



# SAN FRANCISCO PLANNING DEPARTMENT

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## Letter of Determination

May 30, 2017

Mr. Daniel Robinson  
MacCracken Architects  
479 Ninth Street, Second Floor  
San Francisco, CA 94103

<b>Site Address:</b>	12 Mint Plaza
<b>Assessor's Block/Lot:</b>	3704/010
<b>Zoning District:</b>	C-3-G (Downtown General Commercial)
<b>Staff Contact:</b>	Nicholas Foster, (415) 575-6167 or <a href="mailto:nicholas.foster@sfgov.org">nicholas.foster@sfgov.org</a>
<b>Record No.:</b>	2017-005967ZAD

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Mr. Robinson:

This letter is in response to your request for a Letter of Determination regarding the property ("Property") at 12 Mint Plaza. This parcel is located in the C-3-G (Downtown General Commercial) Zoning District, 90-X Height and Bulk District, and the Downtown Plan Area. Your letter requested a determination as to whether the basement on the Property could be used as an "ancillary" Office Use.

The Property contains a three-story, approximately 4,000 gross square foot commercial building constructed circa 1919. After reviewing the available building permit history for the Property, the last legal use on file is "Lending Institution" (d.b.a. "San Francisco Fire Credit Union"). Per the Planning Code ("Code"), a Financial Service Use is a Retail Sales and Service Use that provides banking services and products to the public, such as banks, savings and loans, and credit unions, when occupying more than 15 feet of linear frontage or 200 square feet of gross floor area. The San Francisco Fire Credit Union occupies all three floors of the Property, which, itself contains 25 feet of linear frontage (and more than 200 square feet of gross floor area). Therefore, it is my determination that the Lending Institution would be considered a Financial Service Use, a principally permitted use as defined by the Code.

Pursuant to Code Section 210.2, a Retail Sales and Service Use is a principally permitted use at all floors in the C-3-G Zoning District. Pursuant to Code Section 210.2, Non-Retail Sales and Service Uses (including Office Use) at or below the ground floor in the C-3-G Zoning District would require Conditional Use Authorization.

Per your May 5, 2017 letter, you stated that the proposed Office Use on the basement level would be "ancillary" in nature. As the San Francisco Fire Credit Union operates on all three floors of the Property, it is therefore assumed that the activities on all three floors of the Property constitute Financial Service Use. Therefore, it is my determination that the proposed use on the basement level would not constitute an Office Use, but rather a Financial Service Use, which, is principally permitted use at all floors.

Mr. Daniel Robinson  
479 Ninth Street, Second Floor  
San Francisco, CA 94103

May 30, 2017  
Letter of Determination  
12 Mint Plaza

**Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.**

**APPEAL:** If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez  
Zoning Administrator

cc: Nicholas Foster, Planner  
Property Owner  
Neighborhood Groups  
BBN Requestor (if any)



R # 2017-005967 ZAD  
CC # 4467176092 \$ 664. -  
M. LUELLEN (NE)

May 5, 2017

M E M O R A N D U M

Distribution:

Scott Sanchez, Zoning Administrator Office of the Zoning Administrator 1650 Mission Street, Suite 400 San Francisco, CA 94103		
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PROJECT: 12 Mint Plaza, San Francisco, CA 94103 / Block & Lot 3704 010 (C-3-G district)  
MESSAGE: Request for a Letter of Determination

Dear Mr. Sanchez:

I am writing on behalf of the San Francisco Fire Credit Union who owns the property at 12 Mint Plaza, San Francisco, CA 94103 to request a Letter of Determination concerning the basement area to be used as an ancillary office.

The determination of the basement as ancillary office space per Section 210.3 specifically encourages retail uses. The use of the basement area would enhance the on-site general public services offered by the ground level retail banking facility. Prior to SFFCU buying the building it was used as a Credit Union and fits well as an essential service in the C-3-G district.

We do not believe that such proposed use will be detrimental to the health, safety, convenience or general welfare of the persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity. The existing building is remaining with no interior or exterior changes and the proposed ancillary office only applies to the use of the basement space. In addition, the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading will not be affected. The site has no on-site parking and is well served by above and below ground MUNI, BART, and bicycle transportation. The site is also situated in Mint Plaza that has been converted to a pedestrian only area. We see no impact on existing traffic patterns for either persons or vehicles as a result of granting this change of use from storage to ancillary office.

May 5, 2017

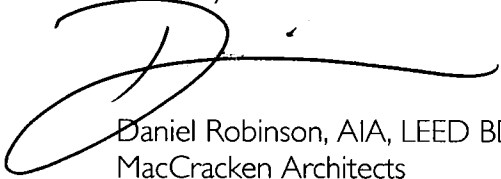
In regards to the safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor, no construction is part of this determination since the project is an original building with no alterations proposed. The basement office use proposed will not contribute to noise, dust, glare or odor as it is located below grade, and will not produce said offensive emissions.

In regards to landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs, the existing site is full lot coverage so there is no option for landscaping and there are no exterior changes proposed.

In regards to adversely affecting the Master Plan, the C-3-G zoning district specifically encourages street level retail such as banking functions as currently exist at the ground floor of 12 Mint. The addition of a basement office function to support the on site banking services to the general public would only increase the pedestrian use and allow SFFCU to grow their business.

Attached is the Letter of Determination fee in the amount of \$664.00.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'Daniel Robinson', written over a horizontal line.

Daniel Robinson, AIA, LEED BD+C  
MacCracken Architects  
479 Ninth Street, Second Floor  
San Francisco, CA 94103  
415.487.2050  
danielr@macarchs.com  
www.macarchs.com

R# 2017-005967 ZAD  
N. FOSTER (NE)



May 5, 2017

# M E M O R A N D U M

Distribution:

Scott Sanchez, Zoning Administrator Office of the Zoning Administrator 1650 Mission Street, Suite 400 San Francisco, CA 94103		
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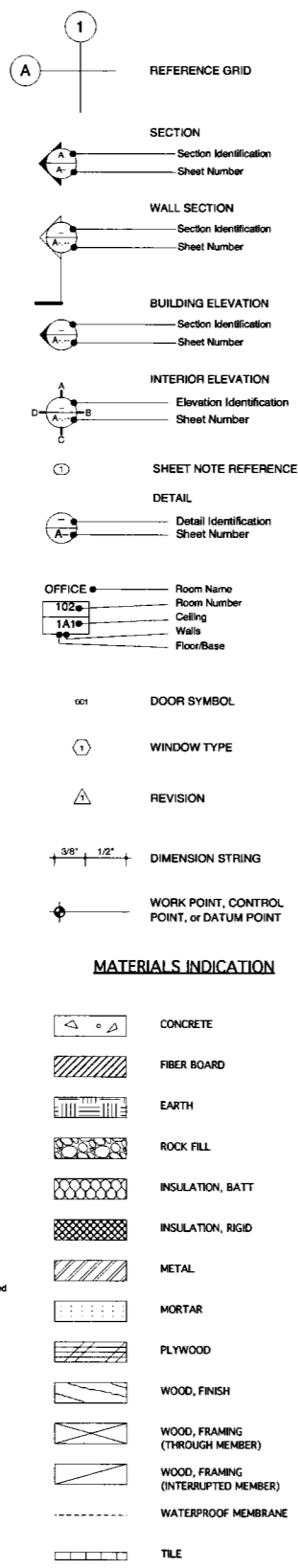
Sincerely,

Daniel Robinson, AIA, LEED BD+C  
MacCracken Architects  
479 Ninth Street, Second Floor  
San Francisco, CA 94103  
415.487.2050  
danielr@macarchs.com  
www.macarchs.com

ABBREVIATIONS

Table of abbreviations for architectural symbols, including terms like Perpendicular, Inside Diameter, Channel, Plate / prop. line, etc.

SYMBOLS



GENERAL NOTES

- 1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS.

CODE DATA

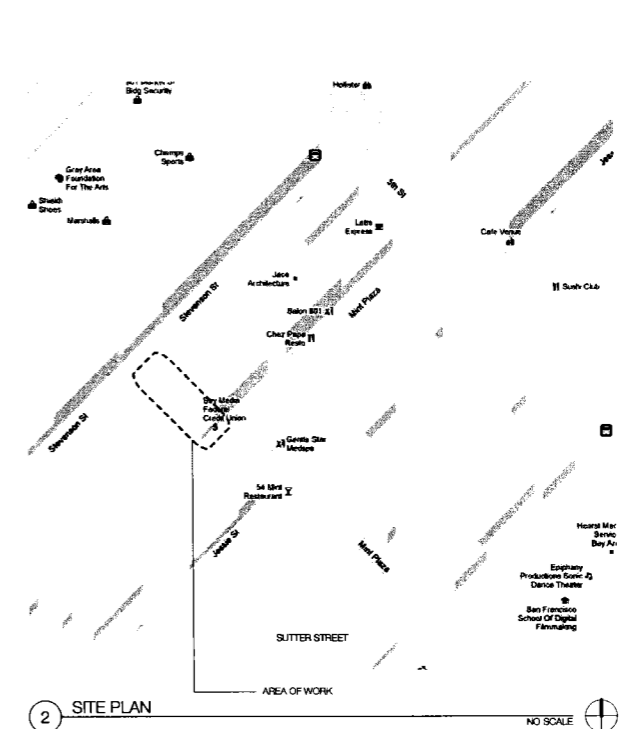
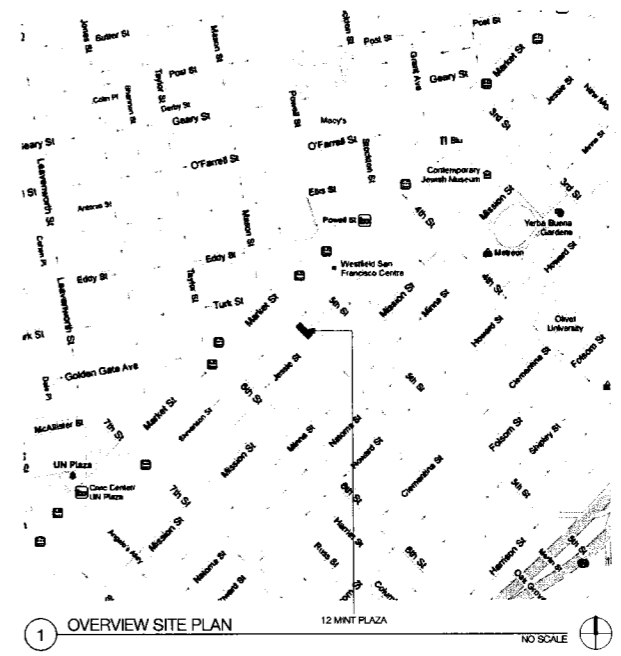
- 1. CODES ENFORCED:
A. The 2016 Edition of the California Building Code (CBC), Part 2 of Title 24.
B. The 2016 Edition of the California Mechanical Code (CMC), Part 3 of Title 24.

DRAWING INDEX

- ARCHITECTURAL
A 0.0 INDEX SHEET
A 0.1 DA CHECKLIST & EXITING
A 0.2 ADA COMPLIANCE DETAILS
A 1.0 EXISTING FLOOR PLANS
A 1.1 EXISTING FLOOR PLANS
A 1.4 EXISTING BATHROOM & ENTRY RAMP PLANS
A 2.0 EXISTING EXTERIOR ELEVATION

CONTACT INFORMATION

ARCHITECT: STEPHEN MACCRACKEN
MACCRACKEN ARCHITECTS
475 NINTH STREET
SAN FRANCISCO, CA 94103
(415) 487-2050



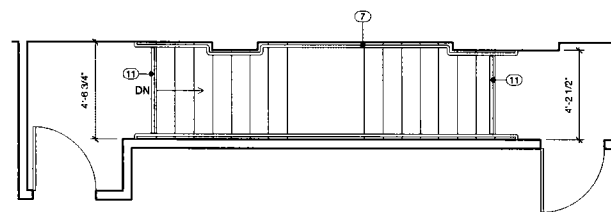
SHRETT NOTES section containing a license stamp for Stephen MacCracken, State of California, License No. C-14734, and project information for 12 Mint Plaza, San Francisco, CA 94103.

