

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
KERI PANKOW and JEFF MOELLER,)
Appellant(s))
vs.)
ZONING ADMINISTRATOR,)
Respondent)

Appeal No. **26-040**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on July 30, 2026, 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 the ISSUANCE on July 16, 2026, of a request by the Planning Department to suspend a building permit (The subject permit was issued on August 29, 2022, to allow vertical and horizontal additions to the existing building. An inspection by Planning Department staff confirmed that this scope of work had been exceeded including the removal of all framing at the front façade and side walls above the second floor without Planning Department approval. The Planning Department requests that DBI suspend Building Permit No. 202102013766 to allow the permit holder to obtain a revision permit to document the work that was undertaken without authorization) at 649 28th Street.

APPLICATION NO. 2021/0201/3766

FOR HEARING ON September 2, 2026

Address of Appellant(s):

Address of Other Parties:

Keri Pankow and Jeff Moeller, Appellant(s) c/o Jonathan Pearlman, Agent for Appellant(s) Elevation Architects 590 Matheson Street Healdsburg, CA 95448	N/A
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Date Filed: July 30, 2026

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

PRELIMINARY STATEMENT FOR APPEAL NO. 26-040

I / We, **Keri Pankow and Jeff Moeller**, hereby appeal the following departmental action: **Request for Suspension of Building Permit No. 2021/0201/3766** by the **Zoning Administrator** which was issued or became effective on: **July 16, 2026**, for the property located at: **649 28th Street**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **August 13, 2026, (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, andrew.perry@sfgov.org, and carey.mcelroy@sfgov.org.

The Departments' Briefs are due on or before: 4:30 p.m. on **August 27, 2026, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, jonathan@elevationarchitects.com, mjmoeller.50@gmail.com, and keripankow@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, September 2, 2026, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties are encouraged to attend in-person but 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

Appeal submitted via email by Jonathan Pearlman, agent for appellant.

Request for an Appeal of a Suspension Request
649 28th Street, Building permit no. 202102013766

This letter is an appeal to the Suspension Request issued by the Planning Department, dated July 16, 2026, for the project at 649 28th Street, under the signature of Kelly Wong, the acting Zoning Administrator. The suspension request notes “the scope of work had been exceeded including the removal of all framing at the front façade and side walls above the 2nd floor without Planning Department approval.” The project is the remodel and addition of a single-family home that is not considered a historic resource.

Since the increase in the demolition scope does not create a nuisance, a public health hazard, or a dangerous condition on the affected property; the violation of the Planning Code does not result in the displacement of one or more tenants; the violation was not willful or intentional; the violation does not result in a financial gain to the Responsible Party; and the Responsible Party has responded immediately and with a good faith effort to remedy this violation, we are requesting that the Board of Appeal lift the suspension while the process to work with the Planning Department to remedy the Notice of Enforcement (2026-005512ENF) moves forward. The suspension of the construction, for what is a minor increase in the amount of demolition allowed under the approved permit, would cause there to be substantial costs to the owner and leave an open construction site for at least 2 to 3 months which would potentially create a public hazard.

Respectfully Submitted,

Jonathan Pearlman, Architect for the owners Jeff Moeller and Keri Pankow



SUSPENSION REQUEST

July 16, 2026

David Kane, S.E., Interim Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Building Permit No.: 202102013766
Property Address: 649 28th Street
Block and Lot: 7520 / 025
Height and Bulk: 40//40-R-4
Zoning District: RH-1, RESIDENTIAL- HOUSE, ONE FAMILY
Staff Contact: Vincent W. Page II – (628) 652-7396
vincent.w.page.ii@sfgov.org

Dear David Kane,

This letter is to request that the Department of Building Inspection (“DBI”) suspend Building Permit (“BP”) No. 202102013766 for the property at 649 28th Street.

The subject permit was issued on August 29, 2022 to allow vertical and horizontal additions to the existing building. On July 13, 2026, Planning Department staff (Vincent W. Page II) conducted a site visit and confirmed that this scope of work had been exceeded including the removal of all framing at the front façade and side walls above the second floor without Planning Department approval. Subsequently, a Planning Department Code Enforcement Case (Complaint No. 2026-005512ENF) was opened on June 21, 2026.

Therefore, the Planning Department respectfully requests that DBI suspend BP No. 202102013766 to allow the permit holder to obtain a revision permit to document the work that was undertaken without authorization.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit sfgov.org/bdappeal.

Sincerely,



Kelly Wong
Acting Zoning Administrator

Enc.: Photos, dated July 13, 2026

CC: (Via US Mail)

Pankow Moeller Trust
Michael J. Moeller & Keri L. Pankow, Trustees
649 28th Street
San Francisco, CA 94131

(Via Email)

Jeffrey Horn, Planning Department, at jeffrey.horn@sfgov.org
Elizabeth Gordon-Jonckheer, Planning Department, at elizabeth.gordon-jonckheer@sfgov.org
David Winslow, Planning Department, at david.winslow@sfgov.org
Kevin Birmingham, Department of Building Inspection, at kevin.birmingham@sfgov.org
Giles Samarasinghe, Department of Building Inspection, at giles.samarasinghe@sfgov.org
Ken Gonzalez, Department of Building Inspection, at ken.gonzalez@sfgov.org



Figure 1 of 2. Photo showing the front façade with original framing removed.



Figure 2 of 2. Photo showing all new side wall framing above the 2nd floor.

Permit Details Report**Report Date:** 8/25/2026 3:28:29 PM

Application Number: 202102013766
 Form Number: 3
 Address(es): 7520 / 025 / 0 649 28TH ST
 Description: ADDITION TO REAR OF 1ST AND 2ND FLOORS AND ADDITION OF NEW 3RD FLOOR. EXPAND EXISTING 2,105 GSF 2-BEDROOM, 1 BATH HOUSE TO A 4,227 GSF-5 BEDROOM 3.5-BATH HOUSE.
 Cost: \$1,200,000.00
 Occupancy Code: R-3
 Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
2/1/2021	TRIAGE	
2/1/2021	FILING	
2/1/2021	FILED	
7/14/2022	PLANCHECK	
7/14/2022	APPROVED	
8/29/2022	ISSUED	
7/16/2026	SUSPEND	Suspended per SF Plannng request letter dated 7/16/26. KB

Contact Details:**Contractor Details:**

License Number: 880789
 Name: BARRY MC SHANE
 Company Name: AMBER - TRU CONSTRUCTION INC.
 Address: P O BOX 590957 * SAN FRANCISCO CA 94159-0000
 Phone:

Addenda Details:**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
CPB		2/1/21	2/10/21			2/11/21	SONG SUSIE		2/11/21: TO PPC. SS 2/10/21: PAYMENT RECEIVED. NEED CONFIRMATION FOR THE DROP OFF APPOINTMENT. SS 2/1/21: PAPER IN-HOUSE SUBMITTAL. INVOICED. SS
CP-ZOC		2/12/21	5/7/21			3/16/22	HORN JEFFREY		3/16/2022. Approved vertical and horizontal additions (2122 SF) to an existing 2,105 GSF single-family home for a total size of 4,227 GSF. DR Not taken by Commission on 2021-001932DRP. ROuted to CPB jeffrey.horn@sfgov.org Please submit Digital Project Application (PRJ) and plans directly to victoria.lewis@sfgov.org. Requested via email on 2/19/2021.
CP-NP		10/8/21	10/25/21			11/24/21	HORN JEFFREY		10/8/21: Emailed the 311 cover letter. (Jennifer) 10/13/21: Mailed the 311 notice on 10/25/21; expires on 11/24/21. (Jennifer)
CP-DR		11/24/21	12/3/21			3/4/22	HORN JEFFREY		DR hearing completed on 3/3/2022. DR not Taken.
BLDG		3/21/22	4/13/22	4/20/22		5/4/22	GE MING		Approved and route to PPC 5/4/22
DPW-BSM		5/4/22	5/6/22			5/6/22	CHOY CLINTON		Approved SITE Permit only. 5/6/22: ADDENDUM requirement(s) for sign off: Street Improvement (new curb cut per Sheet A1.1) and Special Sidewalk (new pavers). Download sidewalk application(s) at http://

								www.sfpwpublicworks.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfdpw.org. Your construction addendum will be ON-HOLD until all necessary permit(s) are approved or the assigned BSM plan checker(s) may recommend sign off to the satellite office via email. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. -CC
DPW-BUF		5/17/22	5/17/22	5/17/22	6/23/22	6/23/22	HOFFMAN DANIEL	Reviewed plans and approved
SFPUC		5/18/22	5/24/22	5/24/22	6/8/22	6/8/22	IMSON GRACE	Permit has been assessed a Capacity Charge. DBI will collect. See Invoice attached to application. Route to PPC -06/08/2022 OUT HOLD - PDFs received - 06/08/2022 05/24/2022 - please email the PDFs of Cover page, existing & proposed floor plans: A-0.1, A-2.01, A-2.1, A-2.2 to Gimson@sfgov.org (415)940-5373 ON HOLD- Permit has been assessed a Capacity Charge. DBI will collect. See Invoice attached to application. Route to PPC / ON HOLD - 05/24/2022
CP-ZOC		5/24/22	6/3/22			6/3/22	HORN JEFFREY	6/3/2022. Restamp of site permit. Routed to CPB. jeffrey.horn@sfgov.org
PERMIT-CTR		3/10/22	3/10/22			3/10/22	ESPINO HENRY	03/10/2022: Project received by Permit Center Team and transferred to SF Planning Intake for review (CP-ZOC). Applicants may contact pic@sfgov.org for further project updates. -HE
DFCU		6/28/22	6/28/22			6/28/22	BLACKSHEAR JOHN	6/28/22: Planning entered a Child Care impact fee on this permit. The fee will be collected at the issuance of addenda #1. The project may request an impact fee report to john.blackshear@sfgov.org
SFFD		6/29/22	7/6/22			7/6/22	GILBRAITH KATHLEEN	Approved with AB005 for EERO rescue to the rear yard >40 feet
CP-ZOC		7/8/22	7/11/22			7/11/22	HORN JEFFREY	7/11/2022. Restamp revised sheets. Routed to CPB. jeffrey.horn@sfgov.org
PPC		7/12/22	7/12/22			7/12/22	TAING SOK-IM	7/12/22: To CPB; ST 7/8/22: To Jeffrey Horn's (CP-ZOC) for restamp page A1.1, then to BLDG; ST 7/6/22: To PPC hold bin at 49 S. Van Ness Ave. 5th Floor pending applicant appointment to collate, email sok-im.taing@sfgov.org; ST 6/29/22: To SFFD for signature on AB005 per BLDG, then applicant appointment to collate, then to BLDG & Planning to review and or restamp page A1.1; ST 6/28/2022: Plans with Daniel Hoffman (BUF) to collate and stamp drawing - out of hold bin;nl 06/08/22: TO HOLD BIN pending BUF approval;me 6/6/22: To hold bin pending SFPUC & BUF approvals; ST 05/24/22: TO PLANNING for re stamp of plans received on 04/28/22;me 5/18/22: To SFPUC; ST 05/04/22: TO BSM (also Planning will need to re stamp plans received on

								04/28/22;me 3/21/22: To BLDG; ST 2/12/21: TO CP-ZOC (Planning); NL
CPB		7/12/22	7/14/22			8/29/22	WONG ALBERT	1/3/23: TO PERMIT CENTER FOR PICK UP; 8/29/22: issued. still waiting for owner builder form or contr stmt. gs 8/22/2022: SFUSD fee included to issuance fee. Permit ready to be issued if at CPB Station.ay 08/19/2022: SFUSD form sent for calculation, permit not ready to be issued.ay 8/12/22: issued. waiting for owner builder or contr stmt. gs 7/15/22: sent invoice both issuance & S1 filing fee, waiting for contr stmt/owner builder form. gs 7/14/22: approved. SFUSD req'd. need payer info, contr stmt or owner builder form. emailed Jonathan Pearlman. gs

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
7/2/2026	Esteban Rojas	SITE VERIFICATION	SITE VERIFICATION
2/9/2026	Miguel Padilla	REINFORCING STEEL	REINFORCING STEEL
1/22/2026	Miguel Padilla	REINFORCING STEEL	REINFORCING STEEL

1 2

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
1			1	CONCRETE (PLACEMENT & SAMPLING)	
1			IP5	CF2R-PLB-02-E - SINGLE DWELLING UNIT HOT WATER SYSTEM DISTRIBUTION	
1			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
1			5A1	SINGLE PASS FILLET WELDS < 5/16"	
1			6	HIGH-STRENGTH BOLTING	
1			13	SPECIAL GRADING, EXCAVATION AND FILLING (GEO. ENGINEERED)	
1			18A	BOLTS INSTALLED IN EXISTING CONCRETE	
1			19	SHEAR WALLS AND FLOOR SYSTEMS USED AS SHEAR DIAPHRAGMS	
1			20	HOLDOWNS	
1			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	foundation subgrade by geotech engr, pre-construction meeting w/ geotech engr

1 2 3 4

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

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

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BRIEF SUBMITTED BY THE APPELLANT(S)

Request for an Appeal of a Suspension Request by the Planning Department

Building permit no. 202102013766

I. Introduction

This brief is an appeal to the Suspension Request issued by the Planning Department, dated July 16, 2026, for the project at 649 28th Street, under the signature of Kelly Wong, the acting Zoning Administrator (Exhibit 1). The suspension request was a result of a Notice of Enforcement (NOE) dated July 17, 2026, record number: 2026-005512ENF signed by Vincent Page, Enforcement Planner (Exhibit 2). The NOE notes two violations:

- 1) Section 175: Work in excess of the scope of the approved permit and;
- 2) Section 317: Unauthorized residential demolition

The NOE notes that “the scope of work had been exceeded including the removal of all framing at the front façade and side walls above the 2nd floor without Planning Department approval.”

The request of the Board of Appeals is to lift the Suspension Request for the construction work while the project team works with the Planning Department to resolve the NOE issues identified above.

The main reason for the appeal is that the demolition at issue was of dry rotted studs that the contractor confirmed with the building inspector could be removed. Although they could be removed, the contractor planned to keep the studs in place and

“encapsulate” them as he did with dry rot in other areas of the project. However, a member of the framing crew unknowingly removed the studs on a day when the contractor was not on site. The demolition was accidental. All of the other required retention of materials in the house, by the time of the last removal of the studs at the front façade, was built per the approved plans.

For the homeowners, Jeff Moeller and Keri Pankow, an extended delay in completing their home, or any significant alteration to the approved plans, could create serious complications with their construction loan and, in the worst case, jeopardize their ability to retain the home. Having lived in the house for more than six years and now raising two children, Jeff and Keri struggle to understand how the accidental removal of a limited amount of deteriorated framing could result in consequences so disproportionate to the nature of the violation.

II. Background – Action that led to the NOE

The project was originally submitted to DBI for a permit on February 1, 2021 as application # 202102013766. Construction started in December 2025 with most of the demolition work completed in January 2026.

The project is the remodel and addition of a single-family home that is not considered a historic resource. It should be noted that the design of the house went through extensive Planning Department review that included a Discretionary Review (DR) and a Planning Commission hearing. The Commission supported the staff recommendation to

not take DR and the current design of the house was determined to be code compliant and was considered to be compatible with the character of the neighborhood based on the Residential Design Guidelines.

The drawing set (Exhibit 3) includes the demolition calculations which demonstrated that, at that time, the project was not considered a “residential demolition” as defined in under Planning Code sec. 317(b)(2) that was in effect at that time. The table with the calculations is Exhibit 4.

The NOE notes *“that most of the front façade framing and side wall framing above the second floor would remain. However, a site visit on July 13, 2026, confirmed that all of the front façade framing and side wall framing had been removed.”* Based on the photos included in the Suspension Request, it is correct that the front wall framing has been removed, but the second-floor framing is intact and not removed – see Exhibit 5 which identifies the existing framing and where the photo is located. Therefore, the removal of the studs at the front façade are the only item that exceeds the scope of the approved permit.

To build new construction around old and deteriorated wood is generally not considered to be the highest quality of construction and is inconsistent with the principles of the California Building Code. According to records, the house was first occupied in 1941, making the building 85 years old at the start of construction. Barry McShane of AmberTru Construction, is a very accomplished general contractor, completing projects

in San Francisco for over two decades. He is well aware of the issues surrounding demolition and has worked on many projects where adherence to the Planning Department rules was paramount. He was careful to retain the existing walls and floors as identified in the demolition calculations, weaving in the now California Building Code required structural elements of increased stud size, new base and top plates and shear walls. This method essentially, encapsulates the old wall and floor framing inside new framing that is seismically and structurally sound.

While required, the process to retain the existing elements of the house does not make the construction more affordable but in essence adds to the cost of construction without providing any real benefit to the community in terms of “retaining character”, to be consistent with the Planning Code’s General Plan, Priority Policy (2) *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.*

During one of the inspections, Miguel Padilla, the building inspector (no longer on this project) spoke with Mr. McShane and noted that much of the framing showed dry rot and should be removed. While Mr. McShane was aware of this, he nonetheless continued to retain the framing that was required according to the demolition calculations. However, when Mr. McShane was not on the site, one of the framing crew saw the extreme degradation of the studs on the front façade and removed them to build the front façade properly. This was done out of a concern for the quality of construction, not for any other reason.

III. The NOE and the Suspension Request

With a neighbor's complaint about the removal of the front wall studs, Mr. Page inspected the site on July 13, 2026 and prepared his NOE that was sent to the homeowners, Keri and Jeff, on July 17, 2026, and was received on July 21, 2026.

Immediately, the same day, Mr. McShane contacted the architect, Jonathan Pearlman of Elevation Architects to ask what we should do to address the NOE.

The first thing that Mr. Pearlman did was to review the demolition calculations in the approved permit and to determine if the current state of demolition would still be within the allowances of the Planning code definition of "residential demolition." He revised the demolition calculations (Exhibit 6) to find that, in fact, with the current conditions, the project did not meet the code definition of "residential demolition" so was still compliant with the Planning code. He emailed that revised sheet to Mr. Page, Ms. Wong and Jeffrey Horn, the original planner for the project to ask how we could quickly resolve this to keep construction moving forward.

An email response from Ms. Wong on July 22, 2026 (Exhibit 7), included this:

You are correct that both the vertical and horizontal demolition thresholds must be exceeded to meet the "tantamount to demolition" definition. However, please note that the demolition thresholds changed earlier this year in February 2026. Under the current code, the vertical calculation considers only the combination of front and rear facades (side walls are no longer considered).

For a project that received its Site Permit entitlement on August 29, 2022 and its building permit on December 2, 2025 and completed most of its demolition by February 2026, this assertion that we could not apply the same code and standards under which it had been approved was quite surprising. As noted, there was no mal intent in removing the rotted studs on the façade and the owner, architect and contractor, of course, had no idea at the time that the Planning code had changed.

Mr. Page, in a Teams meeting on July 27, 2026, reiterated that the Planning Department had a new definition of demolition in effect since February 2026 and that to resolve this violation, we would be required to meet the updated code requirements. Under those revised standards, even without the removal of the front façade framing, the project would be considered a full residential demolition despite all of the building fabric that had been retained. This expectation to meet a code that wasn't in effect when the project was reviewed and approved seems to violate the basic accepted standards under which buildings are built in San Francisco.

IV. Finding a Way to Continue Construction While Responding to the NOE

After that point, we tried to figure out how to at least continue the construction while the Planning Department's violations could be addressed. Mr. McShane spoke with DBI Director, David Kane as well as chief building inspector Kevin Birmingham to seek their assistance in trying to resolve this. They both expressed that they understood the issue at hand and found no conditions on the site that were cause to stop the construction.

Mr. Kane suggested that the project team submit for a revision permit, indicating the changes to the demolition calculations, plans and elevations. Once submitted, DBI would be able to sign off on the permit as still meeting the California Building Code. Mr. Pearlman prepared that drawing set (Exhibit 8) and Mr. McShane submitted that with application #202607235488 on July 23, 2026, only 2 days after the owners received the NOE. While the building inspector, Kevin Birmingham did state that it was “ok to process”, the planning desk would not sign off because of the NOE noted in the PTS.

Every day that a construction site sits idle costs the owner money, affects the conditions of the materials on the site and the open construction site presents an “attractive nuisance” to the neighborhood. Since the loss of such a small amount of the existing framing does not create any concern to the building inspector, leaving the Suspension Request in place and stopping the construction seems to Jeff and Keri to be merely punitive for a small mistake in the field. Their fear that coming to a resolution of this could extend for many months or even a year which, since the construction is financed, could compromise their loan with the bank.

V. Considerations for the Board of Appeals to Evaluate the Extent of Harm

While it is up to the Board of Appeals to make the ultimate decision, Planning Code section 176(c)(D)(iv) offers the Zoning Administrator criteria that he can use to evaluate the circumstances relative to the violation:

... In rendering a decision, including a determination regarding the amount of administrative penalties to be assessed, if any, the Zoning Administrator or the Zoning Administrator's designee shall consider: (items a, b, c, and p, q are not relevant)

d. the nature of the violation;

The nature of the violation is minimal relative to the overall project. It has no impact on the design of the building which was approved by the Planning Department in 2022 following a Planning Commission hearing about a Discretionary Review that a neighbor filed. The DR was not accepted and the project was approved.

e. the duration of the violation;

From the removal of the front faced framing to the NOE was 7 days.

f. whether the violation was willful or intentional;

The violation was neither willful nor intentional. The framing contractor was following good practice by removing the dry rotted studs.

g. whether the violation resulted in a financial gain to one or more of the Responsible Parties;

The removal of damaged 85-year-old studs in no way created any financial gain for the property owner or the contractor.

h. efforts made by the Responsible Party to correct the violation;

The owner, architect and general contractor acted immediately upon receiving the NOE to determine the best way to address the violation by revising the Planning and building documents to apply for a revision permit.

i. the impact of the violation upon the community;

The violation has absolutely zero impact on the community. The existing framing studs were to be concealed within the envelope of the completed building so there would be no way for the community to even know if there had been a violation.

j. any instance in which the Responsible Party has been in violation of the same or similar laws at the same or other locations in the City and County of San Francisco;

There are no instances of any other violations by the owner or the general contractor.

k. the Responsible Party's good faith efforts to comply;

As noted in the text above, the owner, architect and general contractor responded immediately to comply with the NOE.

l. whether the violation is easy to correct;

The dry rotted studs that were removed are no longer on site and have been disposed. If they were still available, they could easily be reinstalled in their former locations, but ultimately, that would make little sense.

m. whether the violation of the Planning Code resulted in the displacement of one or more tenants;

No. This is a single-family home in an RH-1 district. This project is for the homeowner's family.

n. whether the violations of the Planning Code created a nuisance, a public health hazard, or a dangerous condition on the affected property;

The violation has created no nuisance and has no effect on the public health or created a dangerous condition as has been verified by DBI's chief inspector who has determined that the project is in all ways still code compliant. In fact, the stalled

construction, leaving an open construction site, actually creates an attractive nuisance rather than having the construction ongoing every day.

o. whether the violation is reversible;

At this point, the removed and damaged studs have been disposed and are not on site. This is a situation where reversing the actual removal, to “reinstall” the damaged studs, would not make sense and ultimately, create a lesser quality of construction.

VI. Summary

Ultimately, this NOE was caused accidentally by a framer looking to do the right thing relative to good construction practice. Up to that point, the contractor was carefully building to follow the required demolition calculations. There was no way that Jeff and Keri, the architect or contractor could have anticipated that a Planning code change had occurred while the building was being built and that even with such a minor infraction, could lead to such potentially perilous results.

