

ORDINANCE NO.: 2009-032

Granting encroachment to Arnold Construction Corporation for installation and maintenance of landscaping, an irrigation system, driveway, patio, guard rail, electrical service lines and a dumpster pad within the right of way area of the 700 block of Washington Street adjacent to their building at 1331 Gadsden Street

ORIGINAL
STAMPED IN RED

WHEREAS, Arnold Construction Corporation (hereinafter "Grantee") desires to utilize a portion of the right of way area of the 700 block of Washington Street adjacent to its property at 1331 Gadsden Street for the installation and maintenance of landscaping; an irrigation system; a driveway approximately twenty-five (25') feet in width and twenty-five (25') feet in length; a patio approximately thirty (30') feet in length and twenty-one (21') feet in width boarded by a forty-two (42") inch guard rail; underground electrical service and a dumpster pad approximately twelve (12') feet in width and fifteen (15') feet in length, all as shown on the attached drawing; and,

WHEREAS, it appears that the encroachment will not interfere with the use of the sidewalk or street for traffic, utility locations or other uses within the foreseeable future; NOW, THEREFORE,

BE IT ORDAINED by the Mayor and City Council of the City of Columbia, South Carolina, this 4th day of November, 2009, that Grantee, its successors and assigns is hereby granted the right to utilize a portion of the right of way area of the 700 block of Washington Street adjacent to its property at 1331 Gadsden Street for the installation and maintenance of landscaping; an irrigation system; a driveway approximately twenty-five (25') feet in width and twenty-five (25') feet in length; a patio approximately thirty (30') feet in length and twenty-one (21') feet in width boarded by a forty-two (42") inch guard rail; underground electrical service and a dumpster pad approximately twelve (12') feet in width and fifteen (15') feet in length, all as shown on the attached drawing.

ALL WORK SHALL COMPLY with the requirements of The City of Columbia and South Carolina Department of Transportation now in existence or hereafter enacted. The materials and type of finish to be used are to be approved by the City Engineer prior to installation. Any damage to the street or sidewalk caused by construction shall be repaired to the satisfaction of the City Manager. Improvements within the encroachment shall be maintained by the grantee at no cost to the City in a manner approved by the City Manager.

PROVIDED, HOWEVER, that in exercising the privileges granted under this ordinance, Grantee, his successors and assigns, will indemnify and save harmless the City from any and all claims or causes of action which may arise by reason of the construction or maintenance of the aforesaid encroachment.

PROVIDED FURTHER that the privilege granted hereby may be modified or terminated by Columbia City Council at any time without notice to the Grantee, his successors and assigns.

PROVIDED FURTHER that a certificate of insurance be issued as evidence of general liability insurance with at least the minimum amount of \$600,000.00 for personal injury and property damage and naming the City as an insured, be provided to and filed annually with the City Clerk by Grantee, his successors and assigns, as required by Chapter 11, Licenses, Permits, Business Regulations, Article III, Contractors, Sec. 11-71, 1998 Code of Ordinances of the City of Columbia, South Carolina.

BE IT FURTHER ORDAINED that Grantee, in consideration of the above privilege, shall at his expense provide for protection and relocation of all utilities that might be within this area to the satisfaction of the City Manager.

Requested by:

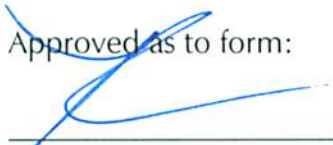
Arnold Construction Corporation


MAYOR

Approved by:


Interim City Manager

Approved as to form:


City Attorney

ATTEST:


City Clerk

Introduced: 10/21/2009

Final Reading: 11/4/2009

ORIGINAL
STAMPED IN RED

Submit by Email

Matter No.: 09020164
Attorney: LEGISLA
Date In: 2/4/09
File No.: 2009-032
Date Out: 10/10/09

