building design including final materials, glazing, color, texture, landscaping, and detailing. The Commission also required that the Department should present the final approved plans for the project to the Planning Commission at a future meeting as an informational item.

CURRENT PROPOSAL

The mixed-use project will contain ground floor retail space fronting both Market and Castro Streets. There will also be a street level room dedicated solely for neighborhood community use. Behind the retail area is a garage for both auto and bicycle parking. On the five floors above there will be twenty-four residential units, comprising of five one-bedroom units and nineteen two-bedroom units including on-site below market residential units.

The building is a fusion of a bold transparent element at the intersection of Market and Castro Streets flanked by solid walls with rhythmically patterned window openings, balconies, and bay projections. The corner element is a spandrel glass system with non-tinted glazing and an aluminum frame in a warm, pewter color paint finish. The solid walls are clad with terra cotta tiles, grounding the building with a dark grey at the base of the building and a random palette of terra cotta red and buff colors for the body of the building. The precise palette may include less color variety than presented.

The building is flanked by a shallow bay window system on both Market and Castro Streets, and will be clad with the same aluminum color as the corner element. The roof terrace has a windscreen of glass and mesh that is a continuation of the corner transparent element, and it will be capped with a pewter colored aluminum cornice. Balcony rails are either comprised of clear glass elements or painted metal rails.

REQUIRED COMMISSION ACTION

This is an informational item to present the design of the building to the Planning Commission. No action is necessary.

RECOMMENDATION: Receive the Plans as Submitted
--



CAS

MARKET





376

NO CBD

MARKET

376A



GENERAL CONDITIONS

CONTRACTORS RESPONSIBILITIES:
 1. CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE 2007 CBC AS AMENDED BY ALL STATE AND LOCAL CODES, AND CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DISABLED ACCESS COMPLIANCE REGULATIONS.

2. CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS AND DRAWINGS, OR IMPLIED BY EXISTING CONDITIONS.

3. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING & UNDERPINNING AS NECESSARY; WORK TO BE PERFORMED UNDER SEPARATE PERMIT.

5. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONSTRUCTION.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION / CAPPING OFF OF ALL EXISTING UTILITIES AND RE-CONNECTION WHERE RE-USE IS POSSIBLE.

7. CONFIRM ALL WINDOW SIZES WITH ACTUAL / EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.

8. SLOPE ALL FLOORS / ROOFS TO DRAIN A MINIMUM OF 1/4" PER 1'-0", UNLESS SPECIFICALLY NOTED OTHERWISE.

9. CONTRACTOR IS RESPONSIBLE TO PROCURE STATE INDUSTRIAL SAFETY PERMIT FOR ANY WORK OVER 36' IN HEIGHT, INVOLVING EXCAVATION OVER 5' & AS OTHERWISE REQUIRED.

DRAWINGS:

1. DO NOT SCALE DRAWINGS! ALL WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

2. ALL DIMENSIONS ARE TO "FACE OF STUD" UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING DIMENSIONS DENOTED BY "(E)" ARE TO "FACE OF EXISTING FINISH" UNLESS SPECIFICALLY NOTED OTHERWISE. ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO PROCEEDING WITH THE WORK.

3. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.

4. REFER TO EXTERIOR ELEVATIONS FOR INDICATIONS OF WINDOW OPERATION AND HANDING.

ASSEMBLIES:

(SEE COVER SHEET LEGEND FOR RATED WALL DESIGNATIONS AND OTHER WALL TYPES)

1. PROVIDE MINIMUM 1-HOUR WALL AND FLOOR / CEILING ASSEMBLY BETWEEN ALL RESIDENTIAL UNITS. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS; AND STANDARD DETAILS FOR COMPLETE ASSEMBLY DESCRIPTIONS.

2. PROVIDE MINIMUM 50 STC AND IIC REQUIREMENT AT ALL UNITS AT FLOORS, CEILINGS, AND WALLS. SEE PLANS AND BUILDING SECTIONS FOR DESIGNATIONS; AND STANDARD DETAILS FOR ASSEMBLY DESCRIPTIONS.

3. INSULATE ALL ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS: R-30 AT ROOFS, R-13 AT WALLS, R-19 AT FLOORS; MINIMUM, UNLESS SPECIFICALLY NOTED OTHERWISE. SEE TITLE 24, ENERGY COMPLIANCE STATEMENT MANDATORY MEASURES CHECKLIST FOR SPECIFIC REQUIREMENTS.

4. PROVIDE VENTILATION OF ALL JOIST, STUD AND RAFTER SPACES ENCLOSED BY BUILDING ASSEMBLIES BETWEEN HEATED AND UNHEATED AREAS INCLUDING: ATTICS, BASEMENTS, ROOFS, SOFFITS, PARAPET AND RAILING WALLS, ETC.

5. ALL DOORS BETWEEN HEATED AND UNHEATED AREAS SHALL BE PROVIDED WITH WEATHER-STRIPPING AND THRESHOLDS.

6. ALL PROPERTY LINE WINDOWS (INDICATED ON DRAWINGS BY " ") SHALL BE STEEL SASH WITH FIXED WIRE GLASS, WITH SPRINKLER HEAD PROTECTION PER S.F. BUILDING CODE SECTION 503.5.

7. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (MR GWB) ON ALL BATHROOM WALLS. DO NOT USE A CONTINUOUS VAPOR BARRIER BEHIND MR GWB. PROVIDE 30 POUND ROOFING FELT BEHIND FINISH SURFACE OF ALL TUB / SHOWER SURROUNDS, LAPPING ALL SEAMS. DO NOT USE MR GWB ON BATHROOM CEILINGS; USE 5/8" TYPE "X" GWB.

MECHANICAL AND ELECTRICAL:

1. MECHANICAL AND ELECTRICAL WORK SHOWN ON DRAWINGS IS SCHEMATIC IN NATURE; CONTRACTOR TO CONFIRM FINAL LAYOUT WITH ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK.

2. ALL WORK TO BE PERFORMED UNDER SEPARATE PERMIT.

3. PARKING GARAGE(S), CORRIDORS AND STAIRS SHALL BE VENTILATED AS REQUIRED PER CODE.

4. PROVIDE EMERGENCY / EXIT LIGHTING AT ALL EXIT PATHS OF TRAVEL AS REQUIRED PER CODE.

5. ALL INTERIOR COMMON AREA LIGHT FIXTURES, ETC. SHALL BE PROVIDED WITH SWITCHING VIA CENTRAL PHOTO-ELECTRIC SENSOR WITH TIMER CLOCK SWITCH OVERRIDE, UNLESS OTHERWISE SPECIFIED.

6. PARKING GARAGE(S) AND ALL OTHER COMMON AREAS, NOT SERVED BY DAY LIGHTING WINDOWS, SHALL BE PROVIDED WITH ELECTRIC LIGHTING 24 HOURS PER DAY, UNLESS SPECIFICALLY NOTED OTHERWISE.

7. STAGGER ALL ELECTRICAL AND MECHANICAL ITEMS IN ALL DEMISING WALLS AND FLOORS BETWEEN UNITS TO MAINTAIN ASSEMBLY'S ACOUSTICAL RATINGS. SEE SPECIFICATIONS AND DETAILS FOR SPECIFIC REQUIREMENTS.

8. ALL ELECTRICAL RECEPTACLES IN DAMP LOCATIONS TO BE GROUND FAULT INTERRUPTER (GFI) AS REQUIRED PER CODE.

WATERPROOFING:

1. ALL SHEET METAL WORK TO BE IN ACCORDANCE WITH CURRENT EDITION OF S.M.A.C.N.A. STANDARDS.

2. PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL WINDOW AND DOOR HEADS: INSTALL UNDER EXTERIOR SIDING OR CEMENT PLASTER AND BUILDING PAPER, AND OVER HEAD FRAME OF ALL NEW DOORS AND WINDOWS. PROVIDE ADDITIONAL FLASHING MEMBRANE PER STANDARD WINDOW FLASHING DETAIL (SEE DETAIL SHEETS) AROUND ALL WINDOW AND DOOR OPENINGS.

3. PROVIDE GALVANIZED SHEET METAL FLASHING AT ALL ROOF CONDITIONS INCLUDING BUT NOT LIMITED TO: PERIMETER EDGES, VALLEYS, PARAPET CAPS, WALL / ROOF INTERSECTIONS, ROOF PENETRATIONS, ETC. SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS.

