



SAN FRANCISCO PLANNING DEPARTMENT

Permit to Alter Case Report Consent Calendar

HEARING DATE: DECEMBER 5, 2012

Filing Date: October 17, 2012
Case No.: 2012.1320H
Project Address: 631 HOWARD STREET
Conservation District: New Montgomery-Mission-Second
Category: Category II (Significant) – Volker Building
Zoning: C-3-O (SD) (Downtown Office (Special Development))
150-S Height and Bulk District
Block/Lot: 3735/005
Project Sponsor: Robert Remiker
800 Addison Street
Berkeley, CA 94710
Staff Contact: M. Pilar LaValley - (415) 575-9084
pilar.lavalley@sfgov.org

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

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415.558.6378

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Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

Historically known as the Volker Building, the subject building is located at 631 Howard Street in Assessor's Block 3735, Lot 005 on the south side of Howard Street between 2nd and New Montgomery Streets. It is a Category II (Significant) Building that is located within the New Montgomery-Mission-Second Street Conservation District (formerly the New Montgomery-Second Street Conservation District), the C-3-O (SD) (Downtown Office (Special Development)) Zoning District, and a 150-S Height and Bulk District.

631 Howard Street, constructed in 1929, is an Art Deco-style industrial loft building designed by architect George Kelham. It is a four-story reinforced concrete building clad in glazed brick with terra cotta/cast concrete details at the crenellated parapet. The double-height ground floor has contemporary storefronts while the upper floors are fenestrated with multi-light sash. The rear elevation at Tehama Street is utilitarian in character with large multi-light steel sash windows and stucco cladding. The existing one-story loading dock at rear appears to have been added to the building at an unknown date.

PROJECT DESCRIPTION

The proposed project includes exterior alterations associated with shell improvements at rear loading dock and roof. The proposed project is described in architectural plans prepared by architect Robert Remiker, dated October 16, 2012. The scope of work subject to this Major Permit to Alter includes:

- Remove roll up door at loading dock and install new exterior wall and pedestrian doors;
- Install two skylights on loading dock;
- Infill existing window on north elevation of loading dock; and,

- Remove unreinforced hollow clay tile penthouse at roof.

OTHER ACTIONS REQUIRED

Proposed work will require Building Permit(s).

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 11

Pursuant to Section 1110 of the Planning Code, unless delegated to Planning Department Preservation staff through the Minor Permit to Alter process pursuant to Section 1111.1 of the Planning Code, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition for Significant buildings, Contributory buildings, or any building within a Conservation District. In evaluating a request for a Permit to Alter, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, Section 1111.6 of the Planning Code, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

SECTIONS 1111.6 AND 1111.2 OF THE PLANNING CODE

Section 1111.6 and Section 1111.2, as it relates to signage, of the Planning Code outlines the specific standards and requirements the Historic Preservation Commission shall use when evaluating permits to alter. These standards, in relevant part(s), are listed below:

- (a) The proposed alteration shall be consistent with and appropriate for the effectuation of the purposes of this Article 11.
- (b) The proposed work's compliance with the Secretary of Interior's Standards for specific application in San Francisco pursuant to Guidelines, Interpretations, Bulletins, or other policies shall be considered.
- (c) For Significant Buildings - Categories I and II, and for Contributory Buildings - Categories III and IV, proposed alterations of structural elements and exterior features shall be consistent with the architectural character of the building, and shall comply with the following specific requirements:
 - (1) The distinguishing original qualities or character of the building may not be damaged or destroyed. Any distinctive architectural feature which affects the overall appearance of the building shall not be removed or altered unless it is the only feasible means to protect the public safety.
 - (2) The integrity of distinctive stylistic features or examples of skilled craftsmanship that characterize a building shall be preserved.

(3) Distinctive architectural features which are to be retained pursuant to Paragraph (1) but which are deteriorated shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical or photographic evidence, if available, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Replacement of non-visible structural elements need not match or duplicate the material being replaced.

(4) Contemporary design of alterations is permitted, provided that such alterations do not destroy significant exterior material and that such design is compatible with the size, scale, color, material, and character of the building and its surroundings.

(6) In the case of Significant Buildings - Category I, any additions to height of the building (including addition of mechanical equipment) shall be limited to one story above the height of the existing roof, shall be compatible with the scale and character of the building, and shall in no event cover more than 75 percent of the roof area.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received no public comment on the project as of the date of this report.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 11 and the *Secretary of Interior's Standards for Rehabilitation (Secretary's Standards)*. Proposed work will not damage or destroy distinguishing original qualities or character of the building or the surrounding district. Proposed work is limited to features and spaces that are not character-defining.

The replacement of the roll up door at loading dock with a stucco clad wall and pedestrian doors and infill of one existing window will be located at secondary (rear) elevations and will not alter significant or character-defining features of the building. The new construction will be consistent with the utilitarian character of the rear elevation and will not alter the overall mass of the building. The new skylights are located on a secondary portion of the building and will not be visible from the public right-of-way. Due to the height of existing, and adjacent, buildings, as well as its location, the existing penthouse is not visible from the public right-of-way and its removal will not impact the building or Conservation District.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from

environmental review; pursuant to CEQA Guideline Section 15301 (Class One-Maintenance and Repair of Existing facility) because the project is an alteration of an existing structure and meets the *Secretary of the Interior's Standards for Rehabilitation*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the provisions of Article 11 of the Planning Code regarding Major Alteration to a Category II (Significant) Building and the *Secretary of the Interior Standards for Rehabilitation*.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
CEQA Categorical Exemption Determination
Photographs
Plans

PL: G:\DOCUMENTS\631 Howard St\2012.1320H case rpt.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion Permit to Alter MAJOR ALTERATION

HEARING DATE: DECEMBER 5, 2012

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ADOPTING FINDINGS FOR A PERMIT TO ALTER FOR MAJOR ALTERATIONS TO A CATEGORY II (SIGNIFICANT) BUILDING, INCLUDING REPLACING ROLL UP DOOR WITH EXTERIOR WALL AT REAR ELEVATION AND REMOVAL OF SMALL ROOF PENTHOUSE, FOR THE PROPERTY LOCATED ON LOT 005 IN ASSESSOR'S BLOCK 3735. THE SUBJECT BUILDING IS WITHIN THE NEW MONTGOMERY-MISSION-SECOND STREET CONSERVATION DISTRICT, THE C-3-O (SD) (DOWNTOWN OFFICE (SPECIAL DEVELOPMENT)) ZONING DISTRICT, AND A 150-S HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on October 17, 2012, Robert Remiker on behalf of the property owner ("Applicant") filed an application with the San Francisco Planning Department ("Department") for a Permit to Alter for exterior alterations to remove a roof penthouse, infill window opening at loading dock, install two skylights at loading dock, and to replace a roll up door with a wall at rear elevation, at the subject building located on Lot 005 in Assessor's Block 3735, a Category II (Significant) Building, historically known as the Volker Building, in the New Montgomery-Mission-Second Conservation District.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on December 5, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.1320H (“Project”), for the Permit to Alter.

WHEREAS, in reviewing the application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department’s case files, and has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Historic Preservation Commission hereby **APPROVES** the Permit to Alter, in conformance with the architectural plans dated October 16, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.1320H based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 11:

The Historical Preservation Commission has determined that the proposed work is compatible with the exterior character-defining features of the subject building and meets the requirements of Article 11 of the Planning Code:

- That the proposal respects the character-defining features of the subject building;
- That the architectural character of the subject building will be maintained;
- That work shall be limited to secondary (rear) elevations and the roof;
- That the integrity of distinctive stylistic features and examples of skilled craftsmanship that characterize the building and district shall be preserved; and,
- That all new materials shall be compatible with the historic building and surrounding district.

For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 11, meets the standards of Article 1111.6 of the Planning Code and complies with the *Secretary of the Interior’s Standards for Rehabilitation*..

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Permit to Alter is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Permit to Alter and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the subject building and/or Conservation District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for tenant improvements associated with new and future office tenants. Introduction of new office tenants will likely enhance opportunities for neighborhood serving retail uses in the surrounding area.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the Category II (Significant) building in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the affordable housing supply as the project is related to office space only.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. It will provide sufficient off-street parking for the proposed use.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposal will maintain the existing office uses.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 11 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, appears to meet the *Secretary of the Interior's Standards for Rehabilitation* and the provisions of Article 11 of the Planning Code regarding Major Alterations to Category II (Significant) buildings.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Permit to Alter** for the property located at Lot 005 in Assessor's Block 3735 for proposed work in conformance with the architectural plans dated October 16, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.1320H.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Permit to Alter shall be final unless appealed within thirty (30) days after the date of this Motion. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135). For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.

Duration of this Permit to Alter: This Permit to Alter is issued pursuant to Article 11 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on December 5, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES:

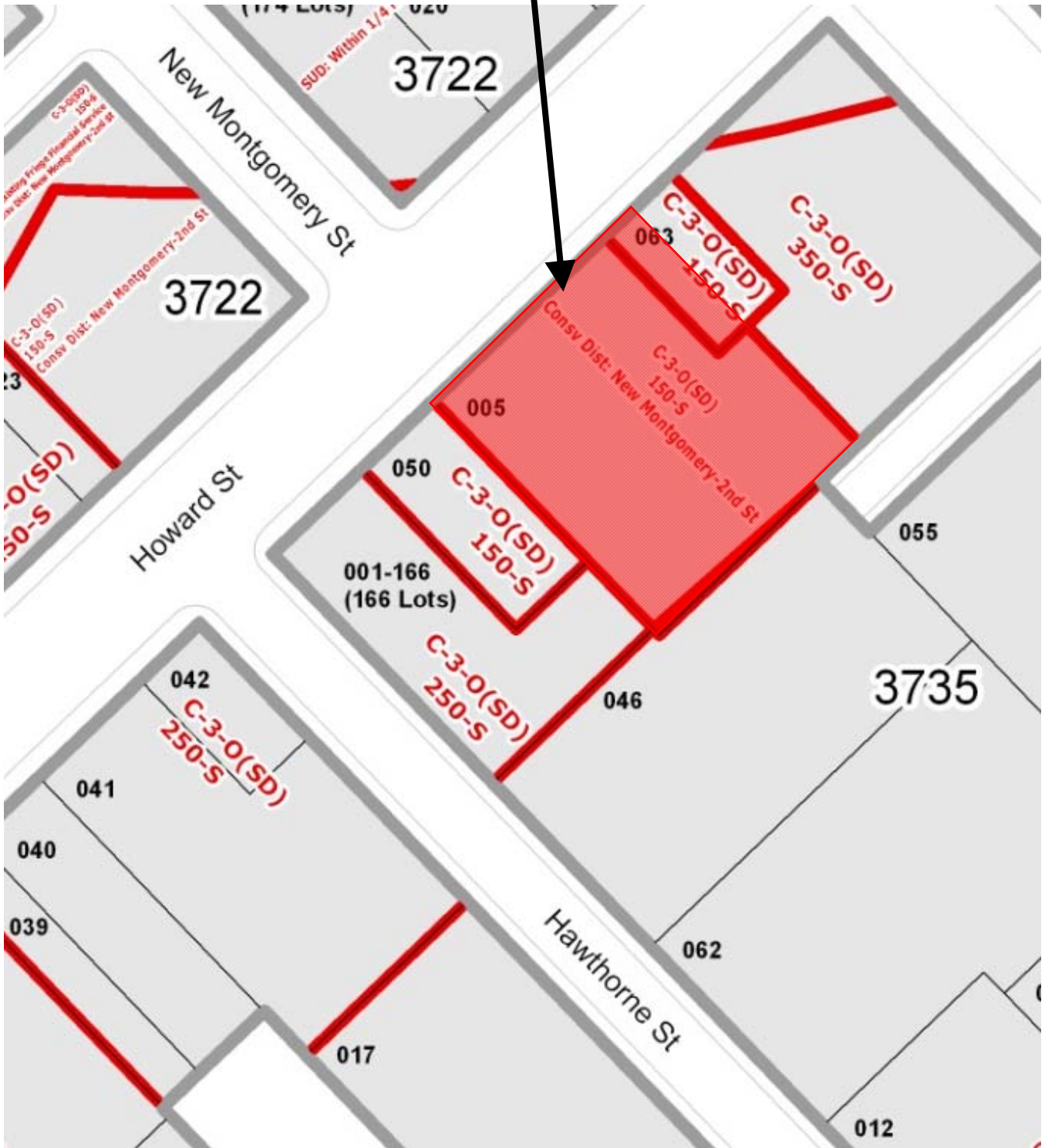
NAYS:

ABSENT:

