

**PLANNING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2016-0037A      **PC DATE:** September 27, 2016

**PROJECT NAME:** Friends & Allies

**ADDRESS OF APPLICATION:** 979 Springdale Road

**APPLICANT:** 3423 Holdings, LLC (Peter Barlin) (512) 413-5896  
507 Calles  
Austin, TX 78702

**AGENT:** Jennifer Khabele (512) 947-8772  
810 E 13<sup>th</sup> St  
Austin, TX 78702

**AREA:** 9.3 acre site; 171,138 sq ft brewery/warehouse  
1,570 sq. ft. tasting area

**COUNCIL DISTRICT:** 3

**WATERSHED:** Boggy Creek (Urban)

**WATERSHED ORDINANCE:** Comprehensive Watershed Ordinance

**T.I.A.:** N/A

**CAPITOL VIEW:** N/A

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit to allow a tasting room (on-site consumption) for the brewery on this site (a conditional use per 25-2-865). The proposed tasting room is 1,570 square feet. This use was previously approved 11-0, with a 1,792-square foot tasting room, under SPC-2015-0036A on January 12, 2016. This application represents a change of ownership and a modification to the existing Conditional Use Permit. No additional construction to the site is proposed with this site plan.

**EXISTING ZONING:** This lot is zoned PUD-NP with a base zoning of LI. The use is conditional per Ordinance No. 20140417-082 Part 1 (B) The sale of beer or ale produced onsite for onsite consumption: (2) is a conditional use, if the brewery is less than 540 feet from any single family residential use.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit for the proposed tasting room. This site plan complies with all Land Development Code requirements.

**CASE MANAGER:** Christine Barton-Holmes      Phone: 512-974-2788  
Christine.barton-holmes@austintexas.gov

**PROJECT INFORMATION:** 9.4 acres

**EXIST. ZONING:** PUD-NP

**ALLOWED F.A.R.:** 1:1

**EXISTING F.A.R.:** 0.42:1

**MAX. BLDG. COVERAGE:** 75%

**EXISTING BLDG. CVRG:** 171,138 42%

**MAX. IMPERVIOUS CVRG.:** 80%

**EXISTING IMPERVIOUS CVRG:** 80%

**REQUIRED PARKING:** 192

**PROVIDED PARKING:** 194

**PROPOSED ACCESS:** Springdale Road and Airport Boulevard

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** On-site consumption is a conditional use per the Brew-Pub Ordinance (as stated in the Existing Zoning information). The tasting room is located in an existing building.

Staff recommends approval of the conditional use permit request.

**Environmental:** There were no Environmental review comments. No construction is proposed with this Land Use application.

**Transportation:** All Transportation comments have been cleared. Access to the site will be from Springdale Road and Airport Boulevard.

**SURROUNDING CONDITIONS:**

**Zoning/ Land Use**

**Northwest:** Springdale Rd, then SF-3-NP (single family)

**Northeast:** Airport Blvd, then GR-MU-CO-NP (auto sales)

**South:** Railroad ROW, then P-NP (undeveloped single family)

**West:** W/LO-NP (single family)

**NEIGHBORHOOD ORGNIZATIONS:**

African American Cultural Heritage District

Austin Heritage Tree Foundation

Austin Independent School District

Austin Neighborhoods Council

Bike Austin

Cristo Rey Neighborhood Association

Del Valle Community Coalition

East Austin Conservancy

East MLK Combined Neighborhood Association

East MLK Combined Neighborhood Contact Team

El Concilio Mexican – American Neighborhoods

Friends of Austin Neighborhoods

FRS Property Owners Association

Gardens Neighborhood Assn. (The)

Govalle/Johnston Terrace Plan TM of Neigh.

Govalle Neighbors

Guadalupe Neighborhood Development Corporation

M.E.T.S.A. Neighborhood Assn.

Preservation Austin

Reissig Group

SEL Texas  
Sierra Club, Austin Regional Group  
United East Austin Coalition

### **CONDITIONAL USE PERMIT**

**D. 25-5-145.** A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

#### **§ 25-5-146 CONDITIONS OF APPROVAL.**

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

### **CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

**A.** The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Planning Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section. A conditional use site plan must:

**B.**

**1. Comply with the requirements of this title;**

Staff Response: This site plan request is within the square footage limit allowed (less than 33% of the total square footage of the use). This site plan complies with all other regulations and requirements of the Land Development Code.

**2. Comply with the objectives and purposes of the zoning district;**

Staff Response: The proposed on-site consumption is a conditional use within the LI base zoning district, per the Brew-Pub Ordinance.

**3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**

Staff Response: Yes.

**4. Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: Adequate parking and loading facilities are provided on-site.

**5. Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay.
- C. **In addition, a conditional use site plan may not:**
  7. **More adversely affect an adjoining site than would a permitted use;**  
Staff Response: No
  8. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**  
Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.
  9. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.



November 17, 2015

To COA Planning Commission:

Friends and Allies Brewery at 979 Springdale Road, Suite 124 requests a Conditional Use Permit in order to transform 1,570 ft<sup>2</sup> of its 10,000 ft<sup>2</sup> brewery space into a tasting room, per brewery ordinance 20140417-082. This ordinance allows for one-third of a production facility to be used as a tasting room for on-site consumption.

Property Owner:

3423 Holdings LLC  
507 Calles Austin, TX 78704  
Peter Barlin, (512) 413 5896

Designer:

Opa  
1301 East 7th, St 201  
Austin, TX 78702

Engineer:

Aptus  
3400 Tavistock Dr.  
Austin, TX 78748

Watershed: Colorado

Classification: Urban

Not subject to watershed protection regulations  
Not within a 100 year floodplain

Legal Description: ABS 22 SUR 29 Tannehill JC ACR10 .842 Lot A & 2B RESUB of LOT 1 HOWA RD Travis SUBD

Sincerely,

Devon Ponds

Owner of Friends and Allies Brewery

OWNER: 3423 HOLDINGS, LLC  
507 CALLES CONTACT NAME OF OWNER:  
AUSTIN, TX 78702 PETER BARLIN  
(512) 413-5896

Designer:  
Opa  
1301 East 7th, St 201  
Austin, TX 78702

Engineer:  
Aptus  
3400 Tavistock Dr.  
Austin, TX 78748

LEGAL DESCRIPTION: ALL THOSE CERTAIN TRACTS OR PARCEL OF LAND  
SITUATED IN TRAVIS COUNTY, TEXAS AND DESCRIBED  
MORE FULLY AS TRACTS I, II, III & IV IN THAT  
CERTAIN DEED TO FROSTEX FOODS INC., GRANTEES,  
DATED JUNE 1, 1984 AND RECORDED IN VOL. 8629,  
PAGE 142 OF THE REAL PROPERTY RECORDS OF  
TRAVIS COUNTY, TEXAS.

ADDRESS: 979 SPRINGDALE ROAD

BENCHMARK: R.R. SPIKE IN POWER POLE. ELEVATION = 457.83'  
BENCHMARK NOTE: ELEVATIONS HEREON ARE RELATED TO  
A CITY OF AUSTIN BENCHMARK REFERENCE FB 3286, P. 24,  
GRID U-36, BEING A "Δ" CUT ON THE WEST CURB OF  
SPRINGDALE ROAD AND CENTERLINE PROJECTION OF ALF  
AVENUE. ELEV. = 464.48.

