

**BOARD OF ZONING APPEALS
CASE SUMMARY FOR
APPLICATION FOR SPECIAL EXCEPTION**



907 Senate Street and 1007 Park Street

July 08, 2014 at 10:00 A.M.
City Council Chambers, 1737 Main Street, 3rd Floor
Columbia, South Carolina

Case Number: 14-032-SE
Subject Property: 907 Senate Street and 1007 Park Street (TMS# 08916-02-02 and 08916-10-02, -10, -11, -12, -15, -16)
Zoning District: M-1, -DD, -DP (Light Industrial district in the Design Development and Design Preservation overlays) and C-4, -DD (Central Area Commercial district in the Design Development overlay)
Applicant: Tim Sittema, C4 Gervais, LLC
Property Owner: Tim Sittema, C4 Gervais, LLC
Council District: 2
Summary Prepared: 30 June 2014

Requested Action: Special Exception to permit leased remote parking for mixed uses
Applicable Sections of Zoning Ordinance: §17- 345(b)(2) Where the off-street parking spaces required by the Zoning Ordinance cannot be reasonably provided on the same lot on which the principal nonresidential use would be located, such space may be leased subject to the approval of a special exception by the Board of Zoning Appeals and subject to certain conditions (see comments)
§17-311 50% reduction in required parking allowed within the –DD overlay
§17-112 Standard criteria for special exceptions
Case History: 3/11/14 Board approves special exception request for 11 leased parking spaces, requiring 17 spaces on site.
2/11/14 Cases 14-005-V and 14-006-SE deferred due to lack of quorum

Staff Comments: This application for special exception is to modify (by 2 spaces) a previously approved special exception request to provide leased "remote" parking within the City of Columbia Parking Garage at 1007 Park Street, to accommodate some of the required parking for the development of the subject property. In developing final construction drawings, the applicant was unable to provide 17 full-size parking spaces while meeting the landscaping requirements. The current request is to reduce the parking requirements on site by two spaces (providing 15 spaces on site) and to provide the difference in the same parking deck. Otherwise, there are no changes from the previous application. For reference, the previous case summary follows:

From 3/11/14:

This application for Special Exception is to allow leased "remote" parking within the City of Columbia Parking Garage at 1007 Park Street to accommodate some of the required parking for the development of the subject property. In addition to the existing

retail space on-site, the applicant is proposing a restaurant to complete the development. The post-development 16,885 sq. ft. of space would require 28 parking spaces to be provided, and this application is to permit 11 leased parking spaces to be provided within the “Park Street Garage” at 1007 Park Street, with the remaining 17 spaces provided on-site.

Previously, the applicant had submitted for both a variance request and a similar special exception request for leased off-site parking at the February 2014 meeting, which was deferred due to lack of quorum. In the meanwhile, the applicant has worked with staff to clarify aspects of the proposal, specifically the size of the proposed balconies, and is now proposing to lease additional spaces within the City Garage.

The parking garage is approximately 390 feet away from the applicant’s property, and entrances to the parking garage are on both Lincoln and Park Street. Sidewalks and streetlights are available (the sidewalk on Lincoln Street will be completed when the USC Alumni Association building is completed).

In addition to the standard criteria for special exception, the board must find that the location of the parking spaces and the associated pedestrian path of travel are safe and well lit. Also, the applicant will need to comply with all of the applicable conditions within §17-345, including that an executed lease for the approved parking must be provided prior to occupancy of the building, and at the time of every annual renewal for a business license, the user must provide evidence that the lease is still in effect.

§17-345(b)(2):

Such space may be leased subject to the approval of a special exception by the board of zoning appeals and subject to the following conditions:

- a. Notices required of section 17-112 shall include both the location of the prospective use and the property containing the leased parking spaces;*
- b. At the time of application for special exception, each prospective user shall provide a copy of an unexecuted lease for a number of off-street parking spaces at a rate specified upon Table 1 of section 17-258, and the number of parking spaces required will be rounded to the nearest whole number;*
- c. The lease must specify that the parking spaces are for the exclusive use of the prospective user, including the user's customers and employees, unless the parking spaces are controlled by the City of Columbia;*
- d. The lease must state that no party can cancel the lease without first sending notice via certified mail to the Zoning Administrator, c/o the Zoning Division of the City of Columbia, at least 30 days prior to the termination of the lease;*
- e. With the application for special exception, the applicant shall provide a site plan to scale depicting the location of the prospective use, the location of the parking spaces, and the pedestrian path of travel between these locations. The board of zoning appeals shall find that the location of the parking spaces and the associated pedestrian path of travel are safe and well lit;*
- f. Parking spaces shall be located on parcels within 600 feet of the property containing the prospective use;*
- g. Parking spaces shall not include required off-street parking spaces for another use, except in accordance with section 17-346, shared parking;*
- h. For the purposes of this subsection, section 17-345 (b), the term "lease" may include some other similar type of binding contractual arrangement between a user and a property owner, subject to compliance with all other conditions of the grant of special exception;*
- i. At the time of application for zoning approval (request coming from either a business license application or other similar application for zoning permit), each prospective user shall provide a copy of an executed lease*

identical to the unexecuted lease provided to the board of zoning appeals and in conformance with any additional conditions imposed by the board of zoning appeals;

- j. Prior to operating the use, each parking space shall be clearly marked that the space is reserved for the exclusive use of the user, and that the user may cause violators to be towed;*
- k. Each parking space marking shall not exceed two square feet and shall be free of logos or other commercial contents; and*
- l. At the time of every annual renewal for a business license, each user shall submit evidence that the lease submitted in support of the grant of special exception is currently in effect and has been in effect since the last date of zoning approval (i.e. initial zoning approval or last annual business license renewal).*

Should the applicant receive the necessary approvals from the Board, a Certificate of Design Approval (CDA) will need to be obtained and the project will need to meet all other city codes, including landscaping, building code, fire code, and the requirements of the Utilities and Engineering department (i.e. grease trap and/or tap upgrade fees). Specifically, in terms of landscaping, the applicant has previously agreed with the City's Land Development Planner that:

- Any parking spaces installed in the alley must be within 60 feet of the trunk of a shade tree;
- If the tree island is less than 200 sq. ft., structural soil will be installed to meet the equivalent of a 200 sq. ft. typical tree island of regular soil;
- A five-foot wide evergreen hedge will be installed next to the Gervais St. right-of-way to screen the parking spaces in the alley;
- Alternatively, a low masonry wall can be installed to screen the parking;
- The planting area for the screening hedge should be at least 5 feet wide;
- The above planting area should also contain a shade tree (within a tree island, as specified above for structural soil or a 200 sq. ft. area of regular soil), since the other tree island will not likely be within 60 ft of the parking space closest to Gervais;
- A tree in the screening area would also meet the street tree requirement and would prevent the need for an encroachment permit or paying into the tree fund to meet the requirements.

Persons expressing support or concern about this application submitted the documents outlined below to staff. All documents are attached hereto and made a part of the record of the public hearing.

-None.

Zoning Map

Special Exception 14-032-SE

907 Senate & 1007 Park Streets
TMS# 08916-02-02 & 08916-10-02, -10,
-11, -12, -15, -16



Department of Planning & Development Services

Legend

INTERSTATES
RAILROADS
CITY LIMITS
FEMA FP

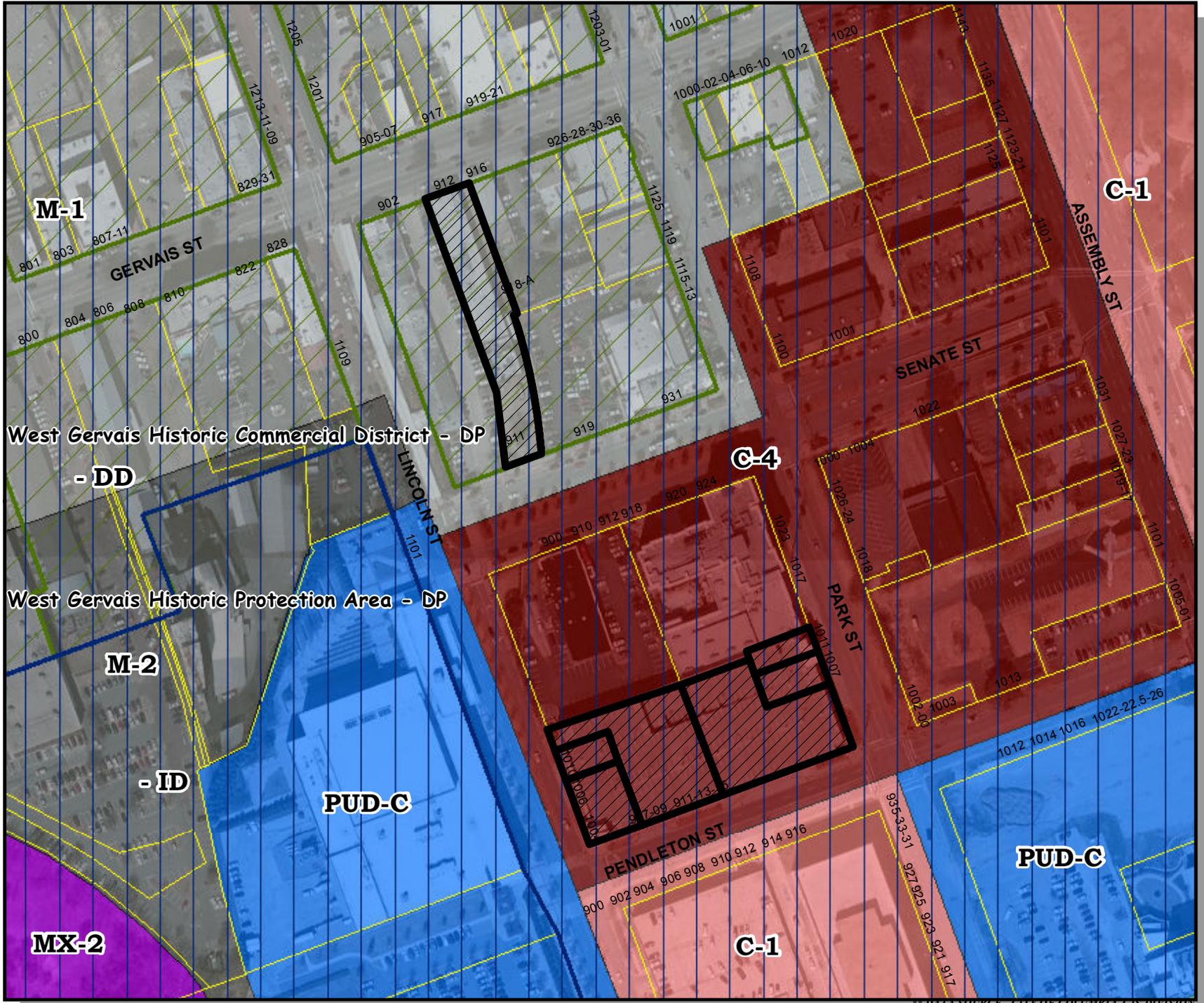
ZONING	
D-1	C-1
RS-1	C-2
RS-1A	C-3
RS-1B	C-3A
RS-2	C-4
RS-3	C-5
RD	M-1
RD-2	M-2
RG-1	PUD-C
RG-1A	PUD-L-S
RG-2	PUD-L-S-E
RG-3	PUD-L-S-R
UTD	PUD-R
MX-1	OUT OF CITY

DD DISTRICT
DP DISTRICTS
PD DISTRICT
CC OVERLAY

1 inch = 200 feet

ORIGINAL PREPARATION/DATE:
This map was prepared by:
Andrew Livengood
for
July 8, 2014
BoZA meeting

DISCLAIMER:
The City of Columbia Department of Planning and Development Services data represented on this map or plan is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Columbia makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



DATA SOURCE - CITY OF COLUMBIA, GIS DIVISION





Property and Applicant Information:

Address of Subject Property: 907 SENATE ST. COLUMBIA, SC 29201

Tax Map Number (Example: 12345-67-8910) 08916 - 02 - 02

Zoning District: M-1

Describe your proposal in detail:

OUR PROJECT IS SHORT OF THE CODE REQUIRED PARKING BY 5 SPACES AND WE PROPOSE TO LEASE THEM FROM THE PUBLIC PARKING DECK.

List pertinent section(s) of City of Columbia Zoning Ordinance: 17-258

What is the current use of the property?: RETAIL

Applicant Name (Please Print): TIM SITTEMA

Name of Company (If applicable): CH GERVAIS, LLC

Address: 201 S. COLLEGE ST. SUITE 1300

City, State, ZIP: CHARLOTTE, NC 28244

Email Address: tsittema@cserc.com

Phone Number(s) 704.561.5297

Are you the property owner? Please circle Yes or No.
If No, please complete and submit a Letter of Agency.

Criteria for approval of special exception applications:

In addition to the definitive standards applicable to the proposed use as detailed in Chapter 17 of the Code of Ordinances of the City of Columbia, the Board of Zoning Appeals shall approve an application for special exception only upon a finding that the following criteria are met.

Please explain *in detail* how your application meets the following criteria (attach separate sheets if necessary):

1. The proposed special exception will not have a substantial adverse impact on vehicular traffic or vehicular and pedestrian safety and adequate provisions are made in the proposed exception for parking and for loading and unloading.

SITE SPECIFIC LOADING ZONE IS CURRENTLY ON-SITE (SEE ATTACHED SITE PLAN). NO ADVERSE IMPACT ON VEHICULAR OR PEDESTRIAN TRAFFIC OR SAFETY.

2. The proposed special exception will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air or light, and litter.

NO ADVERSE IMPACT TO ADJOINING PROPERTIES.

3. The proposed special exception will not have a substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings.

NO ADVERSE IMPACT ON AREA. CURRENTLY IN SHELL CONDITION AND DESIGNED TO BE APPROVED BY DDRC.

4. The proposed special exception will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response.

NO ADVERSE IMPACT DUE TO SPECIAL EXCEPTION.

5. The establishment of the proposed special exception does not create a concentration or proliferation of the same or similar types of special exception use, which concentration may be detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

THE PROJECT CONTAINS A MIX OF USES INCLUDING RETAIL SO NO LIMITATIONS EXIST.