ADOPTED: December 5, 2012

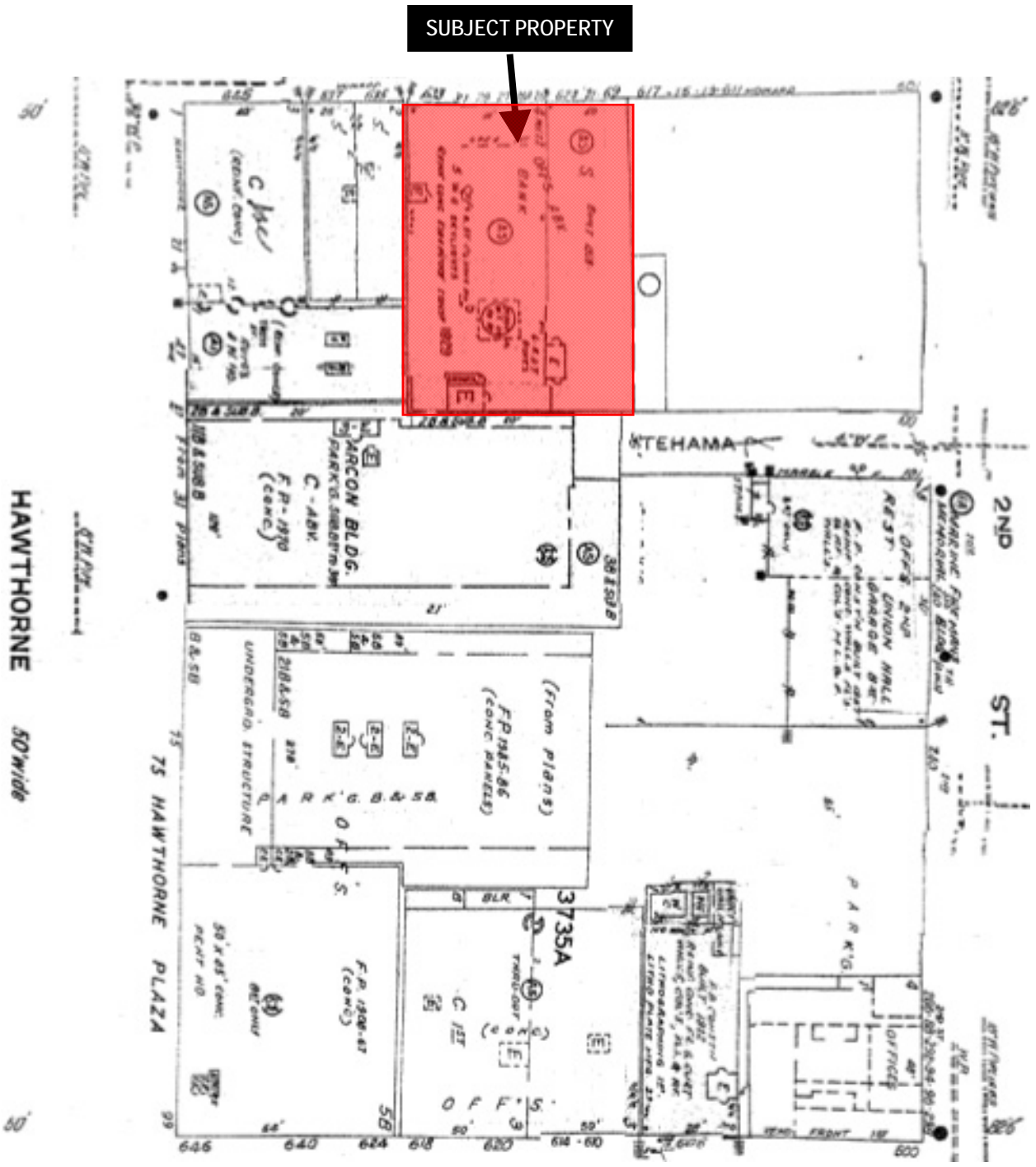
Parcel Map

SUBJECT PROPERTY



Permit to Alter Hearing
Case Number 2012.1320H
631 Howard Street

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Permit to Alter Hearing
 Case Number 2012.1320H
 631 Howard Street



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
631 HOWARD ST.	3735/005

CASE NO.	PERMIT NO.	PLANS DATED
2012.1320H	2012.07.27.5935	10/16/12

- Addition/ Alteration (detailed below) Demolition (requires HREER if over 50 years old) New Construction

STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

mpl

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

Category A: Known Historical Resource **GO TO STEP 5**

Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**

Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- 1. **Change of Use and New Construction** (tenant improvements not included).
- MPL 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

Project is **not listed:**

GO TO STEP 5

Project **does not conform** to the scopes of work:

GO TO STEP 5

Project involves **4 or more** work descriptions:

GO TO STEP 5

Project involves **less than 4** work descriptions:

GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- 2. **Interior alterations to publicly-accessible spaces.**

- _____ 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
- _____ 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- _____ 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- _____ 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- _____ 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

MPL 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*
 Specify: Remove small roof penthouse, infill loading dock opening @ rear.

- * _____ 9. **Reclassification of property status** to Category C
 - a. Per Environmental Evaluation Evaluation, dated: _____
 * Attach Historic Resource Evaluation Report
 - b. Other, please specify: _____
- * Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:
 If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials MPL

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

- Further Environmental Review Required.**
 Proposed Project does not meet scopes of work in either:
 (check all that apply)
 - Step 2 (CEQA Impacts) or
 - Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

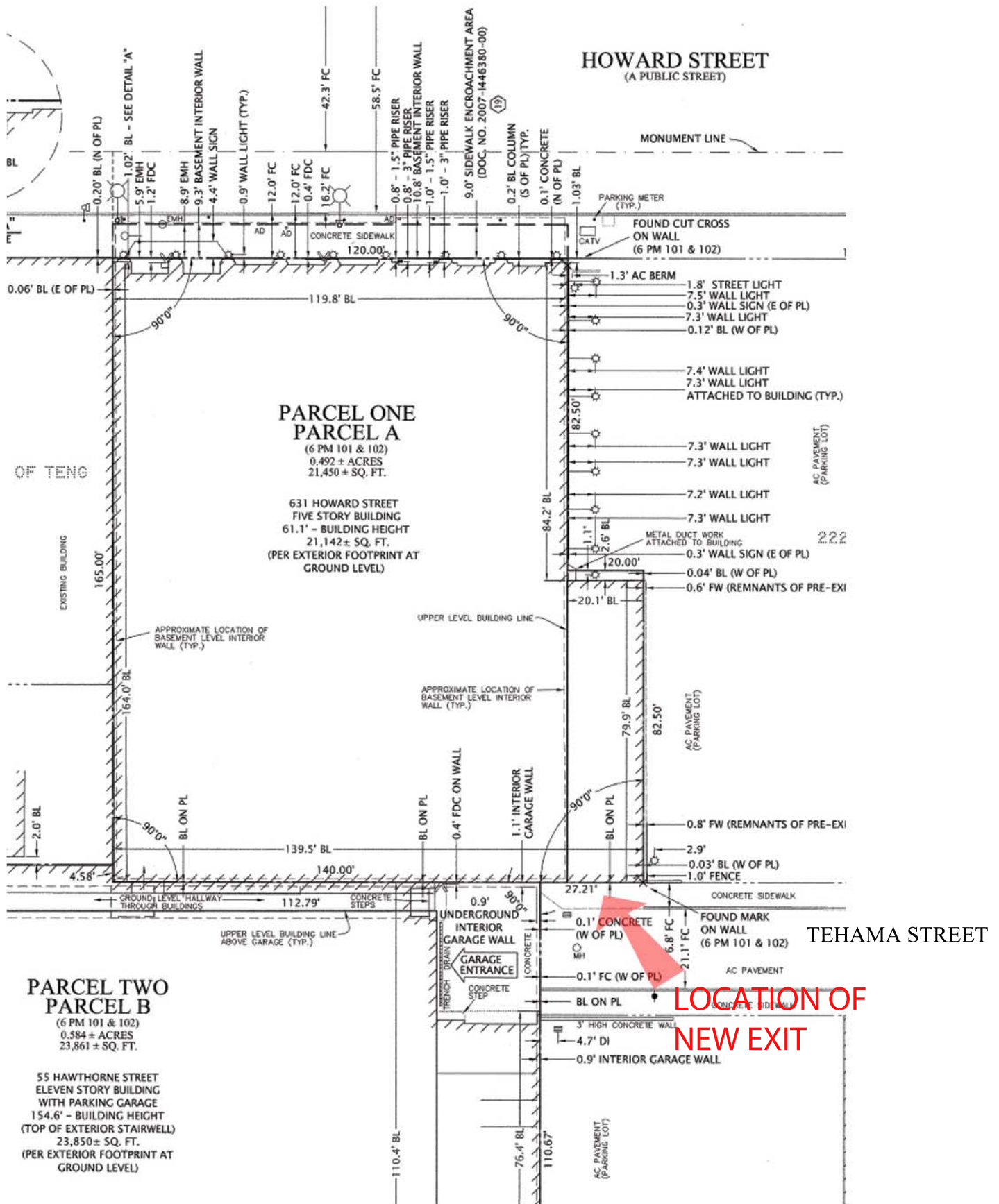
No Further Environmental Review Required. Project is categorically exempt under CEQA.

