



Town of Glastonbury

Community Development

TO: Town Plan & Zoning Commission

FROM: Gary Haynes, Planner

DATE: November 17, 2023

RE: **140 Glastonbury Blvd Bareburger Administrative Site Plan Approval for Outdoor Dining**

Applicant proposes setting up 12 tables for seating of 48 people on patio area outside the proposed Bareburger restaurant located at 140 Glastonbury Blvd. The applicant meets all the standards and requirements of Section 7.12 for Outdoor Dining. The Health Department in memo dated 11/14/23 asked the applicant to increase the number of trash and recycling units to 3 receptacles each.

DRAFT MOTIONS:

MOVED, that the Town Plan and Zoning Commission recommends approval for administrative site plan per Section 7.12 for Outdoor Dining for the application of Bareburger, located at 140 Glastonbury Blvd

1. In adherence to:
 - a. The Health Department memorandums dated, November 14, 2023.
2. With the following conditions:
 - a. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

**TOWN PLAN AND ZONING COMMISSION
GLASTONBURY, CT
APPLICATION FOR SPECIAL PERMIT**

Application for:

- _____ Section 12 Special Permit with Design Review (SPDR)
- _____ Section 12.9 Minor Change to an approved Section 12 SPDR
- _____ Section 6.2 Excavation Special Permit
- _____ Section 6.8 Rear Lot Special Permit
- _____ Section 4.11 Flood Zone Special Permit
- _____ Section 6.11 Accessory Apartment Special Permit**
- _____ ** Applicant must submit addresses of property owners within 100 feet
of the premises in accordance with Section 6.11.4 of the Building-Zone Regulations
- _____ Other Administrative site approval for a patio

Application and fee to be submitted with 14 sets of plans - see other side for fees.

Consult appropriate section(s) of the Glastonbury Building Zone Regulations to determine standards and criteria for application evaluation.

Applicant	Property Owner
Name <u>BAREBURGER</u>	Name <u>BAREBURGER</u>
Address <u>35-37 36TH ST</u> <u>NEW YORK, NY 11106</u>	Address <u>35-37 36TH ST</u> <u>NEW YORK, NY 11106</u>
Telephone <u>718-644-8259</u>	Telephone <u>718-644-8259</u>
Fax _____	Fax _____

Location of proposed use (include street address if applicable) 160 GLASTONBURY BOULEVARD
GLASTONBURY, CT 06033

Map/Street/Lot C 4 / 2 5 0 5 / S 0 0 0 1 **Zoning District of proposal** PAD

Nature of request, including type of use, reasons for application, etc.

Administrative site approval for a patio

Signature  Applicant or Authorized Representative	Signature _____ Owner or Authorized Representative
Date <u>2023-10-25</u>	Date _____

Fees:

Special Permits:

**Sec. 12 SPDR, Sec. 6.2, Sec. 6.8,
Sec. 4.11, Sec. 6.11, Other**

**\$200.00
plus \$60.00 State of Connecticut Fee = \$260.00**

**Sec. 12 SPDR - an additional fee of \$25 for each
2,000 sq. ft. over 10,000 sq. ft. is required**

**Sec. 6.2 Excavation Special Permit - an additional fee of
\$40 for each 5 acres or portion thereof in excess of 10 acres**

Sec. 12.9 Minor Change

**\$50.00
plus \$60.00 State of Connecticut Fee = \$110.00**

For Office Use

Date Received: _____

Fee Paid: _____ Cash / Check

Public Hearing Scheduled _____

Public Hearing Advertised (1) _____

(2) _____

Action _____

Notice of Action _____

TOWN OF GLASTONBURY - OFFICE OF COMMUNITY DEVELOPMENT
STATE OF CONNECTICUT SIXTY DOLLAR (\$60.00) ADDITIONAL FEE REQUIRED

In accordance with Public Act 92-235 the State of Connecticut requires that any person, firm or corporation making application for approval of land use applications pay a sixty dollar (\$60.00) fee, in addition to any other fee which is required for application.

The following applications require submission of fee:

- Special Permits
- Subdivision and Resubdivision
- Change of Zone
- Planned Area Development Final Development Plan
- Inland Wetlands and Watercourses Permit
- Special Exceptions and Variances

Such fee shall be collected by the Town. Of the sixty dollars (\$60.00) collected; two dollars (\$2.00) shall be retained by the Town to cover administrative costs; and fifty-eight dollars (\$58.00) shall be deposited in the "Environmental Quality Fund established pursuant to Section 22a-27g" of the Connecticut General Statutes.

Please provide the following information and submit this form and the sixty dollar (\$60.00) fee to the Office of Community Development and/or Building Department upon submission of each application.

