

CITY OF BLOOMINGTON



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

HEARING OFFICER

July 26, 2017

Next Meeting Date: August 9, 2017

Filename: I:\common\developmentreview\hearingofficer\agendas\HO-agenda

***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.

BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 208 S. Dunn St

CASE #: CU-17-17
DATE: July 26, 2017

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.

CRITERIA 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

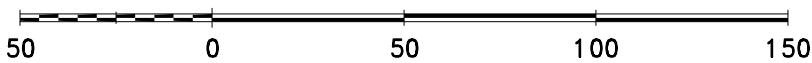
208 S Dunn Street

Hearing Officer

2016 Aerial Photograph

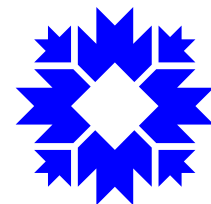
By: greulice

21 Jul 17

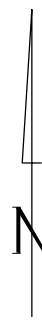


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 50'



**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.

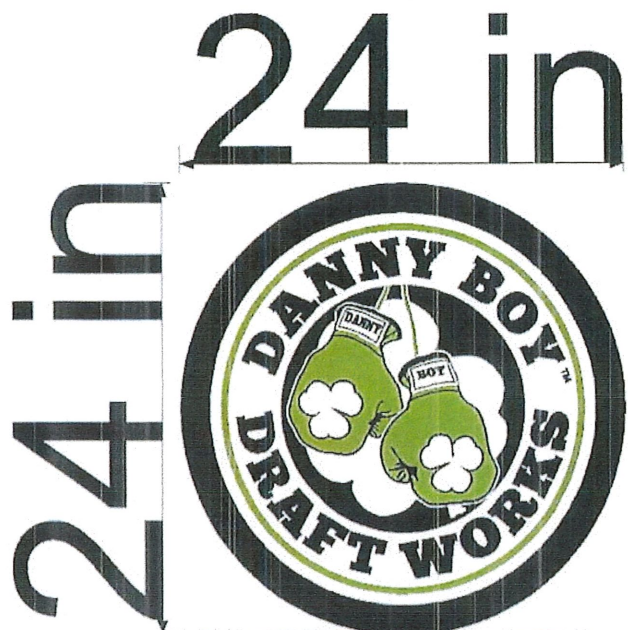
Thank you,
Kim Paul

14" ϕ

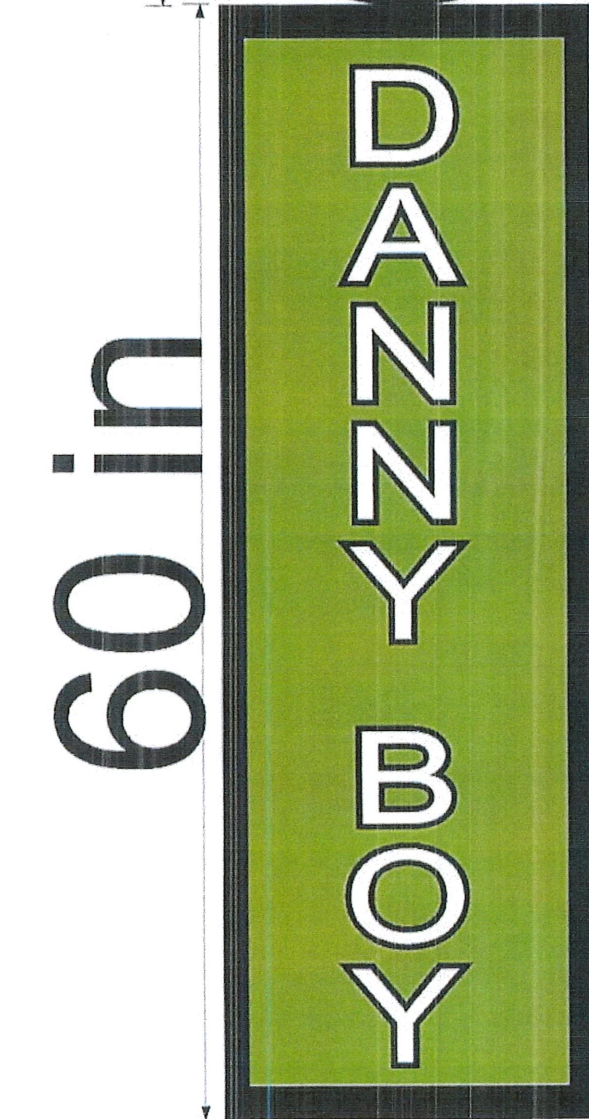
84 in

24 in

DRAFT WORKS



4 ft



10 ft

20 in

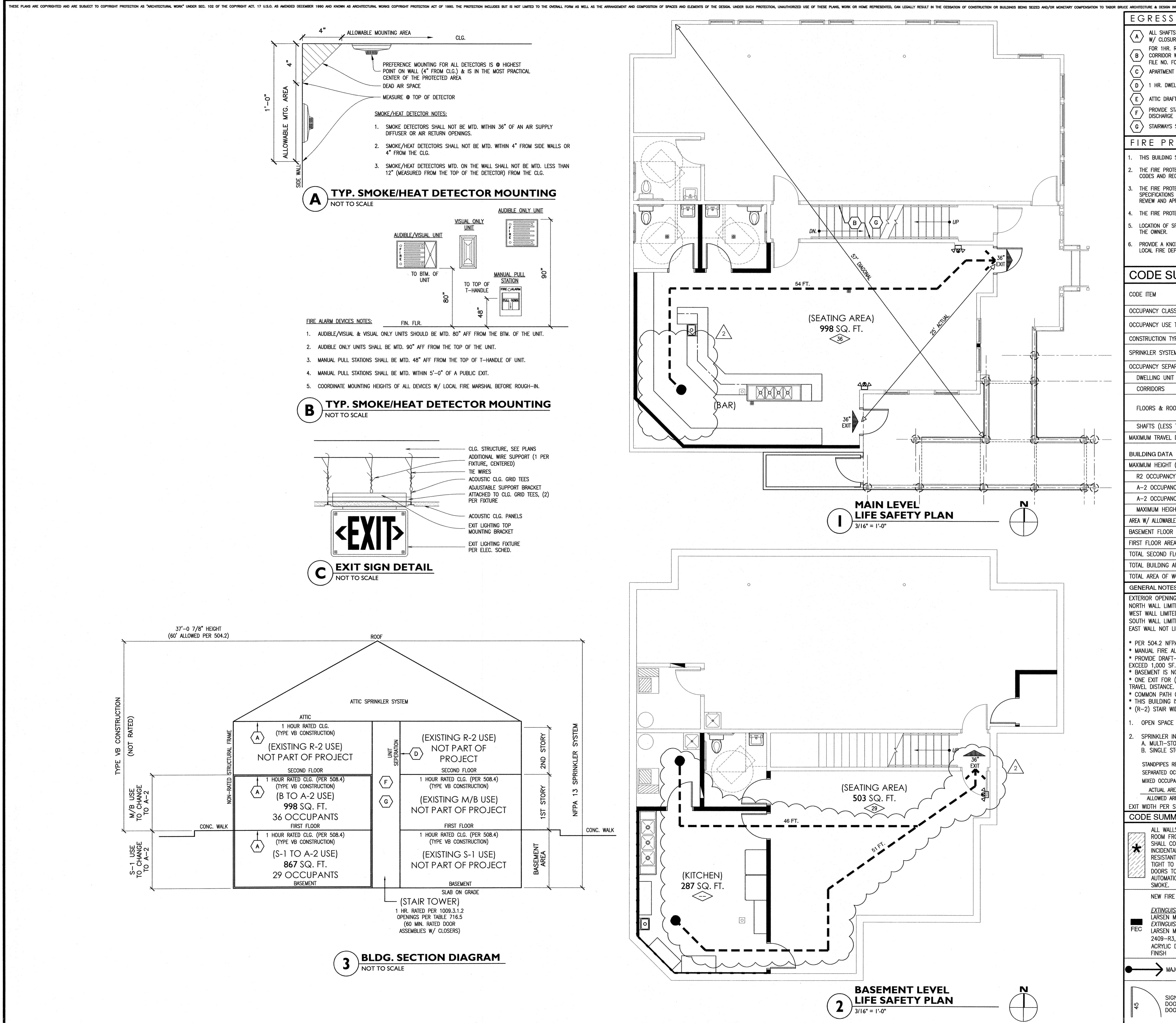
30 in

48 in



**DRAFT
WORKS**

J:\CURRENT\2015\Commercial\Sunny Day Properties\Tenant Buildout\Design\G101R2 Life Safety.dwg, G101, 5/15/2017 4:22:21 PM



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 SEPERATION	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		
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-SEPERATED 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
 SEPERATED OCCUPANCY: YES NO
 MIXED OCCUPANCY: YES NO PER 302.3.3

ACTUAL AREA A + ALLOWED AREA B <= OCCUPANT LOADING PER TABLE 1004.1.2:
 ALLOWED AREA A R=10, M/B=69, S-1=8
 EXIT WIDTH PER SECTION 1005. ONE EXIT PER TABLE 1021 TOTAL=87 OCCUPANTS

CODE SUMMARY LEGEND

