

# RED PUMP • TUSCAN KITCHEN

401 EAST MAIN STREET  
CHARLOTTESVILLE, VA

**DOWNTOWN ADC DISTRICT MAP**



**SIGNAGE, AWNING & PAINT COLOR REVIEW  
PER APPROVAL LETTER DATED 1/28/14**

**SUBMITTED: 3/25/14**

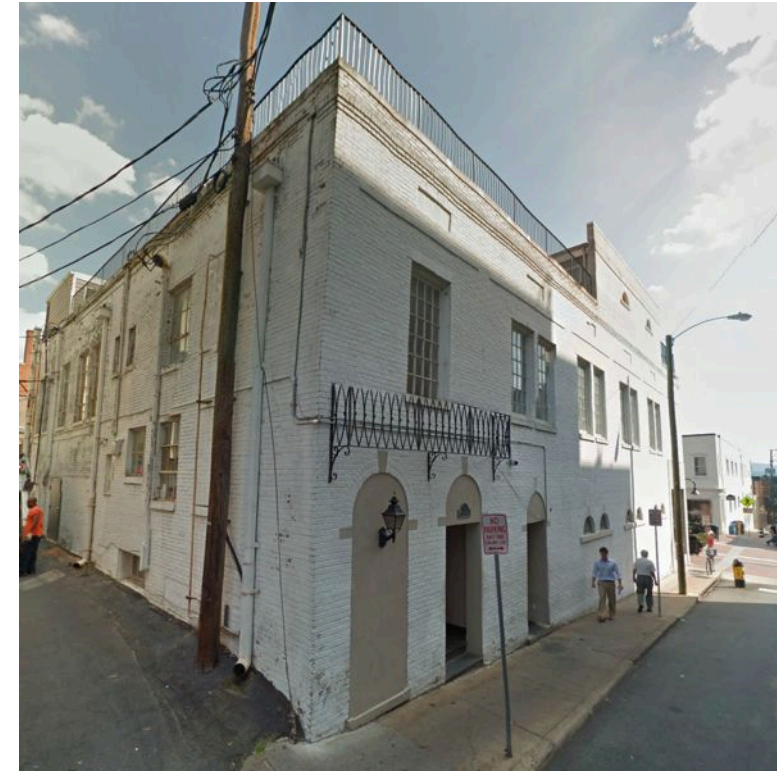
**SHEET INDEX**

<b>EXISTING CONDITIONS - PHOTOGRAPHS</b>	<b>1</b>
<b>EXISTING ELEVATIONS</b>	<b>2</b>
<b>PROPOSED MALL ELEVATION</b>	<b>3</b>
<b>PROPOSED 4TH STREET ELEVATION</b>	<b>4</b>
<b>ENLARGED ELEVATIONS</b>	<b>5</b>





**4TH AND MAIN VIEW**



**4TH STREET VIEW**



**BLOCK PANORAMA**





**CORNER VIEW**



**4TH STREET ELEVATION**



EXIST. STUCCO TO BE REMOVED. IT IS IN POOR SHAPE WITH PORTIONS CRACKED AND PEELING.