CORRECTIONS / REVISIONS								
NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMPERVIOUS COVER	TOTAL SITE IMPERVIOUS COVER	PERCENT SITE IMPERVIOUS COVER	CITY OF AUSTIN/ APPROVAL DATE	DATE IMAGED

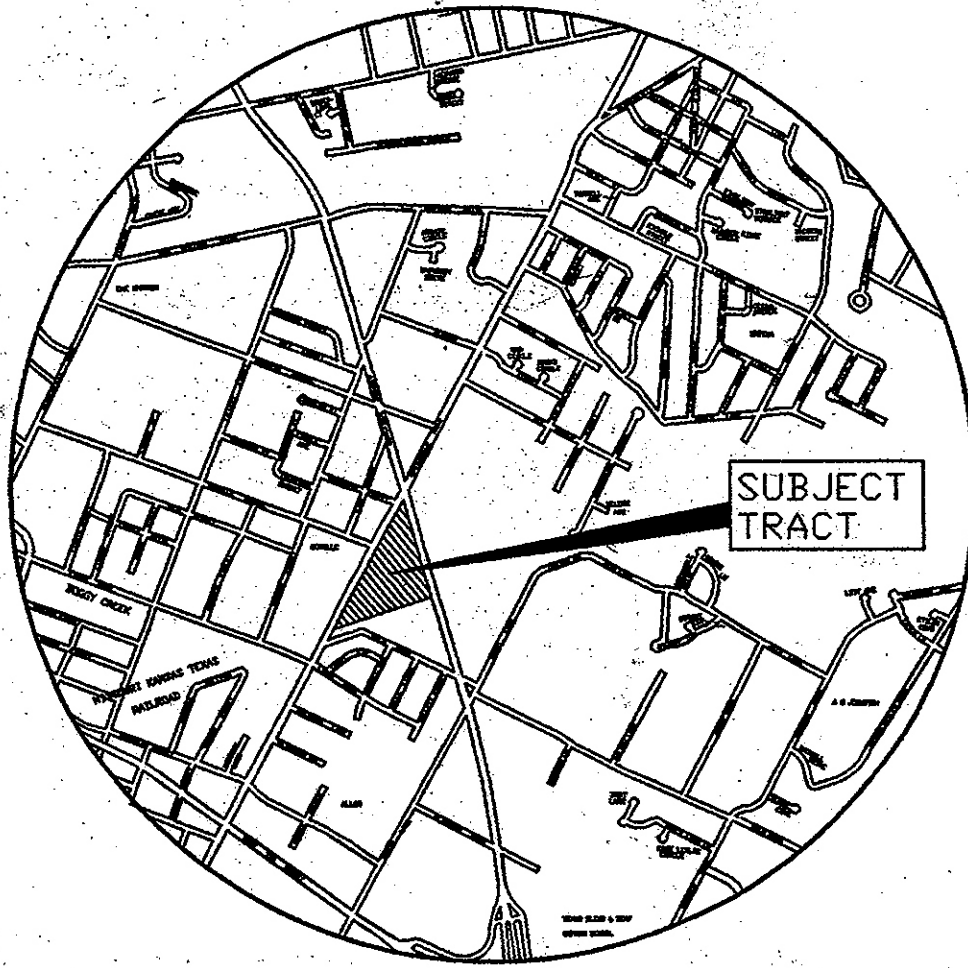
GENERAL PLAN NOTES:

- 1.) THIS PROJECT IS LOCATED IN THE BOGGY CREEK WATERSHED, IS CLASSIFIED AS URBAN  
AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE  
TERMS AND CONDITIONS OF THE CITY LAND DEVELOPMENT CODE AS OF THE PROJECT  
APPLICATION DATE (4/22/87).

For this site, the FIRM panel number is 48453C0465H effective on 09/26/2008

CHANGE OF USE  
PERMIT

FRIENDS AND ALLIES  
BREWERY



VICINITY, MAP  
N.T.S.

SHEET INDEX:

1. COVER SHEET  
2. SITE PLAN

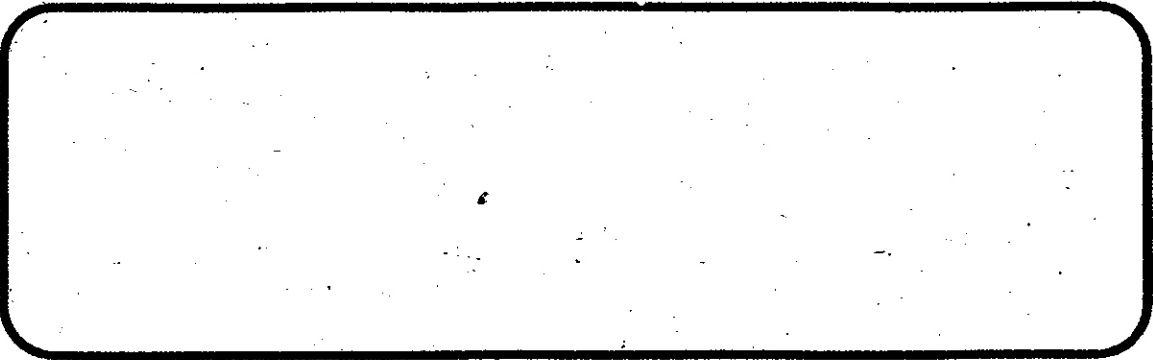
Development Services Dept

Date

No site construction is proposed  
with this site plan application. This  
does not include an internal  
remodel to the building.

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SUBMITTED BY: \_\_\_\_\_  
DATE: January 25, 2016  
CSA JOB NO.: \_\_\_\_\_



FRIENDS AND ALLIES BREWERY  
979 SPRINGDALE



- Notes:
- a) All improvements shall be made in accordance with the released site plan. Any additional improvements will require site plan amendment and approval of the Development Review Department.
  - b) Approval of this Site Plan does not include Building and Fire Code approval nor building permit approval.
  - c) All signs must comply with requirements of the Land Development Code (Chapter 25-10).
  - d) Additional electric easements may be required at a later date.
  - e) Water and wastewater service will be provided by the City of Austin.
  - f) All existing structures shown to be removed will require a demolition permit from the City of Austin Planning and Development Review Department.
  - g) A development permit must be issued prior to an application for building permit for non-consolidated or Planning Commission approved site plans.
  - h) For driveway construction: The owner is responsible for all costs for relocation of, or damage to utilities.
  - i) For construction within the right-of-way, a ROW excavation permit is required.