4. ALL NEW EXTERIOR FINISHES TO BE INSTALLED OVER A MINIMUM MOISTURE BARRIER OF TWO LAYERS OF 15 POUND (GRADE D) BUILDING PAPER.

DPW STREET IMPROVEMENT NOTES

DPW / BSM SITE MEETING REQUIRED; CALL 415-554-7149 TO ARRANGE APPOINTMENT WITH INSPECTOR.

OFFICIAL SIDEWALK SLOPE IS 1/5" PER FOOT RISE FROM CURB GRADE TO PROPERTY LINE. ALL ENTRANCES, BOTH PEDESTRIAN AND VEHICULAR, SHALL MEET SIDEWALK GRADE. ALL RAMPPING SHALL BE INSIDE OF PROPERTY LINE. DRIVEWAYS AND SIDEWALKS MUST CONFORM TO CITY REQUIREMENTS. FOR FURTHER INFORMATION CALL BUREAU OF STREET USE & MAPPING @ 415-554-6060.

ALL ENCROACHMENTS INTO OFFICIAL STREET OR SIDEWALK AREAS MUST BE GRANTED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS OR BY RESOLUTION OF THE BOARD OF SUPERVISORS. ALL RAMPPING TO BE INSIDE PROPERTY LINE.

SEPARATE PERMIT REQUIRED FROM BUREAU OF STREET USE & MAPPING FOR POTTED PLANTS & STREET TREES IN SIDEWALK AREAS. FOR FURTHER INFORMATION CALL 415-554-6700.

DPW / BSM SIGN-OFF REQUIRED ON JOB CARD PRIOR TO DBI FINAL.

ALL WORK IS SUBJECT TO THE CONDITIONS NOTED ON PENDING DPW STREET IMPROVEMENT PERMIT (WHERE APPLICABLE).

BUILDING DEPARTMENT NOTES

FIRE DEPARTMENT NOTES:

Sprinkler system required to meet NFPA 13 2007 Edition: Light hazard- This is a Residential Building. Note: Sewer connections to Fire Sprinkler Drains are not permitted in an enclosed stairway. Fire Alarm to meet section 310.10 CBC and be monitored to Central Station over 100 heads. System to be UL certified.

A Standpipe System is required through out per NFPA 13, provide outlet in each stairwell at each level.

Fire Extinguishers, of 2A10BC rating, to be provided on each level with a maximum of 75 feet travel distance from the extinguisher. Plans and Installations to meet NFPA 13 as above and San Francisco Fire Department Administrate Bulletins. Separate electrical and plumbing permits are required.

This building is R-2 Residential building over a S-2 Parking Garage. Provide a lock box per Fire Department District Inspector.

Firestop / Fireblocking in TJ requirement - NFPA 13, 2007, 8.14.1.2
 Low level exit signs required with general exit signs.



PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 376 CASTRO STREET, BLOCK 2623, LOT 006, SAN FRANCISCO, CA.

ZONING DISTRICT: UPPER MARKET NCD - NEIGHBORHOOD COMMERCIAL DISTRICT SEC - 721. RETAIL USE OF 3,000 S.F. OR MORE REQUIRE A CONDITIONAL USE. DEVELOPMENTS ON LOT SIZES OF 10,000 S.F. AND MORE SHALL ALSO REQUIRE A CONDITIONAL USE.

DWELLING UNIT DENSITY: 1 UNIT PER 400 SF OF LOT = 9,748 / 400 = 24.37 UNITS (NC DISTRICTS ARE PERMITTED TO ROUND UP).

PROPOSED BUILDING USE: 24 UNIT RESIDENTIAL BUILDING OVER GARAGE, COMMERCIAL, RESIDENTIAL ENTRY AND UTILITY ROOMS.

BUILDING HEIGHT LIMIT: 65-B - BULK LIMIT - ABOVE 50' MAX LENGTH 110' / MAX DIAGONAL 125'. THE PROPOSED BUILDING HEIGHT SHALL BE 65'-0" MEASURED AT CASTRO STREET FRONTAGE FROM CURB AT CENTERLINE OF BUILDING TO ROOF OF BUILDING.

USABLE OPEN SPACE: MINIMUM 60 S.F. OF PRIVATE USABLE OUTDOOR OPEN SPACE, OR 80 S.F. OF COMMON USABLE OUTDOOR OPEN SPACE REQUIRED PER UNIT, WITH A MINIMUM DIMENSION OF 6' REQUIRED FOR PRIVATE AND 15' FOR COMMON. 24 X 80 = 1920 SQ.FT. REQUIRED. 1925 SQ.FT. COMMON TERRACE PROVIDED. IT IS LOCATED AT THE FIRST RESIDENTIAL FLOOR.

REAR YARD SET-BACK: REQUIRED AT GRADE AND ABOVE AT ALL RESIDENTIAL LEVELS. 25% OF LOT AREA = 2,437 S.F. REQUIRED. 2,510 S.F. PROVIDED AT FIRST RESIDENTIAL FLOOR. VARIANCE IS REQUESTED DUE TO TOPOGRAPHY OF ADJOINING PROPERTIES.

FRONT SET-BACK: NONE REQUIRED.

SIDE SET-BACK: NOT REQUIRED IN UPPER MARKET NCD ZONE.

FLOOR AREA RATIO (F.A.R.): FAR IS NOT REQUIRED FOR RESIDENTIAL IN UPPER MARKET NCD ZONE.

AUTO PARKING: UP TO .5 PARKING SPACE PER RESIDENTIAL UNIT PERMITTED. 12 PARKING SPACES PROVIDED. 1 PARKING SPACE PER 1,500 SQ.FT. OF RETAIL PERMITTED. 2 PROVIDED. 14 TOTAL PARKING SPACES PROVIDED. 1 ADA VAN ACCESSIBLE.

BICYCLE PARKING REQUIRED: ONE CLASS 1 PARKING SPACE REQUIRED PER 2 RESIDENTIAL UNITS. = 12 BICYCLE SPACES REQUIRED. 12 CLASS 1 BICYCLE PARKING SPACES PROVIDED.

SCOPE OF WORK

CONSTRUCTION OF NEW SIX STORY OVER BASEMENT, TWENTY FOUR (24) UNIT, RESIDENTIAL OVER COMMERCIAL AND AUTO PARKING BUILDING. TYPE I-A BUILDING. THE BUILDING SHALL CONTAIN A PARKING GARAGE, COMMERCIAL, RESIDENTIAL ENTRY AND UTILITY ROOMS, AND RESIDENTIAL UNITS ON FLOORS ABOVE THE GROUND FLOOR.

DIRECTORY:

OWNER
 376 CASTRO STREET LLC
 376 CASTRO STREET
 SAN FRANCISCO, CA

STRUCTURAL ENGINEER
 NAME:

ARCHITECT
 STERNBERG BENJAMIN ARCHITECTS INC.
 1331 HARRISON STREET
 SAN FRANCISCO, CA 94103
 415.882.9783

CIVIL ENGINEER
 TRANSAMERICAN ENGINEERS
 1390 MARKET STREET, #201
 SAN FRANCISCO, CA 94102
 415.553.4092

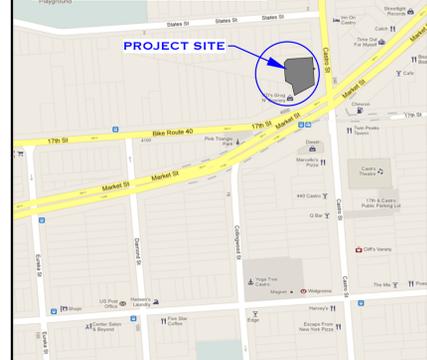
DRAWING INDEX	
TS.00	COVER SHEET/ DRAWING INDEX
C_02	GREEN BUILDING CHECKLIST
A 2.01	BASEMENT / RETAIL
A 2.02	GROUND FLOOR / RESIDENTIAL PARKING / COMMUNITY ROOM
A 2.03	FIRST FLOOR RESIDENTIAL PLAN
A 2.04	SECOND & THIRD RESIDENTIAL FLOOR PLAN
A 2.05	FOURTH RESIDENTIAL FLOOR PLAN
A 2.06	FIFTH RESIDENTIAL FLOOR PLAN
A2.07	ROOF PLAN & SITE PLAN
A 3.01	CASTRO AND MARKET STREET ELEVATIONS
A 3.02	NORTH & WEST REAR ELVEATIONS
A 3.03	PROPERTY LINE ELEVATIONS
A 4.01	BUILDING CROSS SECTION