WOOD AWNING TO BE REMOVED

REMOVE EXIST. STOREFRONT

**MALL ELEVATION**





**AWNINGS**

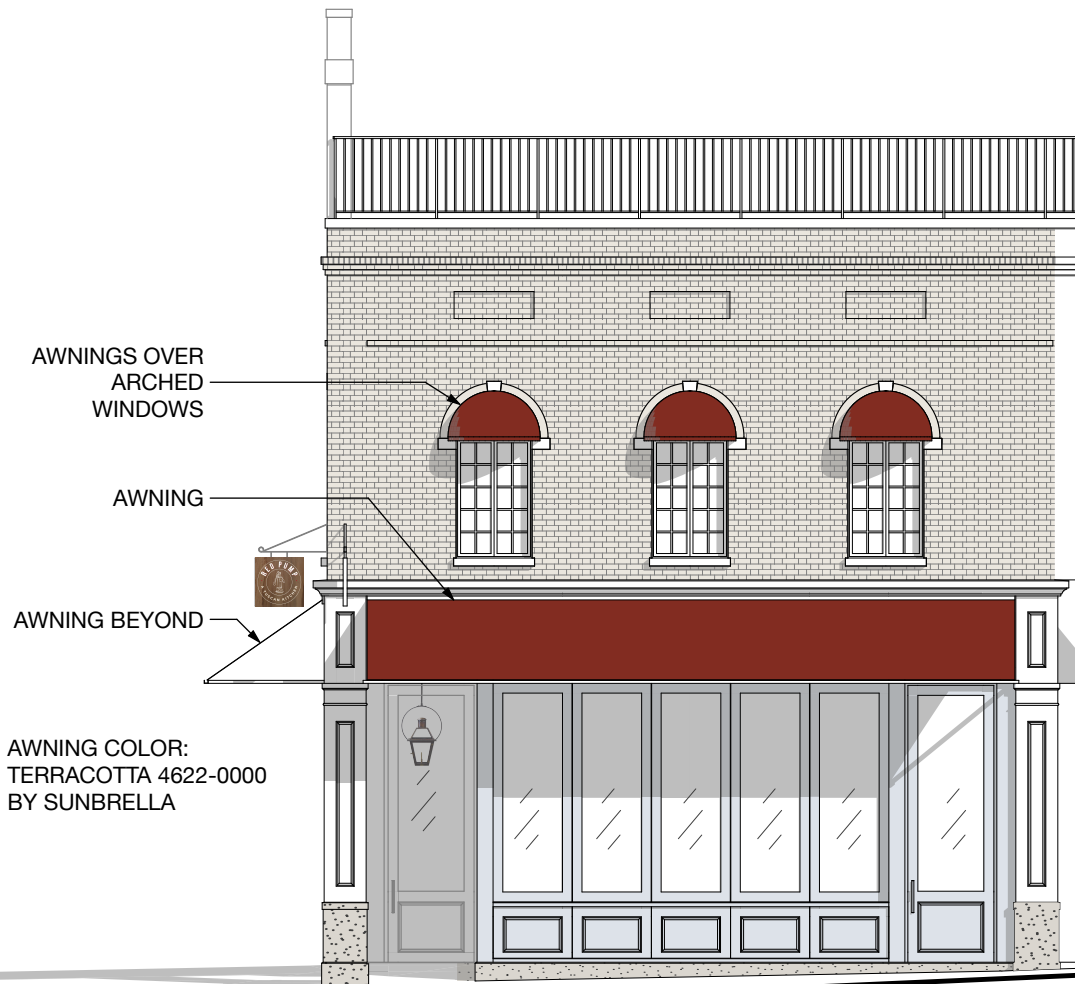
**DOORS, WINDOWS AND PANELS**

**STONE BASE**

**PANELED COLUMNS AND FRIEZE**

**BRICK**

SAMPLES WILL BE PROVIDED FOR PAINT COLORS, STONE AND AWNINGS.