Accessible routes shall be located so that users are not required to wheel or walk behind parked vehicles (except the one they operate or in which they are a passenger) or in traffic lanes. [IBC 1104.1, 1106.6]

Slopes on accessible routes may not exceed 1:20 unless designed as a ramp. [ANSI 403.3]

Accessible parking spaces must be located on a surface with a slope not exceeding 1:50. [ANSI 502.5]

Accessible routes must have a cross-slope no greater than 1:50. [ANSI 403.3]

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The minimum clear width of an accessible route is 36 in. If the accessible route is less than 60 in. wide and longer than 200 ft., passing spaces at least 60 in. by 60 in. must be located every 200 ft. [ANSI 403.5, Table 403.5]

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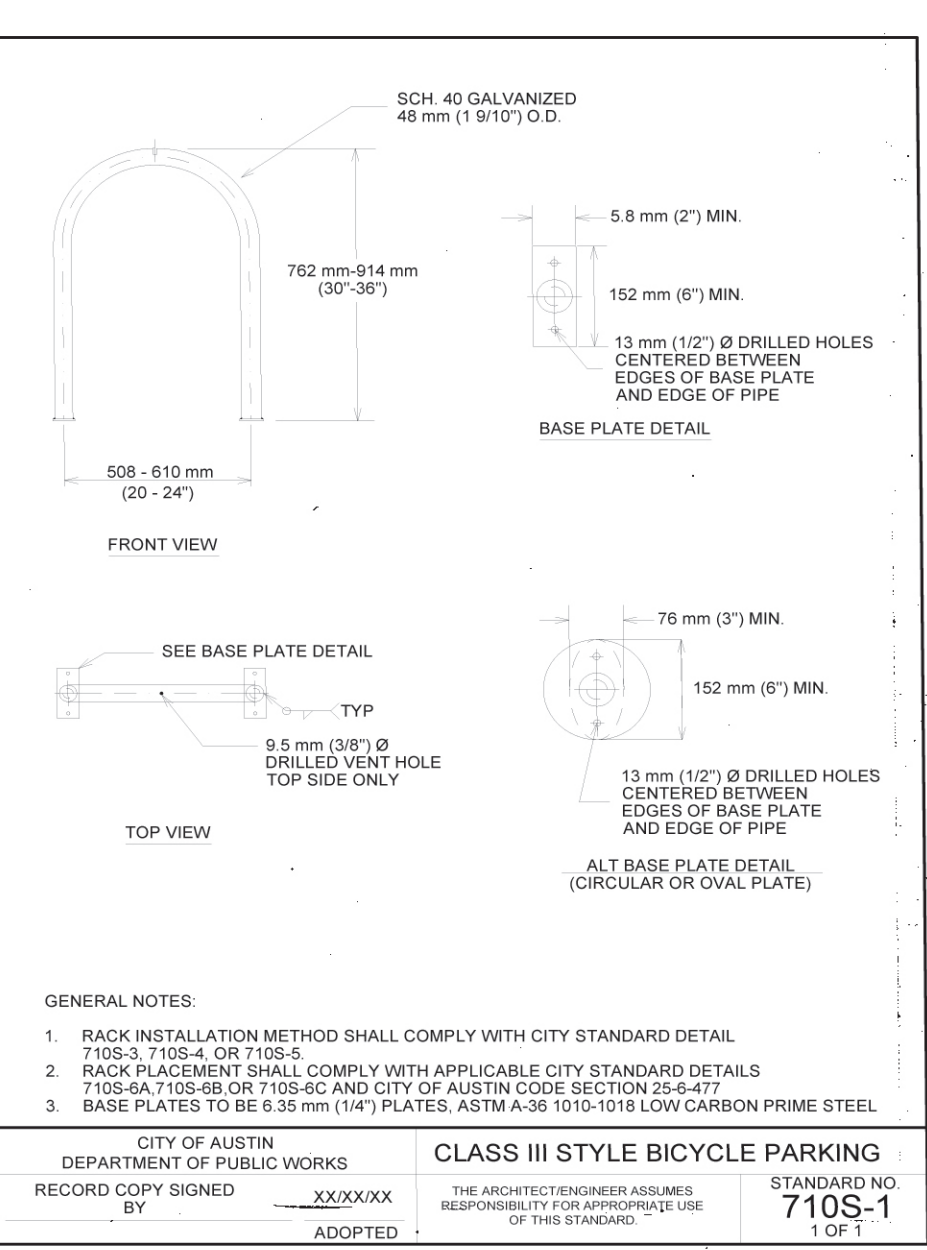
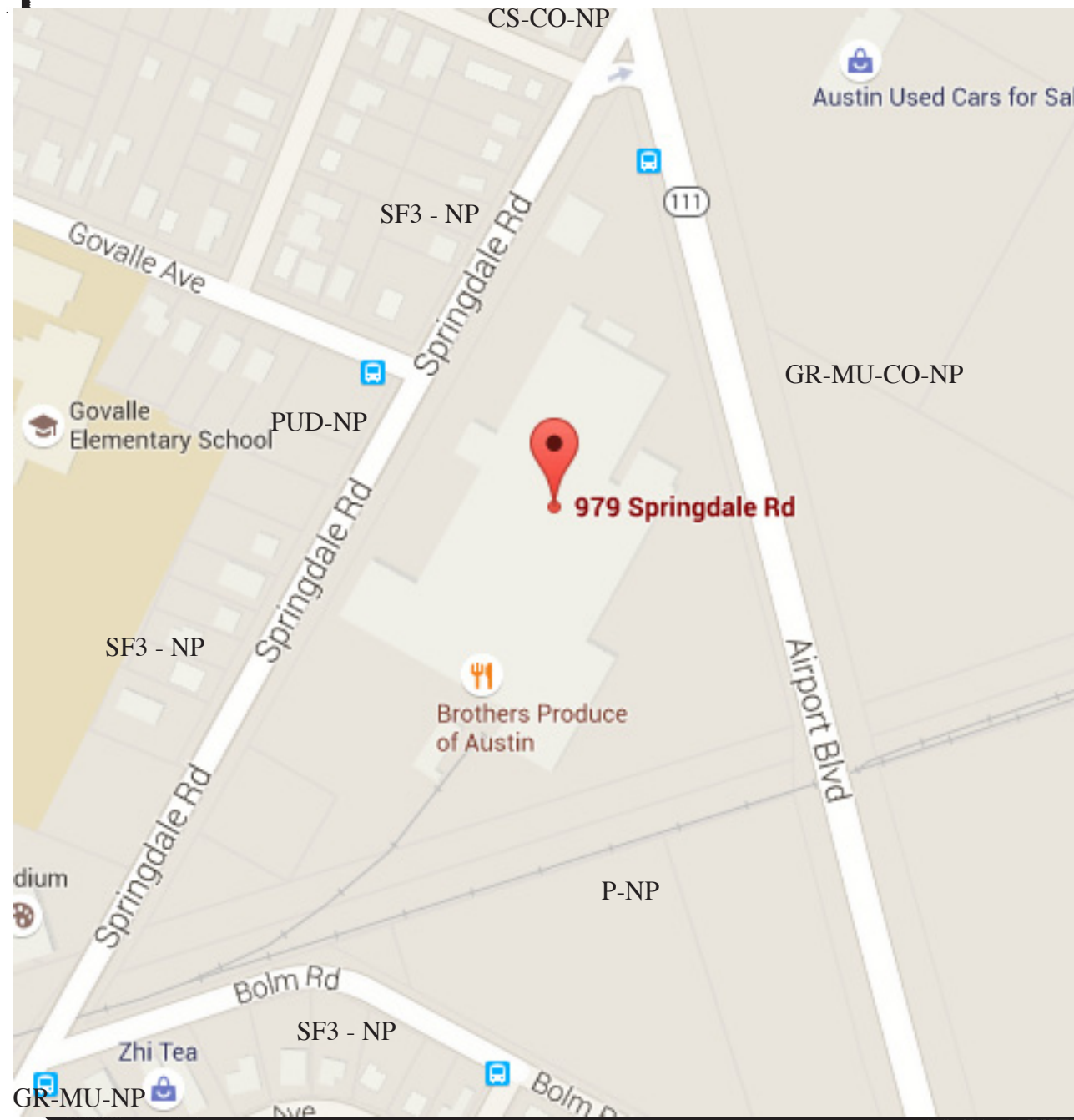
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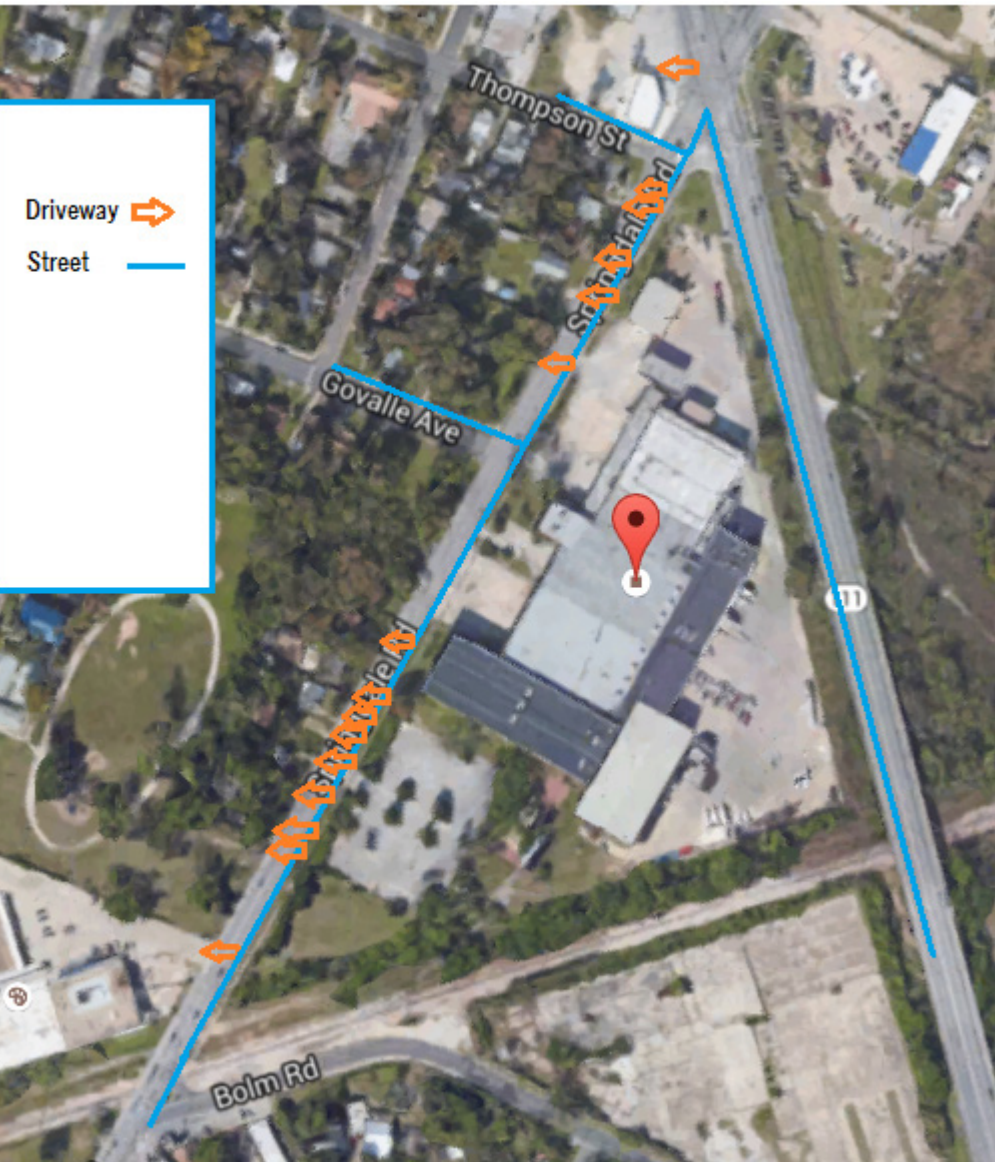
Total site area	510,893 sf
Zoning	PUD-LI-NP
Total gross floor area	171,138 sf/ 33% of site
Impervious cover	408,981/ 80% of site
Floor to area ratio	.42
Building height	1 story - 15 feet
Foundation type	concrete

