### MEMO

## **Disclaimer for Review of Plans**

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377 NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, August 24, 2016

Time: **9:30 AM** 

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408

Case Type: Variance (Rear Yard)
Hearing Body: Zoning Administrator

PORPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	1239 Union Street	Case No.:	2015-011459VAR
Cross Street(s):	Hyde/Larkin	Building Permit:	201607142413
Block / Lot No.:	0123/059	Applicant/Agent:	Brad Gunkel
Zoning District(s):	RH-3 / 40-X	Telephone:	510-984-1112
Area Plan:	N/A	E-Mail:	brad@gunkelarchitecture.com

### PROJECT DESCRIPTION

The proposal is a "fill-in" underneath the existing second- and third-story pop-out in the rear yard of the subject property, replacing an existing exterior stairwell, from at-grade up to the first story. As a fill-in project, there is no horizontal expansion of the existing building envelope. The project includes seismic retrofitting of the subject building, as well as providing an alternative means of egress to the existing non-compliant exterior stairwell.

**PER PLANNING CODE SECTION 134,** the subject property is required to have a minimum rear yard of 15 feet. The existing structure has full lot coverage on one-half of the lot, meaning a portion of the existing structure encroaches into the required rear yard by 15 feet, making that portion of the structure noncomplying. The project proposes a "fill-in" underneath the existing noncomplying structure; therefore, the project requires a variance.

### ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Nicholas Foster Telephone: 415-575-9167 Mail: Nicholas.Foster@sfgov.org

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2015-011459VAR.pdf">http://sf-planning.org/ftp/files/notice/2015-011459VAR.pdf</a>

中文詢問請電:558.6378

Para información en Español llamar al: 558.6378

### **GENERAL INFORMATION ABOUT PROCEDURES**

### VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

### **BUILDING PERMIT APPLICATION INFORMATION**

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. On July 28, 2016, the Department issued the required Section 311 notification for this project (expires August 26, 2016).

### **BOARD OF APPEALS**

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals** at **(415) 575-6880**.

### **ABOUT THIS NOTICE**

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <a href="http://upn.sfplanning.org">http://upn.sfplanning.org</a> for more information.

中文詢問請電:558.6378

Para información en Español llamar al: 558.6378

1239 UNION STREET SAN FRANCISCO, CA 94109

PROJECT TEAM

# **SYMBOLS**

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SECTION

ELEVATION

DETAIL

DOOR

NOTE

WINDOW

GRID LINE

DRAWING NOTES

AND ARE NOT INTENDED TO BE A COMPREHENSIVE SET OF DRAWINGS INDICATING CONSTRUCTION DETAILS, WATER PROOFING, SPECIFIC FINISHES, SPECIFIC CABINETRY, SPECIFIC PLUMBING FIXTURES, LIGHTING FIXTURES, SPECIFIC DOORS, WINDOWS, & HARDWARE, OR M.E.P. & UTILITY ROUTING OWNER/DEVELOPER IS RESPONSIBLE FOR THE SELECTION OF THESE ITEMS AND CLARIFICATION AND COORDINATION OF THESE WITH THE CONTRACTOR AS PART OF THE BUILDING CONTRACT AND CONSTRUCTION PROCESS CONTRACTOR IS RESPONSIBLE FOR CONFIRMING CODE COMPLIANCE OF ALL WORK NOT FULLY REFLECTED IN THESE DOCUMENTS AS WELL AS ANY REVISIONS TO THIS SCOPE WITH THE ENTITIES HAVING IURISDICTION CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE. STRUCTURALLY SOUND, FULLY OPERATIONAL, CODE COMPLIANT, FINISHED WORK WITH COMPLETE PROTECTION AGAINST ELEMENTS.

THESE DRAWINGS ARE INTENDED FOR BUILDING PERMIT APPROVAL

# CODE COMPLIANCE

**OWNER** PEGGY SCHMIDT 1239 UNION STREET

GUNKEL ARCHITECTUR BERKELEY, CA 94702

(510) 984-1112

# **ARCHITEC**

SITE INFORMATION

PARCEL: 0123059 ZONING: RH-3/40-X LOT SIZE: 1 363 SE CONSTRUCTION: TYPE V-B BUILDING OCCUPANCY: TWO FAMILY RESIDENCE R-3, GARAGE U

STORIES: 3 EXCLUDING BASEMENT (UNCHANGED) EXISTING FLOOR AREA: 3704SE (INCLUDING UNFINISHED BASEMENT) PROPOSED FLOOR AREA: 3824 (EXISTING & NEW INC. UNFINISHED BASEMENT)

2013 CALIFORNIA BUILDING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE

2013 CALIFORNIA RESIDENTIAL CODE - APPLIES TO ONE AND TWO FAMILY HOUSES AND TOWNHOMES LESS THAN 3 STORIES IN HEIGHT. (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 INTERNATIONAL RESIDENTIAL CODE.)

2010 CALIFORNIA ENERGY CODE (2013 APPLICABLE ON ILILY 1ST 2014) CHECK THE CALIFORNIA ENERGY COMMISSION'S WERSITE AT HTTP://WWW ENERGY CA GOV FOR A DOWN! OADAR! F VERSION, (PUBLISHED BY ICC).

2013 CALIFORNIA ELECTRICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2008 NATIONAL ELECTRICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE NATIONAL FIRE

2013 CALIFORNIA PLUMBING CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 UNIFOR PLUMBING CODE WITH CALIFORNIA AMENDMENTS, PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2013 CALIFORNIA MECHANICAL CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 UNIFORM MECHANICAL CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY THE INTERNATIONA ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS, IAPMO)

2013 CALIFORNIA FIRE CODE (INCORPORATES BY ADOPTION AND REPRINTS THE 2009 INTERNATIONAL FIRE CODE WITH CALIFORNIA AMENDMENTS. PUBLISHED BY ICC)

2013 CALGREEN CODE - APPLIES TO CERTAIN NEW BUILDINGS ONLY - ALL NEW RESIDENTIAL BUILDINGS 3 STORIES OR LESS AND ALL NEW NON-RESIDENTIAL BUILDINGS

# DESCRIPTION OF WORK

SEISMIC IMPROVEMENTS AT REAR BUILDING PROJECTION

# **ABBREVIATIONS**

DEG./DEGREE

DET./DETAIL

DIA./DIAMETER

DIR/DIRECTION

DISP./DISPOSAL

DIV /DIVISION

DN/DOWN

DR./DOOR

ARCHITECT

E./EAST

(E)/EXISTING

FÍ /FI EVATION

EA./EACH

D.S./DOWNSPOUT

DWG/DRAWING

D.S.A./ DIVISION OF STATE

D.S.P./DRY STAND PIPE

E.J./EXPANSION JOINT

ELAS./ELASTOMERIC

ELEC./ELECTRICAL

EMER /EMERGENCY

ENCL./ENCLOSURE

ENGR./ENGINEER

EQ./EQUAL EOUIP./EOUIPMENT

E.S./EACH SIDE

EXH./EXHAUST

EXIST /EXISTING

EXT./EXTERIOR

FW/FACH WAY

F.A./FIRE ALARM

F.D./FLOOR DRAIN

FND./FOUNDATION

F.E./FIRE EXTINGUISHER

F./FREEZER

CABINET

FFD /FFDFRAI

FIN./FINISH

FIX./FIXTURE

FLR./FLOOR

F.O./FACE OF

F.L./FLOW LINE

FLUOR./FLUORESCENT

F.O.F./FACE OF FINISH

F.O.S./FACE OF STUD

F.O.C./FACE OF CONCRETE

F.O.M./FACE OF MASONRY

F.V./FIELD VERIFY

F.F./FINISH FLOOR

F.H.C./FIRE HOSE CABINET

EXP/EXPANSION

ELEV./ELEVATOR

DIM./DIMENSION

DEMO./DEMOLITION

D.F./DRINKING FOUNTAIN

A.B./ANCHOR BOLT ARV /AROVE A.C./ASPHALTIC CONCRETE A.C.T./ACOUSTICAL CEILING A/C/AIR CONDITIONING ACOUS./ACOUSTICAL A.D./AREA DRAIN ADMIN/ADMINISTRATION ADJ./ADJUSTABLE A.F.F./ABOVE FINISHED FLOO AGGR./AGGREGRATE AL/ALUMINUM ALT./ALTERNATE A.P./ACCESS PANEL APP/APPLICATION APPROX./APPROXIMATE

