



**Office of the Assessor / Recorder - City and County of San Francisco**  
**Mills Act Valuation**



714 Steiner Street

**OFFICE OF THE ASSESSOR-RECORDER - CITY & COUNTY OF SAN FRANCISCO**  
**MILLS ACT VALUATION**

<b>APN:</b>	0803 019	<b>Lien Date:</b>	7/1/2021
<b>Address:</b>	714 Steiner Street	<b>Application Date:</b>	5/28/2021
<b>SF Landmark No.:</b>	N/A	<b>Application Term:</b>	12 Months
<b>Applicant's Name:</b>	LEAH CULVER REVOC TRUST		
<b>Agt./Tax Rep./Atty:</b>	Reuben, Junius & Rose, LLP	<b>Last Sale Date:</b>	1/29/2020
<b>Fee Appraisal Provided:</b>	No	<b>Last Sale Price:</b>	\$3,550,000

FACTORED BASE YEAR (Roll) VALUE		INCOME CAPITALIZATION APPROACH		SALES COMPARISON APPROACH	
Land	\$2,152,066	Land	\$571,070	Land	\$1,500,000
Imps.	\$1,434,711	Imps.	\$380,714	Imps.	\$1,000,000
Personal Prop		Personal Prop	\$0	Personal Prop	\$0
<b>Total</b>	<b>\$3,586,777</b>	<b>Total</b>	<b>\$951,784</b>	<b>Total</b>	<b>\$2,500,000</b>

**Property Description**

<b>Property Type:</b>	Multi-Family Residential	<b>Year Built:</b>	1890s	<b>Neighborhood:</b>	Alamo Square
<b>Type of Use:</b>	Two Family Dwelling	<b>(Total) Rentable Area:</b>	2752	<b>Land Area:</b>	1,742
<b>Owner-Occupied:</b>	1 Dwelling - Yes 1 Dwelling - No	<b>Stories:</b>	3	<b>Zoning:</b>	RH-2
<b>Unit Types:</b>	Multi-Family Residential	<b>Parking Spaces:</b>	Garage / Tandem 3 *		
<b>Total No. of Units:</b>	2				

\* As of 7/1/2021 date of this appraisal. In the proposed renovation, the garage will be converted into a 2nd unit

**Special Conditions (Where Applicable)**

Subject property has been vacant since purchase on 1/29/2020. The existing building is three stories, two-units, and 2,975 gross square feet. The current valuation is based upon the existing 2,752 square feet of living area with 223 square feet of common area, and assumes the top unit would be owner occupied and lower unit for rental use. The applicant / owner plans to renovate and merge the existing two units into a 3,109 square feet single unit and convert the unfinished basement / garage into a new 845 square feet ground floor rental apartment unit for a total living area of 3,954 square feet. This conversion would result in the relocation of the existing smaller second unit into the converted garage space and the existing smaller unit would then be merged with the first unit to create a large primary residence for the applicant. The total number of units before and after the renovation / conversion will remain the same at two-units. At the time of this valuation, the Assessor's Office does not know if the proposed lower apartment unit will be included in the Mills Act Historical contract.

Existing Bldg.: 2/F Unit 1 - 2 Bedrooms, 1 Bath, 1 Kitchen, 1 Dining, 1 Living room, total 5 rooms 884 SqFt; and 223 SqFt Common Entry area;  
 3/F - 4/F Unit 2 - 3 Bedrooms, 1.5 Baths, 1 Kitchen, 1 Dining, 1 Living room, 1 Den, total 7 rooms 1,868 SqFt.  
 Proposed Plan: G/F Unit 1 - 2 Bedrooms, 1 Bath w/ Laundry, & 1 Kitchen / Family room combo, total 3 rooms 854 SqFt (garage conversion);  
 2/F - 4/F Unit 2 - 5 Bedrooms, 3.5 Baths, 1 Laundry, 1 Kitchen, 1 Dining, 1 Living room, total 9 rooms 3,109 SqFt (existing 2 units' conversion).

**Conclusions and Recommendations**

	Per Unit	Per SF	Total
Factored Base Year Roll	\$ 1,793,389	\$ 1,303	\$ 3,586,777
Income Approach - Direct Capitalization	\$ 475,892	\$ 346	\$ 951,784
Sales Comparison Approach	\$ 1,250,000	\$ 908	\$ 2,500,000
<b>Recommended Value Estimate</b>	<b>\$ 475,892</b>	<b>\$ 346</b>	<b>\$ 951,784</b>

**Appraiser:** Kenneth Chan                      **Principal Appraiser:** Orla Fahy                      **Hearing Date:**

**SUBJECT PHOTOGRAPHS AND LOCATOR MAP**

**Address: 714 Steiner Street**

**APN: 0803 019**



**The Painted Ladies**

4.4 ★★★★★ 17,129 reviews  
Historical landmark



Directions



Save



Nearby



Send to your phone



Share

Historical row of Victorian houses well-known for appearances on movies, TV shows & postcards.



2



**REAR FACADES**

**INCOME APPROACH**

**Address:** 714 Steiner Street  
**Lien Date:** 7/1/2021

	\$ PSF / Mo.	Size (Sq.Ft.)	Rent Per Mo.		Annualized	
Potential Gross Income						
Upper Unit	\$4.50	1,686	\$7,587	x	12	\$91,044
Lower Unit	\$4.00	884	\$3,536	x	12	\$42,432
Total	\$4.33	2,570	\$11,123			\$133,476
Less: Vacancy & Collection Loss					3%	(\$4,004)
Effective Gross Income						\$129,472
Less: Anticipated Operating Expenses (Pre-Property Tax)*					15%	(\$19,421)
<b>Net Operating Income (Pre-Property Tax)</b>						<b>\$110,051</b>

**Restricted Capitalization Rate**

2021 interest rate per State Board of Equalization	3.0000%	
Risk rate (4% owner occupied / 2% all other property types)	3.3642%	
2020 property tax rate **	1.1984%	
Amortization rate for improvements only		
Remaining economic life (Years)	10	0.1000
Improvements constitute % of total property value	40%	4.0000%
		<b>11.5626%</b>

**RESTRICTED VALUE ESTIMATE**

**\$951,784**

**Rent Roll as of**

Unit	Bdrm/Ba	SF	Move In Date	Monthly Contract Rent	Annual Rent	Annual Rent / Foot
1	3/2	1,686	Vacant			
2	2/1	884	Vacant			
Common area		223				
<b>Total:</b>		<b>2,793</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0.00</b>

**Notes:**

\* Annual operating expenses include water & garbage service, refuse collection, insurance, and regular maintenance items. Assumes payment of PG&E by lessee.

\*\* The 2021 property tax rate will be determined in September 2021.

