

## SAN FRANCISCO PLANNING DEPARTMENT

## **PRE-APPROVAL INSPECTION REPORT**

Report Date:	May 24, 2018
•	
Inspection Date:	May 24, 2017; 9:00am
Filing Date:	May 1, 2018
Case No.:	2018-006690MLS
Project Address:	587 Waller Street
Block/Lot:	0865/021
Eligibility	Contributor to the Duboce Park Historic District
Zoning:	RTO – Residential Transit Oriented District
Height &Bulk:	40-X
Supervisor District:	District 8 (Jeff Sheehy)
Project Sponsor:	Christopher Hansten, June Kwon
Address:	4658 18 <sup>th</sup> St. PH
	San Francisco, CA 94114
	650-218-3876, 415-531-0939
	<u>chrish@mac.com</u> , june.kwon@gmail.com
Staff Contact:	Shannon Ferguson – (415) 575-9074
	shannon.ferguson@sfgov.org
Reviewed By:	Tim Frye – (415) 575-6822
	tim.frye@sfgov.org

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377** 

#### **PRE-INSPECTION**

☑ Application fee paid

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

- 5/1/18 email applicant to confirm receipt of application
- 5/14/18 Schedule site visit and provide comments on application
- 5/21/18 Reschedule site visit
- 5/24/18 phone call with applicant and email follow up comments on application

#### **INSPECTION OVERVIEW**

Date and time of inspection: May 24, 9am

□ Provide applicant with business cards

- ☑ Inform applicant of contract cancellation policy
- $\blacksquare$  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.
- **Z** Review areas of proposed work to ensure compliance with Contract.
- **Z** Review proposed maintenance work to ensure compliance with Contract.

 $\Box$  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
- $\blacksquare$  Yes  $\Box$  No Conditions for approval? If yes, see below.

#### NOTES

**587 Waller Street (District 8)** is located on the south side of Waller Street between Pierce and Potomac streets, Assessor's Block 0865 Lot 021. The subject property is located within a RTO (Residential Transit Oriented District) zoning district and a 40-X Height and Bulk district. The subject property is a contributing building to the Duboce Park Historic District. It is a two-and-half-story plus basement, wood-frame, single-family dwelling designed in the Queen Anne style and built in circa 1900.

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.

The rehabilitation plan proposes seismic upgrades/foundation retrofitting, roof replacement, front façade restoration, and replacement of front windows with new double-hung, wood sash windows with ogee lugs. The estimated cost of the rehabilitation work is \$153,000.

The maintenance plan proposes to inspect and make any necessary repairs to the gutters and front façade on an annual basis with an estimated cost of \$1,200 annually; and inspect and make any necessary repairs to the roof every five years with an estimated cost of \$300.

#### CONDITIONS FOR APPROVAL

• Contractor estimates are needed for the Rehabilitation work.

### PHOTOGRAPHS





#### Case Number: 2018-006690MLS 587 Waller Street





## 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:	TELEPHONE:
Chris Hansten	(650) 218-3876
PROPERTY OWNER 1 ADDRESS:	EMAIL:
4658 18th St PH San Francisco 94114	chrish@mac.com
PROPERTY OWNER 2 NAME:	TELEPHONE:
June Kwon	(415) 531-0939
PROPERTY OWNER 2 ADDRESS:	EMAIL:

4658 18th St PH San Francisco 94114 june.kwon@gmail.com

PROPERTY OWNER 3 NAME:	TELEPHONE:
	( )
PROPERTY OWNER 3 ADDRESS:	EMAIL:

#### 2. Subject Property Information

PROPERTY ADDRESS:		ZIP CODE:
587 Waller St San Francisco CA		94117
PROPERTY PURCHASE DATE:	ASSESSOR BLOCK/LOT(S):	
July 11, 2017	Block: 0865, Lot 021	
MOST RECENT ASSESSED VALUE:	ZONING DISTRICT:	
162,751\$	RTO	

Are taxes on all property owned within the City and County of San Francisco paid to date?	YES 🗹 NO 🗌
Is the entire property owner-occupied? 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.	YES 🔽 NO 🗌
Do you own other property in the City and County of San Francisco? If Yes, please list the addresses for all other property owned within the City of San Francisco on a separate sheet of paper.	YES 🖌 NO 🗌
Are there any outstanding enforcement cases on the property from the San Francisco Planning Department or the Department of Building Inspection? If Yes, all outstanding enforcement cases must be abated and closed for eligibility for the Mills Act.	YES 🗌 NO 🔽

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:	du zafe_	Date: 4/28/2018
Owner Signature:	hukem	Date: 4/28/2018
Owner Signature:	/	Date:
Mills Act Application		

#### 3. Property Value Eligibility:

Choose one of the following options:

The property is a Residential Building valued at less than \$3,000,000.	YES 🔽 NO 🗌
The property is a Commercial/Industrial Building valued at less than \$5,000,000.	YES 🗌 NO 🗸

\*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:	
Chris Hansten	
June Kwon	
MOST RECENT ASSESSED PROPERTY VALUE:	
162,751\$	
PROPERTY ADDRESS:	
587 Waller St	

#### 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:	di zake	Date:	4/28/2018
Owner Signature:	Justen	Date:	4/28/2018
Owner Signature:	/	Date:	

