



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 2, 2010

Date: August 26, 2010
Case No.: **2010.0459C**
Project Address: **130 TURK STREET**
Zoning: RC-4 (Residential Commercial Combined, High Density, District)
80-120T Height and Bulk District
Block/Lot: 0339/006
Project Sponsor: David Nale
132 Turk Street
San Francisco, CA 94102
Staff Contact: Rick Crawford (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

Request for Conditional Use authorization under Planning Code Section 224, Animal Clinic (District-serving canine day care facilities). The Project would remodel the interior of the existing vacant 3-story building creating space on the ground floor and on a newly constructed mezzanine to provide district serving canine day care for up to 60 dogs in pens. Additional construction, not part of the project (case 2005.0617C), would add a fourth floor, residential parking in the basement of the building and nine residential units on the three upper floors.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located at 130 Turk Street, on the north side of Turk Street between Jones and Taylor Streets. The existing building is currently vacant. Additional construction, not part of the project (case 2005.0617C), would add a fourth floor, residential parking in the basement of the building and nine residential units on the three upper floors. The building is a contributor to the Uptown Tenderloin Historic District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located in the Tenderloin neighborhood north of Market Street and east of Halladie Plaza. Most of the surrounding buildings feature ground floor commercial spaces and upper floor residential units including apartments and residential hotel rooms. A few tourist hotels are also located in the vicinity. The Warfield and Golden Gate theaters are located approximately two blocks west and south from the Project site respectively. There are many vacant store fronts in the area and a few others are occupied by non-profit social service providers serving the Tenderloin community.

ENVIRONMENTAL REVIEW

The Project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301 (Class 1, Minor Alteration of Existing Structure).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 13, 2010	August 11, 2010	22 days
Posted Notice	20 days	August 13, 2010	August 11, 2010	22 days
Mailed Notice	10 days	August 23, 2010	August 16, 2010	17 days

PUBLIC COMMENT

- Department staff has received six letters of support for the Project from residents of the area and no objections.

ISSUES AND OTHER CONSIDERATIONS

- Planning Code Section 224 provides for animal hospital or clinic if conducted entirely within an enclosed building, not including a commercial kennel as further specified in the Section. In January of 2007 the Zoning Administrator found two classes of the use, based on size, and that facilities with no more than 12 dogs are to be considered retail uses and that facilities with more than 12 dogs maintains land use characteristics similar to animal hospitals and therefore to be regulated as such. Section 209.8 allows retail uses in the RC-4 district that are permitted in the nearest Neighborhood Commercial District (NCD). The nearest NCD to the Project Site is the SOMA NCD wherein animal clinics are permitted on the first floor with Conditional Use authorization under Section 735.62. The Project is located on the first floor and mezzanine level of the building.
- The Project is desirable for the neighborhood, because it would provide a service to area residents and workers who are not able to find care for their dogs outside their homes while at work or school.
- The Project has the potential to emit offensive odors if animal waste materials are not handled and disposed of properly. The Sponsor has been working with the Health Department to develop the appropriate system for collecting and disposing of such waste products. The Sponsor would collect the waste materials during the day and wash it into the public sewer system. The sewer system is designed to handle fecal matter and other waste and is the appropriate destination for this material. The Sponsor will wash down all floors and dog pens as necessary, but at least once a day in the early evening after the business is closed.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use authorization to allow an Animal Clinic limited to providing district serving canine day care for no more than 60 dogs at any one time on the ground floor and mezzanine levels of the building located at 130 Turk Street, pursuant to Planning Code Section 224.

BASIS FOR RECOMMENDATION

The Department believes that this project is desirable under Planning Code Section 303 and recommends approval of the requested Conditional Use authorization for district serving canine day care for the following reasons:

- the proposal complies with the Planning Code,
- the project advances the objectives and policies of the General Plan.

RECOMMENDATION: Approval with Conditions

Attachments:

Block Book Map
Sanborn Map
Aerial Photograph
Zoning Map
Site Photo
Context Photo
Reduced Floor Plan

Attachment Checklist

- Executive Summary
- Draft Motion
- Zoning District Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Site Photos

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility

Exhibits above marked with an "X" are included in this packet

RC

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

1650 Mission St.
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Planning Commission Motion

HEARING DATE: SEPTEMBER 2, 2010

Date: August 26, 2010
Case No.: **2010.0459C**
Project Address: **130 TURK STREET**
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Block/Lot: 0339/006
Project Sponsor: David Nale
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 San Francisco, CA 94102
Staff Contact: Rick Crawford (415) 558-6358
 rick.crawford@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION FOR AN ANIMAL CLINIC (DISTRICT SERVING CANINE DAY CARE FACILITY) WITHIN AN EXISTING BUILDING AT 130 TURK STREET WITHIN ASSESSOR'S BLOCK 0339, LOT 006, LOCATED WITHIN THE RC-4, RESIDENTIAL COMMERCIAL COMBINED (HIGH DENSITY) DISTRICT AND, THE 80-120-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 16, 2010, David Nale ("Project Sponsor") submitted a request with the City and County of San Francisco Planning Department ("Department") for a Conditional Use authorization, Application No. 2010.0459C, to allow an Animal Clinic (district serving canine day care facility) as defined in Planning Code Section ("Section") 224, in an existing vacant building located at 130 Turk Street ("Project Site"), within the RC-4, Residential Commercial Combined (High Density) District (collectively, "Project"). This authorization was requested to allow the Sponsor to care for up to 60 dogs during the day. The Project does not include overnight dog boarding.

The Project was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempt from environmental review under class 1(a). The Commission has reviewed and concurs with said determination.

On September 2, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0459C.

The Commission has heard and considered the testimony presented at the public hearing and has further considered the written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby approves the Conditional Use Authorization requested in Application No. 2010.0459C, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project would remodel the interior of the existing vacant 3-story building creating space on the ground floor and on a newly constructed mezzanine to provide district serving canine day care for up to 60 dogs in pens. Additional construction, not part of the Project (case 2005.0617C), would add a fourth floor, residential parking in the basement of the building and nine residential units on the three upper floors.
3. **Site Description and Present Use.** The Project Site is located at 130 Turk Street, on the north side of Turk Street between Jones and Taylor Streets. The existing building is currently vacant. Additional construction, not part of the project (case 2005.0617C), would add a fourth floor, residential parking in the basement of the building and nine residential units on the three upper floors. The building is a contributor to the Uptown Tenderloin Historic District.
4. **Surrounding Properties and Neighborhood.** The Project site is located in the Tenderloin neighborhood north of Market Street and east of Halladie Plaza. Most of the surrounding buildings feature ground floor commercial spaces and upper floor residential units including apartments and residential hotel rooms. A few tourist hotels are also located in the vicinity. The Warfield and Golden Gate theaters are located approximately two blocks west and south from the Project site respectively. There are many vacant store fronts in the area and a few others are occupied by non-profit social service providers serving the Tenderloin community.
5. **Public Comment.** Department staff has received six letters of support for the Project from residents of the area and no objections.
6. **Planning Code Compliance:** The Commission finds that the Project complies with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Animal Clinic (district serving canine day care facility) uses require Conditional Use authorization within the RC-4 district pursuant to Section 224.

