City of Greenville

Notice of Administrative Decision for Application # CU 15-851

This public notice is mailed to property owners within 300 feet of the subject property

Property Address: 7 Falls Park Drive (TMS#: 007000-01-02400)

Application: Conditional Use Permit to establish a bar closing by midnight in the C-4, Central Business District

Decision: **Approved with Conditions**

Conditions:

1) The Conditional Use Permit is limited to the Applicant, Nate Tomforde as owner of Pour Taproom Greenville, LLC and the business known as "Pour Taproom," and is not transferrable.

2) Operation of the facility shall substantially conform to the information provided by the Applicant to the Technical Advisory Committee and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the Conditional Use Permit.

3) At all times during its occupancy, the Applicant shall assign a manager to the premises who shall ensure compliance with the terms of this Permit, the City Code, and the applicable SC Code of Laws and Regulations. Operation of the business shall comply at all times with the provisions of the State Alcoholic Beverage Control Act and the Regulations of the Department of Revenue.

4) The Applicant and all of its managers and employees responsible for the management of the facility (current and future) shall participate in the "Merchant Education / Server Training" Program offered by the Phoenix Center or comparable program offered by other vendor(s) approved by the Greenville Police Department. Evidence of satisfactory completion of this training shall be retained for each employee on-site and available for inspection by code enforcement officers. Current personnel shall receive training within ninety (90) days of the date of the granting of this Permit and future personnel shall receive training within thirty (30) days of hiring.

5) The establishment shall close no later than 12 Midnight.

6) There shall be no live entertainment.

7) Exterior sound amplification is prohibited. Any interior sound system shall be directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows shall remain closed after 10 PM.

8) Maximum building occupancy shall be approved by the Building Codes department and shall be managed by the proprietor to prevent over-crowding.

9) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

By application filed December 14, 2015 the Applicant, Nate Tomforde as owner of Pour Taproom Greenville, LLC requested a Conditional Use pursuant to Section 19-2.3.6, *Conditional Use Permit;* Section 19-4.1, *Table of Uses;* and Section 19-4.3.3, *Use Specific Standards,* of the Greenville City Code to operate a bar closing by midnight in the C-4, Central Business District. Notice was mailed to property owners within 300 feet of the subject property on December 15, 2015. The Applicant met with the Technical Advisory Committee on December 17, 2015.

Findings:

- The Technical Advisory Committee made sufficient findings to recommend approval of the permit, subject to the conditions enumerated above and the Report of the Technical Advisory Committee.

- The use complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of Section 19-4.3, Use Specific Standards.

- The infrastructure capacity is adequate to serve the conditional use.

- The use complies with the standards for granting a special exception:

  The use is consistent with the comprehensive plan. The Future Land Use Map of the City's comprehensive plan designates the area as "Mixed-Use City Center."

  The use is compatible with the character of surrounding lands. The use is located in the C-4, Central Business District, which encourages pedestrian-oriented development including specialty and neighborhood-oriented retail. Surrounding lands provide a mix of office, service, retail, entertainment, civic, and residential uses. Several residential buildings are located within two blocks, including condominiums across the street, whose residents would be most impacted by the activity generated by a bar and restaurant. The conditions of the permit are intended to address those impacts and maintain compatibility with the neighborhood.

  Adverse impacts associated with the design of the use, which may include noise, serving alcohol, or loitering in surrounding neighborhoods have been addressed by the Applicant in the application or by the conditions enumerated above.

Appeal:

Any person believing that the administrator erred in its decision has the right to appeal the decision to the City of Greenville Board of Zoning Appeals. The appeal form and fee must be submitted to the Planning and Development office within 10 business days after the decision is made, and must state the reasons he or she believes the decision is illegal, either in whole or in part.

Conditional Use Permit:

The Conditional Use Permit issued to the Applicant is required to be maintained with other posted occupancy information on the premises, available to city inspectors.

General Information:

The appropriate responsible party must obtain any necessary permits, certificates and/or licenses from the City of Greenville Permits and Licenses Office before beginning work, occupying premises, or starting a business.

Failure to comply with any conditions prescribed in conformity with the City of Greenville Code of Ordinances (Land Management), when made part of the terms under which this Conditional Use is granted, shall be deemed a violation of the City Code, punishable under penalties established by City Code.

Nathalie Schmidt

Nathalie Schmidt
Development Planner

01/08/2016
Date

CONDITIONAL USE PERMIT
CITY OF GREENVILLE, SOUTH CAROLINA

A copy of this permit must be kept on premises at all times, available to City inspectors.
For more information, contact the Planning and Development office at City Hall, 864.467.4476.

This Conditional Use Permit (CU 15-851) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code, Sections 19-2.3.6, *Conditional Use Permit*, 19-4.1, *Table of Uses,* and 19-4.3.3, *Use Specific Standards:*

"Bar"

Property location: **7 Falls Park Drive**
(TMS#: 007000-01-02400)

Conditions:

1) The Conditional Use Permit is limited to the Applicant, Nate Tomforde as owner of Pour Taproom Greenville, LLC and the business known as "Pour Taproom," and is not transferrable.

2) Operation of the facility shall substantially conform to the information provided by the Applicant to the Technical Advisory Committee and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the Conditional Use Permit.

3) At all times during its occupancy, the Applicant shall assign a manager to the premises who shall ensure compliance with the terms of this Permit, the City Code, and the applicable SC Code of Laws and Regulations. Operation of the business shall comply at all times with the provisions of the State Alcoholic Beverage Control Act and the Regulations of the Department of Revenue.

4) The Applicant and all of its managers and employees responsible for the management of the facility (current and future) shall participate in the "Merchant Education / Server Training" Program offered by the Phoenix Center or comparable program offered by other vendor(s) approved by the Greenville Police Department. Evidence of satisfactory completion of this training shall be retained for each employee on-site and available for inspection by code enforcement officers. Current personnel shall receive training within ninety (90) days of the date of the granting of this Permit and future personnel shall receive training within thirty (30) days of hiring.

5) The establishment shall close no later than 12 Midnight.

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7) Exterior sound amplification is prohibited. Any interior sound system shall be directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows shall remain closed after 10 PM.

8) Maximum building occupancy shall be approved by the Building Codes department and shall be managed by the proprietor to prevent over-crowding.

9) A copy of the Conditional Use Permit shall be maintained with other posted occupancy information on the premises and made available for code enforcement inspections.

Nathalie Schmidt

ISSUED THIS 8th DAY OF January, 2016.