SCOPE OF WORK

- 1. LETTER OF DETERMINATION OVERVIEW FOR OFFICE USE BELOW FIRST FLOOR PER SF PLANNING SEC 219(C)
2. NO CONSTRUCTION WORK REQUIRED

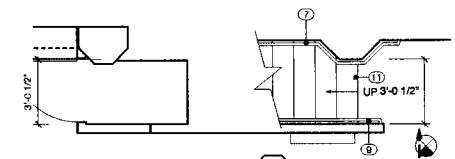
PROJECT DATA

Table of project data including Project Address (12 Mint Plaza), Project Use (Bank (Credit Union)), Proposed Occupancy (B (Office)), Building Square Footage (5,625 Approx. Square Feet), and Zoning (C-3-G (Downtown General)).



4 EXISTING 1ST FLOOR STAIR

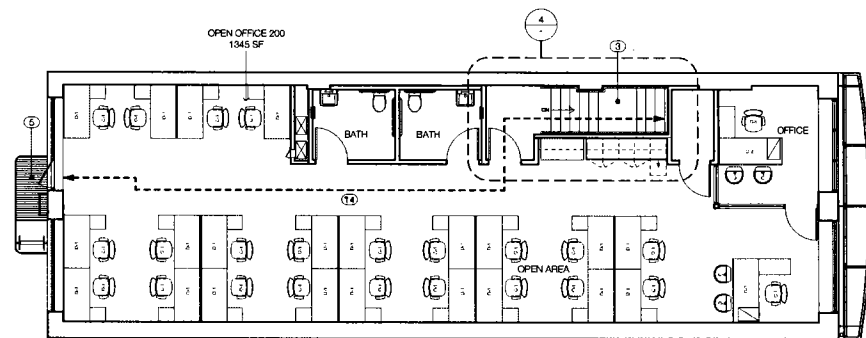
SCALE: 1/4" = 1'-0"



3 EXISTING BASEMENT STAIR

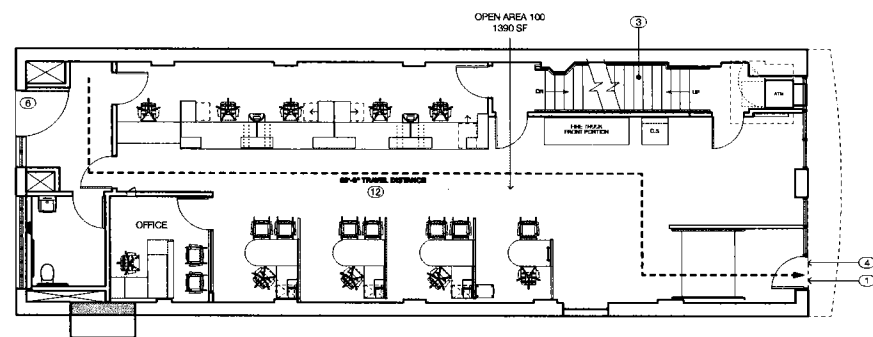
SCALE: 1/4" = 1'-0"

SECOND FLOOR OCCUPANCY			
AREA	LOAD	SF	TOTAL
OPEN 200	1/100	1345	14
TOTAL			14



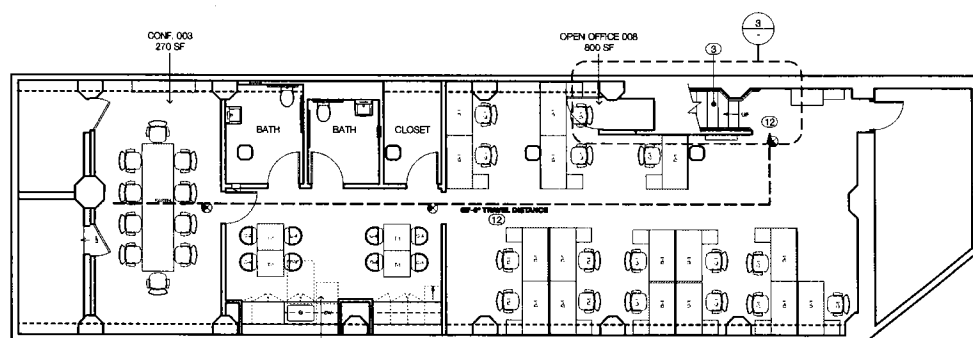
SECOND FLOOR PLAN - NO WORK ON THIS LEVEL

FIRST FLOOR OCCUPANCY			
AREA	LOAD	SF	TOTAL
OPEN 100	1/100	1390	14
TOTAL			14



FIRST FLOOR PLAN - NO WORK ON THIS LEVEL

BASEMENT OCCUPANCY			
AREA	LOAD	SF	TOTAL
CONF. 003	1/15	270	16
OPEN OFFICE 008	1/100	800	8
BREAK 007	1/100	192	2
TOTAL			26



BASEMENT PLAN - LETTER OF DETERMINATION USE ONLY

SCALE: 1/8" = 1'-0"

2 EXISTING EXIT DIAGRAMS & PATH OF TRAVEL  
\* NOTE: ALL FLOORS FULLY SPRINKLERED

D.A. CHECKLIST (p. 1 of 2):

The address of the project is 12 MINT PLAZA

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

- The proposed use of the project is OFFICE/BANK (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: BASEMENT - CONDITIONAL USE ONLY
- The construction cost of this project excluding disabled access upgrades is \$ 3,000, which is (check one)  more than /  less than the Accessibility Threshold amount of \$ 139,934.96 based on the '2013 ENR Construction Cost Index' (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive public funding? Check one:  Yes /  No Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through G below carefully and check the most applicable box (one box only):

- A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
- B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.
- C: Proposed project (check one)  is less than the threshold /  is over the threshold & falls under CBC 1134B.2.1 Ex. 2; Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non-complying items, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel.
- D: Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.
- E: Hardship appeal to be filed with Access Appeals Commission (AAC). Note: Plan check of items not under AAC consideration will continue while resolution of AAC decision is sought.
- F: Consisting only of Barrier Removal, Notice of Accessibility Violation (NOV) Compliance or Exempted Work; Fill out Form F.
- G: Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previous approved permit application here: \_\_\_\_\_ Description of revision: \_\_\_\_\_

P:\WebsiteForms - Handouts\2011 DA checklist.doc Page 6 of 11

D.A. CHECKLIST (p. 2 of 2):

Check all applicable boxes and specify where on the drawings the details are shown:

Item	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade / Facilitation / Hardship	Equivalent Facilitation / Hardship	Hardship	None existing & not req'd by Code	Access Appeals Commission	Barrier Removal / NOV	Location of detail(s)-include detail no. & drawing sheet (do not blank this area). Also clarification comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. Add'l upgrade may be required if it is not.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/A1.4
2. An accessible route to the area of remodel:									
2a. path of travel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2/A0.1
2b. ramps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7/A1.4
2c. elevator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/A0.1 & 4/A0.1
2d. stairs (if no elevator)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2f. other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1-3/A1.4
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Accessible drinking fountains (hi-low).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Signage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Visual Alarm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Others:									
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
path from parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If details are provided from a set of City approved reference drawings, provide its permit application number here: \_\_\_\_\_

P:\WebsiteForms - Handouts\2011 DA checklist.doc Page 7 of 11

1 DA CHECKLIST

NO SCALE

SHRETT NOTES:

- EXIT DOOR NOT REQUIRED TO SWING IN DIRECTION OF EGRESS AS OCCUPANTS PER CBC 1008.1.2
- LOAD PER CBC TABLE 1004.1.1
- ELEVATOR NOT REQUIRED PER CBC 1108B.1
- ADA COMPLIANT EXIT REQUIRED @ GROUND FLR. PER CBC 1114B.1.2
- FIRE ESCAPE TO REMAIN
- EXIT TO STEVENSON STREET IS NOT A REQUIRED EXIT
- (E) HANDRAILS EITHER SIDE @ 36" PER CBC 1009.12
- LESS THAN 44" PER CBC 1009.1 EXCEPTION # 1
- HANDRAILS @ STAIR EXTEND 12" BEYOND TOP RISER & MIN. ONE TREAD WIDTH +12" BEYOND @ BOTTOM PER CBC 1133B.2.2
- (E) RISER AND TREAD COMPLY W/ CBC 1009.4.2 FOR MAX/MIN DIMENSIONS
- INTERIOR STAIRS HAVE 2" CONTRASTING STRIPE PER CBC 1133B.4.4
- SINGLE EXIT ACCESS ALLOWED PER CBC TABLE 1021.2 DUE TO OCCUPANT LOAD < 49. MAXIMUM TRAVEL DISTANCE IS < 100' IN A FULLY SPRINKLERED BUILDING
- (NOT USED)
- TWO EXITS FROM 2ND FLR. PROVIDED PER CBC 1021.1



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12 MINT PLAZA  
SAN FRANCISCO, CA  
9 4 1 0 3

MACCRACKEN  
ARCHITECTS  
479 Ninth Street, 3rd floor  
San Francisco, CA 94103  
tel. 415.487.2058 fx. 415.487.2051  
web: www.maccracken.com