Section 224 provides for Animal Hospital or Clinic if conducted entirely within an enclosed building, not including a commercial kennel as further specified in the Section. In January of 2007 the Zoning Administrator found two classes of the use, based on size, and that facilities with no more than 12 dogs are to be considered retail uses and, that facilities with more than 12 dogs maintain land use characteristics similar to animal hospitals and therefore are to be regulated as such. Section 209.8 allows retail uses in the RC-4 district that are permitted in the nearest Neighborhood Commercial District (NCD). The nearest NCD to the Project Site is the SOMA NCD wherein Animal Clinics are permitted on the first floor with Conditional Use authorization under Section 735.62. The Project is located on the first floor and mezzanine level of the building. The complete text of the Zoning Administrator's interpretation follows:

*Pet day care for dogs, the daytime care of domestic dogs belonging to persons not residing on the premises, is an emerging land use which has not been contemplated under existing Planning Code provisions. It should be noted, however, that controls relating to "personal" dogs exist in the Health Code and allow a household to maintain three such dogs at any one time. Because no substantial land use distinction between "personal" dogs and dogs belonging to individuals residing off-site is evident, **the daytime or overnight care of three or fewer dogs - regardless of animal guardianship - is exempt from regulation** under the Planning Code. In contrast, overnight animal boarding on a larger scale is subject to existing "animal kennel" Planning Code regulations. These provisions continue to apply to facilities which (a) offer animal breeding, (b) provide overnight boarding for more than three dogs at any one time, or (c) do not meet either set of restrictions identified below:*

*" (1) Neighborhood-serving doggie day care facilities" are those which (a) care for no more than 12 dogs at any one time and (b) provide no outdoor activity on site. This grouping maintains land use characteristics similar to animal groomers, which in turn have been classified as retail uses under previous interpretations. **Accordingly, these uses are subject to Planning Code "retail" controls and are further subject to neighborhood notification under Code Section 312 in all NC zoning districts regardless of the previous use on the property.** Notification is felt to be appropriate given the unique potential externalities of doggie day care that were not contemplated when existing neighborhood notification provisions were crafted.*

" (2) District-serving canine day care facilities" are those which contain more than 12 dogs and no more than 5,000 gross square feet. Because of the potential greater size and number of animals cared for, this classification maintains land use characteristics similar to animal hospitals and therefore to be regulated as such.

- B. Loading.** Section 152 requires off-street freight loading for uses above a certain size. Businesses such as the existing restaurant are not required to provide off-street freight loading if they measure less than 100,000 square feet in gross floor area

With a gross floor area of under 100,000 square feet, the Project is not required to provide off-street loading. The use will require room for drop off and pick up of dogs at the beginning and end of the day. The sponsor anticipates that the vast majority of patrons for his business will walk their dogs to his business. Those arriving in cars would find parking in the neighborhood and walk their dogs to the facility. The business will employ greeters to meet patrons and check dogs in to the facility.

7. **Conditional Use Findings.** Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. The Project complies with all of the criteria in that:

A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

The Project is desirable for the neighborhood, because it would provide a service to area residents and workers who are not able to find care for their dogs outside their homes while at work or school. The Department is not aware of any other business providing this service to this neighborhood. The low income Tenderloin neighborhood needs services that make life easier for workers in the neighborhood. The Project will provide a desirable service to working dog owners that allows them to continue working without concern for the well being of their pets.

B. The proposed use or feature will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the size, shape, and arrangement of the building are adequate for the Project. The Project would not physically expand the existing building but use existing space on the ground floor and a mezzanine that has been constructed under a separate permit.

ii. 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, including provision of car-share parking spaces, as defined in Section 166 of this Code;

The Project will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. The Project Site is well-served by ample public transportation, and off-street parking and loading are not required for the Project.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project has the potential to emit offensive odors if animal waste materials are not handled and disposed of properly. The Sponsor has been working with the Health Department to develop the appropriate system for collecting and disposing of such waste products. The Sponsor would collect the waste materials during the day and wash it into the public sewer system. The sewer system is designed to handle fecal matter and other waste and is the appropriate destination for this material. The Sponsor will wash down all floors and dog pens at least once a day in the early

evening after the business is closed. The thick concrete construction of the building will help mitigate noise from the dogs. In addition the sponsor will apply soundproofing as necessary. The facility will maintain a no barking policy under which dogs that bark will be isolated from the other dogs and, if the behavior continues, will be not be allowed to return to the facility.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project Site is completely built-out at the commercial ground level, therefore, no landscaping will need to be provided. Any future changes in lighting and signage would be required to comply with the requirements of the Planning Code and the Urban Design Element of the General Plan.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with the applicable requirements of the Planning Code, and will not adversely affect the policies of the General Plan as discussed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is not located within a Neighborhood Commercial District.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Neighborhood Commerce

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the City's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

In order for a commercial district to remain viable and be compatible with the surrounding neighborhood, it must exhibit a healthy balance of different types of commercial uses. This policy includes guidelines that discourage the overconcentration of a particular type of use, while encouraging other uses that expand services available to area residents. The Project would add a dog day care use to an area where such a service is not now available. The addition of dog day care activity will not disrupt the balance of

commercial uses in the area, and will not displace neighborhood-serving goods and services but will enhance the commercial district and provide a desirable service to area residents and workers.

Policy 2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

The Project is complies with this policy as it will contribute to the viability the commercial district and will enhance the district by providing a desirable service to area residents and workers. The Project provides an opportunity for entrepreneurship and for employment for area residents.

9. **General Plan Findings.** Section 101.1(b) establishes eight priority planning policies and requires the review of permits for consistency with said policies:

- (1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The Project Site is currently vacant so the Project will not displace any existing business. The Project will develop a useful neighborhood based service for the neighborhood. The Project will contribute to the viability of the neighborhood by establishing a locally-owned business enhancing employment opportunities for area residents.

- (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

No housing units will be displaced by the Project. The Sponsor will be constructing 9 dwelling units on the upper floors of the building under a separate permit.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The Project would not have any impacts on the City's supply of affordable housing.

- (4) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation.

- (5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

There is no commercial office development associated with the Project. No industrial or service sector uses would be displaced. The Project Site is currently vacant so the Project will not

displace any existing business. The Project will develop a useful neighborhood based service. The Project will contribute to the viability of the neighborhood by establishing a locally-owned business enhancing opportunities for resident employment.

- (6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction related to the Project will comply with the seismic standards of the Building Code.

- (7) That landmarks and historic buildings be preserved.

No exterior changes are proposed for the Project. The building is a contributor to the Uptown Tenderloin Historic District.

- (8) That our parks and open space and their access to sunlight and vistas be protected from development.

The Project does not include any physical expansion of the existing building envelope and would not impact any parks or open spaces or their access to sunlight.

12. On balance, the Commission hereby finds that approval of the conditional use authorization is desirable and would promote the health, safety, and welfare of the City.