Since the increase in the demolition scope does not create any construction issues or violation of the California Building Code, it is the request of the Board of Appeals to overturn the Suspension Request from the Planning Department to DBI Director, David Kane. The project team has and will continue to work quickly and closely with the Planning Department to determine an appropriate resolution to the Notice of Enforcement. The continued suspension of the construction, for what is a minor increase in the amount of demolition allowed under the approved permit, could cause

there to be substantial costs to the owner and leave an open construction site for potentially many months while the Planning process runs its course. We ask you to support our appeal to allow the construction to continue while this is resolved.

Respectfully Submitted,

Jonathan Pearlman, Architect for the owners Jeff Moeller and Keri Pankow

(c) 415.225.3973

(e) jonathan@elevationarchitects.com

EXHIBIT 1

Suspension Request issued by the Planning Department, dated July 16, 2026



SUSPENSION REQUEST

July 16, 2026

David Kane, S.E., Interim Director
Department of Building Inspection
49 South Van Ness Avenue, Suite 500
San Francisco, CA 94103

Building Permit No.: 202102013766
Property Address: 649 28th Street
Block and Lot: 7520 / 025
Height and Bulk: 40//40-R-4
Zoning District: RH-1, RESIDENTIAL- HOUSE, ONE FAMILY
Staff Contact: Vincent W. Page II – (628) 652-7396
vincent.w.page.ii@sfgov.org

Dear David Kane,

This letter is to request that the Department of Building Inspection (“DBI”) suspend Building Permit (“BP”) No. 202102013766 for the property at 649 28th Street.

The subject permit was issued on August 29, 2022 to allow vertical and horizontal additions to the existing building. On July 13, 2026, Planning Department staff (Vincent W. Page II) conducted a site visit and confirmed that this scope of work had been exceeded including the removal of all framing at the front façade and side walls above the second floor without Planning Department approval. Subsequently, a Planning Department Code Enforcement Case (Complaint No. 2026-005512ENF) was opened on June 21, 2026.

Therefore, the Planning Department respectfully requests that DBI suspend BP No. 202102013766 to allow the permit holder to obtain a revision permit to document the work that was undertaken without authorization.

APPEAL: Any aggrieved person may appeal this letter to the Board of Appeals within fifteen (15) days after the date of the issuance of this letter. For further information, please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475 (14th Floor), call 628-652-1150, or visit sfgov.org/bdappeal.

Sincerely,



Kelly Wong
Acting Zoning Administrator

Enc.: Photos, dated July 13, 2026

CC: (Via US Mail)

Pankow Moeller Trust
Michael J. Moeller & Keri L. Pankow, Trustees
649 28th Street
San Francisco, CA 94131

(Via Email)

Jeffrey Horn, Planning Department, at jeffrey.horn@sfgov.org
Elizabeth Gordon-Jonckheer, Planning Department, at elizabeth.gordon-jonckheer@sfgov.org
David Winslow, Planning Department, at david.winslow@sfgov.org
Kevin Birmingham, Department of Building Inspection, at kevin.birmingham@sfgov.org
Giles Samarasinghe, Department of Building Inspection, at giles.samarasinghe@sfgov.org
Ken Gonzalez, Department of Building Inspection, at ken.gonzalez@sfgov.org



Figure 1 of 2. Photo showing the front façade with original framing removed.



Figure 2 of 2. Photo showing all new side wall framing above the 2nd floor.

EXHIBIT 2

Notice of Enforcement dated July 17, 2026



NOTICE OF ENFORCEMENT

RESPOND WITHIN 30 DAYS OF THIS NOTICE

Date: July 17, 2026

Property Owner/s: Pankow Moeller Trust
c/o Michael J. Moeller & Keri L. Pankow, Trustees
649 28th Street
San Francisco, CA 94131

Record No.: 2026-005512ENF
Site Address: 649 28th Street
Block/Lot: 7520 / 025
Zoning District: RH-1 (Residential – House, One Family)
Special Use District/s: Central Neighborhoods Large Residence
Family and Senior Housing Opportunity

Height and Bulk District: 40//40-R-4
Planning Code Violation/s: Section 175, Work in Excess of the Scope of Approved Permits
Section 317, Unauthorized Residential Demolition

Enforcement Fee: \$1,781, Minimum Fee
If the Cost of Reviewing a Confirmed Violation Exceeds the Fee Above,
Additional Billing for Staff Time and Materials Will Be Charged

Administrative Penalty: Up to \$1,000 per Day for Each Violation
Additional Penalty: Up to \$250,000 for a Dwelling Unit Demolished

Enforcement Planner: Vincent W. Page II | (628) 652-7396 | vincent.w.page.ii@sfgov.org

The Planning Department has received a complaint and has verified that a Planning Code violation exists on the above referenced property that must be resolved. As the property owner, you are a Responsible Party. The purpose of this notice is to inform you about the Planning Code enforcement process so you can take appropriate action to bring this property into compliance with the Planning Code.

PROPERTY INFORMATION

The subject property is currently an active construction site with a partially demolished residential building. The Planning Department's records reflect that prior to the initiation of construction, the subject property was developed with a two-story building authorized for residential use with one dwelling unit.

DESCRIPTION OF VIOLATION

The Planning Department finds that the subject property has the following Planning Code violation/s:

- 1) **Section 175 – Work in Excess of the Scope of Approved Permits.** Building Permit Application No. 202102013766 was approved and issued to allow vertical and horizontal additions to the existing building, with notes that most of the front façade framing and side wall framing above the second floor would remain. However, a site visit on July 13, 2026 confirmed that all of the front façade framing and side wall framing above the second floor had been Removed.
- 2) **Section 317 – Unauthorized Residential Demolition.** Together with the Removal of 50 percent or more of the existing Horizontal Elements, the Removal of more Front Façade and side wall framing than had been approved resulted in a Residential Demolition. Pursuant to Planning Code Section 317(b), “Front Façade,” “Rear Façade,” “Horizontal Elements,” “Removal,” and “Residential Demolition” are defined as follows:

Façade. An entire exterior wall assembly including, but not limited to, all finishes and siding, fenestration, doors, recesses, openings, bays, parapets, sheathing, and framing.

Façade, Front. The portion of the Façade fronting a right-of-way, or the portion of the Façade most closely complying with that definition, as in the case of a flag lot. Where a lot has more than one frontage on rights-of-way, all such frontages shall be considered Front Façades except where a façade meets the definition of “Rear Façade.”

Façade, Rear. That portion of the Façade facing the part of a lot that most closely complies with the applicable Planning Code rear yard requirements.

Horizontal Elements. All roof areas and all floor plates, except floor plates at or below grade.

Removal. With reference to a wall, roof or floor structure, its dismantling, its relocation or its alteration of the exterior function by construction of a new building element exterior to it. The infill of an existing exterior opening shall be considered a demolition. Where a portion of an exterior wall is removed, any remaining wall above or below that new opening with a height less than the Building Code requirement for legal head room shall be considered demolished. Removal and replacement of exterior elements for repair or maintenance pursuant to a Department of Building Inspection Corrections Notice shall not be considered Removal for purposes of this Section 317, provided the replacement uses like materials and does not increase the extent of the removed element or increase the volume of the building. The foregoing does not supersede any requirements for or restrictions on noncomplying structures and their reconstruction as governed by Article 1.7 of [the Planning] Code. Where an entire building is moved to another location, it shall not be considered Removal for the purposes of this Section. The elevation of an entire building, regardless of height, shall be considered Removal of Horizontal Elements for the purposes of this Section 317.

Residential Demolition. A major alteration of a Residential Building that proposes the Removal of 50% or more of the sum of the combined Front Façade and Rear Façade and 50% or more of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation under the Planning Code shall be complied with in the development and use of land and structures.

Pursuant to Planning Code Section 175, a Building Permit is required for the construction, reconstruction, enlargement, alteration, relocation, or occupancy of any structure subject to the Planning Code.

Failure to comply with any Planning Code provision constitutes a violation of the Planning Code and is subject to an enforcement process, pursuant to Planning Code Section 176.

TIMELINE OF INVESTIGATION

On August 28, 2022, Building Permit Application (“BPA”) No. 202102013766 was issued to allow vertical and horizontal additions to the existing one-unit residential building located at 649 28th Street.

On June 21, 2026, the Planning Department received a public-initiated complaint alleging that the maximum amount of demolition approved under BPA No. 202102013766 had been exceeded in the field, and Planning Code Enforcement Case No. 2026-005512ENF was opened.

On July 13, 2026, Planning Department staff (Vincent W. Page II) conducted a site visit and observed that all framing at the front façade and side walls above the second floor had been removed, in excess of the scope of work approved under BPA No. 202102013766.

COMPLIANCE ACTIONS

I. Obtain a Planning Approval

The Planning Department requires that you abate the violation/s by obtaining a Conditional Use Authorization to legalize the unauthorized demolition. This will require that you submit the following:

Project Application (sfplanning.org/resource/PRJ-application)

Conditional Use Authorization (sfplanning.org/resource/CUA-supplemental)

II. Obtain a Building Permit

After the issuance of a Planning Approval Letter and recordation of any related Notice of Special Restrictions (“NSR”) on the land records of the City, you will be required to obtain a Building Permit for the approved scope of work to abate Planning Code violations. Please visit DBI’s website (sf.gov/topics/building-permits) for information on the permit application process.

III. Complete the Project

If required by the approved Project, upon Building Permit issuance, you will be required to:

- 1) **Submit a construction schedule to the Planning Department.** In addition to a detailed construction timeline, the schedule must include the name(s) and contact information of the contractor(s) responsible for completing the work.
- 2) **Provide monthly updates until the project is completed.** If construction cannot be completed within thirty (30) days from the date of this notice, you must provide monthly updates to the Planning Department staff noted at the top of this notice. Each update must include photos and a

short narrative description of the work completed that month. You will be responsible to notify the assigned enforcement staff of any delays. Failure to provide such notification will result in the assessment of administrative penalties, as noted below.

- 3) **Final Planning Inspection.** Once all work is completed, you are required to send photos showing all final work and schedule a final inspection with the assigned Enforcement Planner.
- 4) **Permit Completion.** Once the assigned Enforcement Planner determines all completed work is consistent with Planning Department approvals, you are required to schedule an inspection with the Department of Building Inspection for a final sign off to complete this permit. Notify the assigned Enforcement Planner when this occurs.
- 5) **Enforcement Case Closure.** This enforcement case can only be closed after the violations are abated and any assessed fees and penalties are paid in full.

For questions regarding the Planning Code or any Planning Department review processes, you should first contact the staff noted on the cover page of this letter. If staff is not available, you may contact the Planning Information Center at:

49 South Van Ness Avenue, 2nd Floor
San Francisco, CA 94103
Phone: (628) 652-7300
Email: pic@sfgov.org
Website: www.sfplanning.org

To obtain copies of approved Building Permit applications or plans, please contact the Department of Building Inspection ("DBI") – Records Management Division at:

49 South Van Ness Avenue, 4th Floor
San Francisco, CA 94103
Phone: (628) 652-3420
Email: dbi.records3r@sfgov.org
Website: sf.gov/requestbuildingrecords

For questions regarding the Building Permit application process, please contact the Department of Building Inspection ("DBI") at:

49 South Van Ness Avenue, 2nd/5th Floor
San Francisco, CA 94103
Phone: (628) 652-3200
Email: permitcenter@sfgov.org
Website: sf.gov/departments/departments-building-inspection

TIMELINE TO RESPOND

The timeline to respond to this Notice of Enforcement is **thirty (30) days** from the date of this notice. Corrective action shall be taken as early as possible. Failure to respond to this notice by correcting the violation or demonstrating compliance with the Planning Code will result in the issuance of a Notice of Violation by the Zoning Administrator. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

Please contact the Enforcement Planner with any questions, to submit evidence of correction, and discuss the corrective steps to abate the violation. Should you need additional time to respond to and/or abate the violation, please discuss this with the Enforcement Planner, who will assist you in developing a reasonable timeline.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(g)(1), the Planning Department shall charge for "Time and Materials" to recover the cost of correcting the Planning Code violations. **Accordingly, the "Time and Materials" cost associated with the Code Enforcement investigation to date is currently \$1,781. The Responsible Party is responsible to pay this fee for any confirmed violation/s.** Additional fees continue to accrue until the violation is abated. The fee is separate from the administrative penalties described above and is not appealable.

FAILURE TO PAY PENALTIES AND FEES

If the Responsible Party fails to pay the "Administrative Penalties" and "Time and Materials" fee to the Planning Department within thirty (30) days of the issuance of Notice of Penalty and Fee, the Zoning Administrator may take action to collect the "Penalties" and any unpaid "Time and Materials" fee owed to the Department, including:

- 1) Referral of the matter to the Bureau of Delinquent Revenue (BDR) under Chapter 10, Article V, Section 10.39 of the San Francisco Administrative Code. The BDR may apply a 25% surcharge for their collection services. Please note that such surcharge will be considered part of the cost of correcting the violation, and the Responsible Party will be responsible for such charges.
- 2) Initiation of lien proceedings under Chapter 10, Article XX, Section 10.230 et seq. of the San Francisco Administrative Code; and
- 3) Requesting the San Francisco Office of City Attorney to pursue collection of the "Administrative Penalties" and "Time and Materials" imposed against the Responsible Party in a civil action.

OTHER APPLICATIONS UNDER CONSIDERATION

The Planning Department requires that any pending violations be resolved prior to the approval and issuance of any separate applications for work proposed on the same property. Therefore, any applications

not related to abatement of the violation on the subject property will be placed on hold until a corrective action is taken to abate the violation.

We want to assist you to bring the subject property into full compliance with the Planning Code. If you have any questions on the enforcement and appeal processes, or if you need additional time to correct the violation/s please contact the Enforcement Planner noted above and we will assist you in developing a reasonable timeline.

NOTICE OF VIOLATION, ADMINISTRATIVE PENALTIES AND APPEAL RIGHTS

Please Note: This Notice of Enforcement is NOT a Notice of Violation.

Once a Notice of Violation is issued and finalized, administrative penalties of up to \$1,000 per day along with any applicable additional penalties for each violation, may be assessed to the Responsible Party for each day beyond the timeline to respond provided in the Notice of Violation, if the violation is not abated. Please note that when assessing one time and total penalties, the Zoning Administrator will take into consideration how responsive the responsible party has been in working with the Planning Department to correct the violation.

Pursuant to Planning Code Section 176(c)(1)(C)(i), the Zoning Administrator is authorized to assess a **one-time penalty of up to \$250,000 per violation for the unauthorized removal of one or more Residential Units or unauthorized addition of four or more Residential Units**. Factors and criteria that will be considered when determining this one-time penalty amount are outlined in Resolution No. 21455, adopted by the Planning Commission on November 30, 2023.

To learn more about the one-time penalties, visit our Code Enforcement website (see "Appeal Process," then "Penalties and Fee Payments" section) at: <https://sfplanning.org/code-enforcement>.

If the Responsible Party believes that a Notice of Violation to correct a violation of the Planning Code is an abuse of discretion by the Zoning Administrator, the following appeal processes are available:

- 1) **Zoning Administrator Hearing.** The Responsible Party may request a Zoning Administrator Hearing under Planning Code Section 176 **within thirty (30) days** from the date of the Notice of Violation by submitting to the Enforcement Planner the Request for Zoning Administrator Form (sfplanning.org/resource/request-zoning-administrator-za-hearing) with supporting evidence to the Planning Department. The request will need to show cause as to why this Notice of Violation has been issued in error and should be rescinded. Provide the emails for all parties interested in attending this hearing. The Zoning Administrator shall render a decision on the Notice of Violation within thirty (30) days of such hearing. If the Responsible Party disagrees with the Zoning Administrator's decision, they may then appeal the Zoning Administrator's written decision to the Board of Appeals within thirty (30) days from the date of the decision.
- 2) **Board of Appeals.** The Responsible Party or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation **within thirty (30) days** from the date of the Notice of Violation to the Board of Appeals located at:

NOTICE OF ENFORCEMENT
July 17, 2026

Record No. 2026-005512ENF
649 28th Street

49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103
Phone: (628) 652-1150
Email: boardofappeals@sfgov.org
Website: www.sfgov.org/bdappeal

If Board of Appeals upholds the Notice of Violation the Board may not reduce the amount of penalty below \$200 per day for each day the violation continues unabated.

Penalties are not assessed during the period when the matter is pending either before the Zoning Administrator or before the Board of Appeals. However, if the Responsible Party requests continuance of the appeal without a reasonable cause with the Board of Appeals, the penalties may still be assessed during the continuation period.

Attachments:
Suspension Request

CC: (Via Email)

Jeffrey Horn, Planning Department, at jeffrey.horn@sfgov.org
Elizabeth Gordon-Jonckheer, Planning Department, at elizabeth.gordon-jonckheer@sfgov.org
David Winslow, Planning Department, at david.winslow@sfgov.org
Kevin Birmingham, Department of Building Inspection, at kevin.birmingham@sfgov.org
Giles Samarasinghe, Department of Building Inspection, at giles.samarasinghe@sfgov.org
Ken Gonzalez, Department of Building Inspection, at ken.gonzalez@sfgov.org

EXHIBIT 3

Approved permit application # 2021.0201.3766 (architectural sheets only)



REMODEL / ADDITION

MOELLER / PANKOW RESIDENCE

649 28th Street • San Francisco, CA 94131

GENERAL NOTES

1. THESE DRAWINGS CONSTITUTE A PORTION OF THE CONTRACT DOCUMENTS AS DEFINED IN AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION. REFER TO PROJECT MANUAL.

2. IN BEGINNING WORK, CONTRACTOR ACKNOWLEDGES THOROUGH FAMILIARITY WITH THE BUILDING SITE CONDITIONS, WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATIONS AND COMPLETION OF THE WORK AND ASSUMES ALL RISK. CONTRACTOR TO VERIFY SURVEY DIMENSIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED AND CORRECT AS DIRECTED, IN WRITING, BY THE ARCHITECT.

3. BY ACCEPTING AND USING THESE DRAWINGS, CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT OR ANY UNAUTHORIZED PERSON ON THE SITE WITHOUT PERMISSION OF THE CONTRACTOR.

4. ARCHITECT AND OWNER WILL NOT BE RESPONSIBLE FOR ANY CHANGES IN PLANS, DETAILS OR SPECIFICATIONS UNLESS APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN AND A WRITTEN CHANGE ORDER REQUEST SHALL BE ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL EXISTING UNDERGROUND UTILITIES. ALL DAMAGE TO SUCH SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

7. CONTRACTOR TO PROVIDE BRACING AND SUPPORT AS REQUIRED TO MAINTAIN THE INTEGRITY AND SAFETY OF THE EXISTING STRUCTURE AND ADJACENT STRUCTURE(S) AS NECESSARY.

8. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CMU OR CENTERLINE OF STEEL, UNLESS OTHERWISE NOTED.

9. ALL EXISTING WALLS, FLOORS AND CEILING AT REMOVED, NEW OR MODIFIED CONSTRUCTION SHALL BE PATCHED AS REQUIRED TO MAKE SURFACES WHOLE, SOUND AND TO MATCH EXISTING ADJACENT CONSTRUCTION, EXCEPT AS OTHERWISE NOTED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY ORDINANCES IN EFFECT AT THE PLACE OF BUILDING.

11. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE COPYRIGHTED DOCUMENTS AND SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS. THESE DOCUMENTS ARE THE INSTRUMENTS OF SERVICE AND AS SUCH, SHALL REMAIN THE PROPERTY OF ELEVATION ARCHITECTS WHETHER THE PROJECT FOR WHICH THEY ARE INTENDED IS EXECUTED OR NOT. THESE DOCUMENTS SHALL NOT BE USED BY ANYONE FOR OTHER PROJECTS, ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT AS AGREED IN WRITING BY ELEVATION ARCHITECTS AND WITH APPROPRIATE COMPENSATION.

SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

12. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS THROUGHOUT THE EXECUTION OF THE PROJECT TO PREVENT AIRBORNE DUST DUE TO THE WORK. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDESIRABLE ENCUMBRANCES AND REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

13. IT IS THE INTENT OF THESE DOCUMENTS TO FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS. WHERE A REQUIREMENT IS IN CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN. WHERE DIMENSIONS, SLOPE GRADIENTS AND OTHER CRITICAL CRITERIA ARE NOTED THEY ARE TO BE ADHERED TO EXACTLY, UNLESS NOTED AS APPROXIMATE. CONTRACTOR'S FAILURE TO COMPLY WITH ANY PROVISION DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS RELATED TO THESE ACCESSIBILITY LAWS AND CODES WILL REQUIRE CORRECTION, AT CONTRACTOR'S EXPENSE. WHERE MAXIMUM DIMENSIONS AND SLOPE GRADIENTS ARE NOTED, NO EXCEPTION WILL BE MADE FOR EXCEEDING THESE REQUIREMENTS.

