



Planning Commission Staff Report

Date: November 14, 2012

Case No.: 5.1143 - CUP

Type: Conditional Use Permit

Location: 188 South Indian Canyon Drive

APN: 508-081-003

Applicant: Brook Anthony Ortiz

General Plan: CBD (Central Business District)

Zone: Section 14 Specific Plan: RA (Resort Attraction)
(Underlying zone designation: C-2, General Commercial)

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: Ken Lyon, RA, Associate Planner

PROJECT DESCRIPTION:

The applicant has requested a Conditional Use Permit (CUP) to operate a cocktail lounge located at 188 South Indian Canyon Drive. The site is a mixed-use development that includes adjacent buildings along East Arenas Road.

RECOMMENDATION:

That the Planning Commission approves Case 5.1143 – CUP, a request to operate a cocktail lounge at 188 South Indian Canyon Drive, subject to the conditions of approval attached.

BACKGROUND:

The subject site is developed with several multi-tenant buildings that were developed in the 1960's. The site has a variety of existing restaurant, retail, commercial, night club and entertainment uses. The applicant proposes to operate a cocktail lounge occupying a suite in the northwest corner of the complex of approximately 1,720 square feet. The building is located at the northeast corner of South Indian Canyon Drive and Arenas Road and the suite was formerly occupied by the PS Wine retail store. The applicant proposes a cocktail lounge

where customers may enjoy cocktails or other beverages while being entertained by local and/or independent artists and musicians. The hours of operation are proposed from 4 p.m. to midnight on weekdays and 4 p.m. to 2 a.m. on weekends.

Table 1: General Plan, Zoning, and Surrounding Land Uses:

	General Plan	Zone (Section 14 Specific Plan)	Land Use
North	CBD (Central Business District)	RA (Resort Attraction)	Hotel Zoso
South	CBD	LSC (Local serving commercial)	Commercial/Retail/ Restaurant
East	CBD	RA	Commercial/Retail/ Restaurant/Night Club
West	CBD	CBD (Central Business District)	Commercial/Retail

ANALYSIS:

Section 14 Specific Plan: General Plan and Zoning Code Analysis

The project site is located in Section 14. The Section 14 Specific Plan is established as both the General Plan and the Zoning standard for this area and land use regulations are governed by the Section 14 Specific Plan. The land use designation for this parcel is Resort Attraction (RA). A mix of resort hotels, commercial, recreation and entertainment uses are encouraged. Pursuant to Section 6.1.2 of the Specific Plan, cocktail lounges are permitted with approval of a Conditional Use Permit (CUP)

The cocktail lounge is proposed with approximately 900 gross square feet of floor area for serving the public. The remainder of the roughly 1,720 square foot suite would contain the bar, restrooms, storage and coolers for storage of beverages. Approximately forty-four (44) seats are proposed in the lounge area and fourteen (14) seats are proposed in an outdoor patio fronting Indian Canyon Drive. The patio is enclosed with a painted decorative steel railing. The proposed site is within a mixed-use development of three buildings which total 23,800 square feet in size. Within that mixed-use development are various existing commercial, retail, night club and restaurant uses.

Off-street parking, loading and trash handling.

Pursuant to the Zoning Code Section 92.26.00, the site is located within the Downtown Parking Combining Zone. Mixed use developments with greater than 20,000 gross square feet shall provide parking at a rate of 1 parking space for every 375 square feet of building. Based on the area of the existing development, 63 parking spaces are required and 88 spaces are provided. The site is thus conforming in its parking count.

Loading is accommodated in the drive aisles of the parking lot^a and there are existing trash enclosures on the site. The project is thus conforming in these regards also.

REQUIRED FINDINGS:

The Conditional Use Permit process outlined in Section 94.02.00 of the Zoning Code requires the Planning Commission to make a number of findings for approval of the permit. Those findings are analyzed by staff in order below:

- 1) *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Cocktail Lounges are a permitted use in the RA zone of the Section 14 Specific Plan with approval of a Conditional Use Permit. The project thus conforms to this finding.