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 **APPROVES Conditional Use Application No. 2010.0459C.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this approval of a Conditional Use Authorization application to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 2, 2010.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 2, 2010

Exhibit A

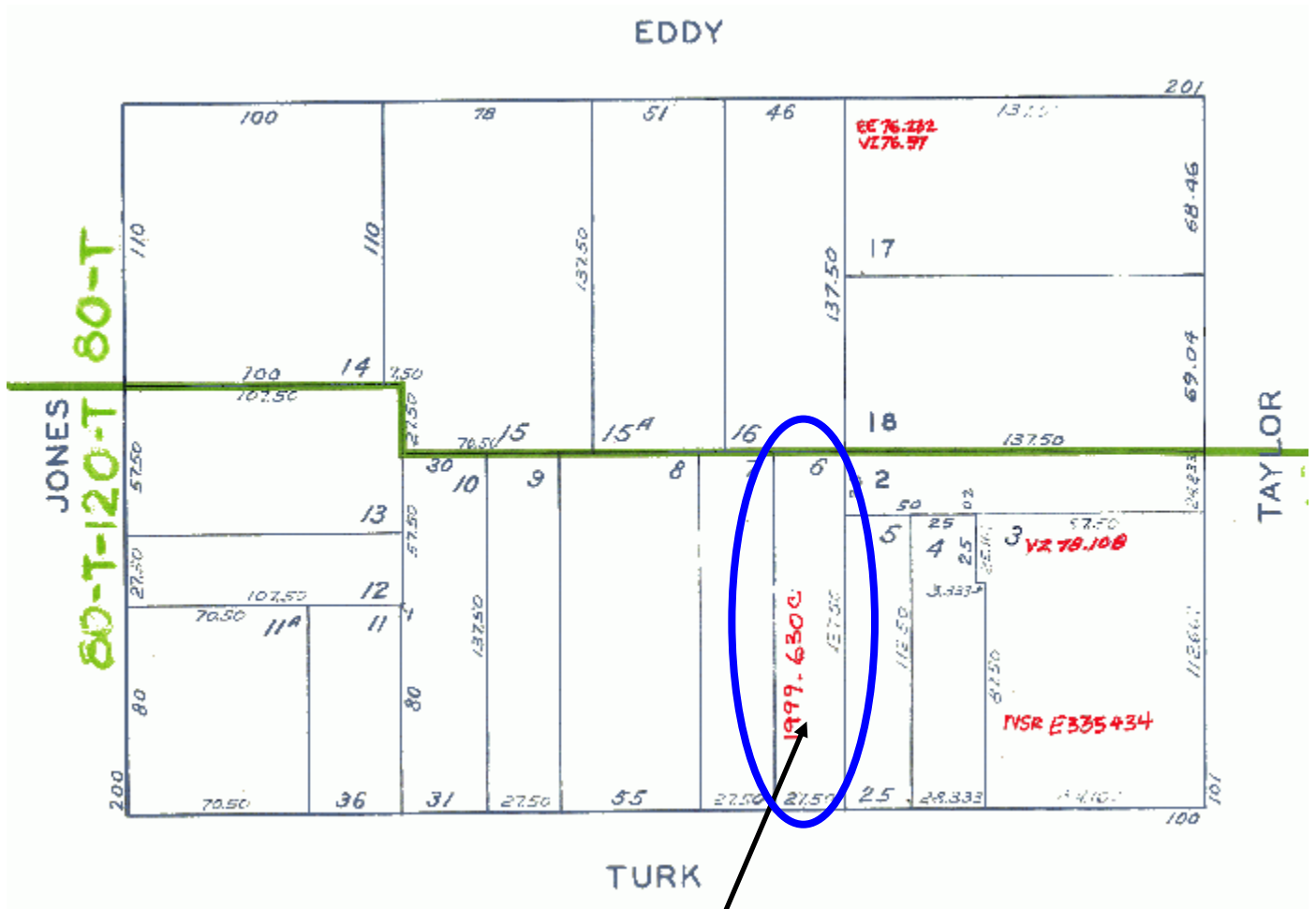
Conditions of Approval

1. This authorization is to allow an Animal Clinic limited to providing district serving canine day care for no more than 60 dogs at any one time on the ground floor and mezzanine levels of the building located at 130 Turk Street, pursuant to Planning Code Section 224, in general conformity with plans labeled Exhibit B; received by the Department on June 16, 2010.
2. The Commission may consider revocation of this conditional use authorization if a permit for the Project has been issued, but is allowed to expire and more than three years have passed since the Motion was approved. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection within three years is delayed by a City, state or federal agency, or by appeal of the issuance of such permit.
3. The operator of the establishment shall obtain all necessary approvals from the San Francisco Health Department for sanitary disposal of animal waste prior to providing care for any dogs.
4. Animal waste products shall be collected regularly and disposed of in a manner approved by the Department of Public Health. Animal waste products shall be disposed of as necessary to keep the facility and surrounding area free of the odor of such wastes. The waste collection and disposal area shall be kept free of rodents and other vermin at all times.
5. Noise and odors shall be regulated so as not to be a nuisance to nearby businesses or residents.
6. An enclosed waste storage area shall be provided within the establishment. All trash and recycling containers shall be kept within the building until pick-up by the disposal company.
7. The operator of the establishment shall maintain the entrances and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at minimum, daily sweeping, litter pickup and disposal, and washing or steam/pressure cleaning of the main entrance and abutting sidewalks at least once every two weeks.
8. The Project Sponsor shall work with staff to ensure that all future exterior alterations, including signage, are consistent with the Secretary of Interior's Standards for Treatment of Historical Properties. Signage size shall be appropriate for the scale of the historic building, and materials and lighting shall be compatible with the historical character of the building. Decisions on final

materials, glazing, color, texture, landscaping and detailing shall be subject to Department staff review and approval.

9. Should monitoring of the Conditions of Approval of this Motion be required, the Project Sponsor shall pay fees as established in Planning Code Section 351(e)(1).
10. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3, and 306.4 of the code to consider revocation of this conditional use authorization.
11. The Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.

