

**BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO**

Appeal of  
MARY JANE GALVISO, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. **23-044**

**NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on September 26, 2023, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on September 18, 2023 to Elyzabeth Dehapiot and David Coulombe, of a Site Permit (vertical addition to add new suite with bedroom, bath and closet; new connecting stair, new windows at rear, new window at existing front facade; resurface existing entry stair and replace guardrails; remove existing bathroom at existing primary suite and convert into a family room) at 223 Anderson Street.

**APPLICATION NO. 2022/1027/5336**

**FOR HEARING ON November 1, 2023**

Address of Appellant(s):

Address of Other Parties:

Mary Jane Galviso, Appellant(s) 225 Anderson Street San Francisco, CA 94110	Elyzabeth Dehapiot & David Coulombe, Permit Holder(s) c/o Gisela Schmoll, Agent for Permit Holder(s) Gisela Schmoll Architect, PC 534 Broderick Street San Francisco, CA 94117
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Date Filed: September 26, 2023

**CITY & COUNTY OF SAN FRANCISCO  
BOARD OF APPEALS**

**PRELIMINARY STATEMENT FOR APPEAL NO. 23-044**

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I / We, **Mary Jane Galviso**, hereby appeal the following departmental action: **ISSUANCE** of **Site Permit No. 2022/1027/5336** by the **Department of Building Inspection** which was issued or became effective on: **September 18, 2023**, to: **Elyzabeth Dehapiot and David Coulombe**, for the property located at: **223 Anderson Street**.

**BRIEFING SCHEDULE:**

Appellant's Brief is due on or before: 4:30 p.m. on **October 12, 2023**, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org), [g@schmolldesign.com](mailto:g@schmolldesign.com), [dehapiot\\_e@yahoo.com](mailto:dehapiot_e@yahoo.com) and [david\\_coulombe@yahoo.com](mailto:david_coulombe@yahoo.com).

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 26, 2023**, (no later than one Thursday prior to hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org), [matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org) and [mgalb947@cs.com](mailto:mgalb947@cs.com).

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, November 1, 2023, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

**Please note** that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at [www.sfgov.org/boa](http://www.sfgov.org/boa). You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

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**The reasons for this appeal are as follows:**

See attachment.

**Appellant filed the appeal by email.**

I, Mary Jane Galviso, reside at 225 Anderson Street, San Francisco, CA 94110. The house to the north of me at 223 Anderson Street has been issued a permit. This is my statement to explain why I am filing an appeal regarding the issuance of this permit.

I bought my house over 30 years ago. I am filing this appeal because the issued permit will allow a structural addition that will have a negative impact upon my house and my life. If constructed, it will completely change the character of my home. My house is more than 100 years old. I have always preferred natural to electrical light. The morning sun from the east streams into the bathroom, parlor and staircase landing to the laundry room, garage and backyard below. The front 2 bedrooms and entry hall get the strong afternoon sun from the west. My bedroom faces south and gets its natural light from a single window where the south neighbor's house sets back. Outside the bedrooms, the major entry of natural light is in the kitchen. Here a large window allows a great deal of sunlight that brightens up the entire center of my home. This kitchen window is a primary reason I bought my house. From my dining table, I enjoy my meals while watching a daily view of the changing sky above Bernal Hill park. The proposed structure would completely obliterate this view and effectively block any natural light from entering my kitchen.

This single kitchen window is the only window on the northern side of my house. It also provides natural light into my bedroom whenever I leave its door open. Blocking my view and robbing me of natural light in my kitchen would be emotionally stressful for me. I am 73 years old and preparing and eating my meals in the kitchen are an enjoyable part of my life in my home today. Indeed, the kitchen has become the center of my home for me. Nowadays, I often linger to read as well as care for my many house plants, including a large variety of orchids. I am therefore filing this appeal to request that the Board of Appeals revoke the permit. The construction of a second story addition on the adjoining lot would cause an extreme negative impact upon my house's architectural character and upon my home life during these retirement years.

**Permit Details Report**

**Report Date:** 9/26/2023 11:18:42 AM

Application Number: 202210275336  
 Form Number: 3  
 Address(es): 5662 / 029 / 0 223 ANDERSON ST  
 VERTICAL ADDITION TO ADD NEW SUITE WITH BEDROOM,BATH & CLOSET.NEW CONNECTING STAIR,NEW WINDOWS @ REAR,NEW WINDOW @ (E) FRONT FACADE.RESURFACE (E)ENTRY STAIR & REPLACE GUARDRAILS.REMOVE (E)BATH @ EXISTING PRIMARY SUITE & CONVERT INTO FAMILY ROOM.  
 Description:  
 Cost: \$200,000.00  
 Occupancy Code: R-3  
 Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
10/27/2022	TRIAGE	
10/27/2022	FILING	
10/27/2022	FILED	
9/11/2023	APPROVED	
9/18/2023	ISSUED	

**Contact Details:**

**Contractor Details:**

License Number: OWNER  
 Name: OWNER  
 Company Name: OWNER  
 Address: OWNER \* OWNER CA 00000-0000  
 Phone:

**Addenda Details:**

**Description:**

Step	Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
1	CPB		10/27/22	10/27/22			11/1/22	GUTIERREZ NANCY		11/1/2022:ELECTRONICAL BB#714-464-766
2	CP-ZOC		11/2/22	4/6/23			4/6/23	AGNIHOTRI KALYANI		04/06/2023: APPROVED: ADDITION TO ADD NEW : BEDROOM, BATH AND CI CONNECTING STAIR, NEW REAR. NEW WINDOW AT FACADE. RESURFACE EX STAIRS AND REPLACE GU REMOVE EXISTING BATH PRIMARY SUITE AND COI FAMILY ROOM. 11/4/22: F coordinator. (JL)
3	CP-NP		2/6/23	2/6/23	2/6/23	2/22/23	4/6/23	AGNIHOTRI KALYANI		2/6/23: Emailed 311 cover l Mailed 311 notice 3/3/23; E
4	BLDG		4/6/23	5/19/23	5/19/23		7/10/23	HU QI (ANNE)		7/10/23:Approved 5/19/23 Bluebeam
5	SFFD		5/19/23	8/21/23			9/1/23	MARSULLO EDWIN	Approved	Re-assigned to Marsullo 8/ Matsubayashi 5/19/23. pf I for EG02 21 AUG '23 - App pending AB-005 sign off, no required. EFM 01 SEP '23 - Bluebeam, no inspection re
5	DPW-BSM		4/6/23	4/12/23			4/12/23	DENNIS RASSENDYLL		4.12.23 Approved EPR SITI ADDENDA requirement(s) Inspection Conformity (finz sidewalk applications and p applied online. Download s at http://www.sfpublishworks. Your application will be ON necessary PUBLIC WORKS completed or plan checker( sign off to the satellite office
6	SFPUC		4/6/23	4/13/23			4/13/23	IMSON GRACE		04/13/2023 - Capacity Cha Existing fixture count (gpm proposed fixture count (gpr



										existing meter is undersized recommended. Please contact San Francisco, CA 94102, T 2900 for more info
7	CP-ZOC		6/29/23	7/5/23			7/5/23	AGNIHOTRI KALYANI		Approved: Restamp. No change approved scope of work.
8	DPW-BSM		6/29/23	8/28/23			8/28/23	DENNIS RASSENDYLL	Approved-Stipulated	Restamped EPR SITE Permit requirement(s) for sign off: Conformity (final inspection) applications and plans MUST Download sidewalk application http://www.sfpublishworks.com Your application will be ON necessary PUBLIC WORKS completed or plan checker(s) sign off to the satellite office
9	SFPUC		6/29/23	7/7/23			7/7/23	IMSON GRACE		07/07/2023 - RESTAMP D APPROVED. Capacity Check Existing fixture count (gpm proposed fixture count (gpm existing meter is undersized recommended. Please contact San Francisco, CA 94102, T 2900 for more info.
10	PPC		11/2/22	11/2/22	9/5/23	9/6/23	9/6/23	PHAM ANH HAI		09/06/23 12:38 PM Invite sent out permit; HP 9/5/23: Invite sent applicant to sign page 1 and HP 6/29/2023: Invite sent for review and stamp REV2 drawings; Invite sent to SFFD to start review, per BLDG SFFD next EGO2;nl 4/6/2023: Invite sent and PUC to start electronic 4/6/2023: Invite sent to plan to review and stamp REV1 c 11/2/2022: Invite sent to appointment session;nl 11/2/2022: Blue invite sent to CP-ZOC (Plan electronic plan review;nl
11	CPB		9/6/23	9/11/23			9/18/23	GUTIERREZ NANCY	Administrative	9/18/2023:Issued to Architect 09/08/2023: SFUSD fee in fee.ay 09/07/2023: SFUSD calculation, permit not read 9/7/2023: WAITING FOR PERMIT TO BE ADDED TO PERMIT IS

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

**Appointments:**

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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**Inspections:**

Activity Date	Inspector	Inspection Description	Inspection Status
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**Special Inspections:**

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking home page.](#)

**Technical Support for Online Services**

If you need help or have a question about this service, please visit our FAQ area.

THE APPELLANT DID NOT SUBMIT A BRIEF

## **BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**

223 Anderson Street – Appeal No. 23-044

Elyzabeth Dehapiot & David Coulombe

223 Anderson Street

San Francisco, CA 94110

October 25, 2023

Re: appeal No. 23-044

Dear Board of Appeal,

Please find below our response to Ms. Galviso’s appeal brief, regarding the Site Permit No. 2022/1027/5336 related to our residence at 223 Anderson Street.

### **Our project**

Our family of four has been living in our house since 2013, when we moved in with our 2 young children at the time: Alexandre, now 12 years old, and Eloise, now 11 years old. We moved to the Bay Area from Europe in 2005/2006, and have changed housing many times between our arrival and 2013, when we finally purchased this house. We now call San Francisco home.

Since we moved in on Anderson St., our kids have shared the same bedroom, adjacent to ours on the first floor. The real estate listing claimed that there were two bedrooms on the second floor, however that did not meet our needs: one of the bedrooms on the second floor has been dedicated as a study (see sheet A102 on the approved site permit plans), and the other as a guest bedroom for family coming to town, and doubles

as a playroom for the kids. Please find a picture in exhibit 1 (page 7) that shows the current limited space in our kid's bedroom on the first floor.

With the advent of COVID, we had to create additional office space in the guest bedroom. Furthermore, as our kids have grown, we have had to also create a dedicated space where they can do their homework. Exhibit 2 (page 8) shows the current usage of the family room and study on the second floor.

As our kids reach their teenage years, they have understandably expressed the desire to each have their own bedroom. This request, plus the need for space dedicated for work, made us realize that the current layout of our house was no longer meeting our needs.

We then considered two options:

1. Move out of our home into a larger house, likely outside of San Francisco.
2. Create additional space to our house.

When discussing the subject within our family, we realized how much we all really love the Bernal Height neighborhood and living in San Francisco. We very often shop at the local stores and dine at local restaurants: we now even have created personal contacts with a number of restaurant owners, have hosted birthday celebrations there, etc. The kids expressed a very high level of stress to the idea of leaving the only home they now remember, so we decided to look at adding space to our house. We understood this would still be a lengthy and costly process, however based on initial discussions with our Architect, Gisela Schmoll, we determined that the Planning Code allowed us to add

sufficient space for our family's needs, and therefore decided to move forward with the project in early 2022.

We have worked on numerous variations of the floor plans and overall architectural options with Ms. Schmoll, and are glad to have found a solution which met both the Planning and Building Code requirements while helping us make a real difference towards keeping our family in the neighborhood.

### **The proposed added space**

As described in the plans approved by the Department of Building Inspection, we are planning on adding a primary bedroom and bathroom to our house, which would be on a new third floor. This would allow us to provide both our kids with their own bedroom and move their study desks into their respective bedrooms. This will help free up needed living space on the second floor while providing each child with more space and privacy as they move into their teenage years. Additionally, part of the new primary bedroom will become a second office space for us adults, especially as we are both employed and need separate offices for work meetings.

One of the key constraints to our project was to comply with the Planning and Building codes so that we would avoid costly revisions and delays. We have followed thoroughly all the steps outlined by the DBI in order to achieve this. Additionally, Ms. Schmoll has proposed many thoughtful designs, and we have in the end opted to minimize massing as much as possible, particularly at the front façade, to limit the impact on the neighborhood and the overall form of the house when viewed from the street, see sheet A204 in the approved site permit drawings.

As required by the permitting process, we have also offered to meet with our neighbors to hear their potential concerns prior to applying for our site permit. Some came forward and enabled us to have an exchange to evaluate if a material impact would be caused to our neighbors. **Ms. Galviso did not attend this meeting or contact us at the time with her concerns.** It is almost impossible to have no impact with a project of this nature, and we realize it. However we wanted to make sure there was no material impact on light or privacy to our neighbors as required by the Planning Code. We strongly believe we have achieved this.

### **Impact to the property at 225 Anderson Street**

Ms. Galviso states a number of potential impacts to her property, however we believe will actually have a minimal impact on her house based on the nature of her concerns:

First, Ms. Galviso states that our project would block light to the **north** facing window in her kitchen (see the site plans on sheet A001 for 225 Anderson's location in relation to ours and the south elevations on sheet A202). Based on the fact that her kitchen window faces north, it does not get direct sunlight, therefore, our project cannot reduce the light she receives. Additionally, if we were to use a lighter paint tone for our project, it is more likely that there would be **MORE** indirect light bouncing off our walls into Ms. Galviso's kitchen, and not less, and therefore would enhance the situation rather than degrade it.

Second, Ms. Galviso states that our project would remove the view she has of the sky in her kitchen. We believe the current sky view from that window to be very limited, as shown in pictures in Exhibit 3 (pages 9 & 10). These are the closest approximation of

the best view possible from that window. Ms. Galviso’s kitchen window is approximately 2’-9” away from our south facing exterior wall, and our wall and roof comprise the great majority of her current “view”. Our project would therefore only have a limited impact on her existing view. Additionally, we are not planning on adding any south facing windows to our property, thus protecting the privacy of the house at 225 Anderson St.

### **Additional considerations**

We would like to point out a couple of additional items for the board to consider:

1. **Neighbor support:** we have received direct support from our neighbors at 228 and 219 Anderson Street, indicating the limited impact our project will have on the neighborhood and their properties (refer to Exhibit 4, pages 11 & 12)
2. **Occupancy of 225 Anderson Street:** from our observations, we do not believe Ms. Galviso to reside permanently at 225 Anderson St. as over the years many tenants have lived at this address and we only occasionally see Ms. Galviso in the neighborhood.

### **Conclusion**

Our personal situation has pushed us to look at options to gain additional living space, and we made the decision to remain in San Francisco and our current home to minimize the impact to our family. Adding vertical space was the only option to achieve our goals. Having thoroughly followed the permitting process, we believe we have offered plenty of opportunity for Ms. Galviso to voice her perspectives, which she has chosen not to do until this very last step. Finally, we are also confident that any impact to Ms. Galviso’s property will be minimal.



We therefore ask the Board of Appeals to maintain the site permit No. 2022/1027/5336 as designed and not place any conditions on the design. Revoking or modifying this permit to reduce the addition size would not only result in important financial loss to our household, but would certainly cause us to relocate which would cause extreme stress to our entire family.

**Exhibit 1 – Kids bedroom on first floor**



Space is very tight for our kids who are reaching their teenage years.

**Exhibit 2 – family room & study on second floor**



Family room doubles as a guest bedroom and study for the kids



Study at the front of house. Covid has forced us to repurpose living space into office space.

**Exhibit 3 – views from 225 Anderson Street kitchen window (from outside)**



Direct view from 225 Anderson St. kitchen window: the view is only of the south facing wall and roof overhang from 223 Anderson Street.





View from 225 Anderson's st. kitchen window, looking up – equivalent to leaning on the window on the inside.

**Exhibit 4 – neighbor support letters – 228 Anderson St (directly across the street from 223 Anderson St) and 219 Anderson St (adjacent property north of 223 Anderson St)**

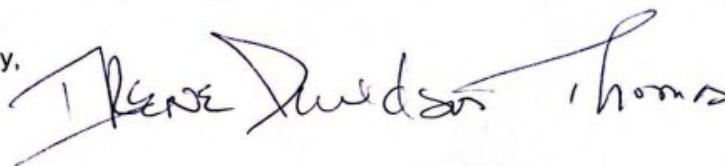
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San Francisco, October 22, 2023

I, Irene Davidson Thomas, residing at 228 Anderson Street, have reviewed the drawing for the project considered by my neighbors at 223 Anderson Street related to the addition of vertical space to their house.

I believe the addition to be modest in scale, and fitting into the neighborhood context and character. The project will have negligible impact on me and I fully support the project as designed and approved by the city.

Sincerely,

A handwritten signature in black ink that reads "Irene Davidson Thomas". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

San Francisco, October , 2023

I, Amison Chan, residing at 219 Anderson Street, have reviewed the drawing for the project considered by my neighbors at 223 Anderson Street related to the addition of vertical space to their house.

I believe the addition to be modest in scale, and fitting into the neighborhood context and character. The project will have negligible impact on me and I fully support the project as designed and approved by the city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amison Chan', written in a cursive style.



**PROPOSED NET AREA SCHEDULE**

Level	Name	Area
FIRST FLOOR	CRAWL SPACE	269.23 SF
FIRST FLOOR	BEDROOM 2	137.26 SF
FIRST FLOOR	BEDROOM 1	125.30 SF
FIRST FLOOR	HALL	89.08 SF
FIRST FLOOR	LAUNDRY	49.66 SF
FIRST FLOOR	BATH 2	42.51 SF
FIRST FLOOR	BATH 3	36.81 SF
FIRST FLOOR	CLO. 2	24.90 SF
FIRST FLOOR	HALL	19.40 SF
FIRST FLOOR	STAIR	18.14 SF
FIRST FLOOR	CLO. 1	16.54 SF
FIRST FLOOR	HALL	7.81 SF
FIRST FLOOR		836.65 SF
SECOND FLOOR	FAMILY RM.	315.30 SF
SECOND FLOOR	LIVING RM.	135.62 SF
SECOND FLOOR	DINING	127.89 SF
SECOND FLOOR	KITCHEN	94.90 SF
SECOND FLOOR	STUDY	87.26 SF
SECOND FLOOR	BATH 1	35.92 SF
SECOND FLOOR	(E) STAIR	27.70 SF
SECOND FLOOR	STAIR	26.65 SF
SECOND FLOOR	HALL	20.59 SF
SECOND FLOOR	CLO.	12.83 SF
SECOND FLOOR	CLO.	12.83 SF
SECOND FLOOR		897.50 SF
(N) THIRD FLOOR	PRIMARY BEDRM.	273.70 SF
(N) THIRD FLOOR	STAIR	85.81 SF
(N) THIRD FLOOR	PRIMARY BATH	68.03 SF
(N) THIRD FLOOR	CLO.	20.45 SF
(N) THIRD FLOOR		447.99 SF
(N) THIRD FLOOR		2182.15 SF

**PROJECT TEAM:**

OWNER:  
DAVID COULOMBE & ELYZABETH DEHAPIOT  
223 ANDERSON STREET  
SAN FRANCISCO, CA 94110  
TEL: 415.601.5607  
EMAIL: david\_coulombe@yahoo.com;  
dehapiot\_e@yahoo.com

ARCHITECT:  
GISELA SCHMOLL ARCHITECT, PC  
534 BRODERICK STREET  
SAN FRANCISCO, CA 94117  
CONTACT: GISELA SCHMOLL  
TEL: 415.244.4748  
E-MAIL: g@schmolldesign.com

STRUCTURAL ENGINEER:  
ASHLEY & VANCE ENGINEERING  
1729B TELEGRAPH AVE  
OAKLAND, CA 94612  
CONTACT: VICTOR RAMOS, SE, PROJECT MANAGER  
TEL: 510.473.2221  
EMAIL: victor@ashleyvance.com

GENERAL CONTRACTOR:

**PROJECT DESCRIPTION:**

VERTICAL ADDITION TO ADD NEW SUITE WITH BEDROOM, BATH AND CLOSET, NEW CONNECTING STAIR, NEW WINDOWS AT REAR, NEW WINDOW AT EXISTING FRONT FACADE, RESURFACE EXISTING ENTRY STAIRS AND REPLACE GUARDRAILS, REMOVE EXISTING BATH AT EXISTING PRIMARY SUITE AND CONVERT INTO FAMILY ROOM.

**PLANNING DATA :**

ADDRESS: 223 ANDERSON STREET  
SAN FRANCISCO, CA 94110

LOT/BLOCK.: 5662/029  
ZONING DISTRICT: RH-1 RESIDENTIAL  
HEIGHT LIMIT: 30'-0"  
LOT SIZE: 1,746 SF

	EXISTING	ALLOWABLE	PROPOSED	
DWELLING UNITS	1	1	1	
PARKING	0	0	0	
REAR YARD DEPTH	~15'-2"	24'-6"	~15'-2"	
LOT COVERAGE	0 SF	0 SF	0 SF	
<b>GROSS AREA*</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REMODEL</b>	<b>ADDITION</b>
RESIDENTIAL:				
1st FL	713 SF	713 SF	0 SF	0 SF
2nd FL	1008 SF	1008 SF	378 SF	0 SF
3rd FL	0 SF	511 SF	0 SF	511 SF
<b>TOTAL</b>	<b>1721 SF</b>	<b>2232 SF</b>	<b>378 SF</b>	<b>511 SF</b>
PARKING	0 SF	0 SF		
USEABLE OPEN SPACE	742 SF	742 SF		
<b>TOTAL</b>	<b>2463 SF</b>	<b>2974 SF</b>		

\*PER PLANNING CODE TABLE 209.1

\*AREA DEFINED AS OUTSIDE PERIMETER OF EXTERIOR BUILDING WALLS

**BUILDING DATA :**

	EXISTING	ALLOWABLE	PROPOSED
OCCUPANCY TYPE	R-3	R-3	R-3
CONSTRUCTION TYPE	V-B	V-B	V-B
HEIGHT LIMIT	19'-7"	30'-0"	27'-7"
STORIES	2	-	3
BASEMENTS	0	0	0
SPRINKLERS	NONE	-	NONE

**APPLICABLE CODES:**

2019 California Building Code  
2019 California Energy Code  
2019 California Plumbing Code  
2019 California Mechanical Code  
2019 California Electrical Code

With City of San Francisco Amendments

SHEET NO.	SHEET NAME
A001	Project Details
A002	Notes/DBI Pre-App Mtg
A003	AB_005
A100	Site Plans
A101	First Floor Plans
A102	Second Floor Plans
A103	Third Floor & Roof Plans
A104	Massing Calcs.
A105	Massing Calcs. - Elevations
A106	Egress Travel Distance/Occupant Load
A107	Demo Calculations
A200	West (Front) Elevations
A201	East (Rear) Elevations
A202	South Elevations
A203	North Elevations
A204	Perspectives
A300	Existing Sections
A301	Proposed Sections
A500	Details
A600	Schedules
A700	GS1-SG Green Bldg. Site Permit
TOTAL SHEETS: 21	

**SITE PERMIT**

**06/29/2023**

THIS APPLICATION SUBMITTED FOR SITE PERMIT ONLY. NO WORK MAY BE STARTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED.



**BUILDING ENLARGEMENT DESCRIPTION**

VERTICAL  
 HORIZONTAL

SAN FRANCISCO STAMPS

**REVIEWED BY FIRE DEPT. EFM  
FIRE DEPT INSPECTIONS NOT REQUIRED**

**MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION**

**PLAN REVIEW BY SFFD LIMITED TO:**

**ELECTRICAL AND PLUMBING WORK REQUIRE SEPARATE APPROPRIATE PERMITS**

**ALL BUILDING PERMITS REQUIRE BUILDING INSPECTOR SIGN-OFF**

**FIRE DEPARTMENT ACCESS ONLY**

**APPROVED**

Sept. 18, 2023  
202210275336\_SITE DWGS-REV2

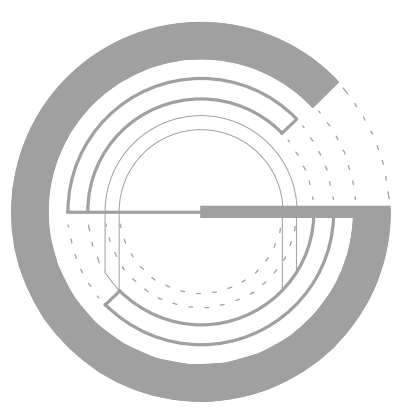
PATRICK O'RIORDAN  
DIRECTOR  
DEPT. OF BUILDING INSPECTION



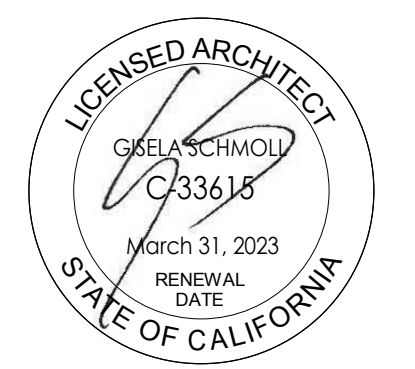
2 Vicinity Map  
N.T.S.



1 Subject Property  
N.T.S.



**GISELA SCHMOLL ARCHITECT, PC**  
534 Broderick Street  
San Francisco, CA 94117  
Tel. 415.244.4748  
g@schmolldesign.com



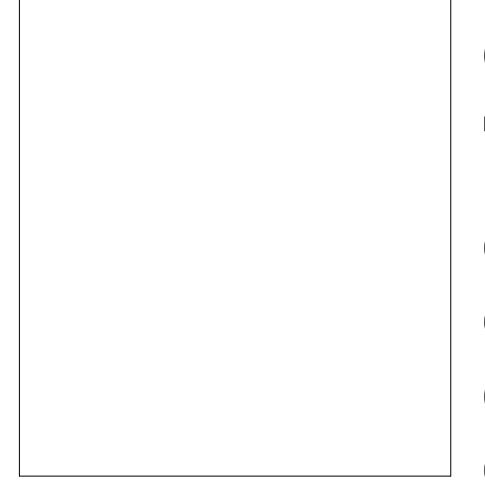
**COULOMBE - DEHAPIOT**  
223 ANDERSON ST  
SAN FRANCISCO, CA 94110

BLOCK/LOT:5662/029

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**SITE PERMIT**

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1	Planning	1/11/23
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Sheet Title

**Project Details**

A001

2022-1027-5336/S



**PRE-APPLICATION REVIEW MEETING MINUTES**

**MEETING DATE:** 6/17/2022 10AM

**RE:** Pre-application Meeting Request

**ADDRESS:** 223 Anderson St  
Existing 2-story Type 5B R-3 Single family Dwelling

**BLOCK/LOT:** 5662/029  
**OWNERS:** David Coulombe & Elizabeth Dehapiot  
223 Anderson St  
San Francisco, CA 94110

**Attendees:**  
Architect: Gisela Schmolli  
g@schmolli.com  
415.244.4748

**DBI Reviewer:** Willy Yau, P.E.  
Willy.yau@sfgov.org  
628-652-3754

**DESCRIPTION:** Sprinkler requirement for vertical addition from existing 2-story to 3-story R-3 Single family dwelling; and exiting and bedroom emergency escape and rescue opening (EERO) requirement question.

**QUESTION**

**1. Occupant Load Question:** This single family home is R-3 occupancy. The owners would like to add a vertical addition to create a third story for a primary suite. The existing building is not sprinklered. Travel distance from the furthest point to the exit access (front door) is 83.198 feet (see sheet A105). Per Information Sheet FS-03 5.1.1, a vertical addition to an existing two-story building does not require sprinklers regardless of travel distance.

same for open areas without floor supporting occupants. Deck area would be counted for occupant load calculation.

**2. Two Exits Question:** Would this building be considered to have two exits? While the backyard is less than 25 feet deep, it does have access to a walkway on the north side that opens to the public way. However, the walkway is partly on the neighbor's property and tapers in width to 2'-10". Per Information Sheet EG-02 regarding EERO into a yard or court, we could request an evaluation on a case by case basis. See site plans, sheet A100.

I assume that if we can get the Occupant Load to 10 or less, question 2 would be a non-issue. Is that correct? Or would the new bedroom at the rear at the 3rd floor trigger the need for an exit from the rear yard to a public way?

**ANSWER:**

No, the building does not have two exits. The side walkway which is partly on or through the neighbor's property will not satisfy egress or requirements for EERO's. Access must remain within the subject property.

If the bedroom has EERO access in the new third floor to the front street facing side, then it would be code complying. If the room extends to the rear, to be considered the same room, there should not be any division and doors separating the spaces.

**3. Sprinkler Question:** Assuming the Occupant Load is 10 or less and add a new bedroom at the rear, would sprinklers be required?

**ANSWER:**

Per CBC table 1006.2.1 one exit would be allowed only if the entire building was sprinkled and the Common Path of Egress Travel Distance would be limited to 125 feet. CBC sec. 1006.3.3 Condition 4 allowing single exit does not apply here, as the code is assuming the building is fully sprinkled with proper property line protection.

Current enforcement for existing non-conforming buildings (without sprinklers and proper property line protection) is to allow one minimum exit when the Common Path of Egress Travel Distance is less than 75 feet for R-3 building for new addition and alternation. (The common path of egress travel is measured rectilinearly along room walls from the most remote point in the building to the exit discharge.)

**MISC.**

However, per Information Sheet EG-03, "For addition and alteration to existing non-sprinklered R-3 single family building not exceeding 3 stories under 2013 SF Building Code, the unit is qualified for one exit if the occupant load in the entire unit is not more than 10."

a) Occupant Load Calculation Question: Are we calculating the occupant load correctly? See sheet A105.

Per CBC Definitions:

"Occupant Load: The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the useable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts."

Currently I am not including the crawl space at the 1st floor since it less than 5 feet in height, see sections sheets A300 & A301. Is this correct? However I am including the area open to below at the 3rd floor (this is the shaft for the new skylight, see third floor plans sheet A102 & section 2 on sheet A301). I don't believe this could be called a "shaft". Is this correct? If I can exclude the area open to below, our occupant load would be 10.

b) Occupant Load Rounding Question: How many decimal places should be included in rounding up?

