



SAN FRANCISCO PLANNING DEPARTMENT

PRE-APPROVAL INSPECTION REPORT

Report Date: May 17, 2018
Inspection Date: May 17, 2017; 3:00pm
Filing Date: May 1, 2018
Case No.: 2018-006794MLS
Project Address: 354-356 San Carlos Street
Block/Lot: 3609/093
Eligibility: Contributor to Liberty Hill Historic District
Zoning: RTO-M – Residential Transit Oriented - Mission
Height & Bulk: 40X
Supervisor District: District 9 (Hillary Ronen)
Project Sponsor: Joyjit Nath, Preetha Nath
Address: 354 San Carlos Street
San Francisco, CA 94110
415-633-6816
joyjit@infotune.com, preetha@gmail.com
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PRE-INSPECTION

- Application fee paid

- Record of calls or e-mails to applicant to schedule pre-contract inspection

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

INSPECTION OVERVIEW

Date and time of inspection: May 17, 2018; 3:00pm

Parties present: Shannon Ferguson, Joyjit and Preetha Nath

- Provide applicant with business cards
- Inform applicant of contract cancellation policy
- Inform applicant of monitoring process

Inspect property. If multi-family or commercial building, inspection included a:

- Thorough sample of units/spaces
- Representative
- Limited

- Review any recently completed and in progress work to confirm compliance with Contract. n/a
- Review areas of proposed work to ensure compliance with Contract.
- Review proposed maintenance work to ensure compliance with Contract.

- Identify and photograph any existing, non-compliant features to be returned to original condition during contract period. n/a

- Yes** **No** Does the application and documentation accurately reflect the property's existing condition? If no, items/issues noted:

- Yes** **No** Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? If no, items/issues noted: See below

- Yes** **No** Does the property meet the exemption criteria, including architectural style, work of a master architect, important persons or danger of deterioration or demolition without rehabilitation? If no, items/issues noted: n/a

- Yes** **No** Conditions for approval? If yes, see below.

NOTES

354-356 San Carlos Street (District 9) is located on the west side of San Carlos Street between 20th and 21st streets, Assessor's Block 3609, Lot 093. The subject property is located within the RTO-M – Residential Transit Oriented - Mission zoning district and 40X Height and Bulk district. The subject property is a potential contributor to Liberty Hill Historic District. It is a three-story wood-frame, two-family residential building designed in the Italianate style and was built in 1877 by The Real Estate Associates (T.R.E.A.).

The subject property is currently valued by the Assessor's Office at under \$3,000,000. Therefore, an exemption from the tax assessment value is not required.

Rehabilitation work was completed in 2015-2016. Completed work includes removal of non-historic stucco; repair/restoration of wood siding, trim and decorative features; replacement of aluminum windows with compatible windows at the front facade; repair of remaining historic wood windows; exterior painting; new wood stair; and foundation and structural work. The applicant proposes to replace the roof with an estimated cost of \$50,000.

The maintenance plan proposes annual inspections and any necessary repairs of the wood siding, trim, and decorative features, windows, wood stair, foundation, and roof with an estimated cost of \$1,200 annually.

- Rehabilitation work was completed in 2015-2016.

PHOTOGRAPHS



MILLS ACT HISTORICAL PROPERTY CONTRACT Application Checklist:

Applicant should complete this checklist and submit along with the application to ensure that all necessary materials have been provided. Saying "No" to any of the following questions may nullify the timelines established in this application.

1	Mills Act Application Has each property owner signed? Has each signature been notarized?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
2	High Property Value Exemption Form & Historic Structure Report Required for Residential properties with an assessed value over \$3,000,000 and Commercial/Industrial properties with an assessed value over \$5,000,000. Have you included a copy of the Historic Structures Report completed by a qualified consultant?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
3	Draft Mills Act Historical Property Contract Are you using the Planning Department's standard "Historical Property Contract?" Have all owners signed and dated the contract? Have all signatures been notarized?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
4	Notary Acknowledgement Form Is the Acknowledgement Form complete? Do the signatures match the names and capacities of signers?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
5	Draft Rehabilitation/Restoration/Maintenance Plan Have you identified and completed the Rehabilitation, Restoration, and Maintenance Plan organized by contract year, including all supporting documentation related to the scopes of work?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
6	Photographic Documentation Have you provided both interior and exterior images (either digital, printed, or on a CD)? Are the images properly labeled?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
7	Site Plan Does your site plan show all buildings on the property including lot boundary lines, street name(s), north arrow and dimensions?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
8	Tax Bill Did you include a copy of your most recent tax bill?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
9	Rental Income Information Did you include information regarding any rental income on the property, including anticipated annual expenses, such as utilities, garage, insurance, building maintenance, etc.?	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
10	Payment Did you include a check payable to the San Francisco Planning Department? Current application fees can be found on the Planning Department Fee Schedule under Preservation Applications.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
11	Recordation Requirements A Board of Supervisors approved and fully executed Mills Act Historical Property contract must be recorded with the Assessor-Recorder. The contract must be <u>accompanied</u> by the following in order to meet recording requirements: - All approvals, signatures, recordation attachments - Fee: Check payable to the Office of the Assessor-Recorder" in the appropriate recording fee amount Please visit www.sfassessor.org for an up-to-date fee schedule for property contracts. - Preliminary Change of Ownership Report (PCOR). Please visit www.sfassessor.org for an up-to-date PCOR (see example on page 20).	YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICATION FOR Mills Act Historical Property Contract

Applications must be submitted in both hard copy and digital copy form to the Planning Department at 1650 Mission St., Suite 400 by May 1st in order to comply with the timelines established in the Application Guide. Please submit only the Application and required documents.

1. Owner/Applicant Information (If more than three owners, attach additional sheets as necessary.)


PROPERTY OWNER 1 NAME: JOYJIT NATH	TELEPHONE: (415) 373-6816
PROPERTY OWNER 1 ADDRESS: 354 SAN CARLOS ST. SF 94110	EMAIL: joyjit@infotune.com
PROPERTY OWNER 2 NAME: PREETHA NATH	TELEPHONE: 415 633-6816
PROPERTY OWNER 2 ADDRESS: 354 SAN CARLOS ST. SF 94110	EMAIL: preetha@gmail.com
PROPERTY OWNER 3 NAME:	TELEPHONE: ()
PROPERTY OWNER 3 ADDRESS:	EMAIL:

2. Subject Property Information

PROPERTY ADDRESS: 354-356 SAN CARLOS ST.	ZIP CODE: 94110
PROPERTY PURCHASE DATE: 29 AUGUST 2012	ASSESSOR BLOCK/LOT(S): 3609/093
MOST RECENT ASSESSED VALUE: \$1,473,241	ZONING DISTRICT: RTO-M

Are taxes on all property owned within the City and County of San Francisco paid to date?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Is the entire property owner-occupied?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
If No, please provide an approximate square footage for owner-occupied areas vs. rental income (non-owner-occupied areas) on a separate sheet of paper.		
Do you own other property in the City and County of San Francisco?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If Yes, please list the addresses for all other property owned within the City of San Francisco on a separate sheet of paper.		
Are there any outstanding enforcement cases on the property from the San Francisco Planning Department or the Department of Building Inspection?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If Yes, all outstanding enforcement cases must be abated and closed for eligibility for the Mills Act.		

I/we am/are the present owner(s) of the property described above and hereby apply for an historical property contract. By signing below, I affirm that all information provided in this application is true and correct. I further swear and affirm that false information will be subject to penalty and revocation of the Mills Act Contract.

Owner Signature:  Date: 10/14/17
 Owner Signature:  Date: 10/14/17
 Owner Signature: _____ Date: _____

3. Property Value Eligibility:

Choose one of the following options:

The property is a Residential Building valued at less than \$3,000,000.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
The property is a Commercial/Industrial Building valued at less than \$5,000,000.	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

*If the property value exceeds these options, please complete the following: Application of Exemption.

Application for Exemption from Property Tax Valuation

If answered "no" to either question above please explain on a separate sheet of paper, how the property meets the following two criteria and why it should be exempt from the property tax valuations.

1. The site, building, or object, or structure is a particularly significant resource and represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to local or natural history; or
2. Granting the exemption will assist in the preservation of a site, building, or object, or structure that would otherwise be in danger of demolition, substantial alteration, or disrepair. (A Historic Structures Report, completed by a qualified historic preservation consultant, must be submitted in order to meet this requirement.)

4. Property Tax Bill



All property owners are required to attach a copy of their recent property tax bill.

PROPERTY OWNER NAMES:
JOYJIT NATH
PREETHA NATH
MOST RECENT ASSESSED PROPERTY VALUE:
\$1,473,241
PROPERTY ADDRESS:
354-356 SAN CARLOS ST. SF 94110

5. Other Information

All property owners are required to attach a copy of all other information as outlined in the checklist on page 7 of this application.

By signing below, I/we acknowledge that I/we am/are the owner(s) of the structure referenced above and by applying for exemption from the limitations certify, under the penalty of perjury, that the information attached and provided is accurate.

Owner Signature:  Date: 10/14/17
Owner Signature:  Date: 10/14/17
Owner Signature: _____ Date: _____

5. Rehabilitation/Restoration & Maintenance Plan

A 10 Year Rehabilitation/Restoration Plan has been submitted detailing work to be performed on the subject property	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
A 10 Year Maintenance Plan has been submitted detailing work to be performed on the subject property	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Proposed work will meet the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and/or the California Historic Building Code.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>

Property owner will ensure that a portion of the Mills Act tax savings will be used to finance the preservation, rehabilitation, and maintenance of the property	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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Use this form to outline your rehabilitation/restoration plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed rehabilitation work (if applicable) and continue with work you propose to complete within the next ten years, followed by your proposed maintenance work. Arranging all scopes of work in order of priority.

Please note that *all applicable Codes and Guidelines apply to all work*, including the Planning Code and Building Code. If components of the proposed Plan require approvals by the Historic Preservation Commission, Planning Commission, Zoning Administrator, or any other government body, **these approvals must be secured prior to applying for a Mills Act Historical Property Contract.** This plan will be included along with any other supporting documents as part of the Mills Act Historical Property contract.

# ____ (Provide a scope number)	BUILDING FEATURE:
Rehab/Restoration <input type="checkbox"/>	Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input type="checkbox"/>
CONTRACT YEAR FOR WORK COMPLETION:	
TOTAL COST (rounded to nearest dollar):	
DESCRIPTION OF WORK:	
SEE ATTACHED.	

Draft Rehabilitation/Restoration/Maintenance Plan (Continued) **SEE ATTACHED**

# _____ (Provide a scope number)	BUILDING FEATURE:		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:			
TOTAL COST (rounded to nearest dollar):			
DESCRIPTION OF WORK:			

# _____ (Provide a scope number)	BUILDING FEATURE:		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:			
TOTAL COST (rounded to nearest dollar):			
DESCRIPTION OF WORK:			

# _____ (Provide a scope number)	BUILDING FEATURE:		
Rehab/Restoration <input type="checkbox"/>	Maintenance <input type="checkbox"/>	Completed <input type="checkbox"/>	Proposed <input type="checkbox"/>
CONTRACT YEAR WORK COMPLETION:			
TOTAL COST (rounded to nearest dollar):			
DESCRIPTION OF WORK:			

Exhibit A: Rehabilitation/Restoration Plan for 354-356 San Carlos Street

#1 Building Feature: Removal of non-original stucco and other features

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2016

Total Cost: \$25,000

Description of Work:

Non-original stucco was carefully removed from the front façade of the building to reveal the original wood siding. Non-original windows were removed from the house. The non-original stair and site work at the front of the building was also removed. Best preservation practices were utilized to protect existing features to remain from damage. Work was performed by qualified persons with experience with historic buildings.

#2 Building Feature: Horizontal wood siding, wood trim and wood decorative features

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2016

Total Cost: \$41,000

Description of Work:

Once the stucco was removed all exterior wood elements were evaluated for repair. Missing elements were recreated to match existing similar. Broken elements were repaired with a wood patch if larger than 2” or epoxy if smaller. All rot was removed and patched or repaired. Best preservation practices were utilized. Work was performed by qualified persons with experience with historic wood elements.

#3 Building Feature: Wood Windows

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2016

Total Cost: \$38,000

Description of Work:

Most of the windows were non-original and removed and replaced with new to match the existing original. The original wood windows were repaired in place. Each one was inspected for operation and deterioration. Wood was repaired by Dutchman patch or epoxy and repainted. Glass was replaced where necessary. Ropes and hardware were replaced where missing or broken. Sealants and weather-stripping was installed to be minimally visible. Best preservation practices were utilized. Work was performed by qualified persons with experience with historic wood windows and was in conformance with NPS Preservation Brief #9 *The Repair of Historic Wooden Windows*.

#4 Building Feature: Exterior paint

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2016

Total Cost: \$25,000

Description of Work:

The entire house was repainted once repairs were completed. Best preservation practices were utilized. Work was performed by qualified persons with experience with historic

buildings and in conformance with NPS Preservation Brief #10 *Exterior Paint Problems on Historic Woodwork*.

#5 Building Feature: New wood stair

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2016

Total Cost: \$15,000

Description of Work:

The non-original stair was replaced with a reconstruction of the original. Best preservation practices were utilized. Work was performed by qualified persons with experience with historic buildings.

#6 Building Feature: Foundation and Structural work

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2016

Total Cost: \$173,000

Description of Work:

The project included a full seismic upgrade with a new concrete slab and foundation on the ground floor and shear walls on the upper floors. Two moment frames were also installed. Best preservation practices were utilized to protect existing features to remain from damage. Work was performed by qualified persons with experience with historic buildings.

#7 Building Feature: Roof

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2022

Total Cost: \$50,000-100,000

Description of Work:

The roof is nearing the end of its material life and is due to be replaced. The size, shape and configuration of the roof will be retained. Best preservation practices will be utilized during installation of the new roofing material to protect existing features to remain from damage. Work will be performed by qualified persons with experience with historic buildings.

Exhibit B: Maintenance Plan for 354-356 San Carlos Street

#8 Building Feature: Roof, gutters and drains

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$500

Description of Work:

The roof, gutters and drains are to be inspected and cleaned every year. Debris is to be removed. Standing water is to be drained and the drainage issue resolved. Material deterioration is to be repaired. Drain and gutter attachments are to be checked and reattached if necessary. Evidence of leaks or standing water are to be addressed. Best preservation practices will be utilized during inspection to protect existing features from damage. Work will be performed by qualified persons with experience with historic buildings.

#9 Building Feature: Wood Windows

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$500

Description of Work:

The interior and exterior of the windows will be cleaned annually by hand. Limited water will be used. There will be no power washing. Each window will be checked for operation as much as possible but annually at a minimum. The replacement windows will be under warranty for at least ten years. Any issues will be brought to the attention of the manufacturer or installer for resolution. Maintenance will conform to manufacturer's instructions. Any issue with the original windows, such as broken sash cord or detached weight will be addressed by qualified persons with experience with historic wood windows and in conformance with NPS Preservation Brief #9 *The Repair of Historic Wooden Windows*. Any sign of water on the interior of any of the windows will be addressed immediately. Hardware for windows will be lubricated as necessary or as described by the manufacturer.

#10 Building Feature: Foundation and structure

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$100

Description of Work:

Each year the building will be inspected for cracks. Any cracks found in the concrete foundation or slab or diagonal cracks found on the interior drywall will be recorded. A crack gauge will be installed on cracks larger than a 1/4". If movement is recorded a structural engineer will be brought in to determine cause.

#11 Building Feature: Wood stairs

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$500

Description of Work:

The painted wood stair will be cleaned every year. Careful pressure washing is ok if best preservation practices are utilized to protect other features from damage and work is performed by qualified persons with experience with historic buildings. Repaint where paint is failing. The underside of stairs will be inspected for mold and rot. If found, the wood will be repaired or replaced.

#12 Building Feature: Horizontal wood siding, wood trim and wood decorative features

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Every five years

Total Cost: \$500

Description of Work:

The exterior wood features have been recently repaired and painted. There should be no reason to repaint the building for at least twenty years. Should the paint show failure in any location a qualified person with experience with historic buildings will assess the cause of the problem in conformance with NPS Preservation Brief #10 *Exterior Paint Problems on Historic Woodwork*. Every five years the exterior wood work will be very gently cleaned of dirt and debris by hand and without the use of excessive water. The work will be performed by qualified persons with experience with historic buildings.

