

**Zoning Board of Appeals
March 28, 2018 Regular Meeting**

STAFF REPORT

Subject: ZBA18-012; 220 Felch Street

Summary:

Ann Arbor Distilling Company, property owners, are requesting a 28 parking space variance from Chapter 59 Off-Street Parking, Section 5:167 Required Parking. The owners are converting 2,305 square feet of production space to event space. The change of use requires additional off-street parking spaces. The property received special exception use approval from the City Planning Commission in July 2017.

Description:

The subject parcel is zoned M1 Limited Industrial district. The overall size of the parcel is approximately 51,000 square feet and the industrial building located on-site is 15,000 square feet. The current parking lot contains 20 off-street parking spaces. Access to the site is enabled by a driveway on Felch Street. The majority of the property is located in a floodplain and is surrounded on three sides by a six (6) foot tall wood fence.

Discussion:

The petitioner is seeking to hold events within its existing production space to include live music, meetings, classes, poetry and book readings, art exhibits and tastings. This change of use increases the parking requirement from 39 spaces to 67 spaces. In November of 1999, the property received a 19 space variance from the Zoning Board of Appeals for a proposed 5,890 square foot addition to the existing building. The additions were never constructed.

Based on the floor plan provided, the current uses require 37 off-street parking spaces as follows:

- 4,349 sq. ft. Manufacturing-8 spaces
- 1,033 sq. ft. Tavern-11 spaces
- 5,259 sq. ft. Office-16 spaces
- 4,177 sq. ft. Storage-2 spaces

Under the current conditions, the site has 2 extra parking spaces (including the 19 space variance)

The proposed uses will require 67 off-street parking spaces as follows:

- 788 sq. ft. Manufacturing-2 spaces
- 1,033 sq. ft. Tavern-11 spaces
- 3,561 sq. ft. Assembly Hall-36 spaces
- 5,259 sq. ft. Office-16 spaces
- 4,177 sq. ft. Storage-2 spaces

Under the proposed conditions, the site is deficient 28 parking spaces.

Standards for Approval- Variance

The Zoning Board of Appeals shall have the authority to interpret this chapter and may in specific cases and after public notice and hearings in accordance with Chapter 55 of this Code grant variances and exceptions to these requirements, providing such variance or exception is in harmony with the general purpose and intent of the requirements.

The petitioner states that the majority of the patrons that frequent their establishment utilize alternative forms of transportation (walking, biking and ride-sharing). The owners also encourage and promote Uber and Lyft as other forms of transportation. The parking garage located at Miller and Ashley is located 0.3 miles away or an approximate five (5) minute walk.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized and somewhat cursive.

**Jon Barrett
Zoning Coordinator**

220 Felch St

Charles St

Wildt St

Edward St

Hillcrest Dr

Depot St

W Summit St

Spring St

Daniel St

Hiscock St

E Summit St

N Main St

Felch St

N Fourth Ave

Cherry St

N Ashley St

Beakes St




W Kingsley St

E Kingsley St

N First St

Alley

Miller Ave

 Railroads
 Huron River
 Tax Parcels



Map date 3/9/2018
 Any aerial imagery is circa 2015
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

220 Felch St

Charles St

Hillcrest Dr

Edward St

Willet St

Depot St

Spring St

Daniel St

Hiscock St

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
N First St


W Kingsley St


E Kingsley St

Miller Ave

Alley

 Railroads

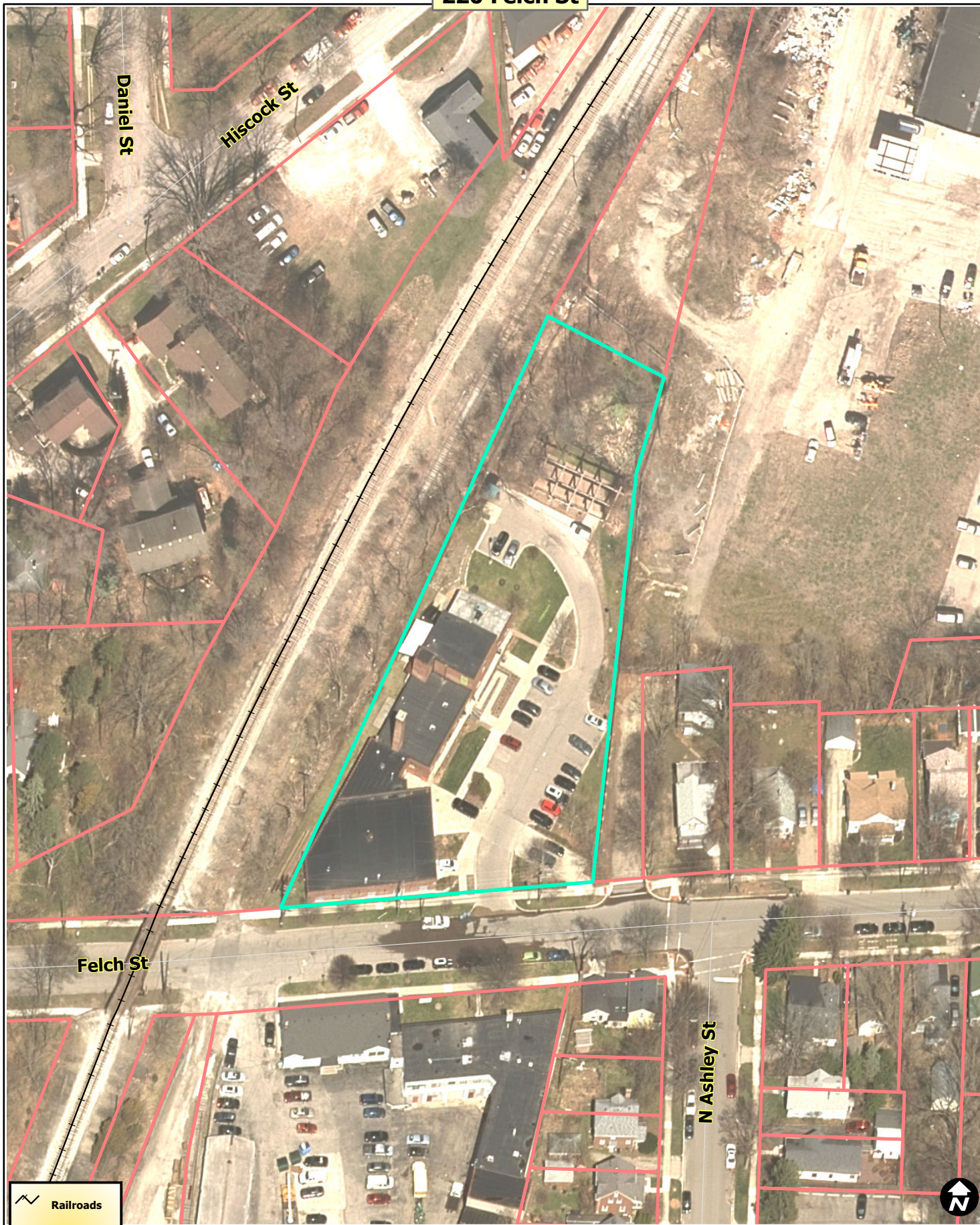
 Huron River


 Tax Parcels





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220 Felch St



 Railroads

 Huron River

 Tax Parcels



Map date 3/9/2018
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**ZONING BOARD OF APPEALS
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 planning@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

Office Use Only	
Fee Paid: _____	ZBA: _____
DATE STAMP	

PROPERTY INFORMATION

ADDRESS OF PROPERTY: 220 Felch St. Ann Arbor MI 48103	
ZONING CLASSIFICATION: M-1	TAX ID: (if known) 47-4706483
NAME OF PROPERTY OWNER*: Ann Arbor Distilling Co. LLC	

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

APPLICANT INFORMATION

NAME OF APPLICANT: Ann Arbor Distilling Co.	
ADDRESS OF APPLICANT: 220 Felch St. Ann Arbor MI 48103	
DAYTIME PHONE NUMBER: (734) 882-2169	FAX NO:
EMAIL: rob.c@annarbordistilling.com	
APPLICANT'S RELATIONSHIP TO PROPERTY: Owner Occupied	

REQUEST INFORMATION

<input checked="" type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)
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Section 1 - VARIANCE REQUEST

CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Chapter 55, Section 5:26) CH 59 Off-Street Parking	
Required Dimension: (Example: 40' front setback) 67 parking spaces	PROPOSED Dimension: (Example: 32') *39 spaces (1999 variance) 28 pkg spaces requested
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary) Conversion of existing production space to multi-use production/event hall requires an increase in off-street parking.	



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Section 1 - VARIANCE REQUEST con't

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.

1. 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.

The unique shape of the building and small size of the lot won't allow for the creation of new parking spaces on site. All of the land at the back of the property is swamp. The majority of our business is from people who aren't driving (ie walking, biking, ride-sharing).

Citizens and groups in Ann Arbor have been asking for a long time for a space like ours to be available for local music, arts, and culture.

2. That the alleged hardships are 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.

We don't intend to be using our space for events every night, just when the community need a place to gather. In the past we've primarily been a gathering space for events like Water Hill Music Festival, Ann Arbor Jazz Fest, A2 Film Fest, The Moth from Michigan Public Radio, & Planned Parenthood, because we don't charge them rental fees. We have no serious interest in being something like a wedding venue or a late night club, but we love playing a roll as a hub for the local musicians, artists and storytellers to engage the community.

3. 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.

As mentioned above, the benefits to the public outweigh any potential negative impacts as far as parking is concerned. Judging by the number of letters of support we received for the Planning Commission meeting, our neighborhood seems to be on our side, as well as several local non-profits who benefit from our events. Those letters are in the record of our meeting with the planning commission.

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

The property was constructed in the early 1900's and parking has been updated as much as possible to conform to new regulations. As time moves forward, we've seen more and more people making responsible decisions to use Lyft or Uber to come to and from the bar.

5. A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

We are applying for the minimum variance, keeping in mind that having fewer parking spaces may encourage people to drive less. On top of the environmental benefits of walking, biking, and ride sharing, we must keep in mind that we don't necessarily want to promote driving to and from an establishment that sells alcohol. We, as a city, should be promoting alternative forms of transportation.



