



PROJECT NARRATIVE

The Frank’s Diner site has been purchased by Tobacco Leaf and will be converted into the Tobacco Leaf Cigar Lounge. They are a purveyor of premium cigars and fine smoking accessories. The new owner is updating the existing loading dock North-East of the repurposed building into an outdoor lounge space for customers. Currently, the loading dock consists of impervious asphalt for truck deliveries with a concrete pad dedicated to a dumpster. The new business will only produce enough waste to utilize 3 standard sized trash cans and will have no need for a full-size dumpster nor the loading space.

The proposed design better utilizes the space by providing an ADA accessible and aesthetically pleasing outdoor lounge area complete with a shade pergola, faux green wall, fireplace and fountain. Outdoor seating and plantings will be found throughout the lounge. Due to the previous use of the space, the topography is flat and will not require cut and fill. An existing retaining wall and hedge buffer the space from the residential road, Donald Avenue, which runs North-West of the property. The faux green wall will encompass the patio for security and sound-proofing from Route 1.

The views from Route 1, Cedar Avenue and Donald Avenue will be minimally altered.

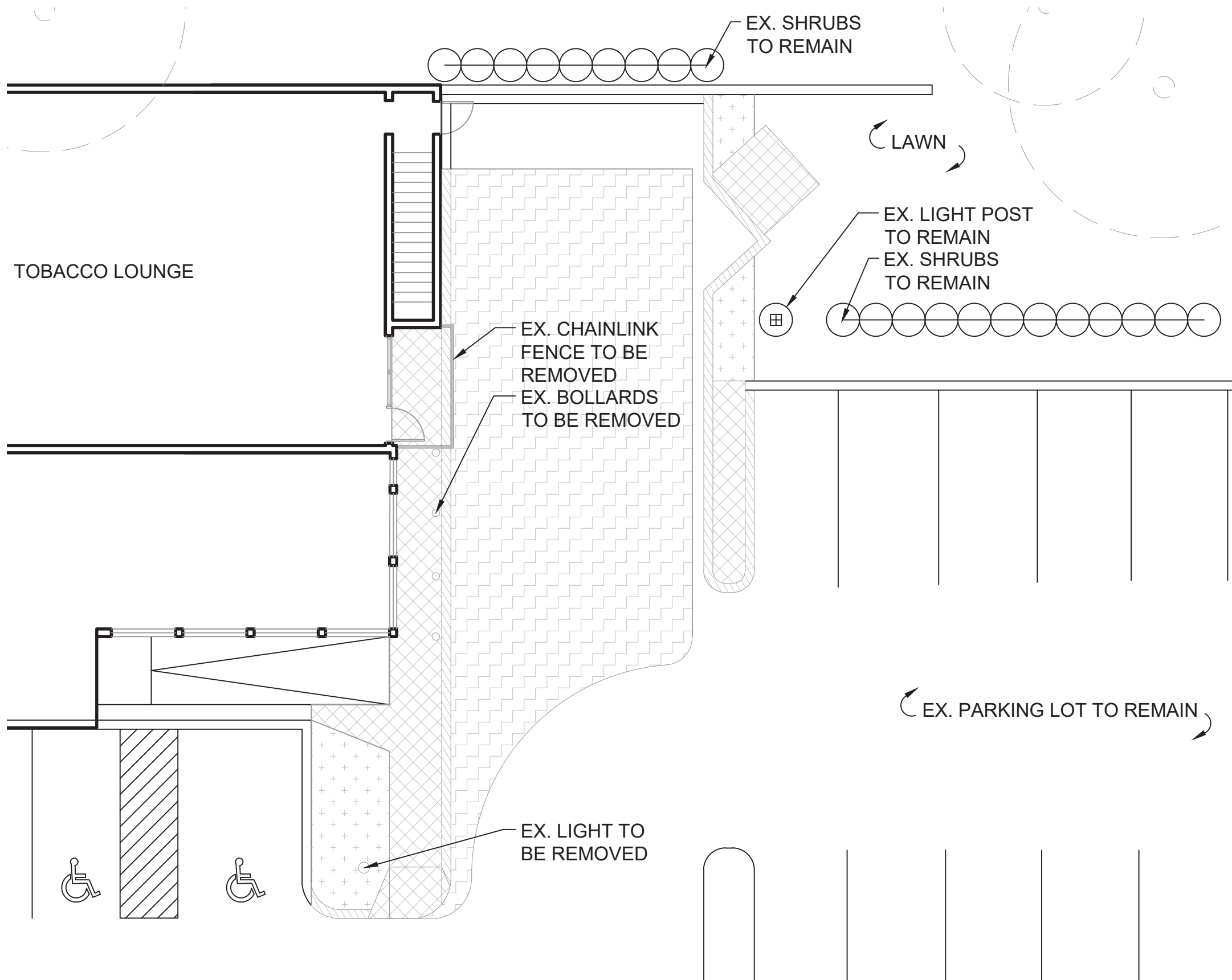
PROJECT GOALS AND DESIGN PHILOSOPHY

- Provide an accessible outdoor lounge for customers
- Preserve existing vegetation
- Preserve existing parking
- Minimize existing unsightly hardscape
- Mitigate road noise from Route 1





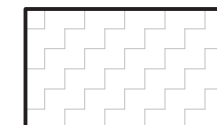




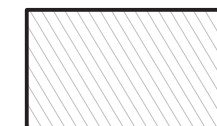
DEMOLITION LEGEND



CLEAR AND GRUB EXISTING AREA.
GRIND ALL STUMPS, REMOVE ANY
SHRUBS AND DEBRIS.