- 2) *That the use is necessary or desirable for the development of the community, is in harmony with the various elements of objectives of the general plan, and is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses specifically permitted in the zone in which the proposed use is to be located.*

The cocktail lounge use is proposed in the Resort Attraction (RA) land use designation of the Section 14 Specific Plan. This designation encourages uses that are complementary to the City's resort and tourism industry. The proposed use is consistent with the type of uses envisioned for the RA land use area.

- 3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The project does not propose any exterior changes to the site. Minor tenant improvements to the interior and new outdoor seating on the patio are expected. The site has adequate parking to accommodate all the current and proposed uses on site. The project thus conforms to this finding.

- 4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

^a Loading in the drive aisles of a parking of a parking lot is allowed if approved by the Planning Commission. This entire mixed-use complex has accommodated loading in this manner for many years without adverse impact to traffic or parking.

The project site is located along South Indian Canyon Drive, which is designated as a major thoroughfare on the General Plan Circulation Map. The existing off-street parking spaces have been determined to be in conformance with the Zoning Code. The project thus conforms to this finding.

- 5) *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards. Such conditions may include:*

There is no change to the existing site plan. Staff has included Conditions of Approval to provide parameters and restrictions for the proposed use.

CONCLUSION:

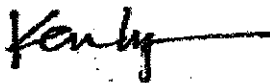
The proposed project is consistent with the General Plan, the Section 14 Specific Plan and relevant sections of the Zoning Code. Staff recommends approval of Case 5.1143–CUP.

ENVIRONMENTAL DETERMINATION:

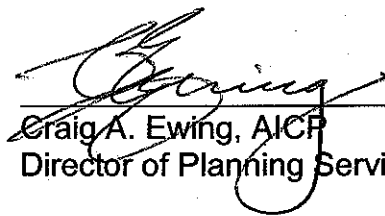
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt as a Class I exemption per Section 15301(Existing Facilities).

NOTIFICATION:

A notice was mailed to all property owners within a four hundred foot radius of the subject parcel, in accordance with state law.



Ken Lyon, RA
Associate Planner



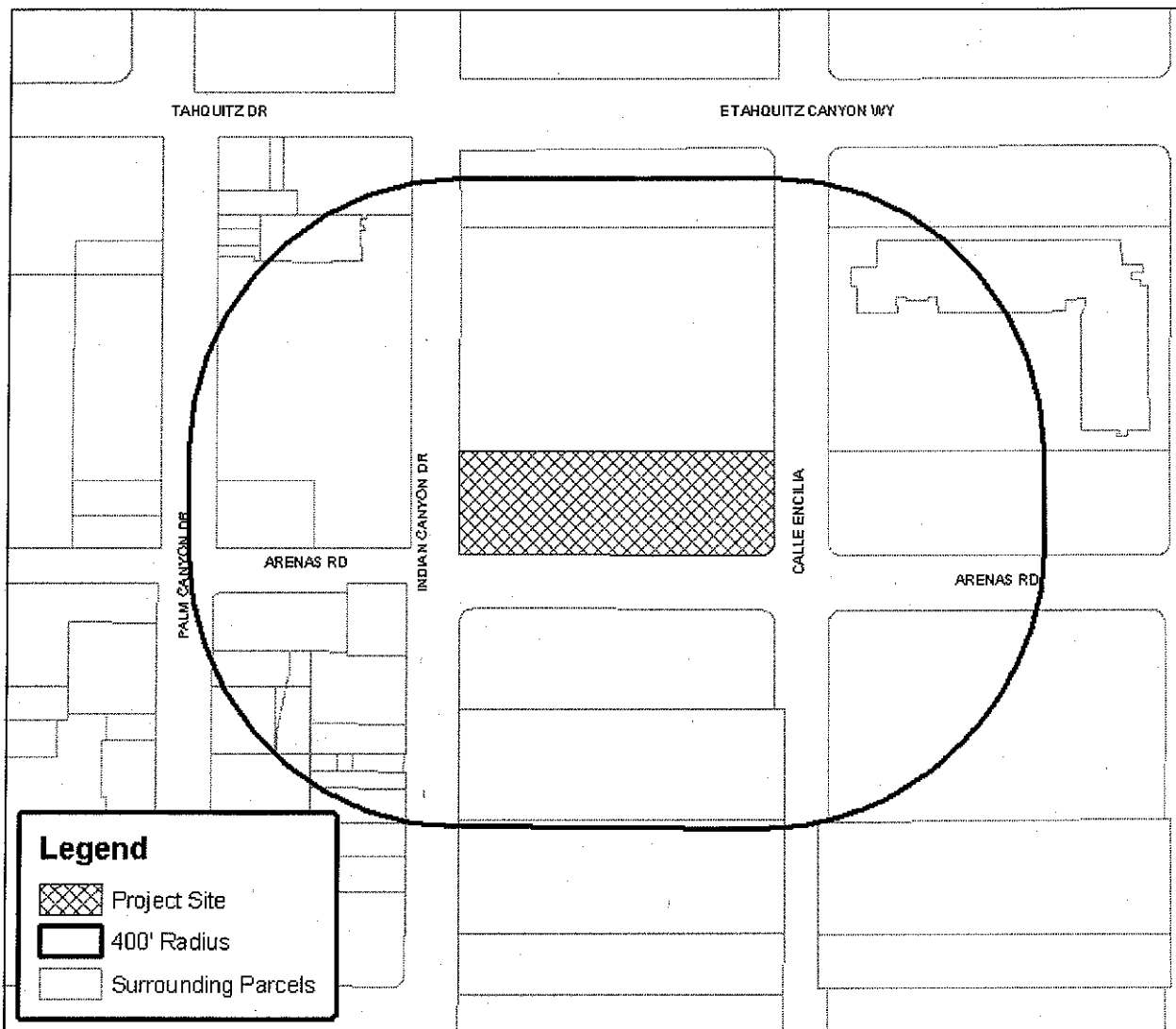
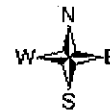
Craig A. Ewing, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Draft Resolution with Conditions of Approval
3. Floor Plan