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Section 2 – 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.

REQUIREMENT	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:



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

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

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 ½" by 11"** sheets:

- One (1) hardcopy and one (1) electronic copy shall be submitted.
- The electronic copy shall include all associated supporting documentation with application submission.

- 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.

ACKNOWLEDGEMENT

I, the applicant, hereby 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.

Phone number:
734 239 3586

Signature: X

Email address:
rob.c@annarbordistilling.com

Print Name:
Robert B. Cleveland

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

Signature

Further, I hereby give the City of Ann Arbor Planning and 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

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ANN ARBOR DISTILLING CO.

MICHIGAN, USA

TO: Alexis DiLeo, City Planner

FROM: Andrew Hauptman, Petitioner's Agent

DATE: June 8, 2017

SUBJECT: Ann Arbor Distillery Private Rental Hall Special Exception Use

220 Felch Street

File No. SEU17-002

Planning Review #1

Please find responses to your inquiry regarding our application for a special exception use at 220 Felch St.

Q: How much of the 13,620-square foot building does the Ann Arbor Distillery occupy? Please provide a floor plan of the entire building.

A: Drawing to be submitted separately.

Q. Which portion of the building is proposed for the private rental hall space? Is it within the space occupied by the Ann Arbor Distillery or another portion of the building? If within the Ann Arbor Distillery space, will the entire space be available for rental or only a smaller portion within? Identify the existing and proposed tenants and uses on the floor plan, including dimensions and square feet.

A: Drawing to be submitted separately.

If there are 20 off-street parking spaces, the current parking situation is not conforming. If there are 26 spaces, the current parking situation conforms to the minimum code requirement but there are only 3 off-street spaces to support the proposed rental hall. Please specifically address how many off-street parking spaces are required for the proposed use and where the spaces will be provided.

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ANN ARBOR DISTILLING CO.

MICHIGAN, USA

A: Drawing to be submitted separately.

Q: (G) The response to question 9 on the SEU petition about the intensity and character of traffic and parking conditions may be construed as conflicting with itself. It suggests that the rental hall will only be available on weekends but also includes weekday information. "Almost exclusively on the weekends" should be clarified. If you intend for the rental hall use to be restricted to certain days, please state so outright.

A: Generally speaking, the facility is primarily a production facility for the distillery, not an event space. The Ann Arbor Distilling Co. has no intention of being a full time event space. Prior to the suspension of event activities, the distillery held events twice a week on average. Nearly all of these events were held on the weekends with the exception of the NPR Moth StorySlam held on Tuesday evenings from 7pm to 10pm.

If this special exception is approved, events at the facility will vary occasionally based on specific interests by special parties but the following schedule and parameters has been communicated to the staff for the purpose of managing events at the distillery:

1. Events involving music that can be heard beyond the confines of the facility will only be planned on Fridays or Saturdays between 7pm and 10pm.
2. Events that do not involve any noise can be scheduled during the week but also will end at 10pm.
3. Any events planned on Sundays will end at 8pm.

Q: (H) Please describe the anticipated renters of the space in more detail. Weddings and other receptions? Concerts and shows? Meetings and conferences? All of those, or something else entirely? It will be difficult for the Planning Commission to evaluate whether this particular site is suitable for a special exception use approval when the possibilities are so broad. Knowing the intended function and size of the space, so that the possible parking demands, external noise, extended business hours, and overall

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ANN ARBOR DISTILLING CO.

MICHIGAN, USA

impacts of the proposed use will greatly help the Planning Commission thoughtfully consider the petition and make a decision.

A: The following event types will be included in the distillery's overall event planning

1. Bands – limited to 3-4 person bands including amplifiers/speakers for the purpose of broadcasting music.
2. Speeches including amplified voice to a seated/standing audience
3. Classes, limited to 20 people with no sound amplification
4. Private corporate events, no music (except between 7-10pm Fri/Sat)
5. Culinary tastings, no on-site food prep, cooking or open flame, no noise
6. Book readings – unamplified, seated audience
7. Art installations – would likely extend to the same hours as the tasting room

The distillery will ***not*** host weddings, receptions, bachelor/bachelorette parties or any other types of events where guests expect to be at the distillery past 10pm, where they are likely to exceed the noise ordinances of the neighborhood and/or are likely to leave the distillery in a state that is likely to cause a disturbance in the neighborhood.

This decision was made earlier this year before the issue of zoning manifested. We recognize that our events must fall within the confines and the spirit of the noise ordinances, and we will plan accordingly.

Q: Describe the other tenants of 220 Felch and their parking needs – what kinds of businesses or firms are tenants, how many employees do they have, what are their hours of operation, how many parking spaces do they typically use. Do their characteristics help or hurt providing adequate off-street parking for the proposed private rental hall?

A: ICON Interactive has 15 employees at 220 Felch St. and their hours are 9am to 5pm Monday through Friday. As events at the distillery occur between 7pm and 10pm and the majority occur on weekends, there are no parking conflicts.

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ANN ARBOR DISTILLING CO.

MICHIGAN, USA

Wildly Fit conducts personal fitness training at the facility Monday through Saturday. Hours vary based on client schedules, but the space is limited to two trainers and two clients at any given time. Their latest training sessions end at 7pm.

Q: Describe the current parking needs of the Distillery for both its employees and its tasting room customers. Describe how parking has been handled for the events the Distillery has already hosted. How many of those event customers have walked, used a ride share service, or parked nearby on streets. What lessons can be applied towards the future rental hall parking needs and management?

A: The distillery has two shifts – the production shift and the tasting room shift. Employees for the production shift work 9am to 5pm EST. The tasting room shift opens at 4pm and ends at 10pm Tuesday-Sat. and 2pm to 8pm Sunday. There is an hour of overlap Monday-Friday from 4pm to 5pm.

However, none of the tasting room employees (2 maximum at any given time) drive vehicles. All of them use ride shares or live within walking distance.) Only one employee working the production shift (9-5 M-F) parks in the parking lot.

Typical events see 30-40 customers at any given time and nearly all of these customers are local. Many guests walk directly from their residences in Water Hill: other guests are coming from Main St. restaurants before an event begins. During events, our parking lot is full, and we have encouraged guests to park on the 1st Street flat lot or in the parking garage on Ashley.

Based on the illustration of parking concerns, the distillery will take the following additional steps to manage parking:

1. Provide maps in all emails and correspondence to potential guests around events identifying alternate places to park in Ann Arbor.
2. Place a bike rack outside of the facility to encourage people to bike to events.

ANN ARBOR DISTILLING CO.

MICHIGAN, USA

3. Offer discounts during higher volume events to anyone showing a parking ticket from a lot elsewhere in Ann Arbor.
4. Place signage near the front exit asking guests to respect the local neighbors and exit the premises quietly.

Q: Do any tasting room and event customers actually use the Ann-Ashley parking structure (assuming that is the “garage 300 yards away” referenced in the petition)? Where is the “flat lot” mentioned in the petition and how many parking spaces does it have? Is it a public parking lot or private?

A: Please see the attached map in Appendix A. Correction, 528 yards to the closest facility on Ashley and Miller and 704 yards to the flat lot facility on Ashley and Huron. Both are run by Republic parking. Yes, tasting room customers routinely use these lots to visit the distillery.

Q: Will the proposed private rental hall customers and their guests have similar or different characteristics as the existing event customers? It seems fair to assume that tasting room customers and past event customers have been local, with the ability to walk and knowing where neighborhood street parking is available. However, it also seems fair to assume wedding reception guests would rely more heavily on individual cars and will not be familiar with alternative parking options. If the Planning Commission asked you to respond to those assumptions, how would you answer?

A: I don't believe the characterization is accurate. Event guests and tasting room guests are fairly similar. With only anecdotal evidence, we see people from Water Hill at both events and in the tasting room – and we see customers who have driven from out of town to try cocktails in the tasting room. Likewise people from out of town or further than the local neighborhood attend events. We believe there is a fairly good ratio between guests walking down from the Main St. area, UM personnel who are coming down from campus, local neighbors coming down from Water Hill and people driving specifically to the distillery for both the tasting room and events.

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We agree that some events like weddings would necessitate that all guests arrive in a vehicle. These are not the types of events we are seeking to hold. We are more interested in “self constructed” events where we are choosing the artistic endeavor rather than providing a private venue where a single entity is monopolizing the entire facility. This is bad for our customers and frankly a lot more work than a band or a book reading.

Q: Have you, or can you, make arrangements to use or share other private, legal parking lots in the vicinity? How many on-street parking spaces are available on Felch Street and North Ashley Street? Do these streets have a residential parking permit program in effect? If so, does this help or hurt the availability of street parking for the proposed private rental hall?

A: Street parking directly across from the distillery on Felch St. extending from the train bridge to Main Street is public parking – not reserved or restricted by time limits. This stretch offers 14 additional parking spaces. Event guests can use these parking spaces without the need for any permits or time constraints.

Additionally, throughout the rest of the Water Hill neighborhood, street parking is limited to the public for two hours, until 6pm Monday-Friday. Thus, anyone parking on the street beginning at 4pm would legally be allowed to keep that parking spot until at least 10pm. As events typically begin after 6pm, provisionally any street parking throughout the neighborhood also could be used by an event guest just as anyone else walking up to Main St. for dinner, attending the Saturday Farmer’s market, participating in Festifools, running in the Ann Arbor/Dexter run, Art Fair, Taste of Ann Arbor or the Water Hill Music Festival could use these parking spaces. In our opinion, an event at the distillery shares exactly same distinction as these events further downtown when it pertains to on-street parking throughout the neighborhood.

Q: Is the requirement for 1 space per 100 square feet of rental hall excessive for the proposed use? If so, what would you suggest should be the required ratio? What

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ANN ARBOR DISTILLING CO.

MICHIGAN, USA

evidence can you provide to support your reduced parking ratio requirement? How can you satisfy that lower parking requirement on-site?

