

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2024-07**

**APPROVAL OF A TREE REMOVAL PERMIT FOR THE  
REMOVAL OF ONE COAST LIVE OAK TREE AND A ZONING PERMIT FOR AN 85-  
SQUARE FOOT RESIDENTIAL ADDITION AT  
626 MAIN STREET (APN: 065-231-27)  
PROJECT ID: 2024-00026**

---

**WHEREAS**, on February 26, 2024, a Tree Removal Permit and Zoning Permit application was filed by the Applicant, Donald Lingeman, on behalf of Property Owners, Jan and Elizabeth Schat, requesting the removal of one (1) Coast Live Oak tree (*Quercus agrifolia*), and the approval of an 85-square foot residential addition at 626 Main Street (APN: 065-231-27); and

**WHEREAS**, the Planning Commission considered the application during a public meeting on April 24, 2024, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission has reviewed and considered the information contained in the staff report as well as any and all oral and written testimony on the proposed project; and

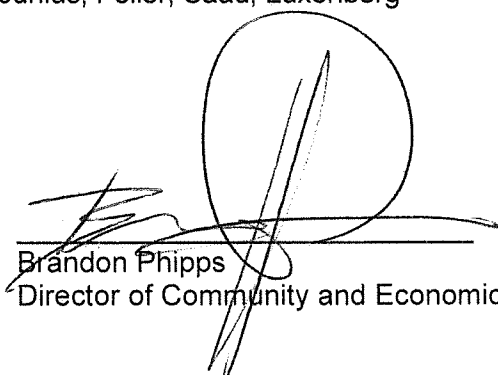
**WHEREAS**, the Planning Commission finds that the application is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303 and Section 15304 of the CEQA Guidelines; and

**NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:**

The removal of one (1) Coast Live Oak tree, and the proposed 85-square foot residential addition at 626 Main Street (APN: 065-231-27) are hereby approved. This decision is based upon the findings provided in Attachment 1 and Conditions of Approval provided in Attachment 2. Plans can be found in Attachment 3.

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Planning Commission on the 8<sup>th</sup> day of May 2024, by the following vote:

AYES:	Commissioner: Marlatt, Junius, Feller, Saad, Luxenberg
NOES:	Commissioner:
ABSENT:	Commissioner:
ABSTAIN:	Commissioner:

  
Brandon Phipps  
Director of Community and Economic Development

**ATTACHMENTS**

1. Findings
2. Conditions of Approval
3. Plans

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2024-07  
May 8, 2024  
APN: 065-231-27  
PROJECT ID: 2024-00026**

**ATTACHMENT 1: FINDINGS**

**Tree Removal Permit**

When reviewing applications for tree removal the Planning Commission is directed to consider the criteria found in SMC Section 11.12.030(B)(1-3):

*B. Criteria for Grant or Denial of Application for Removal or Alteration of Protected Trees.*

*1. In order to grant a tree removal or alteration permit, it must be determined that removal or alteration is necessary in order to accomplish any one of the following objectives:*

- a. To ensure the public safety as it relates to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, and interference with utilities or sewers;*
- b. To allow reasonable enjoyment of the property, including sunlight, and the right to develop the property;*
- c. To take reasonable advantage of views;*
- d. To pursue good, professional practices of forestry or landscape design.*

According to the arborist report on file, staff believes that the Coast Live Oak tree warrants removal of the righthand trunk to allow for the reasonable enjoyment of the property, including the right to develop the property per SMC 11.12.030(B)(1)(b). Staff also believes that the lefthand trunk should be removed due to its noted decay cavities and because it is a potential hazard to life and property due to its lean over the existing driveway easement per SMC 11.12.030(B)(1)(a).

*2. In order to grant a tree removal permit, it must be determined that one of the following conditions is satisfied:*

- a. The tree to be removed will be replaced by a desirable tree; or*
- b. The applicant is required to pay a tree replacement fee in the amount established by City Council resolution; or*
- c. The Planning Commission waives the requirements in subsections (B)(2)(a) and (b) of this section based on information provided by the applicant/owner.*

Pursuant to SMC 11.12.030(B)(2)(b) staff recommends that the applicant shall be required to pay a tree replacement fee in the amount of \$1,500 as established by City Council Resolution No. 6143 since the righthand trunk removal is needed to accommodate the proposed design, and since there is no replacement tree proposed as part of this application.

*3. A finding of any one of the following is grounds for denial, regardless of the finding in subsection (B)(2)(a) of this section:*

*a. Removal of a healthy tree of a desired species can be avoided by:*

*i. Reasonable redesign of the site plan, prior to construction;*

*ii. Thinning to reduce density, e.g., open windows;*

*iii. Shaping to reduce height or spread, using thinning cuts only (drop crotch);*

*iv. Heading or topping – this is the least preferable method, due to the tree's health and appearance and cost of maintenance.*

*b. Adequate provisions for drainage, erosion control, land stability, windscreen, visual screening, privacy and for restoration of ground cover and/or other foliage damaged by the tree work have not been made in situations where such problems are anticipated as a result of the removal or alteration.*

*c. The tree to be removed is a member of a group of trees in which each tree is dependent upon the others for survival.*

*d. The value of the tree to the neighborhood is greater than its inconvenience to the owner. The effects on visual, auditory, and wind screening, privacy and neighboring vegetation must be considered.*

*e. The need for protection of privacy for the property on which the tree is located and/or for adjacent properties.*

After reviewing the arborist report and the materials on file, staff believes that none of the findings of denial in SMC 11.12.030(B)(3) can be made. The righthand trunk of the tree needs to be removed to accommodate the proposed 85-square foot residential addition, and the lefthand trunk has decay cavities and poses as a potential hazard for both the property owners and tenants at 626 and 628 Main Street, as well as the neighbor at 624 Main Street due to its lean over the existing driveway easement. The removal of the tree will not significantly affect the existing plants, drainage, or land stability. The subject tree is not a member of a group of trees, nor does it provide needed privacy screening.

