AGENDA

REGULAR MEETING OF BOARD OF ZONING APPEALS
THURSDAY, NOVEMBER 13, 2025 - 4:00 PM
Greenville City Hall, Council Chambers, 10th Floor
206 S. Main Street
Greenville, South Carolina 29601
Citizens may access the meeting at the following web address:
https://www.greenvillesc.gov/meeting

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1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
   A. Approval of Minutes for meetings held on October 2, 2025 and October 9, 2025
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**
7. **Conflict of Interest Statement**
8. **OLD BUSINESS**
   A. **S 25-185** *Application Withdrawn*
   Application by Richmond Towne LLC (Christina Moir) for a **SPECIAL EXCEPTION** to establish an accessory 'drive-thru' use as part of a 'General food and beverage (up to 6,000 SF)' use in an MX-2, Mixed Use 2 district at **494 S PLEASANTBURG DR** (TM# 026600-01-01103, 026600-01-01136)

   B. **A 25-307** *Applicant requests deferral to January 8, 2026 meeting*
   Application by FMO Real Estate, LLC to **APPEAL** the administrator's decision to deny a permit to install a digital face on a billboard in a MX-D, Mixed Use Downtown district near the intersection of **N ACADEMY ST AND BUNCOMBE ST** (TM# 001400-05-00300)

   C. **S 23-033M**
   Application by Whistler Restaurant Group, LLC (Jessica Kearns) dba Reys for a **SPECIAL EXCEPTION** to modify a 'General Food or Beverage' and 'Bar' use operating after midnight in an MXS-D, Shopfront Downtown district at **20 N MAIN ST** (TM# 000100-05-00200)
9. **NEW BUSINESS**
   A. **S 22-762M**
   Application by The Cocktail Company (Howard Dozier) for a **SPECIAL EXCEPTION** to modify a 'Bar or nightclub' use operating after midnight in an MXS-D, Shopfront

Downtown district at **355 S MAIN ST STE 30** (TM# 006100-03-04115, 006100-03-04116)

B. **V 25-815** *Application administratively deferred to date certain*
Application by Raybrook Homes (Chad Tompson) for a **VARIANCE** to modify the front setback in a RH-C, House C district at **206 PRINCETON AV** (TM# 028000-02-18400)

C. **S 25-917**
Application by McAdams (David Bergmark) on behalf of The Huntington National Bank (Nick Coventry) for a **SPECIAL EXCEPTION** to establish an accessory 'drive-thru' use as part of a 'General retail (up to 6,000 SF)' use in an MX-2, Mixed Use 2 district at **1601 LAURENS RD** (TM# 025700-08-00101)

10. OTHER BUSINESS

A. Election of Chair and Vice-Chair

B. Staff Updates

11. Adjournment

Planning Staff Report to
Board of Zoning Appeals
November 11, 2025
for the November 13, 2025 Public Hearing

Docket Number:	**S 23-033M**
Applicant:	Whistler Restaurant Group, LLC (Jessica Kearns) dba Reys
Property Owner:	20 North Main Street, LLC
Property Location:	20 North Main Street
Tax Map Number:	000100-05-00200
Acreage:	0.08
Zoning:	MXS-D, Shopfront Downtown District
	-DD, Downtown Design Overlay District
Proposal:	**SPECIAL EXCEPTION to modify a 'Bar or nightclub' use operating after midnight**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-3.2.1.B.2.	*Hours of Operation*
Sec. 19-3.4.4.	*Commercial Use Standards*
Sec. 19-6.2.15.A.	*Quasi-Judicial Review/Applicability*
Sec. 19-6.2.15.D.2.	*Special Exception Permit*

Staff Recommendation: Approve with conditions

Staff concludes that the Application *complies* with the standards to grant a Special Exception Permit as a **'Bar or nightclub**' use operating after midnight. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. Operation of the facility shall be limited to a 'bar or nightclub' use, as defined by this Code, and shall substantially conform to the statements of the Applicant and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the special exception permit.
2. The business shall comply with the location standards established by the state. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
3. Hours of operation shall be substantially consistent with those stated by the Applicant and not to exceed past 2:00 a.m. Food service shall be available until last call.
4. Per Greenville Development Code Section 19-3.2.1.B.3., delivery, waste collection, and similar commercial traffic is prohibited between the hours of 10:00 p.m. and 7:00 a.m.
5. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and must be enforced by the proprietors.

6. At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
7. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, and adequate patron parking.
8. The Applicant and all its managers and employees responsible to serve any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 30 days of the date of the issuance of the certificate of occupancy and future personnel shall receive training within 30 days of hiring.
9. No person under the age of 21 shall be allowed on the premises after 10:00 p.m.
10. The Applicant shall retain a minimum of one (1) security person, which shall be positioned outside the business, on Thursdays from the hours of 10:00 p.m. and 2:15 a.m. and a minimum of two (2) security persons, of which at least one shall be positioned outside the business, on Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the required security person positions to be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.
11. The Applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and confirmation of compliance with allowable occupant capacity. Additionally, the Applicant shall designate a staff person to be responsible for monitoring compliance of the occupant capacity of the second floor.
12. The establishment shall be prohibited from hosting or employing disc jockeys.
13. The establishment shall be prohibited from hosting third-party ticketed events involving live music and similar types of entertainment. Examples of prohibited third-party ticketed events include, but are not limited to, comedians and musicians. In-house ticketed events shall be limited to up to four times a year.
14. Exterior doors and windows shall remain closed except to provide ingress and egress after 10:00 p.m.
15. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Sound baffling or other mitigation measures shall be taken to reduce noise and bass impacts to neighboring properties.
16. Outdoor entertainment and exterior sound amplification shall be prohibited.
17. Outdoor dining and seating areas associated with the business are not permitted. The proposed recessed outdoor dining area would not be permitted.

18. Operation and maintenance of the facility, regardless of the hours permitted to be open to the public, shall comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise violations may be grounds for revocation of the permit.
19. If outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
20. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
21. The use shall comply with the Technical Advisory Committee findings and recommendations.

Staff Analysis:

The Applicant, Whistler Restaurant Group, LLC (Jessica Kearns), requests a modification to the existing special exception permit for a 'general food and beverage (up to 6,000 SF)' and 'bar' use operating after midnight in downtown Greenville. The ground floor of the subject property is currently approved as a restaurant and bar with operation after midnight. An expansion to the second floor and an increase in occupancy was approved in 2024 by the Board, however a change to the design has been requested that will create a recessed outdoor dining area. Currently, the approved special exception permit prohibits outdoor dining. Additional changes requested as part of the modification include:

- A change to the zoning use classification for the business has been requested. The proposed reclassification would remove the 'general food and beverage' designation, leaving the business solely classified as a 'bar' use.
- A change to allow various forms of live entertainment, such as disc jockeys, within the establishment. The Applicant recently hosted disc jockeys and would like to have the ability to continue hosting disc jockeys along with other live entertainment not currently permitted.
- A change to reduce the security requirement from two persons to one person on Thursdays. The Applicants reports that typical occupancy demand on Thursday nights is not high enough to justify a need for two security persons.

The subject property is zoned MXS-D, Shopfront Downtown. The Shopfront Downtown zoning district is intended to accommodate the City's most intense mixed use and pedestrian friendly activity. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

The Applicant has indicated the business will continue to operate up to seven days a week from 4:00 p.m. until 2:00 a.m., but may eventually expand hours to open at 11:00 a.m.

Although the use of 'bar' is permitted by right in the MXS-D zoning district, per Greenville Development Code Section 19-3.2.1.B.2., "any use open to the public with hours of operation between 12:00 a.m. and 5:00 a.m. requires a Special Exception permit."

Because the property is located within the -DD, Downtown Design overlay, a Design Certificate of Appropriateness (CA) is required for exterior building and site work. A Design Certificate of Appropriateness was approved by the city's Design Review Board for exterior modifications, including the recessed outdoor dining area, earlier this year, prior to the downtown nightlife safety initiative. A building permit for the renovation in 2024 has been issued and construction on the second floor has begun. In accordance with Section 19-6.2.15.B.2.c., this request can proceed to the Board of Zoning Appeals.

The business will feature a kitchen and serve beer, wine, and liquor by the drink. Alcohol sales were initially estimated to account for approximately 40 percent of all revenues, while food and non-alcoholic drink sales accounted for the remaining 60 percent of revenues, however the modification would increase

alcohol sales to 60 percent of all revenues and food and non-alcoholic drink sales to 40 percent. Food sales will be available during all operating hours according to the application; however, a limited menu will be offered starting at 11:00 p.m.

The Technical Advisory Committee (TAC) met with the Applicant on April 17, 2025, and on October 10, 2025, and recommended approval of the special exception permit modification with conditions; these recommended conditions are listed at the end of this report.

Attendance at the monthly Project Preview Meeting was not required as part of this application, however the Applicant's architect presented the façade modification project at the March 25, 2025 Project Preview Meeting as part of the Certificate of Appropriateness application process.

The special exception permit for the current iteration of Reys, S 23-033, was approved by the Board in February 2023. An expansion to the upper floor was approved under the first iteration of S 23-033M in October 2024. A copy of the last special exception staff report and approved special exception permit will be attached as part of the staff report.

On August 14, 2025, a notice of violation letter was issued after the City determined that the business employed a DJ (not allowed under the conditions of the Special Exception Permit) and was not operating as a General Food and Beverage use.

On August 22, 2025, Planning staff revoked the special exception permit for failure to adhere to the conditions in the permit and misrepresentation to zoning enforcement staff of the business' operations. The Applicant appealed this decision later that day.

On October 2, 2025, the Board of Zoning Appeals heard the appeal case and determined that suspension, rather than revocation, of the special exception permit, was the appropriate course of action. Additionally, comments were made by the Board that the permit should be modified to reflect the proper use classification of the business.

Modification of the special exception permit, if approved, will not impact the decision to suspend the permit nor will it impact the end date of the suspension, which is November 20, 2025.

A Special Exception Permit shall be approved only upon finding that the Applicant demonstrates ***all*** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The GVL2040 Comprehensive Plan identifies the subject property in the 'Center City' classification as part of the future land use map.

The 'Center City' classification is described as Greenville's downtown central business district. It contains a mix of land uses including but not limited to office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential. Development is expected to be pedestrian-oriented and designed to actively engage streets, parks, plazas, the riverfront, and other public spaces.

The proposed 'bar' use maintains the blend of service, entertainment, and other commercial uses in the Center City.

GVL2040 also notes that "future investments and policies are shaped by the Downtown Strategic Master Plan (2019) and at a broader level by the planning principles and priorities of GVL2040."

The Downtown Strategic Master Plan provides information on market influences, proposes affordable housing and economic development strategies, identifies urban design focus areas, and includes a list of action items.

The establishment will contribute to the diversity of bar options offered along Main Street, which generally aligns with the objectives in the 'Retail Preservation and Enhancement Strategy' subsection of the Downtown Master Plan.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

Use standards for 'bar or nightclub' uses are located in Section 19-3.4.4.C. and are listed below:

19-3.4.4. Commercial use standards

C. Food and Beverage

2. Bar or Nightclub

a. Must comply with the location standards established by the state.

b. Operation of the business must comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.

c. At all times during its occupancy, the applicant must assign a manager on the premises who must ensure compliance with this Code, and the applicable South Carolina Code of Laws and Regulations.

d. The applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.

d. The Administrator may require the applicant to retain outdoor security persons during operation of the establishment. The security persons must possess a security officer registration certificate pursuant to South Carolina Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.

e. Occupant capacity of the establishment must be established by the City building codes Administrator. The applicant must designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.

f. Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan; all amplified sound must be directed inward toward the facility and away from any adjoining use or public property. Specified hours of exterior sound amplification are limited by the permit.

g. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.

h. Rooftop decks must have perimeter guard railing above table surfaces.

i. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.

j. The application must comply with City noise, smoking, and encroachment ordinances.

k. The Administrator may attach additional conditions which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the bar or nightclub.

While additional use standards for 'hours of operation' were recently added to Section 19-3.4.6.A. of the code, this application pre-dates the adoption of those standards.

The Applicant has stated their intent to comply with the use criteria within their application.

Upon discussion with the Technical Advisory Committee, the Applicant acknowledged the issues that led to the ongoing permit suspension and indicated a commitment to ensure compliance moving forward.

The business will continue to use That Security Company for security services. One security guard will be on duty after 10:00 p.m. Thursday and two security guards will be on duty after 9:00 p.m. Friday and Saturday. No security persons were indicated for the remaining days of the week. The Applicant indicated that all required security guards would have SLED certification.

No exterior sound amplification is proposed. Indoor live entertainment and interior sound amplification is proposed. Amplification will occur through an existing in-house speaker system. Speakers are located away from the principal entrance per the Applicant.

Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval. Staff also recommends the incorporation of the applicable use specific standards as conditions of approval.

Staff finds, with appropriate conditions, the use complies with the use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

The land uses and zoning districts of adjacent property is as follows:

East: General food/beverage (MX-D, Mixed Use Downtown)
North: General food/beverage (MXS-D, Shopfront Downtown)
West: General food/beverage, general office, and general retail (MXS-D)
South: General food/beverage, general office, and residential (MXS-D)

The property is located in downtown Greenville and is zoned MXS-D, Shopfront Downtown District. The subject property is a three-story, mixed-use building attached to adjacent buildings. The use will occupy a ground floor and second floor suite. The ground floor includes access to a basement level. The ground floor space has been in use as a restaurant operating after midnight since 2009. The second floor has historically operated as a restaurant/bar (Stellar) or cigar bar (The Cigar Experience). The third-floor suite is a residential apartment unit. During one of the TAC meetings, the Applicant confirmed they still have control over that residence.

Surrounding properties are zoned MX-D and MXS-D and are used for a variety of uses, including but not limited to retail, restaurants, and offices. Neighboring tenant businesses include Trio – A Brick Oven Café, Scoundrel, and Windy City Burgers.

Beyond the third-floor apartment, residential uses within the immediate vicinity are located at 18 and 102 North Main Street. These residences are in upper levels of mixed-use buildings.

The Applicant has stated the business will continue to close at 2:00 a.m., seven days week. Similar uses in the area, such as Society, also close at 2:00 a.m. With the appropriate conditions, the overnight business hours are not anticipated to create a conflict with other neighboring businesses and residential uses nearby.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The use is located within an existing building. Changes are proposed to the front façade of the building. The changes will create a small outdoor seating area that is recessed into the building. Alterations are also planned to the façade. The changes have been approved by the Design Review Board. No adverse visual impacts are anticipated from the use.

Parking for the use is expected to come from on-street parking and public parking garages, such as the Richardson Street Garage and the South Spring Street Parking Garage, which are within a five-minute walk of the property. There are also various private parking lots within the vicinity.

An alleyway off East Coffee Street functions as a service area for uses within the building. Common loading/unloading and trash collection for the use will occur from this area. An on-street loading and unloading zone is also available on East Coffee Street. No adverse impacts are anticipated regarding parking, loading, and odors.

The Applicant requests approval to have live entertainment inside the business. Entertainment would include bands, karaoke, disc jockeys, acoustic sets, comedy, bingo, and more. The Applicant reports that indoor speakers are existing and would be the only amplification used by performers. No live music or other forms of entertainment are planned outside.

Planning staff have concerns with allowing disc jockeys as an approved entertainment option. Disc jockeys and amplified music can attract large crowds and adversely influence patron behavior. This combination increases the likelihood of issues with crowd management, exceeding occupancy loads, and disagreements/fights within the establishment. Additionally, the amplified music played by DJs has the potential to exceed the maximum allowed decibel levels and generate low-frequency bass waves that create physical vibrations to nearby properties, which can be perceived as a nuisance. No information was provided in the application or during the Technical Advisory Committee meeting that indicates sound baffling or other sound mitigation measures would be taken beyond ensuring speakers do not face doors.

Planning staff and members of the Technical Advisory Committee have concerns with the proposed outdoor patio area. While an outdoor area would better engage Main Street and the design would eliminate the issue of having doors swing into the street sidewalk, the potential issues created by the outdoor patio area would be problematic. Planning staff have received feedback from nearby business owners about the challenges that recessed facades create. Planning staff and the Committee do not believe the Applicant has given proper consideration on how the patio area would be controlled to prevent loitering and crowding during business hours and how it will be controlled to limit or prevent use by unhoused and other individuals after business hours, which could pose cleanliness and safety issues. While the Committee recommended that the patio area be at least closed at midnight, Planning staff recommends that the outdoor patio be removed from the project altogether and a different façade improvement be pursued.

With the appropriate conditions, including a prohibition on disc jockeys and the elimination of the outdoor dining area, no substantial adverse noise and vibration impacts are anticipated nor is the use anticipated to create a public nuisance.

Since the Applicant has been approved for late night hours, Planning staff reviewed police calls for service with the city's Police Department. While call volume was within normal service levels, the Police Department reports that calls for service increase downtown during late night hours. A

distinguishable portion of these trends can be correlated with alcohol consumption, drinking establishments during the overnight hours, and crowds created by drinking establishments that let out at the same time. The City of Greenville's recently established a downtown nightlife safety initiative that reviews permits, operations, security, and more, in an effort to keep downtown safe and vibrant. Since this business is already existing and approved to operate after midnight, modifications that are not contrary to the ongoing effort are not expected to delay or diminish service delivery.

To minimize detrimental impacts on adjacent land uses, staff recommends that approval of the special exception permit be conditioned upon the findings and recommendations of TAC, listed at the end of this report and within the Staff Recommendation.

Staff finds, with appropriate conditions, including the elimination of the disc jockeys and the recessed outdoor dining area, the use and its design will not have substantial adverse impacts.

TAC Findings and Recommendation

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the business will continue to operate the business known as Reys.
3. The Committee previously met with the Committee on April 17, 2025, however the business' situation has since changed. The Applicant acknowledges the issues that ended in a permit suspension and seeks modifications to the permit to address the city and Board's comments to ensure compliance moving forward. Additionally, the Applicant seeks to modify the front façade and create a recessed, outdoor dining area.
4. The Applicant indicates the intent to now operate as a bar, a change from the previous restaurant and bar classification. Hours of operation of would be seven days a week from 4:00 p.m. to 2:00 a.m. Expanded hours of operation to open earlier for lunch are still possible and are anticipated in the future.
5. The Applicant indicates that the business is still undergoing work to expand to the second floor. Permits have been issued, and construction is expected to be completed by the end of the year. Design Review Board approval was obtained for the proposed façade changes. A new building permit for the façade will be submitted once the special exception permit modification has been reviewed and decided.
6. The Applicant indicates that the main level will be a livelier bar featuring bar food and pizza, while the upstairs will have an older demographic and focus on cocktails and tapas.
7. The Applicant indicates that as a part of the planned construction, a change is being proposed to create outdoor seating and consolidate the two existing entries into one entry.
8. The Applicant indicates that food will be served at all hours, however a reduced menu will be offered from 11:00 p.m. to close.
9. The Applicant indicates that alcohol sales will now account for approximately 60 percent of revenues, while food and non-alcoholic sales will account for the remain 40 percent of revenues, a change from the previous estimations that assumed greater food sales.
10. The Applicant holds an alcohol beverage license for on-premises consumption of beer, wine, and liquor. Last call will occur no later than 15 minutes before close.

11. The Applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
12. The Applicant indicates that when security is working, patrons under the age of 21 are not permitted inside the establishment.
13. The Applicant indicates that That Security Company will continue to provide security services for the business. The Applicant seeks to have one security guard on duty after 10:00 p.m. on Thursdays and two security guards on duty after 9:00 p.m. on Fridays and Saturdays, which is a change from the current security requirements. The Applicant indicated that security guards would have SLED certification.
14. The Applicant, based on the proposed life safety plan, indicates that maximum occupancy on the overall tenant premises is expected to be 353 occupants. The occupancy of the ground floor space is proposed to be 191 occupants. The occupancy of the second-floor space is proposed to be 150 occupants. The occupancy of the outdoor seating area is proposed to be 12 occupants.
    a. After discussion with the Committee, the Applicant was informed that the fixture count in the restrooms would need to be re-evaluated and a new life safety plan submitted as part of any future permitting.
15. The Applicant indicates that live music and entertainment will now occur on-site. Entertainment will include DJs, bands, karaoke, acoustic, comedy, and bingo, a change from the previous approval.
16. The Applicant indicates that speakers inside the business are or will be positioned to comply with city requirements. DJs and other entertainment will have to use the house speaker system.
17. The Applicant indicates that an outdoor speaker previously planned for the outdoor dining area, has now been removed from the plan. No outdoor speakers are proposed.
18. The Applicant indicates that the third floor is occupied by a one-bedroom residence. During the previous meeting with the Committee, the Applicant stated that they control the use of that unit.
19. After questioning from the Committee, the Applicant indicated there was not a plan in place to manage the proposed outdoor dining area during and after hours of operation but did indicate there is a plan to manage line queuing. The Committee expressed concerns regarding crowd control, loitering, and overnight use by homeless.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends, through concurring recommendations, that the Board of Zoning Appeals ***approve*** the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations a condition or conditions of the permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses and are in addition to the standard requirements outlined in the Greenville Development Code:
    a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.

b. This Committee recommends that the life safety plan by revised by a licensed architect to account for the change to a bar, which will require a different plumbing fixture count. The final life safety plan shall be in close keeping with, or reduced from, the currently proposed occupancy count of 191 persons on the ground floor, 150 persons on the second floor, and 12 persons in the outdoor dining area.

c. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.

d. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.

e. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.

f. This Committee recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.

g. This Committee recommends that the Applicant shall retain a minimum of one (1) security person, which shall be positioned outside the business, on Thursdays from the hours of 10:00 p.m. and 2:15 a.m. and a minimum of two (2) security persons, of which at least one shall be positioned outside the business, on Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the required security person positions to be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.

h. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.

i. Additionally, this Committee recommends the Applicant shall designate a staff person to be responsible for monitoring compliance of the occupant capacity of the second floor.

i. This Committee recommends that no person under the age of 21 shall be allowed on the premises after 10:00 p.m.

j. This Committee recommends that the proposed outdoor dining and seating areas associated with the business be closed by 12:00 midnight.

k. This Committee recommends that the Applicant take appropriate measures to manage any outdoor dining areas during and after business hours to ensure there are no issues with crowding, off-premises consumption of alcoholic beverages, loitering, and transients.

l. This Committee recommends that outdoor entertainment shall be prohibited.

m. This Committee recommends that indoor entertainment options specified in the application, including DJs, bands, karaoke, acoustic performers, be permitted, however all interior sound amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.

n. This Committee recommends that exterior sound amplification be prohibited.

o. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.

p. This Committee recommends that operation and maintenance of the facility, regardless of the hours permitted to be open to the public, comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise complaints may be grounds for revocation of the permit.

q. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.

r. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

s. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

t. This Committee recommends that the use be reclassified as a ‘drinking establishment’ for business license purposes moving forward.

Staff Comments

City Engineer

Comments:

No comments received at time of staff report posting.

Civil Engineer

Comments:

No comments.

Environmental Engineer

Comments:

No comments.

Traffic Engineer

Comments:

No comments received at time of staff report posting.

Fire Department

Comments:

No comments received at time of staff report posting.

REPORT OF THE TECHNICAL ADVISORY COMMITTEE

to the

Board of Zoning Appeals

S 23-033M
Application by Whistler Restaurant Group, LLC (Jessica Kearns) dba Reys for a **SPECIAL EXCEPTION** to modify a 'General food and beverage (up to 6,000 SF)' and 'Bar' use operating after midnight in an MXS-D, Shopfront Downtown district at **20 N MAIN ST** (TM# 000100-05-00200)

Committee Meeting Date(s): October 10, 2025

Applicant/representative attending meeting: Tim Kearns (no official role in business, but serves as an associate to the Applicant/Business Owner)

Proposed Business: Reys

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the business will continue to operate the business known as Reys.
3. The Committee previously met with the Committee on April 17, 2025, however the business' situation has since changed. The Applicant acknowledges the issues that ended in a permit suspension and seeks modifications to the permit to address the city and Board's comments to ensure compliance moving forward. Additionally, the Applicant seeks to modify the front façade and create a recessed, outdoor dining area.
4. The Applicant indicates the intent to now operate as a bar, a change from the previous restaurant and bar classification. Hours of operation of would be seven days a week from 4:00 p.m. to 2:00 a.m. Expanded hours of operation to open earlier for lunch are still possible and are anticipated in the future.
5. The Applicant indicates that the business is still undergoing work to expand to the second floor. Permits have been issued, and construction is expected to be completed by the end of the year. Design Review Board approval was obtained for

the proposed façade changes. A new building permit for the façade will be submitted once the special exception permit modification has been reviewed and decided.

6. The Applicant indicates that the main level will be a livelier bar featuring bar food and pizza, while the upstairs will have an older demographic and focus on cocktails and tapas.
7. The Applicant indicates that as a part of the planned construction, a change is being proposed to create outdoor seating and consolidate the two existing entries into one entry.
8. The Applicant indicates that food will be served at all hours, however a reduced menu will be offered from 11:00 p.m. to close.
9. The Applicant indicates that alcohol sales will now account for approximately 60 percent of revenues, while food and non-alcoholic sales will account for the remain 40 percent of revenues, a change from the previous estimations that assumed greater food sales.
10. The Applicant holds an alcohol beverage license for on-premises consumption of beer, wine, and liquor. Last call will occur no later than 15 minutes before close.
11. The Applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
12. The Applicant indicates that when security is working, patrons under the age of 21 are not permitted inside the establishment.
13. The Applicant indicates that That Security Company will continue to provide security services for the business. The Applicant seeks to have one security guard on duty after 10:00 p.m. on Thursdays and two security guards on duty after 9:00 p.m. on Fridays and Saturdays, which is a change from the current security requirements. The Applicant indicated that security guards would have SLED certification.
14. The Applicant, based on the proposed life safety plan, indicates that maximum occupancy on the overall tenant premises is expected to be 353 occupants. The occupancy of the ground floor space is proposed to be 191 occupants. The occupancy of the second-floor space is proposed to be 150 occupants. The occupancy of the outdoor seating area is proposed to be 12 occupants.

a. After discussion with the Committee, the Applicant was informed that the fixture count in the restrooms would need to be re-evaluated and a new life safety plan submitted as part of any future permitting.

15. The Applicant indicates that live music and entertainment will now occur on-site. Entertainment will include DJs, bands, karaoke, acoustic, comedy, and bingo, a change from the previous approval.
16. The Applicant indicates that speakers inside the business are or will be positioned to comply with city requirements. DJs and other entertainment will have to use the house speaker system.
17. The Applicant indicates that an outdoor speaker previously planned for the outdoor dining area, has now been removed from the plan. No outdoor speakers are proposed.
18. The Applicant indicates that the third floor is occupied by a one-bedroom residence. During the previous meeting with the Committee, the Applicant stated that they control the use of that unit.
19. After questioning from the Committee, the Applicant indicated there was not a plan in place to manage the proposed outdoor dining area during and after hours of operation but did indicate there is a plan to manage line queuing. The Committee expressed concerns regarding crowd control, loitering, and overnight use by homeless.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends, through concurring recommendations, that the Board of Zoning Appeals ***approve*** the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations a condition or conditions of the permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses and are in addition to the standard requirements outlined in the Greenville Development Code:
    a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.

b. This Committee recommends that the life safety plan by revised by a licensed architect to account for the change to a bar, which will require a different plumbing fixture count. The final life safety plan shall be in close keeping with, or reduced from, the currently proposed occupancy count of 191 persons on the ground floor, 150 persons on the second floor, and 12 persons in the outdoor dining area.
c. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
d. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
e. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.
f. This Committee recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.

g. This Committee recommends that the Applicant shall retain a minimum of one (1) security person, which shall be positioned outside the business, on Thursdays from the hours of 10:00 p.m. and 2:15 a.m. and a minimum of two (2) security persons, of which at least one shall be positioned outside the business, on Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the required security person positions to be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.

h. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.

    i. Additionally, this Committee recommends the Applicant shall designate a staff person to be responsible for monitoring compliance of the occupant capacity of the second floor.

i. This Committee recommends that no person under the age of 21 shall be allowed on the premises after 10:00 p.m.

j. This Committee recommends that the proposed outdoor dining and seating areas associated with the business be closed by 12:00 midnight.

k. This Committee recommends that the Applicant take appropriate measures to manage any outdoor dining areas during and after business hours to ensure there are no issues with crowding, off-premises consumption of alcoholic beverages, loitering, and transients.

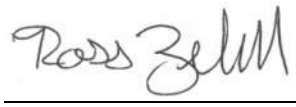
l. This Committee recommends that outdoor entertainment shall be prohibited.

m. This Committee recommends that indoor entertainment options specified in the application, including DJs, bands, karaoke, acoustic performers, be permitted, however all interior sound amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.
n. This Committee recommends that exterior sound amplification be prohibited.
o. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.
p. This Committee recommends that operation and maintenance of the facility, regardless of the hours permitted to be open to the public, comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code. A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise complaints may be grounds for revocation of the permit.
q. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
r. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
s. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.
t. This Committee recommends that the use be reclassified as a ‘drinking establishment’ for business license purposes moving forward.

Respectfully Submitted,

_____

John Hamlett
Technical Advisory Committee Chair



Ross Zelenske, AICP
Senior Development Planner and Liaison to the Board of Zoning Appeals

SPECIAL EXCEPTION 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 131 Falls Street Suite 201, 864.467.4476.

Property Location: **20 N MAIN ST** TM#: **000100-05-00200**
Permit Number **S 23-033M**

Applicant Information Owner Information

[redacted]

This Special Exception Permit (**S 23-033M**) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code (Greenville Development Code), Section 19-3.2.1., *Permitted Use Table*, Division 19-3.4., *Use Standards*, Division 19-3.5., *Accessory Uses and Structures*, and Section 19-6.2.15., *Quasi-Judicial Review:*

GENERAL FOOD AND BEVERAGE (UP TO 6,000 SF)' AND 'BAR' USE OPERATING AFTER MIDNIGHT

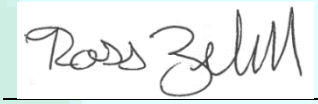
Conditions:

1. Operation of the facility shall be limited to a 'general food and beverage' and 'bar' use, as defined by this Code, and shall substantially conform to the statements of the Applicant and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the special exception permit.
2. The business shall comply with the location standards established by the state. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
3. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 2:00 a.m. Food service shall be available until last call.
4. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 10:00 p.m. and 7:00 a.m.
5. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.
6. At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
7. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
8. The Applicant and all its managers and employees responsible to serve any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and

the city police department. Current personnel shall receive training within 30 days of the date of the issuance of the certificate of occupancy and future personnel shall receive training within 30 days of hiring.

9. The Applicant shall retain a minimum of two (2) security persons, at least one of which must be positioned outside the business, on Thursdays, Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security person positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.
10. The Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity. Additionally, the Applicant shall designate a staff person to be responsible for monitoring compliance of the occupant capacity of the second floor.
11. Outdoor seating and outdoor entertainment shall be prohibited.
12. Interior sound amplification (other than ambient background music) and exterior sound amplification be prohibited.
13. Exterior doors and windows shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 2:00 a.m.
14. If outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
15. The use shall comply with the Technical Advisory Committee findings and recommendations.
16. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

ISSUED DATE: 10/23/2024



Ross Zelenske
SENIOR DEVELOPMENT PLANNER
LIASION TO THE BOARD OF ZONING APPEALS
CITY OF GREENVILLE
P.O. BOX 2207
GREENVILLE, SC 29602
planning@greenvillesc.gov

LAPSE DATE OF SPECIAL EXCEPTION PERMIT: 10/23/2026 UNLESS SPECIAL EXCEPTION IS VESTED PURSUANT TO SECTION 19-6.2.1.F. OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE.

2024 Staff Report

Planning Staff Report to
Board of Zoning Appeals
October 4, 2024
for the October 10, 2024 Public Hearing

Docket Number:	**S 23-033M**
Applicant:	Whistler Restaurant Group, LLC (Jessica Kearns) dba Reys
Property Owner:	20 North Main Street, LLC
Property Location:	20 North Main Street
Tax Map Number:	000100-05-00200
Acreage:	0.08
Zoning:	MXS-D, Shopfront Downtown District
Proposal:	**SPECIAL EXCEPTION to expand a 'General food and beverage (up to 6,000 SF)' and 'Bar or nightclub' use operating after midnight**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-3.2.1.B.2.	*Hours of Operation*
Sec. 19-3.4.4.	*Commercial Use Standards*
Sec. 19-6.2.15.A.	*Quasi-Judicial Review/Applicability*
Sec. 19-6.2.15.D.2.	*Special Exception Permit*

Staff Recommendation: Approve with Conditions

Staff concludes that the Application *complies* with the standards to grant a Special Exception Permit as a **'General food and beverage (up to 6,000 SF)'** and **'Bar or nightclub**' use operating after midnight. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. Operation of the facility shall be limited to a 'general food and beverage' and 'bar' use, as defined by this Code, and shall substantially conform to the statements of the Applicant and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the special exception permit.
2. The business shall comply with the location standards established by the state. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
3. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 2:00 a.m. Food service shall be available until last call.
4. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 10:00 p.m. and 7:00 a.m.
5. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.

6. At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
7. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
8. The Applicant and all its managers and employees responsible to serve any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 30 days of the date of the issuance of the certificate of occupancy and future personnel shall receive training within 30 days of hiring.
9. The Applicant shall retain a minimum of two (2) security persons, at least one of which must be positioned outside the business, on Thursdays, Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security person positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.
10. The Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity. Additionally, the Applicant shall designate a staff person to be responsible for monitoring compliance of the occupant capacity of the second floor.
11. Outdoor seating and outdoor entertainment shall be prohibited.
12. Interior sound amplification (other than ambient background music) and exterior sound amplification be prohibited.
13. Exterior doors and windows shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 2:00 a.m.
14. If outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
15. The use shall comply with the Technical Advisory Committee findings and recommendations.
16. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Staff Analysis:

The Applicant, Whistler Restaurant Group, LLC (Jessica Kearns), requests a modification to the existing special exception permit to expand a 'general food and beverage (up to 6,000 Sf)' and 'bar' use operating after midnight in downtown Greenville. The ground floor of the subject property is currently in use as a

restaurant with operation after midnight under the same business name. An expansion to the second floor is occurring, which is prompting the special exception modification. An interior renovation to the first and second floor will occur as part of the expansion. The work will include an increase to the overall occupancy capacity.

The subject property is zoned MXS-D, Shopfront Downtown. The Shopfront Downtown zoning district is intended to accommodate the City's most intense mixed use and pedestrian friendly activity. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

Although the use of 'bar' and 'general food and beverage' is permitted by right in the MXS-D zoning district, per Greenville Development Code Section 19-3.2.1.B.2., "any use open to the public with hours of operation between 12:00 a.m. and 5:00 a.m. requires a Special Exception permit."

The Applicant has indicated the business will operate up to seven days a week from 4:00 p.m. until 2:00 a.m. and may eventually expand hours to open at 11:00 a.m.

The business will feature a full-service kitchen and serve beer, wine, and liquor by the drink. Alcohol sales were initially estimated to account for approximately 40 percent of all revenues, while food and non-alcoholic drink sales will account for the remaining 60 percent of revenues, however per the Applicant, the breakdown is closer to 50-50. Food sales will be available during all operating hours according to the application; however, a limited menu will be offered near closing.

No outdoor dining is existing or proposed.

No indoor/outdoor live entertainment is existing or proposed.

The Technical Advisory Committee (TAC) met with the Applicant on September 19, 2024, and recommended approval of the Special Exception Permit modification with conditions; these recommended conditions are listed at the end of this report.

The special exception permit for the current iteration of Reys, S 23-033, was approved by the Board in February 2023. A copy of the original special exception staff report and approved special exception permit will be attached as part of the staff report. No zoning violations of that special exception permit have occurred. A cigar bar, known as Cigar Experience, was the last tenant to occupy the second floor and received a conditional use permit, CU 19-287, in 2019.

Attendance at the monthly Project Preview Meeting was not required as part of this application and was not held.

A Special Exception Permit shall be approved only upon finding that the Applicant demonstrates ***all*** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The GVL2040 Comprehensive Plan identifies the subject property in the 'Center City' classification as part of the future land use map.

The 'Center City' classification is described as Greenville's downtown central business district. It contains a mix of land uses including but not limited to office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential. Development is expected to be pedestrian-oriented and designed to actively engage streets, parks, plazas, the riverfront, and other public spaces.

The proposed restaurant and bar use maintains the blend of service, entertainment, and other commercial uses in the Center City.

GVL2040 also notes that "future investments and policies are shaped by the Downtown Strategic Master Plan (2019) and at a broader level by the planning principles and priorities of GVL2040."

The Downtown Strategic Master Plan provides information on market influences, proposes affordable housing and economic development strategies, identifies urban design focus areas, and includes a list of action items.

The establishment will contribute to the diversity of restaurant and bar options offered along Main Street, which generally aligns with the objectives in the 'Retail Preservation and Enhancement Strategy' subsection of the Downtown Master Plan.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

Use standards for 'general food and beverage' as well as 'bar or nightclub' uses are located in Section 19-3.4.4.C. and are listed below:

19-3.4.4. Commercial use standards

C. Food and Beverage

1. General Food and Beverage

a. Permitted hours of operation are between 5:00 a.m. and 12:00 a.m. (midnight).

b. Hours of operation between 12:00 a.m. (midnight) and 5:00 a.m. require a special exception permit.

2. Bar or Nightclub

a. Must comply with the location standards established by the state.

b. Operation of the business must comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.

c. At all times during its occupancy, the applicant must assign a manager on the premises who must ensure compliance with this Code, and the applicable South Carolina Code of Laws and Regulations.

d. The applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.

d. The Administrator may require the applicant to retain outdoor security persons during operation of the establishment. The security persons must possess a security officer registration certificate pursuant to South Carolina Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.

e. Occupant capacity of the establishment must be established by the City building codes Administrator. The applicant must designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.

f. Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan; all amplified sound must be directed inward toward the facility and away from any adjoining use or public property. Specified hours of exterior sound amplification are limited by the permit.

g. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.

h. Rooftop decks must have perimeter guard railing above table surfaces.

i. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.

j. The application must comply with City noise, smoking, and encroachment ordinances.

k. The Administrator may attach additional conditions which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the bar or nightclub.

The Applicant has stated their intent to comply with the use criteria within their application.

Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues related to noise, security, and occupancy capacity. The Applicant reiterated that the use would not operate as a nightclub and no live entertainment is proposed.

Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval. Staff also recommends the incorporation of the applicable use specific standards as conditions of approval.

Staff finds, with appropriate conditions, the use complies with the use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

The land uses and zoning districts of adjacent property is as follows:

East: General food/beverage (MX-D, Mixed Use Downtown)
North: General food/beverage (MXS-D, Shopfront Downtown)
West: General food/beverage, general office, and general retail (MXS-D)
South: General food/beverage, general office, and residential (MXS-D)

The property is located in downtown Greenville and is zoned MXS-D, Shopfront Downtown District. The subject property is a three-story, mixed-use building attached to adjacent buildings. The use will occupy a ground floor and second floor suite. The ground floor includes access to a basement level. The ground floor space has been in use as a restaurant operating after midnight since 2009. The second floor has historically operated as a restaurant/bar (Stellar) or cigar bar (The Cigar Experience). The third-floor suite is a residential apartment unit. During the TAC meeting, the Applicant stated they have control over that residence.

Surrounding properties are zoned MX-D and MXS-D and are used for a variety of uses, including but not limited to retail, restaurants, and offices. Neighboring tenant businesses include Trio – A Brick Over Café, Scoundrel, and Windy City Burgers.

Beyond the third-floor apartment, residential uses within the immediate vicinity appear to be located at 18 and 102 N Main Street. These residences are in upper levels of mixed-use buildings.

The Applicant has stated the business will close at 2:00 a.m., which is the same closing time as the current restaurant. Similar uses in the area, such as Society, also close at 2:00 a.m. The overnight business hours are not anticipated to create a conflict with other neighboring businesses.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The proposed use is located within an existing building. No changes are proposed on the exterior of the building. Any future changes would be required to comply with the downtown design guidelines and would be subject to Design Review Board approval. No visual impacts are anticipated from the use.

Parking for the use is expected to come from the on-street parking and public parking garage, such as the West Washington Street Deck and the South Spring Street Parking Garage, which are within a five-minute walk of the property. There are also various private parking lots within the vicinity.

An alleyway off East Coffee Street functions as a service area for uses within the building. Common loading/unloading and trash collection for the use will occur from this area. An on-street loading and unloading zone is also available on East Coffee Street. No adverse impacts are anticipated regarding delivery, parking, loading, and odors.

The application states that no live music will be performed at the restaurant and bar. Only background music will be played through the existing speaker system. No substantial adverse noise and vibration impacts are anticipated.

Since the Applicant already has been operating the business on the ground floor, Planning staff reviewed police calls for service for the last twelve months with the city's Police Department. Call volume was within normal service levels and no concerning trends or incidents were identified. Additionally, no zoning violations of the special exception permit were noted. With appropriate conditions, the use is not anticipated to create a public nuisance.

To minimize detrimental impacts on adjacent land uses, staff recommends that approval of the Special Exception Permit be conditioned upon the findings and recommendations of TAC, listed at the end of this report and within the Staff Recommendation.

Staff finds, with appropriate conditions, the use and its design will not have substantial adverse impacts.

TAC Findings and Recommendation

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the business will continue to operate as a restaurant and bar known as Reys.
3. The Applicant indicates the last use of the space on the second floor was a cigar bar and prior to that a restaurant.
4. The Applicant indicates the intent to operate as a restaurant and bar with hours of operation of seven days a week from 4:00 p.m. to 2:00 a.m. Expanded hours of operation from 11:00 a.m. to 2:00 a.m. are still anticipated in the future.
5. The Applicant indicates that food will be served at all hours, however a reduced menu will be offered from 1:00 a.m. to close.

6. The Applicant holds an alcohol beverage license for on-premises consumption of beer, wine, and liquor. Last call will occur no later than 15 minutes before close.
7. The Applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.
8. The Applicant indicates that That Security Company has been retained to provide security services for the business. The Applicant indicates that one security guard would be on duty after 9:00 p.m. Sunday through Thursday and that two security guards would be one duty after 9:00 p.m. Friday and Saturday. The Applicant indicated that all security guards would have SLED certification.
9. The Applicant, based on the proposed life safety plan, indicates that maximum occupancy on the overall tenant premises is expected to be 341 occupants. The occupancy of the ground floor space is proposed to be 191 occupants. The occupancy of the second floor space is proposed to be 150 occupants.
10. The Applicant indicates that no live music or entertainment will occur on-site.
11. The Applicant indicates that no outdoor seating is planned.
12. The Applicant indicates that the third floor is occupied by a one-bedroom residence. The Applicant states that they control the use of that unit.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends that the Board of Zoning Appeals ***approve*** the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations a condition or conditions of the permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in the Greenville Development Code:
    a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
    b. This Committee recommends that the final life safety plan and floor plan be in close keeping to the currently proposed occupancy count of 191 persons on the ground floor and 150 persons on the second floor.
    c. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
    d. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
    e. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special

exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.

f. This Committee recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.

g. This Committee recommends that the Applicant shall retain a minimum of two (2) security persons, at least one of which must be positioned outside the business, on Thursdays, Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security person positions be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.

h. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.

    i. Additionally, this Committee recommends the Applicant shall designate a staff person to be responsible for monitoring compliance of the occupant capacity of the second floor.

i. This Committee recommends that outdoor seating and outdoor entertainment shall be prohibited.

j. This Committee recommends that interior sound amplification (other than ambient background music) and exterior sound amplification be prohibited.

k. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.

l. This Committee recommends that a pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise complaints may be grounds for revocation of the permit.

m. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.

n. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

o. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

p. This Committee recommends that if the Zoning Administrator determines the use fully transitions to a 'Bar or Nightclub' use and is no longer a 'General Food and Beverage' use, this permit shall be revoked, and the business closed until a new zoning application is applied for and approved for the use change.

Fire Department Comments

Comments:

No comments.

City Engineer Comments

Comments:

No comments received at time of staff report posting.

Civil Engineer Comments

Comments:

No comments.

Environmental Engineer Comments

Comments:

No comments.

Traffic Engineer Comments

Comments:

No comments received at time of staff report posting.

city of greenville

APPLICATION FOR SPECIAL EXCEPTION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	[redacted] Contact City of Greenville Planning for contact information	
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

APPLICANT'S AGENT[1]: [redacted] MEMEBER

Name — Title / Organization

[redacted] [redacted]

Phone — Email

([1]Optional Field- includes project architects, engineers, attorneys, representatives, etc.)

PROPERTY INFORMATION

STREET ADDRESS: 20 NORTH MAIN ST

TAX PARCEL #: 0001000500200 ACREAGE: .07 ZONING DESIGNATION: MXS-D

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.
Initial: JK

REQUEST

Refer to Article 19-3, Use Regulations, of the Greenville Development Code

PROPOSED LAND USE: _____

DESCRIPTION OF PROPOSED USE:

Zoning will be changed from a Restaurant and Bar to a Bar only. We are in the process of a remodel and we would like to have the front facade remodeled also. See attached. We will change various stipulations of our current Special Exception. Please see attached for details.

INSTRUCTIONS

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.

2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is planning@greenvillesc.gov and the phone number is **864-467-4476.**

3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.(D)(2)** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit www.greenvillesc.gov/planningzoning.

4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

For site plans, 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. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to planning@greenvillesc.gov.

6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is $250.00.

7. The Administrator will review the application for "completeness" pursuant to **Section 19-6.2.1(B)(3) Completeness Determination**, prior to proceeding with public notice. If the application is determined to be "incomplete," the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.

8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

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.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE: _____ DATE Aug/8/25

PROPERTY OWNER SIGNATURE: _____ DATE Aug/8/25

APPLICANT RESPONSE TO

SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

Please attach a separate sheet that addresses each of the following questions:

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

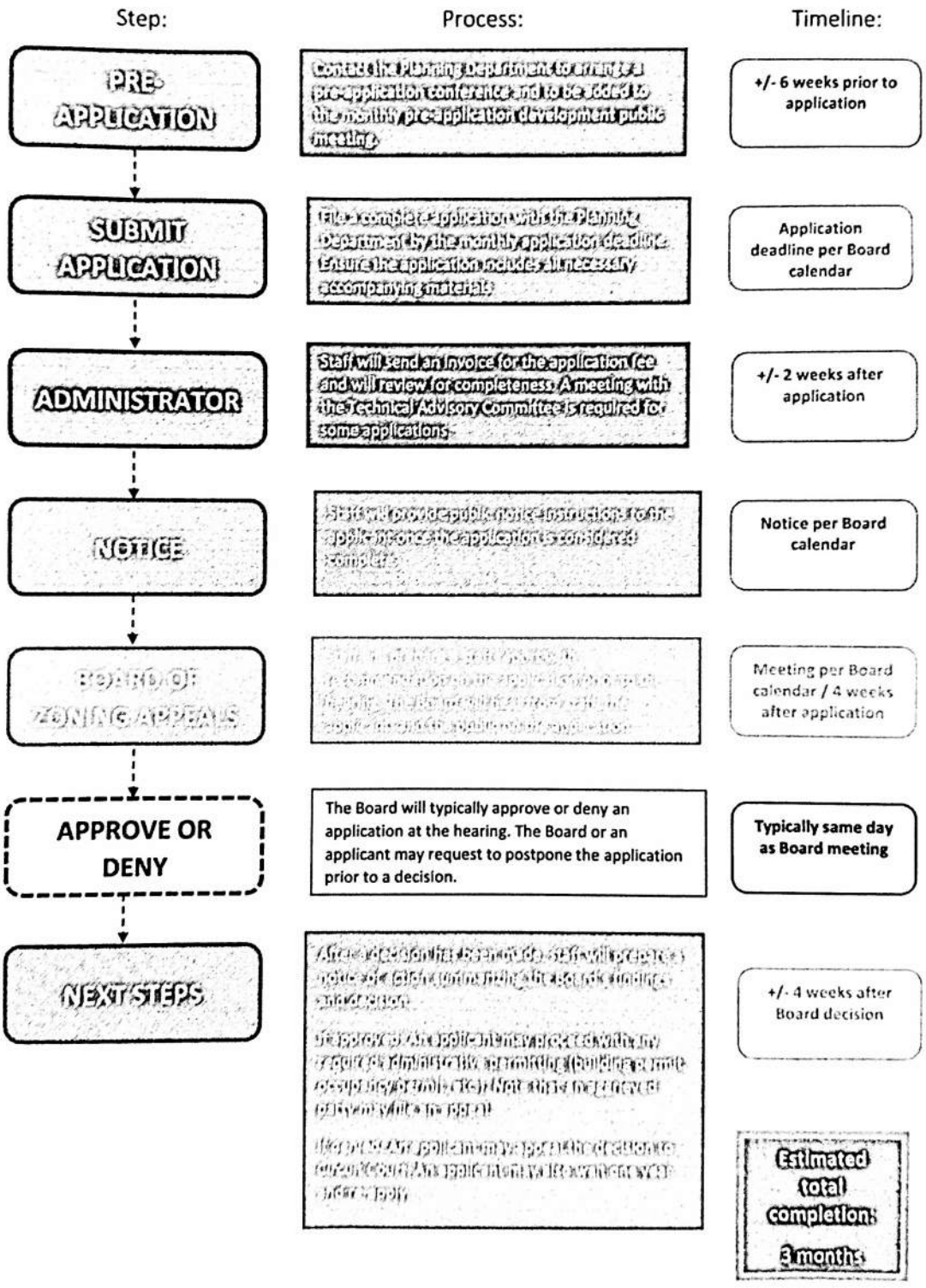
2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN ***SECTION 19-3.4, USE STANDARDS***.