A: In short, absolutely. It is important to frame the request in the proper context. We are not asking to convert the business to a “rental hall” business. We simply are asking to have events, occasionally, in the production space. The allocation would be fair if we were holding events from 10am to 10pm seven days a week. But instead, the allocation of parking is actually detrimental as the actual use is a fraction of the total time the facility functions. We would suggest that a ratio of 1 space per 200 square feet allocated for the purpose would be reasonable considering:

1. Events only occur for an average of six hours in any given week. This means that the allocation of parking would sit idle 92 percent of the time on average.
2. The types of events rarely attract crowds that are in excess of the available parking and are consistently well under the space constraints.
3. Ann Arbor has a strong personal mobility footprint where citizens routinely walk or bike to their destinations.
4. Additional parking creates additional non-permeable hardscape that limits draining and adversely impacts the environment.
5. We strongly argue that the overall scope of the operation outlined above creates a request that “is in harmony with the general purpose and intent of the requirements.”

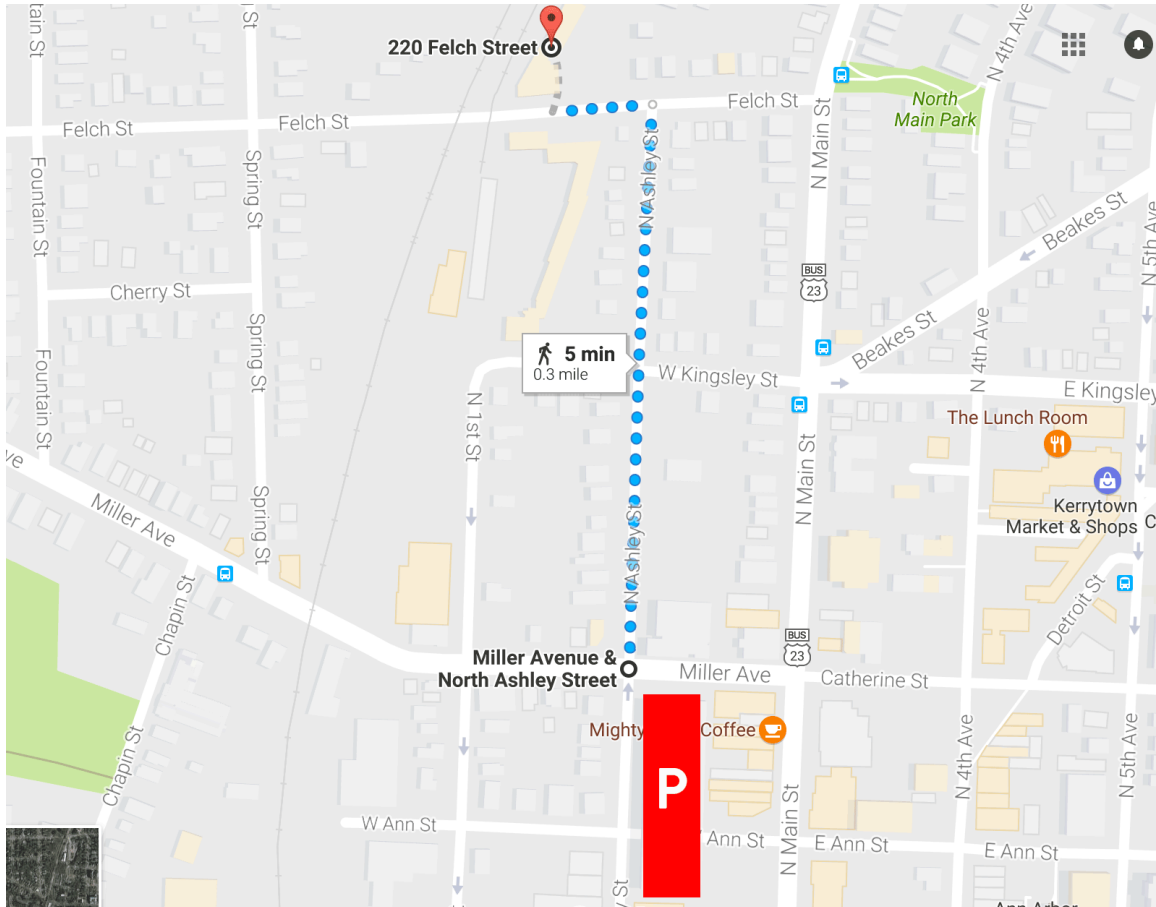
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ANN ARBOR DISTILLING CO.

MICHIGAN, USA

APPENDIX A

Map of Adjacent parking Facilities

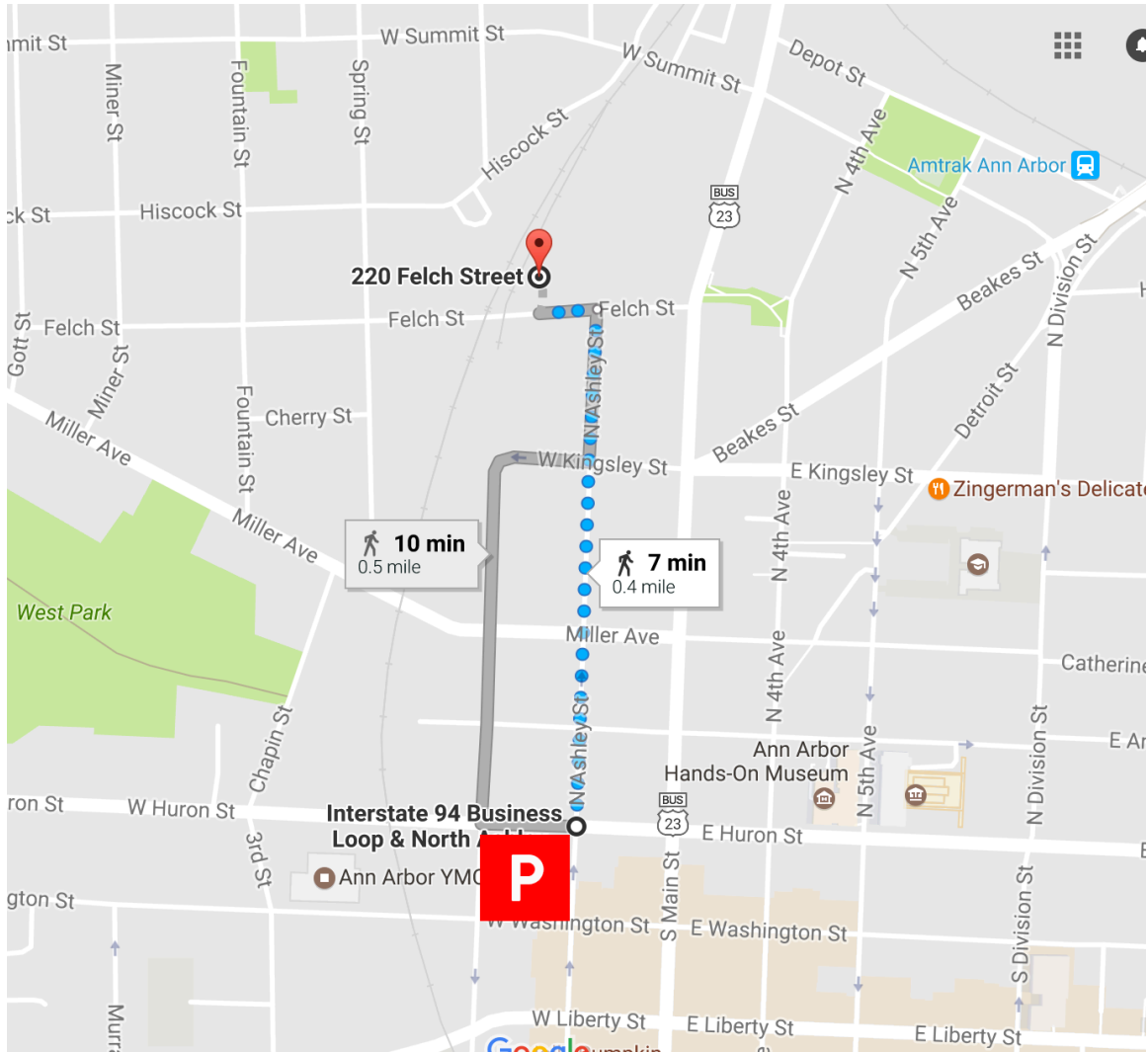


Parking Garage – Miller and Ashley 0.3 Miles

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ANN ARBOR DISTILLING CO.