"This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited."



Gross square footage:

- Building 1 - 2200
- Building 2 - 4530
- Building 3 - 30,300
- Building 4 - 26,200
- Building 5 - 89,700
- Building 6 - 6,370
- Building 7 - 8,264 & 3,574
- Total - 171,138
- FLOOR TO AREA RATIO - .42



USE	SQ FT	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
OFFICE	2000	1/275	7	
WAREHOUSE/ FOOD PREP	167,568	1/1000	168	
Tasting room for brewery	1570	1/275	6	
Total	171,138		181	194

TOTAL PARKING AVAILABLE

STANDARD	53
COMPACT	128
ADA BIKE PARKING	15
TOTAL	194
TOTAL WITH BIKE PARKING	199

SPC-2016-0037A

FRIENDS AND ALLIES  
BREWERY  
979 SPRINGDALE  
2 of 2

SITE PLAN



- Notes:
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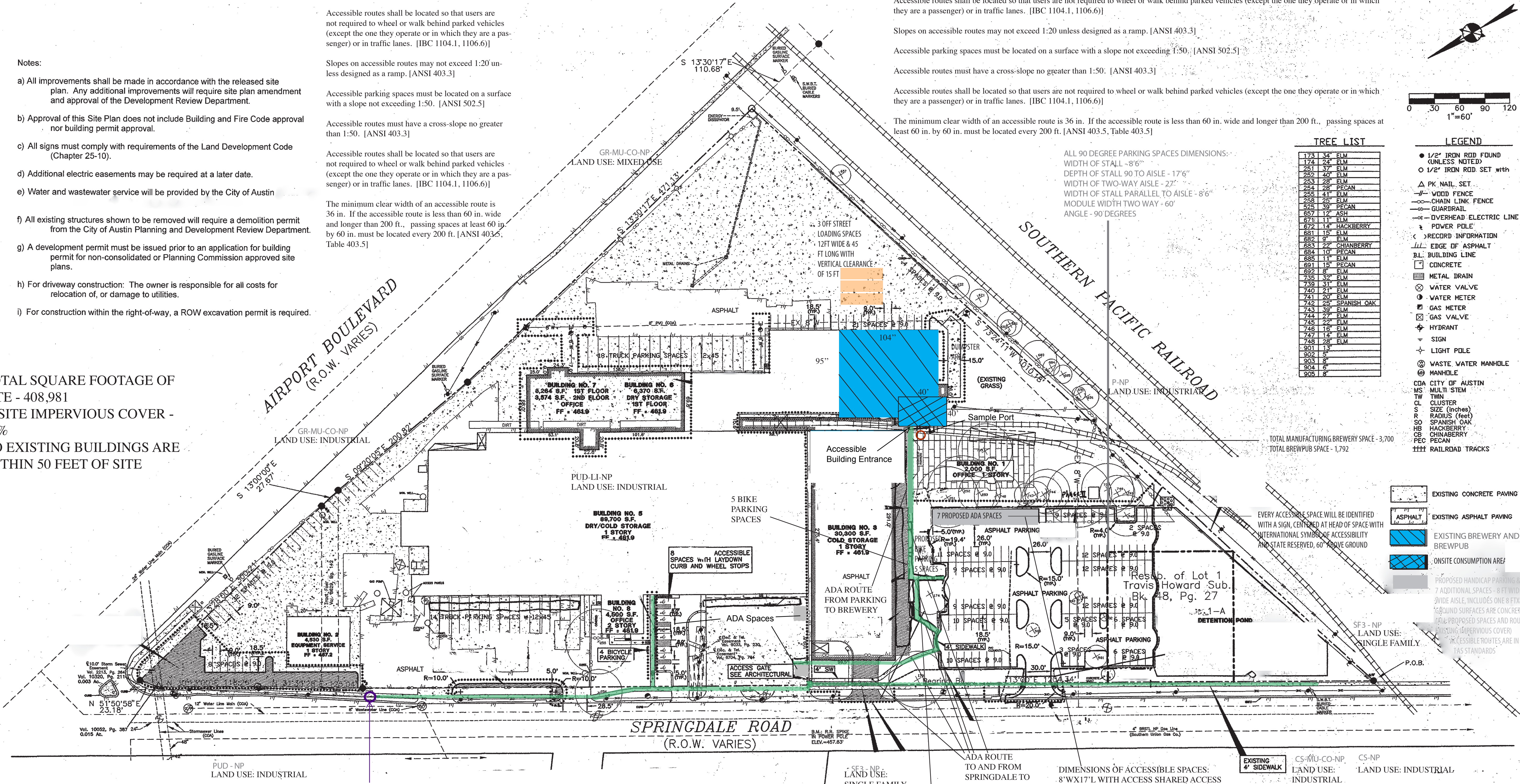
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TOTAL SQUARE FOOTAGE OF SITE - 408,981  
% SITE IMPERVIOUS COVER - 80%  
NO EXISTING BUILDINGS ARE WITHIN 50 FEET OF SITE

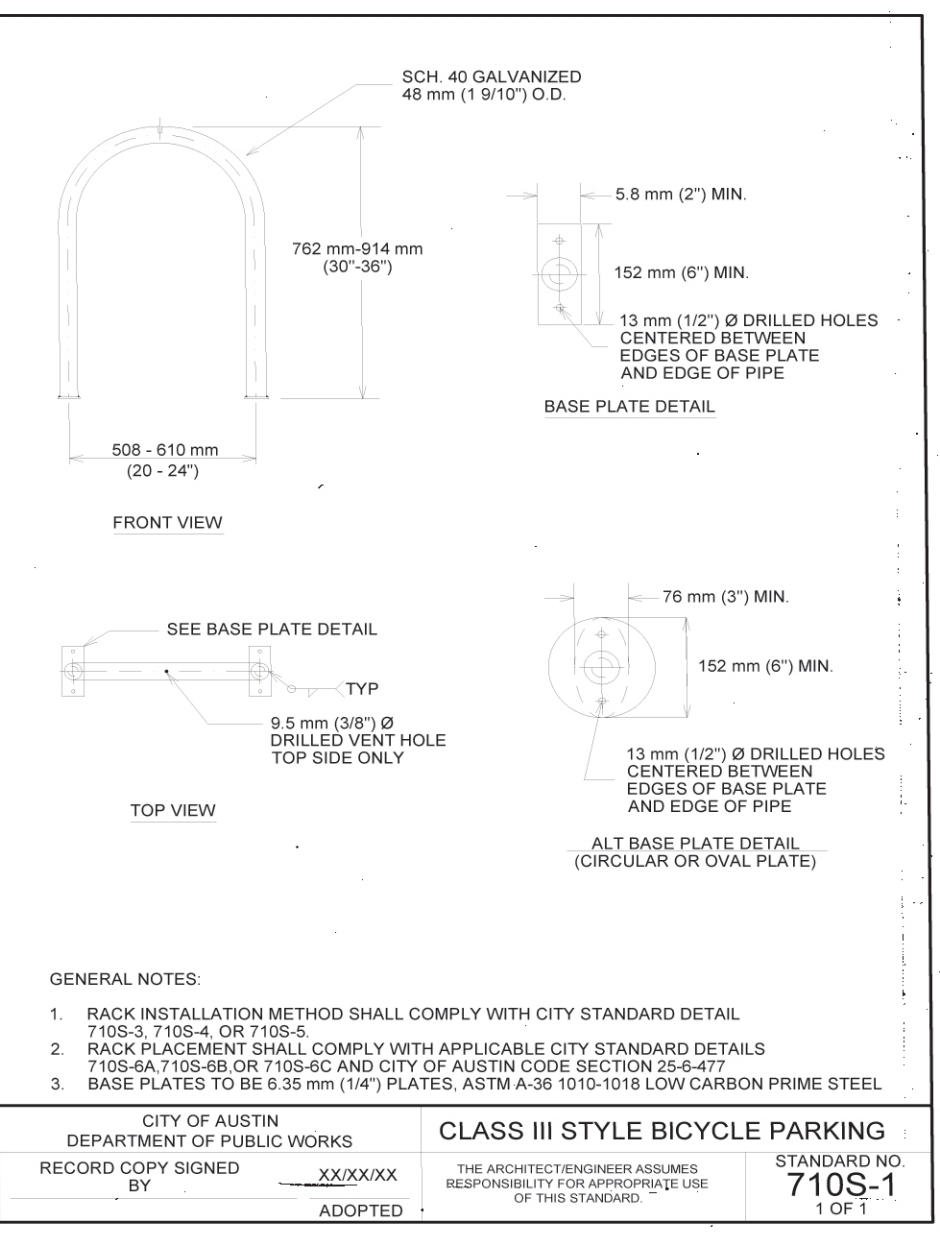


TREE LIST

173	34'	ELM
174	24'	ELM
181	37'	ELM
252	40'	ELM
253	28'	ELM
254	28'	PECAN
255	41'	ELM
258	25'	ELM
259	39'	PECAN
657	12'	ASH
671	11'	ELM
672	14'	HACKBERRY
681	15'	ELM
682	9'	ELM
683	27'	CHINABERRY
684	10'	PECAN
685	11'	ELM
691	15'	PECAN
692	8'	ELM
735	32'	ELM
739	31'	ELM
740	31'	ELM
741	20'	ELM
742	25'	SPANISH OAK
743	27'	ELM
744	27'	ELM
745	22'	ELM
747	14'	ELM
748	28'	ELM
801	8'	ELM
802	8'	ELM
803	8'	ELM
804	8'	ELM