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.1143 CUP

APPLICANT: Brook Anthony Ortiz

DESCRIPTION: An application by Brook Anthony Ortiz requesting approval of a Conditional Use Permit to operate a cocktail lounge at 188 South Indian Canyon Drive, Zone RA (Resort Attraction).

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA FOR APPROVAL OF CASE 5.1143 CUP; A REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A COCKTAIL LOUNGE AT 188 SOUTH INDIAN CANYON DRIVE, ZONE RA (RESORT ATTRACTION), SECTION 14.

WHEREAS, Brook Anthony Ortiz ("Applicant") has filed an application with the City pursuant to Section 94.02.00 of the Zoning Ordinance requesting approval of a Conditional Use Permit to operate a cocktail lounge at 188 South Indian Canyon Drive, Zone RA, Section 14; and

WHEREAS, notice of public hearing of the Planning Commission of the City of Palm Springs to consider Case 5.1143 – CUP was given in accordance with applicable law; and

WHEREAS, on November 14, 2012, a public hearing on the application was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorically Exempt as a Class III exemption (Existing Facilities) pursuant to Section 15301 of the CEQA Guidelines; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the requirements of Section 94.02.00(B)(6), the Planning Commission finds:

- 1) *That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this Zoning Code.*

Cocktail Lounges are a permitted use in the RA zone of the Section 14 Specific Plan with approval of a Conditional Use Permit. The project thus conforms to this finding.

- 2) *That the use is necessary or desirable for the development of the community, is in harmony with the various elements of objectives of the general plan, and is in harmony with the various elements or objectives of the general plan, and is not detrimental to existing uses or to future uses*

specifically permitted in the zone in which the proposed use is to be located.

The cocktail lounge use is proposed in the Resort Attraction (RA) land use designation of the Section 14 Specific Plan. This designation encourages uses that are complementary to the City's resort and tourism industry. The proposed use is consistent with the type of uses envisioned for the RA land use area.

- 3) *That the site for the intended use is adequate in size and shape to accommodate such use, including yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses of land in the neighborhood.*

The project does not propose any exterior changes to the site. Minor tenant improvements to the interior and new outdoor seating on the patio are expected. The site has adequate parking to accommodate all the current and proposed uses on site. The project thus conforms to this finding.

- 4) *That the site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic to be generated by the proposed use.*

The project site is located along South Indian Canyon Drive, which is designated as a major thoroughfare on the General Plan Circulation Map. The existing off-street parking spaces have been determined to be in conformance with the Zoning Code. The project thus conforms to this finding.