	ALL WALLS SEPARATING THE INDICATED ROOM FROM ADJACENT INTERIOR SPACES SHALL COMPLY WITH THE FOLLOWING: INCIDENTAL USE NON-RATED SMOKE RESISTANT SEPERATION WALLS TO EXTEND TIGHT TO FLOOR OR ROOF DECK ABOVE. DOORS TO BE SELF-CLOSING OR AUTOMATIC-CLOSING UPON DETECTION OF SMOKE.		EXIT
	NEW FIRE EXTINGUISHER BOX LOCATION EXTINGUISHER: LARSEN MPS, 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		DOORS WITH PANIC HARDWARE
			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.
			SIGNIFIES 45 MIN. FIRE RATED DOOR ASSEMBLY. ALSO SEE DOOR SCHEDULE SHEET.
			SIGNIFIES 1.5 HOUR FIRE RATED DOOR ASSEMBLY W/ PANIC HARDWARE, ALSO SEE DOOR SCHEDULE SHEET.

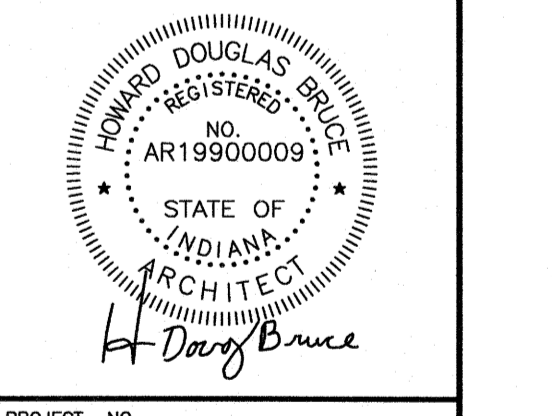
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MAY 16 2017
C17-121

TABOR BRUCE ARCHITECTURE & DESIGN INC.
1101 S SUNNY DAY PROP INC
Project - SUNNY DAY-COME REM-208
Address - 208 DUNN ST S
Parcel - 013-43350-00
App # - 06641 Typ - BL-33

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



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

G101R2

Revised

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 KNOWN AS 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 HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO TABOR BRUCE ARCHITECTURE & DESIGN INC.

FLOOR PLAN KEYNOTES:

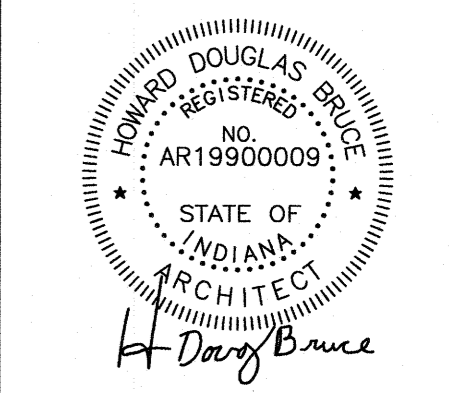
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- 2 NEW PT. WD. DECK W/ TREX DECKING BOARDS. PROVIDE PT. WD. GUARDRAILS +42" MIN. ABV. WALKING SURFACE AROUND PERIMETER.
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- 5 EXISTING 3.5" PIPE COLUMN. WRAP W/ 1 1/2" WD. STUDS, (2) LAYERS 5/8" GYP. BD. FOR MIN. 1-HR FIRE RATINGS.
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- 13 LOCATION OF SPRINKLER RISER EQUIPMENT.
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REVISIONS