LEGEND

⊞	ONE-WAY SWITCH	⊞	FLUORESCENT LIGHT FIXTURE
⊞	TWO-WAY SWITCH	⊞	INCANDESCENT TRACK LIGHT FIXTURE
⊞	DIMMER SWITCH	⊞	HALOGEN TRACK LIGHT FIXTURE
⊞	24 HOUR TIMERSWITCH	⊞	T.V. OUTLET; VIACOM COMPATIBLE CABLE
⊞	DUPLEX RECEPTACLE	⊞	INTERCOM
⊞	240; 220/240 VOLT WP: WATERPROOF CA: ABOVE COUNTER	⊞	SMOKE / CARBON MONOXIDE DETECTOR (AC POWERED W/ BATTERY BACK-UP U.O.N.)
⊞	FLOOR DUPLEX RECPT. W/ REMOVABLE FLUSH COVER	⊞	THERMOSTAT
⊞	FOURPLEX RECEPT.	⊞	DOOR BELL
⊞	DIRECT CONNECTION RECEPTACLE	⊞	LIGHTED EXIT SIGN W/ BATTERY BACK-UP
⊞	RECEPTACLE STRIP (OUTLETS @ 6" O.C.)	⊞	SECURITY ALARM
⊞	RECESS MOUNTED ELEC. PANEL BOX	⊞	SECURITY ALARM PANEL BOX
⊞	TELEPHONE RECEPT. (W: WALL MTD.)	⊞	IN-SINK TRASH DISPOSAL EXHAUST FAN
⊞	CEILING HEATER	⊞	GAS METER
⊞	SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE AT WALL. PC=PULL CHAIN, LV=LOW VOLTAGE	⊞	ELECTRIC METER
⊞	SURFACE-MOUNTED INCANDESCENT LIGHT FIXTURE AT CEILING. PC=PULL CHAIN, LV=LOW VOLTAGE	⊞	WATER CONNECTION AS REQUIRED
⊞	SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT WALL. LV=LOW VOLTAGE	⊞	HOSE BIB
⊞	SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING. LV=LOW VOLTAGE	⊞	GAS HOOK-UP
⊞	RECESSED INCANDESCENT LIGHT FIXTURE AT CEILING. (H: HEAT LAMP LV: LOW VOLT.)	⊞	FLOOR SUPPLY
⊞	RECESSED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING.	⊞	FLOOR RETURN
⊞	UNDER CABINET FLUOR. LIGHT STRIP	⊞	CEILING SUPPLY
		⊞	CEILING RETURN
		⊞	WALL/TOE SPACE SUPPLY
		⊞	WALL/TOE SPACE RETURN
		⊞	ELECTRIC WALL HEATER
		⊞	FLOOR DRAIN



LOCATION PLAN



1331 HARRISON STREET
 SAN FRANCISCO, CA 94103
 TEL 415.882.9783 FAX 415.882.9786

STERNBERG BENJAMIN ARCHITECTS

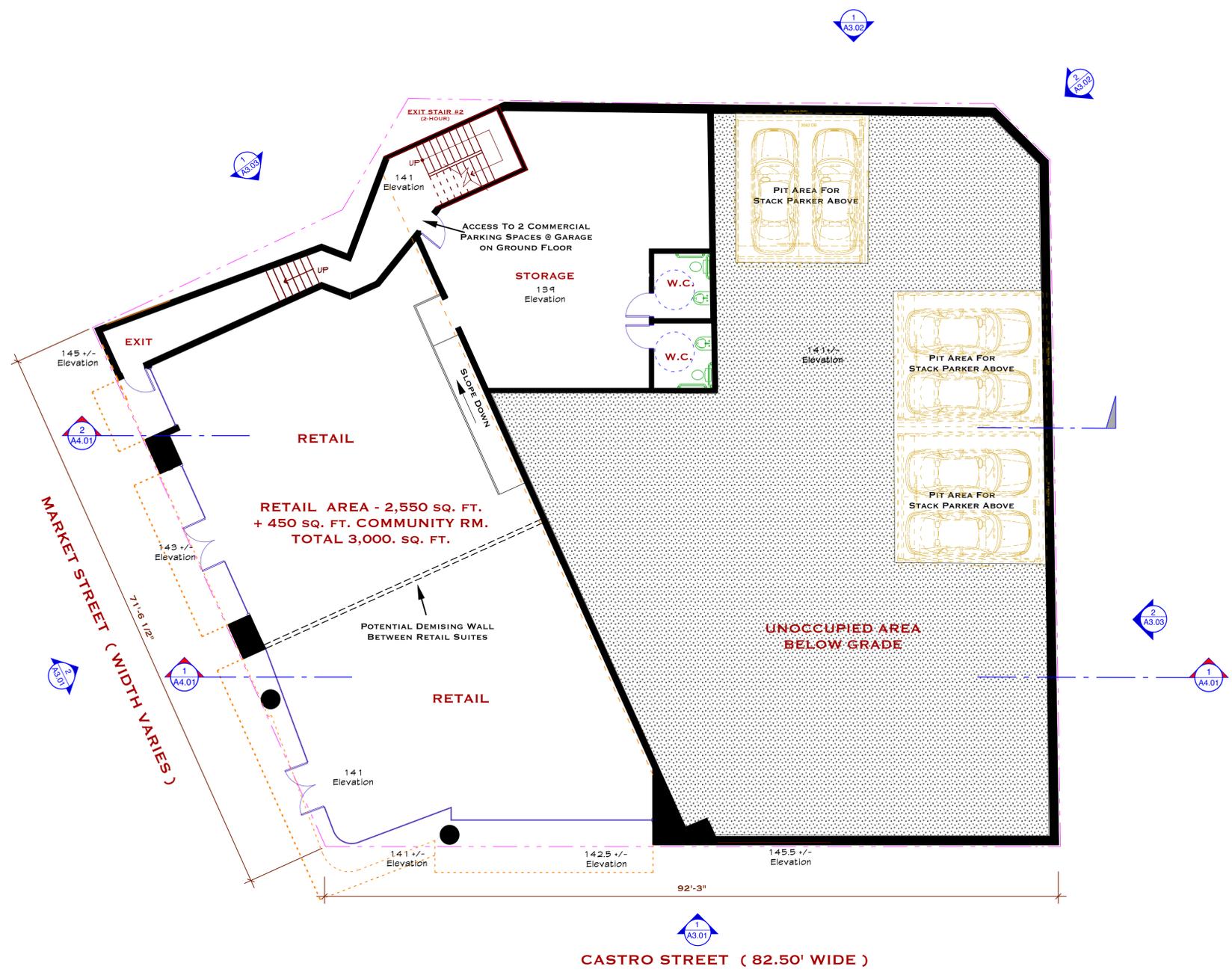
www.sternbergbenjamin.com

376 CASTRO ST
 24 RESIDENTIAL UNITS
 BLOCK 2623 LOT 6
 SAN FRANCISCO, CA

TITLE SHEET

REV./ISSUE	DATE
BLDG PMT 05.08.13 MPB	
PLANNING 01.18.12 MPB	
UDAT 01.18.11 MPB	
EE SUBM. 11.30.05 NP	
Rev./Issue	Date

REV./ISSUE	DATE
DATE:	02.01.12
SCALE:	N.T.S.
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SHEET:	TS-00



BASEMENT FLOOR PLAN
(RETAIL / COMMERCIAL)