The CBC requires the Occupant Load to be rounded up. However, assuming I have correctly calculated the Occupant Load per question 1.a) the Occupant Load with the vertical addition would be 10.085. If I take one decimal place, 10.0, we would be in compliance. If not I would have to reduce our floor area slightly.

**ANSWER:**

In occupant calculation per area, a fraction of one occupant shall be rounded up one in the total occupant load count. Area less than 5 feet in ceiling height in general would not be counted as habitable and would not needed to be counted toward occupant load count,

A 1-hour rated parapet 30" high at the skylight which buds along the inside face of the property line wall, when the skylight opening is closer than 5 feet from the inside face of the property line wall. The parapet shall extend beyond the skylight opening such that the all open areas of the skylight shall be not less than 5 feet from ends of the parapet wall.



*Gisela Schmolli*  
Gisela Schmolli, Architect  
License # C 33615

6/17/22



September 18, 2023  
202210275336\_SITE DWGS-REV2

*Patrick O'Riordan*  
PATRICK O'RIORDAN  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

**ABBREVIATIONS:**

@	AT	(N)	NEW
A.F.F.	ABOVE FINISH FLOOR	NO.	NUMBER
APPROX.	APPROXIMATELY	N.T.S.	NOT TO SCALE
ATR	ALL THREADED ROD		
		O/	OVER
BD.	BOARD	O.A.	OVERALL
BLDG.	BUILDING	O.C.	ON CENTER
BM.	BEAM	OPG.	OPENING
BLKG.	BLOCKING		
BOT.	BOTTOM	PLWD.	PLYWOOD
BTWN.	BETWEEN	P.T.	PRESSURE TREATED
		QTY	QUANTITY
CLO.	CLOSET		
CLG.	CEILING	R	RISER
CLR.	CLEAR	REF.	REFRIGERATOR
CONC.	CONCRETE	REQ.	REQUIRED
CONT.	CONTINUOUS	RM.	ROOM
		R.W.L.	RAIN WATER LEADER
DBL.	DOUBLE		
DED.	DEDICATED	S.A.D.	SEE ARCHITECTURAL DRAWINGS
DIA.	DIAMETER	SHT.	SHEET
DN	DOWN	SIM.	SIMILAR
DWG	DRAWING	S.S.	STAINLESS STEEL
		S.S.D.	SEE STRUCTURAL DRAWINGS
(E)	EXISTING	STD.	STANDARD
EA.	EACH	SQ.	SQUARE
ELEV.	ELEVATION	STL.	STEEL
EQ.	EQUAL	STOR.	STORAGE
EXT.	EXTERIOR	SYM.	SYMMETRICAL
F.F.	FINISH FLOOR		
FL.	FLOOR	T	TREAD
FND.	FOUNDATION	T&B	TOP AND BOTTOM
FIG.	FOOTING	T.B.D.	TO BE DETERMINED
		TEL.	TELEPHONE
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED		
G.S.M.	GALVANIZED SHEET METAL	U.O.N	UNLESS OTHERWISE NOTED
GYP. BD.	GYPSUM BOARD	V.I.F.	VERIFY IN FIELD
H.D.G.	HOT DIPPED GALVANIZED		
HGR.	HANGER	W/	WITH
HORIZ.	HORIZONTAL	WD.	WOOD
HR.	HOUR	W/D	WASHER DRYER
		W.H.	WATER HEATER
INT.	INTERIOR	W/O	WITHOUT
JST.	JOIST		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MIN.	MINIMUM		

**GENERAL NOTES:**

**1. CHANGES FROM THE CONTRACT DRAWINGS SHALL BE MADE ONLY WITH THE WRITTEN APPROVAL OF ARCHITECT. ARCHITECT IS NOT LIABLE FOR ANY CHANGES MADE WITHOUT PERMISSION PER THE ARCHITECTS PRACTICE ACT 5536.25.**

**DEMOLITION BEYOND WHAT IS INDICATED ON THE PLANS, REGARDLESS OF WHETHER THE CONTRACTOR BELIEVES IT IS WARRANTED DUE TO DAMAGE OR CONSTRUCTION NECESSITY, MUST FIRST BE APPROVED BY THE ARCHITECT, FIELD INSPECTOR AND CITY AGENCIES PRIOR TO DEMOLITION.**

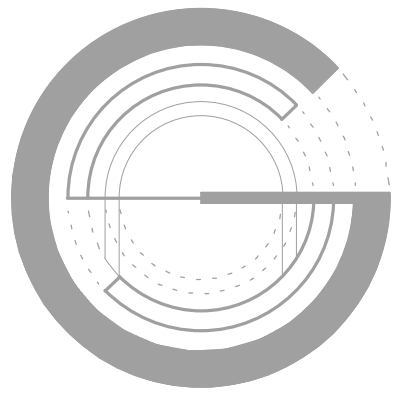
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, CONSTRUCTION SEQUENCING AND ORDERING OF CONSTRUCTION MATERIALS, PARTS, FIXTURES, ETC. ARCHITECT WILL REVIEW REQUIRED CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS AND SAMPLES, BUT ONLY TO DETERMINE IF THEY CONFORM TO ARCHITECT'S VISUAL AND AESTHETIC DESIGN INTENT. REVIEW AND APPROVAL OF SUBMITTALS ARE NOT CONDUCTED FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER INFORMATION, SUCH AS DIMENSIONS AND QUANTITIES, OR FOR SUBSTANTIATING INSTRUCTIONS FOR THE INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS.
- CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL PERTINENT DIMENSIONS AND GRADE ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.
- CONFLICTS AND DISCREPANCIES IN INFORMATION AND OMISSIONS IN DRAWINGS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER.
- ALL SUBSTITUTIONS TO BE APPROVED BY ARCHITECT.
- IT IS THE INDIVIDUAL RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTION INDIVIDUAL OR AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
- STRUCTURAL OBSERVATIONS IS REQUIRED PER CBC CHAPTER 17.
- INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER AND THE REQUIREMENTS OF THE APPLICABLE CODES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. FLOOR PLAN DIMENSIONS TO FACE OF GYPSUM BOARD.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD CONDITIONS AND CONTRACT DOCUMENTS.
- CONTRACTOR SHALL PROTECT ALL EXISTING FINISHES, EQUIPMENT, ETC. WHERE EXISTING FINISHES ARE DAMAGED BY NEW WORK, THE CONTRACTOR SHALL REPAIR SAID FINISHES AS NECESSARY TO MATCH EXISTING ADJACENT FINISHES. WHERE EQUIPMENT IS DAMAGED, CONTRACTOR SHALL REPAIR OR REPLACE WITH EQUAL OR BETTER QUALITY AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL MAINTAIN THE PREMISES AND AREA OF WORK IN A NEAT AND ORDERLY CONDITION BY REMOVING RUBBISH AND DEBRIS DAILY. RUBBISH AND DEBRIS SHALL BE DISPOSED OF IN A CLEAN AND LEGAL MANNER AND IN COMPLIANCE WITH LOCAL ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES AND DIMENSIONS PRIOR TO ORDERING TILE, WINDOWS AND ALL OTHER FIXTURES/FINISHES.
- ROOM DIMENSIONS ON FLOOR PLANS TO FACE OF GYPSUM BOARD.
- THE GENERAL CONTRACTOR TO RETAIN APPROPRIATE QUALIFIED CONSULTANTS AND/OR CONTRACTORS TO IDENTIFY AND ABATE OR REMOVE THE HAZARDOUS OR TOXIC MATERIALS AND WARRANTS THAT THE JOB SITE IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

**GREEN BUILDING CODE REQUIREMENTS:**

- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS. CGC 4.304.1.
- A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2. WASTE SHALL BE REMOVED BY A REGISTERED HAULER TO A REGISTERED FACILITY FOR WASTE DIVERSION.
- OPERATION AND MAINTENANCE MANUAL. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1.
- POLLUTANT CONTROL. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.
- POLLUTANT CONTROL. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.
- INTERIOR MOISTURE CONTROL. THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.
- PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.

**NEW/REPLACED PLUMBING FIXTURES - WATER USE**

LOCATION	FIXTURE	MAX. FLOW/FLUSH RATE
KITCHEN	FAUCET	1.8 GPM @ 60 PSI
BATH	TOILET	1.28 GPF
BATH	VANITY FAUCET	1.2 GPM @ 60 PSI
BATH	BATHTUB FAUCET	2 GPM @ 80 PSI
BATH	SHOWER HEAD	2 GPM @ 80 PSI



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Notes/DBI Pre-App Mtg

**A002**



ADMINISTRATIVE BULLETIN

**NO. AB-005 :**

**DATE :** September 18, 2002 (Updated 01/01/2014 for code references)

**SUBJECT :** Plan Review and Permit Process

**TITLE :** Procedures for Approval of Local Equivalencies

**PURPOSE :** The purpose of this Administrative Bulletin is to detail the procedures to be used for the application and case-by-case review of requests for approval of equivalencies, when work is proposed which does not strictly comply with the provisions of the 2013 San Francisco Building, Electrical, Mechanical, or Plumbing Codes. Requests for approval of modifications or alternates will be considered by the Department of Building Inspection and, when applicable, the Fire Department on a case-by-case basis when reasonable equivalency is proposed.

**REFERENCES :** 2013 San Francisco Building Code - Section 104A, Organization and Enforcement  
 - Section 104A.2.7, Modifications  
 - Section 104A.2.8, Alternate materials, design and methods of construction  
 DBI Administrative Bulletin AB-042, Board of Examiners: Request for Variance, New Materials, or Alternate Methods of Construction  
 DBI Administrative Bulletin AB-028, Pre-application and Pre-Addendum Plan Review Procedures

**DISCUSSION :** Project sponsors may request the application of standard local equivalencies, as detailed in various Administrative Bulletins, or approval of other alternates when it can be demonstrated on a case-by-case basis that there are practical difficulties in meeting the specific provisions of the codes, that the modification is in conformance with the intent and purpose of the codes, and that reasonable equivalency is provided in fire-protection and structural integrity.

Project sponsors may request the application of standard local equivalencies, as detailed in various Administrative Bulletins, or approval of other alternates when it can be demonstrated on a case-by-case basis that there are practical difficulties in meeting the specific provisions of the codes, that the modification is in conformance with the intent and purpose of the codes, and that reasonable equivalency is provided in fire-protection and structural integrity.

Proposed modifications may be administratively approved by the Departments if they conform to the standard provisions of Local Equivalency. Other modifications and applications for use of alternate materials, designs and methods of construction may be administratively approved or may be referred to the Board of Examiners or other review body as appropriate.

Based upon individual building and property conditions, the Department of Building Inspection and other City departments, such as the Fire Department, may impose requirements in addition to those proposed by the project sponsor when approving any request for use of a standard Local Modification, code modification or alternate material, design or method of construction. Additionally, the Department of Building Inspection or any other City agency may require that additional substantiation be provided supporting any claims made for such proposals.

**Procedure for Application for Local Equivalencies**

Project sponsors wishing to apply for local equivalencies must fill out and submit the Request for Approval of Local Equivalency form (Attachment A). Fees are required to be paid as noted on that form.

**Review Procedures for Application for Local Equivalencies**

The Department of Building Inspection and the Fire Department, when applicable, will conduct review meetings as required to consider requests for the approval of Local Equivalencies, Modifications and Alternates. At such review meetings each request will be either approved, approved with conditions, disapproved, referred to another official body, or placed on "Hold" pending submittal of additional information. Upon approval of the local equivalency, a copy of the signed form approving the equivalency and indicating any conditions of approval will be attached to the submittal documents as part of the permanent record of the project, and a copy will be sent to the project sponsor.

Please note that the Board of Examiners reviews requests for variances and requests for approval of certain new materials, methods, and types of construction. The Board of Examiners considers requests concerning structural provisions related to unreinforced masonry buildings. The Access Appeals Commission considers requests for equivalencies for issues related to disabled access.

**Appeals**  
 Determinations of the staff of the Department of Building Inspection regarding local equivalencies may be administratively brought for further review to the Deputy Director and the Director of the Department of Building Inspection. Determinations of the Director may be appealed to the Building Inspection Commission or other designated appeal body.

Originally signed by:  
 Frank Y. Chiu, Director  
 October 3, 2002

Gary Massetani, Fire Marshal  
 October 9, 2002

Approved by the Building Inspection Commission on September 18, 2002

Attachment A: Request for Approval of Local Equivalency

ATTACHMENT A



DEPARTMENT OF BUILDING INSPECTION  
 City & County of San Francisco  
 1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 6/23/23 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # 202210275336  
 Property Address: 223 Anderson St., San Francisco, CA

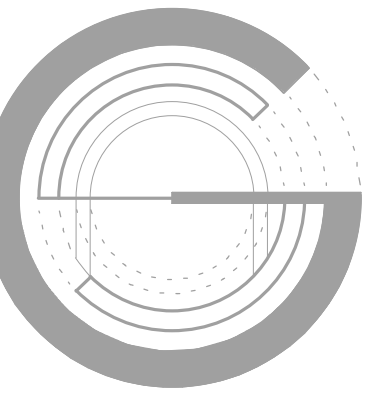
Block and Lot: 5662 029 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building Single family

Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.117; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)  
 The SFBC Section 1030 requires emergency escape and rescue openings (EERO) to open onto the exterior so that escape is possible without going through the building. EERO's should open to a:  
 1. public way, or  
 2. yard with access to a public way, or  
 3. yard 25 feet deep per EG-02.

In the case of a yard with access to a public way, the access to the public way should be a minimum of 36 inches per CBC Table 1020.3.



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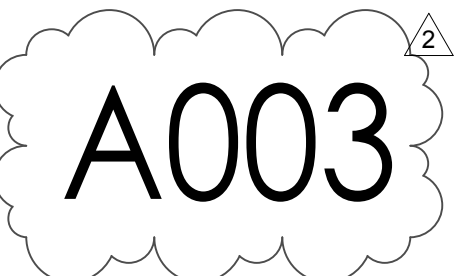
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Proposed Modification or Alternate  
 The existing building has two existing bedrooms at the rear on the first floor. The EERO's open to a rear yard less than 25 feet deep. The yard does have access to a public way on both sides; the north access being slightly larger. However, the required width is slightly less than 36 inches being only 34 1/4 inches wide. Additionally, part of the access is shared with the north neighbor.

The two first floor rear bedrooms are existing and non-conforming.

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

Again, this is an existing non-conforming condition. The proposed work in this permit would not touch the rear bedrooms. To bring the non-conforming bedrooms into code compliance would entail completely reconfiguring the house or demolishing part of the lower two floors on the north side to create a 36 inch wide passageway.

The current existing condition with the 34 1/4" wide shared breezeway gives access to the public way and meets the intent of the code.

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER  
 Print Name: David Coulombe Gisela Schmolle  
 Signature: [Signatures] [PROFESSIONAL STAMP HERE]  
 Telephone: 415 601 5607 415-244-4748



September 18, 2023  
 202210275336\_SITE DWGS-REV2

[Signature]  
 PATRICK O'RORDAN  
 DIRECTOR  
 DEPT. OF BUILDING INSPECTION

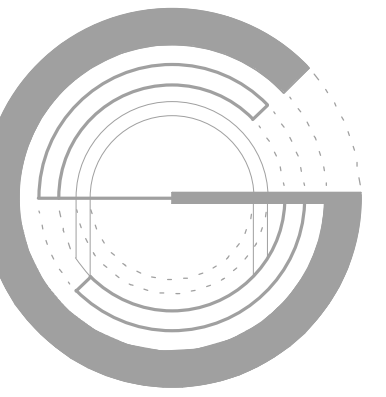
PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove  
 [signed off/dated by:]

Plan Reviewer: [Signature]  
 Division Manager: [Signature]  
 for Director of Bldg. Inspection  
 for Fire Marshal: [Signature] FIRE DEPARTMENT ACCESS ONLY

CONDITIONS OF APPROVAL or OTHER COMMENTS





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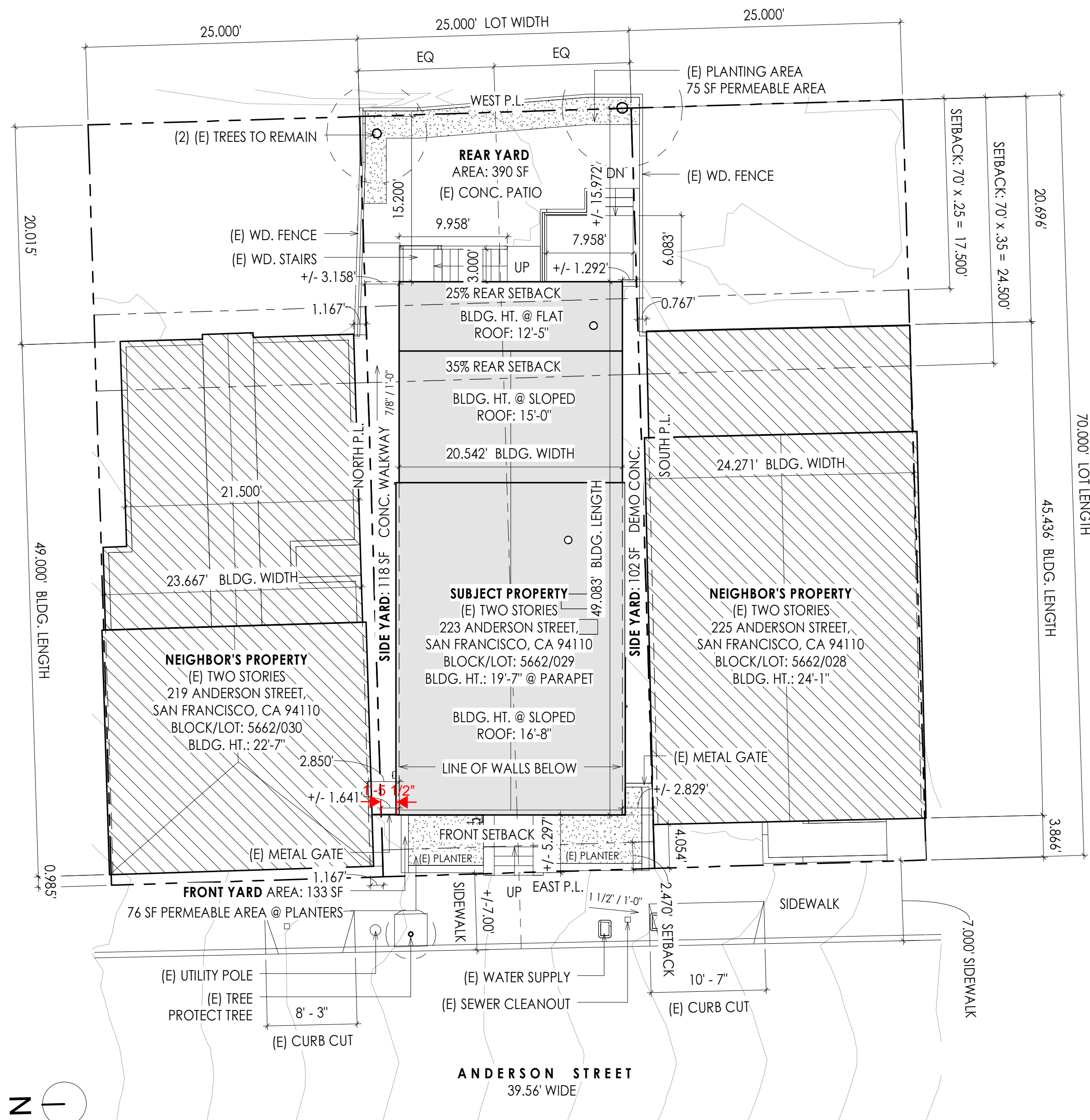
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Site Plans

**A100**



**NOTE:**  
THIS IS NOT A SURVEY. PROPERTY LINES & SLOPES ARE APPROXIMATE.

**FRONT USEABLE OPEN SPACE:**  
FRONT YARD AREA = 133 SF  
(E) PERMEABLE AREA = 76 SF

REQ. PERMEABLE AREA PER SEC. 132(h) TO BE MIN. 50%: 133/2 = 66.5 SF

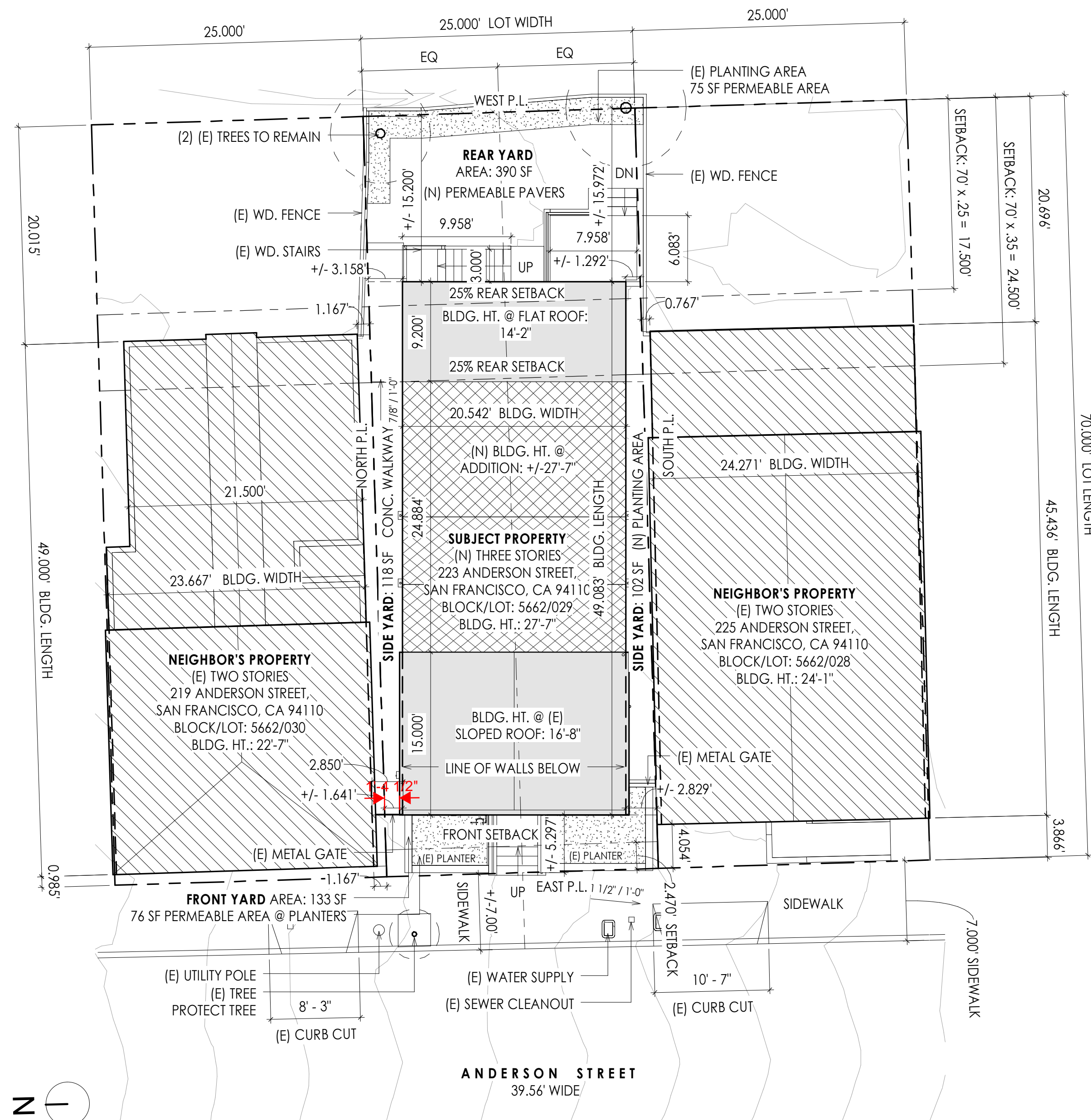
76 SF > 66.5 SF

1 Existing Site Plan  
1/8" = 1'-0"

**APPROVED**  
Dept. of Building Insp.  
- San Francisco -

September 18, 2023  
202210275336\_SITE DWGS-REV2

*Patrick O'Riordan*  
PATRICK O'RIRDAN  
DIRECTOR  
DEPT. OF BUILDING INSPECTION



**NOTE:**  
THIS IS NOT A SURVEY. PROPERTY LINES & SLOPES ARE APPROXIMATE.

**FRONT USEABLE OPEN SPACE:**  
FRONT YARD AREA = 133 SF  
(E) PERMEABLE AREA = 76 SF

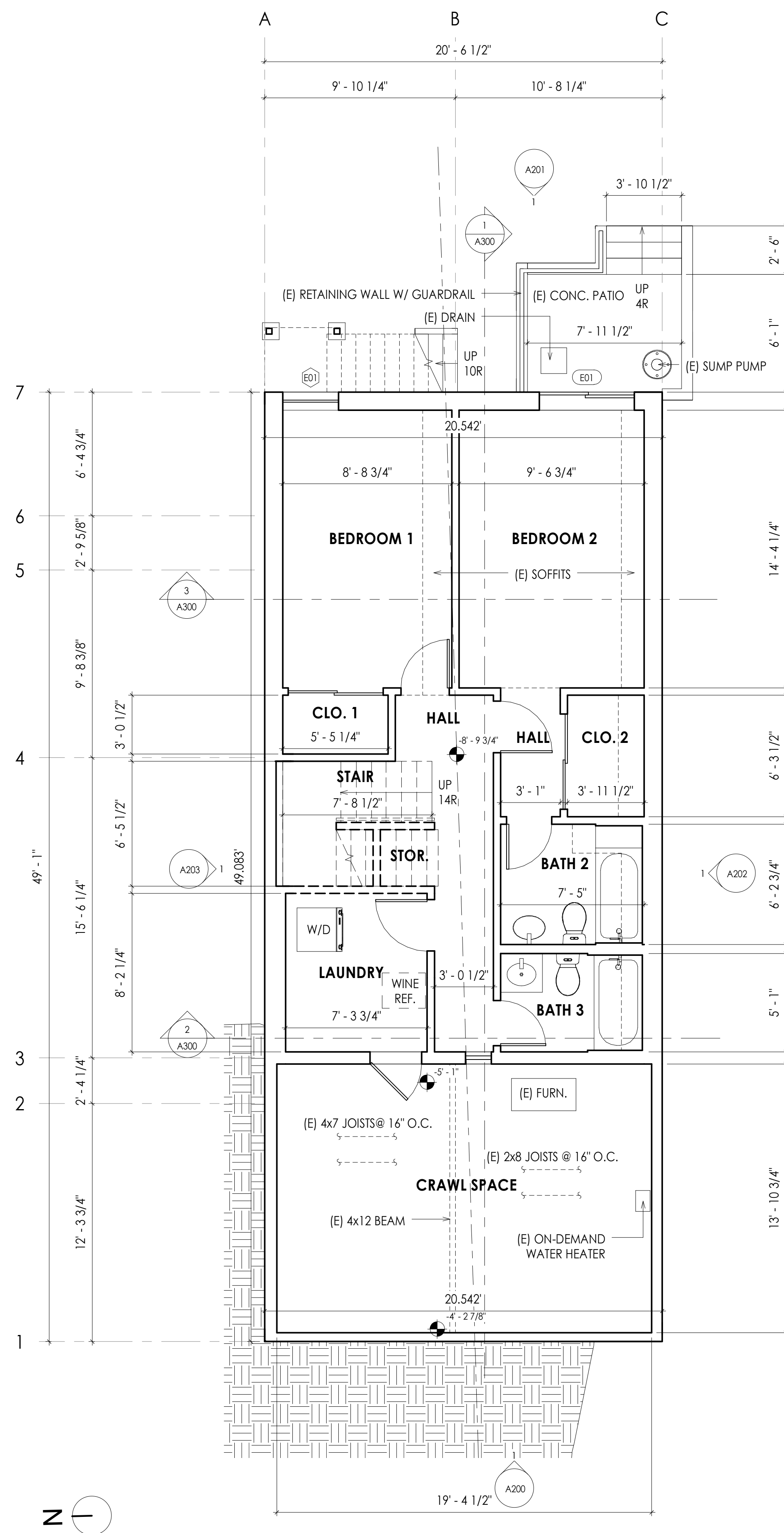
REQ. PERMEABLE AREA PER SEC. 132(h) TO BE MIN. 50%: 133/2 = 66.5 SF