Name of Applicant BAREBURGER

Address 35-37 36TH ST
NEW YORK, NY 11106

Name of Project BAREBURGER

Address THE SHOPS AT SOMERSET SQUARE. 140 GLASTONBURY BOULEVARD,
GLASTONBURY. CT, 06033

Type of Application:

Special Permit Section Number	<u>7.12</u>
Subdivision and Resubdivision	_____
Change of Zone	_____
Planned Area Development	_____
Final Development Plan and/or Zone Change	_____
Inland Wetlands and Watercourses Permit	_____
Special Exceptions and Variances	_____

Date Fee Received _____

By _____

Project Number _____



Memo

November 14, 2023

To: Shelley Caltagirone, Director Planning and Land Use Services

Fr: Wendy S. Mis, Director of Health *Wendy S Mis*

Re: 160 Glastonbury Boulevard Bare Burger patio

This office has received a plan by O'Neil Langan Architects regarding the patio for outdoor dining at the above-referenced address.

Twelve tables with a total of forty eight seats are proposed, with only one trash unit and one recycling unit, each 28 inches in height. This is insufficient capacity to serve the patio area. The applicant is to increase the number of patio trash and recycling units to two (2) each.

With the inclusion of the above requirement, approval with respect to CT Public Health Code is forwarded for Commission consideration.



Town of Glastonbury

GLASTONBURY POLICE DEPARTMENT • TEL (860) 633-8301 • FAX (860) 652-4290

CHIEF OF POLICE
Marshall S. Porter

CAPTAIN
Mark Catania

MEMORANDUM

TO: Town Plan and Zoning Commission

FROM: Marshall S. Porter, Chief of Police 

DATE: November 13, 2023

RE: Application for administrative site approval concerning a patio at 160 Glastonbury Blvd.

Members of the Police Department have reviewed the application for the BareBurger patio. The Police Department has no objection to the proposal.

MSP/ns





NEW RESTAURANT
THE SHOPS AT SOMERSET SQUARE. 140 GLASTONBURY BLVD, GLASTONBURY, CT, 06033

PROJECT INFORMATION

ADDRESS: THE SHOPS AT SOMERSET SQUARE, 160 GLASTONBURY BLVD, GLASTONBURY, CT 06033
LOT: S0001
OWNERHIP TYPE: PRIVATE
BUILDING DATA: GROSS AREA OF WORK: 2237 SF, NUMBER OF STORIES: 1, EXISTING OCCUPANCY: RESTAURANT (GROUP A-2), PROPOSED OCCUPANCY: RESTAURANT (GROUP A-2), MIXED OCCUPANCY: NO, CONSTRUCTION TYPE: TYPE II-B, REQUIRED FIRE RATING: 0 HR, ALTERATION LEVEL: LEVEL 2, OCCUPANCY LOAD: 135 PEOPLE (SEE LIFE SAFETY PLAN ON G-002), TENANT SPACE EGRESS: 2 REQUIRED BY OCCUPANCY LOAD, TENANT SPACE EXITS: 2 PROVIDED, FLOOD ZONE: NO, 0.2% ANNUAL CHANCE FLOOD HAZARD, SPRINKLERS: YES
SCOPE OF WORK: REFER TO COMMERCIAL BUILDING PERMIT APPLICATION FOR THE COMPLETE SOW
ZONING INFORMATION: MAP: C4, STREET: 2805, LOT: S0001, PROPERTY ID: 11700
LIFE SAFETY: EMERGENCY LIGHTING: YES, EXIT SIGNS: YES, FIRE ALARMS: YES, SMOKE DETECTION SYSTEMS: YES
ENERGY REQUIREMENTS: EXISTING BLDG COMPLIANT: YES

APPLICABLE CODES

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING (INCLUDING AMENDMENTS), AND ANY OTHER FEDERAL, STATE AND LOCAL CODES

LAWS AND ORDINANCES THAT APPLY:

- TOWN OF GLASTONBURY BUILDING-ZONE REGULATIONS
2022 CONNECTICUT STATE BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL BUILDING CODE
2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
2022 CONNECTICUT STATE FIRE SAFETY CODE
2021 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL MECHANICAL CODE

PLANNING, ZONING, AND BUILDING DEPARTMENT: BUILDING INSPECTION/ZONING ENFORCEMENT
2155 MAIN ST. TOWN HALL, 3RD FLOOR
GLASTONBURY, CT 06033
BUILDINGINSPECTIONSTAFF@GLASTONBURY-CT.GOV

NOTES

THESE NOTES ARE PART OF THE PLANS AND SPECIFICATIONS AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES MENTIONED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THE FOLLOWING:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE (XXX) BUILDING CODE.
2. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND FACILITIES
3. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT.
4. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
5. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
6. ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONOUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
7. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES, WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
9. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS, SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
10. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
11. THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTION, MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING DEPARTMENT.