\*\*\* The remaining economic life reflects the poor condition of the property as of the date of this report and will be revised in subsequent years as progress on the new construction permit # 2021-0323-7149 reaches completion.

Permit 202103237149 Rehabilitate structure, include seismic upgrades, interior alterations throughout, relocate dwelling unit to ground fl, construction of 1-story rear addition @ the ground fl w/ deck, (n) bay window @ rear, install dormer & skylights @ roof, & rebuild front entrance stairs, landing & garage opening.  
 Filed - 3/23/2021 \$585,000.00

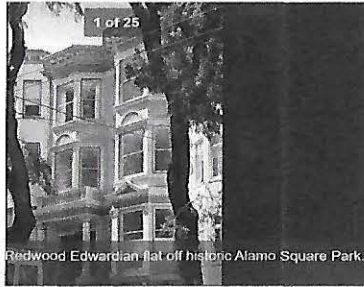
**Weighted Risk Rate - Owner-Occupied and Leased Units**

	Rent Per Mo.	Rent	%	Pre-Set Risk Rates	=	Weighted Risk Rate
Owner-Occupied Monthly Income	\$4.50	\$7,587	68.2%	4.00%	=	0.027284006
Leased Monthly Income	\$4.00	\$3,536	31.8%	2.00%	=	0.006357997
Total		\$11,123				<b>0.033642003</b>

**Rent Comparables**

**Address:** 714 Steiner Street  
**Lien Date:** 7/1/2021

**Rental Comp #1**



Redwood Edwardian flat off historic Alamo Square Park.

**Listing Agent:**  
**Address:**  
**Cross Streets:**  
**SF:**  
**Layout:**  
**Monthly Rent**  
**Rent/Foot/Mo**  
**Annual Rent/Foot:**  
**Date Rented**

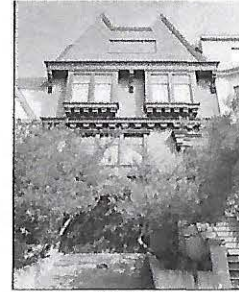
**Owner Agent: Daria Saraf**  
**960 Hayes St**  
**Steiner Street**  
**2,000**  
**1 Unit: 4/2 (two .5 baths) No Parking**  
**\$5,500 (Rent included Water & Garbage)**  
**\$4.25**  
**\$51.00**  
**5/21/2021**

**Rental Comp #2**



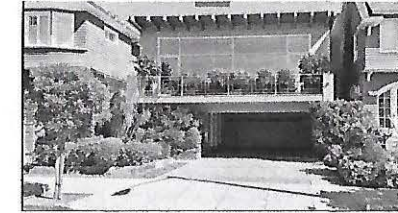
**Owner Agent: Daria Saraf**  
**958 Hayes St**  
**Steiner Street**  
**2,000**  
**1 Unit: 4/2 (two .5 baths) No Parking**  
**\$7,200 (Rent included Water & Garbage)**  
**\$3.60**  
**\$43.20**  
**5/22/2021**

**Rental Comp #3**



**Compass**  
**828 Ashbury St**  
**Frederick Street**  
**4,125**  
**1 unit: 5/3.5, 2 Gar parking**  
**\$9,750**  
**\$2.36**  
**\$28.36**  
**12/14/2020**

**Rental Comp #4**



**North Point Real Estate**  
**56 Jordan Ave**  
**Lake Street**  
**2,906**  
**1 Unit: 6/5, 2 Gar /4 Driveway parkings**  
**\$10,000**  
**\$3.44**  
**\$41.29**  
**11/17/2020**

**Rental Comp #5**



**Listing Agent:**  
**Address:**  
**Cross Streets:**  
**SF:**  
**Layout:**  
**Monthly Rent**  
**Rent/Foot/Mo**  
**Annual Rent/Foot:**  
**Date Rented**

**Compass**  
**32-34 Ord St**  
**17th Street**  
**4,035**  
**1 unit: 5/6.5, Gar parking**  
**\$18,000**  
**\$4.46**  
**\$53.53**  
**9/9/2020**

**Rental Comp #6**



**Natrrass Realty**  
**1150 Stanyan Street**  
**Alma Street**  
**1,752**  
**1 unit: 3/2, 1 Gar parking**  
**\$7,950**  
**\$4.54**  
**\$54.45**  
**7/21/2021**

**Pending Rental Comp # 7**



**Listing Agent:**  
**Address:**  
**Cross Streets:**  
**SF:**  
**Layout:**  
**Monthly Rent**  
**Rent/Foot/Mo**  
**Annual Rent/Foot:**

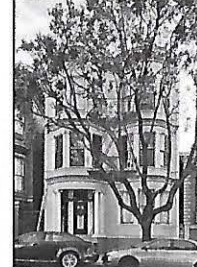
**920 Haight St**  
**Divisadero St**  
**3,160**  
**1 Unit: 7/3 2 Garage Parkings**  
**\$15,000**  
**\$4.76**  
**\$57.14**  
**Current Listing**

**Pending Rental Comp # 8**



**Rental/SF**  
**439 Broderick Street**  
**Fell St**  
**1,800**  
**1 Unit: 4/3**  
**\$7,995**  
**\$4.44**  
**\$53.30**  
**Current Listing**

**Pending Rental Comp # 9**







**OMAR KHAYAT**  
**1247 Fulton St Apt 10**  
**950**  
**1 unit: 4/1**  
**\$5,795**  
**\$6.10**  
**\$73.20**  
**Current Listing**

**Pending Rental Comp # 10**



**Eddie O' Sullivan**  
**869 Grove St**  
**Fillmore St**  
**1,100**  
**1 unit: 3/2**  
**\$5,200**  
**\$4.73**  
**\$56.73**  
**Current Listing**

**SALES COMPARISON APPROACH**

	Subject	Sale 1	Sale 2	Sale 3			
APN	0803 019	0797-018	0824-001H	0823-014			
							
Address	714 Steiner Street	882 Grove Street	1125 Hayes Street	1027 Hayes Street			
		\$2,500,000	\$4,675,000	\$3,650,000			
	Description	Description	Adjust.	Description	Adjust.		
Date of Valuation/Sale	07/01/21	04/30/21		12/14/20	05/10/2021 Pending		
Neighborhood	Alamo Square	Alamo Square		Alamo Square	Alamo Square		
Proximity to Subject		1 block East		1 block SW	1 block SW		
Lot Size	1,742	1,572		5218 T shape	3,712		
View	Front Park view all levels/ back partial City views	City view on 3rd level, no park view	\$250,000	Park/ City Hill	Park/City		
Year Blt/Year Renovated	1890s	1893		1930/1999	1891		
Condition	Poor	Fair		Good/Remodeled	Average	(\$935,000)	(\$365,000)
Construction Quality	1900 Victorian style/ average	1900 Victorian style		Spanish Colonial	1900 Victorian style		
Gross Living Area	2,752	3,786	(\$361,900)	4,630	3,585	(\$657,300)	(\$291,550)
Total Rooms	10	13		13	18		
Bedrooms	5	8		4	5		
Bathrooms	5	6 (4/4)	(\$30,000)	3.5	4	\$45,000	\$30,000
Stories	3	4		3	3		
Parking	Garage / Tandem 3	none	\$150,000	Driveway / Tandem 2	1 car	\$90,000	\$100,000
Units	2	2		1	3		
Net Adjustments			\$8,100			(\$1,457,300)	(\$526,550)
Indicated Value	\$2,500,000	\$2,508,100		\$3,217,700	\$3,123,450		
Adjust. \$ Per Sq. Ft.	\$908	\$662		\$695	871		

