



# SAN FRANCISCO PLANNING DEPARTMENT

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## Certificate of Appropriateness Case Report

HEARING DATE: APRIL 6, 2011

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Filing Date:* March 10, 2011  
*Case No.:* **2011.0235A**  
*Project Address:* **75 FEDERAL STREET**  
*Historic Landmark:* South End Historic District  
*Zoning:* MUO Zoning District  
65-X Height and Bulk District  
*Block/Lot:* 3774/070  
*Applicant:* Dennis Yeung  
1485 Bayshore Blvd. #128  
San Francisco, CA 94124  
*Staff Contact* Richard Sucre - (415) 575-9108  
richard.sucre@sfgov.org  
*Reviewed By* Timothy Frye – (415) 575-6822  
tim.frye@sfgov.org

### PROPERTY DESCRIPTION

**75 FEDERAL STREET** is located at the south side of Federal Street between 2<sup>nd</sup> and Delancey Streets (Assessor's Block 3774, Lot 070). Constructed in 1948, this property is a two-story reinforced-concrete warehouse and office. The building has a painted concrete exterior and has aluminum and steel-sash windows. The building is capped by a flat roof and features no exterior ornamentation. The subject property is designated as a non-contributing resource to the South End Historic District and is located within the MUO (Mixed-Use Office) Zoning District with a 65-X Height and Bulk limit.

### PROJECT DESCRIPTION

The proposed scope of work consists of exterior alterations and site work. Proposed work includes installation of a wheelchair lift, and construction of a new two-story entry patio, exterior stair, concrete walkway, and metal fence. The new entry patio will be finished to match the existing building. To accommodate the new exterior alterations on the north facade, two windows and a doorway on the first floor and two windows on the second floor will be removed. A total of three new entrances with glazed aluminum doors will be constructed on the north facade. The proposed project does not involve the alterations or additions to a historic property. Please see photographs and architectural drawings for details (see attached).

### OTHER ACTIONS REQUIRED

Proposed work requires a Building Permit.

## COMPLIANCE WITH THE PLANNING CODE PROVISIONS

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

## APPLICABLE PRESERVATION STANDARDS

### ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.

The proposed work shall be compatible with the character of the historic district as described in the designating ordinance; and in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district.

### Article 10 – Appendix I – South End Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

## THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

**Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*For the proposed project, no historic materials will be removed and there will be no alteration of features or spaces that characterize the district.*

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

*The proposed alterations will not impact a historic property. Furthermore, the new construction will destroy any historic materials, features, or spatial relationships that characterize the district. The proposed new features will be clearly differentiated from the old and will be compatible in materials, size, scale, and proportion with the district.*

**Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*The proposed alterations are reversible and if removed in the future will not impair the essential form or fabric of the historic district.*

## PUBLIC/NEIGHBORHOOD INPUT

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

## ISSUES & OTHER CONSIDERATIONS

The Department has no issues with the proposed project.

## STAFF ANALYSIS

Based on the requirements of Article 10, Appendix I – South End Historic District, and the *Secretary of Interior's Standards*, staff has determined the following:

### Exterior Alterations & Site Work:

The proposed project includes the following:

- New construction of a concrete walkway along the north side of the lot, which will consist of a metal fence and a metal guardrail to screen the parcel from the adjacent right-of-way and parking lot;
- New construction of a new two-story entry patio, which will feature a new exterior stair and accessible wheelchair lift; and
- Alteration of the north façade consisting of:
  - Replacement of one doorway on the first floor with a new twelve-lite, metal-sash industrial window;
  - Construction of two new entrances into the building, one on the first floor and another on the second floor; and
  - Removal of three metal-sash windows: two on the first floor and one on the second floor (necessitated by the construction of the new doorways).

In total, the proposed project maintains the building's minimalist architectural character and is consistent with the district's material palette, as evidenced by the use of a metal fence, metal-sash windows and stucco cladding.

These alterations occur on a non-contributing property within the historic district and do not impact the historic character of the surrounding area. Staff finds that the proposed alterations will not detract from the historic character of the district, will not cause any significant removal or alteration of historic material, spaces or features which characterize the property, will be sufficiently distinguished from the surrounding historic buildings, and will be compatible with the character of the historic district in terms of scale, construction, detailing, and materials. Furthermore, staff finds that the essential form and integrity of the historic district and its environment would be unimpaired if the proposed alterations and site work were to be removed at a future date.

The proposed alterations are in conformance with the requirements of Article 10 - Appendix I, Section 6. Based on these requirements and the *Secretary of Interior's Standards*, staff has determined that the proposed work will not adversely affect the subject building or surrounding historic district.

## ENVIRONMENTAL REVIEW STATUS

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One Categorical Exemption (CEQA Guideline Section 15301) because the project is a minor 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 *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10, Appendix I – South End Historic District.

## ATTACHMENTS

Draft Motion  
Photographs  
Architectural Drawings

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# SAN FRANCISCO PLANNING DEPARTMENT

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## Historic Preservation Commission Draft Motion

HEARING DATE: APRIL 6, 2011

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**ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 070 IN ASSESSOR'S BLOCK 3774, WITHIN THE MUO ZONING DISTRICT, 65-X HEIGHT AND BULK DISTRICT, AND THE SOUTH END HISTORIC DISTRICT.**

### PREAMBLE

WHEREAS, on March 10, 2011, Dennis Yeung on behalf of Thomas Murphy (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness to install an accessible wheelchair lift, construct a new entry patio and exterior stair, and undertake alterations to the north facade, at the subject property located on Lot 070 in Assessor's Block 3774.

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

WHEREAS, on April 6, 2011, the Commission conducted a duly noticed public hearing on the current project, Case No. 2011.0235A (Project) for its appropriateness.

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, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

**MOVED**, that the Commission hereby grants with conditions the Certificate of Appropriateness, in conformance with the project information dated March 10, 2011 and labeled Exhibit A on file in the docket for Case No. 2011.0235A 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 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the South End Historic District as described in Appendix I of Article 10 of the Planning Code.

- That the proposed alterations are reversible and are compatible with the district in terms of size, scale, color, material, and character.
- That the proposed alterations will not impact historic fabric or the character of the district.
- That the essential form and integrity of the historic district and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features within the South End Historic District.
- The proposed project meets the requirements of Article 10 – Appendix I.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

***Standard 2.***

*The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

***Standard 9.***

*New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Standard 10.**

*New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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

I. URBAN DESIGN ELEMENT

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

GOALS

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

OBJECTIVE 1

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

POLICY 1.3

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

OBJECTIVE 2

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

POLICY 2.4

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

POLICY 2.5

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

POLICY 2.7

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

*The goal of a Certificate of Appropriateness 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 Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the South End Historic District for the future enjoyment and education of San Francisco residents and visitors.*

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The project will not have any impact on neighborhood serving retail uses.*

- 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 historic district in conformance with the Secretary of the Interior's Standards for Rehabilitation.*

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

*The project will have no impact to housing supply.*

- 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.*

- 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 proposed will not have any impact on industrial and service sector jobs.*

- 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 unaffected by the proposed work. Any construction or alteration associated with the project will be executed in compliance with all applicable*



*construction and safety measures.*

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

*The project as proposed is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.*

- 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 parks and open space.*

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

## 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 Certificate of Appropriateness** for the property located at Lot 070 in Assessor's Block 3774 for proposed work in conformance with the project information dated March 10, 2011, labeled Exhibit A on file in the docket for Case No. 2011.0235A.

**APPEAL AND EFFECTIVE DATE OF MOTION:** The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. 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).

**Duration of this Certificate of Appropriateness:** This Certificate of Appropriateness is issued pursuant to Article 10 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 April 6, 2011.

