

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
SARAH LANGE,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. **25-043**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 10, 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 September 29, 2025 to Alexia Martini, of an Alteration Permit (two-story addition to front, east elevation; add one bathroom, remodel two bathrooms; re-configure kitchen) at 506 Gates Street.

APPLICATION NO. 2024/12/11/6574

FOR HEARING ON December 10, 2025

Address of Appellant(s):

Address of Other Parties:

Sarah Lange, Appellant(s)
c/o Jeremy Paul, Agent for Appellant
Quickdraw Permit Consulting
584 Castro Street
Suite 466
San Francisco, CA 94114

Alexia Martini, Permit Holder(s)
c/o Laura Strazzo, Attorney for Permit Holder(s)
Patterson & O'Neill P.C.
235 Montgomery Street, Suite 950
San Francisco, CA 94104



Date Filed: October 10, 2025

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

PRELIMINARY STATEMENT FOR APPEAL NO. 25-043

I / We, **Sarah Lange**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2024/12/11/6574** by the **Department of Building Inspection** which was issued or became effective on: **September 29, 2025**, to: **Alexia Martini**, for the property located at: **506 Gates Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **November 20, 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, martini.alexia@gmail.com and fallon@studiofallon.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **December 4, 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 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 and sarahalange@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, December 10, 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 or Agent:

Signature: Via Email

Print Name: Sarah Lange, appellant

Sarah Lange
380-390 Tompkins Avenue
San Francisco, CA 94110
Objection to work being proposed at 506 Gates St./ App. 202412116574

Dear San Francisco Board of Appeals-

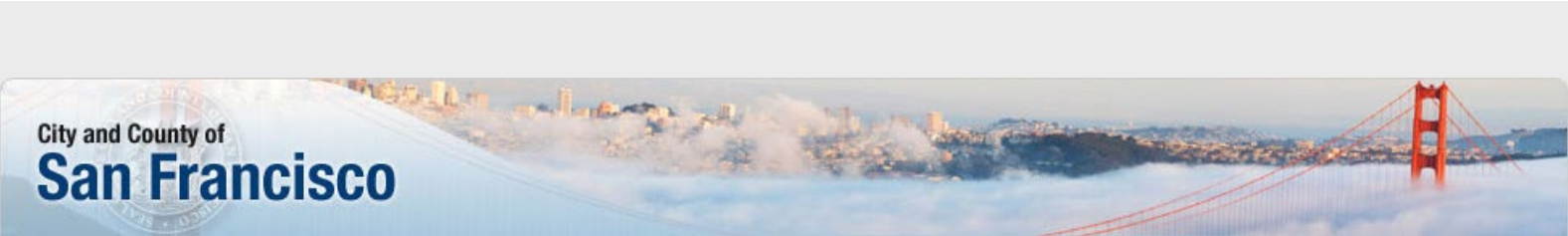
I would like to formally object to the proposed project at 506 Gates street. We have reviewed the architectural drawings that were provided to us by the home owner. This project, as currently planned, would obstruct the only windows on the south side of my home. This obstruction would remove all sources of natural light and ventilation on the south side of our home.

These windows in question were replaced last year with permits and full review of SFDBI. I was required to adhere to strict guidelines for size and materials, as my home is considered "historically significant" per neighborhood guidelines and designation. I question the decision to allow these same "street facing" and "historically significant" windows to now be covered by another construction project after such recent scrutiny and stringent review by SFDBI.

Secondarily, this home is an R2 duplex per our title. The only access to the basement for unit 390 Tompkins is per an easement at the south side of the structure. This project would remove fair access to that area of the home for the tenants of 390 Tomkins Avenue, thereby denying access to a portion of our property..

Please let me know if further information is required of me to formally file an appeal to this building project.

Sarah Lange



City and County of
San Francisco

Home



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 10/9/2025 3:14:11 PM

Application Number: 202412116574

Form Number: 3

Address(es): 5725 / 002 / 0 506 GATES ST

Description: Two story addition to front east elevation add 1 bath remodel 2 bath re-configure kitchen.

Cost: \$300,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
12/11/2024	TRIAGE	
12/11/2024	FILING	
1/7/2025	FILED	
8/11/2025	APPROVED	
9/29/2025	ISSUED	

Contact Details:

Contractor Details:

License Number: OWNER

Name: OWNER

Company Name: OWNER

Address: OWNER * OWNER CA 00000-0000

Phone:

Addenda Details:

Description:

SITE

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
PERMIT-CTR		12/9/24	12/11/24			12/27/24	JACKSON AMIRA	Approved	Interagency Completeness review.
CPB		12/27/24	12/27/24			1/7/25	GUTIERREZ NANCY	Administrative	waiting for payment
CP-ZOC		1/7/25	1/30/25			1/30/25	SAMONSKY ELLA	Approved	Approved:Two-story front horizontal addition, alteration to the rear facade and interior remodel of an existing two-story single-family residence.
CP-ZOC	3	4/18/25	4/25/25			4/25/25	SAMONSKY ELLA	Approved	Approved:Two-story front horizontal addition, alteration to the rear facade and interior remodel of an existing two-story single-family residence.
CP-ZOC	3	6/27/25	8/6/25			8/6/25	SAMONSKY ELLA	Approved	Approved:Two-story front horizontal addition, alteration to the rear facade and interior remodel of an existing two-story single-family residence.
BLDG		1/7/25	1/17/25			1/24/25	BARNES JEFF	Issued Comments	Review & teams meeting with Fallon James AOR to address site permit comments , EERO ? comments in BB session
									Commenst issued, teams meeting & review of PDF from

BLDG	1	3/14/25	3/14/25			3/14/25	BARNES JEFF	Issued Comments	Fallon AOR , to update BB session 796-431-310 w/REV1 site add Ladder for rear yard access. Note no work at rear of property to remain exsitingnon-conforming
BLDG	2	4/18/25	4/18/25			4/18/25	BARNES JEFF	Issued Comments	Zoom meeting w/ AOR Fallon James, update scope at plan set show areas of work & excuvation amounts PAD-STR added to routing.
BLDG	3	4/18/25	4/18/25			4/18/25	BARNES JEFF	Approved	Approved in BB session 796-431-310 REV 1 (reduced scope)
BLDG	3	6/27/25	6/27/25			6/27/25	OSPITAL JOSEPH	Issued Comments	Comments issued in Blue beam
BLDG	4	7/16/25	8/5/25			8/5/25	OSPITAL JOSEPH	Approved	Approved in Blue Beam
PAD-STR		4/18/25	7/3/25			7/3/25	OSPITAL JOSEPH	Not Applicable	Fpr SSPA
PAD-STR		4/18/25	4/18/25			4/18/25	BARNES JEFF	Approved	line in error
DPW-BSM		1/7/25	1/30/25			1/30/25	DENNIS RASSENDYLL	Approved- Stipulated	ADDENDUM requirement(s) for sign off (TIER 1): Inspection Right-of-Way Conformity (final inspection). Download application(s) at http://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-BSM	3	4/18/25	4/28/25			4/28/25	DENNIS RASSENDYLL	Approved- Stipulated	ADDENDUM requirement(s) for sign off (TIER 1): Inspection Right-of-Way Conformity (final inspection). Download application(s) at http://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-BSM	3	6/27/25	7/2/25			7/2/25	DENNIS RASSENDYLL	Approved- Stipulated	ADDENDUM requirement(s) for sign off (TIER 1): Inspection Right-of-Way Conformity (final inspection). Download application(s) at http://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-BSM	4	7/16/25	7/17/25			7/17/25	DENNIS RASSENDYLL	Approved- Stipulated	ADDENDUM requirement(s) for sign off (TIER 1): Inspection Right-of-Way Conformity (final inspection). Download application(s) at http://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.
									ADDENDUM requirement(s) for sign off (TIER 1): Inspection Right-of-Way Conformity (final inspection). Download application(s) at http://www.sfpublishworks.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfdpw.org. Your construction

DPW-BSM	4	7/17/25	7/23/25			7/23/25	DENNIS RASSENDYLL	Approved-Stipulated	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.
SFPUC		1/7/25	1/15/25			1/15/25	IMSON GRACE	Approved	01/15/2025 - APPROVED EPR. Permit has been assessed a Capacity Charge. DBI will collect. Invoice attached to Bluebeam. 01/10/2025 - RFI. Two wash/dryers: keep the existing washer and dryer in the garage and install a new washer and dryer under the foyer stair.
SFPUC	3	4/18/25	4/21/25			4/21/25	IMSON GRACE	Approved	04/21/2025 - APPROVED EPR RESTAMP REV1. Permit has been assessed a Capacity Charge. DBI will collect. Invoice attached to Bluebeam.
SFPUC	3	6/27/25	7/9/25			7/9/25	IMSON GRACE	Approved	07/09/2025 - APPROVED EPR REV#2&3 -RESTAMP. Permit has been assessed a Capacity Charge. DBI will collect. Invoice attached to Bluebeam.
SFPUC	4	7/16/25	7/21/25			7/23/25	IMSON GRACE	Approved	07/23/2025 - APPROVED EPR REV#4. Permit has been assessed a Capacity Charge. DBI will collect. Invoice attached to Bluebeam.
SFFD		6/18/25	6/20/25			6/24/25	UNTALAN JAMES	Issued Comments	Routed to CDP @HQ on 06/18/25-TK. assigned to inspector untalan - jason.woo@sfgov.org 6/20/25 Issued comments on Blue Beam. JDU 06/24/2025. james.untalan@sfgov.org
SFFD	2	7/8/25	7/8/25			7/8/25	UNTALAN JAMES	Administrative	Line accidently created. JDU 07/08/2025. james.untalan@sfgov.org
SFFD	1	6/27/25	7/8/25			7/8/25	UNTALAN JAMES	Issued Comments	Issued comments on REV 2 Blue Beam. JDU 07/08/2025. james.untalan@sfgov.org
SFFD	3	7/16/25	7/17/25			7/17/25	UNTALAN JAMES	Issued Comments	Issued comments to REV 3 on Blue Beam. JDU 07/17/2025. james.untalan@sfgov.org
SFFD	4	7/17/25	7/21/25			7/21/25	UNTALAN JAMES	Approved	Approved REV 4 for Fire access only and if sprinklers are required provide water flow information. JDU 07/21/2025. james.untalan@sfgov.org
PPC		1/7/25	1/7/25			8/6/25	LUA NATALIE	Administrative	08/06/25 03:52 PM Invite sent to CPB to start issuance process; NL 7/17/25: Invite sent to plan examiners to review and stamp REV4 drawing; kw 7/16/25: Invite sent to plan examiners to review and stamp REV3 drawing; kw 6/27/25: Invite sent to plan reviewers to review and stamp REV2 drawing; HP 6/18/25: SFFD review required per completeness review letter, invite sent to SFFD to start electronic plan review; HP 06/18/25 09:17 AM CPB did not issue. Back to PPC; AUTO-GENERATED 04/28/25 01:44 PM Invite sent to CPB to close out permit; KW 4/18/25: Invite sent to plan examiners to review and stamp REV1 drawings; kw 1/7/2025: Invite sent to applicant to join BB session;nl 1/7/2025: Bluebeam session created, Invite sent to CP-ZOC (Planning), BLDG, BSM, PUC to start electronic plan review;nl
CPB		8/6/25	8/11/25			9/29/25	NANCY GUTIERREZ	Administrative	9/29/2025:Permit issued to owner,link sent.ng 9/25/205:Final Invoice sent.ng 8/11/2025:Waiting for contractor statement/green halo.ng 6/18/25: ROUTED BACK TO PPC FOR SFFD PLAN REVIEW PER COMPLETNESS LETTER, MISSED AT INTIAL ROUTING. MH 4/30/25: request for statements was emailed to applicant to be submitted. mh

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)



QUICKDRAW

PERMIT CONSULTING

584 CASTRO STREET SFC A 94114

415-552-1888 INFO@QUICKDRAWSF.COM

WWW.PERMITCONSULTING.COM

November 20, 2025

President Rick Swig

San Francisco Board of Appeals

49 South Van Ness Avenue, 5th Floor

San Francisco, CA 94103

Appeal No.: 25-043

Appeal Title: Lange vs. DBI, PDA

Subject Property: 506 Gates Street

Permit Type: Alteration Permit

Permit No.: 2024/12/11/6574

Request for Suspension Due to Procedural Errors, Incorrect Site Assumptions, and
Undisclosed UDU Violations

President Swig and Honorable Members of the Board:

Four teenagers and a single working mom will be cut off from their laundry room should this project proceed as planned. For any of you Board Members who have lived with teenagers - you know that this is a catastrophe of literally monumental proportions - Every day four teenagers produce a Coit Tower's volume of laundry; enough to keep a hotel laundry working around the clock.

The permit before you proposes to seal off a 125 year old basement entry door accessed by way of an easement and gate from the sidewalk several times a day by members of this household to get their laundry done (Photos Attached). For Planning Department review of this Permit Application to ignore this easement, and the impact on the adjacent home

reflects a negligent disregard for family survival in our city.

My name is Jeremy Paul, Permit Consultant for Ms. Sarah Lange and her family. Sarah is a UC Medical Center nurse, single mother of four San Francisco school kids, and the owner-resident at 380 Tompkins Avenue.

If the project at 506 Gates Street proceeds as approved, Ms. Lange and her family will lose the only access to their basement laundry room. For a working nurse with four kids, laundry is not a luxury — it is survival.

Planning's approval of this Permit Application rests on incomplete information and procedural oversights. The applicant submitted drawings to the Department which failed to include the conspicuous neighboring doors and windows which use this easement as well as the entry door to the existing unauthorized dwelling unit (UDU) on the project site. Without this the Planning Department's review of this project is based on incorrect and incomplete information.

The Board of Appeals has both the authority and the obligation to suspend or overturn a permit when the underlying departmental action is based on incomplete information, misapplied Planning Code sections, or materially incorrect assumptions about existing conditions. The Board's mandate under the Charter is not limited to reviewing legality in the narrow sense, but extends to correcting procedural omissions, factual errors, and substantive misunderstandings that undermine the integrity of the approval process. In this case, multiple procedural defects require suspension:

1. The Planning Department's review was conducted on an incomplete and inaccurate

factual record.

When a permit applicant omits material site information — such as existing building configurations, active entries or egress paths, windows, or additional dwelling units — the Department's approval cannot be considered valid. Planning's reliance on incorrect data is itself a reversible error.

2. Planning failed to perform mandatory review steps required under the Planning Code.

Sections §311, §140, §102, and §134 require recognition and evaluation of existing physical site conditions, including light, air, access, and historic massing relationships.

When those required analyses are omitted, or when they are based on faulty assumptions, the resulting approval is procedurally defective and must be corrected by the Board.

3. An approval premised on materially incorrect assumptions regarding the development potential of a site is not a legally supportable approval.

Here, the assumption that the 6 -7" corridor is unused or freely developable contradicts over a century of physical evidence and current observable use. Planning's duty is to evaluate the project based on actual conditions, not presumed ones. When that duty is not met, the Board is empowered to suspend the permit and require a corrected analysis. (Site Plan/Basement Plan - Exhibit A; McSparran Law Easement Letter - Exhibit B)

The Board of Appeals serves as the City's corrective body to ensure procedural fairness, factual accuracy, and proper application of the Planning Code.

San Francisco's Charter gives the Board independent judgment to overturn, suspend, or remand when an approval is based on inaccurate information, lacking required analysis, or

issued without procedural compliance.

This appeal does not ask the Board of Appeals to determine the existence, scope, or enforceability of a private easement. The Board has no obligation — and indeed no jurisdiction — to adjudicate private property rights or resolve civil disputes between neighbors. Those matters are reserved for the courts.

What the Board does have jurisdiction over is the administrative correctness of the Planning Department's review. When the Department issues an approval based on incomplete facts, material omissions, incorrect site assumptions, or failure to evaluate existing physical conditions, the Board is empowered to suspend or overturn that approval regardless of any underlying private claims.

In situations like this, where an easement or long-established access pattern exists, the Board is not being asked to validate or reject that easement; instead, the Board is asked to correct a procedural error: the Department approved the project without considering site conditions that directly affect Planning Code compliance, including access, light, air, and established building relationships.

4. Planning did not require or review a UDU Declaration, despite circumstances that made such review mandatory.

Where a property has a known history of a removed illegal dwelling unit — and where that unit has been visibly reinstated and is currently occupied — Planning must investigate and process the application under the City's Unauthorized Dwelling Unit protocols. A permit issued without this required review is incomplete and cannot stand

Evidence of the undisclosed UDU is visible in the photographic exhibits. At the back end of the 6'-7"-wide side corridor—shown clearly in Photos (Exhibit C) — the black door is the primary entrance to the second dwelling unit on the property, historically referred to as “504 Gates.” This is the same unit originally ordered removed by DBI under Permits #9710107 and #9724909. The kitchen associated with that UDU was removed in 1997–1998, but the unit has since been re-established and occupied without disclosure. The presence of this dwelling unit, accessed directly from the historic shared corridor, is a material fact that Planning was never provided and could not have incorporated into its required §311, §140, §102, or UDU analyses.

By suspending or disapproving the permit, the Board ensures that Planning performs a full and accurate analysis based on actual physical conditions, any potential private rights are not prejudiced by an approval issued on a defective record, and the City does not inadvertently authorize construction that conflicts with conditions it failed to investigate.

This corrective function lies squarely within the Board’s authority, and it is precisely why suspension of this permit is necessary. This appeal does not ask the Board of Appeals to determine the existence, scope, or enforceability of a private easement or an U.D.U.. The Board has no obligation — and indeed no jurisdiction — to adjudicate private property rights or resolve civil disputes between neighbors. Those matters are reserved for the courts.

What the Board does have jurisdiction over is the administrative correctness of the Planning Department’s review. When the Department issues an approval based on incomplete facts, material omissions, incorrect site assumptions, or failure to evaluate

existing physical conditions, the Board is empowered to suspend or overturn that approval regardless of any underlying private claims.

The Board's role is protective, not adjudicative.

By suspending or remanding the permit, the Board ensures that any private rights are not prejudiced by an approval issued on a defective record, and the City does not inadvertently authorize construction that conflicts with conditions it failed to investigate.

In short, the Board does not decide easements — it prevents administrative mistakes from destroying them before the court ever has the chance.

This corrective function lies squarely within the Board's authority, and it is precisely why suspension or overturning of this permit is necessary.

This Board must act to protect the Lange family home when the Planning Department's incomplete and flawed plan review failed to do so. Although not a party to this appeal, the rights of the tenants in the UDU, whose home will be destroyed should this permit stand must also be considered. San Francisco does not tolerate unlawful evictions of tenants and residents of an Unauthorized Dwelling Unit have rights which must be addressed.

We respectfully request suspension of the permit and remand to the Planning Department for a complete UDU investigation, correction of §311, §140, §102, and §134 analyses, and reconsideration based on accurate site conditions.



