



# BOARD OF ZONING APPEALS STAFF REPORT

**To:** Members of the Board of Zoning Appeals

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** January 10, 2023

**Agenda Item:** BZA Docket No. 22-015

**Hearing:** **PUBLIC HEARING**

**Application Type:** Developmental Standards Variance

**Summary:** Parth Patel requesting approval of a variance from Table 26-6.4050-1 to allow a reduction in the required parking spaces for a commercial building at 8130-8138 Calumet Avenue.

---

**Applicant:** Parth Patel

**Property Address:** 8130-8138 Calumet Avenue

**Current Zoning:** CD-4.A General Urban Character District

**Adjacent Zoning:** North: CD-4.A  
South: CD-4.A  
East: CD-4.A  
West: CD-3.R2

**Action Requested:** Approval of Variance

**Additional Actions Required:** Findings of Fact

**Staff Recommendation:** **Approval**

**Attachments:**

BZA 21-006 variance application w/ cover letter  
 Tenant Retail Building 8130-8138 Calumet Avenue Site Plan & Elevations prepared by domenella Architects Ltd. dated 2021.05.02  
 8130-8138 Calumet Avenue Plat of Consolidation prepared by Landmark Engineering dated 07.19.2021  
 Smoothie King #2037 Typical Space Plan dated 09.02.2021  
 Parlor Doughnuts Munster First Floor Plan prepared by Lamar Architecture & Design dated 2022  
 Nautical Bowls Concept Plan option 2 prepared by Colliers Architecture, LLC. dated 12.07.2022  
 Smoothie King Executive Insights Vol. 1  
 Parlor Doughnuts brochure  
 Parlor Doughnuts Northwest Indiana slide deck  
 Nautical Bowls Real Estate Overview

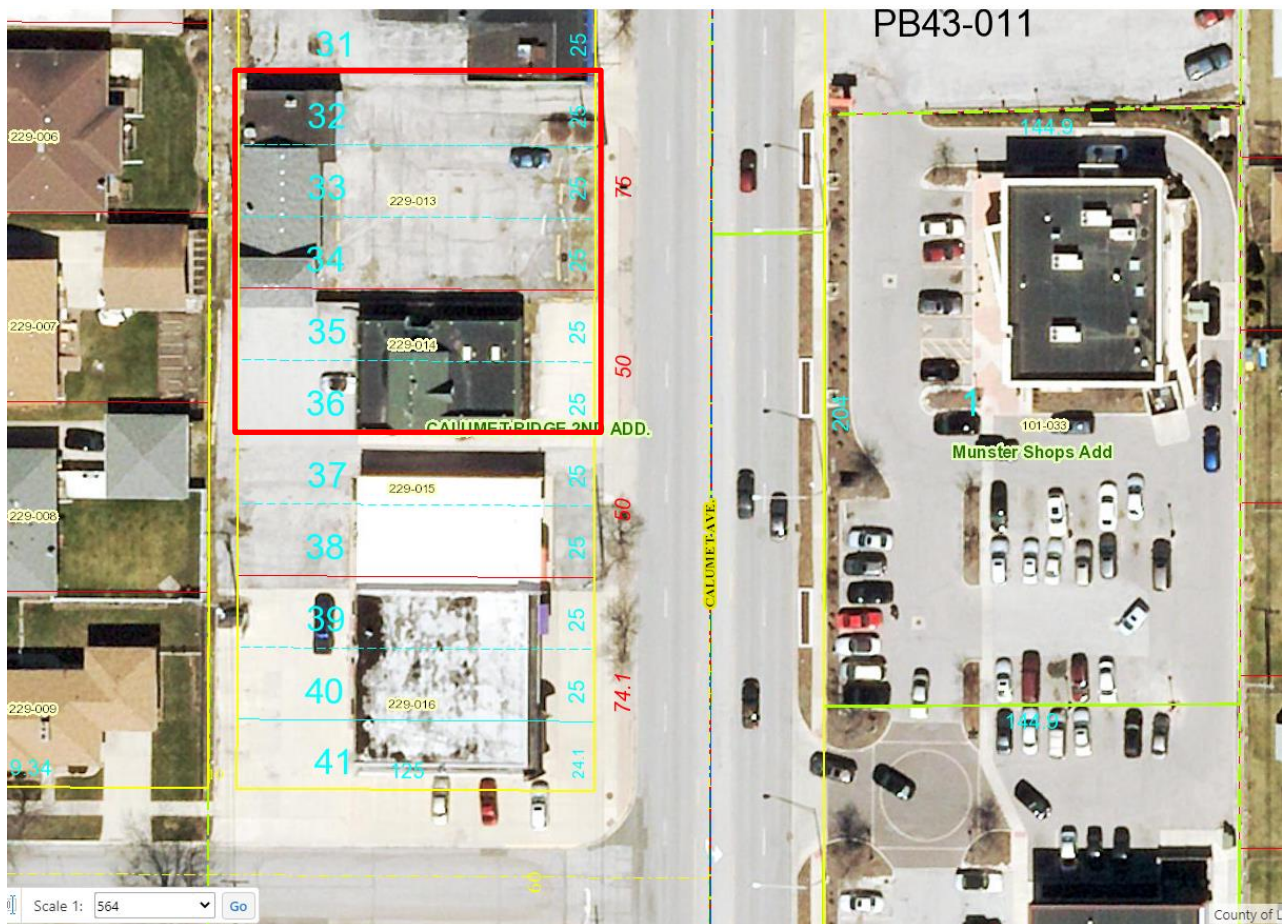


Figure 1: Subject property outlined in red

**BACKGROUND**

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

[www.munster.org](http://www.munster.org)

In September 2021, Parth Patel received approval from the Munster Plan Commission to consolidate two lots and redevelop the property at 8130 and 8138 Calumet Avenue with a 3,630 square foot, 3-unit commercial building including a Smoothie King in the south tenant space and a parking lot with 27 stalls.

At the time of these approvals, staff noted that the number of parking spaces provided on site would be sufficient to accommodate the proposed Smoothie King, which requires 17 spaces. It was noted that the two other tenant spaces would have different parking requirements depending on their final users, but the remaining 9 spaces would be sufficient for a combination of retail, personal service, or office uses. The remaining 9 spaces would not be sufficient to accommodate additional restaurant uses, per the minimum parking requirements of the Munster Zoning Ordinance.

To remedy the parking deficiency in connection with the Plan Commission applications, Mr. Patel applied for a variance from the parking standards to reduce the required parking and permit an additional restaurant use. The variance was withdrawn, though, because a specific tenant had not been secured.

The approved building and site work is now under construction and Mr. Patel has now secured two additional tenants for the commercial building: Parlor Doughnuts, a “craft doughnut and coffee shop” which will occupy 1,674 square feet, and Nautical Bowls, a restaurant that exclusively serves “superfood bowls”, which will occupy 666 square feet.

## DISCUSSION

Smoothie King and Nautical Bowls are classified as restaurants in the Munster Zoning Ordinance.

TABLE 26-6.405.O-1 requires a Restaurant dispensing food or beverages for consumption on premises, without Drive-Through or Drive-In Service to have 1 space for each 2.5 seats or 5 spaces for each 300 SF of total gross floor area, whichever is greater.

Parlor Doughnuts is classified as a bakery in the Munster Zoning Ordinance, which is considered a retail use.

TABLE 26-6.405.O-1 requires an Other Retail, Personal Service, or Craftsman Use Not Listed Under any Use Category to have 4.5 spaces per 1,000 SF of total gross floor area.

The required parking for the entire site is shown in the table below.

**8130-8138 Calumet Required Parking Table**

Business	Type	SF	Ratio	Required
Smoothie King	Restaurant dispensing food or beverages for consumption on premises, without Drive-Through or Drive-In Service	1045	5 spaces for each 300 SF	17
Parlor Doughnuts	Bakery-retail	1674	4.5 spaces per 1,000 SF	8

Nautical Bowls	Restaurant dispensing food or beverages without seating and without Drive-Through or Drive-In Service	666	5 spaces for each 300 SF	11
Total Required				36
Total Provided				27
<b>Variance Request</b>				<b>9</b>

Mr. Patel has provided information with his application about the operations of the proposed users. He calculates that the total parking needed for both employees and customers of all three restaurants will be 23 spaces. The parking calculation assumes that many customers will order online and carry out their orders rather than consuming them on premise.

**8130-38 Calumet *Proposed* Parking Table**

Business	Customers	Employees	Required
Smoothie King	2	3	5
Parlor Doughnuts	8	6	14
Nautical	2	2	4
Total Required			23
Total Provided			27
<b>Excess spaces</b>			<b>4</b>

Staff notes that the standard parking ratios found in national parking generation manuals are considerably less than that required by the Town of Munster zoning ordinance:

Organization	Parking Ratio for Restaurants
Institute for Transportation Engineers	10.10 spaces per 1,000 sf
Urban Land Institute	10.50 spaces per 1,000 sf
Town of Munster	16.66 spaces per 1,000 sf

Organization	Parking Ratio for Retail
Institute for Transportation Engineers	2.65 spaces per 1,000 sf
Urban Land Institute	3.6 spaces per 1,000 sf
Town of Munster	4.5 spaces per 1,000 sf

Under either of these alternative standards, the proposed number of parking spaces is sufficient: Under the ITE standard, there is an excess of 5 spaces and under the ULI standard, there is an excess of 4 spaces onsite.

## VARIANCE STANDARDS



The variance process is established to provide relief to a property owner when, due to unique circumstances, compliance with the zoning code imposes a hardship or practical difficulty on a property owner. The BZA is under no obligation to grant a variance. It is the petitioner's responsibility to prove a hardship or practical difficulty. The BZA should ask the petition to address the criteria listed below.

Sec. 26-6.804.I of the Munster Zoning Code states that the basis for a variance is as follows:

g. General Standards.

A Variance may be granted only if the Decision-Making Authority has made the following determinations for such Variance:

- i. the practical difficulties or unnecessary hardships that would be incurred by strict application of the Use or Development standard, as applicable, are unique and not shared by all properties in the vicinity and are not self-imposed;
- ii. such Variance is the minimum Variance that will relieve such practical difficulties or unnecessary hardships, as applicable;
- iii. such Variance is in the spirit of the general purposes and intent of this Article as stated in Division 1; and
- iv. such Variance is so designed as to provide reasonable consideration to, among other things, the character of the neighborhood, District, or Civic Zone, the conservation of property values in the vicinity, and the guidance of Development in accordance with the Comprehensive Plan.

h. Specific to Development standards Variances:

A Variance from Development Standards may be approved or approved with conditions only if:

- i. it will not be injurious to the public health, safety, morals, and general welfare of the community;
- ii. the use and value of the area Adjacent to the property included in the Variance will not be affected in a substantially adverse manner; and
- iii. the strict application of the Development standards will result in practical difficulties in the use of the property.

**The applicant submitted an application that addresses the criteria for the granting of a development standards variance.**

**RECOMMENDATION**

The Board of Zoning Appeals may wish to consider the following motion:

*Motion to approve BZA Docket No. 22-015 granting a variance from Table 26-6.4050-1 to allow a reduction in the required parking spaces for a Smoothie King, Parlor Doughnuts, and Nautical Bowls or substantially similar establishments from 36 to 29 at 8130-8138 Calumet Avenue.*

Town of Munster

Development standard Variance

I, Parth Patel, am seeking a development standard variance on parking requirements to accommodate the tenants that wish to come to Munster. The site for which the variance is needed is 8130 Calumet Ave, a new three tenant building that will be completing construction in December 2022. The tenants for the building are Smoothie King (1045 sqft), Parlour Doughnuts (1674 sqft), and Nautical Bowls (666 sqft). The site currently has 27 parking spaces total.

The current code requirement for parking for restaurants is: 1 space for each 2.5 seats or 5 spaces for each 300 SF of total gross floor area, whichever is greater


The above is for restaurants with on site consumption. All three tenants will be 90% carryout.

Smoothie King will have 2-3 employees at any given time and roughly 2 transitory guests at a time. The total parking need for Smoothie King is 5 spaces and its hours of operation are 7am-9pm Monday thru Friday and 8am-9pm on Saturday and 10am-8pm on Sunday. Will have 4 seats.

Parlour Doughnuts will have 5-6 employees at any given time and roughly 6-8 transitory guests at a time. The total parking need for Parlour Doughnuts is 14 spaces and its hours of operation are 6am-6pm Monday thru Friday and 7am-3pm on Saturday and Sunday. Will have 10 seats.

Nautical Bowls will have 1-2 employees at any given time and roughly 2 transitory guests at a time. The total parking need for Nautical Bowls is 4 spaces and its hours of operations are 9am-7pm Monday thru Sunday. Will have 5 seats.

