

From: Scala, Mary Joy
Sent: Thursday, August 21, 2014 3:26 PM
To: Molly Lapekas (molly@redpumpkitchen.com)
Cc: Lewis, Charlie; 'Jeff Dreyfus'
Subject: BAR Action - August 19, 2014 - 401 E Main Street

August 21, 2014

Red Pump – A Tuscan Kitchen
401 E Main Street
Charlottesville, VA 22902

Certificate of Appropriateness Application (Deferred from July)
BAR 14-07-02
401 E Main Street
Tax parcel 053059000
East Mall, LLC (Charley Lewis), Owner/ Molly Lapekas, Applicant
Café changes: brown metal surround; wood tables

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2014. The following action was taken:

A motion to approve the changes failed (3-4).

The BAR approved (6-1) the application except the color of the perimeter hardware: café fence, metal planter trim, and light poles, which may remain until the end of the current café season (later clarified by the BAR to be January 1) when they must then be changed to black.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (February 19, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org



Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

JUN 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

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

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 Lapekas
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) 434-202-6040 (H) 434-625-5072
FAX: _____

Property Owner Information (if not applicant)

Address: 112 W. main street
Charlottesville, VA 22902
Email: charley@yorkplaceapartments.com
Phone: (W) 434-984-4517 (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 Lapekas 6/25/14
Signature Date

Molly Lapekas 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: _____

HISTORIC DISTRICT ORDINANCE: For more information, please refer to *Section 34- 271 Historical Preservation and Architectural Design Control Overlay Districts* in the City of Charlottesville Zoning Ordinance online at www.charlottesville.org

DESIGN REVIEW GUIDELINES: You may obtain a copy of the current *Design Review Guidelines* at the Department of Neighborhood Development Services in City Hall or online.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) Samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 19, 2014**



Certificate of Appropriateness Application (Deferred from July 2014)

BAR 14-07-02

401 E Main Street

Tax parcel 053059000

East Mall, LLC (Charley Lewis), Owner/ Molly Lapekas, Applicant

Café changes: brown metal surround; wood tables

Background

401 East Main Street is a contributing structure in the Downtown ADC district. It was most recently used as the Positively 4th Street restaurant and bar, and prior to that, the Enoteca wine bar.

March 20, 2006 – The BAR viewed the Enoteca proposal during “Matters not on the Agenda,” and did not have any concerns.

April 17, 2007 - The BAR approved (9-0) the new Enoteca sign proposal with the suggestion that the detail for the end of the sign be consistent with the front elevation and a friendly recommendation that the tag line be removed.

February 11, 2011 – Positively 4th Street sign approved administratively.

January 21, 2014 - The BAR approved (8-0) the new storefront application as submitted, except with the signage, awning, and paint color to come back to the BAR.

April 15, 2014 – Approved (7-0) as submitted (the storefront awnings, signage, and paint colors; and details of the 735 sq ft outdoor café) with the following modifications: canopies are not on second-floor windows; and signage is moved completely below the second floor window sills.

July 15, 2014 - The BAR voted (6-0) to defer for one month to allow the applicant to revisit the wood finish [on the café elements] to attain a uniform appearance. The BAR is required to take action on this application at its next meeting on August 19, 2014.

Application

The applicant is seeking approval of café items that are not in compliance with what the BAR approved in April:

Fencing:

Approved: Custom ironwork, 3 feet tall, similar to Sal’s Caffè Italia [black].

Installed: Brown fencing.

Planters:

Approved: Custom made similar to Restoration Hardware’s Versailles Wood Panel Trough Planter, which was described as rustproof cast aluminum frame with zinc finish and reclaimed elm panels that have a driftwood finish.

Installed: The wood is has a lighter appearance than previously depicted. The frame is brown.

Tables & Chairs:

Approved: The café will have 9 café tables in black and 6 high-boy tables in black. Tolix café chair in black and silver metal to be used at café tables. Tolix barstool in silver metal at high-boy tables.

Installed: Wood top square tables, wood top high-top tables, black metal round tables. Silver chairs and stools.

Outdoor Bar:

Approved: Transbar from Bar-Specialists in UK. Custom cabinetry of iron and wood will enclose the bar. The cabinetry will use the same materials as the planters, iron and wood. Stained wood light gray; wrought iron surround; wood top with marine poly.