#### 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.

#### Mills Act Application

#### Exhibit A: Rehabilitation/Restoration Plan for 587 Waller Street

#1 Building Feature: Foundation Rehab/Restoration Maintenance  $\Box$ Completed  $\Box$ Proposed  $\square$ Contract Year Work Completion: 2019 Total Cost: \$172,600 Description of Work: The building foundation had not been earthquake retrofitted and the current foundation was brick and concrete veneer. We engaged an architect and a structural engineer to investigate the foundation, and we have implemented necessary repairs/improvements in order to protect the house in the event of future earthquakes. The foundation is being fully retrofitted, and the shared foundation footing with 581 Waller is being separated for better structural stability. The foundation is being retrofitted with structural steel supports. These repairs will be designed to avoid altering, removing or obscuring character-defining features of the property. #2 Building Feature: Roof Rehab/Restoration Maintenance  $\Box$  Completed  $\Box$ Proposed  $\square$ Contract Year Work Completion: 2019 Total Cost: \$31.800 Description of Work: The current roof is old and in poor repair. We have engaged an architect and a roofing contractor and are replacing the roof with new asphalt/composition shingles. New GSM gutters and downspouts will be installed also. Installation of the new roof will avoid changing the roof configuration, or altering, removing or obscuring characterdefining features of the building, including decorative elements in the gable ends, as well as eave trim and moldings. #3 Building Feature: Front facade Rehab/Restoration Maintenance  $\Box$  Completed  $\Box$ Proposed  $\square$ Contract Year Work Completion: 2019 Total Cost: \$15,000 Description of Work: Repaint the front facade of the house and repair damage or deterioration to existing siding. If any elements are determined to be damaged or deteriorated beyond repair, replacements will be made in kind. #4 Building Feature: Windows – front facade Rehab/Restoration Maintenance  $\Box$  Completed  $\Box$ Proposed  $\square$ Contract Year Work Completion: 2019 Total Cost: \$18,000 Description of Work: Repair existing or replace in kind nine (9) windows on the front facade with historically appropriate double-hung wood sash windows with ogee lugs. The design of the new windows will replicate the profiles of the existing double-hung wood windows with ogee lugs. #5 Building Feature: Front steps and porch Rehab/Restoration Maintenance  $\Box$  Completed  $\Box$ Proposed  $\square$ Contract Year Work Completion: 2021 Total Cost: \$25,000 Description of Work:

We are currently working with our architect and SF planning staff to submit an appropriate design for the restoration of the front steps and porch. The restoration plan will be focused on a more compatible railing.

#6 Building Feature: Front façade Restoration

 Rehab/Restoration ☑
 Maintenance □
 Completed □

 Contract Year Work Completion:
 2021

 Total Cost:
 \$75,000

 Description of Work:

Proposed  $\square$ 

We are currently working with our architect and SF planning staff to submit an appropriate design for the restoration of the front facade. The restoration plan will be focused on an historically accurate interpretation of the original ornamentation and detailing - horizontal and vertical moldings around windows, cornice lines, etc. We have also contracted SF Home History to do a detailed archive search for historic photos of the building. We plan to do this work after the current renovation is complete.

#### Exhibit B: Maintenance Plan for 587 Waller Street

<ul> <li>#7 Building Feature: Gutters and downspouts</li> <li>Rehab/Restoration □ Maintenance ☑ Completed □ Proposed ☑</li> <li>Contract Year Work Completion: Annually</li> <li>Total Cost: \$300</li> <li>Description of Work:</li> <li>We will service our gutters and downspouts every year, removing debris and inspecting is will confirm that the downspouts direct water away from the house and that no water is i any drainage issues are found, we will repair or replace the gutters and downspouts as ne replacement of the gutters will avoid altering, removing or obscuring character-defining This maintenance routine will be informed by the guidance outlined in the National Park Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.</li> </ul>	nfiltrating the foundation. If ccessary. Repair or features of the building.
#8 Building Feature: Windows         Rehab/Restoration □       Maintenance ☑ Completed □       Proposed ☑         Contract Year Work Completion:       Annually         Total Cost:       \$400         Description of Work:         Once the windows have been repaired, we will inspect them every year and repaint as ne deterioration is found, the extent and nature of the damage will be assessed. Any needed removing or obscuring character- defining features of the building. If any elements are deteriorated beyond repair, replacements will be made in kind. This maintenance routine guidance outlined in the National Park Service's Preservation Brief 47: Maintaining the I Medium Size Historic Buildings.	repairs will avoid altering, etermined to be damaged or will be informed by the
#9 Building Feature: Front steps and porch         Rehab/Restoration □       Maintenance ☑       Completed □       Proposed ☑         Contract Year Work Completion:       Annually         Total Cost:       \$400         Description of Work:         Inspect front steps and porch for failing paint or deteriorated wood, and make any necess	sary repairs in kind.
<ul> <li>#10 Building Feature: Front facade</li> <li>Rehab/Restoration □ Maintenance ☑ Completed □ Proposed ☑</li> <li>Contract Year Work Completion: Annually</li> <li>Total Cost: \$200</li> <li>Description of Work:</li> <li>Once the house has been repainted, we will inspect the wooden elements of the façade aprepaint as necessary. If any damage or deterioration is found, the extent and nature of the Any needed repairs will avoid altering, removing or obscuring character- defining feature elements are determined to be damaged or deteriorated beyond repair, replacements will for wood). This maintenance routine will be informed by the guidance outlined in the Nature Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Builder</li> </ul>	e damage will be assessed. es of the building. If any be made in kind (e.g., wood ttional Park Service's

