



## BOARD OF APPEALS

Date Filed: November 13, 2023

City & County of San Francisco

# REHEARING REQUEST FOR APPEAL NO. 23-044

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**Mary Jane Galviso, Appellant(s)** seeks a rehearing of **Appeal No. 23-044** which was decided on **November 1, 2023**. This request for rehearing will be considered by the Board of Appeals on Wednesday, **December 6, 2023**, at 5:00 p.m. and will be held in **Room 416 of SF City Hall, 1 Dr. Carlton B. Goodlett Place San Francisco**. The parties may also attend remotely via the Zoom video platform.

The **response** to the written request for rehearing must be submitted by the opposing party and/or **on or before 4:30 p.m. on Monday, November 27, 2023** and must not exceed six (6) double-spaced pages in length, with unlimited exhibits. The brief shall be double-spaced with a minimum 12-point font size. An electronic copy should be e-mailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org), [matthew.greene@sfgov.org](mailto:matthew.greene@sfgov.org), [tina.tam@sfgov.org](mailto:tina.tam@sfgov.org) and [mjgalviso@gmail.com](mailto:mjgalviso@gmail.com).

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from each side will be allowed. Except in extraordinary cases, and to prevent manifest injustice, the Board may grant a Rehearing Request only upon a showing that new or different material facts or circumstances have arisen, where such facts or circumstances, if known at the time, could have affected the outcome of the original hearing.

Based on the evidence and testimony submitted, the Board will make a decision to either grant or deny the request. Four votes are necessary to grant a rehearing. If the request is denied, a rehearing will not be scheduled and the decision of the Board will become final. If the request is granted, a rehearing will be scheduled, the original decision of the Board will be set aside, and after the rehearing, a second decision will be made. Only one request for rehearing and one rehearing are permitted under the Rules of the Board.

**Requestor:**

**Signature: Via Email**

**Print Name: Mary Jane Galviso, Appellant**

TO: San Francisco Board of Appeals  
FROM: Mary Jane Galviso  
DATE: November 9, 2023  
RE: Appeal No. 23-044

My appeal needs to be reheard to prevent manifest injustice. The issuance of permit number 2022/1027/5336 violates the intent of the San Francisco Planning Department 311 Notification Process. According to its Pre-Application Process, community outreach is required prior to submitting permits for projects with certain scopes of work. These include projects that entail 1) New construction, 2) Any vertical addition of 7 feet or more and, 3) Any horizontal addition of 10 feet or more. The scope of work called-for in permit number 2022/1027/5336 involves all three types of construction. Therefore, a Pre-Application Meeting would have been a mandatory form of community outreach. Those invited to attend the community outreach meeting would include adjacent neighbors and relevant neighborhood organizations. While the Planning Department states that Pre-Application Meetings must be conducted in a hybrid manner, it does stipulate that meetings be conducted at one of these places: The project site (223 Anderson Street) or an alternate location within a one-mile radius of the project site (i.e. community center, coffee shop, etc.). Unfortunately, the Planning Department allows the project sponsor to “opt to have a Pre- Application Meeting held at the Planning Department instead of the project site, for a fee.” The ability to opt-out of a pre-application meeting held within the community invites manifest injustice because it allows the permit holder and the Planning Dept. to meet the letter of the law while circumventing the intent of the Pre-Application 311 process. Ensuring genuine community participation in the 311 process requires community-site engagement. This is because as human beings we interact with our environment and others in a physical sense. We

come to know and understand our surroundings by engaging our senses. A meeting held in a government building miles away from the project site cannot truly involve residents and community orgs. This is especially true when residents-of-color are confronted with the white gentrification of their neighborhood. Is it a sincere attempt to involve residents-of-color when allowing the white applicant to pay for the neighborhood discussion to be removed from the neighborhood and taken outside its boundaries? No in-depth study is needed to surmise the outcome and impact of such a meeting. This is why I strongly contend that the failure of the applicant and the Planning Dept. to genuinely engage neighborhood residents, including me, is the basis for my right to a rehearing. When I received written notification of the proposed construction, I believe my response was similar to most everyone else's: The Planning Dept. simply wanted neighbors to know that a permit application had been received from one of our neighbors. In Bernal Heights, we are now so accustomed to receiving such notices because construction projects seem to be taking place non stop everywhere we go these days. And when I received notice of a meeting, I did not take it as a community meeting since it was being held in a government building and not in my neighborhood. It was only after I called the Assigned Planner, Agnihotri Kalyani, did I come to understand that that meeting was the community meeting and that the period for community engagement had passed. I feel my reaction to both notices is understandable. Afterall, I never once was approached by the neighbors / permit applicants regarding the project and my role in the pre-application process. It was only a few days before the scheduled Appeal hearing that Mr. David Coulombe make any attempt to speak with me, but he did so in a most inappropriate way. I had just returned home after driving more than 5 hours. It was nearly 9 o'clock at night and I had been up since 4:30 that morning. All I wanted was to get to bed. As I was getting out of my truck, I heard someone talking from a

distance down the street. I had no idea Mr. Coulombe was talking to me. As I was crossing the street, he spoke louder. I looked around and saw no-one else on the street. That's when I realized that he must be talking to me. "What could he want?" I thought. And, at this time of night? I found this encounter too unusual so struggling with the stuff I was carrying, I simply walked on to my house. During the hearing, I described how I have endured years of outright hostile treatment by both applicants, in particular Ms. Elyzabeth Dehapiot. Over the years, she repeatedly shouted threats to have the cops come to take away my dogs. Twice the police came in response to her phone calls and both times they went to speak to her. I overheard one officer attempting to explain to her that a dog's bark was like a human talking. Since there had been no other phone call complaints from neighbors about my dog's barking, their response to her calls decreased. Her next tact was to make repeated calls to Animal Care & Control. In one phone call, she accused me of "keeping my dogs in a dungeon." The responding officer after coming into my home and meeting my 2 dogs quickly realized that Ms. Elyzabeth Dehapiot's accusation was simply ridiculous. I believe the dept. soon came to realize that her complaints were completely false and after a couple of calls, ACC never appeared again or wrote me. I, therefore, insist that she be present and speak at the rehearing.

In closing, I would like to say this: A result of manifest injustice is inevitable when no genuine community engagement takes place. I would like the opportunity for additional photos to be taken with a large sheet of plywood reflecting the blockage of my kitchen window to be taken. This would require the cooperation of the applicants. I use this analogy: If a building inspector is to carry out his/her duties to inspect, s/he can only do so by physically traveling to and walking the property site. I contend that this common-sense approach and logic must also be applied to



the pre-application 311 process. For neighborhoods severely impacted by gentrification such as Bernal Heights, this approach must be more strenuously applied.

I believe that the racial tension between the applicants and myself was evident at the Appeals hearing. This is not my doing because I did not mount the campaign intended to drive me out. The City & County of San Francisco states its commitment to diversity, equity and inclusion. Yet, it can only fulfill this commitment by stopping the gentrification practices that are forcing out those residents who represent diversity and can bring about equity and inclusion. As an elderly woman-of-color, I am one of those residents and the issuance of the applicant's permit has created a situation which makes me feel like I am being driven out of a neighborhood that I have been part of since the 1980s. When I moved to San Francisco from Hawai'i, I immediately looked for my community by locating other Filipinos. I found it in Bernal Heights. My block was nearly 80% Filipino. Moreover, Bernal Heights was an area that was affordable even to me, a single woman who was able to save up a downpayment from years of being a public school teacher. There are many times that I asked why am I staying when my community has all but disappeared. I take 2 walks daily and increasingly I go days without seeing another Filipino. When I first moved into the neighborhood, there were several Filipino establishments on Cortland Avenue. I could shop for Filipino groceries and order a Filipino meal. Those Filipino establishments are all gone now with only JC Laundromat remaining. St. Kevin's Catholic Church and the Bernal Heights Community Center have both experienced the sharp decline of the Filipino population in Bernal Heights. Yet, I have remained in Bernal Heights because I find solace in my house that has been my home for many, many years. My oversized kitchen window is the major feature that gives me a sense of home. The permit's construction will completely destroy a vital part of my home.

It's very important now to be able to address several of the applicants' assertions - both written and oral - because they are outright false and misleading.

1. The applicants' photos (Exhibit 3) purport to show the view from my kitchen window:  
They do not. Where is my sky view? Where does the photo show just how much natural light streams through the kitchen window? Board members cannot rely on such patently false photo exhibits without a result of manifest injustice. I must be allowed to produce accurate photos and I shall do so at the rehearing. Board member decisions must be drawn from true and accurate evidence.
2. The applicants state that 225 Anderson Street is not my permanent residence. This is a bald-faced lie. How can anyone make such assertions before a government body without providing any shred of proof?

Now, let's determine whether the outcome of the project site's pre-application meeting actually accomplished what it was intended to do. I have asked the Planning Dept. for the following information:

1. A copy of the invitation to the pre-application meeting that was mailed to neighbors and neighborhood organizations;
2. A list of the neighborhood organizations and individuals invited to the meeting, including the mailing address for each;
3. A copy of the sign-in sheet;
4. A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments;
5. The affidavit, signed and dated;

6. The reduced copy of the plans presented to the neighbors at pre-application meeting, labeled as “Pre-Application Plans.”

The requested information has not yet been received. Therefore, I am asking the Board of Appeals to schedule the rehearing date after the above-information can be delivered because it represents an essential exhibit. A review of the requested documents will determine whether the community was truly engaged in a pre-application 311 process.

The above information is an essential exhibit in the determination of this rehearing request. Time does not allow me to continue this written statement. I am traveling overseas with unstable.

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

223 Anderson St, Appeal No. 23-044 – Rehearing request

Elyzabeth Dehapiot & David Coulombe

223 Anderson Street

San Francisco, CA 94110

November 25, 2023

Re: appeal No. 23-044 – rehearing request

Dear Board of Appeal,

In response to Ms. Galviso's request for a rehearing related to the Appeal request No. 23-044, we would like to kindly request the board to deny this request. As detailed below, Ms. Galviso does not bring any new or different material facts or circumstances which have arisen since the Appeal session on November 1<sup>st</sup>, 2023. Overall, we maintain that we have followed due process with the city Planning and Building Departments regarding our project, which has been confirmed at the appeals hearing.

We would like to note that we are the victims of personal harassment and defamatory statements both in Ms. Galviso's brief, and during the November 1<sup>st</sup> 2023 hearing.

Those appear motivated by her desire to fight against "gentrification". While we cannot comment on Ms. Galviso's perspective related to the changes in the Bernal Heights neighborhood over the years, we do not believe those are directly relevant to our project as they are broad societal trends within San Francisco that are not in our control.

## **Responses to Ms. Galviso’s statements**

1. Ms. Galviso claims that we “opted-out from a pre-application meeting held within the community”. This is incorrect: we have held the pre-application meeting on September 22, 2022 **on site** at 223, Anderson St, and also offered an option to join via video-conference. The meeting was attended by our neighbor at 222 Anderson St. The notice for pre-hearing was mailed on September 8, 2022.

Please refer to :

- a. Exhibit 1 (page 4): Pre-application notice form, sent to adjacent neighbors and neighborhood organizations, indicating the location of the pre-application meeting at our residence at 223 Anderson St, and also offering participation via video-conference
- b. Exhibit 2 (page 5): Mail evidence of pre-application notice, post market 9/8/2022, which will be brought to the rehearing session
- c. Exhibit 3 (page 6): Pre-application mailing list, including Ms. Galviso
- d. Exhibit 4 (page 7): Pre-application mailing map, including Ms. Galviso’s property at 225 Anderson St.
- e. Exhibit 5 (page 8): Pre-application sign-in sheet, indicating our neighbor at 222 Anderson St. attended the meeting
- f. Exhibit 6 (page 9): list of neighborhood organizations that received our notice of a pre-application meeting
- g. Exhibit 7 (pages 10-11): email notifying neighborhood organizations of the pre-application meeting

- h. Exhibit 8 (attached as a separate file due to size): project plans included with the Pre-application mailing
  - i. Exhibit 9 (attached as a separate file due to size): The affidavit of the pre-application meeting, signed and dated, as well as comment sheet
2. Ms. Galviso claims she was never approached regarding the project. This is inaccurate: not only was Ms. Galviso mailed twice regarding the project (pre-application mentioned above, as well as section 311 Notice mailed by the Planning Department), she also acknowledges ignoring my personal outreach in her brief. Refer to:
- a. Exhibit 10 (file attached): 311 Notice sent by the city Planning Department
  - b. Exhibit 11 (page 12): Declaration of posting for section 311
  - c. Exhibit 12 (page13): Photo of 311 poster

## **Conclusion**

In conclusion, over a year ago, we provided all documentation that Ms. Galviso requested in her brief, which demonstrates that we have met both the intent and the letter of the permitting process. This process has taken over two years from engagement of our architect to permitting. With the appeals hearings, we have been set back an additional three months. We ask the Board to help us live peacefully and quietly in our home with our kids, and would kindly request the Board to deny a rehearing of the case.

Sincerely,

Elyzabeth Dehapiot and David Coulombe

**Exhibit 1 – Pre-application notice**

PRE-APPLICATION MEETING

## NOTICE OF PRE-APPLICATION MEETING

Date: 9/6/22

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 223 Anderson Street, cross street(s) Eugenia Ave (Block/Lot#: 5662/029; Zoning: RH-1 Residential), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: Vertical addition to add new bedroom suite. Addition is set back 15 feet from front elevation. New roof deck on existing roof, new connecting stair.

Existing # of dwelling units: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>1</u>
Existing bldg square footage: <u>1721 sf</u>	Proposed: <u>2232 sf</u>	Permitted: <u>2575 sf</u>
Existing # of stories: <u>2</u>	Proposed: <u>2</u>	Permitted: <u>2</u>
Existing bldg height: <u>19'-7"</u>	Proposed: <u>26'-0"</u>	Permitted: <u>30'-0"</u>
Existing bldg depth: <u>49'-0"</u>	Proposed: <u>49'-0"</u>	Permitted: <u>43'-0"</u>

**MEETING INFORMATION:** Meeting ID: **821 7710 1561**  
 Passcode: **677462**

Property Owner(s) name(s): David Coulombe & Elyzabeth Dehapiot

Project Sponsor(s): Gisela Schmoll, Architect Dial in via phone: **1 669 900 6833**

Contact information (email/phone): g@schmolldesign.com/415.244.4748

Meeting Address\*: 223 Anderson Street OR via Zoom or call via phone using mtg. ID & passcode Download the Zoom application for free at: <https://zoom.us/download>

Date of meeting: Thursday September 22, 2022 Time of meeting\*: 6pm

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 49 South Van Ness Avenue, Suite 1400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

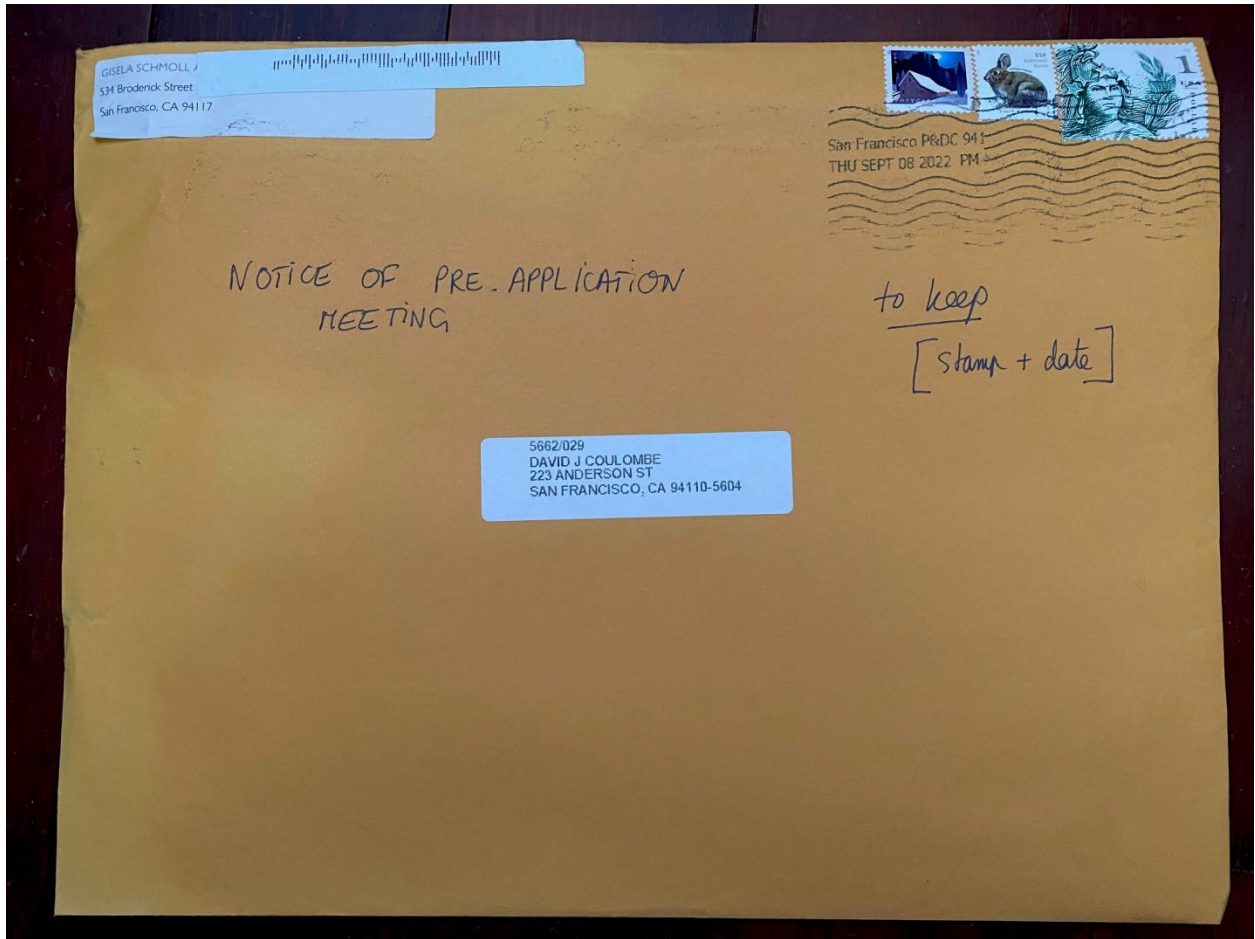
If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, email the Planning counter at the Permit Center at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).

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223 Anderson St, Appeal No. 23-044 – Rehearing request

**Exhibit 2 – Pre-application notice mailing**

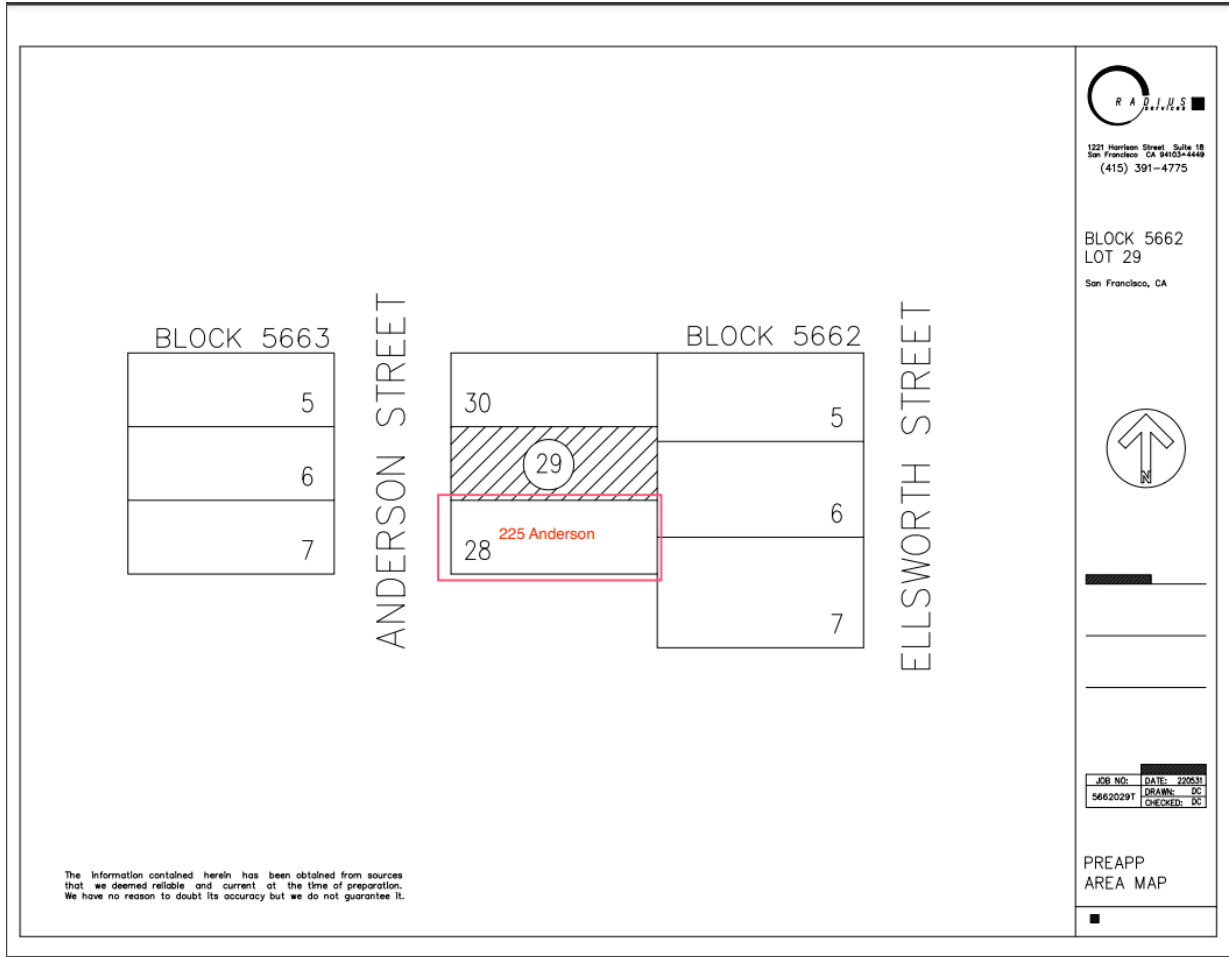


**Exhibit 3 – Pre-application distribution list**

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK LOT	OWNER	OADDR	CITY	STATE	ZIP
0001 001	RADIUS SERVICES NO. 5662029T	223 ANDERSON ST	SCHMOLL	22	0531
0001 002	.....	.....	.....	-	..
0001 003	R A D I U S S E R V I C E S	1221 H A R R I S O N S T #18	SAN FRANCISCO	CA	94103
0001 004	GISELA SCHMOLL ARCHITECT	534 BRODERICK ST	SAN FRANCISCO	CA	94117
0001 005	.....	.....	.....	-	..
5662 005	ROBERT BROBERG	429 LEOPARD RD	BERWYN	PA	19312-1925
5662 005	OCCUPANT	214 ELLSWORTH ST	SAN FRANCISCO	CA	94110-5643
5662 006	SONIA TARA BANERJI	216 ELLSWORTH ST	SAN FRANCISCO	CA	94110-5643
5662 007	DANIEL FAMILY LVG TR	218 ELLSWORTH ST	SAN FRANCISCO	CA	94110-5643
5662 028	MARY JANE GALVISÓ	225 ANDERSON ST	SAN FRANCISCO	CA	94110-5604
5662 029	DAVID J COULOMBE	223 ANDERSON ST	SAN FRANCISCO	CA	94110-5604
5662 030	CHAN JENNIFER	219 ANDERSON ST	SAN FRANCISCO	CA	94110-5604
5663 005	FEINBERG FREEDMAN TRS	222 ANDERSON ST	SAN FRANCISCO	CA	94110-5605
5663 006	THOMAS TRUST	228 ANDERSON ST	SAN FRANCISCO	CA	94110-5605
5663 007	HOPE T KAMIMOTO	236 ANDERSON ST	SAN FRANCISCO	CA	94110-5605
9999 999	.....	.....	.....	-	..

**Exhibit 4 – Pre-application Mailing Map**



### Exhibit 5 – Pre-application meeting sign-in sheet

**PRE-APPLICATION MEETING**

## PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: Thursday September 22, 2022  
Meeting Time: 6pm  
Meeting Address: 223 Anderson St  
Project Address: 223 Anderson St  
Property Owner Name: David Coulombe & Elyzabeth Dehapiot  
Project Sponsor/Representative: Gisela Schmoll

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. <u>Beth Freedman</u>	<u>222 Anderson St</u>		<u>bethgailfreedman@gmail.com</u>	<input type="checkbox"/>
2. _____	_____	_____	_____	<input type="checkbox"/>
3. _____	_____	_____	_____	<input type="checkbox"/>
4. _____	_____	_____	_____	<input type="checkbox"/>
5. _____	_____	_____	_____	<input type="checkbox"/>
6. _____	_____	_____	_____	<input type="checkbox"/>
7. _____	_____	_____	_____	<input type="checkbox"/>
8. _____	_____	_____	_____	<input type="checkbox"/>
9. _____	_____	_____	_____	<input type="checkbox"/>
10. _____	_____	_____	_____	<input type="checkbox"/>
11. _____	_____	_____	_____	<input type="checkbox"/>
12. _____	_____	_____	_____	<input type="checkbox"/>
13. _____	_____	_____	_____	<input type="checkbox"/>
14. _____	_____	_____	_____	<input type="checkbox"/>
15. _____	_____	_____	_____	<input type="checkbox"/>
16. _____	_____	_____	_____	<input type="checkbox"/>

bethgailfreedman@gmail.com

Exhibit 6 – List of neighborhood organization notified of the pre-application meeting

**Bernal Heights  
(8)**

Andre Rothblatt  
Bernal Heights Preservation  
475 Nevada St  
San Francisco, CA 94110

Aron Deorsey  
Hop Past Brew Pub  
2887 Bryant St  
San Francisco, CA 94110

SF Citizens for Considered Development  
355 11th St Ste 200  
San Francisco, CA 94103

Buddy Choy  
Coleridge St. Neighbors  
157 Coleridge St  
San Francisco, CA 94110

Saskia Verbeck  
Florida Slope Association  
631 Florida St  
San Francisco, CA 94110

Rachel Eborá  
Bernal Heights Housing Corporation  
515 Cortland Ave  
San Francisco, CA 94110

Sue Hestor  
San Franciscans for Reasonable Growth (SFRG)  
870 Market St #1128  
San Francisco, CA 94102

Francesca Panullo  
Sherwin Williams  
1415 Ocean Ave  
San Francisco, CA 94112

**Exhibit 7 – Pre-application meeting notice email to neighborhood organizations**

★

**Gisela Schmall**

Notice of Pre-application Meeting for 223 Anderson

21\_Coulombe-DeHapiot September 7, 2022 at 4:03 PM

[Hide](#)

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To: Gisela Schmall,  
 Bcc: David Coulombe, Elyzabeth Dehapiot, bernalcutpath@gmail.com, bhesdrb@gmail.com, sanfranfan0-g@yahoo.com, kathyangus@gmail.com, Annika.hom@missionlocal.com, nwbhdrb@gmail.com, jonhenry@bsotc.org, landuse@castrolgbtq.org

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In accordance with the SF Planning code, please find attached two PDF's. One is the Notice of a Pre-application Meeting on Thursday 9/22 at 6pm. The other is a set of the plans of the proposed addition.

The meeting will be held on site and via Zoom. Details are on the notice.

If you have any questions, feel free to reach out to me.

Best,

Gisela

**GISELA SCHMOLL ARCHITECT, PC**  
 415.244.4748  
[schmolldesign.com](http://schmolldesign.com)

For current work in construction see Instagram

2022.09.06\_223  
Anders...iler.pdf

**PRE-APPLICATION MEETING**

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Existing bldg depth: <u>49'-0"</u>	Proposed: <u>49'-0"</u>	Permitted: <u>43'-0"</u>

**MEETING INFORMATION:**

Property Owner(s) name(s): David Coulombe & Elyzabeth Dehapiot

Project Sponsor(s): Gisela Schmall, Architect

Contact information (email/phone): g@schmolldesign.com/415.244.4748

Meeting Address\*: 223 Anderson Street OR via Zoom or call via phone using mtg. ID & passcode

Date of meeting: Thursday September 22, 2022 Time of meeting\*: 6pm

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 49 South Van Ness Avenue, Suite 1400.

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Meeting ID: 821 7710 1561  
Passcode: 677462

Dial in via phone:  
1 669 900 6833

Download the Zoom application for free at:  
<https://zoom.us/download>

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V. 08.17.2020 SAN FRANCISCO PLANNING DEPARTMENT



**EXISTING 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	63.40 SF
FIRST FLOOR	LAUNDRY	59.87 SF
FIRST FLOOR	BATH 2	42.51 SF
FIRST FLOOR	BATH 3	36.81 SF
FIRST FLOOR	CLO. 2	24.90 SF
FIRST FLOOR	(E) STAIR	24.41 SF
FIRST FLOOR	HALL	19.40 SF
FIRST FLOOR	CLO. 1	16.54 SF
FIRST FLOOR	STOR.	7.05 SF
FIRST FLOOR		826.68 SF
SECOND FLOOR	LIVING/DINING RM.	267.86 SF
SECOND FLOOR	PRIMARY BEDROOM	240.88 SF
SECOND FLOOR	KITCHEN	94.90 SF
SECOND FLOOR	STUDY	87.26 SF
SECOND FLOOR	PRIMARY BATH	58.67 SF
SECOND FLOOR	STAIRS	51.29 SF
SECOND FLOOR	PRIMARY CLO.	38.10 SF
SECOND FLOOR	BATH 1	35.92 SF
SECOND FLOOR	HALL	20.59 SF
SECOND FLOOR		895.47 SF
SECOND FLOOR		1722.15 SF

**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	81.08 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	STOR.	13.73 SF
FIRST FLOOR		834.56 SF
SECOND FLOOR	FAMILY RM.	314.93 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	12.99 SF
SECOND FLOOR	CLO.	12.99 SF
SECOND FLOOR		897.44 SF
(N) THIRD FLOOR	PRIMARY BEDRM.	267.84 SF
(N) THIRD FLOOR	STAIR	84.91 SF
(N) THIRD FLOOR	PRIMARY BATH	68.03 SF
(N) THIRD FLOOR	CLO.	20.15 SF
(N) THIRD FLOOR		440.92 SF
(N) THIRD FLOOR		2172.92 SF

**PROJECT TEAM:**

OWNER:  
DAVID COULOMBE & LIZ DEHAPIOT  
223 ANDERSON STREET  
SAN FRANCISCO, CA 94110

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

**PROJECT DESCRIPTION:**

VERTICAL ADDITION TO ADD NEW SUITE WITH BEDROOM, BATH AND STUDY. NEW CONNECTING STAIR, NEW WINDOWS AT REAR, NEW WINDOW AT FRONT ELEVATION, 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

\*PER PLANNING CODE TABLE 209.1

GROSS AREA*	EXISTING	PROPOSED	REMODEL	ADDITION
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>		

\*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

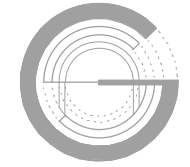
**APPLICABLE CODES:**

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 LIST**

SHEET NO.	SHEET NAME
A001	Project Details
A100	Site Plans
A101	Existing Floor Plans
A102	Proposed Floor Plans
A103	Proposed Floor Plans
A200	Existing Elevations
A201	Existing Elevations
A202	Proposed Elevations
A203	Proposed Elevations
A204	Perspectives
A300	Existing Sections
A301	Proposed Sections
TOTAL SHEETS: : 12	



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COULOMBE- DEHAPIOT

223 ANDERSON ST  
SAN FRANCISCO, CA 94110

BLOCK/LOT:5662/029

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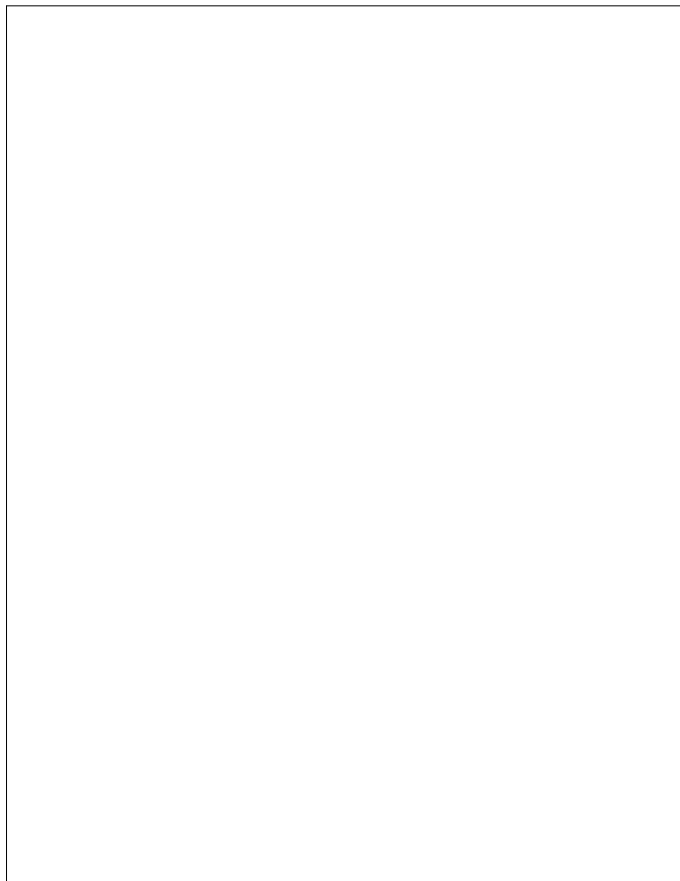
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Sheet Title

Project Details

A001

SAN FRANCISCO STAMPS

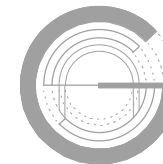


② Vicinity Map  
N.T.S.



① Subject Property  
N.T.S.