Based on the tenants and their parking need, that brings the total needed parking to 23, so there will still be an excess of 4 parking spaces. Since all 3 concepts offer online ordering and ordering ahead most guests are carryout. With the overall community plan of increased pedestrian traffic less parking should be needed going forward and based on these specific tenants and their use the existing sites parking can accommodate all 3 of these restaurants. If we take the seating calculation which is a total of 19 seats, that would mean 8 parking spaces total are needed if we do the 2.5 seats per 1 space. The parking variance would be specific to these tenants as they do not require as much parking as the code states.



Parth Patel



Petition BZA \_\_\_\_\_ - \_\_\_\_\_

Date: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Sign Fee: \$ \_\_\_\_\_

**Town of Munster Board of Zoning Appeals Petition Application**

**OWNER INFORMATION:**

Parth Patel	7082998427
Name of Owner	Phone Number
12821 S Division St Blue Island IL 60406	parth7436@yahoo.com
Street address, City, ST, ZIP Code	Email address

**APPLICANT OR PETITIONER INFORMATION (if different than above):**

_____	_____
Name of Applicant/Petitioner	Phone Number
_____	_____
Street address, City, ST, ZIP Code	Email address

**PROPERTY INFORMATION:**

8130 Calumet Ave	
Business or Development Name (if applicable)	
8130 Calumet Ave Munster IN 46321	CD-4A
Address of Property or Legal Description	Current Zoning

**APPLICATION INFORMATION:**

Please select what this Application is for:

- ☒ **Variance**      If yes, select one of the following:      ☐ **Use**    ☒ **Developmental Standards**
- ☐ **Conditional Use**
- ☐ **Administrative Appeal**

**Brief Description of Project and List of Variances or Conditional Uses Being Requested (if applicable):**

Requesting that parking requirements be reduced from 60 spaces to 27 as all occupant restaurants are 90% carryout

Smoothie King- requires 3 parking spaces for its employees and 2 spaces for guests

Nautical Bowls- requires 2 parking spaces for its employees and 2 spaces for guests

Parlour Doughnuts- requires 6 parking spaces for its employees which leaves 12 spaces for their guests

Brad Hensley of LandMark Engineering	708-599-3737
Name of Registered Engineer, Architect or Land Surveyor	Phone Number
7808 W 103rd St Palos Hills, IL 60465	parth7436@yahoo.com
Street address, City, ST, ZIP Code	Email address



Petition BZA \_\_\_\_\_ - \_\_\_\_\_

***Town of Munster*** Board of Zoning Appeals Application Signature Page

I hereby authorize Parth Patel to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

\_\_\_\_\_  
***Signature of Owner***

11/15/2022

\_\_\_\_\_  
***Date***

\_\_\_\_\_  
***Signature of Applicant***

11/15/2022

\_\_\_\_\_  
***Date***

## DEVELOPMENTAL VARIANCE CONDITIONS OF APPROVAL

The Munster Board of Zoning Appeals is authorized to hear petitions for developmental standards variances and to approve or deny. The Board of Zoning Appeals may also impose reasonable conditions and restrictions. Indiana Code 36-7-4-918.5 lists the legal criteria for a developmental standards variance:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. Explain why this statement is true in this case:

---

With growing pedestrian traffic the need of parking spaces in the future will be reduced

---

~~The concepts in this development primarily serve carryout for the grab and go guests~~  
All of three concepts would be beneficial to the community

---

---

---

---

---

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Explain why this statement is true in this case:

This is a brand new development that meets all of the CD-4A code outside of the parking variance

---

With the growth in future pedestrian traffic and mostly carryout concept occupants this will add value to the adjacent non compliant buildings

---

---

---

---

---

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property. Explain why this statement is true in this case:

---

Due to the size of the lot and adjacent property layouts a parking variance is needed

---

The cooridor is best suited for food concepts and the current code makes the parking requirement unreasonably higher than needed for these specfic concepts

---

---

---

---

***Attach additional pages if necessary***



Issue:	Issue for Review	Date:	08/30/2021	Rev. No.	Description	Date
Tenant Retail Building						
New Construction						
8130-38 Calumet Ave						
Munster, IN 46321						
Project Number 2021.05.02 Drawn By: XAJA Checked By: DLD Seals and Certificates						

I HEREBY CERTIFY THAT  
THESE PLANS WERE  
PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION  
AND TO THE BEST OF MY  
KNOWLEDGE THEY COMPLY  
WITH THE CITY OF CHICAGO  
BUILDING CODE.



Tenant Retail Building  
New Construction  
8130-38 Calumet Ave  
Munster, IN 46321

Site Plan &  
Elevations

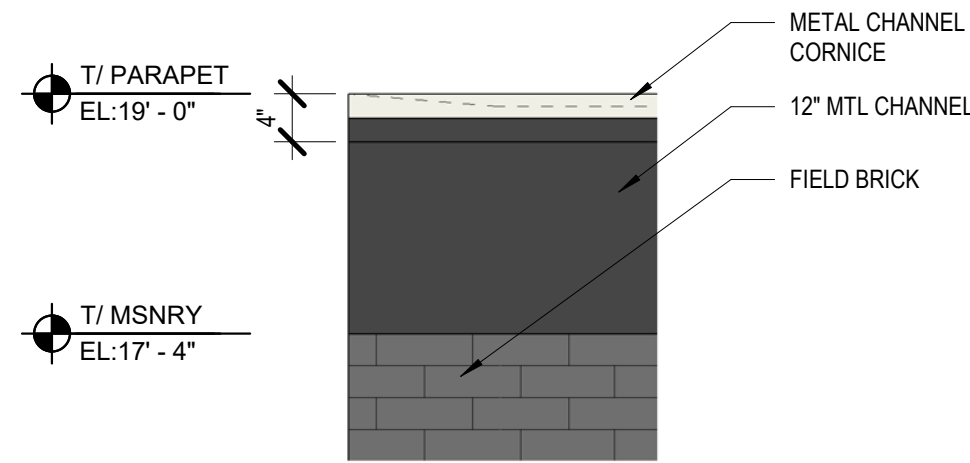
Pg. 1

PLANT SCHEDULE

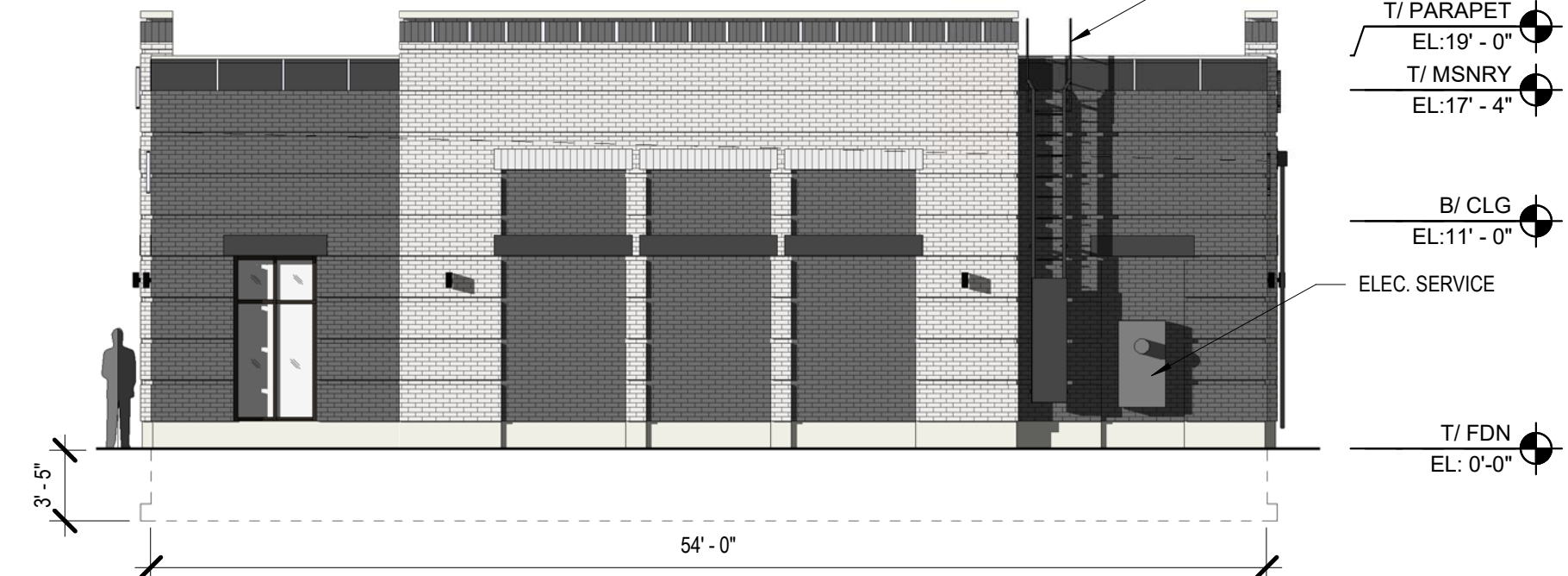
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AA	3	ACER X FREEMANII 'AUTUMN FANTASY' / FREEMAN MAPLE	B&B	2.5"	CAL MIN	
CC	2	CELTIS OCCIDENTALIS 'CHICAGOLAND' / COMMON HACKBERRY	B&B	2.5"	CAL MIN	
GS	6	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	B&B	2.5"	CAL MIN	
TOP	6	THUJA OCCIDENTALIS 'PYRAMIDAL' / PYRAMIDAL ARBORVITAE	B&B	2"		
EVERGREEN SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
JCG	25	JUNIPER CHIN. 'SEA GREEN' / SEA GREEN JUNIPER	B&B			30" HT MIN
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
AM	10	ARONIA MELANOCARPA 'MORTON' TM \ IROQUIS BEAUTY BLACK CHOKEBERRY	3 GAL	SEE PLAN		18" HT MIN
CA2	21	CEANOTHUS AMERICANUS / NEW JERSEY TEA	3 GAL	SEE PLAN		24" HT MIN
HA	8	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	3 GALS	SEE PLAN		24" HT MIN
RG	8	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL	SEE PLAN		24" HT MIN
ST	5	SPIREAA BETULIFOLIA 'TOR' / BIRCHLEAF SPIREA	3 GAL	SEE PLAN		18" HT MIN
GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
			TURF SEED			

SITE PLAN LEGEND

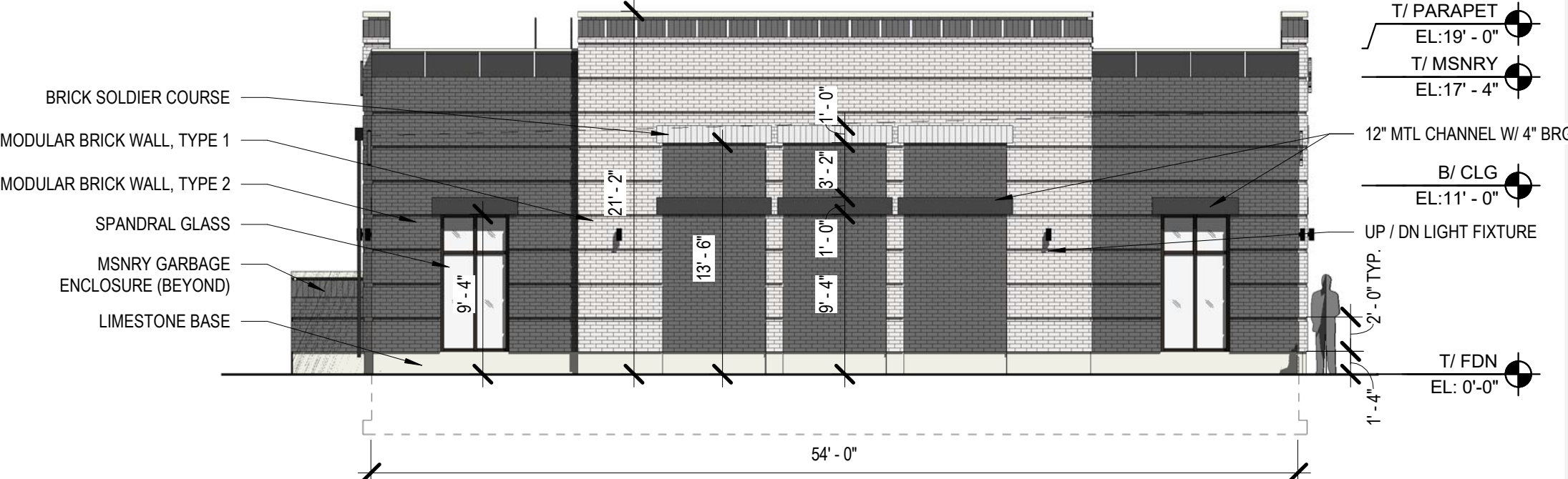
- DIRECTIONAL ARROWS
- BUILDING ENTRY
- SERVICE ENTRY
- SETBACK
- LANDSCAPED ISLAND



