



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

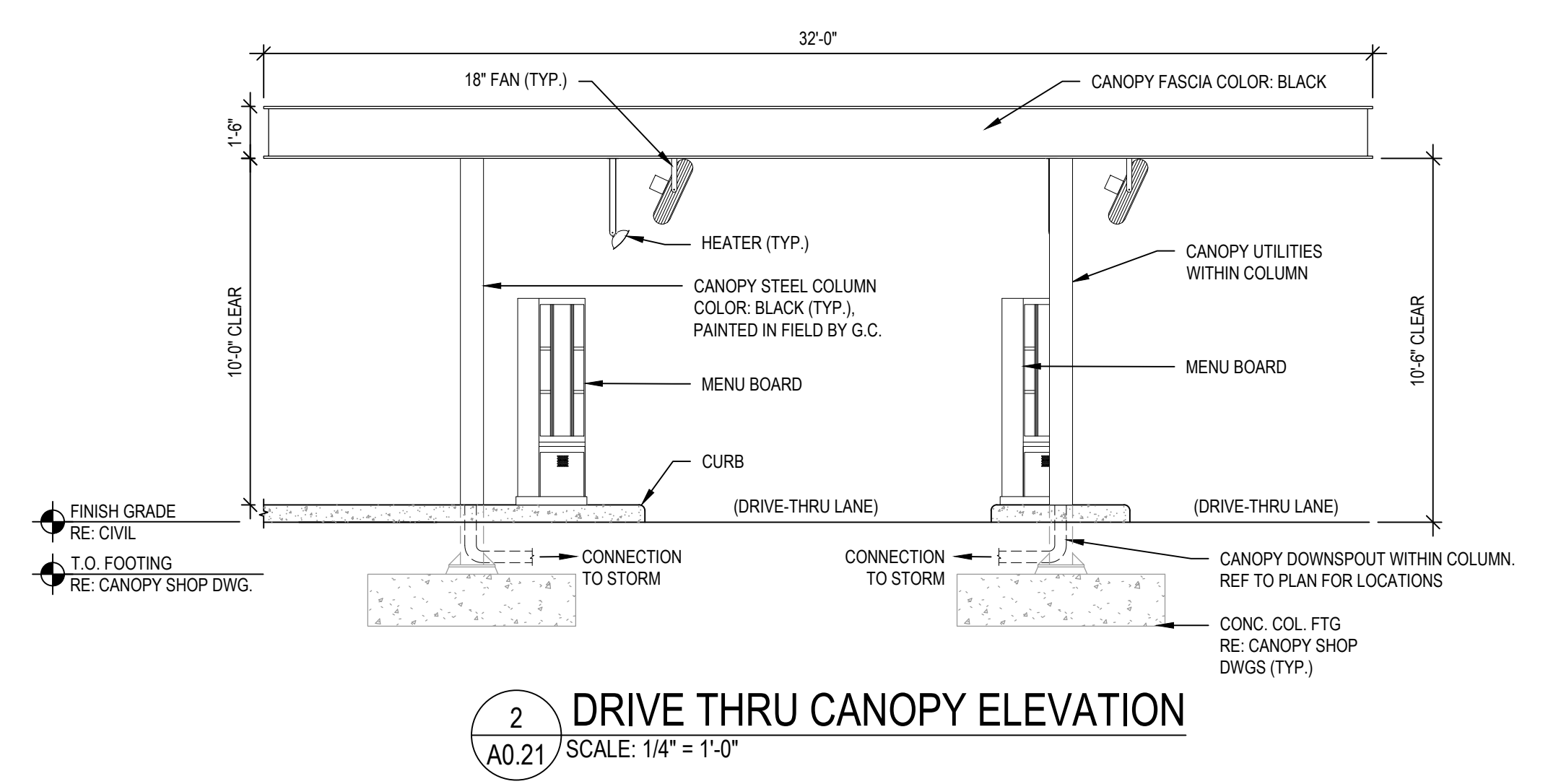
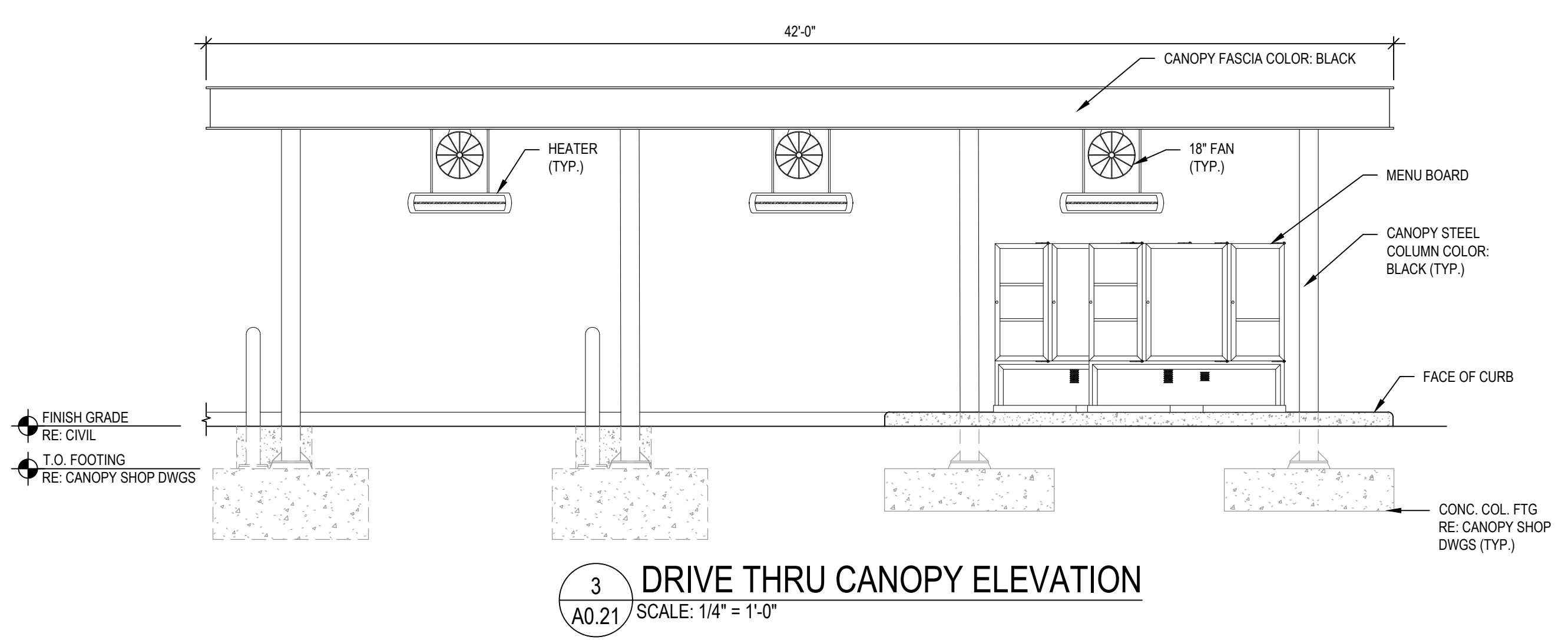
STORE:
RAISING CANE'S RESTAURANT
ALBANY TPK. & BUSHY HILL RD.
SIMSBURY, CT, 06092
PROTOTYPE: P4-V-Av
SCHEME: B
RESTAURANT #RC935
VERSION: 2022-3.0 RELEASE 1.05.2022



