

CITY OF BLOOMINGTON



SEPTEMBER 25, 2014

@ 5:30 p.m.

COUNCIL CHAMBERS #115

CITY HALL

AGENDA

CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS
September 25, 2014 at 5:30 p.m.

Council Chambers - Room #115

ROLL CALL

MINUTES TO BE APPROVED: 7/24/14

PETITION CONTINUED TO: 10/23/14

- UV-46-13 **GMS-Pavilion Properties, LLC**
306 E. Kirkwood Ave.
Request: Use variance to allow a bank drive-through in the Commercial
Downtown (CD) zoning district.
Case Manager: Jim Roach

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITION:

- CU/V-32-14 **TM Crowley and Associates**
121 E. Kirkwood Ave.
Request: Conditional use approval for a standardized business to allow a
CVS store. Also requested is a variance from sign standards to allow a
residential sign and a projecting sign.
Case Manager: Eric Greulich

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
Location: 121 E. Kirkwood Ave.

CASE #: CU/V-32-14
DATE: September 25, 2014

PETITIONER: TM Crowley & Associates
501 S. Pennsylvania Parkway, Indianapolis, IN

CONSULTANT: Smith Brehob & Associates, Inc.
453 S. Clarizz Blvd, Bloomington, IN

REQUEST: The petitioner is requesting conditional use approval to allow a “standardized business” for a proposed CVS store. Also requested is a variance from sign standards to allow a projecting sign and wall signage for upper floor residences.

SITE DESCRIPTION: This property is located at 121 E. Kirkwood Avenue and is within the Courthouse Square Overlay (CSO) District of the Commercial Downtown (CD). Surrounding land uses include mixed-use buildings to the north, west, and south with a church (First Christian Church) to the east. The property has been developed with a three-story office building that was formerly used by Old National Bank and a surface parking lot.

The petitioner is requesting conditional use approval to allow the building to be remodeled and occupied by a CVS drugstore. The bottom two floors of the building would be used by the drugstore and the 3rd floor would contain three, 2-bedroom apartments. There is an adjacent property to the west with 22 parking spaces that will be utilized by CVS. No parking is required in this overlay district for the residential or the nonresidential uses. The property is not over the maximum number of parking spaces allowed. There is an existing drive thru canopy that was used by the former bank that is not allowed and must be removed with this new use. A bike rack with 4 spaces for the commercial use, as well as 4 spaces for the residential component is required as well.

The petitioner is proposing three main signs for CVS. This sign package includes a 30 square foot projecting sign as well as two signs on the existing canopies on the south and east side of the building. The signs on top of the canopies have been designed to be substantially different than other signs utilized by the petitioner and have been modified to be consistent with the standardized business ordinance. There will also be window decals placed in several of the windows on the ground floor and 2nd floor to screen the interior from view from the outside and allow for scenic displays to be located along some of the walls. In addition to the CVS tenant signage, the UDO would allow a single center sign of 20 square feet. The petitioner’s proposal includes 3 signs that would total 17 square feet located on two separate facades. This signage includes two 7 square foot wall signs to identify the building. There would also be a small 3 sq. ft. residential sign on the ground floor by the entry to the apartments.

The proposed projecting sign would not meet the projecting sign standards of the UDO. The UDO does not allow projecting signs in the Courthouse Square Overlay. In addition, the proposed sign exceeds the maximum projection of 3 feet and maximum area of 20 square feet. The proposed sign projects approximately 4’7” and is 30 square feet in area.

Criteria and Findings for Conditional Use Permits

20.05.023 Standards for Conditional Use Permits

No Conditional Use approval shall be granted unless the petitioner shall establish that the standards for the specific Conditional Use are met and that the following general standards are met.

1. *The proposed use and development must be consistent with the Growth Policies Plan and may not interfere with the achievement of the goals and objectives of the Growth Policies Plan;*

Staff Finding: The Growth Policies Plan identifies this area as “Downtown”. The use of the property as a mixed-use building is identical to a majority of the surrounding uses and will not interfere with the achievement of the goals and objectives of the Growth Policies Plan.

2. *The proposed use and development will not create nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights;*

Staff Finding: The proposed use will not have any nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights. Although the business is proposed to be open 24 hours per day, the long operating hours are not unusual in a downtown environment.

3. *The proposed use and development will not have an undue adverse impact upon the adjacent property, the character of the area, or the public health, safety and general welfare;*

Staff Finding: Staff finds no adverse impacts to the adjacent properties or character of the area as a result of this petition. The use is completely surrounded by other commercial businesses, including some other grandfathered standardized businesses. Furthermore, Staff finds that the reuse of the existing structure will preserve the character of the area more than its replacement with a new building.

4. *The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, stormwater management structures, and other services, or that the applicant will provide adequately for such services;*

Staff Finding: The use requires no additional infrastructure services. There is adequate utility service in this area and no improvements are needed.

5. *The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;*

Staff Finding: The use is completely surrounded by commercial businesses and is not located near a residential neighborhood.

6. *The proposed use and development will not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance;*

Staff Finding: The building is not on the historic survey but is being reused with this petition. There will be no significant natural features lost with this petition.

7. *The hours of operation, outside lighting, and trash and waste collection must not pose a hazard, hardship, or nuisance to the neighborhood.*

Staff Finding: No special lighting or waste collection needs are proposed. This use is also not located within any residential neighborhoods.

8. *Signage shall be appropriate to both the property under consideration and to the surrounding area. Signage that is out of character, in the Board of Zoning Appeal's determination, shall not be approved.*

Staff Finding: Staff has received a sign package for this building that includes both residential and commercial signage. The petitioner is proposing a 7 square foot and a 3 square foot sign on the south side of the building for the residences. Another 7 square foot sign is also proposed on the east side of the building for the residences. The two, 7 square foot signs would be mounted along the top of the building and the smaller 3 square foot sign will be mounted by the door that is the entrance for the residences on the south side of the building. For the commercial space, the petitioner is requesting to place two separate 33.5 square foot signs along the top of the existing canopy that extends from the building. These signs have been modified from the usual corporate templates to be a single grey color to match the projecting sign and will not be internally illuminated. A projecting blade sign is also proposed at the southeast corner of the building. The projecting blade sign has been uniquely designed for this location as well and is substantially different than the typical CVS corporate signage. A variance has been requested to allow for the residential signs since the UDO does not have any allowances for signage for the residences. A variance is also requested to allow the projecting blade sign since blade signs are not allowed in the CSO district. The petitioner is also proposing signs on the inside of some of the windows that would be scenes of Bloomington and Indiana University. Those signs are proposed to allow for retail displays to be placed on the interior of the building and to screen the inside displays from being seen from the outside. Staff has worked with the petitioner to minimize the amount of windows that are being covered. The amount of signage being requested falls within the allotment of signage allowed for the building.

9. *The proposed use and development complies with any additional standards imposed upon the particular use by Chapter 20.05; CU: Conditional Use Standards.*

- a. The proposed use shall be designed and constructed in a style that visually complements its surroundings, especially the existing buildings on both sides of the same block the business is to be located, as well as the character of the particular overlay district. Visual complementation shall include, but may not be limited to: architecture,

scale, façade, and signage. If the use is proposed for a site which contains an existing building of special historical, cultural, or architectural significance, with or without official historic designation, the proposed use shall seek to preserve and reuse as much of the existing building as possible, particularly the building's façade. Visual complementation may also include interior décor. Elements of interior décor such as displays of public art, photos or memorabilia of Bloomington or Indiana University, may be considered, but should not be viewed as sufficient to meet this criterion.

Staff Finding: The proposed use will take place entirely within the existing building and no additions or other significant exterior modifications are necessary. Some of the existing windows will utilize images of Bloomington and Indiana University to help minimize interior views and allow retail displays along some of the interior walls without being seen from the exterior right-of-way. The proposed exterior signage has been designed to be complimentary to the surrounding signage on adjacent businesses and has been substantially altered from the usual CVS corporate signage to be distinct for this location. Both the projecting sign and the wall signage have been designed to compliment each other and be compatible with other signage along Kirkwood Ave.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.09.130 e) Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

STAFF FINDING: Staff finds no injury with the variance request. The placement of signage identifying the residential apartments and projecting sign will be similar to other buildings in the area with no negative impacts.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

STAFF FINDING: Staff finds no adverse impacts. The variance will allow for a relatively small amount of wall signage and a blade sign. Staff has worked with the petitioner to develop a signage proposal that is compatible with the surrounding area. The BZA recently approved a variance to allow a projecting sign within the Courthouse Square district for the Hyatt Hotel, which is not located on the actual Courthouse Square.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical*

difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.