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2024-07  
May 8, 2024  
APN: 065-231-27  
PROJECT ID: 2024-00026**

**ATTACHMENT 2: CONDITIONS OF APPROVAL**

**General Conditions**

1. The applicant shall revise the date shown on the submitted plans/drawings per Planning Commission direction to reflect the date of project/application submittal.
2. The property owner shall pay \$1,500 as specified in City Council Resolution No. 6143 into the Sausalito Tree Fund.
3. The Tree Removal Permit 2024-00026 shall not be issued prior to issuance of building permits for Zoning Permit 2024-00026.
4. The applicant/property owner shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City) and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.
5. If any damage to a protected tree should occur during or as a result of work on the site, the contractor, builder, or owner shall promptly notify the City of such damage. If such a protected tree cannot be preserved in a healthy state, the reviewing agency shall require replacement of any protected tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed.

**Advisory Notes:**

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below:

1. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500-foot radius of residential zones shall only take place during the following hours:
  - Weekdays – Between 8:00 a.m. and 6:00 p.m.
  - Saturdays – Between 9:00 a.m. and 5:00 p.m.
  - Sundays and City Holidays (not including Sundays) – Prohibited
  - Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.
2. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
3. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of stormwater is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.

**SAUSALITO PLANNING COMMISSION**

**RESOLUTION NO. 2024-07**

**May 8, 2024**

**APN: 065-231-27**

**PROJECT ID: 2024-00026**

**ATTACHMENT 3: PLANS**

REVISIONS	DATE
1	11/17/2011
2	
3	
4	
5	

### Project Information

Project Description: Project consists of remodeling the existing 600 sq. ft. building, with three (3) new units, and adding 1,000 sq. ft. of new space. The project will include building 100 sq. ft. of new space, including a kitchen, bathroom, and living area. The project will also include adding 1,000 sq. ft. of new space, including a kitchen, bathroom, and living area. The project will also include adding 1,000 sq. ft. of new space, including a kitchen, bathroom, and living area.

Project Address: 4216 Main Street, San Bruno, CA, 94066

Client: [REDACTED]

Architect: [REDACTED]

Contractor: [REDACTED]

Permit Number: [REDACTED]

Permit Date: [REDACTED]

Permit Expiration: [REDACTED]

Permit Fee: [REDACTED]

Permit Status: [REDACTED]

Permit Agency: [REDACTED]

Permit Address: [REDACTED]

Permit City: [REDACTED]

Permit State: [REDACTED]

Permit Zip: [REDACTED]

Permit Phone: [REDACTED]

Permit Email: [REDACTED]

Permit Website: [REDACTED]

### Directory

Office: [REDACTED]

Project: [REDACTED]

Design: [REDACTED]

Construction: [REDACTED]

Interior: [REDACTED]

Exterior: [REDACTED]

Site Work: [REDACTED]

Foundation: [REDACTED]

Roofing: [REDACTED]

Plumbing: [REDACTED]

Electrical: [REDACTED]

Mechanical: [REDACTED]

Fire Protection: [REDACTED]

Security: [REDACTED]

Accessibility: [REDACTED]

Energy Efficiency: [REDACTED]

Historic Preservation: [REDACTED]

Archaeology: [REDACTED]

Environmental: [REDACTED]

Geotechnical: [REDACTED]

Soils: [REDACTED]

Water: [REDACTED]

Air Quality: [REDACTED]

Noise: [REDACTED]

Seismicity: [REDACTED]

Wildfire: [REDACTED]

Other: [REDACTED]

### Sheet Index

Sheet 1: [REDACTED]

Sheet 2: [REDACTED]

Sheet 3: [REDACTED]

Sheet 4: [REDACTED]

Sheet 5: [REDACTED]

Sheet 6: [REDACTED]

Sheet 7: [REDACTED]

Sheet 8: [REDACTED]

Sheet 9: [REDACTED]

Sheet 10: [REDACTED]

Sheet 11: [REDACTED]

Sheet 12: [REDACTED]

Sheet 13: [REDACTED]

Sheet 14: [REDACTED]

Sheet 15: [REDACTED]

Sheet 16: [REDACTED]

Sheet 17: [REDACTED]

Sheet 18: [REDACTED]

Sheet 19: [REDACTED]

Sheet 20: [REDACTED]

Sheet 21: [REDACTED]

Sheet 22: [REDACTED]

Sheet 23: [REDACTED]

Sheet 24: [REDACTED]

Sheet 25: [REDACTED]

Sheet 26: [REDACTED]

Sheet 27: [REDACTED]

Sheet 28: [REDACTED]

Sheet 29: [REDACTED]

Sheet 30: [REDACTED]

Sheet 31: [REDACTED]

Sheet 32: [REDACTED]

Sheet 33: [REDACTED]

Sheet 34: [REDACTED]

Sheet 35: [REDACTED]

Sheet 36: [REDACTED]

Sheet 37: [REDACTED]

Sheet 38: [REDACTED]

Sheet 39: [REDACTED]

Sheet 40: [REDACTED]

Sheet 41: [REDACTED]

Sheet 42: [REDACTED]

Sheet 43: [REDACTED]

Sheet 44: [REDACTED]

Sheet 45: [REDACTED]

Sheet 46: [REDACTED]

Sheet 47: [REDACTED]

Sheet 48: [REDACTED]

Sheet 49: [REDACTED]

Sheet 50: [REDACTED]

Sheet 51: [REDACTED]

Sheet 52: [REDACTED]

Sheet 53: [REDACTED]

Sheet 54: [REDACTED]

Sheet 55: [REDACTED]

Sheet 56: [REDACTED]

Sheet 57: [REDACTED]

Sheet 58: [REDACTED]

Sheet 59: [REDACTED]

Sheet 60: [REDACTED]

Sheet 61: [REDACTED]

Sheet 62: [REDACTED]

Sheet 63: [REDACTED]

Sheet 64: [REDACTED]

Sheet 65: [REDACTED]

Sheet 66: [REDACTED]

Sheet 67: [REDACTED]

Sheet 68: [REDACTED]

Sheet 69: [REDACTED]

Sheet 70: [REDACTED]

Sheet 71: [REDACTED]

Sheet 72: [REDACTED]

Sheet 73: [REDACTED]

Sheet 74: [REDACTED]

Sheet 75: [REDACTED]

Sheet 76: [REDACTED]

Sheet 77: [REDACTED]

Sheet 78: [REDACTED]

Sheet 79: [REDACTED]

Sheet 80: [REDACTED]

Sheet 81: [REDACTED]

Sheet 82: [REDACTED]