MICHIGAN, USA



Parking Garage – Huron and Ashley 0.4 Miles

Ann Arbor Distilling Co. Change of Use

220 Felch St, Ann Arbor MI

Released For: Pricing & Permit

Release Date: 02/02/2018
 O|X Project Number: ACU17

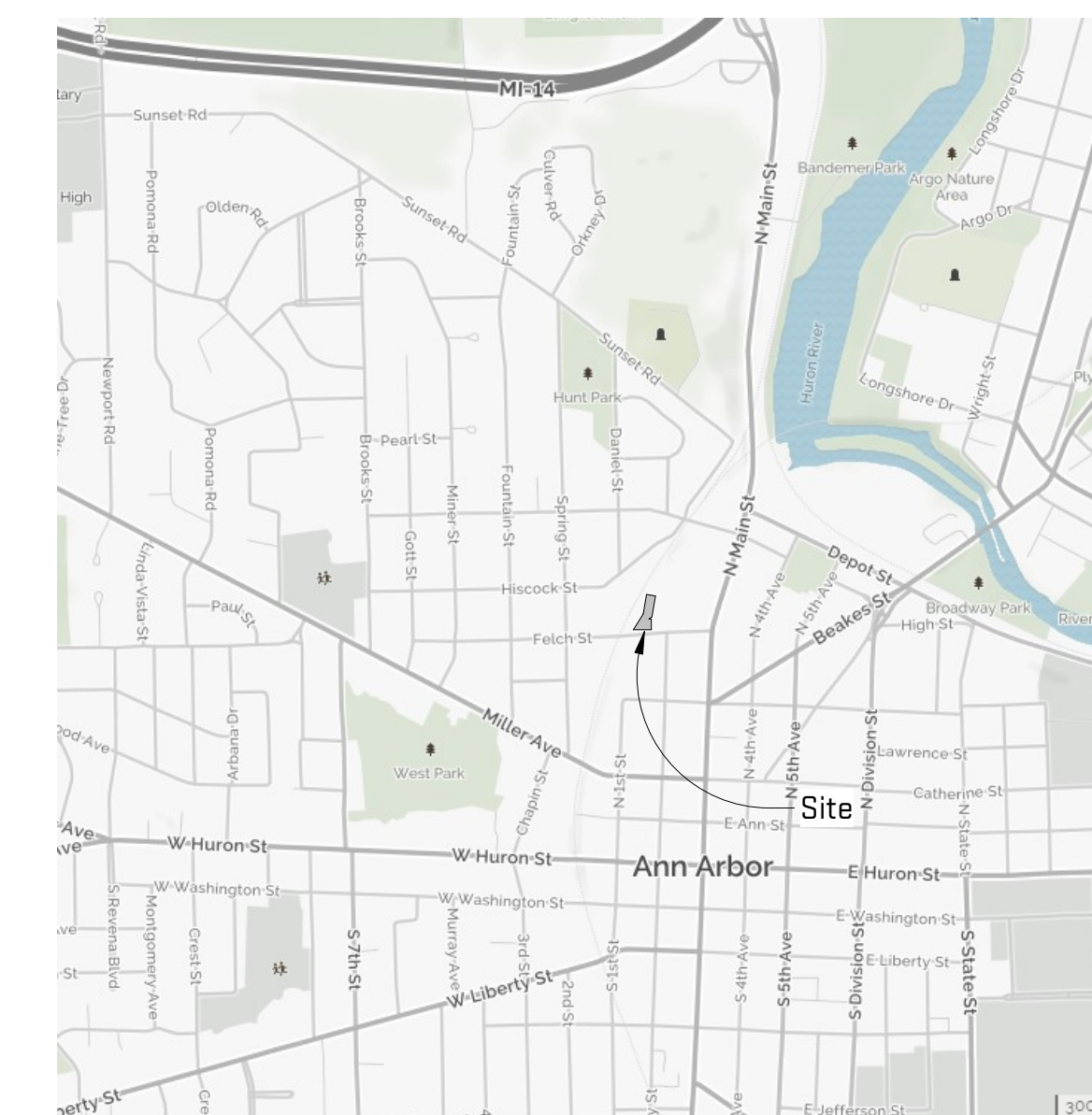
Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
General			
G-100	Title Sheet	Pricing & Permit	02/02/2018
G-101	General Information & Accessible Clearances	Pricing & Permit	02/02/2018
G-102	General Fixture Mounting Heights	Pricing & Permit	02/02/2018
LS-101	Code Analysis Plan & Schedules	Pricing & Permit	02/02/2018
Architectural			
A-100	Site Plan	Pricing & Permit	02/02/2018
A-110	First Floor Plan	Pricing & Permit	02/02/2018
A-401	Enlarged Plans and Elevations	Pricing & Permit	02/02/2018

Project Team

Owner: Rob Cleveland
 220 Felch Street, Ann Arbor, MI 48103
 (734) 239-3586

Architect: O|X Studio, Inc.
 Contact: Andrew Hauptman
 302 S. State St., Suite B, Ann Arbor, MI 48104
 (734) 929-9000
 andrewh@oxstudioinc.com



Scales listed are for 22x34 drawing size



architecture | construction | objects
 P: (734) 929-9000 | F: (734) 929-9001 | www.oxstudioinc.com

Job Title:
 Ann Arbor Distilling
 Co. Change of Use

220 Felch St, Ann Arbor MI

Sheet Title:
 Title Sheet

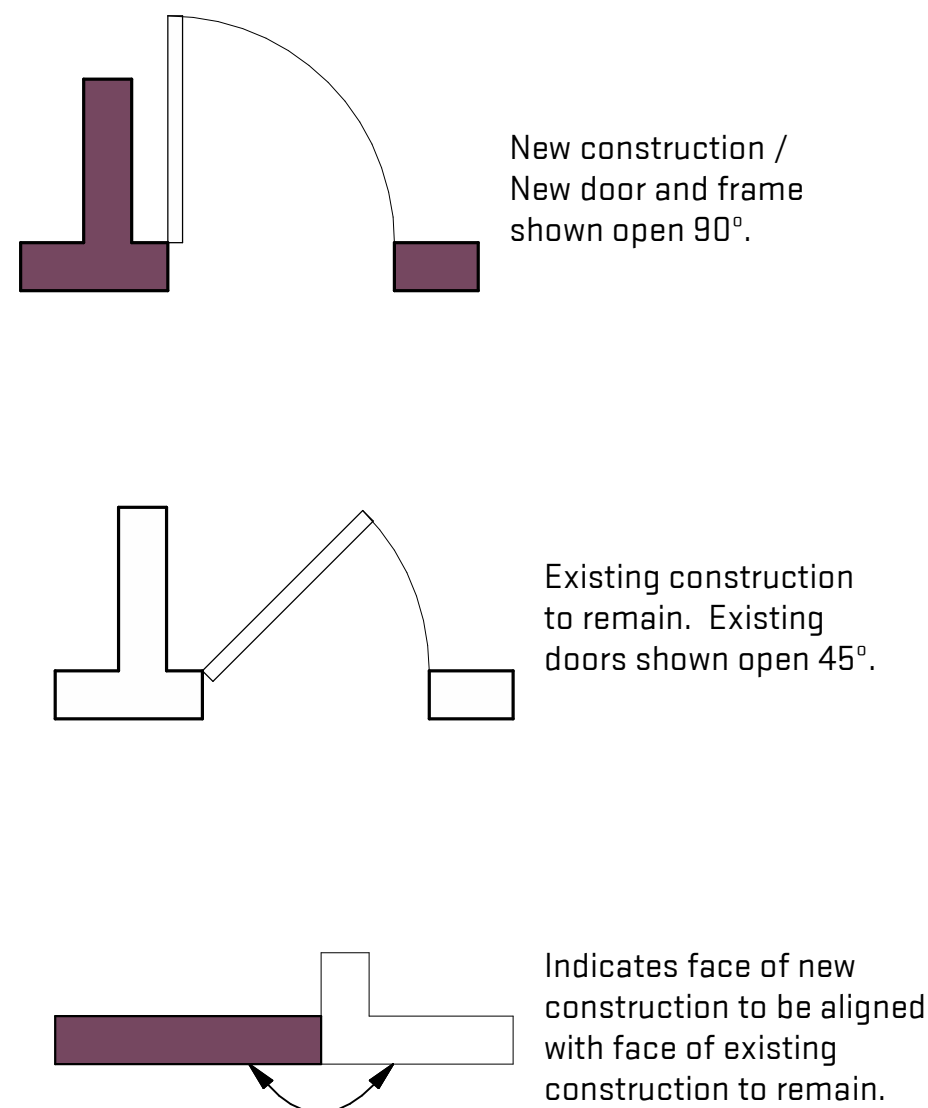
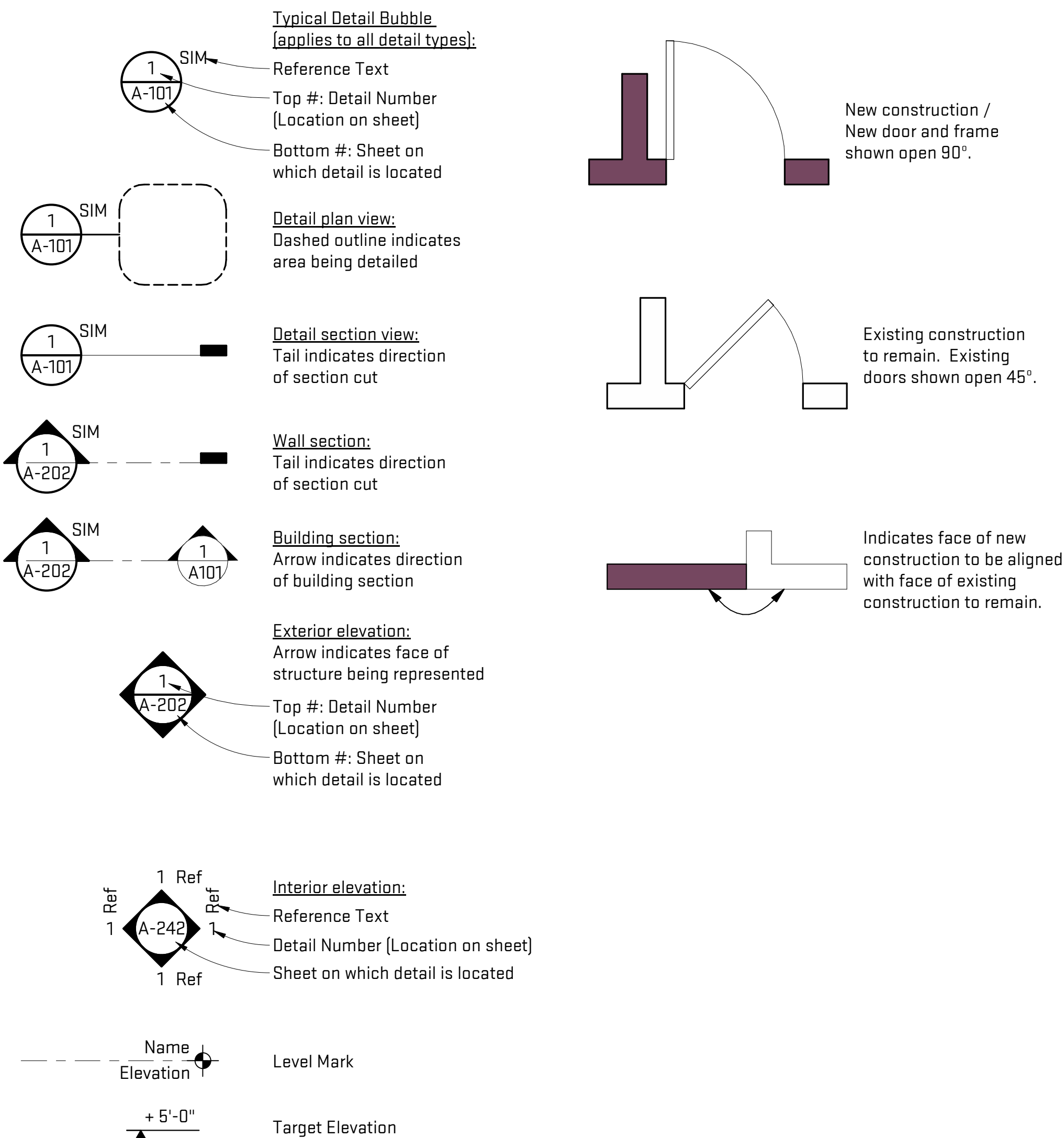
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02/02/2018