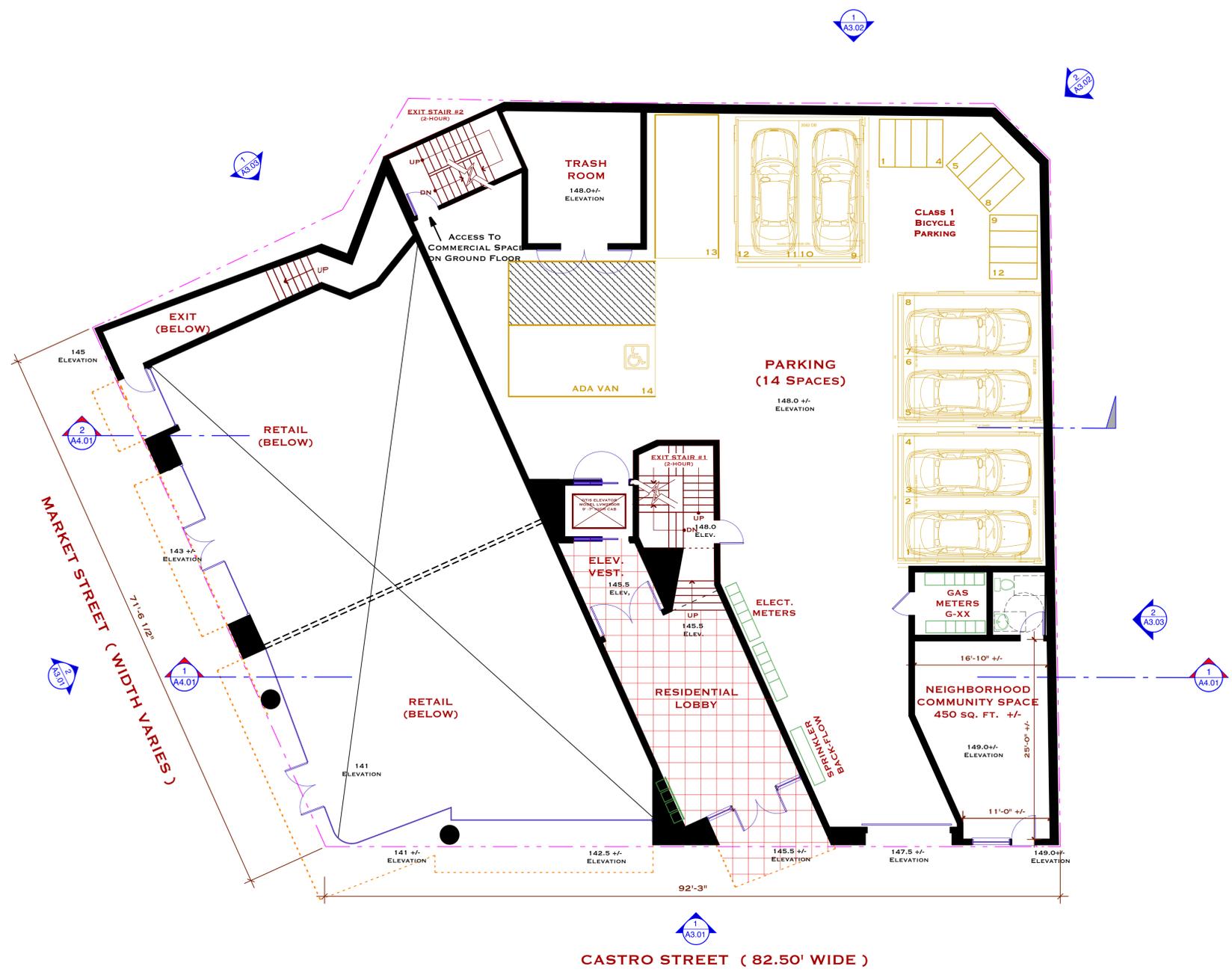


SCALE 1/8" = 1'-0"

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PLANNING 03.25.12	MPB
PLANNING 01.18.12	MPB
UDAT 01.18.11	MPB
EE SUBM. 11.30.05	NP
Rev./Issue	Date



Date: 10.05.10
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GROUND FLOOR PLAN

(RESIDENTIAL LOBBY & PARKING & COMMUNITY SPACE)

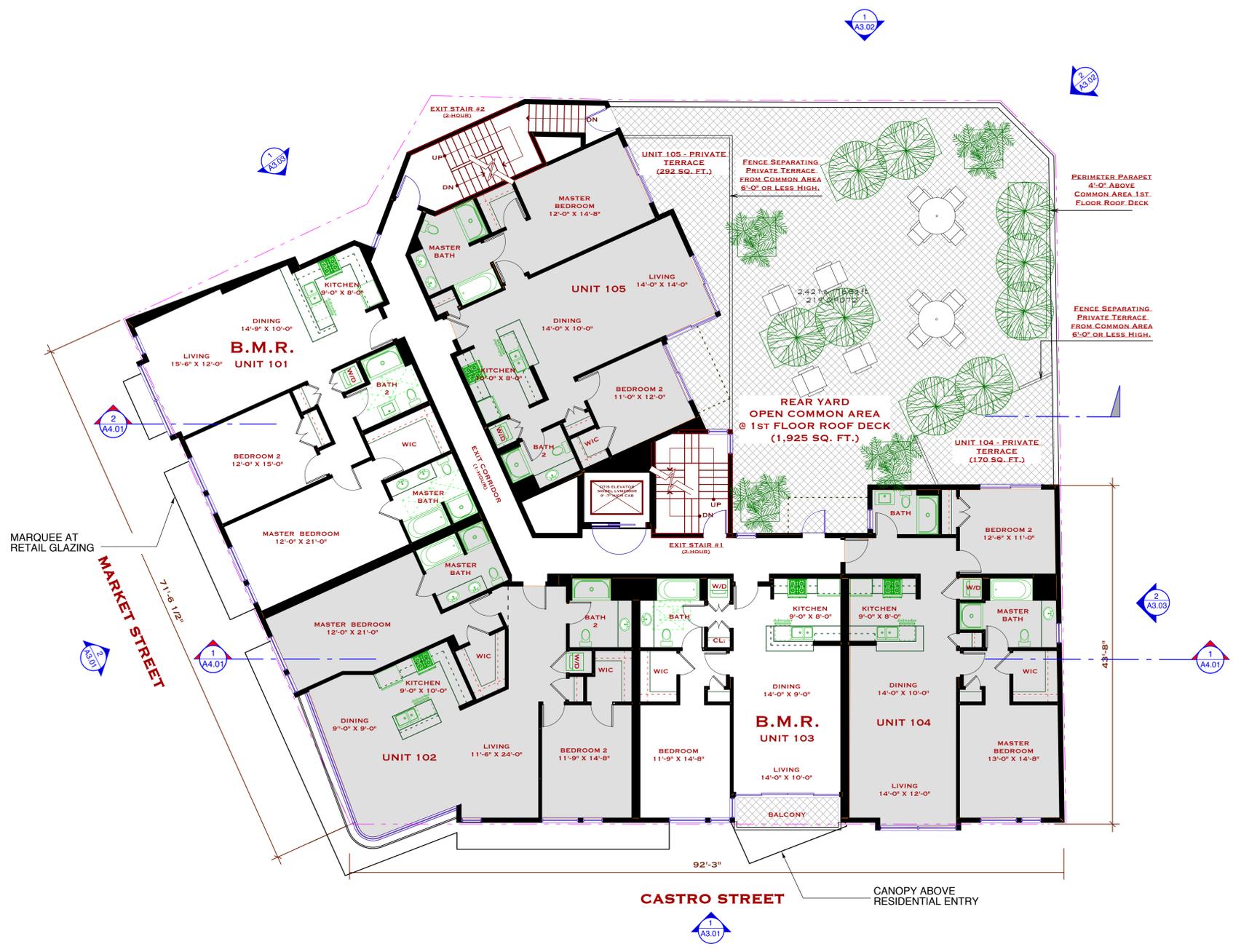


SCALE 1/8" = 1'-0"

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PLANNING 01.18.12 MPB
UDAT 01.18.11 MPB
EE SUBM. 11.30.05 NP



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1ST RESIDENTIAL FLOOR PLAN



SCALE 1/8" = 1'-0"

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PLANNING 01.18.12	MPB
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EE SUBM. 11.30.05	NP
Rev. Issue. Date	



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2ND & 3RD RESIDENTIAL FLOOR PLANS

1



SCALE 1/8" = 1'-0"