76 SF > 66.5 SF

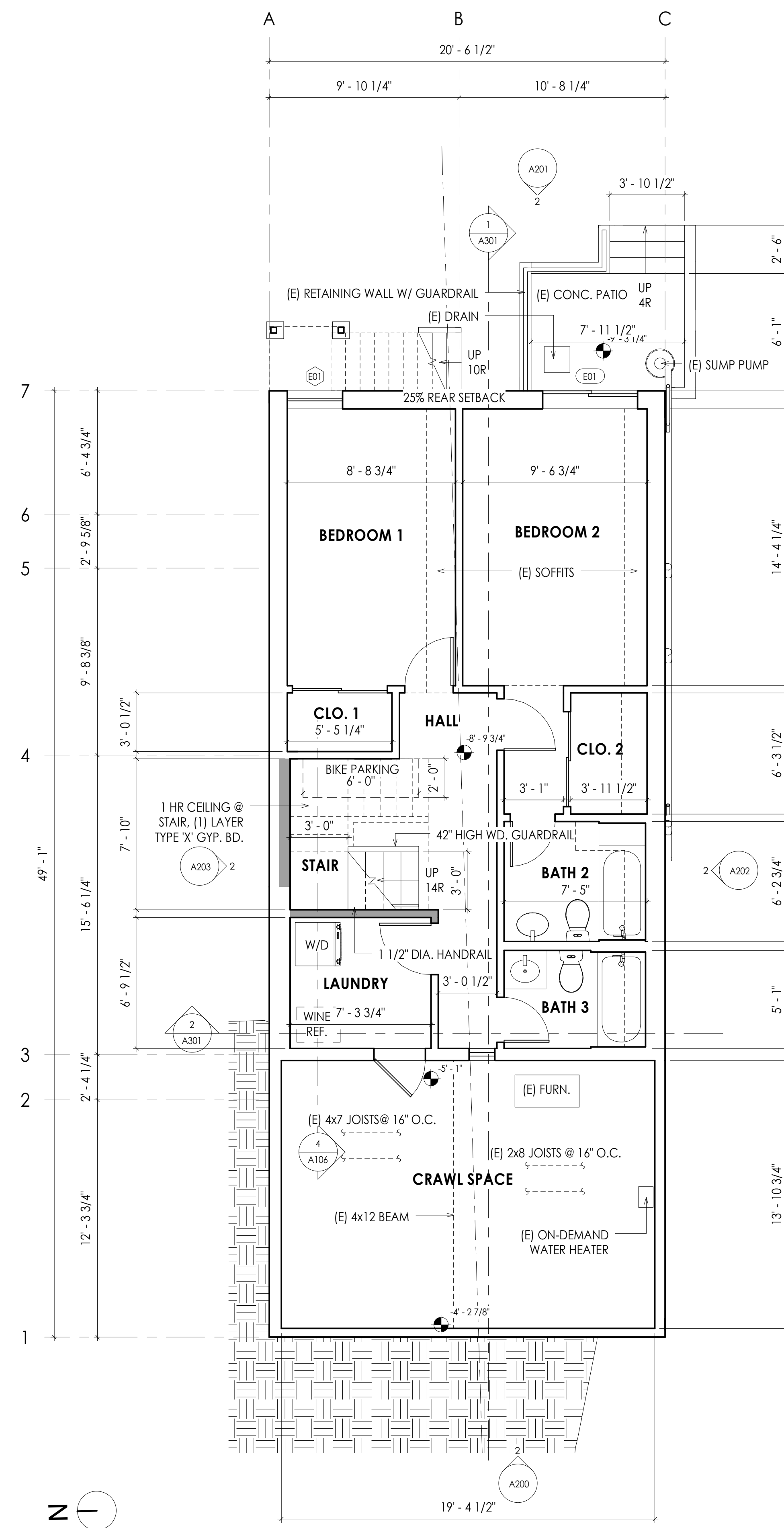
2 Proposed Site Plan  
1/8" = 1'-0"

**SITE PLAN LEGEND**

- (E) SUBJECT PROPERTY  VERTICAL ADDITION
- NEIGHBOR'S PROPERTY



1 Existing/Demo First Floor Plan  
1/4" = 1'-0"



2 Proposed First Floor Plan  
1/4" = 1'-0"

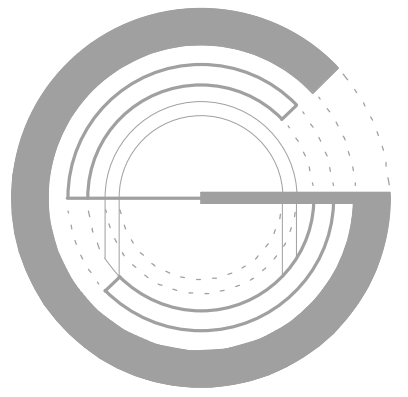
**WALL LEGEND**

- EXISTING WALL TO REMAIN
- EXISTING WALL/DOOR/WINDOW TO BE REMOVED
- NEW WALL:  
2 X 4 @ INTERIOR & 2 X 6 @ EXTERIOR 16" O.C.  
W/ 5/8" GYP. BD. BOTH SIDES
- NEW ONE HOUR WALL:  
EXTERIOR WALL: 2 X 6 @ 16" O.C. W/ 5/8" TYPE 'X' GYP. SHEATHING @ EXTERIOR & 5/8" TYPE 'X' GYP. BD. @ INTERIOR  
INTERIOR WALL: 2 X 4 @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES
- EXISTING ONE HOUR WALL  
2 LAYERS 5/8" TYPE 'X' GYP. BD. ON INTERIOR

**NOTES:**

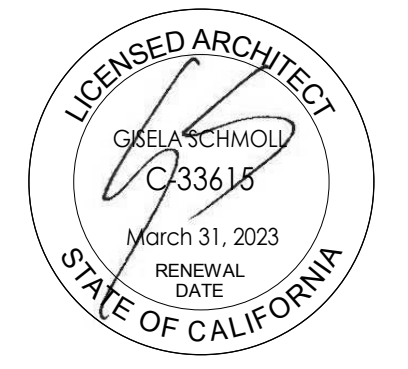
1. ROOM DIMENSIONS TO FACE OF GYPSUM BOARD U.O.N.
2. LEVEL 4 FINISH, TYP. LEVEL 5 FINISH AT FAMILY ROOM & PRIMARY BEDROOM.
3. R13 BATT INSULATION @ WALLS @ AREAS OF WORK.
4. R30 BATT INSULATION @ ATTIC CRAWL SPACE.
5. SOUND DAMPENING: BATT INSULATION AT INTERIOR WALLS/FLOORS AT BATHS/POWDER ROOMS AND BEDROOMS FOR SOUND DAMPENING.
6. INSTALL ALL BLOCKING AS REQUIRED AND AS SPECIFIED BY OWNER/ARCHITECT FOR FIRE STOP AND FOR INSTALLATION OF BATH HARDWARE, MEDICINE CABINETS, CASEWORK, PLUMBING FIXTURES, HANDRAILS, WALL-MOUNTED TELEVISIONS, ETC. NOT ALL REQUIRED BLOCKING IS NOTED ON THE DRAWINGS.
7. FLASHING: ALL NEW FLASHING THROUGHOUT, UNLESS OTHERWISE NOTED, SHALL BE GALVANIZED METAL, GAUGE APPROPRIATE TO USE, WITH SOLDERED JOINTS, FASTENED WITH GALVANIZED NAILS/SCREWS. REVIEW FLASHING DETAILS WITH ARCHITECT PRIOR TO INSTALLATION.

1/4" = 1'-0"



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BLOCK/LOT:5662/029

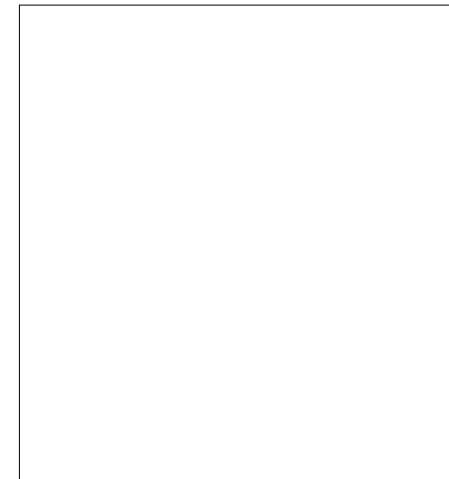
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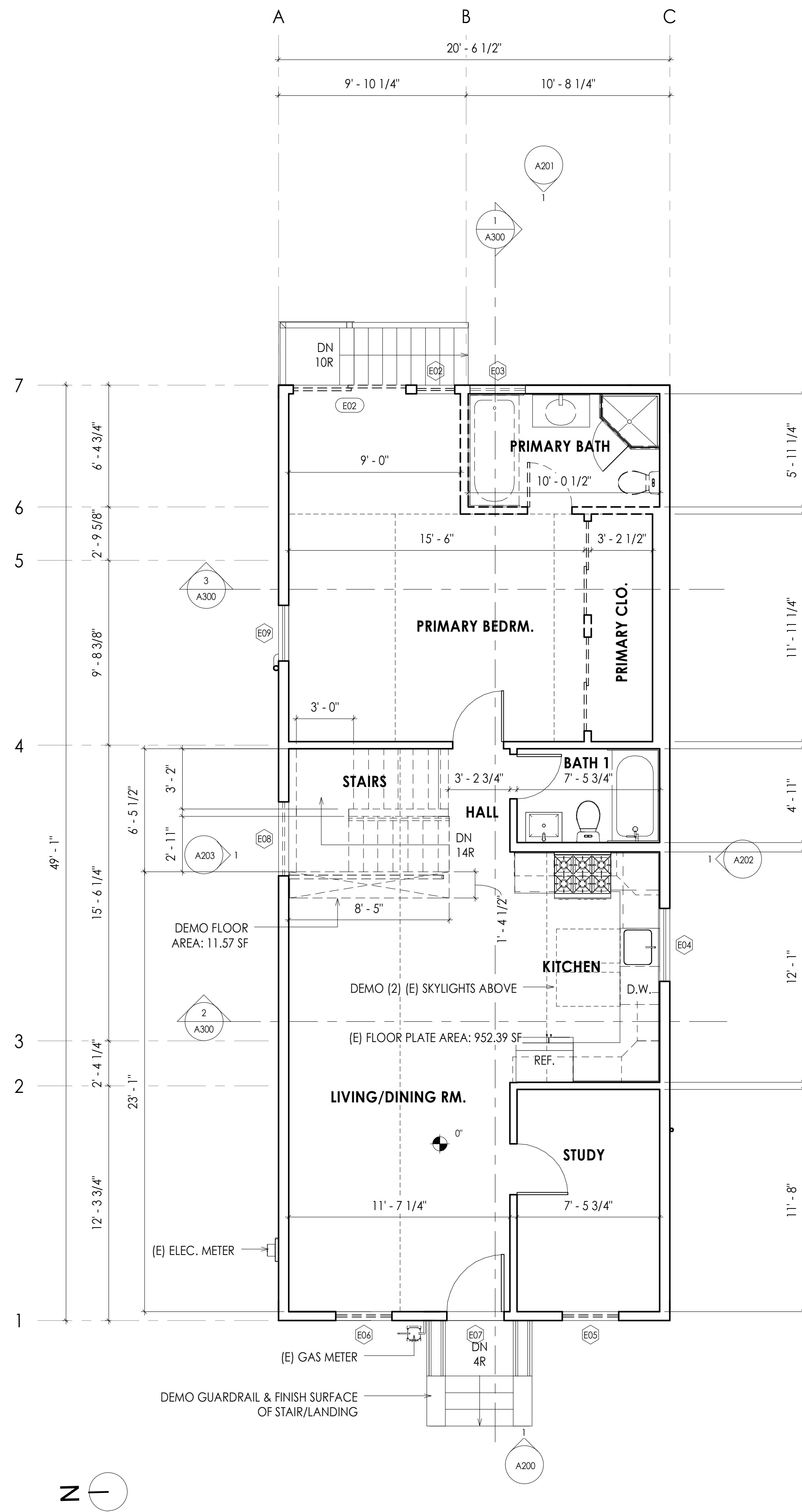
Sheet Title

**First Floor Plans**

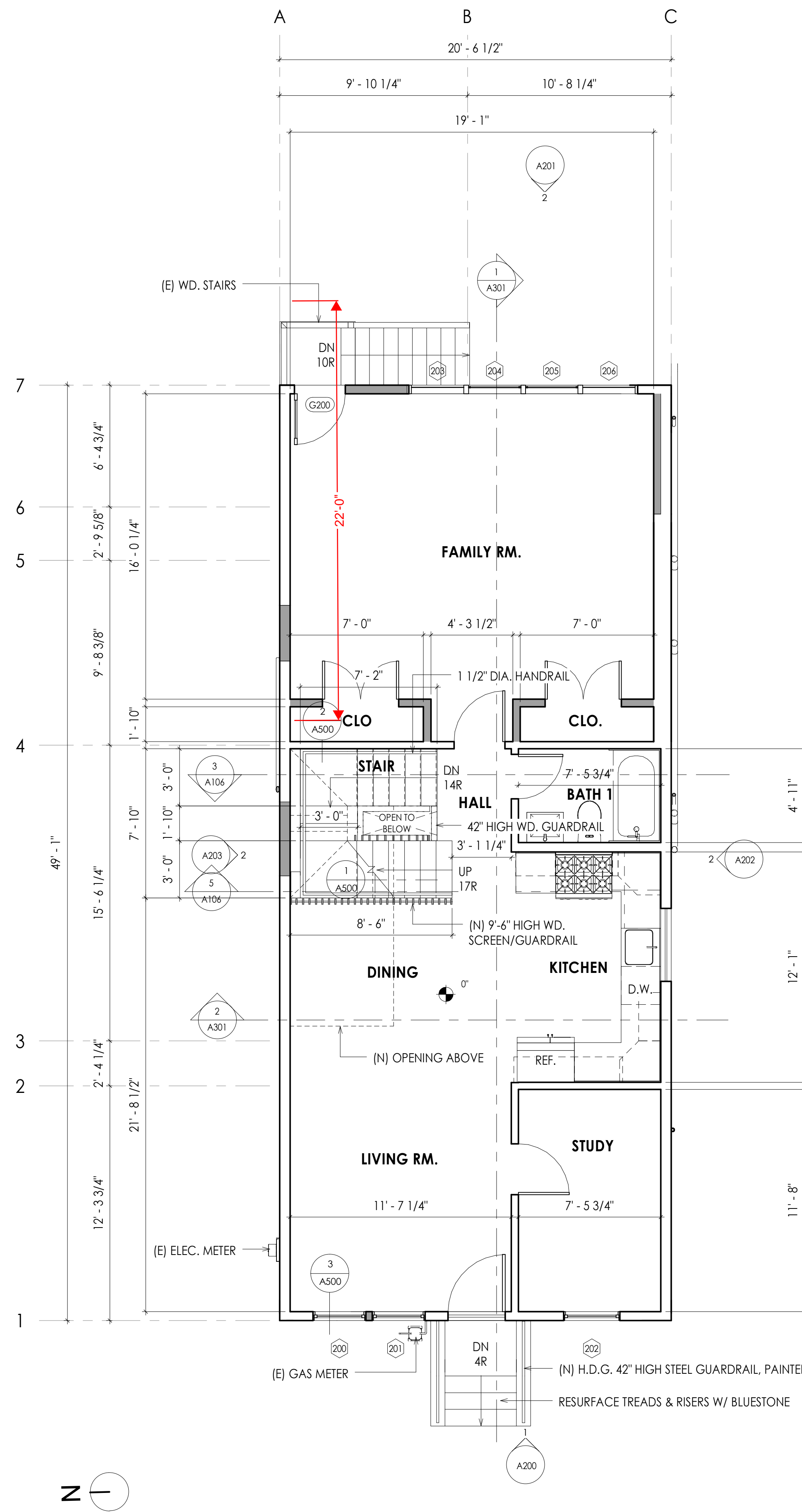


**A101**





1 Existing/Demo Second Floor Plan  
1/4" = 1'-0"



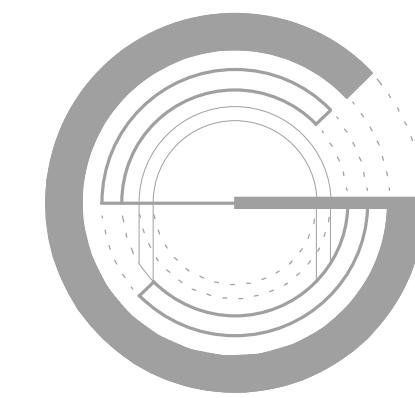
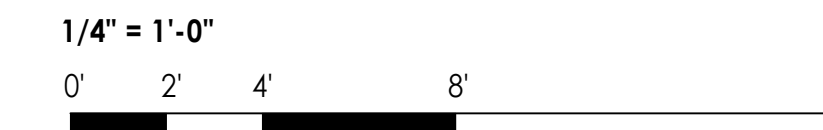
2 Proposed Second Floor Plan  
1/4" = 1'-0"

**WALL LEGEND**

- EXISTING WALL TO REMAIN
- EXISTING WALL/DOOR/WINDOW TO BE REMOVED
- NEW WALL:  
2 X 4 @ INTERIOR & 2 X 6 @ EXTERIOR 16" O.C.  
W/ 5/8" GYP. BD. BOTH SIDES
- NEW ONE HOUR WALL:  
EXTERIOR WALL: 2 X 6 @ 16" O.C. W/ 5/8" TYPE 'X' GYP. SHEATHING @ EXTERIOR & 5/8" TYPE 'X' GYP. BD. @ INTERIOR  
INTERIOR WALL: 2 X 4 @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES
- EXISTING ONE HOUR WALL  
2 LAYERS 5/8" TYPE 'X' GYP. BD. ON INTERIOR

**NOTES:**

1. ROOM DIMENSIONS TO FACE OF GYPSUM BOARD U.O.N.
2. LEVEL 4 FINISH, TYP. LEVEL 5 FINISH AT FAMILY ROOM & PRIMARY BEDROOM.
3. R13 BATT INSULATION @ WALLS @ AREAS OF WORK.
4. R30 BATT INSULATION @ ATTIC CRAWL SPACE.
5. SOUND DAMPENING: BATT INSULATION AT INTERIOR WALLS/FLOORS AT BATHS/POWDER ROOMS AND BEDROOMS FOR SOUND DAMPENING.
6. INSTALL ALL BLOCKING AS REQUIRED AND AS SPECIFIED BY OWNER/ARCHITECT FOR FIRE STOP AND FOR INSTALLATION OF BATH HARDWARE, MEDICINE CABINETS, CASEWORK, PLUMBING FIXTURES, HANDRAILS, WALL-MOUNTED TELEVISIONS, ETC. NOT ALL REQUIRED BLOCKING IS NOTED ON THE DRAWINGS.
7. FLASHING: ALL NEW FLASHING THROUGHOUT, UNLESS OTHERWISE NOTED, SHALL BE GALVANIZED METAL, GAUGE APPROPRIATE TO USE, WITH SOLDERED JOINTS, FASTENED WITH GALVANIZED NAILS/SCREWS. REVIEW FLASHING DETAILS WITH ARCHITECT PRIOR TO INSTALLATION.



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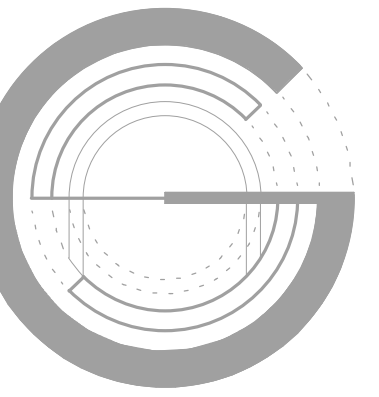
Scale: As Noted

Sheet Title

**Second Floor Plans**



**A102**



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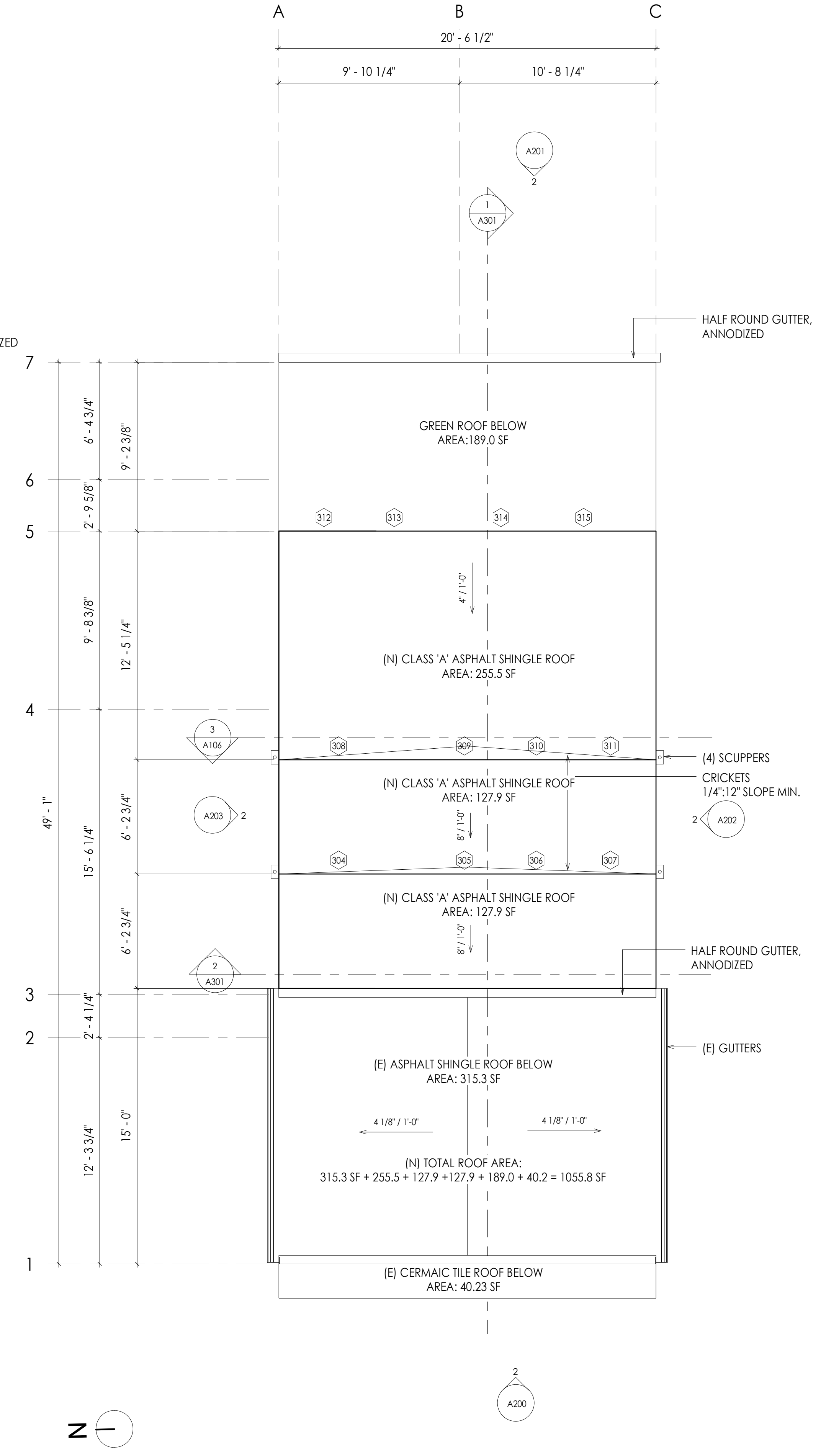
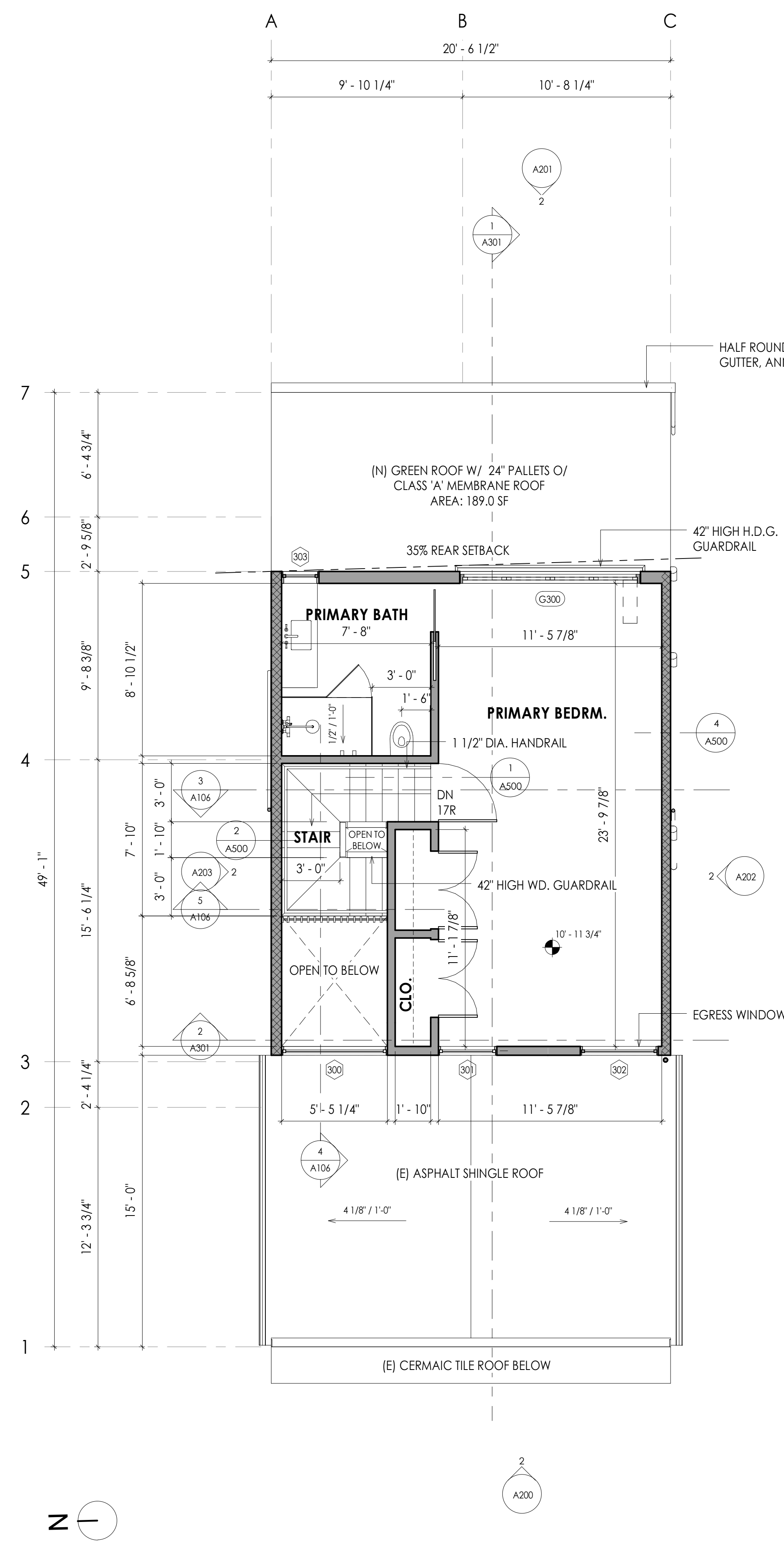
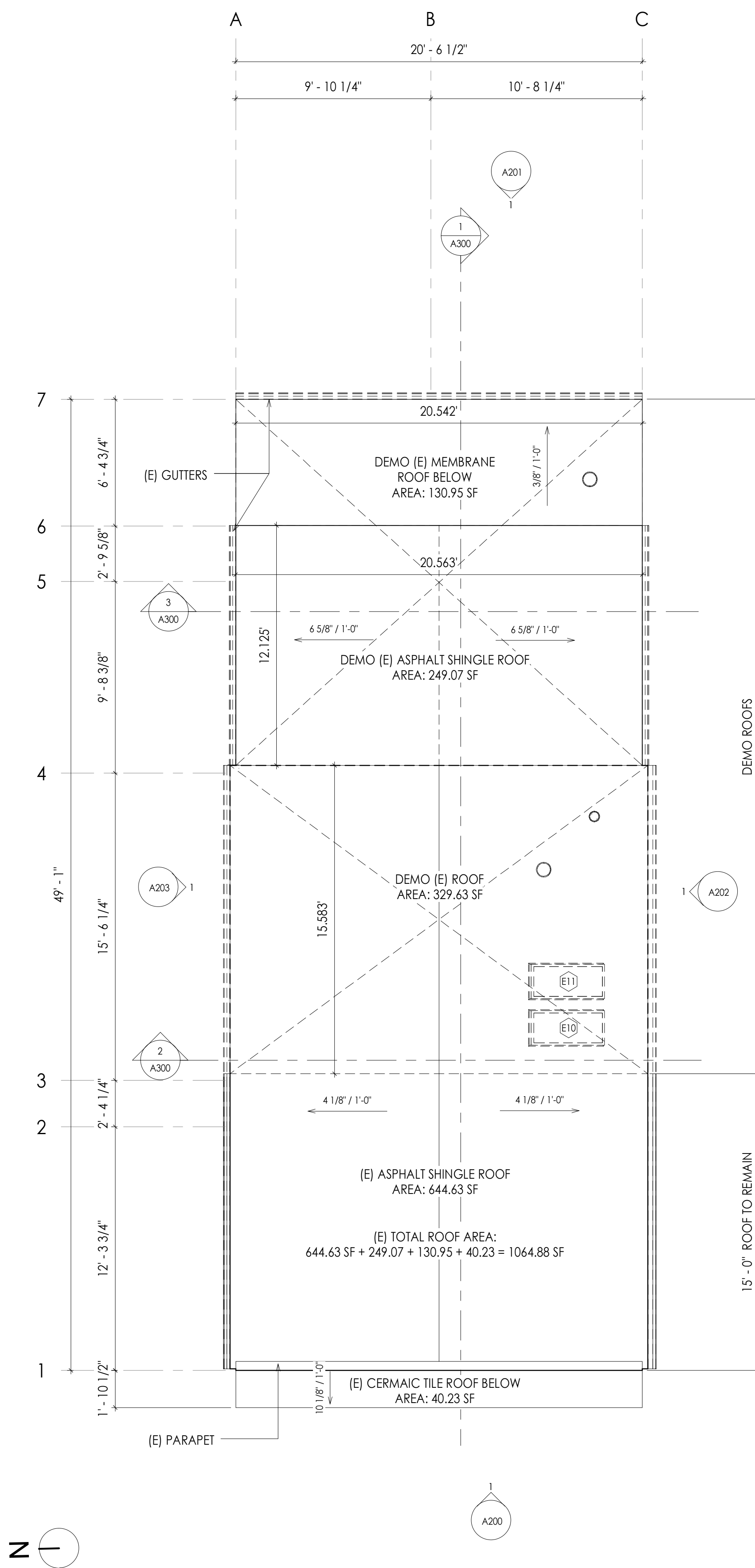
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Sheet Title

