

Permit to Alter Case Report Consent Calendar

HEARING DATE: DECEMBER 5, 2012

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

Reception:

415.558.6378

Fax:

Planning Information: 415.558.6377

415.558.6409

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

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.

SAN FRANCISCO
PLANNING DEPARTMENT 2

- (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 ANAYLSIS

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

Historic Preservation Commission Draft Motion Permit to Alter

MAJOR ALTERATION

HEARING DATE: DECEMBER 5, 2012

 Filing Date:
 October 17, 2012

 Case No.:
 2012.1320H

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Project Sponsor: Robert Remiker

800 Addison Street Berkeley, CA 94710

Staff Contact: M. Pilar LaValley - (415) 575-9084

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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.

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

Reception: 415.558.6378

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415.558.6409

Planning Information: 415.558.6377 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

SAN FRANCISCO
PLANNING DEPARTMENT

Motion No. XXXX
Hearing Date: December 5, 2012

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:

Motion No. XXXX
Hearing Date: December 5, 2012

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.

Motion No. XXXX CASE NO 2012.1320H Hearing Date: December 5, 2012 631 Howard Street

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.

Motion No. XXXX CASE NO 2012.1320H Hearing Date: December 5, 2012 631 Howard Street

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.

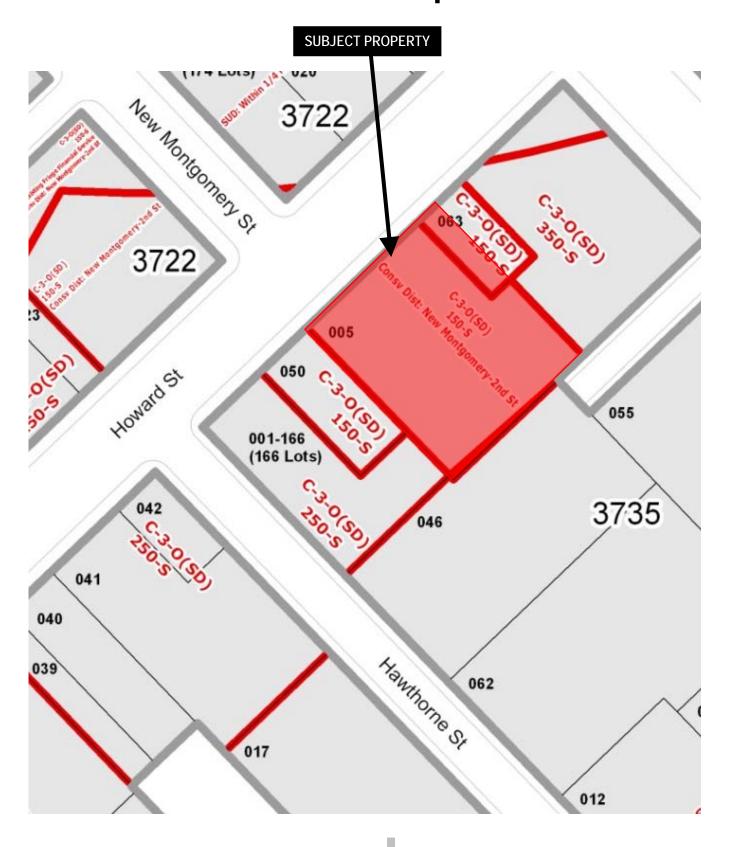
I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on December 5, 2012.

Jonas P. Ionin		
Acting Commission Secretary		
AYES:		
NAYS:		
ABSENT:		

December 5, 2012

ADOPTED:

Parcel Map



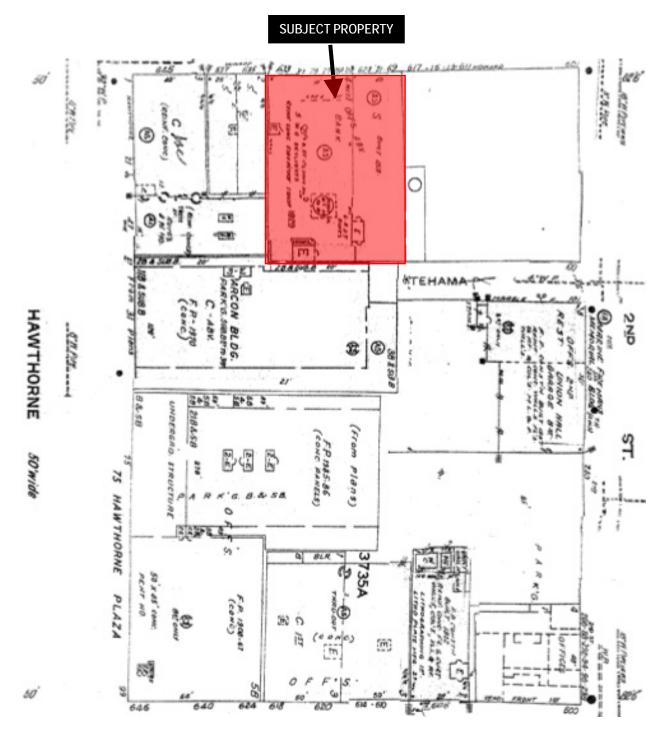


Permit to Alter Hearing

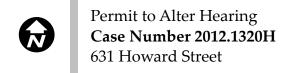
Case Number 2012.1320H

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.



