



CPED STAFF REPORT

Prepared for the Zoning & Planning Committee

Z&P Agenda Item
November 6, 2014
BZZ-6885

LAND USE APPLICATION SUMMARY

Property Location: 2215 Snelling Avenue
Project Name: Fun City Dogs
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: Seward Common, LLC
Project Contact: Fun City Dogs, Attn: RyAnne Quirk
Request: To allow a doggy daycare/boarding facility (animal shelter).
Required Applications:

Interim Use Permit	To allow a doggie daycare/boarding facility (animal shelter) within the existing building located on the property at 2215 Snelling Avenue.
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SITE DATA

Existing Zoning	I2 District IL Overlay District PO Overlay District
Lot Area	27,110 square feet / .62 acres
Ward(s)	6
Neighborhood(s)	Seward Neighborhood Group
Designated Future Land Use	Transitional Industrial
Land Use Features	The subject property is located approximately one block south of Franklin Avenue and approximately one block east of Cedar Avenue, both of which are designated Commercial Corridors. The site is also within the boundaries of the Franklin Avenue Transit Station Area and directly adjacent to the boundaries of the Franklin Avenue LRT Station Activity Center. Highway 55 is located just west of the site as is the Hiawatha Blue LRT Line.
Small Area Plan(s)	Franklin-Cedar/Riverside Area Master Plan

Date Application Deemed Complete	September 19, 2014	Date Extension Letter Sent	October 27, 2014
End of 60-Day Decision Period	November 18, 2014	End of 120-Day Decision Period	January 17, 2015

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The subject site is currently occupied by an existing single-story industrial building that is approximately 21,883 square feet in size located on the southeast corner of Snelling Avenue and East 22nd Street. A surface parking lot is located at the intersection with access off of East 22nd Street. The building currently has a single tenant that occupies approximately 3,083 square feet that would stay in the building and Fun City Dogs would occupy the remaining 18,800 square feet should the Interim Use Permit be approved.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The neighborhood and surrounding properties have historically been industrial in nature. Recently these industrial uses have begun to transition to residential uses. There are industrial uses and two newly constructed residential developments adjacent to the subject site.

PROJECT DESCRIPTION. The applicant proposes to move their doggy daycare and overnight boarding facility operations from their existing building, located across the street at 2206 & 2210 Snelling Avenue, to the subject property. Both properties are part of the larger Seward Commons Redevelopment project. The current location of Fun City Dogs is slated for redevelopment in 2015. The applicant proposes to temporarily relocate their business to the subject property until it is redeveloped; redevelopment on the subject parcel is anticipated within five years and at that time the applicant intends to secure a permanent location. The property owner, Seward Commons, LLC, would like to continue their practice of maintaining active uses on their properties in the area prior to redevelopment.

The properties are zoned I2 with the IL and PO Overlay Districts. Doggy daycare/boarding facilities are classified as an animal shelter in the Zoning Code. The use requires a conditional use permit in the I2 District. Further, animal shelters are subject to specific development standards which require that all activity be located within a completely enclosed building with soundproofing and odor control. Outdoor kennels are prohibited. Interim uses are granted by the City Council and are required to conform to the Zoning Ordinance as if it were established as a conditional use. Interim use permits cannot be granted for a period greater than five years. The City Council may waive conditions that would apply to an interim use upon a finding that the temporary nature of the interim use will eliminate the adverse effects that the condition was intended to prevent.

RELATED APPROVALS. The applicant received approval for a doggy daycare/boarding facility (animal shelter) and off-street parking variance at their current facility located across the street at 2206 & 2210 Snelling Avenue in 2010 (BZZ-4730) as well as subsequent approvals for signage in (BZZ-4804). These approvals are not transferable to the subject site despite the temporary nature of the request.

PUBLIC COMMENTS. Staff has received official correspondence from the Seward Neighborhood Group prior to the printing of this report. It has been attached for reference. No neighborhood letters were received prior to the printing of the report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and will be included in the public record.

ANALYSIS

INTERIM USE PERMIT

For an interim use permit to be granted, the Zoning and Planning Committee must make the same findings that pertain to conditional use permits. In addition to these, any City Council approval of an interim use is subject to five additional conditions. Discussion of each of these findings and conditions follows.

Findings:

1. *The establishment, maintenance or operation of the interim use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

The existing warehouse is currently partially occupied. Allowing an interim use of the site as an animal shelter (doggie daycare/boarding facility) should not have negative impacts on the surrounding area and would likely not be detrimental or endanger the public health, safety comfort or general welfare. Other than an outdoor dog run that would be utilized for brief bathroom and play breaks, the proposed business would occur within a completely enclosed building. There are new residential uses located proximate to the site; however, industrial zoning and uses directly about the site.