- 5) *That the conditions to be imposed and shown on the approved site plan are deemed necessary to protect the public health, safety and general welfare and may include minor modification of the zone's property development standards. Such conditions may include:*

There is no change to the existing site plan. A set of Conditions of Approval to provide parameters and restrictions for the proposed use are attached as Exhibit A.

Section 2: Pursuant to the guidelines of the California Environmental Quality Act (CEQA) the proposed CUP is considered a "project" pursuant to CEQA, and has been determined to be Categorical Exempt as a Class III exemption (Existing Facilities) pursuant to Section 15301 of the CEQA Guidelines

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 5.1143 – CUP: a conditional use permit to operate

a cocktail lounge at 188 South Indian Canyon Drive, subject to the conditions of approval in the attached Exhibit A.

ADOPTED this 14th day of November, 2012.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 5.1143 CUP

A request for a conditional use permit to operate
a cocktail lounge use at 188 South Indian Canyon Drive.

November 14, 2012

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 5.1143 CUP;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped October 4, 2012, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 5.1143 CUP. The City of Palm Springs will promptly

notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Once in operation, the Conditional Use Permit, provided the project has remained in compliance with all conditions of approval, does not have a time limit.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Tribal Fees Required. As the property is Indian reservation land, fees as required by the Agua Caliente Band of Cahuilla Indians Tribal Council, including any applicable habitat conservation plan fees shall be paid prior to consideration of this project by the Planning Commission.
- ADM 10. Maintenance of Outdoor Seating/Dining. Daily cleaning and wash down of sidewalks for any outdoor seating areas or patios will be required. Contact Parks & Recreation at 760 323 8281 for information regarding the proper method of cleaning of sidewalks and pavers within the public rights-of-way.
- ADM 11. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to

ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The owner and operator shall ensure that at closing time, all customers leave the property promptly and that the property is clean and secure before the owner/operator leaves the premises. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution

- ADM 12. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen complaints or policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Policy or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with law.
- ADM 13. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 14. Control of Noise. Live entertainment is permitted in the location shown on the approved floor plan only. If complaints are received, all exterior doors and windows shall be closed immediately upon request of the enforcement officer. A limited bar service window may remain open for the indoor/outdoor bar service.
- ADM 15. Seating Count. The applicant shall be limited to the total number of seats as follows: a maximum of 44 seats inside (including bar stools), and 14 seats within an outdoor patio area. Any deviation from these numbers shall require prior approval by the Director of Planning. The applicant shall maintain the minimum clearance as specified by the Fire Department between the front entrance and the outdoor tables and chairs. This includes games, pool tables, and other amenities.
- ADM 16. Notice to Tenants. The applicant shall provide all tenants with a copy of the Conditions of Approval for this project.
- ADM 17. Conditional Use Permit Availability. The applicant shall provide a copy of this Conditional Use Permit to all buyers and potential buyers of the business.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) NOT required.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).
- ENV 3. California Fish & Game Fees Required. The project is required to pay a fish and game impact fee as defined in Section 711.4 of the California Fish and Game Code. This CFG impact fee plus an administrative fee for filing the action with the County Recorder shall be submitted by the applicant to the City in the form of a money order or a cashier's check payable to the Riverside County Clerk prior to the final City action on the project (either Planning Commission or City Council determination). This fee shall be submitted by the City to the County Clerk with the Notice of Determination. Action on this application shall not be final until such fee is paid. The project may be eligible for exemption or refund of this fee by the California Department of Fish & Game. Applicants may apply for a refund by the CFG at www.dfg.ca.gov for more information.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Sign Applications Required. No signs are approved by this action. Separate approval and permits shall be required for all signs in accordance with Zoning Ordinance Section 93.20.00. Buildings with more than one tenant are required to submit a sign program to the Department of Planning Services prior to the issuance of building permits.
- PLN 3. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.

- PLN 4. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 5. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 6. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 7. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 8. Bicycle Parking. The project shall be required to provide secure bicycle parking facilities on site for use by residents and commercial/retail patrons and owners. Location and design shall be approved by the Director of Planning.
- PLN 9. (add any additional conditions imposed by the Planning Commission or City Council here)

POLICE DEPARTMENT CONDITIONS

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

- BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

NONE

FIRE DEPARTMENT CONDITIONS

- FID 1. Premises Identification (CFC 505.1): New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4" high with a minimum stroke width of 0.5".