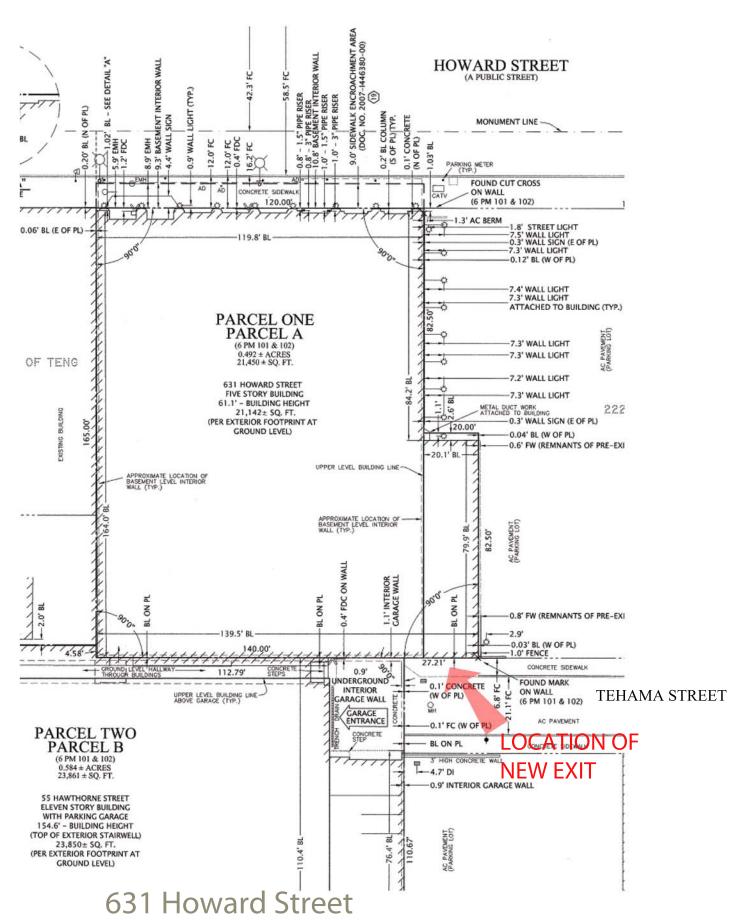


CEQA Categorical Exemption Determination

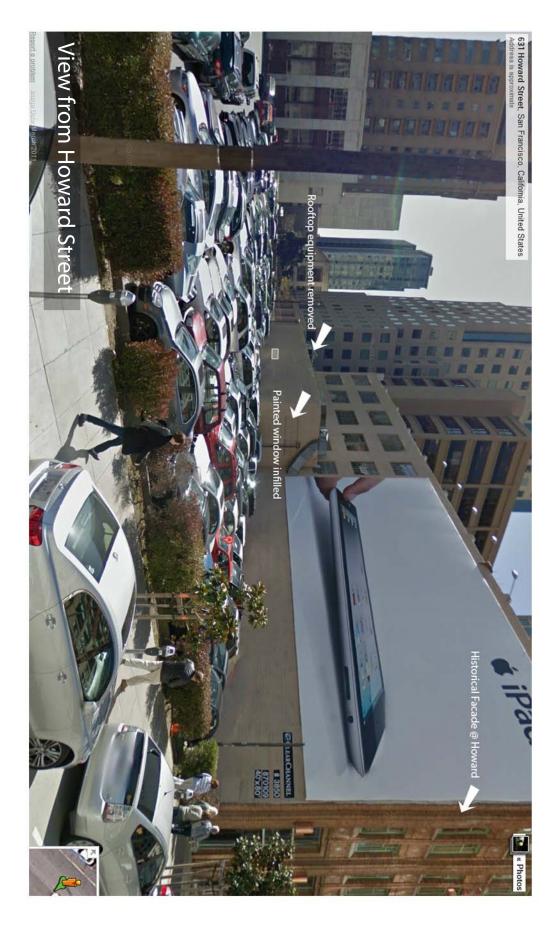
LANNING EPARTMENT	PROJECT ADDRESS	nation/Project Description	BLOCK/LOT(S)
		Howard ST.	3735/005
CASE NO.		PERMIT NO.	PLANS DATED
2017	2.1320H	2012.07.27.593	5 10/14/12
Addition/ Alte	ration (detailed below)	Demolition (requires HRER if over 50 years old)	New Construction
STEP 1 EXE	MPTION CLASS		
Interior and permitted of Class 3: Ne Up to three	r with a CU. w Construction (3) single family residences;	s under 10,000 sq.ft.; change of use if principall six (6) dwelling units in one building; 00 sq.ft.; accessory structures; utility extensions	NOTE: If neither class applies, an Environmental Evaluation Application is
	IA IMPACTS (To be com	pleted by Project Planner) al Evaluation Application is required.	
spac affec	es or residential units? Does	create six (6) or more net new parking the project have the potential to adversely icycle safety (hazards) or the adequacy of bicycle facilities?	
scho	ols, colleges, universities, da lings [subject to Article 38 of	Id new sensitive receptors (specifically, ay care facilities, hospitals, residential the Health Code], and senior-care	
(inclusion forms on a Phase	uding tenant improvements) er gas station, auto repair, dr site with underground storac I Environmental Site Assessment req Disturbance/Modification:	project involve 1) change of use and/or 2) soil disturbance; on a site with a y cleaners, or heavy manufacturing use, or ge tanks? puired for CEQA clearance (E.P. initials required) Would the project result in the soil than two (2) feet below grade in an	NOTE: Project Planner must initial box below before proceeding to Step 3.
arche areas	eological sensitive area or el s?	ght (8) feet in non-archeological sensitive nination Layers > Archeological Sensitive Areas	Project Can Proceed With Categorical Exemption Review.
colle senio Refer	ges, universities, day care fa or-care facilities) fronting road to: EPArcMap > CEQA CatEx Determ	new noise-sensitive receptors (schools, cilities, hospitals, residential dwellings, and dways located in the noise mitigation area?	The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.
subd		on a lot with a slope of 20% or more?	GOTOSTEP3 MPL

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)	TO STEP 6
STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)	
If condition applies, please initial.	NOTE:
Change of Use and New Construction (tenant improvements not included).	Project Planner must check box below
2. Interior alterations/interior tenant improvements. Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner	before proceeding.
review.	Project is not
Regular maintenance and repair to correct or repair deterioration, decay, or damage to the building.	GO TO STEP 5
Window replacement that meets the Department's Window Replacement Standards (does not includ storefront window alterations).	Project does not
5. Garage work, specifically, a new opening that meets the <i>Guidelines for</i> Adding Garages and Curb Cuts, and/or replacement of garage door in an existing opening.	conform to the scopes of work: GO TO STEP 5
6. Deck, terrace construction, or fences that are not visible from any immediately adjacent public right-of-way.	Project involves
7. Mechanical equipment installation not visible from any immediately adjacent public right-of-way.	4 or more work descriptions:
Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin: Dormer Windows.	GO TO STEP 5
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.	Project involves less than 4 work descriptions: GO TO STEP 6
STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be complete	ed by Preservation Planner)
If condition applies, please initial.	
Project involves a Known Historical Resource (CEQA Category A) as determined conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of Work Descriptions).	
2. Interior alterations to publicly-accessible spaces.	

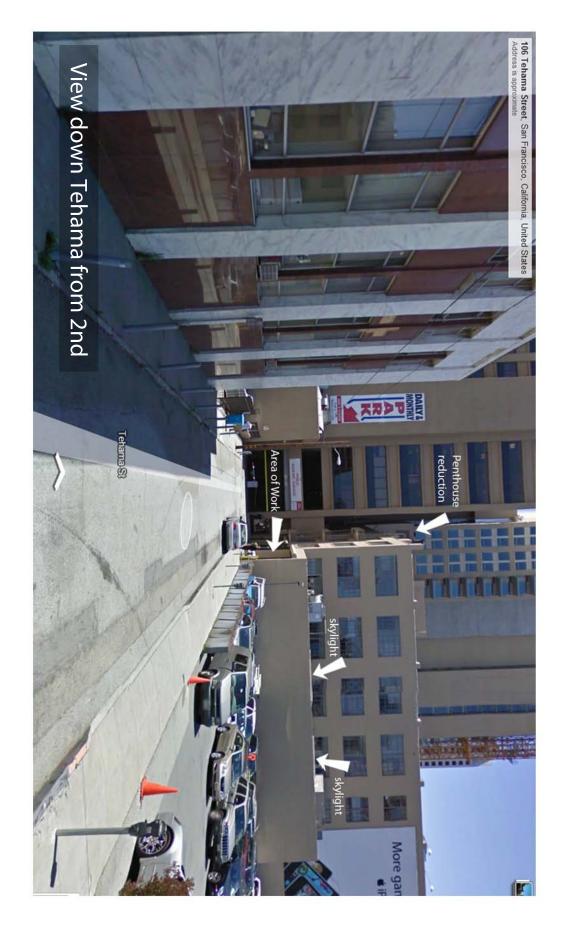
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Window replacement of original/historic windows that are not "in-kind" but are is consistent with existing historic character.	NOTE: If ANY box is initialed in STEP 5,
4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.	Preservation Planner MUST review & initial below.
Raising the building in a manner that does not remove, alter, or obscure character-defining features.	Further Environmental Review Required.
	*
6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.	Based on the information provided, the project requires an Environmental Evaluation
	Application to be submitted.
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.	GO TO STEP 6 Preservation Planner Initials
8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties	Project Can Proceed With
specify Remove Small of roof penthouse,	Categorical Exemption Review.
specify: Remove Smilles roof penthouse, Intill loading book opening@ rear.	The project has been reviewed by the Preservation Planner and can proceed with categorical
* 9. Reclassification of property status to Category C	exemption review.
a. Per Environmental Evaluation Evaluation, dated: * Attach Historic Resource Evaluation Report	GO TO STEP 6 MPL
maeri noon rissarac Evilando i repor	Preservation Planner Initials
b. Other, please specify.	
* Requires initial by Senior Preservation Planner Preservation Coordinator STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be	e completed by Project Planner)
	completed by 110ject 1 littline 1 j
Further Environmental Review Required.	
Proposed Project does not meet scopes of work in either:	
(check all that apply)	
Step 2 (CEQA Impacts) or	STOP!
2012년 1월 2012년 <mark>2012</mark> : 2012년 1일 1일 1일 1일 2012년 1일 2012년 1일	Must file Environmental
Step 5 (Advanced Historical Review)	Evaluation Application.
No Further Environmental Review Required. Project is categorically e	exempt under CEQA.
1	,
wally	11/28/12
Planner's Signature	Date
M PILAR LAVALLEY	
Print Name	
Once signed and dated, this document constitutes a categorical exemption pur Chapter 31 of the Administrative Code.	rsuant to CEQA Guidelines and