Third Floor & Roof Plans

A103

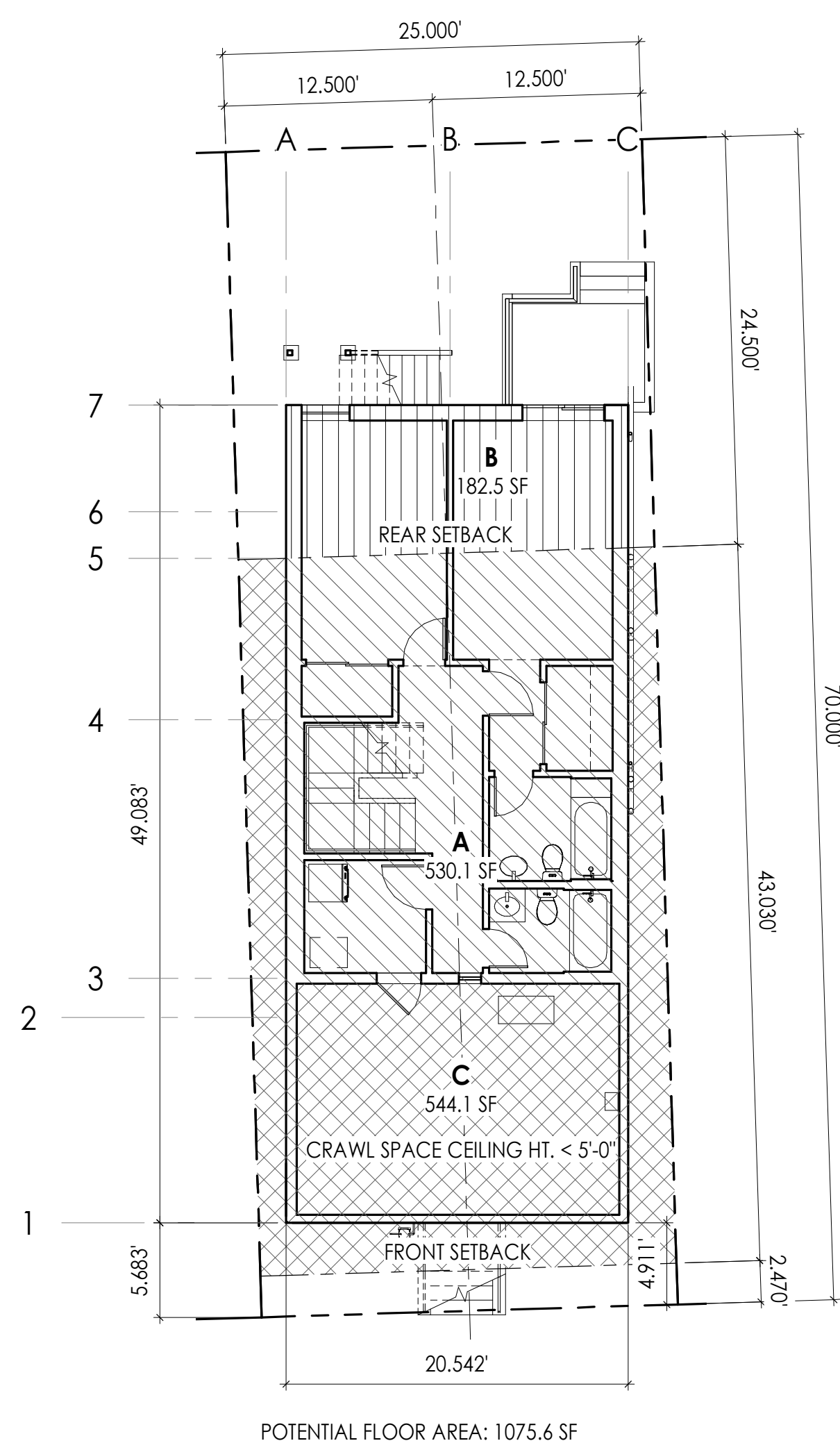


1 Existing/Demo Roof Plan  
1/4" = 1'-0"



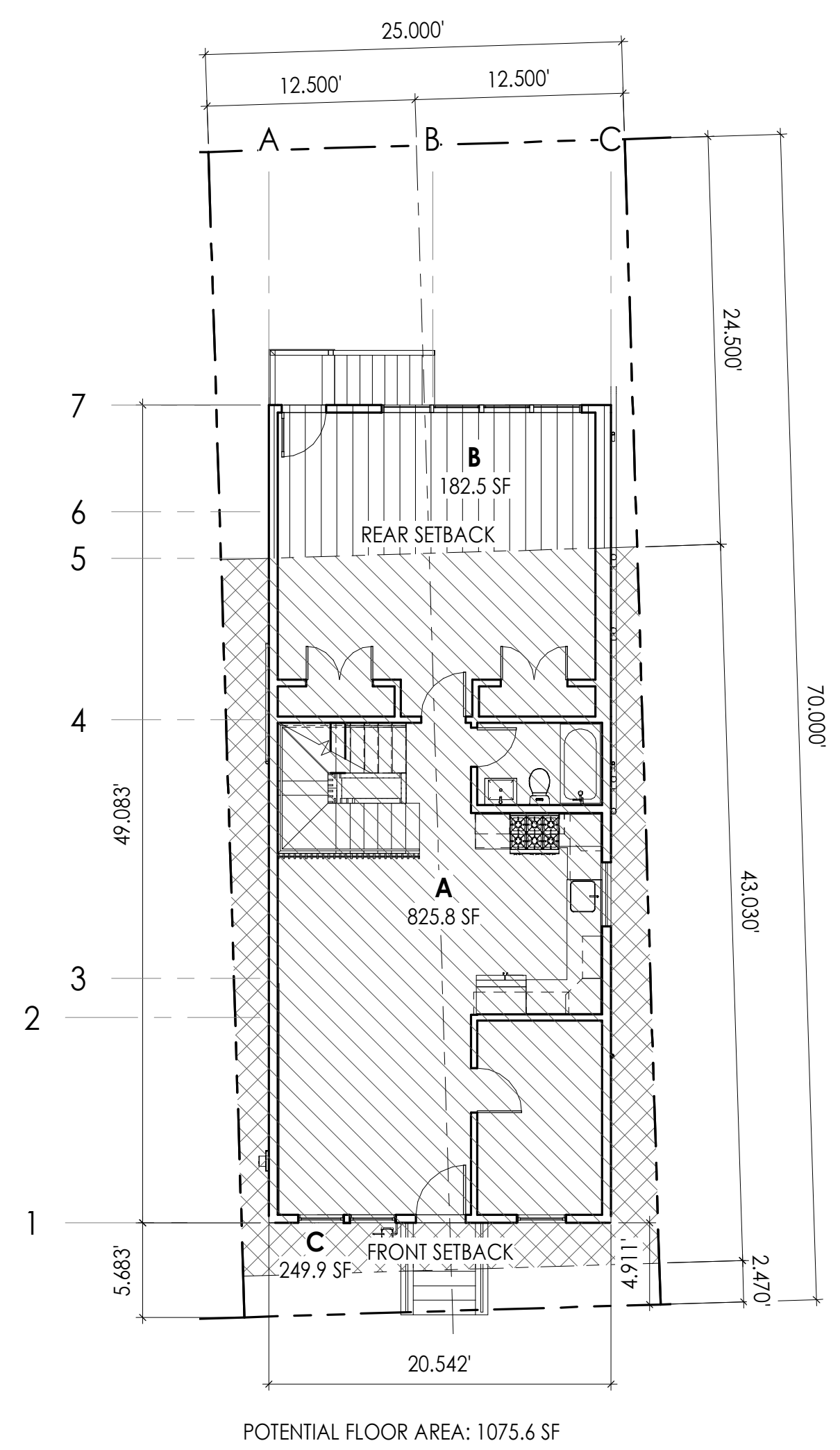
2 Proposed Third Floor Plan  
1/4" = 1'-0"

3 Proposed Roof Plan  
1/4" = 1'-0"



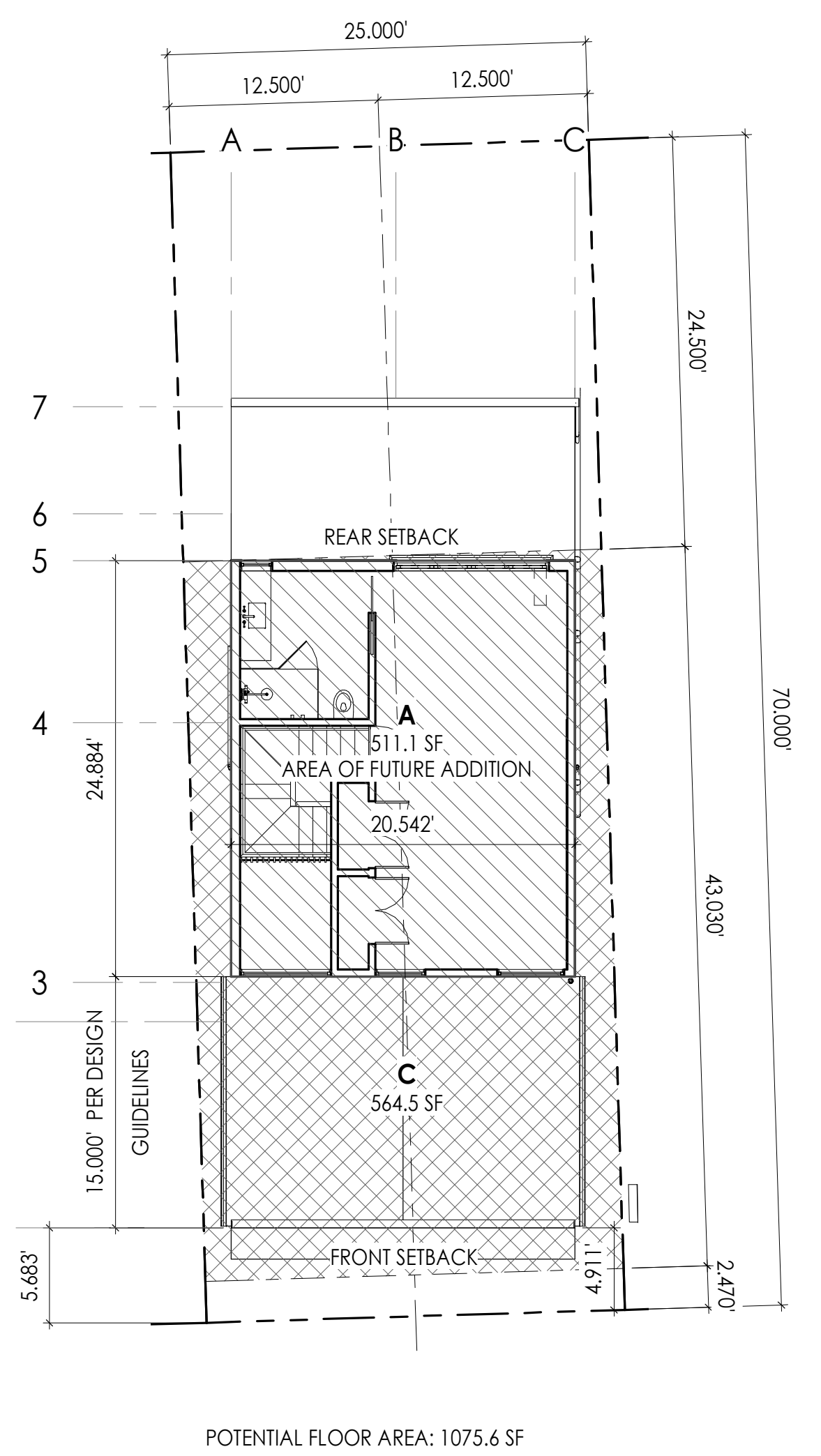
POTENTIAL FLOOR AREA: 1075.6 SF

① Massing Calcs. - First Floor Plan  
1/8" = 1'-0"



POTENTIAL FLOOR AREA: 1075.6 SF

② Massing Calcs. - Second Floor Plan  
1/8" = 1'-0"



POTENTIAL FLOOR AREA: 1075.6 SF

③ Massing Calcs. - Potential Third Floor Plan  
1/8" = 1'-0"

**REQUIRED MASS REDUCTION PER PLANNING CODE SEC. 242 (3):**

REQUIRED 650 + (E) NON-CONFORMING 'B' 365.0 = TOTAL 1015 SF

**A: AREA WITHIN PERMISSIBLE ENVELOPE**

1ST FLOOR: 530.1 SF  
2ND FLOOR: 825.8 SF  
3RD FLOOR: 511.1 SF

**TOTAL 'A': 1867.0 SF**

**B: AREA OUTSIDE PERMISSIBLE ENVELOPE**

1ST FLOOR: 182.5 SF  
2ND FLOOR: 182.5 SF  
3RD FLOOR: 0.0 SF

**TOTAL 'B': 365.0 SF**

**C: AREA WITHIN PERMISSIBLE MASS REDUCTION**




1ST FLOOR: 544.1 SF  
2ND FLOOR: 249.9 SF  
3RD FLOOR: 564.5 SF

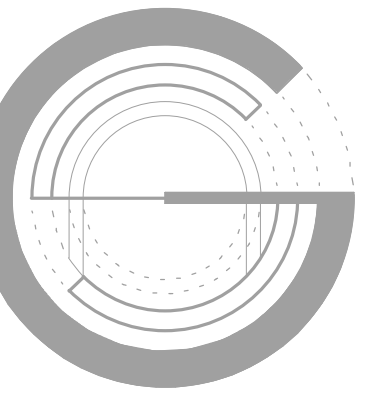
**TOTAL 'C': 1358.5 SF**

**REQUIRED MASS REDUCTION: 1015.0 SF**  
**MASS REDUCTION PROVIDED 'C': 1358.5 SF**

**1358.5 SF > 1015.0 SF**

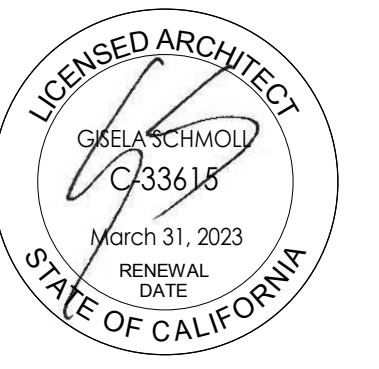
**MASSING CALC. LEGEND**

-  A: USABLE AREA WITHIN PERMISSIBLE ENVELOPE
-  B: USABLE AREA OUTSIDE PERMISSIBLE ENVELOPE
-  C: AREA WITHIN PERMISSIBLE MASS REDUCTION



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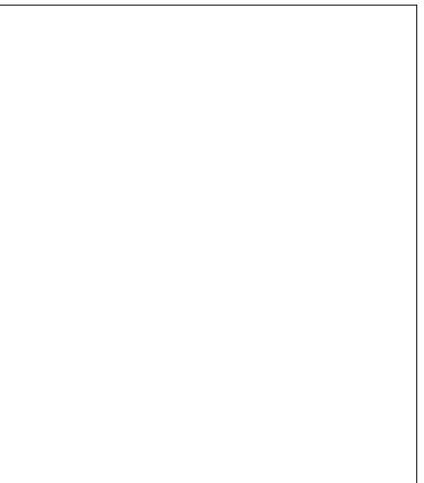
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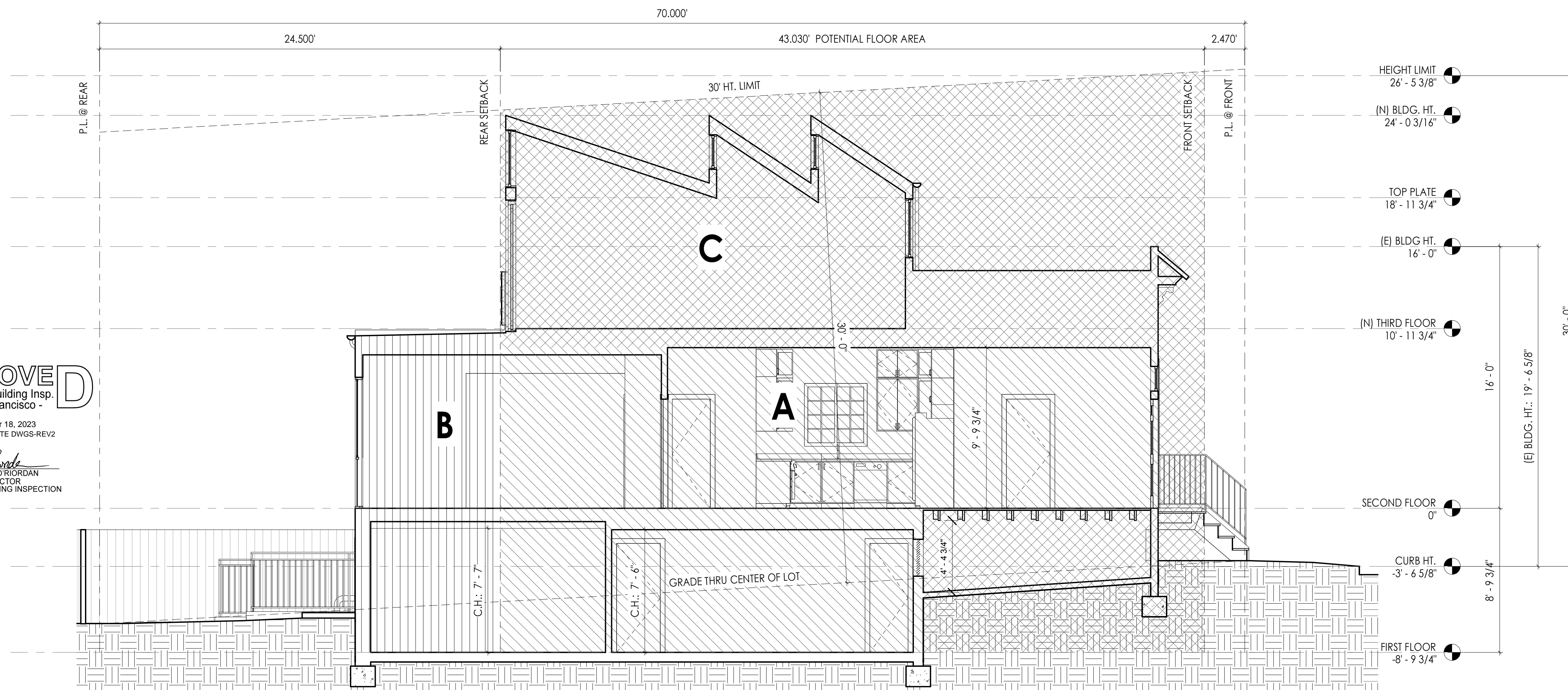
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Sheet Title

**Massing Calcs.**

**A104**



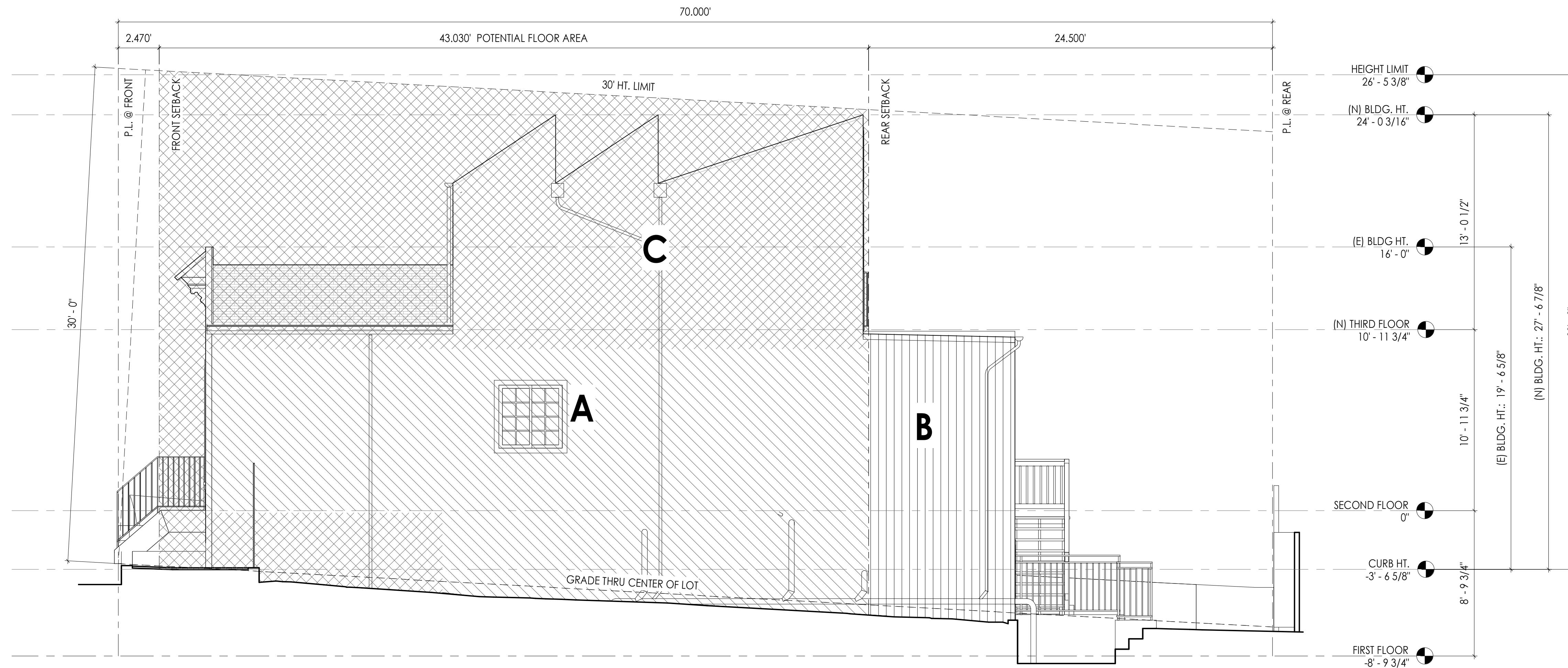
④ Massing Calcs. - Longitudinal Section  
1/4" = 1'-0"

**APPROVED**  
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San Francisco




September 18, 2023  
202210275338\_SITE DWGS-REV2

*Patrick O'Riordan*  
PATRICK O'RIORDAN  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

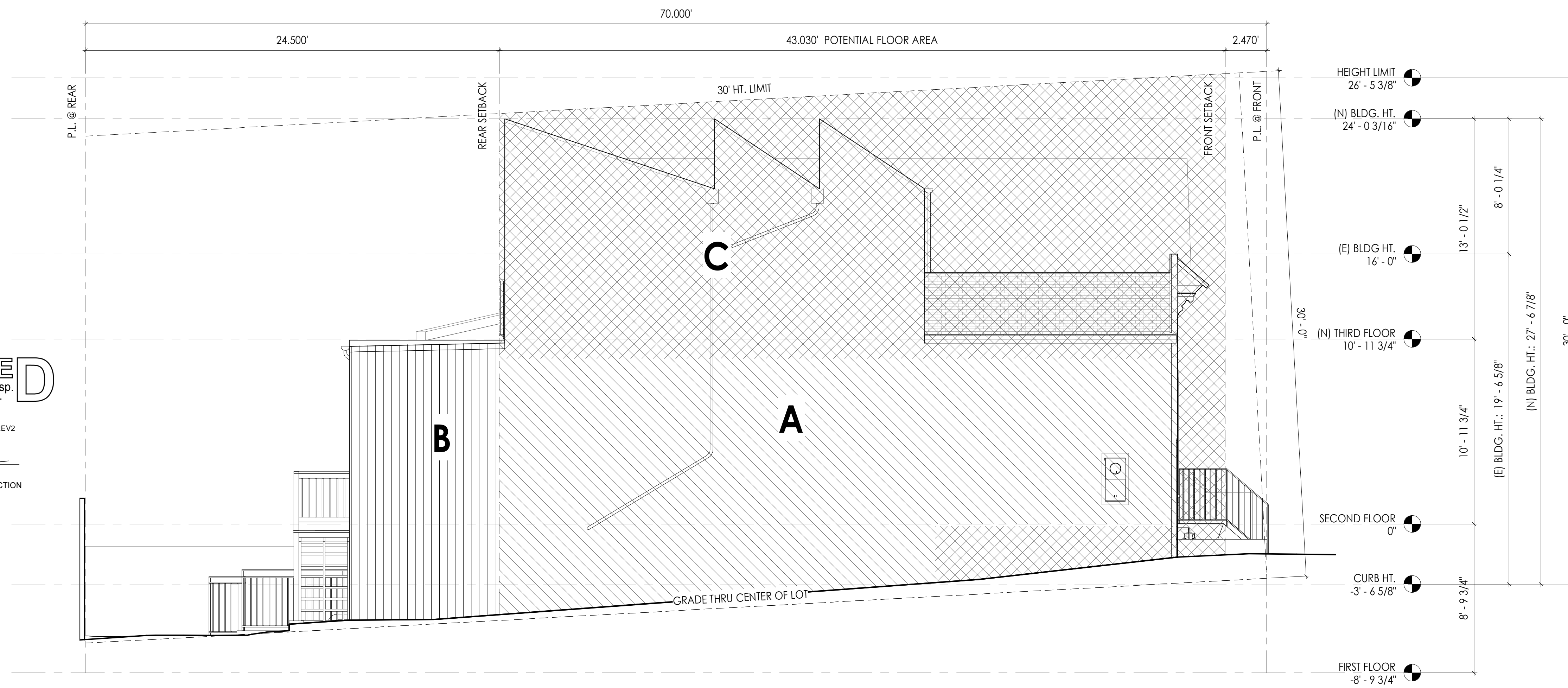




**MASSING CALC. LEGEND**

-  A: USABLE AREA WITHIN PERMISSIBLE ENVELOPE
-  B: USABLE AREA OUTSIDE PERMISSIBLE ENVELOPE
-  C: AREA WITHIN PERMISSIBLE MASS REDUCTION

① Massing Calcs. - Proposed South Elevation  
1/4" = 1'-0"

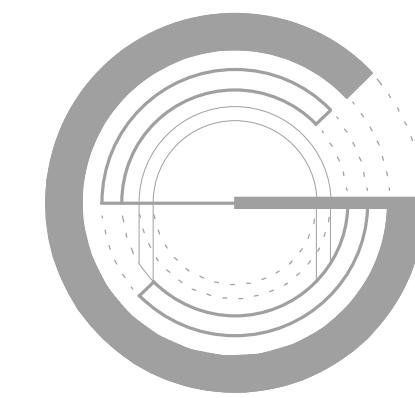


② Massing Calcs. - Proposed North Elevation  
1/4" = 1'-0"

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- San Francisco -

September 18, 2023  
202210275336\_SITE DWGS-REV2

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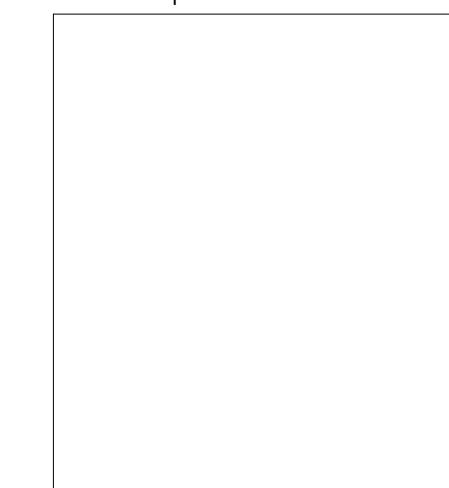
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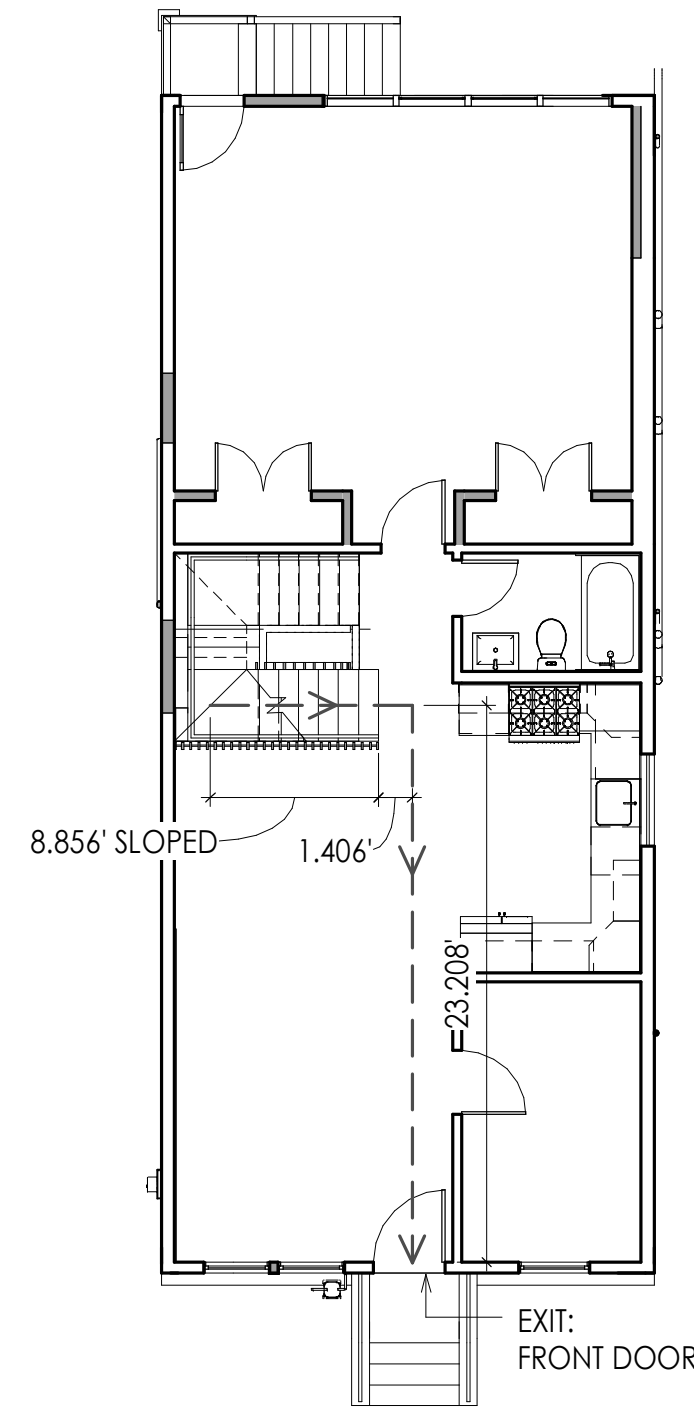
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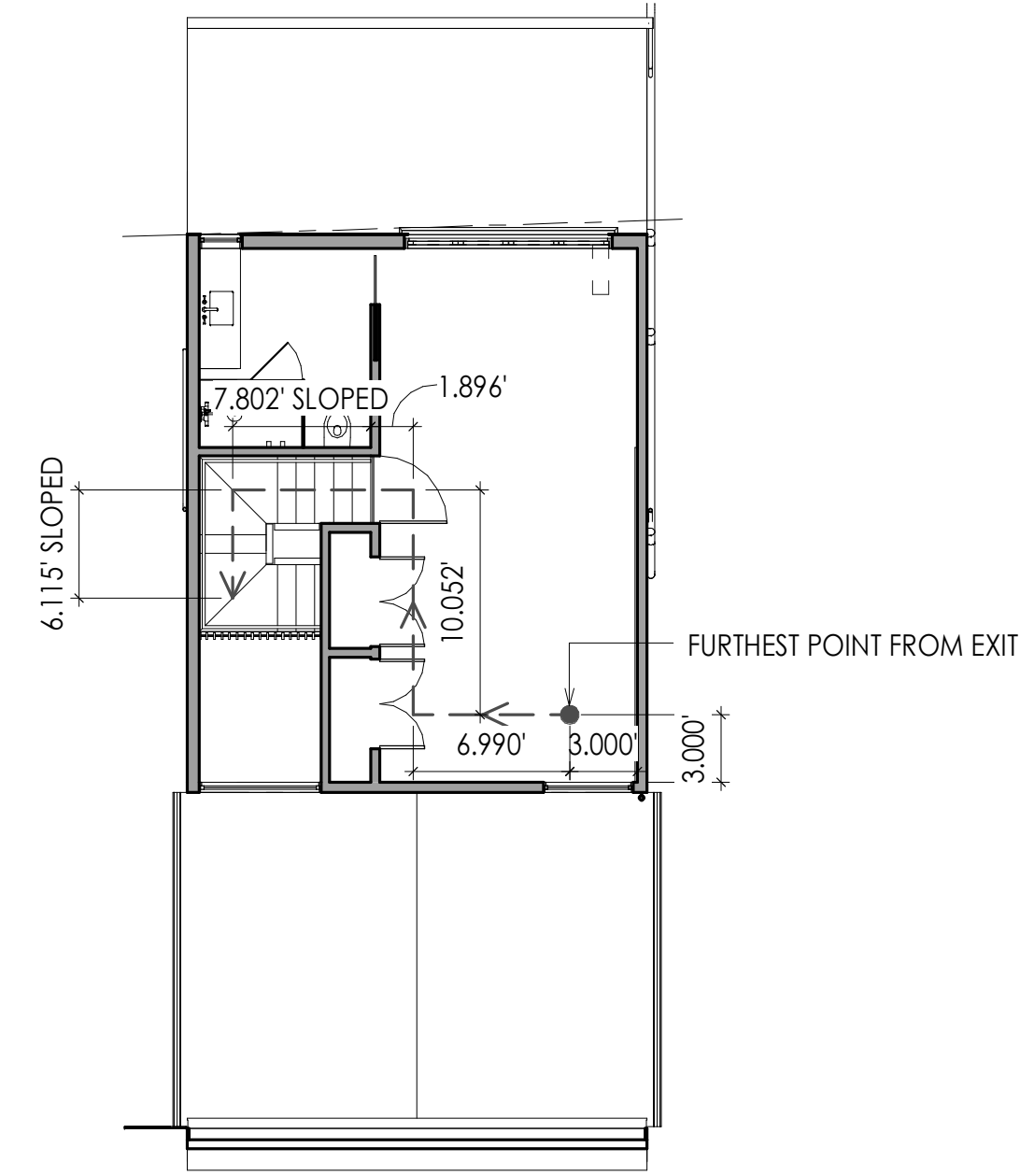
**Massing Calcs. - Elevations**