6. The proposed special exception is consistent with the character and intent of the underlying district as indicated in the zoning district description, with any applicable zoning overlay district goals and requirements.

CORRECT. ALSO SUBJECT TO DARC APPROVAL PRIOR TO BUILDING PERMIT BEING ISSUED.

7. The proposed special exception is appropriate for its location and compatible with the permitted uses adjacent to and in the vicinity of the property.

PROPOSED RESTAURANT LOCATION IN "VISTA" DISTRICT THAT IS ADJACENT TO RETAIL.

8. The proposed special exception will not adversely affect the public interest.

CORRECT

By signing below, I, the applicant, understand and/or acknowledge that:

1. I have completely read this application and understand all that it includes.
2. While the members of the Board of Zoning Appeals will carefully review and consider this application, the burden of proving conformance with the criteria for grant of special exception rests with me.
3. The Board of Zoning Appeals conducts public hearings on the second Tuesday of each month in City Council Chambers, 3rd floor of City Hall, 1737 Main Street, Columbia, South Carolina, 29201.
4. The Board of Zoning Appeals will render a written order regarding my application as soon as possible following the public hearing.
5. Any time frames related to an appeal of a decision of the Board of Zoning Appeals shall start from the date that the written and signed Order of the Board is mailed to the applicant.
6. The Board may prescribe appropriate conditions and safeguards in conformity with Ch. 17, including, but not limited to items like the following: (1) hours of operation; (2) landscaping; and (3) screening of activities or structures.
7. Violation of the conditions and safeguards prescribed in conformity with Ch. 17, when made a part of the terms under which a special exception is granted, shall be deemed a violation, punishable under the penalties established therein.
8. Failure to begin or complete an action for which a special exception is required, within the time limit specified, when such time limit is made a part of the terms under which the special exception is granted, shall void the special exception.
9. The proposed use and construction complies or will comply with all other requirements of the City of Columbia Zoning Ordinance.

Signature CH Services LLC Tim Sitena Manager Date 6/10/14

Print Name TIM SITENA

CITY OF COLUMBIA MUNICIPAL PARKING AGREEMENT



PARKING SERVICES DEPARTMENT
820 Washington St. – 803-545-4015
Location: Park Street Garage – 1007 Park Street
Monthly Rate: (Check) \$65 \$80 (Reserved)
See Special Conditions for rate

SPACE OR CARD NUMBER(S): TBD pending Variance Hearing

CUSTOMER NAME: C4 Gervais, LLC or assigns Tag # TBD

BILLING NAME: C4 Gervais, LLC

BILLING ADDRESS: 201 South College St. Suite 1300

CITY: Charlotte STATE: NC ZIP: 28244

CONTACT NAME: Tim Sittema

CONTACT TELEPHONE: (Work) (704) -561-5297 (Fax) 704-523-2946

Special Conditions: Leases of spaces to satisfy City of Columbia Zoning requirements must be maintained as long as the business leasing the spaces is operating. In the event of cancellation of this lease, the Parking Services Department will immediately notify the City Zoning Administrator.

Terms & Conditions:

- At the time a parking space is rented in any City facility or lot, the parking customer must first pay any and all outstanding parking tickets.
- All parking fees are due and payable upon receipt of the monthly statement and past due 15 days past the billing date. Billings are normally sent the first week of each month for parking for the month in which the bill is sent. Payments may be made in person at any staffed City Parking Facility or mailed to the address on the statement. Checks should be made payable to the City of Columbia and contain the Invoice Number.
- No refunds will be made for time not used due to holidays, vacations, illness, etc.
- Customers must obey any and all posted regulatory signs and all other parking regulations
- Cancellation of this agreement must be made in writing or in person and received by City of Columbia Parking Services no later than two weeks prior to the first day of the month. All access cards, permits or tags must be returned upon termination of this agreement.
- The City of Columbia is not responsible for fire, theft, loss of articles or damage to the vehicle under any circumstances. Vehicles should be locked and contents secured at all times.
- No changes may be made to this agreement without the written consent of the City of Columbia.
- Permit tags or decals must be placed appropriately and in view at all times the vehicle is parked. Lost access cards, permits or tags MUST be reported immediately. There will be a \$5 fee for lost or replacement tags and permits or a \$20 fee if an AVI tag is issued.
- The City of Columbia reserves the right, in its sole and exclusive discretion, to increase the parking rates from time to time.

Your signature indicates your understanding of an agreement to these TERMS & CONDITIONS. ANY VIOLATION MAY RESULT IN THE LOSS OF PARKING PRIVILEGES.

CUSTOMER SIGNATURE Tim Sittema, Manager DATE 2-5-14

PARKING SERVICES REPRESENTATIVE _____ DATE _____



CROSLAND SOUTHEAST

MARK HEBARD
PROJECT MANAGER

tel 704.561-5208 fax 704.523.2946
MHEBARD@CROSLANDSOUTHEAST.COM

To: Nancy Lee Trihey, Land Development Manager
From: Mark Hebard
Date: July 11, 2013
Re: 912 Gervais St./907 Senate St. Project

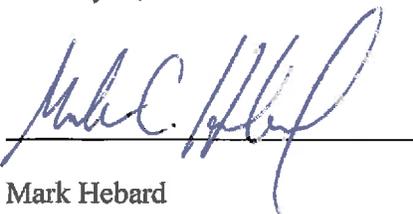
Mrs Trihey,

Please accept this letter for the above mentioned project, that installation of the curbing and landscaping area in the alley will occur during Phase 2 of the development. Phase 2 is considered the building improvements to the remainder of the building.

Based on coordination with the City of Columbia Planning Department, Phase 1 of the project did not include any parking or structural constraints within the alley. The alley was to remain free of obstructions to allow for fire access to the front and rear portions of the building. During Phase 2, a fire protection system will be installed within the rear portion of the building reducing the need for fire protection access along the alley. At that time, the parking and associated landscaping will be installed in the alley.

The City of Columbia has requested additional landscape screening to be added along Gervais Street to protect visibility of the parking in the alley. C4 Gervais, LLC will commit to adding landscape items in the 912 Gervais Street property in the area currently noted as a fire lane on the Phase 2 site layout. Prior to installing the additional landscaping, C4 Gervais, LLC requests concurrence from the City of Columbia with regard to the removal of the fire access lane which was previously required during the design review. An alternative to the addition of landscaping on-site, C4 Gervais will consider a donation to the (City of Columbia landscape fund) in the amount based on the average of three landscape proposals to be submitted.

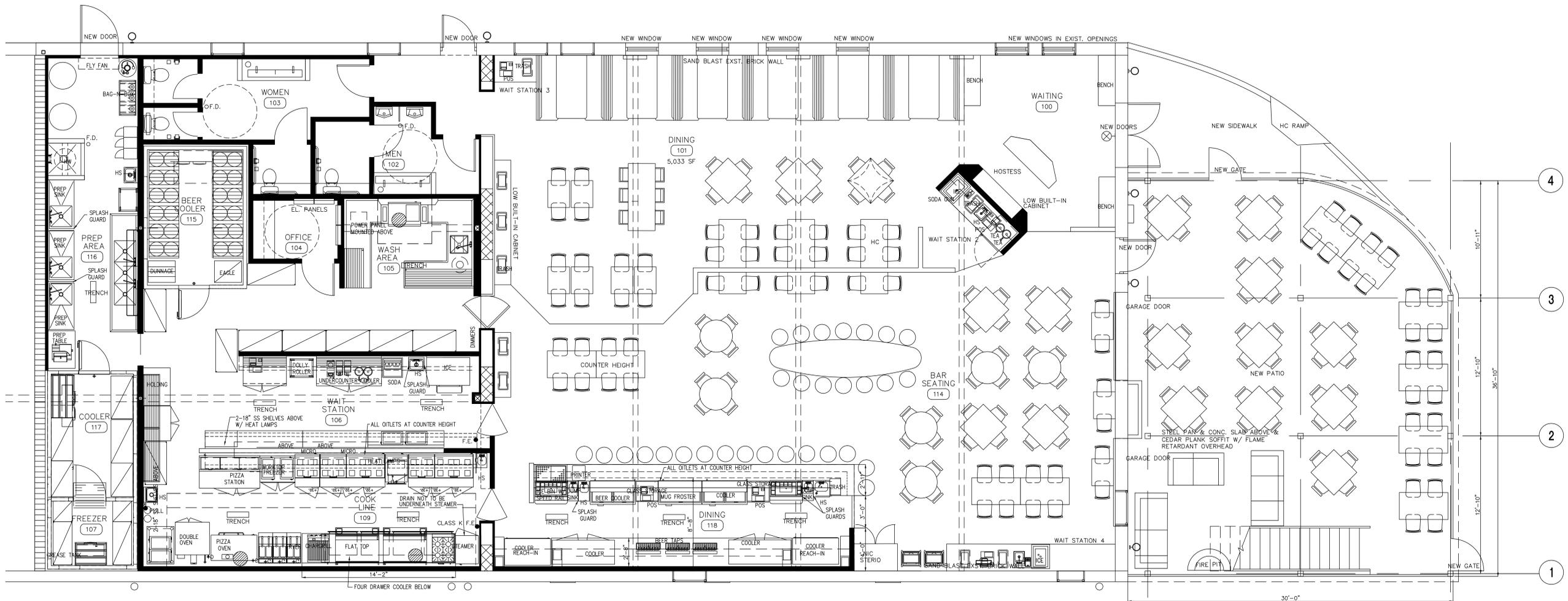
Thank you,



Mark Hebard



Hickory Tavern: Path of Travel to off-site Parking at 1007 Park Street Parking Garage. (391.91')



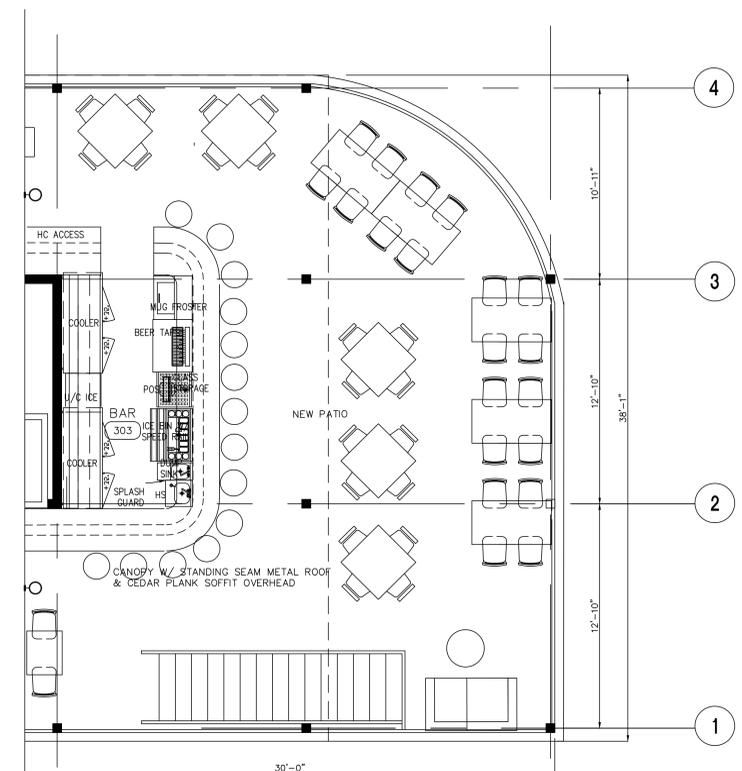
1 EQUIPMENT PLAN—MAIN LEVEL
A2.1 1/4" = 1'-0"



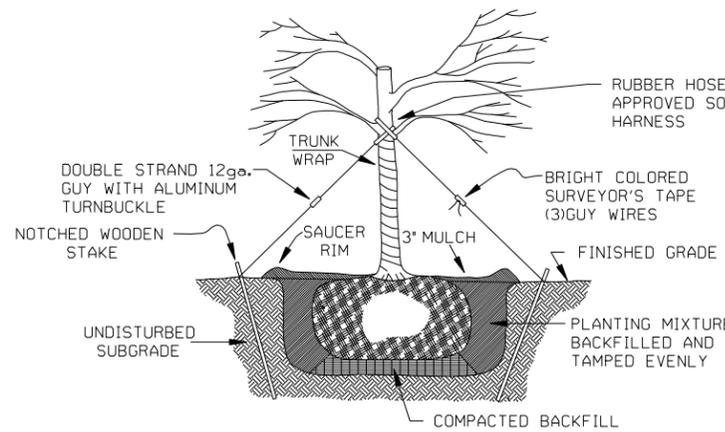
NOTES:

1. ALL KITCHEN EQUIPMENT TO BE NSF APPROVED
2. ALL EQUIPMENT TO BE SEALED TOGETHER UNLESS THEY ARE PLACED 3" APART OR ALTERNATE PIECES ARE ON CASTERS
3. ALL KITCHEN EQUIPMENT TO BE ON 4" MIN. LEGS OR CASTERS
4. ALL LIGHTING OVER FOOD & BEVERAGE PREP TO HAVE SHATTERPROOF LENS & PROVIDE 50 FT CANDLES OF ILLUMINATION ON WORK SURFACES
5. SEATING TO MEET NCAC 23.1. TABLES ARE NOT FIXED.
6. SERVICE IS AVAILABLE AT ACCESSIBLE TABLES LOCATED WITHIN THE SAME AREA AS THE COUNTER OR BAR.
7. ALL ARTIFICIAL DECOR IS FLAME RESISTANT

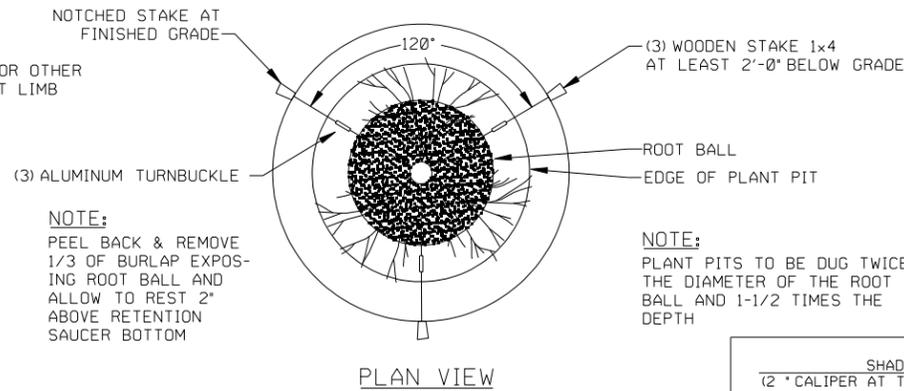
LEGEND	
	INDICATES FLOOR DRAIN LOCATION.
	INDICATES WALL MOUNTED FIRE EXTINGUISHER. SIZE & TYPE OF EXTINGUISHER AS REQ'D BY CODE.