Parcel Map

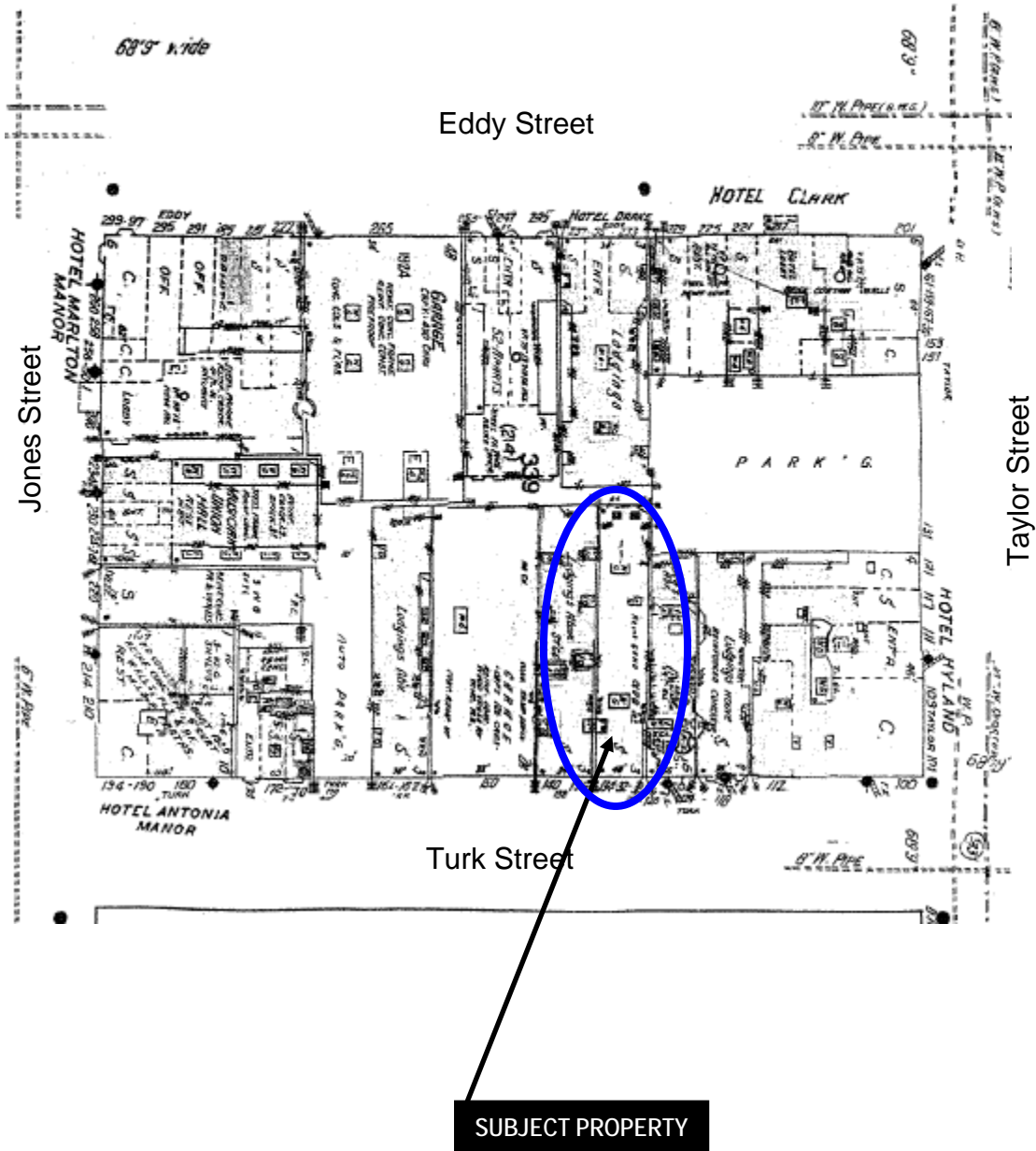


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2009.0459C
130 Turk Street

Sanborn Map*



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

Conditional Use Hearing
Case Number 2009.0459C
130 Turk Street

Aerial Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2009.0459C
130 Turk Street

Site Photo



130 TURK STREET FACADE

Conditional Use Hearing
Case Number 2009.0459C
130 Turk Street

Context Photo

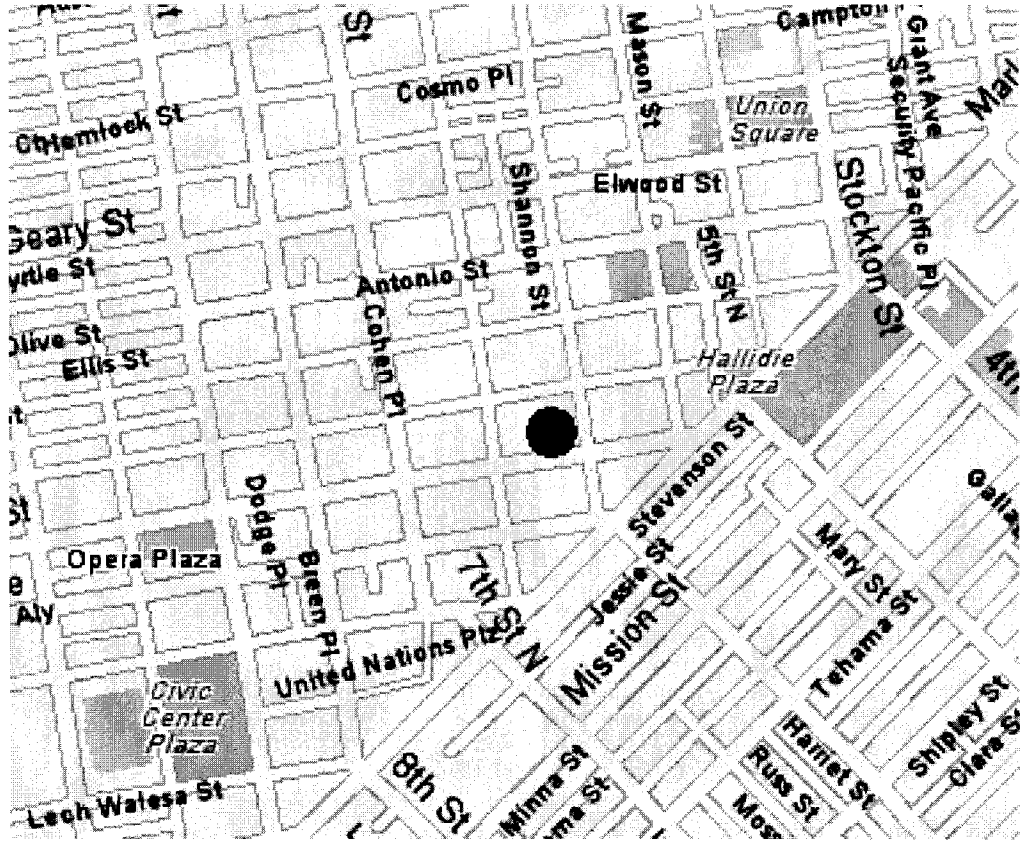


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2009.0459C
130 Turk Street

130 TURK STREET DISTRICT-SERVING CANINE DAY CARE



VICINITY MAP

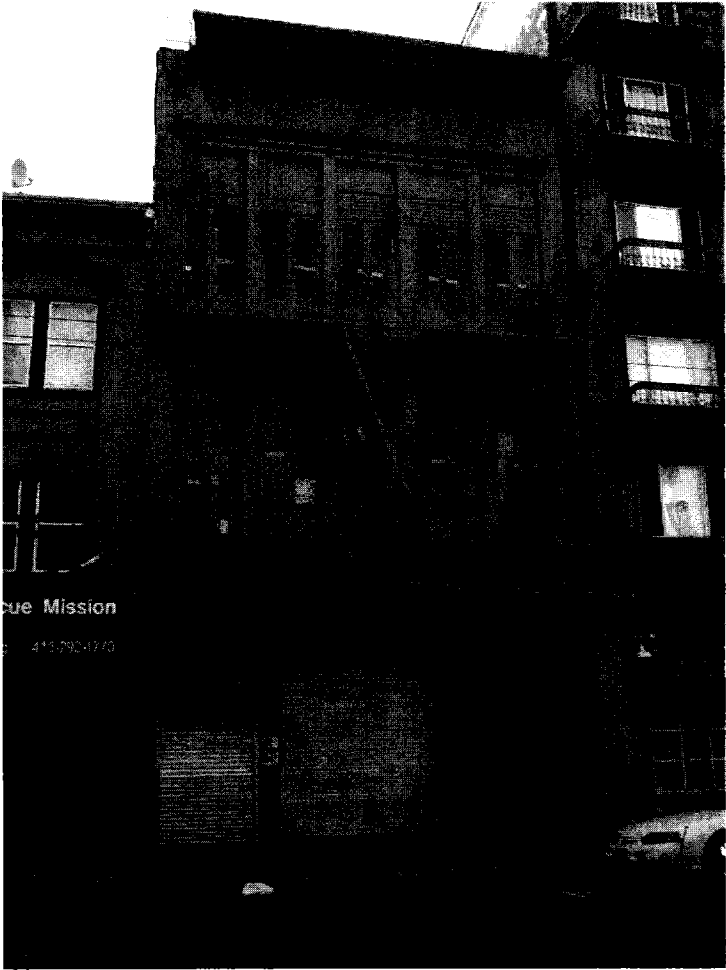
PROJECT DESCRIPTION

Convert first floor and basement use from bathhouse/gymnasium to District Serving Canine Day Care. First floor and basement are currently open space. First floor has 16' ceiling height and basement has 10' ceiling height. Property is undergoing improvements under permit 2006.05.23.2239. Upper floors are residential.