PLANNING & DEVELOPMENT DIVISION

Application # CU15-851	Fees Paid _____
Date Received: 12-14-2015	Accepted by _____
Date deemed complete _____	App Deny Conditions

APPLICATION FOR CONDITIONAL USE
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Nate Tomforde — Owner / Pour Taproom Greenville LLC
**Operator of the proposed use; permit may be limited to this entity.* Name — Title / Organization

APPLICANT'S REPRESENTATIVE: Nate Tomforde — Owner / Pour Taproom Greenville LLC
(Optional) Name — Title / Organization

MAILING ADDRESS: 117 Estelle Park Dr. Asheville, NC 28806

PHONE: 843-319-5813 EMAIL: pourtaproom@gmail.com

PROPERTY OWNER: Timberland Capital Investments, LP

MAILING ADDRESS: PO Box 9297 Greenville SC 29604

PHONE: 864 242-3811 X23 EMAIL: accounting@latone.net

PROPERTY INFORMATION

STREET ADDRESS: 7 Falls Park Dr.

TAX PARCEL #: 0070000102400 ACREAGE: .118 ZONING DESIGNATION: C-4

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

Eating Establishment / Restaurant

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be submitted to the planning and development office during normal business hours.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a conditional use). See also ***Section 19-2.3.6, Conditional Use Permit***, for additional information. You may attach a separate sheet addressing these questions.

3. For conditional use requests for nightclubs/bars, event venues, or businesses operating after midnight, the applicant must also submit the **Zoning Compliance Application for Establishments Serving Beer, Wine, or Liquor**.

Thursday 11:00 a.m.

4. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

5. You must attach the required application fee: $250.00

6. The administrator will review the application for "sufficiency" pursuant to ***Section 19-2.2.6, Determination of Sufficiency***, prior to routing the application for staff review. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. ***You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.***

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant and advise them to withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ____ or is not ✓ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

[signature] APPLICANT SIGNATURE

12/4/15 DATE

[signature] PROPERTY OWNER SIGNATURE

12/14/15 DATE

Applicant Response To
Section 19-2.3.6(D), Standards – Conditional Use Permit

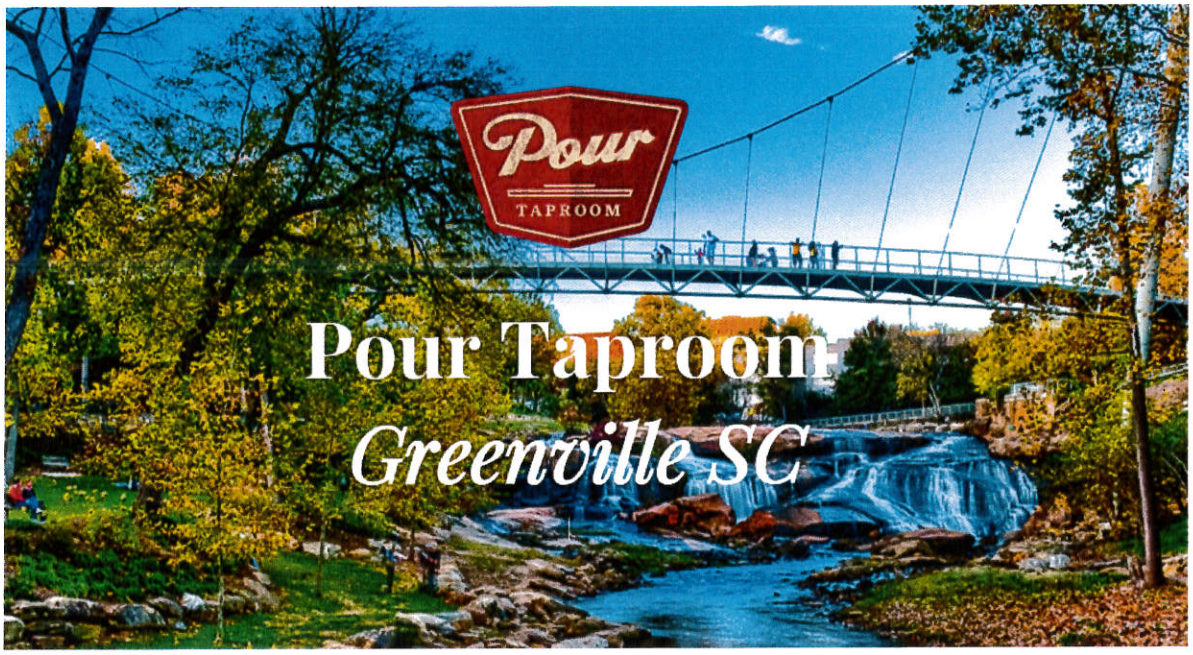
(You may attach a separate sheet)

1. Describe the ways in which the proposal complies with the goals, policies, and standards of the ordinance and, in particular, with the standards of ***Section 19-4.3, Use Specific Standards***.

See Attached Sheets

2. Describe the ways in which the infrastructure (roads, potable water, sewerage, schools, parks, police, fire, and emergency facilities) capacity is adequate to serve the proposed conditional use.

We are not changing anything that would cause a strain on the existing infrastruture in the area.



Business Plan & Zoning Compliance Application

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Executive Summary

Pour Taproom is a specialty restaurant serving food while providing a premium beer and wine tasting room located at 7 Falls Park Drive in Greenville, SC.

Pour Taproom will be serving the Greenville community with excellent food and a constantly rotating lineup of premium, unique microbrews and wine for the discerning beer and wine connoisseur.

Pour Taproom is a privately funded venture by Pour Taproom Holdings LLC.

The Market

Craft beer is gaining momentum in the upstate of South Carolina and Greenville is right in the epicenter of this movement. Greenville, where the state's first microbrewery, Blue Ridge Brewing Co., opened its doors right on Main Street, is following their northern neighbor, Asheville, and becoming a craft beer destination all in their own right. With a new brewery, Quest Brewing Co., having just opened and getting raves about their brand new selections, two other breweries are slated to open within the next year. And that's not all. Downtown Greenville has moved its rising culinary presence into restaurants serving locally crafted creations to their lively evening downtown audience. With a move towards urban living, this town above all, is proceeding to capture the movement towards an active engaged lifestyle with the desire to enjoy outside activities, music and the arts, good cuisine and of coarse, excellent craft beers.

Target Audience

Pour Taproom's target audience is young professionals, families, and tourists. Our average age in Asheville is 38 years old. We expect to attract a similar age range in Greenville. We expect our first target to be a young professional who is a beer and or wine connoisseur. Our second target is families who are looking for a great place to eat lunch or dinner and watch some sports.

The last group that Pour Taproom will target is visitors to downtown. This group varies on the seasons. The number of visitors coming to Greenville is around 5.8 million people each year. We hope to create an atmosphere that will serve those people visiting the Falls Park Area and all of the West End of downtown.

The Competition

Pour Taproom has many direct competitors that are all centrally located in Greenville.

