#2016-43
Burger King SUP Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	October 5, 2016
Requests:	A Special Use Permit Amendment to allow changes to the approved elevations.
Location:	250 S. Virginia Street
Acreage:	Approximately 1 acre
Zoning:	B-2 (General Commercial)
Surrounding Properties:	North: R-3B (Multi-Family Residential) South: B-2 (General Commercial) East: B-2 PUD (General Commercial Planned Unit Development) West: B-2 (General Commercial)
Staff Contact:	Kathryn Cowlin (815.356.3615)

Background:

- Existing Use: The subject property is an existing Burger King.
- Previous Approvals:
    - A variation was granted in 1982 for a 6-foot wrought iron fence around an outdoor play area in the front yard. The play area has since been removed.
    - A special use permit was approved in 1998 to allow a drive through facility and a fast food restaurant for the existing fast food restaurant. The special use permit included approved elevations.

Development Analysis:

- Request: The petitioner is requesting an SUP Amendment to allow changes to the approved elevations.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for the area.
- Zoning: The site is zoned B-2. This is an appropriate zoning designation for the area.

Existing Façade:



Proposed Façade:

- The proposed changes to the exterior elevations meet the Unified Development (UDO) design standards for a renovation.
- The proposed elevations are a modern architectural design and matches the exterior improvements that have recently been completed on the Burger King on Route 176
- The existing building is constructed of brick and the proposed changes include painting and adding fiber cement siding.
- The proposed façade is accented fiber cement siding in a vintage cedar wood finish.
- The proposed roofing material is metal. Portions of the existing mansard roof will be removed and metal awnings will be utilized to accent the façade.
- The existing greenhouse windows, wall, framing and foundation will be removed.

Proposed Signage:

- A sign plan was not included in the request; therefore the UDO sign requirements must be met.
- The existing light band will be removed and replaced with a non-illuminated red metal panel.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit Amendment to allow changes to the approved exterior elevations. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

   ☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

   ☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Interplann LLC, dated 07/21/16, received 09/12/16)
   B. Elevations (Interplan LLC, dated 07/22/16, received 09/12/16)
   C. Plan Set (Interplan LLC, dated 09/09/16, received 09/12/16)

2. Any cosmetic change to the freestanding sign must be complementary to the principal structure.

3. Where the greenhouse feature of the building is being removed, foundation landscaping must be added along the façade.

4. The total allowable square footage of wall signs is 150 square feet, as permitted by the UDO.

5. Any future changes to the façade may be approved administratively if the design standards in Article 4-1000 are met.

6. The petitioner shall comply with all of the requirements of the Community Development and Fire Rescue Departments.

Burger King – 250 W. Virginia Street





City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Burger King #2135

Action Requested

- ___ **Annexation**
- ___ **Comprehensive Plan Amendment**
- ___ **Conceptual PUD Review**
- ___ **Final PUD**
- ___ **Final PUD Amendment**
- ___ **Final Plat of Subdivision**
- ___ **Preliminary PUD**
- ___ **Preliminary Plat of Subdivision**
- ___ **Rezoning**
- ✓ **Special Use Permit**
- ___ **Variation**
- ___ **Other**

Petitioner Information

Name: Nicole Weir (Agent) Interplan, LLC

Address: 604 Courtland St., Suite 100, Orlando, FL 32804

Phone: (407)645-5008

Fax: (407)629-9124

E-mail: Nweir@interplanllc.com

Owner Information (if different)

Name: Crystal Lake, LLC

Address: 537 Van Buren Street

Los Altos, CA 94022

Phone:

Fax:

E-mail: tan_nguyen@yahoo.com

Property Information

Project Description: Interior/Exterior remodel to the existing Burger King to incorporate the new BK branding.

Project Address/Location: 250 W. Virginia Street, Crystal Lake, IL 60014

PIN Number(s): 19-05-334-033

Received 9/12/16 City of Crystal Lake RH

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: Interplan, LLC / 604 Courtland St., Suite 100, Orlando, FL 32804 / (407)645-5008/(407)629-9124/ Nweir@interplallc.com

Attorney: _____

Engineer: Interplan, LLC / 604 Courtland St., Suite 100, Orlando, FL 32804 / (407)645-5008/(407)629-9124/ Nweir@interplanllc.com

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Tan T Nguyen 7/21/2016

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

_____

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

CRYSTAL LAKE, LLC.

1256 SOUTH ABEL STREET, MILPITAS, CA 95035

July 18, 2016

Tan Nguyen
Crystal Lake, LLC
1256 South Abel Street, Milpitas, CA 95035

City of Crystal Lake
Planning and Economic Development
100 West Woodstock Street
P.O. Box 597
Crystal Lake, IL 60039-0597
(815) 356 – 3615

Reference: Burger King #2135/Crystal Lake, IL
250 West Virginia Street, Crystal Lake, IL 60014
Letter of Authorization for Permitting Matters

To whom it may concern:

Please accept this letter as authorization for Nicole Weird of Interplan, LLC., to act as agent in correspondence and representation of all approval and permitting matters in relation to the Burger King #2135/Crystal Lake, IL project at the location referenced above.

If you have any questions, please contact me at (408) 483 – 0509.

Sincerely,

Tan Nguyen
General Manager
Crystal Lake, LLC.

Subscribed and sworn to before me this 19th day of July, 2016.

Notary Public

My Commission Expires: July 13, 2018

SUN TRAN
COMM. # 2071823
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Comm. Exp. JULY 13, 2018

INTERPLAN LLC

Development solutions for restaurant, retail, hospitality and commercial programs.

604 COURTLAND STREET
SUITE 100
ORLANDO, FL 32804

ph: 407.645.5008
fx: 407.629.9124
AA 003420 | CA 8660
www.interplanllc.com

TRANSMITTAL

COMPANY NAME:	City of Crystal Lake Planning & Zoning Commission	**PROJECT#:**	2016.0035
COMPANY ADDRESS:	100 W. Woodstock Street, P.O. Box 597, Crystal Lake, IL 60039-0597	**DATE:**	09/09/16
		SHIPPING VIA:	UPS Ground (w/ signatures)
ATTN:	Kathryn Cowlin	**PHONE #:**	815.459.2020
PROJECT NAME:	Burger King #2135	**E-MAIL:**	kcowlin@crystallake.org
SUBJECT:	Special Use Permit Review Submittal (250 W. Virginia Street Crystal Lake, IL 60014)		

Copies	Sets	Date	Description
1		07/19/16	Letter of authorization
1		07/21/16	Development Application- Signed by Owner & Agent
1		04.25.16	Check No.# 21289; $355.00 Fee (Made payable to 'City of Crystal Lake')
	7	09/09/16	IP plans Signed and Sealed
	7	7/22/16	Color renderings

REMARKS:

Dear Mrs. Cowlin,

Please find attached the necessary items for an initial Building Permit review of the proposed Burger King Interior/Exterior remodel of the existing Burger King located at 250 W. Virginia Street Crystal Lake, IL 60014). Should you have any questions or require additional information please do not hesitate to contact me at 407-645-5008 or by email at nweir@interplanllc.com.

Thank you,

SENDER: Nicole Weir **CC** L. Latal, FILE

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF
Interplan, LLC on behalf of Crystal Lake, LLC

LEGAL NOTICE

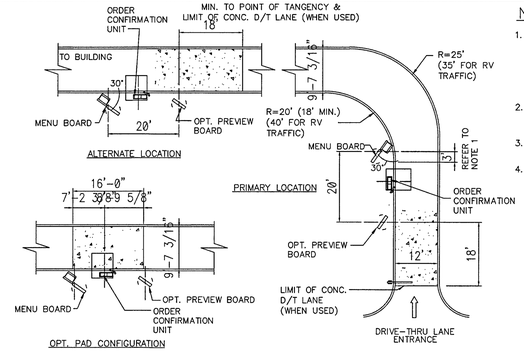
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Interplan LLC on behalf of Crystal Lake, LLC seeking a Special Use Permit Amendment and variations, located at 250 W. Virginia St., Crystal Lake, Illinois. PIN 19-05-334-033

This application is filed for the purpose of seeking a Special Use Permit Amendment pursuant to Article 9-200(D) to amend the approved elevations for a fast food and drive through facility and a variation from Articles 4-900(E) for a building that does not meet the commercial design standards, as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday October 5, 2016, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald on September 20, 2016)
1226366



OPT. PAD CONFIGURATION

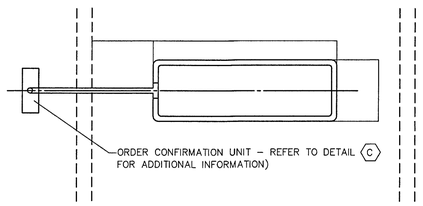
NOTES:

1. DRAWING REFLECTS MENU BOARD IN PREFERRED LOCATIONS. FOR OPTIONAL LOCATION AND ADDITIONAL INFORMATION, REFER TO DETAIL I OF VIII AND SITE DETAIL CA.
2. ORDER CONFIRMATION UNITS SHOULD BE 100' (MIN.) FROM FOOD DELIVERY WINDOW.
3. IN NO CASE SHOULD THE ORDER STATIONS BE PLACED ON THE CURVE.
4. CONCRETE DRIVE-THRU LANE IS OPTIONAL. WHEN USED, IT IS TO BE CONTINUOUS AS INDICATED ON THIS DRAWING TO 9' PAST CENTER OF CUSTOMER COURTESY POST AS INDICATED ON DETAIL TEMPLATE VIII OF VIII. CONCRETE TO BE 3,500 P.S.I., 6" THICK, WITH 6X6-W2.9XW2.9 W.W.M. WITH PREMOULDED BITUMINOUS NON-EXTRUDING EXPANSION JOINTS AT 10' O.C. OPTIONAL TO POUR A 4" BASE SLAB OF 3000 P.S.I. CONCRETE, IMMEDIATELY FOLLOWED BY A 2" SURFACE SLAB OF 3500 P.S.I. CONCRETE DYED BLACK USING ADMIXTURE (CHROMIX C-24 "CHARCOAL" BY SCHOFIELD CO., OR EQUAL.) INSURE THE 2" WEARING SURFACE BONDS TO THE BASE SLAB.
5. IN LIEU OF FULL CONCRETE D/T LANE, 12' X 20' (MIN.) CONCRETE PAD MAY BE USED. (ALSO OPTIONAL)