EX. ASPHALT TO BE REMOVED



EX. CURB TO BE REMOVED



EX. CONCRETE TO BE REMOVED

LEGEND



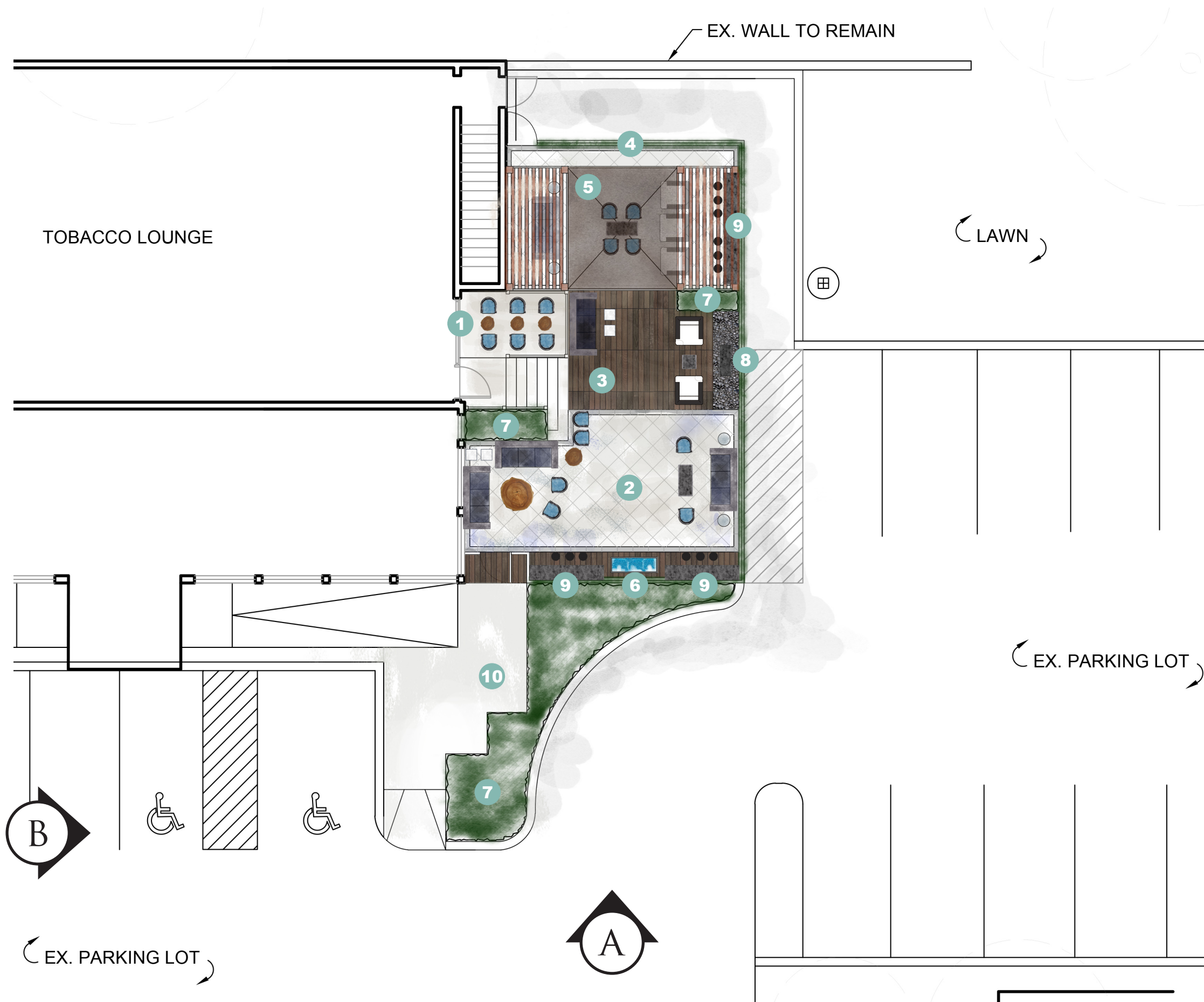
EXISTING TREES TO REMAIN



EXISTING SHRUBS TO REMAIN

Scale: 1"=10'-0"





PROJECT ELEMENTS

- 1 BALCONY
- 2 PORECELAIN PAVERS
- 3 FLOATING DECK
- 4 ARTIFICIAL GREEN WALL
- 5 OVERHEAD STRUCTURE
- 6 WATER FEATURE
- 7 PLANTING
- 8 CIRCULAR FIREPLACE
- 9 BAR
- 10 ENTRY

Scale: 1"=10'-0"