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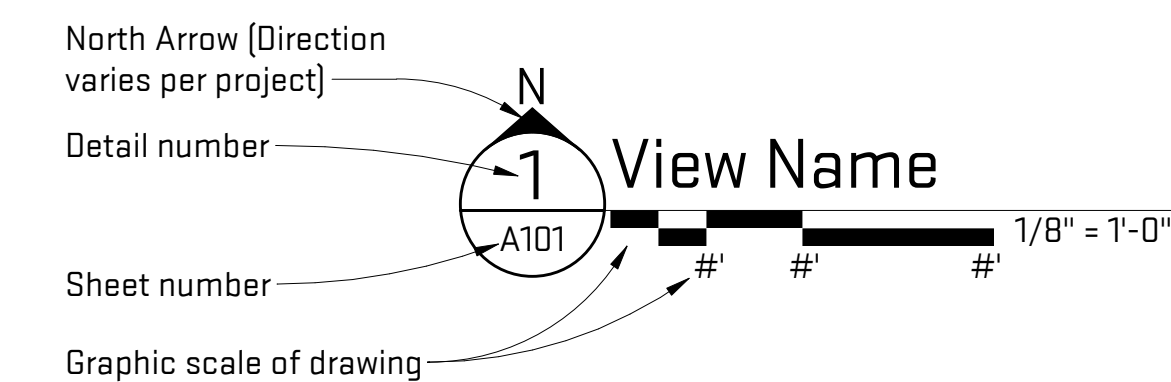
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General Symbol Legend

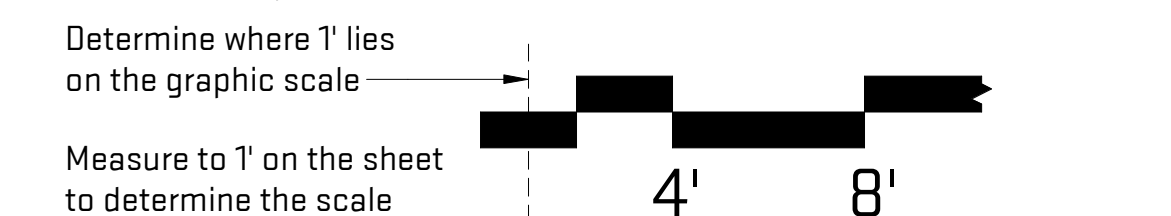


Graphic Scale Legend

View title with Graphic Scale & North Arrow:



Reading the Graphic Scale:



Coordination, Cutting and Patching:

- Existing Conditions:** Drawings showing existing construction and utilities are based on casual field observation and existing record documents only. Verify that construction and utility arrangements are as shown and report discrepancies to DIX Studio, Inc. before disturbing existing installation. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
- Site Protection:** Protect existing property, site elements, finishes, equipment, remaining surfaces, utilities and services within and adjacent to work from damage due to operations. Shore and brace existing construction during cutting operations as required to prevent cracking, movement, or collapse of existing assemblies, surfaces and materials. Replace or repair any item or element damaged as a result of construction operations or a lack of adequate protection by Contractor.
- Coordination:** Contractor shall be responsible for all coordination work required for a finished and complete installation of all work by all sub-trades included in the Scope of Work including all cutting and patching; the extent of which is generally not specifically shown on the drawings.
- Cutting and Patching:** Cut holes and openings in, or remove portions of, existing construction necessary for connection of new architectural elements, mechanical and electrical utilities and services, equipment and supports. Patch around mechanical and electrical penetrations. Patch floors, walls, and ceilings damaged by demolition operations, including removal of indicated mechanical and electrical items, and indicated wall-, floor-, and ceiling-mounted items. Patch and paint openings in walls, floors and ceilings created by demolition and removal operations. Patch and repair blemishes and holes in existing construction surfaces left in place, and scheduled to be exposed, that have been damaged due to construction operations.
- Materials for Patching:** Unless otherwise indicated, use materials for patching identical to existing materials. If identical materials are not available, or cannot be used, use materials matching existing adjacent surfaces to the fullest extent possible with regard to visual effect. Use materials for patching that result in equal-or-better performance characteristics. All cutting and patching shall be the responsibility of the appropriate Architectural Trade. Final approval of repair or replacement shall be at discretion of Architect.
- Utilities:** Coordinate all shut-downs with Owner. Provide Owner no less than 2-working days notice for all utility shut-downs. If utilities or services are uncovered that are not indicated on drawings, advise Owner and do not work in immediate area until instructed by Owner.

Electrical General Notes:

- Electrical Systems Modifications: These drawings are intended for the Electrical Design-Build Contractor. All design, engineering and documentation shall be by the Design-Build Electrical Contractor's Engineer. These drawings are intended to show minimum performance requirements and are to be applied in conjunction with all referenced standards and guidelines listed below. Where there are any conflicts between these drawings and any of the referenced building codes, ordinances, standards or guidelines, the most restrictive condition shall apply.
- Permits Codes, Ordinances and Standards requirements to be included in Contract Documents: All work and materials shall conform to all local, state and federal authorities having jurisdiction. Electrical contractor shall be responsible for all permits and field inspections relating to their work and shall obtain all field approvals on their work from regulating agencies where required.
- Existing conditions: The Design-Build Electrical Contractor shall field verify and document all dimensions and conditions in their design documentation.
- Coordination: The Electrical Design-Build contractor shall be responsible for all work directly impacted by the Electrical scope of work including miscellaneous cutting and patching.
- Guarantee requirements: The Electrical Contractor shall warrant and guarantee that all work will be free from defects in workmanship and materials. The Electrical Contractor shall Guarantee all labor and materials for (1) one year from date of final completion, unless noted otherwise on contract documents or specifications.
- As-Built Drawings: Electrical contractor shall record on as-built drawings all sizes, material, elevations, and locations of all the equipment and ductwork.
- Operating and maintenance instructions: Prior to final acceptance by Owner, provide all personnel, equipment, and labor as necessary to instruct Owner's personnel in proper operation and maintenance of the systems and equipment installed in this project. Provide instructional session during time period agreed to with Owner.

HVAC and Plumbing General Notes:

- HVAC Systems Modifications: These drawings are intended for the HVAC and Plumbing Design-Build Contractor. All design, engineering and documentation shall be by the Design-Build Contractor's Engineer. These drawings are intended to show minimum performance requirements and are to be applied in conjunction with all referenced standards and guidelines listed below. Where there are any conflicts between these drawings and any of the referenced building codes, ordinances, standards or guidelines, the most restrictive condition shall apply.
- Permits Codes, Ordinances and Standards requirements to be included in Contract Documents: All work and materials shall conform to all local, state and federal authorities having jurisdiction. Mechanical and Plumbing contractors shall be responsible for all permits and field inspections relating to their work and shall obtain all field approvals on mechanical and plumbing work from regulating agencies where required.
- HVAC Comfort Guidelines: The HVAC system shall be designed with cooling and heating capacity and air volumes per the most stringent ASHRAE comfort standards/recommendations for the occupancy and building type.
- Existing conditions: The Design-Build Mechanical and Plumbing Contractors shall field verify all dimensions and conditions and document existing conditions.
- Coordination: The Mechanical and Plumbing Design-Build Contractors shall be responsible for all work directly impacted by the HVAC and Plumbing scope of work including miscellaneous cutting and patching, electrical for new equipment, etc.
- Guarantee requirements: The Design-Build Mechanical Contractor shall warrant and guarantee that all work will be free from defects in workmanship and materials and that all apparatus will develop capacities and characteristics required to comply with performance standards. The Mechanical and Plumbing Contractors shall Guarantee all labor and materials for a period of (1) one year from date of final completion, unless noted otherwise on contract documents or specifications.
- As-Built Drawings: Mechanical and Plumbing Contractors shall record on as-built drawings all sizes, material, elevations, and locations of all the equipment, piping and ductwork.
- Operating and maintenance instructions: Prior to final acceptance by Owner, provide all personnel, equipment, and labor as necessary to instruct Owner's personnel in proper operation and maintenance of the systems and equipment installed in this project. Provide instructional session during time period agreed to with Owner.

General Project Notes:

- Furnish and install all labor, materials, tools, dumpsters, permits, etc. to provide a complete and finished installation per these contract documents and where something is not specified, per the most stringent industry standards and code requirements.
- All work shall be performed by qualified and skilled workers, in a neat and workmanlike manner, and in accordance with industry standards and practices.
- This project shall comply with all local, state and federal laws, codes and ordinances.
- All parts of the work - including materials, methods, assemblies, etc. must comply with the minimum requirements of the governing regulations of all federal, state, district and local authorities having jurisdiction over the project as well as those greater requirements indicated by the contract documents. No part of the contract documents may be construed to require or permit work contrary to a governing regulation. Where there is a discrepancy between the governing code and the drawings, the most restrictive case shall govern. In such case, confer with Architect prior to proceeding.
- Contractor shall be responsible for all permits and inspections relating to their work, and shall obtain all field approvals on their work from regulating agencies where required.
- Contractor shall obtain all field approvals on work from regulating agencies where required.
- Contractor or Construction Manager shall coordinate between various trades for rough-in requirements.
- Contractor shall provide a schedule to Owner, Architect, Engineer and sub-contractors prior to the start of construction operations.
- Provide shoring, bracing, underpinning and any other means required to protect the safety, integrity and stability of all new and existing construction.
- These drawings are based on design drawings. As such, actual conditions may vary from what is shown. Contractor shall be responsible for verifying all field conditions and coordinating any changes with architect. All changes required to meet the intent of these drawings shall be at the contractor's cost.
- Coordinate all construction operations with occupants of space. Space shall remain occupied during construction and contractor shall ensure that all paths of egress are free of construction materials, debris, tools, etc throughout the duration of the project.
- Verify the sizes, locations, elevations and details of existing conditions that affect the work. Notify the architect of any discrepancies in dimensions, sizes, locations and conditions before proceeding with the work.
- Provide thorough cleanup of entire scope of work and any surrounding areas affected by the construction operations.
- Leave job site broom clean at the end of each working day's operations.
- Provide all temporary protection measures required to ensure control of dust transmission throughout the project.
- As-Built Drawings (Record Drawings): Contractor shall record on as-built drawings any deviations from the design drawings. Drawings shall be submitted to Owner, Architect and Engineer after completion of project.

