

Atijera, Evamarie (CPC)

R# 10781 ZAD

From: Teague, Corey (CPC)
Sent: Thursday, January 25, 2018 2:11 PM
To: Atijera, Evamarie (CPC)
Subject: 2525 16th St - LoD #10781

CANCELLED

Eva,
This LoD is showing on PIM as on hold. Can you please close it. It was rendered moot when the Letter of Legitimization was issued for this site. Just let me know what you'd like me to do with the hard copy. Thanks.

Corey A. Teague, AICP, LEED AP
Principal Planner, Assistant Zoning Administrator

San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.9081 | www.sfplanning.org
[San Francisco Property Information Map](#)

11/29 [LOD]

M. BRETT GLADSTONE

GLADSTONE & ASSOCIATES
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TELEPHONE (415) 434-9500
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admin@gladstoneassociates.com

November 12, 2012

VIA MESSENGER

10 + 10781 SE J. BANALES
CK # 2716 \$ 601 -

Scott Sanchez
Zoning Administrator
Planning Department, SF
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Request for Determination for 2525 - 16th Street
Assessor's Block 3966, Lot 001

Dear Mr. Sanchez:

On behalf of Lion Enterprises, the owner of the referenced property, we request a Letter of Determination concerning the use of certain areas of the above-referenced property (the "Property"). Enclosed is a check in the amount of \$601 to cover the cost of the filing fee.

Our client seeks a Determination that a portion of the second and fourth floors of the building and a small portion of the ground floor contain legal non-conforming office uses. Attached as Exhibit A are floor plans identifying those areas that we believe contain legal non-conforming office uses. We also seek a Determination that those legal non-conforming office uses will not trigger any exactions or other fees, if an alteration permit is routed to the Planning Department from the Building Department, showing a request such as "change administration record to indicate that current use is office". Also, please advise what processes such a permit would trigger, if any, at the Planning Department, whether a public notification or otherwise.

We request that the Determination analyze each space separately so that it is clear which spaces do in fact need to go through a legitimization application, if not all are to be considered legal non-conforming uses.

I. Legal Office Use.

The Property is improved with a building containing 147,660 square feet. The break down of the square footage is as follows:

- first floor - 29,326 sq. ft. (including a small 16th St. office);
- 2nd floor - 38,388 sq. ft.;
- 3rd floor - 39,973 sq. ft.; 4th floor - 39,973 sq. ft.

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The building is four stories (of which the ground floor is partially unexcavated). According to the Building Department records, the building was constructed in 1924.

A. Office Use on Ground Floor.

The space shown on the plan is noted as the 16th Street Entrance Level. The space consists of 420 square feet. Permit No. 127383 issued on May 14, 1924 clearly shows the office space in this location. Permit No. 388791 issued on May 24, 1974 contains a plan that shows the space was used as office. Permit No. 918363 issued on August 10, 2000 was for the renovation of the office space. (See Exhibit B.) The current ownership uses this office to manage its various properties around the country, and has done so since it purchased the building in 1974.

Prop
managem
office

B. Office Use on 2nd Floor.

Events Management, Inc is a tenant that occupies approximately 12,500 square feet on the second floor as office space. Events Management uses the space as its office for running a food service business.

Around 1989, a company named Campero occupied this space. Campero was one of the pre-eminent furniture making/repair shops in San Francisco. Campero's use of the space consisted of furniture repair and refinishing, upholstering, wood working, and office-related activities associated with running the business.

After Campero vacated the space, the property owner renovated the space under Permit No. 886383. (See Exhibit C.) The Permit states that the prior use was "light industrial" and the planned use was "light industrial". However, during construction under this Permit, the property owner entered into a lease with "Evite" which was a software company. The work to create a light industrial use was modified to accommodate Evite's needs for office space. The physical modifications reflected an office use. They include construction of a server room, a kitchen, and three conference rooms, and installation of carpet throughout the space.

According to the Job Card and property owner, the building inspector visited the site on a number of occasions during the course of construction and observed the modifications that reflected an office use. The inspector visited the site after Evite had already moved into the space and saw the desks, data cabling, and computers as well as carpet throughout the space. Evite did not have any manufacturing activities.

According to the property owner, the inspector decided there was work performed by Evite without a permit. Originally the conference rooms were to have ten foot high walls – leaving about four feet open between the top of the wall and the ceiling. Evite thereafter

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extended the walls of the conference rooms to the ceiling to enclose the rooms. The inspector found the enclosure of the rooms to be in violation of the Building Code and advised the owners of the building that the work had to either be removed or modified before he would "sign off" on the work. Evite removed the offending work. The owners recall that the inspector also objected to the method that Evite was using to cool the server room and required corrections. These were the only times the inspector objected to the modifications. The inspector did not require the property owner to change the Permit's face to reflect a change of use. Rather, the inspector observed the changes, noted on the Job Card, and signed off on the work and Permit.

While the permit originally did not change the use, as shown in the existing and proposed use boxes, the modifications did change the use and these modifications were approved by the inspector when he signed off on the final work. The inspector might have required the property owner or Evite to change the use boxes on the permit's face; however, he did not and we do not believe this was required. In fact, permits often are revised during the construction and it is the inspector's job to determine when further review is required, such as review by the Planning Department of Fire Department or other department. Given that the change from light industrial under Campero to office under Evite was permitted within the zoning district at the time, the inspector likely determined additional review by the Planning Department was not required. The inspector's failure to require the property owner to formally document the change in use by revising the face of the permit should not now be held against the property owner. Since the building inspector acts as the "lead contact" between the applicant and the Department of Public Works, its sub-departments and all other governmental departments, it is entirely reasonable to rely on this person's knowledge of applicable law, rules, practices and procedures.

Events Management moved into this space after Evite's departure in June 2004 and continues to this day.