2. *The interim use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The proposed interim use would not be expected to be injurious to the use and enjoyment of other property in the vicinity given the context and should not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. As previously noted, the use is temporary and would allow an active use to occupy the existing largely vacant structure in the interim period before the site is redeveloped as part of the Seward Commons Redevelopment project. The surrounding area is fully developed and no exterior modifications to the existing structure are proposed as part of the development proposal other than incorporating a fenced outdoor dog run where dogs would be briefly taken outdoors for bathroom breaks as well as for outdoor play.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The site is served by existing infrastructure. The utilities, access roads, and drainage are existing and adequate.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

The proposal is not expected to contribute to or result in congestion in the public streets. The building would have on-site parking for a total of 8 vehicles or double the number of spaces that are provided for their existing facility located across the street. Chapter 541 requires one space per 500 square feet of gross floor area in excess of 4,000 square feet. The applicant proposes to utilize the remainder of the building or approximately 18,800 square feet for Fun City Dogs. This would result in an off-street parking requirement of 30 spaces. The TSA PO provision, Section 551.140 would further allow a reduction to 75% of the minimum because it is a non-residential use. Therefore, a total of 22 spaces would be required with the reduction and prior to consideration of

grandfather rights. Ordinarily a variance would be required in order to allow a reduction in the amount of required off-street parking for the use; however, given the temporary nature of the use, the City Council can consider alternatives to compliance with the off-street parking requirement.

5. *The interim use is consistent with the applicable policies of the comprehensive plan.*

The *Minneapolis Plan for Sustainable Growth*, locates this parcel within a transitional industrial area. The subject property is located approximately one block south of Franklin Avenue and approximately one block east of Cedar Avenue, both of which are designated Commercial Corridors. The site is also within the boundaries of the Franklin Avenue Transit Station Area and directly adjacent to the boundaries of the Franklin Avenue LRT Station Activity Center. Highway 55 is located just west of the site as is the Hiawatha Blue LRT Line. The plan has the following relevant policy and implementation steps for the proposal:

- **Land Use Policy 1.1:** “Establish land use regulations to achieve the highest possible development standards, enhance the environment, protect public health, support a vital mix of land uses, and promote flexible approaches to carry out the comprehensive plan.”
- **Economic Development Policy 4.1:** “Support private sector growth to maintain a healthy, diverse economy.”
- **Economic Development Policy 4.2:** “Promote business start-ups, retention and expansion to bolster the existing economic base.”

The subject site is also within the boundary of a small area plan. The *Franklin-Cedar/Riverside Area Master Plan* was adopted by the City Council in 2001 and was part of a series of long-range studies being completed for transit-oriented development (TOD) around Hiawatha LRT station sites. The area of study incorporated portions of various neighborhoods including Cedar/Riverside, Seward, East Phillips, and Ventura Village. The plan focused on land uses, urban design, public infrastructure, and amenities located within a 1/2-mile of the station. The purpose of the Plan is to guide changes that build upon neighborhood strengths and to capitalize on opportunities.

While the current proposal does not include any on-site physical expansions or structural alterations that would result in new infill development, the proposal to adaptively reuse the structure is supported by the Comprehensive Plan policies listed above. The City encourages future infill mixed-use development on the subject site as outlined in the above-listed small area plan.

6. *The interim use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

If the interim use permit were to be approved, the proposal would appear to comply with all of the applicable provisions of the I2 district. Any future signage would need to comply with Section 543 of the Zoning Code, and a separate permit would also need to be attained. Any outdoor dumpsters serving the use must be screened as required by section 535.80 of the Zoning Code.

Chapter 536 Specific Development Standards has the following requirements for an animal shelter:

- 1) Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

The applicant is proposing an outdoor dog run that would be located within a portion of the existing parking lot located on the north side of the property that will be used for brief bathroom breaks as

well as an outdoor play area. This would ordinarily require a variance of the enclosed building requirement. Due to the interim nature of the proposed use, the City Council can consider alternatives to compliance with the enclosed building requirement.