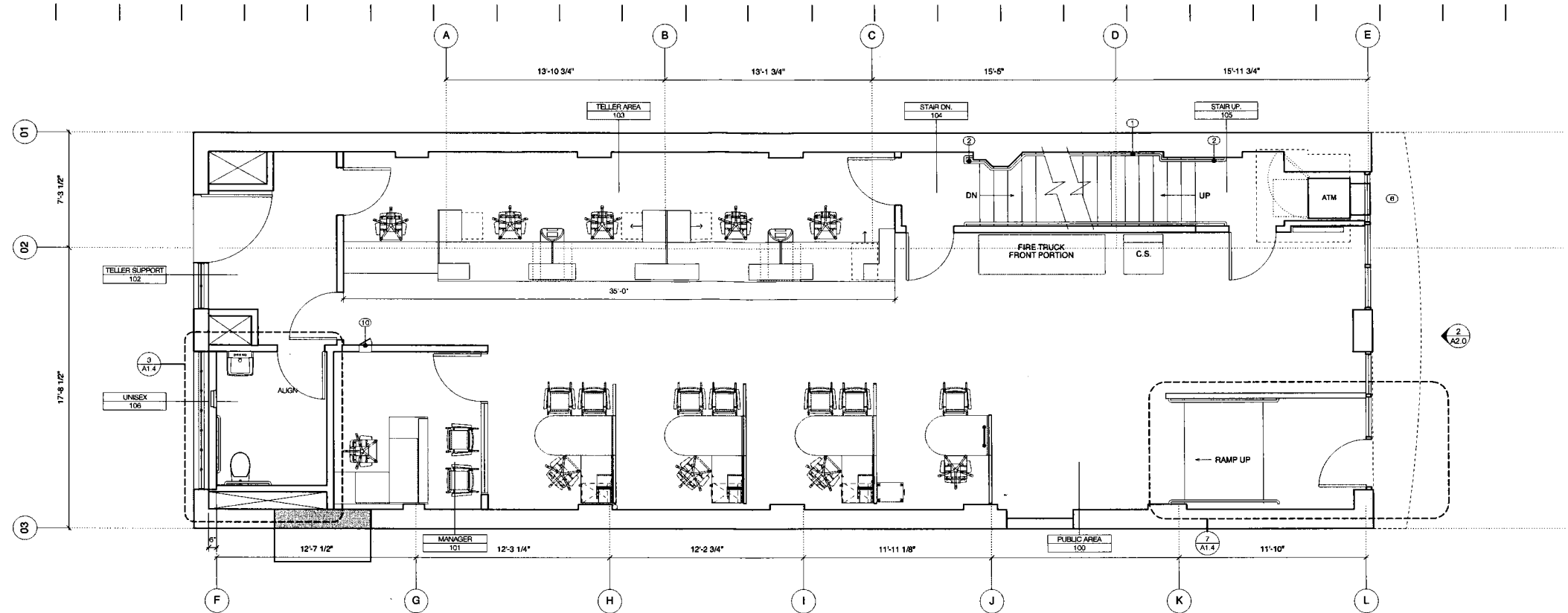
DATE: 05-08-17  
OVERVIEW SET

SCALE: AS NOTED

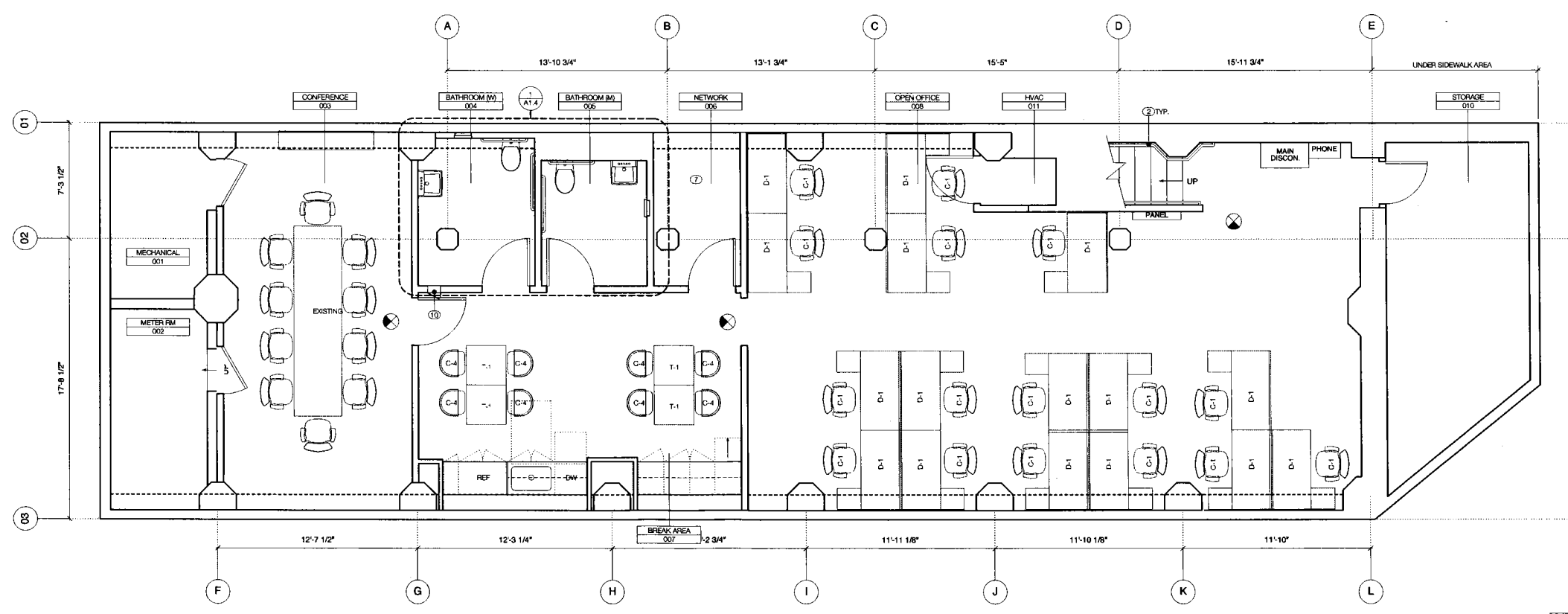
DA CHECKLIST & EDITING

A0.1





2 EXISTING FIRST FLOOR PLAN  
NO WORK ON THIS LEVEL



1 EXISTING BASEMENT PLAN - PROPOSED USE  
LETTER OF DETERMINATION USE ONLY

- SHRBT NOTES:**
- ① (E) PAINTED STL. HANDRAILS @ EITHER SIDE OF (E) STAIR @ 3"
  - ② HANDRAILS @ STAIR EXTEND 12" BEYOND TOP RISER & MIN. ONE TREAD WIDTH + 12" BEYOND @ BOTTOM PER CBC 113B4.2.2
  - ③ DOOR NOT REQ'D TO BE ADA ACCESSIBLE PER STAIRWAY EXCEPTION CBC 11306.1.1.1.1
  - ④ (NOT USED)
  - ⑤ (NOT USED)
  - ⑥ 30" X 48" CLR. SPACE @ IN ATM LOCATION PER CBC 1117B.7.4.1.1
  - ⑦ NOT CONSIDERED AN INFORMATION TECHNOLOGY ROOM PER SF AB-060
  - ⑧ (NOT USED)
  - ⑨ (NOT USED)
  - ⑩ FIRE EXTINGUISHER CABINET - SEE SPECS
  - ⑪ (NOT USED)
  - ⑫ (NOT USED)
  - ⑬ (NOT USED)



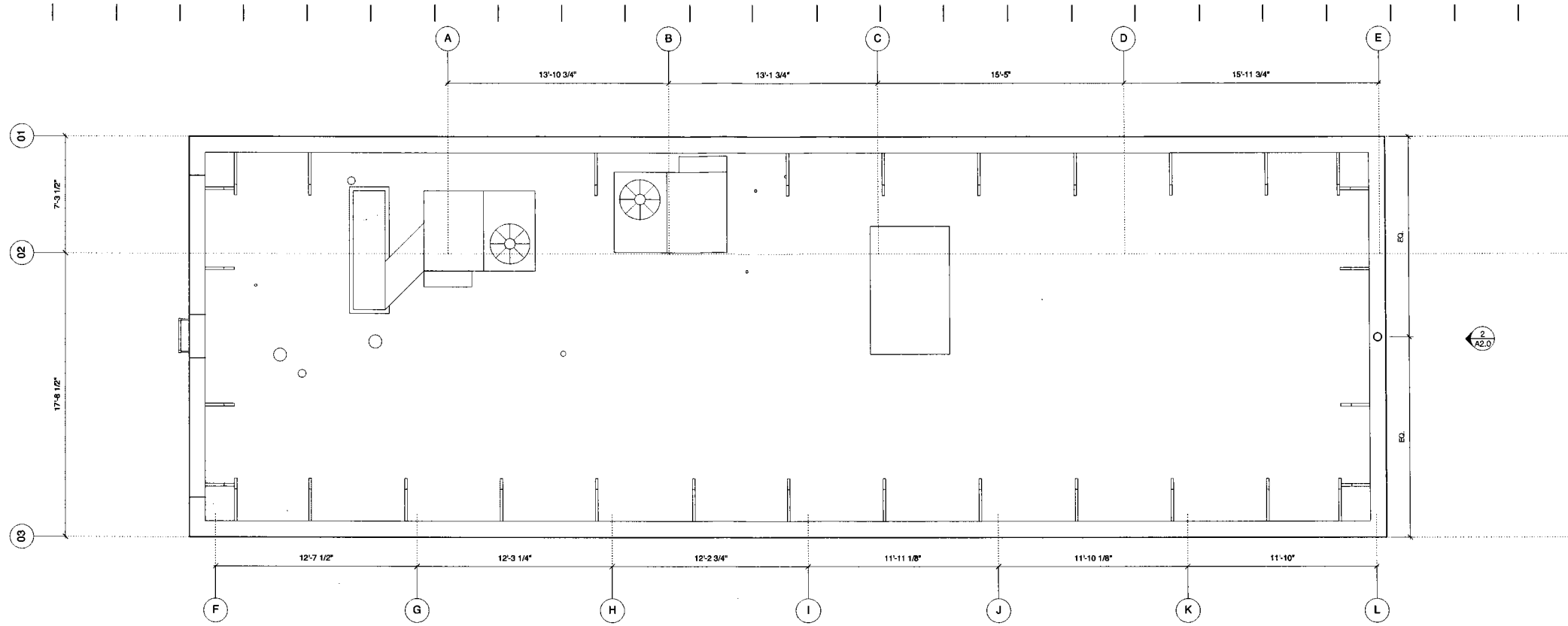
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12 MINT PLAZA  
SAN FRANCISCO, CA  
9 4 1 0 3