Linda D. Avery  
Commission Secretary

AYES:

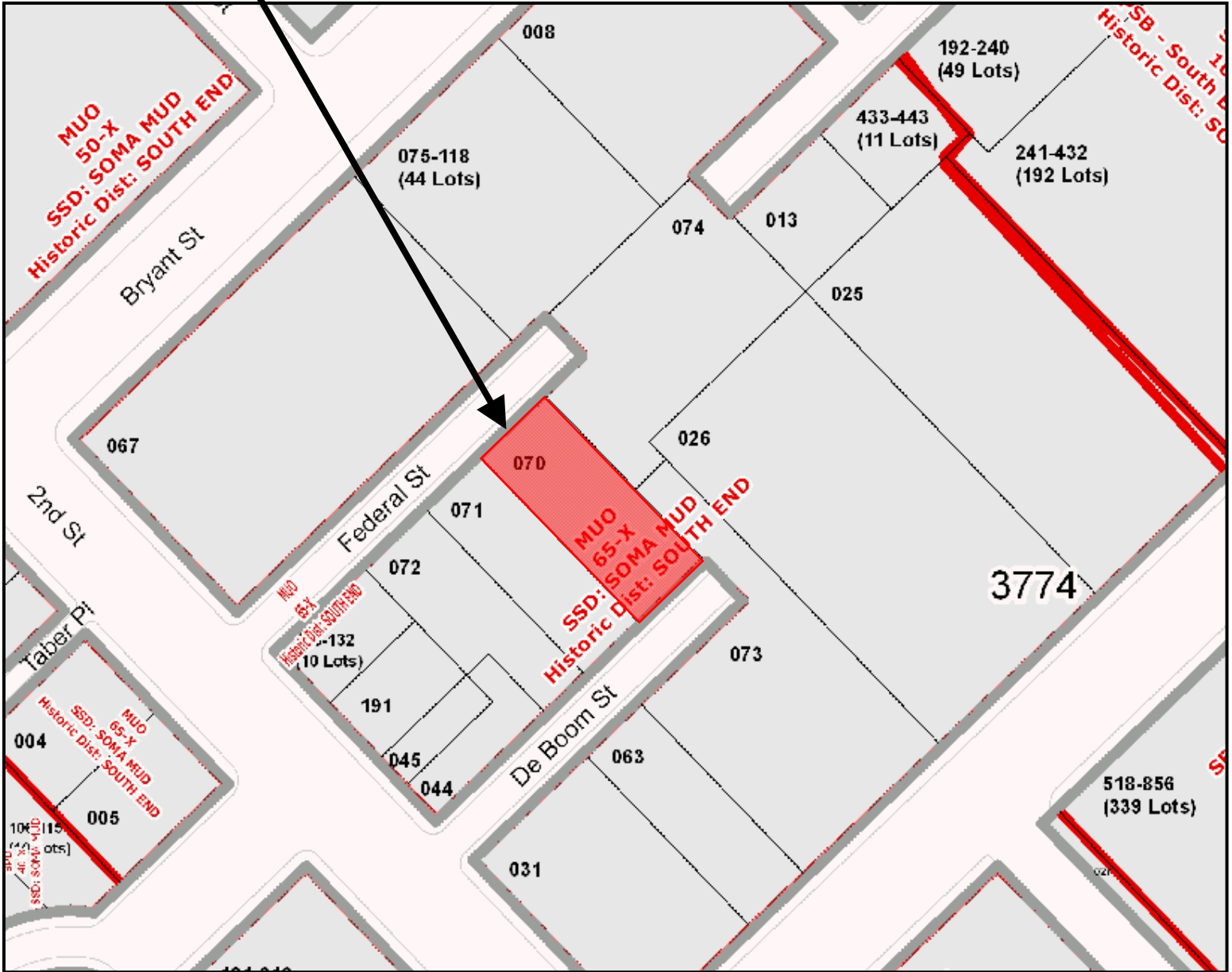
NAYS:

ABSENT:

ADOPTED: April 6, 2011

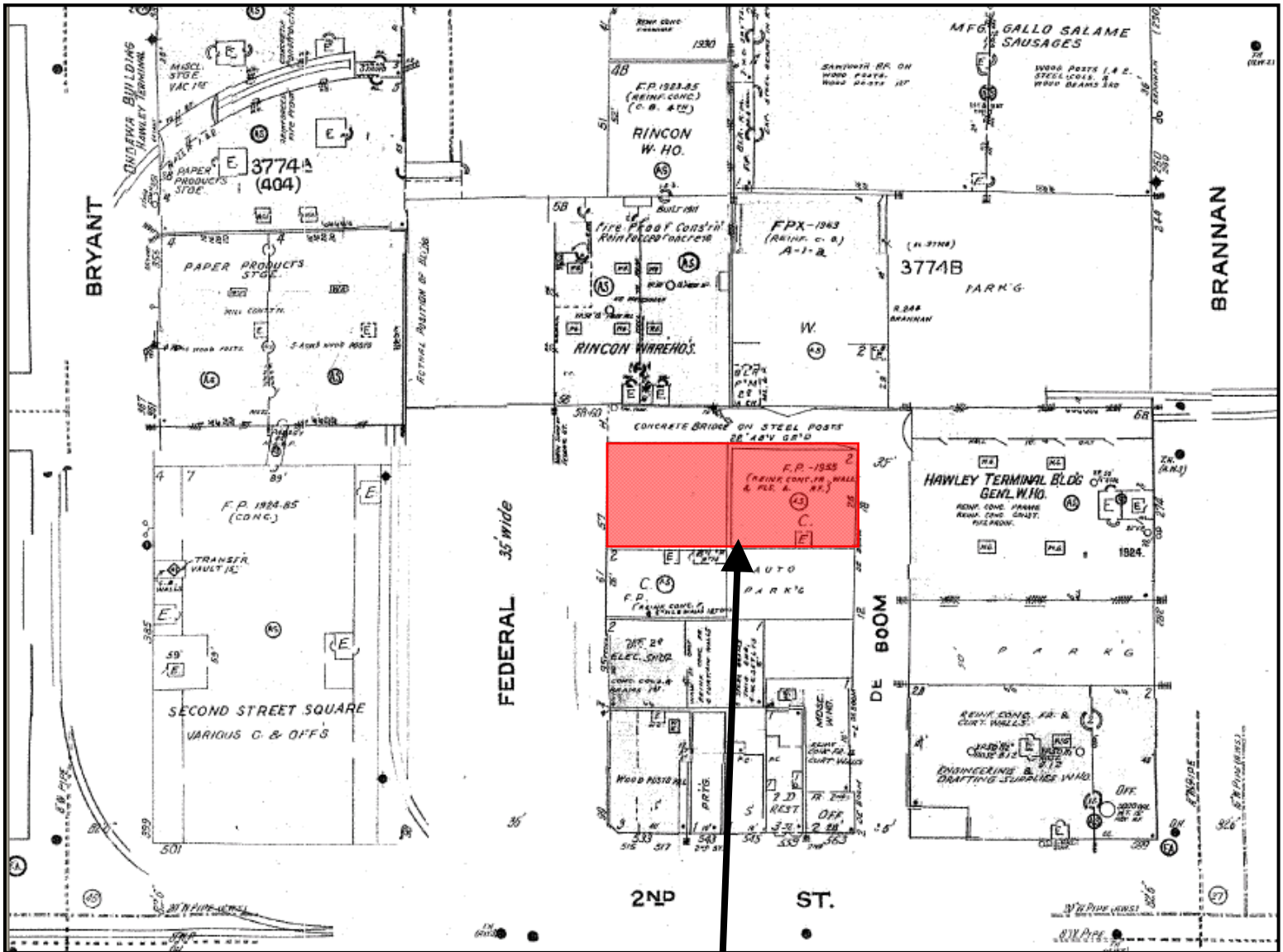
# Parcel Map

SUBJECT PROPERTY



Certificate of Appropriateness Hearing  
Case Number 2011.0235A  
75 Federal Street

# Sanborn Map\*



**SUBJECT PROPERTY**

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



Certificate of Appropriateness Hearing  
 Case Number 2011.0235A  
 75 Federal Street