**ELEVATION WITH AWNINGS SHOWN**



**ELEVATION WITHOUT AWNINGS**





**AWNINGS**

**DOORS, WINDOWS AND PANELS**

**STONE BASE**

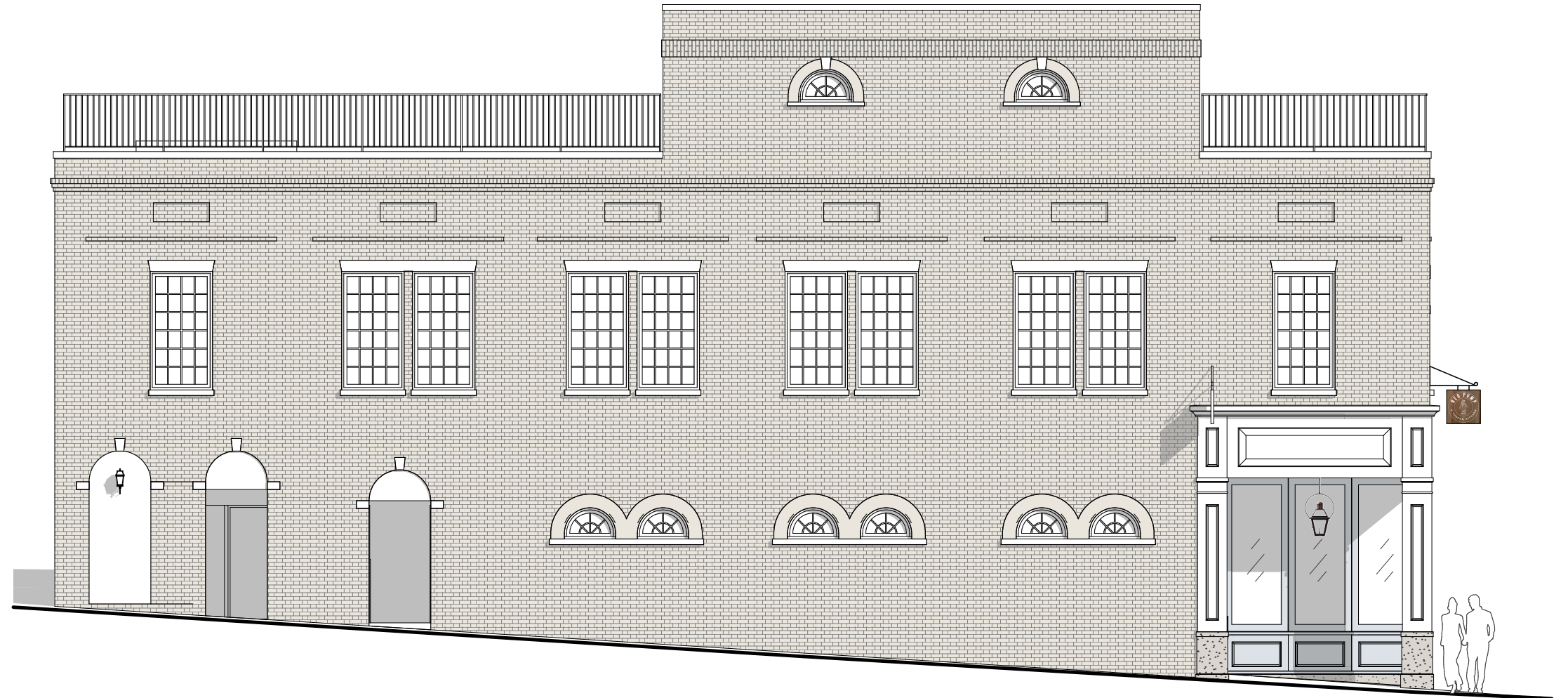
**PANELED COLUMNS AND FRIEZE**

**BRICK**

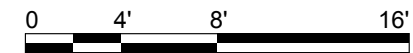
SAMPLES WILL BE PROVIDED FOR PAINT COLORS, STONE AND AWNINGS.



**PARTIAL ELEVATION WITH AWNINGS SHOWN**



**ELEVATION WITHOUT AWNINGS**





AWNINGS

DOORS, WINDOWS AND PANELS

STONE BASE

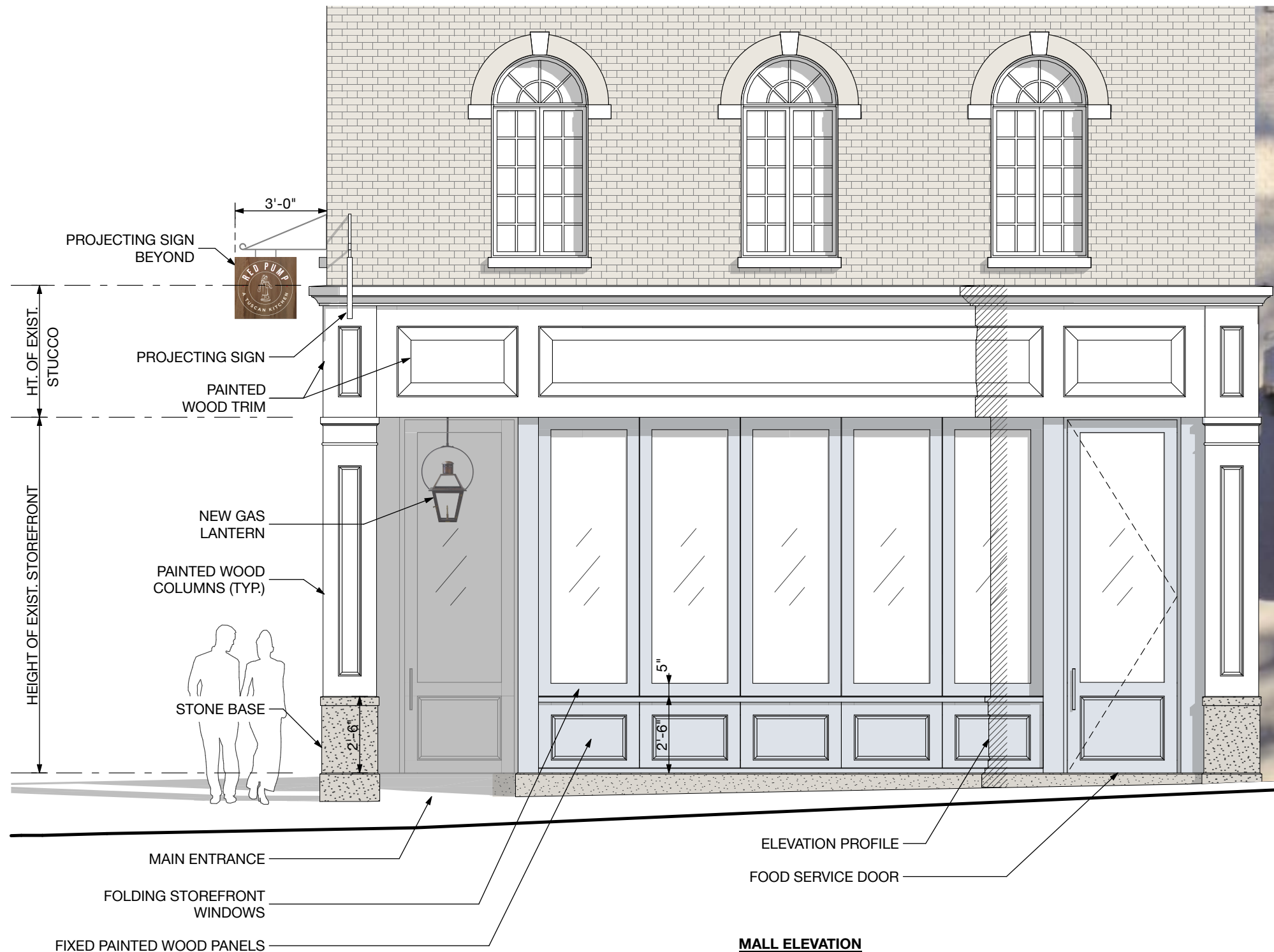
PANELED COLUMNS AND FRIEZE

BRICK

SAMPLES WILL BE PROVIDED FOR PAINT COLORS, STONE AND AWNINGS.