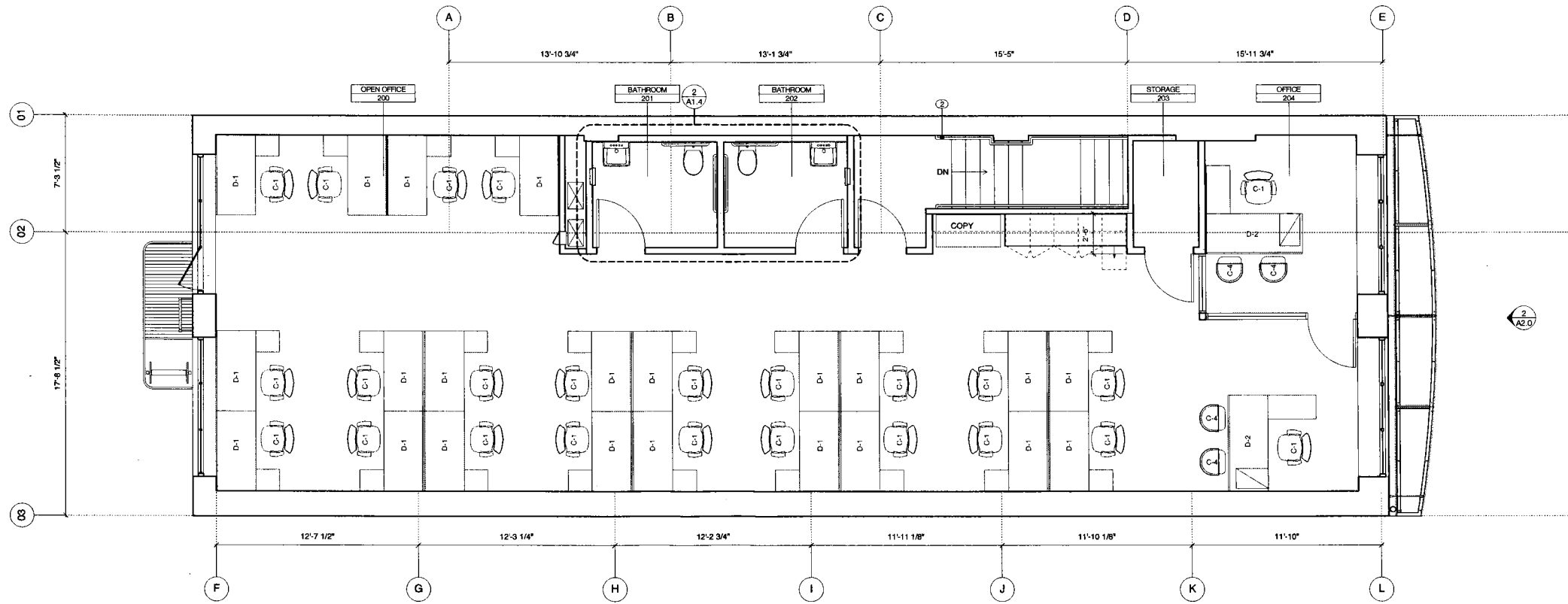
MACCRACKEN  
ARCHITECTS  
479 Ninth Street, 2nd floor  
San Francisco, CA 94103  
tel: 415.487.2059 fax: 415.487.2051  
web: www.maccracken.com

DATE: 05-08-17  
OVERVIEW SET  
SCALE: 1/4" = 1'-0"

FLOOR PLANS  
**A1.0**



2 EXISTING ROOF PLAN  
NO WORK ON THIS LEVEL



1 EXISTING SECOND FLOOR PLAN  
NO WORK ON THIS LEVEL

- SHRBT NOTES:**
- ① (S) PAINTED STL. HANDRAILS @ EITHER SIDE OF E STAIR @ 3"
  - ② HANDRAILS @ STAIR EXTEND 12" BEYOND TOP RISER & MIN. ONE TREAD WIDTH + 12" BEYOND @ BOTTOM PER CBC 1133B4.2.2
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  - ④ (NOT USED)
  - ⑤ (NOT USED)
  - ⑥ 30" X 48" CLR. SPACE @ N) ATM LOCATION PER CBC 1117B.7.4.1.1
  - ⑦ NOT CONSIDERED AN INFORMATION TECHNOLOGY ROOM PER SF AB-000
  - ⑧ (NOT USED)
  - ⑨ (NOT USED)
  - ⑩ FIRE EXTINGUISHER CABINET - SEE SPECS.
  - ⑪ (NOT USED)
  - ⑫ (NOT USED)
  - ⑬ (NOT USED)



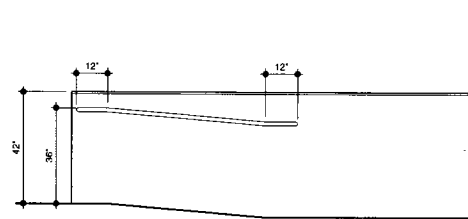
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12 MINT PLAZA  
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9 4 1 0 3

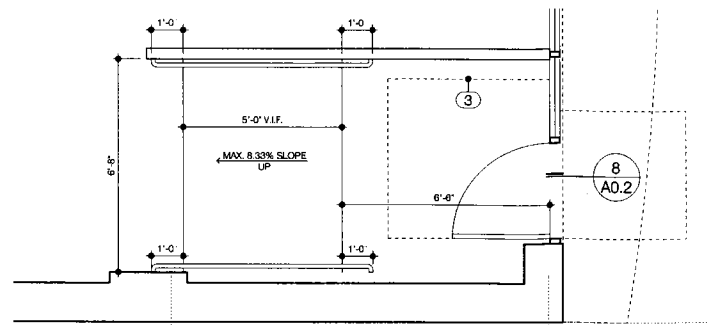
MACCRACKEN  
ARCHITECTS  
479 Ninth Street, 2nd floor  
San Francisco, CA 94103  
tel. 415.487.2058 fx. 415.487.3051  
web: www.macarcha.com