# Aerial Photo

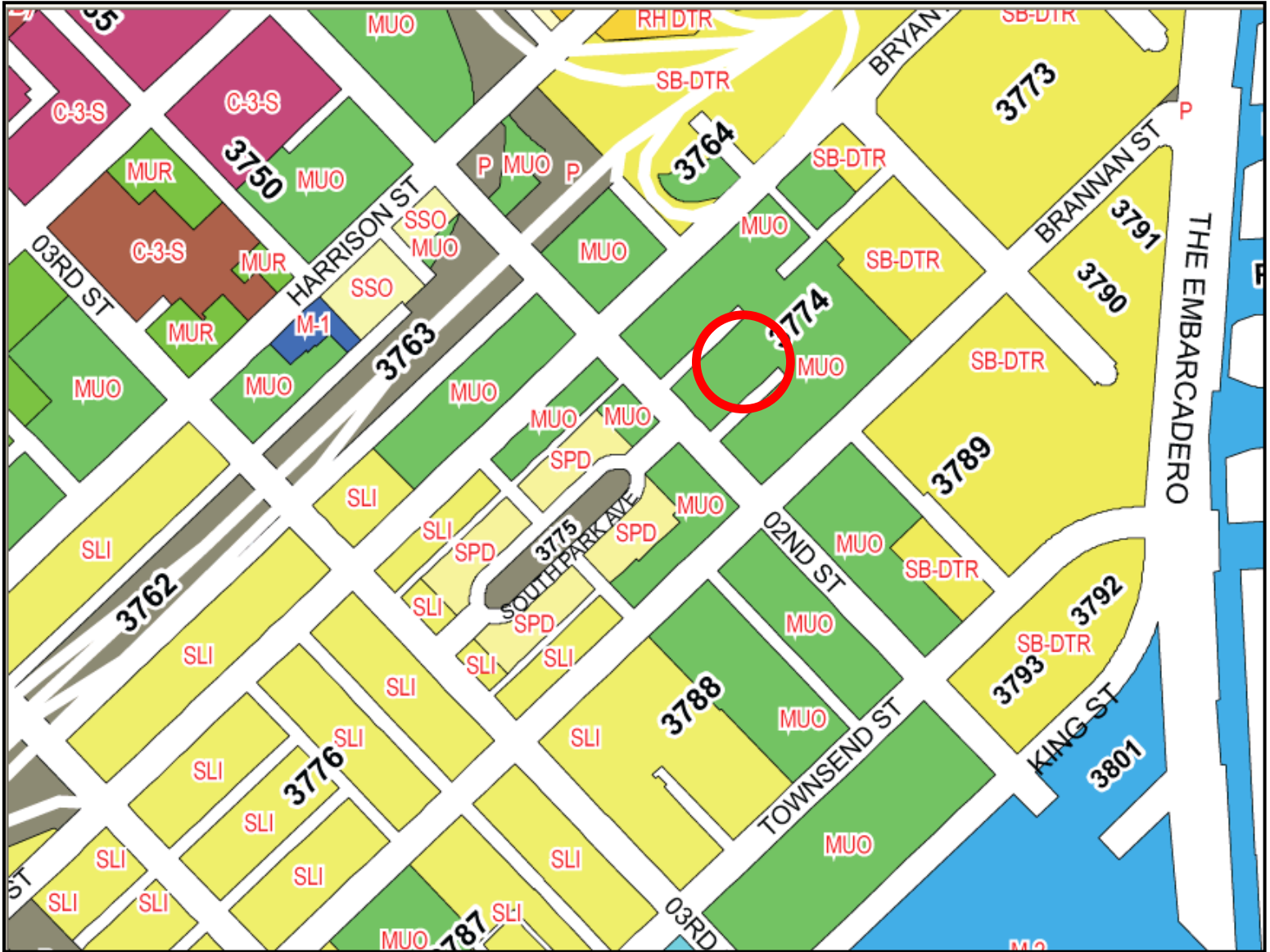


**SUBJECT PROPERTY**



Certificate of Appropriateness Hearing  
Case Number 2011.0235A  
75 Federal Street

# Zoning Map



Certificate of Appropriateness Hearing  
Case Number 2011.0235A  
75 Federal Street



# Site Photo

SUBJECT PROPERTY



75 Federal Street & Adjacent Property

Certificate of Appropriateness Hearing  
Case Number 2011.0235A  
75 Federal Street

# Site Photo

SUBJECT PROPERTY



75 Federal Street, North Facade

Certificate of Appropriateness Hearing  
Case Number 2011.0235A  
75 Federal Street



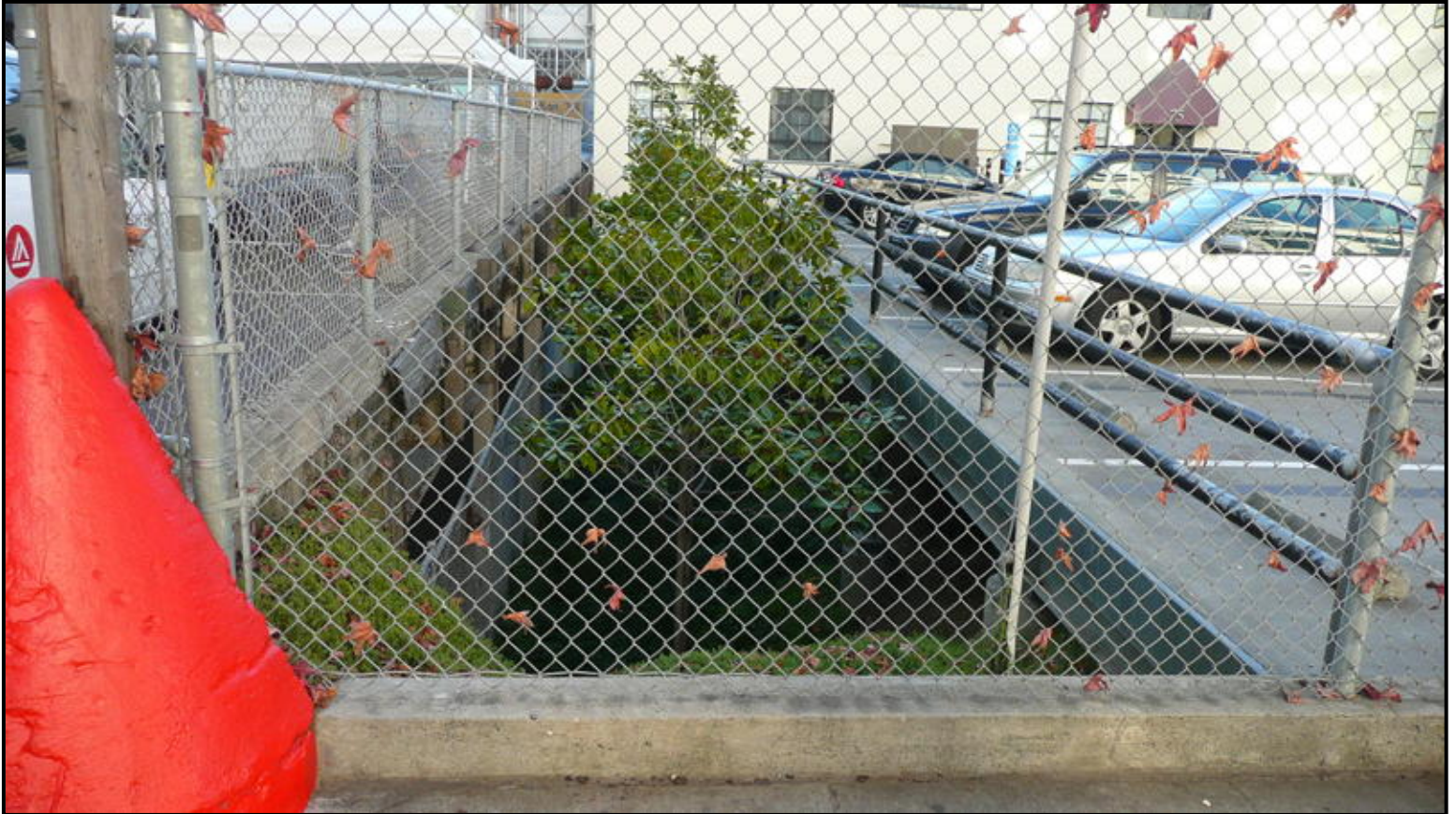
# Site Photo



75 Federal Street, North Facade

Certificate of Appropriateness Hearing  
Case Number 2011.0235A  
75 Federal Street