Sheet 83: [REDACTED]

Sheet 84: [REDACTED]

Sheet 85: [REDACTED]

Sheet 86: [REDACTED]

Sheet 87: [REDACTED]

Sheet 88: [REDACTED]

Sheet 89: [REDACTED]

Sheet 90: [REDACTED]

Sheet 91: [REDACTED]

Sheet 92: [REDACTED]

Sheet 93: [REDACTED]

Sheet 94: [REDACTED]

Sheet 95: [REDACTED]

Sheet 96: [REDACTED]

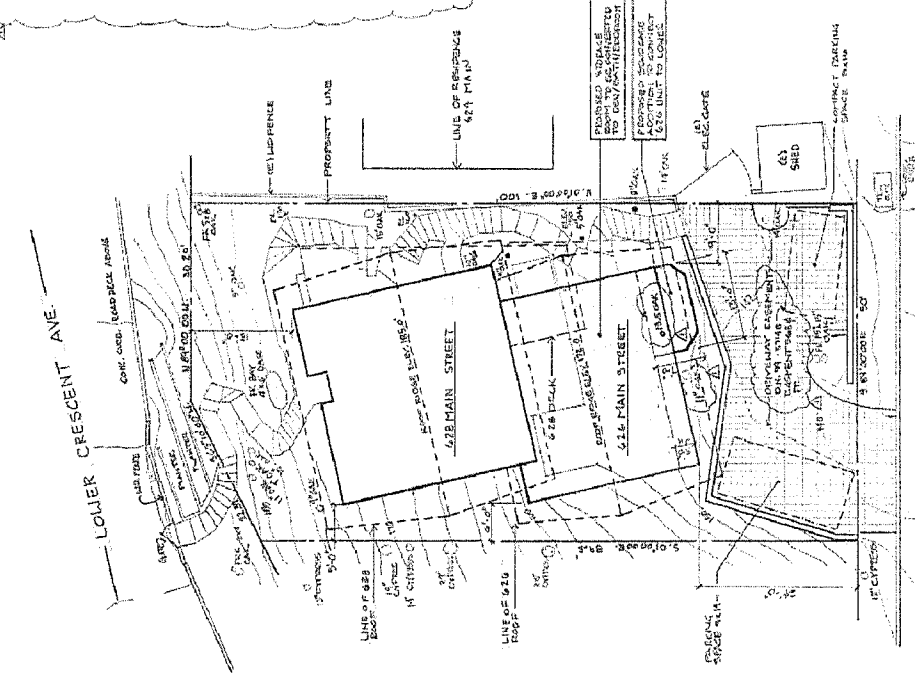
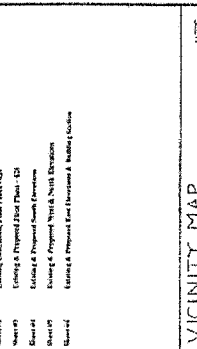
Sheet 97: [REDACTED]

Sheet 98: [REDACTED]

Sheet 99: [REDACTED]

Sheet 100: [REDACTED]

### VICINITY MAP



**NOTICE:**

ALL DEBRIS BOX SERVICE MUST BE THROUGH CITY'S REFUSE

The City of San Bruno, California

San Bruno, CA 94066

Services 415.332.2645

DATE: 11/17/2011

BY: [REDACTED]

NUMBER: [REDACTED]

49

422 Main St  
San Bruno, CA

NOV 17 2011

CITY OF SAN BRUNO

EXISTING SURVEY

PER NUMBER ON FILE @ CITY OF SAN BRUNO

NOTE: DISCREPANCIES IN DIMENSIONS HAVE BEEN RESOLVED IN FAVOR OF THE EXISTING SURVEY. ALL CHANGES SHOWN ABOVE, INCLUDING DIMENSIONS, ARE THE RESULT OF THIS SURVEY. ALL CHANGES SHOWN ABOVE, INCLUDING DIMENSIONS, ARE THE RESULT OF THIS SURVEY.

**Project Information**

Project Description: Project consists of remodeling the existing 600 sq. ft. building, with three (3) new units, and adding 1,000 sq. ft. of new space. The project will include building 100 sq. ft. of new space, including a kitchen, bathroom, and living area. The project will also include adding 1,000 sq. ft. of new space, including a kitchen, bathroom, and living area. The project will also include adding 1,000 sq. ft. of new space, including a kitchen, bathroom, and living area.

Project Address: 4216 Main Street, San Bruno, CA, 94066

Client: [REDACTED]

Architect: [REDACTED]

Contractor: [REDACTED]

Permit Number: [REDACTED]

Permit Date: [REDACTED]

Permit Expiration: [REDACTED]

Permit Fee: [REDACTED]

Permit Status: [REDACTED]

Permit Agency: [REDACTED]

Permit Address: [REDACTED]

Permit City: [REDACTED]

Permit State: [REDACTED]

Permit Zip: [REDACTED]

Permit Phone: [REDACTED]

Permit Email: [REDACTED]

Permit Website: [REDACTED]

**Directory**

Office: [REDACTED]

Project: [REDACTED]

Design: [REDACTED]

Construction: [REDACTED]

Interior: [REDACTED]

Exterior: [REDACTED]

Site Work: [REDACTED]

Foundation: [REDACTED]

Roofing: [REDACTED]

Plumbing: [REDACTED]

Electrical: [REDACTED]

Mechanical: [REDACTED]

Fire Protection: [REDACTED]

Security: [REDACTED]

Accessibility: [REDACTED]

Energy Efficiency: [REDACTED]

Historic Preservation: [REDACTED]

Archaeology: [REDACTED]

Environmental: [REDACTED]

Geotechnical: [REDACTED]

Soils: [REDACTED]

Water: [REDACTED]

Air Quality: [REDACTED]

Noise: [REDACTED]

Seismicity: [REDACTED]

Wildfire: [REDACTED]

Other: [REDACTED]

**Sheet Index**

Sheet 1: [REDACTED]

Sheet 2: [REDACTED]

Sheet 3: [REDACTED]

Sheet 4: [REDACTED]

Sheet 5: [REDACTED]

Sheet 6: [REDACTED]

Sheet 7: [REDACTED]

Sheet 8: [REDACTED]

Sheet 9: [REDACTED]

Sheet 10: [REDACTED]