- LEGEND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
  - 1/2" IRON ROD SET WITH
  - △ PK. NAIL SET
  - WOOD FENCE
  - CHAIN LINK FENCE
  - GUARDRAIL
  - OVERHEAD ELECTRIC LINE
  - POWER POLE
  - RECORD INFORMATION
  - EDGE OF ASPHALT
  - BUILDING LINE
  - CONCRETE
  - METAL DRAIN
  - WATER VALVE
  - WATER METER
  - GAS METER
  - GAS VALVE
  - HYDRANT
  - SIGN
  - LIGHT POLE
  - WASTE WATER MANHOLE
  - MANHOLE
  - CITY OF AUSTIN
  - MULTI STEM
  - TWIN
  - CLUSTER
  - SIZE (inches)
  - RADIUS (feet)
  - SPANISH OAK
  - HACKBERRY
  - CHINABERRY
  - PECAN
  - RAILROAD TRACKS

- EXISTING CONCRETE PAVING
- EXISTING ASPHALT PAVING
- EXISTING BREWERY AND PROPOSED BREWPUB
- ONSITE CONSUMPTION AREA
- PROPOSED HANDICAP PARKING & ACCESSIBLE ROUTES
- 7 ADDITIONAL SPACES - 8 FT WIDE WITH ADJACENT 5' WIDE AISLE, INCLUDES ONE 8 FT X 8 FT VAN SPACE
- 16' ROUND SURFACES ARE CONCRETE
- 16' ROUND PROPOSED SPACES AND ROUTES ARE ON TOP OF EXISTING IMPERVIOUS COVER
- ACCESSIBLE ROUTES ARE IN ACCORDANCE WITH T&S STANDARDS



Gross square footage:

- Building 1 - 2,200
- Building 2 - 4,530
- Building 3 - 30,300
- Building 4 - 26,200
- Building 5 - 89,700
- Building 6 - 6,370
- Building 7 - 8,264 & 3,574
- Total - 171,138

FLOOR TO AREA RATIO - .42

5 PROPOSED BIKE PARKING SPACES

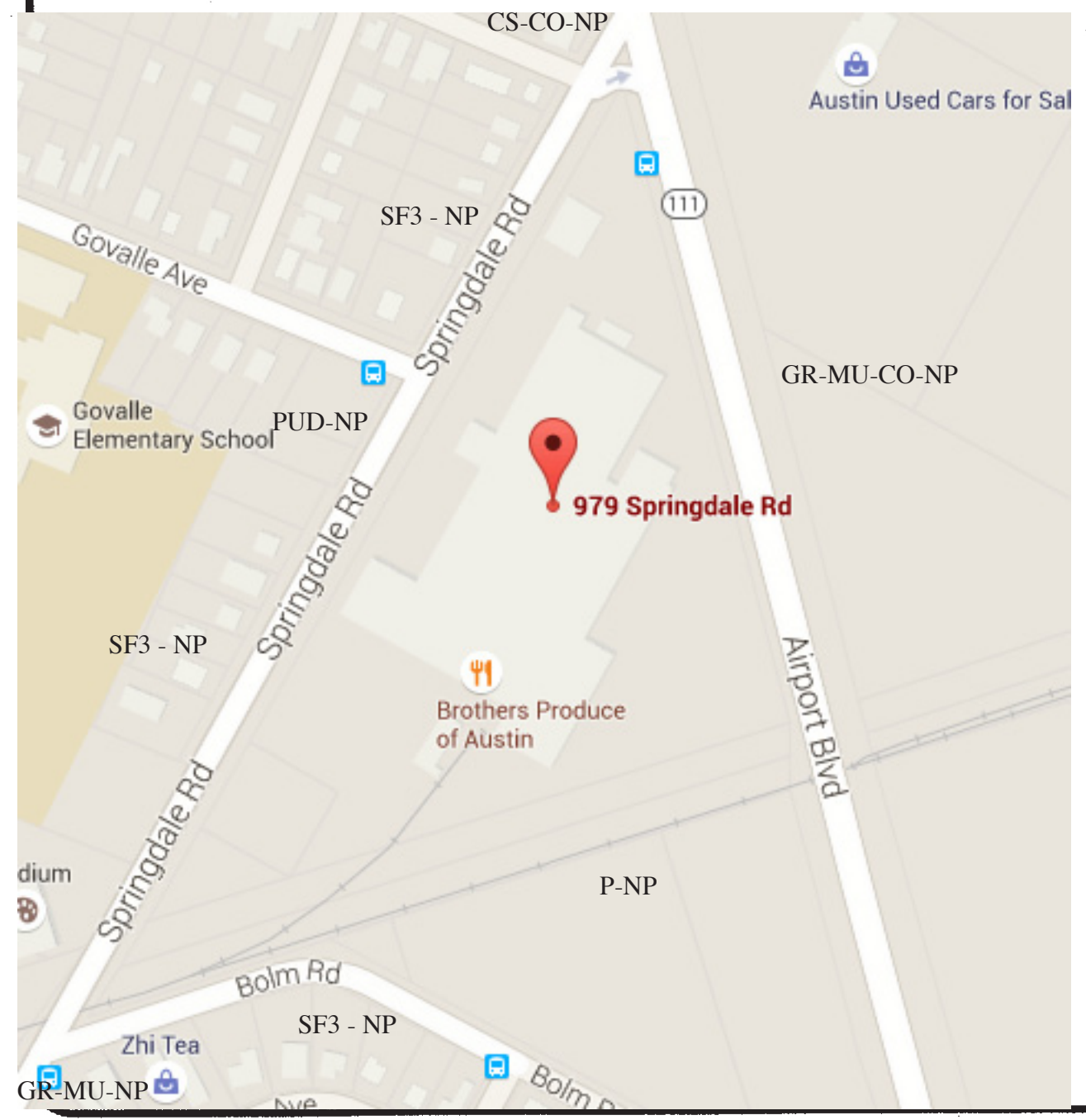
DIMENSIONS OF ACCESSIBLE SPACES:  
8'WX17'L WITH ACCESS SHARED ACCESS AISLE IN BETWEEN EACH SPACE OF 5'

INCLUDES ONE VAN SPACE WITH AN 8' ACCESS AISLE

USE	SQ FT	PARKING RATIO	REQUIRED PARKING	PROVIDED PARKING
OFFICE	2000	1/275	7	
WAREHOUSE/ FOOD PREP	167,568	1/1000	168	
Tasting room for brewery	1570	16% of total square footage of brewery	6	
Total	171,138		181	194