C. Office Use on 4th Floor. A permit issued on December 22, 1977 (Exhibit D) converted a portion of the fourth floor to office use. The permit shows "warehouse/office" in both the existing use and proposed use boxes and was not referring to the fact that the particular area in which the work was to occur had any warehouse use in it. In other words, the person filling out the permit was referring to the fact that the building contained a mix of warehouse and office. This permit is for the current office space on the Entrance Level (discussed above). The 1977 permit expands the existing office space to include not only a portion of the space on the ground floor but also a portion of the fourth floor. Thus, the permit is accurate when it states that there is existing uses of both warehouse and office.

In reviewing this permit, we believe the Planning Department should follow its past practice of looking at all permits, plans, and job cards together to determine whether the office space was expanded legally into the fourth floor. To require that every box in the twenty or so

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boxes in an alteration permit (and in plans) be consistent with a warehouse to office conversion would be a practice not in effect more than 10 years ago, and does not take into account the intent of the applicant – not the actual nature of the work based on an inspectors visits(s) to the site. (See letter from Patrick Buscovich regarding past practices at Exhibit E.) Past practice has been to look at all portions of plans and permits and job cards together show an intent to create one use or the other. It is rare that all parties in preparing documents, the owner, the contractor or subcontractor, or architect or permit expeditor, coordinate so completely as to reach a consensus as to each notation on the plans (at least when not dealing with new structures or major additions but instead dealing with interior alterations); or cooperate enough so that each party has input into how to fill out each box on different forms.

Also applicants and/or their agents such as contractors (or even licensed design professionals) often rely on the intake personnel at Building Department to assist them in filling out applications and advising them as to the nature of the plans and supporting documents which need to be submitted.

Also, certain Building Code terms can be different from Planning Code terms, and yet each can mean the same -- the two codes do not synch very well at all – some terms found in the Planning Codes are not defined in that code and a definition can only be found in the Building Code.

Looking at the totality of the paperwork that includes plans, permits job cards, etc., we believe that office on this floor was properly created for the following reasons:

1. The permit describes the work as constructing a floor-to-ceiling wall around six bays and dividing the bays into three separate ‘work areas’ and constructing another floor-to-ceiling wall at south west corner of the warehouse.
2. The only plan on file is a revision to the fourth floor plan (there is no original plan as it is not in the Building Department’s records), and that revision shows the creation of “offices”. (See Exhibit D.)
3. The inspection card notes the use is “Office” and scope of work is described as “construct walls to separate work areas”.
4. The Planning Department initialed the back of the permit and did not write anything above its initials. We believe this means the Department approved the application. If the Department maintains a different position it would be wrong because the Department has the obligation, if it feels that a permit and plan is not consistent, to notify the permit applicant and ask for clarification between a permit and a plan. In this instance, the permit applicant put the word “office” in the “proposed use” box on the plan. The applicant (who could have been the owner’s contractor) wrote “warehouse/office”. He could have meant that there was

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remaining warehouse space on the floor or building, but part office as well (including what he was creating on the plans attached). In fact, since the applicant showed the work "office" on the plan, and not "warehouse/office" it would be unusual and arbitrary for the Planning Department today to take the position that this permit did not represent a change of percentage of office vs. warehouse space. To say the least, the permit holder at that time would have been reasonable to assume he was legally creating office, and reasonable in relying on that to place an office tenant in that space at great expense including improving the space to office quality space.

5. The permit stated the occupancy was F-1, F-2. (Note, the F-1 and F-2 designations were the equivalent of the B occupancy used today to designate "office". (See Exhibit E in which this is described by Patrick Buscovich.)
6. The job card indicates the work started in January 1978 and was completed in November 1978. The cost of construction was listed as \$6,500. Due to this large cost (for 1978), the work was likely more extensive than simply renovating to create warehouse space.
7. The Margaret O'Leary Company leased the space from our client for use as office space from 1994 – 2009. Thus, the non-conforming office use has not been vacant for more than three years and therefore, has not been abandoned. It is actively being marketed for an office use now. (See Exhibit F.)

D. Prop M Fees. Certain office uses discussed above began prior to the end of 1978 (upon completion of work stated in 1977 permit). Since this was prior to the effective date of Proposition M, development impact fees did not apply to the office use on the Entry Level and Fourth Floor. Nor should legitimization fees include Prop M fees for those office spaces with permits which started prior to 1978. Non-payment of Prop M fees cannot be a reason to deny status to this space as legal non conforming office space. We believe that if any development fees applied to the conversion of the Second Floor, the fees were inadvertently (and not purposely) missed because the modifications reflecting the conversion occurred during construction, after the Permit was approved.

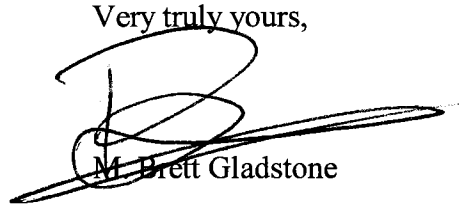
In addition to this Request for Determination, our client is seeking legitimization of the spaces mentioned above (and additional spaces) within the building. Our client reserves the right to claim the spaces that are the subject of this Request also meet the criteria for legitimization. We also reserve the right to, at a later date, seek to grandfather other parts of the building. Our client also wishes to make it clear that by submitting a Legitimization Request for the spaces he deems grandfathered as legal non confirming office, he does not give up his right to claim (as this Request letter does) that legitimization of these spaces are not necessary.

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Please do not hesitate to contact us should you have any questions or comments.

Very truly yours,



M. Brett Gladstone

Enclosures

cc: Victor Vitlin
Pat Buscovich (without enclosures)

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List of Exhibits

- | | |
|-----------|--|
| Exhibit A | Plans showing legal nonconforming office use |
| Exhibit B | Permit approving ground floor office use |
| Exhibit C | Permit approving second floor office use |
| Exhibit D | Permit approving fourth floor office use |
| Exhibit E | Letter from Pat Buscovich |
| Exhibit F | Margaret O'Leary Lease |

Patrick Buscovich & Associates Structural Engineers, Inc.