M. Pilar LaValley
 Planner's Signature

M PILAR LAVALLEY
 Print Name

11/28/12
 Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



631 Howard Street

Exit Modifications & Shell Improvements

Robert Remiker Architects
800 Addison Street, Berkeley, CA 94710



631 Howard Street, San Francisco, California, United States
Address is approximate

Rooftop equipment removed

Painted window infilled

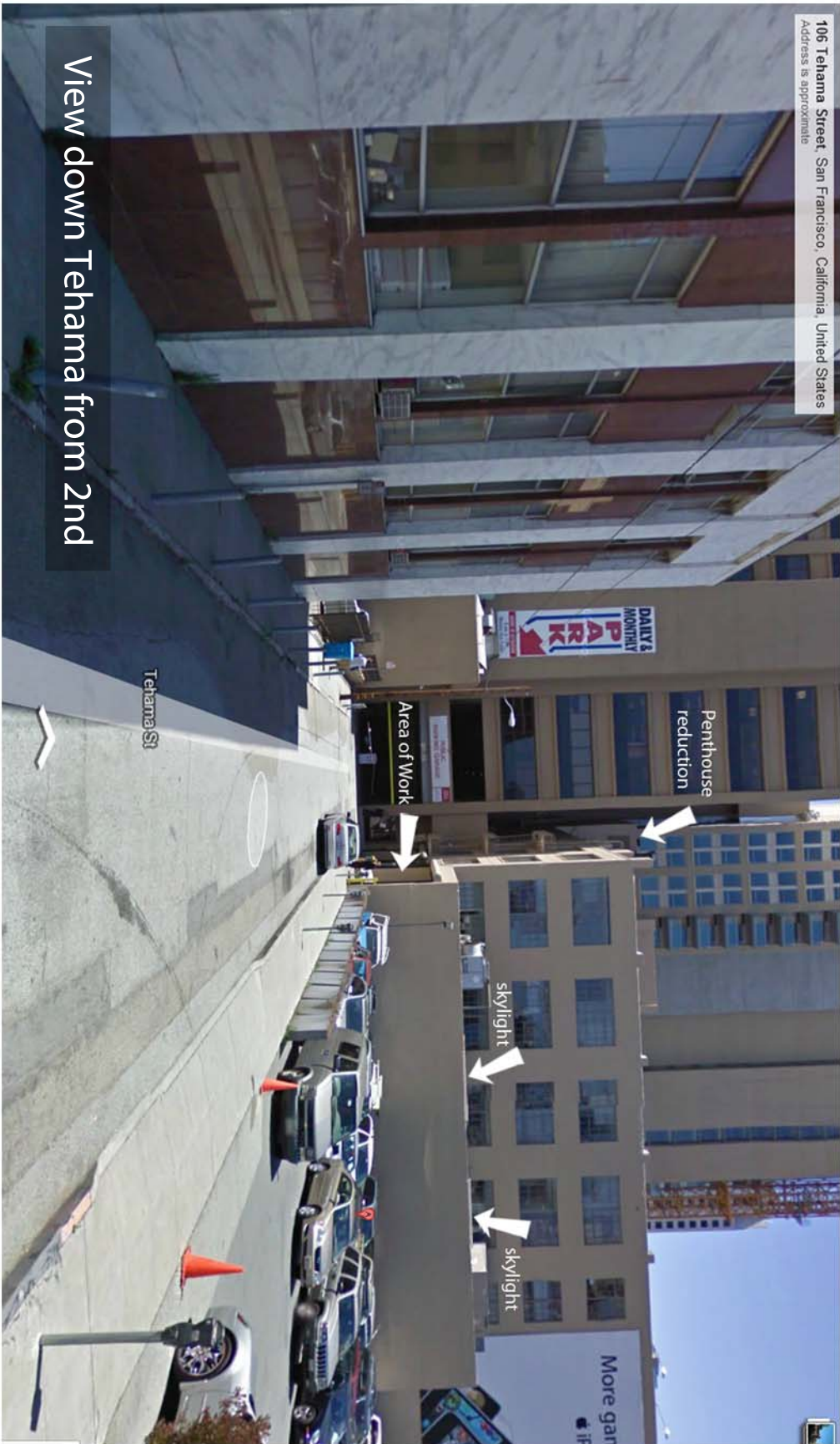
Historical Facade @ Howard

View from Howard Street

Report a problem July 21, 2011



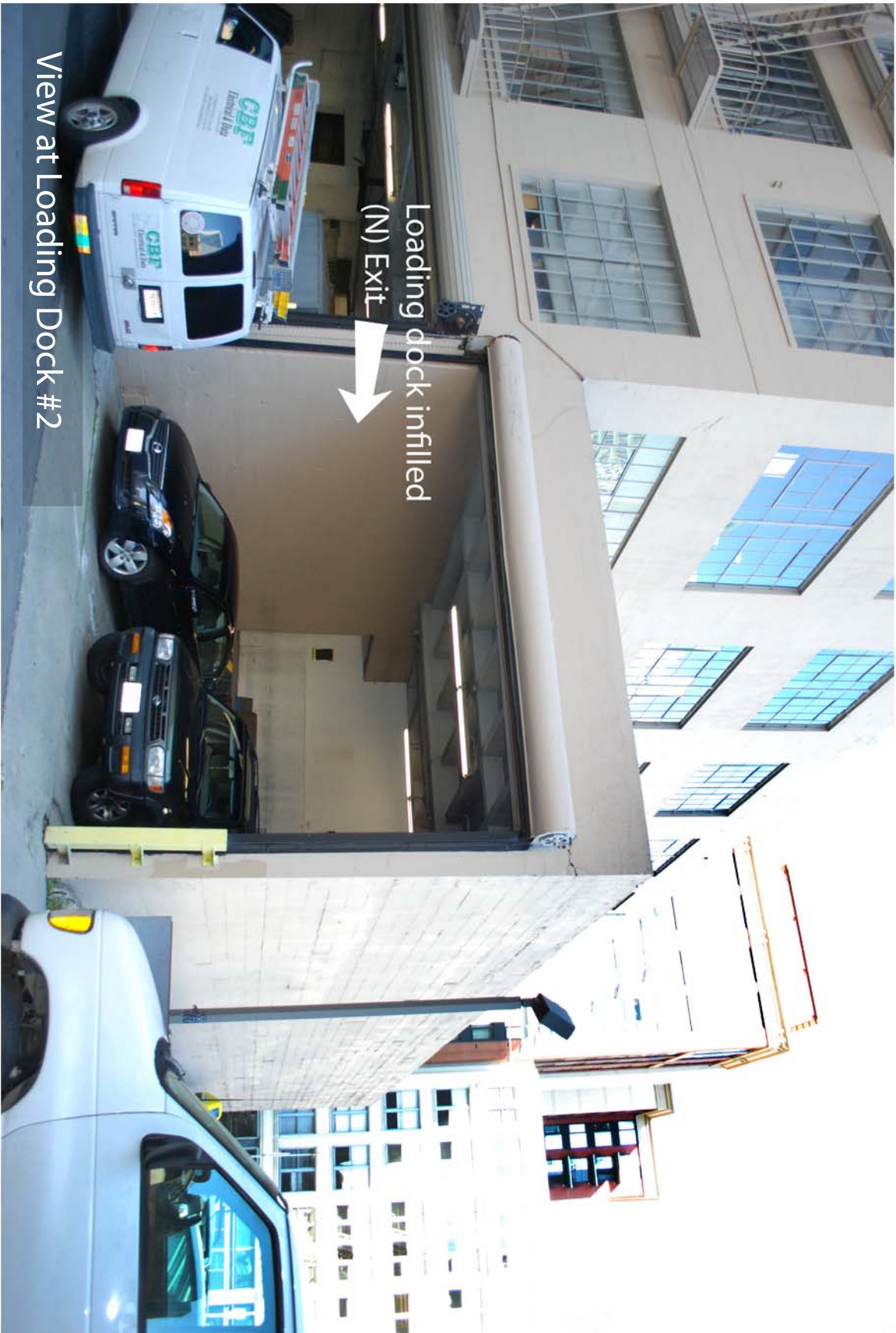
631 Howard Street
Exit Modifications & Shell Improvements
Robert Remiker Architects
800 Addison Street, Berkeley, CA 94710



631 Howard Street

Exit Modifications & Shell Improvements

Robert Remiker Architects
800 Addison Street, Berkeley, CA 94710



View at Loading Dock #2

Loading dock infilled
(N) Exit

631 Howard Street

Exit Modifications & Shell Improvements

Robert Remiker Architects
800 Addison Street, Berkeley, CA 94710



631 Howard Street

Exit Modifications & Shell Improvements

Robert Remiker Architects
800 Addison Street, Berkeley, CA 94710



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F 415.995.5555

STRUCTURAL ENGINEER:
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P: (415) 986.1911
Sikandar Hayat

ELECTRICAL ENGINEER:
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Jan Myer
Paul Carey

MECHANICAL/PLUMBING ENGINEERS:
VITAL environments, Inc./
A&S engineers, Inc.
111 Pine Street, Suite 1315
San Francisco, CA 94111
Office: (415) 735-5002
Taylor Keep, PE, LEED AP
Sheila Saidnia, P.E.

631 Howard

Exit Modification & Shell Improvements

631 Howard Street
San Francisco, Ca. 94105

Rev #	Description	Date:

This document and the design incorporated herein are the property of Robert Remiker Architect and are provided as instruments of professional service for this project location. They are not to be used in whole or part for other projects at this location or elsewhere without the consent of Robert Remiker Architect.

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Sheet Title:

Building / Zoning Data, Location Map, Project Description

Date:	10-16-12
Scale:	NA
Drawn:	RR
Job:	1120
Sheet:	

A0.0
of Sheets

631 Howard

Exit Modification & Shell Improvements (in advance of Tenant Improvements)

631 Howard Street San Francisco, CA. 94105-3907

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ARCHITECT:
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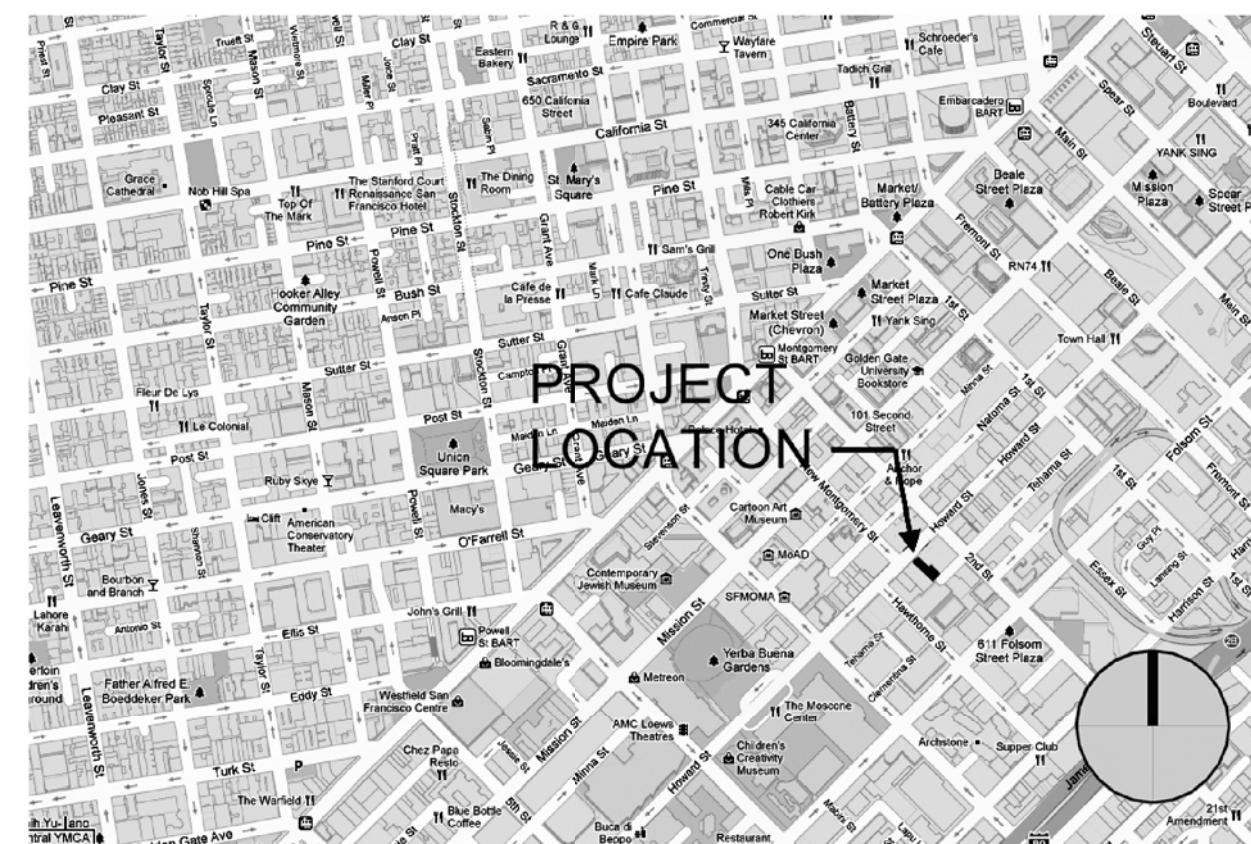
MECHANICAL/PLUMBING ENGINEERS:
VITAL environments
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Office: (415) 735-5002
Taylor Keep, PE, LEED AP
Sheila Saidnia, P.E.

GENERAL CONTRACTOR:
Centric Construction
229 Ellis Street
San Francisco, CA 94102
Office: (415) 983-9520

BUILDING / ZONING DATA

Zoning District	C-3-O (SD) DOWNTOWN - OFFICE SPECIAL DEVELOPMENT
Occupancy Type	B (with accessory A and S)
Construction Type	IIA-Sprinklered
Lot Area	21,450 s.f.
Building Footprint	21,142
Building Area	116,250 s.f.
Project Area	
Exit stair and enclosure	282 s.f.
Storage	155 s.f.
Level 2 Shell	1,097 s.f.
Total	1,534 s.f.
Number of Stories	5 plus Basement
Number of Stories allowed	6 Type IIA-Sprinklered
Area per Story	19,722 s.f. (At Levels 1, 3, 4, 5.)
Area per Story allowed	37,500 s.f. plus 200% increase for sprinklers - Type IIA Occupancy B
Building Height	61.1 Feet
Building Height allowed	75 ft. allowed Type IIA-Sprinklered
Fire Protection	Fully Sprinklered - Under prior permit
Accessibility	All areas of modification and construction to be accessible.

LOCATION MAP



PROJECT DESCRIPTION

- Modifications of interior loading dock to create an enclosed exit at Level 1 and Level 2.
- Interior shell improvements at building annex for future office use.
- Addition of Storage Room at Tehama Street entry/exit.
- Removal of unused, unreinforced hollow clay tile penthouse at roof.

For work shown as existing or being executed under prior permit,
refer to Permit #201203075597



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631 Howard

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Sheet Title:

Existing Conditions

Date:	10-16-12
Scale:	As Noted
Drawn:	JMD
Job:	1120
Sheet:	

A0.5
of Sheets



REAR FACADE



VIEW ACROSS PARKING FROM HOWARD (PARKING TO BE DEVELOPED AS 222 SECOND)