GENERAL NOTES - GENERAL CONTRACTOR

- 1. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS, IMMEDIATELY CONTACT THE ARCHITECT IF DISCREPANCIES OCCUR OR ARE FOUND. PARTITION LINES SHALL BE LAID OUT AND DRAWN DIRECTLY ONTO THE EXISTING FLOOR SUBSTRATE OR EXISTING CONCRETE SLAB. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOT, UNDER ANY CIRCUMSTANCES, SCALE THE DRAWINGS. DIMENSIONAL CLARIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.
3. THE CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, COMPARE ALL RELEVANT DRAWINGS - ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. NO INFORMATION OR DETAILS ON THE DRAWINGS OF THIS PROJECT MAY BE USED WITHOUT THE WRITTEN AND EXPRESSED CONSENT OF THE ARCHITECT.
4. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE THE WORK AS REQUIRED AND SHOWN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED AND NECESSARY PERMITS, INSPECTIONS, AND APPROVALS (INCLUDING EQUIPMENT USE PERMITS) AS REQUIRED BY THE LOCAL GOVERNING BODIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIREMENTS AND REGULATIONS PERTAINING TO NC BUILDING CODE ARE FOLLOWED AND INCORPORATED INTO THE WORK EVEN THOUGH THEY MAY NOT BE SPECIFICALLY LISTED OR INDIVIDUALLY AND/OR SEPARATELY IN EITHER THE DRAWINGS OR THE SPECIFICATIONS.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE BUILDING, MECHANICAL, ELECTRICAL AND SAFETY LAWS IN PLACE, CURRENT, AND ENFORCED IN THE JURISDICTION (CITY AND STATE) WHERE THE PROJECT IS LOCATED. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ANY VIOLATION(S) OF THE SAME AND SHALL MAKE ALL WORK ACCEPTABLE TO THE LOCAL BUILDING DEPARTMENTS AND AGENCIES HAVING JURISDICTION WITHOUT EXTRA CHARGES.
8. THE CONTRACTOR SHALL BECOME FAMILIAR AND COMPLY WITH ALL THE RULES AND REQUIREMENTS OUTLINED AND SPECIFIED WITHIN THE LANDLORD'S 'TENANT / CONTRACTOR GUIDELINES'.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EXITS, CORRIDORS, AISLES, AND DOORS WHERE APPLICABLE, FREE OF ANY AND ALL OBSTRUCTION AT ALL TIMES. THE CONTRACTOR SHALL ALSO MAKE ALL REPAIRS TO ANY DAMAGES WORK AND/OR FINISHES PRIOR TO TENDERING THE SPACE FOR ACCEPTANCE BY THE OWNER AND OWNER'S REPRESENTATIVE(S).
10. ALL CONSTRUCTION AND/OR DEMOLITION DEBRIS IS TO BE REMOVED IMMEDIATELY FROM THE SITE AND DISPOSED OF IN A LEGAL AND SECURE MANNER.
11. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND OVERSEE THAT ALL CUTTING AND/OR PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED AS DESCRIBED WITHIN THE SCOPE OF WORK AS SHOWN ON THE DRAWINGS OR OTHER RELATED / ISSUED DOCUMENTS.
12. CONCRETE SLAB ALTERATIONS, REINFORCING, AND FLOOR ELEVATION TRANSITIONS MUST INSURE AND MAINTAIN THE ORIGINAL CONCRETE SLAB SPECIFIED STRENGTH AND SEISMIC DIAPHRAGM CHARACTERISTICS.
13. SPRINKLER AND SMOKE/HEAT/CARBON MONOXIDE DETECTOR PLAN(S) REQUIRE A SEPARATE SUBMITTAL AND PERMIT APPROVAL.
14. TENANT'S CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THAT THERE IS ADEQUATE CLEARANCE ABOVE FINISHED CEILING HEIGHT SPECIFIED ON THE DRAWINGS TO ACCOMMODATE MECHANICAL DUCTWORK, EQUIPMENT, LIGHTING, FIXTURES, ETC. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES AND AWAIT CLARIFICATION PRIOR TO PROCEEDING WITH WORK.
15. ALL WOOD FRAMING, WHERE SHOWN, SHALL BE FIRE-RETARDANT TREATED WOOD.
16. ABSOLUTELY NO SUBSTITUTIONS SHALL BE ALLOWED NOR APPROVED UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT IN WRITING.
17. THE CONTRACTOR SHALL FURNISH ONE (1) EMPTY DUMPSTER CONTAINER AT THE STORE TURNOVER TO OWNER FOR OWNER'S USE AND DISPOSAL OF WRAPPINGS, CARDBOARD MATERIALS, TRASH, ETC.
18. THE CONTRACTOR MUST PROTECT AND REPAIR ANY DAMAGED FIREPROOFING AND INSULATION.
19. PLEASE RECYCLE DEMOLITION AND CONSTRUCTION WASTE.
20. CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REQUIREMENTS.

TENANT SAFETY NOTES

- 1. GENERAL: ALL WORK TO BE DONE IN COMPLIANCE WITH BUILDING CODES AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS SUCH AS BUILDING MATERIALS, ETC.
3. FIRE SAFETY: ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREAS AND/OR IN ANY AREA OF THE BUILDING ARE TO BE STORED IN A LOCKED SECURED AREA. ACCESS TO SUCH AREA TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
4. DUST CONTROL: DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA AND TO BE CLEANED UP AND CLEARED FROM THE BUILDING DAILY TO AVOID EXCESSIVE ACCUMULATION.

