

CITY OF BLOOMINGTON



September 21, 2017 @ 5:30 p.m.
COUNCIL CHAMBERS #115
CITY HALL

**CITY OF BLOOMINGTON
BOARD OF ZONING APPEALS
September 21, 2017 at 5:30 p.m.**

***Council Chambers - Room #115**

ROLL CALL

MINUTES TO BE APPROVED: 6/22/17

REPORTS, RESOLUTIONS, AND COMMUNICATIONS:

PETITIONS CONTINUED TO: 10/19/17

- UV-18-17 **City of Bloomington Parks & Recreation**
1611 S. Rogers St.
Request: Use variance to allow a parking lot in the floodway.
Case Manager: Eric Greulich
 - V-19-17 **H.M. Mac Development, LLC**
325, 335, 337 S. Walnut St.
Request: Variance from minimum driveway separation requirements to allow an existing drive cut.
Case Manager: Eric Greulich
 - V-20-17 **City Optical**
2552 E. 3rd St.
Request: Variance from signage standards.
Case Manager: Jackie Scanlan
 - V-21-17 **Royal Toyota**
3115 S. Walnut St. (*vacant land north of this site*)
Request: Variances from front yard parking setback and landscaping standards.
Case Manager: Jackie Scanlan
 - CU-24-17 **Wheeler Mission**
215 S. Westplex Ave.
Request: Conditional use approval for the temporary expansion of an existing homeless shelter.
Case Manager: Amelia Lewis
-

PETITIONS:

- V-22-17 **Old National Bank**
2718 E. 3rd St.
Request: Variances from building and parking setback. Also requested is a variance from maximum number of parking spaces to allow a new restaurant.
Case Manager: Eric Greulich

BLOOMINGTON BOARD OF ZONING APPEALS
STAFF REPORT
 Location: 2718 E. 3rd Street

CASE #: V-22-17
DATE: September 21, 2017

PETITIONER: Old National Bank
 One Main Street, Evansville

CONSULTANT: Bynum Fanyo & Associates, Inc.
 528 N. Walnut St, Bloomington

REQUEST: The petitioner is requesting a variance from building and parking setback standards and from the maximum number of allowed parking spaces to allow the construction of a new fast food restaurant.

STAFF REPORT: This 0.92 acre property is located at the southeast corner of S. College Mall Road and E. 3rd Street and is zoned Commercial Arterial (CA) and Planned Unit Development (PUD). Surrounding land uses include the College Mall to the south and east and commercial businesses to the north and west. The building has been most recently used by Old National Bank and has been vacant for several years.

The petitioner is proposing to demolish the current building in order to construct a new Burger King fast food restaurant on this site. The new building is proposed to be 2,811 sq. ft. with 35 parking spaces proposed. A drive-thru has been shown on the east side of the building. There is an existing 5' wide sidewalk in place along College Mall Road and an 8' wide asphalt sidepath along the 3rd Street frontage.

The petitioner is requesting a variance from the 15' front yard building setback standards to allow an 8.95' setback at the northwest corner of the building. The rest of the building will meet the required setbacks. The petitioner is also requesting a variance from front yard parking setback standards to allow the proposed drive-thru lane on the north side of the site to be even with the front of the building, rather than the required 20' setback behind the front of the building. Also requested is a variance from the maximum number of parking spaces allowed. Based on the size of the building, 15 parking spaces would be permitted. The petitioner is requesting to have 35 parking spaces.

As part of the redevelopment of the site, the property must come into compliance with all sections of the UDO. Required site improvements include new street trees along both street frontages, planting new landscaping throughout the property, installation of bike racks, and a dumpster enclosure.

SITE PLAN ISSUES:

Building Architecture/Design: Since the building is located within 300' of a primary arterial road it is subject to the Architectural standards of the UDO. The building will be finished with a brick exterior and standing seam metal roof with large windows. The proposed building meets the architectural requirements.

Access: A sidewalk connection has been shown from the front door to the sidewalk along both College Mall Road and 3rd Street. Vehicular access to the property will be from 2 existing entrance drives, one on College Mall Road and one on 3rd Street. Although the drive location on College Mall Road does not meet the 150' setback requirement from the intersection, it is located as far from the intersection as possible and is permitted. No problems have been identified from either of the current entrance drive locations.

Landscaping: With the new use on the property, the property is required to meet all landscaping requirements. The petitioner has submitted a landscape plan that meets UDO requirements.

Parking: The UDO allows for a maximum of one parking space per 200 sq. ft. of gross floor area. Based on the size of the restaurant (2,811 sq. ft.) the property would be allowed a maximum of 15 parking spaces. There will be 12 employees at this location on the largest shift. The petitioner is requesting a variance from the maximum number of parking spaces to allow for 35 parking spaces.

In order to justify such a deviation from code, the petitioner has performed parking studies at two of their local Burger King restaurants to provide parking usage data (included in packet). These studies have been included in the packet. The studies show that there is a peak usage time between 11:00 AM and 1:00 PM during the weekdays. Each location shows a parking need during that peak time period that is closer to one space per 1,000 sq. ft. of floor area.

The Department believes that the petitioner's study, along with local observations, seems to indicate a need for 28 spaces for patrons and employees and is the more appropriate number of spaces. The Department believes this ratio is consistent with previous variances from parking maximums that are based on a demonstrated actual need.

Pedestrian Facilities: There is a sidewalk along the College Mall frontage and a sidepath along the 3rd Street frontage that is in good condition. No new sidewalk connections are required.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

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

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

RECOMMENDED FINDING:

Building Setback: The granting of the variance from the standards will not be injurious to the public health, safety, or morals. The location of the building closer to the northwest corner of the site actually allows the building to be more

consistent with other buildings along the road frontage.

Parking Setback: The granting of the variance from the standards will not be injurious to the public health, safety, or morals. The location of the drive-thru within the parking setback does not place a drive-thru lane between the building and the street and has a building forward design which is consistent with the intent of the UDO.

Parking Number: The granting of the variance from the standards will not be injurious to the public health, safety, or morals. The proposed number of parking spaces will appropriately serve the needs of the restaurant patrons and employees and limit impacts to adjacent properties.

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

RECOMMENDED FINDINGS:

Building Setback: No negative effects are found from this proposal on the use and value of the areas adjacent to the property. A positive impact on the use and value of the adjacent areas could be expected due to the redevelopment of this property.

Parking Setback: No negative effects from this proposal are found on the use and value of the areas adjacent to the property. The location of the drive-thru lane does not hinder pedestrian's ability to access the site nor place the drive-thru lane between the building and the street.

Parking Number: No negative effects from this proposal are found on the use and value of the areas adjacent to the property. The granting of this variance will allow an appropriate number of parking spaces on this site which will help minimize any negative impacts from spillover parking on adjacent properties.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

RECOMMENDED FINDING:

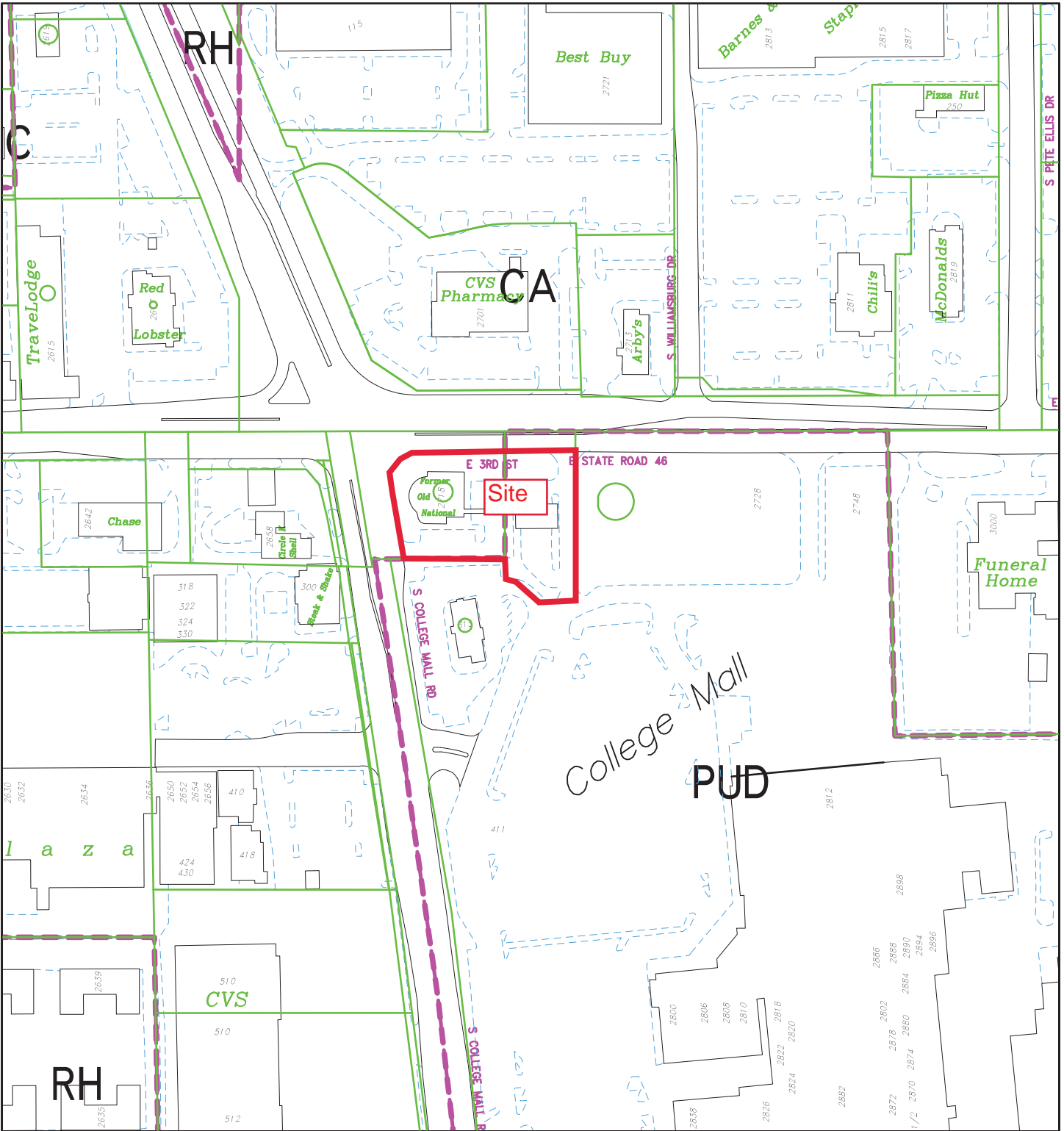
Building Setback: The strict application of the UDO will result in practical difficulty in that it would require the building to be located further back from the street frontages than what is desired. Peculiar condition is found in the irregular shaped property corner that has resulted from right-of-way acquisition from INDOT. This irregular lot shape creates a practical difficulty in aligning the building and creating a standard setback. Allowing the building to be located closer to the road frontages creates a more pedestrian friendly design.

Parking Setback: Staff finds that the strict application of the UDO will result in practical difficulty in the use of the property in that requiring the drive-thru lane to be 20' behind the building results in an inefficient site layout and allowing the drive-thru lane as shown allows a driveway aisle to function with the drive-thru lane. Peculiar condition is also found in that this is a corner lot with two street frontages which places additional hardship on designing an efficient site plan.

Parking Number: Staff finds that the strict application of the UDO will result in practical difficulty in that the number of spaces allowed by code does not match the demonstrated needs of this use. A parking study was conducted by the petitioner and staff which found that fast food restaurants do have a parking need greater than the 1 space per 200 sq. ft. that the UDO would allow. Peculiar condition is found in the demonstrated need of the proposed use. The reduction from 37 to 15 spaces would result in a site that would be difficult to use as allowed. Rather, the variance is being requested to fulfill a parking need that is under-represented by the UDO. When developing maximum parking requirements of the UDO it was understood that some uses would be justified in seeking variances. Staff finds this to be one of those cases.

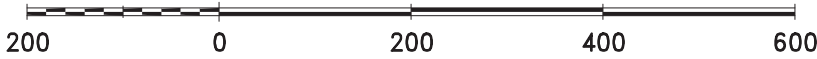
RECOMMENDATION: Staff recommends approval of the variances with the following conditions:

1. A maximum of 28 parking spaces is approved.
2. Parking setbacks are approved only as shown.



V-27-17 Old National Bank
 2718 E 3rd Street
 Board of Zoning Appeals
 Site Location, Zoning, Parcels, Land Use

By: greulice
 14 Sep 17



City of Bloomington
 Planning & Transportation

N

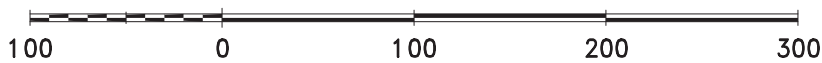
Scale: 1" = 200'

For reference only; map information NOT warranted.



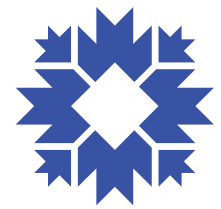
V-22-17 Old National Bank
 2718 E 3rd Street
 Board of Zoning Appeals
 2016 Aerial Photograph

By: greulice
 14 Sep 17

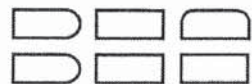


For reference only; map information NOT warranted.

City of Bloomington
 Planning & Transportation



Scale: 1" = 100'



BYNUM FANYO & ASSOCIATES, INC.

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

August 22, 2017

Bloomington Board of Zoning Appeals
401 N. Morton Street
Bloomington, Indiana 47403

Re: Burger King Restaurant, 2718 E. Third Street, BFA #401734

Dear BZA Members:

Our client respectfully requests three variances from the development standards listed in the UDO. The variances include building setback, setback for a drive thru window and maximum number of parking spaces.

Building Setback:

Over the past thirty years this property has had right of way taken from the west and north property lines numerous times. As a result, the current right of way line at the north-west corner of the property cuts diagonally across the corner of the west and north property lines. This right of way was not required for the construction of this intersection but rather an easy way to write the legal description for the acquisition. Normally the right of way would follow the radius of the back of sidewalk. If this was done no variance would be required. However, the angle of the right of way taking removes an additional 16' of unnecessary and unusable property from this project along the entire west side of this site. The method the right of way taking described has negatively impacted the use of this property. Approval of the variance will not adversely impact the public use of the intersection and will improve the site design by allowing the building to be closer to the right of way with its proposed entrances.

Drive Thru Window Setback:

Recently Panera Bread and Chick-fil-A developed drive thru isles that are located at the face of the building. This was allowed since both properties are in the Simon PUD. The eastern portion of our property also falls within the Simon PUD and would allow for a similar drive thru arrangement.

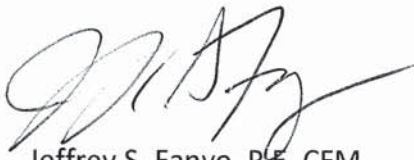
Unfortunately, this is a corner lot and requires the 20' setback from College Mall Road as well as 3rd Street. We are not able to shift the building to accommodate the drive thru in the PUD and arrange our site design to accommodate the setbacks due to a 48" culvert dividing our property into two parts. For this reason, we are requesting a variance to allow the drive thru lane to be placed at the front building setback. This will allow a building forward design along 3rd and College Mall Road and still accommodate parking, landscaping and the existing culvert dividing our site.

Maximum Parking Spaces:

We are proposing 33 regular parking spaces and 2 ADA parking spaces for a total of 35 parking spaces. The UDO allows one space for every 200 gsf. This would equate to 15 parking spaces. This restaurant will have 12 employees during its peak shift leaving only two parking for patrons. We have completed a parking study at two of Bloomington's other Burger King restaurants, see attached, and have found that at peak times 36 to 38 parking spaces have been utilized. Based upon this study and company experience we would request a maximum parking variance to 35 spaces.

After reviewing our petition please feel free to contact us at any time for questions or clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. S. Fanyo', written in a cursive style.

Jeffrey S. Fanyo, P.E. CFM

Bynum Fanyo and Associates, Inc.

Attachments: Parking Study

Hours	Mon 8/7	Tues 8/8	Wed 8/9	Thu 8/10	Fri 8/11	Sat 8/12	Sun 8/13
6:00-7:00	8	8	9	7	10	6	3
8:00	5	7	8	6	9	4	3
9:00	14	14	21	23	24	29	20
10:00	12	13	12	14	26	25	4
11:00	23	24	21	14	27	24	13
12:00	33	29	34	31	36	17	15
1:00	17	28	26	31	25	10	14
2:00	18	15	14	19	16	9	8
3:00	16	13	8	11	14	11	8
4:00	9	7	7	8	9	8	6
5:00	15	11	15	14	12	11	9
6:00	10	16	13	21	18	10	10
7:00	14	10	12	6	3	13	6
8:00	11	10	14	9	7	9	12
9:00	5	4	8	7	15	10	8
10:00	3	3	7	5	7	7	2
11:00	4	3	5	4	6	6	2

This store has 37 parking places

CC# 827 Bloomington-2498 S Walnut **Burger King Parking Counts** *3,200 sq. ft.*

Hours	Mon 8/7	Tues 8/8	Wed 8/9	Thu 8/10	Fri 8/11	Sat 8/12	Sun 8/13
6:00-7:00	7	10	7	6	9	5	3
8:00	5	6	7	8	11	6	4
9:00	11	11	18	20	18	22	12
10:00	8	17	8	14	21	23	3
11:00	21	25	21	13	23	23	11
12:00	29	28	31	32	38 ^o	30	27
1:00	15	26	17	28	26	9	22
2:00	14	11	18	16	17	6	8
3:00	11	10	7	11	13	8	5
4:00	6	6	8	6	7	6	5
5:00	10	8	20	13	9	9	6
6:00	9	14	15	20	13	9	7
7:00	11	7	10	7	3	8	5
8:00	8	7	12	8	6	5	8
9:00	5	4	5	5	16	5	5
10:00	4	4	5	4	9	7	2
11:00	3	3	4	4	5	3	2

This store has 40 parking places

PROPOSED CARROLLS BURGER KING AT COLLEGE MALL

2718 EAST THIRD STREET
BLOOMINGTON, INDIANA 47401



LOCATION/VICINITY MAP
1" = 1,000'

INDEX

SHEET NO.	SHEET NAME
C101	GENERAL NOTES & MISCELLANEOUS DETAILS
C102	MISCELLANEOUS DETAILS
C201	SITE DEMOLITION PLAN
C202	SITE PLAN
C203	SITE GRADING & UTILITY PLAN
C204	SITE LANDSCAPE PLAN



UTILITY CONTACT INFORMATION

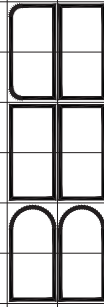
GAS
SUNBELT ENERGY SERVICES
1000 WEST WASHINGTON STREET
BLOOMINGTON, IN 47402
PHONE: (317) 326-2000
WEBSITE: www.sunbeltenergy.com

ELECTRIC
INDIANA ELECTRIC SERVICE
1000 WEST WASHINGTON STREET
BLOOMINGTON, IN 47402
PHONE: (317) 326-2000
WEBSITE: www.indianaelectric.com

TELEPHONE
INDIANA BELL
1000 WEST WASHINGTON STREET
BLOOMINGTON, IN 47402
PHONE: (317) 326-2000
WEBSITE: www.indianabell.com

CABLE TELEVISION
SPECTRUM
1000 WEST WASHINGTON STREET
BLOOMINGTON, IN 47402
PHONE: (317) 326-2000
WEBSITE: www.spectrum.com

UNDERGROUND UTILITY LOCATION
INDIANA 811
1-800-485-5844
WWW.INDIANA811.COM



BYNUM FANYO & ASSOCIATES, INC.

architecture
civil engineering
planning

528 north walnut st. bloomington, indiana 47404 (812) 332-8030

OWNER/DEVELOPER
CARROLLS RESTAURANT GROUP, INC.
968 JAMES STREET
SYRACUSE, NY 13203

THE CURRENT EDITION OF THE INDIANA DEPARTMENT OF TRANSPORTATION, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & CITY OF BLOOMINGTON UTILITIES STANDARD SPECIFICATIONS IS TO BE USED WITH THESE PLANS

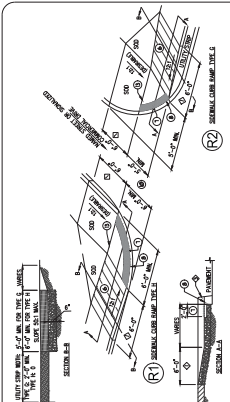
PRELIMINARY
NOT FOR
CONSTRUCTION

certified by:
PRELIMINARY
JEFFREY S. FANYO, P.E.
IND. REG. NO. 6006263

REVISIONS

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED TO BRYN FAVO & ASSOCIATES, INC. BY THE CLIENT.
2. PROJECT ADDRESS: 2718 EAST THIRD STREET, BLOOMINGTON, INDIANA 47401.
3. ALL WORK IS TO BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS.
4. ALL PERMITS ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF WORK.
5. EXISTING UTILITIES ON SITE SHALL BE RELOCATED AS REQUIRED. CONTRACTOR SHALL PAY ALL COSTS ASSOCIATED WITH RELOCATION.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.



- NOTES:**
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PARKING AND PAVEMENT NOTES

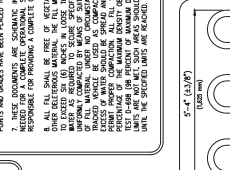
1. ALL OTHER PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN THE MANUAL ON TRAFFIC DEVICES. CURRENT LISTING IS APPROVED.
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS INDICATED OTHERWISE.
3. CONTRACTOR SHALL FURNISH AND INSTALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
4. CONTRACTOR SHALL MAINTAIN THE INSTALLATION OF ALL CONES, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
5. ALL CONE MARKERS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF ANYTHING TOOLS.
6. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
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GRADING NOTES

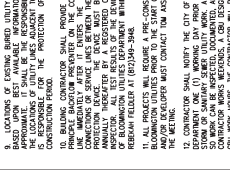
1. NEW FINISHED SURFACES SHALL BE TO TOP OF FINISHED PAVING IN AREAS TO RECEIVE GRADE.
2. EXISTING GRADE SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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ON-SITE UTILITY NOTES

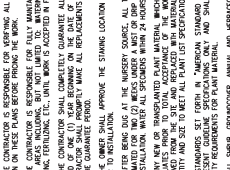
1. UTILITIES SHALL HAVE A MINIMUM COVER OF 4'-0" ABOVE TOP OF PIPE.
2. THE MINIMUM HORIZONTAL SEPARATION BETWEEN THE CLOSEST TWO POINTS OF SEPARATION BETWEEN THE CLOSEST TWO POINTS OF THE WATER AND SEWER LINES IS 6 FEET.
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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HEALTHY, MATURE, AND BE FREE OF PESTS AND DISEASE.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, MATURE, AND BE FREE OF PESTS AND DISEASE.
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 8. SEE EXISTING DIMENSIONS 604'-00" x 202'-00"
 9. SEE EXISTING DIMENSIONS 604'-00" x 202'-00"
 10. SEE EXISTING DIMENSIONS 604'-00" x 202'-00"

PRELIMINARY NOT FOR CONSTRUCTION

DESIGNED BY: JBT
CHECKED BY: SBT
PROJECT NO.: 001734

BRYN FAVO & ASSOCIATES, INC.

520 North Washington Street
Bloomington, Indiana 47401
(317) 325-2600 (FAX)

CIVIL ENGINEERING

ARCHITECTURE

PLANNING

PROPOSED CAROLS BURGER KING AT COLLEGE WALL

2718 EAST THIRD STREET
BLOOMINGTON, IN 47401

STOP

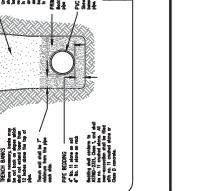
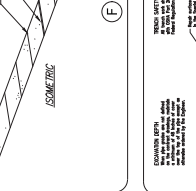
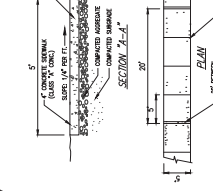
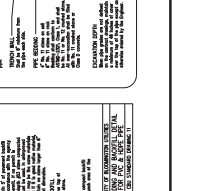
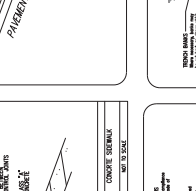
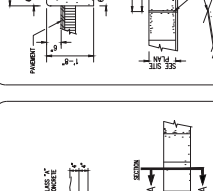
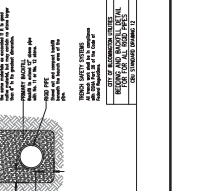
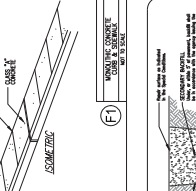
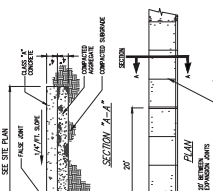
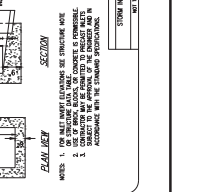
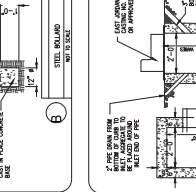
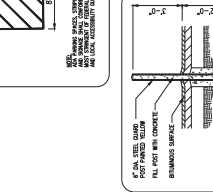
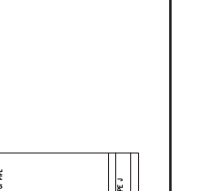
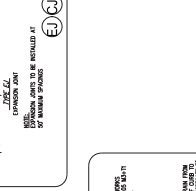
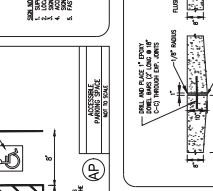
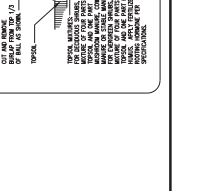
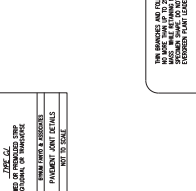
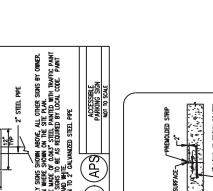
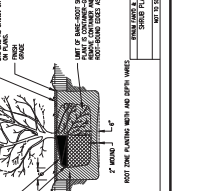
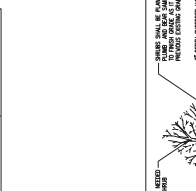
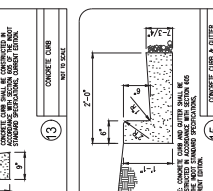
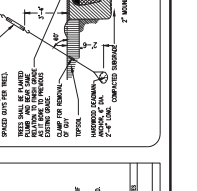
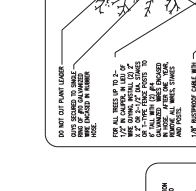
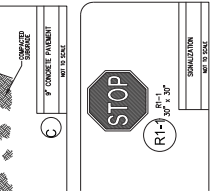
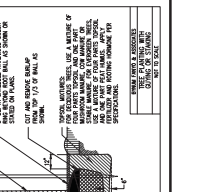
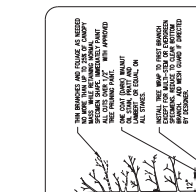
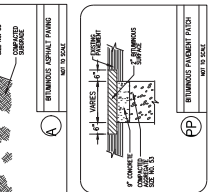
R-1 30" x 30"

CONCRETE CURB & GUTTER

CONCRETE CURB & GUTTER

CONCRETE CURB & GUTTER

CONCRETE CURB & GUTTER



EXISTING LEGEND

- 1" = 1" CAST IRON WATER MAIN PIPE
- 4" = 4" SANITARY SEWER LATERAL PIPE
- 12" = 12" VIBRATED CLAY SANITARY SEWER MAIN
- OVERHEAD ELECTRIC LINES
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND TELEPHONE LINES
- GAS LINE PIPE
- E.C. SPOUT DRAIN

SITE LEGEND

- PROPOSED PARKING SPACE
- ASPH. ACCESSIBLE PARKING SPACES
- BIKE PARKING AREA (AS CONCRETE PAD)
- PROPOSED SIDEWALK FINISH
- CONCRETE DRIVE
- CONCRETE DRIVE AND SIDEWALK
- 3" ST. STEEL PIPE HORIZONTAL
- UNDERGROUND GAS SERVICE (FURNACE, FURNACE, WATER HEATER)
- UNDERGROUND WATER SERVICE (WATER HEATER)
- UNDERGROUND ELECTRICAL SERVICE (PANEL, WATER HEATER)
- UNDERGROUND TELEPHONE SERVICE (PANEL)
- UNDERGROUND GAS SERVICE (PANEL)
- UNDERGROUND WATER SERVICE (PANEL)
- UNDERGROUND ELECTRICAL SERVICE (PANEL)
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UTILITY LEGEND

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- UNDERGROUND TELEPHONE LINES
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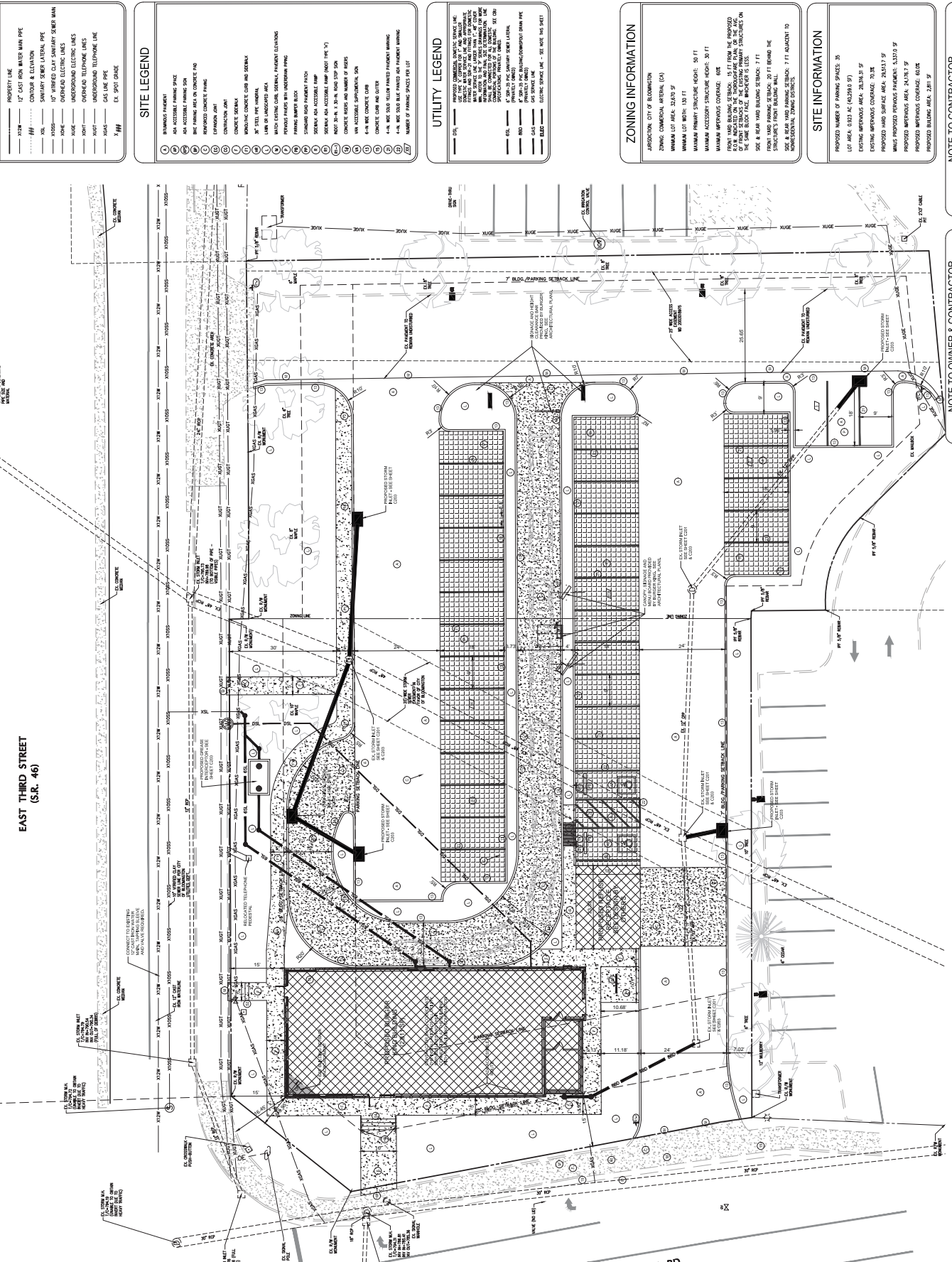
ZONING INFORMATION

JURISDICTION: CITY OF BLOOMINGTON
 ZONING: COMMERCIAL ARTERIAL (CA)
 MINIMUM LOT AREA: 23,439 SQ. FT.
 MINIMUM LOT WIDTH: 130 FT.
 MAXIMUM ACCESSORY STRUCTURE HEIGHT: 30 FT.
 MAXIMUM IMPROVED COVERAGE: 60%
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 ALL NEW IMPROVED STRUCTURES ON THE SAME BLOCK/FACE MUST BE AT LEAST THE SAME BLOCK/FACE IMPROVEMENTS.

SITE INFORMATION

PROPOSED NUMBER OF PARKING SPACES: 35
 LOT AREA: 0.03 AC (42,349 SQ. FT.)
 EXISTING IMPROVED AREA: 24,314 SQ. FT.
 EXISTING IMPROVED COVERAGE: 70.3%
 PROPOSED IMPROVED COVERAGE: 84.17%
 PROPOSED IMPROVED AREA: 34,173 SQ. FT.
 PROPOSED IMPROVED COVERAGE: 80.2%
 PROPOSED BALDING AREA: 2,911 SQ. FT.

EAST THIRD STREET (S.R. 46)



CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR ELEVATION OR ANY OTHER INFORMATION THAT MAY AFFECT THE PROJECT PRIOR TO COMMENCING WORK.

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BYRAM PANTO & ASSOCIATES, INC.
 CIVIL ENGINEERING
 ARCHITECTURE
 PLANNING
 BLOOMINGTON, MISSISSIPPI
 (601) 378-3500 (FAX)

PRELIMINARY NOT FOR CONSTRUCTION

DATE: 08/27/2019
 SHEET NO. CS-02
 PROJECT NO. 401714

CARROLLS BURGER KING AT COLLEGE MALL

PROPOSED PLAN
 BLOOMINGTON, IN 47401

DESIGNED BY: JBT
 DRAWN BY: SBT
 SHEET NO.: CS-02
 PROJECT NO.: 401714

PROPOSED
CARROLLS BURGER KING AT COLLEGE WALL
2718 E 3RD STREET
BLOOMINGTON, IN 47401

designed by: JEFF
BYRNLIFF & ASSOCIATES, INC.
sheet no. C204
project no. 401734

PRELIMINARY
NOT FOR
CONSTRUCTION

verified by:

BYRNLIFF & ASSOCIATES, INC.
1528 North Wabash Street
(812) 332-8030

ARCHITECTURE
CIVIL ENGINEERING
PLANNING

(812) 332-8030
Bloomington, Indiana

SCALE: 1"=10'

LANDSCAPE CALCULATIONS

LOT ZONED C-2
TOTAL PARKING SPACES = 14 (412.5 @ 0.31/40)
TOTAL PARKING SPACES = 35
STREET TREES REQUIRED: CREDIT FOR 3 BK STREET
PROVIDED BY APPROX. 40 FT SPACING
DEEMETER PLANTINGS REQUIRED:
LARGE TREES = 10 (10 @ 100' x 100')
MEDIUM TREES = 20 (20 @ 50' x 50')
SMALL TREES = 70 (70 @ 25' x 25')
TOTAL TREES = 100 (100 @ 25' x 25')
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PLANT LIST

LEGEND: (SYMBOL) BOTANICAL NAME, COMMON NAME, QTY, SIZE & CONDITION

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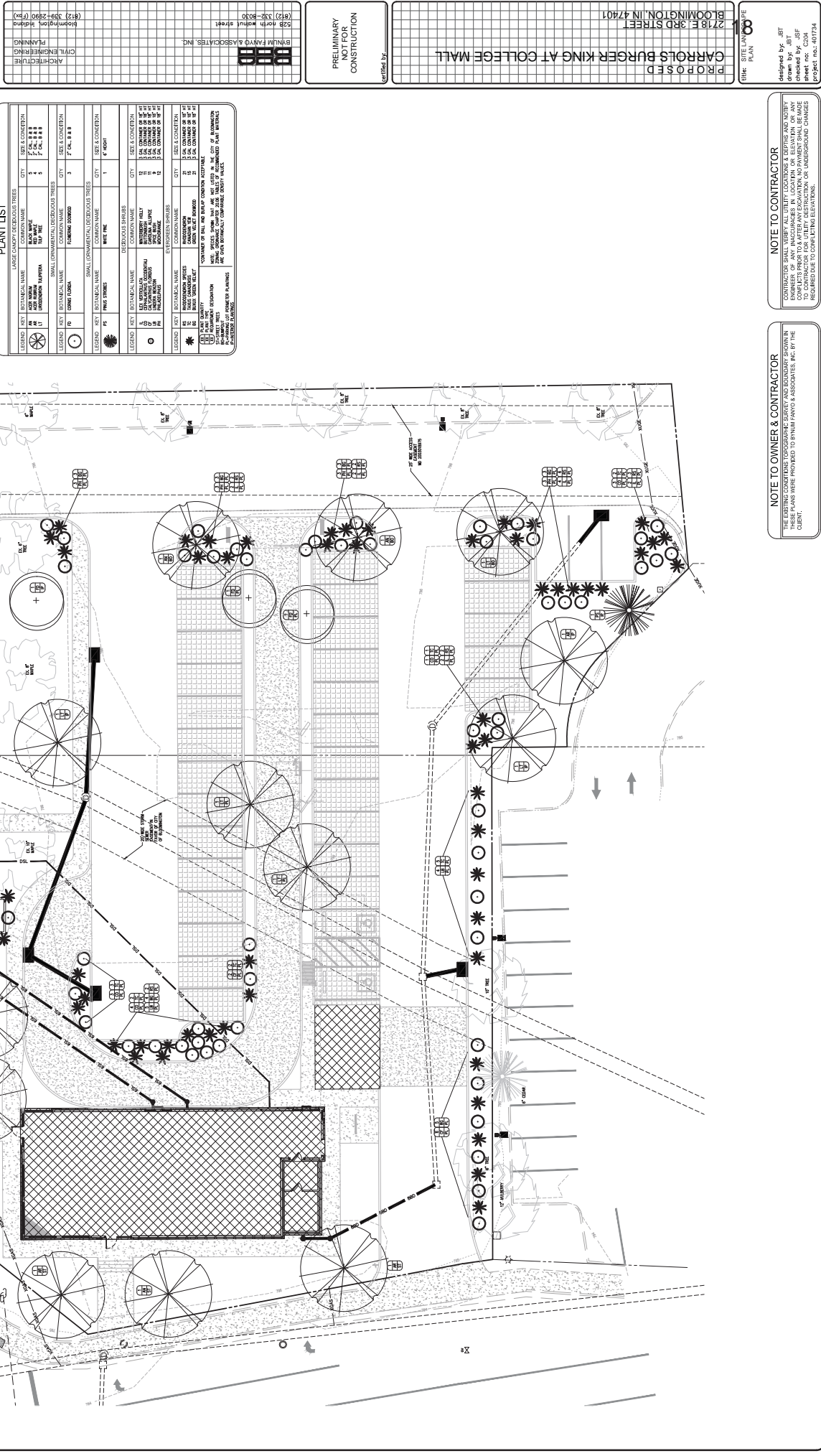
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LEGEND: (SYMBOL) BOTANICAL NAME, COMMON NAME, QTY, SIZE & CONDITION



2

NOTE TO OWNER & CONTRACTOR

THE EXISTING CONDITIONS (TOPOGRAPHY, SEWER, AND BOUNDARY) SHOWN IN THESE PLANS WERE PROVIDED BY BYRNLIFF & ASSOCIATES, INC. BY THE CLIENT.

NOTE TO CONTRACTOR

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS & DEPTHS AND NOTIFY ENGINEER OF ANY INACCURACIES IN LOCATION OR DEPTH OR ANY OTHER INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, INDIANA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLOOMINGTON, INDIANA.

ISSUE DATE:	JULY 18, 2017
REVISIONS	

BURGER KING CORPORATION

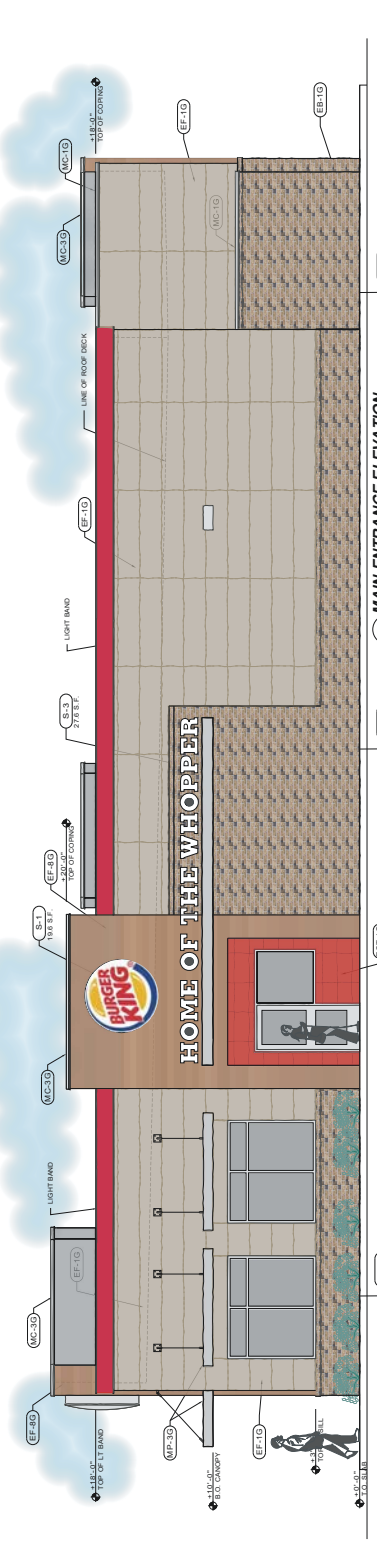


RESTAURANT FOR:
Carroll Corporation
 986 James Street P.O. Box 6989
 Syracuse, New York 13217-6989
 (315) 424-0513
AHRIEL ARCHITECT
 105 W. MARKET ST. SUITE 201
 SYRACUSE, NY 13202
 TEL: 485-272-8888 FAX: 485-272-8889
 WWW.AHRIELARCHITECT.COM

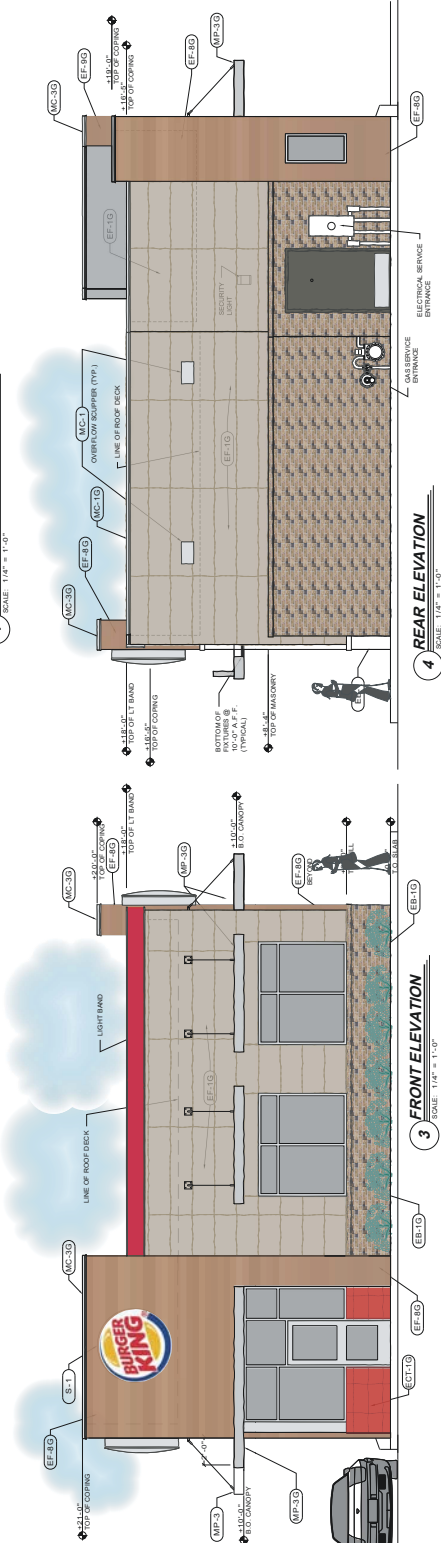


BK -
COLLEGE MALL
BLOOMINGTON, IN 47407
 ROC-60 GARDEN GRILL

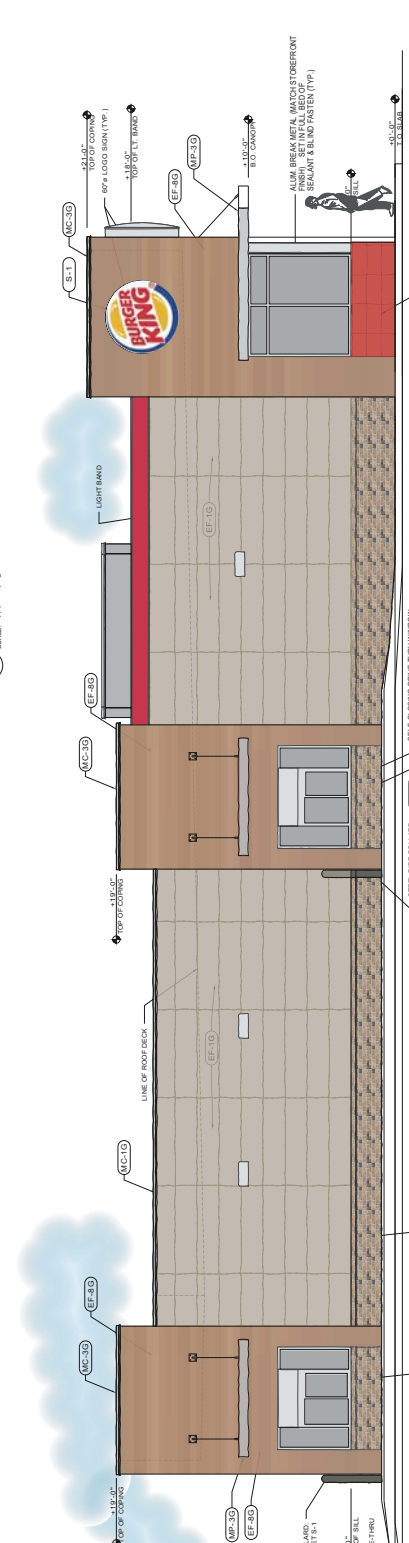
PROJECT NUMBER
CLS#
 SHEET NUMBER



1 MAIN ENTRANCE ELEVATION
 SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



2 DRIVE THROUGH ELEVATION
 SCALE: 1/4" = 1'-0"

ISSUE DATE:
JULY 18, 2017

REVISIONS

BURGER KING CORPORATION



RESTAURANT FOR:
Corallis Corporation
986 James Street P.O. Box 6989
Syracuse, New York 13217-6989
(315) 424-0513

AH-RIEL ARCHITECT
986 James Street P.O. Box 6989
Syracuse, New York 13217-6989
(315) 424-0513

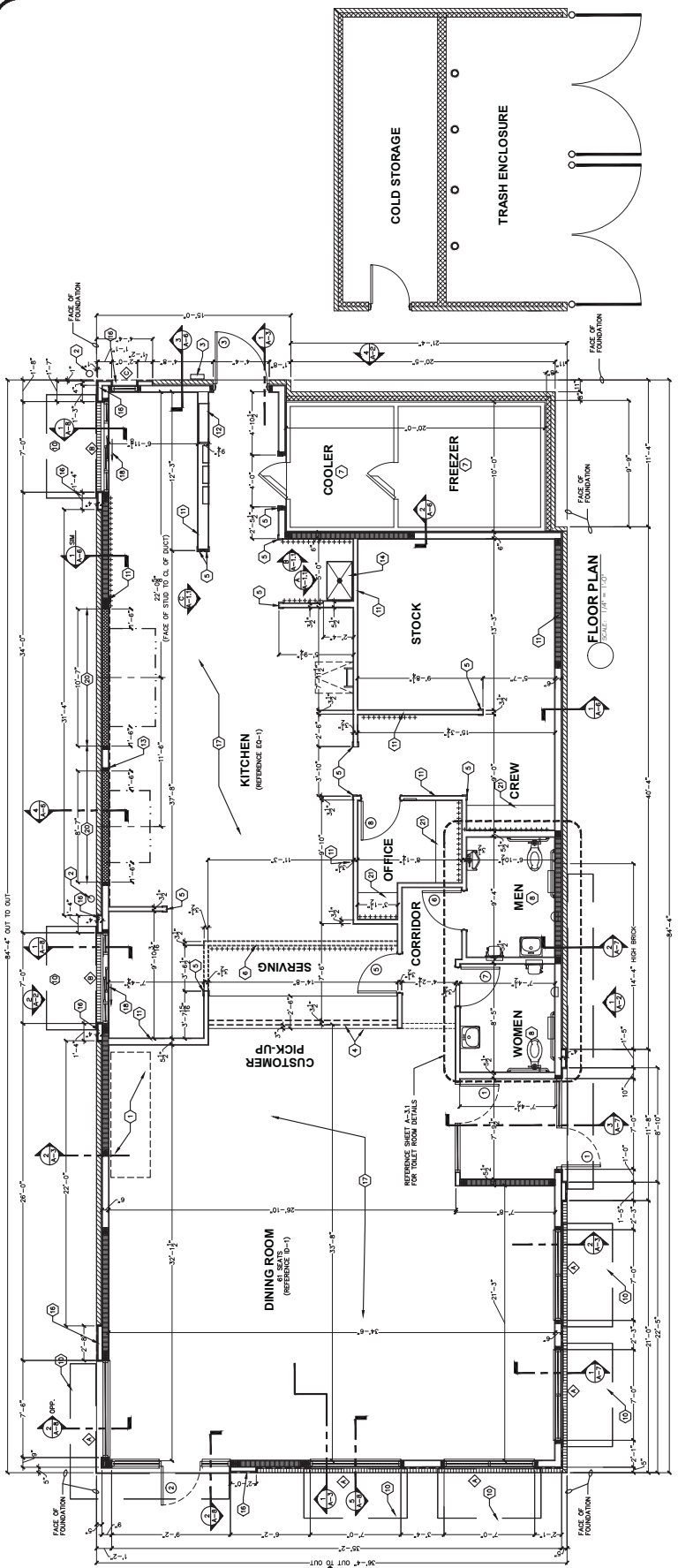


PROJECT NUMBER:
BK- COLLEGE MALL
BLOOMINGTON, IN 47407

FLOOR PLAN:
ROC-60 GARDEN GRILL

C.S.#
A-1

SHEET NUMBER:
A-1



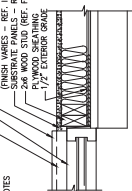
GENERAL NOTES:

- 1. SELF-SERVE DRINKS AND CONDIMENT STAND. REFER TO SHEET ED-1.
- 2. STEEL BEAM/JOIST REFER TO SHEET E-1, DRAWINGS.
- 3. SERVICE COUNTER PARTITION BY C.C. REFER TO DETAILS ON SHEET E-4.
- 4. ALL INSTALLATION RESPONSIBILITIES WITH THE DECOR SUPPLIER, MANUM.
- 5. COUNTER HEIGHT = 36" TO DETAIL A4, SHEET A-11.
- 6. MENU BOARD SHOWN ABOVE. REFER TO SHEET A-1, SHEET A-4 WITH MANUFACTURER. INSTALL ALSO STAINLESS 304 SAFETY FLOORING.
- 7. ALL FLOORING SHALL BE INSTALLED ON A SMOOTH, LEVEL, AND SOUND CONCRETE SLAB. PROVIDE DRAINAGE FOR SPILLS OF WATER UNLESS OTHERWISE NOTED.
- 8. ALL WALLS AT EXPOSED TRUSSES TO BE FRAMED AND FINISHED TO THE INTERIORSIDE - CORNERS - RESTROOMS.
- 9. 5/8" USE THURCOY PANELS AT FINISH FLOOR TO 24" A.F.F.
- 10. 5/8" USE THURCOY PANELS AT FINISH FLOOR FROM 24" A.F.F. TO 6" ABOVE FINISHED CEILING.
- 11. PROVIDE ALTERNATE BID OF 5/8" USE "TERRAZZO" PANELS IN LEAD OF DIVISION.
- 12. DINING ROOM AND CORRIDOR.
- 13. 5/8" TYPE USE "SHEETROCK" TYPE "X" GYPSUM WALL BOARD FROM "B" TO 6" ABOVE CEILING.
- 14. 5/8" TYPE USE "SHEETROCK" TYPE "X" GYPSUM WALL BOARD FROM "B" TO 6" ABOVE CEILING.
- 15. PROVIDE JOIST JOISTS AND PAINT ON GYPSUM WALL BOARD.
- 16. RECESS ELECTRICAL, CONTRACTOR PANEL AND PANELS "A", "B" AND "W".
- 17. PROVIDE ELECTRICAL PANELS BEHIND CRY DUMP HOODS. CONTINUOUS BETWEEN HOODS AND SUPPLIED BY G.C. AND INSTALL BE G.C. 1/2" - 24" - 0" TO 6" ABOVE CEILING.
- 18. PROVIDE ELECTRICAL PANELS BEHIND CRY DUMP HOODS. CONTINUOUS BETWEEN HOODS AND SUPPLIED BY G.C. AND INSTALL BE G.C. 1/2" - 24" - 0" TO 6" ABOVE CEILING.
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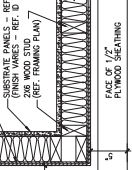
KEYED NOTES:

- A. GENERAL DIMENSIONS OF STOREFRONT WALLS ARE THE SAME AS THE OUTSIDE.
- B. FACE OF FOUNDATION WALL BELOW.
- C. FIRE EXTINGUISHER SHALL COMPLY WITH APPLICABLE BUILDING CODES.
- D. ELEVATION OF SPINE THROUGH LINE 2' MAXIMUM BELOW FINISH FLOOR.
- E. FLOORING TO BE INSTALLED ON A SMOOTH, LEVEL, AND SOUND CONCRETE SLAB. PROVIDE DRAINAGE FOR SPILLS OF WATER UNLESS OTHERWISE NOTED.

TYPICAL INTERIOR PARTITION



TYPICAL INTERIOR PARTITION



TYPICAL INTERIOR PARTITION



KEYED NOTES:

- 1. SELF-SERVE DRINKS AND CONDIMENT STAND. REFER TO SHEET ED-1.
- 2. STEEL BEAM/JOIST REFER TO SHEET E-1, DRAWINGS.
- 3. SERVICE COUNTER PARTITION BY C.C. REFER TO DETAILS ON SHEET E-4.
- 4. ALL INSTALLATION RESPONSIBILITIES WITH THE DECOR SUPPLIER, MANUM.
- 5. COUNTER HEIGHT = 36" TO DETAIL A4, SHEET A-11.
- 6. MENU BOARD SHOWN ABOVE. REFER TO SHEET A-1, SHEET A-4 WITH MANUFACTURER. INSTALL ALSO STAINLESS 304 SAFETY FLOORING.
- 7. ALL FLOORING SHALL BE INSTALLED ON A SMOOTH, LEVEL, AND SOUND CONCRETE SLAB. PROVIDE DRAINAGE FOR SPILLS OF WATER UNLESS OTHERWISE NOTED.
- 8. ALL WALLS AT EXPOSED TRUSSES TO BE FRAMED AND FINISHED TO THE INTERIORSIDE - CORNERS - RESTROOMS.
- 9. 5/8" USE THURCOY PANELS AT FINISH FLOOR TO 24" A.F.F.
- 10. 5/8" USE THURCOY PANELS AT FINISH FLOOR FROM 24" A.F.F. TO 6" ABOVE FINISHED CEILING.
- 11. PROVIDE ALTERNATE BID OF 5/8" USE "TERRAZZO" PANELS IN LEAD OF DIVISION.
- 12. DINING ROOM AND CORRIDOR.
- 13. 5/8" TYPE USE "SHEETROCK" TYPE "X" GYPSUM WALL BOARD FROM "B" TO 6" ABOVE CEILING.
- 14. 5/8" TYPE USE "SHEETROCK" TYPE "X" GYPSUM WALL BOARD FROM "B" TO 6" ABOVE CEILING.
- 15. PROVIDE JOIST JOISTS AND PAINT ON GYPSUM WALL BOARD.
- 16. RECESS ELECTRICAL, CONTRACTOR PANEL AND PANELS "A", "B" AND "W".
- 17. PROVIDE ELECTRICAL PANELS BEHIND CRY DUMP HOODS. CONTINUOUS BETWEEN HOODS AND SUPPLIED BY G.C. AND INSTALL BE G.C. 1/2" - 24" - 0" TO 6" ABOVE CEILING.
- 18. PROVIDE ELECTRICAL PANELS BEHIND CRY DUMP HOODS. CONTINUOUS BETWEEN HOODS AND SUPPLIED BY G.C. AND INSTALL BE G.C. 1/2" - 24" - 0" TO 6" ABOVE CEILING.
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