WWW.BUSCOVICH.COM

235 MONTGOMERY STREET, SUITE 823, SAN FRANCISCO, CALIFORNIA 94104-2906 • TEL: (415) 788-2708 FAX: (415) 788-8653

April 18, 2011

Kimberly Durandet
San Francisco Planning Department
Acting Zoning Administrator
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Letter of Determination (LOD)
2525 - 16th Street

Job Number: 10.205

Dear Ms. Durandet:

I have been retained by the owner of the referenced property to assist with the review of the building permit history to determine whether some or all of the "authorized use" in the multiple tenant spaces of this subject building is office under the Planning Code and/or Building Code. This building is a large 4 story building. My letter is to facilitate the request for Letter of Determination (LOD) sent you by Brett Gladstone, as attorney for the owner.

I understand that in your last meeting with Brett Gladstone, you stated that the Planning Department has looked at the previous building permits, submitted by Brett Gladstone. DCP believes that although the San Francisco Department Building Department put its approval stamp on several key building permits in which the proposed use is stated as "office", or a combination of "office" and another "Use," the lack of any notes by the Planning Department causes the Planning Department now to take the position that the "Office Use" may not be legal under the Planning Code. While it is true that some of the building permits were not signed by the Planning Department, this means simply that DBI did not route these permit to DCP. Those permit with N/A means the Planning Department did look at these permits and Planning took a position that there review was not applicable.

Base on my 32 year experience at DBI & DCP, I do not believe that the Building Department's decision not to route the building permit prior to 2000 to the Planning Department

May 11, 2011

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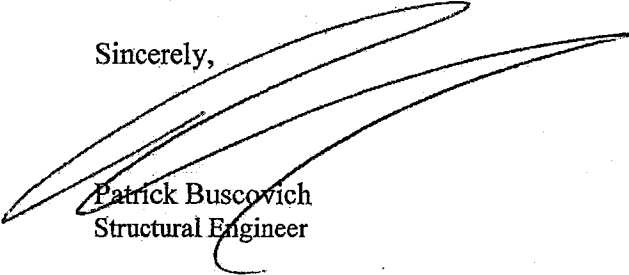
means that the Planning Department can, for each and every building permit, take the position retroactively that it does not recognize the Use recognized by the Building Department. I believe this to be the case for several reasons. First, it was not until the year 2000 +/- that the Planning Department requested that DBI route all "Changes of Use" building permit to the Planning Department. Prior to then, "Change of Use" were not regularly sent to DCP, let alone when the Use was principally permitted. For this building, the property was zoned M-1, which principally permits "Office Use". A "Change of Use" from Warehouse to Office did not always result in the routing of the building permit to the Planning Department to approve a potential "Change in Use". It would be unfair of the Planning Department to now require proof that the Planning Department approved a "Change of Use" when such approval was not required in the 1970's, 1980's & 1990's. I also believe from my experience that the "N/A" means that the Planning Department's themselves decide that a review was not required. The fact that DCP made a decision to not review (N/A not applicable) means that Planning took action on this building permit. This appears to be a case in which new regulations (2011) are applied to a time when the regulation was not in effect (before 2000). Please also note that in the 1970 & 1980, the San Francisco Building Code did not differentiate between warehouse and office use, they were both B occupancies

In filling out building permit applications for over 32 years (including 1000's of tenant office improvements), it has been my experience that building owners seek the greatest flexibility in the use of their buildings. The owner/agent might not know who a future tenant will be when they start to alter an existing building shell for a future use. As a result, they file building plans and a building permit for generic improvements that are needed whether the use is office, retail commercial or some light industrial use. One reason is that no tenant has yet signed a lease, so the improvements are those that must be done no matter what the proposed use is. Or an owner knows that he wishes to convert an entire floor to an office use, but does not yet know how many office tenants (and thus doorways and demising walls) need to be built. He is just building out the disabled accessible bathroom. Often no particular tenant has leased a space at the time a building permit application is filed. During the 1970s and 1980s, the district was still

a mix of office and warehouse. Owners would have maintained the flexibility by noting both "warehouse and office" as the proposed use.

Finally, San Francisco Building Code Section 160A1.12 was added in 2001. it states: "Wherever a change in occupancy in made, a building permit shall be required to legalize the changed use or occupancy". This is specifically for the planning use issue. This Section was not in place during the time period when portions of the building was converted to "Office Use".

Sincerely,



Patrick Buscovich
Structural Engineer

Attached: Blank form 3/8 out the disabled accessible bathrooms.

106A.1.8 – 106A.1.13

2010 SAN FRANCISCO BUILDING CODE

The provisions of this section shall not apply where structural alterations are made, or are required in connection with the installation of garage doors. This section also shall not apply to the alteration, repair, or replacement of garage doors in public garages. In all these cases, the permit and fee requirements of Sections 106A, 107A and 110A shall apply.

106A.1.9 Permits and fees for signs.

106A.1.9.1 General. A sign regulated under Chapter 31 shall not be erected or altered until a sign permit has been obtained for such work. Application for a permit shall be made at the Department on supplied forms. Where signs are illuminated by electric lighting, a separate permit shall be obtained as required in the Electrical Code. Replacement of copy on the face of a sign, without affecting the structural members or the attachment to a building, structure, or the ground, shall not require a sign permit.

106A.1.9.2 Permit fees. Permit fees for signs shall be based upon job valuation. See Section 110A, Table 1A-A – Building Permit Fees – for applicable fees.

106A.1.9.3 Plan review fees for signs. See Section 110A, Table 1A-A – Building Permit Fees – for applicable fee.

106A.1.10 Permit and fees for residential elevators and lifts.

106A.1.10.1 General. An elevator or lift regulated under Chapter 30 shall not be installed or altered until a building permit has been obtained for such work.

