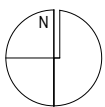


Revised plans submitted by the permit holder on November 18, 2025 which respond to the exhibits outlined in the Appellants' supplemental brief dated 11/13/25.



PROJECT SITE:
585 CONNECTICUT ST.



abbreviations

ACOUS	ACOUSTICAL	ELEC	ELECTRICAL	LAM	LAMINATE	RD	ROOF DRAIN
ACT	ACOUSTICAL TILE	ELEV	ELEVATOR	LEV	LEVEL	RM	ROOM
ADDNL	ADDITIONAL	EQ	EQUAL / EQUAL TO	LOC	LOCATION	SAD	SEE ARCHITECTURAL DRAWINGS
ADJ	ADJACENT	EQUIP	EQUIPMENT	MAX	MAXIMUM	SCD	SEE CIVIL DRAWINGS
AFF	ABOVE FINISH FLOOR	EXP	EXPANSION	MECH	MECHANICAL	SLD	SEE LANDSCAPE DRAWINGS
ALUM	ALUMINUM	EXT	EXTERIOR	MEMB	MEMBRANE	SSD	SEE STRUCTURAL DRAWINGS
ALT	ALTERNATE	(E)	EXISTING	MFR	MANUFACTURER	SMD	SEE MECHANICAL DRAWINGS
ANOD	ANODIZED	FF	FINISH FLOOR	MIN	MINIMUM	SPD	SEE PLUMBING DRAWINGS
APPRD	APPROVED	FE	FIRE EXTINGUISHER	MTD	MOUNTED	SED	SEE ELECTRICAL DRAWINGS
APPROX	APPROXIMATE	FLR	FLOOR	MTL	METAL	SC	SOLID CORE
@	AT	FD	FLOOR DRAIN	MOD	MODULE	SCHED	SCHEDULED
BD	BOARD	F-F	FACE TO FACE	(N)	NEW	SECT	SECTION
BETW	BETWEEN	FOC	FACE OF CONCRETE	NIC	NOT IN CONTRACT	SHT	SHEET
BLKG	BLOCKING	FOF	FACE OF FINISH	NTS	NOT TO SCALE	SIM	SIMILAR
BM	BEAM	FOG	FACE OF GYP BD	NO	NUMBER	SKDGD	SKID GUARD
BO	BOTTOM OF	FOS	FACE OF STUD	O/	OVER	SQ	SQUARE
BRKT	BRACKET	FOW	FACE OF WALL	OFF	OFFICE	SS	STAINLESS STEEL
CAB	CABINET	FR	FRAME	OC	ON CENTER	STD	STANDARD
CLNG	CEILING	FT	FOOT, FEET	OPNG	OPENING	STL	STEEL
CTR	CENTER	FURR	FURRING	OPP	OPPOSITE	STRUCT	STRUCTURAL
CL	CENTER LINE	GEN	GENERAL	PTD	PAINTED	SUSP	SUSPENDED
CLR	CLEAR	GL	GLASS OR GLAZED	PNL	PANEL	TEL	TELEPHONE
COL	COLUMN	GA	GAUGE	PTN	PARTITION	TEMPD	TEMPERED
CONC	CONCRETE	GR	GRADE	PLAM	PLASTIC LAMINATE	TEMPD GL	TEMPERED GLASS
CONST	CONSTRUCTION	GYP BD	GYPSUM BOARD	PLAS	PLASTER	THK	THICK
CONT	CONTINUOUS	HDWR	HARDWARE	PLT	PLATE	THRU	THROUGH
CJ	CONTROL JOINT	HVAC	HEATING, VENTILATION & AIR CONDITIONING	PLY	PLYWOOD	TO	TOP OF
CORR	CORRIDOR			PT	POINT	TYP	TYPICAL
CTRTOP	COUNTERTOP	HGT	HEIGHT	PL	PROPERTY LINE	UL	UNDERWRITERS LABORATORY
(D)	DEMOLISH, DEMOLITION	HC	HOLLOW CORE	RAD	RADIUS, RADII	UON	UNLESS OTHERWISE NOTED
DBL	DOUBLE	HM	HOLLOW METAL	RE	REFER TO	VEN	VENEER
DIA	DIAMETER	HORIZ	HORIZONTAL	RECEP	RECEPTACLE	VER	VERIFY
DIM	DIMENSION	HR	HOUR	REFL	REFLECTED	VIF	VERIFY IN FIELD
DN	DOWN	HT	HEIGHT	R	REMOVE	VWA	VERIFY WITH ARCHITECT
DR	DOOR	IN	INCH, INCHES	RES	RESISTANT	VERT	VERTICAL
DTL	DETAIL	INCAN	INCANDESCENT	RESIL	RESILIENT	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	INS	INSULATION	RE	RELOCATE	WH	WATER HEATER
EA	EACH	INT	INTERIOR	REQ'D	REQUIRED	W/	WITH
EL	ELEVATION	JT	JOINT	R/A	RETURN AIR	WD	WOOD
						W/O	WHERE OCCURS

symbols

A

STRUCTURAL GRID

NORTH ARROW

BEDROOM

101

000 SF

DETAIL

[DRAWING 1, SHEET A1.01]

ELEVATION

[DRAWING 1, SHEET A1.01]

SECTION

[DRAWING 1, SHEET A1.01]

INTERIOR ELEVATION

[DRAWING 1, SHEET A1.01]

WORK / DATUM POINT

2.01

KEYNOTE

REVISION NUMBER

WALL TYPE

DOOR TYPE

[RE: DOOR SCHEDULE]

WINDOW TYPE

[RE: WINDOW SCHEDULE]

ALIGN

DIMENSION

CENTER LINE

general notes

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.

ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

ALL ITEMS ARE NEW, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT ALL WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATIONS PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

IN CONFLICTS BETWEEN THE ARCHITECTS AND DESIGN BUILD ENGINEER'S DRAWINGS IN LOCATING MATERIALS / EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN.

CONTRACTOR SHALL COORDINATE WITH OWNER THE SCHEDULE FOR ALL TELEPHONE COMPANY AND DATA INSTALLATIONS.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.

SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.

ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.

THE ARCHITECT HAS NO KNOWLEDGE AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOBSITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

THE CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.

ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY, AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

ELECTRICAL, MECHANICAL, PLUMBING, AND SPRINKLERS SHOWN FOR GENERAL LAYOUT PURPOSES ONLY. ELECTRICAL PERMIT, MECHANICAL PERMIT, PLUMBING PERMIT, AND SPRINKLER PERMIT TO BE SUBMITTED SEPARATELY.

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- A0.01 SITE SURVEY
- A0.30 GS-5 SF GREEN BUILDING FORM
- A0.31 SLOPE PROTECTION CHECKLIST 2
- A0.32 EG-02, AB-005
- A1.01 SITE PLAN AND CONTEXT PHOTOS
- A1.02 ENLARGED SIDEWALK PLAN & FY23-24

- D-1 DEMOLITION PLAN: BASEMENT
- D-2 DEMOLITION PLAN: FIRST FLOOR
- D-3 DEMOLITION PLAN: SECOND FLOOR
- D-4 DEMOLITION PLAN: ROOF
- D-5 DEMOLITION ELEVATION: WEST
- D-6 DEMOLITION ELEVATION: SOUTH
- D-7 DEMOLITION ELEVATION: EAST
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- D-9 DEMOLITION STATISTICS

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- A4.01 PROPOSED SECTION: NORTH-SOUTH
- A4.02 PROPOSED SECTION: NORTH-SOUTH
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- A8.01 DOOR SCHEDULE
- A8.02 WINDOW SCHEDULE
- A8.03 WINDOW SCHEDULE
- A8.04 PARTITION SCHEDULE (WALL)
- A8.05 PARTITION SCHEDULE (FLOOR)

project data

ADDRESS: 589-591 CONNECTICUT STREET, SAN FRANCISCO
BLOCK / PARCEL #: 4100 - 021
ZONING: RH-2 RESIDENTIAL - HOUSE, TWO FAMILY; DISTRICT 10
HEIGHT DISTRICT: 40X
FRONT YARD SETBACK: MATCH EXISTING 1
REAR YARD SETBACK: 30% (30'-0") 1
OCCUPANCY: RESIDENTIAL (R-3)
YEAR BUILT: 1
PARCEL AREA: 2500 SQ.FT. 1
BUILDING TYPE: V-B
EXISTING # OF UNITS: 2
PROPOSED # OF UNITS: 2

BUILDING GROSS SQUARE FOOTAGE (HABITABLE SPACES ONLY):

LEVEL	EXISTING	PROPOSED
BASEMENT	0 SF	1300 SF
FIRST FLOOR	1040 SF	1310 SF
SECOND FLOOR	1080 SF	1100 SF
TOTAL	2120 SF	3710 SF 4

EXISTING HEIGHT: 28'-3"
PROPOSED HEIGHT: 24'-8 1/2" (TOP OF PARAPET: 226'-1 1/2" - MID POINT OF CURB: 201'-5"= 24'-8 1/2")

ADDITION OF NEW NFPA 13R SPRINKLER SYSTEMS PER CBC 903.3.1.3 UNDER SEPARATE PERMIT 2

applicable building codes

2021 CALIFORNIA BUILDING STANDARDS CODE - TITLE 24
2021 CALIFORNIA ELECTRICAL CODE
2021 CALIFORNIA MECHANICAL CODE
2021 CALIFORNIA PLUMBING CODE
2021 SAN FRANCISCO BUILDING CODE
SAN FRANCISCO PLANNING CODE

project description

REMODEL OF AN EXISTING TWO-UNIT BUILDING INCLUDING A HORIZONTAL ADDITION AT THE REAR, CONVERSION OF THE EXISTING UNCONDITIONED BASEMENT TO HABITABLE SPACE, EXPANSION OF A PORTION OF THE FIRST FLOOR TO ACCOMMODATE A NEW ENTRY FOR THE LOWER UNIT, AND UPGRADE OF ALL BUILDING SYSTEMS.

project and land use tables

ITEM	EXISTING	PROPOSED
GENERAL LAND USE		
PARKING GSF	0	0
RESIDENTIAL GSF	2120 SF	3710 SF 4
PROJECT FEATURES		
DWELLING UNITS - MARKET RATE	2	2
DWELLING UNITS - TOTAL	2	2
NUMBER OF BUILDINGS	1	1
NUMBER OF STORIES	2	2
PARKING SPACES	0	0 1
BICYCLE SPACES	0	2
USEABLE OPEN SPACE UPPER UNIT	125 GSF	125 GSF
USEABLE OPEN SPACE LOWER UNIT	690 GSF	815 GSF
ROOF AREA GSF - TOTAL	840 SF	950 SF 4
SOLAR READY ZONE GSF	0	950 SF
LAND USE - RESIDENTIAL		
TWO BEDROOM UNITS	2	1
THREE BEDROOM + UNITS	0	1
SPRINKLER SYSTEM	NO	YES 2

green halo tracking number

GH366-971-1208 2

FOUGERON

ARCHITECTURE

Architect: Fougerson Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougerson.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

No.:	Date:	Issue:
	07.21.2023	Pre-Application Meeting
	10.06.2023	Planning Submission
1	05.23.2024	Planning Revision 1
2	10.16.2024	Planning Revision 2
3	11.22.2024	Planning Revision 3
	10.07.2025	Appeal Hearing
4	11.17.2025	Planning Revision 4

COVER SHEET

A0.00

Scale: N.T.S.

Project name: Hole

Project No.: 20226

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plot date: 11/6/2025 @ 5:22:53 PM

Architect: Fougerson Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougerson.com

HOLE RESIDENCE

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San Francisco, CA 94107

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Consultants:

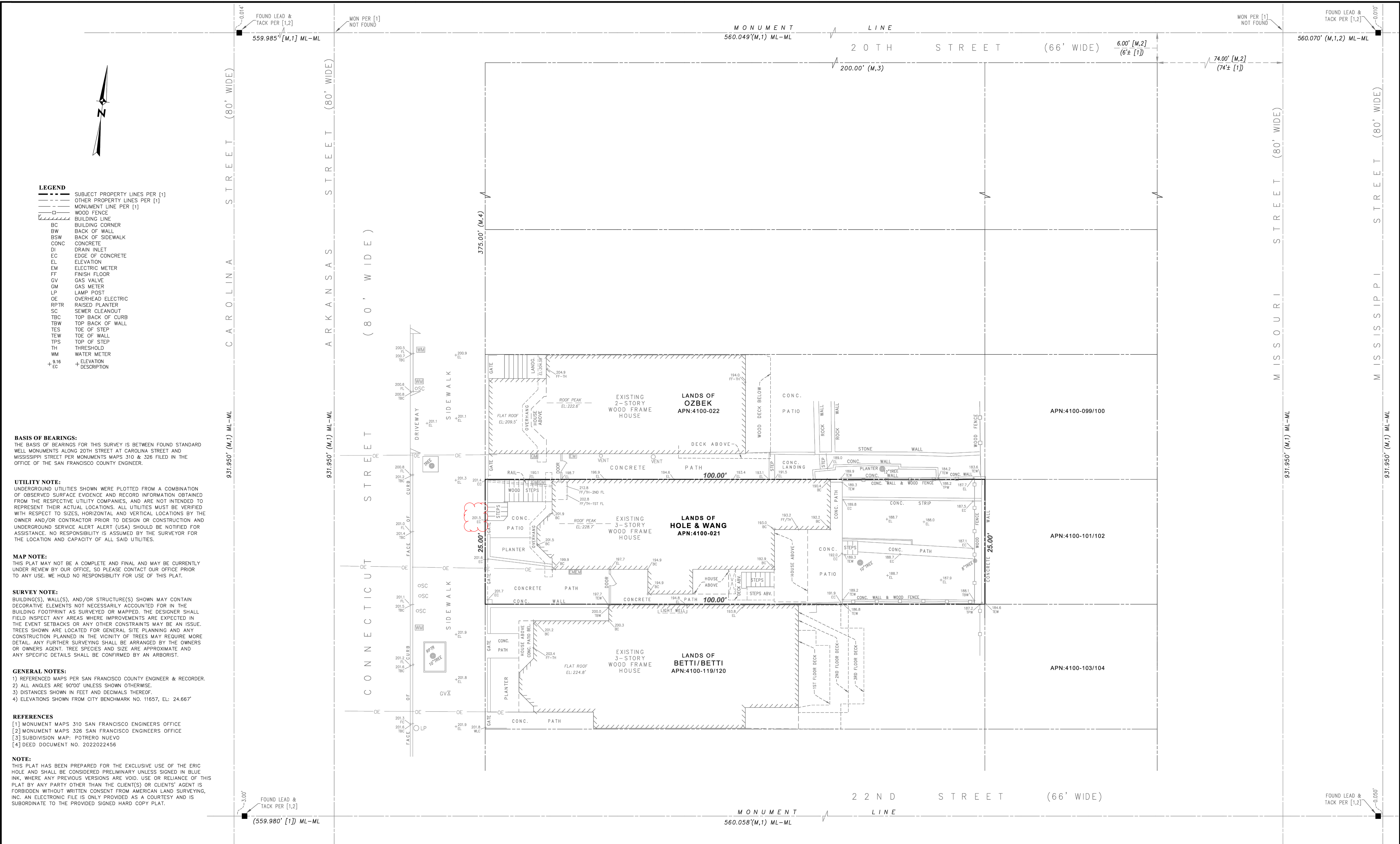


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SITE SURVEY

A0.01

Scale: 7/64" = 1'-0"



DATE: 4/19/2023 SURVEYED: 4/19/2023 SURVEYED BY: JE DRAFTED BY: JE FILE# ALS0200	NO. BY DATE REVISION	ORIGINAL SCALE: 1/8"=1'-0" 8 4 0 4 8	AMERICAN LAND SURVEYING, INC. 2030 Union Street, Suite 206B, San Francisco, CA 94123 Phone:(415) 999-9434 Email: office@alspls.com	TOPOGRAPHIC MAP 589-591 CONNECTICUT STREET SAN FRANCISCO, CA - AP:4100-022	SHEET NO. 1 of 1
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plot date: 11/9/2025 @ 5:22:57

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:

- Fill out the project information in the Verification box at the right.
- Submittal must be a minimum of 11" x 17".
- This form is for permit applications submitted January 2020 through December 2022.

INSTRUCTIONS:					OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
1. Fill out the project information in the Verification box at the right. 2. Submittal must be a minimum of 11" x 17". 3. This form is for permit applications submitted January 2020 through December 2022.					
TITLE		SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT		adds any amount of conditioned area, volume, or size
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.		if applicable
	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.		•
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.		•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.		•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.		•
	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).		•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	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.		•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.		•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.		•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.		•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.		if applicable
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.		•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.		•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.		•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.		•
GOOD NEIGHBOR	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	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.		•
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.		if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.		if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.		•

FOR YOUR INFORMATION: INDOOR WATER EFFICIENCY

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads ¹	1.8 gpm @ 80 psi
Lavatory Faucets ¹ : residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches)] @ 60 psi
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush ¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush ¹
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

589 Connecticut Street

PROJECT NAME

Block 4100, Lot 021

BLOCK/LOT

589 Connecticut St, San Francisco, CA 94107

ADDRESS

Residential

PRIMARY OCCUPANCY

2120 SF

GROSS BUILDING AREA

1480 SF

INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

10/6/23

LICENSED PROFESSIONAL (sign & date)

May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:



Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

FIRM

- ☐ I am a LEED Accredited Professional
- ☐ I am a GreenPoint Rater
- ☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

FOUGERON

ARCHITECTURE

Architect:

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:

No.:	Date:	Issue:
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GS-5 SF GREEN BUILDING FORM

A0.30

Scale:

N.T.S.

Project name:

Hole

Project No.:

20226

Copyright FOUGERON ARCHITECTURE 2023





Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 589-591 CONNECTICUT STREET, SAN FRANCISCO APPLICATION NO. 202310239219 ADDENDUM NO. 1
OWNER NAME Eric Hole and Jane Wang OWNER PHONE NO. (203) 6753310

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES	NO	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
			HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
			SHORING	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
			UNDERPINNING	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE (APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)	YES	NO	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RETAINING WALL:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
			OTHERS: _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: Fougeron Architecture
Engineer/Architect of Record
4154122013 Telephone
Todd@fougeron.com Email
Signature
10.02.2024 Date



Permit Services Division
49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103
Phone (628) 652-3600 - www.sfdbi.org

Architect: Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:




No.:	Date:	Issue:
	07.21.2023	Pre-Application Meeting
	10.06.2023	Planning Submission
1	05.23.2024	Planning Revision 1
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4	11.17.2025	Planning Revision 4

SLOPE
PROTECTION
CHECKLIST

A0.31

Scale: N.T.S.

Project name: Hole
Project No.: 20226



DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
49 South Van Ness Ave, 5th Floor, San Francisco, California 94103

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

DATE SUBMITTED 10/16/2024 [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 # 2023 1023 9219

Property Address: 589-591 Connecticut St, San Francisco, CA 94107

Block and Lot: 4100 / 021 Occupancy Group: R3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building TWO-UNIT RESIDENTIAL BUILDING

Under the authority of the San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the San Francisco Mechanical Code, Section 302.2; the San Francisco Electrical Code, Section 89.117; and the San Francisco Plumbing Code, Section 301.3; 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)

- 1030.1 General
- In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in the following occupancies:
- Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.3(1) and 1006.3.3(2). Group R-3 and R-4 occupancies.
 - Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

Proposed Modification or Alternate

The escape criteria for the EERO may be accomplished where the EERO opens into a yard with a minimum of 25 feet depth. The rescue criteria for the EERO at a yard or court that has no access to the public way proposes access for rescue from the yard level are as follows:

A vertical access component with the following requirements is required between the ground level and the level of each EERO:

- Criteria 1 - Fire escape ladder**
- Shall be constructed entirely of hot-dipped galvanized steel or reinforced concrete. All welding, drilling, punching and riveting of the assemblies shall be done before galvanizing.
 - Shall have an inclination no greater than 60 degrees from horizontal.
 - Inclined ladder stringers and treads shall be not less than 4 x 1/4 inch plates.
 - All inclined ladders shall be provided with substantial railings of not less than 15/16 inches outside diameter galvanized pipe, supported by not less than 1 1/4 x 1/4 inch intermediate standards spaced as required and adequately bolted to the ladder rails.

Criteria 2 - A balcony, deck, or landing is required directly outside of each EERO:

- Minimum 3 feet wide in the direction perpendicular to the EERO.
- Minimum length shall be the width of the EERO opening.
- Any intermediate landings or platforms shall have the minimum dimensions of 36-inch deep by 72-inch long.

Criteria 3 - Addenda to the site permit and related submittal documents shall detail all construction which is approved as a result of this request for local equivalency.

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.

We are adding a sliding door to the existing second-floor sleeping room to serve as the EERO window. It will provide direct access to a protected 4-foot wide deck that leads to the front of the building. The exit path to the front of the building is approximately 29'-0" long and 10'-6" above the front yard grade.

Requested by: PROJECT SPONSOR

Print Name: _____

Signature: _____

Telephone: _____

ARCHITECT/ENGINEER

Fougeron Architecture

4154122013



[PROFESSIONAL
STAMP HERE]

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove

[signed off/dated by:]

Plan Reviewer: _____

Division Manager: _____

for Director of Bldg. Inspection: _____

for Fire Marshal: _____

CONDITIONS OF APPROVAL or OTHER COMMENTS

Architect: Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
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EG-02, AB-005

A0.32

Scale: N.T.S.

Project name: Hole

Project No.: 20226

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PHOTO 1 - NEIGHBOR TO NORTH: 585-587 CONNECTICUT ST



PHOTO 2 - SUBJECT PROPERTY, 589-591 CONNECTICUT ST



PHOTO 3 - NEIGHBOR TO SOUTH: 595-597 CONNECTICUT ST

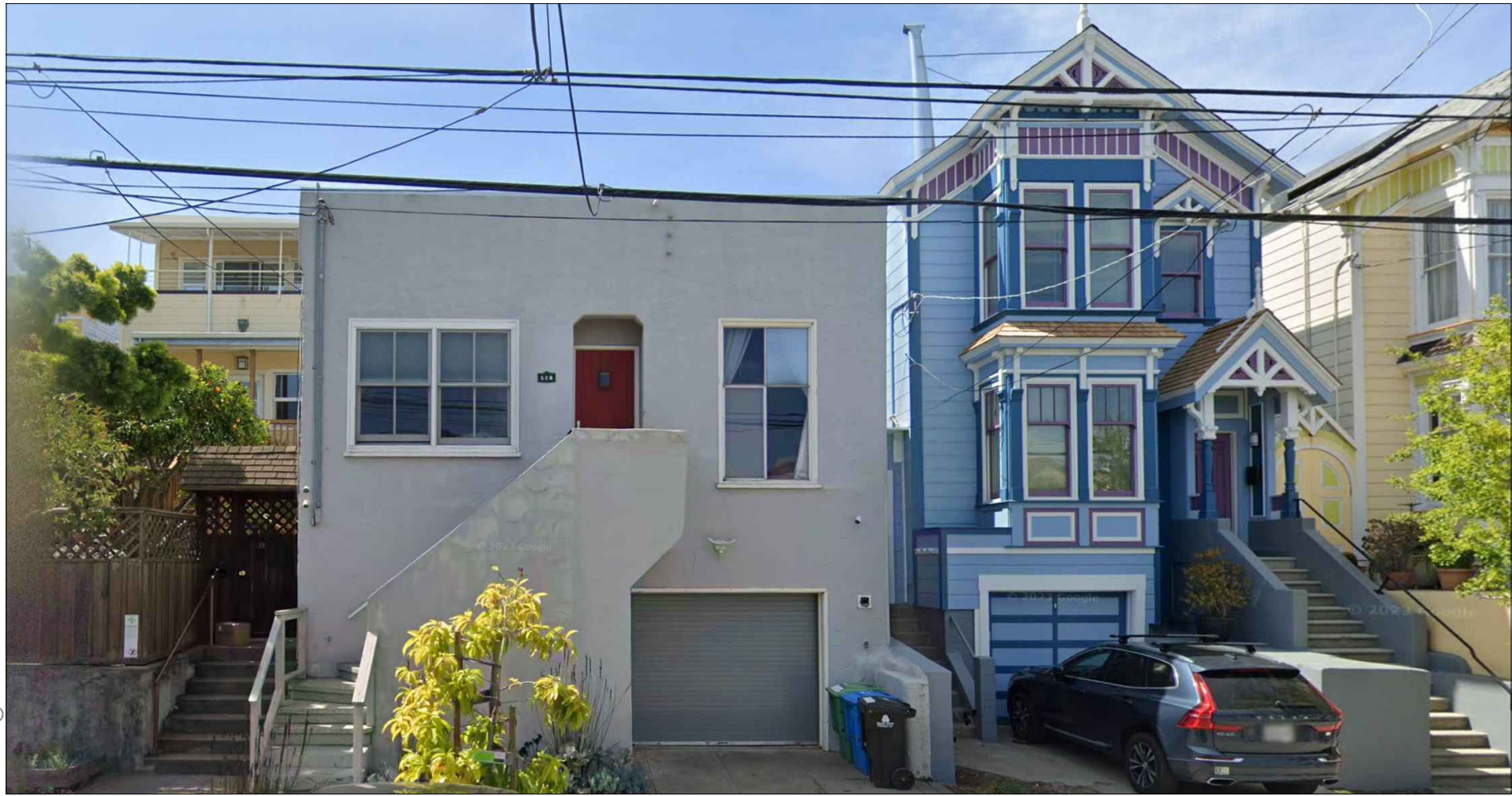
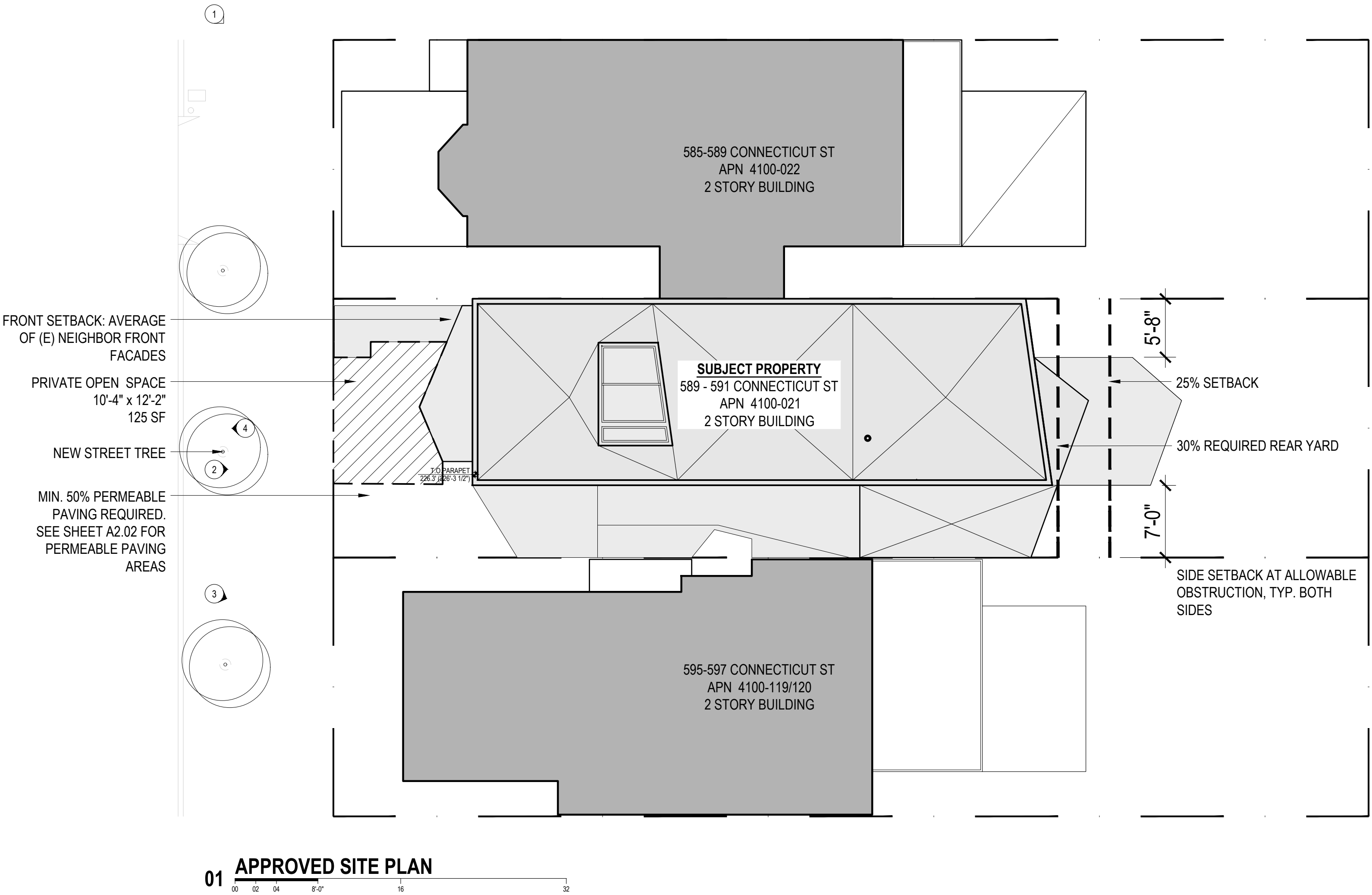
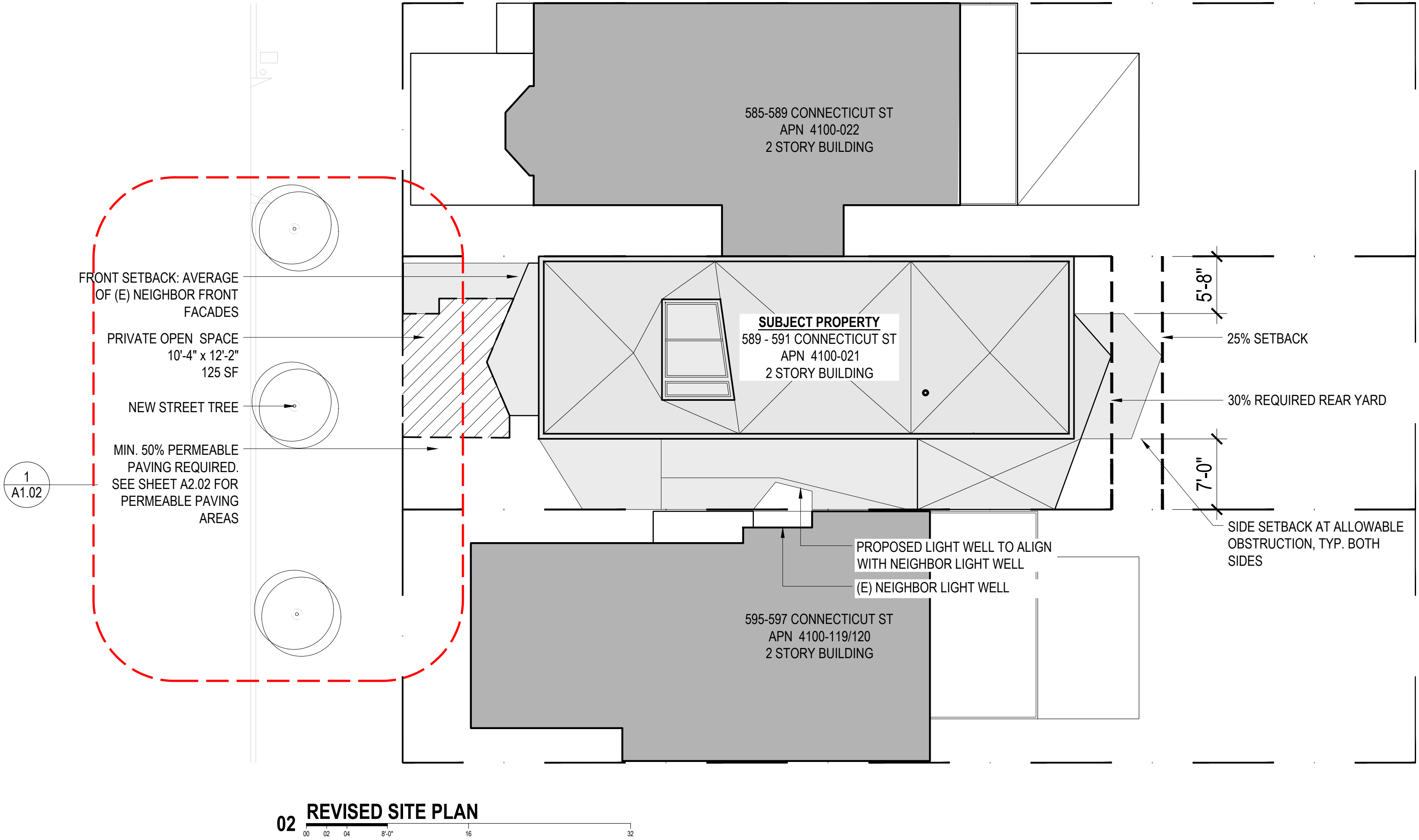


PHOTO 4 - NEIGHBOR ACROSS STREET: 528 CONNECTICUT ST



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HOLE RESIDENCE

Consultants:

17'-6"21'-1"

- PROPOSED BASIN SIZE

SIZE 24" BOX

NEW STREET TREE PROPOSED;
SPECIES:
JACARANDA MIMOSIFOLIA

- SEWER CLEANOUT

- SEWER CLEANOUT

SEWER CLEANOUT

- WATER METER

EXISTING TREE

ENLARGED SIDEWALK PLAN

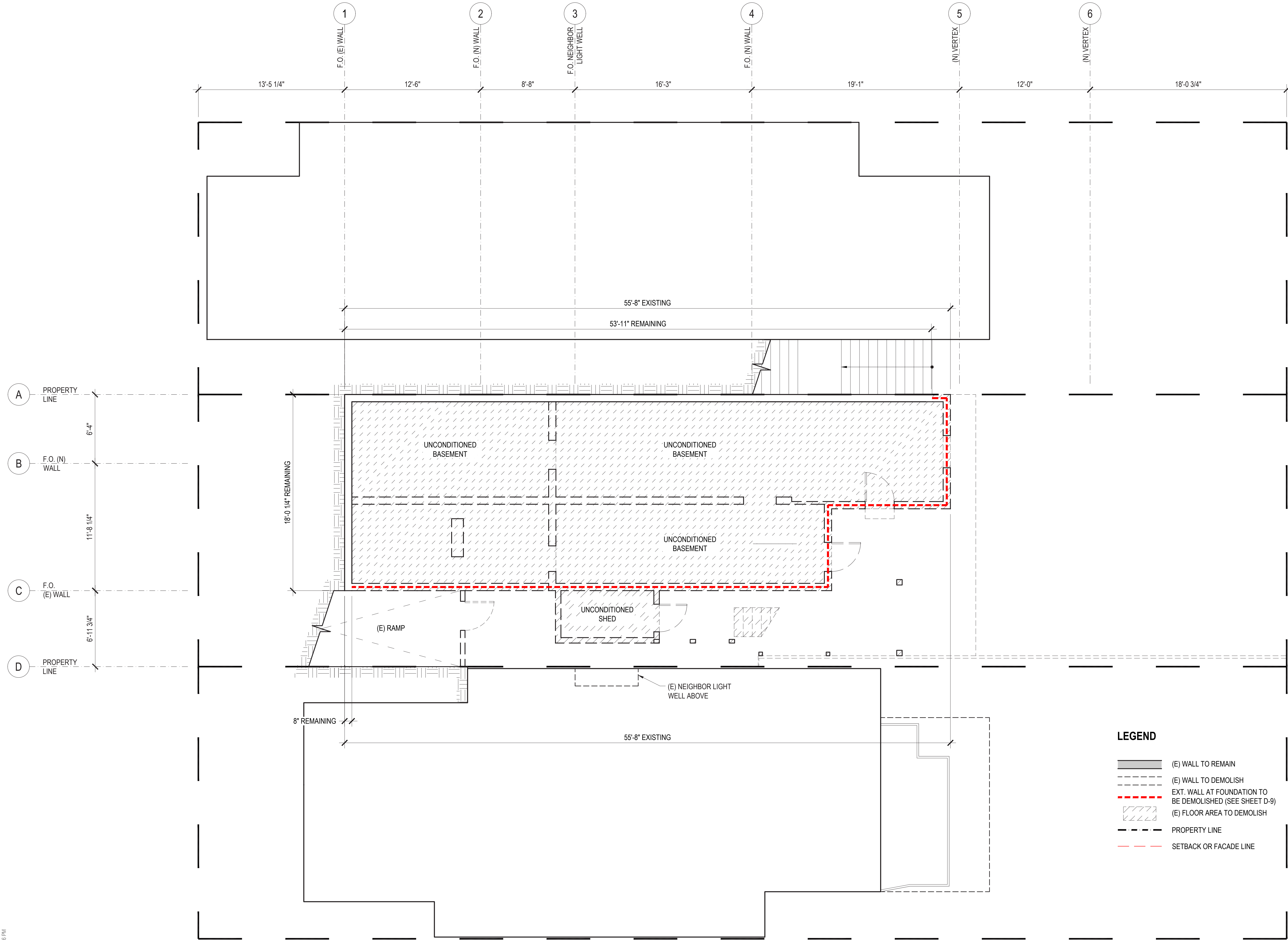
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Project name: Hole

Project No.: 20220

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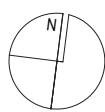
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DEMOLITION PLAN:
BASEMENT



D-1

Scale: 1/4" = 1'-0"

Architect:

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anne@fougeron.com

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Consultants:



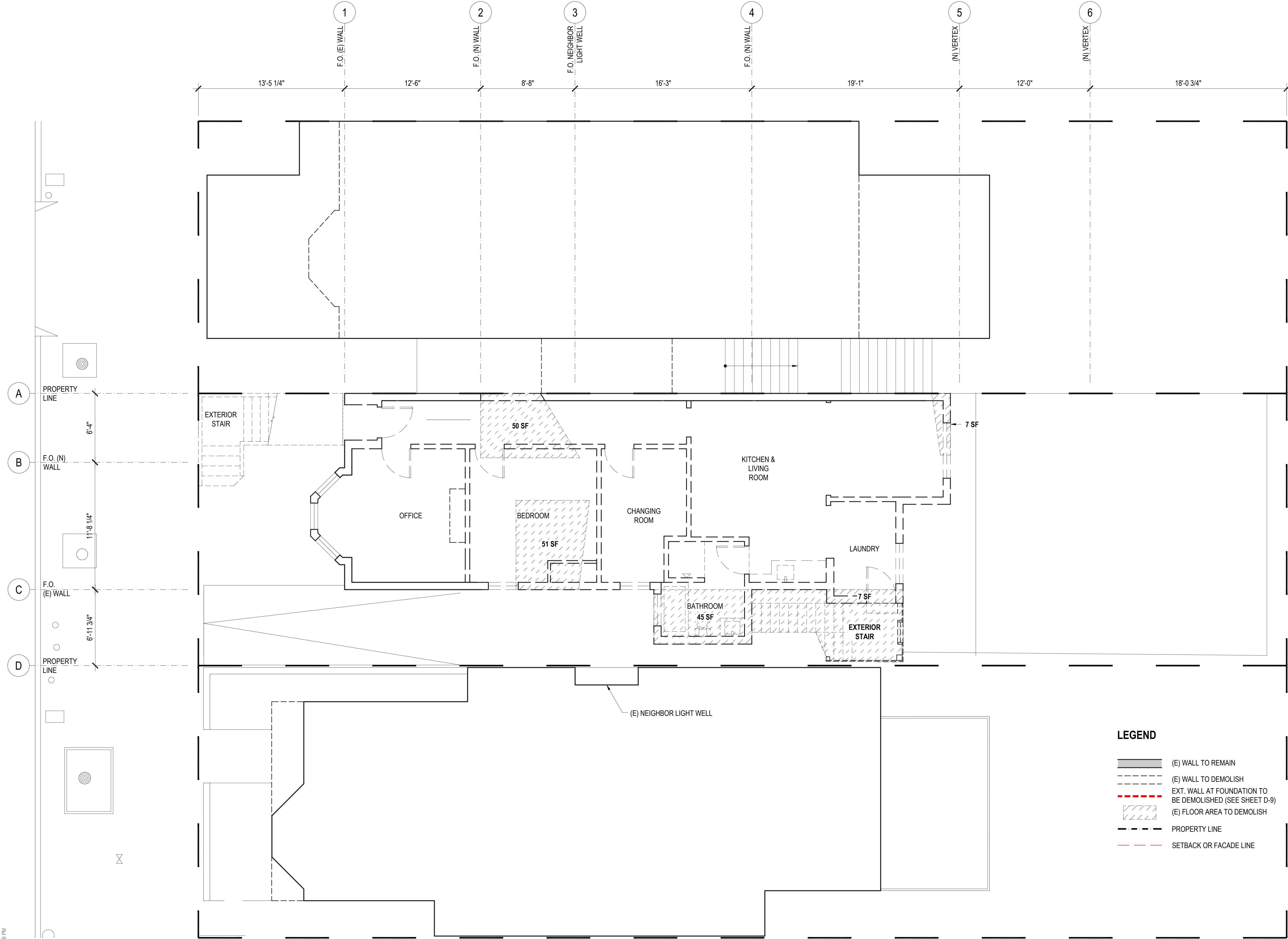
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DEMOLITION PLAN:
FIRST FLOOR

D-2

Scale:

1/4" = 1'-0"



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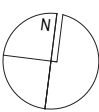
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DEMOLITION PLAN:

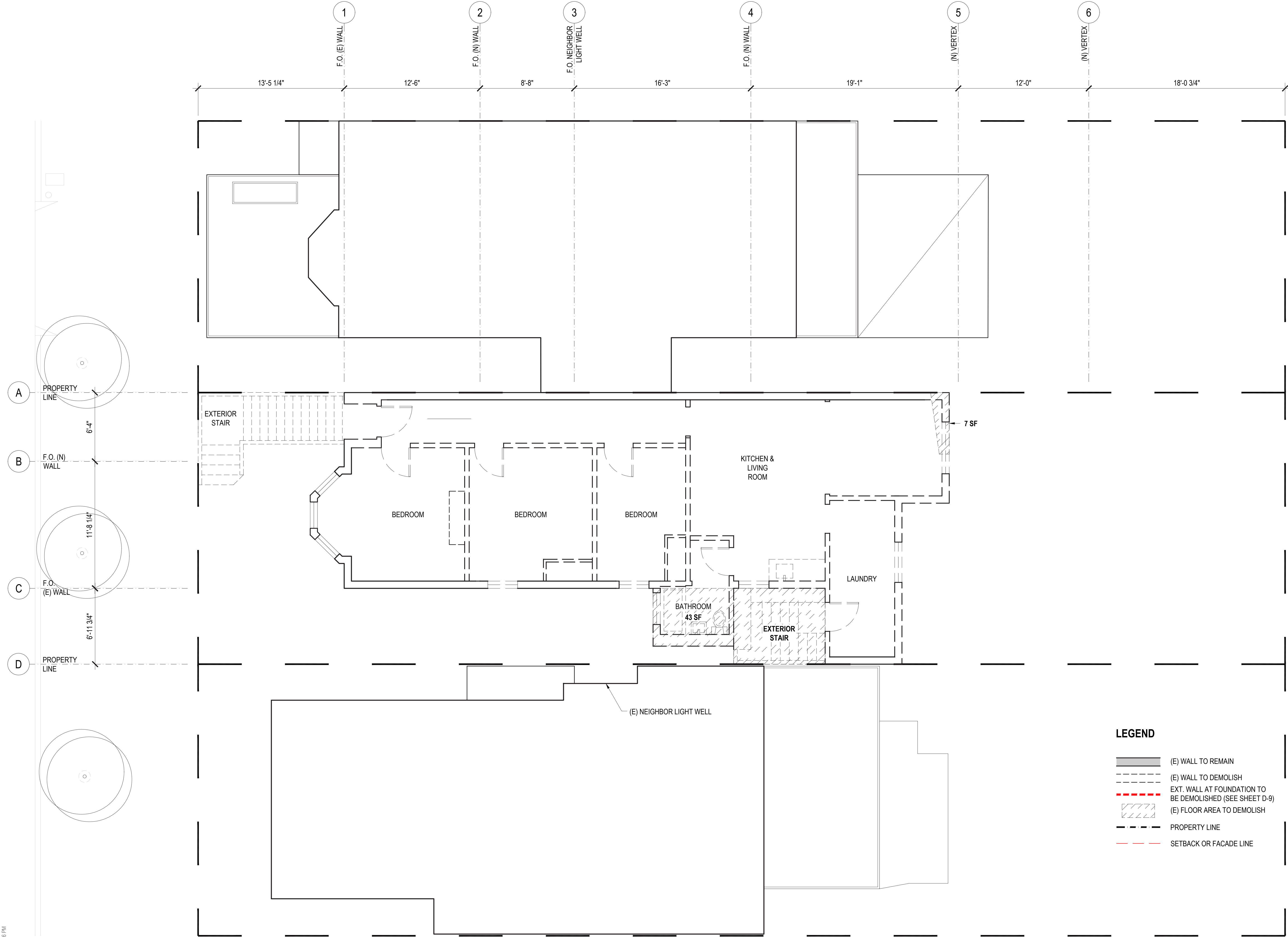
SECOND FLOOR



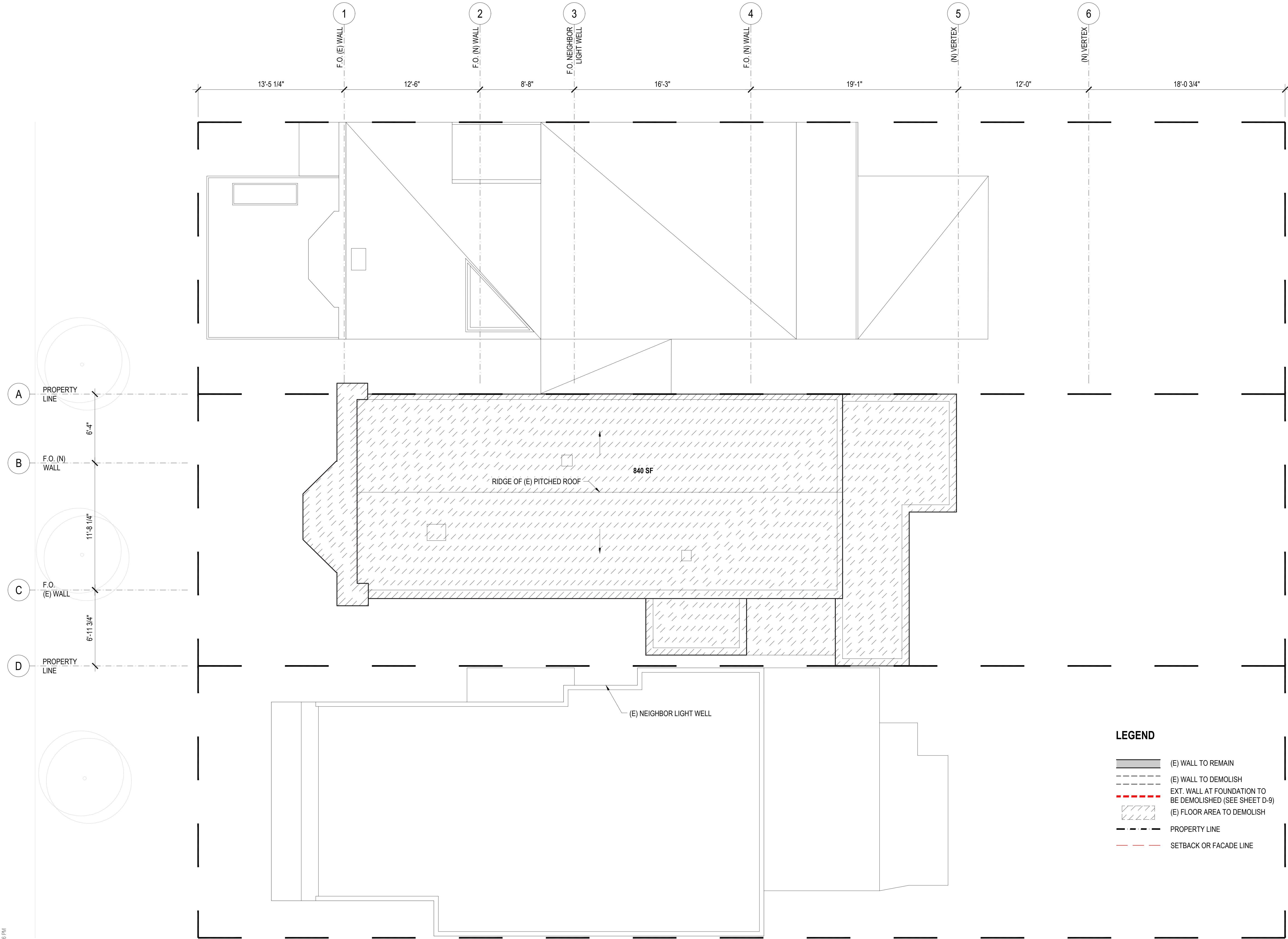
D-3

Scale:

1/4" = 1'-0"



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- LEGEND**
- (E) WALL TO REMAIN
 - (E) WALL TO DEMOLISH
 - EXT. WALL AT FOUNDATION TO BE DEMOLISHED (SEE SHEET D-9)
 - (E) FLOOR AREA TO DEMOLISH
 - PROPERTY LINE
 - SETBACK OR FACADE LINE

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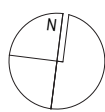
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DEMOLITION PLAN:
ROOF



D-4

Scale: 1/4" = 1'-0"

Architect:

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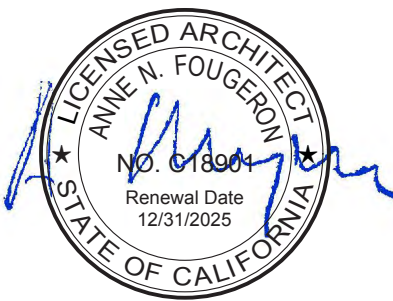
HOLE RESIDENCE

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LEGEND

(E) AREA TO BE DEMOLISHED

PROPERTY LINE

DEMO ELEVATION:
WEST

D-5

Scale: 1/4" = 1'-0"

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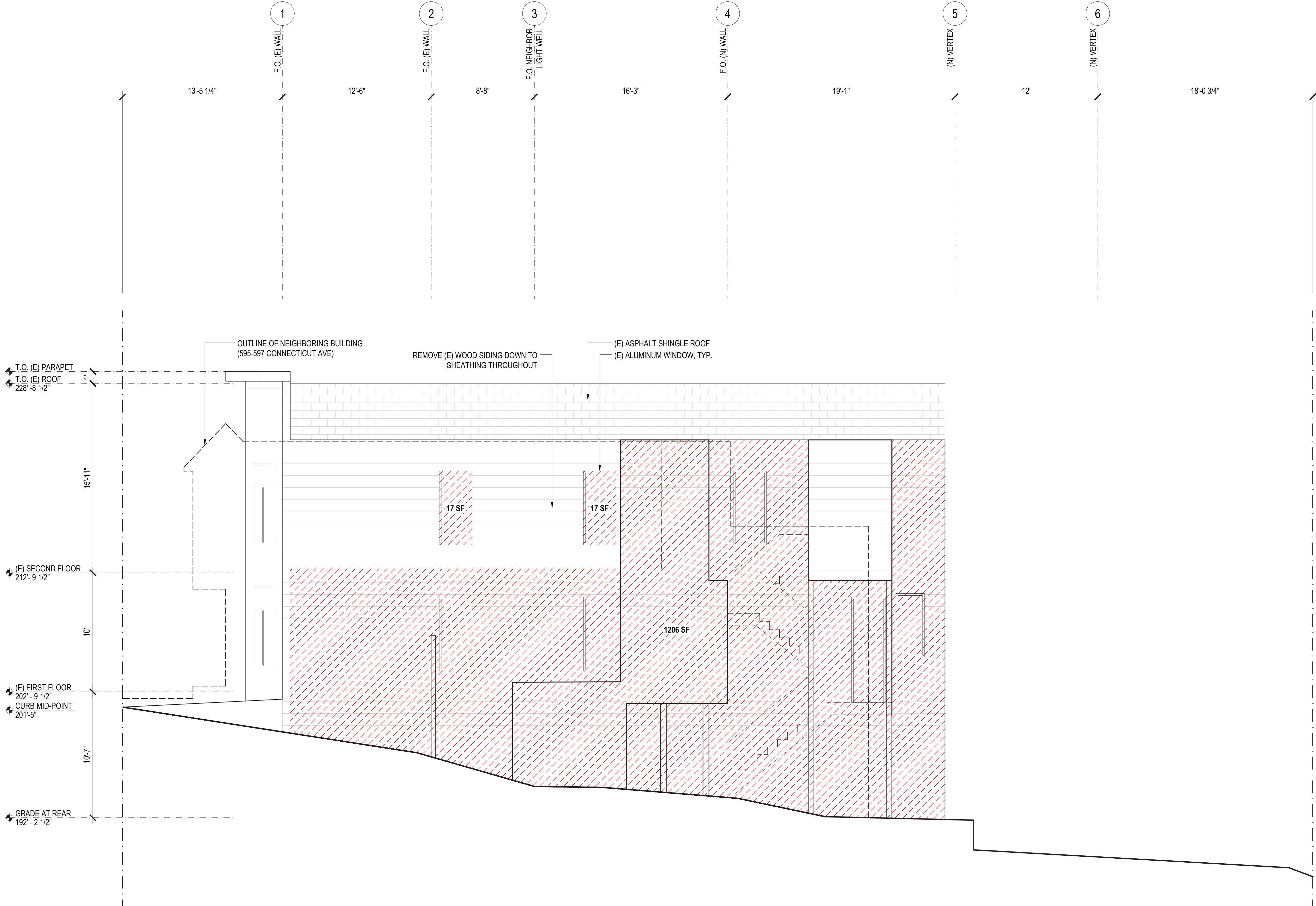


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DEMO ELEVATION:
SOUTH

D-6

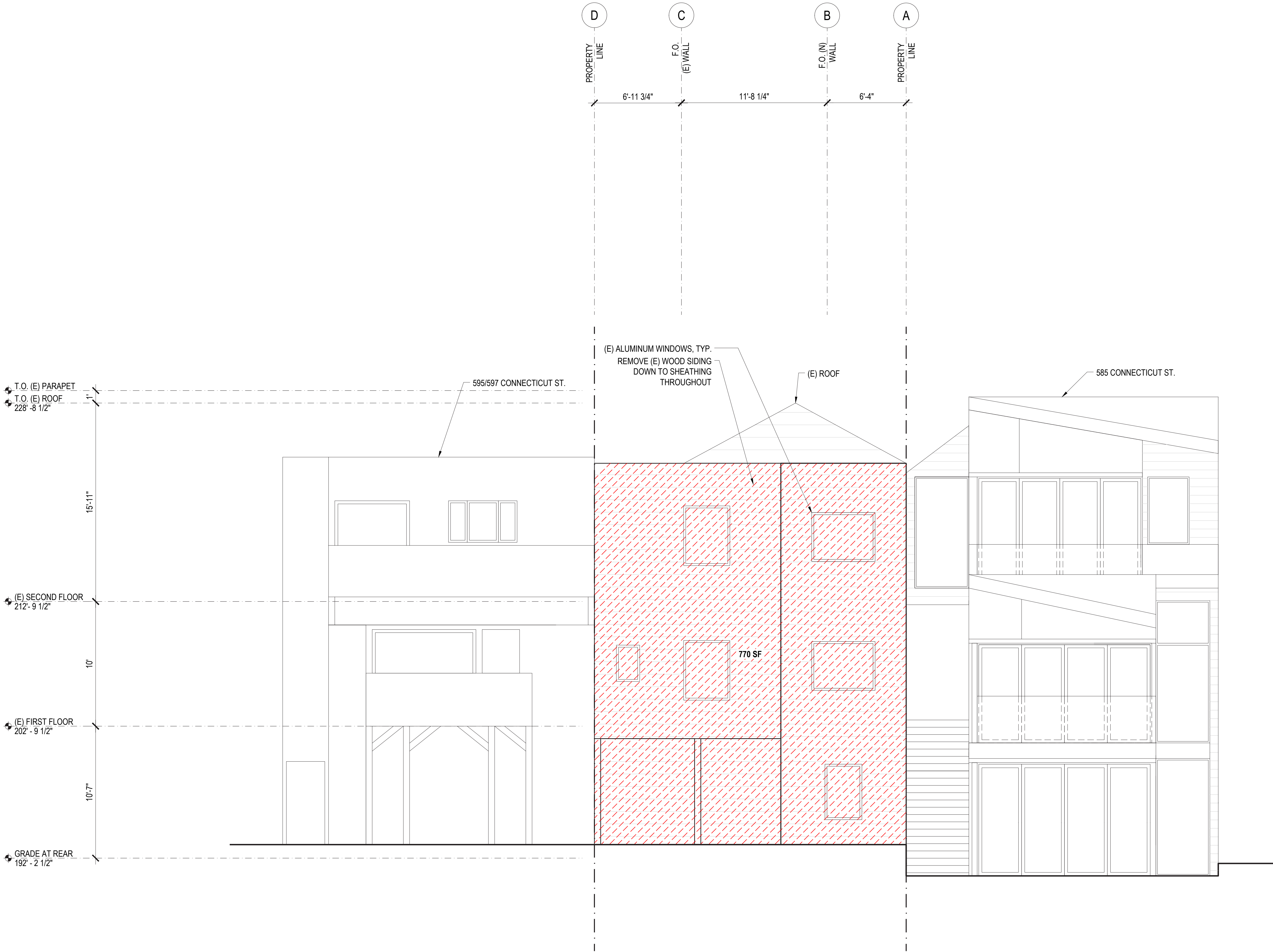
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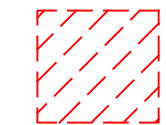

LEGEND

- (E) AREA TO BE DEMOLISHED
- PROPERTY LINE

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LEGEND

-  (E) AREA TO BE DEMOLISHED
-  PROPERTY LINE

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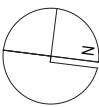
Consultants:



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DEMO ELEVATION:
EAST

D-7



Scale: 1/4" = 1'-0"

HOLE RESIDENCE

Consultants:



PROPERTY LINE



D-8

Scale: $1/4" = 1'-0"$

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DEMOLITION CALCULATIONS
SECTION 317

CODE REQUIREMENTS	EXISTING BUILDING		REMAINING		OUTCOME	COMPLIANCE	
1. FRONT AND REAR FACADE							
LINEAR FEET AT FOUNDATION	FRONT	18' -0"	FRONT	18' -0"	REMAINING	50.0%	NOT COMPLIANT
	REAR	18' -0"	REAR	0' -0"	DEMO	50.0%	
	TOTAL	36' -0"	TOTAL	18' -0"	REQUIREMENT	<50%	
2. ALL EXTERIOR WALLS							
LINEAR FEET AT FOUNDATION	WEST	18' -0"	WEST	18' -0"	REMAINING	49.3%	COMPLIANT
	SOUTH	55' -8"	SOUTH	0' -8"	DEMO	50.7%	
	EAST	18' -0"	EAST	0' -0"			
	NORTH	55' -8"	NORTH	53' -11"			
	TOTAL	147' -4"	TOTAL	72' - 7"	REQUIREMENT	<65%	
3. VERTICAL ENVELOPE							
SQUARE FEET OF SURFACE AREA	WEST	500 SF	WEST	410 SF	REMAINING	50.1%	COMPLIANT
	SOUTH	1610 SF	SOUTH	370 SF	DEMO	49.9%	
	EAST	770 SF	EAST	0 SF			
	NORTH	1510 SF	NORTH	1410 SF			
	TOTAL	4390 SF	TOTAL	2200 SF	REQUIREMENT	<50%	
4. HORIZONTAL ELEMENTS							
SQUARE FEET OF SURFACE AREA	BASEMENT	N/A	BASEMENT	N/A	REMAINING	64.5%	COMPLIANT
	1ST FLOOR	1040 SF	1ST FLOOR	880 SF	DEMO	35.5%	
	2ND FLOOR	1080 SF	2ND FLOOR	1030 SF			
	ROOF	840 SF	ROOF	0 SF			
	TOTAL	2960 SF	TOTAL	1910 SF	REQUIREMENT	<50%	



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DEMO STATISTICS

D-9

Scale: N.T.S.