As previously noted, the building would have on-site parking for a total of 8 vehicles or double the number of spaces that are provided for their existing facility located across the street. Chapter 541 requires one space per 500 square feet of gross floor area in excess of 4,000 square feet. The applicant proposes to utilize the remainder of the building or approximately 18,800 square feet for Fun City Dogs. This would result in an off-street parking requirement of 30 spaces. The TSA PO provision, Section 551.140 would further allow a reduction to 75% of the minimum because it is a non-residential use. Therefore, a total of 22 spaces would be required with the reduction and prior to consideration of grandfather rights. Ordinarily a variance would be required in order to allow a reduction in the amount of required off-street parking for the use; however, given the temporary nature of the use, the City Council can consider alternatives to compliance with the off-street parking requirement.

Interim Use Conditions:

1. *The interim use shall be allowed as a conditional use in the zoning district in which it is to be located.*

The I2 District, the ILOD and PO Overlay District permit doggy daycare/boarding facilities (animal shelter) as a conditional use.

2. *Except as otherwise authorized by this section, an interim use shall conform to this zoning ordinance as if it were established as a conditional use.*

As discussed above in the findings for a conditional use, the use is in conformance with the Zoning Code except as it relates to the standards as listed above in finding number four and number six.

3. *The date or event that will terminate the interim use shall be identified with certainty. Interim uses may not be granted for a period of greater than five (5) years.*

Staff is recommending that the interim use permit expire on November 14, 2019. This date cannot be extended, as the total time for an interim use cannot exceed five (5) years.

4. *In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.*

The applicant is aware of this standard.

5. *Such conditions and guarantees as the city council deems reasonable and necessary to protect the public interest and to ensure compliance with the standards and purposes of this zoning ordinance and policies of the comprehensive plan.*

Staff is recommending that the doggy daycare/boarding facility be allowed to operate until November 14, 2019, as requested by the applicant.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development for the Interim Use Permit:

The Department of Community Planning and Economic Development recommends that the City Council adopt the above findings and **approve** the application for an interim use permit to allow the temporary operation of a doggy daycare/boarding facility on the property located at 2215 Snelling Avenue, subject to the following conditions:

1. The interim use shall expire no later than November 14, 2019.
2. At the end date of the interim use the applicant shall cease operation of the doggy daycare/boarding facility or apply for applicable land use approvals.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Correspondence
3. Zoning map
4. Plans
5. Photos

Proposed Use: Doggy Daycare (Animal Shelter)

Statement of use: Fun City Dogs proposes to occupy an existing building at the property of 2215 Snelling Avenue South for the purpose of operating a doggy daycare and boarding facility. This proposed use has an Animal Shelter designation which requires a conditional use or interim use permit.

Fun City Dogs has operated at 2206 Snelling Ave. S, Mpls 55404 since May 1, 2010. Fun City Dogs has a Conditional Use Permit for the current location as well as variance for parking, an outdoor dog run and signage. We meet the conditions of the Interim Use Statute and will apply for the required variances for parking and signage as necessary to be code compliant.

This facility would be open Monday through Friday, 6 am to 8pm, Saturday and Sunday 8am to 8pm. We would accept dog drop offs throughout the day. The staff is employed 24 hours per day to supervise the dogs. There is very little construction needed for the new property. All inside structures will be partial or temporary fencing. The outdoor dog run will be alongside the building at one end of the parking lot.

The planned signage does not require a variance. We intend to have an awning with our logo and blue paw prints along the building, not to exceed the total amount of allowed signage. The 1st primary wall facing 22nd street allows 213 sq feet of signage. The 2nd primary wall facing Snelling allows 205 sq feet of signage. The adjacent business uses 25 square feet for their sign, allowing 180 sq feet for Fun City Dogs.

Interim Use Conditions

1-It conforms to the zoning regulations for that particular use-the property does not have to be rezoned.

An I2 Medium Industrial District is the correct zoning for a dog daycare and boarding facility. This use requires a conditional or interim use permit. The Conditional Use Permit is intended for a long-term permanent use while the Interim Use Permit is intended for one that is scheduled for redevelopment in five years or less.

2- The user agrees to any conditions that the governing body deems appropriate for permission of the use.

The only condition of use that will be needed is a parking variance to decrease the parking and use it as a dog run as she has currently at her location across the street. The outdoor dog run reduces the parking lot by 2 spaces.

3-The date or event that will terminate the use can be identified.

The current location is part of a multi-phased development site, Seward Commons, owned by Seward Redesign. The current location is part of Phase III and is planned to be demolished in the spring/summer of 2015. Fun City Dogs is not in the financial position to be able to purchase a permanent site at this time and would like to move across the street to another property, owned by Seward Redesign, that is Phase IV of the development at 2215 Snelling Ave S., Minneapolis 55404.