6 Cornice Detail  
3/4" = 1'-0"



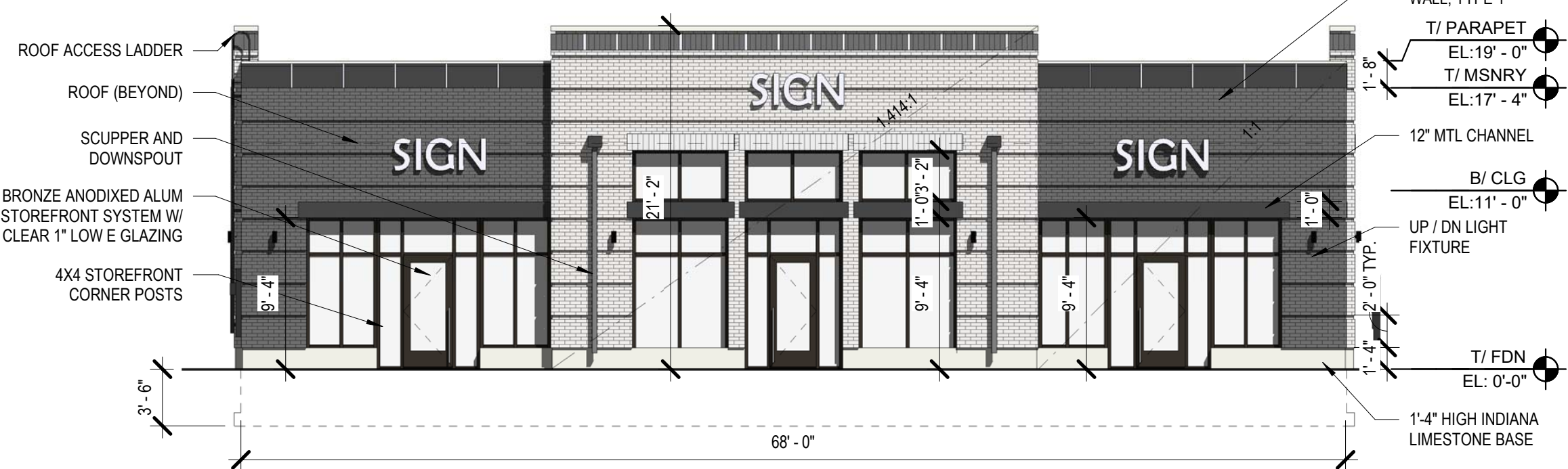
5 North Elevation  
1/8" = 1'-0"



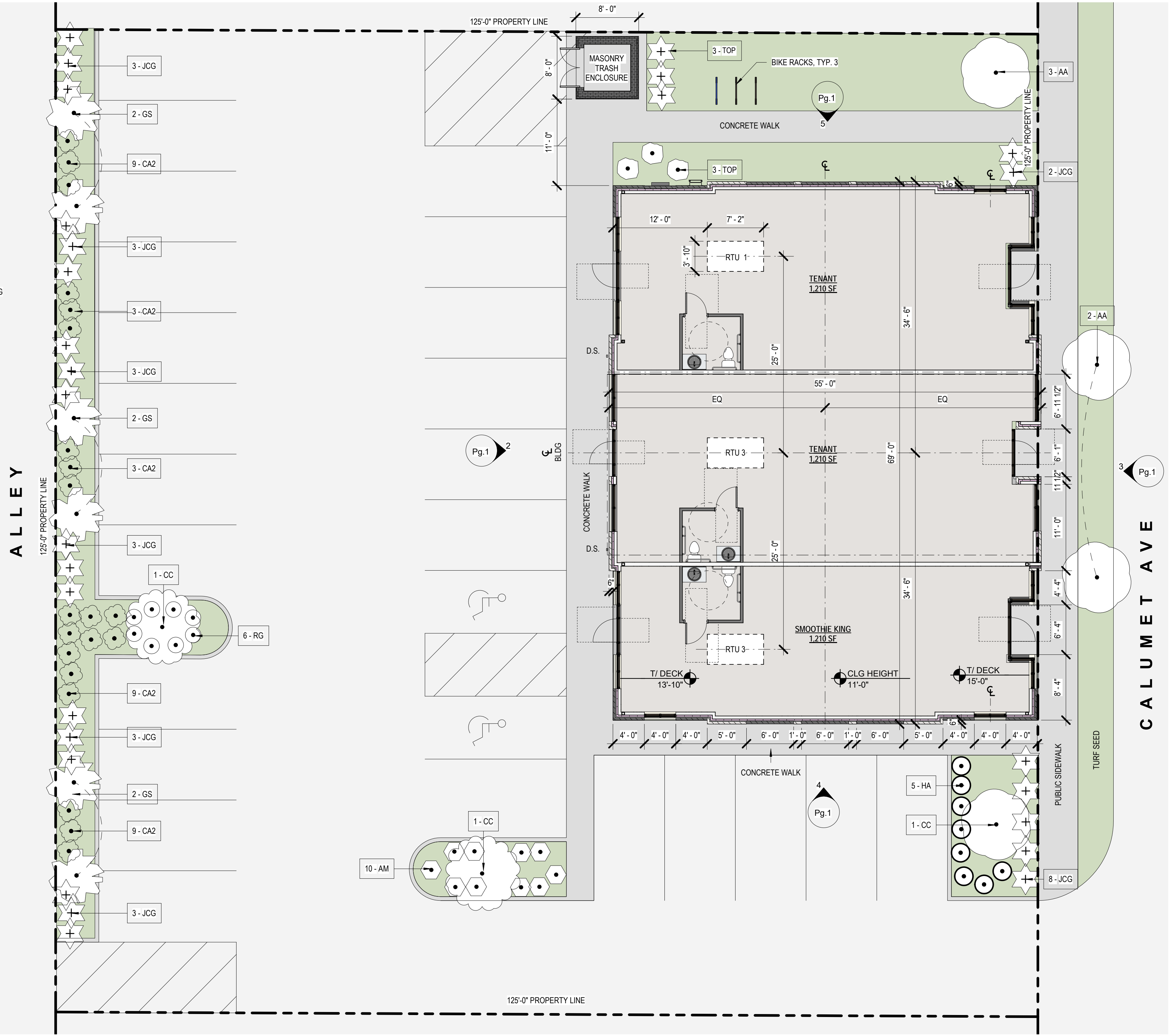
4 South Elevation  
1/8" = 1'-0"



3 East Elevation  
1/8" = 1'-0"



2 West Elevation  
1/8" = 1'-0"

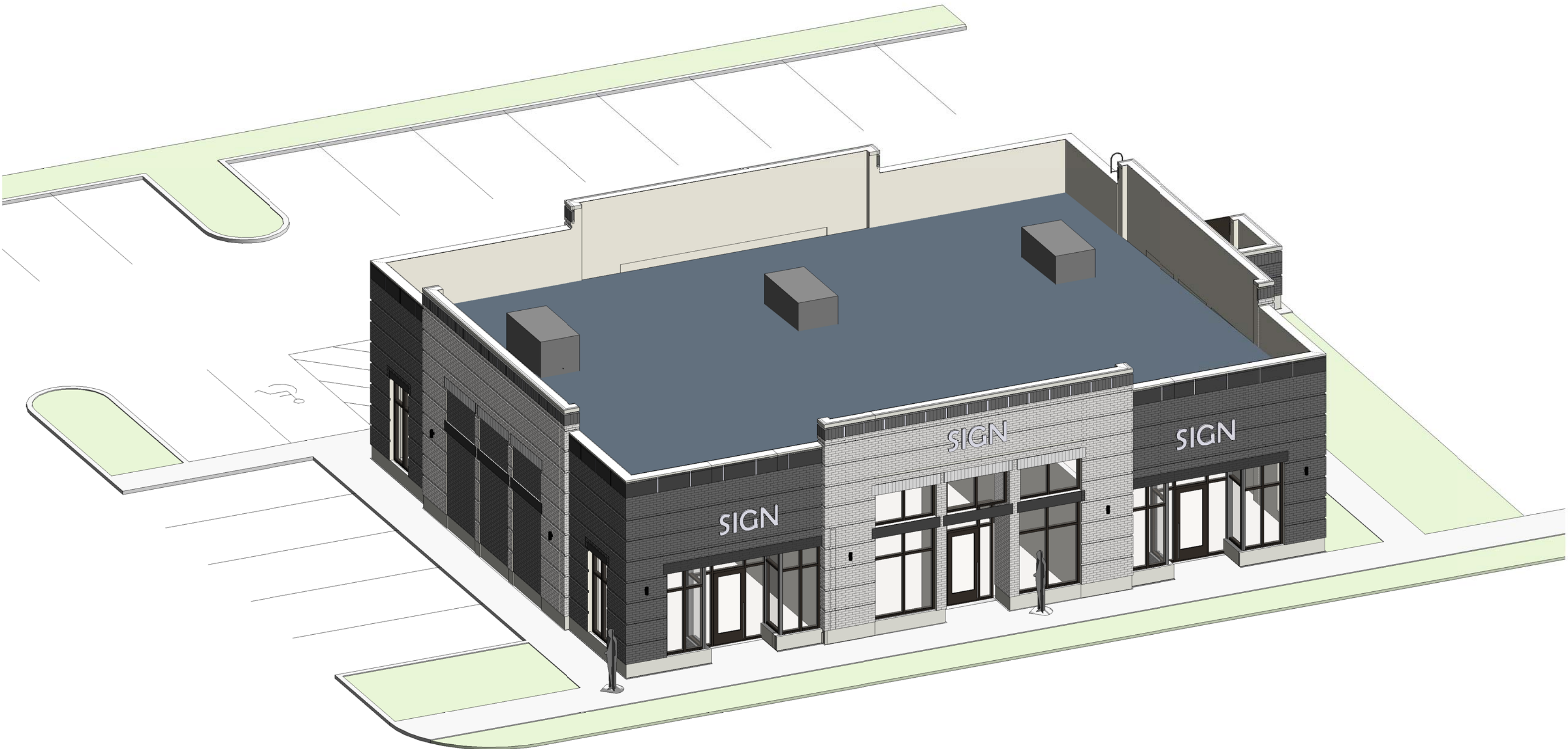


1 Site Plan  
1/8" = 1'-0"






2 Perspective View



1 Perspective View

Issue:	Issue for Review	Date:	08/30/2021	Rev. No.	Description	Date
Tenant Retail Building New Construction 8130-38 Calumet Ave Munster, IN 46321						
Project Number			2021.05.02	Drawn By:	XAJA	Checked By:
					DLD	Seals and Certificates
"I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT. THEY CONFORM TO THE INTERNATIONAL BUILDING CODE."						
						



PARCEL 1:  
LOTS 32 TO 34, BOTH INCLUSIVE, IN CALUMET RIDGE 2ND ADDITION TO MUNSTER, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:  
LOTS 35 AND 36 IN CALUMET RIDGE 2ND ADDITION TO MUNSTER, INDIANA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 14, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

LAKE COUNTY <u>TAX PARCEL NUMBERS</u>	
PARCEL 1	45-06-24-229-013.000-027 (LOTS 32-34)
PARCEL 2	45-06-24-229-014.000-027 (LOTS 35-36)

OWNER

PARTH 35 LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY HEREIN DESCRIBED AND THAT, AS SUCH OWNER, IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED AS HEREON SHOWN. THIS CONSOLIDATION SHALL BE KNOWN AND DESIGNATED AS "8130-38 CALUMET AVENUE CONSOLIDATION, AN ADDITION TO THE TOWN OF MUNSTER IN SECTION 24, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA". ALL STREETS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE TOWN OF MUNSTER..

