

**Zoning Board of Appeals
August 24, 2016 Regular Meeting**

STAFF REPORT

Subject: ZBA16-019; 716 Packard Street

Summary:

David Cesarini and Matthew Zaia on behalf of Famarz Farahanchi are applying for the following variances from the City of Ann Arbor zoning ordinance:

- 1) Chapter 59, Section 5:167 Off-Street Parking, eleven spaces are required and two will be provided for a nine space variance request.
- 2) Chapter 55, Section 5:43(c) requires a 10-foot front setback. Applicant seeks a full 10-foot variance to allow for the construction of a 153 square foot attached walk-in cooler to be built to the property line.
- 3) Chapter 62, Section 5:603 Landscape and Screening requires a 15-foot landscape buffer. Applicant proposes a 7-15 foot varying buffer width between the subject property and the abutting residential use.
- 4) Chapter 62, Section 5:602(c) requires a 10-foot landscape buffer strip between the public right of way and the vehicle use area. Applicant seeks the full 10-foot variance from this requirement.

Description:

The subject parcel is zoned C1A/R **Campus Business Residential** district and is an irregular triangle shaped lot which totals 3,485 square feet in area. The existing building is 1,100 square feet in size and was the former Bell's Pizza. The surrounding zoning is both C1A and C1A/R and is comprised of both residential and retail uses. The property is being presented to the City Planning Commission on August 16, 2016 for recommendation to City Council.

Discussion:

The petitioner proposes adding a 153 square foot walk-in cooler to the north side of the new restaurant. The walk-in cooler is considered a structure that is required to meet the ten foot front setback. The proposal is for a zero setback and the cooler will be built up to the property line. The cooler will be accessed directly from the interior of the building.

The applicants are proposing two parking spaces and eleven are required due to building size. Additionally, two variances involving landscaping will be required. One variance will be of

varying width (7-15 feet) between the subject business and the abutting residential use. A new perennial hedge will be installed, however, due to the proximity of the two structures a fifteen foot wide buffer cannot be achieved. Lastly, the ten foot landscape buffer strip is being requested to be waived as the applicant states it cannot be installed due to the lack of property between the right of way and the parking area. However, some landscaping will be installed per the attached site plan.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5:99, Application of the Variance Power from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

- (a). ***That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.***

Applicant states that due to an irregular triangle shaped lot and the zoning ordinance applying two front setbacks the only option is to keep the building as it is and to build an addition to the only allowable area.

- (b). ***That the alleged hardships or practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

The size and shape of the lot make it extremely difficult to make improvements to the structure. The limited area and existing curb cuts limit building expansion and parking lot improvements.

- (c). ***That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.***

The applicant states that the variance will have a positive effect on neighboring properties. There will be a half a million dollar investment into the property with state of the art updates and improvements. The building will undergo major elevation upgrades which will be an asset to the corridor.

- (d). ***That the conditions and circumstances on which the variance request is based shall not be a self imposed hardship or practical difficulty.***

As previously stated the lot is small and irregular shaped. The building location at the rear of the property limits the expansion possibilities. Neither of these hardships were self imposed by the applicant as these conditions have been existing for decades.