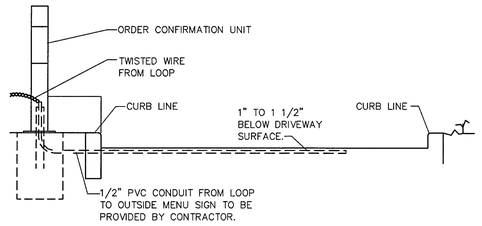
(1) SINGLE DRIVE THROUGH CONFIGURATION 1"=20'

GENERAL NOTES:

1. IF LONGER LOOP PATTERNS (OTHER THAN SPECIFIED) ARE NEEDED, CONTACT MANUFACTURER/SUPPLIER.
2. SEE LOOP SIZE AND PLACEMENT FOR THE PROPER NUMBER OF TURNS.
3. IF NO CONDUIT IS PROVIDED, SAW CUT LEAD-IN SHOULD CONTINUE THRU CONC. CURB TO BASE OF ORDER CONFIRMATION UNIT.
4. MITER CORNERS OF SAW CUT TO PREVENT SHARP TURNS WHICH COULD CUT THE WIRE INSULATION.
5. DETECTOR LOOPS ARE REQUIRED AT DRIVE THRU ORDER CONFIRMATION UNIT AND AT EACH DRIVE THRU WINDOW. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. FOR TECHNICAL ASSISTANCE AND PARTS CONTACT:
   3M SOUND PRODUCT
   (800) 328-0033
   OR
   HM ELECTRONICS, INC.
   (800) 909-6684



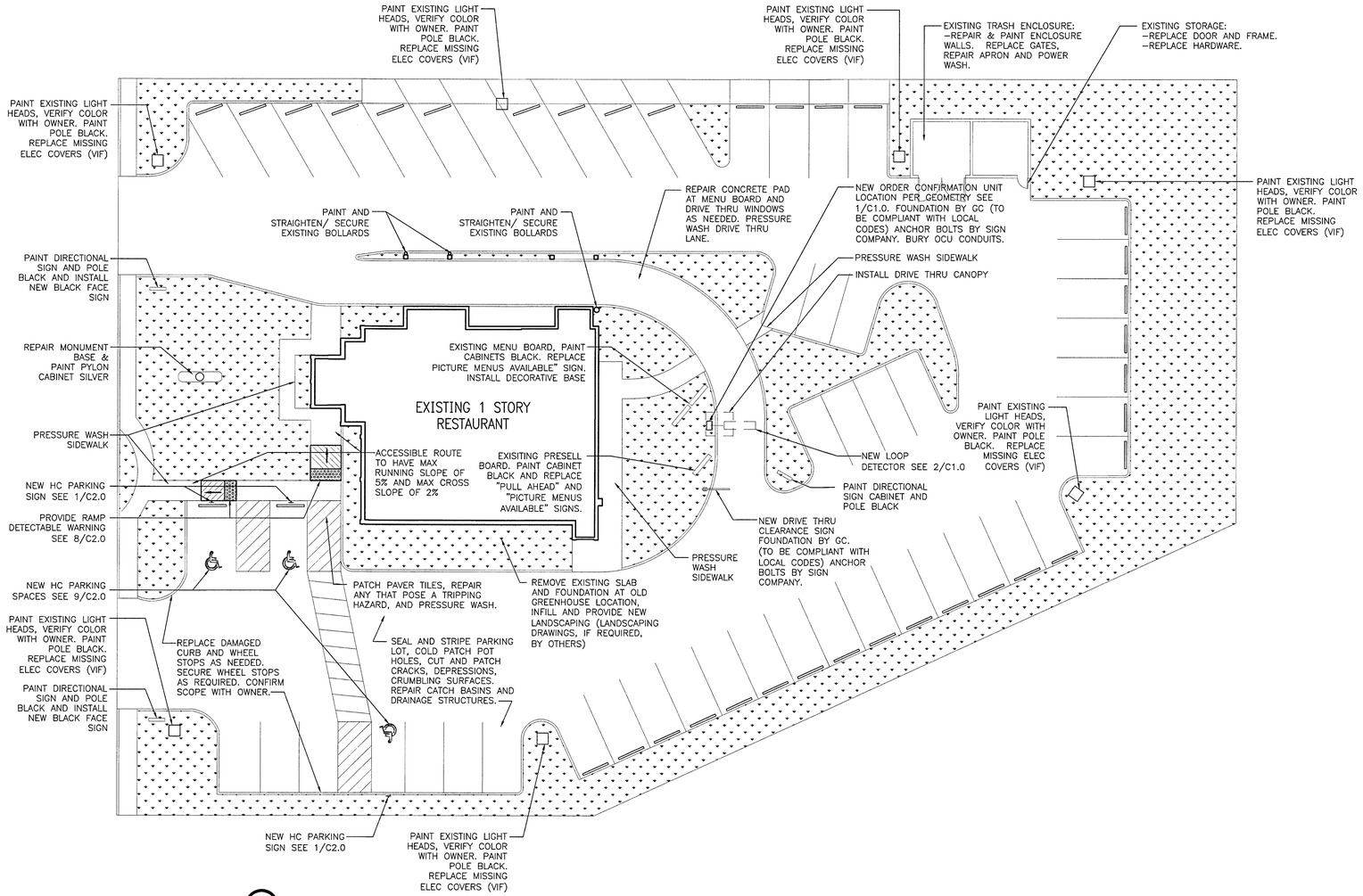
TOP VIEW
NTS



SIDE VIEW
NTS

LOOP SIZE	NO. OF TURNS
2 FT X 4 FT	6
2 FT X 6 FT	5
2 FT X 8 FT	4

(2) PRE-FAB DETECTOR LOOP NTS



SITE PLAN 1/16" = 1'-0"

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
3. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTENCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.
6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.
7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A STATE REGISTERED LAND SURVEYOR).

SITE NOTES:

1. CONCRETE DRIVE-THRU APPROACH TO BE 3,500 PSI CONCRETE 6" THICK WITH 6X6-W2.9XW2.9 W.W.M. WITH PREMOLDED BITUMINOUS NON-EXTRUDING EXPANSION JOINTS AT 10' O.C.
2. EXISTING SANITARY SEWER AND WATER SERVICE TO THE EXISTING BUILDING ARE TO REMAIN.
3. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD ELEVATIONS.
4. REPAIR ALL EXISTING DAMAGE CURB; REPAIR POT HOLES WITHIN PARKING AREAS; SOD ALL AREAS DISTURBED DURING CONSTRUCTION AND ALL OPEN AREAS. INCLUDE THE COST OF REPAIRS AND SODDING IN BID PACKAGE.
5. LANDSCAPING BY LANDSCAPING CONTRACTOR (BY OWNER).

SITE CONCRETE NOTES

PROVIDE THE FOLLOWING SIDEWALK REQUIREMENTS UNLESS OTHERWISE SHOWN OR NOTED ON THE DRAWINGS:

A. SIDEWALKS SHALL BE 5" THICK WITH 6"x6" W1.4xW1.4 W.W.M. ON 4" COMPACTED GRANULAR BASE

B. CONTROL JOINTS (CJ) SHALL BE SPACED SO AS TO OBTAIN APPROXIMATELY SQUARE SECTIONS W/ A MAXIMUM SPACING OF 5'-0" O.C.

C. EXPANSION JOINTS (EJ) SHALL BE SPACED AT 40'-0" O.C. AND WHERE SIDEWALK ABUTS A STRUCTURE

PROVIDE THE FOLLOWING CURB REQUIREMENTS UNLESS OTHERWISE SHOWN OR NOTED ON THE DRAWINGS:

A. CURBS SHALL HAVE CONTROL JOINTS AT 15'-0" O.C. AND EXPANSION JOINTS AT 60'-0" O.C. AND AT TANGENT POINTS OF ALL RADII OF LESS THAN 100'-0".

B. CURB CONTROL JOINTS SHALL BE 1" DEEP SAW CUTS MADE WITHIN 48 HOURS OF PLACING CONCRETE. MAXIMUM SPACING TO BE 15'-0" O.C.

C. CURB REINFORCING STEEL SHALL NOT RUN THROUGH EXPANSION JOINTS.

D. LAP BARS 12" AT ALL SPLICES.

E. REINFORCING STEEL DOWELS SHALL BE PROVIDED AT ALL CURB CONSTRUCTION JOINTS.

F. EXPANSION JOINTS SHALL BE 1/2" WIDE PREFORMED FILLER, FULL DEPTH.

G. ALL CURB RETURN RADII ARE 5' UNLESS NOTED.

SITE ASPHALT NOTES

PROVIDE THE FOLLOWING ASPHALT REQUIREMENTS UNLESS OTHERWISE SHOWN OR NOTED ON THE DRAWINGS:

A. PRIOR TO OVERLAY REMOVE AND REPLACE DETERIORATED ASPHALT AND POTHOLES (CONFIRM AREAS WITH OWNER)

B. ADJUST SEWER COVERS TO PROPER HEIGHT TO BE LEVEL WITH 1 1/2" OVERLAY

C. MACHINE GRIND NECESSARY AREAS TO ACHIEVE PROPER WATER FLOW.

D. INSTALL SCRATCH LEVELING COURSE ON ENTIRE AREA TO FILL ALL DIPS AND HOLES AND FLATTEN OUT LOT.

E. PRIME AREA WITH SS-1 EMULSION.

F. INSTALL NEW 1 1/2" COMPACTED DEPTH SURFACE COURSE OF CLASS - 11 MODIFIED BITUMINOUS ON THE ENTIRE AREA TO FORM A SMOOTH TRANSITION.