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**COLOUMBE-DEHAPIOT**

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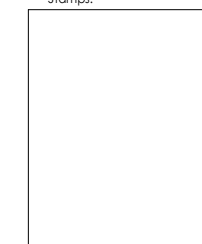
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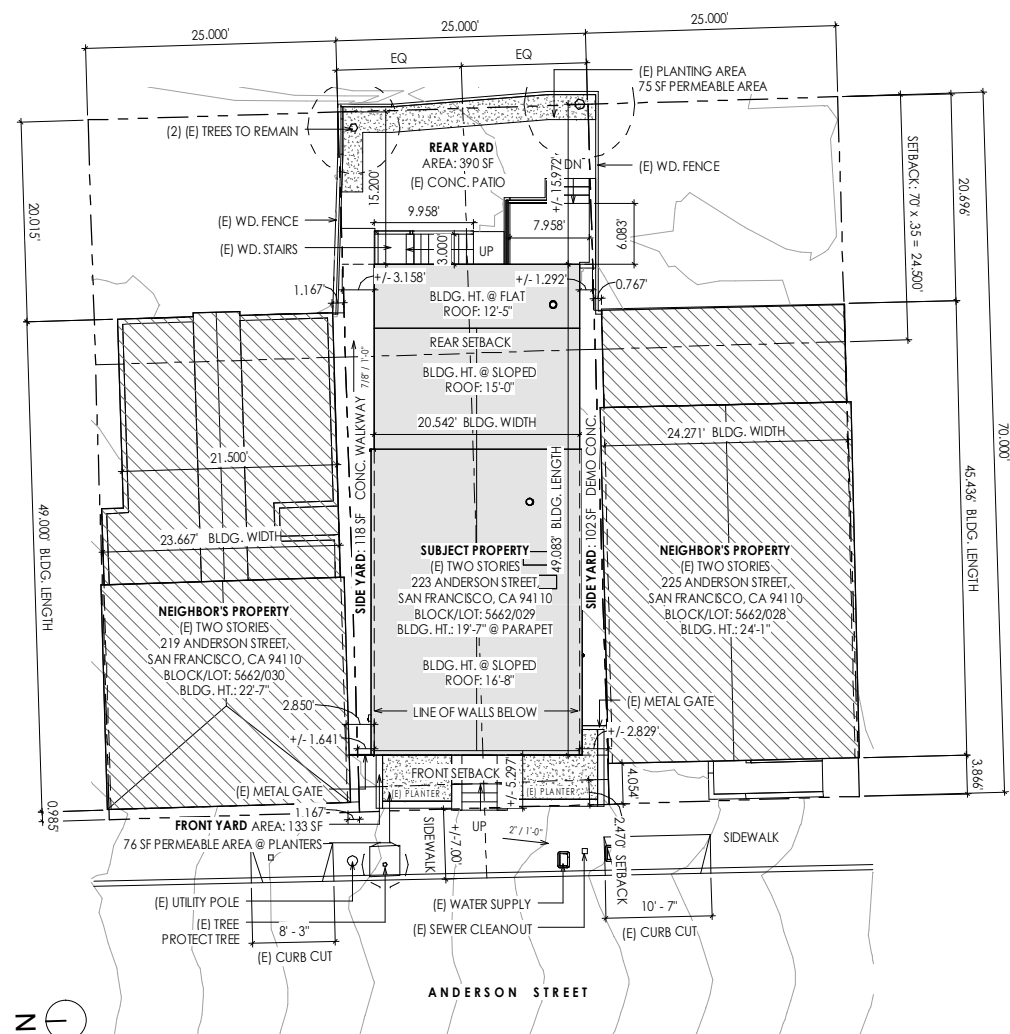
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Sheet Title

Site Plans

**A100**



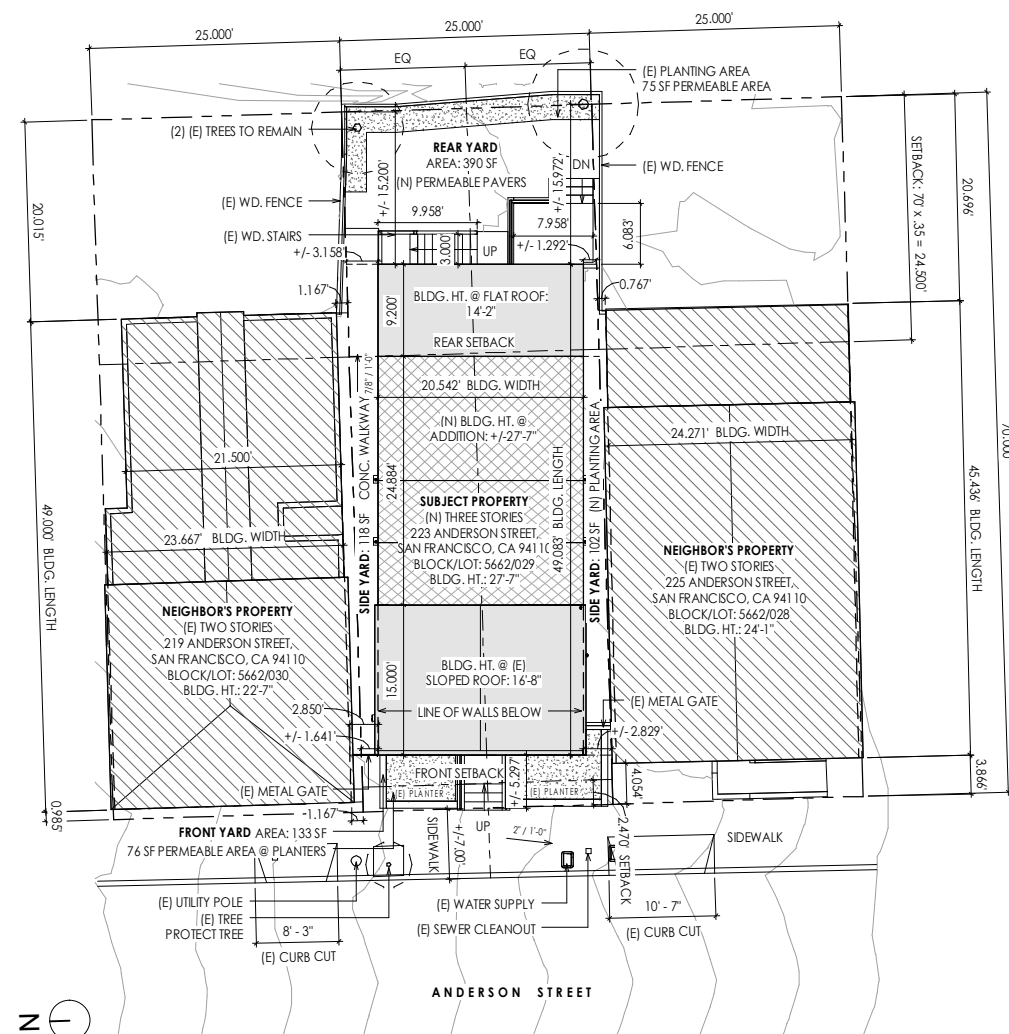
**NOTE:**  
THIS IS NOT A SURVEY. PROPERTY LINES & SLOPES ARE APPROXIMATE.

**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"



**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

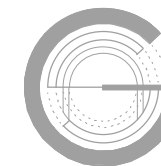
REQ. PERMEABLE AREA PER SEC. 132(h) TO BE MIN. 50%: 133/2 = 66.5 SF

76 SF > 66.5 SF

② Proposed Site Plan  
1/8" = 1'-0"

**SITE PLAN LEGEND**

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



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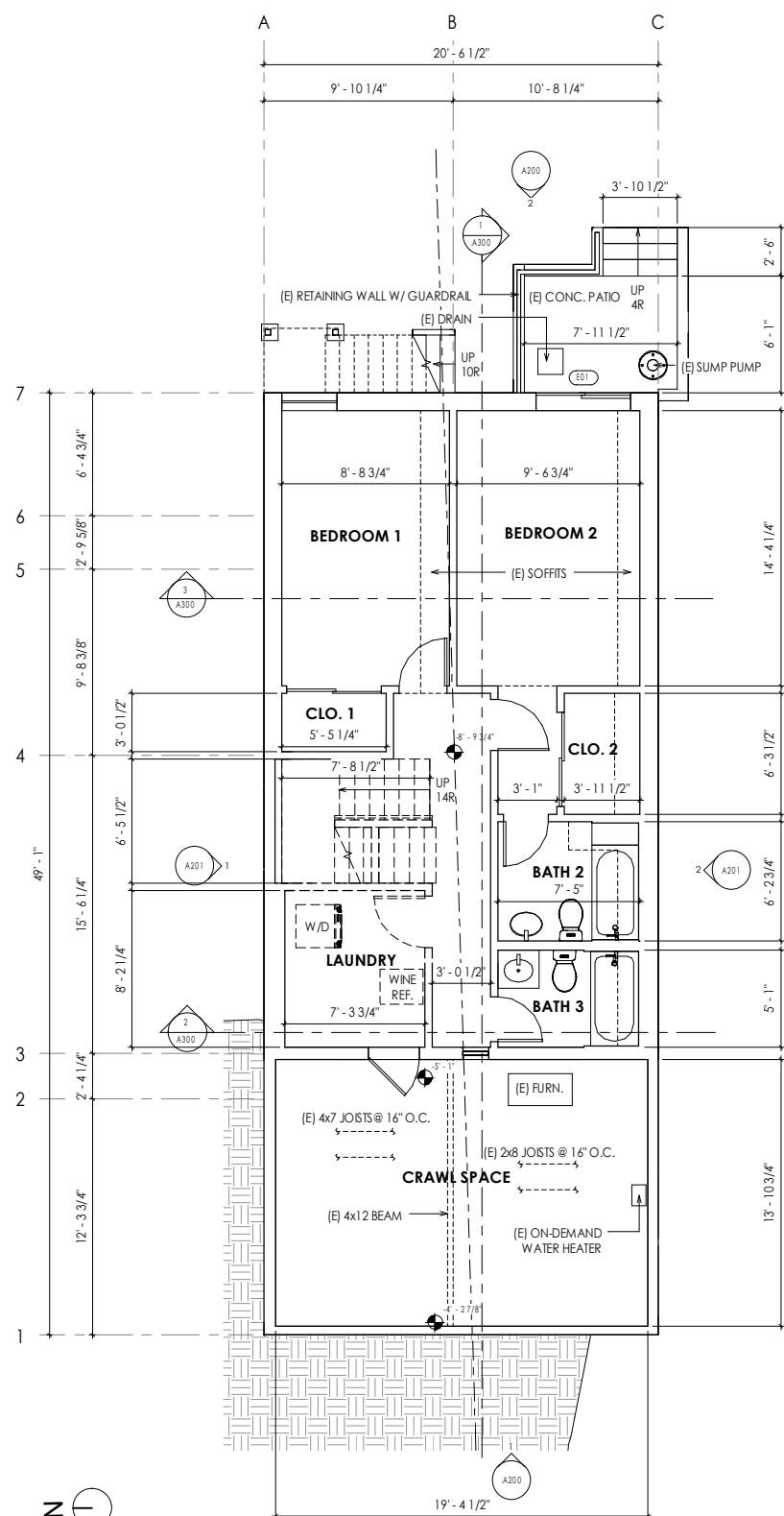
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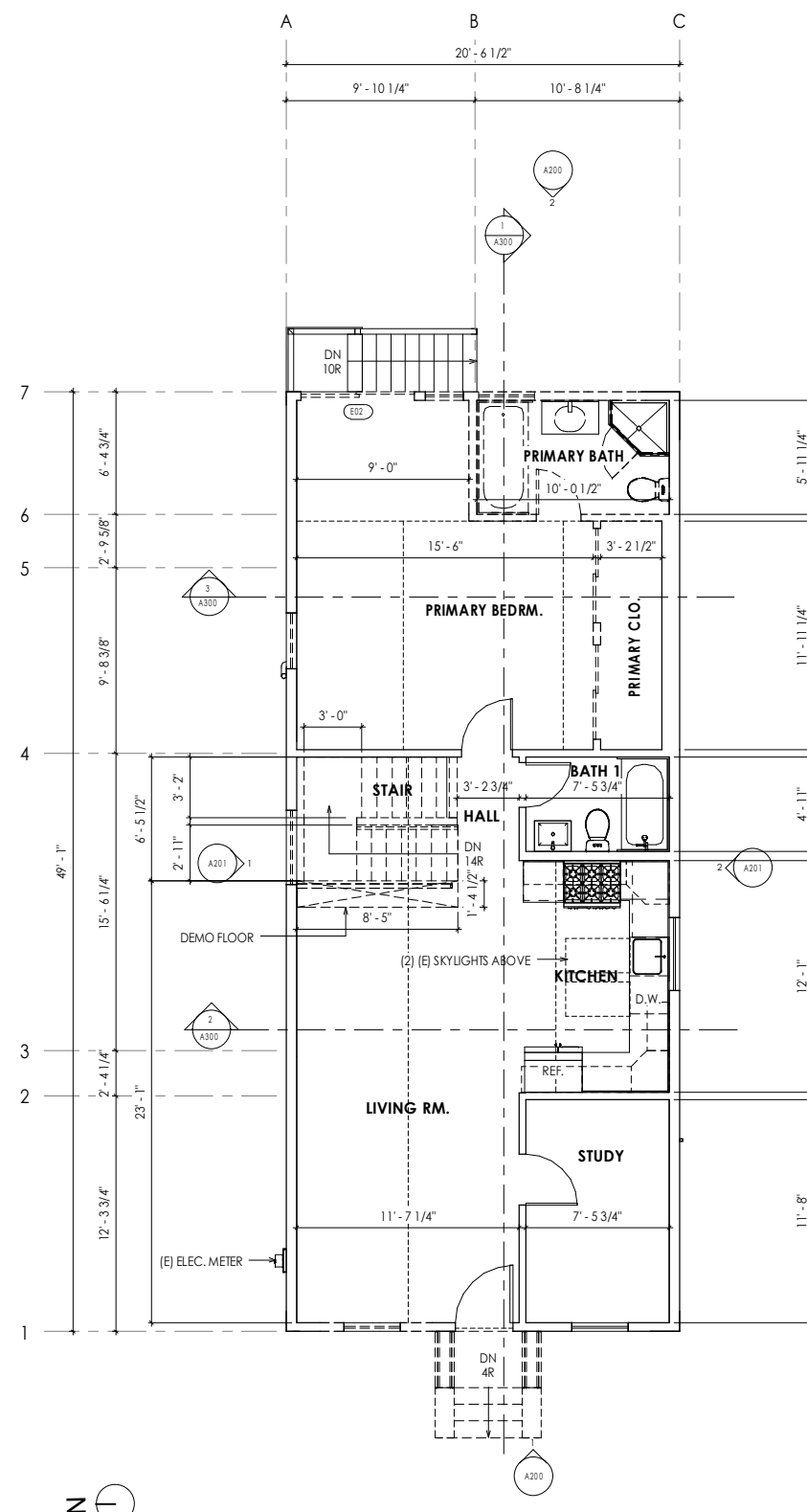
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**Existing Floor Plans**

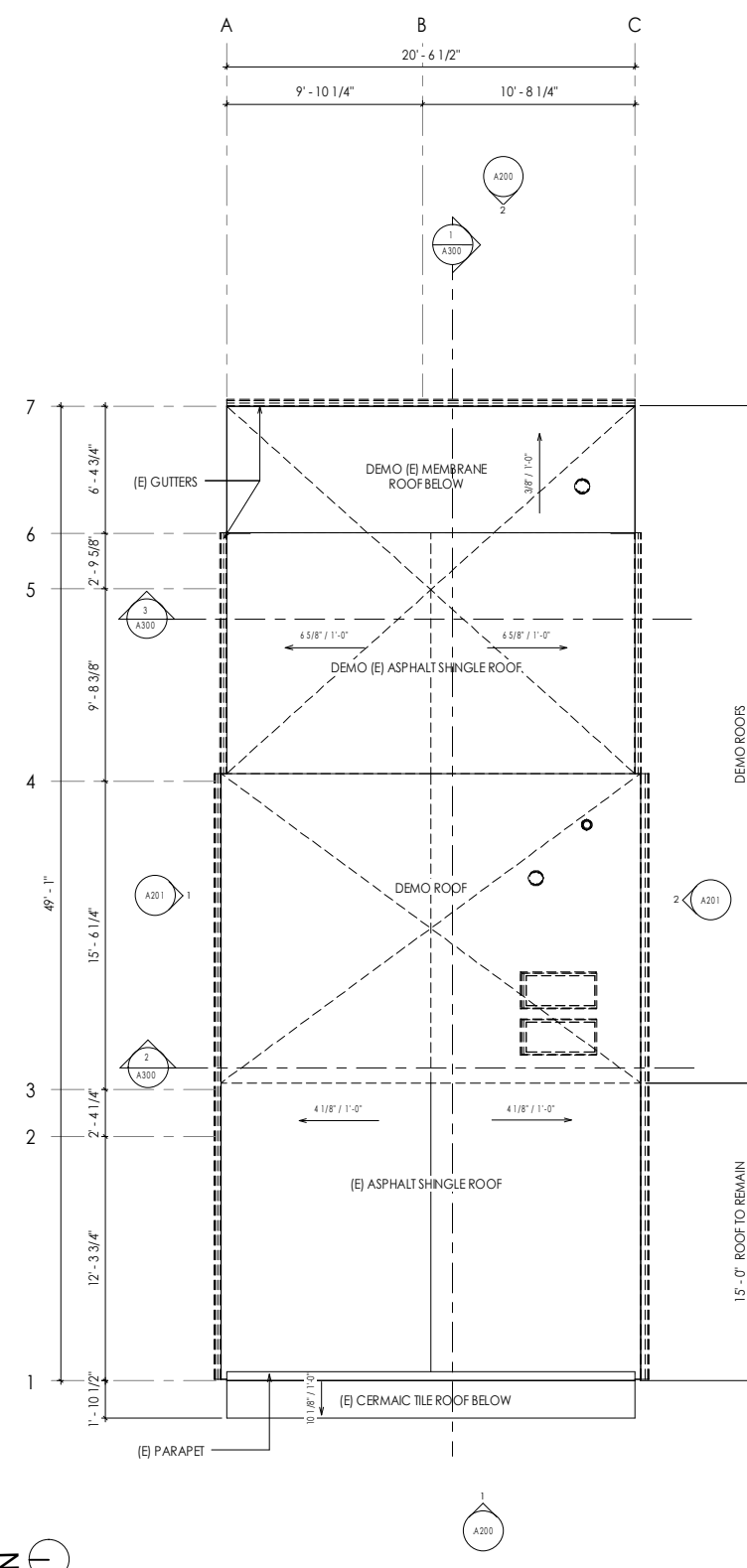
**A101**



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



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

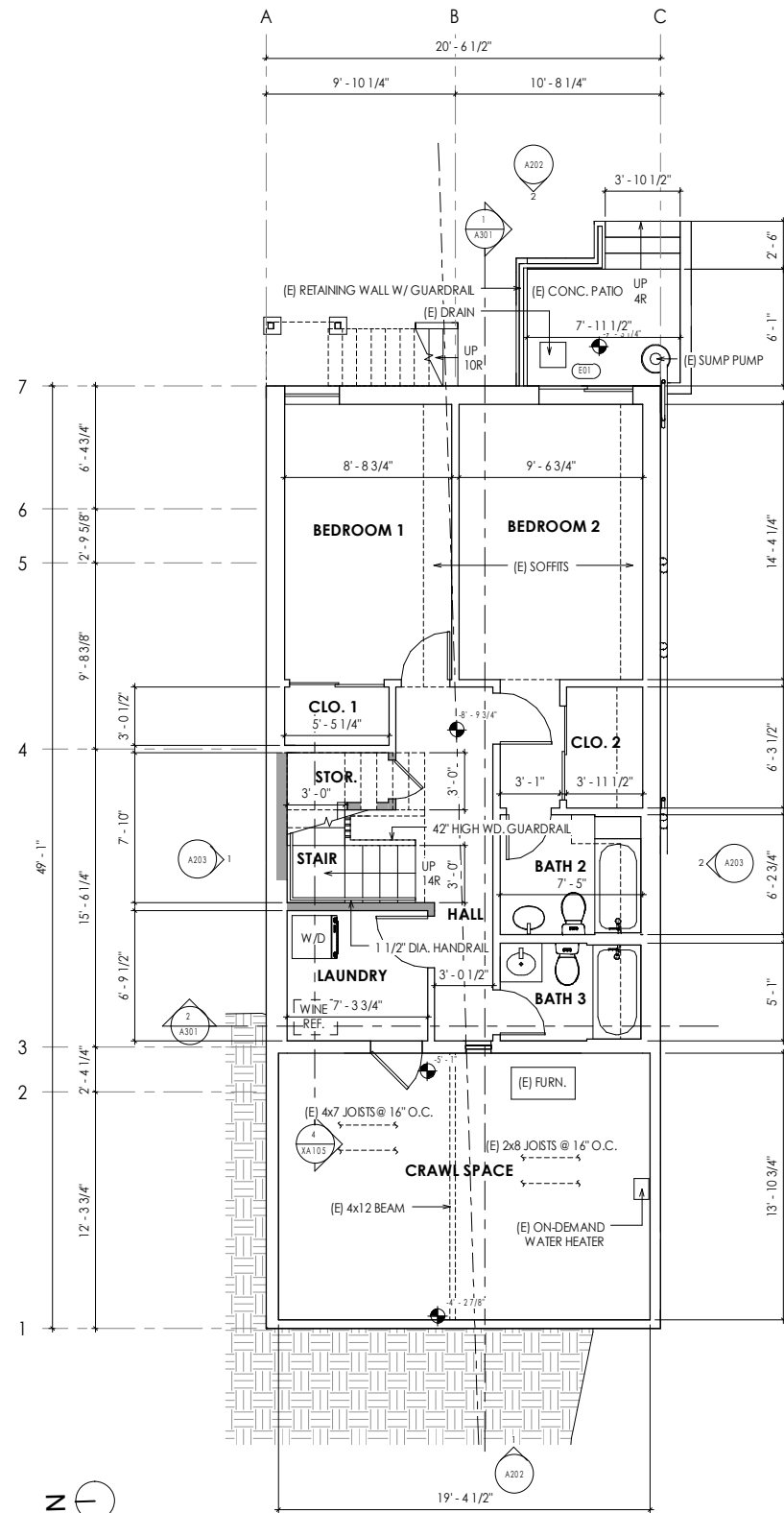


3 Existing/Demo Roof Plan  
1/4" = 1'-0"

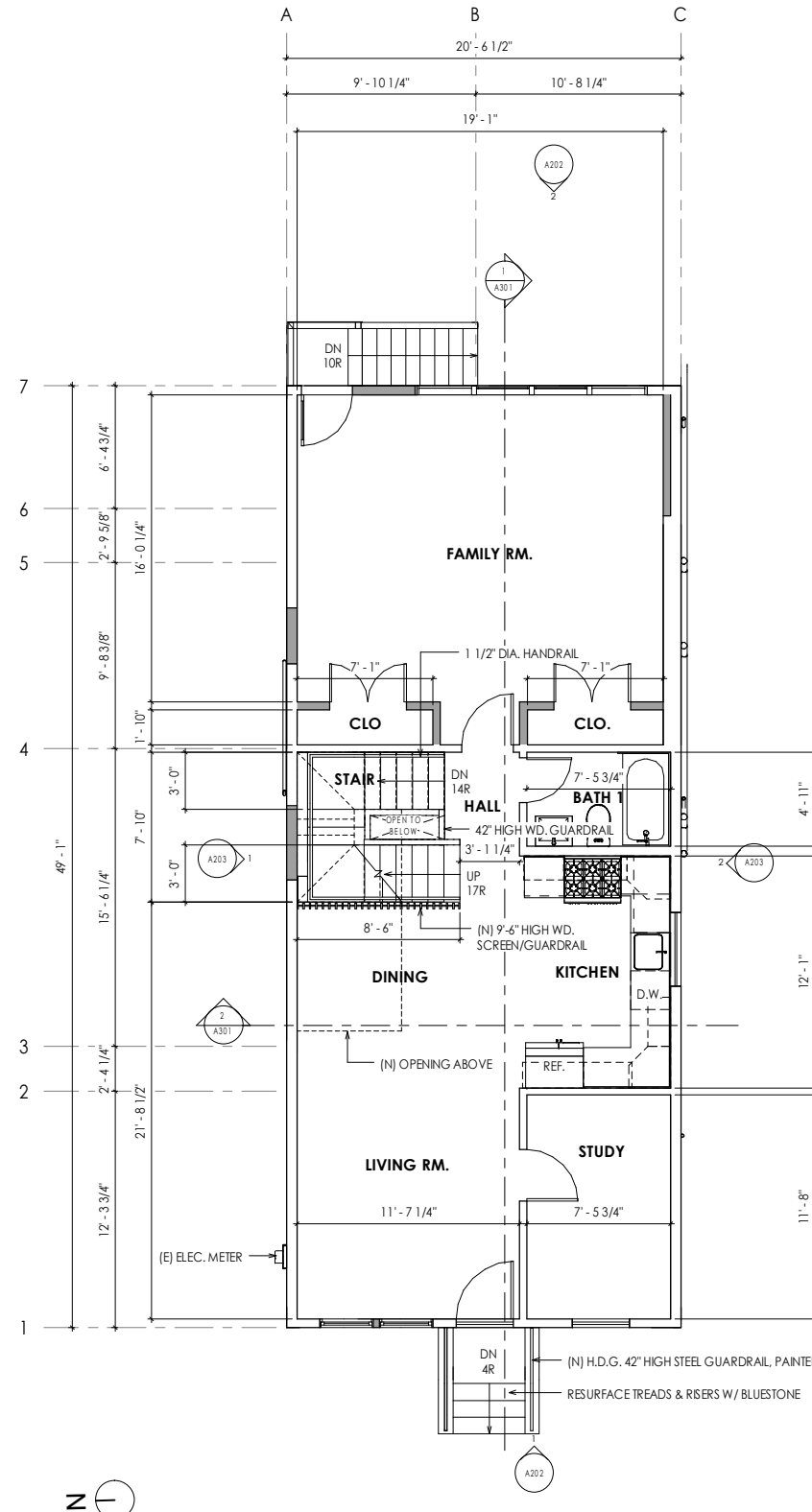


**WALL LEGEND**

EXISTING WALL TO REMAIN	=====
EXISTING WALL/DOOR/WINDOW TO BE REMOVED	-----



1 Proposed First 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.
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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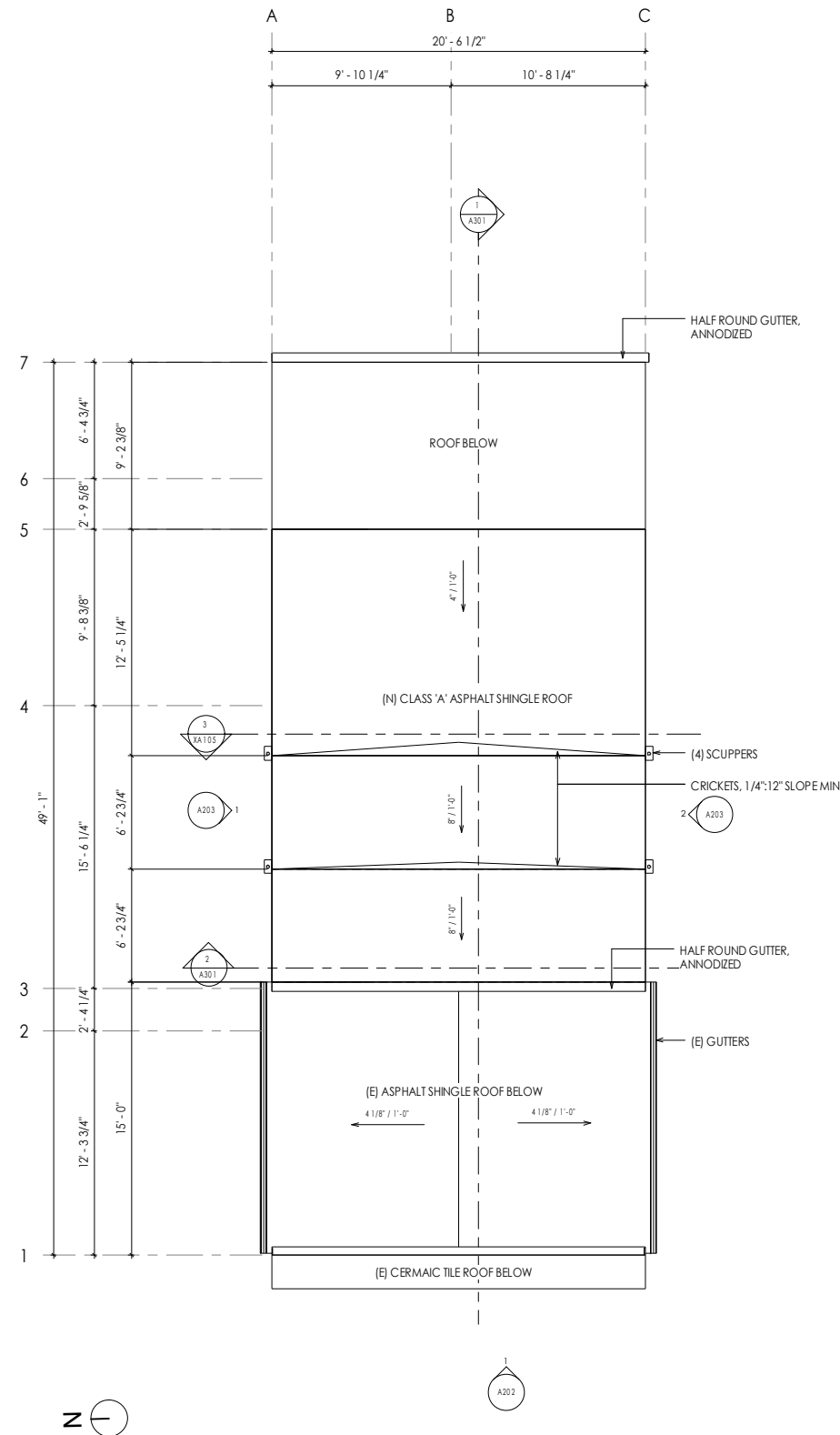
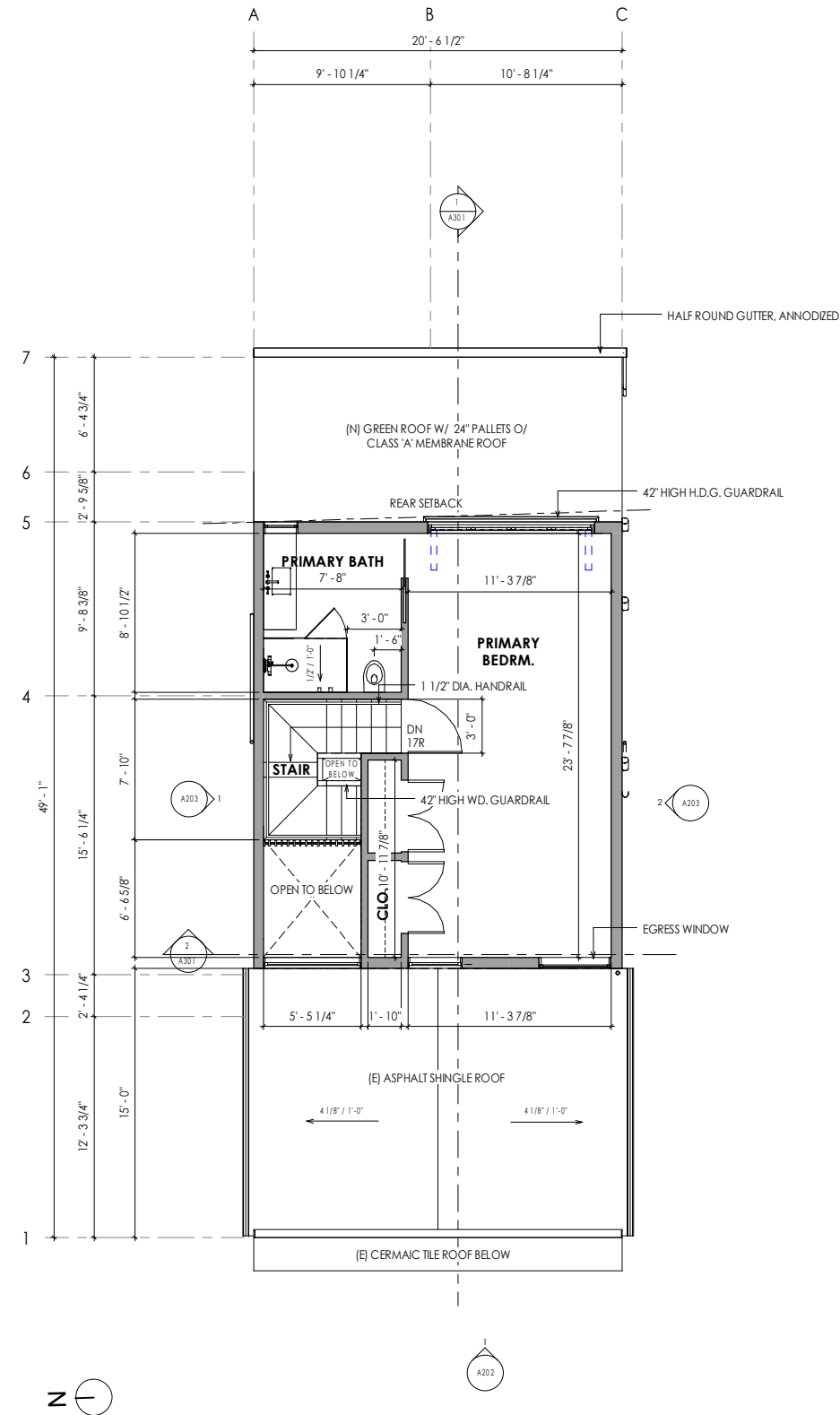
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Sheet Title

**Proposed Floor Plans**

**A102**



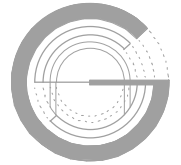
**WALL LEGEND**

- 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.
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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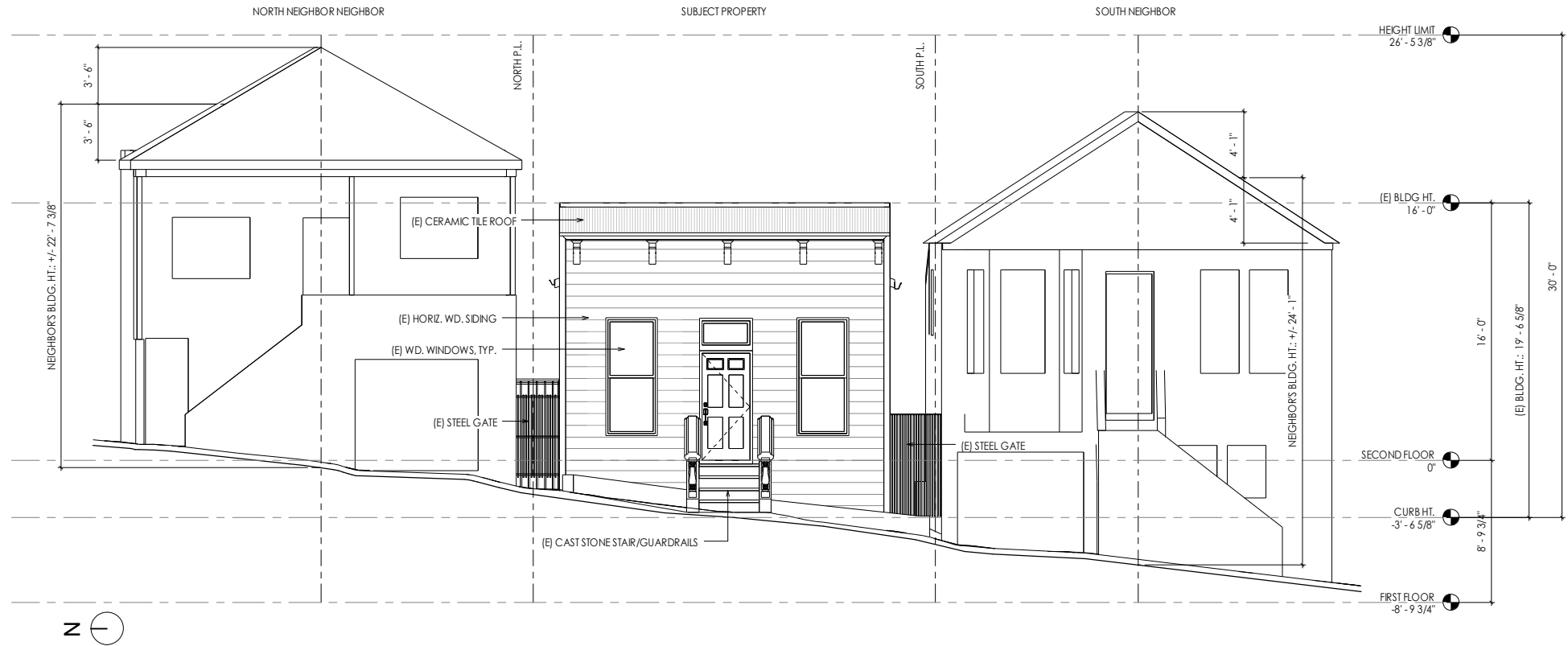
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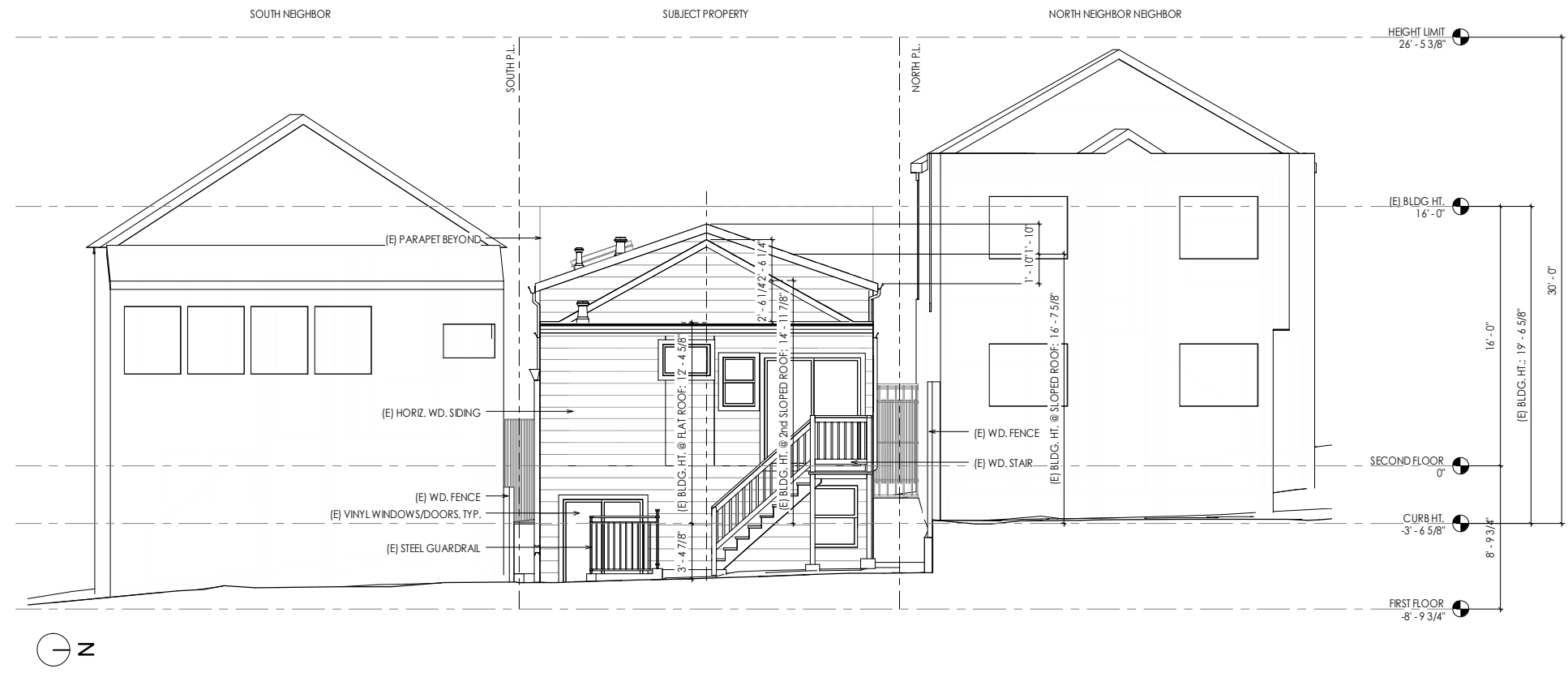
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**Proposed Floor Plans**