7. Other Information

Photographs



Figure 1. Before image of 354-356 San Carlos St. taken in 2012. Front facade view looking east.

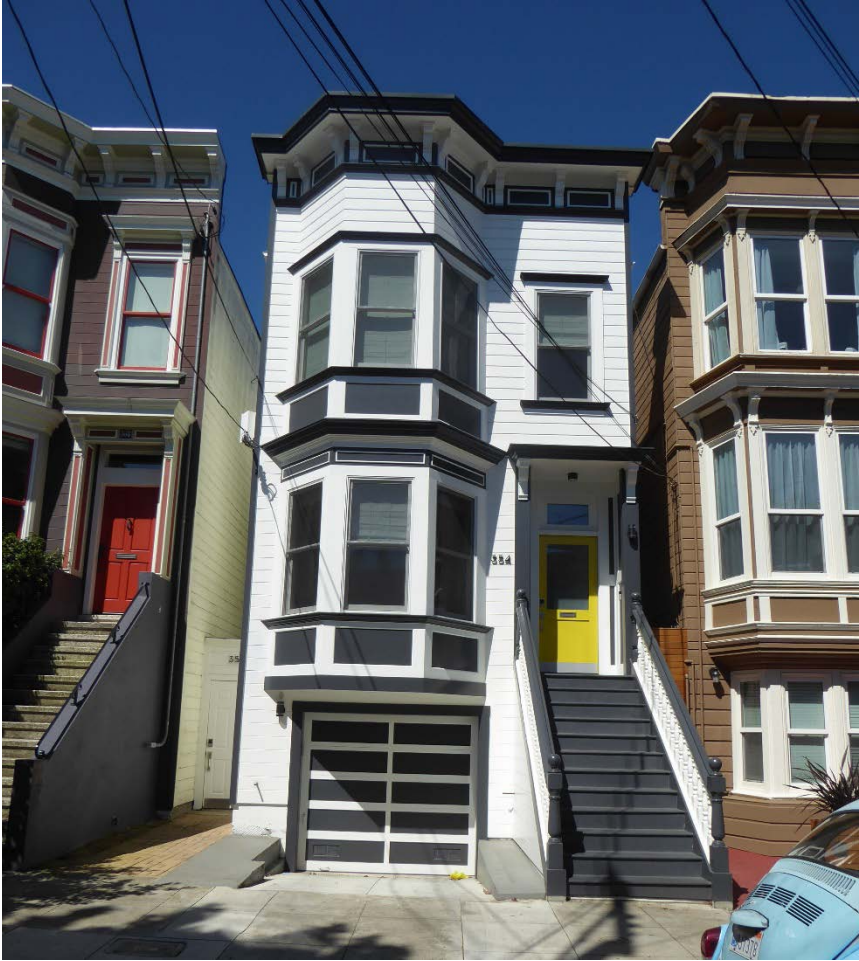


Figure 2. After image of 354-356 San Carlos taken in 2016. Front facade, view looking east.

6. Draft Mills Act Historical Property Agreement

Please complete the following Draft Mills Act Historical Property Agreement and submit with your application. A final Mills Act Historical Property Agreement will be issued by the City Attorney once the Board of Supervisors approves the contract. The contract is not in effect until it is fully executed and recorded with the Office of the Assessor-Recorder.

Any modifications made to this standard City contract by the applicant or if an independently-prepared contract is used, it shall be subject to approval by the City Attorney prior to consideration by the Historic Preservation Commission and the Board of Supervisors. This will result in additional application processing time and the timeline provided in the application will be nullified.

Recording Requested by,
and when recorded, send notice to:
Director of Planning
1650 Mission Street
San Francisco, California 94103-2414

California Mills Act Historical Property Agreement

PROPERTY NAME (IF ANY)

354-356 SAN CARLOS ST.

PROPERTY ADDRESS

San Francisco, California

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and JOYJIT AND PREETHA NATH ("Owner/s").

RECITALS

Owners are the owners of the property located at 354-356 SAN CARLOS ST., in San Francisco, California
3609 / 093. The building located at 354-356 SAN CARLOS ST.
BLOCK NUMBER LOT NUMBER PROPERTY ADDRESS

is designated as CONTRIBUTOR TO LIBERTY HILL HISTORIC DISTRICT (e.g. "a City Landmark pursuant to Article 10 of the Planning Code") and is also known as the _____
HISTORIC NAME OF PROPERTY (IF ANY)

Owners desire to execute a rehabilitation and ongoing maintenance project for the Historic Property. Owners' application calls for the rehabilitation and restoration of the Historic Property according to established preservation standards, which it estimates will cost approximately THREE HUNDRED FORTY THOUSAND (\$ 340,000). See Rehabilitation Plan, Exhibit A.
AMOUNT IN WORD FORMAT AMOUNT IN NUMERICAL FORMAT

Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately SIXTY THOUSAND (\$ 60,000) annually. See Maintenance Plan, Exhibit B.
AMOUNT IN WORD FORMAT AMOUNT IN NUMERICAL FORMAT

The State of California has adopted the "Mills Act" (California Government Code Sections 50280-50290, and California Revenue & Taxation Code, Article 1.9 [Section 439 et seq.] authorizing local governments to enter into agreements with property owners to potentially reduce their property taxes in return for improvement to and maintenance of historic properties. The City has adopted enabling legislation, San Francisco Administrative Code Chapter 71, authorizing it to participate in the Mills Act program.

Owners desire to enter into a Mills Act Agreement (also referred to as a "Historic Property Agreement") with the City to help mitigate its anticipated expenditures to restore and maintain the Historic Property. The City is willing to enter into such Agreement to mitigate these expenditures and to induce Owners to restore and maintain the Historic Property in excellent condition in the future.

NOW, THEREFORE, in consideration of the mutual obligations, covenants, and conditions contained herein, the parties hereto do agree as follows:

1. Application of Mills Act.

The benefits, privileges, restrictions and obligations provided for in the Mills Act shall be applied to the Historic Property during the time that this Agreement is in effect commencing from the date of recordation of this Agreement.

2. Rehabilitation of the Historic Property.

Owners shall undertake and complete the work set forth in Exhibit A ("Rehabilitation Plan") attached hereto according to certain standards and requirements. Such standards and requirements shall include, but not be limited to: the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"); the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation ("OHP Rules and Regulations"); the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10. The Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits not less than six (6) months after recordation of this Agreement, shall commence the work within six (6) months of receipt of necessary permits, and shall complete the work within three (3) years from the date of receipt of permits. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. Work shall be deemed complete when the Director of Planning determines that the Historic Property has been rehabilitated in accordance with the standards set forth in this Paragraph. Failure to timely complete the work shall result in cancellation of this Agreement as set forth in Paragraphs 13 and 14 herein.

3. Maintenance.

Owners shall maintain the Historic Property during the time this Agreement is in effect in accordance with the standards for maintenance set forth in Exhibit B ("Maintenance Plan"), the Secretary's Standards; the OHP Rules and Regulations; the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10.

4. Damage.

Should the Historic Property incur damage from any cause whatsoever, which damages fifty percent (50%) or less of the Historic Property, Owners shall replace and repair the damaged area(s) of the Historic Property. For repairs that do not require a permit, Owners shall commence the repair work within thirty (30) days of incurring the damage and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Where specialized services are required due to the nature of the work and the historic character of the features damaged, "commence the repair work" within the meaning of this paragraph may include contracting for repair services. For repairs that require a permit(s), Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits not less than sixty (60) days after the damage has been incurred, commence the repair work within one hundred twenty (120) days of receipt of the required permit(s), and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. All repair work shall comply with the design and standards established for the Historic Property in Exhibits A and B attached hereto and Paragraph 3 herein. In the case of damage to twenty percent (20%) or more of the Historic Property due to a catastrophic event, such as an earthquake, or in the case of damage from any cause whatsoever that destroys more than fifty percent (50%) of the Historic Property, the City and Owners may mutually agree to terminate this Agreement. Upon such termination, Owners shall not be obligated to pay the cancellation fee set forth in Paragraph 14 of this Agreement. Upon such termination, the City shall assess the full value of the Historic Property without regard to any restriction imposed upon the Historic Property by this Agreement and Owners shall pay property taxes to the City based upon the valuation of the Historic Property as of the date of termination.

5. Insurance.

Owners shall secure adequate property insurance to meet Owners' repair and replacement obligations under this Agreement and shall submit evidence of such insurance to the City upon request.

6. Inspections.

Owners shall permit periodic examination of the exterior and interior of the Historic Property by representatives of the Historic Preservation Commission, the City's Assessor, the Department of Building Inspection, the Planning Department, the Office of Historic Preservation of the California Department of Parks and Recreation, and the State Board of Equalization, upon seventy-two (72) hours advance notice, to monitor Owners' compliance with the terms of this Agreement. Owners shall provide all reasonable information and documentation about the Historic Property demonstrating compliance with this Agreement as requested by any of the above-referenced representatives.

7. Term.

This Agreement shall be effective upon the date of its recordation and shall be in effect for a term of ten years from such date ("Initial Term"). As provided in Government Code section 50282, one year shall be added automatically to the Initial Term, on each anniversary date of this Agreement, unless notice of nonrenewal is given as set forth in Paragraph 10 herein.

8. Valuation.

Pursuant to Section 439.4 of the California Revenue and Taxation Code, as amended from time to time, this Agreement must have been signed, accepted and recorded on or before the lien date (January 1) for a fiscal year (the following July 1-June 30) for the Historic Property to be valued under the taxation provisions of the Mills Act for that fiscal year.

9. Termination.

In the event Owners terminates this Agreement during the Initial Term, Owners shall pay the Cancellation Fee as set forth in Paragraph 15 herein. In addition, the City Assessor-Recorder shall determine the fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement and shall reassess the property taxes payable for the fair market value of the Historic Property as of the date of Termination without regard to any restrictions imposed on the Historic Property by this Agreement. Such reassessment of the property taxes for the Historic Property shall be effective and payable six (6) months from the date of Termination.

10. Notice of Nonrenewal.

If in any year after the Initial Term of this Agreement has expired either the Owners or the City desires not to renew this Agreement that party shall serve written notice on the other party in advance of the annual renewal date. Unless the Owners serves written notice to the City at least ninety (90) days prior to the date of renewal or the City serves written notice to the Owners sixty (60) days prior to the date of renewal, one year shall be automatically added to the term of the Agreement. The Board of Supervisors shall make the City's determination that this Agreement shall not be renewed and shall send a notice of nonrenewal to the Owners. Upon receipt by the Owners of a notice of nonrenewal from the City, Owners may make a written protest. At any time prior to the renewal date, City may withdraw its notice of nonrenewal. If in any year after the expiration of the Initial Term of the Agreement, either party serves notice of nonrenewal of this Agreement, this Agreement shall remain in effect for the balance of the period remaining since the execution of the last renewal of the Agreement.

11. Payment of Fees.

Within one month of the execution of this Agreement, City shall tender to Owners a written accounting of its reasonable costs related to the preparation and approval of the Agreement as provided for in Government Code Section 50281.1 and San Francisco Administrative Code Section 71.6. Owners shall promptly pay the requested amount within forty-five (45) days of receipt.

12. Default.

An event of default under this Agreement may be any one of the following:

- (a) Owners' failure to timely complete the rehabilitation work set forth in Exhibit A in accordance with the standards set forth in Paragraph 2 herein;
- (b) Owners' failure to maintain the Historic Property in accordance with the requirements of Paragraph 3 herein;
- (c) Owners' failure to repair any damage to the Historic Property in a timely manner as provided in Paragraph 4 herein;
- (d) Owners' failure to allow any inspections as provided in Paragraph 6 herein;
- (e) Owners' termination of this Agreement during the Initial Term;
- (f) Owners' failure to pay any fees requested by the City as provided in Paragraph 11 herein;
- (g) Owners' failure to maintain adequate insurance for the replacement cost of the Historic Property; or
- (h) Owners' failure to comply with any other provision of this Agreement.

An event of default shall result in cancellation of this Agreement as set forth in Paragraphs 13 and 14 herein and payment of the cancellation fee and all property taxes due upon the Assessor's determination of the full value of the Historic Property as set forth in Paragraph 14 herein. In order to determine whether an event of default has occurred, the Board of Supervisors shall conduct a public hearing as set forth in Paragraph 13 herein prior to cancellation of this Agreement.

13. Cancellation.

As provided for in Government Code Section 50284, City may initiate proceedings to cancel this Agreement if it makes a reasonable determination that Owners have breached any condition or covenant contained in this Agreement, has defaulted as provided in Paragraph 12 herein, or has allowed the Historic Property to deteriorate such that the safety and integrity of the Historic Property is threatened or it would no longer meet the standards for a Qualified Historic Property. In order to cancel this Agreement, City shall provide notice to the Owners and to the public and conduct a public hearing before the Board of Supervisors as provided for in Government Code Section 50285. The Board of Supervisors shall determine whether this Agreement should be cancelled. The cancellation must be provided to the Office of the Assessor-Recorder for recordation.

14. Cancellation Fee.

If the City cancels this Agreement as set forth in Paragraph 13 above, Owners shall pay a cancellation fee of twelve and one-half percent (12.5%) of the fair market value of the Historic Property at the time of cancellation. The City Assessor shall determine fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement. The cancellation fee shall be paid to the City Tax Collector at such time and in such manner as the City shall prescribe. As of the date of cancellation, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement and based upon the Assessor's determination of the fair market value of the Historic Property as of the date of cancellation.

15. Enforcement of Agreement.

In lieu of the above provision to cancel the Agreement, the City may bring an action to specifically enforce or to enjoin any breach of any condition or covenant of this Agreement. Should the City determine that the Owners has breached this Agreement, the City shall give the Owners written notice by registered or certified mail setting forth the grounds for the breach. If the Owners do not correct the breach, or if it does not undertake and diligently pursue corrective action, to the reasonable satisfaction of the City within thirty (30) days from the date of receipt of the notice, then the City may, without further notice, initiate default procedures under this Agreement as set forth in Paragraph 13 and bring any action necessary to enforce the obligations of the Owners set forth in this Agreement. The City does not waive any claim of default by the Owners if it does not enforce or cancel this Agreement.

16. Indemnification.

The Owners shall indemnify, defend, and hold harmless the City and all of its boards, commissions, departments, agencies, agents and employees (individually and collectively, the "City") from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, loss of or damage to property occurring in or about the Historic Property; (b) the use or occupancy of the Historic Property by the Owners, their Agents or Invitees; (c) the condition of the Historic Property; (d) any construction or other work undertaken by Owners on the Historic Property; or (e) any claims by unit or interval Owners for property tax reductions in excess those provided for under this Agreement. This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, and experts and related costs that may be incurred by the City and all indemnified parties specified in this Paragraph and the City's cost of investigating any claim. In addition to Owners' obligation to indemnify City, Owners specifically acknowledge and agree that they have an immediate and independent obligation to defend City from any claim that actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false, or fraudulent, which obligation arises at the time such claim is tendered to Owners by City, and continues at all times thereafter. The Owners' obligations under this Paragraph shall survive termination of this Agreement.

17. Eminent Domain.

In the event that a public agency acquires the Historic Property in whole or part by eminent domain or other similar action, this Agreement shall be cancelled and no cancellation fee imposed as provided by Government Code Section 50288.

18. Binding on Successors and Assigns.

The covenants, benefits, restrictions, and obligations contained in this Agreement shall be deemed to run with the land and shall be binding upon and inure to the benefit of all successors and assigns in interest of the Owners.

19. Legal Fees.

In the event that either the City or the Owners fail to perform any of their obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the prevailing party may recover all costs and expenses incurred in enforcing or establishing its rights hereunder, including reasonable attorneys' fees, in addition to court costs and any other relief ordered by a court of competent jurisdiction. Reasonable attorneys fees of the City's Office of the City Attorney shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the Office of the City Attorney.

20. Governing Law.

This Agreement shall be construed and enforced in accordance with the laws of the State of California.