Installed: Outdoor bar is light gray stained wood with wood top; but no wrought iron.

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Signs, Awnings, Vending and Cafes

E. OUTDOOR CAFES

All elements, including chains, bollards, tables, chairs, planters, and trash containers, should be the same color, materials, and design character. Black, being the dominant color of mall elements, or silvertone metal are preferred. The use of treated lumber or unfinished wood anywhere on the mall is not allowed.

1. Fences, Chains, and Bollards

- a. Should be wrought iron or black painted metal.*
- b. Should be kept well-maintained.*
- c. Chain-links shall be two inches in length or larger.*
- d. Bollards shall be at least 3 inches in diameter.*

2. Tables and Chairs

- a. Should be wrought iron, black painted or silvertone metal. Other materials or colors require BAR approval.*
- b. Cloth tablecloths and removable seat cushions are permitted. Materials other than cloth, and color are subject to BAR approval.*

3. Planters

- a. Should be compatible in terms of design, scale, and color with other elements of the café. The planter material shall be terra cotta or concrete. Other materials require BAR approval.*

4. Umbrellas

- a. If used, may contain a maximum of one dark or neutral solid color that is compatible with the furniture.*
- b. The size of the umbrella should be in scale with the table. Oversize umbrellas may be permitted, but all parts must be contained within the café space.*
- c. No text is permitted on an outdoor café umbrella.*

5. Trash Containers

- a. Black metal is preferred.*
- b. Should be located within the café enclosure.*

Discussion and Recommendations

Since the BAR meeting in July, the applicant has stained the wood planters, the wood bar top, and the wood café table tops, all to be a similar, dark brown. Staff recommendation remains that the applicant should make the enclosing fence black, like all the other café enclosures on the Downtown Mall. The metal elements that are part of the fence – black light poles and trim on the planters- should also be black.

The mall café fence enclosures are consistently black, except for Zocolo at Central Place, which has ipe wood planters (to coordinate with the interior bar) with black metal chains and trim, approved by the BAR in 2004. There is a lot of variation in the black fencing on the mall, from the black metal chains that are most common, to the custom designed wrought iron at Petit Pois, to solid black metal panels at Citizen Burger Bar.

Tables and chairs are consistently black or silver metal, except Bizou, Christian's and Whiskey Jar, which all have the same silver metal chairs trimmed with tan vinyl rattan. There are no wood table tops on the mall. In 2013 the BAR decided that the new tabletops at Ten should be black rather than natural woodgrain.

Planters incorporated in fence enclosures are commonly black metal with sphagnum moss, or black painted wood.

Only one other outdoor bar has been approved, a black one, at Cinema Taco. Black metal étagères are common.

In staff opinion, the mall is attractive because of the consistency in design that the Guidelines require. The mostly black metal elements provide a background for the color and variation that is provided by the solid color umbrellas, the plantings, and the café patrons themselves.

Staff recommends black fencing (and black light poles and trim on the planters) and black table tops, as approved by the BAR in April. The outdoor bar lacks the coordinating wrought iron trim, but otherwise is as approved.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, I move to find that the proposed changes to the café details satisfy the BAR's criteria and are compatible with this contributing property and other properties in the Downtown ADC district, and that the BAR approves the application EXCEPT the color of the café fence, metal planter trim and light poles, which shall be black.

Scala, Mary Joy

From: Molly Lapekas <molly@redpumpkitchen.com>
Sent: Monday, August 04, 2014 1:12 PM
To: Scala, Mary Joy
Subject: Red Pump Cafe

Hi Mary Joy,

We have stained the planters and the high-top tables, so they are all uniform. If you could please let the members of the BAR know that they are welcome to come look at the full cafe setup Tuesday - Sunday of this week, ideally between 4-5PM when it's set up for service, that would be great! If anything else needs to be followed up on prior to our BAR meeting this month please let me know.

Also, for your information, we ran into a little trouble with our string lights and power source. The string lights were pulling too much voltage and causing the generator to lose charge after only 10 minutes, so we're in the process of finding a better string light / generator combo. For now, we just have the shepherd hooks up.