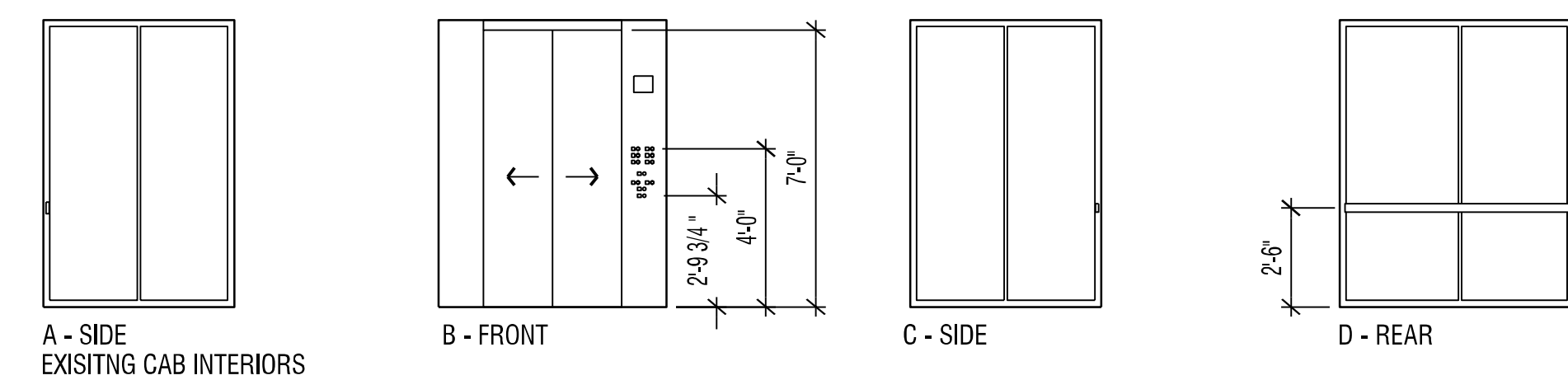


VIEW LOOKING WEST TOWARD BUILDING ALONG TEHAMA STREET



EXTERIOR VIEW AT LOADING DOCK

1 A0.5 EXISTING CONDITIONS PHOTOGRAPHS
Not to Scale

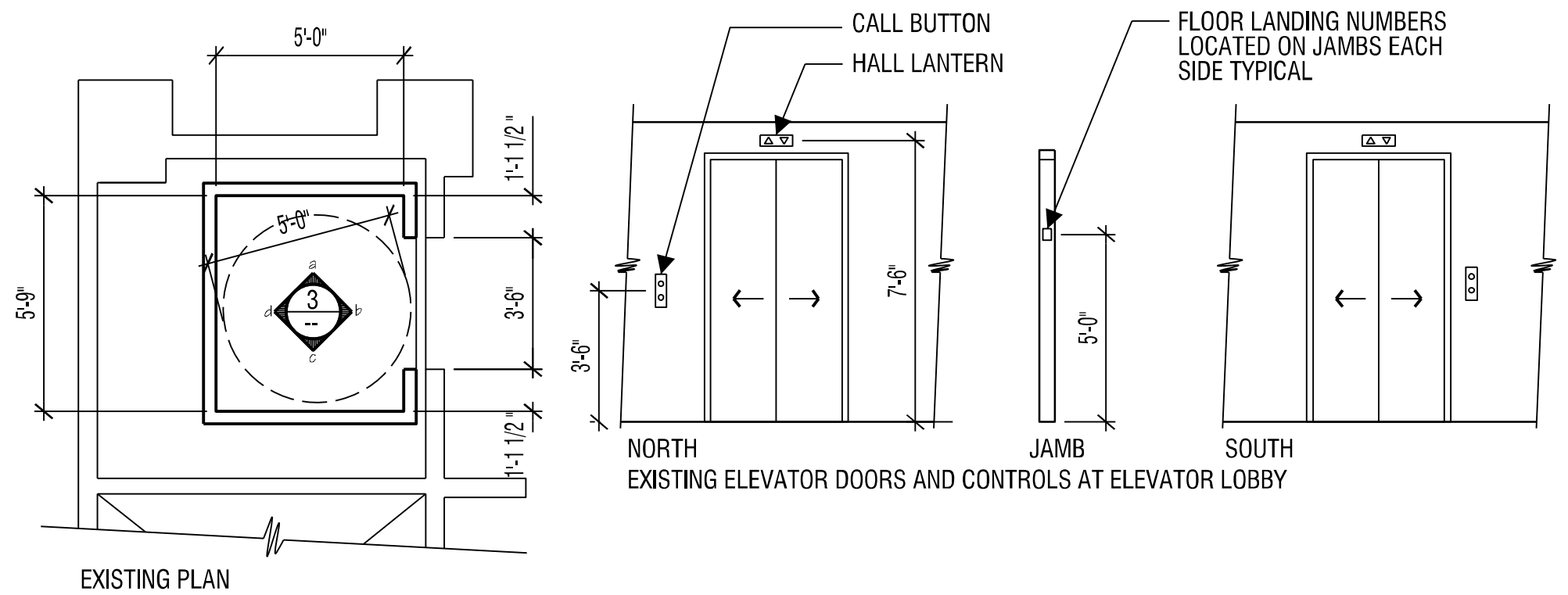


A - SIDE
EXISTING CAB INTERIORS

B - FRONT

C - SIDE

D - REAR



EXISTING PLAN

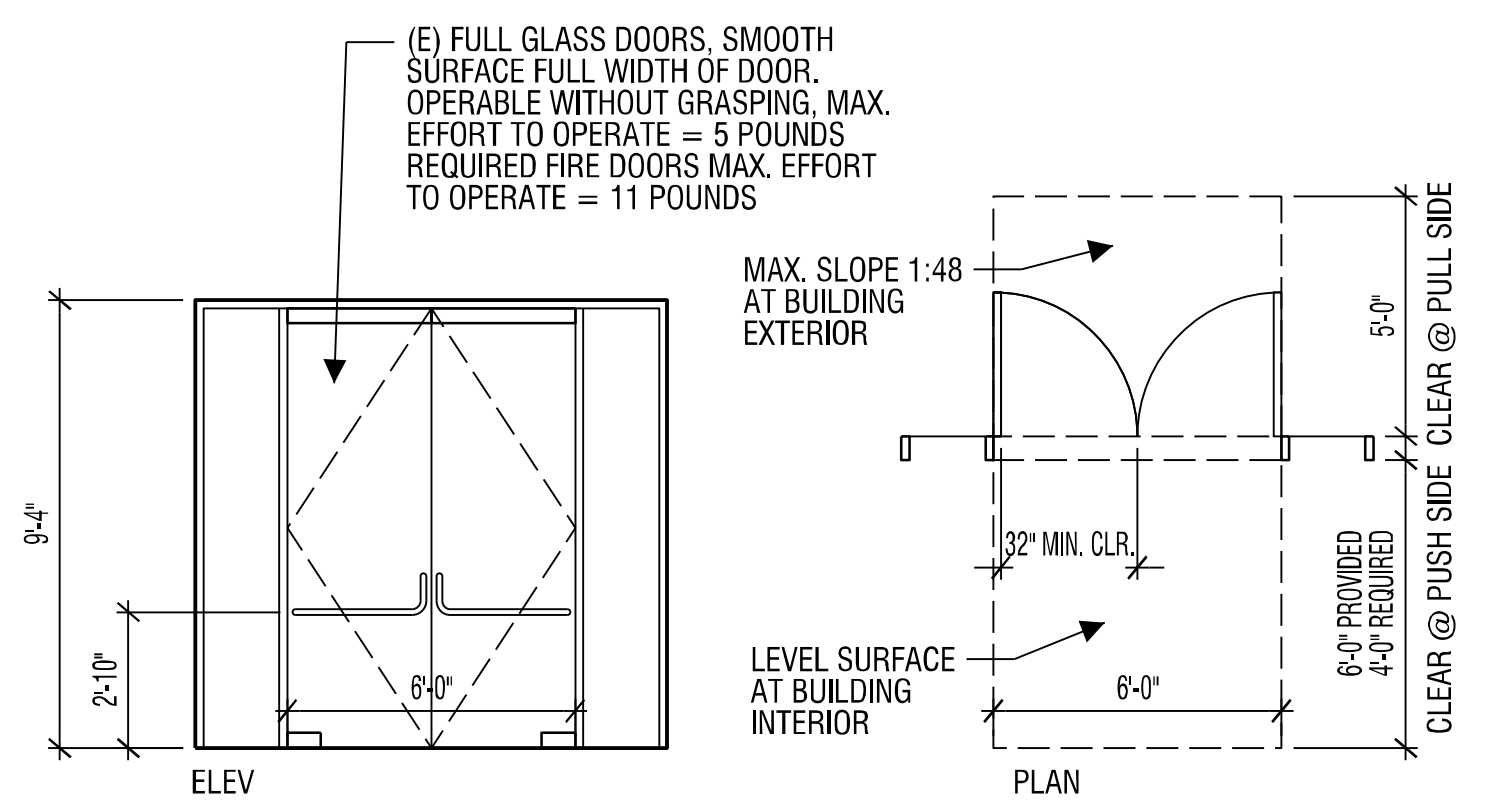
NORTH
EXISTING ELEVATOR DOORS AND CONTROLS AT ELEVATOR LOBBY

JAMB

SOUTH

FLOOR LANDING NUMBERS
LOCATED ON JAMBS EACH
SIDE TYPICAL

3 A0.5 Existing Elevator Conditions
1/4" = 1'-0"

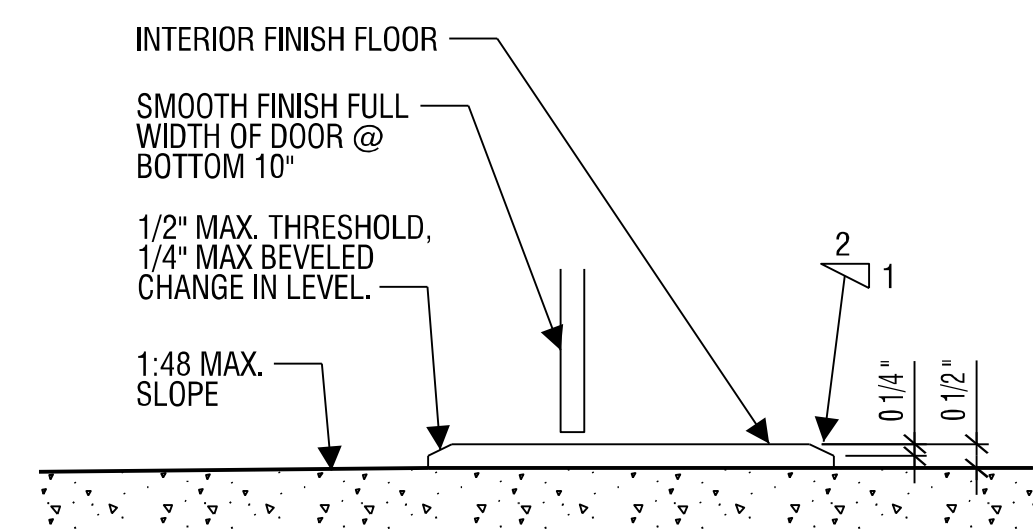


(E) FULL GLASS DOORS. SMOOTH SURFACE FULL WIDTH OF DOOR. OPERABLE WITHOUT GRASPING. MAX. EFFORT TO OPERATE = 5 POUNDS. REQUIRED FIRE DOORS MAX. EFFORT TO OPERATE = 11 POUNDS

MAX. SLOPE 1:48 AT BUILDING EXTERIOR

LEVEL SURFACE AT BUILDING INTERIOR

4 A0.5 Existing Entry Door Conditions
1/4" = 1'-0"



5 A0.5 Existing Entry Door Sill
1 1/2" = 1'-0"



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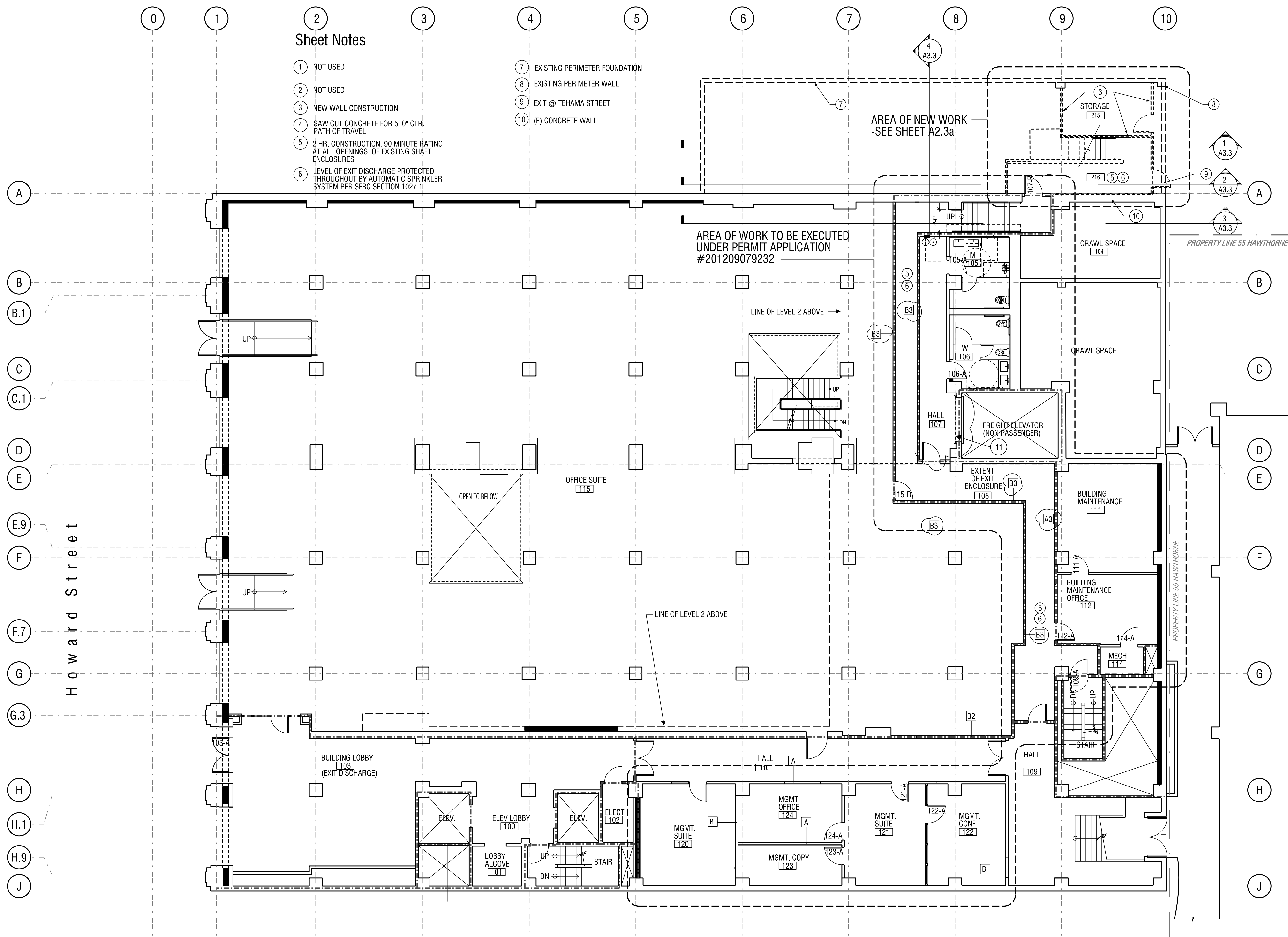
Sheet Title:
Ground Level Plan - Proposed and Work Executed Under Separate Permit

Date:	10-16-12
Scale:	As Noted
Drawn:	JMD
Job:	1120
Sheet:	

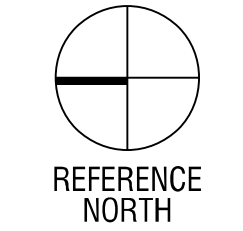
A2.2a
of Sheets

Sheet Notes

- | | |
|--|---------------------------------|
| ① NOT USED | ⑦ EXISTING PERIMETER FOUNDATION |
| ② NOT USED | ⑧ EXISTING PERIMETER WALL |
| ③ NEW WALL CONSTRUCTION | ⑨ EXIT @ TEHAMA STREET |
| ④ SAW CUT CONCRETE FOR 5'-0" CLR. PATH OF TRAVEL | ⑩ (E) CONCRETE WALL |
| ⑤ 2 HR. CONSTRUCTION, 90 MINUTE RATING AT ALL OPENINGS OF EXISTING SHAFT ENCLOSURES | |
| ⑥ LEVEL OF EXIT DISCHARGE PROTECTED THROUGHOUT BY AUTOMATIC SPRINKLER SYSTEM PER SFBC SECTION 1027.1 | |



① Ground Level Plan - Proposed and Executed Under Separate Permit
A2.2a Scale: 1/8" = 1'-0"