Moving across the street is crucial to the long-term success of my business so that I do not lose clients due to confusion about the location of the business by being forced to relocate multiple times in less than five years. The proposed property will be demolished and redeveloped in less than 5 years with the goal being three years. The Seward Commons site is a campus project and each parcel is scheduled for redevelopment.

4- Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future.

The property is scheduled to be demolished as part of Phase IV of the Seward Commons Redevelopment. I do not own the property and as a tenant can be forced to vacate according to the terms of my lease.

CONDITIONAL USE PERMIT: to allow an Animal Shelter.

- 1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.**

The establishment of a doggy daycare on the site would not prove detrimental to public health, safety, comfort or general welfare provided the development complies with all applicable building codes and life safety ordinances as well as Public Works Department standards.

- 2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.**

Only commercial uses are located along Snelling Avenue in the immediate area. Properties with non-residential uses are immediately adjacent to the site. Since Fun City Dogs currently operates in the immediate area. Moving across the street will not change or harm the enjoyment of the vicinity. The proposed Doggy daycare should have little more, if any, effect on surrounding properties than the previous use occupying the site.

- 3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.**

The site is served by existing infrastructure and vehicle access.

- 4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.**

There will be minimal traffic congestion in the public streets. The processing of dogs at drop off and pick up will be quick and efficient. This will minimize any traffic congestion. The minimum parking requirement for the proposed uses would be 15 spaces. The previous requirement for a warehouse was 4 spaces. We are requesting a parking variance as there are 8 parking spaces available. Fun City Dogs currently has a parking variance for a use of 4 spaces.

- 5. The conditional use is consistent with the applicable policies of the comprehensive plan.**

The I2 Medium Industrial District allows for an Animal Shelter with a conditional use permit. This is precisely what is intended by the I2 designation. The conditional use is consistent with the applicable policies of the comprehensive plan.

- 6. And does, in all other respects, conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.**

The Dog Daycare will conform to the applicable regulations of the district. "Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing and odor control."

Cleanliness is the key to odor control. The building is made of painted concrete block. This type of construction is easy to clean and does not retain smells. The floors are painted with non-absorptive durable epoxy over concrete which complies with code. The floors will be swept/vacuumed regularly to keep hair and debris picked up. This type of floor does not retain smells and is easy to mop and keep clean. The fencing will be vinyl and/or chain link for maximum cleaning ability.

Keeping the noise to a minimum is both good for the animals and for the neighbors. The dogs are supervised at all times to ensure they are shushed and disciplined. The cement block construction of the building also aids in noise containment.

Outdoor Dog Run

- 1. The property cannot be put to a reasonable use under the conditions allowed by the official controls and strict adherence to the regulations of this zoning ordinance would cause undue hardship.**

An outdoor dog area is necessary for the health and well being of the dogs at the facility.

- 2. The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property.**

The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property.

- 3. The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of the other property in the vicinity.**

The granting of the variance is in keeping with the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of the other property in the vicinity. The dog run will be enclosed by a fence on the East side of the parking lot. The chain link fence will be covered with a fence screen. The neighboring properties will not be able to see into the dog run.

- 4. The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.**

The dog run will be located in the triangle section of the parking lot. The fence will be along the alley and 22nd street. Most of this area is unusable for parking. The dog run will reduce the parking lot by 2 spaces. The dog run will be kept picked up, clean and odor free. The same barking deterrents will be used in the dog run as used inside the facility. This dog run will not increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety

Parking

- 1 The property cannot be put to a reasonable use under the conditions allowed by the official controls and strict adherence to the regulations of this zoning ordinance would cause undue hardship.**

The technical requirement for an Animal Shelter is 15 spaces. Fun City Dogs has a parking variance for 4 spaces at the 2206 location. The previous use of the property across the street as a warehouse required 4 spaces. There are 8 available parking spaces in the parking lot for 2215. The 8 spaces are sufficient for the use of a doggy daycare. The customers have a quick drop off and pick up time and will not be staying at the property for an extended period of time. There are several Metro Transit stops within a short distance, including a train stop and bus stops. There are several bike racks located immediately adjacent to the property. There is room indoors for the employees to park their bikes.

- 2 The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property.**

The circumstances are unique to the parcel of land for which the variance is sought and have not been created by any persons presently having an interest in the property.

- 3 The granting of the variance will be in keeping with the spirit and intent of the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of the other property in the vicinity.**

The granting of the variance is in keeping with the ordinance and will not alter the essential character of the locality or be injurious to the use or enjoyment of the other property in the vicinity.

