



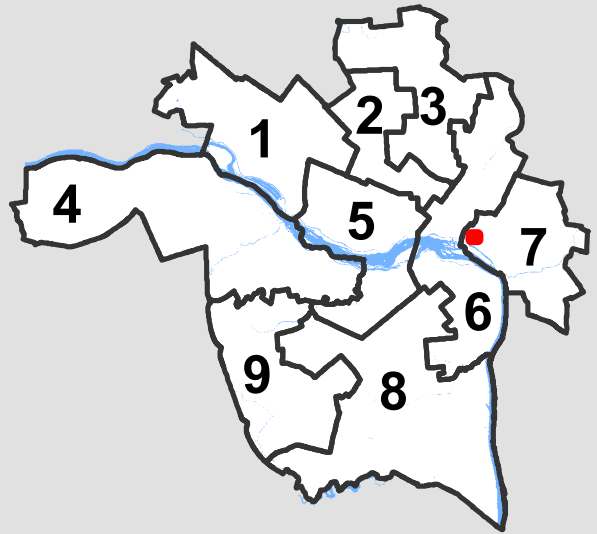
# City of Richmond Department of Planning & Development Review

## Location, Character, and Extent

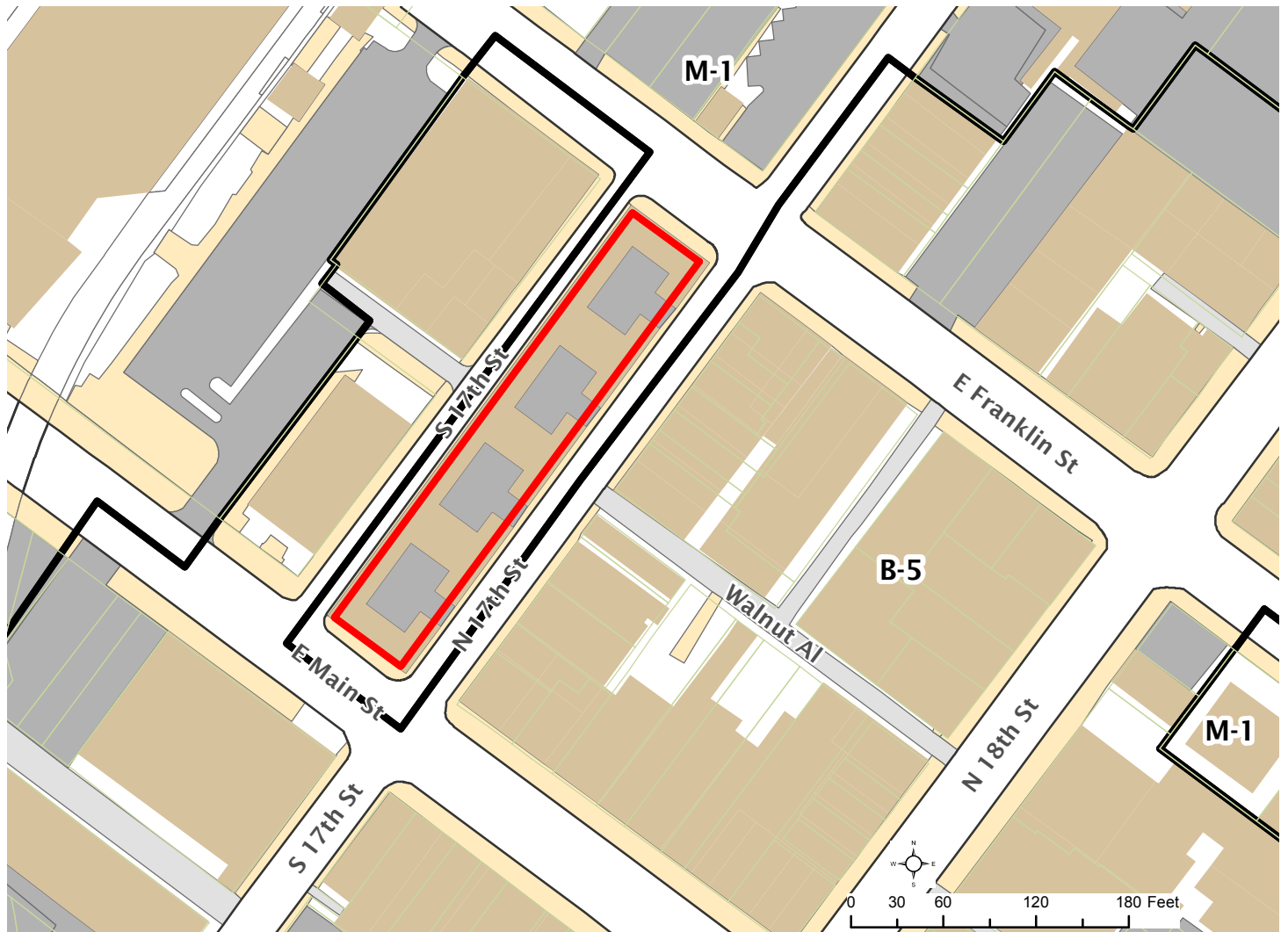
**LOCATION:** 1548 E. Main Street

**COUNCIL DISTRICT:** 7

**PROPOSAL:** The application is for review of an outdoor dining encroachment on 17th Street Market



*For questions, please contact Josh Son  
at 646-3741 or [joshua.son@richmondgov.com](mailto:joshua.son@richmondgov.com)*





# Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review  
Planning & Preservation Division  
900 E. Broad Street, Room 510  
Richmond, Virginia 23219  
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

### Application Type

- Addition/Alteration to Existing Structure
- New Construction
- Streetscape
- Site Amenity

### Review Type

- Encroachment
- Master Plan
- Sign
- Other

- Conceptual
- Final

Project Name: 1548 E. Main Street Encroachment

Project Address: 1548 E. Main Street

Brief Project Description (this is not a replacement for the required detailed narrative) : PROJECT SEEKS TO ESTABLISH 15'-0" DINING ENCROACHMENT ALONG YMCA BUILDING/ROSIE'S PUB AT SOUTHWEST CORNER OF 17TH ST. MARKET. PROJECT WILL COMPLY W/ MATERIALS OF 17TH ST. OUTDOOR DINING STANDARDS. THANK YOU.

### Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Susan Ould

Email: ssnould@aol.com

City Agency: \_\_\_\_\_

Phone: 434-981-6455

Address: 2630 Palmer Drive Keswick, VA 22947

Main Contact (if different from Applicant): \_\_\_\_\_