3. 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.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:

   A. VISUAL IMPACTS;
   B. SERVICE DELIVERY;
   C. PARKING AND LOADING;
   D. ODORS;
   E. NOISE;
   F. GLARE;
   G. AND, VIBRATION.

Section 6.2.15(B) Application Requirements
Application Timeline



APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

There will be no deviation from the current footprint other than adding the outside patio which is currently under the same footprint. The food menu will also be updated and the food menu may change time to time to meet current needs.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN ***SECTION 19-4.3, USE SPECIFIC STANDARDS***.

We will have policies in place to control and direct noice, safely handle disorderly conduct and staff accordingly to safely control high customer volumes and egress of customers.

3. 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.

The requested use has been in place for the business since 2009 and is a staple of main st in Greenville. We are not deviating from the previous plans, but rather clarifying business plans and proposed outdoor dining space is consistent with many neighboring bars and restaurants. The exterior modification will also make crowd control and occupancy management easier with one main entrance and exit from both establishments.

4. 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.

The request should cause no additional impact to surrounding businesses. No exterior sound amplification is proposed. This modification of the exterior will also help to minimize sidewalk obstruction during busy times where a line may be necessary as we will have more space off of the sidewalk for that line to form.

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

The current operating plan has been zoned as a bar and or restaurant since 2009. We are not deviating from the operating plan in place rather to modify and fine tune what we currently have, which is consistent with the surrounding busniesses

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

The current operating business plan has the same special exception hours that we are requesting . Many neighboring businesses also have the same hours so it will not be a deviation from the normal, in our location.

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

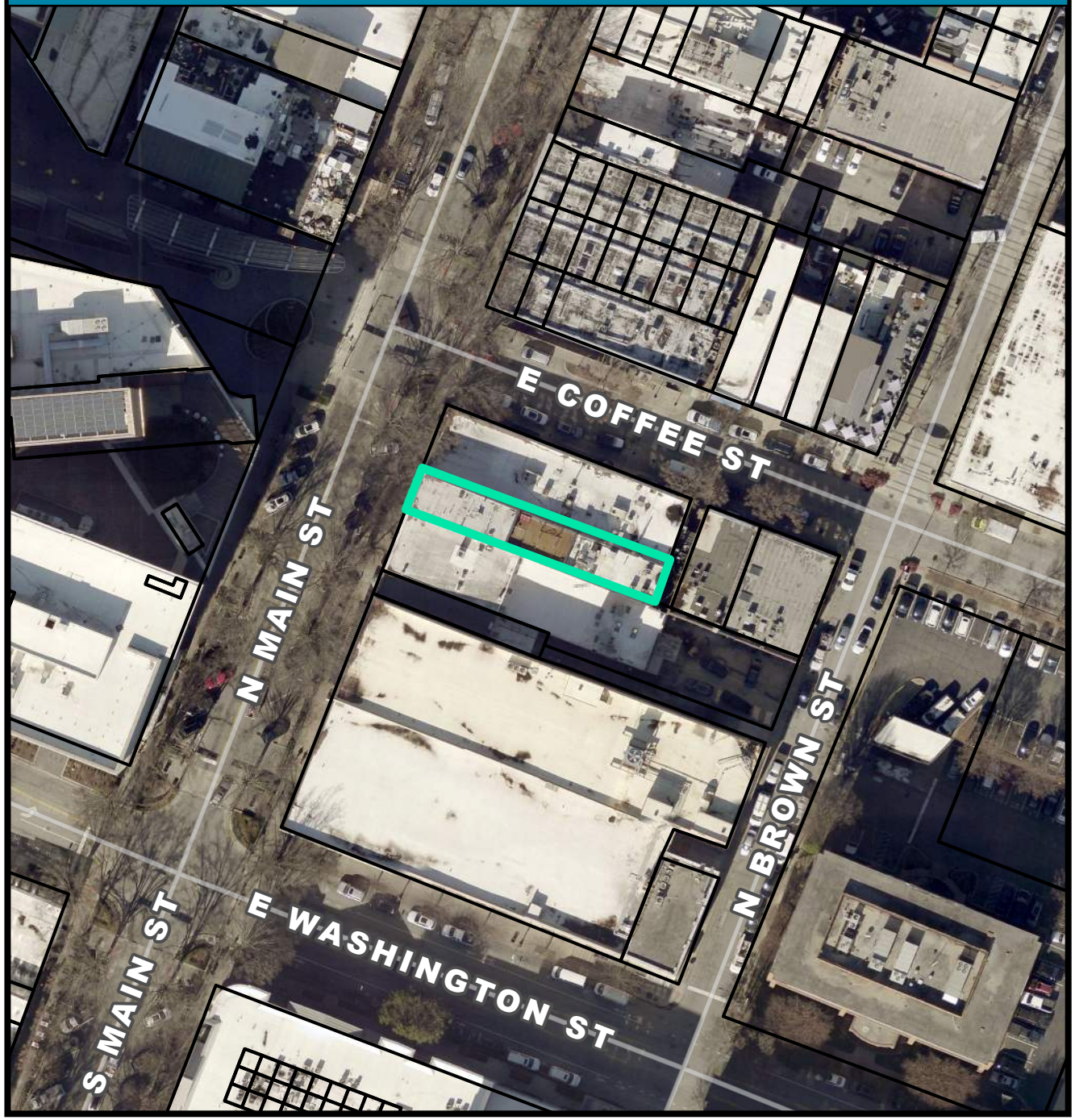
Yes

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

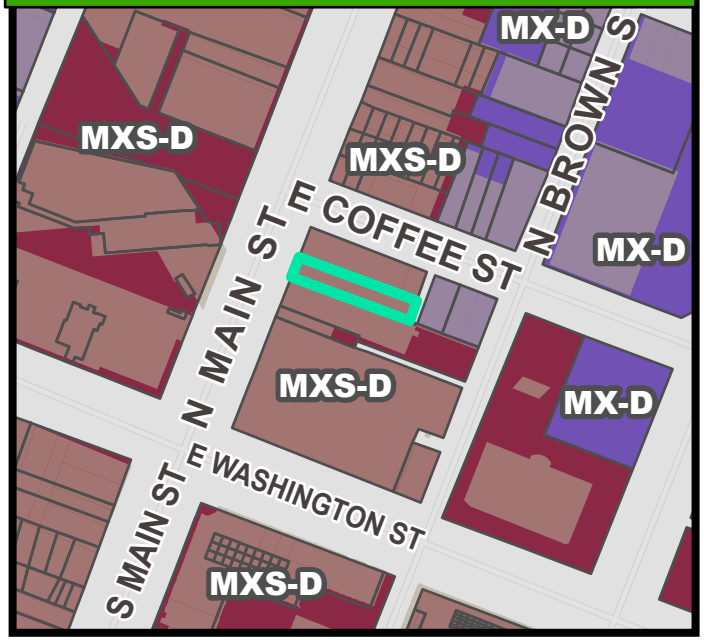
Yes

S 23-033M • 20 N MAIN ST

AERIAL VIEW



CURRENT ZONING



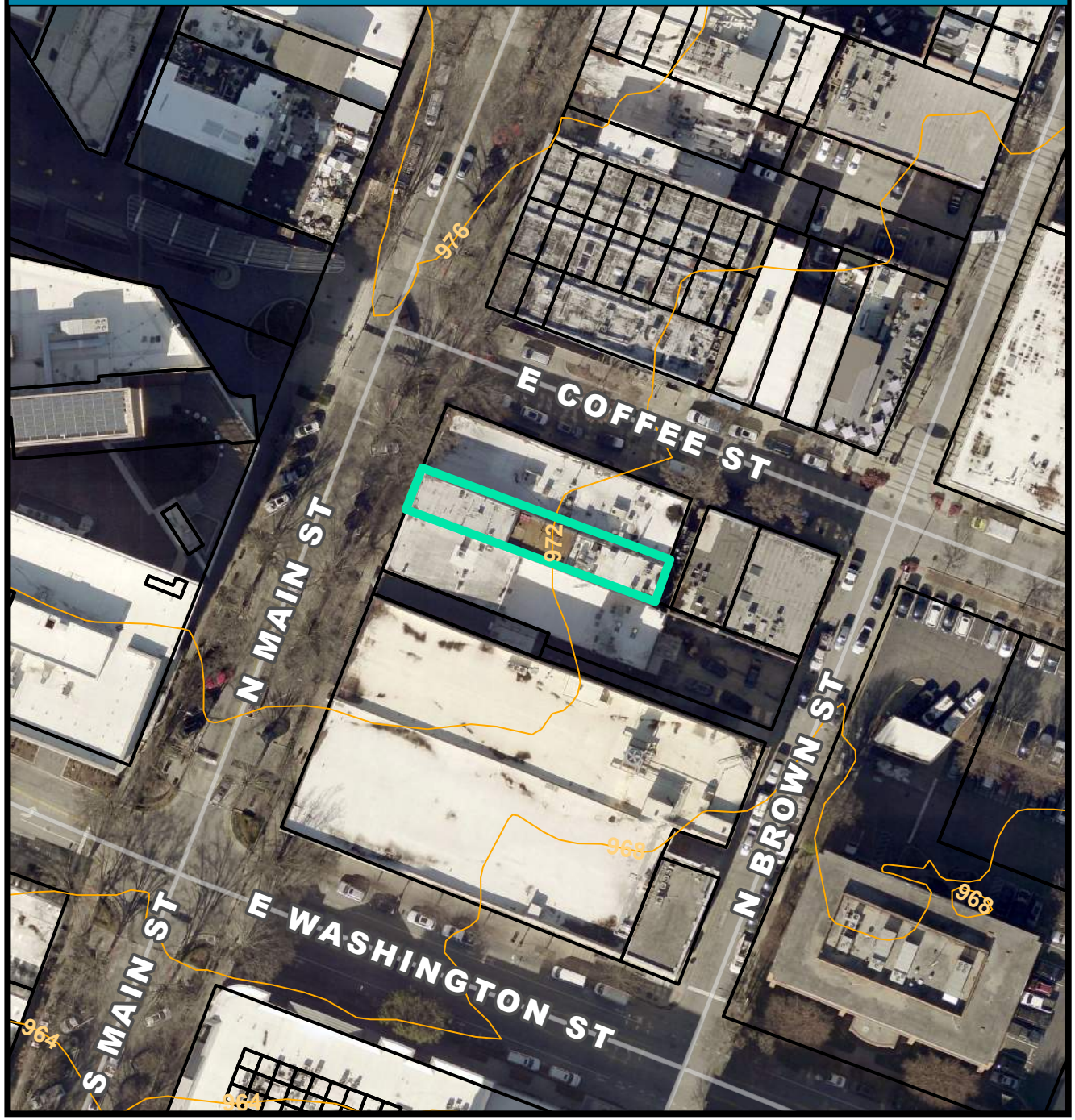
FUTURE LAND USE



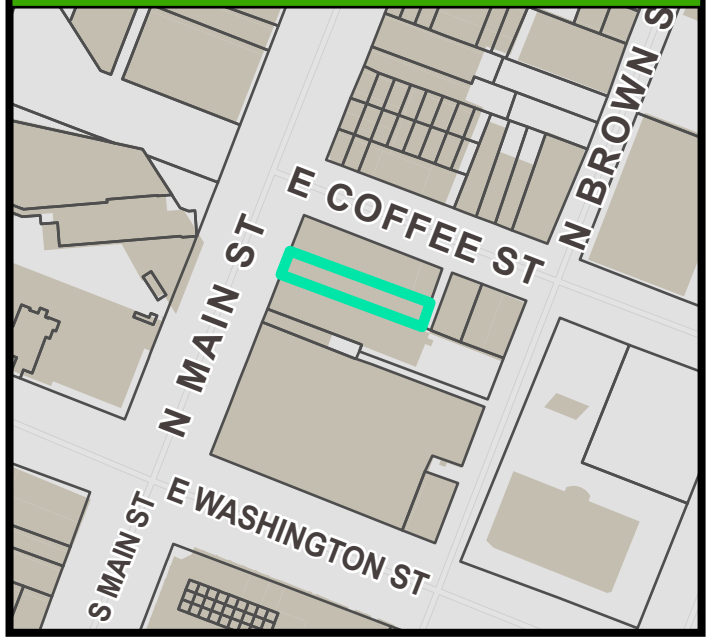
2040 Comprehensive Plan

S 23-033M • 20 N MAIN ST

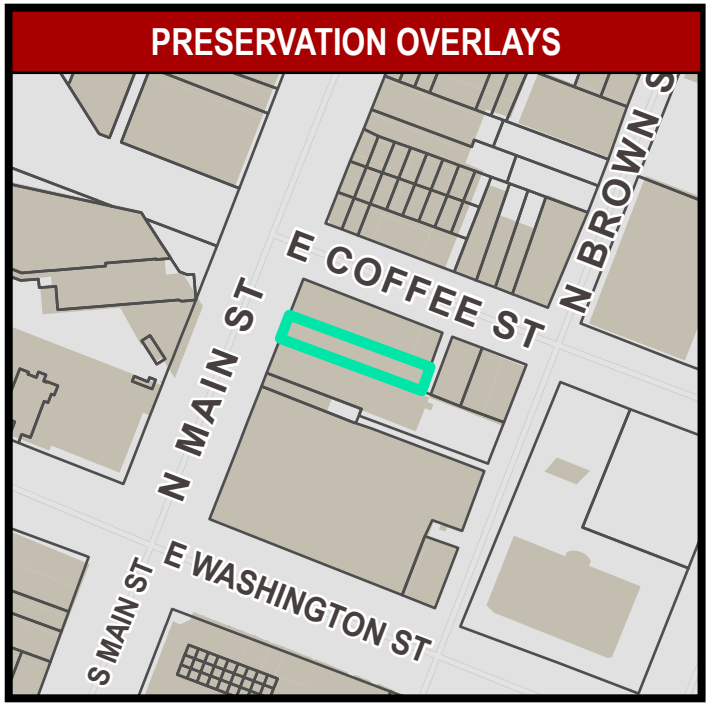
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



city of **greenville**

Zoning Compliance Application

Establishments Serving Beer, Wine, Or Liquor

Applicant

Name [redacted] Phone [redacted]

Mailing Address [redacted]

Email [redacted]

Signature of Applicant _____ Date 3/31/25

Property Owner

Name [redacted] Phone [redacted]

Mailing Address 1 [redacted]

Email [redacted]

Signature of Property Owner _____ Date 3/31/25

Property Information

Address 20 N Main St Greenville SC 29601

TMS# 0001000500200 Zoning District Designation MXS-D

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.

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.

Please see BZA Application for response

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.

Please see BZA Application for response

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.

Please see BZA Application for response

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.

Operating Plan

1. **Type of Use : Bar**
2. **Days and Hours of Operation**
   We will be open 7 days a week and we will primarily be open from 4pm - 2 am and opening hours can and will be adjusted for special events and circumstances in or out of our control.
3. **Staffing Schedule:**
   1. We will match the current business schedule that is in place. We will have our opening staff in around 3 pm and the next shift(s) start around 7 pm with security usually arriving between 9pm and 10 pm depending on the night and circumstances. On weekends we usually add 3-6 staff members to keep up with demand. We always have a designated manager on duty and usually have two managers on duty on weekends and special events. If we decide to transition for lunch we will staff accordingly to open at 12 pm. Circumstances in or out of our control may affect staffing and scheduling to fit demands and unforseen issues.
4. **Kitchen Equipment Schedule** : See exhibit A for Equipment Schedule
5. **Menu and Hours of Food Service**
   1. Food will be served during all business hours with the exceptions of us having a limited menu that will be served after 11 pm and we will stop all new food orders from our limited late night menu 15 minutes prior to last call. We will also provide pre packaged food available at all times and up until closing. See Exhibit B for food Menu
6. **Parking for Customers and Employees**
   1. There is on street parking and 4 parking garages within a short walking distance
7. **Designated Smoking Area**
   1. We have no designated smoking area and we will adhere to all city regulations and guidelines for patrons smoking
8. **Type of Entertainment and Duration**
   1. We will offer live music in different forms from time to time including but not limited to Live bands, Karaoke, Dj's, Acoustic sets, Comedy, Bingo, and various forms similar to this nature. Most Live entertainment would be for a few hours during business hours.
9. **Closing / "Last Call" Procedures**
   1. We will close no later than 2 am every night and we will usually do last call no later than 1:45. At Last call we cut the music and turn the lights on . We usually start last call based on the size of the crowd. If we have a larger crowd we start last call earlier.

Security Procedures

1. **Number and Type of Designated Security Staff**

   We propose 1 SLED certified security guard on Thursday nights and 2 SLED certified security guards Fridays and Saturdays as well as any evening where a larger than usual crowd should be anticipated.

2. **Training/Certification of Staff**
   1. All staff will hold proper training as needed. All staff will be required to hold and maintain such certifications as serv safe alcohol and serve safe food handler. Security will be hired through That Security company which holds and maintains SLED Certification.
3. **Specific Duties/Responsibilities of Staff**
   1. Manager: manage the day to day tasks as well as scheduling, inventory ordering and management, special events, and hiring, training, and enforcing company procedures and protocols.
   2. Assistant Manager: Manages the specific duties of their day, developing new menu items, assisting in marketing material
   3. Bartender/Server: Making drinks and serving customers, Follows all safety protocols to maintain a safe and fun environment for customers.
   4. Chef/Line cook: cooking food items and plating. Maintaining a clean and safe kitchen environment. Following all food safety requirements.
   5. Barback/busser: Stocking shelves and coolers, maintaining a clean and tidy restaurant and restrooms. Restocking inventory. Clearing tables of food and drinks.
4. **Entry/Exit/Re-Entry Procedures**
   1. Our only customer entrance will be through the front door. We maintain an emergency exit at the rear of the establishment that has a fire alarm on it that stays engaged while in business hours, and we have 3 doors at the front of the building however only one is advertised as the entrance and exit unless an emergency were to arise. Security is stationed at this primary entrance and ensures that only permitted aged persons are allowed inside of the business during designated night time hours. The restaurant will be in compliance with all state and local laws in regards to Exit Signs and maintaining each Exit.
5. **Crowd Management**
   1. Security along with the on site manager will manage the door and ensure capacity is maintained appropriately during busy hours and that safety is a priority for our staff and customers. We will have an interior security officer that maintains crowd control as well as the on site manager while the exterior security controls the entrance/exit.
6. **Crime Prevention through Environmental Design (CPTED)**
   1. Our building is a straight “shotgun style” restaurant meaning that you can see all the way to the rear and back fire exit from the front door without any rooms or walls to divide the space. We also will make sure to properly light any dim areas and strategically place mirrors to allow for easy vantage points for managers and security to control the space. Our on site manager will be trained on crime prevention and ensuring a safe environment for all at all times.

Seating Plan

1. Seating Plan

See *attached Exhibit C*

2. **Schedule a Feasibility Inspection of the property**

We will schedule the inspection if deemed necessary and be available to reply with any reasonable request made by the inspector.

Business Plan

1. **Business Plan Summary:**
   1. Main level will be a more lively bar featuring bar food and Pizza and upstairs will be a more mature crowd focusing on craft cocktails and tapas style bar food.

2. **Projected Revenue: % Alcohol VS Food Sales**
   1. *We will strive to have 40% food / 60% alcohol but we can not guarantee this every day.*
3. **Fees for Entry/Membership/Entertainment**
   1. *Cover charge may be taken from time to time for special events, like New Years Eve but cover charge will not be a recurring weekly item.*
4. **Status of City Business License Application**
   1. *We hold an Active business license*
5. **Status of SCDHEC Retail Food Establishment Permit**
   1. *Current Grade A with DHEC*

6. **Status of ABL 901 Application to SC Department of Revenue**
   1. Current liquor license in place

7. **Provide Documentation that SLED Requirements have been met**
   1. Current liquor license in place

Exhibit A

Current Kitchen Equipment

Flat top Grill
Ice Maker - Manitowoc - Kitchen
Deep Fryer - Entree - 40 LB - Kitchen
Prep Station - Migali - Kitchen
Dishwasher - CMA Dish Machines- Bar
Kitchen Freezer - GE - Kitchen
Kitchen Freezer - Holiday - Kitchen
Freezer - Hotpoint - Basement
Walk in cooler - Vollrath - Basement
Sliding Glass Beer Cooler - TurboAir - Bar
Lay Down Cooler - TurboAir - Bar
3 Compartment Sink - Kitchen
Hand Wash sinks - Kitchen and bars
Racks and storage shelves - Kitchen
Pizza warmer
Pizza Oven

3 Compartment Sink
Hand wash sink(s)
Walk in freezer
Walk in refrigerator
Gas range with flattop
Deep fryer
8’ hood
Microwaves
Freezers and refrigerators
Food prep surfaces
Food prep equipment:

- Knives
- Cutting boards
-
- Pots and pans
- Mixing bowls
- Food processors
- Storage containers and shelving

Compartment Sinks
Disposal Sinks
Hand Washing sinks
Restaurant POS system
Kitchen Display System
Serviceware

RAISED CHARACTER EXIT SIGNS

1. PROVIDE TACTILE SIGNAGE (TEXT AND BRAILLE)AT EXITS DOORS IN ACCORDANCE W/ NFPA 101. TACTILE SIGNAGE SHALL ALSO BE IN ACCORDANCE W/ ICC/ANSI A117.1. CONTRACTOR SHALL VERIFY ALL LOCATIONS AND INSTALLATIONS WITH FIRE MARSHAL.
2. TACTILE EXIT SIGNAGE SHALL BE LOCATED AT EACH *EXIT DOOR* REQUIRING AN EXIT SIGN, *EXIT STAIRWAY OR RAMP, EXIT PASSAGEWAY, EXIT DISCHARGE* AND SHALL STATE: EXIT.
3. EACH DOOR PROVIDING ACCESS TO AN AREA OF *REFUGE* FROM AN ADJACENT FLOOR/ AREA SHALL BE IDENTIFIED BY A SIGN THAT STATING AREA OF REFUGE
4. EACH DOOR PROVIDING ACCESS TO AN EXTERIOR AREA *FOR ASSISTED RESCUE* SHALL BE IDENTIFIED BY A SIGN STATING: EXTERIOR AREA FOR ASSISTED RESCUE
5. REQUIRED SIGNS SHALL BE LOCATED AND OF SUCH SIZE, DISTINCTIVE COLOR, AND DESIGN THAT IT IS READILY VISIBLE AND SHALL PROVIDE CONTRAST WITH DECORATIONS,INTERIOR FINISH, OR OTHER SIGNS
6. SIGNS TO BE MOUNTED ON WALL ADJACENT TO LATCH SIDE OF DOOR, MOUNTED 48"-60" A.F.F. IF NO WALL SPACE IS AVAILABLE ADJACENT TO THE DOOR, THE SIGN SHALL BE MOUNTED ON THE NEAREST PERPENDICULAR WALL TO THE LATCH SIDE OF THE DOOR.

LIFE SAFETY PLAN GENERAL NOTES

1. PROVIDE PORTABLE FIRE EXT. IN ACCORDANCE W/ INTERNATIONAL FIRE CODE DURING DEMOLITION & CONSTRUCTION, AS APPLICABLE.
2. THE CONTRACTOR SHALL PROVIDE AND COORDINATE FINAL PLACEMENT AND SIZING OF ALL FIRE EXTINGUISHERS WITH THE LOCAL FIRE MARSHAL, AS INDICATED. SEE LIFE SAFETY PLAN PROJECT NOTES, AS APPLICABLE. TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75'-0". MINIMUM FIRE EXTINGUISHER TYPES AS FOLLOWS, OR AS APPROVED BY THE LOCAL FIRE MARSHAL:
   A. KITCHEN- W/- 6L WET CHEMICAL EXTINGUISHER
   B. CORRIDORS- 3A-40B:C, DRY CHEMICAL, MULTIPURPOSE
3. EXTINGUISHERS HAVING A WEIGHT OF LESS THAN 40 POUNDS SHALL BE INSTALLED SO THAT THE HANDLE OF THE EXTINGUISHER IS NOT MORE THAN 5 FEET ABOVE THE FLOOR AND BE MOUNTED ON BRACKET OR AN APPROVED WALL CABINET. EXTINGUISHERS HAVING A WEIGHT OF MORE THAN 40 POUNDS SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT OVER 42" ABOVE THE FLOOR. CLEARANCE BETWEEN THE BOTTOM OF THE EXTINGUISHER AND THE FLOOR MUST BE AT LEAST 4".
4. EXTINGUISHERS SHALL BE PLACED IN A MANNER SUCH THAT THE OPERATING INSTRUCTIONS FACE OUTWARD. THE LOCATION OF EXTINGUISHERS SHALL BE CONSPICUOUSLY MARKED TO BE CLEARLY VISIBLE AT A DISTANCE OF 25 FEET.
5. SEE ELECTRICAL PLANS FOR ADDITIONAL EMERGENCY EXIT LIGHTING AND FIRE ALARM INFORMATION, AS APPLICABLE.
6. SEE MECHANICAL AND PLUMBING DRAWINGS FOR DUCT/PIPING PENETRATIONS IN RATED WALLS, AS APPLICABLE.
7. DOOR EXIT EGRESS CAPACITY IS BASED ON WIDTH OF DOOR LEAF MINUS 4" (FOR SINGLE DOORS).

LIFE SAFETY LEGEND

- WALL MOUNTED EXIT SIGN W/ EMER. LIGHTING
- WALL MOUNTED EXIT SIGN
- CEILING MOUNTED EXIT SIGN
- EMERGENCY EGRESS FIXTURE - WALL MOUNTED (WALL PACK)
- EXTERIOR EMERGENCY EGRESS LIGHTING
- FIRE EXTINGUISHER (WALL HUNG)
- FIRE EXTINGUISHER CABINET
- RATED WALL
- PATH OF TRAVEL — LONGEST C.P.T. = LONGEST COMMON PATH OF TRAVEL MAX.E.A.T.D. = MAXIMUM EXIT ACCESS TRAVEL DISTANCE
- EXIT DISCHARGE
- DOOR EXIT OCCUPANT LOAD (NO. OF OCCUPANTS USING EXIT)
- DOOR EXIT EGRESS CAPACITY
- DOOR CLEAR EXIT WIDTH (IN INCHES)
- OCCUPANCY TYPE
- OCCUPANCY LOAD FACTOR
- RELEVANT AREA CALCULATION
- OCCUPANT LOAD

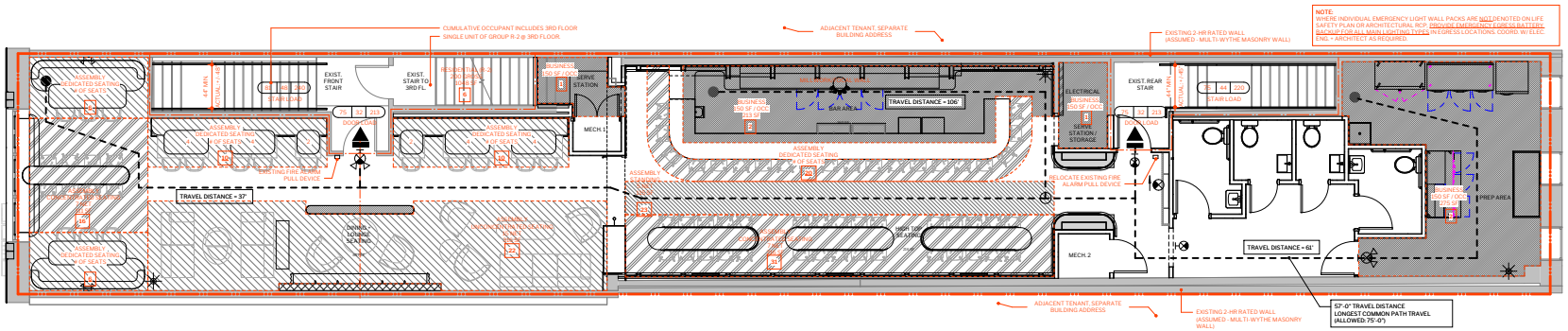
LIFE SAFETY PLAN PROJECT NOTES

1. ALL FURNITURE, EQUIPMENT, INTERIOR FURNISHES BY OWNER. NOT IN ARCHITECTURE SCOPE.
2. WALLS ARE DENOTED AS EXISTING (SHADED) OR NEW (NOT- SHADED)
3. EXISTING CONDITIONS WERE VERIFIED AS VISUALLY ACCESSIBLE. SOME AREAS WERE LIMITED IN THEIR ACCESSIBILITY. ORIGINAL PLANS OF THE BUILDING WERE NOT MADE AVAILABLE. DUE TO ACCESSIBILITY, ARCHITECT MAKES NO GUARANTEES OF EXISTING, AS-BUILT CONSTRUCTION CONDITIONS, INCLUDING LATENT CONDITIONS.
4. OCCUPANCY TYPE REMAINS AS EXISTING FOR EFFECTED FLOORS.
5. SCOPE OF WORK IS LIMITED TO ALTERATIONS PERFORMED AS LOCALIZED RENOVATIONS. AT 1ST FLOOR: INCREASED OCCUPANCY LOAD + COMPLETE RENOVATION OF 2ND FLOOR.EXISTING STAIRS TO REMAIN.
6. NO MODIFICATIONS PROPOSED TO BASEMENT LEVEL OR 3RD FLOOR (UPPERMOST LEVEL).
7. SPRINKLER MODIFICATIONS AND FIRE ALARM SYSTEMS TO BE DESIGNED BY OTHERS + PERMITTED SEPARATELY

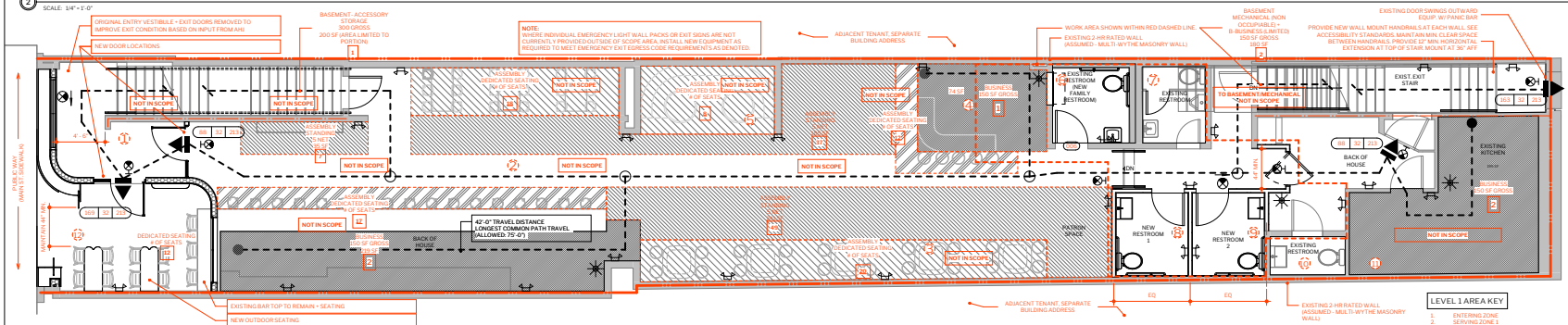
EXIT ARRANGEMENTS (IBC CHAPTER 10)

A. OCCUPANT LOAD (IBC 1004):
   a. ASSEMBLY OCCUPANCY, A-2 (FLOORS 1 + 2)
   b. MAXIMUM OCCUPANT LOAD OF SPACE AT 1ST FLOOR: 173 (PROPOSED REVISION TO EXISTING POSTED LOAD) - PREVIOUSLY SUBMITTED: 199
   c. MAXIMUM OCCUPANT LOAD OF SPACE AT 2ND FLOOR: 150
   d. REFER TO LIFE SAFETY PLAN FOR AREA DESIGNATIONS. (IBC 1004.3 - MULTIPLE FUNCTION OCCUPANT LOAD, TABLE 1004.5)
B. MEANS OF EGRESS:
   a. STAIRWAY CAPACITY FACTOR (IBC 1005.3.1.1): 0.2 INCH (SPRINKLER)
   b. OTHER EGRESS COMPONENTS CAPACITY FACTOR, I.E. DOORS (IBC 1005.3.2.1): 0.15 INCH (SPRINKLER)
   c. MINIMUM EGRESS WIDTH AT CORRIDORS: 44" MIN.
C. DISTANCE TO EXIT
   a. MULTIPLE EXITS (IBC 1006.3.3):
   b. MAXIMUM COMMON PATH OF EGRESS TRAVEL: A: 75'-0" (IBC 1029.8, EXCEPTION 1)
D. EXIT ACCESS TRAVEL DISTANCE
   a. EXISTING BUILDING
   b. GROUP A-2: 250' SEE TABLE BELOW

LEVEL, ROOM AND/OR SPACE DESIGNATION	MIN. # OF EXITS		TRAVEL DISTANCE	
	REQUIRED	PROVIDED	ALLOWABLE TRAVEL DISTANCE (TABLE 1017.2)	MAXIMUM EXIT ACCESS TRAVEL DISTANCE SHOWN
LEVEL 1	2	2	250'	128'-0"
LEVEL 2	2	2	250'	125'-0"



2 2ND LEVEL - LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"



1 1ST LEVEL - LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

LEVEL 1 AREA KEY

1. ENTERING ZONE
2. SERVING ZONE 1
3. SERVING ZONE 2
4. BAR ZONE
5. LOUNGE ZONE
6. EXISTING ACCESSIBLE RESTROOM
7. EXISTING RESTROOM
8. NEW ACCESSIBLE RESTROOM
9. NEW ACCESSIBLE RESTROOM
10. EXISTING RESTROOM (STAFF)
11. KITCHEN
12. NEW EXTERIOR SEATING AREA

FATHOM FIRM

FATHOM FIRM, LLC

[redacted]

CONSULTANTS

ISSUE	DATE	DESCRIPTION
	03.31.25	BZA - FOR REVIEW

PROJECT NO: 24.004

DRAWN CHECKED

STAMP

STATE OF SOUTH CAROLINA — PATRICIA FIRM LLC — GREENVILLE, SC — REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA — JAMISON M. HUFF — GREENVILLE, SC — REGISTERED ARCHITECT

03.31.2025

PROJECT

Rey's Front Entry Renovation

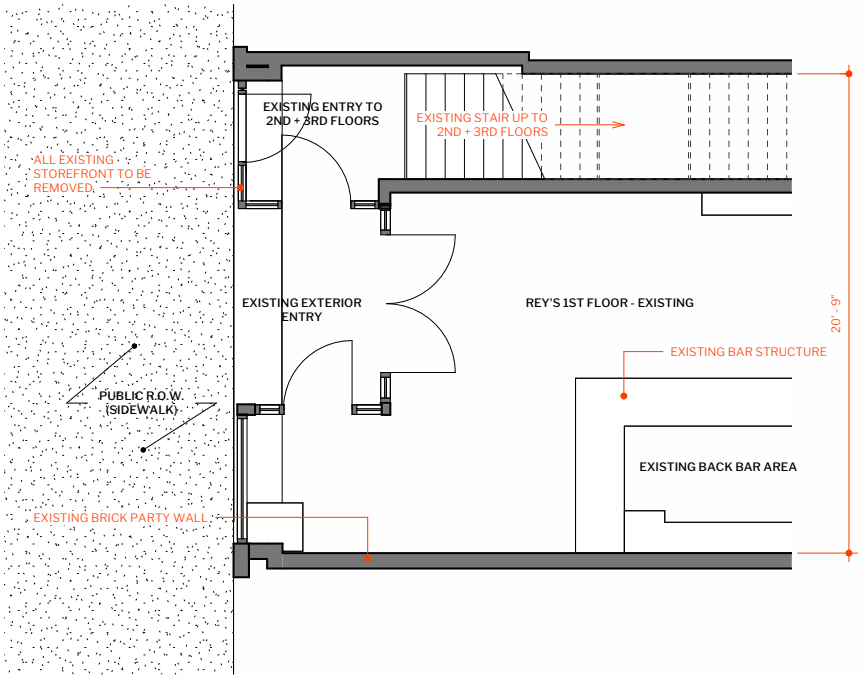
20 N. Main St.
Greenville, SC 29601

TITLE

LIFE SAFETY PLAN

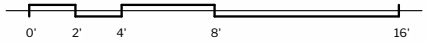
SHEET NO.

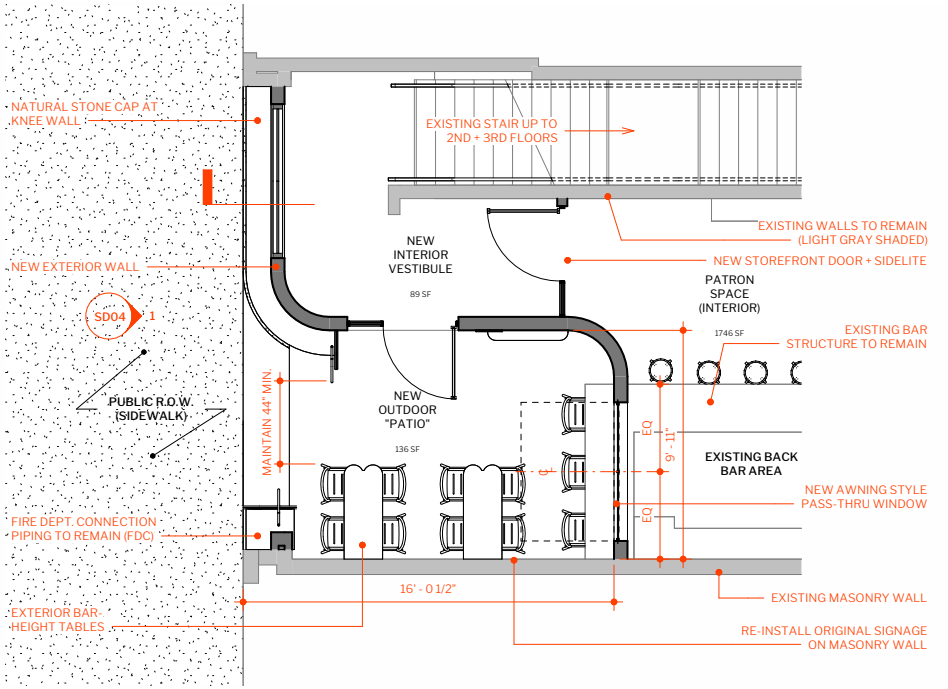
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1 1ST LEVEL - EXISTING PLAN

SCALE: 1/4" = 1'-0"

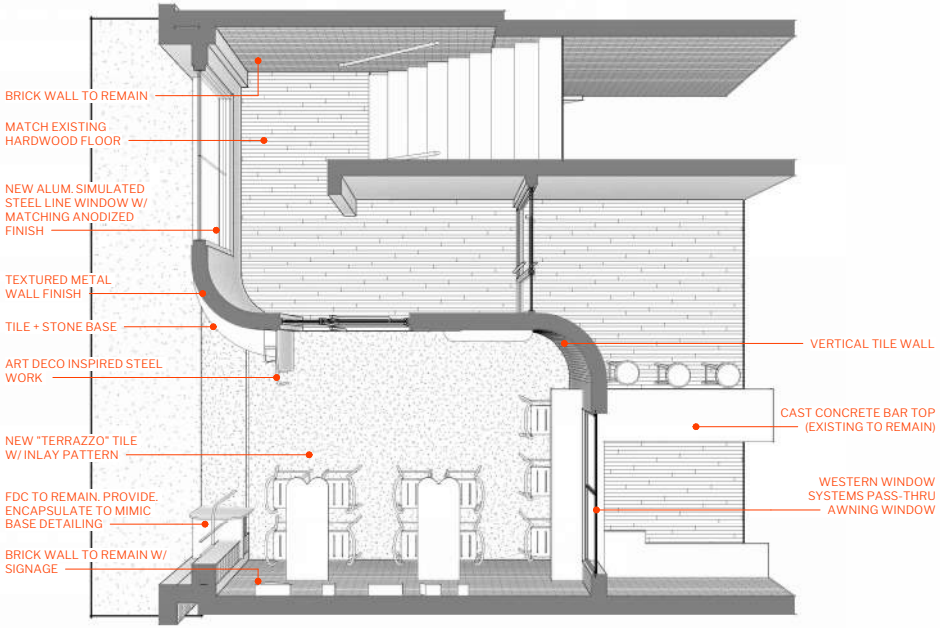




2 1ST LEVEL - FRONT ENTRY CONCEPT PLAN

SCALE: 1/4" = 1'-0"

From CA 25-332



3 PERSPECTIVE PLAN

SCALE:

Rey's Front Entry Renovation
20 N. Main St.
Greenville, SC 29601

Conceptual Design
03.31.2025

FATHOM FIRM

From CA 25-332



Food Menu

REYS

20 N. MAIN ST.,
GREENVILLE SC 29601

SIDES

FRENCH FRIES $4

TATER TOTS $4

ONION RINGS $5

MOZARELLA STICKS $6

CHICKEN TENDER BASKET

Huge and juicy hand breaded chicken tenders with your choice of side

3 tenders for $9 or 4 for $11

Available sauces: ketchup, ranch, house-made honey mustard

WHOLE PIZZA

Large hand tossed pizza

CHEESE $9

PEPPERONI $10

VEGGIE VIBEZ $12

green peppers, onions, black olives and mushrooms

MEAT ME AT REYS $13

pepperoni, sausage, bacon

THE FULL SEND $15

ALL veggies and ALL meats

$1.50 ALL DAY EVERYDAY

PIZZA BY THE SLICE

late night Menu

11 PM UNTIL CLOSE

SLICE OF PIZZA $1.50

ask your server for tonight's available toppings

MAMA HEN'S PRETZELS $6

lemon pepper, loaded baked potato, dill pickle, churro

Scan the QR code to follow us on online

REYS

20 N. MAIN ST.,
GREENVILLE SC 29601

Planning Staff Report to
Board of Zoning Appeals
November 11, 2025
for the November 13, 2025 Public Hearing

Docket Number:	**S 22-762M**
Applicant:	The Cocktail Company (Howard Dozier)
Property Owner:	CAP Camperdown Office, LLC
Property Location:	355 South Main Street Suite 30
Tax Map Number:	0061000304116
Acreage:	0.567
Zoning:	MXS-D, Shopfront Downtown District
	-DD, Downtown Design Overlay District
Proposal:	**SPECIAL EXCEPTION to modify a 'Bar or nightclub' use operating after midnight**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-3.2.1.B.2.	*Hours of Operation*
Sec. 19-3.4.4.	*Commercial Use Standards*
Sec. 19-6.2.15.A.	*Quasi-Judicial Review/Applicability*
Sec. 19-6.2.15.D.2.	*Special Exception Permit*

Staff Recommendation: Disapproval

Staff concludes that the Application *does not comply* with standards to grant a Special Exception Permit to operate a **'Bar or nightclub'** use after midnight. If the Board decides to grant the Permit, Staff suggests the following conditions:

1. Operation of the facility shall be limited to a 'bar or nightclub' use, as defined by this Code, and shall substantially conform to the statements of the Applicant and the content of the application. Modification of the facility's operation shall require the Applicant to seek a modification of the special exception permit.
2. Should the Applicant change from the current owner (Howard Dozier), the new owner shall meet with the Technical Advisory Committee to review any changes to the proposed business plan and need for modifications to the special exception permit.
3. The business shall comply with the location standards established by the state. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.
4. Hours of operation shall be substantially consistent with those stated by the Applicant and not exceed past 2:00 a.m. Food service shall be available until last call.
5. Per Greenville Development Code Section 19-3.2.1.B.3., delivery, waste collection, and similar commercial traffic is prohibited between the hours of 10:00 p.m. and 7:00 a.m.

6. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and must be enforced by the proprietors.
7. At all times during its occupancy, the Applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
8. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, and adequate patron parking.
9. The Applicant and all its managers and employees responsible to serve any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 30 days of the date of the issuance of the certificate of occupancy and future personnel shall receive training within 30 days of hiring.
10. No person under the age of 21 shall be allowed on the premises after 10:00 p.m.
11. The Applicant shall retain a minimum of one (1) security person, which shall be positioned outside the business, on Thursdays from the hours of 10:00 p.m. and 2:15 a.m. and a minimum of two (2) security persons, of which at least one shall be positioned outside the business, on Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the required security person positions to be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit. If two or more incidents involve failure to comply with occupant capacity requirements on Thursdays, the City of Greenville can then require that an additional security person be retained on Thursdays.
12. The Applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and confirmation of compliance with allowable occupant capacity. Monitoring of ingress/egress points may consist of the installation of emergency access/exit devices, as acceptable by the Fire Department, and in compliance with applicable building codes.
13. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Sound baffling or other mitigation measures shall be taken to reduce noise and bass impacts to neighboring properties.
14. Exterior doors and windows shall remain closed except to provide ingress and egress after 10:00 p.m.
15. Exterior sound amplification is prohibited.
16. Operation and maintenance of the facility, regardless of the hours permitted to be open to the public, shall comply with the Noise Ordinance, Chapter 16, Article II, Division 3 of the City Code.

A pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise violations may be grounds for revocation of the permit.

17. If outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
18. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
19. The use shall comply with the Technical Advisory Committee findings and recommendations.

Staff Analysis:

The Applicant, Howard Dozier, requests a modification to the existing special exception permit for a “bar or nightclub” use operating after midnight in downtown Greenville.

Currently, the approved special exception permit limits live entertainment offerings to solo and duo performers and prohibits disc jockeys. This restriction was based on the narrative provided by the Applicant during his application in 2022. After discussion regarding the permit conditions and use allowances in response a zoning violation, the Applicant seeks to modify his permit to add DJs to the list of allowed entertainment offerings. Additionally, during discussion with the Technical Advisory Committee, the Applicant requested a reduction in the number of conditionally required security persons for the business. Specifically, a reduction from two security persons to one security person on Thursdays, Fridays, and Saturdays from 10:00 p.m. to 2:00 a.m.

The subject property is located at 355 South Main Street in Falls Tower, a high rise building within the Camperdown development. The Camperdown development is a mixed-use development containing several buildings and uses, including multifamily residential, office, retail, restaurant, bar, hotel, structured parking, and a pedestrian plaza.

The subject property is zoned MXS-D, Shopfront Downtown. The Shopfront Downtown zoning district is intended to accommodate the City's most intense mixed use and pedestrian friendly activity. Although buildings are allowed to be exclusively residential or nonresidential in use, the vertical mixing of uses is strongly encouraged.

Because the property is located within the -DD, Downtown Design overlay, a Design Certificate of Appropriateness (CA) is required for exterior building and site work. No modifications to the building’s exterior are proposed as part of this request. In accordance with Section 19-6.2.15.B.2.c., this request can proceed to the Board of Zoning Appeals.

The Applicant has indicated the business will continue to operate up to seven days a week: Sunday through Wednesday from 4:00 p.m. to 12:00 a.m., Thursday and Friday from 4:00 p.m. to 2:00 a.m., and Saturday from 12:00 p.m. to 2:00 a.m.

The Applicant will continue to serve beer, wine, and liquor in the establishment. Alcohol sales were initially estimated to account for approximately 60 percent of all revenues, while food and non-alcoholic drink sales accounted for the remaining 40 percent of revenues, however the Applicant informed the Technical Advisory Committee alcohol sales are likely closer to 80 percent of all revenues and food and non-alcoholic drink sales closer to 20 percent. Food options are still limited to charcuterie boards and other pre-cooked and pre-packaged options. No cooking occurs on site. The application indicates that food sales are available from opening until 12:00 midnight, however the Applicant clarified during the Technical Advisory Committee meeting, that food is available during all operating hours to comply with state law.

According to the life safety plan submitted with the application, the bar has a maximum occupancy of 160 people. There are no changes to the life safety plan since the first submittal in 2022. No exterior changes to the building are proposed, however the bar will have continued access to an outdoor patio. The outdoor

patio is noted to remain unchanged, closing at the same time the business closes. There are no identified noise issues since opening.

The Technical Advisory Committee (TAC) met with the applicant on October 23, 2025 and recommended approval of the Special Exception Permit with conditions; these recommended conditions are listed at the end of this report.

Attendance at the monthly Project Preview Meeting was not required as part of this application and did not occur.

The special exception permit, S 22-762, for the use of a bar with operation after midnight was approved by the Board in November 2022. A copy of the last special exception staff report and approved special exception permit will be attached as part of the staff report.

On September 20, 2025, a notice of violation letter was issued after a compliance check of the business completed by the Fire Department found that the assigned security persons had no way to count occupants, did not have a count for the occupants within, and was uncertain on the maximum occupancy load. Later that evening, the Fire Department found that the required outdoor security person had left their post for extended period, leaving the role uncovered.

During a meeting with the Applicant on September 26, 2025, it was determined that the business was regularly employing a disc jockey. Disc jockeys were not indicated as part of the entertainment offerings in the initial application and is therefore not allowed under the conditions of the Special Exception Permit. The Applicant was informed that such DJ performances would need to cease unless the permit was modified.

No other zoning violations have occurred since the business opened two years ago.

A Special Exception Permit shall be approved only upon finding that the applicant demonstrates ***all*** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The GVL2040 Comprehensive Plan identifies the subject property in the ‘Center City’ classification as part of the future land use map.