Demolition Notes:

- Codes and Regulations:** Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public. Comply with applicable requirements of NFPA 241 [Standard for Safeguarding Construction, Alteration, and Demolition Operations; 2009]
- Structural Demolition, General:** It is the contractor's responsibility to provide adequate shoring and bracing during construction to account for all forces, including but not limited to; forces from gravity, earth, wind, and unbalanced forces due to construction sequence.
- Saw Cutting, General:** Saw cutting of new openings in existing concrete and/or masonry walls shall be done without overcutting beyond the boundaries of the intended opening. Any structural repairs required by the structural engineer as a result of overcutting beyond the boundaries of an opening shall be paid for by the saw cutting contractor. See drawings for additional information.
- Protection:** Protect existing Work to remain and protect the workers and the public from construction operations. To that end, construct temporary dust proof enclosures to prevent dust migration into occupied spaces and provide, erect, and maintain temporary barriers and security devices to prevent access to areas that could be hazardous to workers or the public.
- Obstructions:** Do not close or obstruct roadways or sidewalks without permit and conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations. Salvage: Do not begin removal until built elements to be salvaged or relocated have been removed.
- Debris and Waste Removal:** Maintain dumpster facilities as indicated under Form of Agreement and General Conditions. Immediately remove debris, junk, and trash from site and at the end of each work day, leave site in clean and safe condition, ready for subsequent work and as indicated in Special Conditions (where applicable).
- Coordination, Cutting and Patching:** See Coordination, Cutting and Patching notes for additional requirements.
- Services (Including but not limited to HVAC, Plumbing, Fire Protection, and Electrical):** Remove existing systems and equipment as indicated. Protect existing services during construction operations and verify that abandoned services serve only abandoned facilities before removal.
- Utility shut-downs:** Coordinate any required shut-downs prior to beginning construction operations. Provide Owner a minimum of 2-week notice prior to performing actual shut-down work.

Scales listed are for 22x34 drawing size



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Job Title:

Ann Arbor Distilling
Co. Change of Use

220 Felch St, Ann Arbor MI

Sheet Title:

General Information &
Accessible Clearances

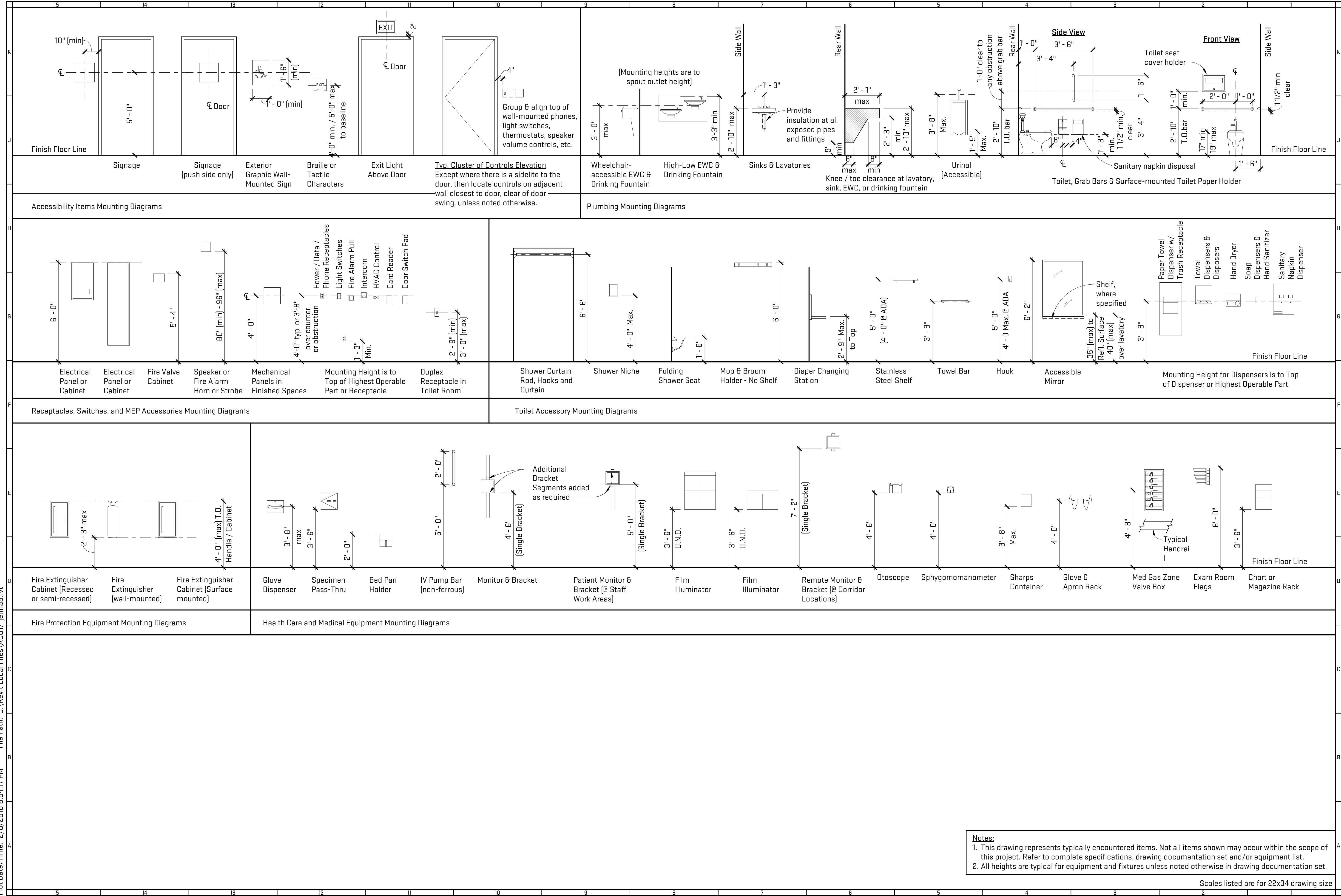
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02/02/2018

ACU17

G-101

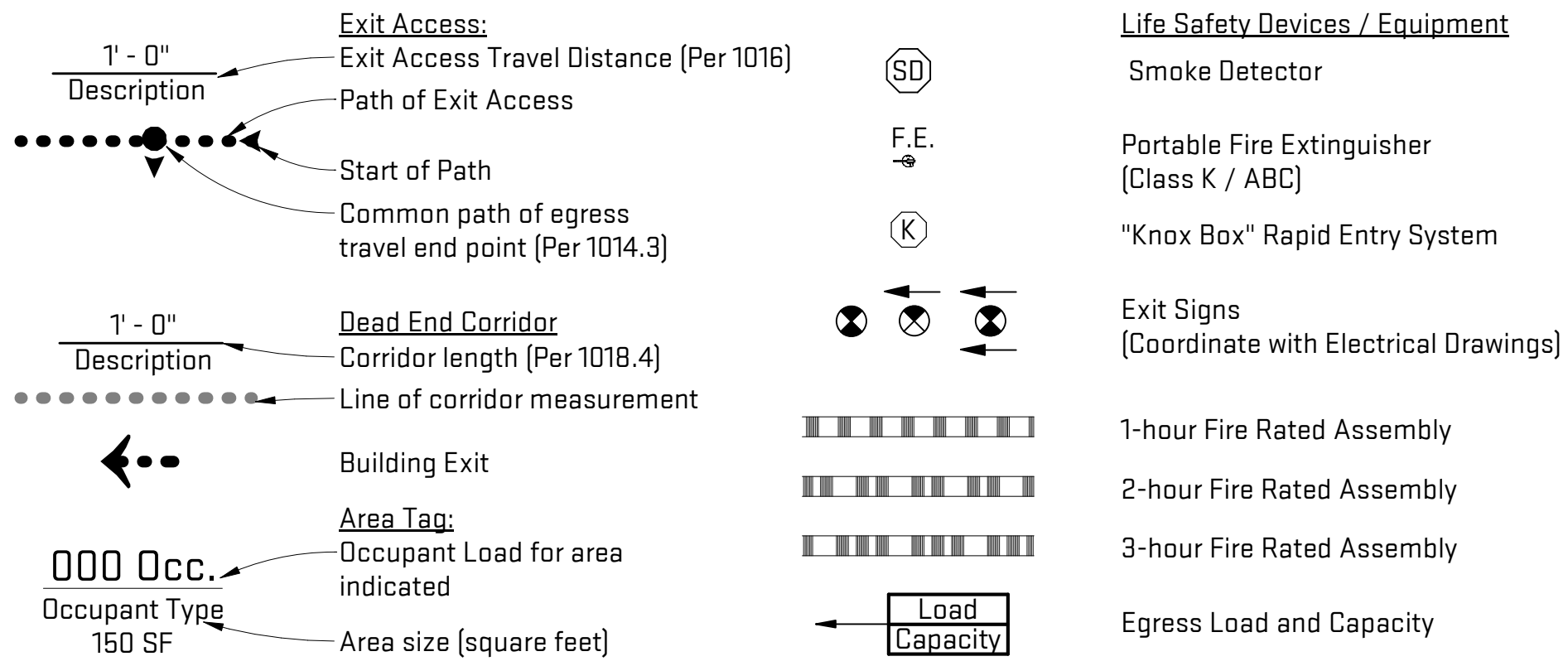
Project # | Date
Drawing #



Notes:
 1. This drawing represents typically encountered items. Not all items shown may occur within the scope of this project. Refer to complete specifications, drawing documentation set and/or equipment list.
 2. All heights are typical for equipment and fixtures unless noted otherwise in drawing documentation set.