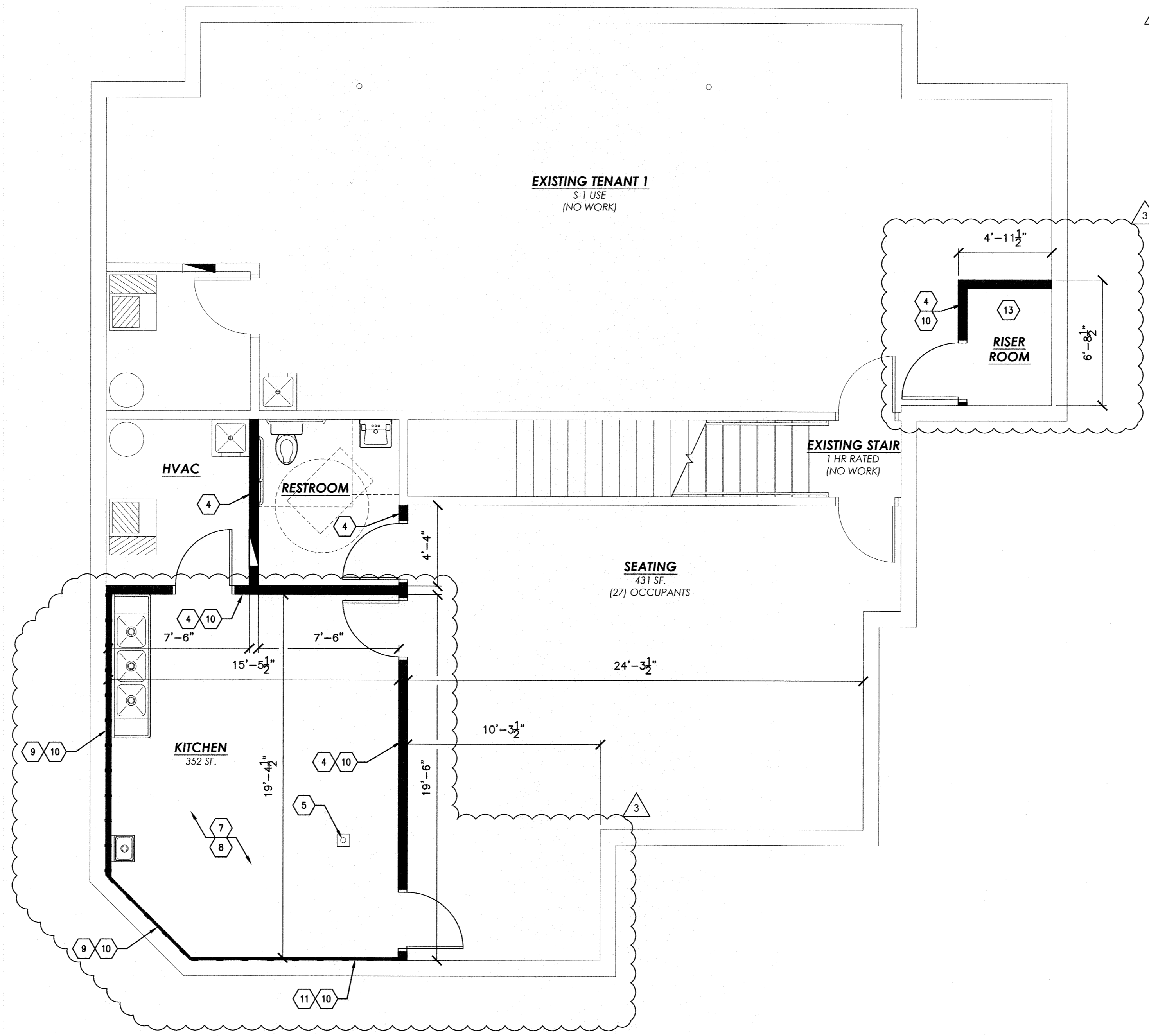
1	03/02/17 - TENANT BUILD
2	03/24/17 - FIRE ESCAPE NEW LAYOUT
3	04/21/17 - DUMBWAITER + BASEMENT NEW LAYOUT

