



# APPLICATION FOR VARIANCE

State Form 44400 (R7 / 10-13)  
Approved by State Board of Accounts, 2013

INDIANA DEPARTMENT OF HOMELAND SECURITY  
CODE SERVICES SECTION  
302 West Washington Street, Room W246  
Indianapolis, IN 46204-2739  
[http://www.in.gov/dhs/fire/fp\\_bs\\_comm\\_code/](http://www.in.gov/dhs/fire/fp_bs_comm_code/)



**INSTRUCTIONS:** Please refer to the attached four (4) page instructions.  
Attach additional pages as needed to complete this application.

Variance number (Assigned by department)  
18-01-06 (6)

### 1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)

Name of applicant	Title
Christopher M. VanDuyne	Managing Partner
Name of organization	Telephone number
Crescendo, LLC	(574) 933-4406
Address (number and street, city, state, and ZIP code)	
9520 Collins Drive, Plymouth, IN 46563 (PO Box 420, Plymouth, IN 46563)	

### 2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)

Name of applicant	Title
Michael A. Doran	President
Name of organization	Telephone number
Tip A Canoe Brews, Inc.	(574) 377-9581
Address (number and street, city, state, and ZIP code)	
2821 N. 300 W., Rochester, IN 46975	

### 3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional	License number
Wesley D. Welsh	AR00860143
Name of organization	Telephone number
Wesley D. Welsh Architect	(317) 385-0474
Address (number and street, city, state, and ZIP code)	
P.O. Box 824, Wabash, IN 46992	

### 4. PROJECT IDENTIFICATION

Name of project	State project number	County
Tip A Canoe Brews, Inc.		Fulton
Address of site (number and street, city, state, and ZIP code)		
712 Main Street, Rochester, IN 46975		
Type of project		
<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Change of occupancy <input type="checkbox"/> Existing		

### 5. REQUIRED ADDITIONAL INFORMATION

The following required information has been included with this application (check as applicable):

- A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)
- One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.
- Written documentation showing that the local fire official has received a copy of the variance application.
- Written documentation showing that the local building official has received a copy of the variance application.

### 6. VIOLATION INFORMATION

Has the Plan Review Section of the Division of Fire and Building Safety issued a Correction Order?

Yes (If yes, attach a copy of the Correction Order.)       No

Has a violation been issued?

Yes (If yes, attach a copy of the Violation and answer the following.)       No

Violation issued by:

Local Building Department     
 State Fire and Building Code Enforcement Section     
 Local Fire Department

DEC 11 2017

Name of Code or Standard and edition number <b>IBC 2014</b>	Specific code section <b>703.3.5</b>
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*(Indicate the specific provision of code, standard, etc. involved or exempt.)*  
 The fire barrier or fire-resistive assembly, or both, separating a single occupancy into different fire areas shall have a fire resistance rating of not less than that indicated in Table 703.3.5. For occupancy group A & R the requirement is 2 hours separation.

Select one of the following justifications:

- Non-compliance with the rule will not be adverse to the public health, safety or welfare, or
- Applicant will undertake alternative actions to law of compliance with the rule to assure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific).

Justification for the variance: The kitchen area will be separated by adding 2 layers of 5/8" Type X Fire Code Drywall on the walls and ceiling, as well as a kitchen hood fire suppression system will be installed in the kitchen over the cooking surfaces.

Additionally the ceiling area extending directly north of the kitchen to the north wall will be covered by 2 layers of 5/8" Type X Fire Code Drywall covering the entire ceiling of the rear section of the apartment service area.

Additional sensors incorporated into the central fire alarm system will be installed on all additional floors and for each apartment. This will be done to protect the rear emergency egress pathway to the stairwell. These sensors will include: 1) Smoke Detectors in each bedroom and main living space 2) Audio Visual alarms 3) Service Detectors every 30 feet leading to the rear stairwell egress.

Select all items one of the following statements:



- Adoption of the rule would result in an undue hardship (practical difficulty) because of physical limitations of the construction site or its utility services.
- Violation of the rule would result in an undue hardship (practical difficulty) because of major operational problems in the use of the building or structure.
- Violation of the rule would result in an undue hardship (practical difficulty) because of excessive costs of additional or altered construction elements.
- Violation of the rule would prevent the construction of an architecturally or historically significant part of the building or structure.

Justification for the above selected statement(s): The building is located in the Rochester Main Street National Register District area zoned Historic. See included documentation detailing and describing the structure at 712-714 Main Street specifically on pages 3 and 20. The picture for the structure was also used in this nomination filing and is detailed as photo #17.

The existing ceiling height on the ground floor is 13 feet tall.




The owner is attempting to preserve the original historic (100+ year old) pressed tin decorative ceiling. Removal of the ceiling to install a 2 hour fire separation in this entire building would destroy the original tin ceiling tiles. Replacement of the ceiling tiles would cost in excess of \$40,000 and are difficult to find.

I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or design professional 	Name (print name) <b>Michael A. Doran</b>	Date of signature (month, day, year) <b>12/8/2017</b>
Signature of design professional 	Name (print name) <b>Wesley D. Walsh</b>	Date of signature (month, day, year) <b>12/14/17</b>

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant or design professional 	Name (print name) <b>Christopher M. VanDuyns</b>	Date of signature (month, day, year) <b>12/19/2017</b>
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Name of code or standard and edition involved		Specific code section
IBC		706.3.9
Nature of non-compliance (include a description of space, equipment, etc. involved as necessary) The fire barrier or horizontal assembly, or both, separating a single occupancy into different fire areas shall have a fire resistance rating of not less than that indicated in Table 706.3.9. For occupancy group A & R the requirement is 2 hours separation.		
Select one of the following statements: <input checked="" type="checkbox"/> Non-compliance with the rule will not be adverse to the public health, safety or welfare, or <input checked="" type="checkbox"/> Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific)		
Facts demonstrating that the above selected statement is true: The kitchen area will be separated by utilizing 2 layers of 5/8" Type X Fire Code Drywall on the walls and ceiling, as well as a kitchen hood monitor with fire suppression system will be installed in the kitchen over the cooking surfaces.  Additionally the ceiling area extending directly north of the kitchen to the north wall will be covered by 2 layers of 5/8" Type X Fire Code Drywall covering the entire ceiling of the rear section of the laproom service area.  Additional sensors incorporated into the central fire alarm system will be installed on all additional floors and for each apartment. This will be done to protect the rear emergency egress pathway in the stairwell. These sensors will include: 1) Smoke Detectors in each bedroom and main living space 2) Audio Visual alarms 3) Smoke Detectors every 30 feet leading to the rear stairwell egress		
Select at least one of the following statements: <input checked="" type="checkbox"/> Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services. <input type="checkbox"/> Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure. <input checked="" type="checkbox"/> Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements. <input checked="" type="checkbox"/> Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.		
Facts demonstrating that the above selected statement is true: The building is included in the Rochester Main Street National Register District area zoned Historical. See included documentation detailing and describing the structure at 712-714 Main Street specifically on pages 3 and 20. The picture for this structure was also used in this nomination filing and is detailed as photo #17.  The existing ceiling height on the ground floor is 13 feet tall.  The owner is attempting to preserve the original historic (100+ year old) pressed tin decorative ceiling. Removal of the ceiling to install a 2 hour fire separation in the entire building would destroy the original tin ceiling tiles. Replacement of the ceiling tiles would cost in excess of \$60,000 and are difficult to find.		
I hereby certify under penalty of perjury that the information contained in this application is accurate.		
Signature of applicant or person submitting application	Please print name	Date of signature (month, day, year)
	Michael A. Doran	12/8/2017
Signature of design professional or applicant	Please print name	Date of signature (month, day, year)
	Wesley D. Welch	12/11/2017
I hereby certify under penalty of perjury that I am aware of the request for variance and that this application is being submitted on my behalf.		
Signature of applicant	Please print name	Date of signature (month, day, year)
	Christopher M. VanGuynes	12/19/2017

**7. DESCRIPTION OF REQUESTED VARIANCE**

Name of code or standard and edition involved <b>IBC</b>	Specific code section <b>706.3.9</b>
Nature of non-compliance <i>(Include a description of spaces, equipment, etc. involved as necessary.)</i> The fire barrier or horizontal assembly, or both, separating a single occupancy into different fire areas shall have a fire resistance rating of not less than that indicated in Table 706.3.9: For occupancy group A & R the requirement is 2 hours separation.	

**8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED**

Select one of the following statements:

Non-compliance with the rule will not be adverse to the public health, safety or welfare; or

Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate *(be specific)*.

Facts demonstrating that the above selected statement is true:  
The kitchen area will be separated by utilizing 2 layers of 5/8" Type X Fire Code Drywall on the walls and ceiling, as well as a kitchen hood monitor with fire suppression system will be installed in the kitchen over the cooking surfaces.

Additionally the ceiling area extending directly north of the kitchen to the north wall will be covered by 2 layers of 5/8" Type X Fire Code Drywall covering the entire ceiling of the rear section of the taproom service area.

Additional sensors incorporated into the central fire alarm system will be installed on all additional floors and for each apartment. This will be done to protect the rear emergency egress pathway to the stairwell. These sensors will include: 1) Smoke Detectors in each bedroom and main living space 2) Audio Visual alarms 3) Smoke Detectors every 30 feet leading to the rear stairwell egress

**9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE**

Select at least one of the following statements:

Imposition of the rule would result in an undue hardship *(unusual difficulty)* because of physical limitations of the construction site or its utility services.

Imposition of the rule would result in an undue hardship *(unusual difficulty)* because of major operational problems in the use of the building or structure.

Imposition of the rule would result in an undue hardship *(unusual difficulty)* because of excessive costs of additional or altered construction elements.

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

Facts demonstrating that the above selected statement is true:  
The building is included in the Rochester Main Street National Register District area zoned Historical. See included documentation detailing and describing the structure at 712-714 Main Street specifically on pages 3 and 20. The picture for this structure was also used in this nomination filing and is detailed as photo #17.

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**10. STATEMENT OF ACCURACY**

I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or person submitting application	Please print name <b>Michael A. Doran</b>	Date of signature <i>(month, day, year)</i>
Signature of design professional <i>(if applicable)</i>	Please print name <b>Wesley D. Welsh</b>	Date of signature <i>(month, day, year)</i>

**11. STATEMENT OF AWARENESS *(If the application is submitted on the applicant's behalf, the applicant must sign the following statement.)***

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant	Please print name <b>Christopher M. VanDuyne</b>	Date of signature <i>(month, day, year)</i>
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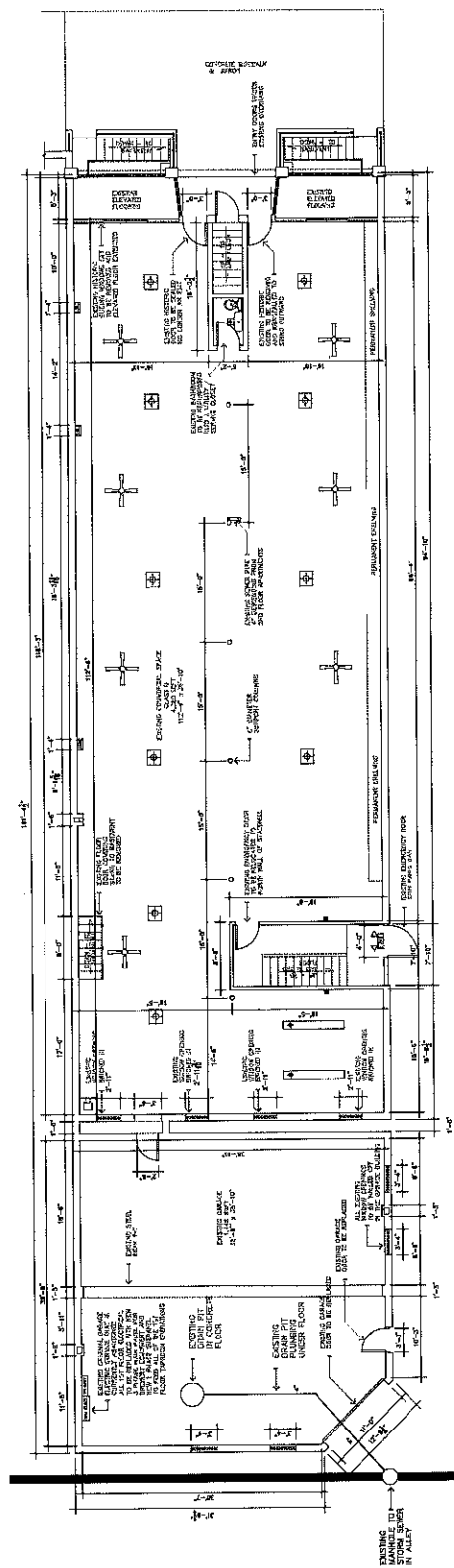
*[Handwritten Signature]*