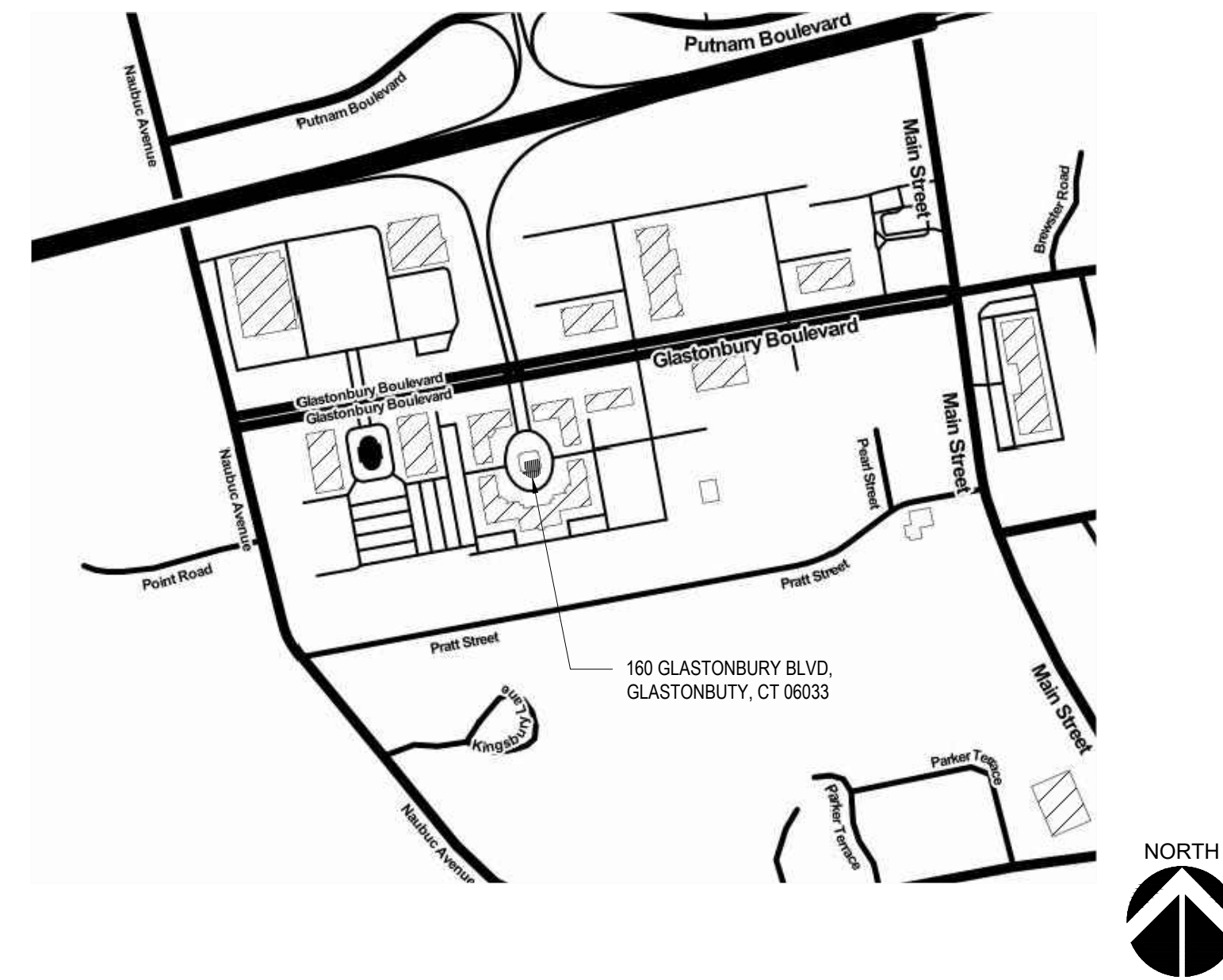
PROJECT DESIGN DIRECTORY

ARCHITECT: O'NEIL LANGAN ARCHITECTS
PROJECT MANAGER: RYAN WELCH
118 W 22TH STREET, 6TH FLOOR
NEW YORK, NY 10011
P: 917.671.0744
E: RYAN@OLARCH.COM
MEP ENGINEER: MEYERS+
PROJECT MANAGER: ETHAN GOULD
275 MADISON AVENUE, SUITE 1200
NEW YORK, NY 10016
P: 332.240.0499
E: ETHAN@MEYERSPLUS.COM
PROJECT EXECUTIVE: MARY LANGAN
P: 917.671.0729
E: MARY@OLARCH.COM