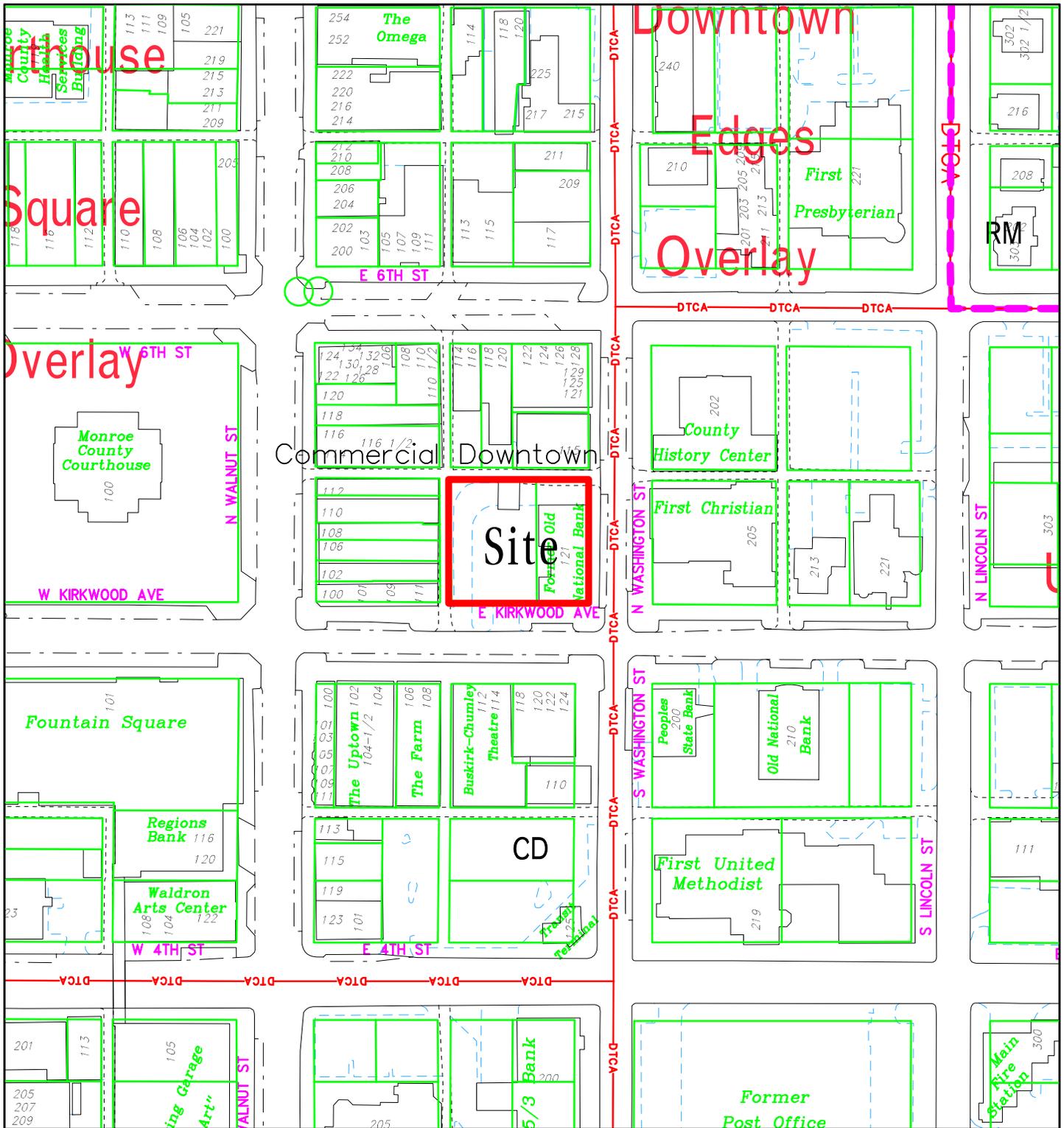
STAFF FINDING:

Projecting Sign: Staff finds peculiar condition due to a combination of several factors associated with this site and the proposed use. First, the location of the building is not on the Courthouse Square. Although it is located within the CSO, the intent of prohibiting projecting signs within the CSO was predominantly to preserve the appearance of the historic buildings around the Square. The existing building is not a historic building and appears to be more in context with the Kirkwood Corridor of the University Village Overlay (UVO). There is also a large marquee sign to the south on the Buskirk-Chumley Theater. Furthermore, staff finds further justification in how signs are measured. The proposed sign does not have as great a visual impact as other signs of the same technical measurement. The shape of the sign is something that has developed through discussions between the petitioner and staff in order to create a unique sign that fits the style of the building and the eclectic character of Kirkwood. The unique design and shape of the proposed sign have been driven by the conditional use standards for standardized businesses. If a projecting sign is determined to be appropriate, the petitioner could design a sign that is in compliance with the design standards of the UDO. However, this would not allow a more unique and less corporate sign package.

Signage: The UDO allows a single center sign of 20 square feet. The petitioner is proposing to name the building “Loft 121” and place two wall signs of 7 square feet each at the top of the south and east facades as well as a small 3 square-foot sign at the residential entry. The UDO also requires a “building name” above most new buildings in the CD district. Staff finds peculiar condition in that the resulting sign package will have a similar (if not reduced) visual impact than a fully compliant sign package. This is a corner location and the petitioner is seeking to create an identity on both facades with smaller signs. Staff finds this to be a reasonable request and finds hardship in not permitting this modest sign package that results in no additional square footage of signage.

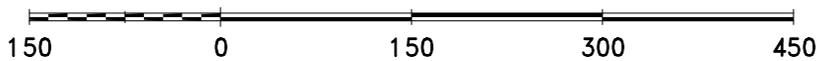
RECOMMENDATION: Staff recommends approval of CU/V-32-14 with the following conditions:

1. The proposed signage on the awning must be similar in color to the blade sign and cannot be internally illuminated.
2. Any change to the approved signs must be reviewed for compliance with the requirements of the UDO at such time as they are proposed for any alterations or proposed new signage in the future.
3. This approval is valid for this user only. Any new standardized business use on the property must seek additional approvals.
4. The drive thru canopy and use is not approved and must be removed.



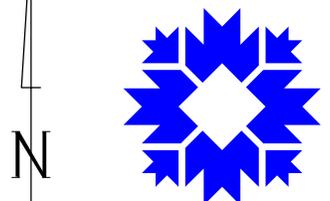
CU/V-32-14 CVS Pharmacy
 121 E Kirkwood Avenue
 Board of Zoning Appeals
 Site Location, Zoning, Land Use, Parcels