GLOSSARY

ABV	ABOVE	LAV	LAVATORY
A.D.	AREA DRAIN	LT	LIGHT
ADJ	ADJACENT		
ACT	ACOUSTIC CEILING TILE	MAX	MAXIMUM
AF	ABOVE FINISH FLOOR	MED	MEDICINE CABINET
ALUM	ALUMINUM	MECH	MECHANICAL
		MIN	MINIMUM
BLKG	BLOCKING	MTL	METAL
BLDG	BUILDING	MV	MICROWAVE
BD	BOARD		
		(N)	NEW
C	CENTERLINE	NLC	NOT IN CONTRACT
CLR	CLEAR	NTS	NOT TO SCALE
CONC	CONCRETE	O.C.	ON CENTER
CONT	CONTINUOUS	O/	OVER
CPT	CARPET	OD	OVERFLOW DRAIN
CT	CERAMIC TILE	OH	OPPOSITE HAND
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DIM.	DIMENSION	PLY	PLYWOOD
DIMS.	DIMENSIONS	PTD	PAINTED
DN	DOWN		
DWG	DRAWING	REF	REFRIGERATOR
		REQ	REQUIRED
(E), EX.	EXISTING	RB	RUBBER BASE
EA	EACH	RM	ROOM
EJ	EXPANSION JOINT	RO	ROUGH OPENING
ELEC	ELECTRIC	RDWD	REDWOOD
EL. ELEV.	ELEVATION		
EQ	EQUAL	SC	SOLID CORE
EXT	EXTERIOR	SHTG	SHEETING
		SHT	SHEET
FA	FIRE ALARM	SH	SIMILAR
FD	FLOOR DRAIN	SQ	SQUARE
FLR	FLOOR	S.S.D.	SEE STRUCTURAL DWGS
F.O.S.	FACE OF STUD	STL	STEEL
F.O.M.	FACE OF MASONRY	STL	STAINLESS STEEL
		STOR	STORAGE
GA	GAUGE	STR	STRUCTURAL
GALV	GALVANIZED		
GL	GLASS	T&G	TONGUE AND GROOVE
GN	GROUND	TC	TOP OF CURB
GSM	GALVANIZED SHEET METAL	TEL	TELEPHONE
GYP.BD.	GYP.SUM BOARD	T.O.S.	TOP OF STEEL
GVB	GYP.SUM WALLBOARD	T.O.W.	TOP OF WALL
		TP	TYPICAL
HB	HOSE BIB	U.O.N.	UNLESS OTHERWISE NOTED
HC	HANDICAPPED		
HM	HOLLOW METAL	VERT	VERTICAL
HP	HOUSE PANEL	V.I.F.	VERIFY IN FIELD
HT	HEIGHT		
		WD	WOOD
INSUL	INSULATION	WD	WASHER AND DRYER
INT	INTERIOR	W/	WITH
		WC	WATER CLOSET
JAN	JANITOR CLOSET	WH	WATER HEATER
KIT	KITCHEN	WP	WATERPROOF

SYMBOL LEGEND

XX	ELEVATION KEY
A3.1.0	
XX	DETAIL KEY
A8.1.0	
XX	SECTION KEY
A3.2.0	
XX	WALL TYPE KEY
XX	DOOR NUMBER KEY
XX	WINDOW TYPE KEY
XX	REVISION CLOUD & KEY

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 649 28TH STREET
BLOCK/LOT: 7520 / 025
LOT SIZE: 25,458' X 114.0'
TOTAL LOT AREA: 2,902 SF
ZONING: RH-1
EXISTING BUILDING USE: 1-FAMILY RESIDENTIAL
PROPOSED BUILDING USE: 1-FAMILY RESIDENTIAL

REQUIRED SETBACKS:
FRONT: AVERAGE OF NEIGHBORING PARCELS
SIDE: NONE
REAR: 30% OF LOT DEPTH (114'-0" X 30% = 34'-2 1/2")

EXISTING SETBACKS:
FRONT: 4'-1 1/2"
SIDE: NONE
REAR: 61'-10"

PROPOSED SETBACKS:
FRONT: 4'-1 1/2"
SIDE: NONE
REAR: 34'-4"

HEIGHT & BULK:
(E) BUILDING HEIGHT: 40'-X
(N) BUILDING HEIGHT: 20'-0"
EXISTING PARKING: 1-CAR
PROPOSED PARKING: 1-CAR
PROPOSED CLASS 1 BICYCLE SPACES: 1

BUILDING AREA:	EXISTING	PROPOSED
1ST FLOOR:	1,024 SF	1,544 SF
2ND FLOOR:	1,081 SF	1,414 SF
3RD FLOOR:		1,269 SF
TOTAL:	2,105 SF	4,227 SF

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASSIFICATION: R-3 & S-2 (GARAGE)
OCCUPANCY SEPARATION: 1 HR BETWEEN RESIDENCE AND GARAGE
CONSTRUCTION TYPE: V-8
NUMBER OF FLOORS: 3 FLOORS

EGRESS REQUIREMENTS: 1 MEANS OF EGRESS

PER FS-03 SPRINKLER SYSTEMS IN R-3 OCCUPANCY, PART A 5.1.1.1 AND 6.1.1.1, NO SPRINKLER SYSTEM IS REQUIRED FOR THIS BUILDING

VICINITY MAP

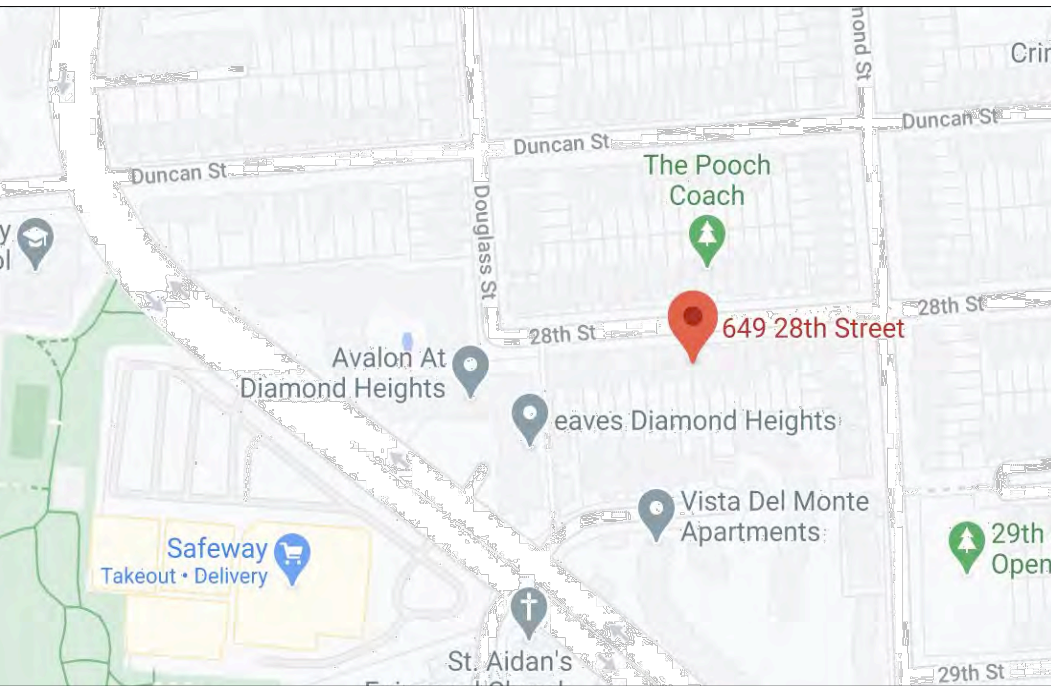


TABLE OF CONTENTS

ARCHITECTURAL	
A-0.1	COVER SHEET, INDEX, NOTES
A-0.2	GREEN BUILDING
A-0.3	---
A-0.4	---
A-0.5	AB-005
A-0.6	TITLE-24 CALCULATIONS
A-0.7	TITLE-24 CALCULATIONS
A-0.8	TITLE 24 ENERGY INSPECTION FORMS

A-1.1	EXISTING AND PROPOSED SITE PLAN
A-2.01	DEMO, PLANS BASEMENT AND 1ST FLOOR
A-2.1	1ST & 2ND FLOOR PLANS
A-2.2	3RD FLOOR & ROOF PLANS

A-3.1	NORTH ELEVATION
A-3.2	SOUTH ELEVATION
A-3.3	EAST ELEVATION
A-3.4	WEST ELEVATION
A-3.5	BUILDING SECTIONS A, B
A-3.6	BUILDING SECTIONS C, D

A-6.0	RCP & ELECTRICAL NOTES
A-6.1	1ST & 2ND FLOOR RCP
A-6.2	3RD FLOOR RCP & ROOF UTILITY PLAN

A-7.1	EXTERIOR STAIR PLANS & DETAILS
A-7.2	INTERIOR STAIR PLANS & DETAILS

A-8.1	WALL TYPES & FLOOR ASSEMBLIES
A-8.2	WINDOW & DOOR DETAILS
A-8.3	DECK DETAILS
A-8.4	FRERPLACE DETAILS
A-8.5	CONSTRUCTION DETAILS

A-10.1	DOOR & WINDOW SCHEDULES
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CIVIL	
C0.1	CIVIL COVER PLAN
C1.0	EXISTING CONDITIONS, DEMOLITION PLAN, AND GRADING & DRAINAGE PLAN
C1.1	ENLARGED GRADING PLAN
C2.0	DETAILS 1

STRUCTURAL	
S1.0	TITLE SHEET
S1.1A	TYPICAL WOOD DETAILS
S1.1B	TYPICAL WOOD DETAILS
S1.2A	TYPICAL CONCRETE DETAILS
S2	FIRST FLOOR / FOUNDATION PLAN
S3	SECOND FLOOR FRAMING PLAN
S4	THIRD FLOOR FRAMING PLAN, ROOF FRAMING
S5	STRUCTURAL DETAILS
S6	STRUCTURAL DETAILS
S7	STRUCTURAL DETAILS
S8	STRUCTURAL DETAILS

PROJECT TEAM

Building Owner :
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Email: mjmoeller50@gmail.com

Architect :
Elevation Architects
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SF Civil
2532 Santa Clara Ave #151
Alameda, CA 94501
Contact: Patrick McDonald
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PERMITS

SITE PERMIT & ADDENDUM

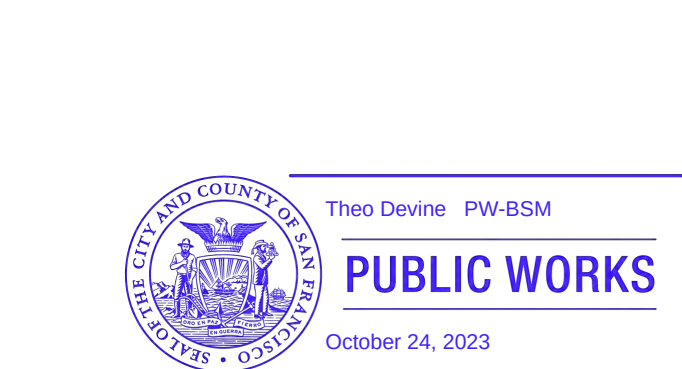
APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF SAN FRANCISCO AMENDMENTS (SFBC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC) WITH CITY OF SAN FRANCISCO AMENDMENTS
2019 CALIFORNIA ENERGY CODE

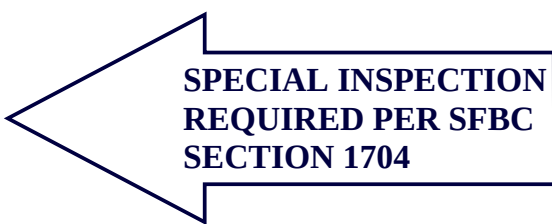
SCOPE OF WORK

RENOVATION AND ADDITION OF A SINGLE-FAMILY RESIDENCE, CREATING NEW THIRD FLOOR

AGENCY REVIEW

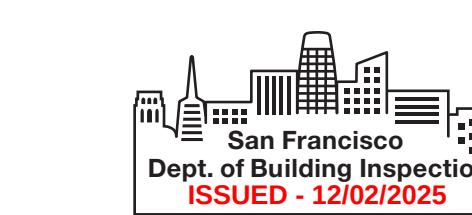
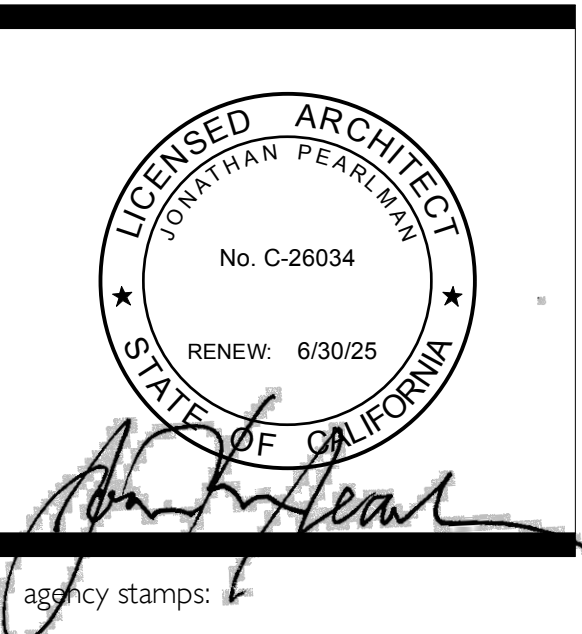


Approved EPR - PUBLIC WORKS/BSM sign off on Job Card required prior to DBI final. Subject to all conditions of PUBLIC WORKS/BSM: # 23IE-00147, 23SW-00018, and 23MSE-00297.



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date issue

12.20.22 ADDENDUM

1 04.25.23 RESPONSE TO DBI COMMENTS

2 07.11.23 RESPONSE TO DBI COMMENTS

COVER SHEET, INDEX, NOTES

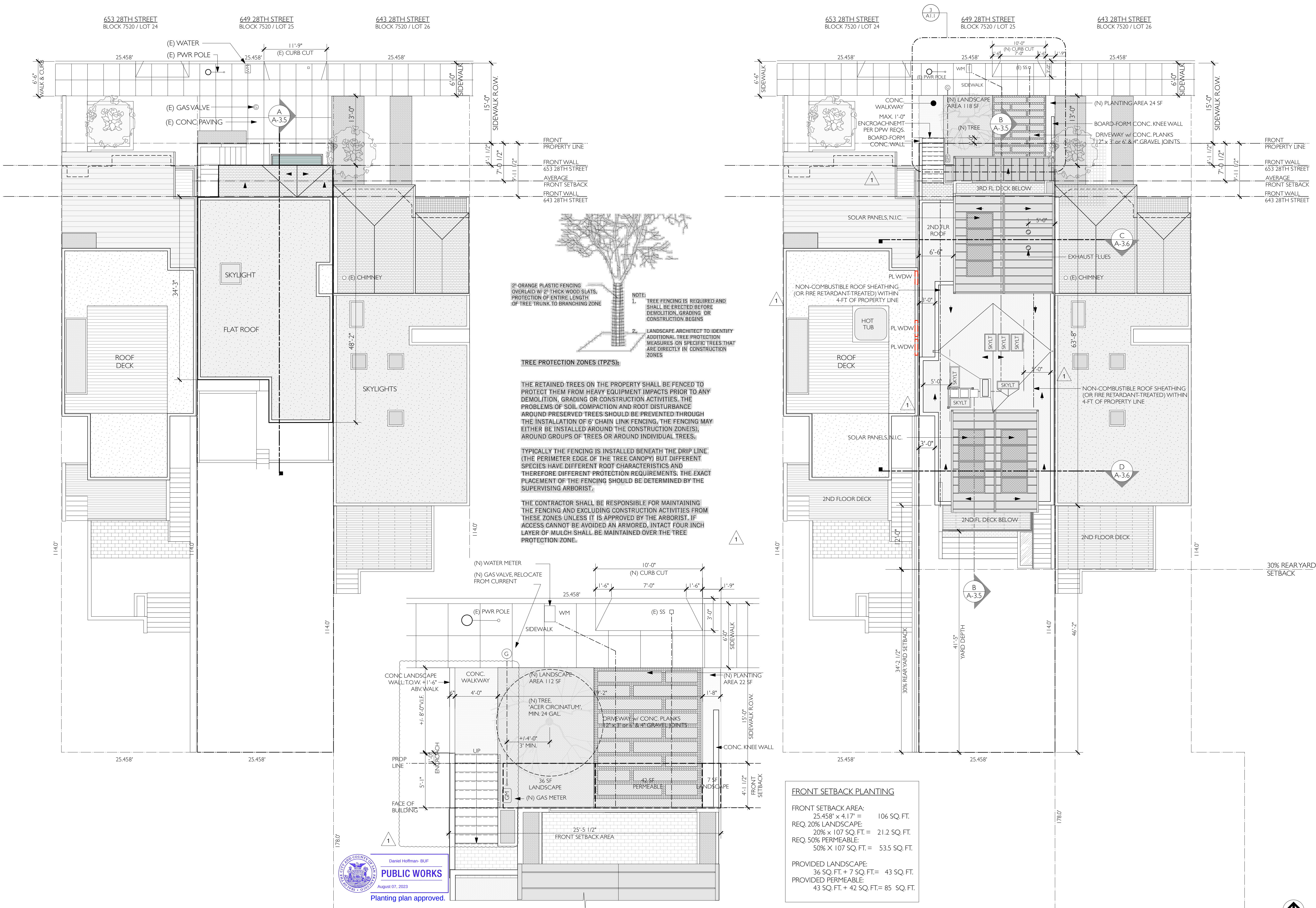
project: 20.1.1

drawn by:

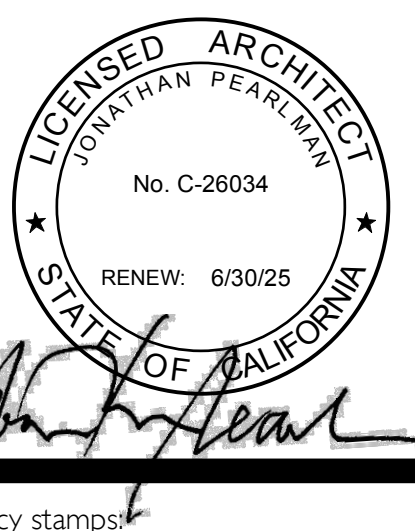
checked by: JP

date: 09.15.22

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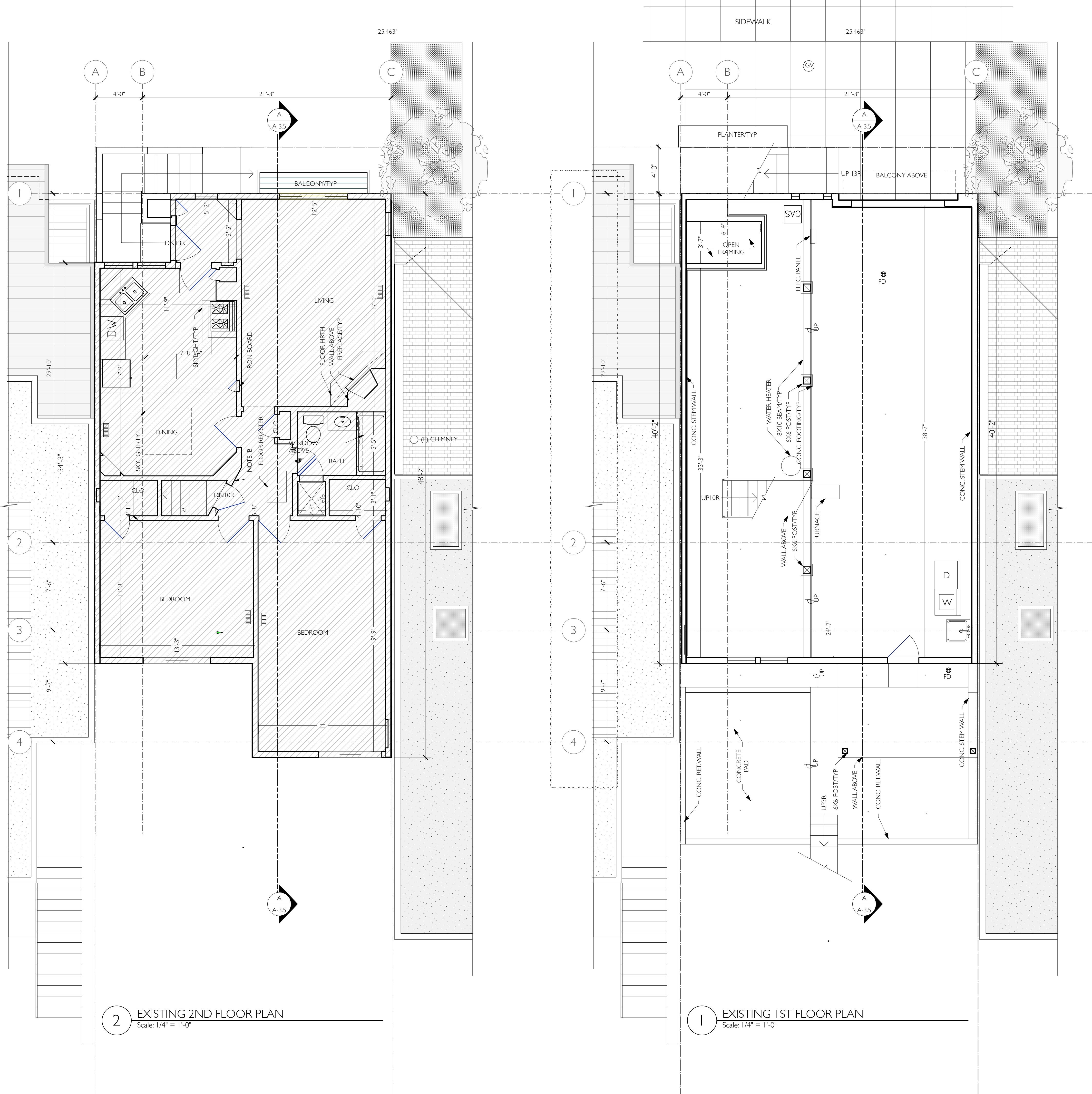


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sheet count:		26
#	date	issue
	12.20.22	ADDENDUM
1	04.28.23	RESPONSE TO DBI COMMENTS
2	07.11.23	RESPONSE TO DBI COMMENTS

project:	20.11
drawn by:	
checked by:	JP
date:	09.15.22

A-1.1



SECTION 317(b) THRESHOLDS:

(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or

(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

DEMOLITION CALCULATIONS

PER SF PLANNING CODE - SECTION 317(b)(2)

SEC. 317(b)(2)(A) - DBI DEMOLITION PERMIT
(IF DBI REQUIRES A DEMOLITION PERMIT, THE PROJECT IS CONSIDERED DEMOLITION)

DBI CONSIDERS THIS PROJECT TO BE AN ALTERATION/ADDITION AND DOES NOT REQUIRE A DEMOLITION PERMIT.

DEMOLITION PER SEC. 317(b)(2)(A) ? NO

SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS

(REMOVAL OF MORE THAN 50% OF THE FRONT AND REAR FACADES AND ALSO REMOVAL OF MORE THAN 65% OF ALL EXTERIOR WALLS IS CONSIDERED DEMOLITION)
LINEAR FEET OF WALLS AT GRADE LEVEL

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	0'-0"	0.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
TOTALS	50'-8"	25'-4"	50.0%

ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	0'-0"	0.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
EAST SIDE FACADE	40'-2"	0'-0"	0.0%
WEST SIDE FACADE	40'-2"	0'-0"	0.0%
TOTALS	141'-0"	25'-4"	18.0%

DEMOLITION PER SEC. 317(b)(2)(B) ? NO

SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENT

(REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS (EXCLUDING GRADE LEVEL) IS CONSIDERED DEMOLITION)

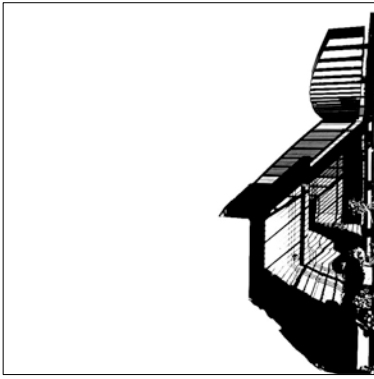
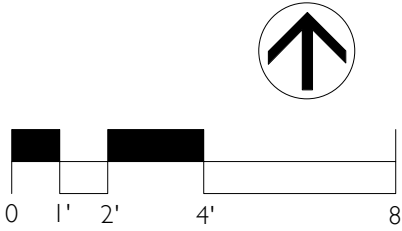
SQUARE FOOTAGE MEASUREMENT

VERTICAL ELEMENTS	SURFACE AREA	REMOVED	% REMOVED
FRONT FACADE (NORTH)	486 SF	80 SF	16.5%
REAR FACADE (SOUTH)	452 SF	452 SF	100.0%
EAST SIDE FACADE	867 SF	23 SF	26.0%
WEST SIDE FACADE	797 SF	46 SF	6.0%
VERTICAL TOTAL	2,602 SF	601 SF	23.0%

HORIZONTAL ELEMENTS	SURFACE AREA	REMOVED	% REMOVED
1ST FLOOR	1,033 SF	305 SF	30.0%
2ND FLOOR	1,072 SF	0 SF	0.0%
ROOF	1,072 SF	1,072 SF	100.0%
HORIZONTAL TOTAL	3,167 SF	1,377 SF	43.5%

DEMOLITION PER SEC. 317(b)(2)(C) ? NO

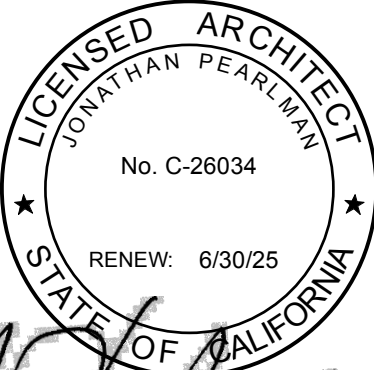
WALL KEY	
	(E) WALL TO REMAIN
	(E) WALL - 1 HOUR
	(N) WALL
	(N) 1 HR RATED WALL



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date issue

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1 04.28.23 RESPONSE TO DBI COMMENTS