Scales listed are for 22x34 drawing size

Code Analysis Plan & Fire Safety Legend



Applicable Codes and Life Safety Information Summary:

Building Code: 2015 Michigan Rehabilitation Code, Alteration Level II with Partial Change in occupancy
Mechanical Code: 2015 Michigan Mechanical Code
Electrical Code: 2014 National Electrical Code (NEC)
Plumbing Code: 2015 Michigan Plumbing Code
Energy Code: 2009 Michigan Uniform Energy Code
Use Group: Varies by Fire Area
 Fire Area 1: B (Office)
 Fire Area 2: A2 (Tasting Room)
 Fire Area 3: F1 (Distillery), A3 (Rental Hall)
Construction Type: 3B
Height, Building (per 502.1): NA
Area, Building (per 502/1002): 14846 SF
Scope of Work SF: 4363 SF
Fire Suppression: NO
Fire Alarm: NO

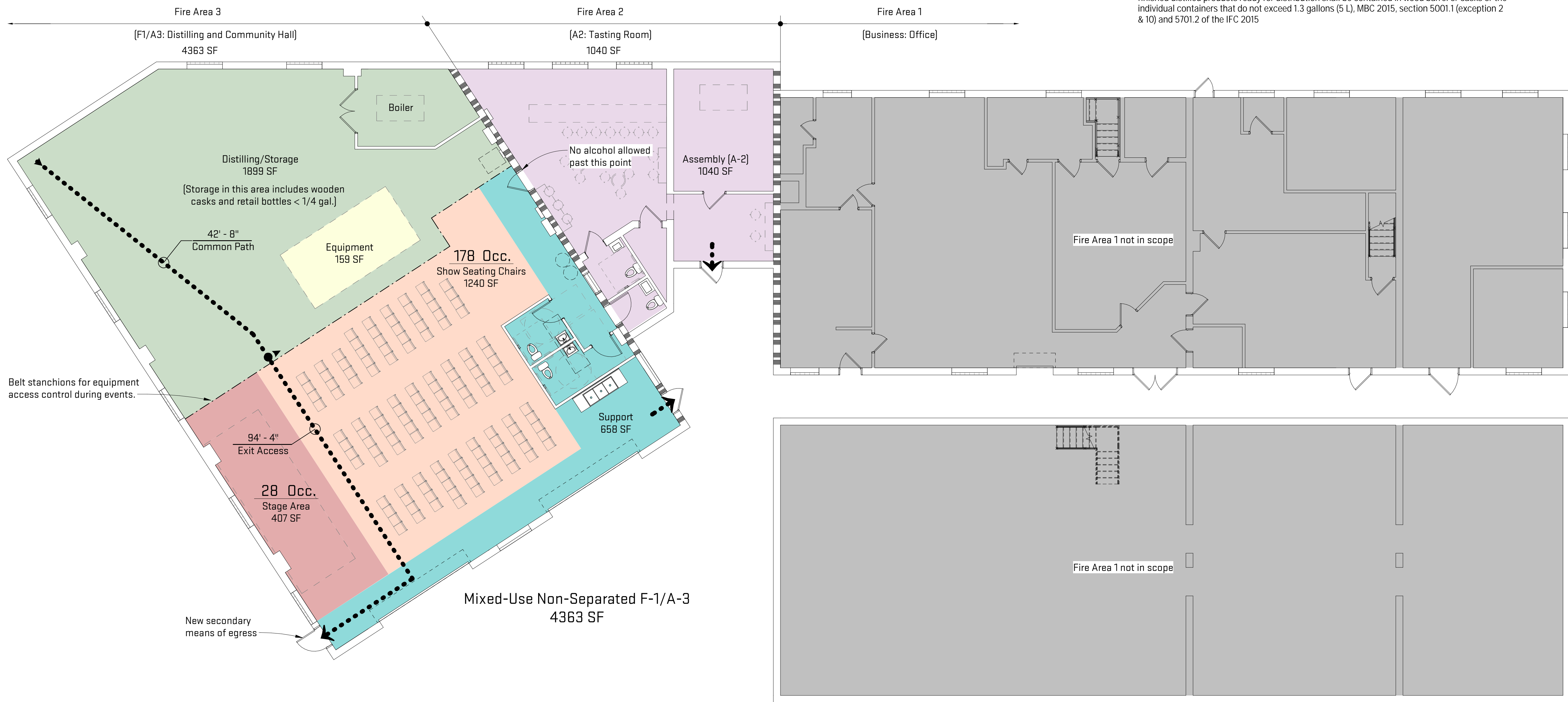
Height and Area Analysis:

Classification	Fire Area 1	Fire Area 2	Fire Area 3	
Actual	4117	1033	4349	= 73%
Allowable	19000	19000	9500	

Minimum Bathroom Requirements:

Fire Area	Use	Area	Occupant Loading		Minimum Toilet Facilities		
			Load Basis	Occupants	Minimum WCs	Male	Female
3	A3	2954 Net		211	1 per 125 male	0.844	1.6231
	F1	1395 100 Gross		14	1 per 100	0.07	0.07
	Fire Area 3 Sub-Total:			225			0.914
2	A2	1033 Net		24	1 per 40	0.3	0.3
	Fire Area 2 Sub-Total:			24			0.3
Fire Area 2 + 3 Minimum Bathroom Requirements						2	2

Notes:
 1. Hazardous materials are less than maximum allowed per Control Area with the exception of finished distilled products ready for distribution shall be contained in wood barrel or casks or the individual containers that do not exceed 1.3 gallons (5 L), MBC 2015, section 5001.1 (exception 2 & 10) and 5701.2 of the IFC 2015



2 Level 1 Floor Plan
 LS-101 1/8" = 1'-0"

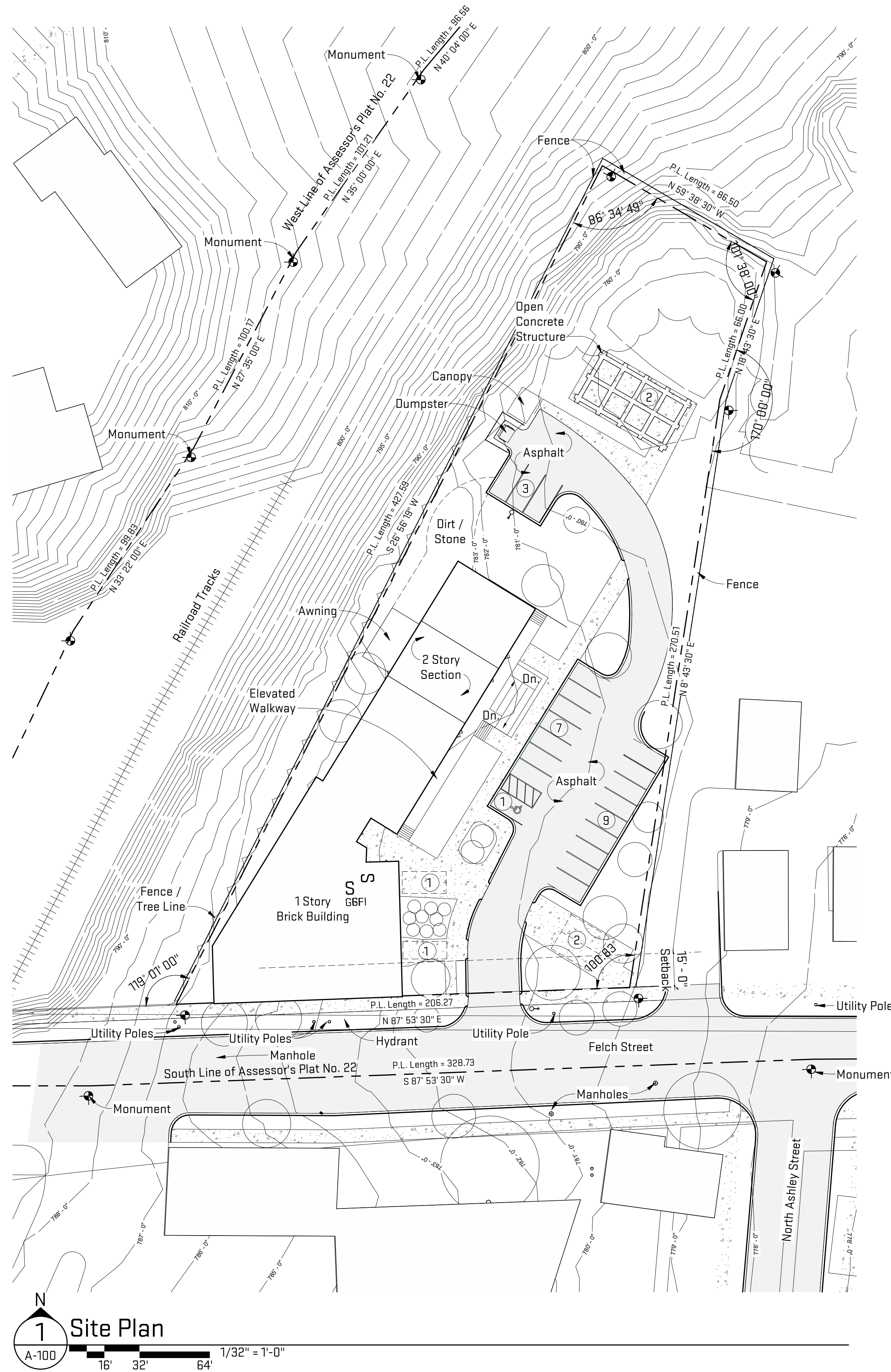
1 Basement Floor Plan
 LS-101 1/8" = 1'-0"