By: greulice
 19 Sep 14

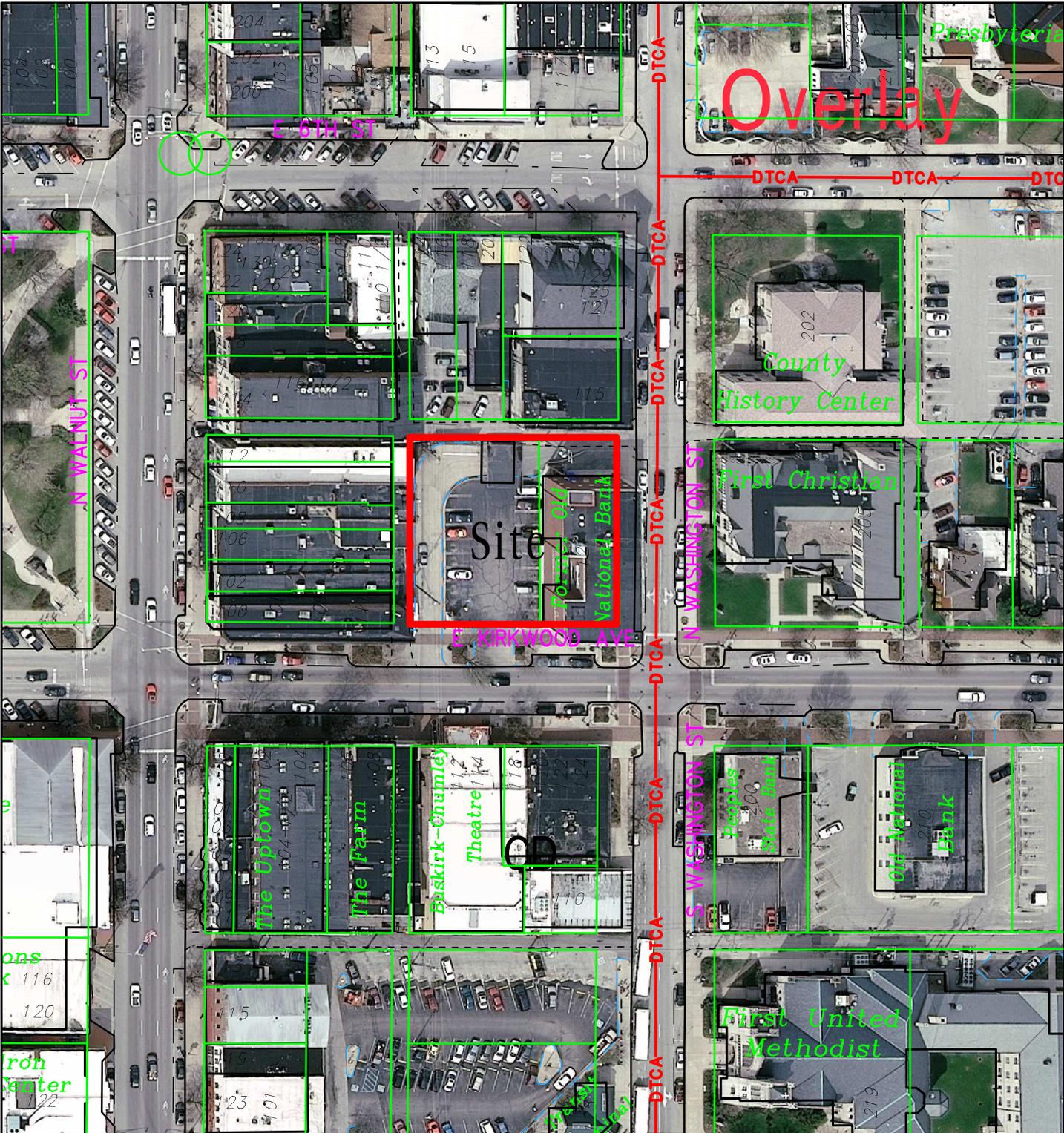


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation

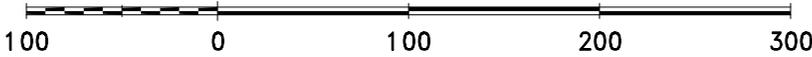


Scale: 1" = 150'



CU/V-32-14 CVS Pharmacy
 121 E Kirkwood Ave
 Board of Zoning Appeals
 2010 Aerial Photograph

By: greulice
 19 Sep 14



City of Bloomington
 Planning & Transportation

N

Scale: 1" = 100'

For reference only; map information NOT warranted.

Smith Brehob & Associates, Inc.



Providing professional land planning, design, surveying and approval processing for a sustainable environment.

August 14, 2014

Stephen L. Smith P.E., L.S.
Steven A. Brehob B.S.Cn.T.

Bloomington Board of Zoning Appeals
C/o Eric Greulic
Planning Department
Showers Building
Bloomington, Indiana

Re; Kirkwood Avenue CVS
Conditional use Standardized Business
Sign Variance Package

Dear Eric and Board Members,

We are seeking a Conditional Use for Standardized Business and sign variances for the proposed CVS Pharmacy in the ONB building at 121 East Kirkwood Avenue.

The existing ONB building is proposed to be remodeled on the first and second floors for the CVS Pharmacy. The third floor will have three upscale apartments. Significant efforts are being made to retain the exterior of the building as it has been in the downtown for many decades; and be consistent with the requirements for the Standardized Business conditional use. The only changes are relocation of the entry door, re-grading in the rear of the site to better accommodate deliveries, new signage and the color of the canopy. The exiting drive through on the adjacent lot will be removed but the adjacent parking lot is not a part of the project (a separate building is being planned for this site). A site plan and photographs with these changes superimposed are included with this application.

Existing windows in the building will remain though some will have graphics mounted behind them to block the view of interior shelving. The specific windows that will receive this treatment are shown on an attached drawing. A sample of the graphics emphasizing local flair is also being submitted with this application.

A sign variance is being sought to allow for a blade sign on the Kirkwood frontage and small identification sign for the third floor residential. The blade sign is important for view by pedestrians along Kirkwood. The building and sign are located at the edge of the downtown overlay (similar to the location and Blade signs approved for the Hyatt Place). The small residential sign allows some recognition of the apartment's presence in an otherwise commercial building. Alternative designs are being developed for the blade sign and will be submitted for discussion within the next week or so.

Smith Brehob & Associates, Inc.

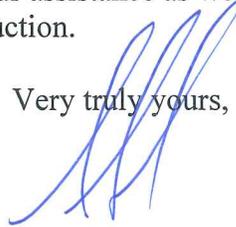


The following items are being submitted with this application;

- Site Plan
- Survey
- Application form and \$750 application fee
- Exterior Building and Floor Plan Drawings
- Sample of Window Graphics
- Sign package

Thank you for your assistance as we move this project towards final approvals and construction.

Very truly yours,



Stephen L Smith
Engineer for T. M. Crowley

Cc; file, Forgey
Encl

CVS/pharmacy

**Store #10676
NWC Kirkwood Ave.
& Washington St.
Bloomington, IN**



Proposed Elevation

Scale: NTS

CVS/Pharmacy #10676 — NWC Kirkwood Ave. & Washington St., Bloomington, IN

Lead #BR2-022945

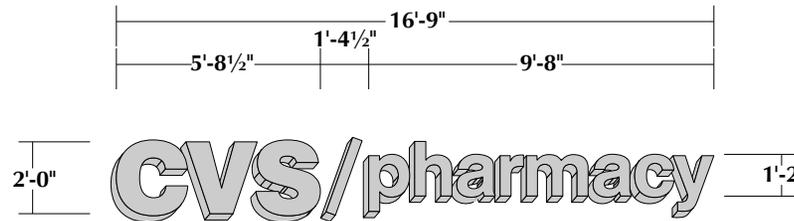
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TB 7-30-14
8-13-14
8-22-14
9-8-14 9-17-14AG Approved for: _____

By: _____

Date: 13



Identification Signs (#1 & #2)