<u>#11 Building Feature: Roof</u> Rehab/Restoration $\Box$ Maintenance $\blacksquare$ Completed $\Box$ Proposed $\blacksquare$ Contract Year Work Completion: Every five years Total Cost: \$300 Description of Work:

Once the roof has been replaced or repaired, we will have a licensed roofing contractor conduct periodic inspections approximately every 5 years to ensure that it remains in good condition. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building. This maintenance routine will be informed by the guidance outlined in the National Park Service's Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

#### California Mills Act Historical Property Agreement

N/A

PROPERTY NAME (IF ANY)

587 Waller Street

PROPERTY ADDRESS

#### San Francisco, California

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("Owner/s"). ("City") and Chris Hansten and June Kwon

#### RECITALS

Owners are the ow	mers of the p	property located at	587 Waller Street	, in San Francisco, California
0865	/	021	. The building located at	587 Waller Street
BLOCK NUMBER	LO	TNUMBER		PROPERTY ADDRESS
is designated as _	Duboce Park	Landmark District pursu	ant to Article 10 of the Planning Coo	de (e.g. "a City Landmark pursuant to Article
10 of the Planning	Code") and i	s also known as the	N/A	· ·
_			HISTORIC NAME OF PF	ROPERTY (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 One hundred and sixty eight thousand dollars (\$ \$183,600 \_\_\_). See Rehabilitation Plan, AMOUNT IN NUMERICAL FORMAT AMOUNT IN WORD FORMAT Exhibit A.

Owners' application calls for the maintenance of the Historic Property according to established preservation standards, \$560 Five hundred and sixty dollars (\$ which is estimated will cost approximately \_\_\_\_ AMOUNT IN NUMERICAL FORMAT AMOUNT IN WORD FORMAT annually. See Maintenance Plan, Exhibit B.

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:

Mills Act Application

#### 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 of the property taxes for 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		Signature	Date
CITY & COUNTY OF SAN FRANCISCO		Print name DEPUTY CITY ATTORNEY	
Signature	Date	Signature	Date
Chris Hansten		June Kwon	
Print name OWNER		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.)

#### Mills Act Application

#### 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:		
On: DATE	before me,	NSERT NAME OF THE OFFICER
NOTARY PUBLIC personal	ly appeared:	, ,
the within instrument and a capacity(ies), and that by h of which the person(s) acter I certify under PENALTY O	acknowledged to me that he his/her/their signature(s) on t ed, executed the instrument.	e to be the person(s) who name(s) is/are subscribed to /she/they executed the same in his/her/their authorized the instrument the person(s), or the entity upon behalf of the State of California that the foregoing paragraph is
true and correct. WITNESS my hand and of	icial seal.	
SIGNATURE		
		( PLACE NOTARY SEAL ABOVE )