The ‘Center City’ classification is described as Greenville’s downtown central business district. It contains a mix of land uses including but not limited to office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential. Development is expected to be pedestrian-oriented and designed to actively engage streets, parks, plazas, the riverfront, and other public spaces.

The proposed ‘bar’ use maintains the blend of service, entertainment, and other commercial uses in the Center City.

GVL2040 also notes that “future investments and policies are shaped by the Downtown Strategic Master Plan (2019) and at a broader level by the planning principles and priorities of GVL2040.”

The Downtown Strategic Master Plan provides information on market influences, proposes affordable housing and economic development strategies, identifies urban design focus areas, and includes a list of action items.

The establishment will contribute to the diversity of bar options offered along Main Street, which generally aligns with the objectives in the ‘Retail Preservation and Enhancement Strategy’ subsection of the Downtown Master Plan.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

Use standards for 'bar or nightclub' uses as well as uses operating after midnight are located in Sections 19-3.4.4.C. and 19-3.4.6.A., respectively, and are listed below:

19-3.4.4. Commercial use standards

C. Food and Beverage

2. Bar or Nightclub

a. Must comply with the location standards established by the state.

b. Operation of the business must comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the Department of Revenue.

c. At all times during its occupancy, the applicant must assign a manager on the premises who must ensure compliance with this Code, and the applicable South Carolina Code of Laws and Regulations.

d. The applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.

e. The Administrator may require the applicant to retain security persons during operation of the establishment. The security persons must possess a security officer registration certificate pursuant to South Carolina Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.

f. Occupant capacity of the establishment must be established by the City building official. The applicant must designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.

g. Exterior sound amplification is prohibited except in areas specifically authorized on the approved site plan; all amplified sound must be directed inward toward the facility and away from any adjoining use or public property. Specified hours of exterior sound amplification are limited by the permit.

h. Interior sound amplification must be located only as reflected on the approved floor plan and must be directed away from the principal entrance or directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.

i. Rooftop decks must have perimeter guard railing above table surfaces.

j. Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code must be posted in conspicuous locations on the building and throughout the parking lot and must be enforced by the proprietors.

k. The application must comply with City noise, smoking, encroachment, and other applicable ordinances.

l. The Administrator may attach additional conditions which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the use.

19-3.4.6. Additional use standards

A. Hours of operation

Uses open to the public with hours of operation between 12:00 a.m. (midnight) and 5:00 a.m. must obtain a special exception permit per Sec. 3.2.1.B.2. and comply with the following:

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

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

3. Exterior sound amplification is prohibited between the hours of 12:00 a.m. (midnight) and 5:00 a.m.

4. Interior sound amplification may be permitted but must be directed away from the principal entrance or directed toward the interior of the building. Sound baffling or other mitigations may be required.

5. Except to provide ingress and egress, exterior doors and windows must remain closed between the hours of 12:00 a.m. (midnight) and 5:00 a.m.

6. Outdoor dining and seating areas must be closed between the hours of 12:00 a.m. (midnight) and 5:00 a.m., unless otherwise modified by the Board of Zoning Appeals based on the criteria of Sec. 6.2.15.D.2.

7. Rooftop dining and seating areas must be closed between the hours of 12:00 a.m. (midnight) and 5:00 a.m., unless otherwise modified by the Board of Zoning Appeals based on the criteria of Sec. 6.2.15.D.2.

8. Establishments serving alcoholic beverages between the hours of 12:00 a.m. and 5:00 a.m. must retain at least one security person during those hours. The number of security persons may be increased by the Board of Zoning Appeals. The security persons must possess a security officer registration certificate pursuant to South Carolina Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. The Board of Zoning Appeals may modify or waive the security requirement after the use has operated for at least six (6) months.

9. The Board of Zoning Appeals may require that an Applicant have a follow-up meeting with the Administrator 6-months after commencement of operation to verify that the Applicant is adequately addressing adverse impacts of the use.

10. The Board of Zoning Appeals may attach additional conditions which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the use during these hours. The Board may modify or add conditions that apply beyond 12:00 a.m. (midnight) and 5:00 a.m.

The Applicant has stated their intent to comply with the use criteria within their application.

Upon discussion with the Technical Advisory Committee, the Applicant acknowledged the issues that led to the recent notice of violation and indicated a commitment to ensure compliance moving forward. The Applicant also displayed awareness of potential issues related to noise and late-night issues in Greenville's downtown.

The business will continue to employ 5:9 Protection Services for security services. Currently, two security guards are required after 10:00 p.m. Thursday, Friday, and Saturday. During the discussion with the Technical Advisory Committee, the Applicant requested the ability to reduce the number of security persons to one on Thursdays. Two security guards would continue to be on duty after 10:00 p.m. on Fridays and Saturdays. Applicant indicated that all required security guards have and will continue to hold SLED certification.

Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval. Staff also recommends the incorporation of the applicable use specific standards as conditions of approval.

Staff finds, with appropriate conditions, the use complies with the use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

The land uses and zoning districts of adjacent property is as follows:

East: General office and general indoor entertainment/bar (MXS-D, Shopfront Downtown)
North: General lodging (MXS-D)
West: General indoor entertainment (MXS-D)
South: General parks and open space (PK)

The subject property is located within the 17-story, mixed-use building known as Falls Tower. Uses within Falls Tower include office, restaurant, retail space as well as upper story residential condominiums. Adjacent uses within the Camperdown development include a 10-story, 217-unit apartment building known as DECA apartments, a 192-room hotel under the AC Hotel brand, the Greenville News building, several retail establishments, restaurants and bars, a four-story parking deck, and a central pedestrian plaza. Other adjacent uses include the Swamp Rabbit Trail, Falls Park, the Peace Center, retail sales, offices, and structured parking.

The Applicant has stated the business will continue to close at 2:00 a.m. Similar uses in the area, such as Group Therapy, close after midnight. With the appropriate conditions, the overnight business hours are not anticipated to create a conflict with other neighboring businesses and residential uses nearby.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The Applicant has indicated that no exterior changes are proposed. The business' primary entrance is from South Main Street. The suite is mostly obscured from South Main Street by another suite occupied by Bank of America. Additionally, the primary entrance features tinted windows that reduce visibility inside. No adverse visual or glare impacts are anticipated.

Parking for the use is expected to come from the Camperdown parking garage, other parking garages and surface lots within the vicinity, as well as on-street parking. Patrons are also able to utilize the existing valet service available at Camperdown.

Japanese Dogwood Lane functions as the primary service area for uses within the Camperdown development. Common loading/unloading and trash collection for the use will occur from this area. An on-street loading and unloading zone is also available on South Main Street. No adverse impacts are anticipated regarding delivery, parking, loading, and odors.

The Applicant requests approval to expand entertainment offerings to include disc jockeys. Currently, the permit is limited to solo or duo performances and prohibits DJs. During the meeting with the Technical Advisory Committee, the Applicant indicated existing speakers inside the business are positioned to comply with city requirements and that all performers will be limited to the in-house speaker system. The Applicant also stated that live music will be limited to the inside of the establishment, doors will remain closed after 10:00 p.m., and that no exterior sound amplification is

existing or proposed. The Applicant noted that no noise and vibration complaints have been reported to him since the business opened, including when DJs performed.

Planning staff have concerns with allowing disc jockeys as an approved entertainment option. Disc jockeys and amplified music can attract large crowds and adversely influence patron behavior. This combination increases the likelihood of issues with crowd management, exceeding occupancy loads, and disagreements/fights within the establishment. Additionally, the amplified music played by DJs has the potential to exceed the maximum allowed decibel levels and generate low-frequency bass waves that create physical vibrations to nearby properties, which can be perceived as a nuisance. No information was provided in the application or during the Technical Advisory Committee meeting that indicates sound baffling or other sound mitigation measures would be taken beyond ensuring speakers do not face doors. Substantial adverse noise and vibration impacts are anticipated.

Since the Applicant has been approved for late night hours, Planning staff reviewed police calls for service with the city's Police Department. While call volume was within normal service levels and no concerning trends or incidents were identified for The Cocktail Company, the Police Department reports that calls for service increase downtown during late night hours. A distinguishable portion of these trends can be correlated with alcohol consumption and drinking establishments during the overnight hours. The City of Greenville's recently established downtown nightlife safety initiative reviews permits, operations, security, and more, in an effort to keep downtown safe and vibrant. This business is already existing and approved to operate after midnight with existing entertainment options. Proposed modifications to special exceptions that are contrary to the ongoing nightlife safety effort are not in alignment with this initiative.

Staff finds the use and its design <u>will</u> have substantial adverse impacts.

<u>TAC Findings and Recommendation:</u>

<u>FINDINGS OF THE COMMITTEE:</u>

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the business will continue to operate the business known as The Cocktail Company.
3. The Applicant acknowledges the issues that ended in a violation letter and a subsequent meeting with city enforcement staff. The Applicant seeks to modify certain conditions of his permit to ensure compliance moving forward.
4. The Applicant indicates the intent to continue to operate as a bar with hours of operation of Sunday through Wednesday from 4:00 p.m. to 12:00 midnight, Thursday and Friday from 4:00 p.m. to 2:00 a.m., and Saturday from 12 noon to 2:00 a.m.
5. The Applicant indicates that an outdoor patio area is existing and will remain unchanged. The outdoor patio area closes the same time as the business and there have been no identified noise issues since opening.
6. The Applicant indicates that food will be served at all hours. No menu changes are proposed as part of the modification and that the food offerings are not modified/reduced during later hours.

7. The Applicant indicates that no cooking occurs on-site, and the offerings are prepared from pre-cook or pre-packaged ingredients. Three to four hot food options are available to ensure compliance with state laws.
8. The Applicant indicates that alcohol sales account for approximately 80 percent of revenues, while food and non-alcoholic sales account for the remaining 20 percent of revenues, a change from the initial application and expectation.
9. The Applicant holds an alcohol beverage license for on-premises consumption of beer, wine, and liquor. Last call will occur no later than 15 minutes before close.
10. The Applicant indicates that staff will continue to be trained in all applicable manners relating to alcohol service and will obtain necessary certifications.
11. The Applicant indicates that patrons under the age of 21 are not permitted inside the establishment after 9:00 p.m.
12. The Applicant indicates that security personnel associated with the Camperdown development will continue to patrol the common areas around the bar and are available 24 hours a day. The Applicant also indicates that 5:9 Protection Services will continue to provide security services for the business. The Applicant seeks to have one security guard on duty after 10:00 p.m. on Thursdays. A reduction from the current security requirement. Two security guards will continue to be retained starting at 10:00 p.m. on Fridays and Saturdays. The Applicant indicated that required security guards will have SLED certification.
13. The Applicant, based on the proposed life safety plan, indicates that maximum occupancy on the overall tenant premises will remain at 160 occupants. The occupancy of the interior floor space is approved at 122 occupants. The occupancy of the outdoor patio area is approved at 38 occupants.
14. The Applicant indicates that live music and entertainment will occur inside the establishment, but offerings would be expanded. Entertainment would include DJs playing house music (a genre of electronic dance music) in addition to solo and duo music performers already permitted.
15. The Applicant indicates that speakers inside the business are positioned to comply with city requirements. DJs and other entertainment will only use the house speaker system.
16. The Applicant indicates no exterior sound amplification is existing or proposed.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends (through split recommendations) that the Board of Zoning Appeals ***approve*** the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations a condition or conditions of the permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in the Greenville Development Code:
    a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
    b. This Committee recommends that the final life safety plan be in close keeping with the currently proposed occupancy count of 160 persons.

c. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.

d. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.

e. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.

f. This Committee recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.

g. This Committee recommends that the Applicant shall retain a minimum of one (1) security person, which shall be positioned outside the business, on Thursdays from the hours of 10:00 p.m. and 2:15 a.m. and a minimum of two (2) security persons, of which at least one shall be positioned outside the business, on Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the required security person positions to be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.

h. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.

i. This Committee recommends that no person under the age of 21 shall be allowed on the premises after 10:00 p.m.

j. This Committee recommends that outdoor entertainment shall be prohibited.

k. This Committee recommends that indoor entertainment options specified in the application, including DJs, solo and duo music performers, be permitted, however all

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

l. This Committee recommends that exterior sound amplification be prohibited.

m. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.

n. This Committee recommends that a pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise complaints may be grounds for revocation of the permit.

o. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.

p. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

q. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

Staff Comments and Conditions

City Engineer

Comments:

No comments received at time of staff report posting.

Civil Engineer

Comments:

No comments.

Environmental Engineer

Comments:

No comments.

Traffic Engineer

Comments:

No comments received at time of staff report posting.

Fire Department

Comments:

No comments received at time of staff report posting, however the following comments were made during the 2022 staff report and remain relevant:

Keeping up with the occupancy of this location is highly important. The layout leaves the possibility of multiple ingress/egress locations. Having enough qualified staff to keep up with the current occupancy count is going to be imperative. With this size location, communication between the different ingress/egress points must be maintained.

REPORT OF THE TECHNICAL ADVISORY COMMITTEE

to the

Board of Zoning Appeals

S 22-762M
Application by The Cocktail Company (Howard Dozier) for a **SPECIAL EXCEPTION** to modify a 'Bar or nightclub' use operating after midnight in an MXS-D, Shopfront Downtown district at **355 S MAIN ST STE 30** (TM# 006100-03-04115, 006100-03-04116)

Committee Meeting Date(s): October 23, 2025

Applicant attending meeting: Howard Dozier (Applicant/Business Owner)

Proposed Business: The Cocktail Company

FINDINGS OF THE COMMITTEE:

1. The application and all other documents submitted supplemental to the application as part of this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.
2. The Applicant indicates the business will continue to operate the business known as The Cocktail Company.
3. The Applicant acknowledges the issues that ended in a violation letter and a subsequent meeting with city enforcement staff. The Applicant seeks to modify certain conditions of his permit to ensure compliance moving forward.
4. The Applicant indicates the intent to continue to operate as a bar with hours of operation of Sunday through Wednesday from 4:00 p.m. to 12:00 midnight, Thursday and Friday from 4:00 p.m. to 2:00 a.m., and Saturday from 12 noon to 2:00 a.m.
5. The Applicant indicates that an outdoor patio area is existing and will remain unchanged. The outdoor patio area closes the same time as the business and there have been no identified noise issues since opening.
6. The Applicant indicates that food will be served at all hours. No menu changes are proposed as part of the modification and that the food offerings are not modified/reduced during later hours.

7. The Applicant indicates that no cooking occurs on-site, and the offerings are prepared from pre-cook or pre-packaged ingredients. Three to four hot food options are available to ensure compliance with state laws.
8. The Applicant indicates that alcohol sales account for approximately 80 percent of revenues, while food and non-alcoholic sales account for the remaining 20 percent of revenues, a change from the initial application and expectation.
9. The Applicant holds an alcohol beverage license for on-premises consumption of beer, wine, and liquor. Last call will occur no later than 15 minutes before close.
10. The Applicant indicates that staff will continue to be trained in all applicable manners relating to alcohol service and will obtain necessary certifications.
11. The Applicant indicates that patrons under the age of 21 are not permitted inside the establishment after 9:00 p.m.
12. The Applicant indicates that security personnel associated with the Camperdown development will continue to patrol the common areas around the bar and are available 24 hours a day. The Applicant also indicates that 5:9 Protection Services will continue to provide security services for the business. The Applicant seeks to have one security guard on duty after 10:00 p.m. on Thursdays. A reduction from the current security requirement. Two security guards will continue to be retained starting at 10:00 p.m. on Fridays and Saturdays. The Applicant indicated that required security guards will have SLED certification.
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14. The Applicant indicates that live music and entertainment will occur inside the establishment, but offerings would be expanded. Entertainment would include DJs playing house music (a genre of electronic dance music) in addition to solo and duo music performers already permitted.
15. The Applicant indicates that speakers inside the business are positioned to comply with city requirements. DJs and other entertainment will only use the house speaker system.
16. The Applicant indicates no exterior sound amplification is existing or proposed.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends (through split recommendations) that the Board of Zoning Appeals ***approve*** the application.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations a condition or conditions of the permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in the Greenville Development Code:
    a. This Committee recommends the Applicant maintain hours of operation that are substantially consistent with those stated by the Applicant.
    b. This Committee recommends that the final life safety plan be in close keeping with the currently proposed occupancy count of 160 persons.
    c. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, prohibitions on smoking in violation of the City's smoking ordinance, adequate patron parking and applicable neighborhood parking restrictions.
    d. This Committee recommends that rules consistent with the provisions of the City Code must be posted in conspicuous locations on the building and throughout the parking lot (if applicable) and must be enforced by the proprietors.
    e. This Committee recommends that at all times during its occupancy, the Applicant must assign a manager on the premises who must ensure compliance with the terms of the special exception permit, this Code, and the applicable South Carolina Code of Laws and Regulations.
    f. This Committee recommends that the Applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) must participate in the merchant education/server training program

offered by the Phoenix Center or comparable program offered by other vendors approved by the City Police Department. Evidence of satisfactory completion of this training for each employee must be retained on-site and available for inspection by the Administrator and the City Police Department. Current personnel must receive training within 30 days of issuance of the certificate of occupancy and future personnel must receive training within 30 days of hiring.

g. This Committee recommends that the Applicant shall retain a minimum of one (1) security person, which shall be positioned outside the business, on Thursdays from the hours of 10:00 p.m. and 2:15 a.m. and a minimum of two (2) security persons, of which at least one shall be positioned outside the business, on Fridays and Saturdays from the hours of 10:00 p.m. and 2:15 a.m. and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the required security person positions to be an off-duty sworn law enforcement officer. Repeated incidents requiring calls for service from law enforcement shall be grounds for revocation of the permit.

h. This Committee recommends that the Applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.

i. This Committee recommends that no person under the age of 21 shall be allowed on the premises after 10:00 p.m.

j. This Committee recommends that outdoor entertainment shall be prohibited.

k. This Committee recommends that indoor entertainment options specified in the application, including DJs, solo and duo music performers, be

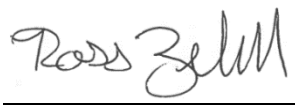
permitted, however all interior sound amplification be located only as reflected on the approved floor plan and be directed away from the principal entrance or directed toward the interior of the building.

l. This Committee recommends that exterior sound amplification be prohibited.
m. This Committee recommends that, except to provide ingress and egress, exterior doors and windows must remain closed after 10:00 p.m.
n. This Committee recommends that a pattern of noise complaints related to the business shall be grounds to require another meeting with the Technical Advisory Committee. Repeated noise complaints may be grounds for revocation of the permit.
o. This Committee recommends that if outside queueing of patrons on the property and along public sidewalks occurs, the security person(s) shall ensure orderly behavior of patrons so as to not negatively impact surrounding lands and safe use of the public sidewalks.
p. This Committee recommends that a copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.
q. This Committee recommends that repeated violations of the conditions of this permit shall be grounds for revocation of this permit.

Respectfully Submitted,

_____

John Hamlett
Technical Advisory Committee Chair



Ross Zelenske, AICP
Senior Development Planner and Liaison to the Board of Zoning Appeals

2022 Special Exception Permit

SPECIAL EXCEPTION 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 131 Falls Street, 864.467.4476.

Property Location: **355 South Main Street Suite 30** TMS#: **0061000304116**
Permit Number **S 22-762**

Applicant information **Owner information**

[redacted]

This Special Exception Permit (**S 22-762**) authorizes the following zoning activity, subject to the conditions listed below, as regulated in the Greenville City Code, Sections 19-2.3.5, Special Exception *Permit*, 19-4.1, *Table of Uses,* and 19-4.3.3*, Use Specific Standards:*

BAR

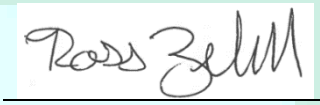
Stipulations:

1. The Special Exception Permit is limited to the Applicant, The Cocktail Company (Howard Dozier), and is not transferrable.
2. Operation of the facility shall be limited to a "nightclub/bar," as defined by this Code, and shall substantially conform to the statements of the applicant and the content of the application. Modification of the facility's operation shall require the applicant to seek a modification of the special exception permit. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the department of revenue.
3. Hours of operation shall not exceed past 2:00 AM.
4. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.
5. 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 on the building and throughout the parking lot and shall be enforced by the proprietors.
6. Exterior sound amplification is prohibited.
7. Interior sound amplification shall be located 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.
8. Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 5:00 a.m.
9. At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
10. The applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory

completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 90 days of the date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hiring.

11. The applicant shall retain a minimum of two (2) security guards positioned outside the business on Thursdays, Fridays and Saturdays from the hours of 10:00 PM and 2:15 AM and at any time while open for business, when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate", pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity. If more than two incidents involving a police response to the business occur within a six-month period, the City of Greenville can then require that one of the two required security guard positions be an off-duty sworn law enforcement officer.
12. The applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and compliance with occupancy capacity. Monitoring of ingress/egress points may consist of the installation of emergency access/exit devices, as acceptable by the Fire Department, and in compliance with applicable building codes.
13. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, smoking, encroachment ordinances, adequate patron parking and applicable parking restrictions.
14. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

ISSUED DATE: 11/10/2022



Ross Zelenske
SENIOR DEVELOPMENT PLANNER
CITY OF GREENVILLE
P.O. BOX 2207
GREENVILLE, SC 29602
planning@greenvillesc.gov

LAPSE DATE OF SPECIAL EXCEPTION PERMIT: 11/10/2024 UNLESS SPECIAL EXCEPTION IS VESTED PURSUANT TO SECTION 19-2.2.14 OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE.

2022 Staff Report

Planning Staff Report to
Board of Zoning Appeals
November 4, 2022
for the November 11, 2022 Public Hearing

Docket Number:	**S 22-762**
Applicant:	The Cocktail Company (Howard Dozier)
Property Owner:	CAP Camperdown Office, LLC
Property Location:	355 South Main Street Suite 30
Tax Map Number:	0061000304116
Acreage:	0.567
Zoning:	C-4, Central Business District
Proposal:	**SPECIAL EXCEPTION to operate a 'Bar'**

Applicable Sections of the City of Greenville Code of Ordinances:
Sec.19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*
Sec.19-2.3.5, *Special Exception Permit*
Sec.19-4.1, *Table of Uses*
Sec. 19-4.3.3 (A), *Use Specific Standards, Commercial Uses, General*
Sec. 19-4.3.3 (F) (10), *Nightclub or Bar*

Staff Recommendation: Approve with Conditions

Staff concludes that the Application *complies* with standards to grant a Special Exception Permit to operate a **'Bar'** use. If the Board decides to grant the Permit, Staff suggests the following conditions:

1. The Special Exception Permit is limited to the Applicant, The Cocktail Company (Howard Dozier), and is not transferrable.
2. Operation of the facility shall be limited to a "nightclub/bar," as defined by this Code, and shall substantially conform to the statements of the applicant and the content of the application. Modification of the facility's operation shall require the applicant to seek a modification of the special exception permit. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the department of revenue.
3. Hours of operation shall not exceed past 2:00 AM.
4. Delivery, waste collection, and similar commercial traffic is prohibited between the hours of 12:00 midnight and 7:00 a.m.
5. 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 on the building and throughout the parking lot and shall be enforced by the proprietors.
6. Exterior sound amplification is prohibited.

7. Interior sound amplification shall be located 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.
8. Exterior doors shall remain closed except to provide ingress and egress between the hours of 10:00 p.m. and 5:00 a.m.
9. At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception permit, this Code, and the applicable S.C. Code of Laws and Regulations.
10. The applicant and all its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 90 days of the date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hiring.
11. The applicant shall retain a minimum of two (2) security guards, of which one (1) shall be off-duty sworn law enforcement officers positioned outside the business on Thursdays, Fridays and Saturdays from the hours of 10:00 PM and 2:15 AM and at any time while open for business, when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate", pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.
12. The applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons and compliance with occupancy capacity. Monitoring of ingress/egress points may consist of the installation of emergency access/exit devices, as acceptable by the Fire Department, and in compliance with applicable building codes.
13. The Applicant shall take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, smoking, encroachment ordinances, adequate patron parking and applicable parking restrictions.
14. A copy of the special exception permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

Staff Analysis:

The Applicant, Howard Dozier, requests a special exception for a "bar" use in a C-4, Central business district. The subject property is in Falls Tower, a part of the Camperdown development, at 355 South Main Street.

Per Sections 19-4.1 (*Table of Uses*) and 19-4.3.3(A) and (F)(10) (*Use-specific standards for Commercial, General and Nightclubs or Bars*), a Special Exception Permit is required for bars operating in the C-4 district.

The Camperdown Development is a recently constructed mixed-use development containing several buildings and uses, including multifamily residential, office, retail, restaurant, bar, hotel, structured parking, and a pedestrian plaza. The subject property was constructed as shell space and has not been occupied since construction completion.

The Applicant has indicated the business will operate up to seven days a week: Sunday through Wednesday from 4 p.m. to 12 a.m., Thursday and Friday from 4 p.m. to 2 a.m., and Saturday from 12 p.m. to 2 a.m.

The Applicant intends to serve beer, wine, and liquor in the establishment. Alcohol sales will account for approximately 60 percent of all revenues, while food and other sales will account for the remaining 40 percent of revenues. Food options will be limited to charcuterie boards and other pre-cook and pre-packaged options. No cooking will occur on site. Food sales will be available from opening until midnight.

According to the life safety plan submitted with the application, the bar would have a maximum occupancy of 160 people. No exterior changes to the building are proposed, however the bar will have access to an outdoor patio.

The Technical Advisory Committee (TAC) met with the applicant on October 31, 2022, and recommended approval of the Special Exception Permit with conditions; these recommended conditions are listed at the end of this report.

A Special Exception Permit shall be approved only upon finding that the applicant demonstrates ***all*** the following are met:

1. The Use Is Consistent with the Comprehensive Plan(s):

The GVL2040 identifies the subject property in the 'Center City' classification as part of the GVL2040 future land use map.

'Center City' is "Greenville's downtown central business district. It contains a mix of land uses including but not limited to office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential. Development is expected to be pedestrian-oriented and designed to actively engage streets, parks, plazas, the riverfront, and other public spaces."

The "bar" use maintains the blend of entertainment and other commercial uses in the Center City.

Staff finds that the proposed use is consistent with the GVL 2040 Comprehensive Plan.

2. The Use Will Comply with the Use Specific Standards:

Use-specific standards for 'Bars' are listed below:

19-4.3.3(F)(10) Nightclub or bar. In addition to complying with the standards for granting a special exception, such use shall comply with the location standards established by the state and:

(a) A conditional use permit shall be limited to the applicant or a legal entity authorized to be represented by the applicant, and shall not be transferrable.

(b) Operation of the facility shall be limited to a "nightclub/bar," as defined by this Code, and shall substantially conform to the statements of the applicant 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. Operation of the business shall comply at all times with the provisions of the South Carolina Alcoholic Beverage Control Act and the regulations of the department of revenue.

(c) At all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the conditional use permit, this Code, and the applicable S.C. Code of Laws and Regulations.

(d) The applicant and all of its managers and employees responsible for serving any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 90 days of the

date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hiring.

(e) As may be recommended by the technical advisory committee, the administrator may require the applicant to retain outdoor security persons during operation of the establishment. The security persons must possess a security officer registration certificate pursuant to S.C. Code 1976, title 40, chapter 18, or, as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.

(f) Occupant capacity of the establishment shall be established by the city building codes administrator. The applicant shall designate staff at all ingress/egress points to be responsible for monitoring the flow of patrons.

(g) Exterior sound amplification shall be prohibited except in areas specifically authorized on the approved site plan; all amplified sound shall be directed inward toward the facility and away from any adjoining use or public property. Specified hours of exterior sound amplification shall be limited by the permit.

(h) Interior sound amplification shall be located only as reflected on the approved floor plan and shall be directed away from the principal entrance or directed toward the interior of the building. Except to provide ingress and egress, exterior doors and windows shall remain closed after 10:00 p.m.

(i) Rooftop decks shall have perimeter guard railing above table surfaces

(j) Loitering, solicitation, and disorderly conduct is prohibited at all times; rules consistent with the provisions of this Code shall be posted in conspicuous locations on the building and throughout the parking lot and shall be enforced by the proprietors.

(k) The application shall comply with city noise, smoking, and encroachment ordinances.

(l) A copy of the conditional use permit shall be maintained on the premises with other related inspection, licensing, and occupancy information.

(m) The administrator may attach additional conditions to the conditional use permit which will protect nearby uses from any adverse impacts reasonably expected to occur as a result of the operation of the nightclub/bar.

The Applicant states intent to comply with these use-specific criteria within their application. Upon discussion with the Technical Advisory Committee, the Applicant displayed awareness of potential issues about noise, security, and training for management and staff. Staff recommends formal incorporation of TAC's recommended conditions, listed at the end of this report, into any motion for approval.

Staff finds, with appropriate conditions, the use complies with the specific use standards of the Land Management Ordinance.

3. The Use Is Compatible with the Character of Surrounding Lands:

Adjacent property is zoned and used as follows:

East: Offices and indoor entertainment/bar (C-4, Central business district)

North: Hotel (C-4)

West: Retail sales and performing arts center (C-4)

South: Greenway, park, and structured parking (C-4)

The subject property is located within the 17-story, mixed-use building known as Falls Tower. Uses within Falls Town include office, restaurant, retail space as well as upper story residential condominiums. Adjacent uses within the Camperdown development include a 10-story, 217-unit apartment building known as DECA apartments, a 192-room hotel under the AC Hotel brand, the Greenville News building, several retail establishments, restaurants and bars, a four-story parking

deck, and a central pedestrian plaza. Other adjacent uses include the Swamp Rabbit Trail, Falls Park, the Peace Center, retail sales, offices, and structured parking.

Staff finds, with appropriate conditions, the use is compatible with surrounding lands.

***4. The Design Does Not Have Substantial Adverse Impact*:**

The Applicant has indicated that no exterior changes are proposed, although outdoor seating would be added to an existing patio area facing the Reedy River. No adverse visual or glare impacts are anticipated.

Parking for the use is expected to come from the Camperdown parking garage, other parking garages and surface lots within a five-minute walk, and on-street parking. Patrons will also be able to utilize the existing valet service already available at Camperdown.

Japanese Dogwood Lane functions as the primary service area for uses within the Camperdown development. Common loading/unloading and trash collection for the use will occur from this area. An on-street loading and unloading zone is also available on South Main Street. No adverse impacts are anticipated regarding delivery, parking, loading, and odors.

The Applicant has stated that live music will be limited to the inside of the venue and that doors will be closed. Music is intended to be limited to solo or duo performers. No bands or DJs will be retained. The application indicates the music could be played at any point in the hours of operation but would be focused during peak business hours. No substantial adverse noise and vibration impacts are anticipated nor is the use anticipated to create a public nuisance.

To minimize detrimental impacts on adjacent land uses, staff recommends that approval of the Special Exception Permit be conditioned upon the findings and recommendations of TAC, listed at the end of this report and within the Staff Recommendation.

Staff finds, with appropriate conditions, the design does not have substantial adverse impacts.

TAC Findings and Recommendation:

FINDINGS OF THE COMMITTEE:

1. The application, including the Application for Special Exception, Zoning Compliance Application, and all other documents submitted supplemental to those applications and received as part of the Board of Zoning Appeals files for this case prior to the Technical Advisory Committee review, is hereby incorporated and made a part of the findings of this Committee.

2. The applicant indicates the intent to operate a bar with hours of operation of Sunday through Wednesday from 4 p.m. to 12 a.m., Thursday and Friday from 4 p.m. to 2 a.m., and Saturday from 12 p.m. to 2 a.m.

3. The applicant indicates that staff will be trained in all applicable manners relating to alcohol service and will obtain ServSafe certification.

4. The applicant indicates that security personnel associated with the Camperdown development will patrol the common areas around the bar and are available 24 hours a day. In-house security personnel would be retained for the bar as well. The applicant indicates that one security guard

would be on duty after 10 p.m. and when large crowds are expected. A specific security company was not finalized at time of application.

5. The applicant, based on the proposed life safety plan, indicates that maximum occupancy on the overall tenant premises is expected to be 160 occupants.

6. The applicant indicates that music/live entertainment will only be performed indoors with the doors closed.

RECOMMENDATIONS OF THE COMMITTEE:

1. This Committee recommends that the Board of Zoning Appeals ***approve*** the application for a Special Exception Use Permit.
2. In order to prevent and/or minimize any potential adverse effects from the Applicant's business on adjacent uses, this Committee recommends that the Board of Zoning Appeals make the following recommendations a condition or conditions of the permit. These conditions are related in type and scale to the impact the proposed use would have on the public and surrounding land uses, and are in addition to the standard requirements outlined in Section 19-4.3.3(C) of the Land Management Ordinance:
    a. This Committee recommends the applicant maintain hours of operation that are substantially consistent with those stated by the applicant.

    b. This Committee recommends that occupant capacity be in close keeping of the occupancy count provided on the life safety plan provided with the application.

    c. This Committee recommends that the Applicant take reasonable measures to ensure that the business and its patrons comply with City ordinances and State laws intended to preserve the public peace, safety and order, including but not limited to: occupancy loads, prohibitions on disorderly conduct and public intoxication, prohibitions on noise in violation of the City's noise ordinance, adequate patron parking and applicable neighborhood parking restrictions.

    d. This Committee recommends that at all times during its occupancy, the applicant shall assign a manager on the premises who shall ensure compliance with the terms of the special exception use permit, this Code, and the applicable S.C. Code of Laws and Regulations.

    e. This Committee recommends that the applicant and all its managers and employees responsible to serve any alcoholic beverage (current and future) shall participate in the merchant education/server training program offered by the Phoenix Center or comparable program offered by other vendors approved by the city police department. Evidence of satisfactory completion of this training for each employee shall be retained on-site and available for inspection by the administrator and the city police department. Current personnel shall receive training within 90 days of the date of the granting of a conditional use permit and future personnel shall receive training within 30 days of hire.

    f. This Committee recommends that the applicant shall retain a minimum of two (2) security guards, of which one (1) shall be an off-duty sworn law enforcement officer, positioned outside the business on Thursdays, Fridays and Saturdays from the hours of 10:00 PM and

2:15 AM and at any time while open for business when it is reasonably anticipated that a larger-than-average number of patrons may occupy the premises. The security person(s) must possess a "Security Officer Registration Certificate" pursuant to Chapter 18 of Title 40 of the SC Code of Laws, or as an alternative, may be an off-duty sworn law enforcement officer. No other employee may serve in the capacity of a security person unless so certified.

g. This Committee recommends that the applicant shall designate staff at all ingress/egress points to be responsible for the monitor of flow of patrons and confirmation of compliance with allowable occupant capacity.

Staff Comments and Conditions

Fire Department Comments

Comments:

Keeping up with the occupancy of this location is highly important. The layout leaves the possibility of multiple ingress/egress locations. Having enough qualified staff to keep up with the current occupancy count is going to be imperative. With this size location, communication between the different ingress/egress points must be maintained.

city of greenville

APPLICATION FOR SPECIAL EXCEPTION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	[redacted]	
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

Contact City of Greenville Planning for contact information

APPLICANT'S AGENT[1]:

Name _____ Title / Organization _____

Phone _____ Email _____

([1]Optional Field- includes project architects, engineers, attorneys, representatives, etc.)

PROPERTY INFORMATION

STREET ADDRESS: 355 s main street unit 30

TAX PARCEL #: 0061000304115 ACREAGE: _____ ZONING DESIGNATION: C-4

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.
Initial: hd

REQUEST

Refer to Article 19-3, Use Regulations, of the Greenville Development Code

PROPOSED LAND USE: Bar/rest

DESCRIPTION OF PROPOSED USE:

A high-end cocktail lounge with food. Consistent with the surrounding area

INSTRUCTIONS

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.

2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is planning@greenvillesc.gov and the phone number is **864-467-4476.**

3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.(D)(2)** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit www.greenvillesc.gov/planningzoning.

4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

For site plans, 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. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to planning@greenvillesc.gov.

6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is $250.00.

7. The Administrator will review the application for "completeness" pursuant to **Section 19-6.2.1(B)(3) Completeness Determination**, prior to proceeding with public notice. If the application is determined to be "incomplete," the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.

8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

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.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE: _____ DATE: 9/30/2025

PROPERTY OWNER SIGNATURE: Jodee Hutchinson Digitally signed by Jodee Hutchinson Date: 2025.10.01 12:14:28 -04'00' DATE: 9/30/2025

APPLICANT RESPONSE TO

SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

Please attach a separate sheet that addresses each of the following questions:

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN ***SECTION 19-3.4, USE STANDARDS***.

3. 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.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:

   A. VISUAL IMPACTS;

   B. SERVICE DELIVERY;

   C. PARKING AND LOADING;

   D. ODORS;

   E. NOISE;

   F. GLARE;

   G. AND, VIBRATION.

Section 6.2.15(B) Application Requirements
Application Timeline

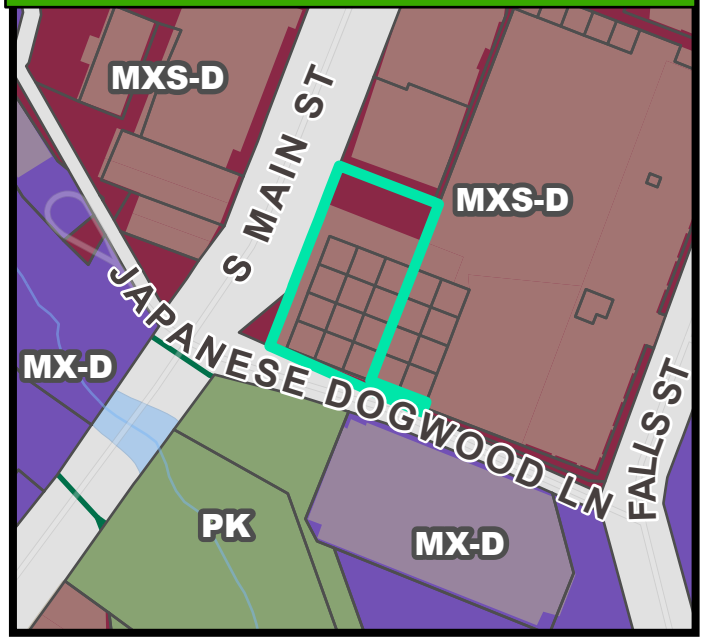
Step:	Process:	Timeline:
PRE-APPLICATION	Contact the Planning Department to arrange a pre-application conference and to be added to the monthly pre-application development public meeting.	+/- 6 weeks prior to application
SUBMIT APPLICATION	File a complete application with the Planning Department by the monthly application deadline. Ensure the application includes all necessary accompanying materials.	Application deadline per Board calendar
ADMINISTRATOR	Staff will send an invoice for the application fee and will review for completeness. A meeting with the Technical Advisory Committee is required for some applications.	+/- 2 weeks after application
NOTICE	Staff will provide public notice instructions to the applicant once the application is considered complete.	Notice per Board calendar
APPROVE OR DENY	The Board will typically approve or deny an application at the hearing. The Board or an applicant may request to postpone the application prior to a decision.	**Typically same day as Board meeting**
NEXT STEPS	After a decision has been made, staff will prepare a notice of action summarizing the Board's findings and decision. If approved, the applicant may proceed with any required administrative permitting (building permit, certificate, etc.). Note that an approved permit may be appealed. If denied, the applicant may appeal the decision to Circuit Court. An applicant may also wait one year and re-apply.	+/- 4 weeks after Board decision
		Estimated total completion: 3 months

S 22-762M • 355 S MAIN ST STE 30

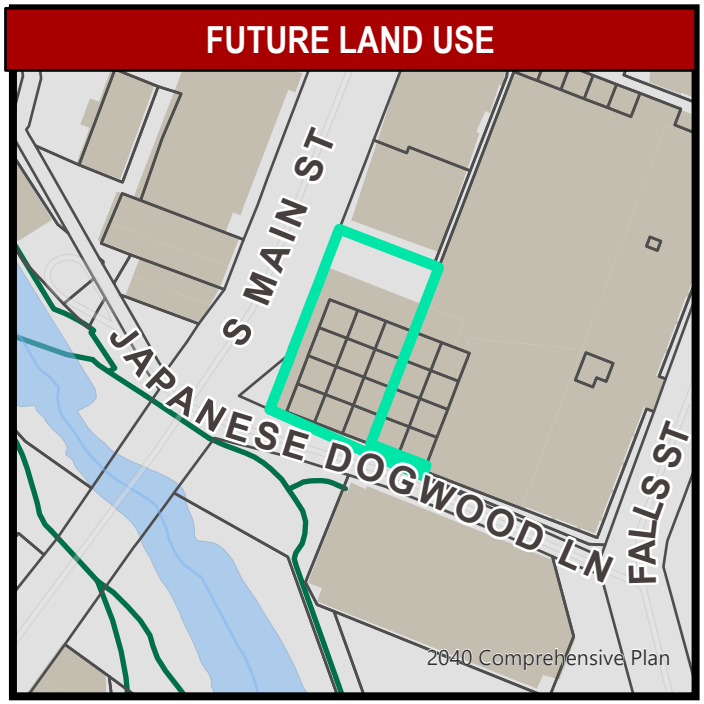
AERIAL VIEW



CURRENT ZONING

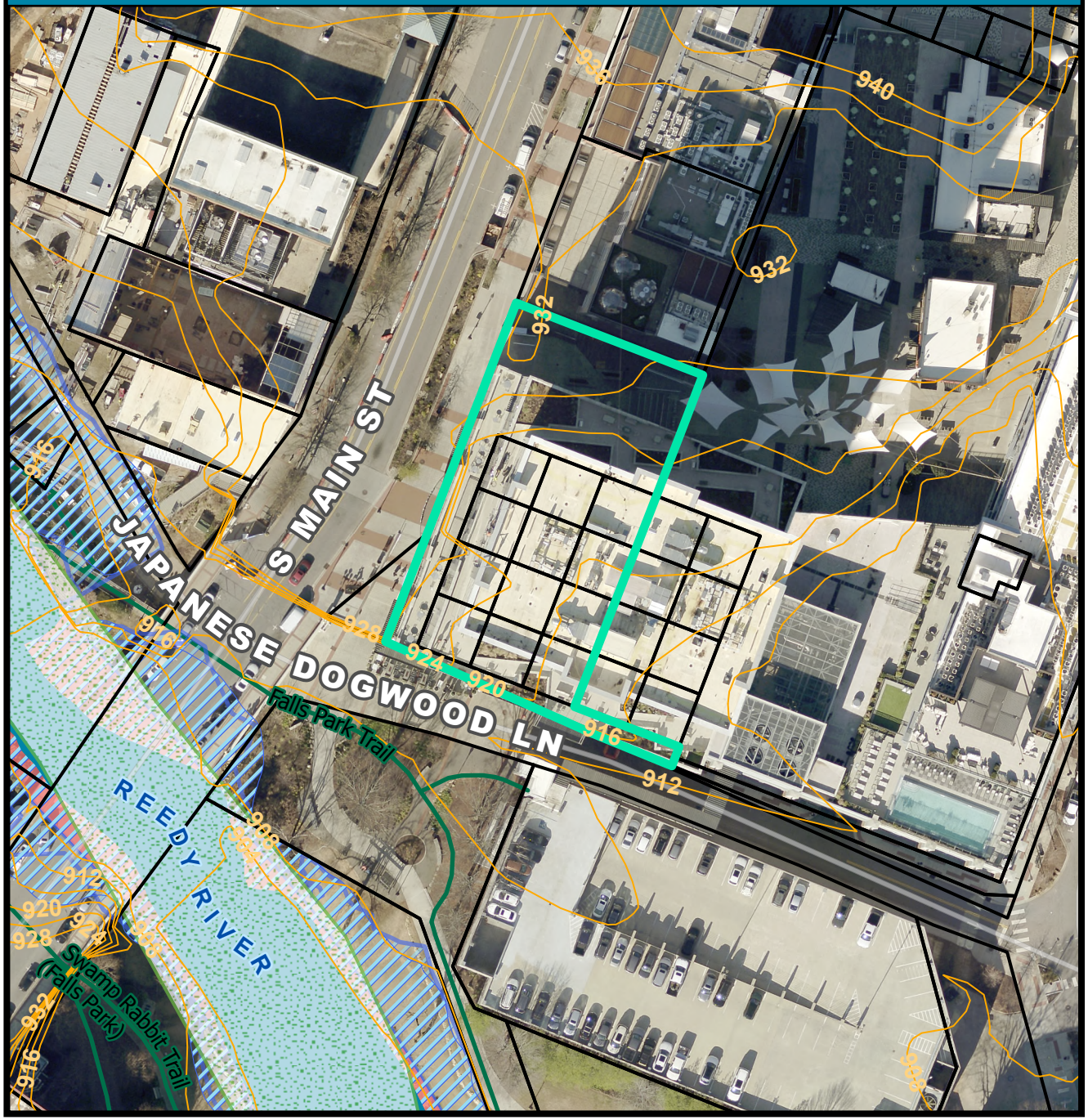


FUTURE LAND USE

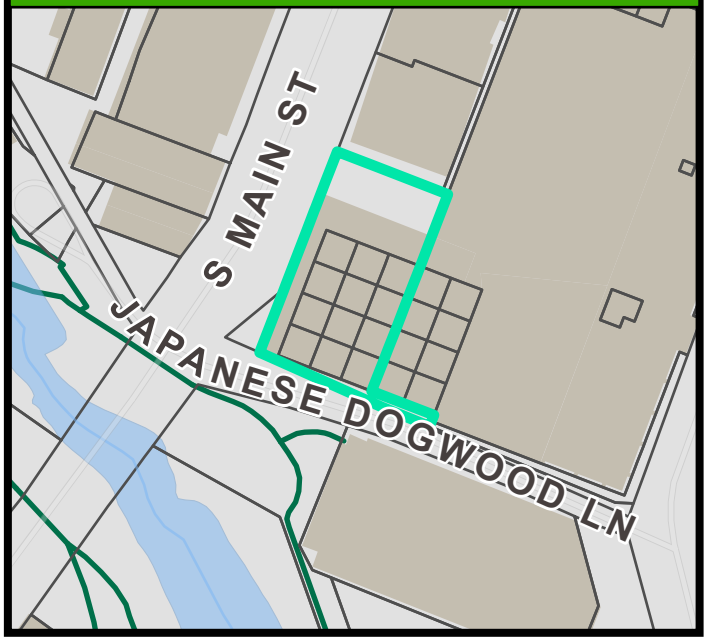


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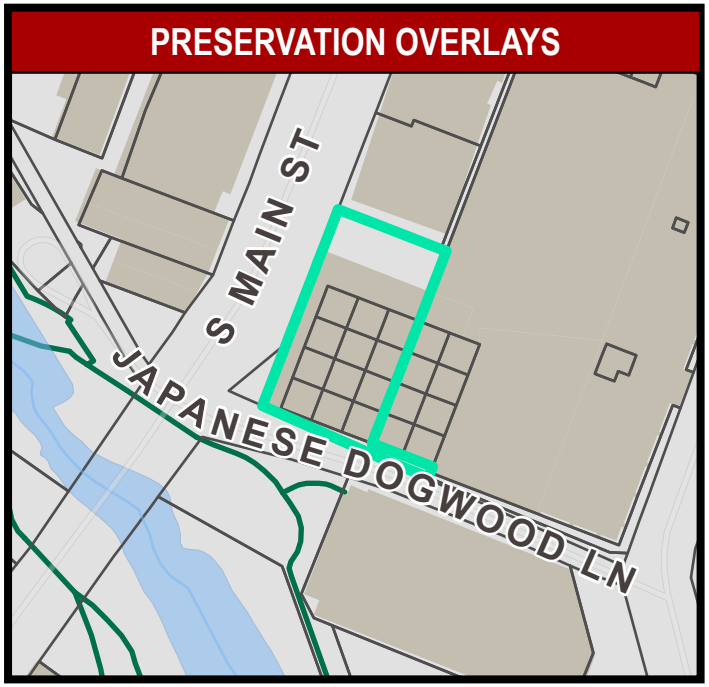
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



APPLICATION FOR TECHNICAL ADVISORY COMMITTEE REVIEW

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	[redacted]	
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

PROPERTY INFORMATION

*STREET ADDRESS: 355 S Main street unit 30

*TAX MAP #(S): 0061000304115

*CURRENT ZONING 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

Seating Plan

1. Provide a floor plan and life safety 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.

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

Provide a response for each of the following:

1. 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.

   A high-end cocktail lounge with food. Consistent with the surrounding area

2. 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.

   The food and beverage will of high quality which is consistent with the level of hospitality provided by the surrounding hotels. There are no hoods on site therefore no smell of food will occur. Charcuterie is our main focus. We have been open for 2 plus years with no noise issues due to well-designed interior space that absorbs sound

Meeting With the Technical Advisory Committee

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

Building Codes and Inspections	Planning and Zoning
City Attorney	Police
Economic Development	Revenue (Business License)
Fire Prevention	Tourism and Events

The Technical Advisory Committee generally convenes once-a-month to meet with Applicants and review applications. The purpose of these meetings is to develop a more comprehensive understanding of the Applicant's proposal by the Committee, which in turn conveys a more comprehensive understanding of the City's operating requirements and expectations for Applicants. This Committee will form recommendations for the Zoning Administrator and Board of Zoning Appeals as applicable.