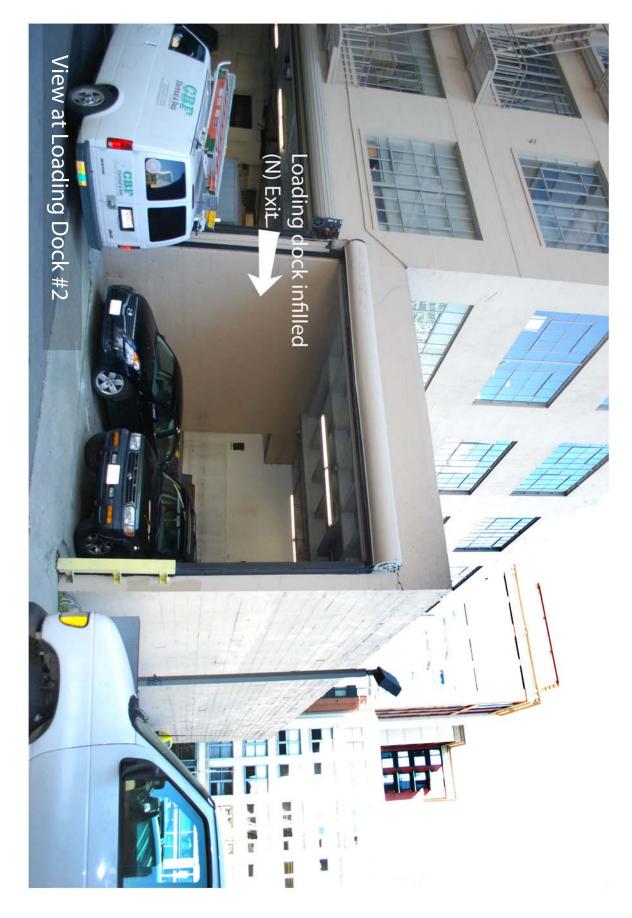
Exit Modifications & Shell Improvements



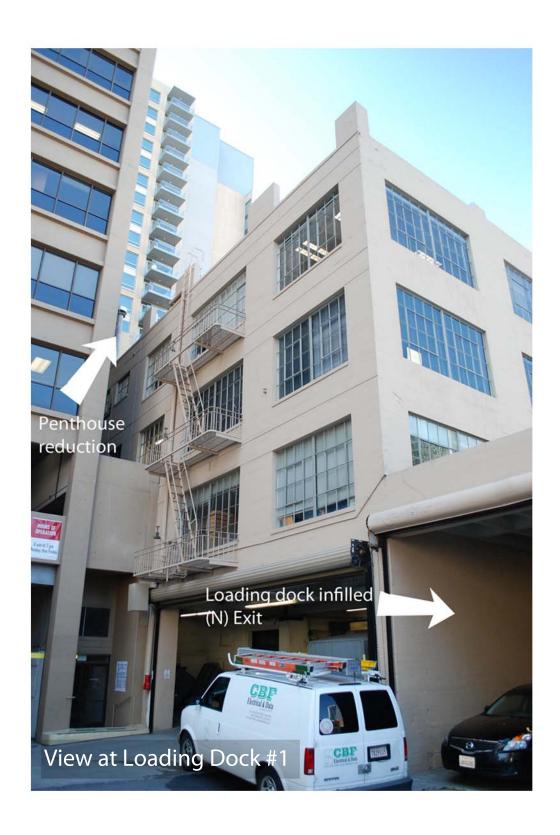
Exit Modifications & Shell Improvements



Exit Modifications & Shell Improvements



Exit Modifications & Shell Improvements



Exit Modifications & Shell Improvements

631 Howard

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

631 Howard Street San Francisco, CA. 94105-3907

OWNER: **DIVCO WEST** 575 Market Street 35th Floor San Francisco, California 94105 T 415.284.5700 F 415.995.5555

ARCHITECT: Robert Remiker Architect 800 Addison Street Berkeley, CA 94710 T (510) 644-8099 Robert Remiker

STRUCTURAL ENGINEER: Biggs Cardosa Associates, Inc. 101 California Street, Suite 875 San Francisco, CA 94111 T: (415) 986.1911 Sikandar Hayat

ELECTRICAL ENGINEER: O'Mahony & Myer 4340 Redwood Hwy., Suite 245 San Rafael, CA 94903 T: (415) 492-0420 Jan Myer Paul Carey

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

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

BUILDING / ZONING DATA

Fire Protection

Accessibility

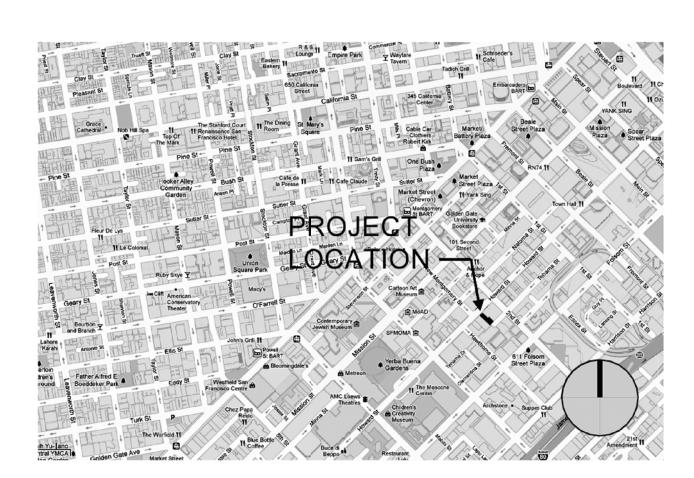
C-3-0 (SD) DOWNTOWN - OFFICE SPECIAL DEVELOPMENT **Zoning District** Occupancy Type B (with accessory A and S) Construction Type **IIA-**Sprinklered 21,450 s.f. 21,142 **Building Footprint** Building Area 116,250 s.f. 282 s.f. 155 s.f Exit stair and enclosure Storage Level 2 Shell 1.097 s.f. 1,534 s.f. 5 plus Basement 6 Type IIA-Sprinklered Number of Stories Number of Stories allowed 19,722 s.f. (At Levels 1, 3, 4, 5,) 37,500 s.f. plus 200% increase for sprinklers -Area per Story Area per Story allowed Type IIA Occupancy B Building Height Building Height allowed

75 ft. allowed Type IIA-Sprinklered

Fully Sprinklered - Under prior permit

All areas of modification and construction

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.



800 Addison Street Berkeley, CA 94710 (510) 644-8099 tel (510) 644-3337 fax robrem@sbcglobal.net



DIVCO WEST 575 Market Street 35th Floor San Francisco, California 94105 T 415.284.5700 F 415.995.5555

STRUCTURAL ENGINEER: Biggs Cardosa Associates, Inc. 101 California Street, Suite 875 San Francisco, CA 94111 P: (415) 986.1911

ELECTRICAL ENGINEER:
0'Mahony & Myer
4340 Redwood Hwy., Suite 245
San Rafael, CA 94903 (415) 492-0420 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 Saiidnia, P.E.

631 Howard

Exit Modification & Shell Improvements

631 Howard Street San Francisco, Ca. 94105

Rev # Description

are the property of Robert Remiker Architect and for this project location. They are not to be used in whole or part for other projects at this location

Sheet Title:

Building / Zoning Data, Location Map, **Project Description**

10-16-12

	10 10 12
Scale	NA
Drawn	RR
Job	1120
Sheet	

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

ABBREVIATIONS

& <			Machine
<	And	MACH.	
<	Angle		Maximum
$\widehat{}$		MAX.	Mechanical
@ C ∅	At	MECH.	
C	Centerline	MEMB.	Membrane
Ø	Diameter or Round	MET.	Metal
d	Penny (nail size)	MFR.	Manufacturer
#	Pound or Number	MIN.	Minimum
<i>π</i> Ι	Feet		Mirror
		MIR.	
П	Inches	MISC.	Miscellaneous
		MTD.	Mounted
ACOUS.	Acoustic	MTG.	Mounting
	Adjustable		Mullion
ADJ.		MUL.	WILLINGTI
ALUM.	Aluminum		
ALT.	Alternate	N	North
APPROX.	Approximate		
		(N)	New
ARCH.	Architect(ural)	N.I.C.	Not in Contract
		NO	Number
BD.	Board	NOM.	Nominal
BITUM.	Bituminous		
		N.T.S.	Not to Scale
BLDG.	Building		
BLK.	Block	0.0	On Conton
BLKG.	Blocking	0.C.	On Center
BM.	Beam	0.D.	Outside Diameter (Dim.)
	Bottom	OFF.	Office
BOT.	DOMONI	OPER.	Operable
CAB.	Cabinet	OPNG.	Opening
C.C.	Center to Center	OPP.	Opposite
CEM.	Cement		
		PL.	Plate, Property Line
CER.	Ceramic	P. LAM.	Plastic Laminate
CLG.	Ceiling		
CLO.	Closet	PLAS.	Plaster
CLR.	Clear	PLYWD.	Plywood
	Column	PR.	Pair
COL.		PROJ.	Projection
CONC.	Concrete		-
CONN.	Connection	PROP.	Property
CONSTR.	Contruction	PT.	Point
		PTN.	Partition
CONT(IN).	Continuous		
C.T.	Ceramic Tile	P.V.C.	Poly-vinyl Chloride
CTR.	Center		
CTSK.	Countersunk	Q.T.	Quarry Tile
		QTY.	Quantity
C.W.	Cold Water	પ્રાા.	Quantity
D.	Depth		
DBL	Double	R.	Riser
DEPT.	Department	RAD.	Radius
DET.	Detail	R.D.	Roof Drain
DIA.	Diameter	RECESS.	Recessed
DIM.	Dimension		
		RECP.	Reptor
DN.	Down	D=0=	Б
D.O.	Door Opening	RECT.	Rectangular
DR.	Door	REF.	Reference
DWG.	Drawing	REINF.	Rienforced
			Required
DWR.	Drawer	REQ.	
		RESIL.	Resilient
E.	East	R.H.	Robe Hook
	Existing	RM.	Room
(E)	<u> </u>		
ÉÁ.	Each	R.O.	Rough Opening
ELEV.	Elevation	R.W.L.	Rain Water Leader
ELEC.	Electrical		
ENCL.	Enclosure	S.	South
		S.C.	Solid Core
		0.0.	Julia Julia
EQ.	Equal		Cohodulo
EQ. EXIST.	Equal Existing	SCHED.	Schedule
EXIST.	Existing	SCHED. SECT.	Section
EXIST. EXP.	Existing Expansion	SCHED.	
EXIST.	Existing	SCHED. SECT. SERV.	Section Service
EXIST. EXP. EXT.	Existing Expansion Exterior	SCHED. SECT. SERV. S.G.	Section Service Safety Glass
EXIST. EXP.	Existing Expansion Exterior Furnished by Owner	SCHED. SECT. SERV. S.G. SHT.	Section Service Safety Glass Sheet
EXIST. EXP. EXT. F.B.O.	Existing Expansion Exterior	SCHED. SECT. SERV. S.G. SHT. SHT'G.	Section Service Safety Glass Sheet Sheeting
EXIST. EXP. EXT. F.B.O. FDN.	Existing Expansion Exterior Furnished by Owner Foundation	SCHED. SECT. SERV. S.G. SHT.	Section Service Safety Glass Sheet
EXIST. EXP. EXT. F.B.O. FDN. FIN.	Existing Expansion Exterior Furnished by Owner Foundation Finish	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM.	Section Service Safety Glass Sheet Sheeting Similar
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL.	Section Service Safety Glass Sheet Sheeting Similar Slope
EXIST. EXP. EXT. F.B.O. FDN. FIN.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STRUC.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. SUSP.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. SUSP.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GND.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STRUC.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STRUC. SUSP. SYM.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GND.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T)	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T) T.B.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T)	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STRUC. SUSP. SYM. (T) T.B. TEL.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.)	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STRUC. SUSP. SYM. (T) T.B. TEL. (T)	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STAG. STD. STL. STOR. STRUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.)	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STDR. STOR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STAG. STD. STL. STOR. STRUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STDR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STRUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK. T.O.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STRUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. T.O. T.O.P.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK. T.O. T.O.P. T.O.W.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. GS.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STRUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. T.O. T.O.P.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STDR. STDR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. T.O.P. T.O.W. T.P.D.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STD. STL. STOR. STL. STOR. STL. STOR. STL. STOR. ST. ST. ST. ST. ST. ST. ST. ST. ST. ST	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STDR. STDR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. T.O.P. T.O.W. T.P.D.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STAG. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. T.O. T.O.P. T.O.P. T.O.P. T.YP.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK. T.O. T.O.P. T.O.W. T.P.D. T.YP. UNF.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK. T.O. T.O.P. T.O.W. T.P.D. T.V. TYP. UNF. U.O.N.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water Inside Diameter Insulation	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK. T.O. T.O.P. T.O.W. T.P.D. T.YP. UNF.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL. INT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water Inside Diameter Insulation Interior	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK. T.O. T.O.P. T.O.W. T.P.D. T.V. TYP. UNF. U.O.N.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water Inside Diameter Insulation	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STRUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. T.O. T.O.P. T.O.W. T.O.P. T.O.W. T.P.D. T.V. TYP. UNF. U.O.N. UTIL.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted Utility
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL. INT. INV.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water Inside Diameter Insulation Interior Invert	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STRUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK. T.O. T.O.P. T.O.P. T.O.W. T.P.D. T.V. TYP. UNF. U.O.N. UTIL. V.C.T.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted Utility Vinyl Composition Tile
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL. INT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water Inside Diameter Insulation Interior	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK. T.O. T.O.P. T.O.W. T.P.D. T.V. TYP. UNF. U.O.N. UTIL. V.C.T. VERT	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted Utility Vinyl Composition Tile Vertical
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL. INT. INV.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water Inside Diameter Insulation Interior Invert	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STL. STOR. STL. STOR. ST. VI. ST. ST. ST. ST. ST. ST. ST. ST. ST. ST	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted Utility Vinyl Composition Tile
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL. INV. JT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water Inside Diameter Insulation Interior Invert Joint	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STL. STOR. STL. STOR. ST. VI. ST. ST. ST. ST. ST. ST. ST. ST. ST. ST	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted Utility Vinyl Composition Tile Vertical Verify in Field
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL. INT. INV.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water Inside Diameter Insulation Interior Invert	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STL. STOR. STUC. SUSP. SYM. (T) T.B. TEL. (T) T. & G. TH. THK. T.O. T.O.P. T.O.W. T.P.D. T.V. TYP. UNF. U.O.N. UTIL. V.C.T. VERT	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted Utility Vinyl Composition Tile Vertical
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL. INT. INV. JT. KIT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Hour Height Hot Water Inside Diameter Insulation Interior Invert Joint Kitchen	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STAG. STD. STAG. STUC. SUSP. SYM. (T) T. & G. TH. T.O. T.O.P. T.O.P. T.O.W. T.P.D. T.V. TYP. UNF. U.O.N. UTIL. V.C.T. VERT V.I.F. VIN.	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted Utility Vinyl Composition Tile Vertical Verify in Field Vinyl
EXIST. EXP. EXT. F.B.O. FDN. FIN. FL. FLASH. FLUOR. F.O.C. F.O.S. FT. FTG. FURR. FUT. GA. GALV. G.B. GL. GND. GR. G.S.M. GYP. GWB (G.W.B.) H.B. H.C. HDWD. HDWRE. H.M. HORIZ. HR. HT. HW. I.D. INSUL. INV. JT.	Existing Expansion Exterior Furnished by Owner Foundation Finish Floor Flashing Fluorescent Face of Concrete Face Of Stud Foot or Feet Footing Furring Future Gauge Galvanized Grab Bar Glass Ground Grade Galvanized Sheet Metal Gypsum Gypsum Wall Board Hose Bibb Hollow Core Hardwood Hardware Hollow Metal Horizontial Hour Height Hot Water Inside Diameter Insulation Interior Invert Joint	SCHED. SECT. SERV. S.G. SHT. SHT'G. SIM. SL. S.M. SP. SPEC. SPR. SQ. S.ST. STA. STAG. STD. STL. STOR. STL. STOR. STL. STOR. ST. VI. ST. ST. ST. ST. ST. ST. ST. ST. ST. ST	Section Service Safety Glass Sheet Sheeting Similar Slope Sheet Metal Special Specifications Spring Square Stainless Steel Station Staggered Standard Steel Storage Structural Suspended Symmetrical Toilet Towel Bar Telephone Tempered Tongue and Groove Threshold Thick Top of Top of Pavement Top of Wall Toilet Paper Dispenser Television Typical Unfinished Unless Otherwise Noted Utility Vinyl Composition Tile Vertical Verify in Field

Wood

Without

Waterproof

Water Receptacle

Weather Stripping

Welded Wire Mesh

Water Closet

Water Heater

W.C.

WD. W.H.

W/0.

W.P.

W.R.

W.S.

W.W.M.

LAV. LOC.

Location

Light

SYMBOLS

CONCRETE

GENERAL NOTES

2010 California Energy Code

approval in advance by Architect.

included in the scope of work.

non-conformance.

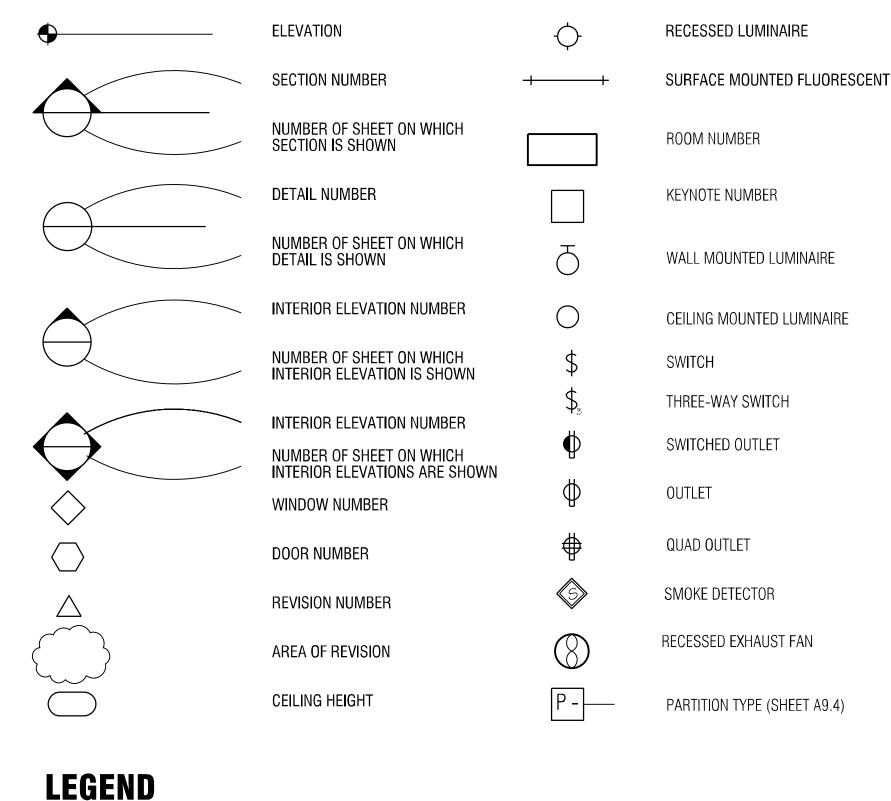
All exterior doors shall be weatherstipped.

and all current local codes and ordinances. 2010 California Fire Code - (Title 24, part 9)

and all other local codes and ordinances.

San Francisco Building Code and Amendments

herein, is available for review at the office of the Architect.



PLYW00D

All architectural, structural, and electrical work is shown, described or specified in the Architectural,

2010 California Building Code (CBC) - based on 2009 International Building Code

2010 California Plumbing, Electrical, and Mechanical Codes (CPC,CEC, CMC)

Structural, Mechanical, and Electrical Drawings indexed on this Sheet. All work shall be carried out in accordance with

Designs represented by these drawings are the property of the architect and are developed for use on this project

The general conditions of the contract for the construction of buildings, published by the American Institute of Architects shall apply to and govern the work of this contract. A copy of the general conditions, although not bound

only. These drawings and the designs they represent shall not be used by or disclosed to any person or firm outside the scope of this project without written permission from Robert Remiker Architect.

