

OLYMPIA AVE

FRANKLIN ST

EXISTING AUTO REPAIR GARAGE

MAGIC KOMBUCHA

PROJECT DESCRIPTION:
A NON-STRUCTURAL TENANT
IMPROVEMENT OF AN EXISTING AUTO
REPAIR GARAGE TO A KOMBUCHA
BREWING AND BOTTLING FACILITY

PRELIMINARY ANALYSIS:
ZONE: DB
BUILDING AREA: 5800SF
TENANT AREA: 3000SF
CURRENT OCCUPANCY: S1
PROPOSED OCCUPANCY: F2
CONSTRUCTION TYPE: IIIB
SPRINKLERS: NO
FIRE ALARM: NO
ESTIMATED OCCUPANCY LOAD: 13

PARCEL: 78503200100

VACATED ALLEY: ORD #2474

PARCEL: 78503200300

PARCEL: 78503200400

50'-0"

58'-8"

10/30/2019 11:07:50 PM

Design For People

www.forpeople.design
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Client: Rachel Carns
Project: Magic Kombucha

No.	Description	Date

Preliminary Site Plan

Project number	-	C001
Date	10-30-19	
Drawn by	CK	
Checked by	CK	Scale 1" = 10'-0"