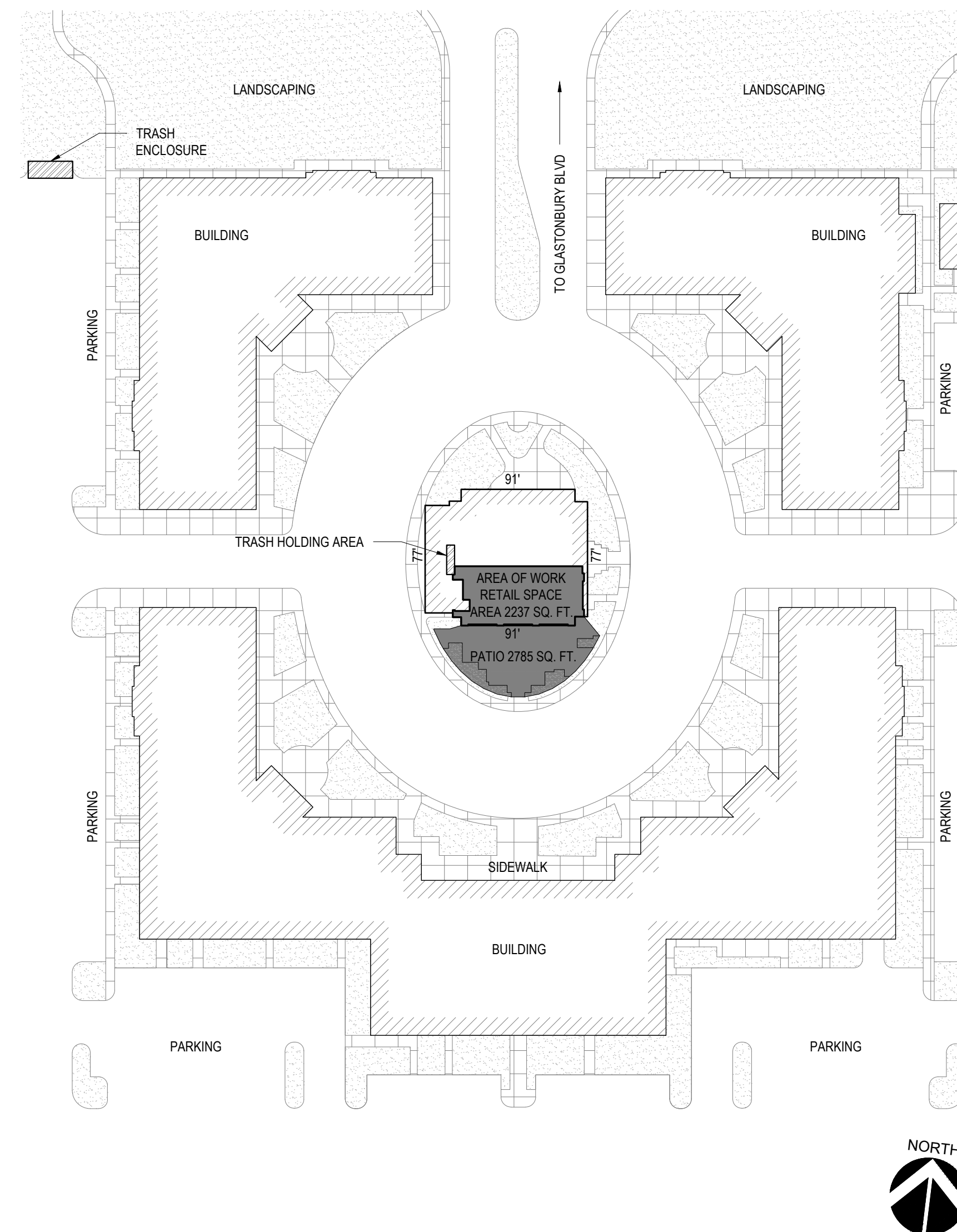
NARRATIVE

- 1. THE PROPOSED OUTDOOR DINING AREA IS THE EXISTING PATIO IN FRONT OF THE SOUTH FACADE OF THE RESTAURANT. THE PATIO AREA IS WITHIN TENANT LEASE LINE
2. THE MAIN ENTRANCE AT THE SOUTH FACADE IS USED TO DELIVER FOOT TO THE OUTDOOR DINING AREA. REFER TO 01F-001
3. THE CLEAN DISHES, CONDIMENTS, DRINKING WATER AND SIMILAR SUPPLIES ARE PROVIDED BY THE SERVERS.
4. TWO TRASH RECEPTACLES ARE LOCATED IN THE PATIO. REFERS TO P-001
5. EXISTING FENCE BETWEEN PATIO AND SIDEWALK TO REMAIN. IT IS A WHITE FINISH PICKET WOOD FENCE
6. PLAN FOR INCLEMENT WEATHER: UMBRELLAS ARE PROVIDED AS SUN PROTECTION AND FREESTANDING HEATERS FOR THE COLD SEASON. INTERIOR DINING AREA IS AVAILABLE FOR RAINY DAYS
7. RESPONSIBLE BEVERAGE SERVICE AT THE INTERIOR FRONTLINE
8. NO SMOKING ALLOWED WITHIN THE INTERIOR LEASE LINE PER SHOPPING MALL STANDARDS. THEREFORE, NO SMOKING IS ALLOWED IN THE PATIO
9. OUTSIDE TRASH RECEPTACLES EMPTY REGULARLY BY THE RESTAURANT STAFF. THE TRASH IS STORED IN WHEELED CONTAINERS AT THE TRASH HOLDING AREA. THOSE WHEELED CONTAINERS ARE EMPTY AT THE TRASH ENCLOSURE LOCATED BEHIND THE NEIGHBOR BUILDING. REFER TO SITE PLAN DIAGRAM.
10. FREESTANDING HEATERS ARE PROPANE FUELED. THEY CAN BE STORED AT THE HVAC UNITS SPACE AT THE WEST SIDE OF THE RESTAURANT

PROJECT LOCATION



SITE PLAN DIAGRAM. 1" = 60'