- (e). ***A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.***

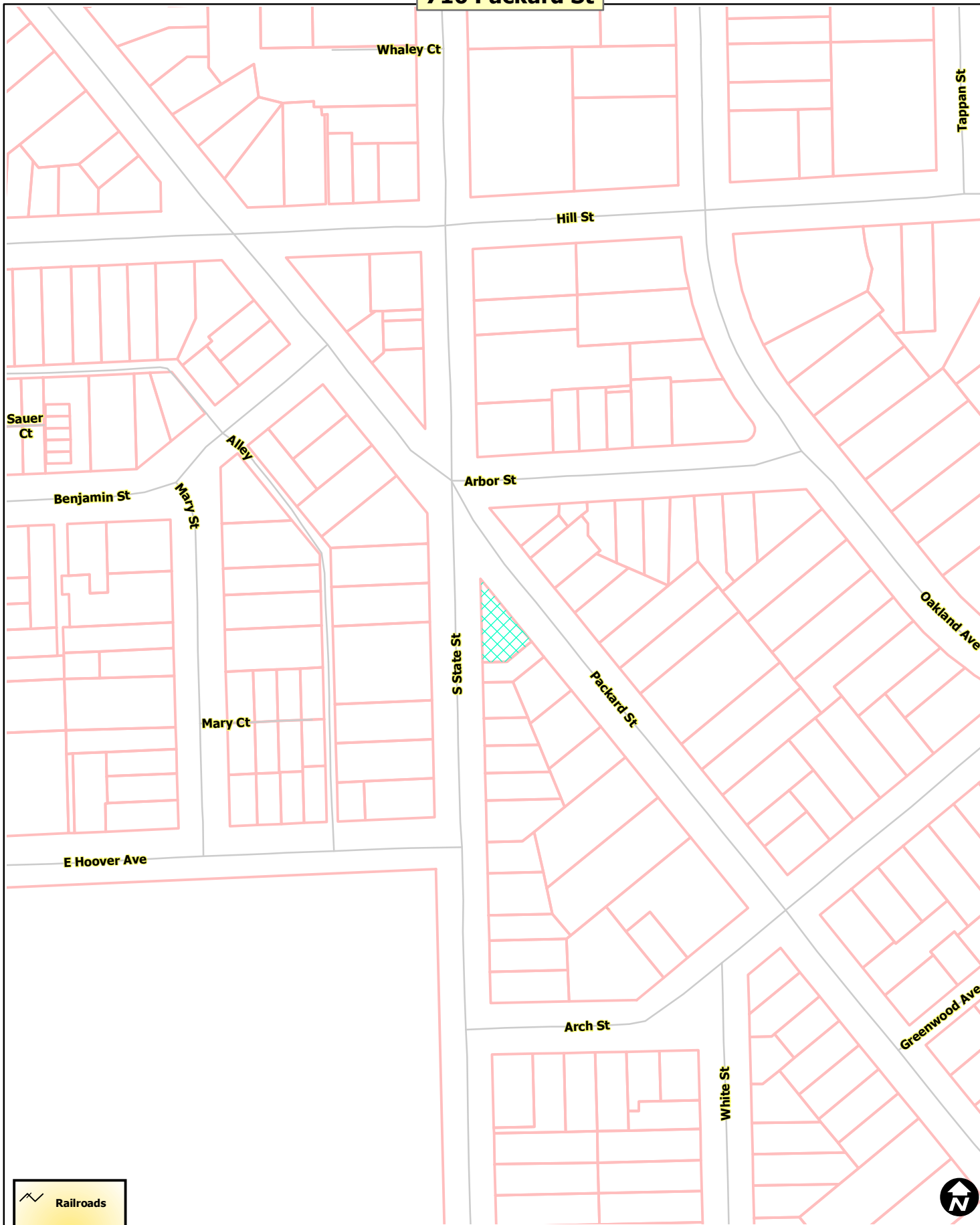
The variances, if approved, will permit construction of a 153 square foot walk-in cooler, parking lot and landscaping alterations which will be an overall improvement to the property and business corridor at this centrally located intersection within the campus area.




Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large loops and a cursive font.