ARCH./ARCHITECTURAL

ATTEN./ATTENUATING

BD /BOARD BET./BETWEEN B.F./BRACED FRAME BLDG/BUILDING BLK./BLOCKING BM/BFAM BOT./BOTTOM

ASPH/ASPHALT

CAB/CABINE C/C/CENTER TO CENTER CEM /CEMENT CER./CERAMIC C.F./CUBIC FEET CH/CHANNEL C.I./CAST IRON C.J./CONTROL JOINT C.L./CENTERLINE CLG/CFILING CLKG./CAULKING

CLR /CLEAR C.M.U./CONCRETE MASONRY COL/COLUMN COMP./COMPUTER CONC./CONCRETE CONF./CONFERENCE CONT/CONTINUOUS CONTR./CONTRACTOR CONST./CONSTRUCTION CORR/CORRIDOR CPT./CARPET C.R./COLD-ROLLED CSMT./CASEMENT C.T./CERAMIC TILE CTR./CENTER

C.Y./CUBIC YARDS D./DRYER DBL/DOUBLE

CTSK./COUNTERSUNK

F.O.W./FACE OF WALL FPRF./FIREPROOF(ING) FRM'G/FRAMING TREATED F.R.P./FIBERGLASS REINFORCED **POLYESTER** F.S./FLOOR SINK F.S.E./FOOD SERVICE **EOUIPMENT** FT./FOOT OR FEET FTG /FOOTING

GA./GAUGE GALV./GALVANIZED G.L.B./GLUE- LAMINATED (WOOD) BEAM GL/GLASS GND./GROUND G.R.G./GLASS REINFORCED **GYPSUM** G.S.M./GALVANIZED SHEET METAL GYP./GYPSUM G.W.B./GYPSUM WALL BOA

FURR,/FURRING

H.B./HOSE BIBB H.C./HOLLOW CORE HDWR./HARDWARE HDWD/HARDWOOD HT./HEIGHT H.M./HOLLOW METAL HORIZ/HORIZONTAL H.P./HIGH POINT HVAC/HFATING VENTILATING. AIR CONDITIONING

I.D./INSIDE DIAMETER IN /INCH F.A.F./FORCED AIR FURNACE INCAND./INCANDESCENT INFO /INFORMATION INSUL/INSULATION F.E.C./FIRE EXTINGUISHER & IAN/IANITOR

IST./IOIST KIT./KITCHEN

LAB./LABORATORY LAM./LAMINATE

LAV./LAVATORY PERIM / PERIMETER LR/POUND L.F./LINEAR FEET PL./PLATE L.H./LEFT HAND LIN / INFAR P.LAM./PLASTIC LAMINATE

PLAS./PLASTER ALPIRG/PLUMBING PLYWD/PLYWOOD PR./PAIR PREP./PREPARATION

R.C.P./REFLECTED CEILING

R.O./ROUGH OPENING

RWD./REDWOOD

MACH./MACHINE P.S.F./POUNDS PER SQUARE MAINT./MAINTENANCE FOOT P.S.L/POUNDS PER SOUARE MATL/MATERIAL MAS./MASONRY INCH MAX./MAXIMUM P.T./PRESSURE TREATED M.B./MARKER BOARD or PT /POINT P.T.D./PAPER TOWEL MACHINE BOLT M.C./MEDICINE CABINE MECH./MECHANICAL PTN/PARTITION PVC/POLYVINYL CHLORIDE

MEMB./MEMBRANE MEP/MECHANICAL/ELECTRICAL PVMT./PAVEMENT & PLUMBING R/RISER OR REFRIGERATOR MET./METAL MFR./MANUFACTURER (R)/REMOVE MIC/TC/MICROWAVE/ R.A./RETURN AIR TOASTER OVEN RAD/RADIUS R.B./RUBBER BASE MIN./MINIMUM

MISC./MISCELLANEOUS

N.I.C./NOT IN CONTRACT

NO /NUMBER

NOM./NOMINAL

N T S /NOT TO SCALE

LKR./LOCKER

LVR./LOUVER

L.P./LOW POINT

LLH/LONG LEG HORIZON

PLAN R.D./ROOF DRAIN MK./MARK RD M.O./MASONRY OPENING REF./REFERENCE MTD./MOUNTED REF/REFRIGERATOR MTI /MFTAI REFR/REFRIGERATION MUL/MULLION REINF./REINFORCED REQD./REQUIRED N/NORTH REV /REVISION OR REVISED (N)/NEW RESIL./RESILIENT N/A/NOT APPLICABLE N.E./NORTHEAST RM/ROOM

S./SOUTH N.W./NORTHWEST S.A./SUPPLY AIR OBS /OBSCLIRE S.B./SCOREBOARD O.C./ON CENTER S.C./SOLID CORE O.D./OUTSIDE DIAMETER S.C.D./SEE CIVIL DRAWINGS or DIMENSION SCHED./SCHEDULE O.F.C.I./OWNER FURNISHED S.D./STORM DRAIN CONTRACTOR INSTALLED S.D.S./SEE DOOR SCHEDULE O.F.D./OVERFLOW DRAIN S.E./SOUTHEAST S F D /SFF FLECTRICAL O ES/OVERELOW SCUPPER O.H./OVER HEAD DRAWINGS OPNG./OPENING SECT./SECTION OPP. HD./ OPPOSITE HAND S.F./SOUARE FOOT (FEET) OZ./OUNCE S.F.S./SEE (ROOM) FINISH

P.A./PLANTING AREA P.B./PANIC BAR SHT./SHEET P.C.P. /PRECAST CONCRETE SHTG./SHEATHING SIM./SIMILAR S L D /SEE LANDSCAPE DRAWINGS S.M./SHEET METAL

SL /SLOPE

AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION S.M.D./SEE MECHANICAL DRAWINGS S.M.S/SHEET METAL SCREW S.N.D./ SANITARY NAPKIN DISPENSER S N R /SANITARY NAPKIN RECEPTACLE

S.P.D./SEE PLUMBING SPEC./SPECIFICATION SPR/SPRINKLERED S.S.D./SEE STRUCTURAL DRAWINGS STD./STANDARD

S O G /SLAB ON GRADE

STL./STEEL STRL./STRUCTURAL S4S/SURFACE FOUR SIDES S2S/SURFACE TWO SIDES S.S./STAINLESS STEEL SVC/SERVICE STOR /STORAGE SUSP./SUSPENDED s.w./southwest S.W.S./SEE WINDOW SCHEDULE SYM./SYMMETRICAL