REQUEST FOR AN ENCROACHMENT ORDINANCE

For a continuing encroachment on any type of property in which the City has an interest (i.e., rights of way, tree zone, sidewalk, streets), the person or entity is required to have an encroachment ordinance enacted by City Council permitting the encroachment. Encroachment ordinances are required for but not limited to: irrigation systems; landscaping; fencing; walls; pavers; walkways; outdoor dining items (chairs, tables, umbrellas, etc.); awnings; bollards and directional signs (i.e., churches) *Business signs are NOT permitted via an encroachment. An encroachment must comply with all existing City codes, rules and regulations, the Americans With Disabilities Act, if applicable, and is subject to review and approval by City staff. Enactment of the encroachment ordinance by a majority vote of City Council, which is a discretionary legislative act, is also required.*

Please complete and submit this form along with any attachment(s) to Shari Ardis by e-mail at sardis@columbiasc.net ; fax at 803-737-4250; or mail to Shari Ardis, Legal Department, POB 147 Columbia, SC 29217, for preparation of an encroachment ordinance. Copies to City departments should be directed to the contact person for that department as shown below and not through the Legal Department. Judy Edwards with Risk Management (343-8778 or jgedwards@columbiasc.net) should be contacted regarding the insurance requirements.

Date: 2/4/2009 Applicant's Name: Arnold Construction Corporation
Telephone Number: 803-731-4321 Fax Number: 803-744-1206
E-mail address: paul@arnoldfamilycorp.com
Encroachment Location (Address): 1331 Gadsden Street Columbia SC 29201

Encroachment type: ___ Wall ___ Fence Irrigation System Landscaping/Other patio/electrical/dumper pad
If wall or fence - dimensions: _____ (height/length) construction material: _____
Please provide photographs and drawing or site plan drawn to scale.

___ Church Directional Signs (Must provide picture or drawing of proposed signs that reflect dimensions)
Location(s) signs are to be placed (i.e. Northeast corner of Main Street) _____

___ Outdoor dining/decoration No. of chairs: _____ No. of Tables _____
Number of planters: _____ Business Hours: _____ Other: _____

The proposed ordinance will be sent to the requesting party and City offices for review and approval. Chip Land will compile the recommendations and forward them to the City Clerk for scheduling before City Council. This process may take from 30-90 days.

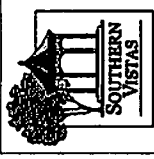
Contact	Department	Telephone Number	Fax Number
John Dooley	Utilities and Engineering	545-3240	733-8674
Joey Jaco	Engineering	545-3400	988-8199
Missy Gentry	Public Works	545-3780	733-8648
Marc Mylott	Planning and Development Services	545-3426	255-8935
Chip Land	Planning and Development Services	545-3222	733-8647
Jerry Thompson	Building Official	545-3442	733-8699
Sara Hollar	Forestry & Beautification	545-3860	733-8648
Amy Moore	Historic Preservation	545-3222	733-8647
Fred Delk	Columbia Dev. Corporation	988-8040	988-8039
Judy Edwards	Risk Management	343-8778	733-8245
Dana Higgins	Construction Management	545-3372	545-4130
David Brewer	Traffic Engineering	545-3850	733-8648
Robert Sweatt	Street Division	545-3790	545-3785
Jonathan Chambers	Planning and Development Services	545-3206	343-8779
Carmen Floyd	Fire Marshall	545-3703	401-8839
Krista Hampton	Planning and Development Services	545-3420	733-8699

THE LANDSCAPE GROUP SOUTH
 1000 N. GARDEN STREET
 SUITE 100
 DENVER, CO 80202

CONSULTANTS
 ARCHITECTS
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS
 ELECTRICAL ENGINEERS
 MECHANICAL ENGINEERS
 PLUMBING ENGINEERS
 STRUCTURAL ENGINEERS
 SURVEYORS
 TRAFFIC ENGINEERS