SPACE FOR CANINE DAY CARE

530 sq. ft.	Hall and Lobby
250 sq. ft.	Space 1
480 sq. ft.	Space 2
584 sq. ft.	Space 3
1429 sq. ft.	Space 4
378 sq. ft.	Space 5
3651 sq. ft.	Total

Owner: David Nale dsnale@gmail.com 415-265-3496



130-132 TURK STREET

PROJECT INFORMATION

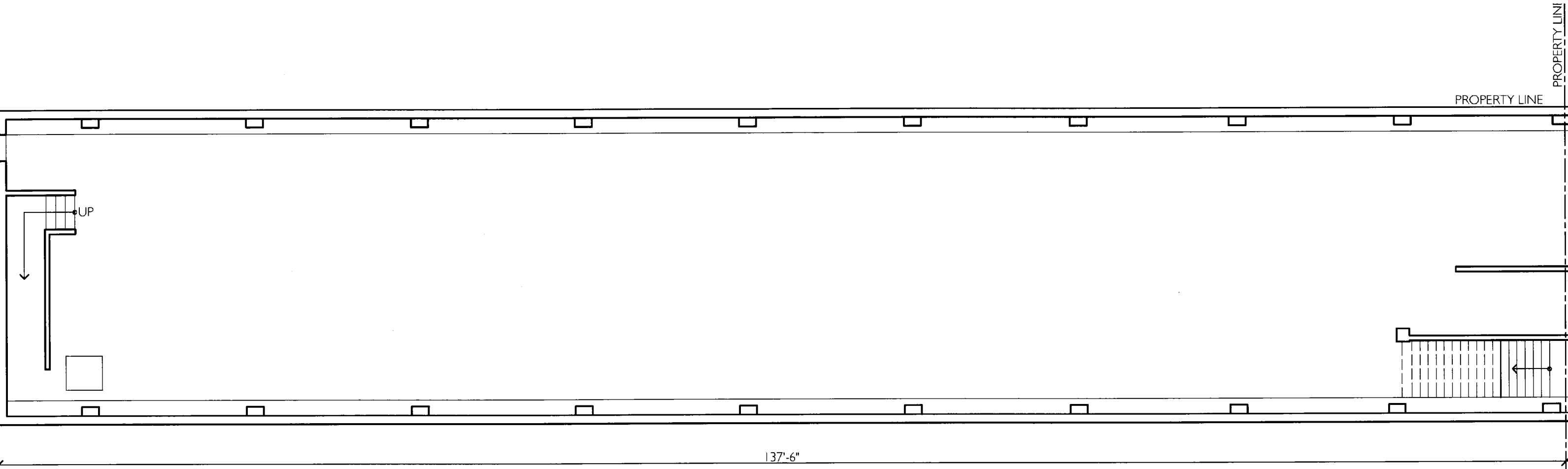
PROJECT ADDRESS:	130 TURK STREET
BLOCK/LOT:	339/06
ZONING:	RC-4
SPECIAL USE / DISTRICT	TENDERLOIN HISTORICAL DISTRICT
PROPOSED USE:	COMMERCIAL (B)

CONTENTS

- 01 - Basement Existing
- 02 - First Floor Existing
- 03 - Basement Proposed
- 04 - First Floor Proposed
- 05 - Mezzanine Proposed
- 06 - Elevation Front Existing
- 07 - Elevation East
- 08 - Elevation Front Proposed
- 09 - Site Plan

PROPERTY LINE

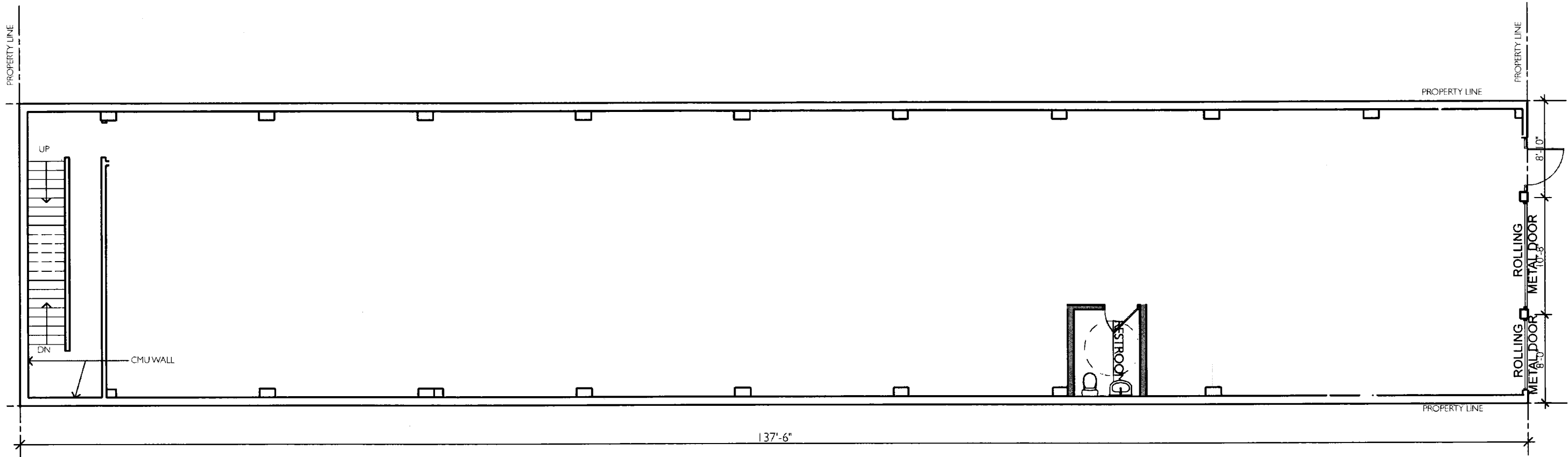
PROPERTY LINE



137'-6"

EXISTING BASEMENT FLOOR PLAN

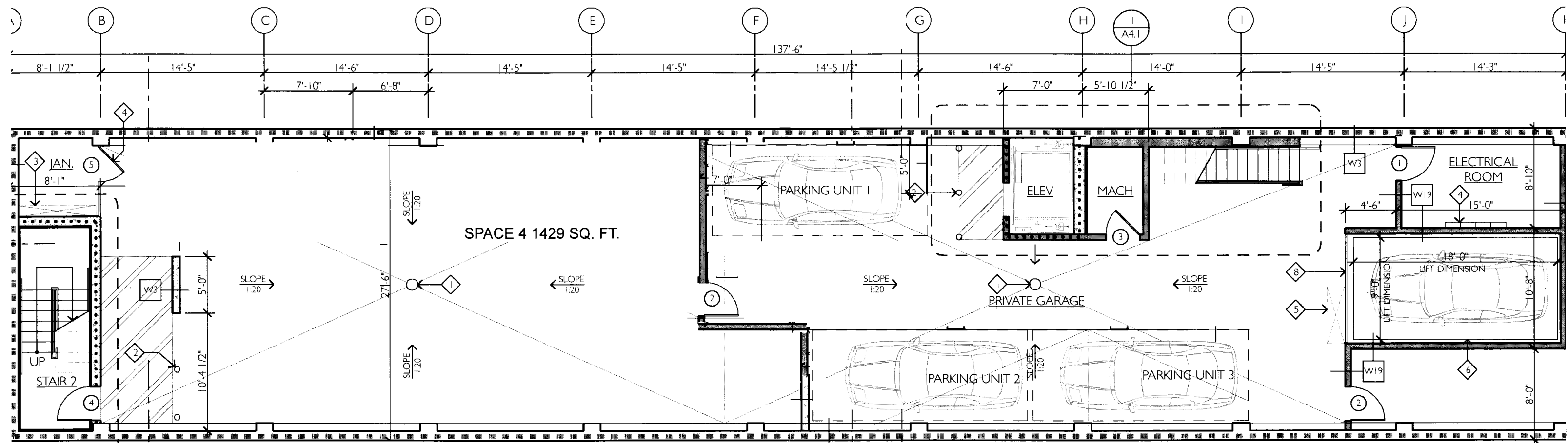
SCALE: 1/8"=1'-0"