Lakewood, Ohio 44107
17710 Detroit Avenue
Phone (216) 321-3134 Fax (216) 321-4624
www.adaarchitects.com

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ENGINEER INFORMATION:



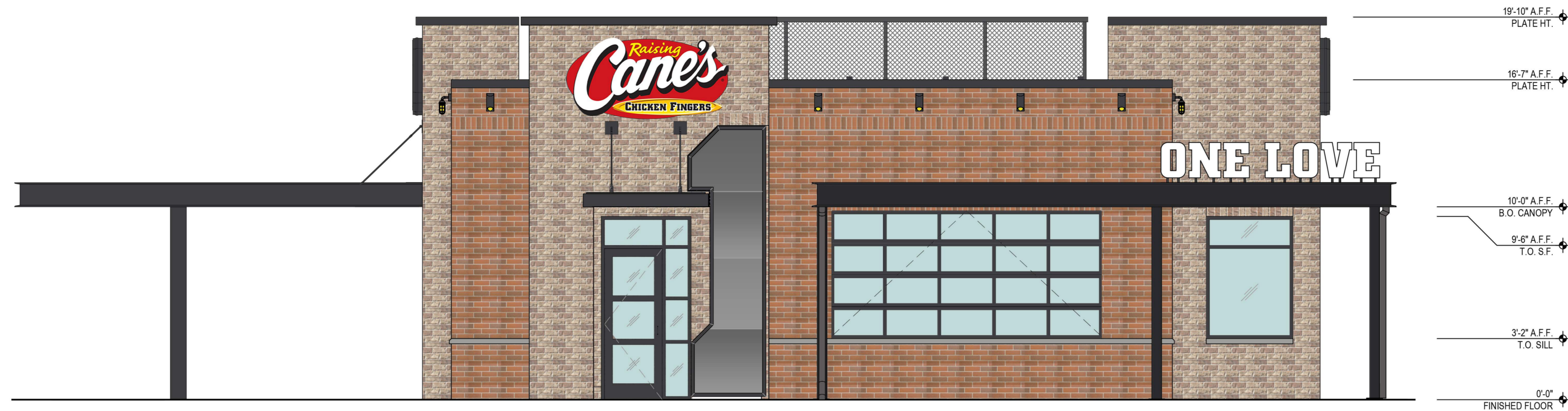
SHEET REVISIONS

#	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRIVE THRU CANOPY DETAILS

DATE: 04/19/23
JOB NO. 22031

A0.21
SHEET NO.



2 FRONT ENTRY ELEVATION
EL 1 SCALE: 1/4" = 1'-0"



1 DRIVE-THRU ELEVATION
EL 1 SCALE: 1/4" = 1'-0"



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4		
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10		

EXTERIOR ELEVATIONS (OPTION 1)

DATE: 03/31/23
JOB NO. 22031

EL 1
SHEET NO.



