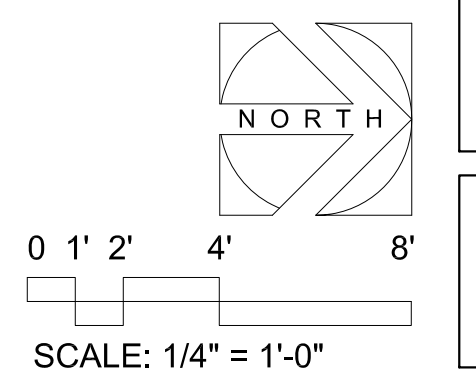


1 1ST FLOOR PLAN - EXIS'G.

2 1ST FLOOR PLAN - DEMO.

3 1ST FLOOR PLAN - PROP.



1ST FLOOR PLANS -
 EXIS'G, DEMO. &
 PROPOSED

1215 29th AVENUE
 Change of Use
 CALIFORNIA
 SAN FRANCISCO

DATE:
 18 NOV. 2020
 REVISIONS:
 3 DEC. 2020

SHEET NO.
 A2.1

Scope of Work - 1215 29th Avenue

To Remove 2 Illegal Units at Ground Floor of Structure

1. Remove all non complying partition walls.
2. Remove all utility lines to source. This would be gas, water lines to the nearest T and cap.
3. Remove all sinks and fixtures and cap lines to nearest outlet.
4. Open connecting stairway from garage to main living floor.
5. Parking area in garage to be cleared of any encumbrance.

Total Cost Range Estimate: \$12,000 to \$18,000

Respectfully submitted,

Robert Noelke

Robert Noelke

Scope of Work - 1215 29th Avenue (Summary)

Legalization of 2 Units at Ground Floor of Structure

1. Stabilize house by installing 8 stilts to hold house in place.
2. Demolition - demolition of existing ground floor of subject structures:
 - a. Remove interior non-bearing walls
 - b. Remove bathroom fixtures
 - c. Cut all utility lines, sewer, electrical, gas, water
 - d. Remove floor coverings, tiles, panels, etc.
 - e. Break up and remove existing 4-6" thick concrete slab floor.
 - f. Remove 150 cu yards of soil and deliver to environmentally safe dump sites. Test soil for contamination and soil situation.
3. Underpinning and Reconstructing Perimeter Foundation
 - a. Dig down 1-2 foot below existing foundation.
 - b. Reconstruct perimeter foundation wall by adding concrete foundation below existing foundation, Tie new and old together and bolt sill plate to foundation.
 - c. No dry rot noted on existing sill plate.
 - d. New concrete sub-floor 4-6 inches with new moisture barrier and install drainage channels to direct rain water from house and connect to sewer.
4. Interior New Construction
 - a. As new interior space will be >6" below existing grade, all interior walls will be reframed.
 - b. Construct new interior walls, insulate when required, install drywall.
 - c. Re-configure floor plans for 2 units, each with 1-bedroom, 1 bath and a kitchen.
 - d. New utility lines, i.e. electrical and plumbing in lower floor.
 - e. New electrical service to be installed, to comply with CalGreen Code.
 - f. New PG&E meters.
 - g. Increased water service to be established. New supply, drain and vent lines to plumb the new bathrooms and kitchens.
 - h. Install new appliances, cabinets, fixtures, doors and windows.
 - i. 3 new window openings to meet light and ventilation requirements.
 - j. Install new water heaters, furnace.

5. Seismic work - triggered by Code.
 - a. Gusset the major support columns at ground floor.
 - b. Seismic bolting of sill plates.
 - c. Hold-downs installed at 6 locations.
 - d. Connection of new concrete floor slab to foundation via rebar.

6. All interior surfaces to be finished with available products, i.e. paint, flooring, ceiling, doors, light fixtures and appliances.

Construction Cost Range: \$525,000 to \$730,000

Not included in the above estimate are the architectural design cost, engineering, survey and permit fees. That will vary from \$36,000 to \$53,000

Total Project Cost Range: \$561,000 to \$783,000

Note: not included in both estimate are School Board and Environmental Charges mandated by Ordinance.

Respectfully submitted,



Robert Noelke