2 07.11.23 RESPONSE TO DBI COMMENTS

(E) FLOOR PLANS

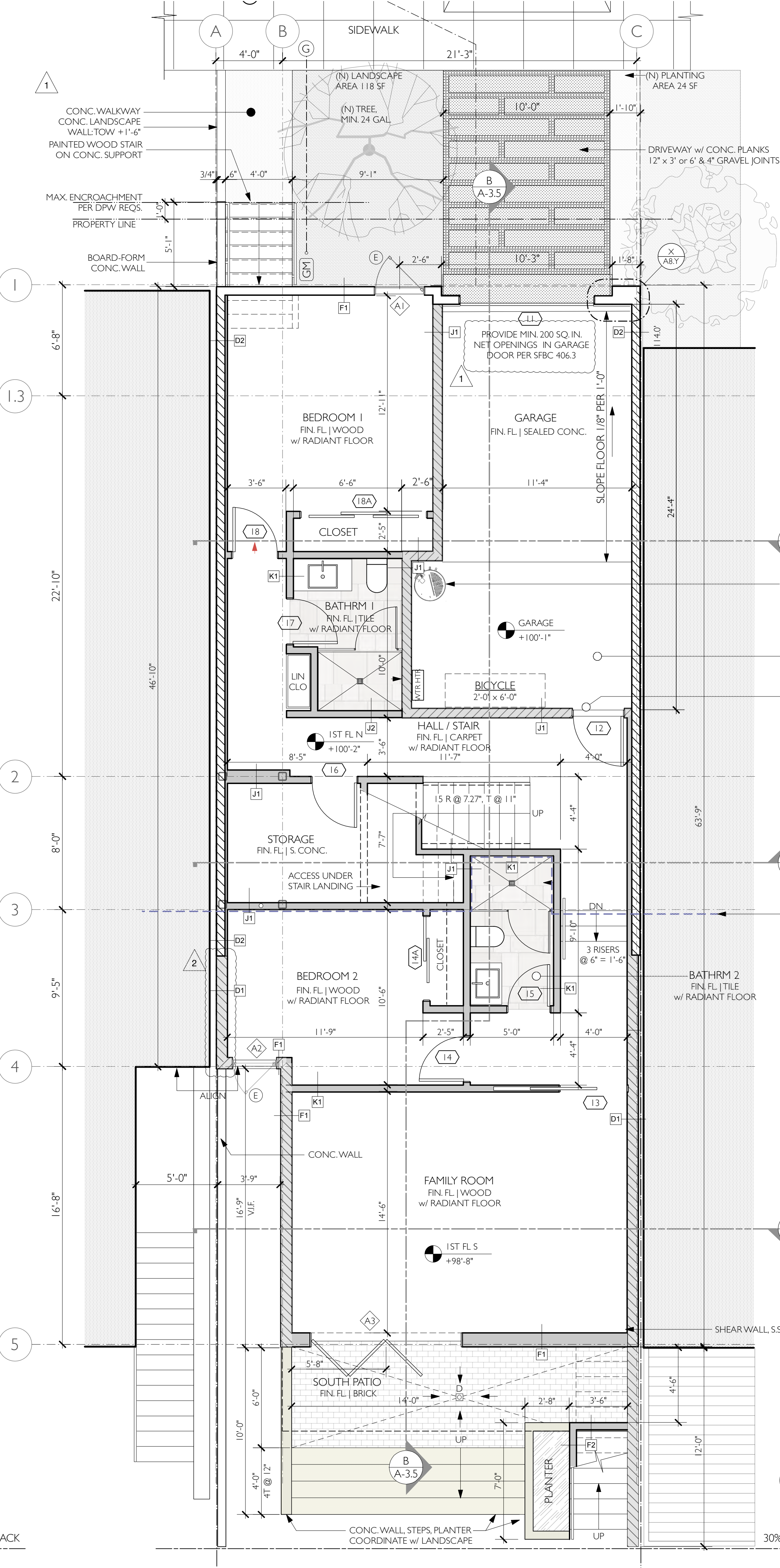
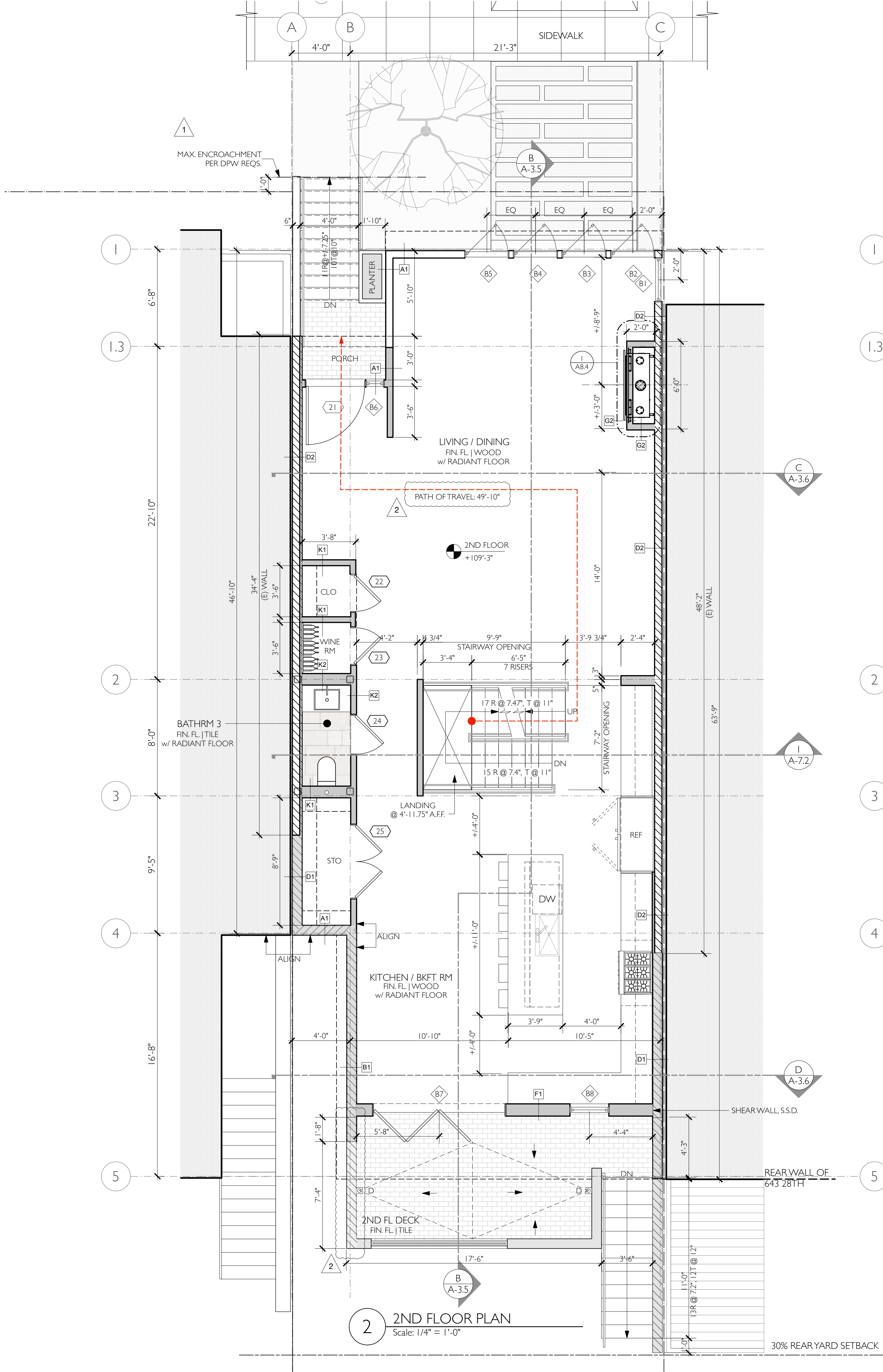
project: 20.11

drawn by:

checked by: JP

date: 09.15.22

A-2.01



SHEET NOTES:

1. PROPERTY LINE PROTECTION IS REQUIRED FOR ALL EXTERIOR WALLS WITHIN FIRE SEPARATION DISTANCE OF 5 FEET TO PROPERTY LINE PER CBC/SFBC TABLE 602 REGARDING FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE, AND SHALL BE DENOTED WITH 1-HOUR FIRE RATED PROPERTY LINE PROTECTION ON PLAN. ANY EXISTING BLIND WALL TO BE RENOVATED WITH NEW FINISH SHALL BE PROVIDED WITH SUCH, AND WALLS AT THE LEVEL BEING RAISED SHALL BE PROVIDED WITH SUCH ASSEMBLY ACCORDINGLY.

2. ALL BEDROOMS TO COMPLY WITH REQUIRED BEDROOM EMERGENCY ESCAPE RESCUE WINDOW REQUIREMENTS FOR SILL HEIGHT AND MINIMUM CLEAR OPENINGS PER CBC/SFBC SEC. 1029

1029.2 MINIMUM SIZE. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.53 M2). EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE 5 SQUARE FEET (0.46 M2).

1029.2.1 MINIMUM DIMENSIONS. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

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3. ALL HABITABLE ROOMS TO HAVE ADEQUATE (8% MINIMUM) AREA GLAZED NATURAL LIGHT WINDOW OPENINGS (SFBC AMENDMENT), AND 4% OPENABLE VENTILATION AREA IF WITHOUT CONTINUOUS MECHANICAL VENTILATION AS ALLOWED PER CODE CBC/SFBC SECTION 1205.2 AND 1203.4 SEE A2.1 & A2.2 FOR CALCCS.

PER EG-03, MAXIMUM PATH OF TRAVEL - 125'-0"

- 2ND FLOOR TO 1ST: 60'-6"
- 1ST FLOOR: 49'-10"
- TOTAL: 110'-4" - COMPLIES

RHEEM PROFESSIONAL PRESTIGE PRO-TERRA HYBRID ELECTRIC 50 GALLON WATER HEATER, MODEL: PROPH50 T2 RH375-SO OR SIM. PROVIDE DRIP PAN & 30" UNOBSTRUCTED WORKING SPACE IN FRONT OF WATER HEATER.

PER CBC 406.3.4 PROVIDE A 1-HOUR FIRE RATING BETWEEN GARAGE AND LIVING SPACE W/ 5/8" TYPE X GYP.BD. ON WALLS AND CEILING.

DOOR BETWEEN GARAGE AND DWELLING UNIT SHALL BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES (CBC 406.3.2.1)

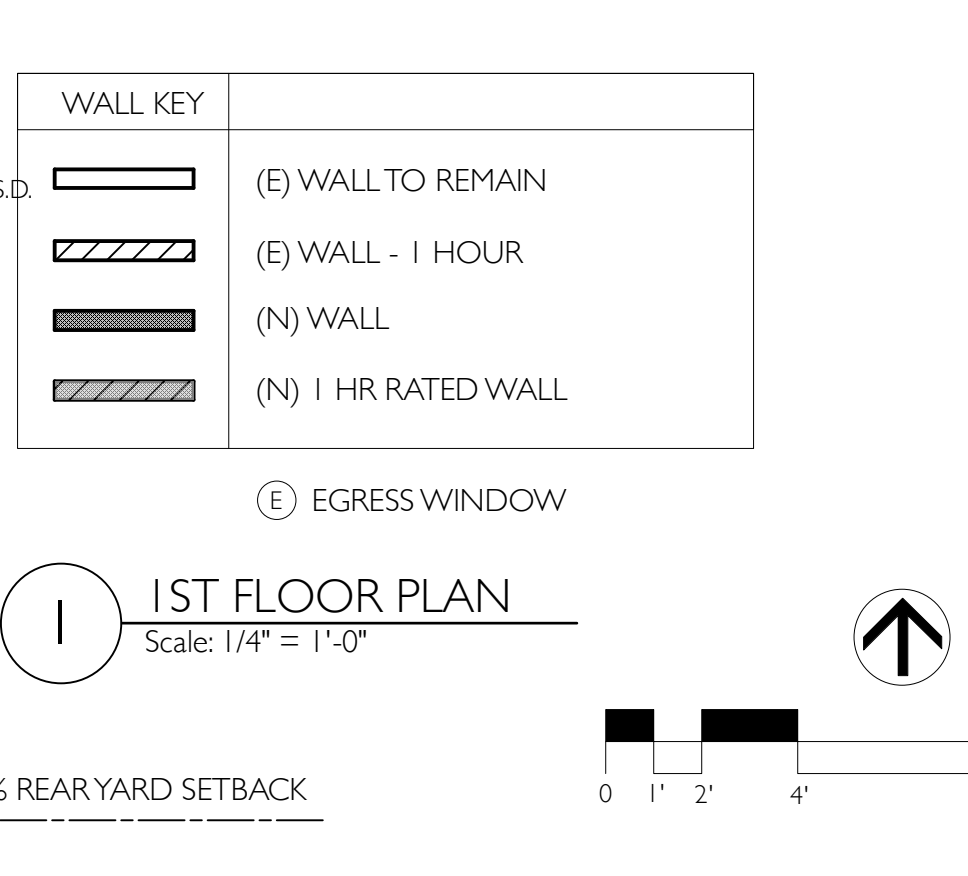
LINE OF FOUNDATION & FLOOR ELEVATION CHANGE

WALL KEY

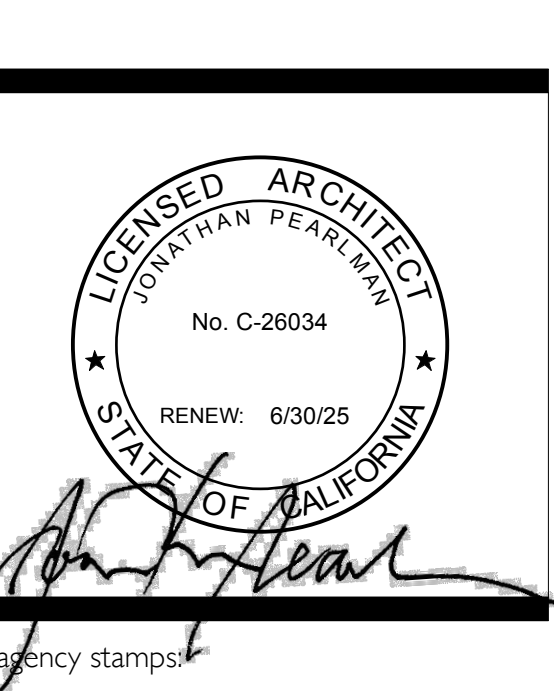
(E) WALL TO REMAIN	(E) WALL - 1 HOUR	(N) WALL	(N) 1 HR RATED WALL
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(E) EGRESS WINDOW

1ST FLOOR PLAN
Scale: 1/4" = 1'-0"



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1	12.20.22	ADDENDUM
1	04.28.23	RESPONSE TO DBI COMMENTS
2	07.11.23	RESPONSE TO DBI COMMENTS

PROPOSED 1ST & 2ND FLOOR PLANS

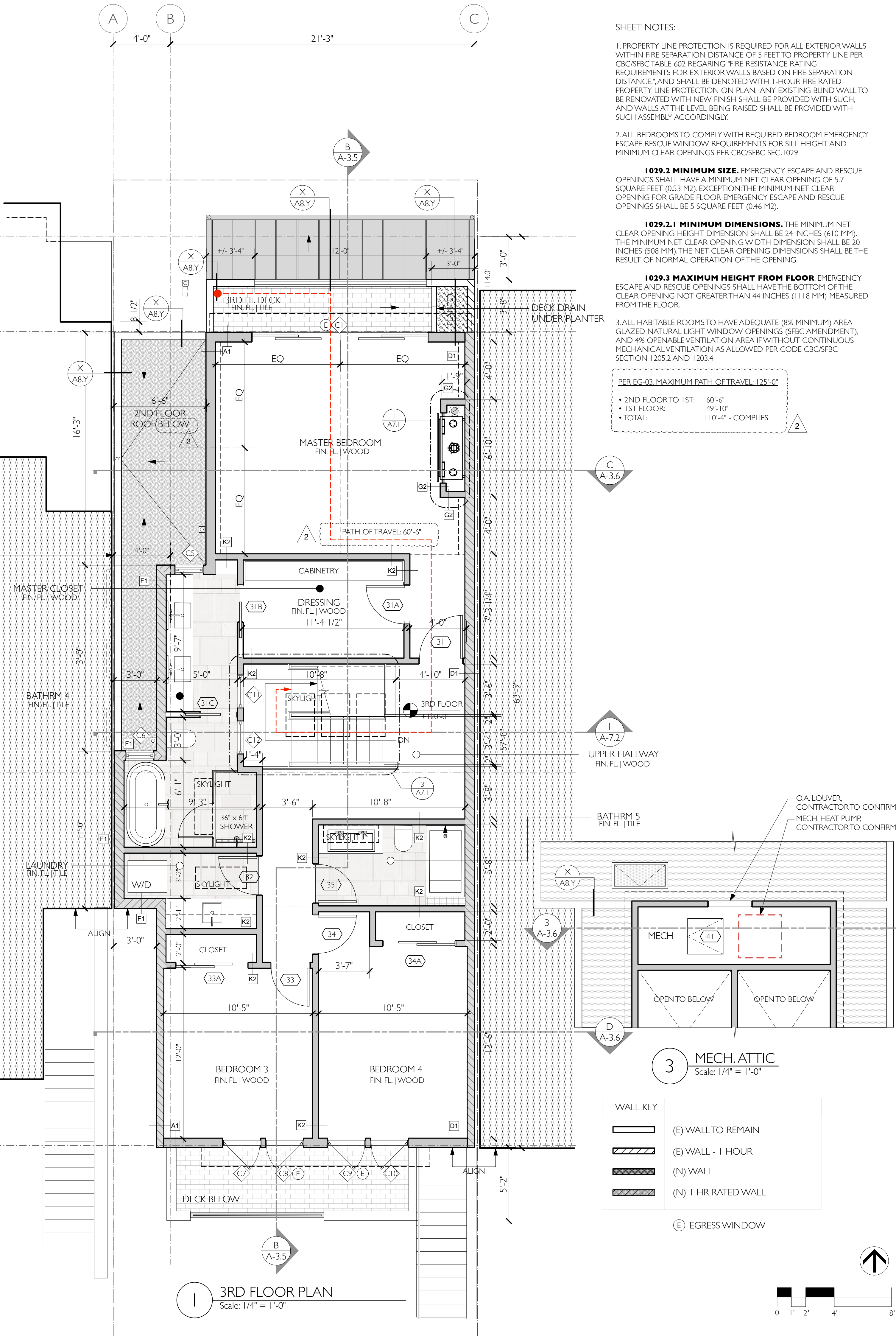
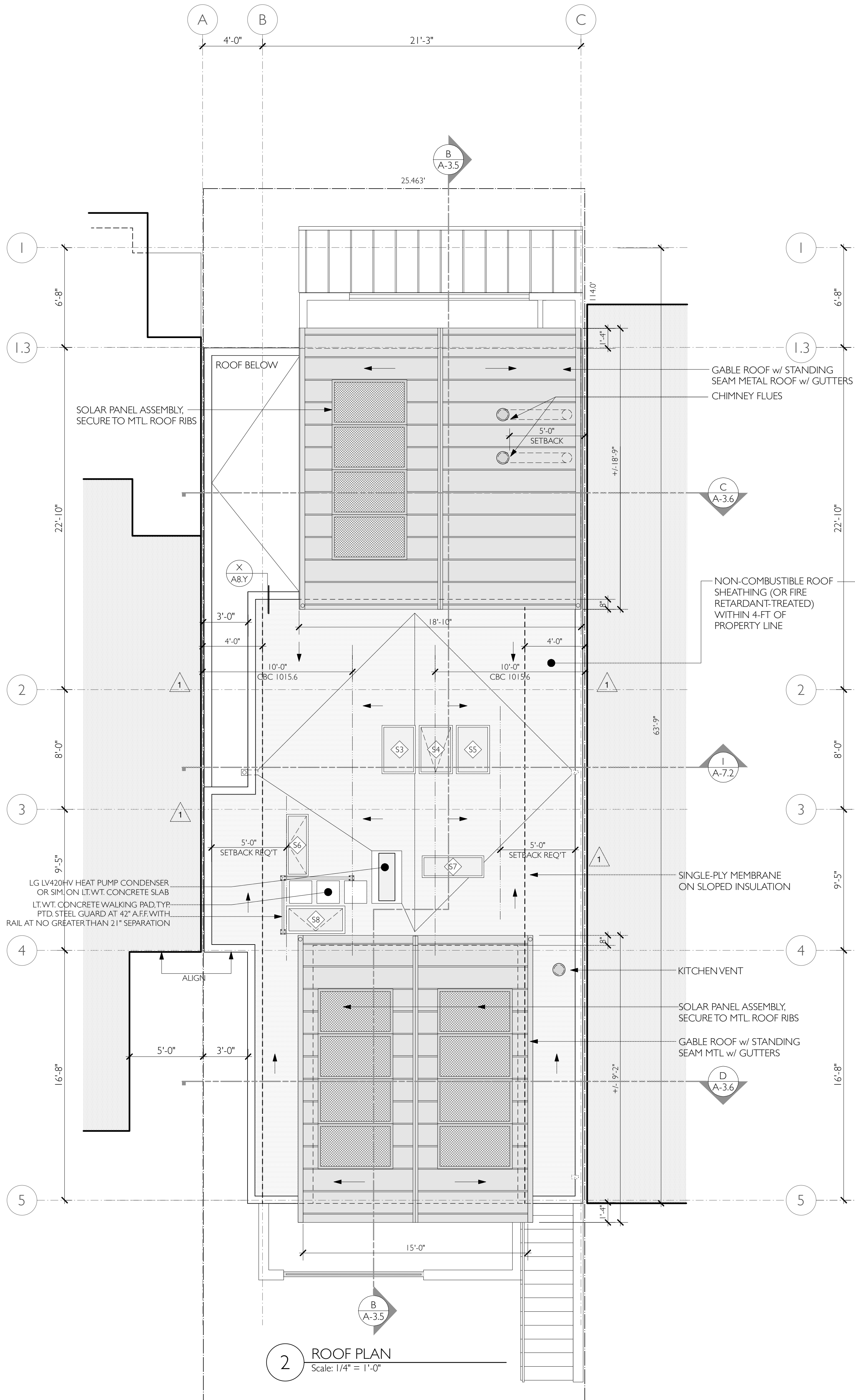
project: 20.11

drawn by:

checked by: JP

date: 09.15.22

A-2.1



SHEET NOTES:

1. PROPERTY LINE PROTECTION IS REQUIRED FOR ALL EXTERIOR WALLS WITHIN FIRE SEPARATION DISTANCE OF 5 FEET TO PROPERTY LINE PER CBC/SFBC TABLE 602 REGARDING "FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE," AND SHALL BE DENOTED WITH 1-HOUR FIRE RATED PROPERTY LINE PROTECTION ON PLAN. ANY EXISTING BLIND WALL TO BE RENOVATED WITH NEW FINISH SHALL BE PROVIDED WITH SUCH, AND WALLS AT THE LEVEL BEING RAISED SHALL BE PROVIDED WITH SUCH ASSEMBLY ACCORDINGLY.

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3. ALL HABITABLE ROOMS TO HAVE ADEQUATE (8% MINIMUM) AREA GLAZED NATURAL LIGHT WINDOW OPENINGS (SFBC AMENDMENT), AND 4% OPENABLE VENTILATION AREA IF WITHOUT CONTINUOUS MECHANICAL VENTILATION AS ALLOWED PER CODE CBC/SFBC SECTION 1205.2 AND 1203.4

PER EG-03, MAXIMUM PATH OF TRAVEL: 125'-0"

- 2ND FLOOR TO 1ST: 60'-6"
- 1ST FLOOR: 49'-10"
- TOTAL: 110'-4" - COMPLIES

2

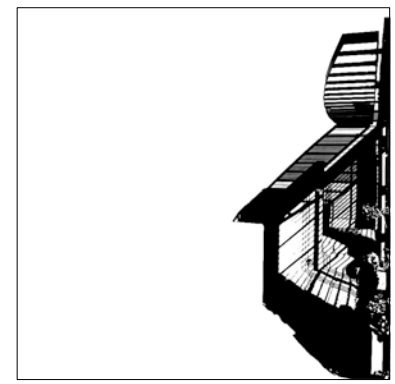
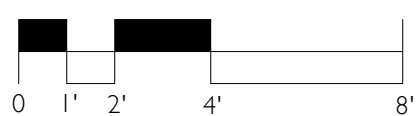
C
A-3.6

I
A-7.2

3
A-3.6

3 MECH. ATTIC
Scale: 1/4" = 1'-0"

WALL KEY	
	(E) WALL TO REMAIN
	(E) WALL - 1 HOUR
	(N) WALL
	(N) 1 HR RATED WALL
	(E) EGRESS WINDOW



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1 04.28.23 RESPONSE TO DBI COMMENTS

2 07.11.23 RESPONSE TO DBI COMMENTS

PROPOSED 3RD FLOOR
& ROOF PLANS

project: 20.11

drawn by:

checked by: JP

date: 09.15.22

A-2.2



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LIGHT AND AIR REQUIREMENTS FOR OCCUPIED ROOMS.