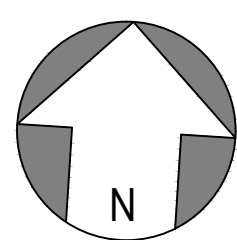
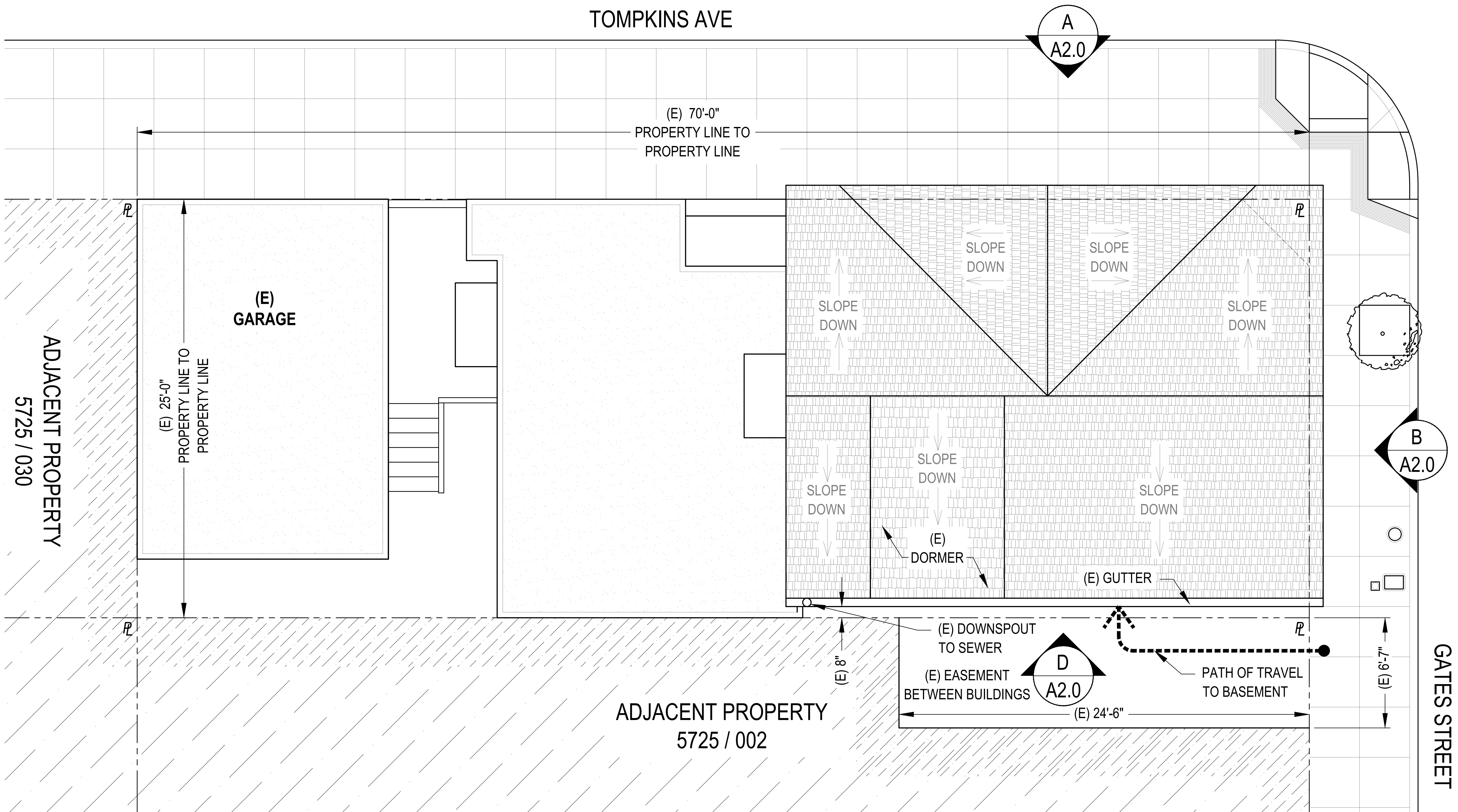
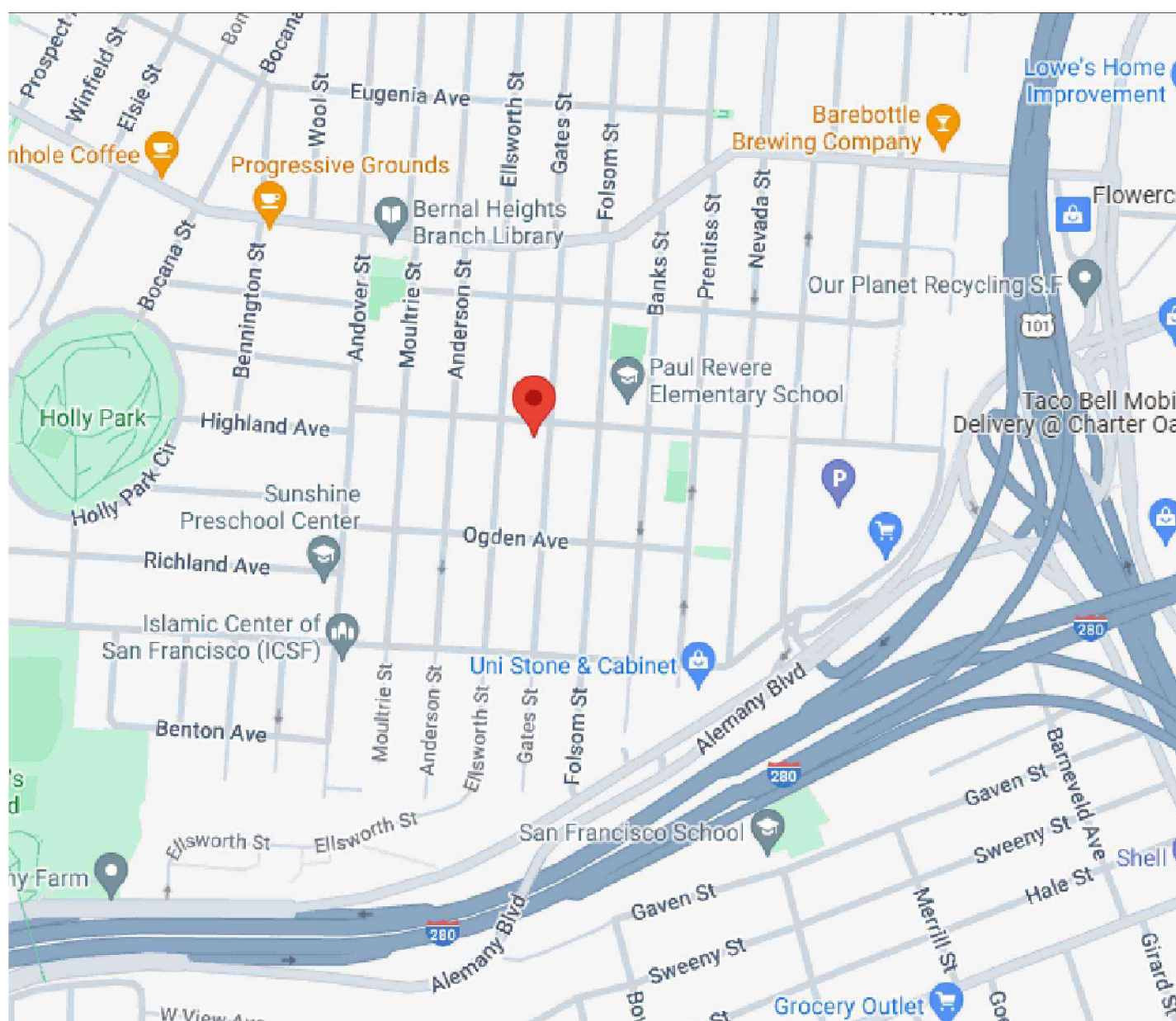
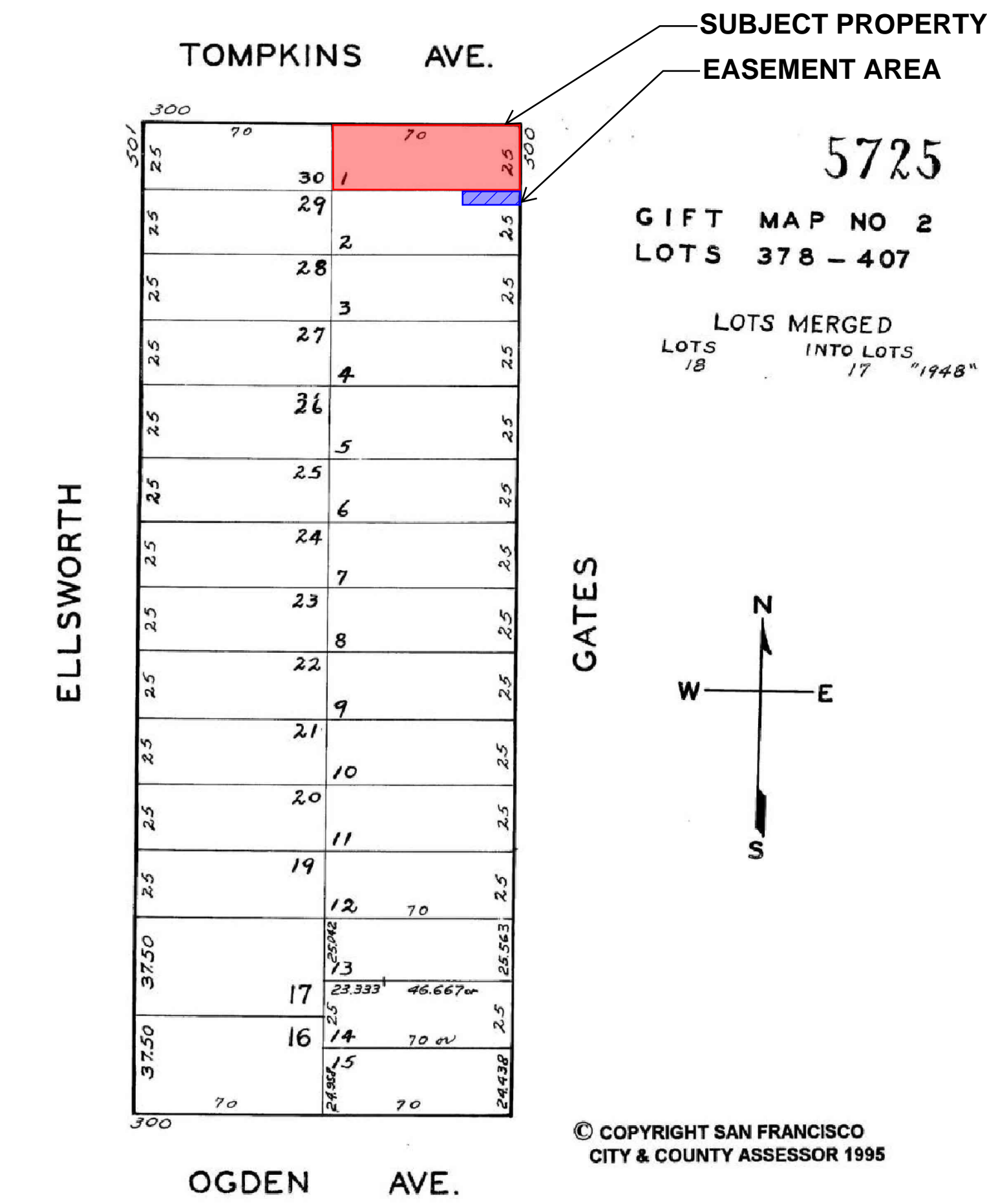
Respectfully Submitted,

Jeremy Paul

Permit Consultant for Ms. Sarah Lange

Attached Exhibits:

- A. Site Plan / Easement & Basement Plan 380 Tompkins
- B. Easement Counsel Letter to Permit Holder
- C. Easement Photos

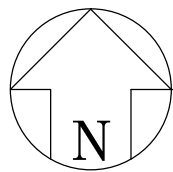
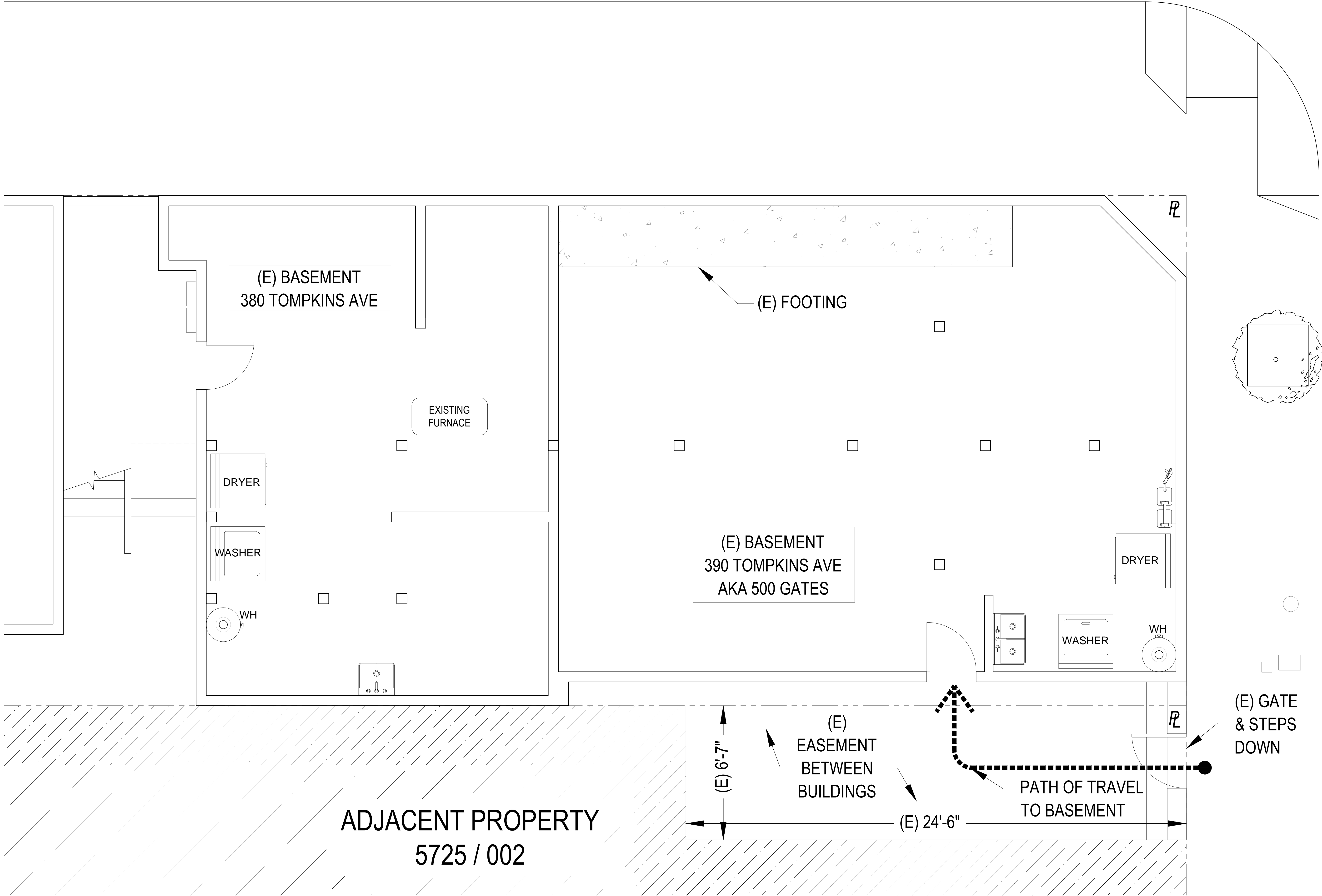


EXISTING PROJECT SITE PLAN

SCALE: NTS

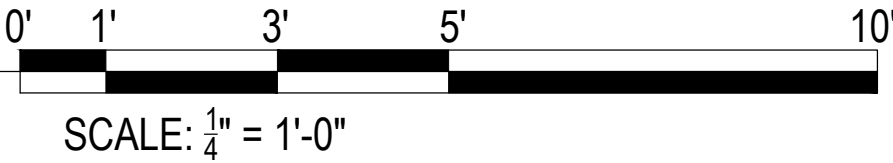
TOMPKINS AVE

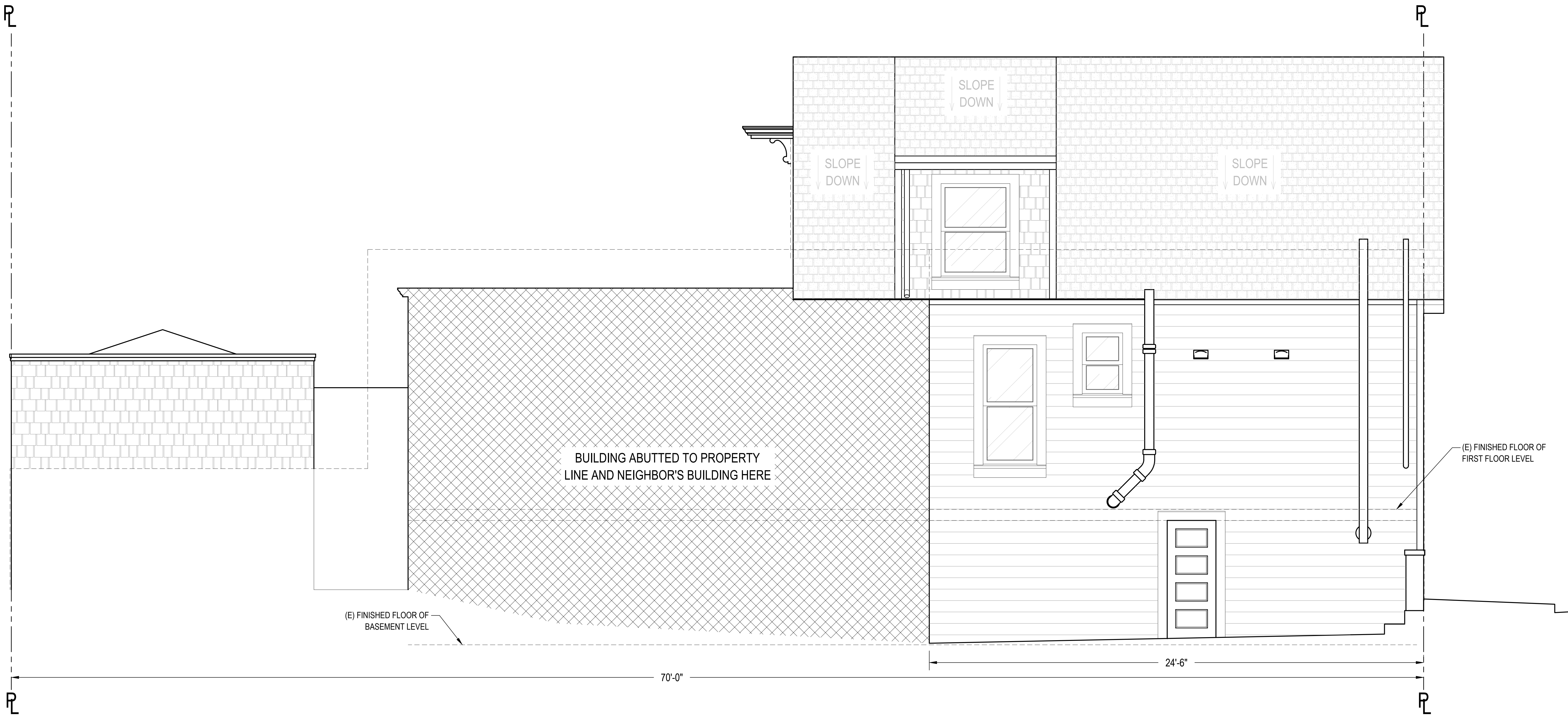
GATES STREET



EXISTING BASEMENT PLANS

SCALE: NTS

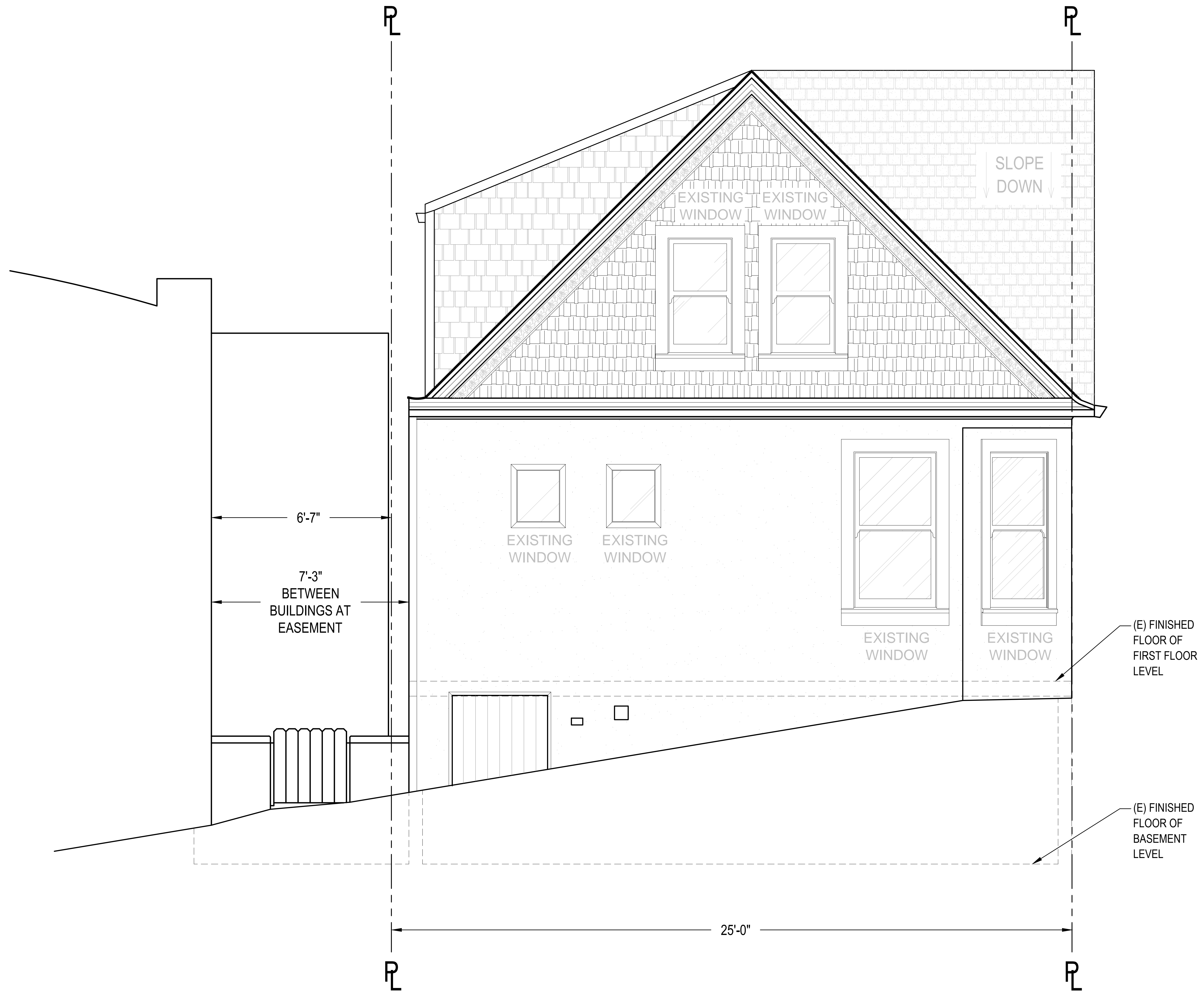




D

EXISTING ELEVATION

SCALE: NTS



B

EXISTING ELEVATION - GATES STREET

SCALE: NTS



A EXISTING ELEVATION - TOMPKINS AVE

SCALE: NTS

LAW OFFICE OF R BOYD MCSPARRAN

315 Noe Street, San Francisco, CA 94114

415-852-2257

boyd@mcsparanlaw.com

November 19, 2025

Via Email

martini.alexia@gmail.com

julien.roeser@gmail.com

fallon@studiofallon.com

Alexia Martini & Julien Roeser, Permit Holder(s)

Fallon James, Agent for Permit Holder

RE: Prescriptive Easement
Dominant Tenement: 380-390 Tompkins Avenue
Servient Tenement: 506 Gates Street

Dear Owners of 506 Gates Street:

This office represents Sarah Lange, the owner of the real property located at 380-390 Tompkins Avenue, in San Francisco. Ms. Lange opposes the proposed alteration to 506 Gates Street because the alteration would block her windows and would prevent access to the 390 Tompkins Avenue basement door.

FACTUAL HISTORY

380-390 Tompkins Avenue consists of an original house, built sometime before 1900 (390 Tompkins Avenue) and a later addition (380 Tompkins Avenue). Both the windows and the basement door are part of the original construction of the original house. The house at 506 Gates Street was built later in time and was designed with a side setback sufficient to allow continued light and air into the Tompkins Avenue windows, and to allow continued access to the basement door. It should be understood that the windows in question allow air and light into a room that was carved out of the original 390 Tompkins Avenue house and included into the 380 Tompkins Avenue addition.

On information and belief, Antonio Scialabba owned both the Tompkins Avenue property and the Gates Street property when he constructed the house at 506 Gates Street. There is a notation on the original building permit which might say "easement". In any event, it is clear that Antonio Scialabba designed the Gates Street house with the setback described above.

EASEMENT BY NECESSITY

An easement by necessity arises when the servient and dominant tenements were in common ownership, and as a result of a conveyance by the common owner, one parcel becomes “landlocked”. In this case, the sale of the Gates Street property “landlocked” the basement of the Tompkins Avenue property. This easement is created automatically, by operation of law. The easement by necessity is an appurtenant easement, meaning that it runs with both parcels of land, benefitting the Tompkins Avenue property and burdening the Gates Street property

PRESCRIPTIVE EASEMENT

In order to establish an easement by prescription it must be shown that the easement was used continuously for a period of five years, and possessed in a manner that was open, notorious, and clearly visible to the owner of the burdened land and hostile and adverse to the owner. The situation at hand meets those criteria. The owners and occupants of the Tompkins Avenue property have been trespassing on the lot at 506 Gates Street for over 125 years. The trespass has been open, notorious, and clearly visible to the owners and occupants of 506 Gates Street, and the trespass is adverse to your interests because the presence of the prescriptive easement is going to prevent you from building your proposed alteration. The prescriptive easement is an appurtenant easement, meaning that it runs with both parcels of land, benefitting the Tompkins Avenue property and burdening the Gates Street property.

QUIET TITLE ACTION – JURY TRIAL

If you disagree with the above, we will file a Quiet Title Action in Superior Court to protect my client’s easement rights. My client will be entitled to a jury trial, and we are confident that the jurors, as the finders of fact, will agree that the Gates Street property is burdened by an easement for the benefit of the Tompkins Avenue property. The Court will then record a Judgment against your property so that all future owners of 506 Gates will be put on notice of the easement.