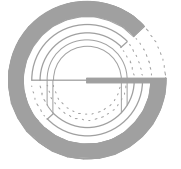
**A103**



① Existing West (front) Elevation  
1/4" = 1'-0"



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



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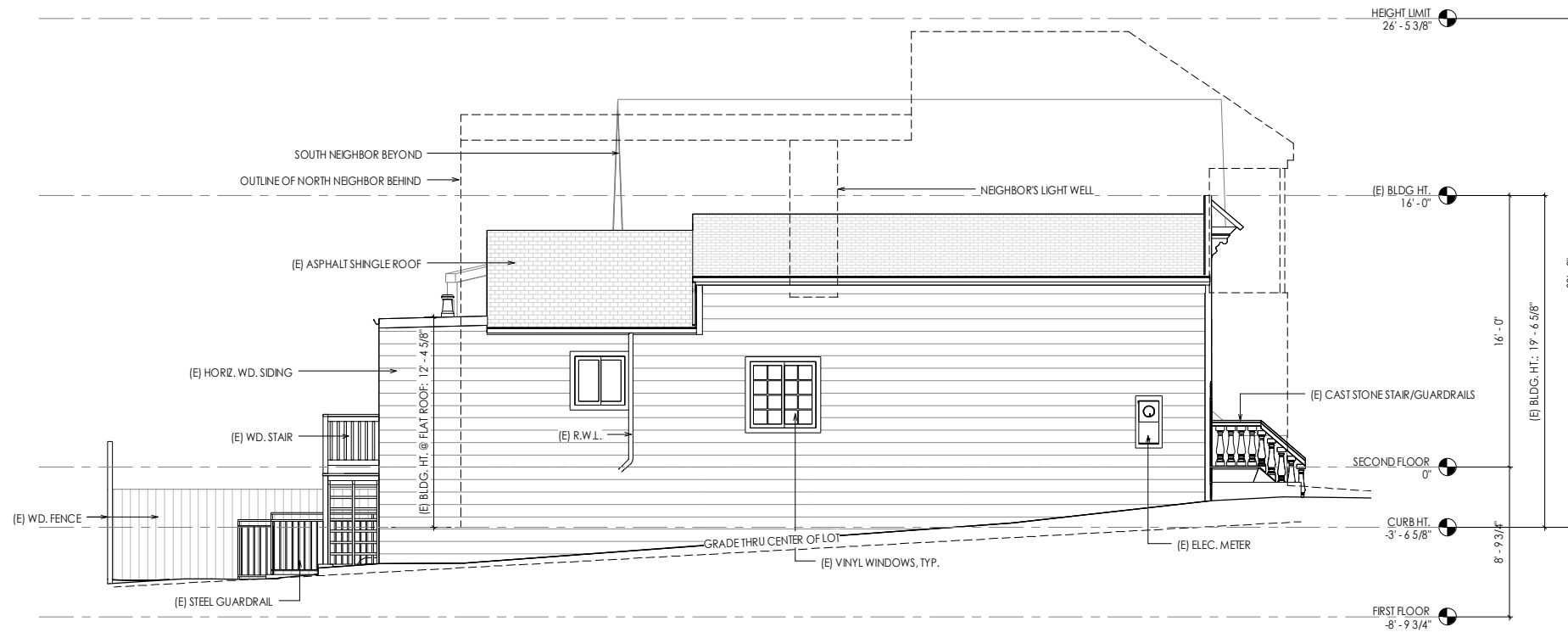
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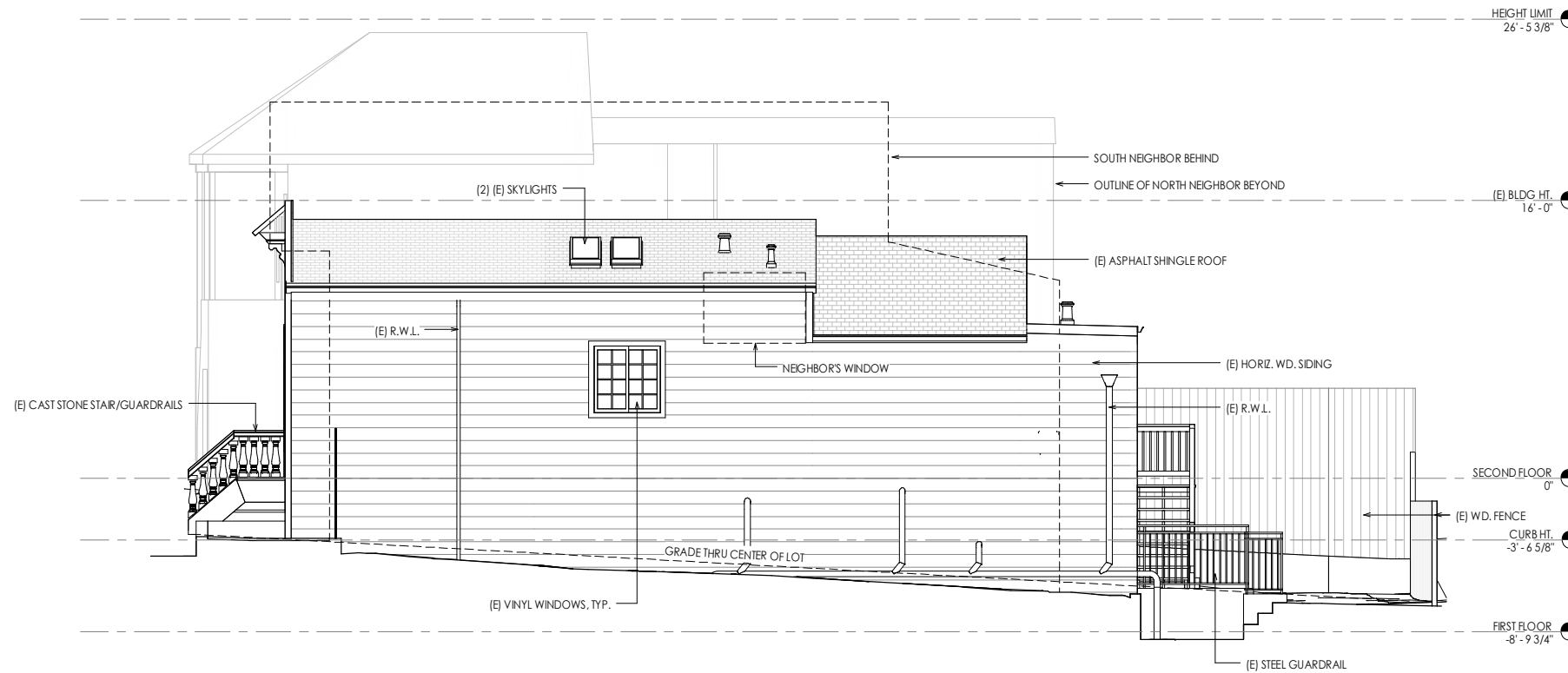
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**Existing Elevations**

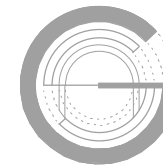
**A200**



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



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



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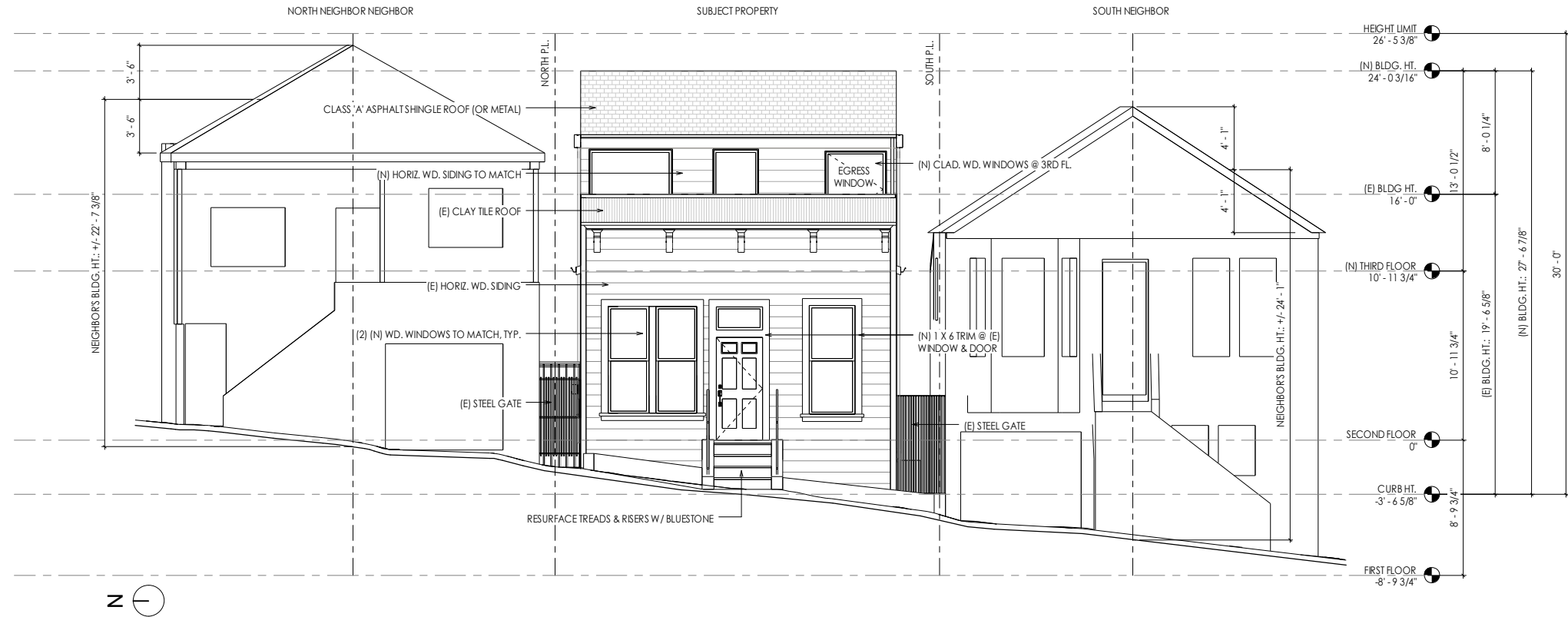
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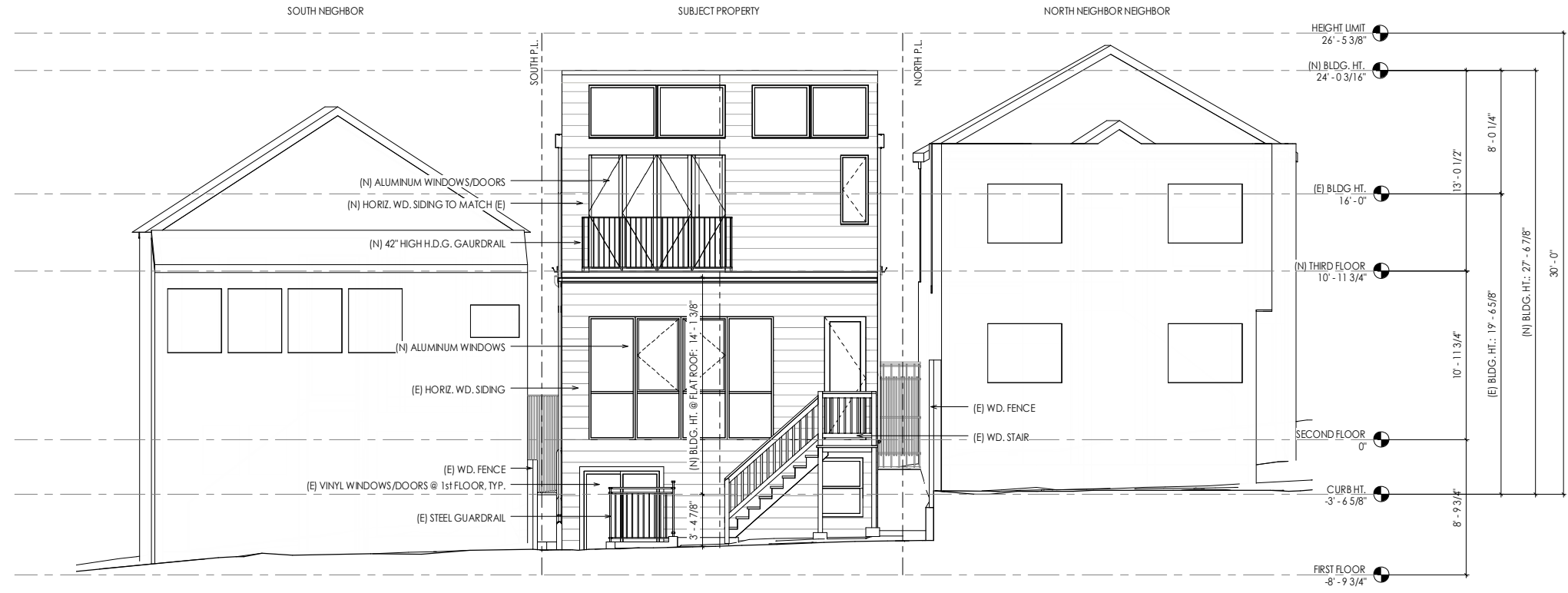
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Existing Elevations

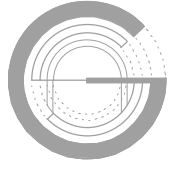
**A201**



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



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



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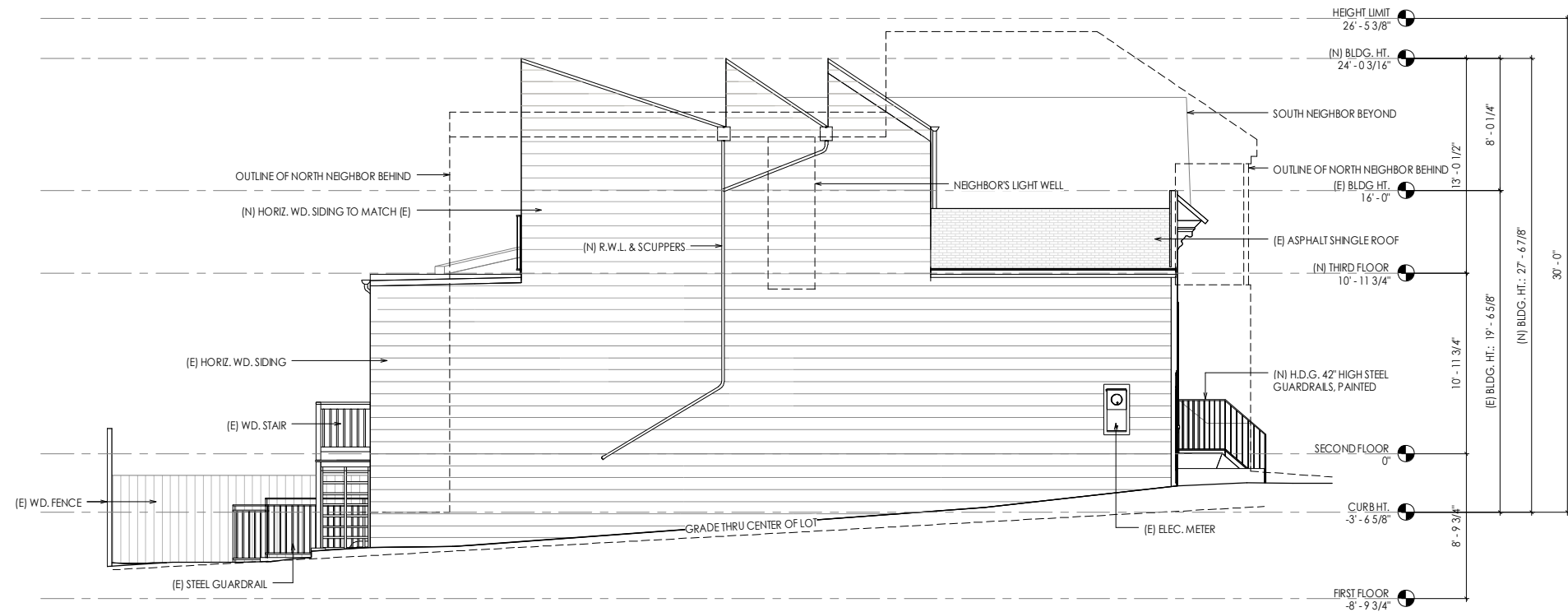
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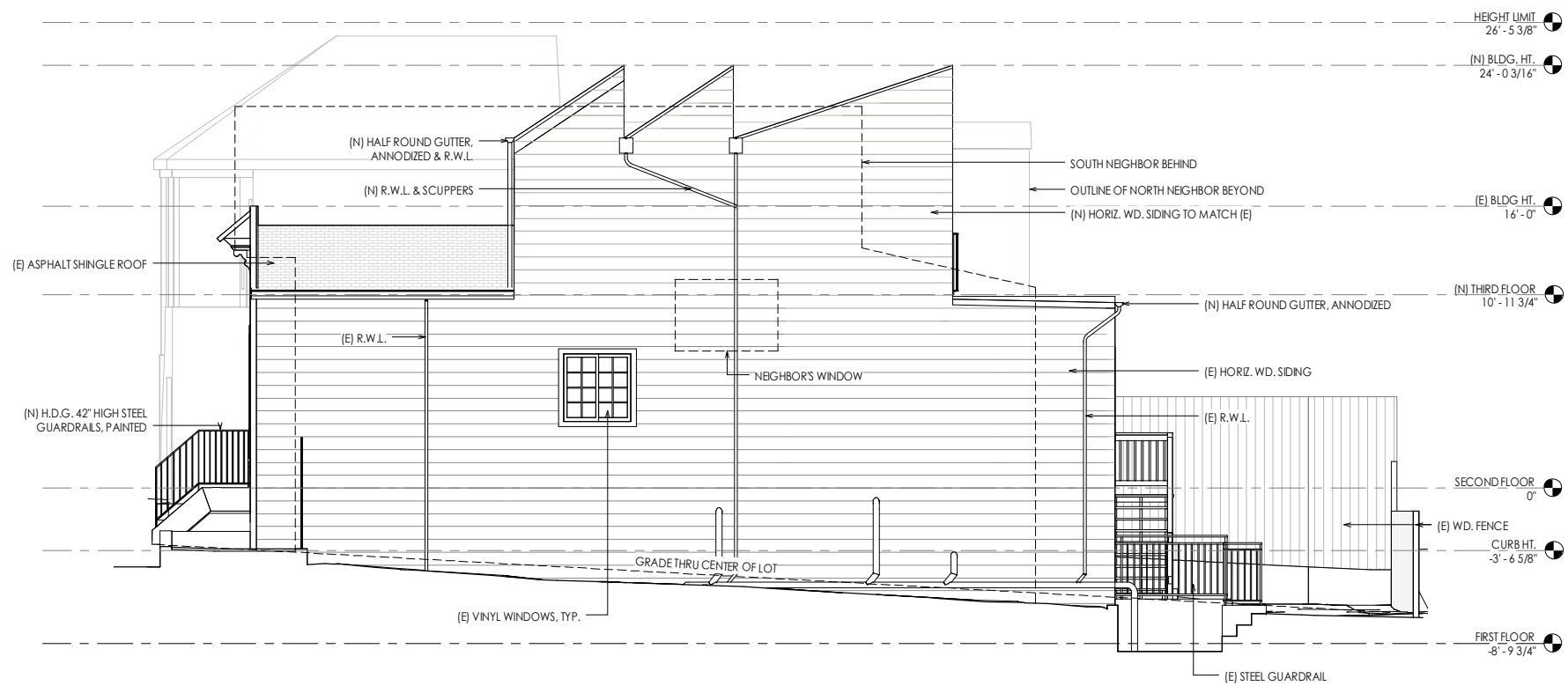
**Proposed Elevations**

**A202**

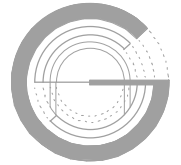




1 Proposed North Elevation  
1/4" = 1'-0"



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



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**Proposed Elevations**

**A203**

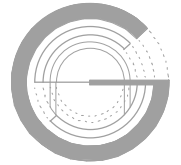




① Existing Front Elevation from Across Street



② Proposed Front Elevation from Across Street



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Drawings and specifications are instruments of architectural service and shall remain the property of the architect. Use is restricted to the site for which they are prepared.

**PRE-APP MTG**

Stamps:



Rev Issued to Date

Date: 9/6/2022  
4:34:27 PM

Scale: As Noted

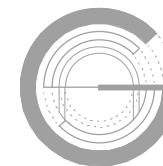
Sheet Title

**Perspectives**

**PERSPECTIVE NOTES:**

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

**A204**



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



**COLOUMBE- DEHAPIO**  
223 ANDERSON ST  
SAN FRANCISCO, CA 94110  
BLOCK/LOT: 5662/029

© 2022 Gisela Schmolli Architect, PC  
All design, drawings and written materials appearing hereon are prepared and controlled by a single individual and are the property of the architect. No reproduction or use without the consent of the architect.  
Drawings and specifications are instruments of architectural service and shall remain the property of the architect. Use is restricted to the site to which they are prepared.

**PRE-APP MTG**

Stamps:

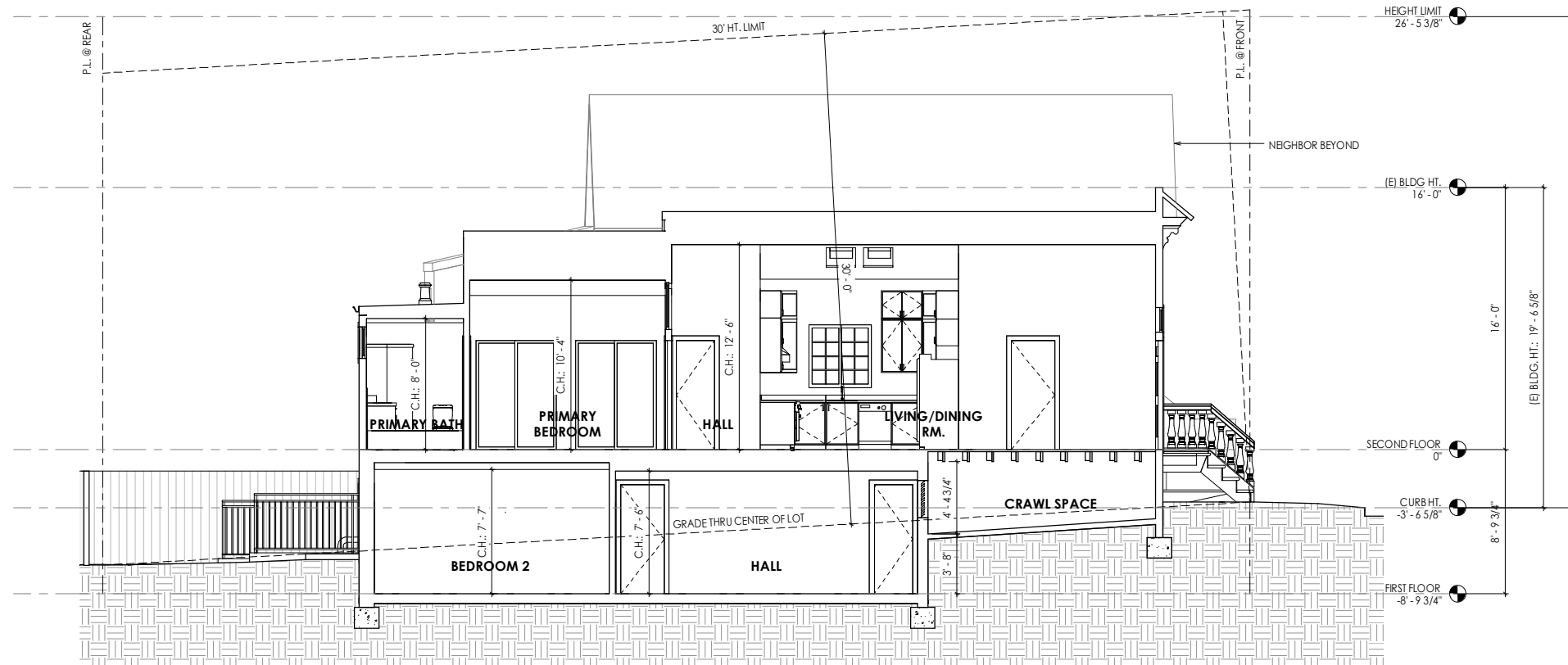


Rev	Issued to	Date

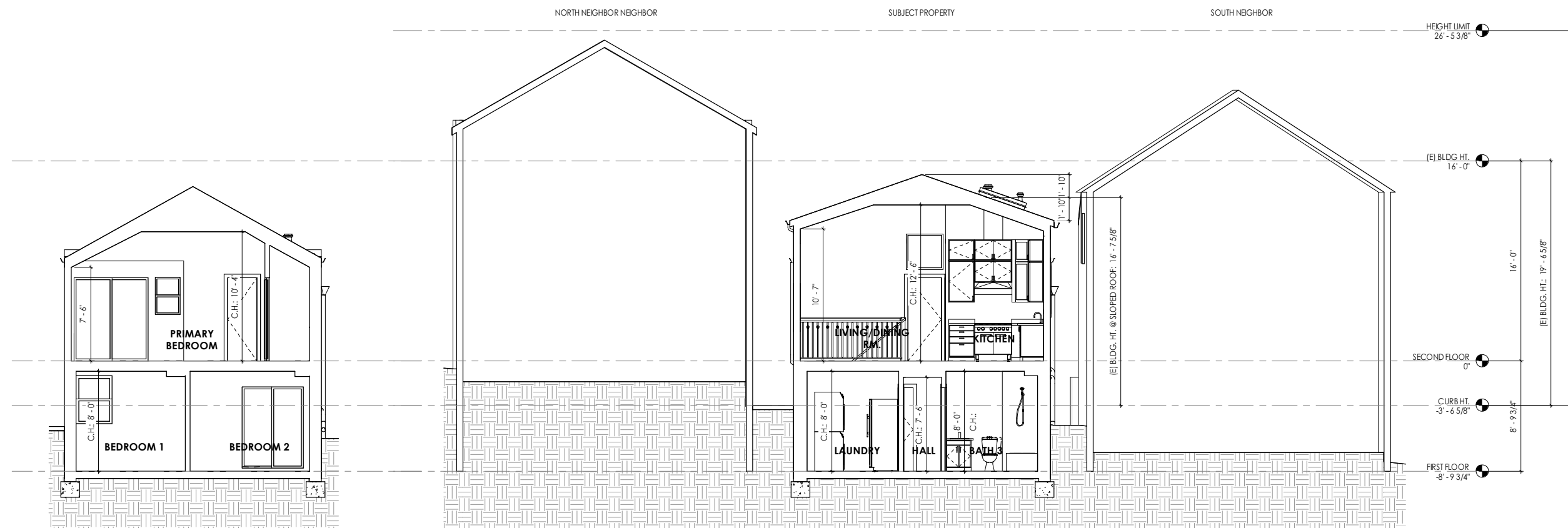
Date: 9/6/2022 4:34:28 PM  
Scale: As Noted  
Sheet Title

**Existing Sections**

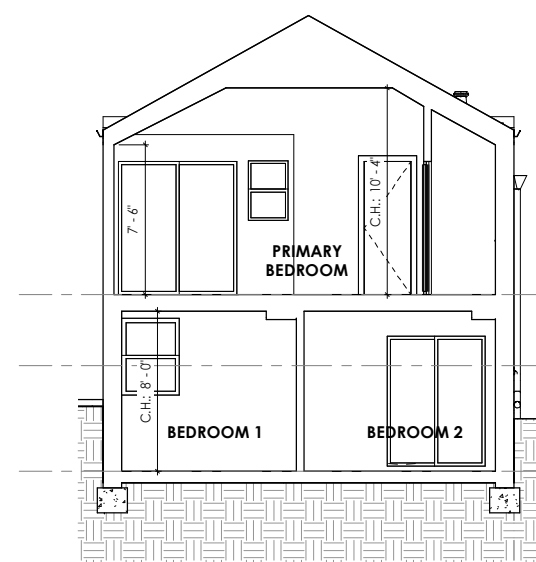
**A300**



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



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



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



# NOTICE OF PRE-APPLICATION MEETING

Date: \_\_\_\_\_

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at \_\_\_\_\_, cross street(s) \_\_\_\_\_ (Block/Lot#: \_\_\_\_\_; Zoning: \_\_\_\_\_), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: \_\_\_\_\_

Existing # of dwelling units: _____	Proposed: _____	Permitted: _____
Existing bldg square footage: _____	Proposed: _____	Permitted: _____
Existing # of stories: _____	Proposed: _____	Permitted: _____
Existing bldg height: _____	Proposed: _____	Permitted: _____
Existing bldg depth: _____	Proposed: _____	Permitted: _____

## MEETING INFORMATION:

Property Owner(s) name(s): \_\_\_\_\_ Meeting ID: 821 7710 1561  
 Project Sponsor(s): \_\_\_\_\_ Passcode: 677462  
 Contact information (email/phone): \_\_\_\_\_ Dial in via phone:  
 1 669 900 6833

Meeting Address\*: \_\_\_\_\_ Download the Zoom application for free at:  
 Date of meeting: \_\_\_\_\_ Time of meeting\*\*: \_\_\_\_\_ <https://zoom.us/download>

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 49 South Van Ness Avenue, Suite 1400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, email the Planning counter at the Permit Center at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).

# AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING

I, \_\_\_\_\_, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting a Project Application with the Planning Department in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at \_\_\_\_\_ (location/address) on \_\_\_\_\_ (date) from \_\_\_\_\_ (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, \_\_\_\_\_, 20\_\_\_\_ IN SAN FRANCISCO.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (type or print)

\_\_\_\_\_  
Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

\_\_\_\_\_  
Project Address

# PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: \_\_\_\_\_

Meeting Time: \_\_\_\_\_

Meeting Address: \_\_\_\_\_

Project Address: \_\_\_\_\_

Property Owner Name: \_\_\_\_\_

Project Sponsor/Representative: \_\_\_\_\_

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Beth Freedman	222 Anderson St		bethgailfreedman@gmail.com	
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					

# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: \_\_\_\_\_  
Meeting Time: \_\_\_\_\_  
Meeting Address: \_\_\_\_\_  
Project Address: \_\_\_\_\_  
Property Owner Name: \_\_\_\_\_  
Project Sponsor/Representative: \_\_\_\_\_

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Beth Freedman

.This neighbor lives across the street. Concerned about the vertical addition blocking her view of the bay from her daughter's bedroom window. This window is on the second floor.

Project Sponsor Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Question/Concern #2: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Question/Concern #3: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Question/Concern #4: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Notice of an application for Vertical Addition

*Project Location & Details:*  
223 Anderson Street

*Building Permit Application No.* 2022.10.27.5336

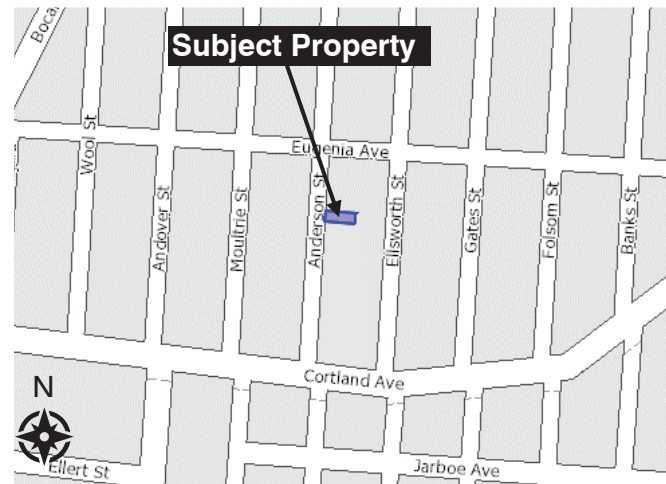
*Block/Lot No.* 5662 / 029

*Zoning District:* RH-1 - RESIDENTIAL- HOUSE, ONE FAMILY

The Project at 223 Anderson Street proposes to modify the existing building with a Vertical Addition. The project also includes interior remodeling, the addition of an interior connecting stair, and addition new windows at the front and rear.

*Applicant:* Gisela Schmoll  
415-244-4748 g@schmolldesign.com

*City Planner:* Kalyani Agnihotri  
628-652-7454 Kalyani.Agnihotri@sfgov.org



Project Features	Existing	Proposed
Building Use	Residential	No Change
Building Height	16 feet	24 feet
Dwelling Units	1	No Change

**You are not  
required to take  
any action.**

If you believe there are exceptional circumstances, you may request a **public hearing for Discretionary Review** by the response deadline.

For information on how to request a public hearing please contact the City Planner or visit [sfplanning.org/resource/drp-application](https://sfplanning.org/resource/drp-application).