The Applicant and Business Owner are required to attend a TAC meeting to discuss the application. The Property Owner, Architect, and anyone involved in management of the business' operations may also attend. The meeting date, time, and exact location will be confirmed upon submittal of this application to planning@greenvillesc.gov.

The Cocktail Company

OPERATING PLAN

1. Type of use: Cocktail bar with small plate food offerings (tapas, charcuterie, etc.). Beer, wine

and liquor will be served.

2. Hours of operation: Sunday thru Wednesday: 4pm to Midnight

Thursday & Friday: 4pm to 2am

Saturday: Noon to 2am

3. Staffing schedule: Afternoon shift: Two hours prior to opening to 6pm

Evening Shift: 6pm to one hour after closing.

4. Kitchen equipment schedule: Mop Sink, Ice Machine, 3 comp sink, Dishwasher, Worktop

refrigerator, Sandwich Prep Station. There will be no cooking. Menu items will be prepared

from pre-cooked / pre-packaged ingredients.

5. Menu and hours of food service: Menu will consist simply of charcuterie boards offering

various combinations of cured meats, cheeses, fruit, bread, crackers, vegetables, nuts, jams,

spreads and other similar items. The food service hours will be daily from opening until Midnight.

6. Parking for customers and employees: There is no dedicated parking available therefore it

will be necessary to rely on public parking and valet service offered by The Camperdown

development. There are several public parking garages nearby.

7. Designated smoking area: N/A

8. Type of entertainment and duration: DJs that play house music only (NO HIP HOP)

As well as solo/duo music performers will be playing at a moderate and comfortable sound level, inside,

with doors closed. The duration of the performances will be tailored to our peak business hours

but might occur at any time and any length during our operating hours. Please refer to the Hours

of Operation listed above.

9. Closing / last call procedures: A “Last Call” announcement will be made 15 minutes prior to

closing. Additionally, live music performers will stop prior to the last call announcement.

All customers will be off premises prior to closing. Please refer to the Hours of Operation listed

above.

SECURITY PROCEDURES

1. Number and type of designated security staff: The Camperdown development provides all

tenants with 24 hour security personnel who will monitor the common areas. In-house security

will be handled within our staff who will be responsible for checking ID’s, keeping the occupancy

count below our maximum allowed number, monitoring the crowd for potential safety threats,

and alerting first responders in the event of an emergency.

2. Training / certification of the staff: Each employee will be properly trained and earn their

required level of certification for their position which may include but not limited to ServSafe,

TIPS, and other standard restaurant and bar industry training. Employees without adequate

certifications will not be allowed to serve alcoholic beverages.

3. Specific duties / responsibilities of staff:

Bartender – The Bartenders will be the primary customer service contact and will

have the majority of the floor responsibilities. They will make and serve drinks, take

foodorders, and count cash and credit card receipts every night after closing. Bartenders will

check customer IDs for legal drinking age when IDs are not checked at the door.

Barback – The barback will keep the bar and surrounding area clean and free for

movement, keep all needed items stocked and easily reachable for the bartenders. The

barback will also clean the bar at the end of the night and prepare it for the next shift.

Servers - Servers will take orders, clean tables, and deliver food to customers. Servers will

check customer IDs for legal drinking age when IDs are not checked at the door.

Kitchen Staff – The kitchen staff will maintain the ingredients, prepare the charcuterie

boards, wash dishes and keep the kitchen clean and in compliance with DHEC regulations.

Security – When large crowds are expected, security staff will monitor entry points and

Check ID’s for legal drinking age prior to customer entrance, and maintain the order and

safety of patrons and employees.

Assistant Managers - The assistant managers will be on premise during all operating hours

to handle all customer service complaints and issues. They will oversee the working staff to

ensure compliance with all applicable laws and codes.

General Manager - The GM will oversee all operations of the business such as personnel

management, scheduling, supplies stocking.

4. Entry / exit and re-entry procedures. The front door will act as the primary entrance and

exit for normal hours of operation. When security is needed all ID’s will be checked at the front

door and occupancy number will be continuously monitored. In the case of an emergency all of

the patrons will be directed to leave via the closest exit. All exits will be clearly marked and

egress aisles will be kept clear at all times.

5. Crowd management - When necessary there will be staff security located at the

front door continually counting for occupancy to ensure the number of occupants inside the

building does not exceed the maximum number allowed. If maximum occupancy is reached,

customers will be asked to wait outside until an adequate number of occupants leave the

premises which will allow them to enter. Substantial common area and sidewalk space is

available outside of the main entrance.

6. Crime prevention through environmental design - The bar will be positioned to allow

bartenders and servers full view of the entire restaurant at all times. Several transparent full

height windows allow clear sight lines to the common areas and sidewalk outside the building as

well as views into the space at night.

SEATING PLAN

1. Seating plan - Please see attached life safety plan.

2. Schedule a feasibility inspection of the property - A feasibility inspection will be scheduled

BUSINESS PLAN

1. Business Plan Summary: Target customers are young professionals, tourists, and local

restaurant-goers aging from 25 - 60. Theme is a high-end cocktail bar primarily serving “top

shelf” bourbons and other similar liquors crafted into sensational cocktails with fine ingredients.

The charcuterie offered will complement the cocktails with fine meats, cheeses and other

offerings. Objective and goal is to enhance downtown Greenville with a relaxed place to get a

top notch cocktail after work, after dinner, or before a nearby event.

2. Projected revenue % alcohol vs. food sales - 60 % alcohol vs 40 % food.

3. Fees for entry / membership / entertainment - There will not be a fee for entry. No

membership will be offered. Entertainment will be free to customers.

4. Status of city business license application - To be applied for.

5. Status of SCDHEC retail establishment permit if applicable - To be applied for.

6. Status of ABL-901 application to SC department of revenue - To be applied for..

7. Provide documentation that SLED requirements have been met - To be applied for.

We have been operating for 2 years with no issues. My current permit says I’m permitted to have “music/live entertainment”. Although I mentioned in my initial permit that I did not plan on having a DJ, I was unaware that a DJ would not fall under this.

This business sometimes requires some pivoting to find a niche

DJs do NOT play hip hop but almost exclusively house music

THE COCKTAIL
COMPANY

Cocktails

The Cocktail Company Signature $15
Hendrick's, Yellow Chartreuse, Green Tea, Lemon, Honey, Egg Whites

Til The Bitter End $14
Rittenhouse Rye, Antica Formula Vermouth, Amaro Montenegro, Fernet Branca, Angostura Bitters, Sugar

Lazy Sunday $15
Elijah Craig, Blackberry Simple Syrup, Mint, Lemon, Egg Whites

Blood Red Sky $14
Basil Hayden® Dark Rye, Amaro Nonino, Black Walnut Bitters

New Friend $13
Monkey Shoulder, Cocchi Americano, Aperol, Club Soda, Orange Peel

Life is Peachy $15
Woodford Reserve, Rothman Orchard Peach, Lillet Blanc, Peach Purée, Sugar, Peychaud's

Lavender Lust $14
The Botanist, Crème De Violette, Lavender Simple, Mint, Lemon, Prosecco

Minted Windows $12
Ketel Cucumber & Mint, Green Chartreuse, Lime, Mint

No Sympathy for the Devil $14
Milagro Reposado, Ancho Reyes, Blood Orange, Jalapeño Simple, Lime, Aztec Bitters, Habanero Rim

Tipsy Flamango $15
Herradura Silver, 400 Conejos Mezcal, Mango, Agave, Grapefruit, Smoked Sea Salt

Going Bananas $13
Plantation 3 Star, Plantation Dark, Giffard Banane, John Taylor Falernum, Black Walnut Bitters

Start Your Engines $14
Hilton Head Espresso Rum, Six & Twenty Carolina Cream, Chocolate Bitters, Cold Brew, Sugar

Small Plates

CHARCUTERIE BOARDS
4 / $23 | 5 / $28 | 6 / $32
All Boards Served with House Accoutrements
Choose your Combination of Rotating Meats and Cheeses

Crisp Apple Salad $14
Spinach, Apples, Feta, Bacon, Red Onion, Walnuts, Maple Bourbon Vinaigrette

Fruit And Cheese Plate $23
Variety of Four Cheeses, Fresh Fruit, Honey, Artisan Crackers

Burrata Caprese $14
Burrata, Grape Tomatoes, Micro Basil, Balsamic Glaze add Prosciutto $6

Tuna Tartare $17 *
Ahi Tuna, Avocado, Lime, Red Onion, Cilantro, Soy, Wontons

Pimento Cheese $12
Housemade Pimento Cheese, Pickled Vegetables, Artisan Crackers

Loaded Potato Dip $13
Bacon, Cheese, Scallions, Sour Cream with Kettle Chips

Southwest Bruschetta $12
Corn, Avocado, Tomatoes, Queso Fresca, Cilantro, Honey Chipotle Vinaigrette

White Bean Hummus $14
Castelvetrano Olives, Feta, Pita Bread

Bacon Deviled Eggs $11
House Made Filling, Bacon Bits

Panini's (Served with Kettle Chips) $14
Prosciutto, Grand Cru, Spinach, Tomato, Onion, Dijonnaise
Or
Veggie - Spinach, Tomato, Cucumber, Avocado, Burrata and Honey Chipotle Vinaigrette

Desserts

Raspberry Lemon Drop $9
Yellow Sponge Cake, Lemon Mousse, Raspberry Jam, Whipped Cream

Tuxedo Bomb $9
Chocolate Cake, Dark & White Chocolate Mousse, Chocolate Ganache, Whipped Cream

Please drink responsibly. 3515737

PROOF
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THE COCKTAIL COMPANY

355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

GENERAL NOTES

1. THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.

2. THE TERM "CONTRACTOR" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR TO THE SUB-CONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUB-CONTRACTOR FOR ANY PART OF THE WORK.

3. SCOPE OF WORK: THE CONTRACTOR SHALL INCLUDE AND PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, AND PAY ALL EXPENSES INCURRED IN THE PROPER COMPLETION OF WORK UNLESS SPECIFICALLY NOTED TO BE THE WORK OF OTHERS. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY FOR PRODUCING A COMPLETE, HABITABLE PROJECT, INCLUDING BUT NOT LIMITED TO SITE WORK, STRUCTURAL, ARCHITECTURAL, ELECTRICAL, PLUMBING AND HVAC.

4. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS, ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY GENERAL CONTRACTOR. UNLESS NOTED OTHERWISE, ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR SAME. CONTRACTOR SHALL ACCEPT PREMISES AS FOUND. OWNER ASSUMES NO RESPONSIBILITY FOR THE CONDITION OF THE EXISTING SITE OR EXISTING STRUCTURES AT THE TIME OF BIDDING OR THEREAFTER.

5. IF THE CONTRACT DRAWINGS ARE FOUND TO BE UNCLEAR, AMBIGUOUS OR CONTRADICTORY, THE CONTRACTOR MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PART OF THE WORK. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS, DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS.

6. ALL CONTRACTORS SHALL USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS, DATA SHEETS, AND INSTALLATION INSTRUCTIONS IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS HEREIN AND IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. FOR CONSTRUCTION DETAILS NOT SHOWN, REFER TO MANUFACTURERS RECOMMENDATIONS OR BEST PRACTICE METHODS PUBLISHED BY THE RELEVANT LEADING INDUSTRY ASSOCIATIONS. THE ARCHITECT SHALL BE AVAILABLE TO VISIT THE SITE WHEN REQUESTED. IF A CONDITION EXISTS THAT REQUIRES OBSERVATION OR ACTION BY THE ARCHITECT OR ENGINEER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS.

7. CONTRACTOR SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES, TRADE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, CONTRACTOR SHALL NOTIFY ARCHITECT. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

8. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

9. UNLESS SPECIFICALLY DIRECTED OTHERWISE, ALL DRAWINGS, NOTES AND DETAILS ARE APPLICABLE TO ALL OTHER DRAWINGS, NOTES AND DETAILS HEREIN, ACROSS ALL TRADES. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS ACROSS ALL TRADES. THE CONDITIONS AND REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS, AND ALL OTHER ITEMS CONTAINED IN THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS OF ALL TRADES. THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR IS REQUIRED TO KEEP AN UP-TO-DATE COMPLETE SET OF THE CONTRACT DOCUMENTS AND PROVIDE FULL SET COPIES, INCLUDING ALL TRADES, TO HIS OR HER EMPLOYEES IN ORDER TO ENSURE ALL WORK IS FULLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS ACROSS ALL TRADES.

10. CONTRACTOR SHALL REFER AND CONFORM TO ALL RECOMMENDATIONS AND FINDINGS AS SET FORTH IN THE SOILS EVALUATION REPORT. THE OWNER AND/ OR ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS OR FOR THE FINAL RECOMMENDATIONS, GRADING, TRENCHING, ETC. - CONTACT OWNER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINTED SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.

12. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.

13. NON-FIXED FURNITURE AND EQUIPMENT IS SHOWN FOR INFORMATION ONLY. NO NON-FIXED FURNITURE, FURNISHINGS OR EQUIPMENT ARE A PART OF THE CONSTRUCTION CONTRACT UNLESS NOTED OTHERWISE.

14. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT AND COORDINATE LOCATION OF FLOOR SINKS, FLOOR DRAINS, SLOPES/SLAB DEPRESSIONS AND RAISED CURBS, ELECTRICAL AND PLUMBING STUB-OUTS, AND ALL OTHER WORK UNDER THE SCOPE OF RESPONSIBILITY RELATED TO THE EQUIPMENT.

15. GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING, RECEIVING, UNLOADING, UNCRATING AND INSPECTING, STORING, INSTALLATION AND HOOK-UP OF ALL OWNER FURNISHED ITEMS U.N.O.

16. GENERAL CONTRACTOR IS REQUIRED TO LABEL ALL ELECTRICAL PANELS, A/V EQUIPMENT, PLUMBING VALVES, AND ROOF TOP EQUIPMENT. LABELS SHALL BE LEGIBLE, NON-FADING, DURABLE, AND WEATHERPROOF.

17. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

18. UNLESS OTHERWISE NEGOTIATED WITH OWNER OR TENANT, CONTRACTOR SHALL PAY ALL TAXES, SECURE ALL PERMITS AND PAY ALL FEES INCURRED IN THE COMPLETION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO BUILDING PERMITS, WATER, ELECTRIC AND TELEPHONE SERVICE CONNECTION IMPACT FEES, CERTIFICATE OF OCCUPANCY, AND INSPECTIONS.

19. THE OWNER/TENANT AND/OR ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE OWNER AND/OR ARCHITECT'S APPROVAL OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS REQUIRED BY THESE DOCUMENTS WITHIN FOURTEEN DAYS FROM DATE OF SIGNING CONTRACT AND/OR GIVEN NOTICE TO PROCEED.

20. INSURANCE: WORKMEN'S COMPENSATION, AS REQUIRED BY LAW, AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR. GUARANTEE: THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS, AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING RESULTING FROM DEFECTIVE WORK OR ITS REPAIR. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN TEN (10) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION. EXCEPTION: (THE ROOFING SUBCONTRACTOR SHALL FURNISH AND MAINTAIN AGREEMENT CO-SIGNED BY THE CONTRACTOR TO MAINTAIN THE ROOFING IN A WATERTIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER DATE OF FINAL TURNOVER INSPECTION.)

21. PIPES AND DUCTS EXCEEDING ONE THIRD THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES, ETC.

22. HOT WATER TEMPERATURE AT ALL SINKS TO BE ADJUSTED SO AS NOT TO EXCEED 120 DEGREES FAHRENHEIT.

23. PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIAL USED IN CONJUNCTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED.

25. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.

26. CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.

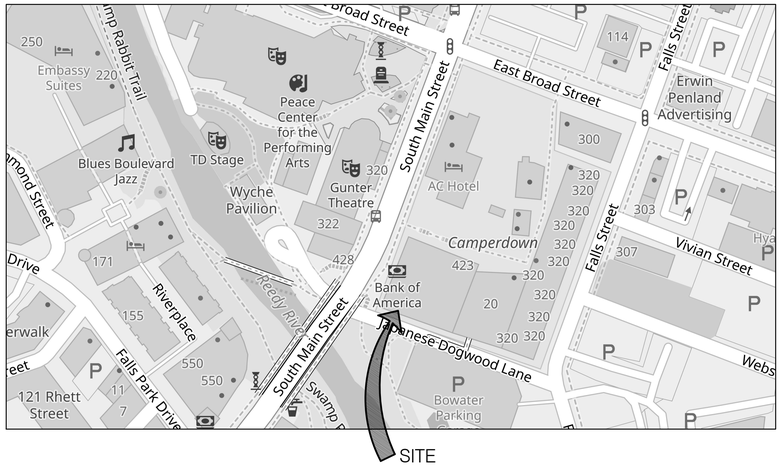
27. CLEANING UP: THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH AND AT THE COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL RUBBISH, IMPLEMENTS, AND THOSE SURPLUS MATERIALS NOT REQUESTED TO REMAIN BY OWNER AND LEAVE THE BUILDING CLEAN, WITH PAINTED AND WOOD SURFACES CLEAN, ALL FLOORS WAXED AND/OR POLISHED AS SPECIFIED, AND ALL GLASS AND MIRRORS CLEANED AND POLISHED.

28. CONTRACTOR IS TO PROVIDE TO THE OWNER A LIST OF ALL SUBCONTRACTORS USED, COMPLETE WITH ADDRESSES, PHONE NUMBERS AND COPIES OF ALL WARRANTIES AND OPERATIONS AND MAINTENANCE MANUALS.

29. AFTER COMPLETION OF WORK, CONTRACTOR TO SUBMIT ONE COPY OF "AS BUILT" DRAWINGS TO TENANT AND PLACE AN ADDITIONAL COPY IN AN APPROPRIATELY SIZED PVC PIPE WITH REMOVABLE CAPS. PIPE IS TO BE LABELED "AS BUILT DRAWINGS" AND MOUNTED TO A WALL AS SPECIFIED BY TENANT.

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VICINITY MAP



PROJECT CONTACTS

ARCHITECT	M.E.P. ENGINEER	TENANT	LANDLORD
KEEL CONCEPTS, INC	CAROLINA ENGINEERING SOLUTIONS	THE COCKTAIL COMPANY LLC	CAP CAMPERDOWN OFFICE, LLC

DESIGNERS OF RECORD

DESIGNER	NAME	LICENSE	TELEPHONE
ARCHITECTURAL:	LAWRENCE J. DELANEY III	8048	
MECHANICAL:	JOHN D. JOYE	13573	
PLUMBING:	JOHN D. JOYE	13573	
ELECTRICAL:	JAMES D. JOYE	21651	

DEFERRED SUBMITTALS

BUILDING SIGNS

FIRE ALARM MODIFICATIONS

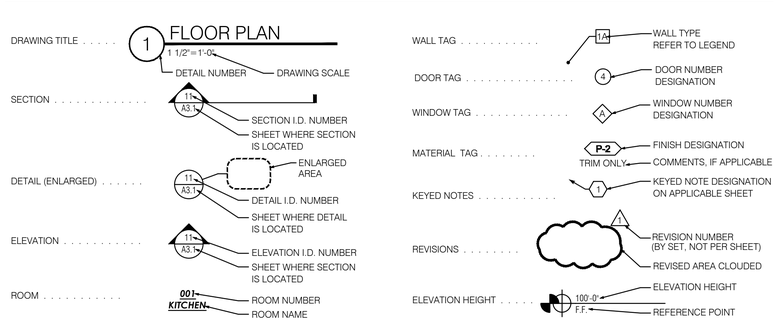
SPRINKLER SYSTEM MODFICATIONS

OWNER FURNISHED ITEMS

ITEM	OWNER		GC		REMARKS
	FURNISH	INSTALL	FURNISH	INSTALL	
FOODSERVICE EQUIPMENT	●	●			
DECOR	●	●			
FURNITURE	●	●			
POS SYSTEM	●	●			
WAREWASHING EQUIPMENT	●	●			
SECURITY SYSTEM	●	●			
TELEVISIONS	●			●	

GENERAL RESPONSIBILITY NOTES:
1. ITEMS NOT LISTED IN SCHEDULE SHALL BE CONSIDERED GC FURNISHED AND INSTALLED, UNLESS NOTED OTHERWISE.
2. G.C. IS RESPONSIBLE FOR ALL FINAL EQUIPMENT CONNECTIONS TO BUILDING PLUMBING AND ELECTRICAL SYSTEMS, UNLESS NOTED OTHERWISE.
3. G.C. SHALL COORDINATE PROPER SEQUENCING AND DELIVERY SCHEDULE WITH OWNER AND OWNERS VENDORS.
4. G.C. IS RESPONSIBLE FOR RECEIVING OWNER FURNISHED ITEMS ON SITE AND PROTECTING FROM DAMAGE OR THEFT THROUGHOUT CONSTRUCTION.

DRAWING SYMBOLS LEGEND



DRAWING LIST

	SHEET	DRAWING DESCRIPTION	REVISION 1	2	3	4	5	6	7	COUNT
	T1.1	TITLE SHEET	●	●	●					1
ARCHITECTURAL	LS1.1	LIFE SAFETY PLAN	●							2
	A1.1	DIMENSIONED FLOOR PLAN	●							3
	A1.2	NOTED FLOOR PLAN	●	●						4
	A1.3	FLOOR FINISH PLAN	●							5
	A1.4	EQUIPMENT FLOOR PLAN	●	●						6
	A2.1	REFLECTED CEILING PLAN	●	●						7
	A3.1	SCHEDULES		●						8
	A4.1	ENLARGED PLANS AND DETAILS								9
	A4.2	DETAILS								10
ENGINEERING	P0.1	PLUMBING SCHEDULES, DETAILS AND NOTES			●					11
	P1.1	SANITARY WASTE AND VENT FLOOR PLAN								12
	P1.2	DOMESTIC WATER PLAN								13
	P1.3	~~NATURAL GAS FLOOR PLAN~~ (SHEET REMOVED FROM SET - REV 3)			●					
	M0.1	MECHANICAL SCHEDULES, DETAILS AND NOTES								14
	M1.1	MECHANICAL HVAC PLAN		●						15
	E1.1	ELECTRICAL LIGHTING PLAN	●							16
	E2.1	ELECTRICAL POWER PLAN		●						17

PROJECT NARRATIVE

TENANT UPFIT OF COLD DARK SHELL INTO COCKTAIL BAR WITH, DINING AREAS, RESTROOMS, PREP KITCHEN AREA. NO COOKING WILL BE PERFORMED, NO HOOD IS REQUIRED.

EXISTING SPACE CONTAINS EXISTING FIRE SPRINKLER SYSTEM WHICH WILL BE MODIFIED AS REQUIRED, UNDER SEPARATE PERMIT.

EXISTING TENANT SPACE IS ONE LEVEL.

CODE SUMMARY

DESIGNED IN ACCORDANCE WITH	
CODE	EDITION
International Building Code (with SC State Amendments)	2018
International Mechanical Code	2018
National Electric Code (with SC State Amendments)	2017
International Plumbing Code	2018
International Fire Code (with SC State Amendments)	2018
International Energy Conservation Code	2009
NFPA 101 Life Safety Code	2018
ICC/ANSI A117.1 SC Barrier Free Building Design Standard	2017

OCCUPANCY , CONSTRUCTION TYPE, AND TENANT AREA				
OCCUPANCY	CONSTRUCTION TYPE	MAX. HEIGHT (FT)	NO. OF STORIES	AREA PER FLOOR (TENANT AREA)
A-2	IIB-SPRINKLERED	±14'-0"	1	2,290 SF

FIRE RESISTANCE RATING (HOURS) REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)		
BUILDING ELEMENT	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME	0	0
BEARING WALLS - EXTERIOR	0	0
BEARING WALLS - INTERIOR	0	0
NONBEARING WALLS - EXTERIOR (PER TABLE 602)	0	0
NONBEARING WALLS - INTERIOR	0	0
FLOOR CONSTRUCTION	0	0
ROOF CONSTRUCTION	0	0

INTERIOR WALL AND FINISH REQUIREMENTS (TABLE 803.13)		
BUILDING ELEMENT	REQUIRED	PROVIDED
INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS	A	A
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	B	B
ROOMS AND ENCLOSED SPACES	C	C

AUTOMATIC SPRINKLER SYSTEMS (SECTION 903) & FIRE ALARM AND DETECTION SYSTEMS (SECTION 907)		
SYSTEM	REQUIRED	PROVIDED
AUTOMATIC SPRINKLER SYSTEM WHERE REQUIRED PER SECTION 903.2	YES	YES
MANUAL FIRE ALARM SYSTEM WHERE REQUIRED PER SECTION 907.2	YES	YES

MAXIMUM OCCUPANT LOAD (TABLE 1004.5)				
FLOOR	USE OF SPACE	FLOOR AREA	FLOOR AREA ALLOWED PER OCCUPANT	OCCUPANT LOAD
GROUND	COMMERICIAL KITCHEN	350 GSF	200 GSF	2
GROUND	ASSEMBLY - UNCONC. TABLES & CHAIRS	450 NSF	15 NSF	30
GROUND	ASSEMBLY - FIXED SEATING W/O DIVIDERS	744'	18"	42
GROUND	ASSEMBLY - FIXED BAR SEATING	384'	18"	22
GROUND	ASSEMBLY - STANDING	130 NSF	5 NSF	26
GROUND	PATIO - UNCONC. TABLES AND CHAIRS	560 NSF	15 NSF	38
			TOTAL OCCUPANT LOAD	160

EGRESS WIDTH PER OCCUPANCY SERVED (SECTION 1005)								
OCCUPANCY FLOOR, ROOM, OR SPACE	SPRINKLERED		REQUIRED INCHES PER OCCUPANT		REQUIRED TOTAL INCHES		PROVIDED TOTAL INCHES	
	YES	NO	STAIRWAYS	OTHER	STAIRWAYS	OTHER	STAIRWAYS	OTHER
GROUND	X		0.3	0.2	44"	32"	N/A	68"

EXIT REQUIREMENTS (TABLE 1006.3.1)					
		NUMBER OF EXITS		ACCESSIBLE EXITS	
FLOOR/SPACE	OCCUPANT LOAD	REQUIRED	PROVIDED	REQUIRED	PROVIDED
INTERIOR	122	2	2	2	2
EXTERIOR PATIO	38	1	2	1	2

MAXIMUM TRAVEL DISTANCE (TABLE 1017.2)				
FLOOR/SPACE	SPRINKLERED YES	SPRINKLERED NO	MAXIMUM ALLOWED TRAVEL DISTANCE	MAXIMUM ACTUAL TRAVEL DISTANCE
GROUND	X		250'-0"	125'-0"

PLUMBING FIXTURES (TABLE 403.1)				
TOTAL OCCUPANT LOAD: 160*	OCCUPANCY CLASSIFICATION: A-2 NIGHTCLUB/BAR/LOUNGE			
ITEM	CALCULATION	REQUIRED	PROVIDED	NOTES
WATER CLOSETS	1:40 MALE	2	2	
	1:40 FEMALE	2	2	
LAVATORIES	1:75	3	4	
DRINKING FOUNTAINS	1:500	0	0	NOT PROVIDED PER 410.4.
SERVICE SINK		1	1	

*160 OCCUPANTS = 122 INTERIOR OCCUPANTS + 38 EXTERIOR PATIO OCCUPANTS

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KEELconcepts.com

STATE OF SOUTH CAROLINA
KEEL CONCEPTS INC.
GREENVILLE SC 101389
REGISTERED ARCHITECTS

STATE OF SOUTH CAROLINA
LAWRENCE J. DELANEY III
No. 8048
GREENVILLE
REGISTERED ARCHITECT
2/21/23

THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

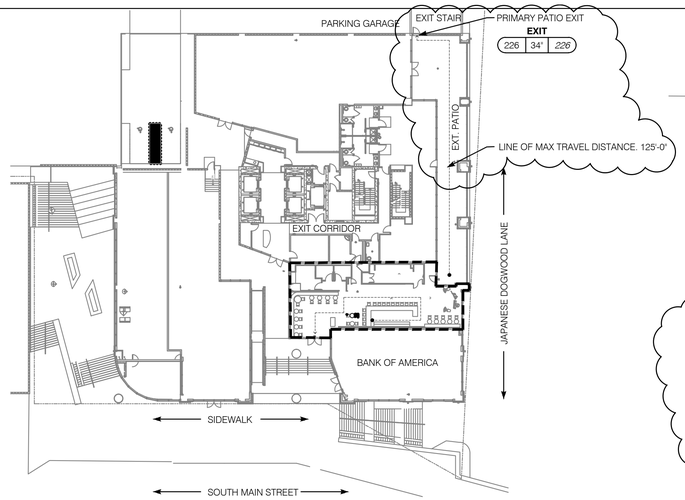
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Date: 23 DEC 2022

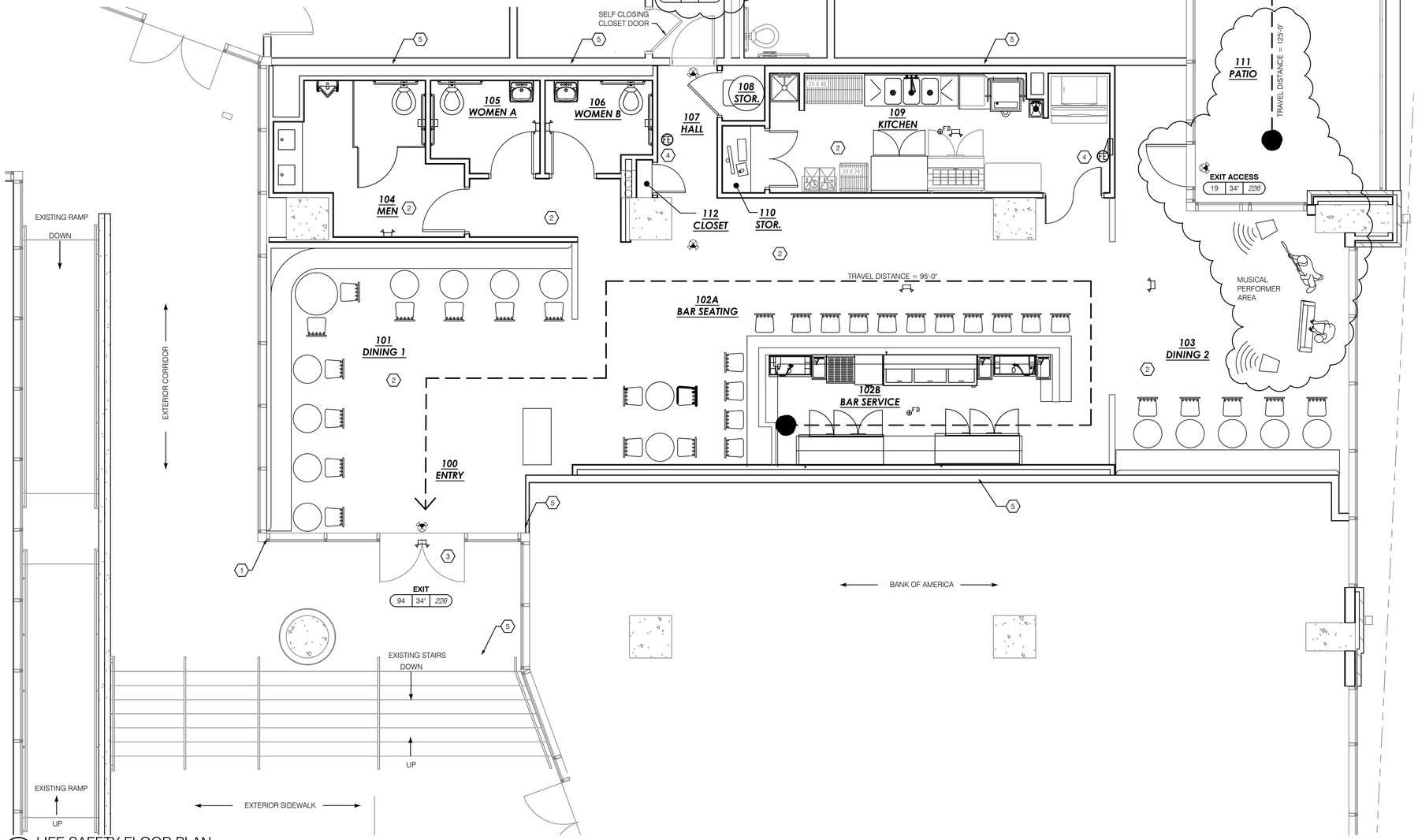
Revision #	Revision Date
1	25 JAN 2023
2	21 FEB 2023
3	21 FEB 2023

TITLE SHEET

T1.1



2 PROJECT LOCATION WITHIN FALLS TOWER
1/32"=1'-0"



1 LIFE SAFETY FLOOR PLAN
1/4"=1'-0"

GENERAL NOTES

A. PROVIDE AN OCCUPANT LOAD SIGN: "MAXIMUM CAPACITY - XX PERSONS" G.C. TO VERIFY THE EXACT LOCATION AND PROPER WORDING WITH THE LOCAL FIRE DEPARTMENT HAVING JURISDICTION.

B. PROVIDE EXIT DOOR TACTILE SIGNAGE IN ACCORDANCE WITH NFPA 101 7.10.1.3 SIGNS ARE TO BE 4X4 READING "EXIT" AND INCLUDING BRAILLE TEXT. SIGNS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ICC/ANSI A117.1 SIGNS TO BE MOUNTED BETWEEN 48" & 60" A.F.F. TO THE CENTER AND SHALL BE LOCATED TO THE LATCH SIDE OF SINGLE DOORS AND TO THE RIGHT OF DOUBLE DOORS.

C. PORTABLE FIRE EXTINGUISHERS TO BE MINIMUM 2A:10BC AND LOCATED SUCH THAT THE MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER DOES NOT EXCEED 75-FT.

D. FIRE EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE FIRE EXTINGUISHER IS NOT MORE THAN 5 FT ABOVE THE FLOOR AND MUST BE KEPT ON A BRACKET, ON A HANGER, OR IN AN APPROVED CABINET OR WALL RECESS.

E. GC TO CONFIRM FIRE EXTINGUISHER PLACEMENT AND QUANTITIES WITH FIRE MARSHAL PRIOR TO INSTALLATION. PROVIDE ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY FIRE MARSHAL.

F. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGNS STATING "EXIT" ADJACENT TO EACH EXIT PASSAGEWAY AND EXIT DISCHARGE.

G. INTERIOR FLOOR FINISHES SHALL COMPLY WITH 804 OF THE 2018 INTERNATIONAL BUILDING CODE.

H. PENETRATION OF ALL FIRE RATED BARRIERS, PARTITIONS AND HORIZONTAL ASSEMBLIES SHALL COMPLY WITH SECTION 714 OF THE 2018 INTERNATIONAL BUILDING CODE.

I. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

J. A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BY THE TENANT PRIOR TO OCCUPYING ANY BUILDINGS OR PORTIONS OF BUILDINGS.

K. EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN.

L. RENOVATIONS THAT REQUIRE ALTERATIONS TO THE FIRE SPRINKLER SYSTEM WILL REQUIRE A STATE LICENSED SPRINKLER CONTRACTOR TO SUBMIT PLANS TO AND OBTAIN A PERMIT FROM THE FIRE MARSHAL PRIOR TO ALTERATIONS TO THE SYSTEM. THE SYSTEM SHALL BE TESTED IN THE PRESENCE OF AND A CONTRACTOR'S MATERIAL AND TEST CERTIFICATE PROVIDED TO THE FIRE MARSHAL FOLLOWING ALTERATIONS.

M. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10.(SEE SECTION 906 OF THE 2018 INTERNATIONAL FIRE CODE.)

KEYED NOTES

1. PROVIDE KNOX BOX 3200 SERIES. GC TO CONFIRM MODEL AND MOUNTING LOCATION WITH FIRE MARSHAL.
2. PROVIDE, ADJUST AND/OR AMEND INDICATED EMERGENCY LIGHT LOCATIONS AS REQUIRED TO MEET THE REQUIREMENTS OF NFPA 101.
3. ADDRESS NUMBERS TO BE POSTED ON BUILDING WITH MINIMUM 4" HEIGHT, UNLESS SO OTHERWISE DIRECTED BY SIZE AS REQUIRED BY FIRE MARSHALL, BY SCALE OF BUILDING.
4. PORTABLE FIRE EXTINGUISHERS TO BE MINIMUM 2A:10BC. REFER TO GENERAL NOTE E.
5. EXISTING TENANT SEPARATION WALL. GC TO MAINTAIN INTEGRITY OF FIRE RATING THROUGHOUT CONSTRUCTION. NO PENETRATIONS SHALL BE MADE.

LEGEND

- EXIT LIGHT
- EXIT LIGHT WITH DIRECTIONAL INDICATORS
- EXIT LIGHT WITH EMERGENCY LIGHTS
- EMERGENCY LIGHT
- FE FIRE EXTINGUISHER

EXIT → EGRESS COMPONENT
220 | 60" | 300
300 — OCCUPANTS ALLOWED
60" — ACTUAL WIDTH
220 — ACTUAL OCCUPANT LOAD

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1/25/23

THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

Job Number: 22067
Date: 23 DEC 2022

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1	25 JAN 2023

LIFE SAFETY PLAN

LS1.1

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IMPORTANT NOTE !!!

PRIOR TO BEGINNING CONSTRUCTION, SLAB IS TO BE X-RAYED TO CONFIRM LOCATION OF POST-TENSIONED SLAB REINFORCEMENT TENDONS. GC TO COORDINATE LOCATION OF SLAB PENETRATIONS AND CORINGS TO AVOID DAMAGE TO STRUCTURAL SYSTEM. REPORT ANY DISCREPANCIES BETWEEN AS-BUILT CONDITIONS AND PROPOSED PLANS TO ARCHITECT BEFORE PERFORMING WORK.

GENERAL NOTES

A. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD, OR TO CENTER OF OPENING UNLESS OTHERWISE NOTED.

B. DIMENSIONS SHOWN FOR OPENINGS ARE ROUGH OPENING DIMENSIONS UNLESS NOTED OTHERWISE.

D. PROVIDE SOLID 2X WOOD BLOCKING WITHIN PARTITIONS AT ALL LOCATIONS WHERE CASEWORK, SHELVING, BRACKETS, DISPLAYS, GRAB BARS, HANDRAILS AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO THE FACE OF WALL. REFERENCE FLOOR PLAN FOR LOCATIONS OF SUCH EQUIPMENT.

E. UNLESS NOTED OTHERWISE, ALL INTERIOR WALLS TO BE 3-5/8" METAL STUD FRAMING @ 16" O.C. WITH 5/8" GWB EACH SIDE. PROVIDE MOISTURE RESISTANT GWB IN BATHROOMS.

F. UNLESS NOTED OR DIMENSIONED OTHERWISE, DOOR FRAMES SHALL BE PLACED AS SHOWN ON THE PLAN-CENTERED IN WALL SECTIONS OR LOCATED 3" FROM THE ADJACENT WALL SYSTEM CORNER TO OUTSIDE OF THE DOOR FRAME. REFER TO TYPICAL HINGE SIDE JAMB CONDITION DETAIL.

G. ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE ACTUAL FIELD CONDITIONS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.

H. ROOMS ARE DEFINED BY WALLS, FACES OF DOORS AND ROOM CHANGE INDICATORS.

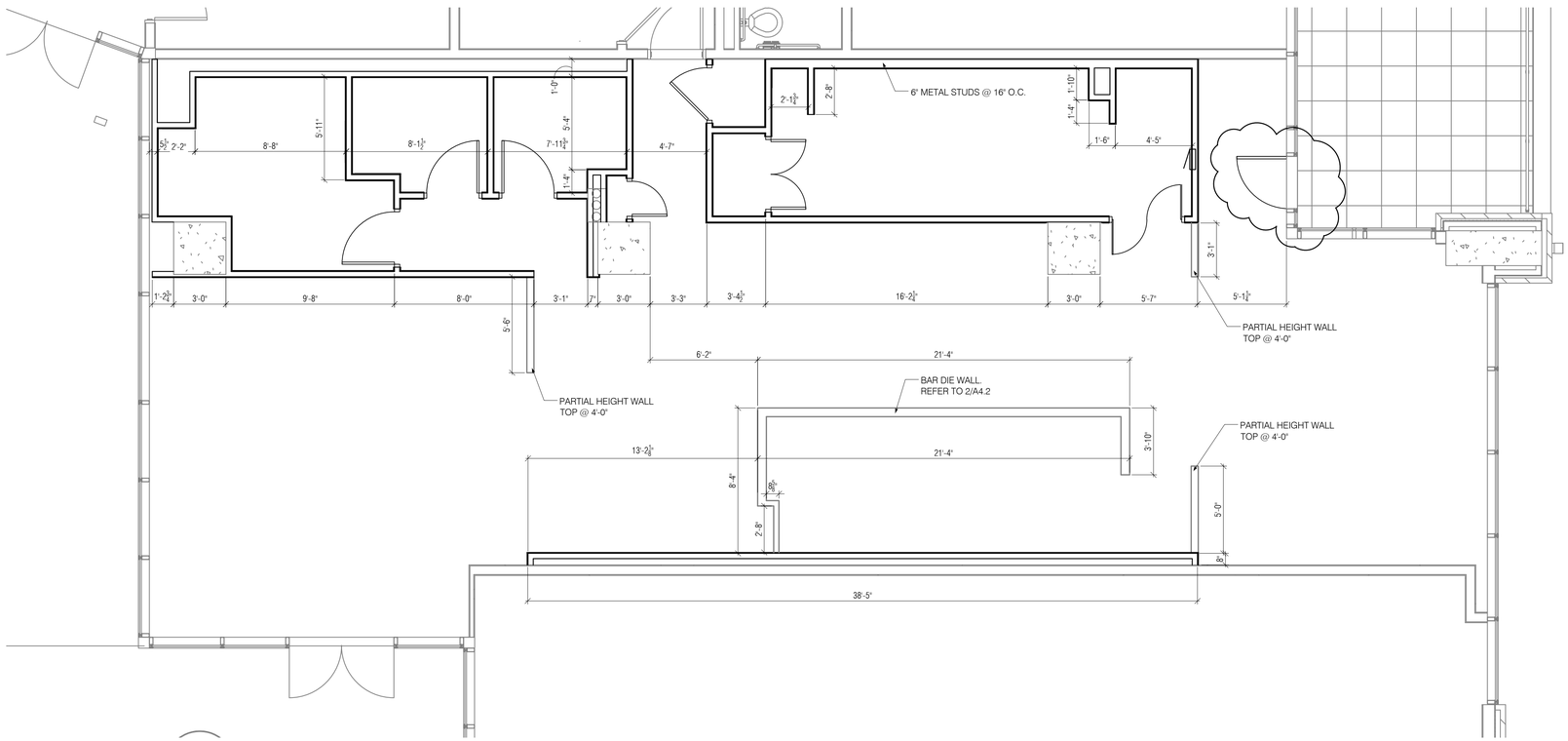
E. LUMBER AND BLOCKING IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESSURE TREATED.

F. PLUMBING FIXTURE LOCATIONS (UNO)
*TOILETS 18" O.C. FROM ADJACENT WALL SURFACE
*SINKS CENTERED IN CABINET
*LAVATORIES 15" O.C. FROM ADJACENT FINISH WALL.

G. COORDINATE AND PERFORM ADDITIONAL WORK AS REQUIRED TO PRODUCE THE COMPLETED PLAN, ACCOMMODATE ALL EQUIPMENT, REMOVE ALL EXISTING FINISHES AND PROPERLY PREPARE SURFACES TO RECEIVE NEW FINISHES, AND INCORPORATE ALL DETAILS.

H. ALL FIXTURES, FINISHES, MILLWORK, AND EQUIPMENT, ARE TO BE SELECTED BY THE OWNER.

I. ALL ROOF WORK SHALL BE DONE IN ACCORDANCE WITH ROOF MANUFACTURERS STANDARD DETAILS AND SPECIFICATIONS AS TO NOT VOID ANY EXISTING WARRANTY.



1 DIMENSIONED FLOOR PLAN
1/4"=1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN

NEW FULL HEIGHT WALL TO 6" ABOVE CEILING, U.N.O.

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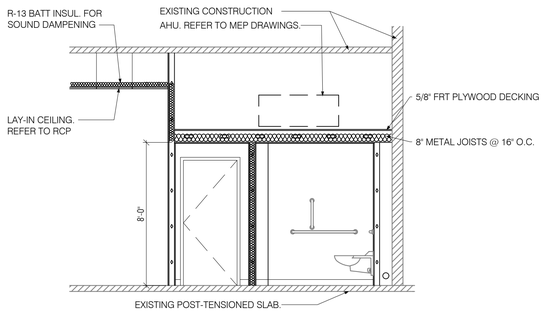
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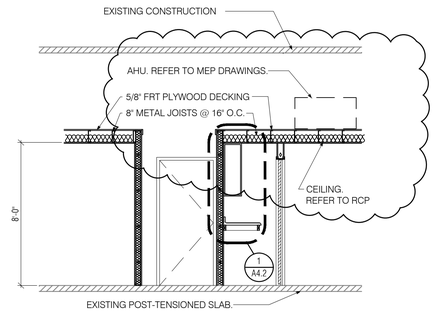
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DIMENSIONED FLOOR PLAN

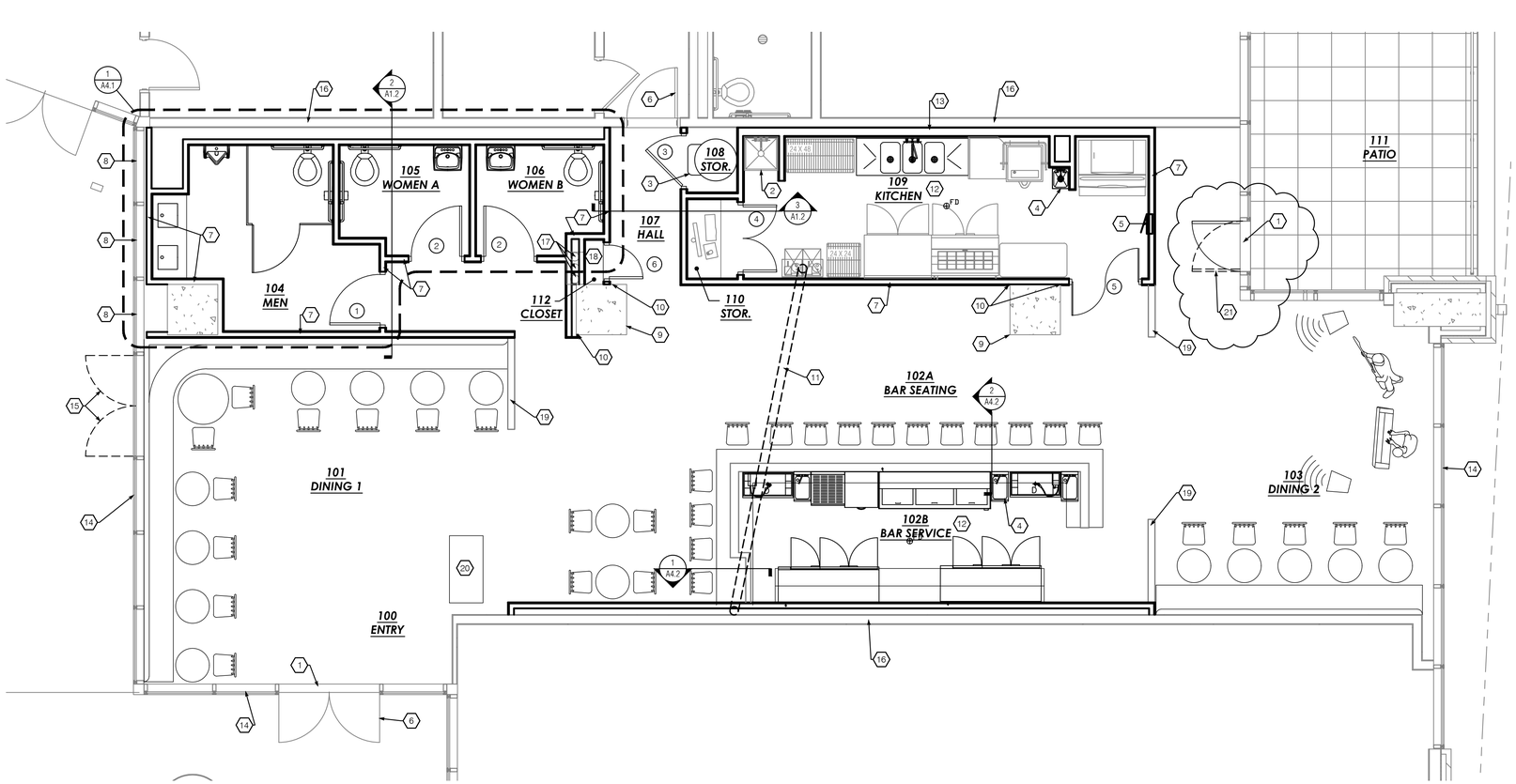
A1.1



2 WALL SECTION THRU RESTROOM
1/4" = 1'-0"



3 WALL SECTION THRU HALL
1/4" = 1'-0"



1 NOTED FLOOR PLAN
1/4" = 1'-0"

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GENERAL NOTES

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G. ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE ACTUAL FIELD CONDITIONS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.

H. ROOMS ARE DEFINED BY WALLS, FACES OF DOORS AND ROOM CHANGE INDICATORS.

E. LUMBER AND BLOCKING IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESSURE TREATED.

F. PLUMBING FIXTURE LOCATIONS (UNO)
*TOILETS 18" O.C. FROM ADJACENT WALL SURFACE
*SINKS CENTERED IN CABINET
*LAVATORIES 15" O.C. FROM ADJACENT FINISH WALL.