EXISTING FIRST FLOOR PLAN

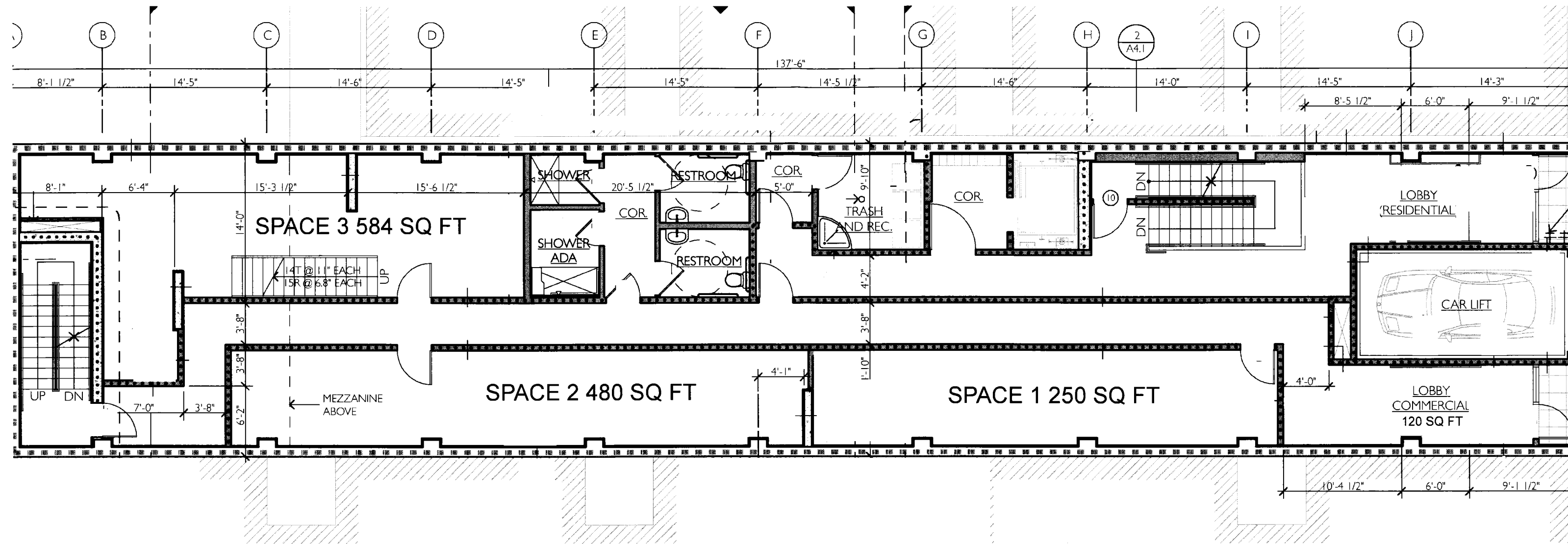
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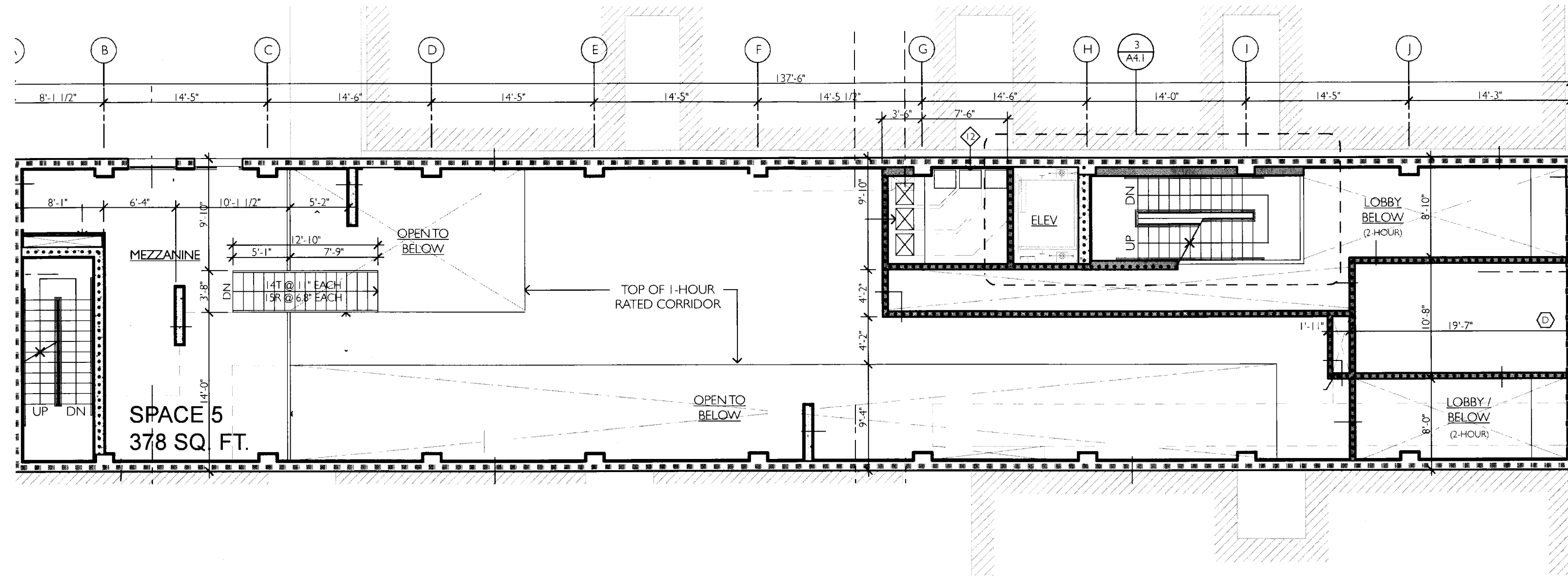
BASEMENT FLOOR PLAN (PROPOSED)