Thank you in advance for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Boyd McSparran". The signature is fluid and cursive, with a long horizontal stroke at the end.

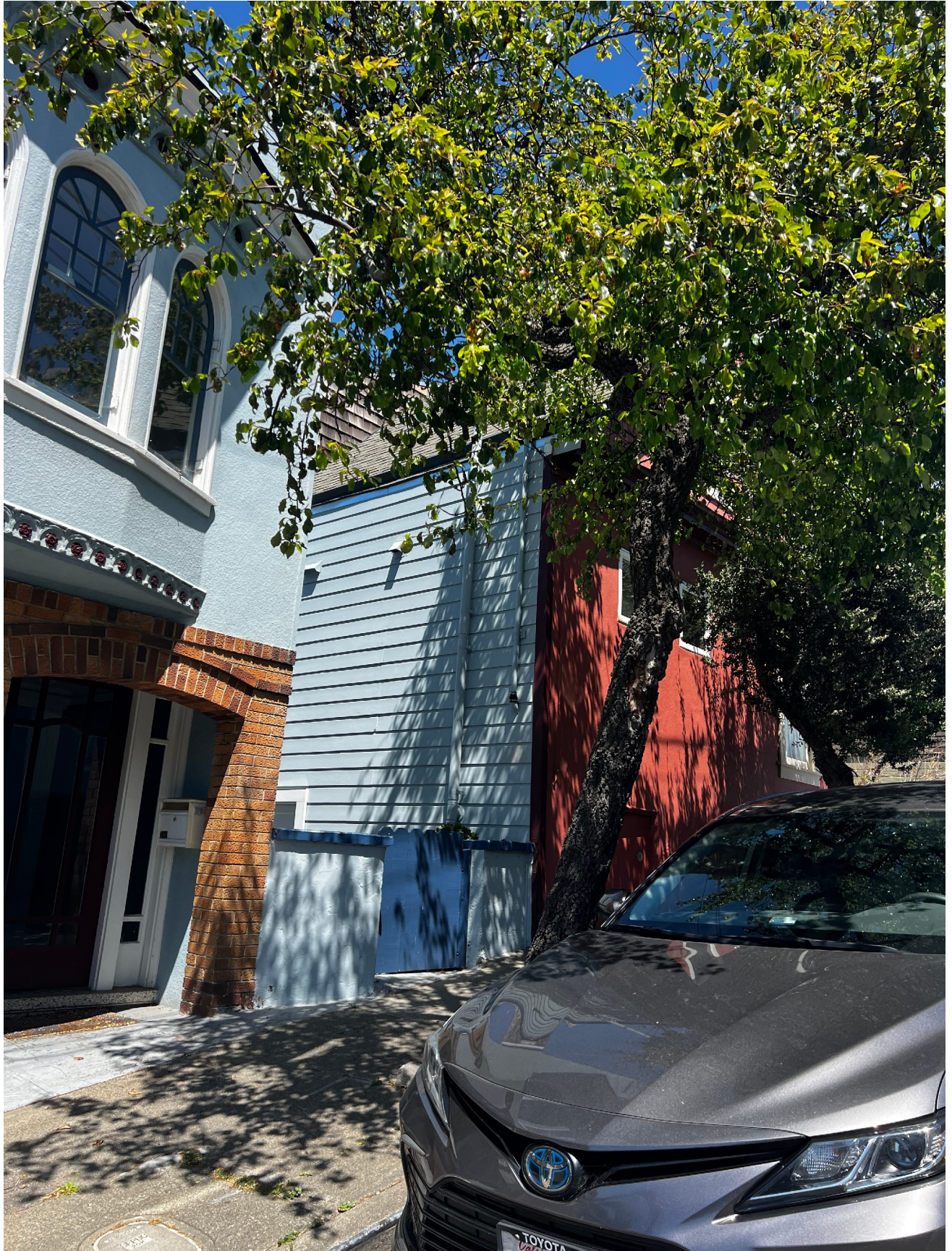
R Boyd McSparran
Law Office of R Boyd McSparran



UDU Entry

Basement 380





BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

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Attorneys for Permit Holder
Alexia Martini and Julien Roeser

SAN FRANCISCO BOARD OF APPEALS

SARAH LANGE,

Appellant,

vs.

ALEXIA MARTINI AND JULIEN ROESER,

Permit Holders,

SAN FRANCISCO DEPARTMENT OF
BUILDING INSPECTION, SAN
FRANCISCO PLANNING DEPARTMENT,

City Respondents.

APPEAL NO: 25-043

PERMIT HOLDERS' BRIEF

Table of Contents

I. INTRODUCTION	1
II. BACKGROUND	2
A. Permit Holders' Property	2
B. Appellant's Property	3
C. The Proposed Project	3
D. Efforts to Work with Appellant	4
III. LEGAL ARGUMENTS	6
A. The Permit was Properly Reviewed and is Fully Code Compliant	6
1. Plans Accurately Depict the Existing Condition of Both Properties	7
2. Appellant's Property Line Openings are not Protected and the Basement has Alternative Access	7
3. The Approve Permit Complies with the Planning Code.....	9
4. There is no Unauthorized Dwelling Unit and Such Screenings are not Mandatory Under the Planning Code	10
B. As Appellant Concedes, the Board of Appeals Cannot Suspend or Revoke a Permit on the Basis of Appellant's Allegations of Unadjudicated Equitable Easement Rights.....	11
IV. CONCLUSION	12

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I. INTRODUCTION

Permit Holders Alexia Martini and Julien Roeser respectfully submit this response to Appellant's brief seeking to stop them from adding a modest 457 square foot front horizontal addition to their home. This addition will provide much needed connection between the two levels of their home to allow them to continue to raise their young family in San Francisco. Alexia and Julien notified Appellant of their project in 2024 and attempted to find a compromise solution to address Appellant's concerns that still met their family needs. Appellant unfortunately rejected those efforts and demanded that they abandon their project completely. Alexia and Julien spent the next year with city plan check staff having their plans thoroughly reviewed for code-compliance and ultimately approved. Without any further communication, Appellant filed this appeal demanding that the permit be indefinitely suspended.

Appellant's primary claim is that she has unadjudicated easement rights over Alexia and Julien's property. This is strongly disputed, and no evidence of an existing easement has been submitted or exists. Even so, as Appellant's brief concedes, this Board cannot adjudicate whether she has easement rights and the city does not consider such claims when evaluating whether a permit meets city codes.

Aware of this, Appellant then makes a series of vague and unsubstantiated arguments about the permit plans and the Planning Department's review. She claims that information is missing from the approved plans (though it is clearly there), that Planning Code requirements were not evaluated by Planning Staff (though they were), and that there are tenants living at Alexia and Julien's property that the Planning Department should have considered (there are

1 not). Since Appellant has not met her burden to demonstrate that the permit was not properly
2 issued, Alexia and Julien request that the Board deny this appeal.

3 II. BACKGROUND

4 A. Permit Holders' Property

5 Alexia and Julien have been living in San Francisco for more than a decade. Once they
6 started their family, with a young child in tow, they began looking for a family home. In 2022,
7 they purchased 506 Gates Street in San Francisco (the "Property"), which is a single-family
8 home located in an RH-1 zoning district in Bernal Heights. They moved in and it immediately
9 became home for them. Over the next three years, they went on to expand their family by adding
10 two more children, both who were born at home. As a result, their home is a very sentimental,
11 sometimes loud, place for them and their family. They are very invested in the Bernal Heights
12 community and have strong community bonds, which is demonstrated by the support letters
13 written by their neighbors. (**Exhibit 2.**)

14 Although they were thrilled to find a special place to raise their family, the home has
15 some significant challenges. At only 2,087 square feet, the home is small for a growing family
16 of five — particularly one that frequently welcomes grandparents and other extended family for
17 visits. (**Exhibit 3.**) Additionally, the living space on the first level lacks a kid-friendly connection
18 to the upstairs and requires exit through the garage or traversing exterior stairs – neither of which
19 is an ideal option when you have young children frequently running in different directions. To
20 fix these problems, Alexia and Julien hired Studio Fallon Architecture to help them design a
21 modest 457 square foot horizontal addition to allow them to better utilize the entire property for
22 their large, young family. (**Exhibit 1.**)

B. Appellant's Property

Appellant owns 380-390 Tompkins Avenue ("Appellant's Property"), which is a two-unit building on a corner lot. Appellant lives in one unit and her parents live in the other unit. Although the city does not have any interior building plans on file for Appellant's Property¹, the main building is built to the property's lot lines on three sides, and a non-conforming garage fills the property's rear yard. Appellant has access to her basement level through the rear of Appellant's Property.



¹ Overhead view of Appellant's Property

According to public records, Appellant purchased the property in 2002 and completed an owner move-in eviction of the 390 Tompkins unit the same year. (**Exhibit 4.**)

C. The Proposed Project

In designing the proposed project, Alexia and Julien evaluated multiple interior stair configurations in an effort to avoid an exterior addition. Unfortunately, given the modest 2,087

¹ Appellant submitted with her brief unverified floor plans that are not stamped by a licensed design professional or approved by the City of San Francisco. It is unclear who created these plans and whether they accurately depict the basement level of Appellant's Property since there are no photos of the interior of the property or other plans on file with the city. Appellant's father provided contradictory statements about the configuration of the space at the pre-application meeting with Permit Holders.

1 square-foot size of the existing home, and to meet their project goals of maintaining four
2 bedrooms for Alexia and Julien and their three children within their limited budget, there is no
3 viable way to incorporate a code-compliant interior stair within the current footprint without
4 removing a bedroom or substantially reducing already-constrained living space. Maintaining
5 most of the existing exterior property walls was also essential to control costs and keep the
6 project code compliant. (**Exhibit 3.**)
7

8 For context, a typical four-bedroom single-family home in San Francisco ranges from
9 approximately 2,400 to 3,200 square feet. At only 2,087 square feet, this residence is already
10 significantly undersized for a family of five — particularly one that frequently welcomes
11 grandparents and other extended family for visits. The proposed 457 square-foot addition is a
12 modest, efficient intervention. It provides just enough area to achieve a safe, functional layout
13 that meets the family’s essential needs without expanding beyond what is necessary. (*Id.*)
14

15 **D. Efforts to Work with Appellant**

16 In August 2024, even though it was not required, Alexia and Julien held a preapplication
17 meeting for their proposed addition. Appellant’s father, John Leeper, attended and raised
18 concerns about the property line windows and door. When he was asked if there was other access
19 to the basement, he confirmed that there is another basement entrance on the other side of the
20 property that Appellant has access to through her unit. This comment was memorialized in the
21 preapplication meeting notes that are on the approved plans. (**Exhibit 1**, Sheet A0.03.)
22

23 Project Sponsor Response: _____
24

25 We consulted with planning dept on this side access through our property and find the existing
26 condition questionable without an easement filed with the city. We asks if there are other
27 means of access for John, which he notes his house has another basement entrance on other
28 side of property (through daughter's living space).

Question/Concern #3: _____

1 On December 4, 2024, to find a compromise to maintain a peaceful relationship with
2 their neighbors, Alexia and Julien met again with Appellant's father to present an alternative
3 project design. This project design proposed a lightwell to address their concern about the loss
4 of natural light due to the covering of their property line windows. Alexia and Julien were willing
5 to make this change as a consideration to Appellant, even though it would have resulted in them
6 losing valuable square footage in an already small addition. Appellant soundly rejected this offer,
7 and Mr. Leeper told Alexia and Julien that they should abandon their project because otherwise:
8 "your kids will be in college, that you won't have started it" and "we will fight you tooth and
9 nail." Without indication that Appellant would be open to any reasonable compromise that met
10 Julien and Alexia's goal of better connecting their home for their young family, they moved
11 forward with submitting a permit application with their original design.

14 During the permit review, Studio Fallon Architecture met with the Building
15 Department's plan checker several times to discuss Appellant's side yard window and door
16 openings. Plan review staff told the architect that the placement did not present issues from a
17 design or code perspective. The permit plans accurately note the existing condition of the
18 Property and Appellant's existing property line openings. The proposed project was also
19 thoroughly reviewed and approved by multiple senior planning staff, including the current
20 Deputy Director of the Planning Department. (**Exhibit 5.**) The permit was issued on September
21 29, 2025 and this appeal followed.

24 Concerningly, after Appellant filed this appeal, Alexia discovered that Appellant had
25 placed a secret camera in her property line window pointed directly into Alexia and Julien's
26 home, potentially recording their young children, and violating the privacy of their family. It is
27 unknown why this was done and it appears to violate California Penal Code § 647(j)(3)(A), but
28

1 it also further demonstrates Appellant's decision to fight Alexia and Julien "tooth and nail"
2 instead of pursuing a collaborative neighborly solution, which is disappointing.



2 Appellant's Security Camera aimed into Permit Holders' Property (Exhibit 7.)

15 **III. LEGAL ARGUMENTS**

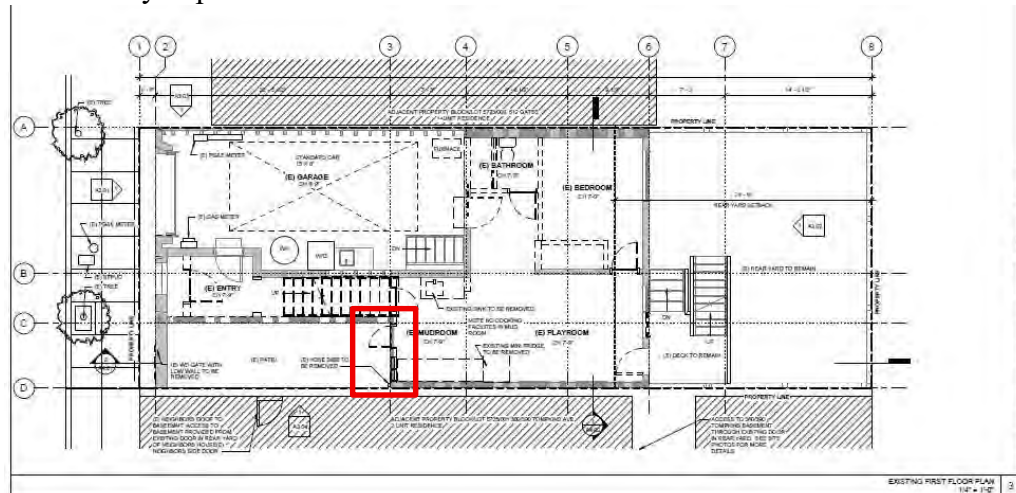
16 **A. The Permit was Properly Reviewed and is Fully Code Compliant**

17 Over the course of several years, Alexia and Julien dutifully followed every necessary
18 process and code requirement to receive their permit. Prior to submitting the permit application,
19 Alexia and Julien made efforts to meet with their neighbor to find a compromise design solution,
20 but those efforts were summarily rejected by Appellant.

21 Appellant's brief raises, albeit without much explanation or analysis, several claimed
22 issues with the permit and its review process. All are without merit and do not demonstrate that
23 the permit was improperly issued. Alexia and Julien's permit plans were thoroughly reviewed
24 and approved by all required city departments. (Exhibit 5.) As a result, the Board should deny
25 this appeal.
26
27
28

1. Plans Accurately Depict the Existing Condition of Both Properties

Appellant asserts that the approved plans are incomplete or inaccurate because they do not depict “existing building configurations, active entries or egress paths, windows, or additional dwelling units[.]” (Appellant’s brief at p. 3.) However, the submitted plans unquestionably show all these things to the extent they exist. (**Exhibit 3.**) Appellant’s existing windows and door are depicted on Sheet A0.02 in photos 6 and 8, noted on Sheet A2.21, and shown on the North Elevation on Sheet A3.04. (**Exhibit 1.**) Appellant’s alternative basement access is depicted in photo 7 on Sheet A0.02 and on Sheet A1.01. (*Id.*) The existing entry to the first floor is clearly depicted on Sheet A2.21 shown below.



There is no code requirement that plans show circulation patterns on adjacent parcels. Alexia and Julien’s architect discussed the configuration of the properties several times with plan check staff to ensure the plans met the city’s requirements. Appellant fails to provide any legal authority or evidence to demonstrate that the approved plans do not meet city standards or required information is missing.

2. Appellant’s Property Line Openings are not Protected and the Basement has Alternative Access

As this Board knows well, property line openings are not protected under city codes. AB-009 is the local equivalency for new openings in property line walls. (**Exhibit 6.**) Such openings

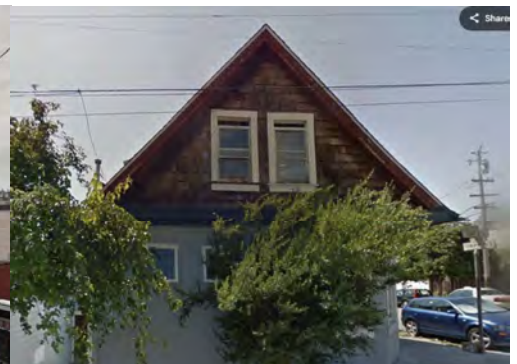
cannot provide required light and ventilation, required egress, or required emergency escape and rescue. (*Id.*) Moreover, the Building Code has always required that such openings be fire-rated. In the event that the adjoining property is improved in such a manner that the openings no longer comply with AB-009, the bulletin states that those property line openings must be closed. (*Id.*)

The Board thoroughly discussed property line openings in the hearing on [Appeal No. 23-027](#). (*Id.* at 1:01:14-1:11:02.) As Commissioner Swig summarized in that hearing: “a property line window has no rights and if the next door neighbor decides to build right up against that property line window, the owner of the building with the property line windows has to take action to seal those windows legally and they are absolutely not protected from the eventuality of somebody building a building right next door[.]” (*Id.* at 1:09:30.)

Even though Appellant’s windows and door are absolutely not protected, Alexia and Julien recognized that their construction had an impact on Appellant and took care to explore reasonable alternative design options to try and mitigate the impacts. In 2024, Alexia and Julien offered to add a lightwell for Appellant’s property line windows. Appellant rejected this offer. Unfortunately, there is no other feasible way to connect the floors in Alexia and Julien’s home. (**Exhibit 3.**) Appellant has not proposed any alternative designs that would be acceptable beyond maintaining the status quo, which simply does not work for Alexia and Julien’s family.



4 Front of Appellant's Property on Tompkins Avenue



3 Photo of Appellant's Property on Gates St.

1 Additionally, it is relevant to note that Appellant's Property is located on a corner lot
2 with ample natural light and air on three sides. It is fully built to the side and front lot lines,
3 which provides the benefit of additional living area, but results in less access to light and air on
4 the shared lot line with Alexia and Julien. The corner lot provides additional entry points to the
5 property, including alternative access to the basement area through the rear.
6

7 There are no building plans on file with the city to demonstrate that Appellant's property
8 line windows and doors were legally built, document when they were constructed, or confirm
9 they comply with the fire-rated requirements for openings. Even so, AB 009 reflects the
10 calculated risk that property owners take when they decide to build property line openings. Those
11 openings are not protected and may not be maintained if the next door neighbor also decides to
12 build right up against that property line.
13

14 As is common in San Francisco, most other homes on this block are built to their lot
15 lines. The Building and Planning codes provide everyone with the same right to build to their
16 own property line, and when they exercise that right, a neighbor's existing property line openings
17 cannot be a basis for blocking the project. Alexia and Julien are only seeking to be afforded the
18 same benefit that Appellant and other neighboring homeowners enjoy. Blocking that right
19 contradicts the Board's prior precedent and would be fundamentally unfair.
20

21
22 3. The Approve Permit Complies with the Planning Code

23 With little explanation, Appellant asserts that the proposed project does not comply with
24 Planning Codes §§ 311, 140, 102, and 134. The project fully complies with the Planning Code.
25 Planning Code § 311 states that, in residential neighborhoods, an alteration to a building
26 containing one Dwelling unit is not subject to neighborhood notice if it does not propose to
27 increase the Gross Floor Area of the property by more than 25%. (Planning Code §
28

1 311(b)(3)(B).) This permit proposes a front horizontal addition to add 457 square feet to the
2 existing 2,087 square feet, which is an increase of less than 25%. Therefore, no neighborhood
3 notification was required, and the permit was approved in full compliance with Planning Code
4 § 311.

5 It is unclear how the other code sections cited by Appellant apply to the scope of the
6 proposed permit. Planning Code §140 requires that Dwelling Units have at least one room with
7 a window that faces directly into an open area. The Property has numerous existing windows
8 that meet this requirement that are not proposed to be changed. Planning Code §102 contains
9 various defined terms utilized throughout the Planning Code but does not contain any
10 independent requirements that proposed projects are required to meet. Planning Code §134
11 pertains to rear yard requirements. This project is an addition to the front of an existing building
12 and does not propose modifying the existing rear yard of the Property.

13 Appellant's brief does not explain how "Planning failed to perform mandatory review
14 steps required" under Planning Code §§ 311, 140, 102, and 134 and, as explained above, none
15 of these sections are implicated by the scope of this permit. That said, the permit was thoroughly
16 reviewed for compliance with these and all Planning and Building Code requirements. (**Exhibit**
17 **5.)** Appellant fails to provide any evidence or analysis to the contrary.

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22 4. There is no Unauthorized Dwelling Unit and Such Screenings are not Mandatory Under
23 the Planning Code

24 Without providing any evidence whatsoever, Appellant baldly asserts there are tenants
25 living in Alexia and Julien's home in a second dwelling unit. Well, that is certainly news to them.
26 These unsubstantiated claims are simply untrue. The Property is a single-family home and is
27 proposed to remain a single-family home under the permit.

1 The permit plans fully and accurately depict the existing and proposed floor plans,
2 including the existing entrance and exits from each level and fixtures. In reviewing a permit
3 application, the Planning Department evaluates, using its discretion, whether to require a “UDU
4 Screening” application based on the scope of the proposed permit. Senior level Planning Staff,
5 including the current Deputy Director of Planning, decided this permit did not require such
6 screening. (**Exhibit 5.**) This Board should defer to the Planning Department’s reasoned judgment
7 in evaluating what discretionary screening to impose, particularly here where Appellant has not
8 demonstrated any basis that the Planning Department’s determination was improper.
9

10 **B. As Appellant Concedes, the Board of Appeals Cannot Suspend or Revoke a**
11 **Permit on the Basis of Appellant’s Allegations of Unadjudicated Equitable**
12 **Easement Rights**

13 Appellant admits that the Board “has no obligation — and indeed no jurisdiction — to
14 adjudicate private property rights or resolve civil disputes between neighbors. Those matters are
15 reserved for the courts.” (Appellant’s Brief at p. 5.) Appellant does not claim that she has an
16 express easement over Alexia and Julien’s property. She cannot as there is no such document
17 giving her that right. Instead, Appellant argues that she has a legal theory for establishing an
18 equitable right to an easement over the Property – though taken no step to legally establish such
19 right.
20

21 While Alexia and Julien are sympathetic to the impact and inconvenience that their
22 project has on Appellant, and tried to work with her to mitigate the impact, city departments
23 cannot take into consideration such claims in evaluating whether a permit complies with city
24 codes and requirements. Furthermore, this Board is not the proper body to adjudicate alleged
25 equitable easement rights claimed by a third-party. Doing so, outside the legal protections
26 afforded by the court system including the constitutional right to a jury trial, would violate Alexia
27 and Julien’s due process rights and exceed this Board’s important, but limited, jurisdiction.
28

IV. CONCLUSION

PATTERSON & O'NEILL, P.C.