G. RE STRIPE PER DRAWINGS

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM ARCHIVES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT JULIE @ 1-800-892-8123 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

INTERPLANE
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

ONE SOUTH 280 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL:

DENNIS R. CABALA
LICENSED ARCHITECT
#001-015217
STATE OF ILLINOIS

NO	DATE	REMARKS
1	09.09.16	ISSUED FOR PERMIT

REVISIONS

RESTAURANT FOR:
TOMS King
335 COMMERCE DRIVE
CRYSTAL LAKE, IL 60014
815-444-2008
BURGER KING CORPORATION

BURGER KING REMODEL

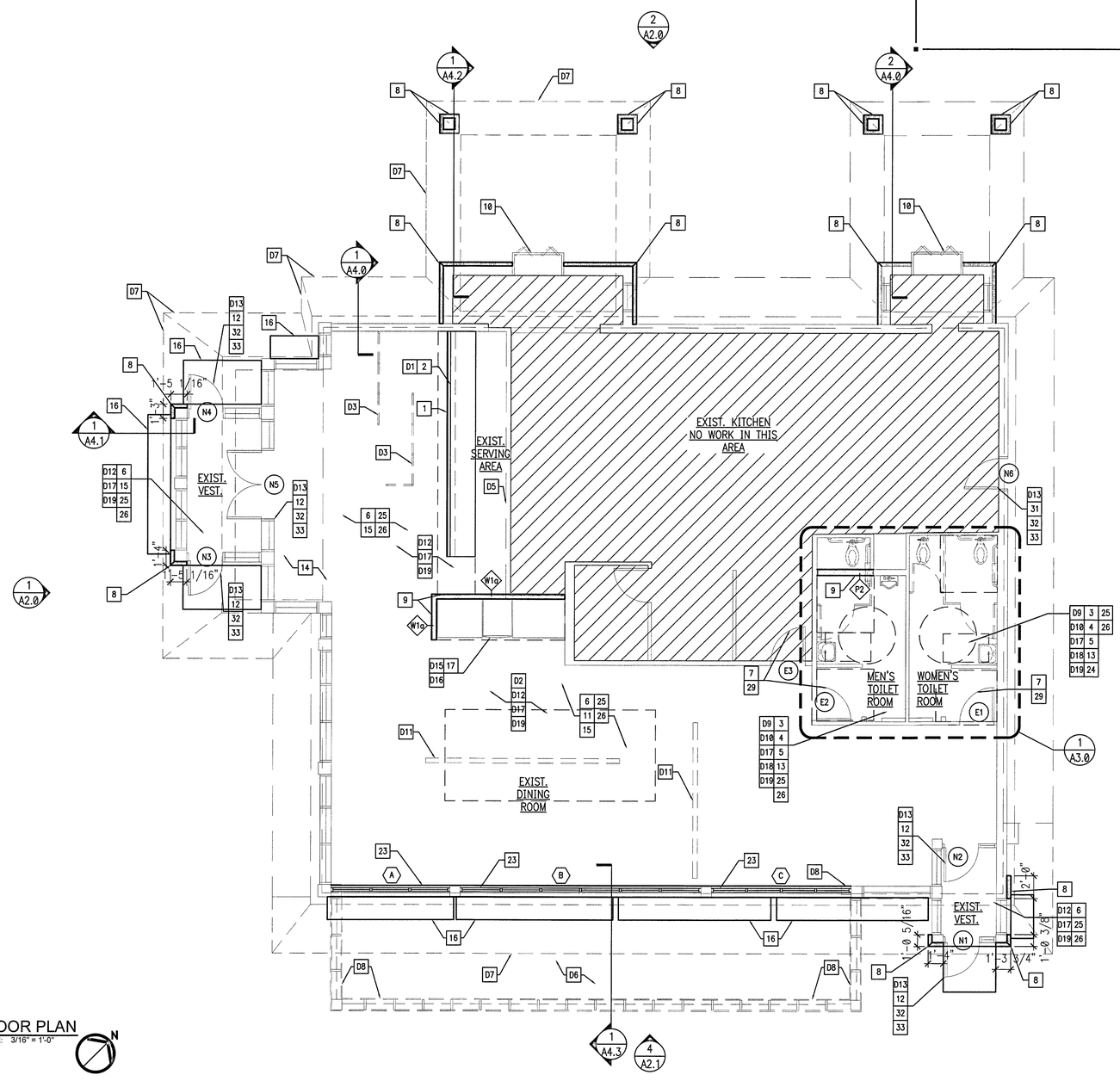
BK2135
250 W. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

PROJECT NO: 2016.0035
DATE: 09.09.16

C1.0
SITE DETAILS

CHECKED: LL DRAWN: AR

COPYRIGHT © 2016 INTERPLANE LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



FLOOR PLAN
SCALE: 3/16" = 1'-0"

LEGEND

- EXISTING WALL
- (E1) EXISTING DOOR
- (N1) NEW DOOR
- (R1) RELOCATED/ REUSED DOOR
- SEE A7.0 FOR DOOR SCHEDULE
- NEW WALL
- NEW FURRED-OUT WALL
- (FE) FIRE EXTINGUISHER
- EXISTING TO BE REMOVED
- NEW WINDOW SEE A7.0

2 PARTITION & WALL SCHEDULE NTS

P1 — 5/8" USG "SHEETROCK" TYPE "X" GYPSUM WALL BOARD PANELS AT FINISH FLOOR TO 6" ABOVE CEILING. FINISH: PER INTERIOR ELEVATIONS & DECOR PACKAGE.

P1a — 2x4 WOOD STUDS AT 16" O.C. SECURE TO STRUCTURE ABOVE. AT P1a, USE 5 1/2" WOOD STUDS AT 16" O.C. SECURE TO STRUCTURE ABOVE.

P2 — SOUND BATT INSULATION
DINING
5/8" USG "SHEETROCK" TYPE "X" GYPSUM WALL BOARD PANELS AT FINISH FLOOR TO 6" ABOVE CEILING. PAINT PER DECOR PACKAGE.
2x6 WOOD STUDS AT 16" O.C. FLOOR TO DECK.
RESTROOM
5/8" USG "DUROCK" PANELS AT FINISH FLOOR TO DECK.

W1 — 2x4 STUDS AT 16" O.C., 5/8" GYPSUM BD ON BOTH SIDES AND R13 BATT INSULATION.

W1a — 2x4 STUDS AT 16" O.C., 5/8" GYPSUM BD ON BOTH SIDES. FINISH PER DECOR PACKAGE.

W2 — 2x6 STUDS AT 16" O.C. WITH R-19 BATT. INSULATION. GYPSUM BD ON THE INSIDE AND PLYWOOD SHEATHING ON THE EXTERIOR SIDE. SEE WALL SECTIONS, EXTERIOR ELEVATIONS, AND DECOR DRAWINGS FOR FINISHES.

W3 — 2x6 STUDS AT 16" O.C. 5/8" GYPSUM BD ON BOTH SIDES AND R19 BATT INSULATION.

W4 — HALF WALL – 2x4 STUDS AT 16" O.C., 5/8" GYPSUM BD ON BOTH SIDES. NEW STOREFRONT WINDOWS ABOVE TO MATCH EXISTING PLAYGROUND WALL.

NOTE TO CONTRACTOR:

1. DO NOT DISCARD HIGH CHAIRS.
2. DO NOT REMOVE OR DISPOSE OF SECURITY CAMERAS.
3. SAVE ALL ARTWORK/WALL ARTIFACTS AND REINSTALL

NOTE:

SEE THE INTERIOR DECOR DRAWINGS FOR INTERIOR FLOOR AND WALL FINISHES, FINISH SCHEDULE AND DETAILS.