WESLEY D. WELSH  
ARCHITECT  
P.O. BOX 824  
WABASH, INDIANA 46992

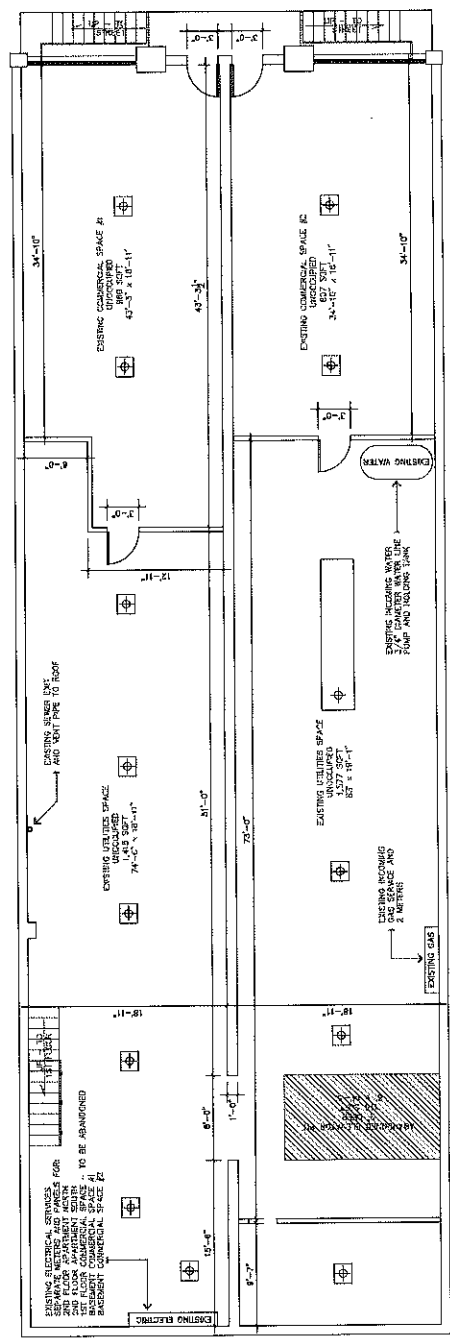
BUILDING RENOVATION FOR  
TIP-A-CANOE BREWS, INC  
712 MAIN STREET,  
ROCHESTER, INDIANA 46975

12-8-17

SHEET  
NO.  
1 OF 10



FLOOR PLAN  
EXISTING 1ST FLOOR  
SCALE: 3/32"=1'-0"



FLOOR PLAN  
EXISTING BASEMENT  
SCALE: 1/8"=1'-0"



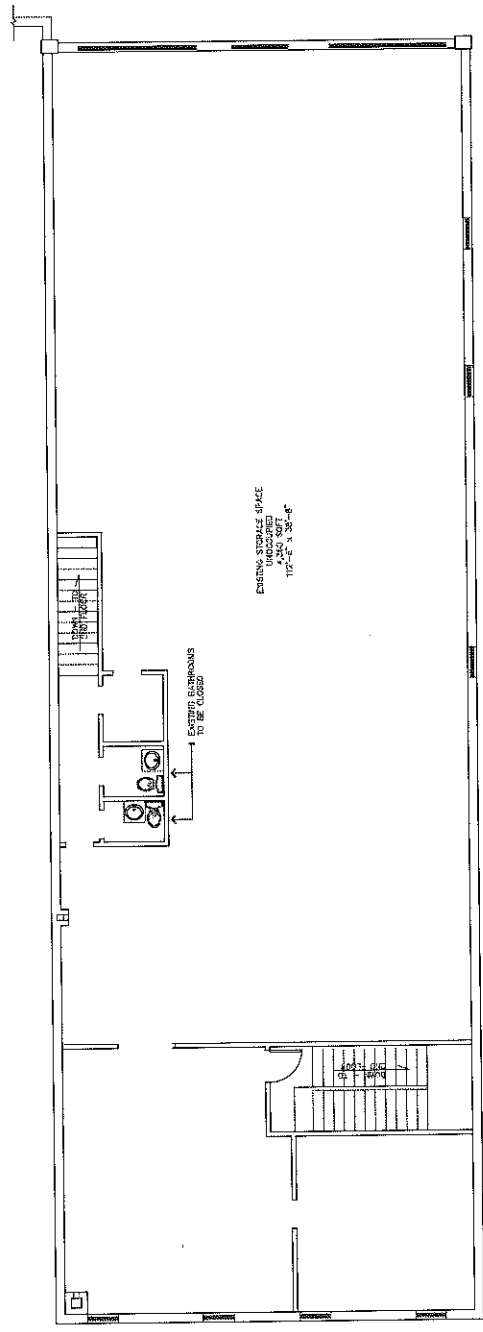
*Wesley D. Welsh*

WESLEY D. WELSH  
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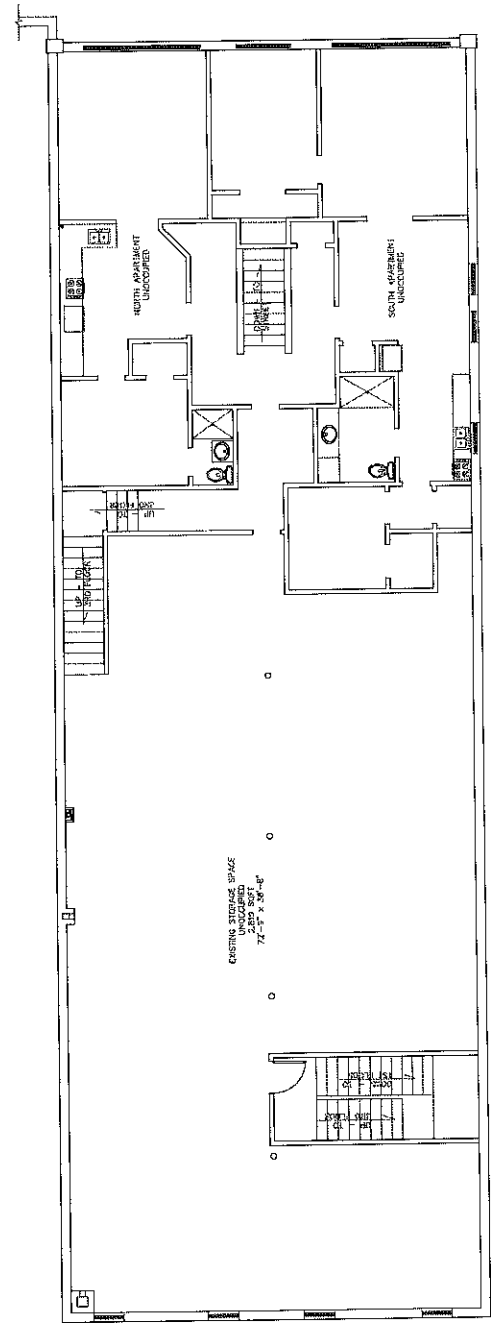
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12-8-17

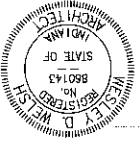
SHEET  
NO.  
2 OF 10



FLOOR PLAN  
EXISTING 3RD FLOOR  
SCALE: 1/8"=1'-0"



FLOOR PLAN  
EXISTING 2ND FLOOR  
SCALE: 1/8"=1'-0"



Wesley D. Welsh  
 Registered Professional Architect  
 No. 850143  
 State of Indiana

WESLEY D. WELSH  
 ARCHITECT  
 P. O. BOX 824  
 WABASH, INDIANA 46992

BUILDING RENOVATION FOR  
 TP-A-CANOE BREWS, INC  
 712 MAIN STREET  
 ROCHESTER, INDIANA 46975

12-8-17

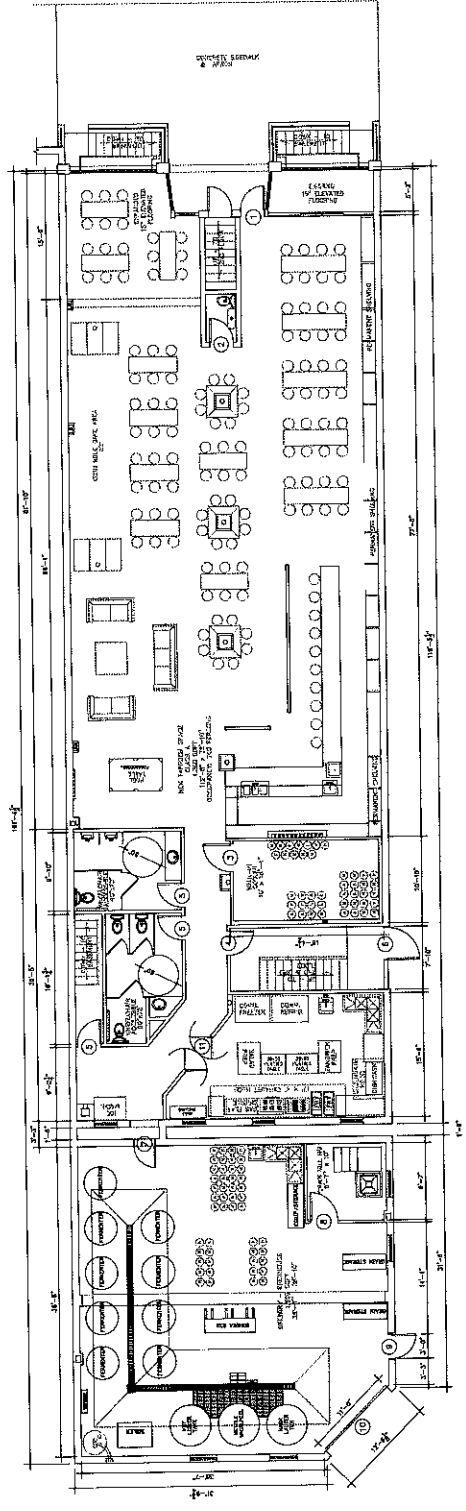
SHEET  
 NO.  
 3 OF 10

DOOR SCHEDULE

- DOOR NO. 1  
 EXISTING 3'-0" X 7'-0" X 1 3/4" STOREFRONT  
 REMOVED AND REINSTALLED TO OUTWARD  
 CHLINDER LOCK AND WEATHERSTRIPPING KIT
- DOOR NO. 2  
 EXISTING 3'-0" X 7'-0" X 1 3/4" WOOD  
 METAL GLAZ 3'-6" X 7'-0" X 2" COOLER DOOR
- DOOR NO. 3  
 EXISTING 3'-0" X 7'-0" X 1 3/4" EMERGENCY  
 EXIT ONLY, PANIC BAR INSTALLED
- DOOR NO. 4  
 EXISTING 3'-0" X 7'-0" X 1 3/4" EMERGENCY  
 EXIT ONLY, PANIC BAR INSTALLED
- DOOR NO. 5  
 (3) PLUS 3'-0" X 7'-0" X 1 3/4"  
 PREHANG INTERIOR DOOR, PINE WOOD  
 DOOR CLOSER, HANDICAPPED DOOR SWAGE  
 PREHANG INTERIOR DOOR, PINE WOOD
- DOOR NO. 6  
 EXISTING 4'-0" X 7'-0" X 2" EMERGENCY  
 EXIT ONLY DOOR WITH PANIC BAR INSTALLED
- DOOR NO. 7  
 EXISTING 2'-8" X 7'-0" X 1 3/4" INTERIOR DOOR
- DOOR NO. 8  
 (1) P.L.C. 3'-0" X 7'-0" X 1 3/4"  
 PREHANG INTERIOR DOOR, PINE WOOD
- DOOR NO. 9  
 (1) P.L.C. 3'-0" X 7'-0" X 1 3/4" EXTERIOR DOOR  
 PREHANG, CHLINDER LOCK, WEATHERSTRIPPING KIT
- DOOR NO. 10  
 NEW 1 1/2" X 10" HIGH OVERHEAD DOOR WITH TRACK  
 INSTALLED IN THE EXISTING OPENING
- DOOR NO. 11  
 (1) P.L.C. 3'-0" X 7'-0" X 1 3/4" FINISHED S.C. WOOD  
 FINISHED WOOD FRAME, 1 1/2" PAIR OF HINGES, PRIVACY SET