T./TREAD

T.B./TACKBOARD R.W.L./RAINWATER LEADER TECH./TECHNOLOGY TELE/TELEPHONE TEMP./TEMPERED or TEMPERATURE TER /TERRA770 T & G/TONGUE & GROOVE THK./THICK THRES/THRESHOLD T.O./TOP OF T.O.C./TOP OF CURB or CONCRETE T O D /TOP OF DECKING T.O.M./TOP OF MASONRY T.O.P./TOP OF PAVEMENT of PARAPET T.O.S./TOP OF STEEL S.G.S./SEE GLAZING SCHEDULE T.S./TUBULAR STEEL T.S.C.D./TOILET SEAT COVER DISPENSER T.T.D./TOILET TISSUI

DISPENSER

TV/TELEVISION

SMACNA /SHEET METAL AND U.B.C./UNIFORM BUILDING U.G./UNDERGROUND U.L./UNDERWRITERS I ARORATORY

UNF./UNFINISHED U.O.N./UNLESS OTHERWISE UR/URINAL

V.C.T./VINYL COMPOSITION VERT./VERTICAL VEST./VESTIBULE V.G.D.F./VERTICAL GRAIN

DOUGLAS FIR S.P.S./SEE PARTITION SCHEDULEV.I.F./VERIFY IN FIELD VOL./VOLUME V.T.R./VENT THRU ROOF (S..P.D. V.W.C./ VINYL WALL COVERING

> W./WEST OR WASHER W.C./WATER CLOSET W/D/WASHER/DRYER WD./WOOD WDW./WINDOW W.F./WIDE FLANGE WGL/WIRE GLASS W.H./WATER HEATER WIC/WOODWORK INSTITUTE OF CALIFORNIA W.O./WHERE OCCURS W/O/WITHOUT W.P./WORKING POINT WSCT./WAINSCOT W.S.P./WET STANDPIPE WT /WFIGHT W.W.F./WELDED WIRE FABRIC

& /AND @ /AT /CHANNEL d /PENNY # /POUND OR NUMBER Ш

# VICINITY MAP



# SHEET INDEX

TITLE SHEET

SURVEY A0.0 SITE PLAN

EXISTING BASEMENT PLAN

EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN A0.4 EXISTING THIRD FLOOR PLAN

EXISTING ROOF PLAN A0.5

IMPROVEMENT BASEMENT PLAN AI.I

IMPROVEMENT FIRST FLOOR PLAN

IMPROVEMENT SECOND FLOOR PLAN

IMPROVEMENT THIRD FLOOR PLAN IMPROVEMENT ROOF PLAN

**EXISTING ELEVATIONS** 

**IMPROVEMENT ELEVATIONS & SECTION** A2.1 A3.0 PHOTOGRAPHS

A4.0 GREEN BUILDING



JRE

ARCHITECTURE GUNKEL

CHITEC GUNKEL

(510)

PHONE

# 60 0 0 F.R. 8

SITE PERMIT SET

0

DATE 7/14/16

A0.0

# ARCHITECT'S STATEMENT

THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTOURS DELINEATED UPON THIS PLOT PLAN ARE BASED UPON A SURVEY BY BRIAN L. STOCKINGER LIC. #995 DATED OCTOBER 2015
THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED UPON CITY OF OAKLAND DATUM.