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

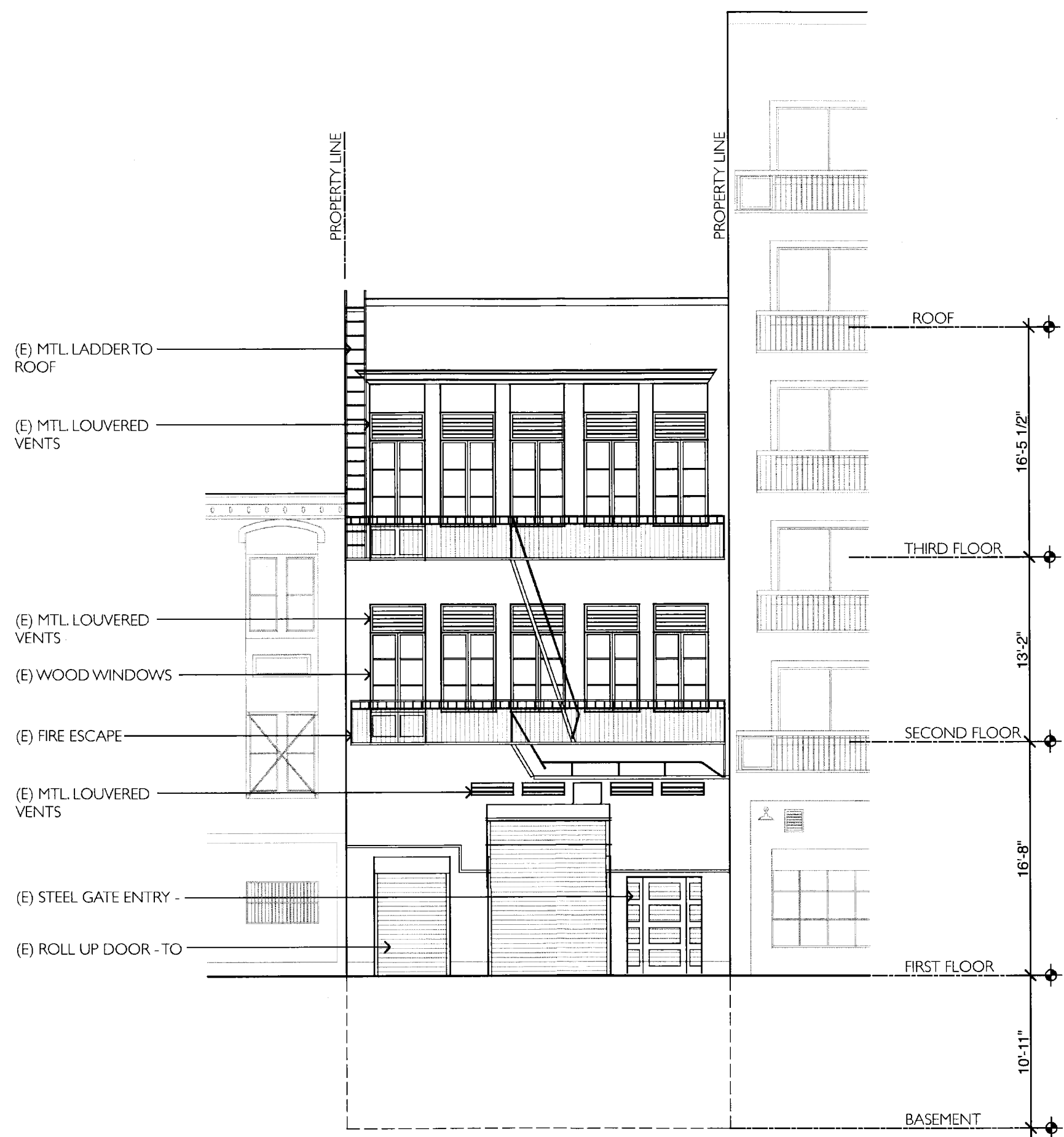


FIRST FLOOR PLAN (PROPOSED)

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



FIRST FLOOR MEZZANINE PLAN (PROPOSED)

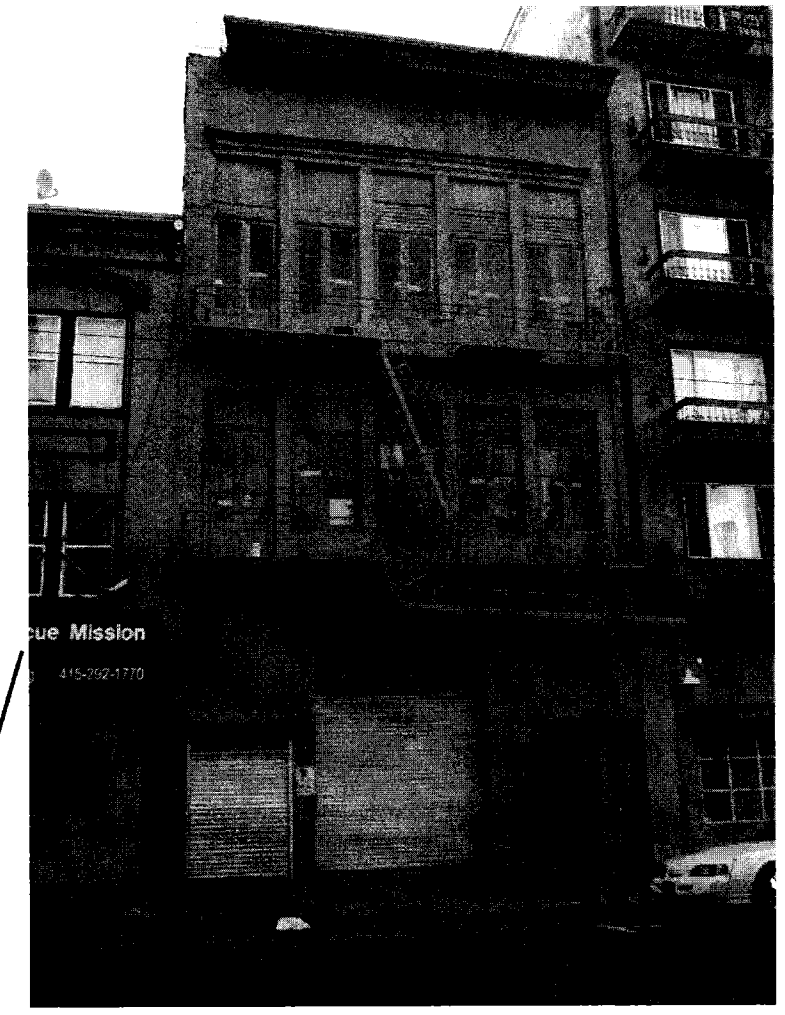
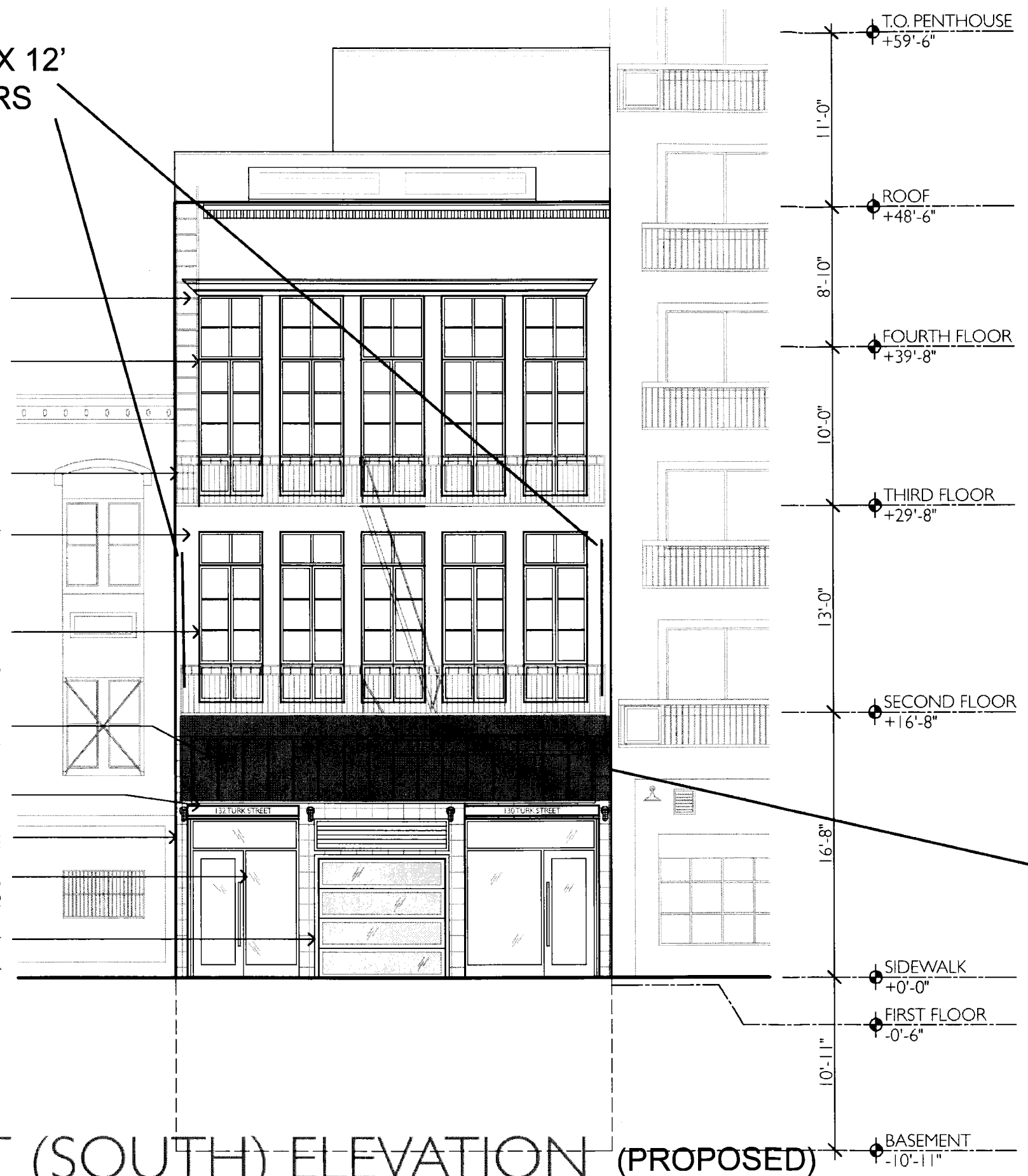