CONSULTANT

NOTES



DATE	DESCRIPTION
05/11/11	ISSUE FOR PERMIT
05/11/11	ISSUE FOR PERMIT
05/11/11	ISSUE FOR PERMIT
05/11/11	ISSUE FOR PERMIT

DESIGNER
 ARCHITECT



LANDSCAPE PLAN
 ALAMAR RESTAURANT

PROJECT NO. 0531
 DATE: 05/11/11
 SHEET NO. 01 OF 02

PLANT SCHEDULE

NO.	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
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PLANT SCHEDULE

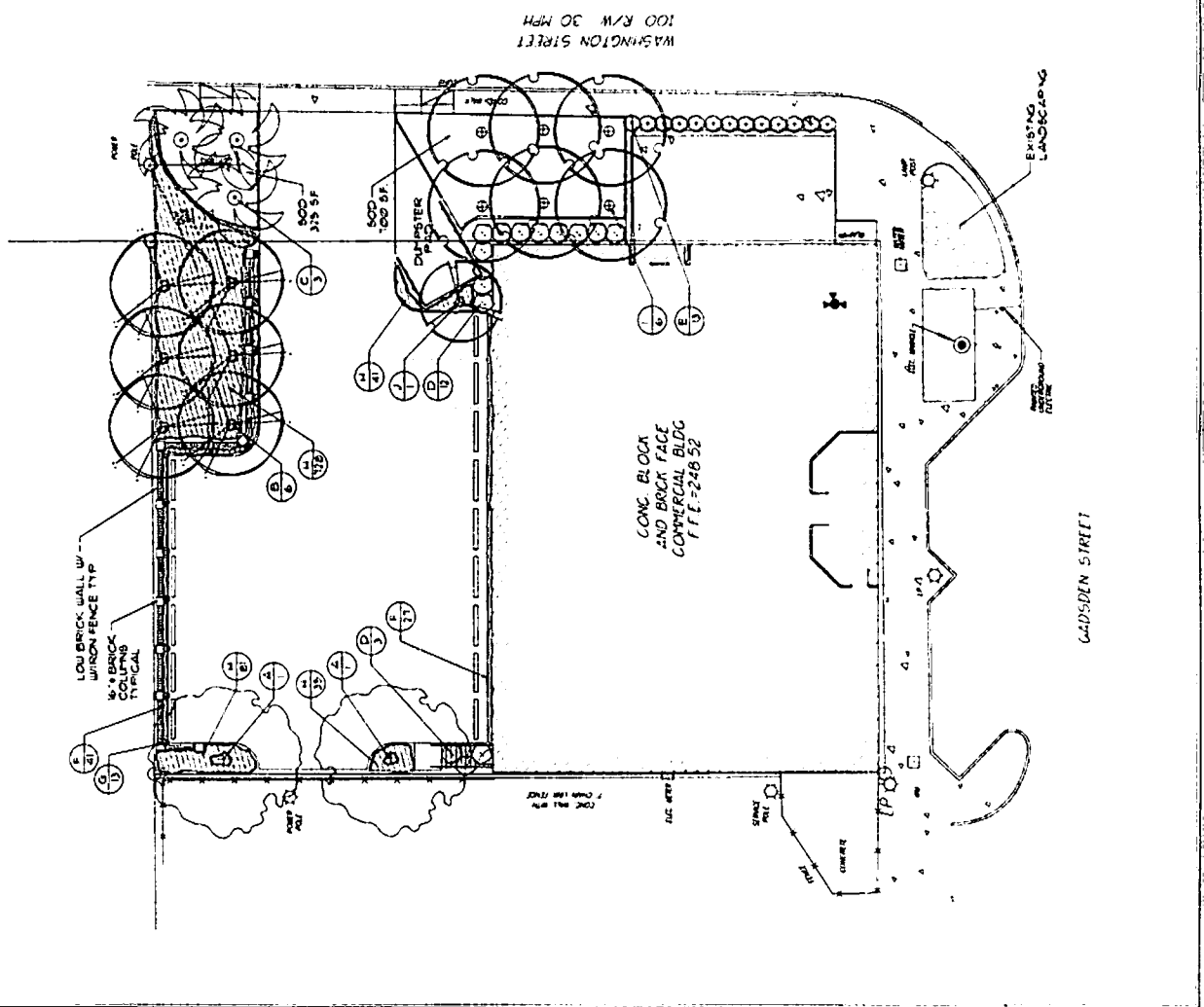
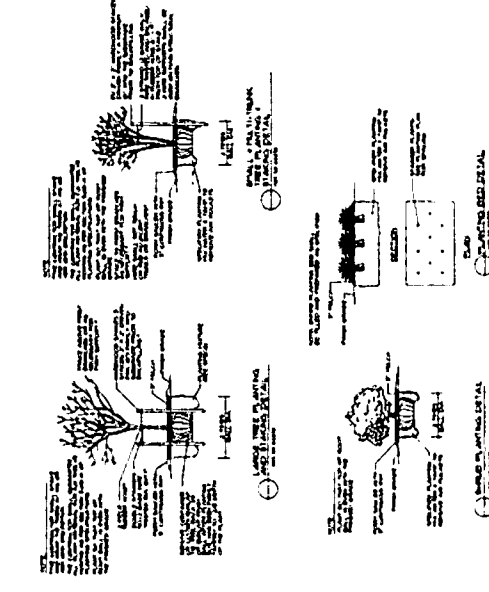
30 UNITS PER ALICE
 300 ALICE SITE x 30 UNITS = 9,000 UNITS
 2 DPS + 2 3' GROUND TREE REPLACEMENT = 300 UNITS REQUIRED ON SITE
 9,000 UNITS ON SITE - 300 UNITS REQUIRED = 8,700 UNITS TO BE PLANTED