ROOM FINISH SCHEDULE

- TAPROOM AND HALLWAY AREAS & GROOVE  
 FLOOR: SOLID WOOD, STAINED & REFINISHED  
 BASE: 2"x2" NATIVE TIBER FLOOR JOIST  
 WALLS: WITH 3/4" NATIVE TIBER SUB-FLOOR  
 WITH 1/2" GYPSUM BOARD, NEW  
 CONSTRUCTION COVERED WITH 1/2"  
 GYPSUM BOARD, PAINTED  
 CEILING: HISTORIC PRESSED TIN 2'x2'  
 DECORATIVE CEILING TILES, PAINTED
- KITCHEN ROOM  
 FLOOR: 3/8" DUROCK SUBFLOOR, COVERED WITH  
 CERAMIC TILE & EPOXY GROUT  
 BASE: 2"x2" NATIVE TIBER FLOOR JOIST  
 WALLS: WITH 3/4" NATIVE TIBER SUB-FLOOR  
 WITH 1/2" GYPSUM BOARD, NEW  
 CONSTRUCTION COVERED WITH 1/2"  
 GYPSUM BOARD, PAINTED
- BREWERY ROOM  
 FLOOR: FINISHED, SEALED CONCRETE  
 BASE: SAND FABRICATED TRENCH DRAIN  
 WALLS: EXISTING MASONRY WALLS COATED WITH  
 OPEN CELL SPRAY FOAM AND COVERED  
 WITH GALVANIZED LINER PANEL  
 CEILING: EXPOSED EXISTING NATIVE TIBER  
 BEAMS, PAINTED BRN
- TOILET ROOMS  
 FLOOR: 3/8" DUROCK SUBFLOOR, COVERED  
 WITH CERAMIC TILE & EPOXY GROUT  
 BASE: 2"x2" NATIVE TIBER FLOOR JOIST  
 WALLS: WITH 3/4" NATIVE TIBER SUB-FLOOR  
 WITH 1/2" GYPSUM BOARD, PAINTED  
 CEILING: SUSPENDED ACOUSTICAL



1ST FLOOR  
 RENOVATION PLAN  
 SCALE: 3/32"=1'-0"



*[Handwritten Signature]*

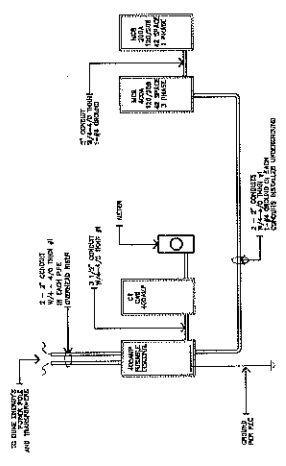
WESLEY D. WELSH  
ARCHITECT  
P.O. BOX 824  
WARASH, INDIANA 46992

BUILDING RENOVATION FOR  
TIP-A-CANOE BREWS, INC  
712 MAIN STREET  
ROCHESTER, INDIANA 46975

12-8-17

SHEET  
NO.  
4 OF 10

ELECTRICAL ENTRANCE RISER DIAGRAM

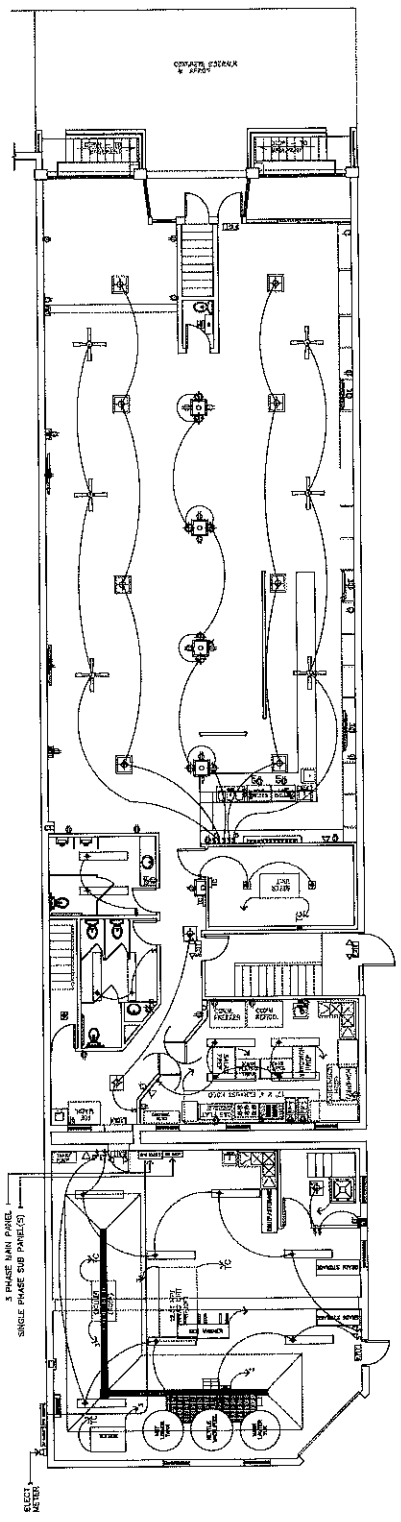


GENERAL NOTES

EXISTING SERVICE LOCATION IN THE BASEMENT TO BE ABANDONED. ALL ELECTRICAL SERVICE FOR THE MAIN LEVEL AND UPPER LEVELS TO BE THE NEW SERVICE BEING BUILT IN THE BREWERY ROOM. THE INCOMING LINE FROM THE STREET SHALL BE INSTALLED THROUGH THE 3 PHASE PANEL FOR ALL LARGE EQUIPMENT. A SINGLE PHASE PANEL WILL BE INSTALLED IN THE MAIN LEVELS WITHIN THE TAPROOM OPERATIONS AND KITCHEN EQUIPMENT. ALL ELECTRICAL SERVICE SHALL BE INSTALLED WITHIN THE TAPROOM OPERATIONS AND KITCHEN EQUIPMENT. ALL ELECTRICAL SERVICE SHALL BE INSTALLED WITHIN THE TAPROOM OPERATIONS AND KITCHEN EQUIPMENT.

ELECTRICAL FIXTURE SCHEDULE

- HANGING METAL CHANDISER, 8 LED BULBS 5400 LUMENS - 2,700 KELVIN, 36 WATTS (8 FIXTURES TOTAL)
- HANGING LIGHT, 1 LED BULB 700 LUMENS - 2,700 KELVIN, 8 WATTS (2 FIXTURES TOTAL)
- WALL MOUNTED LIGHT, 2 LED BULB SOURCE 800 LUMENS - 2,700 KELVIN, 8 WATTS (8 FIXTURES TOTAL)
- 4,000 LUMENS - 4,100 KELVIN STRIP FIXTURE 120 LED (10,000S, 48" LONG, 30 WATTS (16 FIXTURES TOTAL)
- HANGING LIGHT, 1 LED BULB 400 LUMENS - 2,700 KELVIN, 4 WATTS (4 TOTAL FIXTURES)
- WALL SWITCH w/ DIMMER
- THREE WAY WALL SWITCH
- FOUR WAY WALL SWITCH
- SINGLE WALL OUTLET w/ DATA
- DUPLEX WALL OUTLET
- GROUND FAULT DUPLEX WALL OUTLET
- EXTERIOR WEATHERPROOF DUPLEX OUTLET
- 220 VOLT OUTLET
- INTRINSICALLY SAFE LIGHT, 1 LED BULB 700 LUMENS - 2,700 KELVIN, 8 WATTS (1 FIXTURES TOTAL)
- INTRINSICALLY SAFE, ROOF MOUNTED 500 CFM EXHAUST FAN
- TELEPHONE OUTLET
- EXIT LIGHT WITH EMERGENCY LIGHTS
- ILLUMINATED EXIT LIGHT
- THERMISTAT / TEMPERATURE CONTROL



ELECTRICAL PLAN  
SCALE 3/32"=1'-0"





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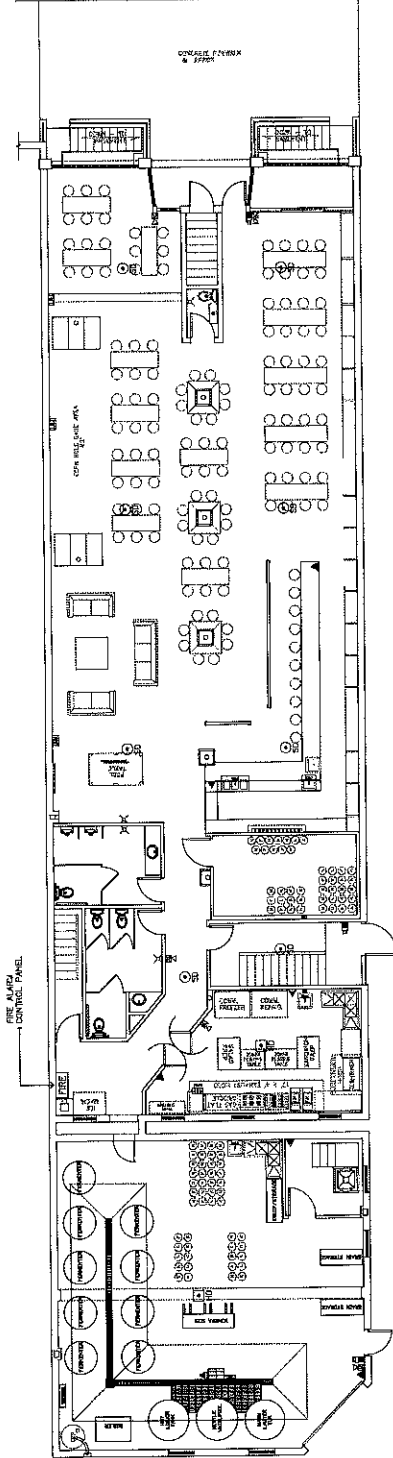
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BUILDING RENOVATION FOR  
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712 MAIN STREET  
ROCHESTER, INDIANA 46975

12-8-17

SHEET  
NO. 5 OF 10

1ST FLOOR  
FIRE ALARM PLAN  
SCALE: 3/32"=1'-0"



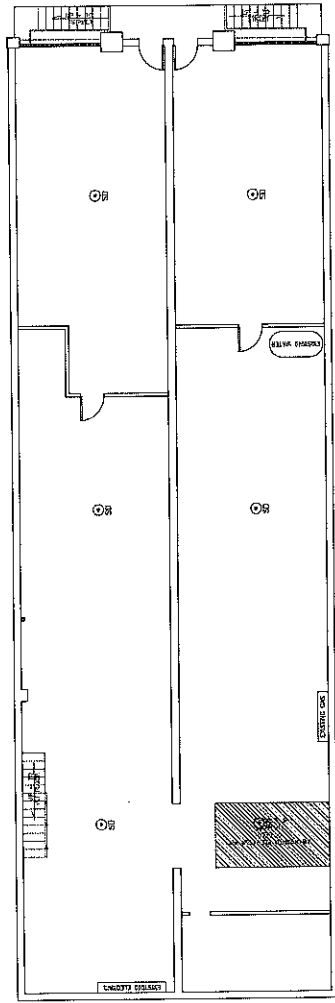
**FIRE ALARM SYSTEM NOTES**

- TOTAL OF 10 PULL STATIONS ARE LOCATED IN THE KITCHEN AND UTILITY ROOM.
- TOTAL OF 10 PULL STATIONS ARE LOCATED AT THE STAIRS, STAIRWELL, AND STREET LEVEL ENDS.
- FIVE (5) SMOKE & HEAT UNITS LOCATED ON THE FIRST FLOOR.
- TWO (2) SMOKE & HEAT UNITS LOCATED ON THE 2ND FLOOR.
- TWO (2) SMOKE & HEAT UNITS LOCATED ON THE 3RD FLOOR.
- TWO (2) SMOKE & HEAT UNITS LOCATED ON THE 4TH FLOOR.
- FIVE (5) TOTAL SMOKE DETECTORS WITH SWINGER BASES LOCATED.
- THE SYSTEM WILL MONITOR ACTIVATED OFF OF THE MANUAL SYSTEM.