Company: B.R.J. Enterprises / Railroad YMCA

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

### Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

### UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

**ADMINISTRATIVE APPROVAL PROCESS ENCROACHMENT PERMIT APPLICATION**

Departments of Public Works and Community Development, City of Richmond, VA

APPLY TO: DIVISION OF PERMITS AND INSPECTIONS ~ ROOM 110 CITY HALL

APPLICATION FEE: \$300 NON - REFUNDABLE

Date: \_\_\_\_\_ No. pages: \_\_\_\_\_ No. Encroachments: \_\_\_\_\_ Application No. \_\_\_\_\_

Encroachment Address: \_\_\_\_\_

\_\_\_\_\_ FOR CITY USE ONLY \_\_\_\_\_

Total Encroachment Area: \_\_\_\_\_ sq ft \_\_\_\_\_ lin ft Overlap Area: \_\_\_\_\_ sq ft \_\_\_\_\_ lin ft

Total Assessed Area: \_\_\_\_\_ sq ft \_\_\_\_\_ lin ft Is Insurance Attached? Yes / No

**NOTE: ENCROACHMENT LIABILITY INSURANCE, SHOWING PERMIT APPLICATION NUMBER, PROVIDED BY AND NAMING ENCROACHMENT PROPERTY OWNER AS "INSURED" shall be submitted to Surveys - Room 600 - City Hall no later than 15 working days after application submittal to Permits - Room 110 - City Hall.** In the event the insurance certificate is not received within 15 working days after the submittal, or lapses at any time, the application shall become null and void and the applicant will be required to submit a new application and \$300 fee for approval/authorization. (Insurance limits enabled by Ord. 2005-49-122 adopted 06.13.05)