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021,

BY: \_\_\_\_\_, ITS \_\_\_\_\_  
(SIGNATURE) (PRINTED NAME) (TITLE)

COUNTY OF \_\_\_\_\_ )  
STATE OF \_\_\_\_\_ ) ss

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ AND DID ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED AND AS THE VOLUNTARY ACT AND DEED OF PARTH 35 LLC, FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

\_\_\_\_\_  
(SIGNATURE)

(PRINTED NAME)

MY COMMISSION EXPIRES \_\_\_\_\_

PLAN COMMISSION

SUBMITTED TO, APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY,  
INDIANA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

BY: \_\_\_\_\_ CHAIRMAN  
\_\_\_\_\_  
(PRINTED NAME)

ATTEST: \_\_\_\_\_ EXECUTIVE SECRETARY  
\_\_\_\_\_  
(PRINTED NAME)

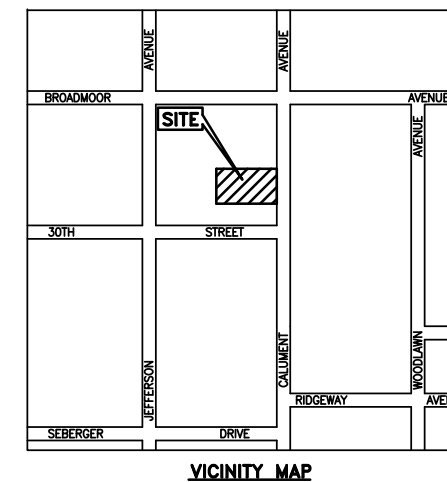
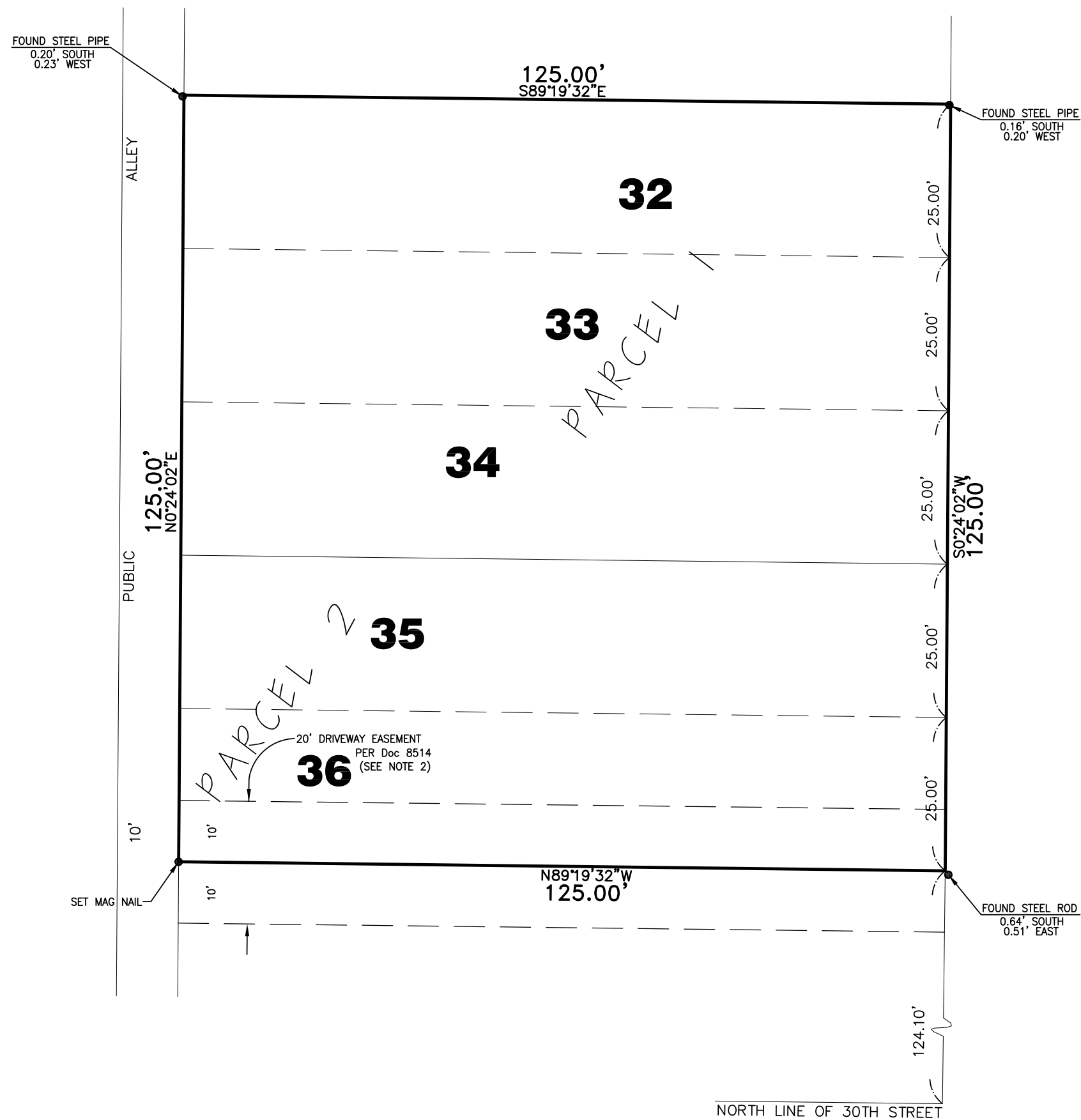
PREPARED FOR:  
PARTH PATEL

PREPARED BY:



7808 WEST 103RD STREET  
PALOS HILLS, ILLINOIS 60465-1529  
Phone (708) 599-3737

Survey No. 21-01-038-CONS



OWNER:

PARTH 35 LLC  
12821 S. DIVISION STREET  
BLUE ISLAND, IL 60406

DEVELOPER:

PARTH PATEL  
12821 S. DIVISION STREET  
BLUE ISLAND, IL 60406

## ENGINEER/SURVEYOR:

LANDMARK ENGINEERING LLC  
7808 W. 103rd STREET

## AREAS

PARCEL 1	9375 SQ. FT.	0.215 AC
PARCEL 2	6250 SQ. FT.	0.143 AC
<hr/>		
TOTAL	15,625 SQ. FT.	0.359 AC
		(more or less)

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

I, MARK H. LANDSTROM, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE HEREON DRAWN PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON MARCH 12, 2021, AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND ARE ACCURATELY SHOWN. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 INDIANA WEST STATE PLANE COORDINATE ZONE 1302, AS DETERMINED BY GPS MEASUREMENT. THE AREA OF THE CONSOLIDATION IS 15,625 SQUARE FEET = 0.359 ACRES (more or less).

I FURTHER CERTIFY THAT ALL THIS PROPERTY IS WITHIN UNSHADED FLOOD ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL 18089C0109E, HAVING AN EFFECTIVE DATE OF JANUARY 18, 2012.

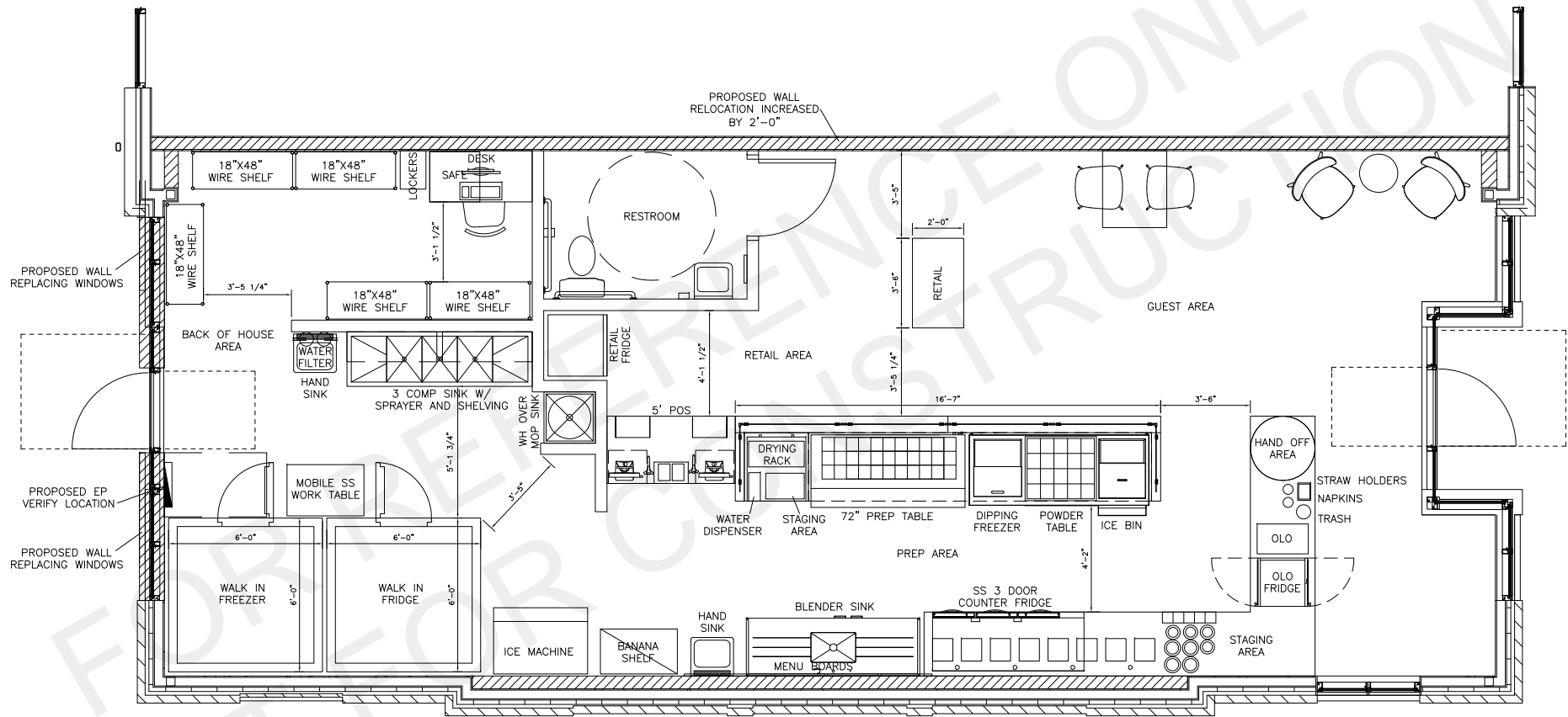
I ALSO AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DATED AT PALOS HILLS, ILLINOIS, THIS 19th DAY OF JULY, A.D. 2021.



MARK H. LANDSTROM  
IPLS No. 29500004  
MLANDSTROM@LANDMARK80.COM

DATE: 09/02/2021



9/2/2021

APPROVAL SIGNATURE  
DATE

SMOOTHIE KING FRANCHISES, INC.  
9797 ROMBAUER RD. SUITE 150  
DALLAS, TX 75019  
PH (214) 935-8900 FAX (214) 432-5732

THIS DRAWING IS GIVEN IN CONFIDENCE AND SHALL BE USED ONLY UPON THE EXPRESS WRITTEN CONSENT OF SMOOTHIE KING FRANCHISES INC. NO OTHER USE, DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT THE WRITTEN CONSENT OF SMOOTHIE KING FRANCHISES INC. ALL COMMON RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED.

SMOOTHIE KING #2037  
TYPICAL SPACE PLAN  
FRANCHISEE: PARTH PATEL  
MUNSTER, IN  
SCALE: NTS  
USF: 1045± RV#2



PARLOR  
DOUGHNUTS

MUNSTER

Lamar Architecture & Design  
10400 State Route 662 W  
Newburgh, IN 47630

The Contractor acknowledges and understands that the Contract Documents may represent imperfect data and may contain errors, omissions, conflicts, inconsistencies, code violations and improper use of materials. Such deficiencies will be corrected when identified. The Contractor agrees to carefully study and compare the individual Contract Documents and report at once in writing to the Owner any deficiencies the Contractor may discover. The Contractor further agrees to require each subcontractor to likewise study the documents and report at once any deficiencies discovered.

The Contractor shall resolve all reported deficiencies with the Consultant prior to awarding any subcontracts or starting any work with the Contractor's own employees. If the Contractor without additional time or additional expense cannot resolve any deficiencies, the Contractor shall so inform the Owner in writing. Any work performed prior to receipt of instructions from the Owner will be done at the Contractor's risk.