(E) FRONT (SOUTH) ELEVATION (EXISTING)

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

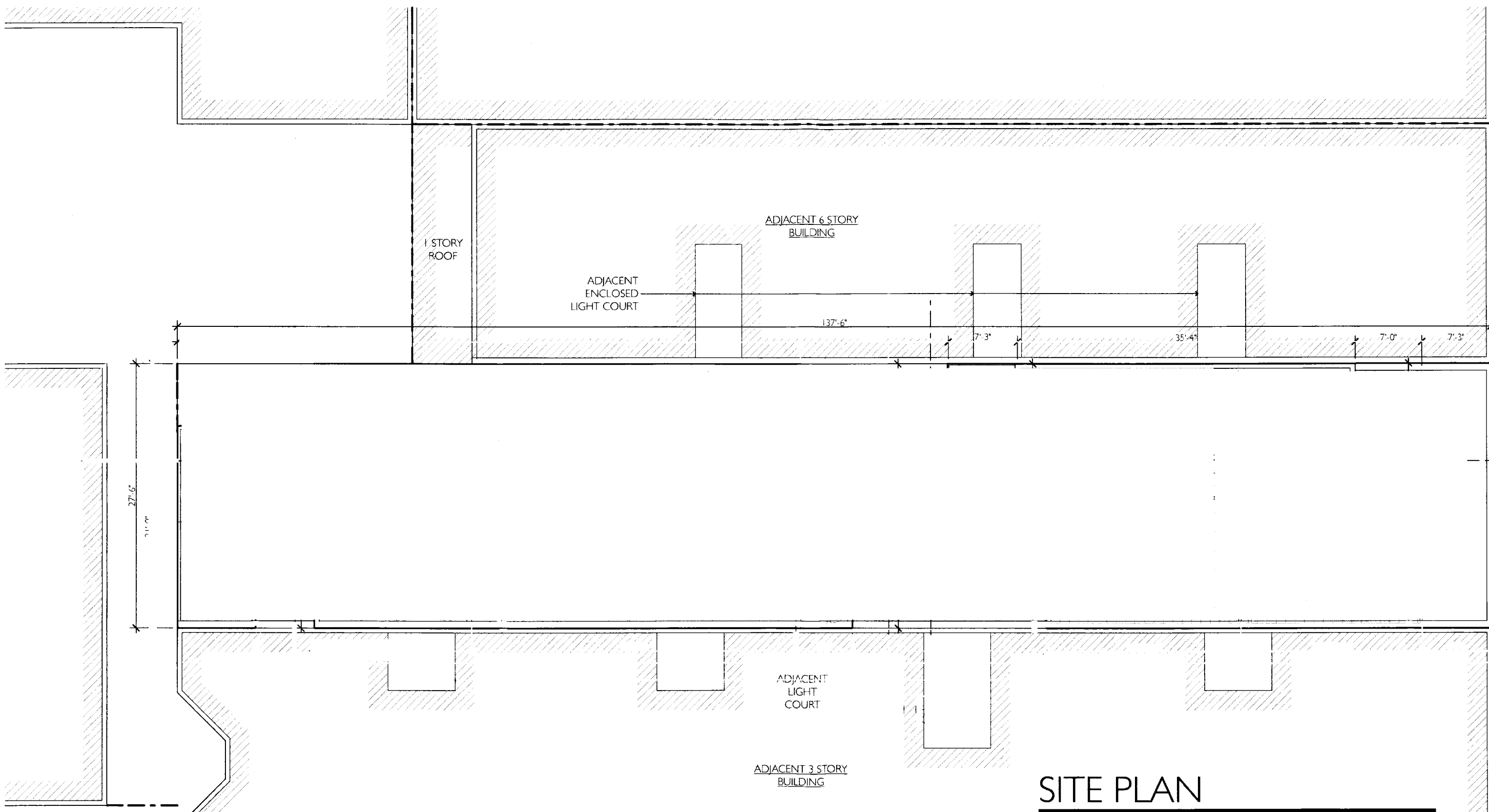
**TWO 2' X 12'
BANNERS**

- PATCH, REPAIR & PAINT (E) FACADE TO RESTORE DETAIL AND TRIM,
- REPAIR / REPLACE TO MATCH (E) WOOD WINDOW SYSTEM, TYP.
- REPAIR / UPGRADE (E) FIRE ESCAPE AS REQUIRED
- (E) MASONRY WALL CONSTRUCTION
- REPAIR / REPLACE TO MATCH (E) WOOD WINDOW SYSTEM, TYP.
- NEW FIXED WINDOWS - SIM TO HISTORIC FACADE
- GLASS AND STEEL AWNING
- NATURAL STONE TILE
- NEW ALUM. AND GLASS STOREFRONT SYSTEM, TYP.
- ALUM. AND TRANSLUCENT GLASS GARAGE DOOR



PROPOSED AWNING SIMILAR TO NEIGHBORING AWNING

FRONT (SOUTH) ELEVATION (PROPOSED)



(E) FIRE ESCAPE

SIDEWALK

TURK STREET

SITE PLAN

SCALE: 1/20"=1'-0"