Sheet 11: [REDACTED]

Sheet 12: [REDACTED]

Sheet 13: [REDACTED]

Sheet 14: [REDACTED]

Sheet 15: [REDACTED]

Sheet 16: [REDACTED]

Sheet 17: [REDACTED]

Sheet 18: [REDACTED]

Sheet 19: [REDACTED]

Sheet 20: [REDACTED]

Sheet 21: [REDACTED]

Sheet 22: [REDACTED]

Sheet 23: [REDACTED]

Sheet 24: [REDACTED]

Sheet 25: [REDACTED]

Sheet 26: [REDACTED]

Sheet 27: [REDACTED]

Sheet 28: [REDACTED]

Sheet 29: [REDACTED]

Sheet 30: [REDACTED]

Sheet 31: [REDACTED]

Sheet 32: [REDACTED]

Sheet 33: [REDACTED]

Sheet 34: [REDACTED]

Sheet 35: [REDACTED]

Sheet 36: [REDACTED]

Sheet 37: [REDACTED]

Sheet 38: [REDACTED]

Sheet 39: [REDACTED]

Sheet 40: [REDACTED]

Sheet 41: [REDACTED]

Sheet 42: [REDACTED]

Sheet 43: [REDACTED]

Sheet 44: [REDACTED]

Sheet 45: [REDACTED]

Sheet 46: [REDACTED]

Sheet 47: [REDACTED]

Sheet 48: [REDACTED]

Sheet 49: [REDACTED]

Sheet 50: [REDACTED]

Sheet 51: [REDACTED]

Sheet 52: [REDACTED]

Sheet 53: [REDACTED]

Sheet 54: [REDACTED]

Sheet 55: [REDACTED]

Sheet 56: [REDACTED]

Sheet 57: [REDACTED]

Sheet 58: [REDACTED]

Sheet 59: [REDACTED]

Sheet 60: [REDACTED]

Sheet 61: [REDACTED]

Sheet 62: [REDACTED]

Sheet 63: [REDACTED]

Sheet 64: [REDACTED]

Sheet 65: [REDACTED]

Sheet 66: [REDACTED]

Sheet 67: [REDACTED]

Sheet 68: [REDACTED]

Sheet 69: [REDACTED]

Sheet 70: [REDACTED]

Sheet 71: [REDACTED]

Sheet 72: [REDACTED]

Sheet 73: [REDACTED]

Sheet 74: [REDACTED]

Sheet 75: [REDACTED]

Sheet 76: [REDACTED]

Sheet 77: [REDACTED]

Sheet 78: [REDACTED]

Sheet 79: [REDACTED]

Sheet 80: [REDACTED]

Sheet 81: [REDACTED]

Sheet 82: [REDACTED]

Sheet 83: [REDACTED]

Sheet 84: [REDACTED]

Sheet 85: [REDACTED]

Sheet 86: [REDACTED]

Sheet 87: [REDACTED]

Sheet 88: [REDACTED]

Sheet 89: [REDACTED]

Sheet 90: [REDACTED]

Sheet 91: [REDACTED]

Sheet 92: [REDACTED]

Sheet 93: [REDACTED]

Sheet 94: [REDACTED]

Sheet 95: [REDACTED]

Sheet 96: [REDACTED]

Sheet 97: [REDACTED]

Sheet 98: [REDACTED]

Sheet 99: [REDACTED]

Sheet 100: [REDACTED]

**VICINITY MAP**

**Site Plan As Proposed**

**NOTICE:**

ALL DEBRIS BOX SERVICE MUST BE THROUGH CITY'S REFUSE

The City of San Bruno, California

San Bruno, CA 94066

Services 415.332.2645

DATE: 11/17/2011

BY: [REDACTED]

NUMBER: [REDACTED]

