

Project Narrative.

Proposed project located on parcel # 005-020-076-000.

There are 2 existing buildings with an assigned address 601 and 901 Lakeville Street. Both buildings share a parking lot, currently configured for 29 stalls.

This application is only for Tenant Improvement at an existing building with the address 601 Lakeville Street. Tenant Improvement scope of work consists of Interior and exterior improvements.

Previously, Annas Seafood Market applied and received permit for interior Tenant Improvement application # BLDG-20-1932 in June 2022. Since that time past and due to the original General Contractor delays and inability to follow through with the construction, original application and permit is due to expire.

Over the years since the original design application has been submitted and due to a natural business development and natural cases such as pandemic, some changes to the original layout were required to be made.

Proposed changes include new addition of 430 sf to the existing building.

Interior changes include the arrangement of departments in a sales area.

Location of kitchen producing pre-packaged seafood items.

Simplifying product flow from a delivery point down to the sales display. Proposed changes do not effect a minimum required parking as originally submitted plans.

Exterior scope of work includes improvements to the façade of the building to blend in with existing on-site building and improvements to the parking layout and overall circulation. Proposed trash enclosure shall be sufficient to service both existing and new establishment. The property owner working closely with the Recology Services to establish and rent a new compactor equipment. New proposed trash area will be covered from view, have a roof and will have a hot and cold water hose for cleaning. Area drain will be connected to the sewer and separated from the storm drain.