BEDROOM 1
HABITABLE FLOOR AREA = 172 SF
REQ'D MIN. GLAZED AREA (8%) = 13.75 SF
PROVIDED GLAZED AREA = 15.0 SF
REQ'D MIN. VENT AREA (4%) = 7.0 SF
PROVIDED VENT AREA = 15.0 SF

BEDROOM 2
HABITABLE FLOOR AREA = 118 SF
REQ'D MIN. GLAZED AREA (8%) = 9.5 SF
PROVIDED GLAZED AREA = 11.0 SF
REQ'D MIN. VENT AREA (4%) = 4.75 SF
PROVIDED VENT AREA = 11.0 SF

FAMILY ROOM
HABITABLE FLOOR AREA = 297 SF
REQ'D MIN. GLAZED AREA (8%) = 24.0 SF
PROVIDED GLAZED AREA = 120.0 SF
REQ'D MIN. VENT AREA (4%) = 12.0 SF
PROVIDED VENT AREA = 120.0 SF

LIVING/DINING
HABITABLE FLOOR AREA = 640 SF
REQ'D MIN. GLAZED AREA (8%) = 51.0 SF
PROVIDED GLAZED AREA = 95.0 SF
REQ'D MIN. VENT AREA (4%) = 25.5 SF
PROVIDED VENT AREA = 50.0 SF

KITCHEN / BREAKFAST ROOM
HABITABLE FLOOR AREA = 432 SF
REQ'D MIN. GLAZED AREA (8%) = 34.5 SF
PROVIDED GLAZED AREA = 70.5 SF
REQ'D MIN. VENT AREA (4%) = 17.25 SF
PROVIDED VENT AREA = 70.5 SF

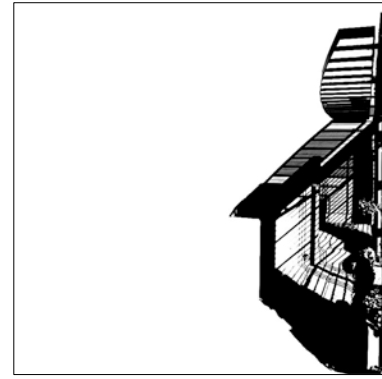
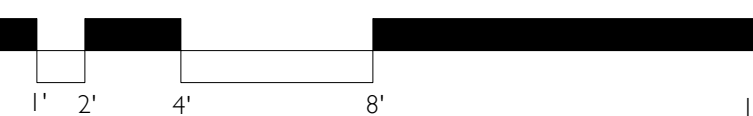
MASTER BEDROOM
HABITABLE FLOOR AREA = 228 SF
REQ'D MIN. GLAZED AREA (8%) = 18.0 SF
PROVIDED GLAZED AREA = 106.0 SF
REQ'D MIN. VENT AREA (4%) = 9.0 SF
PROVIDED VENT AREA = 46.0 SF

BEDROOM 3
HABITABLE FLOOR AREA = 123 SF
REQ'D MIN. GLAZED AREA (8%) = 10.0 SF
PROVIDED GLAZED AREA = 36.0 SF
REQ'D MIN. VENT AREA (4%) = 5.0 SF
PROVIDED VENT AREA = 22.0 SF

BEDROOM 4
HABITABLE FLOOR AREA = 140 SF
REQ'D MIN. GLAZED AREA (8%) = 11.2 SF
PROVIDED GLAZED AREA = 36.0 SF
REQ'D MIN. VENT AREA (4%) = 5.6 SF
PROVIDED VENT AREA = 22.0 SF

(E) EGRESS WINDOW

	CONSTRUCTION KEY
	(E) WALL TO REMAIN
	(E) WALL - 1 HR RATED
	(N) WALL
	(N) 1 HR RATED WALL
	(N) CONCRETE



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12.20.22 ADDENDUM

1 04.26.23 RESPONSE TO DBI COMMENTS

(E) & PROPOSED
NORTH ELEVATION

project: 20.11

drawn by: JP

checked by: JP

date: 09.15.22

A-3.1



1 (E) SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"

SHEET NOTES:

1. PROPERTY LINE PROTECTION IS REQUIRED FOR ALL EXTERIOR WALLS WITHIN FIRE SEPARATION DISTANCE OF 5 FEET TO PROPERTY LINE PER CBC/SFBC TABLE 602 REGARDING "FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE", AND SHALL BE DENOTED WITH 1-HOUR FIRE RATED PROPERTY LINE PROTECTION ON PLAN. ANY EXISTING BLIND WALL TO BE RENOVATED WITH NEW FINISH SHALL BE PROVIDED WITH SUCH, AND WALLS AT THE LEVEL BEING RAISED SHALL BE PROVIDED WITH SUCH ASSEMBLY ACCORDINGLY.

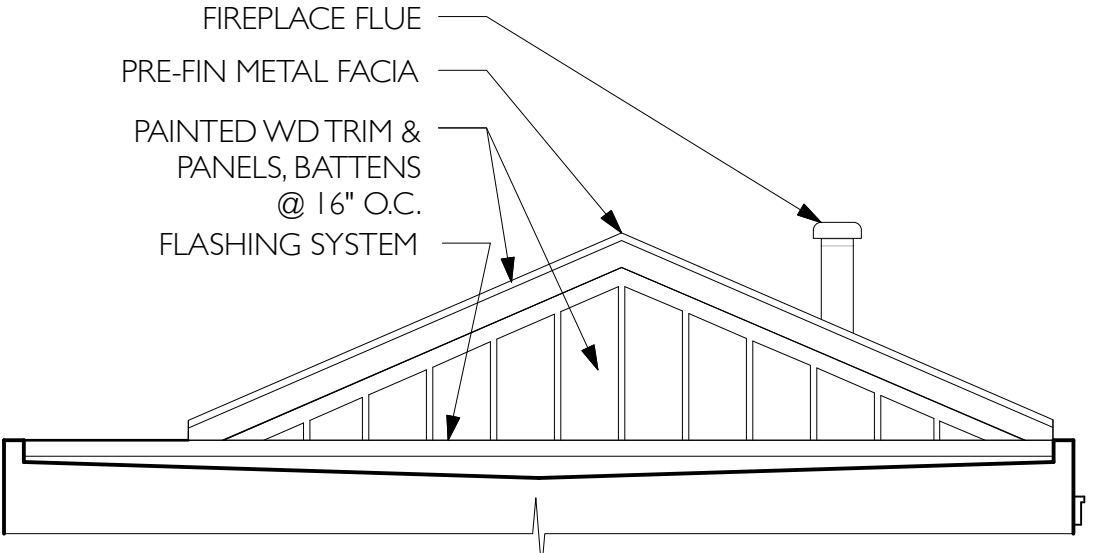
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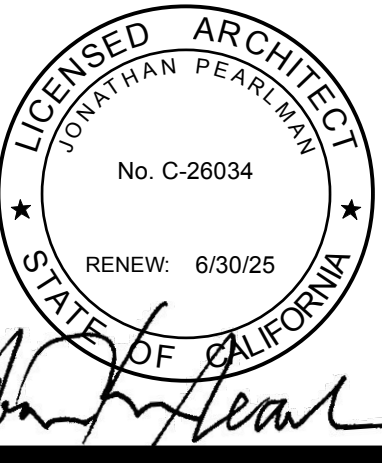
3 SOUTH ELEV OF NORTH GABLE
Scale: 1/4" = 1'-0"

CONSTRUCTION KEY	
	(E) WALL TO REMAIN
	(E) WALL - 1 HR RATED
	(N) WALL
	(N) 1 HR RATED WALL
	(N) CONCRETE
	(E) EGRESS WINDOW



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San Francisco, CA 94131

sheet count: 26

date issue

12.20.22 ADDENDUM

1 04.26.23 RESPONSE TO DBI COMMENTS

(E) & PROPOSED SOUTH ELEVATION

project: 20.11

drawn by: JP

checked by: JP

date: 09.15.22

A-3.2

SHEET NOTES:

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LIGHT AND AIR REQUIREMENTS FOR OCCUPIED ROOMS.

BEDROOM 1
HABITABLE FLOOR AREA = 172 SF
REQ'D MIN. GLAZED AREA (8%) = 13.75 SF
PROVIDED GLAZED AREA = 15.0 SF
REQ'D MIN. VENT AREA (4%) = 7.0 SF
PROVIDED VENT AREA = 15.0 SF

BEDROOM 2
HABITABLE FLOOR AREA = 118 SF
REQ'D MIN. GLAZED AREA (8%) = 9.5 SF
PROVIDED GLAZED AREA = 11.0 SF
REQ'D MIN. VENT AREA (4%) = 4.75 SF
PROVIDED VENT AREA = 11.0 SF

FAMILY ROOM
HABITABLE FLOOR AREA = 297 SF
REQ'D MIN. GLAZED AREA (8%) = 24.0 SF
PROVIDED GLAZED AREA = 120.0 SF
REQ'D MIN. VENT AREA (4%) = 12.0 SF
PROVIDED VENT AREA = 120.0 SF

LIVING/DINING
HABITABLE FLOOR AREA = 640 SF
REQ'D MIN. GLAZED AREA (8%) = 51.0 SF
PROVIDED GLAZED AREA = 95.0 SF
REQ'D MIN. VENT AREA (4%) = 25.5 SF
PROVIDED VENT AREA = 50.0 SF

KITCHEN / BREAKFAST ROOM
HABITABLE FLOOR AREA = 432 SF
REQ'D MIN. GLAZED AREA (8%) = 34.5 SF
PROVIDED GLAZED AREA = 70.5 SF
REQ'D MIN. VENT AREA (4%) = 17.25 SF
PROVIDED VENT AREA = 70.5 SF

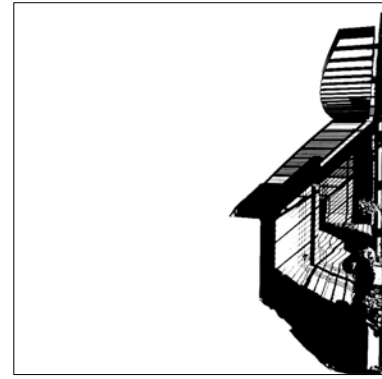
MASTER BEDROOM
HABITABLE FLOOR AREA = 228 SF
REQ'D MIN. GLAZED AREA (8%) = 18.0 SF
PROVIDED GLAZED AREA = 106.0 SF
REQ'D MIN. VENT AREA (4%) = 9.0 SF
PROVIDED VENT AREA = 46.0 SF

BEDROOM 3
HABITABLE FLOOR AREA = 123 SF
REQ'D MIN. GLAZED AREA (8%) = 10.0 SF
PROVIDED GLAZED AREA = 36.0 SF
REQ'D MIN. VENT AREA (4%) = 5.0 SF
PROVIDED VENT AREA = 22.0 SF

BEDROOM 4
HABITABLE FLOOR AREA = 140 SF
REQ'D MIN. GLAZED AREA (8%) = 11.2 SF
PROVIDED GLAZED AREA = 36.0 SF
REQ'D MIN. VENT AREA (4%) = 5.6 SF
PROVIDED VENT AREA = 22.0 SF

(E) EGRESS WINDOW

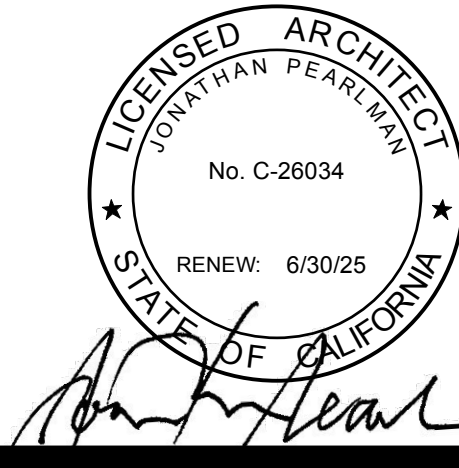
	CONSTRUCTION KEY
	(E) WALL TO REMAIN
	(E) WALL - 1 HR RATED
	(N) WALL
	(N) 1 HR RATED WALL
	(N) CONCRETE



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sheet count: 26

date issue

12.20.22 ADDENDUM

1 04.26.23 RESPONSE TO DBI COMMENTS

(E) & PROPOSED EAST ELEVATION

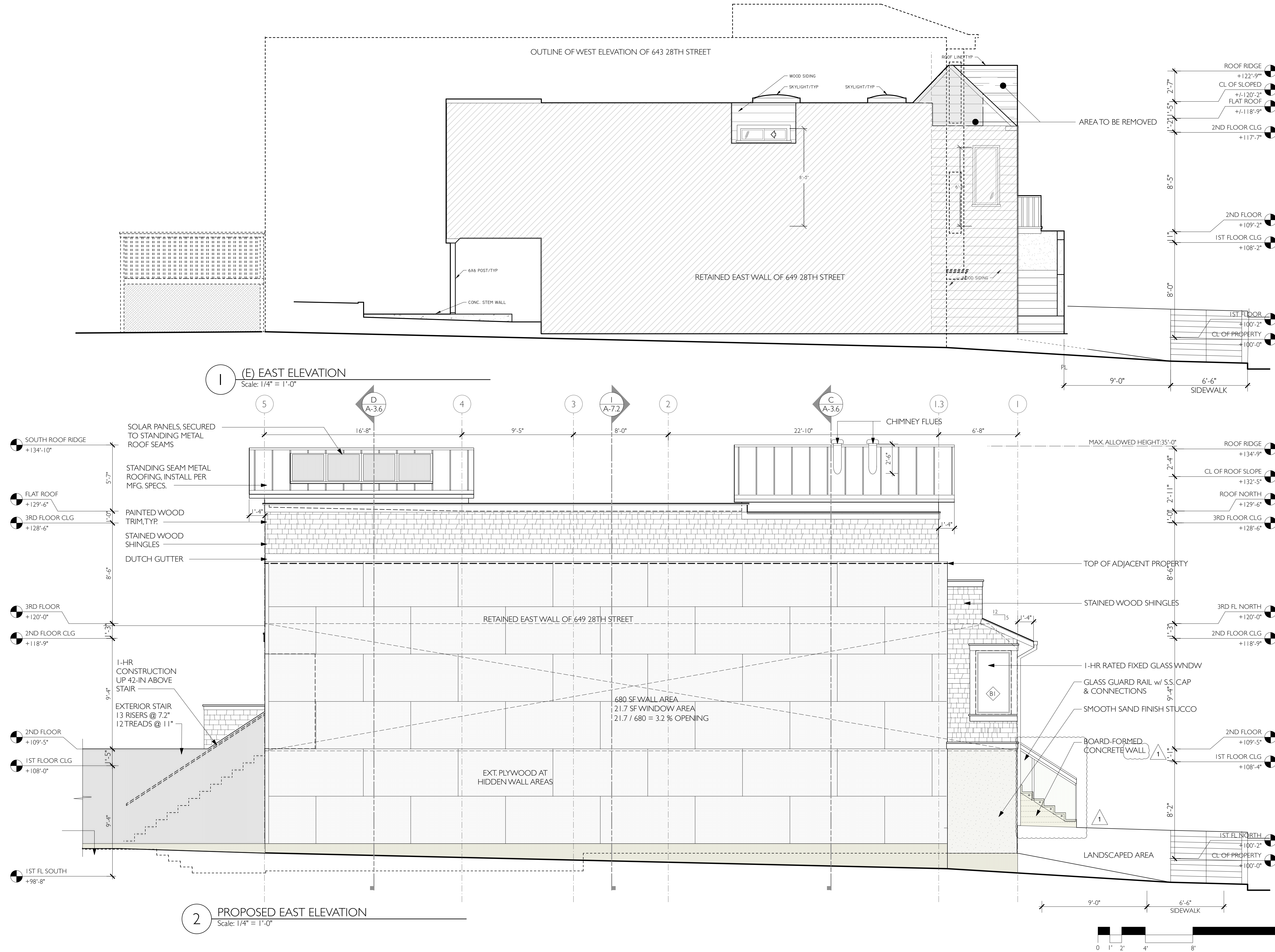
project: 20.11

drawn by:

checked by: JP

date: 09.15.22

A-3.3



SHEET NOTES:

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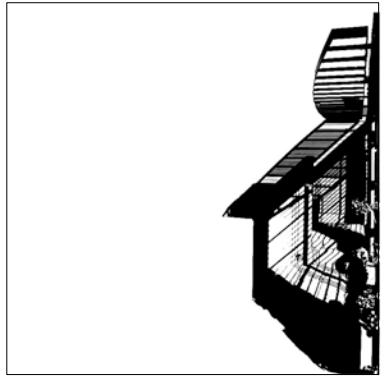
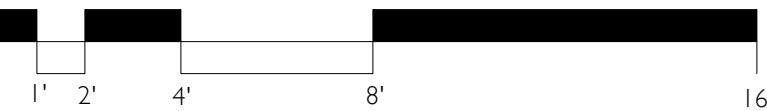
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(E) EGRESS WINDOW

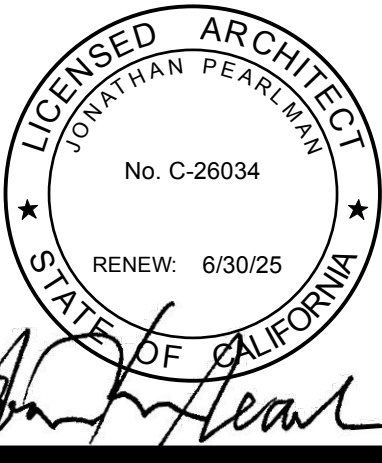
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	(E) WALL - 1 HR RATED
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sheet count: 26