2 REAR ELEVATION
EL 2 SCALE: 1/4" = 1'-0"



1 SIDE ENTRY ELEVATION
EL 2 SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS (OPTION 1)

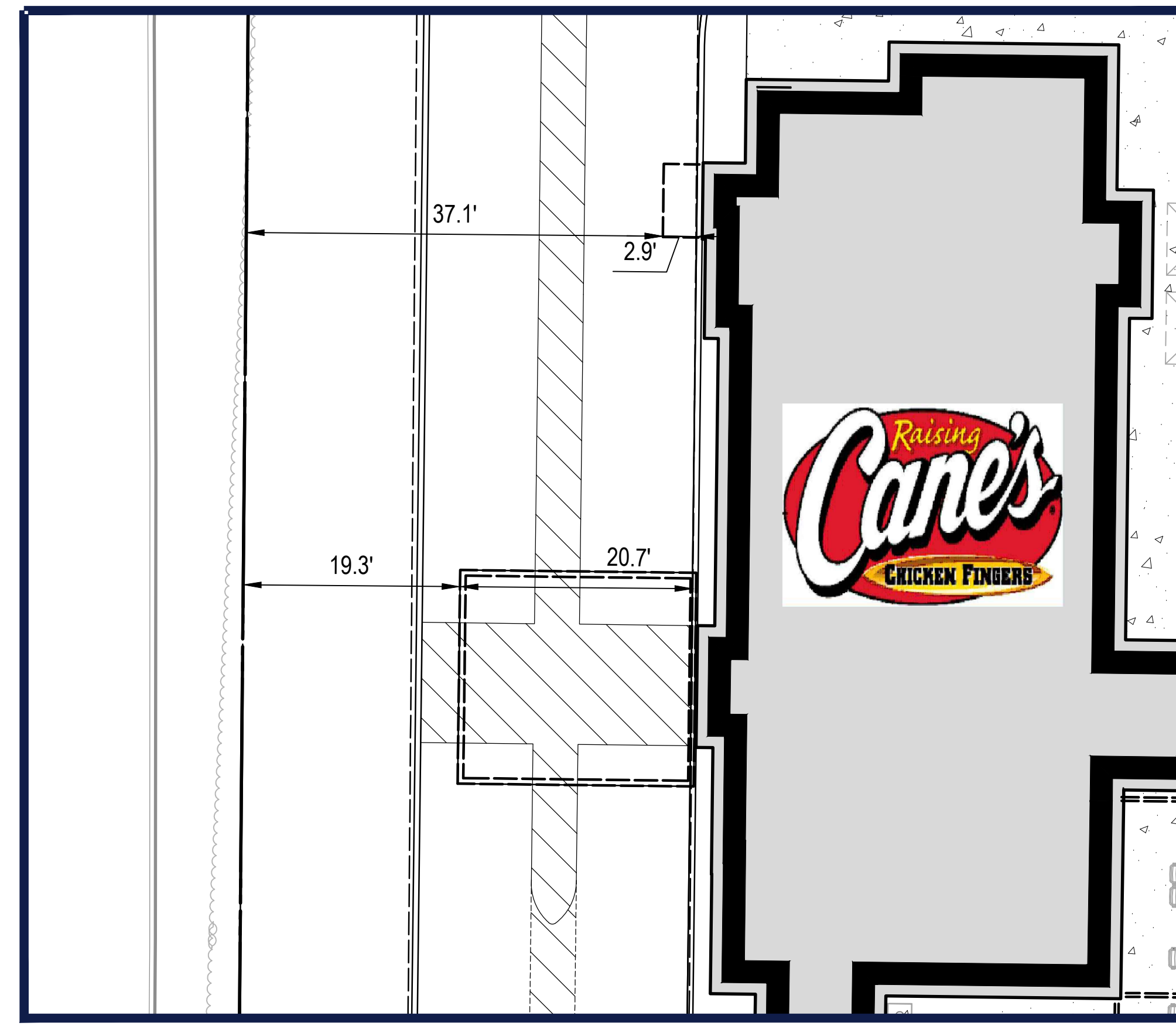
DATE: 03/31/23
JOB NO. 22031

EL 2
SHEET NO.