21. Recordation.

The contract will not be considered final until this agreement has been recorded with the Office of the Assessor-Recorder of the City and County of San Francisco.

22. Amendments.

This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as this Agreement.

23. No Implied Waiver.

No failure by the City to insist on the strict performance of any obligation of the Owners under this Agreement or to exercise any right, power, or remedy arising out of a breach hereof shall constitute a waiver of such breach or of the City's right to demand strict compliance with any terms of this Agreement.

24. Authority.

If the Owners sign as a corporation or a partnership, each of the persons executing this Agreement on behalf of the Owners does hereby covenant and warrant that such entity is a duly authorized and existing entity, that such entity has and is qualified to do business in California, that the Owner has full right and authority to enter into this Agreement, and that each and all of the persons signing on behalf of the Owners are authorized to do so.

25. Severability.

If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

26. Tropical Hardwood Ban.

The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood or tropical hardwood product.

27. Charter Provisions.

This Agreement is governed by and subject to the provisions of the Charter of the City.

28. Signatures.

This Agreement may be signed and dated in parts

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as follows:

CARMEN CHU
ASSESSOR-RECORDER
CITY & COUNTY OF SAN FRANCISCO

Date

JOHN RAHAIM
DIRECTOR OF PLANNING
CITY & COUNTY OF SAN FRANCISCO

Date

APPROVED AS PER FORM:
DENNIS HERRERA
CITY ATTORNEY
CITY & COUNTY OF SAN FRANCISCO

Signature

Date


Print name
DEPUTY CITY ATTORNEY



Signature

10/14/17

Date



Signature

10/14/17

Date

JOYJIT NATH

Print name
OWNER

PREETHA NATH

Print name
OWNER

Owner/s' signatures must be notarized. Attach notary forms to the end of this agreement.
(If more than one owner, add additional signature lines. All owners must sign this agreement.)

7. Notary Acknowledgment Form

The notarized signature of the majority representative owner or owners, as established by deed or contract, of the subject property or properties is required for the filing of this application. (Additional sheets may be attached.)

State of California

County of: SAN FRANCISCO

On: October 14, 2017 before me, Anthony Montero
DATE INSERT NAME OF THE OFFICER

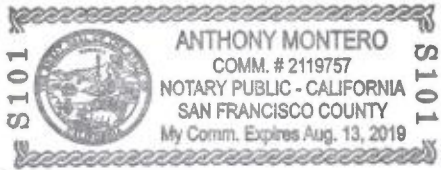
NOTARY PUBLIC personally appeared: Lalit Nath and Preetha Nath
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anthony Montero
SIGNATURE



(PLACE NOTARY SEAL ABOVE)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN FRANCISCO)

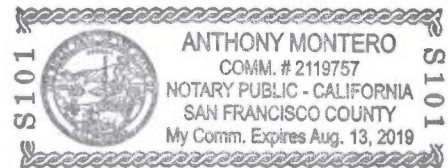
On OCTOBER 14, 2017 before me, ANTHONY MONTERO, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JOY JIT NATH and PREETHA NATH *****
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Anthony Montero (Seal)



7. Other Information

Photographs

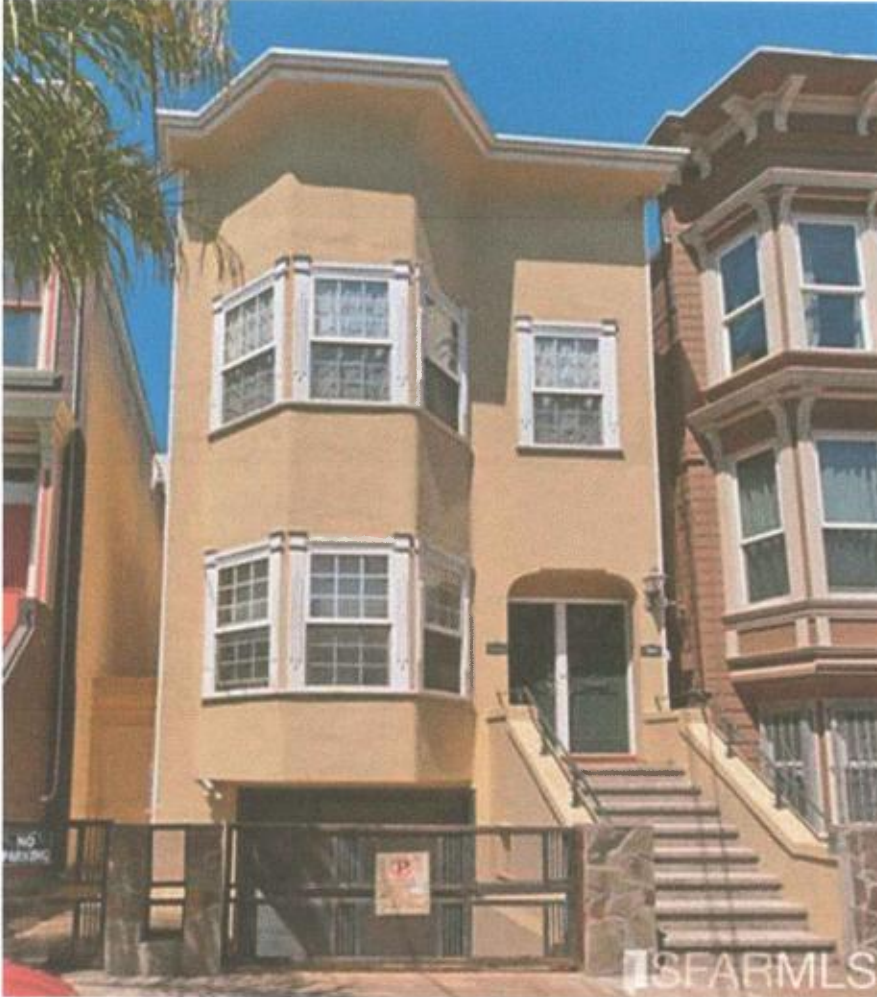
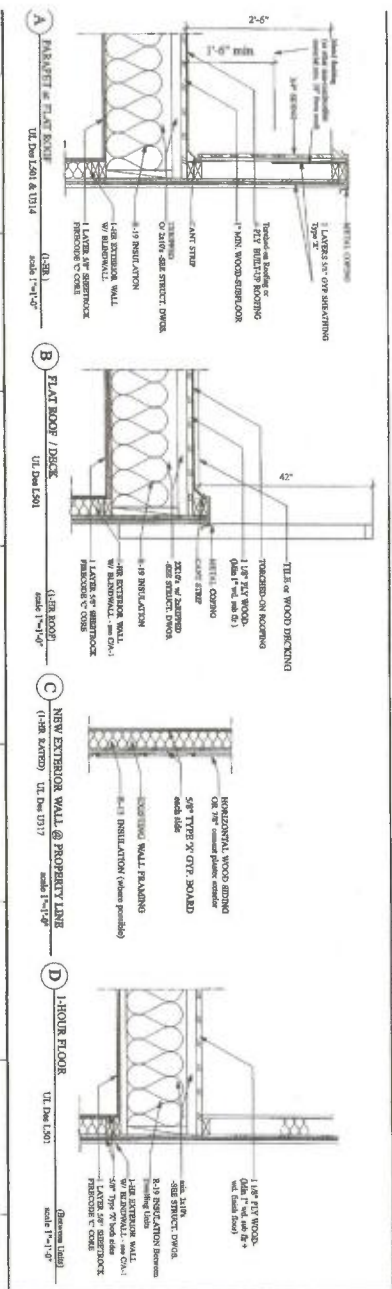
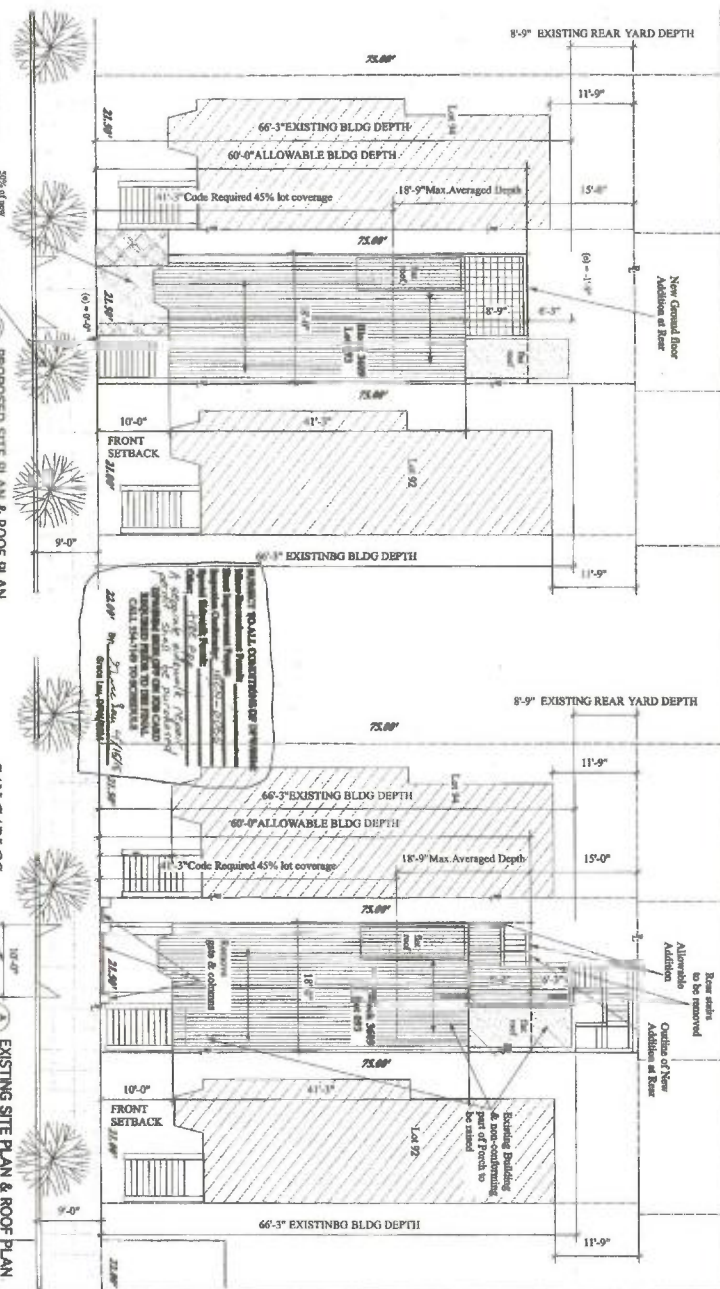


Figure 1. Before image of 354-356 San Carlos St. taken in 2012. Front facade view looking east.



Figure 2. After image of 354-356 San Carlos taken in 2016. Front facade, view looking east.



City and County of San Francisco
Department of Building Inspection
April 8, 2015
Stephen Antonaros
2261 Market Street #224
San Francisco, CA 94114
Re: 356 San Carlos St.
APN 033-000-000 Lot 003

Dear Mr. Antonaros:

In response to your request to be authorized to apply the California Historical Building Code to the building at 356 San Carlos Street, San Francisco, California, the Department of Building Inspection, Department of Planning, and the Department of Public Works have reviewed your application and the applicable provisions of the California Historical Building Code, Section 6.101.2 and 6.218. It is determined that the building is not an historic building as defined by the California Historical Building Code. The building is located in the Library Hill Historic District. Based on the historical features of the building, you are entitled to apply the California Historical Building Code to work that takes place in the building and on the site at 356 San Carlos St.

Any specific application to use the California Historical Building Code must detail the specific provisions of that code that you wish to apply along with an explanation of the reasons as to why the applicable building code cannot be applied. State Law requires that the Department of Building Inspection, the Department and other reviewing agencies in San Francisco accept reasonable equivalent alternatives to the regular code in dealing with qualified historical buildings. You may also wish to review Administrative Bulletin AB-013, (Disaster Access Alternatives for Historic Buildings, which is printed in the "Notice and Regulations" section of the San Francisco Building Code.

Very truly yours,
David Lewis,
Manager, Permit Submittal &
for Fee Services
Deputy Director, Permit Services
Technical Services Division
1660 Mission Street - San Francisco, CA 94103
Office (415) 269-4276 - FAX (415) 884-0641 - www.sfdph.org

APR 13 2015
APR 10 2015
APR 13 2015
APR 13 2015

ADDITIONAL RECEIVED
APR 13 2015
APR 13 2015

2013 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Standards must comply with applicable measures listed, regardless of the compliance approach used. Exceptions are noted. Review the respective code sections for more information.

Building Measure	Code Reference
1) There are no windows between conditioned and unconditioned spaces as constructed to that air leakage.	1103.01
2) Fenestration products (except floor-to-ceiling products) have a label listing the certified U-Value, certified Solar Heat Gain Coefficient (SHGC), and performance data for transmission of 100% U-Value.	1103.02
3) Exterior doors and windows are weatherstripped at joints and gaskets are in good condition.	1103.03
4) Windows specified or installed must comply with the requirements of ASHRAE 62-2009, Section 5.2.3.1. The label must include the required minimum values of the cooling and heating seasonal energy efficiency ratios (SEER and HSPF) for the equipment.	1103.04
5) A window shutter shall have an unobstructed opening of 0.85 or less when the window is in the closed position.	1103.05
6) Windows in the exterior wall shall be weatherstripped or have a weatherstripping gasket that complies with the requirements of ASHRAE 62-2009, Section 5.2.3.1.	1103.06
7) Windows in the exterior wall shall be weatherstripped or have a weatherstripping gasket that complies with the requirements of ASHRAE 62-2009, Section 5.2.3.1.	1103.07
8) Windows in the exterior wall shall be weatherstripped or have a weatherstripping gasket that complies with the requirements of ASHRAE 62-2009, Section 5.2.3.1.	1103.08
9) Windows in the exterior wall shall be weatherstripped or have a weatherstripping gasket that complies with the requirements of ASHRAE 62-2009, Section 5.2.3.1.	1103.09
10) Windows in the exterior wall shall be weatherstripped or have a weatherstripping gasket that complies with the requirements of ASHRAE 62-2009, Section 5.2.3.1.	1103.10
11) Windows in the exterior wall shall be weatherstripped or have a weatherstripping gasket that complies with the requirements of ASHRAE 62-2009, Section 5.2.3.1.	1103.11
12) Windows in the exterior wall shall be weatherstripped or have a weatherstripping gasket that complies with the requirements of ASHRAE 62-2009, Section 5.2.3.1.	1103.12
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14) Windows in the exterior wall shall be weatherstripped or have a weatherstripping gasket that complies with the requirements of ASHRAE 62-2009, Section 5.2.3.1.	1103.14
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20) Windows in the exterior wall shall be weatherstripped or have a weatherstripping gasket that complies with the requirements of ASHRAE 62-2009, Section 5.2.3.1.	1103.20

2013 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Standards must comply with applicable measures listed, regardless of the compliance approach used. Exceptions are noted. Review the respective code sections for more information.