**FIRE ALARM SYSTEM LEGEND**

- (1) X SMOKE ONLY - SYSTEM SENSER
- (2) BK SMOKE & HEAT - SYSTEM SENSER
- (3) [Symbol] KITCHEN HOOD MONITOR
- (4) [Symbol] FIRE EXTINGUISHER
- (5) [Symbol] FIRE ALARM CONTROL PANEL
- (6) [Symbol] PULL STATION
- (7) [Symbol] SMOKE DETECTOR
- (8) [Symbol] SMOKE DETECTOR W/ SWINGER BASE
- (9) [Symbol] HEAT DETECTOR (WATER PROOF)

BASEMENT  
FIRE ALARM PLAN  
SCALE: 3/32"=1'-0"





*Wesley D. Welsh*

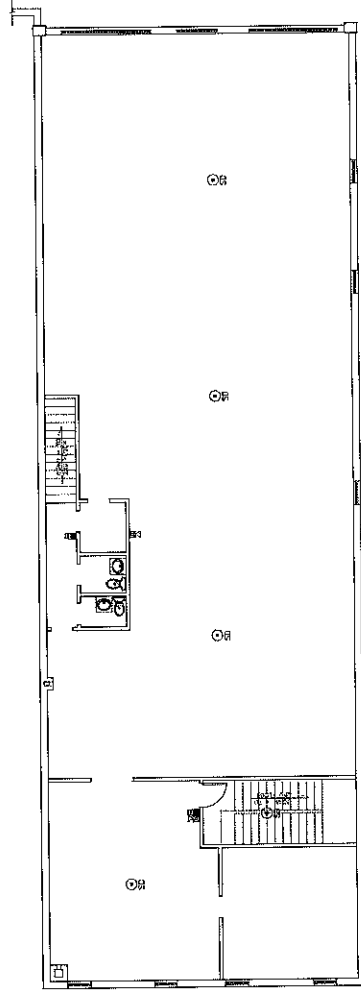
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SHEET  
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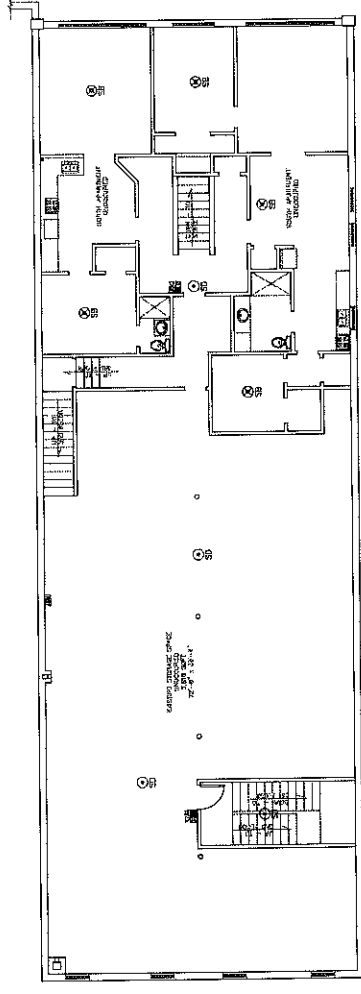
3RD FLOOR  
FIRE ALARM PLAN  
SCALE: 3/32"=1'-0"

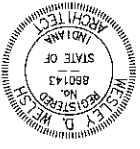


FIRE ALARM SYSTEM LEGEND

- [X] STROBE ONLY - SYSTEM SENSOR
- [X] STROBE & HORN - SYSTEM SENSOR
- [H] KITCHEN HOOD MONITOR
- [C] FIRE CHIMNEY
- [P] FIRE ALARM CONTROL PANEL
- [S] PULL STATION
- [SD] SMOKE DETECTOR
- [SD] SMOKE DETECTOR W/ SOUNDER BASE
- [HD] HEAT DETECTOR (WATER PROOF)

2ND FLOOR  
FIRE ALARM PLAN  
SCALE: 3/32"=1'-0"





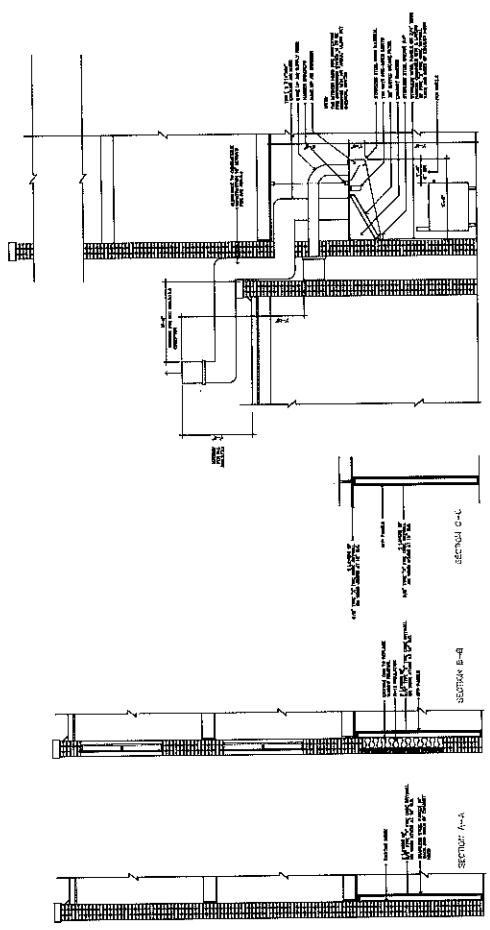
*Wesley D. Welsh*

WESLEY D. WELSH  
ARCHITECT  
P.O. BOX B24  
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TIP-A-CANOE BREWS, INC  
712 MAIN STREET  
ROCHESTER, INDIANA 46975

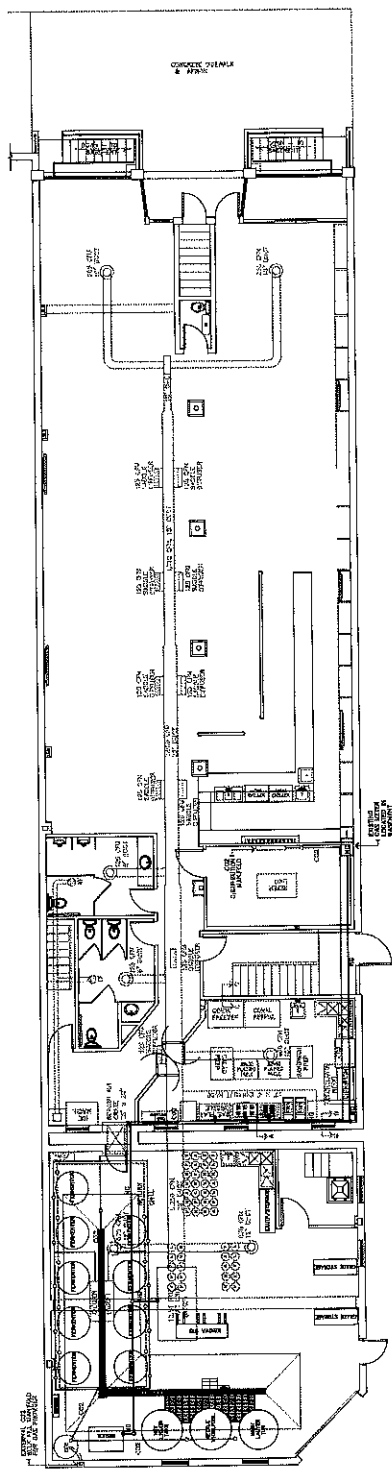
12-8-17

SHEET  
NO. 7 OF 10

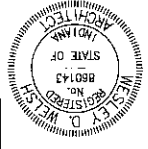


WALL SECTION DWG'S

- MECHANICAL NOTES**
- TRANE UNIT, (ROOF MOUNTED)
  - UPC 12.5T GAS/ELECTRIC UNIT
  - 208-230/2PH/60HZ
  - WITH HIGH STATIC MOTOR & PHASE MONITOR
  - UPC DOWN/AORZ END RETURN
  - 50T PREDATOR-NO BAROMETRIC RELIEF
  - INDIVIDUAL, SOLENOID VALVES ON EACH
  - UNIT ROOF CURB 14" HIGH
  - PROGRAMMABLE THERMOSTAT
  - SUPPLY AIR DUCTS:
  - WALK-IN COOLER REFRIGERATION UNIT:
  - DELIVERY SUPPLY AIR GRILLES
  - REGULATED OPM SUPPLY MAY NEED TO BE
  - LOCATED TO BE DETERMINED BY THE OWNER
  - ELECTRIC UNIT, PROGRAMMABLE THERMOSTAT
  - MANUFACTURER AND MODEL OF THE UNIT



MECHANICAL PLAN  
SCALE: 3/32"=1'-0"



*Wesley D. Welsh*

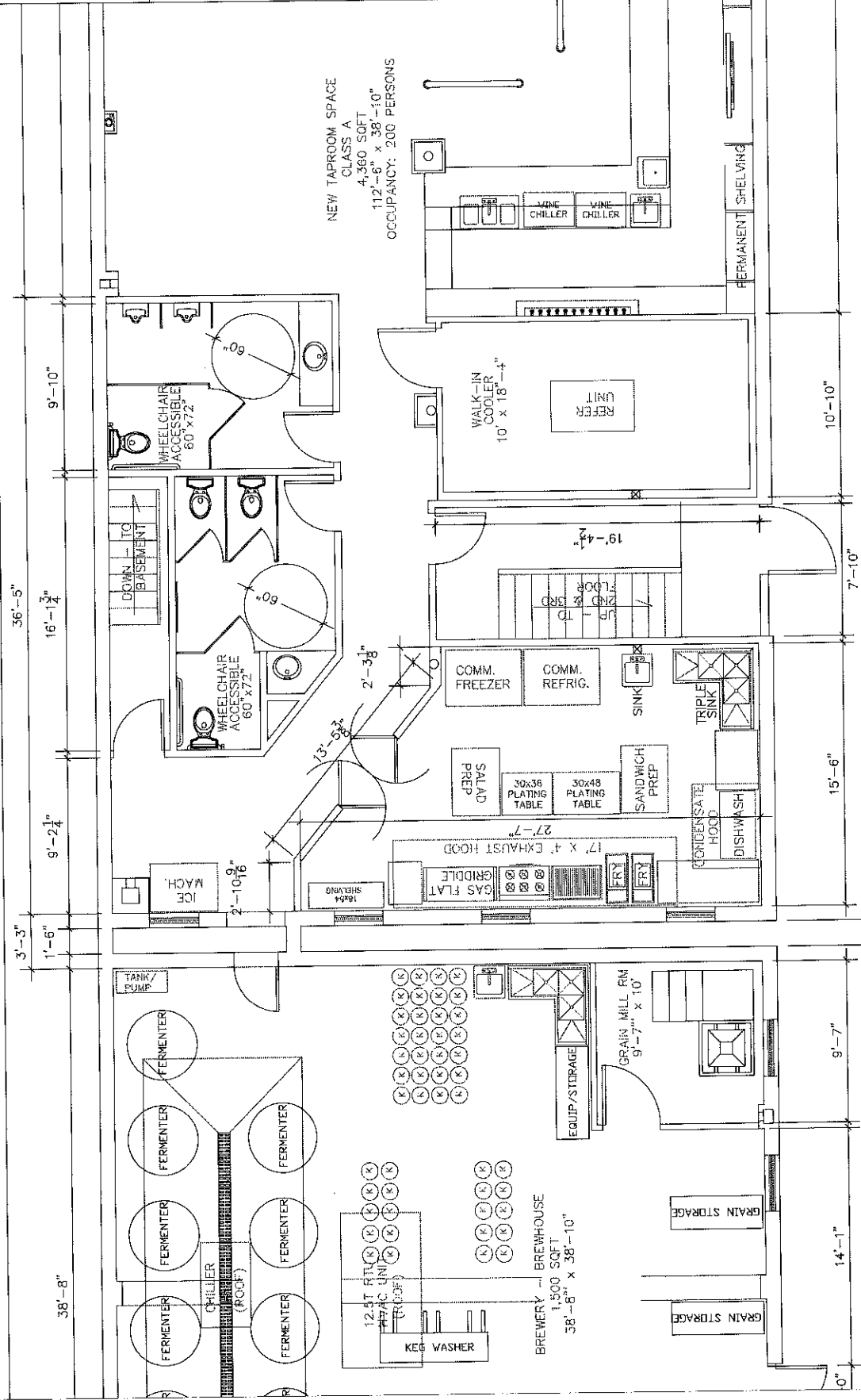
WESLEY D. WELSH  
ARCHITECT  
P.O. BOX 824  
WABASH, INDIANA 46992

BUILDING RENOVATION FOR  
TIP-A-CANOE BREWS, INC  
712 MAIN STREET  
ROCHESTER, INDIANA 46975

12-8-17

SHEET  
NO.  
8 OF 10

161'-4 1/2"



NEW TAPROOM SPACE  
CLASS A  
4,360 SQFT  
112'-6" x 38'-10"  
OCCUPANCY: 200 PERSONS



KITCHEN PLAN  
SCALE: 1/4"=1'-0"

36'-5"

16'-1 1/2"

9'-2 1/4"

3'-3"

1'-6"

9'-10"

DOWN TO  
BASEMENT

ICE MACH.