*中文:*

該專案位於223 Anderson Street 提議修改現有的建築，進行垂直添加。有關此通知的中文信息，請於以下截止日期前致電 628.657.7550，並提供項目地址及項目編號。

*Español:*

El proyecto en 223 Anderson Street propone modificar el edificio existente con un agregado vertical. Para información sobre esta notificación en español, favor de llamar al 628.657.7550 antes de la fecha límite listada abajo, y mencione la dirección y número de proyecto.

*Filipino:*

Iminungkahi ng proyektong nasa 223 Anderson Street na baguhin ang nariyan nang gusali sa pamamagitan ng Dagdag na Patayo (Vertical Addition). Para sa impormasyon tungkol dito sa abiso sa Filipino, pakitawagan ang 628.657.7550 sa petsa ng deadline na nakalista sa ibaba, at banggitin ang address ng proyekto at ang numero ng record.

*Response Deadline:* **4/3/23**

*Record No.* **2022-010819PRJ**



**San Francisco  
Planning**

了解更多信息 Para más información Para sa karagdagang impormasyon

[sfplanning.org/notices](https://sfplanning.org/notices)



For more information



## General Information About Procedures

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice. If you have general questions about the Planning Department's review process, contact the Planning counter at the Permit Center via email at [pic@sfgov.org](mailto:pic@sfgov.org).

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Contact the project Applicant to get more information and to discuss the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects that conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review ("DR"). If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a DR Application prior to the Expiration Date shown on the front of this notice.**

To file a DR Application, you must:

1. Complete the Discretionary Review PDF application (<https://sfplanning.org/resource/drp-application>) and email the completed PDF application to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org) by the expiration date listed on the front of this notice. You will receive follow-up instructions via email on

how - and by when - to post payment for the DR Application.

To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

### BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. The Board of Appeals is accepting appeals via e-mail. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

### ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination will be prepared and can be obtained through the Exemption Map at [www.sfplanning.org](http://www.sfplanning.org) prior to the approval action. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Board of Supervisors at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org), or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



San Francisco  
**Planning**

了解更多信息 Para más información Para sa karagdagang impormasyon

[sfplanning.org/notices](http://sfplanning.org/notices)



For more information

## Exhibit 11 – Declaration of posting for section 311



**San Francisco**  
**Planning**

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
www.sfplanning.org

### DECLARATION OF POSTING FOR SECTION 311

I, David Coulombe, do hereby declare as follows:

1. On March 3rd, 2023, I posted a public notice on the project site (one on each frontage for through and corner lots) indicating my intention to secure a building permit and describing the extent of the proposed work for the property located at 223 Anderson St, San Francisco, CA 94110. The public notice was furnished to me by the Planning Department.
2. After posting the aforementioned notice, I determined that the required notice was posted during the requisite duration between March 3rd and April 4th, 2023.

Building Application Number: 2022.10.27.5336

Project Address: 223 Anderson St, San Francisco, CA 94110

I declare under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, April 4th, 2023,  
IN SAN FRANCISCO.

  
\_\_\_\_\_  
Signature

David Coulombe  
\_\_\_\_\_  
Name (Print or Type)

Owner  
\_\_\_\_\_  
Relationship to Project: e.g. owner, Attorney, Architect, etc.

Submit completed Declaration of Posting immediately to the Project Planner after the expiration date.

**Exhibit 12 – Photo of 311 poster**



Documents submitted for the hearing on November 1, 2023

**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
---	--





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.

---

**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 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)**

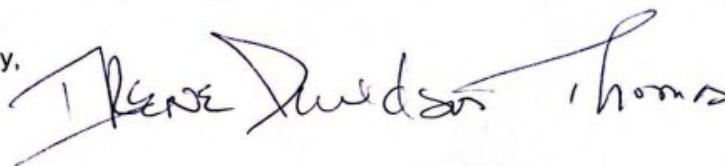
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San Francisco, October 22, 2023

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**

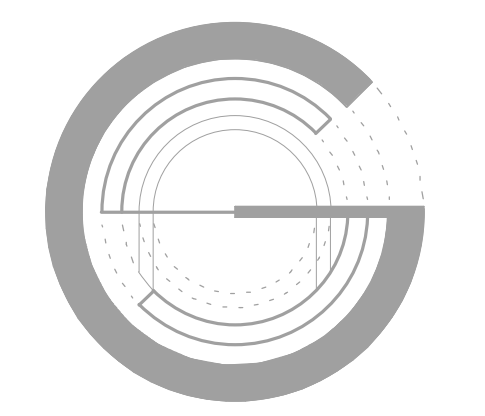
**06/29/2023**

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

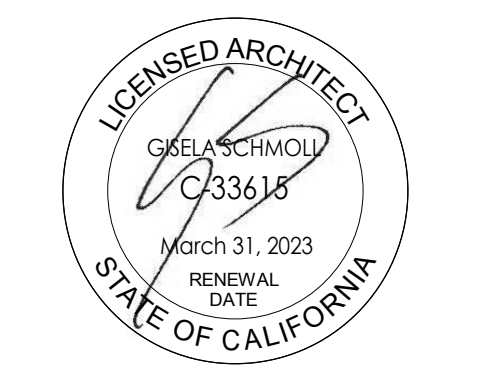


**BUILDING ENLARGEMENT DESCRIPTION**

VERTICAL  
 HORIZONTAL



**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

© 2022 Gisela Schmoll Architect, PC  
All designs, drawings, and written materials appearing herein are protected and constitute original and unpublished work of the architect and may not be revised, copied or disclosed without the written consent of the architect.  
Drawings and specifications are instruments of architectural service and shall remain the property of the architect. Use is restricted to the site for which they are prepared.

**SITE PERMIT**

DBI Stamps:

2	Building	6/26/23
1	Planning	1/11/23
Rev	Issued to	Date

Date: 6/26/2023  
3:13:15 PM

Scale: As Noted

Sheet Title

**Project Details**

A001

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**

Dept. of Building Insp.  
- San Francisco -

September 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.

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	R	RISER
CLG.	CEILING	REF.	REFRIGERATOR
CLR.	CLEAR	REQ.	REQUIRED
CONC.	CONCRETE	RM.	ROOM
CONT.	CONTINUOUS	R.W.L.	RAIN WATER LEADER
		S.A.D.	SEE ARCHITECTURAL DRAWINGS
DBL.	DOUBLE	SHT.	SHEET
DED	DEDICATED	SIM.	SIMILAR
DIA.	DIAMETER	S.S.	STAINLESS STEEL
DN	DOWN	S.S.D.	SEE STRUCTURAL DRAWINGS
DWG	DRAWING	STD.	STANDARD
		SQ.	SQUARE
(E)	EXISTING	STL.	STEEL
EA.	EACH	STOR.	STORAGE
ELEV.	ELEVATION	SYM.	SYMMETRICAL
EQ.	EQUAL	T	TREAD
EXT.	EXTERIOR	T&B	TOP AND BOTTOM
		T.B.D.	TO BE DETERMINED
F.F.	FINISH FLOOR	TEL	TELEPHONE
FL.	FLOOR	TYP.	TYPICAL
FND.	FOUNDATION		
FIG.	FOOTING	U.O.N	UNLESS OTHERWISE NOTED
		V.I.F.	VERIFY IN FIELD
GA.	GAUGE		
GALV.	GALVANIZED	W/	WITH
G.S.M.	GALVANIZED SHEET METAL	WD.	WOOD
GYP. BD.	GYPSUM BOARD	W/D	WASHER DRYER
		W.H.	WATER HEATER
H.D.G.	HOT DIPPED GALVANIZED	W/O	WITHOUT
HGR.	HANGER		
HORIZ.	HORIZONTAL		
HR.	HOUR		
INT.	INTERIOR		
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.**

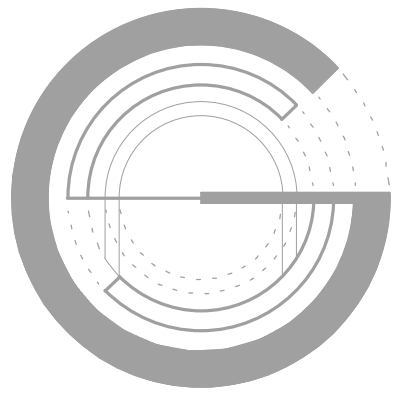
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, CONSTRUCTION SEQUENCING AND ORDERING OF CONSTRUCTION MATERIALS, PARTS, FIXTURES, ETC. ARCHITECT WILL REVIEW REQUIRED CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS AND SAMPLES, BUT ONLY TO DETERMINE IF THEY CONFORM TO ARCHITECT'S VISUAL 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.

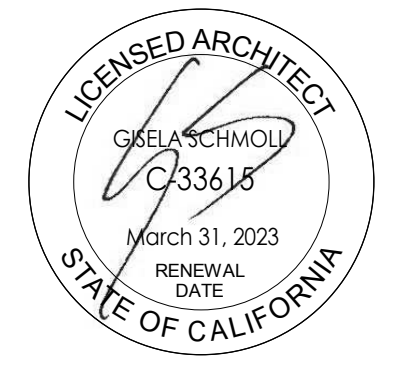
**NEW/REPLACED PLUMBING FIXTURES - WATER USE**

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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BLOCK/LOT:5662/029

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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

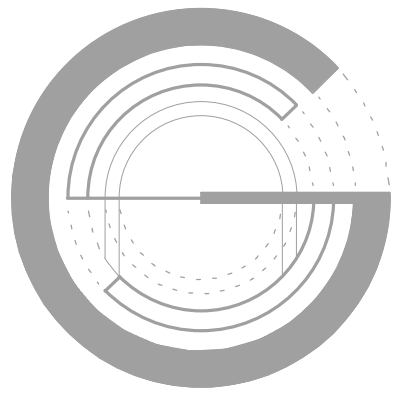
Block and Lot: 5662 029 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building Single family

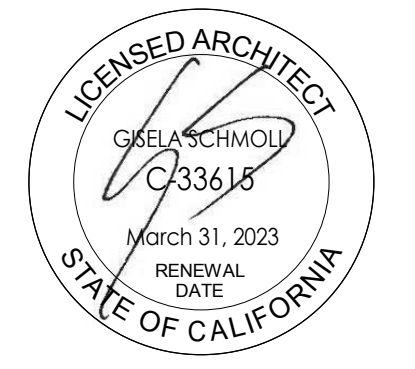
Under the authority of the 2013 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2013 San Francisco Mechanical Code, Section 103.0; the 2013 San Francisco Electrical Code, Section 89.117; and the 2013 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of 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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 g@schmolzdesign.com



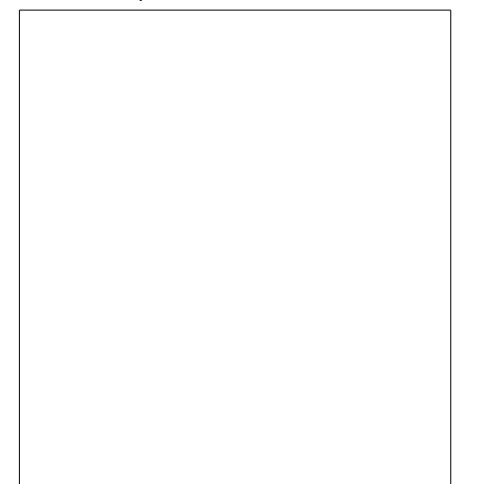
COULOMBE - DEHAPIO  
 223 ANDERSON ST  
 SAN FRANCISCO, CA 94110

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AB\_005



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 Schmolz  
 Signature: [Signatures] [PROFESSIONAL STAMP HERE]  
 Telephone: 415 601 5607 415-244-4748



September 18, 2023  
 202210275336\_SITE DWGS-REV2  
 Patrick O'Riordan  
 DIRECTOR  
 DEPT. OF BUILDING INSPECTION

PLAN REVIEWER COMMENTS:

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

Plan Reviewer: [Signature]

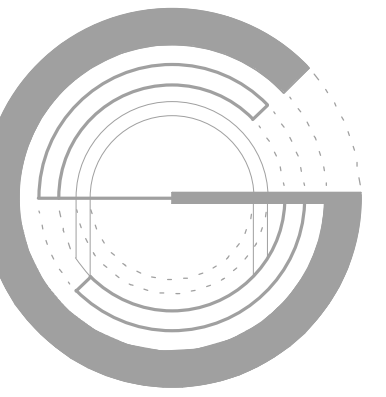
Division Manager: [Signature]

for Director of Bldg. Inspection [Signature]

for Fire Marshal: [Signature] FIRE DEPARTMENT ACCESS ONLY

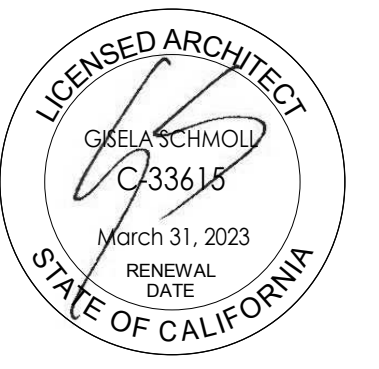
CONDITIONS OF APPROVAL or OTHER COMMENTS





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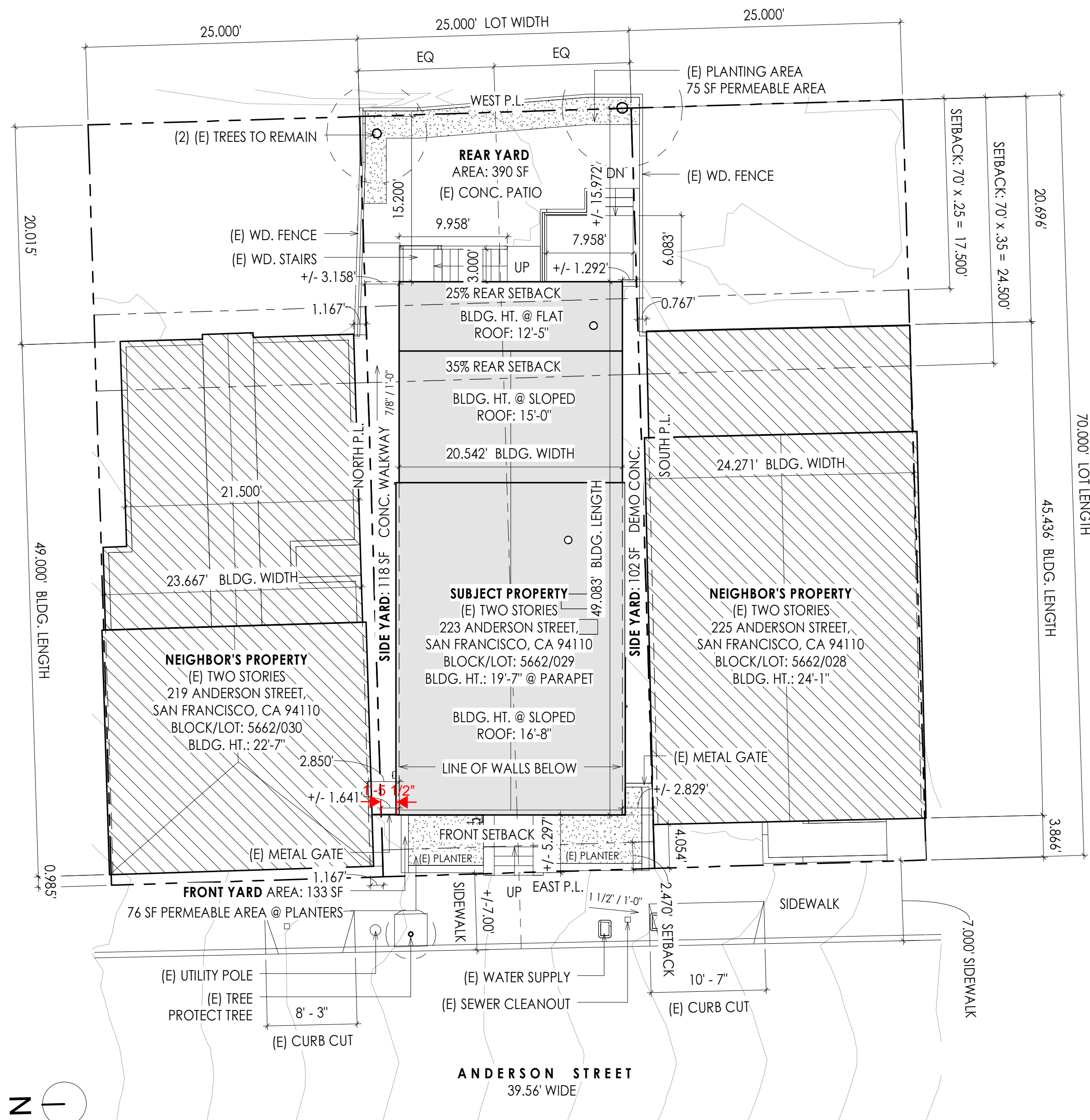
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Site Plans

**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

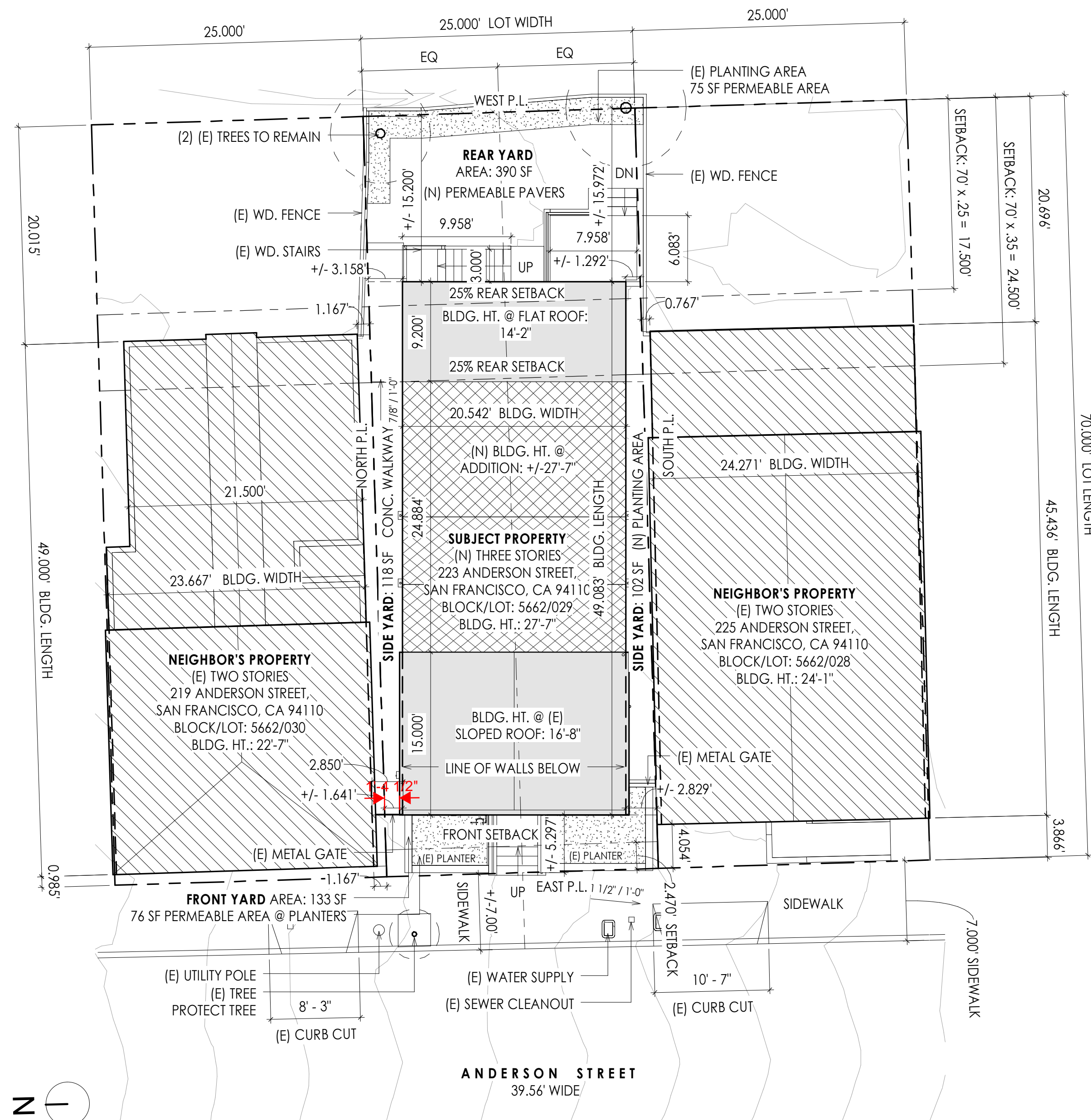
76 SF > 66.5 SF

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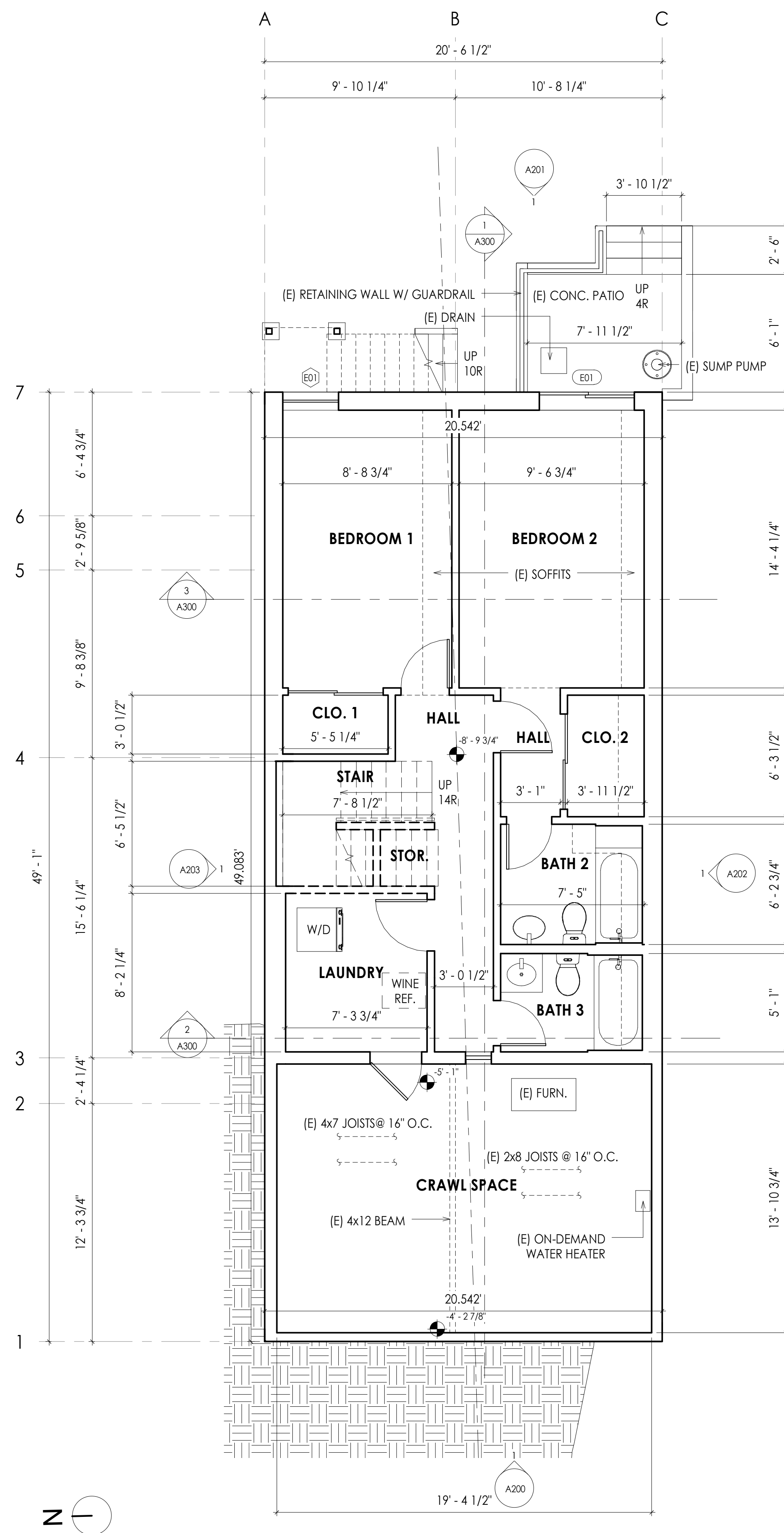
REQ. PERMEABLE AREA PER SEC. 132(h) TO BE MIN. 50%: 133/2 = 66.5 SF

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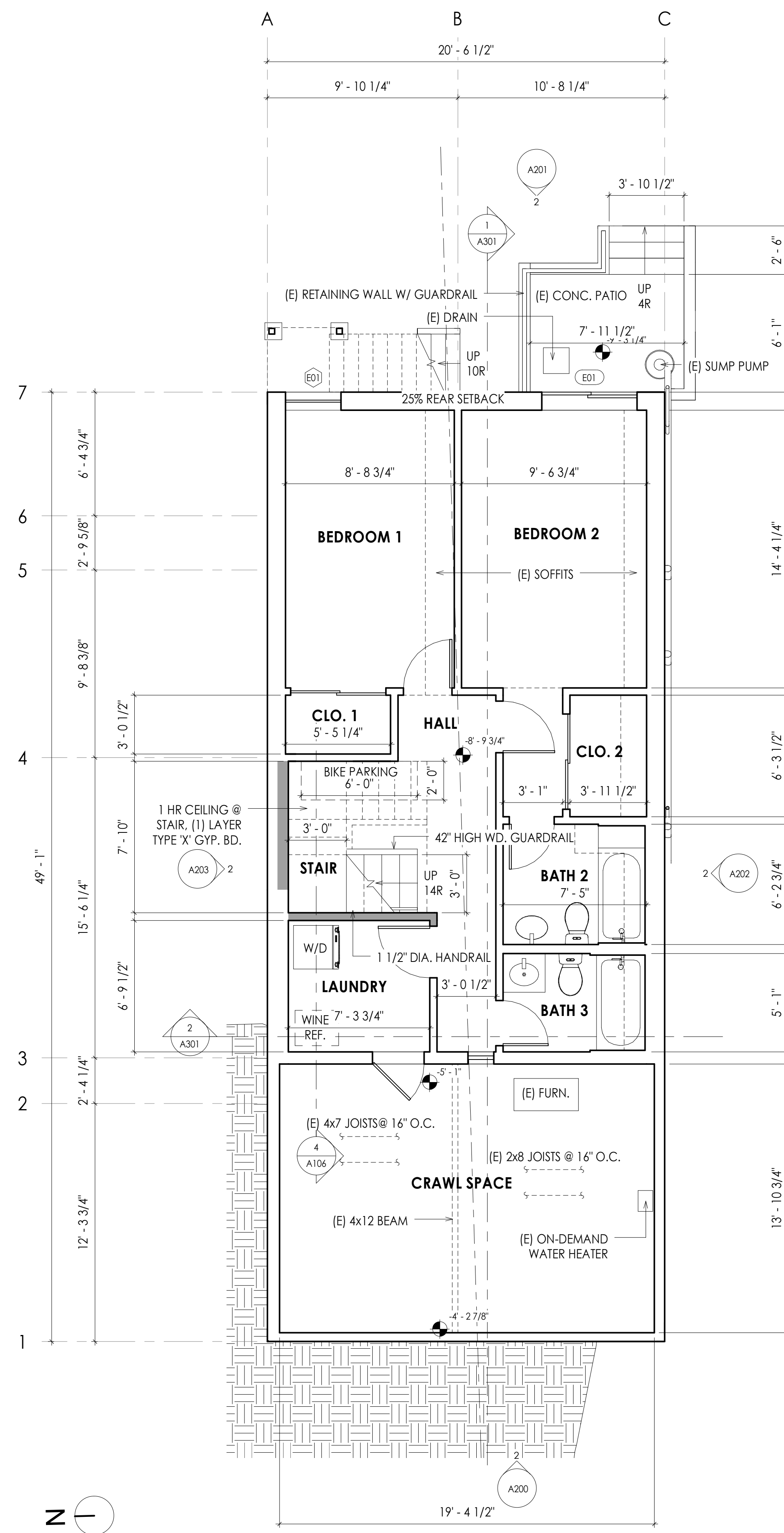
2 Proposed Site Plan  
1/8" = 1'-0"

**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"

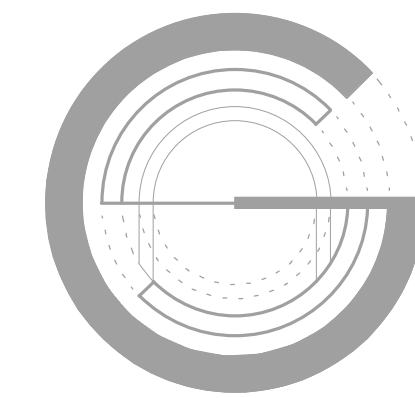
**WALL LEGEND**

- 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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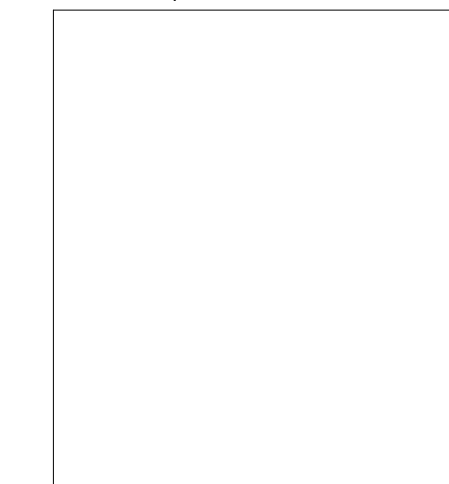
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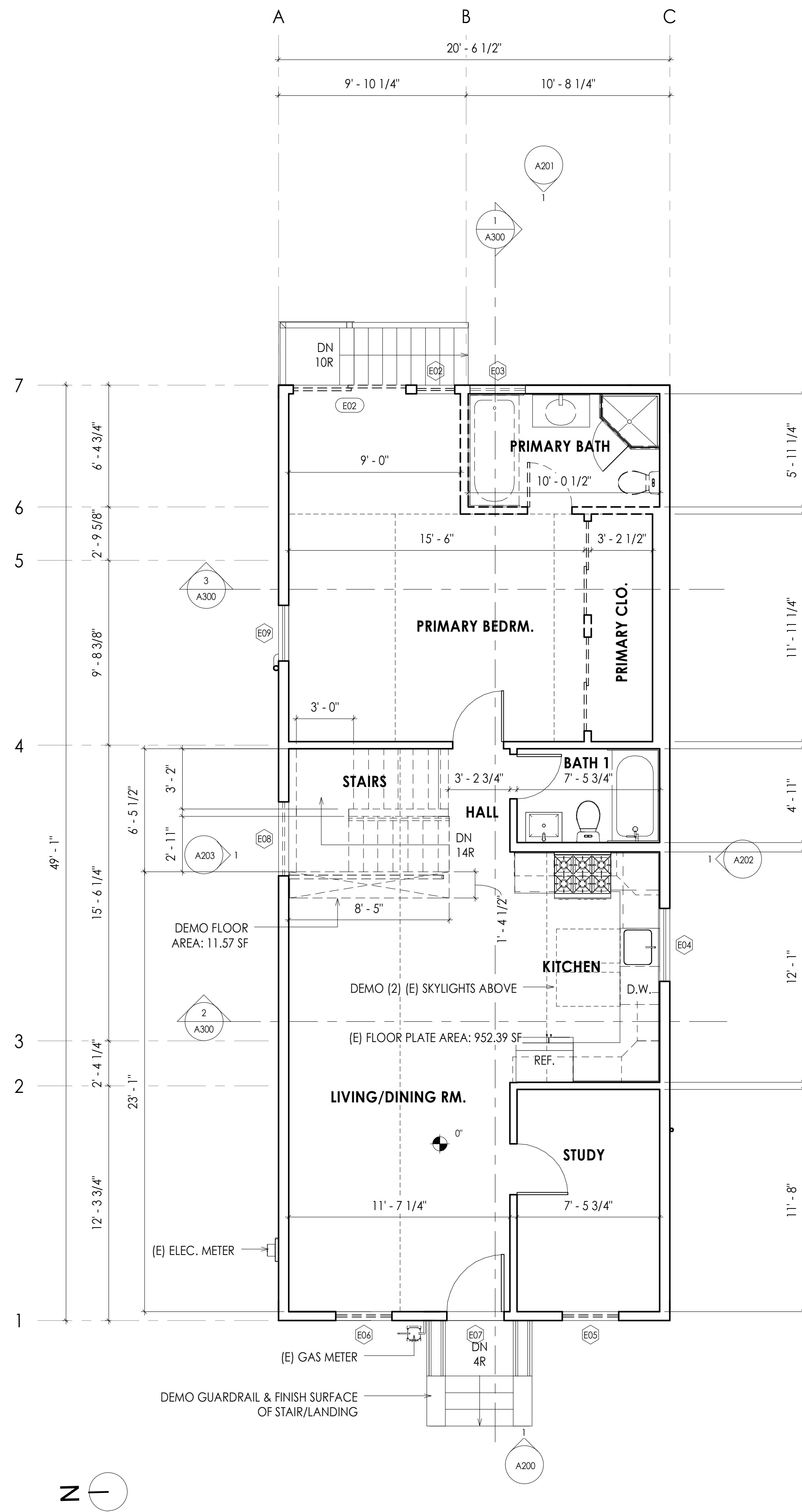
Sheet Title

**First Floor Plans**

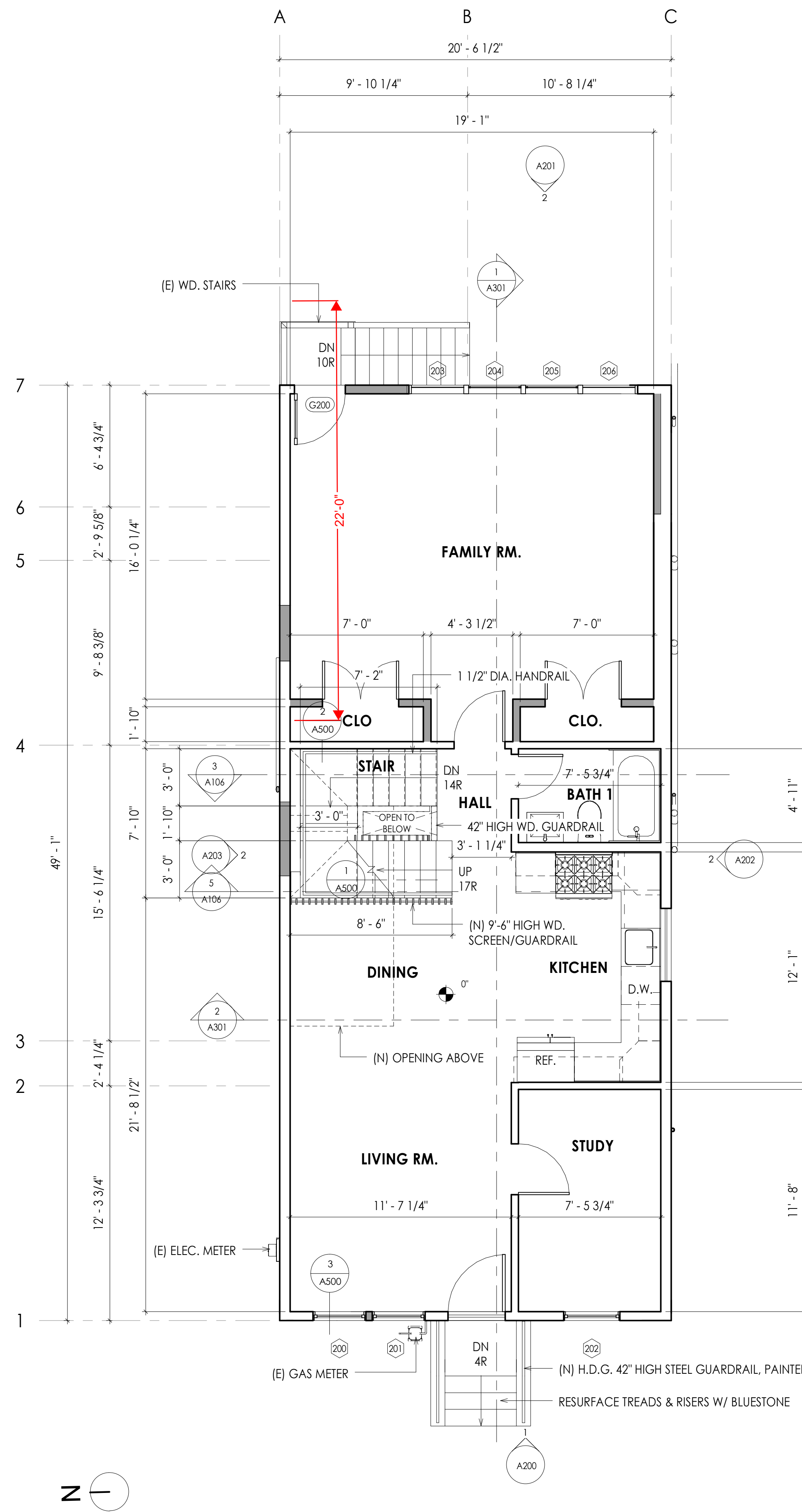


**A101**





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



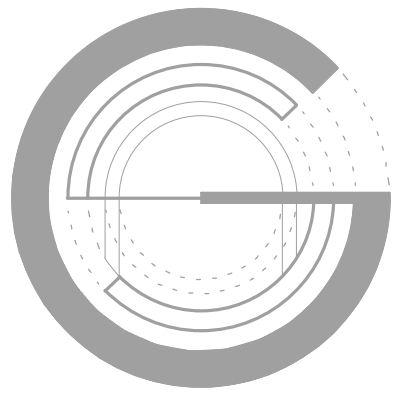
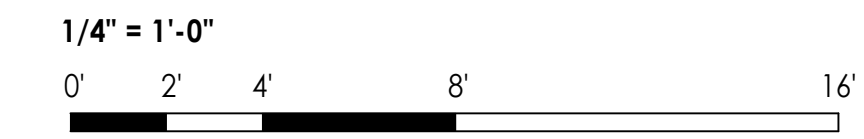
2 Proposed Second Floor Plan  
1/4" = 1'-0"