**ARCHITECT** 

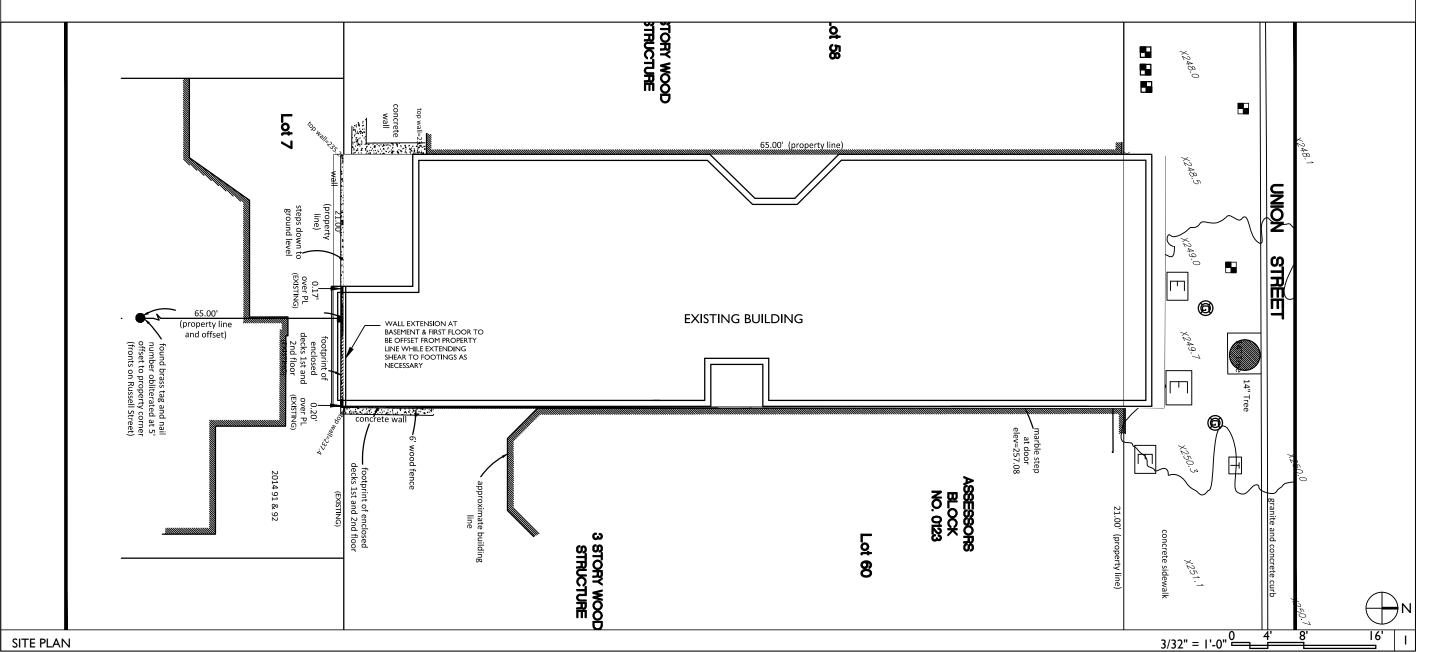
**BRAD GUNKEL** 

07/12/2016

DATE

**ARCHITECT** 

TITLE



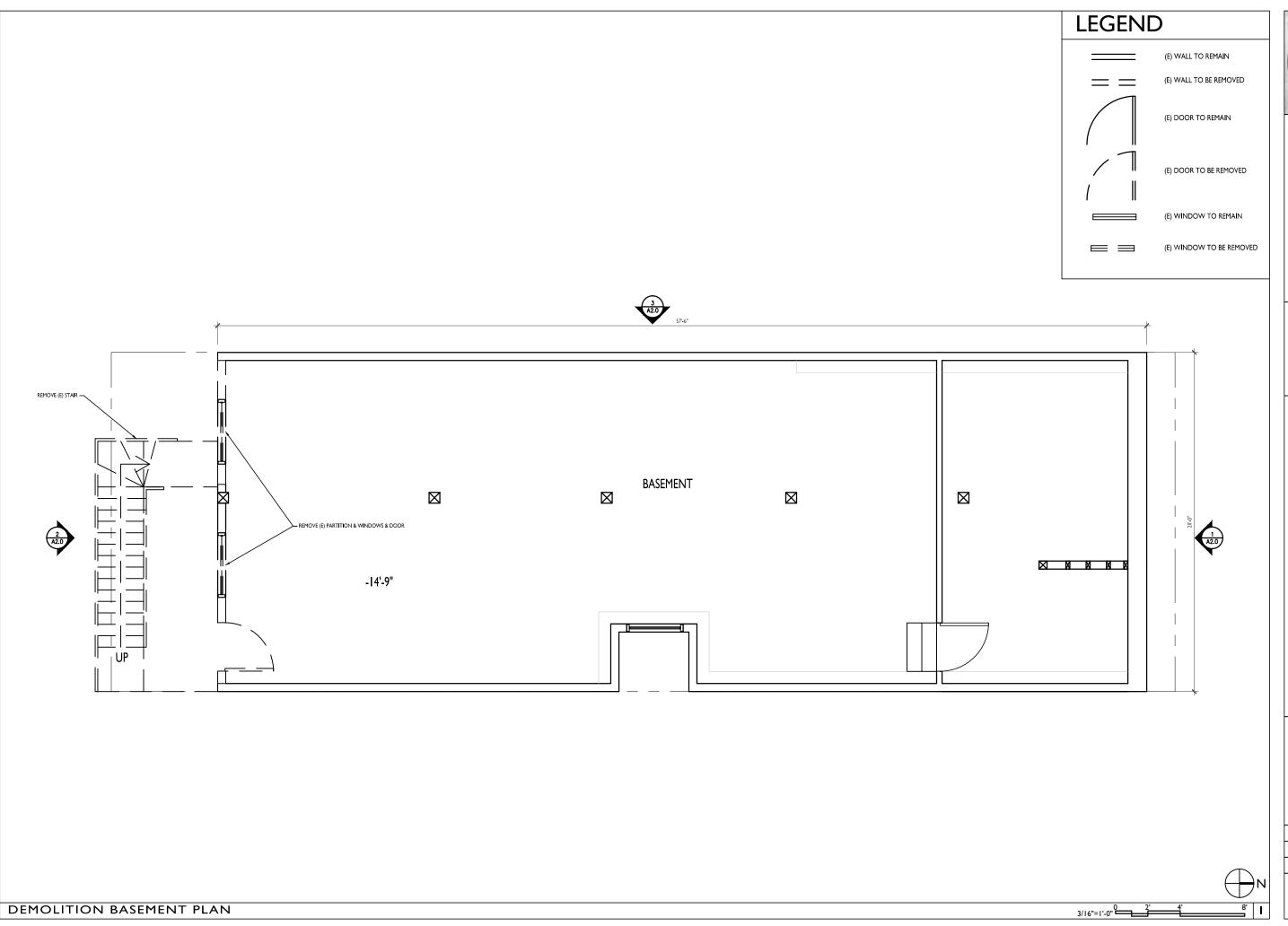




**IMPROVEMENTS** SAN FRANCISCO, CA 94109 BUILDING

SITE

SITE PERMIT SET





PABLO AVENUE CA 94702

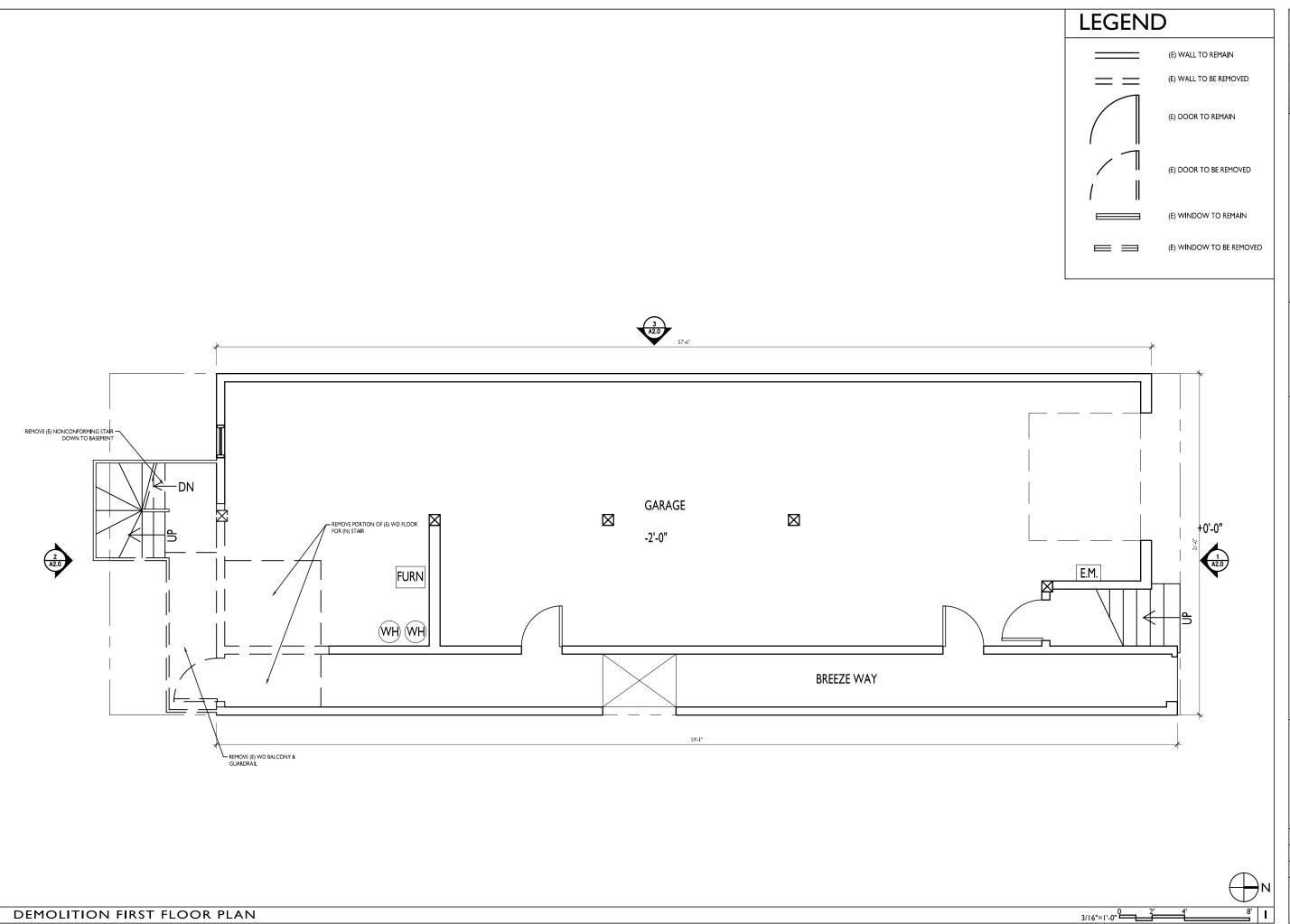
2295 SAN PABLO AVENUE BERKELEY CA 94702 GUNKELARCHITECTURE.COM



BUILDING IMPROVEMENTS 1239 UNION STREET SAN FRANCISCO, CA 94109

EXISTING BASEMENT PLAN

SITE PERMIT SET





ARCHITECTURE AVENUE GUNKELARCHITECTURE.COM

PABLO

2295 SAN BERKELEY