2'-10 9/16"

38'-8"

WHEELCHAIR  
ACCESSIBLE  
80' x 72"

WHEELCHAIR  
ACCESSIBLE  
60' x 72"

17' x 4' EXHAUST HOOD

12.3T RTV  
REF AC UNIT  
(ROOF)

1500 SQFT  
BREWERY -  
38'-8" x 38'-10"

WALK-IN  
COOLER  
10' x 18'-4"

COMM. FREEZER

COMM. REFRIG.

SINK

SALAD  
PREP

30x36  
PLATING  
TABLE

30x48  
PLATING  
TABLE

SANDWICH  
PREP

CONDENSATE  
HOOD

DISHWASH

TRIPLE  
SINK

PERMANENT  
SHELVING

REF. UNIT

WINE  
CHILLER

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CHILLER

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9'-10"

10'-10"

7'-10"

15'-6"

19'-4 1/2"

7'-10"

1'-6"

1'-6"

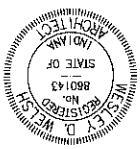
9'-7"

14'-1"

31'-6"

0"





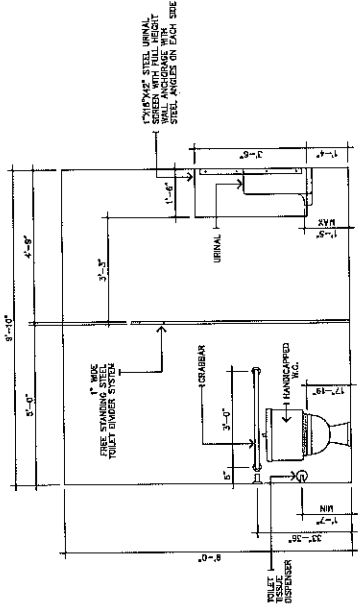
*Wesley D. Welsh*

WESLEY D. WELSH  
ARCHITECT  
P.O. BOX 824  
WABASH, INDIANA 46922

BUILDING RENOVATION FOR  
TIP-A-CANOE BREWS, INC  
712 MAIN STREET  
ROCHESTER, INDIANA 46975

12-8-17

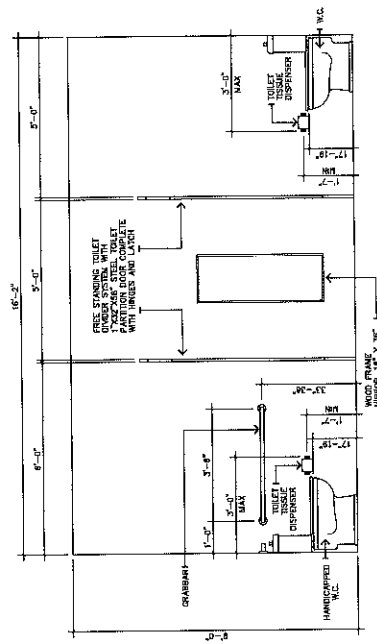
SHEET  
NO.  
10 OF 10



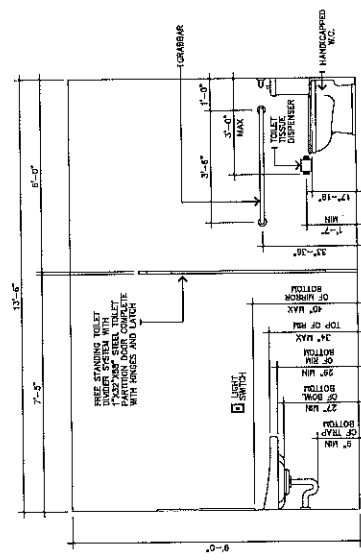
INTERIOR ELEVATIONS  
SCALE: 3/8"=1'-0"



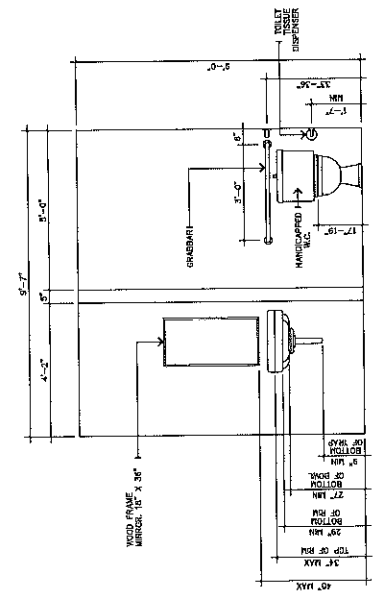
INTERIOR ELEVATION 2/3



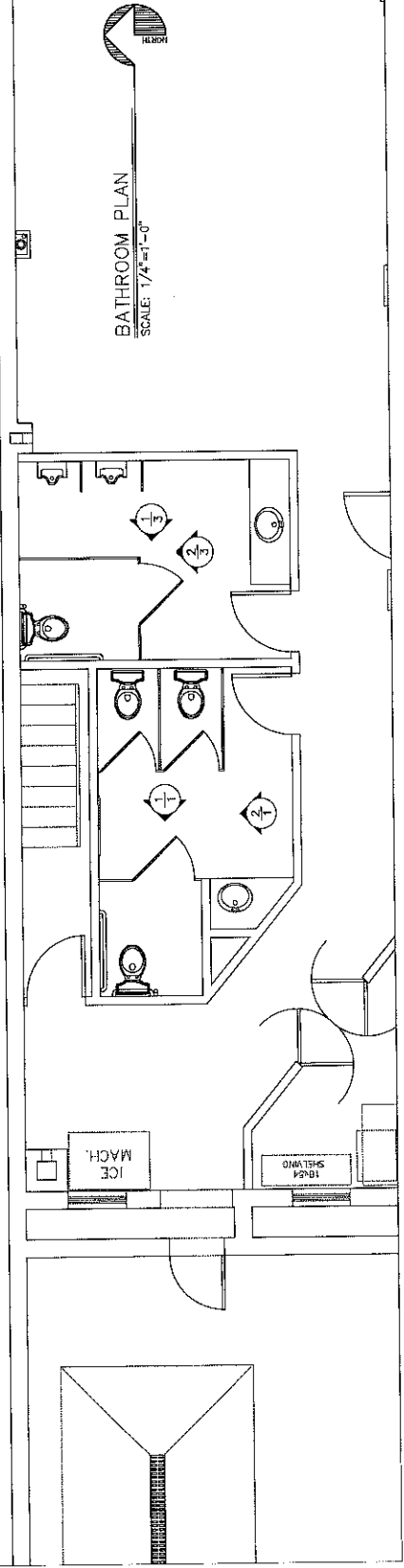
INTERIOR ELEVATION 2/1



INTERIOR ELEVATION 1/3



INTERIOR ELEVATION 1/1



BATHROOM PLAN  
SCALE: 1/4"=1'-0"



# APPLICATION FOR VARIANCE

State Form 44400 (R7 / 10-13)  
Approved by State Board of Accounts, 2013

INDIANA DEPARTMENT OF HOMELAND SECURITY  
CODE SERVICES SECTION  
302 West Washington Street, Room W246  
Indianapolis, IN 46204-2739  
[http://www.in.gov/dhs/fire/tp\\_bs\\_comm\\_code/](http://www.in.gov/dhs/fire/tp_bs_comm_code/)



**INSTRUCTIONS:** Please refer to the attached four (4) page instructions.  
Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

18-01-06(b)

### 1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)

Name of applicant	Title
Christopher M. VanDuynes	Managing Partner
Name of organization	Telephone number
Crescendo, LLC	(574) 933-4406
Address (number and street, city, state, and ZIP code)	
9520 Collins Drive, Plymouth, IN 46563 (PO Box 420, Plymouth, IN 46563)	

### 2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)

Name of applicant	Title
Michael A. Doran	President
Name of organization	Telephone number
Tip A Canoe Brews, Inc.	(574) 377-9581
Address (number and street, city, state, and ZIP code)	
2821 N. 300 W., Rochester, IN 46975	

### 3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional	License number
Wesley D. Welsh	AR00860143
Name of organization	Telephone number
Wesley D. Welsh Architect	(317) 385-0474
Address (number and street, city, state, and ZIP code)	
P.O. Box 824, Wabash, IN 46992	

### 4. PROJECT IDENTIFICATION

Name of project	State project number	County
Tip A Canoe Brews, Inc.		Fulton
Address of site (number and street, city, state, and ZIP code)		
712 Main Street, Rochester, IN 46975		
Type of project		
<input type="checkbox"/> New <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Change of occupancy <input type="checkbox"/> Existing		

### 5. REQUIRED ADDITIONAL INFORMATION

The following required information has been included with this application (check as applicable):

- A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)
- One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.
- Written documentation showing that the local fire official has received a copy of the variance application.
- Written documentation showing that the local building official has received a copy of the variance application.

### 6. VIOLATION INFORMATION

Has the Plan Review Section of the Division of Fire and Building Safety issued a Correction Order?

Yes (If yes, attach a copy of the Correction Order.)       No

Has a violation been issued?

Yes (If yes, attach a copy of the Violation and answer the following.)       No

Violation issued by:

Local Building Department     
 State Fire and Building Code Enforcement Section     
 Local Fire Department

DEC 11 2017

Name of code or standard and edition involved <b>2014 Indiana Building Code (IBC 2012)</b>	Specific code section <b>903.3.1.2</b>
---	---

Nature of non-compliance (include a description of spaces, equipment, etc. involved as necessary)  
**Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R**

Occupancy of structure will be **A-2 & R-2**

Select one of the following statements:

- Non-compliance with the rule will not be adverse to the public health, safety or welfare, or
- Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (be specific)

Facts demonstrating that the above selected statement is true:  
**A monitored central alarm system including: 1) Fire alarm control panel 2) Kitchen hood monitor with incorporated fire suppression system 3) Audio Visual & Visual Units 4) Smoke Detectors 5) Heat Detectors Will be installed in lieu of NFPA 13R**

**3 separated Exits for emergency egress are present on the main (ground) floor. 2 separated Exits for emergency egress are present for the 2<sup>nd</sup> and 3<sup>rd</sup> floors.**

Select at least one of the following statements:

- Imposition of the rule would result in an undue hardship (unusual difficulty) because of physical limitations of the construction site or its utility services.
- Imposition of the rule would result in an undue hardship (unusual difficulty) because of major operational problems in the use of the building or structure.
- Imposition of the rule would result in an undue hardship (unusual difficulty) because of excessive costs of additional or altered construction elements.
- Imposition of the rule would prevent the preservation of an architectural or a historically significant part of the building or structure.

Facts demonstrating that the above selected statement is true:  
**Being an existing building, all sprinkler piping would have to be installed exposed.**

**The owner would have the expense of providing new water supply lines due to inadequate pressure and flow volume of the existing water supply line. The only current water line feeding the building is a 3/4" line. The water main that would need to be tapped for a new line is on the opposite side of Main Street from the structure. The cost of directional line boring, installation of a new 4" water line, asphalt repair, and installation of the sprinkler system for 4 floors would be in excess of \$100,000.**

I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or person submitting application 	Please print name <b>Michael A. Doren</b>	Date of signature (month, day, year) <b>12/8/2017</b>
Signature of design professional (if applicable) 	Please print name <b>Wesley D. Walsh</b>	Date of signature (month, day, year) <b>12/11/2017</b>

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant 	Please print name <b>Christopher M. VanDuyne</b>	Date of signature (month, day, year) <b>12/9/2017</b>
---	---	--



**7. DESCRIPTION OF REQUESTED VARIANCE**

Name of code or standard and edition involved <b>2014 Indiana Building Code (IBC 2012)</b>	Specific code section <b>903.3.1.2</b>
Nature of non-compliance <i>(Include a description of spaces, equipment, etc. involved as necessary.)</i> Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R  Occupancy of structure will be A-2 & R-2	

**8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED**

Select one of the following statements:

Non-compliance with the rule will not be adverse to the public health, safety or welfare; or

Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate *(be specific)*.