10/25/2023

DRAWING LIST

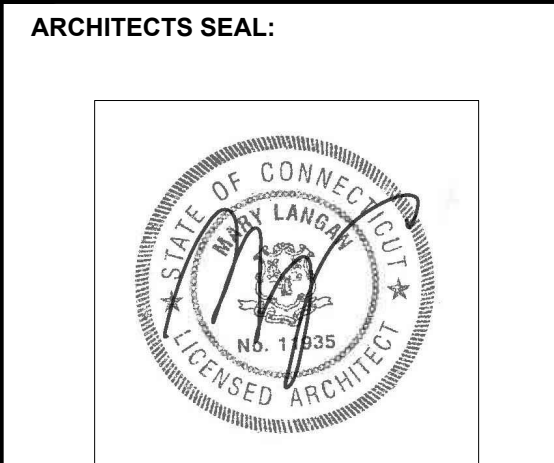
Table with columns for drawing type and description. Includes entries for G-000 COVER SHEET, P-001 PATIO LAYOUT, and P-002 PATIO FURNITURE AND LIGHTING.

ARCHITECT: O'NEIL LANGAN ARCHITECTS
118 WEST 22ND ST
6TH FLOOR
NEW YORK, NY 10011
PHONE: 212-279-2670
FAX: 212-279-2671

MECHANICAL ENGINEER: MEYERS+ ENGINEERS
275 MADISON AVENUE, SUITE 1200
NEW YORK, NY 10016
PHONE: (332) 240-0499

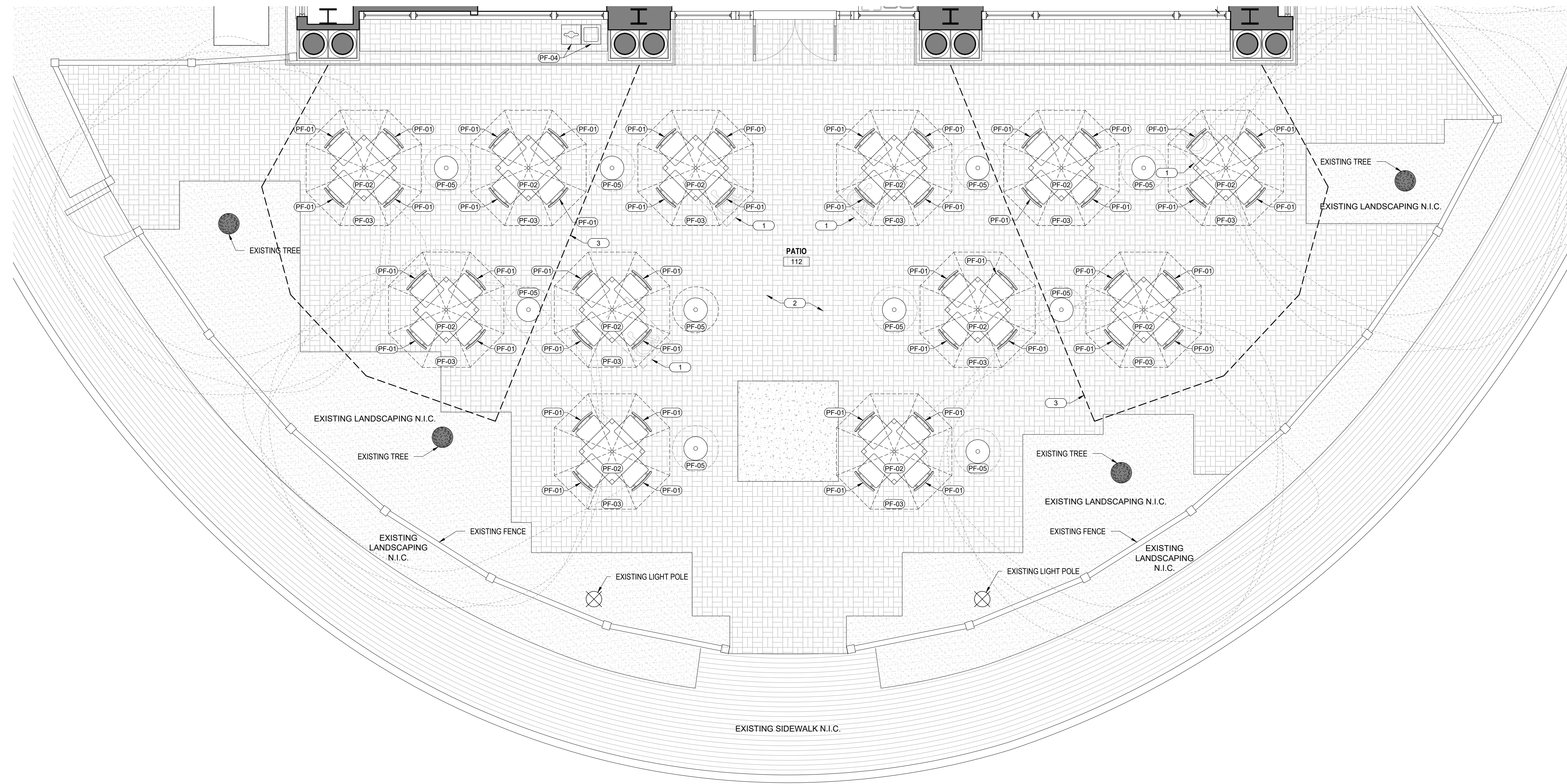
Bareburger logo
THE SHOPS AT SOMERSET SQUARE
140 GLASTONBURY BLVD, GLASTONBURY, CT, 06033

Table with columns: #, DESCRIPTION, DATE. Row 1: PATIO, 2023-10-25.