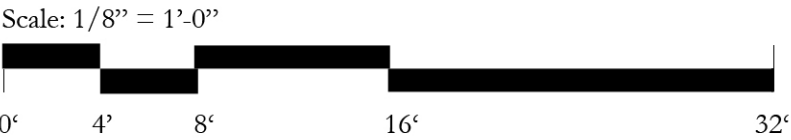




SECTION A



SECTION B





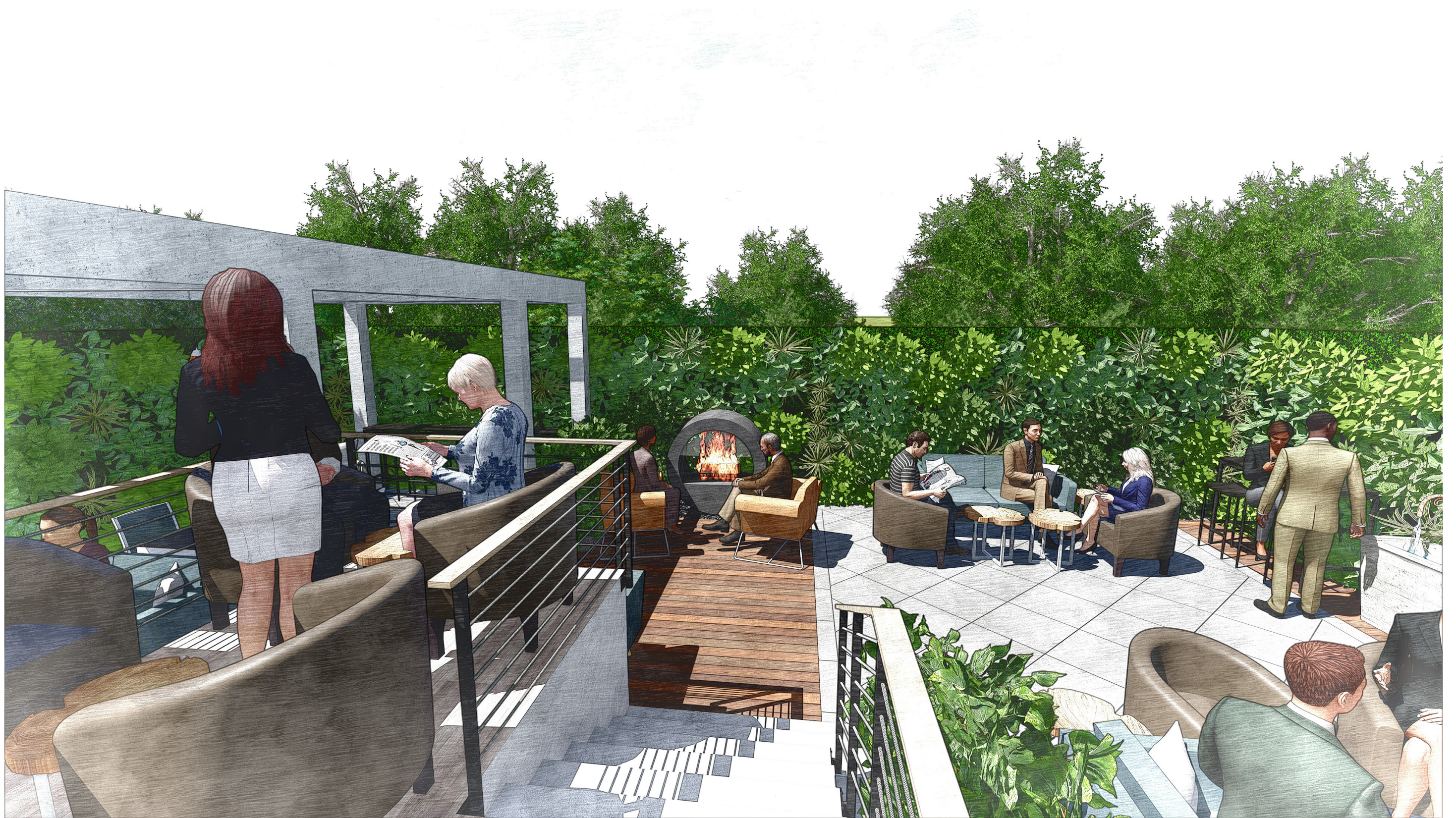




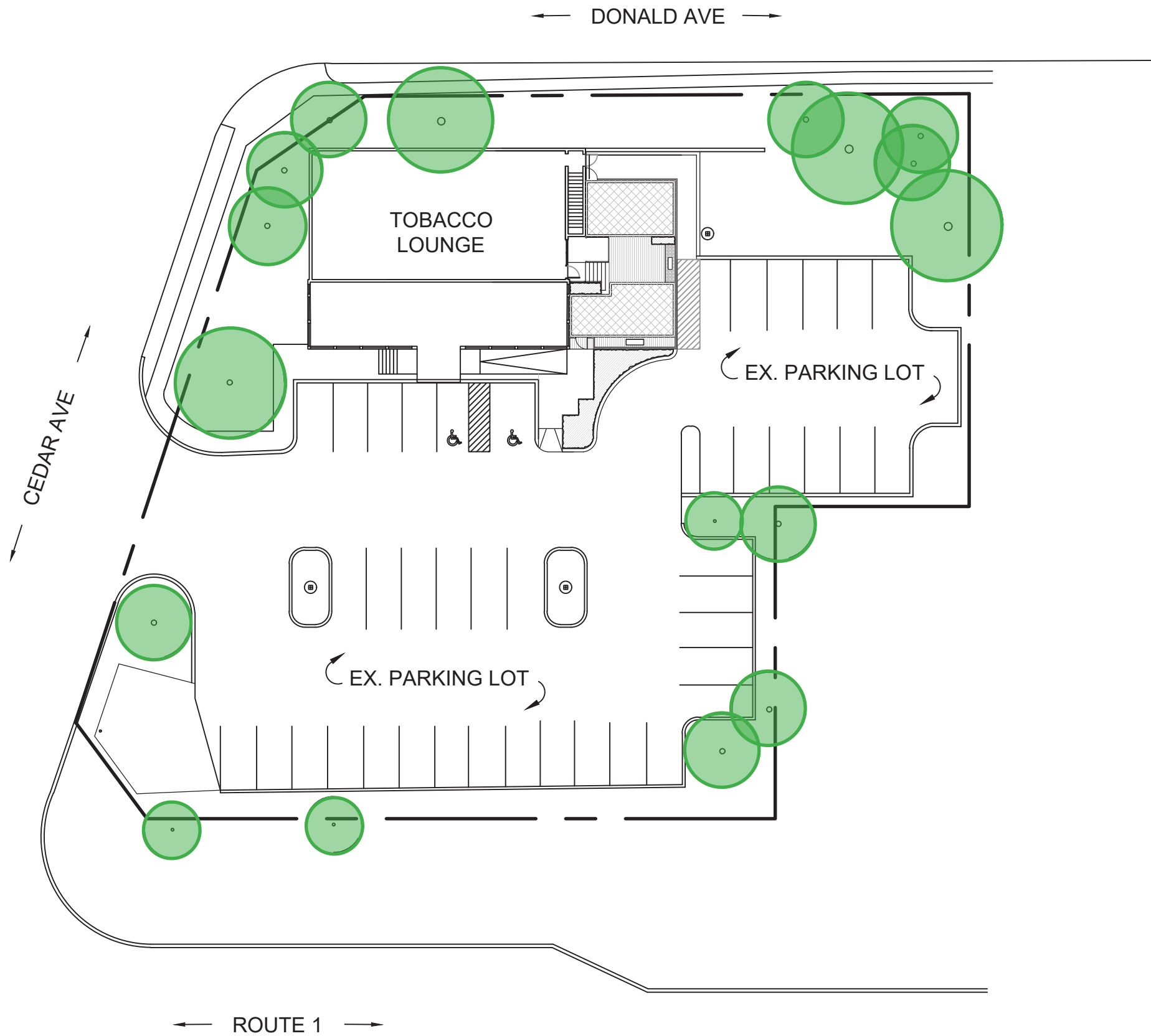












