

CITY OF BLOOMINGTON



October 12, 2022 @ 2:00 p.m.
Kelly Conference Room #155 and Zoom-

Virtual Link:

<https://bloomington.zoom.us/j/87964573191?pwd=QnJkenlQTjRLd1l6YmJPTjAxMkh2UT09>

Meeting ID: 879 6457 3191
Passcode: 399680

**CITY OF BLOOMINGTON
HEARING OFFICER (Hybrid Meeting)
October 12, 2022 at 2:00 p.m.**

**City Hall, 401 N. Morton Street
Kelly Conference Room #155**

❖Virtual Link:

<https://bloomington.zoom.us/j/87964573191?pwd=QnJkenlQTjRLd1l6YmJPTjAxMkh2UT09>

Meeting ID: 879 6457 3191

Passcode: 399680

PETITION MAP: <https://arcg.is/1Wj5un0>

PETITIONS:

CU-43-22

Pistol Peach, LLC

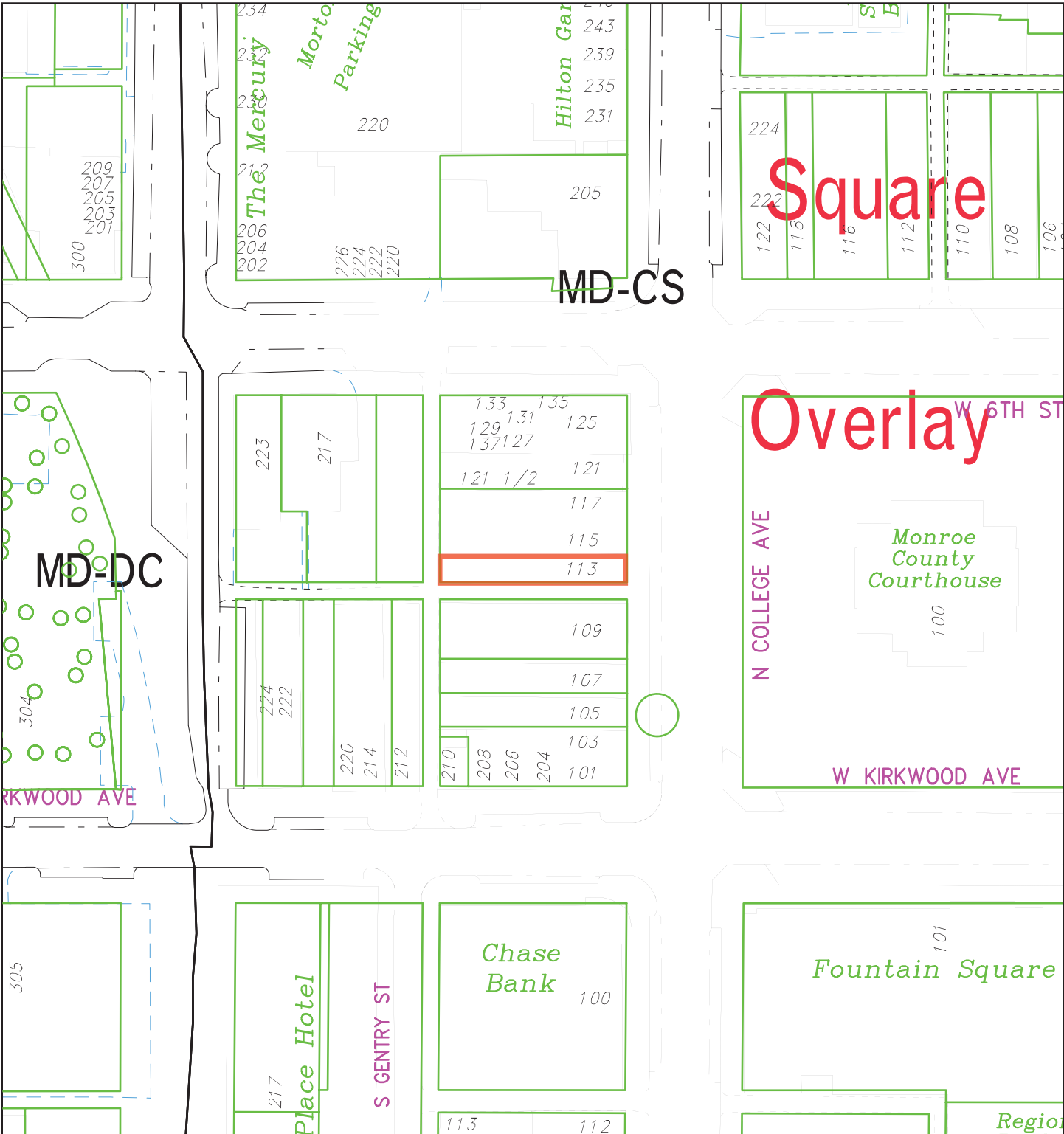
115 N. College Ave.

Request: Conditional use approval to install a standardized business in the Mixed-Use Downtown with Courthouse Square Character Overlay (MD-CS) zoning district.

Case Manager: Karina Pazos

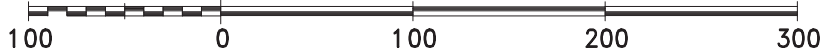
****Next Meeting: October 26, 2022**

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call [812-349-3429](tel:812-349-3429) or E-mail human.rights@bloomington.in.gov.



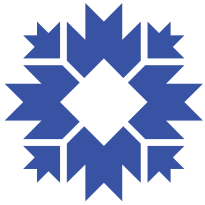
By: karina.pazos

5 Oct 22



For reference only; map information NOT warranted.

City of Bloomington
Planning

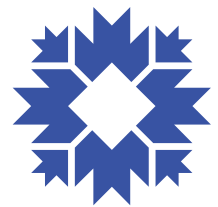


Scale: 1" = 100'



N COLLEGE AVE

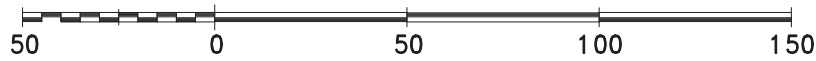
City of Bloomington
Planning



Scale: 1" = 50'

By: karina.pazos

5 Oct 22



For reference only; map information NOT warranted.

