

Following is a copy of a Pre-Application Meeting letter pertaining to 1846 Grove Street from the Department of Building Inspection dated 11/30/05. It was to prior owners and/or architects of the flag lot who were considering a development and ultimately decided against it.

According to DBI's findings at the time:

- "Project is limited to (2) two story buildings with a maximum height of 20 feet."
- "The total cumulative occupant load for both of the buildings shall not exceed nine (9) persons."
- "The combined floor area of both buildings shall not exceed 2700 square feet."

The plans for the current project have a combined floor area of 4785 total square feet (3201 first story-only square feet).

For the current project, the occupant load is listed as 24 in the plans.



DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco

1660 Mission Street, 2nd Floor, San Francisco, California 94103-2414

Pre-Application Meeting

Date: 11/30/05

Property Address: 1846 Grove St.

Block No: 1187 **Lot No:** 03H

PROPOSED CHARACTERISTICS

Type of Construction: N/A

Occupancy Classification: N/A

Stories / Basements: vacant lot

ATTENDEES

Applicant:

David Teeters, Architect
1427 Paru Street
Alameda, CA 94501

Department of Building Inspection:

Tony Grieco, DBI
Gerald Zari, SFFD

PROPOSED WORK:

Construct (2) two family dwellings on a lot with only one 3.5 foot wide yard to access the Public Way.

FINDINGS: Dwellings may be built on the subject property provided the following conditions and limitations are complied with:

1. Project is limited to (2) two story buildings with a maximum height of 20 feet.
2. The occupancy is limited to R.3 two family dwellings.
3. The total cumulative occupant load for both of the buildings shall not exceed nine (9) persons.
4. The combined floor area of both buildings shall not exceed 2700 square feet.
5. A continuous illuminated exit path of travel shall be provided for 3.5 foot wide yard leading to the Public Way.
6. Fire Department standpipes shall be installed in locations approved by the SFFD.
7. The buildings shall be provided with an automatic fire extinguishing system.
8. Plans shall clearly detail the limitations listed above.

This decision is not to be used as a precedent since it is intended to apply only to this particular situation. **Please copy this letter onto the cover sheet of each plan set submittal.**

Please be advised that this response is based upon the accuracy and completeness of information supplied by you or your representative to the Department of Building Inspection.

Sincerely,

Tony Grieco, Senior Building Inspector
Residential Plan Check Division
415-558-6198

Lt. William Mitchell
San Francisco Fire Department