Facts demonstrating that the above selected statement is true:  
A monitored central alarm system including: 1) Fire alarm control panel 2) Kitchen hood monitor with incorporated fire suppression system 3) Audio Visual & Visual Units 4) Smoke Detectors 5) Heat Detectors Will be installed in lieu of NFPA 13R

3 seperated Exits for emergency egress are present on the main (ground) floor. 2 seperated Exits for emergency egress are present for the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

**9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE**

Select at least one of the following statements:

Imposition of the rule would result in an undue hardship *(unusual difficulty)* because of physical limitations of the construction site or its utility services.

Imposition of the rule would result in an undue hardship *(unusual difficulty)* because of major operational problems in the use of the building or structure.

Imposition of the rule would result in an undue hardship *(unusual difficulty)* because of excessive costs of additional or altered construction elements.

Imposition of the rule would prevent the preservation of an architecturally or a historically significant part of the building or structure.

Facts demonstrating that the above selected statement is true:  
Being an existing building, all sprinkler piping would have to be installed exposed.

The owner would have the expense of providing new water supply lines due to inadequate pressure and flow volume of the existing water supply line. The only current water line feeding the building is a 3/4" line. The water main that would need to be tapped for a new line is on the opposite side of Main Street from the structure. The cost of directional line boring, installation of a new 4" water line, asphalt repair, and installation of the sprinkler system for 4 floors would be in excess of \$100,000.

**10. STATEMENT OF ACCURACY**

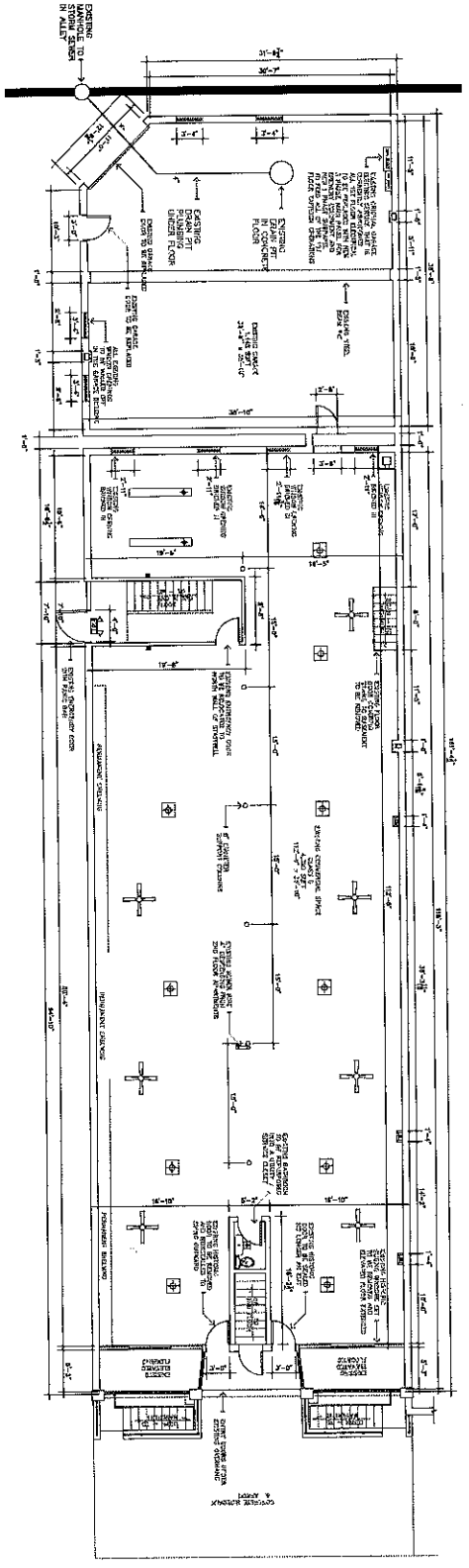
I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or person submitting application	Please print name <b>Michael A. Doran</b>	Date of signature <i>(month, day, year)</i>
Signature of design professional <i>(if applicable)</i>	Please print name <b>Wesley D. Welsh</b>	Date of signature <i>(month, day, year)</i>

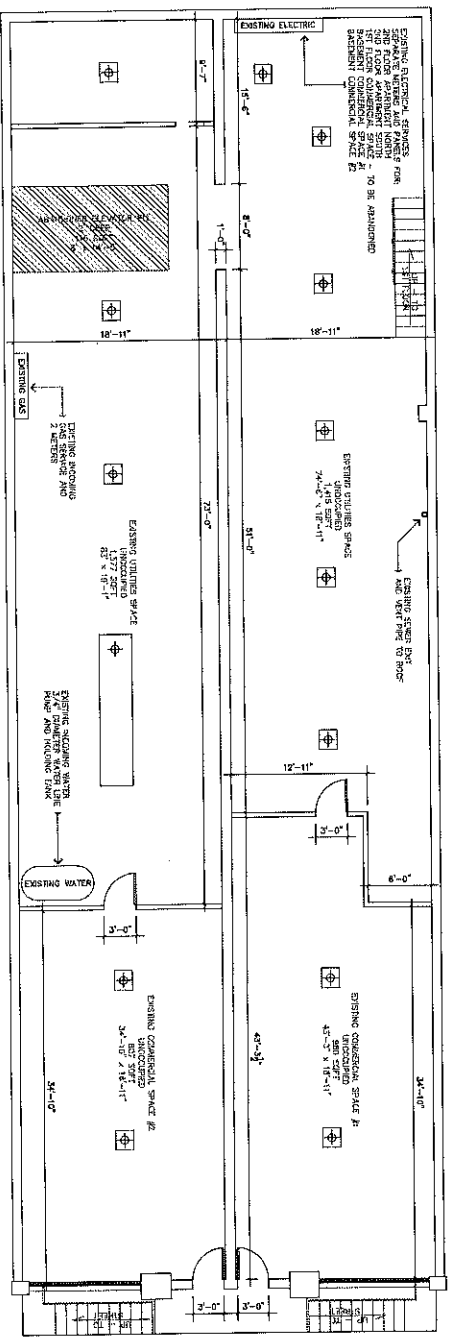
**11. STATEMENT OF AWARENESS *(If the application is submitted on the applicant's behalf, the applicant must sign the following statement.)***

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant	Please print name <b>Christopher M. VanDuynes</b>	Date of signature <i>(month, day, year)</i>
------------------------	--	---



FLOOR PLAN  
EXISTING 1ST FLOOR  
SCALE: 3/32"=1'-0"



FLOOR PLAN  
EXISTING BASEMENT  
SCALE: 1/8"=1'-0"

WESLEY D. WELSH  
ARCHITECT  
P.O. BOX 824  
WABASH, INDIANA 46992

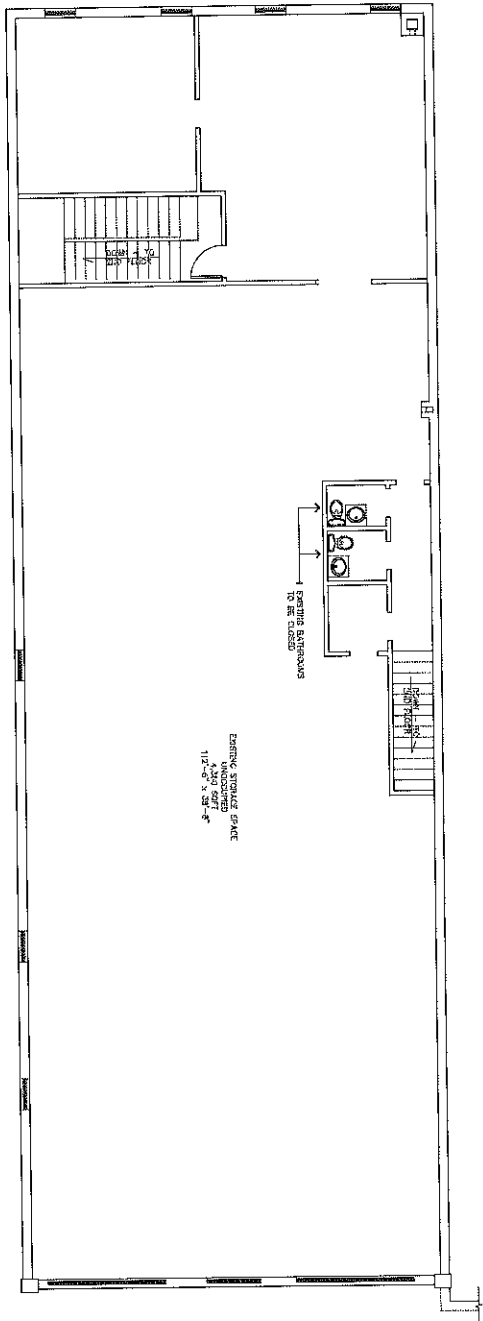
*[Handwritten Signature]*



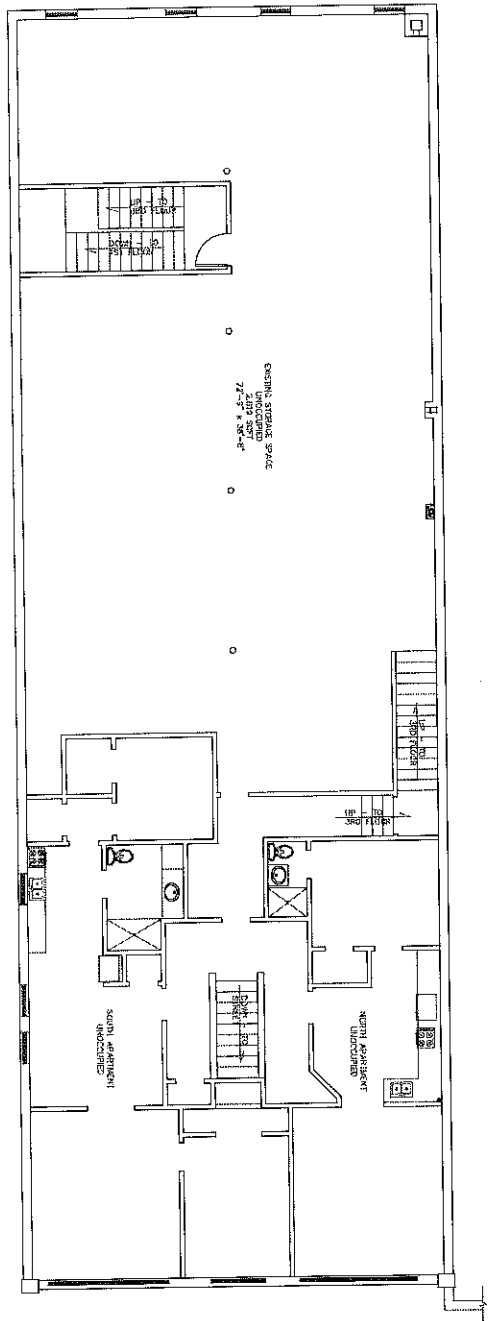
BUILDING RENOVATION FOR  
TIP-A-CANOE BREWS, INC  
712 MAIN STREET  
ROCHESTER, INDIANA 46975

12-8-17

SHEET  
NO.  
1 OF 10



FLOOR PLAN  
EXISTING 3RD FLOOR  
SCALE: 1/8"=1'-0"



FLOOR PLAN  
EXISTING 2ND FLOOR  
SCALE: 1/8"=1'-0"