DATE: 05-08-17  
OVERVIEW SET  
SCALE: 1/4" = 1'-0"

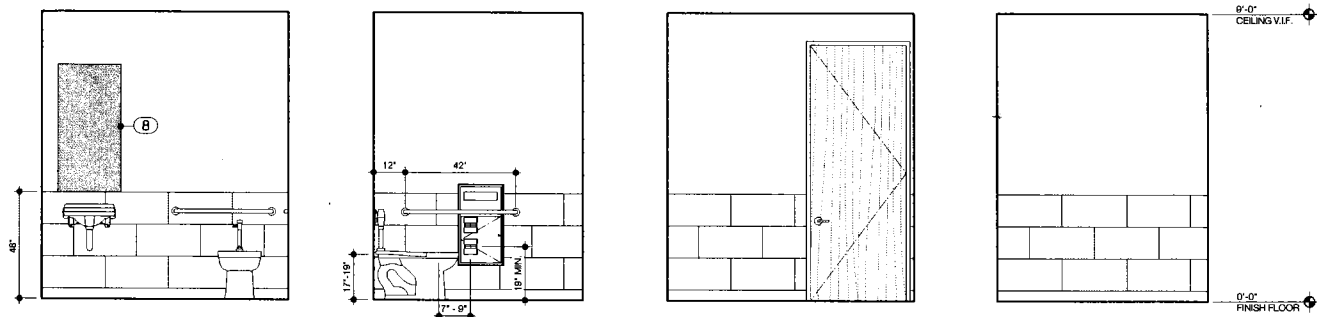
FLOOR PLANS  
A1.1



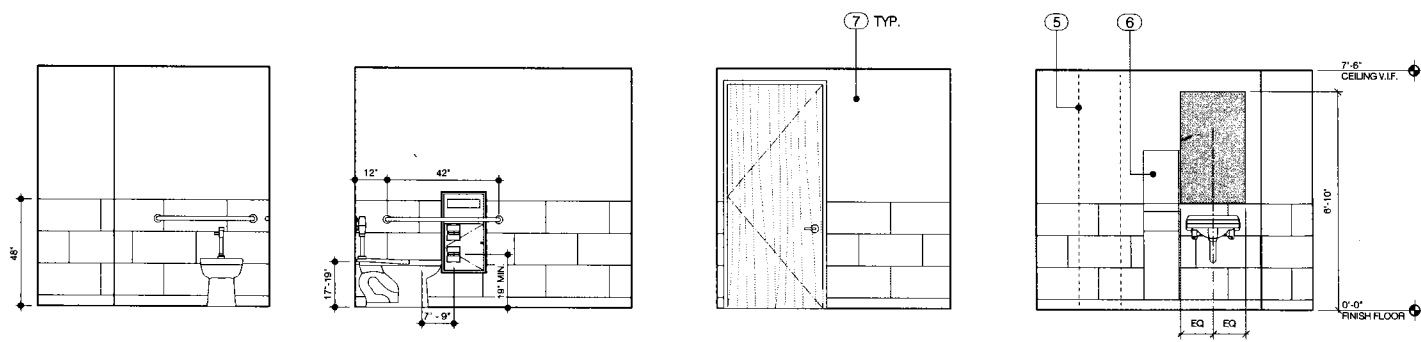
8 (E) ENTRY RAMP INTERIOR ELEVATIONS



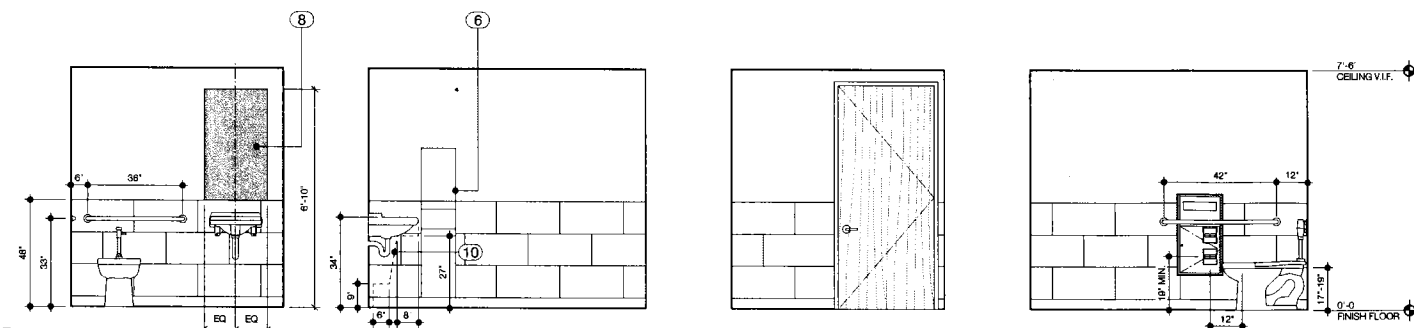
7 (E) ENTRY RAMP



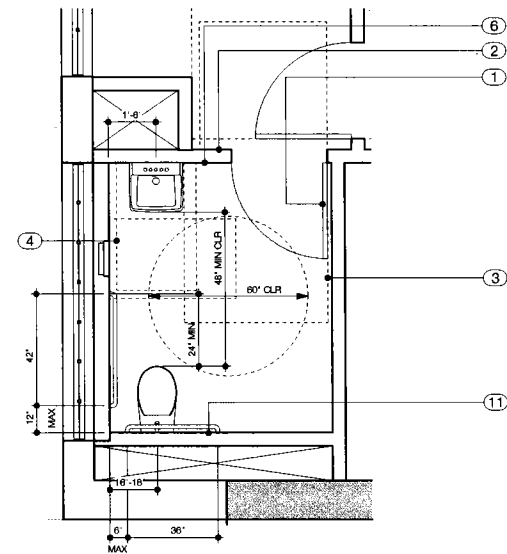
6 (E) SECOND LEVEL (N) BATHROOM ELEVATIONS