Date: 2022

Revision:

FIRST FLOOR PLAN

A1.1

SYMBOL LEGEND

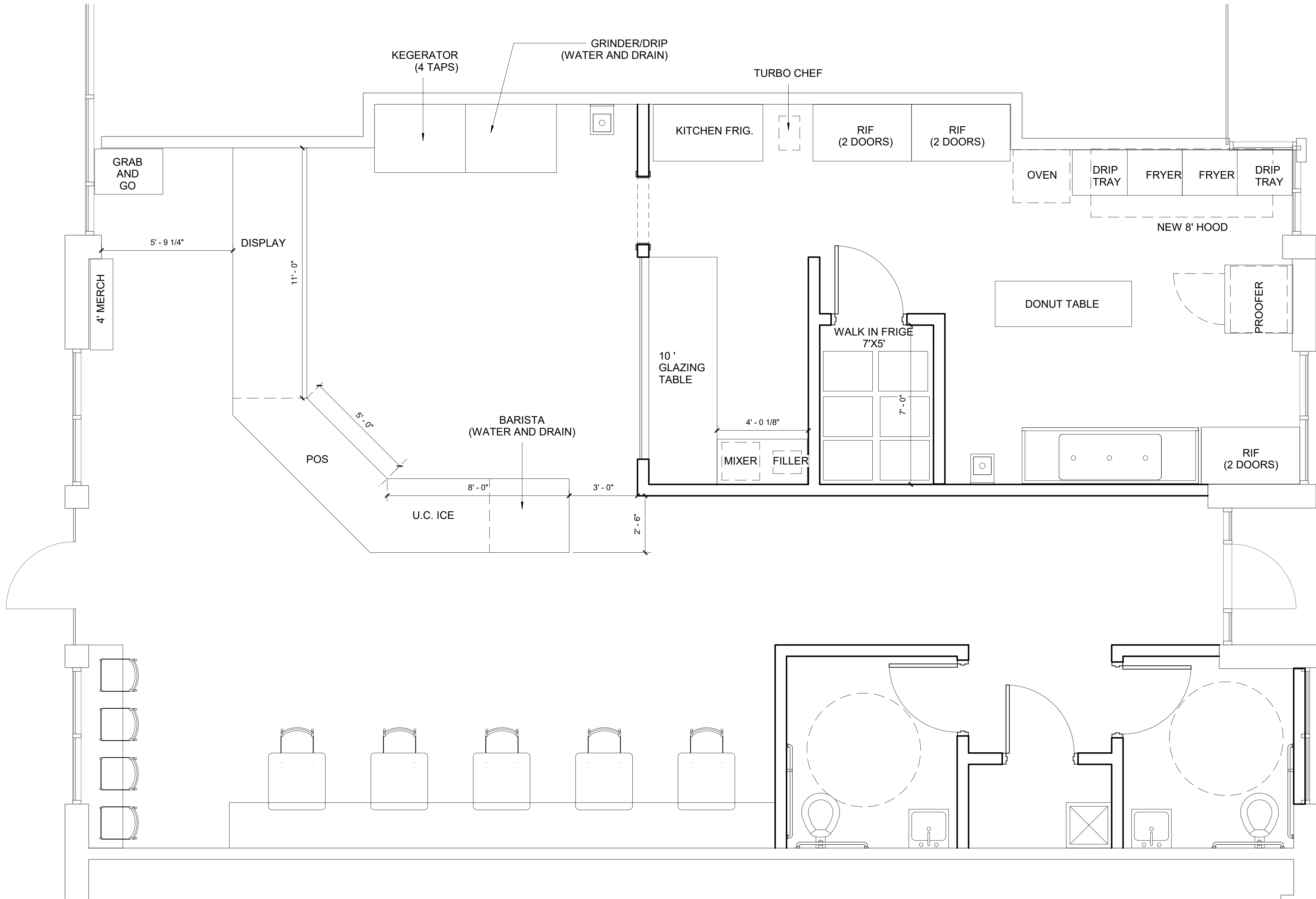
ROOM NAME ###	ROOM NAME ROOM NUMBER	#	REFERENCE NOTE
101	DOOR OPENING NUMBER	#	WALL TYPE DESIGNATION/ CURTAINWALL TAG
1t	NOT USED	A1.1 2	INTERIOR ELEVATION DRAWING LOCATION
1 A1.1	WALL SECTION DRAWING LOCATION	1 A1.1	EXTERIOR ELEVATION DRAWING LOCATION
1 A1.1	DETAIL DRAWING LOCATION	+0'-0"	FINISH FLOOR ELEVATION
-----			HIDDEN (WIDE) LINE INDICATES SOUND BATT INSUL.

FLOOR PLAN GENERAL NOTES

- SEE SHEET G1.2 FOR PROJECT GENERAL NOTES.
- OWNER TO APPROVE ALL FINISHES PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS, CONSULT ARCHITECT REGARDING ANY CONFLICTS.
- ALL DIMENSIONS ARE FROM FACE OF GYPSUM BOARD, OR FACE OF EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EXTERIOR DIMENSIONS ARE "NOMINAL" - CONSTRUCTION DIMENSIONS ARE TO BE ACTUAL.
- REFER TO CIVIL, ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND FOR COORDINATION PURPOSES.
- ALL CONTRACTORS ARE REQUIRED TO VISIT THE SITE AND REVIEW ALL CONSTRUCTION DOCUMENTS PRIOR TO BIDDING TO FULLY UNDERSTAND THE SCOPE AND SCALE OF THE WORK REQUIRED.
- FINISHED FLOOR ELEVATIONS ARE FROM THE FACE OF THE FINISHED FLOOR SUBSTRATE, I.E. CONCRETE DECK, CONCRETE SLAB, ETC.
- ALL WALLS ARE TO EXTEND TO BOTTOM OF STRUCTURE ABOVE UNLESS OTHERWISE NOTED.
- INTERIOR DOOR FRAME JAMBS TYPICALLY LOCATED 6" FROM ADJACENT WALL, UNLESS OTHERWISE NOTED.
- ALL INTERIOR FINISHES TO BE CLASS "C" MINIMUM, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO FOLLOW MANUFACTURER'S WRITTEN RECOMMENDATIONS REGARDING SURFACE PREPARATION, APPLICATION, AND PROTECTION FOR ALL FINISHES.
- PROVIDE A SMOOTH LEVEL TRANSITION BETWEEN ALL FLOOR FINISHES. PROVIDE LEVELER AT FLOORING TRANSITIONS WHERE MATERIAL THICKNESS IS GREATER THAN 1/8" (MINIMUM 36").
- CONTRACTOR TO PREPARE SUBSTRATE TO BE SMOOTH AND LEVEL PRIOR TO INSTALLING NEW FLOOR FINISHES.
- PROVIDE LEVEL 5 FINISH ON ALL NEW GYPSUM BOARD SURFACES.
- ALL GYPSUM BOARD SURFACES TO BE PAINTED TO RECEIVE (1) COAT OF PRIMER PAINT MINIMUM, PLUS (2) COATS OF FINISH COLOR MINIMUM OR AS INDICATED MY PAINT MANUFACTURER'S WRITTEN RECOMMENDATIONS.
- CONTRACTOR TO REMOVE ALL HARDWARE, SWITCH COVERS, AND ETC. PRIOR TO PAINTING AND BE RESPONSIBLE FOR REINSTALLATION AFTER PAINTING IS COMPLETE.
- ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER APPLICATION.
- ALL RETURN AIR GRILLES, SUPPLY DIFFUSERS, AND ACCESS PANELS TO BE PAINTED TO MATCH ADJACENT / SURROUNDING SURFACES.
- ALL VENEER AND TRIM FINISHES TO BE MITERED 45 DEGREES WHEN JOINING AT CORNERS.
- CONTRACTOR TO PROVIDE ONE FULL BOX / CONTAINER OF ALL FINISHES USED TO OWNER AT COMPLETION OF PROJECT FOR OWNERS USE AND STORAGE. CONTRACTOR TO MARK BOXES / CONTAINERS OF CONTENTS AND APPLICATION LOCATION.

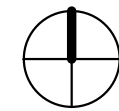
GENERAL NOTE:

ALL CONTRACTORS SHALL ENSURE COORDINATION OF EQUIPMENT AND MATERIALS INSTALLATION WITH OTHER BUILDING COMPONENTS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE STATE, COUNTY AND LOCAL BUILDING REGULATIONS AND CODES AS WELL AS INDUSTRY STANDARD PRACTICE. THESE REQUIREMENTS ARE CONSIDERED A PART OF THE PLANS AND SPECIFICATIONS AND SHALL PREVAIL SHOULD THEY DIFFER FROM THE PLANS OR SPECIFICATIONS. PRIOR TO BID SUBMISSION OR ANY WORK BEING PERFORMED, THE CONTRACTOR SHOULD DIRECT THE ARCHITECTS ATTENTION TO ANY DISCREPANCY. SHOULD THE SAID CONTRACTOR NOT SO NOTIFY THE ARCHITECT, THE CONTRACTOR SHALL FULLY COMPLY WITHOUT CLAIM FOR EXTRA COSTS.



FIRST FLOOR PLAN

3/8" = 1'-0"









# EXECUTIVE INSIGHTS

VOLUME 1

WAN KIM  
SMOOTHIE KING CEO



## ARTICLE 1

DOES YOUR BUSINESS  
HAVE PURPOSE?

## ARTICLE 2

THE MOST IMPORTANT  
QUESTION EVERY BUSINESS  
OWNER MUST ANSWER

## ARTICLE 3

THE LIVING BRAND: WHY  
WE LOOKED BACKWARD TO  
GO FORWARD



# FOREWORD



Smoothie King CEO Wan Kim got started with the brand as a master franchisee in Seoul, South Korea. He was instrumental in building the franchise system's presence in a country where brand and product knowledge was limited. Within six years of opening his first location, Wan had grown Smoothie King's footprint to 120 stores on the Korean peninsula.

It was Wan's belief in the brand mission and vision that propelled him to keep growing Smoothie King in Korea and eventually motivated him to purchase the company from the founders in 2012. The fundamental belief that Smoothie King franchisees and their team can inspire people to live a healthy and active lifestyle remains unshaken as he's helped grow the brand beyond 1,000 locations domestically and internationally.

In this eBook, you will gain insight into Wan's vision for Smoothie King through a series of articles that reflect his philosophy on brand building and how it impacts franchisees, team members and guests.

# DOES YOUR BUSINESS HAVE PURPOSE?



What is your company's purpose? As a business leader, your instinctive response might be to make quality products, earn profits, gain market share or perhaps even create and sustain jobs. While those are sound and legitimate goals, they're missing a higher purpose.

Without a greater mission that goes beyond these basic functions, leaders will find themselves challenged to align and inspire both their teams and their customers.

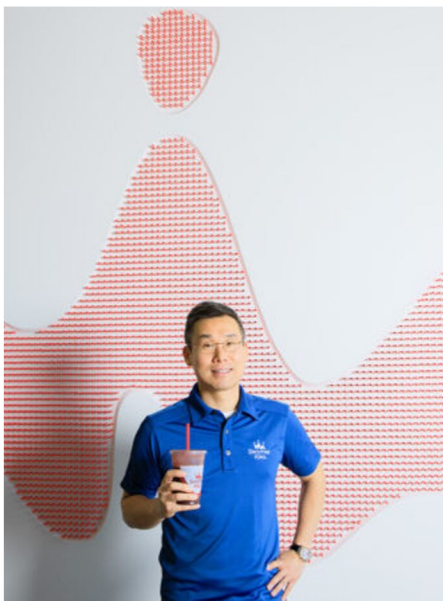
In the classic business book, *Start With Why*, author Simon Sinek conveys the idea that rather than craft their message around what they do, a leader's message should start with why – a purpose, cause or belief.

He provides the example of Apple, which describes its purpose not as making great computers, but rather “challenging the status quo and thinking differently by making beautifully designed, simple to use and user-friendly products.”



As CEO of Smoothie King, it's not so much about crafting an external message that conveys a greater purpose, but actually personally believing in and living the purpose. It also means feeling proud of the products we sell. When evaluating potential business investments, I sought something that I could believe in, live and breathe and devote my life to. In looking at franchise concepts, I couldn't bring myself to sell food that contributes to obesity and health problems. I thought if I wouldn't want my own children consuming a brand's products, then I wouldn't want to sell them to the public.

That's why I believe so strongly in Smoothie King. This brand was created to help people live a healthy, active lifestyle. I'm proud to share this with the rest of the world, as are my management team, our franchisees and their employees. In 1973, to combat food allergies and improve his health, our founder Steve Kuhnau began mixing various nutrients and proteins together with real fruit in a blender to create custom blends. His health improved dramatically, and he made it his mission to share the message of good nutrition and meal replacement with the world. From there, our mantra, "Smoothies with a Purpose," was born.



At Smoothie King, we are all true believers that the more stores we put out into the world, the more people we can reach and inspire to lead healthier lives. With this greater purpose, our team, our franchisees and their employees are empowered to truly embody what we say with what we do. We realize that making nutrition delicious is critical to helping us achieve our mission. That motivates our R&D team to constantly develop our menu with innovative offerings that combine nourishment and flavor, such as our Greek yogurt smoothies and our protein-packed plant-based vegan line.

As we target more territories to expand our presence, we are consumed with our mission of inspiring people to live healthy and active lifestyles. This greater purpose is what drives our team and our franchisees to perform, as well as drives our customers into Smoothie King stores around the world. It certainly motivates me each and every day.

What is the greater purpose driving your business?