DRAW	/ING LIST			SYMBOL	6
A0.0	PROJECT INFO	RMATION			
A0.1	SITE PLANS			$-\phi$	CEILING MOUNTED FIXTURE
A0.2	ENERGY CALC				WALL MOUNTED FIXTURE
A0.3	ENERGY CALC				
A0.4				WP+	EXTERIOR OR WATERPROOF LIGHT FIXTUR
A0.5 A1.0		NG CHECKLIST OR PLANS / DEM	OLITION PLANS		WALL WASH LIGHT FIXTURE
A1.0	PROPOSED FL		OLITION I LANG		
A2.1	PROPOSED FL				RECESSED CEILING MOUNTED FUXTURE
A3.0	EXISTING ELE	/ATIONS			FLORESCENT LIGHT FIXTURE
A3.1	PROPOSED EL	EVATIONS			
A3.2			NDOW SCHEDULE	S	SMOKE ALARM
A6.0		EILING PLANS / L			CARBON MONOXIDE ALARM
A6.1 A8.0	CONSTRUCTIO	EILING PLANS / L			
A8.1	CONSTRUCTIO				TELEPHONE
S1.0	GENERAL NOT			- <u> </u>	INTERCOM
S1.1	TYPICAL DETA	ILS		$\rightarrow$	DUPLEX OUTLET: 16" A.F.F.
S2.0	PLANS				DUPLEX UUILEI: 16 A.F.F.
S3.0	DETAILS			€ <sup>GFI</sup>	DUPLEX GFI OUTLET
S3.1	DETAILS			•	DUPLEX SWITCHED OUTLET
SSW1		EL STRONG WAL EL STRONG WAL		<del>()</del>	JULEA JWHUHED VUILLI
SSW2 SSW4		EL STRONG WAL			DATA/TELEPHONE OUTLET
33004					
					DOUBLE DUPLEX, COUNTER HT
APPLI	ICABLE REC	<b>SULATIONS 8</b>	& STANDARDS		DOUBLE DUPLEX OUTLET: 16" A.F.F.
					COUNTER HEIGHT DUPLEX OUTLET
		L CODE WITH SAN FRANC		÷	COUNTER HEIGHT DUPLEX OUTLET
		CODE WITH SAN FRANC		<del>•</del>	HALF SWITCHED DUPLEX OUTLET
		VITH SAN FRANCISCO AN - CALIFORNIA CODE OF F		$\mathbf{x}$	DIRECTIONAL EXIT SIGN
	FETY CODE, 2016 EDITI				
	3, 2016 EDITION ABLE STANDARDS:			-¢-	FAN
		ORIES FIRE RESISTIVE DI	RECTORY-2016 EDITION	- <b>D</b>	THERMOSTAT
			ALS DIRECTORY-2016 EDITION	N	SWITCH
			ALLATION GUIDE FOR HVAC SYSTEMS, 5RD EDITIC		Switch
SCOP	E OF WOR	(THIS PROJ	ECT:	<u> </u>	DIMMER SWITCH
			EPLACE WITH STEEL BEAM, REPLACE FOUNDATIO		3-WAY SWITCH
		N AREA, REMODEL POWI RIOR STAIR, ADD FIREWA	DER ROOM, RECONSTRUCT STAIR TO GARAGE LE LL.	VEL.	
		RELOCATED EXISTING BA			) door tag
• 4TH LEV	/EL: REMODEL BATHRC	OOM, RECONSTRUCT STA	AIRWAY.	FT-IN	CEILING HEIGHT TAG
BUILD	ING & PLAN	NING DEPAR	RTMENT NOTES:		
BUILDING O		JUNE KWON & CHRIS		<del>•</del>	ELEVATION
BOILDING O	JUNEIX.	587 WALLER STREET SAN FRANCISCO, CA 9		$P(\overline{X})$	FIXTURE TAG,
		PHONE: 415.541.0930	COM, CHRISH@MAC.COM		P-PLUMBING, E-EQUIPMENT
ARCHITECT	Г:	TROY KASHANIPOUR	-	∠#∖	DRAWING REVISION TAG
		2325 3RD STREET, SU SAN FRANCISCO CA, 9	94107	X	
		PHONE/FAX: 415.431.0 CELL: 415.290.8844		X	DETAIL KEY
		TK@TKWORKSHOP.CO	OM		DETAIL KET
STRUCTUR	AL ENGINEERING:	JOE IGBER SEDR CONSULTING		X drawing	X
		6250 THORNHILL DRIV OAKLAND, CA 94611	E, UPPER OFFICE		INTERIOR ELEVATION KEY
		510.525.9491 JOE@SEDRCONSULTI	ING.COM		
BLOCK/LOT:	:	0865 / 021			
ZONING: USE:			RANSIT ORIENTED DISTRICT		
OCCUPANC	Y:	SINGLE FAMILY DWEL R-3	LING		SECTION/ELEVATION KEY
	F STORIES/BASEMENTS	6: 4/0			
	ONSTRUCTION: NG IS NOT EQUIPPED \	V-B VITH AN AUTOMATIC FIR	E SPRINKLER SYSTEM, NONE WILL BE PROVIDED		
	EXISTING SQ.F	r	PROPOSED SQ.FT.		
1ST STORY		_	46 CONDITIONED, 1082 UNCONDITION	ED	
2ND STORY			1095 CONDITIONED		
3RD STORY			935 CONDITIONED		
	755 CONDITION	NED	755 CONDITIONED		
4TH STORY				_	