KEYED NOTES

1. INSTALL NEW FRONT SERVICE COUNTER. COUNTER PROVIDED & INSTALLED BY G.C. REFER TO DECOR DRAWINGS.
2. PARTITION BELOW COUNTER BY G.C. G.C. TO VERIFY IF PARTIAL WALL DEMOLITION IS POSSIBLE FOR 34" ADA COUNTER TO ACHIEVE MOST COMPETITIVE BID. POS CABLING SHOULD BE STORED ABOVE CEILING IN LIEU OF DEMOLITION, UNTIL REINSTALLATION. G.C. TO PROVIDE POWER CONNECTIONS FOR RE-INSTALLATION OF POS AND EQUIPMENT AT FRONT COUNTER, BE SURE TO LEAVE OPENING IN STONE WALL FOR POS CABLING.
3. INSTALL NEW WALL TILE PER DECOR DRAWINGS.
4. PROVIDE AND INSTALL NEW DUROCK BACKING IN ALL WALLS IN THE RESTROOMS (TYPICAL). INSTALL NEW FINISHES PER DECOR DRAWINGS.
5. PROVIDE WOOD BLOCKING IN WALLS BEHIND NEW/RELOCATED PLUMBING ACCESSORIES AND PLUMBING FIXTURES FOR SUPPORT OF WATER LINES (TYPICAL). PATCH AND REPAIR WALLS AND PREPARE FOR NEW FINISHES.
6. INSTALL NEW FINISHES PER THE DECOR DRAWINGS.
7. REPLACE DOOR HARDWARE AND CLOSER. SEE A7.0 FOR HARDWARE SPECIFICATION.
8. PROVIDE WALL FURRING AT 16" O.C. MAX FOR NEW ARCHITECTURAL ELEMENTS ON FACE OF EXISTING BUILDING. REFER TO EXTERIOR ELEVATIONS.
9. PROVIDE NEW WALL CONSTRUCTION. REFER TO PARTITION & WALL SCHEDULE.
10. REPAIR DRIVE THRU WINDOW TO SELF CLOSE.
11. REPLACE/INSTALL POWER OUTLETS.
12. INSTALL NEW STOREFRONT DOORS AND HARDWARE. SEE PLAN AND DOOR SCHEDULE ON A7.0.
13. SEE ENLARGED RESTROOM PLAN ON A3.0 FOR NEW LAYOUT AND FIXTURE MOUNTING DIMENSIONS.
14. PROVIDE "MAXIMUM OCCUPANT LOAD" SIGN.
15. REPLACE WINDOW GASKETS/SEALANT AS NEEDED. REPLACE DAMAGED/FAILED WINDOWS, VERIFY WITH OWNER PRIOR TO REPLACEMENT.
16. NEW CANOPY ABOVE
17. MOVE BEVERAGE UNIT DURING CONSTRUCTION – BY OWNER
18. NOT USED.
19. NOT USED.
20. NOT USED.
21. NOT USED.
22. NOT USED.
23. INSTALL NEW WINDOWS. SEE WINDOW SCHEDULE SHEET A7.0.
24. CLEAN EXISTING FLOOR DRAIN.
25. REPLACE EXISTING BASE TILE PER DECOR DRAWINGS.
26. REPLACE EXISTING FLOOR TILE PER DECOR DRAWINGS.
27. NOT USED
28. NOT USED
29. RE-LAMINATE DOOR AND FRAME PER DECOR DRAWINGS.
30. NOT USED
31. NEW SERVICE DOOR. SEE PLAN AND DOOR SCHEDULE ON A7.0 – SEE EXTERIOR ELEVATIONS FOR FINISH PAINT COLOR.
32. REPAIR DOOR CLOSURE.
    *** BID ALTERNATE TO REPLACE
33. REPLACE PUSH/PULLS/ PANIC BARS AND WORN HARDWARE.

DEMOLITION KEYED NOTES

D1. REMOVE EXISTING FRONT SERVICE COUNTER AND PARTITION BELOW COUNTER. GC TO VERIFY PARTIAL WALL DEMOLITION IS POSSIBLE FOR 34" ADA COUNTER. GC TO LEAVE EXISTING POWER CONNECTIONS FOR RE-INSTALLATION OF POS AND EQUIPMENT. POS TO BE REMOVED BY OWNER.

D2. REMOVE EXISTING SEATING AND TABLES INCLUDING SUPPORT FRAMES. PATCH AND REPAIR FLOOR AS NEEDED.

D3. REMOVE QUEUE RAIL. PATCH AND REPAIR FLOOR AS NEEDED, MATCH EXISTING.

D4. NOT USED

D5. REMOVE EXISTING ELECTRONIC INTERIOR MENU BOARD AND STORE FOR RE-INSTALLATION ONCE THE REMODEL IS COMPLETED. – BY OWNER

D6. REMOVE EXISTING SLAB AND FOUNDATION AT GREENHOUSE.

D7. REMOVE EXISTING MANSARD ROOF AND PARAPET WHERE SHOWN. REFER TO ROOF PLAN AND SECTIONS FOR MORE INFORMATION ON THE EXTENT OF THE DEMOLITION. REMOVE SOFFIT LIGHTS AND RELATED WIRING BACK TO SOURCE, LOCATED IN THE MANSARD ROOF THAT WILL BE DEMOLISHED.

D8. REMOVE EXISTING GREENHOUSE WALLS.

D9. REMOVE EXISTING WALL TILES AND PREPARE WALL TO RECEIVE NEW FINISHES.

D10. REMOVE EXISTING PLUMBING FIXTURES AND TOILET ACCESSORIES. RELOCATE AS NECESSARY TO MEET ADA. REFER TO A-3.0 ENLARGED TOILET ROOM PLAN FOR MORE INFORMATION.

D11. REMOVE EXISTING HALF WALLS AS INDICATED, PATCH AND REPAIR FLOOR AS NEEDED.

D12. REMOVE EXISTING DAMAGED/FAILED WINDOWS.

D13. REMOVE EXISTING DOOR AND HARDWARE. SEE THIS SHEET FOR LOCATION AND A7.0 FOR NEW DOOR SPECIFICATIONS.

D14. NOT USED.

D15. REMOVE EXISTING CONDIMENT / SELF-SERVICE BEVERAGE BAR.

D16. MOVE BEVERAGE UNIT DURING CONSTRUCTION – BY OWNER.

D17. REMOVE EXISTING BASE TILE

D18. REMOVE EXISTING STALL DOORS AND PARTITIONS.

D19. REMOVE EXISTING FLOOR TILE, PATCH AND REPAIR AS REQUIRED, PREPARE FOR NEW FLOOR FINISH.

D20. NOT USED

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

ONE SOUTH 280 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL:

DENNIS R. CABALA
LICENSED ARCHITECT
#001-015217
STATE OF ILLINOIS

NO	DATE	REMARKS
1	09.09.16	ISSUED FOR PERMIT

REVISIONS

RESTAURANT FOR:
TOMS King
335 COMMERCE DRIVE
CRYSTAL LAKE, IL 60014
815-444-2008
BURGER KING CORPORATION

BURGER KING REMODEL

BK2135
250 W. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

PROJECT NO: 2016.0035
DATE: 09.09.16

A1.0
FLOOR PLAN

CHECKED: JN DRAWN: HP

INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.
COPYRIGHT © 2016

LED LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	WATTAGE	REMARKS
B	LSI	BESA CIERRO TYPE P4 "RUBY MATTE" (6 PENDANT) 1JT-4124RM-SN-LAMP	GU-24	DECORATIVE GLASS PENDANT LIGHT. PENDANTS TO BE CENTERED OVER TABLES PER DECOR DRAWINGS. COORDINATE LOCATION AND QUANTITY WITH DECOR SUPPLIER. HEIGHTS VARY. LOWEST BOTTOM OF LIGHT: 6'-6" A.F.F. AT DINING TABLE 6'-8" A.F.F. AT SOFT SEATING
	SECURITY	BESA CIERRO TYPE P4 "RUBY MATTE" (6 PENDANT) 1JT-4124RM-SN-LAMP	GU-24	
	CREE (RUUD)-HERMITAGE	BESA CIERRO TYPE P4 "RUBY MATTE" (6 PENDANT) 1JT-4124RM-SN-LAMP	GU-24	
	CAL LIGHTING	(5 PENDANT FIXTURE) PC5-1077-BS		CONTACT: ROBERT COOPER 1-800-321-6677 x-102
B1	LUMENS	86998A / R7S-T3-118MM, 1X150W	150W	DECORATIVE GLASS MATTE NICKEL WALL SCONCE. COORDINATE LOCATION AND QUANTITY WITH DECOR SUPPLIER. HEIGHTS LOWEST BOTTOM OF LIGHT: 6'-6" A.F.F. SUPPLIER LUMENS: WWW.LUMENS.COM PH: 877-445-4486
B2(OPTION 1)	LSI	BESA CIERRO TYPE P4 "RUBY MATTE" (1 PENDANT) 1JT-4124RM-SN-LAMP	GU-24	DECORATIVE GLASS SINGLE PENDANT LIGHT. PENDANTS TO BE CENTERED OVER TABLES PER DECOR DRAWINGS. COORDINATE LOCATION AND QUANTITY WITH DECOR SUPPLIER. HEIGHTS VARY. LOWEST BOTTOM OF LIGHT: 6'-6" A.F.F. AT DINING TABLE
	SECURITY	BESA CIERRO TYPE P4 "RUBY MATTE" (1 PENDANT) 1JT-4124RM-SN-LAMP	GU-24	
	CREE (RUUD)-HERMITAGE	BESA CIERRO TYPE P4 "RUBY MATTE" (1 PENDANT) 1JT-4124RM-SN-LAMP	GU-24	
	CAL LIGHTING	(SINGLE PENDANT FIXTURE) PC1-1077-10-BS		CONTACT: ROBERT COOPER 1-800-321-6677 x-102
B2(OPTION 2)	TREND LIGHTING	BKP-003 W/BULBED		DECORATIVE PENDANT LIGHT WITH STAINLESS RING ACCENT. PENDANTS TO BE CENTERED OVER TABLES PER DECOR DRAWINGS. COORDINATE LOCATION AND QUANTITY WITH DECOR SUPPLIER. BOTTOM OF LIGHT @ 6'-6" A.F.F.
H	LSI	PEC22-LED-HO-RAD-WW-UE	45	2X2 RECESSED LED
	CREE (RUUD)-HERMITAGE	ZR22-32L-35K-10V	35	