VALUE RANGE:

\$2,508,100 to 3,217,700

VALUE CONCLUSION:

\$2,500,000

**REMARKS:**

Subject is in fair/poor fixer-up condition pending a full renovation. The current owner purchased the subject property for \$3.55M on Jan. 29, 2020. An Estimated \$1.64M repair/renovation is planned/pending (see "Subject Repair Costs" tab for details).  
Comp 1 is the best match to the subject based upon similar conditions & location with an estimated \$1M in repairs needed.

**Rehab plan Proposed to complete 2023**

Scope: # 1: Building Feature: Structural / Seismic Improvement – Foundation	\$339,000	
Scope: # 2: Building Feature: Structural / Seismic Improvement – Replace Brick Chimney	\$62,000	
Scope: # 3: Building Feature: Site Drainage Improvements & Waterproofing	\$83,500	
Scope: # 4: Building Feature: Main Roof Upgrade and New Roofing Material	\$191,400	
Scope: # 5: Building Feature: Roof at Steiner Street Porch	\$17,000	
Scope: # 6: Building Feature: Steiner Street and South Façades – Wood Decorative Trim and Window Surround Repair	\$112,500	
Scope: # 7: Building Feature: Steiner Street Façade – Decorative Wood Front Door and Entryway Wood Paneling	\$25,000	
Scope: # 8: Building Feature: Steiner Street Double-hung wood windows with ogee lugs	\$104,000	
Scope: # 9: Building Feature: Steiner Street Façade – Front Main Entry Stair	\$61,000	
Scope: # 10: Building Feature: Steiner Street Façade – Remove Garage opening and Restore Lower Story Windows and Horizontal Wood Siding	\$30,500	
Scope: # 11: Building Feature: Steiner Street Façade – Rehabilitate side walkway metal gate	\$10,100	
Scope: # 12: Building Feature: Restore Pedestrian Door at South Elevation Walkway Rehab /	\$9,300	
Scope: # 13: Building Feature: Exterior Painting all Façades	\$160,000	
Scope: # 14: Building Feature: Remove Driveway and Install Restored Decorative Railing and Gate	\$54,600	
	<b>Sub-Total</b>	\$1,259,900
Gen Requirements, Fees (P&O), Insurance, Tax		\$377,970
	<b>Total</b>	<b>\$1,637,870</b>

**Post-Rehabilitation Maintenance Plan**

	<b>\$ per Year</b>	
Maintenance Plan - Scope: # 1: Building Feature: Steiner Street Façade – Yearly Cleaning	\$900	
Maintenance Plan - Scope: # 2: Building Feature: Steiner Street Façade - Maintain Exterior Wood Siding, Shingles, Trim or Decorative Features	\$1,000	
Maintenance Plan - Scope: # 3: Building Feature: Steiner Street Façade - Maintain Paint Coatings	\$2,000	
Maintenance Plan - Scope: # 4: Building Feature: All exterior façades - Inspect, Repair and Maintain Windows and Doors	\$500	
Maintenance Plan - Scope: # 5: Building Feature: Roof and Roof Drainage	\$500	
Maintenance Plan - Scope: # 6: Building Feature: Site Drainage	\$500	
	<b>Total</b>	<b>\$5,400</b>

## BUILDING DATA / PROJECT SUMMARY TABLE

BLOCK / LOT NO.	0803 / 019	MAX DEPTH EXCAVATION	3'-0"	(E) CONSTRUCTION TYPE	V-B
LOT AREA	23'-3" X 75' = 1,743.75 SQ FT	SOIL DISTURBANCE	168 CUBIC YARDS	(N) CONSTRUCTION TYPE	V-B
ZONING DISTRICT	RH-2	EXCAVATION AREA	1567 SQ FT	(E) NO. OF STORIES	4
HEIGHT & BULK	40-X	EXISTING OCCUPANCY	R-3, U	(N) NO. OF STORIES	4
EXISTING HEIGHT	43'-3" ABOVE CURB		2 FAMILY DWELLING, GARAGE		
PROPOSED HEIGHT	43'-3" ABOVE CURB	PROPOSED OCCUPANCY	R-3, 2 FAMILY DWELLING		

### SF PLANNING CODE SECTION 102: GROSS AREA CALCULATIONS

LEVEL	EXISTING RESIDENTIAL USE			PROPOSED RESIDENTIAL USE			EXISTING USABLE OPEN SPACE	PROPOSED USABLE OPEN SPACE (SHARED)	PROPOSED USABLE OPEN SPACE (PRIVATE)
	UNIT #1 (2-BEDROOM)	UNIT #2 (3-BEDROOM)	COMMON	UNIT #1 (2-BEDROOM)	UNIT #2 (5-BEDROOM)	COMMON			
1ST FLOOR	0	0	0	845	113	70	414 (SHARED)	196	133 (UNIT 1)
2ND FLOOR	884	0	223	0	1,121	0	47	---	163 (UNIT 2)
3RD FLOOR	0	1,114	0	0	1,116	0	86	---	
4TH FLOOR	0	754	0	0	759	0	0	---	
TOTAL GSF	884	1,868	223	845	3,109	70	547	196	
OVERALL GSF	2,975			4,024					
# VEHICLE PARKING SPACES	# EXISTING VEHICLE PARKING SPACES	# PROPOSED VEHICLE PARKING SPACES	EXISTING VEHICLE PARKING AREA, SQ. FT	PROPOSED VEHICLE PARKING AREA, SQ. FT	# EXISTING BICYCLE PARKING SPACES	# PROPOSED BICYCLE PARKING SPACES			
	3	0	399	0	0	2			

