

5341 Ballard Ave NW (San Fermo) – Sidewalk Café revision 2 (2/21/2024)

We propose the removal of the existing pergola structure but propose to retain the current footprint of 30'x12' to build a deck platform for open air seasonal dining. Our design will fully match the façade of our building to satisfy Neighborhoods. We will not require electricity for any fixtures. We will use standard mushroom propane heaters that can be stored outside in our SE alley.

Design

- Platform Build at curb height for seamless ADA access.
- Posts attached to substructure and re-enforced on top of deck with returns and platform braces, (see photo)



- A 42" hand rail with balusters will extend along the entire perimeter to satisfy LCB, with three removable sections on the street side to allow Farmer's Market vendors to use the space on Sundays.

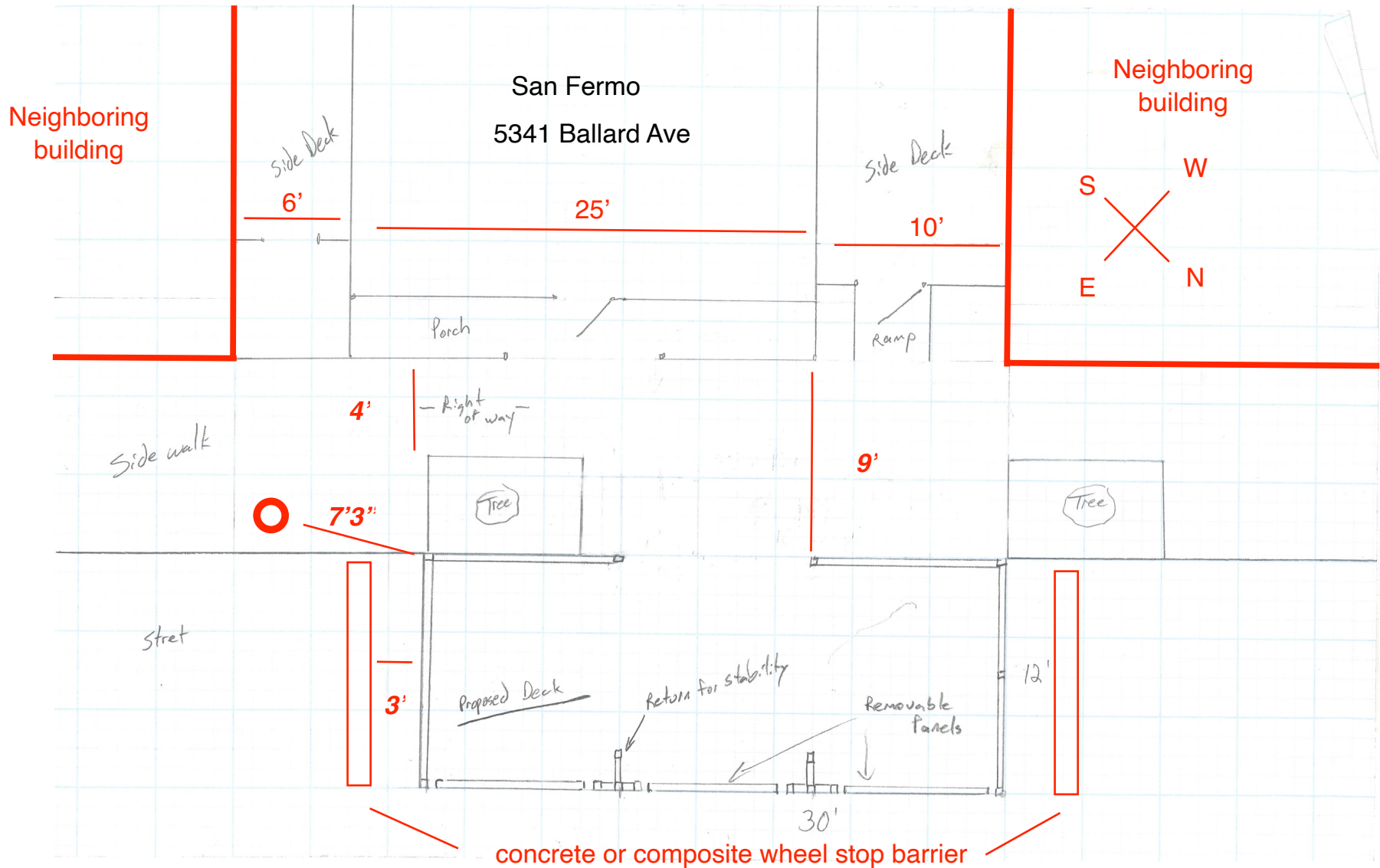
Materials

- Deck – 2" x 8" appearance treated decking (sunwood).
- Posts, hand rails, balusters – appearance grade lumber (non-perforated).
- Substructure – standard treated 2x4 and 2x6 lumber, on side to allow for 3" height with decking. Screened on NW side to limit leaves and debris from flowing under deck.