106A.1.10.2 Fees. The permit fees and plan review fees shall be those required in Section 110A, Tables 1A-A and 1A-B. The valuation shall be based on the total installation, including those portions, if any, which are regulated by the State.

106A.1.10.3 Exemption. Elevators regulated by the State of California are exempt from permits and the

provisions of this code. However, the elevator shafts and enclosures, and any structural alterations or strengthening work to accommodate the installation, shall comply with the permit and other requirements of this code.

106A.1.11 Permit and fees for boilers. A separate building permit shall be required for a new boiler installation or replacement except where a building permit has been issued which included such work, the fee for which shall be the minimum fee per Section 110A, Table 1A-A – Building Permit Fees. In addition, a permit to operate the boiler is required and shall be charged a fee based on the schedule in Section 110A, Table 1A-M – Boiler Fees. The fee for renewal of a permit to operate shall be based on the same schedule. Such fee shall be paid whether or not a permit to operate is issued. All fees shall be paid at the time of application for permits. Any additional fees billed will be increased to twice the billed amount when payment is not received by the Department within 30 days of billing. Failure to pay required fees will result in cancellation of the issued permit to operate. See Chapter 10 of the Mechanical Code for boiler requirements.

106A.1.12 Permit and fees for change in occupancy or use. Whenever a change in occupancy or use is made, a building permit shall be required to legalize the changed use or occupancy. The fee shall be the minimum fee required for filing for a permit and must be secured prior to the change of occupancy.

In the event any alteration work is required, the alteration permit shall be considered sufficient for this requirement and no additional permit will be required or additional fee required for the change in use or occupancy except as set forth in Section 109A.8.

106A.1.13 Permits and fees for construction of an impervious surface in a front yard setback.

1. General. It shall be unlawful for any person, firm or corporation to commence or proceed with the construction of an impervious surface in a front yard setback area, other than a driveway as defined in the Planning Code Section 136(a)(30),

first line shall be a minimum of 8 inches (203.2 mm) high; the size and style of the text shall be such that the message is clear and legible from a distance of 10 feet (3.048 m) to a viewer with normal vision.

Duration of sign posting. The permittee shall cause the sign to be erected within 24 hours after a permit is issued. The sign shall remain posted until either the conclusion of the hearing on the permit before the Board of Appeals or the time for filing such appeal has lapsed without an appeal being filed. Work under a demolition permit shall not begin until 15 days after the date on which the permit is issued.

Revocation for noncompliance. The Building Official shall, after providing the permittee an opportunity to respond to any complaint of noncompliance, revoke any permit where the applicant has not substantially complied with the provisions of this section or Section 106A.3.2.3 requiring notice of permit application and issuance.

The requirements contained in this code relating to notice are not intended to give any right to any person to challenge in any administrative or judicial proceeding any action for which notice is given if such person would not otherwise have the legal right to do so.

2. For a permit which would authorize a structural addition to an existing building, the Department shall mail written notice to the owners of properties immediately adjacent to the subject building as shown on the current tax roll. See Section 110A, Table 1A-L – Public Information – for applicable fee.

3. For a permit which would authorize the demolition or moving of a building or structure, written notice shall be mailed to the owners of properties within 300 feet (91.44 m) in every direction from the edge of the property on which the proposed demolition work will take place, or from which the building will be moved. Owners notified shall be as shown on the last annual tax roll. Notice to interested organizations or groups shall be made as provided in Section 106A.4 of this code.

4. For changes in occupancy per this code, notice shall be provided as specified in Part III, Section 6 of the San Francisco Municipal Code. See Section 110A, Table 1A-L – Public Information – for applicable fee.

~~106A.4.7~~ Additional work, permit required. When an approved permit has been issued, a separate permit for alteration work shall be required for any change in work or additional work as set forth hereafter. The fees for such additional work shall be as set forth in Section 110A, fee tables, based on the difference in the valuation between the changed work and that of the original permit. The valuation shall be not less than \$1. Situations which require a separate permit include the following:

1. Construction differing from the approved construction documents sufficiently to require revised plans or additional plans to be submitted to the Department for approval, including changes in partition layout that impact other code requirements, changes in framing directions, spans, and locations of concentrated loads, and changes in types of materials used. See Section 110A, Table 1A-F – Specialty Permit Fees – for the assessment for this type of additional work.

2. Changes proposed to any building or structure which alter the exterior dimensions more than 6 inches (152.4 mm) either in vertical or horizontal dimension, alter the visual appearance through changes in exterior wall materials or windows, change the number of residential dwelling units or decrease the amount of off-street parking provided.

3. Value of additional work or of changes exceeding 10 percent of the valuation of the approved permit work or \$50,000 whichever is the lesser amount.

4. A change in occupancy or use, as defined in this code.

5. A change in the construction type of any portion of the building.

6. An unusual condition requiring a permit procedure to protect the interest of the public.

ted by a fire opening protector having not less than 2-hour fire rating.

omatic sprinklers shall be provided as set forth in Article 38.

1008.3. Explosion Venting. The provisions of Section 1008.3 shall set the minimum requirements for explosion vents. They are based upon the general guidelines set forth in F.P.A. Pamphlet 68.

1008.3.A. Size of Explosion Vents.

- a) Enclosure of less than 1000 cubic feet, 1 square foot for each cubic foot.
- b) Enclosures of over 1000 cubic feet, 33 square feet plus 1 square foot for each 50 cubic feet over 1000 cubic feet.

1008.3.B. Type of Explosion Vents. The following types of explosion vents may be used, as applicable for the particular occupancy building:

- a) Unobstructed openings.
- b) Louvers, computed on the net permanently open area.
- c) Outward swinging doors and windows without locks, except friction, spring or magnetic latches may be used.
- d) Movable sash, top or bottom hinged and not locked. Friction or similar devices may be used to retain the sash against wind.
- e) Roof or wall panels of light, easily destroyed material such as paper, properly protected against wind, and supporting the material on coarse screening. Other diaphragm materials may be bristled, metal foil and impregnated cloth. If paper, cloth, plastic foil is used, a saw-toothed or piercing cutter shall be provided to provide the relief.