Thank you for your help,

Molly

--

Molly Lapekas
Red Pump Kitchen

CHARLOTTESVILLE
401 E. Main Street
Charlottesville, VA 22902

From: Scala, Mary Joy
Sent: Wednesday, July 16, 2014 10:36 AM
To: Molly Lapekas (molly@redpumpkitchen.com)
Cc: Lewis, Charlie; 'Jeff Dreyfus'
Subject: BAR Action July 15, 2014 - 401 E MAIN Street

July 16, 2014

Red Pump – A Tuscan Kitchen
401 E Main Street
Charlottesville, VA 22902

RE: **Certificate of Appropriateness Application**
BAR 14-07-02
401 E Main Street
Tax parcel 053059000
East Mall, LLC (Charley Lewis), Owner/ Molly Lapekas, Applicant
Café changes: brown metal surround; wood tables

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 15, 2014. The following action was taken:

The BAR voted (6-0) to defer for one month to allow the applicant to revisit the wood finish [on the café elements] to attain a uniform appearance.

The BAR is required to take action on this application at its next meeting on August 19, 2014.

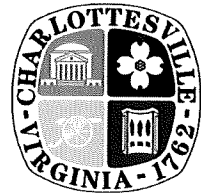
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 15, 2014**



Certificate of Appropriateness Application

BAR 14-07-02

401 E Main Street

Tax parcel 053059000

East Mall, LLC (Charley Lewis), Owner/ Molly Lapekas, Applicant

Café changes: brown metal surround; wood tables

Background

401 East Main Street is a contributing structure in the Downtown ADC district. It was most recently used as the Positively 4th Street restaurant and bar, and prior to that, the Enoteca wine bar.

March 20, 2006 – The BAR viewed the Enoteca proposal during “Matters not on the Agenda,” and did not have any concerns.

April 17, 2007 - The BAR approved (9-0) the new Enoteca sign proposal with the suggestion that the detail for the end of the sign be consistent with the front elevation and a friendly recommendation that the tag line be removed.

February 11, 2011 – Positively 4th Street sign approved administratively.

January 21, 2014 - The BAR approved (8-0) the new storefront application as submitted, except with the signage, awning, and paint color to come back to the BAR.

April 15, 2014 – Approved (7-0) as submitted (the storefront awnings, signage, and paint colors; and details of the 735 sq ft outdoor café) with the following modifications: canopies are not on second-floor windows; and signage is moved completely below the second floor window sills.

Application

The applicant is seeking approval of café items that are not in compliance with what the BAR approved in April:

Fencing:

- ✓ *Approved:* Custom ironwork, 3 feet tall, similar to Sal’s Caffè Italia [black].
- Installed:* Brown fencing.

Planters:

- Approved:* Custom made similar to Restoration Hardware’s Versailles Wood Panel Trough Planter, which was described as rustproof cast aluminum frame with zinc finish and reclaimed elm panels that have a driftwood finish.
- Installed:* The wood is has a lighter appearance than previously depicted. The frame is brown.

Tables & Chairs:

Approved: The café will have 9 café tables in black and 6 high-boy tables in black. Tolix café chair in black and silver metal to be used at café tables. Tolix barstool in silver metal at high-boy tables.

Installed: Wood top square tables, wood top high-top tables, black metal round tables. Silver chairs and stools.

Outdoor Bar:

Approved: Transbar from Bar-Specialists in UK. Custom cabinetry of iron and wood will enclose the bar. The cabinetry will use the same materials as the planters, iron and wood. Stained wood light gray; wrought iron surround; wood top with marine poly.

Installed: Outdoor bar is light gray stained wood with wood top; but no wrought iron.

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Signs, Awnings, Vending and Cafes

E. OUTDOOR CAFES

All elements, including chains, bollards, tables, chairs, planters, and trash containers, should be the same color, materials, and design character. Black, being the dominant color of mall elements, or silvertone metal are preferred. The use of treated lumber or unfinished wood anywhere on the mall is not allowed.