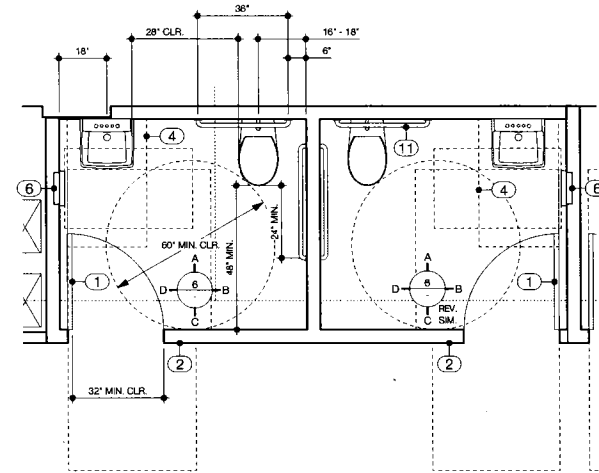
5 (E) BASEMENT LEVEL (N) BATHROOM ELEVATIONS



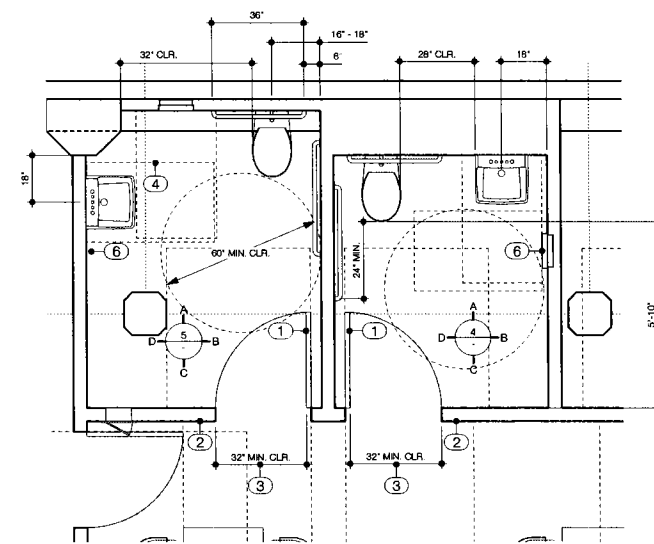
4 (E) BASEMENT LEVEL (N) BATHROOM ELEVATIONS



3 (E) GROUND FLOOR UNISEX BATHROOM



2 (E) SECOND LEVEL BATHROOM PLAN



1 (E) BASEMENT LEVEL BATHROOM PLAN

- SHEET NOTES:**
- 1 (E) DOOR SIGNAGE PER CBC 1115B 8.1 THROUGH 1115B 8.3 AS APPLICABLE - SEE 9/A0.2
  - 2 (E) WALL MOUNTED SIGNAGE PER CBC 1117B 5.7 @ 60" A.F.F. TO CENTERLINE OF SIGNAGE
  - 3 DASHED LINE @ DOOR DENOTES REQ'D CLEAR DIMENSION PER 14/A0.2
  - 4 CLR. SPACE @ SINK PER CBC 1115B 4.7.1
  - 5 LINE OF COLUMN IN FOREGROUND
  - 6 RECESSED WALL TRASH CAN & PAPER TOWEL HOLDER - SEE SPECS.
  - 7 PAINTED GYP. BD.
  - 8 MIRROR PER CBC 1115B 8.1.1
  - 9 40" TO HIGHEST OPERABLE PART OF ACCESSORY PER CBC 1115B 8.0
  - 10 DRAIN & HOT WATER TO BE INSULATED PER CBC 1115B 4.7.1&2
  - 11 WALL MOUNTED GRAB BARS PER CBC 1115B.3.2.3



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12 MINT PLAZA  
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9 4 1 0 3

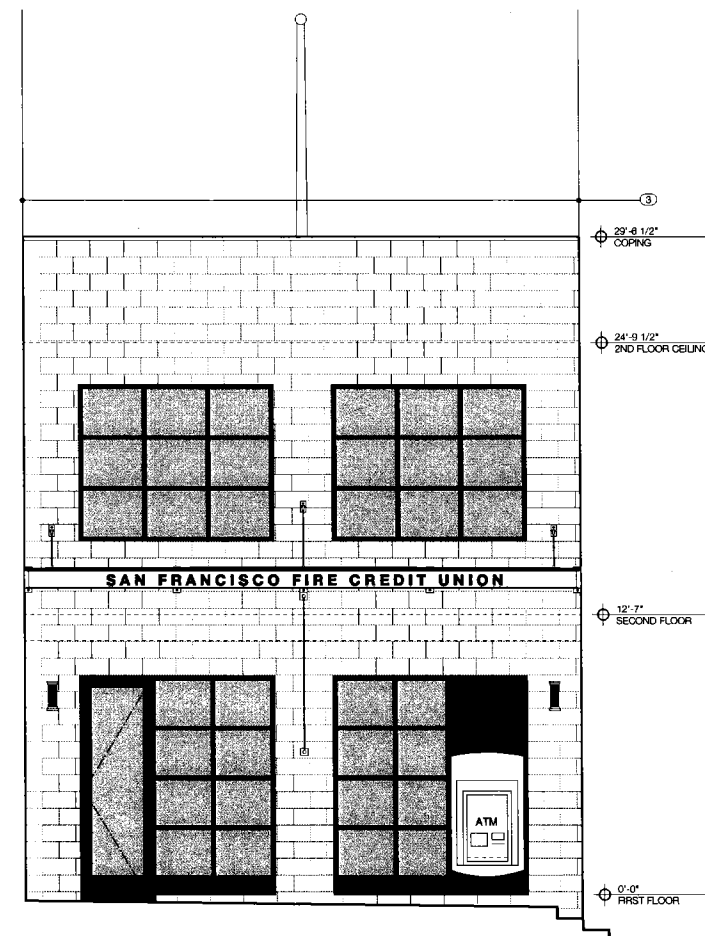
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DATE: 05-08-17  
OVERVIEW SET  
SCALE: 3/8" = 1'-0"

ADA COMPLIANCE BLOW UP PLANS  
**A1.4**



3 EXISTING SOUTH ELEVATION - IMAGE



2 EXISTING SOUTH ELEVATION

- SHEET NOTES:**
- ① NOT USED;
  - ② NOT USED;
  - ③ LINE OF ADJACENT BUILDING



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DATE: 05-06-17  
OVERVIEW SET  
SCALE: 1/4" = 1'-0" V.O.N.

ELEVATIONS  
**A2.0**