**4TH STREET ELEVATION**



**MALL ELEVATION**



# Red Pump · Tuscan Kitchen

401 East Main Street  
Tax Map 53 Parcel 59

East Mail, LLC  
Owner/Fourth and Vine, LLC  
Applicant

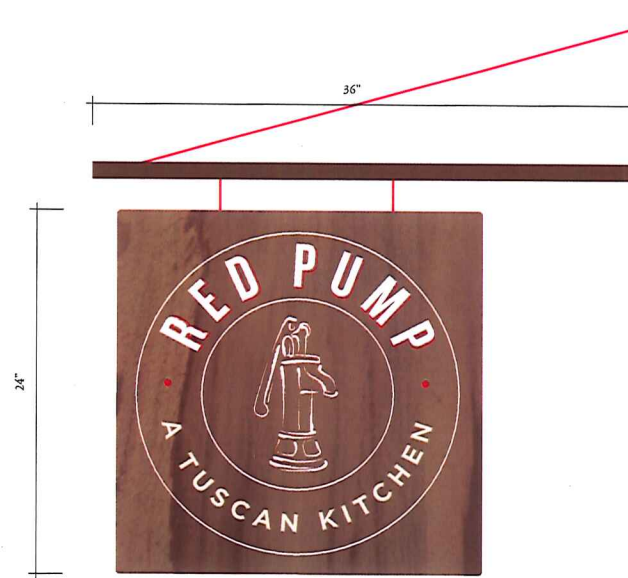
Board of Architectural Review  
Signage and Cafe Submittal  
4/15/14

## Sheet Index

Signage 2 -3  
Umbrellas 4  
Fencing 5  
Planters 6  
Fencing & Planters 7  
Tables & Chairs 8  
String Lights 9  
Outdoor Bar 10-11  
Café Layout 12

# Signage

- Red Pump will have a sign hanging on 4th St. side and a sign hanging on the E. Main St. side.
- Both signs will be identical.
- The sign material will be natural wood.
- The signs will measure 24" x 24".
- The bracket attaching each sign to the building will be 36".
- Each bracket will be wrought iron and designed as the bracket shown here, at Zero George Street Boutique Hotel in Charleston.



*Hanging Blade Sign*



Red Pump · Tuscan Kitchen BAR 4/15/14 - 2

*April Approval*

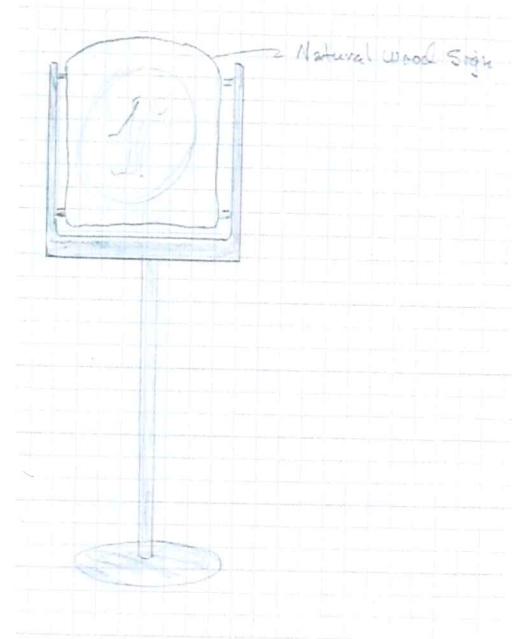


## Signage (con't)

- The outdoor café will be marked with a standing sign.
- The sign will be 18" x 18".
- The sign material will be natural wood.
- As shown in the picture, the sign will be held by an ironwork stand.



*Al Fresco Sign*

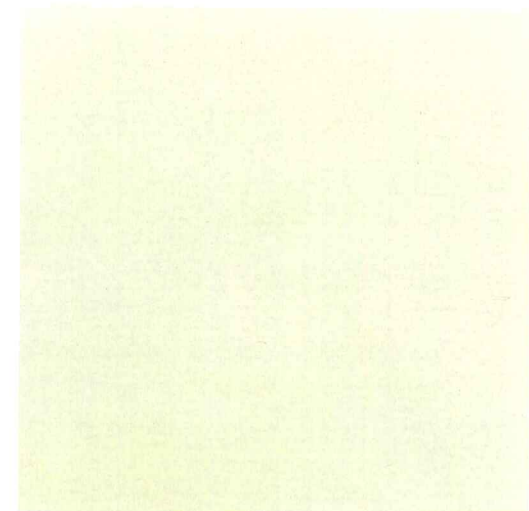


## Umbrellas

- To cover part of the 735 square feet Red Pump would like to use 3 C-Series Fim-Umbrellas.
- The umbrellas are made from aluminum and stainless steel with high-grade nylon components.
- The color of umbrellas will be Sunbrella Natural.
- Each Fim Umbrella will have a free-standing base that does not require screws or bolts to be secure.