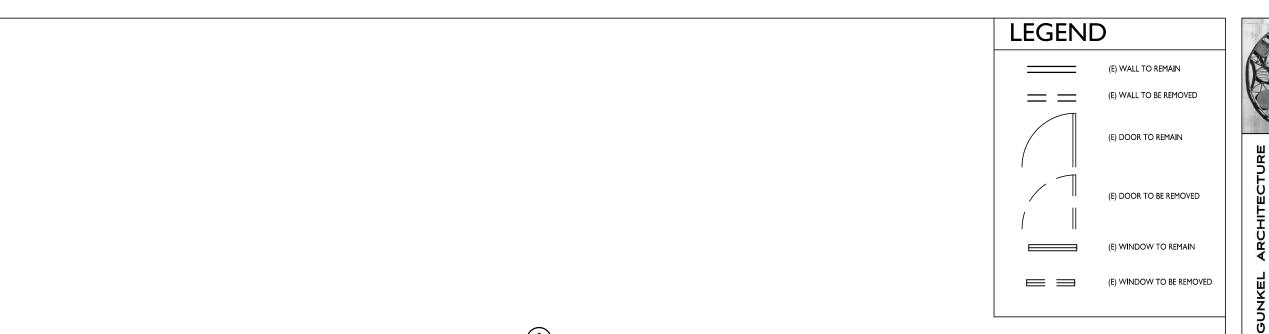
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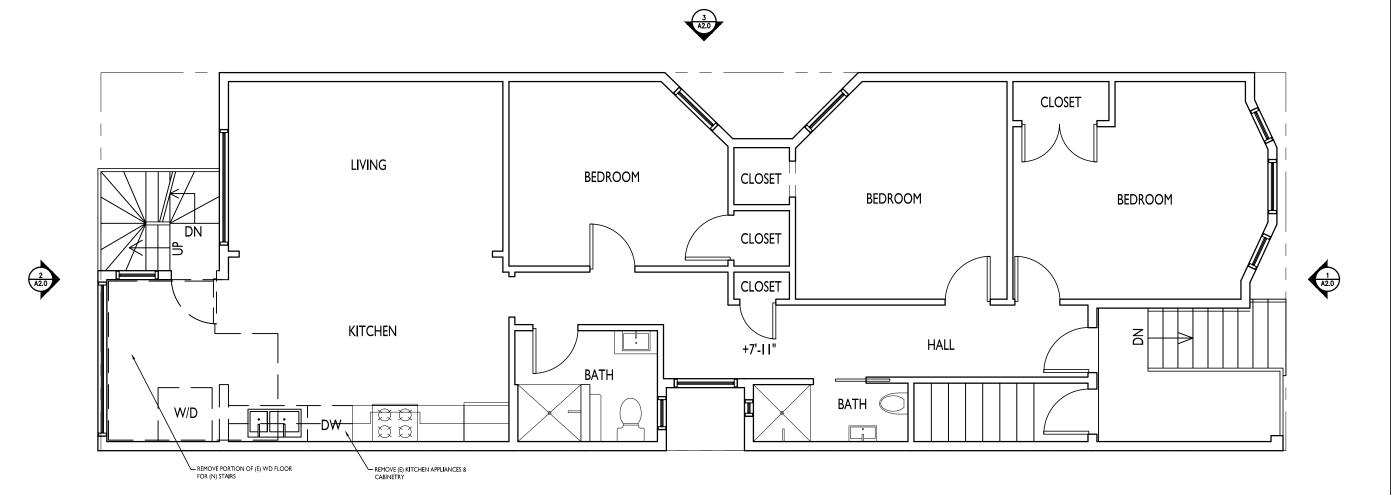
1239 UNION STREET SAN FRANCISCO, CA 94109

**BUILDING IMPROVEMENTS** 

EXISTING FIRST FLOOR PLAN

SITE PERMIT SET







AVENUE 94702

2295 SAN PABLO AVENUE
BERKELEY CA 94702
GUNKELARCHITECTURE.COM

984

(510)

PHONE:



BUILDING IMPROVEMENTS 1239 UNION STREET SAN FRANCISCO, CA 94109

EXISTING SECOND FLOOR PLAN

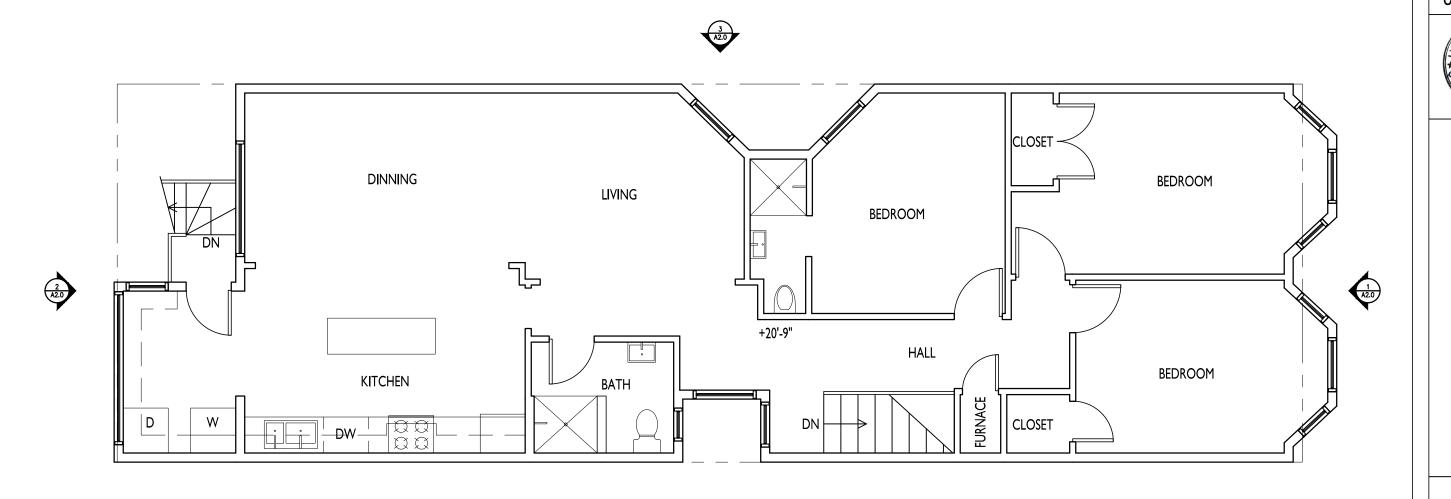
SITE PERMIT SET

DATE 7/14/16

3/16"=1'-0"