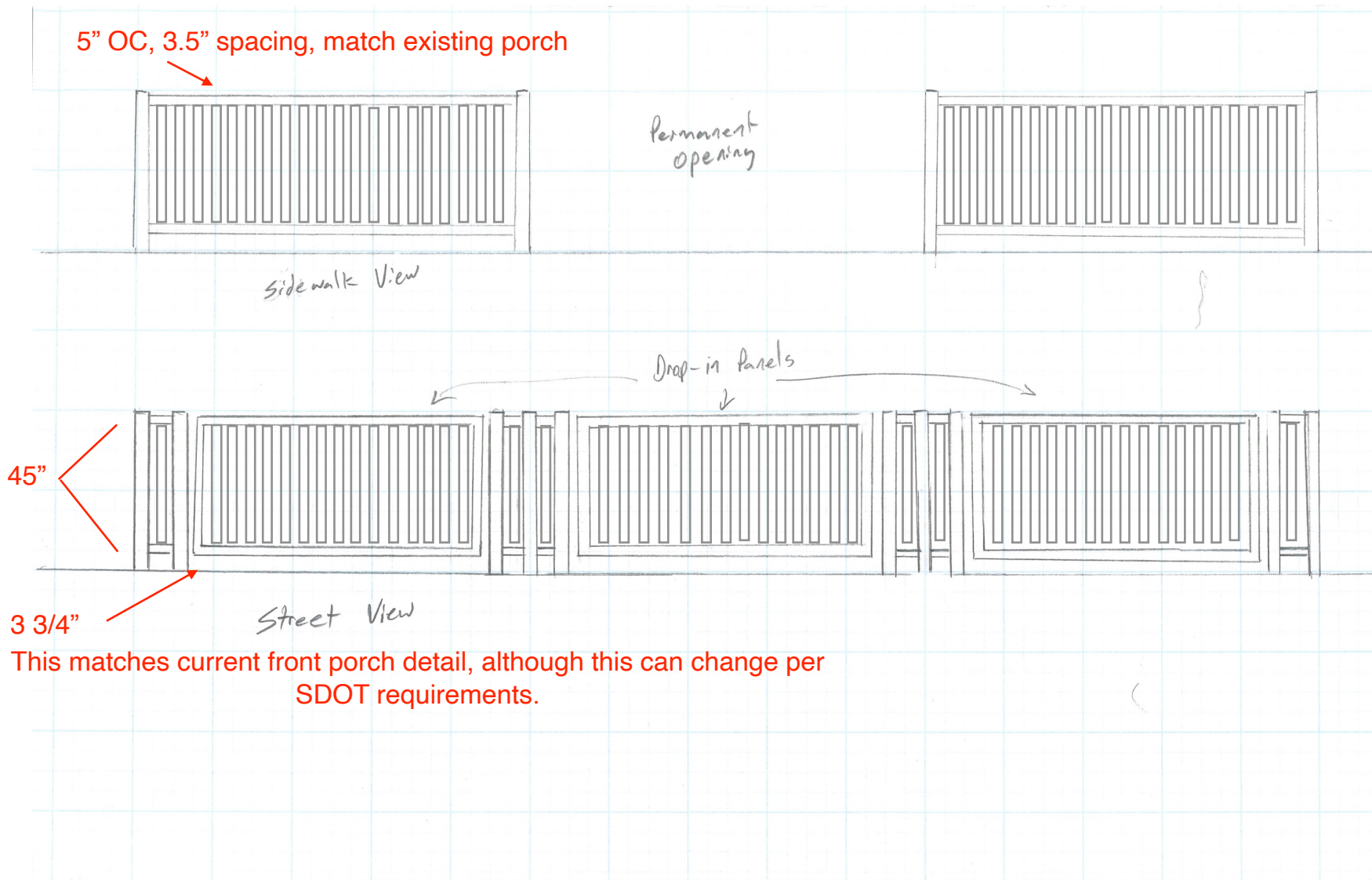
Finishes

- Deck and visible support structure – oiled annually with outdoor rated deck finish (no stain)
- Posts, rails, slats (above deck) – painted white to match exterior of business