Jon Barrett
Zoning Coordinator

716 Packard St

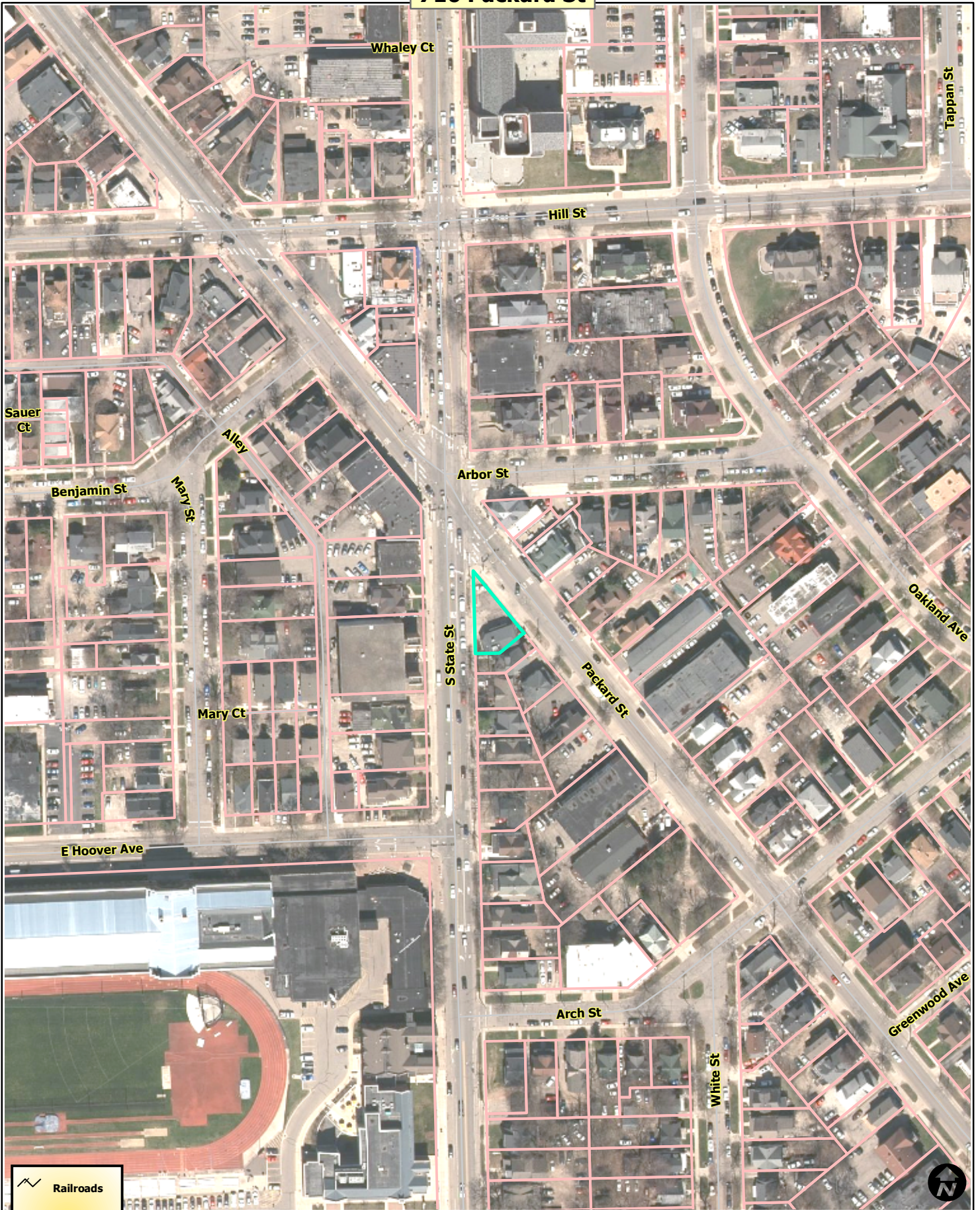


-  Railroads
-  Parcels
-  Huron River



Map date 7/15/2016
Any aerial imagery is circa 2015
unless otherwise noted
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716 Packard St



-  Railroads
-  Parcels
-  Huron River






Map date 7/15/2016
Any aerial imagery is circa 2015 unless otherwise noted
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716 Packard St



-  Railroads
-  Parcels
-  Huron River



APPLICATION FOR VARIANCE OR NON-CONFORMING STRUCTURE ZONING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: DAVID CESARINI AND MATTHEW ZAIA ON BEHALF OF FARAMEZ FARZAHUCHI
 Address of Applicant: 25 JACKSON INDUSTRIAL DRIVE, SUITE 600 ANN ARBOR MI 48103
 Daytime Phone: 734-476-9386
 Fax: _____
 Email: DCES1122@GMAIL.COM
 Applicant's Relationship to Property: TENANT

Section 2: Property Information

Address of Property: 716 PACKALD STREET, ANN ARBOR MI 48103
 Zoning Classification: C1-AR
 Tax ID# (if known): _____
 *Name of Property Owner: FARAMEZ FARZAHUCHI / 716 PACKALD, LLC

**If different than applicant, a letter of authorization from the property owner must be provided.*

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested: 5:167

CHAPTER 59 OFF-STREET PARKING

Required dimension:

1 SPACES

PROPOSED dimension:

2 SPACES

CHAPTER 55 SECTION 5:43C FRONT SETBACK

10' SETBACK

0' SETBACK ON PACKALD

CHAPTER 62 LANDSCAPE/SCREENING 5:603

15' SETBACK

7'-15' BUFFER WIDTH. ANN/

SUBSECTION C

Example: Chapter 55, Section 5:26

Example: 40' front setback

ASSOCIATED LANDSCAPING
Example: 32

CHAPTER 62 5:602 ROW BUFFERING

10'

0'

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

Section 4: VARIANCE REQUEST (If not applying for a variance, skip to section 5)

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when **ALL** of the following is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals. (continued...)

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

THESE ARE SEVERAL HARSHIPS AT THIS PROPERTY BUT CHIEF AMONGST ALL IS BORN FROM THE ODD SHAPE, SIZE AND FOOTAGE ON ALL THREE SIDES OF THE PROPERTY LINE. GIVEN THE RESTRICTIONS AND LAWS, THE ONLY SOLUTION IS TO KEEP THE BUILDING AS IS AND MAKE AN EQUIPMENT ADDITION IN THE ONLY AVAILABLE SPACE.

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

THE SIZE OF THE LOT AND THE SETBACKS MAKE IT NEARLY IMPOSSIBLE TO DO ANYTHING WITH THIS STRUCTURE. THE NET USABLE SIZE OF THE STRUCTURE AND THE LIMITED AREA OF THE LOT AND CURB CUTS PROVIDE LITTLE PARKING AND NO ROOM TO EXPAND.

3. What effect will granting the variance have on the neighboring properties? _____

DOMINO'S WILL BE MAKING OVER \$500K INVESTMENT IN THE PROPERTY TO RE-DO THE LOT AND THE ENTIRE STRUCTURE. THE NEIGHBORHOOD WILL FORMERLY BE IMPACTED WITH A STATE-OF-THE-ART NEIGHBORHOOD BUSINESS THAT HAS BEEN IN BUSINESS FOR OVER 50 YEARS.

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

THE PROPERTY IS TRIANGULAR IN SHAPE AND THREE SIDES OF BUILDING SIT ADJACENT TO A MAIN ROAD. THE ORIGINAL STRUCTURE IS POSITIONED IN A MANNER THAT PROHIBITS EXPANSION.

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

IT IS NOT. THE PROPERTY SET BACKS ARE NON-CONFORMING, LIMITED PARKING DUE TO SIZE OF LOT, ROW BUFFERING CANNOT BE MET DUE TO TRIANGULAR SHAPE OF LOT.