**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

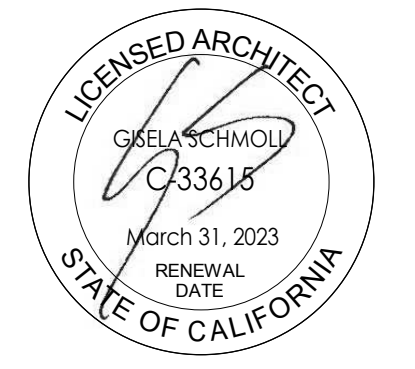
**NOTES:**

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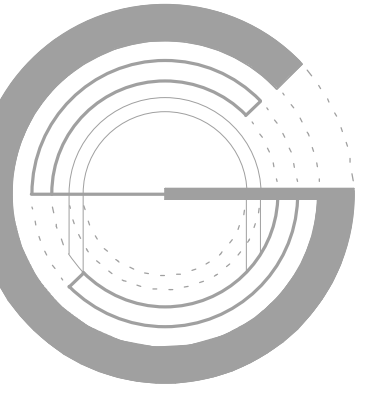
**Second Floor Plans**

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- San Francisco -

September 18, 2023  
202210275336\_SITE DWGS-REV2

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

**A102**



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**COULOMBE - DEHAPIO**

223 ANDERSON ST  
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BLOCK/LOT:5662/029

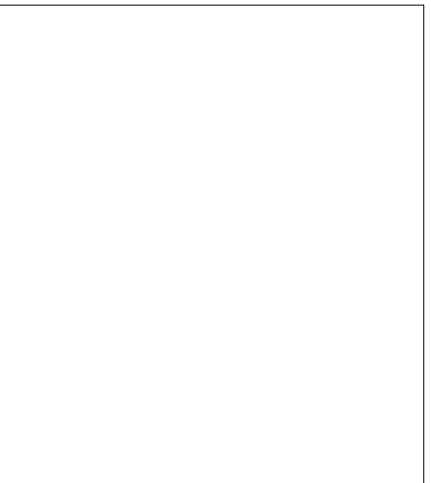
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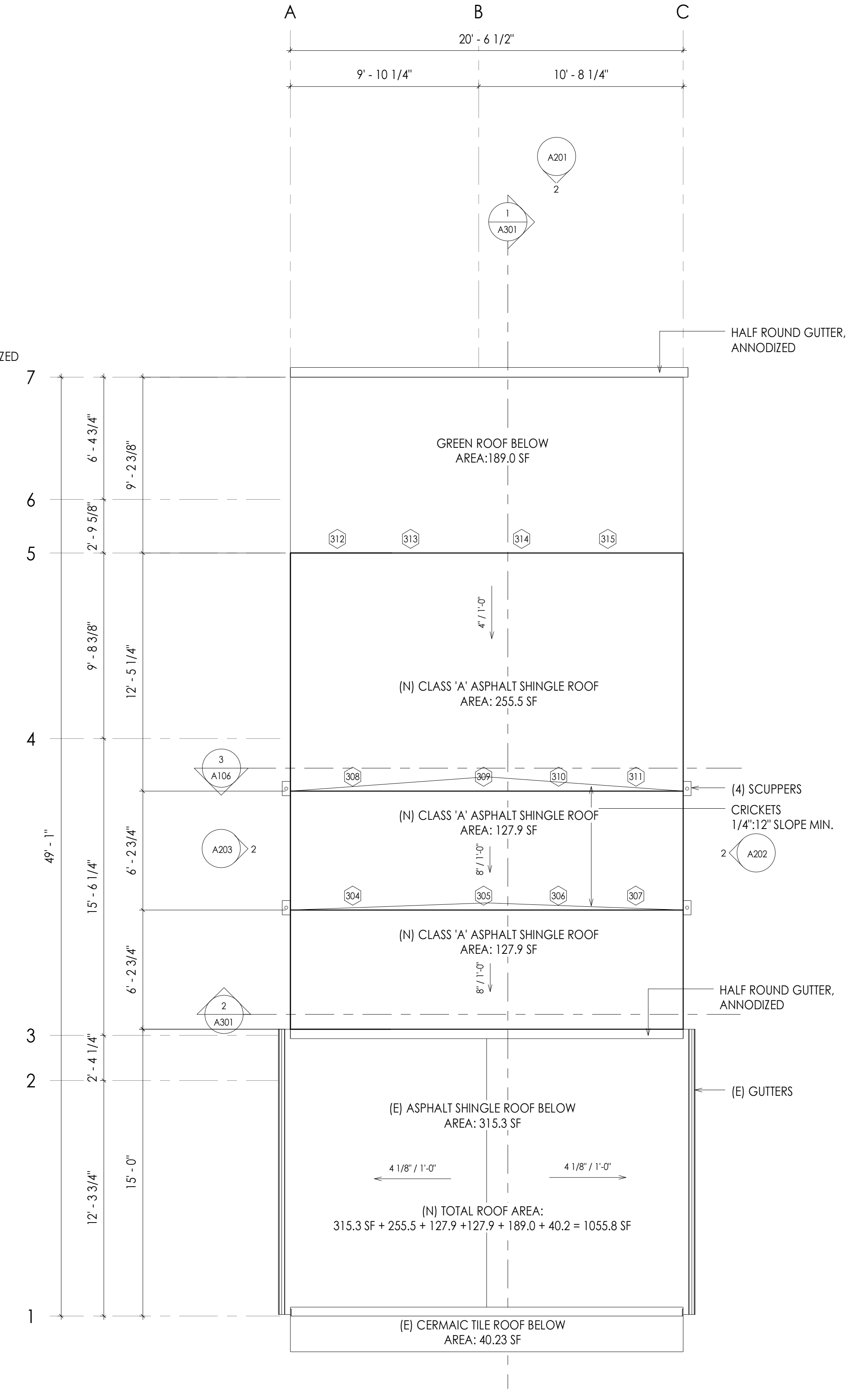
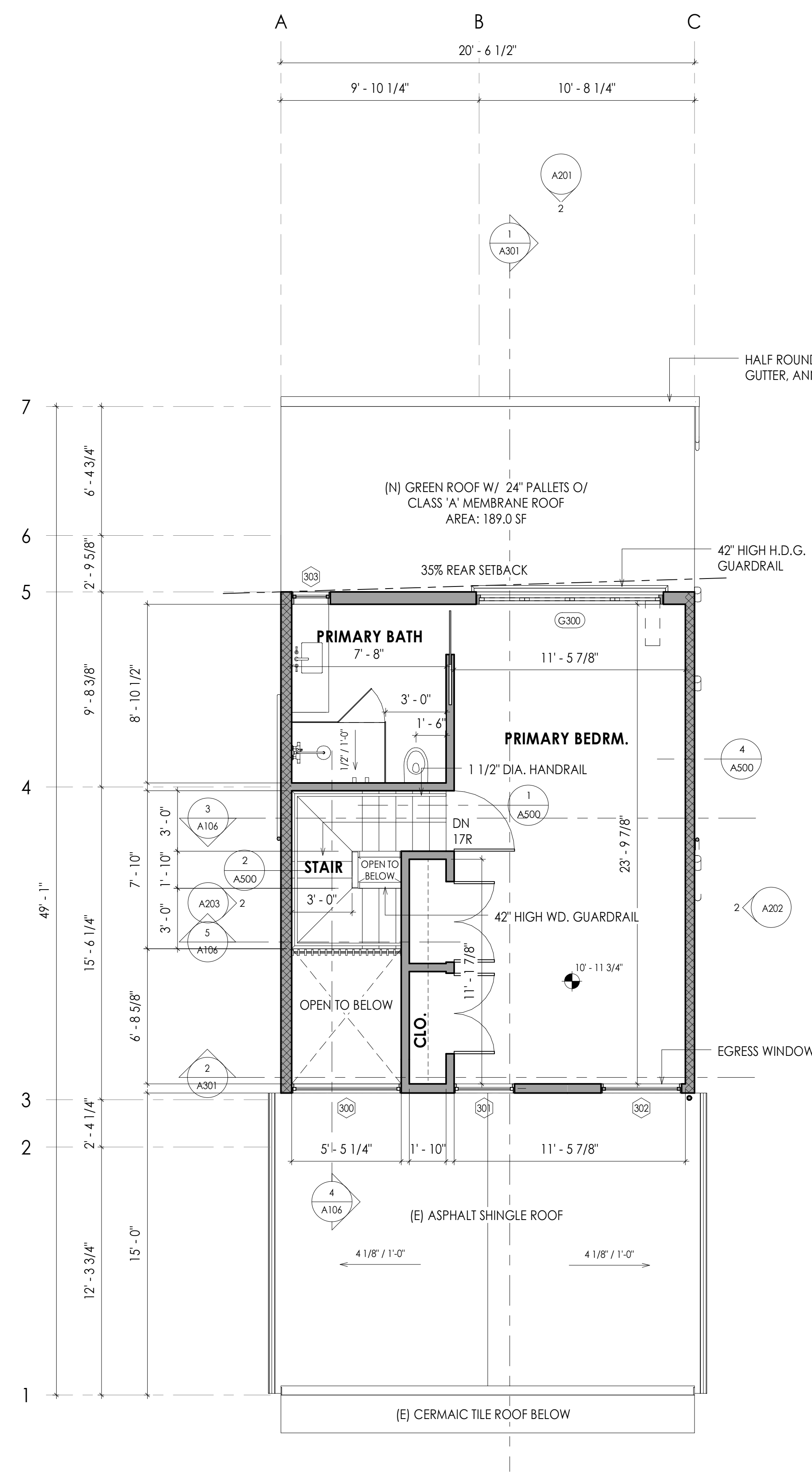
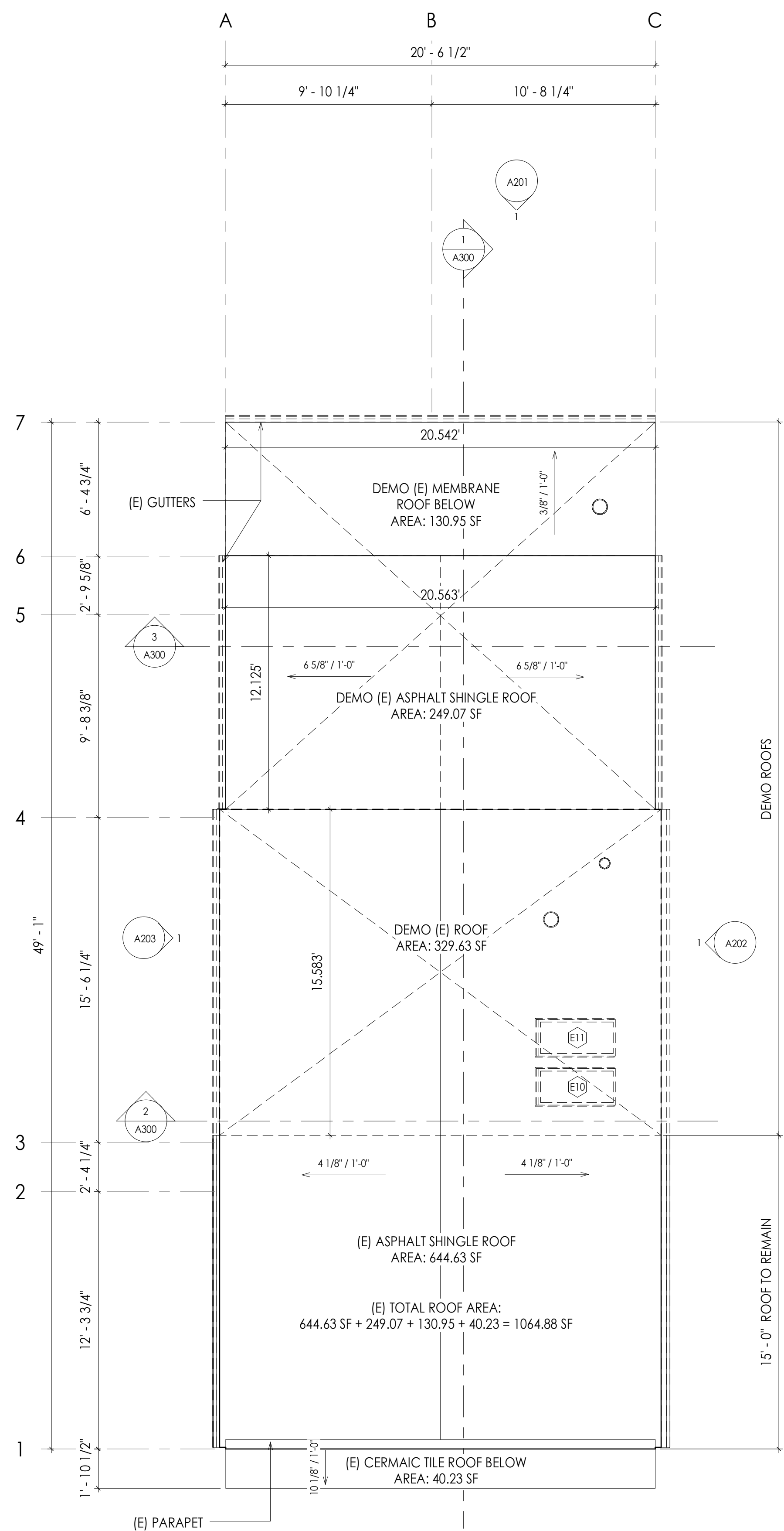
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**Third Floor & Roof Plans**

**A103**

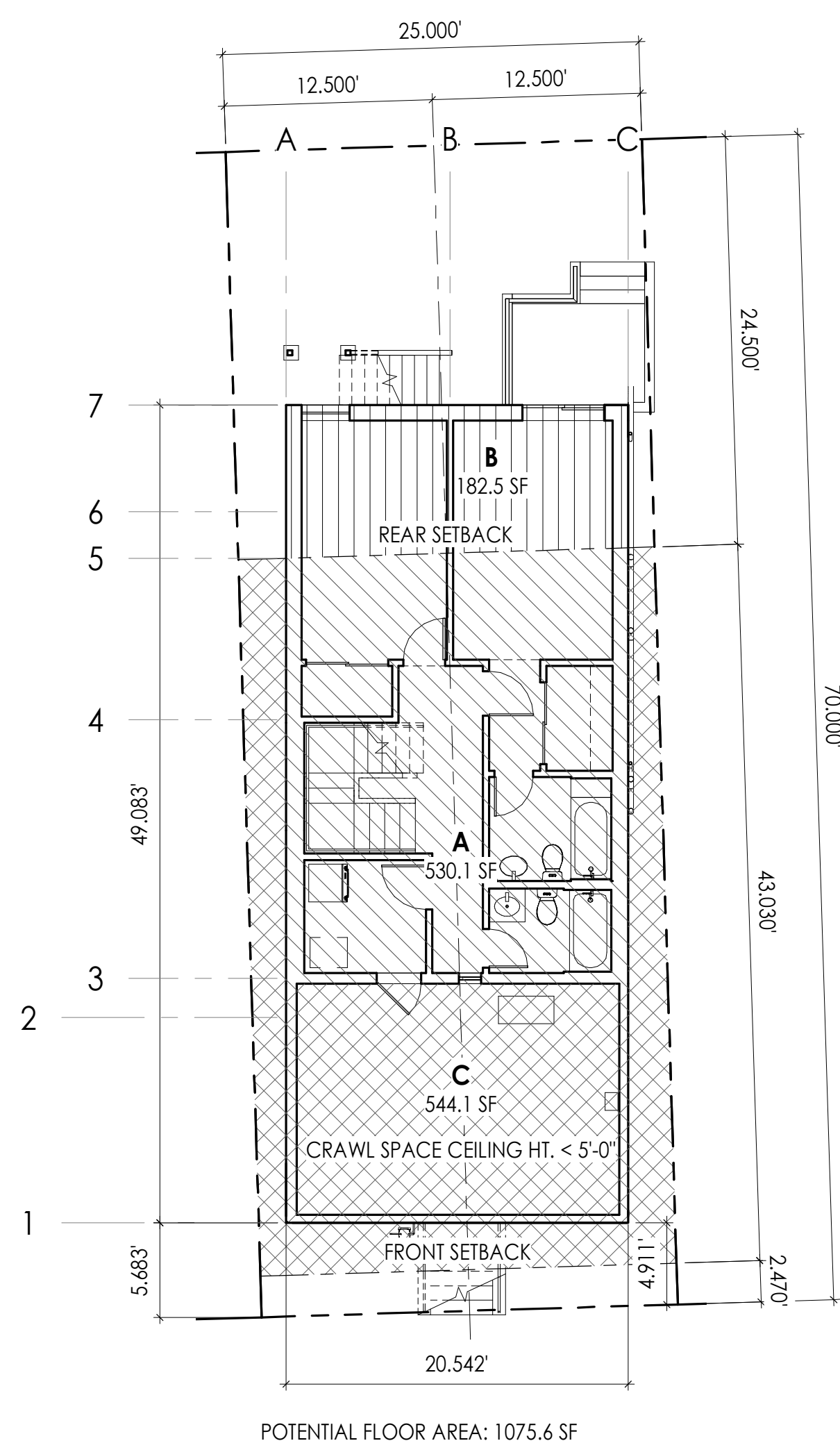


1 Existing/Demo Roof Plan  
1/4" = 1'-0"



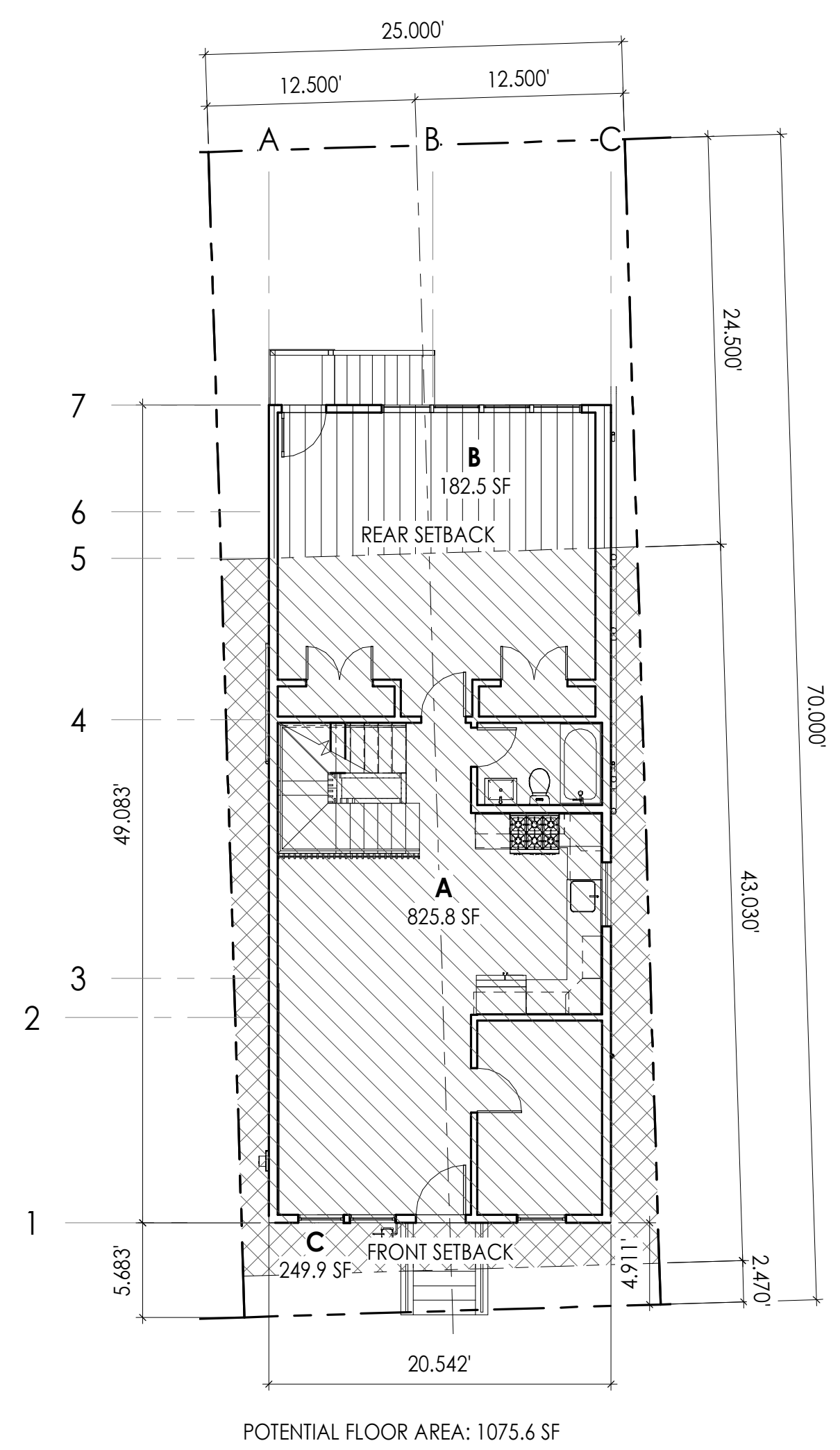
2 Proposed Third Floor Plan  
1/4" = 1'-0"

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



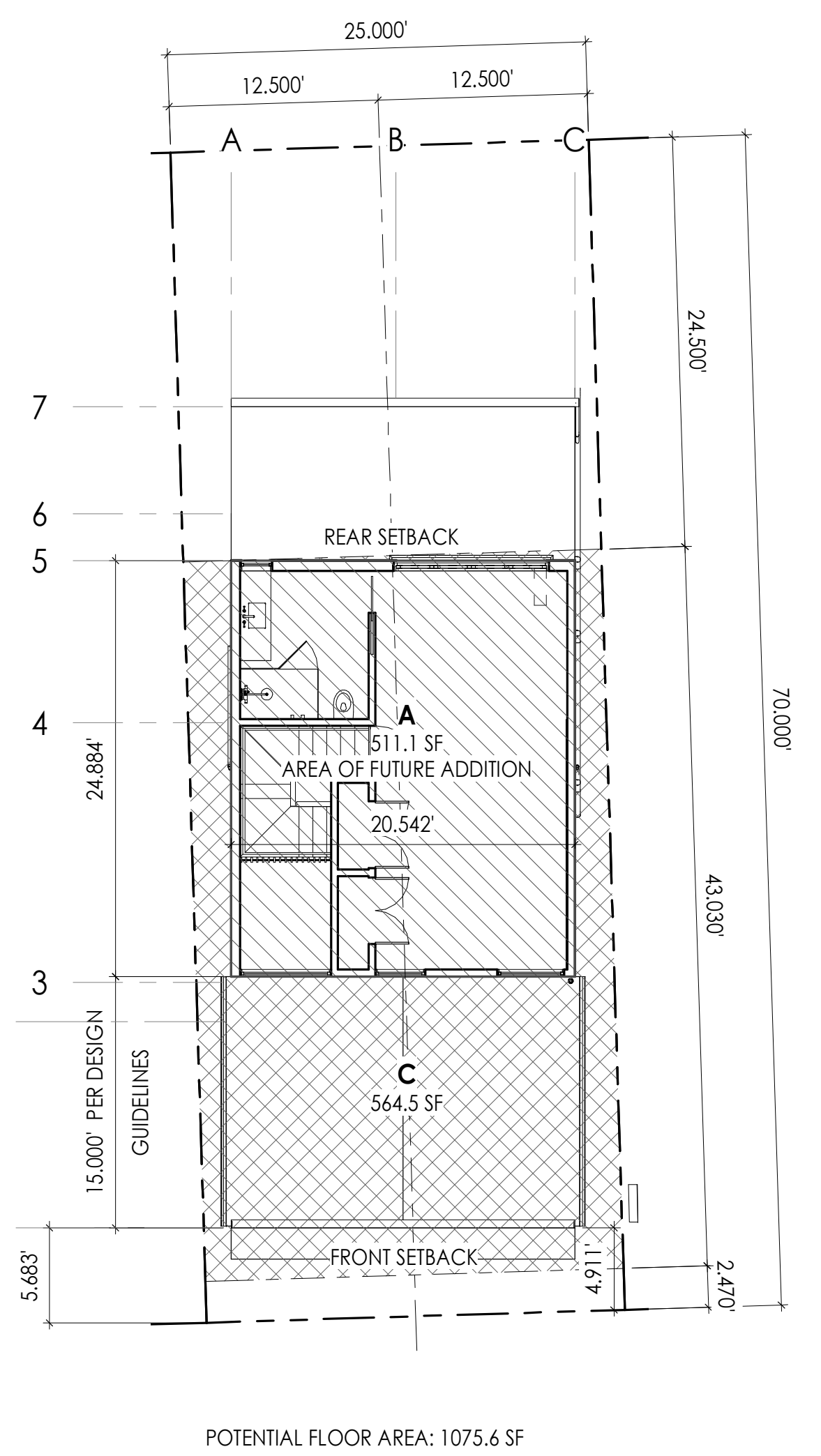
POTENTIAL FLOOR AREA: 1075.6 SF

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

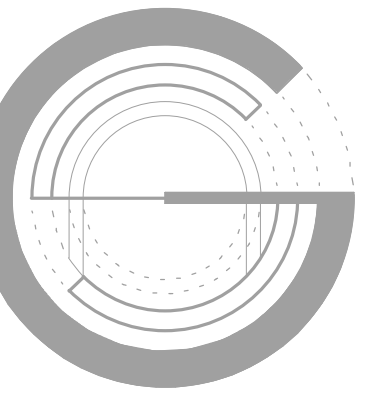
**TOTAL 'C': 1358.5 SF**

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

**1358.5 SF > 1015.0 SF**

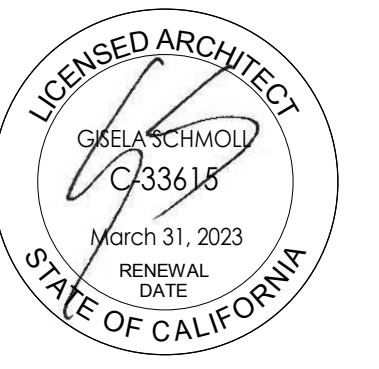
**MASSING CALC. LEGEND**

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



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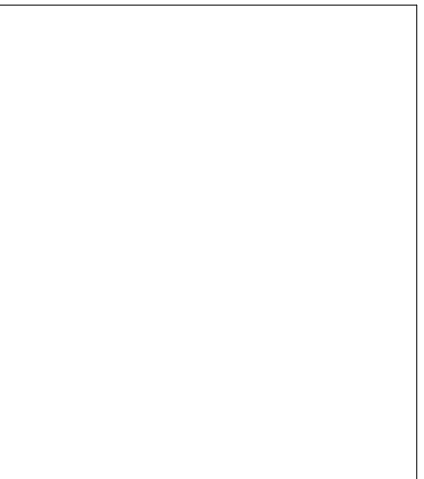
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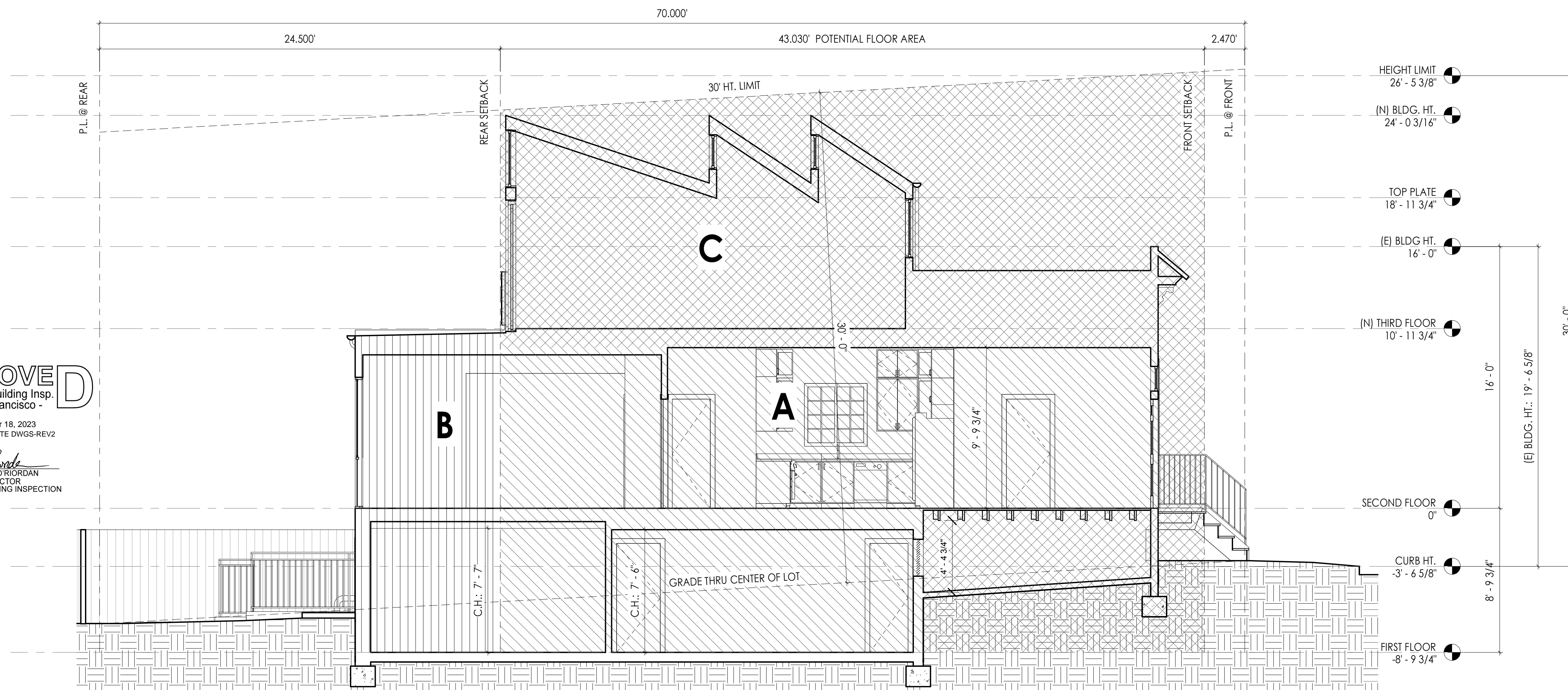
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Sheet Title

**Massing Calcs.**

**A104**



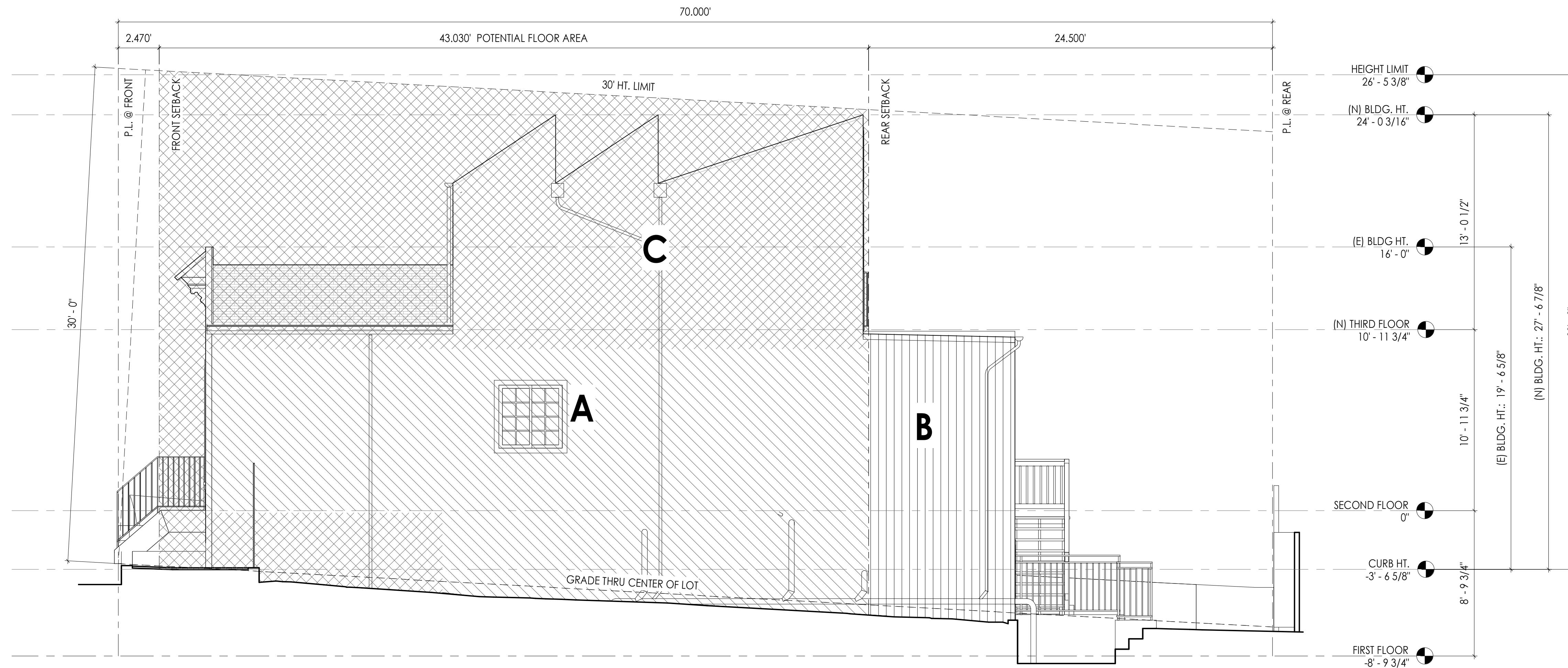
④ Massing Calcs. - Longitudinal Section  
1/4" = 1'-0"