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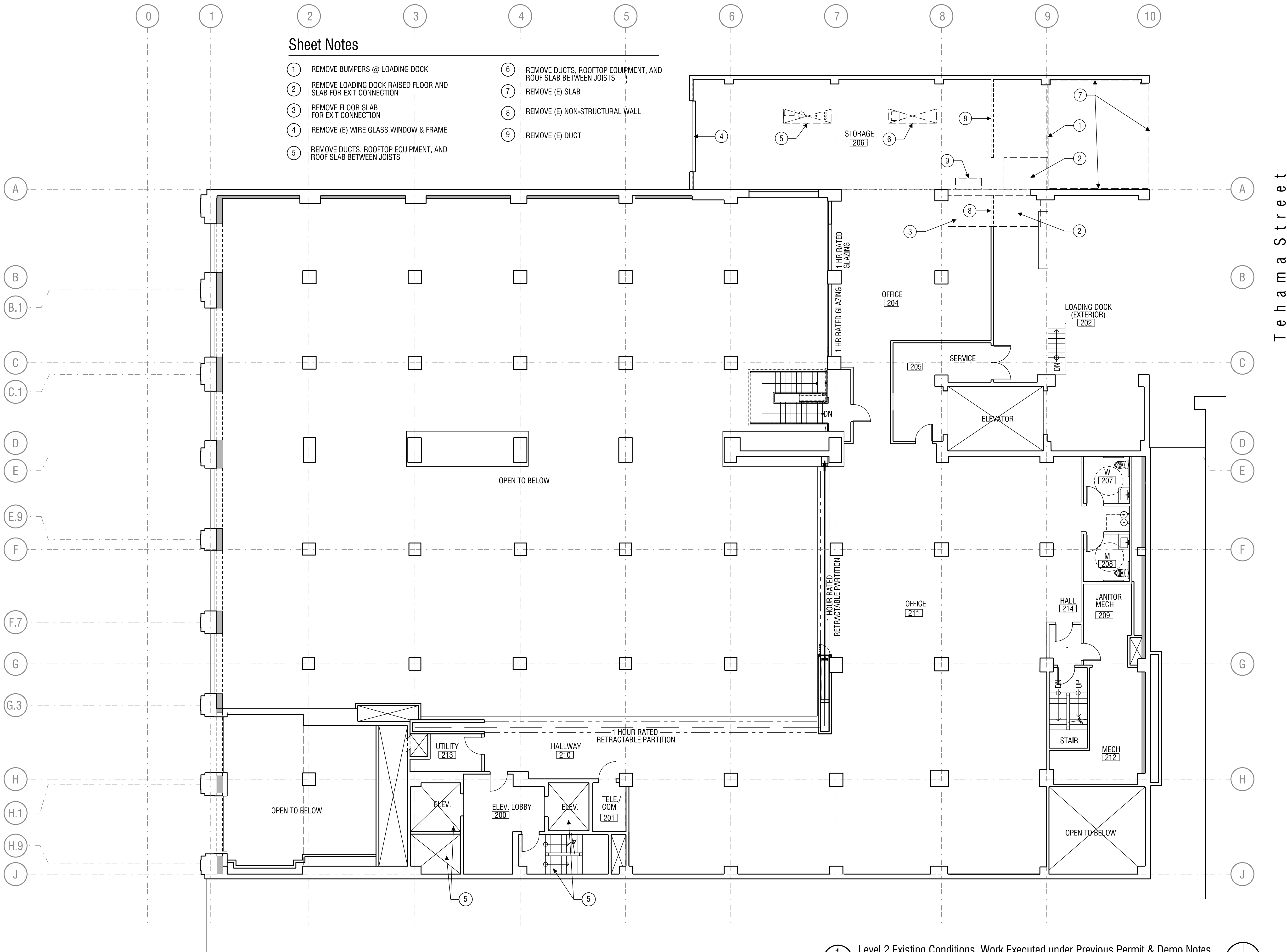
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Sheet Title:
**Level 2 Existing
Conditions, and
Work Executed
under Prior Permit
& Demo Notes**

Date: 10-16-12
Scale: As Noted
Drawn: JMD
Job: 1120
Sheet

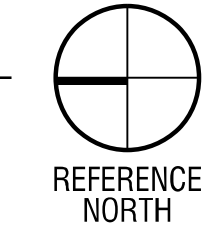
A2.3
of Sheets



Sheet Notes

- | | |
|---|---|
| 1 REMOVE BUMPERS @ LOADING DOCK | 6 REMOVE DUCTS, ROOFTOP EQUIPMENT, AND ROOF SLAB BETWEEN JOISTS |
| 2 REMOVE LOADING DOCK RAISED FLOOR AND SLAB FOR EXIT CONNECTION | 7 REMOVE (E) SLAB |
| 3 REMOVE FLOOR SLAB FOR EXIT CONNECTION | 8 REMOVE (E) NON-STRUCTURAL WALL |
| 4 REMOVE (E) WIRE GLASS WINDOW & FRAME | 9 REMOVE (E) DUCT |
| 5 REMOVE DUCTS, ROOFTOP EQUIPMENT, AND ROOF SLAB BETWEEN JOISTS | |

1 Level 2 Existing Conditions, Work Executed under Previous Permit & Demo Notes
A2.3 Scale: 1/8" = 1'-0"





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Sheet Title:

Level 2 Plan - Proposed

Date: 10-16-12

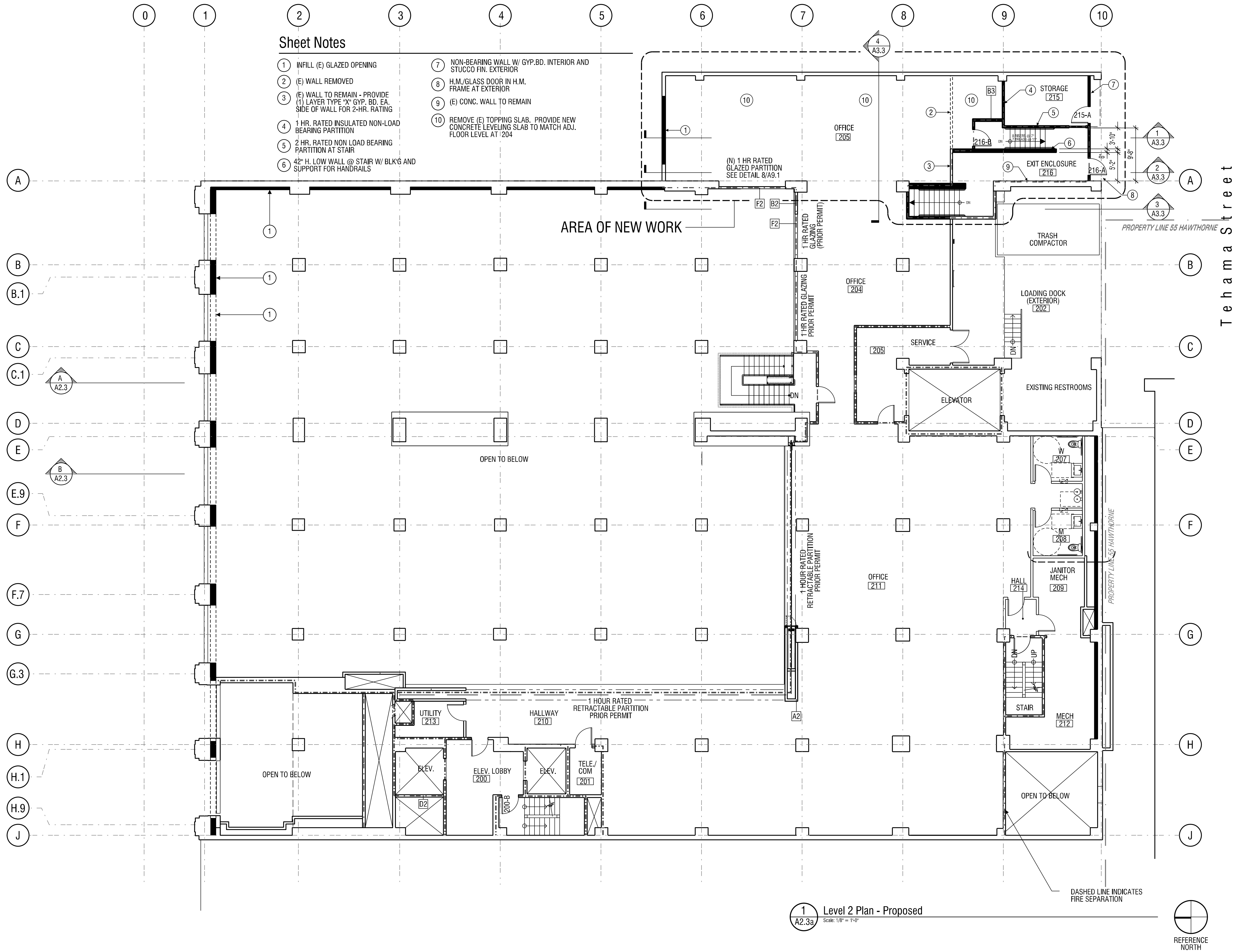
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Drawn: JMD

Job: 1120

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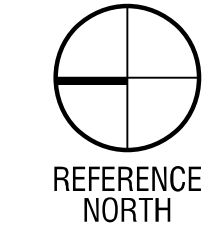
A2.3a
of Sheets



Sheet Notes

- 1 INFILL (E) GLAZED OPENING
- 2 (E) WALL REMOVED
- 3 (E) WALL TO REMAIN - PROVIDE (1) LAYER TYPE "X" GYP. BD. EA. SIDE OF WALL FOR 2-HR. RATING
- 4 1 HR. RATED INSULATED NON-LOAD BEARING PARTITION
- 5 2 HR. RATED NON LOAD BEARING PARTITION AT STAIR
- 6 42" H. LOW WALL @ STAIR W/ BLKG AND SUPPORT FOR HANDRAILS
- 7 NON-BEARING WALL W/ GYP.BD. INTERIOR AND STUCCO FIN. EXTERIOR
- 8 H.M./GLASS DOOR IN H.M. FRAME AT EXTERIOR
- 9 (E) CONC. WALL TO REMAIN
- 10 REMOVE (E) TOPPING SLAB, PROVIDE NEW CONCRETE LEVELING SLAB TO MATCH ADJ. FLOOR LEVEL AT 204

1 Level 2 Plan - Proposed
A2.3a Scale: 1/8" = 1'-0"





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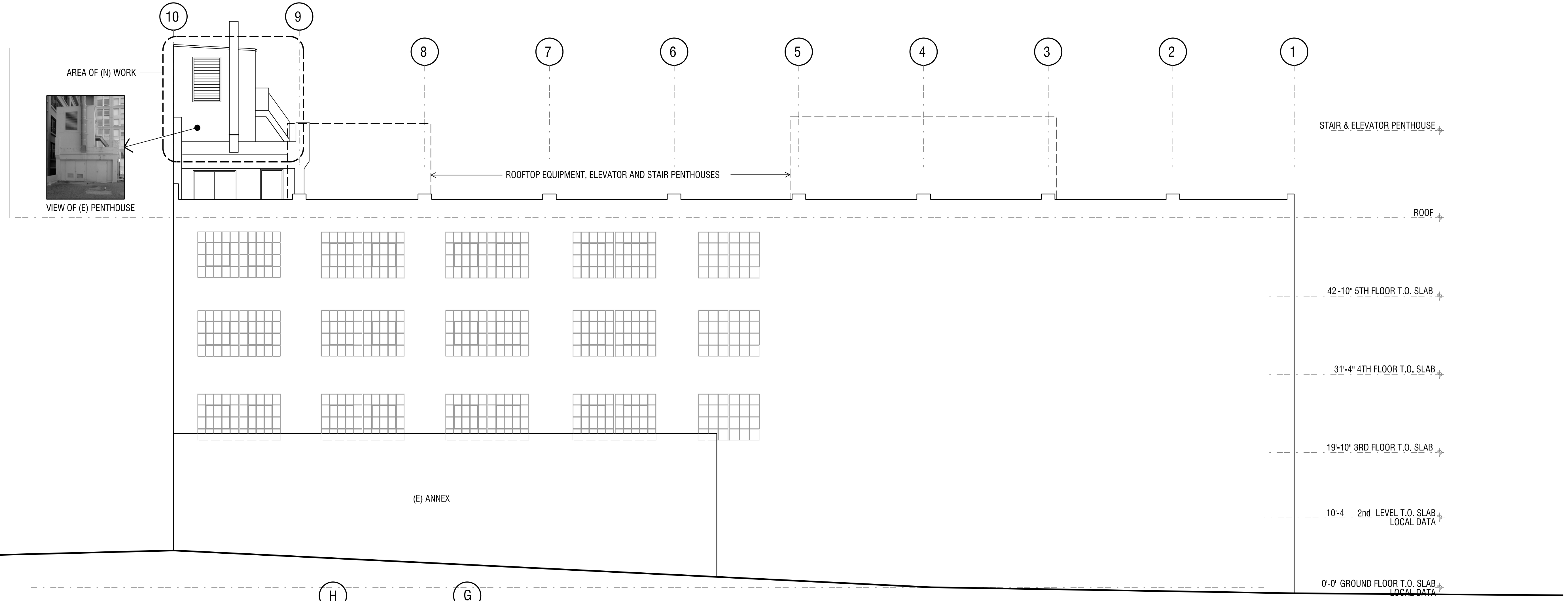
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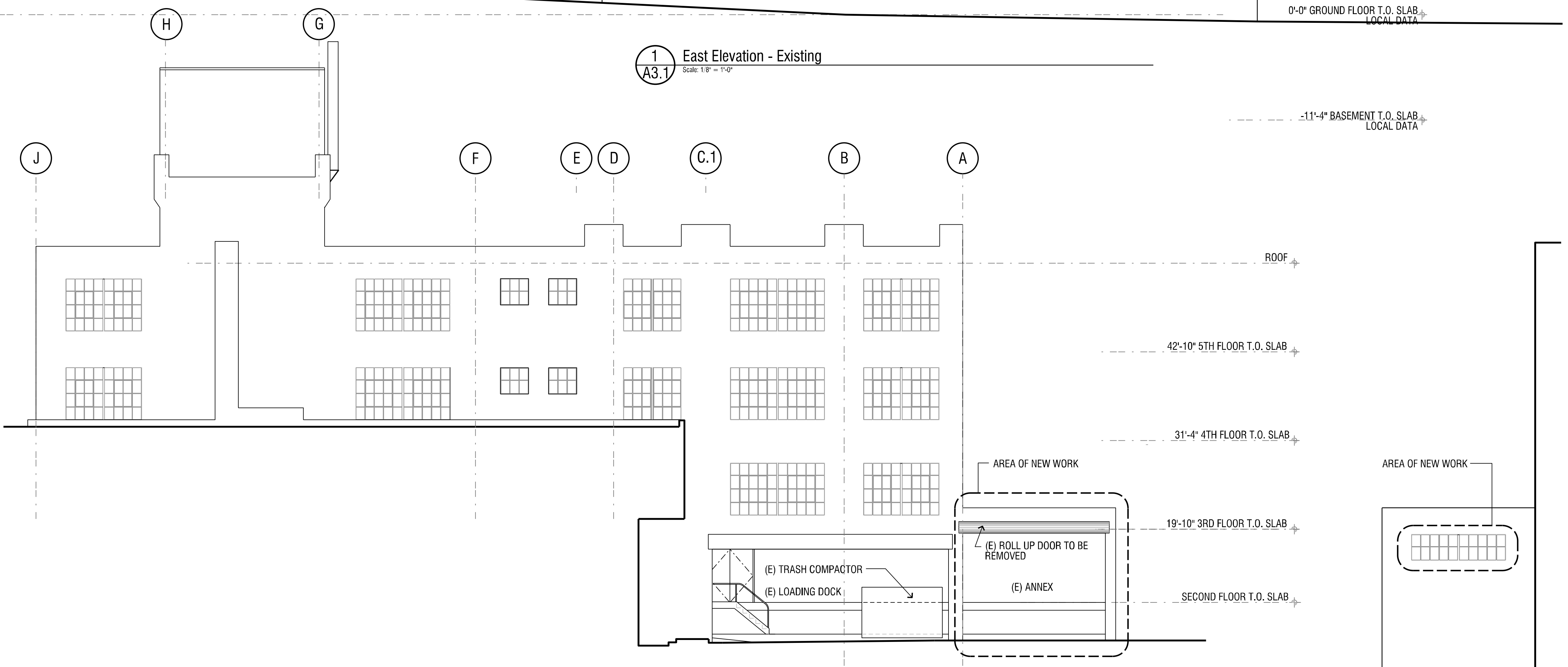
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Sheet Title:

Exterior Elevations Existing

Date:	10-16-12
Scale:	As Noted
Drawn:	JMD
Job:	1120
Sheet:	

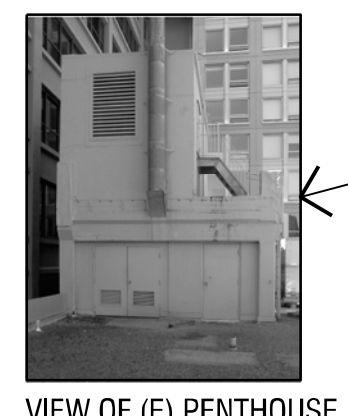


1 East Elevation - Existing
Scale: 1/8" = 1'-0"



2 South Elevation @ Tehama Street - Existing
Scale: 1/8" = 1'-0"

3 North Elevation @ Annex - Existing
Scale: 1/8" = 1'-0"



AREA OF (N) WORK

VIEW OF (E) PENTHOUSE

ROOFTOP EQUIPMENT, ELEVATOR AND STAIR PENTHOUSES

(E) ANNEX

STAIR & ELEVATOR PENTHOUSE

ROOF

42'-10" 5TH FLOOR T.O. SLAB

31'-4" 4TH FLOOR T.O. SLAB

19'-10" 3RD FLOOR T.O. SLAB

10'-4" 2nd LEVEL T.O. SLAB LOCAL DATA

0'-0" GROUND FLOOR T.O. SLAB LOCAL DATA

-11'-4" BASEMENT T.O. SLAB LOCAL DATA

ROOF

42'-10" 5TH FLOOR T.O. SLAB

31'-4" 4TH FLOOR T.O. SLAB

19'-10" 3RD FLOOR T.O. SLAB

SECOND FLOOR T.O. SLAB

AREA OF NEW WORK

(E) ROLL UP DOOR TO BE REMOVED

(E) ANNEX

(E) TRASH COMPACTOR

(E) LOADING DOCK

AREA OF NEW WORK



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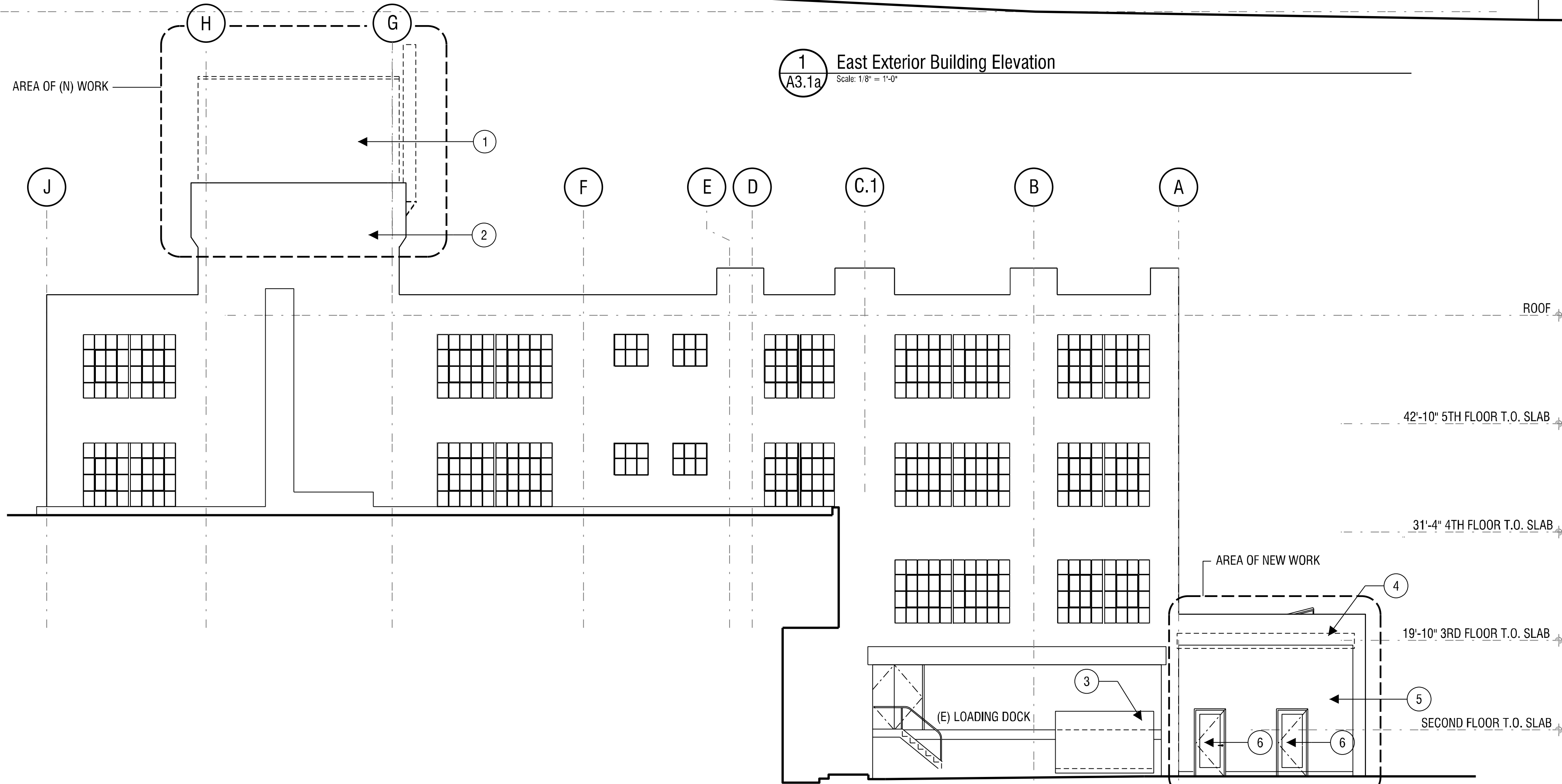
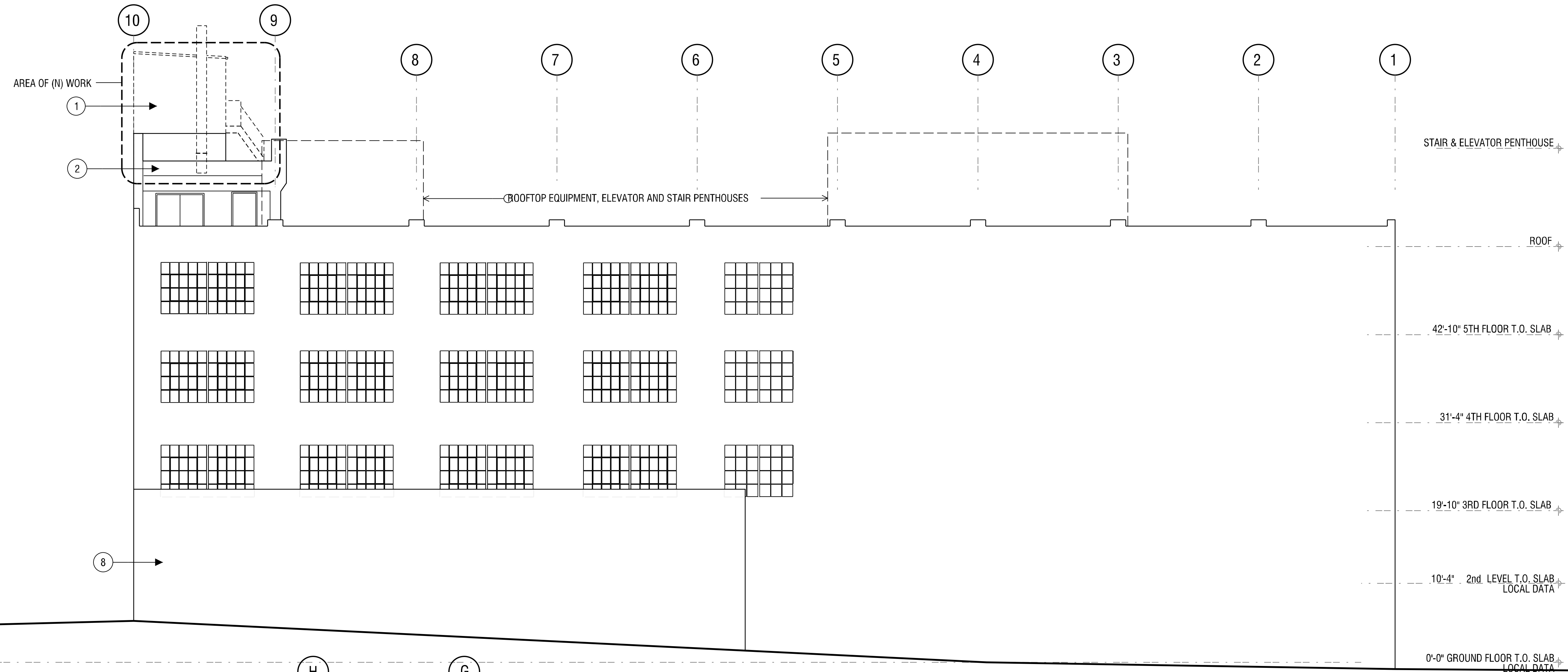
Sheet Title:

Exterior Elevations -
Proposed

Date: 10-16-12
Scale: As Noted
Drawn: JMD
Job: 1120
Sheet

A3.1a

of Sheets

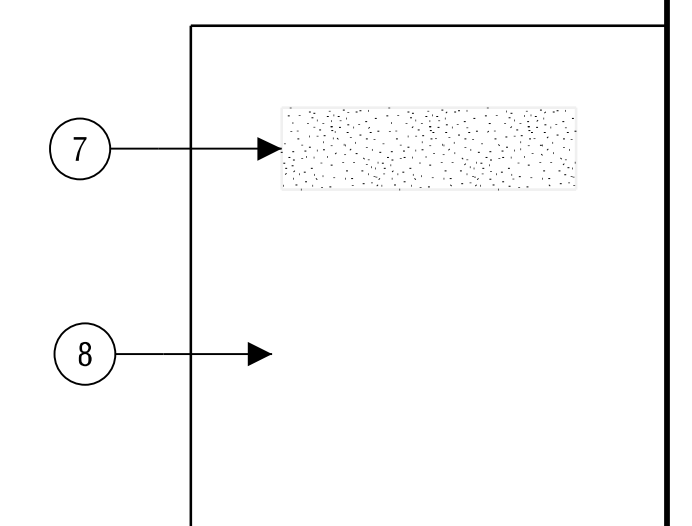


2 South Elevation (View from Tehama)
A3.1a Scale: 1/8" = 1'-0"

1 North Elevation @ Annex
A3.1a Scale: 1/8" = 1'-0"

Sheet Notes:

- 1 REMOVE EXISTING (VACANT) PENTHOUSE STRUCTURE, (UNREINFORCED HOLLOW CLAY TILE AND CONCRETE ROOF, METAL STAIRS AND LANDING)
- 2 EXISTING PORTION OF PENTHOUSE TO REMAIN. PROVIDE (N) ROOFING OVER EXISTING STRUCTURAL DECK.
- 3 (E) TRASH COMPACTOR TO REMAIN
- 4 (E) METAL ROLLING DOOR REMOVED. PATCH AND PAINT TO MATCH ADJACENT SURFACE
- 5 (N) CEM. PLASTER INFILL WALL
- 6 (N) H.M. /GLASS DOOR IN H.M. FRAME
- 7 REMOVE (E) WINDOW INFILL WITH CEMENT PLASTER OVER LATH OVER GYPSUM SHEATHING OVER METAL FRAMING
- 8 (E) CONC. WALL TO REMAIN.