24" Non Standard Non Illuminated Channel Letters

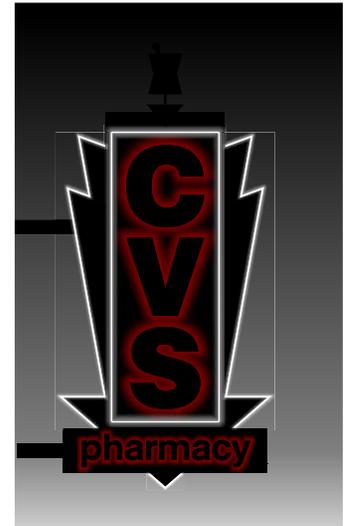
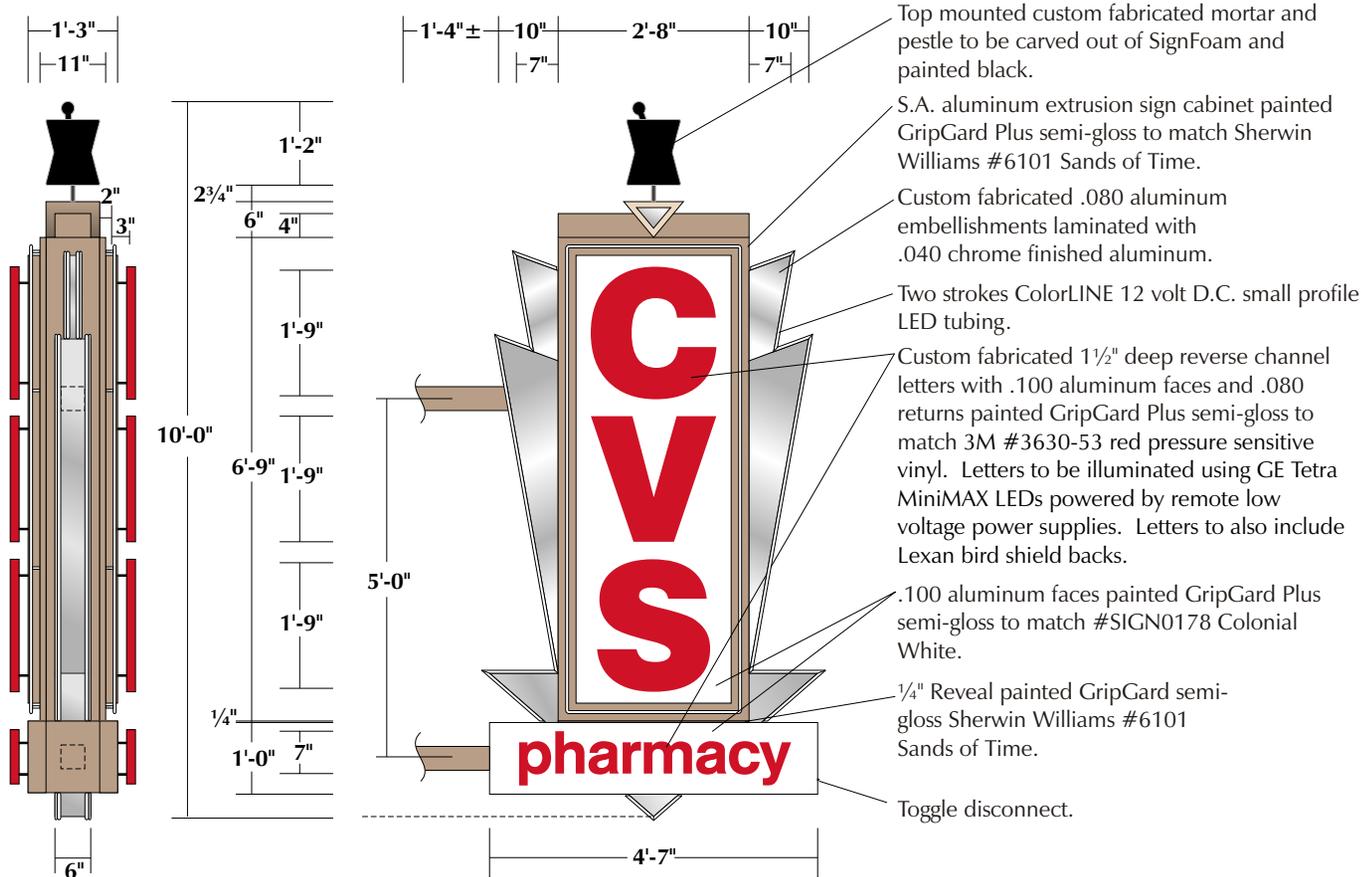
Scale: 3/16" = 1'-0"

— Custom fabricated 3" deep reverse channel letters with .100 aluminum faces and welded .080 aluminum returns painted GripGard BC #811 metallic silver.

Note: Channel letters to be mounted flush to canopy area using stud mounting system.

Square Footage

2'-0" x 16'-9" = 33.50 Sq. Ft.



Night Time View

Identification Signs (#3)

Double Faced Illuminated Projecting Wall Sign

Scale: 3/8" = 1'-0"

Sign to bear these marks.



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CVS/Pharmacy #10676 — NWC Kirkwood Ave. & Washington St., Bloomington, IN

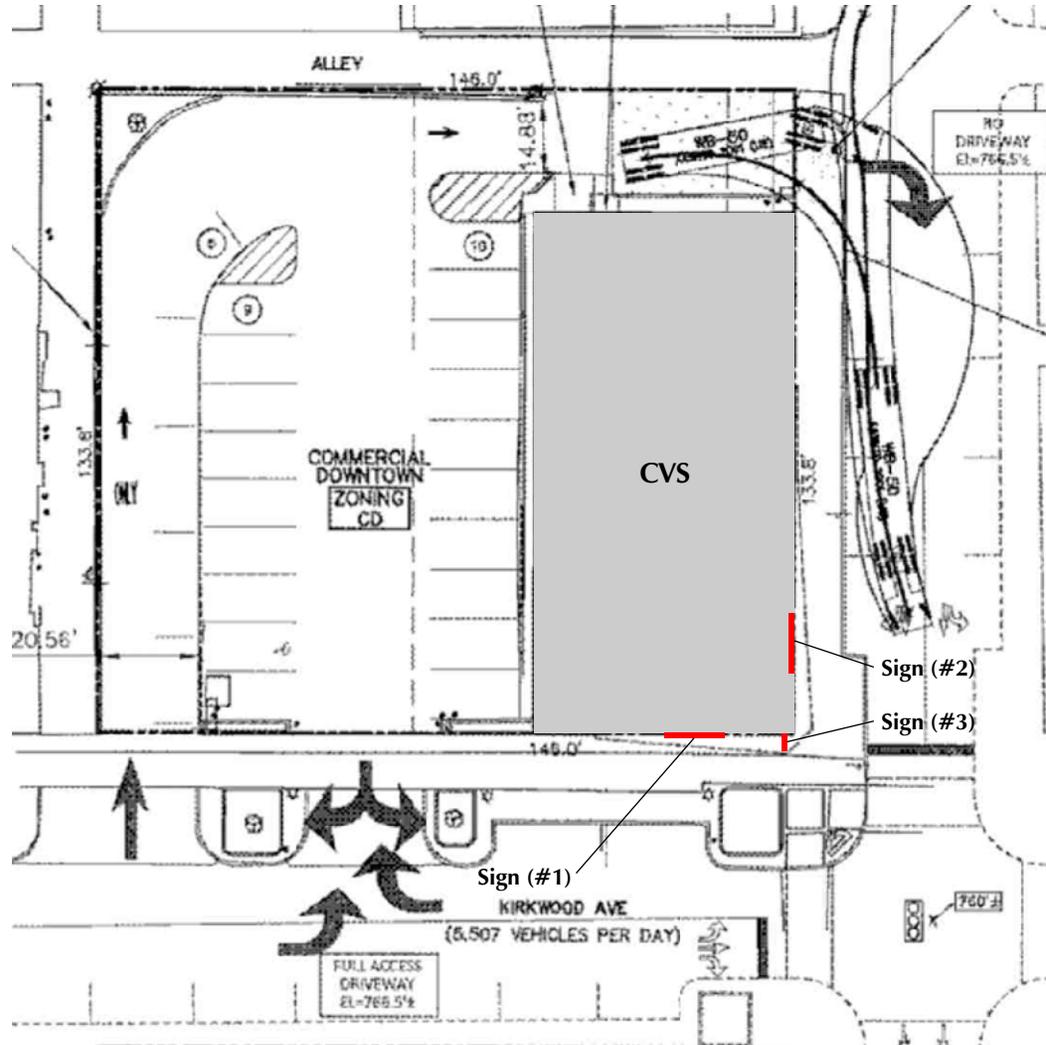
Lead #BR2-022945

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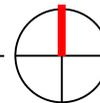
©2013 cvs10676

TB 9-17-14AG Approved for: _____ By: _____ Date: 15

7-30-14
8-13-14
8-22-14
9-8-14



Site Plan
Scale: 1" = 40'-0"



CVS/Pharmacy #10676 — NWC Kirkwood Ave. & Washington St., Bloomington, IN

Lead #BR2-022945

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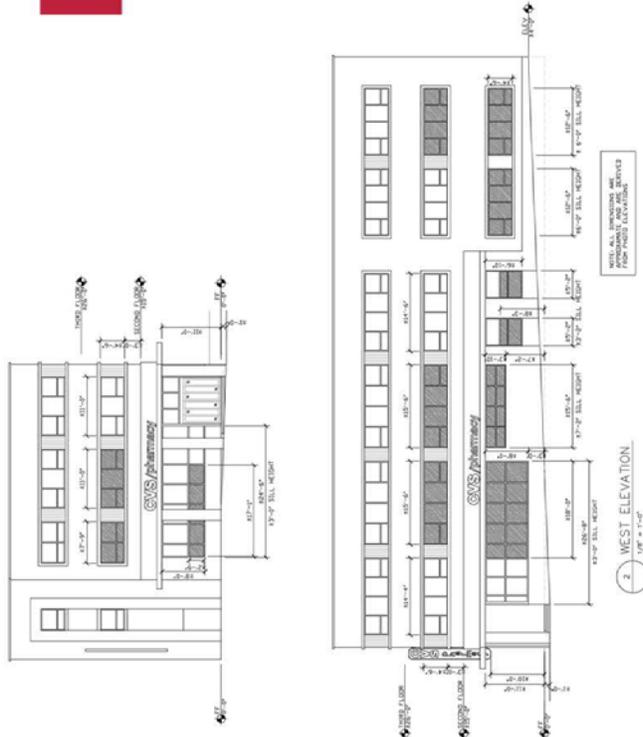
TB 7-30-14 8-13-14 8-22-14 9-8-14 9-17-14AG Approved for: _____

By: _____

Date: 16

NEW STORE | 10676 IN E. KIRKWOOD AVE & S. WASHINGTON ST BLOOMINGTON, IN

EXISTING
SCALE: N/A



WINDOW GRAPHICS SUMMARY

PROPOSED

APPLICATION: TO BE DETERMINED
HISTORICAL

- All images and application are preliminary for now and subject to change (if) the project gets approved at REC images are of Bloomington IN Locations
- Installation type to be determined once floorplan is updated.