49

422 Main St  
San Bruno, CA

NOV 17 2011

CITY OF SAN BRUNO

EXISTING SURVEY

PER NUMBER ON FILE @ CITY OF SAN BRUNO

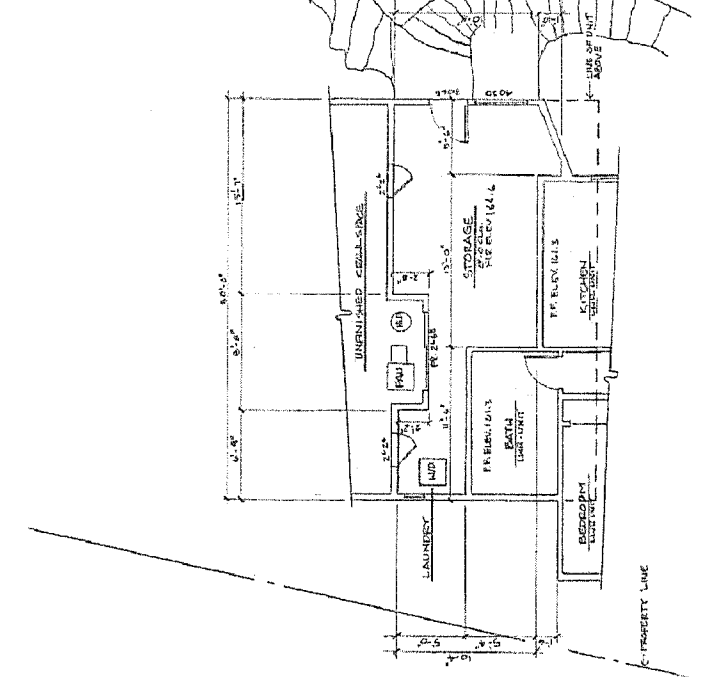
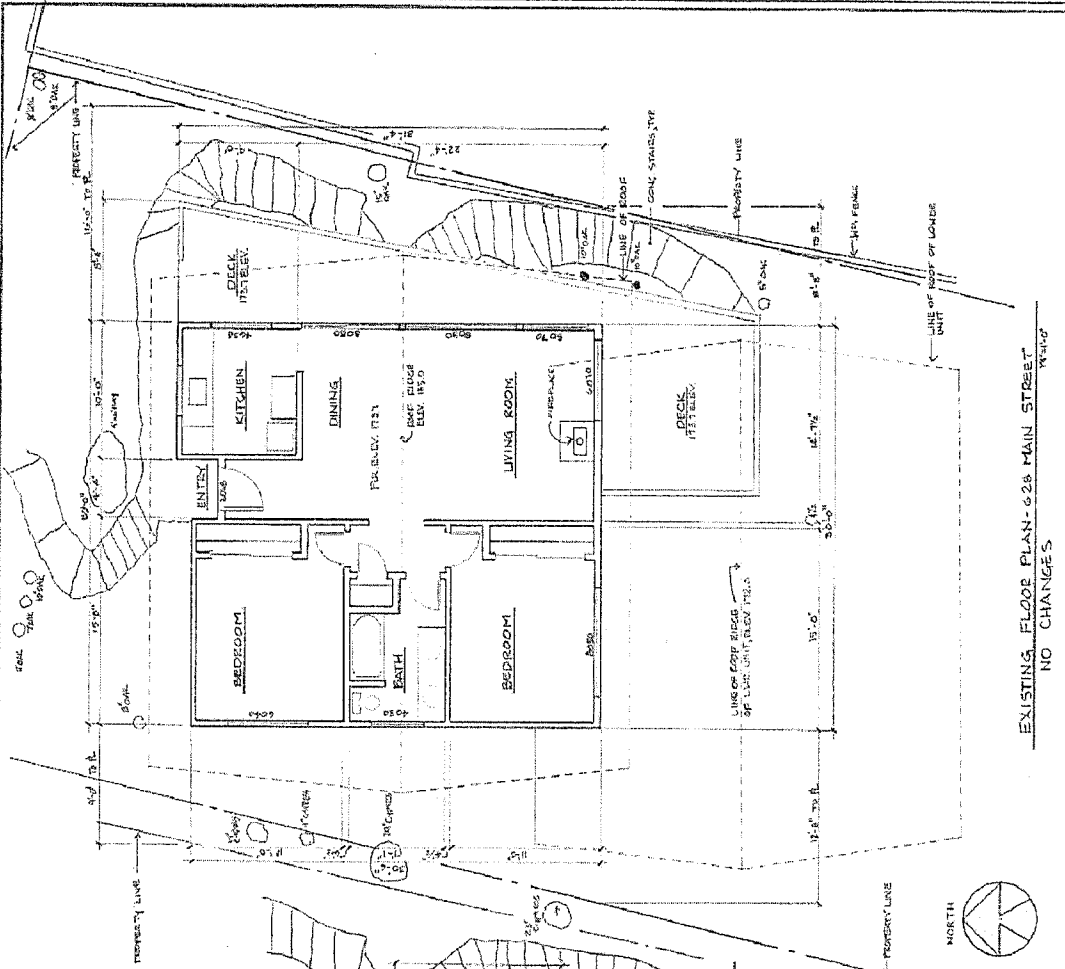
NOTE: DISCREPANCIES IN DIMENSIONS HAVE BEEN RESOLVED IN FAVOR OF THE EXISTING SURVEY. ALL CHANGES SHOWN ABOVE, INCLUDING DIMENSIONS, ARE THE RESULT OF THIS SURVEY. ALL CHANGES SHOWN ABOVE, INCLUDING DIMENSIONS, ARE THE RESULT OF THIS SURVEY.

REVISIONS	BY

**LINGMAN DESIGN**  
 41 SOMERSET AVENUE  
 MILWAUKEE, WISCONSIN 53126  
 (414) 663-7619

Schm #626 Addition/Remodel - Design Review  
 6262 Main Street  
 Nashville, Tennessee 37204  
 A/P # 62623127

DATE	2/2/2023
SCALE	AS SHOWN
PROJECT NO.	2023-02
SHEET NO.	2
TOTAL SHEETS	2



BY: [Signature]