1008.3.C. Clearance Between Explosion Vent and Adjacent Structure. Explosion vents shall be located on the exterior wall and so that the explosion force is directed through the vents to the exterior of the building. There shall not be any building or structure within 50 feet of a direct line of an explosion vent whether the building structure is on the same or different properties. The direct line shall extend the line of explosive force and shall also encompass a 10 degree spread of the explosive force.

ARTICLE 11 REQUIREMENTS FOR GROUP F OCCUPANCIES

Sec. 1101. Group F Occupancies Defined. Group F Occupancies shall be as defined in Sections 1101.A through 1101.C. Occupancies not included therein shall be classified in the Division they most nearly resemble.

Sec. 1101.A. Division 1. Gasoline filling and service stations, and buildings accessory thereto, factories and workshops using materials not highly flammable or combustible, furniture warehouses and similar not more hazardous warehouses where crating and uncrating of goods is not performed.

Buildings, rooms or space for the manufacture, storage, display or sale of new motor vehicles, which at the time of the occupancy of such buildings, rooms or space do not contain any flammable fuel.

→ Type A Garment Shop. A garment shop or factory where cutting operations are performed and uncut cloth and finished garments are stored. A Type A garment shop also includes those shops having more than 50 sewing machines.

Type B Garment Shop. A garment shop where only the sewing of bundled and previously cut materials is performed and where there are more than 25 and not more than 50 single head sewing machines installed. Storage of materials or finished garments is not permitted.

Sec. 1101.B. Division 2. Wholesale and retail stores, office buildings, public assemblage with an occupant load of less than 50, printing plants, paint stores without bulk handling, municipal police and fire stations, and open passenger stations, car washing structures, educational facilities as set forth in Section 1101.1 and day care facilities as set forth in Section 1101.2.

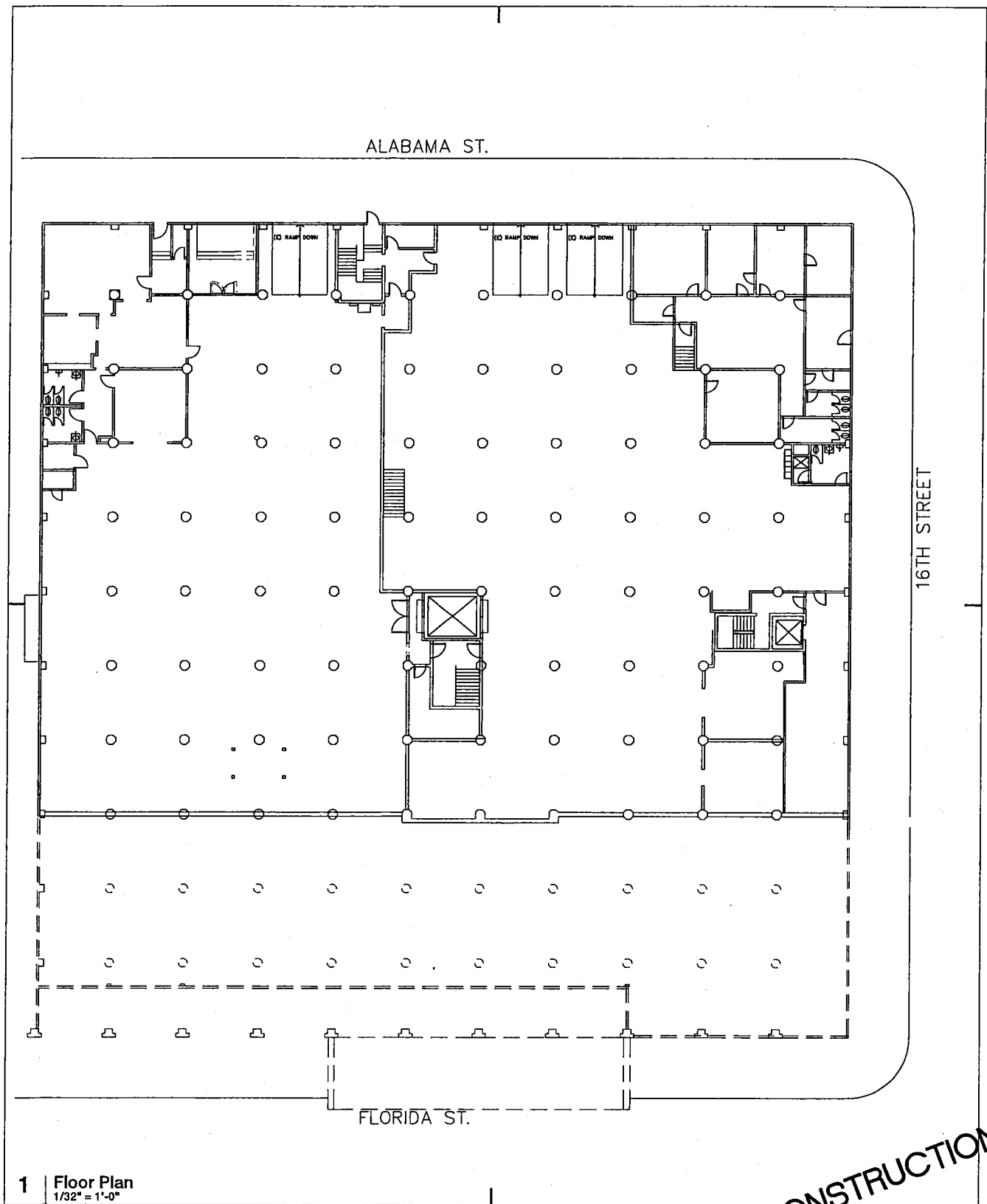
Small garment shops where only the sewing of bundled and cut materials is performed and where not more than 25 single head sewing machines are installed and where no storage is permitted.