Pour Taproom is able to differentiate itself from these competitors through its emphasis on having 70 taps of fine beer and wine only. We will not serve liquor. The competitors do not have our technology or the ability to charge customers by the ounce.

Pour Taproom's emphasis on an outstanding selection of premium beers is one of two competitive edges.

Its second competitive edge is the technology system that was developed as an active feedback mechanism for us to see the preference of the beer selection. This also allows the customers to have a direct impact on the tap offerings. In addition to giving the customers what they want in terms of beer, it also provides the customer with a feeling of empowerment and a sense that Pour Taproom exists to truly meet their needs.

The Management Team

Pour Taproom was founded by Nate Tomforde and will be run with the help of Jeff Earley.

Nate Tomforde will serve as the General Manager. His experience is rooted in owning and operating Pour Taproom in Asheville for the past few years two other restaurants in the past 10 years in Florence, South Carolina.

Jeff Earley will serve as Assistant GM and Chief Financial Officer. Jeff has a degree in Finance from Clemson University and also works as Financial Planner and Advisor for Earley Financial Inc.

Goals & Objectives

Objectives

- Family Friendly atmosphere with good eats
- Have quality, hard-to-find beers on tap. Focus on local beers and unique breweries from all over the world
- Serve Gluten Free options such as Ciders, Mead, and fine wines
- Have business grow at least 10% per year.
- Create customer awareness of the craft beer culture.

Mission

Serve the Greenville community with a family friendly environment that highlights local breweries in an open and relaxed building.

Keys to Success

- Maintain good relationships with reliable beer distributors.
- Effective Marketing
- Well designed and comfortable atmosphere.
- Quality Food and Beer choices.
- Repeat customers.

Security Procedures

Pour Taproom has never needed a security guard or bouncer in Asheville and we don't plan on needing extra security in Greenville.

However we will always have an employee located by each entrance. We use a 2D scanner to check all IDs. This technology helps us identify any expired or fake IDs . We will also make sure that everyone's tab is closed before they exit. We have a strict no re-entry rule. A new tab has to be opened if a patron leaves and enters again.

Our staff will be roaming the premises to monitor patrons.

All staff will take a SC Serving License Course

[illegible] 12pm-10pm with pretzels and beef jerky available till close.

Parking

We are going to be paying a monthly rate for the parking lot next to Gringos for our employees. Customers will use shared street and garage parking and also walking from their downtown residences.

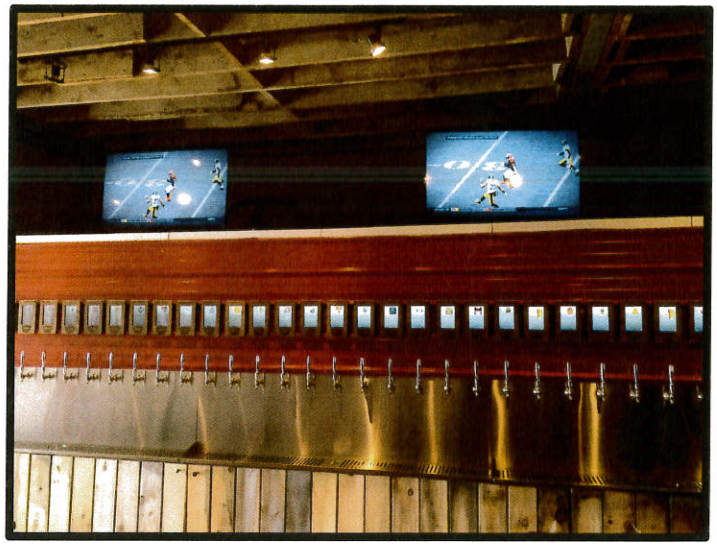
Designated Smoking

Outside our alley entrance is a sectioned off railing where people can stand to smoke without leaving the premises

Closing/"Last Call" Procedures

We will take Last Call at 11:30pm and require everyone to close their tabs and exit the building by 12am closing.

Asheville Location Pictures



Pour
TAPROOM
5
Pour
TAPROOM

city of greenville

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name Nate Tomforde Phone 843-319-5813

Mailing Address 117 Estelle Park Drive, Asheville NC 28806

Email nate tomforde@gmail.com

Signature of Applicant [signature] Date 12/8/15

Property Owner

Name Pour Taproom Greenville LLC Phone 843-319-5813 (local number is coming)

Mailing Address 1 7 Falls Park Drive, Greenville SC 29601

Email pourtaproom@gmail.com

Signature of Property Owner [signature] Date 12/8/15

Property Information

Address 7 Falls Park Drive

TMS# 0070000102400 Zoning District Designation C-4

Description of Proposed Use

Provide details for each of the following, as applicable, on a separate sheet:

Operating Plan

1. Type of Use (Restaurant, Nightclub, Event Venue, Etc.)
2. Days and Hours of Operation
3. Staffing Schedule
4. Kitchen Equipment Schedule
5. Menu and Hours of Food Service
6. Parking for Customers and Employees
7. Designated Smoking Area
8. Type of Entertainment and Duration
9. Closing / "Last Call" Procedures

Security Procedures

1. Number and Type of Designated Security Staff
2. Training / Certification of Staff
3. Specific Duties / Responsibilities of Staff
4. Entry / Exit / Re-Entry Procedures
5. Crowd Management
6. Crime Prevention through Environmental Design (CPTED)

Seating Plan

1. Provide a floor plan, drawn to scale, by a registered South Carolina architect. The plan must demonstrate the proposed occupancy with calculations based on the current adopted building code.
2. Schedule a feasibility inspection of the property: 864.467.4457

Business Plan

1. Business Plan Summary: Target Audience, Theme, Objectives / Goals
2. Projected Revenue: % Alcohol Vs. Food Sales
3. Fees For Entry / Membership / Entertainment
4. Status Of City Business License Application
5. Status Of SCDHEC 'Retail Food Establishment' Permit, If Applicable
6. Status Of Abl-901 Application To SC Department Of Revenue
7. Provide Documentation That Sled Requirements Have Been Met

city of
greenville

Provide a response for each of the following:

1. Describe the ways in which the proposed use is consistent with the comprehensive plan.

Providing an infill to a vacant building to provide a restaurant to service the Falls Park area in a crucial pedestrian zone between downtown & West End.

2. Describe the ways in which the request is appropriate for its location and is compatible with the character of existing and permitted uses of surrounding lands and will not reduce the property values thereof.

We are restoring a building that had its windows & door bricked up. We are returning it to a place that will have light and should increase property values. Our design will improve the overall view of the street and alley.

3. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and, vibration. Describe the ways in which the request will not create a nuisance.

We are taking an older industrial building and cleaning it up to provide an open and family friendly business. The quality of our products and staff will create an environment that will be an asset to the community.