Section 5: ALTERATION TO A NON-CONFORMING STRUCTURE

Current use of the property _____

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

- (1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:
 - a. The alteration is approved by the Zoning Board of Appeals upon finding that it complies as nearly as practicable with the requirements of this Chapter and that it will not have a detrimental effect on neighboring property.
 - b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1, R2, R3, or R4 district.
 - c. The structure is considered non-conforming due to the following reasons

(continued)

Existing Condition

Code Requirement

Lot area _____
Lot width _____
Floor area ratio _____
Open space ratio _____
Setbacks _____
Parking _____
Landscaping _____
Other _____

Describe the proposed alterations and state why you are requesting this approval:

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit _____

Section 6: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets.** (Continued.....)

- Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

734-546-8213
 Phone Number
MATTHEW J. ZAH @ DOMINOS.COM
 Email Address

[Signature] Signature
MATTHEW ZAH Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct.

[Signature] Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

[Signature] Signature

I have received a copy of the informational cover sheet with the deadlines and meeting dates and acknowledge that staff does not remind the petitioner of the meeting date and times.

[Signature] Signature

On this 25th day of July, 2016, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

MELISSA JENNINGS
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WASHTENAW
 MY COMMISSION EXPIRES Oct 25, 2018
 ACTING IN COUNTY OF Washtenaw
 Notary Commission Expiration Date

[Signature] Notary Public Signature
Melissa Jennings Print Name

Staff Use Only

Date Submitted: _____ Fee Paid: _____
 File No.: _____ Date of Public Hearing _____
 Pre-filing Staff Reviewer & Date _____ ZBA Action: _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____

716 Packard, LLC

2416 Highland Dr., Ann Arbor, MI 48105
Phone No.: (734) 657-2096
E-mail: info@ptpmgt.com

Date: July 22, 2016

Attn.: City of Ann Arbor

To Whom It May Concern,

716 Packard, LLC as the owner of the property located at 716 Packard St., Ann Arbor, MI 48104, authorizes Mr. David Cesarini (the tenant of this property under lease agreement dated July 12, 2016) and his construction manager, Mr. Matt Zaia to represent the 716 Packard, LLC in regard to the approval process of the submitted site-plan to the Zoning and Planning Department at the City of Ann Arbor for the purpose of the addition of the exterior cooler at this site. The addition of this exterior cooler is considered as a part of the proposed remodeling of the interior of the building at 716 Packard St., city of Ann Arbor.

Please do not hesitate to contact me if you have any questions regarding this authorization.

Sincerely,



Faramarz Farahanchi

Manager

716 Packard, LLC

Phone: (734) 657-2096

Fax: (734) 944-6633

E-mail: info@ptpmgt.com



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CHANTRAL TRAN
Notary Public, Washtenaw Co., MI
My Commission Expires May 12, 2018

MORTGAGE SURVEY

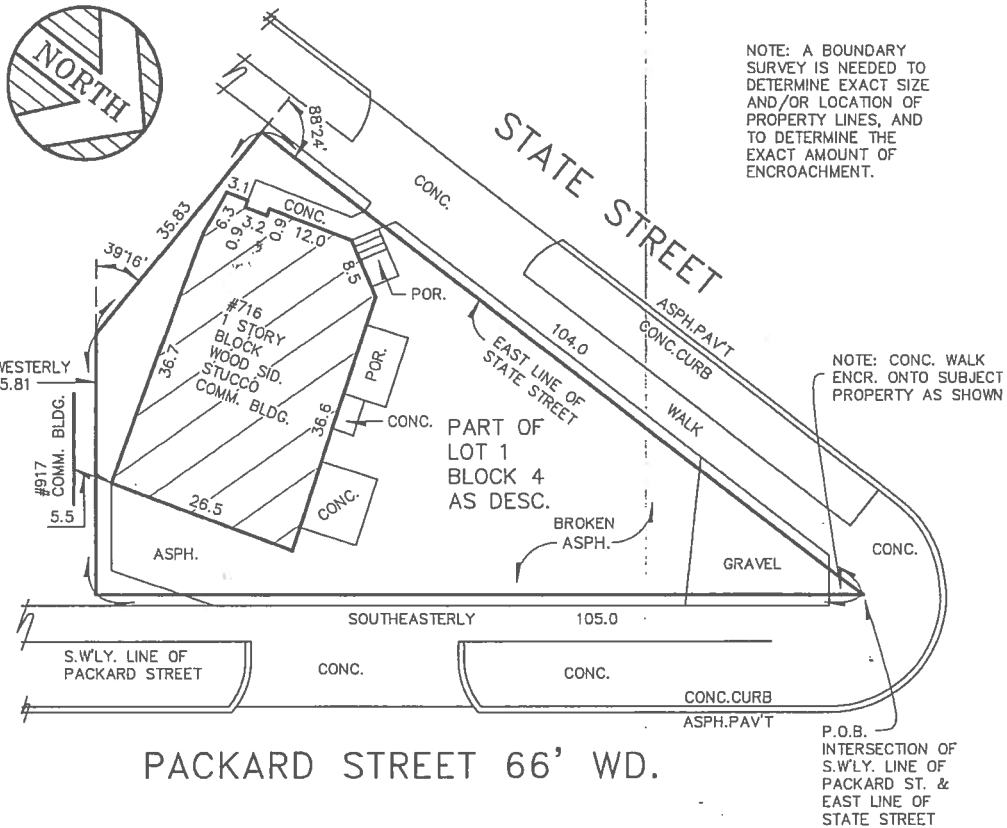
Certified to: ABSOLUTE TITLE, LLC

Applicant: FARAMARZ FARAHANCHI

Property Description:

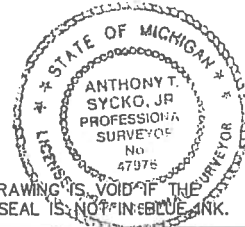
Land situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, described as follows:
 Part of Lot 1 in Block 4 of Hill's Addition to the City of Ann Arbor, as recorded in Liber 60 of Deeds, Pages 134 through 136, Washtenaw County Records, described as: Commencing at an iron pipe monument at the intersection of the Southwesterly line of Packard Street with the East line of State Street; thence Southeasterly along the Southwest line of Packard Street 105 feet; thence at right angle to Packard Street Southwesterly 35.81 feet to a point on the line bisecting the Southeasterly angle formed at the iron pipe monument above described; thence deflecting 39 degrees 16 minutes to the right, 35.83 feet to an iron pipe in the East line of State Street at 104 feet South of the above named iron pipe monument; thence deflecting 88 degrees 24 minutes to the right 104 feet along the East line of State Street to the Place of Beginning, forming an interior angle of 37 degrees 40 minutes at the Place of Beginning.

Note: The property description is as furnished by client.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

Anthony J. Sycko, Jr.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

JOB NO: 15-03444 SCALE: 1"=20'
 DATE: 09/02/15 DR BY: LAO

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

A GROUP OF COMPANIES

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(800) 295.7222	(313) 758.0677	(734) 994.0888	(888) 694.0001
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PROJECT INFORMATION CHECKLIST				
	REQUIRED	EXISTING	PROPOSED	NOTE
ZONING	C1A/R	C1A/R	C1A/R	
FRONT YARD BUILDING	10	10	10	VARIES >10'
SIDE YARD	10	10	10	VARIANCE REQUEST
REAR YARD	10	10	10	VARIANCE REQUEST
PARKING	11	-	2	VARIANCE REQUEST
PARKING SPACE	9x18	9x18	9x18	
ACCESSIBLE PARKING	-	-	1	
PARKING AISLE	24	-	24	
BICYCLE PARKING	2	0	8	
MAXIMUM HEIGHT	35	14	15	
STORES	-	1	1	
SITE AREA	4,300 S.F.	3,484.8 S.F.	3,484.8 S.F.	
BUILDING AREA	N/A	1,105 S.F.	1,105 S.F.	



LEGAL DESCRIPTION:

PART OF LOT 1 BLOCK 4 HILLS ADDITION, COMM. AT INT. OF SWLY CORNER OF PACKARD ST AND E LINE OF STATE ST, TH SELY ALONG PACKARD ST 105 FT, TH AT RT ANGLES TO PACKARD ST SWLY 35.81 FT TO PT IN A LINE BISECTING SELY ANGLE FORMED BY E LINE OF STATE ST AND SW LINE OF PACKARD ST TH DEFL. 30 DEG 18 MIN TO RT 35.83 FT TO IRON PIPE IN E LINE STATE ST, TH DEFL. 88 DEG 24 MIN TO RT 104 FT ALONG E LINE OF STATE ST TO POB.

PARCEL NO. 09-09-33-208-009
 TOTAL ACREAGE: 0.08
 ZONING CODE: C1A/R
 ECF NEIGHBORHOOD CODE: 0204 - 204 CENTRAL CAMPUS COM
 PROPERTY CLASS: 201-201 COMMERCIAL
 LOT FRONTAGE: 104.00 FT. LOT DEPTH: 70.00 FT.

PROJECT DESCRIPTION:

EXISTING 1,105 S.F. PIZZA STORE TO BE REMODELED FOR DOMINO'S PIZZA, ADDITION OF 153 S.F. TRASH ENCLOSURE ON THE WEST SIDE OF THE EXISTING BUILDING.

PROJECT VALUATION: \$450,000 - \$500,000

PETITIONER AND AGENT INFORMATION:

PRES. INC.
 DAVID CESARPHI
 716 PACKARD STREET
 ANN ARBOR, MI 48104
 P: 734-476-9386
 E: DCE51122@GMAIL.COM

VARIANCE REQUESTS:

VARIANCE 1. EXISTING BUILDING IS NOW CONFORMING WITH EXISTING 10' SETBACK, ASKING FOR ZERO LOT LINE ON WEST SIDE OF BUILDING AT NEW TRASH ENCLOSURE. AND ON EAST SIDE AT NEW SIDEWALK AND HANDRAIL.
 VARIANCE 2. 100 S.F. ACCESSORY STRUCTURE ALLOWANCE, ASKING FOR ADDITIONAL 53 S.F. FOR A TOTAL OF 153 S.F. ACCESSORY STRUCTURE ALLOWANCE FOR NEW TRASH ENCLOSURE ON WEST SIDE OF BUILDING.
 VARIANCE 3. PARKING REQUIREMENT IS 1 PER 100 S.F., ASKING FOR A VARIANCE FOR 2 PARKING SPACES. (DOMINO'S IS PRIMARILY CARRYOUT, EMPLOYEE PARKING IS IN A PERMIT AREA OFF SITE, CUSTOMERS TO USE STREET PARKING. 2 BIKE SPACES REQUIRED AND 8 PROVIDED)
 VARIANCE 4. NON-CONFORMING CURB CUTS AT EAST DRIVE (STATE STREET) TO BE BROUGHT INTO COMPLIANCE.