**A105**





1 Travel Distance Second Floor Plan  
1/8" = 1'-0"



2 Travel Distance - Third Floor Plan  
1/8" = 1'-0"

**COMMON PATH OF EGRESS TRAVEL**

3RD FLOOR TO EXIT	FEET
BEDROOM TO STAIRS	6.990
	10.052
	1.896
STAIRS TO 2ND FL	7.802
	6.115
	8.856
2ND FL TO EXIT	1.406
	23.208
<b>TOTAL</b>	<b>66.325</b>

**TRAVEL DISTANCE:** 66.325 < 75 FEET  
PER SFBC & PRE-APP MTG

**GROSS AREA PER CBC CHAPTER 2**

AREA (SF)	
FIRST FLOOR	618
SECOND FLOOR	930
THIRD FLOOR	429

**TOTAL** 1977

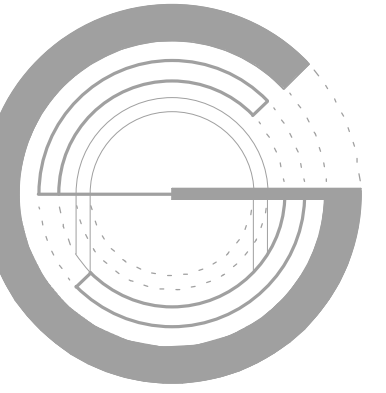
RESIDENTIAL 200 GROSS

**OCCUPANT LOAD** 9.885 PERSONS < OR = 10

**CBC CHAPTER 2 - DEFINITIONS**

**FLOOR AREA, GROSS.**

The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the useable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.



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BLOCK/LOT:5662/029

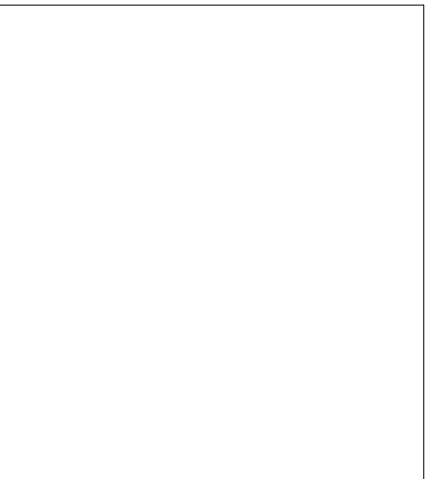
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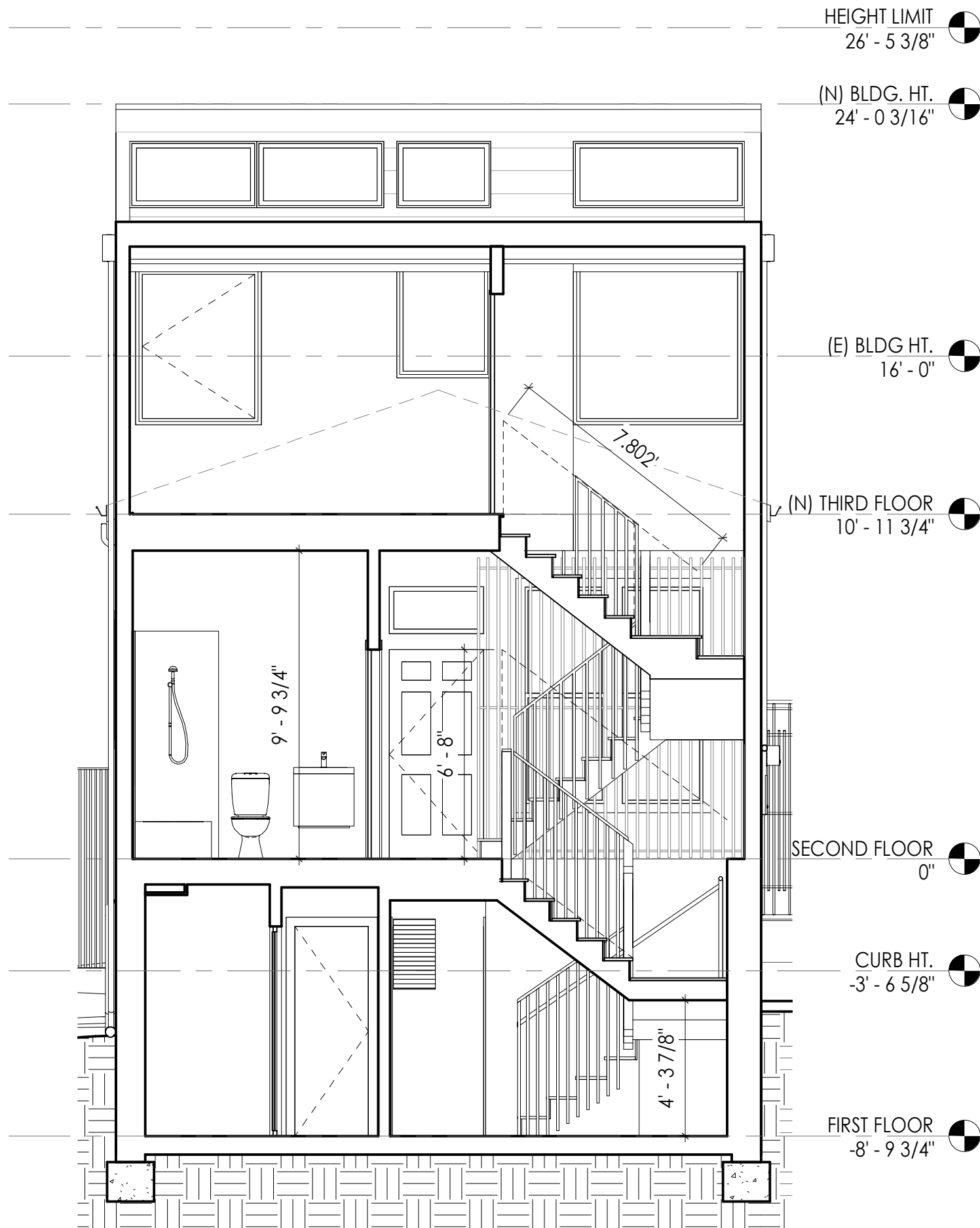
**Egress Travel**  
**Distance/Occupant Load**

**APPROVED**

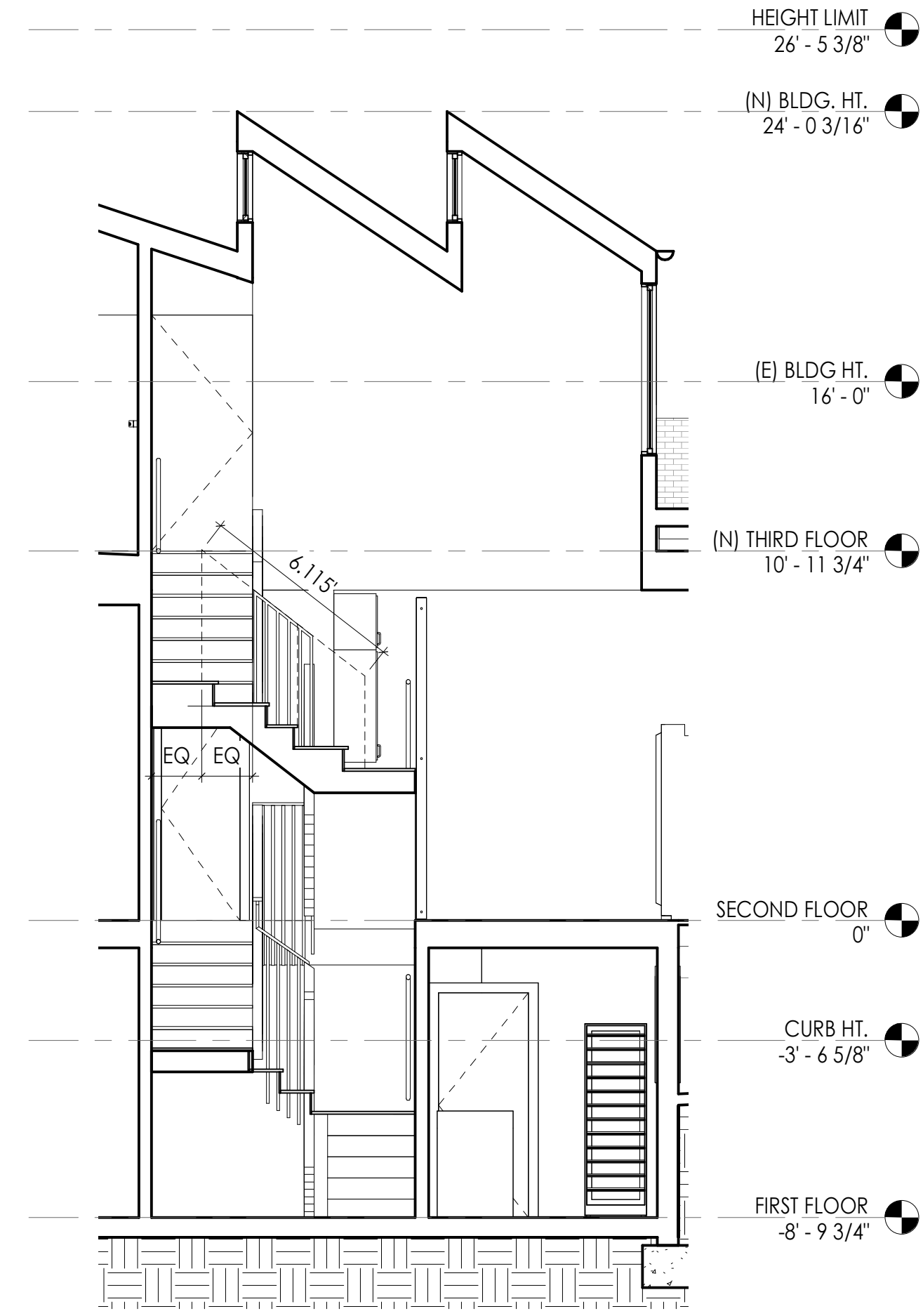
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- San Francisco -

September 18, 2023  
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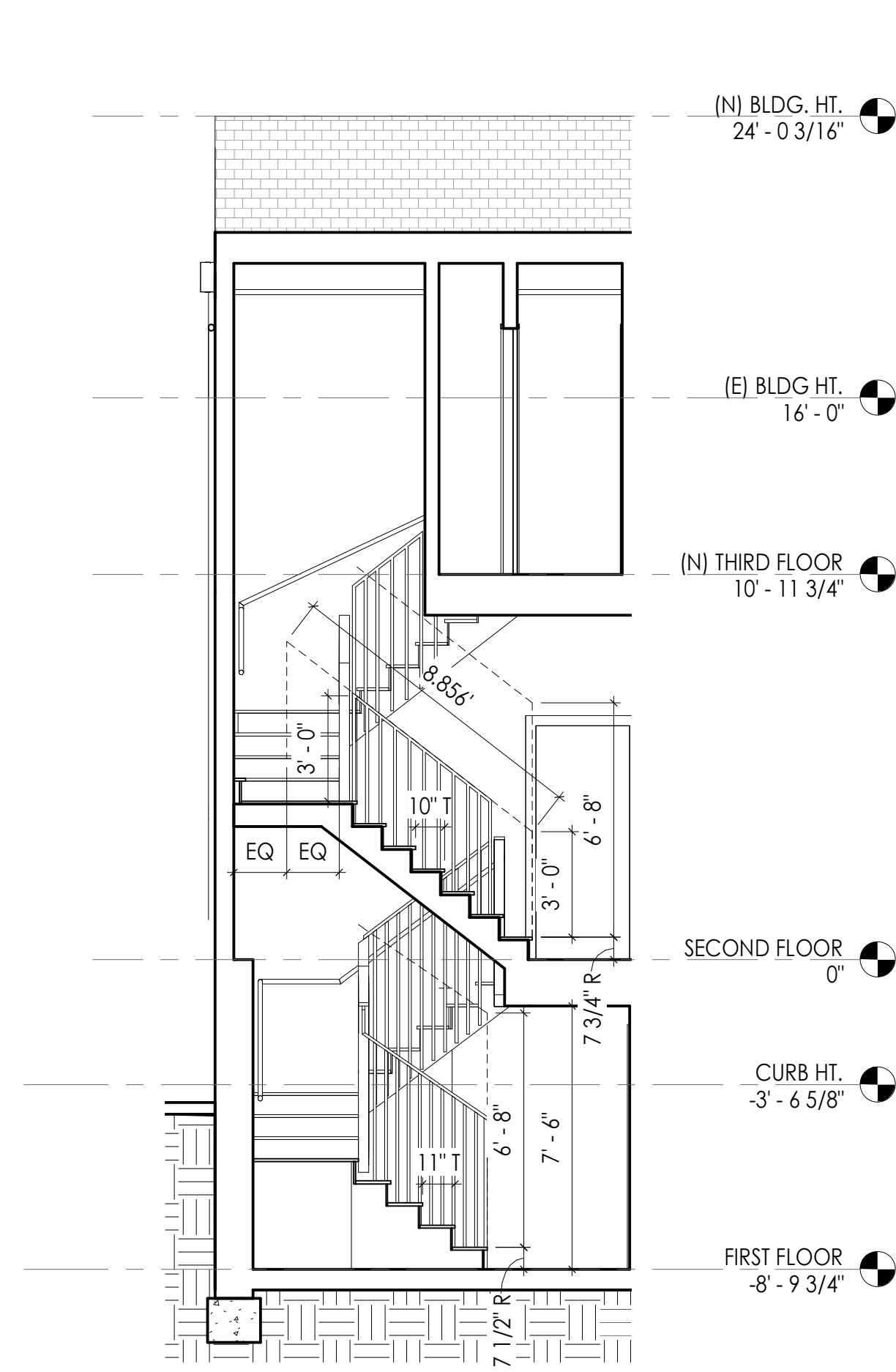
*Patrick O'Riordan*  
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DIRECTOR  
DEPT. OF BUILDING INSPECTION



3 Proposed Section Thru Upper Stair Run  
1/4" = 1'-0"



4 Proposed Section Thru Middle Stair Run  
1/4" = 1'-0"

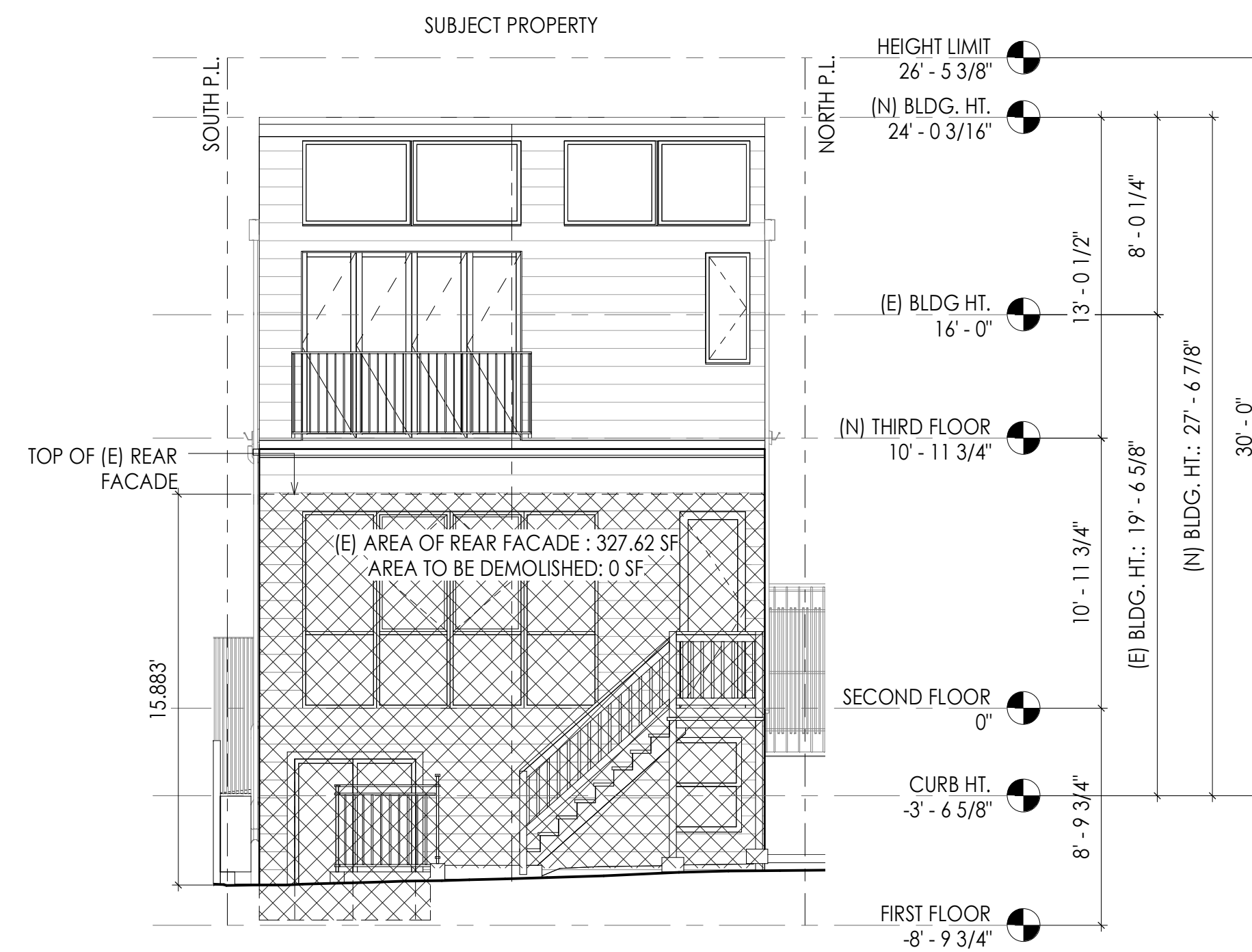


5 Proposed Section Thru Lower Stair Run  
1/4" = 1'-0"

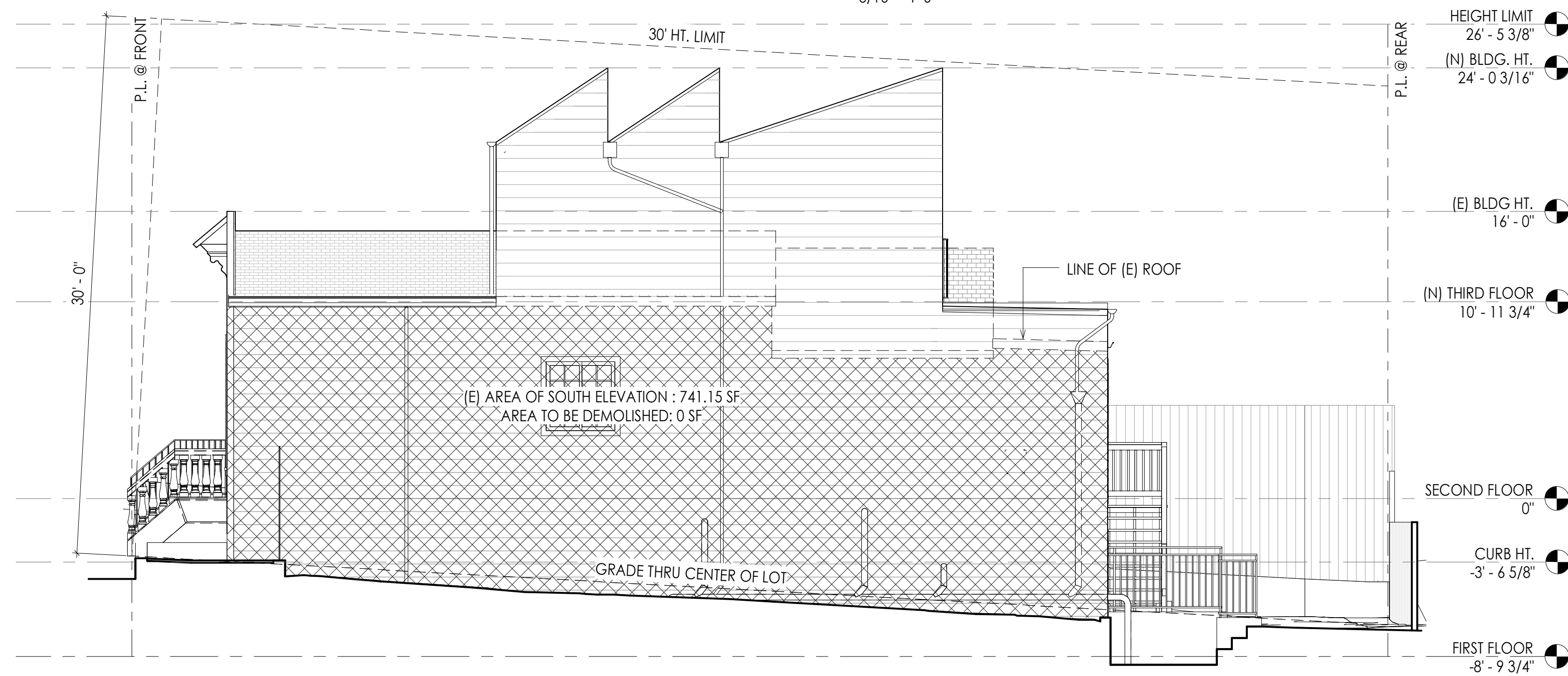
**A106**



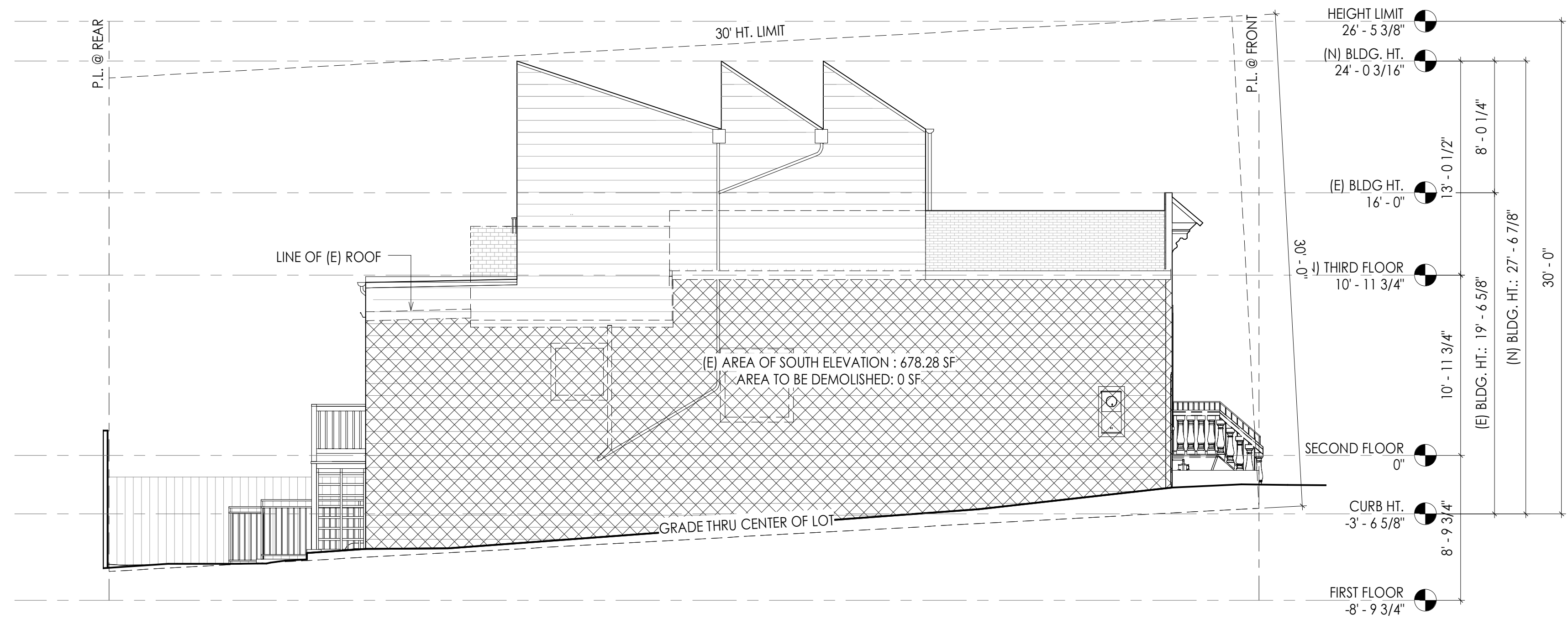
1 Demo Calcs. - West (Front) Elevation  
3/16" = 1'-0"



2 Demo Calcs. - East (Rear) Elevation  
3/16" = 1'-0"



3 Demo Calcs. - Proposed South Elevation  
3/16" = 1'-0"



4 Demo Calcs. - North Elevation  
3/16" = 1'-0"

DATE 1/29/2023

**Demolition Calculations**

Calculation Method: (Sum Total Demo % / Sum Total % Area/LF) = Total % Removed  
Example: 1,033 sf / 3,455 sf = 22.8 %

**Planning Code Section 317**

**317(b)(2)(B):**

Front & Rear Facades - Lineal Foundation Measurements			
Elevation	(E) LF	Removed	% Removed
Front Façade	20.54	0	
Rear Façade	20.54	0	
<b>Total</b>	<b>41.08</b>	<b>0</b>	<b>0.0%</b>

**AND**

Exterior Walls - Lineal Foundation Measurements			
Elevation	(E) LF	Removed	% Removed
South	49.08	0	
North	49.08	0	
Front Façade	20.54	0	
Rear Façade	20.45	0	
<b>Total</b>	<b>139.15</b>	<b>0</b>	<b>0.0%</b>

**317(b)(2)(C):**

Vertical Envelope Elements - Surface Area Measurements			
Vertical Elements	(E) SF	Removed	% Removed
South	741.15	0	
North	678.28	0	
Front Façade	394.02	0	
Rear Façade	327.62	0	
<b>Total</b>	<b>2141.07</b>	<b>0</b>	<b>0.0%</b>

**AND**

Horizontal Envelope Elements - Surface Area Measurements <sup>1</sup>			
Horizontal Elements	(E) SF	Removed	% Removed
1st Floor (at grade) <sup>1</sup>	N/A	N/A	
2nd Floor	952.39	11.57	
Roof	1064.88	709.65	
<b>Total</b>	<b>2017.27</b>	<b>721.22</b>	<b>35.8%</b>

<sup>1</sup>Per Section 317(b)(5), horizontal elements shall mean all roof areas and all floor plates, except floor plates at or below grade. Changing the level of an existing floor plate by only a few feet is considered "removal." Raising floor by an entire floor is NOT considered "removal." Floor plates removed to accommodate new stairs/elevators is considered "removal." To use section 317(b)(1)(B) cause or removal and repairs for repair or maintenance, owner must provide documentation such as: 1) (During Design Review) an engineer's report to show existing is beyond repair and requires replacement, or 2) (During Construction) a "Correction Notice" issued by DBI prior to show requirement to repair. A Correction Notice and any required revision permit must be obtained PRIOR to any additional removal.