2 EQUIPMENT PLAN—UPPER PATIO
A2.1 1/4" = 1'-0"

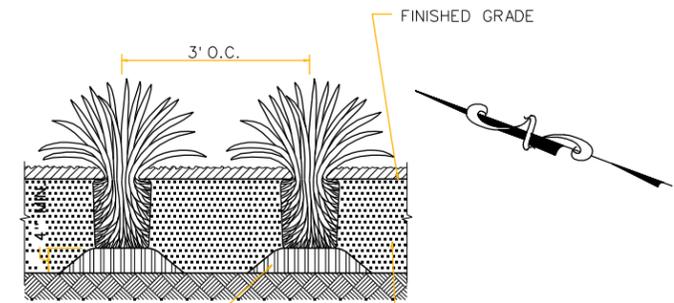


SECTION TYPICAL SHADE TREE PLANTING & STAKING DETAIL
(MINIMUM 2" CALIPER & 10' HEIGHT)
NOT TO SCALE



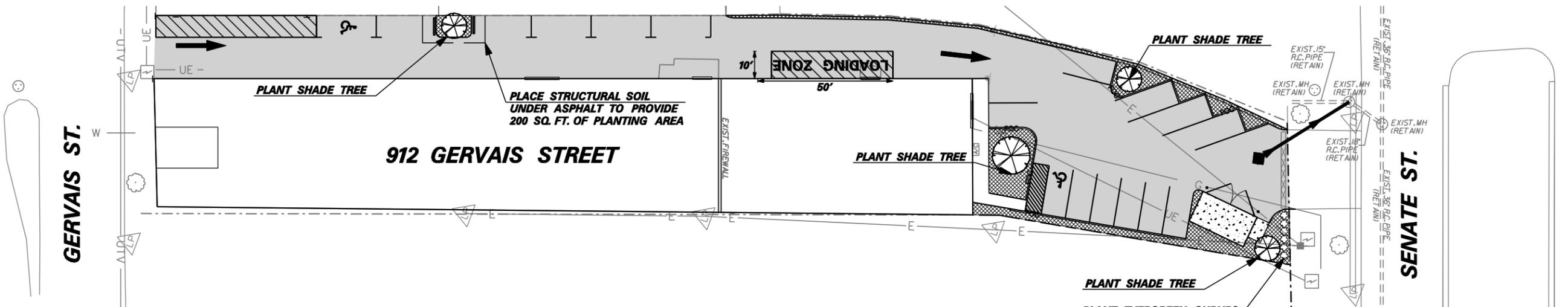
NOTE:
PEEL BACK & REMOVE
1/3 OF BURLAP EXPOS-
ING ROOT BALL AND
ALLOW TO REST 2"
ABOVE RETENTION
SAUCER BOTTOM

NOTE:
PLANT PITS TO BE DUG TWICE
THE DIAMETER OF THE ROOT
BALL AND 1-1/2 TIMES THE
DEPTH

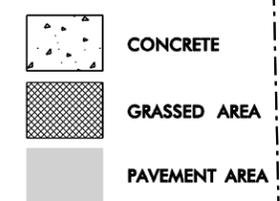


EVERGREEN SHRUBS PLANTING DETAIL
(MIN. 3 GALLON / 18" TALL & WIDE)
NOT TO SCALE

- SHADE TREES
(2" CALIPER AT THE TIME OF PLANTING)
- RIVERBIRCH
 - POPLAR
 - MAPLE
 - OAK
 - ELMS
 - MAGOLIA
 - SWEET GUM
 - SYCAMORE



- LANDSCAPE NOTES:**
- ALL PLANTING AREAS SHALL BE MULCHED WITH A 3 INCH LAYER OF CLEAN PINE STRAW OR HARDWOOD MULCH.
 - ALL PLANTING AREAS SHALL BE HAND RAKED SMOOTH AND BE FREE OF ALL ROCKS, STICKS AND OTHER DEBRIS BEFORE MULCH IS PLACED.
 - ALL TREES SHALL BE PROPERLY STAKED ACCORDING TO THE PLANTING DETAIL.
 - ALL PLANTING AND MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, ANSI. 260.1-1990.
 - CONTRACTOR SHALL COORDINATE WORK WITH CITY OF COLUMBIA FORESTRY AND BEAUTIFICATION DIVISION AT 803-545-3860.
 - ALL LANDSCAPING SHALL MEET CURRENT ORANGEBURG COUNTY LANDSCAPING ORDINANCES.
 - PROJECT OWNER SHALL DETERMINE SPECIFIC TREE AND SHRUB SPECIES IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND CITY OF COLUMBIA LANDSCAPE ORDINANCE.
 - GRASSED AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF COLUMBIA ENGINEERING REGULATIONS PARK 20.
 - ONE ADDITIONAL SHADE TREE SHALL BE PLANTED WITHIN THE SCDOT RIGHT-OF-WAY IN THE VICINITY OF THE PROJECT SITE. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE TREE WITH SCDOT AND CITY OF COLUMBIA STAFF.
 - STRUCTURAL SOIL SHALL BE PLACED IN ACCORDANCE WITH DETAILS ON SHEET C6. STRUCTURAL SOIL SHALL BE PLACED UNDER ASPHALT TO PROVIDE 200 SQ. FT. OF PLANTING AREA.



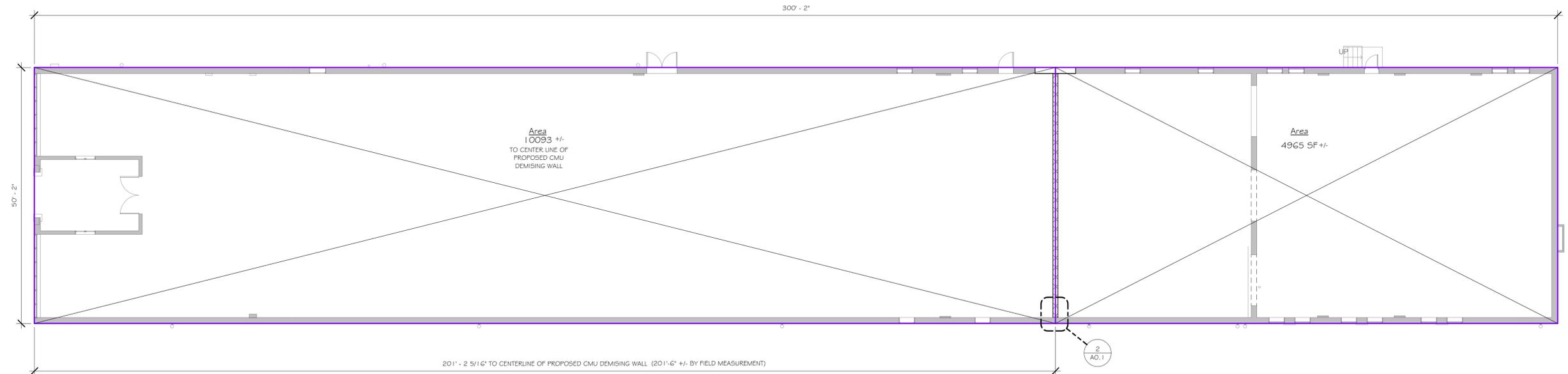
LEGEND

	Existing Structure		Face of Curb
	Existing Pavement		New Storm Drain
	Existing Contour		Proposed Contour
	Existing Gate		Landscaped Area
	Property Line		New Catch Basin
	Existing Catch Basin		Silt Fence
	Existing Drop Inlet		Inlet Structure Filter
	Fire Hydrant		Stabilized Construction Entrance
	Light Pole		Existing Gas Line
	Existing Manhole		Existing Overhead Electric Line
	Power Pole		Existing Underground Electric Line
	Water Meter		Existing Water Line
	Water Valve		Existing Sanitary Sewer Line
	Existing Tree		Existing Storm Drain

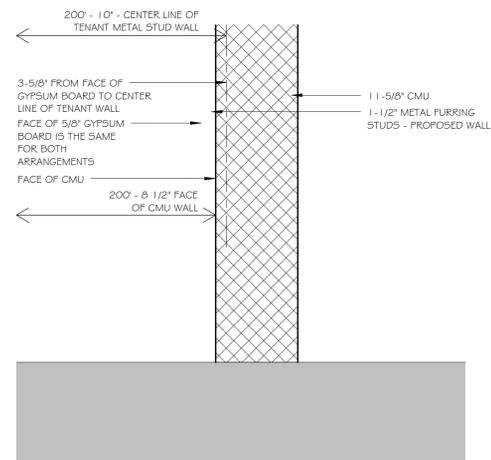


1/29/2013 L:\12169\Plan\Shl_C3A_Landscaping.dgn

Florence & Hutcheson An ICA Company <small>501 Hugor Street, Columbia, SC 29201</small>	PRELIMINARY PLANS	NOT FOR CONSTRUCTION	4 3 2 1	REV. NO. BY DATE DESCRIPTION OF REVISION	PLANS PREPARED FOR CDA ARCHITECTS 912 GERVAIS STREET SITE DESIGN LANDSCAPE PLAN
			TOPO. DATE DWG. DATE R/W DATE	PLAN SCALE 1" = 20'	



1 PROPOSED CMU DEMISING WALL
 A0.1 3/32" = 1'-0"



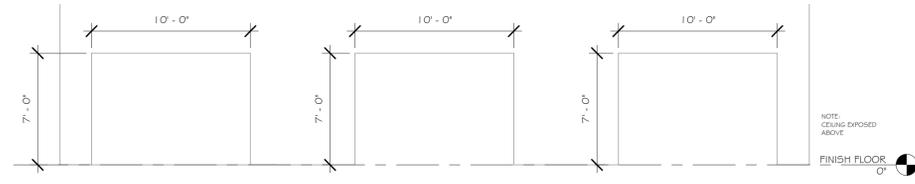
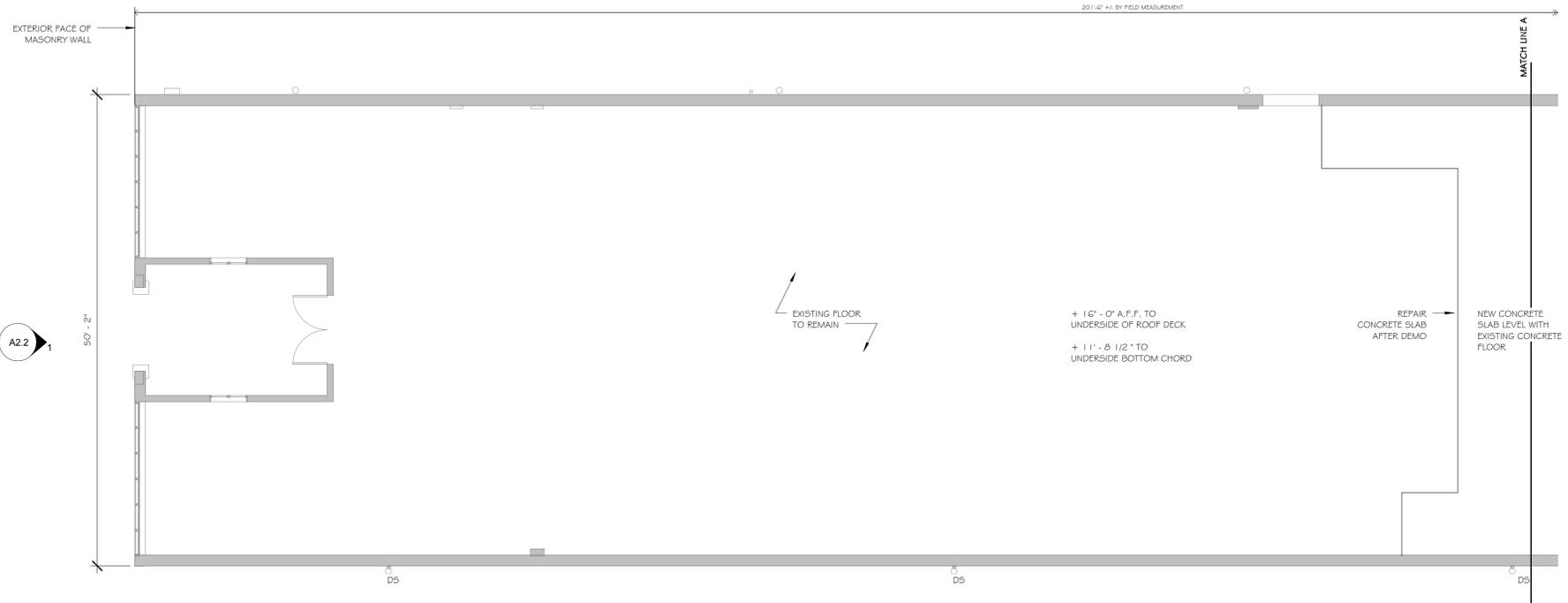
2 PLAN DETAIL OF PROPOSED CMU DEMISING WALL
 A0.1 1" = 1'-0"

3/1/2013 11:41:29 AM

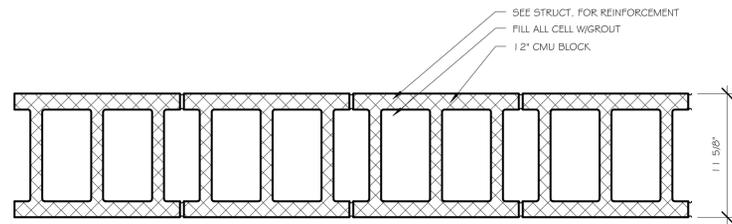
			RPM	912 GERVAIS STREET
			02.19.13	CROSLAND SOUTHEAST
			12142.00	A0.1 912 GERVAIS STREET COLUMBIA, SC 29201
			REV # REV DATE	
1122 LADY STREET, SUITE 810 COLUMBIA, SOUTH CAROLINA 29201 PHONE (803) 799-6502 www.cdacolumbia.com FAX (803) 799-2014			PROPOSED CMU DEMISING WALL	

NEW WORK NOTES

- 1 NEW 4" CONCRETE SLAB REINFORCED WITH 6 X 6 X W1.4 X W1.4 WWF OVER GRANULAR FILL. FINISH TO SAME LEVEL AS EXISTING.
- 2 INFILL BRICK TO MATCH EXISTING SURROUNDING.