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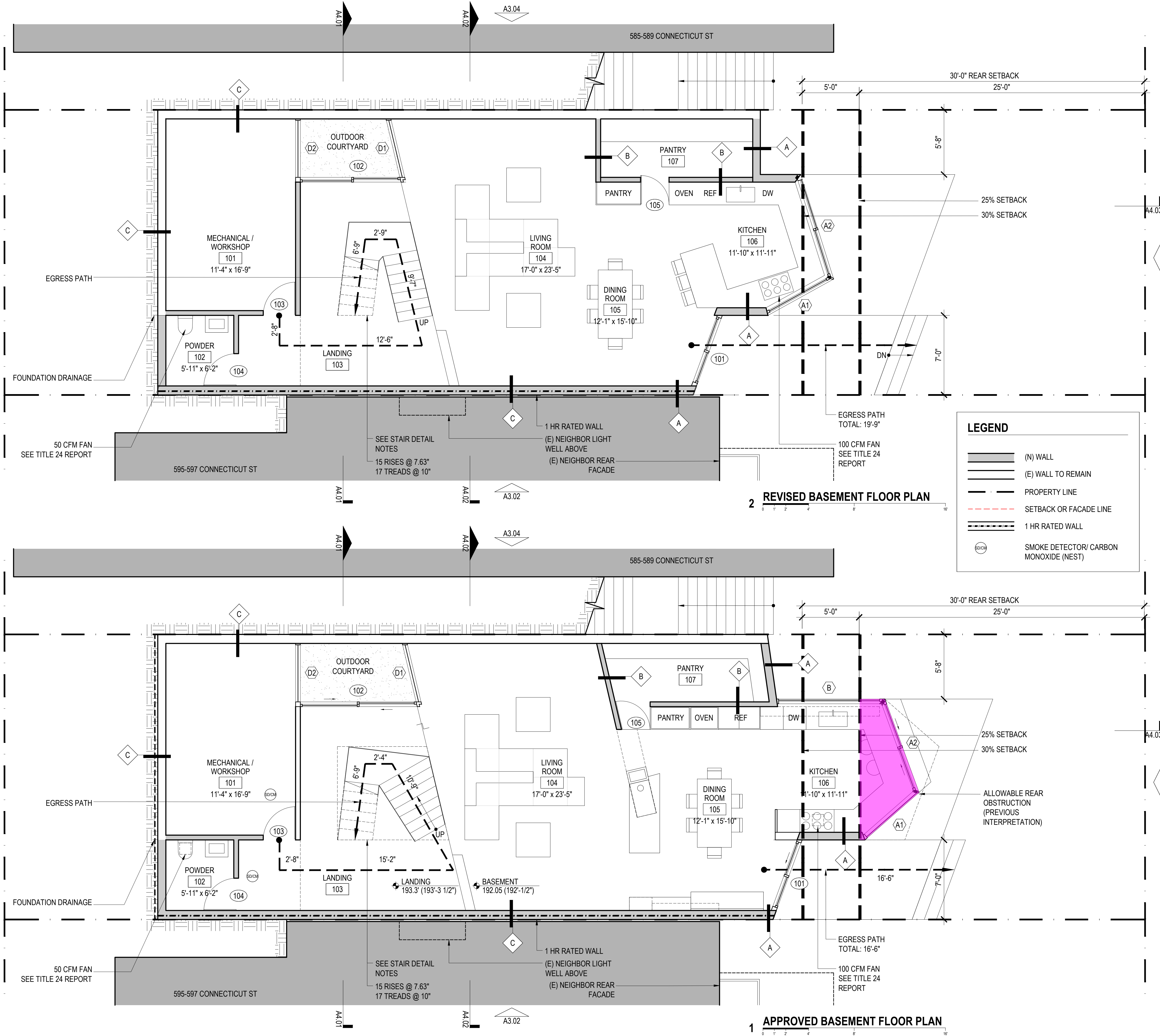
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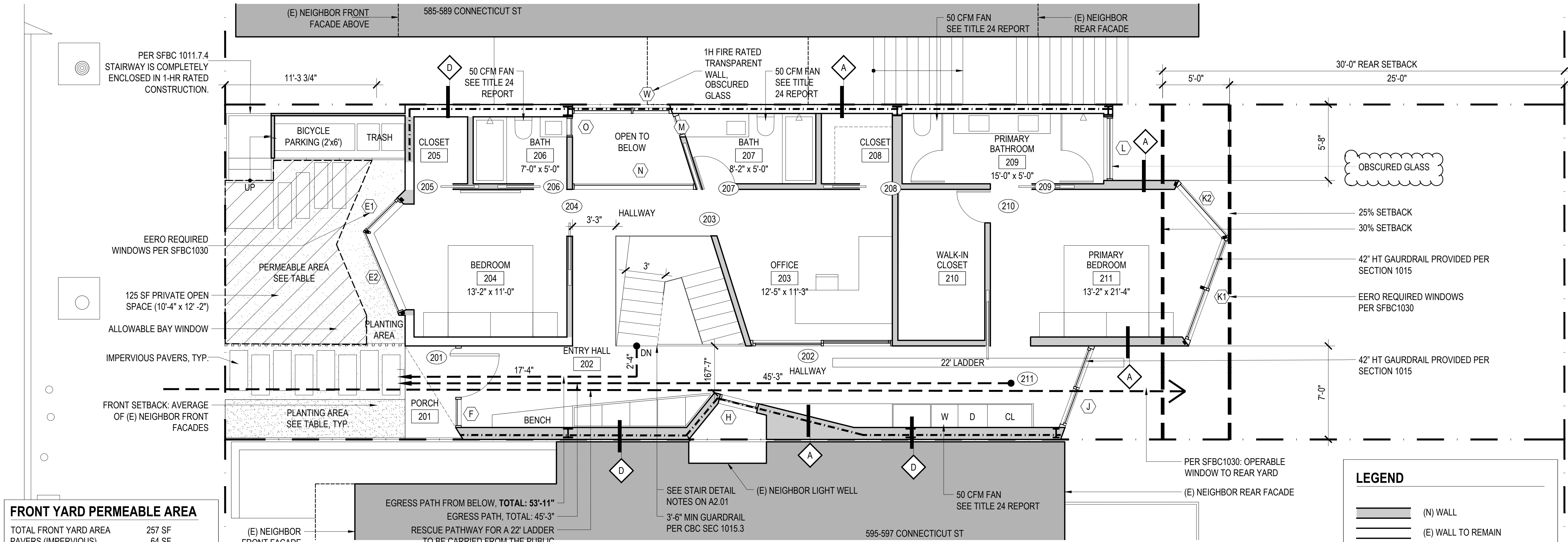
PROPOSED PLAN:
BASEMENT

A2.01

Scale: 1/4" = 1'-0"

Project name: Hole
Project No.: 20226
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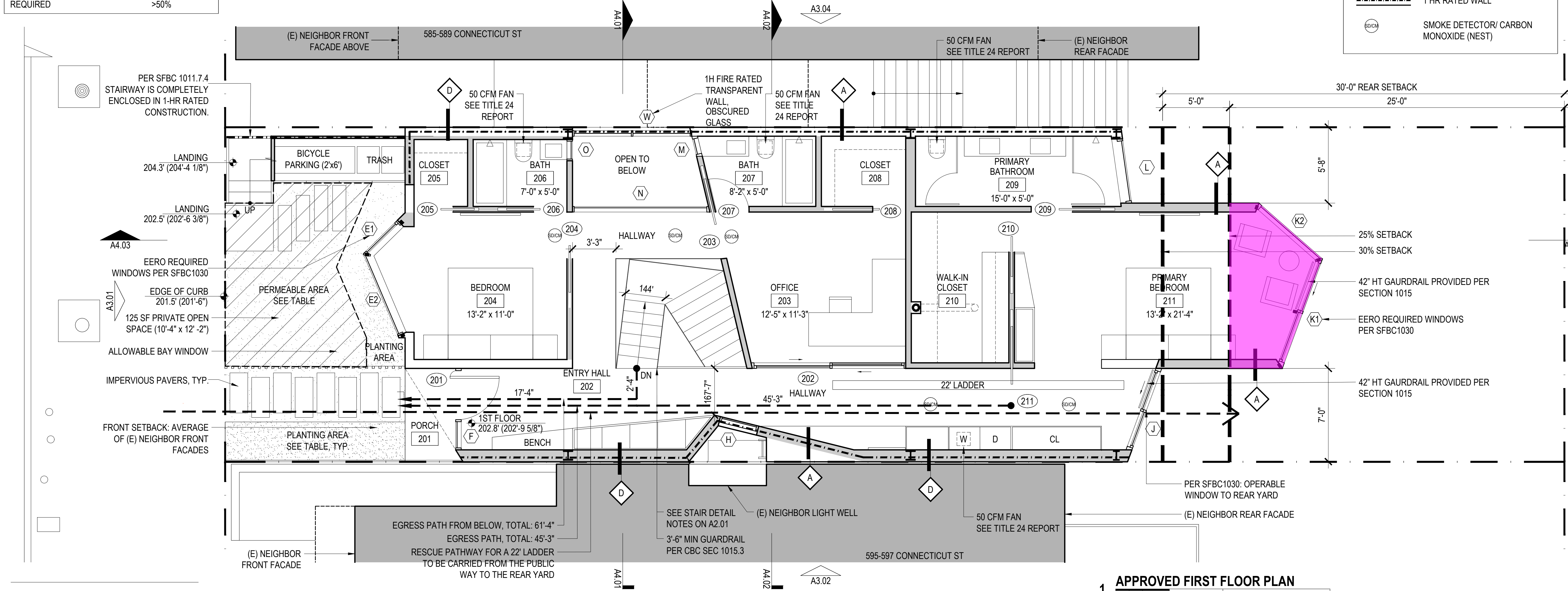


FRONT YARD PERMEABLE AREA	
TOTAL FRONT YARD AREA	257 SF
PAVERS (IMPERVIOUS)	64 SF
PLANTING AREA (PERMEABLE)	62 SF
PERMEABLE SURFACE	131 SF
TOTAL PERMEABLE AREA	193 SF
% PERMEABLE REQUIRED	>50%

LEGEND

- (N) WALL
- (E) WALL TO REMAIN
- PROPERTY LINE
- SETBACK OR FACADE LINE
- 1 HR RATED WALL
- SMOKE DETECTOR/ CARBON MONOXIDE (NEST)

2 REVISED FIRST FLOOR PLAN



1 APPROVED FIRST FLOOR PLAN

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PROPOSED PLAN:
FIRST FLOOR

A2.02

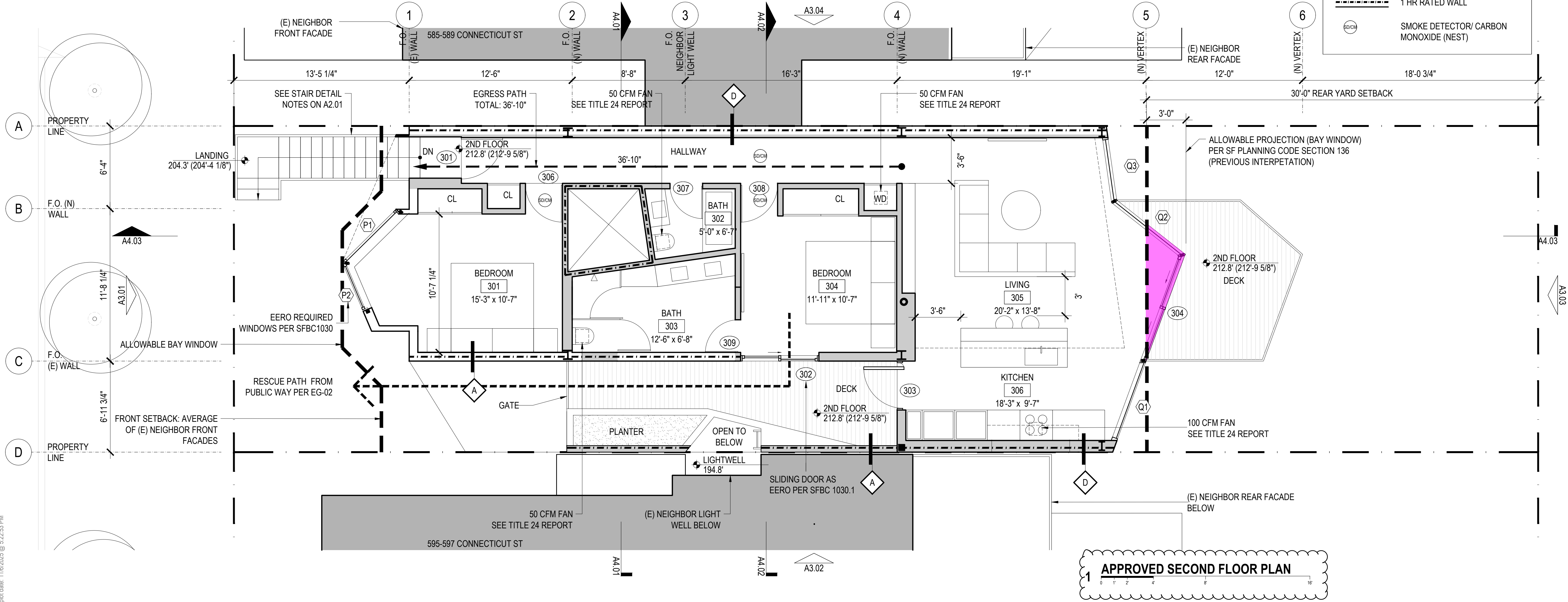
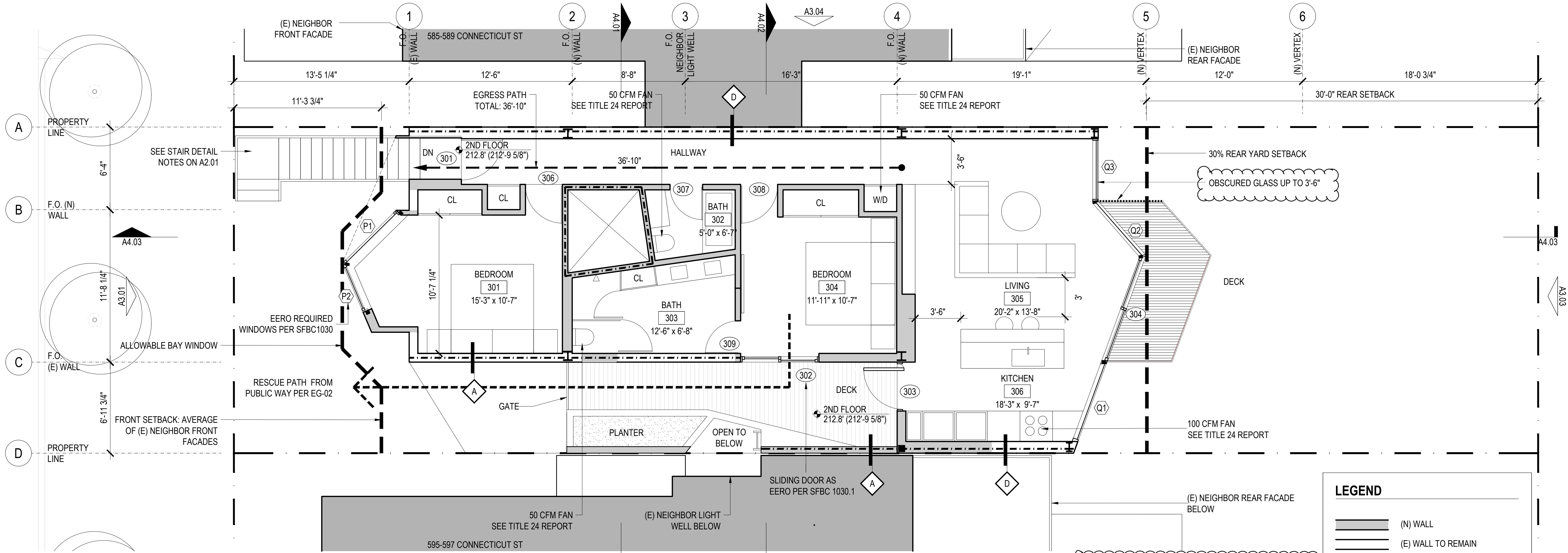
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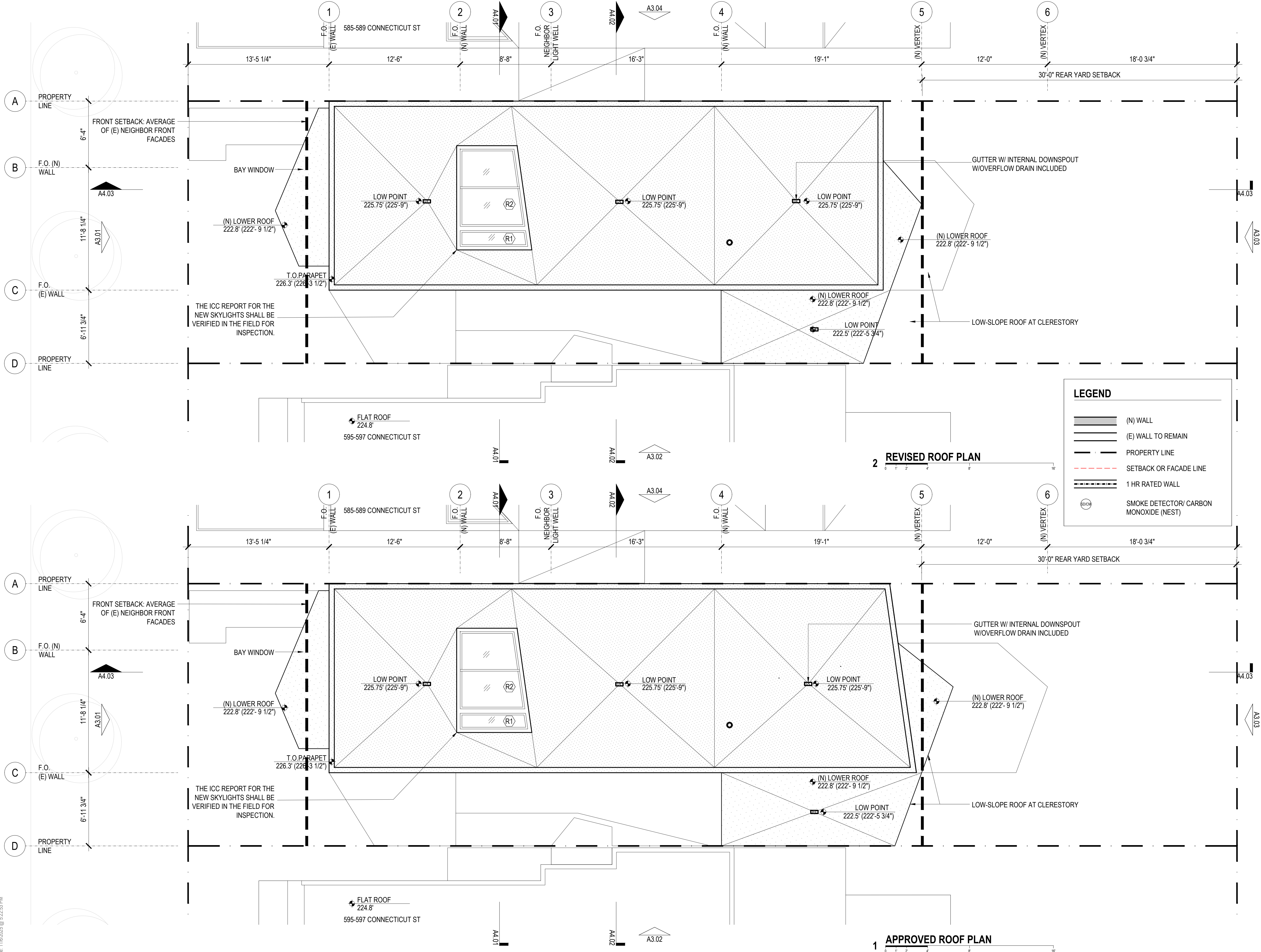


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PROPOSED PLAN:
SECOND FLOOR

A2.03

Scale: 1/4" = 1'-0"



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PROPOSED PLAN:

ROOF

A2.04

Scale:

1/4" = 1'-0"

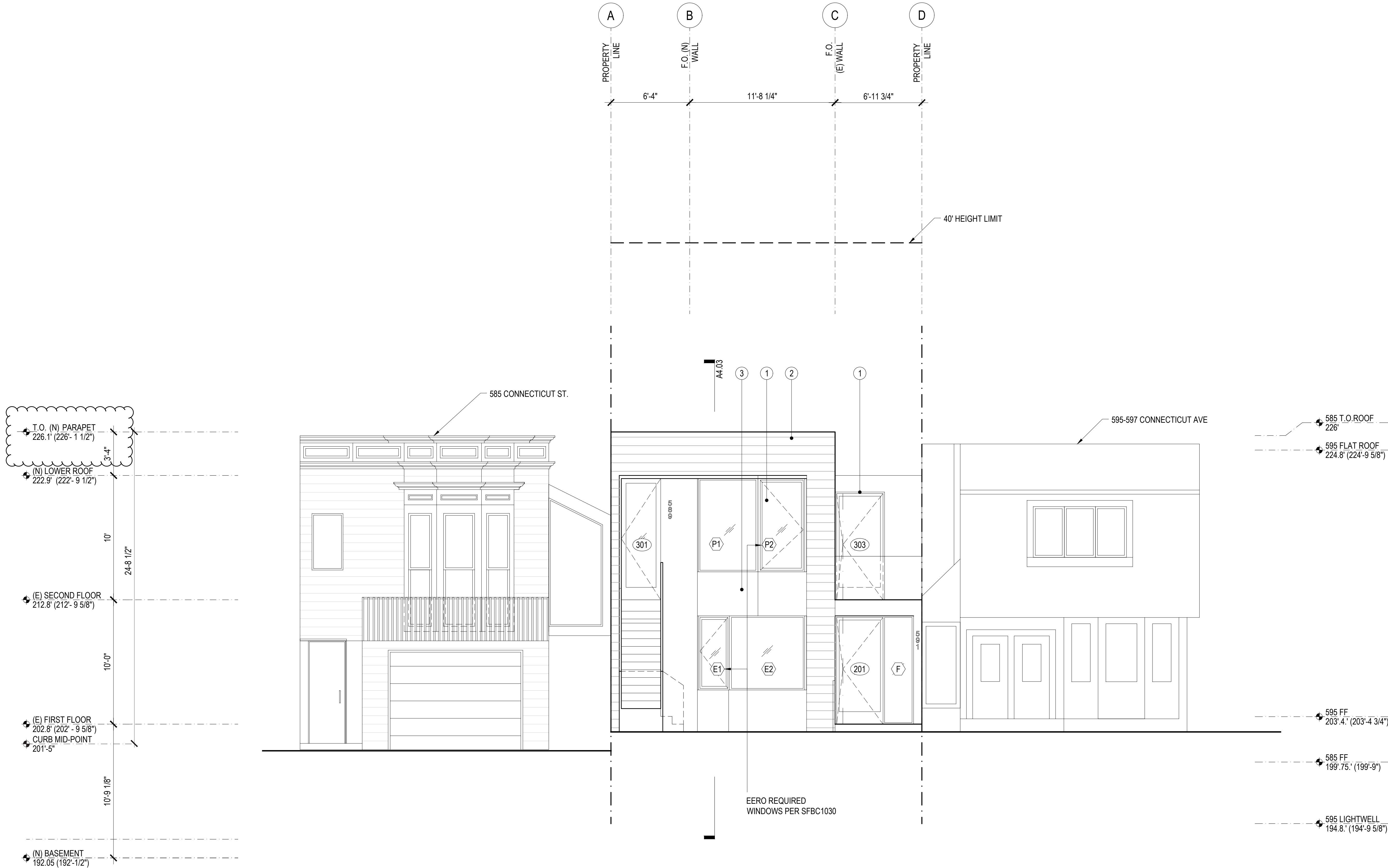
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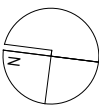
EXTERIOR MATERIALS

- 1 ALUMINUM DOORS & WINDOWS
SEE SCHEDULES ON A8.01/A8.02
- 2 WOOD SIDING
- 3 WOOD PANELS, PTD
- 4 METAL FASCIA



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3	11.22.2024	Planning Revision 3
	10.07.2025	Appeal Hearing
4	11.17.2025	Planning Revision 4

1



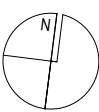
Scale: 1/4" = 1'-0"

PROPOSED
ELEVATION:
WEST
A3.01



No.:	Date:	Issue:
	07.21.2023	Pre-Application Meeting
	10.06.2023	Planning Submission
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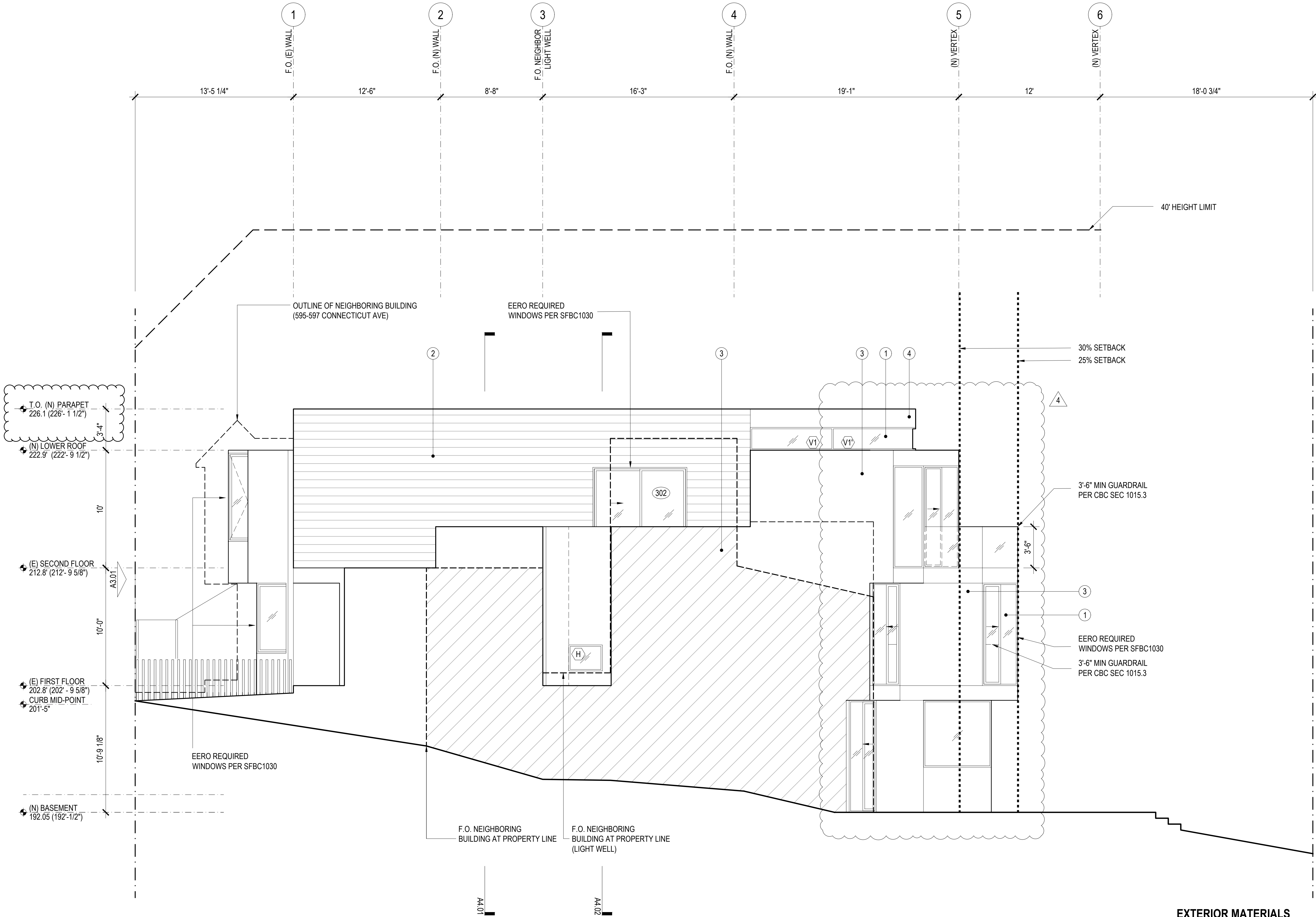
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ELEVATION:
SOUTH
A3.02

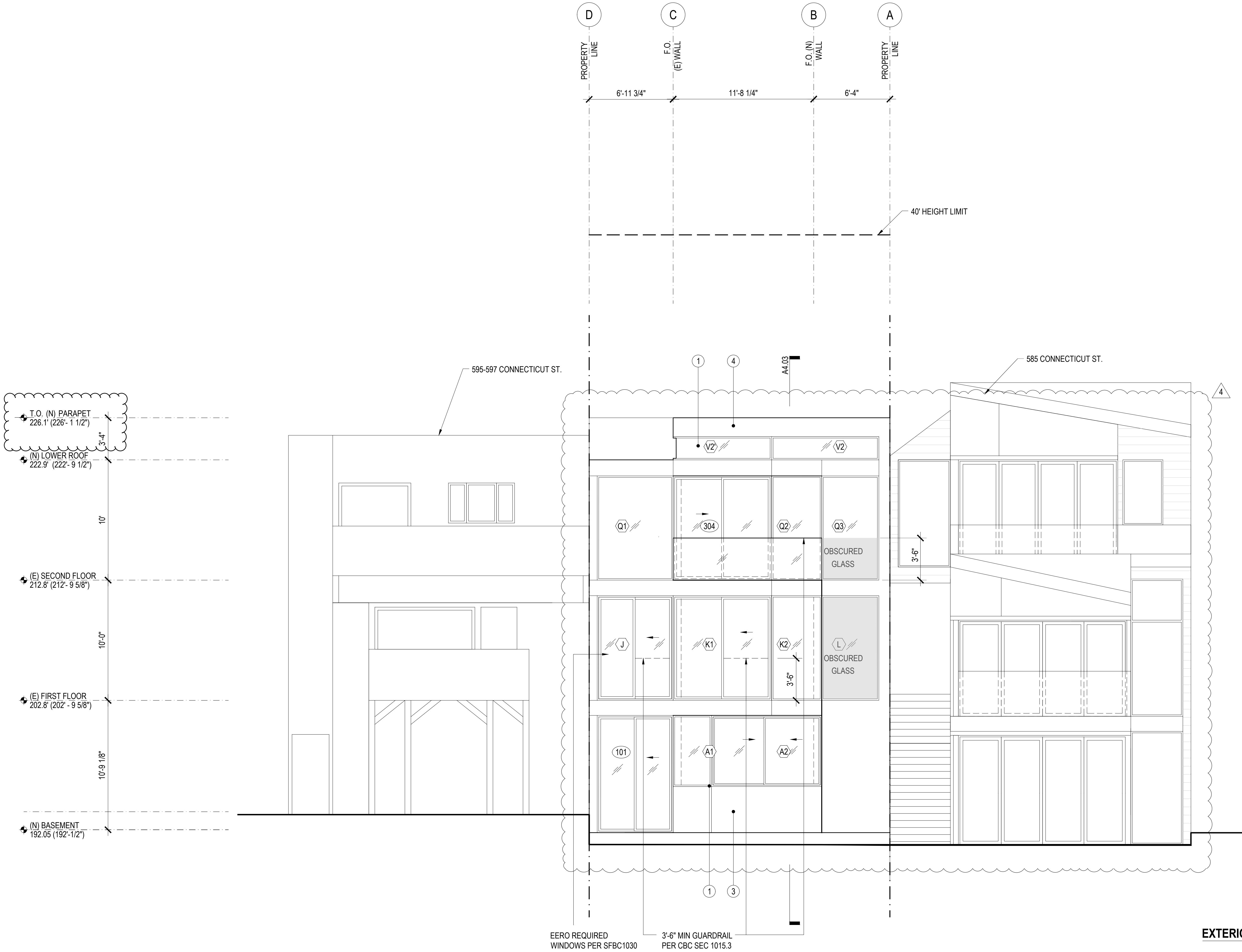


Scale: 1/4" = 1'-0"

EXTERIOR MATERIALS

- ① ALUMINUM DOORS & WINDOWS
SEE SCHEDULES ON A8.01/A8.02
- ② WOOD SIDING
- ③ WOOD PANELS, PTD
- ④ METAL FASCIA



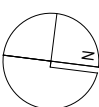


EXTERIOR MATERIALS

- 1 ALUMINUM DOORS & WINDOWS
SEE SCHEDULES ON A8.01/A8.02
- 2 WOOD SIDING
- 3 WOOD PANELS, PTD
- 4 METAL FASCIA



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Scale: 1/4" = 1'-0"

Architect: Fougerson Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougerson.com

HOLE RESIDENCE
589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

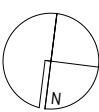
Consultants:



No.:	Date:	Issue:
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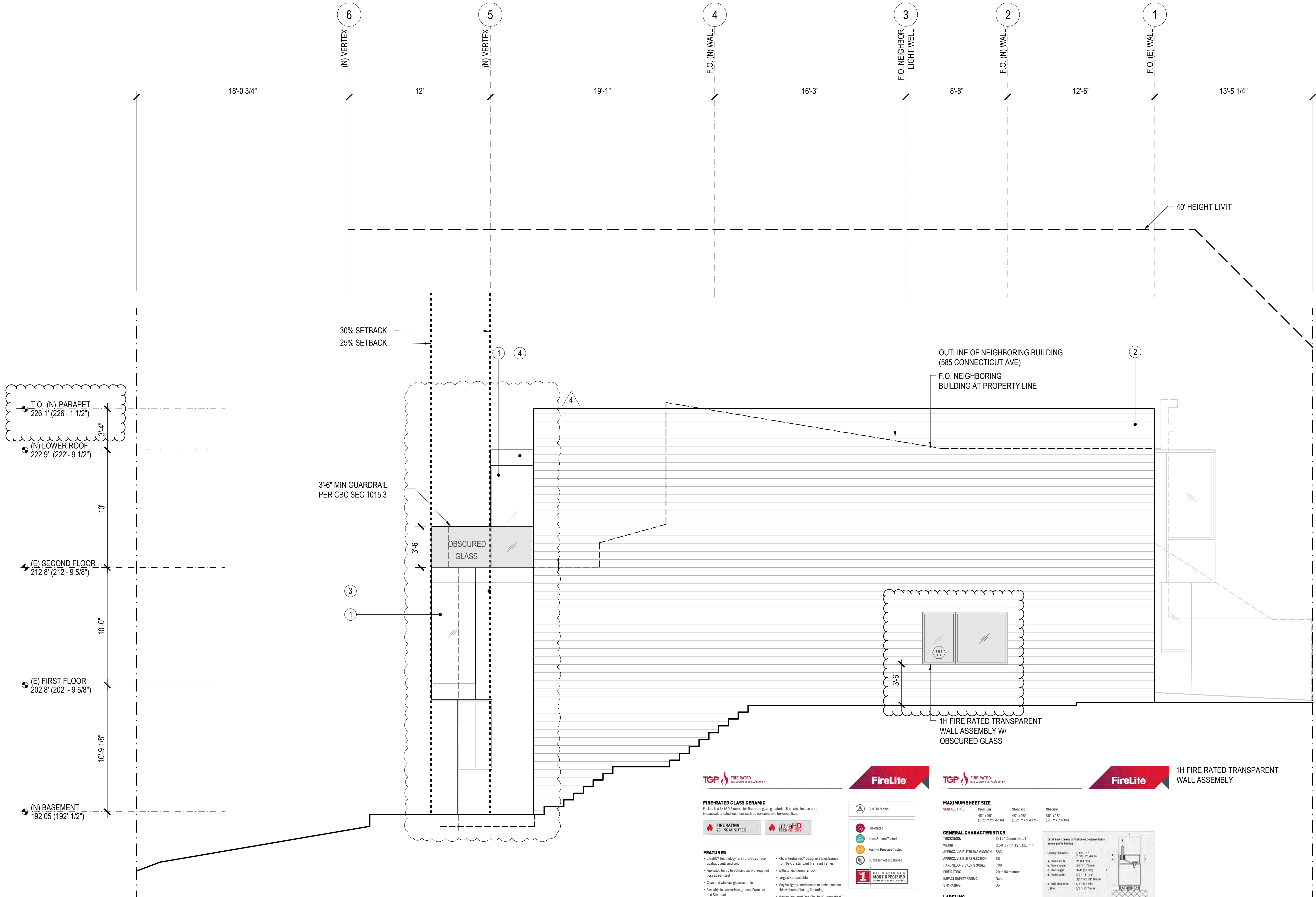
EXTERIOR MATERIALS

- 1 ALUMINUM DOORS & WINDOWS
SEE SCHEDULES ON A8.01/A8.02
- 2 WOOD SIDING
- 3 WOOD PANELS, PTD
- 4 METAL FASCIA



Scale: 1/4" = 1'-0"

Project name: Hole
Project No.: 20226
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TGP FIRE RATED
with various safety solutions*

FIRE-RATED GLASS CERAMIC
FireLife is a 3/16" (5 mm) thick fire-rated glazing material. It is tested for use in non-
inward safety-rated locations such as fire-rated doors and windows.

FIRE RATING
20 - 90 MINUTES

ultraHD
ULTRATHIN

FEATURES

- ultraHD technology for improved surface quality, clarity and color
- Fire-rated for up to 90 minutes with required hose stream test
- Clear and wireless glass ceramic
- Available in two surface grades: Premium and Standard
- Fits in FireRatex® Designer Series frames from TGP or standard fire-rated frames
- Wire-reinforced thermal shock
- Large sizes available
- May be lightly sanded or etched on one side without affecting fire rating
- May be insulated (see FireLife ISI fact sheet)

NOTES:

1. This product is not a counter to radiant heat, so it does not meet standards NFPA 990 or UL 100. If your jurisdiction requires a "counter to heat" product, please contact TGP regarding FireLife PyroShield™.
2. FireLife is not a rated safety-rated product and should not be specified as such. However, TGP does offer FireLife Plus® and FireLife HD® which carry both fire and impact safety ratings. Please contact TGP for more details.

SURFACE GRADES
Standard Grade - Polished for a surface quality that is comparable to alternative fire-rated ceramics marketed as having a premium finish.
Premium Grade - Finish ground and polished on both surfaces to provide superior surface quality, improving overall clarity and providing a surface that is unimpaired by alternative products.

LISTINGS/STANDARDS
Classified and tested by Underwriters Laboratories, Inc.™ and Underwriters Laboratories of Canada. File number for labeled fire-rated assemblies is R133777. Tests performed in accordance with:

UL 9	NFPA 90	CAN/ULC-1304	MEA 290-900-M-6
UL 10B	NFPA 257	CAN/ULC-9106	LAMB 25798
UL 10C			

MAXIMUM EXPOSED AREA

RATING	ASSEMBLY	MAX. EXPOSED AREA	MAX. WIDTH OF EXPOSED GLAZING	MAX. HEIGHT OF EXPOSED GLAZING
20 to 60 min.	OTHER THAN DOORS	3,325 sq ft / 309 sq m (3.33 m²)	96" (2,433 mm)	96" (2,433 mm)
90 min.	OTHER THAN DOORS	2,627 sq ft / 244 sq m (2.63 m²)	96" (2,433 mm)	96" (2,433 mm)

Only with frame manufacturer for materials and glass size and required clear height.
Note: Limited by also tested under the "Open End" frame design.

TGP TECHNICAL GLASS PRODUCTS | **ALLEGION** | fireglass.com | 800.426.0279

FireLife

MAXIMUM SHEET SIZE

SURFACE FINISH	Premium	Standard	Obscure
THICKNESS	3/16" (5 mm)	3/16" (5 mm)	3/16" (5 mm)
WEIGHT	48" x 96" (1.21 m x 2.43 m)	48" x 96" (1.21 m x 2.43 m)	36" x 96" (0.91 m x 2.43 m)

GENERAL CHARACTERISTICS

THICKNESS	3/16" (5 mm) overall
WEIGHT	2.56 lb / ft² (12.5 kg / m²)
APPROX. VISIBLE TRANSMISSION	91%
APPROX. VISIBLE REFLECTION	9%
HARDNESS (VICKER'S SCALE)	700
FIRE RATING	20 to 90 minutes
IMPACT SAFETY RATING	None
STRUCTURING	35

LABELING
Each piece of FireLife shall be permanently labeled with the FireLife logo, UL logo and fire rating.

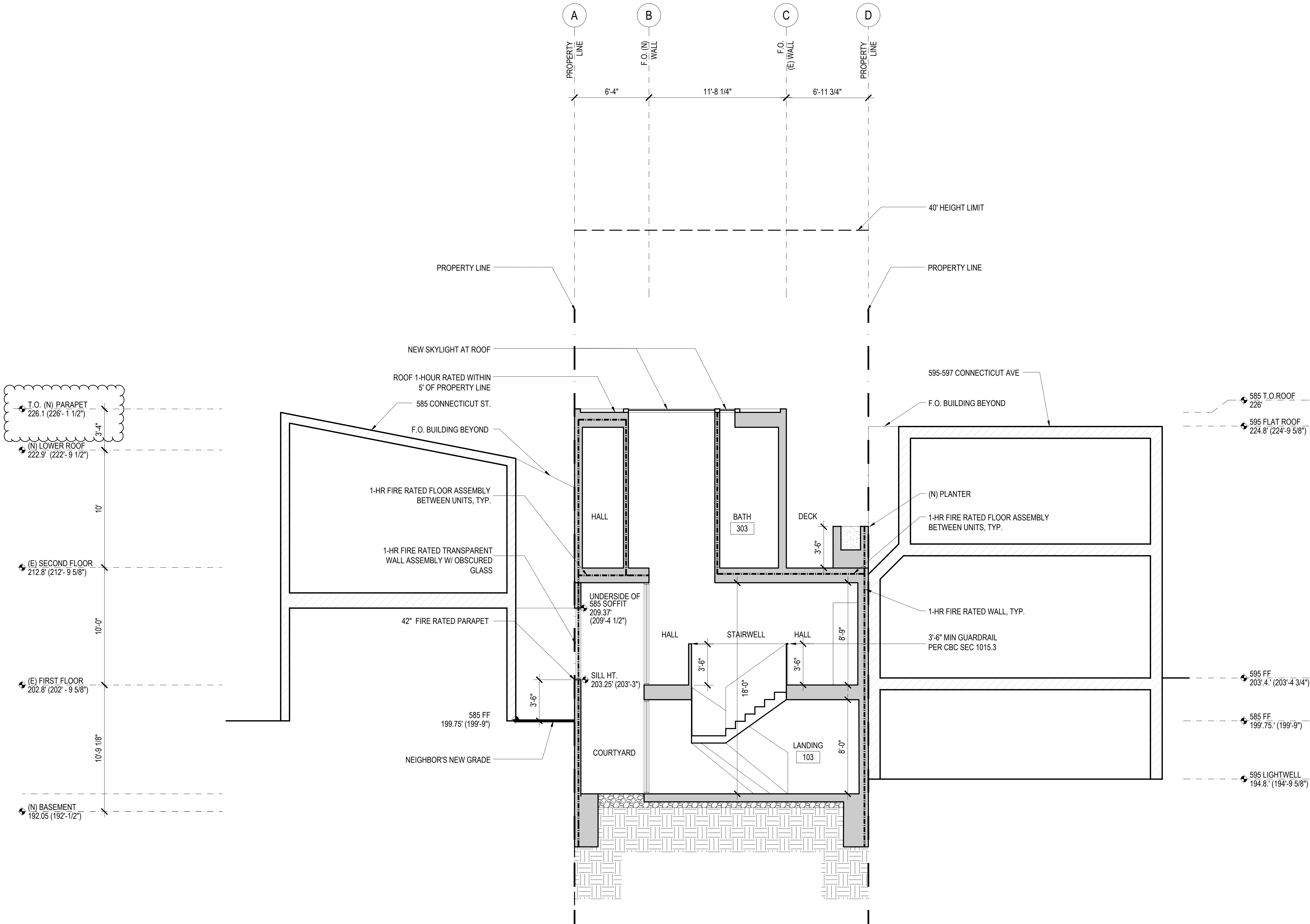
INSTALLATION
FireLife shall be glazed into the appropriate fire-rated framing with an approved glazing compound (pure silicone, closed cell PVC tape or DAP 33 or 33-2) as supplied by the installer. For 90 minute ratings that exceed 1,333 sq ft (123.5 m²) FireLife shall be glazed with the rated glazing compound as supplied by TGP.

Inspect each piece of FireLife immediately before installation and eliminate any with discernable edge damage or face imperfections. As with any glass produced by the "roll out" method, individual pieces of FireLife may contain internal variations in thickness. Occasionally, promote visible and avoid occlusions or voids (bubbles, knots or crystals) may be apparent. However, since they do not generally impair the transparency or affect the technical performance of the glass, they do not represent cause for rejection.

STORAGE & HANDLING
FireLife must be handled with care during transportation, storage, inspection and installation. Store in a dry place.

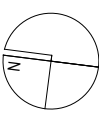
TGP TECHNICAL GLASS PRODUCTS | **ALLEGION** | fireglass.com | 800.426.0279

plot date: 11/8/2025 @ 5:22:54 PM



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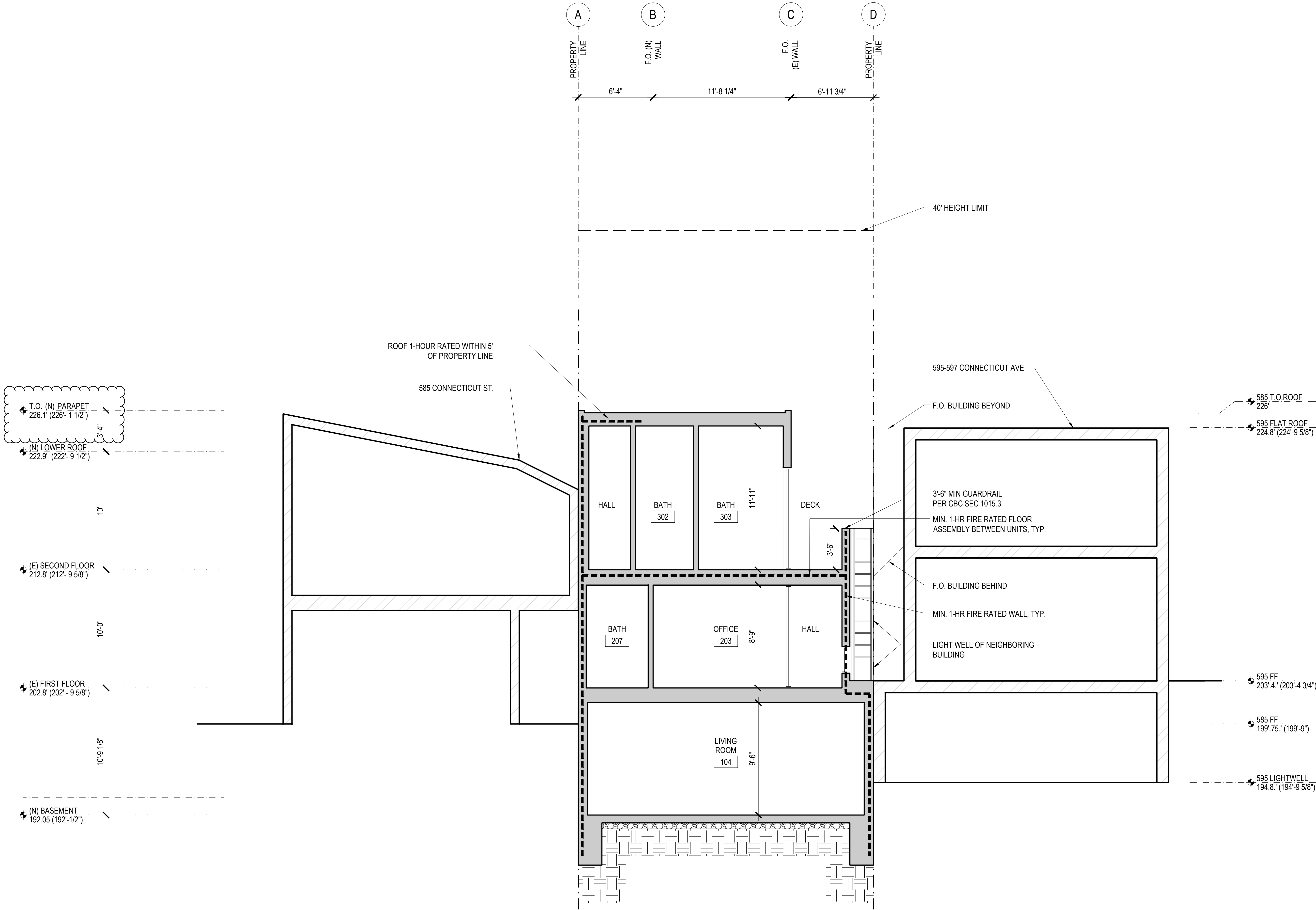
**PROPOSED
BUILDING SECTION**



A4.01

Scale: 1/4" = 1'-0"

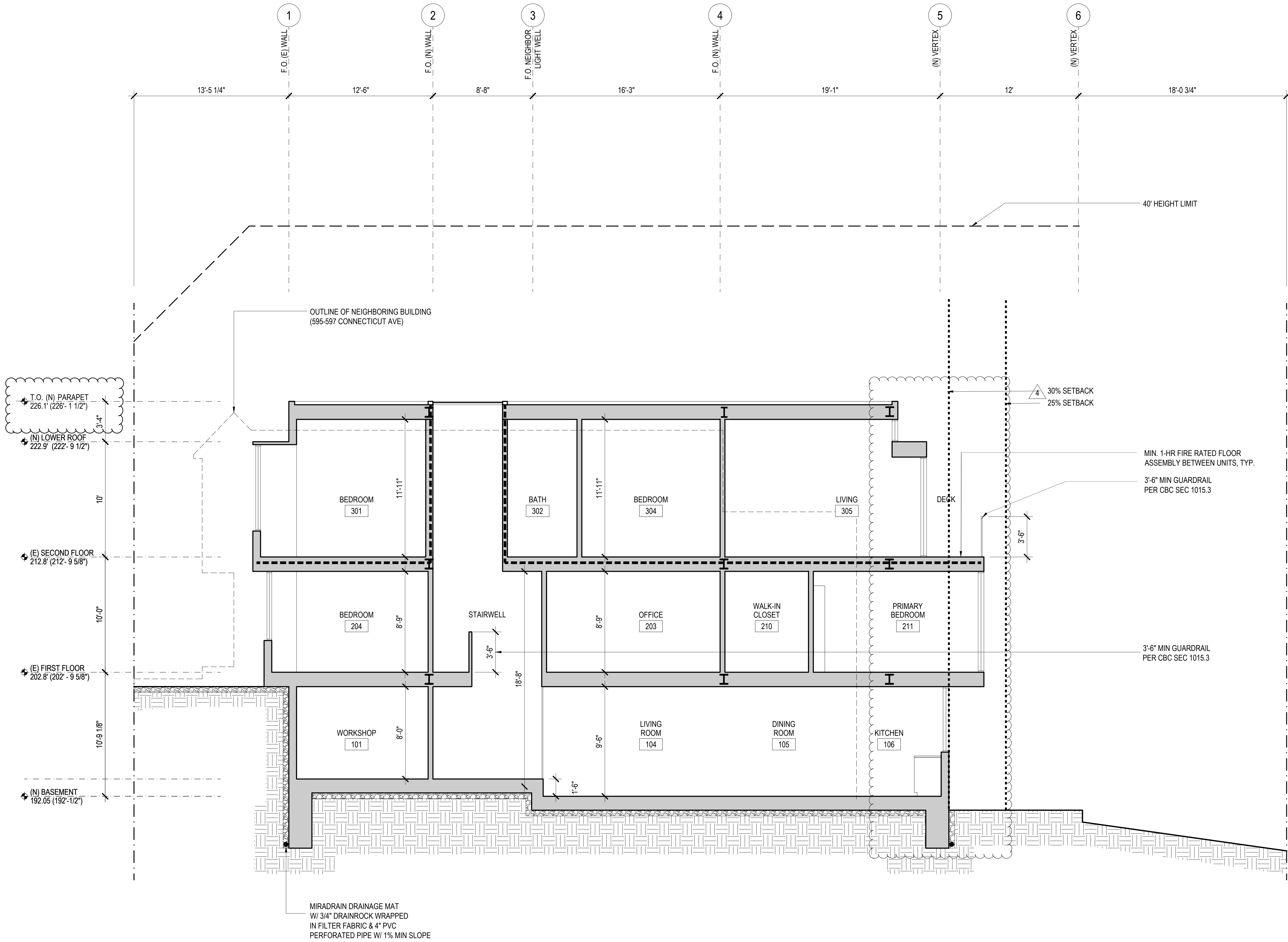
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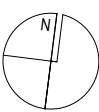
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PROPOSED
BUILDING
SECTION
A4.02

Scale: 1/4" = 1'-0"



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Scale: 1/4" = 1'-0"

Architect:

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

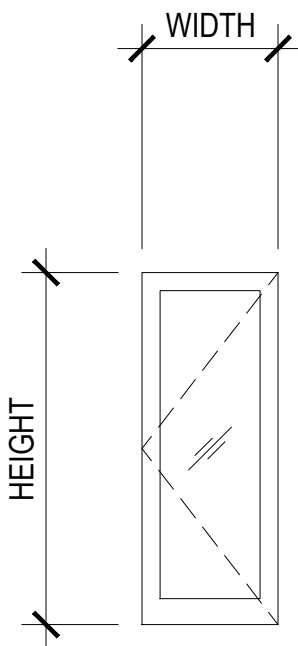
Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

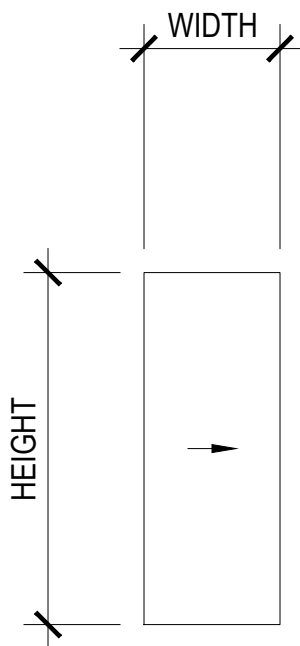
Consultants:

DOOR SCHEDULE

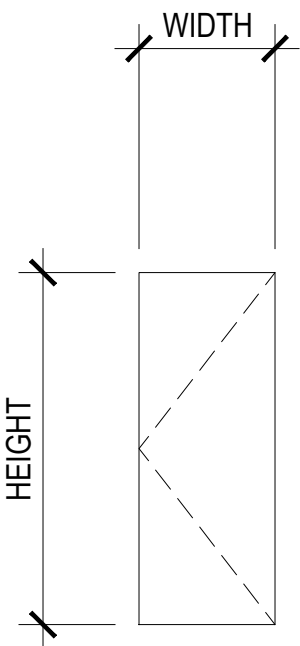
#	TYPE	WIDTH	HEIGHT	OPERABILITY	DESCRIPTION
103	F	2'-10"	7'-4"	SWING - RH	INTERIOR DOOR, DOUBLE GLAZED, ALUMINUM FRAME
104	D	2'-10"	7'-4"	SWING - LH	INTERIOR DOOR, SOLID WOOD CORE
105	D	3'-0"	7'-4"	SWING - RH	INTERIOR DOOR, SOLID WOOD CORE
203	E	3'-7"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
204	E	3'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
205	E	2'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
206	E	2'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
207	E	2'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
208	E	2'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
209	E	3'-1"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
210	E	3'-0"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
211	E	3'-4"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
306	D	2'-10"	7'-0"	SWING - LH	INTERIOR DOOR, SOLID WOOD CORE
307	E	2'-6"	7'-0"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
308	D	2'-10"	7'-0"	SWING - RH	INTERIOR DOOR, SOLID WOOD CORE
309	E	2'-6"	7'-0"	POCKET	INTERIOR DOOR, SOLID WOOD CORE



TYPE F
INTERIOR
SWING
GLASS DOOR
ALUMINUM FRAME



TYPE E
INTERIOR
POCKET
WOOD DOOR
SOLID CORE



TYPE D
INTERIOR
SWING
WOOD DOOR
SOLID CORE



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DOOR
SCHEDULE

A8.01

Scale: 1/4" = 1'-0"

GENERAL NOTES

- ALL EXTERIOR GLAZING TO BE DOUBLE PANEL, LOW-E.
- SEE EXTERIOR ELEVATIONS FOR WINDOW LOCATIONS.
- FIELD VERIFY ALL OPENINGS PRIOR TO MANUFACTURE OF UNITS.
- REQUIRED WINDOW AREA SHALL NOT BE LESS THAN 8% OF FLOOR AREA BEING SERVED; THE MINIMUM OPERABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
- EVERY SLEEPING ROOM AND BASEMENT MUST HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MINIMUM NET CLEAR OPENING OF 5.7 S.F., EXCEPT THE WINDOWS AT THE GRADE FLOOR WHICH HALL HAVE A MINIMUM NET AREA OF 5.0 S.F. THE MINIMUM VERTICAL OPENING DIMENSION SHALL BE 24", AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE NO MORE THAN 44" FROM THE FLOOR.
- SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
- SAFETY GLAZING SHALL BE REQUIRED WITHIN 24" OF A DOOR EDGE OR WITHIN 36" OF A STAIRWAY, LANDING, OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE.
- SEE PLANS FOR ALTERNATE WINDOW REPLACEMENT PRICING ITEMS.
- WINDOWS, GLAZED DOORS, AND GLAZED OPENINGS SHALL INCLUDE, AT MINIMUM, 1 TEMPERED PANE WITH A FIRE-RESISTANCE RATING NO LESS THAN 20 MINUTES AND TESTED TO CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.
- ALL EXTERIOR DOOR ASSEMBLIES SHALL BE NON-COMBUSTIBLE AND CONFORM WITH THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-1.

WINDOW SCHEDULE

#	UNIT	DESCRIPTION
101	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
A	SLIDER & FIXED PANEL AT CORNER	ALUMINUM FRAME, DOUBLE GLAZED
D	FIXED PANELS ABUTTING DOOR 102	ALUMINUM FRAME, DOUBLE GLAZED
102	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
E	BAY WINDOW w/ONE OPERABLE PANEL	ALUMINUM FRAME, DOUBLE GLAZED
F	FIXED SIDE LITE	ALUMINUM FRAME, DOUBLE GLAZED
201	EXTERIOR DOOR PIVOT-LH	ALUMINUM FRAME, DOUBLE GLAZED
H	1H FIRE RATED TRANSPARENT WALL	TGP FIREELITE
J	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
202	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
K	XO SLIDER & FIXED PANEL AT CORNER	ALUMINUM FRAME, DOUBLE GLAZED
L	FIXED PANEL	ALUMINUM FRAME, DOUBLE GLAZED
M	FIXED PANEL	ALUMINUM FRAME, DOUBLE GLAZED
N	FIXED PANEL	ALUMINUM FRAME, DOUBLE GLAZED
O	FIXED PANEL	ALUMINUM FRAME, DOUBLE GLAZED
W	1H FIRE RATED TRANSPARENT WALL	TGP FIREELITE
P	BAY WINDOW w/ONE OPERABLE PANEL	ALUMINUM FRAME, DOUBLE GLAZED
301	EXTERIOR SWING DOOR	ALUMINUM FRAME, DOUBLE GLAZED
Q	FIXED PANELS ABUTTING DOOR 304	ALUMINUM FRAME, DOUBLE GLAZED
304	XX SLIDER AND FIXED PANEL AT CORNER	ALUMINUM FRAME, DOUBLE GLAZED
303	EXTERIOR DOOR PIVOT-LH	ALUMINUM FRAME, DOUBLE GLAZED
302	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
V	FIXED CLERESTORY	ALUMINUM FRAME, DOUBLE GLAZED
R	SKYLIGHT	ALUMINUM FRAME, DOUBLE GLAZED

FOUGERON

ARCHITECTURE

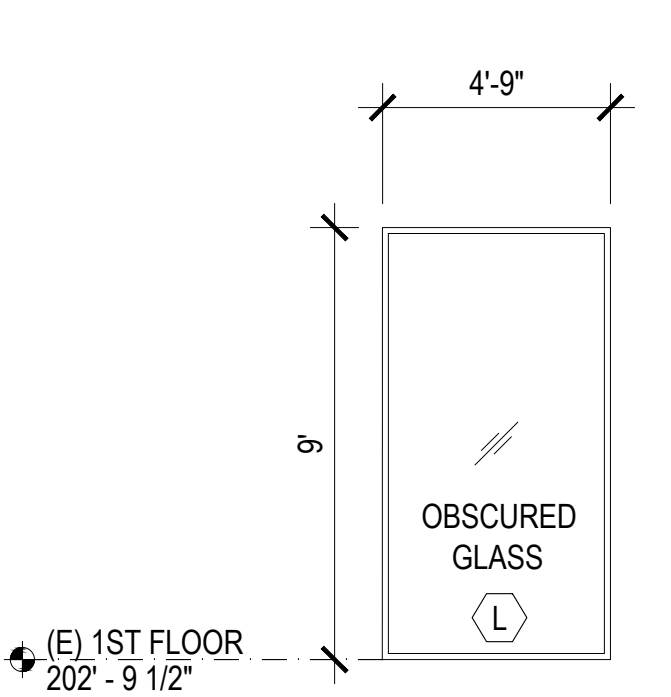
Architect: Fougerson Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougerson.com

HOLE RESIDENCE

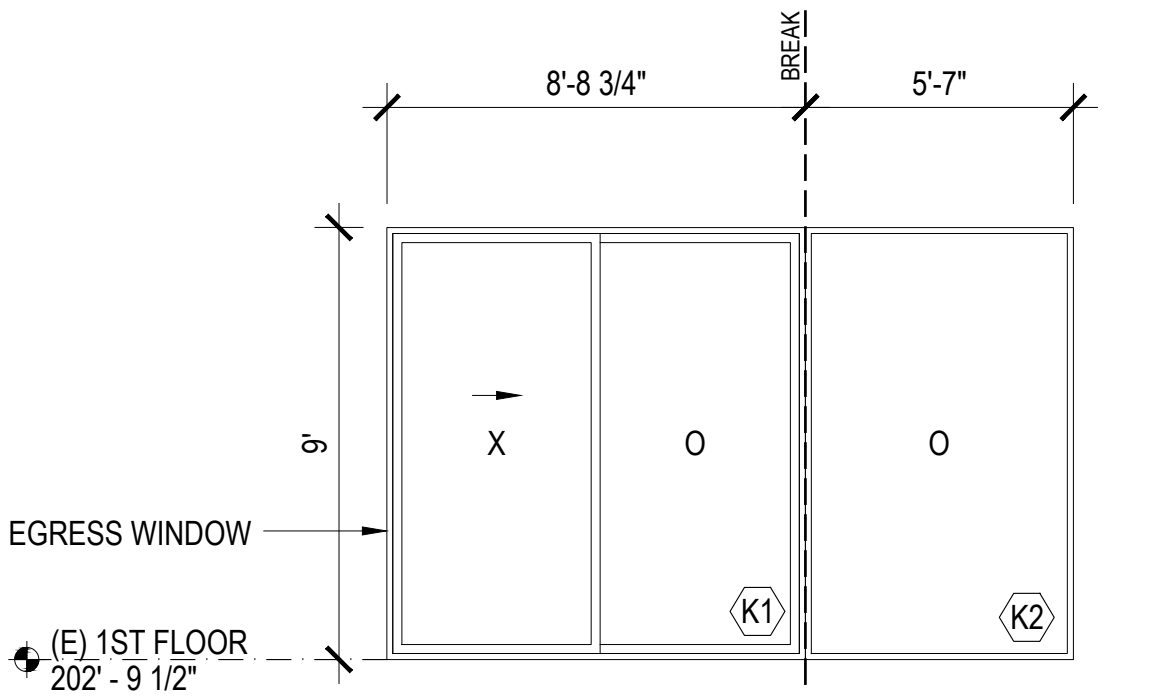
589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
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San Francisco, CA 94107

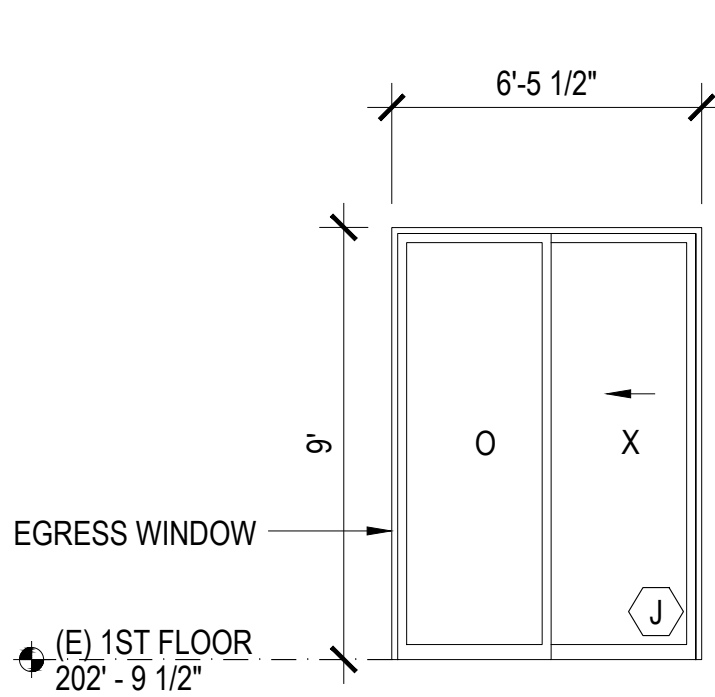
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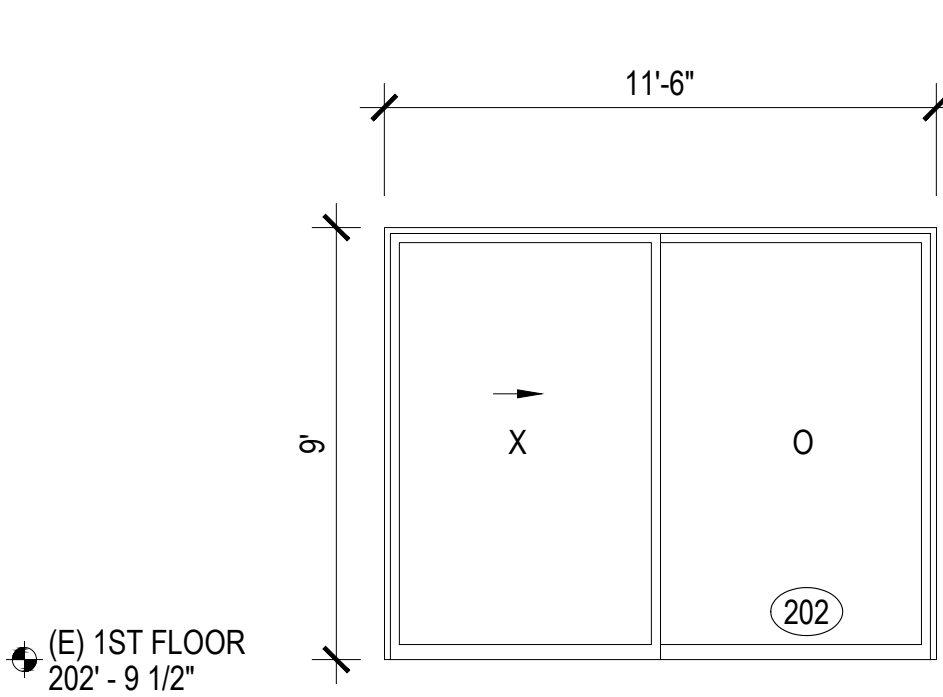
L **FIXED PANEL**