**A0.3** 







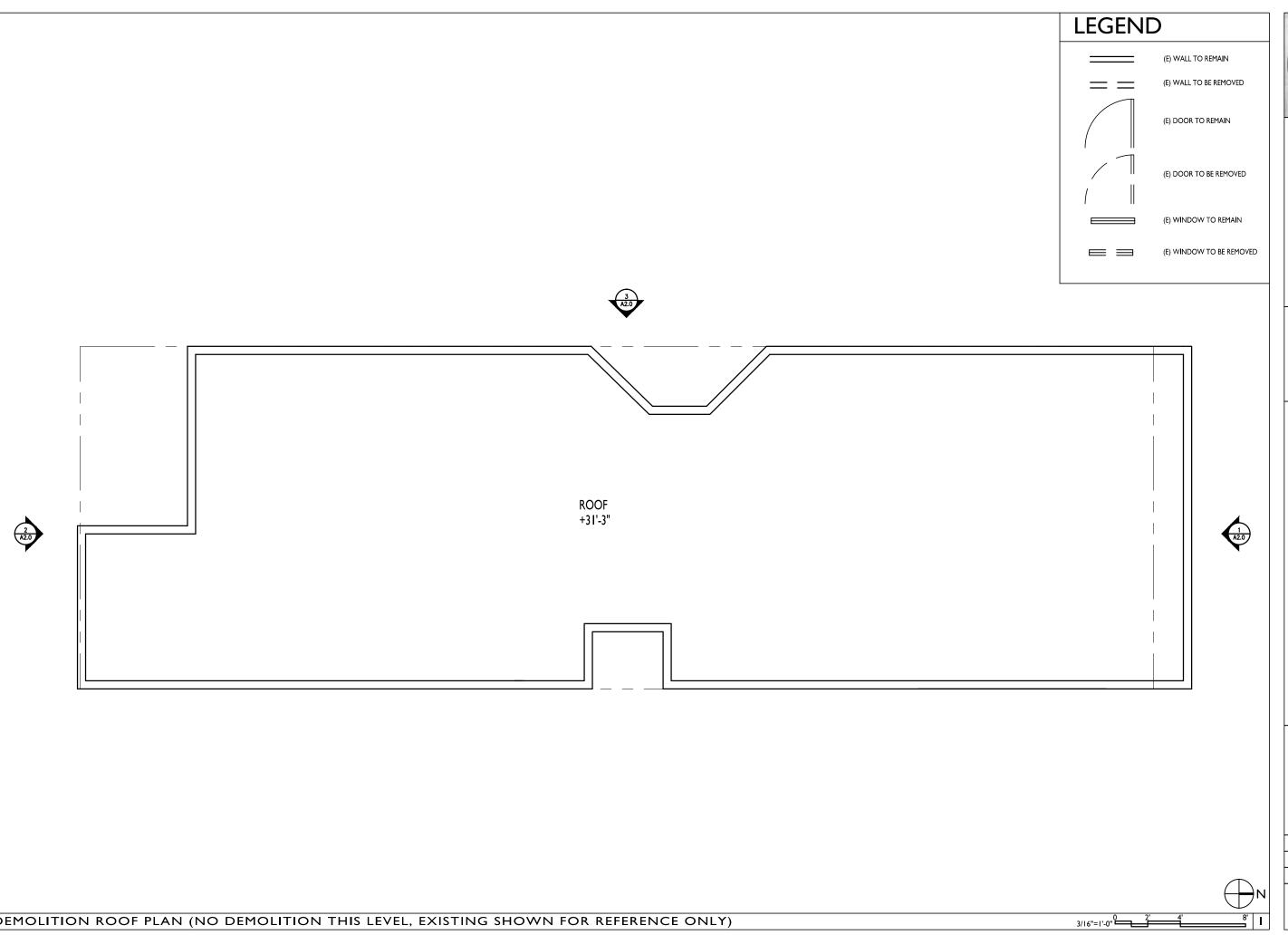
PABLO AVENUE CA 94702 2295 SAN PABLO AVENUE
BERKELEY CA 94702
GUNKELARCHITECTURE.COM