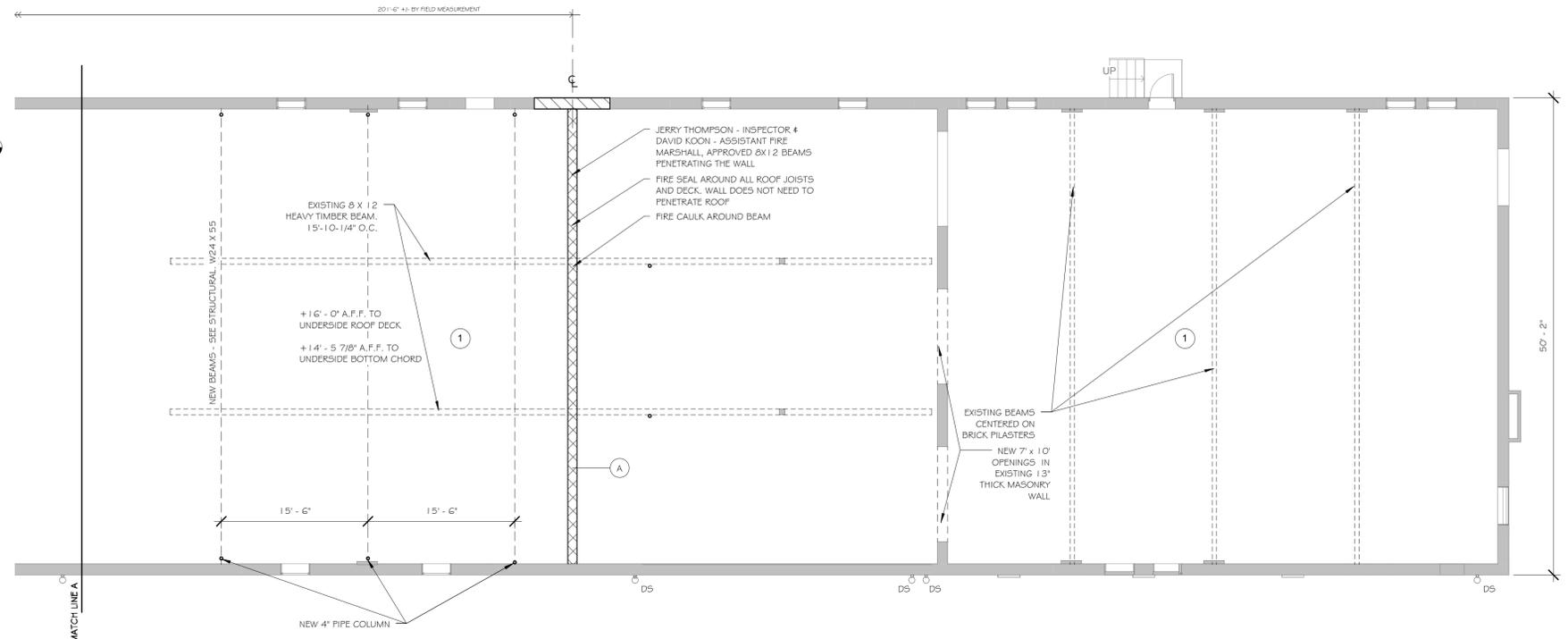


2 WALL ELEVATION
3/16" = 1'-0"



A BEARING WALL RATING - 2 HR (AS PER UL RATING U905)
SCALE: 1 1/2" = 1'-0"

WALL TYPE
1 1/2" = 1'-0"

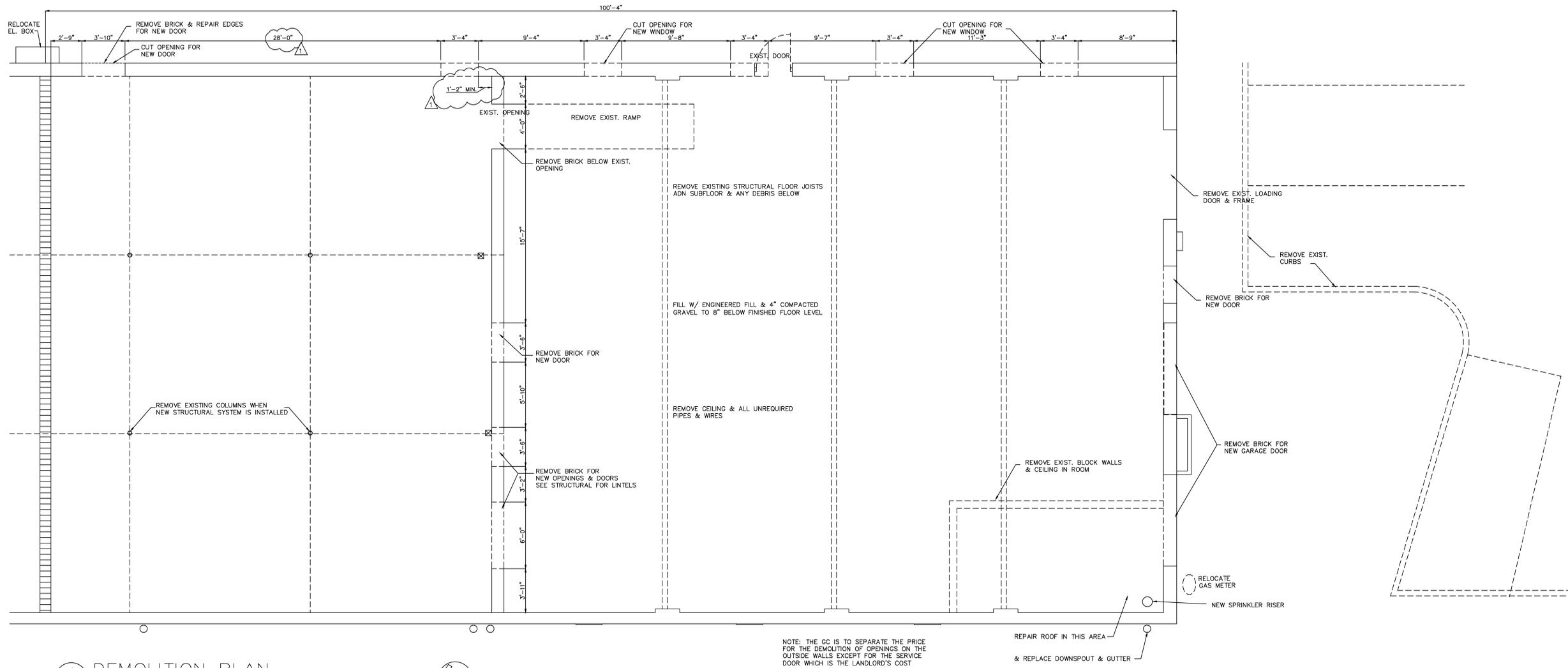


1 RENOVATION FLOOR PLAN
1/8" = 1'-0"

3/1/2013 11:41:29 AM

<p>STATE OF SOUTH CAROLINA CURT DAVIS & ASSOCIATES, INC. COLUMBIA, S.C. B-90009 REGISTERED ARCHITECTS</p> <p>CDA ARCHITECTS</p> <p>STATE OF SOUTH CAROLINA JESSE CURTIS DAVIS, JR. COLUMBIA 1739 REGISTERED ARCHITECT</p>	<p>RPM</p> <p>02.19.13</p> <p>12142.00</p> <p>REV # REV DATE</p> <p>1.24.13</p>	<p>912 GERVAIS STREET</p> <p>CROSLAND SOUTHEAST</p> <p>912 GERVAIS STREET COLUMBIA, SC 29201</p>
	<p>A1.1</p>	
	<p>RENOVATION FLOOR PLAN</p>	

1122 LADY STREET, SUITE 810 COLUMBIA, SOUTH CAROLINA 29201
PHONE (803) 799-6502 www.cdacolumbia.com FAX (803) 799-2014



NOTE: THE GC IS TO SEPARATE THE PRICE FOR THE DEMOLITION OF OPENINGS ON THE OUTSIDE WALLS EXCEPT FOR THE SERVICE DOOR WHICH IS THE LANDLORD'S COST

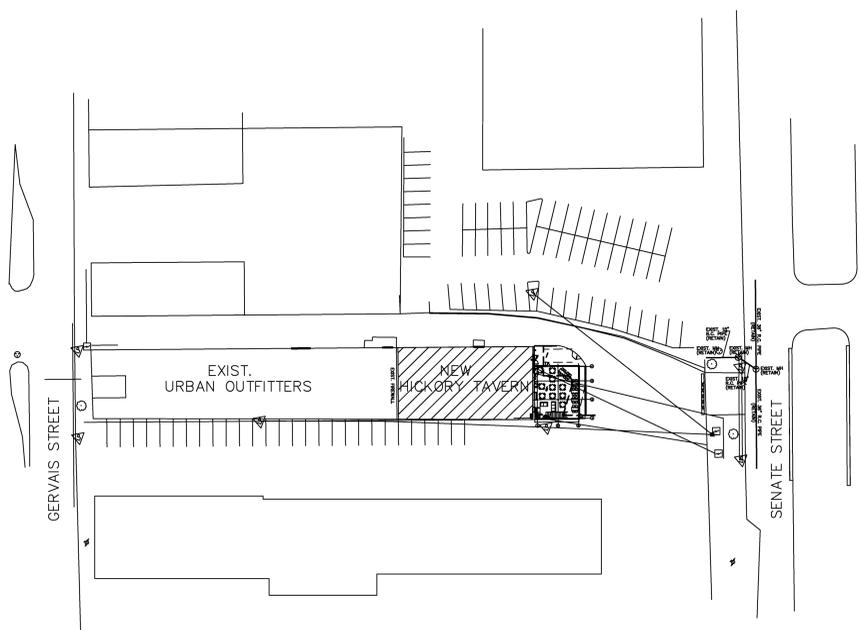
REPAIR ROOF IN THIS AREA & REPLACE DOWNSPOUT & GUTTER

1 DEMOLITION PLAN
A1.0 1/4" = 1'-0"



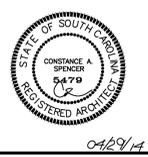
FOR COORDINATION WITH FINISH SCHEDULE ONLY

- DEMOLITION GENERAL NOTES:**
1. COMPLETELY REMOVE ALL EXISTING INACTIVE AND DEACTIVATED PLUMBING, MECHANICAL AND ELECTRICAL PIPES, CONDUIT, EQUIPMENT AND RELATED ITEMS. CAP SUCH ITEMS SO THAT THEY ARE CONCEALED WITHIN FINAL FINISH CONSTRUCTION.
 2. AVOID UNNECESSARY DAMAGE TO EXISTING SUBSTRATE MATERIALS AND ADJACENT SURFACES.
 3. REMOVE ALL INTERIOR WALLS AS INDICATED BY DASHED LINES & ALL FINISHES AND EQUIPMENT DOWN TO EXIST. DRYWALL FINISH. PREP FOR NEW FINISHES.
 4. THE CONTRACTOR SHALL CUT OUT THE FLOOR WHERE REQUIRED FOR NEW CONDUIT AND PLUMBING LINES. WORK TO BE COORDINATED WITH MEP CONSTRUCTION DRAWINGS.
 5. EXISTING FLOOR OPENINGS SHOULD BE USED WHERE POSSIBLE FOR FLOOR DRAINS AND FLOOR SINKS. NEW HOLES MUST BE CAREFULLY REVIEWED FOR CLEARANCE FROM STRUCTURAL ELEMENTS. SEE KITCHEN & PLUMBING DRAWINGS FOR LOCATIONS.
 6. PRIOR TO AND DURING ANY DEMOLITION, THE CONTRACTOR SHALL VERIFY AND MAINTAIN THE BUILDING STRUCTURAL INTEGRITY.
 7. DURING ANY DEMOLITION, THE CONTRACTOR SHALL ENSURE THE BUILDING REMAINS WATER TIGHT.
 8. PATCH AND REPAIR TO MATCH EXISTING ADJACENT SURFACES AT ALL GOUGES, HOLES, ABRASIONS AND OTHER DAMAGE TO SURFACES CAUSED BY WORK DESCRIBED ON DEMOLITION DRAWINGS.
 9. CONTRACTOR IS RESPONSIBLE FOR CLEAN UP AND DISPOSAL.
 10. REMOVE ANY UNUSED CONDUIT OR PIPES INTO THE CEILING & TUCK ALL WIRING TIGHT TO THE CEILING.
 11. CONTRACTOR TO INSPECT EXISTING SPACE & INCLUDE IN BID THE WORK NECESSARY TO COMPLETE DEMOLITION PLANS AS SHOWN.
 12. ALL RATED ASSEMBLIES & EXIT ACCESS ASSEMBLIES ARE TO BE MAINTAINED.