TOTAL PARKING AVAILABLE

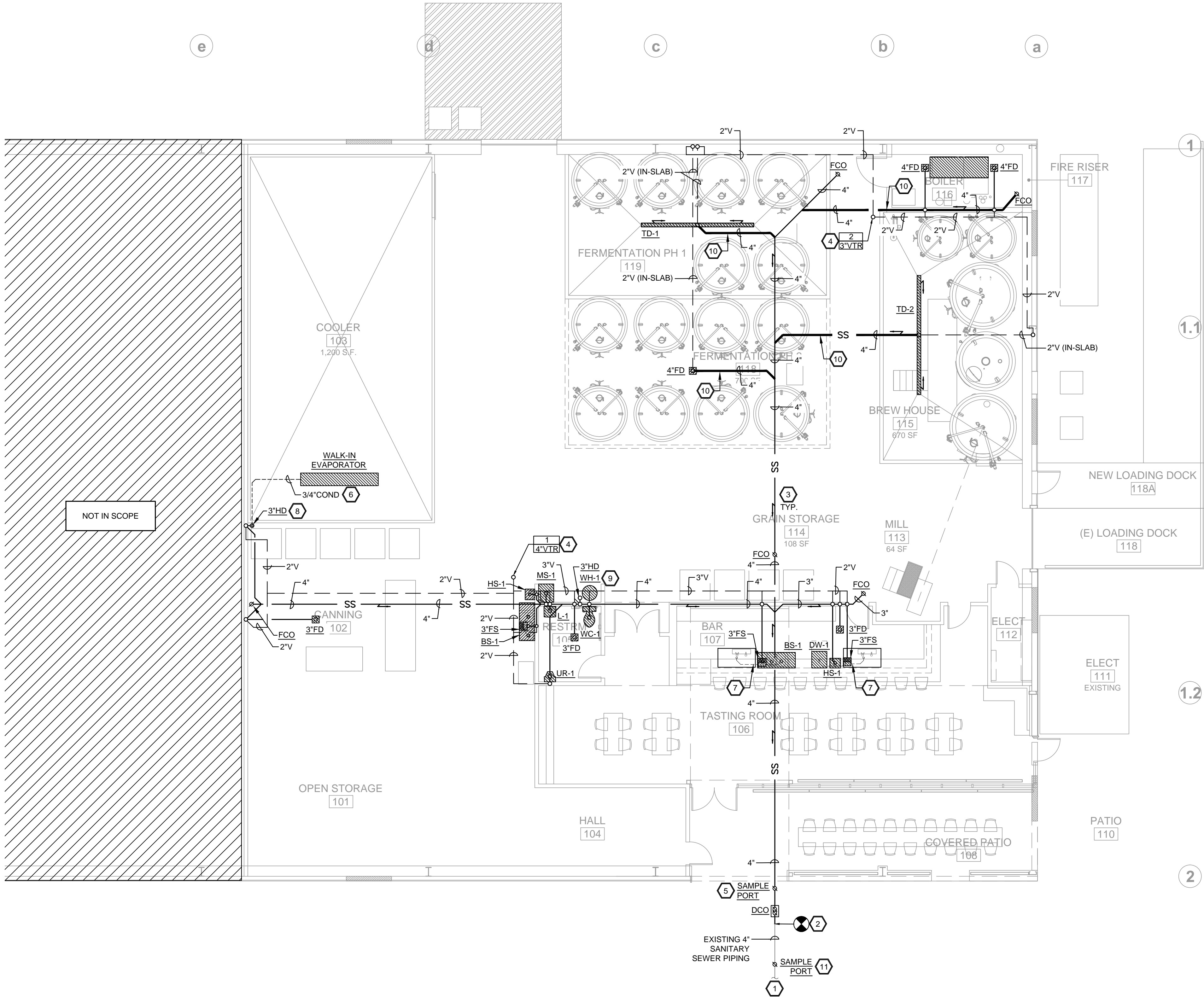
STANDARD	53
COMPACT	128
ADA BIKE PARKING	15
TOTAL	194
TOTAL WITH BIKE PARKING	199



SITE PLAN

FRIENDS AND ALLIES  
BREWERY  
979 SPRINGDALE  
2 of 2





GENERAL NOTES

- A. REFER TO P1.00 - PLUMBING GENERAL NOTES & M1.01 - MECHANICAL & PLUMBING SPECIFICATIONS FOR MORE INFORMATION.
- B. VERIFY EXACT LOCATION & SIZE OF ALL EXISTING PIPING IN FIELD PRIOR TO CONSTRUCTION.
- C. REFER TO THE ARCHITECTURAL PLANS FOR DIMENSIONAL INFORMATION.
- D. COORDINATE WORK SO THAT INTERFERENCES BETWEEN PIPING, DUCTWORK, EQUIPMENT, PLUMBING WORK, ELECTRICAL WORK, AND BUILDING STRUCTURE WILL BE AVOIDED.
- E. PROVIDE CLEANOUT AT EACH CHANGE OF DIRECTION GREATER THAN 45° AND WHERE REQUIRED BY CODE.
- F. PROVIDE ACCESSIBLE TRAP PRIMER AT ALL FLOOR DRAINS, TRENCH DRAINS, FLOOR SINKS & HUB DRAINS. PROVIDE ACCESS PANELS AS REQUIRED.
- G. REFERENCE PLUMBING RISER DIAGRAMS AND PLUMBING FIXTURE CONNECTION SCHEDULE FOR PIPE SIZES NOT SHOWN ON PLANS.
- H. ALL PENETRATIONS OF FIRE-RATED WALLS AND SLABS SHALL BE FIRE STOPPED TO COMPLY WITH THE RATING OF THE CONSTRUCTION BEING PENETRATED. REFER TO ARCHITECTURAL DOCUMENTS FOR RATINGS.
- I. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION OF ALL EQUIPMENT AND COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR.
- J. PROVIDE PROTECTIVE DRIP SHIELD AT ALL LOCATIONS WHERE PLUMBING PIPING ROUTES OVER ELECTRICAL EQUIPMENT.
- K. ALL PENETRATIONS THROUGH ROOF SHALL NOT VOID ROOF WARRANTY. COORDINATE WITH ROOFING CONTRACTOR.

NOTES BY SYMBOL '△'

- 1. REFER TO BASE BUILDING CIVIL UTILITY SITE PLAN FOR CONINUATION.
- 2. TIE NEW 4" SANITARY SEWER PIPING INTO EXISTING SANITARY AT LOCATION SHOWN. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING PIPING, SLOPE DIRECTION AND DEPTH IN FIELD PRIOR TO CONSTRUCTION
- 3. SAW CUT AND ROUTE SANITARY DOWN THRU SLAB. REFER TO SPECIAL NOTE REGARDING SAW CUTTING OF SLAB.
- 4. VENT TO ROOF. REFER TO RISER DIAGRAM SHEET P4.00 FOR MORE INFORMATION.
- 5. SAMPLE PORT AT SANITARY SEWER PIPING. PROVIDE SINGLE RISER TWO-WAY TEE FITTING OR OTHER A.H.J. APPROVED FITTING/ RECEPTOR WITH THE ABILITY TO VISUALLY SEE THE FLOW LINE AND RETRIEVE SAMPLES. COORDINATE WITH INDUSTRIAL WASTE DEPARTMENT FOR EXACT REQUIREMENTS.
- 6. COORDINATE EXACT CONNECTION LOCATION AND ROUTE OF WALK-IN COOLER CONDENSATE PIPING WITH MANUFACTURER PRIOR TO ROUGH-IN. ADJUST ROUTING AND DISCHARGE LOCATION AS REQUIRED.
- 7. ROUTE DRAIN LINE FROM BEER COOLER AND TERMINATE WITH 1" AIR GAP ABOVE RIM OF FLOOR SINK. VERIFY EXACT REQUIREMENTS IN FIELD PRIOR TO ROUGH-IN.
- 8. PROVIDE UNI-STRUT PROTECTIVE FRAMING AROUND EXPOSED HUB DRAIN AND DRAIN PIPING TO PROTECT FROM DAMAGE. COORDINATE WITH OWNER FOR EXACT LOCATION AND REQUIREMENTS.
- 9. TANK TYPE WATER HEATER WH-1 MOUNTED ON HOUSEKEEPING PAD. ROUTE DRAIN PAN DRAIN AND T&P TO 1" ABOVE RIM OF ADJACENT HUB DRAIN. ADHERE TO MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
- 10. PROVIDE HEAT RESISTANT CPVC SANITARY PIPING AT LOCATIONS IMMEDIATELY DOWNSTREAM (10 FEET) OF DRAINS RECEIVING HIGH TEMPERATURE FLUIDS (PIPING INDICATED BY THICK SANITARY LINE).
- 11. PROVIDE AN ADDITIONAL SAMPLE PORT AT THE SITE PROPERTY LINE DOWNSTREAM OF ALL SITE SANITARY SEWER PIPING CONNECTIONS. PROVIDE SINGLE RISER TWO-WAY TEE FITTING OR OTHER A.H.J. APPROVED FITTING/ RECEPTOR WITH THE ABILITY TO VISUALLY SEE THE FLOW LINE AND RETRIEVE SAMPLES. COORDINATE WITH INDUSTRIAL WASTE DEPARTMENT FOR EXACT REQUIREMENTS.