COMMUNITY ANALYSIS:

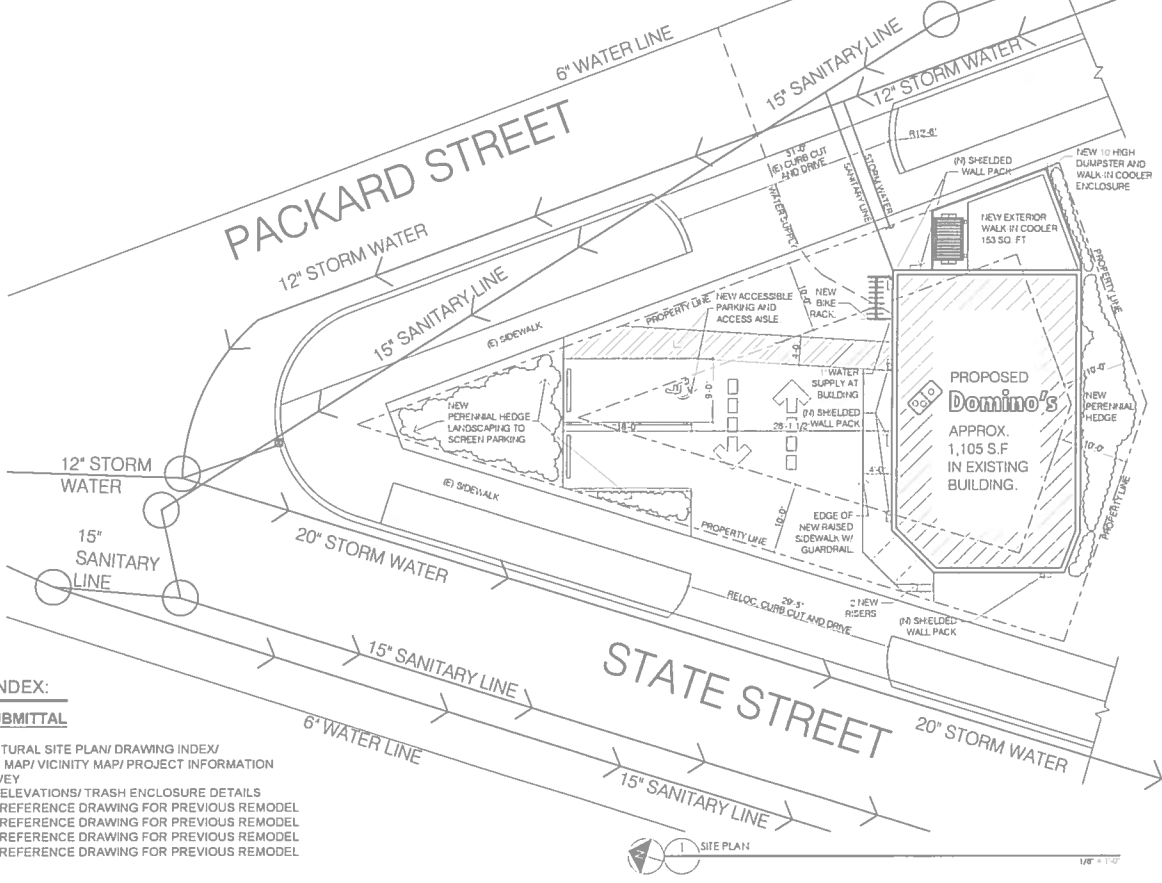
NO CHANGE IN USE IS PROPOSED. NO IMPACT ON PUBLIC SCHOOLS, SURROUNDING DEVELOPMENT, AIR OR WATER QUALITY, NATURAL FEATURES, OR HISTORIC SITES OR STRUCTURES.

TRAFFIC IMPACT:

NO IMPACT ON TRAFFIC CARRY-OUT AND BIKE TRAFFIC, PUBLIC TO USE SHORT TERM STREET PARKING.

SITE ANALYSIS:

NO CHANGE IN IMPERVIOUS SERVICE. SIDEWALKS TO BE REPLACED PER REVIEW IF FOUND TO BE NON-CONFORMING.