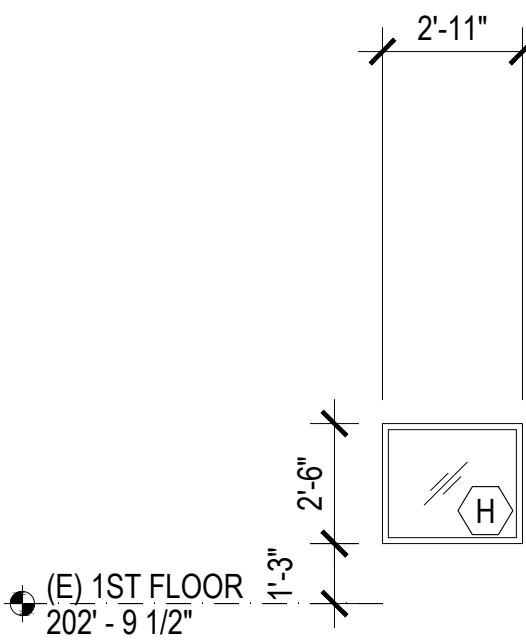
K **XO SLIDER & FIXED PANEL AT CORNER**



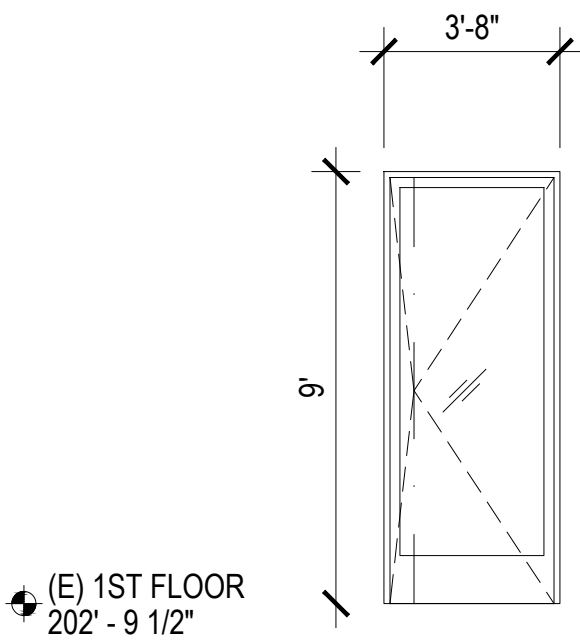
J **EXTERIOR XO SLIDER GLASS DOOR**



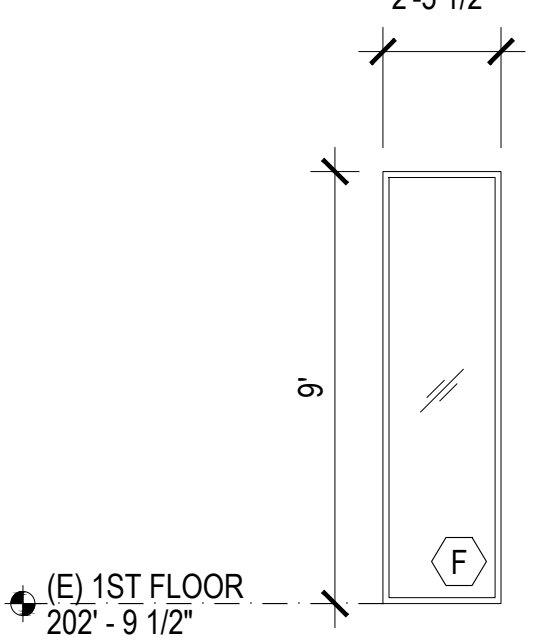
202 **INTERIOR SLIDER GLASS DOOR**



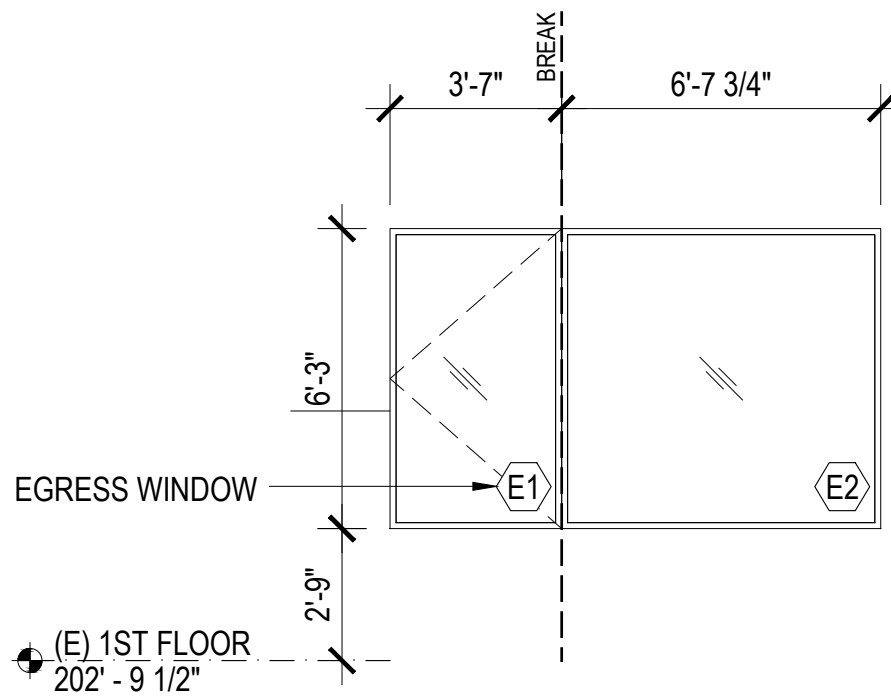
H **1H FIRE RATED TRANSPARENT WALL**



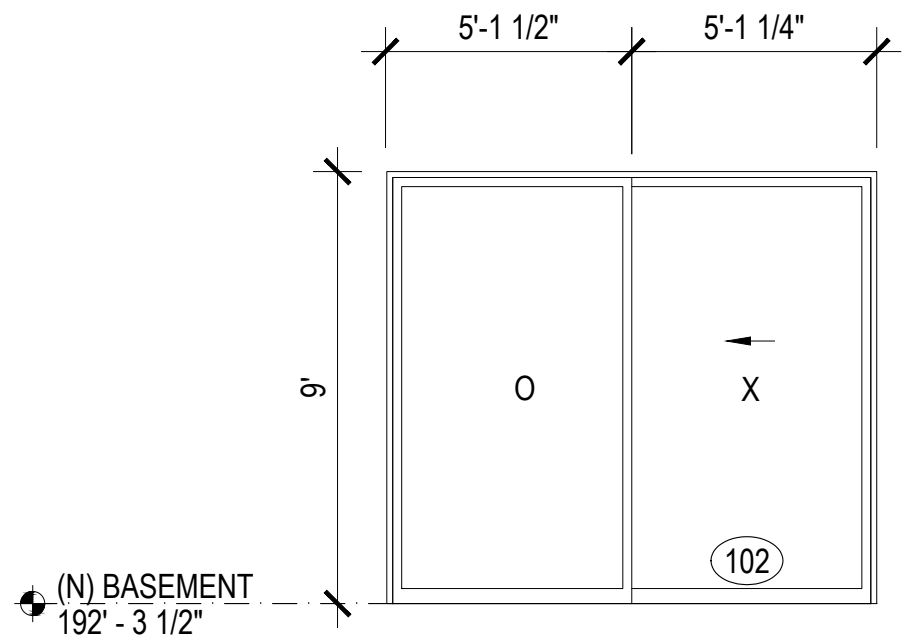
201 **EXTERIOR DOOR, PIVOT LH**



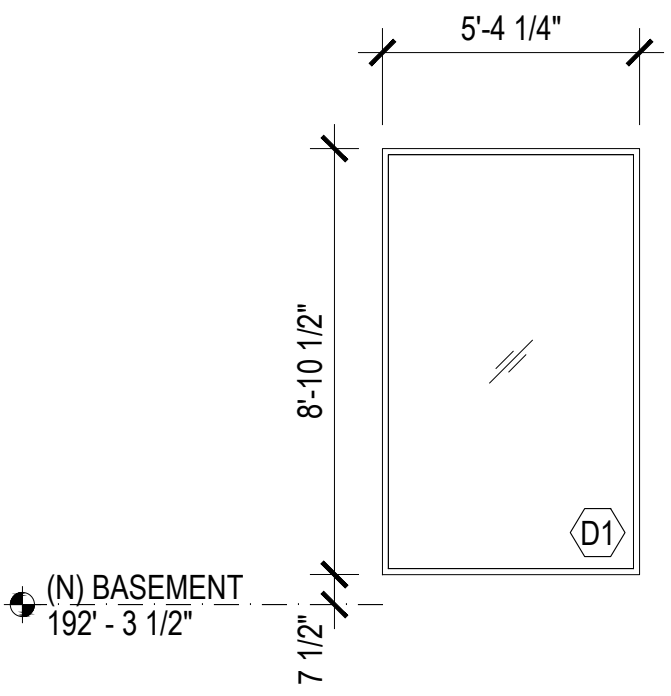
F **FIXED SIDE LITE**



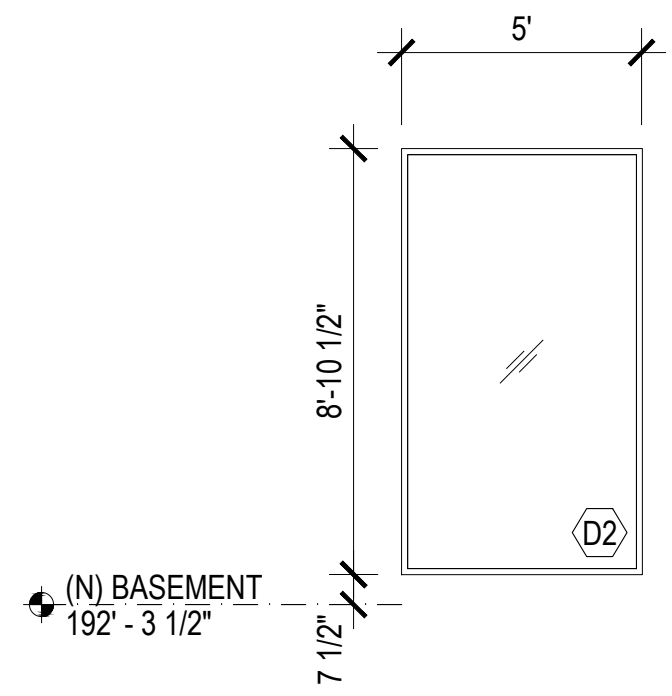
E **BAY WINDOW w/ONE OPERABLE PANEL**



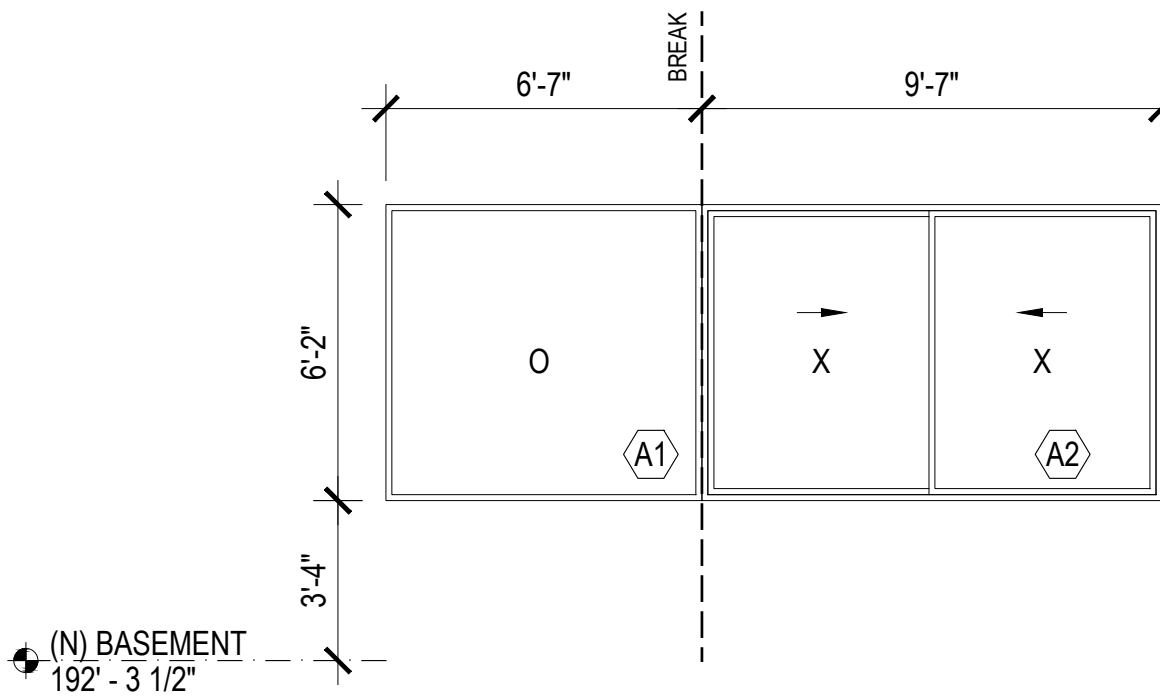
102 **EXTERIOR DOOR**



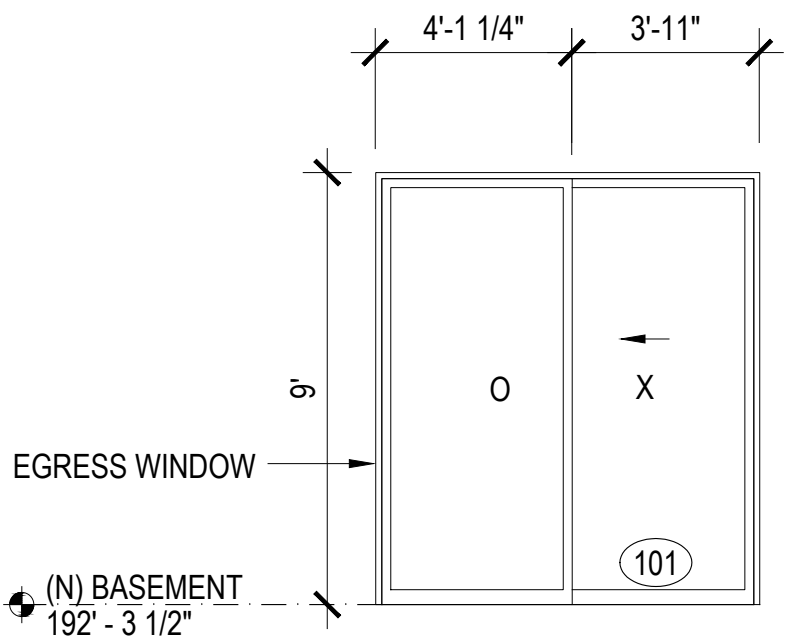
D **FIXED PANELS ABUTTING DOOR 102**



D2 **FIXED PANELS ABUTTING DOOR 102**



A **XO SLIDER & FIXED PANEL AT CORNER**



101 **EXTERIOR DOOR**

WINDOW NOTES

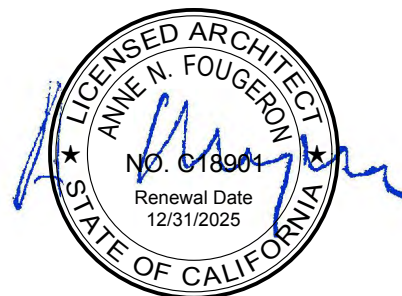
- SEE EXTERIOR ELEVATIONS FOR WINDOW LOCATIONS.
- FIELD VERIFY ALL OPENINGS PRIOR TO MANUFACTURE OF UNITS.
- REQ'D WINDOW AREA SHALL NOT BE LESS THAN 8% OF FLOOR AREA BEING SERVED; THE MIN OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
- EVERY SLEEPING ROOM AND BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MIN NET CLEAR OPENING OF 5.7 SF, EXCEPT THE WINDOWS AT THE GRADE FLOOR SHALL HAVE A MIN NET AREA OF 5.0 SF. THE MIN NET VERTICAL OPENING DIMENSION SHALL BE 24". THE MIN NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20". THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44" FROM THE FLOOR.
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- SEE PLANS FOR ALTERNATE WINDOW REPLACEMENT PRICING ITEMS.

WINDOW SCHEDULE

A8.02

Scale: 1/4" = 1'-0"

Project name: Hole
Project No.: 20226
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Architect:

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Registration: C18901
anne@fougeron.com

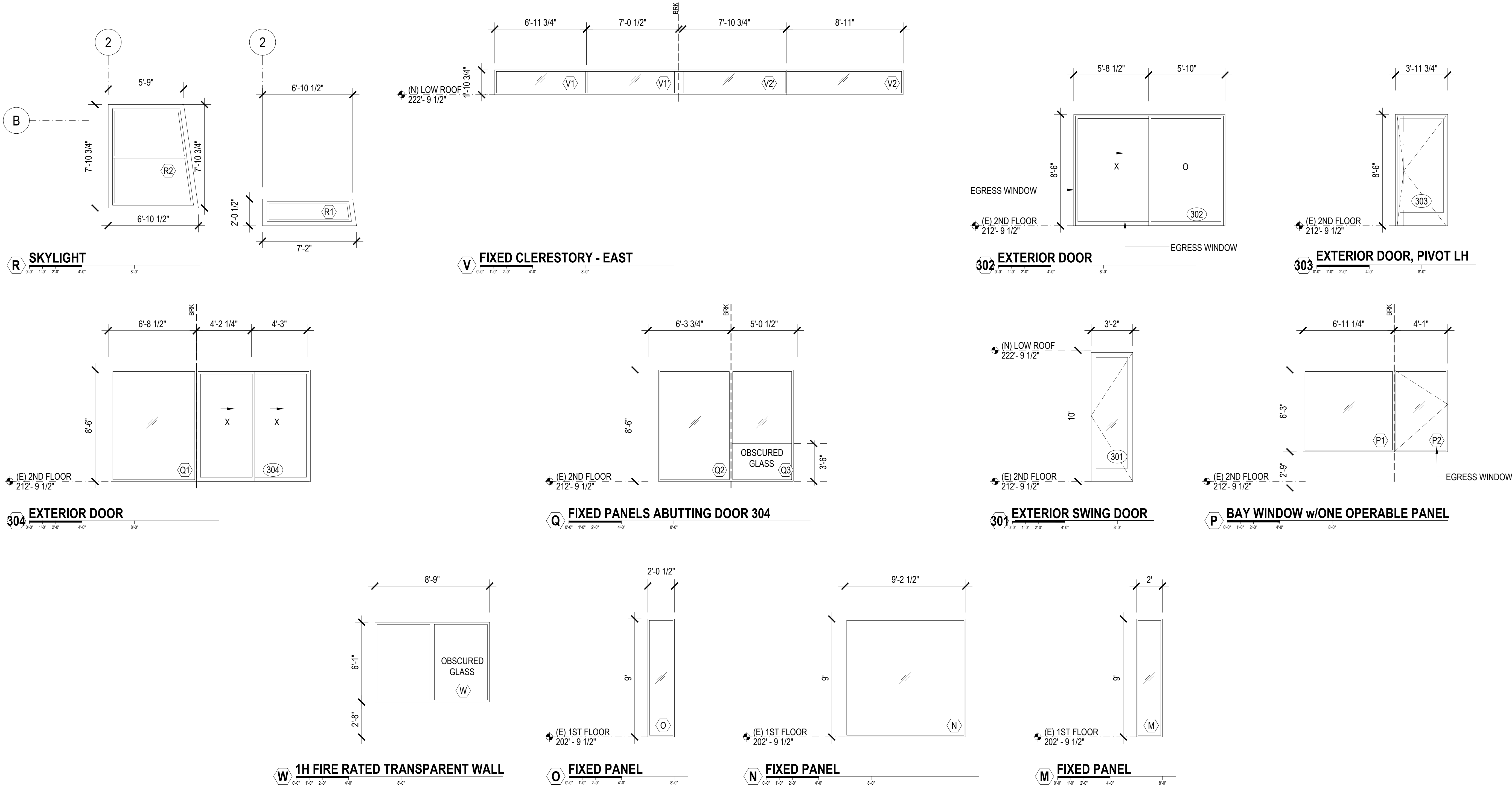
HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



WINDOW NOTES

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- EVERY SLEEPING ROOM AND BASEMENT MUST HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MIN NET CLEAR OPENING OF 5.7 SF, EXCEPT THE WINDOWS AT THE GRADE FLOOR SHALL HAVE A MIN NET AREA OF 5.0 SF. THE MIN NET VERTICAL OPENING DIMENSION SHALL BE 24". THE MIN NET CLEAR OPENING WIDTH DIMENSION SHALL E 20". THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44" FROM THE FLOOR.
- SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
- SAFETY GLAZING SHALL BE REQUIRED WITHIN 24" OF A DOOR EDGE OR WITHIN 36" OF A STAIRWAY, LANDING OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE.
- SEE PLANS FOR ALTERNATE WINDOW REPLACEMENT PRICING ITEMS.



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	10.07.2025	Appeal Hearing
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WINDOW SCHEDULE

A8.03

Scale: 1/4" = 1'-0"

Architect:

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
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Registration: C18901
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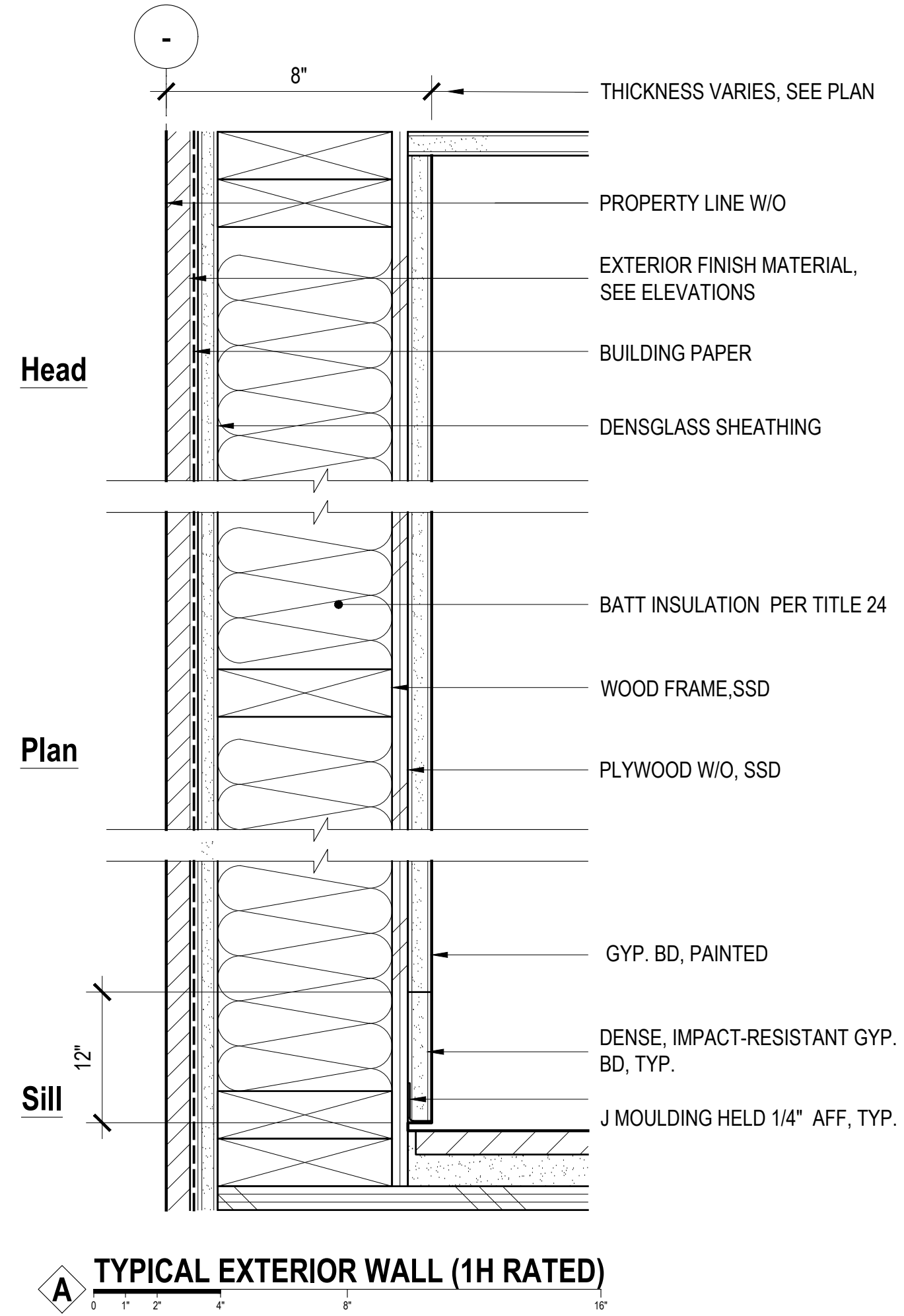
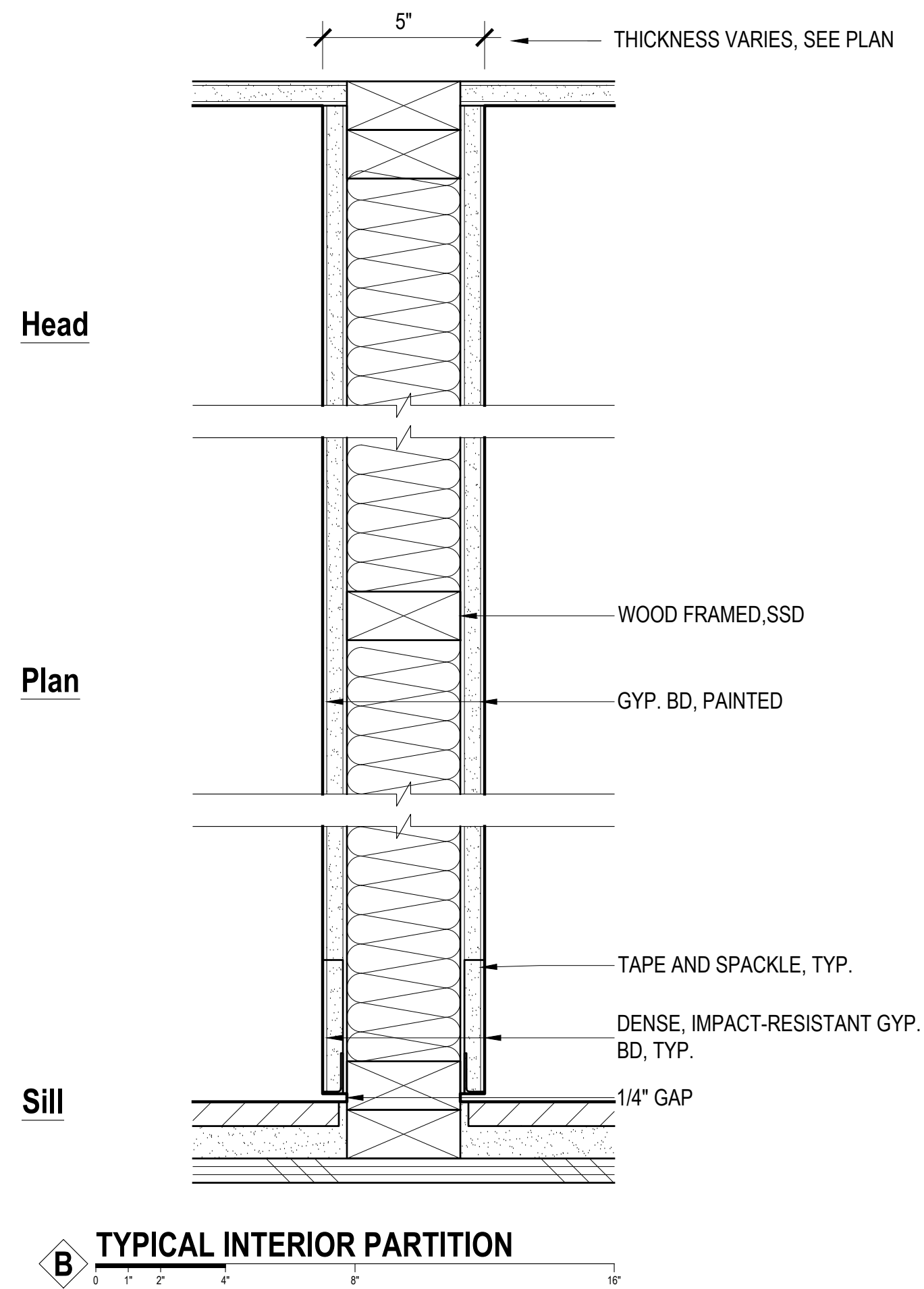
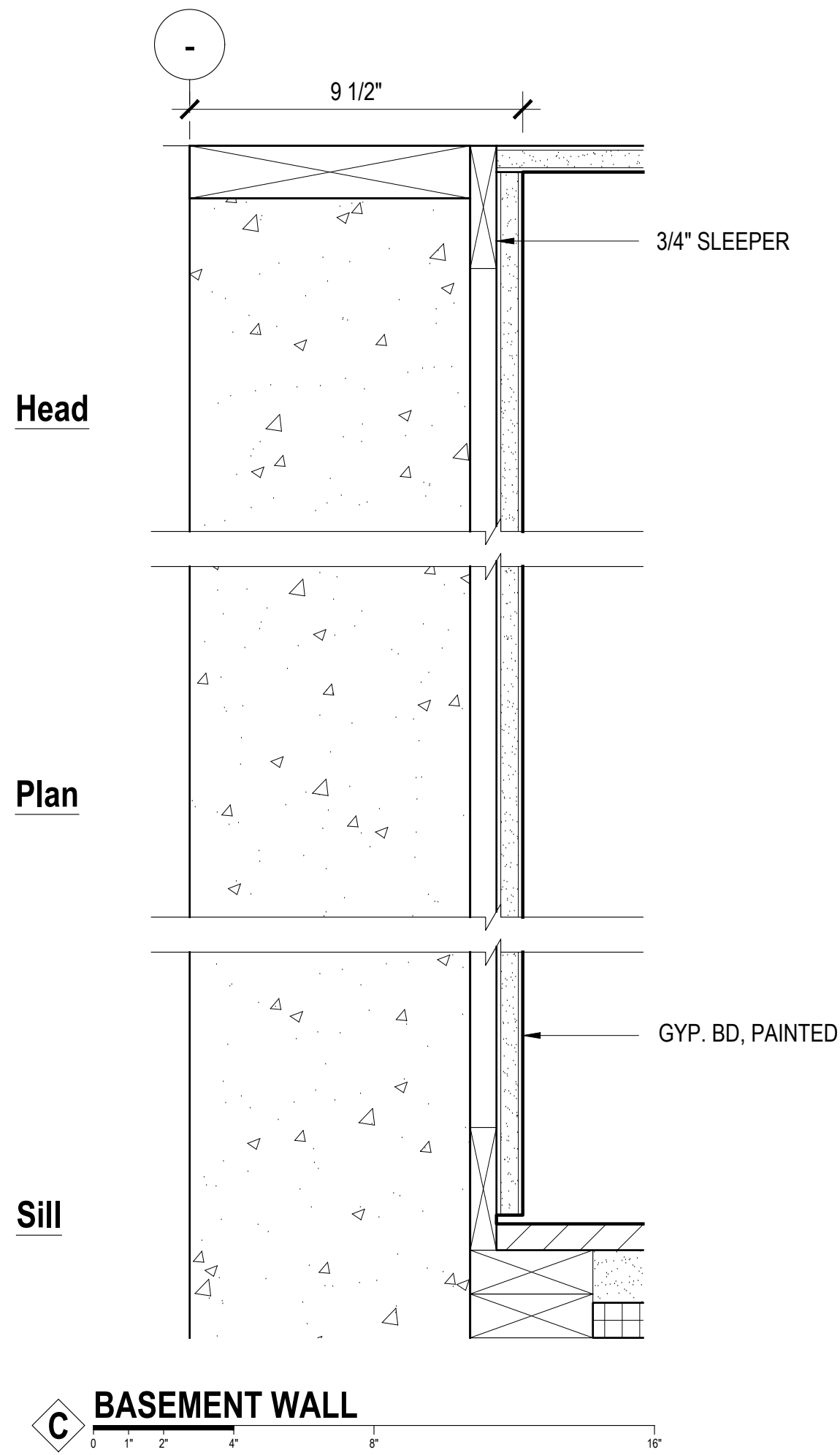
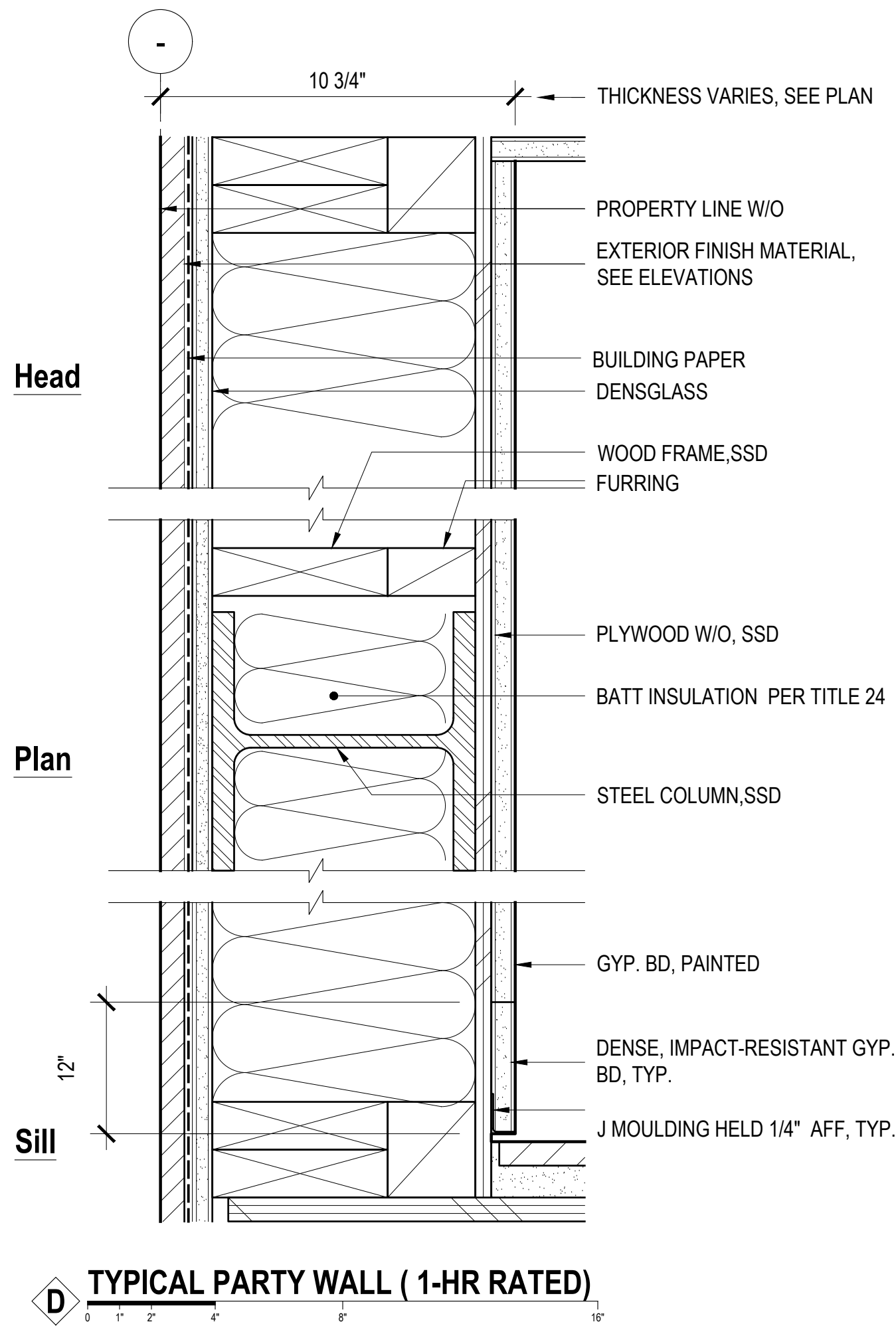
HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



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PARTITION
SCHEDULE

A8.04

Scale:

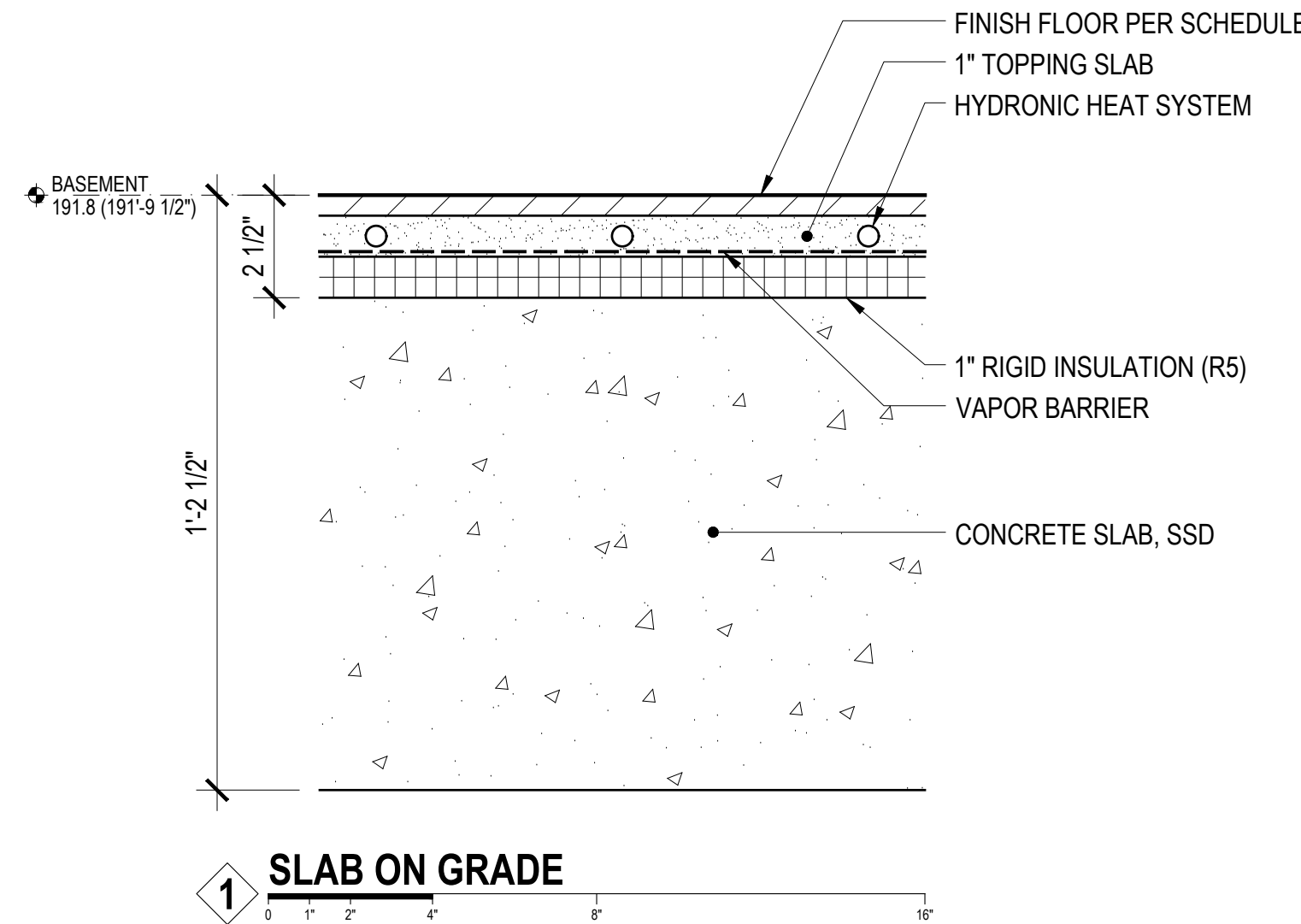
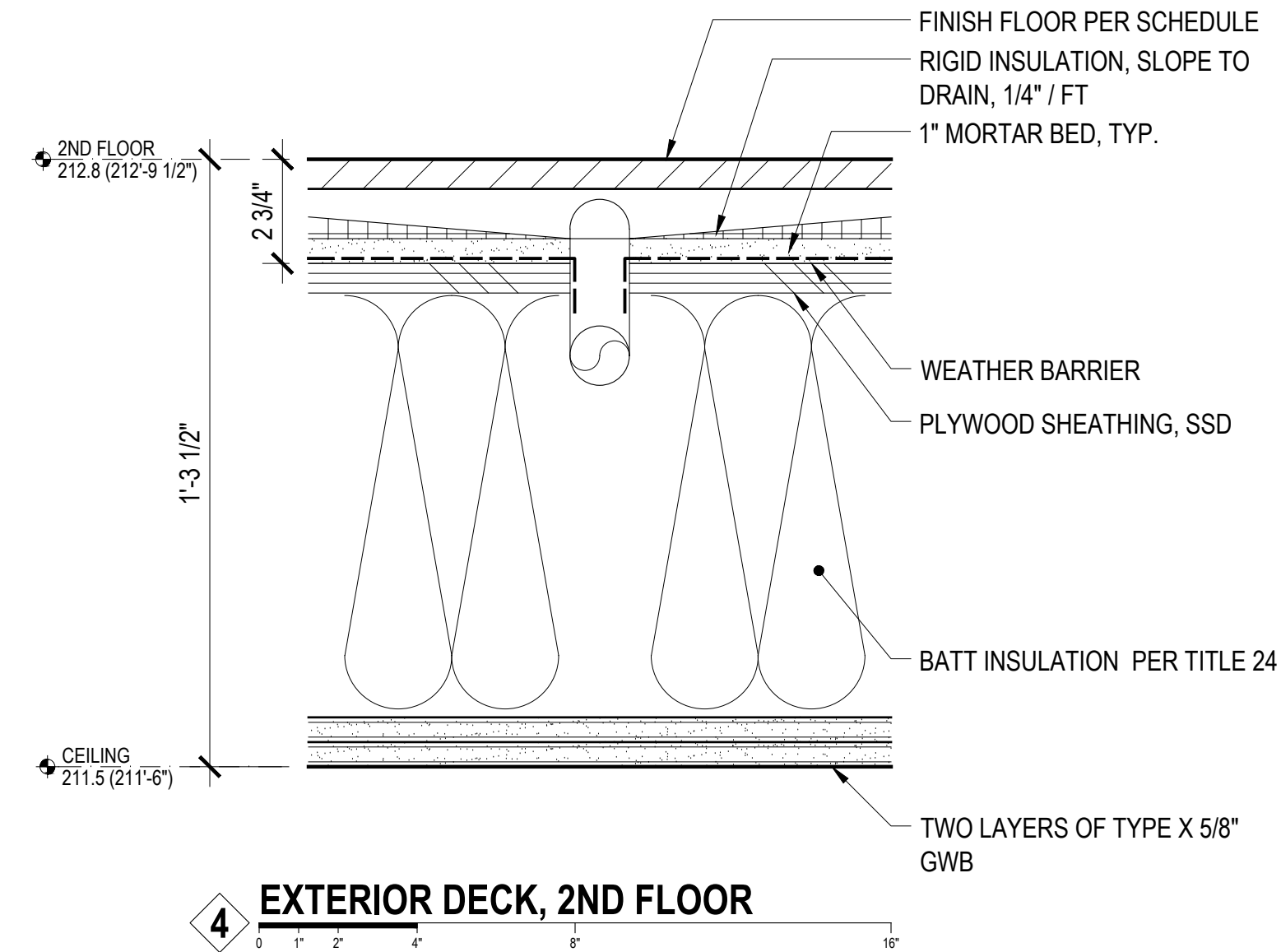
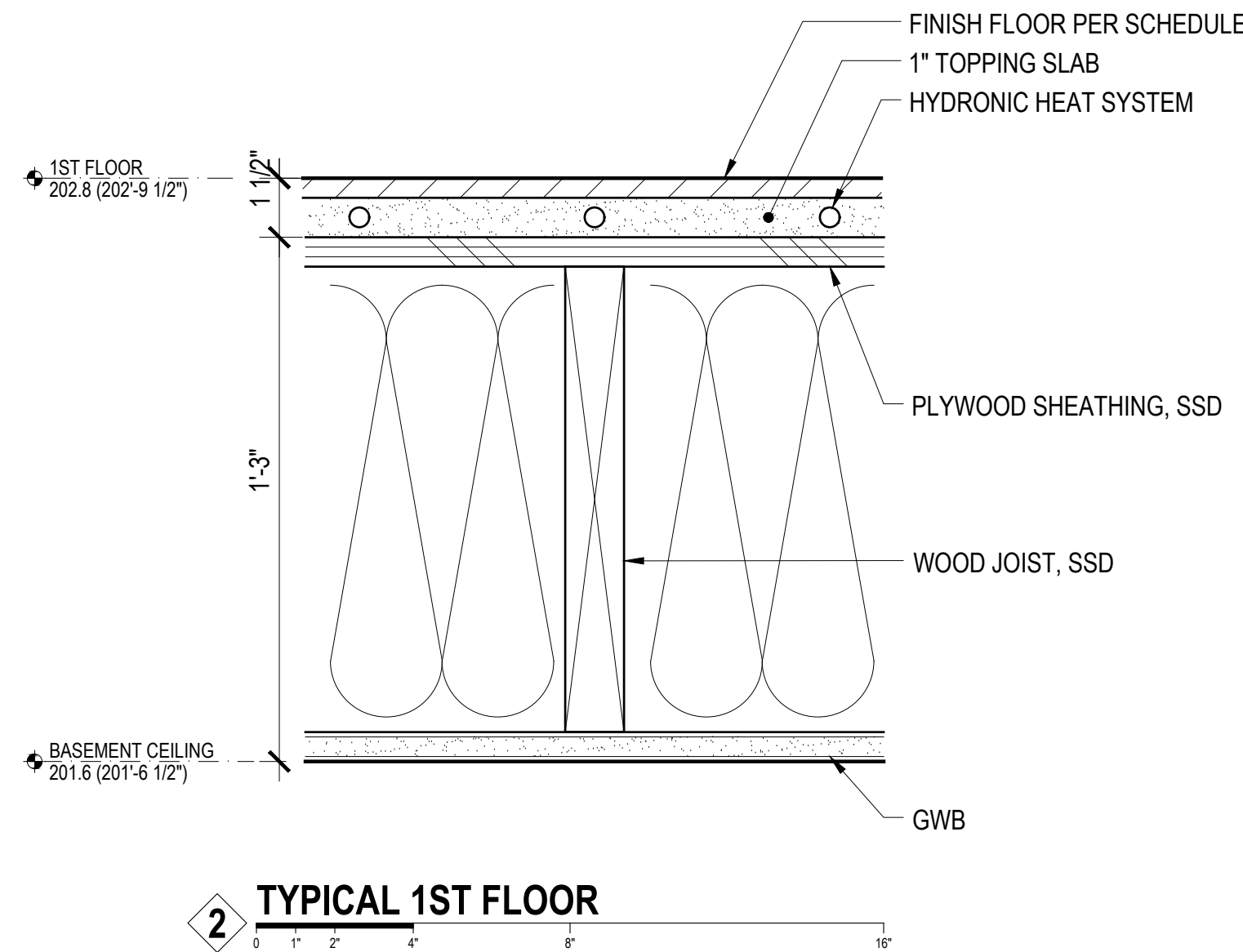
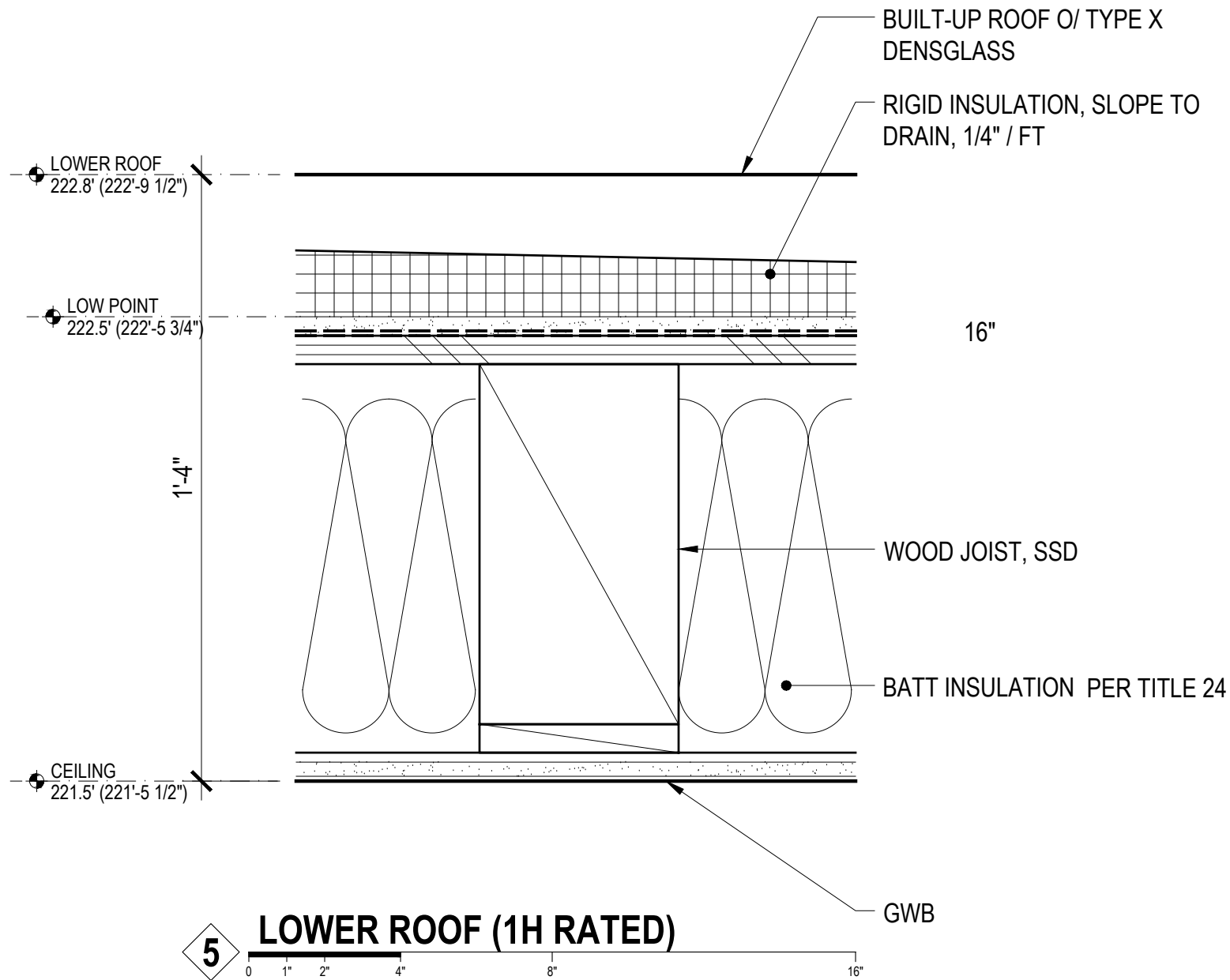
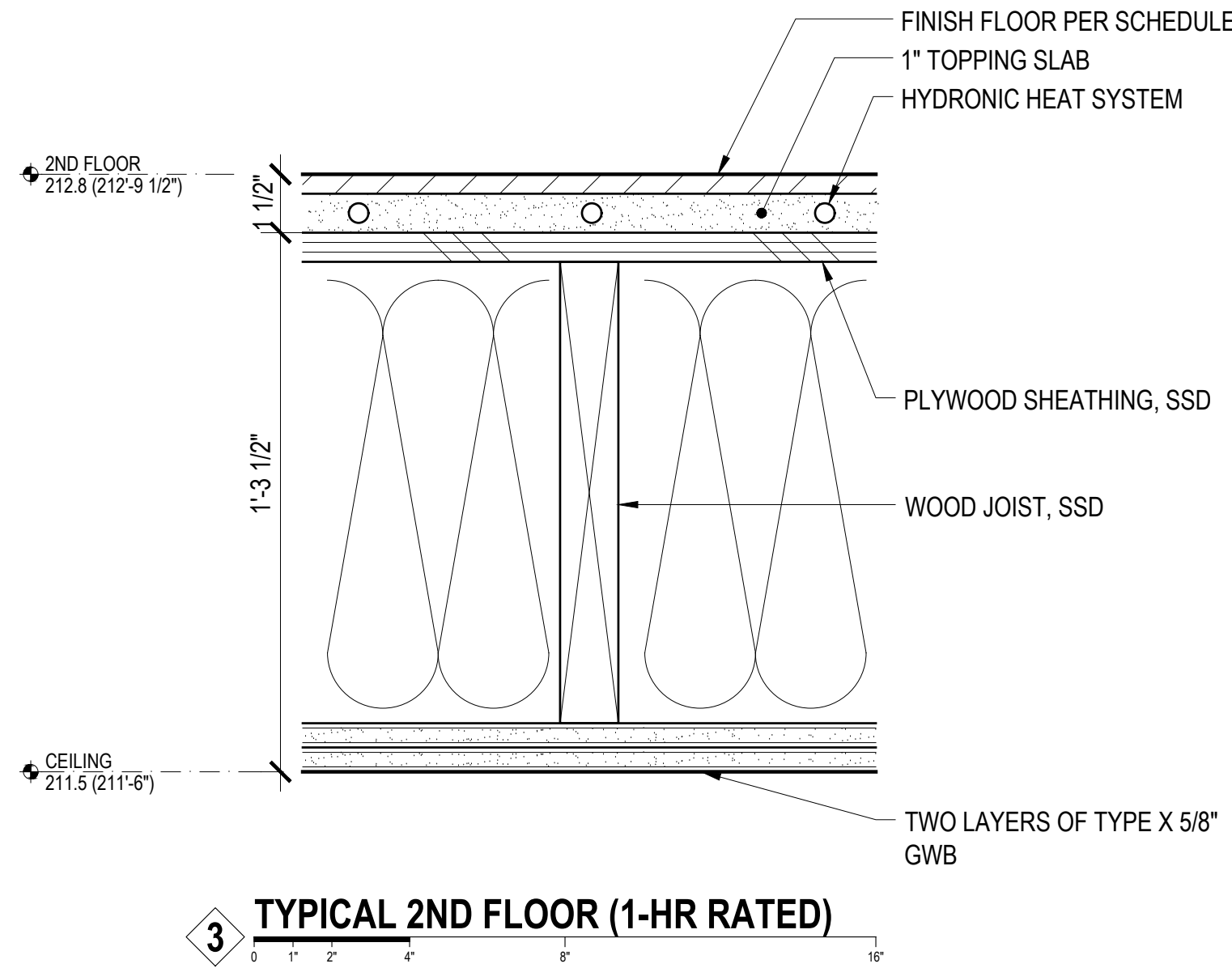
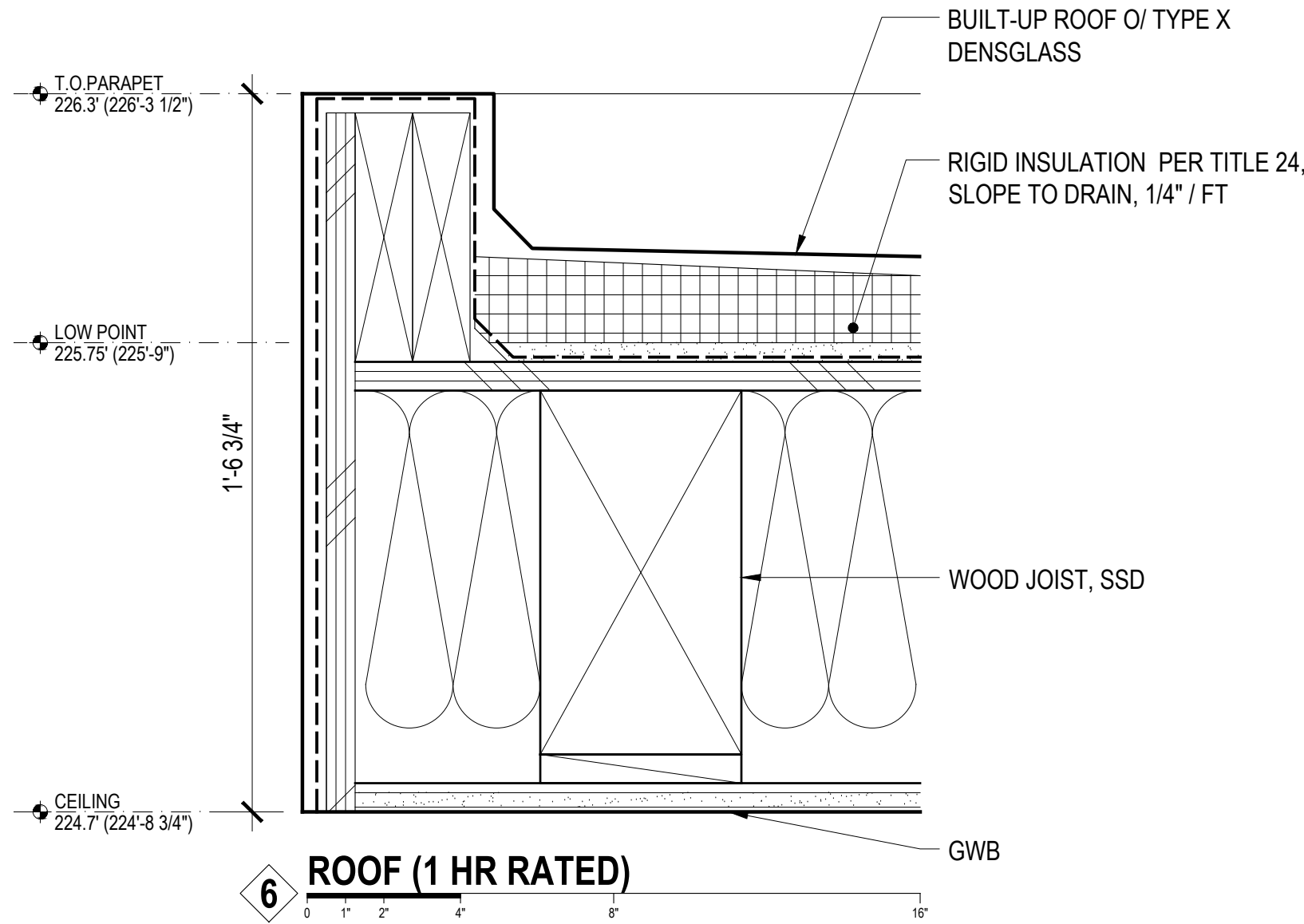
3" = 1'-0"

Architect: Fougerson Architecture
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HOLE RESIDENCE
589-591 Connecticut St
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Client: Eric Hole and Jane Wang
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Consultants:



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PARTITION
SCHEDULE

A8.05

Scale: 3" = 1'-0"

Project name: Hole
Project No.: 20226
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Supplementary brief and revised plans submitted by the permit holder for the hearing on November 19, 2025

November 13, 2025

Appeal No.: 25-033

Re: Project Changes Narrative

Eric Hole & Jane Wang
589- 591 Connecticut Street
San Francisco, Ca 94107

Dear Appeals Board Commissioners,

The revised drawings provided document the site permit revisions PA# [202310239219](#) associated with the alteration of 589-591 Connecticut.

The project team was notified by SF Planning back in January 2024 that the rear yard requirements for RH-2 zoning districts had been modified and was reduced from 45% to 30%. Based on the new constraints, Fougeron revised the plans to take advantage of this change. The project was then 311 neighborhood noticed and approved by SF Planning in August 2024.

Once the neighbor at 585 Connecticut appealed the project, the SF Zoning Administrator reviewed the drawings and found that the scheme was not compliant with the provision that there be no obstructions in the last 25' of the rear yard.

The following revisions and adjustments were incorporated in an effort to make the project code-compliant and address the appellant's concerns:

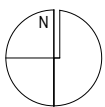
- The rear extension was cut back from 12' to 5'-6" for a net loss of 260 sq. ft. on three floors.
- The rear extension is now shorter than the one at 585 Connecticut so the overall impact of the addition is vastly reduced for these neighbors.
- Windows facing 585 Connecticut were either removed or made much smaller.
- The skylights R1 and R2 remain the same size.
- The deck on the top floor is only 5' deep as opposed to 12'.
- Additionally, the glass on window 'W' and window 'L' are now frosted to accommodate the requests of the neighbors.

The overall impact of these changes have vastly reduced sightlines between the buildings and support a level of privacy in line with the dense urban environment within SF.

Kind regards,
Fougeron Architecture



PROJECT SITE:
585 CONNECTICUT ST.



abbreviations

ACOUS	ACOUSTICAL	ELEC	ELECTRICAL	LAM	LAMINATE	RD	ROOF DRAIN
ACT	ACOUSTICAL TILE	ELEV	ELEVATOR	LEV	LEVEL	RM	ROOM
ADDNL	ADDITIONAL	EQ	EQUAL / EQUAL TO	LOC	LOCATION	SAD	SEE ARCHITECTURAL DRAWINGS
ADJ	ADJACENT	EQUIP	EQUIPMENT	MAX	MAXIMUM	SCD	SEE CIVIL DRAWINGS
AFF	ABOVE FINISH FLOOR	EXP	EXPANSION	MECH	MECHANICAL	SLD	SEE LANDSCAPE DRAWINGS
ALUM	ALUMINUM	EXT	EXTERIOR	MEMB	MEMBRANE	SSD	SEE STRUCTURAL DRAWINGS
ALT	ALTERNATE	(E)	EXISTING	MFR	MANUFACTURER	SMD	SEE MECHANICAL DRAWINGS
ANOD	ANODIZED	FF	FINISH FLOOR	MIN	MINIMUM	SPD	SEE PLUMBING DRAWINGS
APPRD	APPROVED	FE	FIRE EXTINGUISHER	MTD	MOUNTED	SED	SEE ELECTRICAL DRAWINGS
APPROX	APPROXIMATE	FLR	FLOOR	MTL	METAL	SC	SOLID CORE
@	AT	FD	FLOOR DRAIN	MOD	MODULE	SCHED	SCHEDULED
BD	BOARD	F-F	FACE TO FACE	(N)	NEW	SECT	SECTION
BETW	BETWEEN	FOC	FACE OF CONCRETE	NIC	NOT IN CONTRACT	SHT	SHEET
BLKG	BLOCKING	FOF	FACE OF FINISH	NTS	NOT TO SCALE	SIM	SIMILAR
BM	BEAM	FOG	FACE OF GYP BD	NO	NUMBER	SKDGD	SKID GUARD
BO	BOTTOM OF	FOS	FACE OF STUD	O/	OVER	SQ	SQUARE
BRKT	BRACKET	FOW	FACE OF WALL	OFF	OFFICE	SS	STAINLESS STEEL
CAB	CABINET	FR	FRAME	OC	ON CENTER	STD	STANDARD
CLNG	CEILING	FT	FOOT, FEET	OPNG	OPENING	STL	STEEL
CTR	CENTER	FURR	FURRING	OPP	OPPOSITE	STRUCT	STRUCTURAL
CL	CENTER LINE	GEN	GENERAL	PTD	PAINTED	SUSP	SUSPENDED
CLR	CLEAR	GL	GLASS OR GLAZED	PNL	PANEL	TEL	TELEPHONE
COL	COLUMN	GA	GAUGE	PTN	PARTITION	TEMPD	TEMPERED
CONC	CONCRETE	GR	GRADE	PLAM	PLASTIC LAMINATE	TEMPD GL	TEMPERED GLASS
CONST	CONSTRUCTION	GYP BD	GYPSUM BOARD	PLAS	PLASTER	THK	THICK
CONT	CONTINUOUS	HDWR	HARDWARE	PLT	PLATE	THRU	THROUGH
CJ	CONTROL JOINT	HVAC	HEATING, VENTILATION & AIR CONDITIONING	PLY	PLYWOOD	TO	TOP OF
CORR	CORRIDOR			PT	POINT	TYP	TYPICAL
CTRTOP	COUNTERTOP	HGT	HEIGHT	PL	PROPERTY LINE	UL	UNDERWRITERS LABORATORY
(D)	DEMOLISH, DEMOLITION	HC	HOLLOW CORE	RAD	RADIUS, RADII	UON	UNLESS OTHERWISE NOTED
DBL	DOUBLE	HM	HOLLOW METAL	RE	REFER TO	VEN	VENEER
DIA	DIAMETER	HORIZ	HORIZONTAL	RECEP	RECEPTACLE	VER	VERIFY
DIM	DIMENSION	HR	HOUR	REFL	REFLECTED	VIF	VERIFY IN FIELD
DN	DOWN	HT	HEIGHT	R	REMOVE	VWA	VERIFY WITH ARCHITECT
DR	DOOR	IN	INCH, INCHES	RES	RESISTANT	VERT	VERTICAL
DTL	DETAIL	INCAN	INCANDESCENT	RESIL	RESILIENT	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	INS	INSULATION	RE	RELOCATE	WH	WATER HEATER
EA	EACH	INT	INTERIOR	REQ'D	REQUIRED	W/	WITH
EL	ELEVATION	JT	JOINT	R/A	RETURN AIR	WD	WOOD
						W/O	WHERE OCCURS

symbols

	STRUCTURAL GRID		KEYNOTE
	NORTH ARROW		REVISION NUMBER
	ROOM NAME / NUMBER / SQUARE FOOTAGE		WALL TYPE
	DETAIL [DRAWING 1, SHEET A1.01]		DOOR TYPE [RE: DOOR SCHEDULE]
	ELEVATION [DRAWING 1, SHEET A1.01]		WINDOW TYPE [RE: WINDOW SCHEDULE]
	SECTION [DRAWING 1, SHEET A1.01]		ALIGN
	INTERIOR ELEVATION [DRAWING 1, SHEET A1.01]		DIMENSION
	WORK / DATUM POINT		CENTER LINE

general notes

ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.

ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

ALL ITEMS ARE NEW, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT ALL WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATIONS PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

IN CONFLICTS BETWEEN THE ARCHITECTS AND DESIGN BUILD ENGINEER'S DRAWINGS IN LOCATING MATERIALS / EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN.

CONTRACTOR SHALL COORDINATE WITH OWNER THE SCHEDULE FOR ALL TELEPHONE COMPANY AND DATA INSTALLATIONS.

THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY.

SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.

ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING.

THE ARCHITECT HAS NO KNOWLEDGE AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOBSITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

THE CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.

ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY, AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

ELECTRICAL, MECHANICAL, PLUMBING, AND SPRINKLERS SHOWN FOR GENERAL LAYOUT PURPOSES ONLY. ELECTRICAL PERMIT, MECHANICAL PERMIT, PLUMBING PERMIT, AND SPRINKLER PERMIT TO BE SUBMITTED SEPARATELY.

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A0.32	EG-02, AB-005
A1.01	SITE PLAN AND CONTEXT PHOTOS
A1.02	ENLARGED SIDEWALK PLAN & FY23-24

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D-5	DEMOLITION ELEVATION: WEST
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A8.03	WINDOW SCHEDULE
A8.04	PARTITION SCHEDULE (WALL)
A8.05	PARTITION SCHEDULE (FLOOR)

project data

ADDRESS:	589-591 CONNECTICUT STREET, SAN FRANCISCO
BLOCK / PARCEL #:	4100 - 021
ZONING:	RH-2 RESIDENTIAL - HOUSE, TWO FAMILY; DISTRICT 10
HEIGHT DISTRICT:	40X
FRONT YARD SETBACK:	MATCH EXISTING
REAR YARD SETBACK:	30% (30'-0")
OCCUPANCY:	RESIDENTIAL (R-3)
YEAR BUILT:	
PARCEL AREA:	2500 SQ.FT.
BUILDING TYPE:	V-B
EXISTING # OF UNITS:	2
PROPOSED # OF UNITS:	2

BUILDING GROSS SQUARE FOOTAGE (HABITABLE SPACES ONLY):

LEVEL	EXISTING	PROPOSED
BASEMENT	0 SF	1300 SF
FIRST FLOOR	1040 SF	1310 SF
SECOND FLOOR	1080 SF	1100 SF
TOTAL	2120 SF	3710 SF

EXISTING HEIGHT:	28'-3"
PROPOSED HEIGHT:	26'-4"

ADDITION OF NEW NFPA 13R SPRINKLER SYSTEMS PER CBC 903.3.1.3 UNDER SEPARATE PERMIT

applicable building codes

2021 CALIFORNIA BUILDING STANDARDS CODE - TITLE 24
2021 CALIFORNIA ELECTRICAL CODE
2021 CALIFORNIA MECHANICAL CODE
2021 CALIFORNIA PLUMBING CODE
2021 SAN FRANCISCO BUILDING CODE
SAN FRANCISCO PLANNING CODE

project description

REMODEL OF AN EXISTING TWO-UNIT BUILDING INCLUDING A HORIZONTAL ADDITION AT THE REAR, CONVERSION OF THE EXISTING UNCONDITIONED BASEMENT TO HABITABLE SPACE, EXPANSION OF A PORTION OF THE FIRST FLOOR TO ACCOMMODATE A NEW ENTRY FOR THE LOWER UNIT, AND UPGRADE OF ALL BUILDING SYSTEMS.

project and land use tables

ITEM	EXISTING	PROPOSED
GENERAL LAND USE		
PARKING GSF	0	0
RESIDENTIAL GSF	2120 SF	3710 SF
PROJECT FEATURES		
DWELLING UNITS - MARKET RATE	2	2
DWELLING UNITS - TOTAL	2	2
NUMBER OF BUILDINGS	1	1
NUMBER OF STORIES	2	2
PARKING SPACES	0	0
BICYCLE SPACES	0	2
USEABLE OPEN SPACE UPPER UNIT	125 GSF	125 GSF
USEABLE OPEN SPACE LOWER UNIT	690 GSF	815 GSF
ROOF AREA GSF - TOTAL	840 SF	950 SF
SOLAR READY ZONE GSF	0	950 SF
LAND USE - RESIDENTIAL		
TWO BEDROOM UNITS	2	1
THREE BEDROOM + UNITS	0	1
SPRINKLER SYSTEM	NO	YES

green halo tracking number

GH366-971-1208

FOUGERON

ARCHITECTURE

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HOLE RESIDENCE

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San Francisco, CA 94107

Client:
Eric Hole and Jane Wang
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Consultants:



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COVER SHEET

A0.00

Scale: N.T.S.

Project name: Hole

Project No.: 20226

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HOLE RESIDENCE
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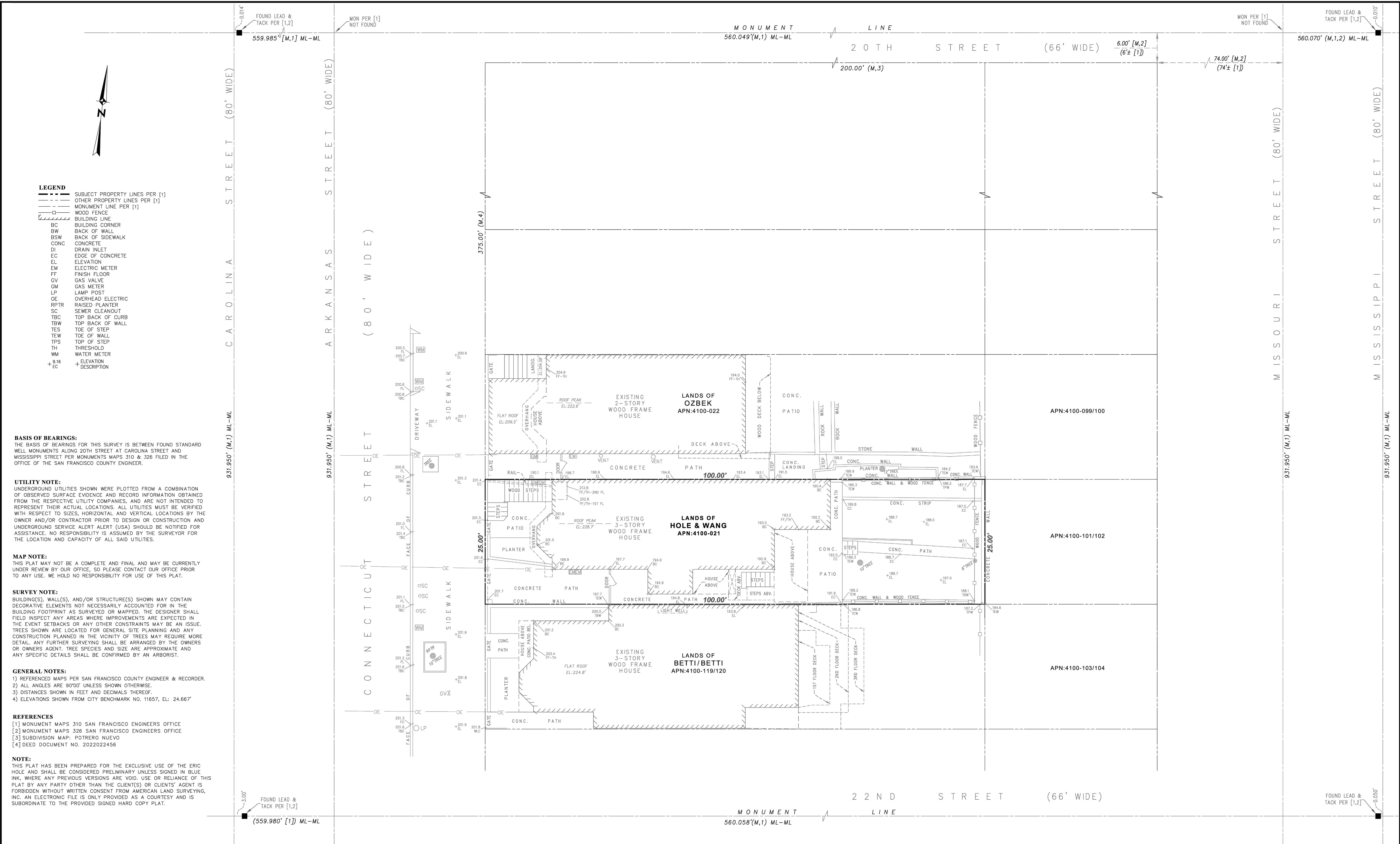


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SITE SURVEY

A0.01

Scale: 7/64" = 1'-0"



DATE: 4/19/2023 SURVEYED: 4/19/2023 SURVEYED BY: JE DRAFTED BY: JE FILE# ALS0200	NO. BY DATE REVISION	ORIGINAL SCALE: 1/8"=1'-0" 8 4 0 4 8	AMERICAN LAND SURVEYING, INC. 2030 Union Street, Suite 206B, San Francisco, CA 94123 Phone:(415) 999-9434 Email: office@alspls.com	TOPOGRAPHIC MAP 589-591 CONNECTICUT STREET SAN FRANCISCO, CA - AP:4100-022	SHEET NO. 1 of 1
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plot date: 11/8/2025 @ 5:23 PM

plot date: 11/9/2025 @ 5:22:57

GS5: San Francisco Green Building Submittal Form for Residential Alteration + Addition Projects

Form version: March 11, 2020 (For permit applications January 2020 - December 2022)

INSTRUCTIONS:

- Fill out the project information in the Verification box at the right.
- Submittal must be a minimum of 11" x 17".
- This form is for permit applications submitted January 2020 through December 2022.

TITLE				SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.			adds any amount of conditioned area, volume, or size
	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.			if applicable
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.			•
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by licensed professional.			•
	MOISTURE CONTENT	CALGreen 4.505.3	Wall + floor <19% moisture content before enclosure.			•
	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).			•
MATERIAL EMISSIONS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5, SFGBC 4.103.3.2	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.			•
WATER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1, SF Housing Code sec.12A10	Meet flush/flow requirements for: toilets (1.28 gpf); urinals (0.125 gpf wall, 0.5 gpf floor); showerheads (1.8 gpm); lavatories (1.2 gpm private, 0.5 gpm public/common); kitchen faucets (1.8 gpm); wash fountains (1.8 gpm); metering faucets (0.2 gpc); food waste disposers (1 gpm/8 gpm). Residential major improvement projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10.			•
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	If modified landscape area is ≥1,000 sq.ft., use low water use plants or climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF of ≤.55 or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area.			•
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Energy Code.			•
PARKING	BICYCLE PARKING	Planning Code sec.155.1-2	Provide short- and long-term bike parking to meet requirements of SF Planning Code sec.155.1-2.			if applicable
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.			•
	CONSTRUCTION & DEMOLITION (C&D) DISCARDS MANAGEMENT	Environment Code ch. 14 SFGBC 4.103.2.3 CalGreen 4.408.2, 4.408.5	Construction Discards Management - 100% of mixed debris must be taken by a Registered Transporter to a Registered facility and processed for recycling. Demonstrate ≥65% recovery. See www.dbi.org for details.			•
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained in best practices.			•
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.			•
GOOD NEIGHBOR	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	Health Code art.19F	Prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.			•
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.			if project extends outside envelope
	CONSTRUCTION SITE RUNOFF	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.			if project extends outside envelope
INDOOR AIR QUALITY	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1	Seal permanent HVAC ducts/equipment stored onsite before installation.			•

FOR YOUR INFORMATION:

Indoor Water Efficiency

Each fixture must not exceed CALGreen 4.303 maximum flow rates:

FIXTURE TYPE	MAXIMUM FIXTURE FLOW RATE
Showerheads ²	1.8 gpm @ 80 psi
Lavatory Faucets ¹ : residential	1.2 gpm @ 60 psi
Kitchen Faucets	1.8 gpm @ 60 psi default
Wash Fountains	1.8 gpm / 20 [rim space (inches)] @ 60 psi
Metering Faucets	.20 gallons per cycle
Tank-type water closets	1.28 gallons / flush ¹ and EPA WaterSense Certified
Flushometer valve water closets	1.28 gallons / flush ¹
Urinals	Wall mount: 0.125 gallons / flush Floor mount: 0.5 gallons / flush

NOTES:

- For dual flush toilets, effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. The referenced standard is ASME A112.19.14 and USEPA WaterSense Tank-Type High Efficiency Toilet Specification – 1.28 gal (4.8L)
- The combined flow rate of all showerheads in one shower stall shall not exceed the maximum flow rate for one showerhead, or the shower shall be designed to allow only one showerhead to be in operation at a time (CALGreen 5.303.2.1)

Water Efficiency of Existing Non-Compliant Fixtures

All fixtures that are not compliant with the San Francisco Commercial Water Conservation Ordinance that serve or are located within the project area must be replaced with fixtures or fittings meeting the maximum flow rates and standards referenced above. For more information, see the Commercial Water Conservation Program Brochure, available at SFDDBI.org.

NON-COMPLIANT PLUMBING FIXTURES INCLUDE:

- Any toilet manufactured to use more than 1.6 gallons/flush
- Any urinal manufactured to use more than 1 gallon/flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gpm
- Any interior faucet that emits more than 2.2 gpm

Exceptions to this requirement are limited to situations where replacement of fixture(s) would detract from the historic integrity of the building, as determined by the Department of Building Inspection pursuant to San Francisco Building Code Chapter 13A.

VERIFICATION

Indicate below who is responsible for ensuring green building requirements are met. Projects that increase total conditioned floor area by ≥1,000 sq. ft. are required to have a Green Building Compliance Professional of Record as described in Administrative Bulletin 93. For projects that increase total conditioned floor area by <1,000 sq. ft., the applicant or design professional may sign below, and no license or special qualifications are required. FINAL COMPLIANCE VERIFICATION form will be required prior to Certificate of Completion

589 Connecticut Street

PROJECT NAME

Block 4100, Lot 021

BLOCK/LOT

589 Connecticut St, San Francisco, CA 94107

ADDRESS

Residential

PRIMARY OCCUPANCY

2120 SF

GROSS BUILDING AREA

1480 SF

INCREASE IN CONDITIONED FLOOR AREA

I have been retained by the project sponsor to verify that approved construction documents and construction fulfill the requirements of San Francisco Green Building Code. It is my professional opinion that the requirements of the San Francisco Green Building Code will be met. I will notify the Department of Building Inspection if the project will, for any reason, not substantially comply with these requirements, if I am no longer the Green Building Compliance Professional of Record for the project, or if I am otherwise no longer responsible for assuring the compliance of the project with the San Francisco Green Building Code.

10/6/23

LICENSED PROFESSIONAL (sign & date)

May be signed by applicant when <1,000 sq. ft. is added.

AFFIX STAMP BELOW:



Projects that increase total conditioned floor area by ≥1,000 sq.ft.: Green Building Compliance Professional of Record will verify compliance.

GREEN BUILDING COMPLIANCE PROFESSIONAL (name & contact phone #)

FIRM

- ☐ I am a LEED Accredited Professional
- ☐ I am a GreenPoint Rater
- ☐ I am an ICC Certified CALGreen Inspector

GREEN BUILDING COMPLIANCE PROFESSIONAL (sign & date)

Signature by a professional holding at least one of the above certifications is required. If the Licensed Professional does not hold a certification for green design and/or inspection, this section may be completed by another party who will verify applicable green building requirements are met.

FOUGERON

ARCHITECTURE

Architect:

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



No.:	Date:	Issue:
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4	11.07.2025	Planning Revision 4

GS-5 SF GREEN BUILDING FORM

A0.30

Scale:

N.T.S.

Project name:

Hole

Project No.:

20226

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Attachment A

SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST

A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 589-591 CONNECTICUT STREET, SAN FRANCISCO APPLICATION NO. 202310239219 ADDENDUM NO. 1
OWNER NAME Eric Hole and Jane Wang OWNER PHONE NO. (203) 6753310

1: PROPERTY LOCATION			3: PROPOSED CONSTRUCTION		
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES	NO	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
			HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
			SHORING	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
			UNDERPINNING	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
2: AVERAGE SLOPE OF PROPERTY			GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE (APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)	YES	NO	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	RETAINING WALL:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
			OTHERS: _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>

SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: Fougeron Architecture
Engineer/Architect of Record
4154122013 Telephone
Todd@fougeron.com Email
Signature
10.02.2024 Date



Permit Services Division
49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103
Phone (628) 652-3600 – www.sfdbi.org

Architect: Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:




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SLOPE
PROTECTION
CHECKLIST
A0.31

Scale: N.T.S.

Project name: Hole
Project No.: 20226



DEPARTMENT OF BUILDING INSPECTION

City & County of San Francisco

49 South Van Ness Ave, 5th Floor, San Francisco, California 94103

ATTACHMENT A

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

DATE SUBMITTED 10/16/2024 [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 # 2023 1023 9219

Property Address: 589-591 Connecticut St, San Francisco, CA 94107

Block and Lot: 4100 / 021 Occupancy Group: R3 Type of Construction: V-B No. of Stories: 3

Describe Use of Building TWO-UNIT RESIDENTIAL BUILDING

Under the authority of the San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the San Francisco Mechanical Code, Section 302.2; the San Francisco Electrical Code, Section 89.117; and the San Francisco Plumbing Code, Section 301.3; 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)

1030.1 General

In addition to the means of egress required by this chapter, emergency escape and rescue openings shall be provided in the following occupancies:

- Group R-2 occupancies located in stories with only one exit or access to only one exit as permitted by Tables 1006.3.3(1) and 1006.3.3(2). Group R-3 and R-4 occupancies.
- Group R-3 and R-4 occupancies.

Basements and sleeping rooms below the fourth story above grade plane shall have not fewer than one exterior emergency escape and rescue opening in accordance with this section. Where basements contain one or more sleeping rooms, emergency escape and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

1/1/2023 Page 5-3

AB-005

2022 SAN FRANCISCO BUILDING CODE

Proposed Modification or Alternate

The escape criteria for the EERO may be accomplished where the EERO opens into a yard with a minimum of 25 feet depth. The rescue criteria for the EERO at a yard or court that has no access to the public way proposes access for rescue from the yard level are as follows:

A vertical access component with the following requirements is required between the ground level and the level of each EERO:

Criteria 1 - Fire escape ladder

1. Shall be constructed entirely of hot-dipped galvanized steel or reinforced concrete. All welding, drilling, punching and riveting of the assemblies shall be done before galvanizing.

2. Shall have an inclination no greater than 60 degrees from horizontal.

3. Inclined ladder stringers and treads shall be not less than 4 x 1/4 inch plates.

4. All inclined ladders shall be provided with substantial railings of not less than 15/16 inches outside diameter galvanized pipe, supported by not less than 1 1/4 x 1/4 inch intermediate standards spaced as required and adequately bolted to the ladder rails.

Criteria 2 - A balcony, deck, or landing is required directly outside of each EERO:

1. Minimum 3 feet wide in the direction perpendicular to the EERO.

2. Minimum length shall be the width of the EERO opening.

3. Any intermediate landings or platforms shall have the minimum dimensions of 36-inch deep by 72-inch long.

Criteria 3 - Addenda to the site permit and related submittal documents shall detail all construction which is approved as a result of this request for local equivalency.

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.

We are adding a sliding door to the existing second-floor sleeping room to serve as the EERO window. It will provide direct access to a protected 4-foot wide deck that leads to the front of the building. The exit path to the front of the building is approximately 29'-0" long and 10'-6" above the front yard grade.

Requested by: PROJECT SPONSOR

Print Name: _____

Signature: _____

Telephone: _____

ARCHITECT/ENGINEER

Fougeron Architecture

4154122013

Page 5-4 1/1/2023

2022 SAN FRANCISCO BUILDING CODE

AB-005

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS:

Approve

Approve with conditions

Disapprove

Plan Reviewer:

Division Manager:

for Director of Bldg. Inspection:

for Fire Marshal:

CONDITIONS OF APPROVAL or OTHER COMMENTS

1/1/2023 Page 5-5

FOUGERON ARCHITECTURE

Architect: Fougeron Architecture
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San Francisco, CA 94133
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HOLE RESIDENCE


589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:

City and County of San Francisco

Department of Building Inspection



London N. Breed, Mayor

Patrick O'Riordan, C.B.O., Interim Director

INFORMATION SHEET

No. EG-02

DATE

December 13, 2021

CATEGORY

Egress

SUBJECT

Emergency Escape and Rescue Openings (EERO) Into a Yard or Court of an Existing or New Building with an R-3 Occupancies

REFERENCE

Currently adopted San Francisco Building Code

Section 1030 Emergency Escape and Rescue

AB-005 Local Equivalency Case-by-Case Application Procedures

AB-028 Pre-application and Pre-addendum Plan Review Procedures

INTENT

To clarify the local equivalency requirements for emergency escape and rescue openings that open into a yard or court that does not open directly to a public way for R-3 occupancies

DISCUSSION

SFBC Section 1030 requires emergency escape and rescue openings (EEROs) to open directly into a public way or to a yard or court that opens to a public way. This information sheet addresses the condition where the EERO's open to a yard or court that does not open directly to a public way for R-3 occupancies.

The intent of the code is that windows required by SFBC Section 1030 be available so that one may escape from that window to the exterior of the building without having to travel through the building itself, and so that rescue can be performed from the exterior. If the EERO's open into a yard that has no access to a public way, they do not meet the requirements of the code where both escape and rescue can be accomplished.

Projects may request for approval of local equivalency where both of the following conditions are met:

1. The escape criteria of the EERO may be accomplished where the EERO open into a yard with a minimum of 25' depth

2. The rescue criteria of the EERO at a yard or court that has no direct access to the public way shall be proposed by the project sponsor and evaluated on a case by case basis by the Supervisor or Manager.

All other conditions will also be evaluated on a case-by-case basis by the Supervisor or Manager. A pre-application meeting and/or approval of AB-005 is required.

Ken Cofflin

Fire Marshal & Assistant Deputy Chief

San Francisco Fire Department

12-21-21

Date

Patrick O'Riordan, C.B.O.

Interim Director

Department of Building Inspection

12/22/21

Date

This Information Sheet is subject to modification at any time. For the most current version, visit our website at <https://sfdbi.org/information-sheets>.

Technical Services Division

49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103

Office (415) 652-3720 - www.sfdbi.org

plot date: 11/6/2025 @ 5:22:53 PM

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EG-02, AB-005

A0.32

Scale: N.T.S.

Project name: Hole
Project No.: 20226
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PHOTO 1 - NEIGHBOR TO NORTH: 585-587 CONNECTICUT ST



PHOTO 2 - SUBJECT PROPERTY, 589-591 CONNECTICUT ST



PHOTO 3 - NEIGHBOR TO SOUTH: 595-597 CONNECTICUT ST

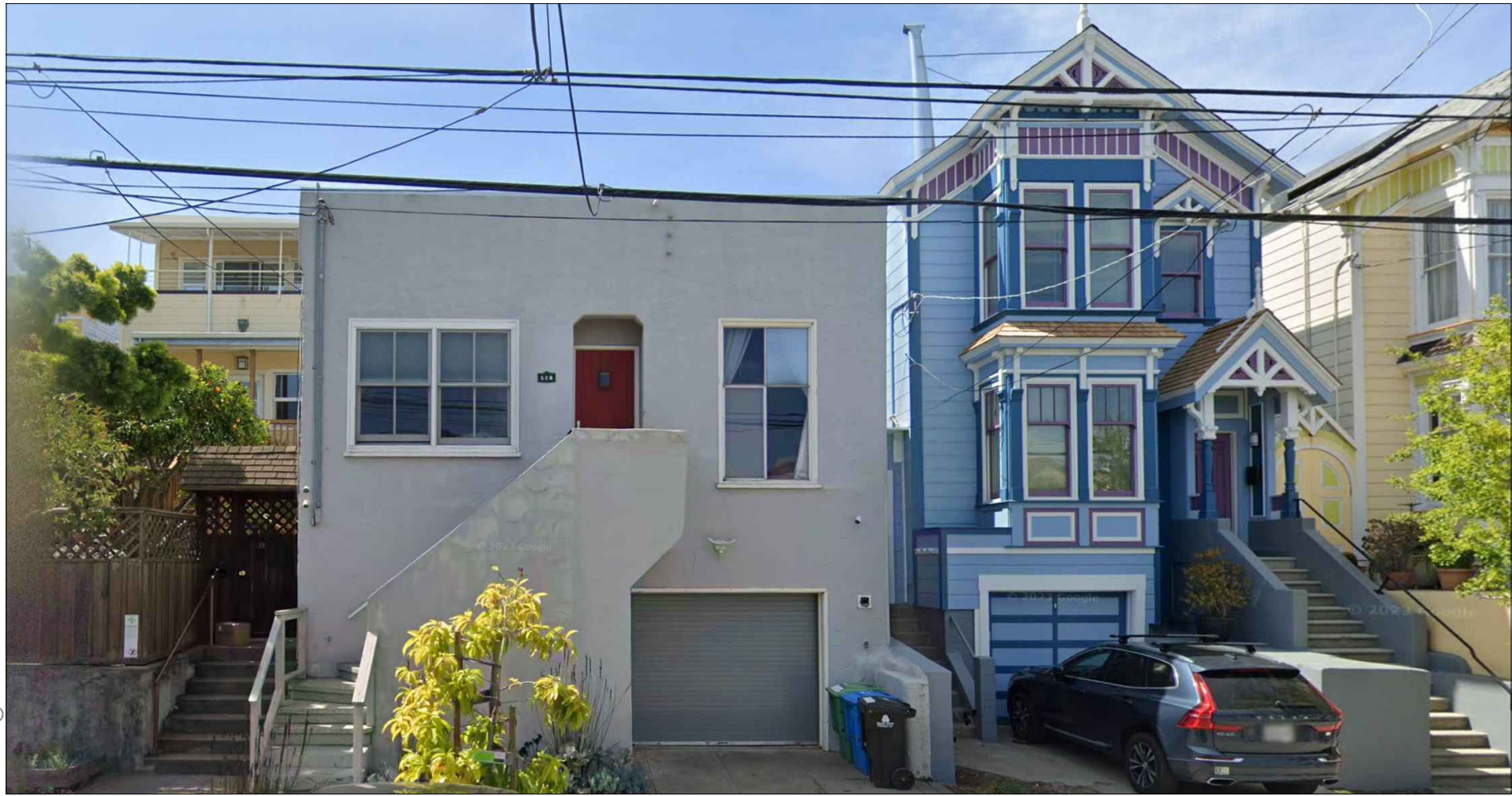
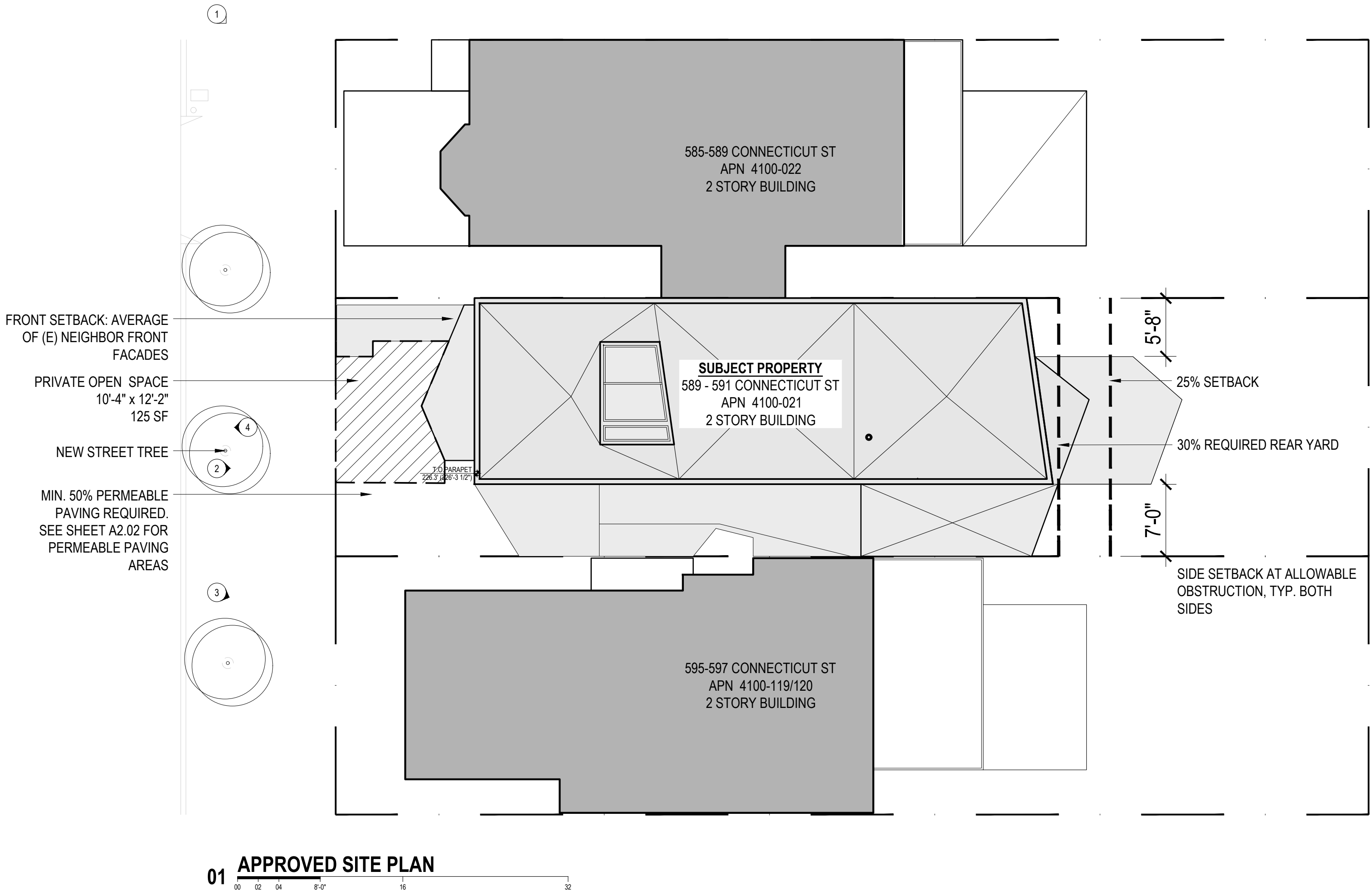
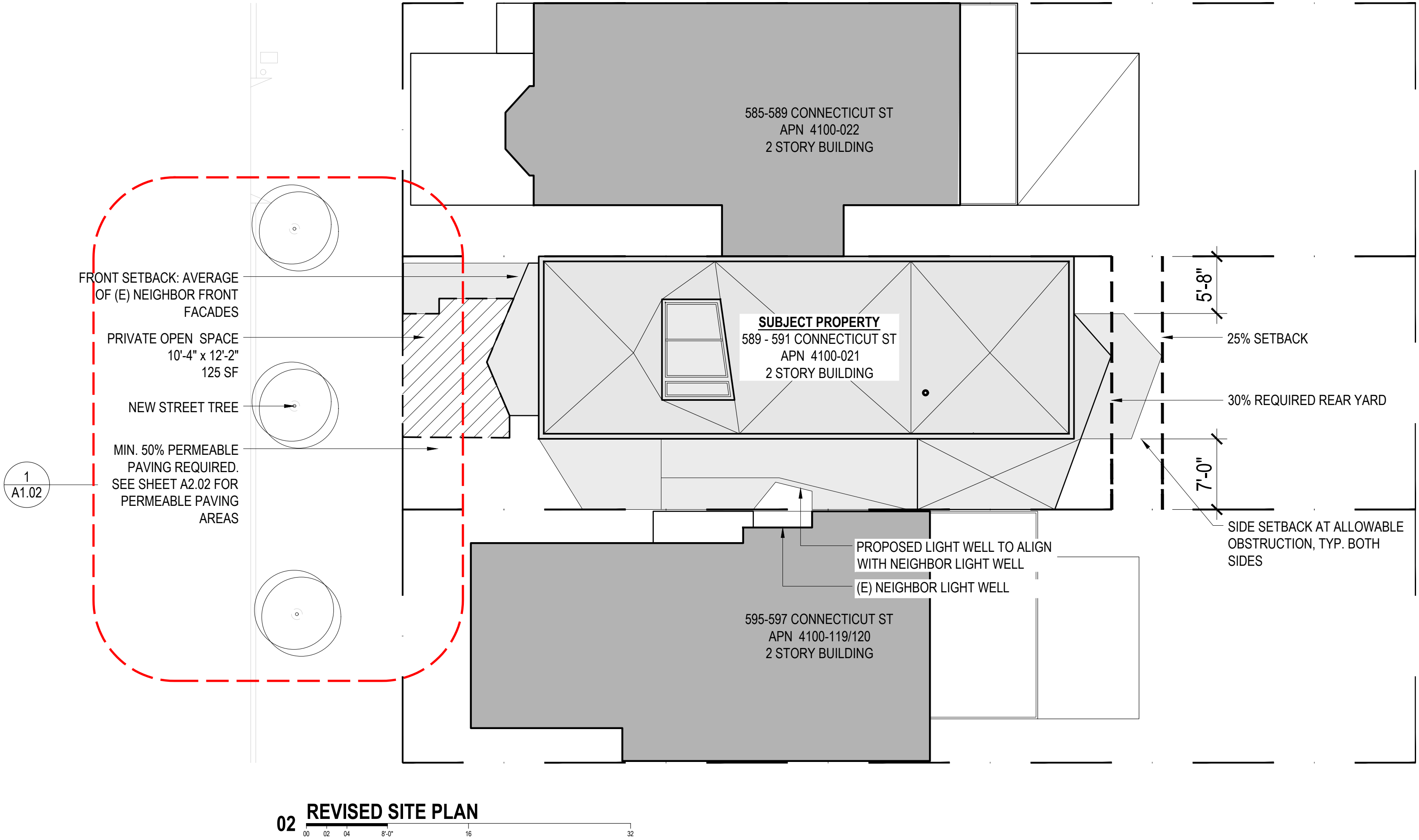


PHOTO 4 - NEIGHBOR ACROSS STREET: 528 CONNECTICUT ST



FOUGERON
ARCHITECTURE

Architect: Fougerson Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
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anne@fougerson.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

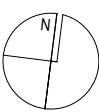
Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



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SITE PLAN

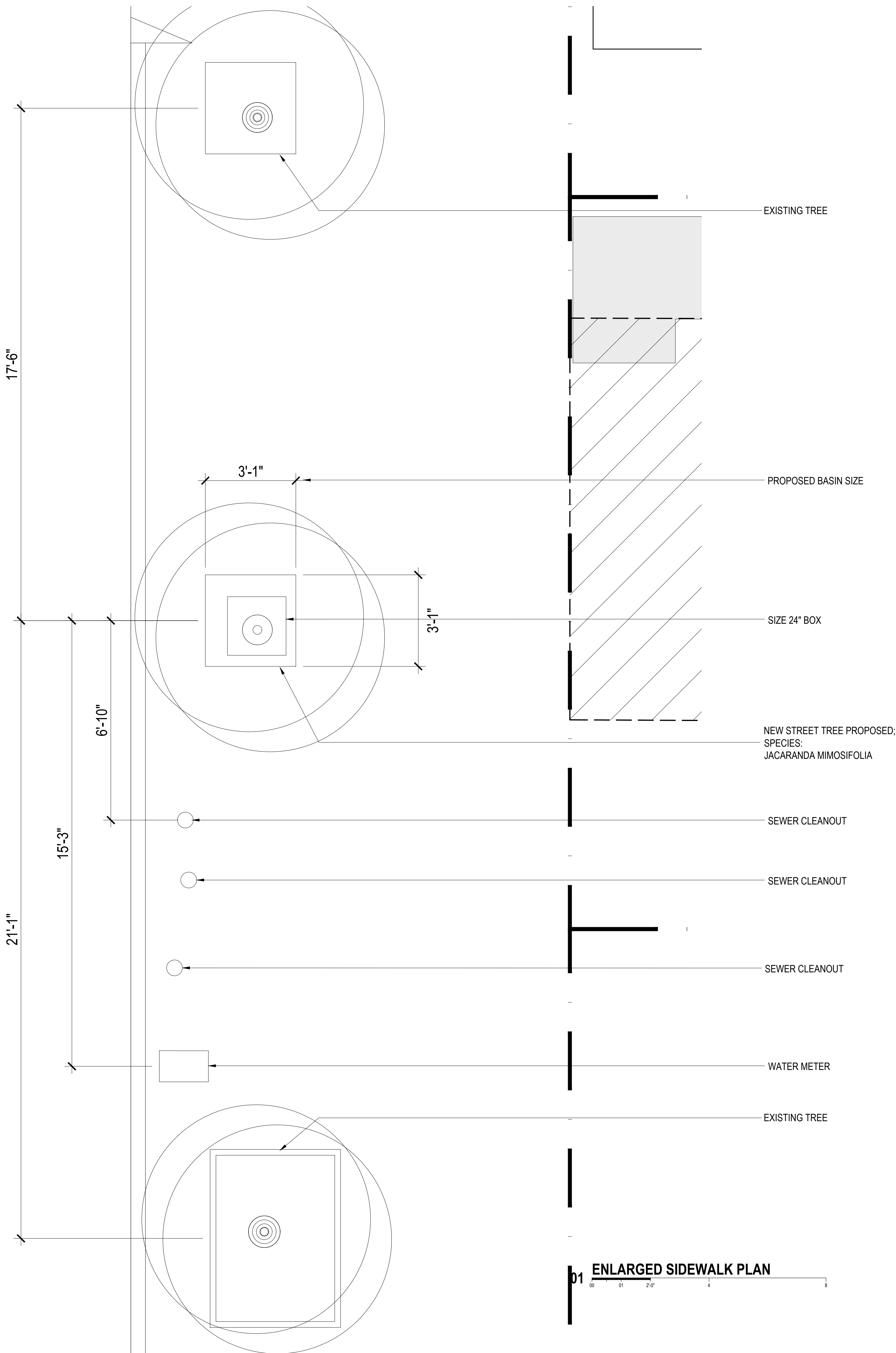
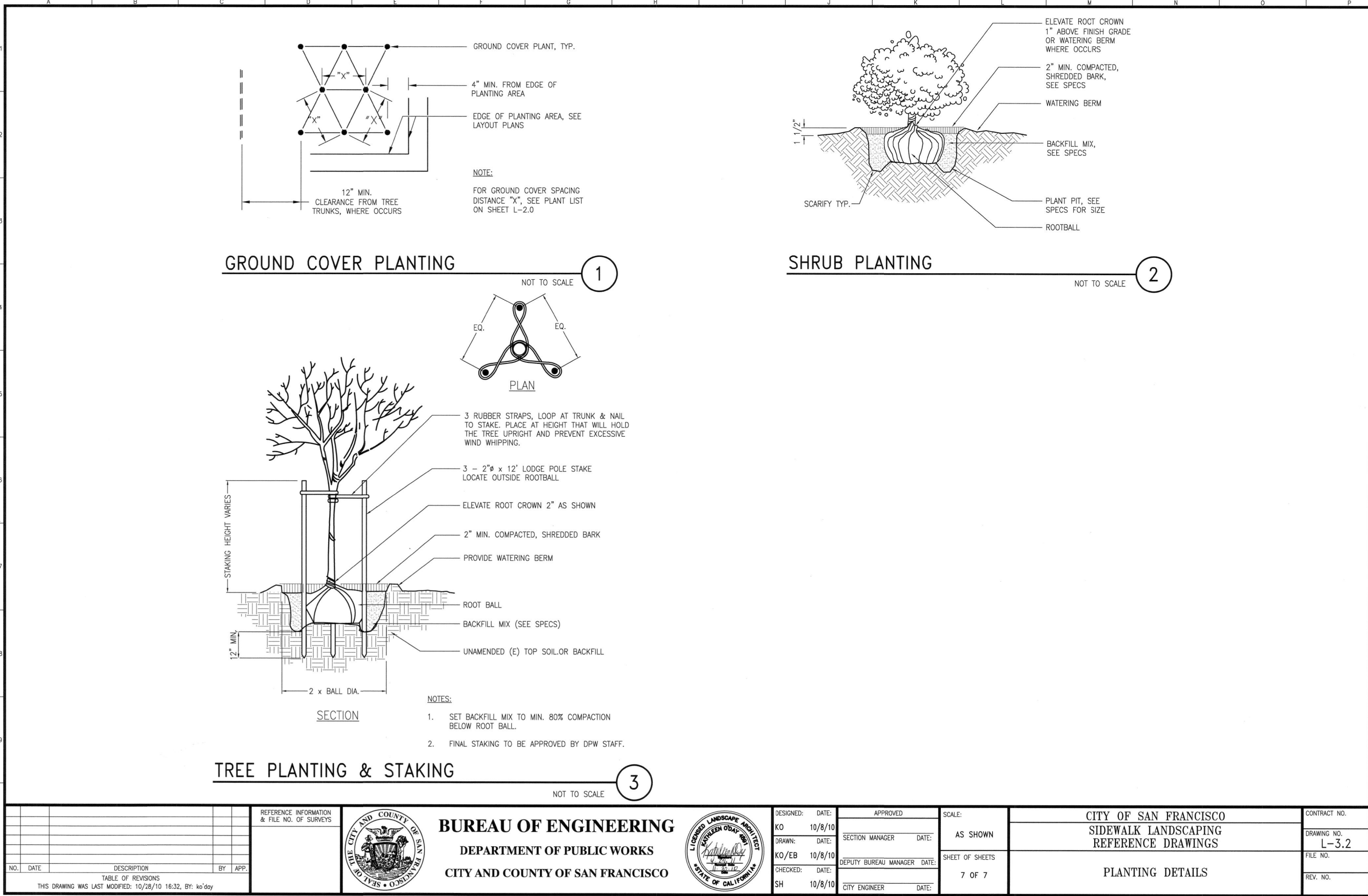


A1.01

Scale: 1/8" = 1'- 0"

Project name: Hole
Project No.: 20226

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HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



APPLICATION FOR TREE PLANTING PERMIT

Email completed application to: urbanforestrypermits@sfpw.org. Please enter proposed species below, or "TBD."

Date: 10.28.2024 BUF APPLICATION #

To Plant:
Street Tree(s) #: 1 Species: Jacaranda Mimosifolia
Street Tree(s) #: Species:
Significant Tree(s) #: Species:

☒ Construction related. Required by Article 16 Section 806(d) (Checklist and Site plans or diagrams are required)
Building Permit number if applicable: 202310239219

SITE INFORMATION

Site Address: 589-591 Connecticut St, San Francisco, CA
Cross Street: 20th St Zip Code: 94107 Block/Lot: 4100/021
Owner Name: Eric Hole and Jane Wang
Phone: 2036753310 E-mail: eric.hole@gmail.com
Applicant/Authorized Agent Information
Applicant Name: Anne Fougerson
Company: Fougerson Architecture
Address: 550 Davis St
City: San Francisco State: CA Zip: 94111
Phone: 4154122013 E-mail: Todd@fougerson.com

I agree to hold harmless the City and County of San Francisco, its agents, officers, and employees from any damage or injury caused by reason of planting, replacement, maintenance, or removal of the planter or plants. The owner(s) of the respective property shall be solely liable for any damages. The City has the right to deny this permit application, make changes in parking restrictions, such as designating new bus stops or blue zoned parking areas. Applicant is responsible for obtaining all necessary permits with permit, including tree removal, stump grinding, and tree planting where applicable.

Signature of Applicant/Authorized Agent

10.28.2024

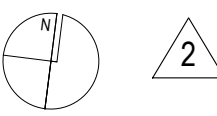
Date:



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ENLARGED
SIDEWALK PLAN &
FY23-24

A1.02

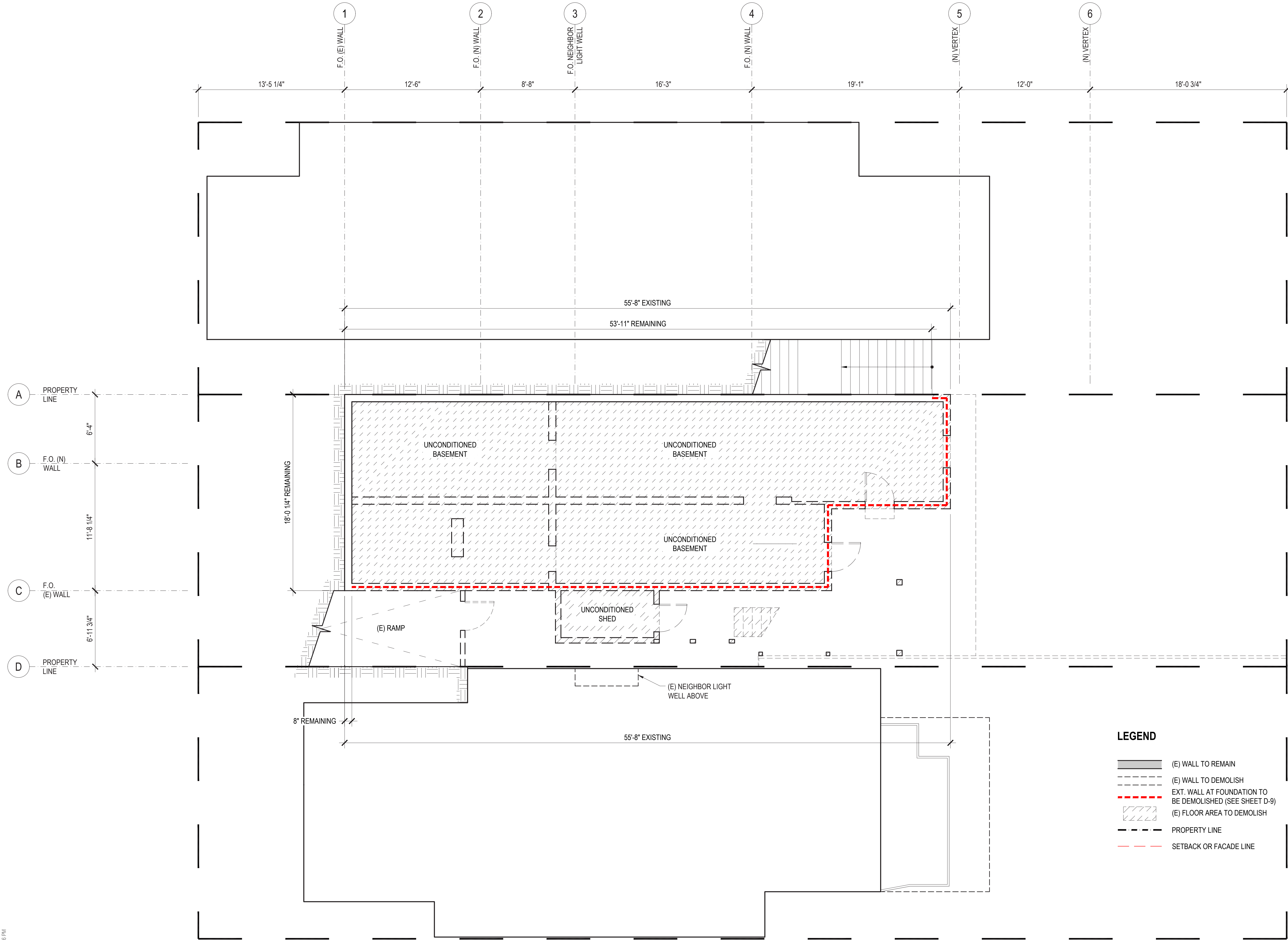


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Project name: Hole
Project No.: 20226

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HOLE RESIDENCE

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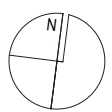
Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



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DEMOLITION PLAN:
BASEMENT



D-1

Scale: 1/4" = 1'-0"

Architect:

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San Francisco, CA 94107
415.641.5744
Registration: C18901
anne@fougeron.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



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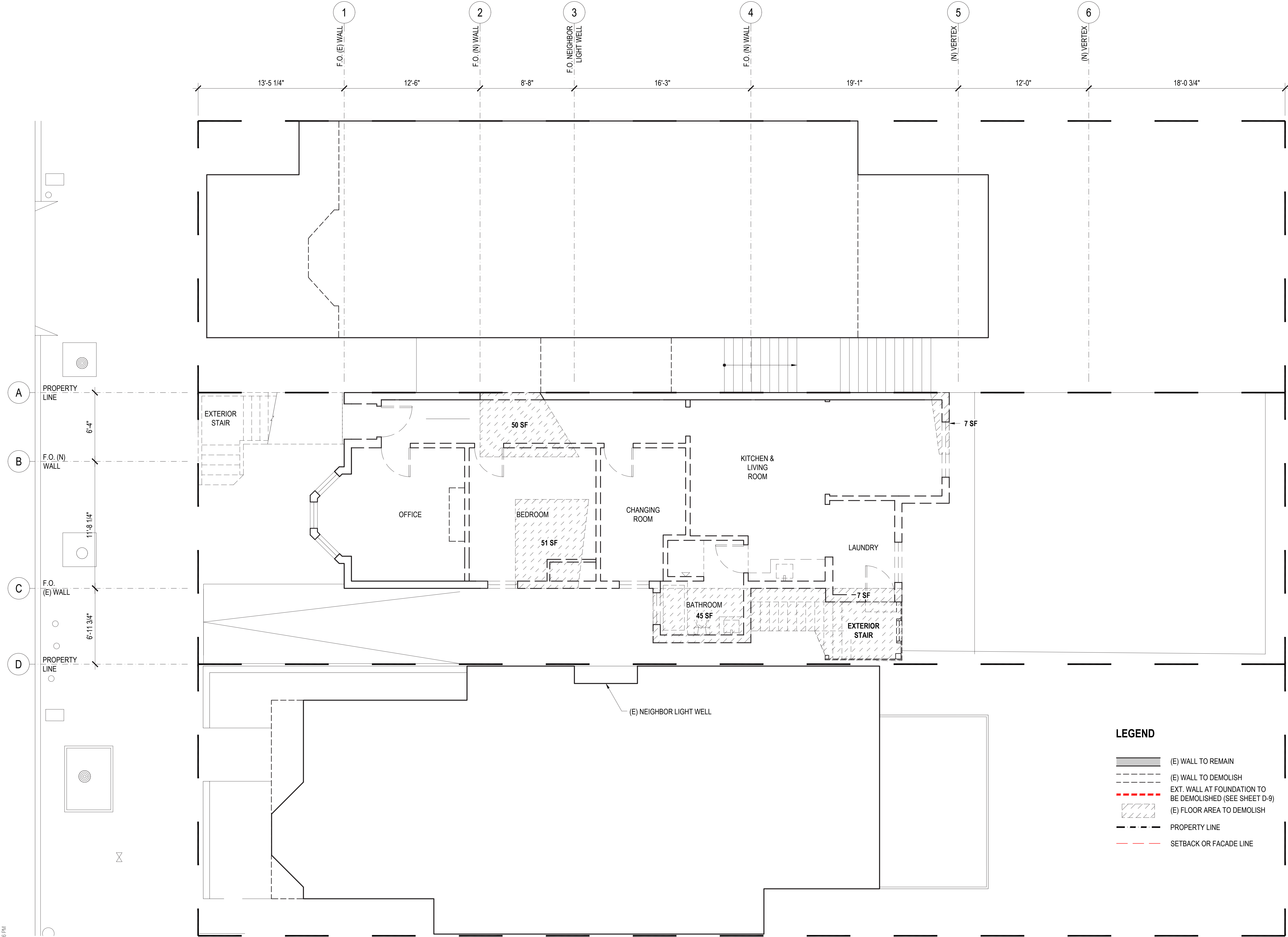
DEMOLITION PLAN:

FIRST FLOOR

D-2

Scale:







1/4" = 1'-0"



HOLE RESIDENCE

Consultants:



-  (E) WALL TO REMAIN
 (E) WALL TO DEMOLISH
 EXT. WALL AT FOUNDATION TO BE DEMOLISHED (SEE SHEET D-9)
 (E) FLOOR AREA TO DEMOLISH
 PROPERTY LINE
 SETBACK OR FACADE LINE



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**DEMOLITION PLAN:
SECOND FLOOR**

D-3

Scale: $1/4" = 1'-0"$







Project name: Hole
Project No.: 20226

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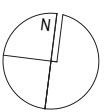
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DEMOLITION PLAN:
ROOF

D-4

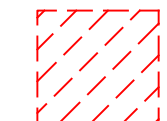


$$1/4'' = 1'-0''$$

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LEGEND

-  (E) AREA TO BE DEMOLISHED
-  PROPERTY LINE

FOUGERON ARCHITECTURE

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DEMO ELEVATION: WEST

D-5

Scale: 1/4" = 1'-0"

Project name: Hole
Project No.: 20226
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plot date: 11/25/2024 @ 3:27:26 PM



LEGEND

- (E) AREA TO BE DEMOLISHED
- PROPERTY LINE

FOUGERON

ARCHITECTURE

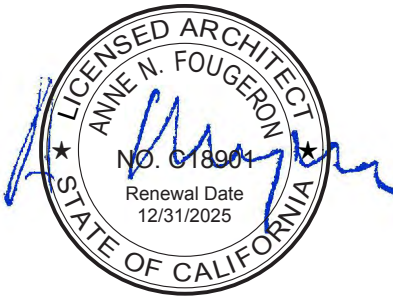
Architect: Fougerson Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougerson.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



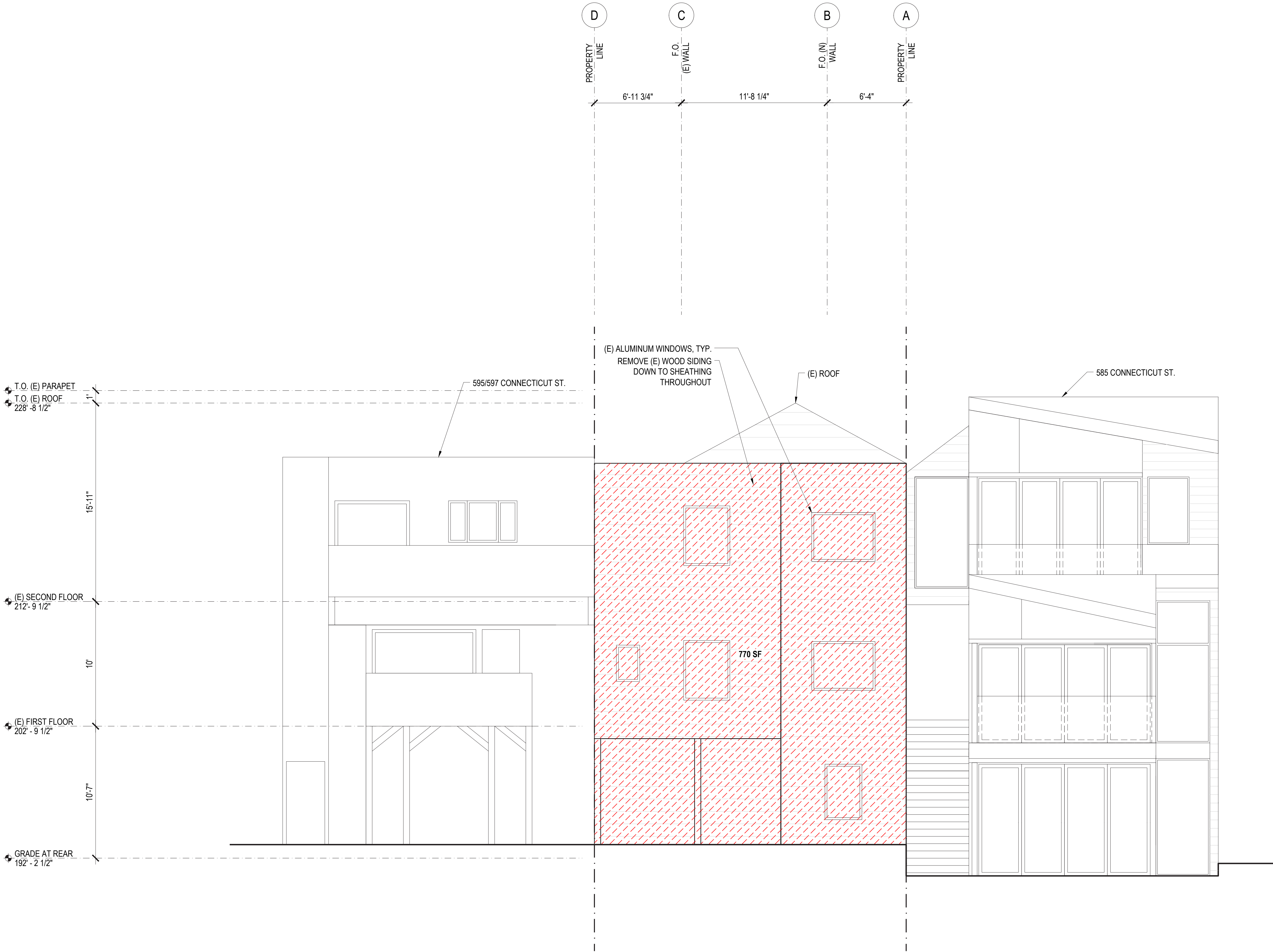
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DEMO ELEVATION:
SOUTH

D-6

Scale: 1/4" = 1'-0"

plot date: 11/25/2024 @ 3:27:26 PM



LEGEND

- (E) AREA TO BE DEMOLISHED
- PROPERTY LINE

FOUGERON

ARCHITECTURE

Architect:

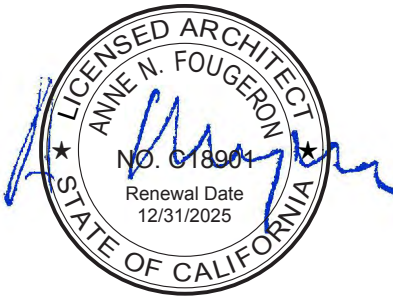
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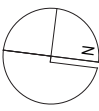
Consultants:



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DEMO ELEVATION:
EAST

D-7



Scale: 1/4" = 1'-0"

Architect:

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Consultants:

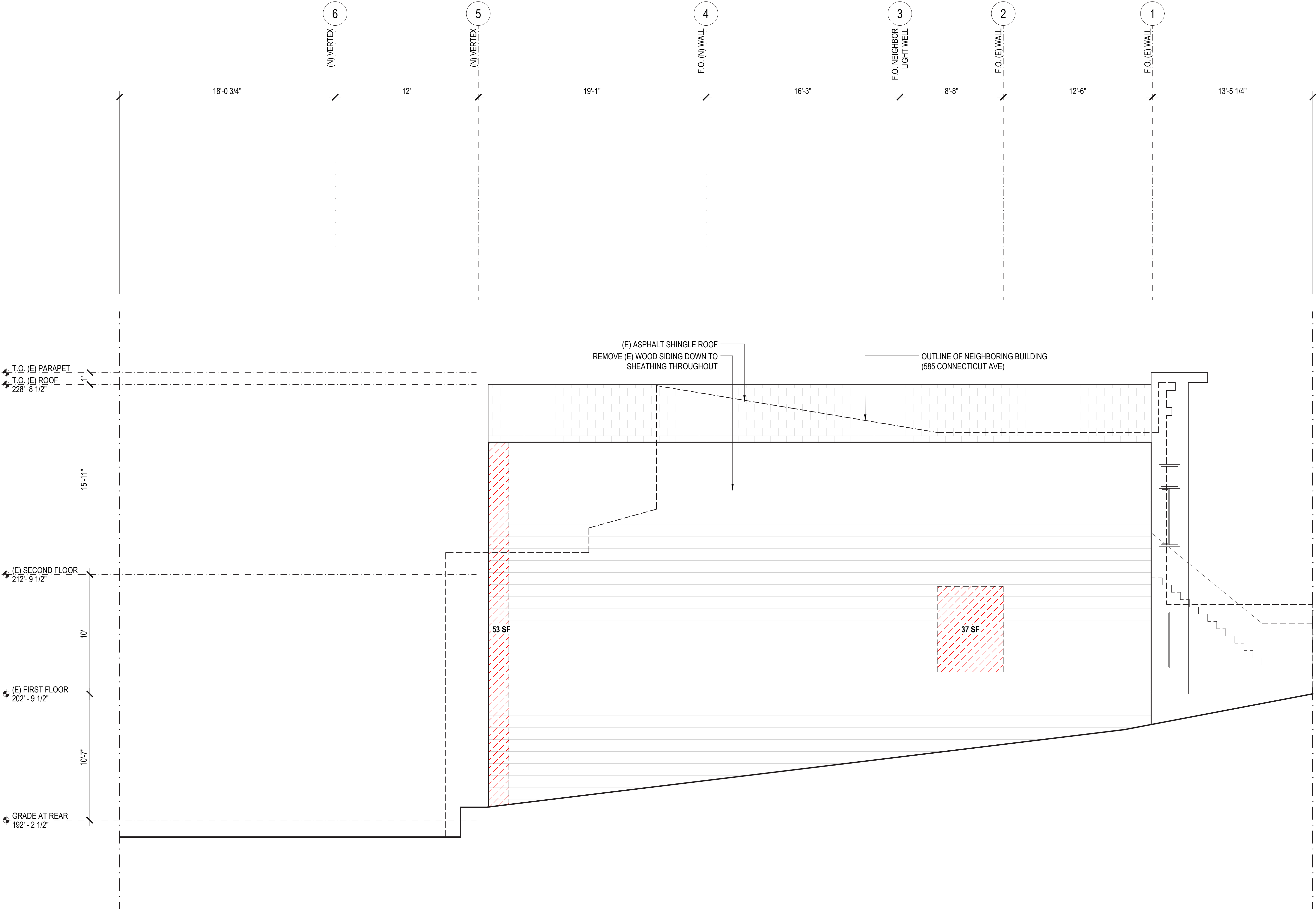


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DEMO ELEVATION:
NORTH

D-8

Scale: 1/4" = 1'-0"



LEGEND

- (E) AREA TO BE DEMOLISHED
- PROPERTY LINE

DEMOLITION CALCULATIONS

SECTION 317

CODE REQUIREMENTS	EXISTING BUILDING		REMAINING		OUTCOME	COMPLIANCE	
1. FRONT AND REAR FACADE							
LINEAR FEET AT FOUNDATION	FRONT	18' -0"	FRONT	18' -0"	REMAINING	50.0%	NOT COMPLIANT
	REAR	18' -0"	REAR	0' -0"	DEMO	50.0%	
	TOTAL	36' -0"	TOTAL	18' -0"	REQUIREMENT	<50%	
2. ALL EXTERIOR WALLS							
LINEAR FEET AT FOUNDATION	WEST	18' -0"	WEST	18' -0"	REMAINING	49.3%	COMPLIANT
	SOUTH	55' -8"	SOUTH	0' -8"	DEMO	50.7%	
	EAST	18' -0"	EAST	0' -0"			
	NORTH	55' -8"	NORTH	53' -11"			
	TOTAL	147' -4"	TOTAL	72' - 7"	REQUIREMENT	<65%	
3. VERTICAL ENVELOPE							
SQUARE FEET OF SURFACE AREA	WEST	500 SF	WEST	410 SF	REMAINING	50.1%	COMPLIANT
	SOUTH	1610 SF	SOUTH	370 SF	DEMO	49.9%	
	EAST	770 SF	EAST	0 SF			
	NORTH	1510 SF	NORTH	1410 SF			
	TOTAL	4390 SF	TOTAL	2200 SF	REQUIREMENT	<50%	
4. HORIZONTAL ELEMENTS							
SQUARE FEET OF SURFACE AREA	BASEMENT	N/A	BASEMENT	N/A	REMAINING	64.5%	COMPLIANT
	1ST FLOOR	1040 SF	1ST FLOOR	880 SF	DEMO	35.5%	
	2ND FLOOR	1080 SF	2ND FLOOR	1030 SF			
	ROOF	840 SF	ROOF	0 SF			
	TOTAL	2960 SF	TOTAL	1910 SF	REQUIREMENT	<50%	

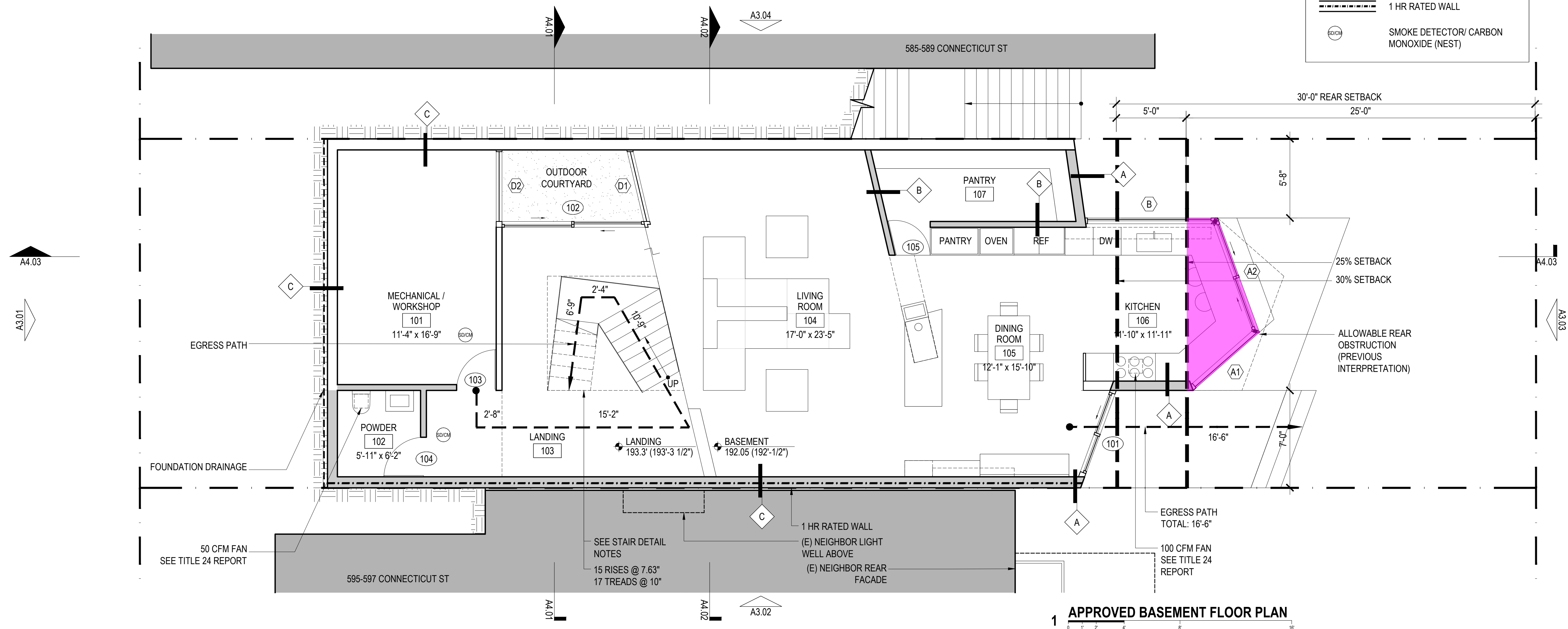
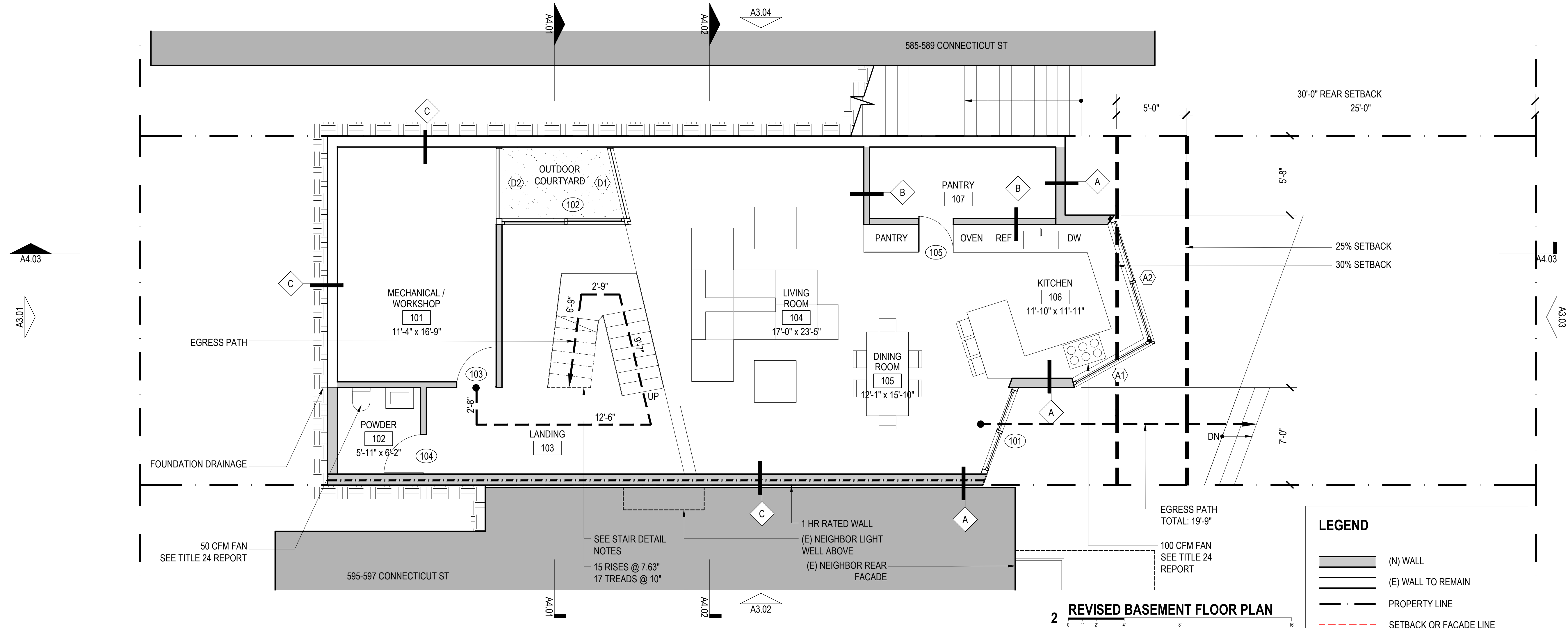


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DEMO STATISTICS

D-9

Scale: N.T.S.



