



**LYRIC / Lavender Youth Recreation and Information Center, Inc.
123-127 Collingwood Street**



**Jodi Schwartz (center)
Executive Director,
LYRIC**



Youth Participants LYRIC

Shared Offices Third Floor



Youth Participants LYRIC





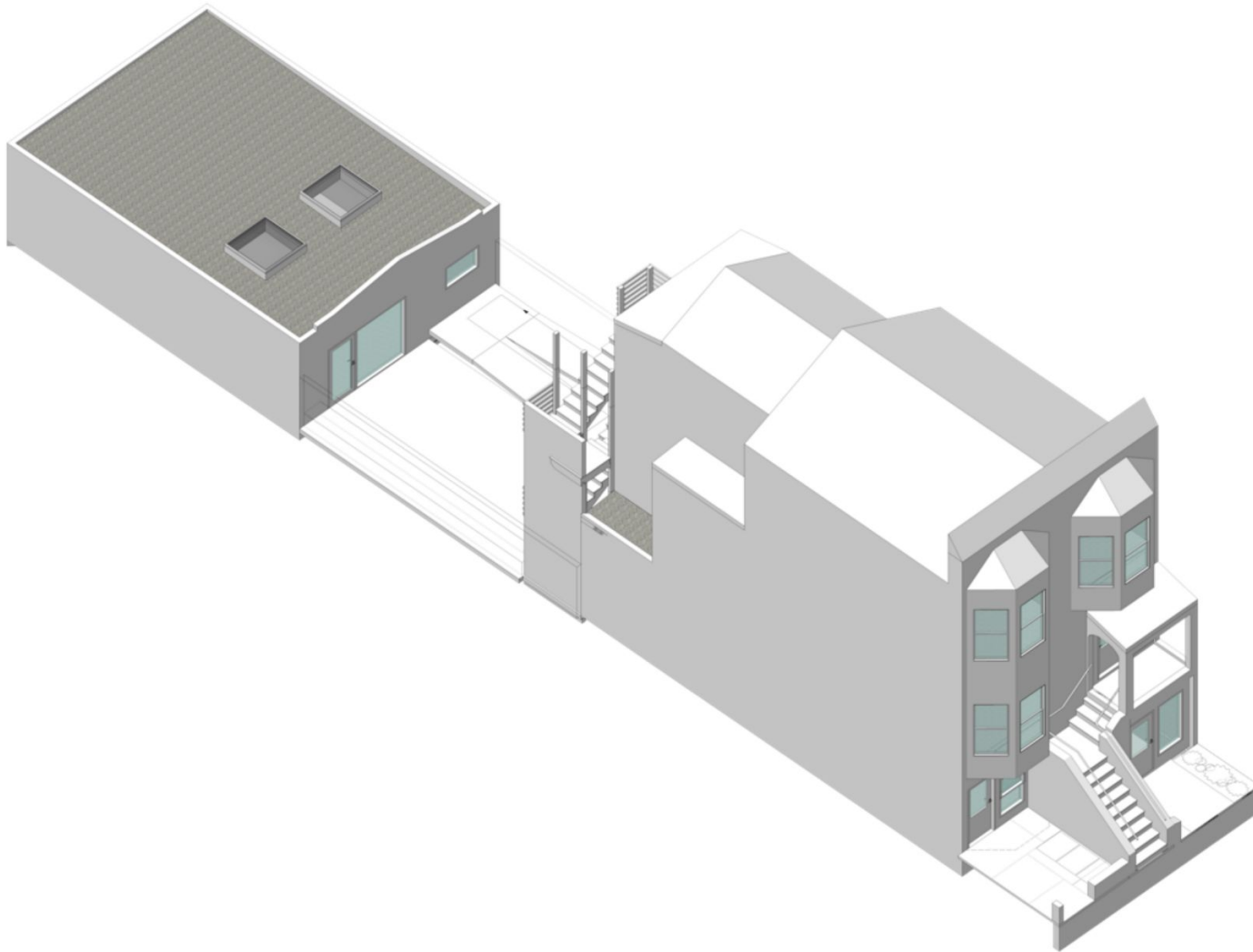
**Brett Gladstone,
Attorney for LYRIC**



Existing backyard structure

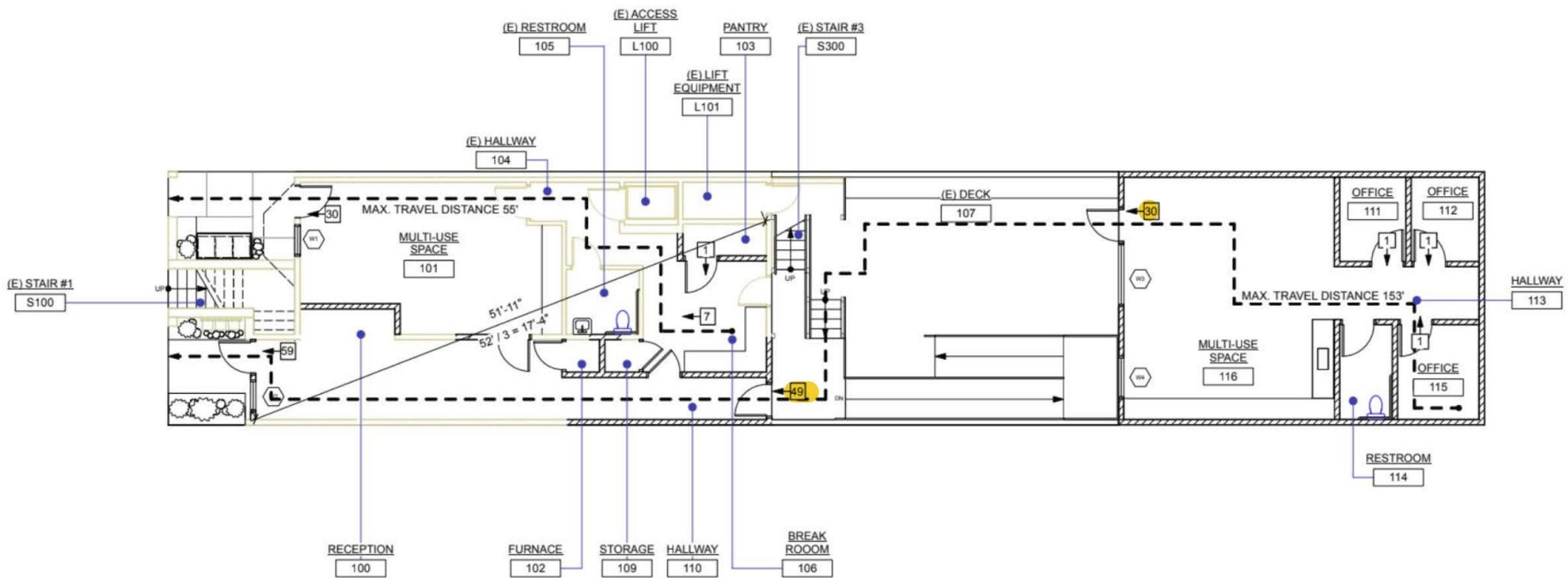


Axonomic view of the rear yard



ROOM NUMBER	ROOM NAME	OCCUPANCY S.F. TYPE	AREA (S.F.)	S.F. PER PERSON	GROSS/NET	OCCUPANT LOAD
100	RECEPTION	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	85	15	NET	6
101	MULTI-USE SPACE	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	318	15	NET	22
103	PANTRY	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	24	300	GROSS	1
106	BREAK ROOM	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	99	15	NET	7
FIRST FLOOR OCCUPANT LOAD - FRONT						36
107	PATIO	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	285	15	NET	19