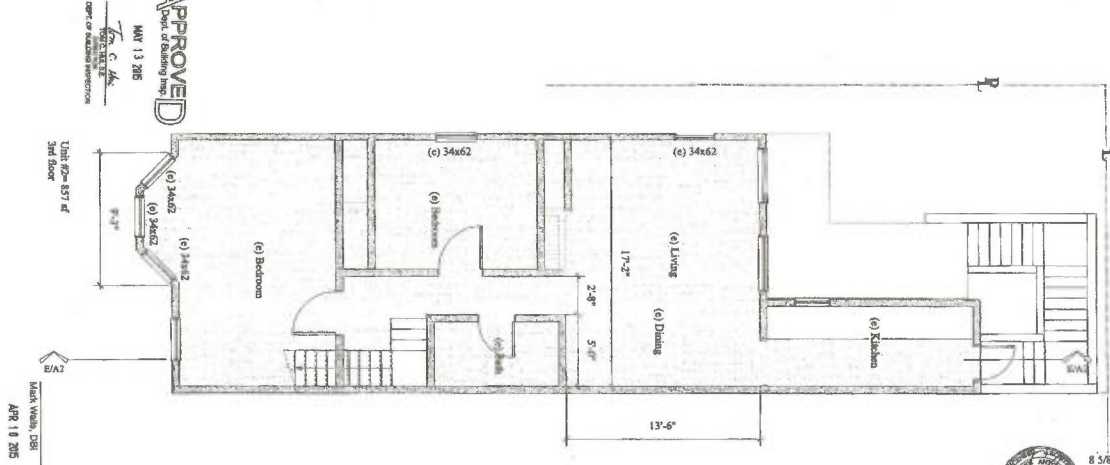
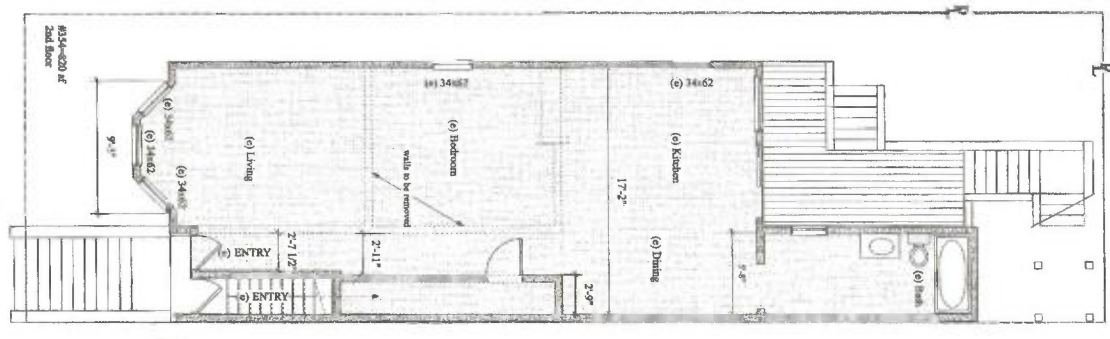
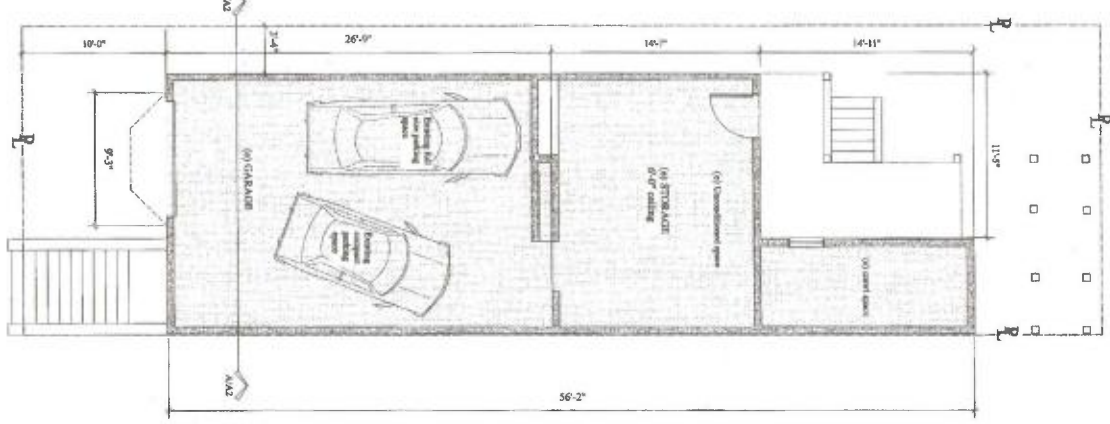
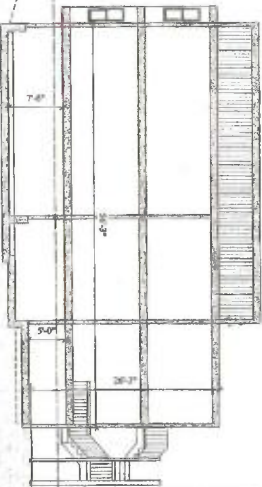
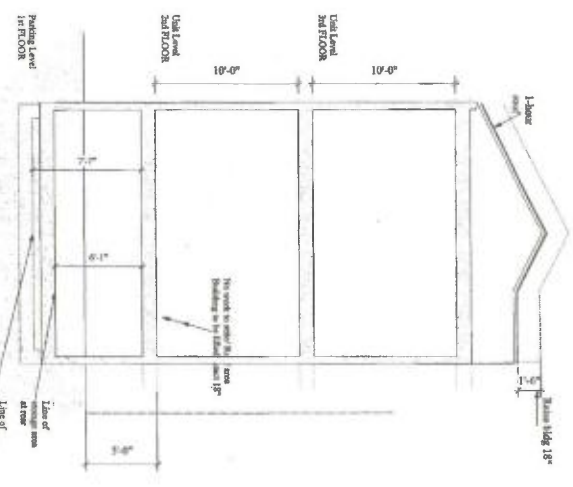
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INTERIOR ALTERATIONS & ADDITION TO REAR
354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110
Block 3609 Lot 093

STEPHEN ANTONAROS ARCHITECT
2261 Market Street #224
San Francisco, California 94114
(415) 864-2261

APR 13 2015
APR 13 2015
APR 13 2015

2013.04.05.3874-21



1. Longitudinal Section - Building
Scale: 1/8" = 1'-0"

2. Elevation Section - Building
Scale: 1/8" = 1'-0"

3. Existing 1st Floor Plan
Scale: 1/8" = 1'-0"

4. Existing 2nd Floor Plan
Scale: 1/8" = 1'-0"

5. Existing 3rd Floor Plan
Scale: 1/8" = 1'-0"

EXISTING WALL TO BE REMOVED
EXISTING WALL TO REMAIN

APPROVED
MAY 13 2015
City of Oakland
Department of Planning and Development

ADDITION RECEIVED
APR 18 2015
APR 18 2015
MARK VALLI, DBI

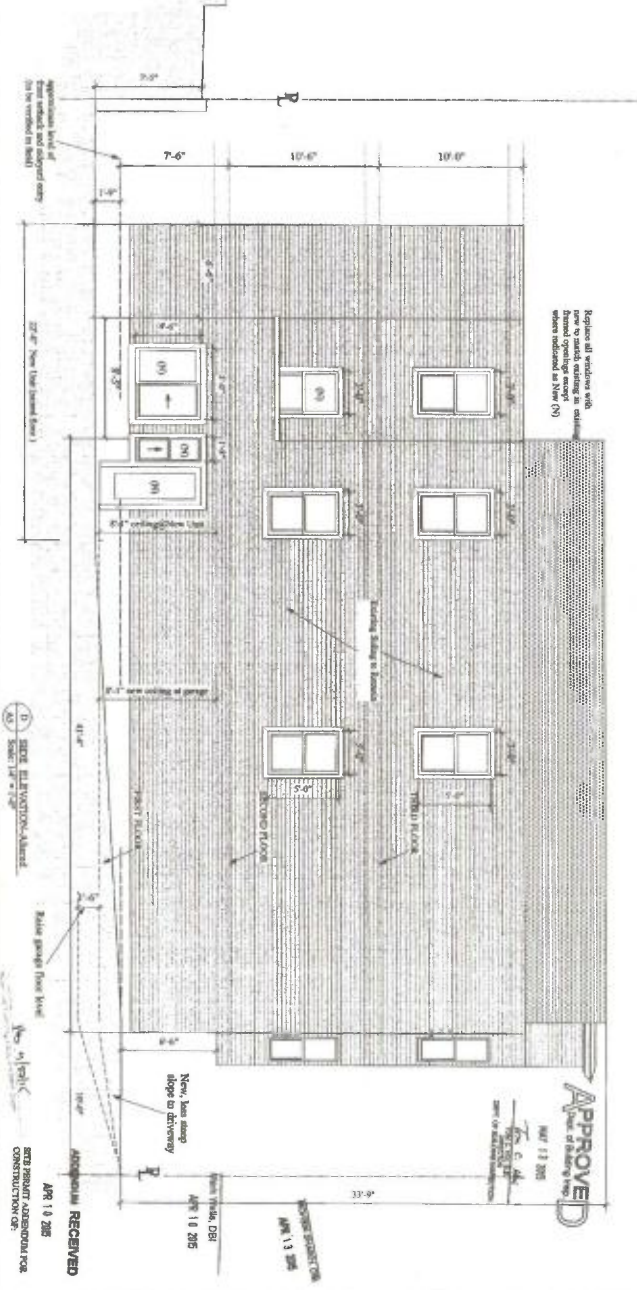
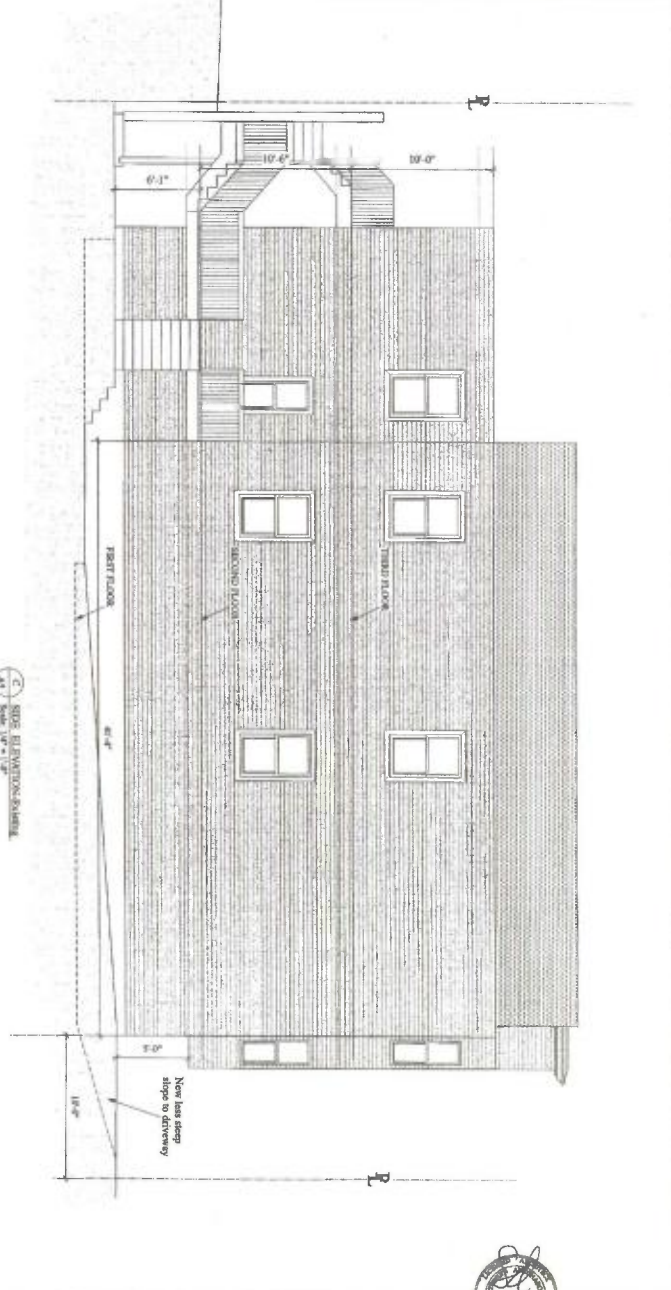
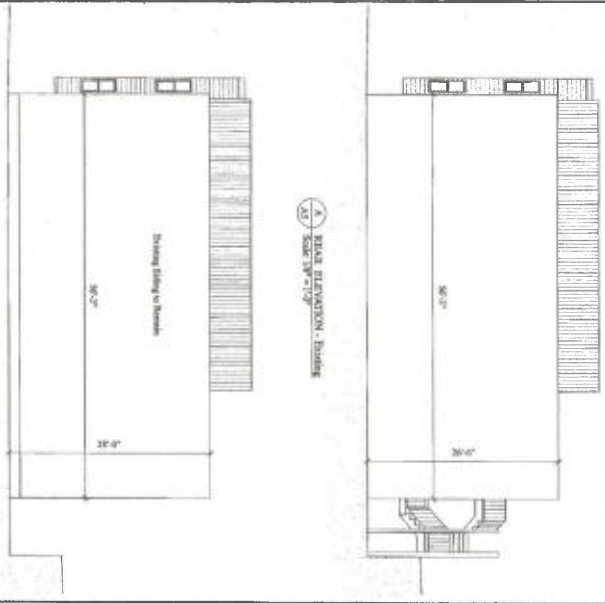
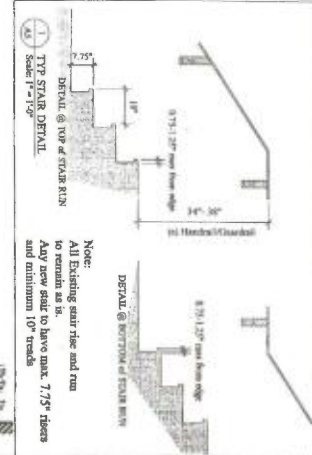


STEPHEN ANTONAROS ARCHITECT
2261 Market Street #334
San Francisco, California 94114
(415) 864 2261
www.stephenantonaros.com