By: Laura Strazzo
Attorneys for Permit Holders

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EXHIBIT 1

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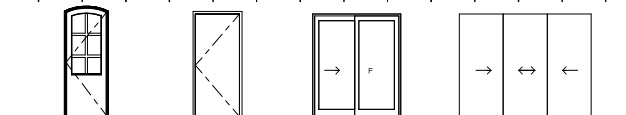


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THE PHOTOGRAPH

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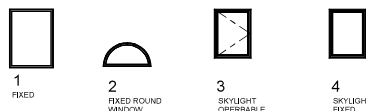


T = TEMPERED
F = FIXED

ALL INTERIOR AND EXTERIOR GLAZING TO BE SAFETY GLAZING
ALL EXTERIOR GLAZING TO BE IMPACT RESISTANT

DOOR LEGEND
NOT TO SCALE

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T = TEMPERED
F = FIXED

ALL INTERIOR AND EXTERIOR GLAZING TO BE SAFETY GLAZING
ALL EXTERIOR GLAZING TO BE IMPACT RESISTANT

WINDOW LEGEND
NOT TO SCALE

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ROOM							DETAILS						
NUMBER	NAME	NUMBER	WIDTH	HEIGHT	TYPE	FINISH	FIRE RATING	COMMENTS	HEAD	SILL	L - JAMB	R - JAMB	
101.A	ENTRY	101	3'-0"	7'-8"	A	ALUMINUM		MARVIN					
101.B	ENTRY	101	2'-6"	7'-9"	B	PAINT		SOLID CORE					
102.A	ENTRY	101	3'-8"	7'-9"	B	PAINT		SOLID CORE					
103.A	BATH	103	3'-8"	7'-9"	B	PAINT		SOLID CORE					
104.A	ENTRY	101	2'-8"	7'-9"	B	PAINT		SOLID CORE					
104.B	PLAYROOM	104	6'-0"	7'-9"	C	ALUMINUM		MARVIN					
106.A	ENTRY	101	2'-8"	7'-9"	B	PAINT		SOLID CORE					
107.B	CLOSET	107	10'-0"	7'-9"	D	PAINT		SOLID CORE					
108.A	BEDROOM	106	2'-8"	8'-0"	B	PAINT		SOLID CORE					
202.A	HALLWAY	201	2'-6"	8'-0"	B	PAINT		SOLID CORE					
206.A	KITCHEN	205	2'-6"	8'-0"	B	PAINT		SOLID CORE					
206.B	CLOSET	207	2'-6"	8'-0"	B	PAINT		SOLID CORE					
208.A	HALLWAY	201	2'-6"	8'-3"	B	PAINT		SOLID CORE					
209.B	PRIMARY BEDROOM	209	10'-0"	8'-6"	D	PAINT		SOLID CORE					
210.A	PRIMARY BATHROOM	210	2'-8"	8'-0"	B	PAINT		SOLID CORE					

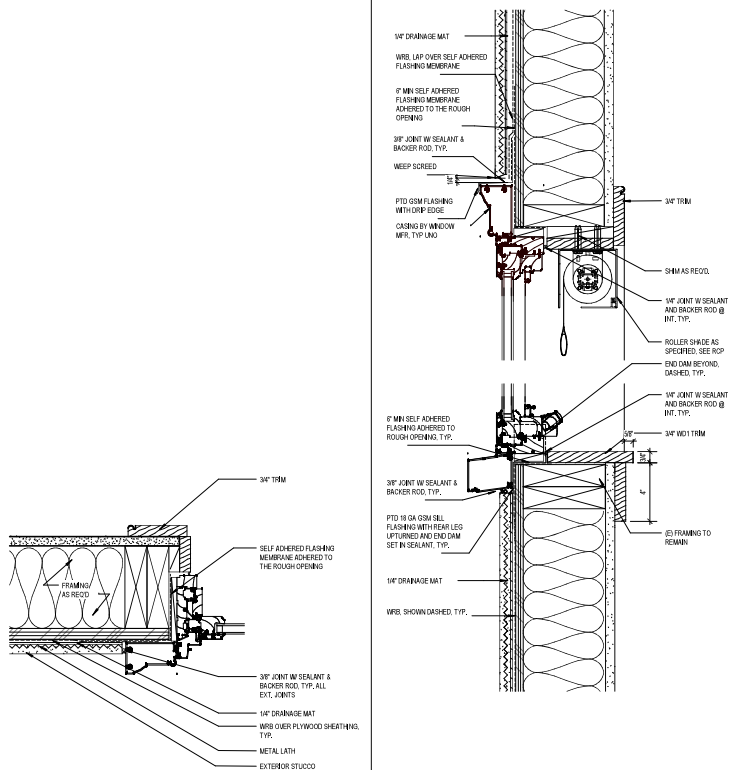
DOOR SCHEDULE AND LEGEND

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LOCATION							DETAILS						
NUMBER	ROOM	ROOF	WIDTH	HEIGHT	TYPE	SCREENS	FINISH	COMMENTS	HEAD	SILL	LEFT JAMB	RIGHT JAMB	RATING
102.1	ENTRY		1'-6"	7'-6"	1		ALUMINUM	MARVIN					
203.1	HALLWAY		3'-3"	7'-0"	1	NO	ALUMINUM	MARVIN					
203.2	HALLWAY		3'-3"	1'-7 1/2"	2	NO	ALUMINUM	MARVIN					
301.1		SKYLIGHT	1'-4"	3'-0"	3		ALUMINUM	MARVIN					
301.2		SKYLIGHT	5'-0"	2'-10"	4		ALUMINUM	MARVIN					
301.3		SKYLIGHT	1'-4"	3'-0"	3		ALUMINUM	MARVIN					
304.4		SKYLIGHT	5'-0"	2'-10"	4		ALUMINUM	MARVIN					

WINDOW SCHEDULE

2



TYP. WINDOW JAMB
3" = 1'-0"

TYP. WINDOW HEAD AND SILL
3" = 1'-0"

4

- THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLASS LITES IN DOORS AND SIDE LITES TO BE IMPACT RESISTANT GLASS.
- SAFETY GLAZING IS REQUIRED AT THE FOLLOWING LOCATIONS:
A. GLAZING IN INGRESS AND EGRESS DOOR (EXCEPT JALOUSIES).
B. GLAZING LOCATED WITHIN 48 INCHES OF A DOOR WHEN THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
C. GLAZING IN PANELS HAVING AN AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWER EDGE LESS THAN 18 INCHES ABOVE A WALKING SURFACE WITHIN 36 INCHES.
D. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TIGHTENED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
- ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. 91.6709.1, 91.6709.4
- WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB. 91.6709.1, 91.6709.4
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NONREMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN. PROTECTION, THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREENS NO LESS THAN 2-1/2" LONG. 91.67.08.5, 91.6709.7
- PROVIDE DEAD BOLTS WITH HARDENED INSERTS, DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT. 91.6709.2
- STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 8/16". AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4". 91.6709.2
- THE USE OF A LOCKING SYSTEM WHICH CONSIST OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEAD BOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEAD BOLT SHALL NOT BE SEPARATED BY MORE THAN 8"
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQUARE INCHES IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH. 91.6709.1 ITEM 2
- SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 91.6710
- VERIFY DOOR FRAME AND SASH DIMENSIONS WITH WOOD BEING LAYOUT AND WINDOW DETAILS. SEE EXTERIOR ELEVATIONS.
- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. 91.2406.4

- INGRESS AND EGRESS DOORS
- PANELS IN SLIDING OR SWINGING DOORS
- DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
- WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE
- IN WALL ENCLOSING STAIRWAY LANDING
- DOORS AND ENCLOSURES FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 2-4' OF STANDING SURFACE). 91.11165.8

NOTES - DOOR

1

WINDOW AND DOOR SCHEDULE



REV.	DATE	BY	DATE
01	10/10/2019	REV 01	10/10/2019
02	10/10/2019	REV 02	10/10/2019
03	10/10/2019	REV 03	10/10/2019

2018123

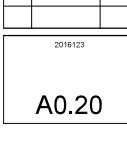
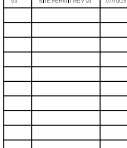
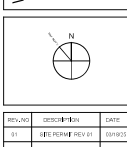
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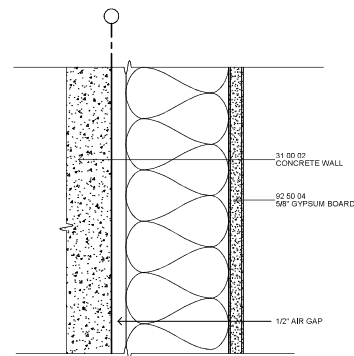


San Francisco
Dept. of Building Inspection
Issued - 08/29/2023

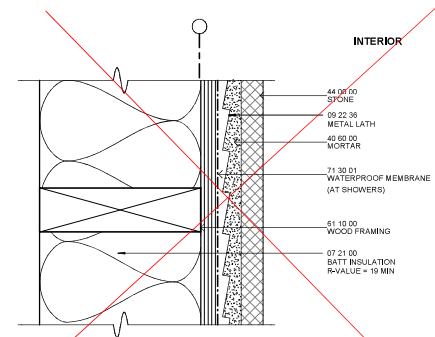


San Francisco, CA 94110

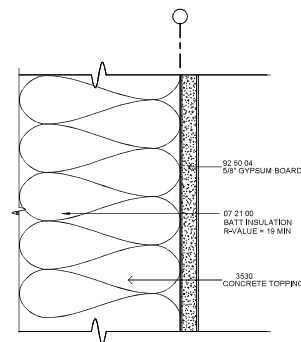




WA-F-WALL ASSEMBLY F
6" = 1'-0"

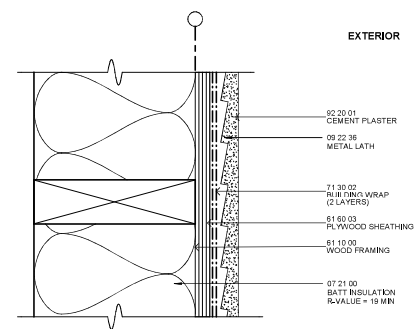


WA-B-WALL ASSEMBLY B
6" = 1'-0"

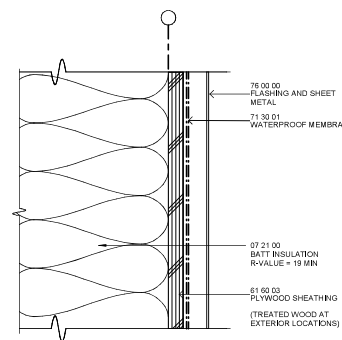


NOTE: AT 1-HOUR RATED WALLS, ALL PENETRATIONS SHALL COMPLY WITH CBC 712

WA-G-WALL ASSEMBLY G
6" = 1'-0"



WA-C-WALL ASSEMBLY C
6" = 1'-0"



WA-J-WALL ASSEMBLY J
6" = 1'-0"



STUDIO FALLON ARCHITECTURE
1334 DOUGLASS STREET
SAN FRANCISCO, CA 94131



506 GATES
SAN FRANCISCO, CA, 94110

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ASSEMBLIES WALLS

[illegible]

2016123

A0.40

				<p>07 21 00 BATT INSULATION R-VALUE = 30 MIN</p> <p>61 10 03 STRUCTURAL FRAMING TYPICAL</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>71 30 03 INSULATED DRAINAGE BOARD</p> <p>92 20 01 CEMENT PLASTER</p>	<p>96 40 01 WOOD TOUNGE AND GROOVE</p> <p>71 30 06 VAPOR BARRIER</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 07 SAND BED</p>			
		CL-A CEILING ASSEMBLY A 3' x 1'-0"	6	<p>SLOPE 2% MINIMUM</p> <p>07 50 00 CLASS 'A' ROOF ASSEMBLY</p> <p>09 20 00 BACKER BOARD</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>07 10 00 WATERPROOFING</p> <p>09 22 36 METAL LATH</p> <p>09 24 23 ACRYLIC PLASTER</p>	<p>96 40 01 WOOD TOUNGE AND GROOVE</p> <p>ROSLN PAPER</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF PLYWOOD SUBFLOOR</p> <p>61 10 06 WOOD FRAMING</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN</p>			
	<p>07 21 00 BATT INSULATION R-VALUE = 30 MIN</p> <p>61 10 03 STRUCTURAL FRAMING TYPICAL</p> <p>92 50 04 5/8" GYPSUM BOARD</p>	CL-A CEILING ASSEMBLY B 3' x 1'-0"	8	<p>SLOPE 2% MINIMUM</p> <p>07 50 00 CLASS 'A' ROOF ASSEMBLY BACKER BOARD</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN (OVER INTERIOR SPACE)</p> <p>92 50 04 5/8" GYPSUM BOARD</p> <p>WHERE NOTED ON REFLECTED CEILING PLANS, PROVIDE 1-HOUR RATED ASSEMBLY PER CBC 406.1.4 AND CBC 711.4</p>	RF-C ROOF ASSEMBLY C 3' x 1'-0"	5	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	
		CL-A CEILING ASSEMBLY B 3' x 1'-0"	8	<p>SLOPE 2% MINIMUM</p> <p>07 50 00 CLASS 'A' ROOF ASSEMBLY BACKER BOARD</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN (OVER INTERIOR SPACE)</p> <p>92 50 04 5/8" GYPSUM BOARD</p> <p>WHERE NOTED ON REFLECTED CEILING PLANS, PROVIDE 1-HOUR RATED ASSEMBLY PER CBC 406.1.4 AND CBC 711.4</p>	RF-C ROOF ASSEMBLY C 3' x 1'-0"	5	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	
		RF-B ROOF ASSEMBLY B 3' x 1'-0"	7	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	FL-A FLOOR ASSEMBLY A 3' x 1'-0"	4	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>61 10 00 WOOD FRAMING</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN</p>	
		RF-B ROOF ASSEMBLY B 3' x 1'-0"	7	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	FL-A FLOOR ASSEMBLY A 3' x 1'-0"	4	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>61 10 00 WOOD FRAMING</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN</p>	
		FL-B FLOOR ASSEMBLY B 3' x 1'-0"	3	<p>SLOPE 2% MINIMUM</p> <p>07 50 00 CLASS 'A' ROOF ASSEMBLY BACKER BOARD</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN (OVER INTERIOR SPACE)</p> <p>92 50 04 5/8" GYPSUM BOARD</p> <p>WHERE NOTED ON REFLECTED CEILING PLANS, PROVIDE 1-HOUR RATED ASSEMBLY PER CBC 406.1.4 AND CBC 711.4</p>	RF-C ROOF ASSEMBLY C 3' x 1'-0"	5	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	
		CL-A CEILING ASSEMBLY B 3' x 1'-0"	8	<p>SLOPE 2% MINIMUM</p> <p>07 50 00 CLASS 'A' ROOF ASSEMBLY BACKER BOARD</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN (OVER INTERIOR SPACE)</p> <p>92 50 04 5/8" GYPSUM BOARD</p> <p>WHERE NOTED ON REFLECTED CEILING PLANS, PROVIDE 1-HOUR RATED ASSEMBLY PER CBC 406.1.4 AND CBC 711.4</p>	RF-C ROOF ASSEMBLY C 3' x 1'-0"	5	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	
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		FL-B FLOOR ASSEMBLY B 3' x 1'-0"	3	<p>SLOPE 2% MINIMUM</p> <p>07 50 00 CLASS 'A' ROOF ASSEMBLY BACKER BOARD</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN (OVER INTERIOR SPACE)</p> <p>92 50 04 5/8" GYPSUM BOARD</p> <p>WHERE NOTED ON REFLECTED CEILING PLANS, PROVIDE 1-HOUR RATED ASSEMBLY PER CBC 406.1.4 AND CBC 711.4</p>	RF-C ROOF ASSEMBLY C 3' x 1'-0"	5	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	
		CL-A CEILING ASSEMBLY B 3' x 1'-0"	8	<p>SLOPE 2% MINIMUM</p> <p>07 50 00 CLASS 'A' ROOF ASSEMBLY BACKER BOARD</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN (OVER INTERIOR SPACE)</p> <p>92 50 04 5/8" GYPSUM BOARD</p> <p>WHERE NOTED ON REFLECTED CEILING PLANS, PROVIDE 1-HOUR RATED ASSEMBLY PER CBC 406.1.4 AND CBC 711.4</p>	RF-C ROOF ASSEMBLY C 3' x 1'-0"	5	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	
		RF-B ROOF ASSEMBLY B 3' x 1'-0"	7	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	FL-A FLOOR ASSEMBLY A 3' x 1'-0"	4	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>61 10 00 WOOD FRAMING</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN</p>	
		FL-B FLOOR ASSEMBLY B 3' x 1'-0"	3	<p>SLOPE 2% MINIMUM</p> <p>07 50 00 CLASS 'A' ROOF ASSEMBLY BACKER BOARD</p> <p>61 60 03 PLYWOOD SHEATHING</p> <p>TOP OF STRUCTURAL PLYWOOD</p> <p>07 21 00 BATT INSULATION R-VALUE = 30 MIN (OVER INTERIOR SPACE)</p> <p>92 50 04 5/8" GYPSUM BOARD</p> <p>WHERE NOTED ON REFLECTED CEILING PLANS, PROVIDE 1-HOUR RATED ASSEMBLY PER CBC 406.1.4 AND CBC 711.4</p>	RF-C ROOF ASSEMBLY C 3' x 1'-0"	5	<p>96 30 00 STONE FLOORING</p> <p>40 60 00 MORTAR</p> <p>71 60 01 ANTIFRACTURE UNDERLAYMENT</p> <p>TOP OF CONCRETE SLAB</p> <p>31 00 01 CONCRETE SLAB</p> <p>71 30 06 VAPOR BARRIER</p> <p>71 30 07 SAND BED</p> <p>EARTH</p>	



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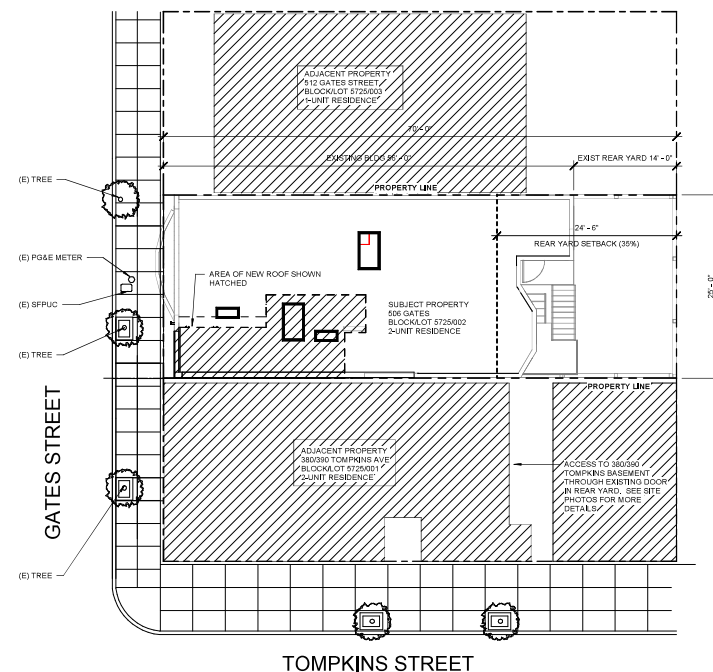
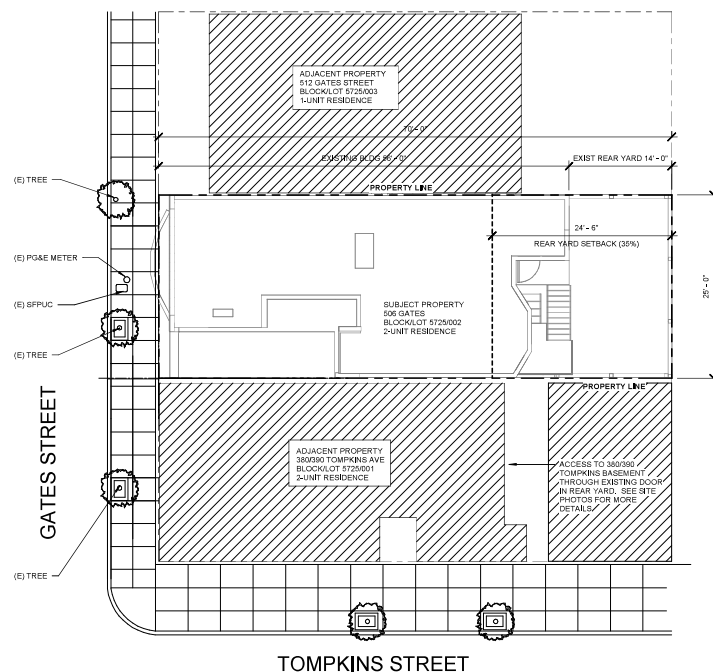
ASSEMBLIES FLOOR AND ROOF



REV	DATE	BY	CHK
01	10/20/2023	SA	SA
02	10/20/2023	SA	SA
03	10/20/2023	SA	SA

2018123

A0.41



1. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED. DO NOT SCALE FROM DRAWINGS.
2. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ALL DOORS AND WINDOWS TO BE FULL WEATHER STRIPPING.
4. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
5. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILET.
6. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UCC)
7. PROVIDE R-2 EXTERIOR R-10 INTERIOR HOT WATER HEATER, R-8 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND CONDENSATE RETURN PIPING SHALL BE RIGIDLY INSULATED. RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
8. ALL INSULATION TO BE RATED AND CERTIFIED BY THE MANUFACTURER AS COMPATIBLE WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS WHEN CONDITIONED AND UNCONDITIONED SHALL BE FULL WEATHER STRIPPING.
9. ALL IMPROVED SEWING SYSTEMS SHALL BE RIGIDLY VALLED TO THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
10. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN WEATHER PROTECTION FOR THE EXTERIOR AND INTERIOR SURFACES OF ALL AREAS OF WORK.