### Product Specs

- Fim-Umbrella ([www.fim-umbrella.com](http://www.fim-umbrella.com))
- Size: 11.5 ft. octagonal
- Height: 7-9 feet
- Frame Color: Peppercorn Brown
- Base: 4 prong freestanding base
- Umbrella Color: Natural
- Fabric: Firesist

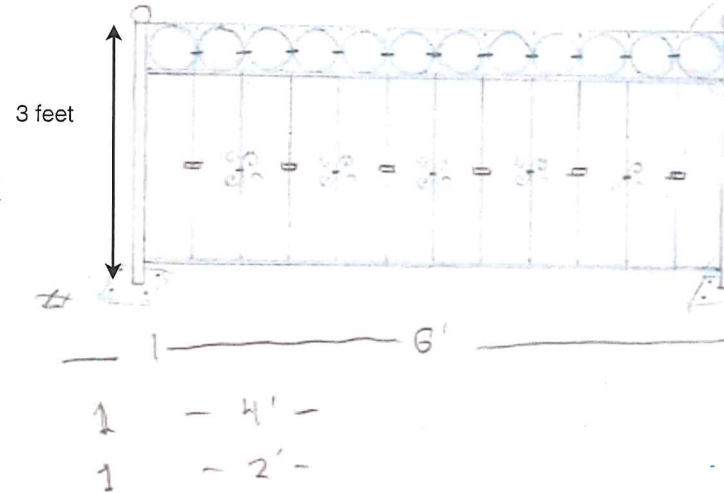


Natural



# Fencing

- Red Pump is planning to have a custom ironwork fence made in Mexico. The fencing will have the same look and feel of the fencing at Sal's Caffe Italia.
- The fence will not be anchored to the Downtown Mall with screws or bolts.

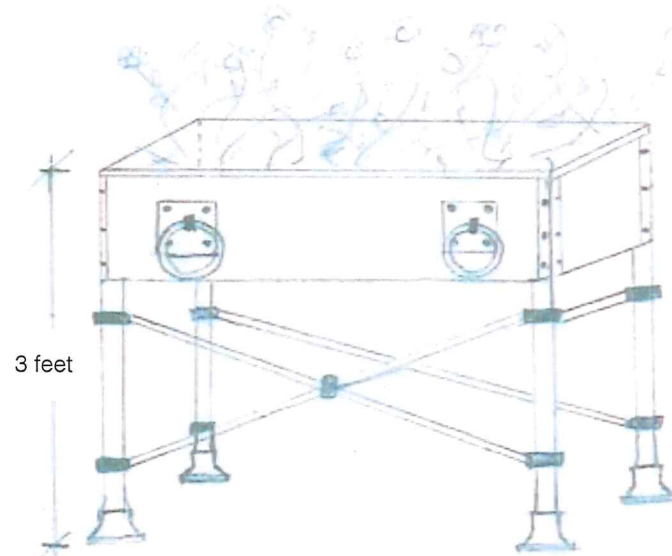


# Planters

- We plan to have planters custom-made that use the same materials as the Versailles Wood Panel Trough Planter from Restoration Hardware except our version will be taller.
- Three planters will be integrated into the custom fencing surrounding the outdoor café.

### Product Specs

- Restoration Hardware
- Versailles Wood Panel Trough Planter
- Crafted from rustproof cast aluminum frame that has a zinc finish and reclaimed elm panels that have a driftwood finish.