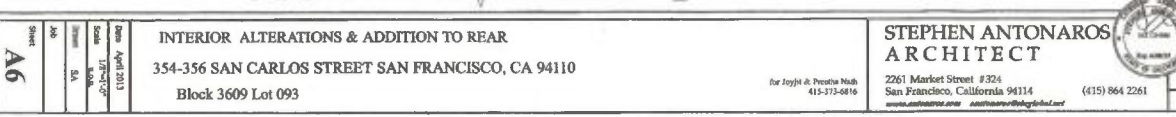
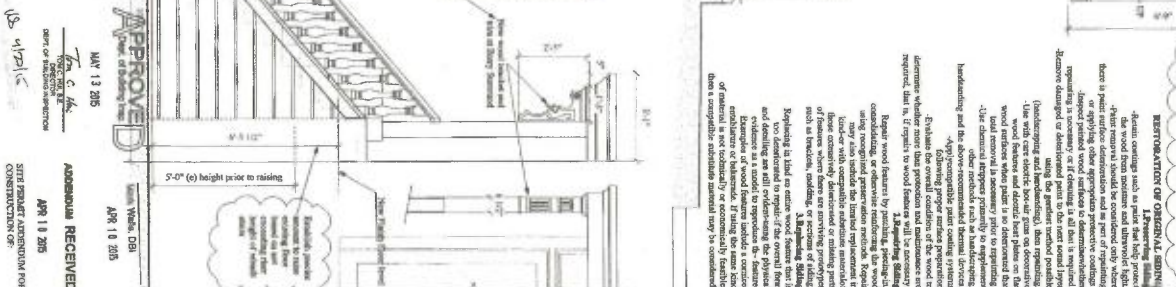
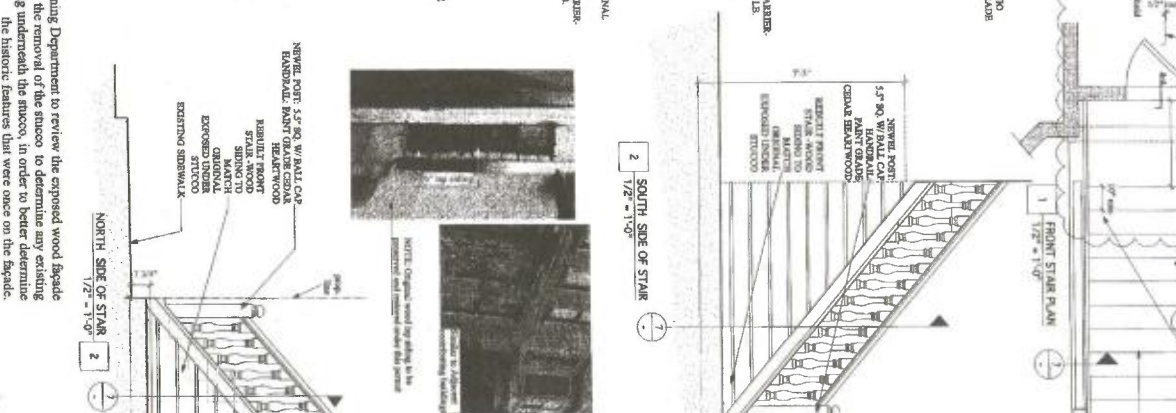
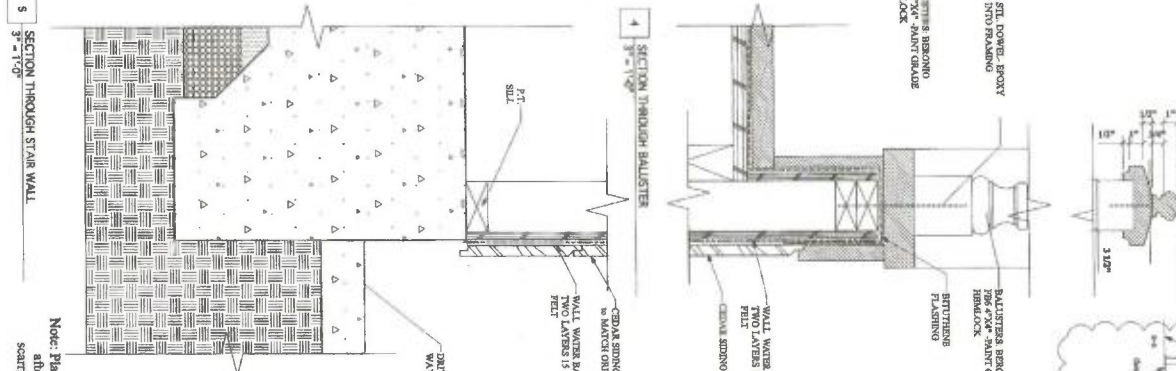
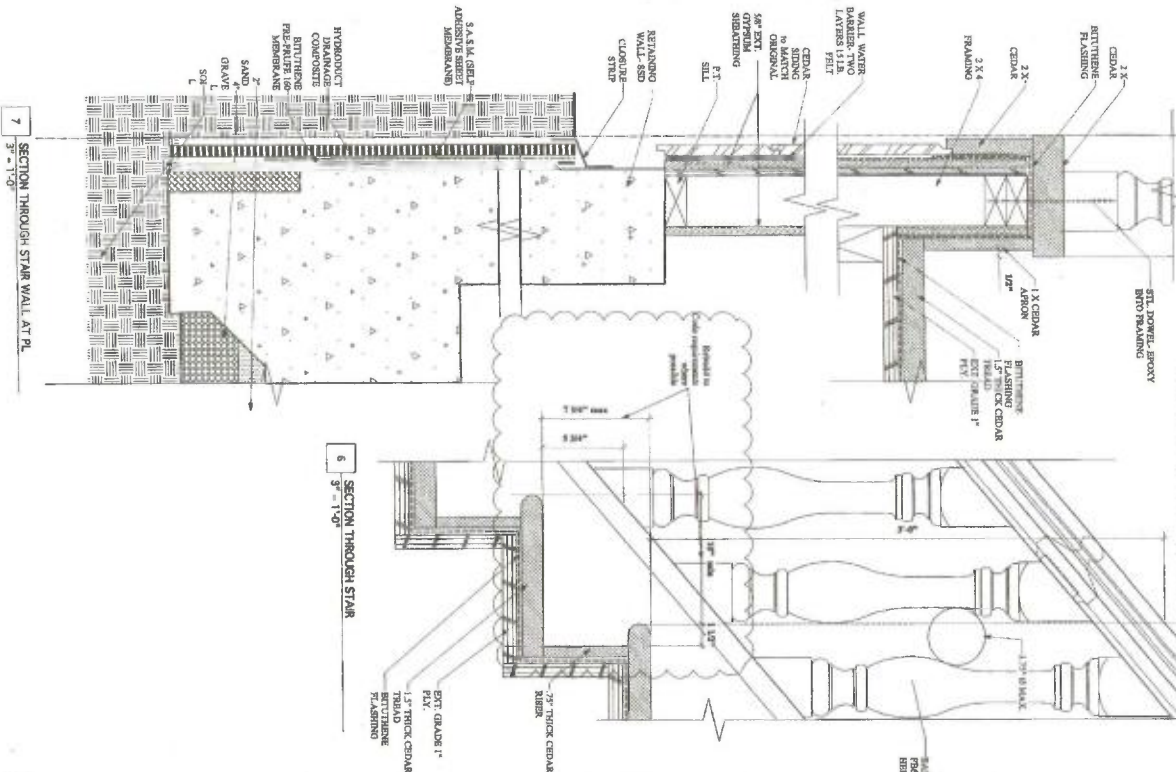
INTERIOR ALTERATIONS & ADDITION TO REAR
354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110
Block 3609 Lot 093

REVISION	DATE
1	04/22/2015
2	04/20/2014
3	04/13/2014
4	04/08/2015

Drawn	April 2015
Checked	April 2015
Scale	1/8" = 1'-0"
Sheet	A2
Owner	



**SECTION 3-504
RAILINGS AND GUARDRAILS**
The height of railings and guard railings and the spacing of balusters vary customer to customer. In these drawings, height and spacing of balusters are not identified or created by the architect. It is the responsibility of the contractor to verify the height and spacing of balusters in the field or on-site.



Note: Planning Department to review the exposed wood facade after the removal of the stucco to determine any existing scarring underneath the stucco, in order to better determine the historic features that were once on the facade.

APPROVED
MAY 13 2015
APR 10 2015
APR 11 2015

STEPHEN ANTONAROS ARCHITECT
2261 Market Street #324
San Francisco, California 94114
(415) 864 2261
www.stephenantonaros.com

INTERIOR ALTERATIONS & ADDITION TO REAR
354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110
Block 3609 Lot 093

DATE: April 2013
SCALE: 1/2" = 1'-0"
JOB: S.A.
SHEET: A6

Item No.	Item Description	Compliance Status	Notes
1	Architectural Compliance	Compliant	
2	Environmental Compliance	Compliant	
3	Historical Resources	Compliant	
4	Seismic Safety	Compliant	
5	Fire Safety	Compliant	
6	Accessibility	Compliant	
7	Energy Efficiency	Compliant	
8	Green Building	Compliant	
9	Other	Compliant	

Item No.	Item Description	Compliance Status	Notes
10	Architectural Compliance	Compliant	
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Item No.	Item Description	Compliance Status	Notes
19	Architectural Compliance	Compliant	
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23	Fire Safety	Compliant	
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25	Energy Efficiency	Compliant	
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Item No.	Item Description	Compliance Status	Notes
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36	Other	Compliant	

Item No.	Item Description	Compliance Status	Notes
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41	Fire Safety	Compliant	
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45	Other	Compliant	

Item No.	Item Description	Compliance Status	Notes
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48	Historical Resources	Compliant	
49	Seismic Safety	Compliant	
50	Fire Safety	Compliant	
51	Accessibility	Compliant	
52	Energy Efficiency	Compliant	
53	Green Building	Compliant	
54	Other	Compliant	

APPROVED
 Date: 04/11/2013
 Signature: [Signature]
 Title: [Title]

APPROVED
 Date: 04/11/2013
 Signature: [Signature]
 Title: [Title]

APPROVED
 Date: 04/11/2013
 Signature: [Signature]
 Title: [Title]

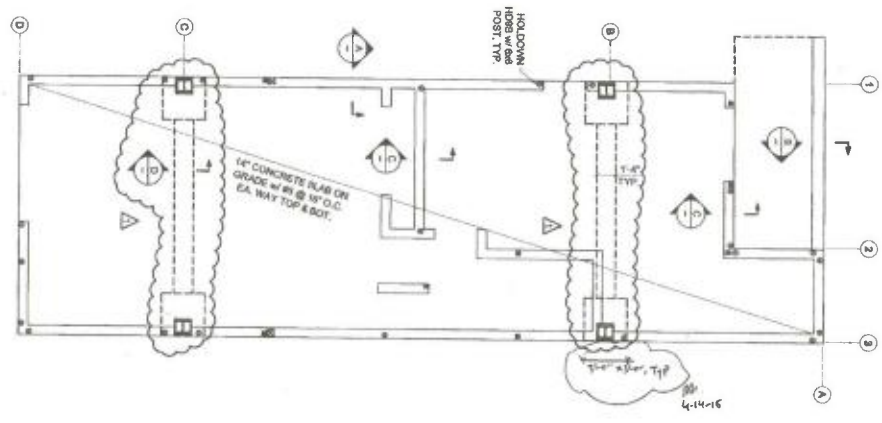
REVISIONS
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DATE: 04/11/2013
 SCALE: 1/8"=1'-0"
 SHEET: SA
 TOTAL SHEETS: 30

INTERIOR ALTERATIONS & ADDITION TO REAR
 354-356 SAN CARLOS STREET SAN FRANCISCO, CA 94110
 Block 3609 Lot 093

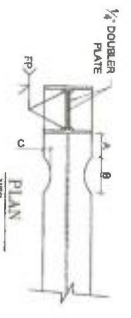
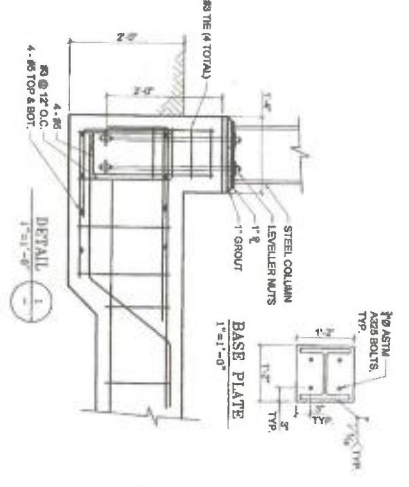
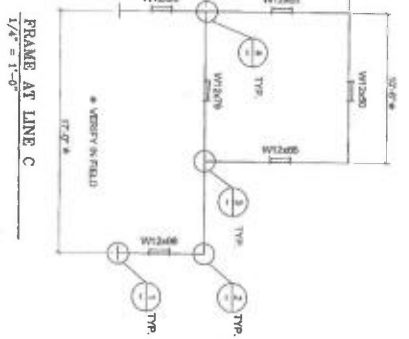
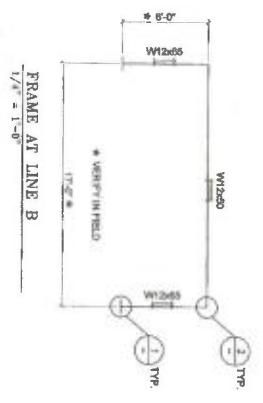
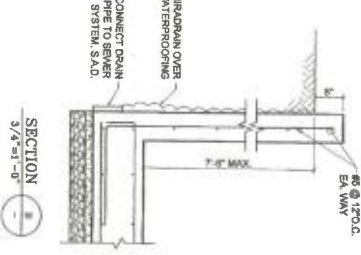
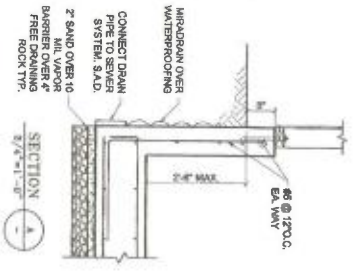
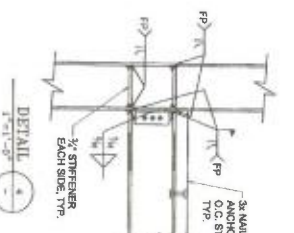
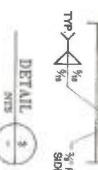
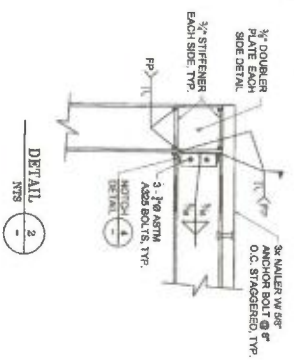
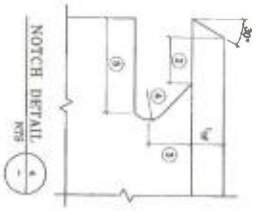
STEPHEN ANTONAROS ARCHITECT
 2261 Market Street #324
 San Francisco, California 94114
 (415) 864-2261
 www.stephenantonaros.com
 www.stephenantonaros.com

Prepared by: Jeyll & Protha Nell
 415-773-8816



FOUNDATION PLAN
1/4"=1'-0"

BEAM	(2)	(3) & (4)	(4)	(5) & (6)
W12x50	3/4"	3/4"	3/8" MIN.	1/8"
W12x30	3/4"	3/4"	3/8" MIN.	2 1/4"



BEAM	A	B	C
W12x50	5"	8 1/2"	1 1/2"
W12x30	8 1/2"	8 1/2"	1 1/2"

PLAN REVISION
APR 11 2015
REVISION 1
1. CHANGE BEAM SIZES TO W12x50 AND W12x30

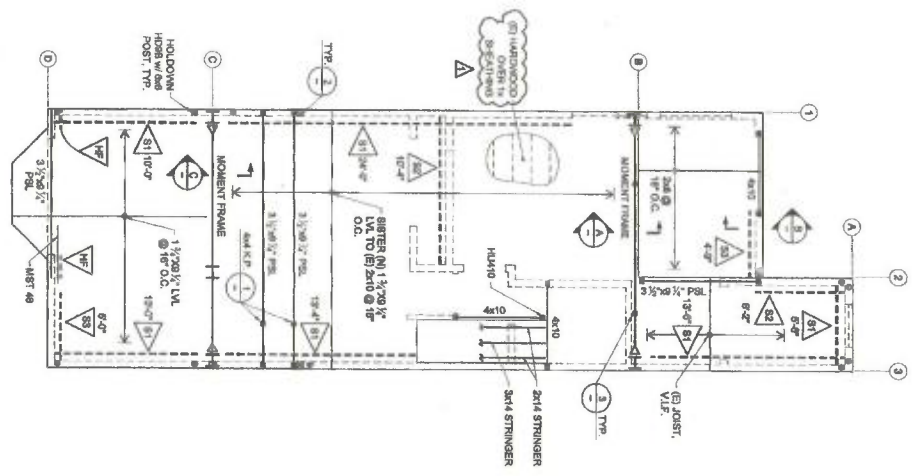
APPROVED
MAY 13 2015
T.C. Mc
SEAL



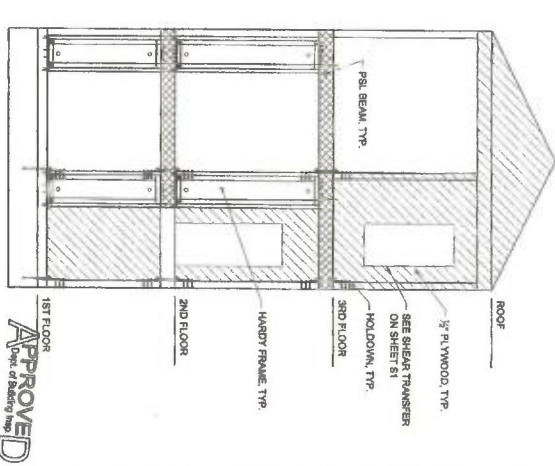
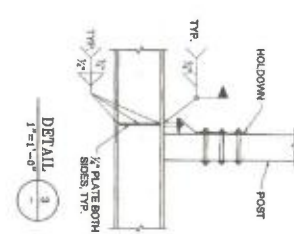
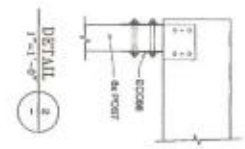
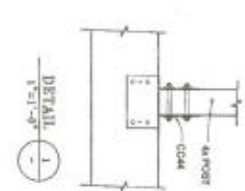
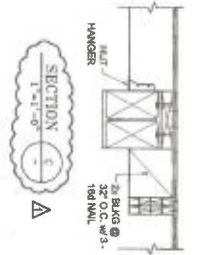
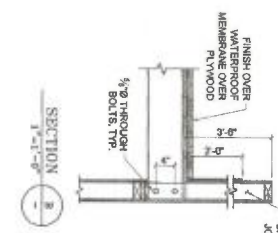
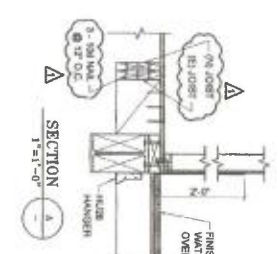
PLAN CHECK RESPONSE
3-21-15

DATE	BY	REVISION
05/14	KCC	REVISED PER PLAN CHECK RESPONSE
05/14	KCC	REVISED PER PLAN CHECK RESPONSE
05/14	KCC	REVISED PER PLAN CHECK RESPONSE