13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

[illegible]



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|------------------------------------|---|
| NOTES - FLOOR PLAN
NOT TO SCALE | 2 |
|------------------------------------|---|

2

NOTES - FLOOR PLAN NOT TO SCALE	1
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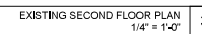




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| WALL TYPES
NOT TO SCALE | 1 |
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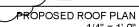


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|------------------------------------|---|
| NOTES - FLOOR PLAN
NOT TO SCALE | 2 |
|------------------------------------|---|

WALL TYPES NOT TO SCALE	1
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A2.22



PROPOSED ROOF PLAN
1/4" = 1'-0"



EXISTING ROOF PLAN
1/4" = 1'-0"

- NOTES - ROOF PLAN
NOT TO SCALE

WALL TYPES
NOT TO SCALE

REV. NO	DESCRIPTION	DATE
01	SITE PERMIT REV 01	03/19/2
02	SITE PERMIT REV 02	06/20/2
03	SITE PERMIT REV 03	07/10/2

2016123

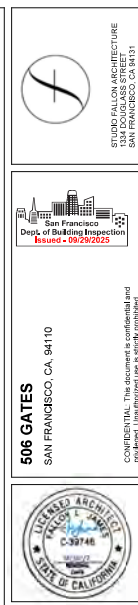
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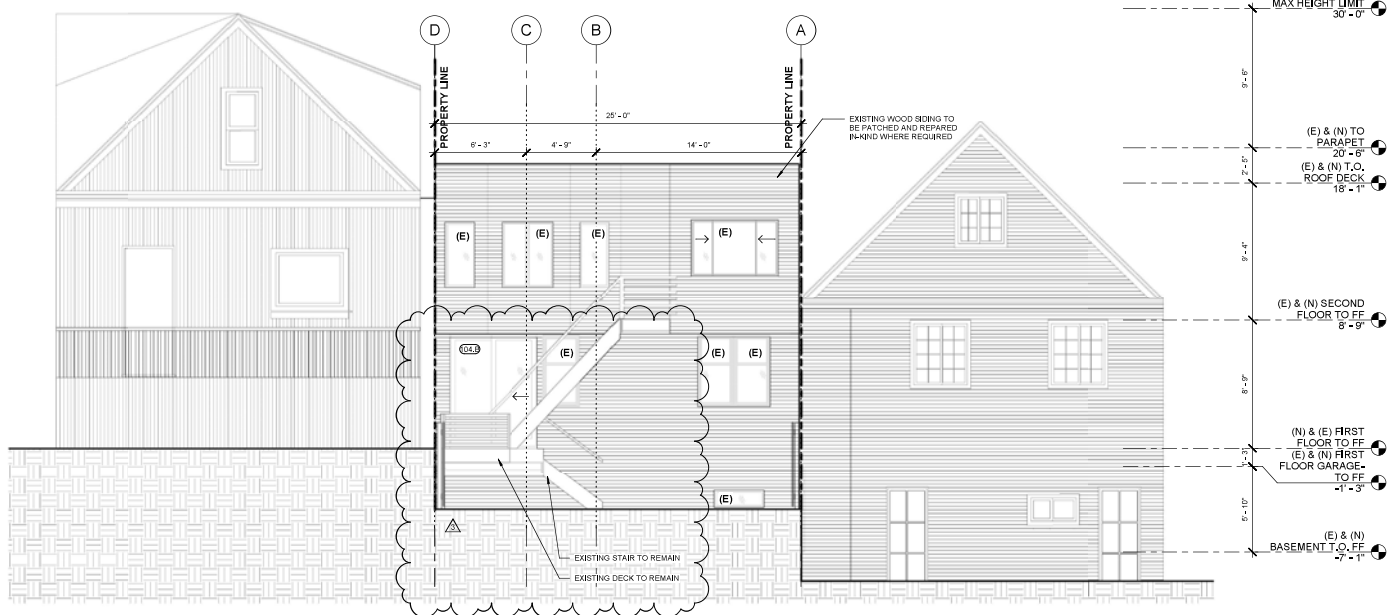
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2

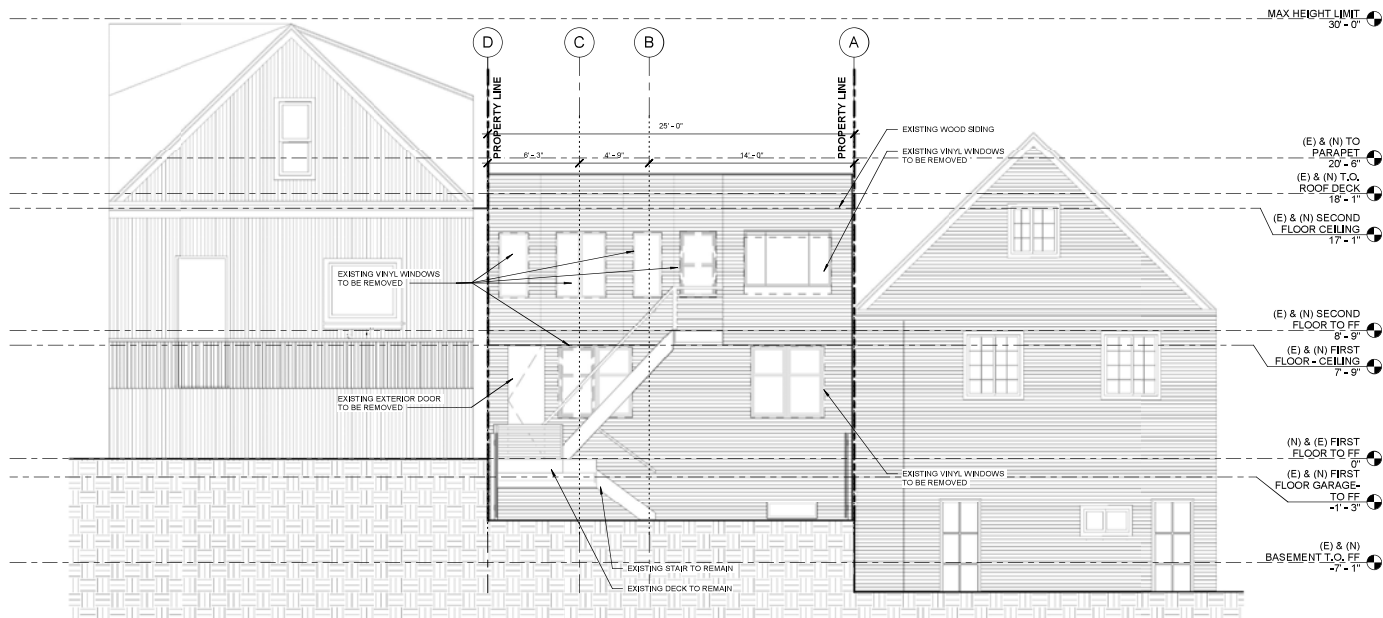


1



PROPOSED REAR ELEVATION
1/4" = 1'-0"

2



EXISTING REAR ELEVATION
1/4" = 1'-0"

1

EXTERIOR ELEVATIONS



REV.	DATE	BY	CHKD.
01	08/20/2023	REV 01	08/20/23
02	08/20/2023	REV 02	08/20/23
03	08/20/2023	REV 03	08/20/23

2018123

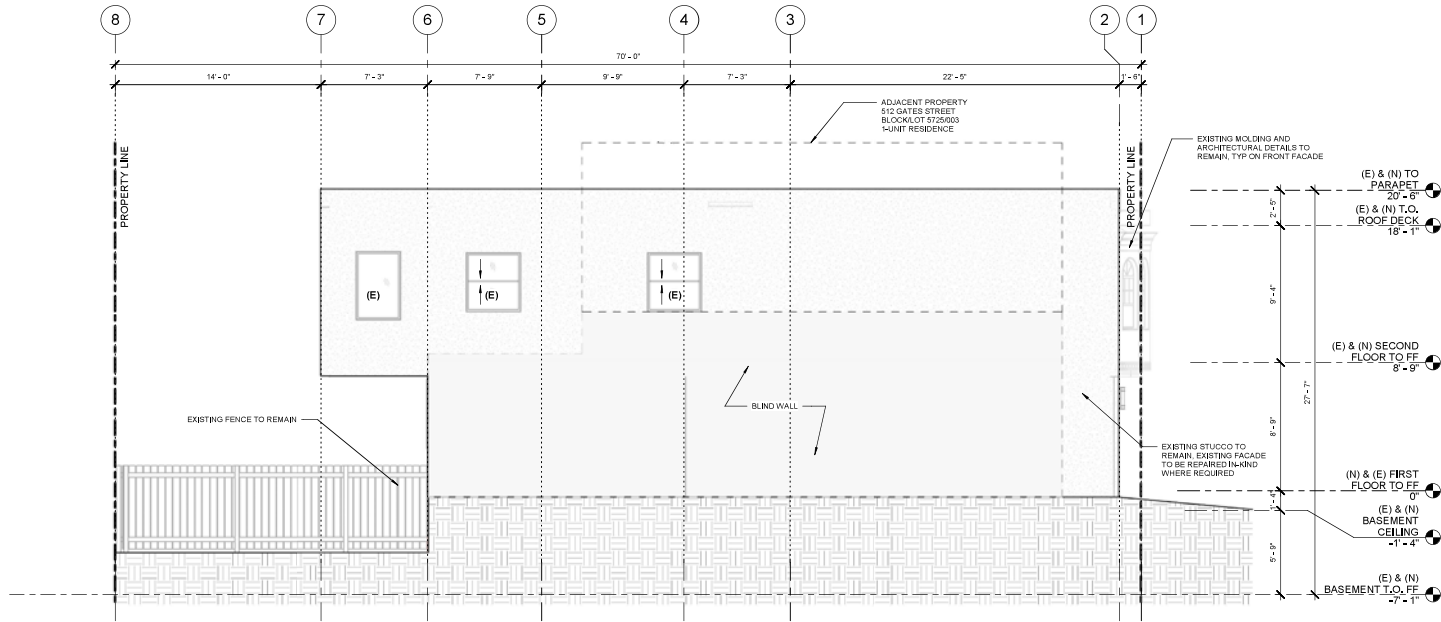
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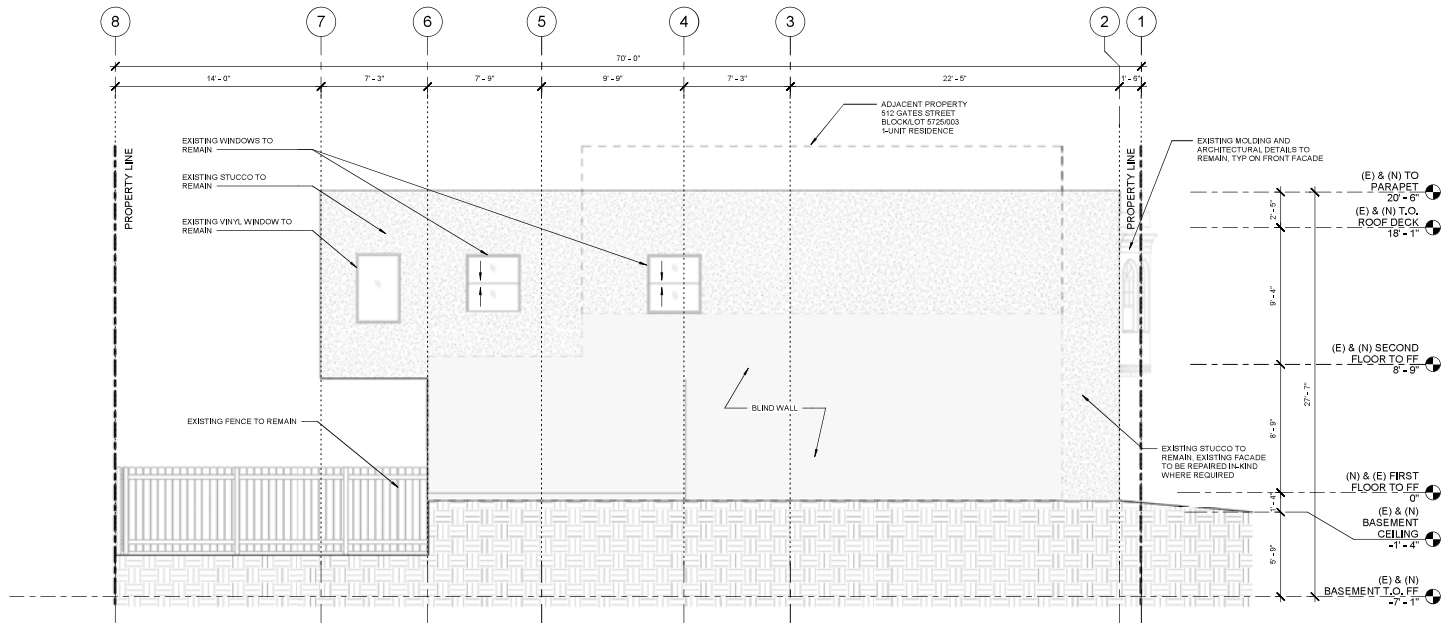


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PROPOSED SIDE ELEVATION
1/4" = 1'-0"

2



EXISTING SIDE ELEVATION
1/4" = 1'-0"

1

EXTERIOR ELEVATIONS



REV.	DATE	BY	CHK.
01	08/20/2023	010001	010002
02	08/20/2023	010002	010003
03	08/20/2023	010003	010004

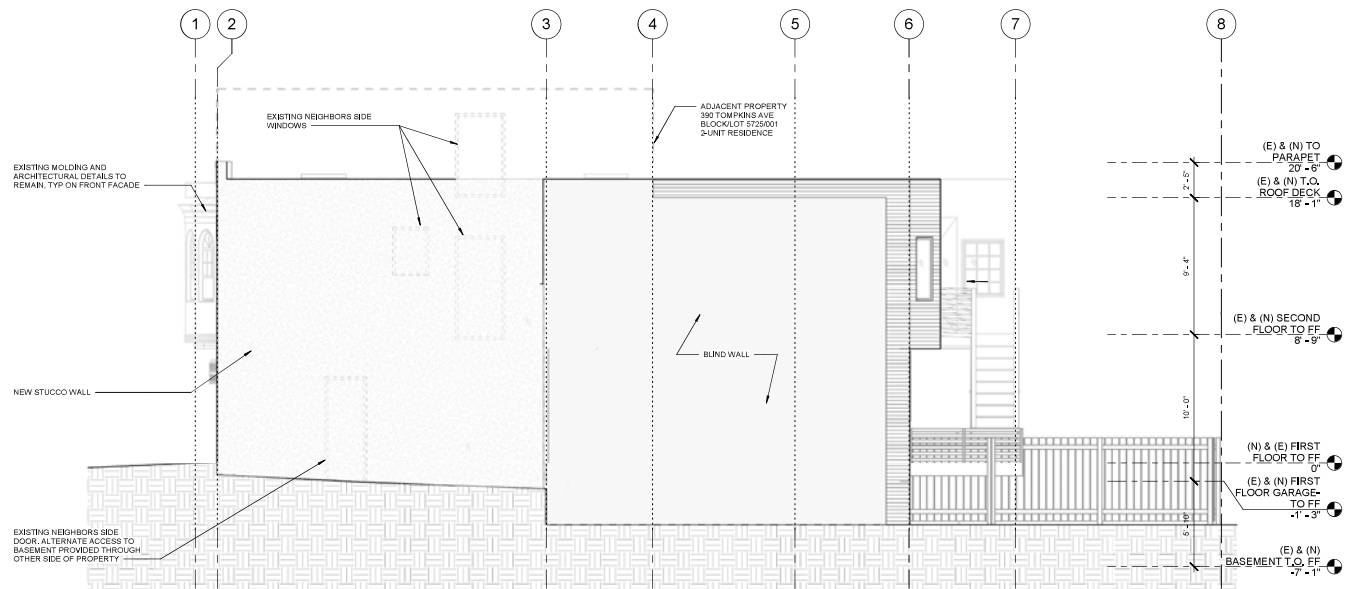
2018123

A3.03



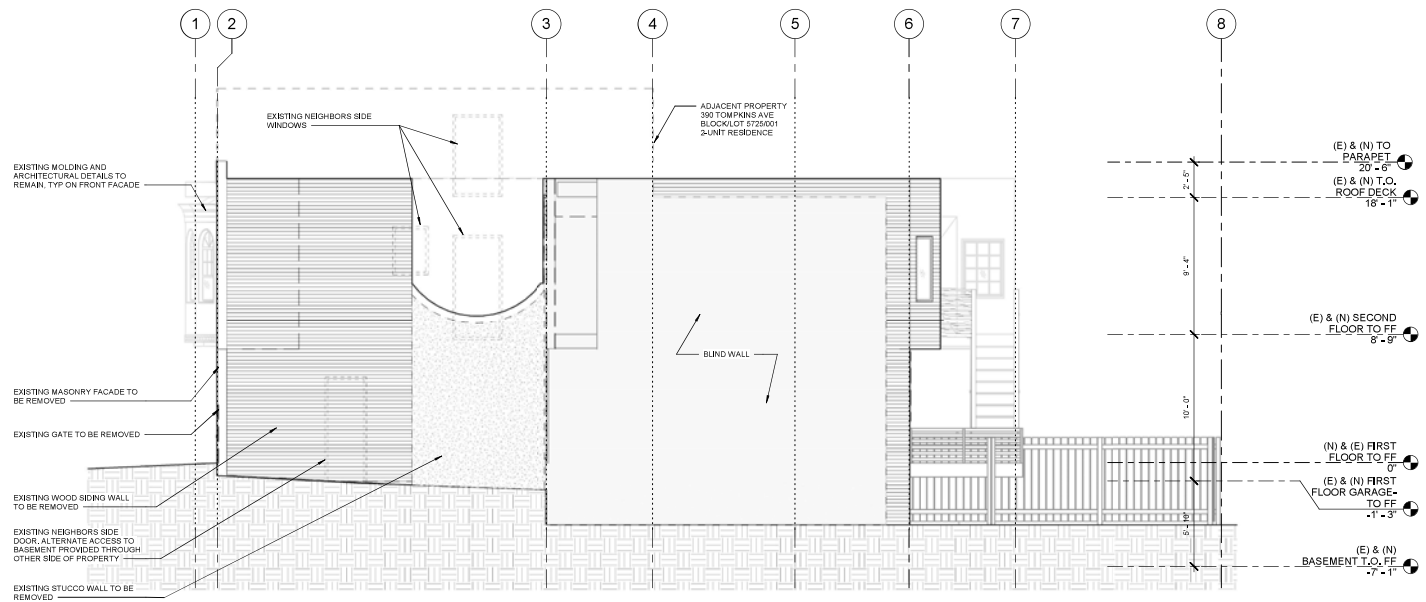
506 GATES
SAN FRANCISCO, CA 94110
CONFIDENTIAL: This document is prepared and
privately. Unauthorized use is strictly prohibited.





PROPOSED NORTH ELEVATION
1/4" = 1'-0"

2



EXISTING NORTH ELEVATION
1/4" = 1'-0"

1

EXTERIOR ELEVATIONS



REV	DATE	BY	CHK
01	08/20/2023	REV	01
02	08/20/2023	REV	02
03	08/20/2023	REV	03

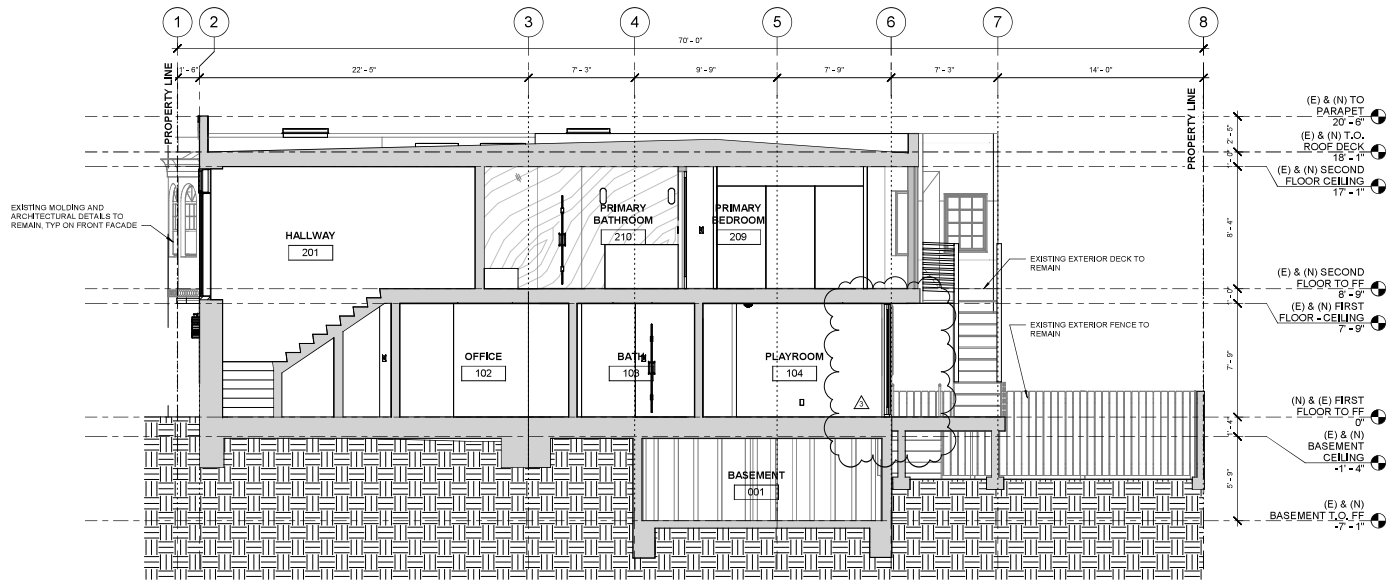
2018123

A3.04



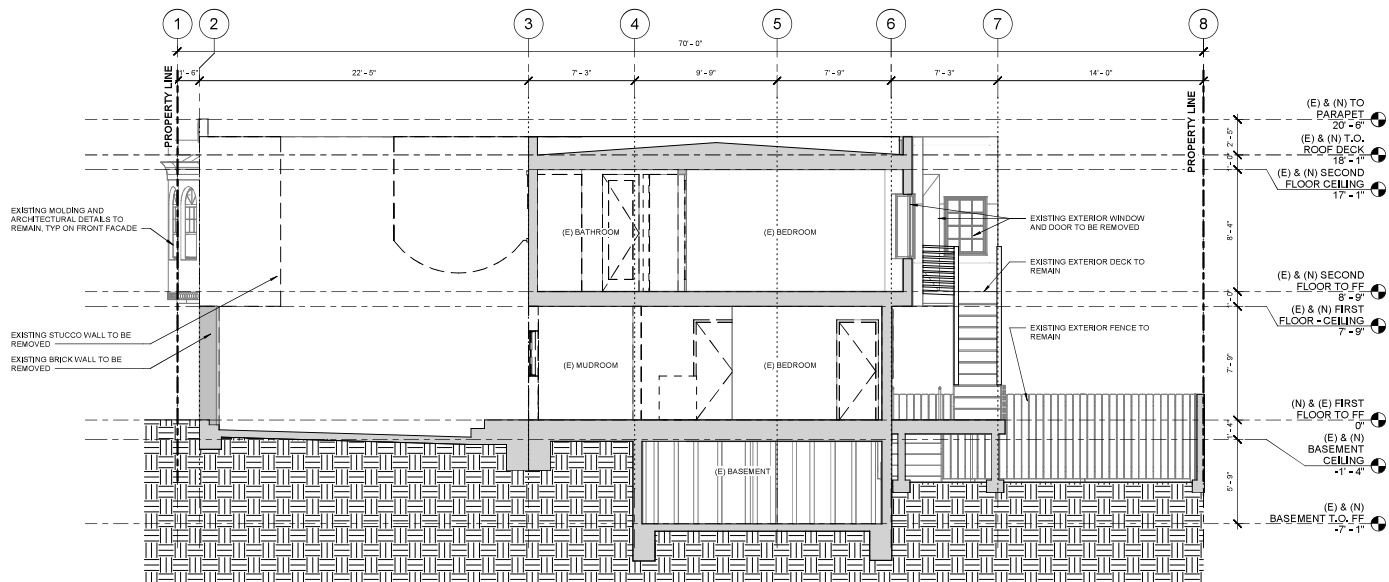
506 GATES
SAN FRANCISCO, CA 94110
CONFIDENTIAL: This document is confidential and its use for any other project is strictly prohibited.





PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"

1



EXISTING LONGITUDINAL SECTION
1/4" = 1'-0"

2



STUDIO MALKIN ARCHITECTURE
1314 DOUGLASS STREET
SAN FRANCISCO, CA 94133



506 GATES
SAN FRANCISCO, CA 94110



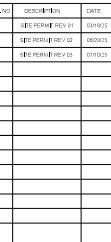
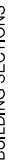
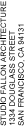
BUILDING SECTIONS



REV.	DATE	BY	CHKD.
01	08/29/2023	ST	ST
02	08/29/2023	ST	ST
03	08/29/2023	ST	ST

2018123

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016123

A4.02



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EXHIBIT 2

Bruce and Sylvie Johnson
415 Gates Stree
San Francisco, CA 94110

December 3, 2025

To whom this may concern

We are writing this letter in support of Alexia and Julien Roeser's expansion at 506 Gates street in San Francisco.

Alexia and Julien have been our neighbours for a few years now and we have seen their family growing from one to two to three children. They are active members of our Bernal Heights community and we would be truly sorry to see them leave. Their project is geared at making their home functionable for their now larger family. It would mean they could continue investing and improving their home thus continuing to impact the neighborhood by keeping new young families around.

It has been lovely to have them on the street and seeing their children grow in *their* neighborhood, enjoying the newly remodeled playground and adding to the Bernal's diversity !

We hope the board will give them a positive response and that they will be able to proceed supported by the city planning and board.

Best regards,

Bruce and Sylvie Johnson

A handwritten signature in black ink, appearing to be a stylized combination of 'M' and 'J' followed by a flourish, likely representing Bruce and Sylvie Johnson.

On 10/22/2025 in San Francisco

Dear San Francisco Board of Appeals,

I am writing in support of the permit application filed by our neighbors, Alexia and Julien, for the expansion of their home (located at 506 Gates st) in the Bernal Heights neighborhood.

My family and I have known them for over 3 years and can attest to what wonderful community members they are.

As a family, they are growing and the additional space will allow them to more comfortably accommodate their children and visiting extended family. Alexia's father often travels to spend time with the children. Having the expanded home will help their family and extended family be more comfortable.

Beyond their personal family needs, they have also continuously been active and engaged neighbors: participating in local events, supporting neighborhood activities, and contributing to the friendly and inclusive atmosphere of our block.

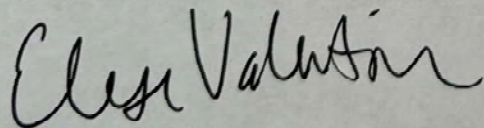
From our perspective, their proposed renovation is not just a benefit to them, but a positive value-add for our street and the broader Bernal Heights community.

In short: we wholeheartedly support their permit application and believe approving it will help them better meet their family's needs while continuing to enrich our neighborhood.

Thank you for your time and consideration.

Sincerely,

Elise and Michael Valentine
541 Gates Street, SF CA 94110

A handwritten signature in black ink, appearing to read "Elise Valentine". The signature is fluid and cursive, with the first name "Elise" being more prominent than the last name "Valentine".

To whom it may concern,

My neighbor, Alexia Martini, and her husband, Julien, are both wonderful members of our Bernal Heights community. I met Alexia when we were both pregnant with our daughters, who were born within a few months of each other. Beyond being a part of our "village" by dropping off meals for us during postpartum, Alexia also advocates for keeping our children in local public schools and even started the email list for our Gates Street neighbors. She is a kind and hard working mom of 3 who cares deeply about her neighbors. Alexia and Julien are investing time to make their house a home that can support their family of 5 long term. This home renovation is incredibly important to their family and being able to stay in Bernal Heights.

Please consider denying the appeal of the permit for their construction work, so that they may complete this project for their family.

Thank you,
Mary-Ann Rau
436 Gates Street

Maryann Rau

Rhona McLean

TO WHOM IT MAY CONCERN

Nov 9, 2025 at 11:27:21 AM

Rhona McLean

My neighbors across the street at 506 Gates Street, Julien and Alexia, are planning an addition to their house to accommodate their growing family. I am delighted that they are doing this and will stay in the neighborhood.

They have been friendly and active neighbors and I would like to support their effort to obtain a building permit.

Sincerely,

Rhona McLean

Homeowner

513 Gates Street.

Sent from my iPhone

To whom it may concern,

We are writing in support of Alexia, Julian, Henry, George and baby Gloria, in support of their site permit to expand their home. They are pillars of the Bernal community, active in Ogden garden, admin of the main Bernal WhatsApp group, active in safe streets, and spearheading communication between Bernal residents and the Paul Revere school. Personally, they have made huge effort to get to know us (neighbors on Gates St), our children and other neighbors on the block and more broadly in Bernal. With the recent addition of their sweet baby Gloria they are looking to connect their residence so they have more than two bedrooms for their family of five. I strongly support this construction so they can comfortably stay in our neighborhood.

Thank you. Please reach out with any questions.

Rotem Ben-Shachar
Resident of 535 Gates St.

In support of
construction for
504 Gate St.

- Raem Ben-Shachon
Resident of 535 Grats St

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EXHIBIT 3



Memorandum

To: Board of Appeals

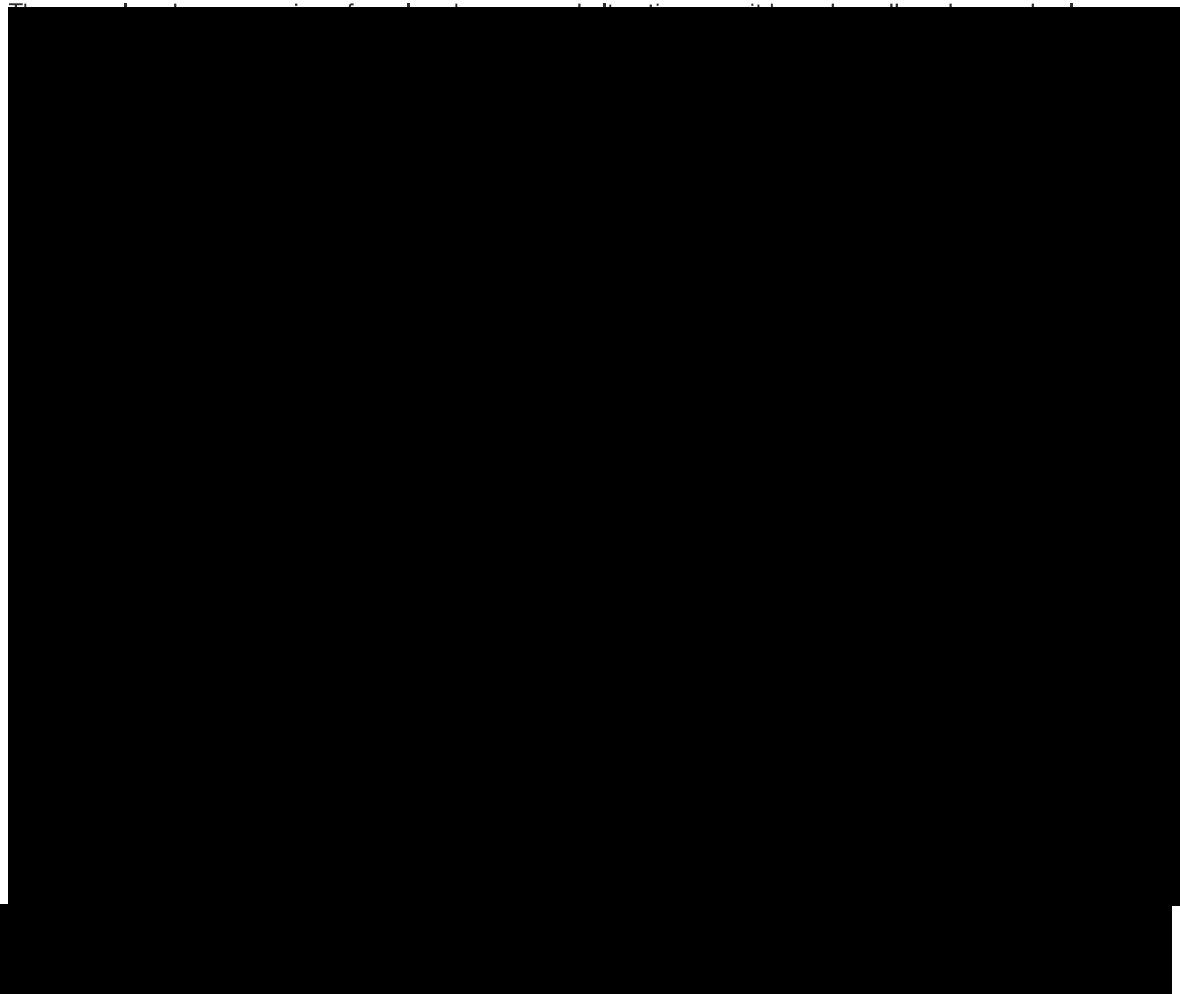
From: Fallon James, Principal Studio Fallon Architecture

Date: 12.04.25

Subject: Re: Appeal No. 25-043 — Lange vs. DBI, PDA

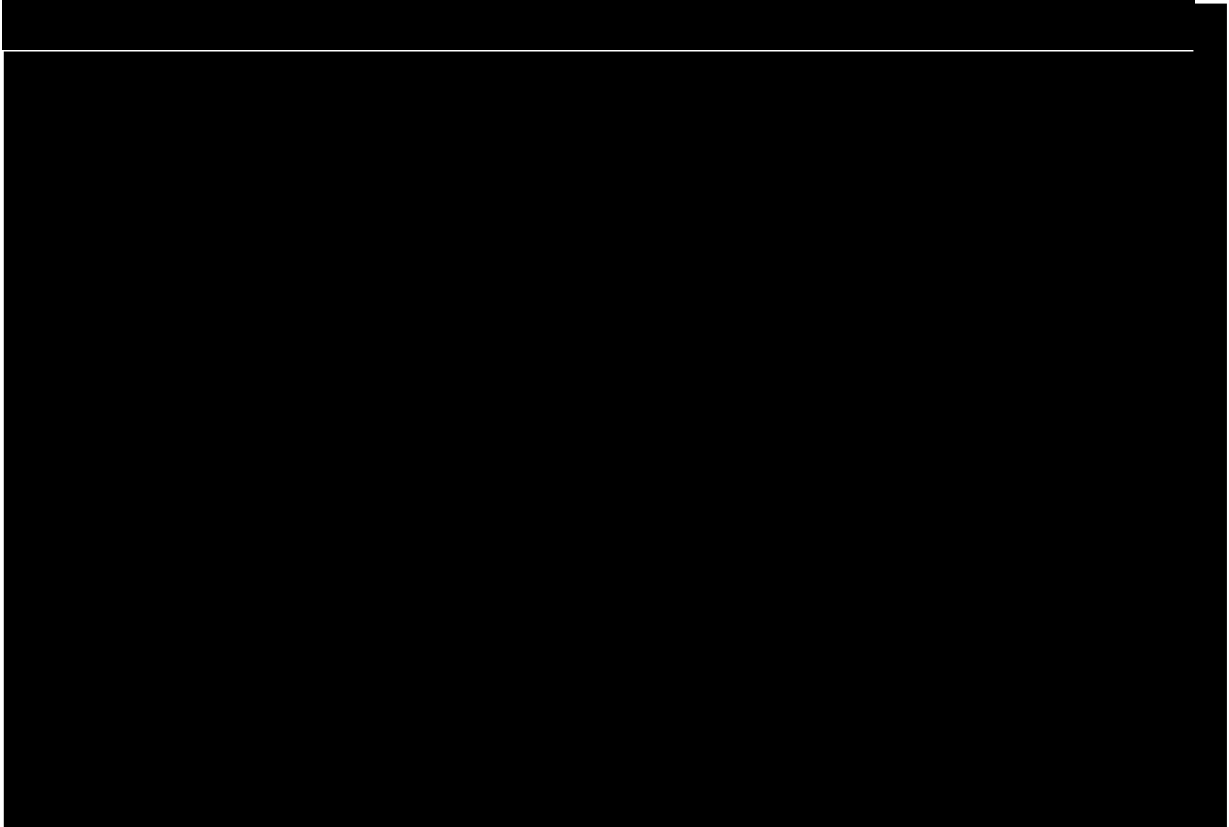
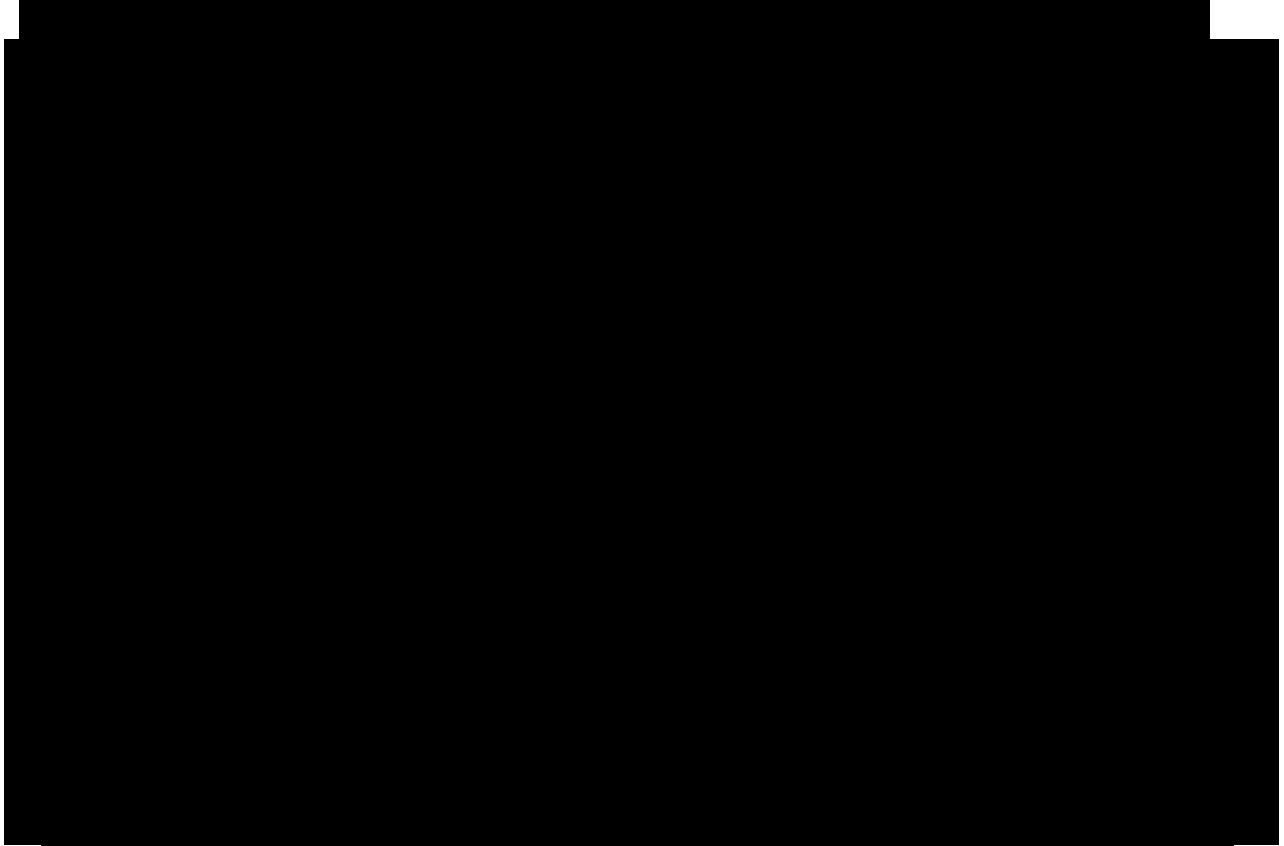
Subject Property: 506 Gates Street

Responding to Appellant's Claims



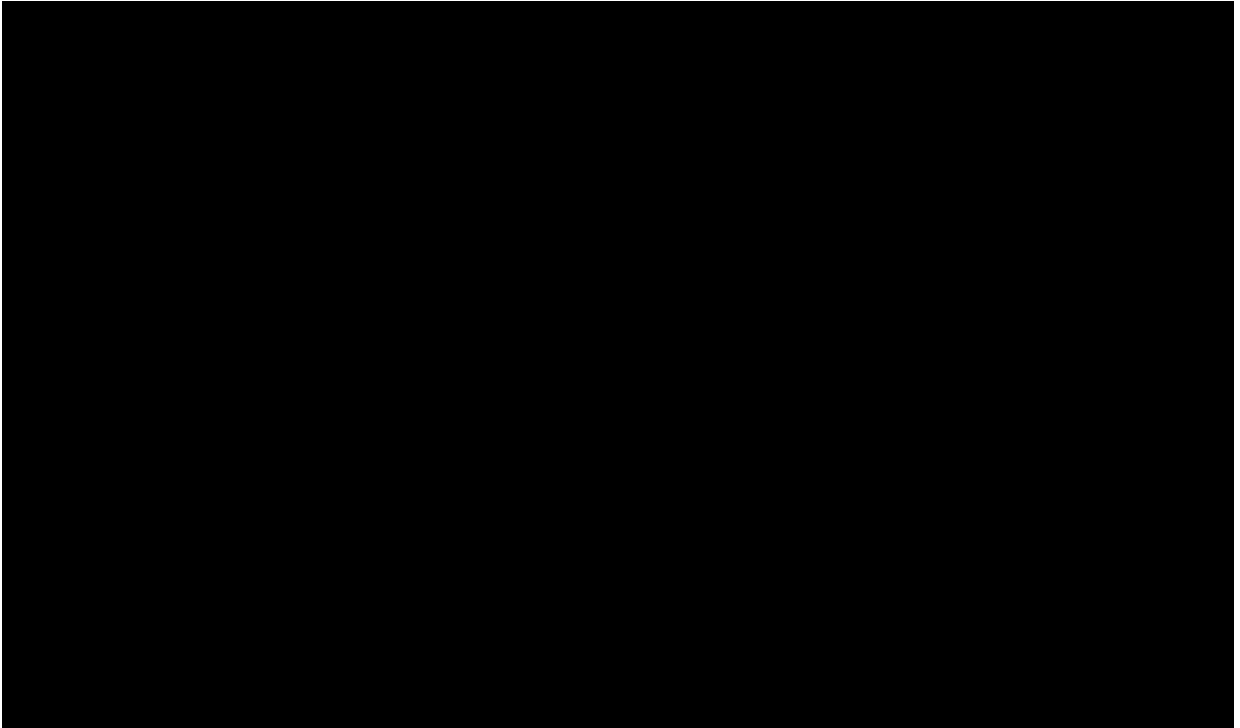


Studio Fallon Architecture





Studio Fallon Architecture



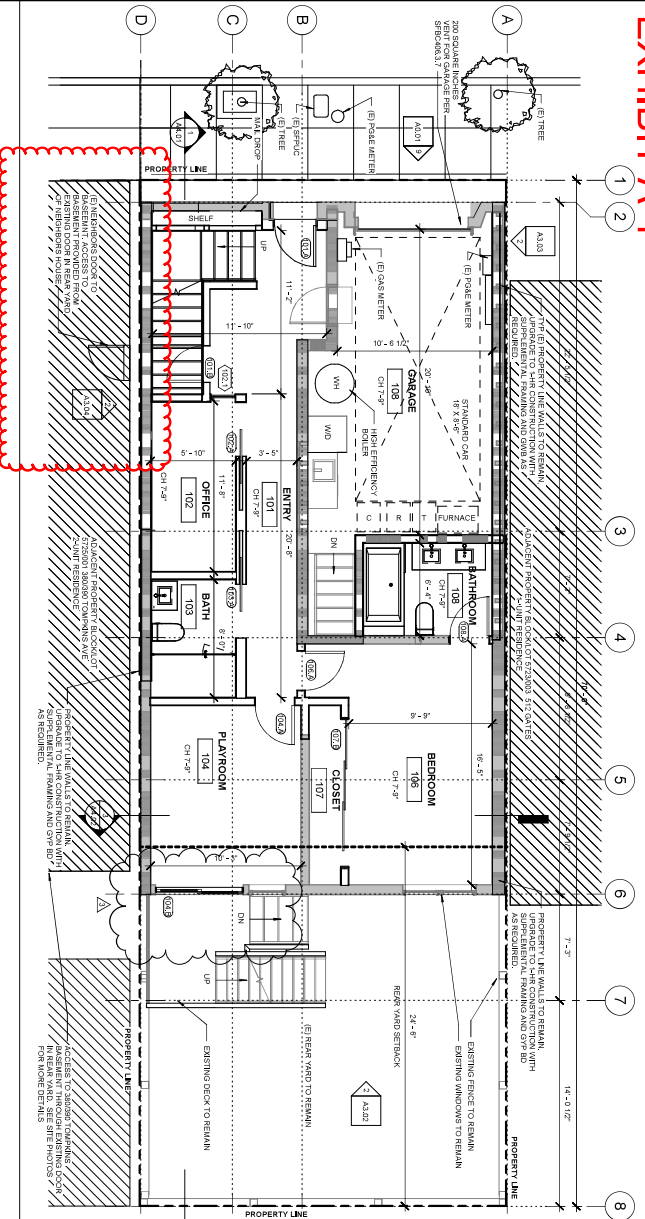
Thank you,

Fallon James

fallon@studiofallon.com

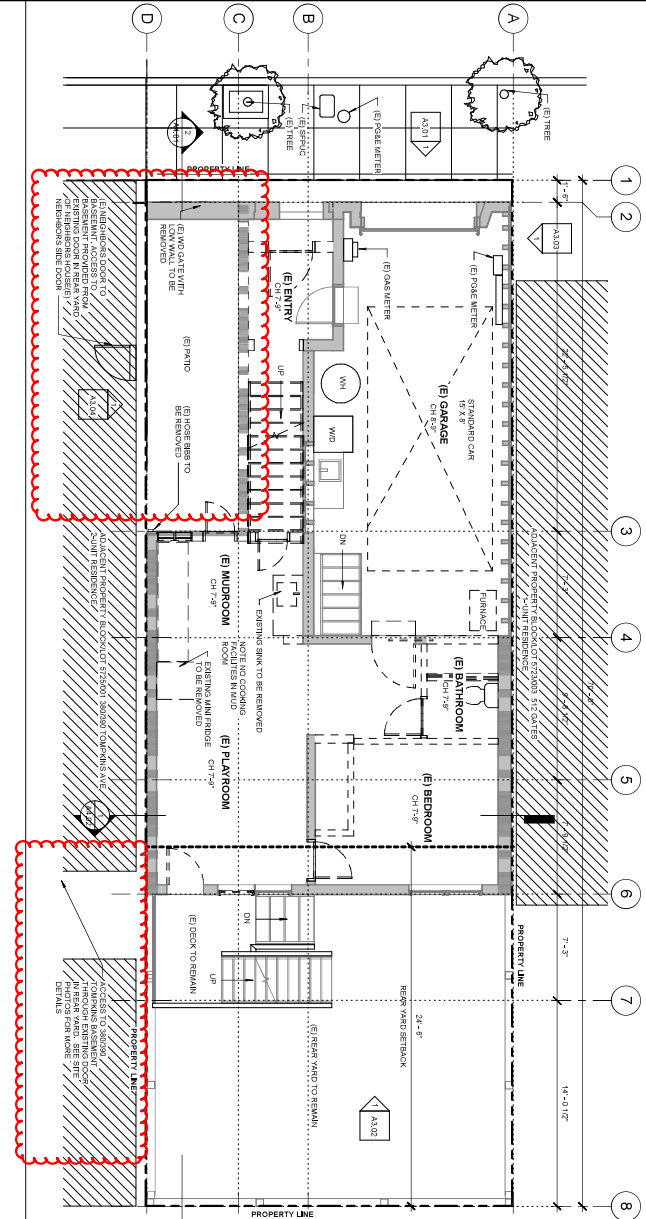
310.963.8979

EXHIBIT A-1



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

4



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

3

1. ALL DIMENSIONS ARE TO FACE OF FINISH F.O.F.I. UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY DISCREPANCIES OR UNRESOLVED CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTRAL LINE OF CLEAR OPENING.
5. ALL CLOSET DIMENSIONS TO FACE OF FINISH.
6. CONTRACTOR SHALL PROVIDE ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SIGNING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
7. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
8. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS REQUIRED BY CITY REGULATIONS.