# RESIDENTIAL RENOVATION 587 WALLER STREET, SAN FRANCISCO, CALIFORNIA 94117

	GENERAL NOTES:	ABBF	REVIATIONS:
FIXTURE	<ol> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION.</li> <li>THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES</li> <li>ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE</li> </ol>	A.C. A.C. TILE ACCESS. ACOUST. A.D. ADJ. ADJ.	AIR CONDITIONING ACOUSTIC TILE ACCESSIBLE ACOUSTICAL AREA DRAIN ADJACENT ADJUSTABLE
	ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.	A.E.S. A.E.S.S.	ABOVE EXISTING SLAB ARCHITECTURAL EXPOSED
TURE	<ul> <li>4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.</li> <li>5. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.</li> </ul>	A.F.F. AGGR.	STRUCTURAL STEEL ABOVE FINISHED FLOOR AGGREGATE
	6. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS. 7. PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2013 CBC	AL . ALUM.	ALUMINUM ALUMINUM
	708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS	APPROX. ARCH.	APPROXIMATELY ARCHITECTURAL
	<ul> <li>A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.</li> <li>B) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.</li> <li>C) IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.</li> </ul>	ASB. ASPH. @ BD.	ASBESTOS ASPHALT AT BOARD
	8. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2013 CBC SECTION 719.	BITUM. BLDG.	BITUMINOUS BUILDING
	9. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.	BLBG. BLK. BLK'G BM.	BLOCK BLOCKING BEAM
	10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.	B.O. BOT.	BOTTOM OF BOTTOM
	11. PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION.	CAB. C.B.	CABINET CATCH BASIN
	12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.	CEM. CER.	CEMENT CERAMIC
	13. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHER WISE NOTED. 14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF		CAST IRON CENTER LINE
F.F.	INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE SOLID BLOCKING AND BACKING AS REQID FOR ALL MAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.	CLG. CLKG.	CEILING CAULKING
Γ	<ul> <li>15. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWNOS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREDENT WORK TO THE BUILDING OWHER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL SUBILIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING OWHER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL SUBILIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING OWHER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES</li> <li>17. ALL CHANCES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED.</li> <li>18. WINDOW SIZES ON DRAWINGS ARE NOMINAL, REFER TO MANUFACTURES FOR ACTUAL ROUCH OPENING DIMENSION§.</li> <li>19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS</li> <li>20. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS DALACET TO BOORS IN ACCORDANCE WITH SECTION 2406.4.</li> <li>21. ALL TEMPERED GLASS SHALL BE AFTIKED WITH A PERMAVENT LABLE PER CBG SECTION 2406.4.</li> <li>22. ALL NEW SMOKE ALARMS TO COMPLY WITH GIG SECTIONS:</li> <li>29.72.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.</li> <li>21. BLE TODOS &amp; SARD WINDOWS SHALL BE OFFICIED WITH A PERMAVENT MALE SHOLD SED SECTION 2406.5.</li> <li>22. ALL NEW SMOKE ALARMS TO COMPLY WITH GIG SECTIONS:</li> <li>23. PLR 1009.8.3 ENCLOSURES UNDER STARKAYS, THE WALLS AND SOFTIS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND ON THE FIRE-RESISTANCE FRAILED CONTRUCTION OR THE FIRE-RESISTANCE FRAING ON THE FIRE-RESISTANCE RATING OF THE STRAWAYS SHALL BE PROTECTED PT 1-HOUR FIRE-RESISTANCE FRAINCE STRAWAYS SHALL NOT BE USED FOR ANY PURPOSE.</li> <li>24. DEVENDING SARDE UNDER STARWAYS SHALL BE NOTICED WITHIN THE STRAWAYS SHALL BUTTED T</li></ul>	CLO. CLR. C.M.U. CNTR. CO. COL. COM. CONC. CONN. CONSTR. CONT. CORR. C.S.C.I. C.T. CTR. CTSK. DBL. DEPT. DET. DET. DET. DIA. DIM. DN. D.O. DRESS. DS. D.S.P. DTL. DWG. E.	CLOSET CLEAR CONCRETE MASONRY UNIT COUNTER TRANSLUCENT CORIAN COLUMN COMPACT CONCRETE CONNECTION CONSTRUCTION CONSTRUCTION CONTINUOUS CORRIDOR CONTRACTOR SUPPLIED CONTRACTOR INSTALLED CERAMIC TILE CENTER COUNTERSUNK DOUBLE DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DOWN DOOR OPENING DRESSING DOWNSPOUT DRY STANDPIPE DETAIL DRIAWING
	Piece St Wiggle Bicycles MX3 Fitness O Waller St Waller St	L. (E) E.J. EL. ELEC. ELEV.	EXISTING EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR
	Waller St Waller St Waller St	EMER. ENCL. E.P.	EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD
	Waller St Waller Street Potomac St Germania St	EQ. EQPT. ESC.	EQUAL EQUIPMENT ESCALATOR
	St Potomac Poto	E.W.C.	ELECTRIC WATER COOLER
		EXIST. EXP. EXP0.	EXISTING EXPANSION EXPOSED
	ta S	EXT. F.A.	EXTERIOR FIRE ALARM
	Pierce St Hermann St H	F.B.	FLAT BAR
	Ν	F.D. FDN.	FLOOR DRAIN FOUNDATION
	Steiner St	F.E.C.	FIRE EXTINGUISHER CABINET
		F.H.C.	FIRE HOSE CABINET
	Duboce Park Dog Play Area		

FIN. FIXT. F.L. FLASH. FLUOR. F.O. F.O.F. F.O.F. F.O.F. F.O.F. F.O.F. F.R. F.T. FT. FT. FT. FT. FT. FT. FURR. FUT. GA. GALV. G.B. G.C. G.H. GL. GND. GR. GSM G.W.B. GYP. GYPBD.	FINISH FIXTURE FLOW LINE FLASHING FLUORESCENT FACE OF FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIRE PROOF FIRE PROOF FIRE PROOFING FIRE RETARDANT FIRE TREATED FOOT/FEET FOOTING FULL SIZE FURRING FUTURE GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GARMENT HOOK GLASS GROUND GRADE GALVANIZED SHEET METAL GYPSUM WALLBOARD GYPSUM BOARD
H.B. H.C. HD. HDWD. H.M. HORIZ. HR. HT.	HOLLOW METAL
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
L	ANGLE
LAM.	LAMINATE
LAV.	LAVATORY
LL	LANDLORD
LKR.	LOCKER
LT.	LIGHT
MANUF.	MANUFACTURER
MAX.	MAXIMUM
M.C. MDF MECH. MEMB. MFR. MILL WK. MIN. MIN. MIR. MISC.	MEDICINE CABINET MEDIUM DENSITY FIBERBOARD MECHANICAL MEMBRANE MANUFACTURER MILLWORK MANHOLE MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING METAL MOUNTED
N.	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
#	NUMBER
0.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
	OPENING OPPOSITE OPPOSITE HAND OWNER SUPPLIED CONTRACTOR INSTALLED
P.	PAINT
PC.	PRECAST CONCRETE
PCS.	PIECES
PL.	PLATE
PLAM.	PLASTIC LAMINATE