Sec. 1101.C. Division 3. Public parking structures. (Drive-in or mechanical parking.) Helistops. Public storage garages.

Sec. 1101.1. Educational Facilities Considered as Group F Occupancies. The following educational facilities shall be considered as Group F, Division 2 Occupancies, except that woodworking shops and similar areas within buildings shall be considered as Group F, Division 1 Occupancies and public storage garages within buildings shall be considered as Group F, Division 3 Occupancies:

(a) Educational facilities used as recreational, vocational schools, colleges, universities or professional schools with an occupant load of persons over 18 years of age only, and less than 300 occupants including students, clerical and teaching staff on any floor of occupancy or in the building as a whole.

(b) Educational facilities for children under the age of 18 and used for not more than 4 hours per day or not more than 12 hours a



Project Name
Lion Building
2545 16th Street, San Francisco, CA

Project Number

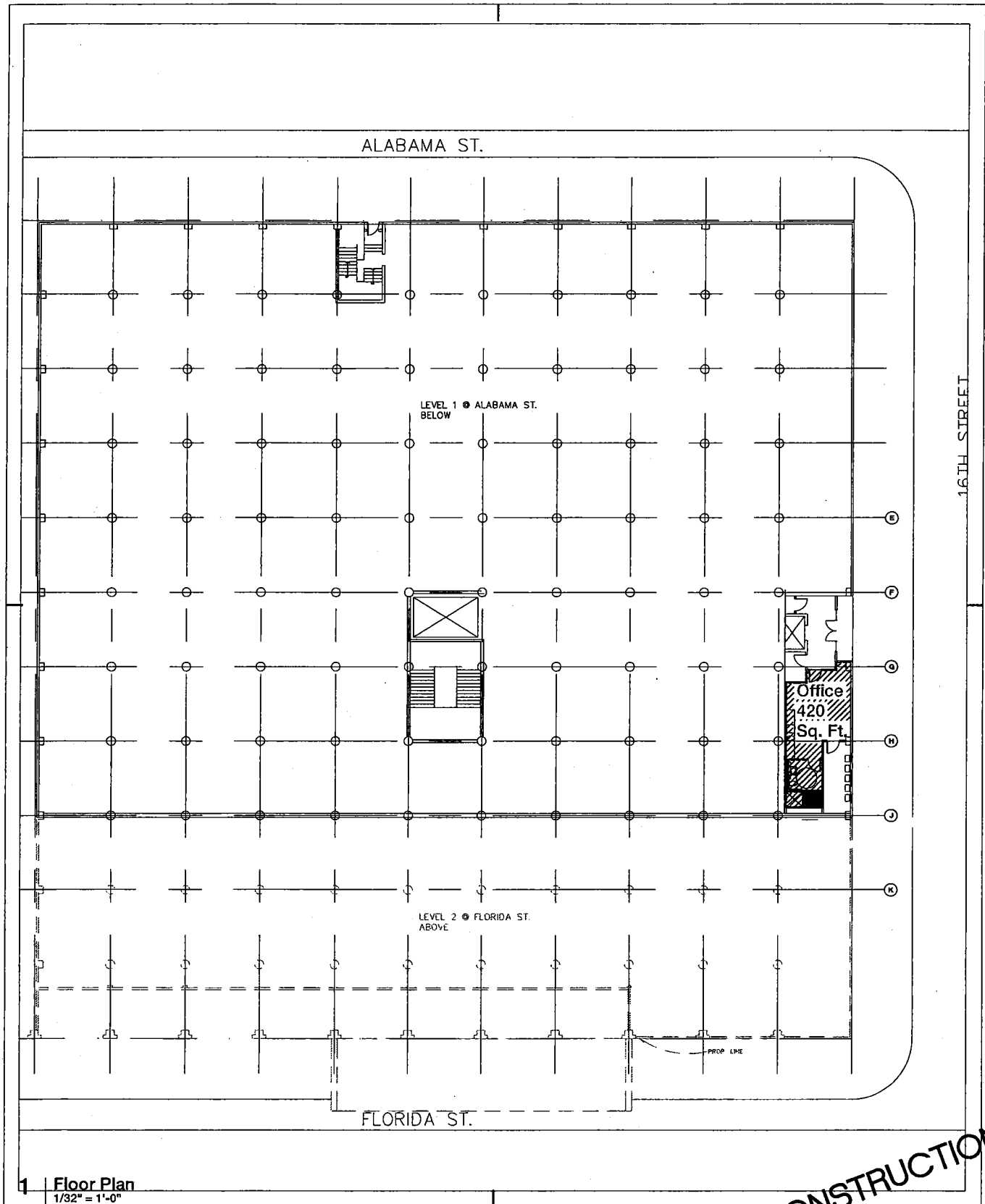
Sheet
A.201 Lower Level
of

Description
1st Floor Layout

Date
01/05/12

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

NOT FOR CONSTRUCTION
Ashdown
Architecture, Inc.
1681 Folsom Street, SF, CA 94103
tel 415 552 5126 fax 415 552 5854