DESIGNED BY: KENN O'CONNOR, INC.
CHECKED BY: KENN O'CONNOR, INC.
DATE: 05/14/15
PROJECT: NEW ADAPTIVE MODEL
SITE: 2014-49



SECOND FLOOR FRAMING PLAN
1/4"=1'-0"



ELEVATION @ LINE D
1/4"=1'-0"

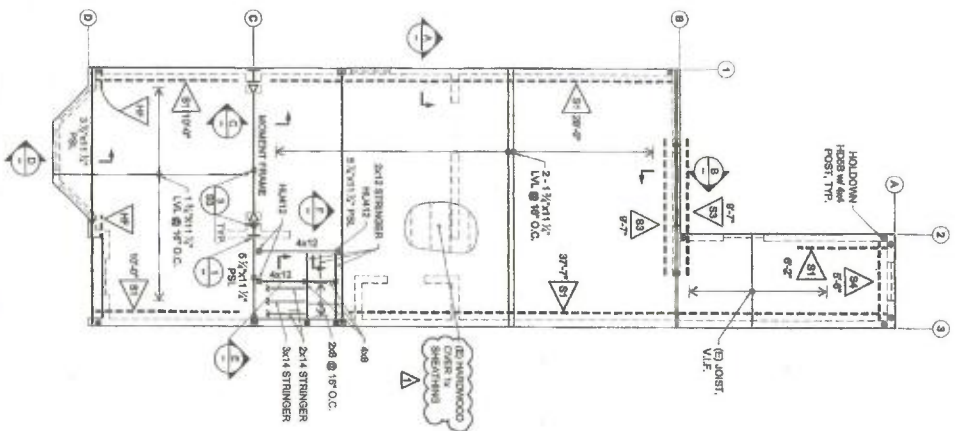
PLAN CHECK RESPONSE
2/21/18



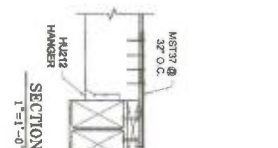
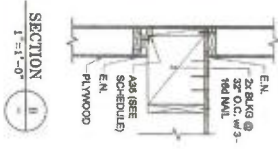
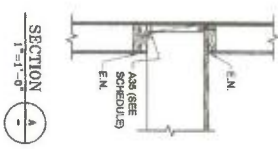
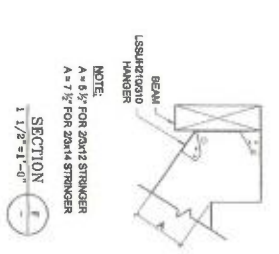
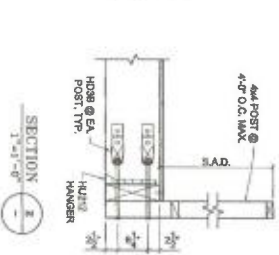
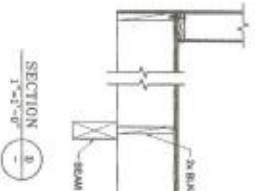
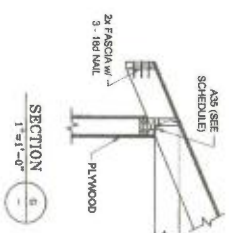
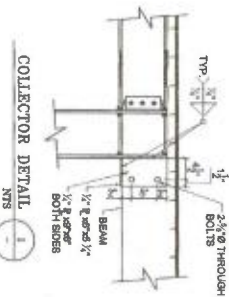
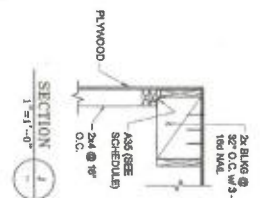
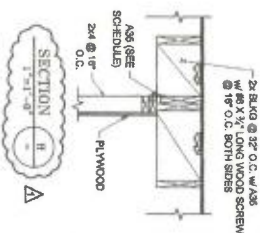
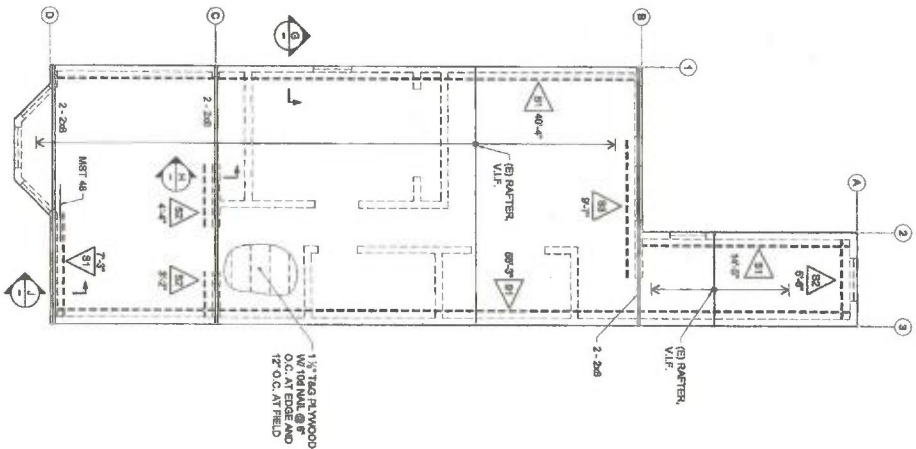
ADDENDUM RECEIVED:
APR 7, 2018
2018 PERMIT ADMINISTRATION
CONSTRUCTION DIVISION

PROJECT NO.	2014-088	DATE	APR 13 2018
DESIGNED BY	KEVIN O'CONNOR, INC.	SCALE	AS SHOWN
DRAWN BY	3401 LANTON STREET	PROJECT NO.	2014-088
CHECKED BY	8811 FRANCISCO, CA 94122	DATE	APR 13 2018
APPROVED BY	NEW ADDITION/RENOVATION	PROJECT NO.	2014-088
DATE	8811 FRANCISCO, CA 94122	DATE	APR 13 2018
TITLE	354 SAN CARLOS STREET	PROJECT NO.	2014-088
PROJECT NO.	8811 FRANCISCO, CA 94122	DATE	APR 13 2018
SCALE	AS SHOWN	PROJECT NO.	2014-088
DATE	APR 13 2018	PROJECT NO.	2014-088

THIRD FLOOR FRAMING PLAN
1/4"=1'-0"



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



PLAN REVISION
APR 14 2015

NOTE:
A = 6 1/2\"/>

APPROVED
MAY 13 2015
MAY 21 2015



CONSULTANT		CLIENT	
KOC	86714	KEVIN O'CONNOR, INC.	TEL: 415-435-1111
KOP	86714	3601 LAYTON STREET	WWW.KOCONCORP.COM
KOC	86714	San Francisco, CA 94132	
PROJECT		NEW ADOTT OWNERS/CEL	
NO.:		334 SAN CARLOS STREET	
DATE:		SAN FRANCISCO, CA 94110	
DRAWN BY:		2014-04	
CHECKED BY:		SA	

Ferguson, Shannon (CPC)

From: Joyjit Nath <joyjit@infotune.com>
Sent: Friday, June 01, 2018 9:20 AM
To: Ferguson, Shannon (CPC)
Cc: Johanna Street; Preetha Nath
Subject: Re: Mills Act Contract for 354-356 San Carlos Street

Shannon,

Sorry I had forgotten to send this earlier.

Currently, it is rented at \$2475/mo for a one-year lease (current lease expires at the end of Feb 2019).

Thanks

On Fri, Jun 1, 2018 at 9:08 AM, Ferguson, Shannon (CPC) <shannon.ferguson@sfgov.org> wrote:

Hi Joyjit,

Would you please send me the rental income from the studio unit? The Assessor will use this number to help calculate the valuation.

Thanks,

Shannon

Shannon Ferguson

Senior Planner | Preservation

Planning Department, City and County of San Francisco
[1650 Mission Street, Suite 400, San Francisco, CA 94103](https://www.sfgov.org/planning/1650-Mission-Street-Suite-400-San-Francisco-CA-94103)
Direct: 415-575-9074 Fax: 415-558-6409

Email: shannon.ferguson@sfgov.org

Web: www.sfplanning.org





City & County of San Francisco
 José Cisneros, Treasurer
 David Augustine, Tax Collector
 Secured Property Tax Bill

1 Dr. Carlton B. Goodlett Place
 City Hall, Room 140
 San Francisco, CA 94102
 www.sftreasurer.org

For Fiscal Year July 1, 2017 through June 30, 2018

Vol	Block	Lot	Account Number	Tax Rate	Original Mail Date	Property Location
24	3609	093	360900930	1.1723%	October 11, 2017	354 SAN CARLOS ST

Assessed on January 1, 2017 at 12:01am

To: NATH JOYJIT & PREETHA

**NATH JOYJIT & PREETHA
 JOYJIT & PREETHA NATH
 354 SAN CARLOS ST
 SAN FRANCISCO CA 94110**

Assessed Value		
Description	Full Value	Tax Amount
Land	816,999	9,577.67
Structure	656,142	7,691.95
Fixtures		
Personal Property	100	1.17
Gross Taxable Value	1,473,241	17,270.80
Less HO Exemption	7,000	82.06
Less Other Exemption		
Net Taxable Value	1,466,241	\$17,188.74

Direct Charges and Special Assessments			
Code	Type	Telephone	Amount Due
29	RENT STABILIZATION	(415) 701-2311	45.00
46	SF BAY RS PARCEL TAX	(888) 508-8157	12.00
79	DW CODE ENF FEE	(415) 558-6220	104.00
89	SFUSD FACILITY DIST	(415) 355-2203	36.80
91	SFCCD PARCEL TAX	(415) 487-2400	99.00
98	SF - TEACHER SUPPORT	(415) 355-2203	244.10
Total Direct Charges and Special Assessments			\$540.90

► TOTAL DUE		\$17,729.64
1st Installment	2nd Installment	
\$8,864.82	\$8,864.82	
Due: November 1, 2017	Due: February 1, 2018	
Delinquent after Dec 11, 2017	Delinquent after April 10, 2018	

Pay online at SFTREASURER.ORG

Keep this portion for your records. See back of bill for payment options and additional information.

J.H. PAINTING
We don't cut corners, we paint them.

November 7, 2016

To: Joyjit & Preetha Nath
 Homeowner

Project Title: 354 San Carlos Street
 San Francisco, CA

Project Description: Exterior -touchups

Invoice number: 160112

Term: 15 Days

DESCRIPTION		COST
Scope of work – Exterior touchups		
Extra line item: <ul style="list-style-type: none"> • Stair-case wall to include on side only of the building. • Touch up siding in back of the building by the deck. • Touch up of the new gutters. • Touch up only of the window trim of the building. • Touch up of concrete patches in the backyard by the foundation. 		
	Subtotal:	\$495.00
Extra line item: <ul style="list-style-type: none"> • Paint the deck railing of the building. 		
	Subtotal:	\$465.00
Extra line item: <ul style="list-style-type: none"> • Touch up of the stairs, one bedroom door panel, and the wedge of the bathroom door. 		
	Subtotal:	\$65.00
	Total:	\$1,025.00
All materials, labor, and sundries to be supplied by J.H. Painting. Tax on materials already included.		
BALANCE DUE:		\$1,025.00

All material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and a specification provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of one thousand twenty five dollars (\$1,025.00). J.H. Painting, License number 909833

Donald Lewis Contractor Payment Schedule	Total to pay	Paid		Remaining		
Total	\$412,274.00	\$412,274.00		\$0.00		
Milestone	Amount	Paid	Orig date	Actual date	Date paid	Notes
on signing of contract	\$7,500.00	\$7,500.00		11/25/2014	11/26/2014	Check #1091 mailed 11/26
on onset of work	\$25,000.00	\$25,000.00		6/8/2015	6/5/2015	Check #1168 paid in person
on completion of demo	\$15,000.00	\$15,000.00		6/22/2015	6/24/2015	Check #1169 mailed on 6/24
on completion of foundation	\$45,000.00	\$45,000.00		8/13/2015	8/14/2015	Check #1174 mailed 8/14
on completion of basement slab	\$15,000.00	\$15,000.00	9/3/2015	9/10/2015	9/8/2015	Check #1177 mailed 9/8
on completion of interior wood framing	\$20,000.00	\$20,000.00	8/21/2015	10/1/2015	10/1/2015	Check #1182 mailed 10/1
on completion of structural work	\$55,000.00	\$55,000.00	8/28/2015	10/14/2015	10/14/2015	Check #1186 and #1187 mailed 10/14
on completion of rough mechanicals	\$30,000.00	\$30,000.00	9/4/2015	11/6/2015	11/6/2015	Check #1195 mailed on 11/6
on installation of insulaton	\$10,000.00	\$10,000.00	9/11/2015	11/11/2015	11/11/2015	Check #1198 mailed on 11/11
on completion of window and exterior door installation	\$15,000.00	\$15,000.00	9/4/2015	11/20/2015	11/19/2015	USBank check #102 mailed on 11/19
on completion of drywall	\$25,000.00	\$25,000.00	12/11/2015	12/11/2015	12/7/2015	Check #1207 mailed on 12/7
on completion of interior trim and interior door installation	\$15,000.00	\$15,000.00		12/11/2015	12/7/2015	Check #1208 mailed on 12/7
on completion of installation of cabinets	\$10,000.00	\$10,000.00		1/20/2016	1/20/2015	USBank check #109 paid in person 1/20
on completion of countertops	\$7,500.00	\$7,500.00	2/12/2016	2/12/2016	2/16/2016	Usbank bill pay initiated 2/16 amount \$17363.50
on completion of installation of tile	\$5,000.00	\$5,000.00		1/20/2016	1/20/2016	USBank check #110 paid in person 1/20
on completion of hardwood flooring	\$10,000.00	\$10,000.00	2/12/2016	2/19/2016	2/16/2016	Usbank bill pay initiated 2/16 amount \$17363.50
on completion of interior painting	\$10,000.00	\$10,000.00	2/26/2016	3/14/2016	3/14/2016	Usbank bill pay initiated 3/14 amount \$10310.64
on trim out finish of electrical and plumbing	\$10,000.00	\$10,000.00	3/11/2016	4/6/2016	4/7/2016	Usbank billpay initiated 4/1 amount \$10051.64
on completion of final punch list and completion of job and sign off of permits	\$4,764.00	\$4,764.00	3/11/2016	6/3/2016	6/3/2016	Usbank billpay initiated 6/3 amount 5810.54
Unexpected costs	\$77,510.00					
Extra cost of steel	\$6,308.00	\$6,308.00	Unexpected	6/5/2015	6/5/2015	Check #1167 paid in person
Change order #1: Foundation -- signing of change order	\$14,000.00	\$14,000.00	Unexpected	6/26/2015	6/26/2015	Check #1171 mailed 6/26
Change order #1: Foundation -- completion of half foundation	\$20,000.00	\$20,000.00	Unexpected	7/28/2015	7/28/2015	Check #1172 mailed 7/28
Change order #2: Foundation -- completion of full foundation	\$20,000.00	\$20,000.00	Unexpected	8/14/2015	8/14/2015	Check #1175 mailed 8/14
Change order #3: Sewer work	\$4,500.00	\$4,500.00	Semi-expected	9/8/2015	9/8/2015	Check #1178 mailed 9/8
Change order #4: Structural: engineering changes + not on plans	\$8,450.00	\$8,450.00	Unexpected	10/23/2015	10/26/2015	Check #1189 mailed 10/26
Change order #4: Install doors drywall closet and lower ceiling	\$4,200.00	\$4,200.00	Unexpected	10/23/2015	10/26/2015	Check #1190 mailed 10/26
Re-imburse Donald's time to get permit extension	\$52.00	\$52.00	Unexpected	6/3/2016	6/3/2016	Usbank billpay initiated 6/3 amount 5810.54

J.H. PAINTING
We don't cut corners, we paint them.