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12.20.22 ADDENDUM

1 04.26.23 RESPONSE TO DBI COMMENTS

(E) & PROPOSED WEST ELEVATION

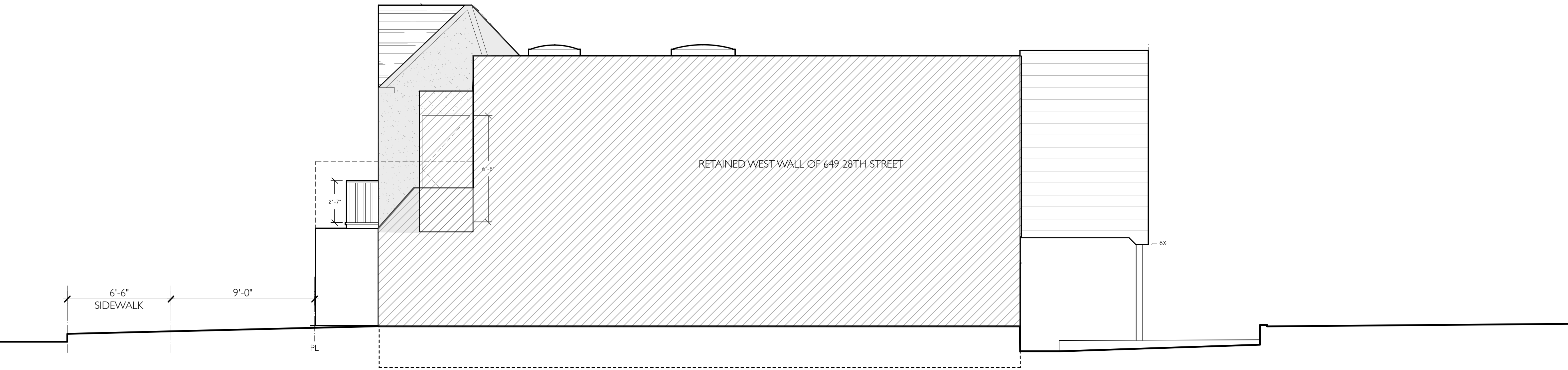
project: 20.11

drawn by: JP

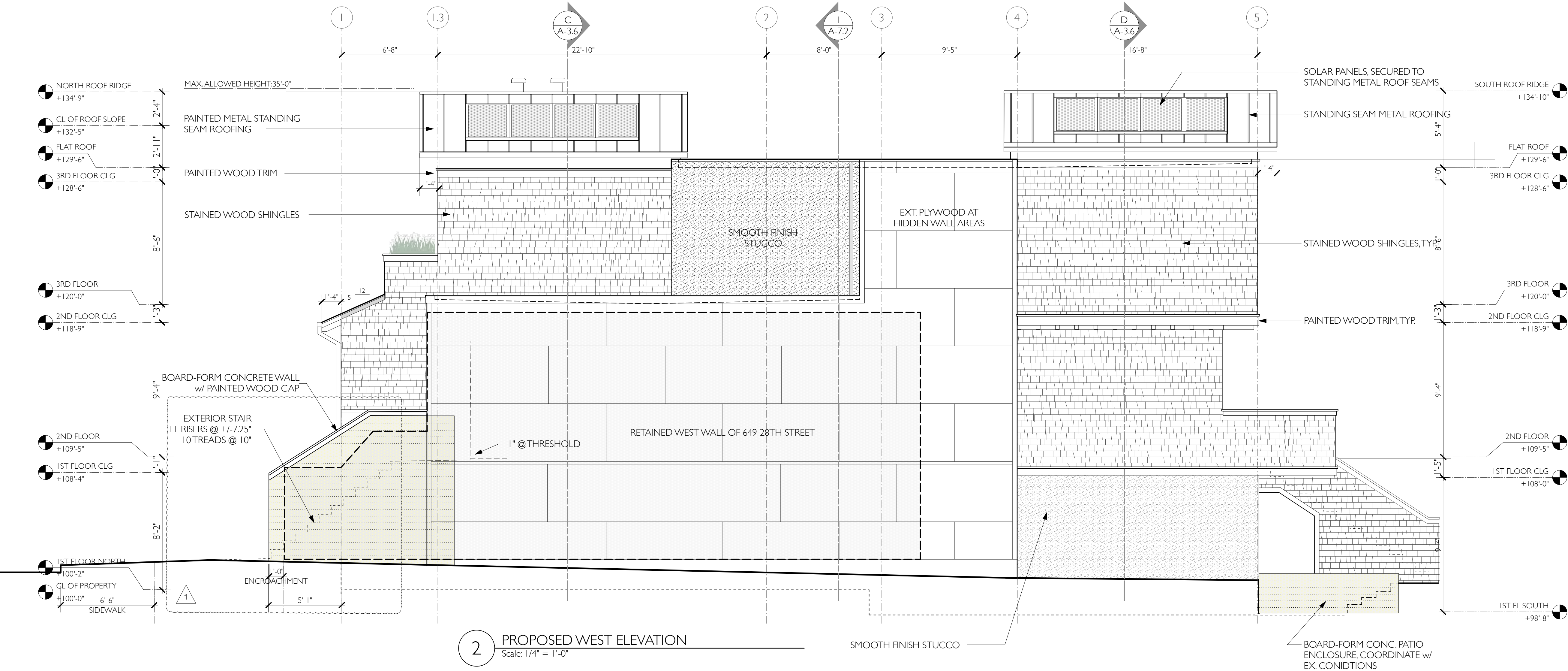
checked by: JP

date: 09.15.22

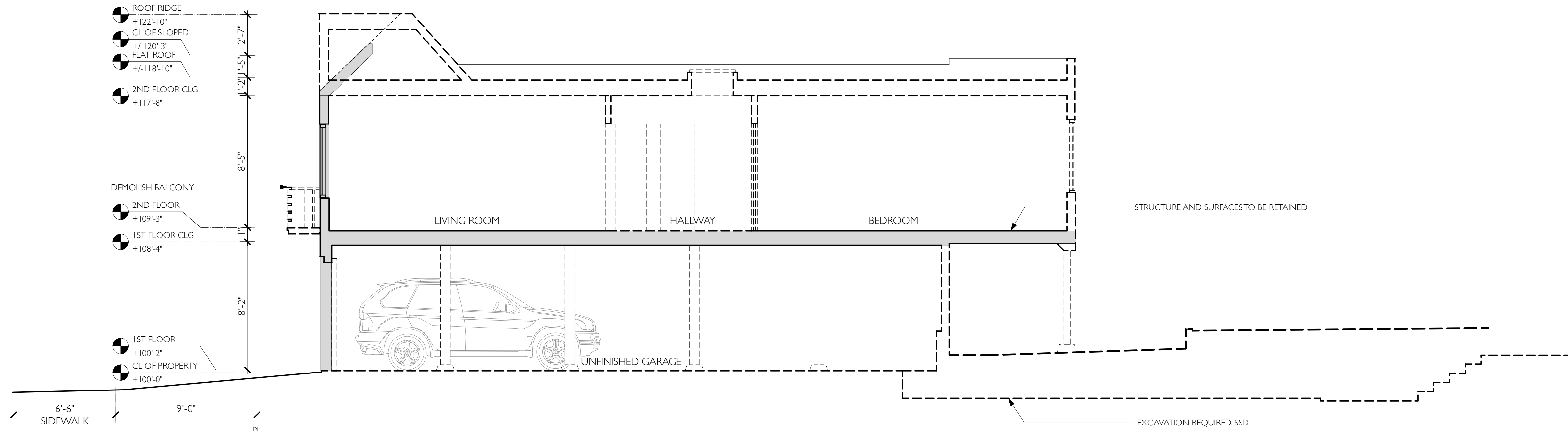
A-3.4



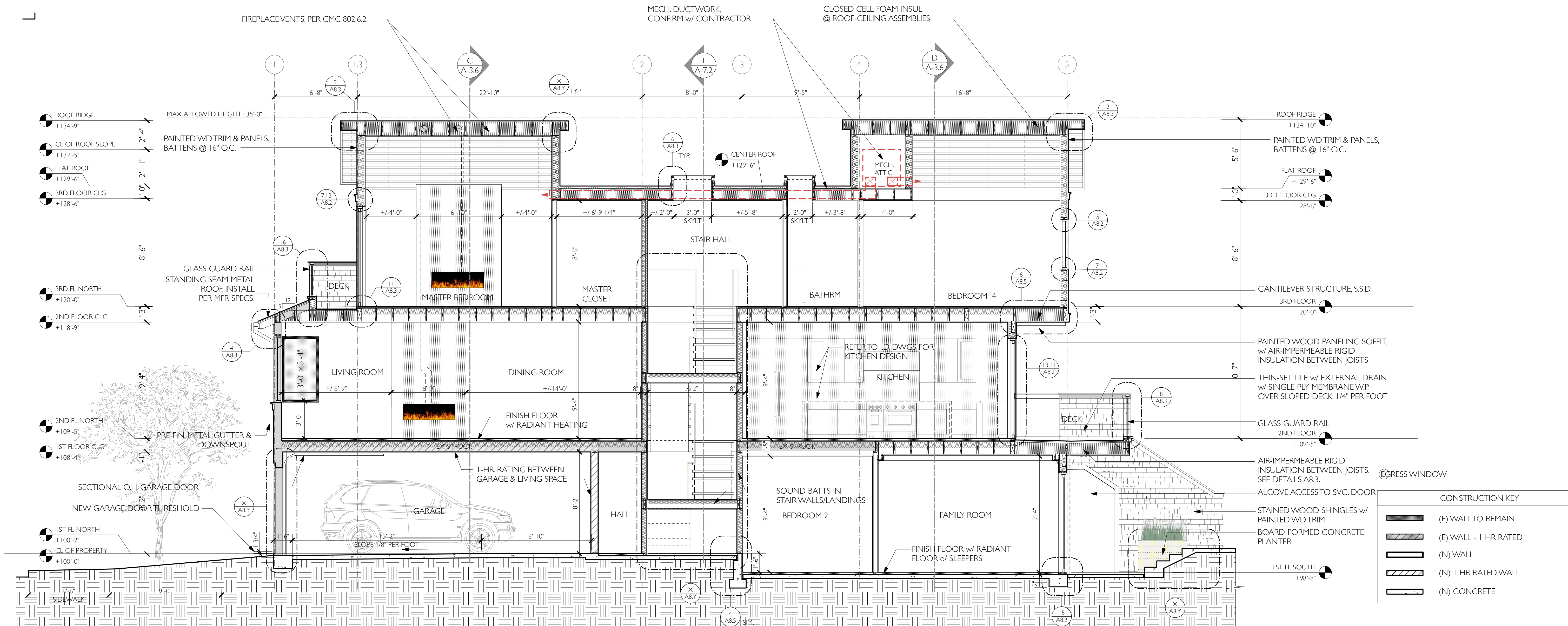
1 (E) WEST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"



1 (E) NORTH-SOUTH SECTION A, LOOKING EAST
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH-SOUTH SECTION B, LOOKING EAST
Scale: 1/4" = 1'-0"

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SHEET NOTES

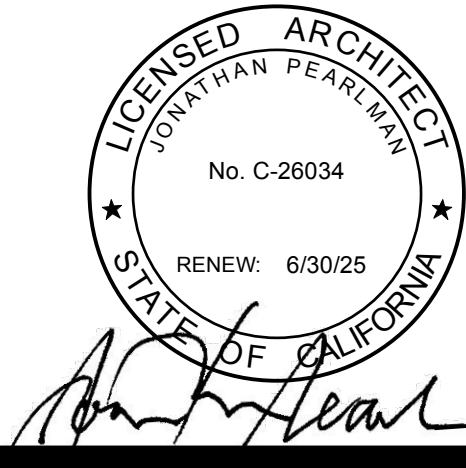
1. STRUCTURAL ELEMENTS SHOWN ARE APPROXIMATE. SEE STRUCTURAL DRAWINGS FOR DETAILS.
2. MECHANICAL EQUIPMENT AND DISTRIBUTION SHOWN ARE APPROXIMATE.



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1 04.26.23 RESPONSE TO DBI COMMENTS

(E) & PROPOSED N-S BUILDING SECTION

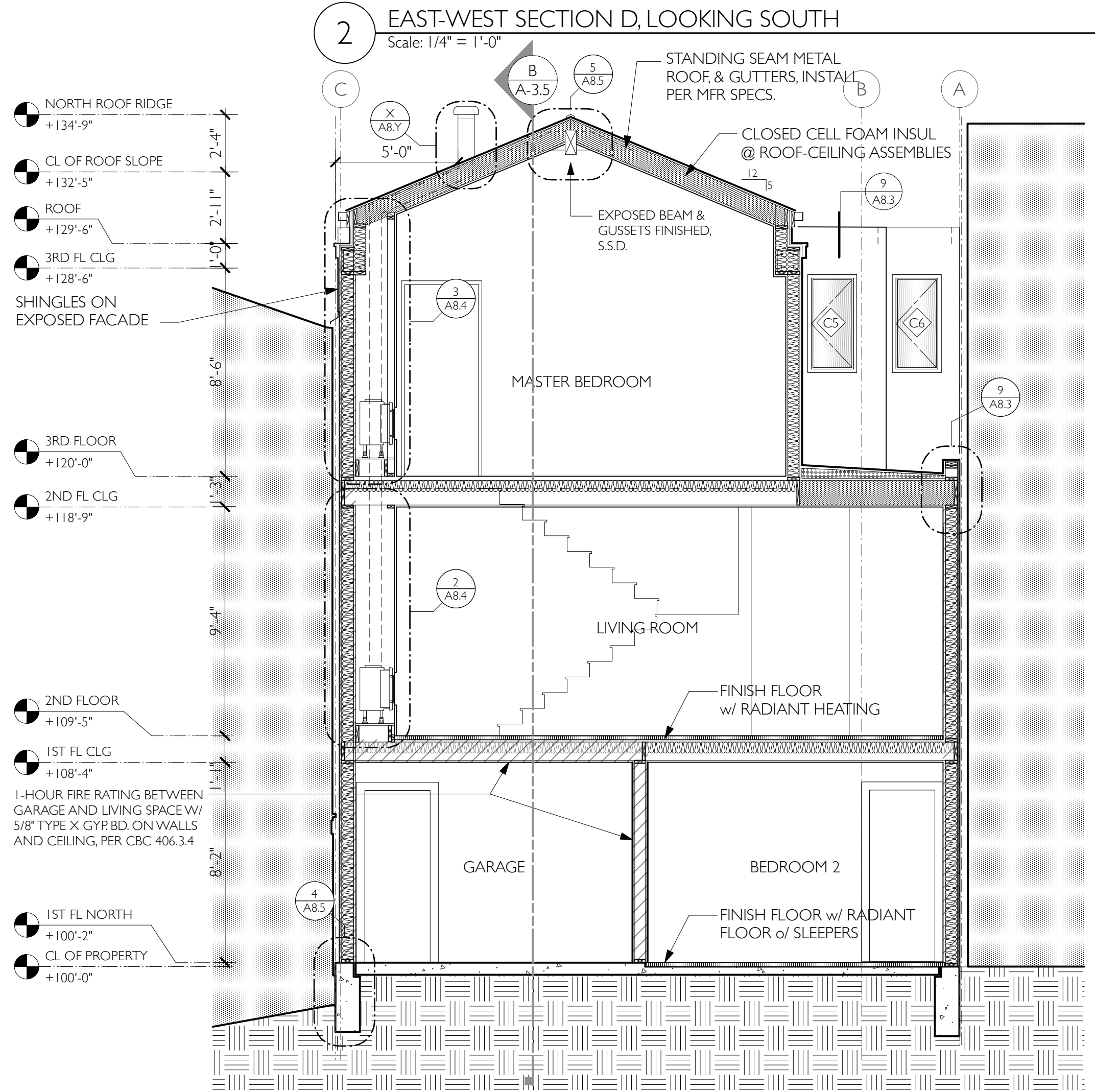
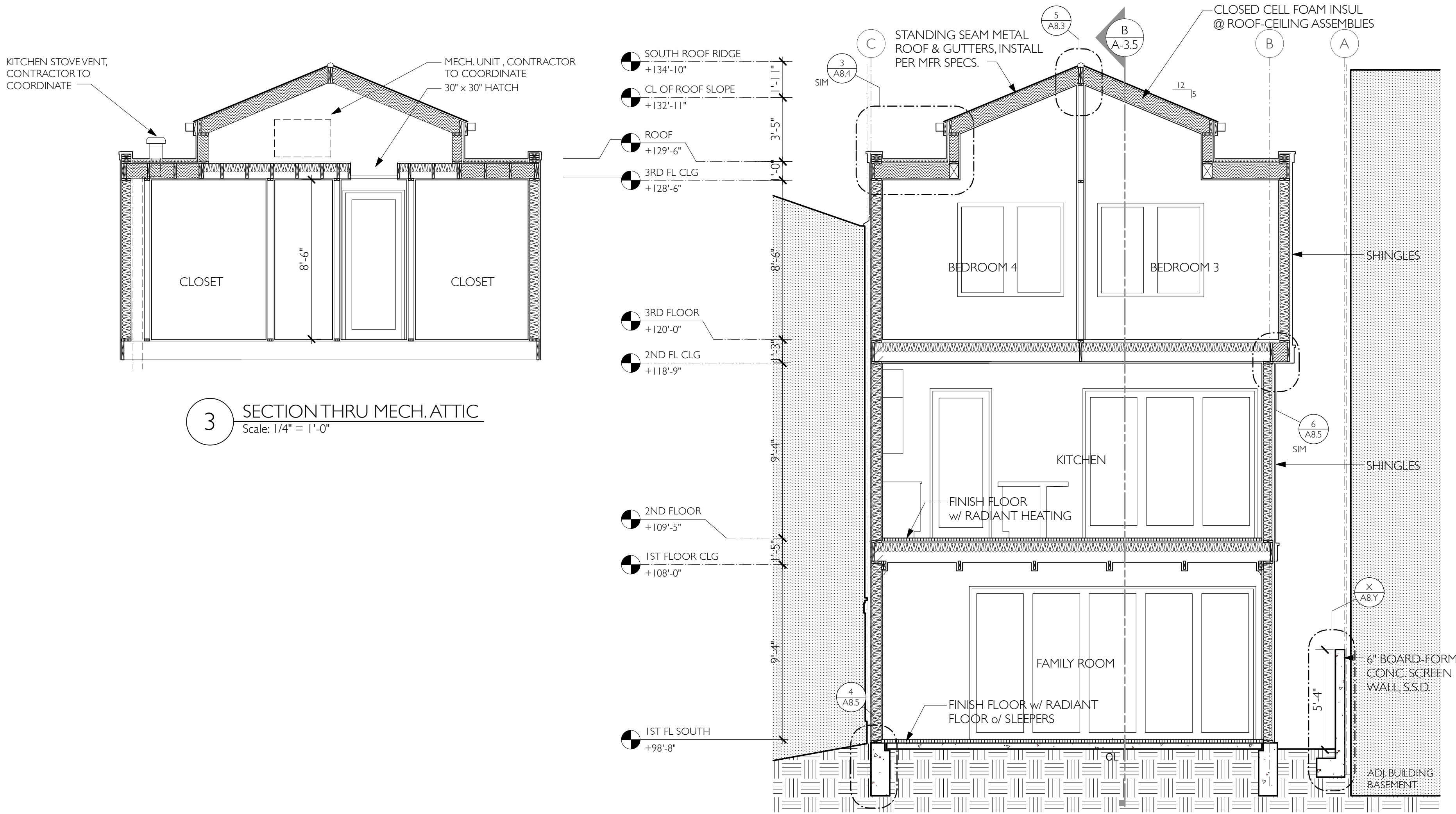
project: 20.11

drawn by: JP

checked by: JP

date: 09.15.22

A-3.5



EAST-WEST SECTION C, LOOKING SOUTH

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

1

SHEET NOTES:

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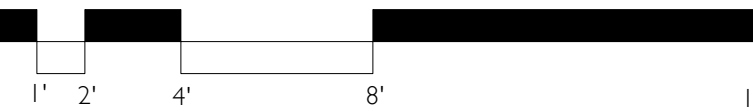
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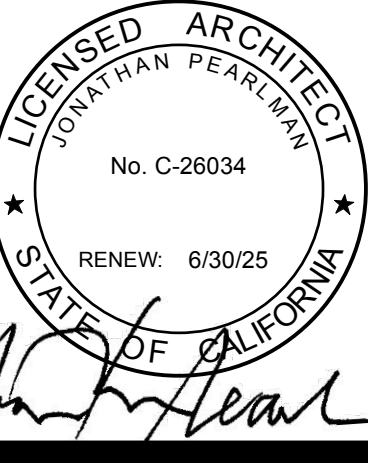
	CONSTRUCTION KEY
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	(E) WALL - 1 HR RATED
	(N) WALL
	(N) 1 HR RATED WALL
	(N) CONCRETE



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PROPOSED E-W
BUILDING SECTIONS

project: 20.11

drawn by:

checked by: JP

date: 09.15.22

A-3.6

EXHIBIT 4

Demolition calculations in approved permit set

DEMOLITION CALCULATIONS			
PER SF PLANNING CODE - SECTION 317(b)(2)			
SEC. 317(b)(2)(A) - DBI DEMOLITION PERMIT			
(IF DBI REQUIRES A DEMOLITION PERMIT, THE PROJECT IS CONSIDERED DEMOLITION)			
DBI CONSIDERS THIS PROJECT TO BE AN ALTERATION/ADDITION AND DOES NOT REQUIRE A DEMOLITION PERMIT.			
DEMOLITION PER SEC. 317(b)(2)(A) ?		NO	
SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS			
(REMOVAL OF MORE THAN 50% OF THE FRONT AND REAR FACADES AND ALSO REMOVAL OF MORE THAN 65% OF ALL EXTERIOR WALLS IS CONSIDERED DEMOLITION)			
LINEAR FEET OF WALLS AT GRADE LEVEL			
<u>LINEAR FOOTAGE MEASUREMENT - PART 1</u>			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	0'-0"	0.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
TOTALS	50'-8"	25'-4"	50.0%
<u>LINEAR FOOTAGE MEASUREMENT - PART 2</u>			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	0'-0"	0.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
EAST SIDE FACADE	40'-2"	0'-0"	0.0%
WEST SIDE FACADE	40'-2"	0'-0"	0.0%
TOTALS	141'-0"	25'-4"	18.0%
DEMOLITION PER SEC. 317(b)(2)(B) ?		NO	
SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENTS			
(REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS (EXCLUDING GRADE LEVEL) IS CONSIDERED DEMOLITION)			
<u>SQUARE FOOTAGE MEASUREMENT</u>			
VERTICAL ELEMENTS	SURFACE AREA	REMOVED	% REMOVED
FRONT FACADE (NORTH)	486 SF	80 SF	16.5%
REAR FACADE (SOUTH)	452 SF	452 SF	100.0%
EAST SIDE FACADE	867 SF	23 SF	26.0%
WEST SIDE FACADE	797 SF	46 SF	6.0%
VERTICAL TOTAL	2,602 SF	601 SF	23.0%
HORIZONTAL ELEMENTS			
1ST FLOOR	1,023 SF	305 SF	30.0%
2ND FLOOR	1,072 SF	0 SF	0.0%
ROOF	1,072 SF	1,072 SF	100.0%
HORIZONTAL TOTAL	3,167 SF	1,377 SF	43.5%
DEMOLITION PER SEC. 317(b)(2)(C) ?		NO	

EXHIBIT 5

East wall – Existing framing intact on July 13, 2026

Photo is from Planning Inspector Vincent Page in Suspension Request

GRID LINE 4

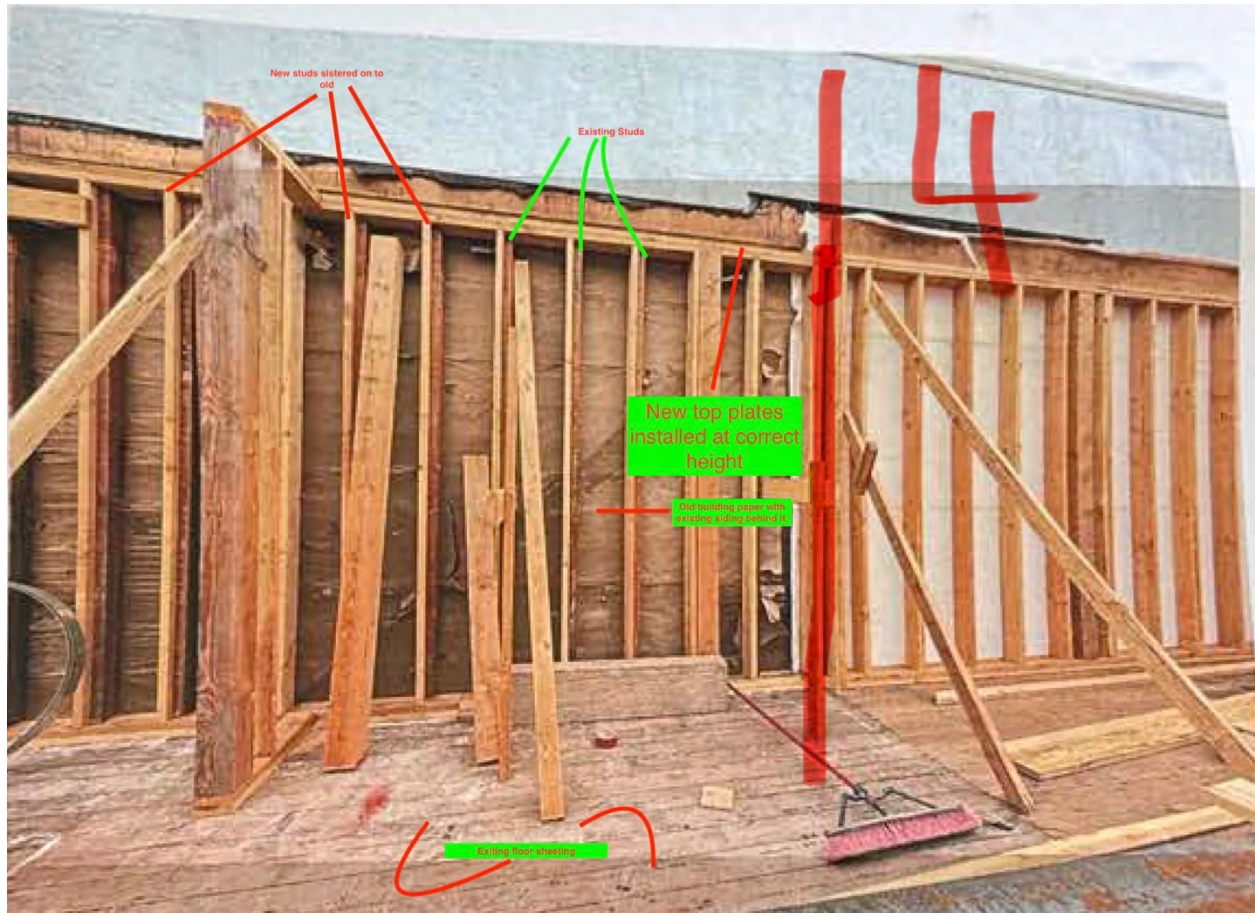


EXHIBIT 6

Revised demolition calculations with removed front wall framing

DEMOLITION CALCULATIONS			
PER SF PLANNING CODE - SECTION 317(b)(2)			
SEC. 317(b)(2)(A) - DBI DEMOLITION PERMIT			
(IF DBI REQUIRES A DEMOLITION PERMIT, THE PROJECT IS CONSIDERED DEMOLITION)			
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DEMOLITION PER SEC. 317(b)(2)(A) ?	NO		
SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS			
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LINEAR FEET OF WALLS AT GRADE LEVEL			
<u>LINEAR FOOTAGE MEASUREMENT - PART 1</u>			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	25'-4"	100.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
TOTALS	50'-8"	50'-8"	100.0%
<u>LINEAR FOOTAGE MEASUREMENT - PART 2</u>			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	25'-4"	100.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
EAST SIDE FACADE	40'-2"	0'-0"	0.0%
WEST SIDE FACADE	40'-2"	0'-0"	0.0%
TOTALS	141'-0"	50'-8"	36.0%
DEMOLITION PER SEC. 317(b)(2)(B) ?	NO		
SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENTS			
(REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS (EXCLUDING GRADE LEVEL) IS CONSIDERED DEMOLITION)			
<u>SQUARE FOOTAGE MEASUREMENT</u>			
VERTICAL ELEMENTS	SURFACE AREA	REMOVED	% REMOVED
FRONT FACADE (NORTH)	465 SF	465 SF	100.0%
REAR FACADE (SOUTH)	447 SF	447 SF	100.0%
EAST SIDE FACADE	880 SF	36 SF	4.0%
WEST SIDE FACADE	707 SF	76 SF	11.0%
VERTICAL TOTAL	2,499 SF	1,024 SF	41.0%
<u>HORIZONTAL ELEMENTS</u>			
GRADE LEVEL			
2ND FLOOR	1,081 SF	0 SF	0.0%
ROOF	1,081 SF	1,081 SF	100.0%
HORIZONTAL TOTAL	2,162 SF	1,081 SF	50.0%
DEMOLITION PER SEC. 317(b)(2)(C) ?	NO		

EXHIBIT 7

Email from Kelly Wong to Jonathan Pearlman dated 7/22/2026

Wong, Kelly (CPC)<kelly.wong@sfgov.org>
Jonathan Pearlman;Page, Vincent (CPC) <vincent.w.page.ii@sfgov.org>
Jeff Moeller <mjmoeller.50@gmail.com>;Keri Pankow <keripankow@gmail.com>;
barry@ambertruconstruction.com

Hi Jonathan,

Good to hear from you.