- FID 2. Portable Fire Extinguisher (CFC 906.1): Portable fire extinguishers shall be installed. Provide one 2-A:10-B:C portable fire extinguisher for every 75 feet of floor or grade travel distance for normal hazards. Portable fire extinguishers shall not be obstructed or obscured from view. Portable fire extinguishers shall be installed so that the top is not more than 5 feet above the floor.
- FID 3. Exit Analysis Plan: Submit an occupancy analysis plan and exit analysis plan prepared by an accredited architect to the Palm Springs Department of Building and Safety for approval. Include a detailed floor plan listing room dimensions, occupancy uses, exit locations, exit sizes, exit paths and occupant loads. It will be necessary to include your outside patio area in this analysis if you plan to occupy this space.

The Senior Building Official will make the final decision based on the analysis plan submitted. All assembly rooms with an occupant load greater than 50 shall have a posted occupant load sign in each room. Please submit a copy of the approved occupant load for the fire department files.

NOTE: Should the findings of the occupancy analysis and exit analysis return stating that the occupancy is an A occupancy. Then the following requirements would need to be addressed:

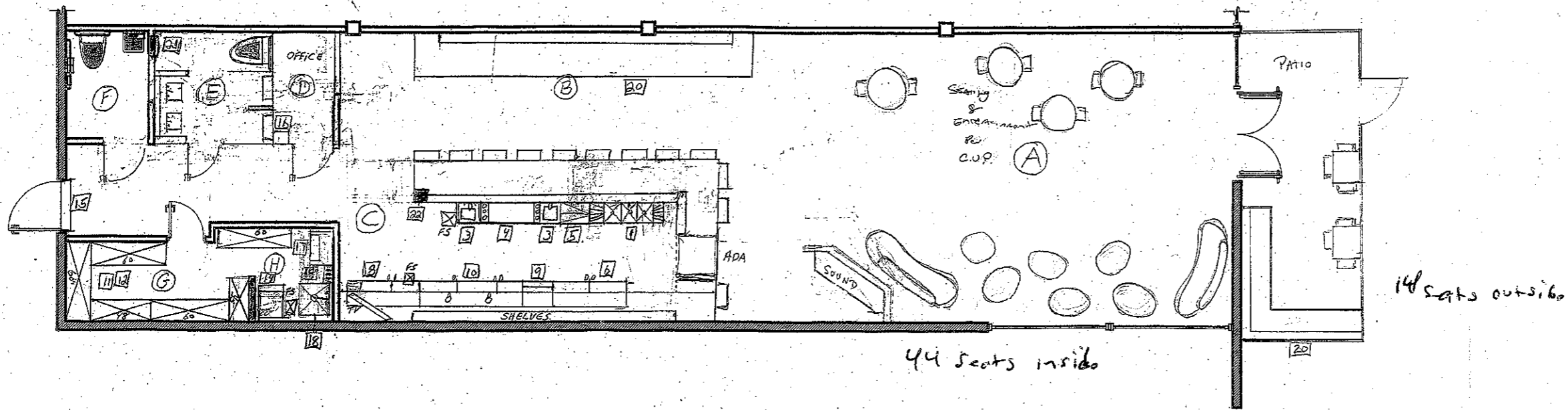
- FID 4. NFPA 13 Fire Sprinkler System is Required: As per Ordinance 1736 "An approved fire sprinkler system shall be installed in every Group A Occupancy per 903.2.1 including those that result from a change of use in an existing building or portion thereof". You must maintain your current Fire Sprinkler system.
- FID 5. Identification (CFC 510.1): Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.
- FID 6. Central Station Protective Signaling Service (CFC 903.4.1): A UL listed and certified Protective Signaling Service (Central Station Service) is required. Provide the Fire Department with proof of listing and current certificate. The Fire Department shall be notified immediately of change in service.
- FID 7. Fire Alarm System: Maintain current Fire alarm system and shall comply with the requirements of NFPA 72, 2002 Edition.