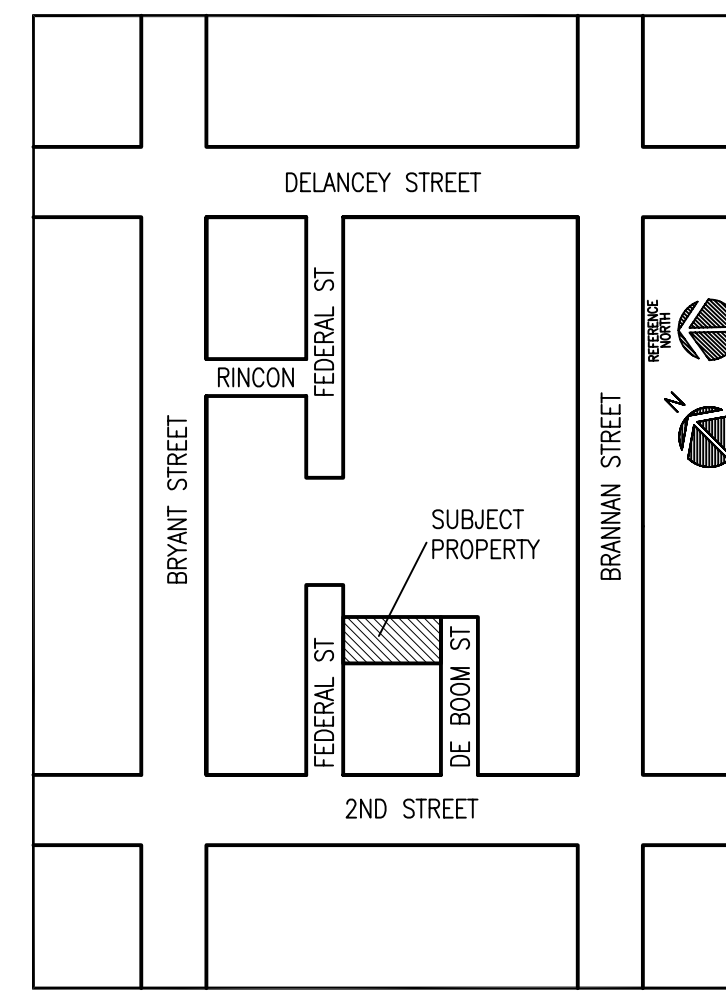
# Site Photo



75 Federal Street, Detail of Existing Area

Certificate of Appropriateness Hearing  
Case Number 2011.0235A  
75 Federal Street





**SITE PLAN**  
N.T.S.

**GENERAL NOTES**

1. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS.
2. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO STARTING THEIR WORK.
3. THE CONTRACTOR AND/OR SUBCONTRACTOR'S WORK SHALL CONFORM TO ALL APPLICABLE GOVERNMENTAL AGENCIES REGULATIONS AND LOCAL BUILDING CODES.
4. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
5. MATERIALS: ALL MATERIALS AND EQUIPMENT WILL BE PURCHASED BY THE CONTRACTOR AND/OR INSTALLED ACCORDING TO PLANS AND SPECIFICATIONS. SUBSTITUTIONS OR CHANGES MAY BE MADE WITH AUTHORIZATION FROM THE ENGINEER. OTHERWISE, ALL THE WORK MUST CONFORM TO PLANS AND SPECIFICATIONS.
6. INTERPRETATION OF DOCUMENTS: SHOULD THE CONTRACTOR, AT ANY TIME, DISCOVER AN ERROR IN A DRAWING OR ON SPECIFICATIONS, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL REPORT AT ONCE TO THE ENGINEER FOR CLARIFICATION, AND HE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE. DIMENSIONS PREFERENCE OVER DRAWINGS SHALL BE FOLLOWED, IN EVERY CASE, IN PREFERENCE OVER DRAWINGS OF SMALLER SCALE. ANY REQUIRED REVISION DRAWINGS WILL BE ISSUED TO THE CONTRACTOR, IN SUFFICIENT NUMBER, TO ENABLE HIM TO CARRY THE WORK PROPERLY. CONTRACTOR IS RESPONSIBLE FOR ALL ERRORS MADE AS A DIRECT RESULT OF USING SUPERCEDED DRAWINGS.
7. ALL WORK SHALL BE IN ACCORDANCE WITH PRINTED DIRECTIONS AND SPECIFICATIONS OF ASSOCIATIONS, TRADES AND MANUFACTURERS OF SYSTEMS AND MATERIALS APPROVED FOR THIS PROJECT. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB LEVEL; WITH SMOOTH, CLEAN, UNIFORM APPEARANCE; WITHOUT DISTORTIONS. JOINTINGS SHALL BE CLOSE-FITTING, NEAT, WELL-Scribed. FINISHED WORK SHALL HAVE NO EXPOSED, UNSIGHTLY ANCHORS OR UNSAFE PROTRUSIONS, OFFSETS, BURRS, RAW EDGES, OR SHARP CORNERS. ALL WORK SHALL HAVE PROVISIONS FOR EXPANSION AND CONTRACTION OR SHRINKAGE, AS NECESSARY, TO PREVENT CRACKS, BUCKLING AND WRAPPING.
8. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURE, IN CONFORMANCE WITH THE BEST PRACTICE, AND CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDING TO THESE CONDITIONS. DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR; THEY DO NOT ILLUSTRATE EVERY DETAILS.

**PROJECT DATA**

BLOCK: 3774 LOT: 070  
 ZONE: MUO  
 OCCUPANCY: (E) OFFICE (B) (NO CHANGE)  
 NO. OF STORIES: (E) 2 (NO CHANGE)  
 TYPE OF CONSTRUCTION: TYPE III-B (NO CHANGE)

**SCOPE OF WORK**

- INSTALLATION OF WHEELCHAIR LIFT FOR VOLUNARY ACCESSIBILITY UPGRADE AT THE OPEN-AIR PARKING LOT OF A COMMERCIAL BUILDING
- ADDITION OF ENTRY PATIO AND METAL STAIR
- EXTENSION OF CONCRETE WALKWAY
- INSATALLATION OF 8' HIGH METAL FENCE ALONG THE PROPERTY LINE ON NEW CONCRETE WALKWAY
- REMOVE (E) INTERIOR STAIR & INFILL INTERIOR 2/F FLOOR AREA (±116SQ.FT.)
- MECHANICAL, ELECTRICAL & PLUMBING UNDER SEPARATE PERMITS

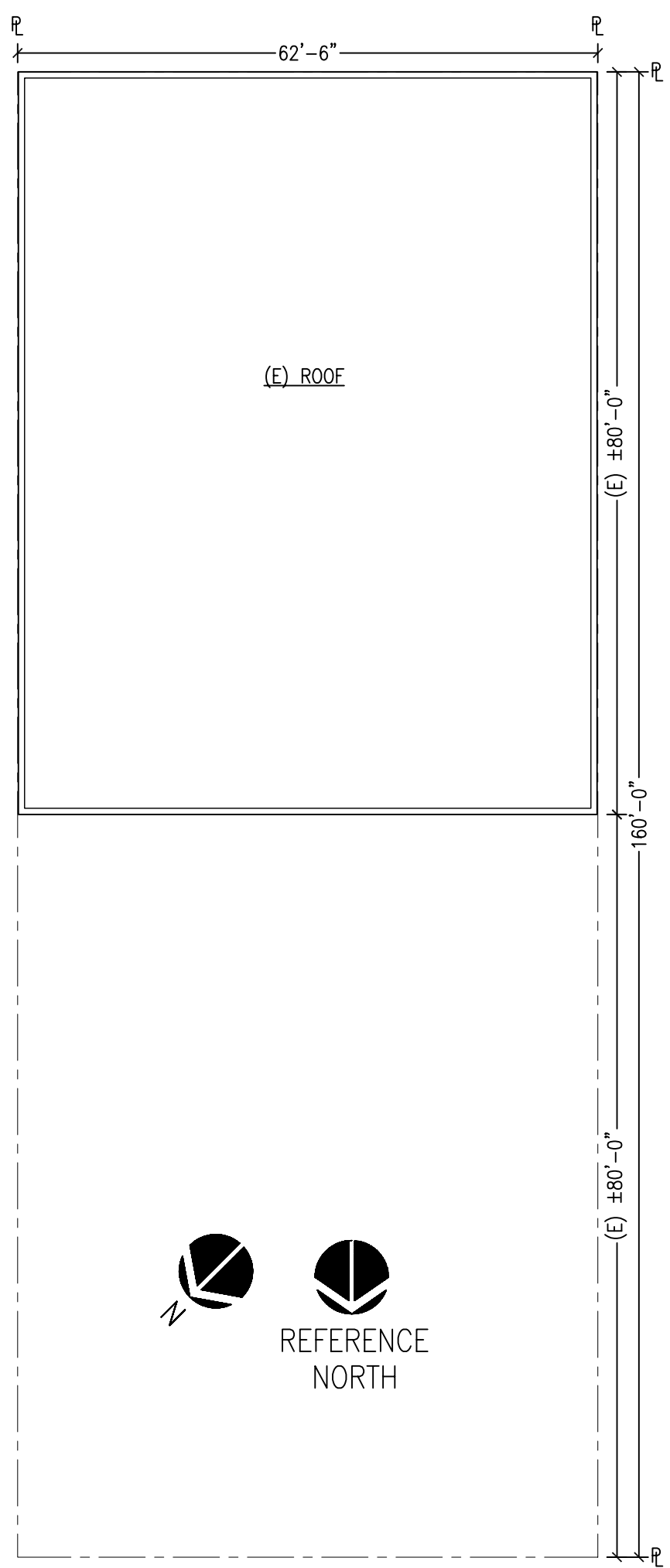
**APPLICABLE CODES**

1. 2007 CALIFORNIA BUILDING CODE
2. 2007 CALIFORNIA ELECTRICAL CODE
3. 2007 CALIFORNIA MECHANICAL CODE
4. 2007 CALIFORNIA PLUMBING CODE
5. 2008 CALIFORNIA ENERGY CODE
6. 2007 CALIFORNIA HISTORICAL BUILDING CODE
7. 2007 CALIFORNIA FIRE CODE
8. 2007 CALIFORNIA EXISTING BUILDING CODE