All framing dimensions are to face of finish unless otherwise noted. Do not scale drawings. Written dimensions take

precedence. All dimensions shall be field verified. It is the Construction Manager and/or Contractor's responsibility

discrepancies between site conditions and these drawings for clarification and correction by Architect. Construction

Do not notch, bore or cut members for pipes, ducts or other reasons except as shown on drawings, or with specific

Scope of Work: The scope of work for each division shall include all labor, materials, appliances, equipment and

execution of the work shown on he drawings. Only work identified as not in contract (N.I.C.) or by Owner shall not be

drawings to the architect for approval prior to proceeding with fabrication. Construction Manager and/or Contractor shall submit samples of all new finish materials to the architect for approval prior to installation or execution.

secure and pay for permits required for their work and for all inspections which may also be required. Testing and

inspections: Construction Manager and/or Contractor shall arrange and pay for all testing and inspections required by applicable building codes, ordinances or directives of governing Building officials. The owner or architect may require

testing of materials for conformance with the contract documents. The owner shall pay all costs for such testing if the

tests indicate conformance. Construction Manager and/or Contractor shall pay costs when the testing indicates

10. Permits and inspections: the tenant shall pay for plan checking fees and building permits. Each contractor shall

Shop drawings: Construction Manager and/or Contractor and subcontractors shall be responsible for submitting shop

demolition, patching and repair required to accommodate new construction. Construction Manager and/or Contractor shall supply all labor, materials, equipment and services of every kind, including water and power, necessary for the. Proper

facilities necessary to do all of the work indicated in the drawings and specifications. Work Shall include all

to field verify all dimensions and conditions before Commencing construction." Notify the architect of any

Verify all dimensions where work involves involves framing for cabinets, windows, doors, or skylights.

Manager and/or Contractor shall be responsible for all costs incurred due to his failure to do so.

WOOD (FINISH)

WALL OR PARTITION

WALL TO BE DEMOLISHED

ONE-HOUR FIRE-RATED WALL

		-
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CONSTRUCTION NOTES

- 1. The existing conditions in the construction documents are based on site observation, and partial original plans supplied by Owners, building owners, and prior Architect to Robert Remiker Architect. Any discrepancies between these documents and the actual field conditions shall be brought to the attention of the Architect before proceeding with any work.
- When Construction Manager and/or Contractor accepts delivery of all items noted on plans whether in contract or not in contract, the Contractor shall be responsible for loss and/or Damage to these items.
- The Construction Manager and/or Contractor shall maintain, for the entire duration of the work, all exits, exit lighting, fire protection devices, and alarms in conformance with all applicable Codes and ordinances.
- Construction Manager and/or Contractor shall assess at time of bid, the condition of existing construction to remian. Any necessary upgrades, repairs, or replacement shall be included in the scope of work at that time. Wth prior approval of Owner and return of proper credit, existing Work scheduled for removal or replacement, which can be incorporated into the new scope, may be re-used.
- Demolition: remove all interior partitions, casework, storefronts, ceiling, finished flooring and all other items not used in new scheme.
- All saw cutting and coring locations shall be reviewed in field by the Construction Manager and/or Contractor and coordinated with the landlord prior to cutting/coring,
- 'Typ.' should mean that the condition is representative for similar conditions throughout, unless otherwise
- Floor plan by Architect supersedes other plans. All dimensions marked 'clear' shall be maintained and shall allow for thickness of all finishes including carpet, pad, ceramic tile, v.c.t., etc.
- Construction Manager and/or Contractor shall mark locations of partitions and doors for review by the Architect prior to installation. Review will be for design intent. Subcontractors shall coordinate and verify all conditions to ensure proper fit.
- 10. The Construction Manager and/or Contractor shall verify dimensions of the existing space and of any existing construction to remain by actual measurement before any work is performed. The G.C. Shall be responsible for correcting any and all discrepancies found after the work is performed at no additional expense to the tenant.
- 11. The Construction Manager and/or Contractor shall remedy, without cost to the tenant, any defects due to faulty
- 12. The Construction Manager and/or Contractor and Subcontracor is responsible for telephone equipment wiring and receptacles.
- 13. The Construction Manager and/or Contractor is responsible for coordinating with Owner's data cabling and Fire Safety Consultants and subcontractors.
- 14. Provide portable fire extinguisher(s) with U.L. label and a rating of not less than 2-a with 75 ft. travel distance to all positions of space or as directed by the fire department field inspector.
- 15. Construction Manager and/or Contractor to coordinate all millwork, lighting and flooring shipments directly with Vendors.

- 16 Construction Manager and/or Contractor to label electrical switches and thermostats as shown on elec, & mech, dwgs. 3/8" high letters min., vvhite typeface typ. All label text styles to match.
- 17. Construction Manager and/or Contractor shall be responsible for all costs required by these contract documents or by Government agencies with regard to inspections and testing.
- 18. Construction Manager and/or Contractor shall provide and be responsible for all costs for public protection as required by the contract documents and local government agencies.
- 19. Construction Manager and/or Contractor shall make no revisions, alterations, or changes to the work as shown in the contract documents without the prior written approval of the Architect.
- 20. Construction Manager and/or Contractor shall provide the building official with a certificate of construction compliance and with energy conservation standards upon final building department inspection.
- 21. Construction Manager and/or Contractor shall provide access panels for all trades as required by code. Locations to be approved by Architect prior to execution of work. 22. Combustible materials used for construction in this space must be stamped as fire-rated. Field applied

treatments to combustible materials are not permitted.

- 23. Construction Manager and/or Contractor will provide an on-site superintendent for the duration of the project
- 24. All work, materials, and equipment shall be guaranteed for a minimum period of one year from date of final acceptance. Construction Manager and/or Contractor shall provide the tenant with all equipment manuals, warranties and operating instructions upon final acceptance.
- 25. The Construction Manager and/or Contractor shall be responsible for coordinating with landlord on all work to be performed by the landlord. Any potential conflicts or delays caused by the landlord's subContractors must be documented in writing to the Architect and the tenant before the delay is actually incurred for it to be considered. Otherwise the Construction Manager and/or Contractor will be responsible for meeting the schedule as outlined in the contract.
- 26. Construction Manager and/or Contractor shall supply all materials. Labor and coordination required for the installation of all tenant supplied items as described in the documents.
- 27. Construction Manager and/or Contractor shall clean the site of all unnecessary debris prior to starting construction, and shall keep the site neat and clean at all times. Construction Manager and/or Contractor shall clean all doors, window glass, interior and exterior walls, ceiling and floors, as well as all installed items (fixtures) before vacating the premises and tenant move-in. Construction Manager and/or Contractor hall provide 'white glove'professional cleaning prior to opening and be available to provide "touch-up" work.
- 28. Construction Manager and/or Contractor shall patch and repair existing surfaces as necessary before applying new finishes. All soft, porous, flaking or otherwise defective finishes will be removed before application of new materials. Openings, voids, or unfinished surfaces created by removal or modification of existing work shall be filled or patched and finished as necessary to match existing continuous surfaces of new finishes required. Specifically, floor surfaces at entry shall be leveled to assure smooth surface for finish floor installation.



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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 Saiidnia, P.E.

631 Howard

Exit Modification & Shell Improvements

631 Howard Street San Francisco, Ca. 94105

Rev # Description Date:

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Sheet Title: Abbreviations,

Symbols, Legend Index to Drawings General Notes Construction Notes. Date: 10-16-12