PLASTER PLYWOOD POLISHED PAIR PRECAST POINT PAPER TOWEL DISPENSER PAINTED P.T.D./R. PAPER TOWEL DISPENSER RECEPTACLE COMBINATION PARTITION PAPER TOWEL RECEPTACLE POLYURETHANE POLYCARBONATE QUARRY TILE RISER RADIUS REFLECTED CEILING PLAN ROOF DRAIN REDWOOD REFERENCE REFRIGERATOR REINFORCED REGISTER REQUIRED RESILIENT RETARDANT REGISTER (CASH) ROOM ROUGH OPENING RAIN WATER LEADER SOUTH SUPPLIED BY OWNER SOLID CORE SEAT COVER DISPENSER SCHEDULE SCHEDULE(D) SOAP DISPENSER SECTION SEE ELECTRICAL DRAWINGS SHELF SHOWER SHEET SIMILAR S.M.D. SEE MECHANICAL DRAWINGS S.N.D. SANITARY NAPKIN DISPENSER S.N.R. SANITARY NAPKIN RECEPTACLE S.P.D. SEE PLUMBING DRAWINGS SPEC. SPECIFICATION SPEC'D SPECIFIED SQUARE S.S.D. SEE STRUCTURAL DRAWINGS SERVICE SINK STAINLESS STEEL STONE STATION STANDARD STEEL STORAGE STRUCT. STRUCTURAL SUSPENDED SYM. SYMMETRICAL TREAD TOWEL BAR TOP OF CURB TERRA COTTA TEMPERED TERRAZZO THICK TOP OF TOP OF CONCRETE TOP OF PAVEMENT TOP OF SLAB TUBE STEEL TYPICAL UNEQ. UNEQUAL UNLESS OTHERWISE NOTED URINAL VERIFY IN FIELD VERTICAL VESTIBULE WEST WITH WATER CLOSET WOOD WINDOW WITHOUT WALLPAPER

PLAS.

POL

PR.

PT.

P.T.D.

PTD.

PTN.

P.T.R.

PU.

PY.

RAD.

RCP

R.D.

RFF

RDWD.

REFR.

REINF.

REG.

REQ.

RESIL.

RET.

RGTR.

RM.

R.O.

R.W.L.

S.B.O.

S.C.

S.C.D.

SCH.

S.D.

SECT.

S.E.D. SH.

SHR.

SHT.

SIM.

SQ.

S.S.K.

SST.

ST.

STA.

STD.

STL.

STOR.

SUSP.

T. T.B.

TC

T.C.

TEMP.

TER.

THK.

T.O.

T.O.C.

T.O.P.

T.O.S.

T.S.

TYP.

U.O.N.

UR.

V.I.F.

VERT.

VEST.

W.

W/

W.C.

WD.

WDO.

W/0

WP.

WT.