Meet With the Technical Advisory Committee

Applications for Zoning Compliance will be reviewed by the Technical Advisory Committee (TAC), a City Staff committee comprised of representatives from the following City Departments and appointed by the City Manager:

Building Codes and Inspections	Police
Business Licensing	Fire
Economic Development	Planning
Public Information and Events	Legal

The Technical Advisory Committee convenes once-a-month to meet with Applicants and review Conditional Use Permit applications that may be granted by the Zoning Administrator. This process promotes a more comprehensive understanding of the Applicant's proposal, which in turn conveys a more comprehensive understanding of the multiple Departments' operating requirements and expectations.

The Applicant, Business Owner, and Property Owner (if different) are required to attend a regularly scheduled TAC meeting prior to granting a Conditional Use Permit. Managers and anyone involved in operating the business are also encouraged to attend. The meeting date, time, and exact location within City Hall will be confirmed upon submittal of this application to the Planning and Development office on the 5th floor of City Hall.

Pour Taproom Greenville LLC

19-4.3.3.

Commercial uses.

(A)

General.

(1)

Design standards. Except where specifically exempted by this chapter, nonresidential uses shall comply with the standards in subsection 19-6.5.

(2)

Commercial uses located within the OD, C-1, C-2, C-4, RDV, and PD districts open to the public between the hours of 12 midnight and 5:00 a.m. require a special exception permit, except when a conditional use permit is required, and, at a minimum, are subject to the following standards:

(a)

The standards for granting a special exception permit.

(b)

On-site traffic shall be directed away from abutting residential uses or residential districts between the hours of 12:00 midnight and 5:00 a.m.

(c) Yes

Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 5:00 a.m.

(d) In Compliance

Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of the Greenville Code of Ordinances shall be posted in conspicuous locations and shall be enforced by the proprietors.

(e) Will Comply

Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan and/or floor plan; all amplified sound shall be directed inward toward the facility and away from any adjoining use or public property. No exterior amplified sound shall be permitted between the hours of 10:00 p.m. and 11:00 a.m. Interior sound amplification shall be located

N/A

only as reflected on an approved floor plan and shall be directed away from the principal entrance or directed toward the interior of the building.

(f)

Drive-through facilities shall be closed between the hours of 12:00 midnight and 5:00 a.m.

(g) N/A

Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 5:00 a.m.

(h) will Comply

The required permit, either special exception permit or conditional use permit, shall be limited to the applicant and shall not be transferrable. Copy of the special exception permit or the conditional use permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

(B) Yes

In addition to applicable use-specific standards that follow, the administrator may impose conditions on a conditional use permit intended to mitigate any negative impacts of the use relating to:

(1) ✓

The volume and type of sales, retail, wholesale; size and type of items sold and nature of inventory on the premises;

(2) ✓

Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution;

(3) N/A

The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored (such as business vehicles, work-in-process, inventory, and merchandise, construction materials, scrap and junk, and raw materials including liquids and powders);

(4) N/A

The type, size and nature of buildings and structures;

(5)

The number and density of employees and customers per unit area of site in relation to business hours and employment shifts;

(6) Will Comply

Transportation requirements, including the modal split for people and freight, by volume type and characteristic of traffic generation to and from the site, trip purposes and whether trip purposes can be shared by other uses on the site;

(7) N/A

Parking requirements, turnover and generation, ratio of the number of spaces required per unit area or activity, and the potential for shared parking with other uses;

(8) Will comply

The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation and fumes;

(9) Will Comply

Any special public utility requirements for serving the proposed use, including but not limited to water supply, waste water output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and

(10) N/A

The impact on adjacent properties created by the proposed use will not be greater than that of other uses permitted in the district.

(C) Will comply

Eating establishments.

(1) Yes

General.

(a)

Eating establishments that encroach onto public property shall comply with the city's outdoor displays and cafes ordinance (see chapter 8, article VIII, of this Code).

(b) N/A.

Eating establishments on private property shall comply with the following standards:

1. Yes

The eating establishment shall not obstruct the movement of pedestrians along adjoining sidewalks, or through other areas intended for public usage, ingress, or egress.

2. will Comply

Outdoor live entertainment shall not be allowed, unless separate approval is obtained for an outdoor entertainment use.

3. N/A

In approving eating establishments, the decision-making body may impose conditions relating to the location, configuration, and operational aspects (including hours of operation, noise, and lighting) to ensure that eating establishments will be compatible with surrounding uses and will be maintained in an attractive manner.

September 18, 2015

Re: 7 Camperdown Way (Beer and Wine Bar)

An inspection of the referenced location was conducted on September 17, 2015. The purpose of the inspection was to determine the relevant building and land use-related code requirements that would apply to the re-occupancy of the premises. The new owner attended the inspection as well as representatives from "Berkshire Hathaway". It was represented that the new owner intends to occupy the premises as an Assembly (Beer/Wine Bar). The following items were compiled by Tony Rivera, Assistant Building Codes Administrator for the City of Greenville; all items must be addressed prior to the issuance of a Certificate of Occupancy.

General information:

1. The use and occupancy of the structure was reviewed as 'Assembly' occupancy under the 2012 SC State Building Code (International Building Code – IBC
2. The building does not have a sprinkler system.
3. You must comply with the Life and Safety requirements for Emergency Egress.
4. The space of the building is a little over 5,000 square feet.

Items to be addressed:

1. All major systems including plumbing, mechanical, and electrical must be inspected, repaired, and/or replaced as-needed by licensed SC contractors.
2. You must contact the Planning and Development Department for instructions on what you need to do for opening a Bar. (POC will be: Brian Woods at (864) 467-4481.
3. **The space will be required to be sprinkled; however, if the occupant load is less than 100 and the square footage is less than 5,000, a sprinkler System will not be required.**
4. **The owner will serve Buffet type food. No food will be prepared in the building. The food will be catered in from a catering service.**
5. **You must provide a Handicap Accessible Front Door at the location leading into the front entrance that was suggested by the Assistant Building Codes Administrator.**
6. The roof must be inspected to ensure that it is sound and there are no leaks. Repairs/replacement must be completed by a licensed professional.
7. At a minimum, install 2, 2A/10BC fire extinguishers within the facility. Extinguishers must be mounted so that there is no more than 75 feet of travel distance to an extinguisher.
8. **You must label all Panel boxes.**
9. **You must provide both a Male and Female Restroom that is handicapped accessible.**
10. **You must provide a High and Low Drinking Fountain as well as a Service Sink..**
11. You must apply for a Certificate of Occupancy prior to occupying any portion of the structure.