PROPOSED
SCALE: N/A



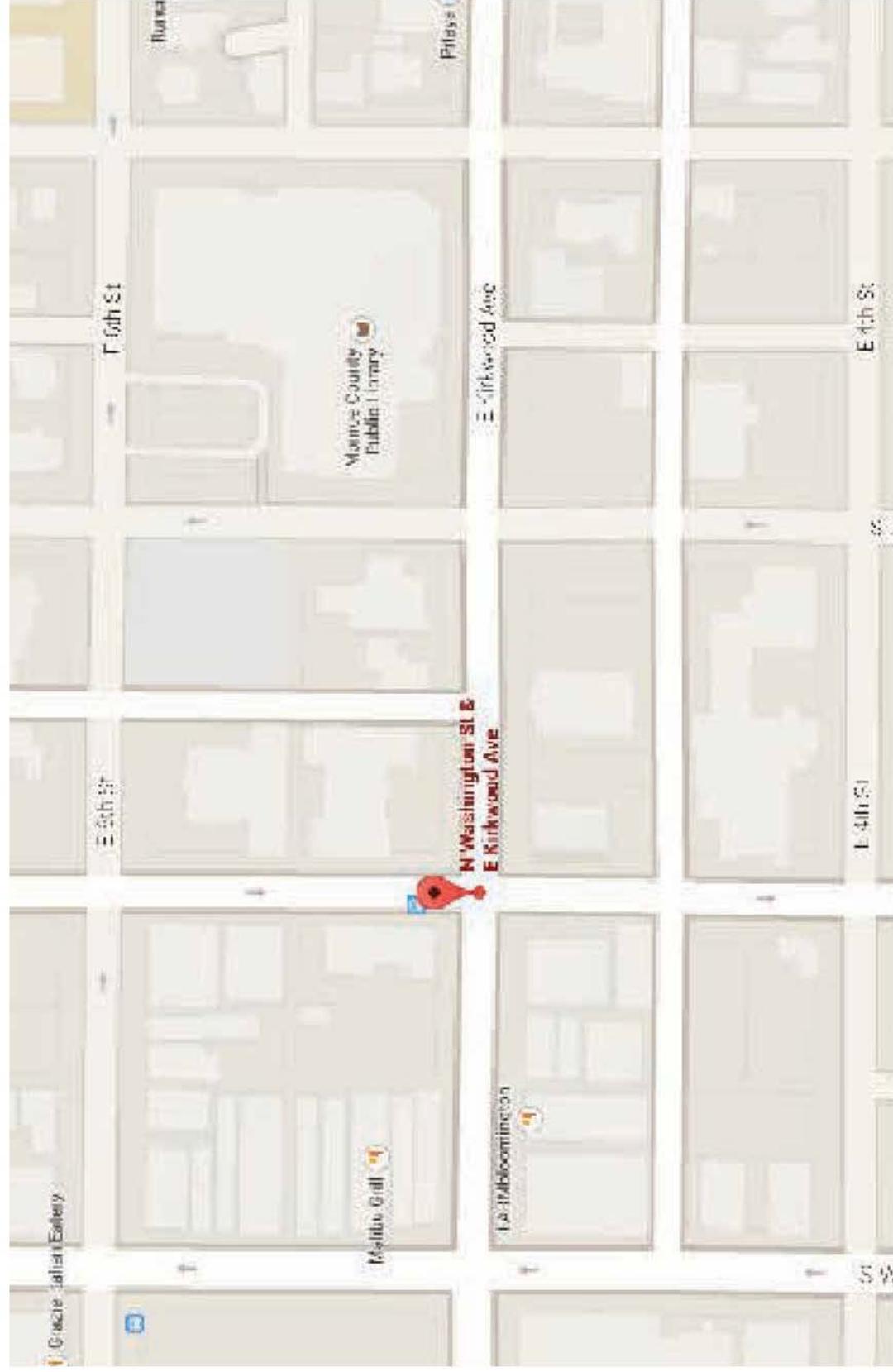
2 WEST ELEVATION
1/8\"/>

APPLICATION HISTORICAL

SHADES
STYRENE
EXTERIOR 3M VINYL
INTERIOR 3M VINYL
ROLLER SHADES
VALU BOND PANELS
TO BE DETERMINED

CU/V-32-02
Proposed window
decals

NEW STORE | 10676 IN
E. KIRKWOOD AVE & S. WASHINGTON ST BLOOMINGTON, IN

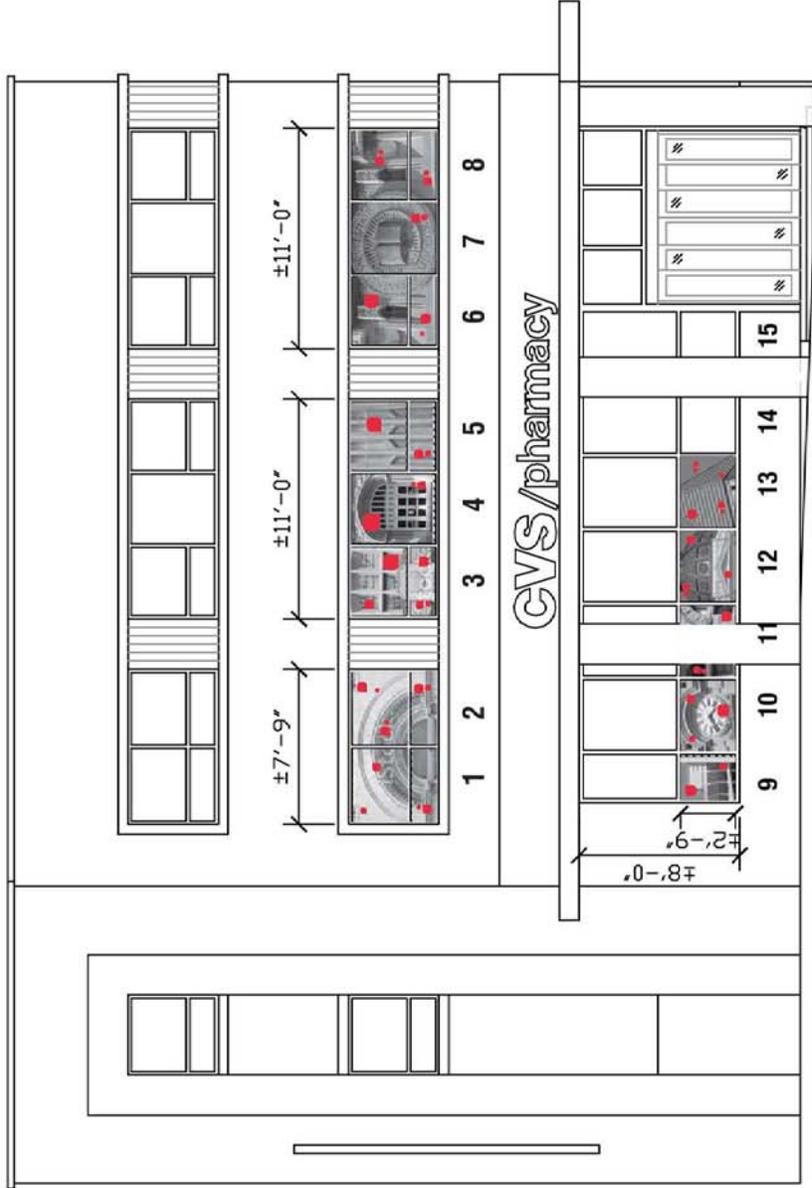


NEW STORE | 10676 IN

E. KIRKWOOD AVE & S. WASHINGTON ST BLOOMINGTON, IN

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SOUTH ELEVATION



PROPOSED

APPLICATION HISTORICAL

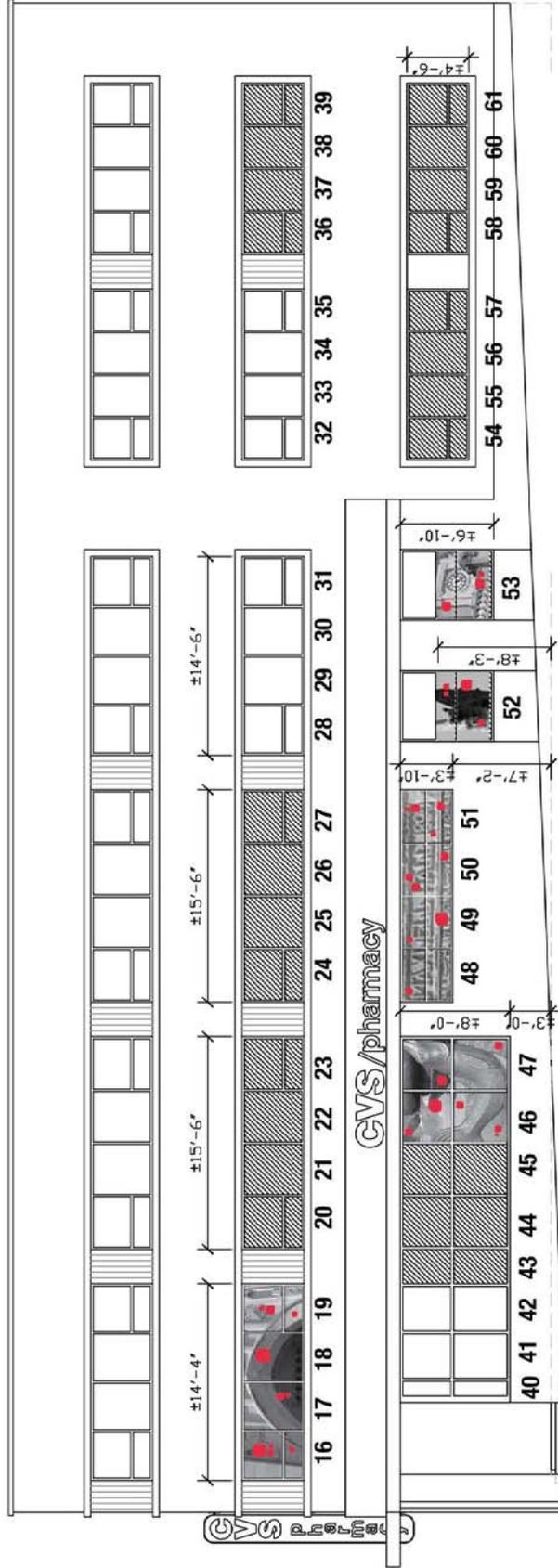
SHADES
STYRENE
EXTERIOR 3M VINYL
INTERIOR 3M VINYL
ROLLER SHADES
VALU BOND PANELS
TO BE DETERMINED

NEW STORE I 10676 IN

E. KIRKWOOD AVE & S. WASHINGTON ST BLOOMINGTON, IN

WEST ELEVATION

All images and application are preliminary for now and subject to change (if) the project gets approved at REC
 Images are of Bloomington IN Locations.



PROPOSED

APPLICATION HISTORICAL

SHADES
STYRENE
EXTERIOR 3M VINYL
INTERIOR 3M VINYL
ROLLER SHADES
VALU BOND PANELS
TO BE DETERMINED

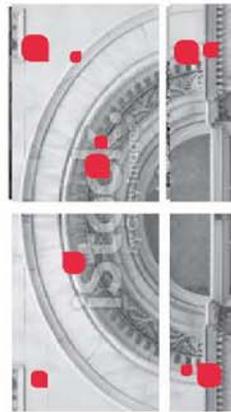
NEW STORE I 10676 IN

E. KIRKWOOD AVE & S. WASHINGTON ST BLOOMINGTON, IN

SOUTH ELEVATION GRAPHIC DETAILS

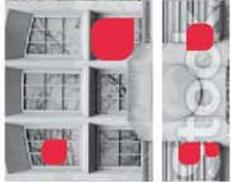
All images and application are preliminary for now and subject to change (if) the project gets approved at REC Images are of Bloomington IN Locations.

2nd Floor Windows

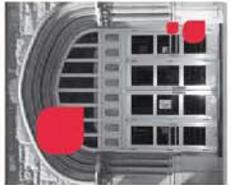


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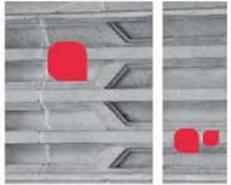