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**PROPOSED PLAN:
BASEMENT**

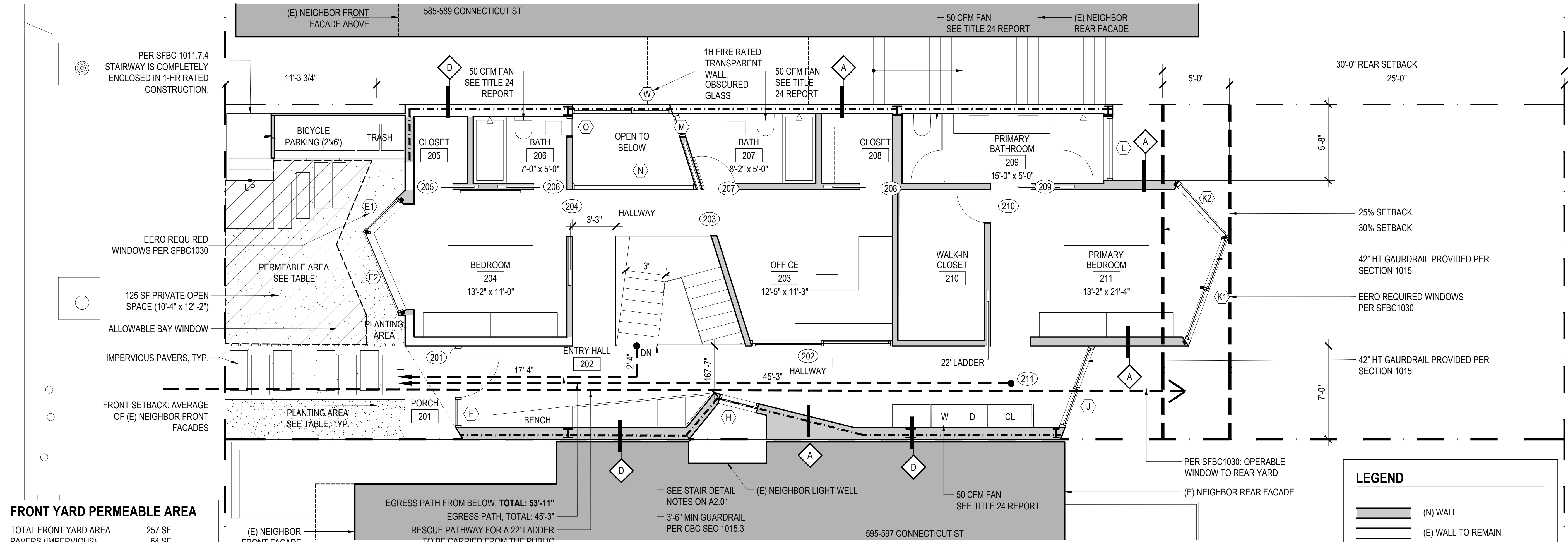
A2.01

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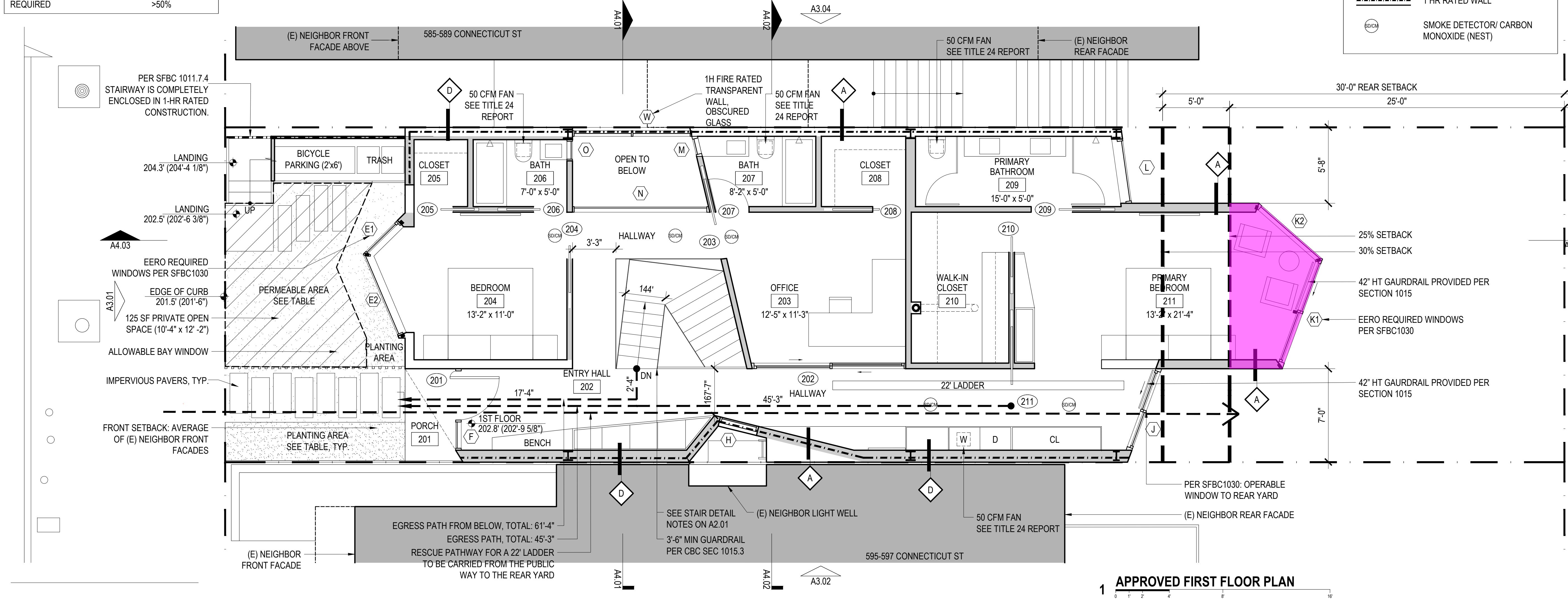
Project name: Hole

Project No.: 20226

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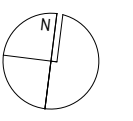
FRONT YARD PERMEABLE AREA	
TOTAL FRONT YARD AREA	257 SF
PAVERS (IMPERVIOUS)	64 SF
PLANTING AREA (PERMEABLE)	62 SF
PERMEABLE SURFACE	131 SF
TOTAL PERMEABLE AREA	193 SF
% PERMEABLE REQUIRED	>50%



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PROPOSED PLAN:
FIRST FLOOR

A2.02



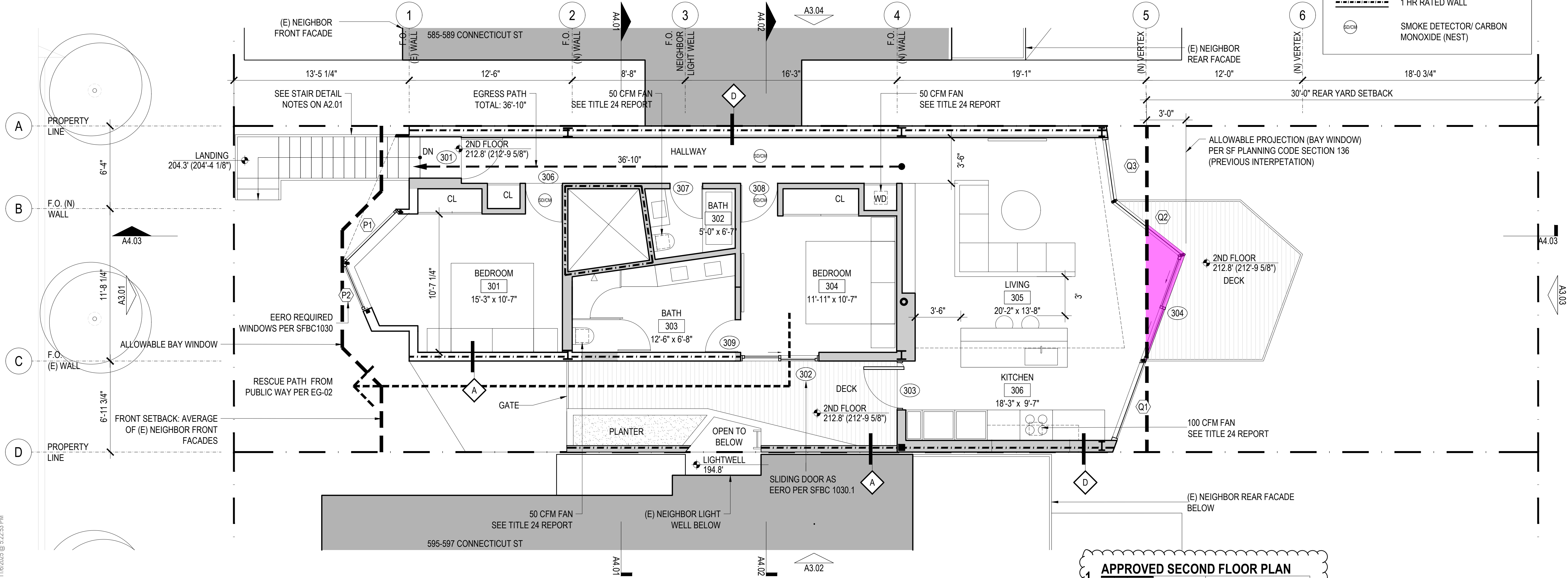
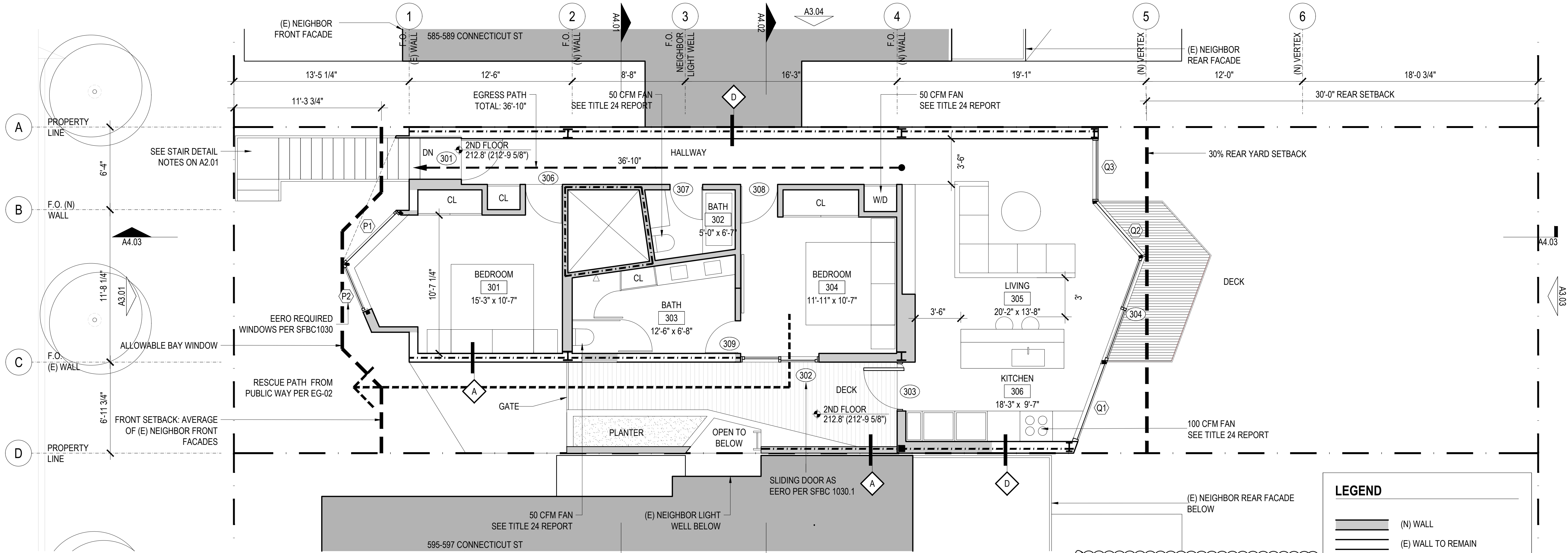
Scale: 1/4" = 1'-0"

Architect: Fougerson Architecture
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Consultants:



LEGEND

- (N) WALL
- (E) WALL TO REMAIN
- PROPERTY LINE
- SETBACK OR FACADE LINE
- 1 HR RATED WALL
- SMOKE DETECTOR/ CARBON MONOXIDE (NEST)

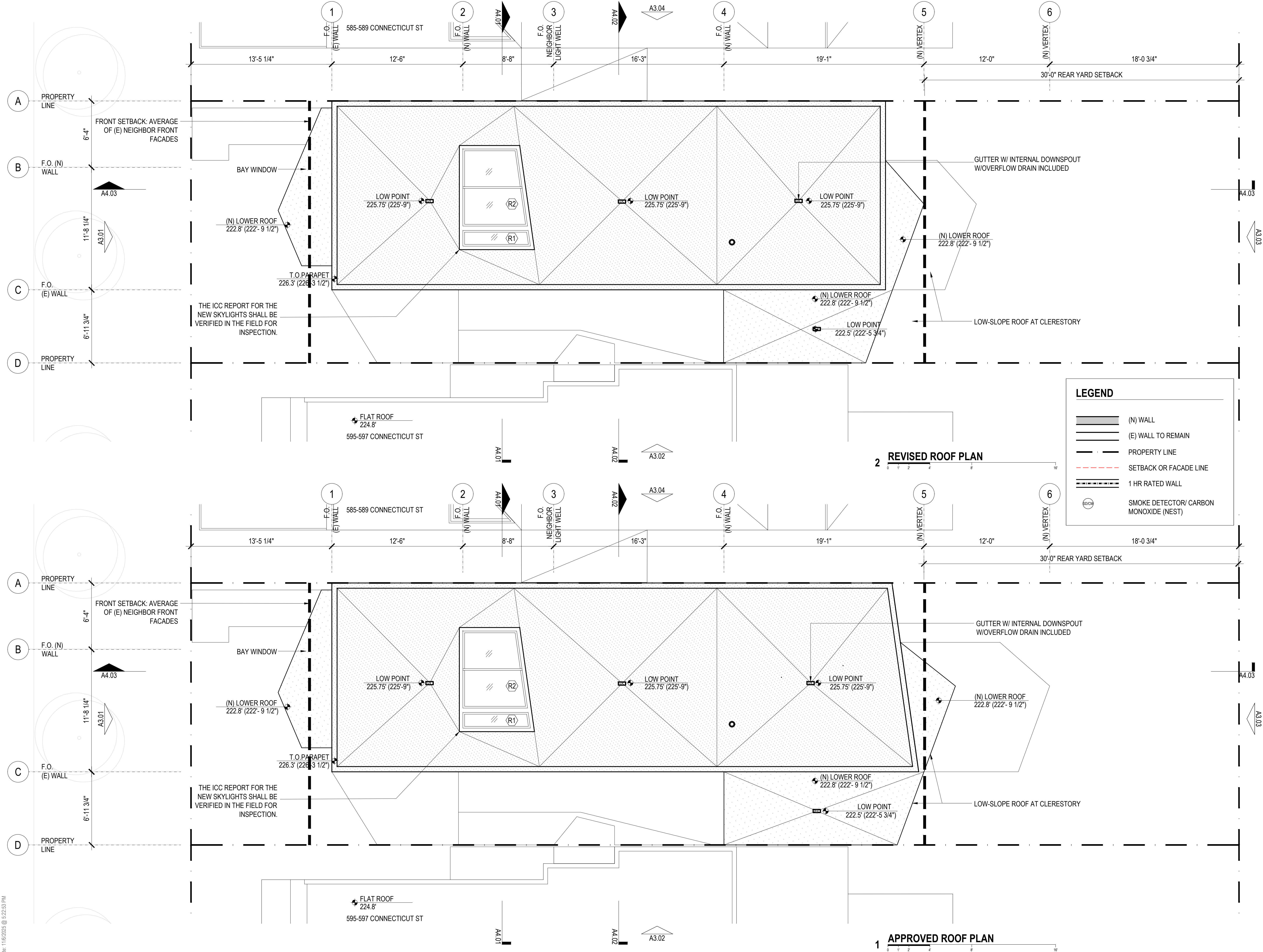


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PROPOSED PLAN:
SECOND FLOOR

A2.03

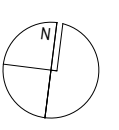
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PROPOSED PLAN:
ROOF

A2.04



Scale: 1/4" = 1'-0"

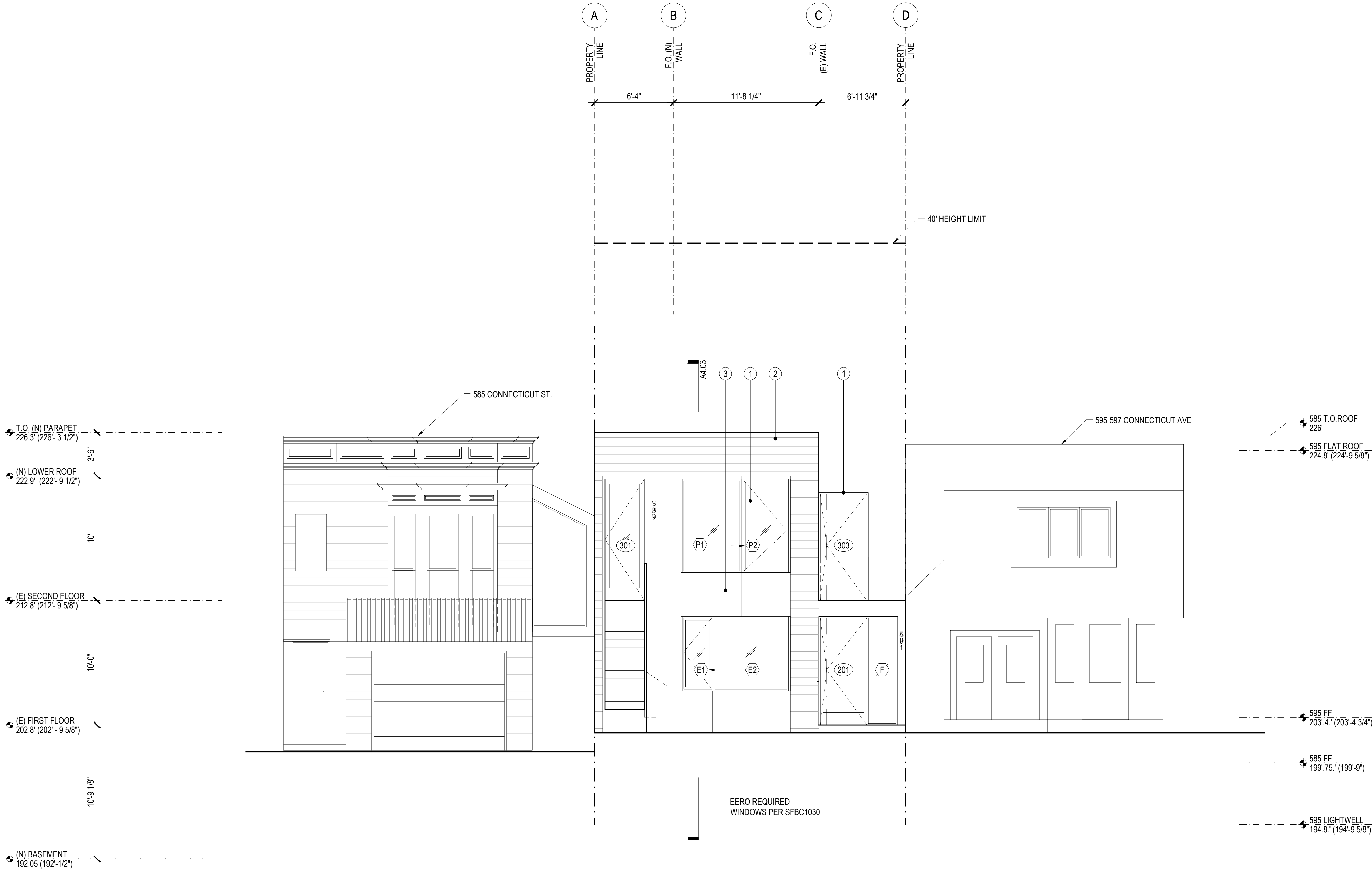
Architect: Fougerson Architecture
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Client: Eric Hole and Jane Wang
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San Francisco, CA 94107

Consultants:

plot date: 11/8/2025 @ 5:22:53 PM



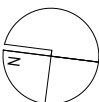
EXTERIOR MATERIALS

- 1 ALUMINUM DOORS & WINDOWS
SEE SCHEDULES ON A8.01/A8.02
- 2 WOOD SIDING
- 3 WOOD PANELS, PTD
- 4 METAL FASCIA



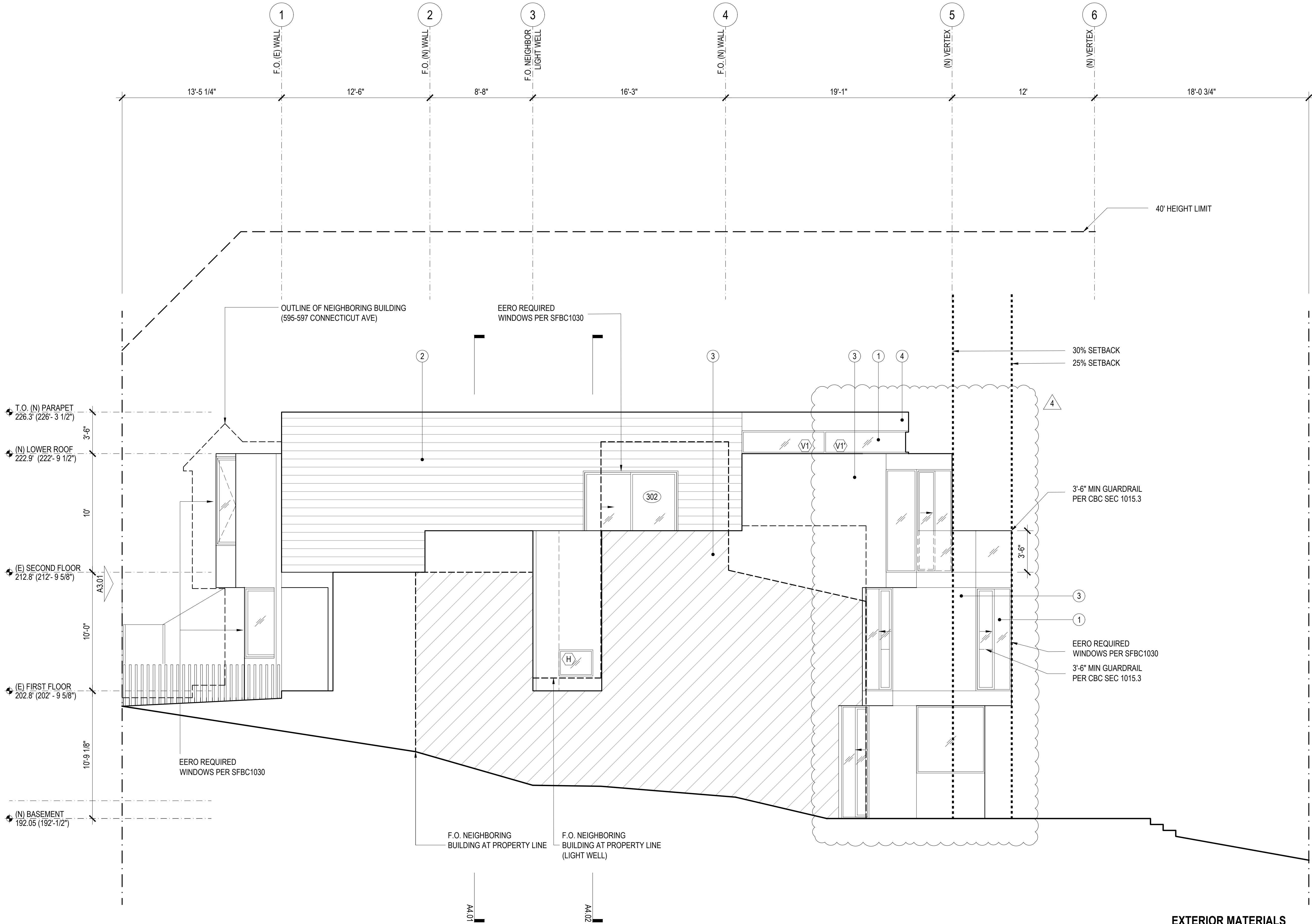
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1



Scale: 1/4" = 1'-0"

PROPOSED
ELEVATION:
WEST
A3.01



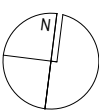
EXTERIOR MATERIALS

- ① ALUMINUM DOORS & WINDOWS
SEE SCHEDULES ON A8.01/A8.02
- ② WOOD SIDING
- ③ WOOD PANELS, PTD
- ④ METAL FASCIA

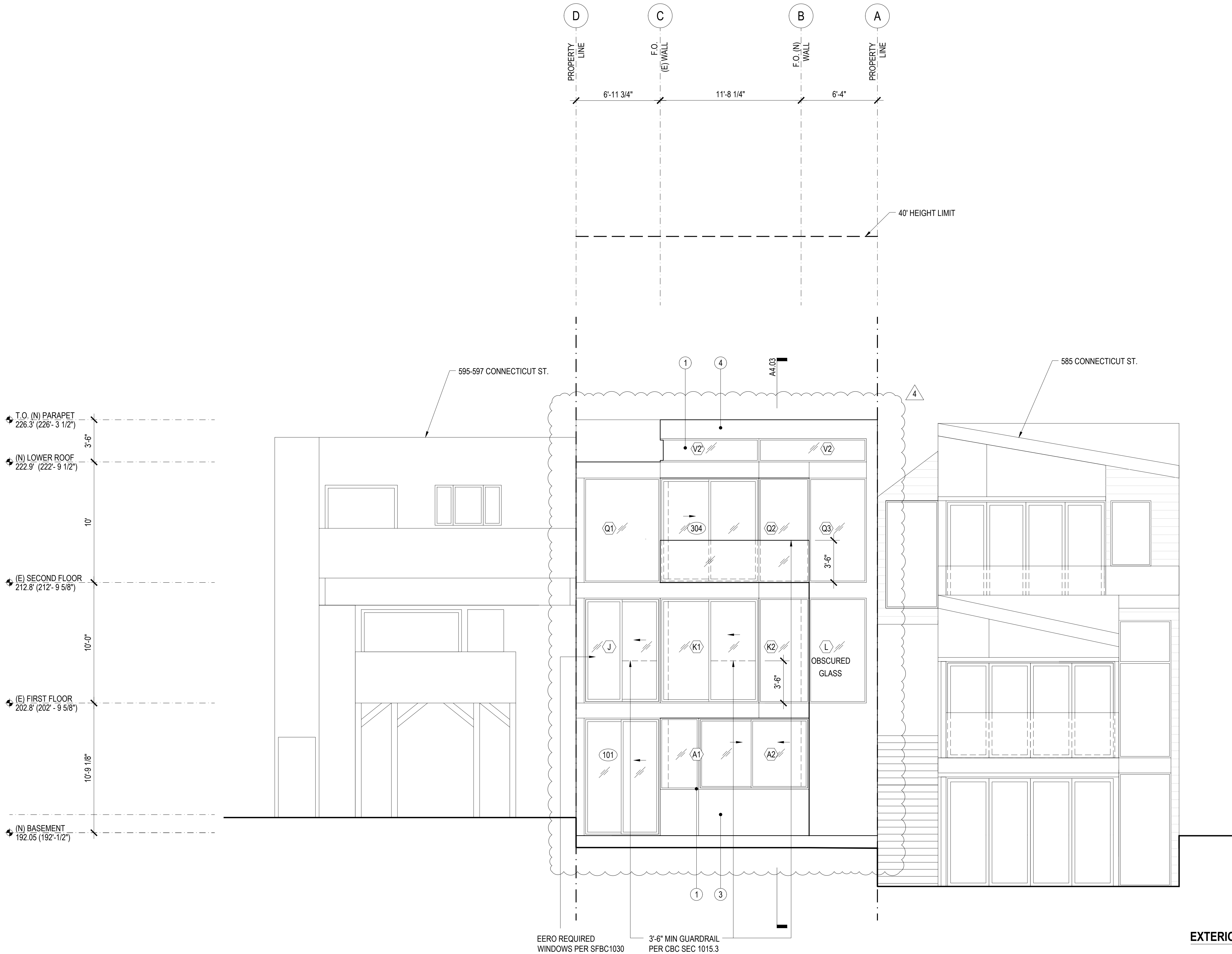


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PROPOSED
ELEVATION:
SOUTH
A3.02



Scale: 1/4" = 1'-0"



EXTERIOR MATERIALS

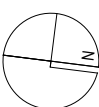
- 1 ALUMINUM DOORS & WINDOWS
SEE SCHEDULES ON A8.01/A8.02
- 2 WOOD SIDING
- 3 WOOD PANELS, PTD
- 4 METAL FASCIA



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PROPOSED
ELEVATION:
EAST

A3.03



Scale: 1/4" = 1'-0"

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Consultants:

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San Francisco, CA 94107



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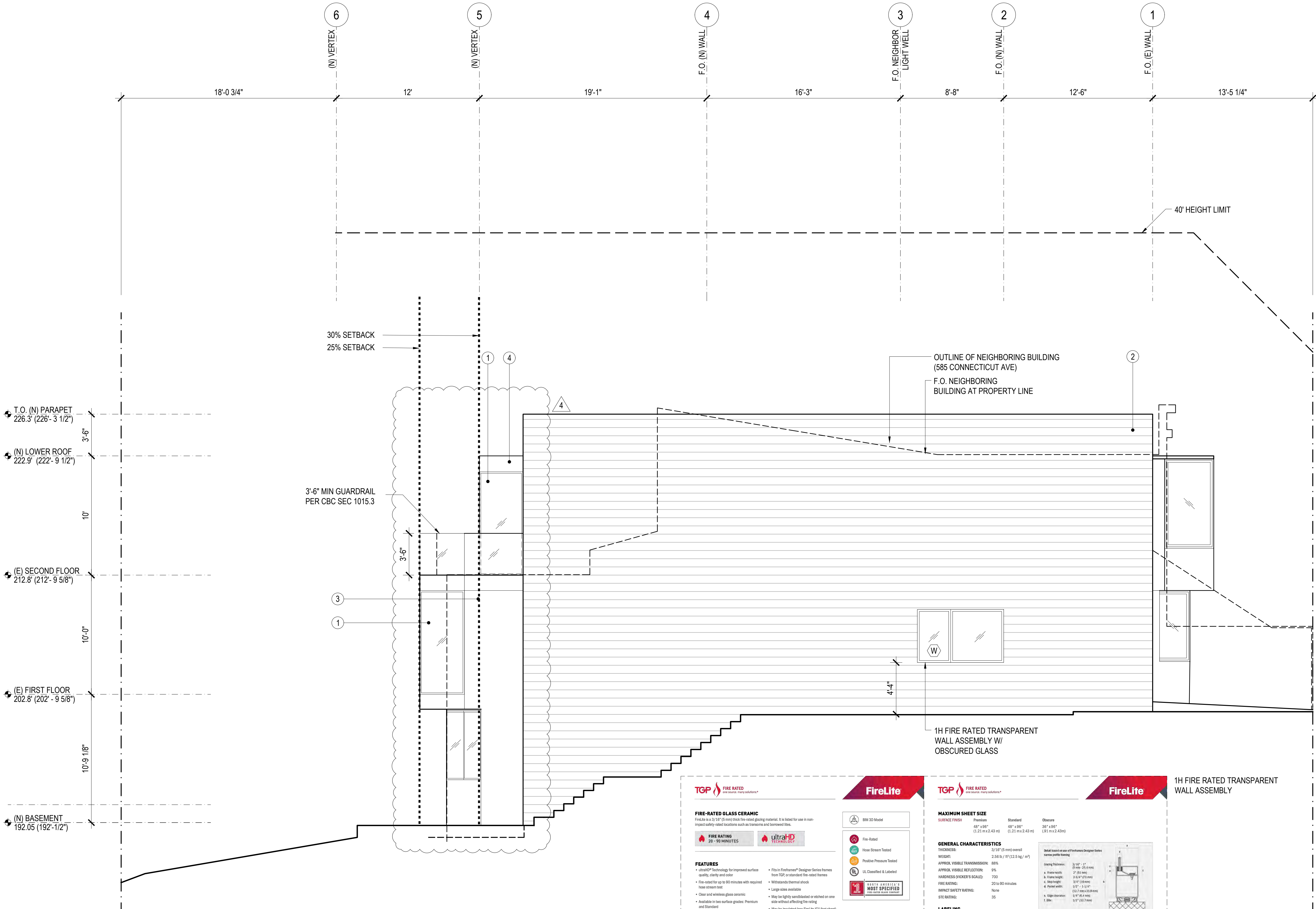
- ① ALUMINUM DOORS & WINDOWS
SEE SCHEDULES ON A8.01/A8.02
- ② WOOD SIDING
- ③ WOOD PANELS, PTD
- ④ METAL FASCIA


Scale:

PROPOSED
ELEVATION:
NORTH
A3.04

$$4'' = 1'-0$$


Project name: Hole
Project No.: 2022





FIRE RATED
has been independently verified

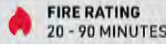
FireLite




FIRE RATED
has been independently verified


2" FIRE RATED GLASS CERAMIC

FireLite is a 2" (51 mm) thick fire-rated glass ceramic. It is tested for use in non-pressurized safety entry locations such as fireplaces and borrowed fires.








FIRE RATING
20 - 90 MINUTES





BIM 3D Model



UL LISTED & LABELED
UL LISTED & LABELED
UL LISTED & LABELED

SUMMIT SHEET SIZE

FINISH	Thickness	Standard	Obscure
SMOOTH	48" x 96" (12.1 m x 2.43 m)	48" x 96" (12.1 m x 2.43 m)	96" x 144" (24.1 m x 3.66 m)

FEATURES

- ultraHD technology for improved surface quality, clarity and color
- Fire-rated for up to 90 minutes with required hose stream.
- Clear and wireless glass ceramic.
- Available in two surface grades: Premium and Standard
- May be finished with a surface quality that is comparable to annealed fire-rated ceramics marketed as having a premium finish.
- FireLite is a 2" (51 mm) thick fire-rated glass ceramic. It is tested for use in non-pressurized safety entry locations such as fireplaces and borrowed fires.
- FireLite is a 2" (51 mm) thick fire-rated glass ceramic. It is tested for use in non-pressurized safety entry locations such as fireplaces and borrowed fires.

NOTES

- This product was a burner is installed back, as it does not meet test standards ASTM E119 or UL 263. If your jurisdiction requires a "burner to back" product, please contact TGP regarding Fireplace Protection™.
- FireLite is not a required safety entry product and should not be specified as such. However, TGP does offer FireLite PGP and FireLite® HT which carry third party product testing and listing. Please contact TGP for more information.

SURFACE GRADES

Standard Grade - Finished for a surface quality that is comparable to annealed fire-rated ceramics marketed as having a premium finish.

Premium Grade - Fire-rated and polished on both surfaces to provide superior surface quality, improving overall clarity and providing a surface that is distinguished by alternative products.

LISTINGS/STANDARDS

Classified and listed by Underwriters Laboratories, Inc.® and Underwriters Laboratories of Canada. The number for labeled fire-rated assemblies is UL1317. Tests performed in accordance with:


UL	IFPA	CAN/ULC	IEA
UL 8	IFPA 80	CAN/ULC S104	IEA 200-00-M-6
UL 38	IFPA 257	CAN/ULC S104	IEA 257-08

MAXIMUM EXPOSED AREA


RATING	ASSEMBLY	MAX. EXPOSED AREA	MAX. HEIGHT OF EXPOSED GLAZING
20 TO 60 min.	OTHER THAN DOORS	3.32 sq ft (23.0 m²) (2.35 m²)	6' 0" (1.83 m) (2.43 m)
90 min.	OTHER THAN DOORS	2.62 sq ft (18.2 m²) (1.69 m²)	56-1/2" (1.43 m) (1.43 m)

Doors with frame assemblies for maximum listed glass door size must register door height.

Doors indicated the door assembly (e.g., "Type 1000-10") shown doors.



TGP TECHNICAL SUPPORT



ALLEGION

fireglass.com | 800.426.0279

GENERAL CHARACTERISTICS

THICKNESS: 3/16" (5 mm) overall

WEIGHT: 2.56 lb / ft² (12.5 kg / m²)

APPROX. VISIBLE TRANSMISSION: 85%

APPROX. VISIBLE REFLECTION: 700

HARDNESS (KNOXER'S SCALE): 700

FIRE RATING: 20 to 90 minutes

IMPACT SAFETY RATING: None

SEA RATING: 35

LABELING

Each piece of FireLite shall be permanently labeled with the FireLite logo, UL tag, and rating.


INSTALLATION

FireLite shall be glued into the appropriate fire-rated framing with an approved glazing compound (pure silicone, dried oil PVC paste or GAP 33 putty) as specified by the installer. For 90-minute ratings that exceeded 3,303 ft² (309 m²) FireLite shall be glued into dried oil glazed glazing tape as specified by TGP.


Inspect each piece of FireLite immediately before installation and eliminate any with observable edge damage or hair imperfections. As with any glass product, the "wet cut" method, individual pieces of FireLite may contain internal vertical scratches or inclusions. Occasionally, porous marks and small voids or even bubbles, holes or crystalline may be apparent. However, when the piece is not generally subject to the temperature or affect the structural performance of the glass, they do not represent cause for rejection.

STORAGE & HANDLING

FireLite must be handled with care during transportation, storage, inspection and installation. Store in a dry area.



TGP TECHNICAL SUPPORT



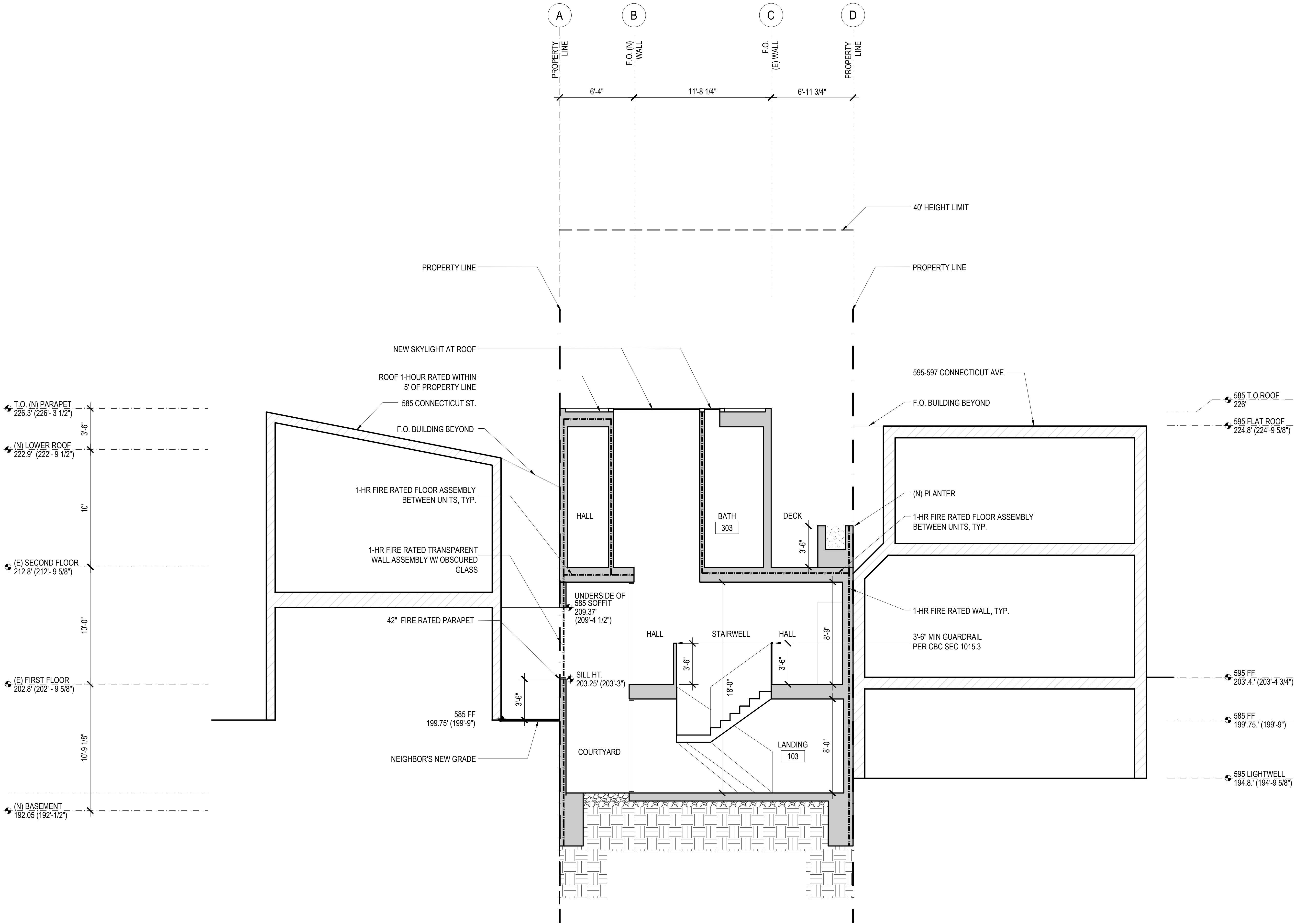
ALLEGION

fireglass.com | 800.426.0279

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6-2020 TGP/ALLEGION FireLite has been independently verified by UL Classified & Labeled

plot date: 11/8/2025 @ 5:22:54 PM



FOUGERON
ARCHITECTURE

Architect: Fougerson Architecture
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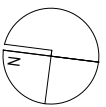
Client: Eric Hole and Jane Wang
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Consultants:



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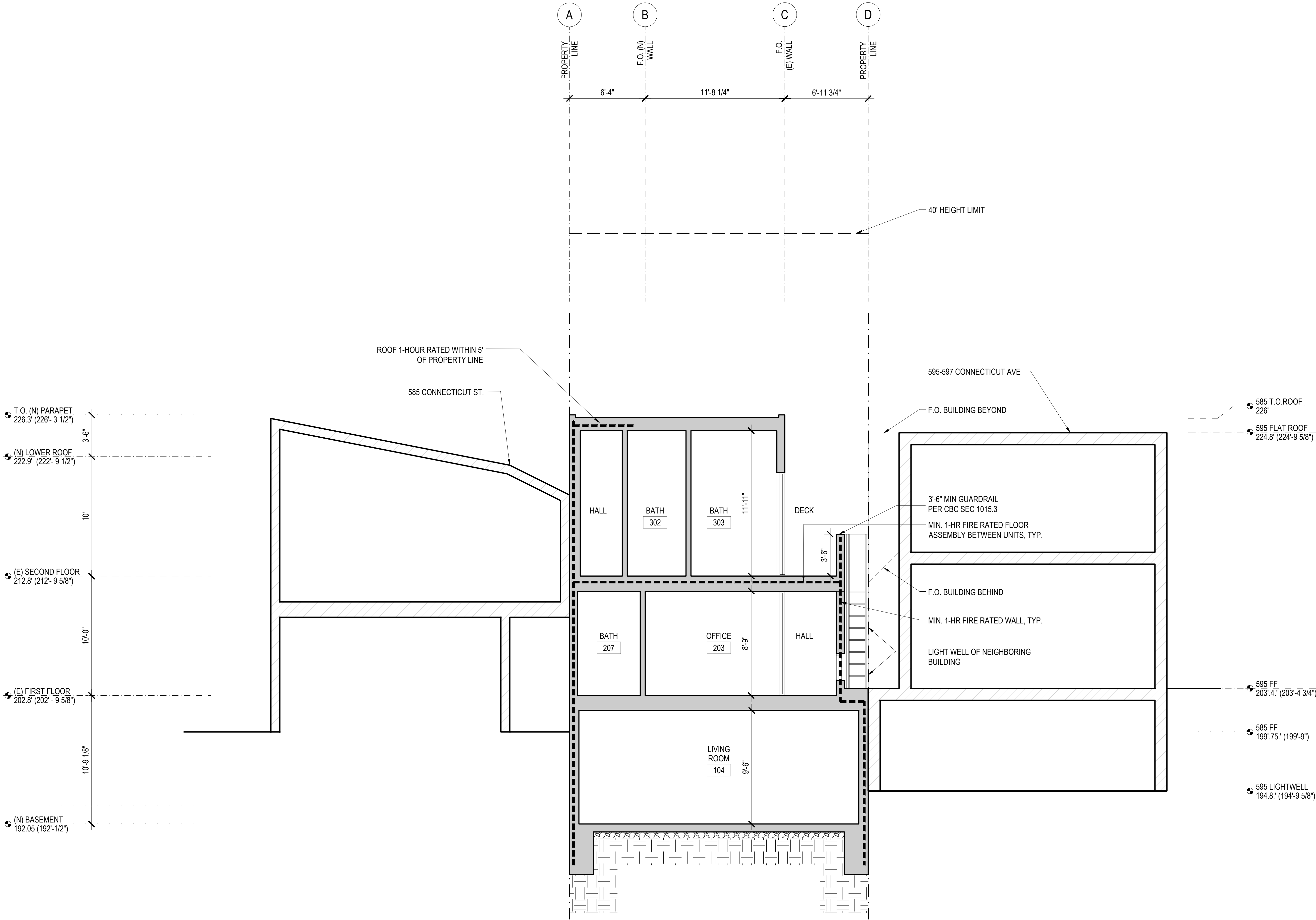
PROPOSED
BUILDING SECTION



A4.01

Scale: 1/4" = 1'-0"

plot date: 11/8/2025 @ 5:22:54 PM



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A4.03

Scale: $1/4" = 1'-0"$

Project name: Hole

Project No.: 20226

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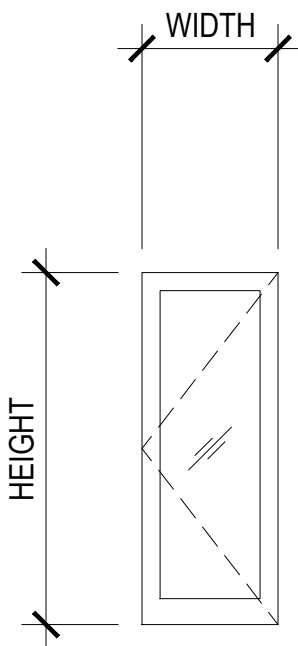
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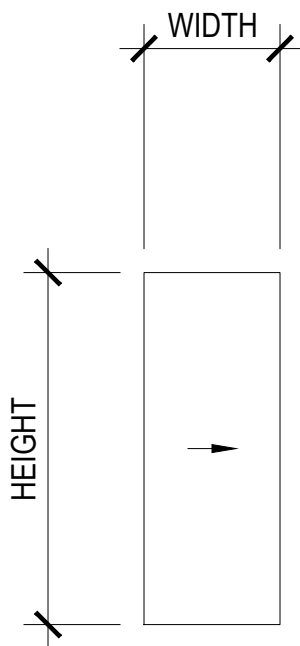
Consultants:

DOOR SCHEDULE

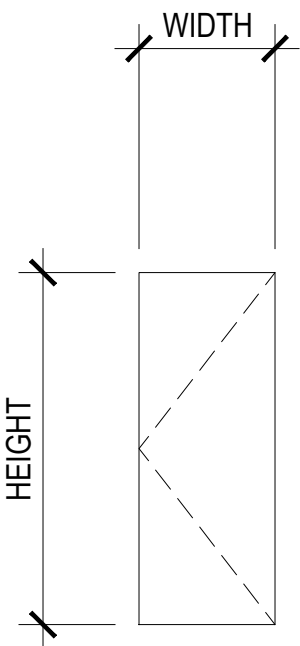
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103	F	2'-10"	7'-4"	SWING - RH	INTERIOR DOOR, DOUBLE GLAZED, ALUMINUM FRAME
104	D	2'-10"	7'-4"	SWING - LH	INTERIOR DOOR, SOLID WOOD CORE
105	D	3'-0"	7'-4"	SWING - RH	INTERIOR DOOR, SOLID WOOD CORE
203	E	3'-7"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
204	E	3'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
205	E	2'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
206	E	2'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
207	E	2'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
208	E	2'-6"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
209	E	3'-1"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
210	E	3'-0"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
211	E	3'-4"	7'-4"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
306	D	2'-10"	7'-0"	SWING - LH	INTERIOR DOOR, SOLID WOOD CORE
307	E	2'-6"	7'-0"	POCKET	INTERIOR DOOR, SOLID WOOD CORE
308	D	2'-10"	7'-0"	SWING - RH	INTERIOR DOOR, SOLID WOOD CORE
309	E	2'-6"	7'-0"	POCKET	INTERIOR DOOR, SOLID WOOD CORE



TYPE F
INTERIOR
SWING
GLASS DOOR
ALUMINUM FRAME



TYPE E
INTERIOR
POCKET
WOOD DOOR
SOLID CORE



TYPE D
INTERIOR
SWING
WOOD DOOR
SOLID CORE



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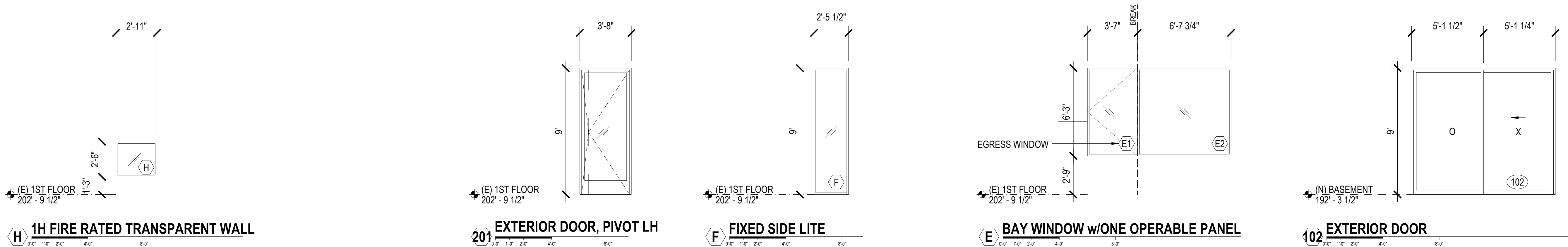
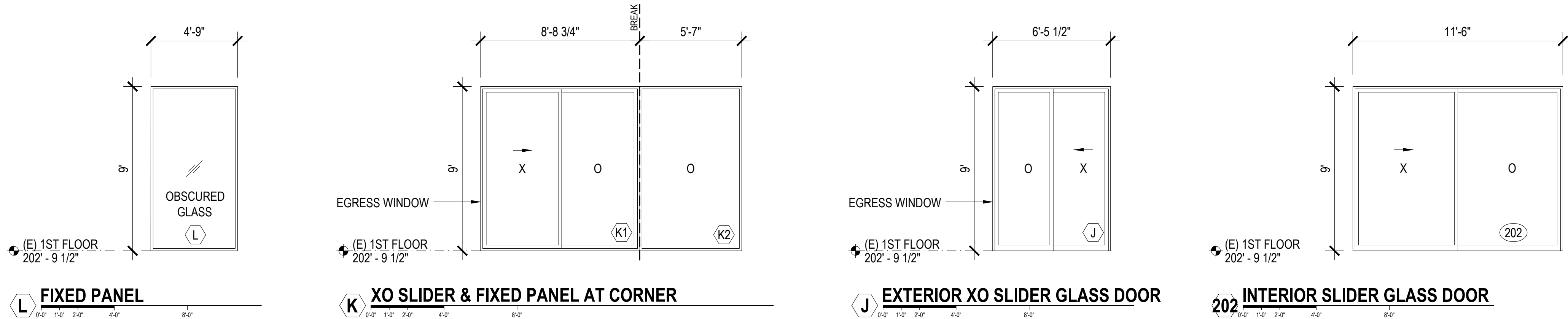
DOOR
SCHEDULE

A8.01

Scale: 1/4" = 1'-0"

GENERAL NOTES

- ALL EXTERIOR GLAZING TO BE DOUBLE PANEL, LOW-E.
- SEE EXTERIOR ELEVATIONS FOR WINDOW LOCATIONS.
- FIELD VERIFY ALL OPENINGS PRIOR TO MANUFACTURE OF UNITS.
- REQUIRED WINDOW AREA SHALL NOT BE LESS THAN 8% OF FLOOR AREA BEING SERVED; THE MINIMUM OPERABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED.
- EVERY SLEEPING ROOM AND BASEMENT MUST HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY RESCUE WITH A MINIMUM NET CLEAR OPENING OF 5.7 S.F., EXCEPT THE WINDOWS AT THE GRADE FLOOR WHICH HALL HAVE A MINIMUM NET AREA OF 5.0 S.F. THE MINIMUM VERTICAL OPENING DIMENSION SHALL BE 24", AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE NO MORE THAN 44" FROM THE FLOOR.
- SAFETY GLAZING IS REQUIRED IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
- SAFETY GLAZING SHALL BE REQUIRED WITHIN 24" OF A DOOR EDGE OR WITHIN 36" OF A STAIRWAY, LANDING, OR RAMP WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" FROM THE FLOOR OR WALKING SURFACE.
- SEE PLANS FOR ALTERNATE WINDOW REPLACEMENT PRICING ITEMS.
- WINDOWS, GLAZED DOORS, AND GLAZED OPENINGS SHALL INCLUDE, AT MINIMUM, 1 TEMPERED PANE WITH A FIRE-RESISTANCE RATING NO LESS THAN 20 MINUTES AND TESTED TO CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.
- ALL EXTERIOR DOOR ASSEMBLIES SHALL BE NON-COMBUSTIBLE AND CONFORM WITH THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-1.



WINDOW SCHEDULE

#	UNIT	DESCRIPTION
101	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
A	SLIDER & FIXED PANEL AT CORNER	ALUMINUM FRAME, DOUBLE GLAZED
D	FIXED PANELS ABUTTING DOOR 102	ALUMINUM FRAME, DOUBLE GLAZED
102	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
E	BAY WINDOW w/ONE OPERABLE PANEL	ALUMINUM FRAME, DOUBLE GLAZED
F	FIXED SIDE LITE	ALUMINUM FRAME, DOUBLE GLAZED
201	EXTERIOR DOOR PIVOT-LH	ALUMINUM FRAME, DOUBLE GLAZED
H	1H FIRE RATED TRANSPARENT WALL	TGP FIREELITE
J	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
202	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
K	XO SLIDER & FIXED PANEL AT CORNER	ALUMINUM FRAME, DOUBLE GLAZED
L	FIXED PANEL	ALUMINUM FRAME, DOUBLE GLAZED
M	FIXED PANEL	ALUMINUM FRAME, DOUBLE GLAZED
N	FIXED PANEL	ALUMINUM FRAME, DOUBLE GLAZED
O	FIXED PANEL	ALUMINUM FRAME, DOUBLE GLAZED
W	1H FIRE RATED TRANSPARENT WALL	TGP FIREELITE
P	BAY WINDOW w/ONE OPERABLE PANEL	ALUMINUM FRAME, DOUBLE GLAZED
301	EXTERIOR SWING DOOR	ALUMINUM FRAME, DOUBLE GLAZED
Q	FIXED PANELS ABUTTING DOOR 304	ALUMINUM FRAME, DOUBLE GLAZED
304	XX SLIDER AND FIXED PANEL AT CORNER	ALUMINUM FRAME, DOUBLE GLAZED
303	EXTERIOR DOOR PIVOT-LH	ALUMINUM FRAME, DOUBLE GLAZED
302	XO SLIDER	ALUMINUM FRAME, DOUBLE GLAZED
V	FIXED CLERESTORY	ALUMINUM FRAME, DOUBLE GLAZED
R	SKYLIGHT	ALUMINUM FRAME, DOUBLE GLAZED

FOUGERON

ARCHITECTURE

Architect: Fougerson Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougerson.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



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WINDOW SCHEDULE

A8.02

Scale: 1/4" = 1'-0"

Project name: Hole
Project No.: 20226
Copyright FOUGERON ARCHITECTURE 2023

WINDOW NOTES

- SEE EXTERIOR ELEVATIONS FOR WINDOW LOCATIONS.
- FIELD VERIFY ALL OPENINGS PRIOR TO MANUFACTURE OF UNITS.
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- SEE PLANS FOR ALTERNATE WINDOW REPLACEMENT PRICING ITEMS.