April 14, 2016

To: Joyjit Nath
 Homeowner

Project Title: 354 San Carlos St.
 San Francisco, CA

Project Description: Extra Work Order

Invoice number: 160031

Term: 15 Days

DESCRIPTION	COST
Scope of work - Exterior	
Extra line item:	
<ul style="list-style-type: none"> • Paint concrete edges of the garage door entrance. • Paint rear windows located near the deck area. • Primed and painted miscellaneous items as instructed by Donald. 	
	Total:
	\$845.00
All materials, labor, and sundries to be supplied by J.H. Painting. Tax on materials already included.	
BALANCE DUE:	\$845.00

All material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and a specification provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of eight hundred forty five dollars (\$845.00).

J.H. Painting, License number 909833

Donald Lewis General Contractor, Inc.

Lic #742228

17 Edgewood Way San Rafael, CA 94901

Phone: 415.713.2298 Fax: 518.713.2296

This is a contract for Joyjit Nath (Owner) from Donald Lewis (General Contractor) for work to be performed at 354-356 San Carlos street San Francisco, CA 94110

Total Cost of work to be preformed payment breakdown and payment schedule **\$334764.00**

\$6308 additional cost for steel beam sizing paid

\$ 7500 on signing of contract paid

\$ 25000 on onset of work paid

\$ 15000 on completion of demo paid

\$ 45000 on completion of foundation paid

\$ 15000 on completion of basement slab paid

\$ 20000 on completion of interior wood framing paid

\$ 55000 of structural work paid

\$ 30000 on completion of rough mechanicals paid

\$ 10000 on installation of insulaton paid

\$ 15000 on completion of window and exterior door installation paid

\$ 25000 on completion of drywall paid

\$ 15000 on completion of interior trim and interior door installation paid

\$ 10000 on completion of installation of cabients jan 20

\$ 5000 on completion of installation of tile jan 20

\$ 7500 on completion of countertops feb 12

\$ 10000 on completion of hardwood flooring feb 12

\$ 10000 on completion of interior painting feb 26

\$ 10000 on trim out /finish of electrical and plumbing march 11

\$ 4764 on completion of final punch list and completion of job and sign off of permits march 18

Contract: **Change order 1**

Additional cost to contract \$54,000.00 paid

Change order 2 Replace sewer pipe and do all concrete work \$4500 paid

Change order 3 Total charge of all changes engineering changes \$5350 paid na/plans \$3100 paid

Change order 4 install doors drywall closets and lower ceiling \$4200 paid

current payment due for jan 20 \$15000

January 18, 16

M&M Painting

License 904728

482 Montclair Ln., Tracy, CA 95376

(925) 453-1710 Cell Phone

(925) 371-0662 Business Line

EXTERIOR WORK PROPOSAL AND CONTRACT

December 2, 2015

Proposal submitted to:

Donald Lewis

Address:

354 San Carlos St.
San Francisco, CA

Phone:

(415) 713-2298

Work Definition:

I. Preparation:

Power wash exterior surfaces. Scrape, sand, and prime any loose or peeling paint. Apply Fiberglass bondo as needed to dry rot areas as needed. Caulk exterior surfaces and spackle as needed. Mask and tarp to protect all unpainted surfaces from paint.

II. Paint Applications:

A. Exterior: Prep and apply 1 coat of primer to siding, window trim columns, staircase, deck railing, and pillars. Prep and apply 1 coat of satin to siding. Prep and apply 2 coats of semi-gloss to all trim areas including window systems, pillars, columns, staircase, deck railing, doors, casings and trim areas.

III. Color Selection:

The color selection must be made to comply with the above specification in order to meet the proposed amount below. If there are any additions to the terms of the contract, the needed labor to meet these changes will be billed out at sixty five dollars (\$65.00) per hour plus any expenses incurred for additional materials and supplies. Colors must be approved by Mike Martinez before commencement of any work will occur.

IV. Total Project Costs:

The above work will be performed by Mike Martinez for labor and materials for the sum of:

A (4 sides) = \$ 17,280.00

Scaffolding = \$ 5,700.00

V. Payment Schedule:

Payable upon completion. All checks made payable to: **“M&M Painting.”**

\$5,700 Scaffolding payment due at time of set up

\$8,640 Partial payment due 10 days after job begins

\$8,640 Balance due upon completion

THANK YOU FOR CONSIDERING ME FOR YOUR PROJECT!

ACCEPTANCE OF PROPOSAL

Customer Signature _____ Date _____

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

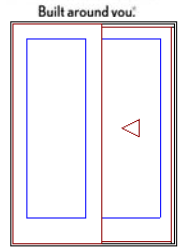
NUMBER OF LINES: 20	TOTAL UNIT QTY: 20	EXT NET PRICE: USD	21,036.04
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LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	1ST FLOOR	Marvin	Clad Ultimate Sliding French Door RO 60" X 80"	2,494.32	1	2,494.32
2	1ST FLOOR	Marvin	Clad Ultimate Inswing French Door RO 37 5/8" X 80"	1,594.48	1	1,594.48
3	1ST FLOOR	Marvin	Clad Ultimate Glider RO 60 1/2" X 54"	935.56	1	935.56
4	1ST FLOOR	Marvin	Clad Ultimate Awning RO 37" X 35 5/8"	594.32	1	594.32
5	2ND FLOOR FRONT	Marvin	Clad Ultimate Double Hung - Next Generation RO 36 1/4" X 72"	1,067.04	1	1,067.04
6	2ND FLOOR FRONT	Marvin	Clad Ultimate Double Hung - Next Generation RO 36 1/4" X 72"	1,067.04	1	1,067.04
7	2ND FLOOR FRONT	Marvin	Clad Ultimate Double Hung - Next Generation RO 36 1/4" X 72"	1,067.04	1	1,067.04
8	2ND FLOOR	Marvin	Clad Ultimate Inswing French Door RO 38 7/16" X 96"	1,858.20	1	1,858.20
9	DINNING	Marvin	Clad Ultimate Double Hung - Next Generation RO 36 1/4" X 72"	759.24	1	759.24
10	HOME OFFICE	Marvin	Clad Ultimate Double Hung - Next Generation RO 32 1/4" X 64"	637.64	1	637.64
11	HOME OFFICE	Marvin	Clad Ultimate Double Hung - Next Generation RO 32 1/4" X 64"	637.64	1	637.64
12	KITCHEN	Marvin	Clad Ultimate Double Hung - Next Generation RO 38 1/4" X 64"	674.12	1	674.12
13	3RD FLOOR FRONT	Marvin	Clad Ultimate Double Hung - Next Generation RO 36 1/4" X 72"	1,067.04	1	1,067.04
14	3RD FLOOR FRONT	Marvin	Clad Ultimate Double Hung - Next Generation RO 36 1/4" X 72"	1,067.04	1	1,067.04
15	3RD FLOOR FRONT	Marvin	Clad Ultimate Double Hung - Next Generation RO 36 1/4" X 72"	1,067.04	1	1,067.04
16	3RD FLOOR FRONT	Marvin	Clad Ultimate Double Hung - Next Generation RO 36 1/4" X 72"	1,067.04	1	1,067.04
17	MASTER BEDROOM	Marvin	Clad Ultimate Double Hung - Next Generation RO 42 1/4" X 60"	981.92	1	981.92
18	MASTER BEDROOM	Marvin	Clad Ultimate Double Hung - Next Generation RO 42 1/4" X 60"	674.12	1	674.12
19	SIDE ROOM	Marvin	Clad Ultimate Double Hung - Next Generation RO 38 1/4" X 68"	731.12	1	731.12
20	BATHROOM WINDOW	Marvin	Clad Ultimate Double Hung Picture - Next Generation RO 24" X 48"	994.08	1	994.08

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: 1ST FLOOR	Net Price:		2,494.32
Qty: 1		Ext. Net Price:	USD	2,494.32



As Viewed From The Exterior

FS 59" X 79 1/2"

RO 60" X 80"

Egress Information

Width: 21 11/16" Height: 75 3/32"

Net Clear Opening: 11.31 SqFt

Stone White Clad Exterior

Bare Pine Interior

Clad Ultimate Sliding French Door - **OX**

CN 50R66R

Rough Opening 60" X 80"

Left Panel

Stone White Clad Sash Exterior

Bare Pine Sash Interior

IG - 1 Lite

Tempered Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Right Panel

Stone White Clad Sash Exterior

Bare Pine Sash Interior

IG - 1 Lite

Tempered Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

3 Point Multi-Point Lock on Active Panel

White Exterior Handle Set on Active Panel Non-Keyed

White Active Interior Handle Set on Active Panel

Exterior Standard Sliding Screen

Charcoal Fiberglass Mesh

Stone White Surround

***Screen/Combo Ship Loose

Std Ultrex Sill

Bronze Ultrex Sill

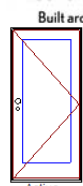
Black Weather Strip

6 7/8" Jamb

Nailing Fin

***Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.

Line #2	Mark Unit: 1ST FLOOR	Net Price:		1,594.48
Qty: 1		Ext. Net Price:	USD	1,594.48



Active



FS 36 5/8" X 79 1/2"

RO 37 5/8" X 80"

Egress Information

No Egress Information available.

Stone White Clad Exterior

Bare Pine Interior

Clad Ultimate Inswing French Door 6 9/16" - **X Right Hand**

CN 30R66R

Rough Opening 37 5/8" X 80"

Traditional Panels

Stone White Clad Sash Exterior

Bare Pine Sash Interior

IG - 1 Lite

Tempered Low E2 w/Argon

Stainless Perimeter Bar

Ogee Interior Glazing Profile

Traditional Lever(s)

Multi-Point Lock on Active Panel

White Active Exterior Handle Set on Active Panel Keyed

White Active Interior Handle Set on Active Panel

White Adjustable Hinges 3 Per Panel

Bronze Ultrex Sill

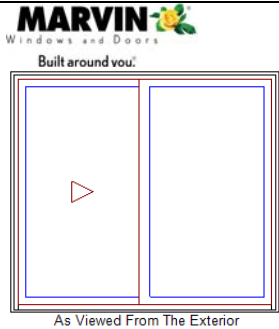
Black Weather Strip

Oak Sill Liner

6 9/16" Jamb

Nailing Fin
 ***Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.

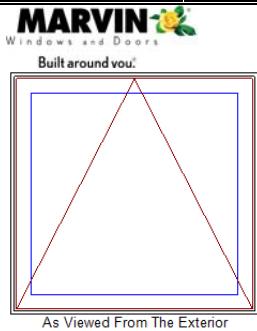
Line #3 Qty: 1	Mark Unit: 1ST FLOOR	Net Price:		935.56
		Ext. Net Price:	USD	935.56



FS 59 1/2" X 53 1/2"
RO 60 1/2" X 54"
Egress Information
 Width: 26 21/64" Height: 49 9/32"
 Net Clear Opening: 9.01 SqFt

Stone White Clad Exterior
 Bare Pine Interior
 Clad Ultimate Glider - **XO - Left Hand**
 CN 5046
Rough Opening 60 1/2" X 54"
 Frame Size 59 1/2" X 53 1/2"
 Left Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 3/4 in - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Right Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 3/4 in - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 Beige Sill Track
White Folding Handle
 Active Sash Screen
 Charcoal Fiberglass Mesh
 Stone White Surround
6 7/8" Jamb
 Nailing Fin

Line #4 Qty: 1	Mark Unit: 1ST FLOOR	Net Price:		594.32
		Ext. Net Price:	USD	594.32



FS 36" X 35 1/8"
RO 37" X 35 5/8"
Egress Information
 No Egress Information available.

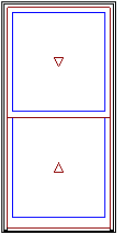
Stone White Clad Exterior
 Bare Pine Interior
 Clad Ultimate Awning - Roto Operating
 CN 3636
Rough Opening 37" X 35 5/8"
 Frame Size 36" X 35 1/8"
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 3/4 in - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
White Folding Handle
White Multi - Point Lock
 Interior Wood Screen
 Charcoal Hi-Transparency Fbgrls Mesh
 Bare Pine
 Ogee Interior Screen Profile
6 7/8" Jamb
 Nailing Fin

Line #5	Mark Unit: 2ND FLOOR FRONT	Net Price:		1,067.04
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Qty: 1		Ext. Net Price:	USD	1,067.04
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Built around you:



As Viewed From The Exterior

FS 35 1/4" X 71 1/2"

RO 36 1/4" X 72"

Egress Information

Width: 31 21/32" Height: 30 5/8"

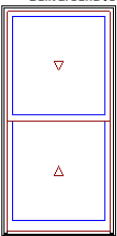
Net Clear Opening: 6.73 SqFt

Stone White Clad Exterior
 Bare Pine Interior
 Clad Ultimate Double Hung - Next Generation
 CN 3032
Rough Opening 36 1/4" X 72"
#STONE WHITE CLAD OGEE EXTERIOR OGEE LUGS FACTORY APPLIED
 Top Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weatherstrip Package
 White Exterior Weatherstrip Package
White Sash Lock
 Aluminum Screen
 Charcoal Fiberglass Mesh
 Stone White Surround
6" Jambs
 Nailing Fin
 # Non system generated Pricing

Line #6	Mark Unit: 2ND FLOOR FRONT	Net Price:		1,067.04
Qty: 1		Ext. Net Price:	USD	1,067.04



Built around you:



As Viewed From The Exterior

FS 35 1/4" X 71 1/2"

RO 36 1/4" X 72"

Egress Information

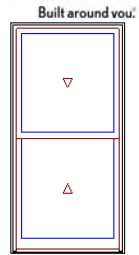
Width: 31 21/32" Height: 30 5/8"

Net Clear Opening: 6.73 SqFt

Stone White Clad Exterior
 Bare Pine Interior
 Clad Ultimate Double Hung - Next Generation
 CN 3032
Rough Opening 36 1/4" X 72"
#STONE WHITE CLAD OGEE EXTERIOR OGEE LUGS FACTORY APPLIED
 Top Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weatherstrip Package
 White Exterior Weatherstrip Package
White Sash Lock
 Aluminum Screen
 Charcoal Fiberglass Mesh
 Stone White Surround
6" Jambs
 Nailing Fin
 # Non system generated Pricing

Line #7	Mark Unit: 2ND FLOOR FRONT	Net Price:		1,067.04
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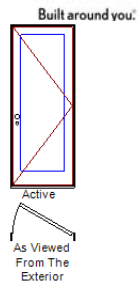
Qty: 1		Ext. Net Price:	USD	1,067.04
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Built around you:
FS 35 1/4" X 71 1/2"
RO 36 1/4" X 72"
Egress Information
 Width: 31 21/32" Height: 30 5/8"
 Net Clear Opening: 6.73 SqFt

Stone White Clad Exterior
 Bare Pine Interior
 Clad Ultimate Double Hung - Next Generation
 CN 3032
Rough Opening 36 1/4" X 72"
#STONE WHITE CLAD OGEE EXTERIOR OGEE LUGS FACTORY APPLIED
 Top Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Bottom Sash
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 White Interior Weatherstrip Package
 White Exterior Weatherstrip Package
White Sash Lock
 Aluminum Screen
 Charcoal Fiberglass Mesh
 Stone White Surround
6" Jamb
 Nailing Fin
 # Non system generated Pricing

Line #8	Mark Unit: 2ND FLOOR	Net Price:		1,858.20
Qty: 1		Ext. Net Price:	USD	1,858.20



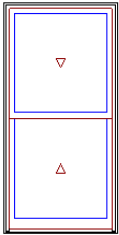
Built around you:
FS 37 7/16" X 95 1/2"
RO 38 7/16" X 96"
Egress Information
 No Egress Information available.

Stone White Clad Exterior
 Bare Pine Interior
 Clad Ultimate Inswing French Door 4 9/16" - **X Right Hand**
 CN 3080
Rough Opening 38 7/16" X 96"
 Traditional Panels
 Stone White Clad Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Stainless Perimeter Bar
 Ogee Interior Glazing Profile
 Traditional Lever(s)
 Multi-Point Lock on Active Panel
White Active Exterior Handle Set on Active Panel Keyed
White Active Interior Handle Set on Active Panel
White Adjustable Hinges 3 Per Panel
 Bronze Ultrex Sill
 Black Weather Strip
 Oak Sill Liner
4 13/16" Jamb
 Nailing Fin
 ***Note: Because of jamb extension, this door may not open beyond 90 degrees.
 ***Note: The selected Interior Finish would allow Finger Joints to appear on secondary surfaces.