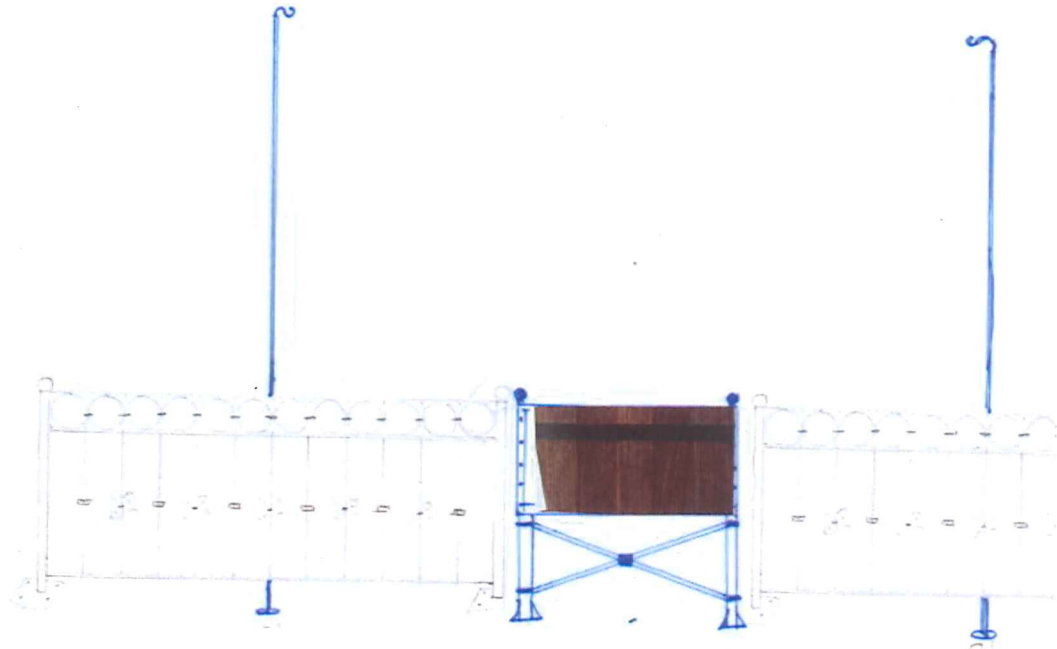
Red Pump · Tuscan Kitchen BAR 4/15/14 - 6

April Approval



## Fence & Planter

- To the right, please find a sketch of a planter integrated into the fence line.



## Tables & Chairs

- Red Pump would like to use the black and metal chairs in the outdoor café. The Tolix Café Chair would be used at the café tables. The Tolix Barstools will be used at the high-boy tables.

**Product Specs:** Tolix Café Chair

- Pottery Barn ([www.potterybarn.com](http://www.potterybarn.com))
- Color: 50% Black and 50% Metal
- 18" W x 18.5"D x 33.5"H

**Product Specs:** Tolix Barstool

- Pottery Barn ([www.potterybarn.com](http://www.potterybarn.com))
- Color: Metal
- 17.5" W x 17.5"D x 24"H

- The outdoor café will have 9 bistro tables and 6 high-boy tables.

**Product Specs:** Café Table

- K Petersen ([www.kpetersen.com](http://www.kpetersen.com))
- Color: Black
- # S122 24" x 24"
- Overall Height: 29"
- Weight: 40 lbs.

**Product Specs:** High-Boys

- To be custom built
- Color: Black
- Overall Height: 42"



Tolix Café Chairs



Tolix Barstools



K. Petersen Café Table



High-Boy



## String Lights

- We would like to hang Vintage Light Strings from Restoration Hardware above the outdoor café.
- Temporary decorative lighting for illuminating outdoor gatherings.
- All-weather wiring.
- For indoor or outdoor use.
- Features 24 lights on string; includes 24 clear 11 watt S14 bulbs.
- Distance between each light is 2 feet; distance from plug to first light is 6 feet.
- Light strings cannot be connected end-to-end.
- Cord (from top of bulb to light string): approx. 2"L.

### Product Specs

- Restoration Hardware
- Vintage Light String
- Overall: 50' L
- Light bulb: 2 1/2"L x 1 1/2"W (at widest point)



Red Pump · Tuscan Kitchen BAR 4/15/14 - 9

April approval

# Outdoor Bar

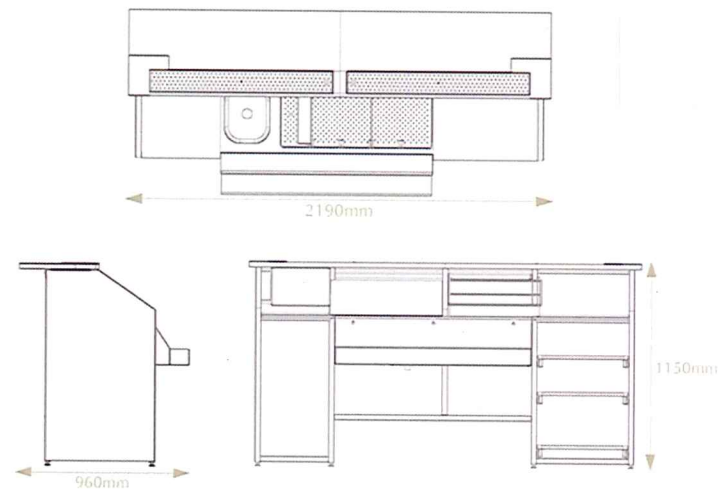
- We would like to order a Transbar from Bar-Specialists in the UK.
- The bar is 7' (L) x 3' (H) x 3' (D).
- We will have custom cabinetry made to enclose the bar. The cabinetry will use the same materials as the planters, iron and wood.
- In addition to keeping with the aesthetic, the cabinetry around the bar will also serve to lock the bar down when it is not in use. The bar will remain outside in the café (i.e., not wheeled in-and-out of main restaurant), but will effectively be a locked box during off-hours.