2 KEY PLAN
A1.0 NTS

spencer architect
11031 CATTAIL BLUFF
TEGA CAY, SC 29708
803-802-8590
spencer@scoll.com



LANDLORD'S WORK FOR A NEW RESTAURANT UPFIT FOR
HICKORY TAVERN
907 SENATE STREET, COLUMBIA, SC
DEMOLITION PLAN

PROJECT DATE: 10/21/13
PROJECT NUMBER: 13037

ISSUE DATE:
1. 04/29/14
2. _____
3. _____
4. _____
REVISED:
1. 05/28/14
2. _____
3. _____
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SHEET NUMBER:
A1.0
OF

INDEX OF SHEETS - CIVIL/SITE DESIGN

SHEET NO.	DESCRIPTION	SHEET SUBTOTALS
C1	EXISTING CONDITIONS/DEMOLITION PLAN	1
C2	SITE LAYOUT/GRADING PLAN	1
C3	UTILITY PLAN	1
C4-C5	STANDARD DETAILS	2
C6	LANDSCAPE PLAN	1
TOTAL SHEETS		6

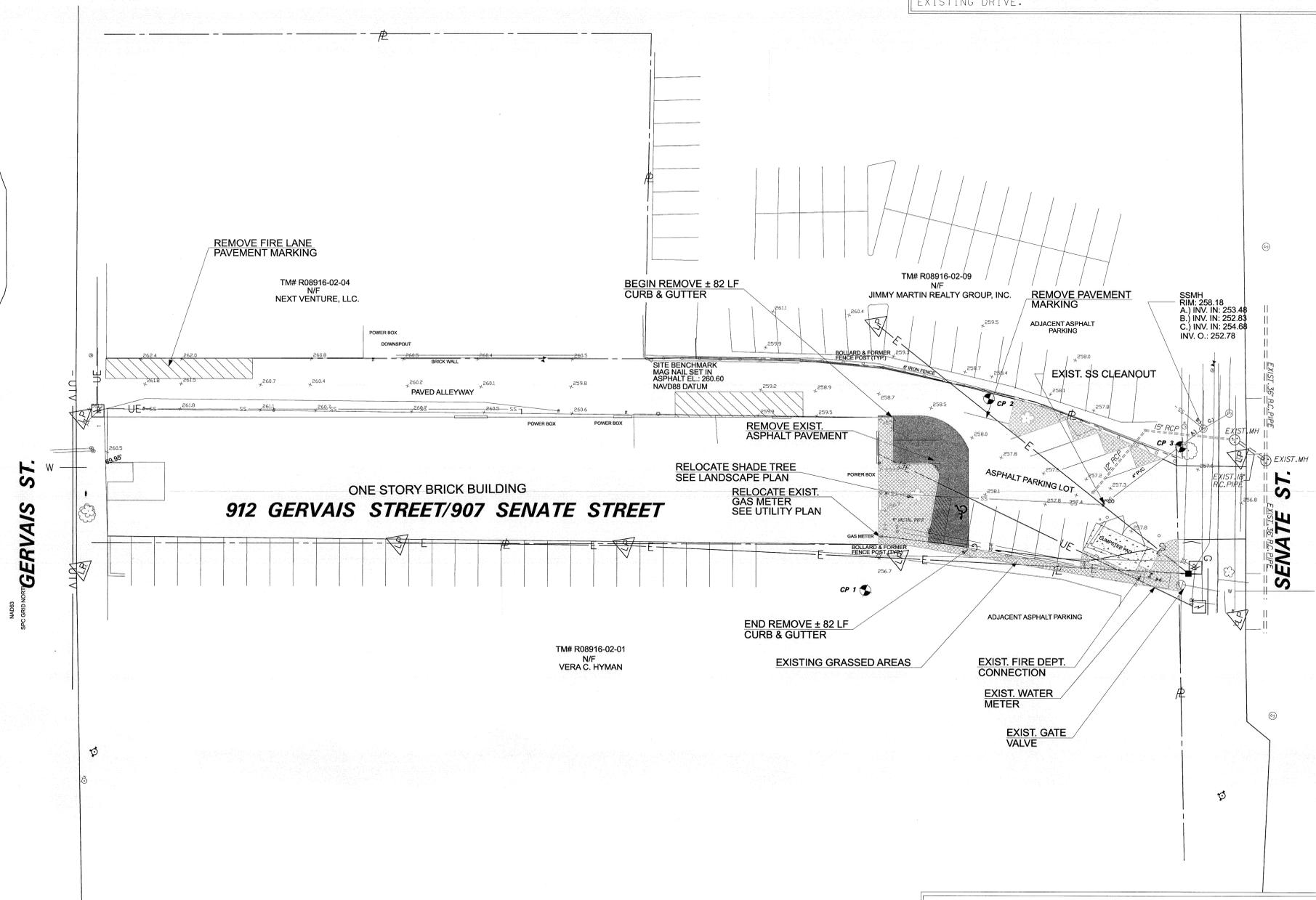
GENERAL INFORMATION

CONTROL SURVEY SUMMARY

VERTICAL - NATIONAL GEODETIC VERTICAL DATUM - 1988 (NGVD88)
 HORIZONTAL - NORTH AMERICAN DATUM - 1983 (NAD 83) (2001 ADJUSTMENT)
 ORIENTATION - GRID NORTH
 COORDINATES - SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM

CONTROL POINTS

	NORTHING (Y)	EASTING (X)	ELEVATION (Z)
CP-1	787936.146	1988578.929	256.317
PK NAIL IN ASPHALT PARKING LOT APPROX. 19' FROM BUILDING CORNER.			
CP-2	787917.247	1988666.523	258.281
PK NAIL APPROX. 44' FROM SOUTHEAST CORNER OF BUILDING.			
CP-3	787840.857	1988674.675	258.389
"X" SCRIBED IN CONCRETE CURB APPROX. 7.5' EAST OF EXISTING DRIVE.			



LEGEND

	Existing Structure		Face of Curb
	Existing Pavement		New Storm Drain
	Existing Contour		Proposed Contour
	Existing Gate		Landscaped Area
	Property Line		New Catch Basin
	Existing Catch Basin		Silt Fence
	Existing Drop Inlet		Inlet Structure Filter
	Fire Hydrant		Stabilized Construction Entrance
	Light Pole		Existing Gas Line
	Existing Manhole		Existing Overhead Electric Line
	Power Pole		Existing Underground Electric Line
	Water Meter		Existing Water Line
	Water Valve		Existing Sanitary Sewer Line
	Existing Tree		Existing Storm Drain

NPDES PERMIT INFORMATION

NPDES Disturbed
 Area = 0.07 Acre(s)

Approximate Location of Site
 Latitude 33° 59' 58"
 Longitude 81° 02' 16"

3 DAYS BEFORE DIGGING IN
 SOUTH CAROLINA
CALL 811
 PALMETTO UTILITY PROTECTION SERVICES, INC. (PUPS)
 ALL UTILITIES MAY NOT BE A MEMBER OF PUPS.

CONTACT INFORMATION

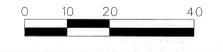
- PROJECT OWNER: CROSLAND SOUTHEAST - MARK HEBARD 704-561-5208
- SWPPP PREPARER: ICA ENGINEERING, INC. - ED OWENS 803-254-5800
- UTILITY CONTACTS
 CITY OF COLUMBIA WATER & SEWER (SCOTT ROGERS) 803-545-4542
 SCE&G ELECTRIC (TOM COONEY) 803-217-8443
 SCE&G GAS (ROLANDO ADAMS) 803-217-9218

NOTES

- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 88
- RICHLAND COUNTY TMS NO. R08916-02-02 (TOTAL AREA = 0.7 ACRES)
- PROPERTY LINES ARE APPROXIMATED FROM RICHLAND COUNTY GIS.
- SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FEMA FIRM PANEL NO. 45079C 0094H, DATED FEBRUARY 2, 2002.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND OTHER MATERIALS RESULTING FROM DEMOLITION AND DISPOSE OF AT AN APPROVED LANDFILL UNLESS OTHERWISE DIRECTED BY ENGINEER.
- THE CONTRACTOR SHALL KEEP ALL ROADS ADJACENT TO SITE CLEAN AND CLEAR DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO THE EXISTING AND ADJACENT BUILDINGS AS A RESULT OF DAMAGE FROM CONSTRUCTION ACTIVITIES.



501 Huger St, Columbia SC, 29201



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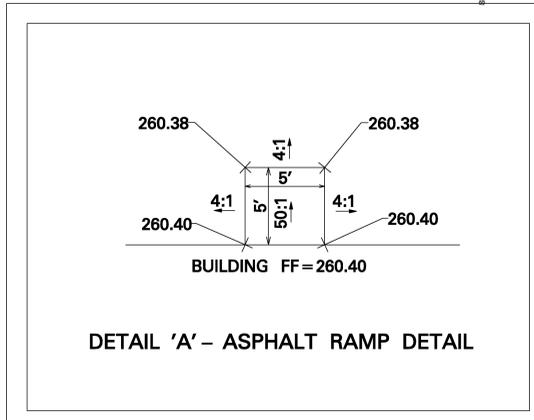
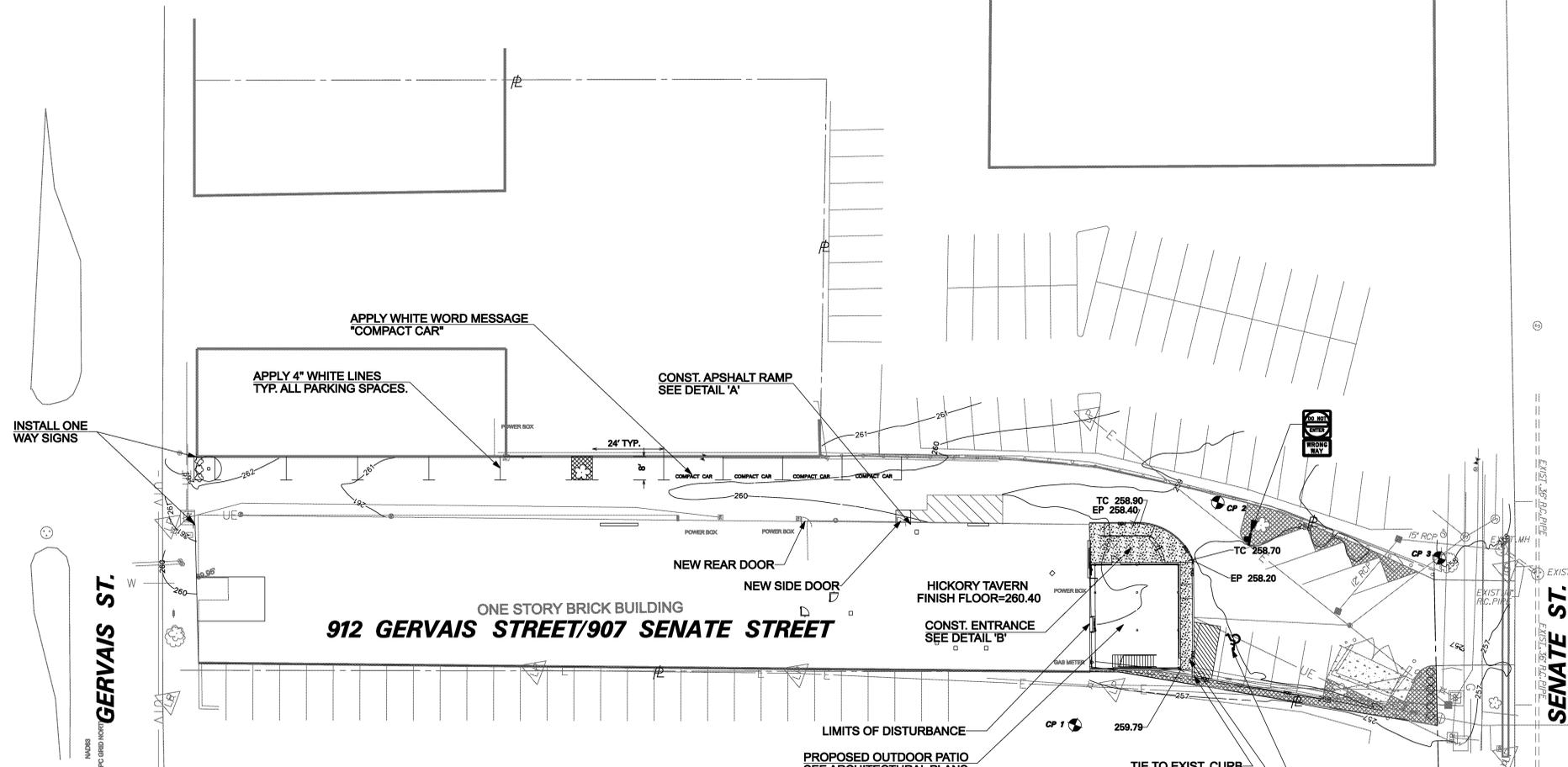


A NEW RESTAURANT UPFIT FOR
HICKORY TAVERN
 907 SENATE STREET, COLUMBIA, SC
EXISTING CONDITIONS/DEMOLITION PLAN

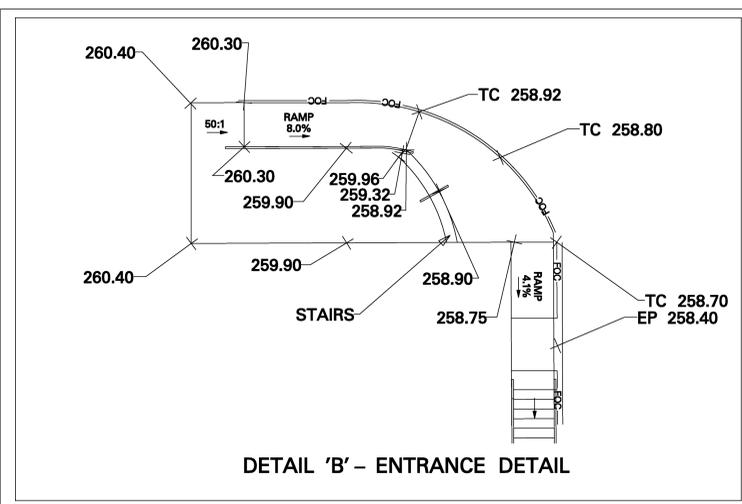
PROJECT DATE: 05/02/2014
 PROJECT NUMBER: 13037

ISSUE DATE:
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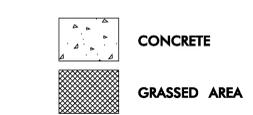
DETAIL 'A' - ASPHALT RAMP DETAIL



DETAIL 'B' - ENTRANCE DETAIL

LEGEND

	Existing Structure		Face of Curb
	Existing Pavement		New Storm Drain
	Existing Contour		Proposed Contour
	Existing Gate		Landscaped Area
	Property Line		New Catch Basin
	Existing Catch Basin		Silt Fence
	Existing Drop Inlet		Inlet Structure Filter
	Fire Hydrant		Stabilized Construction Entrance
	Light Pole		Existing Gas Line
	Existing Manhole		Existing Overhead Electric Line
	Power Pole		Existing Underground Electric Line
	Water Meter		Existing Water Line
	Water Valve		Existing Sanitary Sewer Line
	Existing Tree		Existing Storm Drain



- NOTES**
1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
 2. PAYMENT MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH CITY OF COLUMBIA STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
 3. ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
 4. ADA ACCESSIBILITY LOCATED AT THE GERVAIS STREET ENTRANCE TO BUILDING.