Project Name
Lion Building
2545 16th Street, San Francisco, CA

Project Number
042454

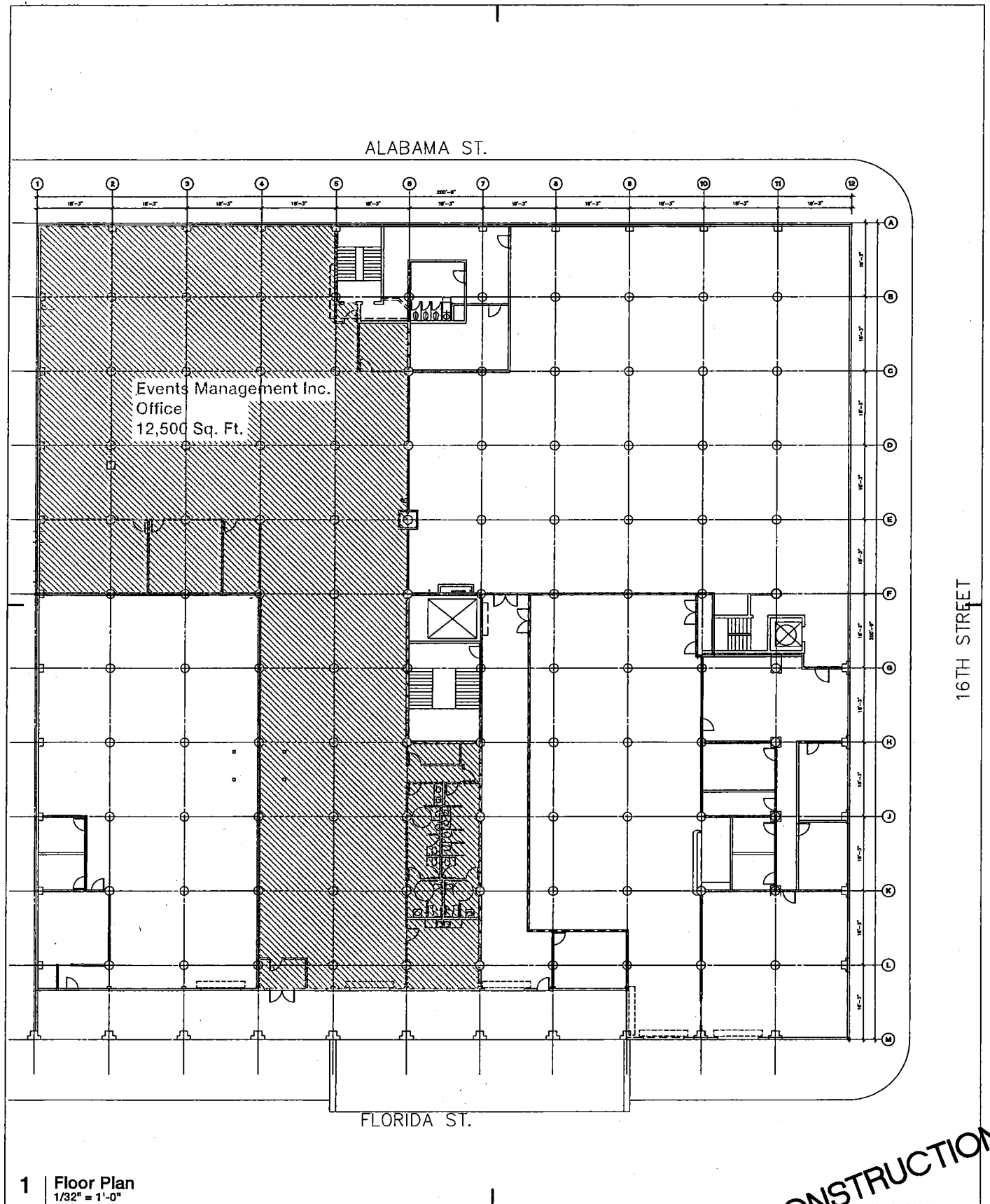
Description
16th St. Entrance Level

Date
01/05/12

Sheet
A.201 16th St. Entrance
of

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

NOT FOR CONSTRUCTION
Ashdown
Architecture, Inc.
1681 Folsom Street, SF, CA 94103
tel 415 552 5126 fax 415 552 5854