**CIRCLE APPROPRIATE WORDS / FILL IN BLANKS WHERE APPLICABLE :**

UDC / CAR Required? Yes No Planning Commission Required? Yes No Project No. \_\_\_\_\_  
Encroachment No. 1 Existing or Proposed - Meets Building Code Requirement? Yes or No  
Type: Awning, Canopy, Conduit, Cornice, Door, Downspout, Eaves, Façade, Fence, Fiber Optic, Footing, Gutter, Landscaping, Lights, Overhang, Sign, Trim, Wall, Other: OUTDOOR DINING  
Encroachment is: Exposed, Overhead, Underground, Sidewalk, Other: PLAZA  
Located Along: N, S, E, W line of: N. 17th STREET  
Being: 7'-7 1/4" ft from N, S, E, W line of: E. MAIN STREET  
Extends: 4'-9 1/4" ft into right of way Length: 131'-1" Distance from existing grade to bottom of encroachment: 0'-0" Sidewalk Width: N/A. Encroachment Area: 1949 (sq) or lin ft

Encroachment No. 2 Existing or Proposed -- Meets Building Code Requirement? Yes or No  
Type: Awning, Canopy, Conduit, Cornice, Door, Downspout, Eaves, Façade, Fence, Fiber Optic, Footing, Gutter, Landscaping, Lights, Overhang, Sign, Trim, Wall, Other: \_\_\_\_\_  
Encroachment is: Exposed, Overhead, Underground, Sidewalk, Other: \_\_\_\_\_  
Located Along: N, S, E, W line of: \_\_\_\_\_  
Being: \_\_\_\_\_ ft from N, S, E, W line of: \_\_\_\_\_  
Extends: \_\_\_\_\_ ft into right of way Length: \_\_\_\_\_ Distance from existing grade to bottom of encroachment: \_\_\_\_\_ Sidewalk Width: \_\_\_\_\_ Encroachment Area: \_\_\_\_\_ sq or lin ft

**BELOW THIS LINE FOR CITY USE ONLY**

**Community Development Approvals By Initials:**  
Permits & Building Code Compliance: \_\_\_\_\_ Date: \_\_\_\_\_  
Zoning & Building Code Compliance: \_\_\_\_\_ Date: \_\_\_\_\_  
UDC: \_\_\_\_\_ Date: \_\_\_\_\_ CAR: \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
Comments: \_\_\_\_\_

**Public Works Approvals By Initials:**  
Date Received: \_\_\_\_\_ Block/Project No.: \_\_\_\_\_  
Surveys by: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Comments: \_\_\_\_\_

Special Conditions Attached: YES \_\_\_\_\_ pages NO  
(i.e. in addition to conditions and requirements noted on application)  
**APPROVAL GRANTED: YES NO** (Council Approval Process Required)

Permission to encroach is granted subject to all provisions and conditions stated above and/or contained in the City Charter.

Applicant must attach a survey plat or plan (TO SCALE) illustrating all details of encroachment items per "Guidelines", to include: length, height, width, extent into right-of-way, a dimension to the closest side-street right-of-way, width of sidewalk, elevation above sidewalk, etc. Photos preferred and may be required with application. PRINT EXACT TITLE SHOWN ON ATTACHED PLAT/PLAN

Plat/Plan by: \_\_\_\_\_ Scale: \_\_\_\_\_ Dated: \_\_\_\_\_

**Encroachment No. 3 Existing or Proposed -- Meets Building Code Requirement? Yes or No**  
Type: Awning, Canopy, Conduit, Cornice, Door, Downspout, Eaves, Façade, Fence, Fiber Optic, Footing, Gutter, Landscaping, Lights, Overhang, Sign, Trim, Wall, Other: \_\_\_\_\_  
Encroachment is: Exposed, Overhead, Underground, Sidewalk, Other: \_\_\_\_\_  
Located Along: N, S, E, W line of: \_\_\_\_\_  
Being: \_\_\_\_\_ ft from N, S, E, W line of: \_\_\_\_\_  
Extends: \_\_\_\_\_ ft into right of way Length: \_\_\_\_\_ Distance from existing grade to bottom of encroachment: \_\_\_\_\_ Sidewalk Width: \_\_\_\_\_ Encroachment Area: \_\_\_\_\_ sq or lin ft