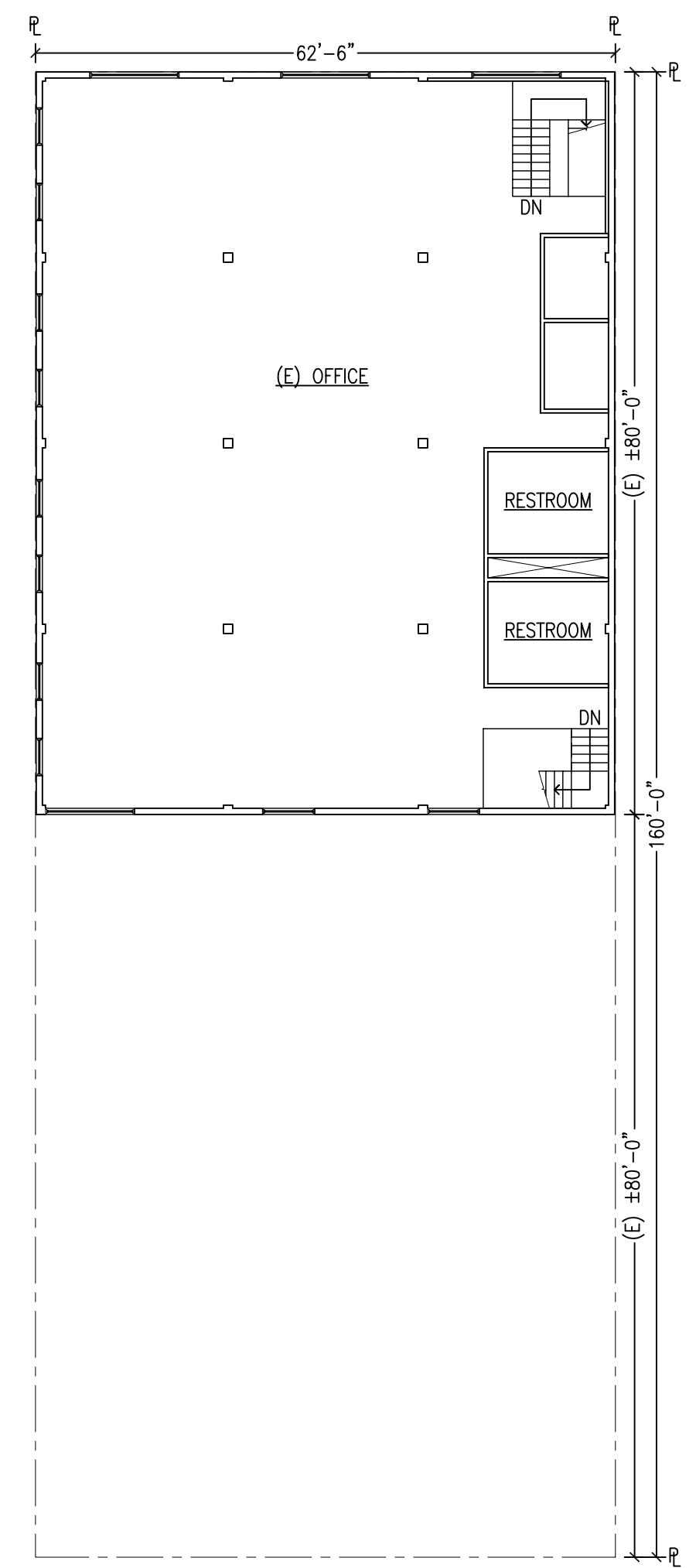
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- A-1 PROJECT DATA, SITE PLAN, PLOT PLAN, & EXISTING FLOOR PLANS
- A-2 PROPOSED FLOOR PLANS
- A-3 EXISTING & PROPOSED ELECATIONS

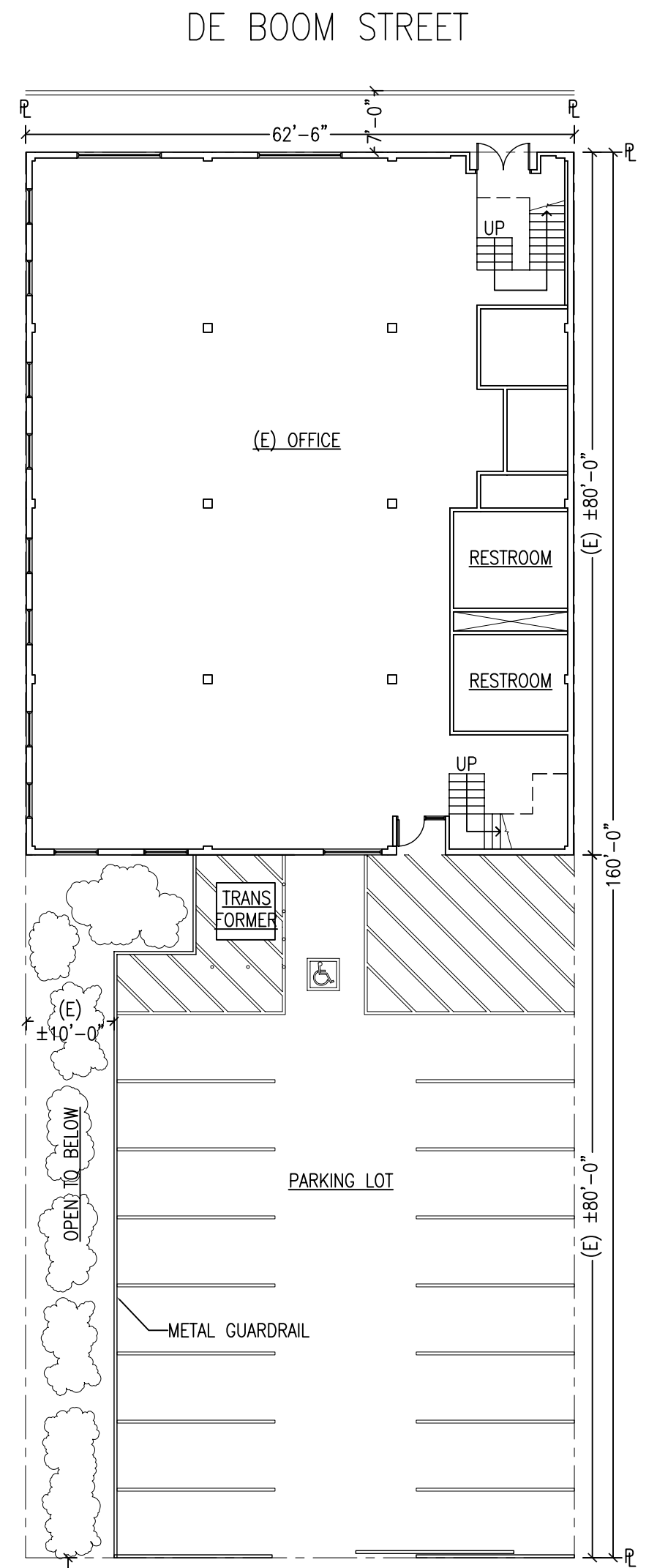
FLOOR AREAS	EXISTING AREA	AREA ADDED	PROPOSED AREA
1/F	4,960 FT <sup>2</sup>	0 FT <sup>2</sup>	4,960FT <sup>2</sup>
2/F	4,720 FT <sup>2</sup>	116 FT <sup>2</sup>	4,836 FT <sup>2</sup>
TOTAL	9,680 FT <sup>2</sup>	116 FT <sup>2</sup>	9,796 FT <sup>2</sup>