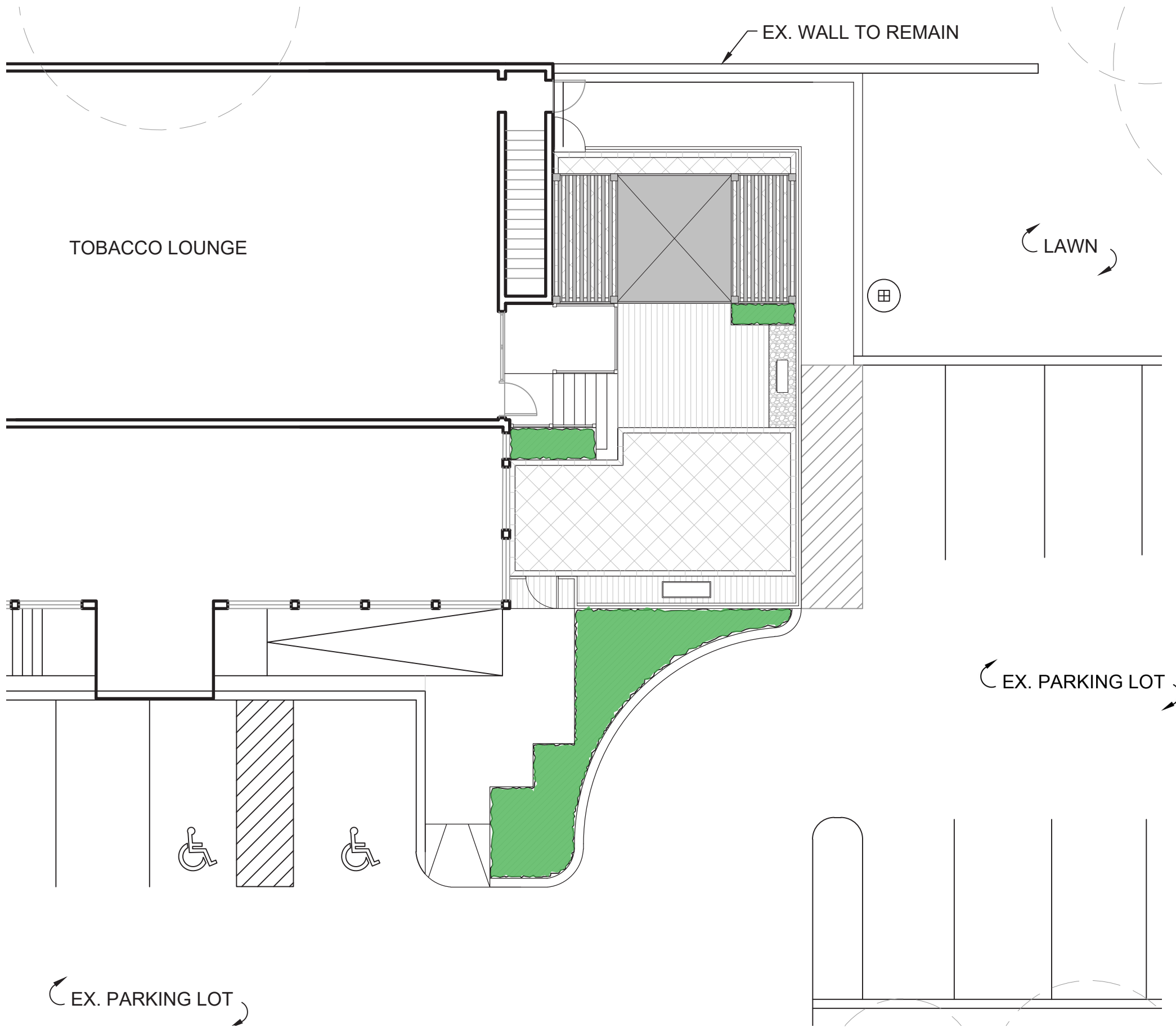
LEGEND



EXISTING TREES TO REMAIN

Scale: 1"=30'-0"