FIRST LEVEL FLOOR PLAN

NOTES - FLOOR PLAN NOT TO SCALE	2
WALL TO DEMOLISH	
NEW WALL	
EXISTING WALL TO REMAIN	
1. AIR WALL	

WALL TYPES NOT TO SCALE	1
2018123	
A2.21	






506 GATES
SAN FRANCISCO, CA 94110

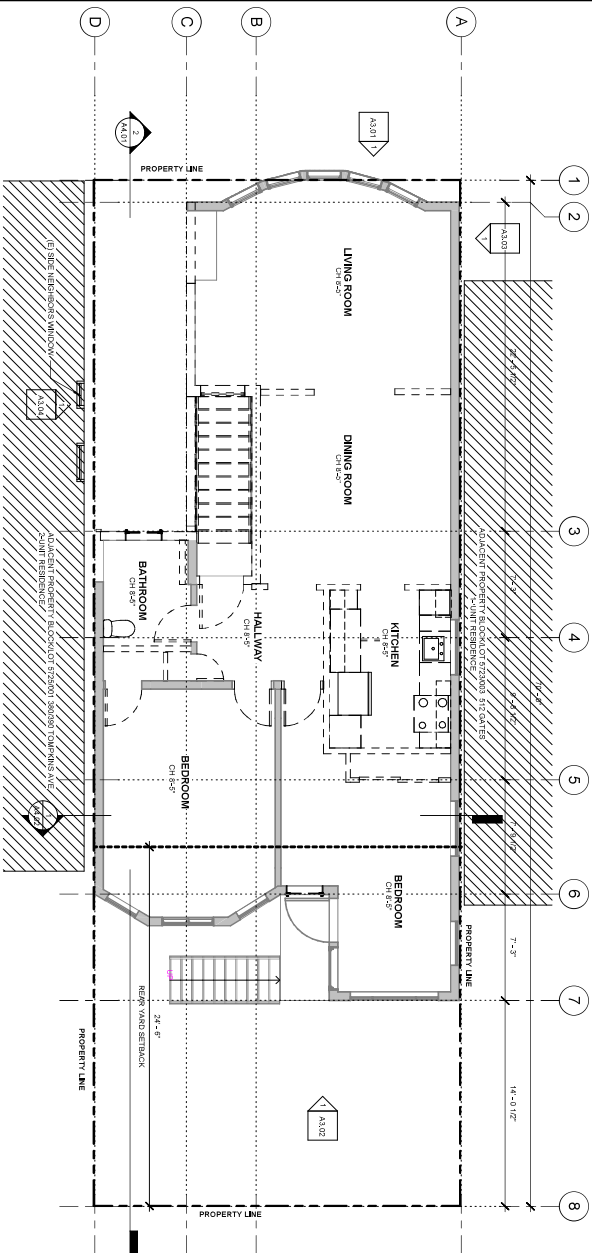
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1. ALL DIMENSIONS ARE TO FACE OF RIBBON F.O.R., UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY RECOMMENDATIONS OR UNRESOLVED CONFLICTS TO BE RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF RIBBON.
6. CONTRACTOR SHALL PROVIDE ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND

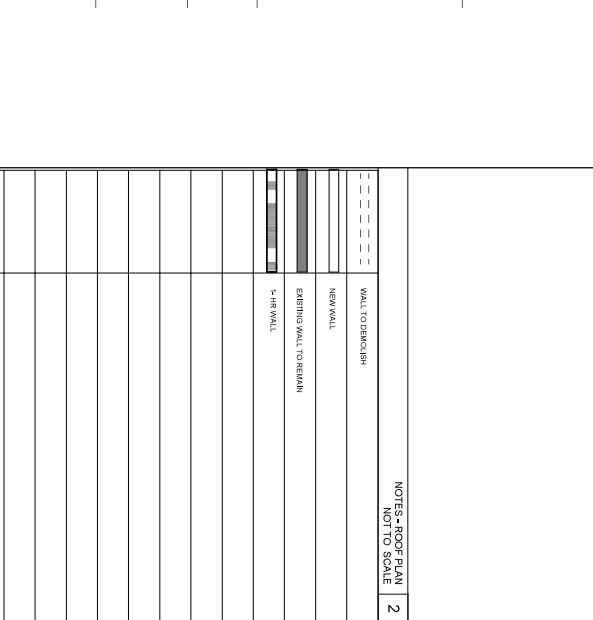
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|--|---|--|
|  | <p>506 GATES</p> <p>SAN FRANCISCO, CA, 94110</p> | <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>City of San Francisco
 Redacted - 07/27/2025</p> </div> </div> <div style="display: flex; align-items: center; margin-top: 10px;">  <div style="margin-left: 10px;"> <p>STUDIO FALLON ARCHETYPE
 1334 DOUGLASS STREET
 SAN FRANCISCO, CA 94133</p> </div> </div> |
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[illegible][illegible]

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1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.) UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWING.
3. ANY DISCREPANCIES OR INADEQUATE CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL ROOF MATERIALS MUST MEET CLASS A REQUIREMENTS.
5. ALL DRAIN SHALL BE SIZED TO ACCOMMODATE 3" PER HOUR RAINFALL.

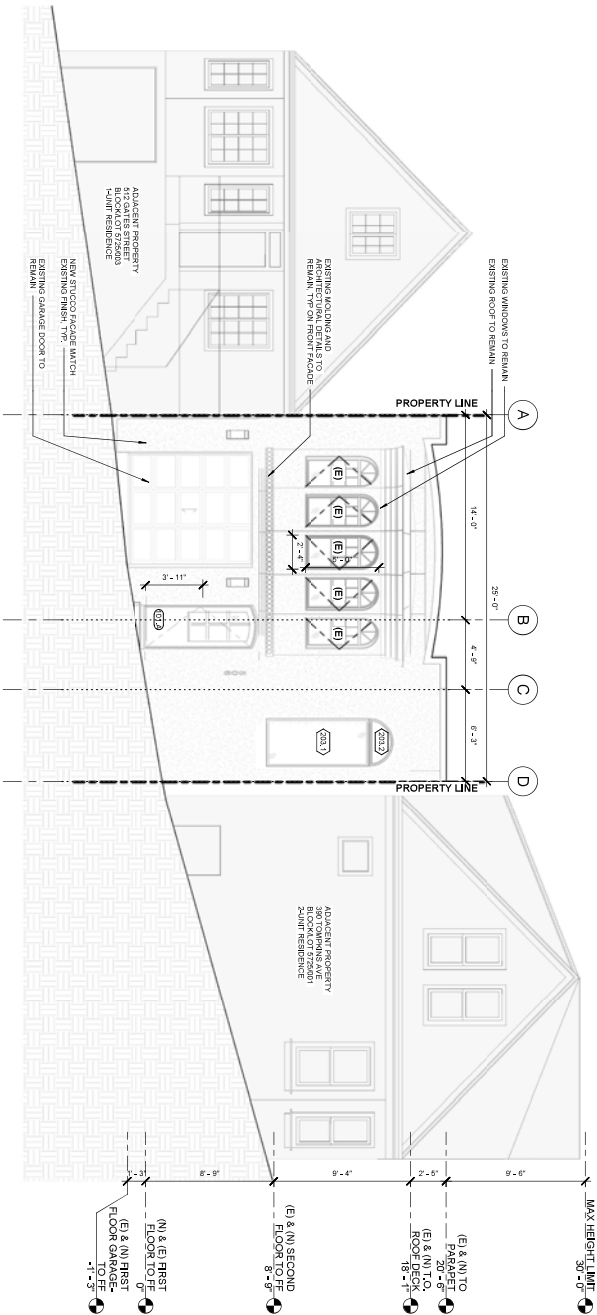
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 1334 DOUGLASS STREET
 SAN FRANCISCO, CA 94131</p> |
|---|--|---|---|



WALL TYPES NOT TO SCALE	1
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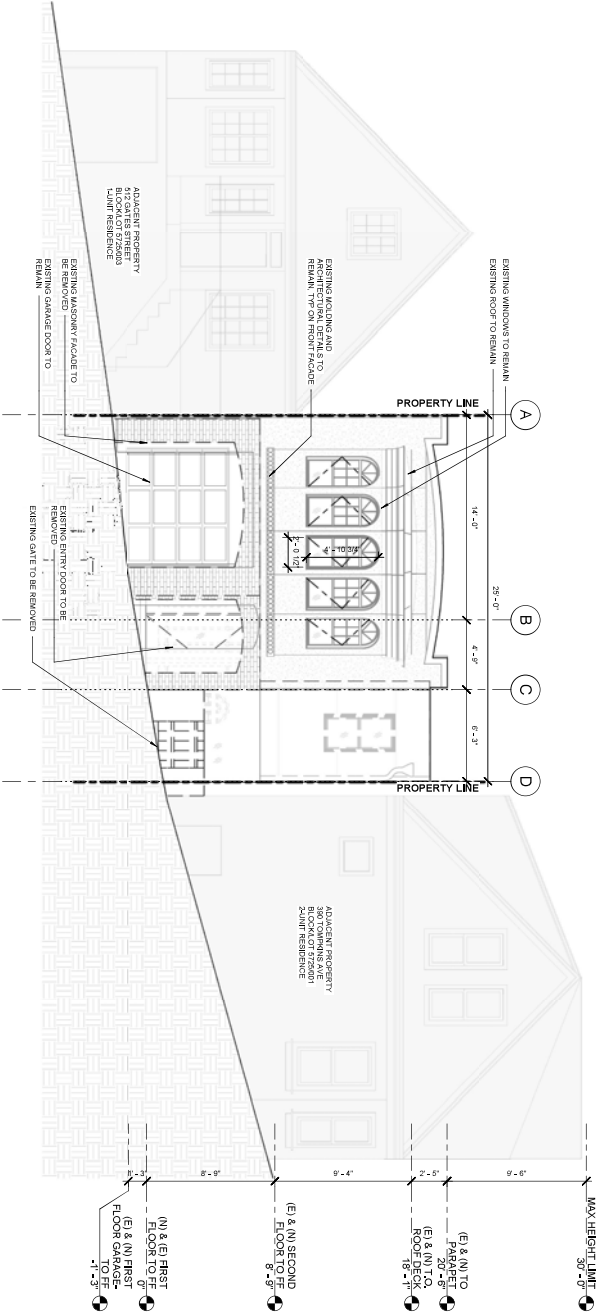
[illegible]

EXHIBIT A-1



PROPOSED FRONT ELEVATION
1/4" = 1'-0"

2



EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"

1

EXTERIOR ELEVATIONS



506 GATES
SAN FRANCISCO, CA, 94110

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STUDIO FALLON ARCHITECTURE
134 DOUGLAS STREET
SAN FRANCISCO, CA 94131

A3.01

2019123



STUDIO FALLON ARCHITECTURE
1334 DOUGLASS STREET
SAN FRANCISCO, CA 94131



506 GATES
SAN FRANCISCO, CA, 94110

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EXTERIOR ELEVATIONS

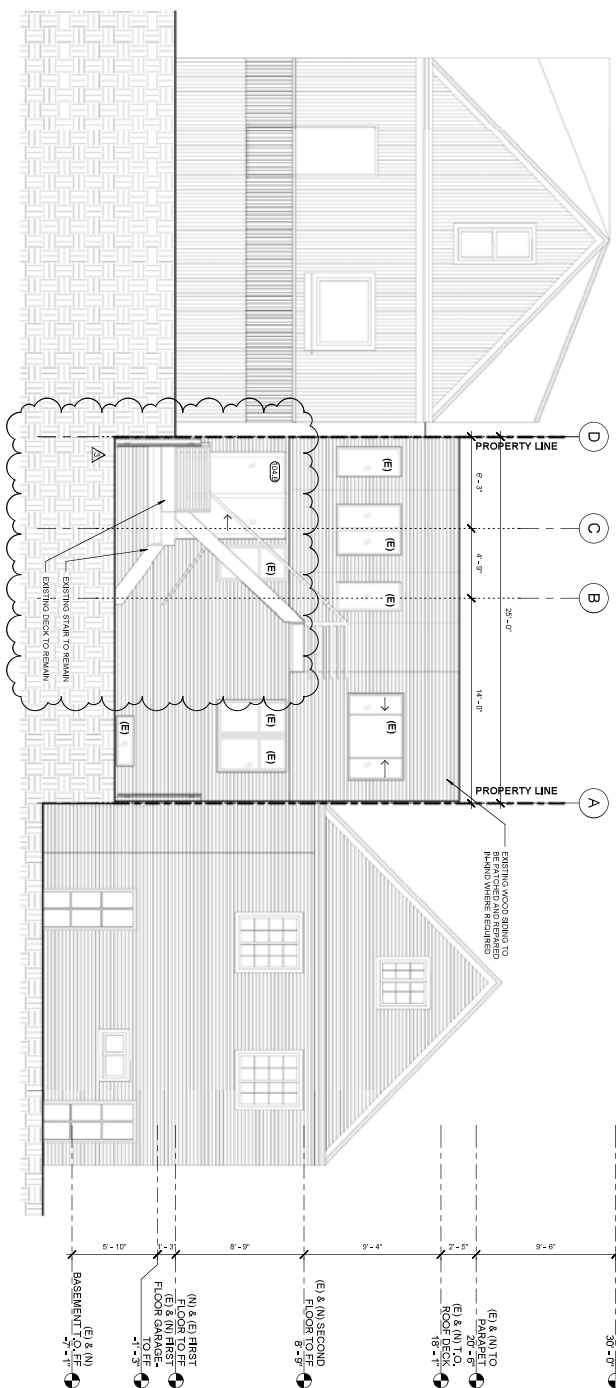
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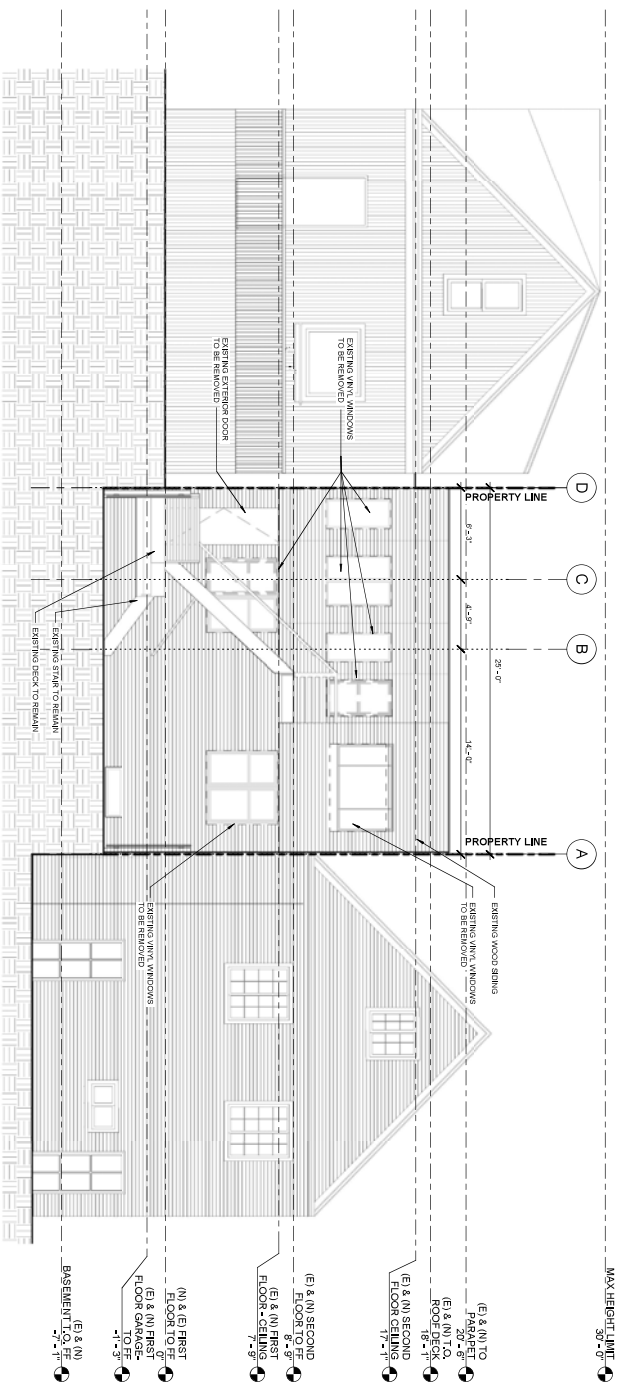
EXISTING REAR ELEVATION 1/4" = 1'-0"	1
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$$1/4'' = 1'-0$$

A3.02



PROPOSED REAR ELEVATION 1/4" = 1'-0"	2
---	---

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

MAX HEIGHT LIMIT
30' - 0"

30'-0"

A-1

PROPERTY LINE

EXISTING FENCE TO REMAIN

7'-3"

7'-5"

9'-6"

7'-3"

7'-0"

22'-6"

1'-6"

PROPERTY LINE

EXISTING MOUNTING AND BRACKETING TO REMAIN - TYPE ON FRONT FACADE

(E) & (N) TO PARAPET
8'-0"

(E) & (N) T.O. ROOF DECK
18'-1"

27'-7"

(E) & (N) SECOND FLOOR TO FF
8'-5"

8'-5"

4'-0"

2'-0"

2'-0"

EXISTING WINDOW TO REMAIN - EXISTING FRAME TO BE PRESERVED - BLIND WALLS TO REMAIN

(N) & (E) FIRST FLOOR TO FF
0'

(E) & (N) BASEMENT CEILING
-1'-4"

(E) & (N) BASEMENT
-2'-7"

BLIND WALL

TO LOCATE PROPERTY BOUNDARY OF EXISTING BLOCKOUT FROM THE INTERIOR

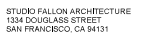
(E)

(E)

(E)



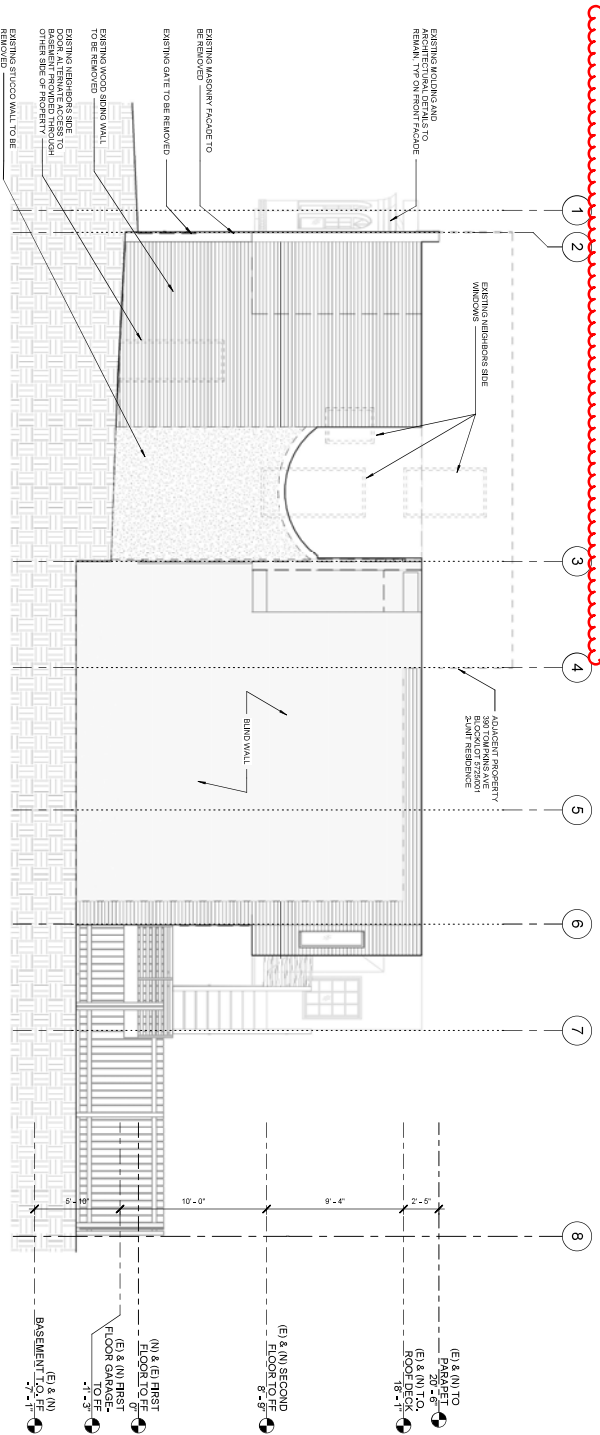
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(E) & (N) TO PARAPET 20'-6"	(E) & (N) SECOND FLOOR TO FF 8'-9"	(E) & (N) FIRST FLOOR TO FF 0"	(E) & (N) FIRST FLOOR TO FF 0"	(E) & (N) BASEMENT 1/2 -1'-3"
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STUDIO FALLON ARCHITECTURE
1334 DOUGLASS STREET
SAN FRANCISCO, CA 94131

EXHIBIT A-1



ADJACENT 380/380 TOWNSHIP AVE ACCESS TO BASEMENT
NOT TO SCALE

7



REAR ELEVATION
NOT TO SCALE

4



REAR ELEVATION
NOT TO SCALE

2



EXISTING STREET VIEW
NOT TO SCALE

8



ADJACENT NEIGHBOR AT 380/380 TOWNSHIP AVE
NOT TO SCALE

6



EXISTING ENTRY VIEW
NOT TO SCALE

5



EXISTING GATES STREET VIEW
NOT TO SCALE

3



FRONT VIEW
NOT TO SCALE

1



STUDIO FALLON ARCHITECTURE
1334 DOUGLASS STREET
SAN FRANCISCO, CA 94131



State of California Department of Building Inspection
Bureau - 415.775.7275

506 GATES
SAN FRANCISCO, CA, 94110

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privileged. Unauthorized use is strictly prohibited.