I am currently out of the office this week for a conference and will be taking time off next week, so will not be back in the office until Monday, August 3.

In the meantime, I wanted to connect you with Vincent Page, the assigned enforcement planner on my team. Vincent conducted the site visit and has extensive experience reviewing demolition calculations for enforcement cases.

You are correct that both the vertical and horizontal demolition thresholds must be exceeded to meet the "tantamount to demolition" definition. However, please note that the demolition thresholds changed earlier this year in February 2026. Under the current code, the vertical calculation considers only the combination of front and rear facades (side walls are no longer considered).

When demolition work exceeds what was previously approved under the permit, the project is required to be reviewed based on the current code requirements. So it looks like you will need to update the demo calcs to reflect the February 2026 code requirements.

I'll let you work directly with Vincent to review your revised demolition calculations and discuss what you believe is existing vs. what was removed & reinstalled / new. If, after that review, you believe a follow-up site visit would be helpful, I'd be happy to attend once I'm back in the office, as I serve as the department's point of contact for demolition determinations.

Thank you, and I appreciate your patience while I'm away.

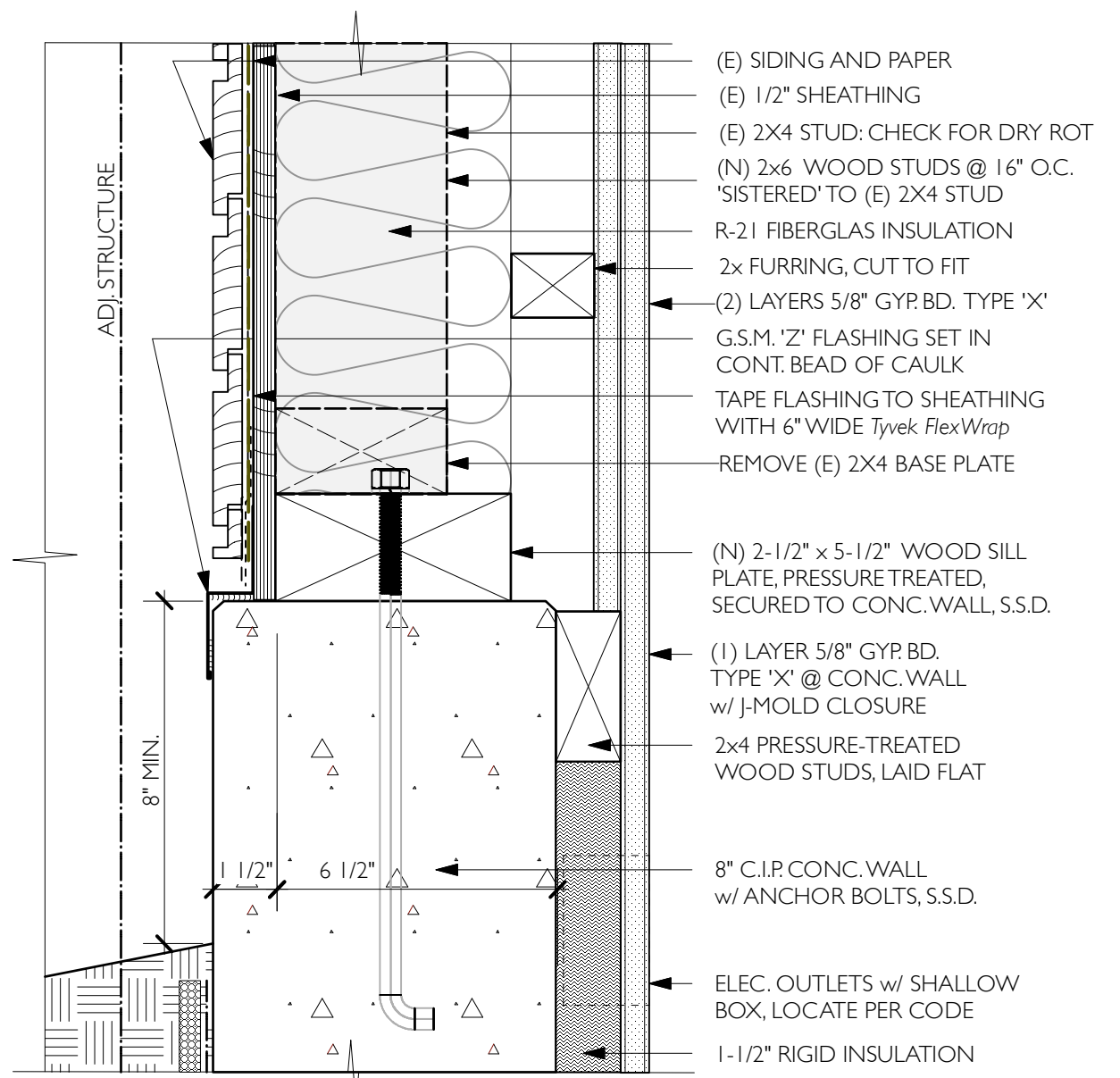
@Page, Vincent (CPC) - can you please connect with Jonathan to set up a meeting to review this with him and the team? See attached revised demo calcs that Jonathan sent in the original email.

Best,
Kelly

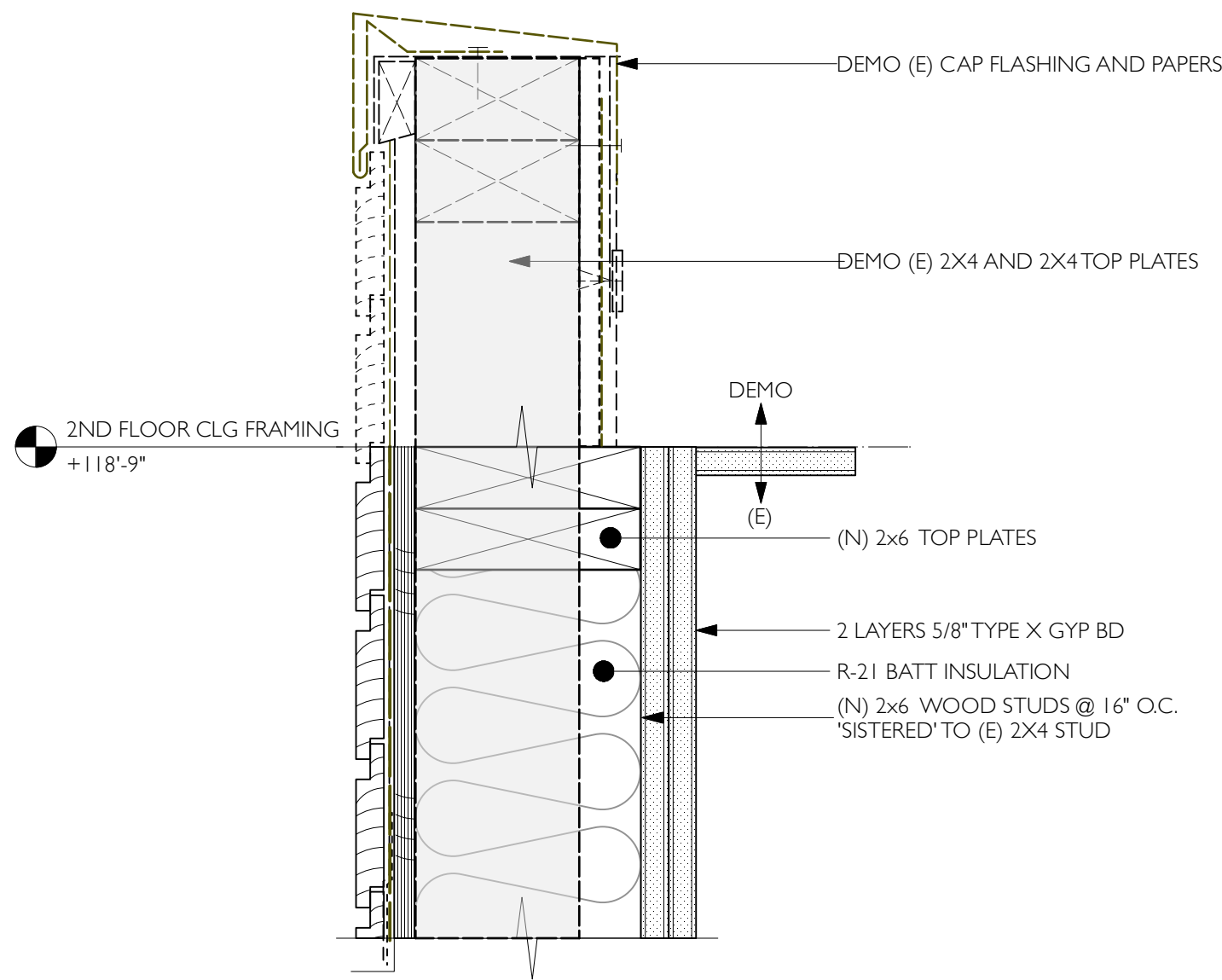
EXHIBIT 8

Revision permit application #2026.0723.5488

MOELLER / PANKOW RESIDENCE
649 28th Street • San Francisco, CA 94131



1 E & W WALL ASSEMBLY @ (N) FOUNDATION
3" = 1'-0"



2 DEMO PARAPET FRAMING ABOVE 2ND FLOOR
3" = 1'-0"

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 649 28TH STREET
BLOCK/LOT: 7520 / 025
LOT SIZE: 25'-458" X 114'-0"
TOTAL LOT AREA: 2,902 SF
ZONING: RH-1
EXISTING BUILDING USE: 1-FAMILY RESIDENTIAL
PROPOSED BUILDING USE: 1-FAMILY RESIDENTIAL

REQUIRED SETBACKS:
FRONT: AVERAGE OF NEIGHBORING PARCELS
SIDE: NONE
REAR: 30% OF LOT DEPTH (114'-0" X 30% = 34'-2 1/2")

EXISTING SETBACKS:
FRONT: 4'-1 1/2"
SIDE: NONE
REAR: 61'-10"

PROPOSED SETBACKS:
FRONT: 4'-1 1/2"
SIDE: NONE
REAR: 34'-4"

HEIGHT & BULK:
(E) BUILDING HEIGHT: 40'-X
(N) BUILDING HEIGHT: 20'-0"
EXISTING PARKING: 1-CAR
PROPOSED PARKING: 1-CAR
PROPOSED CLASS 1 BICYCLE SPACES: 1

BUILDING AREA:

	EXISTING	PROPOSED
1ST FLOOR:	1,024 SF	1,544 SF
2ND FLOOR:	1,081 SF	1,414 SF
3RD FLOOR:	-	1,269 SF
TOTAL:	2,105 SF	4,227 SF

BUILDING DEPARTMENT NOTES

OCCUPANCY CLASSIFICATION: R-3 & S-2 (GARAGE)
OCCUPANCY SEPARATION: 1 HR BETWEEN RESIDENCE AND GARAGE
CONSTRUCTION TYPE: V-B
NUMBER OF FLOORS: 3 FLOORS

EGRESS REQUIREMENTS: 1 MEANS OF EGRESS

PER FS-03 SPRINKLER SYSTEMS IN R-3 OCCUPANCY, PART A 5.1.1 AND 6.1.1, NO SPRINKLER SYSTEM IS REQUIRED FOR THIS BUILDING

GLOSSARY

ABV	ABOVE	LAV	LAVATORY
A.D.	AREA DRAIN	LT	LIGHT
ADJ	ADJACENT		
ACT	ACOUSTIC CEILING TILE	MAX.	MAXIMUM
AFF	ABOVE FINISH FLOOR	MED	MEDICINE CABINET
ALUM	ALUMINUM	MECH	MECHANICAL
		MIN.	MINIMUM
BULK	BLOCKING	MTL	METAL
BLDG	BUILDING	MV	MICROWAVE
BD	BOARD	(N)	NEW
		N.I.C.	NOT IN CONTRACT
CL	CENTERLINE	NTS	NOT TO SCALE
CLR	CLEAR		
CONC	CONCRETE	O.C.	ON CENTER
CONT	CONTINUOUS	O	OVER
CPT	CARPET	OD	OVERFLOW DRAIN
CT	CERAMIC TILE	O.H.	OPPOSITE HAND
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DIM.	DIMENSION	PLY	PLYWOOD
DIMS.	DIMENSIONS	PTD	PAINTED
DN	DOWN		
DWG	DRAWING	REF	REFRIGERATOR
		REQ.	REQUIRED
(E), EX.	EXISTING	RB	RUBBER BASE
EA.	EACH	RM	ROOM
EJ	EXPANSION JOINT	RO	ROUGH OPENING
ELEC	ELECTRIC	RDWD	REDWOOD
EL-ELEV.	ELEVATION		
EQ	EQUAL	SC	SOLID CORE
EXT	EXTERIOR	SHTG	SHEETING
		SHT	SHEET
FA	FIRE ALARM	SIM	SIMILAR
FD	FLOOR DRAIN	SQ	SQUARE
FF	FINISH FLOOR	S.S.D.	SEE STRUCTURAL DWGS
FLR	FLOOR	STL	STEEL
F.O.S.	FACE OF STUD	ST.STL	STAINLESS STEEL
F.O.M.	FACE OF MASONRY	STOR	STORAGE
GA	Gauge	STRL	STRUCTURAL
GALV	GALVANIZED		
GL	GLASS	T&G	TONGUE AND GROOVE
GND	GROUND	T.C.	TOP OF CURB
GSM	GALVANIZED SHEET METAL	TEL	TELEPHONE
GYP.BD.	GYP.SUM BOARD	T.O.S.	TOP OF STEEL
GWB	GYP.SUM WALLBOARD	T.O.W.	TOP OF WALL
		TYP.	TYPICAL
HB	HOSE BIB		
HC	HANDICAPPED	U.O.N.	UNLESS OTHERWISE NOTED
HM	HOLLOW METAL		
H.P.	HOUSE PANEL	VERT.	VERTICAL
HT	HEIGHT	V.I.F.	VERIFY IN FIELD
INSUL	INSULATION	WD	WOOD
INT	INTERIOR	WD	WASHER AND DRYER
		W/	WITH
JAN	JANITOR CLOSET	WC	WATER CLOSET
		WH	WATER HEATER
KIT	KITCHEN	WP	WATERPROOF

PROJECT TEAM

Building Owner : Jeff Moeller and Keri Pankow
649 28th Street
San Francisco, CA 94131
Contact: Jeff Moeller
Email: mjmoeller50@gmail.com

Civil Engineer : SF Civil
2532 Santa Clara Ave #151
Alameda, CA 94501
Contact: Patrick McDonald
Email: sfcivil@yahoo.com

Title-24 & Greenpoint : Alliance 24 Title
325 Berry St
San Francisco, CA 94158
Contact: Jam Hesar
415.422.9925
a24t@att.net

Architect : Elevation Architects
590 Matheson Street
Healdsburg, CA 95448
Contact: Jonathan Pearlman
415.537.1125 x101
jonathan@elevationarchitects.com

Structural Engineer : Enertia Designs
1167 Mission St, Floor 1
San Francisco, CA 94103
Contact: Jefferson Chen
Email: jefferson@enertiadesigns.net

PERMITS

RESPOND TO NOE, RECORD # 2026-005512ENF ISSUED JULY 17, 2026.

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (CBC) WITH CITY OF SAN FRANCISCO AMENDMENTS (SFCB)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC) WITH CITY OF SAN FRANCISCO AMENDMENTS
2019 CALIFORNIA ENERGY CODE

SCOPE OF WORK

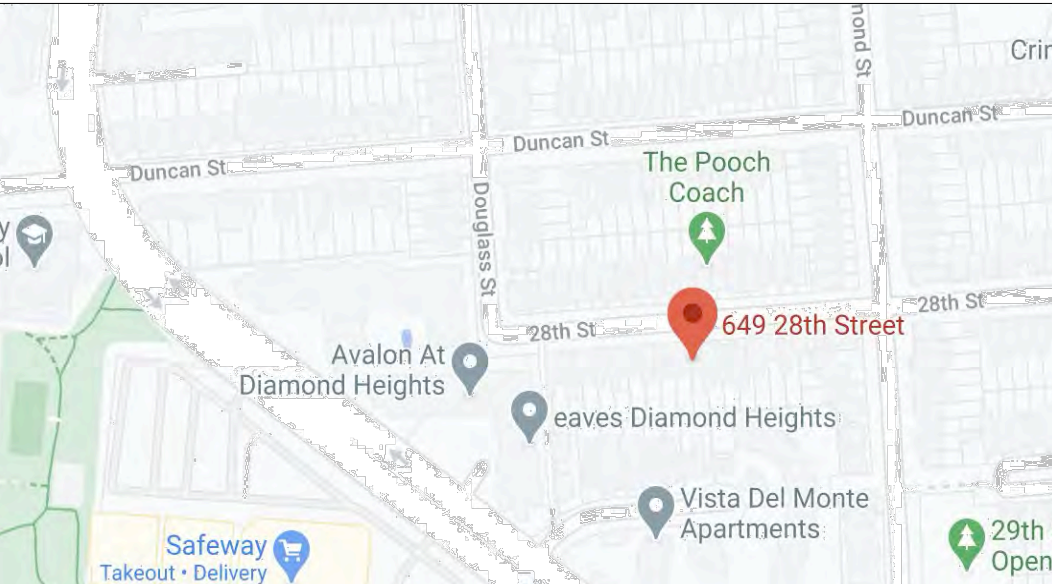
REVISION OF DEMOLITION CALCULATIONS FROM PERMIT APP# 2021.0201.3766 ISSUED SET ON 12/02/25

TABLE OF CONTENTS

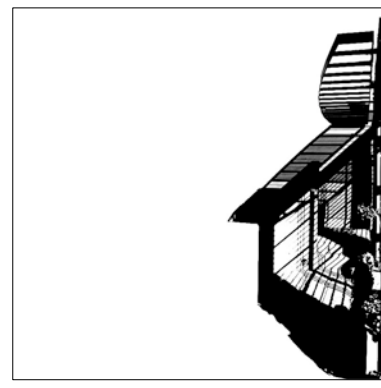
ARCHITECTURAL

A-1 COVER SHEET, INDEX, NOTES
A-2 DEMOLITION PLAN & CALCS
A-3 DEMOLITION ELEVATIONS N & S
A-4 DEMOLITION ELEVATIONS E & W

VICINITY MAP



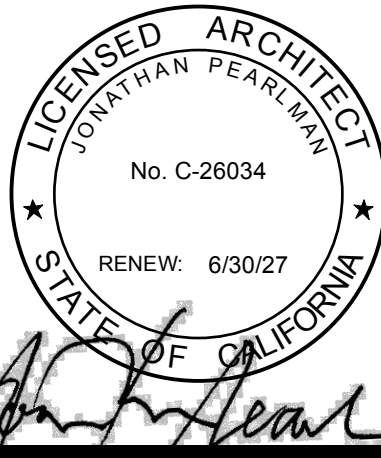
AGENCY REVIEW



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APP#: 2021.0201.3766

sheet count: 4

date issue

COVER SHEET, INDEX,
NOTES

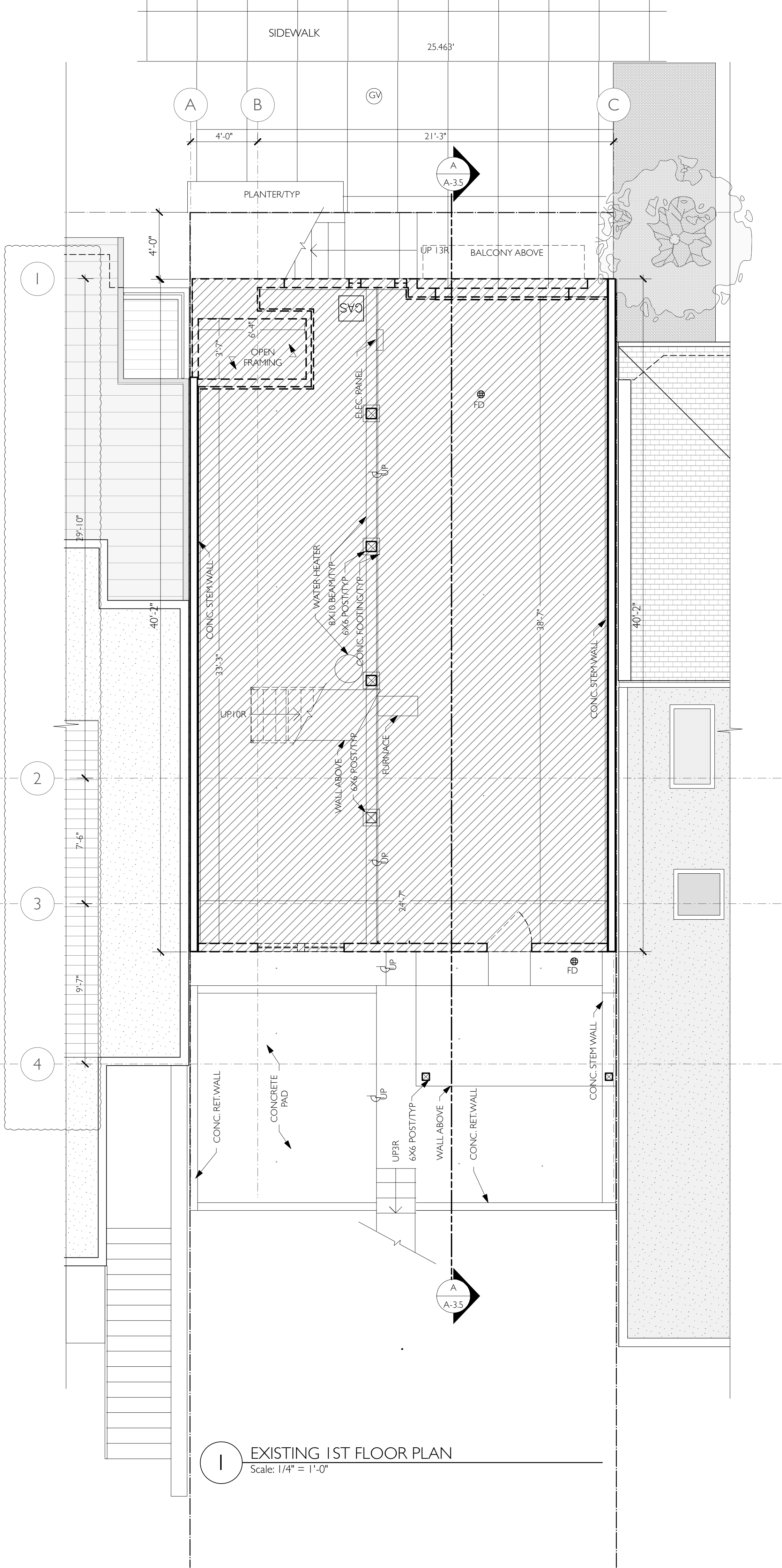
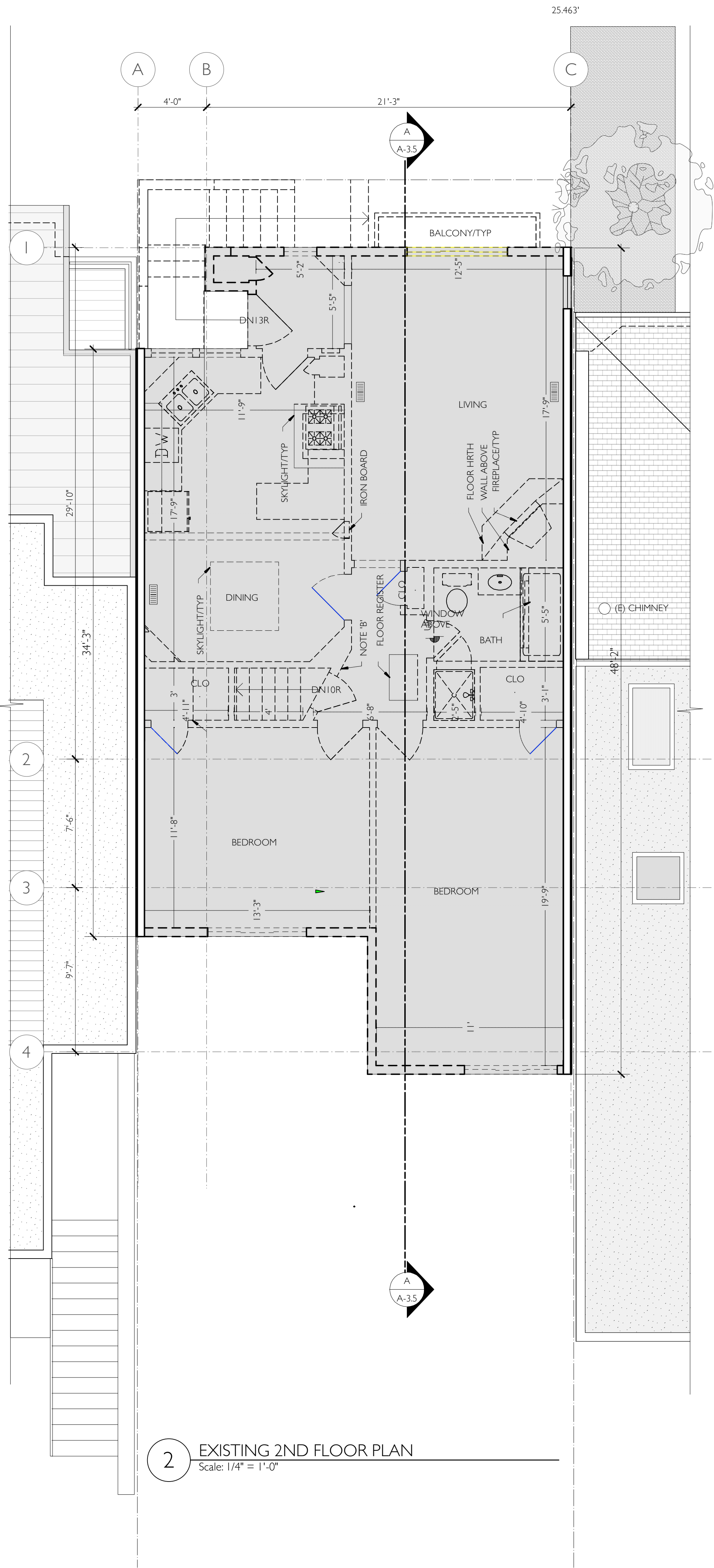
project: 20.11

drawn by: JP

checked by:

date: 07.22.26

A-1



SECTION 317(b) THRESHOLDS:

(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or

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DEMOLITION CALCULATIONS

PER SF PLANNING CODE - SECTION 317(b)(2)

SEC. 317(b)(2)(A) - DBI DEMOLITION PERMIT
(IF DBI REQUIRES A DEMOLITION PERMIT, THE PROJECT IS CONSIDERED DEMOLITION)

DBI CONSIDERS THIS PROJECT TO BE AN ALTERATION/ADDITION AND DOES NOT REQUIRE A DEMOLITION PERMIT.

DEMOLITION PER SEC. 317(b)(2)(A) ? NO

SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS

(REMOVAL OF MORE THAN 50% OF THE FRONT AND REAR FACADES AND ALSO REMOVAL OF MORE THAN 65% OF ALL EXTERIOR WALLS IS CONSIDERED DEMOLITION)

LINEAR FEET OF WALLS AT GRADE LEVEL

LINEAR FOOTAGE MEASUREMENT - PART 1			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	25'-4"	100.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
TOTALS	50'-8"	50'-8"	100.0%

LINEAR FOOTAGE MEASUREMENT - PART 2			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	25'-4"	100.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
EAST SIDE FACADE	40'-2"	0'-0"	0.0%
WEST SIDE FACADE	40'-2"	0'-0"	0.0%
TOTALS	141'-0"	50'-8"	36.0%

DEMOLITION PER SEC. 317(b)(2)(B) ? NO

SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENTS

(REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS (EXCLUDING GRADE LEVEL) IS CONSIDERED DEMOLITION)

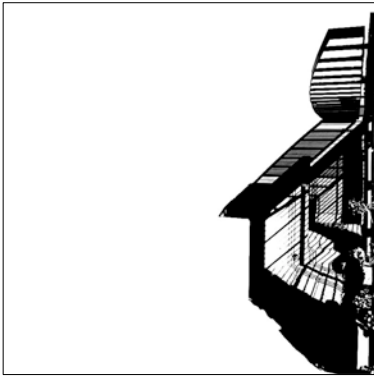
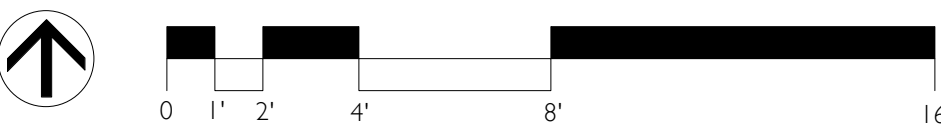
SQUARE FOOTAGE MEASUREMENT

VERTICAL ELEMENTS	SURFACE AREA	REMOVED	% REMOVED
FRONT FACADE (NORTH)	465 SF	465 SF	100.0%
REAR FACADE (SOUTH)	447 SF	447 SF	100.0%
EAST SIDE FACADE	880 SF	36 SF	4.0%
WEST SIDE FACADE	707 SF	76 SF	11.0%
VERTICAL TOTAL	2,499 SF	1,024 SF	41.0%

HORIZONTAL ELEMENTS			
GRADE LEVEL			
2ND FLOOR	1,081 SF	0 SF	0.0%
ROOF	1,081 SF	1,081 SF	100.0%
HORIZONTAL TOTAL	2,162 SF	1,081 SF	50.0%

DEMOLITION PER SEC. 317(b)(2)(C) ? NO

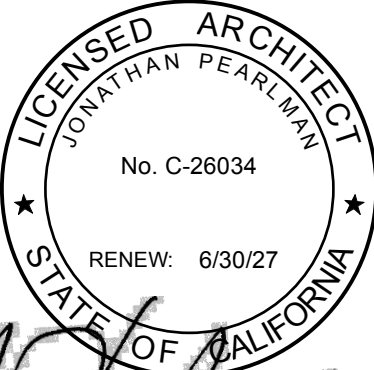
KEY	
	AREA TO BE RETAINED
	AREA TO BE REMOVED
	WALL TO BE RETAINED
	WALL TO BE REMOVED



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San Francisco, CA 94131

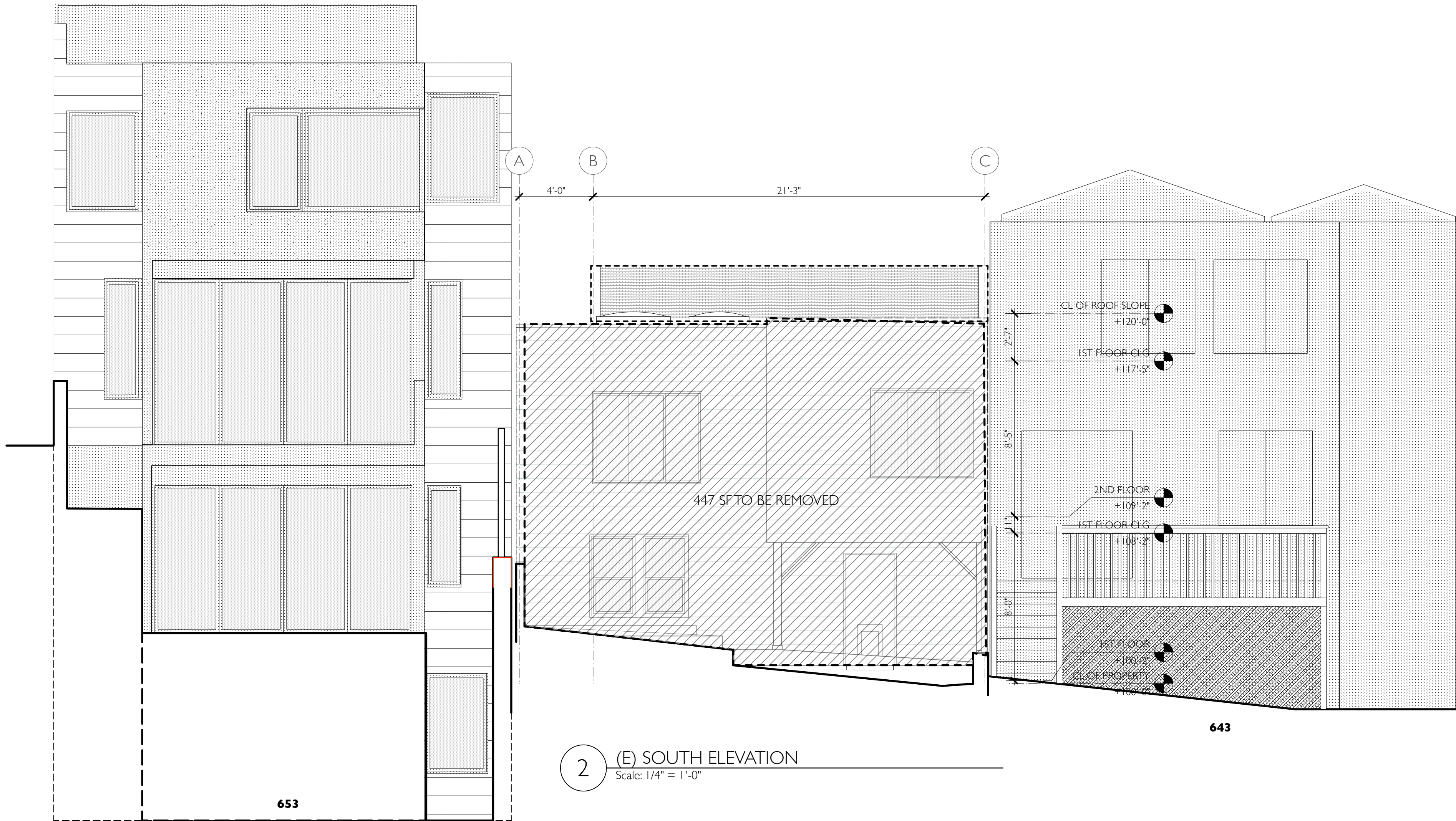
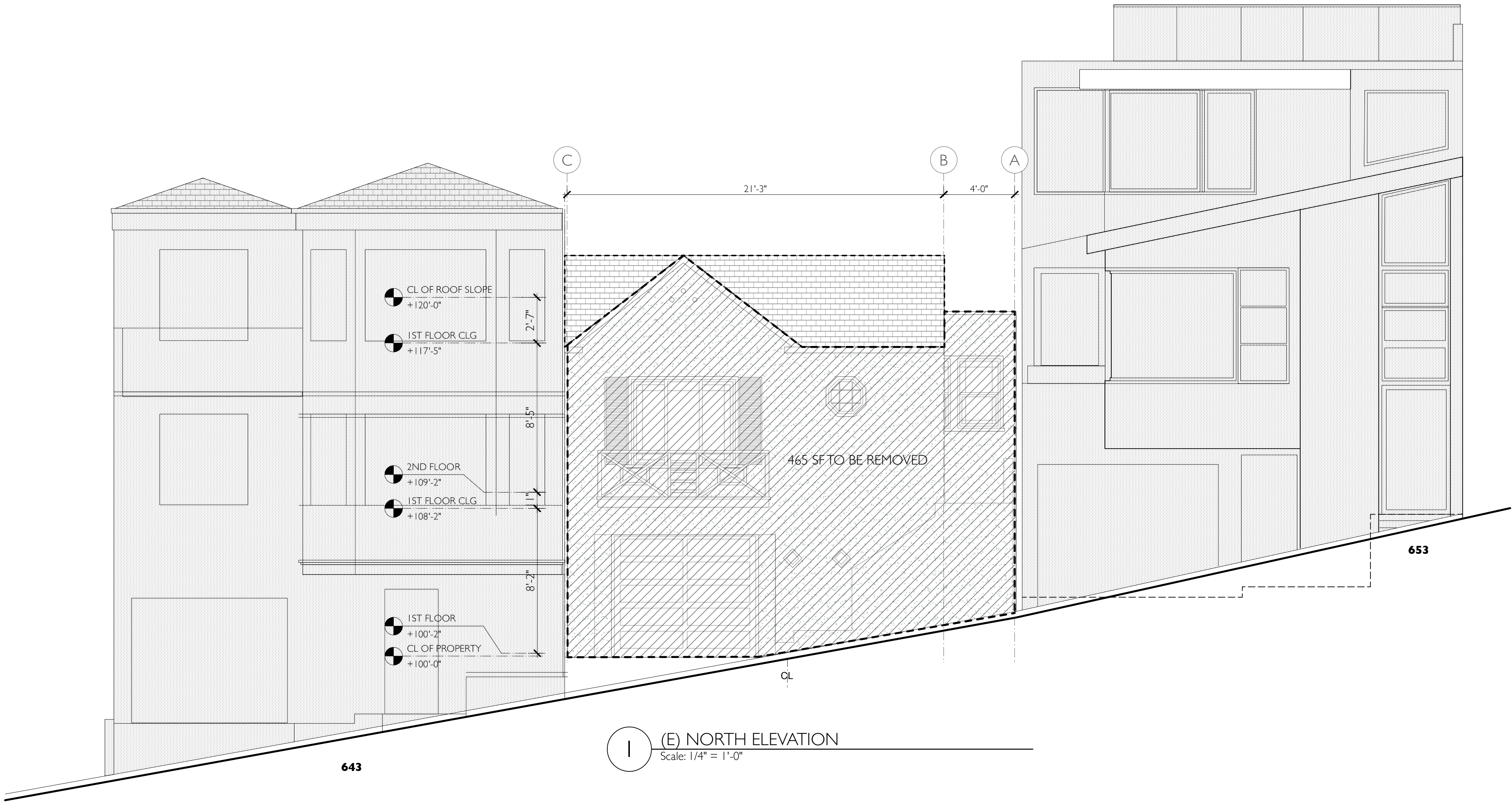
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DEMOLITION PLANS
& CALCULATIONS

project: 20.11
drawn by:
checked by: JP
date: 07.22.26

A-2

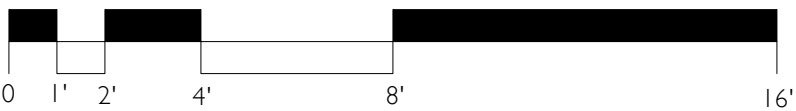


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DEMOLITION CALCULATIONS			
PER SF PLANNING CODE - SECTION 317(b)(2)			
SEC. 317(b)(2)(A) - DBI DEMOLITION PERMIT			
(IF DBI REQUIRES A DEMOLITION PERMIT, THE PROJECT IS CONSIDERED DEMOLITION)			
DBI CONSIDERS THIS PROJECT TO BE AN ALTERATION/ADDITION AND DOES NOT REQUIRE A DEMOLITION PERMIT.			
DEMOLITION PER SEC. 317(b)(2)(A) ?		NO	
SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS			
(REMOVAL OF MORE THAN 50% OF THE FRONT AND REAR FACADES AND ALSO REMOVAL OF MORE THAN 65% OF ALL EXTERIOR WALLS IS CONSIDERED DEMOLITION)			
LINEAR FEET OF WALLS AT GRADE LEVEL			
LINEAR FOOTAGE MEASUREMENT - PART 1			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	25'-4"	100.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
TOTALS	50'-8"	50'-8"	100.0%
LINEAR FOOTAGE MEASUREMENT - PART 2			
ELEMENT	LENGTH	REMOVED	% REMOVED
FRONT (NORTH) FACADE	25'-4"	25'-4"	100.0%
REAR (SOUTH) FACADE	25'-4"	25'-4"	100.0%
EAST SIDE FACADE	40'-2"	0'-0"	0.0%
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DEMOLITION PER SEC. 317(b)(2)(B) ?		NO	
SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENTS			
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HORIZONTAL ELEMENTS			
GRADE LEVEL			
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ROOF	1,081 SF	1,081 SF	100.0%
HORIZONTAL TOTAL	2,162 SF	1,081 SF	50.0%
DEMOLITION PER SEC. 317(b)(2)(C) ?		NO	

KEY	
	AREA TO BE RETAINED
	AREA TO BE REMOVED



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date issue

ELEVATION DEMOLITION
& CALCS

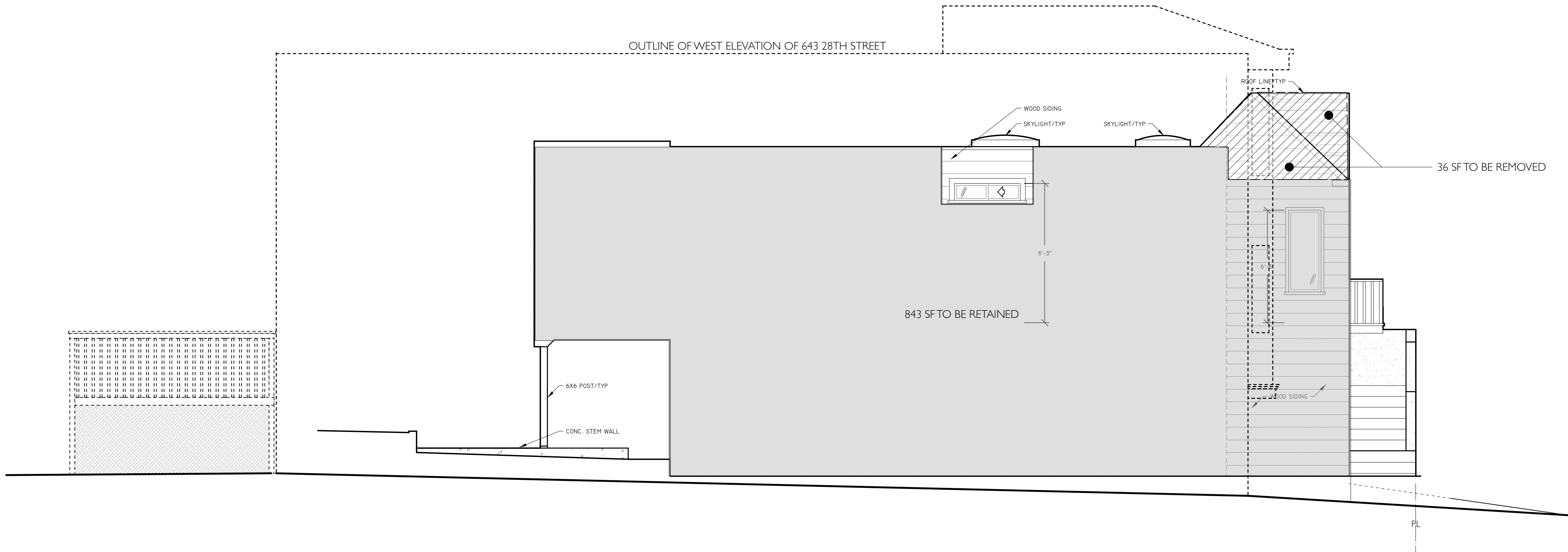
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drawn by: jp

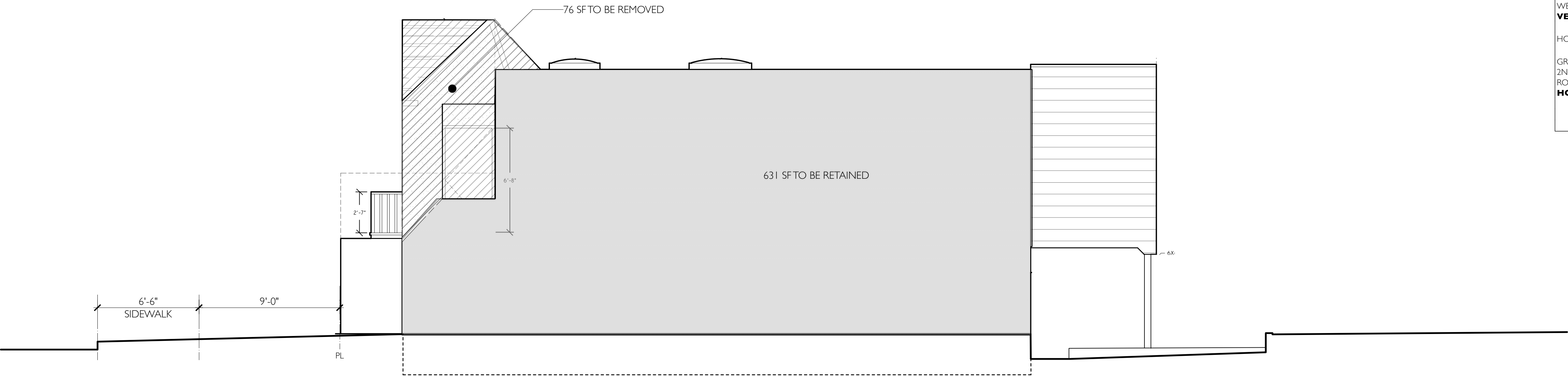
checked by:

date: 07.22.26

A-3



1 (E) EAST ELEVATION
Scale: 1/4" = 1'-0"



2 (E) WEST ELEVATION
Scale: 1/4" = 1'-0"

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DEMOLITION CALCULATIONS

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DEMOLITION PER SEC. 317(b)(2)(A) ?

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SEC. 317(b)(2)(B) - LINEAR FEET OF EXTERIOR WALLS

(REMOVAL OF MORE THAN 50% OF THE FRONT AND REAR FACADES AND ALSO REMOVAL OF MORE THAN 65% OF ALL EXTERIOR WALLS IS CONSIDERED DEMOLITION)

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DEMOLITION PER SEC. 317(b)(2)(B) ?

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SEC. 317(b)(2)(C) - SQUARE FEET OF VERTICAL ENVELOPE AND HORIZONTAL ELEMENTS

(REMOVAL OF MORE THAN 50% OF THE VERTICAL ENVELOPE ELEMENTS AND MORE THAN 50% OF THE HORIZONTAL ELEMENTS (EXCLUDING GRADE LEVEL) IS CONSIDERED DEMOLITION)

SQUARE FOOTAGE MEASUREMENT

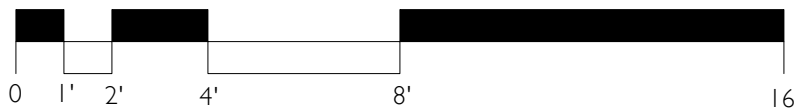
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VERTICAL TOTAL	2,499 SF	1,024 SF	41.0%

HORIZONTAL ELEMENTS			
GRADE LEVEL			
2ND FLOOR	1,081 SF	0 SF	0.0%
ROOF	1,081 SF	1,081 SF	100.0%
HORIZONTAL TOTAL	2,162 SF	1,081 SF	50.0%

DEMOLITION PER SEC. 317(b)(2)(C) ?

NO

KEY	
	AREA TO BE RETAINED
	AREA TO BE REMOVED



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ELEVATION DEMO
& CALCS

project: 20.11

drawn by: jp

checked by:

date: 07.22.26

A-4