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



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

AE100R3



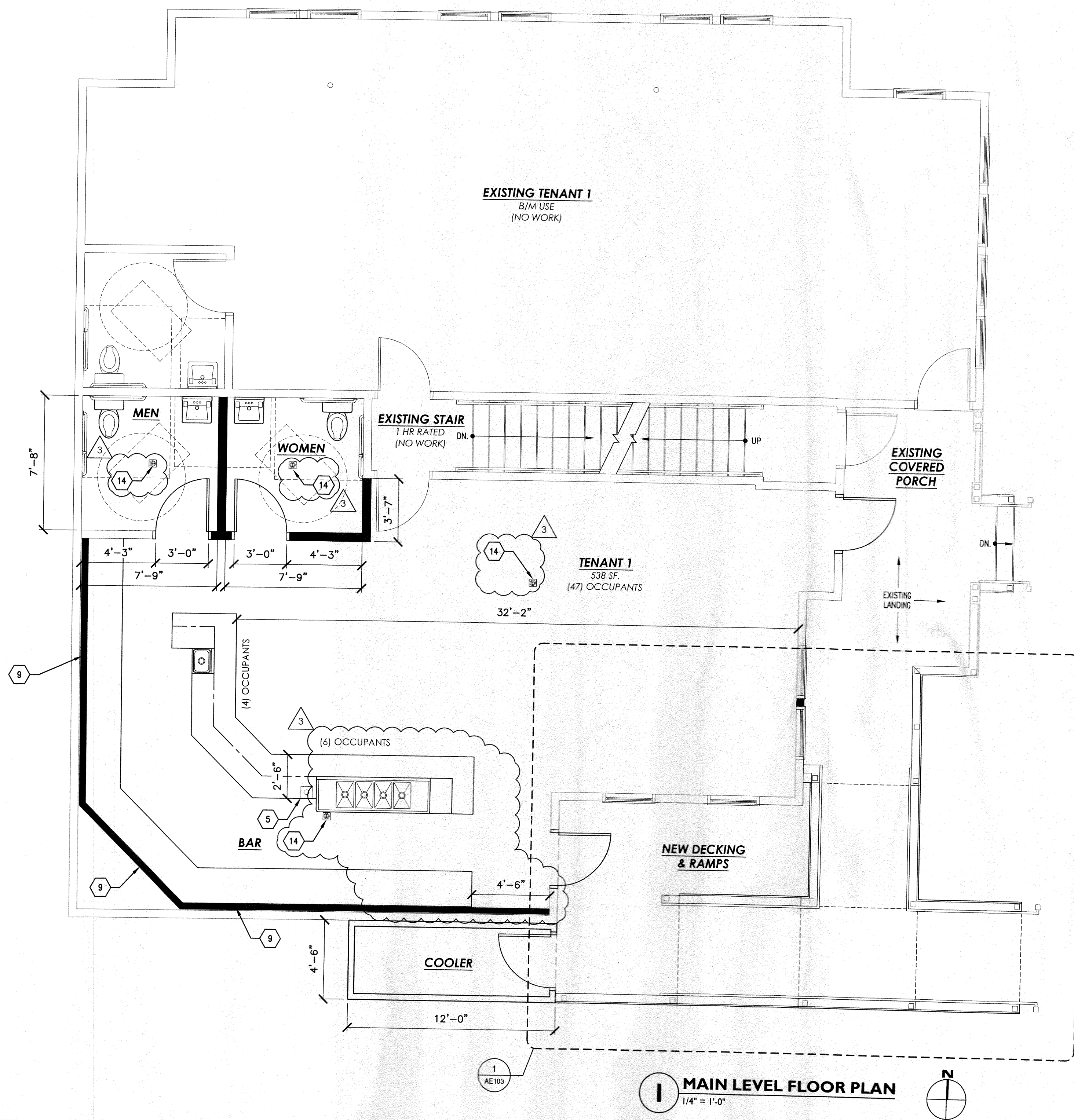
LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR FAILS TO VERIFY DIMENSIONS AS INDICATED, ANY AND ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL INTERIOR DIMENSIONS ARE SHOWN STUD TO STUD & DO NOT INCLUDE WALL FINISHES.
- ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJOINING WALL UNLESS NOTED OTHERWISE.
- FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
- ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
- CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYPSUM BOARD & MASONRY.
- ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), & WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
- ANY OPERABLE WDW'S. W/ SILL LESS THAN 36" ABV. FIN. FLR. SHALL BE EQUIPPED W/ A OPENING CONTROL DEVICE PER 1013.8.1.
- IF NO WINDOW SCHEDULE IS PRESENT, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EGRESS WINDOW IN EVERY SLEEPING ROOM.
- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

J:\CURRENT\2015\Commercial\Sunny Day Properties\Tenant Buildout\Design\Construction\AE101R3 Main Level Floor Plan.dwg, AE100, 5/9/2017 9:06:40 AM

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 KNOWN AS 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 HOME REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO TABOR BRUCE ARCHITECTURE & DESIGN INC.



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1/4" = 1'-0"

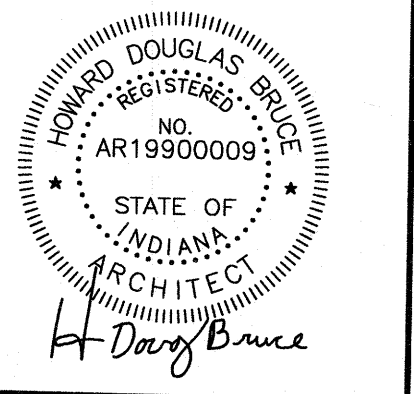
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REVISIONS

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



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

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- ALL DOOR OPENINGS SHALL BE LOCATED 4" FROM ADJOINING WALL UNLESS NOTED OTHERWISE.
- FIELD VERIFY PLAN DIMENSIONS PRIOR TO ANY CASEWORK FABRICATION.
- ALL NEW WALLS SHALL BE FINISHED TO MATCH EXISTING SURFACES INCLUDING PRIMER & PAINT.
- CAULK ALL JOINTS BETWEEN DIFFERENT MATERIALS IE: GYPSUM BOARD & MASONRY.
- ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), & WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
- ANY OPERABLE WDW'S. W/ SLIT LESS THAN 36" ABV. FIN. FLR. SHALL BE EQUIPPED W/ A OPENING CONTROL DEVICE PER 1013.8.1.
- IF NO WINDOW SCHEDULE IS PRESENT, CONTRACTOR/OWNER SHALL PROVIDE A MIN. OF 1 CODE COMPLIANT EGRESS WINDOW IN EVERY SLEEPING ROOM.
- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

AE101R3

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

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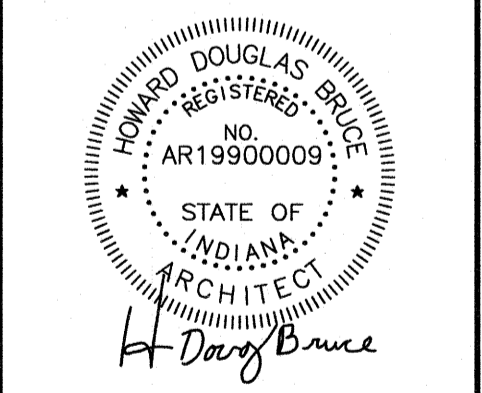
FLOOR PLAN KEYNOTES:

- 1 NEW PT. WD. FRAMED RAMP W/ ANTI-SLIP SURFACE. PROVIDE PT. WD. GUARDRAILS +42" MIN. ABV. WALKING SURFACE & 1 1/2" 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.
- 2 NEW PT. WD. DECK W/ TREX DECKING BOARDS. PROVIDE PT. WD. GUARDRAILS +42" MIN. ABV. WALKING SURFACE AROUND PERIMETER.
- 3 NEW PT. WD. FRAMED STAIRS W/ ANTI-SLIP SURFACE. PROVIDE PT. WD. GUARDRAILS +42" MIN. ABV. WALKING SURFACE & 1 1/2" PT. WD. HANDRAILS +36" MIN. ABV. WALKING SURFACE. EXTEND HANDRAIL 12" BEYOND FIRST & LAST RISER @ ALL LANDINGS.
- 4 2X8 WOOD STUD FRAMING AT 16" O.C. WITH (1) LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE. ALL OTHER WALLS NOT NOTED ARE TO BE 2/4 STUD.
- 5 EXISTING 3.5" PIPE COLUMN. WRAP W/ 1 1/2" WD. STUDS, (2) LAYERS 5/8" GYP. BD. FOR MIN. 1-HR FIRE RATING.
- 6 EXTERIOR POURED CONCRETE WALL.
- 7 SEALED CONC. FLOOR.
- 8 GYP. BD. CEILING W/ EPOXY PAINT.
- 9 2X4 WOOD FURRING @16" O.C. W/ 5/8" GYP. BD.
- 10 INSTALL FRP OVER GYP. BD.
- 11 2X4 WOOD STUD FRAMING AT 16" O.C. WITH (1) LAYER 5/8" TYPE "X" GYPSUM BOARD EACH SIDE. ALL OTHER WALLS NOT NOTED ARE TO BE 2/4 STUD.
- 12 NOT USED
- 13 LOCATION OF SPRINKLER RISER EQUIPMENT.
- 14 FLOOR DRAIN. VERIFY LOCATION.



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

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

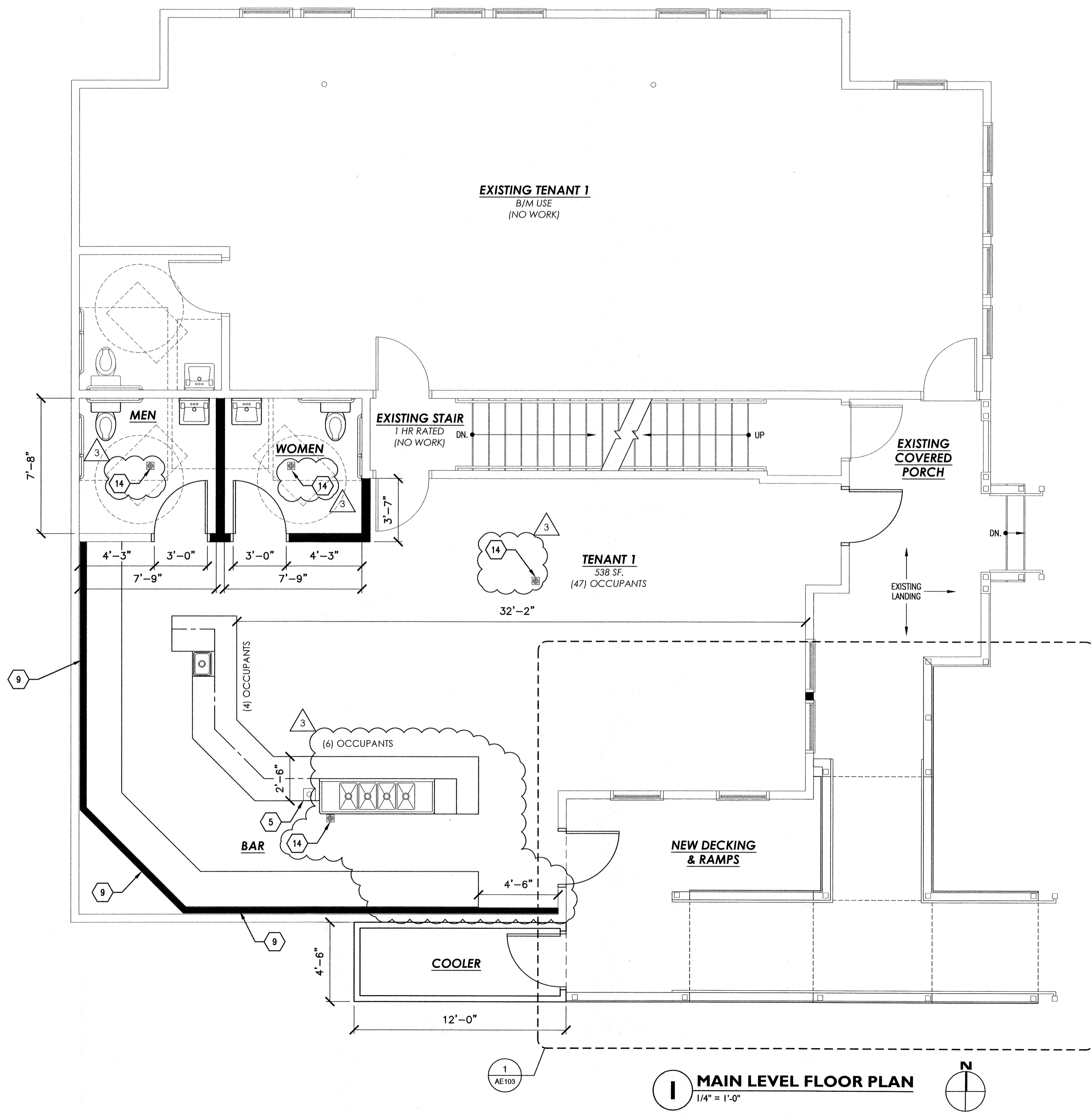


PROJECT NO.	XX16
DATE	02.15.17
DRAWN BY	Y. HOLDSHIP
CHECKED BY	D. BRUCE
SHEET NAME	MAIN LEVEL FLOOR PLAN
SHEET NO.	

AE101R3

GENERAL FLOOR PLAN NOTES:

- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL PREVAIL. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS RELATED TO THE WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF CONTRACTOR FAILS TO VERIFY DIMENSIONS AS INDICATED, ANY AND ALL CORRECTIVE ACTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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- SIZE OF STAIR RISERS MAY VARY ACCORDING TO SIZE OF FLOOR SYSTEM.

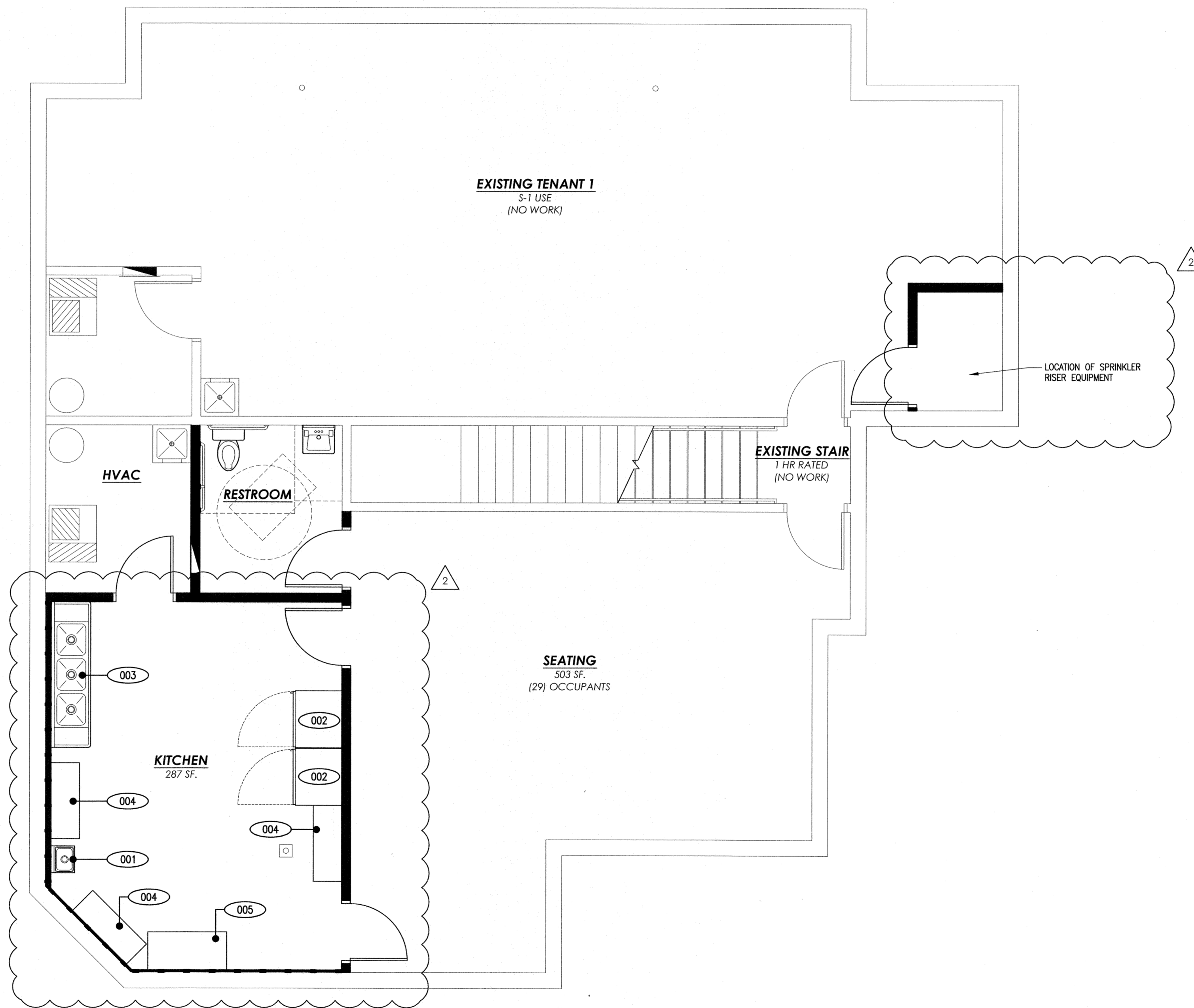


J:\CURKIN\2015 Commercial\Sunny Day Properties\Tenant Buildout\Design\Construction\AE101R3 Main Level Floor Plan.dwg, AE101, 5/15/2017 4:27:19 PM

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

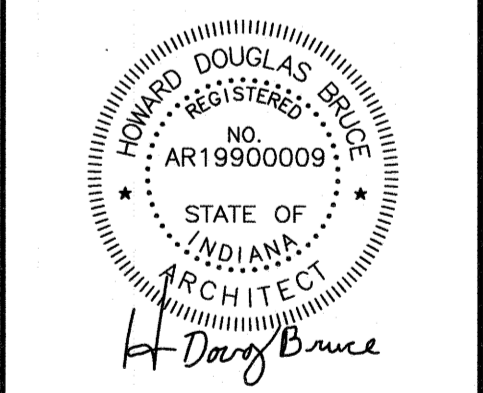
FOOD SERVICE EQUIPMENT SCHEDULE

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"	-	-	-	-	-	-	-	-	-	



- 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



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

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

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PLUMBING PLAN KEYNOTES:

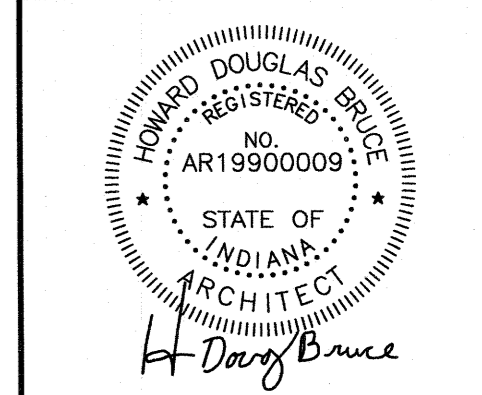
- 1 PROVIDE ROUGH-IN FOR VENTS, SUPPLY AND WASTE FOR FUTURE PLUMBING FIXTURES.
- 2 -

TABOR BRUCE ARCHITECTURE & DESIGN INC.
 1101 S. WALNUT STREET - BLOOMINGTON, IN. 47401
 TELEPHONE: (812) 332-6238 WEB: WWW.TABORBRUCE.COM

REVISIONS

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

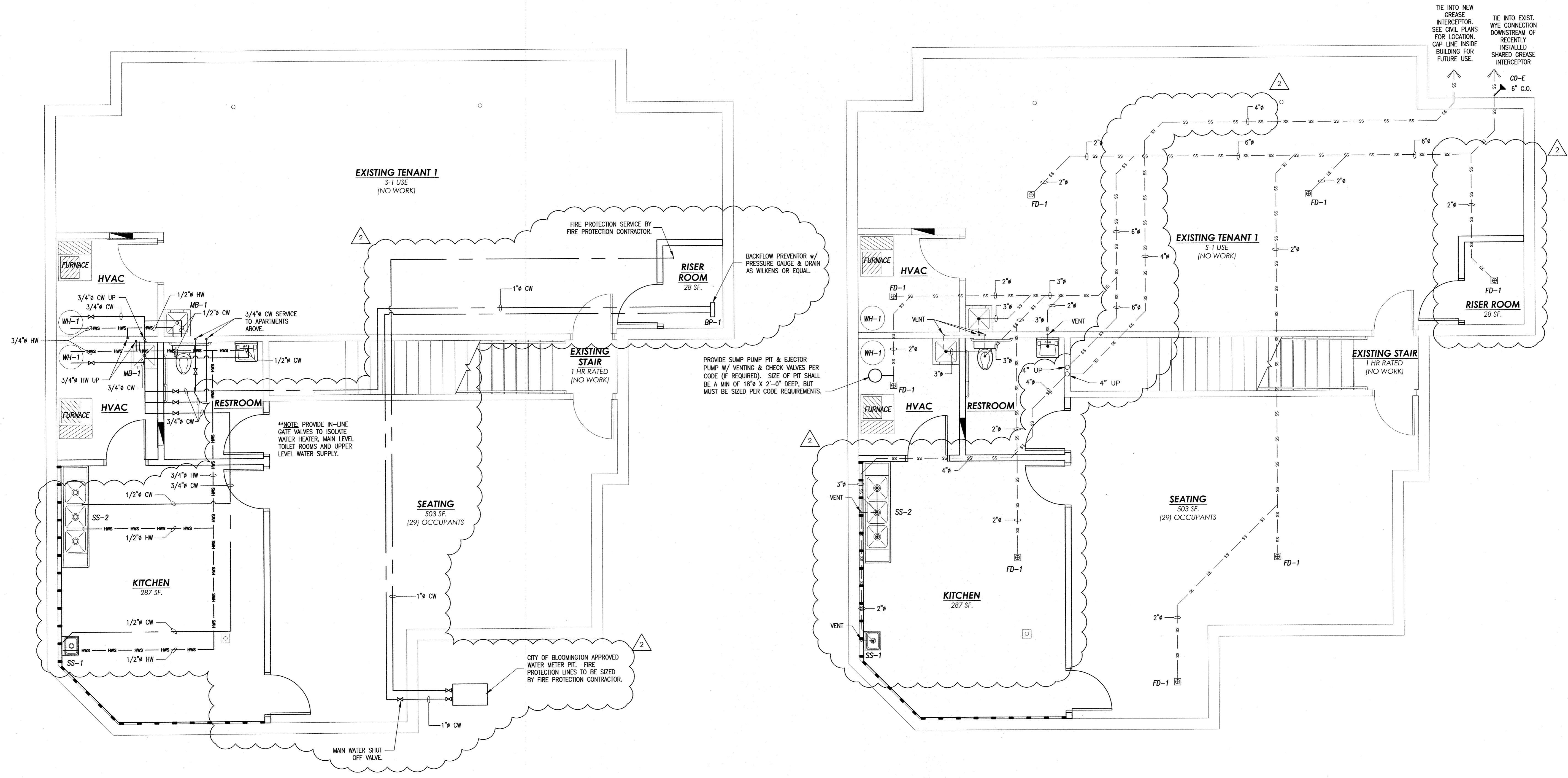
A TENANT IMPROVEMENT FOR:
SUNNY DAY PROPERTIES, INC.
 208 S. DUNN STREET
 BLOOMINGTON, INDIANA 47403



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

SHEET NAME
LOWER LEVEL PLUMBING PLAN

SHEET NO.
PL100R1



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
2	REVISION NOTE	D.S.	DOWNSPOUT LOCATION

J:\CURRENT2015\Commercial\Sunny Day Properties\Tenant Buildout\Design\Construction\PL100R2 Lower Level Plumbing Plan.dwg, PL100, 5/15/2017 3:04:49 PM

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PLUMBING PLAN KEYNOTES:

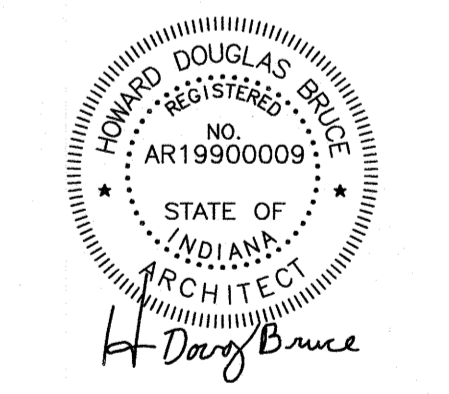
1	PROVIDE ROUGH-IN FOR VENTS, SUPPLY AND WASTE FOR FUTURE PLUMBING FIXTURES.
2	-