C				6" DIAMETER SURFACE MOUNTED CYLINDER, BLACK. JUNCTION BOX (LOCATION VARIES W/ MANUFACTURER) STEM WOOD TRUSS "C" FIXTURE REQUIRED: MOUNT WITH BOTTOM OF FIXTURE FLUSH TO UNDERSIDE OF TRUSS.
	SECURITY	SLSP5741-31MODGU2415LED	15	
	CREE (RUUD)-HERMITAGE	LR6-10L-30K-120-A-DR W/ SC6-BL-GU24 W/ LT6	11	
D O	LSI	LPDL6K-LED-HO-WW-120	13	7.5" DIAMETER RECESSED DOWN
	SECURITY	SLSDBXQL-LB6LEDA30K-WH	14	6"-7" DIAMETER RECESSED DOWN
	CREE (RUUD)-HERMITAGE	LR5-10L-30K-120-A-DR W/ RC6-12W-GU24	11	
E	LSI	PEC14-LED-HO-RAD-WW-UE	34	1x4 RECESSED LED FOR REMODEL ONLY TO BE USED IN RESTROOMS
	SECURITY	LLT1430LWGFSA12FE-C388		
	CREE (RUUD)-HERMITAGE	ZR14-40L-35K-10V	44	
G	LSI	GA24-LED-HO-NW-UE-P12	57	2x4 RECESSED LED TO BE USED IN KITCHEN
	SECURITY	LJT24-40MLG-FSA12-EU-C388	40.8	
	CREE (RUUD)-HERMITAGE	CR24-40L-40K-S	40	
G2	VoOpto	VO-TF-24G-NW-277F4	75 LED	2x4 RECESSED LED (DINING ROOM DROPPED CEILING OPTION) ORDER BLACK TRIM WITH BLACK CEILING AND WHITE TRIM WITH HAZE CEILING.
J (OPTIONAL)	SECURITY	SLED-LED-48-DO-120-BL-ADJ	50	4' LINEAR LED. DESCRIPTION: GOOSE NECK EXTERIOR FIXTURE MARKED FOR WET LOCATION ARM STYLE SL4 W/ACS3XX CABLE SUPPORT
	CREE (RUUD)-HERMITAGE	LFL-A-4-DO-UL-BK-53K	35	
K	LSI	XSL2-S-LED-50-CW-120-WHT-CMT	86	NEW CONSTRUCTION FLAT LENS LED LIGHT FIXTURE RECESSED SOFFIT LIGHT
	SECURITY	851/852-LED-60-U-W	30	
	LSI (RETROFIT)	XSL2-S-LED-50-CW-120-WHT-CMT	86	REMODEL FLAT LENS LED LIGHT FIXTURE RECESSED SOFFIT LIGHT
	SECURITY	851/852-LED-60-U-W (RETROFIT)	30	

L	LSI	XPWS3-FT-LED-48-450-CW-UE-MSV	72	SURFACE MOUNTED EXTERIOR WALL SCONCE NOTE: 1. FIXTURES ARE TO MATCH STOREFRONT FRAMES 2. LSI FIXTURE "L", COLOR SILVER, TO BE USED IN CANOPIES WHEN USING OPEN CANOPIES.
	SECURITY	RWSC-30LED-WD-PS-MT(DOWN ONLY) RWSC-30LED-WD-PS-MT(UP AND DOWN)	30 30	
	CREE (RUUD)-HERMITAGE	RS-30WLED-DO-SV-120(DOWN ONLY) RS-42WLED-DO-SV-120(UP AND DOWN)	30 42	
	KONTECHUSA	KON-WS-40-XX(DOWN ONLY) KON-WS-60-XX(UP AND DOWN)	40 60	
M	KONTECHUSA	KON-DVP-182-14-JY	36	WET LISTED 4'-0" FLUORESCENT UNDER CANOPY LIGHT ARE TO BE INSTALLED POINTING DOWN. G.C. TO PROVIDE AND INSTALL BRACKETS AS REQUIRED.
N	LSI	SWM-2-LED-CW-UE-GBZ	42	WALL MOUNTED SECURITY LIGHT
	SECURITY	WGH-1LU-M	41	
	CREE (RUUD)-HERMITAGE	E.WP1X031Z7	27	
O	SECURITY	HIRAF-LED(96,72,48,36,24)-DO-120-PS	8.5 FT	CONTINUOUS ARCHON TOWER LIGHTING DOWN LIGHT TO BE PLACED AT TOP OF ARCHON TOWER
	CREE (RUUD)-HERMITAGE	LFL-A-(3,4,6,8)-DO-UL-CS-53K	3'-26 4'-35 6'-52 8'-70	
P	SECURITY	SL-LED(48,36)-DO-120-PS	50	CONTINUOUS ARCHON TOWER LIGHTING UPLIGHT TO BE PLACED AT TOP OF ARCHON TOWER
	CREE (RUUD)-HERMITAGE	LFL-A-(3,4)-UD-UL-CS-53K	3'-18 4'-23	
EM	LSI	LTEM-WH	(2) 1 LED	EMERGENCY LIGHT
	CREE (RUUD)-HERMITAGE	EM22RWH	11	
EMX (EXIT)	LSI	LPRX-R-U-WH-LD11-R	(2) 1.1 LED	EXIT/EMERGENCY LIGHT
	SECURITY	CORRC		
	CREE (RUUD)-HERMITAGE	EXDMBRWH	11	

NOTES:
1. NOT ALL LIGHT FIXTURE TYPES SHOWN ON SCHEDULE MAY BE USED ON THIS PROJECT. REFER TO LIGHTING PLAN FOR PROJECT SPECIFIC TYPES AND QUANTITIES.
2. PENDANT FIXTURES "B" MUST BE CENTERED OVER TABLE TOPS. COORDINATE WITH DECOR DRAWINGS.
3. CONTRACTOR TO NOTIFY LIGHTING SUPPLIER OF THE FOLLOWING: FIXTURE TYPES 'C' AND 'D' WILL BE REQUIRED TO BE LENS AT THE LOCATIONS OVER THE SERVICE AREA AND OVER THE SELF-SERVE DRINK AREA. FIXTURE TYPE 'G2' WILL REQUIRE A LENS OR TUBE GUARD AT THOSE LOCATIONS.

GENERAL NOTES

A. ALL DIMENSIONS SHOWN ON REFLECTED CEILING PLAN ARE FROM FACE OF WALL FINISH UNLESS NOTED OTHERWISE.

B. THE REFERENCE HEIGHTS INDICATED ON PLAN ARE FROM APPROXIMATE FINISH FLOOR (A.F.F)

C. GENERAL CONTRACTOR TO COORDINATE DINING ROOM LIGHTING WITH APPROVED INTERIOR DECOR PLANS.

D. CONTRACTOR SHALL VERIFY FIXTURE QUANTITIES AND ALSO MAKE PROPER ADJUSTMENTS FOR ANY CHANGES IN PLAN DUE TO ADDITIONAL REQUIREMENTS, LOCAL CODES, ETC.

E. CONTRACTOR TO COORDINATE PENDANT LIGHT LOCATIONS WITH DECOR SUPPLIER'S DRAWINGS.

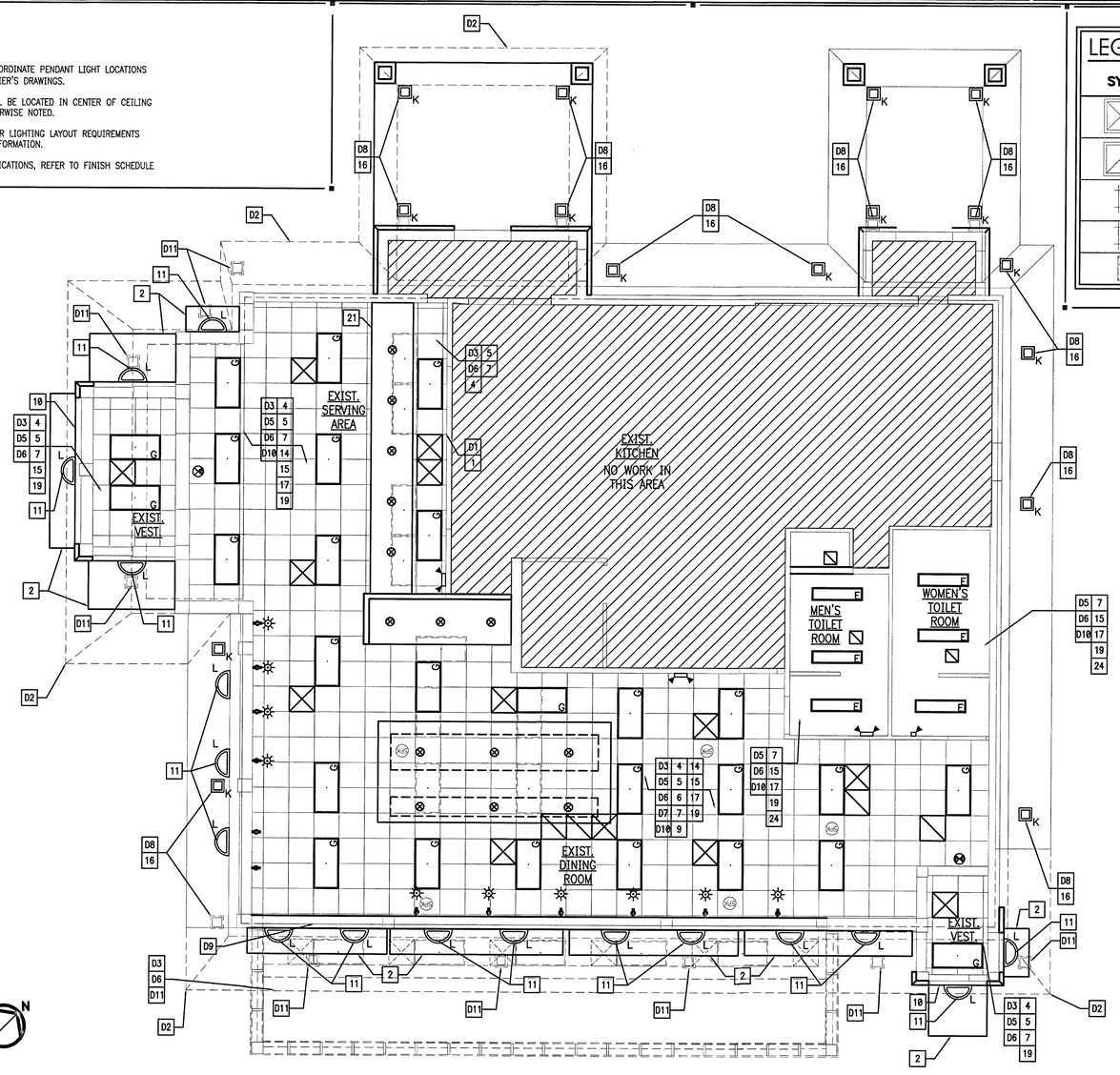
F. ALL FIXTURES SHALL BE LOCATED IN CENTER OF CEILING TILES UNLESS OTHERWISE NOTED.