111	OFFICE	BUSINESS AREAS	50	100	GROSS	1
112	OFFICE	BUSINESS AREAS	52	100	GROSS	1
115	OFFICE	BUSINESS AREAS	70	100	GROSS	1
116	MULTI-USE SPACE	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	404	15	NET	27
FIRST FLOOR OCCUPANT LOAD - ANNEX AND PATIO						49
FIRST FLOOR OCCUPANT LOAD - TOTAL						85
202	(E) MULTI-USE SPACE	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	317	15	NET	22
203	(E) OFFICE	BUSINESS AREAS	220	100	GROSS	3
204	(E) COUNSELING	BUSINESS AREAS	114	100	GROSS	2
SECOND FLOOR OCCUPANT LOAD TOTAL						27
301	(E)OFFICE	BUSINESS AREAS	110	100	GROSS	2
303	OFFICE	BUSINESS AREAS	162	100	GROSS	2
304	(E)OFFICE	BUSINESS AREAS	127	100	GROSS	2
305	(E)OFFICE	BUSINESS AREAS	96	100	GROSS	1
306	BREAK ROOM	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	143	15	NET	10
308	(E)OFFICE	BUSINESS AREAS	59	100	GROSS	1
THIRD FLOOR OCCUPANT LOAD TOTAL						18
GRAND TOTAL OCCUPANT LOAD						130