### CBC SECTION 502: BUILDING AREA CALCULATIONS

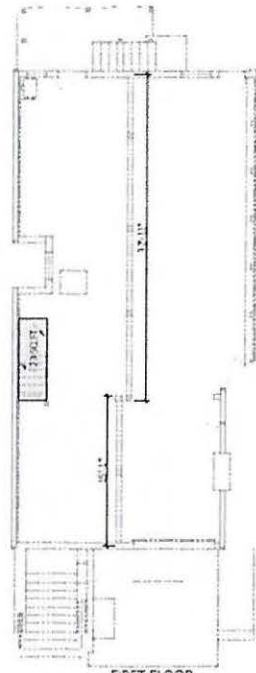
### CBC SECTION 502: GROSS FLOOR AREA CALCULATIONS

LEVEL	EXISTING	PROPOSED	'U' OCCUPANCY (SQ. FT.)		'R' OCCUPANCY (SQ. FT.)	
			EXISTING	PROPOSED	EXISTING	PROPOSED
1ST FLOOR	984	1,170	984	313	0	857
2ND FLOOR	987	1,004	0	0	987	1,004
3RD FLOOR	1,040	1,042	0	0	1,040	1,042
4TH FLOOR	687	707	0	0	687	707
TOTAL AREA	3,698	3,923	984	313	2,714	3,610

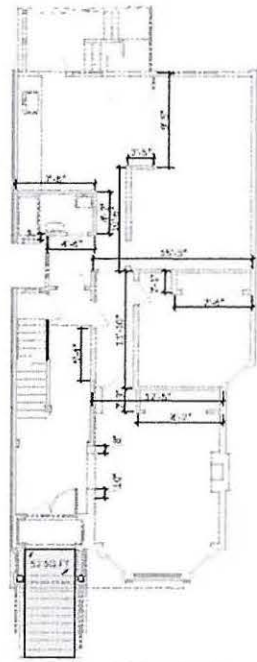


# SCOPE OF WORK

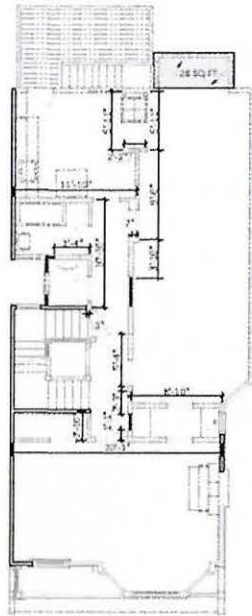
REHABILITATION OF THE STRUCTURE, INCLUDING SEISMIC UPGRADES, INTERIOR ALTERATIONS THROUGHOUT, RELOCATION OF A DWELLING UNIT TO THE GROUND FLOOR, THE CONSTRUCTION OF A ONE-STORY REAR ADDITION AT THE GROUND FLOOR WITH DECK, NEW BAY WINDOW AT REAR, INSTALLATION OF SKYLIGHTS AT THE ROOF, AND REBUILDING FRONT ENTRANCE STAIRS, LANDING, AND GARAGE OPENING



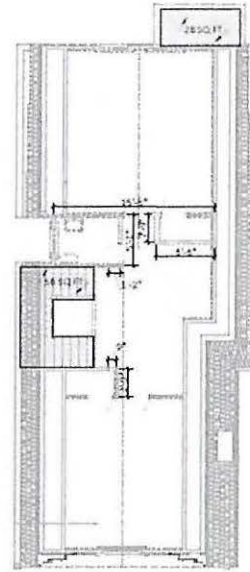
FIRST FLOOR  
48'-0" REMOVED  
23 SQ. FT. REMOVED



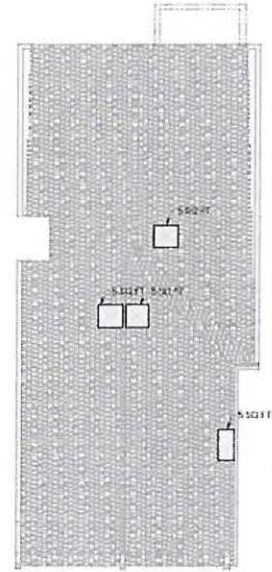
SECOND FLOOR  
105'-7" REMOVED  
52 SQ. FT. REMOVED



THIRD FLOOR  
94'-1" REMOVED  
28 SQ. FT. REMOVED



FOURTH FLOOR  
29'-11" REMOVED  
56 SQ. FT. REMOVED



ROOF  
20 SQ. FT. REMOVED

NOTES  
1. SEE SHEET G2.2 FOR ARTICLE 30 SQ. FT. CALCULATION TABLE

### DRAWING LEGEND

- ARTICLE 30 SEC 10051(K4) HORIZONTAL ELEMENTS
- DEMOLISHED LINEAR FOOTAGE ELEMENTS
- DEMOLISHED INTERIOR WALLS, LINEAR FOOTAGE ELEMENTS
- RETAINED LINEAR FOOTAGE ELEMENTS



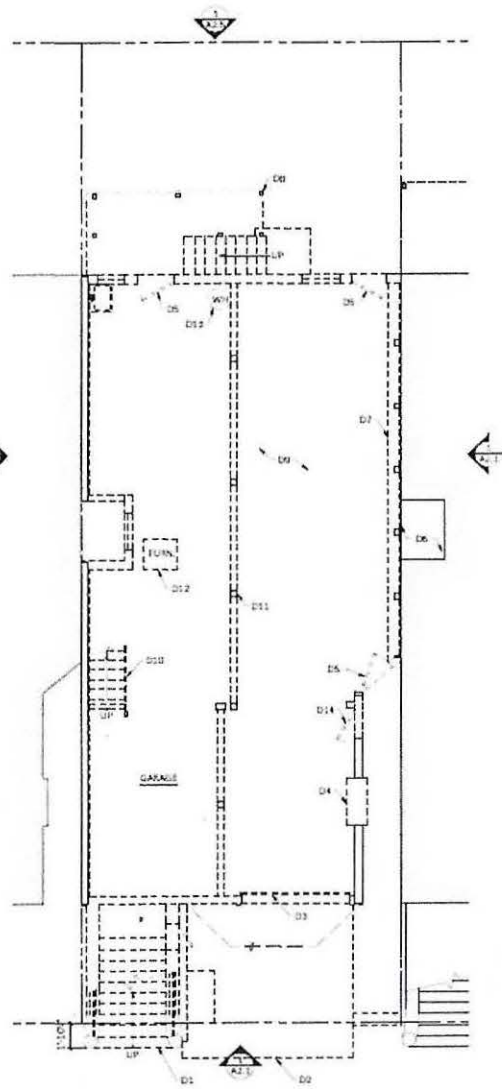
100 HAYWARD STREET  
SAN FRANCISCO, CA 94107  
(415) 440-5800