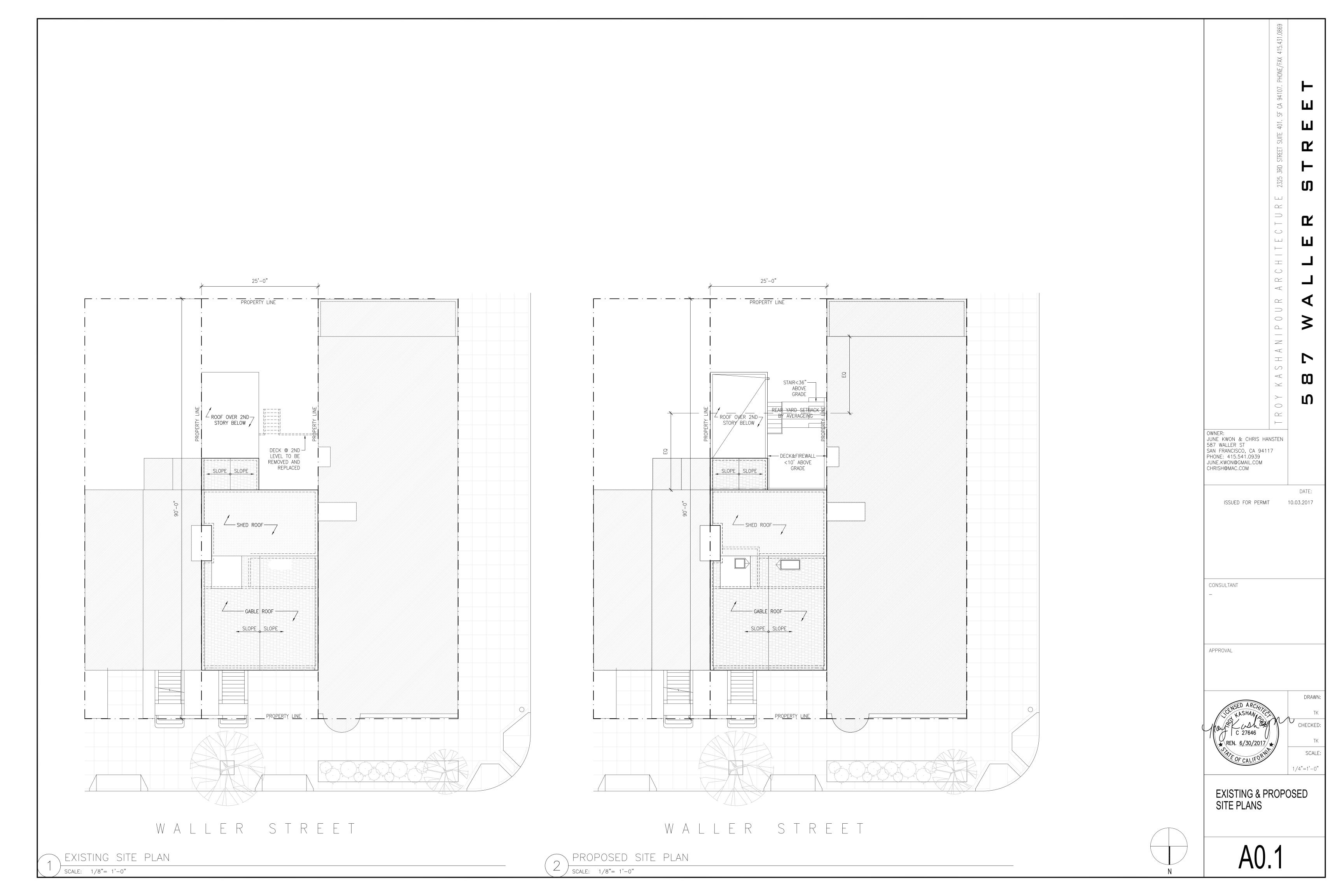
WEIGHT

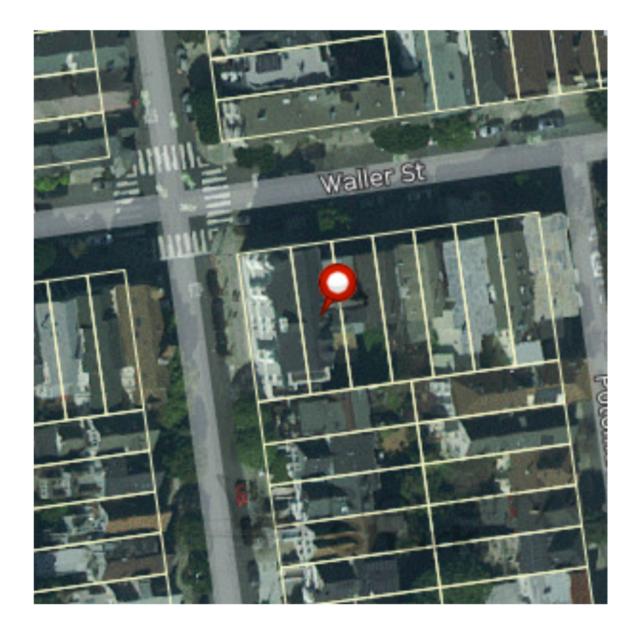
SCHED.

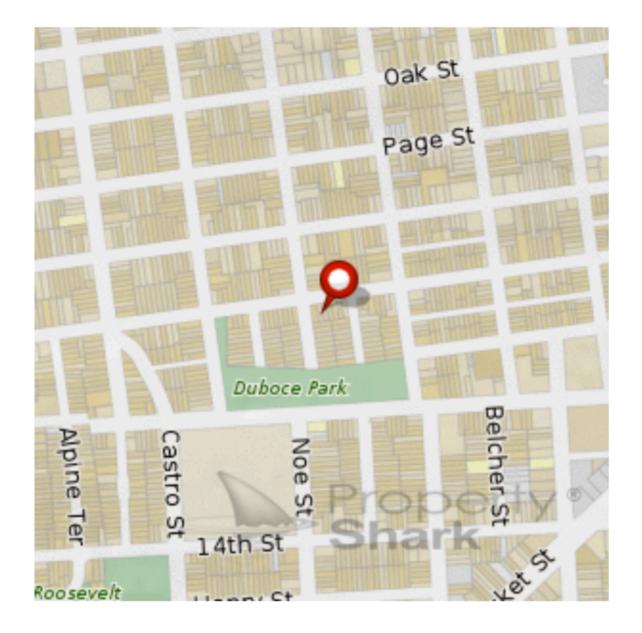
PLYWD.

PRCST.