G. SEE THIS SHEET FOR LIGHTING LAYOUT REQUIREMENTS AND ADDITIONAL INFORMATION.

H. FOR FINISH SPECIFICATIONS, REFER TO FINISH SCHEDULE ON A8.0 SHEET.

NOTE:
SEE THE INTERIOR DECOR DRAWINGS FOR INTERIOR FLOOR AND WALL FINISHES, FINISH SCHEDULE AND DETAILS.

NOTE:
GRIDPOINT ENERGY MANAGEMENT SYSTEM IS IN THIS RESTAURANT. GIVE CAUTION TO SENSOR/THERMOSTATS.



REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

LEGEND

SYMBOL	DESCRIPTION
	SUPPLY AIR DIFFUSERS
	RETURN AIR GRILLES / EXHAUST FAN GRILLES
	CEILING GRID & TILE: 2'x2'
	CEILING GRID & TILE: 2'x4'
	NEW GYPSUM BD. CEILING

KEYED NOTES

1. EXISTING MENU BOARD WALL. FINISH PER DECOR SCHEDULE. RE-INSTALL MENU BOARD WITH ANGLE BRACKET. -BY OWNER
2. PREFABRICATED METAL CANOPY TYPICAL. COORDINATE WITH CANOPY VENDOR FOR WALL BLOCKING REQUIREMENTS.
3. NOT USED
4. EXISTING SUSPENDED CEILING GRID TO REMAIN. REPAIR GRID AS REQUIRED, LEVEL, CLEAN. INSTALL NEW TILE, SEE NOTE 5. *** BID ALTERNATE TO REPLACE.
5. NEW SUSPENDED ACOUSTICAL CEILING TILE, USG 24 X 24 X 3/4 RADAR CLIMA PLUS CEILING PANEL, FL EDGE, COLOR WHITE.
6. MUSIC SPEAKERS FURNISHED AND INSTALLED BY OWNER.
7. NEW SUPPLY / RETURN DIFFUSERS (COLOR: WHITE) -FURNISHED AND INSTALLED BY OWNER.
8. NOT USED
9. PENDANT LIGHTS TO BE CENTERED OVER TABLES. COORDINATE WITH DECOR DRAWINGS AND SEATING PLAN. SUPPLIED BY OWNER INSTALLED BY GC.
10. NEW ILLUMINATED BUILDING SIGN. SEE EXTERIOR ELEVATIONS.
11. NEW UNDER CANOPY LIGHT FIXTURE TO BE LOCATED SO THAT LIGHT SOURCE IS NOT VISIBLE. G.C. TO SUPPLY J-BOX AS INDICATED BY AWNING/CANOPY VENDOR. CONNECT NEW LIGHTS TO EXISTING CIRCUITS. VERIFY IN FIELD. PROVIDED BY CANOPY MANUFACTURER.
12. NOT USED.
13. NOT USED.
14. SECURITY CAMERAS – DO NOT REMOVE OR DISPOSE.
15. CONNECT NEW LIGHTS TO EXISTING CIRCUITS. VERIFY IN FIELD.
16. INSTALL SOFFIT LIGHTS, SEE LIGHTING SCHEDULE ON THIS SHEET.
17. INSTALL NEW EMERGENCY LIGHTING AND EXIT SIGNS. -SUPPLIED BY OWNER INSTALLED BY GC,
18. NOT USED
19. REPLACE EXISTING LIGHT FIXTURE, SEE LIGHTING SCHEDULE ON THIS SHEET. -SUPPLIED BY OWNER INSTALLED BY GC,
20. NOT USED
21. INSTALL NEW RED SOFFIT OVER SERVICE COUNTER
22. NOT USED
23. NOT USED
24. REPAIR EXISTING DRYWALL CEILING, PREPARE FOR NEW FINISH.

DEMOLITION KEYED NOTES D#

D1. REMOVE EXISTING ELECTRONIC INTERIOR MENU BOARD AND STORE FOR RE-INSTALLATION ONCE THE REMODEL IS COMPLETED. -BY OWNER

D2. REMOVE EXISTING ROOF AND PARAPET WHERE SHOWN. REFER TO ROOF PLAN AND SECTIONS FOR MORE INFORMATION ON THE EXTENT OF THE DEMOLITION. REMOVE SOFFIT LIGHTS AND RELATED WIRING BACK TO SOURCE, LOCATED IN THE ROOF THAT WILL BE DEMOLISHED.

D3. REMOVE EXISTING CEILING TILES.

D4. NOT USED

D5. REMOVE EXISTING LIGHTS. LEAVE ELECTRICAL CONNECTIONS FOR USE WITH NEW LIGHT FIXTURES. -BY OWNER

D6. REMOVE EXISTING DIFFUSERS, SEE PLAN FOR LOCATION OF NEW DIFFUSERS.

D7. NOT USED

D8. REMOVE EXISTING SOFFIT LIGHTS. LEAVE ELECTRICAL CONNECTIONS FOR USE WITH NEW LIGHT FIXTURES. SEE PLAN FOR LOCATION OF NEW SOFFIT LIGHT FIXTURE.

D9. NOT USED

D10. REMOVE EXISTING EMERGENCY LIGHTING AND EXIT SIGNS, REPLACE ALL FIXTURES WITH NEW IN CURRENT LOCATION, UNLESS NOTED OTHERWISE. TO INCLUDE REAR DELIVERY DOOR SIGN.

D11. REMOVE EXISTING LIGHT FIXTURE & CONDUIT BACK TO SOURCE.

D12. NOT USED

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

ONE SOUTH 280 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL: DENNIS R. CABALA LICENSED ARCHITECT #001-012217 STATE OF ILLINOIS

1 09.09.16 ISSUED FOR PERMIT
NO DATE REMARKS
REVISIONS

RESTAURANT FOR: TOMS King
335 COMMERCE DRIVE
CRYSTAL LAKE, IL 60014
815-444-2008
BURGER KING CORPORATION

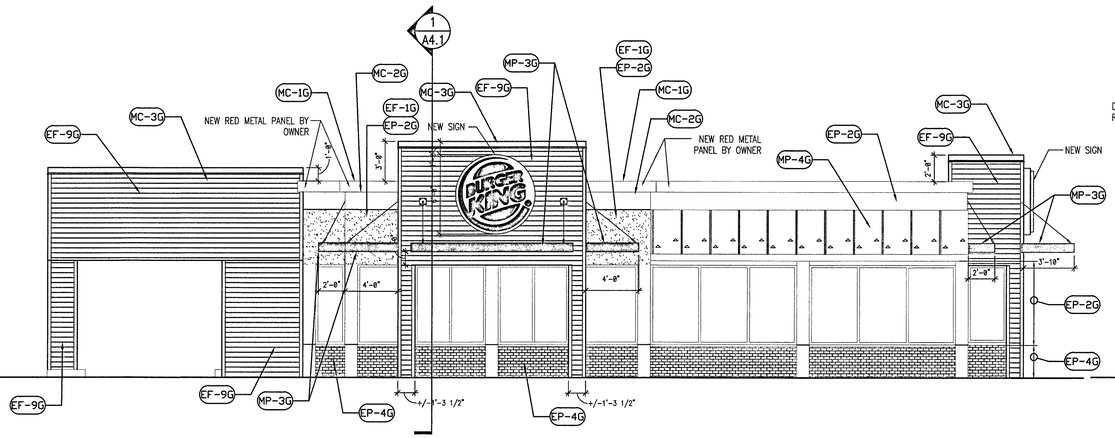
BURGER KING REMODEL
BK2135
250 W. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