**CULVER RESIDENCE**  
714 STENER STREET, SAN FRANCISCO, CA 94117

DATE	DATE
CONCEPT	06.11.13
PERMITS	08.29.13

PLEASE SEE  
CONTRACT ARTICLES 11  
12 AND 13 FOR  
DEFINITION OF QUALITY  
**G2.3**  
SCALE: N/A



FIRST FLOOR PLAN - EXISTING AND DEMOLITION

1/4" = 1'-0" 2

**NOTES: EXISTING**

- D1 (1) RIGHT STAIR TO BE DEMOLISHED
- D2 (1) DRIVEWAY TO BE DEMOLISHED
- D3 (1) GARAGE DOOR TO BE DEMOLISHED
- D4 (1) BRICK CHIMNEY TO BE DEMOLISHED
- D5 (1) DOOR TO BE DEMOLISHED
- D6 (1) LIGHT WELL AT 732 STEINER
- D7 (1) WATER DRAINAGE BELONGS TO BE REMOVED - SEE PROVISION G2.2
- D8 (1) WOOD DECK AND STAIR TO BE DEMOLISHED
- D9 (1) SLAB ON GRADE TO BE DEMOLISHED
- D10 (1) STAIR TO BE DEMOLISHED
- D11 (1) POST AND BEAM SYSTEM TO BE DEMOLISHED
- D12 (1) HVAC SYSTEM TO BE DEMOLISHED
- D13 (1) DEMOLISH (1) PLUMBING FIXTURE/EQUIPMENT
- D14 (1) DOOR TO BE REPLACED

**GENERAL NOTES**

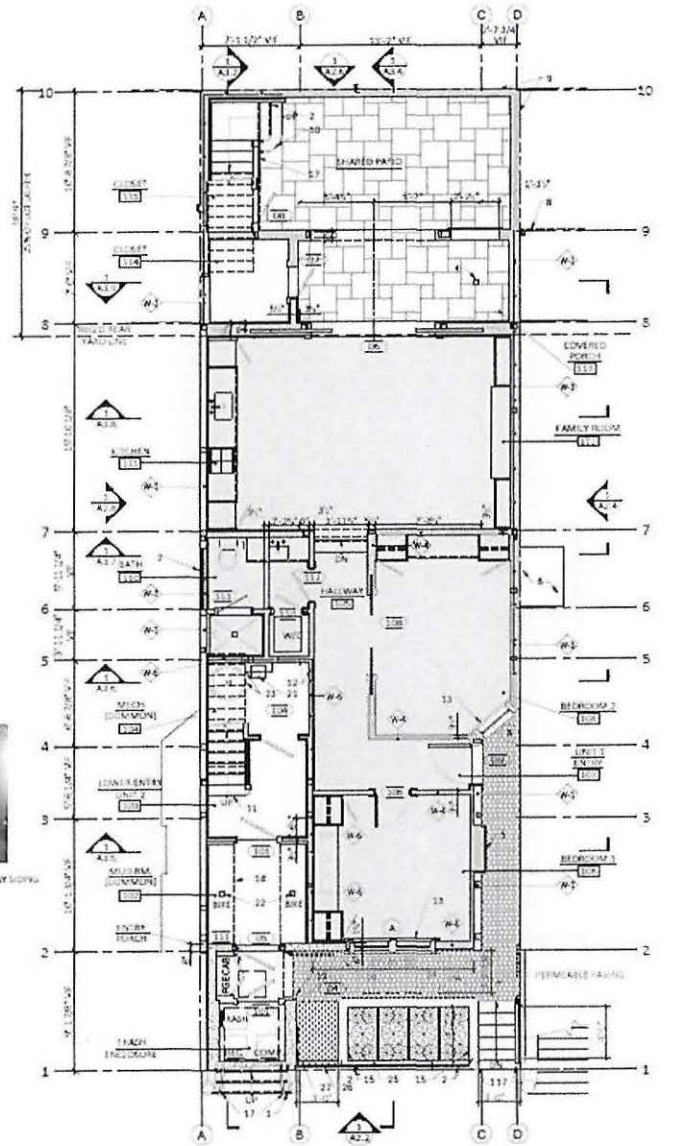
- A SEE SHEET G2.5 FOR THE REQUIRED LIGHTING AND VENTILATION TABLE
  - B ALL DIMENSIONS ARE TO FACE OF (1) OR (2) STUD JOIN
- GENERAL NOTE ON ALL PLANS, ELEVATIONS & BUILDING SECTIONS



FIG. 1: EXISTING DOOR IN GARAGE COVERED BY ROOF



FIG. 2: SINK OVER DOOR

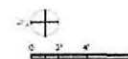


FIRST FLOOR PLAN - PROPOSED

1/4" = 1'-0" 1

**NOTES: PROPOSED**

- 1 (1) CONCRETE STAIR WITH TERRAZZO TREADS & RISERS PER CBC 19011
- 2 (1) (1) COGNITIVE METALWORK; GUARDRAILING PER CBC 19011, HANDRAILING PER CBC 19014
- 3 (1) TERRAZZO RISE RAMP
- 4 (1) FLOOR DRAIN
- 5 (1) WOOD FRAMED CHIMNEY WITH SCORED STUDS FINISH TO MATCH (1); INSTALL STUCCO PER CBC 2512
- 6 LIGHT WELL AT 732 STEINER STREET
- 7 (1) LIGHT WELL TO BE FILLED PER EXTENT OF SUBROCK ABOVE AT 732 STEINER STREET
- 8 (1) WOOD FRAMED STAIR PER CBC 19011
- 9 (1) PAINTED WOOD FINISH; 10'x10' MARK FLOOR
- 10 (1) WOOD FRAMED STAIR PER CBC 19011
- 11 (1) WOOD FRAMED STAIR; NON-EGRESS COMPONENT
- 12 (1) FIRE RATED WALL ASSEMBLY; SEE ASSEMBLY DETAILS ON SHEETS A2.1.1 AND A2.2.2
- 13 (1) PAINTED WOOD WINDOW; SEE WINDOW SCHEDULE FOR MORE INFORMATION
- 14 (1) PAINTED METAL GATE
- 15 (1) CONCRETE SITE WALL WITH STUCCO FINISH
- 16 (1) PAINTED WOOD HANDRAIL PER CBC 19014
- 17 (1) PAINTED WOOD GUARDRAIL PER CBC 19011
- 18 (1) BUILT-IN CASEWORK OR CABINETS
- 19 (1) FIRE RATED DOOR ASSEMBLY ASSEMBLY PER CBC 716.2
- 20 (1) HVAC EQUIPMENT; SEE SHEET A1.5
- 21 (1) ACID RESISTANT FLOOR SINK
- 22 (1) FLOOR DRAIN
- 23 (1) BOILER AND WATER STORAGE TANK
- 24 (1) PLUMBING CODE SECTION 140 DIFFERENTIAL EQUIPMENT
- 25 (1) LANDSCAPE PLAN FOR MAINTENANCE ACCESS PANEL LANDSCAPE AREA