MAXIMUM TRAVEL DISTANCES		
	MAX. COMM. PATH OF EGRESS TRAVEL DISTANCE - TABLE 1006.2.1	MAX. EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2
OCCUPANCY GROUP B SPRINKLERED	100 FT	300 FT



3 GROUND FLOOR
Scale: 1/8" = 1'-0"

Gabriela Pantoja - Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

5 October 2020

Re: 123-27 Collingwood Street – Application No. 2019.1218.9884 – Planning Record No. 2019-023428PRJ – Egress Code Analysis

Dear Gabriela:

Our firm is the architect for the work at the Collingwood Street Building owned by LYRIC. LYRIC has asked us to address the issues of the total allowed occupancy of the rear yard allowed by the San Francisco Building Code.

We believe that the conditions of use for the rear area that are written as Conditions of Approval need to be written based on the entire occupant load of the rear area including the annex building – otherwise, the conditions would not reflect the number of occupants allowed by the Building Code, and would cause practical issues when, for example, interior occupants of the annex building would leave the building during use of the deck in order to conduct an outdoor activity.

The egress system at the proposed rear area of LYRIC is designed to support up to 49 occupants – this is due to the site's ability to arrange a single point of egress from the rear yard, and 49 occupants is the maximum number of occupants allowed to egress from a single exit. The cumulative occupant load at the rear deck is 49, as required for the design of sequential egress areas (CBC 1004.2.2). Posting of maximum occupant load signage in the rear deck area will reflect the total occupant load of the rear area.

Our design of the rear area considers all the occupants egressing from that area, and the space has been arranged to allow users to easily flow between the rear deck and the annex building. During any outdoor activity in the rear, the annex would be used, and the combined total of 49 occupants would be the safe occupant load for this egress system (CBC 1004.2.1 and Table 1006.2.1 Occupancies A and B).

The intended use of the rear area for events is that the rear annex building will be open to the rear deck, and occupants will be able to flow easily between the annex and the rear yard. Obviously it is the total occupant load in the rear area that is important, not the individual occupant loads.

I hope this answers your questions regarding the allowable number of occupants in the rear area. If you feel anything is still not clear, please contact me and we will provide additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CHAD HAMILTON'.

Chad Hamilton AIA
Principal – Hamilton + Aitken Architects

We believe that the conditions of use for the rear area that are written as Conditions of Approval need to be written based on the entire occupant load of the rear area including the annex building – otherwise, the conditions would not reflect the number of occupants allowed by the Building Code, and would cause practical issues when, for example, interior occupants of the annex building would leave the building during use of the deck in order to conduct an outdoor activity.

The egress system at the proposed rear area of LYRIC is designed to support up to 49 occupants – this is due to the site’s ability to arrange a single point of egress from the rear yard, and 49 occupants is the maximum number of occupants allowed to egress from a single exit. The cumulative occupant load at the rear deck is 49, as required for the design of sequential egress areas (CBC 1004.2.2). Posting of maximum occupant load signage in the rear deck area will reflect the total occupant load of the rear area.

Our design of the rear area considers all the occupants egressing from that area, and the space has been arranged to allow users to easily flow between the rear deck and the annex building. During any outdoor activity in the rear, the annex would be used, and the combined total of 49 occupants would be the safe occupant load for this egress system (CBC 1004.2.1 and Table 1006.2.1 Occupancies A and B).



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Interior of backyard structure



Alley.



Rear yard and structure.



“The Edge” a bar a few doors from LYRIC at the corner of Collingwood & 18th Streets.