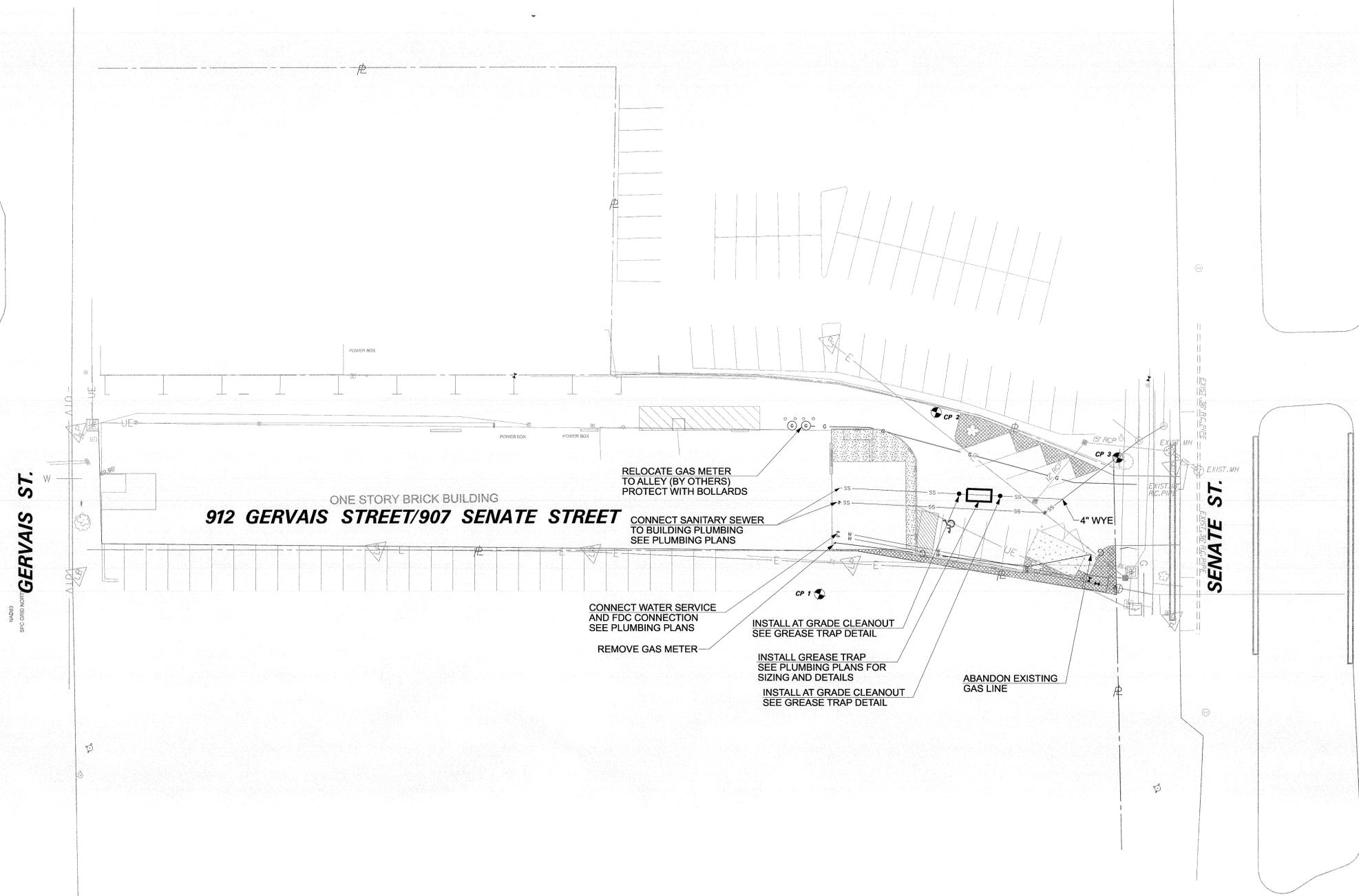
A NEW RESTAURANT UPFIT FOR
HICKORY TAVERN
907 SENATE STREET, COLUMBIA, SC

UTILITY PLAN

PROJECT DATE: 05/02/2014
PROJECT NUMBER: 13037

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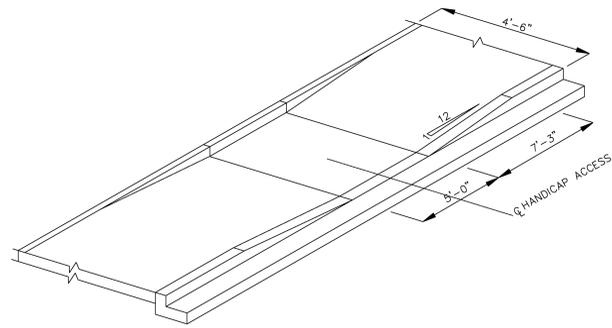
LEGEND

	Existing Structure		Face of Curb
	Existing Pavement		New Storm Drain
	Existing Contour		Proposed Contour
	Existing Gate		Landscaped Area
	Property Line		New Catch Basin
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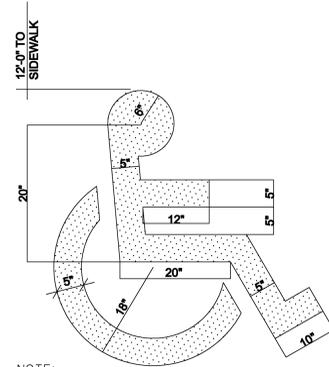
NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
2. PAVEMENT MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH CITY OF COLUMBIA STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
3. ALL PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.



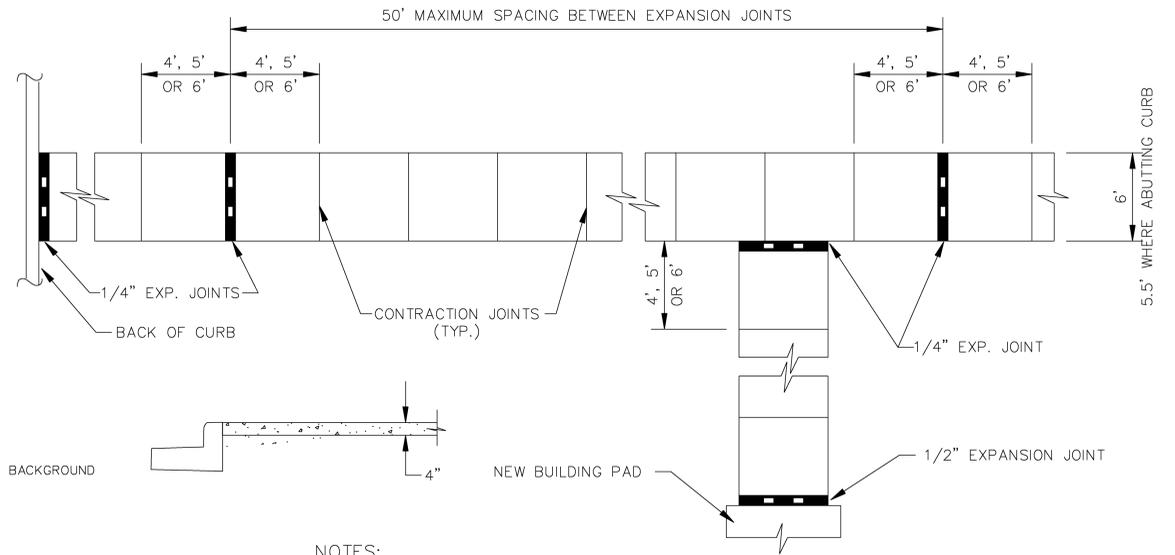


HANDICAP ACCESS RAMP
NOT TO SCALE



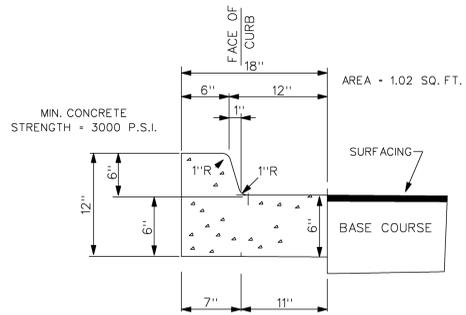
NOTE:
SYMBOL TO BE PAINTED IN ALL SPACES DENOTED ON PLANS
EITHER BLUE ON A WHITE BACKGROUND OR WHITE ON A BLUE BACKGROUND

INTERNATIONAL ACCESSIBLE SYMBOL
N.T.S.



- NOTES:**
- 1) ALL SIDEWALKS SHALL BE 4" THICK.
 - 2) CONTRACTION JOINTS SHALL BE SPACED AT 4'-0" INTERVALS FOR 2' AND 4' SIDEWALKS, AND 6'-0" INTERVALS FOR 6' AND 8' SIDEWALKS.
 - 3) CONTRACTION JOINTS SHALL BE 1" DEEP AND EDGED WITH 1/8" RADIUS.
 - 4) WHEN SIDEWALKS ABUT ROADWAY, SIDEWALK TO BE 5.5' WIDE
 - 5) 1/2" EXPANSION MATERIAL REQUIRED WHERE CONCRETE SIDEWALK ABUT CONCRETE STRUCTURE.
 - 6) A LAYER OF #15 FELT IS REQUIRED BETWEEN WALK AND ADJACENT PARALLELING CONCRETE CURB.
 - 7) $f'_c = 3000$ PSI

STANDARD JOINT LAYOUT FOR CONCRETE SIDEWALKS
N.T.S.

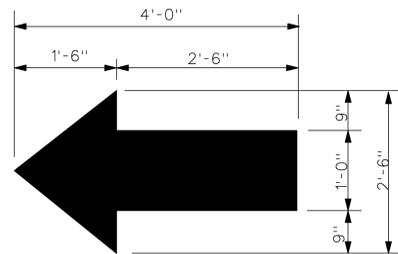


DETAIL FOR CONCRETE CURB AND GUTTER (1'-6")
N.T.S.

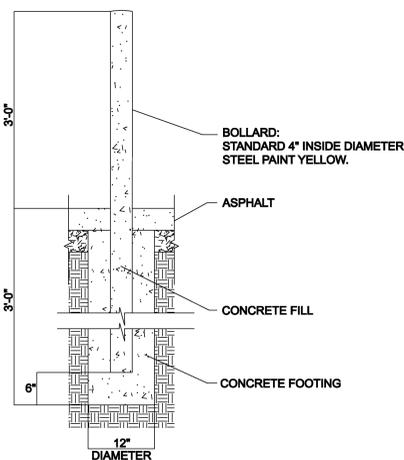
GENERAL NOTES:

A GROOVE JOINT 1" DEEP WITH 1/8" RADIUS SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 6' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 30' INTERVALS NOT TO EXCEED 35' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.

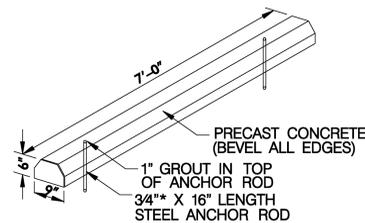
CONCRETE COMPRESSIVE STRENGTH SHALL BE 3000 P.S.I. IN 28 DAYS.



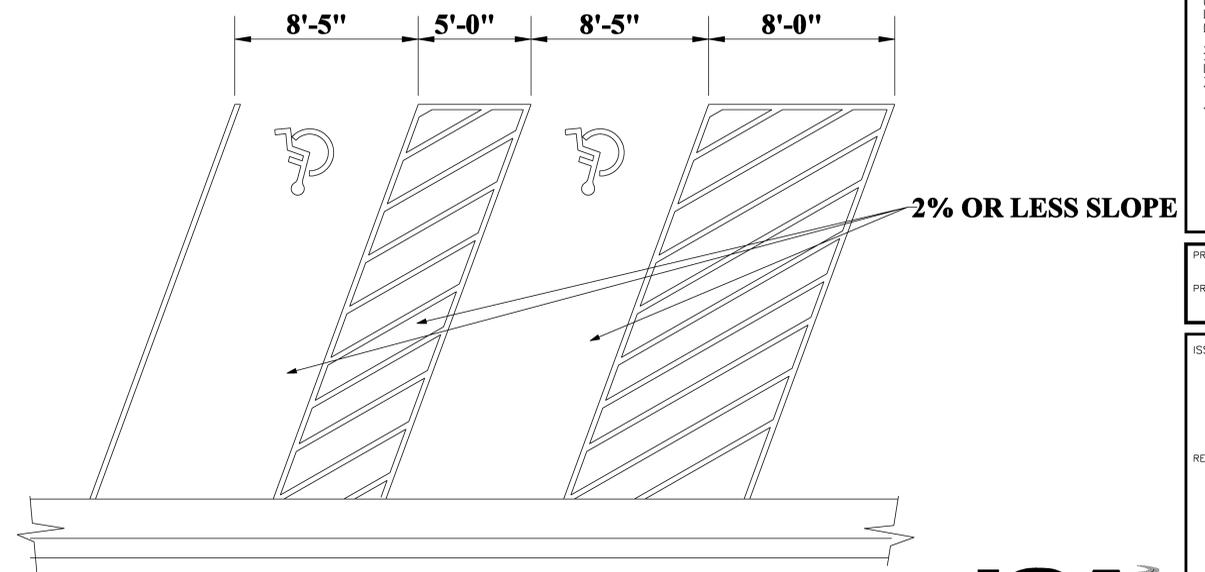
TYPICAL TRAFFIC ARROW
NOT TO SCALE



STEEL BOLLARD SECTION
NOT TO SCALE



PRECAST CONCRETE WHEEL STOP
NOT TO SCALE



HANDICAP PARKING DETAIL
NOT TO SCALE



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A NEW RESTAURANT UPFIT FOR
HICKORY TAVERN
907 SENATE STREET, COLUMBIA, SC