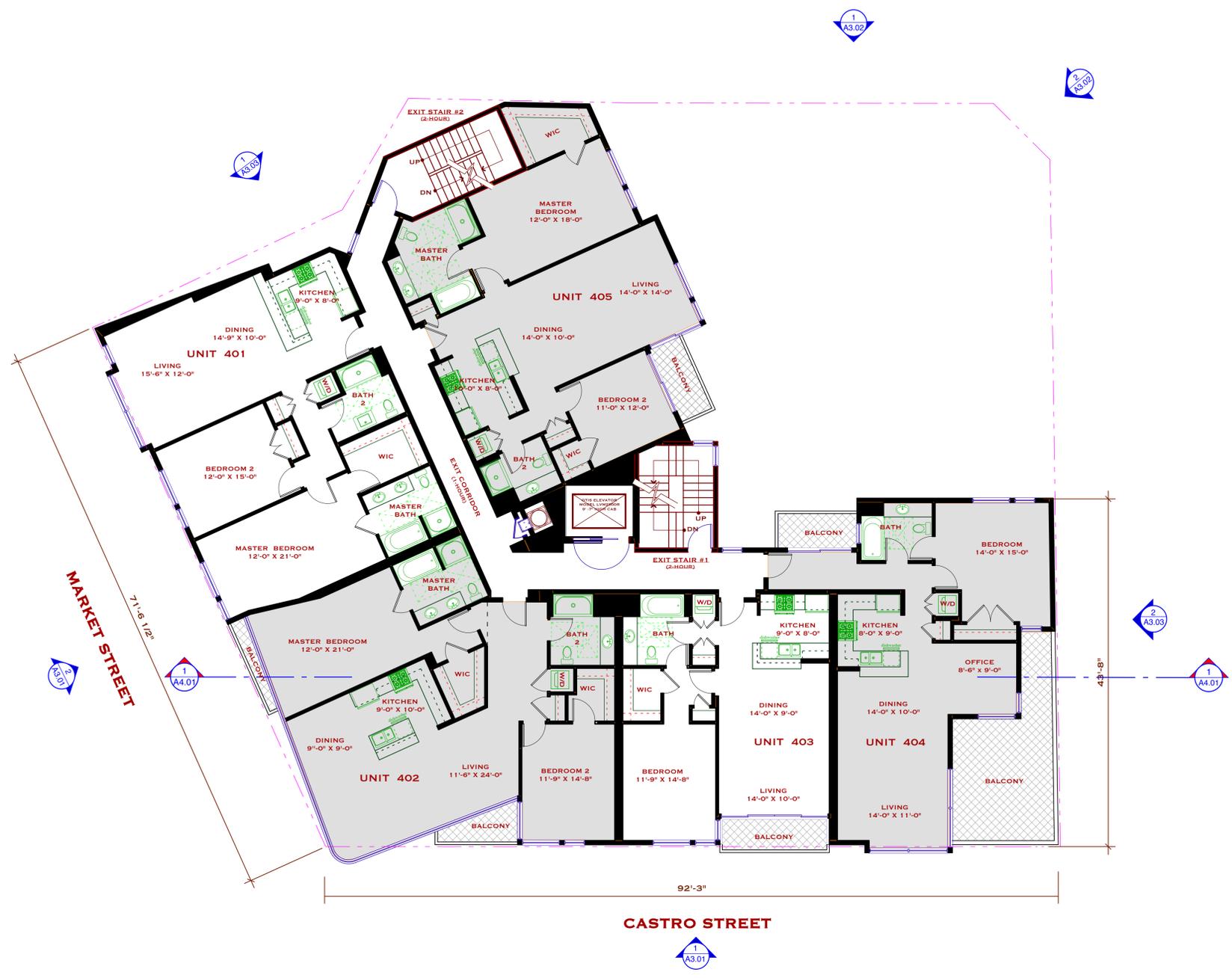
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Rev./Issue/Date



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4TH RESIDENTIAL FLOOR PLAN

1



SCALE 1/8" = 1'-0"

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PLANNING 01.18.12	MPB
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5TH RESIDENTIAL FLOOR PLAN

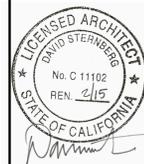
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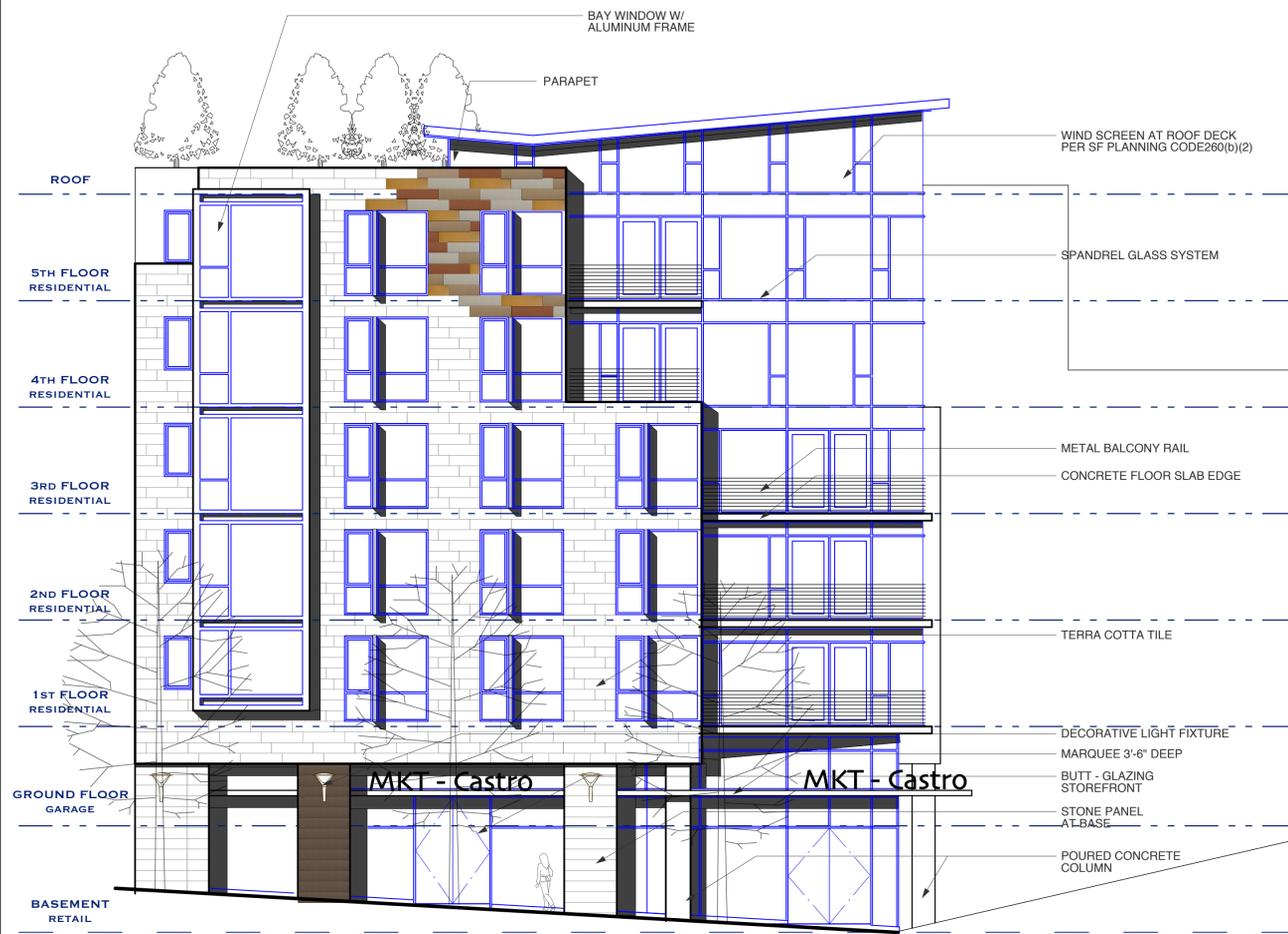
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Rev./Issue/Date