DRAWING INDEX:

SITE PLAN SUBMITTAL

- SP1 0 ARCHITECTURAL SITE PLAN/ DRAWING INDEX/ LOCATION MAP/ VICINITY MAP/ PROJECT INFORMATION
- SP2 0 SITE SURVEY
- SP3 0 BUILDING ELEVATIONS/ TRASH ENCLOSURE DETAILS
- SP4 0 EXISTING REFERENCE DRAWING FOR PREVIOUS REMODEL
- SP5 0 EXISTING REFERENCE DRAWING FOR PREVIOUS REMODEL
- SP6 0 EXISTING REFERENCE DRAWING FOR PREVIOUS REMODEL
- SP7 0 EXISTING REFERENCE DRAWING FOR PREVIOUS REMODEL



9 SE 3RD AVE. SUITE 110
 PORTLAND, OR 97214
 V. 503.562.9078
 503.241.1655
 WWW.GNICHARCH.COM



Project No: 4014
 Domino's Pizza Bakery Store
 Pizza Theater Tenant Improvement
 716 Packard St., Ann Arbor, MI 48104
 for Domino's Pizza
 30 Frank Lloyd Wright Dr.
 Ann Arbor, MI 48105
 734.930.3758

ISSUED FOR SITE PLAN SUBMITTAL:
 06.24.16

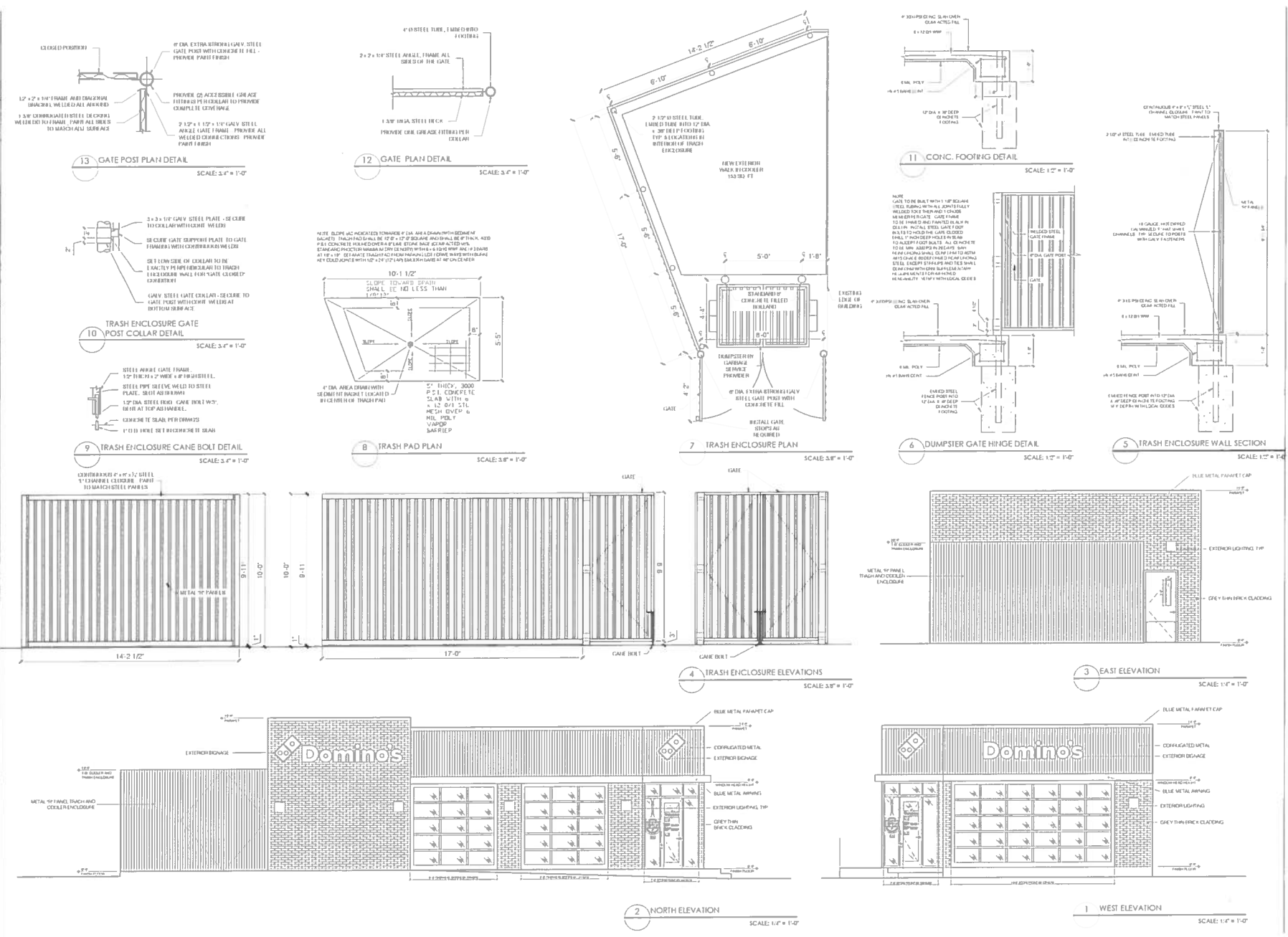
REV. DATE	DESCRIPTION
07.01.08	UTILITIES AND HEDGE