Your Name and Title  
Gisela Schmolli Architect

**Section 317**

Max. Permitted

Meet Code?

50.0% YES

AND

65.0% YES

50.0% YES

AND

65.0% YES

AND

50.0% YES

AND

50.0% YES

AND

50.0% YES

AND

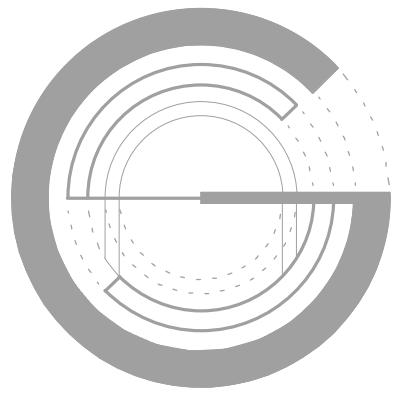
50.0% YES

AND

50.0% YES

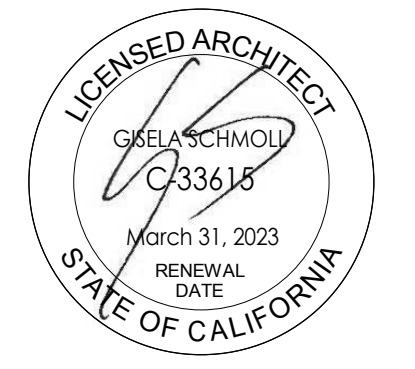
AND

50.0% YES



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g@schmolli.com



**COULOMBE - DEHAJIOT**

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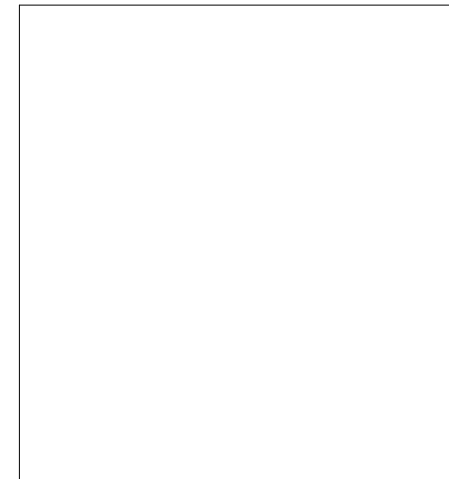
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1 Planning 1/11/23  
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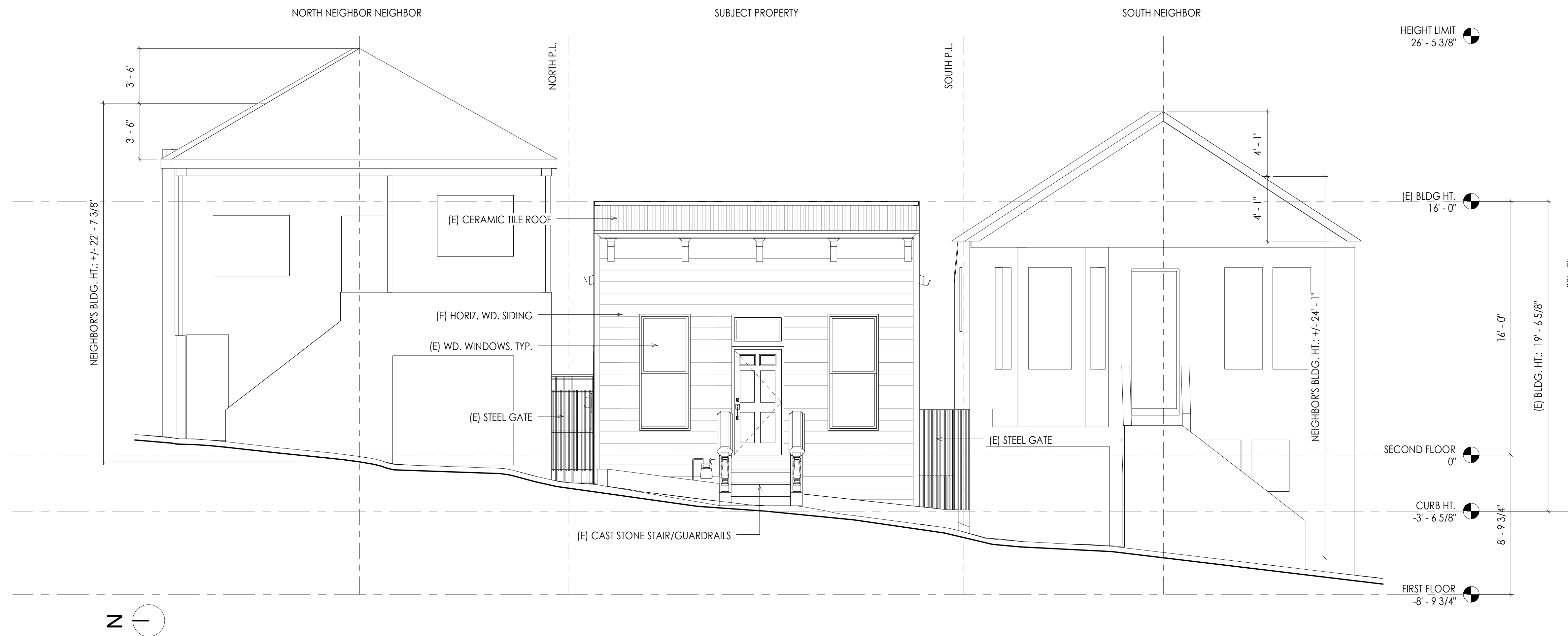
**Demo Calculations**

**A107**

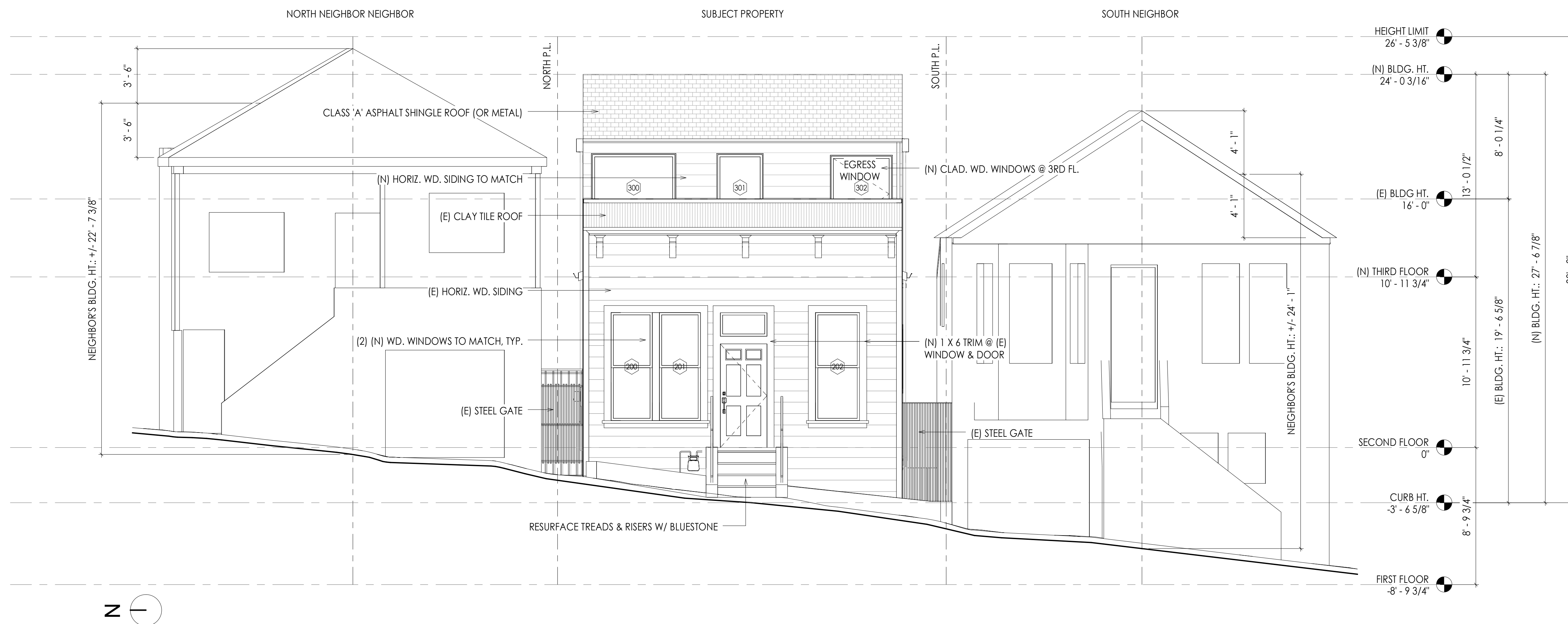
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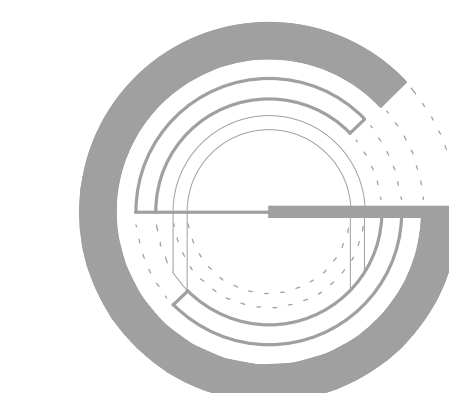
*Patrick O'Riordan*  
PATRICK O'RIORDAN  
DIRECTOR  
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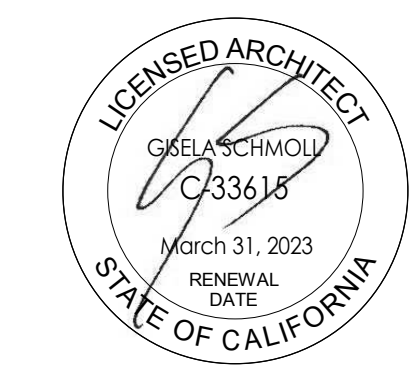
1 Existing West (Front) Elevation  
1/4" = 1'-0"



2 Proposed West (Front) Elevation  
1/4" = 1'-0"



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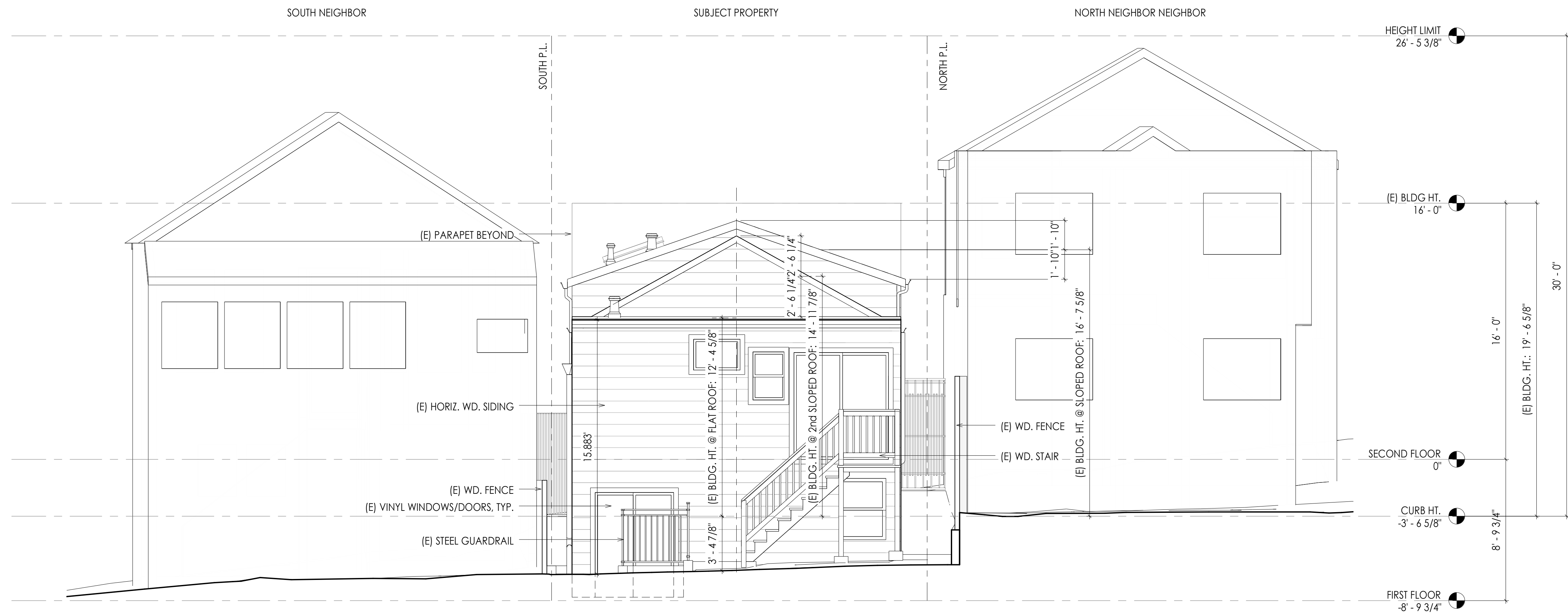
**SITE PERMIT**

DBI Stamps:

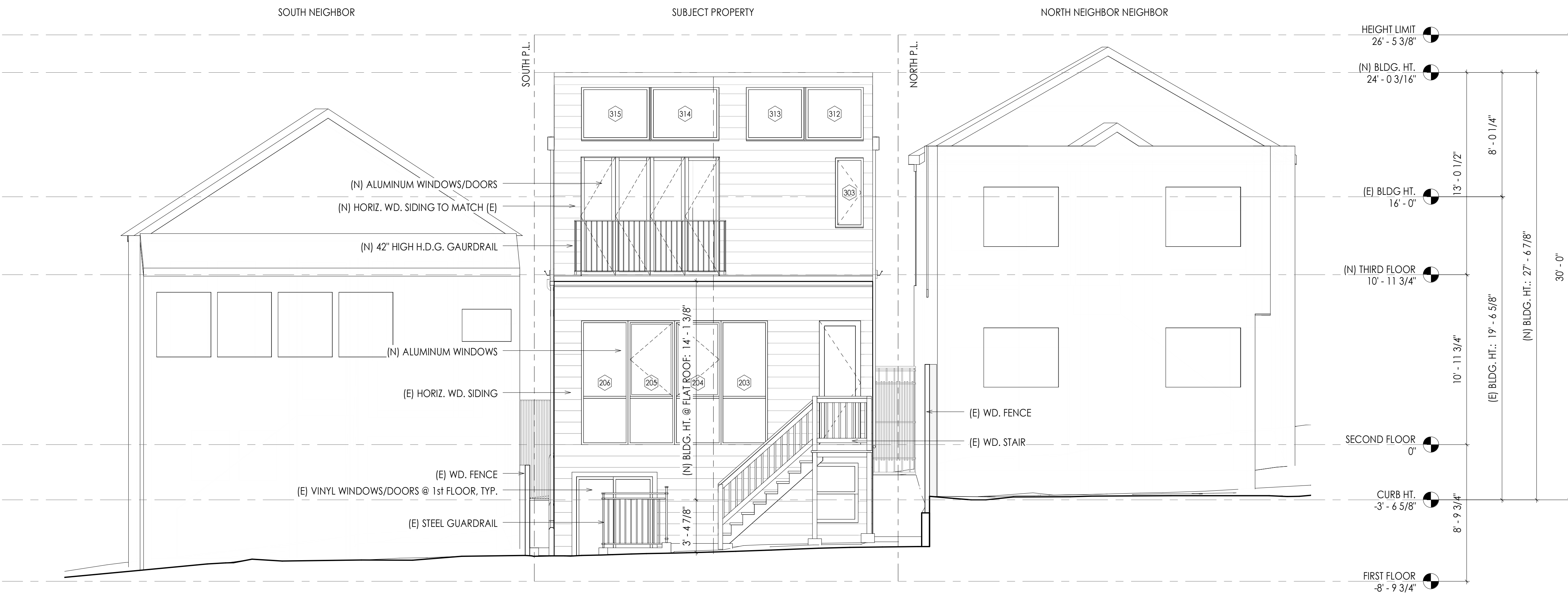
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Rev	Issued to	Date
Date:	6/26/2023	3:13:32 PM
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Sheet Title		

**West (Front) Elevations**

**A200**



1 Existing East (Rear) Elevation  
1/4" = 1'-0"

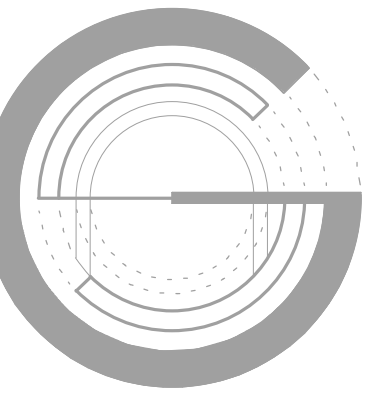


2 Proposed East (Rear) Elevation  
1/4" = 1'-0"

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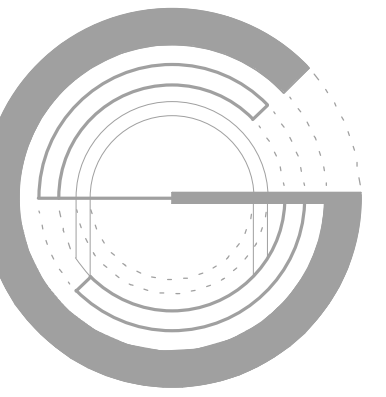
Scale: As Noted

Sheet Title

East (Rear) Elevations

**A201**





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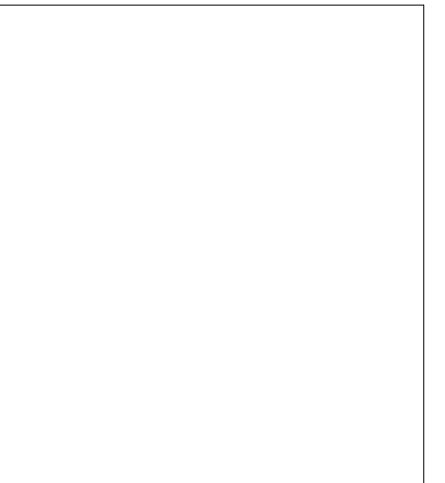
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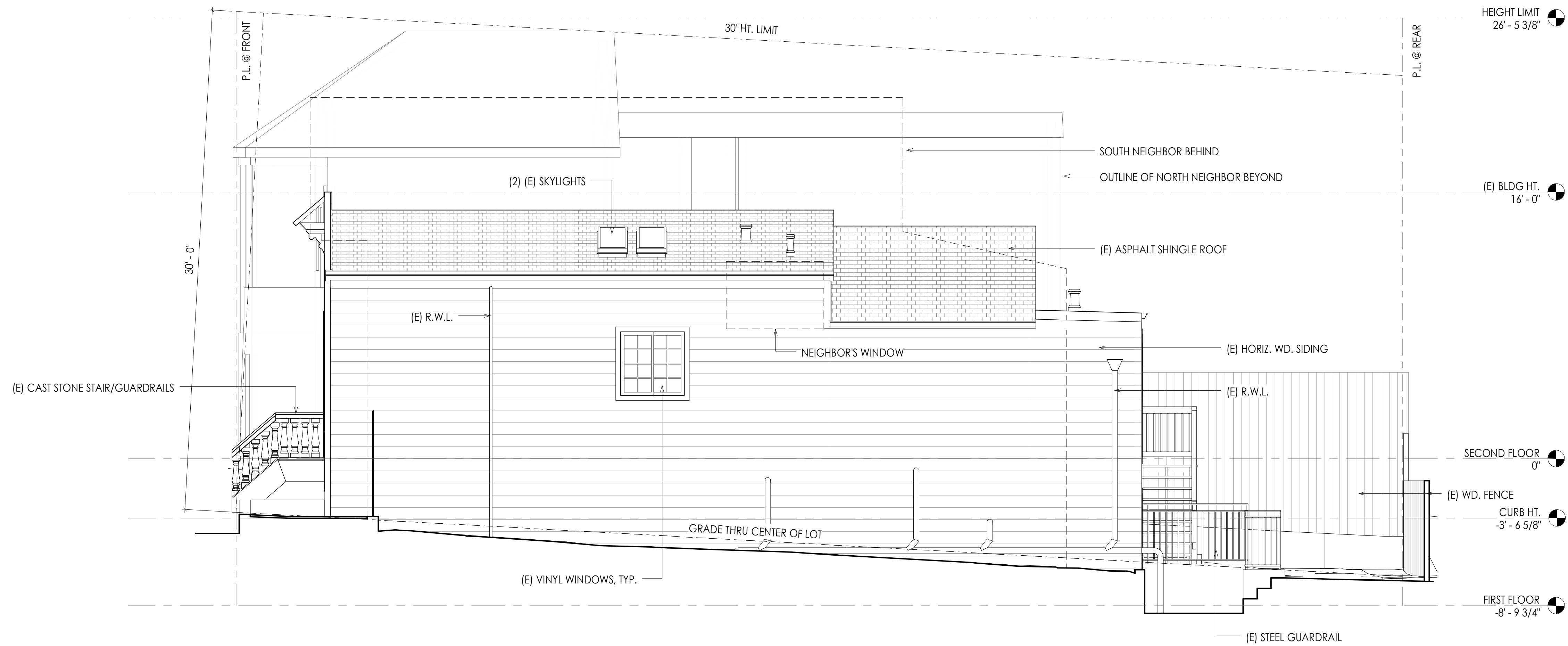
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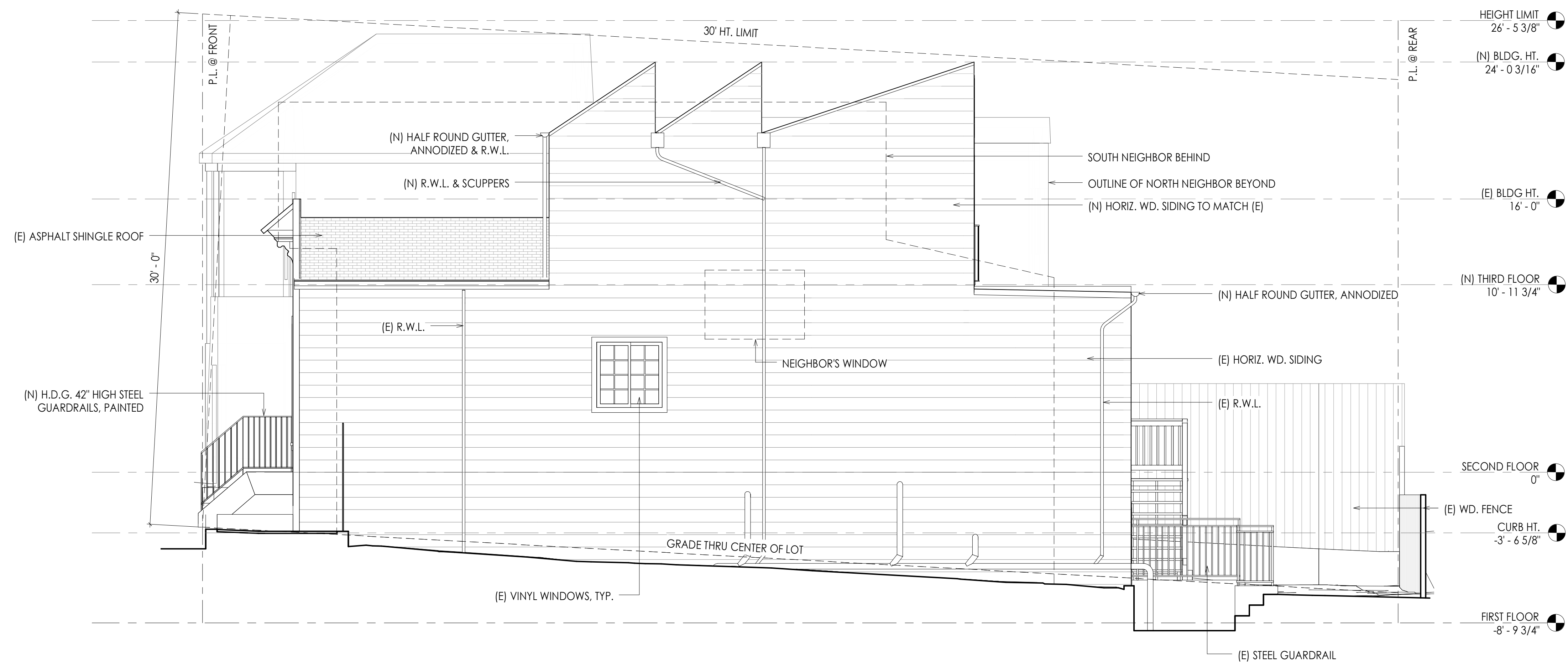
Sheet Title

**South Elevations**

**A202**



1 Existing South Elevation  
1/4" = 1'-0"

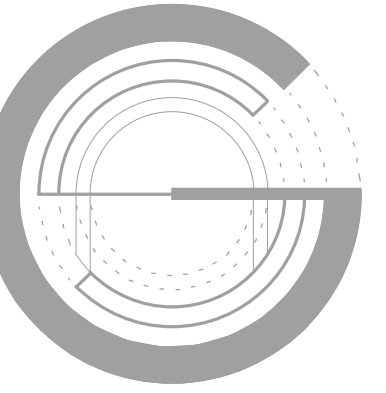


2 Proposed South Elevation  
1/4" = 1'-0"

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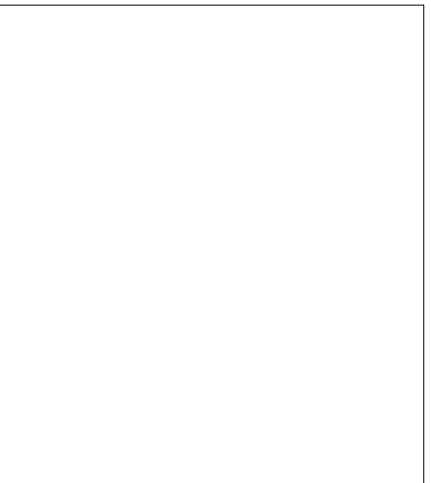
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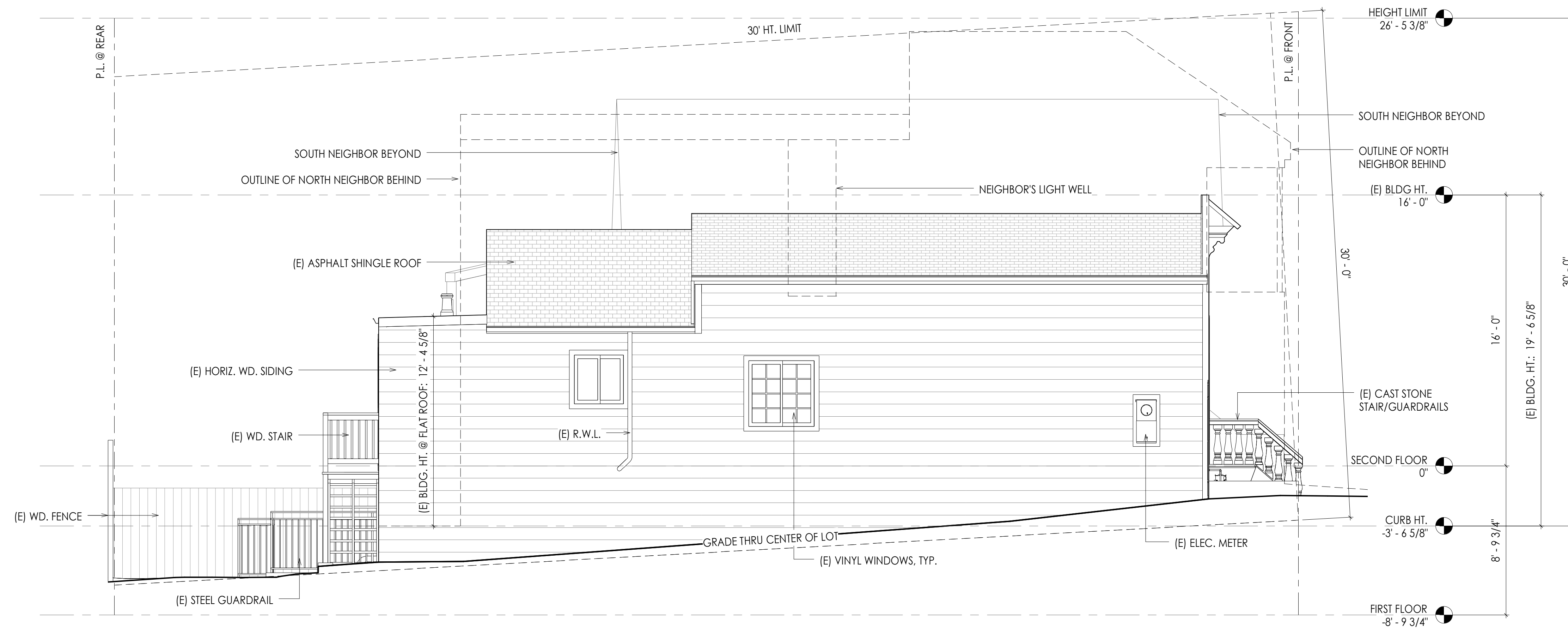
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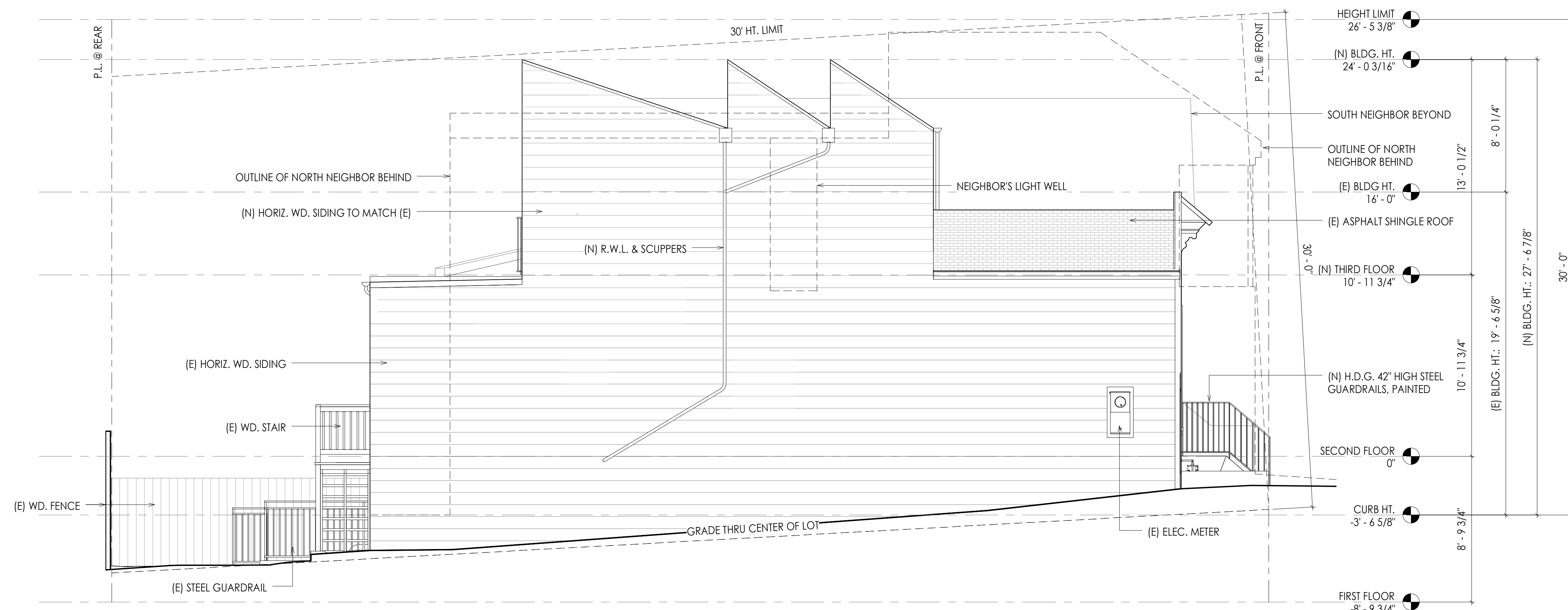
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Sheet Title