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Sheet Title:

Partial Building Sections, & Details

Date: 10-16-12

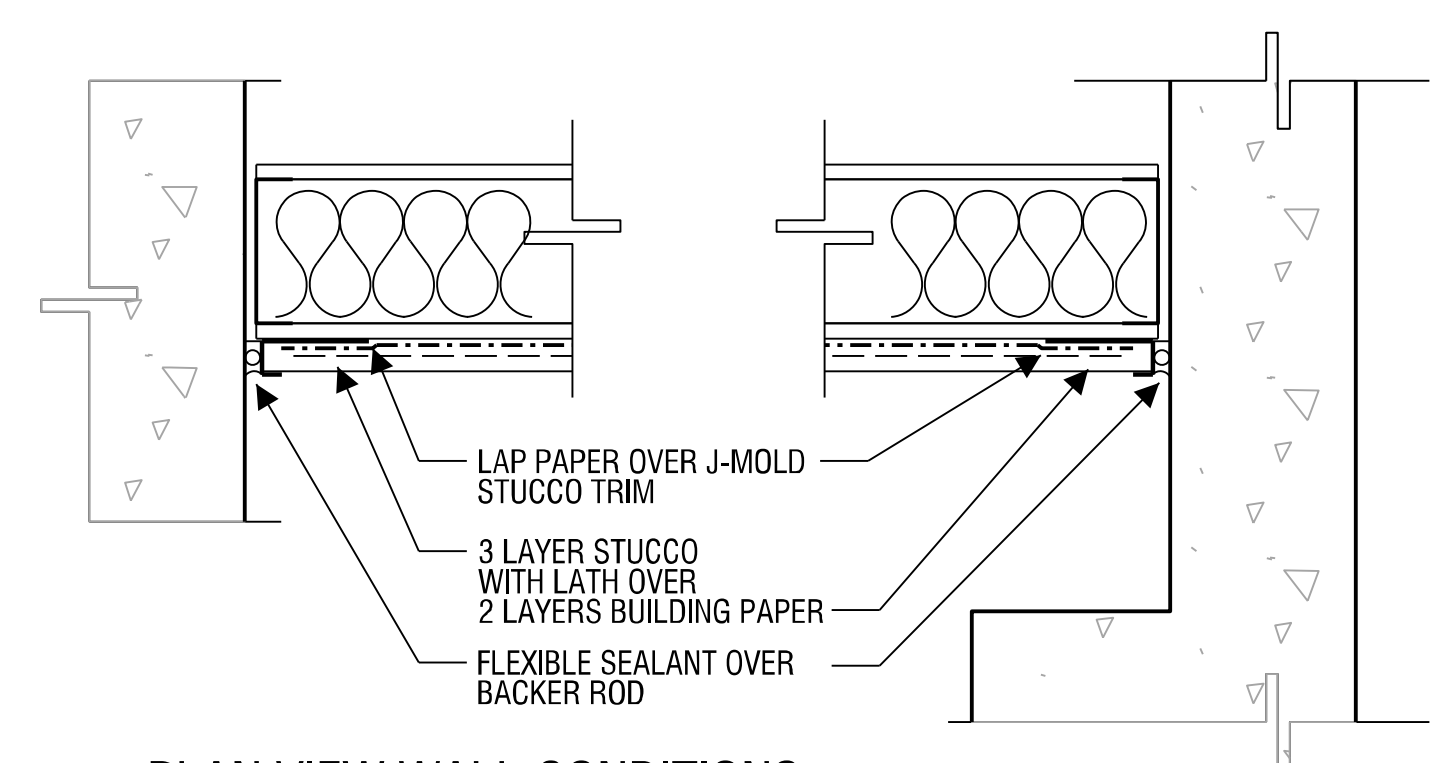
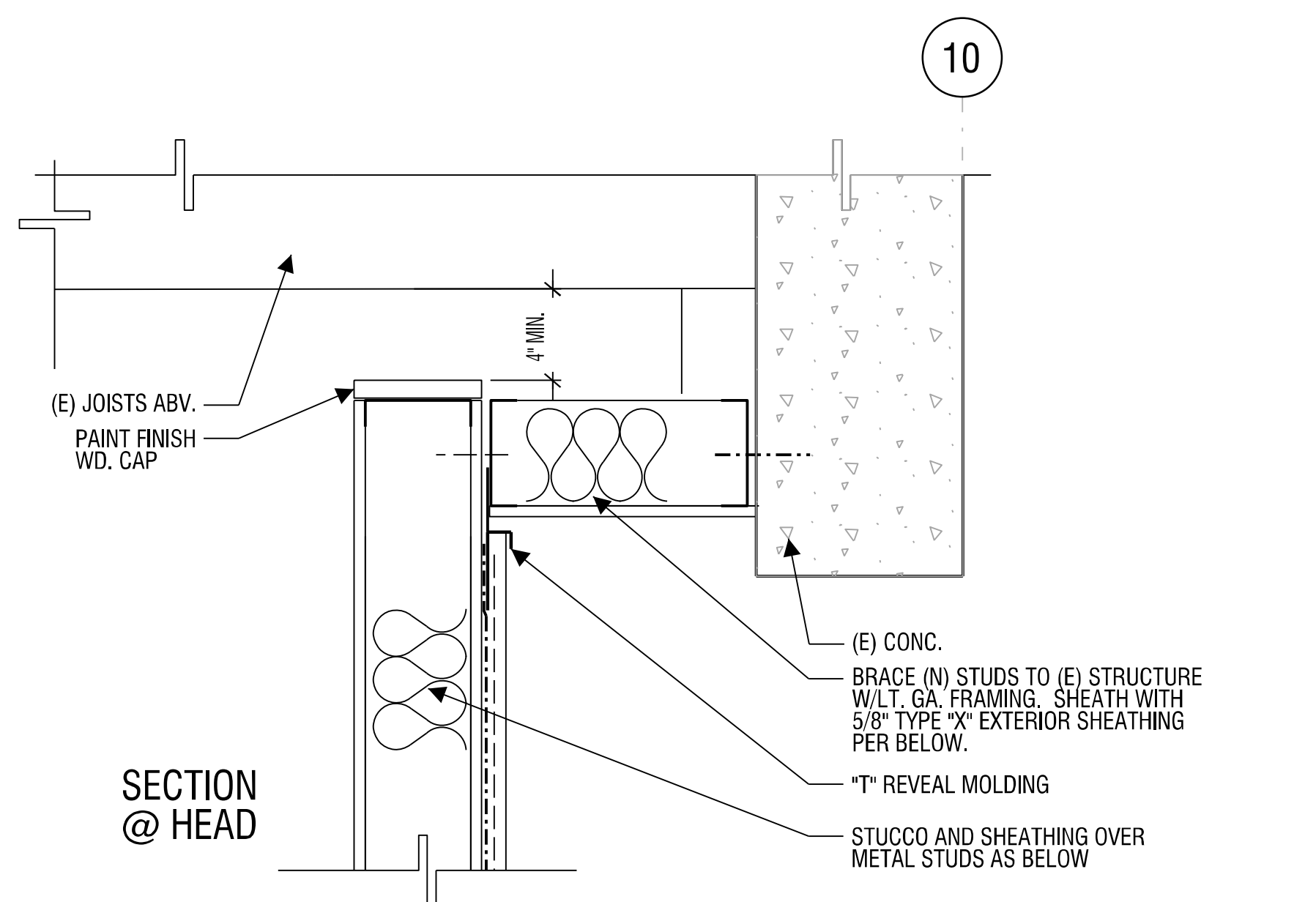
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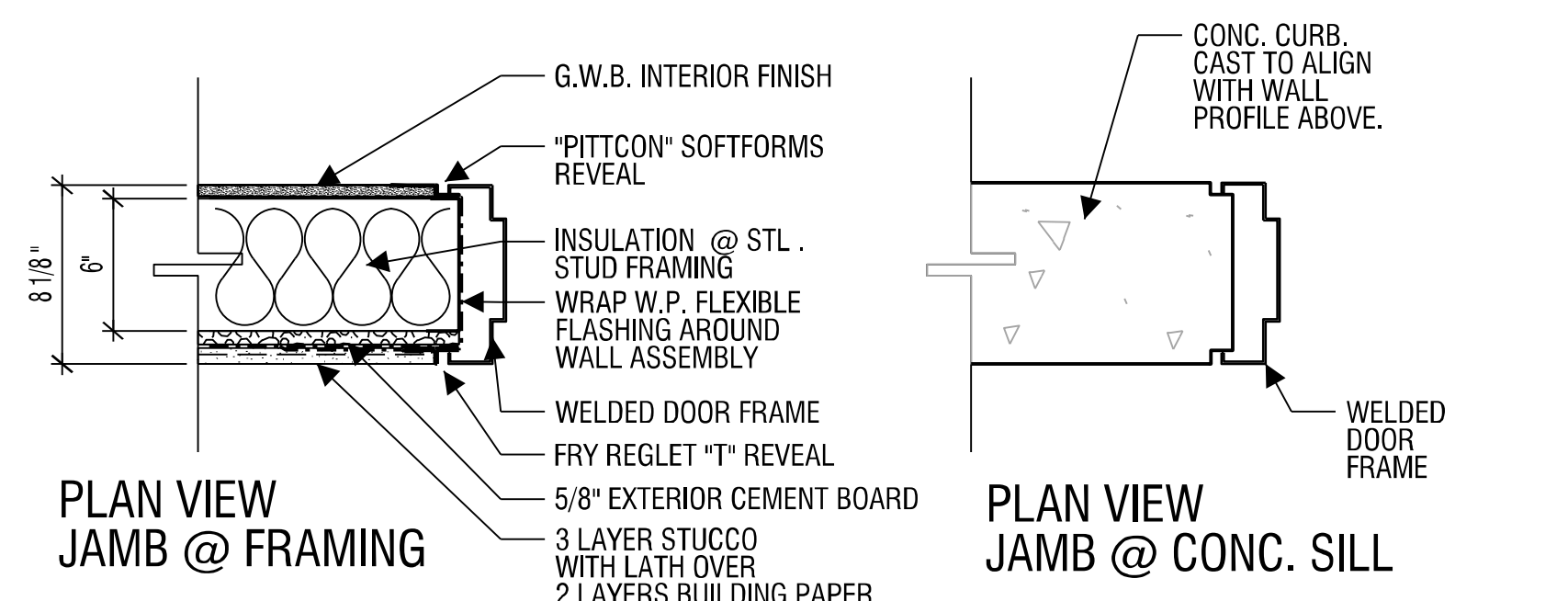
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A3.3