**\*Encroachment Approval Conditions including, but not limited to, the following:**

1. Applicant/owner shall satisfy all requirements, to include liability insurance requirements (i.e. submit maintain/update for life of encroachment
2. The Licensee, on the Licensee's own behalf and on behalf of any successor or assign, shall acknowledge and assume all responsibility for the permitted use of the right of way and the installation, construction, maintenance, repair, operation and removal of the encroachments, which shall be undertaken without risk or liability to the City. Upon approval and/or authorization for the encroachment, the owner, his heirs, devisees, successors and assigns shall agree to indemnify, keep and hold the City free and harmless from liability (i.e. liability insurance in City's name) on account of injury or damage to persons or property growing out of or directly or indirectly resulting from such encroachment or other use for which the permit is sought, and the maintenance, operation, construction, and removal thereof and if any suit or proceeding shall be brought against the City, at law or in equity, either independently or jointly with such owner on account thereof, the owner will defend the City in any such suit or proceedings without expense to the City, and in the event of a final judgment or decree being obtained against the City, either independently or jointly with the owner, then the owner will pay such judgment or comply with such decree with all costs and expenses of whatsoever nature and hold the City harmless
3. The Director of Public Works may issue a written notice at any time requesting the encroachment to be removed, thereby revoking the authorization for the encroachment. Upon such notice, the Licensee or any successor or assign shall be responsible for the removal of the encroachment, shall bear all costs directly or indirectly associated with the removal, and, shall be responsible for reimbursing the City for all associated removal costs in the event the Licensee, or any successor or assign, fails to remove the encroachment by the notice deadline and the City chooses to remove the encroachment with City forces. Removal bonds shall be required in accordance with the City Code.
4. All costs incident to encroachment to be borne by applicant, including, but not limited to, utilities realignment, street sign replacement, etc., as directed by City Agencies.
5. It shall be the sole responsibility of the applicant to provide the Department of Community Development, Division of Permits and Services (Room 110 City Hall) written evidence that all conditions of the Administrative Approval Process Encroachment Application have been satisfied. Conditions and requirements shall be satisfied at all times from Director's, or designee's, signature or the application/approval becomes null and void
6. The applicant/owner shall bear all costs for repair, relocation, or replacement of the encroachments in the event of damage or movement due to, but not limited to, vehicular travel, alterations or failure of City utilities, or due to the public's use of the right-of-way.
7. Applicant shall secure proper permits (i.e. Work in Streets Permit required prior to any installation of encroachment), and the work shall be performed in a manner satisfactory to the Directors of Public Works and Community Development
8. Applicant shall satisfy all other conditions as attached to this application, as contained in the City Charter, and as recommended by the City administration. Upon signing this permit application, the applicant agrees to abide by all applicable provisions of Chapter 90, et. seq. of the City of Richmond, Va. Code and/or as authorized by the building code.
9. Underground fiber optic cable (associated conduit, etc.) or telecommunication encroachments must meet and satisfy fiber optic cable installation policies, requirements of the Division of Permits and Inspections in Public Works, and any franchise requirements (See Code 90-73, 96, 97, 98)
10. Assessor Area Tax of \$0.25 (25 cents) assessed per square/linear foot of encroachment area and collected annually by Assessor's Office.

Applicant's Name (Print): Susan Ould Signature: Susan Ould

Phone/Email (Print) 434-981-6455 Date: 12/11/17

Owner's Business/Org Name (Print): B.R.J. Enterprises / Railroad YMCA

Owner's Name & Title (Print): Susan Ould : Owner Signature: Susan Ould

Owner Rep's Name & Title (Print): Kimberly Pitts <sup>Property</sup> Manager Signature: K. Pitts