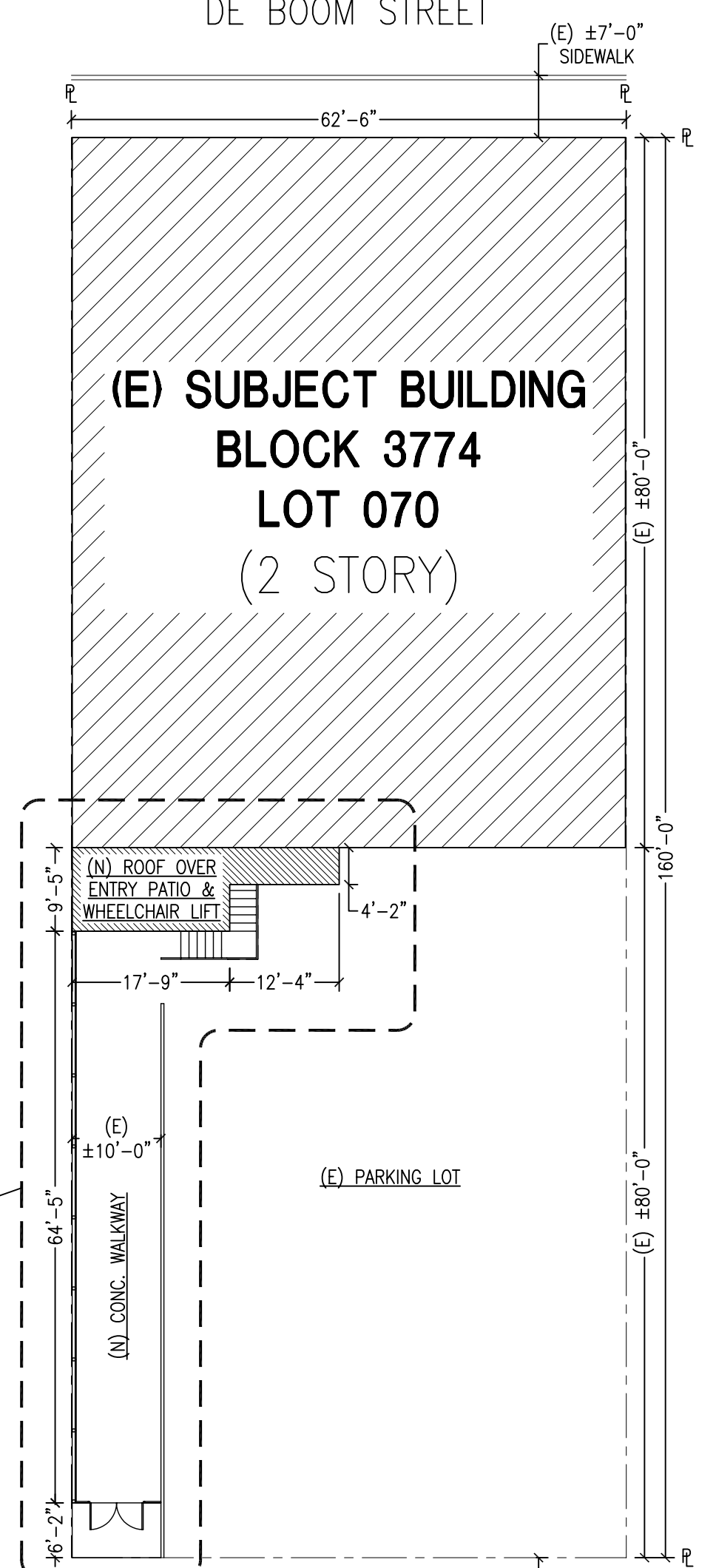
**EXISTING ROOF PLAN**  
SCALE: 1/8"=1'-0"



**EXISTING SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"



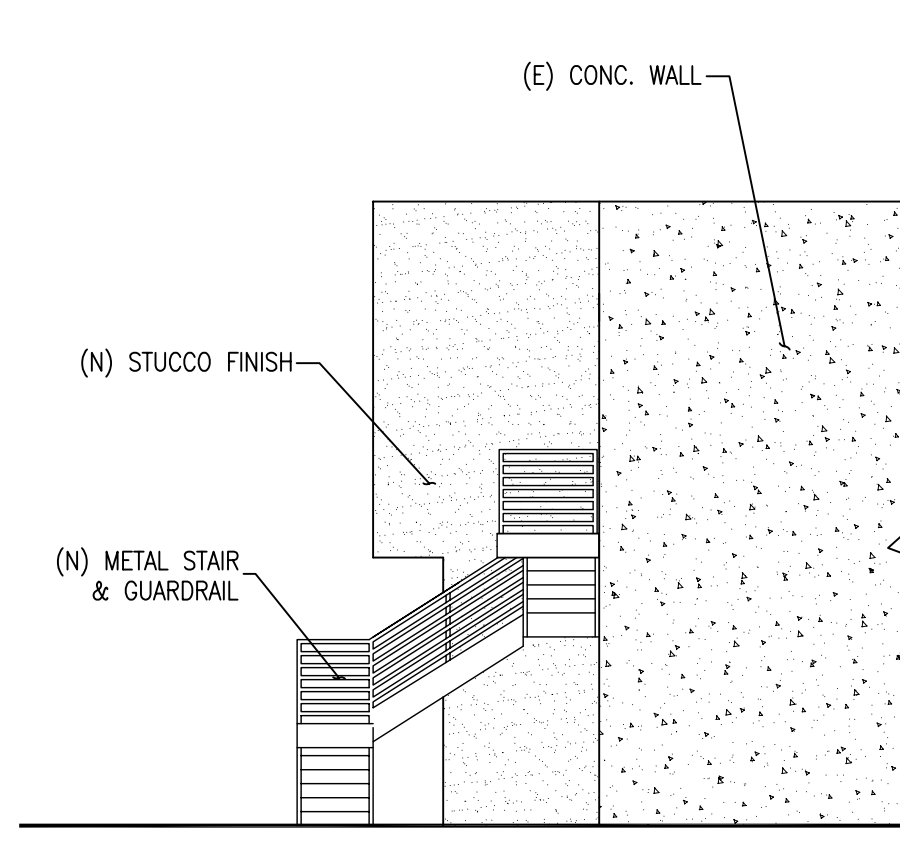
**EXISTING FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0"



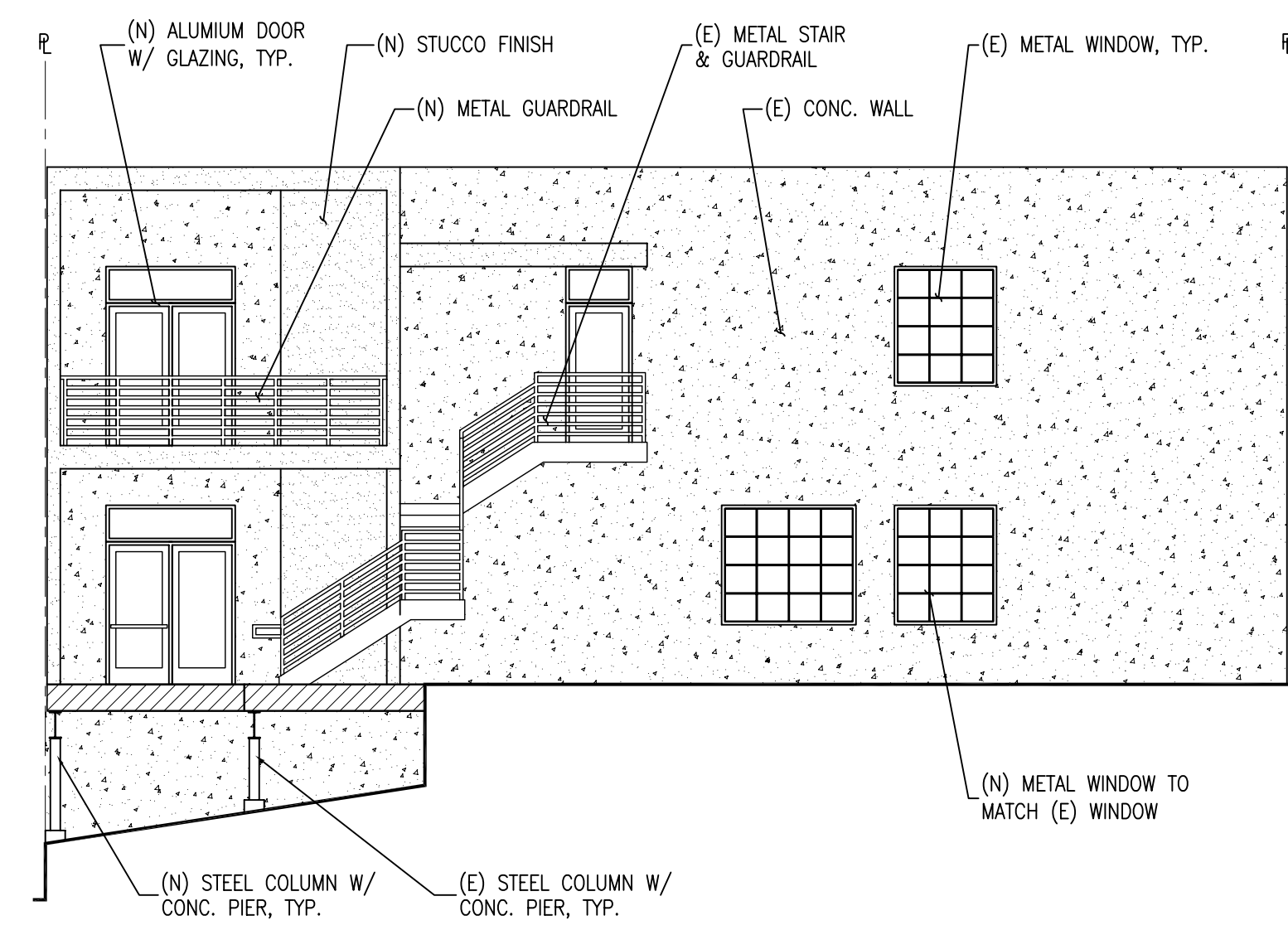
**PLOT PLAN**  
SCALE: 1/16"=1'-0"