1 Floor Plan
1/32" = 1'-0"

Project Name
Lion Building
2545 16th Street, SF, CA

Project Number
042454

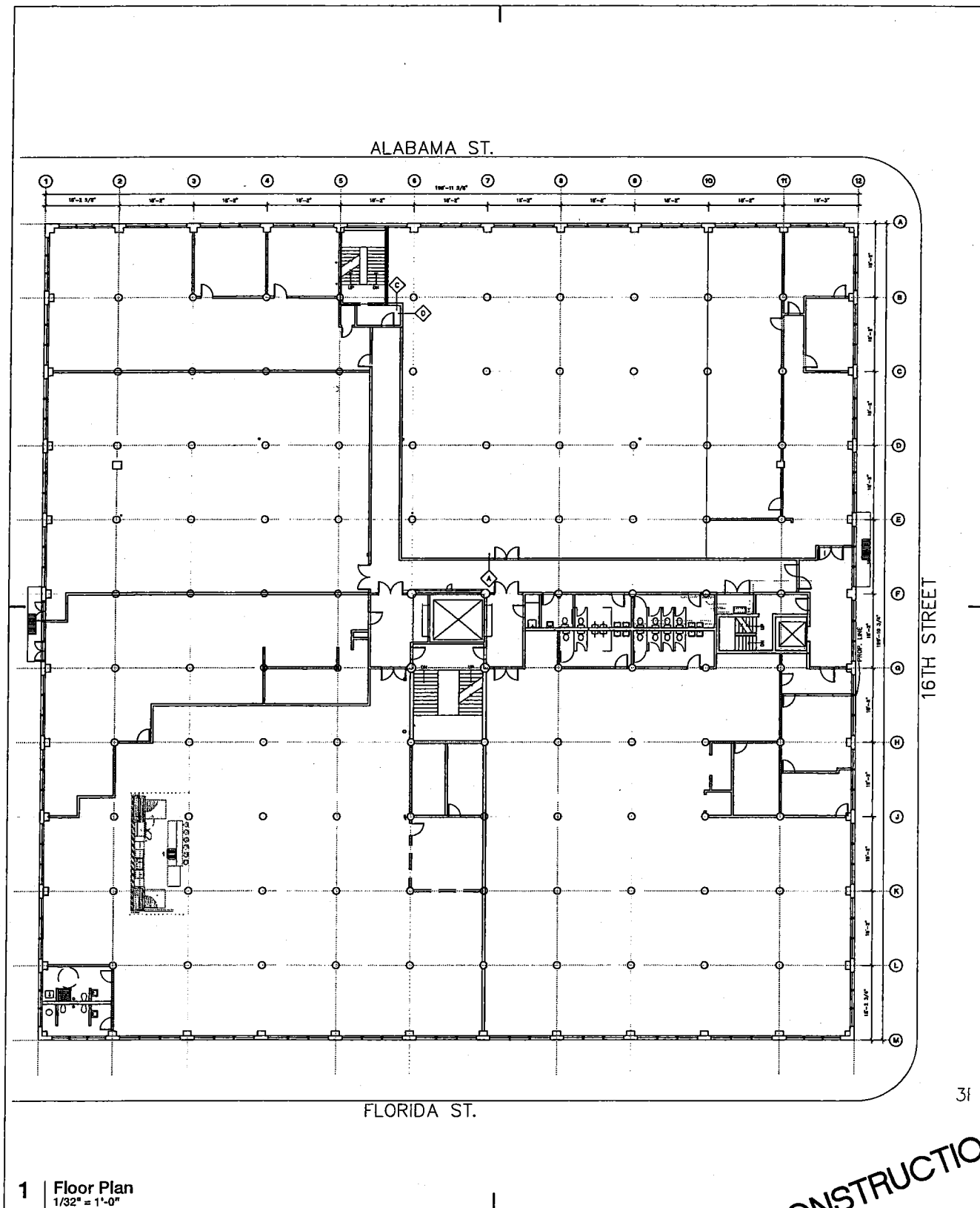
Sheet
A.202
of

Description
2nd Floor Layout

Date
01/17/12

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

NOT FOR CONSTRUCTION
Ashdown
Architecture, Inc.
1681 Folsom Street, SF, CA 94103
tel 415 552 5126 fax 415 552 5854



Project Name
Lion Building
2525 16th St., San Francisco, CA

Project Number
042454

Sheet
A.203
of

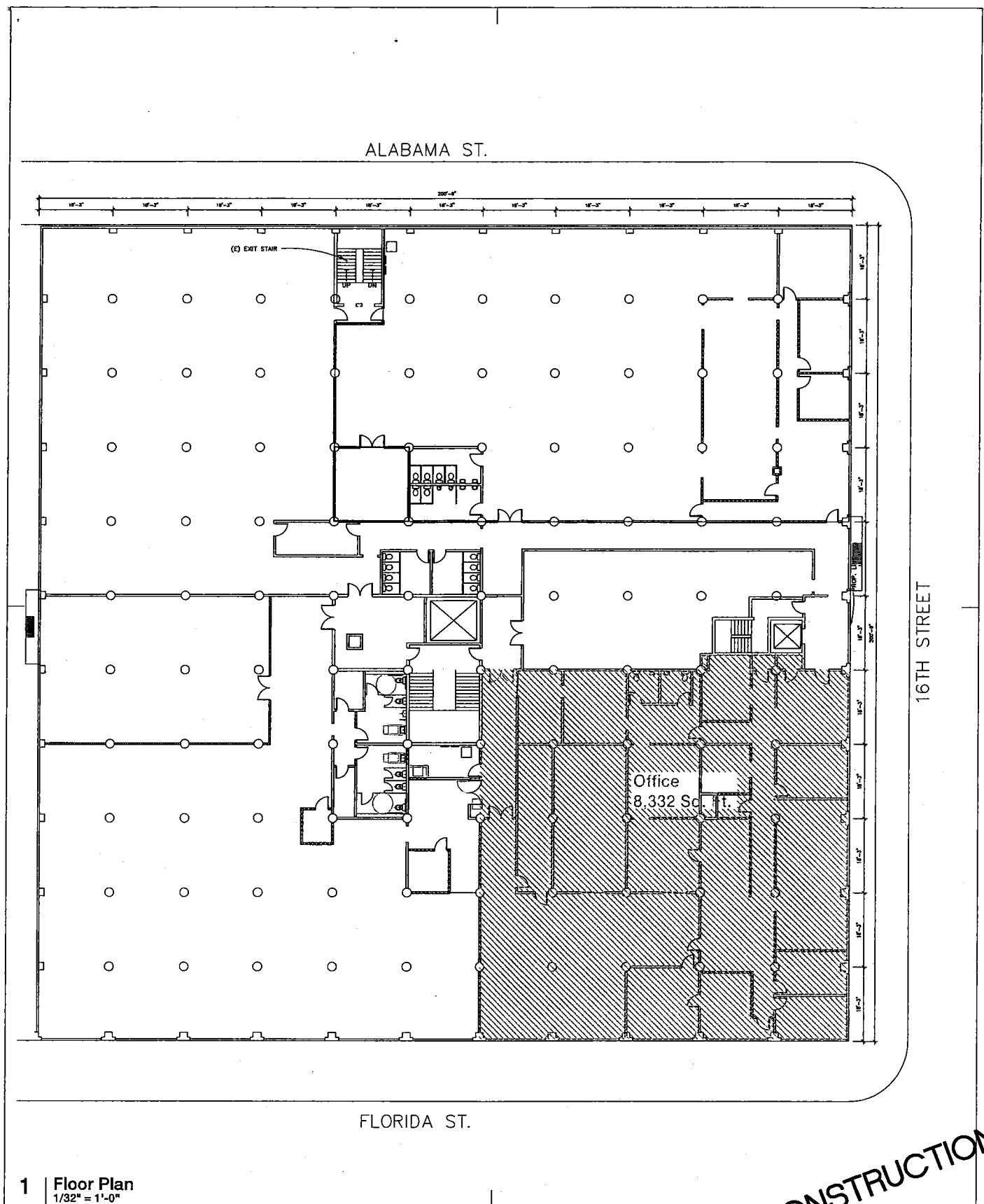
Description
3rd Fl. Plan

Date
01/05/12

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Project Name
Lion Building
2525 16th Street, SF, CA

Project Number
030911

Sheet
A.204
of

Description
4th Floor Layout

Date
01/07/12

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