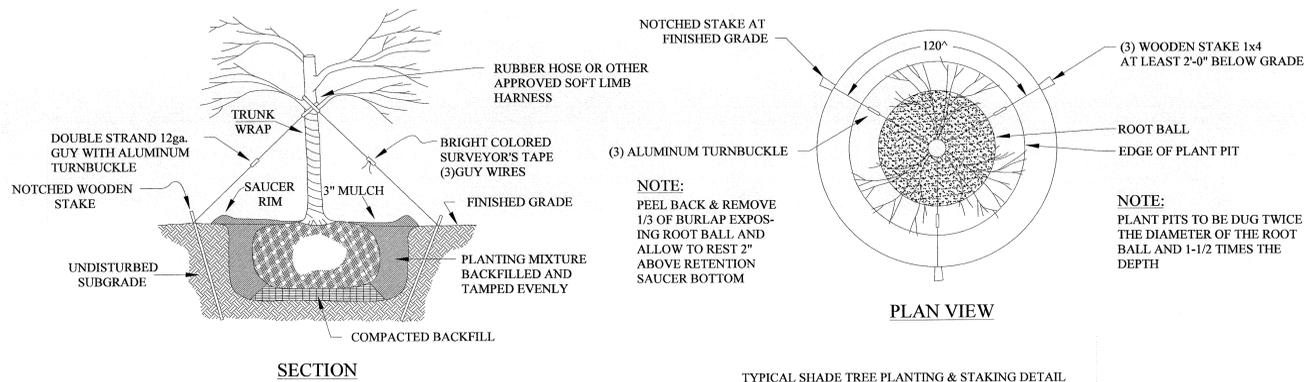
CIVIL/SITE DETAILS

PROJECT DATE: 05/02/2014
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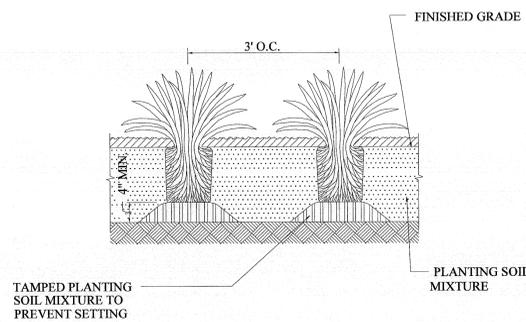
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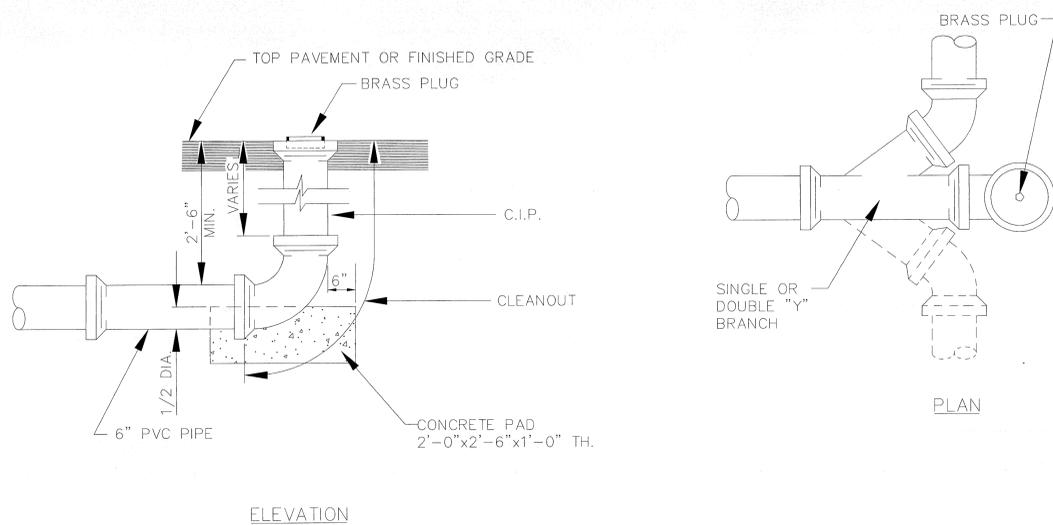
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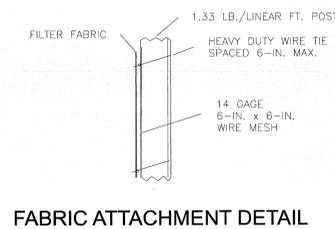
TYPICAL SHADE TREE PLANTING & STAKING DETAIL
(MINIMUM 2" CALIPER & 10' HEIGHT)
NOT TO SCALE



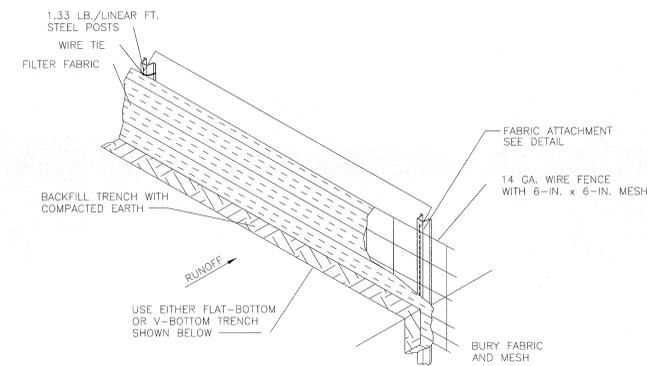
EVERGREEN SHRUBS PLANTING DETAIL
(MIN. 3 GALLON / 18" TALL & WIDE)
NOT TO SCALE



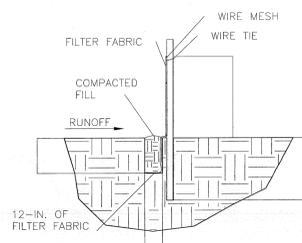
CLEANOUT DETAIL IN PAVED AREAS
N.T.S.



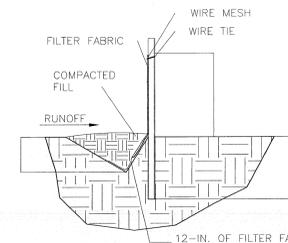
FABRIC ATTACHMENT DETAIL



SILT FENCE INSTALLATION



FLAT-BOTTOM TRENCH DETAIL



V-SHAPED TRENCH DETAIL

REINFORCED SILT FENCE

Installation:
The fence should be placed across the slope along a line of uniform elevation (perpendicular to the direction of flow). The fence should be located at least 10-feet from the toe of steep slopes to provide sediment storage and access for maintenance and cleanout.

A flat-bottom trench approximately 4-inches wide and 8-inches deep, or a V-shaped trench 8-inches deep should be excavated.

Place 12-inches of extra-strength filter fabric (50 pounds/linear inch minimum tensile strength) into the 8-inch deep trench, extending the remaining 4-inches towards the up-slope side of the trench.

Extend the 6-inch by 6-inch 14-gauge wire mesh into the trench a minimum depth of 8-inches.

Backfill the trench with soil or gravel and compact.

On the downslope side of the trench, drive the 1.33 lb./linear foot steel posts at least 18-inches into the ground, spacing them no further than 6-feet apart.

Posts should be installed, with 1- to 2-inches of the post protruding above the top of the fabric and no more than 36-inches of the post should protrude above the ground. The minimum fence height (height of filter fabric) above grade shall be 18-inches. The maximum fence height (height of filter fabric) above grade shall be 24-inches.

Filter fabric should be purchased in a continuous roll and cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter fabric should be wrapped together only at a support post with both ends securely fastened to the post, with a minimum 6-inch overlap.

Heavy duty wire ties spaced a maximum of 6-inches apart, should be used to attach the fabric and wire mesh to the steel posts.

Inspection and Maintenance:

Inspect silt fence every seven (7) calendar days and within 24-hours after each rainfall event that produces 1/4-inch or more of precipitation. Check for areas where runoff has eroded a channel beneath the fence, or where the fence was caused to sag or collapse by runoff overtopping the fence.

If the fence fabric tears, begins to decompose, or in any way becomes ineffective, replace the affected section of fence immediately.

Sediment must be removed when it reaches approximately 1/3 the height of the fence, especially if heavy rains are expected.

Reinforced silt fence should be removed within 30 days after final site stabilization is achieved or after temporary BMPs are no longer needed. Trapped sediment should be removed or stabilized on site. Disturbed areas resulting from fence removal shall be permanently stabilized.



A NEW RESTAURANT UPPFIT FOR
HICKORY TAVERN
907 SENATE STREET, COLUMBIA, SC

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SHEET NUMBER:
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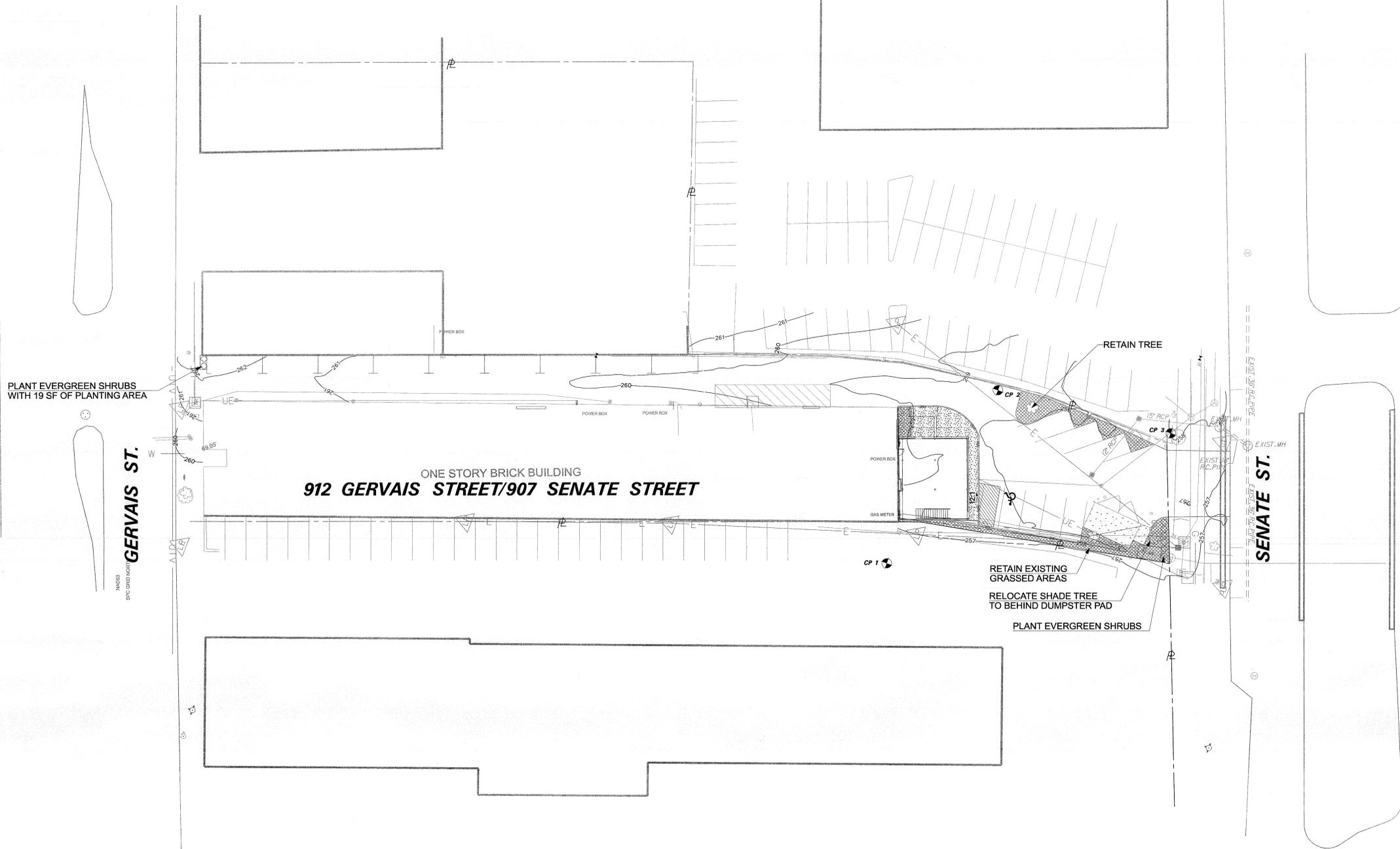
A NEW RESTAURANT UPFIT FOR
HICKORY TAVERN
907 SENATE STREET, COLUMBIA, SC

LANDSCAPE PLAN

PROJECT DATE: 05/02/2014
PROJECT NUMBER: 13037

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SHEET NUMBER:
C6
OF



PLANT EVERGREEN SHRUBS
WITH 19 SF OF PLANTING AREA

INDEX
SIC 09030000
GERVAIS ST.

ONE STORY BRICK BUILDING
912 GERVAIS STREET/907 SENATE STREET

SENATE ST.

LEGEND

	Existing Structure		Face of Curb
	Existing Pavement		New Storm Drain
	Existing Contour		Proposed Contour
	Existing Gate		Landscaped Area
	Property Line		New Catch Basin
	Existing Catch Basin		Silt Fence
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	Light Pole		Existing Gas Line
	Existing Manhole		Existing Overhead Electric Line
	Power Pole		Existing Underground Electric Line
	Water Meter		Existing Water Line
	Water Valve		Existing Sanitary Sewer Line
	Existing Tree		Existing Storm Drain

LANDSCAPE NOTES:

1. ALL PLANTING AREAS SHALL BE MULCHED WITH A 3 INCH LAYER OF CLEAN PINE STRAW OR HARDWOOD MULCH.
2. ALL PLANTING AREAS SHALL BE HAND RAKED SMOOTH AND BE FREE OF ALL ROCKS, STICKS AND OTHER DEBRIS BEFORE MULCH IS PLACED.
3. ALL TREES SHALL BE PROPERLY STAKED ACCORDING TO THE PLANTING DETAIL.
4. ALL PLANTING AND MATERIALS SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN, ANSI 260.1-1990.
5. CONTRACTOR SHALL COORDINATE WORK WITH CITY OF COLUMBIA FORESTRY AND BEAUTIFICATION DIVISION AT 803-545-3860.
6. ALL LANDSCAPING SHALL MEET CURRENT ORANGEBURG COUNTY LANDSCAPING ORDINANCES.
7. PROJECT OWNER SHALL DETERMINE SPECIFIC TREE AND SHRUB SPECIES IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND CITY OF COLUMBIA LANDSCAPE ORDINANCE.
8. GRASSED AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF COLUMBIA ENGINEERING REGULATIONS PARK 20.
9. ONE ADDITIONAL SHADE TREE SHALL BE PLANTED WITHIN THE SCDOT RIGHT-OF-WAY IN THE VICINITY OF THE PROJECT SITE. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE TREE WITH SCDOT AND CITY OF COLUMBIA STAFF.
10. STRUCTURAL SOIL SHALL BE PLACED IN ACCORDANCE WITH DETAILS ON SHEET C6. STRUCTURAL SOIL SHALL BE PLACED UNDER ASPHALT TO PROVIDE 200 SQ. FT. OF PLANTING AREA.