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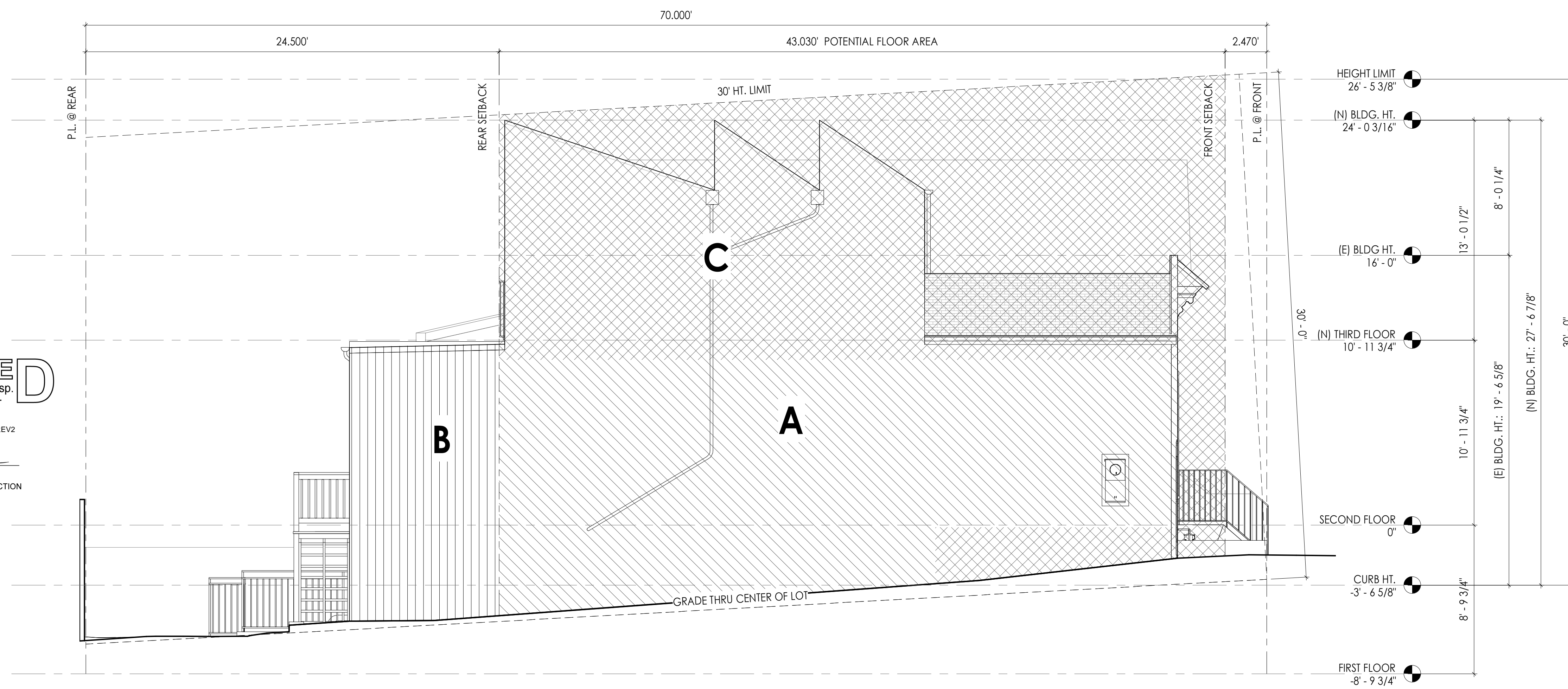
*Patrick O'Riordan*  
PATRICK O'RIORDAN  
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DEPT. OF BUILDING INSPECTION





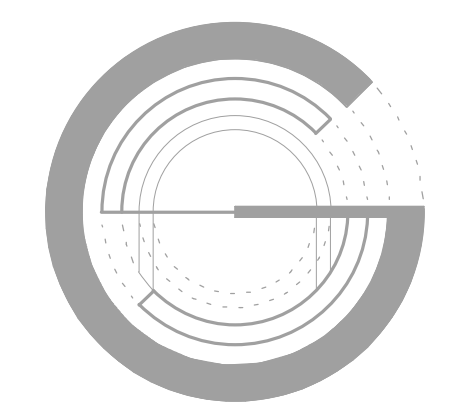
- MASSING CALC. LEGEND**
- A: USABLE AREA WITHIN PERMISSIBLE ENVELOPE
  - B: USABLE AREA OUTSIDE PERMISSIBLE ENVELOPE
  - C: AREA WITHIN PERMISSIBLE MASS REDUCTION

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



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

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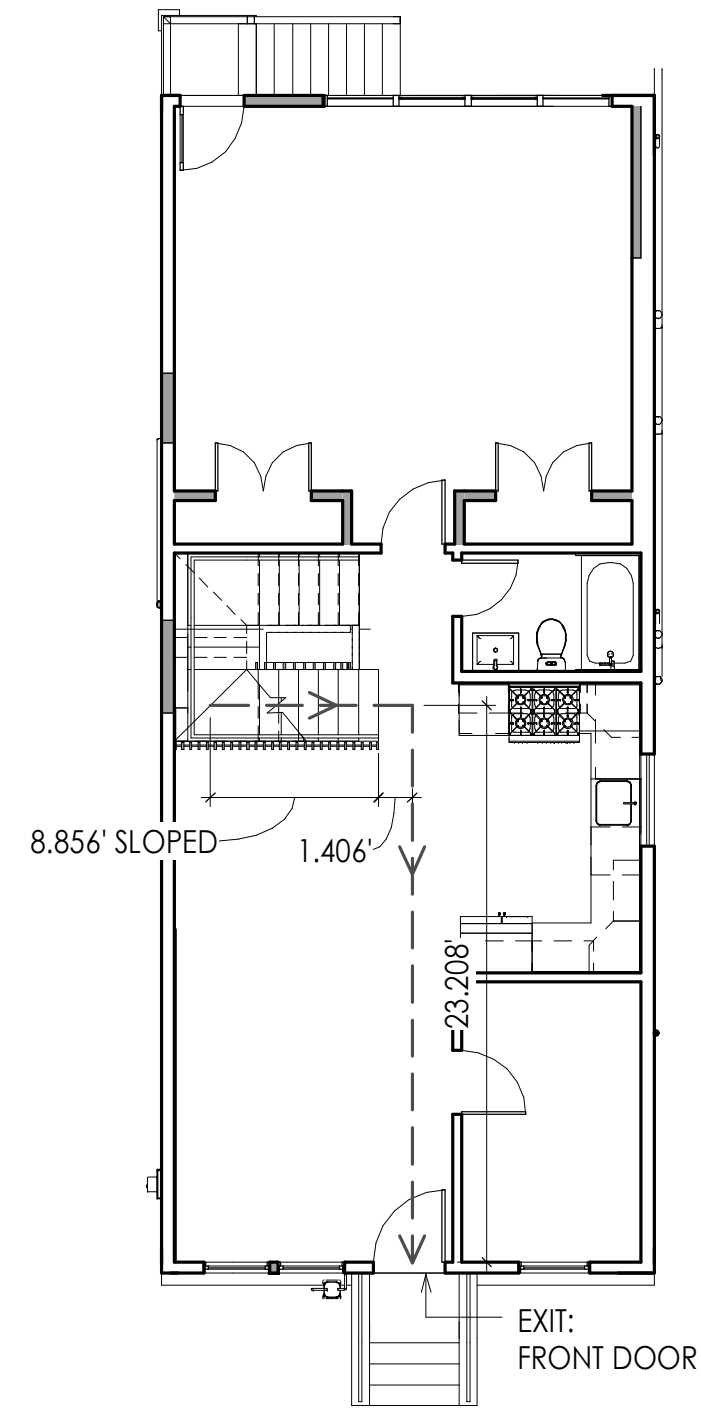
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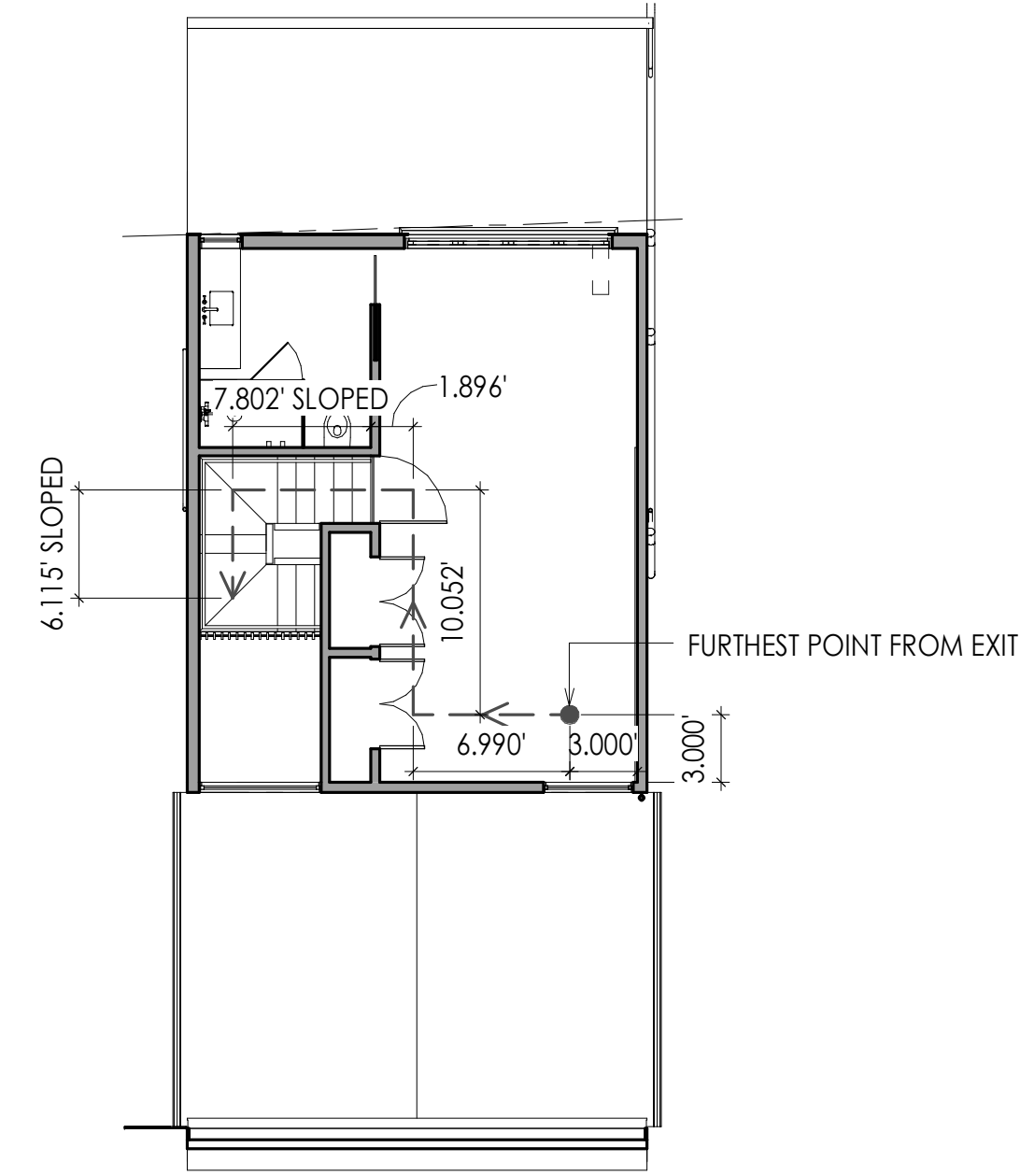
Massing Calcs. - Elevations

**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>

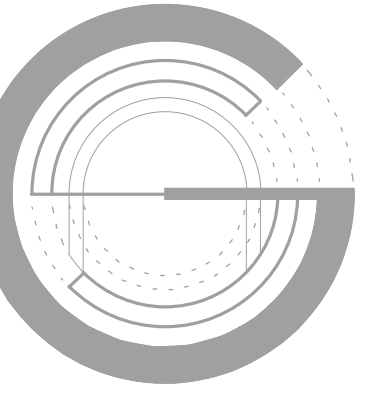
**TRAVEL DISTANCE:** 66.325 < 75 FEET  
PER SFBC & PRE-APP MTG

**GROSS AREA PER CBC CHAPTER 2**

AREA (SF)	
FIRST FLOOR	618
SECOND FLOOR	930
THIRD FLOOR	429
<b>TOTAL</b>	<b>1977</b>
RESIDENTIAL	200 GROSS
<b>OCCUPANT LOAD</b>	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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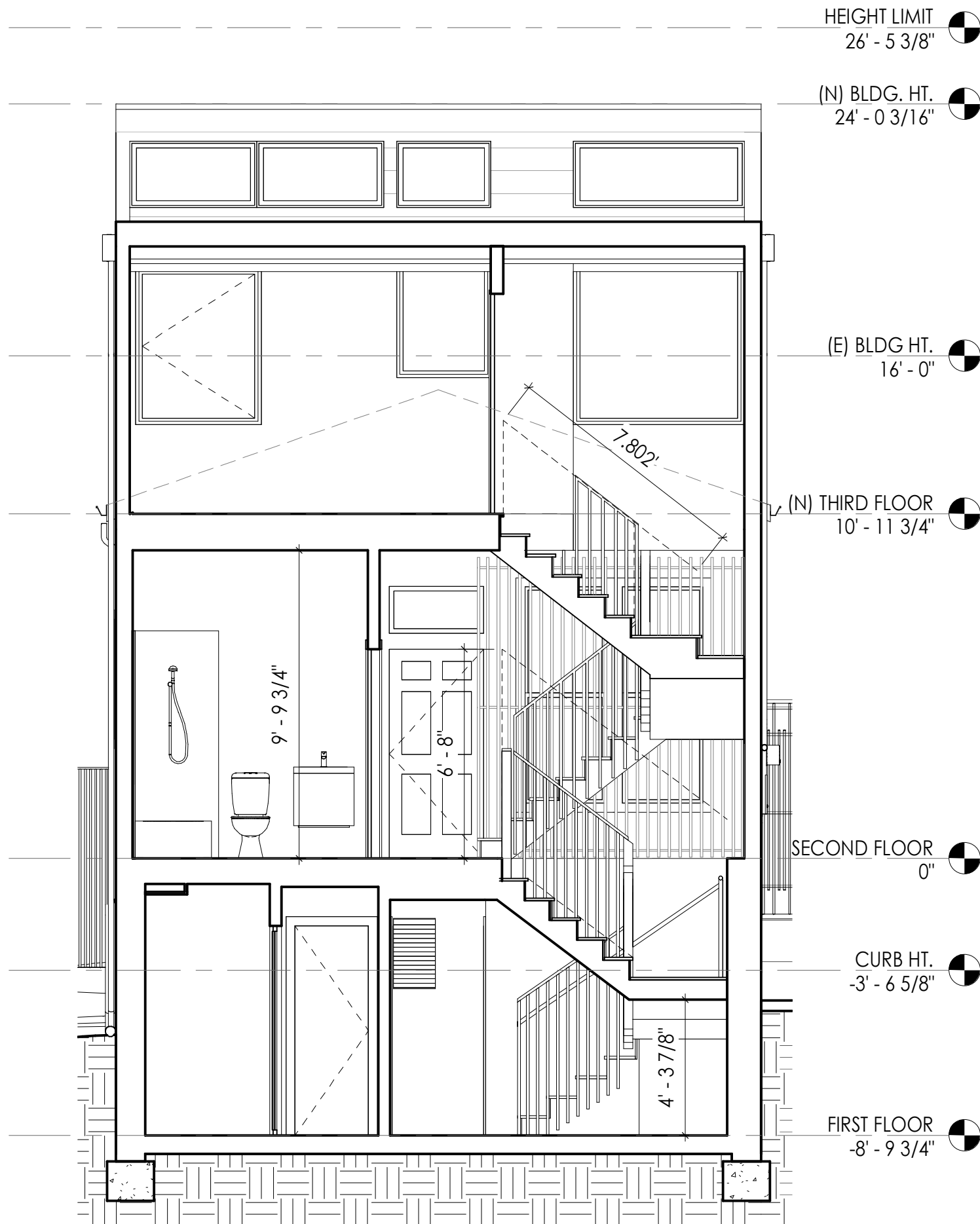
**Egress Travel**  
**Distance/Occupant Load**

**APPROVED**

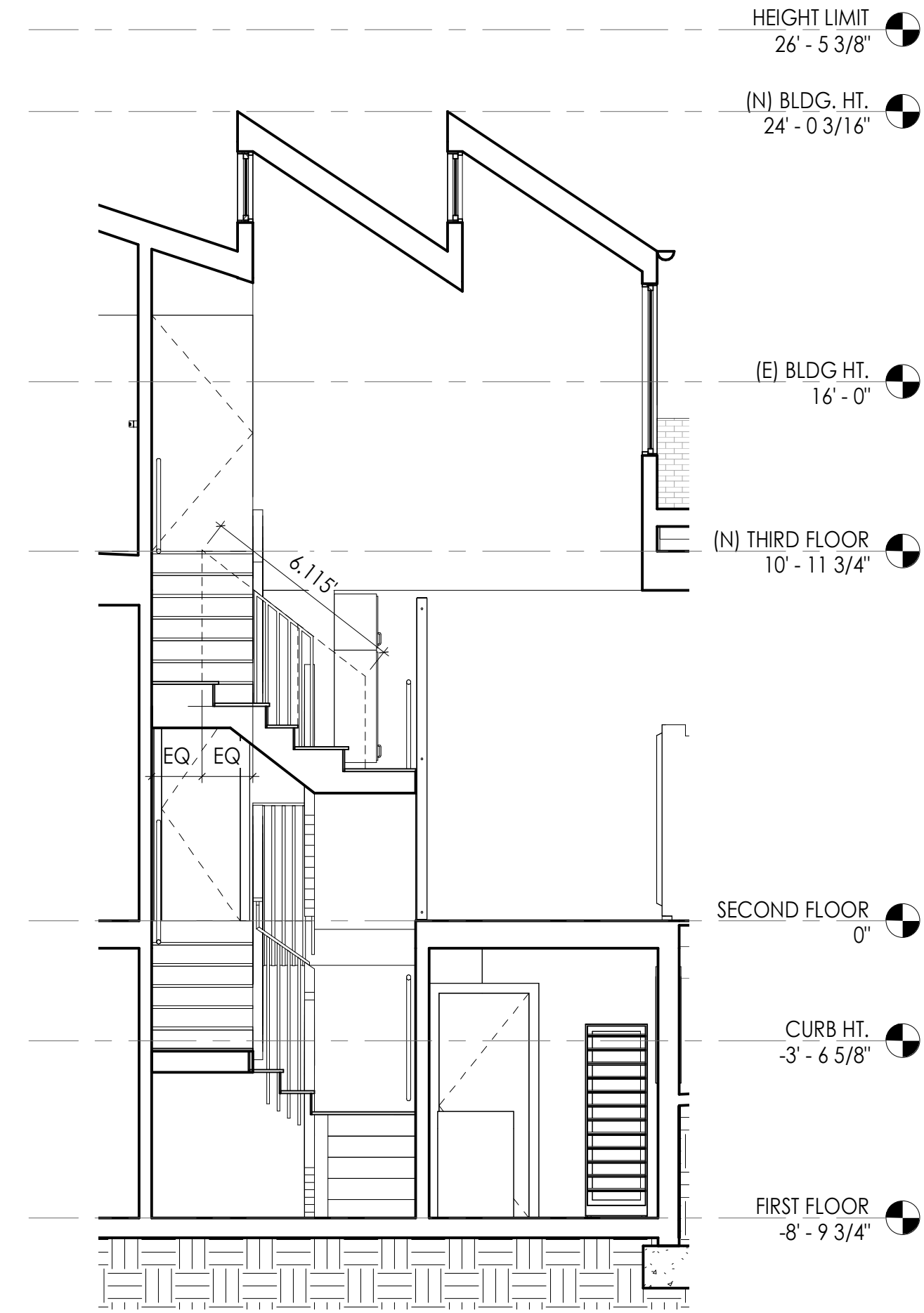
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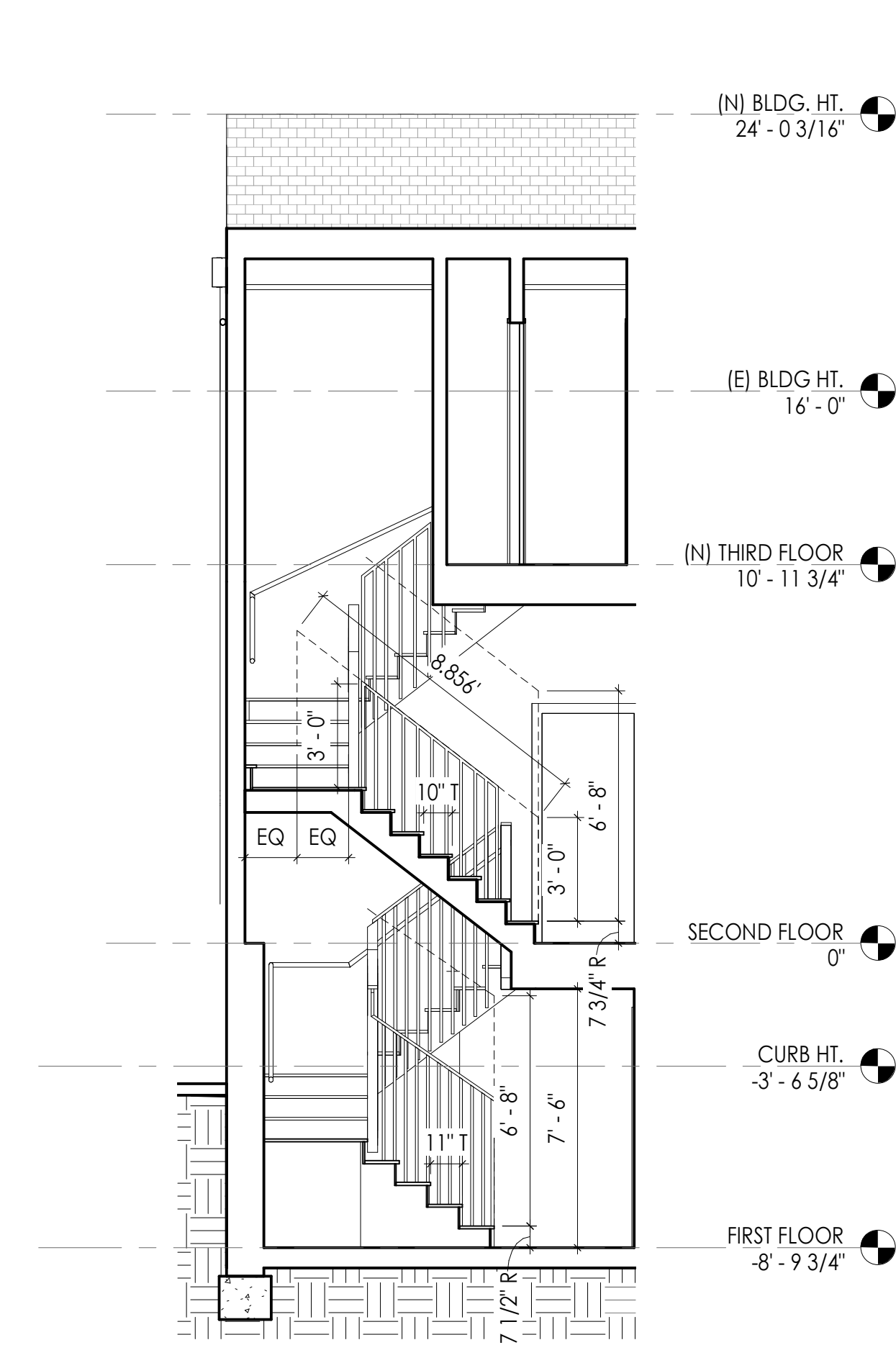
*Patrick O'Riordan*  
PATRICK O'RIORDAN  
DIRECTOR  
DEPT. OF BUILDING INSPECTION



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



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

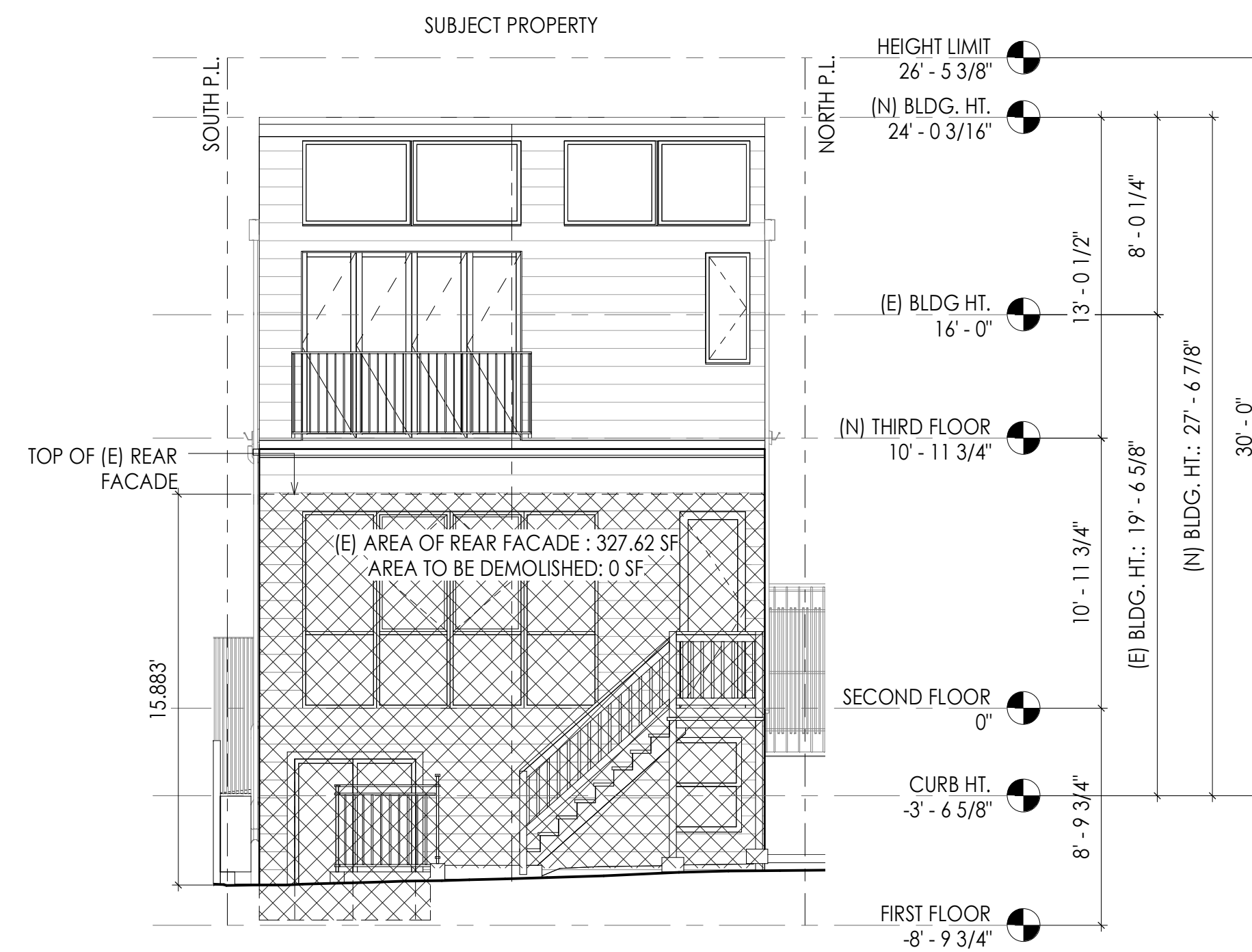


⑤ Proposed Section Thru Lower Stair Run  
1/4" = 1'-0"

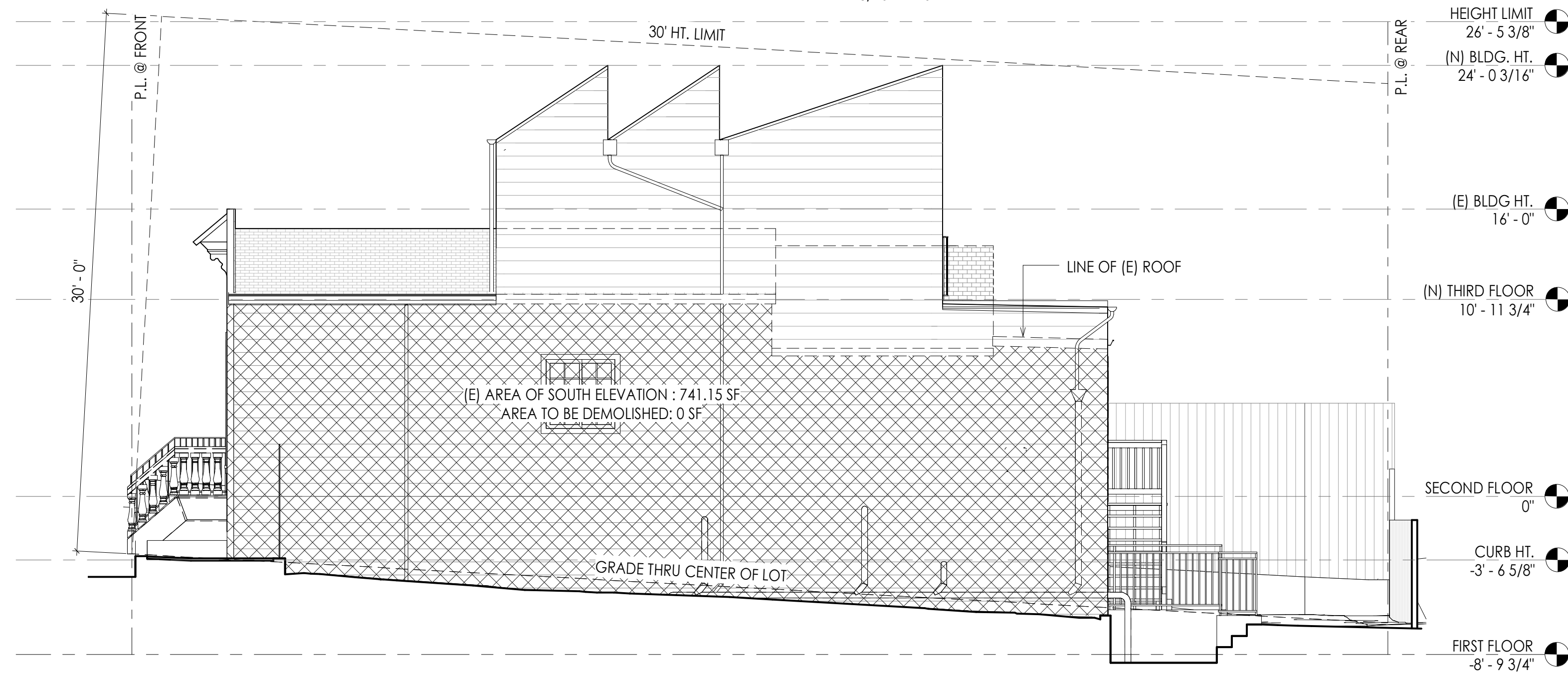
**A106**



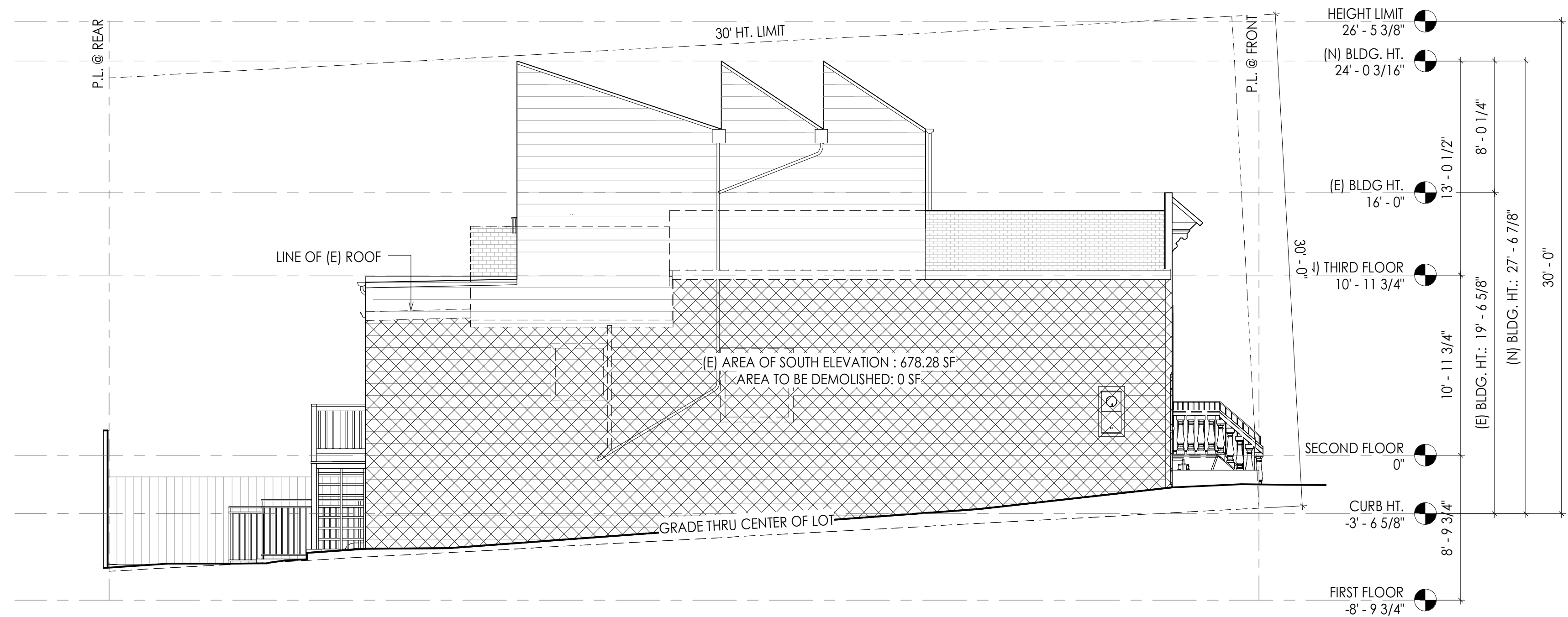
1 Demo Calcs. - West (Front) Elevation  
3/16" = 1'-0"