Owner's Mailing Address (Print): 2630 Palmer Drive  
Keswick, VA 22947

Phone / Email (Print): 434-981-6455 ssould@aol.com Date: 12/11/2017



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/8/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Scott Insurance (Rich) 1700 Bayberry Court Ste. 200 Richmond VA 23226	<b>CONTACT NAME:</b> Erika Cox <b>PHONE (A/C, No, Ext):</b> 804-591-4969 <b>E-MAIL ADDRESS:</b> ecox@scottins.com	<b>FAX (A/C, No):</b>
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURER A:</b> Millers Capital Insurance Company (A-)		<b>NAIC #</b> 14575
<b>INSURED</b> BRJEN-2 B.R.J. Enterprises, Inc.; Many Lives, LLC; BRJ Enterprises Virginia, Inc.; BRJ Virginia LLC 2630 Palmer Drive Keswick VA 22947	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES** **CERTIFICATE NUMBER:** 159045393 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION WAIVED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y		CPP5056714	2/21/2017	2/21/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> <b>EXCESS LIAB</b> OCCUR CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property			CPP5056714	2/21/2017	2/21/2018	Building \$2,602,654 Deductible \$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Re: 1548 East Main Street, Richmond, VA 23219  
 The City of Richmond is named as additional insured with respects to General Liability when required by written contract.

<b>CERTIFICATE HOLDER</b>  Right-of-Way Management, Department of Public Works Attn: Jane Amory 900 E. Broad Street Surveys - Rm 600 City Hall Richmond VA 23219	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Stacy W. Hall</i>
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**E. MAIN STREET**

DI TOP = 14.50'

Railroad Y L.P.  
PARCEL ID: E0000107016  
1548 E MAIN STREET

MHD Rim = 17.95'  
Inv In (15" PVC) = 11.45'  
Inv In (18" PVC) = 13.45'  
Inv In (36" Brick) = 9.45'  
Inv Out (36" Brick) = 9.45'

1548 E. MAIN ST.

EXISTING DOWNSPOUT LOCATION, TYP

EXISTING DOWNSPOUT LOCATION, TYP

DASHED LINE REPRESENTS  
EXTENT OF NEW AWNING

DASHED LINE REPRESENTS  
NEW 42" HIGH FENCE

14'-9 3/4"

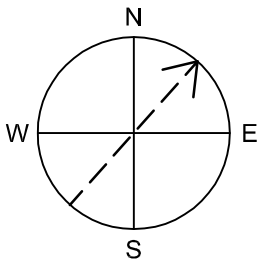
7'-7 1/4"

12'-0"

131'-1"

15'-0"

**N. 17th Street**



17th Street Market

# Sidewalk Cafe Design Guidelines

A Placemaking Initiative of the City of Richmond  
Department of Planning & Development Review  
March 2018



Baskerville

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**Note:**

17th Street Outdoor Dining Standards are particular to the properties bounding the 17th Street Market and are to be used in conjunction with the City of Richmond Department of Planning and Development Review Sidewalk Cafe Design Guidelines, published November 2012.

The prices noted are MSRP as of the date of the document. Items are available through different sources other than those noted. Substitutions of substantially similar products may be suggested.

**Definition:**

Sidewalk cafe means any group of tables, chairs or other seating fixtures and all related appurtenances maintained within the public sidewalk and intended for the purpose of consumption of food and beverage by patrons, when such is located adjacent to a food or beverage service establishment having the same operator. A sidewalk cafe shall not be considered an “encroachment” as defined in Article I of Chapter 90 of the City of Richmond Code of Ordinance so long as all outdoor facilities related thereto are temporary in nature, are not permanently affixed so as to extend below, on or above the sidewalk, involve no penetration of the sidewalk surface, are not attached to any building and are readily removable without damage to the surface of the sidewalk.

**More Information:**

For more information, visit <http://www.richmondgov.com/PlanningandDevelopmentReview/SidewalkCafe.aspx>. At this website, applicants can access the Sidewalk Cafe Guidelines Ordinance, Sidewalk Cafe design Guidelines and sidewalk cafe worksheets and applicant materials. Applicants may also contact the City of Richmond Department of Planning and Development Review by calling (804) 646-4169, or via email at [sidewalkcafe@richmondgov.com](mailto:sidewalkcafe@richmondgov.com).