G. COORDINATE AND PERFORM ADDITIONAL WORK AS REQUIRED TO PRODUCE THE COMPLETED PLAN, ACCOMMODATE ALL EQUIPMENT, REMOVE ALL EXISTING FINISHES AND PROPERLY PREPARE SURFACES TO RECEIVE NEW FINISHES, AND INCORPORATE ALL DETAILS.

H. ALL FIXTURES, FINISHES, MILLWORK, AND EQUIPMENT, ARE TO BE SELECTED BY THE OWNER.

I. ALL ROOF WORK SHALL BE DONE IN ACCORDANCE WITH ROOF MANUFACTURERS STANDARD DETAILS AND SPECIFICATIONS AS TO NOT VOID ANY EXISTING WARRANTY.

KEYED NOTES

1. EXISTING ACCESSIBLE THRESHOLD
2. MOP SINK. REFER TO PLUMBING DRAWINGS.
3. WATER HEATER. REFER TO PLUMBING DRAWINGS.
4. HAND SINK. REFER TO PLUMBING DRAWINGS.
5. ELECTRICAL PANEL. REFER TO ELECTRICAL DRAWINGS.
6. EXISTING DOOR TO REMAIN. ENSURE DOOR MEETS ACCESSIBILITY REQUIREMENTS IN DOOR GENERAL NOTES, SHEET A3.1.
7. PROVIDE SOUND BATT INSULATION WITHIN RESTROOM AND KITCHEN WALLS.
8. OPAQUE FILM TO BE APPLIED TO GLASS (INTERIOR SIDE)
9. EXISTING CONCRETE COLUMN TO REMAIN EXPOSED
10. PROVIDE PAINTABLE VERTICAL J-CHANNEL WHERE SHEETROCK MEETS EXISTING CONCRETE COLUMN.
11. ABOVE CEILING SODA LINE CHASE TO BAR. PROVIDE 6" PVC CHASE. STUB OUT @ 6" BELOW CEILING. MAINTAIN MINIMUM 24" SWEEPS.
12. EQUIPMENT SHOWN FOR REFERENCE. SUPPLIED AND INSTALLED BY OTHERS. REFER TO A1.4.
13. 6" METAL STUD WALL FURRED OUR FROM EXISTING DEMISING WALL.
14. EXISTING STOREFRONT TO REMAIN.
15. EXISTING STOREFRONT DOOR TO BE SECURED IN CLOSED POSITION. DOOR OPERATING HARDWARE TO BE REMOVED. EXISTING EXIT SIGN TO BE RELOCATED.
16. EXISTING TENANT SEPARATION WALL TO REMAIN AS-IS. PROTECT FROM DAMAGE THROUGHOUT CONSTRUCTION SO AS TO PRESERVE INTEGRITY OF FIRE RATING. ANY AND ALL PENETRATIONS SHALL BE EFFECTIVELY FIRE STOPPED.
17. EXISTING PIPING TO REMAIN.
18. 5 TIER ADJUSTABLE SHELVING W/ HEAVY DUTY STANDARDS.
19. PARTIAL HEIGHT WALL. REFER TO 3/A4.2
20. HOST STAND BY OTHERS.
21. EXISTING DOOR SWING TO BE REVERSED. ENSURE DOOR MEETS ACCESSIBILITY REQUIREMENTS IN DOOR GENERAL NOTES, SHEET A3.1.

WALL LEGEND

EXISTING WALL TO REMAIN

NEW FULL HEIGHT WALL (TO 6" ABV CEILING U.N.O)

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Date: 23 DEC 2022

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2	21 FEB 2023

NOTED FLOOR PLAN

A1.2

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GENERAL NOTES

A. ALIGN JOINTS OF WALL AND FLOOR TILE, U.N.O.

B. FLOOR FINISH TRANSITIONS SHALL OCCUR AT LINE OF DOOR IN CLOSED POSITION, U.N.O.

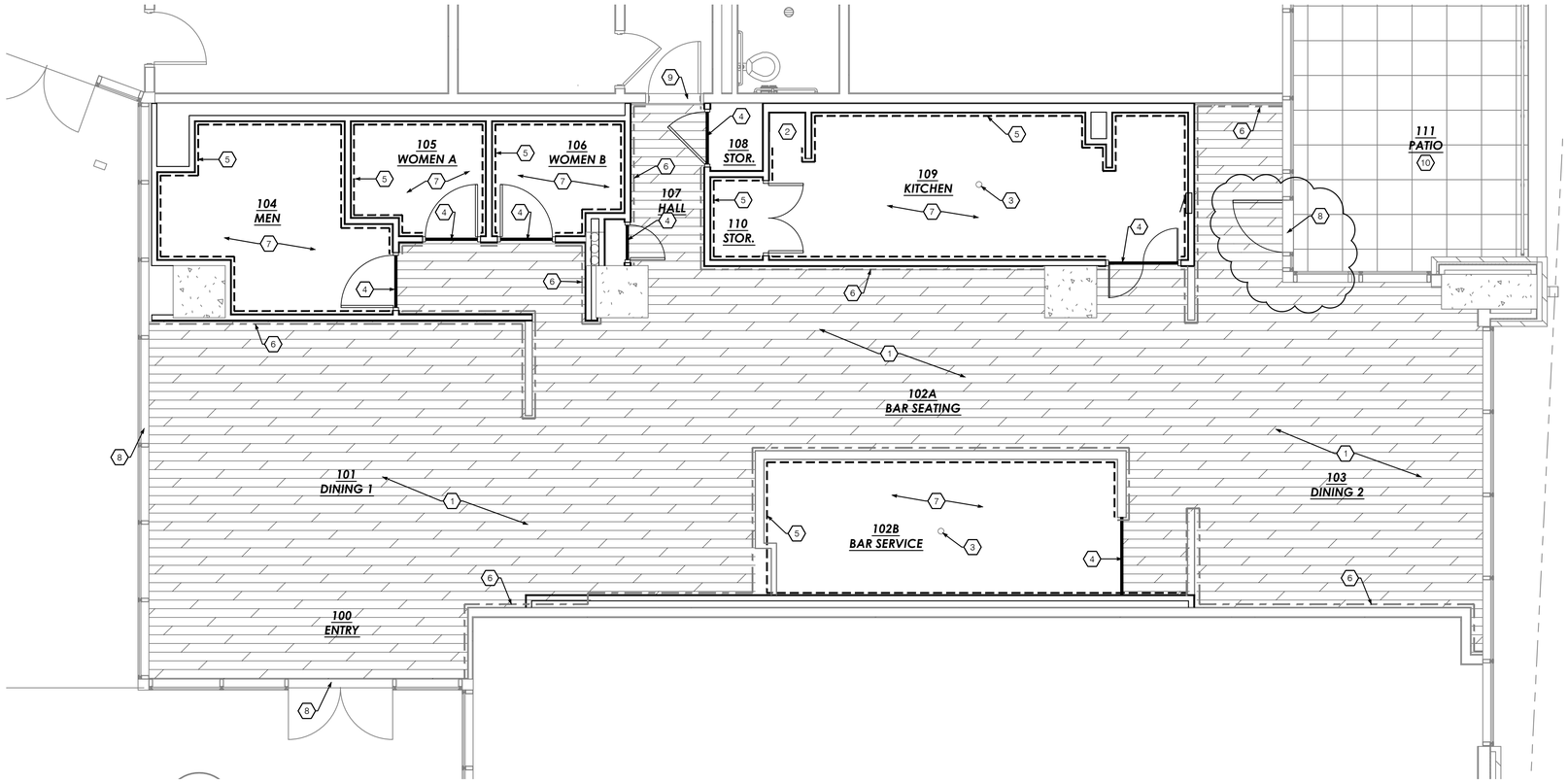
C. CONTINUE FLOOR FINISH UNDERNEATH CASEWORK (WHERE OCCURS), TYPICAL.

D. ALL FLOOR FINISHES SHALL BE PROTECTED FROM TIME OF INSTALLATION THROUGH TURNOVER.

E. ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE ACTUAL FIELD CONDITIONS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER.

KEYED NOTES

1. LVT-1 FLOORING. REFER TO FINISH SCHEDULE.
2. MOP SINK. REFER TO PLUMBING DRAWINGS.
3. FLOOR DRAIN. REFER TO PLUMBING DRAWINGS.
4. TRANSITION STRIP. SCHLUTER VINPRO-U. 10MM HEIGHT OR LESS (ADA COMPLIANT).
5. 4" RUBBER COVE BASE TRIM (WHERE INDICATED BY THE LINE TYPE: – – – –). REFER TO FINISH SCHEDULE.
6. 1X6 WOOD BASE TRIM. PAINT. (WHERE INDICATED BY THE LINE TYPE: – — – —). REFER TO FINISH SCHEDULE.
7. SEALED CONCRETE FLOOR.
8. EXISTING ACCESSIBLE THRESHOLD. REMOVE AND REINSTALL TO ACCOMMODATE NEW FLOOR FINISH.
9. NEW ACCESSIBLE THRESHOLD.
10. EXISTING PATIO FLOOR FINISH TO REMAIN.



1 FLOOR FINISH PLAN
1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN

NEW FULL HEIGHT WALL (TO 6" ABV CEILING U.N.O)

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FLOOR FINISH PLAN

A1.3

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EQUIPMENT SCHEDULE

EQUIPMENT SCHEDULE		
EQ NUMBER	ITEM	MODEL
EQ-1	HAND SINK	SPLASH WM900
EQ-2A	3-COMP SINK	REGENCY 600S3151512G
EQ-2B	3-COMP FAUCET	T&S BRASS EQUIP 5PR-BW12
EQ-3	WAREWASHER	NOBLE I-E COMMERCIAL WAREWASHER
EQ-4	DISHWASHER	NOBLE COMMERCIAL UNDERCOUNTER DISHWASHER (LOW TEMP)
EQ-5	BAR HAND SINK	REGENCY 600B11014
EQ-6	BAR DUMP SINK	REGENCY 600B11014
EQ-7		NOT USED
EQ-8	WORKTOP REFRIGERATOR	AVANTCO #178SSWT48RHC
EQ-9A	MOP SINK	MUSTEE MODEL 63M
EQ-9B	MOP FAUCET	T&S BRASS B-0665-BSTR
EQ-10	BAR DRAINBOARD	ADVANCE TABCO PRCR-19-24
EQ-11	COLD PREP	AVANTCO APT-48-HC
EQ-12	BOTTLE COOLER	AVANTCO HBB-80-HC
EQ-13	CARBONATORS	MCANNS 43-6002 (MOUNT 84" A.F.F.)
EQ-14	COCKTAIL STATION	KROWNE 21-36
EQ-15	ICE MACHINE	MANITOWAC IT0900
EQ-16	BACK BAR FRIDGE	AVANTCO #178UBB72GTG
EQ-17	WATER HEATER	LOWBOY TANK. LOCATE ABOVE RESTROOMS. MODEL TBD

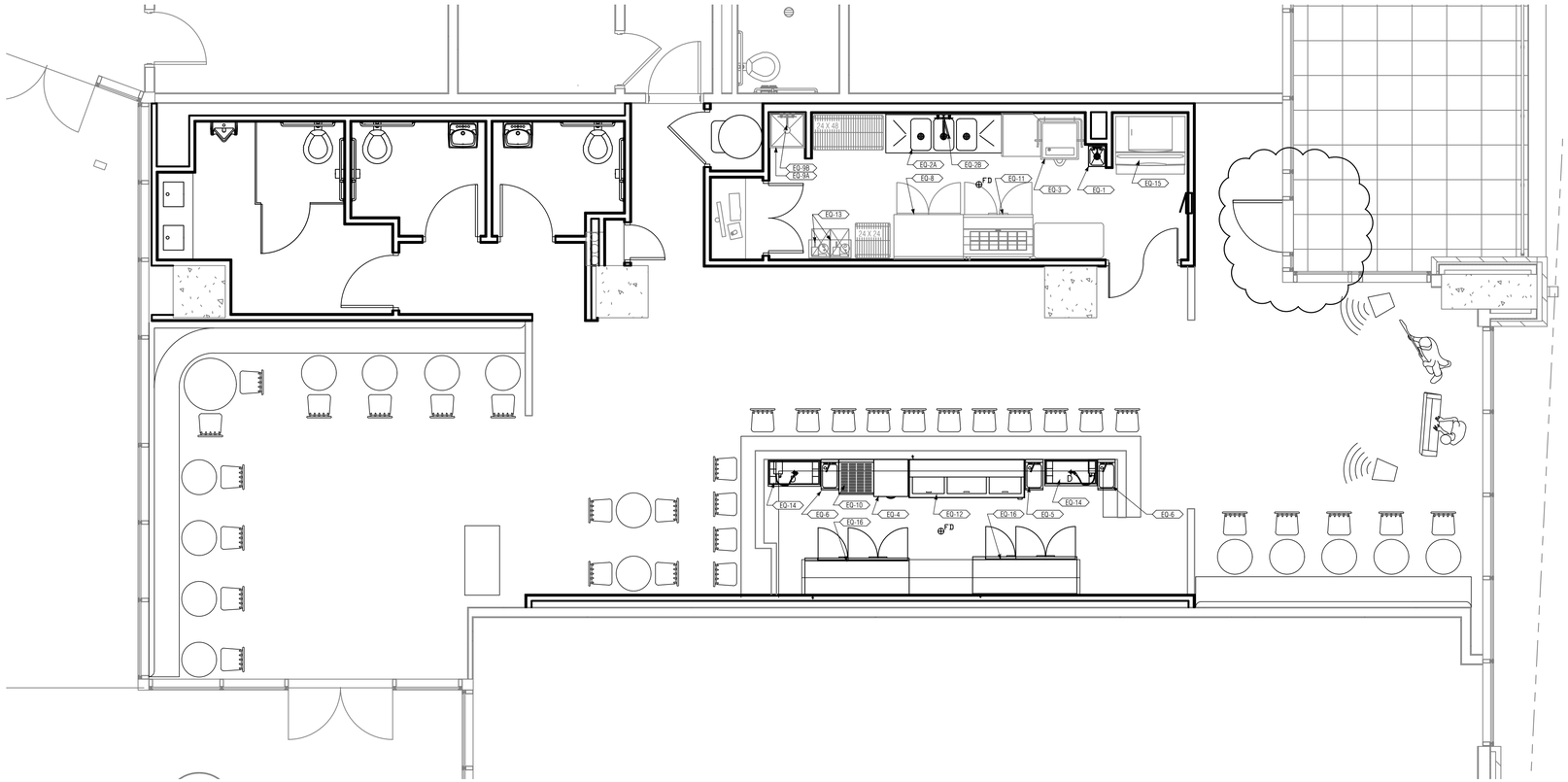
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GENERAL NOTES

A. EQUIPMENT LAYOUT AND SCHEDULE PROVIDED FOR REFERENCE ONLY. REFER TO VENDOR'S DRAWINGS UNDER SEPARATE COVER. REFER TO MEP DRAWINGS.

B. FURNITURE AND EQUIPMENT TO BE PROVIDED AND INSTALLED BY OWNER.



1 EQUIPMENT FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN

NEW FULL HEIGHT WALL (TO 6" ABV CEILING U.N.O)

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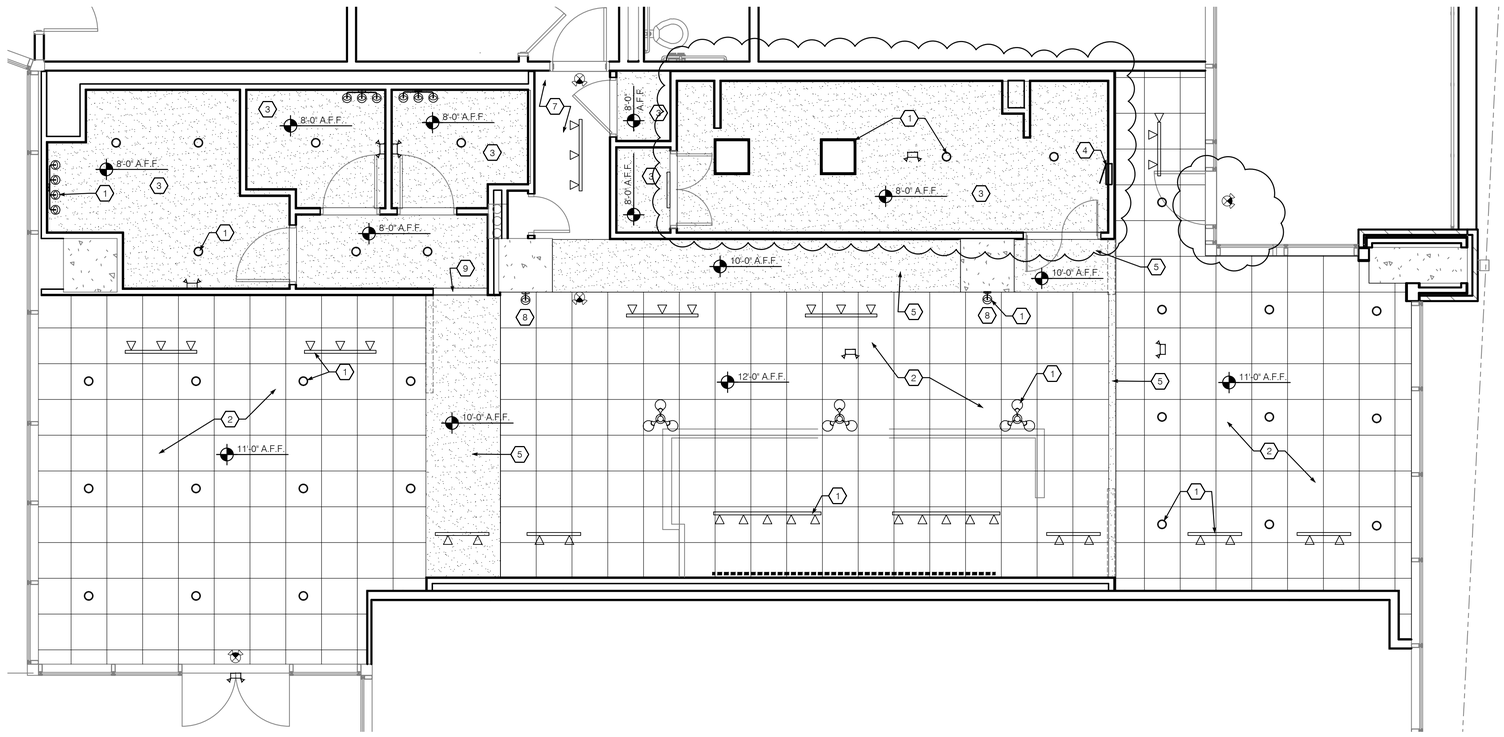
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EQUIPMENT FLOOR PLAN

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1 REFLECTED CEILING PLAN
1/4"=1'-0"

GENERAL NOTES

A. REFER TO ROOM FINISH SCHEDULE FOR CEILING FINISHES.

B. HVAC DIFFUSERS, GRILLES, COVER PLATES, SPEAKER COVERS, ETC. TO MATCH CEILING, U.N.O.

C. LIGHT FIXTURES AND ELECTRICAL EQUIPMENT SHOWN FOR LOCATION AND ORIENTATION ONLY.

D. THE CONTRACTOR SHALL COMPARE THIS REFLECTED CEILING PLAN WITH ELECTRICAL LIGHTING PLANS, MECHANICAL SUPPLY, RETURN, AND EXHAUST PLANS. THE CONTRACTOR SHALL REPORT ANY OMISSIONS OR INCONSISTENCIES TO THE ARCHITECT.

D. CONTRACTOR TO COORDINATE LOCATION OF HVAC EQUIPMENT AND LIGHT FIXTURES.

E. PROVIDE CEILING MOUNTED SMOKE DETECTORS, EXIT SIGNAGE, EMERGENCY LIGHTING, FIRE ALARM DEVICES, IN ACCORDANCE WITH ALL APPLICABLE CODES.

F. MECHANICAL DUCTS, DIFFUSERS AND GRILLES ARE NOT SHOWN. LAYOUT SHALL BE DESIGNED AND COORDINATED BY THE MECHANICAL CONTRACTOR IN ACCORDANCE WITH APPLICABLE CODES.

G. THE CONTRACTOR SHALL VERIFY THAT ACCESS PANELS OF TYPE SPECIFIED ARE INSTALLED IN NON-ACCESSIBLE TYPE CEILINGS WHERE SERVICE OR ADJUSTMENT TO MECHANICAL, PLUMBING, OR ELECTRICAL ITEMS MAY BE REQUIRED. ACCESS PANELS SHALL BE EQUAL TO THE RATING OF THE WALL OR CEILING IN WHICH THEY OCCUR.

H. CENTER ALL LIGHTS, EQUIPMENT, SIGNS ETC, U.N.O.

I. IF AS-BUILT CONDITIONS DEMAND THAT A CEILING BOARD LARGER THAN 2'-0" IN ANY DIMENSION BE USED IN THE PERIMETER BOARDS OF A TYPICAL 2'X2' GRID, THEN THAT BOARD SHALL BE CUT FROM A 2'X4' BOARD. A DOUBLE WALL ANGLE SHALL NOT BE USED IN THE CEILING GRID SYSTEM.

J. LOCATE ALL FIXTURES AT THE CENTERLINE OF TILE UNLESS NOTED OTHERWISE. INSTALL ALL ELECTRICAL SYSTEM COMPONENTS WITHOUT INTERFERING WITH DUCTS, PIPES, BEAMS, ETC. LOCATE LIGHT FIXTURES SYMMETRICALLY, OR AS DIMENSIONED, OR AS INDICATED ON THE REFLECTED CEILING PLANS IN CORRECT RELATION TO FINISHED AREAS. IN THE EVENT OF CONFLICT, THE ARCHITECT WILL DECIDE WHICH ITEM TO RELOCATE WITHOUT REGARD TO WHICH WAS INSTALLED FIRST.

K. THE GENERAL CONTRACTOR SHALL COORDINATE ALL EXPOSED CEILING WORK WITH ALL TRADES, AND PROVIDE SKETCH (FOR PRE-INSTALLATION MEETING) OF ALL CONDUIT RUNS, JUNCTION BOXES, DUCTWORK AND SUPPORTS, PLUMBING (OVERHEAD) AND FIRE PROTECTION PIPING, IN EXPOSED CEILING AREAS. CONTRACTORS SHALL ATTEND A PRE-INSTALLATION COORDINATION MEETING WITH ALL TRADES REPRESENTED WHERE ALL PROPOSED ROUTING WILL BE FINALIZED. ALL EQUIPMENT, PIPING OR ACCESSORIES INSTALLED IN THESE AREAS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

SYMBOL LEGEND

- 2X2 LED TROFFER LIGHT
- 6" ROUND RECESSED LED LIGHT
- SCONCE LIGHT
- TRACK LIGHT
- PENDANT LIGHT
- VANITY LIGHT

KEYED NOTES

1. LIGHT FIXTURE, TYP. REFER TO ELECTRICAL DRAWINGS.
2. 2X2 LAY-IN CEILING. REFER TO ROOM FINISH SCHEDULE. PROVIDE R-13 BATT INSULATION ABOVE FOR SOUND DAMPENING.
3. GWB CEILING. REFER TO ROOM FINISH SCHEDULE.
4. ELECTRICAL PANEL LOCATION. REFER TO ELECTRICAL PLANS.
5. GWB SOFFIT. PAINT.
6. 2X2 VINYL ACT CEILING. REFER TO ROOM FINISH SCHEDULE.
7. OPEN TO STRUCTURE. PAINT FLAT BLACK WHERE VISIBLE.
8. MOUNT SCONCE WITH BOTTOM AT 7'-0" AFF MIN.
9. GWB SOFFIT @ 7'-0" A.F.F.

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2/21/23

THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

Job Number: 22067

Date: 23 DEC 2022

Revision #	Revision Date
1	25 JAN 2023
2	21 FEB 2023

REFLECTED CEILING PLAN

A2.1

GENERAL DEMOLITION NOTES

A. ALL MATERIALS THAT HAVE BEEN DEMOLISHED SHALL BE REMOVED IMMEDIATELY AND DISPOSED OF PROPERLY. NO DEMOLISHED MATERIALS SHALL BE STOCKPILED ON SITE.

B. THE CONTRACTOR SHALL MAKE A PERSONAL INSPECTION OF THE SITE AND INCLUDE EXECUTING EVERYTHING REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT IN WRITING OF ANY INCONSISTENCIES IN THE DRAWINGS.

C. PROTECT OWNER'S PROPERTY AND PERSONS AT ALL TIMES.

D. THIS SECTION INCLUDES ALL ITEMS AND SERVICES NECESSARY TO DEMOLISH OR DISMANTLE AND REMOVE ALL WALLS, EQUIPMENT, PIPING AND APPURTENANCES WHICH WILL INTERFERE WITH NEW CONSTRUCTION.

E. ALL ITEMS TO BE REMOVED SHALL BE COORDINATED WITH NEW CONSTRUCTION.

F. ANY ITEMS NOT SHOWN TO BE DEMOLISHED THAT ARE DAMAGED SHALL BE REPAIRED BY THE CONTRACTOR.

G. COORDINATE ANY SYSTEMS SHUTDOWNS WHICH MAY BE REQUIRED WITH THE OWNER.

H. THE CONTRACTOR SHALL CONTROL AND LIMIT DUST RESULTING FROM DEMOLITION AND PREVENT THE SPREAD OF DUST TO THE BUILDING.

I. PRIOR TO COMMENCING WITH THE DEMOLITION THE CONTRACTOR SHALL ASCERTAIN FROM THE OWNER WHETHER OR NOT THE OWNER WISHES TO RETAIN ANY ITEMS. ANY SUCH ITEMS SHALL BE REMOVED WITH CARE SO AS TO PREVENT UNNECESSARY DAMAGE.

J. CONTRACTOR SHALL MAKE FUNCTIONAL ALL CIRCUITS DISRUPTED BY ANY DEMOLITION IN THIS AREA.

K. IF HAZARDOUS MATERIALS ARE REQUIRED TO BE REMOVED DUE TO THE SCOPE OF WORK. THE REMOVAL WILL BE PROVIDED BY THE OWNER PRIOR TO PROJECT COMMENCEMENT.

GENERAL FINISH NOTES

A. ALL INTERIOR FINISH SPECIFICATIONS AS REQUIRED OF THE ARCHITECT ARE INCLUDED HEREIN. SHOULD THERE BE DISCREPANCIES OR OMISSIONS, THE ARCHITECT IS TO BE CONSULTED BEFORE PROCEEDING. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES OR OMISSIONS THAT ARISE DUE TO CHANGES BY THE CONTRACTORS, CONSULTANTS, OR OWNERS AFTER DATE OF DRAWINGS UNLESS NOTED AS A REVISION ON DRAWINGS.

B. IF THERE SHOULD BE ANY DISCREPANCIES, DISCONTINUED OR DELAYED MATERIALS, THE OWNER IS TO BE NOTIFIED IMMEDIATELY AND CONSULTED BEFORE PROCEEDING. UNDER NO CIRCUMSTANCES ARE SUBSTITUTIONS TO BE MADE WITHOUT APPROVAL OF ALL INVOLVED PARTIES.

C. ALL INTERIOR FINISHES TO BE CLASS "C" OR BETTER AS INDICATED. CLASS "B" FOR EGRESS CORRIDORS & CLASS "A" FOR EXIT STAIRS. PROVIDE TEST DATA TO VERIFY FLAME SPREAD RATE.

D. ALL FINISHES AND MATERIALS SHALL BE AS INDICATED IN THE FINISH LEGEND. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE OWNER, TENANT, OR ARCHITECT. ANY SUBSTITUTIONS MUST BE DOCUMENTED IN WRITTEN FORM AND SIGNED BEFORE CONTRACTOR PROCEEDS WITH SUBSTITUTIONS.

E. ALL SURFACES WHICH ARE TO RECEIVE A FINISH APPLICATION SHALL BE COMPLETELY SMOOTH. IF SURFACES ARE NOT ACCEPTABLE TO RECEIVE FINISHES, CONTRACTOR TO HAVE SURFACES CORRECTED BEFORE BEGINNING FINISH APPLICATION.

F. ALL MISCELLANEOUS GRILLES, PLATES, ETC. OCCURRING ON WALLS OR CEILINGS ARE TO BE FINISHED TO MATCH WALL OR CEILING ON WHICH THEY OCCUR.

G. FLOOR COVERING TRANSITIONS TO OCCUR UNDER CENTER LINE OF DOOR IN CLOSED POSITION.

H. INSTALL ALL FLOORING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

I. EXPOSED CONCRETE FLOORS SHALL BE SEALED (U.N.O.).

J. TRANSITION STRIP BETWEEN CERAMIC TILE AND CARPET SHALL BE AS MANUFACTURED BY SCHLUTER (3/8" HIGH) OR EQUAL. FINISH TO BE AS SPECIFIED IN THE FINISH SCHEDULE.

K. DOOR FRAMES SHALL BE PAINTED WITH SEMIGLOSS ENAMEL.

L. PRIME ALL SURFACES PRIOR TO APPLYING FINAL PAINT FINISHES.

M. PROVIDE TRANSITION STRIP OF APPROPRIATE DESIGN AT ALL CONDITIONS.

N. PROTECT EXPOSED CONCRETE SLABS FROM MUD AND OIL STAINS. ALL MUD STAINS MUST BE COMPLETELY REMOVED FROM CONCRETE.

O. INTERIOR FLOOR FINISHES SHALL BE NOT LESS THAN CLASS II.

P. ALL WINDOWS TO HAVE DRYWALL RETURNS AT HEAD, JAMBS, AND SILL.

DOOR GENERAL NOTES

A. FURNISH FOUR (4) GRAND MASTER KEYS, FOUR (4) MASTER KEYS, AND TWO (2) CHANGE KEYS WITH EACH LOCKING DEVICE. KEYING TO BE DETERMINED BY OWNER.

B. ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED.

C. PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE.

D. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.

E. CONTRACTOR SHALL VERIFY THAT ALL DOOR HARDWARE MEETS ALL OWNER REQUIREMENTS AND STATE AND LOCAL CODES AND ORDINANCES. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

F. ALL LATCHING DOORS SHALL RECEIVE LEVER HARDWARE.

G. ALL LOCKING DEVICES SHALL BE VERIFIED WITH LOCAL FIRE MARSHAL REQUIREMENTS.

H. ALL DOORS AND HARDWARE SHALL CONFORM TO CURRENT APPLICABLE STANDARDS FOR ACCESSIBILITY.

I. ALL DOOR ACTIVATING HARDWARE SHALL BE INSTALLED BETWEEN 2'-6" AND 3'-8" A.F.F.

J. ACCESSIBILITY SIGNAGE TO BE MOUNTED ON OR ADJACENT TO ALL EGRESS AND TOILET ROOM DOORS. REFER TO ACCESSIBILITY SIGNAGE DETAILS.

K. DOOR CLOSERS TO BE MOUNTED ON INTERIOR / NON-PUBLIC ROOM SIDE OF DOORS. ALL DOOR CLOSERS SHALL BE THRU-BOLTED. DOOR CLOSERS TO HAVE A MAXIMUM OPENING FORCE OF 5 LB. MAX FORCE. THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR SHALL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

L. ALL THRESHOLDS TO BE SET IN DOUBLE FACED SEALANT TAPE AND AT MAX. HEIGHT.

M. PROVIDE DOOR SILENCERS (3 PER DOOR). IVES SR64 OR EQUAL. COORDINATE COLOR TO DOOR FRAME FINISH.

N. PROVIDE DOOR STOPS AT ALL DOORS AND WALL BUMPERS WHERE REQUIRED AGAINST ADJACENT WALL.

O. HOLLOW METAL DOORS TO BE 18GA GALVANIZED FLUSH INSULATED.

P. VERIFY PAINT AND STAIN COLORS WITH ARCHITECT.

Q. DOOR AND FRAME TO BE PAINTED AS NOTED ON FINISH SCHEDULE OR IN FINISH SPECIFICATIONS.

R. ALL HINGES TO BE STEEL BALL BEARING, FULL MORTISE TYPE.

S. EXTERIOR HINGES TO HAVE NON-REMOVABLE PINS.

T. PROVIDE SPRAY FOAM AT ALL DOOR JAMBS AND HEAD SHIMS PRIOR TO FINAL TRIM.

U. EXTERIOR ENTRY DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM EGRESS SIDE, PROVIDED THAT SIGN POSTED READING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED."

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	CEILING MAT.							WALLS						FLOOR						BASE			REMARKS
		MRGWB	GWB	IPT-1	ACT-1	ACT-2	O.T.S	IPT-4	MRGWB	GWB	FRP	IPT-2	tPT-3		CONC	LVT-1					WB-1	WB-2		
100	ENTRY				●					●		●				●					●			COLORS AND ACCENT COLOR LOCATIONS TO BE DETERMINED.
101	DINING 1				●					●		●	●			●					●			
102A	BAR SERVICE				●						●				●							●		
102B	BAR DINING				●					●		●				●					●			
103	DINING 2				●					●		●	●			●					●			
104	MEN	●							●						●							●		
105	WOMEN A	●							●						●							●		
106	WOMEN B	●							●						●							●		
107	HALL		●				●			●						●					●			
108	STORAGE		●												●						●			
109	KITCHEN	●						●	●						●							●		
110	STORAGE		●																			●		
111	PATIO																							EXISTING FINISHES TO REMAIN
112	CLOSET		●							●		●			●							●		

INTERIOR FINISHES

	TAG	ITEM	MANUFACTURER	DESCRIPTION	REMARKS
CEILING	MRGWB	MOISTURE RESISTANT GWB	USG OR EQUAL	5/8" THICK, NON-SAG, MOISTURE RESISTANT	
	GWB	GYPSUM WALL BOARD	USG OR EQUAL	5/8" THICK, NON-SAG	
	ACT-1	VINTAGE CEILING TILES		2X2 VINTAGE CEILING TILES	GRID: PRELUDE ML 15/16" EXPOSED TEE IN NATURAL ALUMINUM
	ACT-2	ACOUSTICAL CEILING SYSTEM	ARMSTRONG	2X2 KITCHEN ZONE	GRID: PRELUDE ML 15/16" EXPOSED TEE IN NATURAL ALUMINUM
	O.T.S	OPEN TO STRUCTURE			
	IPT-1	CEILING PAINT	SHERWIN WILLIAMS	FLAT CEILING PAINT, WHITE	TWO COATS, MIN.
	IPT-4	CEILING PAINT	SHERWIN WILLIAMS	GLOSS CEILING PAINT, WHITE	TWO COATS, MIN.
WALL	MRGWB	MOISTURE RESISTANT GWB	USG OR EQUAL	5/8" THICK	
	GWB	GYPSUM WALL BOARD	USG OR EQUAL	5/8" THICK	
	IPT-2	WALL PAINT	SHERWIN WILLIAMS	TBD. CONFIRM WITH OWNER	TWO COATS, MIN.
	IPT-3	WALL PAINT	SHERWIN WILLIAMS	TBD. CONFIRM WITH OWNER	TWO COATS, MIN.
FLOORING	CONC	CONCRETE		SEALED	EXISTING TO REMAIN.
	LVT-1	LUXURY VINYL TILE	ARMSTRONG	SPEC TBD	
	WB-1	WALL BASE	WOOD	1X6 WALL BASE	PAINT
	WB-2	WALL BASE	ARMSTRONG	4" RUBBER COVE BASE	MINIMIZE SEAMS

DOOR SCHEDULE

MARK	DOOR MATERIAL	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	GLAZING	HARDWARE FUNCTION	HARDWARE SET	HARDWARE CLOSER	HARDWARE THRESHOLD	NOTES
1	WOOD	A	3'-0"	7'-0"	1 3/4"	PAINT	STEEL	PAINT	NONE	PASSAGE	1	YES	NO	RESTROOM DOOR, UNDERCUT 1"
2	WOOD	A	3'-0"	7'-0"	1 3/4"	PAINT	STEEL	PAINT	NONE	PRIVACY	2	YES	NO	RESTROOM DOOR, UNDERCUT 1"
3	WOOD	A	3'-0"	7'-0"	1 3/4"	PAINT	STEEL	PAINT	NONE	STOREROOM	3	NO	NO	STORAGE DOOR
4	WOOD	B	(2)2'-0"	7'-0"	1 3/4"	PAINT	STEEL	PAINT	NONE	OFFICE	4	NO	NO	OFFICE DOOR
5	ELIASON DOOR	C	(2)2'-0"	7'-0"	1"	PREFIN	STEEL	PAINT	CLEAR	PASSAGE	-	SELF	NO	ELIASON SCP-1
6	WOOD	D	2'-0"	7'-0"	1 3/4"	PAINT	STEEL	PAINT	NONE	STOREROOM	3	NO	NO	STORAGE DOOR

DOOR HARDWARE SCHEDULE

NOTE: FINISH FOR ALL HARDWARE SHALL BE US26D OR EQUAL.

HARDWARE SET 1 - RESTROOM DOOR

3 EA.	BALL BEARING BUTTS
1 EA.	PUSH/PULL PLATE
1 EA.	WALL STOP
3 EA.	SILENCER
1 EA.	CLOSER
1 EA.	10" KICKPLATE (2" LESS DOOR WIDTH)

HARDWARE SET 2 - RESTROOM DOOR

3 EA.	BALL BEARING BUTTS
1 EA.	LOCKSET (LEVER)
1 EA.	WALL STOP
3 EA.	SILENCER
1 EA.	CLOSER
1 EA.	10" KICKPLATE (2" LESS DOOR WIDTH)

HARDWARE SET 3 - STOREROOM DOOR

3 EA.	BALL BEARING BUTTS
1 EA.	LOCKSET (LEVER)
3 EA.	SILENCER

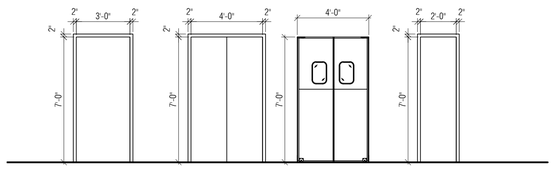
HARDWARE SET 4 - OFFICE

3 EA.	BALL BEARING BUTTS
1 EA.	LOCKSET (LEVER)
1 EA.	WALL STOP
3 EA.	SILENCER

HARDWARE BASIS OF DESIGN

LOCKSETS	SCHLAGE
CLOSERS	LCN
DOOR STOPS/SILENCER	IVES
DOOR KICK PLATES	BROOKLINE
THRESHOLD	PEMKO
BUTTS	IVES

DOOR TYPES



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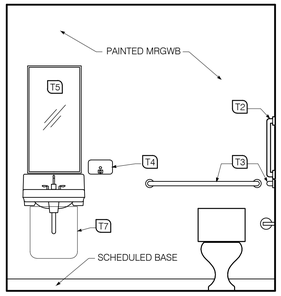
Job Number:
22067

Date:
23 DEC 2022

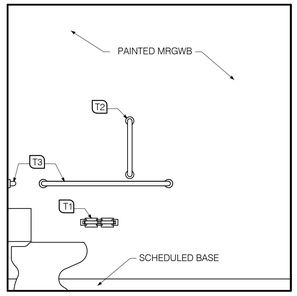
Revision #	Revision Date
2	21 FEB 2023

SCHEDULES

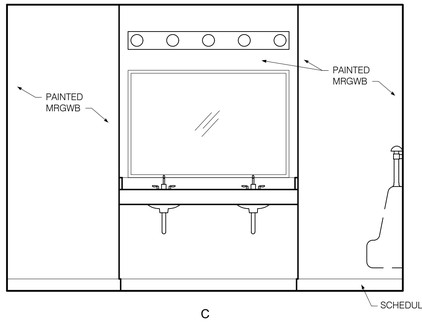
A3.1



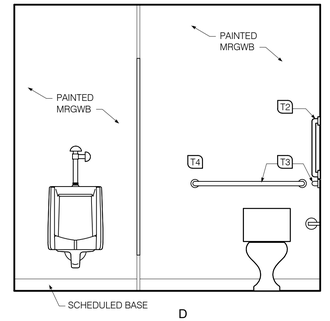
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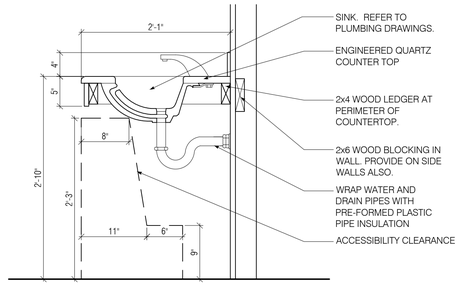


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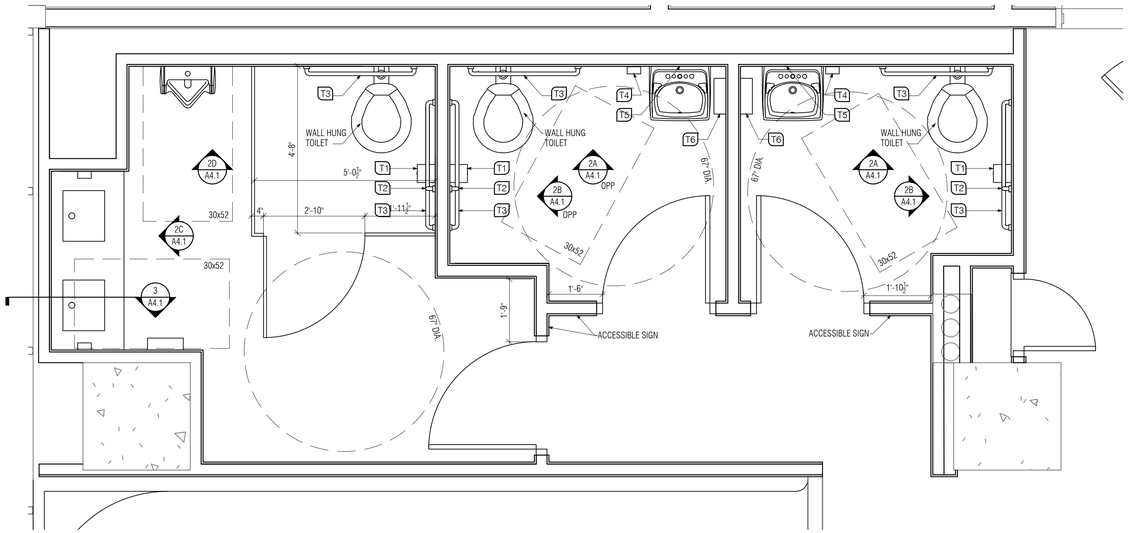


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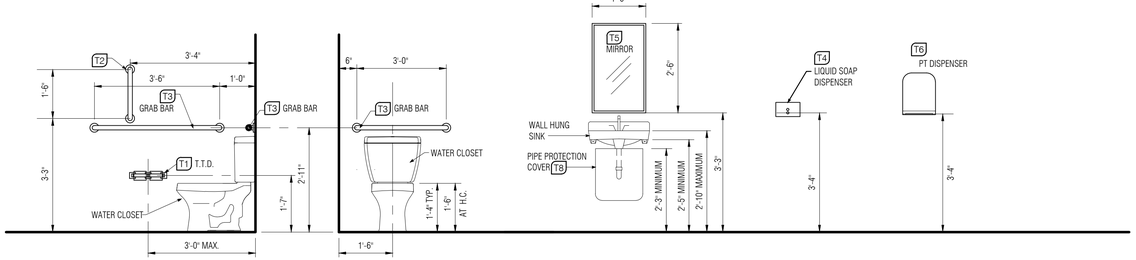
2 INTERIOR ELEVATIONS
1/2" = 1'-0"



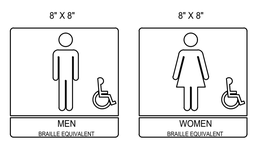
3 VANITY DETAIL
1" = 1'-0"



1 ENLARGED RESTROOM PLAN
1/2" = 1'-0"

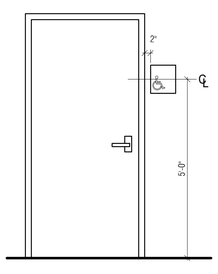


TYPICAL ACCESSIBLE MOUNTING HEIGHTS



1. UPPER CASE CHARACTERS, HELVETICA.
2. CHARACTERS RAISED 1/32".
3. GRADE 2 BRAILLE.
4. CHARACTERS AT LEAST 3/8" IN HEIGHT BUT NO HIGHER THAN 2".
5. EQUIVILENT VERBAL DESCRIPTIONS PLACED BELOW EACH PICTOGRAM.
6. PICTOGRAM AREA A MINIMUM OF 6".
7. COLOR CONTRAST BETWEEN CHARACTERS AND BACKGROUND.
8. MOUNT ON WALL ADJACENT TO LATCH SIDE OF DOOR.
9. MOUNT 60" FROM FINISHED FLOOR TO CENTER OF SIGN ADJACENT TO DOOR.
10. IF NO WALL SPACE IS AVAILABLE ADJACENT TO DOOR, THE SIGN SHALL BE MOUNTED ON THE NEAREST PERPENDICULAR WALL TO THE LATCH SIDE OF THE DOOR.

ACCESSIBLE SIGN NOTES



GENERAL NOTES

A. ALL WALLS IN RESTROOM TO HAVE MOISTURE RESISTANT GYPSUM BOARD.

B. PROVIDE BLOCKING IN WALLS FOR WALL MOUNTED ACCESSORIES, CASEWORK AND EQUIPMENT.

C. PROVIDE DIRECTIONAL SIGNAGE TO RESTROOMS IN MAIN LOBBY.

D. EACH RESTROOM TO BE PROVIDED WITH UNISEX IDENTIFICATION SIGN. SEE DETAIL TO THE LEFT.

TOILET ACCESSORY SCHEDULE

TAG	DESCRIPTION	MANUFACTURER NUMBER
T1	TOILET TISSUE HOLDER, SURF. MOUNT	BOBRICK: B-686
T2	VERTICAL GRAB BAR, 18"	BOBRICK: B-5806x18
T3	HORIZONTAL GRAB BARS, 36" & 42"	BOBRICK: B-5806x36, B-5806x42
T4	LIQUID SOAP DISPENSER	BOBRICK: B-4112
T5	MIRROR, 18" X 30" GLASS WITH FRAME	BOBRICK: B-1658 SERIES
T6	PAPER TOWEL DISPENSER	BOBRICK: B-262
T7	ADA COMPLIANT PIPE PROTECTION COVER	TRUBRO: LAV SHIELD

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12/23/22

THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

Job Number: 22067

Date: 23 DEC 2022

Revision #	Revision Date

ENLARGED PLANS AND DETAILS

A4.1

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GENERAL CASEWORK NOTES

A. THE CONTRACTOR SHALL VERIFY AND COORDINATE CLEAR DIMENSIONS REQUIRED FOR EQUIPMENT WHICH IS LOCATED WITHIN OR ADJACENT TO ANY PIECE OF CASEWORK (REFER TO FLOOR PLANS FOR EQUIPMENT LOCATIONS).

B. CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO UNIT FABRICATION AND INSTALLATION.

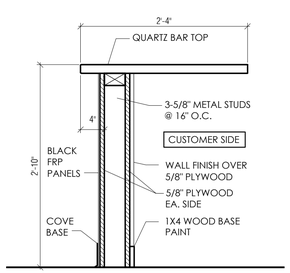
C. COUNTERTOPS, UNLESS OTHERWISE NOTED, SHALL HAVE A 4" HIGH BACKSPLASH AND SIDE SPLASH SCRIBED TO CONFORM TO THE SURFACE OF ABUTTING WALLS AT BACKS AND ENDS. COUNTERTOPS AND BACKSPLASHES SHALL BE CONTINUOUSLY CAULKED TO THE WALL.

D. CASEWORK MANUFACTURER AND INSTALLER SHALL COORDINATE WITH APPROPRIATE SUBCONTRACTORS FOR INSTALLATION OF SINKS WITH ASSOCIATED PIPING AND FITTINGS, AND FOR INSTALLATION OF ELECTRICAL RECEPTACLES, LIGHT FIXTURES, ETC. WITHIN THE CASEWORK.

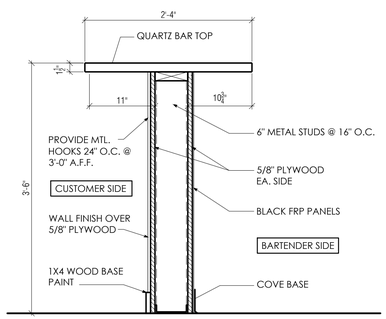
E. PROVIDE SCHEDULED BASE ALONG BOTTOM OF EXPOSED FRONTS, BACKS, SIDES, AND ENDS OF ALL AFFIXED CASEWORK, VERTICAL SUPPORTS, KNEE SPACES, ETC. (U.N.O.)