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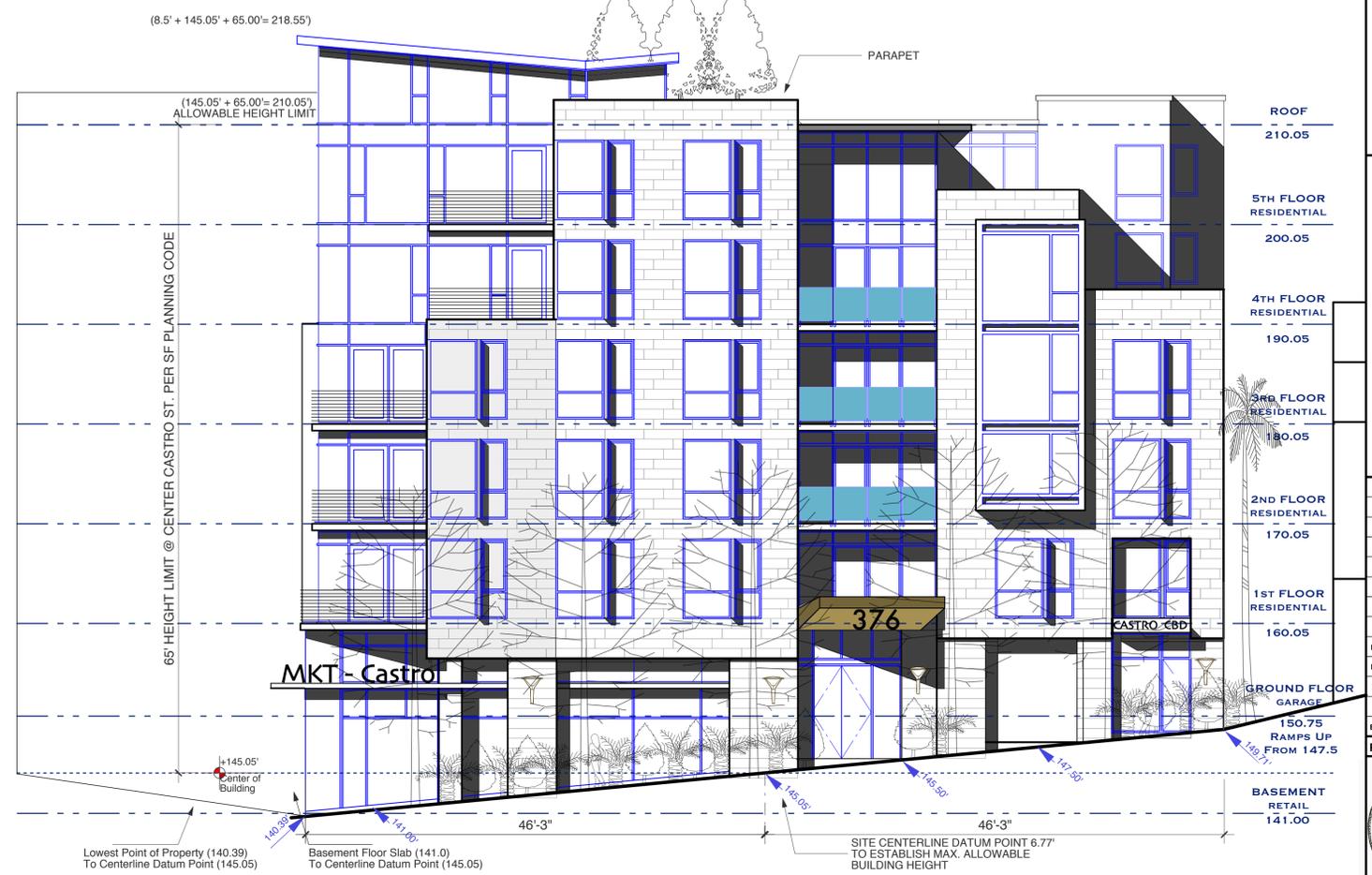
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MARKET STREET ELEVATION

2

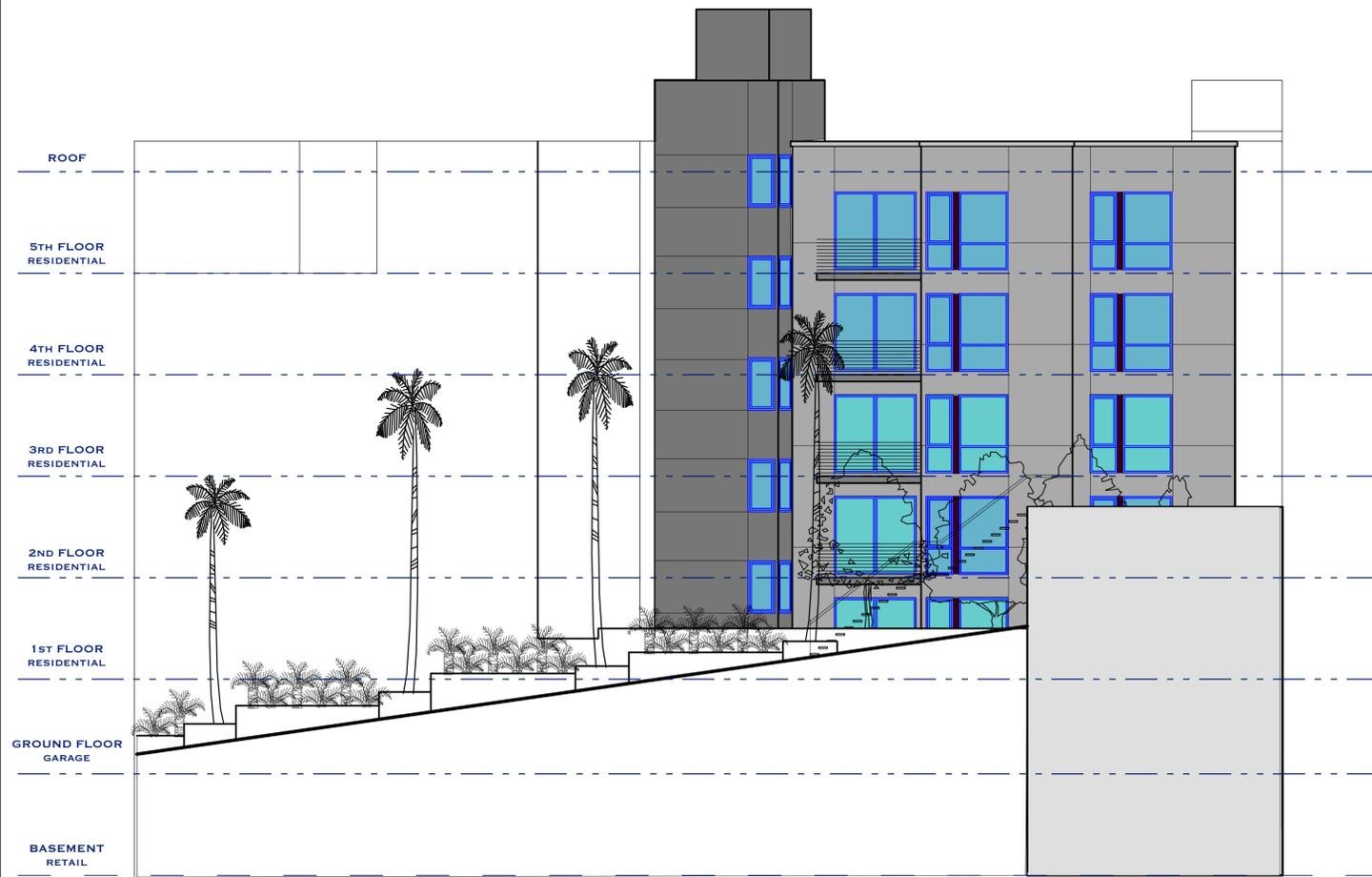
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CASTRO STREET ELEVATION