SITE PHOTOGRAPHS



Photo #	Location	Date
1	Front View	10/10/2020
2	Rear Elevation	10/10/2020
3	Existing Gates Street View	10/10/2020
4	Rear Elevation	10/10/2020
5	Existing Entry View	10/10/2020
6	Adjacent Neighbor at 380/380 Township Ave	10/10/2020
7	Adjacent 380/380 Township Ave Access to Basement	10/10/2020
8	Existing Street View	10/10/2020

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EXHIBIT 4

RECORDING REQUESTED BY:

City and County of San Francisco
Residential Rent Stabilization & Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102
(415) 252-4602



San Francisco Assessor-Recorder
Doris M. Ward, Assessor-Recorder
DOC- 2002-H266375-00

Act 37-Rent Arbitration Board

Thursday, OCT 10, 2002 08:28:07

Ttl Pd \$0.00

Nbr-0001969591

REEL I241 IMAGE 0332

okc/KC/1-1

WHEN RECORDED MAIL TO:

City and County of San Francisco
Residential Rent Stabilization & Arbitration Board
25 Van Ness Avenue, Suite 320
San Francisco, CA 94102
(415) 252-4602

NOTICE OF CONSTRAINTS ON REAL PROPERTY

(to be recorded by the Rent Board)

Pursuant to San Francisco Administrative Code Chapter 37, Section 37.9B, constraints on re-rental apply to a rental unit which a tenant vacates after receiving a notice to quit based on Section 37.9(a)(8) of the San Francisco Rent Ordinance.

The real property where the rental unit is located is specifically described as:

Block: 5725

Lot: 001

Name of Owner(s): Jennifer Leeper and Sarah Leeper

The constraints apply to the following rental unit:

Address: 390 Tompkins Avenue, San Francisco, CA 94110

The date of service of the notice to quit was August 1, 2002.

The constraints set forth in San Francisco Administrative Code Sections 37.9B(a) and 37.9B(b) apply to the rental unit until: August 1, 2005. (Three years from date of service of notice to quit)

THE TERMS AND OBLIGATIONS AS NAMED IN THIS DOCUMENT WILL TERMINATE AUTOMATICALLY, WITHOUT THE NECESSITY OF ANY RECORDED TERMINATION AFTER August 1, 2005.

Joseph P. Grubb, Executive Director
San Francisco Residential Rent Stabilization and Arbitration Board

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EXHIBIT 5



PLANNING APPROVAL LETTER

Date: 12/16/2024
Planning Record No. 2024-011317PRL
Building Permit Application No. **202412116574**

Project Address: **506 Gates St**
Zoning: RH-1 Zoning District
40-X Height and Bulk District
Bernal Heights Special Use District
Block/Lot: 5725 / 002
Project Sponsor: Fallon James
fallon@studiofallon.com
Staff Contact: **Richard Sucre**
richard.sucre@sfgov.org | 628-652-7364

Project Description

The project includes construction of a two-story front horizontal addition and rear façade alterations to an existing two-story single-family residence. Increase in residential square footage from 2,087 square feet to 2,554 square feet. No change in use.

Project Approval

The Department has determined that the project complies with the objective standards of the Planning Code and has concluded its design review of the project. On December 16, 2024, the Project was determined to be exempt from the California Environmental Quality Act, ("CEQA") as a Class 1 Exemption under CEQA Guidelines Section 15031, as described in the determination associated with this Planning Record Number.

Approval Action for Purposes of CEQA Appeal Timelines: Issuance of this Planning Approval Letter constitutes the approval action and is considered the Entitlement of Use, for the project for purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code

Typically, an appeal must be filed within 30 calendar days of the approval action identified above for purposes of CEQA appeal timelines for a project that has received an exemption (including a general plan evaluation) or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained at <https://sfplanninggis.org/pim> under the project's record number. Under CEQA, only issues that have previously been raised at a project hearing (including an appeal hearing) or in written correspondence to a City board, commission or department may be brought up by a litigant in a later court challenge.

Priority Policies and General Plan Findings

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies and relevant findings within the General Plan.

Permit Details Report**Report Date:** 12/1/2025 3:51:24 PM

Application Number: 202412116574
Form Number: 3
Address(es): 5725 / 002 / 0 506 GATES ST
Description: Two story addition to front east elevation add 1 bath remodel 2 bath re-configure kitchen.
Cost: \$300,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
12/11/2024	TRIAGE	
12/11/2024	FILING	
1/7/2025	FILED	
8/11/2025	APPROVED	
9/29/2025	ISSUED	
10/10/2025	SUSPEND	Per BOA Appeal 25-043.

Contact Details:**Contractor Details:**

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

Addenda Details:**Description:**

SITE

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
PERMIT-CTR		12/9/24	12/11/24			12/27/24	JACKSON AMIRA	Approved	Interagency Completeness review.
CPB		12/27/24	12/27/24			1/7/25	GUTIERREZ NANCY	Administrative	waiting for payment
CP-ZOC		1/7/25	1/30/25			1/30/25	SAMONSKY ELLA	Approved	Approved:Two-story front horizontal the rear facade and interior remodel single-family residence.
CP-ZOC	3	4/18/25	4/25/25			4/25/25	SAMONSKY ELLA	Approved	Approved:Two-story front horizontal the rear facade and interior remodel single-family residence.
CP-ZOC	3	6/27/25	8/6/25			8/6/25	SAMONSKY ELLA	Approved	Approved:Two-story front horizontal the rear facade and interior remodel single-family residence.
BLDG		1/7/25	1/17/25			1/24/25	BARNES JEFF	Issued Comments	Review & teams meeting with Fallon site permit comments , EERO ? com
BLDG	1	3/14/25	3/14/25			3/14/25	BARNES JEFF	Issued Comments	Commenst issued, teams meeting & 1 Fallon AOR , to update BB session 79 add Ladder for rear yard access. Note property to remain exsitingnon-conf
BLDG	2	4/18/25	4/18/25			4/18/25	BARNES JEFF	Issued Comments	Zoom meeting w/ AOR Fallon James set show areas of work & excuvation : added to routing.
BLDG	3	4/18/25	4/18/25			4/18/25	BARNES JEFF	Approved	Approved in BB session 796-431-310
BLDG	3	6/27/25	6/27/25			6/27/25	OSPITAL JOSEPH	Issued Comments	Comments issued in Blue beam
BLDG	4	7/16/25	8/5/25			8/5/25	OSPITAL JOSEPH	Approved	Approved in Blue Beam
PAD-STR		4/18/25	7/3/25			7/3/25	OSPITAL JOSEPH	Not Applicable	Fpr SSPA
PAD-STR		4/18/25	4/18/25			4/18/25	BARNES JEFF	Approved	line in error
DPW-BSM		1/7/25	1/30/25			1/30/25	DENNIS RASSENDYLL	Approved-Stipulated	ADDENDUM requirement(s) for sign Inspection Right-of-Way Conformity Download application(s) at http://www.sfpublicworks.org/service forms and submit electronically to

									bsmpermitdivision@sfdpw.org. Your addendum will be ON-HOLD until al application(s) and fees are submitted bsmpermitdivision@sfdpw.org. Pleas 271-2000 or email at bsmpermitdivis more information. Please be advised required to provide plans to Public W application date submittal or re-activ enforced.
DPW-BSM	3	4/18/25	4/28/25			4/28/25	DENNIS RASSENDYLL	Approved-Stipulated	ADDENDUM requirement(s) for sign Inspection Right-of-Way Conformity Download application(s) at http://www.sfpublishworks.org/services forms and submit electronically to bsmpermitdivision@sfdpw.org. Your addendum will be ON-HOLD until al application(s) and fees are submitted bsmpermitdivision@sfdpw.org. Pleas 271-2000 or email at bsmpermitdivis more information. Please be advised required to provide plans to Public W application date submittal or re-activ enforced.
DPW-BSM	3	6/27/25	7/2/25			7/2/25	DENNIS RASSENDYLL	Approved-Stipulated	ADDENDUM requirement(s) for sign Inspection Right-of-Way Conformity Download application(s) at http://www.sfpublishworks.org/services forms and submit electronically to bsmpermitdivision@sfdpw.org. Your addendum will be ON-HOLD until al application(s) and fees are submitted bsmpermitdivision@sfdpw.org. Pleas 271-2000 or email at bsmpermitdivis more information. Please be advised required to provide plans to Public W application date submittal or re-activ enforced.
DPW-BSM	4	7/16/25	7/17/25			7/17/25	DENNIS RASSENDYLL	Approved-Stipulated	ADDENDUM requirement(s) for sign Inspection Right-of-Way Conformity Download application(s) at http://www.sfpublishworks.org/services forms and submit electronically to bsmpermitdivision@sfdpw.org. Your addendum will be ON-HOLD until al application(s) and fees are submitted bsmpermitdivision@sfdpw.org. Pleas 271-2000 or email at bsmpermitdivis more information. Please be advised required to provide plans to Public W application date submittal or re-activ enforced.
DPW-BSM	4	7/17/25	7/23/25			7/23/25	DENNIS RASSENDYLL	Approved-Stipulated	ADDENDUM requirement(s) for sign Inspection Right-of-Way Conformity Download application(s) at http://www.sfpublishworks.org/services forms and submit electronically to bsmpermitdivision@sfdpw.org. Your addendum will be ON-HOLD until al application(s) and fees are submitted bsmpermitdivision@sfdpw.org. Pleas 271-2000 or email at bsmpermitdivis more information. Please be advised required to provide plans to Public W application date submittal or re-activ enforced.
SFPUC		1/7/25	1/15/25			1/15/25	IMSON GRACE	Approved	01/15/2025 - APPROVED EPR. Pern Capacity Charge. DBI will collect. Inv Bluebeam. 01/10/2025 - RFI. Two w: existing washer and dryer in the gara washer and dryer under the foyer sta
SFPUC	3	4/18/25	4/21/25			4/21/25	IMSON GRACE	Approved	04/21/2025 - APPROVED EPR RES' been assessed a Capacity Charge. DB attached to Bluebeam.
SFPUC	3	6/27/25	7/9/25			7/9/25	IMSON GRACE	Approved	07/09/2025 - APPROVED EPR REV Permit has been assessed a Capacity Invoice attached to Bluebeam.
SFPUC	4	7/16/25	7/21/25			7/23/25	IMSON GRACE	Approved	07/23/2025 - APPROVED EPR REV assessed a Capacity Charge. DBI will to Bluebeam.
SFFD		6/18/25	6/20/25			6/24/25	UNTALAN JAMES	Issued Comments	Routed to CDP @HQ on 06/18/25-T untalan - jason.woo@sfgov.org 6/20, Blue Beam. JDU 06/24/2025. james.
SFFD	2	7/8/25	7/8/25			7/8/25	UNTALAN JAMES	Administrative	Line accidently created. JDU 07/08/25. untalan@sfgov.org

SFFD	1	6/27/25	7/8/25			7/8/25	UNTALAN JAMES	Issued Comments	Issued comments on REV 2 Blue Bea james.untalan@sfgov.org
SFFD	3	7/16/25	7/17/25			7/17/25	UNTALAN JAMES	Issued Comments	Issued comments to REV 3 on Blue E james.untalan@sfgov.org
SFFD	4	7/17/25	7/21/25			7/21/25	UNTALAN JAMES	Approved	Approved REV 4 for Fire access only required provide water flow informat james.untalan@sfgov.org
PPC		1/7/25	1/7/25			8/6/25	LUA NATALIE	Administrative	08/06/25 03:52 PM Invite sent to CI process; NL 7/17/25: Invite sent to pl and stamp REV4 drawing; kw 7/16/25 examiners to review and stamp REV; Invite sent to plan reviewers to review drawing; HP 6/18/25: SFFD review r completeness review letter, invite ser electronic plan review; HP 06/18/25 issue. Back to PPC; AUTO-GENERA PM Invite sent to CPB to close out pe Invite sent to plan examiners to revie drawings; kw 1/7/2025: Invite sent to session;nl 1/7/2025: Bluebeam sessio CP-ZOC (Planning), BLDG, BSM, PU plan review;nl
CPB		8/6/25	8/11/25			9/29/25	NANCY GUTIERREZ	Administrative	9/29/2025:Permit issued to owner,li 9/25/205:Final Invoice sent.ng 8/11/ contractor statement/green halo.ng 6 BACK TO PPC FOR SFFD PLAN REV COMPLETNESS LETTER, MISSED 2 MH 4/30/25: request for statements applicant to be submitted. mh

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

Appointments:

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

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

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

Station Code	Descriptions and Phone Numbers
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[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.

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EXHIBIT 6

AB-009 Local Equivalency for Approval of New Openings in New and Existing Building Property Line Walls

NO. AB-009 :

DATE : September 18, 2002 (Updated 1/1/2023 for code references)

SUBJECT : Fire and Life Safety

TITLE : **Local Equivalency for Approval of New Openings in New and Existing Building Property Line Walls**

PURPOSE : The purpose of this Administrative Bulletin is to provide standards and procedures for the application and case-by-case review of requests for a modification based on local equivalency to allow openings in exterior walls closer to property lines than are permitted by the latest edition of the San Francisco Building Code (SFBC).

This bulletin permits the continuing application of code provisions of former editions of the SFBC regarding property line openings. In conformance with current State law, requests for approval of openings closer to the property line than permitted under the SFBC will be considered on a case-by-case basis when reasonable equivalency is proposed.

Current edition of the San Francisco Building Code

- Section 104A .2.7, Modification

- Section 104A .2.8, Alternate materials, design, and methods of construction

- Section 705 .8, Openings

REFERENCES : DBI Administrative Bulletin AB-005, Procedures for Approval of Local Equivalencies.

San Francisco Administrative Code Article V, Section 23.47, Requirements for Lot Line Window Agreements

DISCUSSION : Project sponsors may request the application of this local equivalency allowing openings in building walls closer to property lines than allowed by SFBC Section 705 .8 when it can be demonstrated on a case-by-case basis that there are practical difficulties in meeting the provisions of the code, that the modification is in conformance with the intent and purpose of the code, and that reasonable equivalency is provided in fire protection and structural integrity.

Such proposed modification may conform with the below listed standard provisions. The Department of Building Inspection (DBI) and other City departments may impose additional requirements in the approval of any request for a code modification or alternate based upon individual building and property conditions. Other City agencies that may review such requests include the San Francisco Fire Department, the Planning Department and, for buildings adjoining City-owned property, the Department of Real Estate.

If a project sponsor wishes to propose methods of opening protection different than those listed below, proposals for the use of alternate materials, designs, or methods of construction may be submitted for review in the same manner as for this local equivalency. The Department of Building Inspection may require that additional substantiation be provided supporting any claims made for such proposals.

Procedure for Application of Local Equivalencies

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

form. Following DBI review, each request will either be approved, approved with conditions, disapproved, or placed on Hold pending submittal of additional information.

Further details of procedures for the review of local equivalencies may be found in AB-005, Procedures for Approval of Local Equivalencies.

Conditions of Local Equivalencies

Openings in new building walls and new openings in existing building walls in Groups B, M, and R occupancies that are closer to property lines than permitted under SFBC Section 705 .8 and Table 705 .8 may be permitted on a case-by-case basis when the following provisions or approved equivalent provisions are met and the project sponsor provides documentation of the practical difficulties involved in carrying out the provisions of the regular code.

The standard provisions for this Local Equivalency include all of the following:

1. The openings may not be used to provide required light and ventilation, required egress, or for required emergency escape and rescue.
2. The openings shall be fixed (non-operable) unless more than 50 feet above the roof of any adjoining building or more than the distance prescribed for protected openings in Table 705.8 in any direction from an adjoining building.
3. The openings shall be located entirely above any adjoining roof or at least six feet laterally beyond any wall of an adjoining building.
4. The openings shall be protected with fire assemblies, such as fire shutters or rated window assemblies, having a rating of at least 3/4 hour. Openings in walls which have a fire-protection rating of greater than 1-hour shall be protected by a fire assembly having a three-hour fire-protection rating in four-hour fire-resistive walls, a two-hour fire-protection rating in three-hour fire-resistive walls, and one-and one-half hour fire-protection rating in two-hour fire-resistive walls. Fire shutters, if provided, shall be actuated by smoke detectors located inside and by fusible links or other approved devices on the outside of the protected openings.
5. The opening shall be protected by a fire sprinkler system having ordinary temperature, quick-response type heads installed within 18" of the openings and spaced at 6 feet on center or at the manufacturer's recommended minimum spacing, whichever provides the closer spacing.

Exception: Openings in Group R Division 3 occupancies.

6. If the adjoining building contains R occupancy uses, proposed openings shall not be located closer than six feet measured in any direction to any existing opening on the adjoining building unless the adjoining owner gives written consent. A copy of the statement giving such consent shall be attached to the permit application.
7. The owner of a building with such openings shall provide a recorded statement that these openings will be closed or protected with approved fire resistive wall construction in the event that the adjoining property is improved in such a manner that the openings no longer comply with the provisions of this Administrative Bulletin. A copy of a Declaration of Use Limitation (Attachment B) shall be submitted to the plan reviewer prior to completion of Department of Building Inspection plan review.
8. Property line openings which open onto property owned by the City and County of San Francisco shall meet the requirements of San Francisco Administrative Code, Article VI, Sections 23.27 through 23.30 (Attachment C). An approved and executed "Lot Line Window Agreements" shall be submitted as part of the documents required under Item 9 (below).
9. A permit application and related submittal documents shall detail all construction which is approved as a result of this request for local equivalency.

Originally signed by:

Frank Y. Chiu, Director

October 3, 2002

Gary Massetani, Fire Marshal

October 9, 2002

Approved by the Building Inspection Commission on September 18, 2002

[Attachment A](#): Request for Approval of Local Equivalency

[Attachment B](#): Assessor/Recorder's Office Document - "Declaration of Use Limitation" (Rev. April 2021)

[Attachment C](#): San Francisco Administrative Code Article V, Lot Line Window Agreements
(https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_admin/0-0-0-14202#JD_Ch.23Art.V)

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EXHIBIT 7

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BRIEF SUBMITTED BY PLANNING DEPARTMENT



BOARD OF APPEALS BRIEF

HEARING DATE: December 10, 2025

December 4, 2025

Appeal Nos.: 25-043
Project Address: 506 Gates Street
Block/Lot: 2609/003
Zoning District: RH-1 (Residential-House, One-Family)
Bernal Heights Special Use District
Height District: 40-X
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

Background

Building Permit (BP) No. 202412116574 approves the following scope of work: “Two story addition to front east elevation add 1 bath remodel 2 bath re-configure kitchen.” The permit was reviewed and approved several different times by the Planning Department, most recently on August 6, 2025. The permit was issued on September 29, 2025.

The proposed building addition is fully within the permitted buildable envelope under the Planning Code. Additionally, because this project falls outside the Priority Equity Geographies Special Use District and is not a vertical alteration, the permit did not require neighborhood notification per Planning Code Section 311. Regarding the potential existence of an Unauthorized Dwelling Unit (UDU), no UDU screening was conducted as part of the permit review. However, a preliminary UDU screening conducted pursuant to this appeal did not uncover any documentation or evidence that the subject space was used

as a UDU since the prior illegal unit was removed in 1999. As such, contrary to the Appellant's statements in their brief, the permit fully complies with the Planning Code.

The primary concern raised by the Appellant is that the project will remove access to a property-line door for the adjacent building at 380 Tompkins Avenue. This door leads to the basement of the adjacent building and is only accessible from the subject property at 506 Gates Street. The approved plans show this door and acknowledge the proposed addition will remove access from the subject property and notes there is a separate door to the basement at the rear of the adjacent building. The Appellant describes some type of access easement on the subject property. However, no documentation of such an easement is provided.

While it's completely understandable why the Appellant prefers to maintain access to the property-line basement door, this issue is a civil matter between the two property owners. Like the issue of property line windows, the Planning Code does not provide any specific guidance or protection for such features, even if a legal easement exists. Additionally, there are no specific design guidelines or policies adopted by the Planning Commission that address such issues. Because these issues are governed by civil law, they generally are not addressed in the Planning Code and are typically left to the private parties to settle.

Conclusion

The subject building permit is fully compliant with the Planning Code. While the Department understands the Appellant's access concerns, they are a civil matter that should be settled between the private parties. Therefore, the Planning Department respectfully requests that the Board deny the appeal and uphold the permit.

506 Gates Street - Board of Appeals Brief
Appeal Nos. 25-043
Hearing Date: December 10, 2025

cc: Jeremy Paul (Agent for Appellant)
 Fallon James (Agent for Permit Holder)
 Joe Ospital (Department of Building Inspection)

BRIEF SUBMITTED BY DBI



Board of Appeals Brief

Hearing Date: December 10, 2025

December 10, 2025

Appeal #: 25-043
Permit: 2025-0520-6917
Project Address: 506 Gates Street
Block/Lot: 5725/002
DBI contact: Joseph Ospital, Senior Building Inspector. 628-652-3546
Joseph.ospital@sfgov.org

Permit description:

The Site Permit before the Board this evening is Permit Application 2024-1211-6574S. This Site Permit Application was submitted to construct a Two-Story addition to the front/east elevation, add one bathroom and remodel two bathrooms and reconfigure the kitchen layout.

This project was reviewed, and signed off by SFDBI, SF Planning and all other required City agencies.

Conclusion: The Department of Building Inspection believes that 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**