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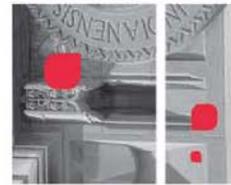
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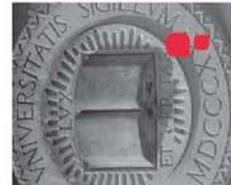
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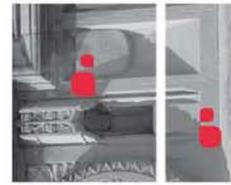
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6

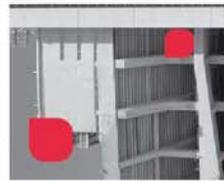


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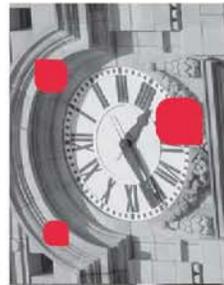


8

1st Floor Windows



9



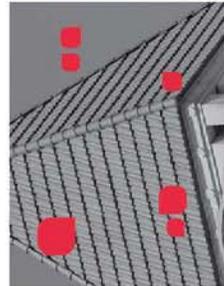
10



11



12



13

PROPOSED

APPLICATION HISTORICAL

SHADES	
STYRENE	
EXTERIOR 3M VINYL	
INTERIOR 3M VINYL	
ROLLER SHADES	
VALU BOND PANELS	
TO BE DETERMINED	



HEADQUARTERS
247 W. 35TH ST. NEW YORK, NY 10001
M 212 828 8850 F 212 828 4854
MANUFACTURING
3 DVAL DRIVE ISLANDIA, NY 11748
WWW.BIGAPPLEGROUP.COM

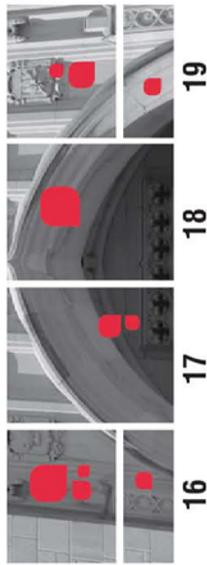


WEST ELEVATION GRAPHIC DETAILS

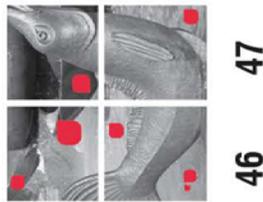
**NEW STORE I 10676 IN
E. KIRKWOOD AVE & S. WASHINGTON ST BLOOMINGTON, IN**

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2nd Floor Windows



1st Floor Windows



PROPOSED

APPLICATION HISTORICAL

SHADES
STYRENE
EXTERIOR 3M VINYL
INTERIOR 3M VINYL
ROLLER SHADES
VALU BOND PANELS
TO BE DETERMINED

NEW STORE | 10676 IN

E. KIRKWOOD AVE & S. WASHINGTON ST BLOOMINGTON, IN

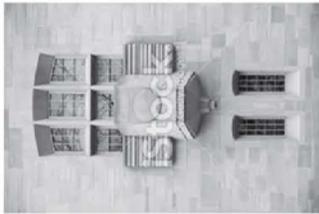
SOUTH ELEVATION PICTURE DETAILS

All images and application are preliminary for now and subject to change (if) the project gets approved at REC Images are of Bloomington IN Locations.