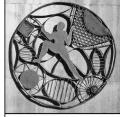
SITE PERMIT SET

EXISTING THIRD FLOOR PLAN

BUILDING IMPROVEMENTS

1239 UNION STREET SAN FRANCISCO, CA 94109





BERKELEY CA 94702 GUNKELARCHITECTURE.COM PHONE: (510) 984 - 1112 PABLO AVENUE CA 94702 ARCHITECTURE

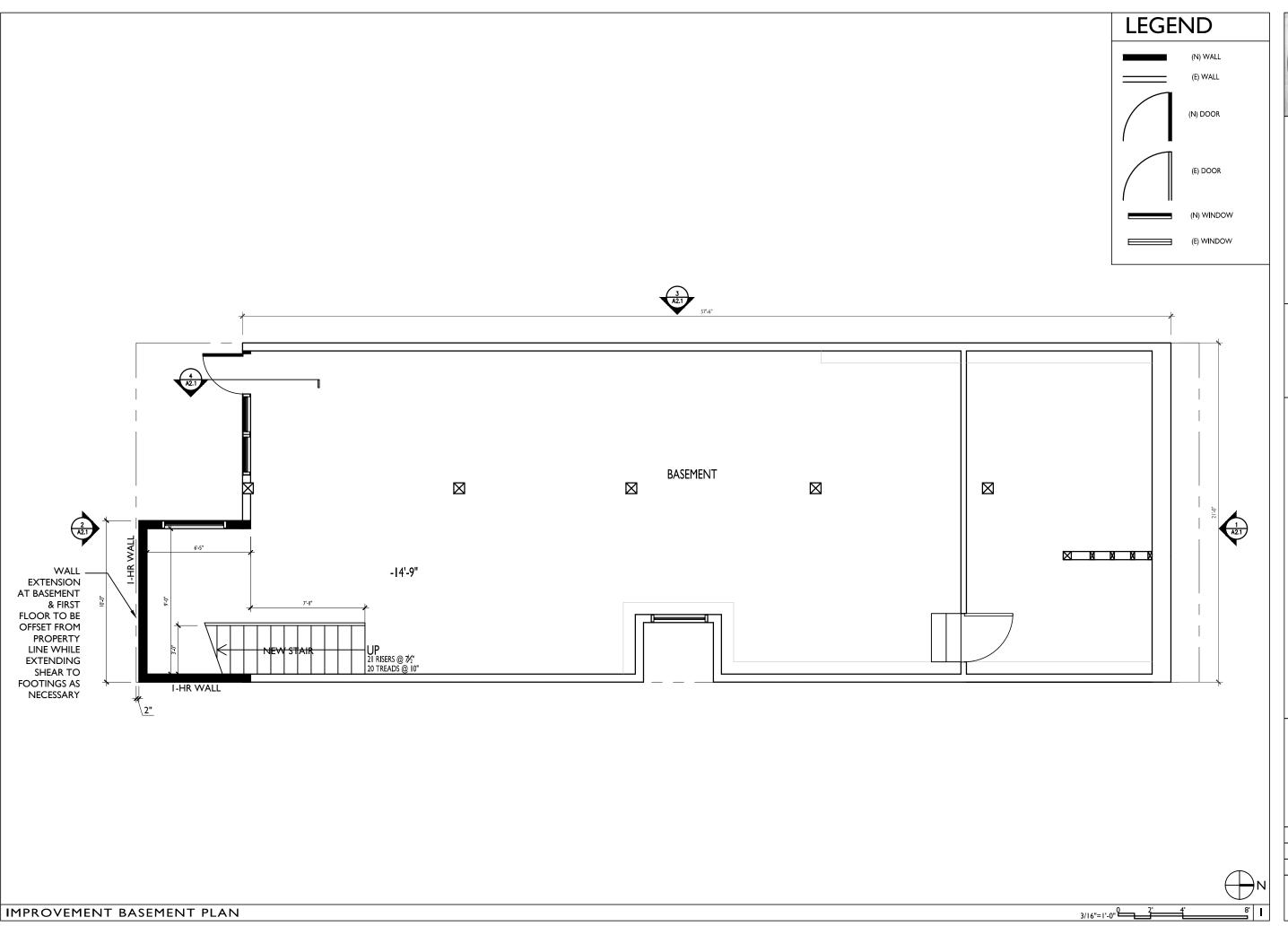
GUNKEL

SITE PERMIT SET

EXISTING ROOF PLAN

BUILDING IMPROVEMENTS

1239 UNION STREET SAN FRANCISCO, CA 94109





GUNKEL

BUILDING IMPROVEMENTS

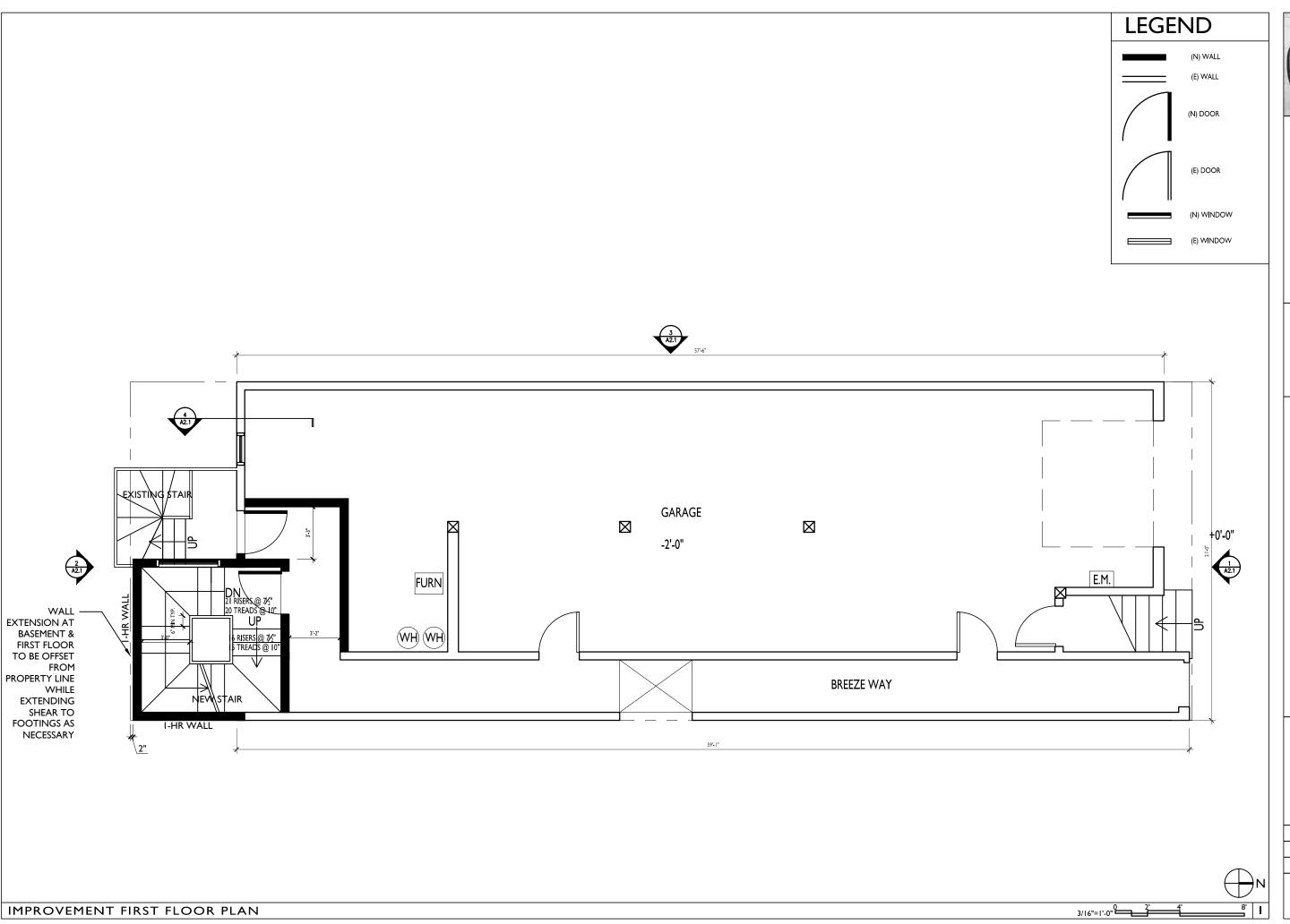
BASEMENT
1239 UNION STREET

PLAN
SAN FRANCISCO, CA 94109

SITE PERMIT SET

DATE 7/14/16

ARCHITECTURE 2295 SAN PABLO AVENUE BERKELEY CA 94702 GUNKELARCHITECTURE.COM





PABLO AVENUE CA 94702 ARCHITECTURE 2295 SAN PABLO AVENUE
BERKELEY CA 94702
GUNKELARCHITECTURE.COM

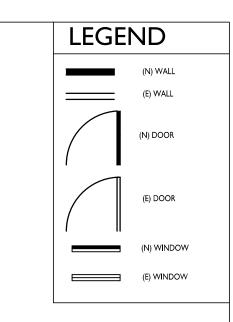
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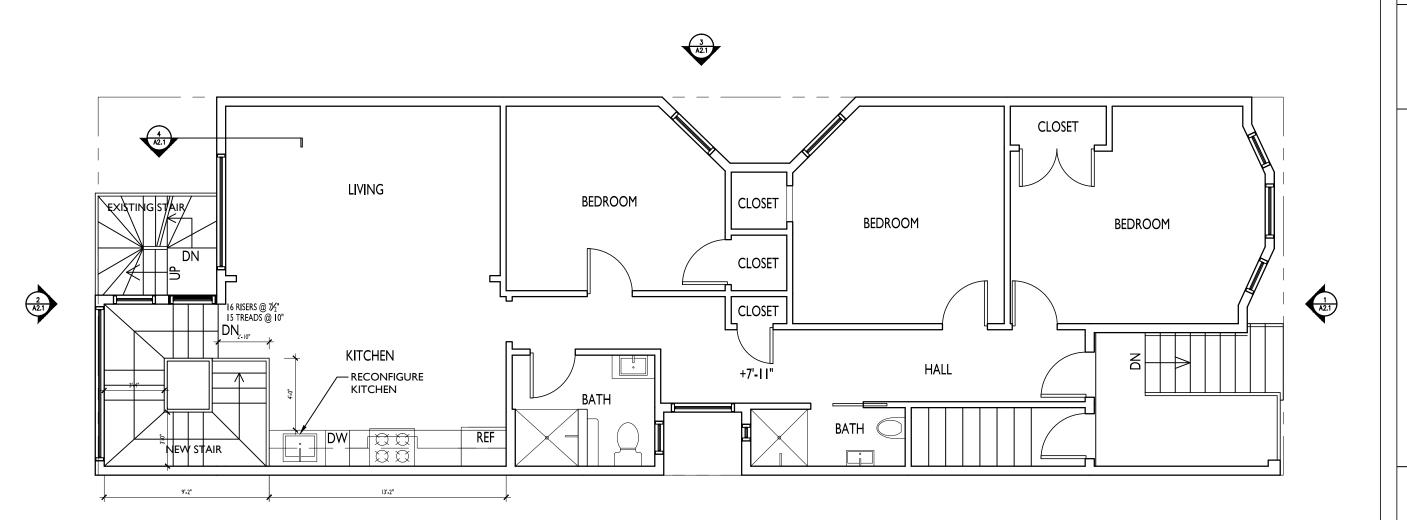
BUILDING IMPROVEMENTS 1239 UNION STREET SAN FRANCISCO, CA 94109

IMPROVEMENT BASEMENT PLAN

SITE PERMIT SET



3/16"=1'-0"