# THE MOST IMPORTANT QUESTION EVERY BUSINESS OWNER MUST ANSWER



In moments of high stress or anxiety about their respective companies, industry peers often ask me, “Wan, why do you always seem so happy? What’s your secret?” While I don’t think I’m the keeper of the key to human happiness, I can share what I believe to be one factor that contributes to my own sense of inner peace.

On the business level, what keeps me resilient and overall happy is quite simple: I have pride in my product and in my company.

I believe in my heart that the Smoothie King mission of inspiring people to live a healthy and active lifestyle is an honorable one, and that the smoothies we sell can be nutritious, better-for-you alternatives or meal replacements that help people achieve their goals. When things don’t go perfectly in a day or a week or even a month, which often happens in business, I know I can always go back to the comfort of pride in our products and knowing that I would serve them to my own family.

Product pride was a critical factor for me back when I was scouting business investments. Fast food franchises were thriving in my native Korea. The opportunity to own multiple units of quick-service taco or burger concepts at a substantial profit was right in front of me. But at the end of the day, I would not want my children eating my product. So I looked elsewhere until I found a brand and a product that I would not feel ashamed to be associated with. Smoothie King was my answer.

## Would You Serve Your Product To Your Family?

Before investing in a business, entrepreneurs ask a lot of questions. They traditionally inquire about things like overhead, potential profit margin and lifestyle.

But I believe one question – one that is often missed – is most important: “Would I sell these products to my own family?” Owning a business is a long-term commitment. Despite the potential for lucrative profit margins, which can fluctuate based on market conditions, an entrepreneur should deeply consider pride in their product. When it comes to feeling good about what product or service you are putting out there to customers, there shouldn’t be a shred of doubt.

One of my most influential mentors was an uncle who fully enjoyed his business and his life.



Before he passed away, the last thing he told me was that he expected me to follow in our family’s footsteps and become a business owner. He gave me three key pieces of advice that I never forgot:

1. **Always be genuine**
2. **Don’t do anything shameful... because you will regret it**
3. **Always have integrity**



## Pride and Profits

Pride in your product is not just about feeling good; not being proud of your products poses a real financial risk. The reality is that business is not always going to be great. Things we can't always control will impact the performance of our businesses. If you don't actually believe in what you're doing, it's harder for you to overcome those challenges. But if you truly believe in what you're doing and in your business concept, it's easier to gather the strength to handle whatever comes your way.



When I first bought a Smoothie King franchise, I was a big fan of the product. I drank the smoothies myself and knew I would be proud of what I was going to do. From my experience, the more you're engaged, the better the outcome.

When I opened my first store in 2003, my passion transferred not only to my team, but also to my customers. I was so completely passionate and engaged that my guests could see and feel it when they came into the store. They saw the enthusiasm and responded to it.

Many people in the market had no idea what a smoothie even was, but I was so excited and happy to introduce my product to the area that I would talk to everyone who came into my store. I would tell them about the smoothies and how nutritious they were. I would talk to someone for five minutes at a time because I was so proud of my product.

On weekends, we would be extremely busy with 20-30 people out the door. I would always tell my employees that even if we were busy, we should continue to sample. Why? Because no matter how busy we are, there are still people out there that haven't actually tried our product. The employees were so proud of what they were doing that it was just an amazing experience for everyone.



## Authenticity

One of the things I feel most proud about Smoothie King is that our brand is genuine. We have integrity in our products, which means we never try to be or claim to be something we aren't. For example, while organic products are clearly in high demand by today's consumer, we don't offer organic products and don't claim to. What we do offer are high-quality products that are nutritious. We are addressing other purposes that people can genuinely benefit from.

We're continually improving our products to meet nutritional standards and always coming out with new products to serve our guests' purposes. For example, our Slim-N-Trim smoothies have been on our menu for over 20 years, but we are rolling out new and improved versions in the next few months. We enhanced the recipe, upped the nutritional value, lowered the calories and added more protein. We also reduced the amount of sugar and replaced it with a sugar alternative.

We strive to be genuine with integrity at the core of everything we do.

## Life Changing Stories

Throughout our franchise system, we constantly hear of touching stories about how Smoothie King is impacting lives. Recently there was a story about a police officer who was shot in his mouth. While in the hospital for 30 days, he couldn't eat anything except smoothies. He wrote us a beautiful letter thanking us, saying that because of Smoothie King, he was able to overcome the challenging experience.



One of our real estate brokers shared that his wife went through chemotherapy. For 90 days, she was losing weight, but she was able to drink Smoothie King smoothies to help supplement her nutritional intake. Again, we received a heartfelt thank-you letter.



A month ago, a woman emailed us telling us her husband was dying from an incurable disease. Before becoming ill, she said, he loved Smoothie King, so she started bringing him smoothies every day and finally she could see him smiling whenever he was having a smoothie. She brought him a smoothie every day until he died.

Whenever we hear those stories, it makes us so proud. At the end of the day, this is why we do our business. It's all purpose driven.

## The Big Question

Can you be successful without being proud of your product and business? I suppose; but the way I look at it, isn't it better to be successful and also proud of the work you do? If you have the opportunity to choose both, why would you only choose success and not pride at the same time?

So, yes, I absolutely would and do serve Smoothie King to my own family. My wife and my three kids all regularly consume our smoothies, as do I.



# THE LIVING BRAND: WHY WE LOOKED BACKWARD TO GO FORWARD



Every brand starts at its roots and grows outward – an ongoing process known as branding. There’s a reason the term is in a verb form, ending with an “-ing.” That’s because your brand is never perfect. It’s never finished. There’s always more you can do.

When I first became CEO of Smoothie King, change was on everyone’s mind. Many people asked how I planned to change the brand to secure its vitality and expand its reach.

However, a brand is not a static thing that one person can change at will. Your brand is alive – a living, breathing extension of the people who contribute

to it, from executive leadership to franchisees to employees in the field. Your brand is a collective vision. So, if you want to improve your brand, start by shifting your perspective to reflect this truth.

As a living entity, your brand can’t change on a dime, but it can evolve. Your brand’s DNA – its ultimate vision or purpose – should be what drives this evolution. As you gain a better understanding of your company’s vision, it becomes clearer which ways your brand needs to evolve to achieve this vision. Therefore, defining, knowing and living your company’s vision should be your primary focus as you work to improve your brand.

## Returning to Our Roots

In 2013, Smoothie King's leadership felt like the brand had lost touch with its roots. We made a commitment to look back in time, rediscover our brand's DNA and realign our goals accordingly. We found that the core of our brand is to serve smoothies with a purpose. Our founder started blending smoothies with the goal of making people feel better, and that still lies at the heart of what we do. Our brand's vision – to be a part of every health and fitness journey – is a natural extension of our DNA.

With this vision in place, the process of improving our brand became much simpler. A strong vision allows you to stop asking, "How does my brand need to change in order to keep up?" and start asking, "How can my brand evolve to help make this vision a reality?"

For us, this led to improvements like a new logo, a purpose-driven menu and our Clean Blends initiative. All of these changes strengthened our brand and its vision while helping us remain relevant and give guests the best possible experience.



When a company fails to define its vision or stops striving to make its vision a reality, its brand becomes stagnant. Many business leaders fall prey to the belief their brand is in good shape as long as sales are strong. They get too comfortable, forgetting that customers will quickly desert them when they find something more relevant or more inspired.

## Vision-Driven Branding

As a leader at your company, it's your job to focus on vision and maintain that big-picture perspective. Listen closely to feedback as you determine whether your products, practices and culture bring your brand closer to its ultimate goals. If you charge ahead in your enthusiasm to evolve your brand and leave guests in the dust, you have missed the purpose of vision-driven branding. Your vision should hinge on enhancing the lives of your guests, so their satisfaction is integral to your success. Also, don't forget about the people who aren't guests yet – they offer valuable insight about why they haven't bought into your brand's vision.

You inevitably will encounter obstacles during your brand's evolution. Perhaps franchisees don't like the changes they see, or maybe your new initiative failed to take off. When these things happen, don't give up. Stay true to your vision in the face of failure, and figure out what went wrong. If a vision-driven idea doesn't work, don't toss it out. Change your approach, or reevaluate the way you're measuring success. If franchisees are pushing back, communicate openly with them about how new initiatives contribute to their success and how their success furthers the brand's vision.



Improving your brand is a never-ending cycle of clarifying your vision, setting goals and creating tactics to achieve those goals. Once you've achieved something, you must return to the drawing board – to your roots – and look at your vision once again. Don't be afraid to look backward in order to move forward. It's a challenging process, but you will see your brand become more relevant, relatable and robust.

With branding, as with all aspects of business, vision and purpose are key. A strong vision can inspire the many people who make up your brand to get better every day.



# GET STARTED



One smoothie at a time, our mission has propelled us to 46 years in business and more than 1,000 locations across 34 states, three countries and counting.

As we've powered through each phase of growth, our tactics have evolved, our approach has matured and our guests have become more sophisticated.

But, our purpose has never wavered.

We were, are and always will be here to inspire people to live a healthy and active lifestyle. Our future depends on our ability to stay true to our purpose, deliver our promise and continue to positively impact the lives of each guest we connect with around the globe, one smoothie at a time.

And, with every smoothie served, we also fulfill our promise to help our franchisees pursue a purposeful – and profitable – business.

**For more information,  
contact our Franchise  
Development Team at:**

985.635.6984

or visit

[SmoothieKingFranchise.com](https://SmoothieKingFranchise.com)





PARLOR DOUGHNUTS IS A CRAFT DOUGHNUT AND COFFEE SHOP OFFERING AN ARRAY OF UNIQUE BAKERY ITEMS, INCLUDING OUR ORIGINAL LAYERED DOUGHNUTS; VEGAN, GLUTEN-FRIENDLY, AND KETO-FRIENDLY PRODUCTS; ARTISANAL BREAKFASTS; AND SPECIALTY COFFEE.







**OUR ENVIRONMENT IS A REFLECTION OF OUR PEOPLE, PROCESS, AND PRODUCTS REFLECTED THROUGH OUR VALUES:**

- » ENTHUSIASM - WORK HARD AND ENJOY DOING IT
- » EXCELLENCE - A PASSION FOR THE DETAILS
- » ETHICAL - EXEMPLIFY HIGH MORAL CHARACTER
- » ENGAGEMENT - FACILITATE CONVERSATIONS AND GIVE BACK
- » ENTREPRENEURIAL - CONTINUOUSLY IMPROVE AND INNOVATE
- » EFFICIENCY - VALUE OUR CUSTOMERS' AND STAFF'S TIME







# OUR VISION

TO EFFICIENTLY DELIVER A SUPERIOR PRODUCT, AT A MODERATE PRICE, WITH EXCEPTIONAL SERVICE, IN A COMFORTABLE SETTING.

Parlor Doughnuts is a national business with a big heart. We love the communities we operate in. Wherever we are at, we regularly donate to charities, participate in the community (seasonal farmers markets and pop-up events), and utilize our food trucks to deliver our superior products to the nation. We attribute our success as a whole to our product, environment, staff, and overall vision. We are proud to say that we have witnessed the public catch our vision through countless news articles, food columns, and an explosive response on social media. Needless to say, we are not your average doughnut shop. We offer a variety of products that will leave you saying, "This is the best I've ever had!"