734 HIGHT STREET  
SAN FRANCISCO, CA 94107  
(415) 441-2880



734 HIGHT STREET  
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**CULVER RESIDENCE**  
734 STEINER STREET, SAN FRANCISCO, CA 94137

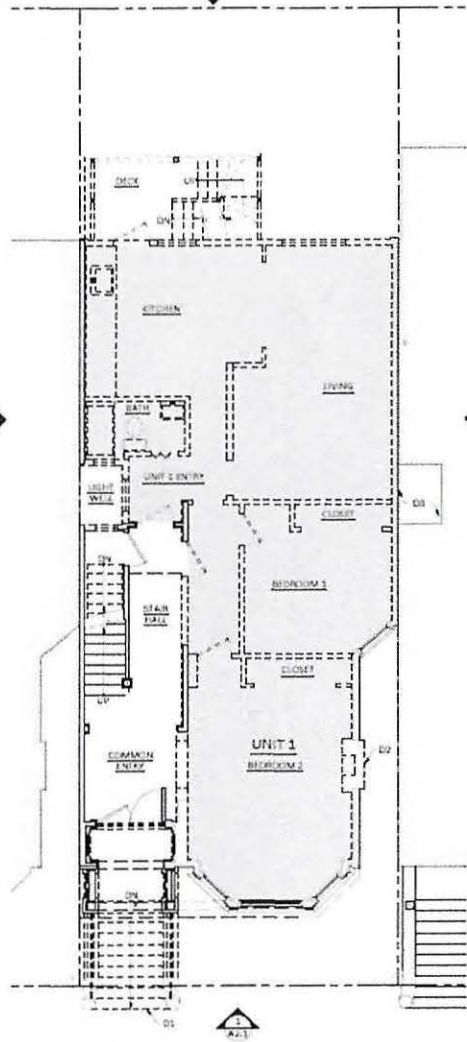
DATE: 06.21.23  
DRAWN BY: [Name]  
CHECKED BY: [Name]

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

**A1.1**

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

10



SECOND FLOOR PLAN - EXISTING AND DEMOLITION

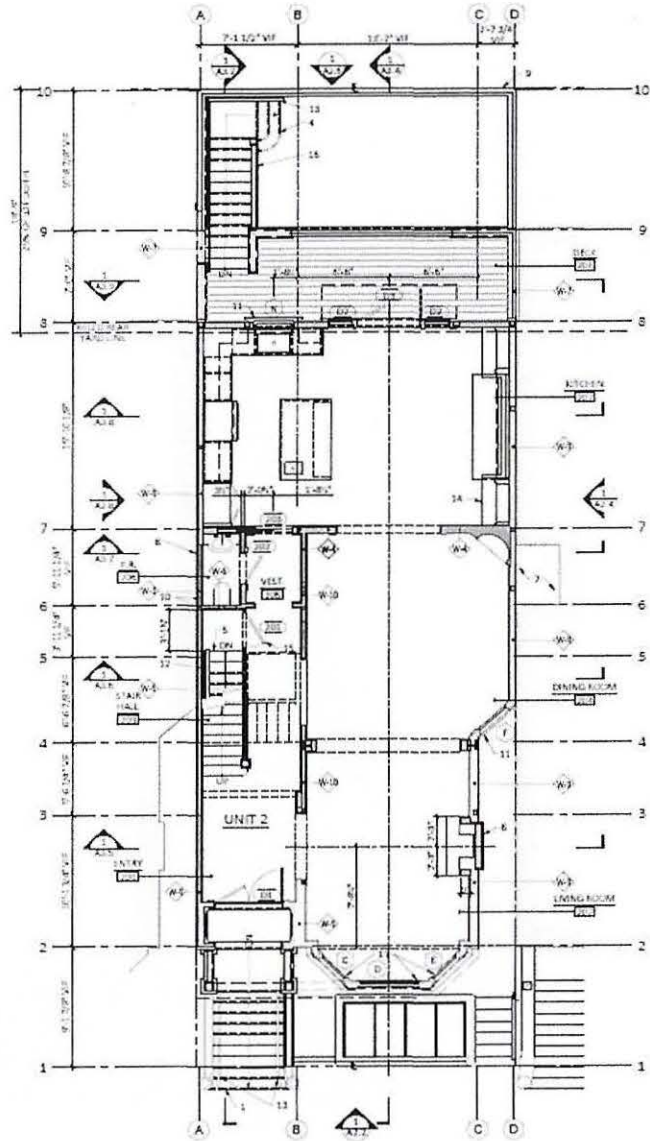
1/4" = 1'-0" 2

NOTES: EXISTING

- D1 (E) FRONT STAIR TO BE DEMOLISHED
- D2 (E) BACK CHIMNEY TO BE DEMOLISHED
- D3 LIGHT W/LL AT 232 STEINER

GENERAL NOTES

- A SEE SHEET G2 FOR THE REQUIRED LIGHTING AND VENTILATION TABLE



SECOND FLOOR PLAN - PROPOSED

1/4" = 1'-0" 1

NOTES: PROPOSED

- 1 (N) CONCRETE STAIR WITH TERRAZZO TREADS & RISERS PER CBC 1901
- 2 (N) DECORATIVE METALWORK, GUARDRAILING PER CBC 1905, HANDRAIL PER CBC 1914
- 3 (N) TERRAZZO RISE RAMP
- 4 (N) WOOD FRAMED STAIR PER CBC 1901
- 5 (N) WOOD FRAMED STAIR, NON-FIRED COMPONENT
- 6 (N) WOOD FRAMED CHIMNEY WITH SCORED STAINED FINISH TO MATCH (E) - INSTALL STAINED PER CBC 2512
- 7 LIGHT W/LL AT 232 STEINER STREET (E) LIGHT W/LL TO BE FILLED IN
- 8 (N) PAINTED WOOD FENCE, 12'-0" MAX HEIGHT
- 9 (N) FINE RATED WALL ASSEMBLY SEE ASSEMBLY DETAILS ON SHEETS AE 2.1 AND AE 2.2
- 10 (N) PAINTED WOOD WINDOW SEE WINDOW SCHEDULE FOR MORE INFORMATION
- 11 (N) PAINTED WOOD HANDRAIL PER CBC 1914
- 12 (N) NATURAL PATINA FINISH HANDRAIL PER CBC 1914
- 13 (N) BUILT-IN CASUALTY OR CABINERY
- 14 (N) FINE RATED DOOR ASSEMBLY PER CBC 201.2
- 15 (N) PAINTED WOOD GUARDRAIL PER CBC 1905