12. Egress doors shall be readily operable from the egress side without the use of a key or special knowledge.
13. Exits and exit access doorways shall be marked by approved exit signs readily visible from any path of egress travel.
14. The means of egress, including the exit discharge, shall be illuminated at all times during which the building is occupied. The means of egress illumination level shall not be less than 1foot-candle (11 lux) at the floor level. (See Sections 1006.1 and 1006.2 of the 2012 of the IBC).
15. The building is going to be used as an "assembly" space with an occupant load of not more than 80 for the Bar/Restaurant. Architectural drawings will be required detailing the use of the space.
16. A Site Plan must be submitted for the Administrator's approval reflecting conformance with Chapter 19 of the City Code (available online at www.greenvillesc.gov). These requirements will be evaluated in the context of the specific site conditions (including dimensions determined in the field); alternative configurations may be needed to accommodate the objectives of the following standards.
17. Off-street parking at a ratio of 1 space / 500 square feet of the facility must be provided (including one handicapped accessible space) pursuant to the provisions of Sec 19-6.1 of the City Code
18. Encroachment Permits must be obtained from the City of Greenville if work occurs within City right-of-ways (driveways, utility connections, storm drainage, landscaping, etc.).
19. Refuse collection locations must meet the additional screening requirements of Section 19-6.2.5 (plants and solid fencing/wall sufficient to screen the cans/dumpster but not to exceed 8' in height).
20. Exterior lighting must comply with Sec 19-6.4 of the City Code.
21. Permit(s) for new signage (building and freestanding) must be obtained by a duly-licensed sign contractor and conform to the requirements of Sec 19-6.6 of the City Code.

If you have any questions; please feel free to contact Tony Rivera at 864.467.4565 (or trivera@greenvillesc.gov)

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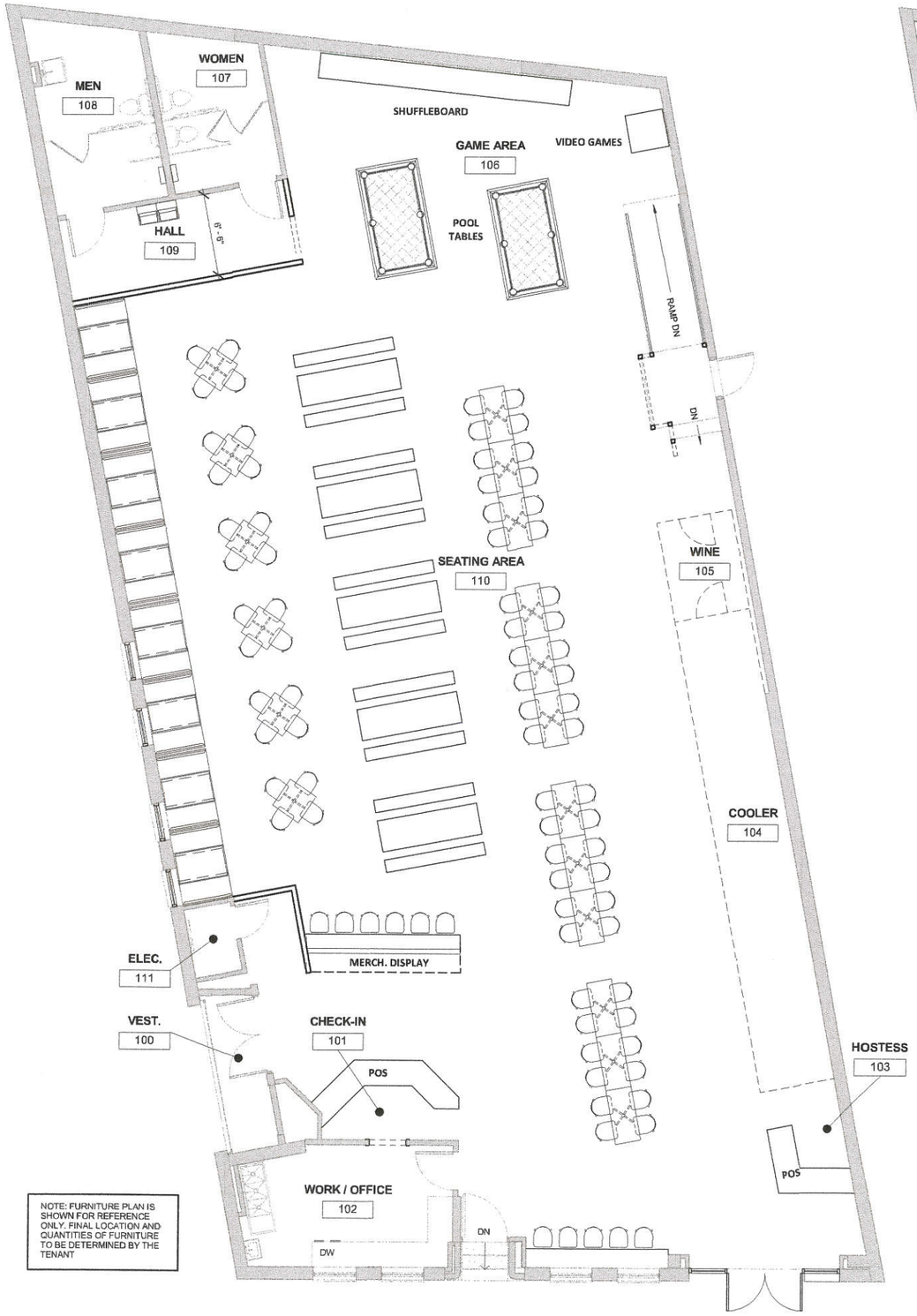
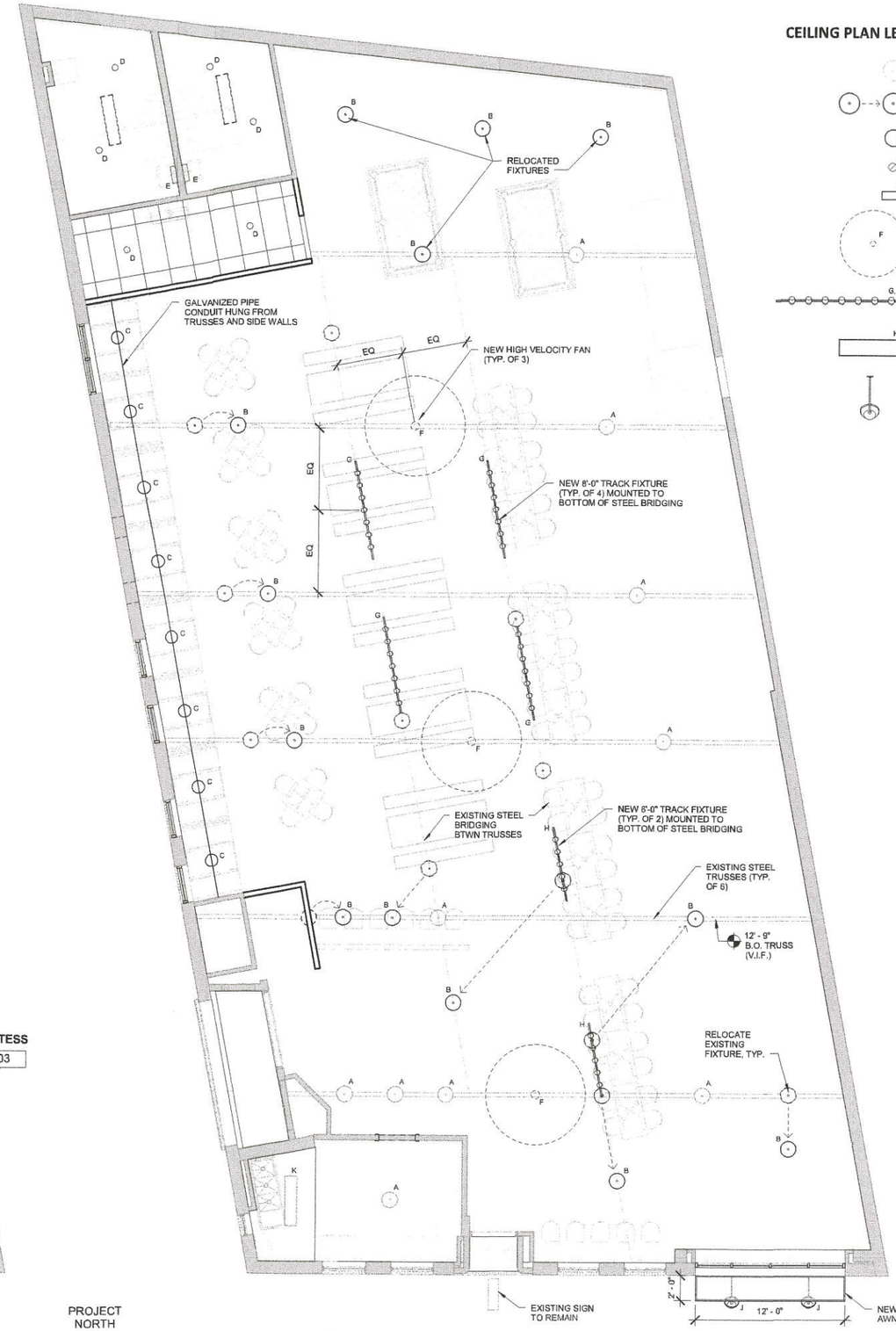