500 UNITS TO BE PLANTED
 18' x 4' CA CANOPY TREES = 20 UNITS
 18' x 4' CA CANOPY TREES = 1 UNIT
 2" CANOPY TREES = 1 UNIT

500 UNITS REQ. - 32 UNITS PLANTED = 468 UNITS COVER REQ.

GENERAL NOTES

QUANTITIES ARE BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED ON THE SITE PLAN.
 ALL PLANTS MUST BE PROVIDED BY THE CONTRACTOR AND MUST BE INSTALLED IN THE FIELD.
 THE CONTRACTOR SHALL VERIFY THE QUALITY AND QUANTITY OF THE PLANTS.
 PLANTING SHALL BE ACCORDING TO THE LATEST ILLUSTRATED LANDSCAPE PRACTICE MANUAL.
 ALL PLANTS MUST BE PROVIDED BY THE CONTRACTOR AND MUST BE INSTALLED IN THE FIELD.
 THE CONTRACTOR SHALL VERIFY THE QUALITY AND QUANTITY OF THE PLANTS.
 PLANTING SHALL BE ACCORDING TO THE LATEST ILLUSTRATED LANDSCAPE PRACTICE MANUAL.



DOOR SCHEDULE

NO.	WIDTH	HEIGHT	MAT'L	TYPE	REMARKS
1	3'-0"	7'-0"	STEEL	A	
2	3'-0"	7'-0"	STEEL	B	
3	3'-0"	7'-0"	STEEL	C	
4	3'-0"	7'-0"	STEEL	D	
5	3'-0"	7'-0"	STEEL	E	
6	3'-0"	7'-0"	STEEL	F	
7	3'-0"	7'-0"	STEEL	G	
8	3'-0"	7'-0"	STEEL	H	
9	3'-0"	7'-0"	STEEL	I	
10	3'-0"	7'-0"	STEEL	J	
11	3'-0"	7'-0"	STEEL	K	
12	3'-0"	7'-0"	STEEL	L	
13	3'-0"	7'-0"	STEEL	M	
14	3'-0"	7'-0"	STEEL	N	
15	3'-0"	7'-0"	STEEL	O	
16	3'-0"	7'-0"	STEEL	P	
17	3'-0"	7'-0"	STEEL	Q	
18	3'-0"	7'-0"	STEEL	R	
19	3'-0"	7'-0"	STEEL	S	
20	3'-0"	7'-0"	STEEL	T	
21	3'-0"	7'-0"	STEEL	U	
22	3'-0"	7'-0"	STEEL	V	
23	3'-0"	7'-0"	STEEL	W	
24	3'-0"	7'-0"	STEEL	X	
25	3'-0"	7'-0"	STEEL	Y	
26	3'-0"	7'-0"	STEEL	Z	