1. Fences, Chains, and Bollards

- a. Should be wrought iron or black painted metal.*
- b. Should be kept well-maintained.*
- c. Chain-links shall be two inches in length or larger.*
- d. Bollards shall be at least 3 inches in diameter.*

2. Tables and Chairs

- a. Should be wrought iron, black painted or silvertone metal. Other materials or colors require BAR approval.*
- b. Cloth tablecloths and removable seat cushions are permitted. Materials other than cloth, and color are subject to BAR approval.*

3. Planters

- a. Should be compatible in terms of design, scale, and color with other elements of the café. The planter material shall be terra cotta or concrete. Other materials require BAR approval.*

4. Umbrellas

- a. If used, may contain a maximum of one dark or neutral solid color that is compatible with the furniture.*
- b. The size of the umbrella should be in scale with the table. Oversize umbrellas may be permitted, but all parts must be contained within the café space.*
- c. No text is permitted on an outdoor café umbrella.*

5. Trash Containers

- a. Black metal is preferred.*
- b. Should be located within the café enclosure.*

Discussion and Recommendations

The mall café fence enclosures are consistently black, except for Zocolo at Central Place, which has ipe wood planters (to coordinate with the interior bar) with black metal chains and trim, approved by the BAR in 2004. There is a lot of variation in the black fencing on the mall, from the black metal chains that are most common, to the custom designed wrought iron at Petit Pois, to solid black metal panels at Citizen Burger Bar.

Tables and chairs are consistently black or silver metal, except Bizou, Christian's and Whiskey Jar, which all have the same silver metal chairs trimmed with tan vinyl rattan. There are no wood table tops on the mall. In 2013 the BAR decided that the new tabletops at Ten should be black rather than natural woodgrain.

Planters incorporated in fence enclosures are commonly black metal with sphagnum moss, or black painted wood.

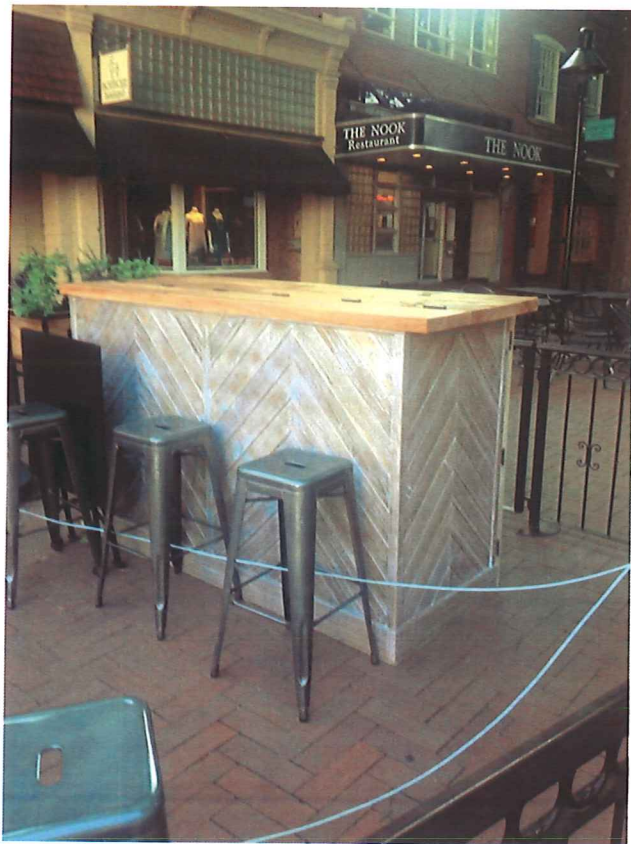
Only one other outdoor bar has been approved, a black one, at Cinema Taco. Black metal étagères are common.

In staff opinion, the mall is attractive because of the consistency in design that the Guidelines require. The mostly black metal elements provide a background for the color and variation that is provided by the solid color umbrellas, the plantings, and the café patrons themselves.

Staff recommends black fencing (and black light poles and trim on the planters) and black table tops, as approved by the BAR in April. The outdoor bar lacks the coordinating wrought iron trim, but otherwise is as approved.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Signs, Awnings, Vending and Cafes, I move to find that the proposed changes to the café details do not satisfy the BAR's criteria and are not compatible with this contributing property and other properties in the Downtown ADC district, and that the BAR denies the application as submitted.