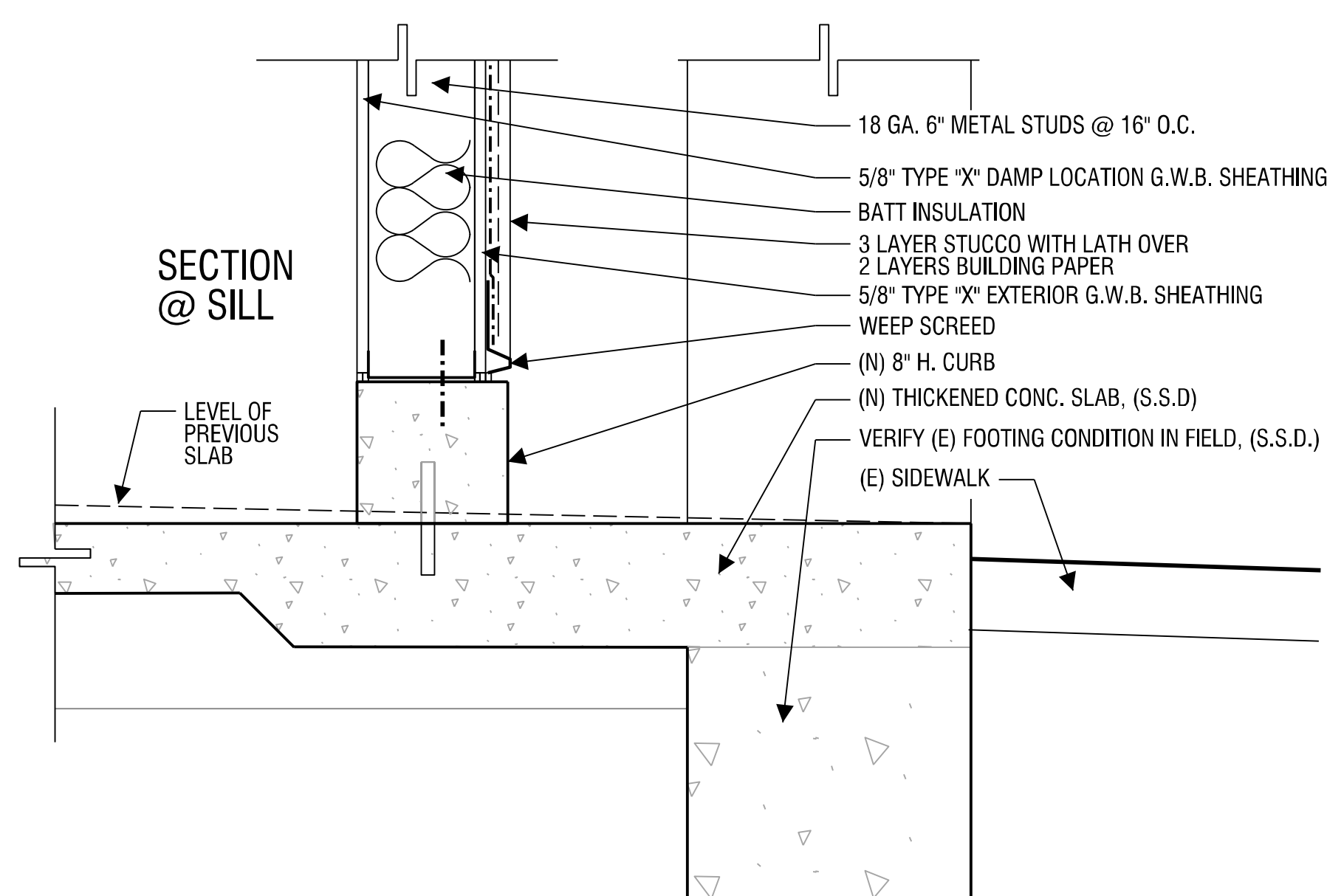


PLAN VIEW WALL CONDITIONS

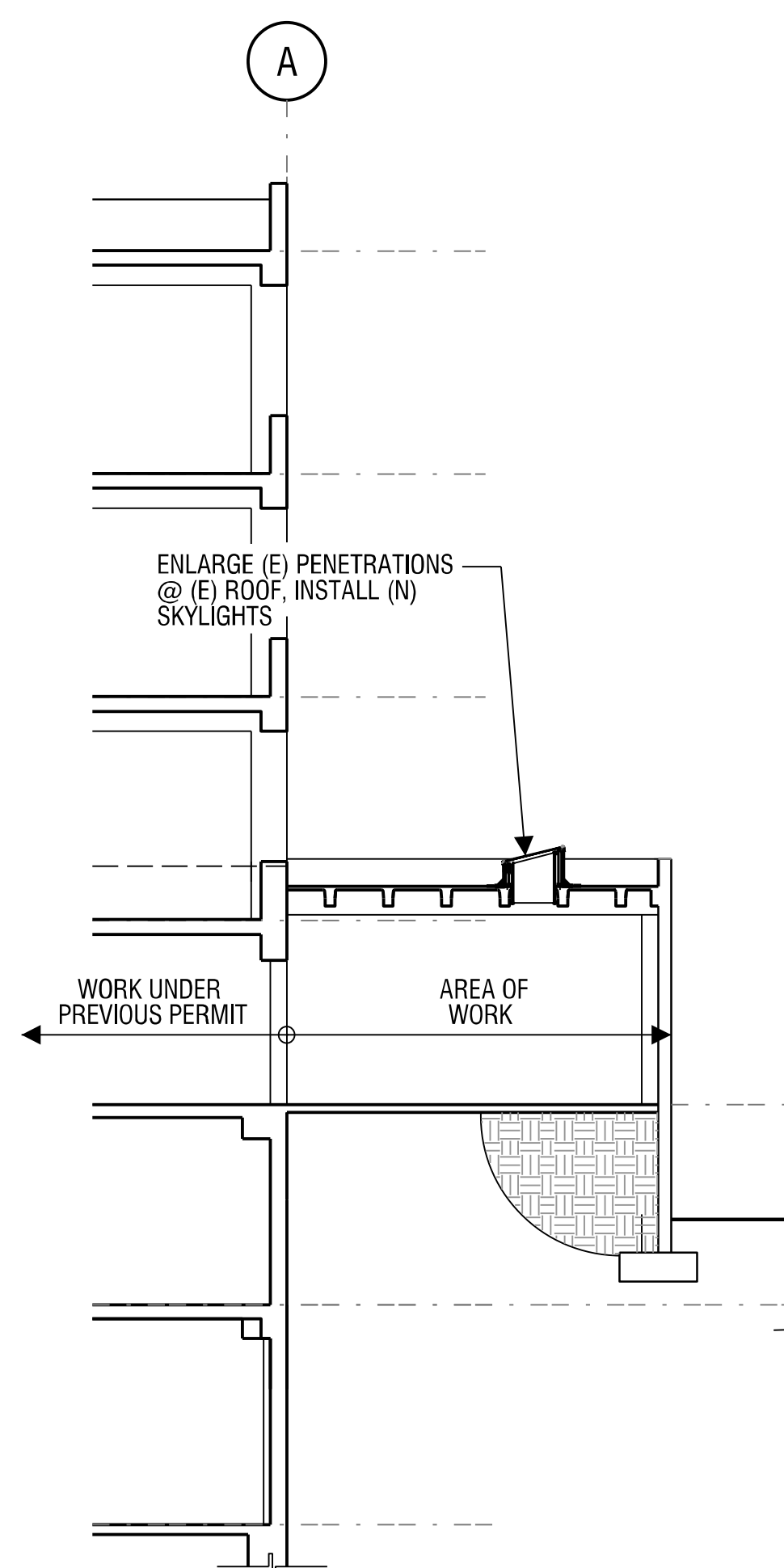


PLAN VIEW JAMB @ FRAMING

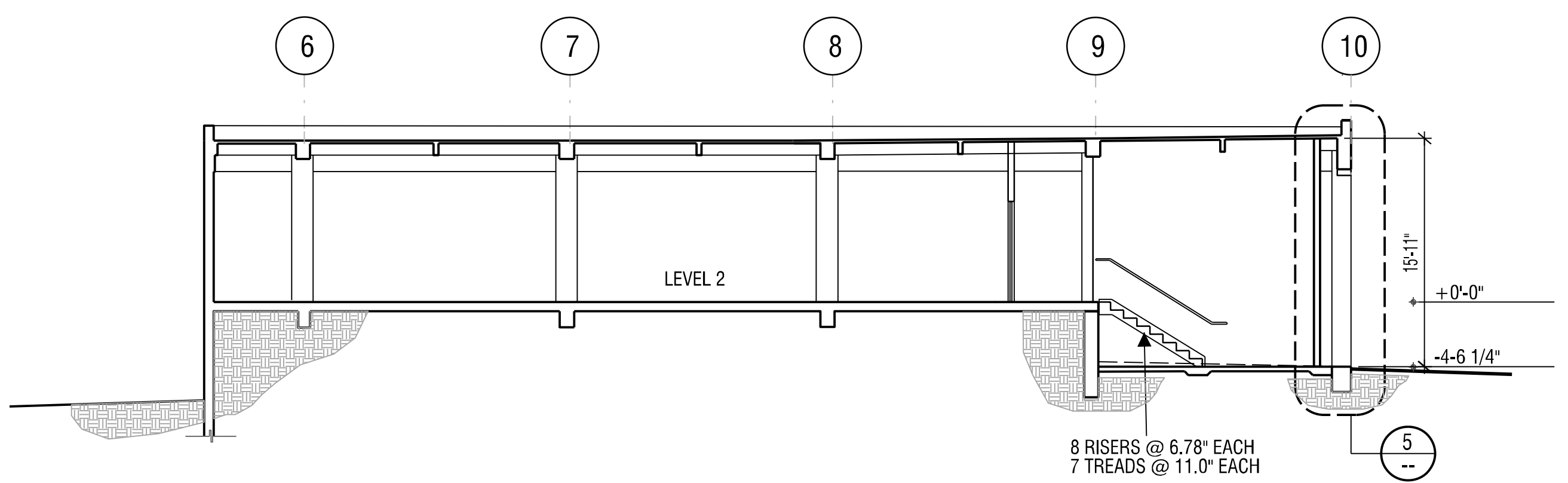
PLAN VIEW JAMB @ CONC. SILL



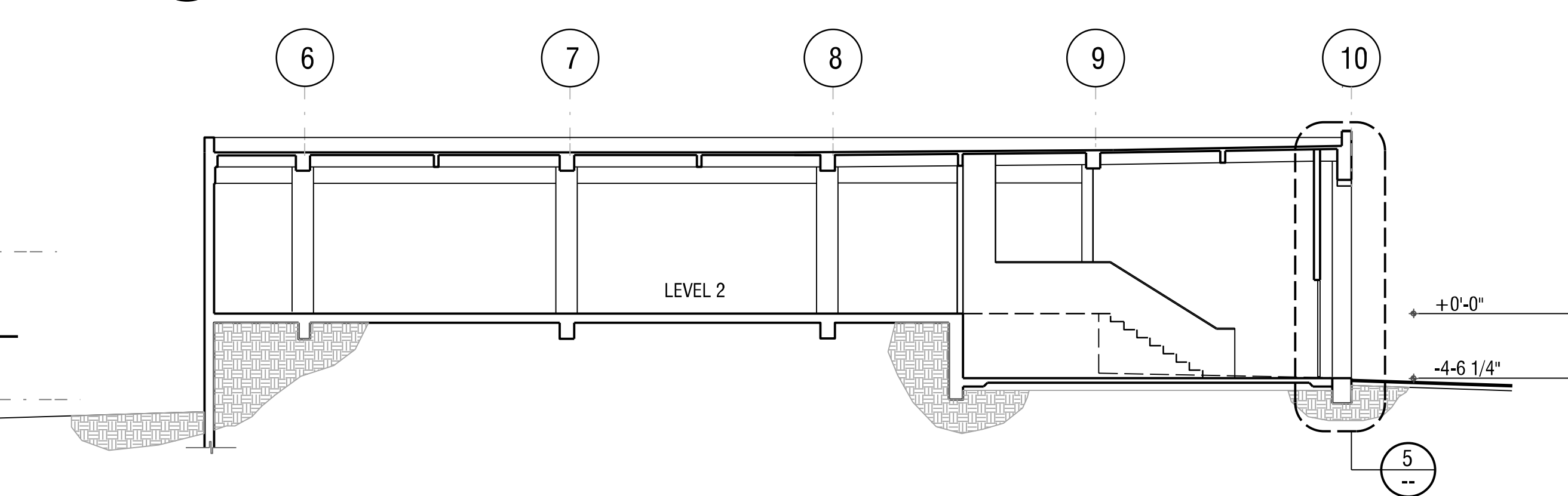
5
A3.3 Wall Section @ (N) Exit Stair and Storage
Scale: 3" = 1'-0"



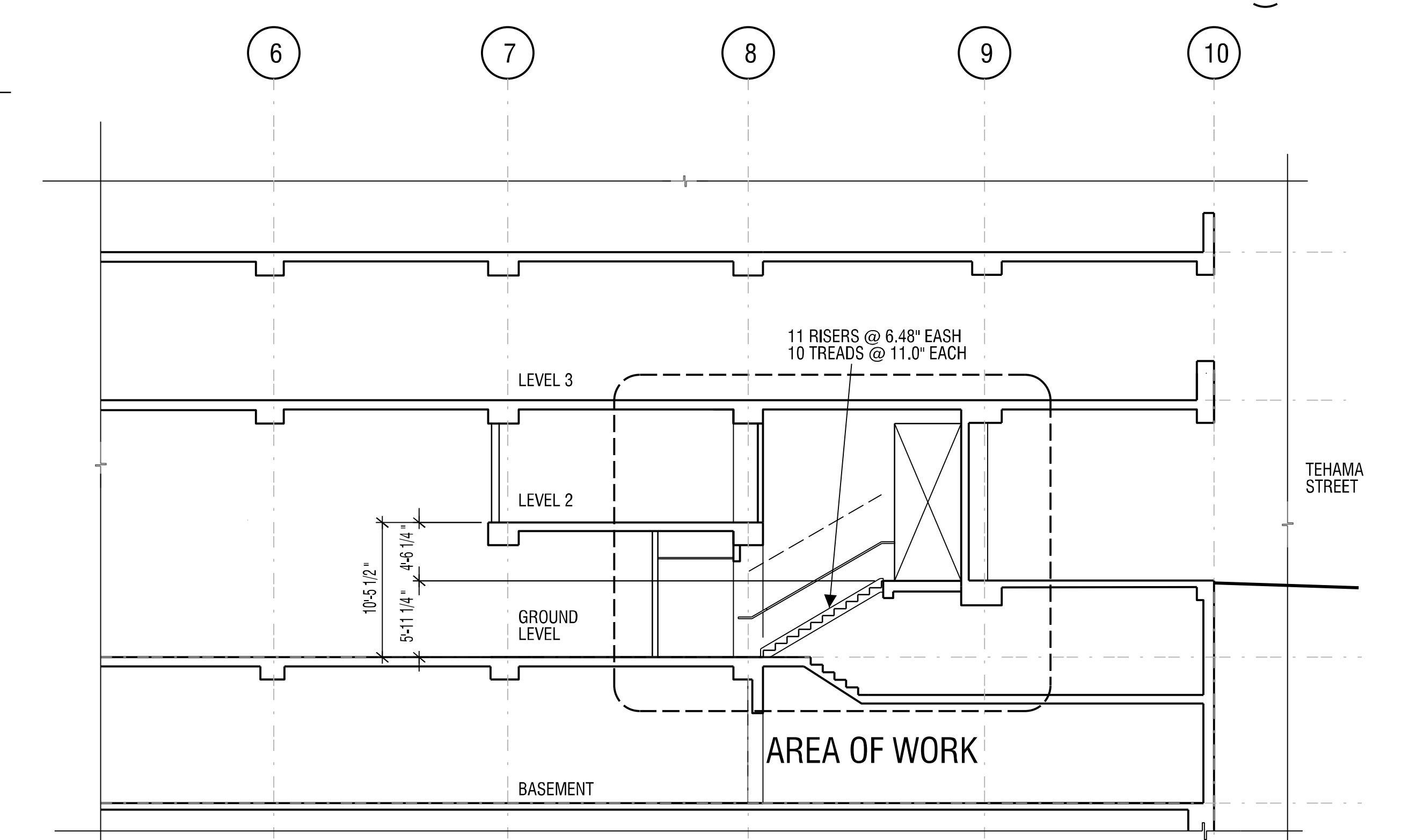
4
A3.3 Lateral Section @ Annex



1
A3.3 Section @ (N) Exit Stair
Scale: 1/4" = 1'-0"



2
A3.3 Section @ (N) Exit Stair
Scale: 1/4" = 1'-0"



3
A3.3 Section @ (N) Exit Stair
Scale: 1/4" = 1'-0"