NOTE: FURNITURE PLAN IS SHOWN FOR REFERENCE ONLY. FINAL LOCATION AND QUANTITIES OF FURNITURE TO BE DETERMINED BY THE TENANT

PROJECT NORTH

3 / A2.01 PROPOSED FURNITURE PLAN
3/16" = 1'-0"



PROJECT NORTH

1 / A2.01 REFLECTED CEILING PLAN
3/16" = 1'-0"

CEILING PLAN LEGEND

- A — EXISTING PENDANT FIXTURE TO REMAIN IN PLACE
- B — EXISTING PENDANT FIXTURE TO BE RELOCATED
- C — NEW PENDANT FIXTURE AT BOOTHS BY OWNER
- D — NEW 6" RECESSED DOWNLIGHT
- E — NEW WALL SCONCE BY OWNER
- F — NEW HIGH VOLUME, LOW SPEED CEILING FAN
- G, H — NEW TRACK LIGHTING
  - G - 8'-0" TRACK
  - H - 6'-0" TRACK
- K — EXISTING FLUORESCENT FIXTURE
- NEW EXTERIOR GOOSE-NECK SIGN FIXTURE

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LMG — architects

POUR TAPROOM

7 Falls Park Drive Greenville, SC 29601

REVISION HISTORY:

DATE	NO.	DESCRIPTION

PROJ. NO. 15031

SHEET TITLE:

FURNITURE / CEILING PLANS

SHEET NO.

A2.01

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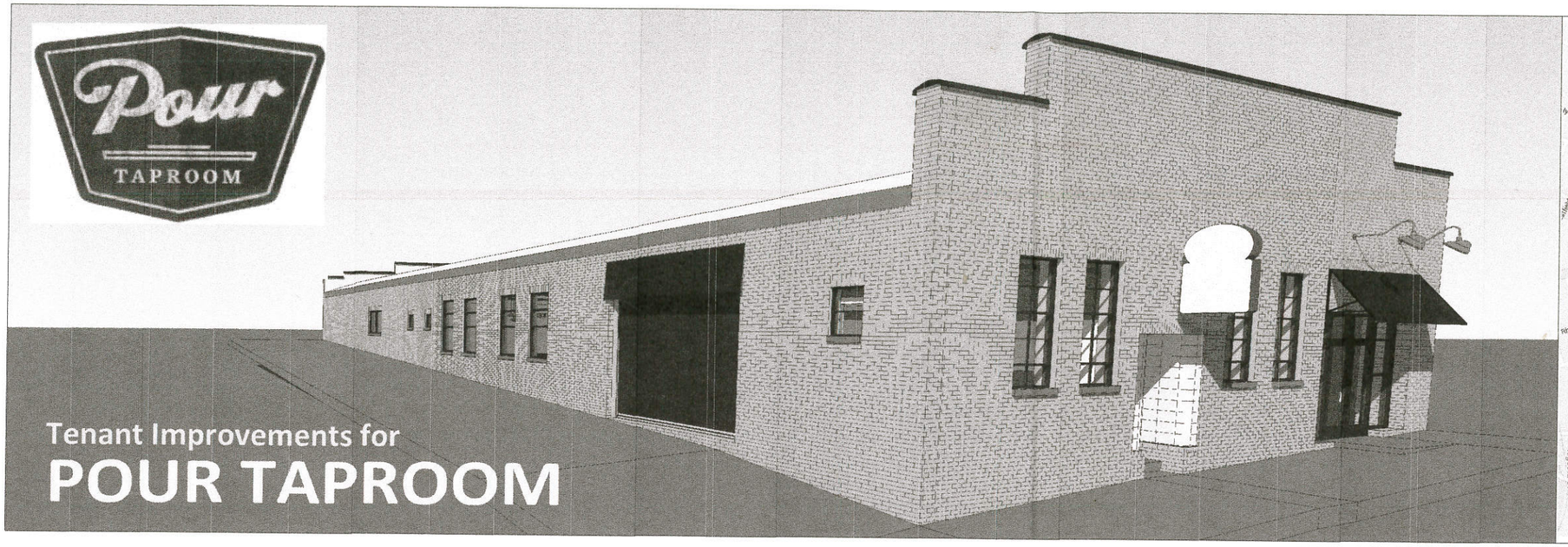
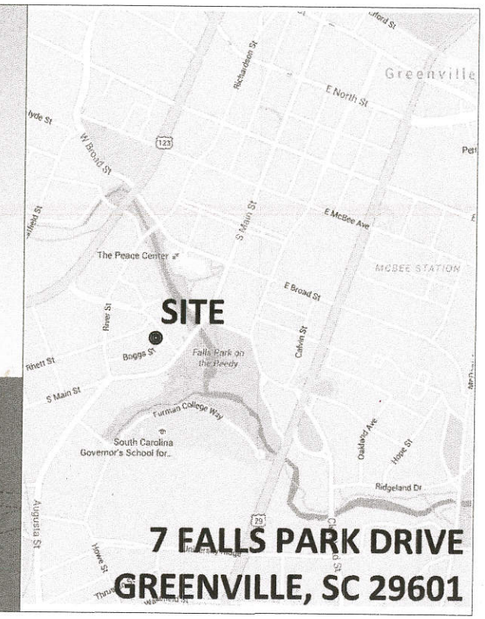