Architect:

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

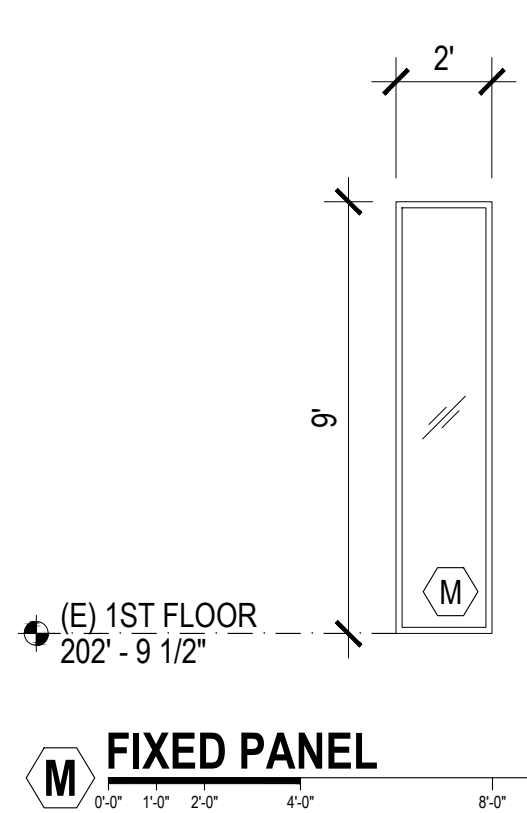
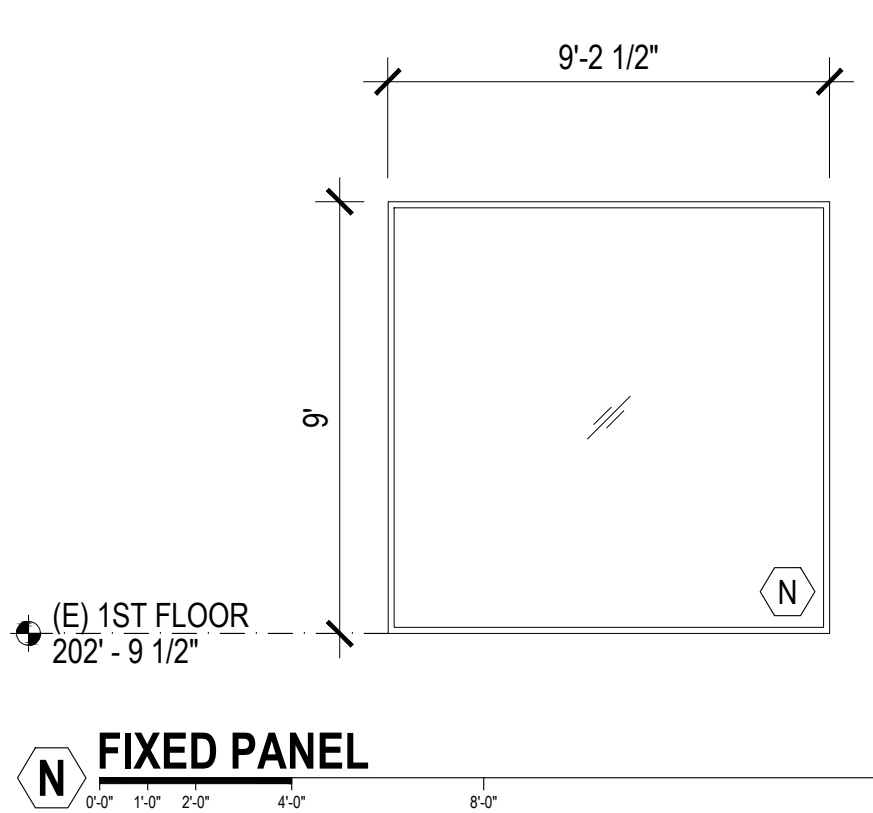
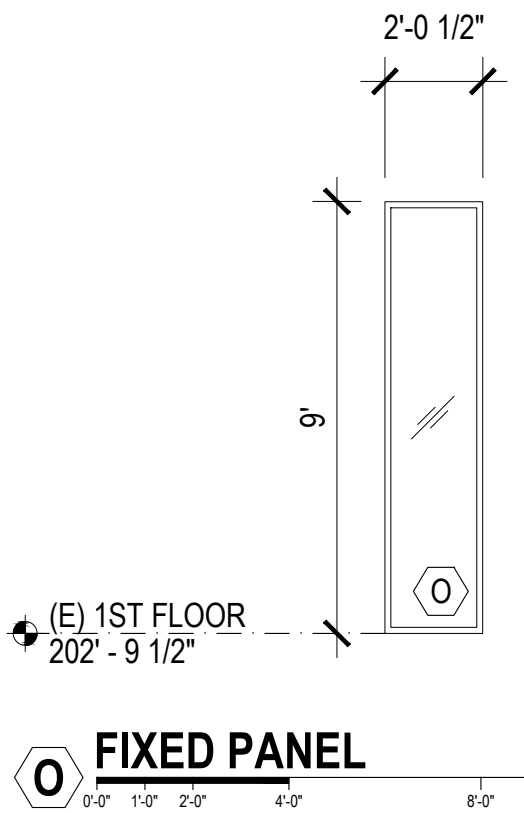
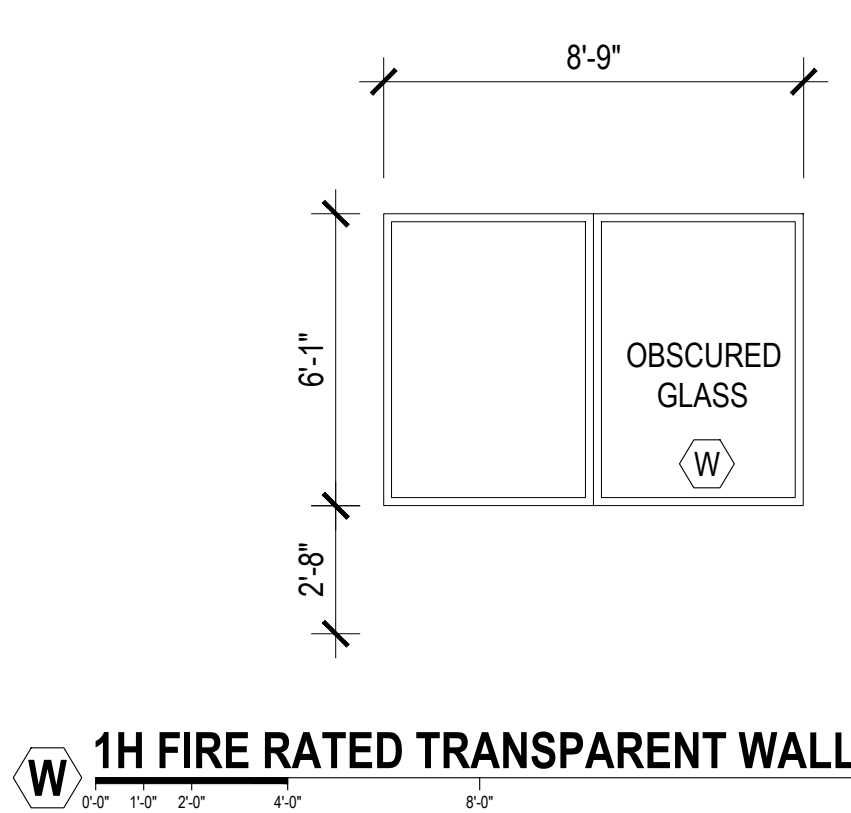
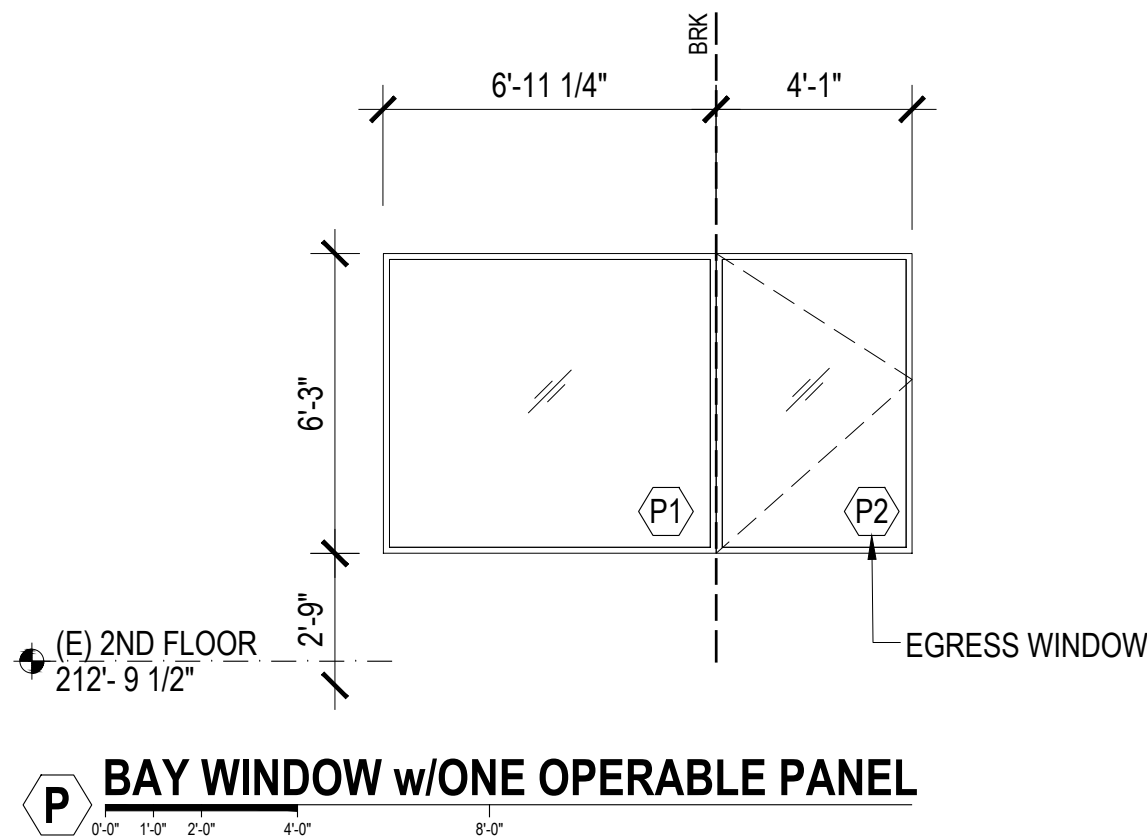
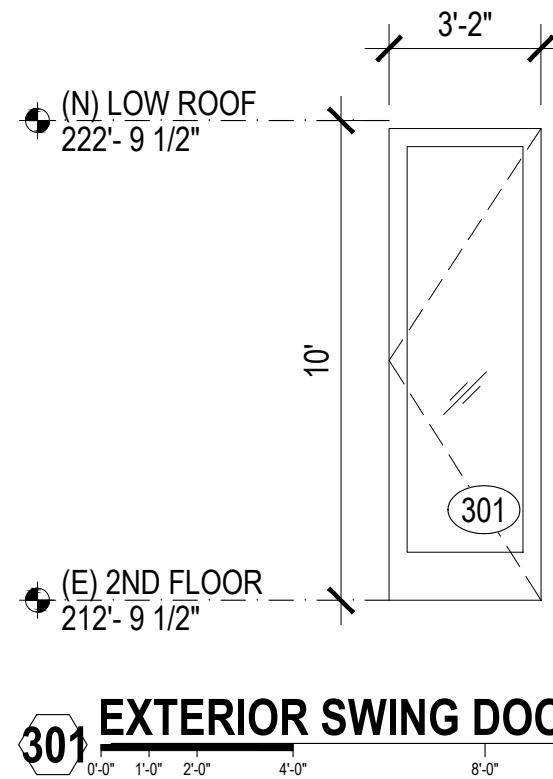
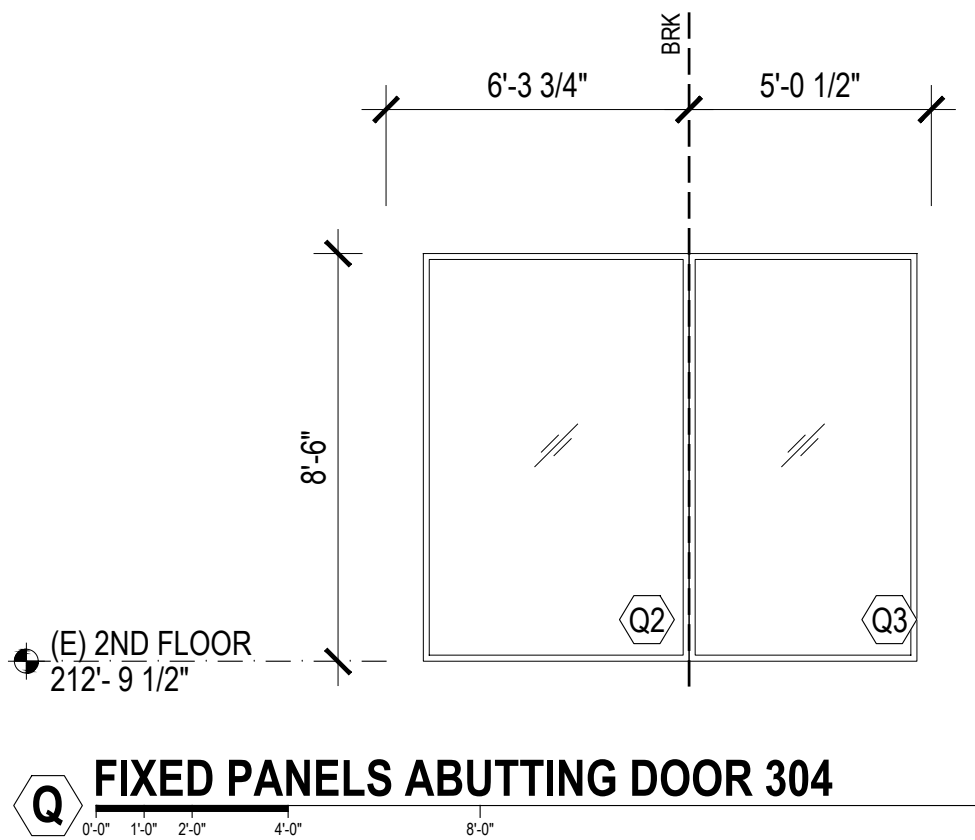
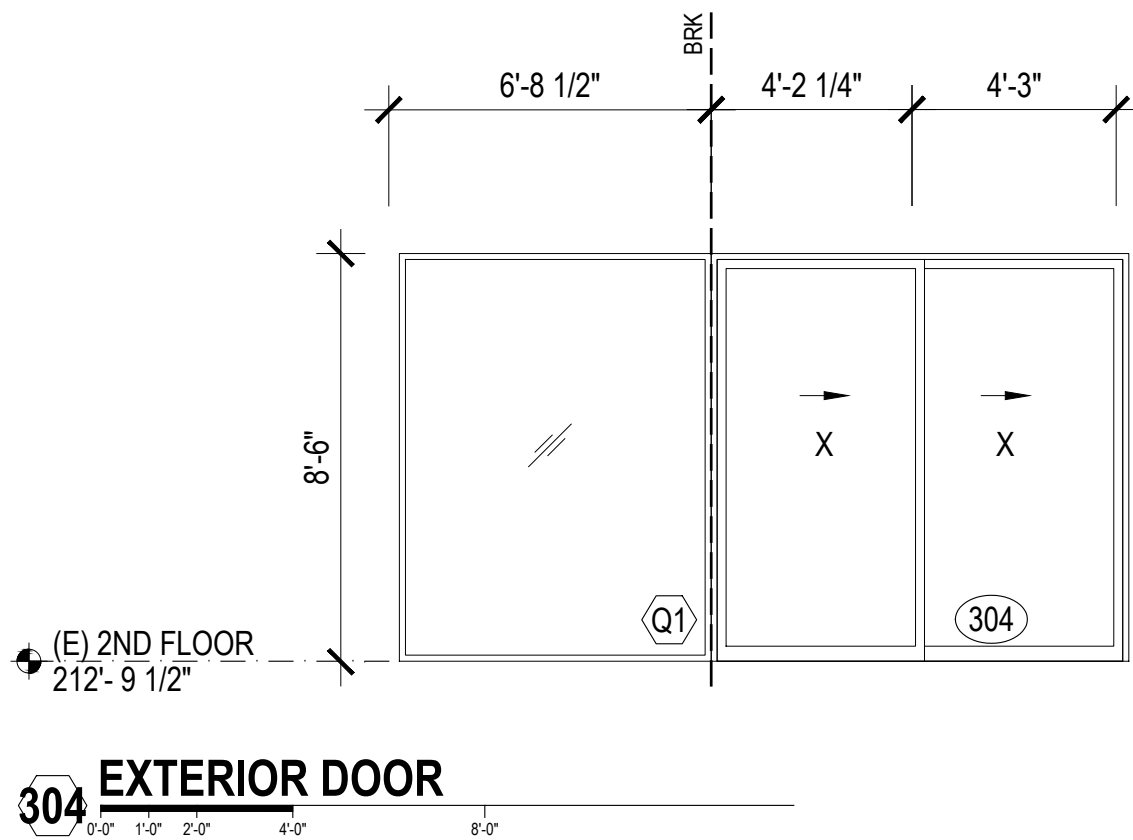
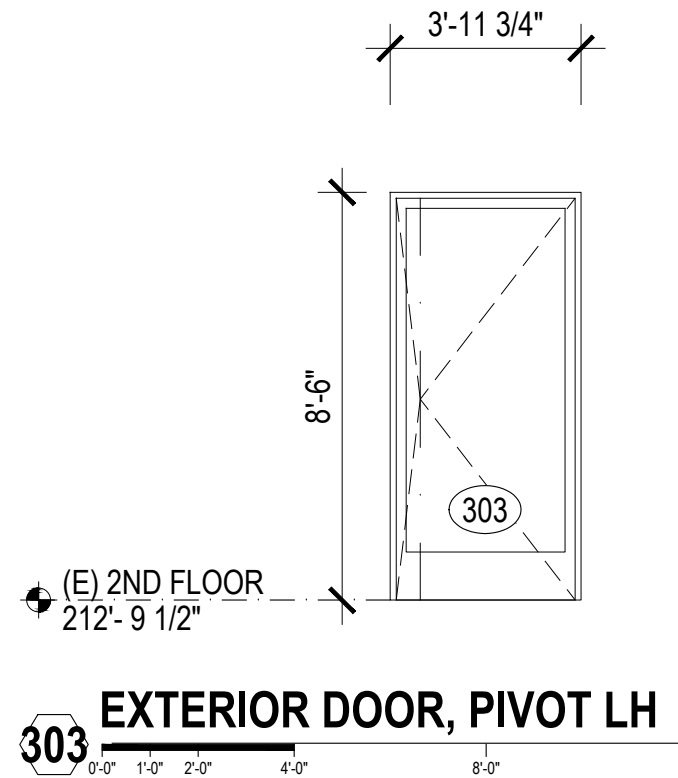
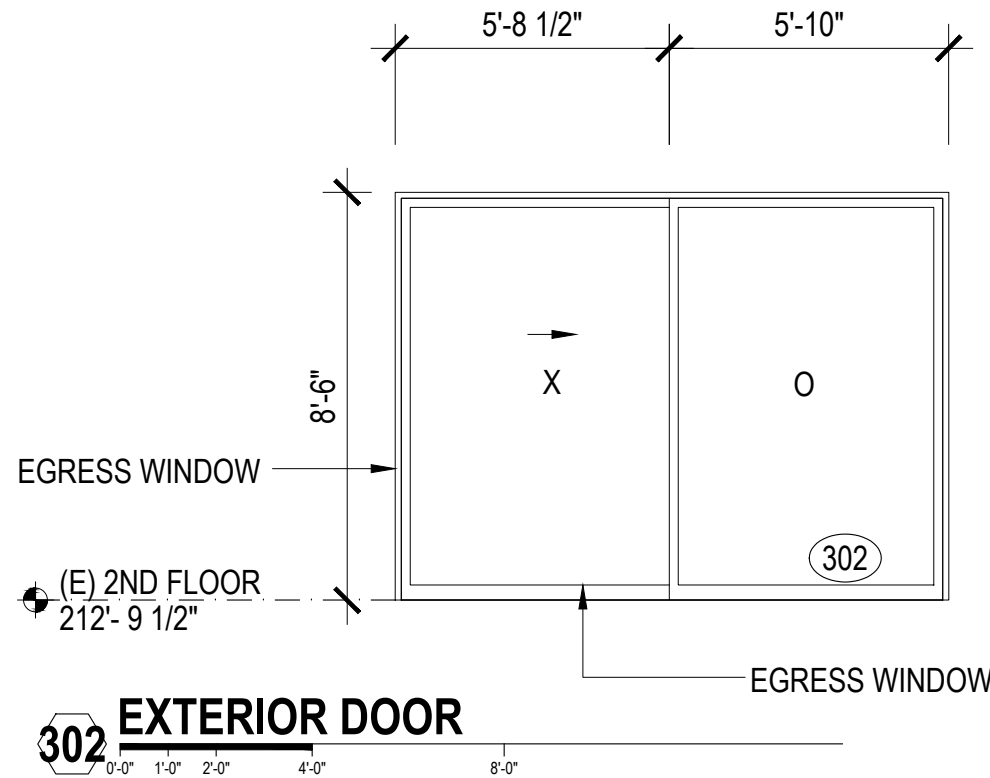
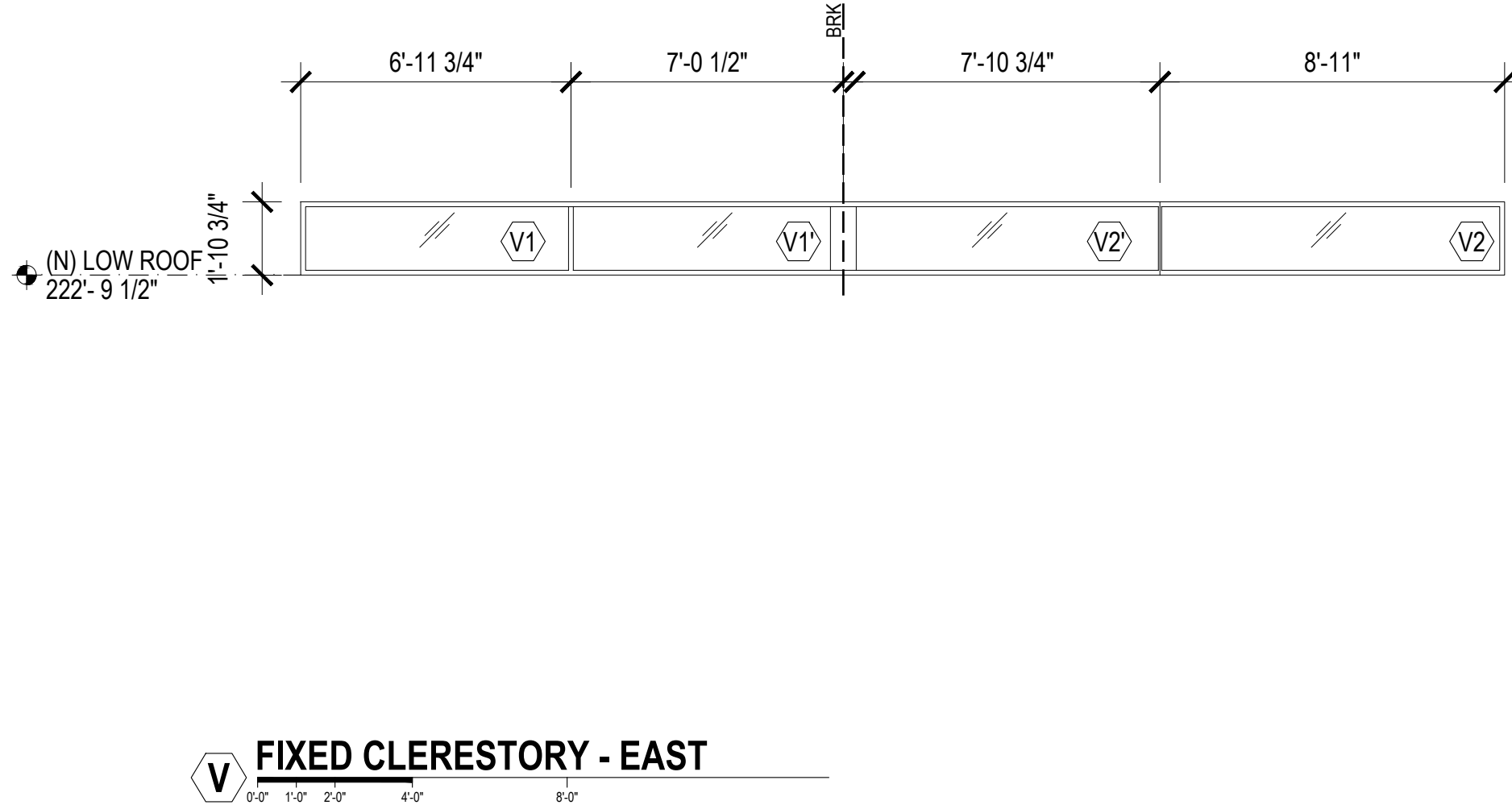
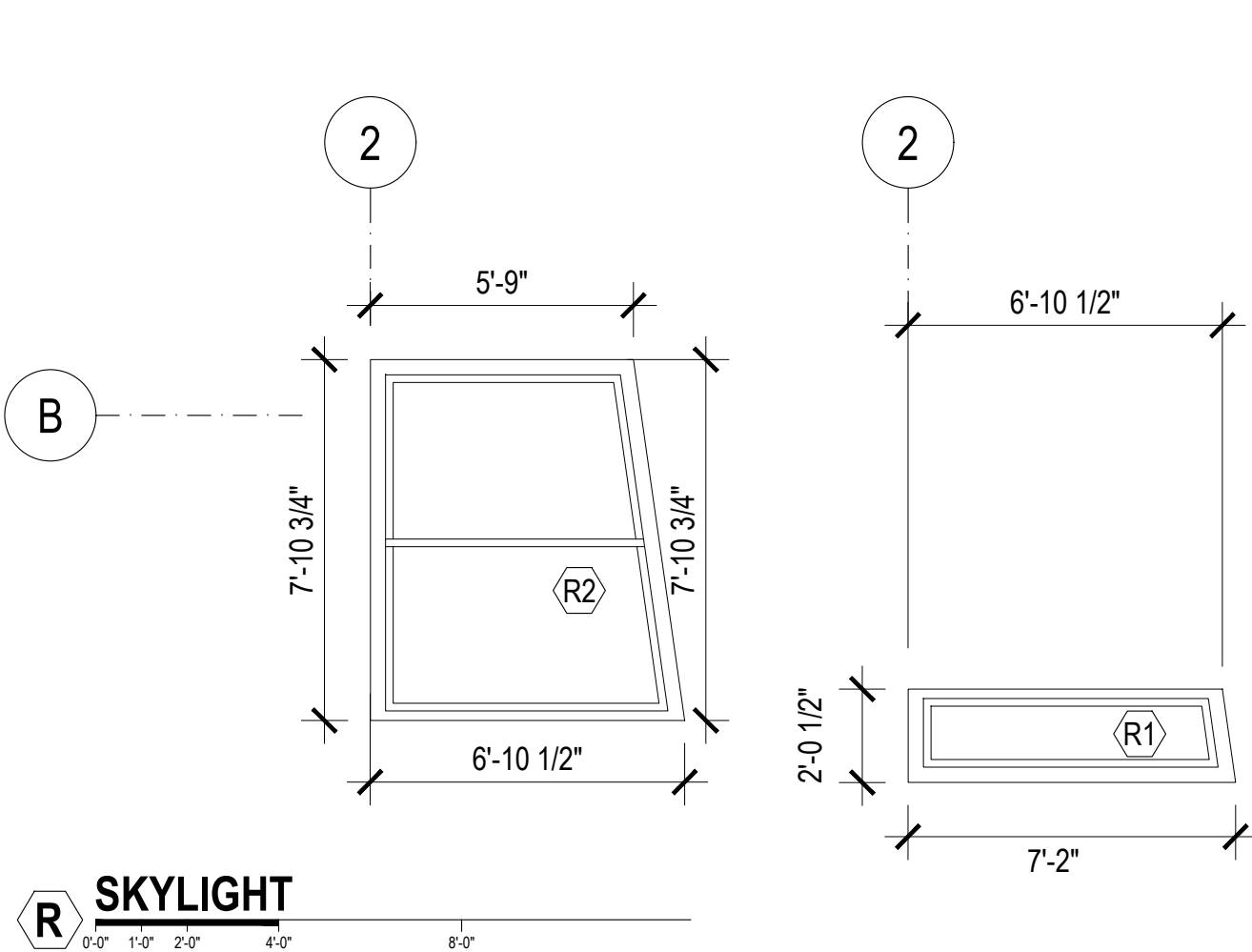
HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



WINDOW NOTES

- SEE EXTERIOR ELEVATIONS FOR WINDOW LOCATIONS.
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- SEE PLANS FOR ALTERNATE WINDOW REPLACEMENT PRICING ITEMS.



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WINDOW SCHEDULE

A8.03

Scale: 1/4" = 1'-0"

Architect:

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

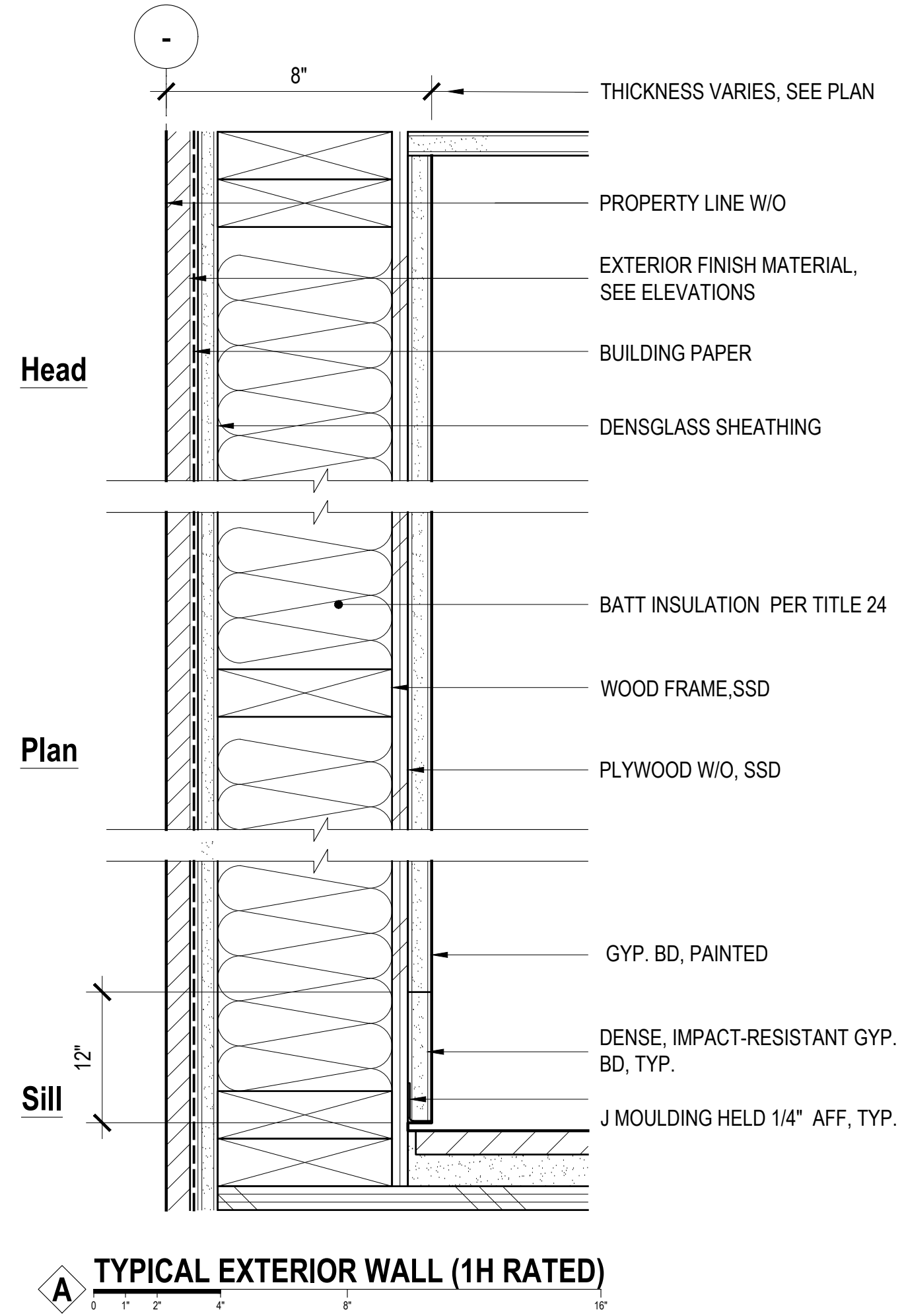
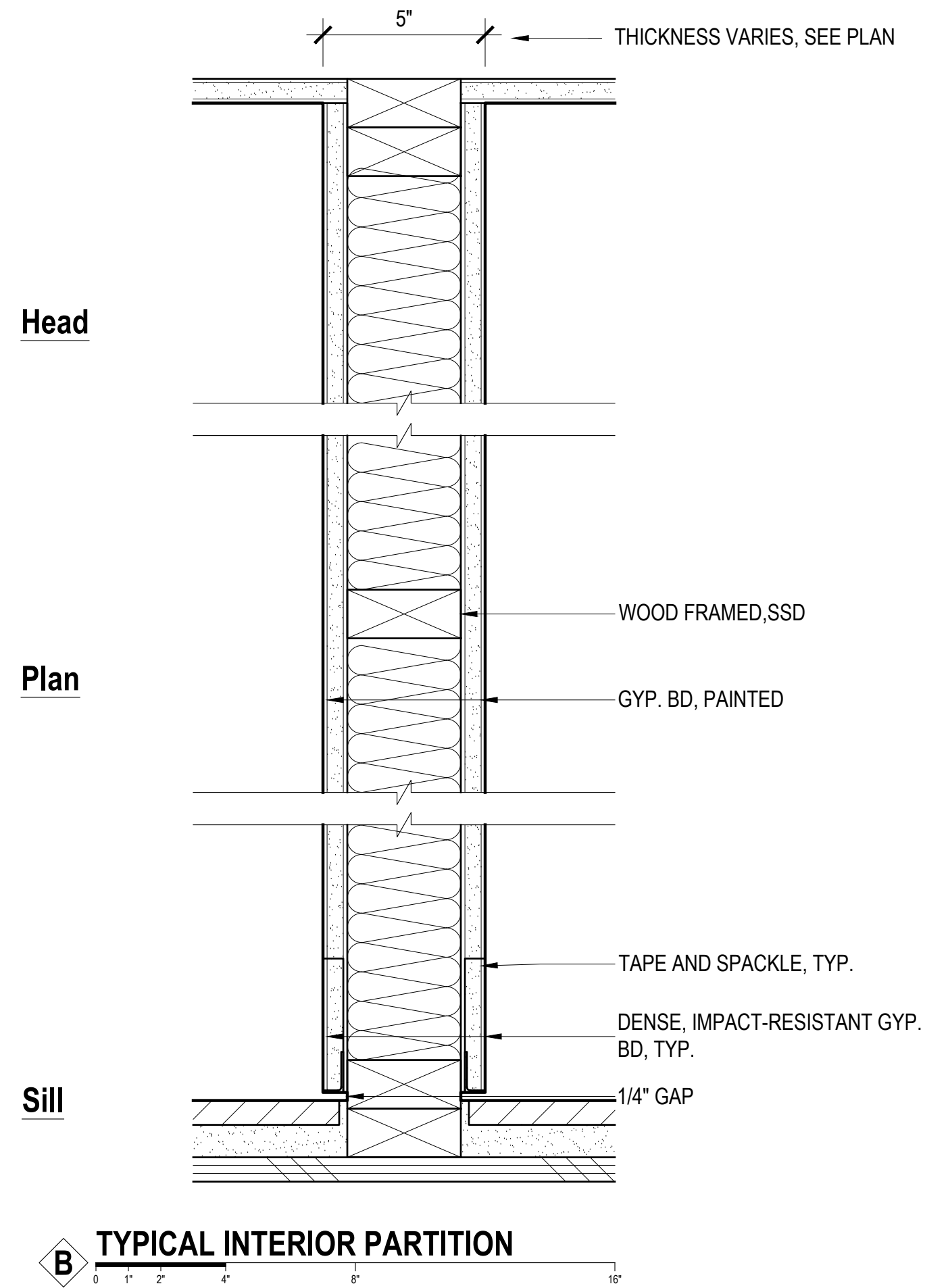
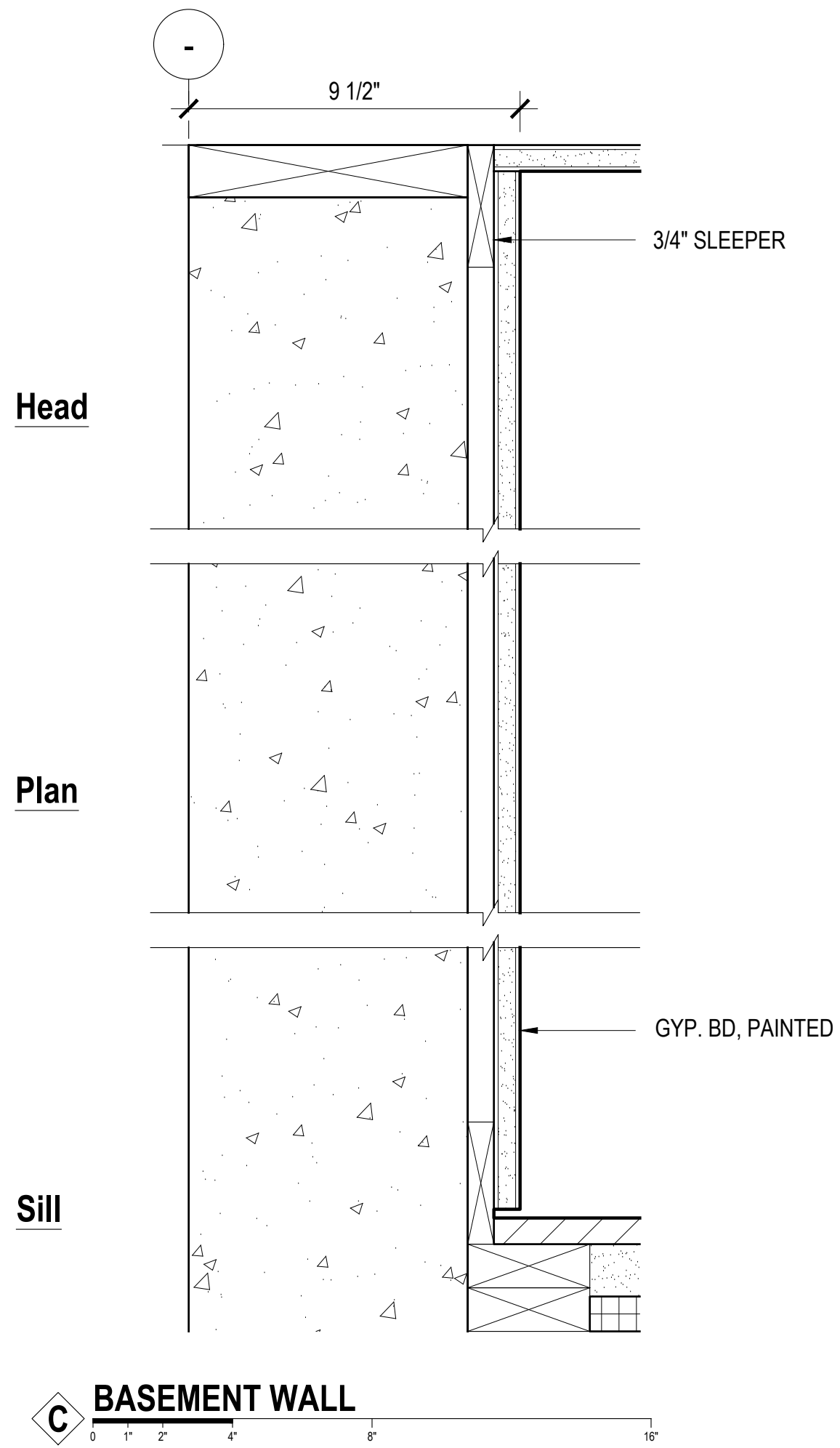
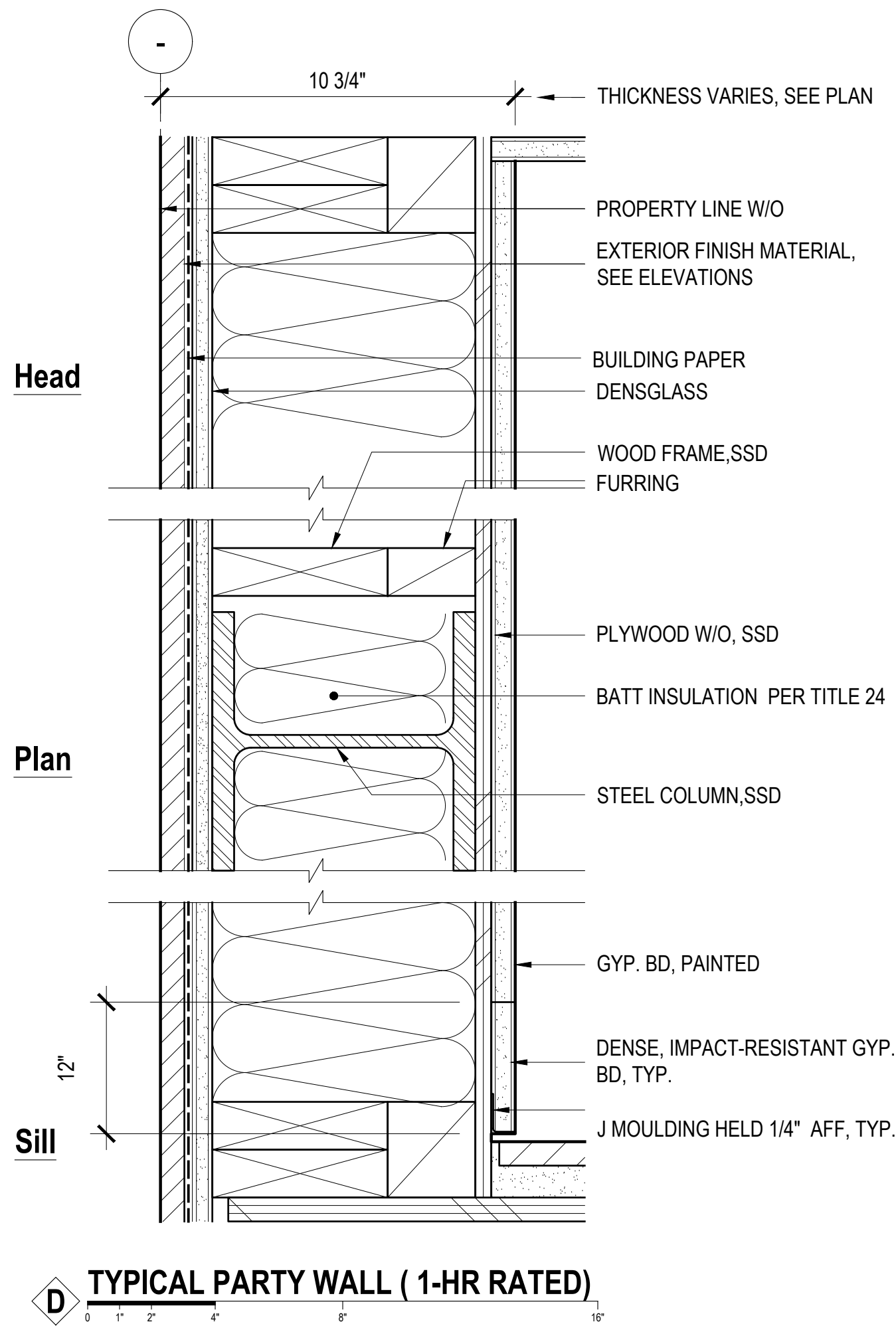
HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

Consultants:



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PARTITION
SCHEDULE

A8.04

Scale:

3" = 1'-0"

Project name:

Hole

Project No.:

20226

Architect:

Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

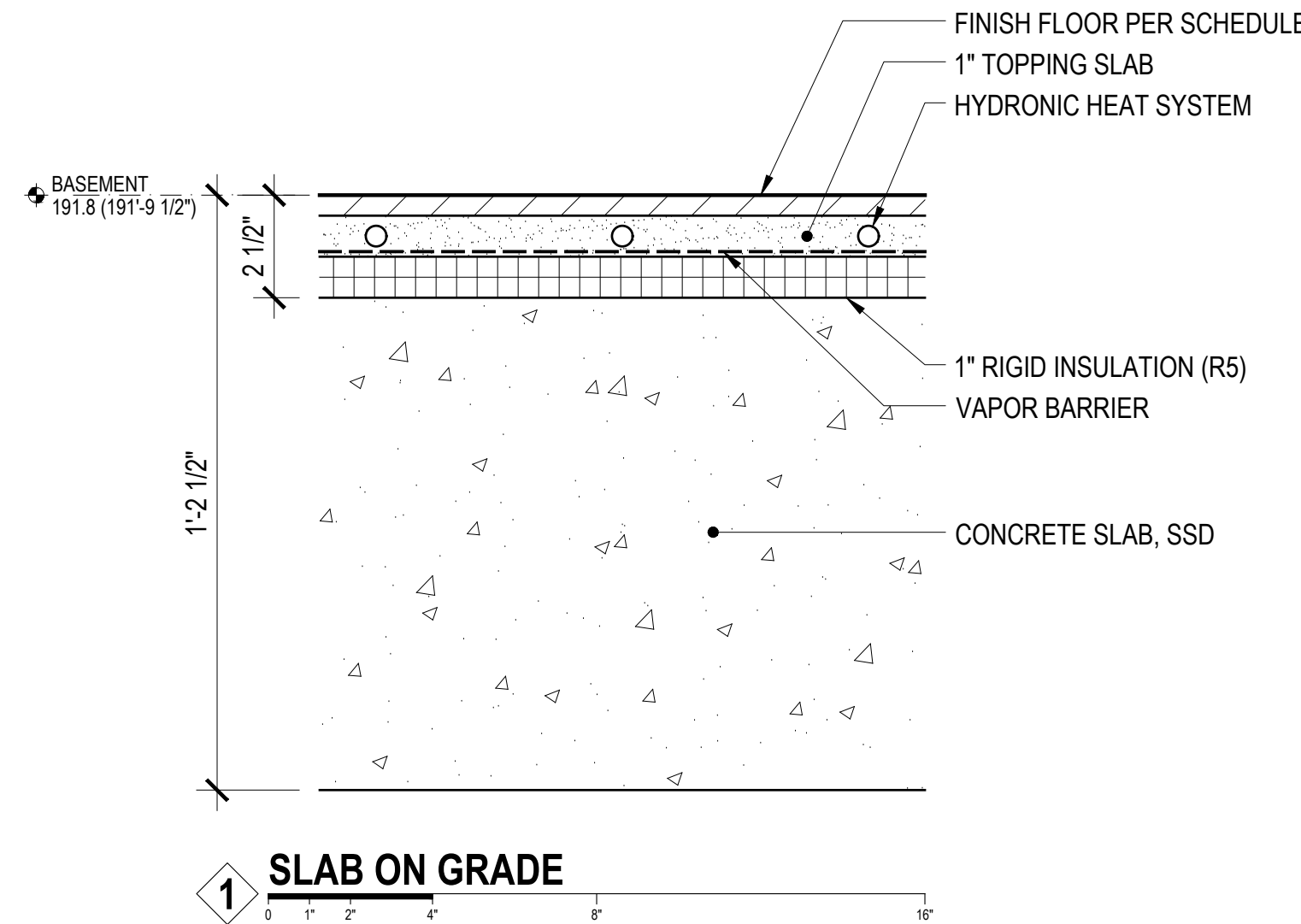
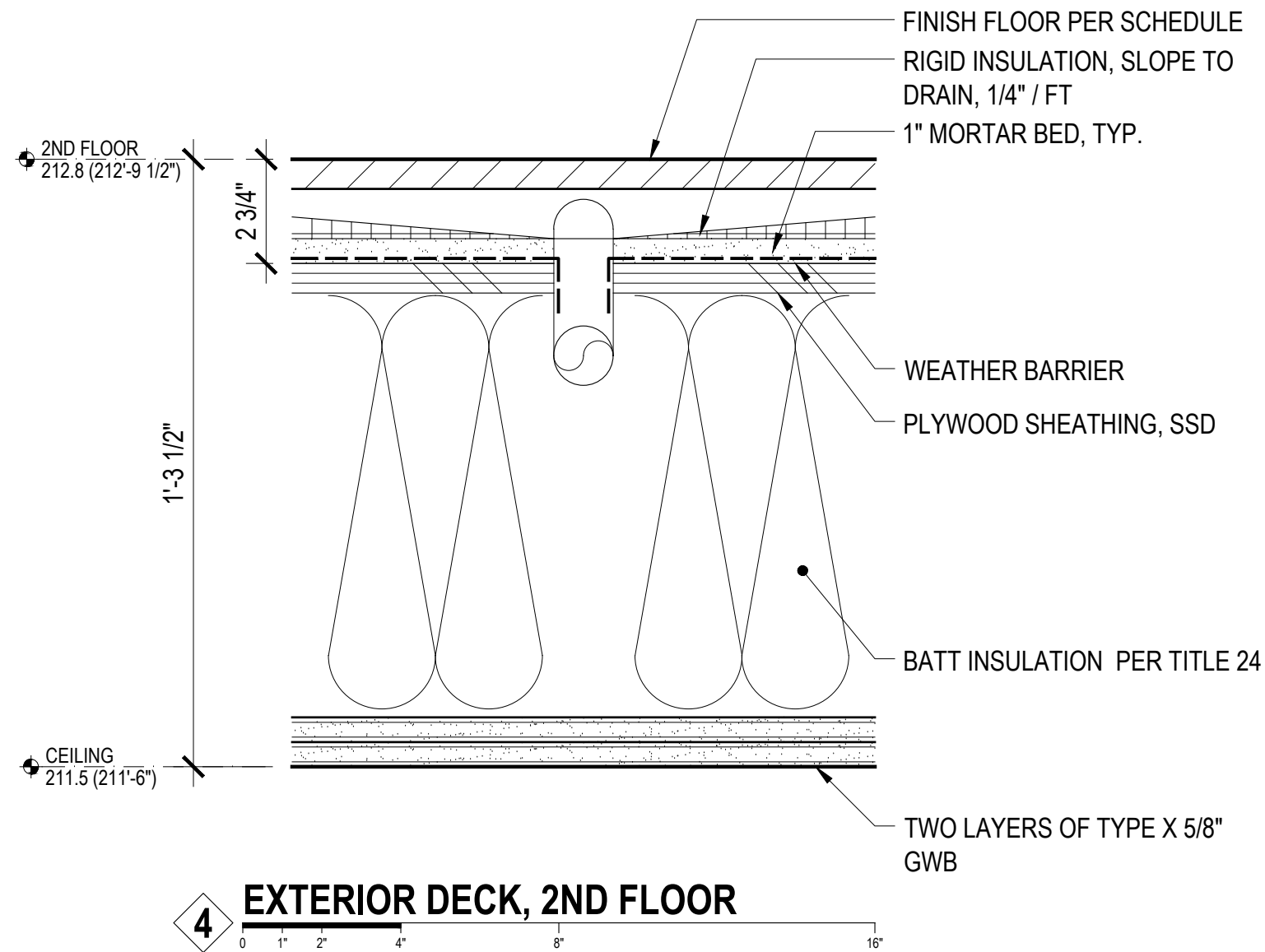
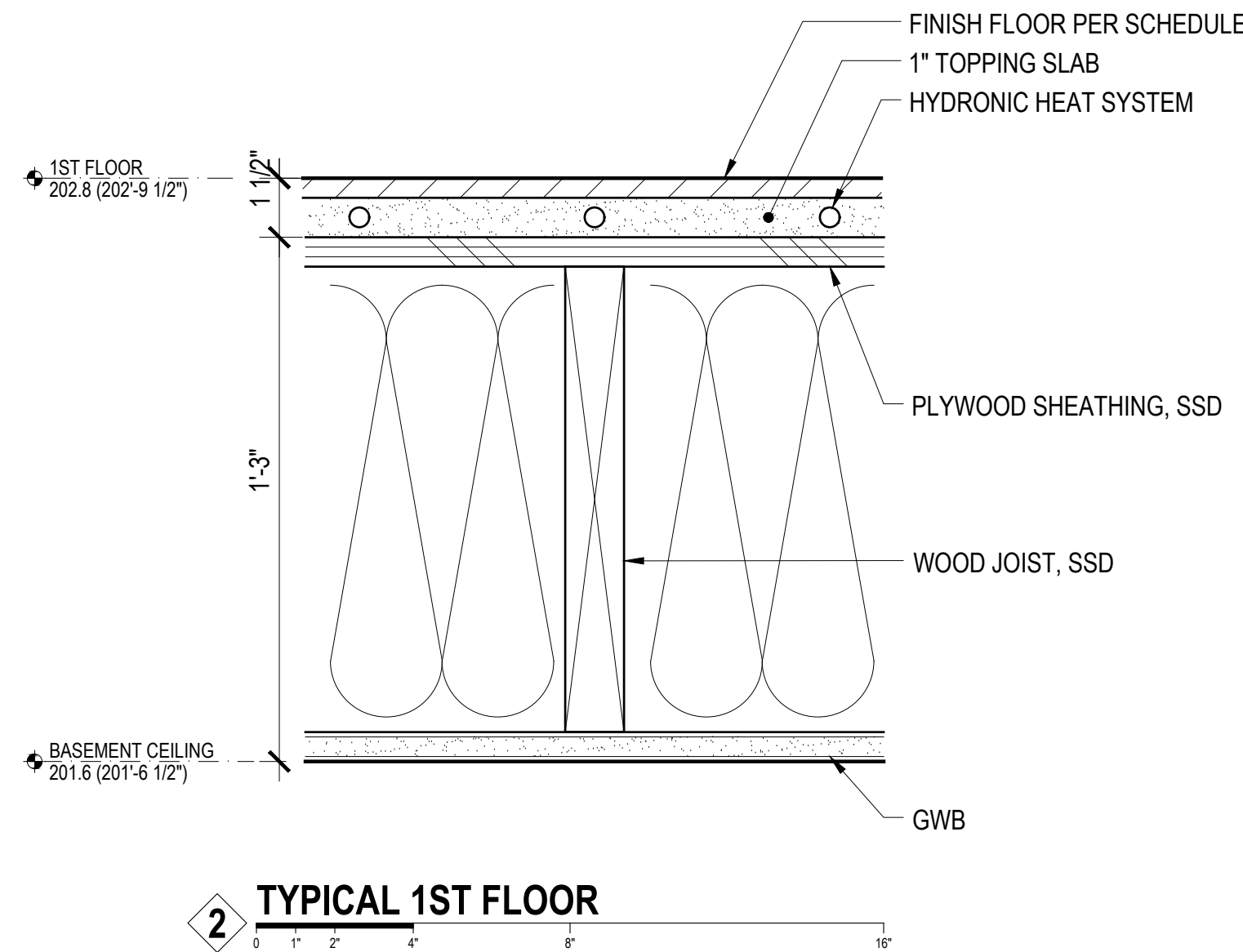
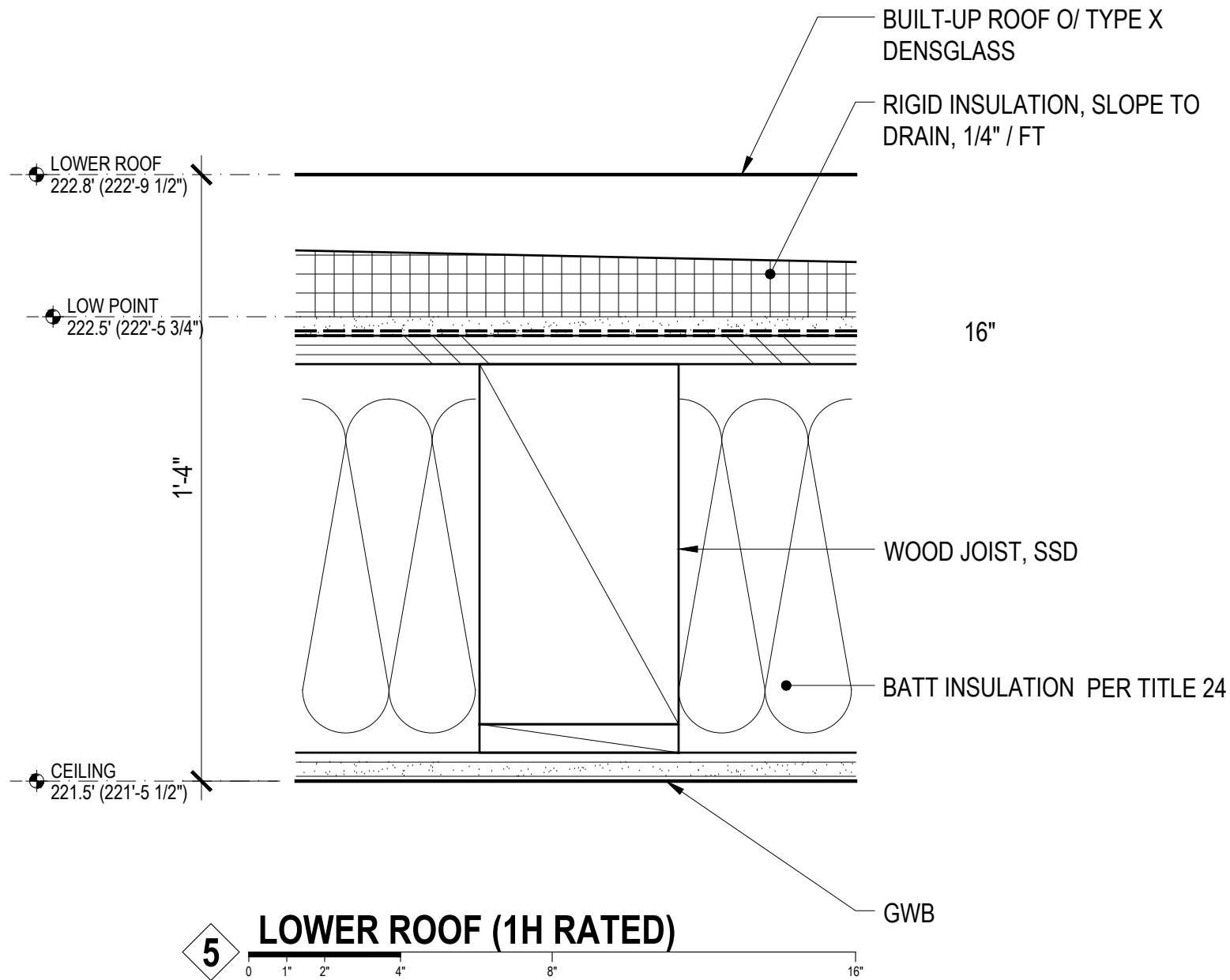
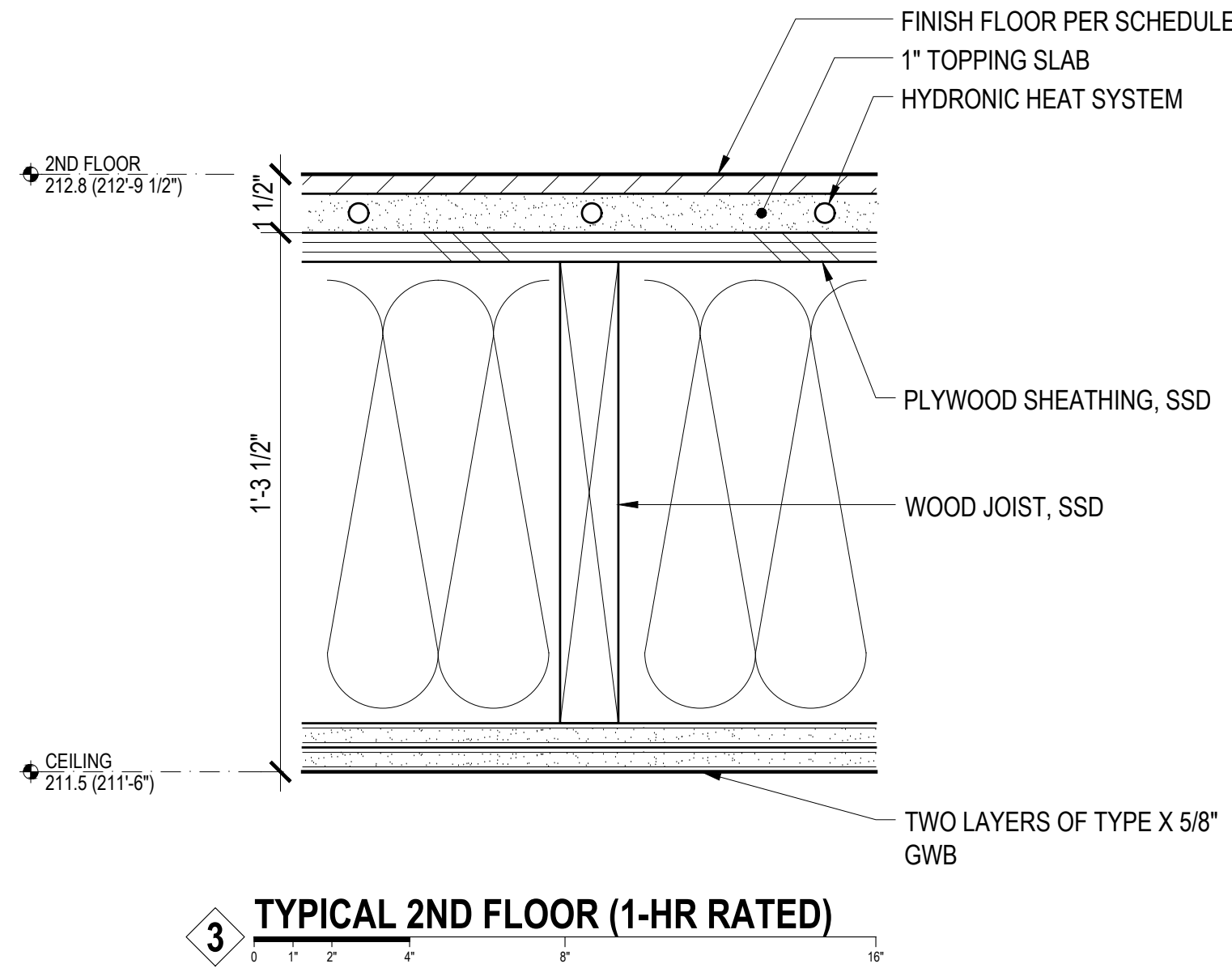
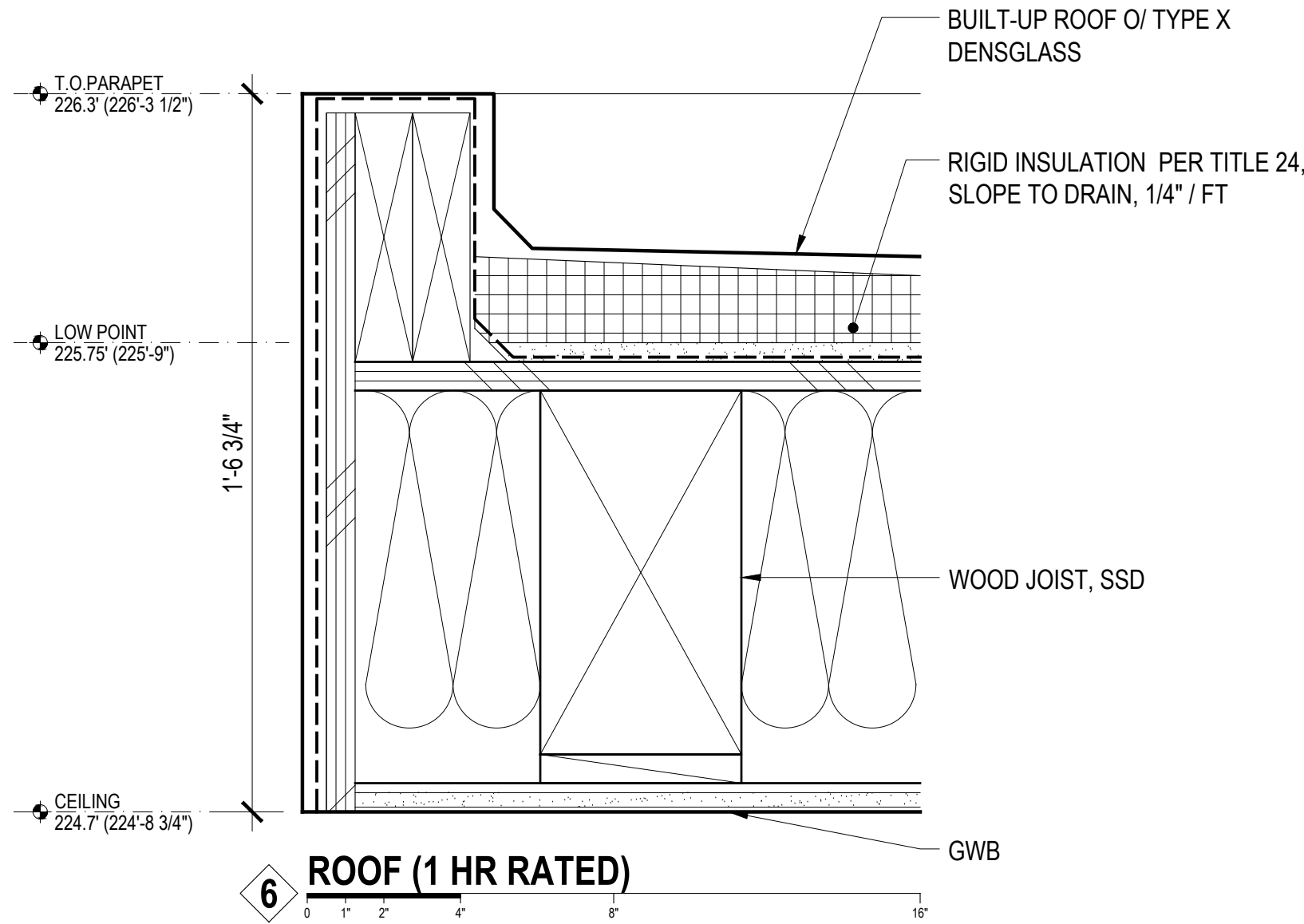
HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107

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PARTITION

SCHEDULE

A8.05

Scale:

3" = 1'-0"

Project name:

Hole

Project No.:

20226

**Department's response to the revised plans
submitted by the permit holder for the
hearing on November 19, 2025**

From: [Lamarre, Julie \(BOA\)](#)
To: [Longaway, Alec \(BOA\)](#)
Subject: FW: APPEAL FILED 25-033 @ 589-591 CONNECTICUT STREET
Date: Thursday, November 13, 2025 2:42:04 PM

Department's response to the revised plans submitted by the permit holder for the hearing on November 19, 2025

Julie Lamarre, Executive Director
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Julie.lamarre@sfgov.org
628-652-1151

From: Teague, Corey (CPC) <corey.teague@sfgov.org>
Sent: Thursday, November 13, 2025 10:59 AM
To: Eric Jacobs <eric@gbasf.com>; Jess Myra <jessmyra@gmail.com>
Cc: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Corbin Jones <corbin@gbasf.com>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; ehole@onixnet.com; mehmetozbk@gmail.com; Fossi, Natalia (CPC) <Natalia.Fossi@sfgov.org>; Ospital, Joseph (DBI) <joseph.ospital@sfgov.org>; Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>; Laura Strazzo <laura@pattersononeill.com>; Todd Aranaz <todd@fougeron.com>
Subject: RE: APPEAL FILED 25-033 @ 589-591 CONNECTICUT STREET

I reviewed the revised plans sent by the permit holder on 11/10/25 and they comply with the Planning Code. My only comment is that it appears on Sheet A2.03 that the Second Floor is actually labeled as the First Floor. Please let me know if there are any questions. Thanks.