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
LOCATION: 113 N College Ave**

**CASE#: CU-43-22
DATE: October 12, 2022**

PETITIONER: Pistol Peach, LLC
115 N College Ave, Suite 115
Bloomington, IN 47404

OWNER: CFC Properties
320 W 8th St, Unit 200
Bloomington, IN 47404

REQUEST: The petitioner is requesting a conditional use approval to install a standardized business in the Mixed-Use Downtown with Courthouse Square Character Overlay (MD-CS) zoning district.

REPORT: The property is located at 113 N College Ave, which is part of the building addressed as 115 N College Ave, and is currently zoned Mixed-Use Downtown with Courthouse Square Character Overlay (MD-CS). Surrounding properties are also zoned MD-CS. The property is currently developed with a mixed-use structure with multifamily dwellings above and commercial space on the first floor. The petitioner is proposing a Peach Cobbler Factory in the commercial space of the structure. Their proposal involves a remodel of the space along with new signage. This property is within the Courthouse Square Local Historic District and is listed on a historic preservation survey as a Contributing structure. The petitioner has met with the Historic Preservation Commission and has obtained an approved Certificate of Appropriateness, COA 22-74. This use requires approvals from City of Bloomington Utilities and the Monroe County Health Department.

STANDARDIZED BUSINESS STANDARDS: UDO 20.03.010(e)(2) lists the following standards for standardized businesses.

In the MD-CS and MD-UV character areas a standardized business shall require conditional use permit review in accordance with Section 20.06.050(b) (Conditional Use Permit), and shall comply with the following standards:

- i. The proposed standardized business 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:
 - a. Architecture;
 - b. Scale;
 - c. Façade; and
 - d. Signage.
- ii. If the use is proposed for a site that 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.

- iii. 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.

PROPOSED FINDING: This petition meets the criteria for a standardized business. The proposal includes an interior remodel of the commercial space to allow for a kitchen and seating, which is similar to other restaurants along the courthouse square on College Ave. The proposed signage shows differentiation from the typical Peach Cobbler Factory sign package. The colors visually compliment the surrounding structures by only using a grey sign background similar to the existing brick and maintaining the existing red awning. The channel letter sign is a unique sign design that is appropriate for this area and using white letters with an orange peach instead of the typical outlined letters and peach leaf for a Peach Cobbler Factory is also unique. The design is minimal but still readily identifies the restaurant.

CRITERIA AND FINDINGS FOR CONDITIONAL USE PERMIT

20.06.040(d)(6) Approval Criteria

(B) General Compliance Criteria: All petitions shall be subject to review and pursuant to the following criteria and shall only be approved if they comply with these criteria.

- i. *Compliance with this UDO*
- ii. *Compliance with other applicable regulations*
- iii. *Compliance with Utility, Service, and Improvement Standards*
- iv. *Compliance with prior approvals*

PROPOSED FINDING: The petition complies with the UDO, other applicable regulations, and utility, service, and improvement standards as required by the general compliance criteria. The petitioner has met with the Historic Preservation Commission and has obtained an approved Certificate of Appropriateness, COA 22-74. The petitioner will comply with CBU and Health Department regulations for this use.

(C) Additional Criteria Applicable to Conditional Uses

- i. *Consistency with Comprehensive Plan and Other Applicable Plans*
The proposed use and development shall be consistent with and shall not interfere with the achievement of the goals and objectives of the Comprehensive Plan and any other applicable adopted plans and policies.

PROPOSED FINDING: This proposal is in line with the goals of the Comprehensive Plan. The Comprehensive Plan identifies this area as “Downtown.” The Downtown district is meant to be a commercial hub that offers a variety of businesses and uses. This restaurant is ideally located near other restaurant uses. The MD-CS district and standardized business criteria ensures that businesses in this district will maintain the character of the district while still allowing for new

growth and development. This proposal will fill a vacant commercial space which will improve the character of the block.

- ii. *Provides Adequate Public Services and Facilities*
Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, streets, potable water, sewer, stormwater management structures, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

PROPOSED FINDING: This use requires a grease interceptor. The petitioner will work with City of Bloomington Utilities regarding grease interceptors and utility capacity.

- iii. *Minimizes or Mitigate Adverse Impacts*
- 1. The proposed use and development shall not result in the excessive destruction, loss or damage of any natural, scenic, or historic feature of significant importance.*
 - 2. The proposed development shall not cause significant adverse impacts on surrounding properties nor create a nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights.*
 - 3. The hours of operation, outside lighting, and trash and waste collection shall not pose a hazard, hardship, or nuisance to the neighborhood.*
 - 4. The petitioner shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the pre-submittal neighborhood meeting for the specific proposal, if such a meeting is required.*

PROPOSED FINDING: Minor exterior changes are being proposed with this conditional use. No additional lighting outside of what is typical of a restaurant is being proposed. No nuisance regarding noise, smoke, odors, vibrations, lighting, or hours of operation is found. The proposed signage will be required to meet lighting requirements and sign regulations. No pre-submittal neighborhood meeting is required. The petitioner has met with the Historic Preservation Commission and has obtained an approved Certificate of Appropriateness, COA 22-74.

- iv. *Rational Phasing Plan*
If the petition involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date and shall not depend upon subsequent phases for those improvements.

PROPOSED FINDING: There is no phasing plan for this proposal.

RECOMMENDATION: The Department recommends that the Hearing Officer adopts the proposed findings and recommends approval of CU-43-22 with the following conditions:

1. This conditional use is limited to the proposed use, no other use is approved.
2. The petitioner must meet all City of Bloomington Utilities standards, including the

installation of a grease interceptor to obtain a building permit.

3. The petitioner must meet all Monroe County Health Department standards.
4. A sign permit is required, and the design shall meet that of the sign shown in this approval.

Petitioner's Statement

Wade Johnson, CEO
Pistol Peach LLC dba The Peach Cobbler Factory
115 N. College Ave STE 115
Bloomington, IN 47404

I am petitioning the City of Bloomington Planning Department Hearing Officer to grant a Conditional Use Permit to our business so we can open a standardized business at 115 N. College Ave, Suite 115. There are several reasons why we believe the Planning Department should grant this application for a Conditional Use Permit:

- Although it is a standard business, we are a single unit franchise store owned by two individuals. I lived in Bloomington and attended Indiana University in 1991-93 where I fell asleep with this amazing town and earned an MBA with a double major in Marketing and Finance and finished in the Top 10% of the class of 1993.
- Our plans will not altering the exterior of the building we leased in any way other than to add lettering with the name of the business and a small logo in a style commensurate with the surrounding businesses (see Exhibit A).
 - Although the corporate standard requirement for exterior signage is a modern LED back lit plastic sign (see Exhibit B), for our location we designed a unique historically-inspired sign made up of individual letters (see Exhibit A) to fit in with our neighboring businesses. The Franchisor has approved the revised design for this location only.
 - Per Planning Department recommendation, we have applied for approval from the Historic Preservation Commission and have received the staff's recommendation for Approval. The hearing on that will occur on September 22nd.
 - We will also add some window vinyls (see Exhibit A as well), in the same font as the lettering of the sign which will occupy less than 5% of the window glass. The signage is similar in design and size to those of our neighboring businesses.
- We are creating a unique interior decoration plan of the store to capitalize on the nostalgia of our product offering and the historic nature of the building.
 - One of the walls will include 18" letters (One inch deep) to spell out "B-Town" (or Bloomington if the Hearing Officer prefers) over a painted mural or photomural of the Sample Gates as a quintessential Bloomington / IU representation.
 - We are including two small 'bistro' tables with café seats in each of the two window boxes to have an old-time ice cream/pie shop feeling.
- Our product offering (12 flavors of Cobbler, 12 flavors of Banana Pudding, Cinnamon Rolls with six choices of toppings, Cold Brewed Coffee, and Sweet Peachy Tea) will bring

something new, unique and nostalgic to the Courthouse Square. See Menu: EXHIBIT E

- Bloomington residents have reacted positively and continue to do so in large numbers.
 - In the first 10 days after creating a Facebook Page and making our first post, we have reached over 15,000 Bloomington and surrounding area residents with 2,000 click throughs to our Facebook Page and over 600 likes of our page and another 600+ positive reactions to our posts.
 - We have been contacted by the IU Athletic Department and an Asian student group to cater events for Donors and Students through Facebook
 - We have been contacted by the local food reporter at the Herald-Times to do an article about the store (we have put that off until we go through the Planning Department's approval process)
- We are attaching our architectural drawings and plans of the buildout of the currently blank space (everything has been removed including the flooring) – EXHIBIT C
- We are attaching photos of a standard store and our interior is also very different – EXHIBIT D
 - We have eliminated the “LOVE” chalkboard wall and the brick ‘City Wall’. Instead, we will put up a photomural of the Sample Gates on our City Wall
 - We will not have a counter with Banana Pudding chiller built into the counter top, puddings will be assembled to order in the back


THE PEACH COBBLER FACTORY

12 FLAVORS OF COBBLERS

PEACH TEA

CATERING

12 FLAVORS OF BANANA PUDDING

113
KICK
7 AM - 4 PM
12 - 18"
Follow Us

504 FLORENCE

ADD ICE CREAM

COLD BREW COFFEE

THE PEACH COBBLER FACTORY





**113 S. COLLEGE AVENUE
BLOOMINGTON, IN. 47404**

ABBREVIATIONS		SYMBOL LEGEND		MATERIAL LEGEND	
A.B.	air conditioning	ROOM NAME	(E20)	GRANULAR FILL	
ACCUS	air conditioning	DOOR OPENING NUMBER	(E21)	CONCRETE	
ADU	air conditioning	WINDOW TYPE	(E22)	CONCRETE BLOCK	
ATU	air conditioning	EQUIPMENT/FURNITURE (DS# NUMBER)	(E23)	BRICK	
AUX	air conditioning	BUILDING ELEVATION	(E24)	INSULATION - RIGID	
B.D.G.	building	REVISION MARKER	(E25)	INSULATION - BATT	
B.L.	building	(E26)		WOOD FRAMING (CONTINUOUS)	
B.L.C.	building	(E27)		WOOD FRAMING (INTERRUPTED)	
B.L.S.	building	(E28)		FINISH WOOD	
C.G.	ceiling grid	(E29)		PLYWOOD	
C.M.S.	concrete masonry	(E30)		GYPSUM BOARD	
CONC.	concrete	(E31)		BRICK	
CONC.	concrete	(E32)		EXTERIOR INSULATED FINISH SYSTEM	
C.P.T.	concrete	(E33)			
D.A.	door	(E34)			
D.P.	door	(E35)			
D.T.	door	(E36)			
D.T.	door	(E37)			
D.T.	door	(E38)			
D.T.	door	(E39)			
D.T.	door	(E40)			
D.T.	door	(E41)			
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D.T.	door	(E97)			
D.T.	door	(E98)			
D.T.	door	(E99)			
D.T.	door	(E100)			

SHEET INDEX					
NO.	DESCRIPTION	1	2	3	4
COV	COVERLIFE SAFETY PLAN				
DT01	EXISTING AND NEW FLOOR PLAN				
AT01	FLOOR AND CEILING PLAN				
AT02	FINISH PLANNING ROOM PLAN				
AT03	INTERIOR ELEVATIONS				
AT04	SCHEMATIC ELECTRICAL PLAN				
EQ101	EQUIPMENT PLAN				

BUILDING CODES

2012 INTERNATIONAL BUILDING CODE
 2012 INTERNATIONAL EXISTING BUILDING CODE
 2008 INTERNATIONAL PLUMBING CODE
 2012 INTERNATIONAL MECHANICAL CODE
 2009 NATIONAL ELECTRICAL CODE
 2012 INTERNATIONAL FIRE CODE
 2007 ASHRAE 90.1

GENERAL NOTES:

- SPRINKLER SUBCONTRACTOR TO PROVIDE ALL DETAILED PLANS, SPECIFICATIONS, SHOP DRAWINGS, CUT SHEETS, AND HYDRAULIC CALCULATIONS AS REQUIRED TO THE CITY FOR THE REVIEW OF THE EXISTING SPRINKLER SYSTEM. THIS CAN BE A DESIRED SUBMITTAL.
- SPECIAL INSPECTIONS ARE NOT REQUIRED ON THIS PROJECT.

BUILDING DATA

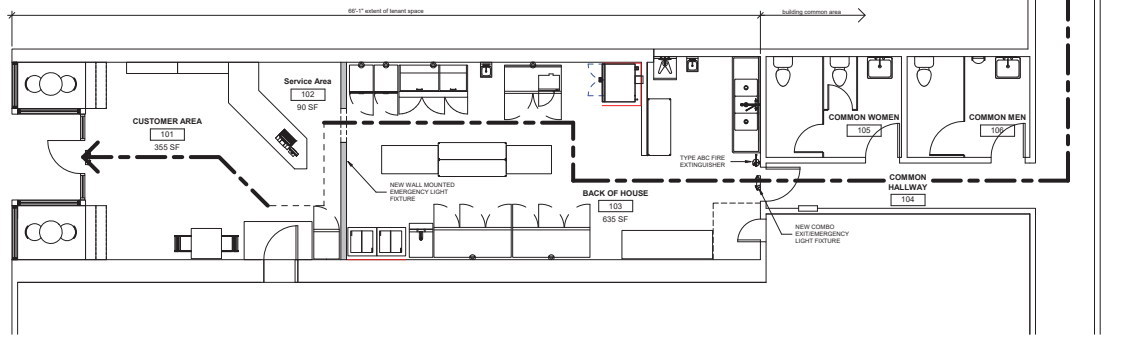
TENANT SQUARE FOOTAGE	1092 S.F.
ALLOWABLE SQUARE FOOTAGE	6000 S.F.
SPRINKLED	YES
AREA INCREASE ALLOWED	18,000 S.F.
CONSTRUCTION TYPE	IIB
OCCUPANCY TYPE	B (LESS THAN 50 PERSONS)
OCCUPANCY LOAD	31 PERSONS
CUSTOMER (1/100)	344 S.F. 23 PERSONS
BACK OF HOUSE (1/200)	658 S.F. 7 PERSONS
SERVICE AREA (1/200)	76 S.F. 1 PERSON

Project No. 2410

snide design
ARCHITECTS

113 S. COLLEGE AVENUE SUITE 115
BLOOMINGTON, IN. 47404

Design by
snide design architects



1 LIFE SAFETY PLAN
107 - 110

PERMITTING

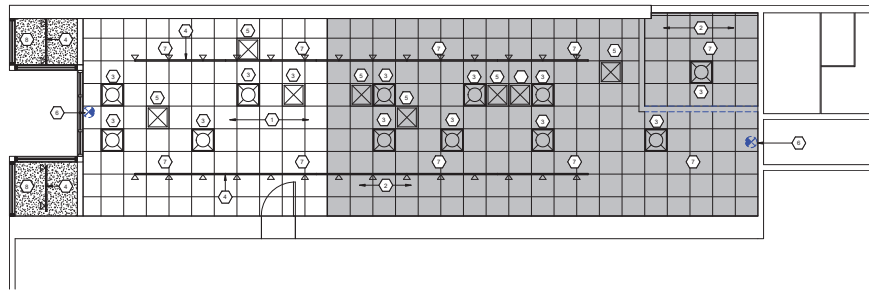
DRAWN BY: KEN BROWN
 CHECKED BY: KEN BROWN
 DATE: 8/19/22
 TITLE: LIFE SAFETY PLAN

COVERLIFE SAFETY PLAN

COV

DEMO CEILING KEY NOTES

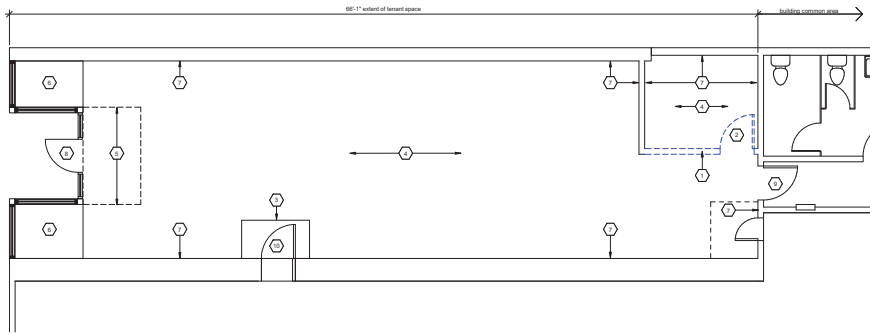
1. EXISTING CEILING TILE AND GRID TO REMAIN.
2. REMOVE EXISTING CEILING TILE IN SHADED AREA. EXISTING GRID AND LIGHT FIXTURES TO REMAIN.
3. EXISTING LIGHT FIXTURE TO REMAIN (TYPICAL).
4. EXISTING TRACK LIGHT TO REMAIN (TYPICAL).
5. EXISTING HVAC DIFFUSER TO REMAIN.
6. EXISTING EXIT SIGN TO BE REMOVED. STUB CIRCUIT FOR NEW COMBO EMERGENCY LIGHT.
7. EXISTING SPRINKLER HEADS TO REMAIN (TYPICAL).
8. EXISTING DRYWALL CEILING TO REMAIN.



B EXISTING/DEMO CEILING PLAN
1/8" = 1'-0"

DEMO PLAN KEY NOTES

1. REMOVE EXISTING WALL COMPLETE.
2. REMOVE EXISTING DOOR AND FRAME.
3. EXISTING 7" STEP DOWN TO REMAIN.
4. EXISTING PL WOOD SUBSTRATE TO BE CLEANED. PREPARE SUBSTRATE FOR NEW TILE FINISH TO BE SELECTED BY OWNER.
5. REMOVE EXISTING TILE AT ENTRANCE DOOR. PREPARE SUBSTRATE FOR NEW TILE FINISH TO BE SELECTED BY OWNER.
6. EXISTING RAISED PLATFORM TO REMAIN.
7. IF ACCEPTABLE BY LOCAL HEALTH DEPARTMENT, EXISTING WOOD BASEBOARD TO REMAIN THROUGHOUT SPACE.
8. EXISTING FRONT DOOR TO REMAIN.
9. EXISTING REAR DOOR TO REMAIN.
10. EXISTING SIDE ENTRANCE DOOR TO REMAIN.



A EXISTING/DEMO FLOOR PLAN
1/8" = 1'-0"

Project No. 201801



Design + Architecture
1115 S. College Ave., Suite 115
Bloomington, IN 47404
(317) 846-1115

115 S. COLLEGE AVE SUITE 115
BLOOMINGTON, IN 47404



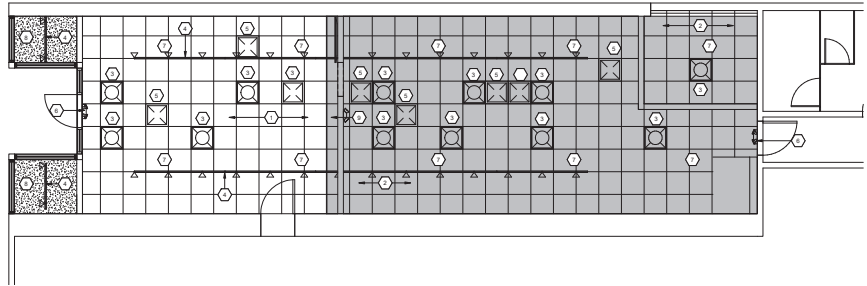
PERMITTING
DRAWN BY: KEN BROWN
CHECKED BY: KEN BROWN
DATE: 8/19/22
SCALE: AS SHOWN

The Client is the owner and is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for obtaining permits and approvals from the appropriate authorities. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

EXISTING AND NEW FLOOR PLAN
D101

CEILING PLAN KEY NOTES

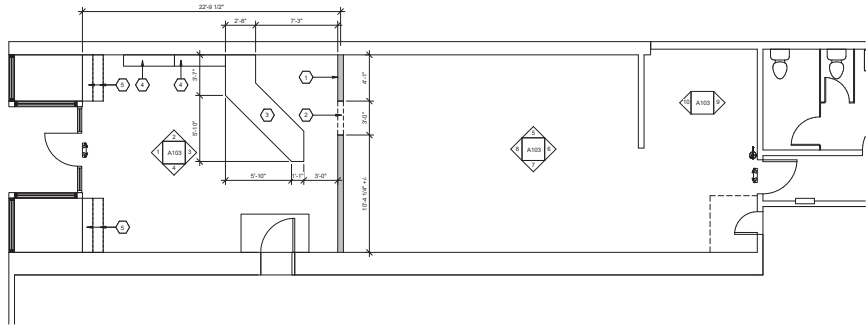
1. EXISTING CEILING TILE AND GRID TO REMAIN.
2. NEW 24"x24" VINYLROCK CEILING TILE IN EXISTING GRID IN BACK OF HOUSE AS PER SHADED AREA.
3. EXISTING LIGHT FIXTURE TO REMAIN (TYPICAL).
4. EXISTING TRACK LIGHT TO REMAIN (TYPICAL).
5. EXISTING HVAC DIFFUSER TO REMAIN.
6. NEW COMBINATION EMERGENCY LIGHT FIXTURE RECONNECT TO EXISTING CIRCUIT.
7. EXISTING SPRINKLER HEADS TO REMAIN (TYPICAL).
8. EXISTING DRYWALL CEILING TO REMAIN.
9. NEW WALL MOUNTED EMERGENCY LIGHT FIXTURE.



B REFLECTED CEILING PLAN
1/4" = 1'-0"

FLOOR PLAN KEY NOTES

1. NEW 3/8" METAL STUDS 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. EXTEND WALL TO 8'-0" HIGH.
2. NEW 36"x24" OPENING IN WALL. PROVIDE 38 SHOWER CURTAIN AND ROD ACROSS OPENING AS DIRECTED BY OWNER.
3. NEW FRONT COUNTER. SEE OWNER FOR SPECIFIC DETAILS ON COUNTER.
4. 5/8" LONG x 1/2" DEEP "CHARGING COUNTER" LEDGE.
5. NEW WOOD STEPS UP TO PLATFORM. RISE = 7" MAX. RUN = 11" MIN.



A NEW FLOOR PLAN
1/4" = 1'-0"

Project No. 2111



Design +
Interior Architecture
116 S. College Ave. Bloomington, IN 47404
(317) 344-2222

116 S. COLLEGE AVE SUITE 115
BLOOMINGTON, IN 47404



PERMITTING
DRAWN BY: KEN BROWN
CHECKED BY: KEN BROWN
DATE: 8/19/22
SCALE: AS SHOWN

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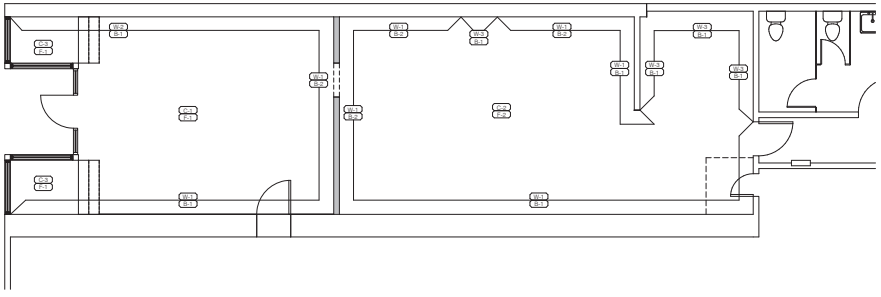
FLOOR AND CEILING PLAN

A101



FINISH PLAN KEY NOTES

- (S1) NEW TILE FLOOR (AS DETERMINED BY OWNER) OVER EXISTING PLYWOOD SUBSTRATE.
- (S2) EXISTING WOOD BASE TO REMAIN.
- (S3) NEW WOOD BASE TO MATCH EXISTING.
- (S4) EXISTING OR NEW DRYWALL TO BE PAINTED. COLOR TO BE DETERMINED BY OWNER.
- (S5) "CITY WALL" - SEE OWNER FOR DETAILS.
- (S6) NEW FRP BOARD OVER EXISTING OR NEW DRYWALL.
- (S7) NEW GREEN "PCB" WALL - SEE OWNER FOR DETAILS.
- (S8) NEW 2x1/2" F.C. WALL - SEE OWNER FOR DETAILS.
- (S9) EXISTING CEILING TILE AND GRID TO REMAIN.
- (S10) NEW 2x4x2" VINYLROCK CEILING TILE IN EXISTING GRID.
- (S11) EXISTING DRYWALL CEILING TO BE PAINTED.



A NEW FINISH PLAN
1/4" = 1'-0"

PERMITTED:
DRAWN BY: KEN BROWN
CHECKED BY: KEN BROWN
DATE: 8/19/22
SCALE: AS SHOWN

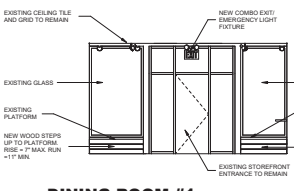
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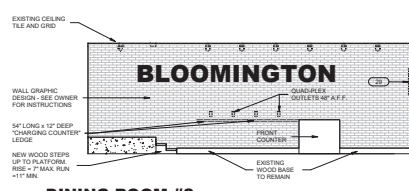
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CHECKED BY: KEN BROWN
DATE: 8/19/22
REV: NONE 20220808

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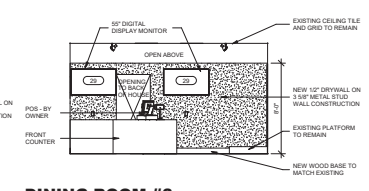
INTERIOR ELEVATIONS



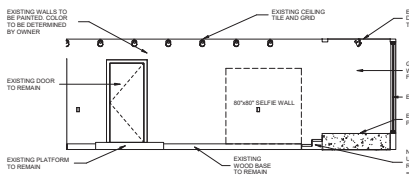
1 DINING ROOM #1
1/2" = 1'-0"



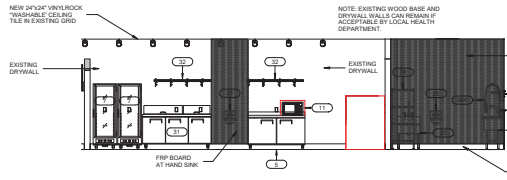
2 DINING ROOM #2
1/2" = 1'-0"



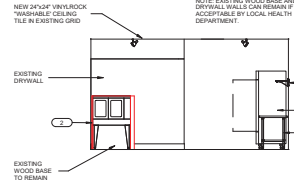
3 DINING ROOM #3
1/2" = 1'-0"



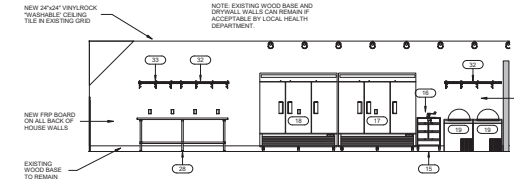
4 DINING ROOM #4
1/4" = 1'-0"



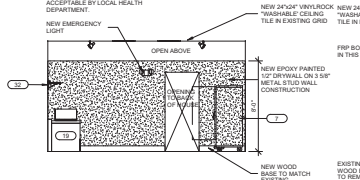
5 KITCHEN ELEVATION #5
1/4" = 1'-0"



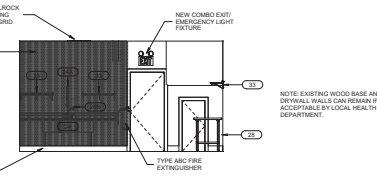
6 KITCHEN ELEVATION #6
1/4" = 1'-0"



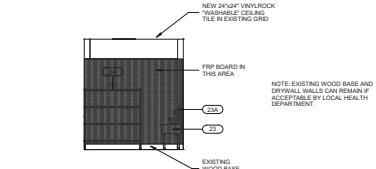
7 KITCHEN ELEVATION #7
1/4" = 1'-0"



8 KITCHEN ELEVATION #8
1/4" = 1'-0"



9 KITCHEN ELEVATION #9
1/4" = 1'-0"



10 KITCHEN ELEVATION #10
1/4" = 1'-0"

Panelboard A (existing in basement) **120/240V, 1 Phase, 4 Wire**
Existing 125A M.L.O.

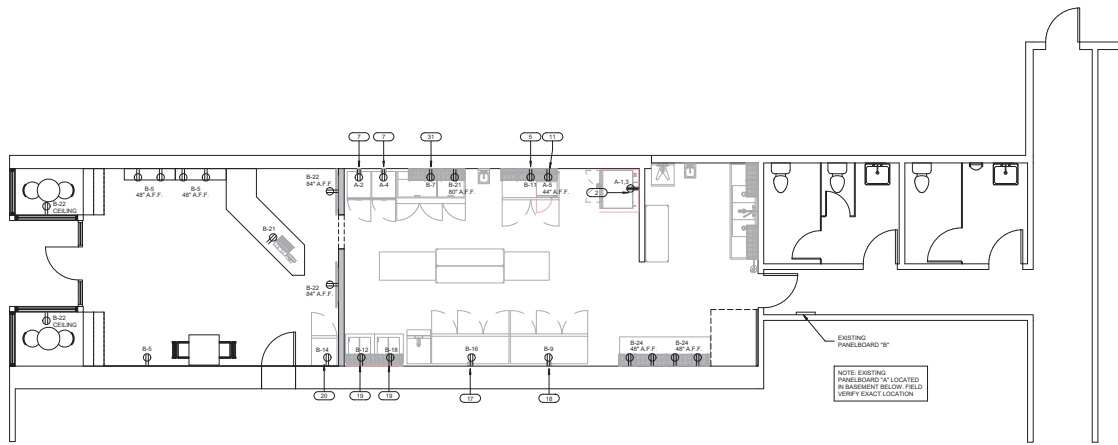
Circuit	Breaker	Description	A	B	Description	Breaker	Circuit
1	20V1	Space	52.0	12.0		20V1	2
3	20V1	Space			Proofer #7	20V1	4
5	20V1	Microvase	13.0	--	Space	--	6
7	--	Space	--	--	Space	--	8
9	--	Space	--	--	Space	--	10
11	--	Space	--	--	Space	--	12
13	--	Space	--	--	Space	--	14
15	--	Space	--	--	Space	--	16
17	--	Space	--	--	Space	--	18
19	--	Space	--	--	Space	--	20
21	--	Space	--	--	Space	--	22
23	--	Space	--	--	Space	--	24
25	--	Space	--	--	Space	--	26
27	--	Space	--	--	Space	--	28
29	--	Space	--	--	Space	--	30
31	--	Space	--	--	Space	--	32
33	--	Space	--	--	Space	--	34
35	--	Space	--	--	Space	--	36
37	--	Space	--	--	Space	--	38
39	--	Space	--	--	Space	--	40
41	--	Space	--	--	Space	--	42
Total			65.0	12.0	52.0	12.0	Total
Connected Load A			77.0				
Connected Load B			64.0				
Total Connected Load			141.0				
Total Demand Amps (per phase)							48.8

- Notes:
 1. Provide lock on breaker.
 2. All kitchen outlets to be GFI rated. Alternate: install GFI breakers in panelboard for all kitchen equipment.

Panelboard B (existing main level) **120/208V, 3 Phase, 4 Wire**
Existing 125A M.L.O.

Circuit	Breaker	Description	A	B	C	Description	Breaker	Circuit	
1	20V1	Space	9.0	9.0			20V1	2	
3	20V1	Space		9.0	9.0		20V1	4	
5	20V1	Convenience			16.0	9.0	20V1	6	
7	20V1	Topping Refrigerator #31	5.3	9.0			20V1	8	
9	20V1	Proofer #28		6.2	9.0		20V1	10	
11	20V1	Worktop Refrigerator #5			3.0	3.3	20V1	12	
13	20V1	Emergency/24 hour (note 3)	6.0	2.1			20V1	14	
15	20V1	Existing Lighting		7.0	4.0		20V1	16	
17	20V1	Existing Lighting			7.0	3.3	20V1	18	
19	20V1	Space	9.0	9.0			20V1	20	
21	20V1	POS and Wifi		8.0	9.0		20V1	22	
23	20V1	Space			9.0	9.0	20V1	24	
25	--	Space	--	--	--	--	20V1	26	
27	--	Space	--	--	--	--	20V1	28	
29	--	Space	--	--	--	--	20V1	30	
31	--	Space	--	--	--	--	20V1	32	
33	--	Space	--	--	--	--	20V1	34	
35	--	Space	--	--	--	--	20V1	36	
37	--	Space	--	--	--	--	20V1	38	
39	--	Space	--	--	--	--	20V1	40	
41	--	Space	--	--	--	--	20V1	42	
Total			29.1	29.1	30.2	31.0	35.0	24.6	Total
Connected Load A			58.2						
Connected Load B			61.2						
Connected Load C			59.8						
Total Connected Load			179.0						
Total Demand Amps (per phase)									48.8

- Notes:
 1. Provide lock on breaker.
 2. All kitchen outlets to be GFI rated. Alternate: install GFI breakers in panelboard for all kitchen equipment.



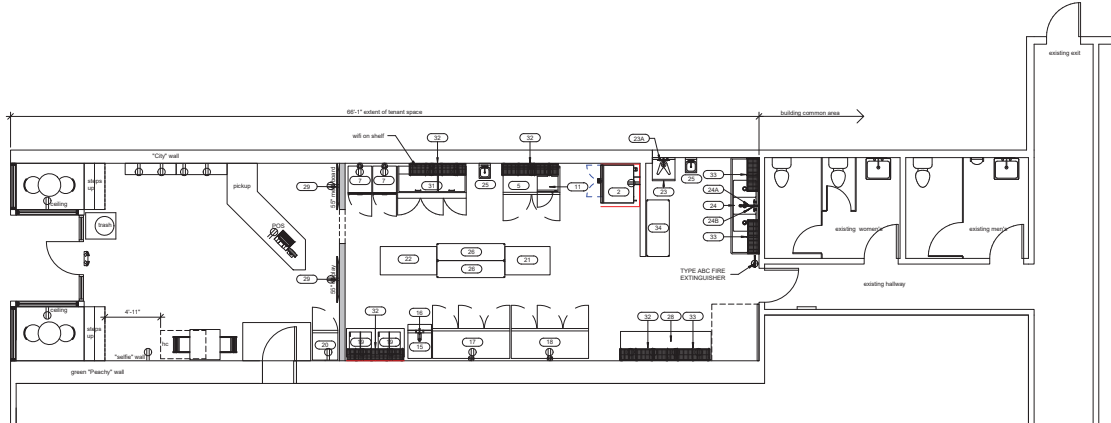
1 SCHEMATIC ELECTRICAL PLAN
1/4" = 1'-0"



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Equipment Schedule										
No.	Qty	Description	Manufacturer	Model	Watts	Amps	Volts	Phase	HP	
2	1	Single Deck Electric Connection Oven	Vulcan	VC9E	12500 W	52.0 A	240 V	1	1/2	
5	1	Refrigerator, Working	Alcoa USA	MSF8410GR		2.9 A	115 V	1	1/7	
7	2	Proofer/Heater Cabinet	Serv-Ware	SC1836HP1	1440 W	12.0 A	120 V	1		
11	1	Microwave Oven	Amana	RCS10DSE	1550 W	13.0 A	120 V	1		
15	1	Can Rack, Half Size	Winco	ALCR3M						
16	1	Can Opener	Winco	CO-1						
17	1	Refrigerator, Reach-In	Alcoa USA	MBF8508GR		4.2 A	115 V	1	1/4	
18	1	Freezer, Reach-In	Alcoa USA	MBF8504GR		3.2 A	115 V	1	1	
19	2	Ice Cream Freezer	Excellence Industries	DC-4D		3.3 A	115 V	1	1/5	
20	1	Refrigerator, Reach-In, Glass Door	Alcoa USA	MCF8722GR		2.1 A	115 V	1	1/7	
21	1	Work Table	Advance Tabco	ELAG-306-X						
22	1	Work Table	Advance Tabco	ELAG-305-X						
23	1	Service Sink, 1-Compartment, 24"W X 24-1/2"D X 35"H (Overall)	Advance Tabco	4-OP-18						
23A	1	Service Faucet	Advance Tabco	K-240						
24	1	Sink, NSF, 3 comp, 18 gauge	Advance Tabco	FS-3-1812-18RL-X						
24A	1	Splash Mount Pre/Rinse Faucet	Advance Tabco	GTA-53						
24B	1	Pre-Rinse Anti-A-Faucet	Advance Tabco	K-117						
25	2	Hand Sink	Advance Tabco	7-PS-23-EC-X						
26	2	Shelving Unit	Quantum FoodService	1872C-5						
28	1	8'0" Catering Table	Advance Tabco	ELAG-306-X						
29	2	55" Smart 60" Digital Monitor/TV	Samsung	HDR UHD TU7000	140 W	1.2 A	115 V	1		
31	1	Refrigerator, Sandwich/Salad Prep	Alcoa USA	MSF8308GR		2.8 A	115 V	1	1/5	
32	4	Snap-n-Slide Wire Wall Shelf	Eagle Group	SNSW1260C						
33	3	Snap-n-Slide Wire Wall Shelf	Eagle Group	SNSW1235C						
34	1	Redi-Pak Four-Shelf Unit	Eagle Group	2460C63						



A EQUIPMENT PLAN
1/8" = 1'-0"



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 TITLE: EQUIPMENT PLAN

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CINNAMON ROLLS
CLASSIC VANILLA '6
- CIDER SWIRL = '7
Add Toppings 2
to a roll

PEACH LOV
PEACH HONEY APRICOT
BLACKBERRY
STRAWBERRY
RASPBERRY
MANGO PEACH \$7
STRAWBERRY PEACH
SWEET POTATO PECAN
CARAMEL APPLE
CINNAMON PEACH/RAISIN
BLACKBERRY PEACH
APPLE WALNUT RASIN

BANANA PUDDING
CLASSIC (OC)
URCO
STRAWBERRY
MUTCHIA '7

FRUIT TEAS 3
STRAWBERRY
PEACH
WATER 2

COBBLERS
INCLUDES ICECREAM





COBBLERS

INCLUDES ICE CREAM

- PEACH
- HONEY APPLE
- CHERRY
- BLACKBERRY
- STRAWBERRY
- MANGO PEACH
- STRAWBERRY PEACH
- SWEET POTATO PECAN
- CARAMEL APPLE
- CINNAMON PEACH PRALINE
- BLACKBERRY PEACH
- APPLE WALNUT RAISIN



CINNAMON ROLLS

- CLASSIC VANILLA
- NUTELLA
- APPLE BUTTER
- ORANGE MARMALADE
- MAPLE SYRUP

COBBLER STUFFED
ADD ICE CREAM



ASK US ABOUT OUR
CATERING & PARTY PACKS!



BANANA PUDDING

- CLASSIC (OG)
- OREO
- STRAWBERRY
- NUTELLA
- RED VELVET
- BUTTER FINGER
- NY CHEESECAKE
- CHERRY SWIRL
- BOURBON PECAN
- COCONUT CREAM
- CHOCOLATE
- CHOCOLATE CHIP
- PEANUT BUTTER & JELLY

BEVERAGES / DRINKS



MILK

STRAWBERRY
CHOCOLATE
WHOLE



COLD RUSH COFFEE

SWEET
PEACHY
TEA

BOTTLED WATER

OWNER AFFIDAVIT FOR APPLICATION FOR CONDITIONAL USE

CFC Properties (Owner and Landlord) does hereby affirm that we have executed a Five-Year Lease with Pistol Peach LLC. (Tenant) for the property located at 115 N. College Ave, Suite 115, Bloomington, IN 47404 (Premises). The Lease shall commence on or before September 30th, 2022, and upon the expiration of the Initial Term, if Tenant is not in default, Landlord grants to Tenant the right to extend the term of the Lease for 1 (one) additional term of 5 (five) year(s) each.

Tenant shall use and occupy the Premises for the retail operation of Pistol Peach LLC., a Peach Cobbler Factory franchise and standardized business. Tenant shall not use the Premises for any other purpose except with the prior written consent of the Landlord and (if required) from local ordinances.

CFC Properties hereby grants permission to Tenant to submit to the City of Bloomington, a Conditional Use Authorization Form for approval.

Per the Lease all interior and exterior signage requires prior written approval from local ordinances (if required), and from the Landlord, which shall not be unreasonably withheld. Tenant agrees to display signage in accordance with local ordinances and consistent within parameters of surrounding businesses located in Uptown Plaza (115 N. College Ave, Bloomington, IN 47404) and neighboring businesses. Also, per the Lease, Tenant shall gain prior written approval from local ordinances (if required), and from the Landlord, to remodel, equip, paint and decorate the premises.

Pistol Peach LLC. will add to the experience of Bloomington residents, IU students, visitors, and to all people who either work, live, or visit Bloomington's downtown. Please grant permission and approval for the APPLICATION FOR CONDITIONAL USE FORM, permitting Pistol Peach LLC's request to operate in Uptown Plaza (115 N. College Ave, Suite 115, Bloomington, IN 47404 (Premises).

CFC Properties

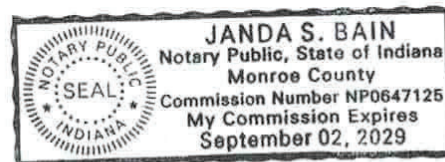
By: Cheryl Hanson

(Printed) Cheryl Hanson, Leasing Consultant

NOTARY ACKNOWLEDGMENT- OWNER

STATE OF INDIANA

COUNTY OF Monroe



Before me, a Notary Public for Monroe County, State of Indiana, personally appeared Cheryl Hanson, and acknowledged the execution of this instrument this 16th day of September, 2022.

Jonda S. Bain

Notary Public

Janda S. Bain

(print name)

My commission expires: 09-02-2029