Line #9	Mark Unit: DINNING	Net Price:		759.24
Qty: 1		Ext. Net Price:	USD	759.24



Stone White Clad Exterior
 Bare Pine Interior
 Clad Ultimate Double Hung - Next Generation
 CN 3032



As Viewed From The Exterior

FS 35 1/4" X 71 1/2"

RO 36 1/4" X 72"

Egress Information

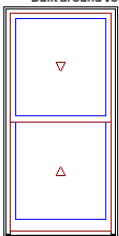
Width: 31 21/32" Height: 30 5/8"

Net Clear Opening: 6.73 SqFt

Rough Opening 36 1/4" X 72"

- Top Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- White Sash Lock**
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 6" Jamb**
- Nailing Fin

Line #10	Mark Unit: HOME OFFICE	Net Price:		637.64
Qty: 1		Ext. Net Price:	USD	637.64



As Viewed From The Exterior

FS 31 1/4" X 63 1/2"

RO 32 1/4" X 64"

Egress Information

Width: 27 21/32" Height: 26 5/8"

Net Clear Opening: 5.11 SqFt

Stone White Clad Exterior

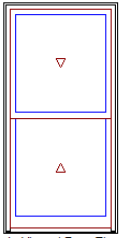
- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 2628
- Rough Opening 32 1/4" X 64"**
- Top Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- White Sash Lock**
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 4 13/16" Jamb**
- Nailing Fin

Line #11	Mark Unit: HOME OFFICE	Net Price:		637.64
Qty: 1		Ext. Net Price:	USD	637.64



Stone White Clad Exterior

- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 2628
- Rough Opening 32 1/4" X 64"**
- Top Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior



As Viewed From The Exterior

FS 31 1/4" X 63 1/2"

RO 32 1/4" X 64"

Egress Information

Width: 27 21/32" Height: 26 5/8"

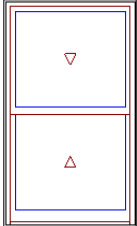
Net Clear Opening: 5.11 SqFt

- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- White Sash Lock
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 4 13/16" Jamb
- Nailing Fin

Line #12	Mark Unit: KITCHEN	Net Price:	674.12
Qty: 1		Ext. Net Price: USD	674.12



Built around you.



As Viewed From The Exterior

FS 37 1/4" X 63 1/2"

RO 38 1/4" X 64"

Egress Information

Width: 33 21/32" Height: 26 5/8"

Net Clear Opening: 6.22 SqFt

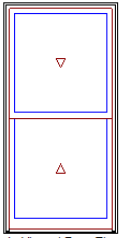
- Stone White Clad Exterior
- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 3228
- Rough Opening 38 1/4" X 64"
- Top Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- White Sash Lock
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 4 13/16" Jamb
- Nailing Fin

Line #13	Mark Unit: 3RD FLOOR FRONT	Net Price:	1,067.04
Qty: 1		Ext. Net Price: USD	1,067.04



Built around you.

- Stone White Clad Exterior
- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 3032
- Rough Opening 36 1/4" X 72"
- #STONE WHITE CLAD OGEE EXTERIOR OGEE LUGS FACTORY APPLIED
- Top Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar



As Viewed From The Exterior

FS 35 1/4" X 71 1/2"

RO 36 1/4" X 72"

Egress Information

Width: 31 21/32" Height: 30 5/8"

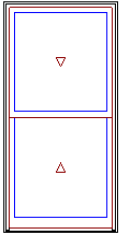
Net Clear Opening: 6.73 SqFt

- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- White Sash Lock**
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 6" Jambs**
- Nailing Fin
- # Non system generated Pricing

Line #14	Mark Unit: 3RD FLOOR FRONT	Net Price:		1,067.04
Qty: 1		Ext. Net Price:	USD	1,067.04



Built around you.



As Viewed From The Exterior

FS 35 1/4" X 71 1/2"

RO 36 1/4" X 72"

Egress Information

Width: 31 21/32" Height: 30 5/8"

Net Clear Opening: 6.73 SqFt

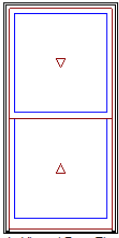
- Stone White Clad Exterior**
- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 3032
- Rough Opening 36 1/4" X 72"**
- #STONE WHITE CLAD OGEE EXTERIOR OGEE LUGS FACTORY APPLIED**
- Top Sash
 - Stone White Clad Sash Exterior
 - Bare Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ogee Interior Glazing Profile
- Bottom Sash
 - Stone White Clad Sash Exterior
 - Bare Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ogee Interior Glazing Profile
 - White Interior Weatherstrip Package
 - White Exterior Weatherstrip Package
 - White Sash Lock**
 - Aluminum Screen
 - Charcoal Fiberglass Mesh
 - Stone White Surround
 - 6" Jambs**
 - Nailing Fin
 - # Non system generated Pricing

Line #15	Mark Unit: 3RD FLOOR FRONT	Net Price:		1,067.04
Qty: 1		Ext. Net Price:	USD	1,067.04



Built around you.

- Stone White Clad Exterior**
- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 3032
- Rough Opening 36 1/4" X 72"**
- #STONE WHITE CLAD OGEE EXTERIOR OGEE LUGS FACTORY APPLIED**
- Top Sash
 - Stone White Clad Sash Exterior
 - Bare Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar



As Viewed From The Exterior

FS 35 1/4" X 71 1/2"

RO 36 1/4" X 72"

Egress Information

Width: 31 21/32" Height: 30 5/8"

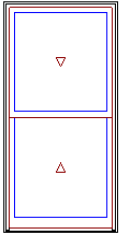
Net Clear Opening: 6.73 SqFt

- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- White Sash Lock**
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 6" Jambs**
- Nailing Fin
- # Non system generated Pricing

Line #16	Mark Unit: 3RD FLOOR FRONT	Net Price:		1,067.04
Qty: 1		Ext. Net Price:	USD	1,067.04



Built around you.™



As Viewed From The Exterior

FS 35 1/4" X 71 1/2"

RO 36 1/4" X 72"

Egress Information

Width: 31 21/32" Height: 30 5/8"

Net Clear Opening: 6.73 SqFt

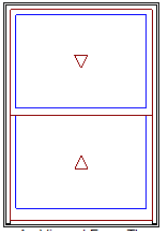
- Stone White Clad Exterior**
- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 3032
- Rough Opening 36 1/4" X 72"**
- #STONE WHITE CLAD OGEE EXTERIOR OGEE LUGS FACTORY APPLIED**
- Top Sash
 - Stone White Clad Sash Exterior
 - Bare Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ogee Interior Glazing Profile
- Bottom Sash
 - Stone White Clad Sash Exterior
 - Bare Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar
 - Ogee Interior Glazing Profile
 - White Interior Weatherstrip Package
 - White Exterior Weatherstrip Package
 - White Sash Lock**
 - Aluminum Screen
 - Charcoal Fiberglass Mesh
 - Stone White Surround
 - 6" Jambs**
 - Nailing Fin
 - # Non system generated Pricing

Line #17	Mark Unit: MASTER BEDROOM	Net Price:		981.92
Qty: 1		Ext. Net Price:	USD	981.92



Built around you.™

- Stone White Clad Exterior**
- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 3626
- Rough Opening 42 1/4" X 60"**
- #STONE WHITE CLAD OGEE EXTERIOR OGEE LUGS FACTORY APPLIED**
- Top Sash
 - Stone White Clad Sash Exterior
 - Bare Pine Sash Interior
 - IG - 1 Lite
 - Low E2 w/Argon
 - Stainless Perimeter Bar



As Viewed From The Exterior

FS 41 1/4" X 59 1/2"

RO 42 1/4" X 60"

Egress Information

Width: 37 21/32" Height: 24 5/8"

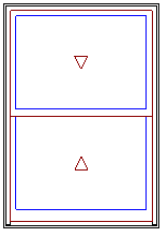
Net Clear Opening: 6.44 SqFt

- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- White Sash Lock**
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 4 13/16" Jamb**
- Nailing Fin
- # Non system generated Pricing

Line #18	Mark Unit: MASTER BEDROOM	Net Price:	674.12
Qty: 1		Ext. Net Price: USD	674.12



Built around you.



As Viewed From The Exterior

FS 41 1/4" X 59 1/2"

RO 42 1/4" X 60"

Egress Information

Width: 37 21/32" Height: 24 5/8"

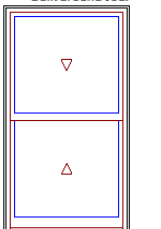
Net Clear Opening: 6.44 SqFt

- Stone White Clad Exterior**
- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 3626
- Rough Opening 42 1/4" X 60"**
- Top Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- White Sash Lock**
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 4 13/16" Jamb**
- Nailing Fin

Line #19	Mark Unit: SIDE ROOM	Net Price:	731.12
Qty: 1		Ext. Net Price: USD	731.12



Built around you.



As Viewed From The Exterior

FS 37 1/4" X 67 1/2"

- Stone White Clad Exterior**
- Bare Pine Interior
- Clad Ultimate Double Hung - Next Generation
- CN 3230
- Rough Opening 38 1/4" X 68"**
- Top Sash
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- Bottom Sash
- Stone White Clad Sash Exterior

RO 38 1/4" X 68"

Egress Information

Width: 33 21/32" Height: 28 5/8"

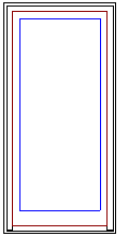
Net Clear Opening: 6.69 SqFt

- Bare Pine Sash Interior
- IG - 1 Lite
- Low E2 w/Argon
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- White Sash Lock**
- Aluminum Screen
- Charcoal Fiberglass Mesh
- Stone White Surround
- 4 13/16" Jamb**
- Nailing Fin

Line #20	Mark Unit: BATHROOM WINDOW	Net Price:	994.08
Qty: 1		Ext. Net Price: USD	994.08



Built around you.™



As Viewed From The Exterior

FS 23" X 47 1/2"

RO 24" X 48"

Egress Information

No Egress Information available.

- Stone White Clad Exterior**
- Bare Pine Interior
- Clad Ultimate Double Hung Picture - Next Generation
- Rough Opening 24" X 48"**
- Standard CN Height 46
- Stone White Clad Sash Exterior
- Bare Pine Sash Interior
- IG - 1 Lite
- Tempered Low E2 w/Argon**
- Stainless Perimeter Bar
- Ogee Interior Glazing Profile
- White Interior Weatherstrip Package
- White Exterior Weatherstrip Package
- 4 9/16" Jamb**
- Nailing Fin

Project Subtotal Net Price: USD	21,036.04
9.000% Sales Tax: USD	1,893.24
Project Total Net Price: USD	22,929.28

joyit san carlos complete donald #.xls [1] 354 san carlos		11/17/2014	joyit san carlos complete w:allowanc 354 san carlos		11/7/2014 Actual
COST ESTIMATE			COST ESTIMATE		
Clean-up & maintenance & debris removal	\$13,000.00		Clean-up & maintenance & debris ren	\$13,000.00	
Temp. facilities & equipment rentals	\$1,500.00		Temp. facilities & equipment rentals	\$1,500.00	
Insurance/bonds	\$1,000.00		Insurance/bonds	\$1,000.00	
Superintendent	\$5,600.00		Superintendent	\$5,600.00	
1 - General Req't's. Subtotal	\$21,100.00		1 - General Req't's. Subtotal	\$21,100.00	
Scaffold	\$4,000.00		Scaffold	\$4,000.00	
Demo	\$18,500.00		Demo	\$18,500.00	
2 - Site Construction Subtotal	\$22,500.00		2 - Site Construction Subtotal	\$22,500.00	
Drainage Foundation	\$5,500.00		Drainage Foundation	\$5,500.00	
Paving & flatwork	\$15,000.00		Paving & flatwork	\$15,000.00	
Foundation	\$22,800.00		Foundation	\$22,800.00	
3 - Concrete Subtotal	\$43,300.00		3 - Concrete Subtotal	\$43,300.00	
Stucco removal	\$1,800.00		Stucco removal	\$1,800.00	
4 - Masonry Subtotal	\$1,800.00		4 - Masonry Subtotal	\$1,800.00	
	\$1,800.00			\$1,800.00	
2nd water meter			2nd water meter		
Permit cost (allowance) paid by owner			Permit cost (allowance) paid by owner		
5 - City Costs Subtotal	\$0.00		5 - City Costs Subtotal	\$0.00	
Structural work shearwalls steel	\$60,000.00		Structural work shearwalls steel	\$60,000.00	
Rough carpentry	\$60,000.00		Rough carpentry	\$60,000.00	
Ext. finish carpentry	\$41,000.00		Ext. finish carpentry	\$41,000.00	
Interior finish carpentry	\$45,000.00		Interior finish carpentry	\$45,000.00	
Kitchen + dining cabinetry (allowance)			Kitchen + dining cabinetry (allowance)	\$18,000.00	
Bathroom cabinetry (allowance)			Bathroom cabinetry (allowance)	\$2,500.00	
Closets (allowance)			Closets (allowance)	\$2,500.00	
6 - Wood & Plastics Subtotal	\$206,000.00		6 - Wood & Plastics Subtotal	\$229,000.00	
exterior painting (allowance)			exterior painting (allowance)	\$15,000.00	
Roofing patch			Roofing patch	\$3,500.00	

Insulation	\$5,500.00	Insulation	\$5,500.00	
Decking materials (allowances)		Decking materials (allowances)	\$4,500.00	
7 - Thermal & Moisture Prot. Subtotal	\$5,500.00	7 - Thermal & Moisture Prot. Subtotal	\$28,500.00	
Windows, skylights, Ext doors (allowance) (optional)		Windows, skylights, Ext doors (allowance)	\$15,000.00	
Interior doors /trim(allowance)		front exterior facing/ trim (allowance)	\$8,500.00	
Garage door(allowance)		Interior doors /trim(allowance)	\$5,000.00	
Door hardware(allowance)		Garage door(allowance)		
8 - Doors & Windows Subtotal	\$0.00	Door hardware(allowance)	\$1,000.00	
		8 - Doors & Windows Subtotal	\$29,500.00	29368.14
Sheetrock	\$28,000.00	Sheetrock	\$28,000.00	
Bathroom tile (allowance)		Bathroom tile (allowance)	\$2,500.00	
Misc. glazing (shower, mirrors)		Misc. glazing (shower, mirrors)	\$2,000.00	
Stone slab countertops (allowance)		Stone slab countertops (allowance)	\$12,000.00	
Hardwood flooring (allowance)		Hardwood flooring (allowance)	\$15,000.00	
interior painting		interior painting	\$15,000.00	
9 - Finishes Subtotal	\$28,000.00	9 - Finishes Subtotal	\$74,500.00	
sewer line and new main		sewer line and new main		
Rough plumbing (estimate)		Rough plumbing (estimate)	\$24,100.00	
Bathroom fixtures (allowance)		Bathroom fixtures (allowance)	\$4,000.00	
Kitchen appliances (allowance)		Kitchen appliances (allowance)	\$12,000.00	
HVAC		HVAC	\$15,000.00	
10 - Mechanical Subtotal	\$0.00	10 - Mechanical Subtotal	\$55,100.00	
Rough electrical (estimate)		Rough electrical (estimate)	\$25,000.00	
Alarm system, phone, network, AV(allowance)		Alarm system, phone, network, AV(allowance)		
Lighting fixtures (allowance)		Lighting fixtures (allowance)		
11 - Electrical Subtotal	\$0.00	11 - Electrical Subtotal	\$25,000.00	
SUBTOTAL	\$328,200.00	SUBTOTAL	\$530,300.00	
OVERHEAD & PROFIT	\$6,564.00	OVERHEAD & PROFIT	\$10,606.00	
TOTAL COST	\$334,764.00	TOTAL COST	\$540,906.00	

[1] "below is a spreadsheet with allowances also a spreadsheet with my raw numbers less subcontractor numbers and allowances and example contract please look over and call if you have any questions
please note the following were updated on spreadsheet. scaffold pricestucco removal for front. decking material allowance fornt exterior allowance and 2% profit added."

[2] "below is a spreadsheet with allowances also a spreadsheet with my raw numbers less subcontractor numbers and allowances and example contract please look over and call if you have any questions
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