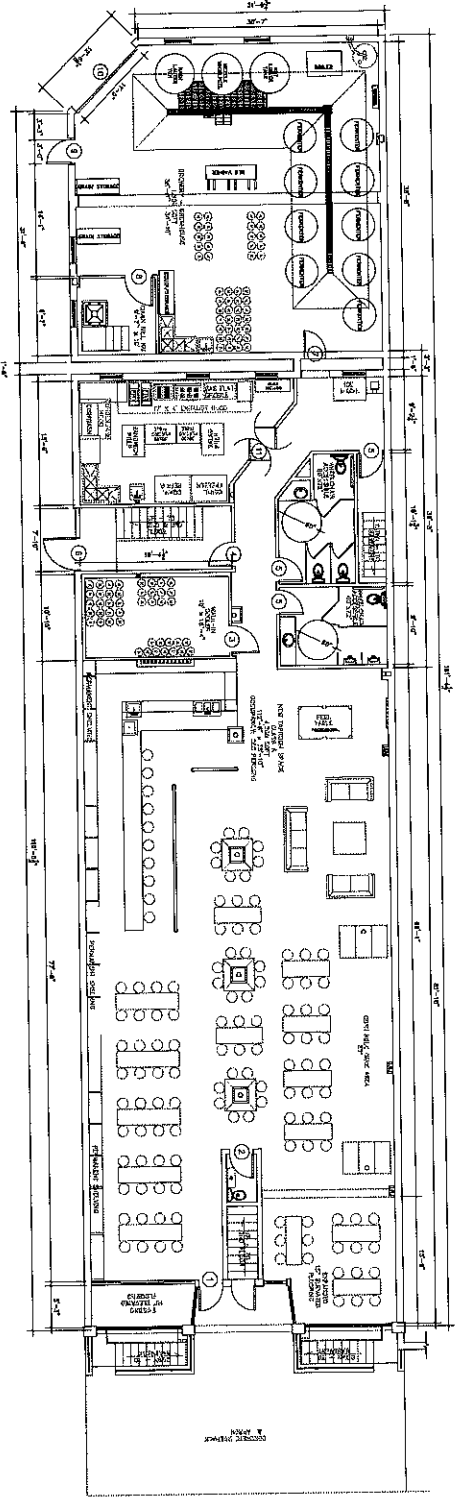
*Wesley D. Welsh*

WESLEY D. WELSH  
ARCHITECT  
P.O. BOX 824  
WABASH, INDIANA 46992

BUILDING RENOVATION FOR  
TIP-A-CANOE BREWS, INC  
712 MAIN STREET  
ROCHESTER, INDIANA 46975

12-8-17

SHEET  
NO.  
2 OF 10



**ROOM FINISH SCHEDULE**

TERRAZZO AND HALLWAY AREAS:  
 FLOOR: HISTORIC 3/4" TONGUE & GROOVE SOLID WOOD, STAINED & REFINISHED  
 BASE: 2 1/2" NATIVE TIMBER FLOOR JOIST WITH 3/4" NATIVE TIMBER SUB-FLOOR  
 WALLS: ROUND CUT TIMBER MANSUETINO GALVANIZED "LINER PANEL" GREEN  
 CEILING: HISTORIC PRESSED IN 2" DECORATIVE CEILING TILES, PAINTED

TOILET ROOMS:  
 FLOOR: 3/8" OUTBACK SUB-FLOOR COVERED WITH CERAMIC TILE & EPOXY GROUT  
 BASE: 2 1/2" NATIVE TIMBER FLOOR JOIST WITH 3/4" NATIVE TIMBER SUB-FLOOR  
 WALLS: 1/2" GIPSUM BOARD, PAINTED  
 CEILING: SUSPENDED ACOUSTICAL

GRANITE WALL ROOM:  
 FLOOR: FINISHED, SEALED CONCRETE  
 BASE: SAND  
 WALLS: EXISTING MASONRY WALLS COATED WITH BEST SELLER SPRAY FOAM AND COVERED WITH 1/2" GIPSUM BOARD, NEW CONSTRUCTION COVERED WITH 1/2" GIPSUM BOARD, PAINTED  
 CEILING: 1/2" GIPSUM BOARD, PAINTED

KITCHEN ROOM:  
 FLOOR: 3/8" OUTBACK SUB-FLOOR COVERED WITH CERAMIC TILE & EPOXY GROUT  
 BASE: 2 1/2" NATIVE TIMBER FLOOR JOIST WITH 3/4" NATIVE TIMBER SUB-FLOOR  
 WALLS: RUBBER SHEETS WITH 1/2" GIPSUM BOARD, 2 LAYERS OF 1/2" GIPSUM BOARD COVERED IN EPOXY PAINT

BREWERY ROOM:  
 FLOOR: FINISHED, SEALED CONCRETE WITH FRENCH DRAIN  
 BASE: SAND  
 WALLS: EXISTING MASONRY WALLS COATED WITH BEST SELLER SPRAY FOAM AND COVERED WITH GALVANIZED LINER PANEL  
 CEILING: EXPOSED EXISTING NATIVE TIMBER RAFTERS, PAINTED BLACK

**DOOR SCHEDULE**

DOOR NO. 1  
 EXISTING 4'-0" X 7'-0" X 1 3/4" STOPSWITCH REINFORCED AND REINSTALLED TO OPEN OUTWARD CYLINDER LOCK AND WEATHERSTRIPPING KIT

DOOR NO. 2  
 EXISTING 3'-0" X 7'-0" X 1 3/4" WOOD

DOOR NO. 3  
 METAL CLAD 3'-6" X 7'-0" X 2" COOLER DOOR

DOOR NO. 4  
 EXISTING 3'-0" X 7'-0" X 1 3/4" EMERGENCY RELOCATED FROM EAST SIDE OF STAIRWELL EXIT ONLY, PANIC BAR INSTALLED

DOOR NO. 5  
 (2) FLOCS 3'-0" X 7'-0" X 1 3/4" WOOD DOOR CLOSERS HANDICAPPED DOOR SINKAGE (1) FLOCS 3'-0" X 7'-0" X 1 3/4" FINISHES INTERIOR DOOR, PINE WOOD

DOOR NO. 6  
 EXISTING 4'-0" X 7'-0" X 2" EMERGENCY EXIT ONLY DOOR WITH PANIC BAR INSTALLED

DOOR NO. 7  
 EXISTING 2'-8" X 7'-0" X 1 3/4" INTERIOR DOOR

DOOR NO. 8  
 (1) FLOCS 3'-0" X 7'-0" X 1 3/4" FINISHES INTERIOR DOOR, PINE WOOD

DOOR NO. 9  
 (1) FLOCS 3'-0" X 7'-0" X 1 3/4" EXTENSION DOOR PRESHRINKS, CYLINDER LOCK, WEATHERSTRIPPING KIT

DOOR NO. 10  
 NEW 1 1/2" X 10" HIGH OVERHEAD DOOR WITH TRACK INSTALLED IN THE EXISTING OPENING

DOOR NO. 11  
 PAIR 2'-6" X 6'-8" X 1 3/4" FINISHED S.C. WOOD FINISHES INTERIOR DOOR, 1 1/2" PANE OF GLASS, PRIVACY SET

1ST FLOOR RENOVATION PLAN  
 SCALE: 3/32" = 1'-0"



SHEET NO. 3 OF 10

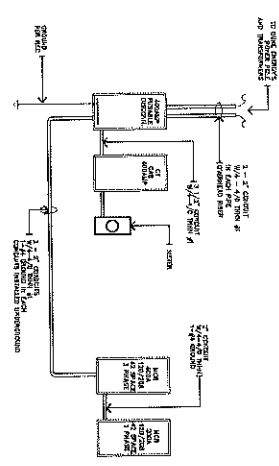
12-8-17

BUILDING RENOVATION FOR TIP-A-CANOE BREWS, INC  
 712 MAIN STREET  
 ROCHESTER, INDIANA 46975

WESLEY D. WELSH  
 ARCHITECT  
 P.O. BOX 824  
 WABASH, INDIANA 46992



ELECTRICAL ENTRANCE RISER DIAGRAM

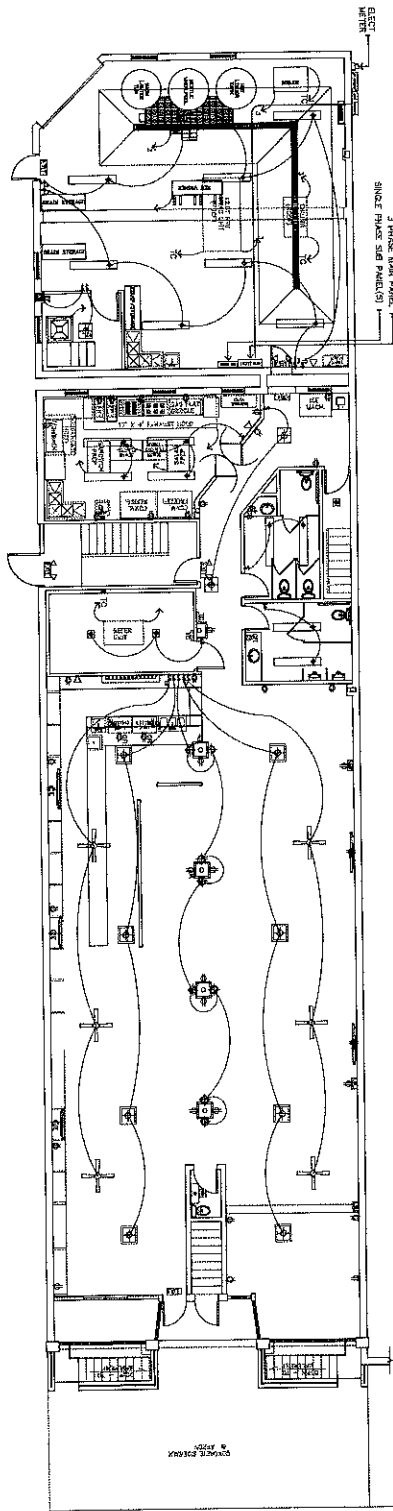


**GENERAL NOTES**

EXISTING SERVICE LOCATION IN THE BREWERY ROOM TO BE ASSIGNED ALL ELECTRICAL SERVICE FOR THE MAIN FLOOR. ALL SERVICE BEING SUPPLIED TO THE BREWERY ROOM. THE ROOMING LINE FROM THE POWER COMPANY WILL BE INSTALLED IN THE BREWERY ROOM. ALL ELECTRICAL EQUIPMENT - A SINGLE PULSE PANEL WILL BE INSTALLED IN THE MAIN AND FEEDS TO THE BREWERY ROOM. ALL FEEDS WITHIN THE TAPROOM OPERATIONS AND KITCHEN EQUIPMENT. ALL CONNECTIONS SHALL BE MADE TO THE MAIN AND KITCHEN RISER CONNECTIONS WILL BE INSTALLED.

ELECTRICAL FIXTURE SCHEDULE

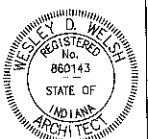
- ⊠ HANGING METAL CHANDELIER, 3 LED BULBS (8 FIXTURES TOTAL)
- ⊠ HANGING LIGHT, 1 LED BULB (2 FIXTURES TOTAL)
- ⊠ WALL MOUNTED LIGHT, 2 LED BULB SCOPE (8 FIXTURES TOTAL)
- ⊠ 4,000 LUMENS - 4,100 KELVIN STRIP FIXTURE (16 FIXTURES TOTAL)
- ⊠ HANGING LIGHT, 1 LED BULB (400 LUMENS - 2,700 KELVIN, 4 WATTS (4 TOTAL FIXTURES))
- ⊠ WALL SWITCH w/ DIMMER
- ⊠ WALL SWITCH
- ⊠ THREE WAY WALL SWITCH
- ⊠ FOUR WAY WALL SWITCH
- ⊠ SINGLE WALL OUTLET w/ DATA
- ⊠ DUPLEX WALL OUTLET
- ⊠ GROUND FAULT DUPLEX WALL OUTLET
- ⊠ EXTENSION WEATHERPROOF DUPLEX OUTLET
- ⊠ 220 VOLT OUTLET
- ⊠ INTERMEDIATE SAFE
- ⊠ INTERMEDIATE SAFE, ROOF MOUNTED
- ⊠ 500 CFM EXHAUST FAN
- ⊠ TELEPHONE OUTLET
- ⊠ EXIT LIGHT WITH EMERGENCY LIGHTS
- ⊠ UNLUMINATED EXIT LIGHT
- ⊠ THERMOSTAT / TEMPERATURE CONTROL



ELECTRICAL PLAN  
SCALE: 3/32" = 1'-0"