**AREA OF WORK**  
 - INSTALLATION OF ACCESSIBLE WHEELCHAIR LIFT  
 - ADDITION OF ENTRY PATIO & METAL STAIR  
 - EXTENSION OF CONCRETE WALKWAY  
 - INSTALLATION OF 8' HIGH METAL FENCE ALONG PROPERTY LINE ON NEW CONCRETE WALKWAY

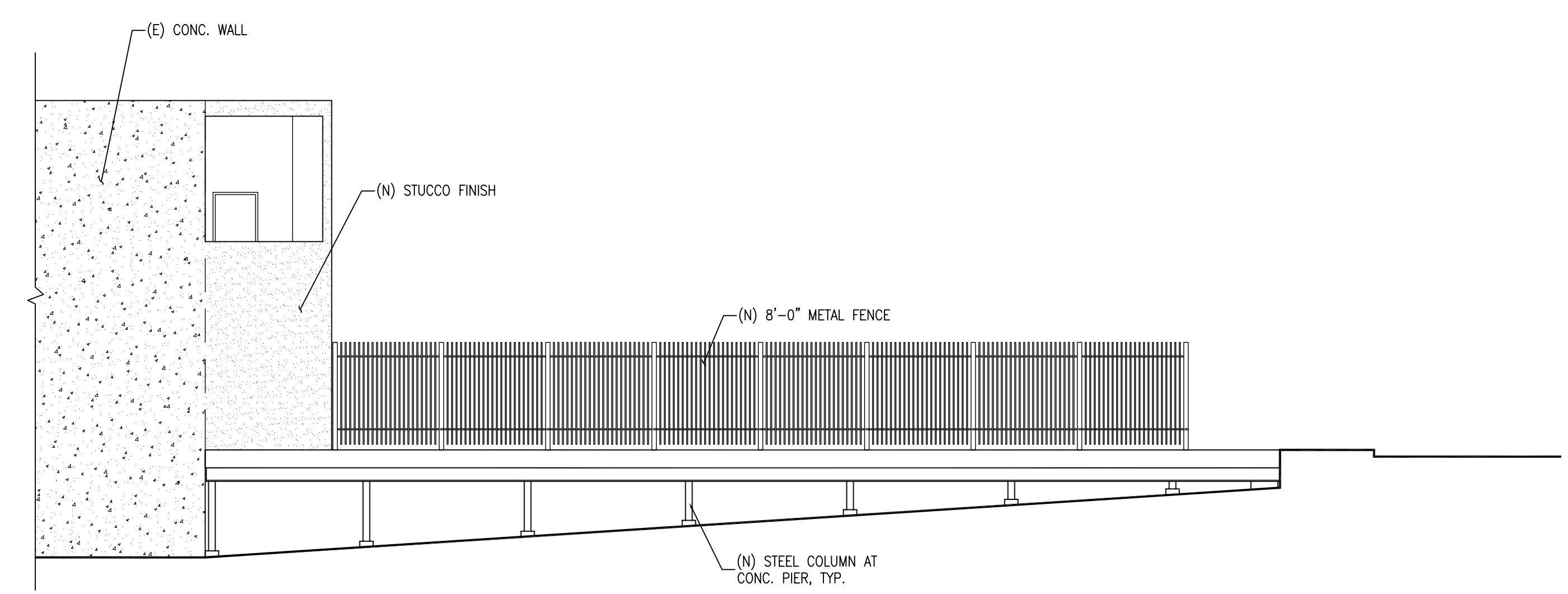
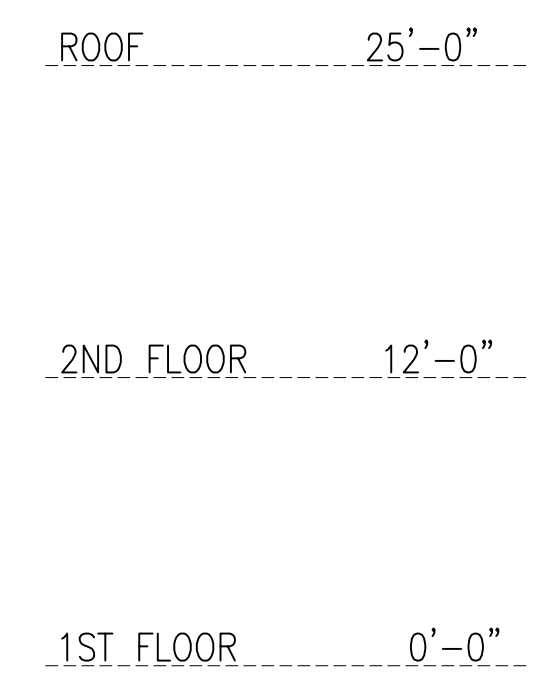




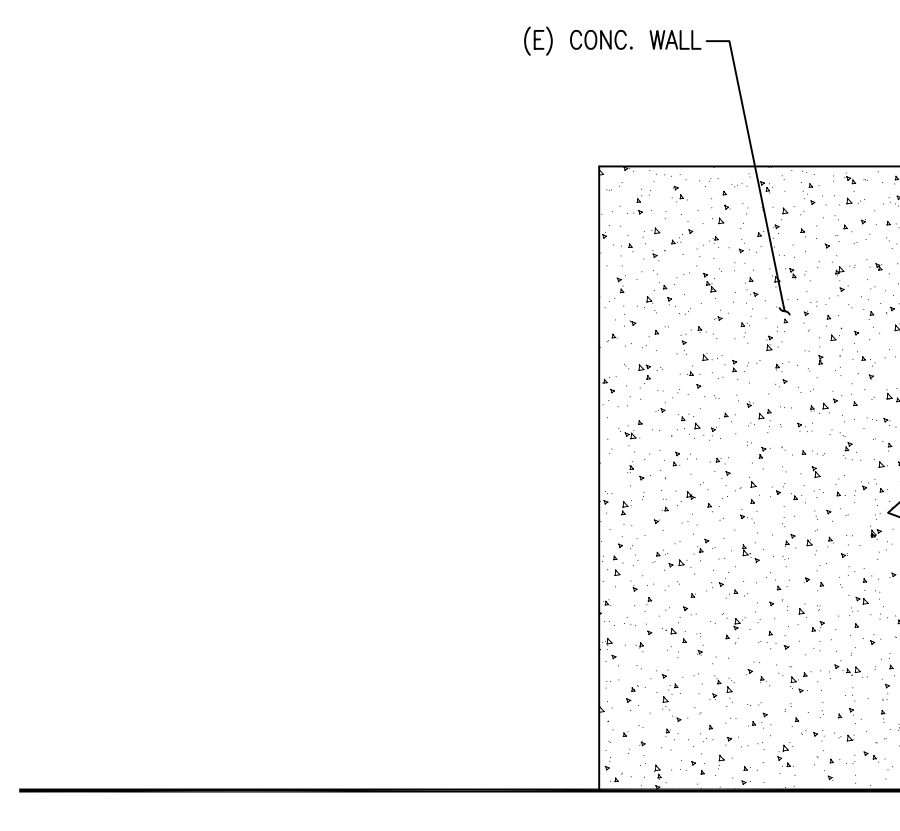
**PROPOSED WEST ELEVATION**  
SCALE: 1/8"=1'-0"