(1) PROVIDE CLOSER AND PANG HARDWARE ON DOOR

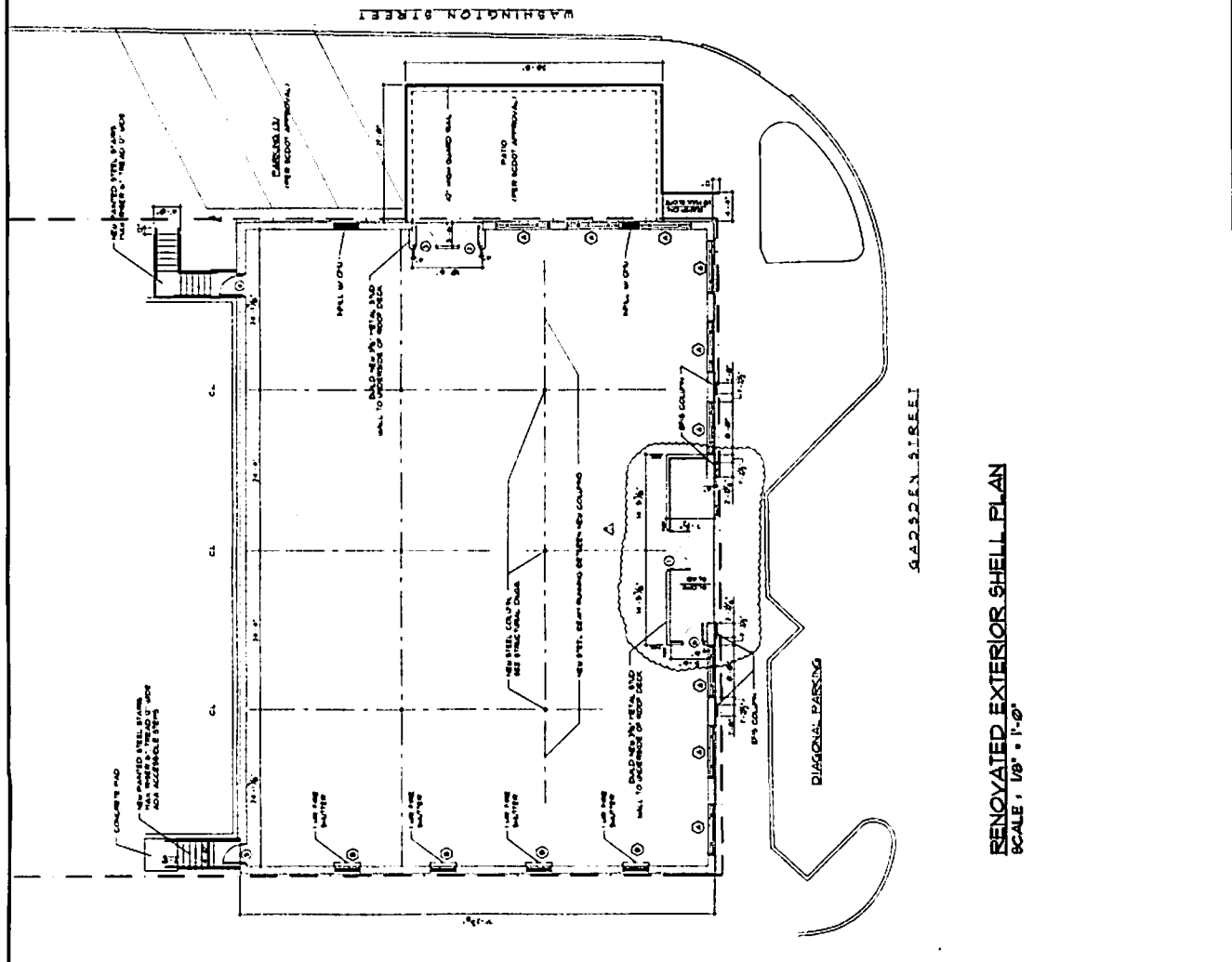
WINDOW SCHEDULE GC TO VERIFY OPENING SIZES BY WINDOW SUPPLIER

MARK	OVERALL DIMENSIONS	MAT'L	TYPE	REMARKS
A	6'-0" x 8'-0"	ALUM.	FIXED	PROVIDE LARGE BUTTERFLY OVER WINDOW
B	3'-0" x 2'-10"	ALUM.	FIXED	

TYPE A **TYPE B** **TYPE C**

TYPE B

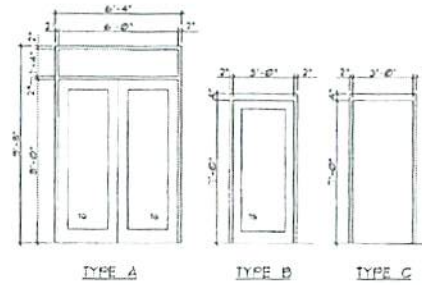
CONTRACTOR TO VERIFY ALL WINDOW SIZES AND ORDERING STOCKS



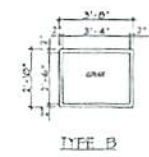
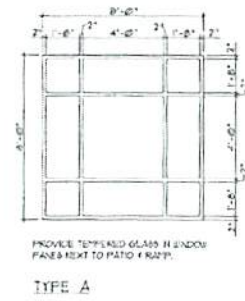
RENOVATED EXTERIOR SHELL PLAN
 SCALE: 1/8" = 1'-0"

DOOR SCHEDULE						
PK	BWIDTH	HEIGHT	THICK	MATL	TYPE	REMARKS
1	3'-0"	8'-0"	1/2"	ALUM.	A	(1)
2	3'-0"	7'-0"	1/2"	ALUM.	B	(1)
3	3'-0"	7'-0"	1/2"	ALUM.	B	(1)
4	3'-0"	7'-0"	1/2"	STEEL	C	(1)
5	3'-0"	7'-0"	1/2"	STEEL	C	(1)
6	3'-0"	8'-0"	1/2"	ALUM.	D	(1)