LEGEND	
	PROPOSED PLANTING LOCATIONS

Scale: 1"=10'-0"





AMSONIA HUBRICHTII
BLUE STAR
HEIGHT: 2'-3'
SPREAD: 2'-3'
BLOOM TIME: April - May



BUXUS MICROPHYLLA J. 'GREEN BEAUTY'
GREEN BEAUTY BOXWOOD
HEIGHT: 3'-5'
SPREAD: 3'-5'
BLOOM TIME: March - April



SYMPHYOTRICHUM OBLONGIFOLIUM
AROMATIC ASTER
HEIGHT: 1'-3'
SPREAD: 1'-3'
BLOOM TIME: August - September



FESTUCA GLAUCA 'ELIJAH BLUE'
BLUE FESCUE
HEIGHT: .5'-1'
SPREAD: .5'-1'
BLOOM TIME: June - July



LAVANDULA x INT. 'PHENOMENAL'
PHENOMENAL LAVENDER
HEIGHT: 2'-3'
SPREAD: 2'-3'
BLOOM TIME: June - August



STACHYS BYZANTINA
LAMBS EAR
HEIGHT: 1'-1.5'
SPREAD: 1'-1.5'
BLOOM TIME: May - July



PENNISETUM A. 'LITTLE BUNNY'
LITTLE BUNNY FOUNTAIN GRASS
HEIGHT: 1'-1.5'
SPREAD: 1.5'-2'
BLOOM TIME: August - October



RHODODENDRON 'HARDY GARDENIA'
HARDY GARDENIA AZALEA
HEIGHT: 2'-4'
SPREAD: 2'-4'
BLOOM TIME: June - July

HARDSCAPE



PORCELAIN PAVERS



DECKING



MEXICAN BEACH PEBBLES

FEATURES



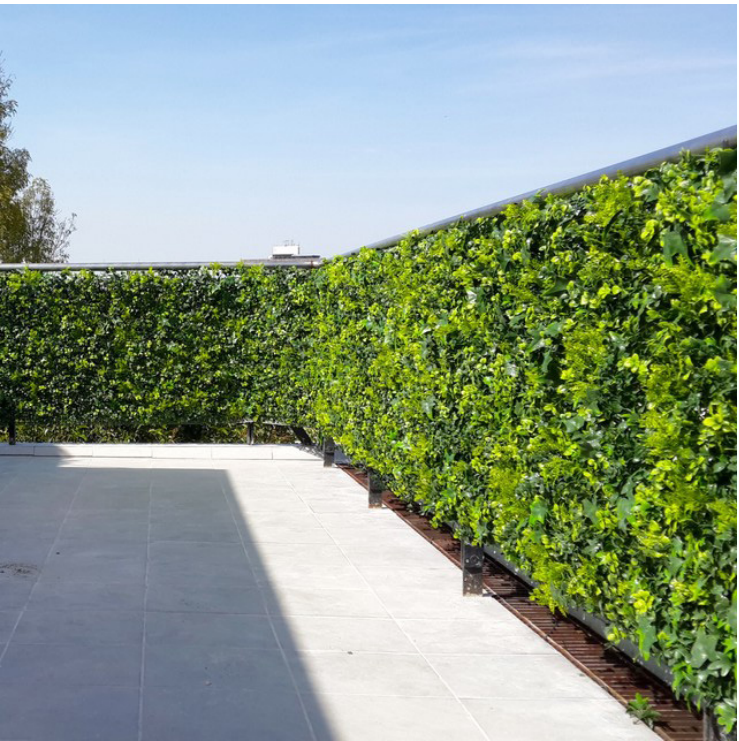
MODERN CIRCULAR FIREPLACE



WATER FEATURE



PERGOLA



ARTIFICIAL GREEN WALL



STUCCO WALL