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

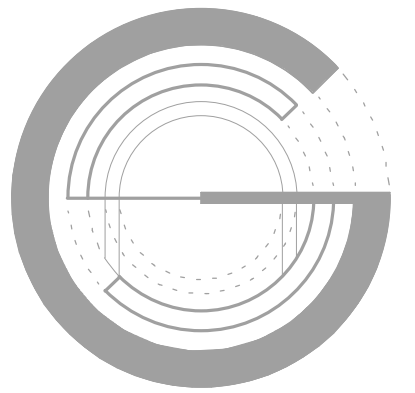
65.0% YES

AND

50.0% YES

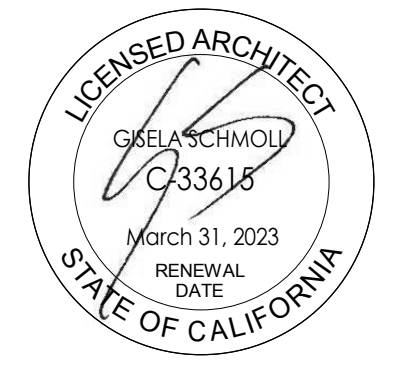
AND

50.0% YES



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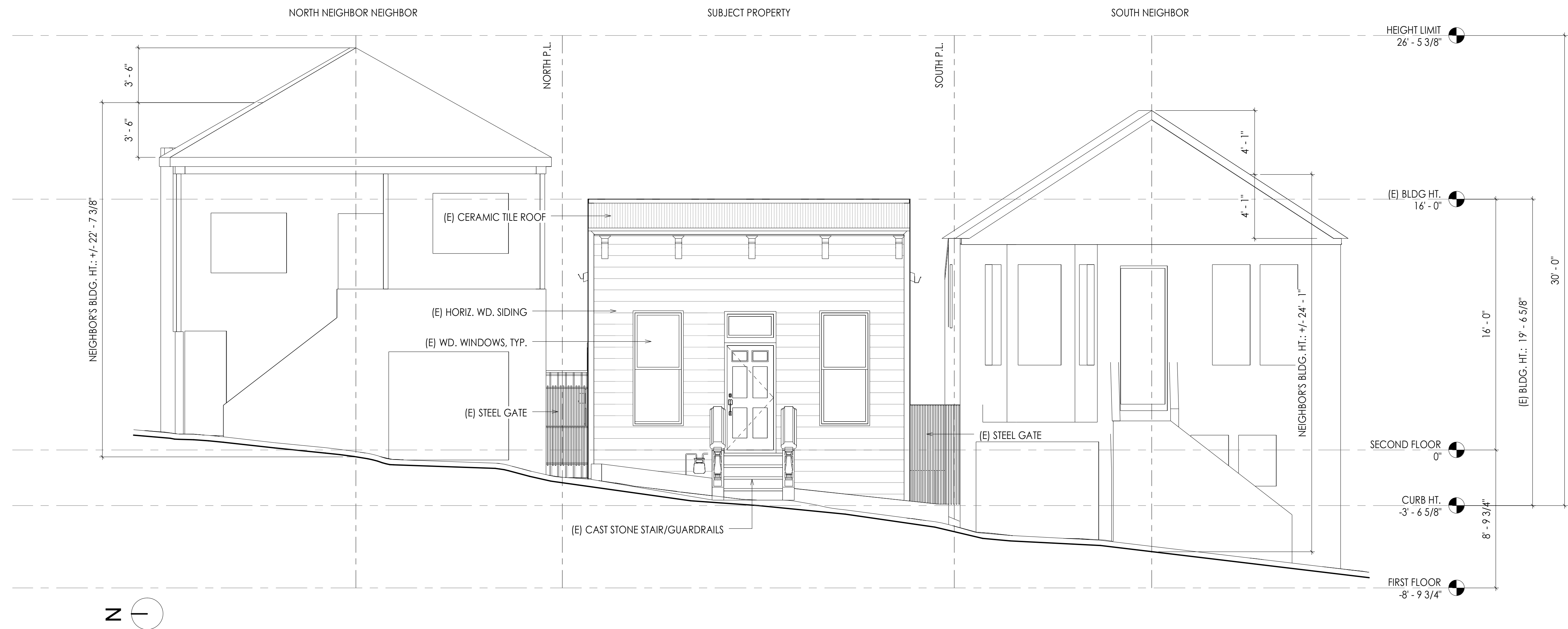
**Demo Calculations**

**A107**

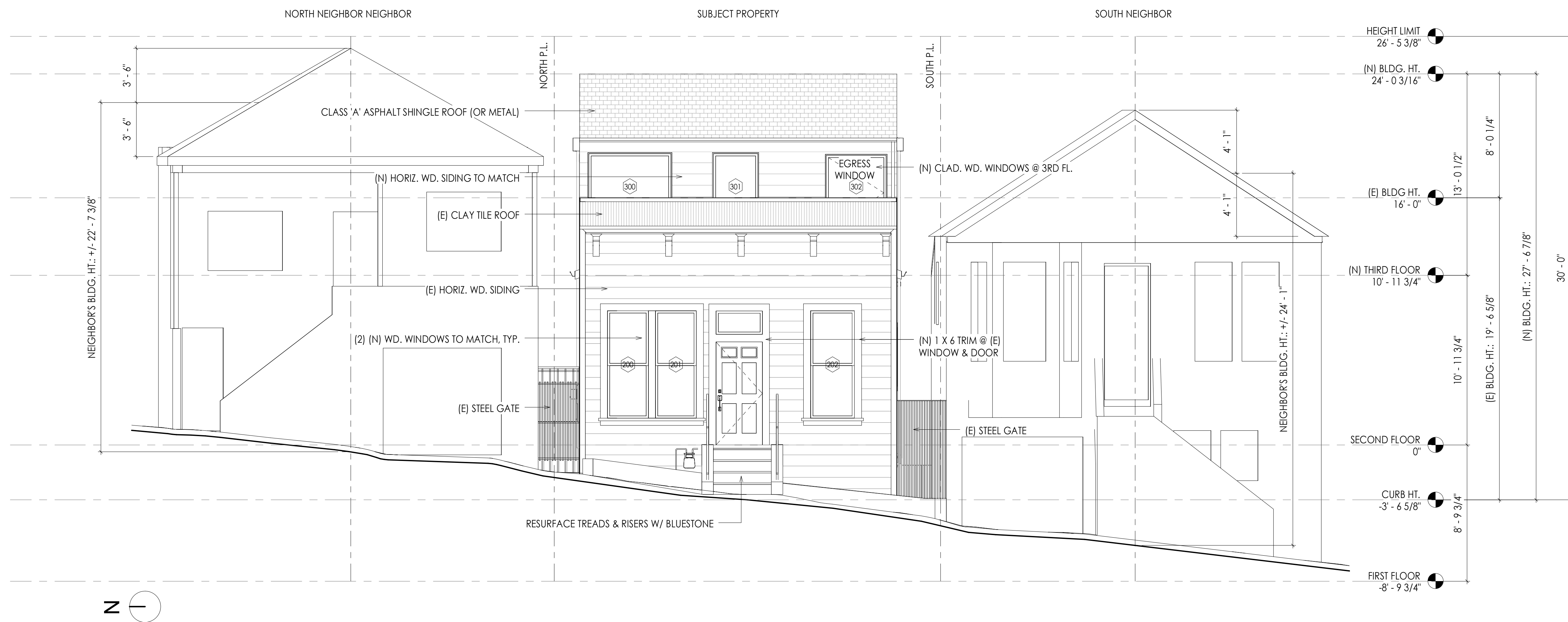
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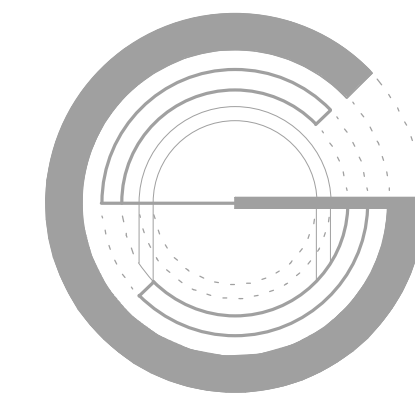
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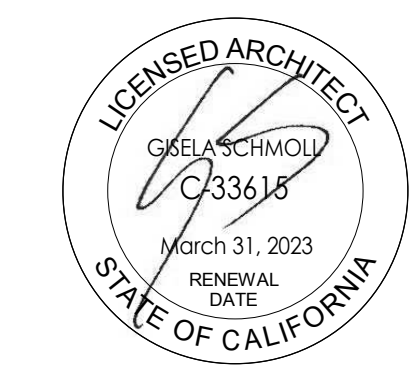
1 Existing West (Front) Elevation  
1/4" = 1'-0"



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



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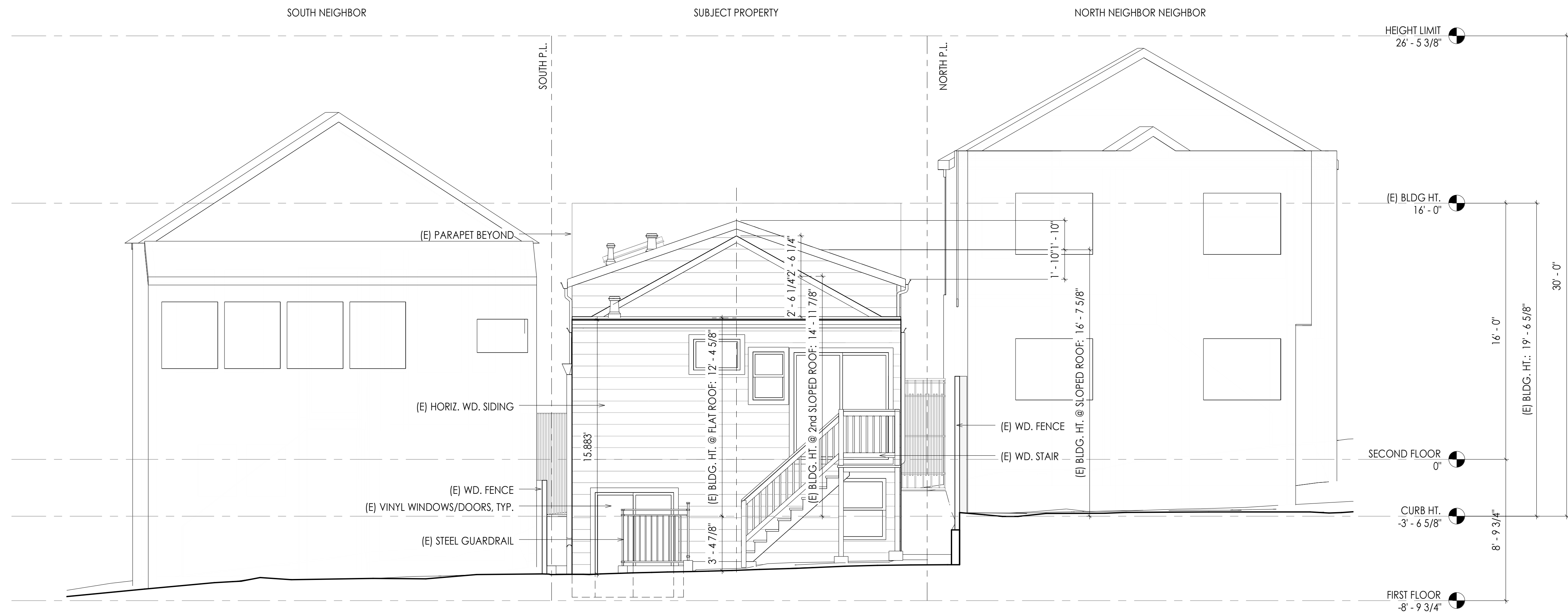
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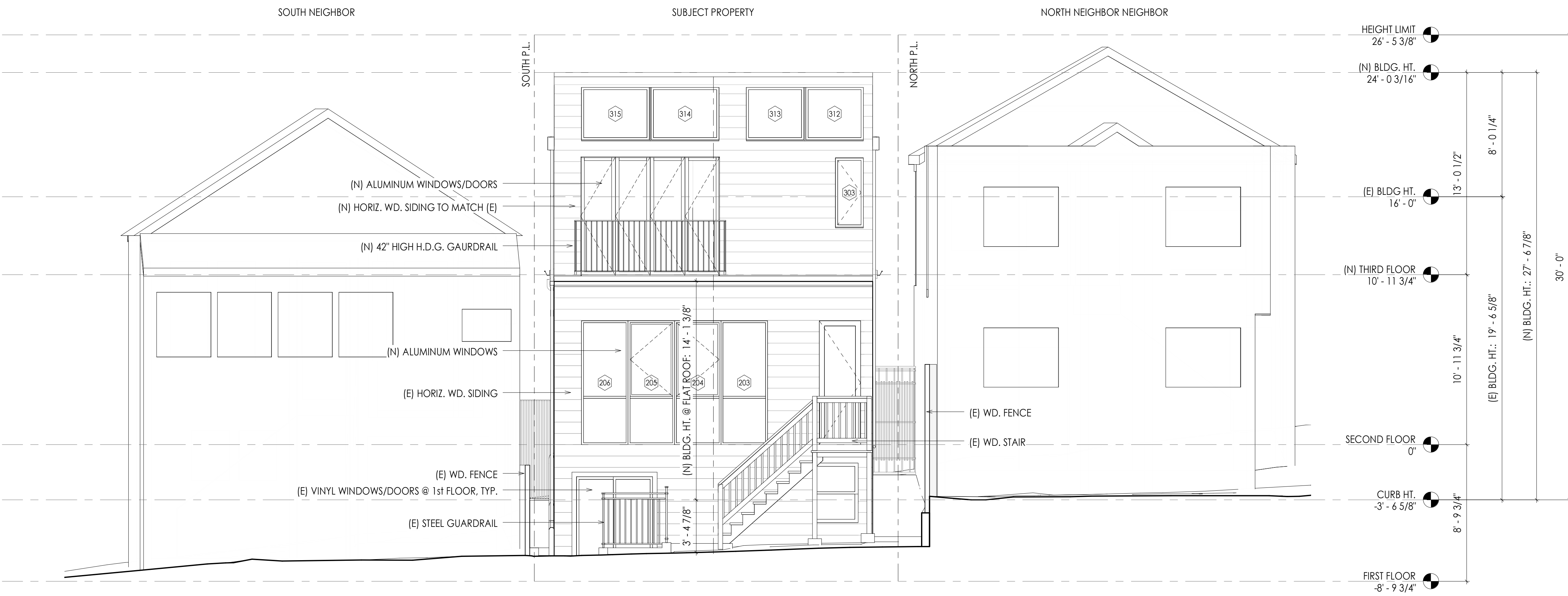
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**West (Front) Elevations**

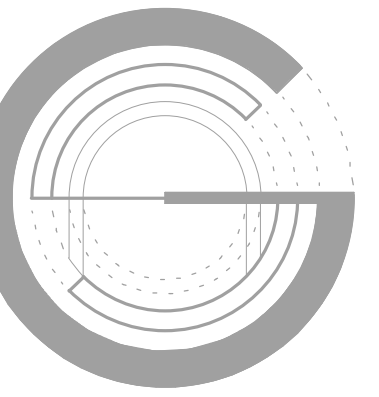
**A200**



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



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



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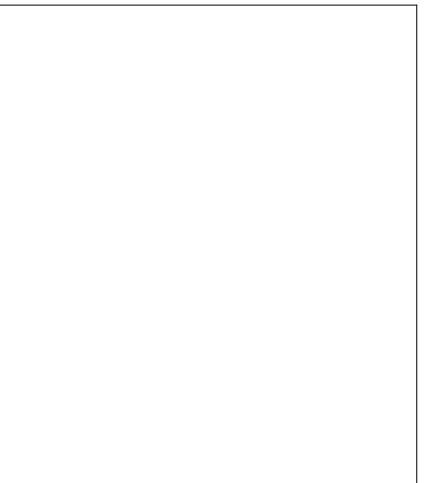
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East (Rear) Elevations

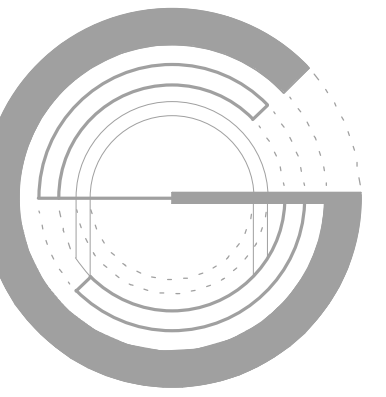
**A201**

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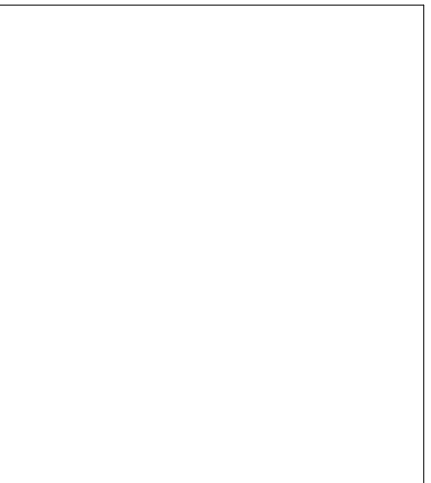
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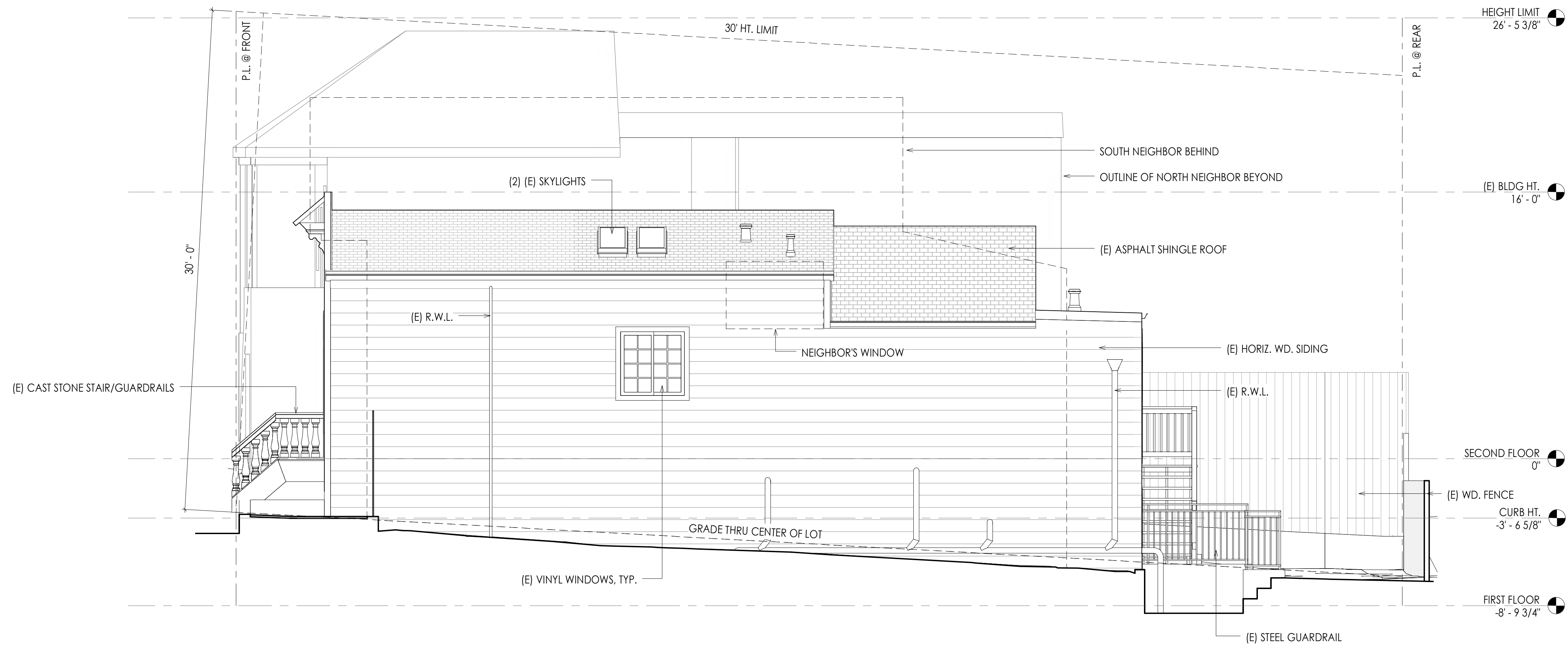
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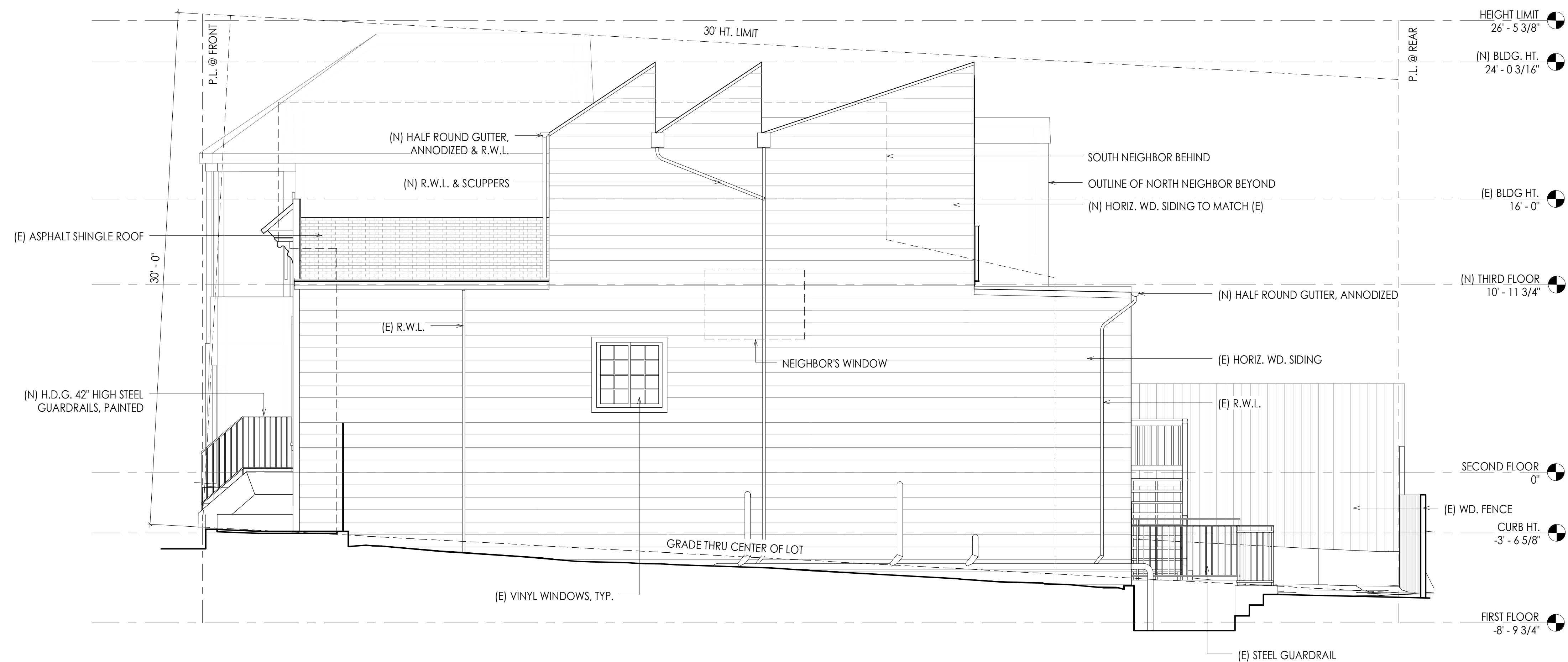
Sheet Title

South Elevations

A202



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

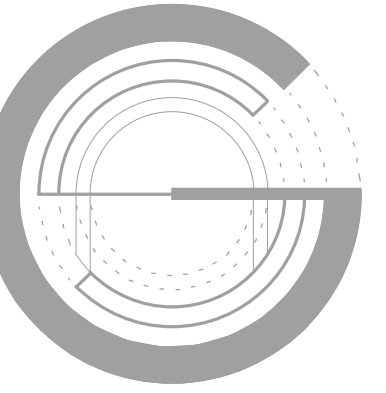


2 Proposed South Elevation  
1/4" = 1'-0"

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- San Francisco -

September 18, 2023  
202210275336\_SITE DWGS-REV2

Patrick O'Riordan  
DIRECTOR  
DEPT. OF BUILDING INSPECTION



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**COULOMBE - DEHAPIO**

223 ANDERSON ST  
SAN FRANCISCO, CA 94110

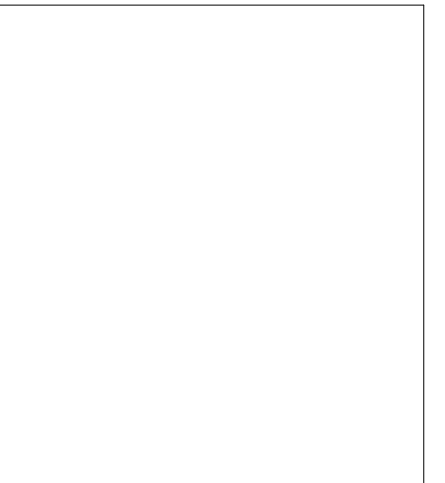
BLOCK/LOT: 5662/029

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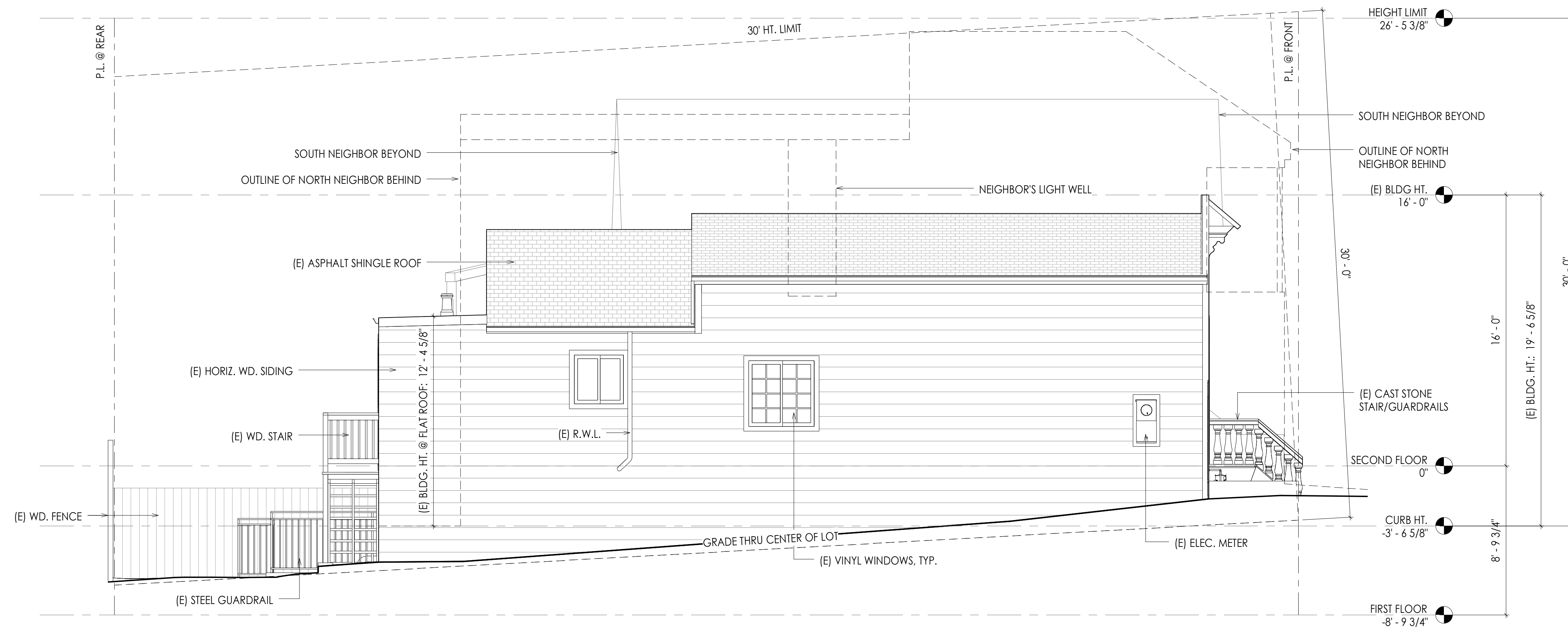
1 Planning 1/11/23  
Rev Issued to Date

Date: 6/26/2023  
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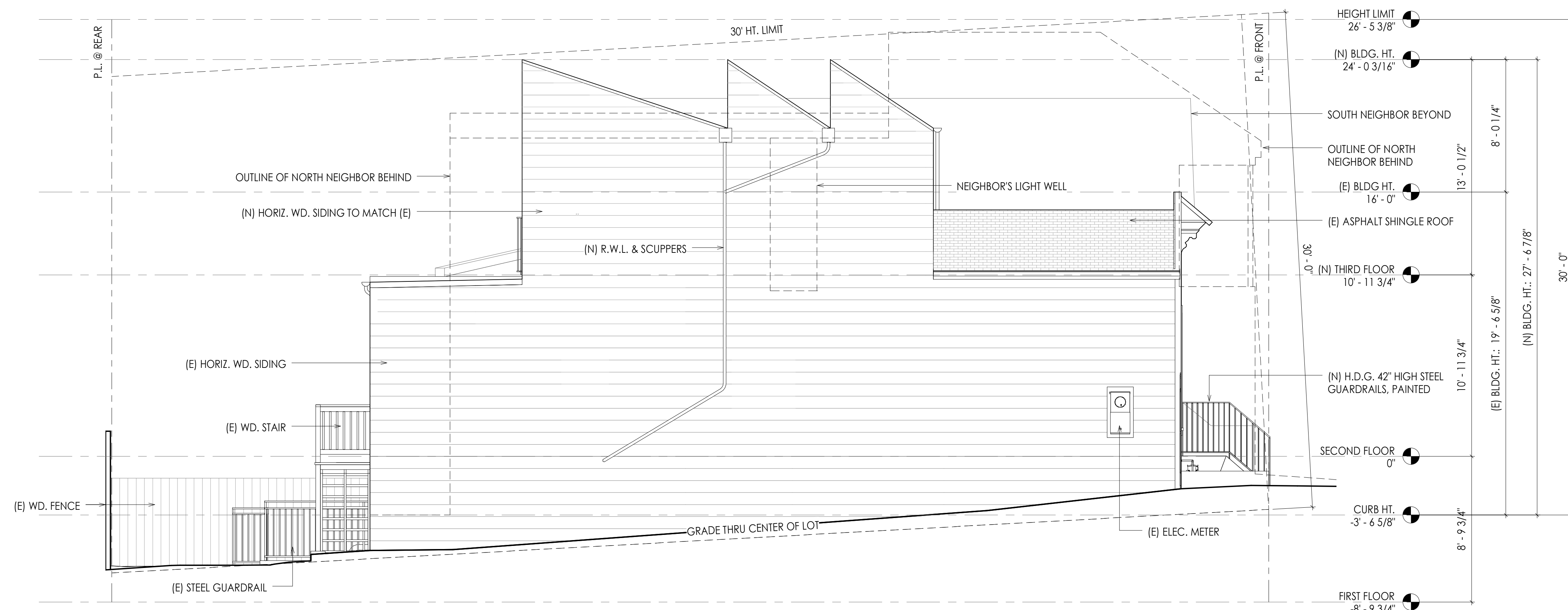
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Sheet Title

**North Elevations**



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



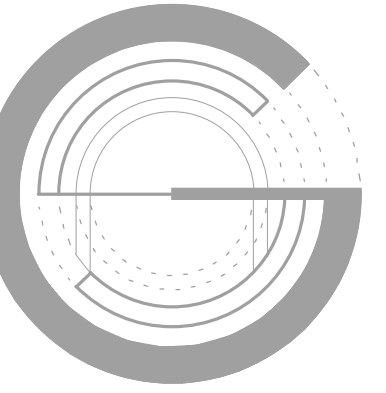
② Proposed North Elevation  
1/4" = 1'-0"

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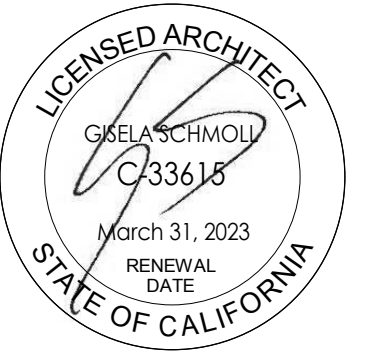
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**A203**



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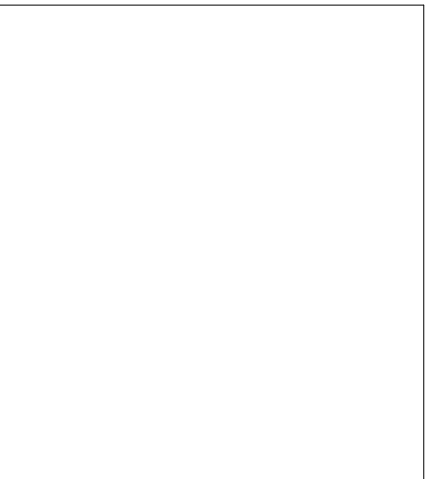
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Sheet Title

Perspectives

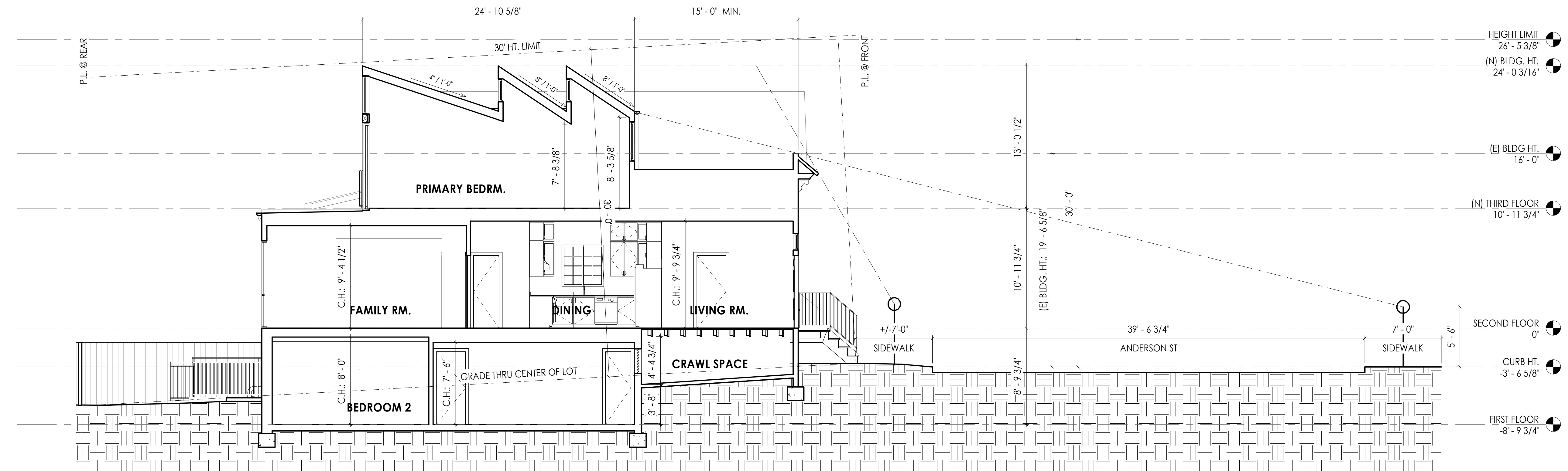
**A204**



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"

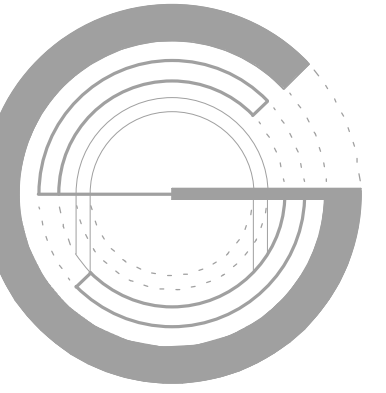
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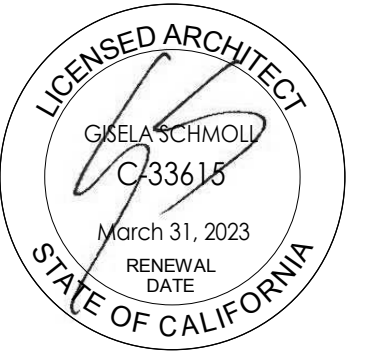
**PERSPECTIVE NOTES:**