1

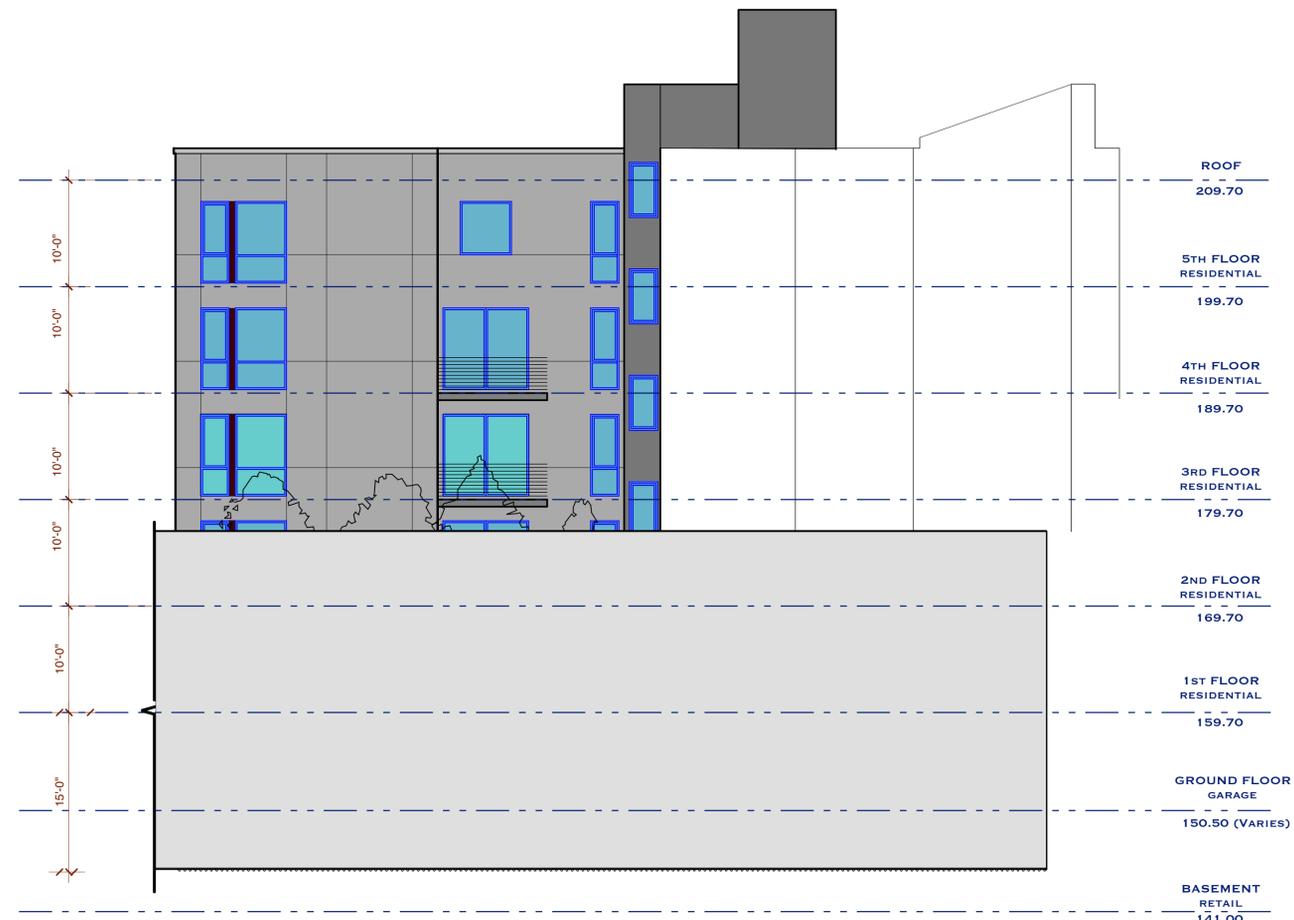
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REAR (NORTH WEST) ELEVATION

2

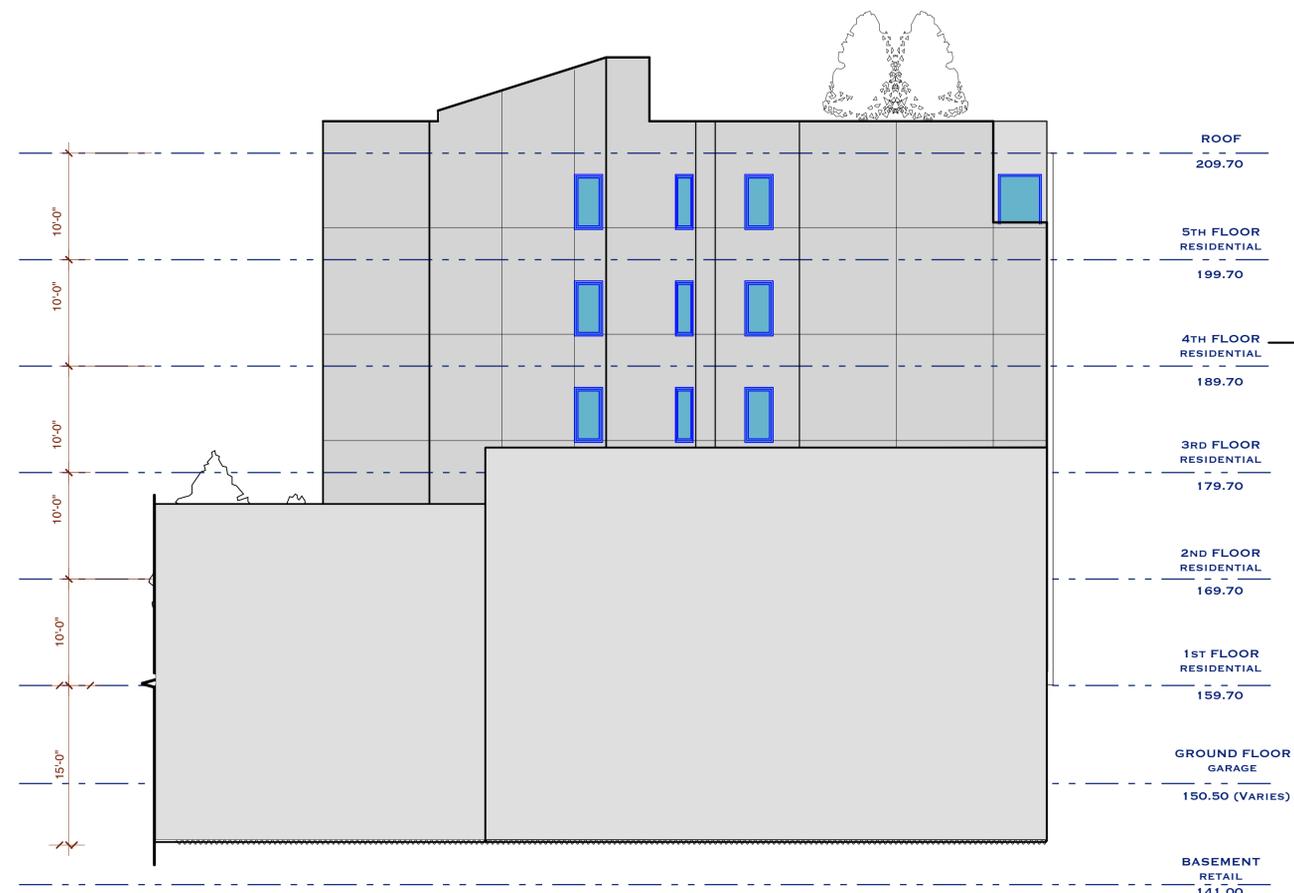
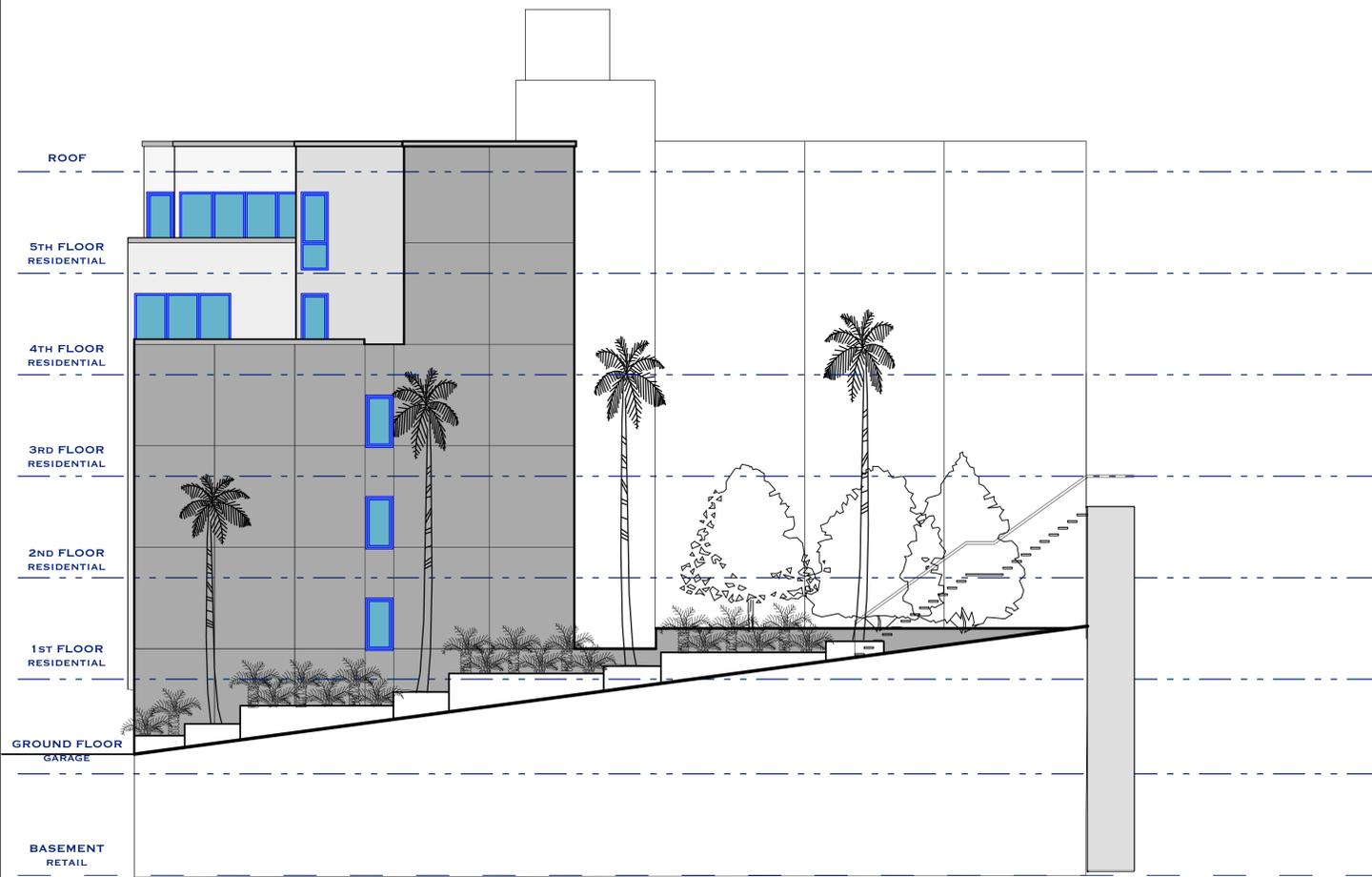
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REAR (WEST) ELEVATION