Scale AS NOTED Drawn Job 1120

of 2 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







Scale As Noted Drawn JMD Job 1120

of Sheets

10-16-12

Robert Remiker ARCHITECT

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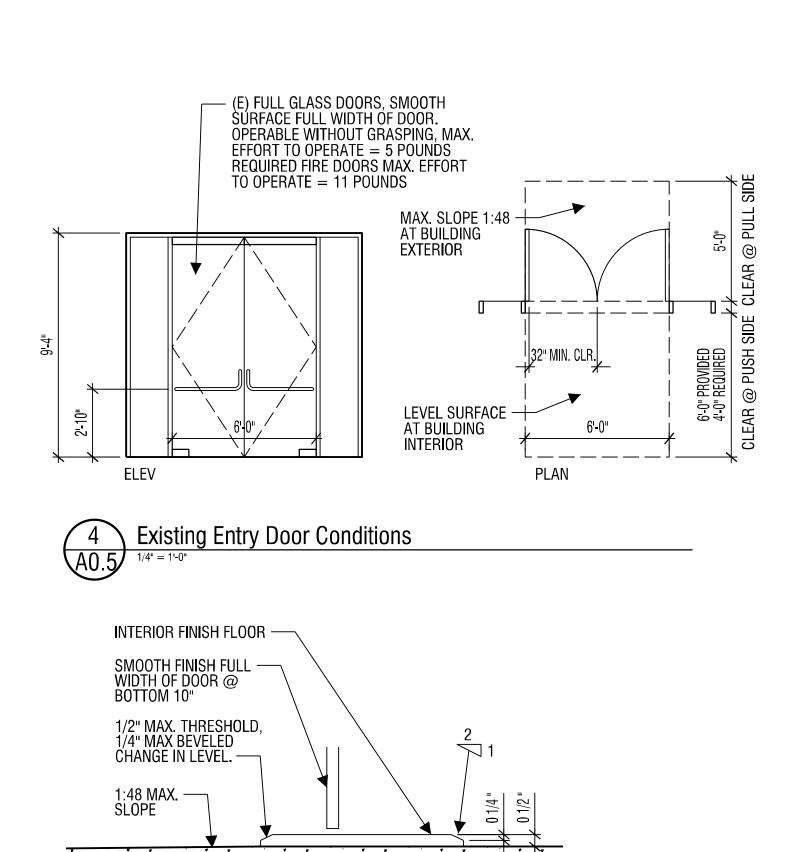
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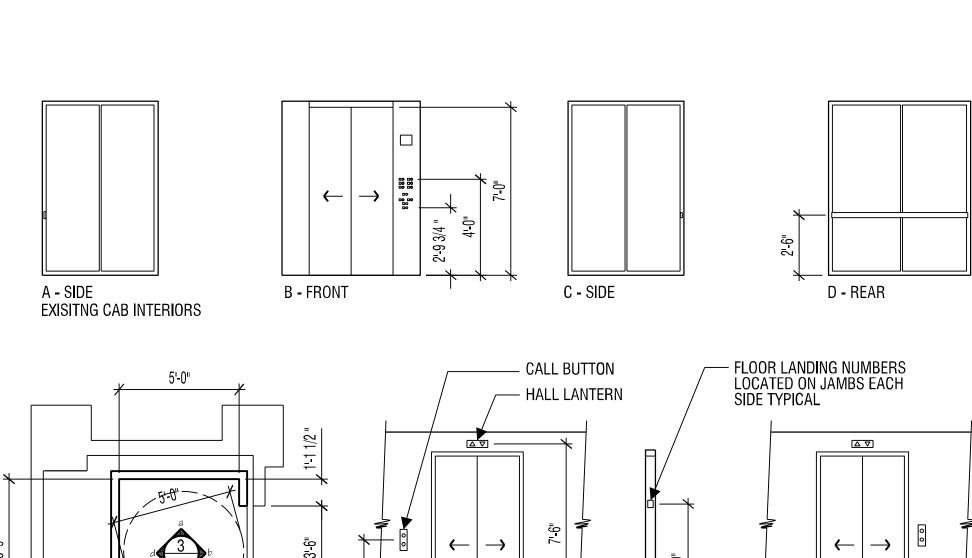
Existing Conditions

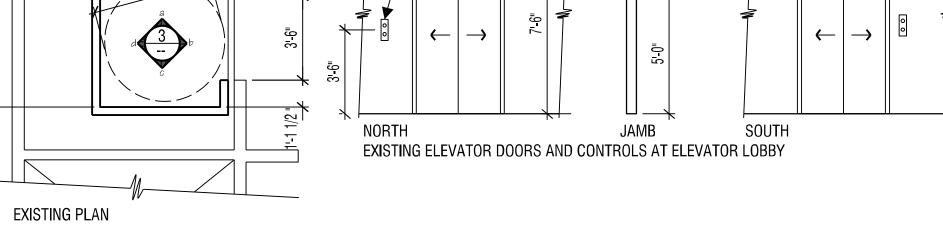
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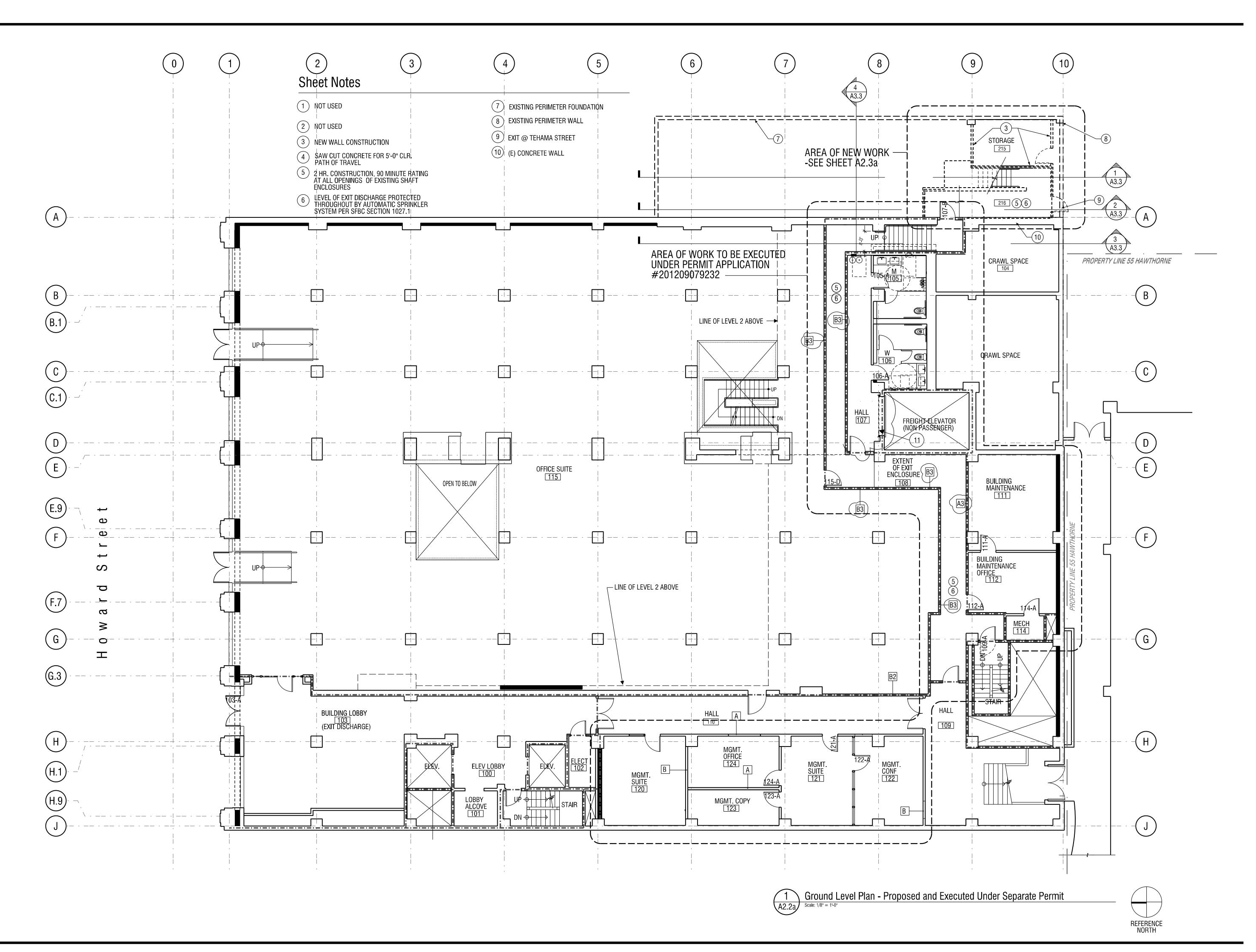