### Product Specs

- Bar-Specialists
- (See specs to the right.)

## Standard Service Module Dimensions

**BAR SPECIALISTS**



Transbar™

Outdoor bar will not have blue lights!



Red Pump · Tuscan Kitchen BAR 4/15/14 - 10

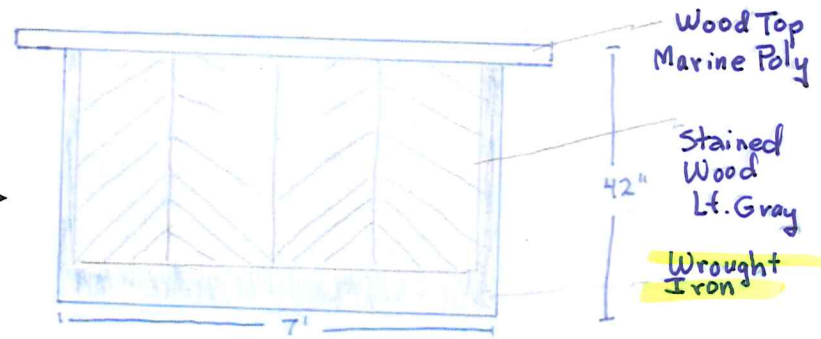
*April approval*



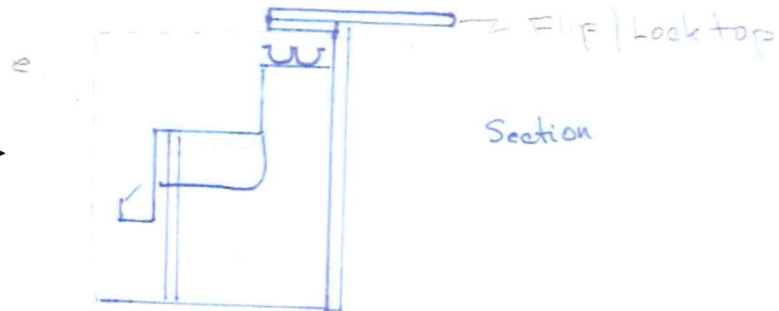
# Outdoor Bar (con't)

- To the right, please find a sketch of the bar cabinetry.

View of bar facing patrons.



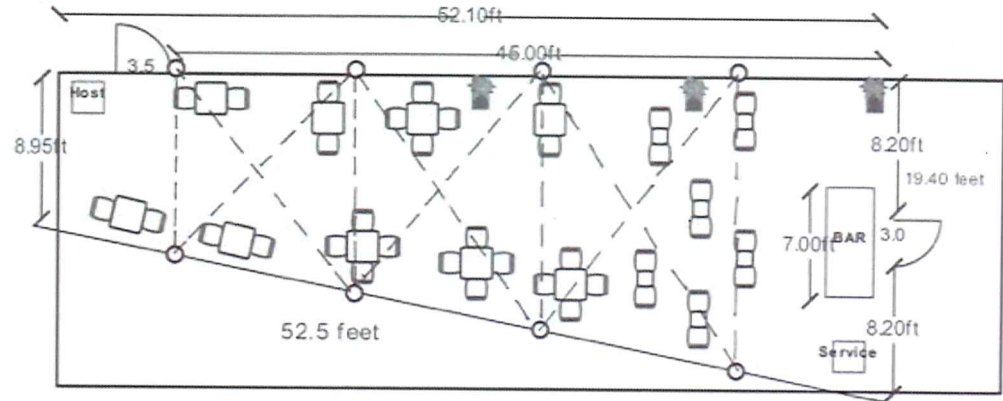
Side view of bar with cabinetry flipped open.