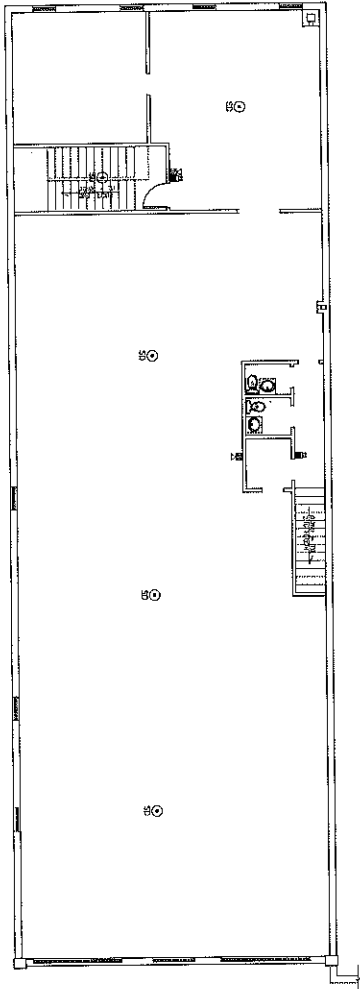


*Wesley D. Welsh*





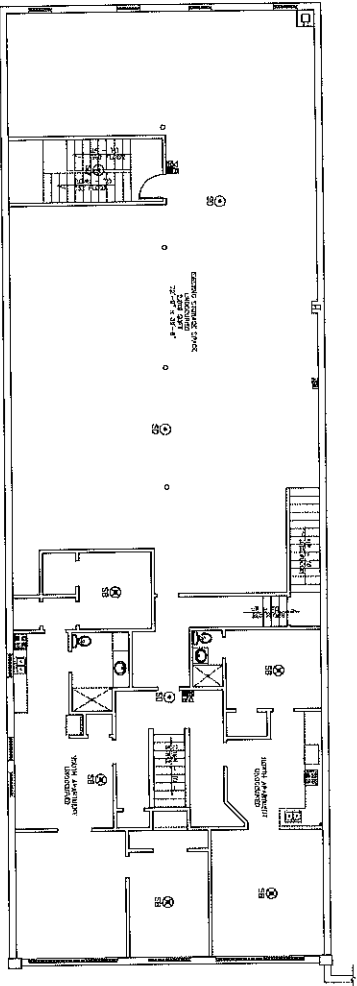
3RD FLOOR  
FIRE ALARM PLAN  
SCALE: 3/32"=1'-0"



FIRE ALARM SYSTEM LEGEND

- [X] SMOKE ONLY - SYSTEM SENSOR
- [S] SMOKE & HEAT - SYSTEM SENSOR
- [H] KITCHEN HOOD IDENTIFIER
- [A] FIRE EXTINGUISHER
- [P] FIRE ALARM CONTROL PANEL
- [R] RAIN STATION
- [D] SMOKE DETECTOR
- [S] SMOKE DETECTOR w/ SOUNDER BASE
- [H] HEAT DETECTOR (WATER PROOF)

2ND FLOOR  
FIRE ALARM PLAN  
SCALE: 3/32"=1'-0"

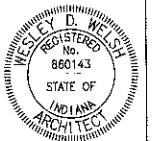


SHEET  
NO.  
6 OF 10

12-8-17

BUILDING RENOVATION FOR  
TIP-A-CANOE BREWS, INC  
712 MAIN STREET  
ROCHESTER, INDIANA 46975

WESLEY D. WELSH  
ARCHITECT  
P.O. BOX 824  
WABASH, INDIANA 46992



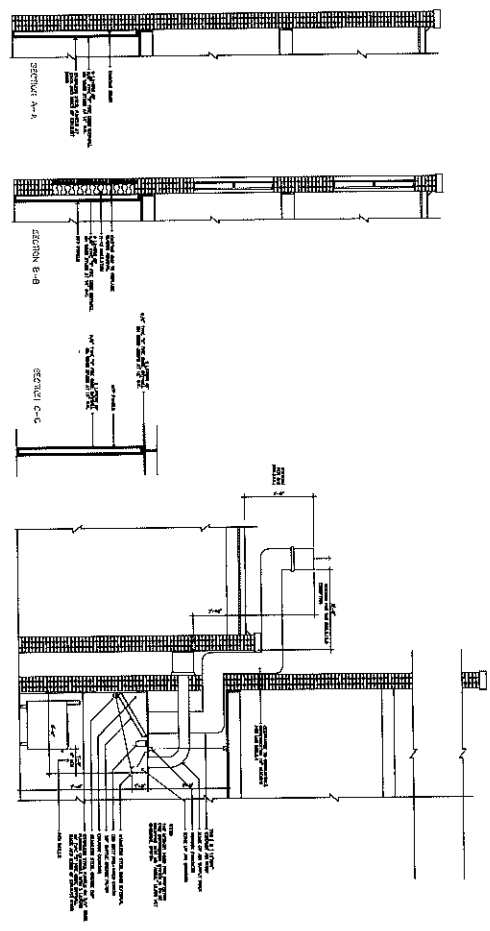
**MECHANICAL NOTES**

HVAC UNIT (ROOF MOUNTED)  
 208-230/2PH/50HZ  
 WITH HIGH STATIC MOTOR & PHASE MONITOR  
 UPS DOWN/HOZER END RETURN  
 LOW LEAK ECONOMIZER FOR  
 50' PRE-DICTION-NO DRINKING RELIEF  
 CAMBRIDGEPORT 121 PACKAGE  
 UNIT ROOF CLEAR 14' HIGH  
 PROGRAMMABLE THERMOSTAT

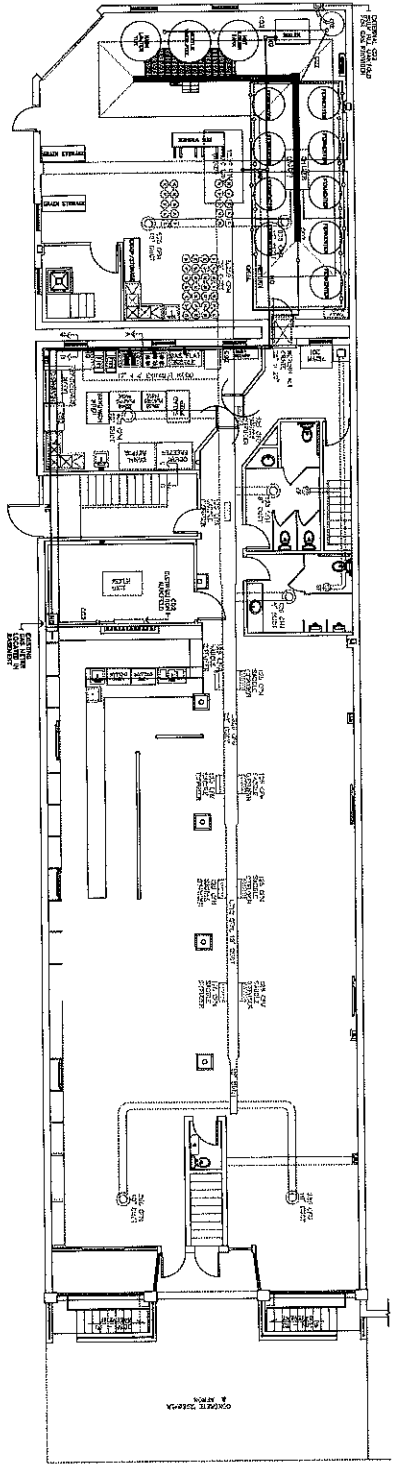
SUPPLY AIR DUCTS, VERN, ROOF AND BOTTOM  
 ROUND SPLIT METAL, VERN, ROOF AND BOTTOM  
 SUPPLY AIR DUCTS, VERN, ROOF AND BOTTOM  
 FIELD ADJUSTED RETURNED BY THE OWNER  
 MANUFACTURER AND MODEL OF THE UNIT

CHILLER UNIT (ROOF MOUNTED)  
 480/2PH/60HZ  
 2" DIA INLET/OUTLET  
 GLYCOL RESERVOIR TANK AND PUMP  
 TO BE LOCATED IN BREWERY ROOM  
 GLYCOL LOOP PUMPING TO BE SUPPLIED  
 ABOVE THE RESERVOIR TANK WITH  
 MANUAL/SCHEMATIC VALVES ON EACH  
 FERNENTATION TANK

WALK-IN COOLER REFRIGERATION UNIT:  
 SUPPLIED BY THE OWNER  
 ELECTRIC UNIT, PROGRAMMABLE THERMOSTAT



WALL SECTION DWG'S



MECHANICAL PLAN  
 SCALE: 3/32" = 1'-0"



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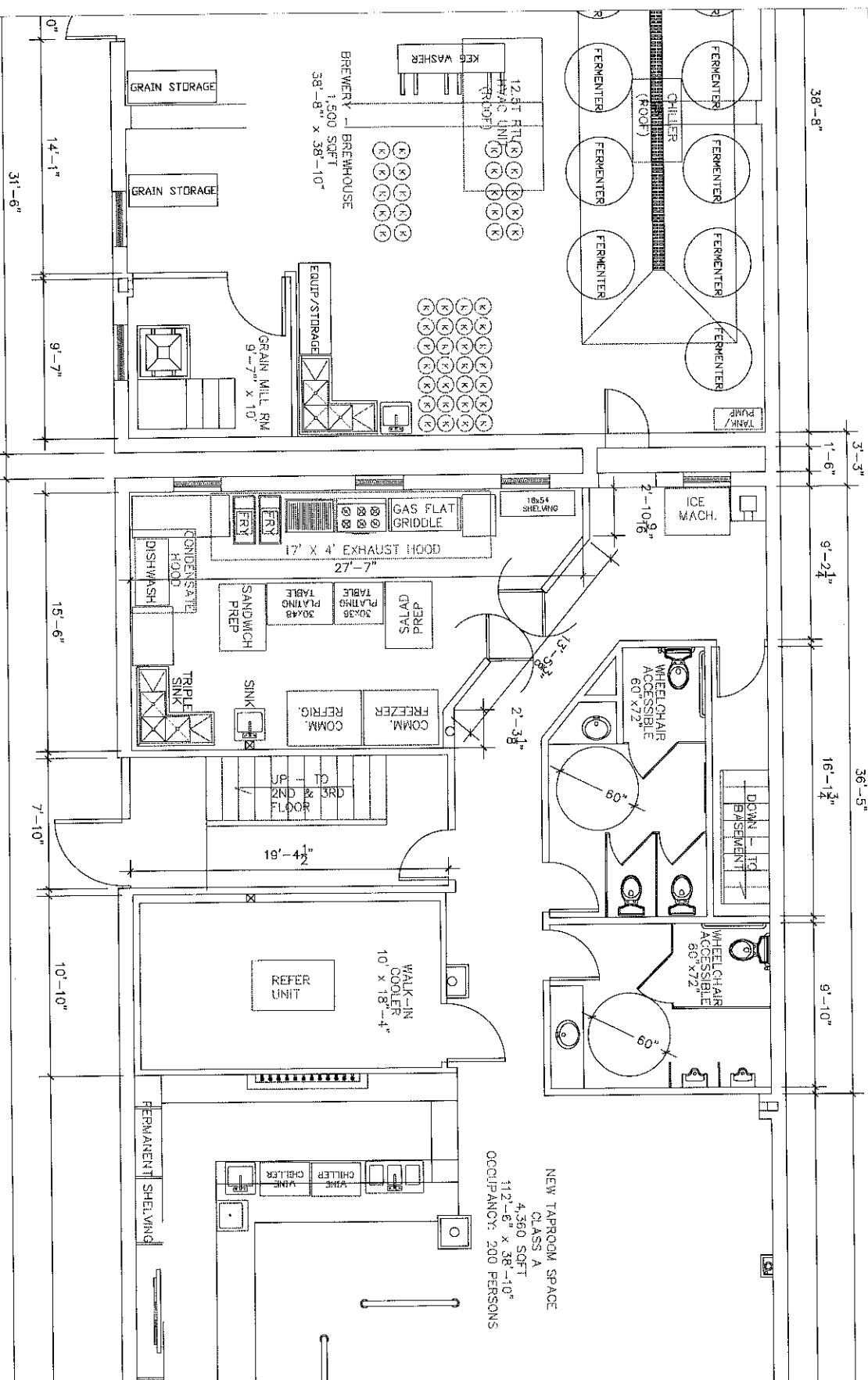


BUILDING RENOVATION FOR  
 TIP-A-CANOE BREWS, INC  
 712 MAIN STREET  
 ROCHESTER, INDIANA 46975

12-8-17

SHEET  
 NO.  
 7 OF 10





161'-4 1/2"

36'-5"

9'-2 1/4"

38'-8"

31'-6"

1'-6"

14'-1"

9'-7"

15'-6"

7'-10"

10'-10"

19'-4 1/2"

WALK-IN COOLER  
10' x 18'-4"

COMM. REFRIG.  
COMM. FREEZER

SANDWICH PREP

SOAS PLATING TABLE

20x48 PLATING TABLE

SALAD PREP

17' x 4' EXHAUST HOOD

GAS FLAT GRIDDLE

ICE MACH.

18x54 SHELVING

2'-3 3/8"

2'-10 9/16"

WHEELCHAIR ACCESSIBLE  
60' x 72"

WHEELCHAIR ACCESSIBLE  
60' x 72"

DOWN TO BASEMENT

WHEELCHAIR ACCESSIBLE  
80' x 72"

9'-10"

9'-10"

3'-3"

1'-6"

3'-3"

0"

KITCHEN PLAN  
SCALE: 1/4"=1'-0"

SHEET NO. 8 OF 10

12-8-17

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