5 Existing Entry Door Sill
A0.5 11/2" = 1'-0"













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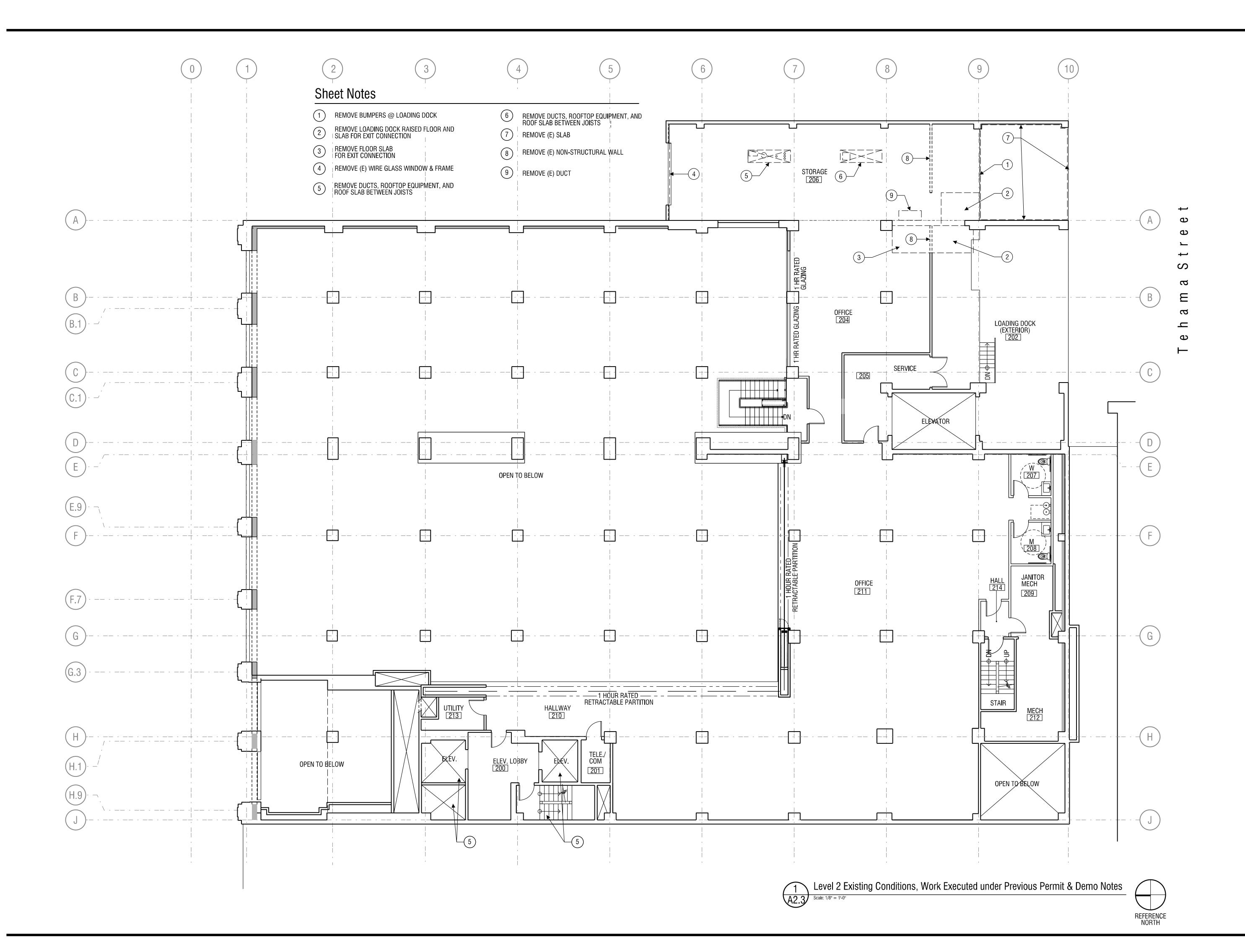
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Sheet Title:

Ground Level Plan -Proposed and Work Executed Under Separate Permit

Date:	10-16-12
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A2.2a







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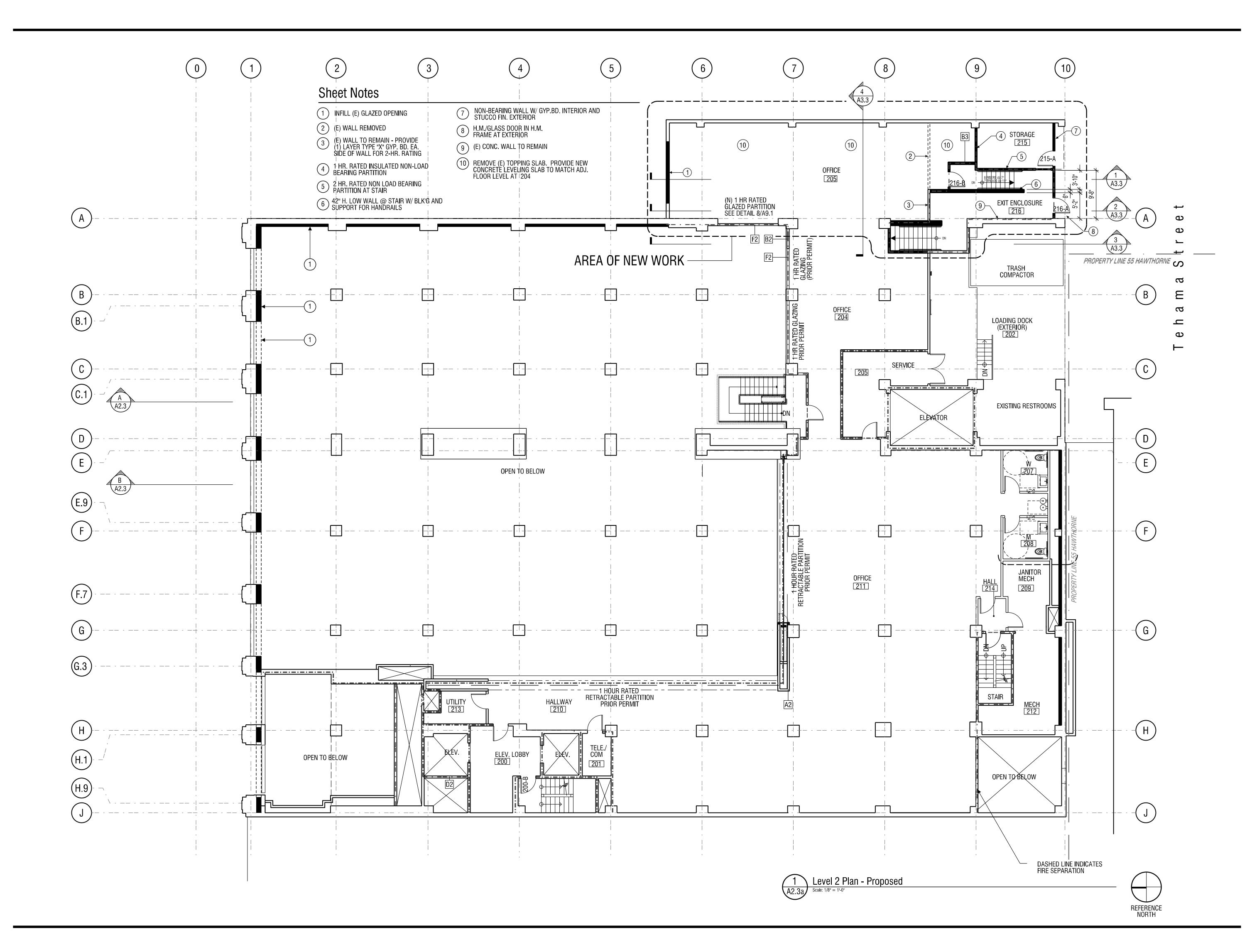
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Level 2 Existing
Conditions, and
Work Executed
under Prior Permit
& Demo Notes

Date:	10-16-12
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Drawn	JMD
Job	1120

A2.3







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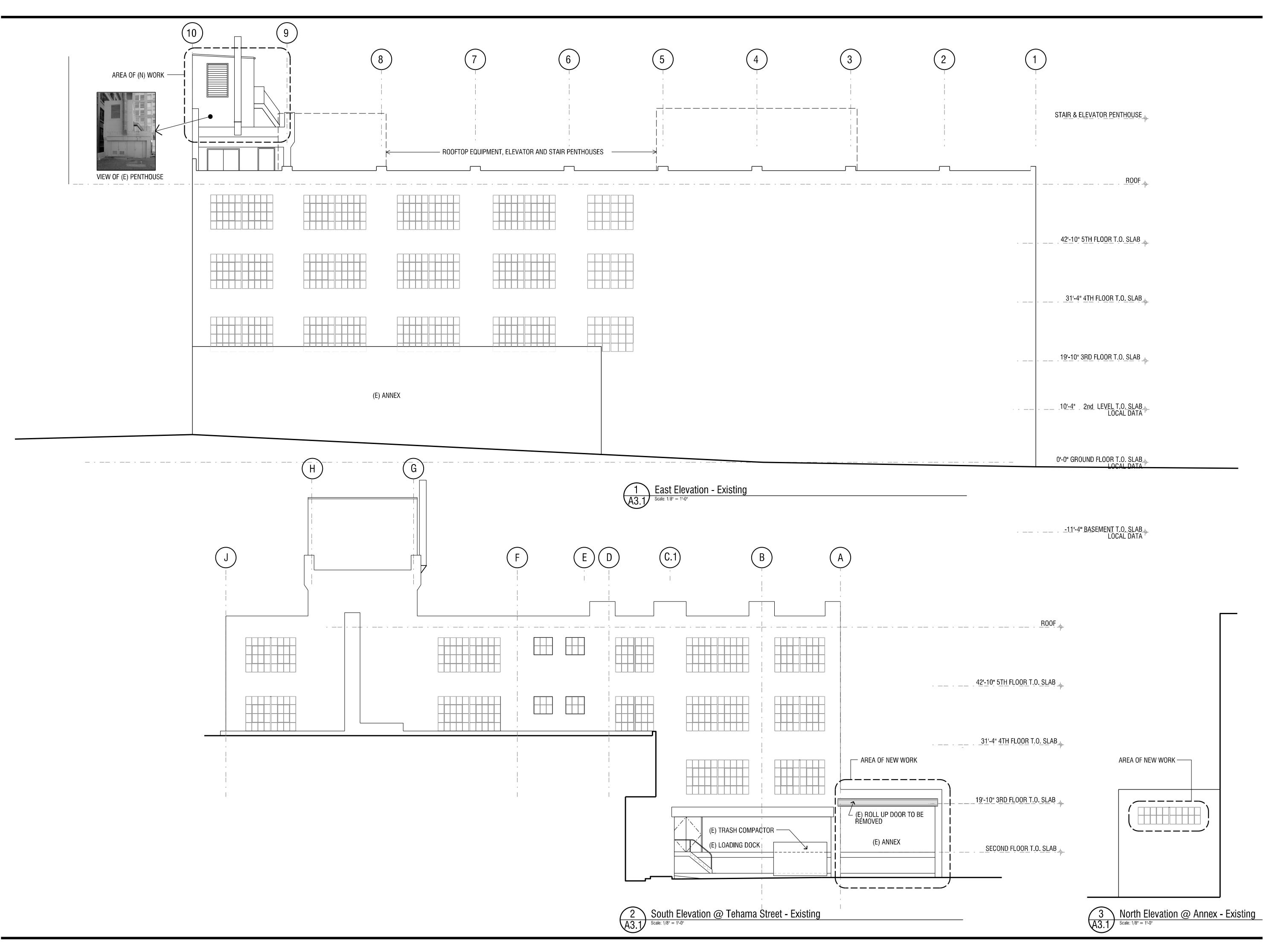
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Sheet Title:

Level 2 Plan -Proposed

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

A2.3a







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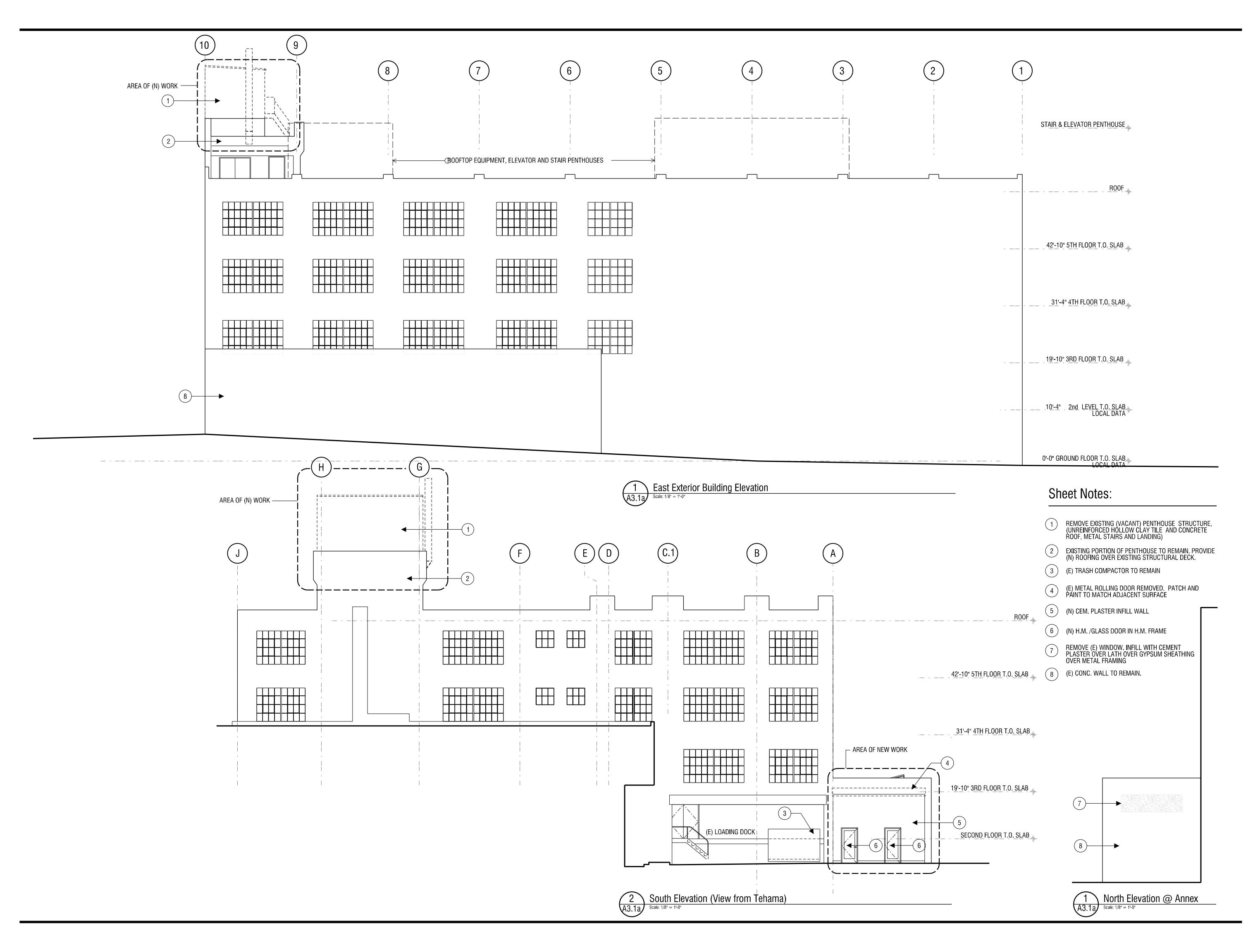
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Sheet Title:

Exterior Elevations Existing

Date:	10-16-12
Scale	As Noted
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A3.1 of Sheets







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Exit Modification & Shell Improvements

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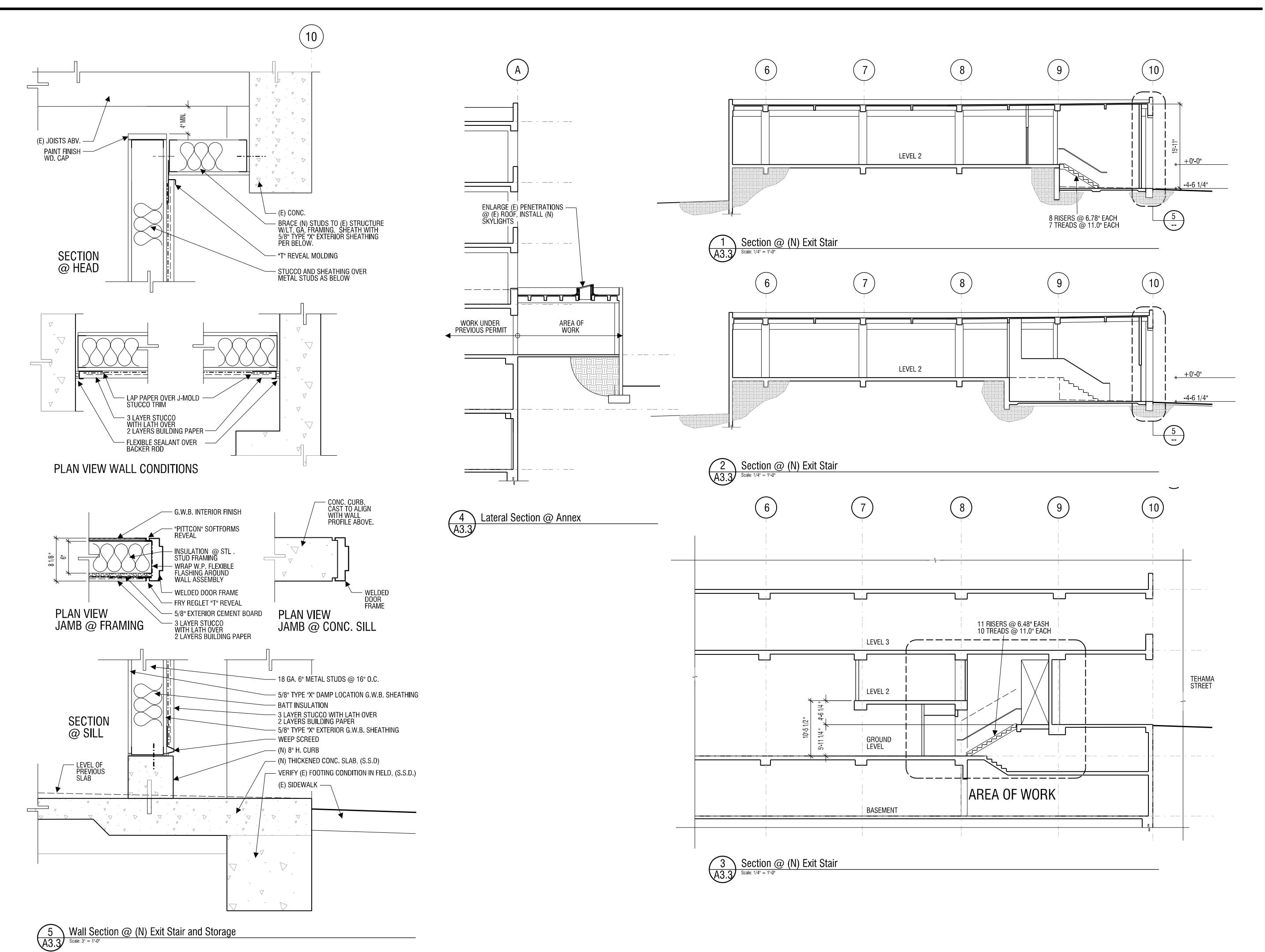
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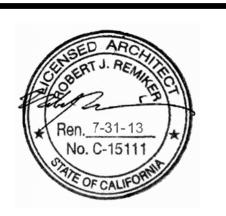
Exterior Elevations - Proposed

Date:	10-16-12
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A3.1a of Sheets







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Sheet Title:

Partial Building Sections, & Details

Date:	10-16-12
Scale	As Noted
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A3.3 of Sheets