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



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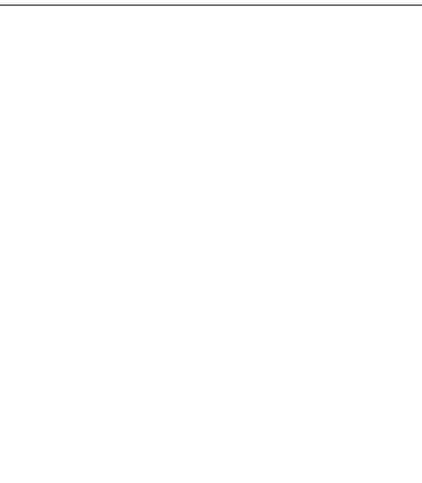
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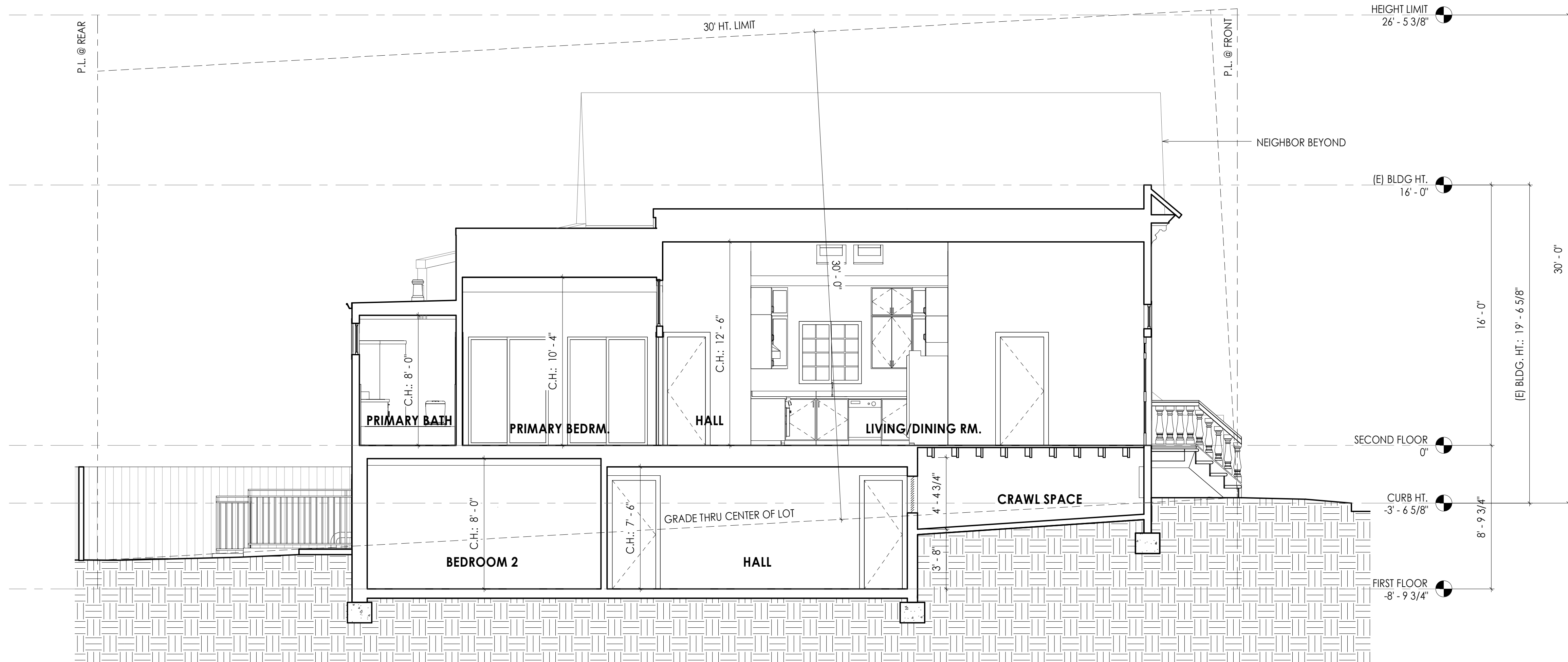
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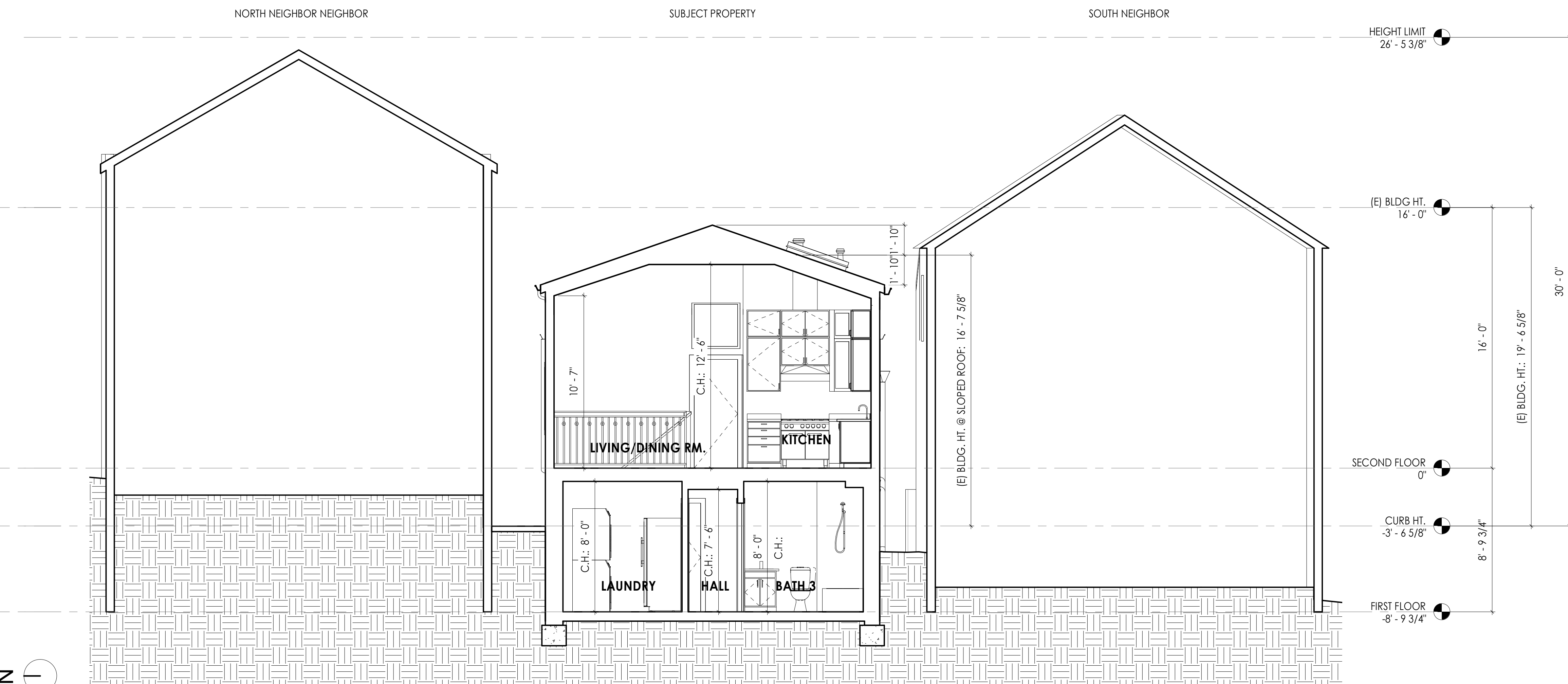
Sheet Title

Existing Sections

**A300**



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

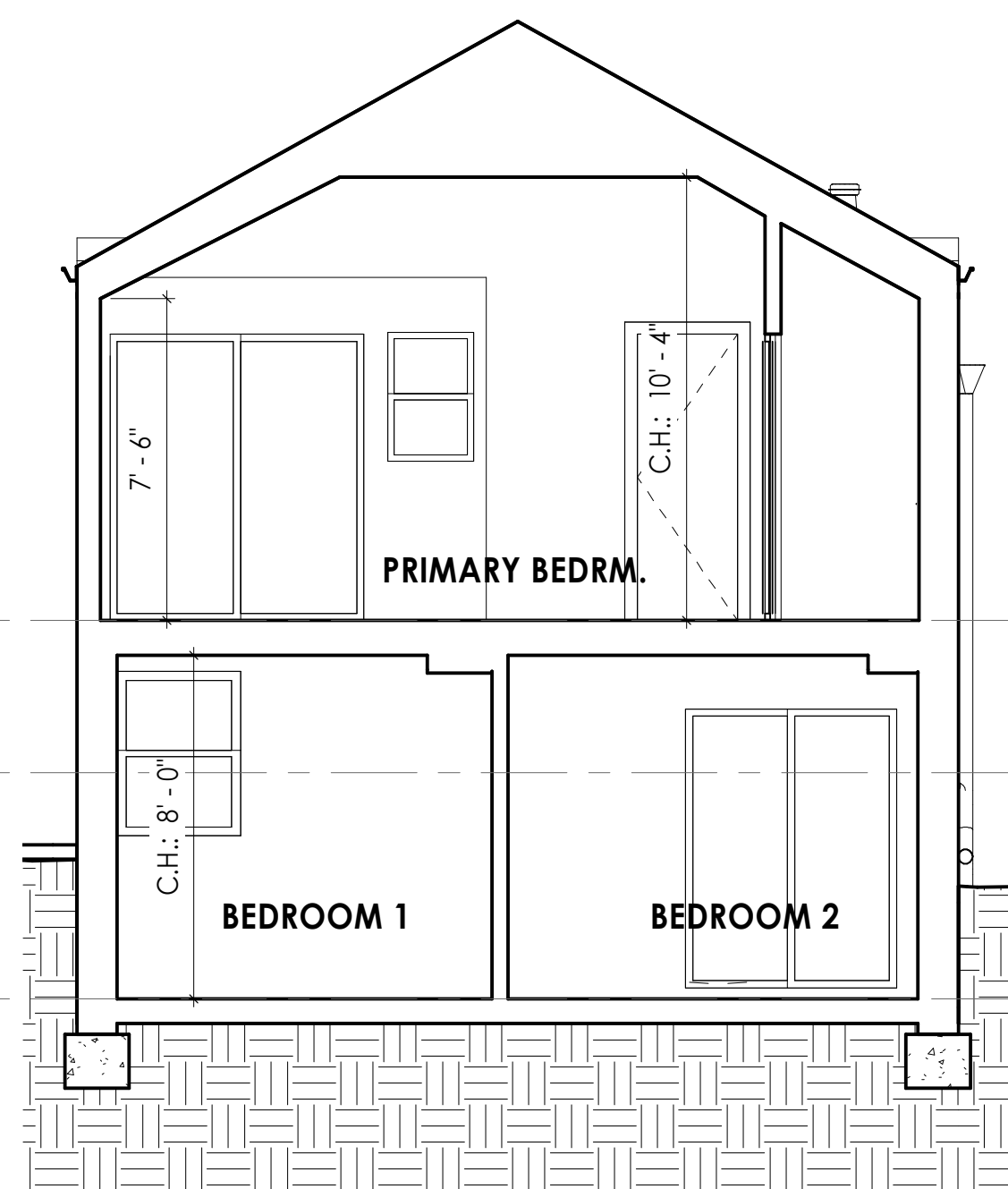


2 Existing Cross Section of Front  
1/4" = 1'-0"

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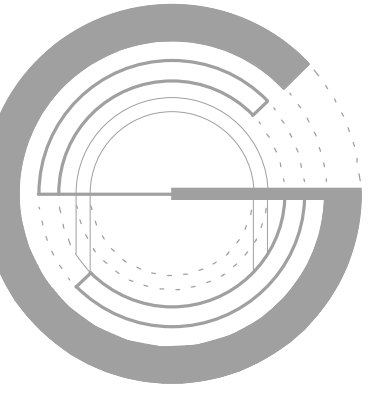
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3 Existing Cross Section of Rear  
1/4" = 1'-0"





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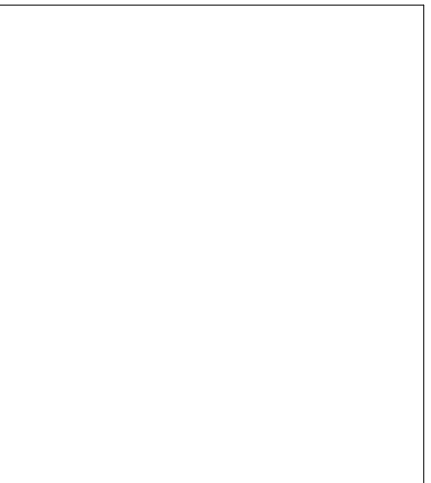
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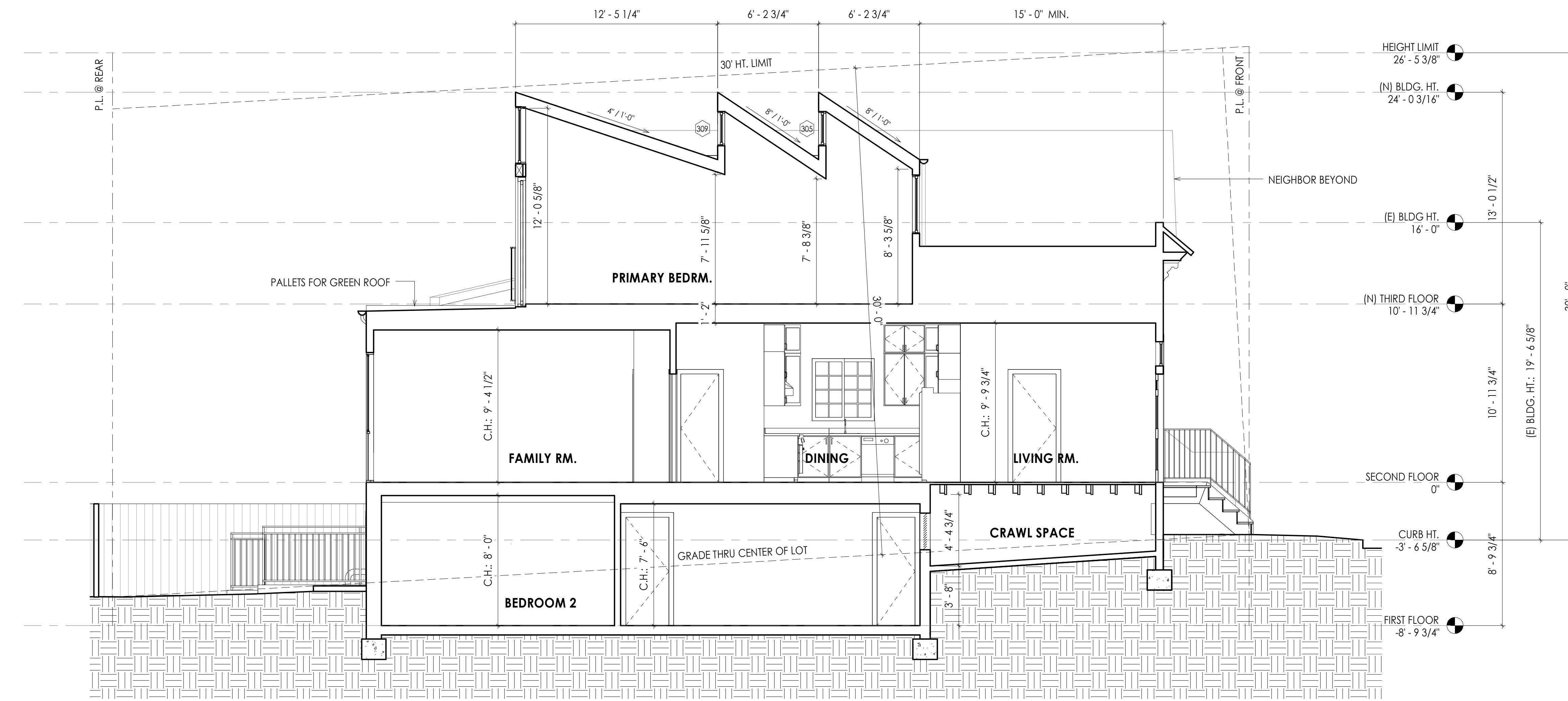
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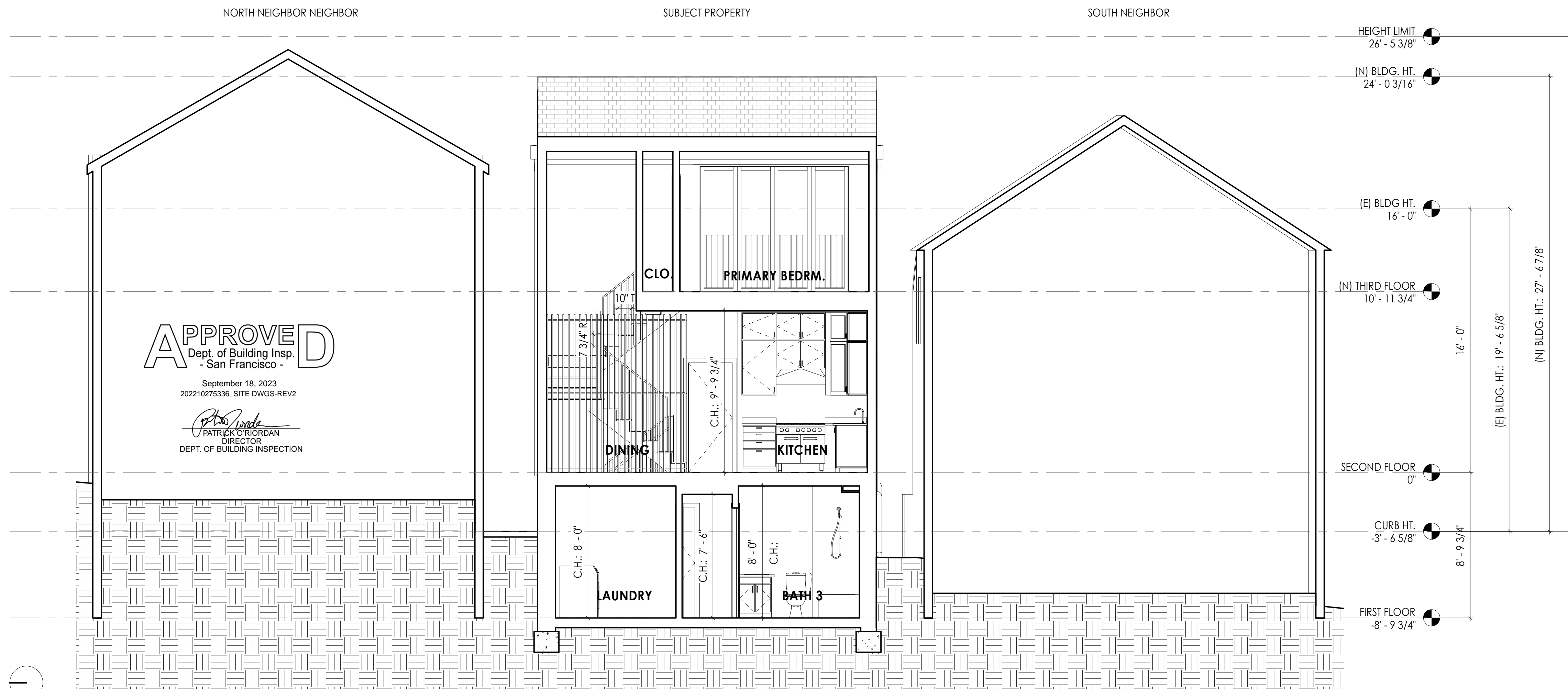
Sheet Title

Proposed Sections

A301



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



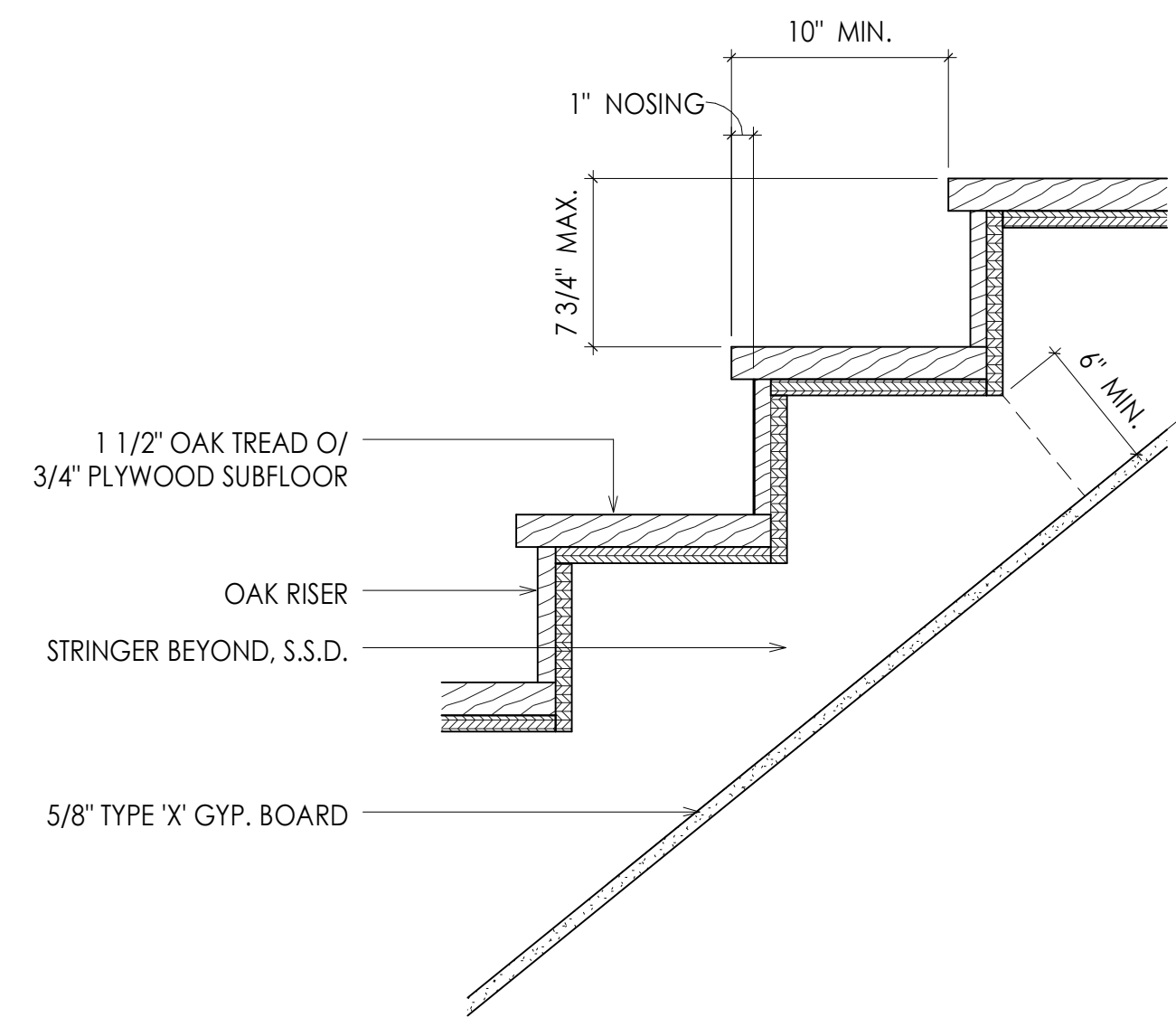
2 Proposed Cross Section at Front  
1/4" = 1'-0"

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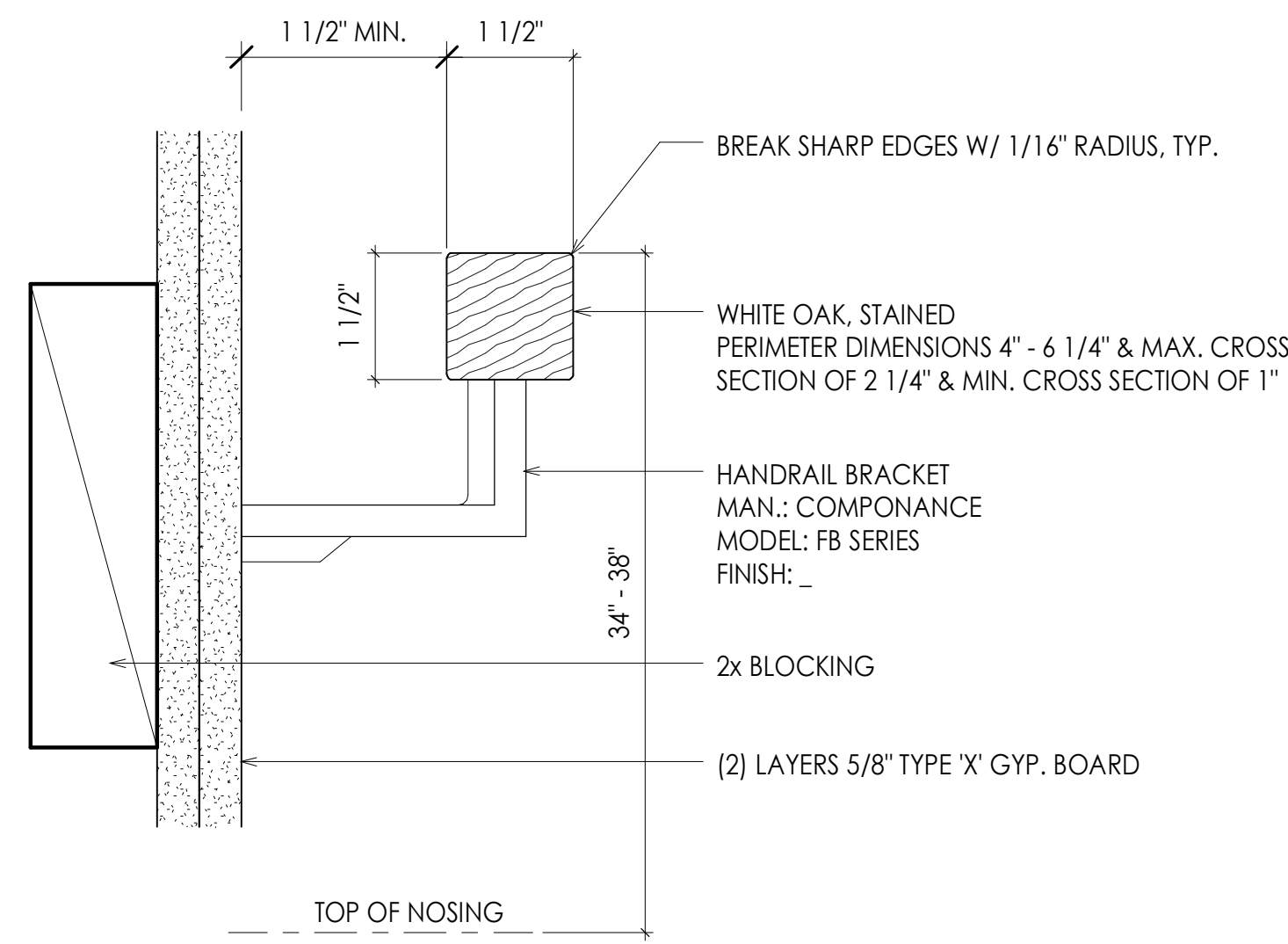
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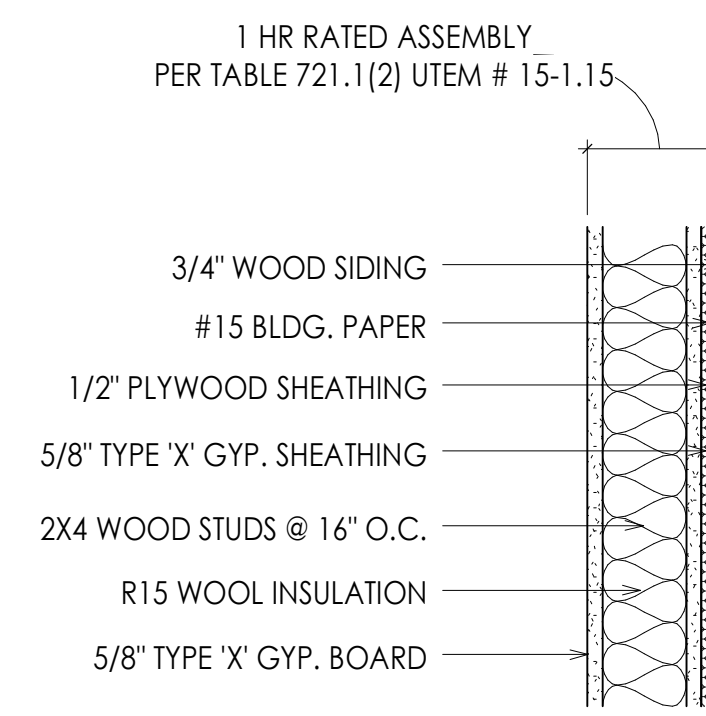
*Patrick D. Jordan*  
PATRICK D. JORDAN  
DIRECTOR  
DEPT. OF BUILDING INSPECTION



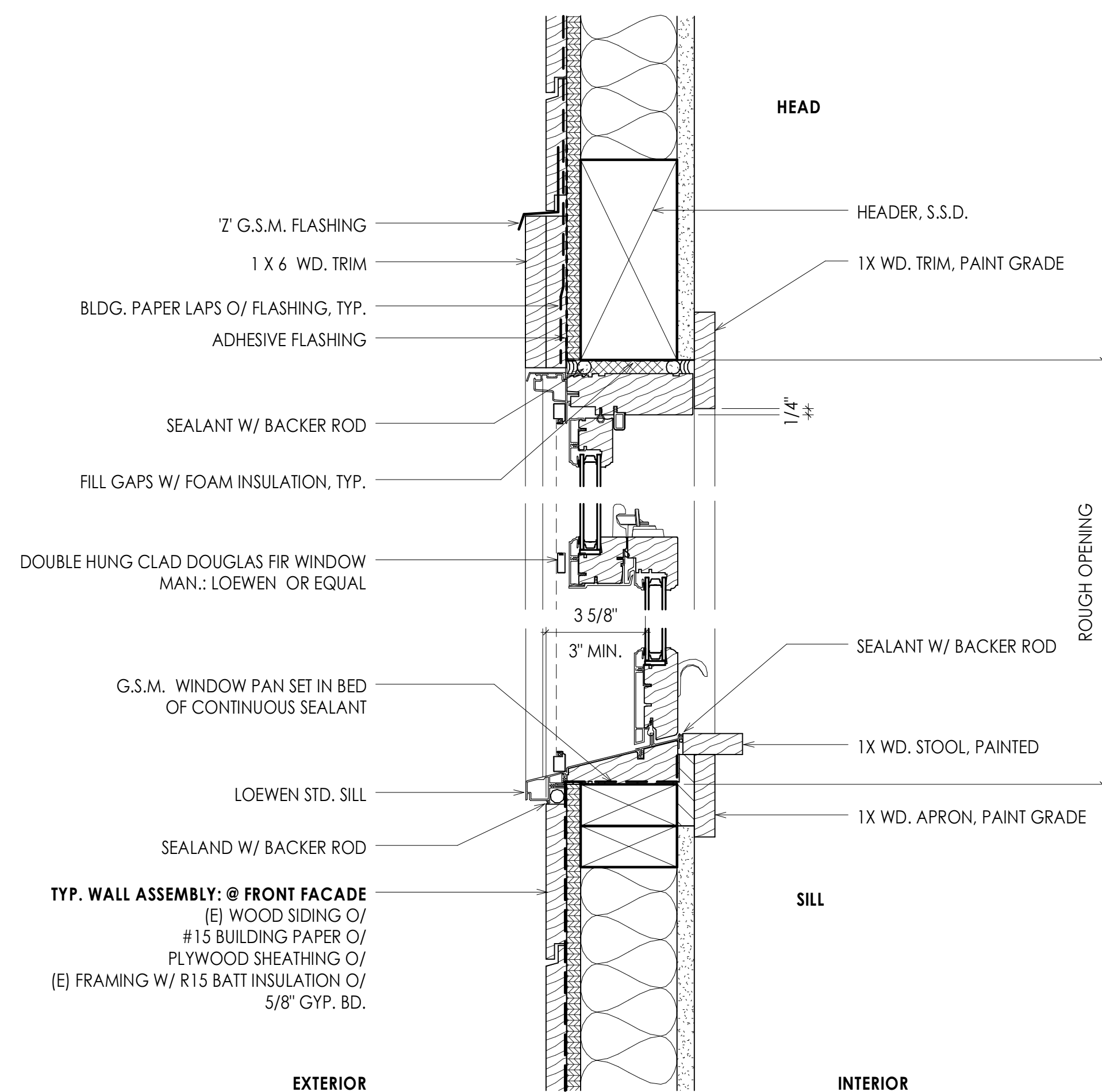
1 Stair Detail - Section  
1 1/2" = 1'-0"



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

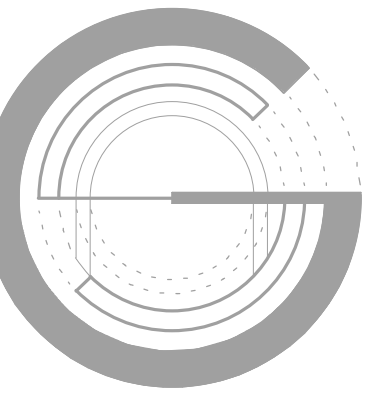


4 1 Hour Wall - Section  
1 1/2" = 1'-0"



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

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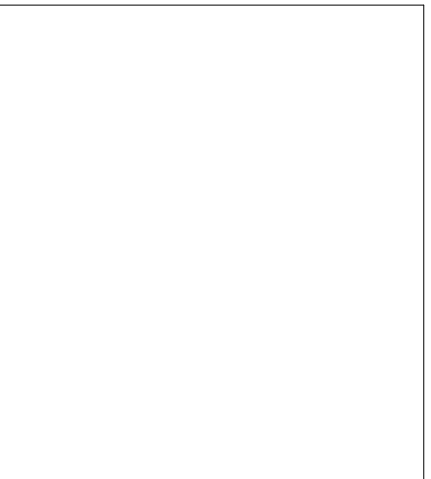
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Details

**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		

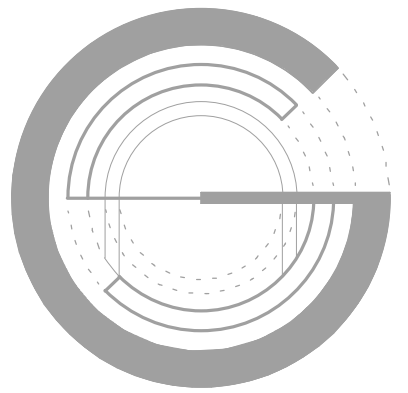
EXISTING GLASS DOOR SCHEDULE						
Mark	Width	Height	Type	Glazing Type	Material	Comments
E01	4' - 11"	6' - 6"	DOUBLE SLIDING DOOR	DUAL PANE-U-FACTOR: 0.58	VINYL	
E02	5' - 11"	6' - 8"	DOUBLE SLIDING DOOR	DUAL PANE-U-FACTOR: 0.58	VINYL	

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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**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.

LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	NEW CONSTRUCTION				ALTERATIONS + ADDITIONS				
				LOW-RISE RESIDENTIAL R 1-3 Floors	HIGH-RISE RESIDENTIAL R 4+ Floors	LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	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
	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.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r
	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.				n/r		n/r			n/r
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 and non-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
	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)	•	•	•	•	•	•
WATER	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	•	•	•
	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. 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.	•	•	•	•	n/r	n/r	n/r	n/r	n/r
ENERGY	ENERGY EFFICIENCY	CA Title 24 Part 6, SFGBC 4.201.3, 5.201.1.1	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. 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.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2	•	•	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**



# PUBLIC COMMENT

**From:** [Bonnie Feinberg](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Appeal # 23-044/ 223 Anderson Street  
**Date:** Thursday, October 19, 2023 3:14:16 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear SF Board of Appeals,

This email pertains to **appeal #23-044** | 223 Anderson Street. I respectfully request that the proposed height of the vertical addition be reconsidered & reduced somewhat from the height proposed in the plans. While I am genuinely happy for our neighbors to be able to remodel their home, as is their prerogative, the height seemed out of proportion to the surrounding buildings.

I appreciate the opportunity to share my thoughts, and will respect the process and outcome of the Board's work.

Sincerely,

-Bonnie