END OF CONDITIONS

188 BAR EQUIPMENT SCHEDULE														
ITEM	QTY	MFG	MODEL	DESCRIPTION	DIMENSIONS	NSF	GAS	BTU	ELEC	ELECTRIC	HOT WATER	COLD WATER	DIRECT WASTE	INDIRECT WASTE
1	1	Krowne	KK18-3JC	Underbar Three Comp Sink	36.5(d) x 60(w) x 19(d)	X					X	X		X
2	1	Krowne	K318-14BD	Blender/Liquid Dump Sink	38.6(d) x 14(w) x 24(d)	X					X	X		X
3	1	GSWUSA	HS-1112S	Hand Sink, wall mount	12(w) x 17(d)	X					X	X		X
4	1	Krowne	18-36-7	Top Srv. 7-circuit cold plate	34(d) x 38(w) x 18.5(d)	X			X					
5	1	Krowne	18-GS24	Underbar Drainboard	34(d) x 24(w) x 18.5(d)	X			X					
6	1	TurboAIR	T88-25G	Back Bar Cooler	37.1(d) x 68.8(w) x 27.2(d)	X			X	115v/60/1, 7.0 amps, 1/2 hp				X
7	1	TurboAIR	T88-45B	Back Bar Cooler	37.75(d) x 80.38(w) x 27.25(d)	X			X	115v/60/1, 7.5 amps, 1/2 hp				
8	1	TurboAIR	T88-25B	Back Bar Cooler	37.1(d) x 68.8(w) x 27.2(d)	X			X	115v/60/1, 7.0 amps, 1/2 hp				
9	1	TRUE	T1-24-GC	Glass/Plate Chiller	33.38(d) x 24.75(w) x 26.63(d)	X			X	115v/60/1-ph, 5.8 amps, 1/4 hp				
10	1	TRUE	ITD-3	Draft Beer Cooler	37(d) x 69.13(w) x 27.13(d)	X			X	115v/60/1-ph, 8.5 amps, 1/2 hp				
11	1	Idc	FF1860C	Shelf, Wire, 18"W x 60"L	60(w) x 18(d)	X								
12	1	Idc	FF1872C	Shelf, Wire, 18"W x 72"L	72(w) x 18(d)	X								
13	1	Hoshizaki	KH-515KSH	Ice Maker	20.31(d) x 22(w) x 27.38(d)	X			X	115v/60/1-ph, 11.7 amps		X		X
14	1	Hoshizaki	B-320PF	Ice Bin	33.38(d) x 22(w) x 28.5(d)	X								
15	1	Nam	NH42-4U	Air Curtain	18(w) x 42(w) x 14(d)	X			X					
16	1	GSWUSA	ELS-4DR	Employee Locker	17(d) x 12(w) x 16(d)	X								
17	1	Custom	Custom	Water Heater		X			X		X			
18	1	GSWUSA	SE2424M	Mop Sink	13(d) x 24(w) x 24(d)	X			X	115v/60/1-ph, 11.8 amps	X	X	X	
18a	1	GSWUSA	AA-840	Service Sink Faucet		X								
19	1	Update	MBR-16	Mop & Broom Rack		X								
20	1	ATS	A-WB-GRS	Walking Bench										
21	1	Custom	Custom	Breaker panel box					X					
22	1	Custom	Custom	Electric and water run from ceiling to power bar line. Prefer not to trench.										

CODE	AREA	188 BAR	CODE	AREA
A	SEATING		E	BATHROOM
B	WAITING		F	ADA BATHROOM
C	BAR		G	STORAGE
D	OFFICE		H	ICE/HEATER/JANITORIAL

FINISH SCHEDULE				
188 Bar				
ROOM	FLOOR	BASE	WALLS	CEILING
Seating and Bar area	Epoxy on concrete	wood cove base	semi gloss	semi gloss smooth texture
Back of Bar area	Epoxy on concrete	Stairfoot ceramic	semi gloss	semi gloss smooth texture
back of house area	Quarry tile	Quarry bullnose	semi gloss	semi gloss smooth texture
Bathrooms	tile	tile wall	semi gloss/lie to 5'	semi gloss smooth texture



DIMENSION PLAN
 SCALE 1/4" = 1'-0"