- 4 The proposed variance will not substantially increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety.**

This parking variance will not increase the congestion of the public streets, or increase the danger of fire, or be detrimental to the public welfare or endanger the public safety. The main drops off hours are prior to standard business hours and standard pick up time is after standard business hours. The majority of dog drop offs are between 6am to 9am and the majority of pickups are after 5pm. Since we already have a parking variance for 2204, granting the same variance for the new location will not increase demand for Snelling or 22nd Street.

September 17, 2014

Mike Trdan, Co-Chair
Ben Walen, Co-Chair
Seward Neighborhood Group
2323 E. Franklin Ave.
Minneapolis, MN 55406

Council Member Abdi Warsame
350 S. 5th St., Room 307
Minneapolis, MN 55415

re: Fun City Dogs Interim Use Permit Application

Dear Mr. Trdan and Walen and Councilmember Warsame:

Fun City Dogs proposes to move their dog daycare operation from its current location at 2206 Snelling Avenue across the street to 2215 Snelling Avenue in the Seward Neighborhood.

The current location at 2206 Snelling is Phase III of the Seward Commons Redevelopment owned by Seward Commons LLC and is the site of a proposed rental housing development planned for the spring or early summer of 2015 when the building will be demolished.

Fun City Dogs has built up a following for its business at this location in Seward and would like to move across the street to another property owned by Seward Redesign at 2215 Snelling Avenue. The operation will remain essentially the same but in a different space where our customers will easily find us.

Moving across the street is crucial to the long-term success of my business so that I do not lose clients due to confusion about the location of the business. I do not want to be forced to relocate further away.

We are submitting an application for an Interim Use Permit since the location at 2215 Snelling is also scheduled for redevelopment. No additional variances are requested at this time. Should there be a need to for a variance we will follow the appropriate process as necessary.

Please feel free to contact me should you have any questions or concerns at 612-940-4851 or at funcitydogs@aol.com

Yours truly,

RyAnne Quirk
612-940-4851

C: Nancy St. Germaine Diaz
Project Manager, Seward Redesign



SEWARD NEIGHBORHOOD GROUP

2323 E Franklin Avenue • Minneapolis, MN 55406

PHONE 612 338 6205
FAX 612 399 0739

E MAIL info@sng.org
WEB www.sng.org

October 17, 2014

Rebecca Farrar-Hughes
250 South 4th Street, Room 300
Minneapolis, MN 55415

Regarding: Fun City Dogs Interim Use Permit

Dear Ms. Farrar-Hughes:

The Seward Neighborhood Group recommends approval of an Interim Use to allow a doggy daycare/boarding facility for up to 5 years on the property located at 2215 Snelling Avenue South. Fun City Dogs has operated since 2010 on the property across the street at 2206 Snelling Avenue and is being forced to move due to redevelopment of the site.

Fun City Dogs provides a valuable service to the Seward neighborhood and surrounding area, and the Seward Neighborhood Group supports their move to the building at 2215 Snelling Avenue.

Thank you for the opportunity to comment on this proposal.

Sincerely,

Angela Haeg
Co-President
Seward Neighborhood Group

Cc: RyAnne Quirk, Fun City Dogs
Nancy St. Germaine Diaz, Seward Redesign



September 17, 2014

HAND DELIVERED

Rebecca Farrar-Hughes
Senior City Planner
Minneapolis CPED
Room 300, Public Service Center
250 South Fourth Street
Minneapolis, MN 55415

re: Fun City Dogs Interim Use Permit Application

Dear Ms. Farrar-Hughes:

We are aware that Fun City Dogs proposal is to move their operations from their current location at 2206 Snelling Avenue across the street to 2215 Snelling Avenue located in the Seward Neighborhood of Minneapolis. Seward Commons LLC, as owner of both properties (PID 36-029-24-22-0046 and 36-029-24-22-0105, respectively), hereby consents to the Interim Use Application of Fun City Dogs.

Both properties are part of the larger Seward Commons Redevelopment project. We have been maintaining active uses in these properties pending redevelopment and would like to continue that practice. We appreciate that the Interim Use Permit is available for redevelopment sites like these. This Interim Use Application is a particularly important for Fun City Dogs as they have developed a following at this location and are a business that has been much appreciated by the Seward community.

Thank you for your assistance in processing the Interim Use Application.