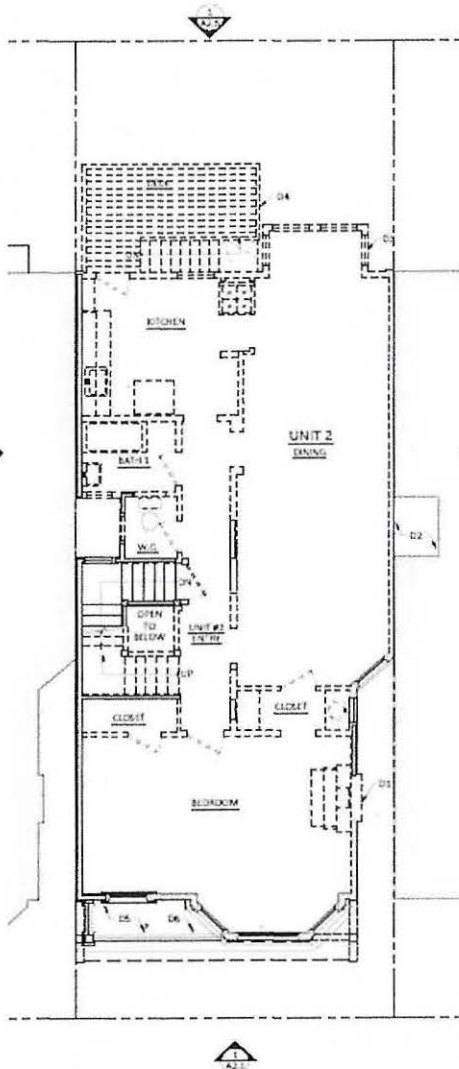
400 BRIGHT STREET  
SAN FRANCISCO, CA 94107  
415.498.1380



CULVER RESIDENCE  
714 STEINER STREET, SAN FRANCISCO, CA 94117

DESIGNER	DATE
JAMES T. DEGEN	06.23.12
ARCHITECT	08.28.12
SCALE: 1/4" = 1'-0"	
A1.2	

11



THIRD FLOOR PLAN - EXISTING AND DEMOLITION 2  
1/4" = 1'-0"

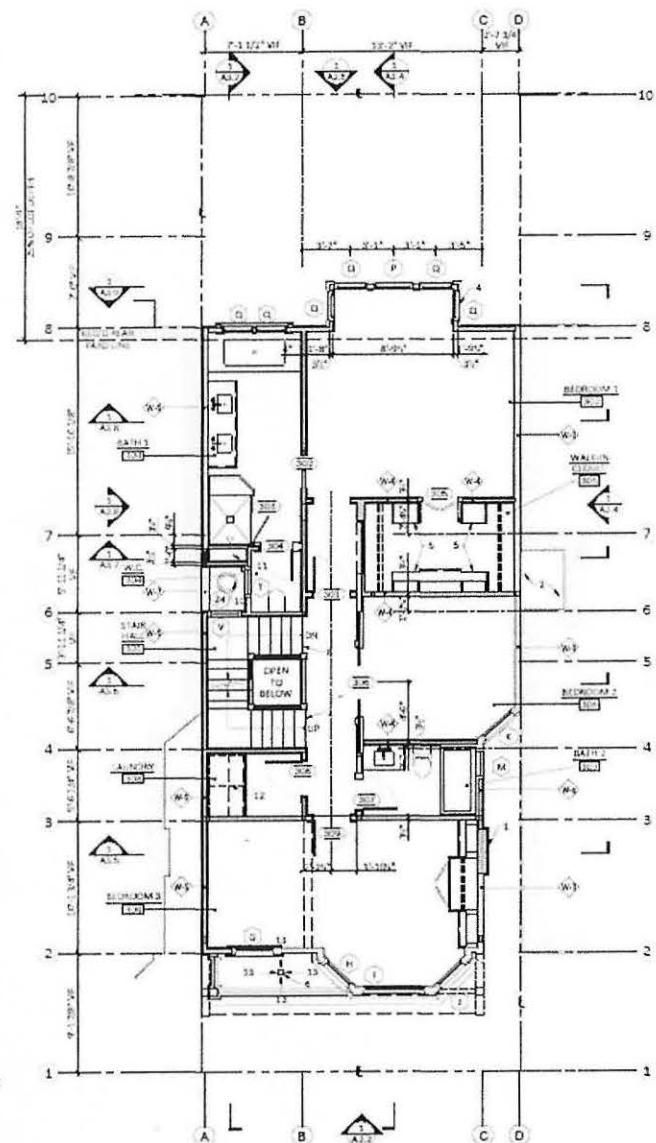
- NOTES - EXISTING**
- D1 (1) BRICK CHIMNEY TO BE DEMOLISHED
  - D2 LEFT WALL AT 711 STEINER
  - D3 (1) LAY WINDOW TO BE DEMOLISHED
  - D4 (1) DECK AND STAIR TO BE DEMOLISHED
  - D5 (1) GALVANIZED METAL ROOF PG. TO BE DEMOLISHED
  - D6 DEMOLISH (1) EXISTING DRAIN PIPE

- GENERAL NOTES**
- A SEE SHEET 02-A FOR THE REQUIRED LIGHTING AND VENTILATION TABLE
  - REMOVE (1) GALVANIZED METAL ROOFING AND REPLACE WITH COPPER
  - REMOVE (1) TRIM AND REPLACE



FIG. 1: EXISTING SHEET METAL ROOFING

FIG. 2: EXISTING PORCH ROOF DRAIN PIPE



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

- NOTES - PROPOSED**
- 1 (1) WOOD FRAMED CHIMNEY WITH SCORED STUCCO FINISH TO MATCH
  - 2 (1) RETAIL STUCCO FINISH 2812 LIGHT WGL AT 712 STEINER STREET
  - 3 (1) FIRE RATED WALL ASSEMBLY. SEE ASSEMBLY DETAILS ON SHEETS A1.1 AND A1.2
  - 4 (1) PAINTED WOOD WINDOW. SEE WINDOW SCHEDULE FOR MORE INFORMATION
  - 5 (1) BUILT-IN CASEWORK OR CABINETS
  - 6 (1) COPPER ROOF AND DRAIN COVER
  - 7 (1) WATERPROOFING MEMBRANE (1) STAIR RISERS TO REPLACE (1) DAMAGED STAIR
  - 8 (1) STAIR RISERS TO ALIGN TO (1) FINISHED FLOOR LEVEL
  - 9 (1) FINISH FLOOR. SEE SCHEDULE
  - 10 (1) WELLS. SEE SUN TUNNEL PLAN, SEE SCHEDULE
  - 11 (1) STAIR RANGE. SEE SCHEDULE
  - 12 (1) FLOOR DRAIN
  - 13 ROOF SLOPING 1/2" PER FOOT TO DRAIN