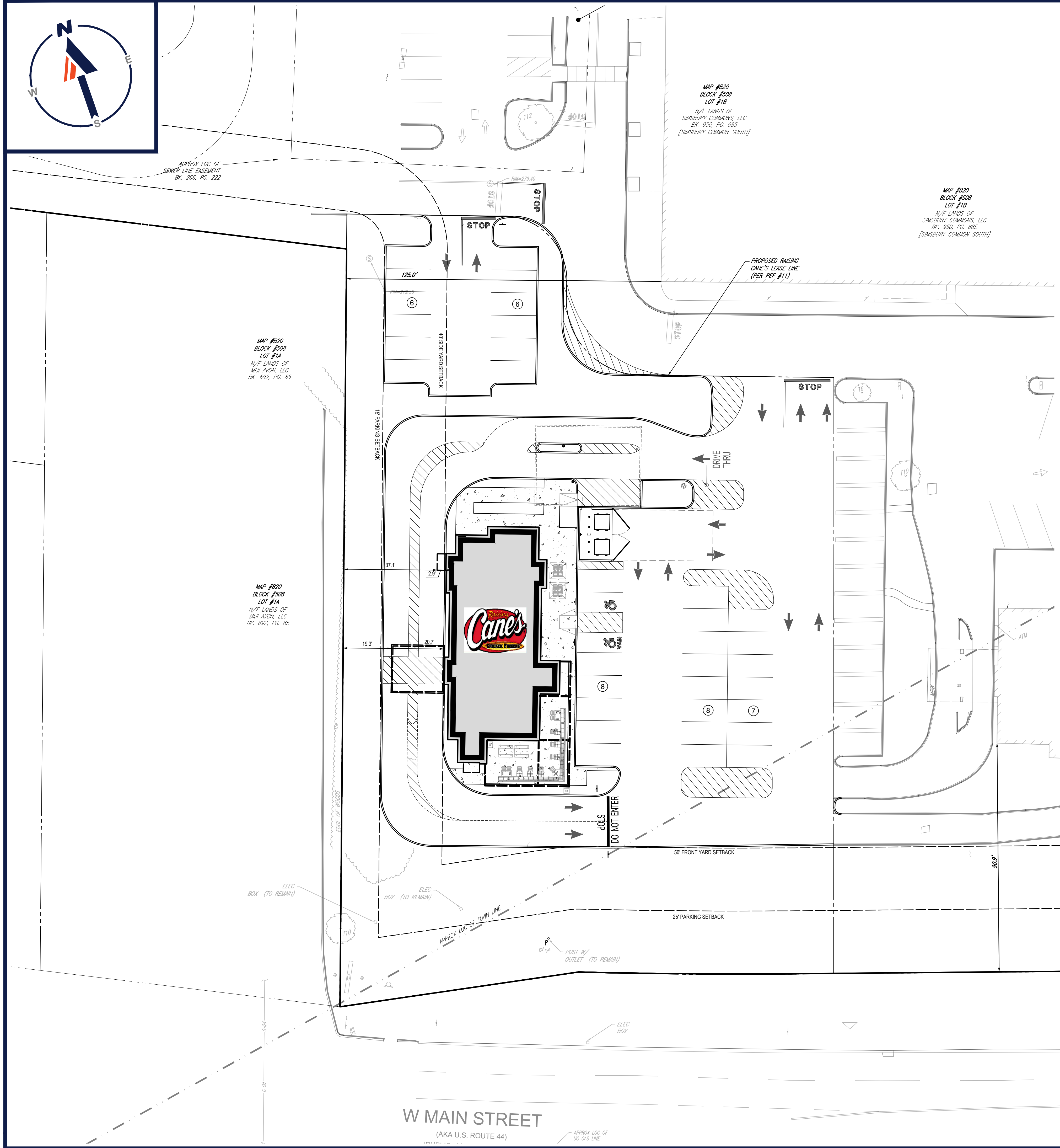


ZONING ANALYSIS TABLE					
ZONING DISTRICT	SIMSBURY: DESIGNATED BUSINESS DEVELOPMENT (B-3) AVON: COMMERCIAL RETAIL (CR)				
REQUIRED PERMIT	TBD				
ZONE CRITERIA	SIMSBURY REQUIRED	AVON REQUIRED	EXISTING	PROPOSED LEASE AREA	PROPOSED OVERALL
LOT AREA	N/A	N/A	N/A	52,494 SF	782,633 SF
MAX. BLDG COVERAGE	N/A	25%	0%	3,284 SF / 52,494 SF = 6.2%	188,942 SF / 782,633 SF = 24.0%
MIN. FRONT SETBACK	50 FT	75 FT	N/A	87.0 FT	46 FT (AVON)
MIN. SIDE SETBACK	40 FT	20 FT	N/A	19.2 FT 37.1 FT (V)	9.5 FT (E)
MIN. REAR SETBACK	50 FT	25 FT	N/A	N/A	9.5 FT
MIN. PARKING SETBACK	FRONT: 25 FT SIDE: 15 FT	N/A	N/A	15 FT	15 FT
MAX. BUILDING HEIGHT	40 FT	35 FT	N/A	-	-
MAX. IMPER. COVERAGE	40%	50%	656,599 SF / 782,633 SF = 83.9%	33,474 SF / 52,494 SF = 63.8%	662,003 SF / 782,633 SF = 84.5%
PARKING SPACES	22 (1)	N/A (1)	873	35	781
ACCESS. PARKING SPACES	1 (1)	N/A (1)	22	2	24
PARKING STALL CRITERIA	USE/CATEGORY: RESTAURANT STANDARD: 9 FT x 18 FT REQUIRED PARKING: 3.3 PARKING SPACES PER EACH 500 SF OF GFA COMPACT: 8 FT x 16 FT CALCULATION: 3,295 / 500 = 6.59 x 3.3 = 22 SPACES				