Corey A. Teague, AICP, LEED AP
Zoning Administrator

Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628-652-7328 | sfplanning.org
[San Francisco Property Information Map](#)

From: Eric Jacobs <eric@gbasf.com>
Sent: Thursday, November 13, 2025 10:14 AM
To: Jess Myra <jessmyra@gmail.com>
Cc: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Corbin Jones <corbin@gbasf.com>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; ehole@onixnet.com; mehmetozbk@gmail.com; Fossi, Natalia (CPC) <Natalia.Fossi@sfgov.org>; Ospital, Joseph (DBI) <joseph.ospital@sfgov.org>; Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>; Laura Strazzo <laura@pattersononeill.com>; Todd Aranaz

<todd@fougeron.com>

Subject: Re: APPEAL FILED 25-033 @ 589-591 CONNECTICUT STREET

Good Morning Jess, + Todd

Linked please find the city approved and issued plans. I think you are misreading the plans. The skylight has not grown bigger. The last version of the roof plan had not shown the drainage contours on the roof, which have now been added in the development of the model. There has been a very slight adjustment to the skylight to align with roof framing, but the size and location are the same. Please note that the plan set provided for the hearing is set up with the prior approved plans and new revised plans on one sheet so that you can do a more easy side by side comparison of what has changed on the plans. Please also understand that Fugeron is now managing multiple exhibits and trying their best to make these changes clear to you and your team. Their base model has shifted so you may see some very minute changes to line weights and some of the resolution of the plans with small adjustments to mullions and details like roof drainage. In squishing the floor plan to accommodate the 7' reduction in the length of the building, some of the sidelying fenestration area was lost, but this was depicted in plan in what was presented during the BOA hearing. We will deliver a summary of changes as Julie requested later today.

best,

Eric

[202310239219_SITE DWGS ISSUED.pdf](#)

On Wed, Nov 12, 2025 at 5:20 PM Jess Myra <jessmyra@gmail.com> wrote:

Thanks Eric. We see the entire roof has changed. A skylight by the street is a lot bigger... your recent document says these big changes were previously approved. We see the opposite is true.

It's difficult to track what's changing outside the scope of the small compliance issue at the very back of the house. Can you please share the original permitted plans as requested previously? We have not yet received those. They would help us to accurately understand the proposed changes.

Many thanks in advance for your consideration,
// Jess

On Wed, Nov 12, 2025 at 5:13 PM Eric Jacobs <eric@gbasf.com> wrote:

My apologies Jess. There have not been **floor plan** changes from what was discussed/presented in the prior appeal hearing. We will provide a summary of plan changes as Julie suggested so the changes which were made are clear to all.

best,

Eric

On Wed, Nov 12, 2025 at 4:28 PM Jess Myra <jessmyra@gmail.com> wrote:

Can you clarify? We see significant changes in areas outside of what was required to change to meet code compliance.

// Jess

On Wed, Nov 12, 2025 at 4:23 PM Eric Jacobs <eric@gbasf.com> wrote:

Thanks Julie,

Appreciate the confirmation. There are no changes to our plans, we have added elevations, sections, etc to show a complete graphical representation of the plans submitted for the prior hearing, there have been no design modifications proposed since the prior hearing. We will follow up with an update.

best,

Eric

On Wed, Nov 12, 2025 at 4:08 PM Lamarre, Julie (BOA)

<julie.lamarre@sfgov.org> wrote:

Thank you, received. DBI and the Planning Dept. can let you know if they need anything further with respect to the plans.

As a reminder, you and the appellants have the option of submitting a 3-page brief with exhibits. The brief must be double-spaced with a minimum 12-point font. Briefs are due by 4:30 p.m. tomorrow (11/13).

I think it would be helpful for you to explain in your brief the changes that have been made as reflected on the revised plans.

Regards,

Julie

Julie Lamarre, Executive Director
San Francisco Board of Appeals
[49 South Van Ness Avenue, Suite 1475](#)
[San Francisco, CA 94103](#)
Julie.lamarre@sfgov.org
628-652-1151

From: Eric Jacobs <eric@gbasf.com>
Sent: Monday, November 10, 2025 4:38 PM
To: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>
Cc: Corbin Jones <Corbin@gbasf.com>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; jessmyra@gmail.com; ehole@onixnet.com; mehmetozbk@gmail.com; Fossi, Natalia (CPC) <Natalia.Fossi@sfgov.org>; Ospital, Joseph (DBI) <joseph.ospital@sfgov.org>; Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>
Subject: Re: APPEAL FILED 25-033 @ 589-591 CONNECTICUT STREET

Good Afternoon Julie,

In advance of the upcoming BOA hearing for 589 Connecticut street, I wanted to share the updated drawings that Fougeron Architecture has prepared for the building. This set provides site permit level detail to the plan revisions that were previously provided in our first BOA hearing. Please confirm receipt and if you need any additional information added such that our next hearing is actionable with a permit. Have a great Veterans Day holiday. Many thanks!

warm regards,

Eric

On Thu, Oct 2, 2025 at 4:54 PM Lamarre, Julie (BOA) <julie.lamarre@sfgov.org> wrote:

Thank you.

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From: Corbin Jones <Corbin@gbasf.com>
Sent: Thursday, October 2, 2025 4:27:00 PM
To: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; jessmyra@gmail.com <jessmyra@gmail.com>; ehole@onixnet.com <ehole@onixnet.com>; mehmetozbk@gmail.com <mehmetozbk@gmail.com>; Fossi,

Natalia (CPC) <Natalia.Fossi@sfgov.org>; Ospital, Joseph (DBI) <joseph.ospital@sfgov.org>; Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>; Eric Jacobs <eric@gbasf.com>

Subject: Re: APPEAL FILED 25-033 @ 589-591 CONNECTICUT STREET

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

Dear Ms. Lamarre, Mr. Longaway, and Mr. Teague,

Please find attached the respondent's brief for Appeal No. 25-033, regarding the property at 589-591 Connecticut Street, submitted on behalf of the permit holder.

We have ensured that this submission adheres to the Board's briefing requirements. Please confirm receipt of this brief.

Best,
Corbin

--

M. Corbin Jones
Sr. Associate
p 651.270.9587
e Corbin@gbasf.com

-

GBA Inc. | Permit Expediting | Development Consulting
San Francisco CA
GBASF.COM

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On Thu, Oct 2, 2025 at 10:39 AM Ospital, Joseph (DBI) <joseph.ospital@sfgov.org> wrote:

SFDBI's brief for the above referenced address is attached.

JOSEPH OSPITAL, CASp #830

Senior Building Inspector

Permit Services - Department of Building Inspection

(628) 652-3546

SFDBI.org

[Sign up for our customer email list](#)

From: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>

Sent: Thursday, October 2, 2025 6:38 AM

To: Teague, Corey (CPC) <corey.teague@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; jessmyra@gmail.com; ehole@onixnet.com; mehmetozbk@gmail.com; corbin@gbasf.com

Cc: Fossi, Natalia (CPC) <Natalia.Fossi@sfgov.org>; Ospital, Joseph (DBI) <joseph.ospital@sfgov.org>; Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>

Subject: RE: APPEAL FILED 25-033 @ 589-591 CONNECTICUT STREET

Thank you, received.

Julie Lamarre, Executive Director

San Francisco Board of Appeals

[49 South Van Ness Avenue, Suite 1475](#)

[San Francisco, CA 94103](#)

Julie.lamarre@sfgov.org

628-652-1151

From: Teague, Corey (CPC) <corey.teague@sfgov.org>

Sent: Wednesday, October 1, 2025 5:03 PM

To: Longaway, Alec (BOA) <alec.longaway@sfgov.org>; jessmyra@gmail.com; ehole@onixnet.com; mehmetozbk@gmail.com; corbin@gbasf.com

Cc: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Fossi, Natalia (CPC) <Natalia.Fossi@sfgov.org>; Ospital, Joseph (DBI) <joseph.ospital@sfgov.org>; Parinas, Suzette (CPC) <Suzette.Parinas@sfgov.org>

Subject: RE: APPEAL FILED 25-033 @ [589-591 CONNECTICUT STREET](#)

The Planning Department's brief for this case is attached. Thanks.

Corey A. Teague, AICP, LEED AP

Zoning Administrator

Current Planning Division

San Francisco Planning

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)

Direct: 628-652-7328 | [sfplanning.org](#)

[San Francisco Property Information Map](#)

From: Longaway, Alec (BOA) <alec.longaway@sfgov.org>

Sent: Tuesday, September 2, 2025 1:03 PM

To: jessmyra@gmail.com; ehole@onixnet.com; mehmetozbk@gmail.com; corbin@gbasf.com

Cc: Birmingham, Kevin (DBI) <kevin.birmingham@sfgov.org>; Blackshear, Czarina (DBI) <czarina.blackshear@sfgov.org>; Buckley, Jeff (BOS) <jeff.buckley@SFGOV1.onmicrosoft.com>; Burke, Kenneth (DBI) <kenneth.burke@sfgov.org>; CROSSMAN, BRIAN (CAT) <Brian.Crossman@sfcityatty.org>; Kim, Bonnie (DBI) <bonnie.kim@sfgov.org>; Fossi, Natalia (CPC) <Natalia.Fossi@sfgov.org>; Gasparac, Christine (DBI) <christine.gasparac@sfgov.org>; Greene, Matthew (DBI) <matthew.greene@sfgov.org>; Hannan, Patrick (DBI) <patrick.j.hannan@sfgov.org>; Hasbun, Carmen (DBI) <carmen.hasbun@sfgov.org>; Ho, Gary (DBI) <gary.ho@sfgov.org>; Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; MAINARDI, JESSE (CAT) <Jesse.Mainardi@sfcityatty.org>; Man, Ben (DBI) <ben.man@sfgov.org>; Mejia, Xiomara (BOA) <xiomara.mejia@sfgov.org>; O'Riordan, Patrick (DBI) <patrick.oriordan@sfgov.org>; Ospital, Joseph (DBI) <joseph.ospital@sfgov.org>; Panelli, Steven (DBI) <steven.panelli@sfgov.org>; Parinas, Suzette (CPC) <suzette.parinas@sfgov.org>; Pei, Carrie (DBI) <carrie.pei@sfgov.org>; CPC.Intake <CPC.Intake@sfgov.org>; Samarasinghe, Giles (DBI) <giles.samarasinghe@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Tam, Tina (CPC) <tina.tam@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>;

Walls, Mark (DBI) <mark.walls@sfgov.org>; Wong, Suzanna (DBI)
<suzanna.l.wong@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>
Subject: APPEAL FILED 25-033 @ [589-591 CONNECTICUT STREET](#)

Alec Longaway

Legal Assistant, San Francisco Board of Appeals

[49 South Van Ness, Suite 1475](#)

[San Francisco, CA 94103](#)

Work PH: 1-628-652-1152

Cell: 1-415-746-0119

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would like to meet with a staff member.

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records. You are advised to redact information if you want it to remain
confidential. Please contact the Board Office if you need assistance.

--

Eric B. Jacobs
Principal

p 415.377.0425

e Eric@gbasf.com

-

GBA Inc. | Permit Expediting | Development Consulting
[201 Noe Street SF CA 94114](#)
GBASF.COM

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--

Eric B. Jacobs
Principal
p 415.377.0425
e Eric@gbasf.com

-

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Eric B. Jacobs

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-

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Supplementary brief submitted by the appellants for the
hearing on November 19, 2025

PATTERSON & O'NEILL, PC

235 Montgomery Street, Suite 950
San Francisco, CA 94104
Telephone: (415) 907-9110
Facsimile: (415) 907-7704
www.pattersononeill.com

November 13, 2025

San Francisco Board of Appeals
49 South Van Ness
Suite 1475 (14th Floor)
San Francisco, CA 94103
Email: boardofappeals@sfgov.org

RE: Appellants' Supplemental Brief for Appeal No. 25-033

Dear President Trasviña and Commissioners:

Our office represents Appellants Jess Myra and Mehmet Ozbek regarding Appeal No. 25-033. Per the Board's October 8, 2025 order, Appellants respectfully submit this additional briefing concerning Permit Holders' proposed design modifications. After the hearing, Appellants were not contacted by Permit Holders until they submitted a revised set of plans to the Board of Appeals on November 10. Permit Holders initially stated that no additional changes to the plans had been made from the prior hearing. However, it appears that several additional changes were made and other changes that had previously been agreed to in the original permit plans have been removed.

Most critically, Permit Holders had agreed to obscure three areas on the rear of the Property in their original permit set (Sheet A3.03 and A3.04) (**Exhibit A**):

- L (shower glass)
- Q3 (upstairs living room)
- Level 2 balcony railing

Comparing the approved plans to the current plans (**Exhibit B**), one can see that those panes are inexplicably no longer proposed to be obscured, which poses significant privacy concerns to both parties. Appellants request that these privacy modifications be readded to the revised plan set as a condition of the permit.

Secondly, there is an inconsistency in the revised plans concerning the proposed height and position of the glass property line wall. On sheet A4.01 (proposed building section), the sill height is 3'6" from Appellants' grade (**Exhibit C**), but on sheet A3.04 (Proposed Elevation: North) the height is listed as 4'4". Appellants request that Permit Holders provide a correct sill height and position relative to Appellants' house for this wall.

Finally, Appellants note that there is a discrepancy in the proposed height of the building from the 311 notification and the current plan set. In the 311 notification, the proposed height of the building was 23'4". (**Exhibit D.**) In the current plan set, the proposed height of the building is three feet taller at 26'4". (Sheet A0.00.) Appellants request that the parties clarify why the 311 notification provided to the neighbors was inaccurate and whether the notice procedure was properly completed as a result. It appears that the Permit Holders made changes that would trigger a new 311 notification, including building height, volume, and openings.

Appellants are also concerned that it appears the Permit Holders are taking advantage of the appeal process, and the request to delay the appeal, to make design changes outside the scope of the compliance issues raised by the Planning Department. This is illustrated by the Additional changes to the plan set identified by Appellants are shown in **Exhibit E**.

We look forward to a productive conversation at the upcoming hearing.

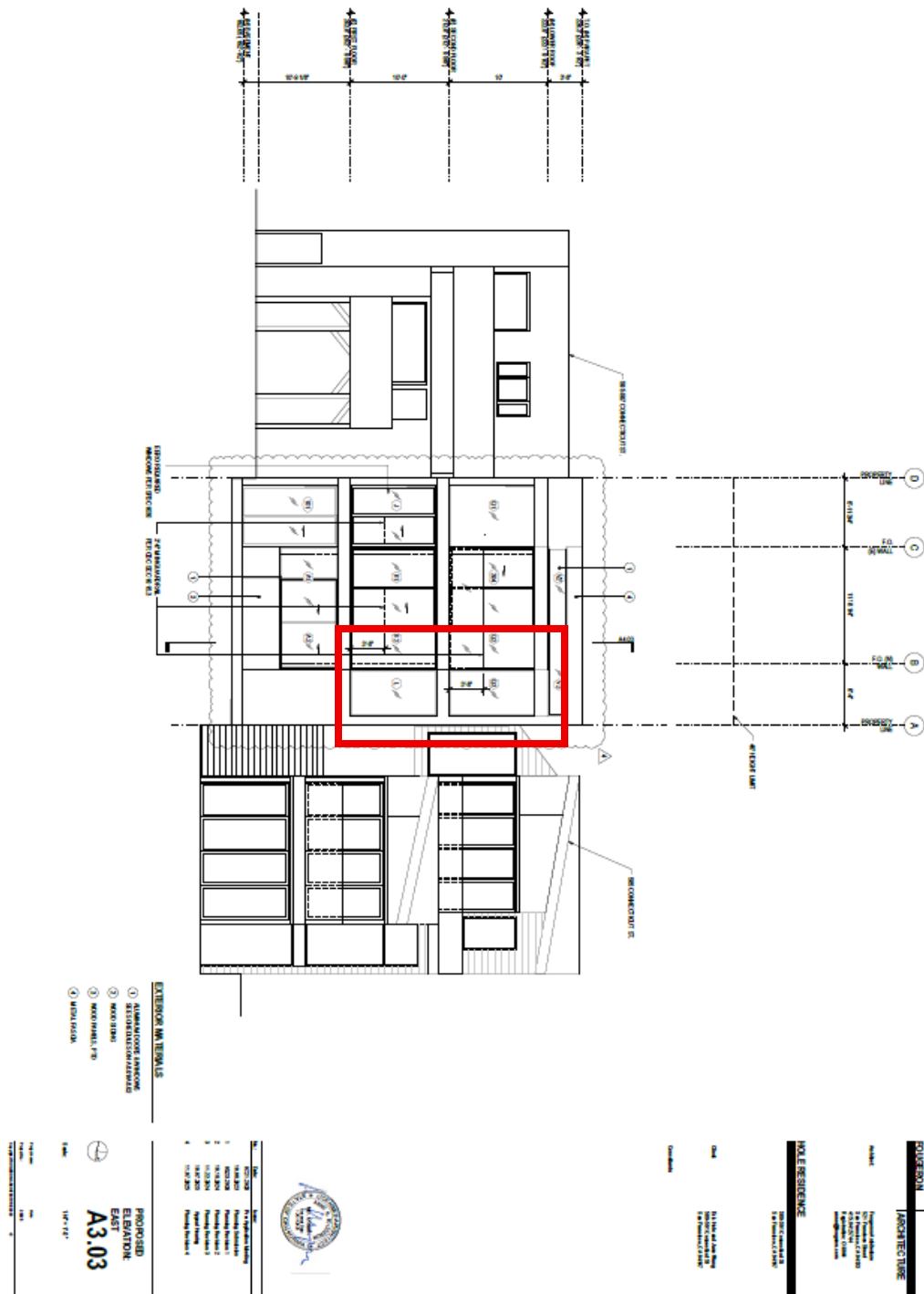
Sincerely,

A handwritten signature in blue ink that reads "Laura Strazzo". The script is fluid and cursive, with the first name "Laura" and last name "Strazzo" written in a single continuous stroke.

Laura Strazzo, Esq

4

pub date: 1/20/2018 9:53:43 PM



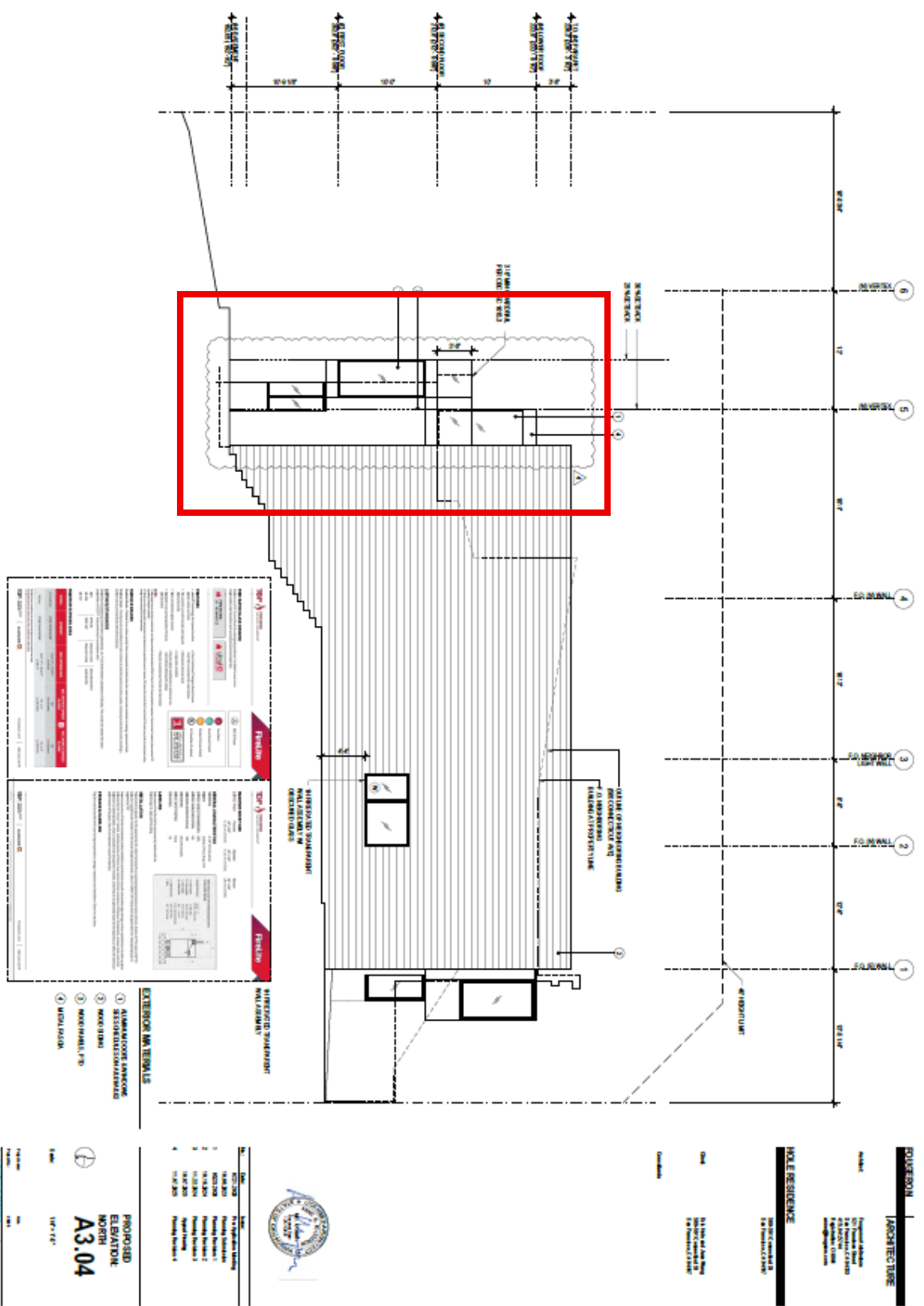


Exhibit C

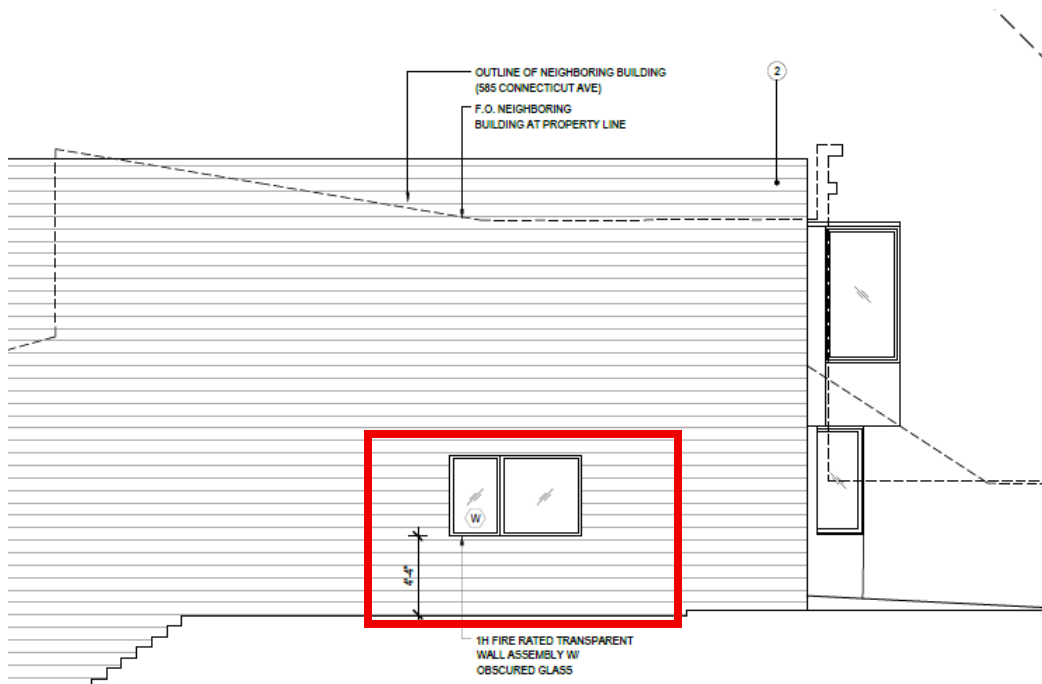
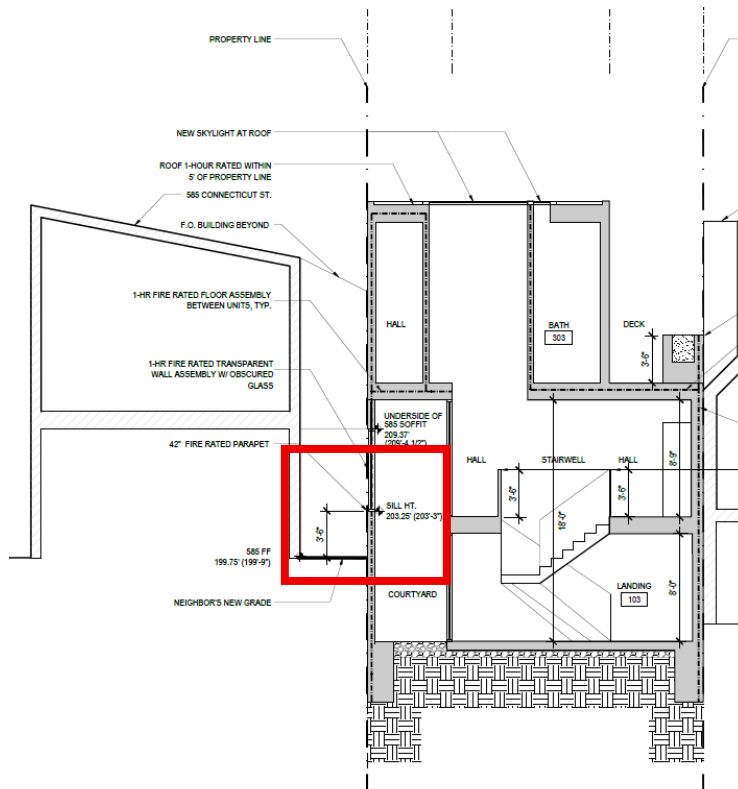


Exhibit D

Notice of an application for Horizontal Addition and Façade Alteration

Project Location & Details:
589-591 Connecticut Street

Block/Lot No. **4100 / 021**
Zoning District: **RH-2 Residential- House, Two Family**

The project at **589-591 Connecticut Street** proposes to add a rear horizontal addition and make façade alterations.

Applicant: **Corbin Jones, GBA Inc.**
415-481-1237 corbin@gbasf.com
City Planner: **Charles Enchill**
628-652-7551 Charles.Enchill@sfgov.org



Project Features	Existing	Proposed
Building Use	Residential	No Change
Building Height	25 feet 11 inches	23 feet 4 inches
Dwelling Units	2	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.

中文:
該專案位於 2023-010381PRJ
提議進行橫向增建並且改造外牆。
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 2023-010381PRJ
Propone agregar una sección horizontal
y hacer alteraciones a la fachada.
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 2023-
010381PRJ iminungkahing magdagdag ng
pahalang na estruktura at gumawa ng mga
pagbabago sa harapan. 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: **8/8/24**

Record No. **2023-010381PRJ**



**San Francisco
Planning**

For more information
了解更多信息 Para más información Para sa karagdagang impormasyon
sfplanning.org/notices



project data

ADDRESS: 589-591 CONNECTICUT STREET, SAN FRANCISCO
BLOCK / PARCEL #: 4100 - 021
ZONING: RH-2 RESIDENTIAL - HOUSE, TWO FAMILY; DISTRICT 10
HEIGHT DISTRICT: 40X
FRONT YARD SETBACK: MATCH EXISTING
REAR YARD SETBACK: 30% (30'-0")
OCCUPANCY: RESIDENTIAL (R-3)
YEAR BUILT:
PARCEL AREA: 2500 SQ.FT.
BUILDING TYPE: V-B
EXISTING # OF UNITS: 2
PROPOSED # OF UNITS: 2

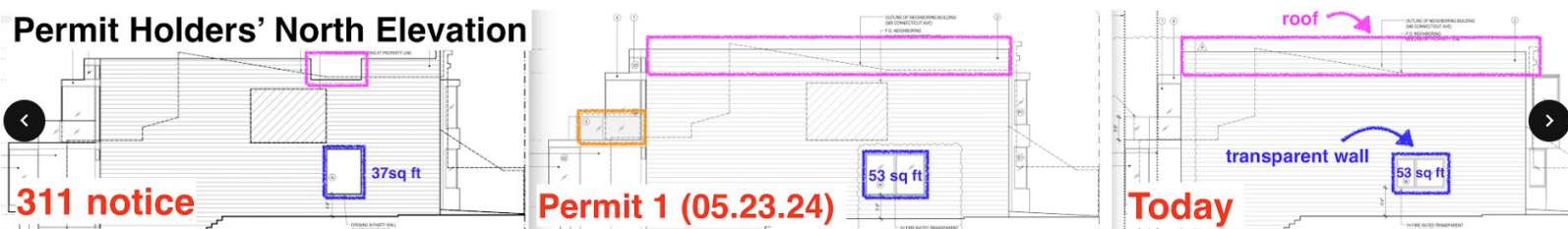
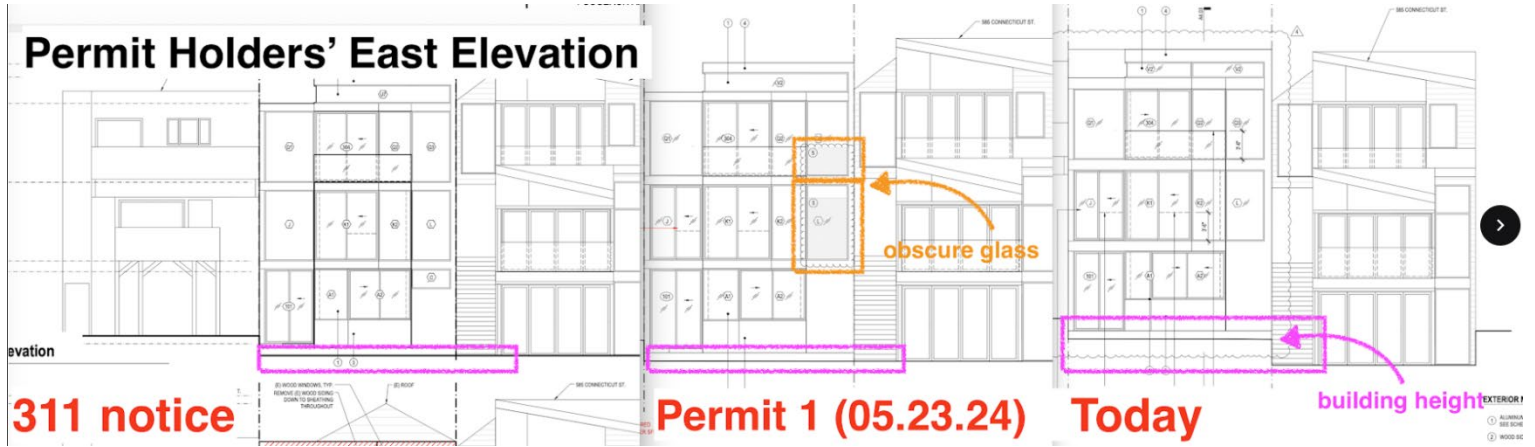
BUILDING GROSS SQUARE FOOTAGE (HABITABLE SPACES ONLY):

LEVEL	EXISTING	PROPOSED
BASEMENT	0 SF	1300 SF
FIRST FLOOR	1040 SF	1310 SF
SECOND FLOOR	1080 SF	1100 SF
TOTAL	2120 SF	3710 SF

EXISTING HEIGHT: 28'-3"
PROPOSED HEIGHT: 26'-4"

ADDITION OF NEW NFPA 13R SPRINKLER SYSTEMS PER CBC 903.3.1.3
UNDER SEPARATE PERMIT

Exhibit E



DOCUMENTS FOR ORIGINAL HEARING DATED OCTOBER 8, 2025

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JESSICA MYRA and MEHMET OZBEK,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. **25-033**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on September 2, 2025, 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 August 15, 2025 to Eric Hole, of an Alteration Permit (remodel existing two-unit building, including a horizontal addition at the rear, conversion of the existing unconditioned basement to habitable space, expansion of a portion of the first floor to accommodate a new entry for the lower unit, and upgrade of all building systems) at 589-591 Connecticut Street.

APPLICATION NO. 2023/10/23/9219

FOR HEARING ON November 19, 2025

Address of Appellant(s):

Address of Other Parties:

Jessica Myra and Mehmet Ozbek, Appellant(s)
c/o Laura Strazzo, Attorney for Appellant(s)
Patterson & O'Neill, PC
235 Montgomery Street, Suite 950,
San Francisco, CA 94104

Eric Hole, Permit Holder(s)
c/o M. Corbin Jones, Agent for Permit Holder(s)
GBA
201 Noe Street
San Francisco, CA 94114



Date Filed: September 2, 2025

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

PRELIMINARY STATEMENT FOR APPEAL NO. 25-033

I / We, **Jessica Myra and Mehmet Ozbek**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2023/10/23/9219** by the **Department of Building Inspection** which was issued or became effective on: **August 15, 2025**, to: **Eric Hole**, for the property located at: **589-591 Connecticut Street**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **September 18, 2025, (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; julie.lamarre@sfgov.org; corey.teague@sfgov.org; Natalia.fossi@sfgov.org; joseph.ospital@sfgov.org; ehole@onixnet.com; and corbin@gbasf.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 2, 2025, (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 doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org; julie.lamarre@sfgov.org; corey.teague@sfgov.org; Natalia.fossi@sfgov.org; joseph.ospital@sfgov.org; jessmyra@gmail.com; and mehmetozbk@gmail.com

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

Hearing Date: **Wednesday, October 8, 2025, 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. 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. 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 to the Preliminary Statement of Appeal.

Appellant:

Signature: Via Email

Print Name: Jessica Myra, appellant

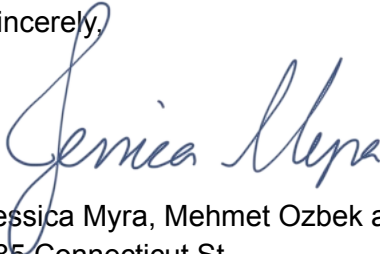
Friday, August 29th, 2025

The Office of the Board of Appeals
49 South Van Ness
Suite 1475
San Francisco, CA, 94107

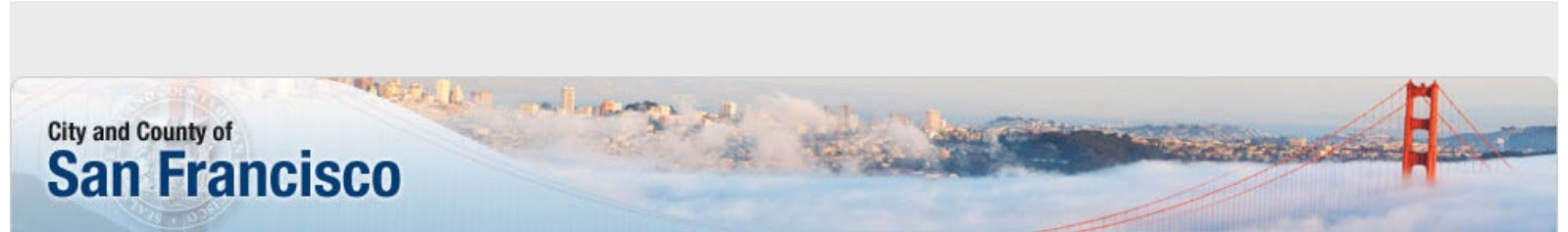
To the Office of the Board of Appeals:

We are appealing the permit/application no. 202310239219. The basis for this appeal is that the project's design does not comply with the Planning Code and Residential Design Guidelines' requirements to mitigate privacy impacts to neighbors, and it should be modified to address the unusual privacy impacts it would have on our home.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jessica Myra". The signature is fluid and cursive, with a large initial "J" and "M".

Jessica Myra, Mehmet Ozbek and Jayda Ozbek
585 Connecticut St
San Francisco, CA 94107



City and County of
San Francisco

Home



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 8/29/2025 4:08:26 PM

Application Number: 202310239219

Form Number: 3

Address(es): 4100 / 021 / 0 589 CONNECTICUT ST
4100 / 021 / 0 591 CONNECTICUT ST

Description: REMODEL (E) 2-UNIT BUILDING INCLUDING A HORIZONTAL ADDITION AT THE REAR, CONVERSION OF THE (E) UNCONDITIONED BASEMENT TO HABITABLE SPACE, EXPANSION OF A PORTION OF THE 1ST FLOOR TO ACCOMMODATE A NEW ENTRY FOR THE LOWER UNIT, AND UPGRADE OF ALL BUILDING SYSTEMS.

Cost: \$1,013,636.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/23/2023	TRIAGE	
10/23/2023	FILING	
10/23/2023	FILED	
8/15/2025	APPROVED	
8/15/2025	ISSUED	

Contact Details:

Contractor Details:

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

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		11/2/23	11/2/23			11/2/23	WONG ALBERT	Administrative	11/2/23: TO PPC FOR SESSION; 10/23/23: EPR SUBMITTAL;
CP-ZOC		11/2/23	1/8/24			4/28/25	ENCHILL CHARLES	Approved	04/28/2025: Stamp permit and plans in Bluebeam adding voluntary obscure/privacy glazing at rear of building near side/north property line. Charles.Enchill@sfgov.org 8/29/2024: Approve plans in Bluebeam. Charles.Enchill@sfgov.org 8/20/2024: No neighborhood notification (311) appeals received. Project complies with Planning Code and Commission Flat Policy and may be approved. Charles.Enchill@sfgov.org Assign to Charles Enchill (charles.enchill@sfgov.org) - E. Samonsky
BLDG		8/30/24	9/11/24			9/12/24	SOENKSEN RICHARD	Issued Comments	Issued comments in BB session. Agent notified 9/12/2024
BLDG	1	10/24/24	11/12/24			11/12/24	SOENKSEN RICHARD	Issued Comments	Issued comments to REV#2 in BB session. Agent notified 11/12/2024
BLDG	2	11/15/24	11/15/24			12/9/24	SOENKSEN RICHARD	Approved	Approved REV#3 in BB session. Agent notified 12/9/2024

PAD-STR		9/9/24	10/29/24			10/29/24	HOM CALVIN	Issued Comments	10/29/24: Issued Comments SSPA Section E reports required Lot is within 25% slope
PAD-STR	1	5/21/25	5/27/25			5/27/25	HOM CALVIN	Approved	5/27/25: approved SSPA Review Only
SFFD		9/9/24	9/9/24			9/9/24	UNTALAN JAMES	Issued Comments	Routed to CG on 09/09/2024-TK. Review for rear yard access Issued comments on Blue Beam. JDU 09/09/2024. james.untalan@sfgov.org
SFFD	1	10/28/24	10/29/24			10/29/24	UNTALAN JAMES	Approved	Approved for Fire access only and if sprinklers are required provide water flow information. JDU 10/29/2024. james.untalan@sfgov.org
SFFD		12/19/24	12/19/24			12/19/24	UNTALAN JAMES	Approved	Approved REV3 for Fire access only and if sprinklers are required provide water flow information. JDU 12/19/2024. james.untalan@sfgov.org
DPW-BSM	1	8/30/24	9/12/24			9/12/24	LEUNG PATRICIA	Approved	No alteration or reconstruction of City Right-of-Way under this permit.
DPW-BSM	3	5/21/25	5/28/25			5/28/25	DENNIS RASSENDYLL	Approved-Stipulated	ADDENDUM requirement(s) for sign off (TIER 1): Inspection Right-of-Way Conformity (final inspection). Download application(s) at https://www.sfpublishworks.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfdpw.org. Your construction addendum will be ON-HOLD until all necessary permit application(s) and fees are submitted to bsmpermitdivision@sfdpw.org. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Please be advised if Tier 1 release, you are required to provide plans to Public Works within 90-days of application date submittal or re-activation fee shall be enforced.
DPW-BUF		9/13/24	10/2/24			10/2/24	BRYAN ONG	Issued Comments	Please indicate where utilities (gas, water, sewer, street lights, etc) are in relation to the proposed tree. Also, the distance to exiting trees. Place tree in line with all other trees on the block, indicate dimensions for that and basin size.Please contact urbanforestrypermits@sfdpw.org to submit applications.
DPW-BUF	1	2/27/25	2/27/25			2/27/25	BRYAN ONG	Issued Comments	Apply for tree planting at www.sfpublishworks.org/plant-street-tree for required trees. Use our online application or email Tree Planting Application PDF and Tree Protection Site Plan and Cover Sheet as well as Checklist. Will be reviewed concurrently within compliance check. *YOU MUST* Request a planting and staking diagram by emailing urbanforestrypermits@sfdpw.org, and place diagram on plans with note indicating "Size 24in.-box with species to be approved by PW-BUF and planted by ISA Certified Arborist". Tree placement must follow guidelines found here https://sfpublishworks.org/sites/default/files/Order_187246_Planting_Guidelines.pdf . Show any underground utilities and clearances to center of each tree.
DPW-BUF	2	6/3/25	6/4/25			6/4/25	BRYAN ONG	Approved	
SFPUC		8/30/24	9/6/24			9/6/24	GARCIA JOBEL	Approved	EPR - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 09/06/24.
SFPUC		12/17/24	12/17/24			12/17/24	GARCIA JOBEL	Approved	REStamp - EPR - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 12/17/24.
PPC		11/2/23	11/2/23			7/28/25	WAI CHUNG WONG	Administrative	07/28/25 12:20 PM Invite sent to CPB to start issuance process; NL 6/5/25: Sheet A5.01, A7.01 & A7.02 are shown in the drawing index, but not in the plan set. Please update in Bluebeam sessions and contact PPC at dbi.ppcrequest@sfgov.org; kw 9/13/2024: Invite sent to BUF to start electronic plan review per BSM;nl 9/9/2024: Invite sent to SFFD to start electronic plan review, per BLDG, this needs review for the rear yard access;nl 8/30/2024: Invite sent to BLDG, BSM and PUC to start electronic plan review;nl 11/2/2023: Invite sent to applicant to join BB session;nl 11/2/2023: Bluebeam session created, Invite sent to CP-ZOC (Planning) to start electronic plan review;nl
CPB		7/28/25	7/30/25			8/15/25	CHEUNG DEREK	Administrative	8/15/25: issued to applicant on bluebeam. -dc 8/8/25: issuance fee sent to applicant. -dc 7/30/25: permit status report sent, requested finial declaration, contractor statement, green halo, & payor info from applicant. -dc 12/13/2024 SFUSD FEES APPLIED TO ISSUANCE S.C

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.

[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](#).

BRIEF SUBMITTED BY THE APPELLANT(S)

September 17, 2025
San Francisco Board of Appeals
49 South Van Ness
Suite 1475 (14th Floor)
San Francisco, CA 94103
Email: boardofappeals@sfgov.org
RE: Appellants' Brief in Appeal No. 25-033 for 589-591 Connecticut Street

Dear President Trasviña and Commissioners,

We are Appellants Jessica Myra and Mehmet Ozbek. Our house is next to 589-591 Connecticut Street. We respectfully ask that the permit be modified to mitigate privacy impacts with these three types design changes:¹

1. Add vertical louvers to two bedroom windows ('[P1](#)' and '[K2](#)' on A3.04). They have views into our daughter's bedroom, her bathroom, our living room, and our basement room.
2. Add privacy screening to a [north-facing portion](#) of a rear deck. The deck has direct views into our shower, bathroom, and bedroom.
3. Add obscured glass to a property line window ('[W](#)' on A3.04). The window has views into two levels of our house: kitchen, dining area, hallway and stairs.

Below we share the background for our ask. Then we share why we believe our ask to mitigate privacy impacts with design changes is reasonable. Finally, we show visual exhibits that make the privacy impacts more clear. The visual exhibits are at the end of this document. This document is an 8 minute read.

¹ We are open to other suggestions from our neighbors that would address our concerns. Our asks above are based on best practices as we understand them from the Residential Design Guidelines (ref: page 4 of this document).

Background for this appeal: Prior to submitting this appeal, we sought these changes directly from our neighbor, the Permit Holder. We knocked on their door, called, and wrote an email. We never heard back. Prior to filing this brief, we reached out to our neighbor again. There was no response.

Background for our expectations on how to consider privacy for neighbors: In 2021, we submitted plans to complete a remodel project of our home. Our renovation is in progress. Our permit included a horizontal addition. Our architect suggested two types of changes to minimize privacy impacts of our project for our other nextdoor neighbors on the North side at 579 Connecticut St:²

- Aluminum louvers
- Privacy screening with plants

Background for our knowledge about our neighbor's plans to renovate: In 2023, we became aware of our neighbor's intent to renovate. We recommended our architect. They hired our architect. We reviewed the original scope of their proposed project through our architect. We planned to ask them to add plants as a privacy screen on the deck at a later date. We didn't see a need to join the formal pre-application process for that. We understood from our own renovation process that considering the neighbor's privacy was "the norm". We expected consideration for our privacy would be part of the neighbors process too.

Since we share an architect, we also understood that Permit Holder was fully aware

² Our architect proposed privacy mitigation in two ways. Those changes were for sight lines with a lesser impact. 1. Aluminum louvers to protect a view from the neighbors kitchen window, through their lightwell, into our ceiling in a hallway. [See Exhibit A](#) for a louver example. 2. Privacy screening with plants to protect a view from a living room bay window to our deck.

of our proposed plans while they were finalizing their design. However, in subsequent revisions to the project, we learned that Permit Holder incorporated new design features that add clear lines of sight between sensitive parts of both of our properties that create significant privacy issues. When we became aware of these issues, we brought them to our neighbors' attention through our shared architect. We tried to work with them to mitigate the privacy issues. We were told by the city planners and our architect that some of these concerns would be taken care of. We did not receive final confirmation of what the changes would be. We did not receive a copy of the proposed revised plans.

We only fully understood the extent of the full privacy impacts when we reviewed the final permitted plans ourselves at SF DBI. At that time, we saw two window glazings were changed to obscured glass. These two changes addressed some of the original privacy issues we had. The first change was a view from their kitchen into our social space. The second was a view from their shower into our primary living space. We appreciated these changes.

Unfortunately, two other privacy issues were not addressed and two additional privacy issues were added:

Two other privacy issues that were not addressed with the Permit revision:

- A large primary bedroom window in the rear yard (new horizontal addition) that looks directly into our interior across two levels of our house. [See it here](#)
- A deck from Permitted deck looking into our shower; The rear deck is angled such that it looks into the shower in our bathroom. [See it here](#)

Two additional privacy issues were added with the Permit revision:

- A large unobscured glass property line wall that looks directly into our home. [See it here](#)
- A large bedroom window in the front (new facade change) that looks directly into our daughter's bedroom and bathroom. [See it here](#)

Failure to account for these privacy impacts, and then subsequently adding more privacy issues, is disappointing. Especially because our shared architect knows our plans well. The architect created our plans. However, we believe that small design changes can meaningfully minimize these privacy issues.

Our goal for us as neighbors in this appeal process: We want to support our neighbors and the community we live in, especially the people that live next door. We know the challenges of completing a renovation firsthand. We want to resolve the privacy issues with the least impact for everybody. We reached out to our neighbor multiple times. No one answered. We didn't hear back. We felt we had no choice but to file this appeal. We ask the Board to support our request for privacy.

Why we believe our request for design changes is reasonable: The Permit creates clear sight lines into our home. The sight lines result in significant privacy impacts. We believe the existing permitted design also exposes us, our daughter, and our neighbours to a risk of nudity and sexual displays between our homes. Without these changes, privacy is significantly compromised in the places that we believe people expect to have it the most, like bathrooms and bedrooms. We believe the requested design changes will enable both parties to have peace of mind when it comes to maintaining privacy in their homes.

How the city tells us that we all must consider privacy: The Planning Department has two points about privacy in the Residential Design Guidelines to follow for a permit like this

one:

The first point

"When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context." (RDG, p. 16.)

The second point

"As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, there may be special situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project." (RDG, p. 17.)

How the city tells us to resolve privacy issues when they arise: The Planning Department has Residential Design Guidelines to follow when privacy concerns are an issue. The guidelines suggest design modifications like:

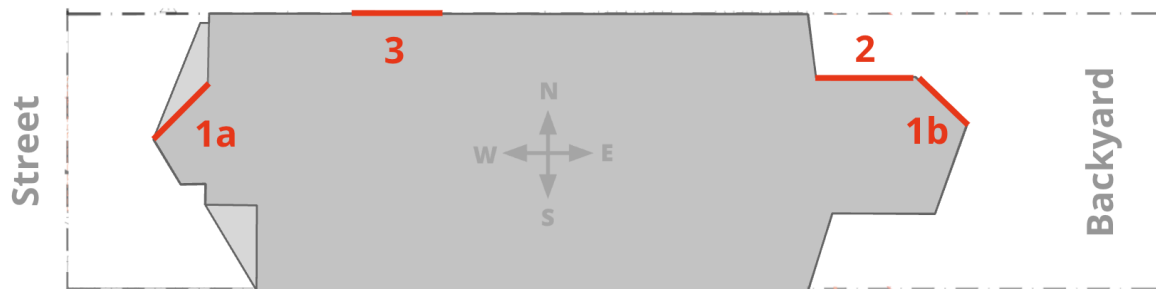
- Incorporate landscaping and privacy screens into the proposal.
- Develop window configurations that break the line of sight between houses.
- Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

We want to thank you, the Board, for your consideration and your time: We appreciate the opportunity to address our concerns in a way that can help us to maintain

peace of mind, and social 'norms', around privacy in our home. We respectfully ask that the permit be modified to mitigate these four privacy impacts:

- [Ask 1a](#) - Add vertical louvers to front bedroom window ('P1' on A3.04)
- [Ask 1b](#) - Add vertical louvers to back bedroom window ('K2' on A3.04)
- [Ask 2](#) - Add "adult height" privacy screening to the 2nd floor deck
- [Ask 3](#) - Modify the transparent wall ('W' on A3.04) to be obscured glass

Overview of the Permit that shows the for asks we have to mitigate privacy:



See the details of each ask on the following pages below.

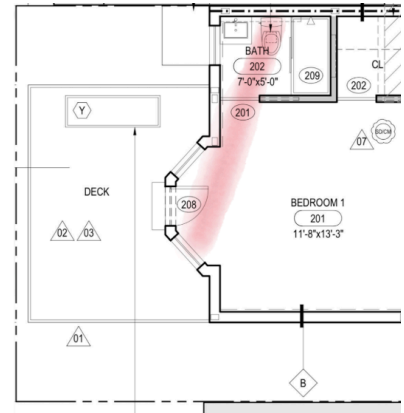
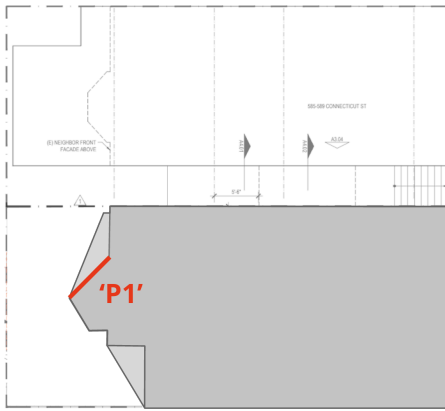
ASK 1a

Add vertical louvers to front bedroom window 'P1' on A3.04

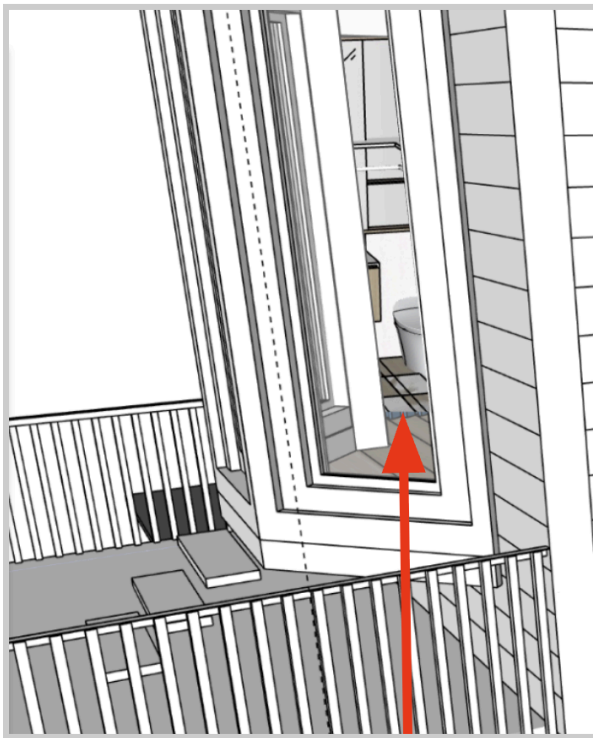
Windows on the 2nd floor West side of the property add a clear view between the top floor bedroom and our 4-year-old daughter's bedroom as seen below. See [Exhibit A](#) on page 10 for an example of louvers.

Overview of the area with request to change

The view into our house



The view into our house is our daughter's bathroom room and bedroom



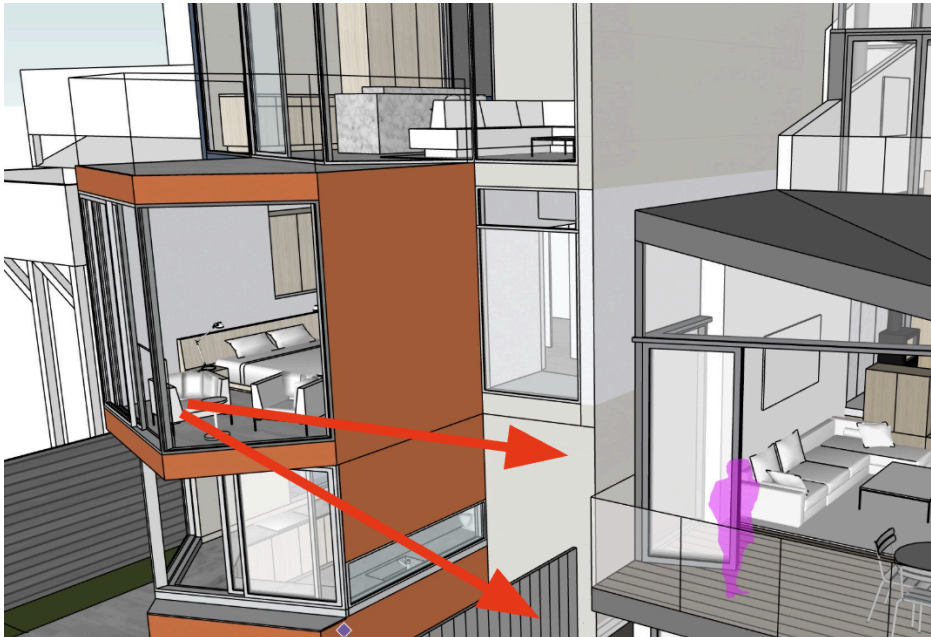
ASK 1b

Add vertical louvers to primary bedroom window 'K2' on A3.04

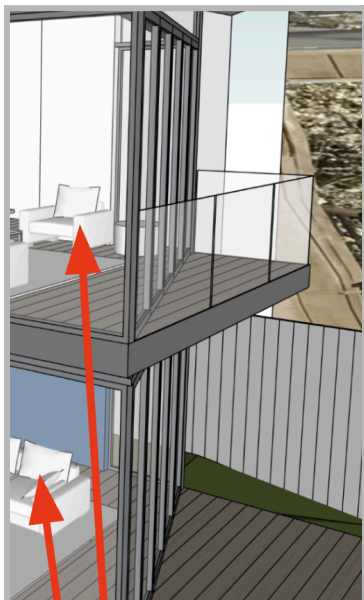
Windows on 2nd floor North East side of the property add a clear view between the top floor bedroom and our living room, downstairs room, as seen below. See [Exhibit A](#) on page

10 for an example of louvers.

The view of the sight line from our neighbors bedroom into two levels of our house



The first person view into our house is our main living room and downstairs bedroom



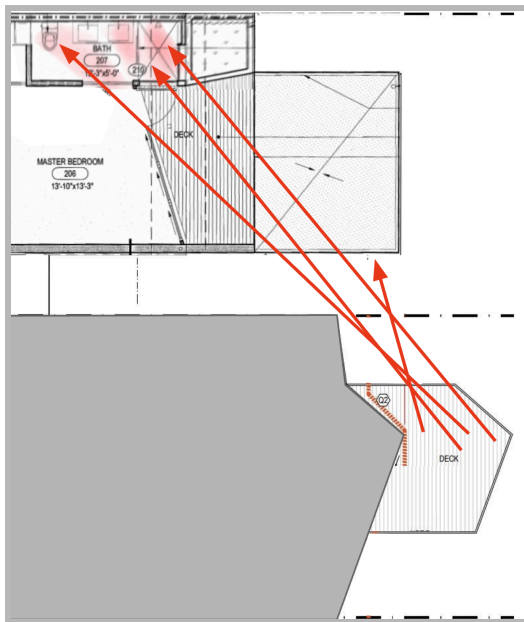
ASK 2

Add “adult height” privacy screening to the 2nd floor deck

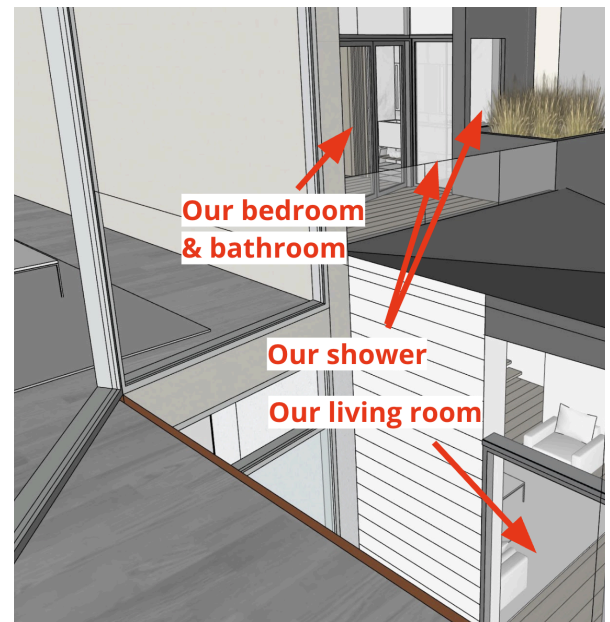
The deck on the East side 2nd floor provides clear views into our shower and bedroom. The deck also has clear views into our living room. We request a privacy screen on the North edge of the East 2nd floor deck.

Note: The main source of natural light for our shower is through the clear glass facing 589-591 Connecticut St. The East facing window in the shower is kept smaller and is expected to be protected by the planter on our deck which was placed to respect the privacy of our other neighbors on the North side. This design choice was recommended by our architect. The Permitted renovation continued to gain more line of sight to our shower the further they extended into the rear yard. This did not consider privacy.

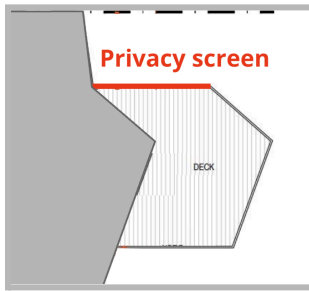
Overview of the area with the privacy concern



The view into our house



Area of request to change

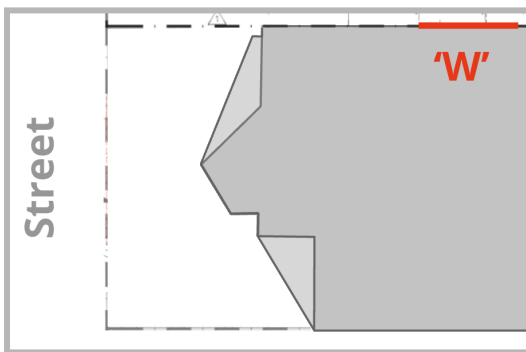


ASK 3

Modify the transparent wall ('W' on A3.04) to be obscured glass

A transparent wall has been added exposing an indoor courtyard to our property as seen on Exhibit B. This allows a clear line of sight between different parts of our property and two different bathrooms and a hallway on our neighbor's property in very close proximity.

Area of request to change



Overview of the area with the privacy concern

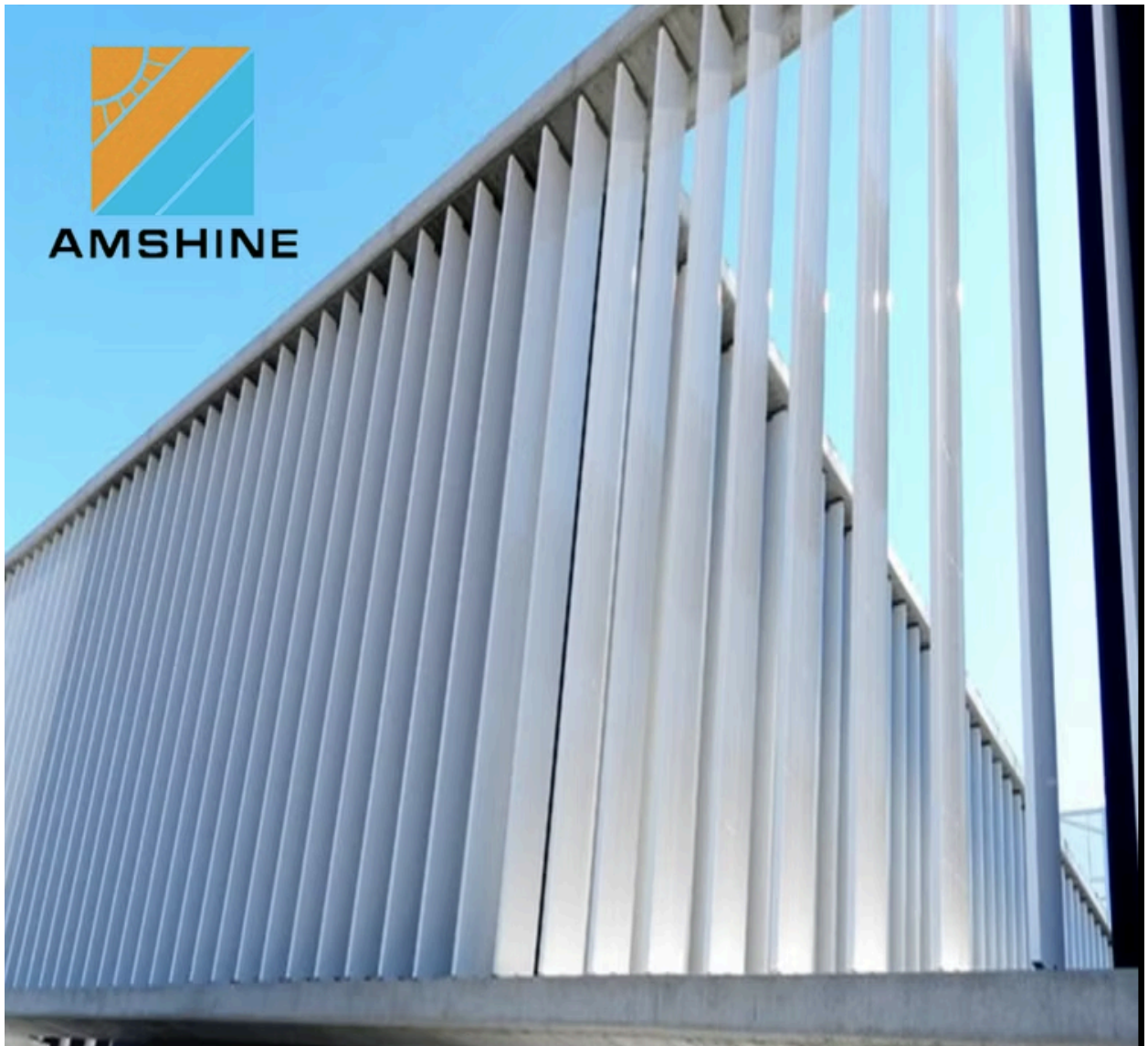


The view into our house



Exhibit A

An example of vertical louvers that can protect views and privacy.