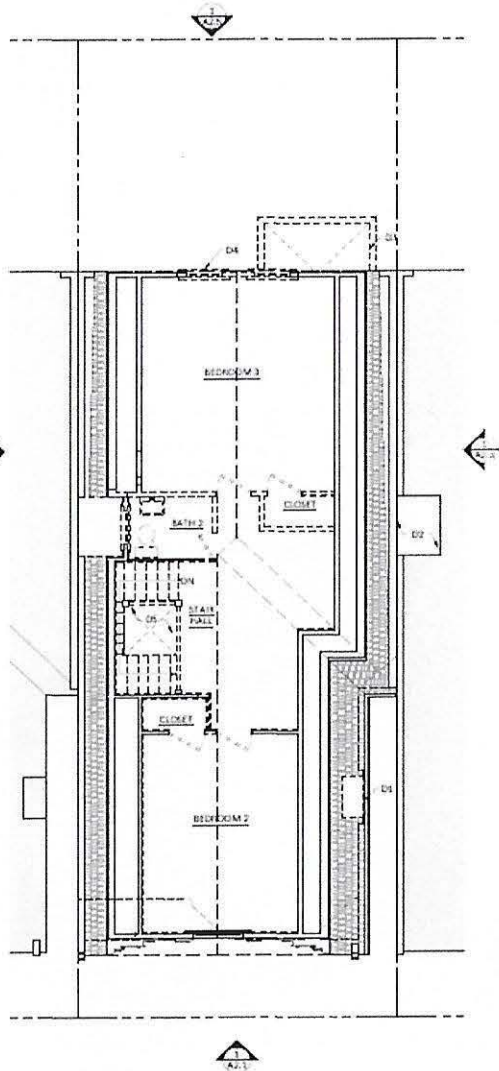


WE HEIGHT STREET  
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**CULVER RESIDENCE**  
774 STEINER STREET, SAN FRANCISCO, CA 94117

DATE	04/17
ISSUE	06/22/24
REVISION	08/22/24
PROJECT	2248
SCALE	1/4" = 1'-0"
<b>A1.3</b>	



- NOTES: EXISTING**
- D1 (I) BACK CHIMNEY TO BE DEMOLISHED
  - D2 (I) LIFT WALL AT 222 STEINER TO BE DEMOLISHED
  - D3 (I) BAY WINDOW BELOW TO BE DEMOLISHED
  - D4 (I) WINDOWS TO BE DEMOLISHED
  - D5 (I) STAIR AND ENCLOSED WALLS TO BE DEMOLISHED

**GENERAL NOTES**

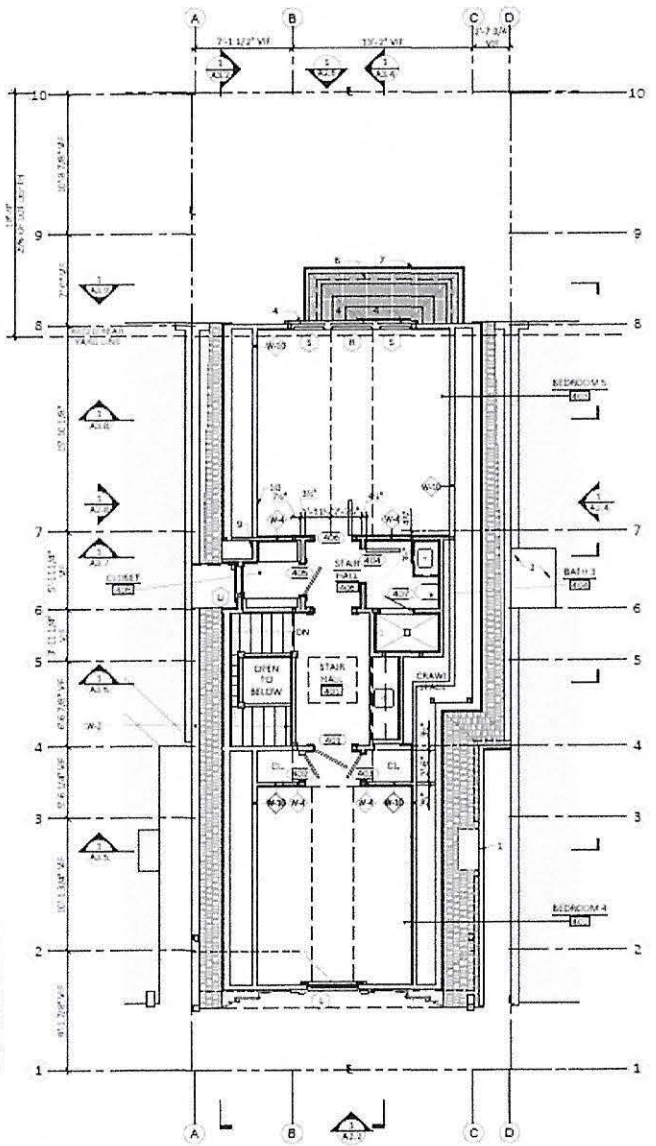
A SEE SHEET 02.5 FOR THE REQUIRED LIGHTING AND VENTILATION TABLE



FIG. 1 EXISTING STAIR

FOURTH FLOOR PLAN - EXISTING AND DEMOLITION  
1/4" = 1'-0"

2



- NOTES: PROPOSED**
- 1 (I) WOOD FRAMED CHIMNEY WITH SCORED STUDO FINISH TO MATCH (E) - INDICATED PER SHEET 02.2
  - 2 (I) LIGHT WELL AT 222 STEINER STREET
  - 3 (I) FIRE RATED WALL ASSEMBLY. SEE ASSEMBLY DETAILS ON SHEETS A&1.1 AND A&1.2
  - 4 (I) PAINT ED WOOD WINDOW. SEE WINDOW SCHEDULE FOR MORE INFORMATION
  - 5 (I) MULTI-PURPOSE CABINETS OR CABINETS BY
  - 6 (I) COVER FLAT SEAM ROOFING. INCLUDE WATERPROOFING MEMBRANE
  - 7 (I) COVER GUTTER WITH INTERNAL LEAFER
  - 8 (I) VELUX FIXED SUN TUNNEL TIA. SEE SCHEDULE

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

1



400 HIGHT STREET  
SAN FRANCISCO, CA 94117  
(415) 441-1800



**CULVER RESIDENCE**  
714 STEINER STREET, SAN FRANCISCO, CA 94117

DATE	02/22/11
CALCULATED BY	DAVID J. ...
DRAWN BY	DAVID J. ...
SCALE	1/4" = 1'-0"
<b>A1.4</b>	