of THE CITY	José Cisr David Augu			nty of San Francisco neros, Treasurer Istine, Tax Collector Property Tax Bill 2017 through June 30, 2018		1 Dr. Carlton B. Goodlett Place City Hall, Room 140 San Francisco, CA 94102 www.sftreasurer.org		
Vol	Block	Lot	For Fiscal Account Number	Year July 1 Tax Rate	, 2017 through J Original Mail Date	une 30, 2018	Property Location	<u> </u>
06	0865	021	086500210	1.1723%	October 11, 2017		587 WALLER ST	
Asses To:	sed on January NAME PRIVA					Assessed		
					Description Land	Full Val	<sup>ue</sup> 52,673	Tax Amount 617.48
	ADDR	ESS INFO	RMATION		Structure		117,078	1,372.50
	NOT A	VAILABL	E ONLINE		Fixtures			
					Personal Property Gross Taxable Value		169,751	1,989.99
					Less HO Exemption		7,000	82.06
					Less Other Exemption		162,751	\$1,907.92
	(			Direct Charc	Jes and Special A			\$1,507.52
	Code		Тур		Jes and Special A	Telephone		Amount Due
	46 91		RS PARCEL TAX			(888) 508-8157 (415) 487-2400		12.00 99.00
	Total D	irect Char	ges and Special A	ssessments				\$111.00
			0/	OROEN	EN CENNA	<u> 707</u>		
					► TOTAL	DUE		\$2,018.92
					1st Ins	stallment	2nd li	nstallment
						\$1,009.46		\$1,009.46
					DUE	12/11/2017	DUE	04/10/2018
		Kara	4		ck of bill for payment or			
A CONTRACTOR			Foi	Secur	ounty of San Francisco ed Property Tax Bill y 1, 2017 through Jun		Pay online a	at SFTREASURER.ORG
Vol 06	Block 0865	Lot 021	Account Number 086500210	Tax Rate 1.1723%	Original Mail Date October 11, 2017		Property Location 587 WALLER S	
	Check if contri	bution to Ar	rts Fund is enclosed.			Delinquent afte	er APRIL 10, 20	018
	For other dona	ition opport	unities go to www.G	ive2SF.org		2n	d Installment	t Due
			th your payment.		$\sim$ $1$		Ś	1,009.46
	Write your blo 2nd Installmer		n your check. accepted unless 1st	is paid			•	
	San Francisco Secured Prope P.O. Box 7426 San Francisco,	rty Tax		RL		If paid or postma the amount due 10% and other ap	(includes delinqu	
			08	08620002	100 036091 0	0000000 01	0000000 (	2003 2003
A REAL PROPERTY OF			For	Secure	unty of San Francisco d Property Tax Bill 1, 2017 through June		Pay online a	at SFTREASURER.ORG
Vol	Block	Lot	Account Number	Tax Rate	Original Mail Date		Property Location	<u> </u>
06	0865	021	086500210	1.1723%	October 11, 2017	Delineuro (	587 WALLER ST	
			unities go to www.G	ive2SF.org	_		er DECEMBER 1	
			th your payment.		<u> </u>	15	t Installment د 1	
	Write your blo If property has		n your check. please forward bill to	new owner.	V	► If paid or postma	rked after DEC	
	San Francisco Secured Prope P.O. Box 7426 San Francisco,	rty Tax				the amount due 10%) and other a		
		/						

This bill contains two payment stubs. No notice or tax bill will be mailed for the second installment payment. Payments must be made for exact installment amount.

Pay Now	Contact Us
Online: <u>http://sftreasurer.org</u>	Call: 3-1-1 415-701-2311 from outside of San Francisco
<ul> <li>Mail a check payable to "SF Tax Collector" with the bottom portion of bill in the enclosed envelope</li> </ul>	Submit question online: <u>http://sftreasurer.org/</u> <u>contact-us</u>
<ul> <li>In person at City Hall, Room 140</li> <li>8 am - 5 pm, Monday - Friday, excluding holidays. Expect longer than normal wait times around delinquency dates.</li> </ul>	311 Free language assistance / 免費語言協助 / Ayuda gratuita con el idioma / Бесплатная помощь переводчиков / Trợ giúp Thông dịch Miễn phí / Assistance linguistique gratuit / 無料の言語支援 / 무료 언어 지원 / Libreng tulong para sa wikang Tagalog / คว"มช่วยเหลือท"งภ"ษ"โดยไม่เสไยค่าใช้จ่าย

If you disagree with the assessed value as shown on your tax bill, you have the right to an informal assessment review by the Assessor-Recorder's Office. Visit <u>www.sfassessor.org</u> for more information. You also have the right to file an application for reduction in assessment for the following year with the Assessment Appeals Board. The filing period is July 2 to September 15. Visit <u>www.sfgov.org/aab</u> or call (415) 554-6778 for more information. If an informal or formal assessment review is requested, relief from penalties shall apply only to the difference between the Assessor-Recorder's final determination of value and the value on the assessment roll for the fiscal year covered.

If a "Tax-Defaulted" message is shown on the front of this bill, it indicates that prior year taxes are unpaid.

New owners and current owners with new construction may be required to pay a **supplemental tax bill**. Supplemental tax bills are issued in addition to this annual tax bill.

Applications for **Property Tax Postponement for Senior Citizens, Blind, or Disabled Persons** are now available at the State Controller's Office (SCO) website at sco.ca.gov/ardtax\_prop\_tax\_postponement.html.

Did you...?

- Submit payment for the exact installment amount?
- Confirm that you have sufficient funds in your account? If your payment is not honored by the bank, the
  payment is null and void and a \$50.00 "Non-Sufficient Funds Fee" will be charged in addition to any late
  payment penalties.
- Pay your first installment before your second installment? Or both at the same time?

If the delinquent date falls on a Saturday, Sunday or legal holiday, no penalty is charged if payment is made by 5 PM on the next business day.

If any portion of the total amount due is unpaid after 5 PM on June 30, 2018, it will be necessary to pay (a) delinquent penalties, (b) costs, (c) redemption penalties, and (d) a redemption fee. After 5 years of tax delinquency, the Tax Collector has the power to sell tax-defaulted property that is not redeemed.

#### Did you...?

- Submit payment for the exact installment amount?
- Confirm that you have sufficient funds in your account? If your payment is not honored by the bank, the payment is null and void and a \$50.00 "Non-Sufficient Funds Fee" will be charged in addition to any late payment penalties.
- Pay your first installment before your second installment? Or both at the same time?

If the delinquent date falls on a Saturday, Sunday or legal holiday, no penalty is charged if payment is made by 5 PM on the next business day.

If any portion of the total amount due is unpaid after 5 PM on June 30, 2018, it will be necessary to pay (a) delinquent penalties, (b) costs, (c) redemption penalties, and (d) a redemption fee. After 5 years of tax delinquency, the Tax Collector has the power to sell tax-defaulted property that is not redeemed.