F. PROVIDE HIDDEN BLOCKING FOR MOUNTING OF ALL SHELVING, HOOKS, DISPENSERS, ETC.

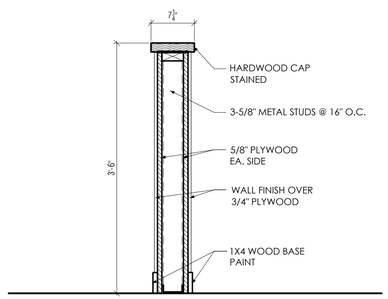
G. ALL CASEWORK TO BE PAINTED SHALL BE SANDED SMOOTH, CLEANED FREE OF DUST AND DEFECTS CORRECTED PRIOR TO PAINTING. WOOD SHALL BE PRIMED AS RECOMMENDED BY THE MANUFACTURER AND PAINTED WITH TWO COATS OF PAINT OF THE TYPE, COLOR AND FINISH SPECIFIED HEREIN.



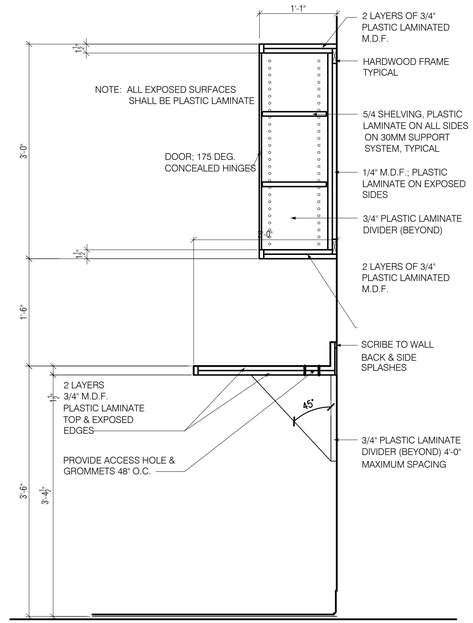
1 WALL SECTION - ACCESSIBLE BAR
1" = 1'-0"



2 WALL SECTION - BAR DIE WALL
1" = 1'-0"



3 WALL SECTION - HALF HEIGHT WALL
1" = 1'-0"



4 MILLWORK - OFFICE
1" = 1'-0"

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STATE OF SOUTH CAROLINA
LAWRENCE JOSEPH DEGENEW
GREENVILLE
No. 8048
REGISTERED ARCHITECT
12/23/22

THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

Job Number: 22067

Date: 23 DEC 2022

Revision #	Revision Date

DETAILS

A4.2

PLUMBING NOTES

ALL MATERIALS AND EQUIPMENT SHALL BE OF NEW AND OF FIRST QUALITY. WORKMANSHIP SHALL CONFORM TO THE BEST PRACTICE FOR SUCH WORK. ALL INSTALLERS OF THE SYSTEMS SHALL BE TRAINED IN THE INSTALLATION OF THE TYPES OF SYSTEMS BEING INSTALLED.

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL PLUMBING CODE, OSHA REQUIREMENTS AND ALL APPLICABLE LOCAL CODES AND ORDINANCES. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS AND FINAL APPROVALS.
2. SUBMISSION OF PROPOSAL DIRECTLY OR INDIRECTLY IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH HE WILL BE OBLIGATED TO OPERATE SHOULD HE BE AWARDED THE WORK UNDER THIS CONTRACT. NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID.
3. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE ARCHITECT/ENGINEER AND THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
4. THE CONTRACTOR SHALL VERIFY ALL CLEARANCES, DIMENSIONS, INVERTS AND SIZES OF PIPING AND EQUIPMENT WITH THE CONTRACT DOCUMENTS AND CONDITIONS IN THE FIELD BEFORE FABRICATION OF ANY MATERIALS OR WORK TO BE PERFORMED.
5. THE CONTRACTOR SHALL INSTALL SYSTEMS AS DESIGNED AND SET FORTH BY THE CONTRACT DOCUMENTS AND THE DESIGN CONCEPT INTENDED BY THE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF THIS WORK.
6. POTABLE HOT AND COLD WATER PIPE IN THE BUILDING SHALL BE ASTM B88 HARD COPPER TUBING, TYPE L WITH WROUGHT COPPER SOLDER JOINTS. GATE VALVES TO BE CRANE NO 1700 CLASS 125 BRONZE BODY, THREADED JOINT. FOR PIPING SIZES 1" AND SMALLER, ALTERNATE USE OF CROSS-LINKED POLYETHYLENE MADE BY "PEX" OR APPROVED EQUIVALENT PER ASTM F876/877.ADSF
7. MAINTAIN A MINIMUM CLEARANCE OF 3'-0" IN FRONT OF ALL ELECTRICAL PANELS AND 1'-0" EITHER SIDE OF PANEL TO STRUCTURE. ALL PIPING SHALL BE ROUTED AROUND THIS AREA.
8. ALL HOT AND COLD DOMESTIC WATER PIPING SHALL BE INSULATED WITH 1" FLEXIBLE UNICELLULAR PIPING INSULATION. ALL JOINTS TO BE BONDED WITH ADHESIVE. ALL PIPING IN ATTIC AREAS SHALL BE INSULATED WITH 1" FIBERGLASS AND RUN AGAINST THE TRUSS OF THE CEILING BELOW SO AS TO STAY CLOSE TO THE WARM SURFACE AND THEN COVERED WITH A BLANKET OF FIBERGLASS INSULATION.
9. ALL WATER PIPING SHOWN ROUTED IN EXTERIOR WALLS SHALL BE LOCATED INSIDE THE BUILDING INSULATION AND FINISHED WALL TO PREVENT FREEZE DAMAGE.
10. ALL ABOVE GRADE AND BELOW GRADE DWV PIPING SHALL BE SCHEDULE 40 PVC.
11. NON COMBUSTIBLE PIPING IS REQUIRED IN FIRE RATED WALLS AND IN PLENUM SPACES. THIS IS FOR ALL PIPING – WATER, WASTE, VENT AND STORM.
12. ALL SANITARY PIPING AND VENT PIPING LOCATED IN FIRE RATED WALL SHALL BE CAST IRON OR COPPER. COORDINATE LOCATIONS WITH ARCHITECT.
13. PROVIDE CLEANOUTS AT THE BASE OF ALL SANITARY DRAINAGE, PROCESS WASTE, AND RAIN WATER CONDUCTORS.
14. DRAINAGE PIPING SHALL BE RUN AS STRAIGHT AS POSSIBLE AND SHALL HAVE LONG TURN FITTINGS.
15. PVC PIPING SHALL NOT BE USED IN AIR PLENUM CEILINGS AND SHALL NOT CROSS FIRE RATED WALLS, CEILINGS, OR FLOORS.
16. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED TO MAINTAIN THEIR RATING. FIRE STOP PRODUCTS TO INCLUDE HILTI, 3M, OR APPROVED EQUAL.
17. ALL STUB INS AND/ OR SLAB OR WALL PENETRATION TO BE PER NFPA. ALL PIPING PENETRATIONS OF BUILDING FOUNDATIONS OR FOOTING SHALL BE SLEEVED.
18. PLUMBING CONTRACTOR SHALL FURNISH ACCESS PANEL, TO BE INSTALLED BY THE GENERAL CONTRACTOR, AS REQUIRED FOR PLUMBING SYSTEM INSTALLATIONS.
19. ALL PIPING AND WATER HEATER SUPPORTS MUST MEET THE MANUFACTURERS' STANDARDIZATION SOCIETY SP-69. ALL THREADED ROD DIAMETERS SHALL BE ⅜" DIAMETER MINIMUM AND SUPPORTS SHALL BE SPACED IN ACCORDANCE WITH INTERNATIONAL PLUMBING CODE. NO SEISMIC SUPPORTS ARE REQUIRED IF PIPING IS LESS THAN 1.5 INCHES IN DIAMETER AND IS HUNG WITHIN 12" OF CEILING SUPPORT STRUCTURE.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIGGING OF THE TRENCHES REQUIRED FOR THE UNDERGROUND PIPING AS INDICATED ON THE DRAWINGS WITH 4 FEET OF EXTERIOR WALL OUTSIDE THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER BACKFILLING OF ALL TRENCHING AND TAMPING SO THAT SLABS CAST ABOVE THE LINES SHALL BE ADEQUATELY SUPPORTED. TRENCHES SHALL BE GRADED EVENLY ACCORDING TO THE STANDARD OF BEST PRACTICE SUCH THAT PIPE IS UNIFORMLY SUPPORTED.
21. PRESSURE TESTING OF THE SUPPLY WATER AND DWV SYSTEMS SHALL BE DONE IN ACCORDANCE WITH THE IPC AND LOCAL INSPECTION REQUIREMENTS.
22. ALL POTABLE WATER SYSTEM PIPING, FITTINGS AND FIXTURES SHALL BE STERILIZED AND FLUSHED PRIOR TO USE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN WATER WORKS ASSOCIATION STANDARDS.
23. PLUMBING CONTRACTOR SHALL PROVIDE BACTERIOLOGICAL REPORT FOR THE WATER SUPPLY PRIOR TO REQUESTING FINAL INSPECTION.
24. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE COLD WATER SUPPLY FROM THE WATER MAIN HAS A BACK FLOW PREVENTOR INSTALLED BEFORE CONNECTING THE SUPPLY PIPING. IF NOT THE CONTRACTOR SHALL INSTALL BACKFLOW PREVENTION DEVICE. THE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED PER LOCAL CODE & PER AUTHORITY HAVING JURISDICTION REQUIREMENTS.
25. PLUMBING CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR ALL VOLTAGES TO PLUMBING EQUIPMENTS OF ELECTRICALLY OPERATED EQUIPMENT PRIOR TO PURCHASING EQUIPMENT.
26. ALL NATURAL GAS PIPING SHALL MEET THE MOST CURRENT EDITION OF THE NATURAL GAS CODE AND INTERNATIONAL MECHANICAL CODE. STEEL PIPING IS THE STANDARD FOR THIS DESIGN BUT OTHER FLEXIBLE AND PLASTIC PIPING MAY BE UTILIZED IF INSTALLED PER MANUFACTURERS' STANDARDS AND ARE ACCEPTABLE FOR LOCAL CODES. OUTSIDE STORAGE OF ANY PLASTIC PIPING SHALL BE RESTRICTED PER MANUFACTURERS' STANDARDS. INSTALLING PLASTIC NATURAL GAS PIPING IN AREAS OF HIGH LIGHT INTENSITY OR HEAT SOURCES SHALL NOT BE ALLOWED.
27. PORTIONS OF A GAS PIPING SYSTEM INSTALLED IN CONCEALED LOCATIONS SHALL NOT HAVE UNIONS, TUBE FITTINGS OR RUNNING THREADS.
28. PAINT ALL EXTERIOR ROUTED NATURAL GAS PIPING WITH 1 PRIMER COAT, 2 FINAL COATS OF RUST INHIBITOR SAFETY YELLOW.
29. EXPOSED PIPING SHALL BE IDENTIFIED BY A YELLOW LABEL MARKED "GAS" IN BLACK LETTERS. THE MARKING SHALL BE SPACED AT INTERVALS NOT EXCEEDING 5 FEET. ALL PIPING AND TUBING SYSTEMS, GREATER THAN 0.5-POUNDS PER SQUARE INCH SERVICE PRESSURE, SHALL BE IDENTIFIED BY A YELLOW LABEL WITH BLACK LETTERS INDICATING THE PIPING SYSTEM PRESSURE. THE SYSTEM SHALL BE MARKED AT THE BEGINNING, ALL ENDS AND AT INTERVALS NOT EXCEEDING 5 FEET ALONG ITS EXPOSED LENGTH.
30. NATURAL GAS PIPING IS SIZED FOR 2 PSI BLDG. SIDE GAS PRESSURE, CONTRACTOR TO VERIFY W/ GAS CO. FOR SVC. PRESSURE PROVIDED.
31. ALL ROOF DRAIN PIPING SHALL BE SCH. 40 PVC W/ 1" FIBERGLASS INSULATION WITH ALL SERVICE JACKET. IF PIPING IS ROUTED IN A PLENUM SPACE, PIPING SHALL BE SCH. 40 CAST IRON WITH 1" FIBERGLASS INSULATION.

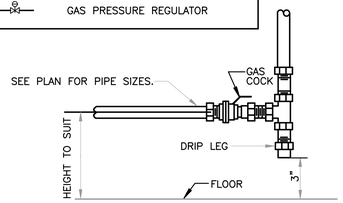
PLUMBING LEGEND & SYMBOLS

- HOT WATER (DOMESTIC)
- SANITARY WASTE PIPING
- SANITARY VENT PIPING
- COLD WATER (DOMESTIC)
- G — NATURAL GAS PIPING
- WALL CLEANOUT
- HOT WATER RETURN (DOMESTIC)
- CD — CONDENSATE DRAIN PIPING
- GW — GREASE WASTE PIPING
- TW — TEMPER WATER 105°F
- WALL HYDRANT OR HOSE BIBB
- GATE VALVE
- BALL VALVE
- PRESSURE REDUCING VALVE (PRV)
- TEMPERATURE/PRESSURE RELIEF VALVE
- RELIEF/SAFETY VALVE
- GAS COCK
- FLOOR DRAIN
- FLOOR CLEANOUT
- FLOOR SINK
- PIPE RISING UP
- PIPE DROPPING DOWN
- WATER HAMMER ARRESTER
- CONCENTRIC REDUCER
- UNION – SCREWED OR FLANGED
- PUMP
- GAS PRESSURE REGULATOR

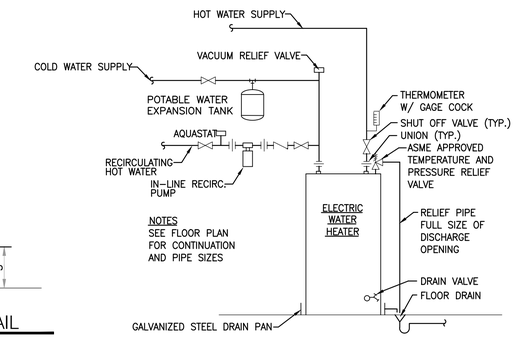
ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MC	MECHANICAL CONTRACTOR
AHU	AIR HANDLING UNIT	MTD	MOUNTED
BFF	BELOW FINISHED FLOOR	NIC	NOT IN CONTRACT
BFP	BACKFLOW PREVENTER	NTS	NOT TO SCALE
BOP	BOTTOM OF PIPE	NG	NATURAL GAS
CHWP	CHILLED WATER PUMP	ORD	OVERFLOW ROOF DRAIN
CHWR	CHILLED WATER RETURN	OVHD	OVERHEAD
CHWS	CHILLED WATER SUPPLY	PC	PLUMBING CONTRACTOR
CONT	CONTINUATION	PRV	PRESSURE REDUCING VALVE
CO	CLEAN OUT	RD	ROOF DRAIN
COORD	COORDINATE	SS	SANITARY SEWER
CW	COLD WATER	T&P	TEMPERATURE & PRESSURE
DN	DOWN	TYP	TYPICAL
FD	FLOOR DRAIN	TW	TEMPERED HOT WATER
FCO	FLOOR CLEAN OUT	V	VENT
FS	FLOOR SINK	VTR	VENT THRU ROOF
GC	GENERAL CONTRACTOR	W	WASTE
GPH	GALLONS PER HOUR	W/	WITH
GPM	GALLONS PER MINUTE	WCO	WALL CLEAN OUT
HB	HOSE BIBB	WH	WATER HEATER
HD	HUB DRAIN	WHA	WATER HAMMER ARRESTER
HW	HOT WATER	WHD	WALL HYDRANT
HWR	HEATING HOT RECIRCULATION	YCO	YARD CLEANOUT
IE	INVERT ELEVATION		

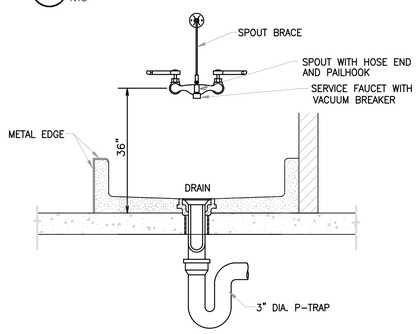
NOT ALL ABBREVIATIONS ARE USED



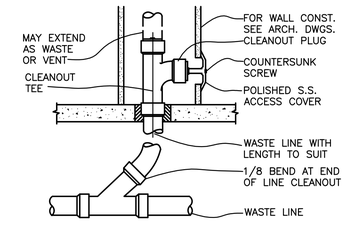
1 GAS PIPING CONNECTION DETAIL
NTS



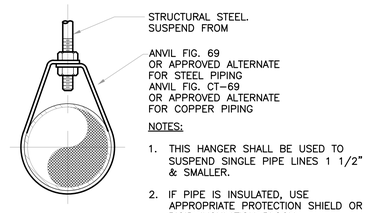
2 WATER HEATER DETAIL
NTS



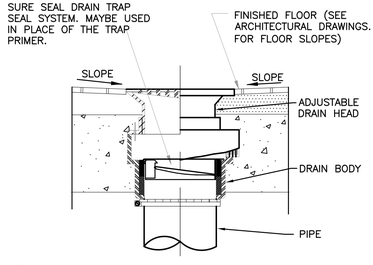
3 MOP SINK DETAIL
NTS



4 WALL CLEANOUT DETAIL
NTS



5 PIPE HANGER DETAIL
NTS



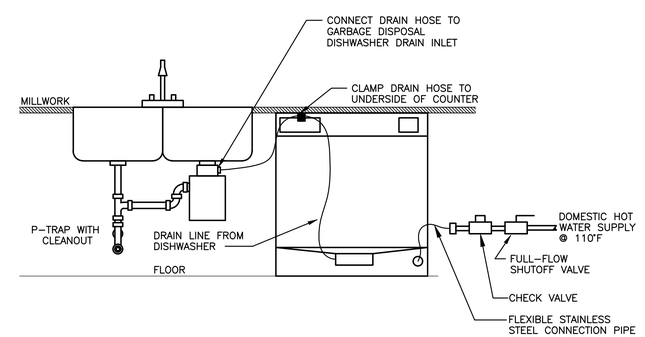
6 FLOOR DRAIN DETAIL
NTS

PLUMBING FIXTURE SCHEDULE

ITEM	DESCRIPTION	FIXTURE	WASTE	VENT	HOT SUPPLY	COLD SUPPLY
WC-1	AMERICAN STANDARD AFWALL WALL-MOUNTED FLUSH VALVE WATER CLOSET OR EQUAL, WHITE, VITREOUS CHINA, 1.6 GPF, ELONGATED BOWL, W/ SLOAN ROYAL #8111 (TOP SPUD) FLUSH VALVE (OR EQUAL). OPEN FRONT SEAT, J.R. SMITH CARRIER OR EQUAL.	WALL HUNG WATER CLOSET FLUSH VALVE	4	2	–	1
WC-1A	AMERICAN STANDARD AFWALL WALL-MOUNTED FLUSH VALVE WATER CLOSET OR EQUAL, WHITE, VITREOUS CHINA, 1.6 GPF, ELONGATED BOWL, W/ SLOAN ROYAL #8111 (TOP SPUD) FLUSH VALVE (OR EQUAL). OPEN FRONT SEAT, J.R. SMITH CARRIER OR EQUAL. WITH RIM MOUNTED AT 17" AFF. WATER CLOSET FLUSH VALVE HANDLES SHALL BE ON RIGHT OR LEFT SIDE, TO MATCH THE WIDE SIDE OF THE HANDICAPPED STALL OR EQUAL.	WALL HUNG WATER CLOSET FLUSH VALVE (HANDICAP ACCESSIBLE)	4	2	–	1
UR-1	AMERICAN STANDARD TRIMBROOK, VITREOUS CHINA, 3/4" TOP SPUD (OR EQUAL) PROVIDE W/ SLOAN ROYAL 8180 BATTERY AUTO FLUSH VALVE & HEAVY DUTY WALL CARRIER OR EQUAL.	WALL HUNG URINAL	2	1 1/2	–	3/4
UR-1A	SAME AS ABOVE WITH RIM MOUNTED AT 17" AFF.	WALL HUNG URINAL (HANDICAP ACCESSIBLE)	2	1 1/2	–	3/4
LAV-1	AMERICAN STANDARD AQUALYN 20-3/8" x 17-3/8" SELF RIMMING OVAL COUNTERTOP LAVATORY, VITREOUS CHINA., FAUCET HOLES ON 4" CENTERS W/ T&S BRASS SENSOR BATTERY ELECTRONIC FAUCETS DECK MOUNT FAUCET #EC-3104-VF05 OR EQUAL.	COUNTER LAVATORY	2	1 1/2	1/2	1/2
LAV-1A	SAME AS ABOVE WITH A.D.A. APPROVED, PREMOLDED INSULATED COVERS FOR WASTE & SUPPLIES BELOW LAVATORY.	COUNTER LAVATORY (HANDICAP ACCESSIBLE)	2	1 1/2	1/2	1/2
LAV-2	AMERICAN STANDARD LUCERNE, 20-1/2" x 18-1/4" SQUARE SINK, VITREOUS CHINA, WALL-HUNG LAVATORY WITH FAUCET HOLES ON 4" CENTERS W/ T&S BRASS SENSOR BATTERY ELECTRONIC FAUCETS DECK MOUNT FAUCET #EC-3104-VF05., ANGLE STOP SUPPLIES WITH TUBES & ESCUTCHEONS, P-TRAP AND J.R. SMITH CONCEALED ARM CARRIER. MOUNT TOP OF RIM 34" AFF OR EQUAL.	WALL HUNG LAVATORY	2	1 1/2	1/2	1/2
LAV-2A	SAME AS ABOVE WITH A.D.A. APPROVED, PREMOLDED INSULATED COVERS FOR WASTE & SUPPLIES BELOW LAVATORY.	WALL HUNG LAVATORY (HANDICAP ACCESSIBLE)	2	1 1/2	1/2	1/2
JS-1	MUSTEE MODEL #63M WITH T&S BRASS B-0665-BSTR	MOP SINK	3	1 1/2	3/4	3/4
SINK-1	SPLASH WM900	HAND SINK	2	1 1/2	1/2	1/2
SINK-2	REGENCY #600B11014 SINGLE BOWL SINK	BAR DUMP SINK	2	1 1/2	1/2	1/2
SINK-3	REGENCY #600B11014 SINGLE BOWL SINK	BAR HAND SINK	2	1 1/2	1/2	1/2
COMP-3	REGENCY #600S315152G 3 BOWL SINK WITH T&S BRASS EQUIP #5PR-8W12 FAUCET	3-COMPARTMENT SINK	3	2	3/4	3/4
DW-1	NOBLE I-E COMMERCIAL WAREWASHER	WAREWASHER	2	1-1/2	–	1/2
DW-2	NOBLE COMMERCIAL UNDERCOUNTER DISHWASHER (LOW TEMP)	DISHWASHER	2	1-1/2	–	1/2
2 WH-1	BRADLEY WHITE- HEAVY DUTY COMMERCIAL ELECTRICAL WATER HEATER – 119 GALLON TANK WITH 24 KW ELECTRICAL HEATER AT 208/3-60.	WATER HEATER	–	–	3/4	3/4
WCO	WALL CLEANOUT-ZURN MODEL Z-1441-A-BP WITH BRASS PLUG AND STAINLESS STEEL COVER OR EQUAL.	WALL CELANOUT	SEE PLAN	–	–	–
IMB	MANITOWAC IT0900 MODEL: #IRT0990A	ICE MACHINE BOX	SEE PLAN	–	–	1/2
FD	FLOOR DRAIN – ZURN MODEL ZN-415, 6" TYPE B STRAINER, WITH CAST IRON HOUSING, ADJUSTABLE SATIN BRONZE TOP, CLAMPING COLLAR, AND OUTLET CONNECTION TO MATCH PIPING SIZE AS INDICATED ON DRAWINGS. INSTALL SURE SEAL INLINE 3" FLOOR DRAIN TRAP SEALER AS PER MANUFACTURER RECOMMENDATIONS OR EQUAL.	FLOOR DRAIN	3	1 1/2	–	–

GENERAL PLUMBING FIXTURE NOTES: (THESE NOTES APPLY TO ALL APPLICABLE PLUMBING FIXTURES)

1. ROUGH-IN ALL WASTE AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S APPROVED SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL HAVE SHUT-OFF VALVES.



7 DISHWASHER DETAIL
NTS

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SOUTH CAROLINA CAROLINA ENGINEERING SOLUTIONS LLC CERTIFICATE OF AUTHORIZATION C02825



THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

Job Number: 22325

Date: 23 DEC 2022

Revision #	Revision Date
2	2 FEB 2023
3	21 FEB 2023

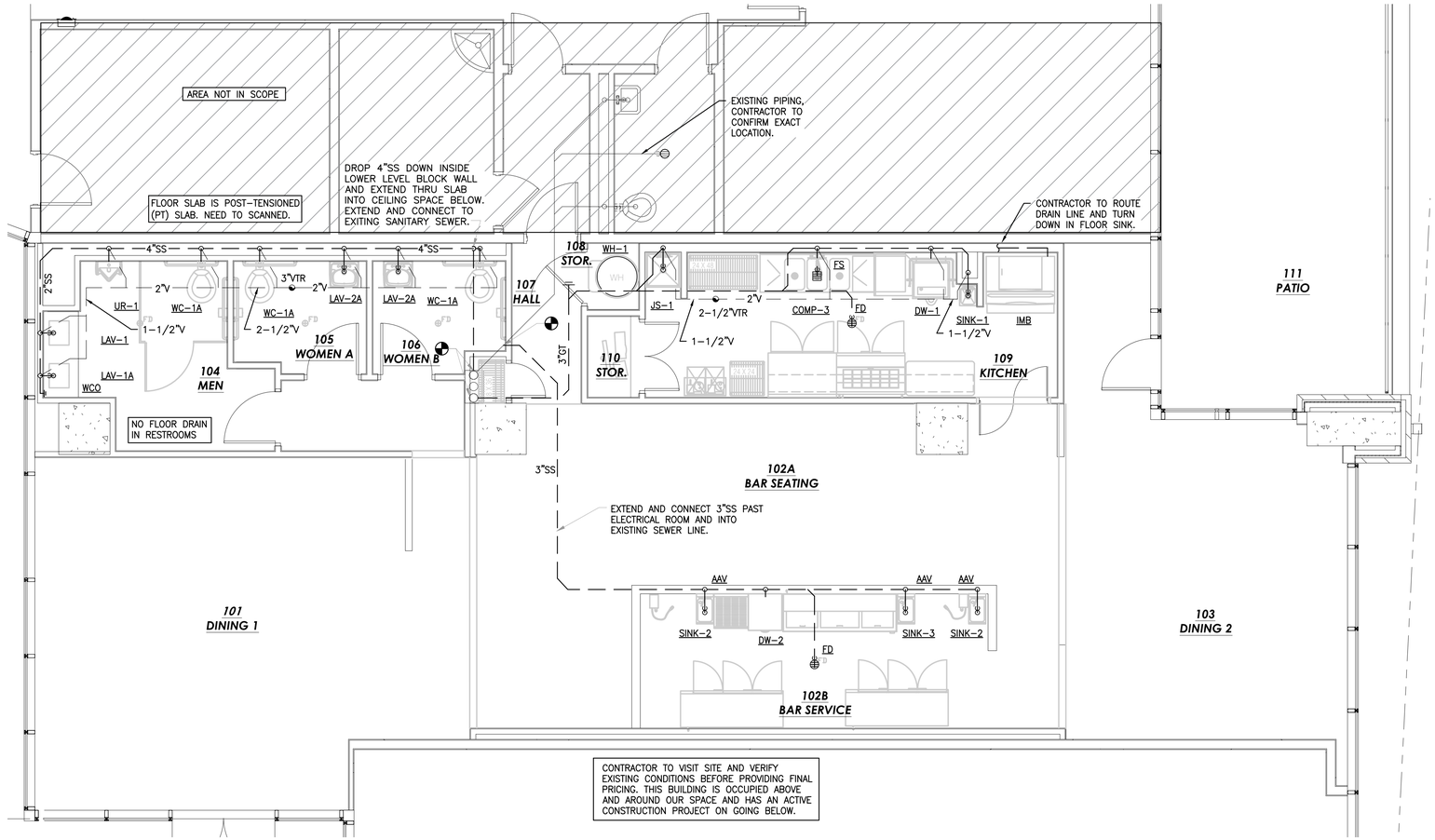
PLUMBING SCHEDULES, DETAILS, & NOTES

P0.1

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1 SANITARY WASTE & VENT FLOOR PLAN
1/4" = 1'-0"

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
CAROLINA ENGINEERING SOLUTIONS LLC
C02825

SOUTH CAROLINA PROFESSIONAL ENGINEER
No. 39013
HUNTER WHITE WEST
11/23/22

THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

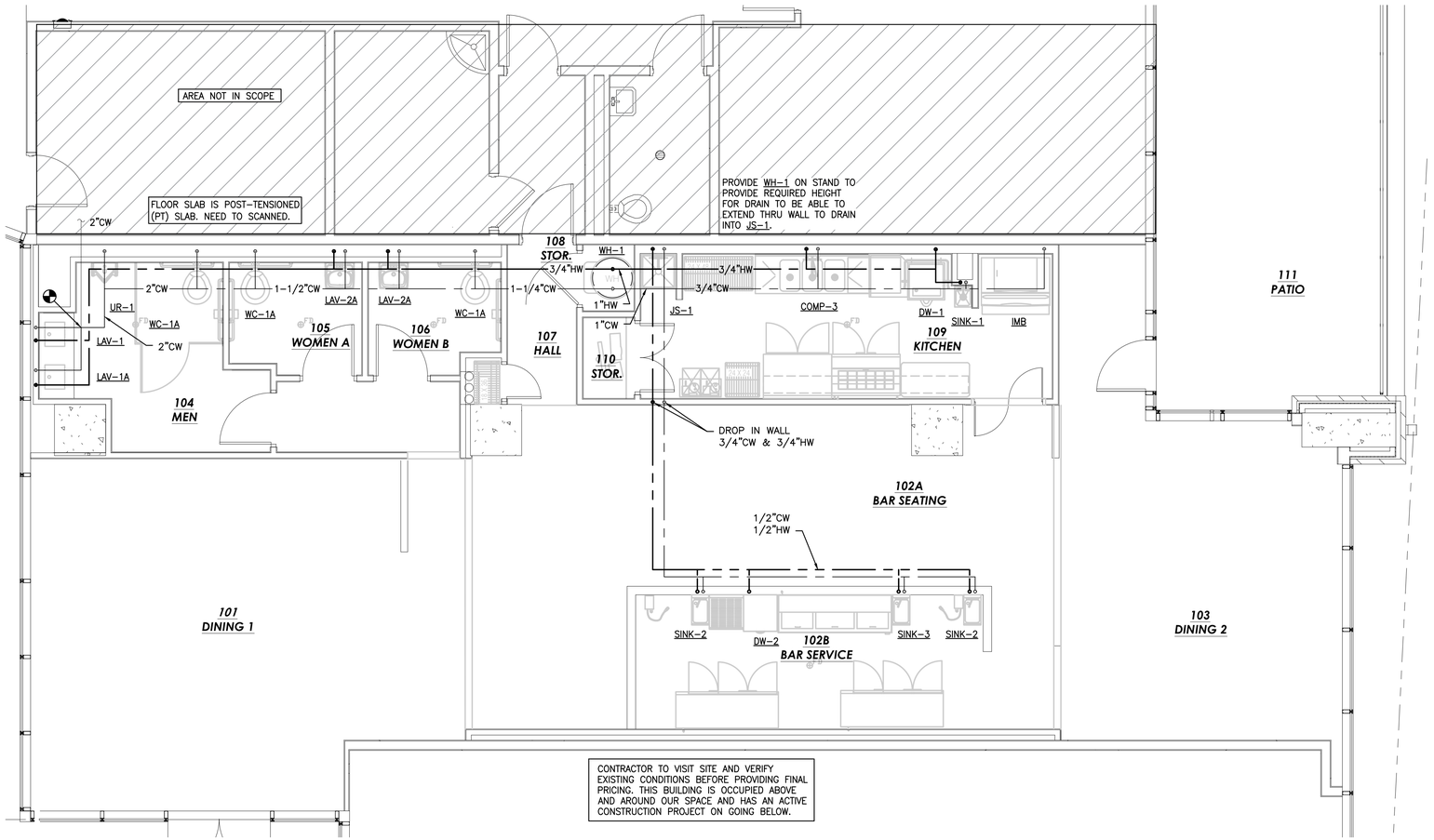
Job Number: 22325
Date: 23 DEC 2022

Revision #	Revision Date

SANITARY WASTE & VENT FLOOR PLAN

P1.1

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1 DOMESTIC WATER FLOOR PLAN
1/4" = 1'-0"

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL
No. 39013
11/23/22
HUNTER WHITE WEST

THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

Job Number: 22325
Date: 23 DEC 2022

Revision #	Revision Date

DOMESTIC WATER FLOOR PLAN

P1.2

MECHANICAL NOTES

ALL MATERIALS AND EQUIPMENT SHALL BE OF NEW AND OF FIRST QUALITY. WORKMANSHIP SHALL CONFORM TO THE BEST PRACTICE FOR SUCH WORK. ALL INSTALLERS OF THE SYSTEMS SHALL BE TRAINED IN THE INSTALLATION OF THE TYPES OF SYSTEMS BEING INSTALLED.

1. SUBMISSION OF PROPOSAL DIRECTLY OR INDIRECTLY IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH HE WILL BE OBLIGATED TO OPERATE SHOULD HE BE AWARDED THE WORK UNDER THIS CONTRACT. CONTRACTOR SHALL VERIFY EXISTING EQUIPMENTS LOCATIONS IN THE FIELD, AND SHALL ADVISE THE ARCHITECT/ENGINEER AND THE OWNER OF ANY DISCREPANCIES. NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID.
2. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE ARCHITECT/ENGINEER AND THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
3. FIRE DAMPERS – FIRE DAMPERS SHALL BE USED WHERE DUCTWORK PENETRATES WALLS, FLOORS AND CEILINGS IN A FIRE RATED ASSEMBLY. FIRE STOPPING IS TO BE INSTALLED IN ALL SYSTEMS WHERE A FIRE WALL OR FIRE BARRIER IS PENETRATED. FIRE RATED CAULK SHALL BE USED TO SEAL ALL PENETRATIONS THROUGH FIRE RATED ROOMS FROM ALL MECHANICAL WORKMANSHIP INCLUDING, BUT NOT LIMITED TO CONTROL WIRING. CONDENSATE LINES, MECHANICAL PIPING/LINES SET GOING THROUGH FIRE RATED WALL SHALL BE UL CLASSIFIED FOR FIRE RATED WALL. PIPE INSULATION FOR PIPING SHALL MEET UL CLASSIFICATION FOR FIRE RATED WALL.
4. MECHANICAL CONTRACTOR SHALL INSTALL EQUIPMENT PER MANUFACTURERS' INSTRUCTIONS AND SHALL HAVE MANUFACTURERS' INSTALLATION INSTRUCTIONS ON SITE DURING FINAL INSPECTION.
5. THESE DRAWINGS ARE OF A SCHEMATIC NATURE AND THE CONTRACTOR MUST OBTAIN ANY ADDITIONAL INFORMATION REQUIRED FOR THE WORK AND INTERFACE WITH OTHER DISCIPLINES ON SITE.
6. PREPARED OF THESE DRAWINGS SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR OR OF THE SAFETY, PRECAUTIONS AND PROGRAMS INCIDENTAL TO THE WORK OF THE CONTRACTOR.
7. SUBSTITUTIONS – ALL PRODUCTS LISTED ARE TO ESTABLISH DESIGN AND QUALITY STANDARDS, NOT TO LIMIT SUBMITTALS. CONTACT ENGINEER IN WRITING PRIOR TO BID WITH ANY QUESTIONS. ALL SUBSTITUTIONS MUST BE SUBMITTED IN WRITING WITHIN 10 DAYS AFTER BID OR SUPPLY AS SPECIFIED. HIGHLIGHT SUBSTITUTION DEVIATIONS FROM MATERIALS SPECIFIED. COST INCURRED TO MODIFY PROJECT TO INSTALL SUBSTITUTED MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR REQUESTING THE SUBSTITUTION.
8. RIGID DUCTWORK SHALL BE GALVANIZED SHEET METAL. DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE SMACNA MANUAL. ALL DIMENSIONS ARE NET INSIDE CLEAR. PROVIDE FLEX CONNECTIONS AT ALL EQUIPMENT. PROVIDE TURNING VANES IN RECTANGULAR DUCT. FLEX DUCTWORK IS ALLOWED FOR THE FINAL 14 FEET OF DUCT LEADING UP TO GRILLES, DIFFUSERS AND AIR TERMINATION DEVICES UNLESS OTHERWISE SPECIFIED ON THE MECHANICAL PLANS.
9. COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND STANDARDS.
10. MECHANICAL CONTRACTOR SHALL COORDINATE EXACT LOCATION OF ALL EQUIPMENT WITH CEILING AND LIGHTING LAYOUT ON SITE BEFORE CONSTRUCTION IS TO BE STARTED. ANY INTERFERENCES IS TO BE CORRECTED BY MECHANICAL CONTRACTOR OR REPORTED TO GENERAL CONTRACTOR.
11. AIR HANDLER DRAIN PANS SHALL BE FABRICATED FROM 1½"x1½"x⅜" ANGLE IRON MINIMUM AND SUPPORTED BY ⅜" THREADED ROD ATTACHED TO STRUCTURE. FORMED SHEET METAL DRAIN PANS OF EQUAL STRENGTH ARE ACCEPTABLE WHERE EQUIPMENT IS LOCATED ON SLAB FLOORS OR PLATFORMS.
12. ALL CONDENSATE DRAINS SHALL HAVE AUTOMATIC SENSORS IN SECONDARY DRAIN PAN CONNECTED TO THE AIR HANDLER TO SHUT DOWN SYSTEM ON FAILURE OF DRAINS OR HAVE A SECOND CONDENSATE DRAIN INSTALLED. IF USING SECOND CONDENSATE DRAIN METHOD, TERMINATION SHOULD BE IN CONSPICUOUS SPOT TO ALERT OWNER OF DRAIN ISSUES.
13. ALL SUPPLY BRANCHES AND OUTDOOR INTAKES SHALL HAVE MANUAL BALANCING DAMPERS UNLESS OTHERWISE NOTED.
14. DUCT TRANSITIONS FOR INTERFERENCE ISSUES CAN BE MADE USING EQUIVALENT AREA.
15. MAINTAIN DUCTWORK LEVEL AND AS HIGH AS POSSIBLE UNLESS OTHERWISE NOTED. TRANSITION RECTANGULAR DUCTWORK ON THE BOTTOM AND SIDES TO KEEP DUCTWORK AS HIGH AS POSSIBLE. TAPS, TAKE–OFFS AND SPIN IN FITTINGS ARE NOT ACCEPTABLE IN THE END OF CAPPED DUCTS AND SHOULD BE PLACED NOT LESS THAN 12" FROM THE END OF THE DUCT LINE FOR PRESSURIZATION. OPENINGS THROUGH WALLS, FLOORS AND ROOFS SHALL BE FLASHED AND SEALED WATER TIGHT AND SHALL BE PER CODE.
16. ALL INTAKE OPENINGS MECHANICAL AND GRAVITY OUTSIDE AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS, PARKING LOTS AND LOADING DOCKS UNLESS OTHERWISE SPECIFIED IN CODE. WHERE A SOURCE OF CONTAMINANT IS LOCATED WITHIN 10 FEET OF AN INTAKE OPENING, THE OPENING SHALL BE LOCATED MINIMUM OF 2 FEET BELOW CONTAMINANT SOURCE. THE INTAKE OPENINGS SHALL HAVE RAIN HOODS, BIRD SCREENS AND LOUVERS SUPPLIED BY CONTRACTOR.
17. CONDENSATE DISPOSAL SHALL COMPLY WITH SECTION 307.2.1 OF THE IMC CODE BY EITHER DISCHARGE TO THE OUTSIDE OR INTO A HUB DRAIN TO THE SEWER.
18. SMOKE DETECTORS SHALL BE INSTALLED IN ALL SYSTEMS GREATER THAN 2000 CFM IN THE RETURN AIR DUCT AND SHALL BE HARD WIRED TO THE FAN STARTER FOR SHUTDOWN ON ACTIVATION OF SENSOR. THE ALARM FOR ACTIVATION SHALL BE VISUAL AND AUDIBLE PER NFPA 90A AND 72E. IF A CENTRAL ALARM SYSTEM IS INSTALLED IN THE BUILDING THIS SHALL ALSO BE CONNECTED TO EACH UNIT.
19. PROVIDE ACCESS TO DEVICES ABOVE HARD CEILINGS. ALL AIR HANDLING EQUIPMENT LOCATED ABOVE CEILINGS SHALL HAVE A PLATFORM FOR MOUNTING FURNISHED ON THE STRUCTURAL DRAWING WHICH SUPPORT THE UNITS ACCORDING TO SEISMIC RATING FOR THE LOCATION. LIGHTING IS TO BE PROVIDED BY ELECTRICAL FOR MAINTENANCE.
20. ALL EQUIPMENT AND DUCTWORK VISIBLE THROUGH SLOTS, GRILLES AND/OR DIFFUSERS IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK.
21. WALL MOUNTED TEMPERATURE SENSORS AND/OR THERMOSTATS TO BE MOUNTED PER DRAWINGS OR OWNER INSTRUCTIONS. THERMOSTATS TO BE 7 DAY PROGRAMMABLE WITH ABILITY TO CONTROL FAN OPERATION SEPARATE FROM TEMPERATURE SETPOINT FOR SEVEN DAYS WITH LOCKING COVERS. MOUNT AT 60" AFF OR AT OWNER OR ARCHITECT DIRECTION.
22. AIR AND WATER BALANCING REPORT PER IMC IS TO BE PROVIDED TO CODE OFFICIALS AT FINAL INSPECTION.
23. SUPPORTS FOR DUCTWORK TO COMPLY WITH IMC AND IBC CODES.
24. MINIMUM OUTSIDE AIR REQUIREMENTS WERE CALCULATED USING INTERNATIONAL MECHANICAL CODE 2018. ANY CHANGES TO THE SPECIFIED OUTSIDE AIR REQUIREMENTS MUST BE APPROVED BY DESIGN ENGINEER.
25. INSULATION SHALL BE 2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED ON DRAWINGS. INSULATION SHALL BE INSTALLED WITH 2" OVERLAP AND STAPLED EVERY 6" WITH OUTWARD CLINCHING STAPLES. SEAMS AND JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE TAPE MATCHING INSULATION OR GLASS FABRIC AND MASTIC. FOR RECTANGULAR DUCT SECTIONS 24" OR WIDER, DUCT WRAP INSULATION SHALL BE ADDITIONALLY SECURED WITH MECHANICAL FASTENERS AT 12" ON CENTER TO PREVENT SAGGING INSULATION. OUTSIDE DUCT SHALL HAVE WEATHERPROOF WRAP. DUCT LOCATED IN CONDITIONED AREAS SHALL NOT HAVE INSULATION. <u>OUTSIDE BUILDING INSULATE:</u> INSULATE SUPPLY AND RETURN DUCT WITH 2" FIBERGLASS SEMI–RIGID BOARD INSULATION UNFACED; FLAME SPREAD RATING – 25; SMOKE DEVELOPED RATING – 50; DENSITY – 3 PCF; –20° F TO 450° F RATING; R VALUE – 8.7; OWENS–CORNING TYPE 703 OR EQUAL. FINISH EXTERIOR WITH WATERPROOF ALUMINUM JACKET.
26. INSULATE ALL CONDENSATE DRAINS WITH 1" THICK ARMAFLEX. CONDENSATE DRAINS THAT RUN DIRECTLY VERTICAL DO NOT NEED INSULATION.
27. UNLESS OTHERWISE NOTED, MECHANICAL CONTRACTOR REQUIRED TO SUPPLY STARTERS AND DISCONNECTS FOR EQUIPMENT SHOWN ON ALL MECHANICAL SCHEDULES. COORDINATE WITH ELECTRICAL CONTRACTOR TO INSTALL AND WIRE CONNECTIONS.
28. UNLESS OTHERWISE NOTED, MECHANICAL CONTRACTOR IS RESPONSIBLE FOR ALL CONDUIT AND WIRING FOR THERMOSTATS AND ANY OTHER CONTROLS REQUIRED BY THE HVAC SYSTEM.
29. TEST AND BALANCE ALL SYSTEMS BY A CERTIFIED CONTRACTOR.
30. HVAC DRAWINGS ARE THE SOURCE FOR ALL LOUVERS. IF STRUCTURAL AND OR ARCHITECTURAL DRAWINGS SHOW SIZES DIFFERENT FROM THE HVAC DRAWINGS, IT IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR TO MAKE CHANGES NEEDED TO ACCOMMODATE THE EQUIPMENT. THIS IS TO BE COORDINATED WITH THE STRUCTURAL AND ARCHITECTURAL ENGINEERS THROUGH A RFI.
31. CONTRACTOR SHALL SUBMIT (3) SETS OF SHOP DRAWINGS AND EQUIPMENT CUTS TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING ANY WORK.
32. UPON COMPLETION OF CONSTRUCTION CONTRACTOR SHALL SUPPLY THE ENGINEER WITH (1) COMPLETE SET OF AS–BUILT DOCUMENTS AND (3) COMPLETE COPIES OF OPERATIONS AND MAINTENANCE MANUALS. AS–BUILT DRAWINGS SHALL BE OBTAINED AT CONTRACTOR'S EXPENSE.
33. REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING–TYPE TAMPER–RESISTANT CAPS OR SHALL OTHERWISE BE SECURED TO PREVENT UNAUTHORIZED ACCESS. THIS DOES NOT APPLY IN CONTROLLED AREA (I.E. ROOFS WITH LOCKED HATCHES OR DOORS)

WATER SOURCE HEAT PUMP SCHEDULE

EQUIPMENT NUMBER	MANUF.	AIR HANDLER MODEL	NOMINAL CAPACITY (TONS)	AIR FLOW (CFM)	REFRIGERANT TYPE	EXT. SP (IWG)	MIN. OUTSIDE AIR (CFM)	AIR HANDLER											ACCESSORIES REQUIRED
								COOLING		HEATING		ELECTRICAL SUPPLY							
								COIL CAPICITY @ 95°F		TOTAL HEATING CAPACITY (MBH)	SUPPLEMENTAL HEAT (KW)	FAN TYPE	FAN SPEED (RPM)	FAN MOTOR (HP)	ELECT. CHAR. (V/PH/HZ)	MCA (AMPS)	MOCP (AMPS)	CONDENSER WATER FLOW (GPM)	MINIMUM EER	OPER. WT. (LBS)	
								TOTAL (MBH)	SENS. (MBH)												
WSHP–1–1	TRANE	GEHE0423	3.5	1400	R–410a	0.25	280	41.7	33.7	53.1	3.29	CENT.	1050	0.50	208/3/60	20.48	30	11.8	13.00	288	1–9
WSHP–1–2	TRANE	GEHE0483	4.0	1600	R–410A	0.97	320	48.0	36.2	58.3	3.82	CENT.	1050	1.0	208/3/60	23.53	35	8.7	13.13	398	1–9

* UNIT TO BE TIED INTO EXISTING CONTROL SYSTEM.
* THE BRAND OF EQUIPMENT SHOWN ON SCHEDULE IS ONLY A TYPICAL. ALTERNATES ARE ACCEPTABLE BY APPROVAL OF OWNER OR PROJECT MANAGER.
* CONTRACTOR MUST VERIFY UNIT CONFIGURATION TO FIT THE LAYOUT DESIGN.
* PROVIDE BALANCING VALVES AT THE UNIT, MATCH EXISTING PIPE MATERIAL AND INSULATION REQUIREMENTS.

<u>ACCESSORIES</u>:

1. MC TO PROVIDE FILTERS IN ACCORDANCE WITH SECTION 15861.
2. UNIT TO BE SELECTED WITH 0.5" FILTER PRESSUER DROP THAT IS NOT PART OF THE ESP SCHEDULED.
3. PROVIDE UNIT MOUNTED DDC CONTROLLER WITH WIRELESS BACNET COMMUNICATION, CONTRACTOR TO PROVIDE CONTROL TYPE TRACER UC400 WIRELESS COMM WITH CONDENSATE OVERFLOW SENSOR, ENTERING WATER SENSOR AND HUMIDITY SENSOR.
4. PROVIDE UNIT WITH HOT GAS REHEAT
5. MC TO PROVIDE CONDENSATE PUMPS
6. 2" UNIT MOUNTED FILTER RACK
7. SUPPLY/RETURN DUCT CONFIGURATIONS CAN BE CHANGED AS NEEDED IF THE SELECTED DOES NOT WORK.
8. METAL CABINET WITH FOIL–FACED INSULATION.
9. EMERGENCY AUXILIARY DRAIN PAN UNDER UNIT.