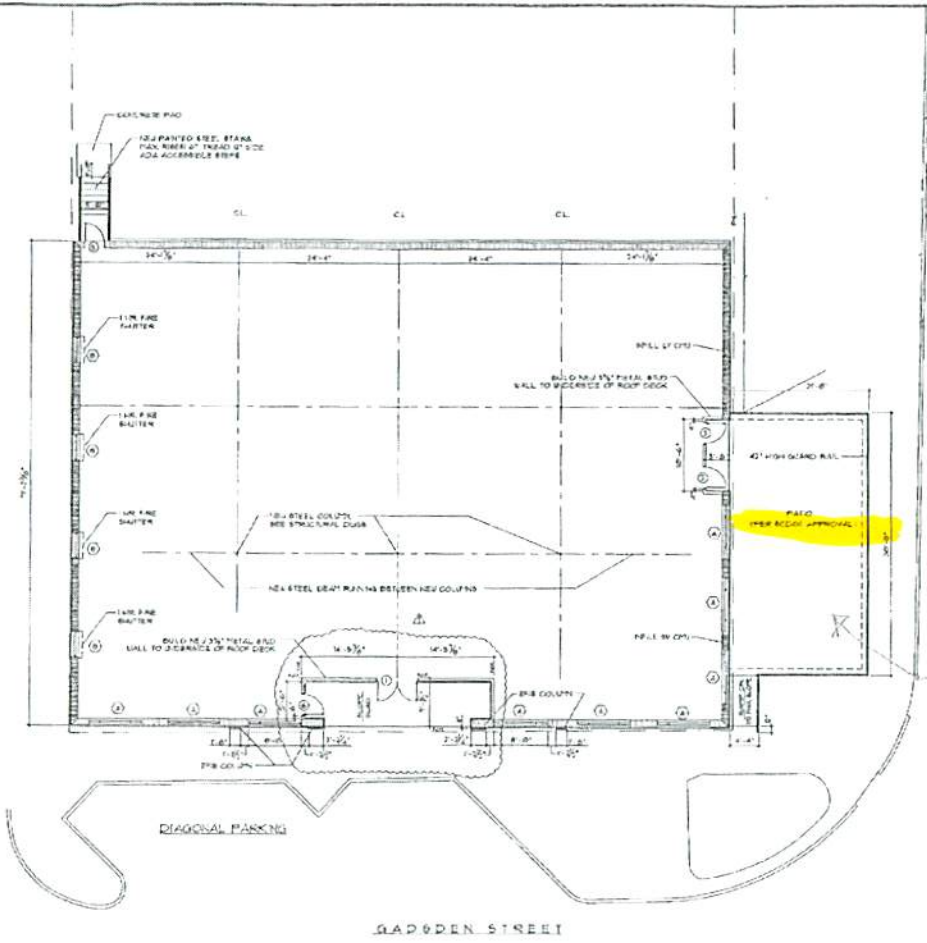
(1) PROVIDE CLOSER AND FINIC HARDWARE ON DOOR.



WINDOW SCHEDULE					G.C. TO VERIFY OPENING SIZES W. WINDOW SUPPLIER
MARK	OVERALL DIMENSIONS	MATL	TYPE	REMARKS	
A	8'-0" x 8'-0"	ALUM.	FIXED		
B	3'-0" x 7'-0"	ALUM.	FIXED	PROVIDE 1/2" FIN. SHUTTERS OVER WINDOW	



*Proposed Patio w/
Stucco Walls*



RENOVATED EXTERIOR SHELL PLAN
SCALE: 1/8" = 1'-0"

NO.	REV.	DATE	BY	CHK.	DESCRIPTION
1	1	10/1/11	MM	MM	ISSUE FOR PERMITS
2	2	10/1/11	MM	MM	ISSUE FOR PERMITS
3	3	10/1/11	MM	MM	ISSUE FOR PERMITS
4	4	10/1/11	MM	MM	ISSUE FOR PERMITS
5	5	10/1/11	MM	MM	ISSUE FOR PERMITS
6	6	10/1/11	MM	MM	ISSUE FOR PERMITS
7	7	10/1/11	MM	MM	ISSUE FOR PERMITS
8	8	10/1/11	MM	MM	ISSUE FOR PERMITS
9	9	10/1/11	MM	MM	ISSUE FOR PERMITS
10	10	10/1/11	MM	MM	ISSUE FOR PERMITS

DESIGNED AND DRAWN BY: SHEERS & ASSOCIATES, LLC
PROJECT NO.: 11010113
DATE: 10/1/11

THE DRAWING AND THE EXTERIOR SHELL ARE THE PROPERTY OF SHEERS & ASSOCIATES, LLC. NO PART OF THIS DRAWING OR THE EXTERIOR SHELL MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SHEERS & ASSOCIATES, LLC.

Sheers & Associates, LLC
ARCHITECTS
718 West 17th Street
Columbia, SC 29201
Phone: 803.731.9141
Fax: 803.731.2503
www.sheers.com

PROJECT TITLE: EXTERIOR SHELL RENOVATIONS OF 1337 GADDEN ST.
SHEET NO.: 101

RENOVATION PLAN & SCHEDULES

SCALE: 1/8" = 1'-0"

DATE: 10/1/11

A101