Yours truly,


Brian H. Miller
President

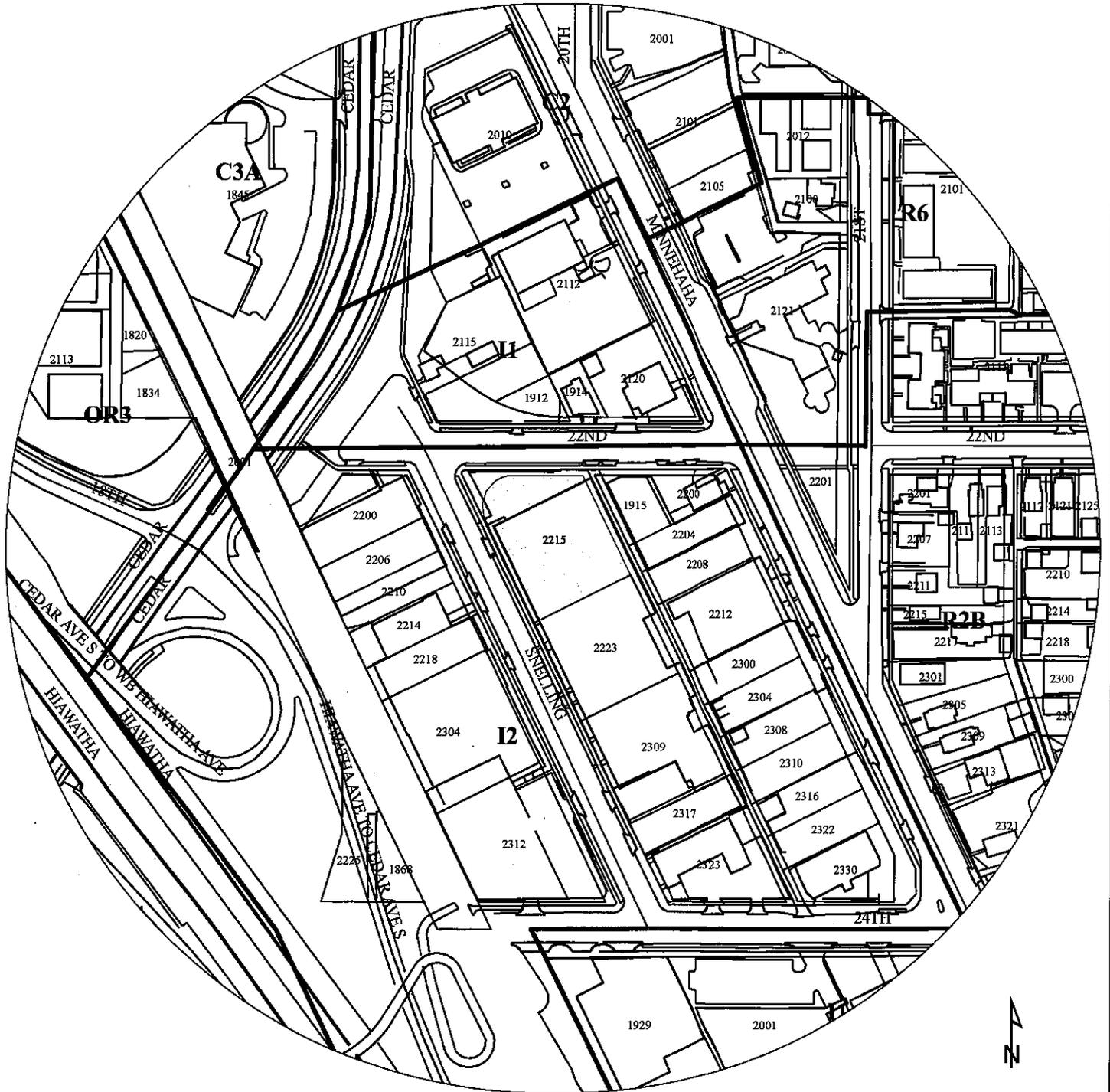
C: Nancy St. Germaine, Seward Redesign

Fun City Dogs

NAME OF APPLICANT

6th

WARD



PROPERTY ADDRESS
2215 Snelling Avenue

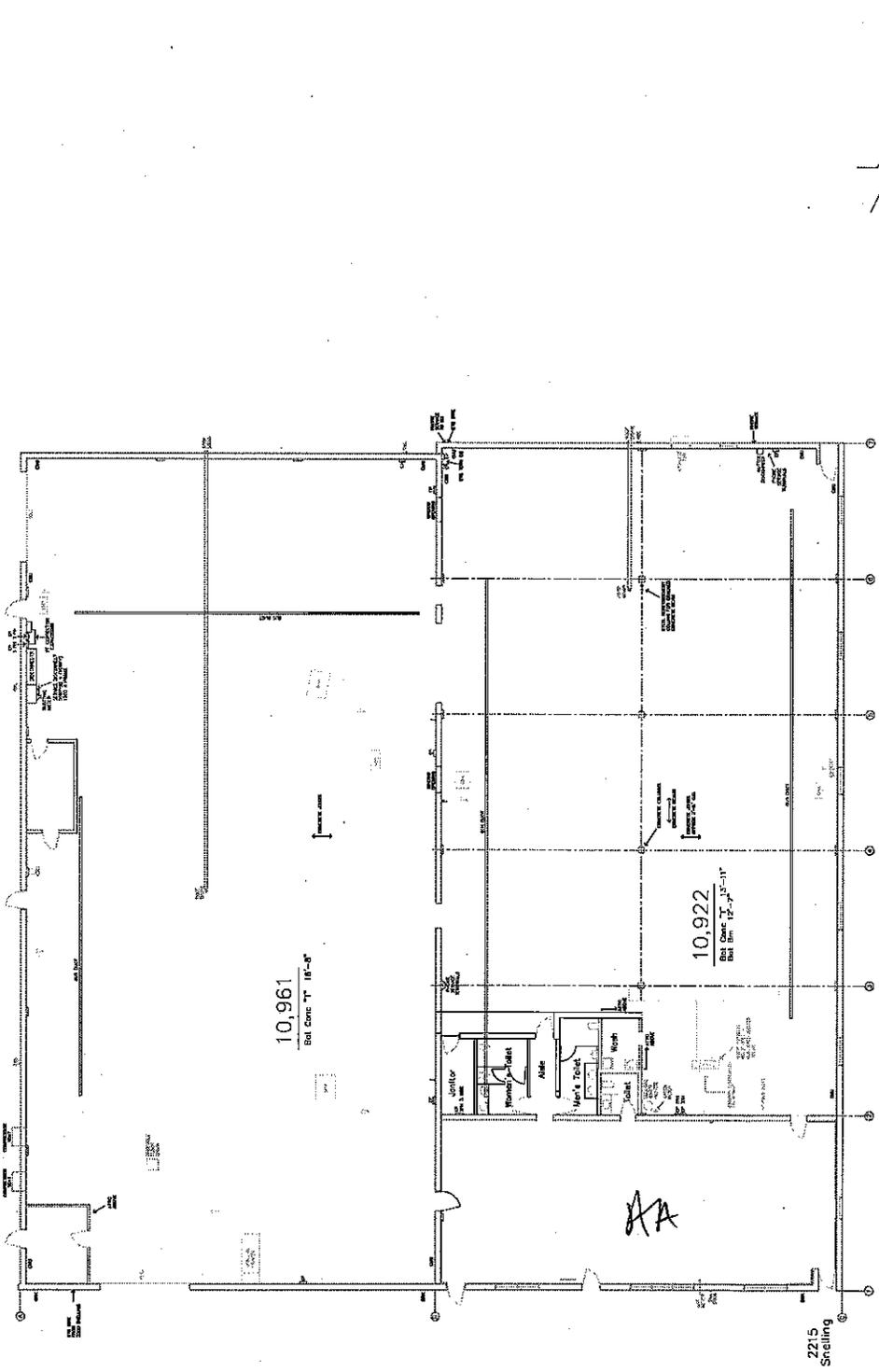
FILE NUMBER
BZZ-6885

Barbara Bros, Inc.
 A3 Bill Drawings
 2024 Madison St
 Minneapolis, MN 55411

2024 Madison St
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 Minneapolis, MN 55411

Rev. No. 11275
 Date 08/11/11
 11.25.11
 11.25.11

A3



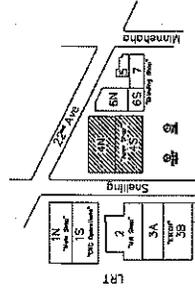
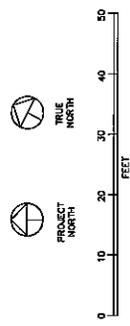
Key Plan

21,883 gsf

LEGEND

- CMU - CONCRETE BLOCK WALL
- BRK - BRICK WALL
- EP - ELECTRICAL CIRCUIT BREAKER PANEL
- EP - ELECTRICAL CIRCUIT BREAKER PANEL NOT SHOWN
- BTB - BUILDING-TO-BUILDING COMMUNICATIONS WIRE
- T - THERMISTAT
- GR - CEILING MOUNTED GAS FRED DIRECT RADIATION HEAT
- GHA - CEILING MOUNTED VENTED GAS FRED FORCED AIR HEATING UNIT
- F - FLOOR THROUGH ROOF
- EF - ELECTRIC DRINKING FOUNTAIN
- RFL - RAIN WATER LEADER