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

To: San Francisco Board of Appeals, 49 Van Ness Avenue, Suite 1475 (14th Floor), San Francisco, CA 94102

Re: **Respondent's Brief — Appeal No. 25-033, 589–591 Connecticut Street**

Dear President Trasviña and Commissioners,

Thank you for your time and consideration of our responses to the appellants brief addressing the concerns of the neighbors to the North, Jessica Myra and Mehmet Ozbek. We understand their privacy concerns as well as the stress and investment they are experiencing as they undertake a large scale renovation at 585 Connecticut Street. We understand that privacy protections are important, but it is also important to understand that San Francisco is a dense urban environment and that absolute privacy is impossible to achieve with large open expanses of glass free from window treatments, and that the proposed site conditions and view lines are no more intrusive than currently exist at and around the site. The appellants brief presents view lines from impossible perspectives and places idealized observers in locations that are not accessible on the plaintiff's property. Furthermore, viewpoints imagine that an observer would place themselves directly against the window glass and peer directly towards the appellant's property, which is not a realistic characterization of how residents use their homes or interact with fenestration elements where one is located a few feet from the glazing.

The Project sponsor is currently undergoing a redesign effort as the appeal to permit 202310239219 has brought to light that the proposed horizontal extension encroached into the 25% rear setback area and per the ZA must be brought back into compliance with sec 134 of the planning code or seek a variance to legalize the proposal. This is an unfortunate and painful realization as the original filing proposal from 23' was code compliant was revised during planning review to align with what the design team and project planner believed to be in line with the constraints reduction ordinances' 30' RH-2 code changes and a section 136 12' pop out. The project underwent

GBA Inc.

201 Noe Street San Francisco, CA 94114
P: 415.377.0425
F: 763.201.5400

neighborhood notification and no public comment was given.

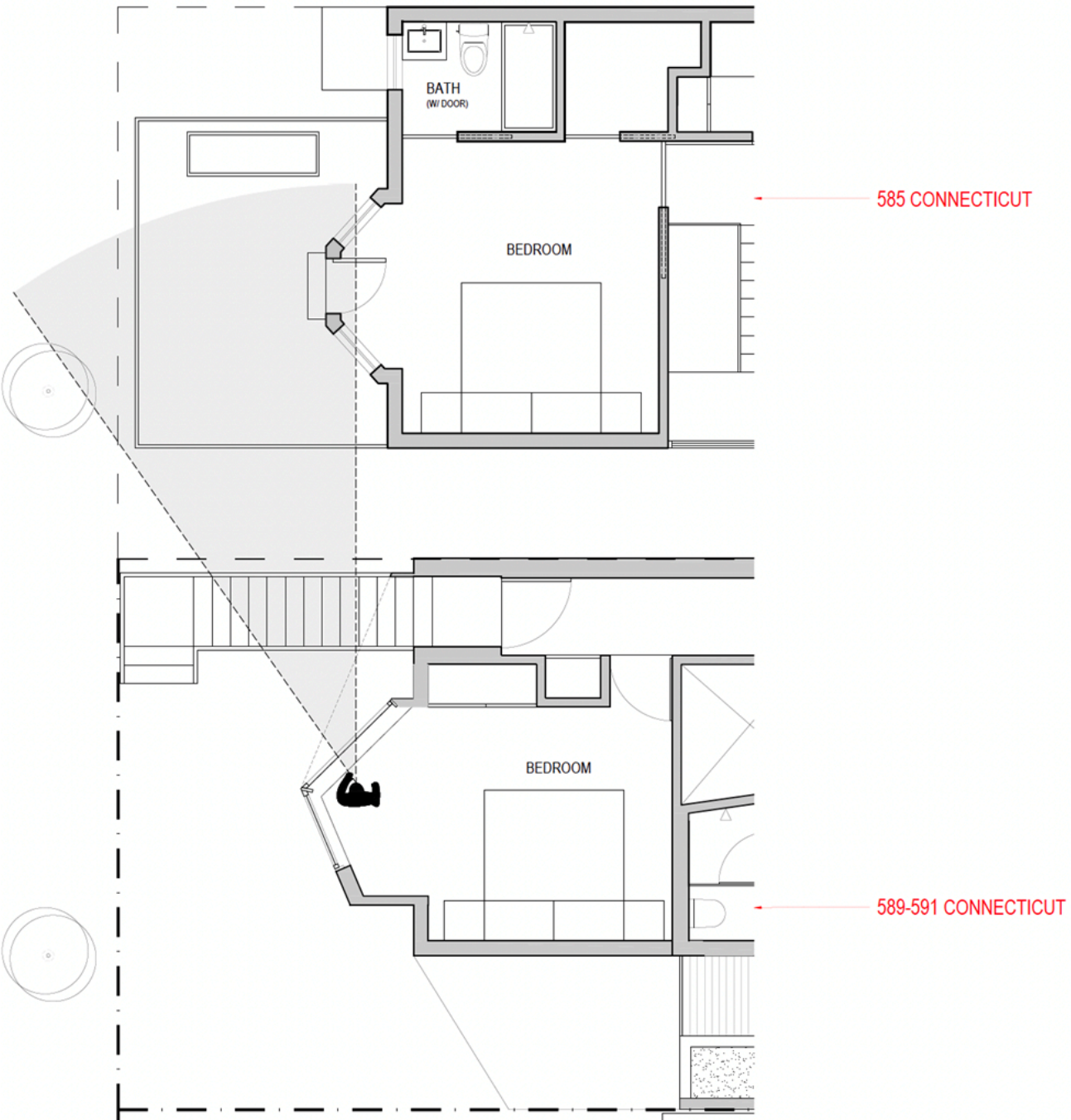
In July 2023, the project team sent out a neighbor pre-application meeting invitation including a Zoom link to adjacent neighbors, providing a forum for the group to review and discuss the proposed project at 589-591 Connecticut. The appellants at 585 Connecticut received the invitation and were not present at the meeting, while other neighbors attended and asked questions and provided feedback. After the meeting, 585 Connecticut did not make any attempt to reach out to 589-591 Connecticut during the planning review process. The 311 posting occurred at the front of the property in July 2024. Again, the sponsor did not hear anything from the neighbors at 585 Connecticut at that time.

We do understand that following the close of the notice period, some months later, the appellants attempted outreach, but the project sponsor was out of the country working abroad for an extended period.

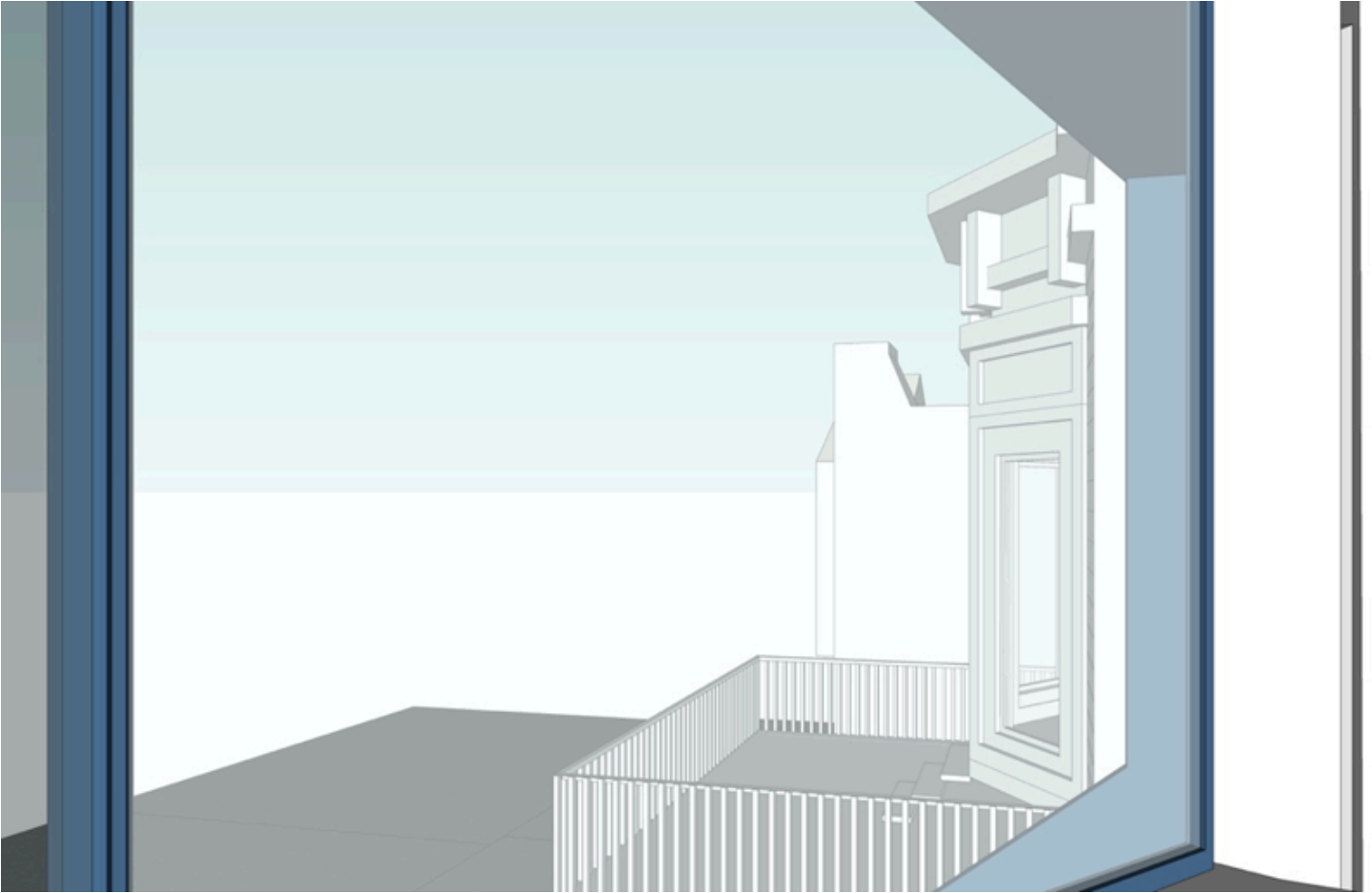
Below please find responses to each of the requests by the appellants in sequence.

ASK 1a: Add vertical louvers to front bedroom window ‘P1’

With regards to the window P1, the visibility from the bedroom at 589-91 C to the bedroom at 585C remains unchanged in the post remodel condition, with both of proposed remodels having bedrooms on the 2nd floor facing the street and both houses currently have bay windows facing the street, as it is traditional in SF. These bay windows can be found on many of the homes along Connecticut and have some visibility into existing bedrooms on the second floor as is common in the densely built SF Urban environment. The presence of vertical louvers on these features are uncommon, while interior window shades are a common approach for obtaining privacy where these conditions are undesirable to residents. We do not feel there is a precedent for putting louvers on the second floor bedroom window and would ask that we not have to add the louvers here.



Second floor plans of bedrooms facing Connecticut Street



589 Connecticut bay window view to scale toward 585 Connecticut. Very limited visibility into bedroom. No visibility into bathroom. On top of that, the bathroom has walls and a door.



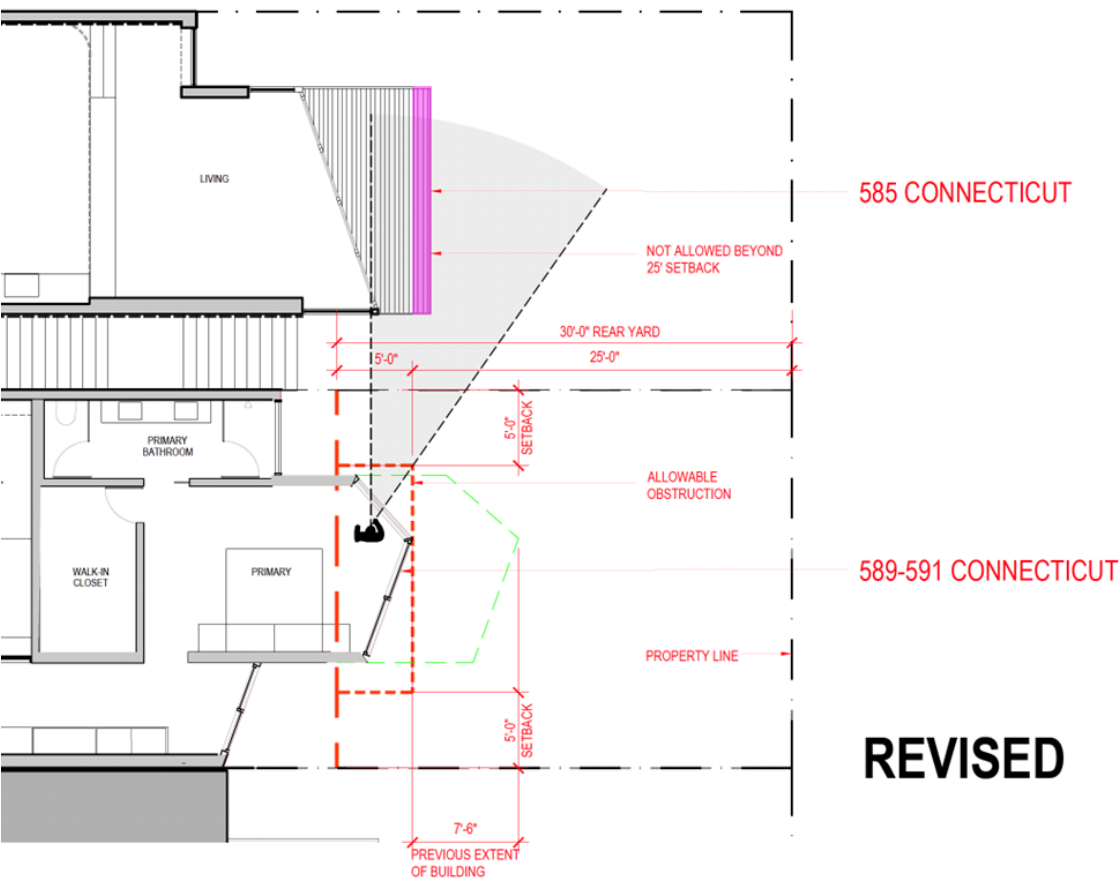
Typical configuration of Front facades of homes along Connecticut Street contain bay windows

GBA Inc.

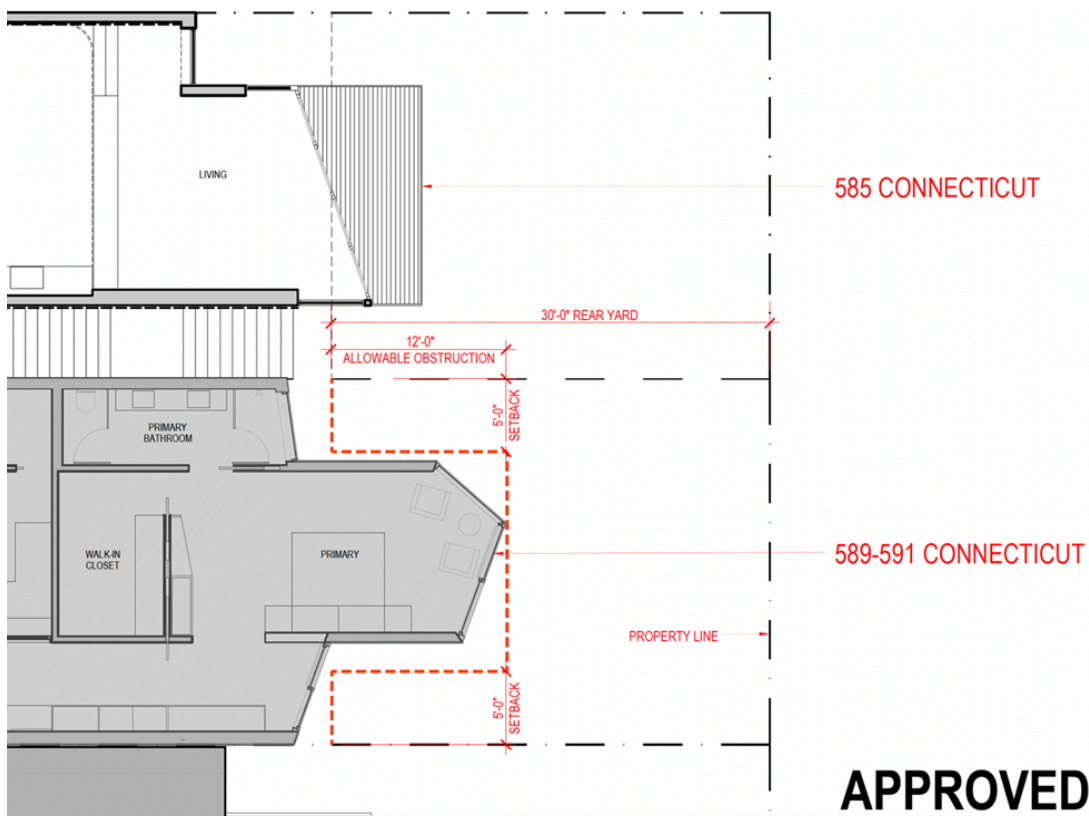
201 Noe Street San Francisco, CA 94114

*585 Connecticut front bay window**589-591 Connecticut front bay window***Ask 1b: Add vertical louvers to the primary bedroom window ‘K2’**

Please note that a new floor plan is being designed to meet planning requirements which sets the rear façade back 7.5'. Both homes' remodels take advantage of views towards the East Bay and use bay windows and large expanses of glass to open up these views. 585 Connecticut has a façade that is 95% glazing and skewed to orient towards the view. 589-591 Connecticut has less glass with 80% glazing, which is skewed towards the eastern view and away from 585 Connecticut. As is illustrated in the below floorplan exhibit, the bedroom is oriented to the east and a solid wall protects the privacy of the living space at 585 Connecticut. In evaluating the alignment of 585 and 589 Connecticut it appears that the proposed new deck at 585 Connecticut encroaches 1'-2" into the 25% rear setback and similarly to 589-91 Connecticut will require revision.

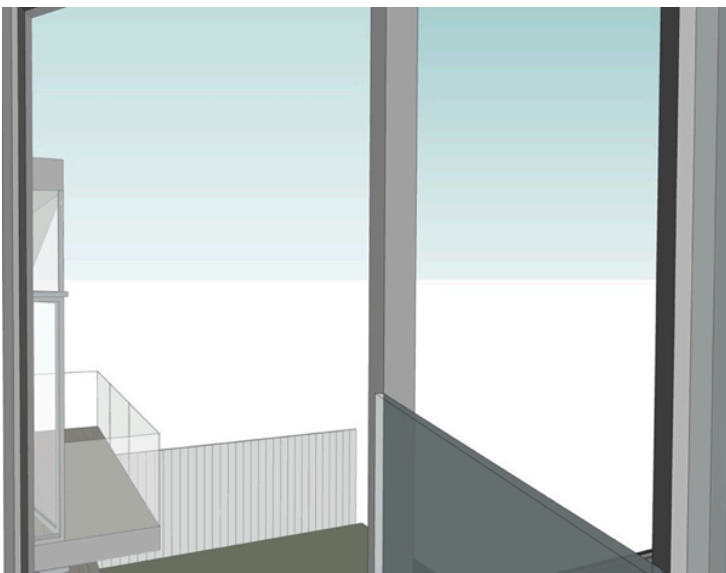


Revised first-floor plan.



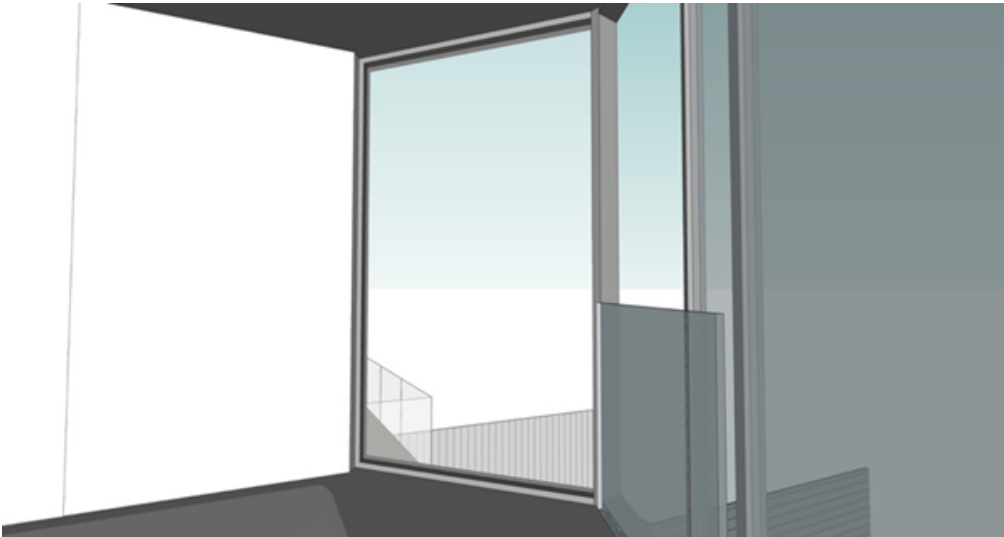
First-floor plan as currently approved under PA 202310239219

See views from the windows K2 in the primary bedroom at 589-591 Connecticut, taken right at the corner of the bay: there is a very limited view of the deck and living room corner of 585 Connecticut. See 3D view below



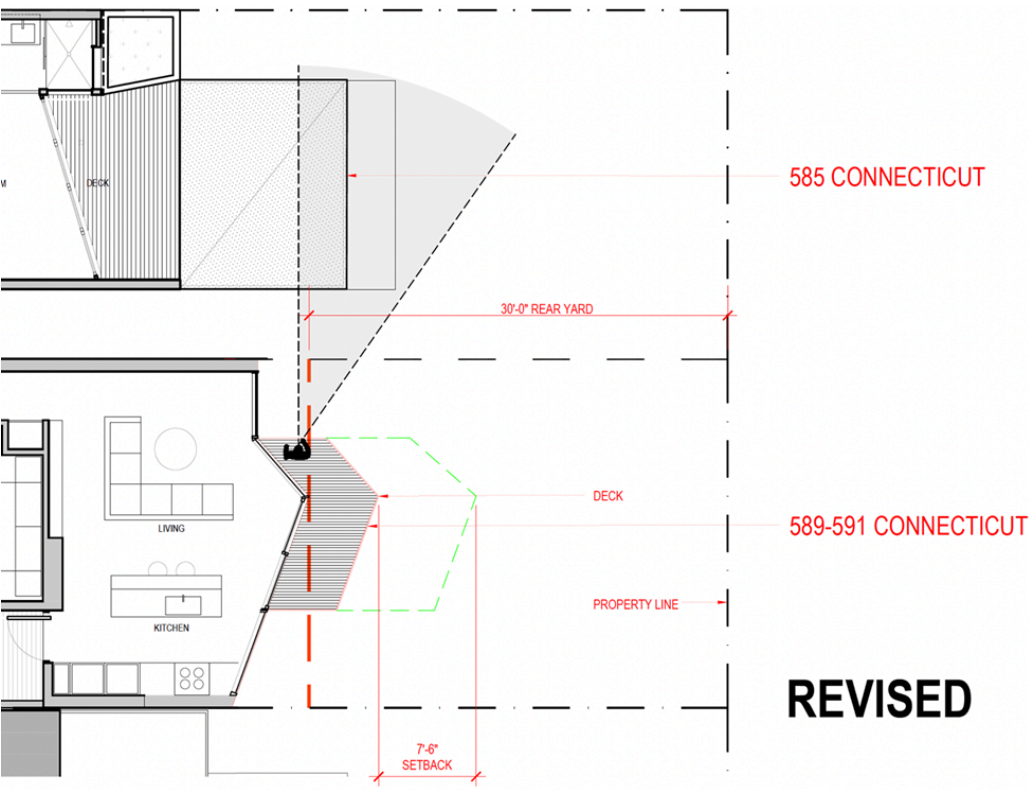
View from the window K2 in the primary bedroom at 589-591 Connecticut

If you step back a 1' to 2' feet from the corner, as is customary when looking out windows (an observer generally doesn't press their face to the window glass) there is absolutely no view into 585 Connecticut's living room and just a small corner view of 585 Connecticut's deck. So, there is no need for any louvers. See 3D view below

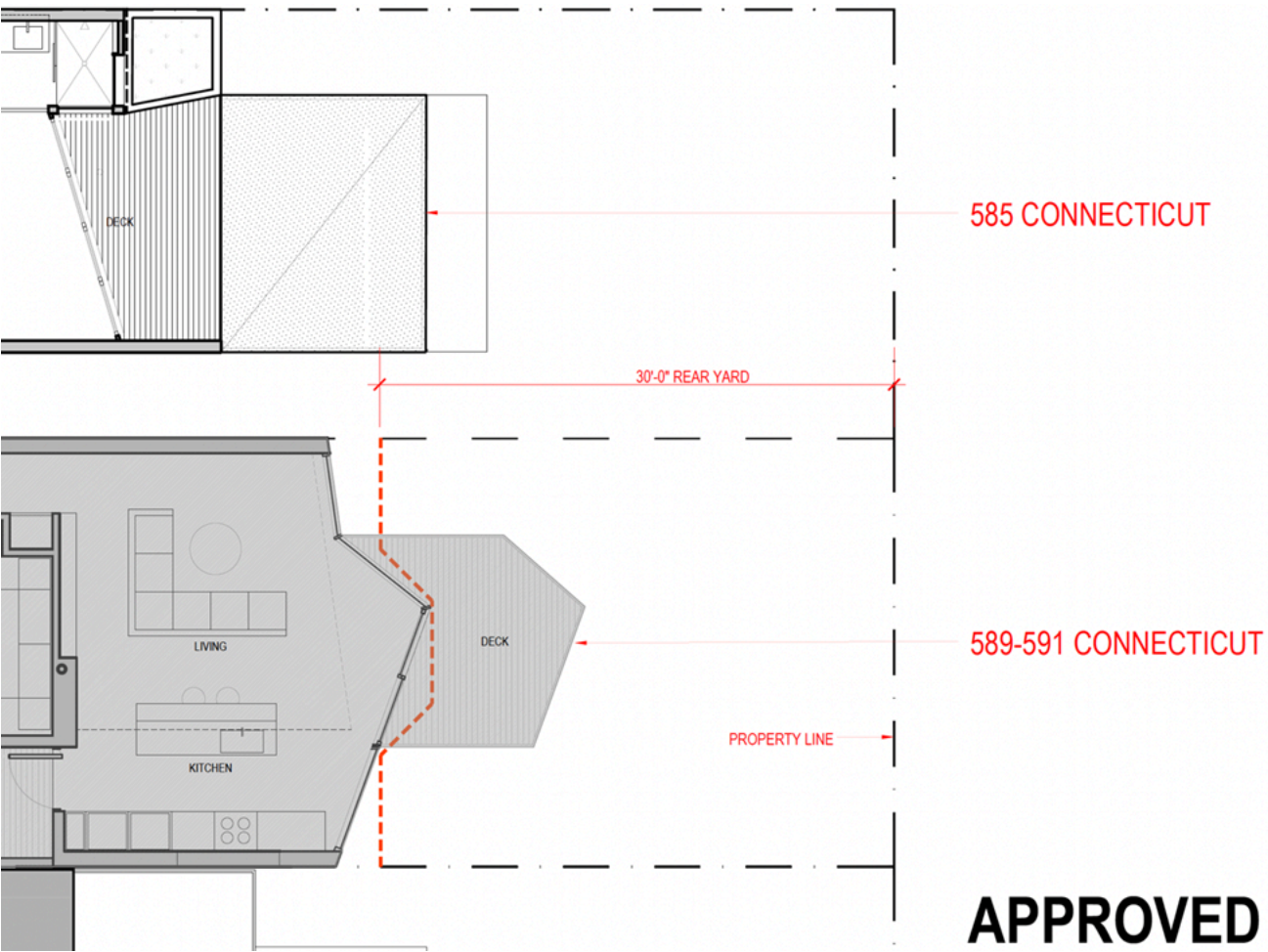
*View back 1-2' back from window K2 in the primary bedroom at 589-591 Connecticut***Ask 2: Add 'adult height' privacy screening to the second floor deck**

The new scheme that is being redesigned to meet planning requirements is set back 7.5'. As such, there are no views from the deck at 589-591 Connecticut into the Primary bedroom at 585 Connecticut. There are no views into the bedroom, bathroom or into the shower.

Please note the bay window at 579 Connecticut -highlighted in pink- can see into the living room and deck at 585 C. There are many bay windows and decks on the adjoining properties in the rear yard and none of them have adult height screening. Typically in San Francisco rear yards, decks and bays add much needed light and outdoor amenities to existing properties without requiring screening. As noted above this is a dense urban environment and these property owners are fortunate to have the level of privacy and exposure that these designs offer.



Revised second-floor plan.

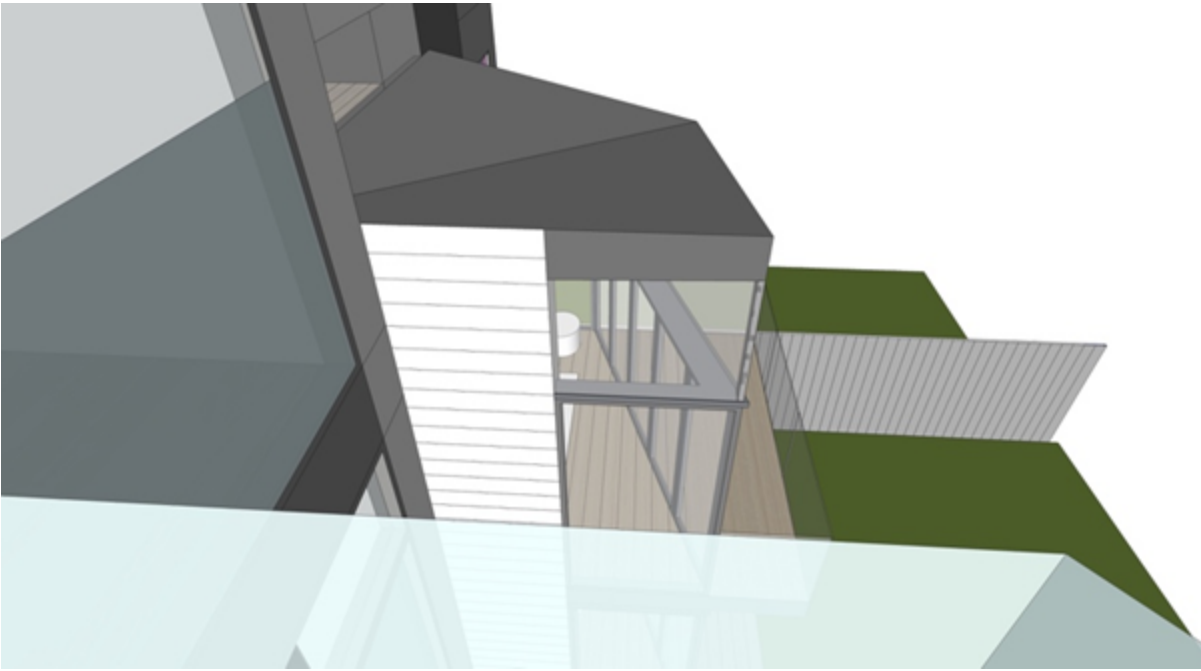


Second-floor plan as currently approved. See 3D view below



View from 589-591 Connecticut's second floor deck looking toward 585 Connecticut's primary bedroom.

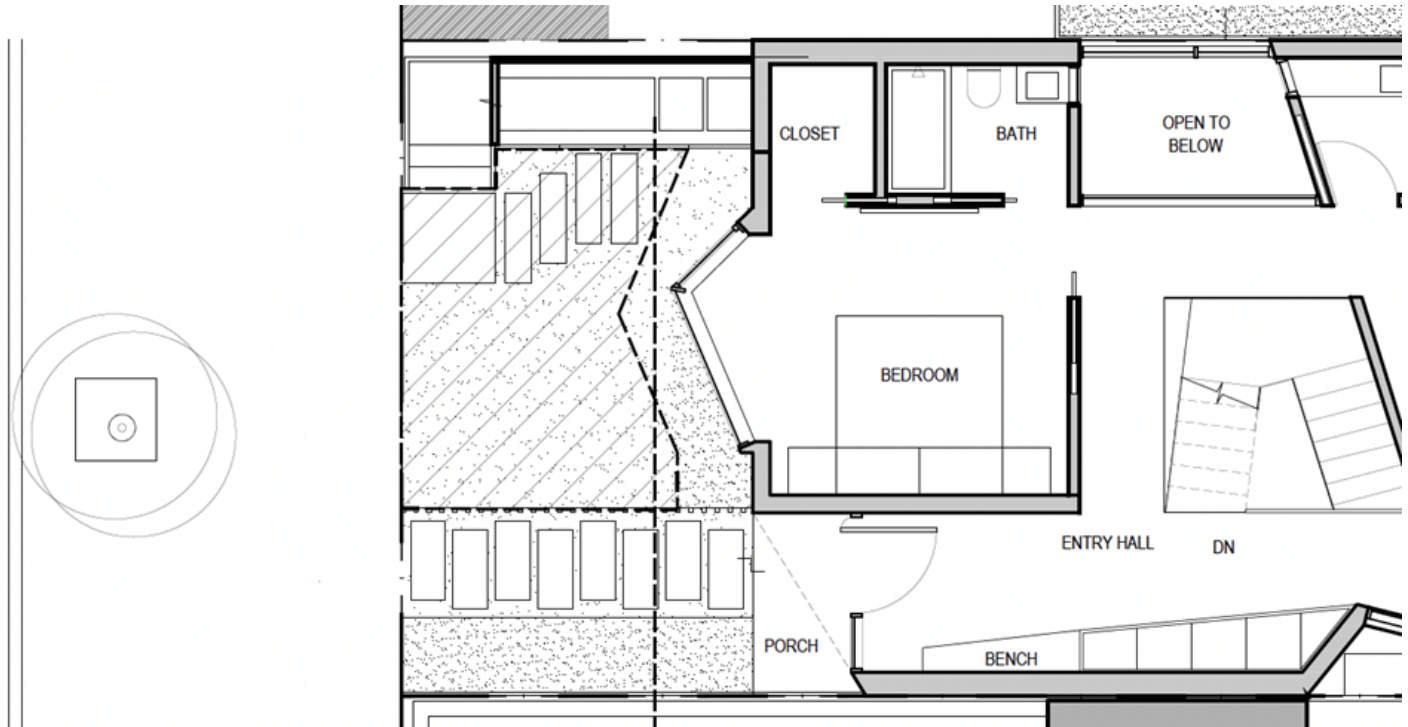
There is limited views into the living room and decks at 585 Connecticut from the top deck at 589-591 Connecticut. One suggestion for the owners of 585 C is to add screening to their windows-facing south towards 589 C-for optimum privacy. This screening would have the advantage of not impacting anyone's views from inside and from the two decks. See 3D view below.



View from 589-591 Connecticut's second floor deck looking toward 585 Connecticut's living room and deck.

Ask 3: Modify the transparent wall 'W' to be obscured glass

Transparent wall 'W' will be obscured.



First floor plan showing the transparent wall 'W' along the north property line.

In summary it is our belief that the future redesign efforts will address all reasonable concerns about privacy and that the design aligns with the patterns of development and level of privacy that can be expected in a dense urban environment. Further concerns about visibility into the appellant's home should be resolved with their own interior window treatments.

Thank you for your consideration.

Respectfully,
M. Corbin Jones
Sr. Associate, GBA Inc

A handwritten signature in black ink, appearing to read 'M. Corbin Jones', with a stylized, flowing script.

BRIEF SUBMITTED BY THE PLANNING DEPARTMENT



BOARD OF APPEALS BRIEF

HEARING DATE: October 8, 2025

October 1, 2025

Appeal Nos.: 25-033
Project Address: 589-591 Connecticut Street
Block/Lot: 4100/021
Zoning District: RH-2 (Residential, House - Two-Family), Priority Equities Geography SUD
Height District: 40-X
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

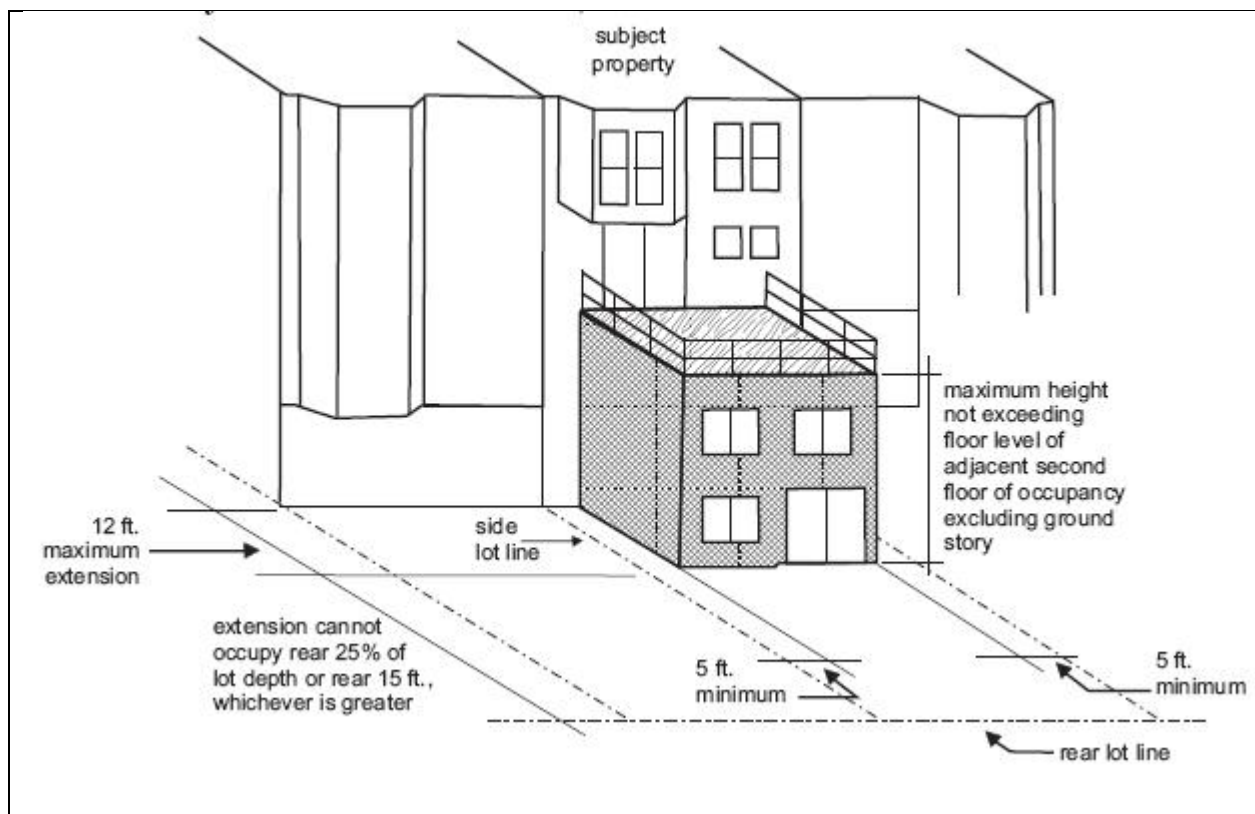
Background & Analysis

Building Permit No. 202310239219 was submitted on October 23, 2023. It was reviewed by the Planning Department and determined at that time to be consistent with the Planning Code and Residential Design Guidelines. Neighborhood notice was provided pursuant to Planning Code Section 311 between July 9th and August 8th, 2024. No request for Discretionary Review was filed and the Planning Department approved the permit on August 29th, 2024. However, the project underwent additional review and revisions and was re-approved by Planning on April 28th, 2025. The permit was eventually issued on August 18th, 2025.

However, upon the filing of this appeal, the permit was reviewed again and unfortunately found to be inconsistent with the Planning Code. Specifically, the proposal does not comply with the rear yard requirements of Planning Code Section 134 in two ways:

1. The subject lot is required to provide a rear yard equal to 30% of the lot depth, which is 30 feet for the subject lot. Planning Code Section 136(c)(25) allows for a 2-story “pop-out” to extend into the required rear yard if it meets all of the following requirements: 1) unobstructed 5-foot side setbacks must be provided, 2) the pop-out can extend no further than 12 feet into the required rear yard, and 3) no pop-out may extend into the rear 25% of the lot (see the Planning Code illustration in Figure 1, below). Due to the depth of this lot, any such pop-out can only extend an additional 5 feet into the required rear yard before it hits the rear 25%, which may not be obstructed. The subject permit approves a project that provides a full 12-foot deep pop-out that extends into the rear 25% of the lot, which is not permitted without obtaining a rear yard variance.

Figure 1 – Planning Code Section 136(c)(25) Illustration



2. Planning Code Section 136(c)(3) also allows bay windows to project up to 3 feet into the required rear yard, with other dimensional requirements. One of those requirements is that minimum head room of at least 7 feet 6 inches be provided below any bay window. The subject permit approves a project that provides a bay window directly atop the pop-out, but without providing the required 7 feet 6 inches of head height, which is not permitted without a variance.

Given the information above, the subject permit was issued in error and the appeal must either be 1) granted so that the permit may be modified to be compliant with the Planning Code, or 2) continued or revoked to allow the permit holder to go through a variance process for the proposed project (or a modified version). Either scenario will impact the rear of the building in a manner that may address privacy concerns raised by the Appellant. However, as proposed, the project was determined to be consistent with the privacy provisions of the Residential Design Guidelines, in part due to the 5-foot side setbacks and the angle of the windows.

Conclusion

Pursuant to the information provided above, the Planning Department respectfully requests that the appeal be heard, but then continued to allow the permit holder to take the necessary steps to bring the project into compliance with the Planning Code (either through revision, or variance).

cc: Jessica Myra and Mehmet Ozbek (Appellants)
Eric Hole (Permit Holder), c/o M. Corbin Jones (Agent for Permit Holder)
Joe Ospital (Department of Building Inspection)

BRIEF SUBMITTED BY DBI



Board of Appeals Brief

Hearing Date: October 08, 2025

October 08, 2025

Appeal #: 25-033
Permit: 2023-1023-9219
Project Address: 589/91 Connecticut Street
Block/Lot: 4100/021
DBI contact: Joseph Ospital, Senior Building Inspector. 628-652-3546,
Joseph.ospital@sfgov.org

Site Permit description: Remodel of existing 2-unit building including a horizontal addition at the rear, conversion of the existing unconditioned basement to habitable space, expansion of a portion of the 1st floor to accommodate a new entry for the lower unit, and upgrade the building systems.

The Site Permit before the Board this evening is Permit Application 2023-1023-9219. This site permit application was submitted for the alteration and horizontal addition at 589/91 Connecticut Street.

This project was reviewed, and signed off by SFDDBI, SFFD and all other required City agencies. The Department of Building Inspection believes that this project complies with all Building Code requirements, and was properly reviewed and approved.

Conclusion: Because this project complies with all applicable Building Code requirements, DBI contends the permit was properly reviewed and approved and therefore the permit be upheld and the appeal denied.

Joseph Ospital, Senior Building Inspector.

**City and County of San Francisco
Department of Building Inspection**



**Daniel Lurie, Mayor
Patrick O'Riordan, C.B.O., Director**

**Building Inspection Division
49 South Van Ness Avenue, Suite 400– San Francisco CA 94103
(628) 652-3450 – sfdbi.org**

Architect:

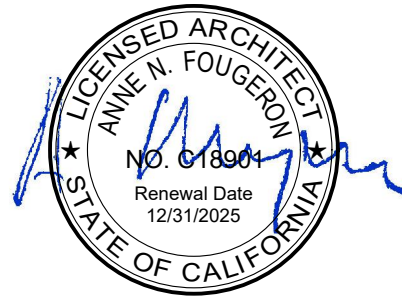
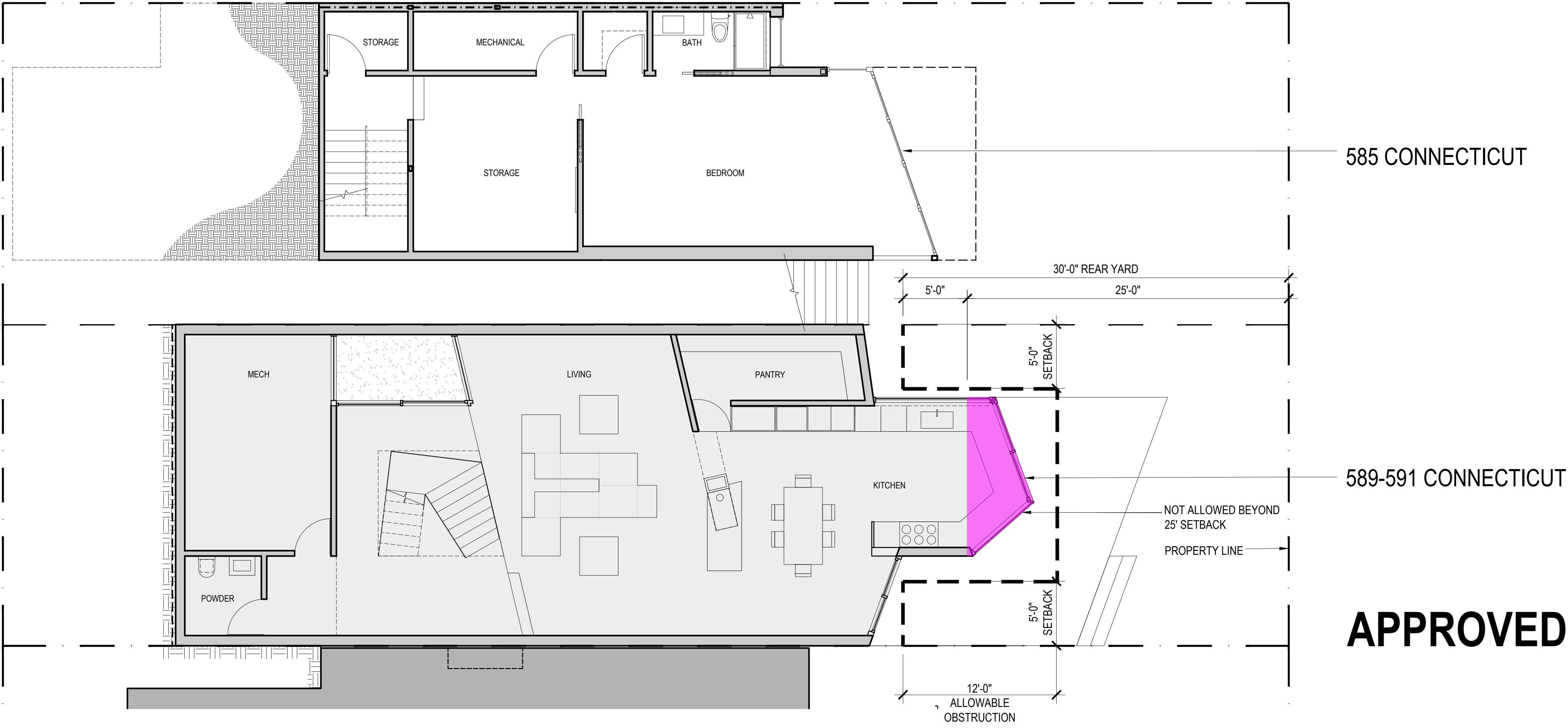
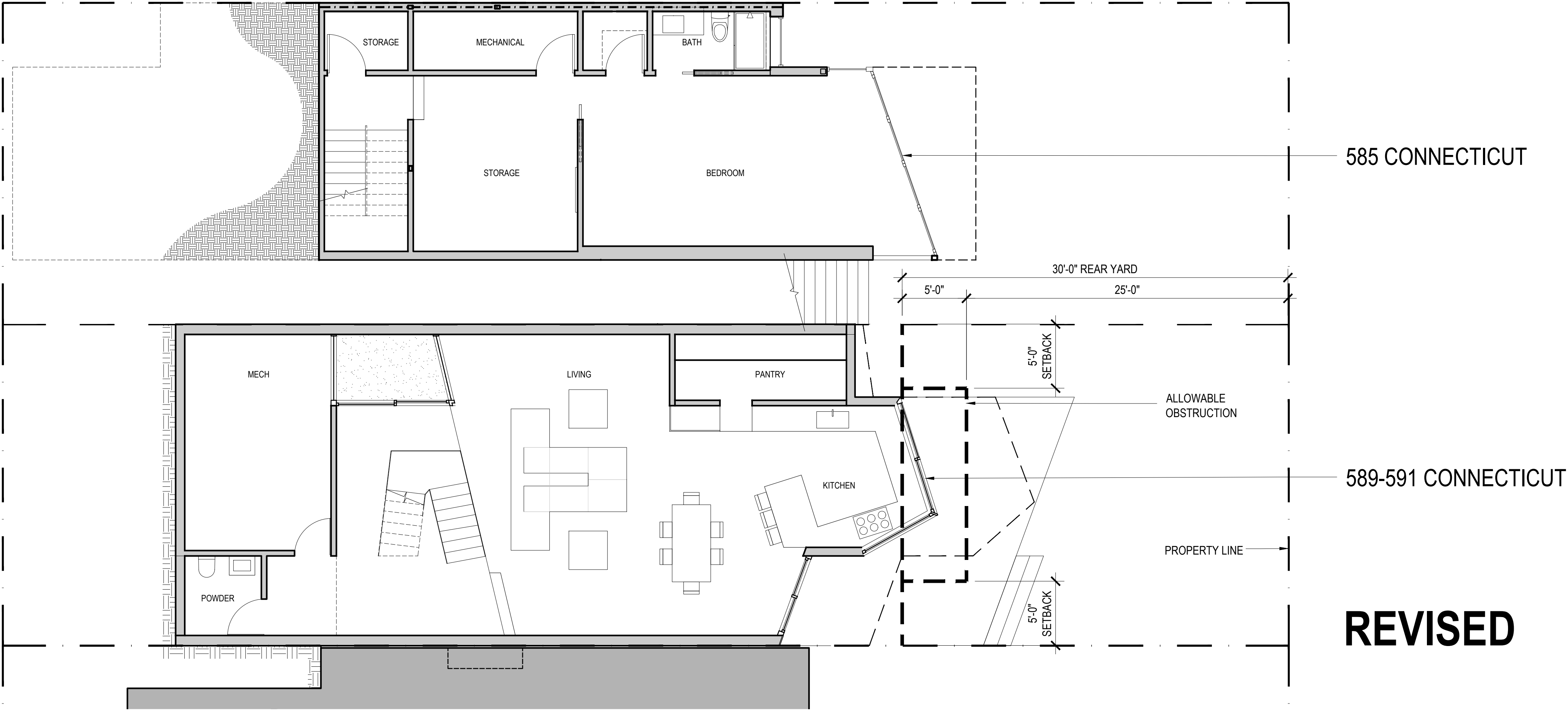
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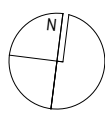
Client:

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San Francisco, CA 94107



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BASEMENT PLAN



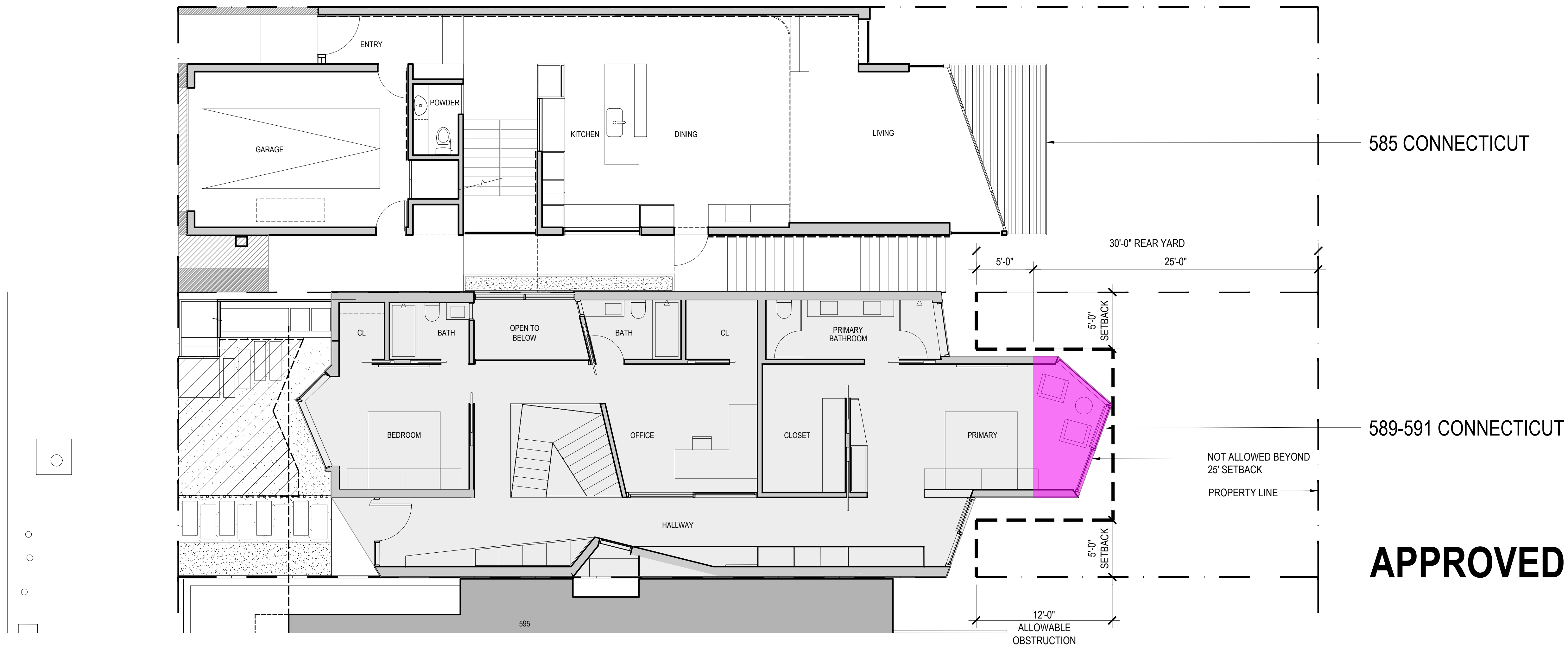
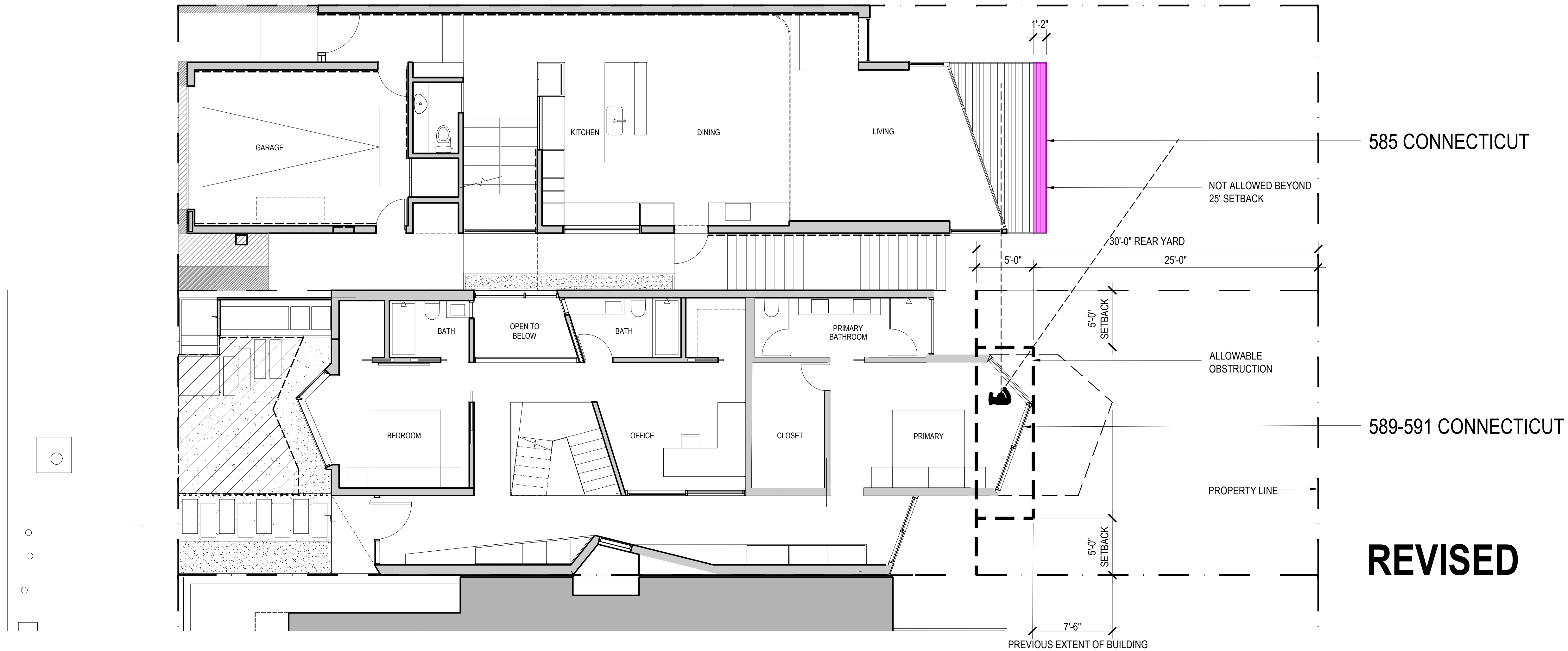
A2.01

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FIRST FLOOR PLAN

A2.02

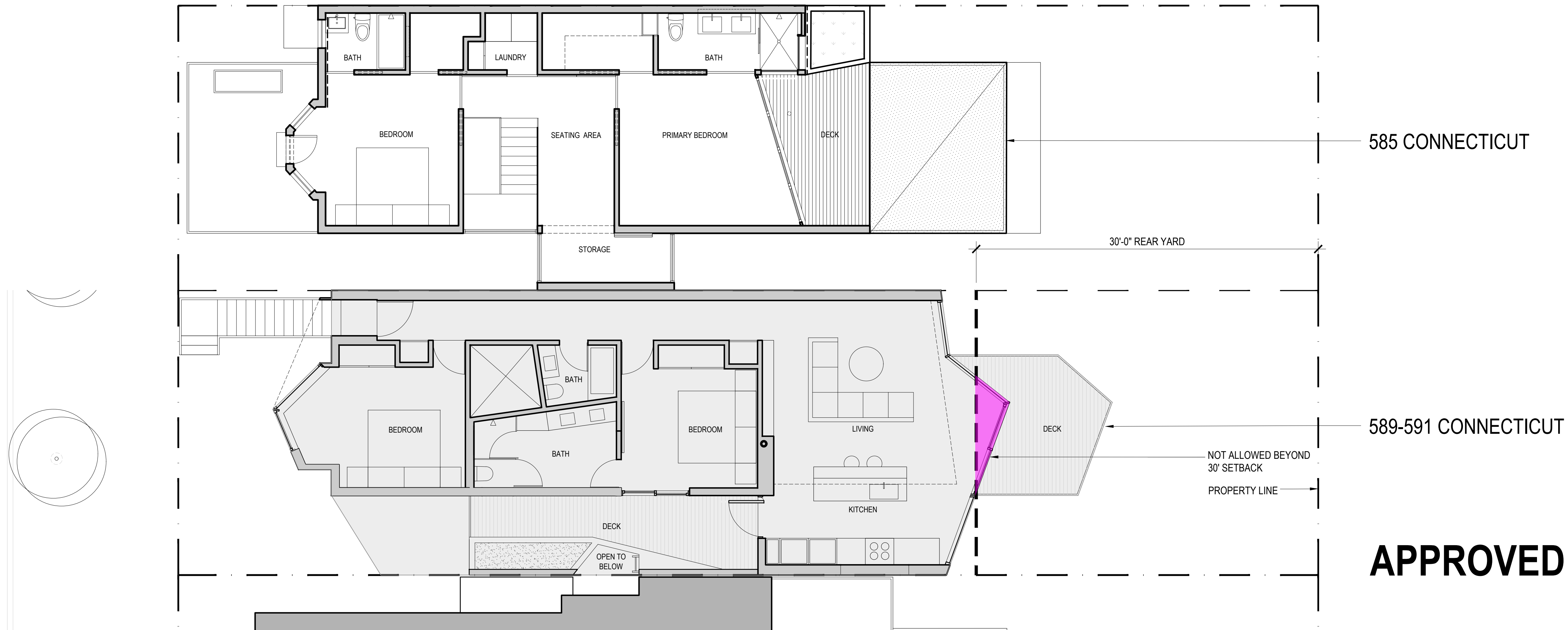
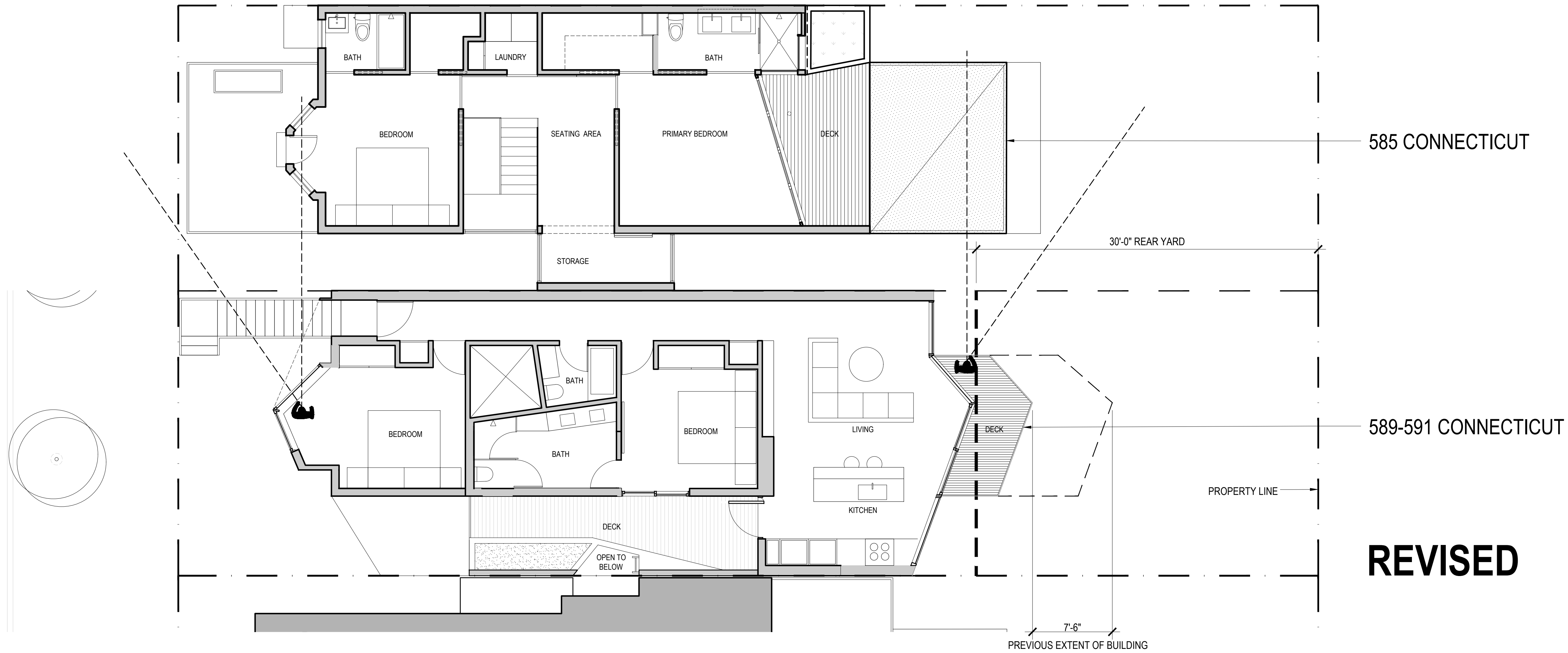
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Project name: Hole
Project No.: 20226
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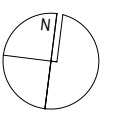
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SECOND FLOOR
PLAN

A2.03



Scale: 3/16" = 1'-0"

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Project No.: 20226
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