PROJECT NO: 2016.0035
DATE: 09.09.16

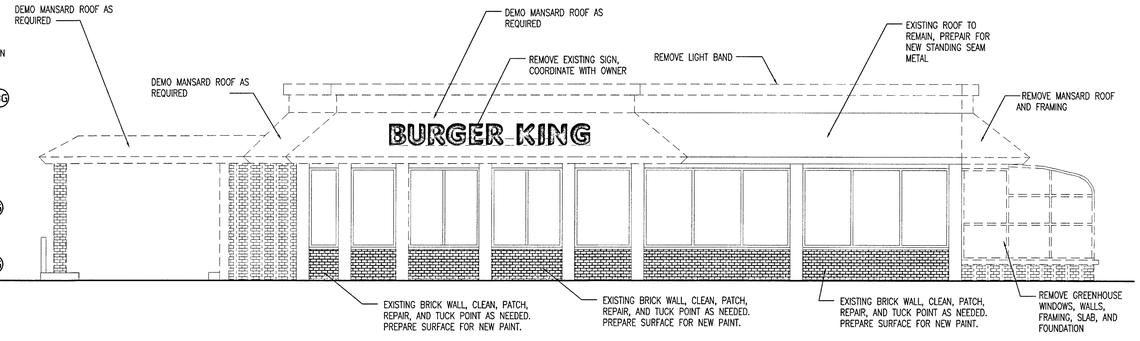
A1.1
REFLECTED CEILING PLAN

CHECKED: JN DRAWN: AR

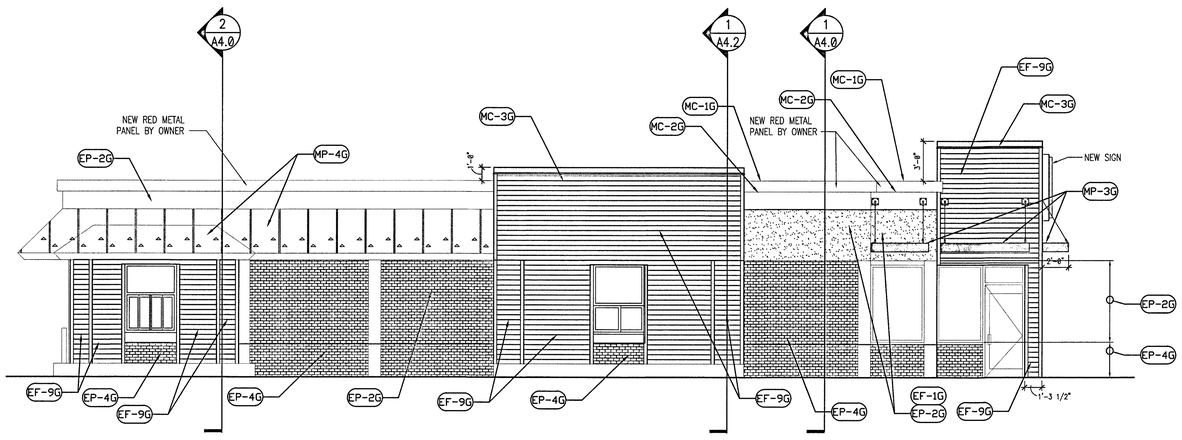
COPYRIGHT © 2016 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



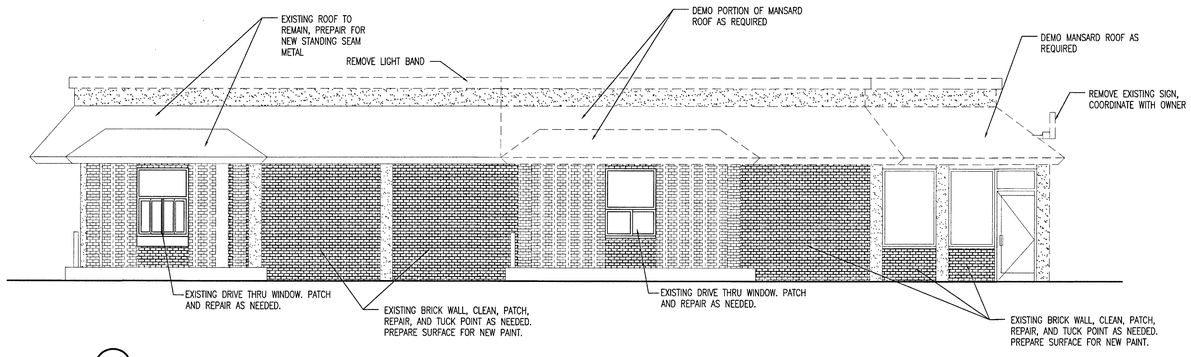
1 PROPOSED SOUTH/WEST ELEVATION 3/16"=1'-0"



1 EXISTING SOUTH/WEST ELEVATION 3/16"=1'-0"



2 PROPOSED NORTH/WEST ELEVATION 3/16"=1'-0"



2 EXISTING NORTH/WEST ELEVATION 3/16"=1'-0"

GENERAL NOTES

1. BUILDING SIGNAGE BY OTHERS UNDER SEPARATE PERMIT.
2. PREFABRICATED METAL CANOPY UNDER SEPARATE PERMIT
3. G.C. TO PROVIDE POWER TO ALL BUILDING SIGNAGE.
4. REFER TO WALL SECTIONS FOR FRAMING OF NEW WALLS.
5. REFER TO FINISH SCHEDULE SHEET A8.0
6. REMOVE ROOF LIGHT FIXTURES

LEGEND: (SEE SHEET A8.0 FOR FINISHES)

EB-#	BRICK SURFACE
ECT-#	EXTERIOR HARDI BOARD FINISH
EF-#	STUCCO OR SIDING WALL SURFACE
EP-#	PAINT FINISH
MC-#	METAL COPING
MP-#	METAL TRIM/PANEL
S-#	SIGNAGE BY SEPARATE VENDOR

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

ONE SOUTH 280 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL:



NO DATE REMARKS
1 09.09.16 ISSUED FOR PERMIT

REVISIONS

RESTAURANT FOR:
TOMS King
335 COMMERCE DRIVE
CRYSTAL LAKE, IL 60014
815-444-2008
BURGER KING CORPORATION

BURGER KING REMODEL

BK2135
250 W. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

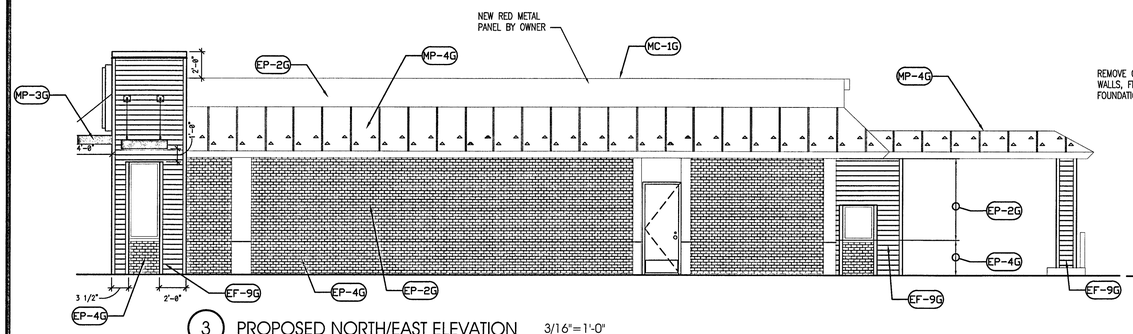
PROJECT NO: 2016.0035
DATE: 09.09.16

A2.0

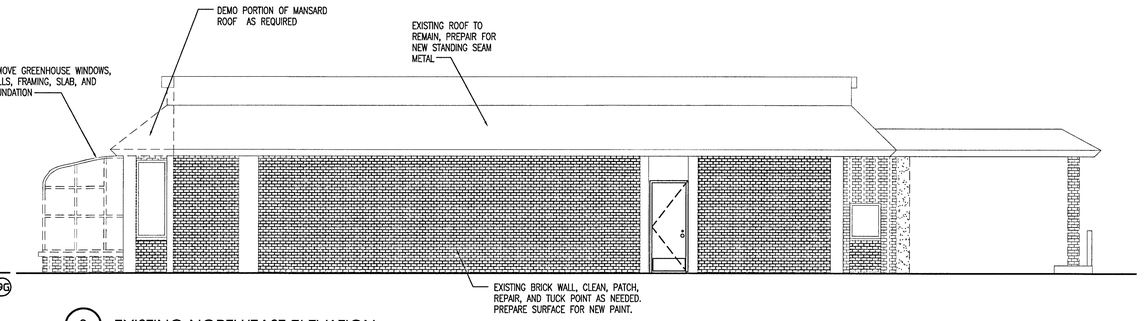
EXTERIOR ELEVTIONS

CHECKED: JN DRAWN: HP

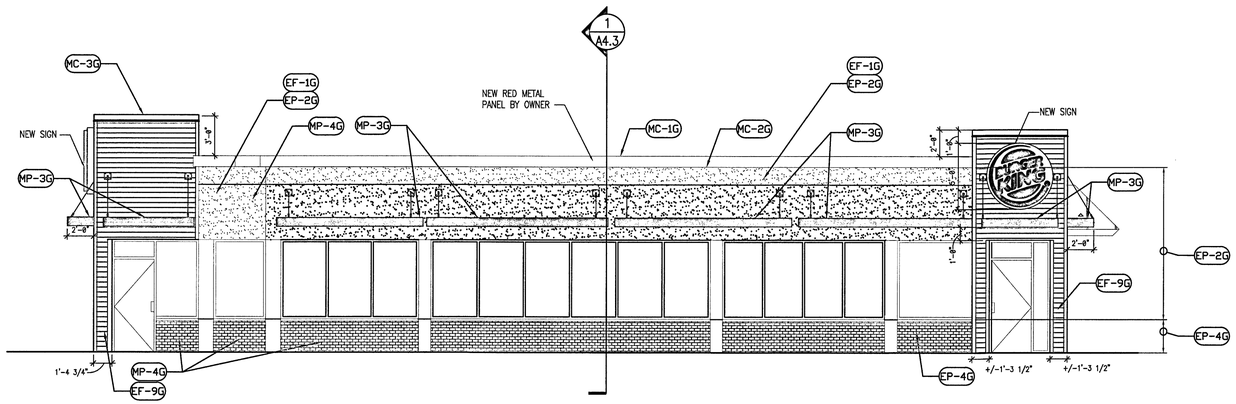
COPYRIGHT © 2016 INTERPLAN LLC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE FOR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.