NOTES
 LOCATIONS ARE APPROXIMATE FOR
 FEATURES CONCEALED BY WALLS SUCH AS IN WALLS
 CEILING
 DOOR
 FOR MASONRY WALLS USUALLY ROUGH OPENINGS
 FOR OTHER WALLS TO DOOR OR GLASS

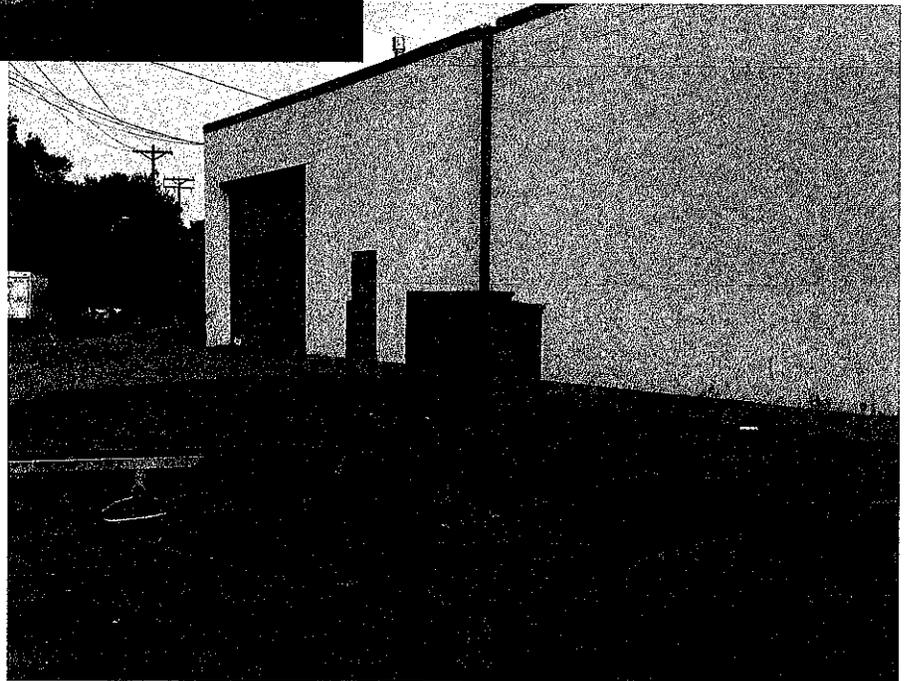
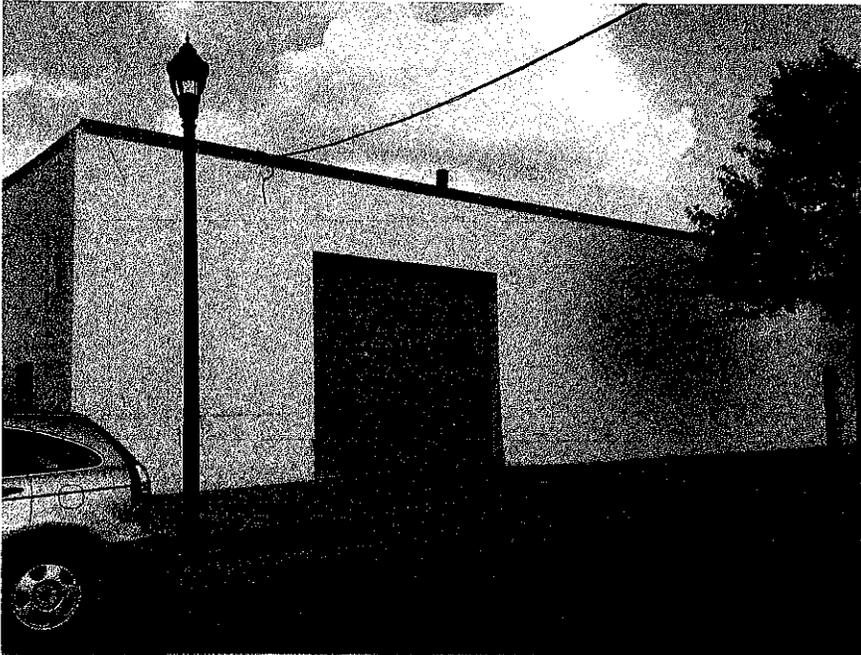


Key Plan

Exp Table



**** All interior walls are temporary, 4-6ft walls to form the dog pens and kennels.**



Proposed signage