LEGEND

A.F.F.	ABOVE FINISHED FLOOR
	MANUAL VOLUME DAMPER
T	THERMOSTAT
A / 100	DIFFUSER SYMBOL AIR FLOW CFM
	FLEX DUCT
	FIRE DAMPER
	SUPPLY DUCT UP
	SUPPLY DUCT DOWN
	RETURN DUCT UP
	RETURN DUCT DOWN
	NEW DUCTWORK
	NEW CEILING SUPPLY DIFFUSER
	NEW CEILING RETURN GRILLE
G	NATURAL GAS PIPING
CD	CONDENSATE PIPING

AIR BALANCE SCHEDULE

MARK	OA (CFM)	EXAUST (CFM)	TOTAL (CFM)
AHU–1	280	–	+280
AHU–2	320	–	+320
EF–1	–	–75	–75
EF–2	–	–75	–75
EF–3	–	–150	–150
TOTAL	600	–300	300

AIR DISTRIBUTION SCHEDULE

MARK	TYPE OUTLET	SIZE	MAX CFM	NC	MANUF.	MODEL NUMBER	NOTES
A	SUPPLY	24x24	118	–	PRICE	6/24x24/ASPD/B12	1–4
B	SUPPLY	24x24	250	16	PRICE	8/24x24/ASPD/B12	1–4
C	SUPPLY	24x24	436	22	PRICE	10/24x24/ASPD/B12	1–4
RA	RETURN	24x24	2527	–	PRICE	24x24/80/TB/B12	1–4

<u>NOTES:</u>

1. WITH ROUND NECK OPTION, CONNECTION SIZE IS TO BE SAME AS ATTACHED DUCTWORK UNLESS NOTED OTHERWISE.
2. FURNISH IN MANUFACTURER'S STANDARD WHITE FINISH.
3. KRUEGER, TUTTLE & BAILEY, OR TITUS EQUIVALENT MODELS ARE ALSO ACCEPTABLE.
4. LAY–IN CEILING

OA SCHEDULE

FUNCTION OF SPACE	TOTAL FLOOR AREA (SQFT)	PEOPLE	PEOPLE OUTDOOR AIR RATE (CFM/PERSON)	AREA OUTDOOR AIR RATE (SQFT/PERSON)	OUTSIDE AIR REQUIRED (CFM)
DINING	852	19	10	0.18	310
KITCHEN	198	1	5	0.06	20
BAR SEATING	458	10	7.5	0.18	160
BAR SERVICE	160	2	5	0.06	20
RESTROOM	210	NR			90
TOTAL	1878	32			600

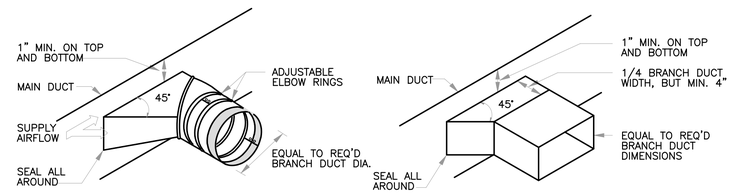
EXHAUST FAN SCHEDULE

EQUIPMENT TAG	MANUFACTURER	MODEL	AIRFLOW	E.S.P. (IN. WC)	FAN RPM	DRIVE	WATTS OR HP	ELECTRICAL (V/PH/HZ)	ACCESSORIES
EF–1	GREENHECK	CSP–A200	75	0.25	546	DIRECT	33	115/1/60	1–3
EF–2	GREENHECK	CSP–A200	75	0.25	546	DIRECT	33	115/1/60	1–3
EF–3	GREENHECK	CSP–A200	150	0.25	665	DIRECT	67	115/1/60	1–3

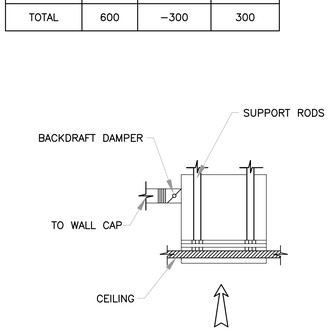
EQUAL PRODUCTS BY COOK, TWIN CITY, CARNES, PENN–BARRY.

<u>ACCESSORIES</u>:

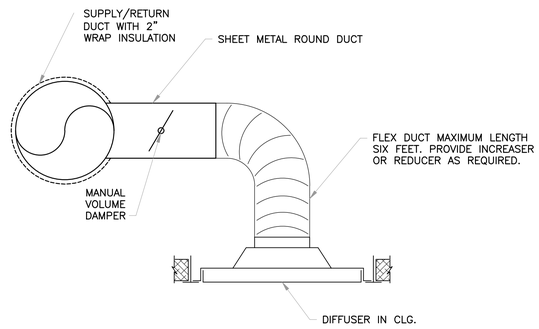
1. BACKDRAFT DAMPER
2. SPEED CONTROLLER
3. FACTORY DISCONNECT



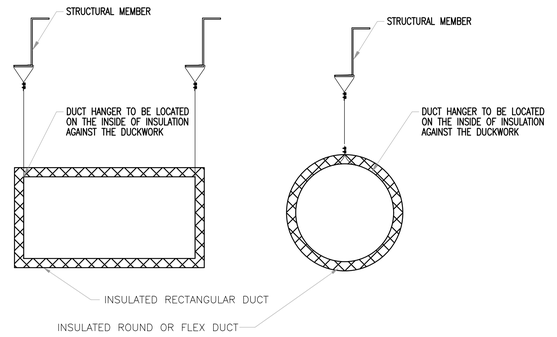
1 TYPICAL BRANCH TAKEOFF FITTING DETAIL
NTS



2 CEILING EXHAUST FAN DETAIL
NTS



3 DIFFUSER INSTALLATION DETAIL
NTS



4 DUCT HANGER DETAIL
NTS

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SOUTH CAROLINA CAROLINA ENGINEERING SOLUTIONS LLC C02825 CERTIFICATE OF AUTHORIZATION

REGISTERED PROFESSIONAL ENGINEER No. 39013 11/23/22 HUNTER WHITE WEST

THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

Job Number: 22325
Date: 23 DEC 2022

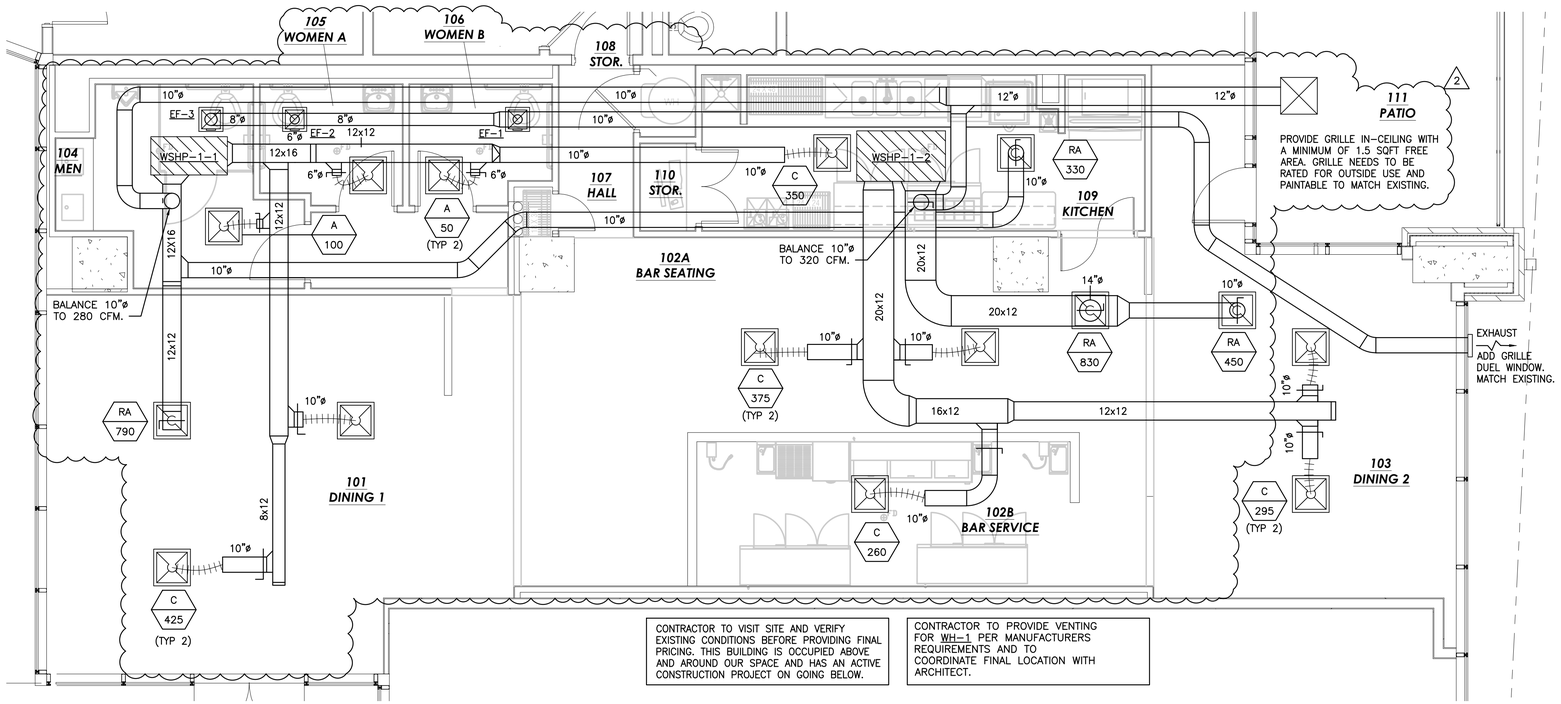
Revision #	Revision Date

MECHANICAL SCHEDULES, DETAILS, & NOTES

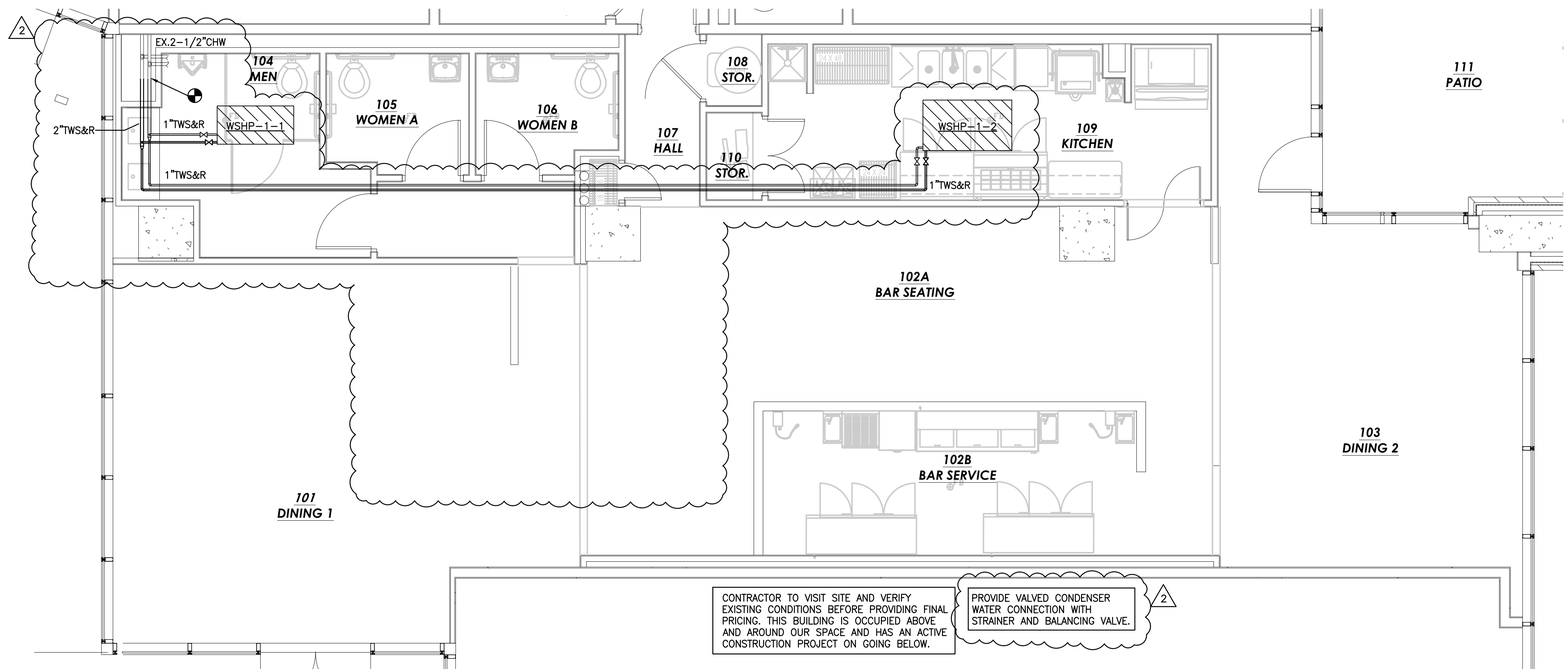
M0.1

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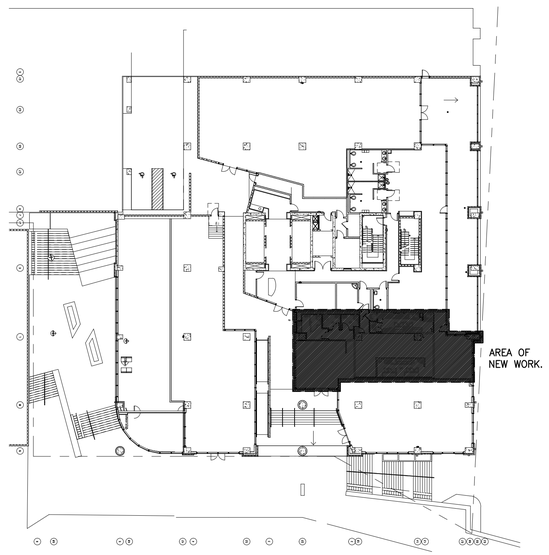
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1 MECHANICAL FLOOR PLAN
1/4"=1'-0"



2 CONDESER WATER CONNECTION PLAN
1/4"=1'-0"



3 OVERALL FLOOR PLAN
1/32"=1'-0"

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2	2 FEB 2023

MECHANICAL HVAC PLAN

M1.1

ELECTRICAL SYMBOLS

- 20A, 125V, 2P, 3W, NEMA 5-20R, DUPLEX, TAMPER RESISTANT RECEPTACLE MTD. 18" ABOVE FLOOR UNLESS NOTED OTHERWISE. SEE ABBREVIATIONS BELOW FOR DESIGNATIONS:

  G – GROUND FAULT INTERRUPTER
  +12" – MOUNTED AT 12" AFF

- SAME AS Φ ABOVE EXCEPT QUADRUPLEX TYPE. "ACH" INDICATES MOUNTED 4" ABOVE COUNTER HEIGHT.
- SAME AS Φ ABOVE EXCEPT BOTTOM OF OUTLET MOUNTED 4" ABOVE COUNTER HEIGHT, COORDINATE WITH CABINETRY DETAILS.
- TELE/DATA OUTLET 18" AFF. DUAL GANG JUNCTION BOX WITH SINGLE GANG PLASTER RING AND WITH 1" CONDUIT TO TELECOM BOARD WITH END BUSHING. JACKS, CABLE AND BOX COVER BY SYSTEM INSTALLER. 'W' = 60" AFF. "ACH" INDICATES ABOVE COUNTER HEIGHT.
- SPECIAL PURPOSE RECEPTACLE. VERIFY ELECTRICAL EQUIPMENT REQUIREMENTS WITH EQUIPMENT BEING SUPPLIED PRIOR TO INSTALLATION.
- JUNCTION BOX. SIZE AS REQUIRED TO FIT APPLICATION.
- EF — EXHAUST FAN. SEE MECHANICAL DRAWINGS. "SWL" INDICATES 'SWITCHED WITH ROOM LIGHTS'.
- WH — WATER HEATER. SEE PLUMBING DRAWINGS.
- RECESSED LINEAR LIGHT FIXTURE.
- TRACK MOUNTED LIGHTING FIXTURE. LENGTH OF TRACK AND QUANTITY OF HEADS AS SHOWN.
- WALL MOUNTED DECORATIVE SCONCE FIXTURE.
- WALL MOUNTED VANITY LIGHT FIXTURE.
- STRIP LIGHT FIXTURE. LENGTH AS INDICATED
- PENDANT MOUNTED DECORATIVE FIXTURE PER FIXTURE SCHEDULE.
- DOWNLIGHT PER PLANS.
- WALL MTD EXTERIOR EGRESS EMERGENCY LIGHT.
- WALL MOUNTED TWIN HEAD EMERGENCY FIXTURE. PROVIDE CONTINUOUS HOT LEAD TO FIXTURE FOR BATTERY.
- CEILING MOUNTED TWIN HEAD EMERGENCY FIXTURE. PROVIDE CONTINUOUS HOT LEAD TO FIXTURE FOR BATTERY.
- COMBINATION EXIT/EMERGENCY FIXTURE. PROVIDE CONTINUOUS HOT LEAD TO FIXTURE FOR BATTERY.
- S — SINGLE POLE LIGHTING SWITCH, 48" AFF, 120/277 VOLT, 20 AMP, SPEC GRADE, "I" RATED.
- S3 — SAME AS "S" ABOVE EXCEPT "3" IN SUBSCRIPT DENOTES 3-WAY SWITCH.
- Sa — SAME AS "S" ABOVE EXCEPT "a" IN SUBSCRIPT IDENTIFIES FIXTURES CONTROLLED.

ELECTRICAL SYMBOLS (CONTINUED)

- SD — LED SLIDE TYPE DIMMER SWITCH. SIZE AS REQUIRED.
- SD3 — SAME AS "SD" ABOVE EXCEPT "3" IN SUBSCRIPT DENOTES 3-WAY DIMMER.
- A-7 — HOMERUN TO ELECTRICAL PANEL. HOMERUN NOTE (A-7) INDICATES PANEL DESIGNATION AND RELATIVE CIRCUIT NUMBER. UNLESS NOTED OTHERWISE, CONDUCTORS SHALL BE #12 AWG IN 3/4" CONDUIT. HATCH MARKS INDICATE THE QUANTITY OF CONDUCTORS REQUIRED. SHORT HATCH MARKS REPRESENT HOT CONDUCTORS OR SWITCHED LEGS. LONG HATCH MARKS REPRESENT THE NEUTRAL CONDUCTOR. ALL BRANCH CIRCUITS SHALL CONTAIN A #12 INSULATED GREEN GROUND CONDUCTOR. PROVIDE ALL WIRING REQUIRED TO ACCOMPLISH CIRCUITRY AS INDICATED. NO HATCH MARKS INDICATE 2#12,#12G-3/4".
- BRANCH CIRCUIT WIRING CONCEALED IN WALL OR CEILING SPACE.
- BRANCH CIRCUIT WIRING CONCEALED IN FLOOR OR UNDERGROUND.
- CONDUIT RUN TURNED DOWN OR AWAY FROM OBSERVER.
- CONDUIT RUN TURNED UP OR TOWARDS OBSERVER.
- CAPPED CONDUIT.
- FLEXIBLE CONNECTION TO EQUIPMENT.
- ELECTRICAL PANEL, 208/120V, MOUNTING AS INDICATED. COORDINATE EXACT LOCATION IN FIELD.
- 30/2/F — SAFETY DISCONNECT SWITCH. "30" INDICATES AMP RATING, 2 INDICATES NUMBER OF POLES, "F" INDICATES FUSED, "NF" INDICATES NON-FUSED. ENCLOSURE TO BE NEMA 1 UNLESS NOTED OTHERWISE (3R, 4X, ETC.) FUSE PER MANUFACTURERS RECOMMENDATIONS.
- DS — LOCAL 120V TOGGLE TYPE EQUIPMENT DISCONNECT. RATED 20A, UNLESS NOTED OTHERWISE.
- F — FIRE ALARM SPEAKER/STROBE UNIT MOUNTED AT 84" AFF TO MATCH EXISTING. TIE INTO EXISTING NOTIFIER VOICE EVACUATION FIRE ALARM SYSTEM. 'E' INDICATES EXISTING TO REMAIN.
- F — FIRE ALARM STROBE ONLY UNIT MOUNTED AT 84" AFF TO MATCH EXISTING. TIE INTO EXISTING NOTIFIER VOICE EVACUATION FIRE ALARM SYSTEM.

LIGHTING NOTES:

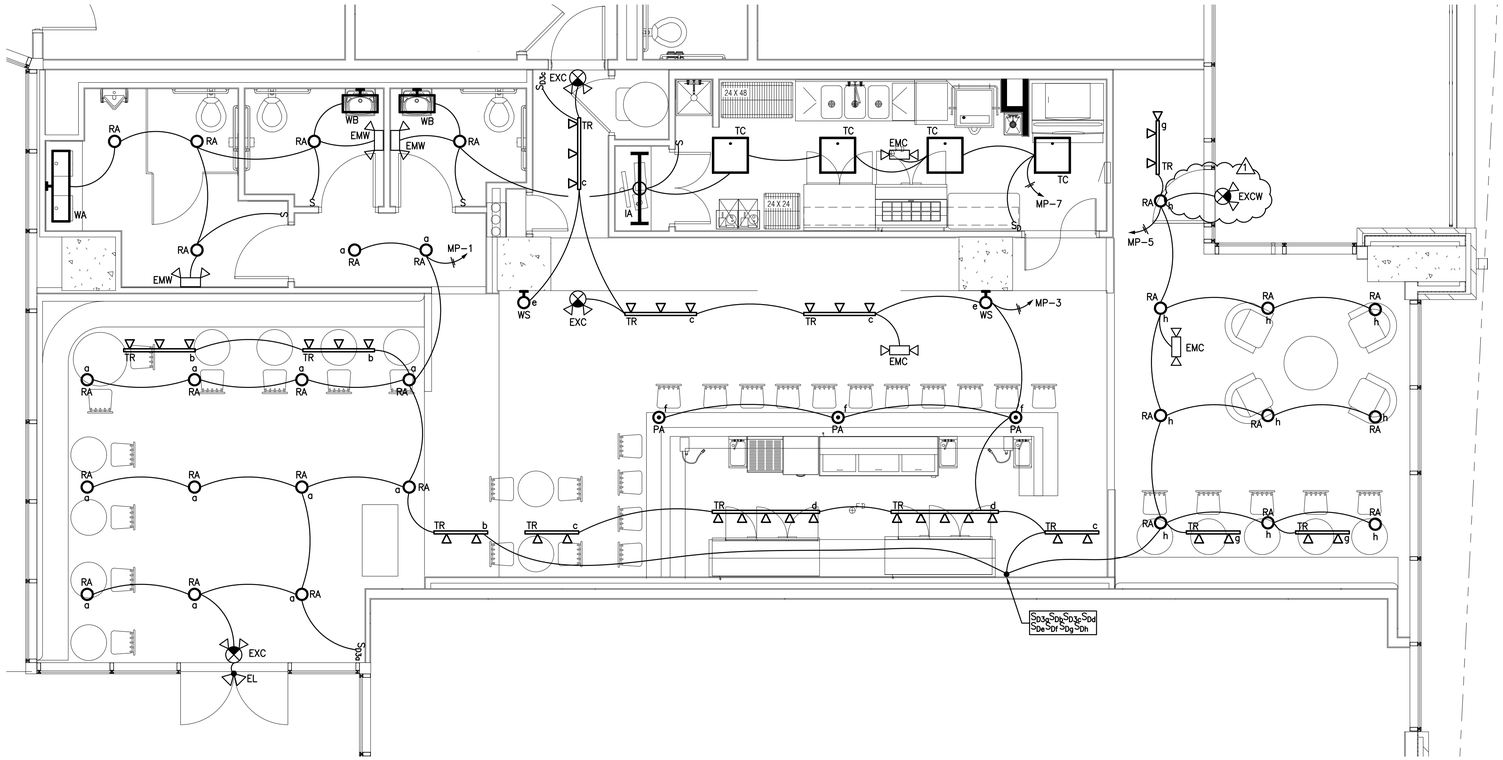
1. FOR DRAWING CLARITY, INDIVIDUAL BRANCH CIRCUIT HOMERUNS ARE INDICATED. ELECTRICAL CONTRACTOR MAY RUN UP TO (3) 20A BRANCH CIRCUITS IN A SINGLE HOMERUN TO A COMMON PANEL.
2. PULL AN UNSWITCHED LEG OF THE LOCAL LIGHTING CIRCUIT TO ALL EXIT, EMERGENCY AND NIGHT LIGHTING FIXTURES SHOWN UNLESS INDICATED OTHERWISE ON PLANS.
3. DETERMINE EXACT LOCATION FOR ALL LIGHT FIXTURES IN FIELD. COORDINATE W/CEILING GRID LAYOUT WHERE APPLICABLE AND WITH OTHER TRADES.

ELECTRICAL SPECIFICATIONS

1. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS. ELECTRICAL WORK SHALL NOT INTERFERE WITH CLEARANCES REQUIRED FOR GENERAL AND MECHANICAL CONSTRUCTION. ANY CORRECTIONS WILL BE MADE BY THE ELECTRICAL CONTRACTOR AT NO COST TO THE OWNER.
2. ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE IBC AND THE NATIONAL ELECTRICAL CODE, LATEST EDITIONS, AND ALL APPLICABLE STATE AND LOCAL CODES. ALL WORK SHALL BE ACCOMPLISHED IN A NEAT AND PROFESSIONAL MANNER.
3. ALL MATERIALS SHALL BE NEW AND SHALL BEAR THE U/L LABEL.
4. CONTRACTOR SHALL CONFIRM BRANCH CIRCUIT SIZING, LOCATIONS AND CONNECTION REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT PRIOR TO INSTALLATION. ANY ADJUSTMENTS REQUIRED SHALL BE MADE BY THE ELECTRICAL CONTRACTOR. SUBSTANTIAL CHANGES TO THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
5. ALL TERMINALS SHALL BE RATED FOR 75 DEGREES CELSIUS COPPER WIRE.
6. RECEPTACLES SHALL BE OF THE GROUNDING TYPE WITH GROUND CONNECTION MADE THROUGH AN EXTRA POLE WHICH SHALL BE PERMANENTLY CONNECTED TO THE RACEWAY AND GROUNDING SYSTEMS. COVERPLATES AND COLOR FOR ALL WIRING DEVICES TO BE DETERMINED BY ARCHITECT.
7. LIGHTING FIXTURES SHALL BE FURNISHED COMPLETE IN ALL RESPECTS PER FIXTURE SCHEDULE. VERIFY CEILING FINISHES AND SUSPENSION SYSTEMS FOR SELECTION OF PROPER TRIM AND SUPPORT ARRANGEMENTS. INSTALL ALL LIGHT FIXTURES WITH LAMPS AS REQUIRED.
8. RECESSED FIXTURES MOUNTED IN GRID CEILING SHALL BE SECURELY FASTENED TO THE GRID BY A MECHANICAL MEANS THAT COMPLIES WITH REQUIREMENTS FOR SEISMIC EVENTS PER ASCE 7.16. THE GRID SHALL BE ABLE TO SUPPORT THE WEIGHT OF THE FIXTURE, AND SHALL BE SECURED TO TRUE STRUCTURE AS REQUIRED. ALL SURFACE MOUNTED, EMERGENCY, AND EXIT FIXTURES SHALL BE SECURELY FASTENED TO THE BUILDING STRUCTURE BY A MECHANICAL MEANS THAT COMPLIES WITH THE SAME STIPULATIONS AS ABOVE.
9. ALL WIRING SHALL BE CONCEALED WHERE POSSIBLE AND INSTALLED IN SUITABLE RACEWAYS. EMT SHALL BE USED (3/4" MIN) FOR LIGHTING AND POWER BRANCH CIRCUITRY. EMT SHALL BE USED FOR EQUIPMENT FEEDERS.
10. OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE SEALED USING APPROVED MATERIALS AND METHODS TO MAINTAIN THE ORIGINAL FIRE-RESISTANCE RATING.
11. RECEPTACLES INSTALLED BACK TO BACK IN FIRE RATED WALLS SHALL BE A MINIMUM OF 24" APART AND SHALL NOT OCCUPY THE SAME STUD CAVITY.
12. DISCONNECT SWITCHES SHALL BE FURNISHED AS SHOWN ON THE DRAWINGS WITH VOLTAGE RATING, AMPERAGE RATING AND NUMBER OF POLES AS INDICATED. PROVIDE NEMA 3R TYPE WHERE EXPOSED TO WEATHER. PROVIDE HEAVY DUTY TYPE SWITCHES.
13. FUSES FOR FUSIBLE SWITCHES SHALL BE OF THE DUAL ELEMENT, REJECTION TYPE.
14. DISCONNECT SWITCHES SHALL HAVE EXTERNAL SWITCH HANDLE, SWITCH AND DOOR SHALL BE INTERLOCKED SUCH THAT THE DOOR CAN NOT BE OPENED UNLESS THE SWITCH IS IN THE OPENED POSITION.

ELECTRICAL SPECIFICATIONS (CONTINUED)

15. ALL WIRE SHALL BE SINGLE CONDUCTOR STRANDED, COPPER SIZED AS INDICATED ON THE DRAWINGS. MINIMUM SIZE SHALL BE #12 AWG.
16. SOLID WIRE MAY BE USED FOR #12 AND #10 AWG WIRE USED ON LIGHTING FIXTURES, RECEPTACLES AND SWITCHES ONLY.
17. INSULATION OF WIRE SHALL BE 75 DEGREES CELSIUS (THHN, THWN), 600 VOLT.
18. UNLESS INDICATED ON THE DRAWINGS, ALL WIRING SHALL BE #12 AWG. CONTRACTOR SHALL CONFIRM AND ROUTE THE PROPER QUANTITY OF WIRES AND SIZE OF CONDUIT TO FIT THE APPLICATION AND THE CIRCUITRY INDICATED.
19. CONTRACTOR SHALL PROVIDE A PROPERLY SIZED, GREEN COLORED INSULATED GROUNDING CONDUCTOR IN ALL CONDUITS. THIS CONDUCTOR IS NOT INDICATED IN THE HASH MARKS ON THE CONDUIT RUNS ON THE PLANS.
20. MAINTAIN A COMPLETE GROUNDING SYSTEM IN ACCORDANCE WITH NEC ARTICLE 250 AND THESE SPECIFICATIONS. GROUNDING SYSTEM SHALL BE ELECTRICALLY CONTINUOUS THROUGHOUT.
21. PANELBOARDS SHALL BE PROVIDED WITH DISTRIBUTIVE PHASING AND RATINGS AND BREAKER REQUIREMENTS AS PER SCHEDULES. LABEL ALL PANELS AND PROVIDE TYPEWRITTEN CIRCUIT DIRECTORIES.
22. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL EXISTING ELECTRICAL EQUIPMENT, DEVICES, CONDUIT, WIRE, AND FIXTURES NOT RE-USED IN THE RENOVATION OR INTERFERING WITH NEW CONSTRUCTION. PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE SITE TO EXAM THE EXISTING FACILITY TO BETTER UNDERSTAND THE EXTENT OF THE DEMOLITION AND EXISTING CONDITIONS.
23. TRANSFORMERS SHALL BE FLOOR MOUNTED, GENERAL PURPOSE DRY TYPE AND OF THE KVA RATING AS INDICATED ON THE PLANS. ALL SHALL BE VENTILATED, 150°C TEMP RISE, CORE AND COIL ASSEMBLIES MOUNTED ON RUBBER ISOLATION PADS TO MINIMIZE THE SOUND LEVEL. SQUARE "D" CLASS 7410 SERIES OR EQUAL.



1 LIGHTING PLAN
1/4" = 1'-0"

GENERAL LIGHTING NOTES:

1. ALL FIXTURES TO BE U.L. LISTED. ALL EXTERIOR FIXTURES SHALL HAVE U.L. WET LABEL OR DAMP LABEL AS REQUIRED BY LOCATION. CONTRACTOR SHALL VERIFY BEFORE INSTALLING FIXTURE.
2. CONTRACTOR SHALL PROVIDE ALL MOUNTING ACCESSORIES, BAR HANGARS & HARDWARE REQUIRED FOR A COMPLETE SYSTEM.
3. CONTRACTOR TO COORDINATE AND DETERMINE EXACT MOUNTING HEIGHTS OF ALL INTERIOR AND EXTERIOR WALL MOUNTED LIGHT FIXTURES IN FIELD PRIOR TO ROUGH-IN. FIXTURES TO BE UNIFORM AND CONSISTENT IN ALL APPLICATIONS.

LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	FIXTURE DESCRIPTION	ACCEPTABLE MANUFACTURERS	LAMPS	FIXTURE WATTAGE	VOLTAGE
EL	EXTERIOR WEATHERPROOF EMERGENCY EXTERIOR LED LIGHT FIXTURE WITH PE CELL.	EMERGILITE # LUX-ACDS-P	BY MANUFACTURER	12	120
EMC	CEILING MOUNTED SPECIFICATION GRADE TWIN-HEAD EMERGENCY LIGHT WITH BATTERY BACKUP, WHITE HOUSING.	EMERGILITE # EL-2LED	BY MANUFACTURER	11	MULTI
EMW	WALL MOUNTED SPECIFICATION GRADE TWIN-HEAD EMERGENCY LIGHT WITH BATTERY BACKUP, WHITE HOUSING.	EMERGILITE # EL-2LED	BY MANUFACTURER	11	MULTI
EXC	COMBINATION EMERGENY LIGHT/EXIT SIGN WITH RED LED ON ON WHITE HOUSING, BATTERY BACKUP, DIFFUSER LENS, AND HIGH OUTPUT BATTERY BALLAST, SPEC- GRADE.	EMERGILITE # ELXN400R-2LEDR	BY MANUFACTURER	10	MULTI
1 EXCW	SAME AS 'EXC' ABOVE EXCEPT WET LOCATION LISTED.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.	BY MANUFACTURER	11	MULTI
IA	4', LED STANDARD CHANNEL STRIP LIGHT, 22 GA. STEEL, ALL PARTS PAF, WIREGUARD.	WILLIAMS #76-4-L53/840-WG	LED	34	MULTI
PA	PENDANT MOUNTED DECORATIVE LIGHT FIXTURE WITH GLOBES. COLOR BY ARCHITECT. PROVIDE WITH LED BULBS.	NOUVEAU # CH505426	LED	60	MULTI
RA	6" DIA. RECESSED CAN LIGHT WITH CLEAR ALZAK REFLECTOR, 0-10V DIMMING.	HEW # 6DR-TL-L30/835-DIM-UNV-R-W-OF-CS-N-F1	LED	30	MULTI
TC	RECESSED 2X2 LED FLAT PANEL FIXTURE, 0-10V DIMMING.	ELITE # 22-FPL-BL-LED	LED	35	MULTI
TR	PENDANT MOUNTED TRACK LIGHTING SYSTEM. QUANTITY OF HEADS AND LENGTH OF TRACK AS SHOWN.	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. FOR PRICING PURPOSES, ALLOW $50/FT OF TRACK AND $200/HEAD, CONTRACTOR COST.	LED	75W/FT	MULTI
WA	WALL MOUNTED DECORATIVE LED VANITY FIXTURE, COLOR BY ARCHITECT. PROVIDE WITH LED BULBS.	NOUVEAU # VL505136	LED	60	MULTI
WB	WALL MOUNTED DECORATIVE LED VANITY FIXTURE, COLOR BY ARCHITECT. PROVIDE WITH LED BULBS.	NOUVEAU # VL505125	LED	45	MULTI
WS	WALL MOUNTED DECORATIVE LED SCONCE FIXTURE, COLOR BY ARCHITECT. PROVIDE WITH LED BULBS.	NOUVEAU #WV505219	LED	30	MULTI

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SOUTH CAROLINA CAROLINA ENGINEERING SOLUTIONS LLC C02825 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER NO. 21651 1/25/23 JAMES D. JOYCE

THE COCKTAIL COMPANY
355 SOUTH MAIN STREET, UNIT 30
GREENVILLE, SC 29601

Job Number: 22325
Date: 23 DEC 2022

Revision #	Revision Date
1	25 JAN 2023

ELECTRICAL LIGHTING PLAN

E1.1

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PLAN NOTES

1. FOR DRAWING CLARITY, INDIVIDUAL BRANCH CIRCUIT HOMERUNS ARE INDICATED. ELECTRICAL CONTRACTOR MAY RUN UP TO (3) 20A BRANCH CIRCUITS IN A SINGLE HOMERUN TO A COMMON PANEL.
2. VERIFY ALL LOCATIONS, ELECTRICAL CIRCUIT AND CONNECTION REQUIREMENTS FOR ALL HVAC AND PLUMBING EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
3. VERIFY EXACT LOCATIONS OF ALL TELE/DATA OUTLETS W/ OWNER PRIOR TO ROUGH-IN.
4. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING KITCHEN EQUIPMENT LOADS, CONNECTION REQUIREMENTS, AND LOCATIONS WITH KITCHEN EQUIPMENT VENDOR PRIOR TO INSTALLATION.
5. WHERE EXPOSED PIPES AND CONDUITS ARE NECESSARY IN THE KITCHEN AREA, THEY SHOULD BE MOUNTED 1 TO 2 INCHES OFF THE WALL AND 6 INCHES OFF THE FLOOR TO ALLOW FOR CLEANING.
6. RECEPTACLES LOCATED WITHIN 5'-0" OF A WATER SOURCE SHALL BE PROVIDED WITH GFCI PROTECTION.
7. COORDINATE ROUTING OF CONDUIT AND MOUNTING OF DEVICES IN MILLWORK WITH CABINETRY INSTALLER.
8. PROVIDE CONNECTION TO BACK BAR WILLWORK LIGHTING (VERIFY EXACT LOCATION IN FIELD). COORDINATE WITH OWNER FOR ON/OFF OPERATION.

KEYED NOTES

(3) 120V, 20A, 1ø RECEPTACLE AT OWNER APPROVED HEIGHT FOR WAREWASHER. ROUTE 2#12,#12G-3/4"C TO RECEPTACLE FROM LOCATION SHOWN.

(4) 120V, 50A, 1ø RECEPTACLE AT OWNER APPROVED HEIGHT FOR GLASSWASHER. ROUTE 2#8,#10G-3/4"C THROUGH CABINETRY TO RECEPTACLE FROM LOCATION SHOWN.

(8) 120V, 20A, 1ø RECEPTACLE AT OWNER APPROVED HEIGHT FOR WORKTOP REFRIGERATOR. ROUTE 2#12,#12G-3/4"C TO RECEPTACLE FROM LOCATION SHOWN.

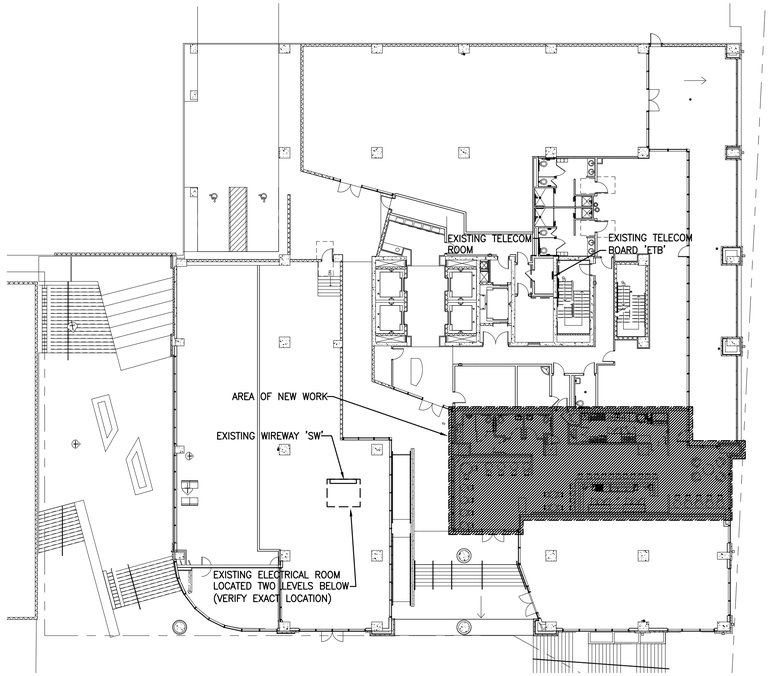
(11) 120V, 20A, 1ø RECEPTACLE AT OWNER APPROVED HEIGHT FOR PREP COOLER. ROUTE 2#12,#12G-3/4"C TO RECEPTACLE FROM LOCATION SHOWN.

(12) 120V, 20A, 1ø RECEPTACLE AT OWNER APPROVED HEIGHT FOR BOTTLE COOLER. ROUTE 2#12,#12G-3/4"C THROUGH CABINETRY TO RECEPTACLE FROM LOCATION SHOWN.

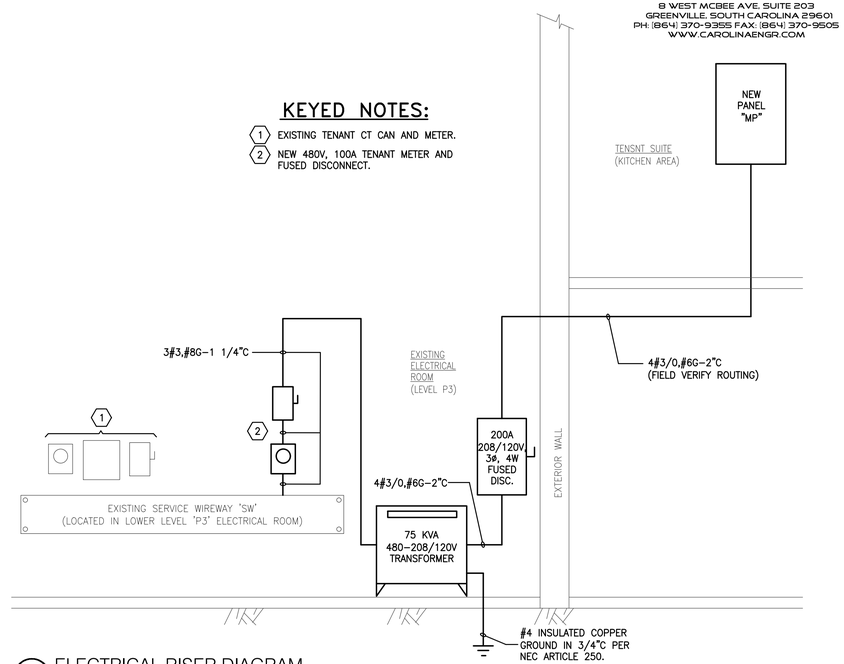
(13) 120V, 20A, 1ø RECEPTACLE AT OWNER APPROVED HEIGHT FOR CARBONATOR. ROUTE 2#12,#12G-3/4"C TO RECEPTACLE FROM LOCATION SHOWN.

(15) 208V, 20A, 1ø RECEPTACLE AT OWNER APPROVED HEIGHT FOR ICE MACHINE. ROUTE 2#12,#12G-3/4"C TO RECEPTACLE FROM LOCATION SHOWN.

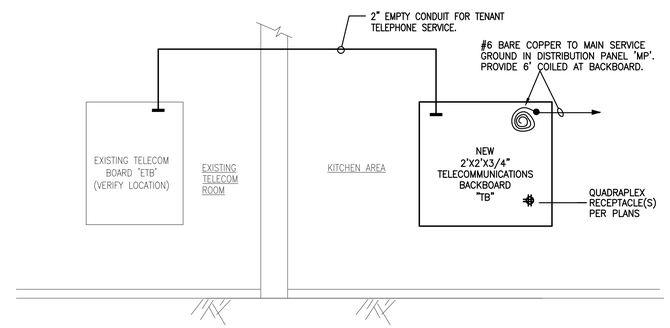
(16) 120V, 20A, 1ø RECEPTACLE AT OWNER APPROVED HEIGHT FOR BACK BAR REFRIGERATOR. ROUTE 2#12,#12G-3/4"C TO RECEPTACLE FROM LOCATION SHOWN.



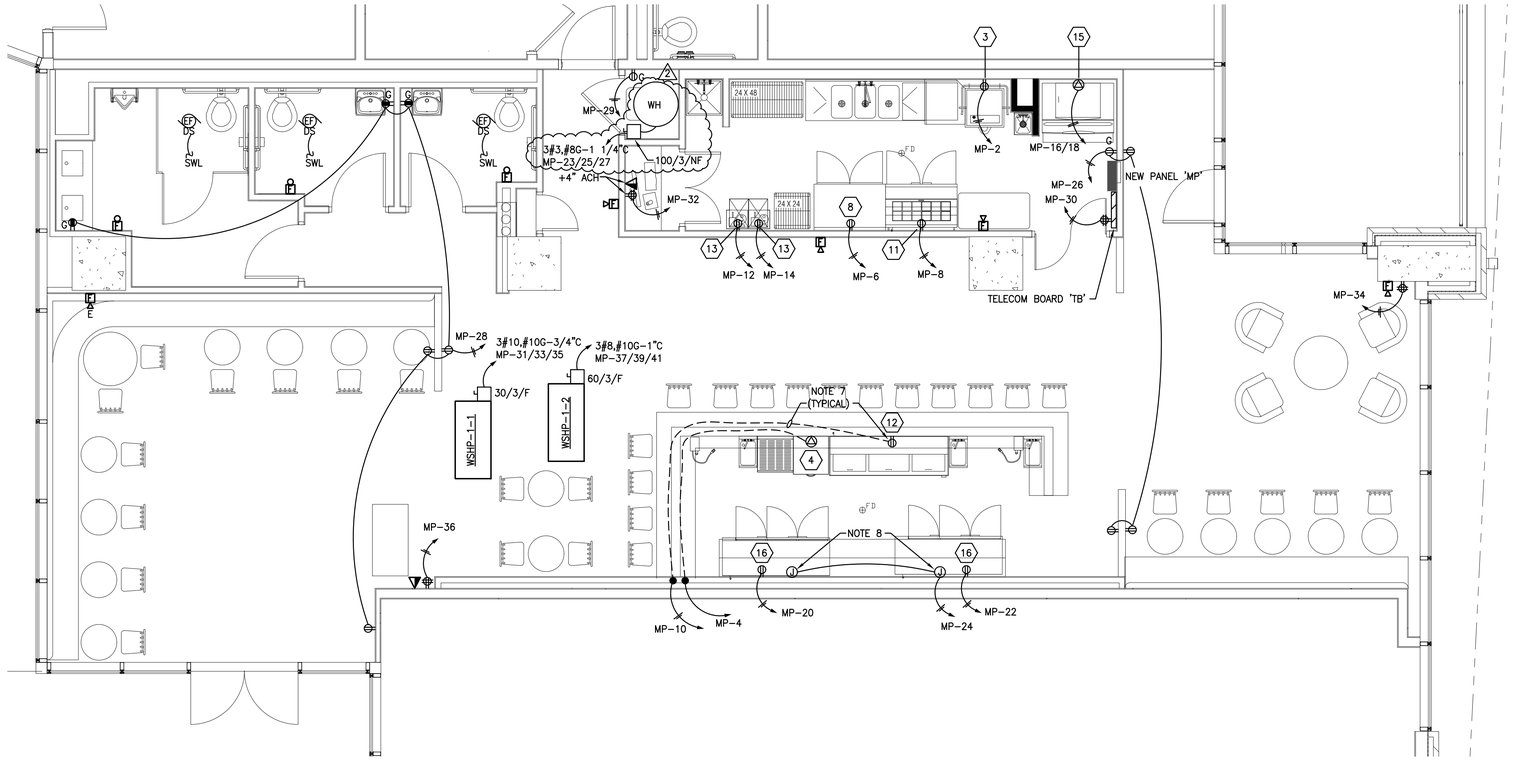
2 OVERALL MAIN LEVEL LAYOUT
1"=20'-0"



3 ELECTRICAL RISER DIAGRAM
N.T.S.



4 TELECOMMUNICATIONS RISER DIAGRAM
N.T.S.



1 POWER PLAN
1/4"=1'-0"

PANELBOARD: MP (NEW)						VOLTAGE: 208/120V, 3ø, 4W				
MOUNTING: SURFACE						MAINS: MLO MIN. AIC RATING: 10,000A				
						TRIP: N/A FRAME: 200A		PHASE LOAD VA		
LOAD	DESCRIPTION	CKT.	TRIP	TRIP	CKT.	DESCRIPTION	LOAD	L1	L2	L3
1000	L.-SEATING AREA	1	20	20	2	R.-WAREWASHER	1500	2500		△
1500	L.-SEATING AREA	3	20	35	4	R.-GLASSWASHER	3060		4560	
1000	L.-SEATING AREA	5	20	20	6	R.-WORKTOP REFRIG.	325			1325 △
1000	L.-KITCHEN,RESTROOMS	7	20	20	8	R.-COLD PREPARATION	290	1290		△
	SPARE	9	20	20	10	R.-BOTTLE COOLER	205		205	△
	SPARE	11	20	20	12	R.-CARBONATOR	780			780 △
	SPARE	13	20	20	14	R.-CARBONATOR	780	780		△
	SPARE	15	20	20	16	R.-ICE MACHINE	990		990	
	SPARE	17	20		18		990			990
	SPARE	19	20	20	20	R.-BACKBAR REFRIG.	480	480		△
	SPARE	21	20	20	22	R.-BACKBAR REFRIG.	480		480	△
8000	WH-1	23	90	20	24	BACKBAR LIGHTING	750			8750
8000		25		20	26	R.-KITCHEN, SEATING	720	8720		
8000		27		20	28	R.-RESTROOM, SEATING	1080		9080	
500	RP-1	29	20	20	30	R.-TELECOM BOARD	500			1000
2020	WSHP-1-1	31	30	20	32	R.-OFFICE DESK	500	2520		
2020		33		20	34	R.-SEATING AREA	500		2520	
2020		35		20	36	R.-SEATING AREA	500			2520
2310	WSHP-1-2	37	35	20	38	SPARE		2310		
2310		39		20	40	SPARE			2310	
2310		41		20	42	SPARE				2310

△ GFCI BREAKER

TOTAL L1	18600
TOTAL L2	20145
TOTAL L3	17675
TOTAL VA	56420

157 AMPS CONNECTED @ 208V, 3PH

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
CAROLINA ENGINEERING SOLUTIONS LLC
C02825

SOUTH CAROLINA PROFESSIONAL ENGINEER
NO. 21651
2/21/23
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Job Number: 22325
Date: 23 DEC 2022

Revision #	Revision Date
1	25 JAN 2023
2	21 FEB 2023

ELECTRICAL POWER PLAN

E2.1

Planning Staff Report to
Board of Zoning Appeals
November 10, 2025
for the November 13, 2025 Public Hearing

Docket Number:	**S 25-917**
Applicant:	The Huntington National Bank (Nick Coventry)
Property Owner:	The Huntington National Bank
Property Location:	1601 Laurens Road
Tax Map Number:	025700-08-00101
Acreage:	0.87 acres
Zoning:	MX-2, Mixed Use 2 District
Proposal:	**SPECIAL EXCEPTION to establish a 'Drive-thru'**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-3.2.2.	*Use Table*
Sec. 19-3.5.2.B.	*Specific Standards/Drive-thru*
Sec. 19-4.6.4.	*Other Vehicle Use Areas*
Sec. 19-6.2.15.A.	*Quasi-Judicial Review/Applicability*
Sec. 19-6.2.15.D.2.	*Special Exception Permit*

Staff Recommendation: Approve with conditions

Staff concludes that the application *complies* with the standards to grant a Special Exception Permit for a **'drive-thru'.** If the Board decides to grant the Permit, Staff recommends the following conditions:

1. The operation of the establishment shall substantially conform to the testimony of the Applicant and the content of the application.
2. The proposed building with drive-thru must meet all dimensional standards for the zoning district, including setbacks and build-to requirements of the MX-2 zoning district.
3. The drive-thru area shall install a frontage screen meeting the requirements of Section 19-4.8.3.
4. Devices for the transmission or voices used as part of the drive-thru operation must comply with Section 19-3.5.2.B.7.
5. The drive-thru design shall comply with the recommendations made by the Greenville Police Department (see Staff Comments and Conditions section of this report).