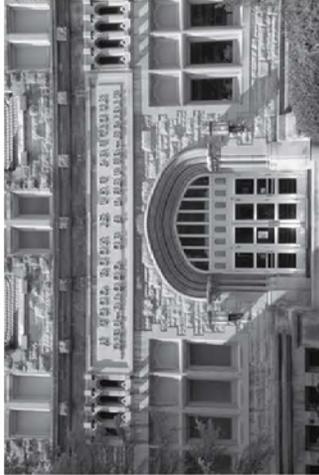
2nd Floor Windows



1 & 2



3



4

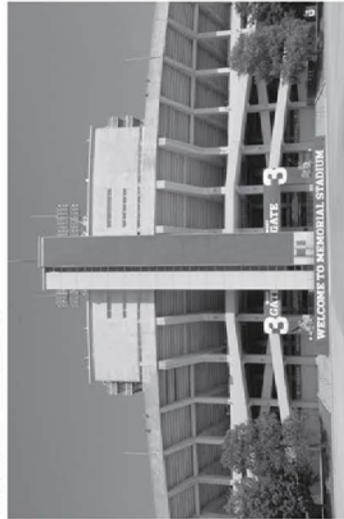


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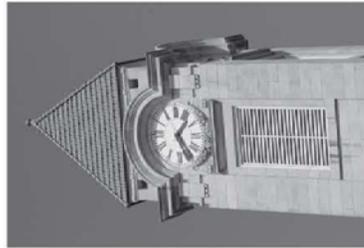


6-8

1st Floor Windows



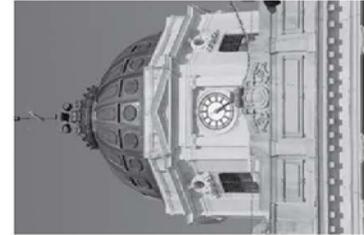
9



10-11



12



13

PROPOSED

APPLICATION HISTORICAL

SHADES	
STYRENE	
EXTERIOR 3M VINYL	
INTERIOR 3M VINYL	
ROLLER SHADES	
VALU BOND PANELS	
TO BE DETERMINED	

NEW STORE I 10676 IN

E. KIRKWOOD AVE & S. WASHINGTON ST BLOOMINGTON, IN

WEST ELEVATION PICTURE DETAILS

All images and application are preliminary for now and subject to change (if) the project gets approved at REC Images are of Bloomington IN Locations.

2nd Floor Windows



16-19

1st Floor Windows



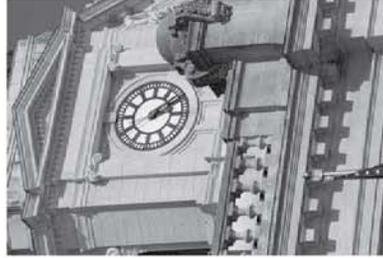
46-47



52



48-51



53

PROPOSED

APPLICATION HISTORICAL

SHADES
STYRENE
EXTERIOR 3M VINYL
INTERIOR 3M VINYL
ROLLER SHADES
VALU BOND PANELS
TO BE DETERMINED



AS-18
 SHEET NUMBER 00000
 3 WASHINGTON STREET
 PHOENIX, AZ
 REAL TIME FOR SERVICE
 CS PROJECT NUMBER 79915

ARCHITECT OF RECORD
NORR

CONSULTANT:

DEVELOPER:
 SEAL:

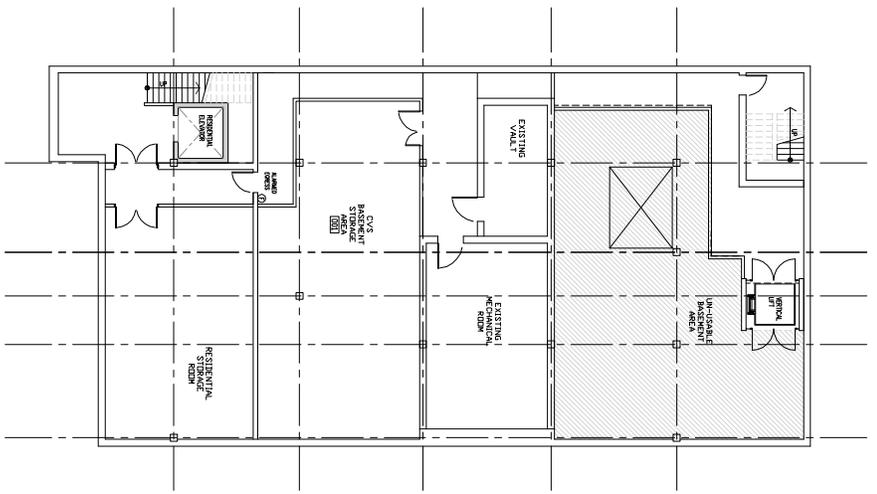
REVISIONS

OUTLINE PLAN	03-23-2014
OUTLINE PLAN	05-11-2014
OUTLINE PLAN	05-08-2014
OUTLINE PLAN	05-28-2014
OUTLINE PLAN	06-02-2014
OUTLINE PLAN	06-11-2014
OUTLINE PLAN	06-27-2014
OUTLINE PLAN	06-30-2014

CVS PH: R. SMART
 DRAWING BY: DJCARRETT
 DATE:
 JOB NUMBER: CS79615
 TITLE:

OUTLINE PLAN
 SHEET NUMBER: 02

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



1 BASEMENT PLAN
 02 1/8" = 1'-0"

- ARCHITECT INFO:** CVS STORE LAYOUT INFO.
- CONTRACTOR: W&P, LLC
 CONTRACTOR NAME: W&P, LLC
 CONTACT: W&P, LLC
 CONTACT PHONE: (703) 441-1111
 CONTACT EMAIL: W&P@W&P.COM
- GENERAL NOTE:**
 THIS PLAN IS BASED ON SCHEMATIC INFORMATION ONLY THAT WAS PROVIDED BY THE CLIENT. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION ONLY AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ACCURACY OR COMPLETENESS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION ONLY AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ACCURACY OR COMPLETENESS. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION ONLY AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ACCURACY OR COMPLETENESS.

STORE AREA CALCULATIONS

SCALE:	SCALE AREA:	PERCENTAGE:
1/8" = 1'-0"	1408 SF	24% OF STORE FLOOR
TOTAL FLOOR ON AREA:	5872 SF	24% OF STORE FLOOR
TOTAL STORE FLOOR ON AREA:	4464 SF	100% OF STORE FLOOR

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CVS pharmacy

AS-18
 STORE NUMBER: ASPHUC 00000
 PROJECT NUMBER: 79915
 PROJECT NAME: 1801 WASHINGTON STREET
 REAL TIME REFERENCE: 03 PROJECT NUMBER: 79915