DRAWING INFORMATION
PROJECT #: 223189
CHECKED BY: RW
DRAWN BY: JMVS

COVER SHEET
G-000



01 FURNITURE & EQUIPMENT PLAN
1/4" = 1'-0"

FURNITURE & EQUIPMENT PATIO PLAN KEYNOTES

1. ACCESSIBLE SEATING
2. EXISTING PATIO PAVING TO REMAIN. GC TO CLEAN, REPAIR AND RE LEVEL THE PAVERS AS NEEDED
3. LET STRING LIGHTING ABOVE. LIGHTING ATTACHED TO THE BUILDING FACADE AND RUNNING BETWEEN THE TREES. PROVIDE STEEL CABLE WIRE FOR SECTIONS BIGGER THAN 25'. FINAL LAYOUT DETERMINED BY TREES BRANCHES. MINIMUM HEIGHT 80"

FURNITURE & EQUIPMENT PATIO PLAN GENERAL NOTES

- A. ALL TABLES AND PICNIC TABLES PROVIDED WITH ONE TABLE LIGHTING. SEE 02/P-002
- B. OUTDOOR DINING SHALL BE PERMITTED BETWEEN THE HOURS OF 6:00AM AND 10:30PM WITH NO NEW DINERS SEATED AFTER 9:30PM
- C. OUTDOOR DINING AREAS SHALL BE CLEANED AND MAINTAINED WITH REMOVAL OF TRASH ON A REGULAR BASIS
- D. THE USE OF PORTABLE UMBRELLAS, HEATING UNITS AND OTHER SIMILAR ELEMENTS FOR THE PURPOSE OR WEATHER PROTECTION MAY BE PERMITTED PROVIDED THAT:
 - D.A. THEY ARE PROPERLY MAINTAINED IN A NEAT AND GOOD WORKING CONDITION AND COMPLIANT WITH ALL APPLICABLE BUILDING, FIRE AND HEALTH CODE STANDARDS AND LAWS
 - D.B. SAID FEATURES SHALL BE ADEQUATELY STORED WHEN NOT IN USE WITH APPROPRIATE CONTAINMENT
 - D.C. SAID FEATURES SHALL NOT HAVE ANY LOGOS, LETTERING OR IMAGES PAINTED OR OTHERWISE AFFIXED TO THEM
- E. LIGHTING SHALL BE DARK SKY COMPLIANT
- F. ALL FORMS OF AMPLIFIED SOUND THROUGH SPEAKERS, TVS, VIDEO SCREENS, ETC. ARE PROHIBITED IN OUTDOOR DINING AREAS. NON-AMPLIFIED SOUND, SUCH AS LIVE ACOUSTIC MUSIC OR OTHER NOISES ASSOCIATED WITH OUTDOOR DINING ACTIVITIES SHALL NOT BE AUDIBLE ON ABUTTING PROPERTIES AFTER 9PM

PATIO FURNITURE SCHEDULE

TAG	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	MATERIAL/COLOR	SUPPLY	INSTALL	REMARKS
PF1	48	CHAIR	RESTAURANT FURNITURE	FRU-ERAT-85	BLACK & FAUX TEAK	OWN	OWN	
PF2	12	TABLE	RESTAURANT FURNITURE	FRU-ALP3636-BL	BLACK & FAUX TEAK	OWN	OWN	COMES WITH UMBRELLA HOLE
PF3	12	UMBRELLA	RESTAURANT FURNITURE	FRU-CUB-UM100-75	CABANA CLASSIC	OWN	OWN	WITH HAYK STEEL UMBRELLA BASE 20X20" 36LB
PF4	1	OUTDOOR TRASH	RECYCLE AWAY	28GC04-28GC03-CB	CHARCOAL	OWN	OWN	
PF5	10	PORTABLE PROPANE OUTDOOR HEATER	CROWN VERITY	CV-2620-SS	STAINLESS STEEL	OWN	OWN	

#	DESCRIPTION	DATE
	PATIO	2023-10-25

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Bareburger
THE SHOPS AT SOMERSET SQUARE
140 GLASTONBURY BLVD, GLASTONBURY, CT, 06033

ARCHITECTS SEAL:

2023-10-25

DRAWING INFORMATION
PROJECT #: 223189
CHECKED BY: RW
DRAWN BY: JMVS

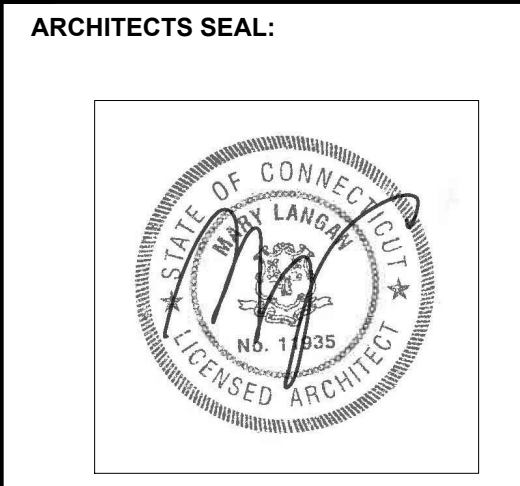
PATIO LAYOUT
P-001

O'NEIL LANGAN ARCHITECTS
 118 WEST 22ND ST
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Bareburger
 THE SHOPS AT SOMERSET SQUARE
 140 GLASTONBURY BLVD, GLASTONBURY, CT, 06033

#	DESCRIPTION	DATE
	PATIO	2023-10-25



2023-10-25
DRAWING INFORMATION
 PROJECT #: 223189
 CHECKED BY: RW
 DRAWN BY: JMVS

PATIO FURNITURE AND LIGHTING

P-002

PF-03
 DESCRIPTION: SUMBRELLA
 MANUFACTURER: RESTAURANT FURNITURE
 MODEL: FRU-CUB-UM100-75

Colorfastness to Light

Accelerated light aging evaluates a coated fabric's ability to resist fading, gloss change and surface deterioration.

ACT GUIDELINES

Upholstery
 AATCC 16 Option 1 or 3 Grade 4 minimum at 200 hours*
 Or
 ASTM D4329 No appreciable color change at 150 hours*

Direct Glue Wallcoverings
 AATCC 16 Option 1 or 3 Grade 4 minimum at 200 hours*
 Or
 ASTM D4329 No appreciable color change at 150 hours*

Wrapped Panels and Upholstered Walls
 AATCC 16 Option 1 or 3 Grade 4 minimum at 200 hours*
 Or
 ASTM D4329 No appreciable color change at 150 hours*

Warranty
 5-Year

ACT Performance Guidelines

Environmental

Compliance
 UFAC Interior Fabrics Test Method-1990 - Meets Class I Requirements;
 Meets CA #117-2013 Sec. E (CS-191-53)
 Classification: 1 Normal Flammability;
 Complies with U.S. CPSC requirements for upholstered furniture flammability (16 CFR Part 1640);

SUMBRELLA UV RESISTANCE



EXISTING FENCE TO REMAIN
 GC TO CLEAN, REPAIR AND REPAINT AS NEEDED

03 EXISTING FENCE
 NTS



PF-03
 DESCRIPTION: SUMBRELLA
 MANUFACTURER: RESTAURANT FURNITURE
 MODEL: FRU-CUB-UM100-75
 POLE MATERIAL/COLOR: ALUMINUM/ANODIZED
 CANOPY: SUMBRELLA CABANA CLASSIC B&W
 DIMENSIONS: 116"xCANOPY89"



DESCRIPTION: UMBRELLA BASE
 MANUFACTURER: ARLMONT & Co.
 MODEL: HAYK STEEL UMBRELLA BA
 MATERIAL/COLOR: STEEL/BLACK
 WEIGHT: 39lb
 BASE DIMENSIONS: 20"x20"



LED STRING LIGHTS
 DESCRIPTION: LED STRING LIGHTS
 MANUFACTURER: SIVAL
 SKU: LS15100

02 LIGHTING
 NTS



TABLE LIGHTING
 DESCRIPTION: ONE OUTDOOR TABLE LIGHTING PER TABLE/PICNIC TABLE
 MANUFACTURER: TBBGA
 FRAME MATERIAL/COLOR: ALUMINUM ANODIZED BLACK
 POWER: BATTERY
 DIMENSIONS: H10.24" x Ø3.15"



PF-05
 DESCRIPTION: PORTABLE PROPANE OUTDOOR HEATER
 MANUFACTURER: CROWN VERITY
 MODEL: CV-2520-SS
 MATERIAL: STAINLESS STEEL
 DIMENSIONS: H90" x ØBASE18 1/4" x ØREFLECTOR 35 1/2"

01 PATIO FURNITURE
 NTS



PF-04
 DESCRIPTION: TRASH STATION
 MANUFACTURER: RECYCLE AWAY
 MODEL: 28GC04-28GC03-CB
 COLOR: CHARCOAL
 DIMENSIONS: 2x L15xW15xH28"



PF-02
 DESCRIPTION: TABLE
 MANUFACTURER: RESTAURANT FURNITURE
 MODEL: FRU-ALP8636-BL
 FRAME MATERIAL/COLOR: CAST IRON/BLACK
 TOP MATERIAL/COLOR: PLASTIC/TEAK
 DIMENSIONS: 36x36"



PF-01
 DESCRIPTION: CHAIR
 MANUFACTURER: RESTAURANT FURNITURE
 MODEL: FRU-ERAT-85
 FRAME MATERIAL/COLOR: CAST IRON/BLACK
 SEAT MATERIAL/COLOR: PLASTIC/TEAK