Tenant Improvements for

POUR TAPROOM



7 FALLS PARK DRIVE
GREENVILLE, SC 29601

BUILDING CODE SUMMARY

JOB LOCATION:	GREENVILLE, SOUTH CAROLINA
JURISDICTION:	CITY OF GREENVILLE, SC
SCOPE NARRATIVE:	TENANT IMPROVEMENTS FOR POUR TAPROOM IN AN EXISTING BUILDING. THE TENANT WILL SERVE CATERED FOOD ONLY WITH NO ON-SITE FOOD PREP. A SPRINKLER SYSTEM WILL BE OWNER-INSTALLED AND PERMITTED SEPARATELY.
APPLICABLE CODES:	2012 INTERNATIONAL BUILDING CODE (IBC) 2011 NATIONAL ELECTRIC CODE (NEC) 2012 INTERNATIONAL MECHANICAL CODE (IMC) 2012 INTERNATIONAL PLUMBING CODE (IPC) 2012 INTERNATIONAL FIRE CODE (IFC) 2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) ANSI 117.1-2009 ACCESSIBILITY GUIDELINES
BUILDING OCCUPANCY:	ASSEMBLY A-2 (RESTAURANT)
CONSTRUCTION TYPE:	ASSUMED TYPE V-B FOR EXISTING BUILDING (PER TABLE 503.1) BUILDING WILL BE SPRINKLED PER IBC 903
TENANT AREA (GROSS):	4,753 SF

OCCUPANT LOAD CALCULATIONS: *(PER TABLE 1004.1.2)*

USE	*AREA*	*FACTOR*	*OCCUPANCY LOAD*
ASSEMBLY (UNCONCENTRATED TABLES & CHAIRS)	3,486 SF	15 NET	233 PERSONS
WORK AREA / OFFICE	235 SF	100 GROSS	3 PERSONS
ACCESSORY STORAGE (COOLERS / ELEC)	398 SF	300 GROSS	2 PERSON
OTHER (RESTROOMS, CORRIDOR)	580 SF	N/A	0 PERSONS
		TOTAL	*238 OCCUPANTS*

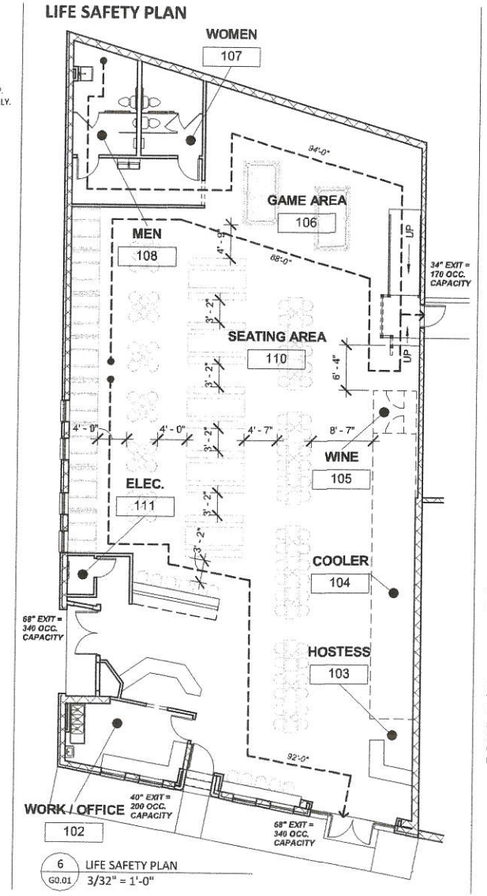
MINIMUM NUMBER OF EXITS REQUIRED:	TWO(2) PER IBC TABLE 1021.2(2)
EXIT WIDTH CALCULATIONS	*(PER TABLE 1005.1):*
MAIN FLOOR:	0.20" PER PERSON 238 OCCUPANTS X 0.20" = 47.6 INCHES PROVIDED = 210 INCHES (4 EXITS)
MAXIMUM TRAVEL DISTANCE:	200 FT PER IBC TABLE 1016.2
MAXIMUM DEAD END CORRIDOR:	20 FT PER IBC 1018.4
MINIMUM CORRIDOR WIDTH:	44 INCHES
MINIMUM CLEAR OPENINGS FOR EXITS:	44 INCHES

PLUMBING FIXTURE REQUIREMENTS (PER TABLE 2902.1:

USE	*OCCUPANCY*
ASSEMBLY A-2 (RESTAURANT)	119 MEN / 119 WOMEN

	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINKS
	1 PER 75 M/F	1 PER 200	1 PER 500	1
TOTAL REQUIRED:	2 M / 2 F	1 M / 1 F	1 HI-LO	1
TOTAL PROVIDED:	MEN: 1 WC / 1 UR WOMEN: 2 WC	MEN: 1 WOMEN: 1	1 HI-LO	1