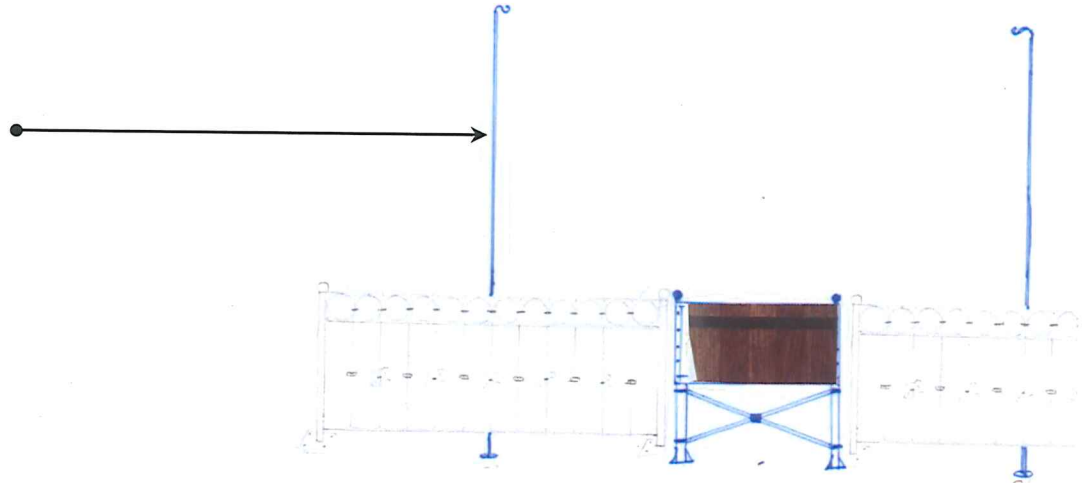
April approval

# Café Layout

- The outdoor café will have 9 café tables and 6 high-boy tables.
- String lights will be held up by shepherd hooks that will be integrated into the fence line. (String light pattern indicated by dashed lines.) The shepherd hooks will have a maximum height of 8.5 feet.
- The lights won't intersect with the umbrella stands and will not be up when the umbrellas are open.
- The lights will hang at about 7 feet overhead.



Shepherd hooks.



April approval



**Board of Architectural Review (BAR)  
Certificate of Appropriateness**

**RECEIVED**

JUN 25 2014

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name Dean Charley Lewis Applicant Name Dean Andrews Molly Lapikas  
 Project Name/Description Red Pump - A Tuscan Kitchen Parcel Number \_\_\_\_\_  
 Property Address 401 E. main street Charlottesville, VA 22902

**Applicant Information**

Address: 401 E. main street  
Charlottesville, VA 22902  
Email: molly@redpumpkitchen.com  
Phone: (W) 434-202-0040 (H) 434-625-5072  
FAX: \_\_\_\_\_

**Property Owner Information (if not applicant)**

Address: 12 W. main street  
Charlottesville, VA 22902  
Email: charley@yorkplaceapartments.com  
Phone: (W) 434-404-4517 (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? NO

**Signature of Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Molly Lapikas 6/25/14  
Signature Date

Molly Lapikas 6/25/14  
Print Name Date

**Property Owner Permission (if not applicant)**

I have read this application and hereby give my consent to its submission.

Charles Lewis 6/25/14  
Signature Date

Charles Lewis 6/25/14  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): outdoor cafe fence a dark brown color, rather than black (including shepherd hooks for string lights) & wood table tops for high-tops & some cafe tables.

List All Attachments (see reverse side for submittal requirements):  
\_\_\_\_\_  
\_\_\_\_\_

**For Office Use Only**

Received by: Carolyn McCray  
Fee paid: \$125.00 Cash/Ck. # 4042  
Date Received: 6/25/2014  
P14 - 0099

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



RECEIVED

JUN 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES



Wooden planter - already approved

RECEIVED

JUN 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES



fence - black approved; final fence  
is more of a brown. Seeking approval  
for current color.



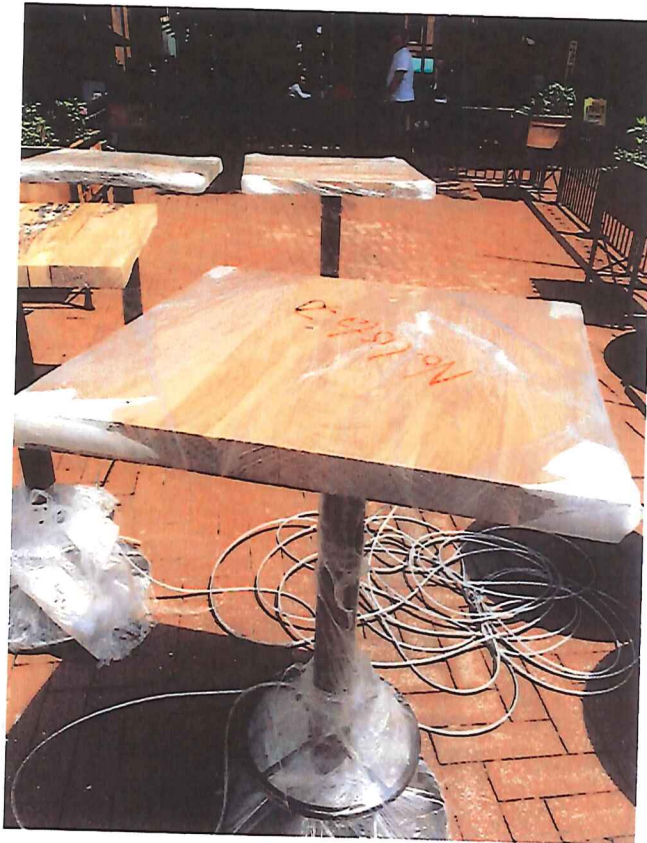
seeking approval  
for wooden  
square tables  
to sit amongst  
black round  
tables.

**RECEIVED**

JUN 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES





seeking  
approval  
for wooden  
high-top tables.

---

**RECEIVED**

JUN 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES