CITY OF BLOOMINGTON

HEARING OFFICER

July 26, 2017 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
July 26, 2017 at 2:00 p.m. ***Kelly Conference Room #155**

PETITIONS:

- CU-17-17 **Danny Boy Draft Works (Kevin Paul)**
  208 S. Dunn St.
  Request: Conditional use approval to allow a standardized business in the Commercial Downtown (CD) zoning district.
  Case Manager: Eric Greulich

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

BLOOMINGTON HEARING OFFICER **CASE #: CU-17-17**
STAFF REPORT **DATE: July 26, 2017**
Location: 208 S. Dunn St

PETITIONER: Danny Boy Draft Works
208 S. Dunn Street

REQUEST: The petitioner is requesting conditional use approval to allow a standardized business within the University Village Overlay in the Commercial Downtown district.

STAFF REPORT: This property is located at 208 S. Dunn Street and is within the University Village Overlay (UVO) District of the Commercial Downtown (CD). Surrounding land uses include several restaurants to the west and north, a mixed-use building (Colstone Square) to the south, and an IU office building and single family residence to the east. The property was recently developed with a two-story, mixed-use building that was approved under SP-02-16. The petitioner is proposing to move into one of the tenant spaces and is requesting conditional use approval to allow standardized business, "Danny Boy Draft Works", at this location.

The UDO lists Standardized Businesses as a conditional use in the University Village Overlay District and a conditional use approval is required for the use to be permitted.

The UDO defines a Standardized Business as:

> *Any type of commercial establishment, not including business/professional offices located above the ground floor and any commercial businesses located in such a manner as to be devoid of any building frontage which is visible to a street, located in the Courthouse Square Overlay and University Village Overlays, which are required by contractual or other arrangement or affiliation to offer or maintain standardized services, merchandise, menus, employee uniforms, trademarks, logos, signs, or exterior design.*

The Planning and Transportation Department determined that the proposed Danny Boy Beer Works is a Standardized Business based on the following facts:

- Danny Boy Beer Works has another location in Carmel and a Danny Boy Draft Works in Notre Dame that shares the same name, logos, products, and signage.
- The proposed location will sell the same types of merchandise as the other location, thus meeting the "….maintain standardized services, merchandise….and logos" aspect of the definition.

CRITIERIA AND FINDINGS

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;*

   Recommended Finding: The Growth Policies Plan identifies this area as "Downtown." The use of the property as a mixed-use building with ground floor restaurants and retail 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;*

   Recommended Finding: The proposed use will not create any nuisance by reason of noise, smoke, odors, vibrations, or objectionable lights. The only odors will be those associated with a typical restaurant.

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;*

   Recommended Finding: Staff finds no adverse impacts to the adjacent properties or character of the area as a result of this petition. The use is within a commercially zoned area and is surrounded by other commercial and residential properties. The proposed use is appropriate and fits into the character of the area.

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;*

   Recommended Finding: The use will require a grease interceptor which was installed with the construction of the building. With that addition the site is adequately served by public facilities and services.

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

   Recommended Finding: The use is surrounded by commercial businesses to the north, south, west and east. No traffic will be directed through residential neighborhoods.

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;*

   Recommended Finding: There will be no natural, scenic, or historic 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.*

Recommended Finding: No special lighting or waste collection needs are proposed. This use is located among similar uses in a mixed-use, urban neighborhood.

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.

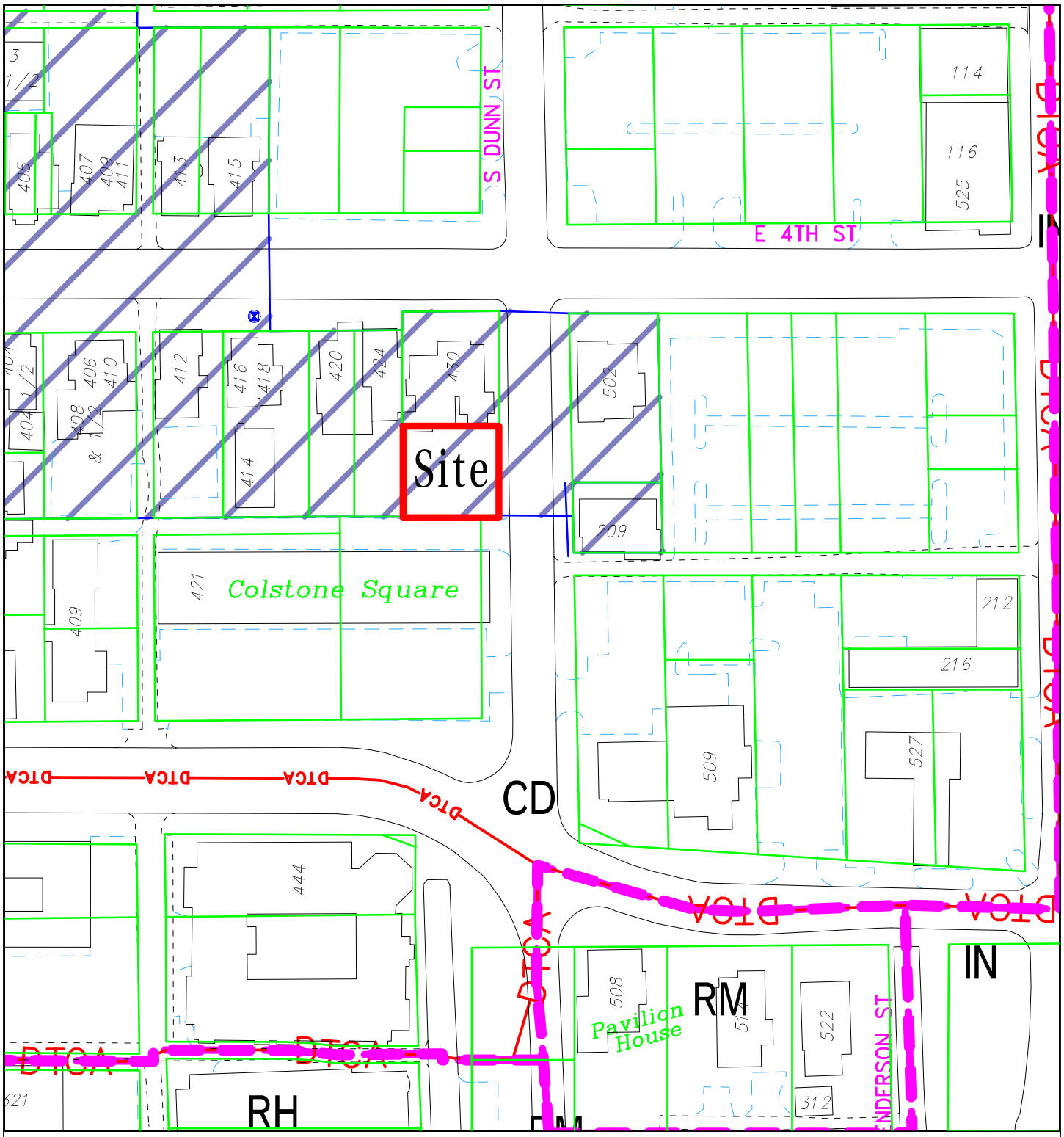
Recommended Finding: The proposed signage complies with the UDO standards. The petitioner is proposing a 4' tall, 10 sq. ft. ground sign and 28 sq. ft. of wall signage. A Certificate of Appropriateness is being reviewed by the Historic Preservation Commission for the signage and no issues have been identified.

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.

Recommended Finding: The proposed use will take place within a new mixed use building approved by the Plan Commission last year. The Plan Commission case ensured that the design of the building be complementary to the existing neighborhood, including the contributing historic structure to the north. The proposed use aligns with the intent of the University Overlay District "to enhance the existing eclectic mix of developments that serves as a dynamic and key transitional activity center that connects the Courthouse Square with Indiana University" and "promote infill and redevelopment of sites using moderate residential densities for the University Village area and higher residential densities along the Kirkwood Corridor (Washington Street to Indiana Avenue)." The amount of signage is not out of character and is different than the other Danny Boy Draft Works location making it unique to Bloomington.

RECOMMENDATION: The Department recommends that the Hearing Officer adopts the recommended findings and recommends approval of CU-17-17.



CU-17-17 Danny Boy Draft Works

208 S Dunn Street

Hearing Officer

Site Location, Zoning, Parcels

By: greulice

21 Jul 17

100 0 100 200 300

N

City of Bloomington
Planning & Transportation

Scale: 1" = 100'

For reference only; map information NOT warranted.

CU-17-17 Danny Boy Draft Works

208 S Dunn Street

Hearing Officer

2016 Aerial Photograph

By: greulice

21 Jul 17

50 0 50 100 150

N

City of Bloomington
Planning & Transportation

Scale: 1" = 50'

For reference only; map information NOT warranted.

Danny Boy Draft Works at 208 S. Dunn Street

Is an American Craft Beer Cafe serving craft brewed beer

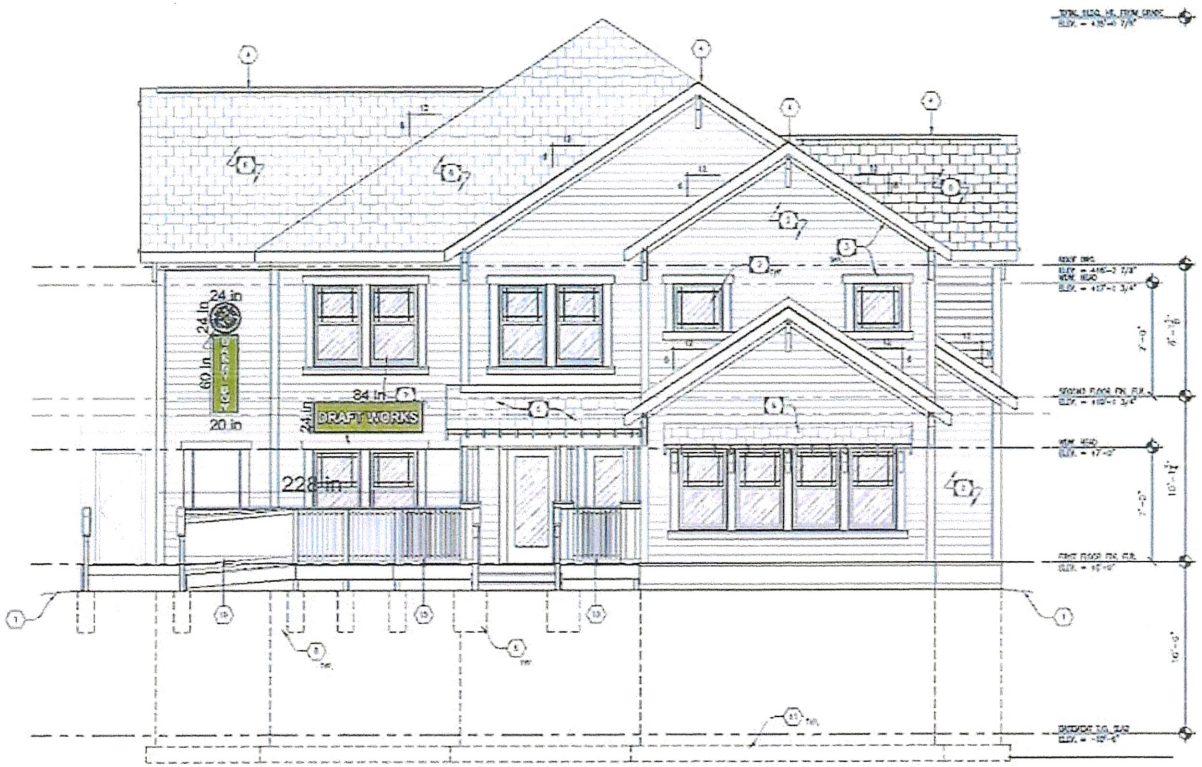
from some of Indiana's finest Micro Breweries.

In addition to wine, small food plates, paninis, and pizza.

Hosting about 90-100 patrons (100 at capacity)

We are requesting Conditional use approval to allow standardized Business.

Thank you,
Kris Paul



1 EAST ELEVATION
1/8" = 1'-0"

ELEVATION KEYNOTES:

1. FINISHED GRADE, ELEV. VARIES SEE SITE PLAN. SLOPE MIN. 1/4" PER FT. AWAY FROM BLDG. @ ALL SIDE.
2. ALL SIDING TO BE PRE-FINISHED WITH PLANK SMOOTH JOINTS. 5" EXPOSURE. INSTALL PER MFG. RECOMMENDATIONS.
3. ALL TRIM FOR WINDOWS, DOORS, FASCIA, ETC., TO BE PRE-FINISHED WITH TRIM BOARDS, TYP.
4. PROVIDE CONTINUOUS RIDGE VENT @ ALL ROOF RIDGES.
5. 5" K-STYLE PRE-FINISHED SEAMLESS ALUM. GUTTERS @ ALL ROOF EDGES ALONG MIN. OF ROOF SLOPE. DN. SPOUTS SHALL HAVE 4"DIA" ALUM. DOWNSPOUTS PROPERLY SUPPORTED W/ SPLASHBLOCKS OR DIRECTLY TIE INTO MEDIUM DENSITY STORM DRAIN.
6. MILGARD BRAND UNDERLAYMENT & ROOF SHINGLE AS CLOSEST SIMILAR. INSTALL PER MFG. INSTRUCTIONS.
7. ALL WINDOWS SHALL BE PELLA MATERIAL SIZE AS SHOWN. MEDIUM GRID SHALL MEET EGRESS REQUIREMENTS.
8. NEW CONC. FILLED SONOTUBE FTG. W/ POST STAND-OFF BASE PER STRUCTURAL DWGS.
9. PT. WD. RAILING/STAIR SYSTEM TO COST. SPACE. PRIVACY PT. WD. CLAPBOARD & WAINSCOTS AS INDICATED ON PLANS. DIMENSIONS OMITTED FOR CLARITY.
10. NEW PT. WD. DECK. SHOWER PT. WD. CLAPBOARD & WAINSCOTS AS INDICATED BY PLANS. DIMENSIONS OMITTED FOR CLARITY.
11. FOUNDATION FOOTING SEE STRUCTURAL DRAWINGS.

14 ₱

24 in

24 in

DANNY BOY™
DRAFT WORKS

4#

60 in

DANNY BOY

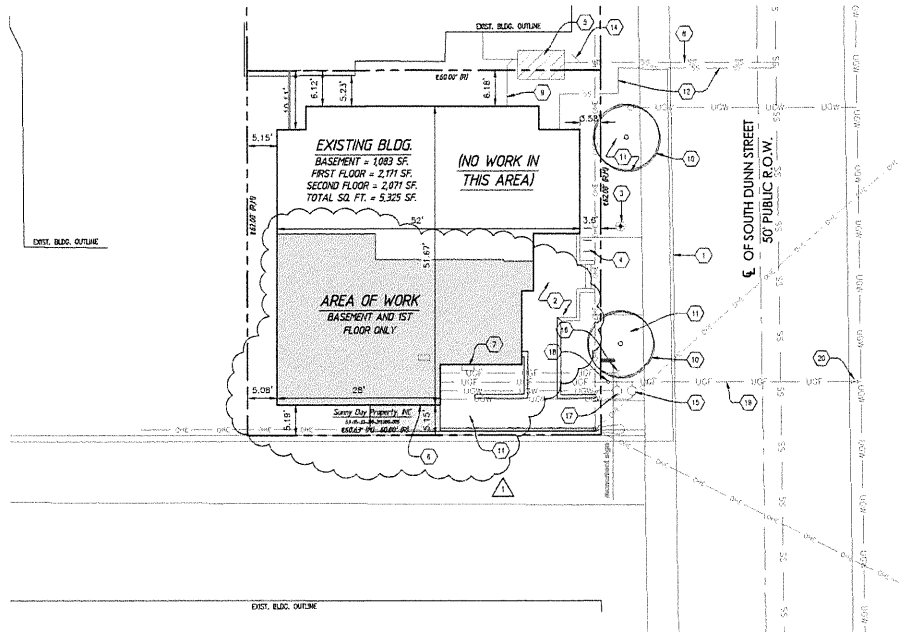
10#

20 in

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND UNDERS HE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR WORK REPRESENTED, CAN LEGALLY RESULT IN THE CESSASION OF CONSTRUCTION BY BUILDERS HERE TOFORE AND/OR MONETARY COMPENSATION TO TABOR BRUCE ARCHITECTURE & DESIGN INC.

UTILITY NOTES

1. NOTE: IF SHOWN ON THE PLANS, MINIMUM SEWER ELEVATION, IT INDICATES THE LOWEST FLOOR ELEVATION THAT WILL ALLOW GRAVITY SEWER CONNECTION WITHOUT A SPECIAL BLACK WATER VALVE. ANY FLOOR ELEVATION THAT WILL BE SERVED BY GRAVITY SEWER MUST BE ABOVE THE RIM ELEVATION OF THE UPSTREAM SANITARY MANHOLE. IF NOT A BACKWATER VALVE MUST BE INSTALLED ACCORDING TO THE UNIFORM PLUMBING CODE.
2. SEE DRAWINGS & SPECIFICATIONS FOR SIZES OF WATER SERVICE LINES AND SEWER LATERALS NOT SPECIFICALLY NOTED ON THE PLANS.
3. ALL EXISTING SANITARY MAINS, WYES SHALL BE CUT AND SLEEVED IN PLACE BY CITY OF BLOOMINGTON UTILITIES PERSONNEL, WITH THE CITY OF BLOOMINGTON UTILITIES FURNISHING ALL MATERIAL, EQUIPMENT, AND LABOR NECESSARY FOR INSTALLATION. DEVELOPER SHALL PROVIDE ALL NECESSARY EXCAVATION, SHORING, BACKFILL, AND SURFACE REPAIR. PLEASE CONTACT DYRON REINHOLD AT (812) 349-3627 FOR MORE INFORMATION.
4. WHEN CONNECTING A NEW PIPE TO AN EXISTING MAN HOLE, THE MAN HOLE SHALL BE CORE-DRILLED. PIPE SHALL BE CONNECTED TO THE MAN HOLE BY EITHER A FLEXIBLE BOOT KOR-N-SEAL I OR 2 FLEXIBLE CONNECTOR OR APPROVED EQUAL. TABLE AND TROUGH SHALL BE MODIFIED AS NECESSARY TO DIRECT TO THE FLOW FROM THE NEW PIPE. INVERT OF CONNECTION SHALL BE NO MORE THAN ONE FOOT HIGHER THAN THE INVERT OUT FOR THIS STRUCTURE.
5. IN ACCORDANCE WITH SECTION 4.5.2.1.5.1 OF THE CBU CONSTRUCTION SPECIFICATIONS ALL SEWER LATERALS SHALL HAVE ALL CLEAN-OUTS. THE SHALL BE IN GRASSY AREAS OR IN PAVEMENT & SHALL BE NON-SURFACE AND PROTECTED BY A SUITABLE METAL CASTING SUCH AS EAST JORDAN CATALOGUE NO. R-1974-A, IN GRASSY AREAS. THE CASTING SHALL BE PROVIDED WITH A CIRCULAR CONCRETE COLLAR FLUSH WITH THE TOP OF THE CASTING AND THE GROUND SURFACE. THE COLLAR SHALL BE MINIMUM 6" THICK AND SHALL EXTEND AT LEAST 8" BEYOND THE OUTSIDE ON THE CASTING ON ALL SIDES. IN PAVEMENT, THE TOP OF THE CASTING SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT. THE TOP OF THE CLEAN-OUT SHALL BE NO MORE THAN 3" BELOW THE TOP OF THE CASTING. A #10 INSULATED SOLID COPPER LOCATER WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPES SO THAT ONE REVOLUTION IS MADE AT LEAST EVERY PIPE JOINT. SPLICES ARE TO BE MADE WITH AN APPROVED CONNECTOR, AND ARE TO BE SUFFIRALY PROTECTED AGAINST CORROSION. THE WIRE IS TO BE BROUGHT TO THE SURFACE WITH A CLEAN-OUT IN A CASTING. ALSO SEE THE CBU CONSTRUCTION SPECIFICATIONS FOR THE " STANDARD SANITARY LATERAL CLEAN-OUT DETAIL #19"
6. WHEREVER C900 PIPE IS USED FOR SEWER, ALL WYES SHALL BE HARCO, SIZED FOR C900 ON THE RUN AND SDR-35 ON THE BRANCH. TRANSITION FROM C900 TO SDR-35 PIPE SHALL BE MADE BY USE OF A HARCO C-900 TO SDR-35 ADAPTER WYES.
7. ALL D.I.P. USED FOR SANITARY SEWER SHALL HAVE CERAMIC EPOXY LINING, MINIMUM THICKNESS 40 MILS, AND SHALL BE PROTECTED 401, AS MANUFACTURED BY INDURON PROTECTIVE COATINGS. WYES FOR D.I.P. SHALL BE HARCO D.I.P. TO SDR-35 ADAPTER WYES.
8. A PERMANENT INDICATING VALVE IS TO BE INSTALLED 12" ABOVE THE FLOOR ON THE FIRE LINE AT THE TERMINATING POINT. THIS VALVE WILL BE USED TO HYDROSTATIC PRESSURE TEST AGAINST, AND WILL REMAIN AS PART OF THE SYSTEM ONCE ALL IS COMPLETE. THE LINE WILL NOT BE DISMANTLED FOR CONNECTION TO THE FIRE SUPPRESSION SYSTEM.
9. ALL PROJECTS WILL REQUIRE A PRE-CONSTRUCTION MEETING WITH THE CITY OF BLOOMINGTON UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR AND/OR DEVELOPER MUST CONTACT THE UTILITIES TECHNICIAN @ (812) 349-3633 TO SCHEDULE A MEETING.
10. CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. ONE (1) WORKING DAY PRIOR TO CONSTRUCTION OF ANY WATER, STORM, OR SANITARY SEWER UTILITY WORK. A CBU INSPECTION MUST HAVE NOTICE SO WORK CAN BE INSPECTED, DOCUMENTED, & PROPER AS-BUILT MADE. WHEN A CONTRACTOR WILL PERFORM WORK ON A WEEKEND, A CBU DESIGNATED HOLIDAY, OR BEYOND NORMAL CBU WORK HOURS, THE CONTRACTOR SHALL PAY THE INSPECTORS OVERTIME. FOR CBU WORK HOURS & HOLIDAY INFORMATION, PLEASE CONTACT THE CITY OF BLOOMINGTON UTILITIES ENGINEERING DEPT. @ (812) 349-3680.



1 ARCHITECTURAL SITE PLAN
1" = 10'

N

THIS SITE PLAN HAS BEEN CREATED FROM THE MONROE COUNTY G.I.S. SYSTEM. DISCREPANCIES DO EXIST BETWEEN SOME EXISTING MEASUREMENTS AND G.I.S. SUPPLIED DATA. INFORMATION BASED UPON THE USE OF THESE DRAWINGS SHALL BE VERIFIED WITH A CIVIL ENGINEER OR STAMPED SURVEY. THE ARCHITECT MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED OF THE DATA CONTAINED ON THIS DRAWING.

PROPOSED SITE PLAN KEYNOTES:

1. NOT USED
2. LOCATION OF WOOD FRAMED PORCH, STAIRS, ADA RAMP & RAILINGS. SEE ARCHITECTURAL PLANS FOR DETAILS.
3. STREET LIGHT.
4. CONC. BICYCLE PARKING PAD.
5. 1000 GALLON GREASE TRAP
6. SPRINKLER RISER LOCATION.
7. LOCATION OF NATURAL GAS METER.
8. APPROX. LOC. OF SEWER LINE FROM GREASE INTERCEPTOR. TIE TO EXIST. DUNN STREET LINE.
9. 6" U/G SEWER LINE FROM BUILDING TO GREASE INTERCEPTOR.
10. DECIDUOUS STREET TREE LOC.
11. LANDSCAPED AREA.
12. 6" U/G SANITARY SEWER LINE FROM BUILDING. TIE TO EXIST. DUNN STREET LINE.
13. NOT USED.
14. SANITARY CLEAN OUT, MAX 3'-0" FROM GREASE INTERCEPTOR.
15. CITY OF BLOOMINGTON APPROVED COMMERCIAL WATER METER PIT.
16. LOCATION OF FIRE DEPARTMENT CONNECTION.
17. CITY OF BLOOMINGTON APPROVED DOMESTIC WATER METER PIT.
18. LOCATION OF POST INDICATOR VALVE.
19. LOCATION OF PRIVATE FIRE PROTECTION LINES.
20. LOCATION OF TAPPING VALVE. SEE STANDARD DETAIL #28 FOR ADDITIONAL DETAIL.

SITE LAYOUT NOTES:

- ALL DIMENSIONS SHOWN ARE MIN.
- ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF FRAMING (U.N.O.)
- DOWNSPOUTS NEED TO CONNECT TO AN UNDERGROUND STORM WATER SYSTEM OR DRAIN TO DAYLIGHT IF ALLOWED.

GENERAL SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & VERIFYING THAT ALL PERMITS & APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, & STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY LOC. & INVERT ELEVATIONS OF EXIST. SEWERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INCLUDE IN THEIR BID PROPOSAL COSTS FOR CUTTING & PATCHING AS REQ'D. TO COMPLETELY INSTALL THE NEW WORK INDICATED.
- CONTRACTOR SHALL INCLUDE ALL TAP FEES & APPLICATION FEES IN THEIR BID PROPOSAL AS NECESSARY TO COMPLETELY INSTALL THE WORK INDICATED.
- CONTRACTOR WILL COORDINATE EXACT UTILITY LOCATIONS W/ THE OWNER & LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK.
- THE CONTRACTOR IS TO MAINTAIN A COMPLETE & OPERABLE UTILITY SYSTEM. UTILIZE PERMANENT &/OR TEMPORARY ROUTINGS TO ACCOMPLISH & MAINTAIN A FUNCTIONAL SYSTEM AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK W/ OWNER REPRESENTATIVES & ADJUST HIS SCHEDULE TO OWNER REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE REMOVAL AND/OR RELOCATION OF IRRIGATION LINES & SPRINKLER HEADS W/ OWNER IF APPLICABLE.
- COORDINATE STORAGE & STAGING AREAS W/ OWNER.
- LOCAL REGULATIONS MUST BE REVIEWED TO INSURE THAT ALL PLAN REQUIREMENTS ARE MET.
- ALL APPLICABLE STATE (D.O.T.) & LOCAL (PUBLIC WORKS DEPT.) CONSTRUCTION STANDARDS & SPECIFICATIONS SHALL BE USED AS REQ'D. FOR SITE SPECIFIC ISSUES.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 332-4259 WEB: WWW.TABORBRUCE.COM

REVISIONS

02/15/17 - TENANT BUILD

A TENANT IMPROVEMENT FOR:
SUNNY DAY PROPERTIES, INC.
208 S. DUNN STREET
BLOOMINGTON, INDIANA 47403

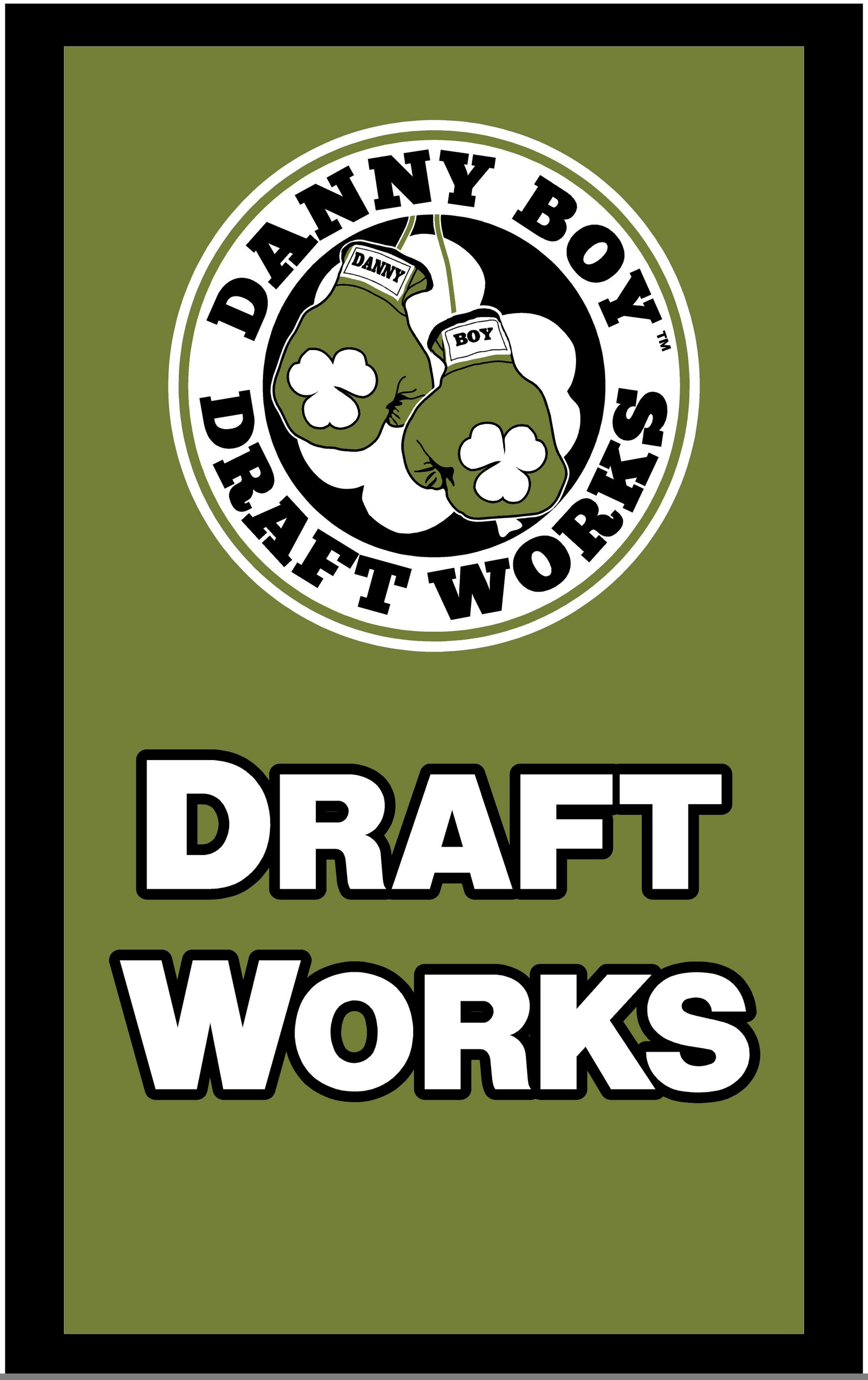
HOWARD DOUGLAS BRUCE
REGISTERED
NO. AR19900009
STATE OF INDIANA
ARCHITECT

PROJECT NO.	XX16
DATE	02.15.17
DRAWN BY	Y. HOLDSHIP
CHECKED BY	D. BRUCE
SHEET NAME	EXISTING ARCHITECTURAL SITE PLAN
SHEET NO.	AS100

:\CURRENT2015\Commercial\Sunny Day Properties\Tenant Buildout\Design\Construction\AS100 Existing Site Plan.dwg, AS100, 2/15/2017 3:03:59 PM

30 in

48 in



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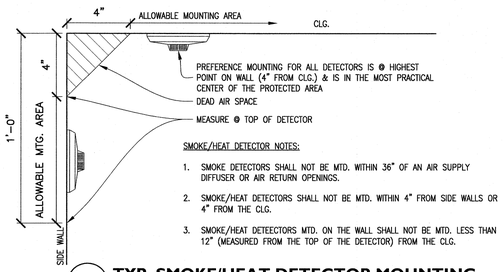
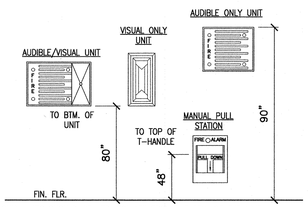


SMOKE/HEAT DETECTOR NOTES:

1. SMOKE DETECTORS SHALL NOT BE MTD. WITHIN 36" OF AN AIR SUPPLY DIFFUSER OR AIR RETURN OPENINGS.
2. SMOKE/HEAT DETECTORS SHALL NOT BE MTD. WITHIN 4" FROM SIDE WALLS OR 4" FROM THE CLG.
3. SMOKE/HEAT DETEECTORS MTD. ON THE WALL SHALL NOT BE MTD. LESS THAN 12" (MEASURED FROM THE TOP OF THE DETECTOR) FROM THE CLG.

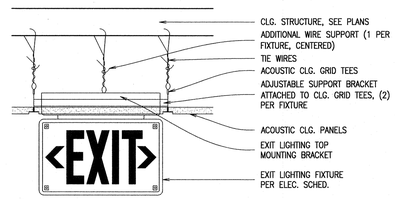
A TYP. SMOKE/HEAT DETECTOR MOUNTING
NOT TO SCALE



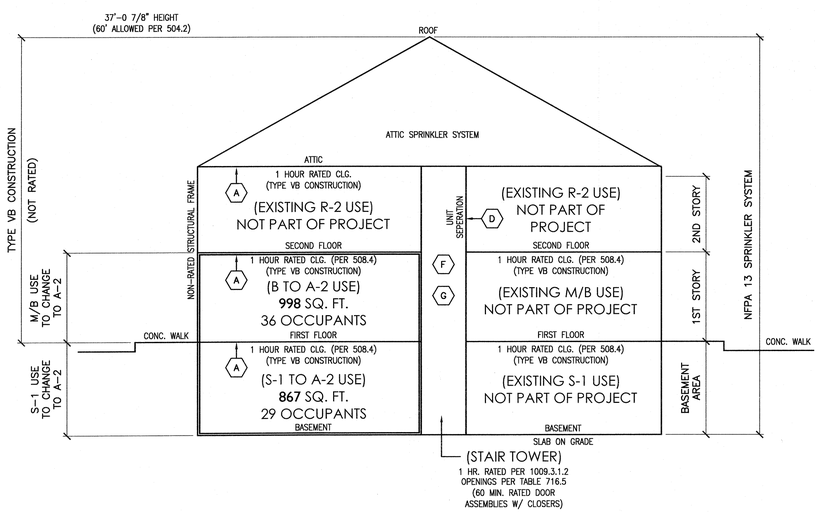
FIRE ALARM DEVICES NOTES:

1. AUDIBLE/VISUAL & VISUAL ONLY UNITS SHOULD BE MTD. 80" AFF FROM THE BTM. OF THE UNIT.
2. AUDIBLE ONLY UNITS SHALL BE MTD. 90" AFF FROM THE TOP OF THE UNIT.
3. MANUAL PULL STATIONS SHALL BE MTD. 48" AFF FROM THE TOP OF T-HANDLE OF UNIT.
4. MANUAL PULL STATIONS SHALL BE MTD. WITHIN 5'-0" OF A PUBLIC EXIT.
5. COORDINATE MOUNTING HEIGHTS OF ALL DEVICES W/ LOCAL FIRE MARSHAL BEFORE ROUGH-IN.

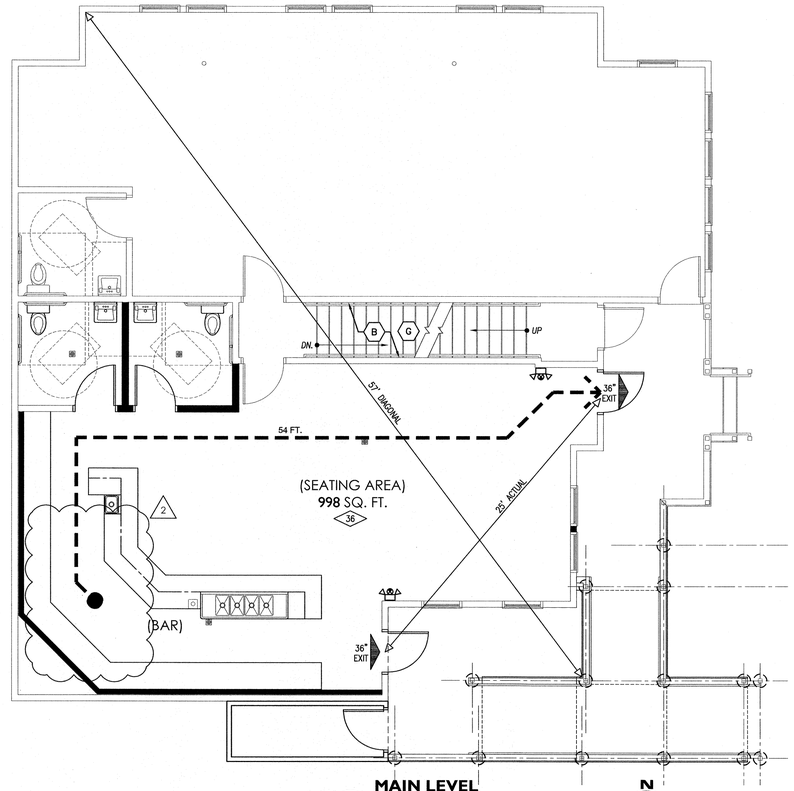
B TYP. SMOKE/HEAT DETECTOR MOUNTING
NOT TO SCALE



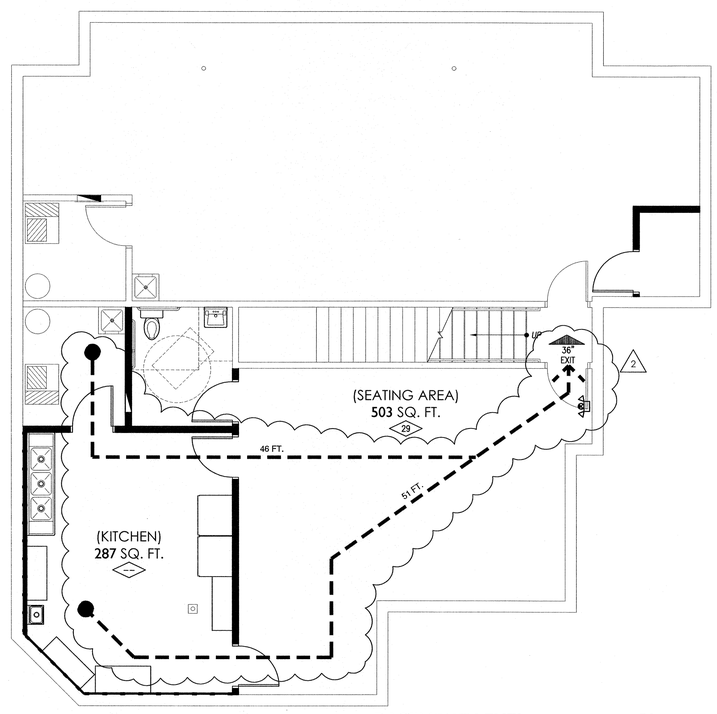
C EXIT SIGN DETAIL
NOT TO SCALE



3 BLDG. SECTION DIAGRAM
NOT TO SCALE



1 MAIN LEVEL LIFE SAFETY PLAN
3/16" = 1'-0"



2 BASEMENT LEVEL LIFE SAFETY PLAN
3/16" = 1'-0"

EGRESS PLAN NOTES:

- A. ALL SHAFTS W/ PENETRATIONS FROM FIRST FLR. TO FLR. ABV. TO BE 1HR. FIRE RATED W/ 1HR. RATED DOORS W/ CLOSURES. DOORS TO STAIRS SHALL HAVE 100 SQ. IN. MAX. VIEWPORT GLASS & PANIC HARDWARE.
- B. FOR 1HR. RATED CORRIDOR, PROVIDE ONE LAYER OF TYPE 'X' 5/8" MIN. GYP. BD. ON BOTH SIDES OF CORRIDOR WALLS (UL305) & PROVIDE 2 LAYERS OF TYPE 'X' 1/2" GYP. BD. OVER RESILIENT CHANNELS (GA FILE NO. FC 5111) ON CLG. IN ALL CORRIDORS.
- C. APARTMENT ENTRANCE DOOR TO HAVE SMOKE SEALS & 60 MIN. RATINGS PER 716.5.
- D. 1 HR. DWELLING UNIT SEPERATION. PROVIDE MIN. 5/8" TYPE "X" GYP. BD. @ EA. SIDE OF COMMON WALL.
- E. ATTIC DRAFT STOP NOT REQUIRED PER 718.4.2 (3 OR MORE UNITS).
- F. PROVIDE STAIRWAY FLOOR NUMBER SIGNS @ EA. FLOOR LANDING. SHOW STORY & DIRECTION TO EXIT DISCHARGE & SIGNAGE THAT STAIRS PROVIDE ACCESS TO ROOF FOR FIRE DEPT. PER 1620.1.6.
- G. STAIRWAYS SHALL BE CONSTRUCTED PER SEC. 1009 (1 HOUR RATED).

FIRE PROTECTION NOTES:

1. THIS BUILDING SHALL BE FULLY SPRINKLERED WITH A NFPA 13 SYSTEM.
2. THE FIRE PROTECTION SYSTEM SHALL BE DESIGNED AND INSTALLED IN STRICT COMPLIANCE WITH NFPA 13 AND THE CODES AND REGULATIONS OF APPLICABLE GOVERNMENTAL AGENCIES.
3. THE FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, CALCULATIONS, DRAWINGS, AND SPECIFICATIONS OF THE FIRE PROTECTION SYSTEM, AND FILING WITH ALL APPLICABLE GOVERNMENTAL AGENCIES FOR REVIEW AND APPROVAL.
4. THE FIRE PROTECTION CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO START OF INSTALLATION.
5. LOCATION OF SPRINKLER RISERS SHALL BE COORDINATED AND VERIFIED WITH THE LOCAL FIRE DEPARTMENT AND WITH THE OWNER.
6. PROVIDE A KNOX BOX & INSTALL UPON THE BUILDING EXTERIOR IN AN ACCESSIBLE LOCATION AS INSTRUCTED BY THE LOCAL FIRE DEPARTMENT AT THE ENTRANCE ALONG WALNUT STREET.

CODE SUMMARY 2014 INDIANA BUILDING CODE

CODE ITEM	CODE REFERENCE	VALUE	
OCCUPANCY CLASSIFICATION	SECTION 301	R-2/M/B/S-1	
OCCUPANCY USE TYPE	SECTION 301	S-1(BASEMENT), M/B (FIRST FLOOR), R-2(SECOND FLOOR)	
CONSTRUCTION TYPE	TABLE 602.1	VB (NOT RATED)	
SPRINKLER SYSTEM	903.3.1.1	NFPA13	
OCCUPANCY SEPARATION	SECTION 508.4		
DWELLING UNIT		1 HOUR DWELLING UNIT WALL	
CORRIDORS	SECTION 1018.1	1 HOUR RATED	
FLOORS & ROOFS	SECTION 711	1 HR RATED (2ND FLR CLG), 1 HR RATED (BSMT/1ST FLR), 1 HR RATED (1ST/2ND FLR)	
SHAFTS (LESS THAN 4 STORIES)	SECTION 713	1 HOUR RATED	
MAXIMUM TRAVEL DISTANCE	SECTION 1016.2	LESS THAN 250FT (54'-0" ACTUAL)	
BUILDING DATA		ACTUAL	CODE
MAXIMUM HEIGHT (STORIES)	TABLE 503	2	2 STORY
R2 OCCUPANCY		2	3 STORY *
A-2 OCCUPANCY		1	2 STORY *
A-2 OCCUPANCY		1 (BASEMENT)	2 STORY *
MAXIMUM HEIGHT (LIN. FT.)	TABLE 503	45 LF	60 LF PER 504.2
AREA W/ ALLOWABLE INCREASE (SQ. FT.) PER FLOOR	SECTION 506.1	–	
BASEMENT FLOOR AREA OF WORK (SQ. FT.)		954 SF	9,000 SF
FIRST FLOOR AREA OF WORK (SQ. FT.)		998 SF	9,000 SF
TOTAL SECOND FLOOR AREA (SQ. FT.) (R-2)		2,164 SF	7,000 SF
TOTAL BUILDING AREA W/ BASEMENT (SQ. FT.)		6,668 SF	
TOTAL AREA OF WORK (SQ. FT.)	SECTION 506.5	1,952 SF	

GENERAL NOTES:

EXTERIOR OPENING PERCENTAGE PER TABLE 705.8
NORTH WALL LIMITED TO 25% (15% ACTUAL MAX.)
WEST WALL LIMITED TO 25% (14% ACTUAL MAX.)
SOUTH WALL LIMITED TO 25% (7% ACTUAL MAX.)
EAST WALL NOT LIMITED (GREATER THAN 30 FT. (WIDTH OF YARD) OR PUBLIC RIGHT OF WAY)

* PER 504.2 NFPA 13 SYSTEM, 1 ADDITIONAL STORY IS ALLOWED AND 20' HEIGHT INCREASE.
* MANUAL FIRE ALARMS NOT REQ'D. PER 907.2.9.1
* PROVIDE DRAFT-STOPS IN 1ST FLOOR SPACE AS 1/2" GYP. BD. SO THAT HORIZONTAL AREA DOES NOT EXCEED 1,000 SF.
* BASEMENT IS NOT CONSIDERED A STORY PER SEC. 202
* ONE EXIT FOR (R-2) SECOND STORY PER TABLE 1021.2 (1), LESS THAN 4 DWELLING UNITS + 125' OF TRAVEL DISTANCE.
* COMMON PATH OF EGRESS TRAVEL (R-2) LESS THAN 75'.
* THIS BUILDING IS BEING CONSTRUCTED AS A NON-SEPARATED OCCUPANCY PER 508.3.
* (R-2) STAIR WIDTH PER 1005.3.1-.2X10=2" REQUIRED, 48" PROVIDED.

1. OPEN SPACE AREA INCREASES FROM SECTION 506.2 ARE NOT USED.
2. SPRINKLER INCREASE PER SECTION 506.3 IS AS FOLLOWS:
   A. MULTI-STORY BLDG.= X PERCENT
   B. SINGLE STORY BLDG.= X PERCENT

STANDPIPES REQ'D.: ☐ YES ☒ NO
SEPARATED OCCUPANCY: ☐ YES ☒ NO
MIXED OCCUPANCY: ☒ YES ☐ NO PER 302.3.3

$\frac{\text{ACTUAL AREA A}}{\text{ALLOWED AREA A}} + \frac{\text{ACTUAL AREA B}}{\text{ALLOWED AREA B}} <= \_\_\_\_$

OCCUPANT LOADING PER TABLE 1004.1.2:
R=10, M/B=69, S-1=8
TOTAL=87 OCCUPANTS

EXIT WIDTH PER SECTION 1005. ONE EXIT PER TABLE 1021

CODE SUMMARY LEGEND

- * ALL WALLS SEPARATING THE INDICATED ROOM FROM ADJACENT INTERIOR SPACES SHALL COMPLY WITH THE FOLLOWING: INCIDENTAL USE NON-RATED SMOKE RESISTANT SEPARATION WALLS TO EXTEND TIGHT TO FLOOR OR ROOF DECK ABOVE. DOORS TO BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE.
- FEC NEW FIRE EXTINGUISHER BOX LOCATION
  EXTINGUISHER: LARSEN MP5, 5LB. 2A-10 B;C
  EXTINGUISHER CABINET: LARSEN MEDALLION SERIES RECESSED FS BZ 2409-R3, FIRE RATED W/ VERT. DUO DOOR W/ ACRYLIC DOOR STANDARD #4 BRUSHED BRONZE FINISH
- MAJOR EGRESS ROUTES
- 45 SIGNIFIES 45 MIN. FIRE RATED DOOR ASSEMBLY, ALSO SEE DOOR SCHEDULE SHEET.
- EXIT
- PH DOORS WITH PANIC HARDWARE
- 1 OCCUPANT LOAD
- 1/2 HOUR RATED FIRE BARRIER WITH 3/4 HOUR MINIMUM OPENING PROTECTION. FIRESTOP ALL PENETRATIONS AND TOP OF WALL.
- 1 HOUR RATED FIRE BARRIER WITH 3/4 HOUR MINIMUM OPENING PROTECTION. FIRESTOP ALL PENETRATIONS AND TOP OF WALL.
- 1.5 SIGNIFIES 1.5 HOUR FIRE RATED DOOR ASSEMBLY W/ PANIC HARDWARE, ALSO SEE DOOR SCHEDULE SHEET.

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TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S
TELEPH

SUNNY DAY PROP INC
Project - SUNNY DAY-COME REM-208
Address - 208 DUNN ST S
Parcel - 013-43350-00
App # - 60641 Twp - BL 33

REVISIONS

1 03/02/17 - TENANT BUILD
2 05/12/17 - NEW TENANT LAYOUT

Revised

A TENANT IMPROVEMENT FOR:
SUNNY DAY PROPERTIES, INC.
208 S. DUNN STREET
BLOOMINGTON, INDIANA 47403

HOWARD DOUGLAS BRUCE REGISTERED NO. AR19900009 STATE OF INDIANA ARCHITECT
H. Doug Bruce

PROJECT NO.	XX16
DATE	02.15.17
DRAWN BY	Y .HOLDSHIP
CHECKED BY	D. BRUCE
SHEET NAME	LIFE SAFETY PLAN
SHEET NO.	GI101R2

J:\CURRENT2015\Commercial\Sunny Day Properties\Tenant Buildout\Design\Construction\GI101R2 Life Safety.dwg, GI101, 5/15/2017 4:22:21 PM

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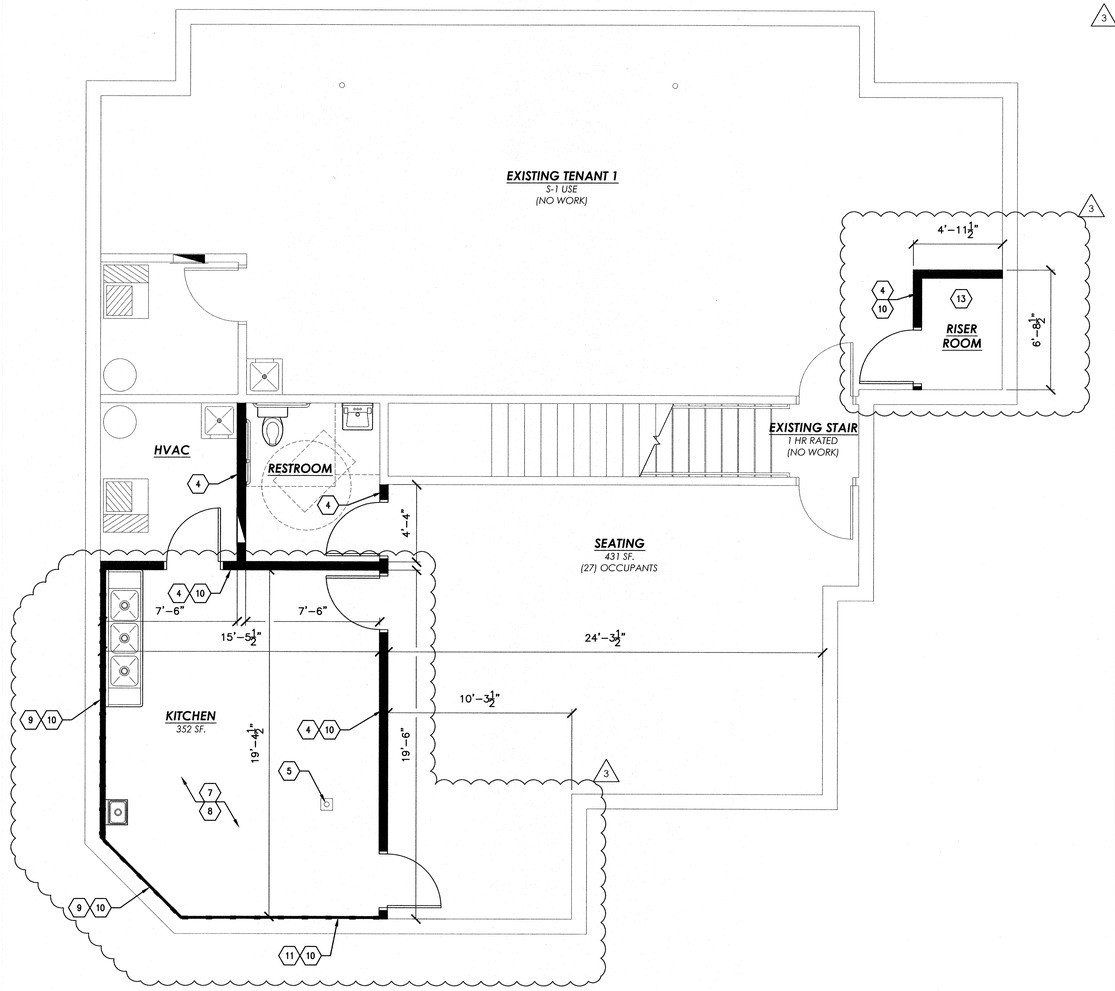

I LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

N

FLOOR PLAN KEYNOTES:

1. NEW PT. WD. FRAMED RAMP W/ ANTI-SLIP SURFACE. PROVIDE PT. WD. GUARDRAILS +42" MIN. ABV. WALKING SURFACE & 1 1/2"ø PT. WD. HANDRAILS +36" MIN. ABV. WALKING SURFACE. EXTEND HANDRAIL 12" BEYOND FIRST & LAST RISER @ ALL LANDINGS. CONTRACTOR TO PROVIDE A MAX. SLOPE OF 1:12 FROM TOP OF LANDING TO EXIST. ASPHALT.
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8. GYP. BD. CEILING W/ EPOXY PAINT.
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13. LOCATION OF SPRINKLER RISER EQUIPMENT.
14. FLOOR DRAIN. VERIFY LOCATION.

GENERAL FLOOR PLAN NOTES:

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- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

REVISIONS

1. 03/02/17 - TENANT BUILD
2. 03/24/17 - FIRE ESCAPE NEW LAYOUT
3. 04/21/17 - DUMBWAITER + BASEMENT NEW LAYOUT

A TENANT IMPROVEMENT FOR:
SUNNY DAY PROPERTIES, INC.
208 S. DUNN STREET
BLOOMINGTON, INDIANA 47403

HOWARD DOUGLAS BRUCE
REGISTERED
NO. AR19900009
STATE OF INDIANA
ARCHITECT

PROJECT NO.	XX16
DATE	02.15.17
DRAWN BY	Y. HOLDSHIP
CHECKED BY	D. BRUCE
SHEET NAME	LOWER LEVEL FLOOR PLAN
SHEET NO.	AE100R3

A:\CURRENT2015\Commercial\Sunny Day Properties\Tenant Buildout\Design\Construction\AE101R3 Main Level Floor Plan.dwg, AE100, 5/9/2017 9:06:40 AM

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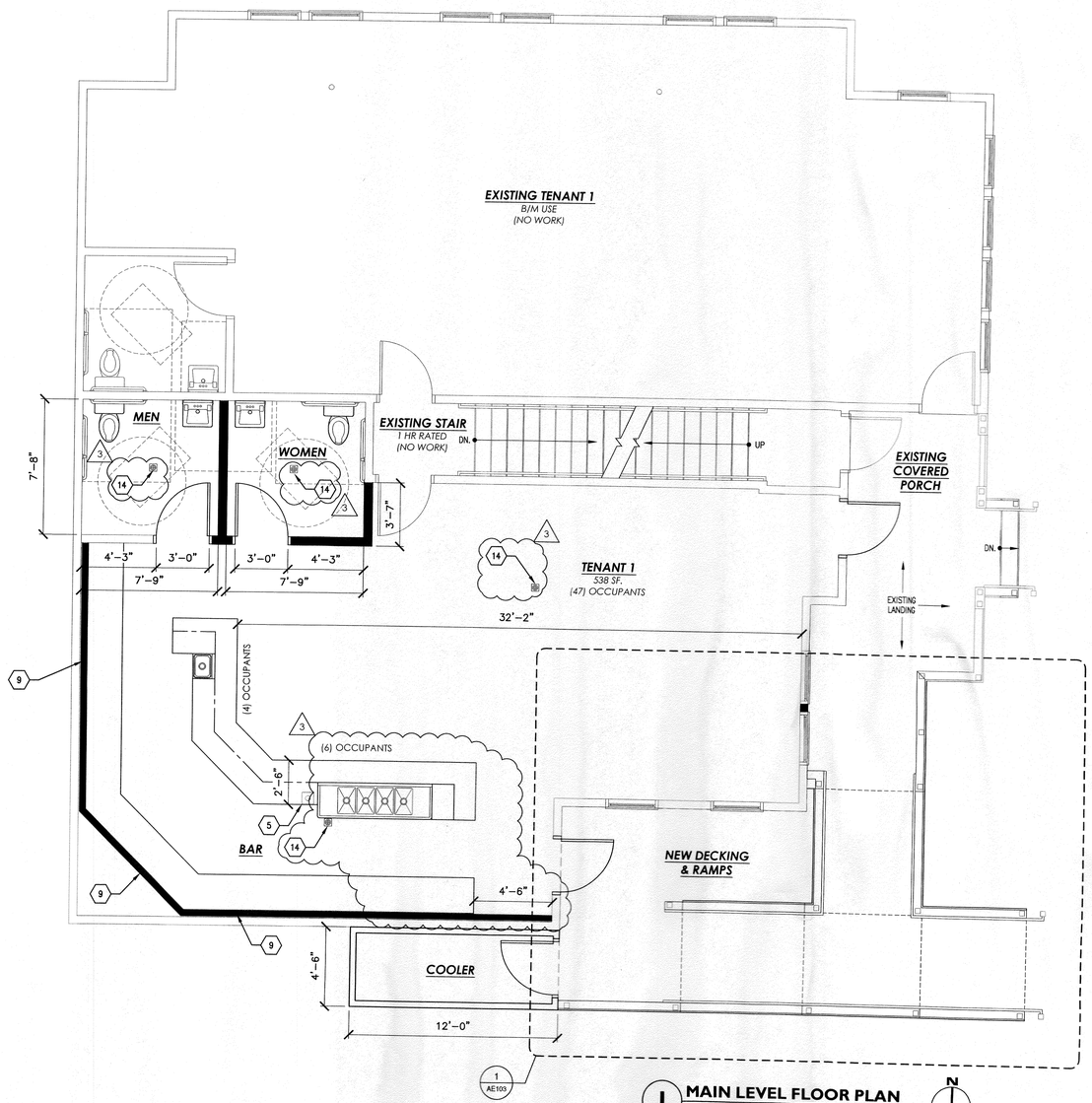

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1/4" = 1'-0"

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ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

REVISIONS

1. 03/02/17 - TENANT BUILD
2. 03/24/17 - FIRE ESCAPE NEW LAYOUT
3. 04/25/17 - NEW FLR. DRNS. & SINK. NEW DUMBWAITER.

A TENANT IMPROVEMENT FOR:
SUNNY DAY PROPERTIES, INC.
208 S. DUNN STREET
BLOOMINGTON, INDIANA 47403

LEONARD DOUGLAS BRUCE
REGISTERED
NO. AR19900009
STATE OF INDIANA
ARCHITECT

PROJECT NO.	XX16
DATE	02.15.17
DRAWN BY	Y. HOLDSHIP
CHECKED BY	D. BRUCE
SHEET NAME	MAIN LEVEL FLOOR PLAN
SHEET NO.	AE101R3

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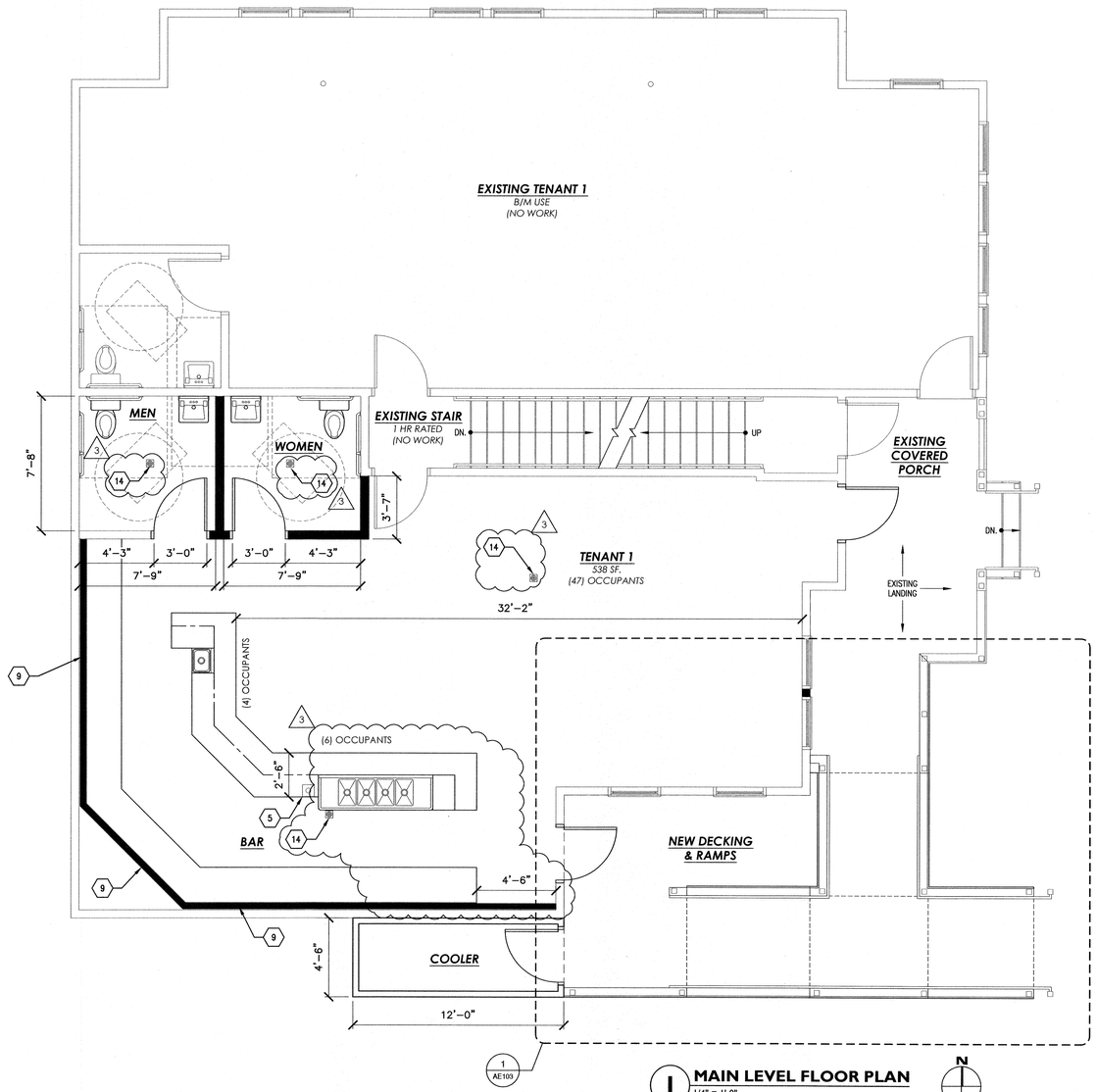

I MAIN LEVEL FLOOR PLAN

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N

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TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

REVISIONS

1. 03/02/17 - TENANT BUILD
2. 03/24/17 - FIRE ESCAPE NEW LAYOUT
3. 04/25/17 - NEW FLR. DRNS. & SINK. NEW DUMBWAITER.

A TENANT IMPROVEMENT FOR:

SUNNY DAY PROPERTIES, INC.

208 S. DUNN STREET

BLOOMINGTON, INDIANA 47403

HOWARD DOUGLAS BRUCE
REGISTERED
NO. AR19900009
STATE OF INDIANA
ARCHITECT

PROJECT NO.	XX16
DATE	02.15.17
DRAWN BY	Y. HOLDSHIP
CHECKED BY	D. BRUCE
SHEET NAME	MAIN LEVEL FLOOR PLAN
SHEET NO.	AE101R3

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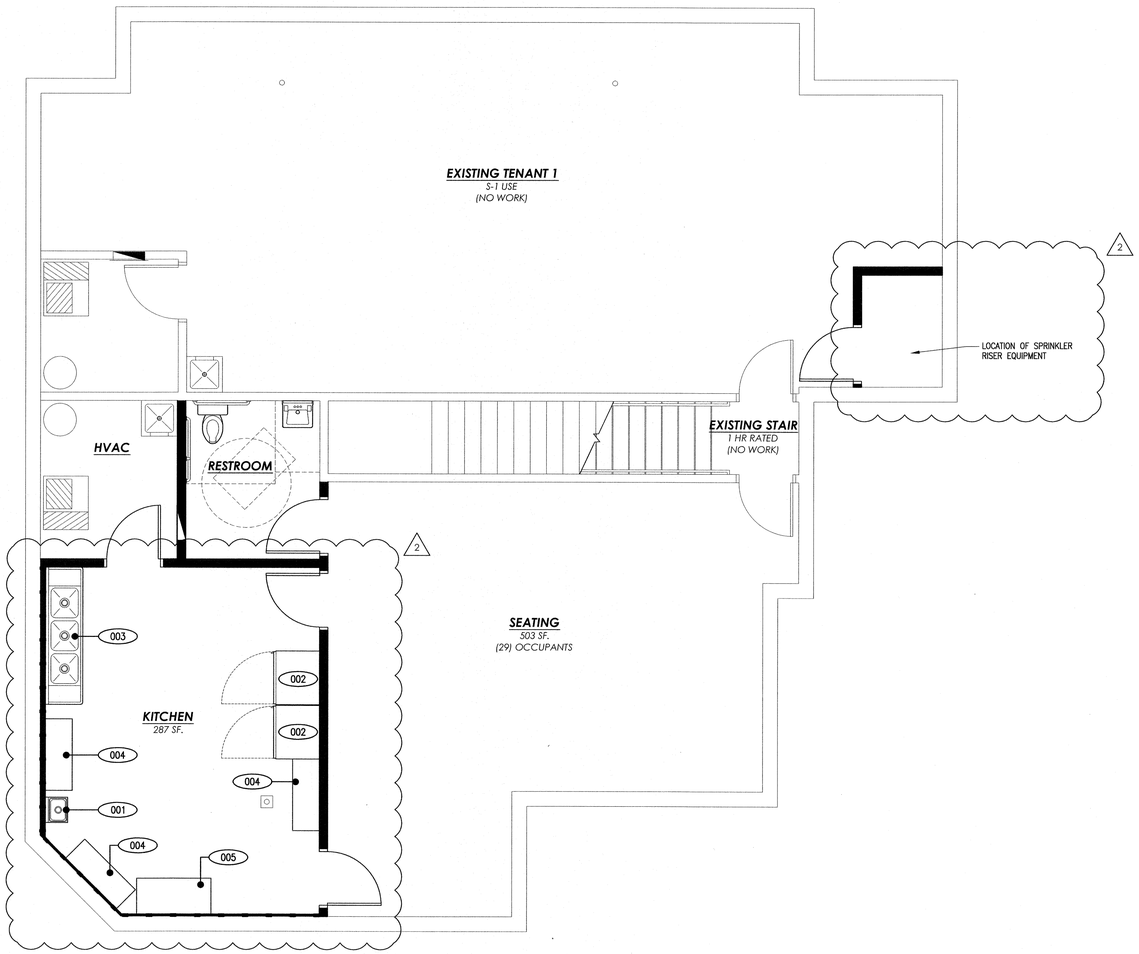
NOTE:
ALL FOOD SERVICE EQUIP. BY OWNER & CONNECTED BY CONTRACTOR.

FOOD SERVICE EQUIPMENT SCHEDULE

MARK (000)	DESCRIPTION	MANUFACTURER	MODEL	DIMENSIONS			ELECTRICAL			PLUMBING					COMMENTS
				WIDTH	DEPTH	HEIGHT	VOLTAGE	PHASE	AMP LOAD	HOT WATER SUPPLY	COLD WATER SUPPLY	WASTE	GAS SIZE	GAS MBTU'S	
001	HAND SINK	ELKAY	SEHS-17X	17"	12"	–	–	–	–	1/2"	1/2"	2"	–	–	VERIFY ALL PLUMBING REQUIREMENTS W/ OWNER
002	STOCK REFRIGERATOR	–	–	–	–	–	–	–	–	–	–	–	–	–	VERIFY ALL REQUIREMENTS W/ OWNER
003	3-BIN S.S. SINK	–	–	92"	25"	–	–	–	–	–	–	–	–	–	VERIFY ALL PLUMBING REQUIREMENTS W/ OWNER
004	S.S. TABLE	–	–	24"	49 1/2"	–	–	–	–	–	–	–	–	–	–
005	SHELVING	–	–	48"	18"	–	–	–	–	–	–	–	–	–	–



1 LOWER LEVEL KITCHEN EQUIPMENT PLAN
1/4" = 1'-0"

N

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

REVISIONS

1 03/02/17 - TENANT BUILD
2 05/12/17 - KITCHEN REDESIGN

A TENANT IMPROVEMENT FOR:
SUNNY DAY PROPERTIES, INC.
208 S. DUNN STREET
BLOOMINGTON, INDIANA 47403

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REGISTERED
NO. AR19900009
STATE OF INDIANA
ARCHITECT

PROJECT NO.	XX16
DATE	02.15.17
DRAWN BY	C. SCHAEFFER
CHECKED BY	D. BRUCE

SHEET NAME
LOWER LEVEL KITCHEN EQUIPMENT PLAN

SHEET NO.
FS100R2

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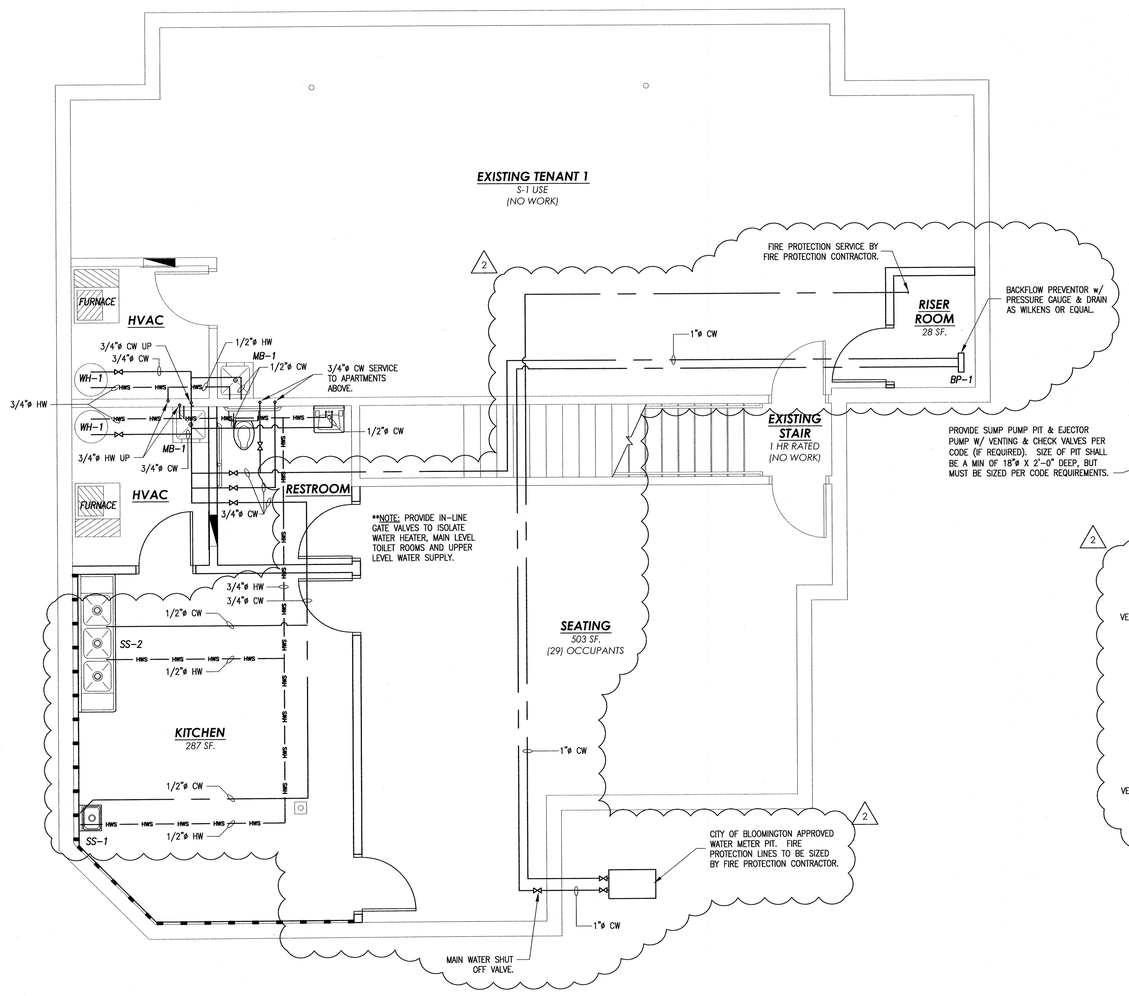
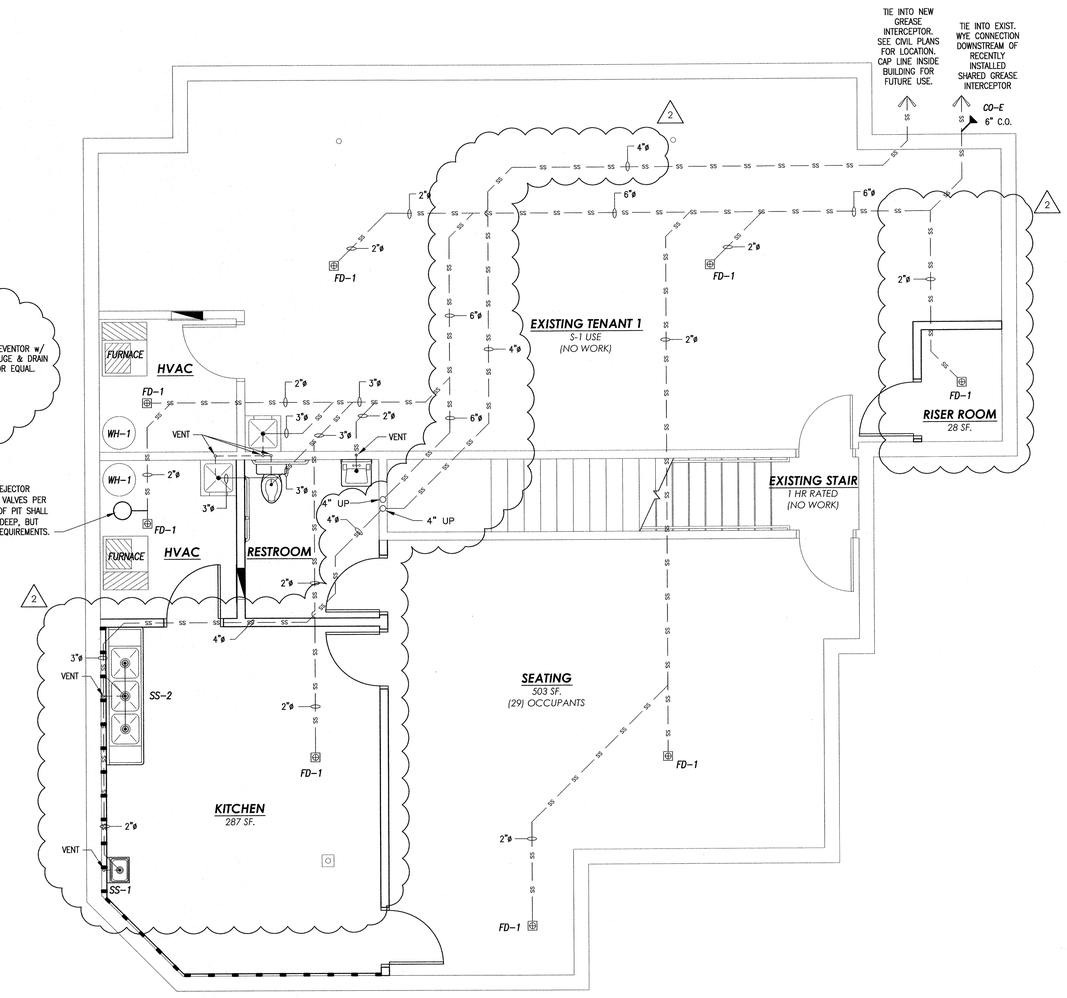
PLUMBING PLAN KEYNOTES:

1. PROVIDE ROUGH-IN FOR VENTS, SUPPLY AND WASTE FOR FUTURE PLUMBING FIXTURES.
2. –



2 LOWER LEVEL PLUMBING SUPPLY PLAN
1/4" = 1'-0"



1 LOWER LEVEL PLUMBING WASTE PLAN
1/4" = 1'-0"

SYMBOLS LEGEND

- 1 DEMOLITION NOTE
- 1 PLAN NOTE
- 1 REVISION NOTE
- D.S. DOWNSPOUT LOCATION

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

REVISIONS

1. 03/02/17 - TENANT BUILD
2. 05/12/17 - NEW TENANT LAYOUT

A TENANT IMPROVEMENT FOR:
SUNNY DAY PROPERTIES, INC.
208 S. DUNN STREET
BLOOMINGTON, INDIANA 47403

HOWARD DOUGLAS BRUCE REGISTERED NO. AR19900009 STATE OF INDIANA ARCHITECT
H Douglas Bruce

PROJECT NO.	XX16
DATE	02.15.17
DRAWN BY	C. SCHAEFFER
CHECKED BY	D. BRUCE
SHEET NAME	LOWER LEVEL PLUMBING PLAN
SHEET NO.	PL100R1

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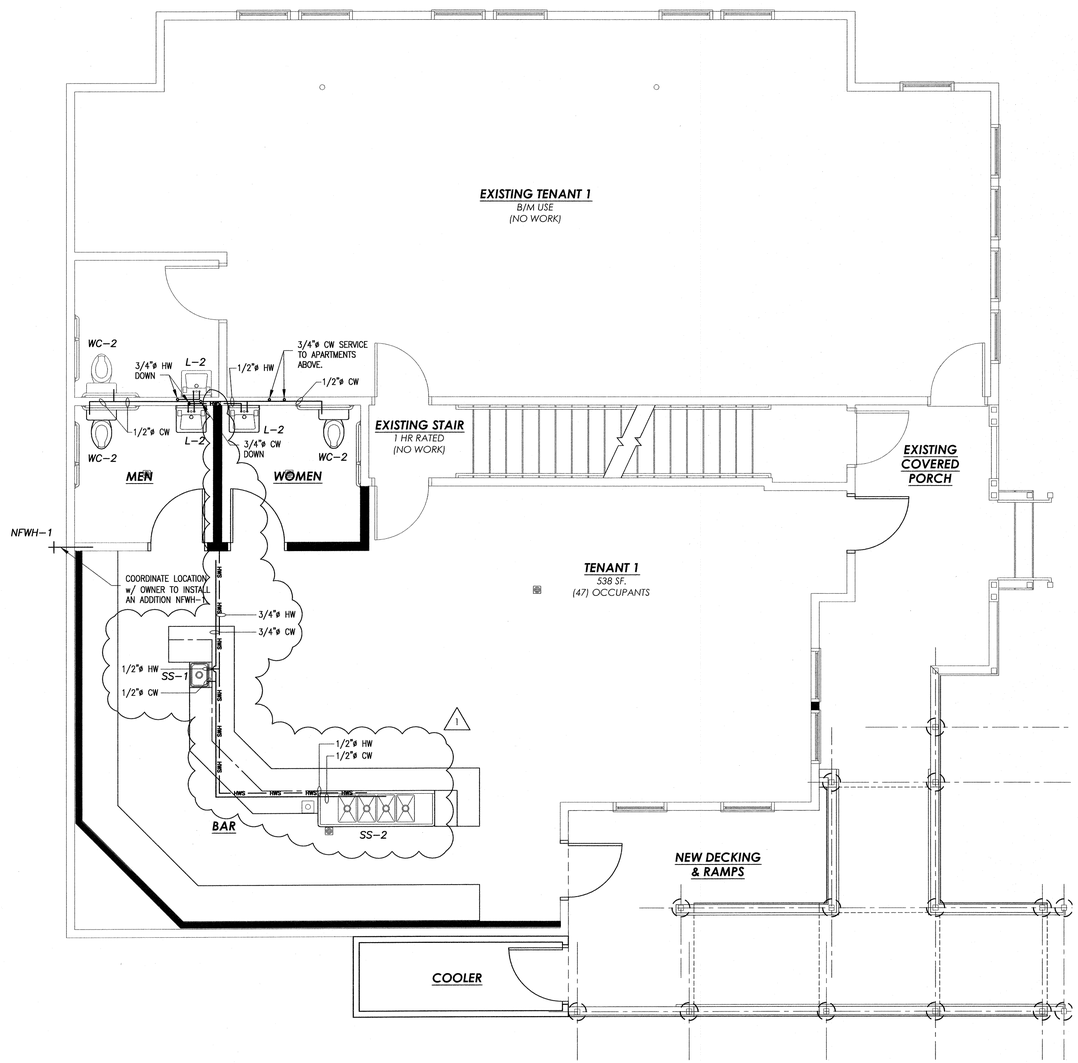
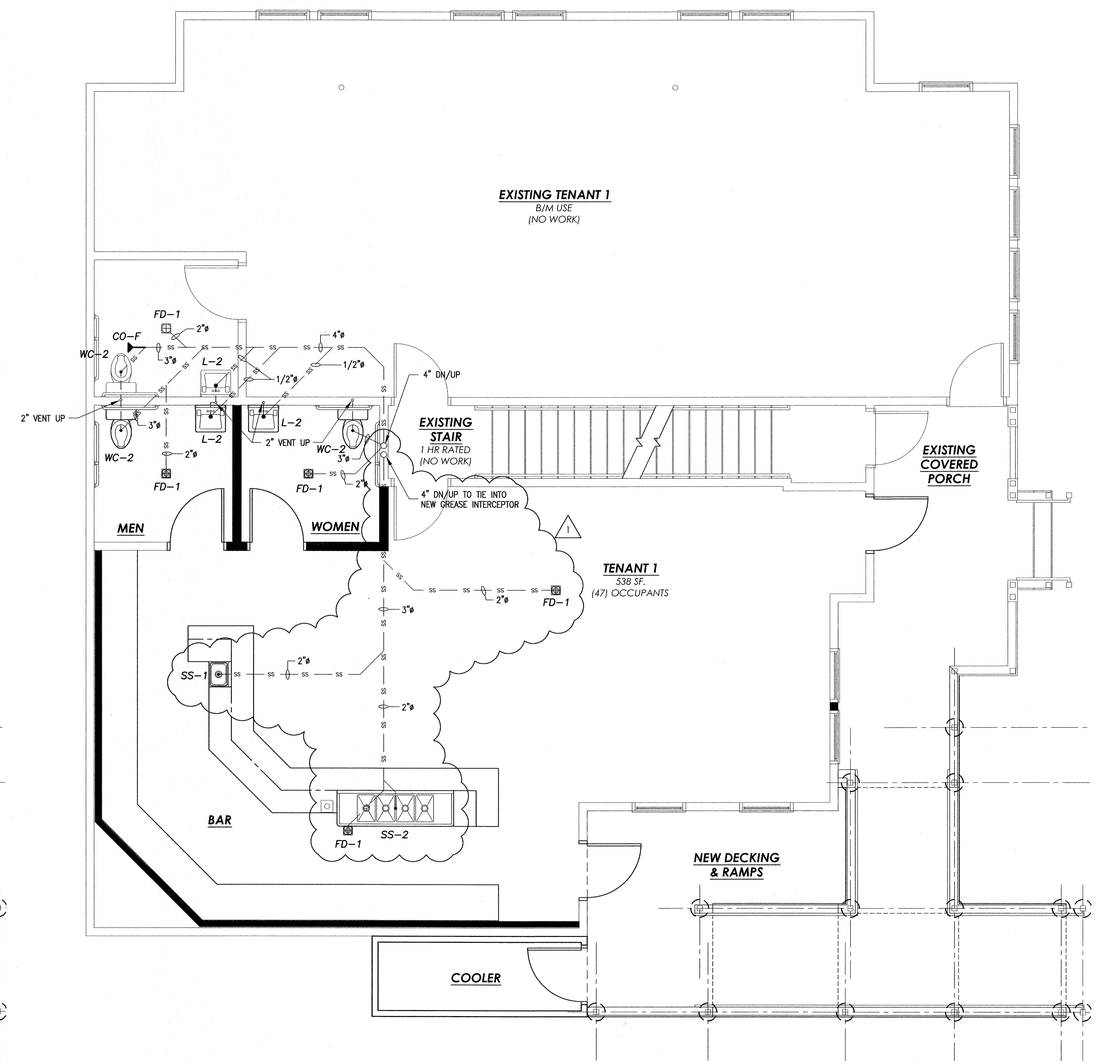
PLUMBING PLAN KEYNOTES:

1. PROVIDE ROUGH-IN FOR VENTS, SUPPLY AND WASTE FOR FUTURE PLUMBING FIXTURES.
2. -



2 MAIN LEVEL PLUMBING SUPPLY PLAN
1/4" = 1'-0"



1 MAIN LEVEL PLUMBING WASTE PLAN
1/4" = 1'-0"

SYMBOLS LEGEND

- 1 DEMOLITION NOTE
- 1 REVISION NOTE
- 1 PLAN NOTE
- D.S. DOWNSPOUT LOCATION

TABOR BRUCE
ARCHITECTURE & DESIGN INC.
1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
TELEPHONE: (812) 332-6258 WEB: WWW.TABORBRUCE.COM

REVISIONS
1 05/12/17 - NEW TENANT LAYOUT

A TENANT IMPROVEMENT FOR:
SUNNY DAY PROPERTIES, INC.
208 S. DUNN STREET
BLOOMINGTON, INDIANA 47403

HOWARD DOUGLAS BRUCE
REGISTERED
NO. AR19900009
STATE OF INDIANA
ARCHITECT
H. Doug Bruce

PROJECT NO.	XX16
DATE	02.15.17
DRAWN BY	C. SCHAEFFER
CHECKED BY	D. BRUCE
SHEET NAME	MAIN LEVEL PLUMBING PLAN
SHEET NO.	PL101R1

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