**North Elevations**



① Existing North Elevation  
1/4" = 1'-0"



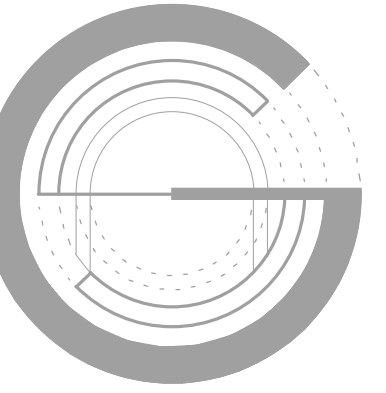
② Proposed North Elevation  
1/4" = 1'-0"

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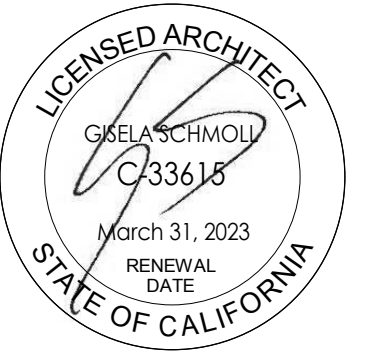
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**A203**



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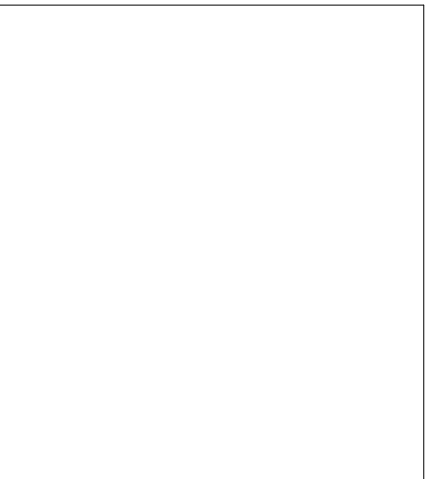
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Sheet Title

Perspectives

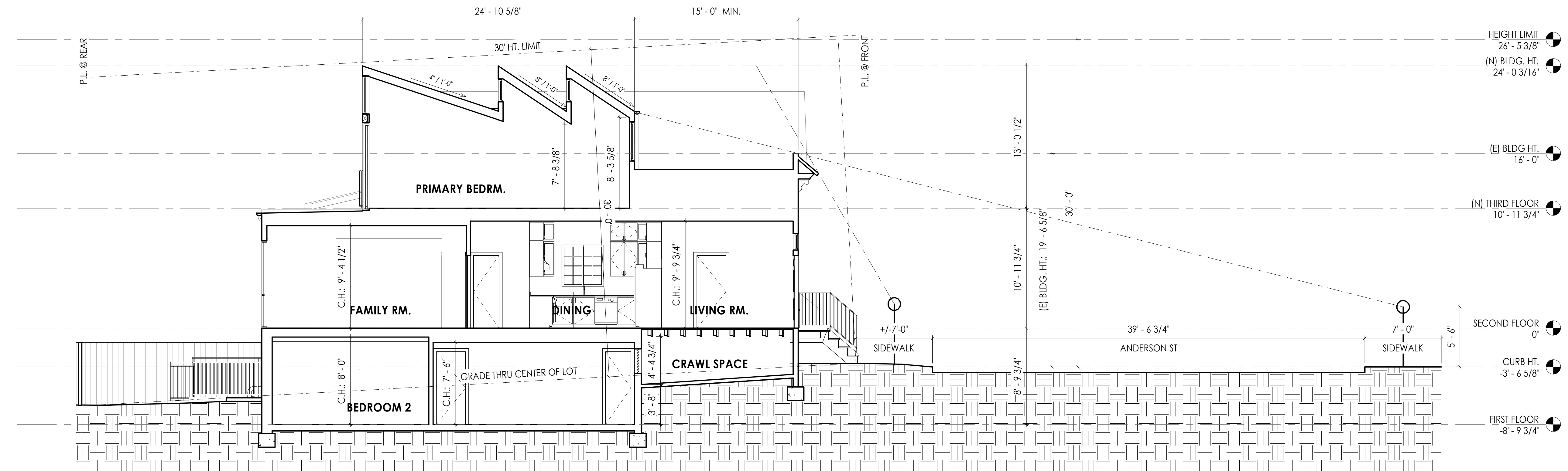
**A204**



1 Existing Front Elevation from Across Street



2 Proposed Front Elevation from Across Street



3 Proposed Section at Center of Lot - Line of Sight  
3/16" = 1'-0"

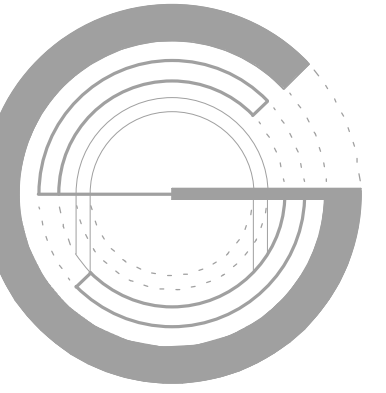
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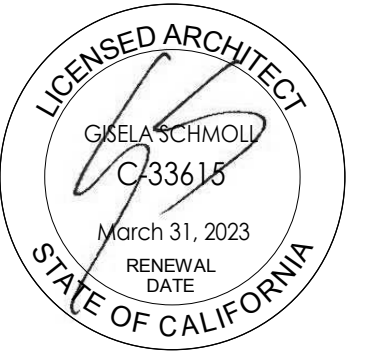
**PERSPECTIVE NOTES:**

1. PERSPECTIVE VIEWS ARE DIAGRAMMATIC ONLY. NOT ALL DETAILS ARE SHOWN. SEE INTERIOR ELEVATIONS FOR CORRECT DETAILS.



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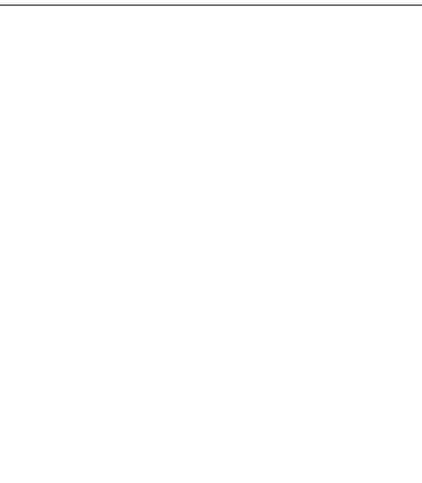
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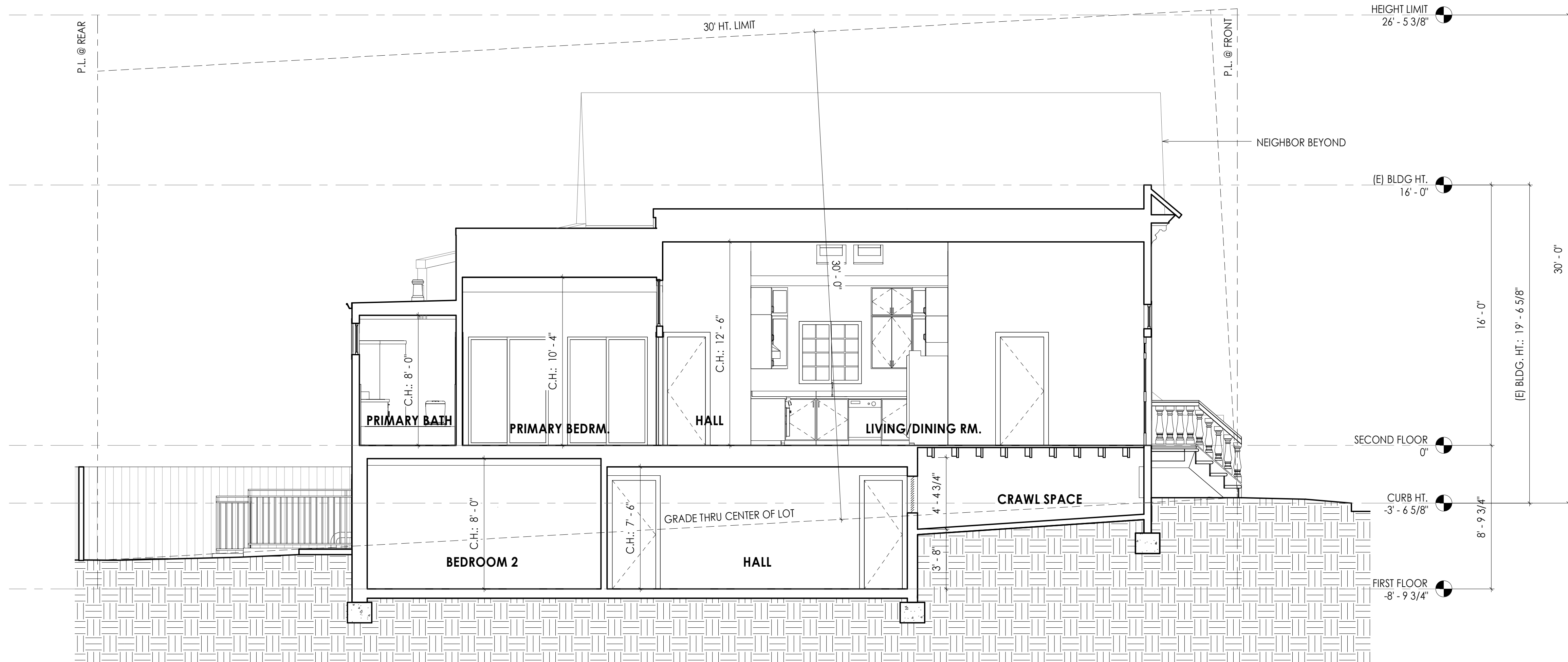
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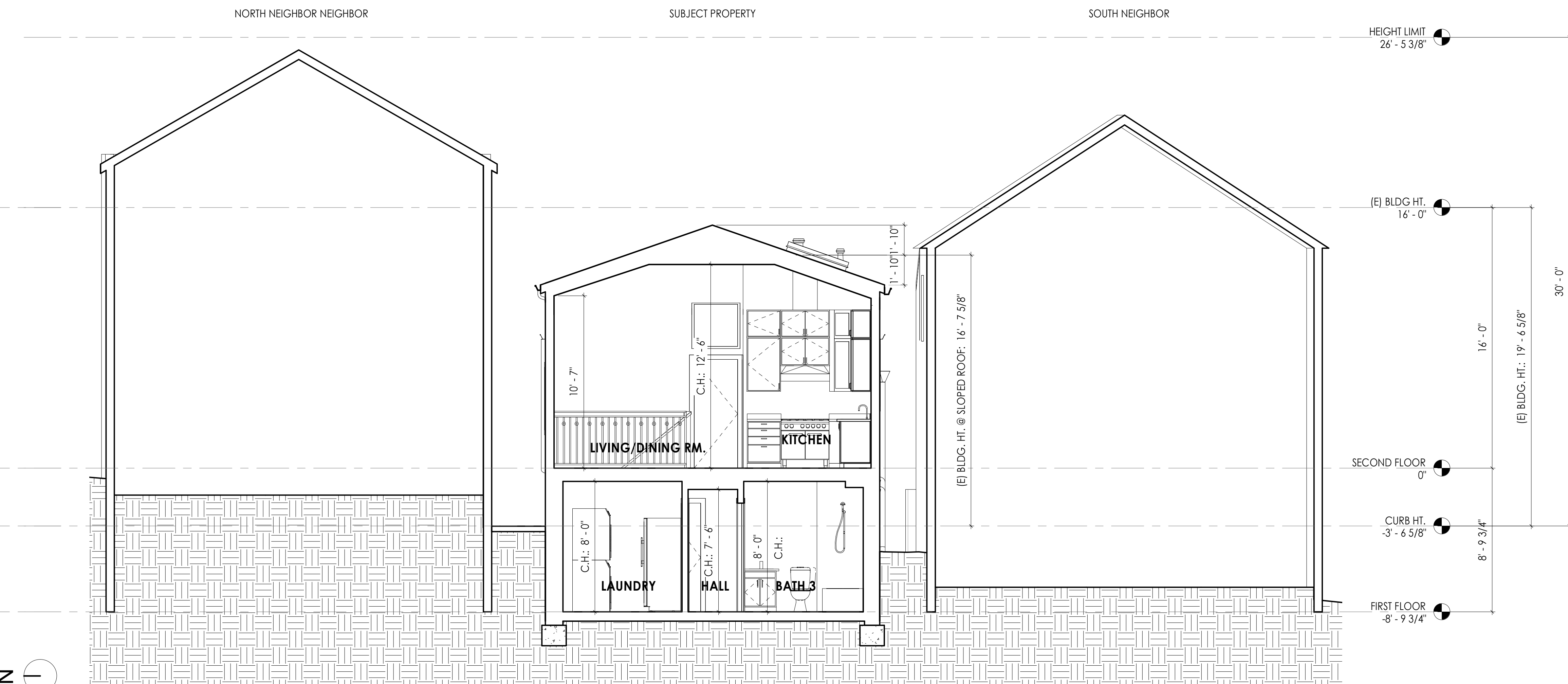
Sheet Title

Existing Sections

**A300**



1 Existing Longitudinal Section  
1/4" = 1'-0"

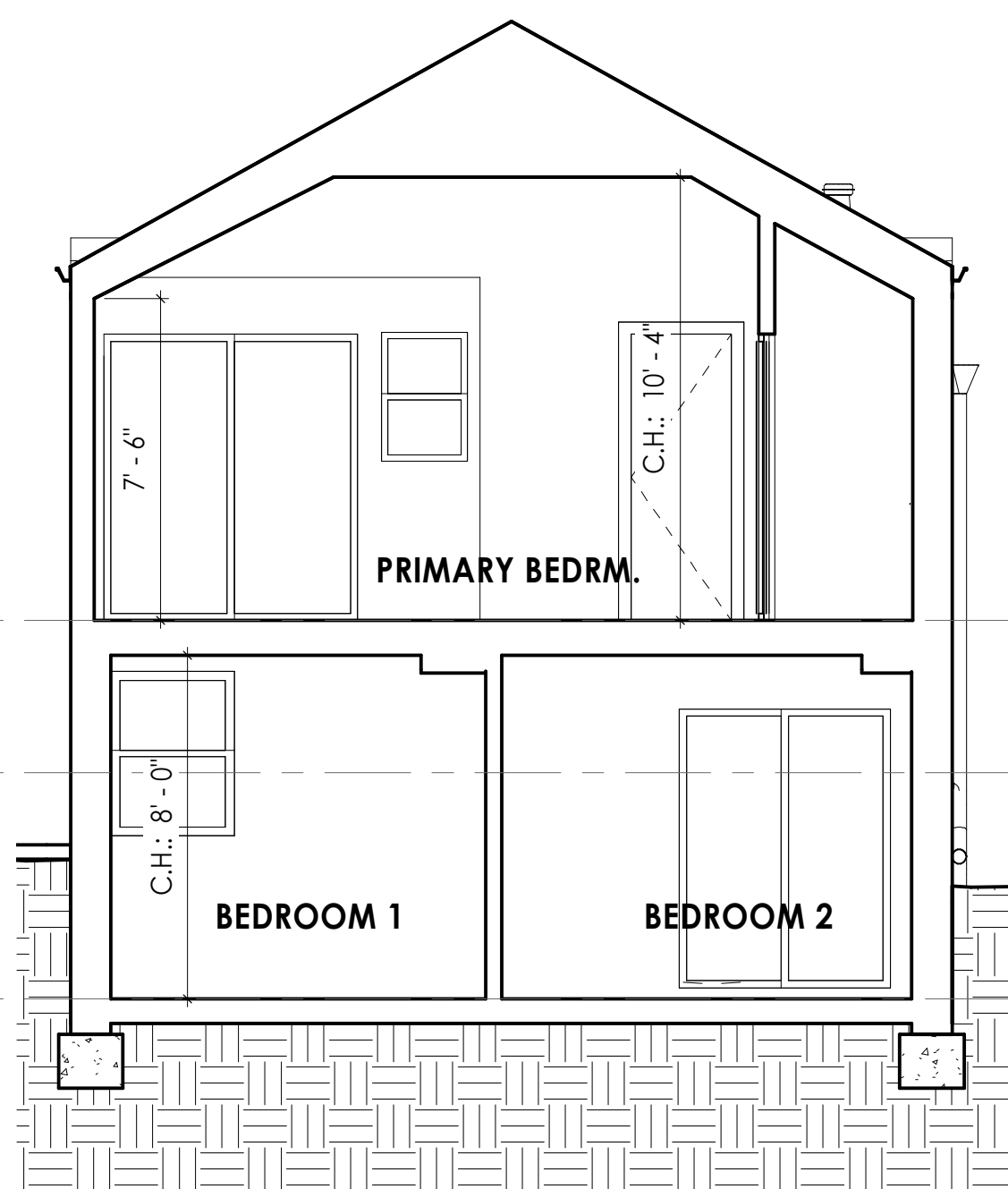


2 Existing Cross Section of Front  
1/4" = 1'-0"

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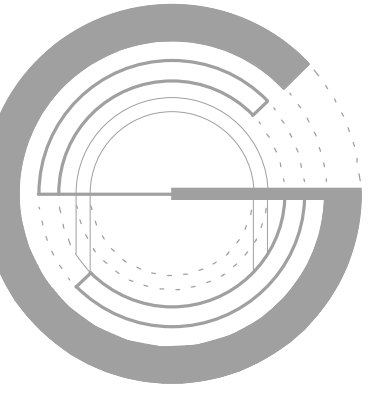
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3 Existing Cross Section at Rear  
1/4" = 1'-0"





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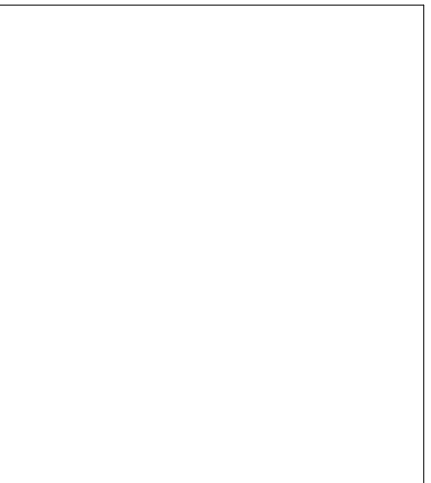
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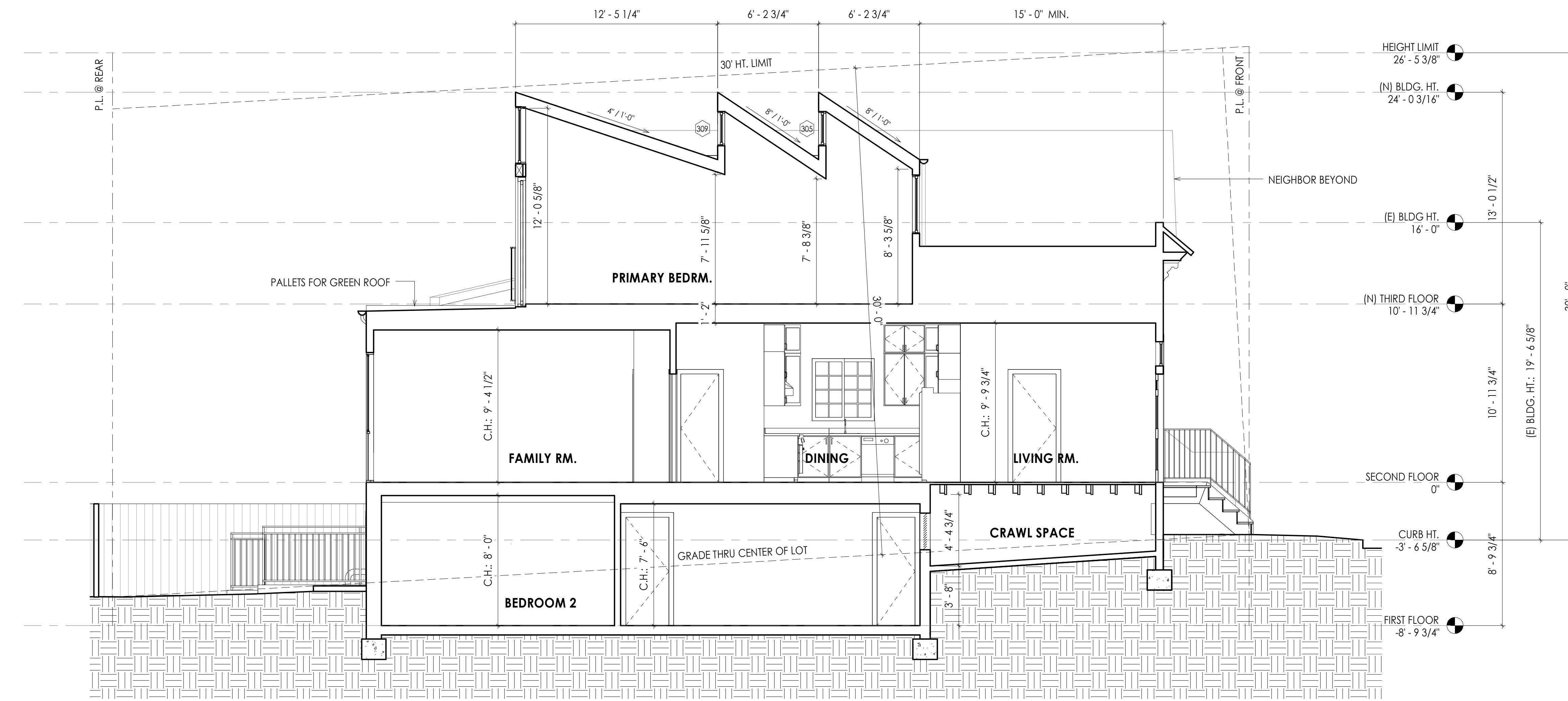
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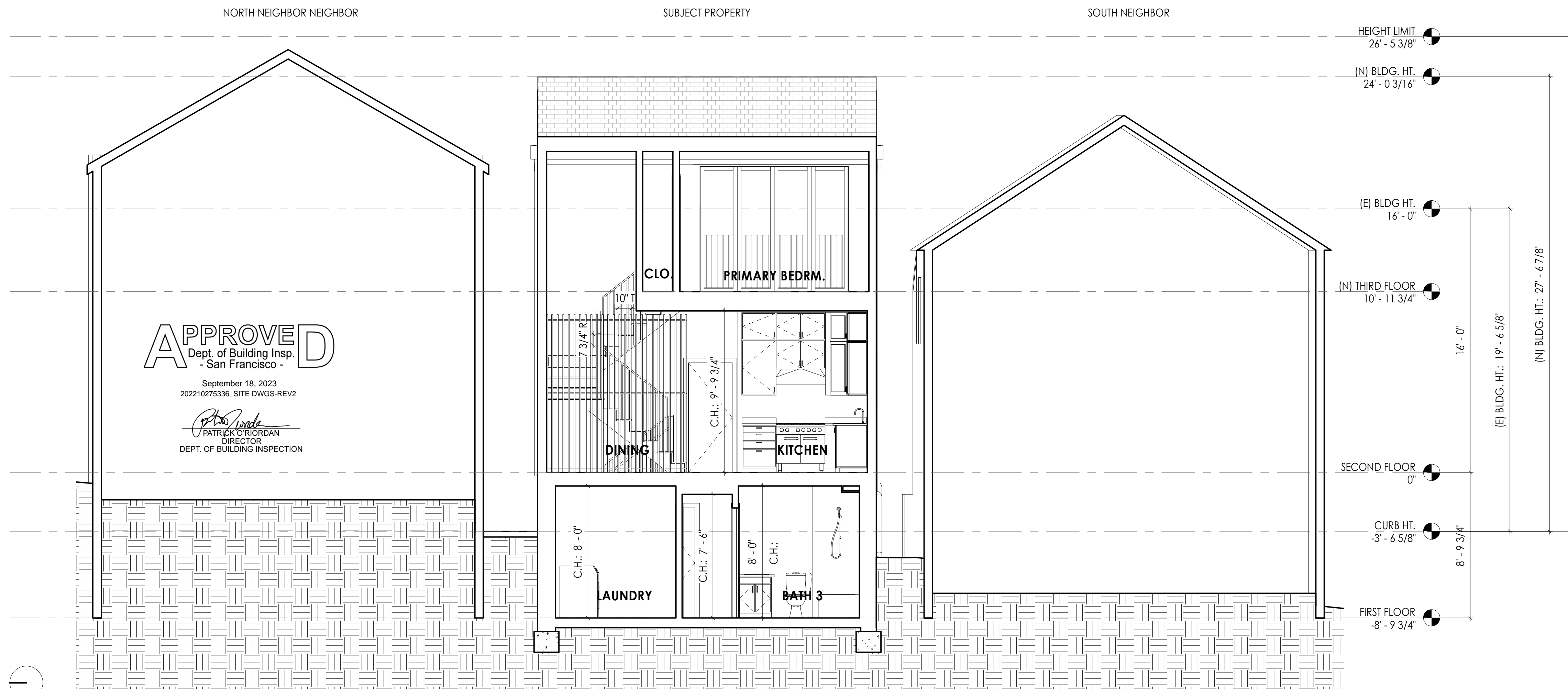
Sheet Title