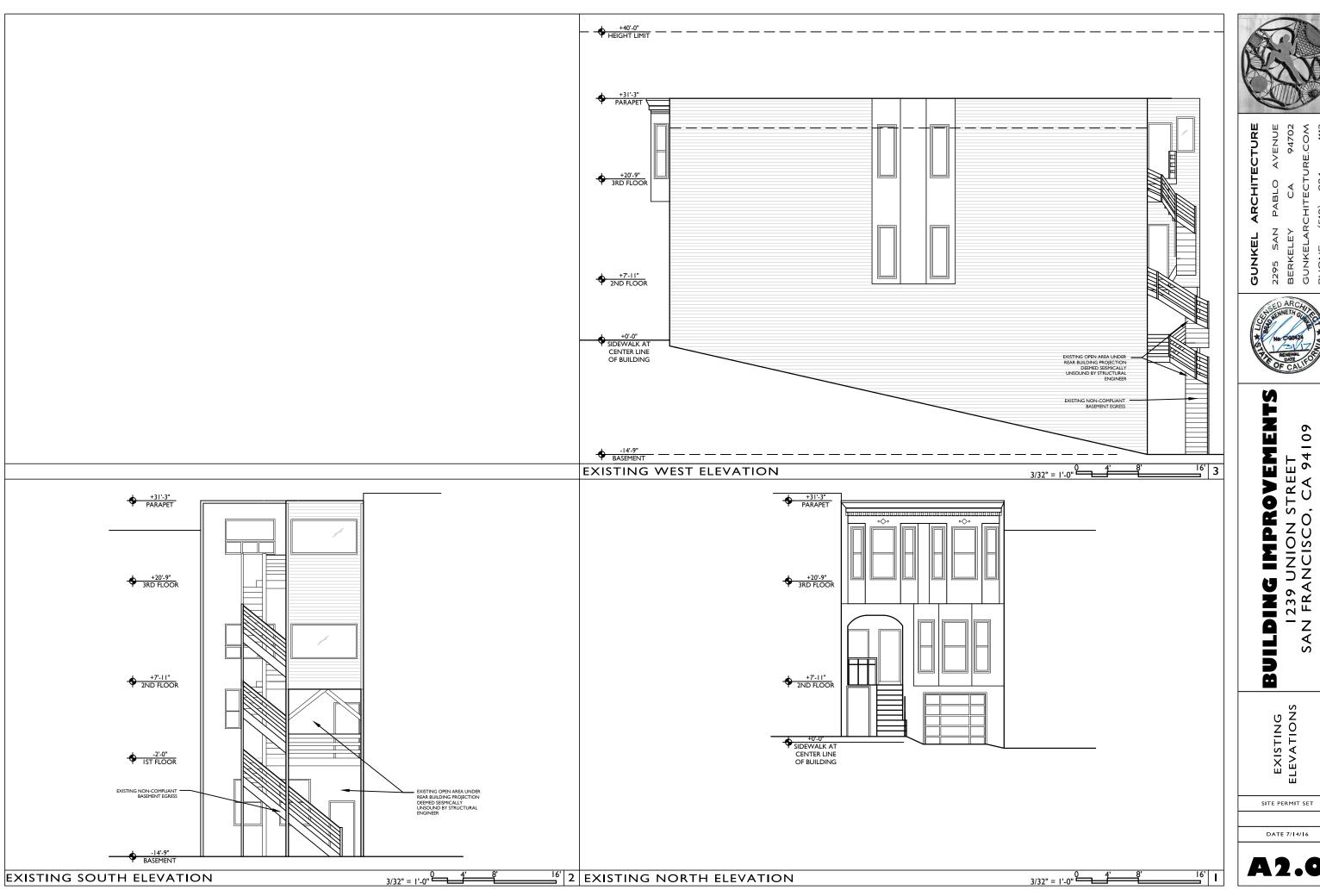


ARCHITECTURE

PABLO AVENUE CA 94702 2295 SAN PABLO AVENUE
BERKELEY CA 94702
GUNKELARCHITECTURE.COM (510)

PHONE:

IMPROVEMENT
FIRST FLOOR
PLAN
SAN FRANCISCO, CA 94109 SITE PERMIT SET



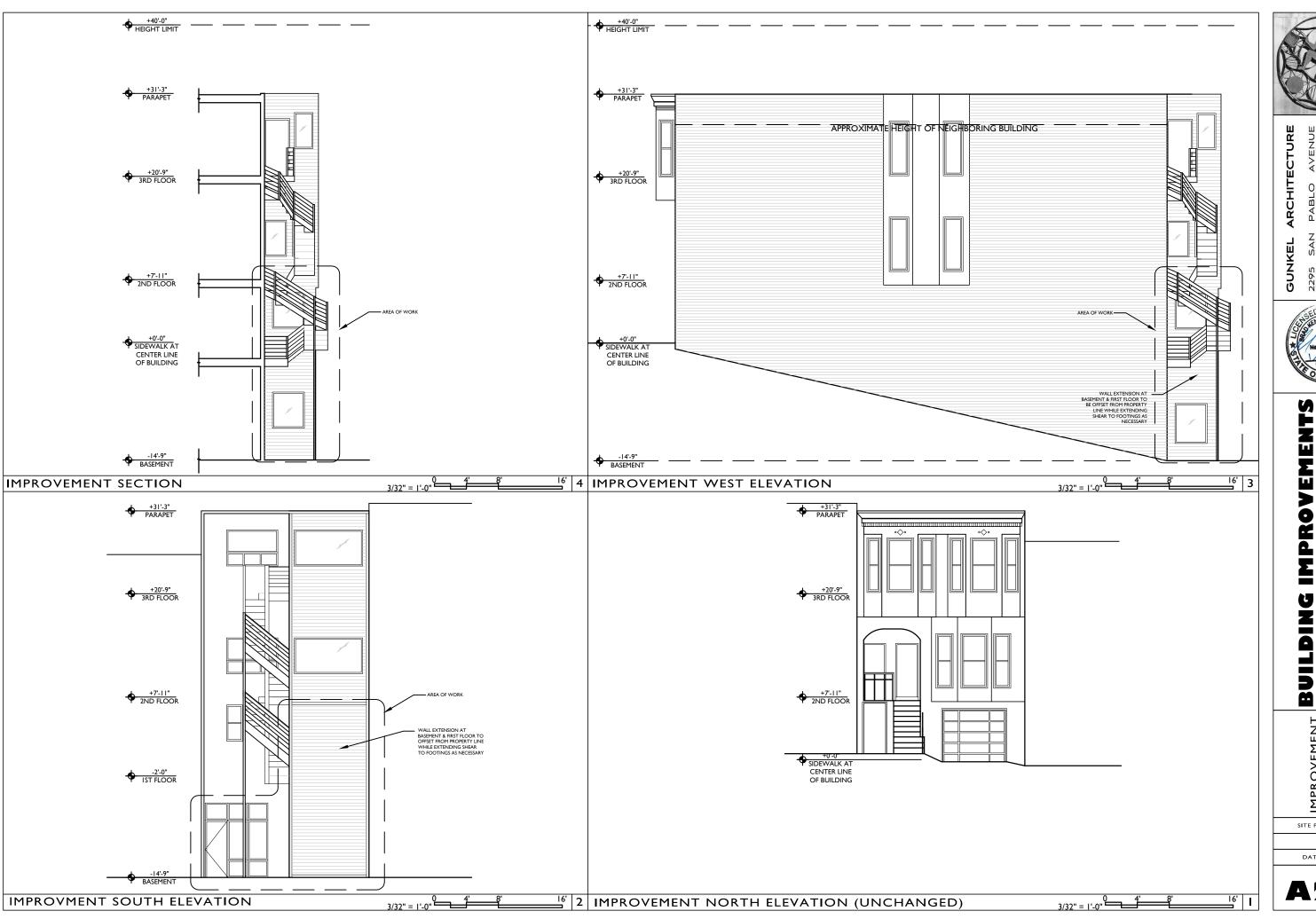


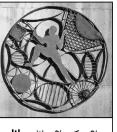
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(510)

SITE PERMIT SET

EXISTING ELEVATIONS





(510)

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IMPROVEMENT ELEVATIONS SITE PERMIT SET

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BUILDING