REVISIONS

1	05/12/17 - NEW TENANT LAYOUT
---	------------------------------

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



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

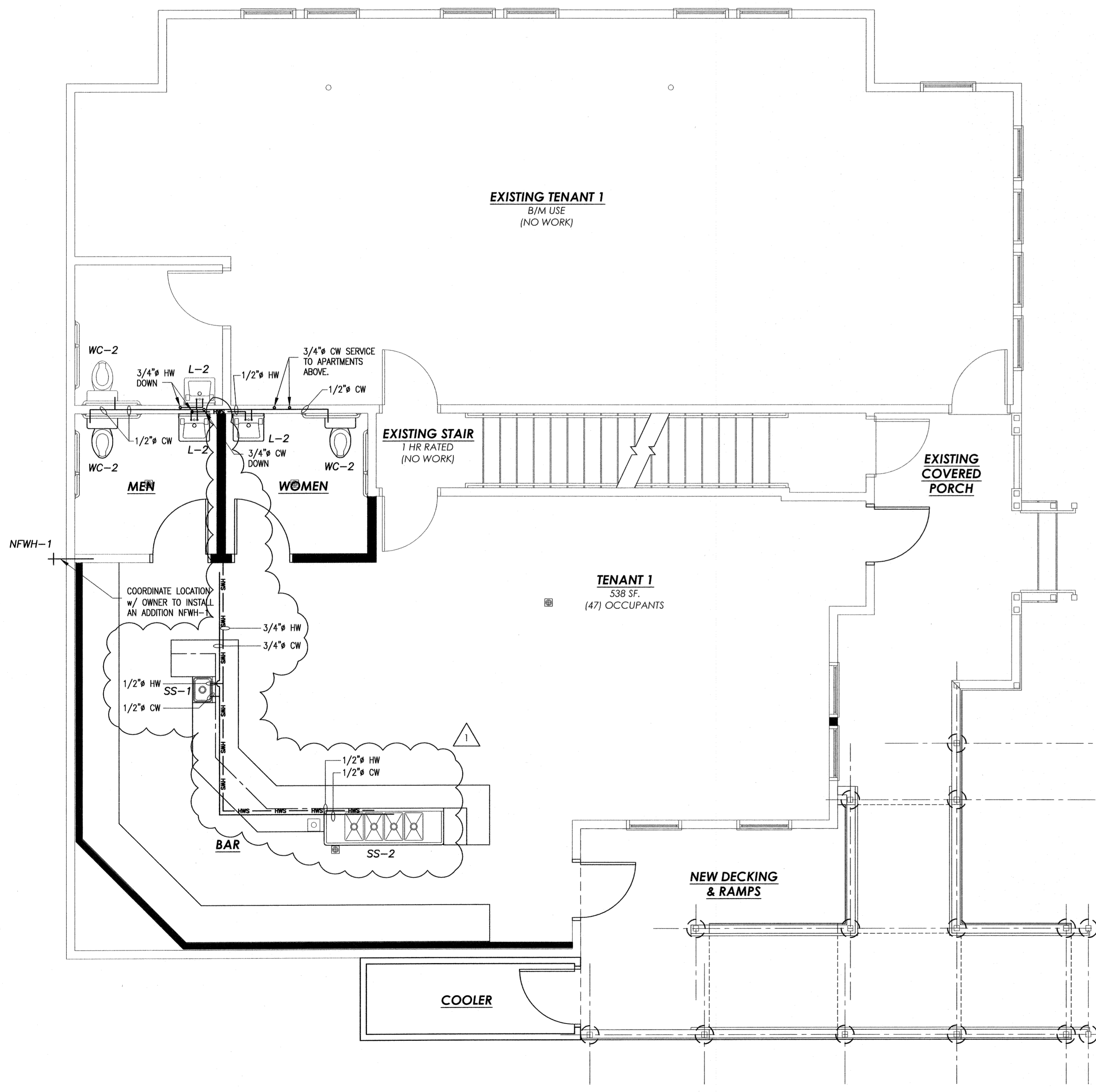
MAIN LEVEL PLUMBING PLAN

SHEET NO.

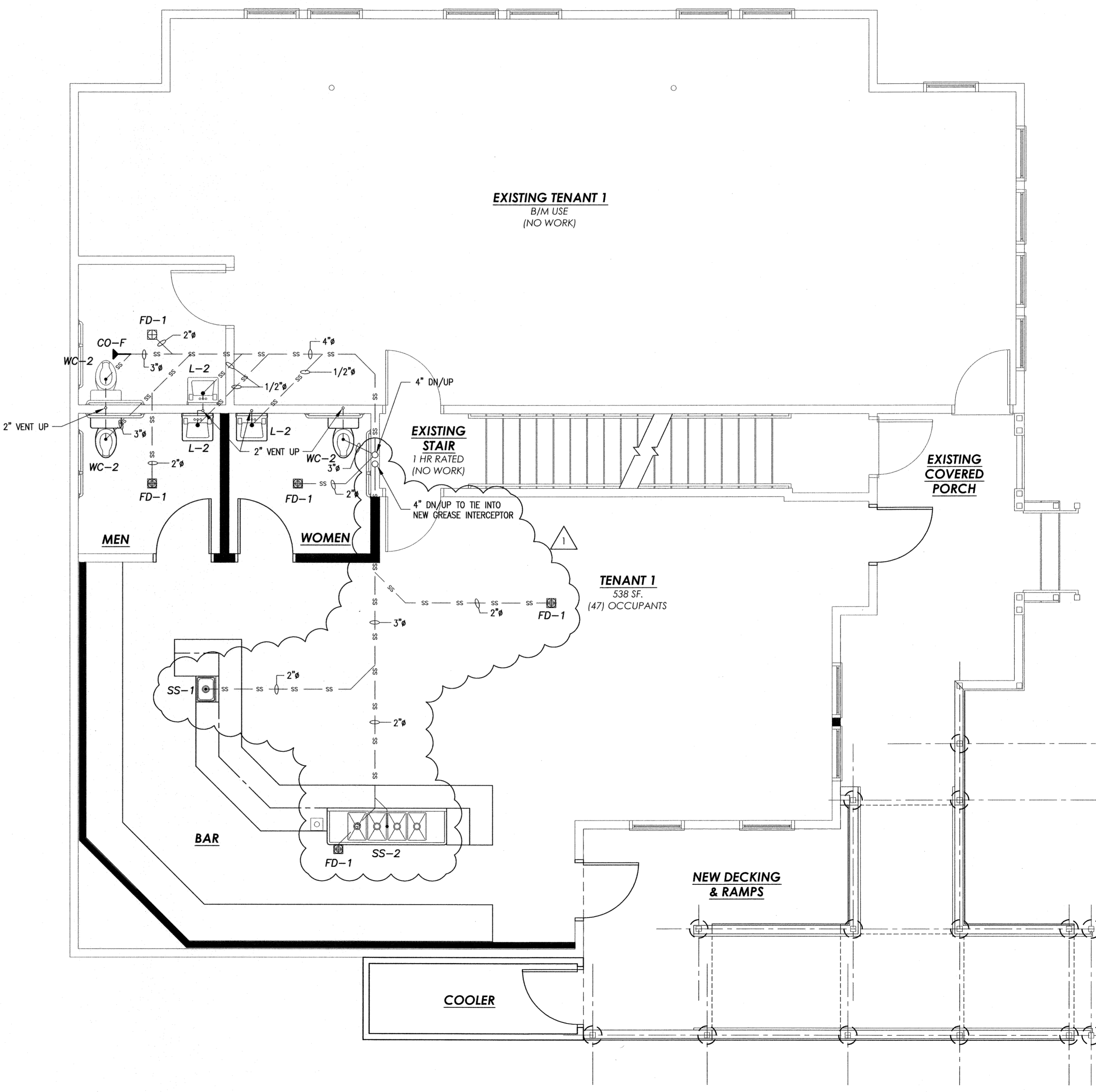
PL101R1

SYMBOLS LEGEND

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



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



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