**Proposed Sections**

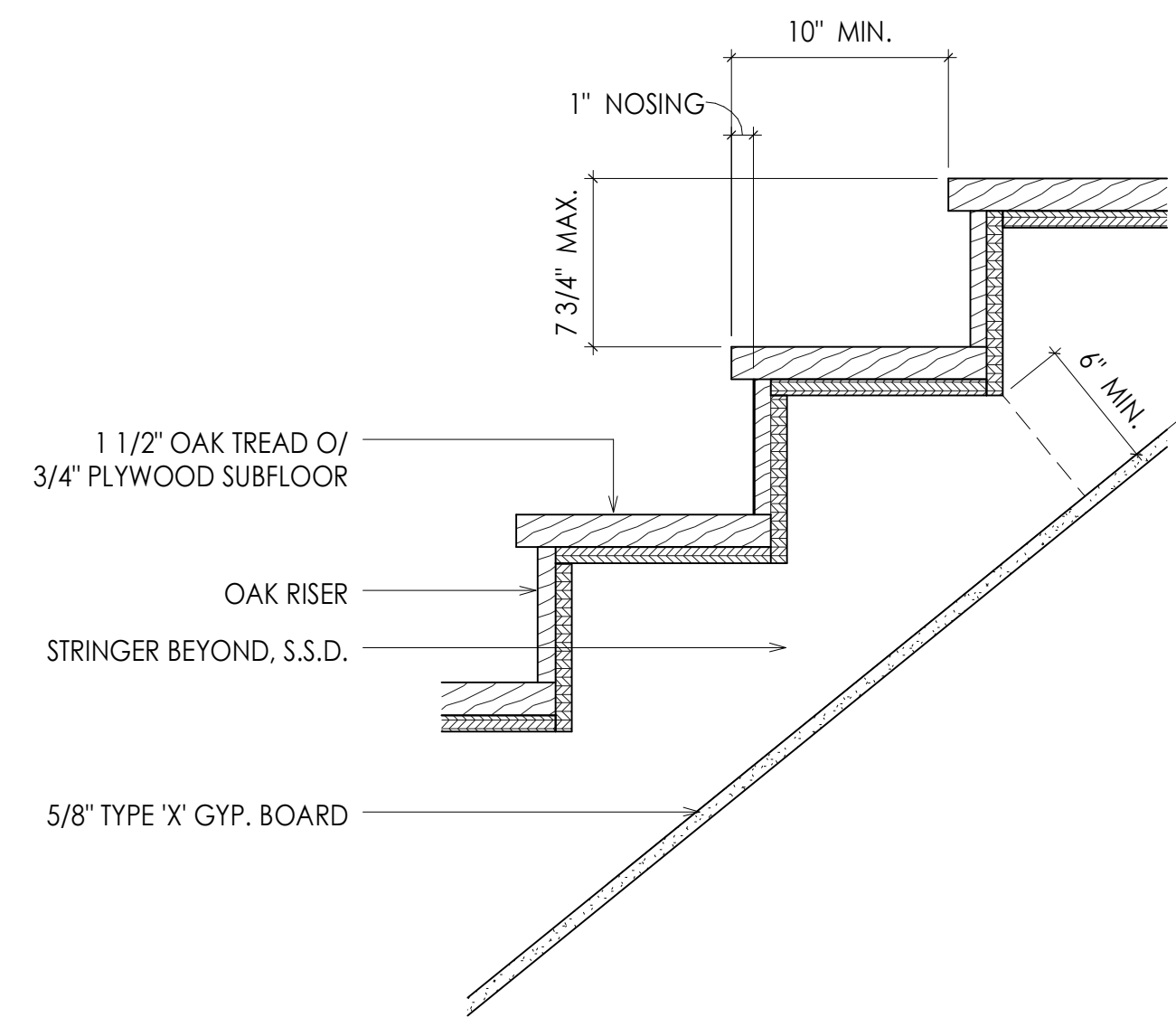
**A301**



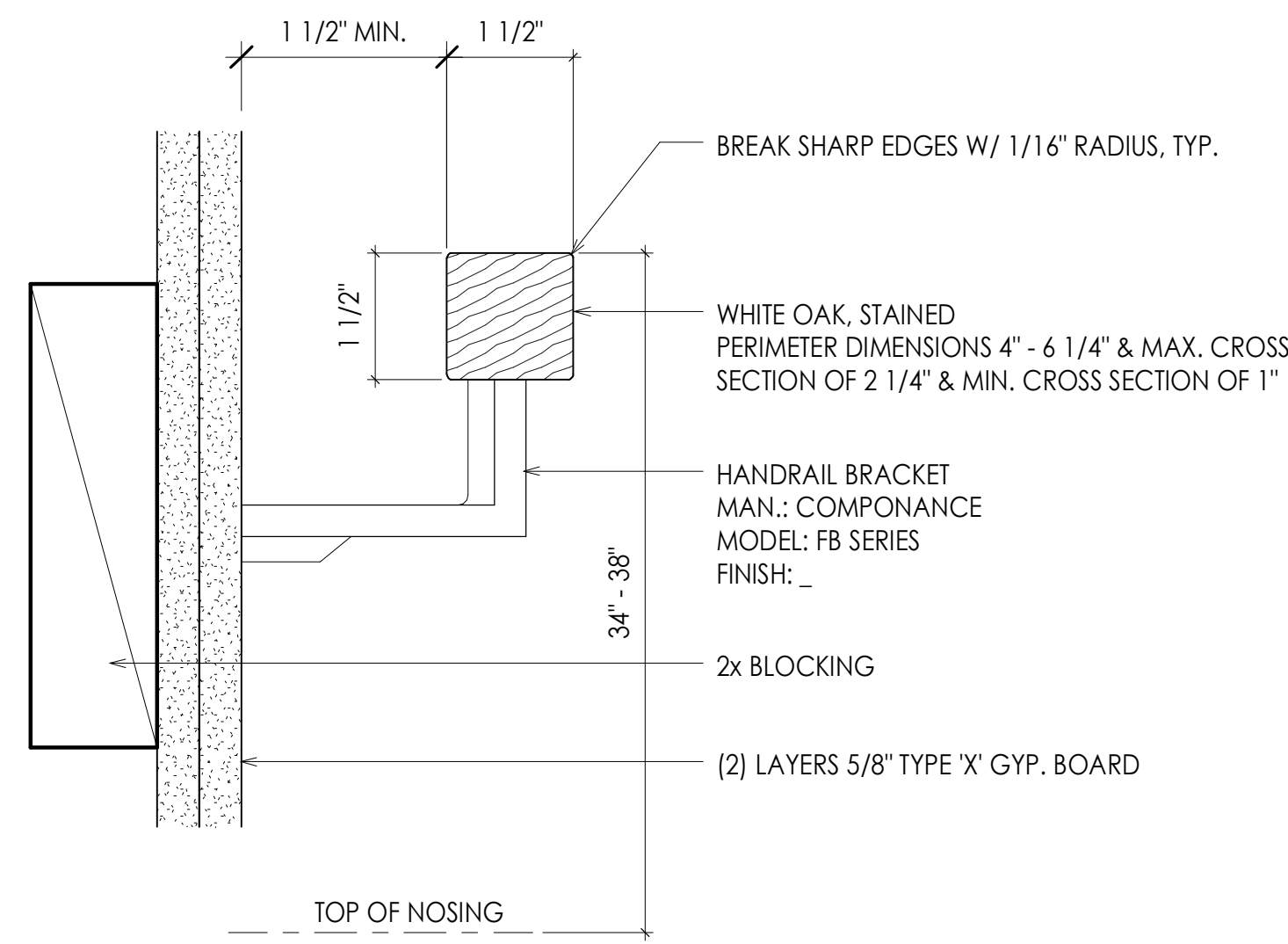
1 Proposed Longitudinal Section  
1/4" = 1'-0"



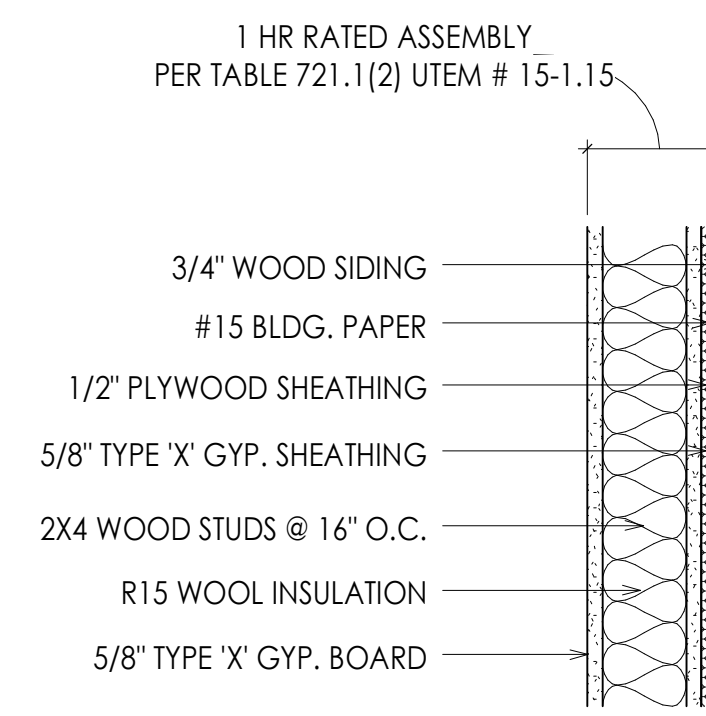
2 Proposed Cross Section at Front  
1/4" = 1'-0"



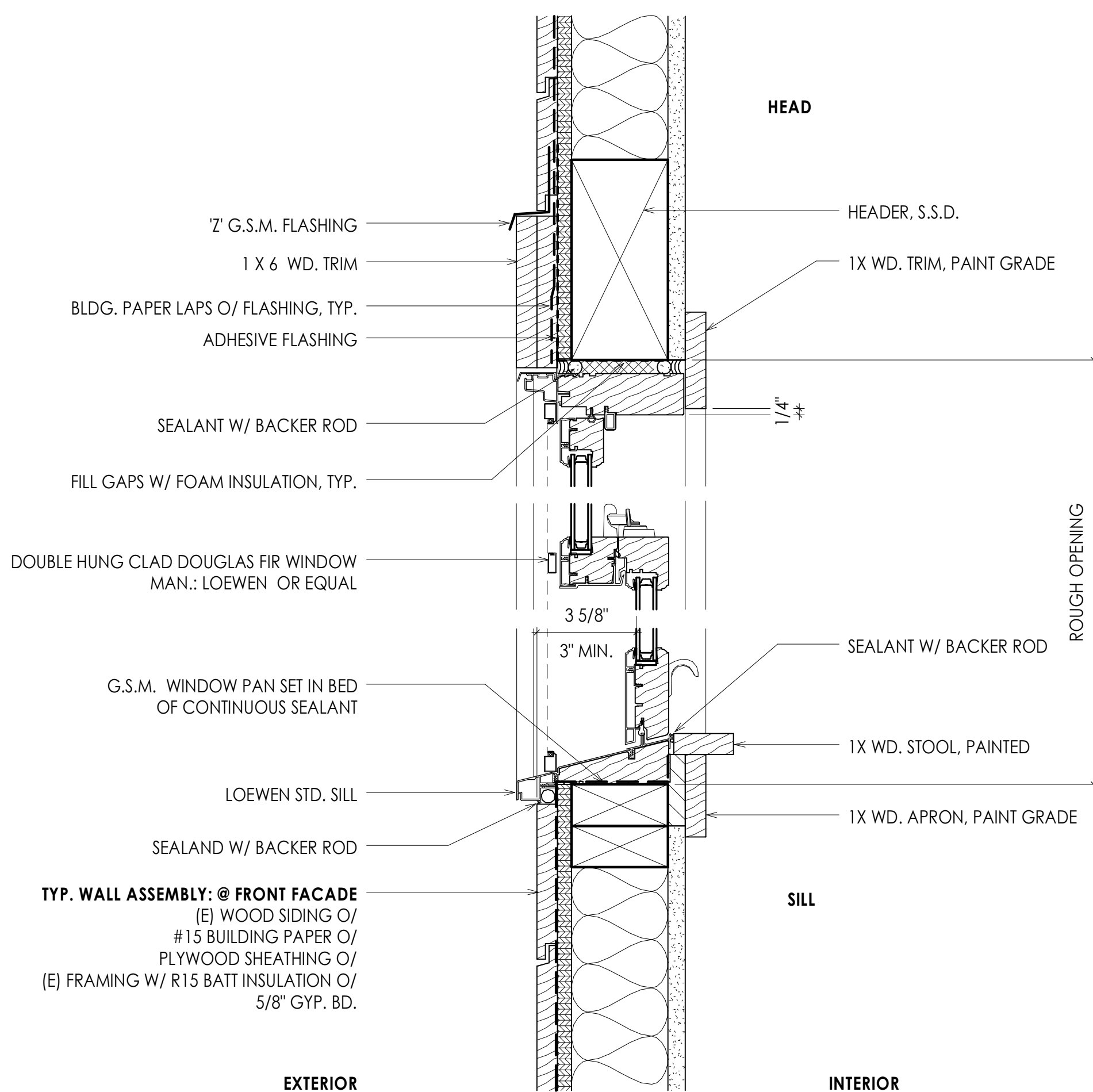
1 Stair Detail - Section  
1 1/2" = 1'-0"



2 Handrail Detail - Section  
6" = 1'-0"

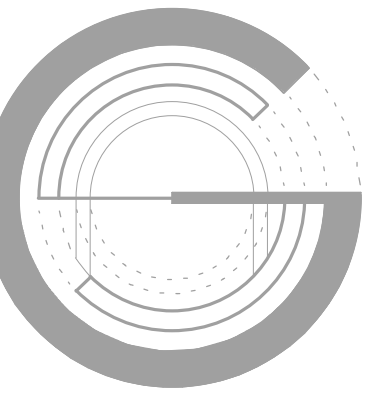


4 1 Hour Wall - Section  
1 1/2" = 1'-0"



3 Clad Wood Window - Section  
3" = 1'-0"

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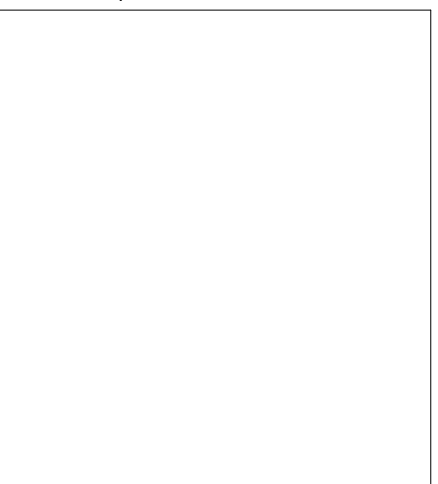
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Details

**A500**

EXISTING WINDOW SCHEDULE						
Mark	Width	Height	Type	Glazing Type	Frame/Sash Material	Comments
E01	2' - 10 1/2"	3' - 10"	(E) DOUBLE HUNG	DUAL PANE-U-FACTOR: 058	VINYL	
E02	2' - 0"	3' - 0"	(E) DOUBLE HUNG	DUAL PANE-U-FACTOR: 058	VINYL	
E03	2' - 11"	1' - 11"	(E) SLIDER	DUAL PANE-U-FACTOR: 058	VINYL	
E04	3' - 10"	3' - 10"	(E) SLIDER W/ MUNTINS	DUAL PANE-U-FACTOR: 058	VINYL	
E05	2' - 11 1/2"	7' - 1"	(E) DOUBLE HUNG	DUAL PANE-U-FACTOR: 058	WOOD	
E06	2' - 11 1/2"	7' - 1"	(E) DOUBLE HUNG	DUAL PANE-U-FACTOR: 058	WOOD	
E07	3' - 0"	1' - 6"	(E) FIXED	DUAL PANE-U-FACTOR: 058	WOOD	
E08	3' - 10 1/2"	3' - 10 1/2"	(E) SLIDER W/ MUNTINS	DUAL PANE-U-FACTOR: 058	VINYL	
E09	2' - 11"	2' - 10 1/2"	(E) SLIDER	DUAL PANE-U-FACTOR: 058	VINYL	
E10	1' - 8"	3' - 10"	(E) SKYLIGHT	DUAL PANE		
E11	1' - 8"	3' - 10"	(E) SKYLIGHT	DUAL PANE		

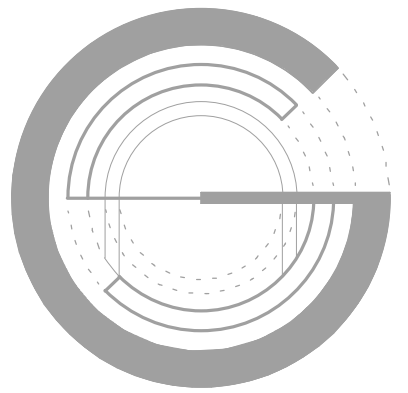
EXISTING GLASS DOOR SCHEDULE						
Mark	Width	Height	Type	Glazing Type	Material	Comments
E01	4' - 11"	6' - 6"	DOUBLE SLIDING DOOR	DUAL PANE-U-FACTOR: 0.58	VINYL	
E02	5' - 11"	6' - 8"	DOUBLE SLIDING DOOR	DUAL PANE-U-FACTOR: 0.58	VINYL	

NEW WINDOW SCHEDULE										
Mark	Width	Height	Type	Manufacturer	Model	Glazing Type	Tempered	Frame/Sash Material	Comments	
200	2' - 9 1/4"	7' - 1"	DOUBLE_HUNG	LOEWEN	DOUGLAS FIR	DUAL PANE		CLAD WOOD		
201	2' - 9 1/4"	7' - 1"	DOUBLE_HUNG	LOEWEN	DOUGLAS FIR	DUAL PANE		CLAD WOOD		
202	2' - 11 1/2"	7' - 1"	DOUBLE_HUNG	LOEWEN	DOUGLAS FIR	DUAL PANE		CLAD WOOD		
203	3' - 0"	8' - 0"	MULTI-PANE FIXED	WESTERN		DUAL PANE	Yes	ALUMINUM		
204	3' - 0"	8' - 0"	MULTI-PANE FIXED	WESTERN		DUAL PANE	Yes	ALUMINUM		
205	3' - 0"	8' - 0"	MULTI-PANE FIXED	WESTERN		DUAL PANE	Yes	ALUMINUM		
206	3' - 0"	8' - 0"	MULTI-PANE FIXED	WESTERN		DUAL PANE	Yes	ALUMINUM		
300	5' - 5 1/4"	5' - 0"	FIXED	LOEWEN	DOUGLAS FIR	DUAL PANE		CLAD WOOD		
301	3' - 0"	3' - 6"	FIXED	LOEWEN	DOUGLAS FIR	DUAL PANE	Yes	CLAD WOOD		
302	4' - 0"	5' - 0"	CASEMENT	LOEWEN	DOUGLAS FIR	DUAL PANE		CLAD WOOD		
303	1' - 11"	4' - 7"	CASEMENT	WESTERN		DUAL PANE	Yes	ALUMINUM		
304	5' - 5 1/4"	2' - 0"	FIXED	WESTERN		DUAL PANE		ALUMINUM		
305	3' - 0"	2' - 0"	FIXED	WESTERN		DUAL PANE		ALUMINUM		
306	4' - 0 1/2"	2' - 0"	FIXED	WESTERN		DUAL PANE		ALUMINUM	MULLED TOGETHER W/ ADJACENT CLERESTORY WINDOW	
307	4' - 0 1/2"	2' - 0"	FIXED	WESTERN		DUAL PANE		ALUMINUM	MULLED TOGETHER W/ ADJACENT CLERESTORY WINDOW	
308	5' - 5 1/4"	2' - 0"	FIXED	WESTERN		DUAL PANE		ALUMINUM		
309	3' - 0"	2' - 0"	FIXED	WESTERN		DUAL PANE		ALUMINUM		
310	4' - 0 1/2"	2' - 0"	FIXED	WESTERN		DUAL PANE		ALUMINUM	MULLED TOGETHER W/ ADJACENT CLERESTORY WINDOW	
311	4' - 0 1/2"	2' - 0"	FIXED	WESTERN		DUAL PANE		ALUMINUM	MULLED TOGETHER W/ ADJACENT CLERESTORY WINDOW	
312	3' - 10"	3' - 5"	FIXED	WESTERN		DUAL PANE		ALUMINUM	MULLED TOGETHER W/ ADJACENT CLERESTORY WINDOW	
313	3' - 10"	3' - 5"	FIXED	WESTERN		DUAL PANE		ALUMINUM	MULLED TOGETHER W/ ADJACENT CLERESTORY WINDOW	
314	4' - 6"	3' - 5"	FIXED	WESTERN		DUAL PANE		ALUMINUM	MULLED TOGETHER W/ ADJACENT CLERESTORY WINDOW	
315	4' - 6"	3' - 5"	FIXED	WESTERN		DUAL PANE		ALUMINUM	MULLED TOGETHER W/ ADJACENT CLERESTORY WINDOW	

NEW GLASS DOOR SCHEDULE										
Mark	Width	Height	Type	Manufacturer	Material	Glazing Type	Tempered	Hardware	Hardware Finish	Comments
G200	2' - 8"	8' - 0"	SINGLE-GLASS		ALUMINUM	DUAL PANE	Yes			
G300	9' - 0 1/16"	7' - 11 1/2"	BI-FOLD DOOR	LaCantina Doors, Inc.	ALUMINUM	DUAL PANE	Yes			

**GLASS WINDOW & DOOR NOTES:**

1. ALL EXTERIOR WINDOWS IN CONDITIONED SPACE TO BE NFRC RATED, CLEAR TEMPERED GLASS, DUAL GLAZED, LOW-E, U-FACTOR MAX. 0.32 SHGC MAX. 0.25, WOOD SASH & FRAME, UNLESS OTHERWISE NOTED. SKYLIGHTS TO BE NFRC RATED, DUAL GLAZED LOW-E, U-FACTOR MAX.0.53 SHGC MAX. 0.23.
2. **CONTRACTOR TO VERIFY DIMENSIONS, OPERATION, STYLE, FINISH, ETC. PRIOR TO ORDERING WINDOWS. CONTRACTOR SOLELY RESPONSIBLE FOR CORRECTLY ORDERING GLASS WINDOWS/DOORS.**
3. WINDOWS AND EXTERIOR DOORS VIEWED FROM EXTERIOR.
4. EGRESS WINDOW REQUIREMENTS, PER CBC 1030:  
 MINIMUM SIZE, MINIMUM NET CLEAR OPENING TO BE 5.7 SF. EXCEPTION, MINIMUM NET CLEAR OPENING AT GRADE LEVEL TO BE 5 SF. CBC 1030.2  
 MINIMUM SIZE, MINIMUM NET CLEAR HEIGHT DIMENSION TO BE 24". MINIMUM NET CLEAR WIDTH DIMENSION TO BE 20". CBC 1030.2.1  
 MAXIMUM HEIGHT FROM FLOOR, THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE HIGHER THAN 44" ABOVE FINISH FLOOR. CBC 1030.3  
 OPERATIONAL CONSTRAINTS, EGRESS WINDOWS AND EXIT DOORS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTION AND SHALL BE OPERATION FROM THE INSIDE OF THE ROOM. CBC 1030.4.
5. ALL NEW AND REPLACED WINDOWS SHALL HAVE BUTHTHENE WRAP AT HEAD AND SIDES AND GALVANIZED WINDOW PAN AT BASE WITH MINIMUM 4" LEGS UP SIDES OF OPENING AND MINIMUM 1" BACK DAM. ALL JOINTS AT FLASHING SHALL BE SOLDERED.



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**COULOMBE - DEHAPIOT**

223 ANDERSON ST  
SAN FRANCISCO, CA 94110

BLOCK/LOT:5662/029

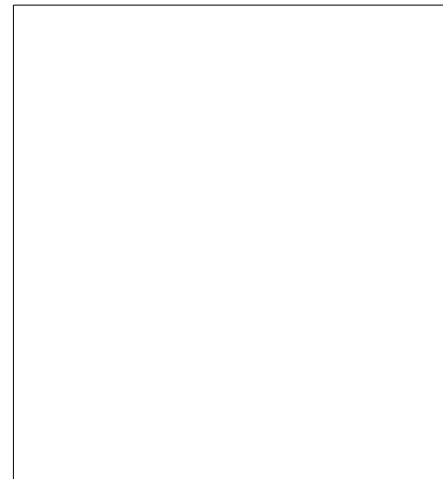
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**SITE PERMIT**

DBI Stamps:



1 Planning 1/11/23  
Rev Issued to Date

Date: 6/26/2023  
3:13:42 PM

Scale: As Noted

Sheet Title

**Schedules**



September 18, 2023  
202210275336\_SITE DWGS-REV2

*Patrick O'Riordan*  
PATRICK O'RIORDAN  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

**A600**



# GS1: San Francisco Green Building Site Permit Submittal Form

**INSTRUCTIONS:**  
 1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope.  
 2. Provide the Project Information in the box at the right.  
 To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". A LEED or GreenPoint Rated Scorecard is not required with site permit application, but using such tools as early as possible is recommended.

**CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT** →

Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

TITLE			SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				
LEED/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1		Project is required to achieve sustainability certification listed at right.	<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input checked="" type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000
	Adjustment for Retention/Demolition of Historic Features/Buildings	SFGBC 4.104, 4.105, 5.104 & 5.105		Enter any applicable adjustments to LEED or GPR point requirements in box at right.									
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2		Use products that comply with the emission limit requirements of 4.504.2.1-5, 5.504.4.1-6 for adhesives, sealants, paints, coatings, carpet systems including cushions and adhesives, resilient flooring (80% of area), and composite wood products. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems meeting GPR measures K2, K3 and L2 or LEED EQc2. New large non-residential interiors and major alterations to existing residential buildings: interior paints, coatings, sealants, adhesives when applied on-site, flooring and composite wood must meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A		Meat flush/flow requirements for: toilets (1.28gpf), urinals (0.125gpf wall, 0.5gpf floor), showerheads (1.8gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).	•	•	LEED WEC2 (2 pts)	•	•	•	•	•	•
	NON-POTABLE WATER REUSE	Health Code art.12C		New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.sfwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63		New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•
	WATER METERING	CALGreen 5.303.1, Plumbing Code 601.2.1		Provide submeters or utility meters for: Nonresidential spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in buildings ≥ 50,000 sq. ft. AND each individual residential dwelling unit.	•	•	•	•	n/r	n/r	•	•	•
ENERGY	ALL-ELECTRIC CONSTRUCTION	SFBC 106A.1.17		Application for Permit June 1, 2021 or after: Newly constructed buildings must be all-electric, with no gas piping systems or infrastructure. See Administrative Bulletin 112 for details.	•	•	•	•	n/r	n/r	n/r	n/r	n/r
	ENERGY EFFICIENCY	CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1		Application for permit Jan 2 through Feb 16, 2020: Comply with Title 24 Part 6 (2019) and meet GreenPoint Rated or LEED energy prerequisites. See Attachment H for details. Application for permit Feb 17, 2020 or after: All-Electric buildings of any occupancy. Comply with all provisions of Title 24 2019. Mixed-fuel: In isolated situations where natural gas may be permitted per Admin Bulletin 112, comply with Electric Ready Design Guidelines, installing wiring and electrical infrastructure for future conversion of all mixed-fuel loads to all-electric AND New low-rise residential mixed fuel (with natural gas): Demonstrate Total Energy Design Rating ≤14. New buildings mixed fuel (with natural gas) of any occupancy excepting F, L, or H: Reduce energy use at least 10% compared to Title 24 2019.	•	•	•	•	•	•	•	•	
	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2, T24 110.10, 150.1(c)14, & 150.1(c)8.iv		New non-residential buildings >2,000 square feet and ≤ 10 floors, and new residential buildings of ≥4 and ≤10 floors, must designate 15% of roof as Solar Ready, applying Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems. New single family buildings and residential buildings of ≤3 floors must install photovoltaics.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r
	RENEWABLE ENERGY	SFGBC 5.201.1.3		New commercial buildings ≥ 11 floors must Generate ≥1% of annual energy cost on-site with renewables (LEEDv4 EA5), OR Reduce energy use an additional ≥10% compared to Title 24 Part 6 2019, OR Purchase Green-E renewable energy for 50% of electricity use (LEEDv4 EA7).	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
	COMMISSIONING (Cx)	CALGreen 5.410.2 - 5.410.4.5.1		For projects ≥10,000 sq. ft. include Owners Project Requirements, Basis of Design, and commissioning plan in design & construction. Perform commissioning. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EA1 opt. 1	•	n/r	n/r	•	•	•
PARKING	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2		Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	•	•	•	•	if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2	•	•	if >10 stalls added
	DESIGNATED PARKING	CALGreen 5.106.5.2		Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	n/r	n/r	•	•	n/r	n/r	•	•	if >10 stalls added
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3		Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 or SFGBC 5.106.5.3 for details. Installation of chargers is not required.	•	•	•	•	applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r
RESOURCE RECOVERY	RECYCLING BY OCCUPANTS	SF Building Code 106A.3.3, CalGreen 5.410.1, AB-088		Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. For help estimating adequate space for collection by hauler, see supporting materials including a design guide and calculator at: www.sfenvironment.org/refusecalculator.	•	•	•	•	•	•	•	•	•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	SFGBC 4.103.2.3, 5.103.1.3.1, CalGreen, Environment Code ch.14, SF Building Code ch.13B		100% of mixed debris must be taken by a Registered Transporter to a Registered Facility and be processed for recycling. Divert a minimum of 65% or 75% of total C&D debris as noted at right. See www.sfdbi.org for details.	≥65% diversion	≥75% diversion	≥75% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥65% diversion	≥75% diversion	≥65% diversion
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1		Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	HVAC DESIGN	CALGreen 4.507.2		HVAC shall be designed to ACCA Manual J, D, and S.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1		Use no halons or CFCs in HVAC.	n/r	n/r	•	•	n/r	n/r	•	•	•
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	CA Energy Code, CALGreen 5.106.8		Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r	•	•	n/r	n/r	•	•	•
	BIRD-SAFE BUILDINGS	Planning Code sec.139		Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•	•	•	•	•	•	•	•
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F		For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.	•	•	•	•	•	•	•	•	•
	SHADE TREES	CalGreen 5.106.12		Plant trees to sufficient to provide shade within 15 years for 20% of landscape and hardscape area. Exclude shade structures covered by photovoltaics or cool roof materials from total area calculation.	n/r	n/r	•	•	n/r	n/r	n/r	n/r	n/r
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147		Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.	•	•	•	•	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146		Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207		Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.	•	•	•	•	n/r	n/r	•	•	•
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3		Seal permanent HVAC ducts/equipment stored onsite before installation.	•	•	•	•	•	•	•	•	•
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38		Non-residential projects must provide MERV-13 filters on HVAC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on HVAC.	if applicable	if applicable	•	•	if applicable	n/r	•	•	•
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8		During construction, meet SMACNA IAQ guidelines; provide MERV-13 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r
RESIDENTIAL	ELECTRIC READY	Title 24 2019 150.0(n) SFGBC 4.103.1, 4.103.2		For each gas water heater serving an individual dwelling unit, include a dedicated 125v 20A electrical receptacle with 120/240v 3-conductor 10AWG copper branch circuit adjacent to the water heater. Label both ends of the unused conductor "spare". Reserve one circuit breaker in the electrical panel and label "Future 240V Use". Pre-wire gas dryers with conductor rated for 40-amp circuit; pre-wire gas ranges with conductor rated for 50-amp circuit.	•	•	n/r	n/r	n/r	n/r	n/r	n/r	n/r
	GRADING & PAVING	CALGreen 4.106.3		Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.	•	•	n/r	n/r	if applicable	if applicable	n/r	n/r	n/r
	RODENT PROOFING	CALGreen 4.406.1		Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1		Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	CAPILLARY BREAK	CALGreen 4.505.2		Slab on grade foundation with vapor retarder requires capillary break, such as 4 inches 1/2-in aggregate & slab design by licensed professional.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	MOISTURE CONTENT	CALGreen 4.505.3		Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r
	BATHROOM EXHAUST	CALGreen 4.506.1		Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80%. (Humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r

**PROJECT INFO**

COULOMBE-DEHAPIOT

PROJECT NAME

5662/02

BLOCK/LOT

223 ANDERSON ST

ADDRESS

SINGLE FAMILY HOUSE

PRIMARY OCCUPANCY

2232 SF

GROSS BUILDING AREA

*[Signature]*

10/19/20

DESIGN PROFESSIONAL or PERMIT APPLICANT (sign & date)

**APPROVED**

Dept. of Building Insp. - San Francisco

September 18, 2023

202210275336\_SITE DWGS-REV2

*[Signature]*

PATRICK O'RIORDAN  
DIRECTOR  
DEPT. OF BUILDING INSPECTION

**A700**