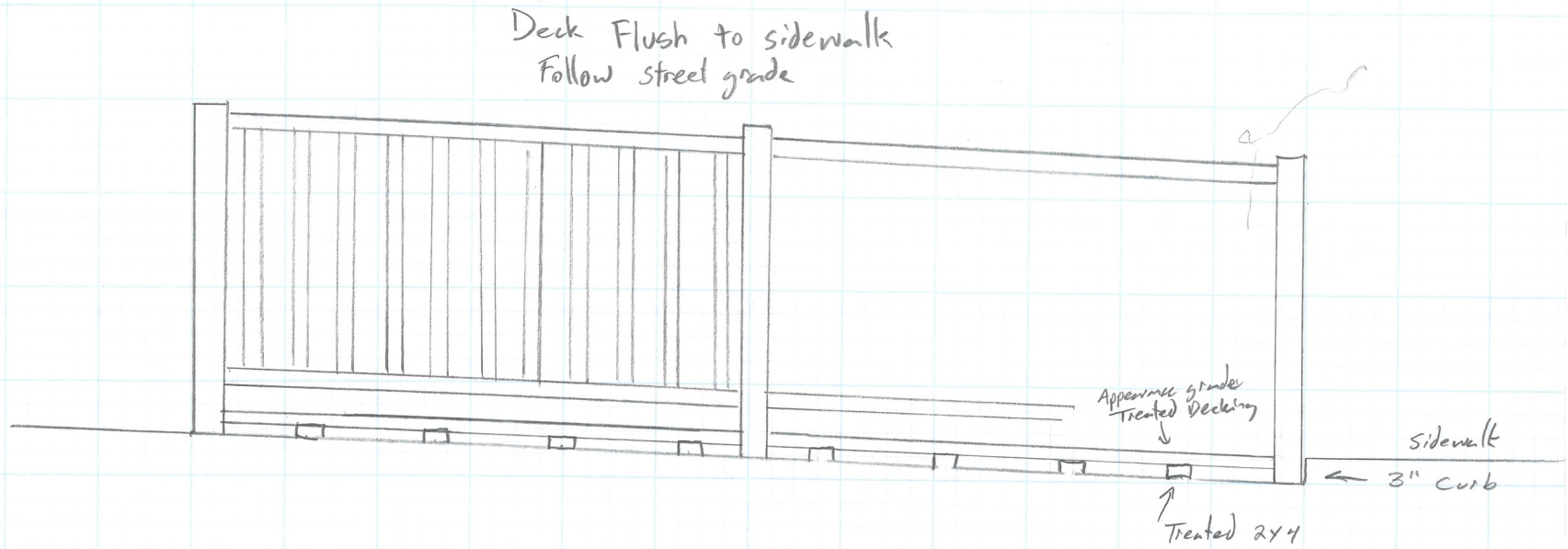
Site Layout

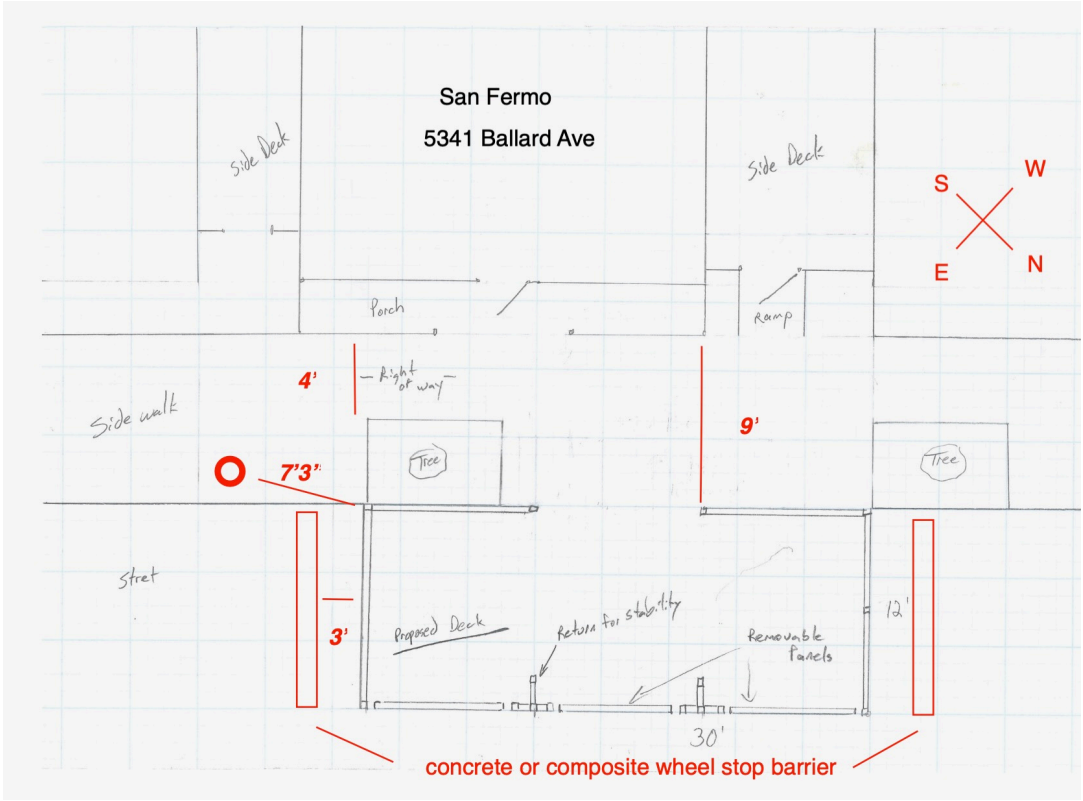


Street and Sidewalk Views



Side View and Curb detail

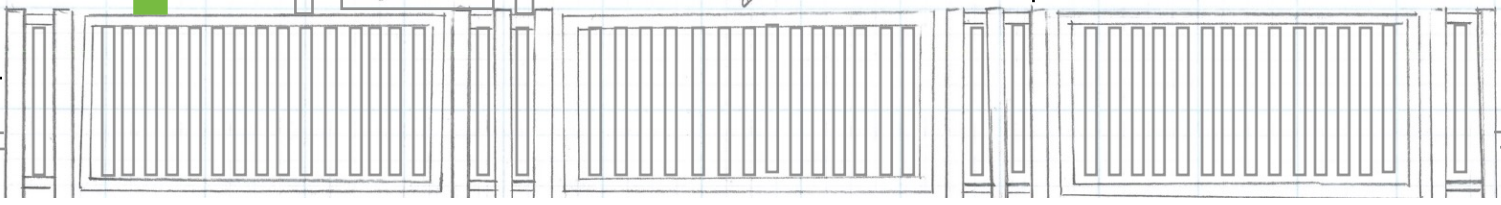
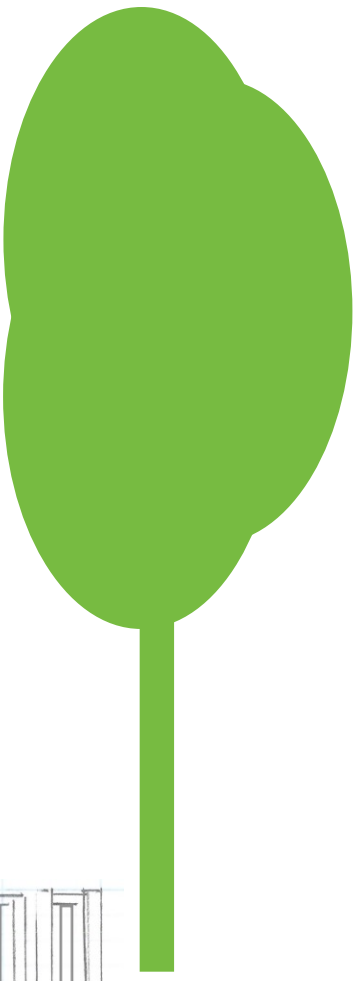
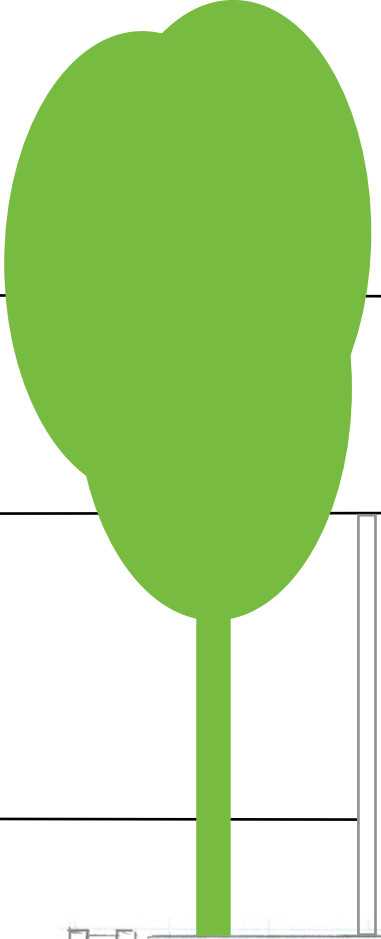




Finished Design to match current front porch.







Additional information:**Proposed seasonal use:**

For use during seasonally mild weather, April through October. After the last use in the fall, will remove and store all furniture offsite, returning in the Spring. When not in use the structure will remain in place and be used by the farmers market on Sunday.

Proposed placement/alignment with building and property:

The North side aligns with the property line, the South side is where the 30' ends. This location was chosen by farmers market to match up to their booth layout. We can center to align with our property, but we're trying to work with their needs.

Notes on materials:

Decking: #1 Grade Sunwood Appearance Grade Decking. It is non-perforated treated lumber rated for outdoor use with UV and wet conditions.

Railing and posts, clear fir painted Milk Mustache White, custom color approved by Landmarks Board for the building in 2017.

Movable panels: 42"x96" panels with handrails and slats. They will align with permanent posts spaced 8' apart to allow open stalls on the street side for the Farmers Market. 6" steel swivel brackets will be attached on the deck side to the permanent posts. When installing the drop in panels the brackets will slide over a flush mounted exterior fastener.