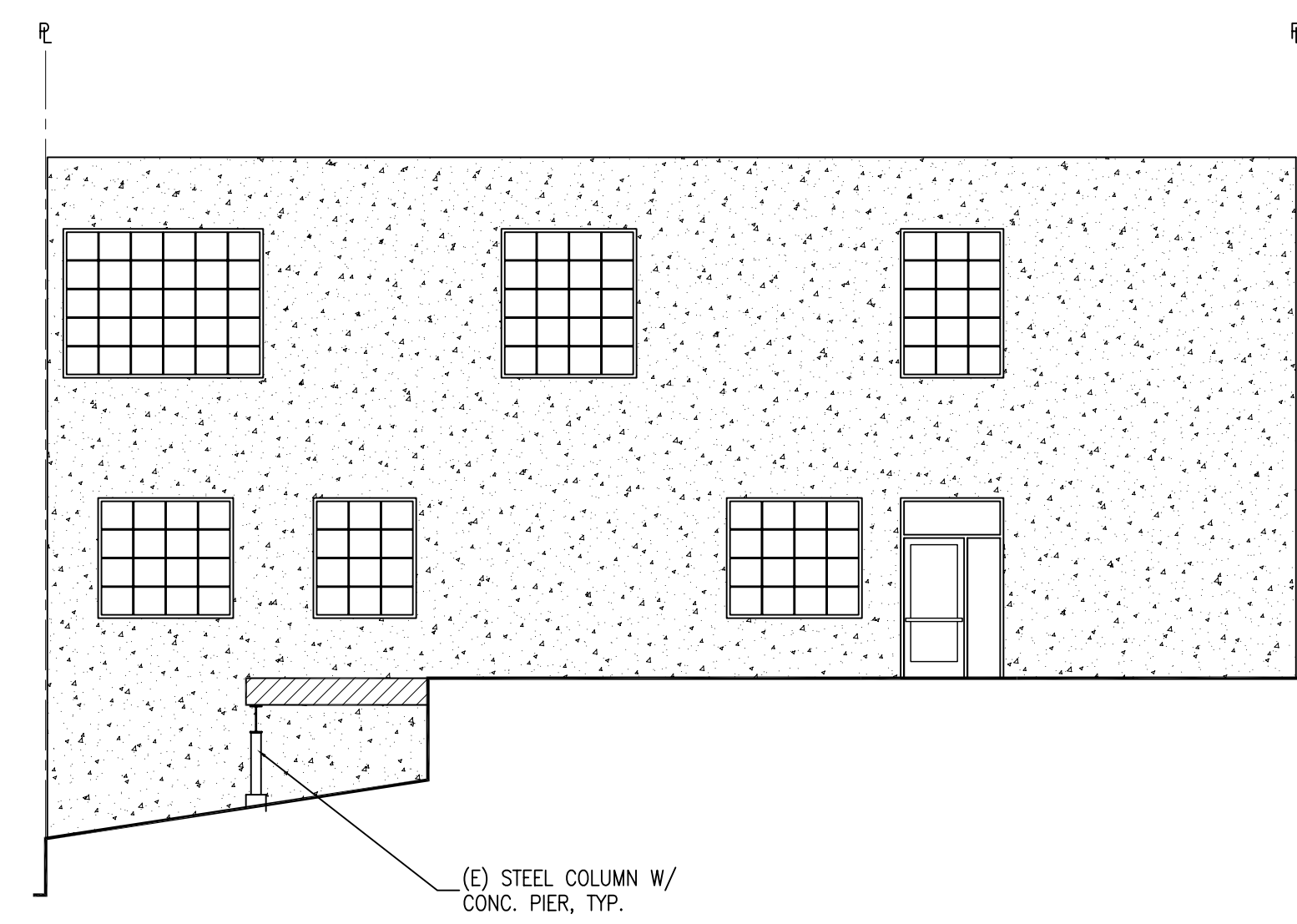
**PROPOSED NORTH ELEVATION AT PARKING LOT**  
SCALE: 1/8"=1'-0"



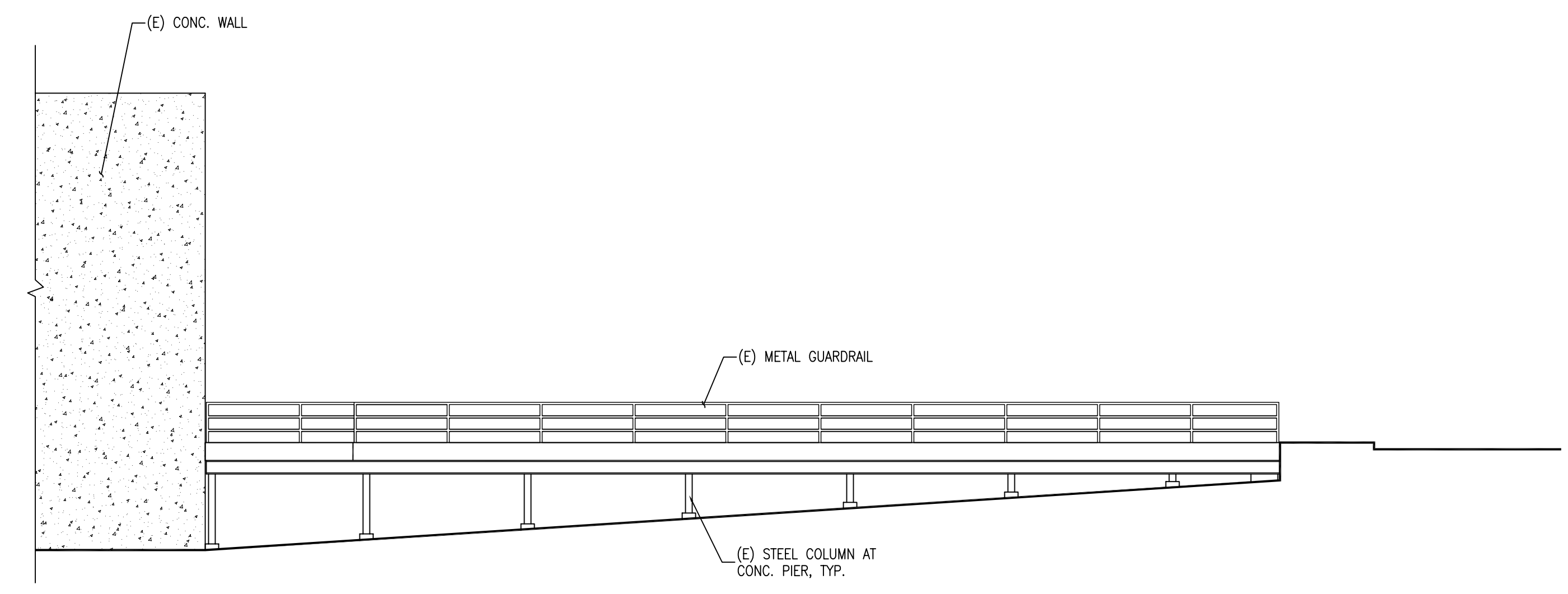
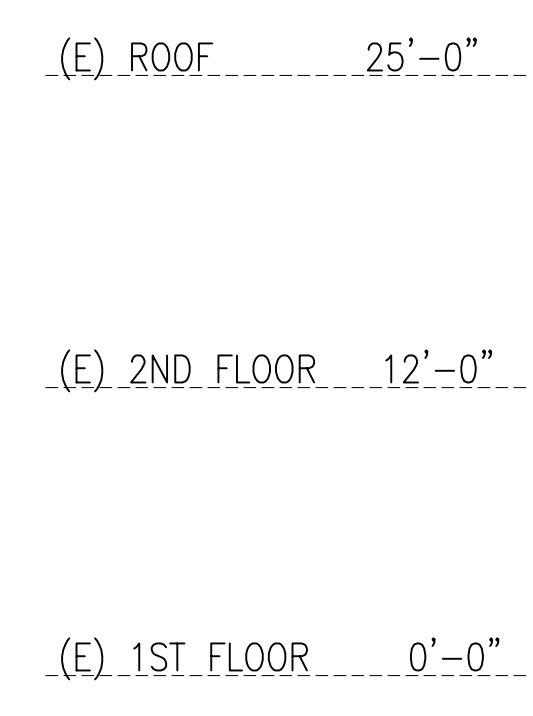
**PROPOSED EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**EXISTING WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**EXISTING NORTH ELEVATION AT PARKING LOT**  
SCALE: 1/8"=1'-0"



**EXISTING EAST ELEVATION**  
SCALE: 1/8"=1'-0"