# dining chairs



Arc En Ciel  
32”h x 17w” x 17”d  
\$81/ea. Hotel Restaurant Supply



Aero  
30.5”h x 19.5”w x 19.5”d  
\$190/ea. Restaurant Furniture Plus



Urban  
32”h x 20”w x 21.5”d  
\$190/ea. Restaurant Furniture Plus



Marais A Side Chair  
33.5”h x 18”w x 15.5”d  
\$190/ea. Restaurant Furniture Plus



Flora 1000: 32.5”h x 19”w x 22.5”d  
\$70/ea. Restaurant Furniture Plus

# tables



EMU Arc En Ciel 32"  
29.5"h x 32" dia.  
\$170/ea. Hotel Restaurant Supply



EMU Bistro 901  
30"h x 30" sq.  
\$310/ea. Katom Restaraunt Supply



EMU Cambi 801  
29.5"h x 32" sq.  
\$280/ea. Katom Restaurant Supply

Mobel Designhaus  
29"h x 24" sq.  
\$275/ea. Amazon



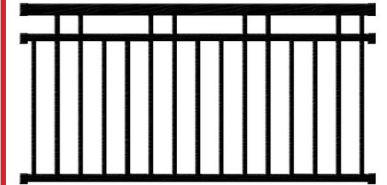
EMU Forte 862  
Leed Commercial Standard 36 w/Liner  
29.5"h x 36" sq.  
\$400/ea. Hotel Restaurant Supply

# railings



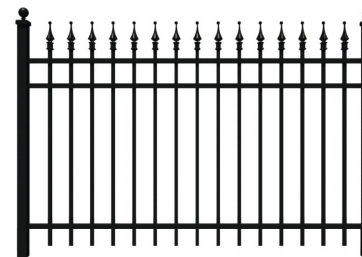
Gilpin Fairfield Plus Aluminum Railing  
42”h, 2.5” sq. posts & rails, 5/8” sq. pickets  
\$40/linear foot

Worthington Aluminum Railing Series 125  
42”h x 2.5”sq. posts & top rail  
\$90/linear foot



Gilpin Fairfield Aluminum Railing  
42”h, 2.5” sq. posts & rails, 5/8” sq. pickets  
\$38/linear foot

Custom options that do not detract from the historic nature of Shockoe Bottom will be considered.



# rail planters



3' Fairfield Windowbox  
36"l x 11w" x 10.5"h  
\$120/ea. Gardners Supply Co.

24" Charleston Rail Planters  
24"l x 10"w x 10"h  
\$110/ea. Flower Window Boxes



CB2 Oscar Matte  
23.75"l x 7"w x 6.25"h  
\$30/ea.

Tidore Rectangular Rail Planter & Hook  
24"l x 10"w x 8"H  
\$70.00/ea.  
Crate&Barrel



Valencia 4' Window Box w/ Hooks  
42"l x 7.1"w x 7.5"h  
\$150/ea.  
Mayne Contract

# planters



Coronado Premier Composites  
Commercial Planter  
36"l x 13w" x 27"h  
\$745/ea. Planters Unlimited

CB2  
Blox 32" Low Galvanized Charcoal Planter  
32"l x 16"w x 16"h  
\$80/ea.



Restoration Hardware  
Estate Zinc X Planter  
39 1/2"l x 19 3/4"w x 19 3/4"h  
\$730/ea.

Pure Modern  
Modern Elite Divided Planter  
32"h x 12"w x 32"H  
\$795/ea.



DeepStream Designs  
Leed Commercial Standard 36 w/Liner  
36"l x 18"w x 21.5"h  
\$850/ea.

# umbrellas



EMU 980 Shade with 24" round base  
78.5" sq. x 95"h w/ 1.5" dia pole  
\$725/ea. KaTom Restaurant Supply  
various colors



EMU 986 Shade with 24" round base  
98.5"w x 94"h w/ 1.5" dia pole  
\$880/ea. KaTom Restaurant Supply  
various colors

# awnings



Awnings are custom made. Options that do not detract from the historic nature of Shockoe Bottom will be considered.



# loungue furniture



Aruba Resin Wickerlock  
\$175/ea. Restaurant Furniture Plus



Bubble Club Chair  
31.5”h x 41.1”w x 30.3”d  
\$680/ea. Hive Modern



Bellini MB1  
25.6”h x 31.5”w x 30.7”d  
\$450/ea. Hive Modern



Bubble Club Side Table  
16.2”h x 20”w x 20”d  
\$225/ea. Hive Modern



Bellini MB5 Table  
14.2”h x 22”w x 22”d  
\$250/ea. Hive Modern