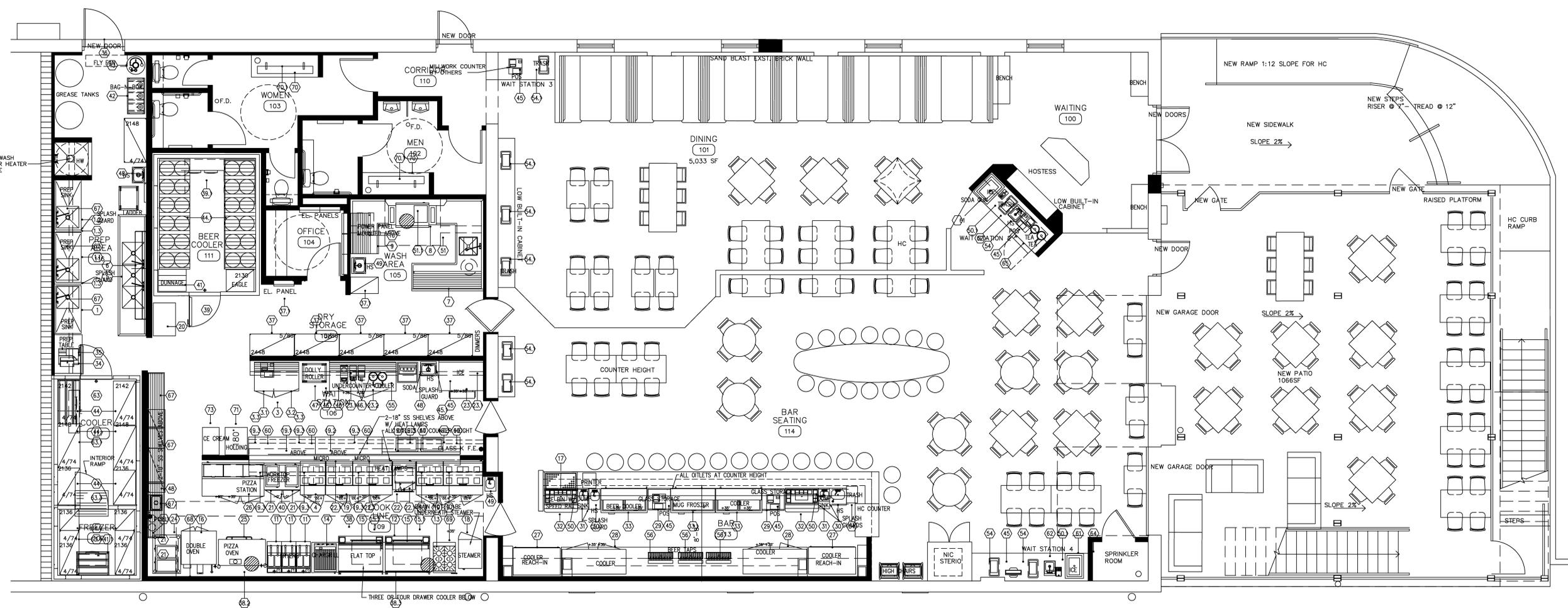


PROJECT DATE: 10/21/13
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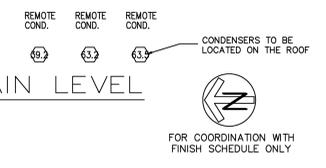
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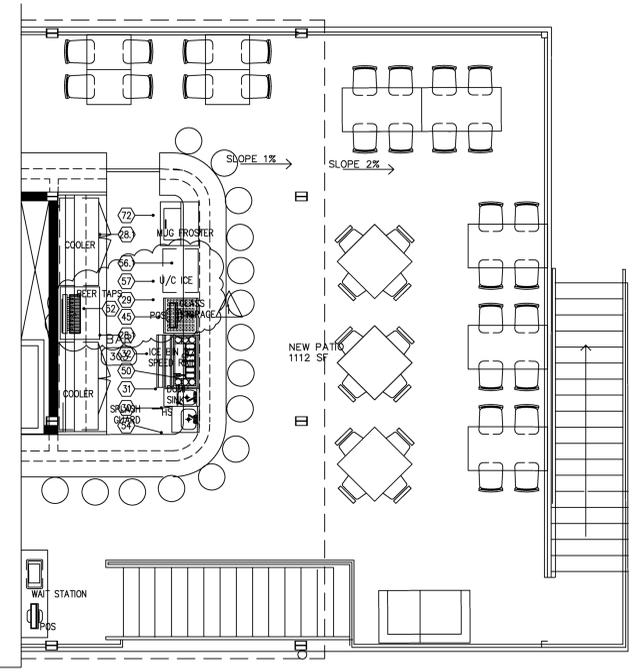
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A2.1
 OF



1 EQUIPMENT PLAN—MAIN LEVEL
 A2.1 1/4" = 1'-0"



EQUIPMENT SPECS									
MK.	QTY	DESCRIPTION	MANUFACTURER	MODEL	38.3	1	EXHAUST FAN	CAPTIVEAIRE	DETERMINED LATER
1	1	S/S TOP WORKTABLE W/SINK	FECO	30"x54"	38.4	1	WALK-IN BEER COOLER	BALLY	DETERMINED LATER
1.1	1	S/S TOP WORKTABLE W/SINK	FECO	30"x54"	39.1	1	MED-TEMP EVAPORATOR	BALLY	DETERMINED LATER
1.2	1	S/S TOP WORKTABLE W/SINK	FECO	30"x54"	39.2	1	MED-TEMP CONDENSER	BALLY	11'-7"x8'-8 1/2"x8'-6"
1.3	2	S/S SPLASH GUARD	FECO	CUSTOM	40	1	UNDERCOUNTER FREEZER	RANDELL	BLP214-ME-S2BP-E
2		-SPARE NUMBER-			41	1	DUNNAGE RACK	KELMAX	9802F-7
3	1	ICE STORAGE BIN	FOLLETT	SG14755-60	41	1	DUNNAGE RACK	KELMAX	DR422412
3.1	1	ICE CUBE MACHINE	HOSHIZAKI	KM-1340MAH	41.1	1	SODA SYSTEM	BY VENDOR	DR362412
3.2	1	ICE FLAKE MACHINE	HOSHIZAKI	F-1500MAH	42	1	CO2 TANK	BY VENDOR	
3.3	2	WATER FILTER	3M	ICE195-S/ACE125-S	43	1	POS SYSTEM	BY OTHERS	
4	1	REFRIGERATED SANDWICH UNIT	TRUE	TSU-27-12M	44	6	COOLER STORAGE SHELVING	CANNON	VARIOUS
5	1	THREE COMPARTMENT SINK	FECO	CUSTOM	44A	4	FREEZER STORAGE SHELVING	CANNON	VARIOUS
6	1	WALL-MOUNTED SHELF/POT RACK	FECO	12"x120"	44.1	2	BEER KEG RACK	CONCEPT	CUSTOM
7	1	SOILED DISHTABLE	FECO	U-SHAPED	45	1	POS SYSTEM	BY OTHERS	
8	1	DISHMACHINE	BY OWNER	L-SHAPED	46	2	TEA BREWER	BY VENDOR	
9	1	CLEAN DISHTABLE	FECO	21"x42"	46.1	2	ICED TEA DISPENSER	BY VENDOR	
10	1	WALL-MOUNTED RACK SHELF	FECO	CUSTOM	47	1	COFFEE BREWER	BY VENDOR	
11	3	FRYERS	PITCO	SG14-S	48	3	HAND SINK WITH SPLASH GUARD	ADVANCE	7-PS-66-2X
12	1	REFRIGERATED EQUIPMENT STAND	OMNITEAM	CUSTOM	49	2	HAND SINK WITH SPLASH GUARD	ADVANCE	7-PS-56
13	1	FOUR BURNER RANGE TOP	WOLF	AHP424	50	3	BAR SODA GUN	BY VENDOR	
14	1	CHAR-BROILER	WAGKITCH'N	CM-RMB-624	50.1	2	MODULAR SODA DISPENSER	BY VENDOR	
15	2	GRIDDLE	HDC-48	CUSTOM	51	1	CONDENSATE HOOD	CAPTIVEAIRE	4224VHB-G
15.1	2	S/S PLATE SHELF	FECO	CUSTOM	51.1	1	EXHAUST FAN	CAPTIVEAIRE	DETERMINED LATER
16	1	DOUBLE CONVECTION OVEN	SOUTHBEND	SLGS/22SC	52	1	UNDERCOUNTER ICE MAKER	HOSHIZAKI	KIM-2608AH
17	1	S/S BAR DRAINER	FECO	1'10"x3'0"	53	1	TRASH RECEPTACLE	RUBBERMAID	SLM-JIM
18	1	DOUBLE STEAMER	CLEVELAND	24CGA10	54	LOT	S/S TRASH CHUTE RINGS	FECO	CUSTOM
19	2	REFRIGERATED SANDWICH UNIT	TRUE	TSU-72-30	54.1	LOT	SODA DISPENSER AND ICE BIN	BY VENDOR	
19.1	2	DUAL HEAT LAMP WITH LIGHT	HATCO	GRAHL-108D3	55	3	12 TAP DRAFT BEER DISPENSER	PERLUCK	CENTURY
19.2	1	S/S PASS THRU SHELF	CUSTOM		56	1	8 TAP DRAFT BEER DISPENSER	PERLUCK	CENTURY
19.3	10	WALL-MOUNTED SHELF	CANNON	VARIOUS	56.1	1	S/S TOP WORK TABLE	FECO	30"x36"
20	1	REMOTE DRAFT BEER SYSTEM	PERLUCK	CENTURY	57	3	-SPARE NUMBER-		
21	4	COUNTER TOP HOT FOOD WELLS	VOLLRATH	71001	58	1	-SPARE NUMBER-		
22	1	MOBILE WARMING CABINET	WINSTON	HB3502	59	1	PICK UP SHELVES	FECO	CUSTOM
22.1	3	MICROWAVE OVEN	ACP	ALD10T	60	5	DROP-IN ICE CHEST	KROWNE	DZ712-B
23	1	WORKTOP COOLER	TRUE	TWT-48	61	2	DROP-IN SINK	ADVANCE	D1-10-2X
23.1	2	WALL-MOUNTED SHELF	CANNON	VARIOUS	62	1	WALK-IN COOLER/FREEZER	BALLY	19'-3"x7'-9"x8'-6"
23.2	1	WORKTOP COOLER	TRUE	TWT-72	63	1	MED-TEMP EVAPORATOR	BALLY	BLP209-MA-S2BP-E
24	1	S/S TOP WORK TABLE	FECO	30"x48"	63.1	1	MED-TEMP CONDENSER	BALLY	BEHA010-EE-HT3BB
25	1	PIZZA OVEN	BLODGETT	911 DOUBLE	63.3	1	WALK-IN FREEZER	BALLY	19'-3"x7'-9"x8'-6"
26	1	REFRIGERATED PIZZA PREP UNIT	TRUE	GPM-67	63.4	1	LOW-TEMP EVAPORATOR	BALLY	BEHA015-L6-HT3BF
27	2	DISPLAY CASE REFRIGERATOR	TRUE	TDD-45	64	1	LOW-TEMP CONDENSER	BALLY	
28	2	REFRIGERATED BACKBAR COOLER	TRUE	TBB-2G	65	1	S/S TOP WAIT STATION	FECO	CUSTOM
28.1	2	REFRIGERATED BACKBAR COOLER	TRUE	TBB-2G	66	1	S/S TOP WAIT STATION	FECO	CUSTOM
29	3	GLASS DRAINER STORAGE RACK	KROWNE	18-0581	67	6	WALL-MOUNTED SHELF	CANNON	VARIOUS
30	3	BAR HAND SINK	KROWNE	18-18ST	68	1	S/S WALL PANELS	TRUE	FECO
31	3	BLENDER STATION	KROWNE	18-12BD	69	1	WORKTOP COOLER	BY OTHERS	CUSTOM
32	3	ICE BIN COCKTAIL STATION	KROWNE	18-36DP-7	70	2	REST ROOM COUNTER	FECO	C519-CFC-L
33	2	BOTTLE COOLER	TRUE	TD-50-18	71	1	REST ROOM SINK BASIN	METRO	T24-GC
33.1	1	MUG FROSTER	TRUE	TD-36-12	72	1	HEATED HOLDING CABINET	TRUE	
34	1	S/S TOP WORK TABLE	FECO	36"x40"	73	1	GLASS FROSTER	BY OTHERS	
35	1	FOOD SLICER	BERKEL	827A			ICE CREAM CABINET		
36	1	INSECT CONTROL FAN	BERNER	ASR1048A					
37	1	DRY STORAGE SHELVING	CANNON	VARIOUS					
37.1	2	MOBILE DRY STORAGE SHELVING	CANNON	24"x48"					
38	1	VENTILATION HOOD	CAPTIVEAIRE	5424ND-2-ACPSF-F					DETERMINED LATER
38.1	1	FIRE SYSTEM	CAPTIVEAIRE	DETERMINED LATER					
38.2	1	EXHAUST FAN	CAPTIVEAIRE	DETERMINED LATER					



2 EQUIPMENT PLAN—UPPER PATIO
 A2.1 1/4" = 1'-0"