LIFE SAFETY PLAN



6 / G0.01 LIFE SAFETY PLAN
3/32" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL MEET THE MINIMUM REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL PLUMBING CODE, THE NATIONAL ELECTRICAL CODE AND ALL OTHER LOCAL STATE OF FEDERAL CODES OR REGULATIONS HAVING JURISDICTION.
2. IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE REQUIRED TO REQUEST FROM AND RECEIVE CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY POSSIBLE CONFLICTS PRIOR TO INITIATING ANY WORK.
4. GENERAL CONTRACTOR SHALL VERIFY EXISTENCE OF ALL UNDERGROUND UTILITIES AND PIPING AND PROTECT THEM BEFORE BEGINNING WORK. GENERAL CONTRACTOR SHALL EMPLOY A LOCATION SERVICE AT HIS EXPENSE AND WILL BE RESPONSIBLE FOR ANY REPAIRS NECESSARY AS A RESULT OF DAMAGES CAUSED BY CONSTRUCTION OPERATIONS.
5. FILL ALL PENETRATIONS (I.E. PLUMBING, MECHANICAL, ELECTRICAL) IN RATED WALLS WITH UL RATED COMPACTED MINERAL WOOL AND COAT WITH UL RATED FIRE STOP COATING.
6. ALL CONTRACTORS AND SUB-CONTRACTORS ARE TO REVIEW ARCHITECT'S AND ENGINEER'S DRAWINGS AND COORDINATE EACH WITH THEIR SPECIFIC DISCIPLINE. REFER ANY QUESTIONS OR CONFLICTS TO ARCHITECT BEFORE BEGINNING CONSTRUCTION.
7. ALL CONSTRUCTION SHALL BE HANDICAPPED ACCESSIBLE AND COMPLY WITH BARRIER FREE DESIGN AND OTHER APPLICABLE STANDARDS.
8. DIMENSIONS SHOWN FOR EXTERIOR DOORS AND WINDOWS ARE TO MASONRY OPENINGS UNLESS OTHERWISE NOTED. ALL OTHER DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
9. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH THE WORK.
10. ALL WOOD FRAMING, SHEATHING, AND/OR BLOCKING TO BE FIRE RETARDANT TREATED AS REQUIRED BY CODE. ALL WOOD IN CONTACT WITH MORTAR, CONCRETE, OR MASONRY TO BE PRESSURE TREATED.
11. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS, VENDORS OR THE OWNER TO ASSURE THAT ALL SCHEDULES ARE MET.
12. THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE AND ALL INSPECTION REQUIREMENTS STATED THEREIN. THE CONTRACTOR WILL WORK WITH ANY INSPECTORS, TESTING AGENCIES AND / OR OTHER CONSULTANTS HIRED BY THE OWNER OR THE ARCHITECT TO HELP MEET THESE REQUIREMENTS.
13. PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE W/ NFPA 10. INSTALL WALL MOUNTED FIRE EXTINGUISHERS (FE) @ 4'-6" A.F.F. TO TOP OF CABINET. GENERAL CONTRACTOR TO COORDINATE LOCATIONS WITH LOCAL FIRE MARSHALL.

PROJECT TEAM

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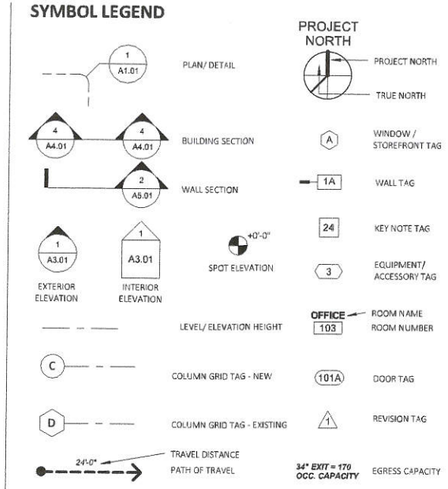
ABBREVIATIONS

NO. OR #	NUMBER	GA.	GAUGE
&	AND	GALV.	GALVANIZED
@	AT	GWB	GYPSUM WALL BOARD
A.B.	ANCHOR BOLT	GYP	GYPSUM
A.F.F.	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL
ADJ.	ADJUSTABLE	HORIZ.	HORIZONTAL
ALUM.	ALUMINUM	INSUL.	INSULATION
APPROX.	APPROXIMATE	INT.	INTERIOR
BLDG.	BUILDING	LAM	LAMINATE
B.O.S.	BOTTOM OF STEEL	MECH.	MECHANICAL
C.J.	CONTROL JOINT	M.O.	MASONRY OPENING
C.T.	CERAMIC TILE	M.R.	MOISTURE RESISTANT
CLG.	CEILING	MAX.	MAXIMUM
CMU	CONCRETE MASONRY UNIT	MIN.	MINIMUM
COL.	COLUMN	MTL.	METAL
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONST.	CONSTRUCTION	NOM.	NOMINAL
CONT.	CONTINUOUS	O.C.	ON CENTER
D.F.	DRINKING FOUNTAIN	P.T.	PRESSURE TREATED
D.S	DOWN SPOUT	PLYWD.	PLYWOOD
DIA.	DIAMETER	R	RADIUS
DIM.	DIMENSION	R.D.	ROOF DRAIN
DN.	DOWN	R.O.	ROUGH OPENING
DWG.	DRAWING	REINF.	REINFORCEMENT
E.J.	EXPANSION JOINT	REQ'D	REQUIRED
E.W.C.	ELECTRIC WATER COOLER	RM.	ROOM
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATION	SPEC.	SPECIFICATIONS
EQUIP.	EQUIPMENT	SQ.	SQUARE
EQ.	EQUAL SPACE	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	THK.	THICKNESS
EXT.	EXTERIOR	T.O.J.	TOP OF JOIST
F.D.	FLOOR DRAIN	T.O.S.	TOP OF STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	T.O.W.	TOP OF WALL
F.O.B.	FACE OF BLOCK OR FACE OF BRICK	TYP.	TYPICAL
FE	FIRE EXTINGUISHER	U.N.O.	UNLESS NOTED OTHERWISE
FF	FINISH FLOOR	VERT.	VERTICAL
FIN	FINISH	V.I.F.	VERIFY IN FIELD
FLR.	FLOOR	W.C.	WATER CLOSET
F.O.M.	FACE OF MASONRY	W.H.	WATER HEATER
F.O.S.	FACE OF STUD	W/	WITH
FTG.	FOOTING	WD.	WOOD

SYMBOL LEGEND



SHEET INDEX

SHEET NO.	SHEET NAME	PERMIT	REV 1
GENERAL			
G0.01	COVER SHEET / CODE SUMMARY		
ARCHITECTURAL			
A1.01	FLOOR PLANS		
A2.01	FURNITURE / CEILING PLANS		
A3.01	EXTERIOR ELEVATIONS		
MECHANICAL			
M0.01	Unnamed		
PLUMBING			
P0.01	Unnamed		
ELECTRICAL			
E0.01	Unnamed		

○ = NOT ISSUED IN THIS SET
● = ISSUED IN THIS SET

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POUR TAPROOM

7 Falls Park Drive Greenville, SC 29601

REVISION HISTORY:

DATE	NO.	DESCRIPTION
12.10.2015	1	PERMIT SET

PROJ. NO. 15031

SHEET TITLE:

COVER SHEET / CODE SUMMARY

SHEET NO.

G0.01