Red Pump · Tuscan Kitchen

401 East Main Street
Tax Map 53 Parcel 59

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

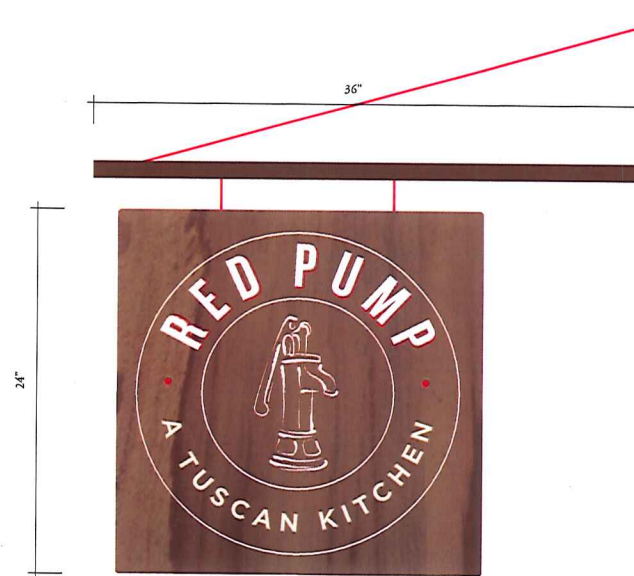
Board of Architectural Review
Signage and Cafe Submittal
4/15/14

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

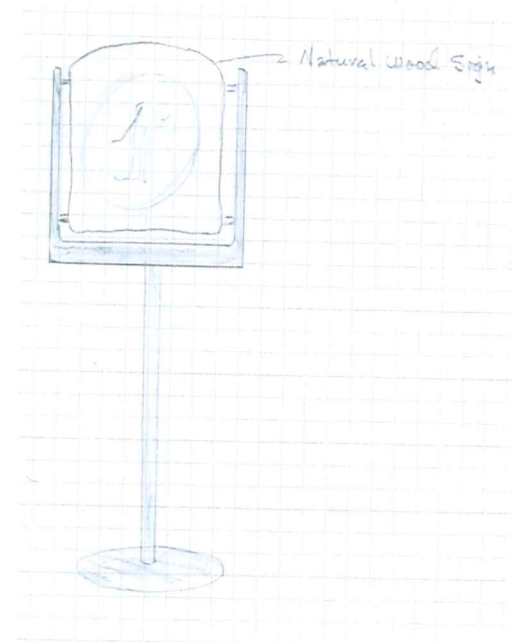
April Approval

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

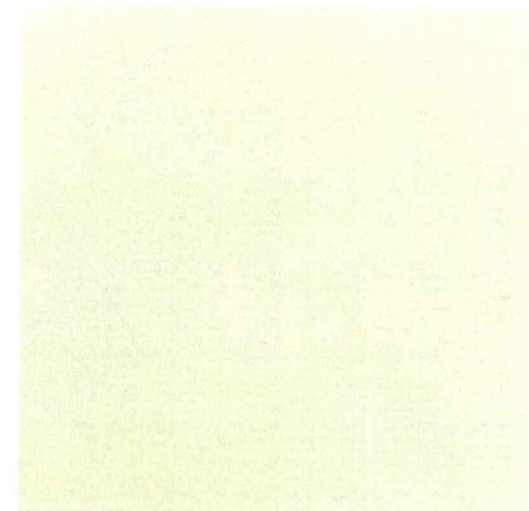


Umbrellas

- 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

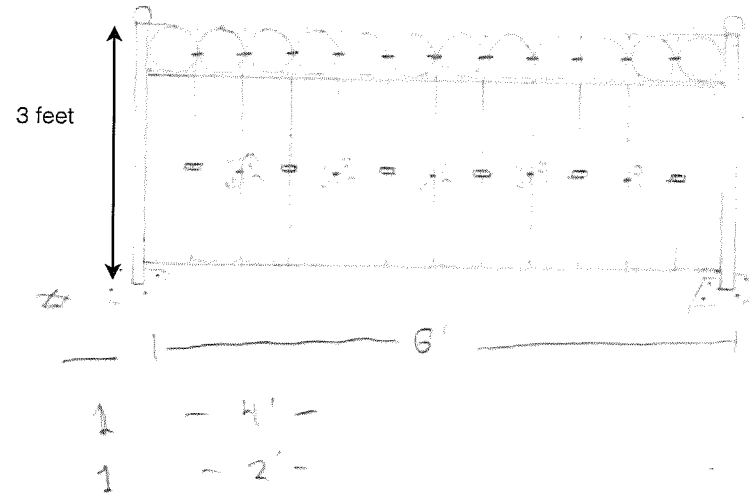
- Fim-Umbrella (www.fim-umbrella.com)
- Size: 11.5 ft. octagonal
- Height: 7-9 feet
- Frame Color: Peppercorn Brown
- Base: 4 prong freestanding base
- Umbrella Color: Natural
- Fabric: Firesist



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.