1

SCALE 1/8" = 1'-0"



NORTH PROPERTY LINE ELEVATION

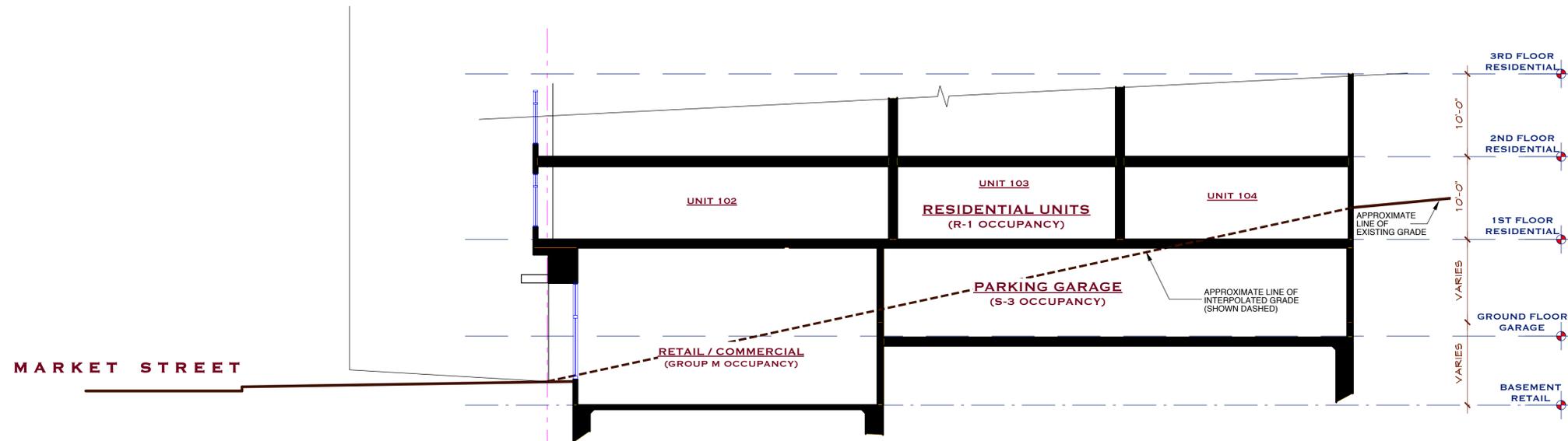
2

SCALE 1/8" = 1'-0"

WEST PROPERTY LINE ELEVATION

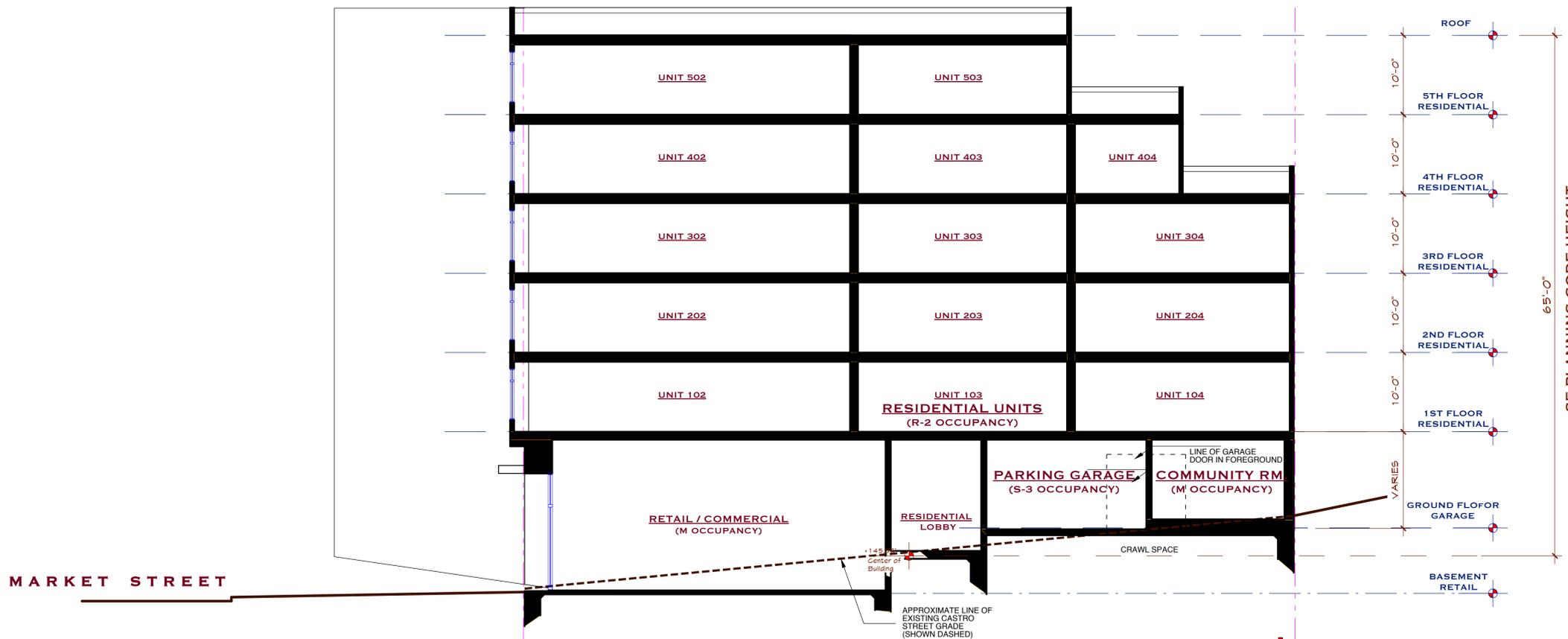
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SCALE 1/8" = 1'-0"



BUILDING SECTION - PARTIAL THRU BASEMENT ONLY 2

(LOOKING WEST) SCALE 1/8" = 1'-0"



BUILDING SECTION 1

(LOOKING WEST) SCALE 1/8" = 1'-0"

BLDG PMT 05.08.13 MPB
PLANNING 03.25.12 MPB
PLANNING 01.18.12 MPB
UDAT 01.18.11 MPB
EE SUBM. 11.30.05 NP
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Date: 10.05.10
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