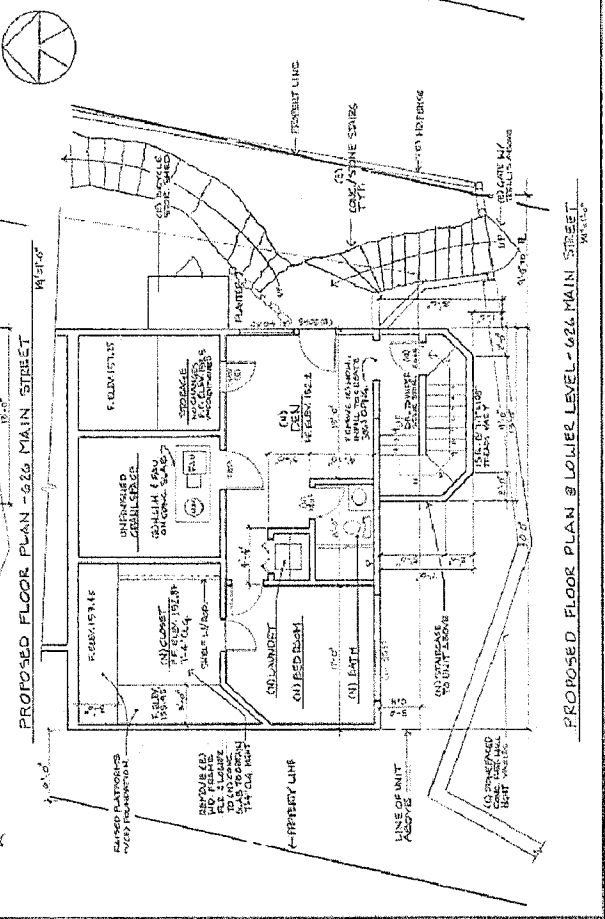
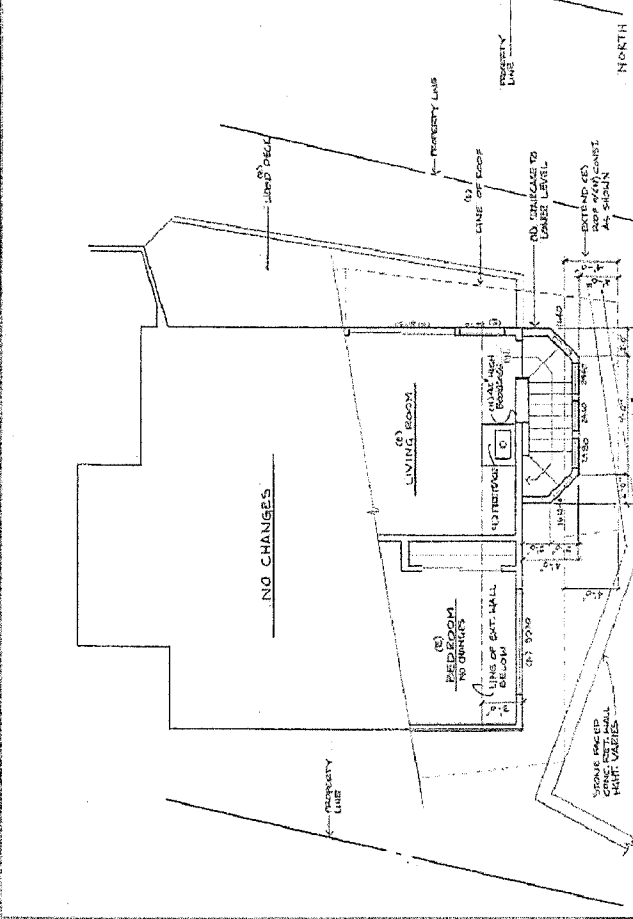
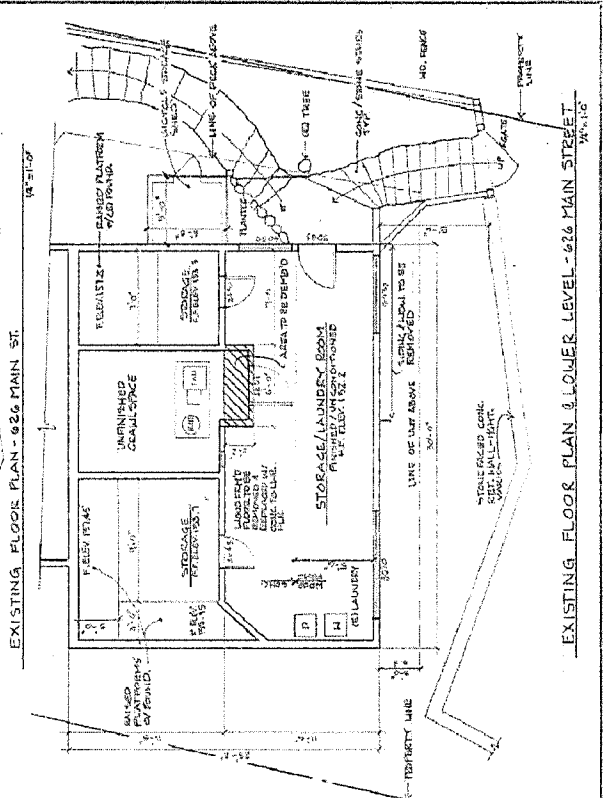
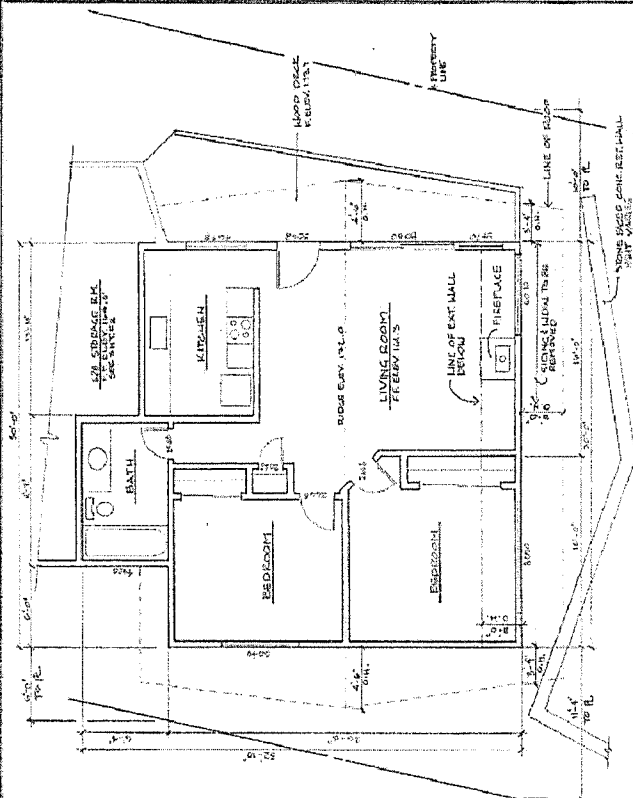
DATE: 2/2/2023

REVISIONS BY	

**LINGMAN DESIGN**  
 11 Summit Avenue  
 Mill Valley, California 94041  
 (415) 966-9099

**SCHMIDT #626 Addition/Rebuild - Design Review**  
 2026 Main Street  
 San Francisco, CA 94133  
 A.P. #06-23117

DATE: 11/20/2024	SCALE: AS SHOWN
DRAWN BY: J. L.	CHECKED BY: J. L.
PROJECT NO. 230243	DATE: 11/20/24
SHEET NO. 3	TOTAL SHEETS 3