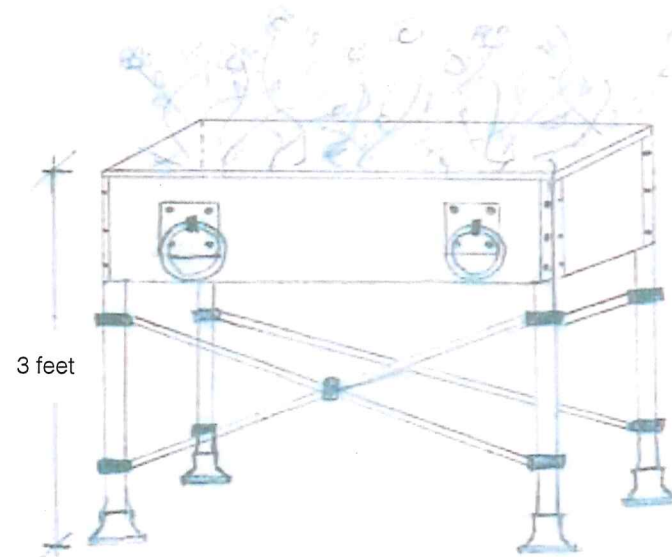


Planters

- 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.

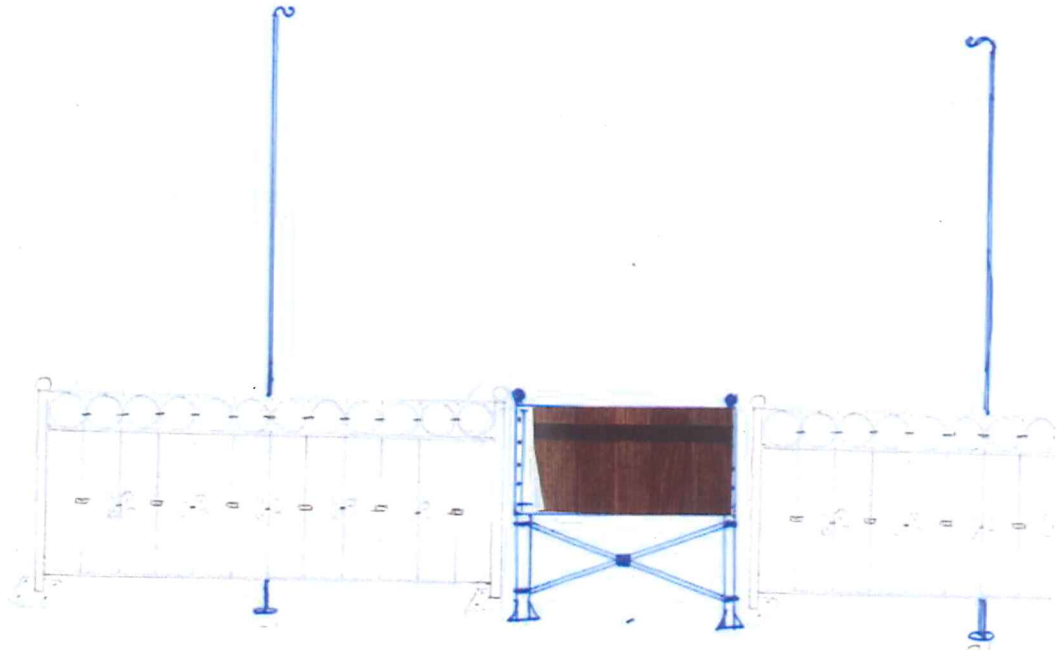


Red Pump · Tuscan Kitchen BAR 4/15/14 - 6

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)
 - 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)
 - 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)
 - 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