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STORE AREA CALCULATIONS

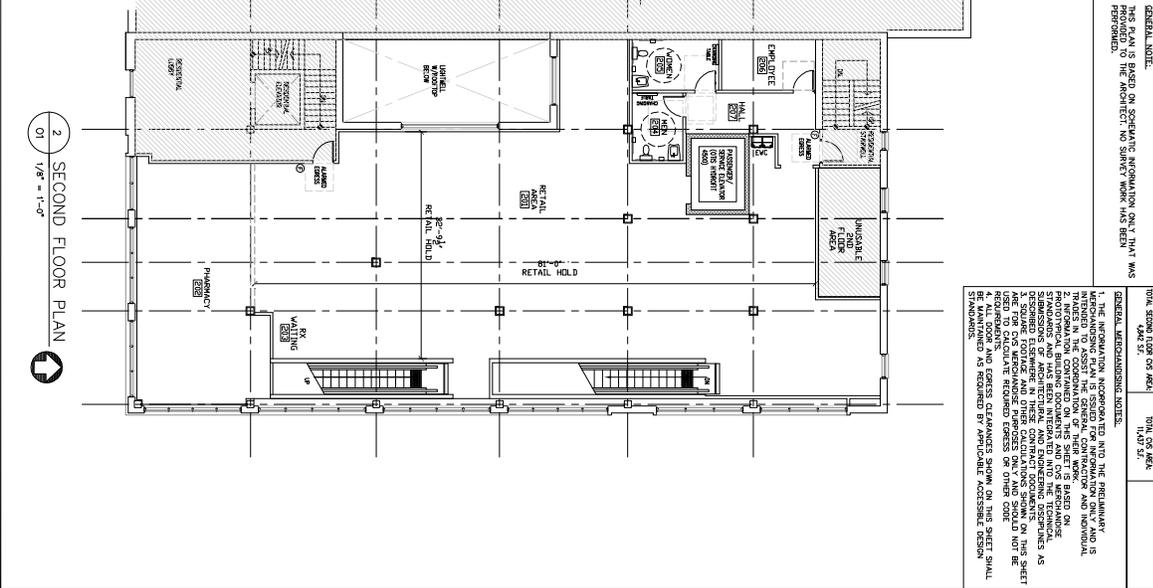
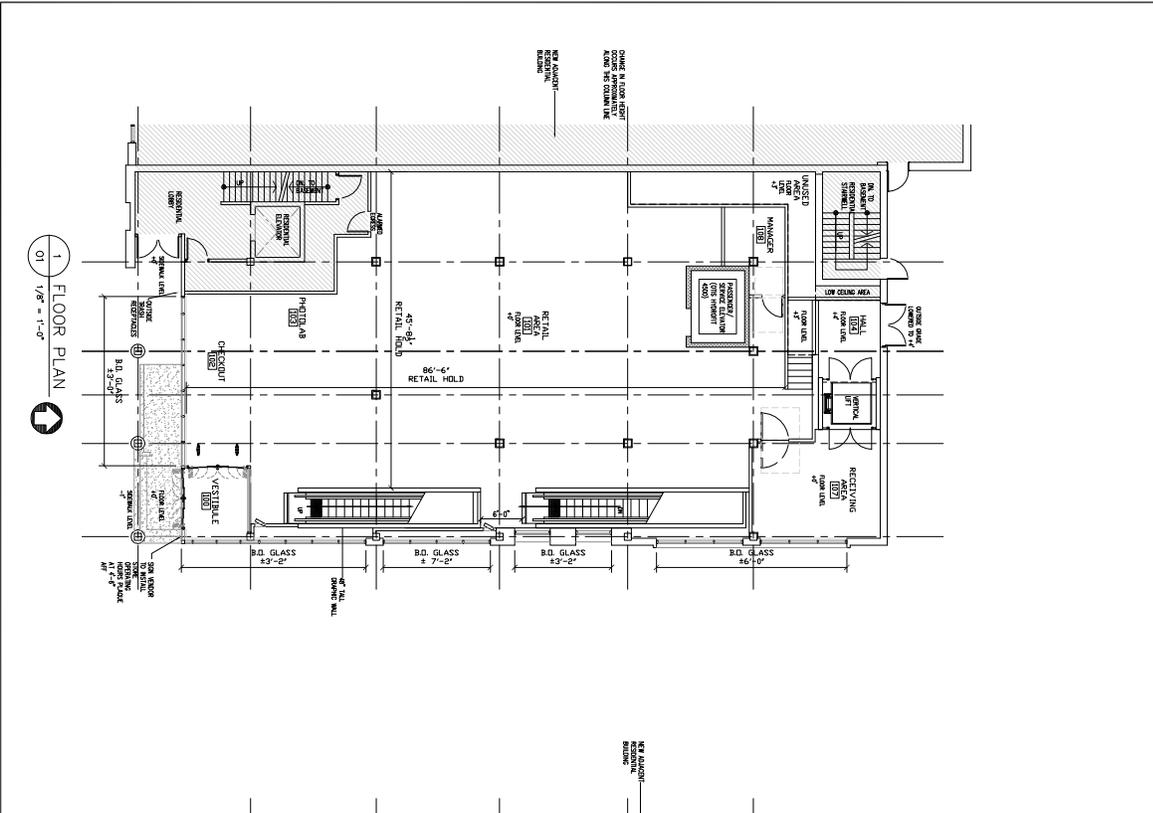
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CVS pharmacy

AS-18
 STORE NUMBER: ASPHUC 00000
 PROJECT NUMBER: 79915
 PROJECT NAME: 1801 WASHINGTON STREET
 REAL TIME REFERENCE: 03 PROJECT NUMBER: 79915

CUV-32-02
1st & 2nd floor plan



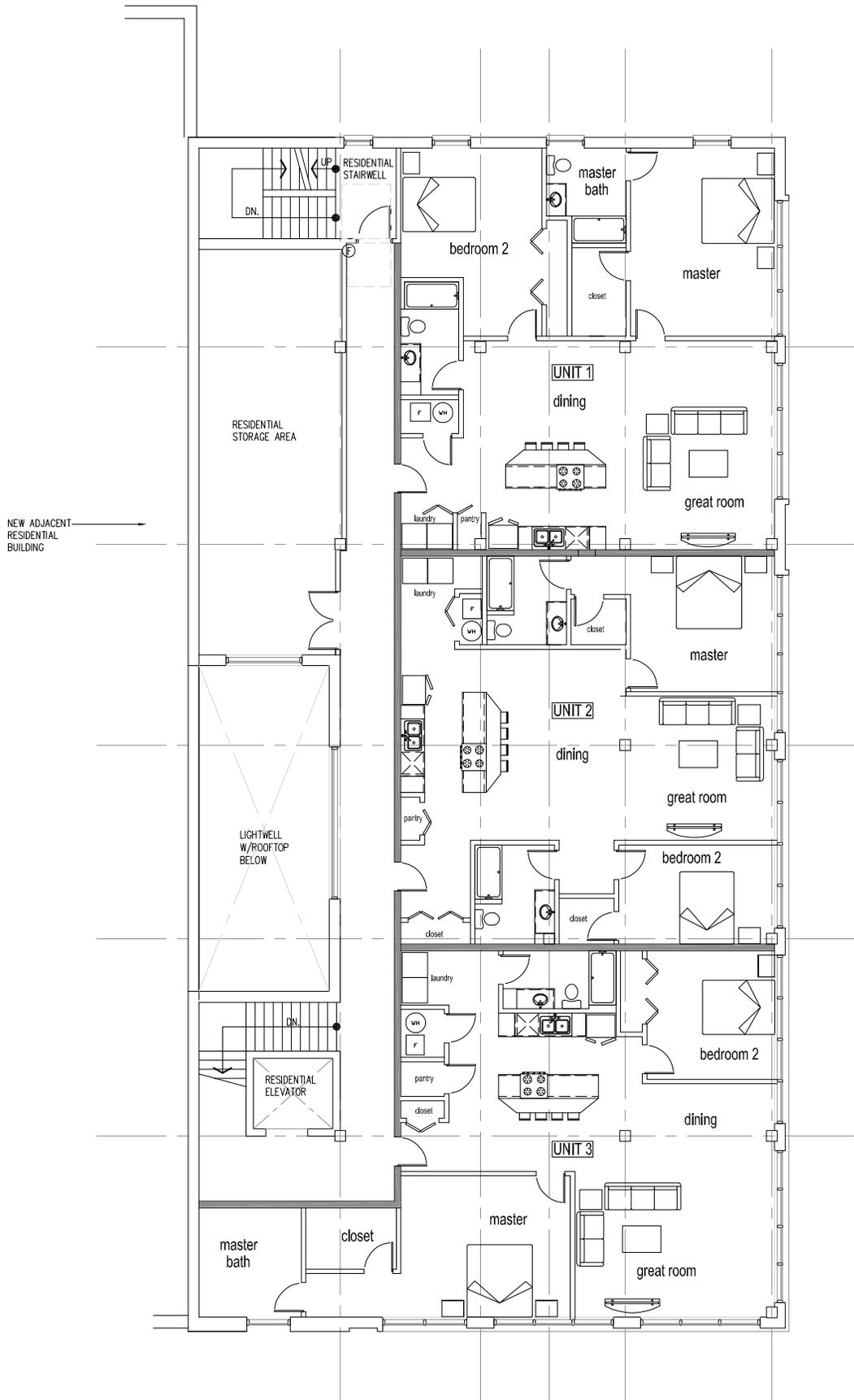
REVISIONS:

DATE	DESCRIPTION
03-23-2014	SCHEMATIC
05-11-2014	SCHEMATIC
05-08-2014	SCHEMATIC
05-05-2014	SCHEMATIC
05-02-2014	SCHEMATIC
05-11-2014	SCHEMATIC
05-27-2014	SCHEMATIC
05-29-2014	SCHEMATIC

CVS PH: R. SMART
DRAWING BY: D. CABARET
DATE:
JOB NUMBER: CS79615
TITLE:
SHEET NUMBER: 1

OUTLINE PLAN

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



2
02

THIRD FLOOR PLAN
1/8" = 1'-0"



CU/V-32-02
3rd floor plan