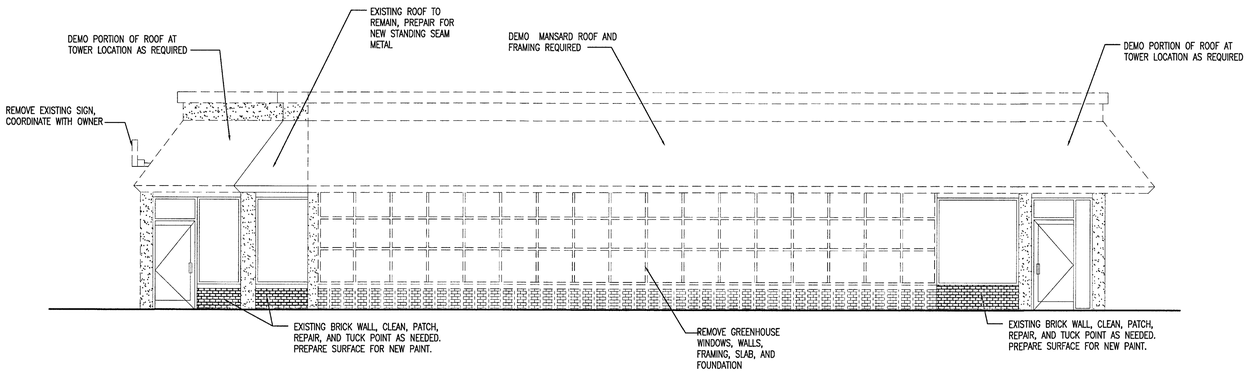
3 PROPOSED NORTH/EAST ELEVATION 3/16"=1'-0"



3 EXISTING NORTH/EAST ELEVATION 3/16"=1'-0"



4 PROPOSED SOUTH/EAST ELEVATION 3/16"=1'-0"



4 EXISTING SOUTH/EAST ELEVATION 3/16"=1'-0"

GENERAL NOTES

1. BUILDING SIGNAGE BY OTHERS UNDER SEPARATE PERMIT.
2. PREFABRICATED METAL CANOPY UNDER SEPARATE PERMIT
3. G.C. TO PROVIDE POWER TO ALL BUILDING SIGNAGE.
4. REFER TO WALL SECTIONS FOR FRAMING OF NEW WALLS.
5. REFER TO FINISH SCHEDULE SHEET A8.0
6. REMOVE ROOF LIGHT FIXTURES

LEGEND: (SEE SHEET A8.0 FOR FINISHES)

EB-#	BRICK SURFACE
ECT-#	EXTERIOR HARDI BOARD FINISH
EF-#	STUCCO OR SIDING WALL SURFACE
EP-#	PAINT FINISH
MC-#	METAL COPING
MP-#	METAL TRIM/PANEL
S-#	SIGNAGE BY SEPARATE VENDOR

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

ONE SOUTH 280 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL:

DENNIS R. CABALA
LICENSED ARCHITECT
#001-015217
STATE OF ILLINOIS

1 09.09.16 ISSUED FOR PERMIT
NO DATE REMARKS
REVISIONS

RESTAURANT FOR:
TOMS King
335 COMMERCE DRIVE
CRYSTAL LAKE, IL 60014
815-444-2008
BURGER KING CORPORATION

BURGER KING REMODEL

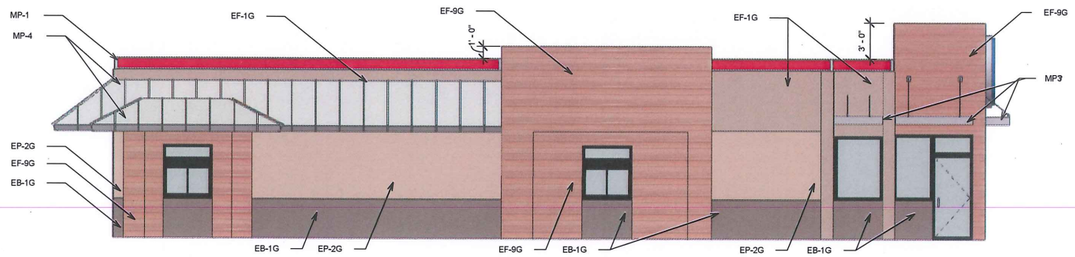
BK2135
250 W. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

PROJECT NO: 2016.0035
DATE: 09.09.16

A2.1
EXTERIOR ELEVATIONS

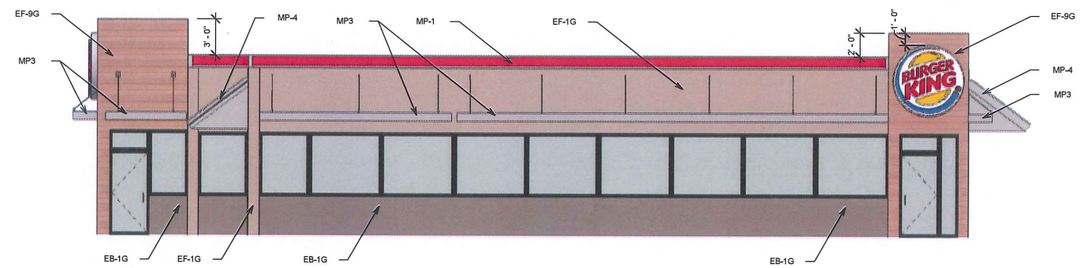
CHECKED: JN DRAWN: HP

COPYRIGHT © 2016 INTERPLAN LLC RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

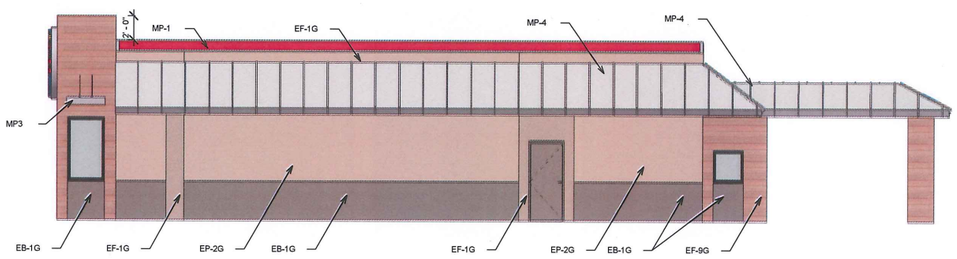


4 Proposed North/West Elevation
3/16" = 1'-0"

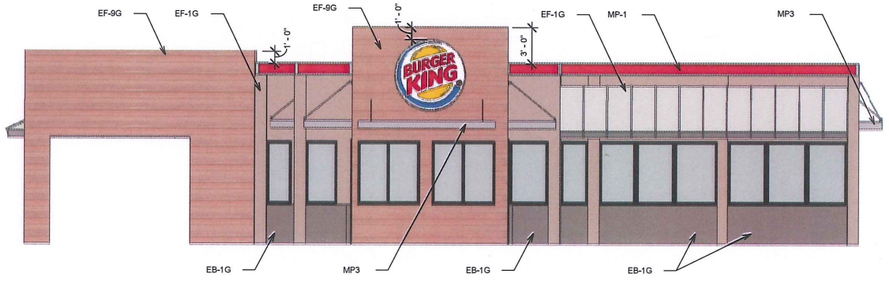
MATERIAL LEGEND	
	EF-1G HARDI BOARD STUCCO PANEL PAINTED GLIDDEN PROFESSIONAL TAUPE TONE
	EF-9G FIBER CEMENT SIDING CEDAR
	EP-2G EXISTING FINISH MATERIAL PAINTED GLIDDEN PROFESSIONAL TAUPE TONE
	EB-1G THIN BRICK PAINTED GLIDDEN PROFESSIONAL OLD IRVINGTON O/S
	MP-1 LIGHT BAND
	MP-3 METAL AWNING
	MP-4 METAL STANDING SEAM ROOF



3 Proposed South/East Elevation
3/16" = 1'-0"



1 Proposed North/East Elevation
3/16" = 1'-0"



2 Proposed South/WestElevation
3/16" = 1'-0"

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

ONE SOUTH 200 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL:

NO DATE REMARKS
REVISIONS

RESTAURANT FOR:
TOMS King
335 COMMERCE DRIVE
CRYSTAL LAKE, IL 60014
815-444-2008
BURGER KING CORPORATION

BURGER KING
REMODEL
BK2135
250 W. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

PROJECT NO: 2016.0035
DATE: 07.22.16

A-2.0

CHECKED: DRAWN:

COPYRIGHT © 2016
INTERPLAN LLC HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN AUTHORIZATION AND CONSENT OF INTERPLAN LLC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE DOCUMENTS BY THE OWNER OR BY ANY THIRD PARTY, THE OWNER AND THAT THIRD PARTY AGREE TO HOLD HARMLESS INTERPLAN LLC AND TO INDEMNIFY INTERPLAN LLC AGAINST ANY DAMAGES, LIABILITY OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS, ARISING FROM SUCH UNAUTHORIZED REUSE. BY THE OWNER'S AUTHORIZATION OF REUSE BY OTHERS OR BY ANY UNAUTHORIZED REUSE BY THE OWNER, THE OWNER AND THAT THIRD PARTY AGREE TO FULLY RELEASE AND DISCHARGE INTERPLAN LLC FROM ANY CLAIMS, LIABILITY OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COURT COSTS, ARISING FROM SUCH UNAUTHORIZED REUSE.

Received 9/12/16 - City of Crystal Lake RH



1 3D View 1



2 3D View 2



3 3D View 3

INTERPLAN LLC

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

ONE SOUTH 280 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL:

NO DATE REMARKS
REVISIONS

RESTAURANT FOR:
TOMS King
335 COMMERCE DRIVE
CRYSTAL LAKE, IL 60014
815-444-2008
BURGER KING CORPORATION

BURGER KING
REMODEL

BK2135
250 W. VIRGINIA STREET
CRYSTAL LAKE, IL 60014

PROJECT NO: 2016.0035
DATE: 07.22.16

A-2.1

CHECKED: DRAWN:

THESE PLANS ARE THE PROPERTY OF INTERPLAN LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF INTERPLAN LLC. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND APPROPRIATE COMPENSATION TO INTERPLAN LLC. © 2016