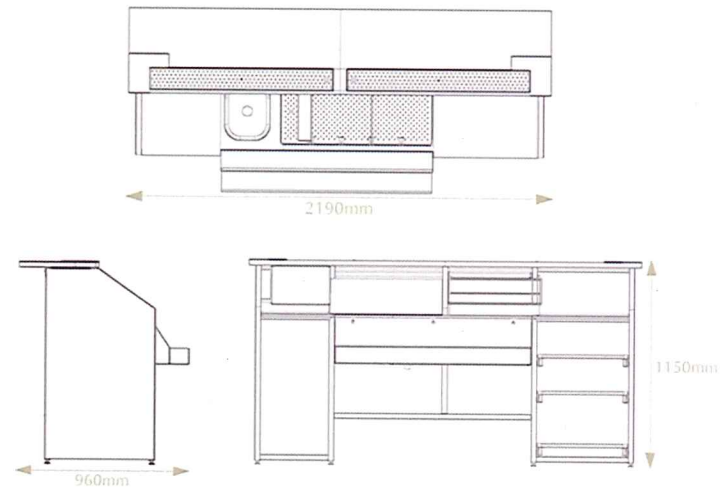
- We would like to order a Transbar from Bar-Specialists in the UK.
- The bar is 7' (L) x 3' (H) x 3' (D).
- We will have custom cabinetry made to enclose the bar. The cabinetry will use the same materials as the planters, iron and wood.
- In addition to keeping with the aesthetic, the cabinetry around 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!



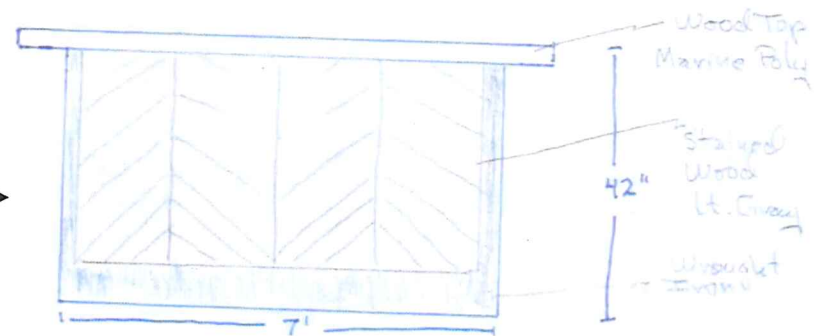
Red Pump · Tuscan Kitchen BAR 4/15/14 - 10

April approval

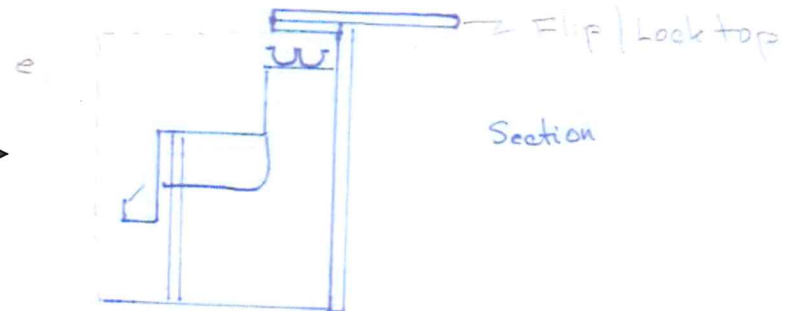
Outdoor Bar (con't)

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

View
of bar
facing
patrons.

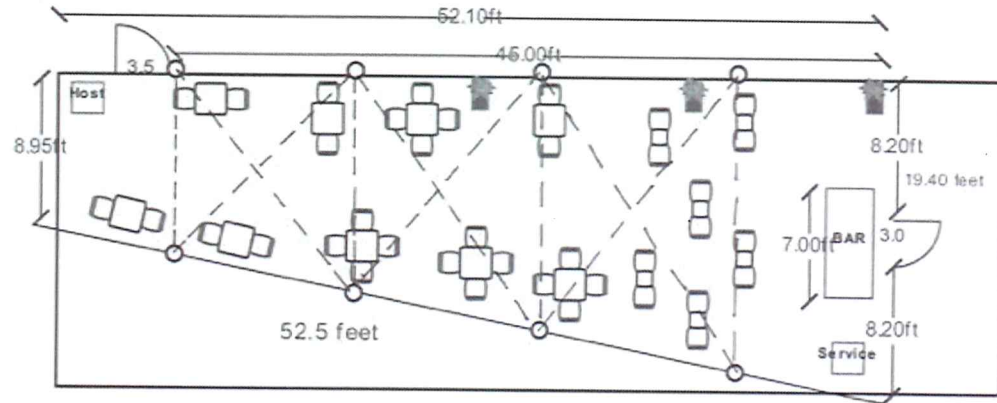


Side
view
of bar
with cabinetry
flipped open.



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.