*"At this point in my life, I thought I knew what good doughnuts were, until I went to Parlor Doughnuts. They take them to the next level!" - Josh B.*





# PARLOR DOUGHNUTS LOCATIONS - OCTOBER 2022

**ALABAMA**

HUNTSVILLE, AL

**SOUTH BIRMINGHAM/HOOVER, AL - COMING SOON**

**ARIZONA**

**CHANDLER/GILBERT/MESA, AZ - COMING SOON**

**CALIFORNIA**

OCEANSIDE, CA  
SOLANA BEACH, CA

**COLORADO**

AURORA, CO

DENVER, CO

**FORT COLLINS, CO - COMING SOON**

**FLORIDA**

FORT WALTON BEACH, FL

**JACKSONVILLE, FL - COMING SOON**

MIRAMAR BEACH, FL

PANAMA CITY BEACH, FL

PENSACOLA, FL

**ST. AUGUSTINE, FL - COMING SOON**

SAINT JOHNS, FL

**TAMPA/SARASOTA, FL - COMING SOON**

**VENICE, FL - COMING SOON**

**GEORGIA**

**KENNESAW/MARIETTA, GA - COMING SOON**

**INDIANA**

BLOOMINGTON, IN

EVANSVILLE, IN

**INDIANAPOLIS, IN - COMING SOON**

**JASPER, IN - COMING SOON**

**TERRE HAUTE, IN - COMING SOON**

VALPARAISO, IN

**KANSAS**

**KANSAS CITY, KS - COMING SOON**

**LAWRENCE, KS - COMING SOON**

**KENTUCKY**

**BOWLING GREEN, KY - COMING SOON**

LEXINGTON, KY

**LOUISVILLE, KY - COMING SOON**

**LOUISIANA**

**NEW ORLEANS, LA - COMING SOON**

**MISSOURI**

BRANSON, MO

**KANSAS CITY, MO - COMING SOON**

**ST. LOUIS, MO - COMING SOON**

**SOUTH CAROLINA**

**CHARLESTON, SC - COMING SOON**

**GREENVILLE, SC - COMING SOON**

PAWLEYS ISLAND, SC

**TENNESSEE**

NASHVILLE, TN (WEST END)

NASHVILLE, TN (SOBRO)

**TEXAS**

**DENTON COUNTY, TX - COMING SOON**

**HOUSTON, TX - COMING SOON**

LAKE WORTH, TX

**PLANO/COLLIN COUNTY, TX - COMING SOON**

**SOUTHLAKE, TX - COMING SOON**





PARLOR DOUGHNUTS IS A CRAFT DOUGHNUT AND COFFEE SHOP OFFERING AN ARRAY OF UNIQUE BAKERY ITEMS, INCLUDING OUR ORIGINAL LAYERED DOUGHNUTS; VEGAN, GLUTEN-FREE, AND KETO-FRIENDLY PRODUCTS; ARTISANAL BREAKFASTS; AND SPECIALTY COFFEE.

---

# OPERATING OWNERSHIP – MARISSA & WES BARNES

## MARISSA BARNES

Marissa will act as the President of the company and oversee day to day operations. Marissa has over 10 years of experience managing teams in retail, B2B sales, and group fitness industries with a proven track record of excellence in customer service and sales with Nordstrom, Orangetheory, and Eli Lilly. Marissa assisted in opening the Nashville Nordstrom store and was responsible for building her department sales team and customer base from the ground up. She has had similar experiences at two Orangetheory locations in the Northwest Indiana region. Marissa will be responsible for working alongside the Parlor Doughnuts Franchisor team to ensure strong vendor relationships, process efficiency, managing food costs and profitability. Marissa will also be responsible for marketing, brand awareness, staff development, and maintaining a strong presence in the community.

## WES BARNES

Wes will act as the Vice President of the company. Wes has a broad background in business management as the former Chief Operation Officer of Hightower Great Lakes and a former United States Marine Corps Captain. Wes's role in the day-to-day operations of Parlor will be limited but will focus mainly on the administrative duties including accounting, payroll, bookkeeping, and managing profitability.





# PARLOR DOUGHNUTS VALPO TEAM



1 SHOP MANAGER  
4 DEPARTMENT MANAGERS  
2 SHIFT LEADS  
15-20 PART TIME



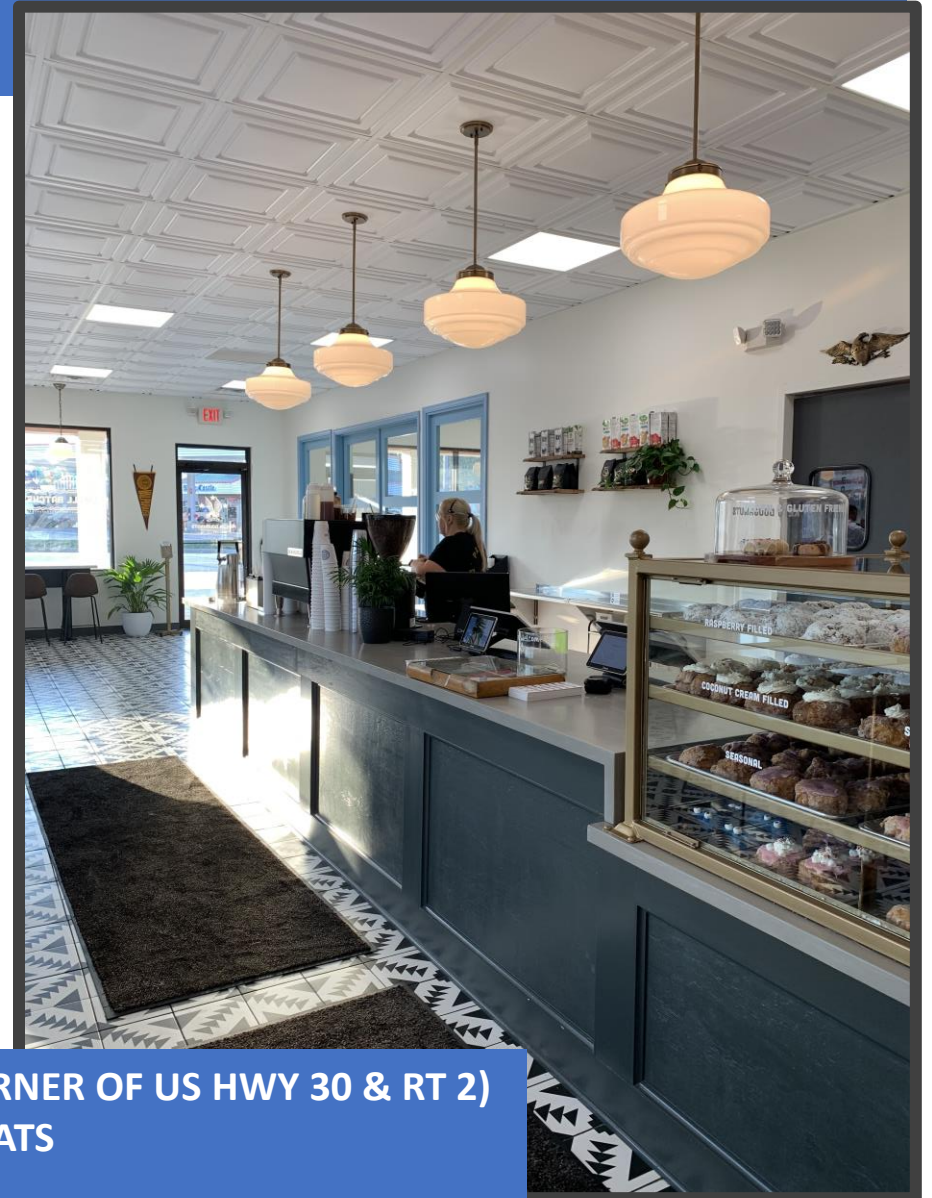
## EMPLOYEE BENEFITS

HEALTH INSURANCE  
PAID TIME OFF  
PARLOR DISCOUNTS  
FLEXIBLE SCHEDULE





# PARLOR DOUGHNUTS VALPO SHOP



255 MORTHAND DR (CORNER OF US HWY 30 & RT 2)  
FRONT OF HOUSE – 22 SEATS  
EVENT ROOM – 24 SEATS  
2900 SQUARE FEET + 12 PARKING SPACES



# ☆ PARLOR DOUGHNUTS ☆

VALPARAISO, IN  
255 Morthland Drive, Valparaiso, IN 46383 | (219) 242-8184

## LAYERED DOUGHNUTS

- HONEY GLAZED • SANDY BEACH • FRENCH TOAST •
- CARNIVAL • COOKIES N' CREAM • MAPLE BACON •
- MAPLE PECAN • BLUEBERRY HILL • STRAWBERRY SHORTCAKE •
- PEANUT BUTTER CUP • RASPBERRY PISTACHIO • CAMPFIRE •
- LEMONADE • DREAMSICLE • COCONUT CREAM FILLED • CHURRO •
- CHOCOLATE CHOCOLATE • BOURBON CARAMEL • TURTLE •
- CARAMEL BLISS • RASPBERRY FILLED • TURTLE CHEESECAKE •

**\$2.95<sup>EA</sup>** 12+**\$2.25<sup>EA</sup>**

## KETO DOUGHNUTS

SUGAR FREE & LOW NET CARBS  
CHOCOLATE • VANILLA • MAPLE • CHERRY CHOCOLATE  
CINNAMON SUGAR • POWDERED SUGAR

**\$3.75<sup>EA</sup>**

## VEGAN & GLUTEN FRIENDLY

CUSTOM GLAZING AVAILABLE

**\$3.75<sup>EA</sup>**

## MINIS

MINI VERSION OF OUR DOUGHNUTS  
CINNAMON SUGAR • RASPBERRY FILLED • COCONUT CREAM FILLED

**\$0.65<sup>EA</sup>**

## BOX OF MINIS

MIX AND MATCH 8 MINIS  
(INCLUDES A DIP)

**\$4.75**

## DOG DOUGHNUTS

ALL NATURAL HOUSE MADE TREATS

**\$2.50<sup>EA</sup>**

## COFFEE

### HOUSE ROASTED COFFEE

12 OZ - **\$1.95** 16 OZ - **\$2.45**

### SINGLE ORIGIN

12 OZ - **\$3.50** 16 OZ - **\$4.00**

### COLD BREW

SINGLE ORIGIN - \$4.00  
HONEY CINNAMON - \$4.00

### SPECIALTY LATTES

HOUSE MADE SYRUPS | ONE SIZE / HOT OR ICED

VANILLA | CARAMEL  
MAYAN MOCHA  
COCONUT | LAVENDER  
MAPLE & BROWN SUGAR

**\$4.00**  
ALT MILK + \$1

## TEA

ONE SIZE / HOT OR ICED

- HIBISCUS **\$4.00**
- MATCHA **\$4.00**
- CHAI **\$4.00**
- KOMBUCHA **\$4.00**
- EARL GREY **\$1.95**
- ENGLISH BREAKFAST **\$1.95**
- GREEN (ROTATING OPTIONS) **\$1.95**

\*PLEASE NOTE THAT PRICING WILL VARY BY LOCATION. @PARLORDOUGHNUTSVALPO @PARLORDOUGHNUTS

# PARLOR DOUGHNUTS VALPO

## PRODUCT + DINING MIX

CATEGORY	% OF REVENUE	DINING OPTION	% OF REVENUE
DOUGHNUTS	82%	TAKE OUT	74%
KITCHEN	8%	DINE IN	15%
COFFEE & TEA	7%	DRIVE THRU	8%
		3 <sup>RD</sup> PARTY	3%



# ☆ FROM THE KITCHEN ☆

IN VALPARAISO, IN  
255 Morthland Drive, Valparaiso, IN 46383 | (219) 242-8184

BREAD OPTIONS: UNGLAZED DOUGHNUT, BISCUIT,  
SOURDOUGH, WHEAT, CIABATTA AND GLUTEN FREE

## BACON EGG & CHEESE

APPLEWOOD BACON, EGG, AND COLBY JACK CHEESE  
ON UNGLAZED DOUGHNUT OR CHOICE OF BREAD

**\$5.95**

## SAUSAGE BISCUIT

SAUSAGE AND EGG ON BISCUIT WITH  
FIG JAM AND SAGE BUTTER

**\$5.95**

## SPINACH PESTO

EGG, SUN DRIED TOMATO PESTO, GOUDA  
CHEESE, AND SPINACH ON CIABATTA OR CHOICE OF BREAD

**\$5.95**

## BREAKFAST TACOS

EGG, CHEESE, CHOICE OF CHORIZO, BACON,  
OR AVO ON CORN TORTILLA  
(COMES WITH TWO TACOS)

**\$6.95**

## AVO TOAST

AVOCADO, HARD BOILED EGG, SESAME SEED SEASONING  
SALT, AND TAJIN ON SOURDOUGH OR CHOICE OF BREAD

**\$6.95**

## ACAI BOWL

(pronounced ah-sigh-EE)

ORGANIC ACAI, ALMOND BUTTER, GRANOLA,  
BANANA, STRAWBERRIES, CHIA SEEDS, GOJI  
BERRIES, SHREDDED COCONUT, AND CACAO NIBS