(1) TABLE CALCULATED BASED ON LEASE AREA
(V) MINIMUM SIDE YARD SETBACK AS SPECIFIED IN SECTION 4.3 DIMENSIONAL REQUIREMENTS OF THE ZONING REGULATIONS. MINIMUM REQUIRED IS 40 FT WHERE 19.2 FT & 37.1 FT ARE PROPOSED.



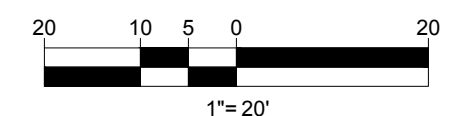
DIMENSION INSET
SCALE: 1"=10'



GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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PROTOTYPE ISSUE DATE: _____
STORE:
RAISING CANE'S RESTAURANT
530 BUSHY HILL ROAD
SIMSBURY, CT
Prototype P4-V-AV
RESTAURANT #C0935

DESIGNERS INFORMATION:
BOHLER //
65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900
www.BohlerEngineering.com

PROTOTYPE UPDATE PHASE: _____
UPDATE ISSUE DATE: _____
PROJECT MANAGER: _____ JOB

FOR CONCEPT PURPOSES ONLY

PROFESSIONAL OF RECORD:
J.G. BORD
PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

SHEET REVISIONS: (Sheet Specific per Designer)

DATE:	DESCRIPTION:

SHEET TITLE:
SITE LAYOUT PLAN
DATE: 01/23/2022
PROJECT NUMBER: CTA220075.00
DRAWN BY: KMB
SHEET NUMBER:
EX-01

P:\2022\CTA220075.00\CADD\DRAWINGS\CONCEPT\PS\SKETCH ACTA220075.00-SKTA-08-1-LAYOUT-EM-1-SITE PLAN

MAP #B20
BLOCK #508
LOT #1A
N/F LANDS OF
MIJI AVON, LLC
BK. 692, PG. 85

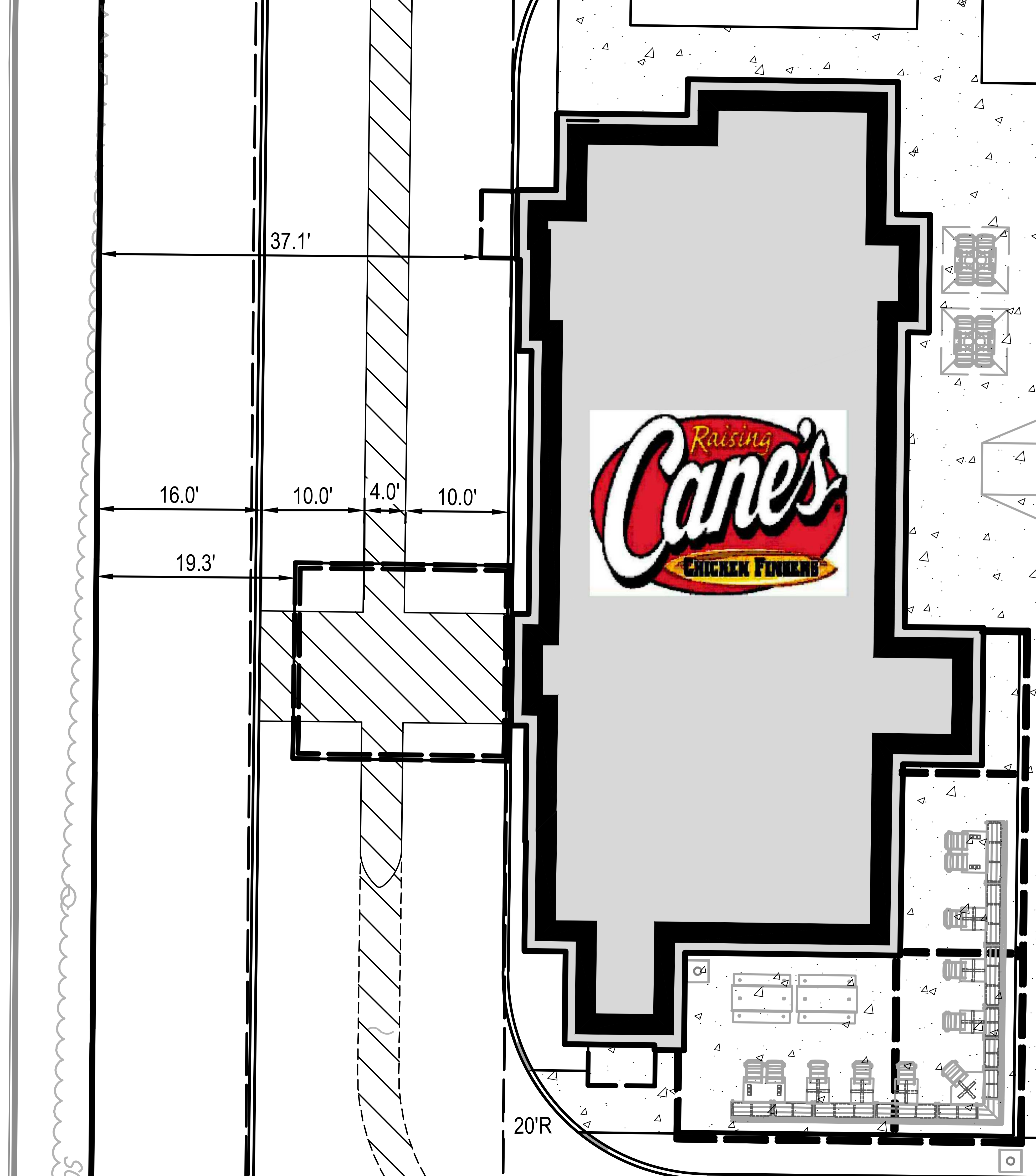
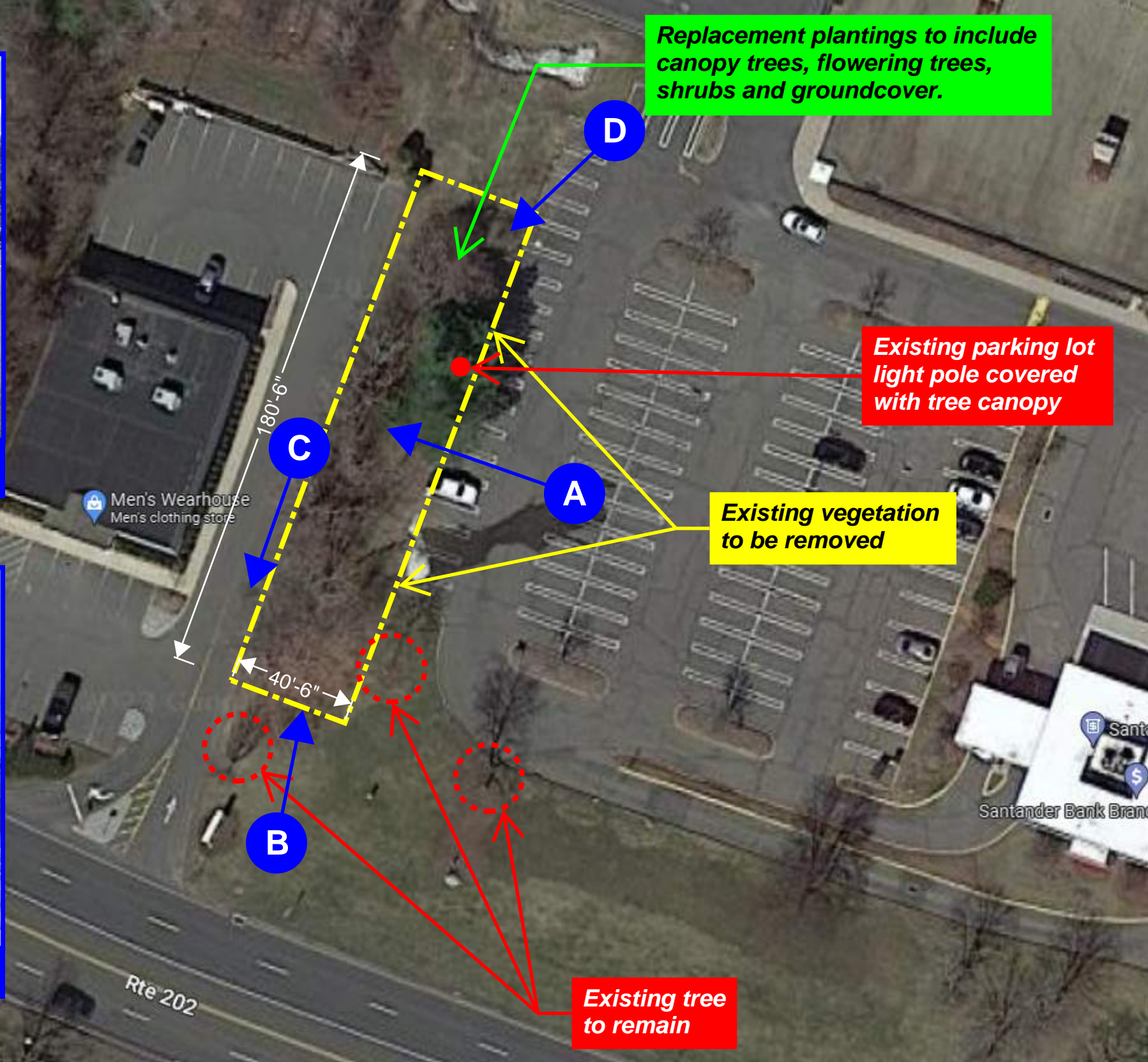




Photo C - view from Men's Warehouse parking area looking south



Photo D - view looking north



Replacement plantings to include canopy trees, flowering trees, shrubs and groundcover.

Existing parking lot light pole covered with tree canopy

Existing vegetation to be removed

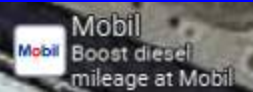
Existing tree to remain



Photo A - view looking west



Photo B - view from Rte 202 looking north



ZONING ANALYSIS TABLE

N/A - NOT APPLICABLE
 N/S - NOT SPECIFIED
 (V) - VARIANCE REQUESTED
 (W) - WAIVER REQUESTED
 (E) - EXIST. NON-CONFORMANCE

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	AVON: COMMERCIAL RETAIL (CR)				
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