SPECIAL NOTE

ALL SANITARY SEWER SHOWN IS TO BE INSTALLED BELOW FLOOR SLAB UNLESS OTHERWISE NOTED. SAW CUT SLAB FOR INSTALLATION OF NEW SANITARY SEWER, REPAIR AND PATCH SLAB TO MATCH EXISTING TEXTURE, COLOR, FINISH, AND MATERIAL. USE X-RAY OR OTHER RELIABLE NON-DESTRUCTIVE MEANS TO LOCATE SLAB REINFORCING. ELECTRICAL CONDUIT, ETC., PRIOR TO SAW CUTTING SLAB. SUBMIT METHOD OF LOCATION AND DATE/TIME PLANNED FOR APPROVAL PRIOR TO BEGINNING WORK. NOTIFY ENGINEER OF RESULT OF TESTING PRIOR TO START OF WORK.

1

P3.00

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

0

8

16

24

PLUMBING SANITARY & VENT PLAN

PRODUCTION EQUIPMENT SPECIAL NOTE: (EQUIPMENT TAGS SHOWN ON PLANS). REFER TO ARCHITECT'S EQUIPMENT PLANS AND OWNER PROVIDED EQUIPMENT LIST/DETAILS FOR ALL INFORMATION REGARDING PRODUCTION/BREWING EQUIPMENT. VERIFY EXACT EQUIPMENT & ELECTRICAL CONNECTION LOCATION AND REQUIREMENTS WITH THE OWNER AND ARCHITECT'S EQUIPMENT PLANS PRIOR TO ROUGH-IN.

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		DESCRIPTION	BY

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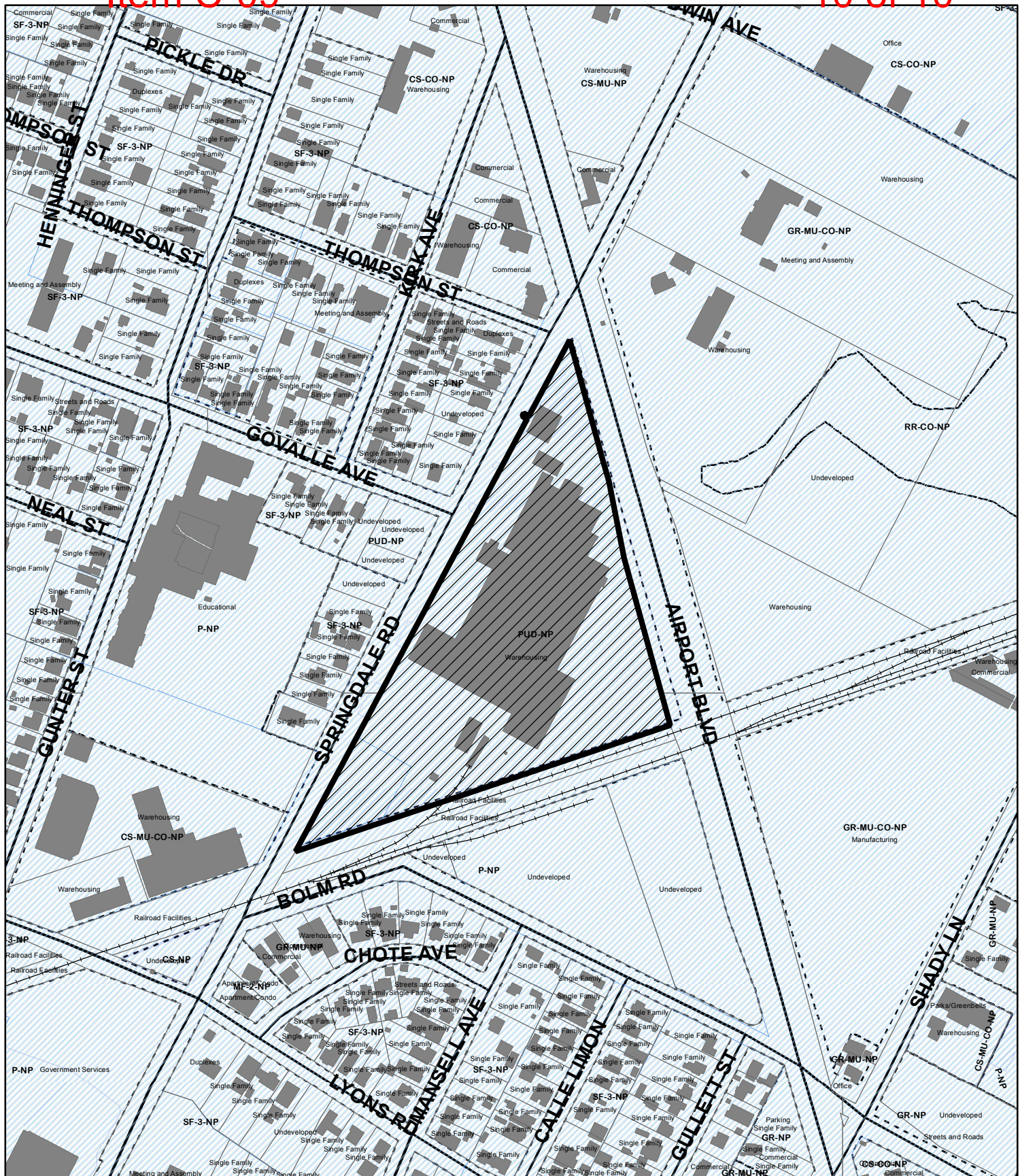
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JOB NO.:	15-041
PHASE:	PERMIT SET
DRAWN:	EZ/WR/RS
CHECKED:	SR
DATE:	NOVEMBER 30, 2015

PLUMBING  
SANITARY & VENT  
PLAN  
P3.00






## SITE PLAN


CASE#: SPC-2016-0037A

ADDRESS: 979 Springdale Road

CASE NAME: Friends &amp; Allies Brewery

MANAGER: Christine Barton-Holmes

 SUBJECT TRACT

 ZONING BOUNDARY



0 160 320 640 Feet

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OPERATOR: Christine Barton-Holmes