SHEET NAME:
 ARCHITECTURAL SITE PLAN/ DRAWING INDEX/ LOCATION MAP/ VICINITY MAP/ PROJECT INFORMATION

SHEET NUMBER:
SP1.0



REV.	DATE	DESCRIPTION



REVISIONS:

NO.	DATE	DESCRIPTION

QTY	DESCRIPTION	UNIT	MANUFACTURER	FINISH	NOTES	QTY	DESCRIPTION	UNIT	MANUFACTURER	FINISH	NOTES
1	1 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1	1 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1

QTY	DESCRIPTION	UNIT	MANUFACTURER	FINISH	NOTES	QTY	DESCRIPTION	UNIT	MANUFACTURER	FINISH	NOTES
1	1 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1	1 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.
NOTE: SOFFIT LAYOUT/ACCESSORIES FOR DESIGN INTENT ONLY. FINAL EQUIPMENT ORDER TO BE BASED ON MANUFACTURER'S SPECIFICATIONS.

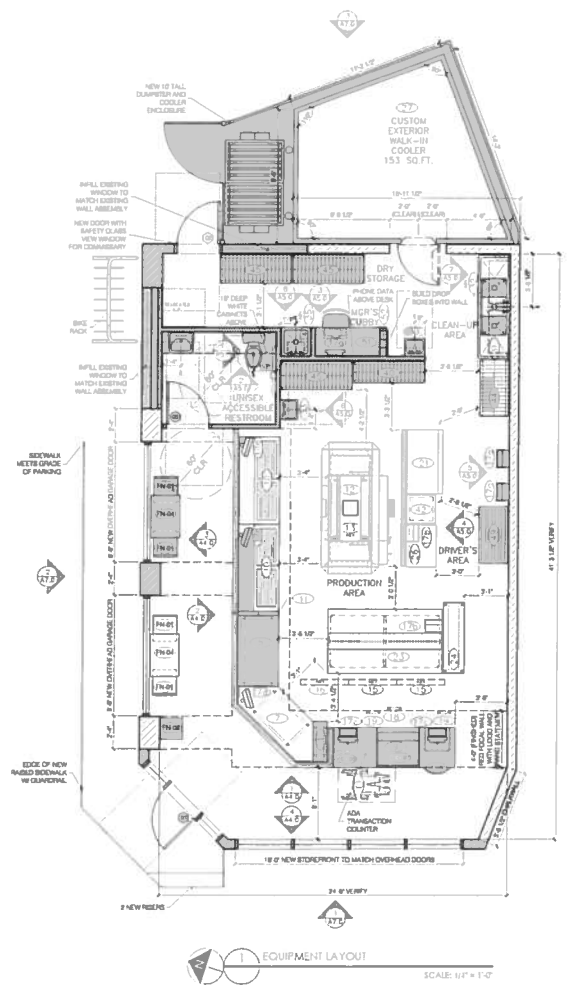
QTY	DESCRIPTION	UNIT	MANUFACTURER	FINISH	NOTES	QTY	DESCRIPTION	UNIT	MANUFACTURER	FINISH	NOTES
1	1 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1	1 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"	1

NOTE: ONLY ITEMS WITH QUANTITY LISTED ARE APPLICABLE TO THIS PROJECT.

GENERAL NOTES
1 THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. PLEASE SEE PARTITION AND FINISH SCHEDULE FULLY DIMENSIONED PARTITION (LOCATIONS ARE) ADD MILES.



9 SE 3RD AVE. SUITE 110
PORTLAND, OR 97214
P. 503.582.9079
F. 503.241.7595
WWW.GNICHARCH.COM



734.930.3758

Project No: 4014
Domino's Pizza Bakery Store
Pizza Theater Tenant Improvement
714 Packard St., Ann Arbor, MI 48104
for Domino's Pizza
30 Frank Lloyd Wright Dr.
Ann Arbor, MI 48105

FOR OWNER REVIEW / NOT FOR CONSTRUCTION: 07.13.16

REV	DATE	DESCRIPTION

SHEET NAME:
EQUIPMENT LAYOUT / COUNTER CABINETS / SCHEDULES

SHEET NUMBER:
A1.0

COPYRIGHT 2016





BELL'S PIZZA HOT OVEN GRINDERS

S. State

NO TURN ON RED

716



BELL'S PIZZA HOT OVEN GRINDERS

716

NO PARKING
IN FRONT OF
BUSINESS
OR RESIDENTIAL
BUILDINGS
EXCEPT AS
NOTED

NO PARKING
IN FRONT OF
BUSINESS
OR RESIDENTIAL
BUILDINGS
EXCEPT AS
NOTED



BELL'S PIZZA HOT OVEN GRINDERS

716

UNAUTHORIZED
VEHICLES
WILL BE TOWED
AT OWNER'S
EXPENSE
CALL 480-333-7877





SPEED
LIMIT
30

UNAUTHORIZED
VEHICLES
WILL BE TOWED
AT OWNER'S
EXPENSE
CALL AM TOWING
734-668-8877

E

OPEN











UNAUTHORIZED
VEHICLES
WILL BE TOWED
AT OWNER'S
EXPENSE
GLEN ANN TOWING
734-688-8877