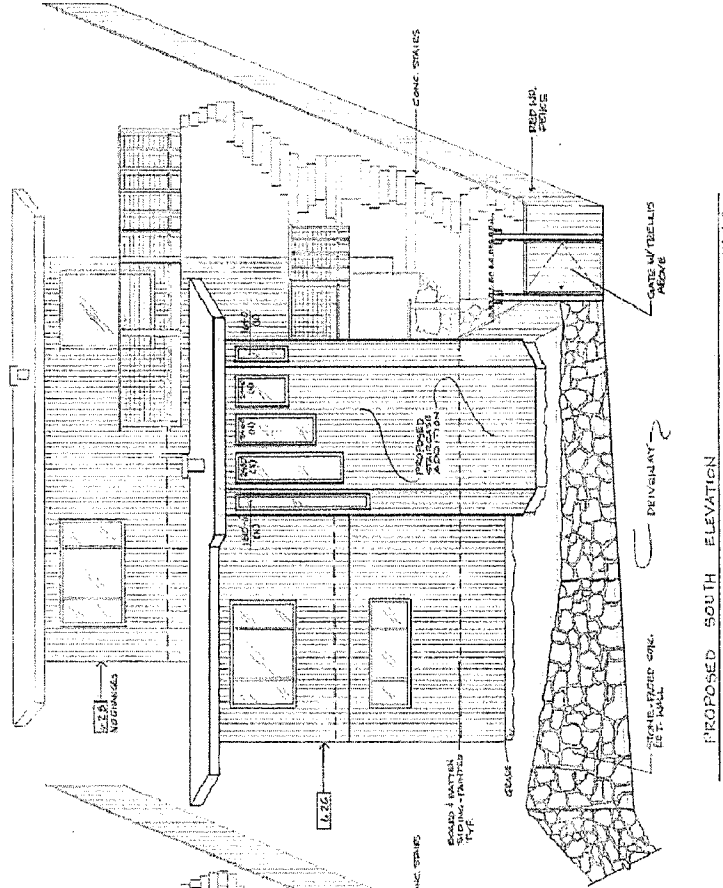
REVISIONS BY


**LINGEMAN DESIGN**  
 43 Summit Avenue  
 Mill Valley, California 94041  
 (415) 969-8019

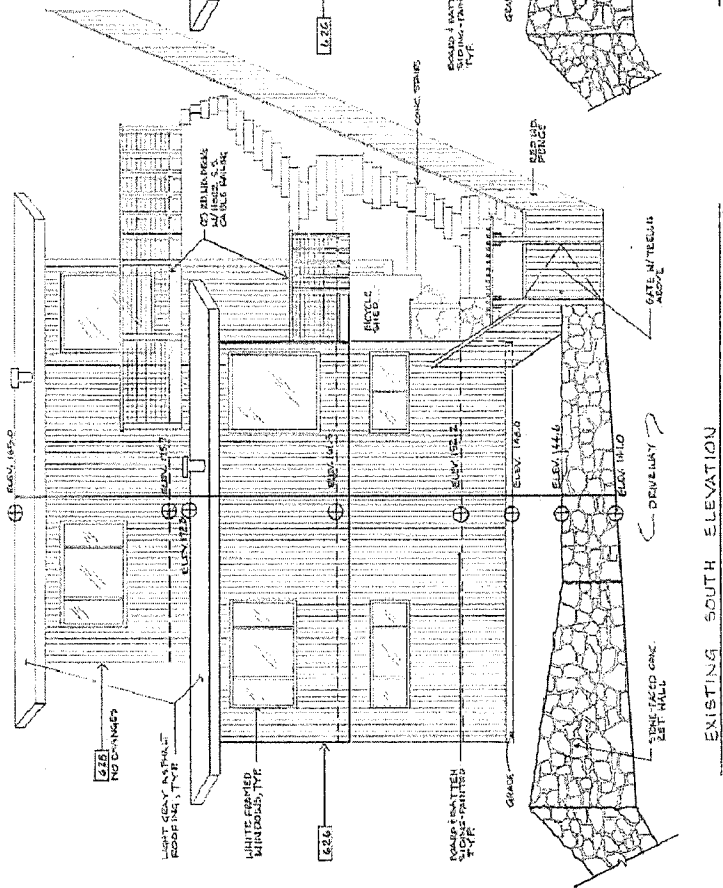
**Schem #626 Addition/Remodel - Design Review**  
 1416 37th Street  
 San Francisco, California 94134  
 V.P. 10/22/17