Staff Analysis:

The Applicant, The Huntington National Bank (Nick Coventry), requests special exception approval to establish a drive-thru as part of a bank at the intersection of Laurens Road and Lindsay Avenue in the East Lynn neighborhood.

The subject property is zoned MX-2, Mixed-Use 2. The MX- zoning districts are characterized as moderate intensity mixed-use, office and residential buildings intended to accommodate a variety of residential, retail, service and commercial uses in a vibrant, pedestrian-friendly environment.

The proposed use of a bank is classified as 'general retail (up to 6,000 SF)' and is permitted by right in the MX-2 zone. However, a special exception permit is required for an accessory 'drive-thru' use in the MX-2 zoning district.

While no special exception or conditional use permits have previously been approved for the subject property, a special exception permit application, S 23-616, to operate a drive-thru after midnight for a Whataburger restaurant was denied by the Board of Zoning Appeals at its September 14, 2023 meeting. The Board cited failure to meet Standard C and Standard D for special exceptions. A re-application of that same request was filed in 2024 but later withdrawn prior to rehearing.

Attendance at the monthly Project Preview Meeting was not required as part of this application and did not occur, however the Applicant was able to connect with the leadership of the East Lynne Neighborhood Association to share information about the application.

A Special Exception Permit shall be approved only upon finding that the applicant demonstrates that ***all*** the following are met:

Standard a: The Proposed Special Exception Is Consistent with the Comprehensive Plan.

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan designates this property within the *'Corridor Mixed-Use'* classification. The property is also located within the '*Areas Suitable for Missing Middle Housing'* classification.

The *'Corridor Mixed-Use'* classification is intended to accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category, and density and building heights will step up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

Areas Suitable for Missing Middle Housing are suitable for a variety of housing types as identified in the Missing Middle Housing Study for Greenville City and County. The identified areas are 5 minute / ¼ mile walksheds around key centers of activity that include downtown, urban centers/downtown transition areas, neighborhood main streets, and key medical/ institutional facilities.

The proposed use of a bank with drive thru maintains the existing blend of horizontal commercial and retail development along the Laurens Road corridor.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

Standard b: The Proposed Special Exception Complies With All Use Standards in Div. 19-3.4.

The proposed use of a bank is classified as 'General retail,' which is a use permitted by right. There are no associated use standards in Division 19-3.4. However, an accessory use of a 'drive-thru' does have use standards, which are listed below:

19-3.5.2. Specific Standards

B. Drive-thru

Allows for service provided directly to automobiles where the customer drives up to a window or mechanical device through or by which the customer is serviced without exiting the vehicle on the same lot as a permitted commercial use.

1. Must meet the stacking requirements of Sec. 4.6.4.C.3.

2. Vehicle stacking spaces must be illustrated on the site plan.

3. Buildings with drive-thrus must meet all dimensional standards for the zoning district, including setbacks and build-to requirements.

4. To minimize the visual impact when drive-thru facilities are visible from the street, drive-thru facilities must be incorporated into the overall building design with material selection and design details.

5. Drive-thru areas require the installation of a frontage screen meeting the requirements of Section 19-4.8.3.

6. Full details of all drive-thru equipment including signage, menu boards, canopies, directional markings, lighting, and other elements must be included on the site plan.

7. Devices for the transmission or broadcasting of voices or music must be so directed or muffled so as to minimize impacts to any adjacent residential properties and must comply with the City's noise ordinance. A sound attenuation study may be required by the Administrator if deemed necessary.

8. In MX- and BG districts, drive-thrus must meet the following standards:

a. Drive-thru windows and stacking lanes cannot be placed between the primary street and the building. Drive-thru windows, lanes, and drive aisles must be placed to the side or rear of the building.

b. No drive-thru window or ordering area is permitted on the side of a building facing any RH- or RN district.

The Applicant has stated their intent to comply with the use standards within their application.

A full analysis for zoning compliance will be completed during administrative plan review should the proposed use be approved by the Board of Zoning Appeals.

Based on the information provided, the proposed site plan accounts for the drive-thru location, minimum required stacking, building setbacks, and does not have a drive-thru window or stacking lane between the primary street and building.

Additional information would be needed to ensure building design, build-to, frontage screen, drive-thru equipment and communication devices, and signage comply with the use standards. A sound attenuation study is not anticipated to be necessary for this location.

Laurens Road is maintained by SCDOT and therefore subject to SCDOT review and approval. The proposed curb location and design will be evaluated by SCDOT, Zoning, and Traffic Engineering as part of the administrative review, however the city's Traffic Engineering Division expects that the Laurens Road access will likely be restricted to right in, right out.

Per the Applicant, while the business will not be open to the public after midnight, the ATM in the drive-thru will operate 24 hours a day. A special exception permit is not required for ATMs operating after midnight.

Staff finds that, with appropriate conditions, the use will comply with the specific use standards of the Greenville Development Code.

Standard c: The Proposed Special Exception is Appropriate for its Location and is Compatible with the Character of Surrounding Lands and the Uses Permitted in the Zoning Districts of Surrounding Lands, and Will Not Reduce Property Values of Surrounding Lands.

The zoning districts and land uses of adjacent property is as follows:

East: General lodging, multiple uses (MX-2, Mixed Use 2)
North: Vehicle repair or service (MX-2, Mixed Use 2)
West: General office, vacant general food and beverage (MX-2, Mixed Use 2)
South: General food and beverage with drive-thru (MX-5, Mixed Use 5)

The subject property is currently occupied by a vacant building. Past uses have included a check cashing establishment and a restaurant with drive-thru. The existing building will be demolished and replaced with a new bank building with drive-thru.

Abutting properties include several shopping centers and non-residential uses. A former single-family house that abuts the subject property along the east has been converted to a short-term rental use.

Behind that exists a shopping center with several uses. Across Laurens Road to the south are two restaurants with drive-thrus (Cook-Out and Chick-Fil-A) as well as a small multi-tenant retail shopping center. Across Lindsay Avenue to the west is a fiber optic communications facility and another shopping center. To the north, along the rear of the property, is a tire shop and a medical office.

Lindsay Avenue leads into a residential neighborhood platted as East Lynne and includes streets such as Sycamore Drive and Boland Street. The closest residential property is approximately 175 feet from the property line of the subject property on Lindsay Avenue.

A drive-thru is not anticipated to conflict with the character or property values of existing surrounding lands.

Staff finds that the use will be compatible with surrounding lands.

Standard d. The Design of the Proposed Special Exception Minimizes Adverse Effects, Including Visual Impacts of the Proposed Use on Adjacent Lands; Furthermore, the Proposed Special Exception Does Not Impose Significant Adverse Impact on Surrounding Lands Regarding Service Delivery, Parking and Loading, Odors, Noise, Glare, Vibration, and Does Not Create a Nuisance.

The proposed drive-thru use would be part of a newly constructed building. Visual impacts associated from the use should be minimal. A frontage landscape screen will be required to limit visibility of the drive-thru from the road and will be provided according to the application. A photometric plan will be required during administrative plan review to ensure site lighting has limited impact on surrounding properties. No substantial adverse glare or visual impacts are anticipated from the use.

Parking for the use is expected to come from the parking lot proposed on-site. Vehicle access will come from Laurens Road and Lindsay Avenue. Cross-access with abutting properties is required and is existing with the property to the north. Cross-access to the properties to the east may not be feasible at this time, but future connectivity may be required.

Loading/unloading will occur in the on-site parking lot. Delivery times were not provided in the application but would be restricted to certain times of day by city code. Trash collection for the use will occur through an above ground dumpster, with collection times subject to city code. The dumpster will be located within an enclosure as required by code; however, per the Applicant the currently proposed location may change. With appropriate conditions, no substantial adverse impacts are anticipated regarding delivery, parking, loading, and odors.

Two of the drive-thru lanes will be designed to conduct business with bank tellers through a remote screen, while the third lane would be for an ATM. Noise from speakers would need to comply with the use standards and city's noise ordinance. With appropriate conditions, no substantial adverse noise and vibration impacts are anticipated nor is the use anticipated to create a public nuisance.

Staff finds that, with appropriate conditions, the use and its design will not have substantial adverse impacts.

Staff Comments and Conditions

City Engineer

Comments and Conditions:

1. Application review approval is subject to the applicant satisfying all conditions and requirements of the engineering divisions.

Civil Engineer

Comments:

No comments.

Environmental Engineer

Comments and Conditions:

1) This project is located within a limited capacity area for sanitary sewer. Submit a PSSAR to confirm there is ample capacity to serve this project as soon as possible.

2) Wastewater – Wastewater service for the development will be subject to the following conditions:

a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR). https://survey123.arcgis.com/share/0277dbae6a974c5fab9b932b414d59bb
b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
e. Each building shall require a new service fee through ReWa.
f. upon the completion of construction and acceptance by the City of Greenville.

3) Stormwater Management – The development must be performed in conformance with the City's stormwater ordinance (Article 19-5.3: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:

a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major or minor stormwater plan as appropriate.
b. At a minimum, a stormwater plan should include:
    i. Proposed layout.
    ii. Appropriate erosion control best management practice standard details.
    iii. A construction entrance.
    iv. A concrete washout.
    v. Silt fence
c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
    i. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
    b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
    c. Water quality treatment is required when either:
        The proposed development or Larger Common Plan will disturb more than 10,000 square feet.
        The proposed development disturbs 50% or more of the parcel or larger common plan.

Traffic Engineer

Comments and Conditions:

A Traffic Impact Analysis form is required for all proposed developments. It can be found at: https://greenvillesc.gov/TIAForm. Please fill out and submit online

Fire Department

Comments:

No comments.

Police Department

Comments:

The drive-thru design should incorporate Crime Prevention Through Environmental Design principles.

The design should minimize potential hiding spots that pose a security risk.

The brick walls appear large enough they could partially conceal someone who may try to break into the ATM. Evaluate if there is a way to make these brick walls narrower.

Docusign Envelope ID: 6CBC3B86-1BA7-41AB-B974-4D184C4F55B1

city of greenville

APPLICATION FOR SPECIAL EXCEPTION

Contact Planning & Development (864) 467-4476 or planning@greenvillesc.gov

APPLICANT/OWNER INFORMATION

*Indicates Required Field

	APPLICANT	PROPERTY OWNER
*Name:	[redacted] Contact City of Greenville Planning for contact information	
*Title:		
*Address:		
*State:		
*Zip:		
*Phone:		
*Email:		

APPLICANT'S AGENT[1]: [redacted]

Name Title / Organization

[redacted]

Phone Email

([1]Optional Field- includes project architects, engineers, attorneys, representatives, etc.)

PROPERTY INFORMATION

STREET ADDRESS: 1601 Laurens Rd, Greenville, SC, 29607

TAX PARCEL #: 0257000800101 ACREAGE: 0.88 ZONING DESIGNATION: MX-2

*Pursuant to S.C. Code Ann. § 6-29-1145, I hereby attest that the tract or parcel of land subject to this application IS NOT restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.
Initial: Initial AC

REQUEST

Refer to Article 19-3, Use Regulations, of the Greenville Development Code

PROPOSED LAND USE: Bank with drive-thru as accessory use

DESCRIPTION OF PROPOSED USE:

Proposed Huntington bank (+/- 2880 SF) with drive-thru teller service and ATM (requiring a special exception permit) and associated parking, drives, landscaping, utilities, etc. The existing building on site will be demolished, with new facilities constructed.

Docusign Envelope ID: 6CBC3B86-1BA7-41AB-B974-4D184C4F55B1

INSTRUCTIONS

1. Refer to the application timeline on Page 4 of this application for a detailed overview of this process.

2. Prior to submitting this application, an Applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. Contact the Planning and Zoning Division to schedule a pre-application conference. The email address is planning@greenvillesc.gov and the phone number is **864-467-4476.**

3. The questions on Page 3 of this application are the criteria that the Board will use to judge an application. Ensure answers demonstrate how and why the application meets the requirements for the granting of a special exception permit. See **Section 19-6.2.15.(D)(2)** for additional information. An Applicant must attach a separate sheet addressing these questions. To find the Comprehensive Plan and the Greenville Development Code use standards, visit www.greenvillesc.gov/planningzoning.

4. Supplemental information will need to be included with this application as well. A floor plan and/or a site plan showing the existing and proposed conditions associated with the application is generally necessary. A zoning compliance application may also be required for some special exception applications.

For site plans, 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. The application must be received by the Planning and Zoning Division no later than 2:00 p.m. of the date reflected on the Board of Zoning Appeals meeting schedule. The application can be emailed to planning@greenvillesc.gov.

6. The Administrator will acknowledge receipt of the application and will provide instructions on application fee payment. The required application fee is $250.00.

7. The Administrator will review the application for “completeness” pursuant to **Section 19-6.2.1(B)(3) Completeness Determination**, prior to proceeding with public notice. If the application is determined to be “incomplete,” the Administrator will contact the Applicant to request that the applicant resolve the deficiencies.

8. The Applicant must post the subject property at least 15 calendar days (but not more than 18 days) prior to the scheduled hearing date. Additionally, the Applicant is responsible for preparing and mailing the written notice at least 15 calendar days prior to the public hearing. Posted and mailed notice instructions will be provided to the Applicant by the Administrator after application is determined to be complete.

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.

If the Planning and Zoning Division by separate inquiry determines that such a restriction exists, it shall notify the Applicant. If the Applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the Administrator will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the Applicant seeks.

APPLICANT / AGENT SIGNATURE: Signed by: Mckolas Coventry 516E289C00874A8... DATE: 10/2/2025

PROPERTY OWNER SIGNATURE: Signed by: Mckolas Coventry 516E289C00874A8... DATE: 10/2/2025

Docusign Envelope ID: 6CBC3B86-1BA7-41AB-B974-4D184C4F55B1

APPLICANT RESPONSE TO

SECTION 19- 6.2.15(D)(2) - SPECIAL EXCEPTION PERMIT

The following questions are the criteria that the Board will use to judge an application. Ensure answers thoroughly demonstrate how and why the application meets the requirements for the granting of a special exception.

Please attach a separate sheet that addresses each of the following questions:

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN ***SECTION 19-3.4, USE STANDARDS***.

3. 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.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING:

   A. VISUAL IMPACTS;

   B. SERVICE DELIVERY;

   C. PARKING AND LOADING;

   D. ODORS;

   E. NOISE;

   F. GLARE;

   G. AND, VIBRATION.

Docusign Envelope ID: 6CBC3B86-1BA7-41AB-B974-4D184C4F55B1

Section 6.2.15(B) Application Requirements
Application Timeline



EXHIBIT A: Special Exception Permit Application Responses (1601 Laurens Road)

1. **Describe the ways in which the proposed special exception is consistent with the comprehensive plan.**
    a. Applicant Response: The future land use map within the comprehensive plan identifies the subject property as 'Corridor Mixed Use'. As described in Chapter 4 of the Comprehensive Plan, 'Corridor Mixed Use' is intended to accommodate a mix of land uses including commercial, retail, and residential. Development within 'Corridor Mixed Use' designations is intended to line the street with buildings which engage the street at a scale and density similar to Urban Nodes.

    The proposed primary use (bank/financial institution) is aligned with the mix of uses envisioned within the comprehensive plan for this area. By placing the bank directly on the corner of Lindsay Avenue and Laurens Road with the proposed drive-thru accessory use (requiring the special exception) in the NE corner of the site, the proposed development supports and preserves the activated streetscape desired within the Comprehensive Plan.

2. **Describe the ways in which the request will comply with the Use Specific Standards prescribed in the Greenville SC Development Code.**
    a. Applicant Response: Section 19-3.5.2 outlines specific uses standards for Drive-thru as an accessory use that would be applicable to this site. The proposed use and associated site plan (see Exhibit B) adheres to the drive-thru standards of this section in the following ways:
        i. A minimum of 3 stacking spaces is provided and shown on the associated plan for the proposed drive-thru use, as required by Sec. 4.6.4.C.3.
        ii. The proposed bank structure and detached drive-thru facility/ATM meets all appliable building setbacks. The proposed bank is positioned directly on the corner of Linday Avenue and Laurens Road to address build-to requirements, while a future buildable area along Lindsay Avenue (located between the drive-thru use and Linday Avenue) maintains further potential for future building frontage along Linday Avenue.

iii. The proposed drive-thru has been positioned in the NE corner of the site, for maximum separation and screening from both Lindsay Avenue and Lauren's Road.
iv. A low-impact L-2 frontage screen (as shown on the code landscape plan included with Exhibit B) has been incorporated, in addition to supplemental screening directly next to the drive-thru use and street trees along the ROW of Linday Avenue. This frontage screen complies with the requirements of Section 19-4.8.3.
v. A precedent image of a typical Huntington Bank Drive-thru structure is included as Exhibit C.
vi. Devices for the transmission of voices (to support teller service at the drive-thru) will be regulated to limit the audible level to only what is needed to communicate with the driver. The drive-thru location is bordered by an existing parking lot to the north and a commercial storage shed to the east. There are no adjacent residential uses. The proposed use will comply with the City's noise ordinance.
vii. The proposed drive-thru facility is positioned to the side and rear of the primary building, as outlined in Section 19-3.5.2.A.8.

3. **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.**
    a. Applicant Response: The proposed primary commercial use for the site is aligned and compatible with the surrounding uses, which include restaurants, retail, indoor recreation, and personal and professional services. None of the adjoining uses are residential in nature.

    The drive-thru accessory use which necessitates the special exception permit is similarly not out of character with the surrounding properties. The Chick-Fil-A directly across the street on Laurens Road has an existing drive thru service. As a popular restaurant, that drive-thru arguably receives much higher frequency of use than a drive-thru teller/ATM will. Additionally, while the Chick-Fil-A has their drive-thru located between their primary building and Landwood Avenue, the proposed Huntington Bank drive thru would be on the back corner of the bank, with the bank structure located between the drive-thru and abutting ROW.

Finally, the existing site houses a vacant commercial structure, which currently offers no economic or social benefits to the community outside of property tax. Allowing this property to redevelop as a Huntington Bank will infuse new investment, activity, and services to this corridor and the broader region. Thus, the proposed development request will have a positive impact on adjoining property values relative to the existing condition.

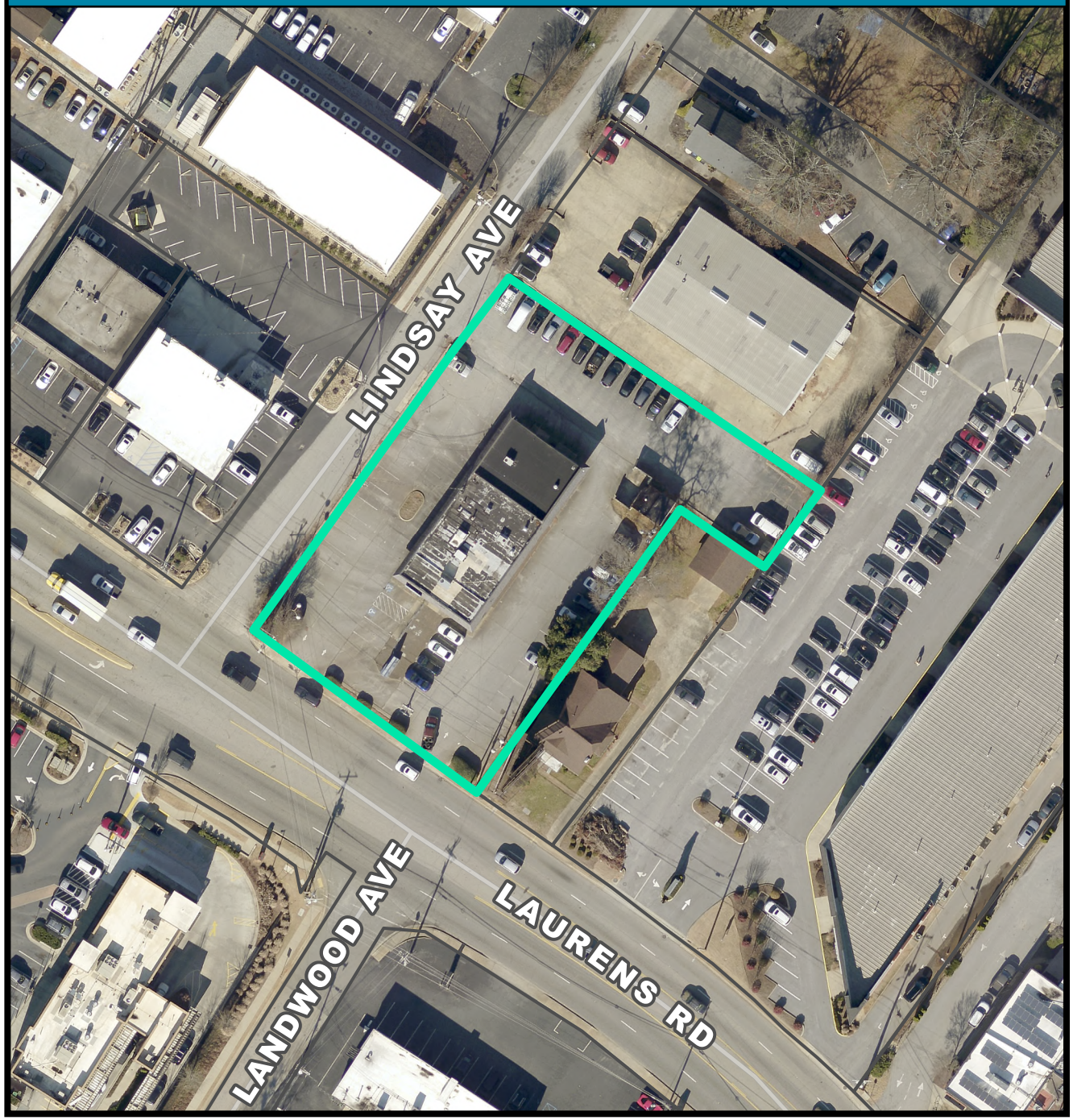
4. **Describe the ways in which the request will minimize adverse effects on adjacent lands including visual impacts; service delivery; parking and loading; odors; noise; glare; and vibration. Describe the ways in which the request will not create a nuisance.**
    a. Applicant Response: The proposed drive-thru accessory use (to a primary bank use) has been positioned and screened to minimize any adverse impacts on parking, noise, aesthetics, etc. The drive-thru has been located in the northeast corner of the site, as far from both public ROWs as possible to limit visibility and to maintain a more active street frontage defined by buildings and open space.

    The chosen location also maximizes stacking space far beyond the code requirement, while maintaining the area closer to the bank facility for accessible parking. The proposed drive-thru outlets onto an existing parking lot under the same ownership as the bank facility, allowing for drive-thru users to exit onto Lindsay Avenue far from the intersection of Lindsay Avenue and Laurens Road. Thus, this layout eliminates the need to accommodate a turn-around within the site for drive-thru users, improving circulation and safety.

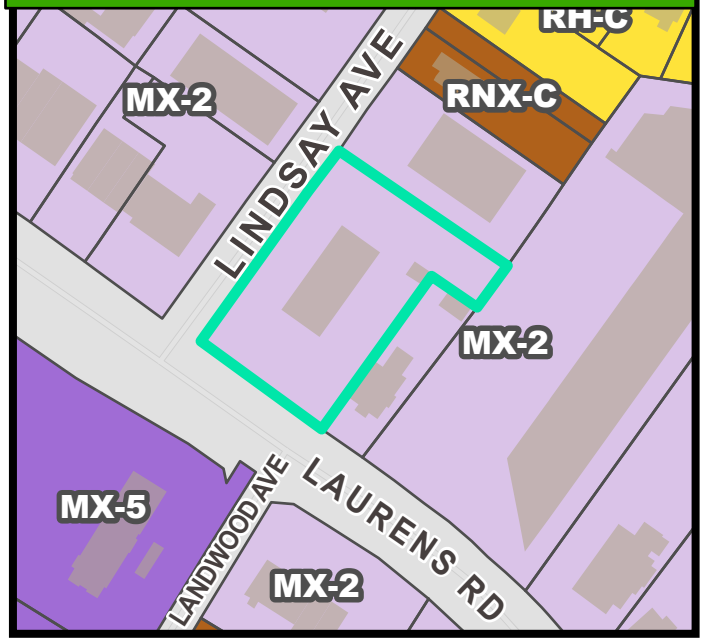
    As a financial institution with a drive-thru service, there are no anticipated odors, noise, glare, or vibration that would be out of character with the surrounding commercial area. In fact, the proposed use will arguably generate less traffic and have fewer delivery needs than many other uses which are permitted by right within the MX-2 district. The proposed use will comply with all applicable lighting regulations in order to appropriately mitigate glare.

S 25-917 • 1601 LAURENS RD

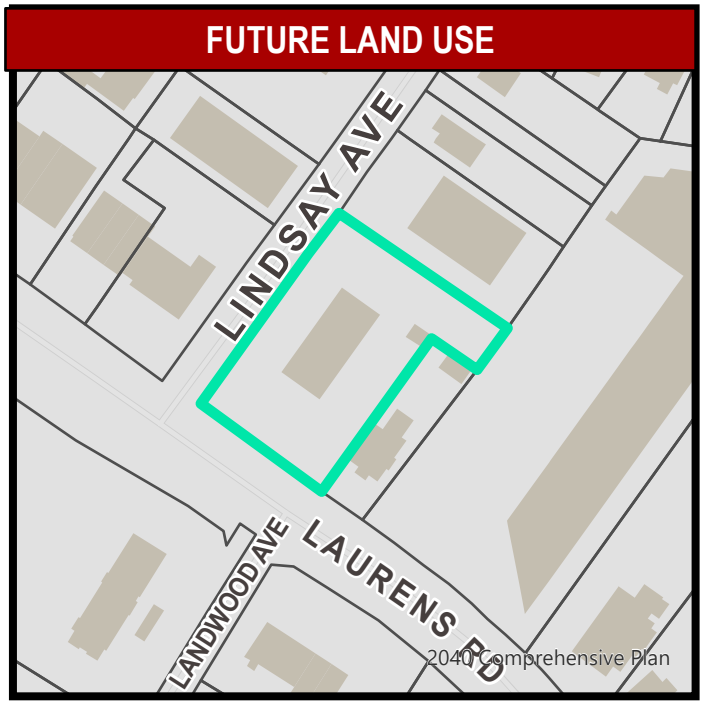
AERIAL VIEW



CURRENT ZONING

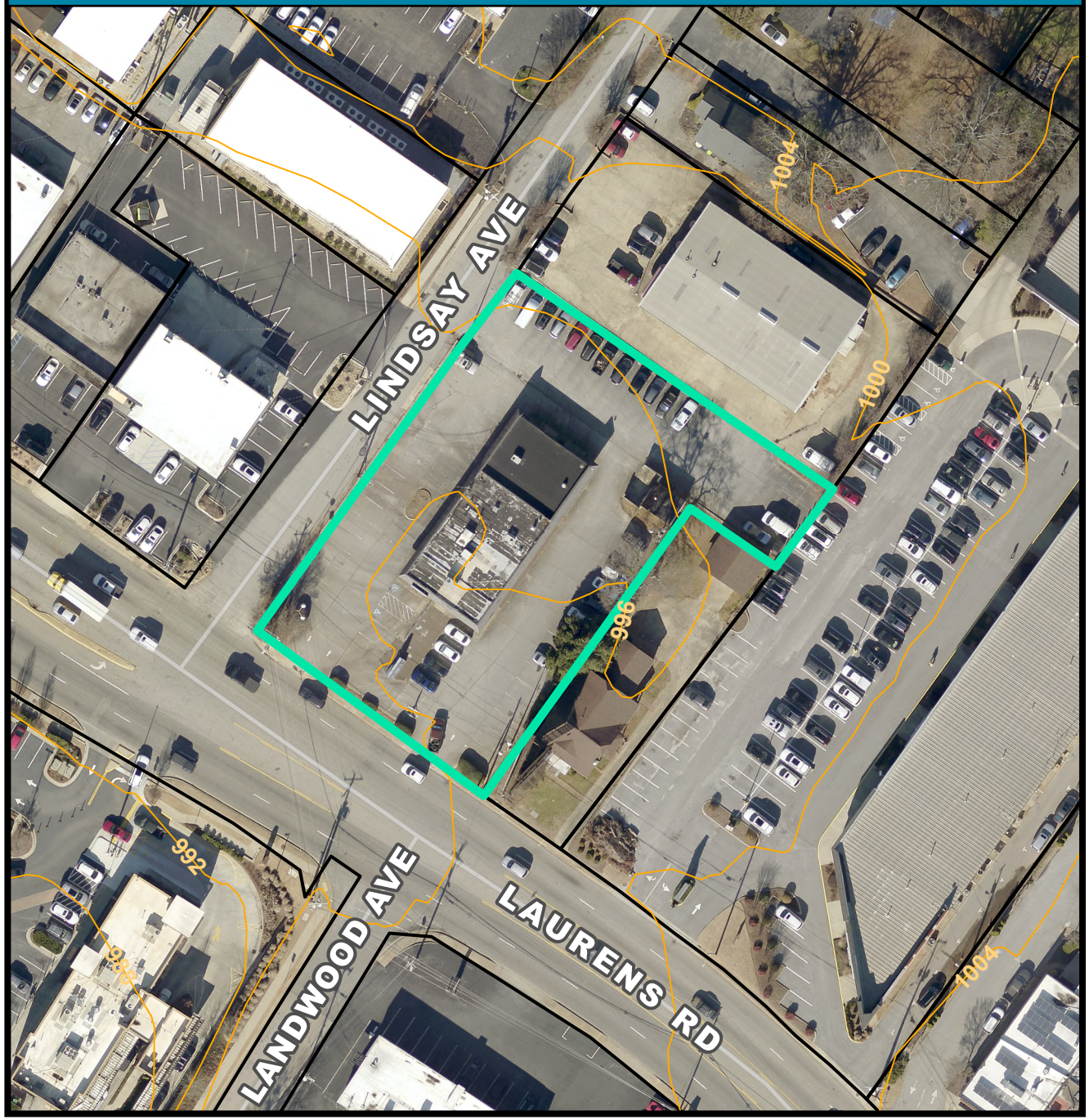


FUTURE LAND USE

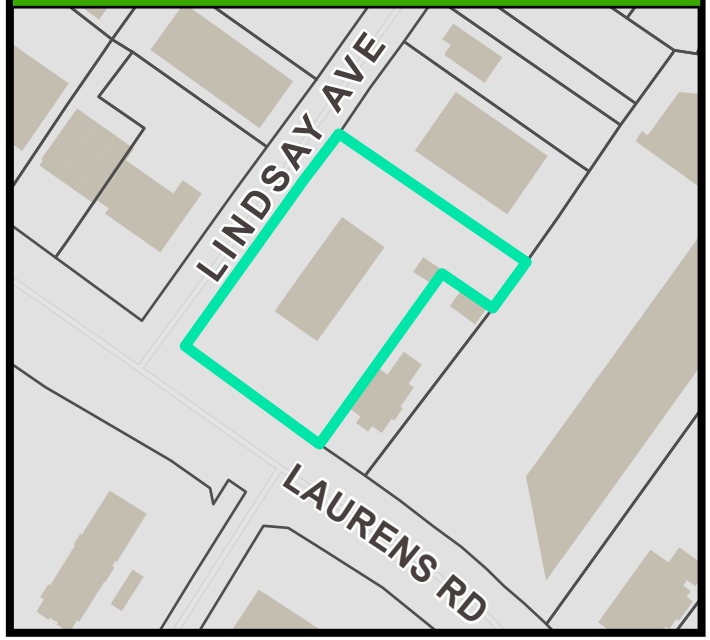


S 25-917 • 1601 LAURENS RD

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





SITE DATA NOTES:

TAX PIN #: 0257000800101
ZONING: MX-2 (MODERATE INTENSITY MIXED-USE)
LOT 1 AREA = 0.89± AC

PARKING

MINIMUM:
1 SPACE PER 500 SF
(1 SPACE PER 500 SF) X 2,880 SF = 6 SPACES

MAXIMUM:
1 SPACE PER 250 SF
(1 SPACE PER 250 SF) X 2,880 SF = 11 SPACES

PROVIDED:
12 SPACES (2 HC)

BUILDING SETBACKS:
10' MAX. FRONT
0' SIDE
0' REAR
10' MAX. SIDE STREET LOT LINE

PARKING SETBACKS:
20' MIN. PRIMARY STREET
5' MIN. SIDE STREET

LANDSCAPE BUFFERS:
0' SIDE (NORTH)
0' REAR (EAST)
8-10' FRONTAGE SCREEN ALONG PARKING/DRIVE-THRU (SOUTH)
8-10' FRONTAGE SCREEN ALONG PARKING/DRIVE-THRU (WEST)

NOTES:

1. AERIAL IMAGERY TAKEN FROM GIS.

2. THE LAYOUT IS CONCEPTUAL IN NATURE AND HAS NOT BEEN REVIEWED BY ANY JURISDICTION. LAYOUT IS SUBJECT TO CHANGE PENDING PERMITTING, GRADING, UTILITY, STORMWATER, AND FIRE ACCESS REVIEW

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

McAdams

[redacted]

CLIENT

[redacted]

Gensler

EXHIBIT B
HUNTINGTON BANK
LAURENS RD
SITE SKETCH 4
1601 LAURENS ROAD
GREENVILLE, SOUTH CAROLINA

REVISIONS

NO.	DATE

PLAN INFORMATION

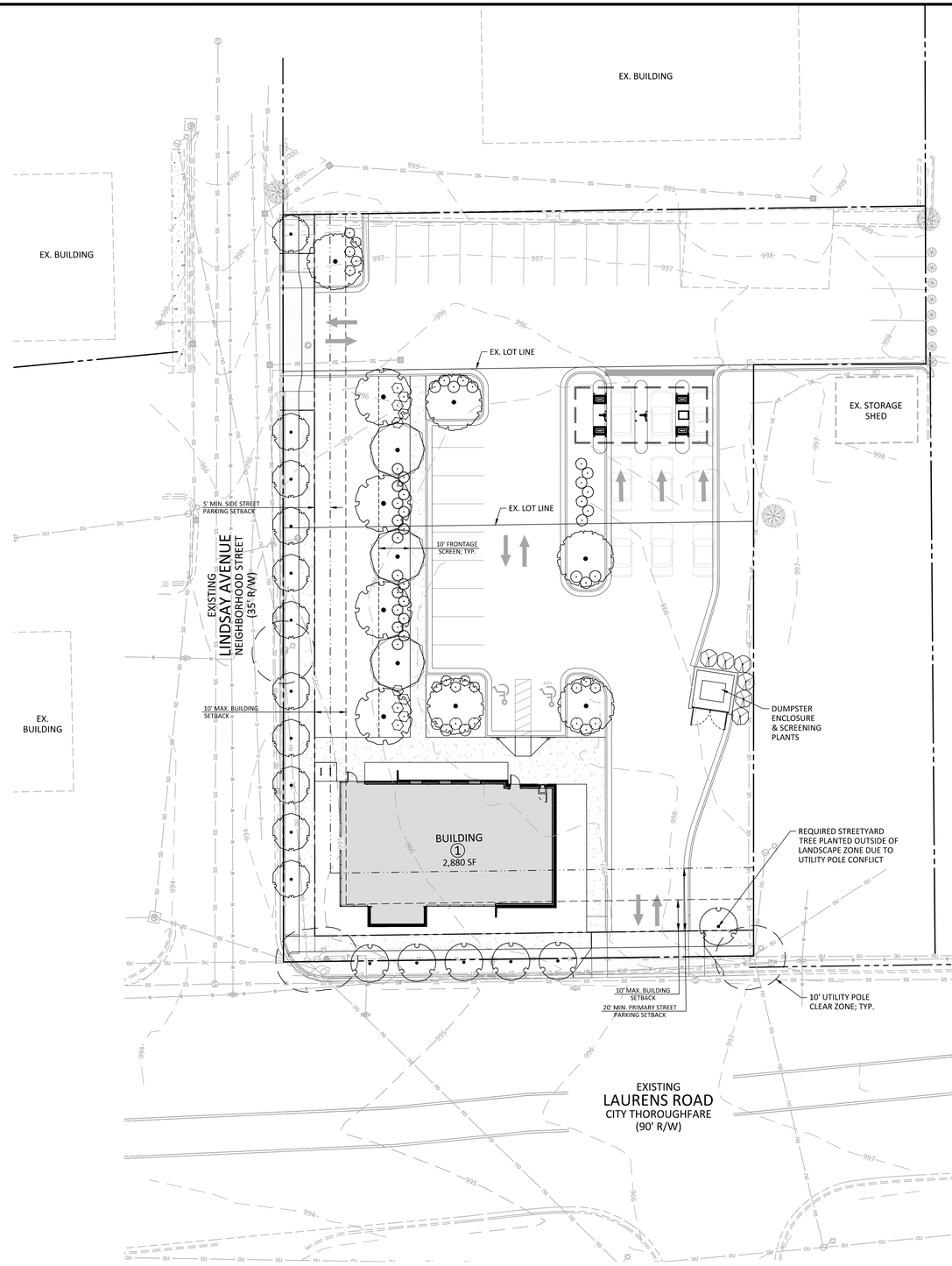
PROJECT NO.	GNL25015
FILENAME	GNL25015-SK4
CHECKED BY	GMA
DRAWN BY	PSH
SCALE	1" = 20'
DATE	09. 05. 2025

SHEET

SITE SKETCH

SK4

X:\Projects\GNL\GNL25015\04-Production\Engineering\Exhibits\Site Sketches\GNL25015-SK4.dwg, 9/5/2025 10:32:20 AM, Paris Hunt



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HEIGHT	REMARKS
CANOPY TREES						
	CEOC	5	CELTIS OCCIDENTALIS COMMON HACKBERRY	3" MIN	12` MIN	STRONG CENTRAL LEADER; FULL CANOPY
	QVHR	4	QUERCUS VIRGINIANA 'HIGHRISE' HIGHRISE OAK	3" MIN	12` MIN	STRONG, CENTRAL LEADER; FULL CANOPY
	TCGS	3	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	3" MIN	12` MIN	STRONG CENTRAL LEADER; FULL CANOPY
UNDERSTORY TREES						
	AGAB	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" MIN	10` MIN	SINGLE-STEM; STRONG CENTRAL LEADER; FULL CANOPY
	OSVI	11	OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	2" MIN	10` MIN	SINGLE-STEM; STRONG CENTRAL LEADER; FULL CANOPY

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	REMARKS
SCREENING SHRUBS						
	JVHS	6	JUNIPERUS VIRGINIANA 'HILLSPIRE' HILLSPIRE EASTERN REDCEDAR	-	6` MIN	FULL TO GROUND
EVERGREEN SHRUBS						
	ABGR	7	ABELIA X GRANDIFLORA GLOSSY ABELIA	3 GAL	18" MIN	FULL TO CONTAINER
	DIBC	13	DISTYLIUM X `PIIDIST-II' BLUE CASCADE® DISTYLIUM	7 GAL	18" MIN	FULL TO CONTAINER
	IGSH	9	ILEX GLABRA `SHAMROCK' SHAMROCK INKBERRY HOLLY	3 GAL	18" MIN	FULL TO CONTAINER
	IVNA	8	ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	3 GAL	18" MIN	FULL TO CONTAINER
	LOCR	9	LOROPETALUM CHINENSE 'RUBY' RUBY FRINGE FLOWER	7 GAL	18" MIN	FULL TO CONTAINER
	OHGS	10	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' GOSHIKI HOLLY OLIVE	3 GAL	18" MIN	FULL TO CONTAINER
	RUMI	8	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDA HAWTHORN	3 GAL	18" MIN	FULL TO CONTAINER

GENERAL LANDSCAPE NOTES:

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GREENVILLE AND THE STATE OF SOUTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING DEMOLITION OR INSTALLATION.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS FOR RESOLUTION PRIOR TO INSTALLATION.
5. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THIS PLAN IS FOR PLANTING PURPOSES ONLY. FOR INFORMATION REGARDING BUILDINGS, GRADING, WALLS, ETC., REFER TO ARCHITECTURE, SITE AND GRADING PLANS.
7. VERIFICATION OF TOTAL PLANT QUANTITIES AS SHOWN IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR TO ENSURE PROPER STABILIZATION AND SEEDING OF THE SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
9. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIAL SHALL EQUAL OR SURPASS #1 QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
10. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR FOLIAGE OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
11. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. DEFICIENT PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
12. ALL PLANTS TO BE A MINIMUM OF WHAT IS SPECIFIED IN THE PLANT SCHEDULE. ANY CHANGES OR SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND GOVERNING JURISDICTION PRIOR TO ANY HOLE BEING DUG.
13. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT TO ESTABLISH THE EXTENTS OF MULCH/SEED/SOD IF NOT SPECIFICALLY SHOWN ON PLANS.
14. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL PLANTING AREAS.
15. PROPOSED TREES TO BE PLANTED A MINIMUM 10 FEET FROM ANY LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.
16. PROPOSED TREES TO BE PLANTED A MINIMUM 5 FEET FROM ANY FIRE HYDRANT AS MEASURED FROM TRUNK OF THE TREE TO THE HYDRANT.
17. CONTRACTOR SHALL COMPLETE SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL AMENDMENT REQUIREMENTS UNLESS WAIVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ADJUST PH AND FERTILITY BASED UPON THE SOIL TEST RESULTS.
18. TOPSOIL SHALL BE FREE OF MATERIAL LARGER THAN 1.0 INCH IN DIAMETER OR LENGTH AND SHALL NOT CONTAIN SLAG, CINDERS, STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH, OR OTHER EXTRANEOUS MATERIAL.
19. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 6 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
20. IF IMPORTED TOPSOIL IS REQUIRED, THE SUBGRADE SHALL BE SCARIFIED OR TILLED TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO INSTALLATION OF IMPORTED TOPSOIL. FOLLOWING INSTALLATION OF IMPORTED TOPSOIL, THE TOPSOIL SHALL BE TILLED TO INTEGRATE THE SOIL PROFILES.
21. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE EXPIRATION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
22. ALL TREE PLANTINGS SHALL BE MULCHED TO A DEPTH OF 3 INCHES, AND WITH A MINIMUM 3 FOOT RADIUS FROM BASE OF TREE OR TO DRIPLINE. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE. CONFIRM MULCH SPECIFICATIONS WITH OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
23. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT DROP EXTERIOR PLANTS DURING DELIVERY AND HANDLING.
24. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IMMEDIATELY AFTER UNLOADING, STAND THE TREES UP TO REDUCE THE RISK OF SUN SCALD. PROPERLY STAGED TREES ARE STANDING, UNTIED AND SPACED. UNLESS IMMEDIATELY INSTALLED, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
25. SEE LANDSCAPE DETAILS FOR TREE STAKING REQUIREMENTS.
26. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2 INCH DEPTH TO FORM A NEAT AND CRISP DEFINITION.
27. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL PLANTING AREAS PRIOR TO INSTALLATION.
28. REMOVE GUY WIRES AND STAKES AT END OF WARRANTY PERIOD OR ESTABLISHMENT.
29. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISHED GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

CITY OF GREENVILLE REQUIRED PLANTING - TREE COMPLIANCE CALCULATIONS	
ZONING: MX-2 | LOT 1 AREA: 0.89 AC (38,548 SF)	
STREET TREE CALCULATIONS	
LAURENS ROAD REQUIRED UNDERSTORY TREES, 114 LF/20 O. C.:	6 TREES
LAURENS ROAD PROVIDED TREES:	6 TREES*
LINDSAY ROAD REQUIRED UNDERSTORY TREES, 231 LF/20 O.C.:	11 TREES
LINDSAY ROAD PROVIDED TREES:	11 TREES
* 1 TREE PLANTED OUTSIDE OF LANDSCAPE ZONE DUE TO CONFLICT WITH EXISTING UTILITY POLE	
FRONTAGE SCREEN L-2 CALCULATIONS	
REQUIRED WIDTH:	10' MIN.
REQUIRED CANOPY TREES, 116 LF * 3 TREES / 50 LF:	7 TREES
PROVIDED CANOPY TREES:	XX TREES
REQUIRED SCREENING SHRUBS, 116 LF * 12 SHRUBS/ 50 LF:	28 SHRUBS
PROVIDED SCREENING SHRUBS:	XX SHRUBS

SPECIES DIVERSITY TABLE REQUIRED PLANTINGS	
TOTAL NUMBER OF PLANTS	31 TREES & 70 SHRUBS
REQUIRED NUMBER OF SPECIES	5 TREE & 8 SHRUB SPECIES
PROVIDED NUMBER OF SPECIES	5 TREE & 8 SHRUB SPECIES

TREES	CODE	QTY	NATIVE
***AMELANCHIER X GRANDIFLORA* 'AUTUMN BRILLIANCE'** AUTUMN BRILLIANCE SERVICEBERRY	AGAB	7	Y
CELTIS OCCIDENTALIS COMMON HACKBERRY	CEOD	5	Y
OSTRYA VIRGINIANA AMERICAN HOPHORNBEAM	OSVI	12	Y
***QUERCUS VIRGINIANA* 'HIGHRISE'** HIGHRISE LIVE OAK	QVHR	4	Y
***TILIA CORDATA* 'GREENSPIRE'** GREENSPIRE LITTLELEAF LINDEN	TCGS	3	N

SHRUBS	CODE	QTY	NATIVE
ABELIA X GRANDIFLORA GLOSSY ABELIA	ABGR	7	N
***DISTYLIUM X* 'PIIDIST-II'** BLUE CASCADE DISTYLIUM	DIBC	13	N
***ILEX GLABRA* 'SHAMROCK'** SHAMROCK INKBERRY HOLLY	IGSH	9	Y
***ILEX VOMITORIA* 'NANA'** DWARF YAUPON HOLLY	IVNA	8	Y
***JUNIPERUS VIRGINIANA* 'HILLSPIRE'** HILLSPIRE EASTERN REDCEDAR	JVHS	6	Y
***LOROPETALUM CHINENSE* 'RUBY'** RUBY FRINGE FLOWER	LOCR	9	N
***OSMANTHUS HETEROPHYLLUS* 'GOSHIKI'** GOSHIKI HOLLY OLIVE	OHGS	10	N
***RHAPHIOLEPIS UMBELLATA* 'MINOR'** DWARF YEDDA HAWTHORN	RUMI	8	N

SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- FRONTAGE SCREEN
- HEAVY DUTY CONCRETE DRIVEWAY
- CONCRETE SIDEWALK
- 10' UTILITY POLE CLEAR ZONE

GRAPHIC SCALE
0 10 20 40
1 inch = 20 ft.

Know what's below. Call before you dig.

CONTRACTOR SHALL NOTIFY "SC811" (811) OR (1-800-721-7877) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "SC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

X:\Projects\GNL\GNL25015\04-Production\Engineering\Construction Drawings\Current Drawings\GNL25015-LS1.dwg, 10/1/2025 10:36:06 AM, Chris Bradley

MCADAMS
[redacted]
CLIENT
[redacted]
Gensler

EXHIBIT B
HUNTINGTON BANK
LAURENS RD
CONSTRUCTION DOCUMENTS
1601 LAURENS ROAD
GREENVILLE, SOUTH CAROLINA

NORTH CAROLINA
THE JOHN R. McADAMS COMPANY, INC.
C-0293
CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
ANTHONY NICHOLAS LOWE
3559
SEAL
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	GNL25015
FILENAME	GNL25015-LS1
CHECKED BY	ANL
DRAWN BY	CAB
SCALE	1"=10'
DATE	09. 30. 2025

SHEET

CODE LANDSCAPE PLAN

L5.00

EXHIBIT C
Exterior View 04

Remote Drive Through



Key Plan