**\$10.95**

## OVERNIGHT OATS

ROTATING  
SEASONAL FLAVORS

**\$4.95**

**PARLOR DOUGHBOYS**  
OriginalShakes

AVAILABLE IN ANY  
FLAVOR

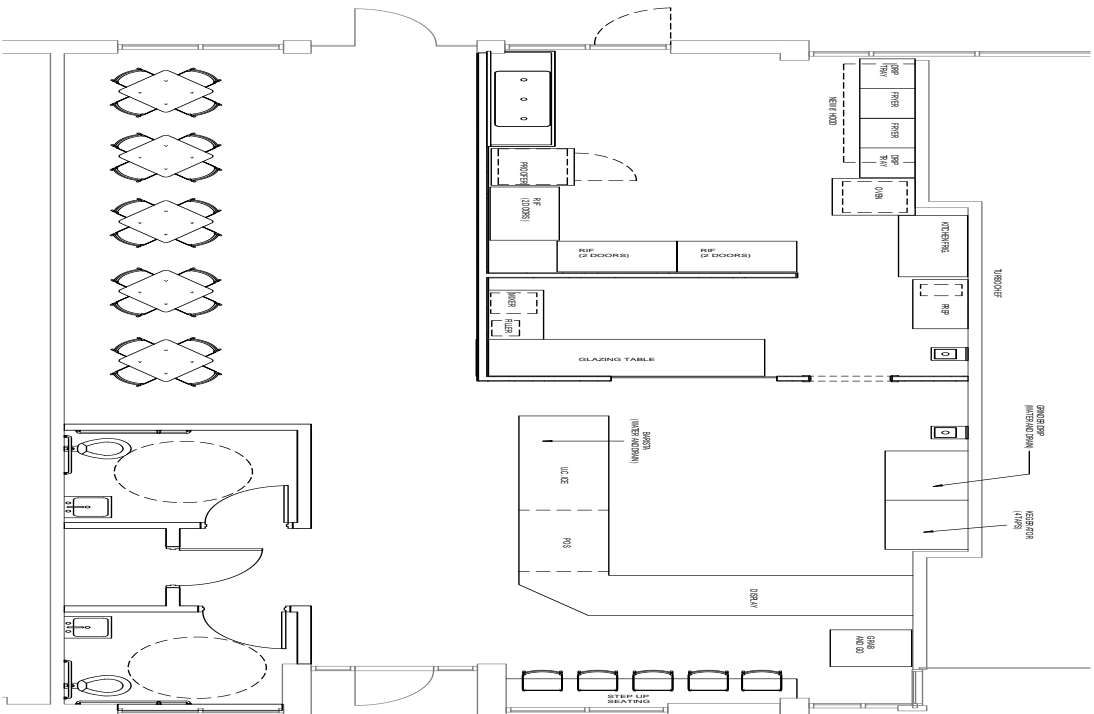
**\$4.75**

AVAILABLE DAIRY FREE + \$3

\*PLEASE NOTE THAT PRICING WILL VARY BY LOCATION. @PARLORDOUGHNUTSVALPO @PARLORDOUGHNUTS



## PROPOSED PARLOR DOUGHNUTS MUNSTER LAYOUT



- FLOOR PLAN GENERAL NOTE

1. SEEKED TO IDENTIFY BENEFIT AND COSTS.
2. OWNED, IMPROVED, ALTERNES PRIOR TO DIRECTION.
3. DID NOT SOLVE PROBLEMS, CONSULT, HOPKIN REWARDING AND ANALYSIS.
4. ALL DIMENSIONS ARE IN LINE OF ORGANIZATION OR RATHER IDENTIFICATION, LACKS OF BEING IN LINE WITH ALL OTHER DIMENSIONS ARE "NORMAL". CONSULT DIMENSIONS ARE THE ACTUAL.
5. REFER TO DATA, AND TECHNICAL, STRUCTURAL, NUMERICAL, INTERVIEW, AND DYNAMICS OF ADDITIONAL INFORMATION, AND TO THE INFORMATION AND TO THE OFFICE.
6. ALL DIMENSIONS ARE REFERRED TO THE OFFICE AND BENEFIT, COST, AND DIMENSIONS OF BEING TO BE IN LINE WITH ALL OTHER DIMENSIONS ARE "NORMAL".

9. ALL WALLS ARE THIN WALLS OF STRUCTURE ABOUT 10 CM THICKNESS OF 10 CM.
10. INTERIOR DOORS ARE MADE OF 10 CM THIN ACACANT WALL, UNLESS OTHERWISE NOTED.
11. INTERIOR WALLS ARE CLASS C MINIMUM, UNLESS NOTED OTHERWISE.
12. RECOMMENDED FINISHES: INTERIORS: WETEN, RECOMMENDED FINISHES: OFFICE PREPARATION APPLICATION, INTERIOR FINISHES: ALL FINISHES.
13. FINISHES: INTERIORS: WETEN, RECOMMENDED FINISHES: OFFICE PREPARATION APPLICATION, INTERIOR FINISHES: ALL FINISHES.
14. FINISHES: INTERIORS: WETEN, RECOMMENDED FINISHES: OFFICE PREPARATION APPLICATION, INTERIOR FINISHES: ALL FINISHES.

13. IDENTIFY AND ANALYZE THE PROBLEM  
STATEMENT AND THE PROBLEM AS PRESENTED
14. ANALYZE THE PROBLEM STATEMENT AND  
PROBLEM AS PRESENTED
15. THE PERSON SHOULD BE ABLE TO RECREATE  
THE PROBLEM STATEMENT AND THE PROBLEM  
AS PRESENTED IN HIS OWN WORDS  
AND IN HIS OWN MANNER
16. THE PERSON SHOULD BE ABLE TO RECREATE  
THE PROBLEM STATEMENT AND THE PROBLEM  
AS PRESENTED IN HIS OWN MANNER  
AND IN HIS OWN MANNER
17. THE PERSON SHOULD BE ABLE TO RECREATE  
THE PROBLEM STATEMENT AND THE PROBLEM  
AS PRESENTED IN HIS OWN MANNER  
AND IN HIS OWN MANNER
18. THE PERSON SHOULD BE ABLE TO RECREATE  
THE PROBLEM STATEMENT AND THE PROBLEM  
AS PRESENTED IN HIS OWN MANNER  
AND IN HIS OWN MANNER
19. THE PERSON SHOULD BE ABLE TO RECREATE  
THE PROBLEM STATEMENT AND THE PROBLEM  
AS PRESENTED IN HIS OWN MANNER  
AND IN HIS OWN MANNER
20. THE PERSON SHOULD BE ABLE TO RECREATE  
THE PROBLEM STATEMENT AND THE PROBLEM  
AS PRESENTED IN HIS OWN MANNER  
AND IN HIS OWN MANNER

- ## GENERAL NOTE

- [illegible]

PARLOR  
DOUGHNUTS  
MUNSTER

L&D  
LAW ARCHITECTURE  
DESIGN  
166 STATE ROUTE 88  
NEW BRUNSWICK, NJ 08901

[illegible][illegible]

Due:	2022
Revisor:	

|||

[illegible]

1000

— 100 —

1111

FIRST FLOOR

PLAN

A11

A.1

# THANK YOU!



QUESTIONS?

EMAIL US AT  
[PARLORDOUGHNUTSMUNSTER@GMAIL.COM](mailto:PARLORDOUGHNUTSMUNSTER@GMAIL.COM)



# NAUTICAL BOWLS

— REAL ESTATE OVERVIEW —



# OVERVIEW

NAUTICAL BOWLS SUMMARY

PHOTOGRAPHY

MENU OFFERINGS

CORE CUSTOMERS

SITE CRITERIA

STORE INTERIOR





# NAUTICAL BOWLS

Nautical Bowls is growing rapidly to meet consumers' increasing demand for healthier eating options. Our açai bowls are organic, dairy-free, gluten-free, and plant-based with no refined sugars. Served up in two minutes or less and packed with superfoods full of essential vitamins and nutrients, it's a complete meal that satisfies hunger on the go. Learn more at [nauticalbowls.com/](https://nauticalbowls.com/)



Fastest growing açai bowl concept



Easy to operate



Highly profitable with a low investment requirement



Hottest new restaurant segment



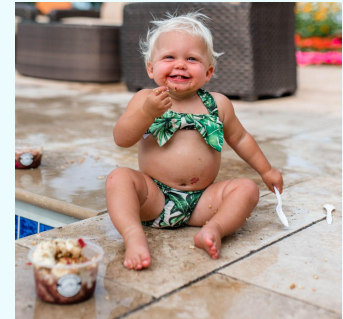
Superfoods, organic ingredients







# PHOTOGRAPHY







# MENU OFFERINGS

## SIGNATURE BOWLS

PICK A SIZE

12oz.  
Dinghy

16oz.  
Cruiser

24oz.  
Yacht



**NAUTI BOWL**  
Açaí, Pitaya, Granola,  
Banana, Cacao Nibs,  
Peanut Butter  
\$9 / \$11 / \$15



**PADDLE BOWL**  
Blue Majik, Mango, Coconut,  
Granola, Strawberries,  
Coconut Flakes, Honey  
\$9 / \$11 / \$15



**SURF BOWL**  
Açaí, Coconut, Cacao,  
Granola, Banana, Hemp  
Seeds, Peanut Butter  
\$9 / \$11 / \$15



**SUNRISE BOWL**  
Blue Majik, Pitaya,  
Granola, Banana,  
Strawberries, Honey  
\$9 / \$11 / \$15



**SOTA BOWL**  
Açaí, Coconut, Spirulina  
Chia, Banana, Coconut  
Flakes, Almonds,  
Pumpkin Seeds  
\$8 / \$10 / \$14



**BIG ISLAND BOWL**  
Blue Majik, Açaí, Pitaya,  
Mango, Coconut, Vanilla Chia,  
Granola, Strawberries, Goji  
Berries, Hemp Seeds  
\$9 / \$11 / \$15



**ANCHOR BOWL**  
Açaí, Granola, Banana,  
Coconut Flakes, Cashew  
Butter  
\$9 / \$11 / \$15



**BUOY BOWL**  
Açaí, Cacao, Vanilla Chia,  
Banana, Cacao Nibs,  
Pumpkin Seeds,  
Almond Butter  
\$8 / \$10 / \$14



**BLUE BAY BOWL**  
Blue Majik, Açaí, Coconut,  
Spirulina Chia, Granola,  
Banana, Strawberries,  
Coconut Butter  
\$9 / \$11 / \$15



**SAIL BOWL**  
Açaí, Pitaya, Peanut  
Butter, Cacao Chia, Banana,  
Strawberries, Cacao Nibs,  
Coconut Butter  
\$8 / \$10 / \$14

## BUILD-YOUR-OWN BOWL

2 CHOOSE YOUR BASES

PICK AS MANY AS YOU'D LIKE!



FLAVORS:  
vanilla  
spirulina  
peanut butter  
cacao

1 PICK A SIZE

12oz.  
Dinghy  
\$6 + TOPPINGS

16oz.  
Cruiser  
\$8 + TOPPINGS

24oz.  
Yacht  
\$12 + TOPPINGS

## BEVERAGES

BOTTLED

WATER  
\$1.00

COCONUT WATER  
\$3.50

KOMBUCHA  
\$3.50

CELSIUS  
\$2.50

3 PICK YOUR TOPPINGS

GRANOLA +\$1

Honey Oat Granola

DRY +\$1 EACH

Hemp Seeds  
Almonds  
Coconut Flakes  
Chia Seeds

Goji Berries  
Cacao Nibs  
Pumpkin Seeds  
Coconut Butter  
Crumbles

PROTEIN +\$2.50

PB Cacao Protein Crumbles

FRESH FRUIT +\$1 EACH

Bananas  
Strawberries  
Blueberries

DRIZZLES +\$1 EACH

Honey  
Peanut Butter  
Almond Butter  
Cashew Cacao Butter



# CORE CUSTOMERS

With so many consumers living an on-the-go lifestyle, we found that our product appeals to everyone regardless of age or gender. Our guests are not only on the go, but they also want a healthy alternative to what most fast-food establishments are offering today. Nautical Bowls ingredients are widely appreciated and the tastes are widely loved.



## Appeals to:

Active audience

Families

Health & wellness audience

Students

On-the-go professionals

and more!





# SITE CRITERIA

Nautical Bowls has an efficient footprint between 600 -1,200 square feet. Our build outs are not expensive, and construction is only 4-6 weeks. The ideal location is in densely populated areas with good vehicle/foot traffic and easily accessible.

Generally, we aim to be in close proximity to grocery stores, fitness concepts, coffee shops, high schools and colleges/universities, and dense business communities.



Available territories: All states in America



Territory protection (no less than 2.5 miles between stores)



Multiple unit/area developer opportunity (3-packs)







# STORE INTERIOR










# LET'S SET SAIL TOGETHER

Hop on board for the fastest growing Açaí Bowl concepts. At Nautical Bowls, we combine superfood bowls with an uplifting atmosphere to truly deliver the best healthy meal experience. This is a perfect opportunity for an entrepreneur looking to partner with an experienced franchise executive team and work with a proven model, rapidly growing market, and low-cost investment.

## CORE VALUES

-  Joyful Passion
-  Fearless Living
-  Active & Healthy Lifestyle
-  Authentic Community
-  Others First





# THANK YOU

PLEASE REACH OUT TO **PROPERTY@NAUTICALBOWLS.COM** WITH ANY QUESTIONS