Sheet 4  
 of 6 sheets  
 Date 10/22/17  
 Scale 3/8" = 1'-0"  
 Project 2017-05

**NOTE: ALL EXTERIORS FINISHES TO MATCH EXISTING.**



**PROPOSED SOUTH ELEVATION**



**EXISTING SOUTH ELEVATION**

REVISION	BY	DATE

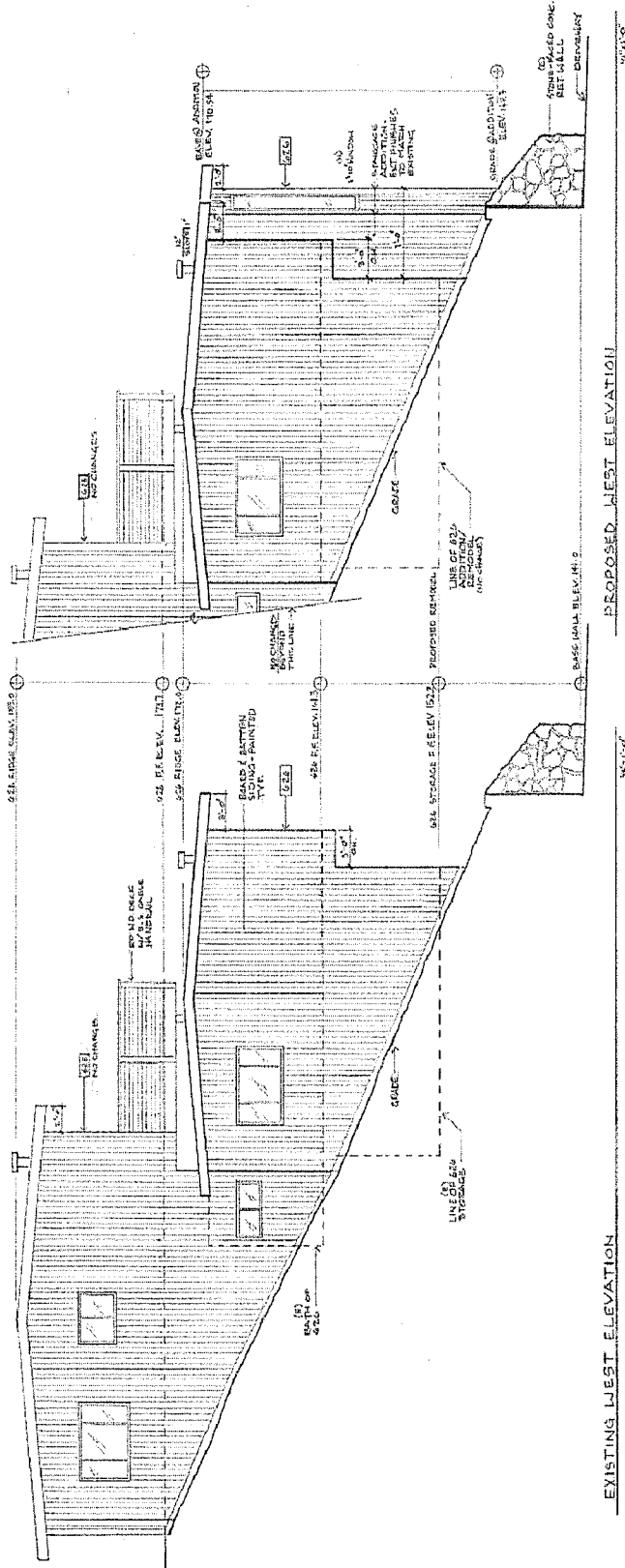
**LINGEMAN DESIGN**

13 Summit Avenue  
Mill Creek, California 94019  
(415) 868-9419

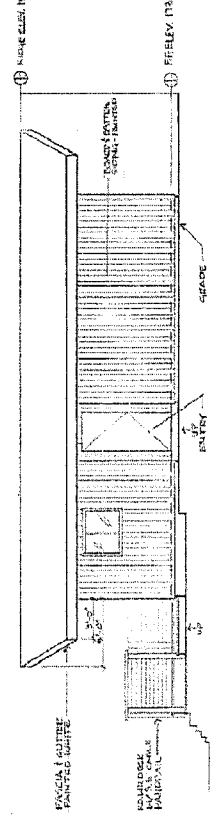
**Schlat #626 Addition/Remodel - Design Review**

62628 Main Street  
Sausalito, California 94965  
415 868 3177

DATE	07/21/2024
DESIGNER	JANIS ALI-SHAHIN
CHECKED BY	JANIS ALI-SHAHIN
PROJECT	SCHLAT #626-UP
SCALE	1/8" = 1'-0"
SHEET	5
TOTAL SHEETS	OF 6



NOTE: ALL NEW WARE FINISHES TO MATCH EXISTING



EXISTING NORTH ELEVATION  
NO. 2000-6

DATE

DESIGNER

CHECKED BY

PROJECT

SCALE

SHEET

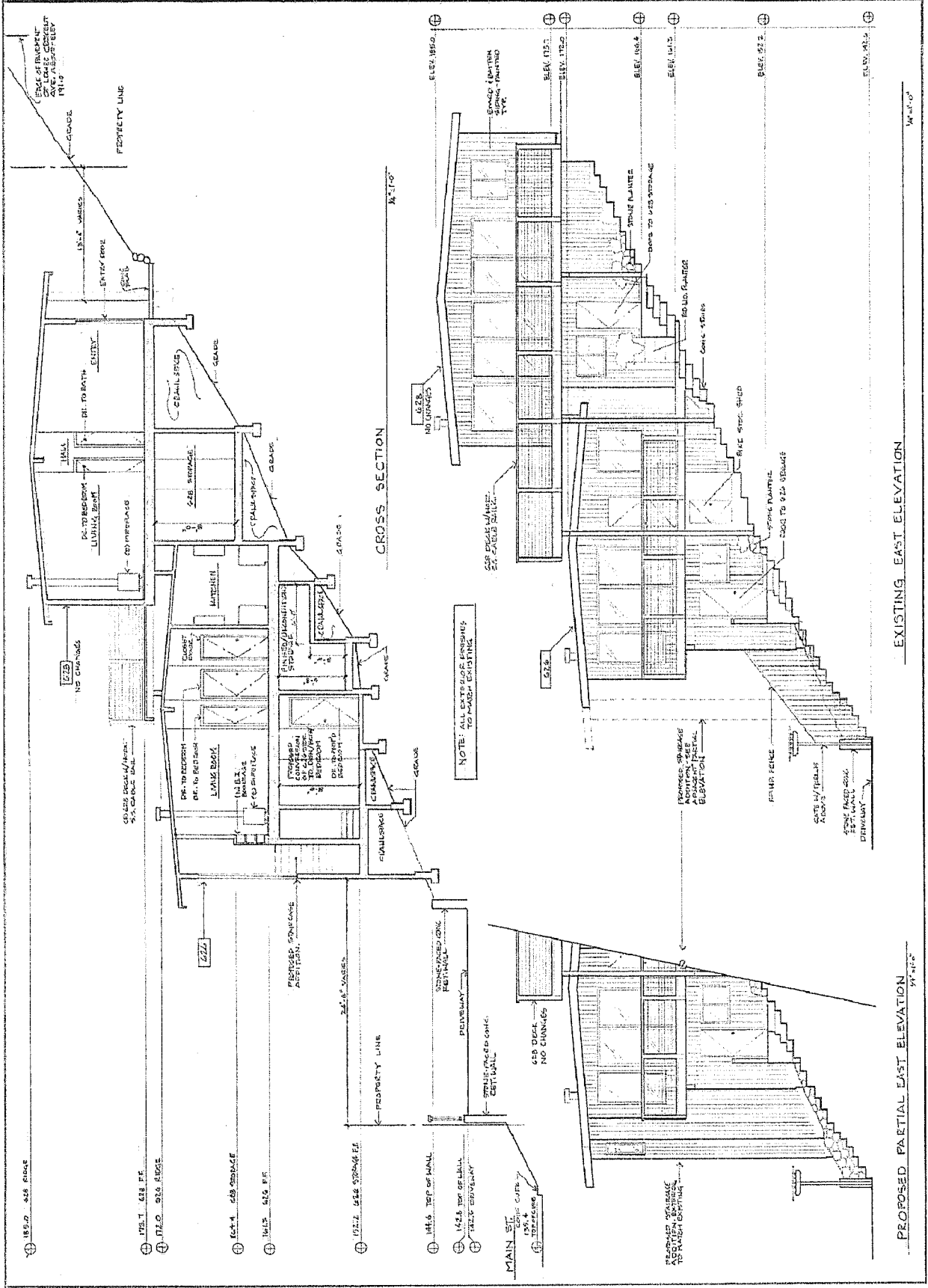
TOTAL SHEETS

NO.	DATE	BY	REVISIONS

**LINGMAN DESIGN**  
 45 Mount Vernon  
 Mill Valley, California 94041  
 (415) 966-9619

Schub #626 Addition/Remodel - Design Review  
 2500 S. 18th Street  
 Mill Valley, CA 94041  
 AP # 065-211-27

Sheet 6  
 OF 65  
 DATE: 03/20/15  
 DRAWN BY: J.L.  
 CHECKED BY: J.L.  
 DATE: 03/20/15



EXISTING EAST ELEVATION

PROPOSED PARTIAL EAST ELEVATION