Scales listed are for 22x34 drawing size

Job Title:
Ann Arbor Distilling Co. Change of Use
 220 Felch St, Ann Arbor MI

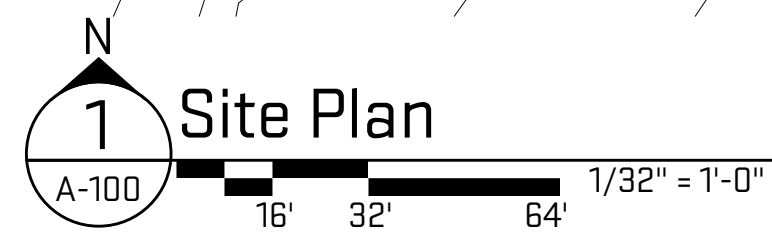
Sheet Title:
Code Analysis Plan & Schedules
 Released For: Pricing & Permit

02/02/2018
 ACU17
LS-101



Legend

- Hydrant
- Utility Pole
- Light Pole
- Manhole
- Property Line
- Setback
- Contours
- Fence
- Wood Line
- Tree
- Concrete Pavement
- Asphalt Pavement



Site Data

	Required/Permitted	Existing
Zoning	M1 / M1A	M1 / M1A
Lot Area:	13,000 SF min.	50,676 SF
Lot Width:	100' min.	206'
Setbacks		
Front:	15' min., no max.	0'
Side:	None, except 50' min. where abutting residentially zoned land	69' / 0'
Rear:	None, except 50' min. where abutting residentially zoned land	189'
Building Height:	35' max.	33'
Usable Floor Area:	38,007 SF (75% max.)	14,818 SF
Gross Land Coverage of Structure:	20,270 SF (40% max.)	10,224 SF
Total Parking Spaces:	23 (1 space per 600 SF)	26
Accessible Parking Spaces:	1	1
Bicycle Parking:	3 (1 space per 6,000 SF)	0

Parking Information

Existing on Site Parking	
Standard Parking Spaces:	25
Accessible Parking Spaces:	1
Total Parking Available:	26
Required Parking for Light Industrial Use	
23 (1 space per 600 SF)	
Required Bicycle Parking	
3 (1 space per 6,000 SF)	

Petitioner Information

220 Felch Street
Ann Arbor, MI 48103

Parcel Number: 09-09-20-409-012

Petitioner: A2 REAL PROPERTY GROUP, LLC
Rob Cleveland, C/O Ann Arbor Distillery Company
220 Felch Street
Ann Arbor, MI 48103

Architect: O-X Studio, Inc.
Aaron Vermeulen
302 S. State St., STE B
Ann Arbor, MI 48104



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Ann Arbor Distilling
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Sheet Title:

Site Plan

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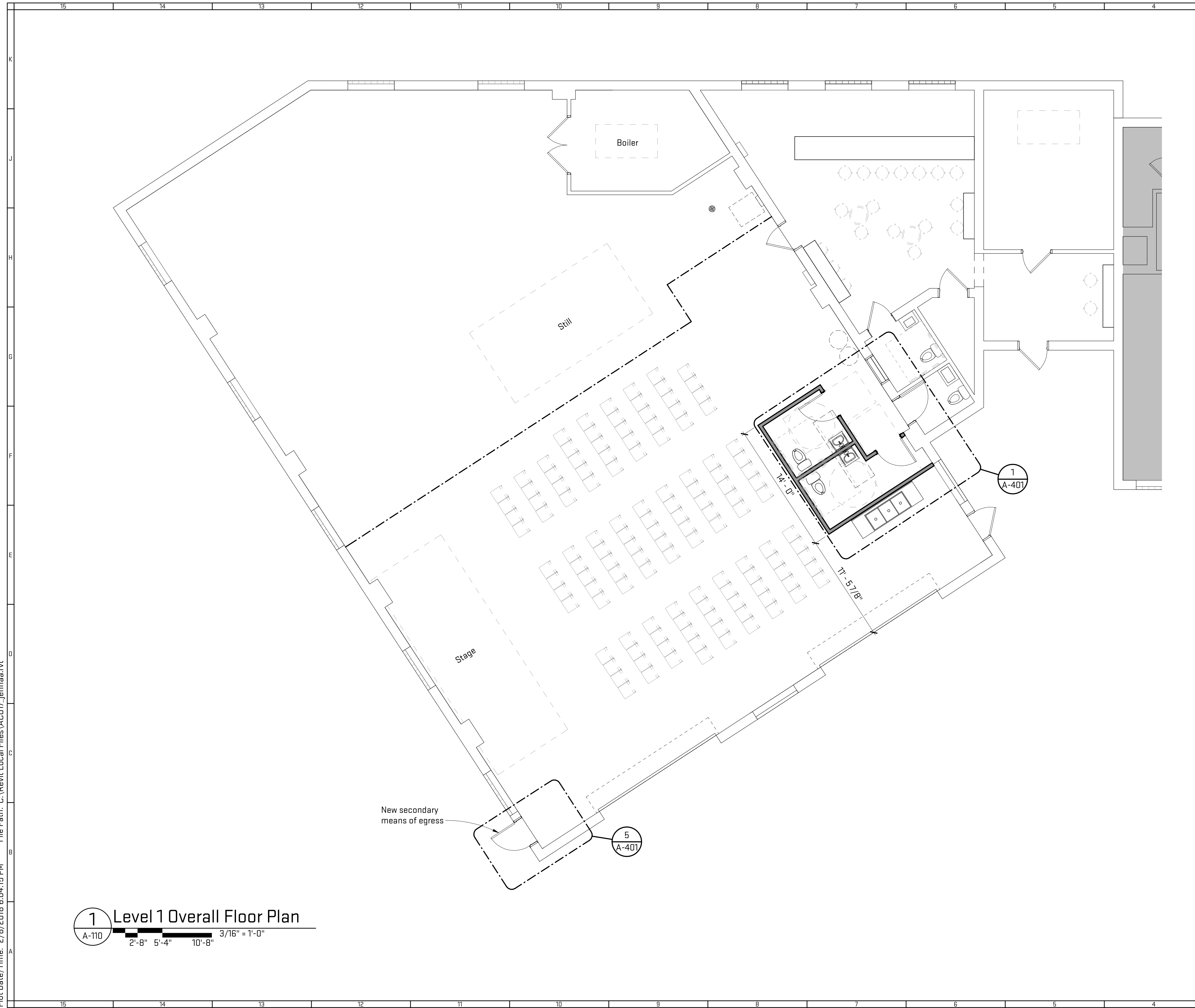
02/02/2018

ACU17

A-100

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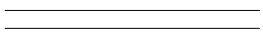

Plot Date/Time: 2/9/2018 6:04:15 PM File Path: C:\Revit Local Files\ACU17_jemmaa.rvt



1 Level 1 Overall Floor Plan
 A-110 2'-8" 5'-4" 10'-8" 3/16" = 1'-0"

General Sheet Notes:
 None

Architectural Floor Plan Legend

-  New wall construction.
-  Existing wall construction.
-  Area not in scope.



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Job Title:

Ann Arbor Distilling
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220 Felch St, Ann Arbor MI

Sheet Title:

First Floor Plan

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02/02/2018

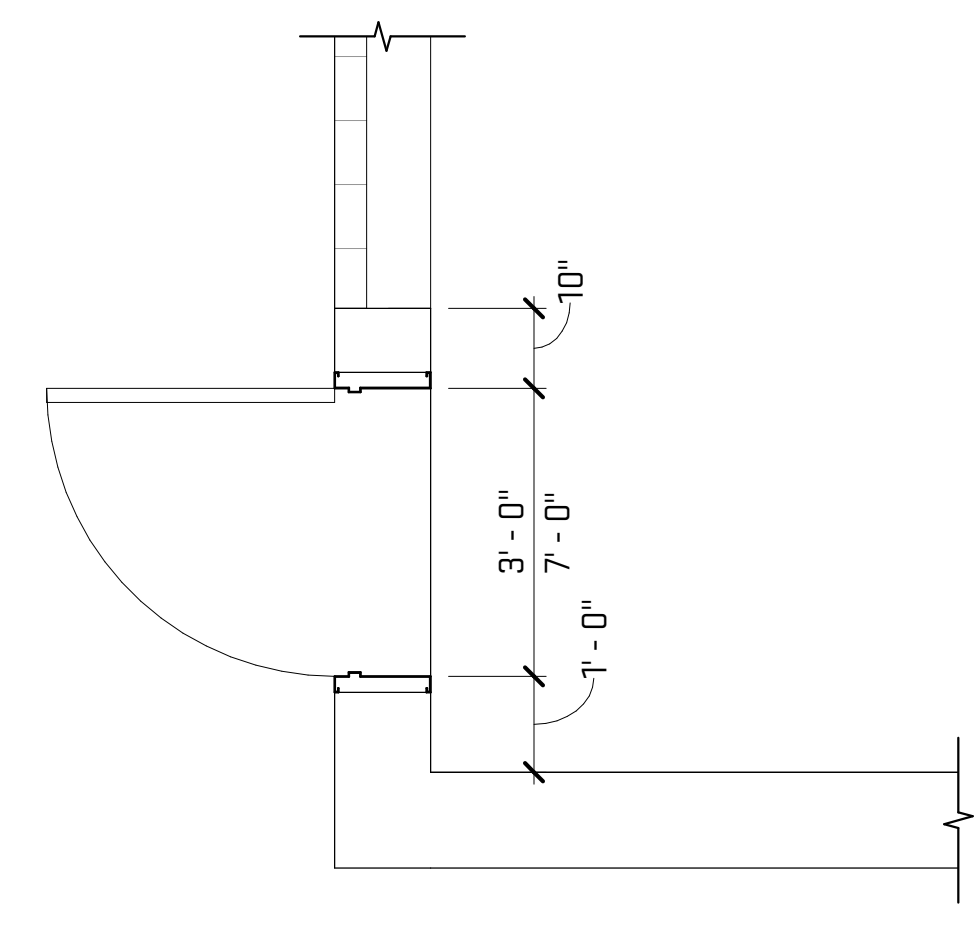
ACU17

A-110

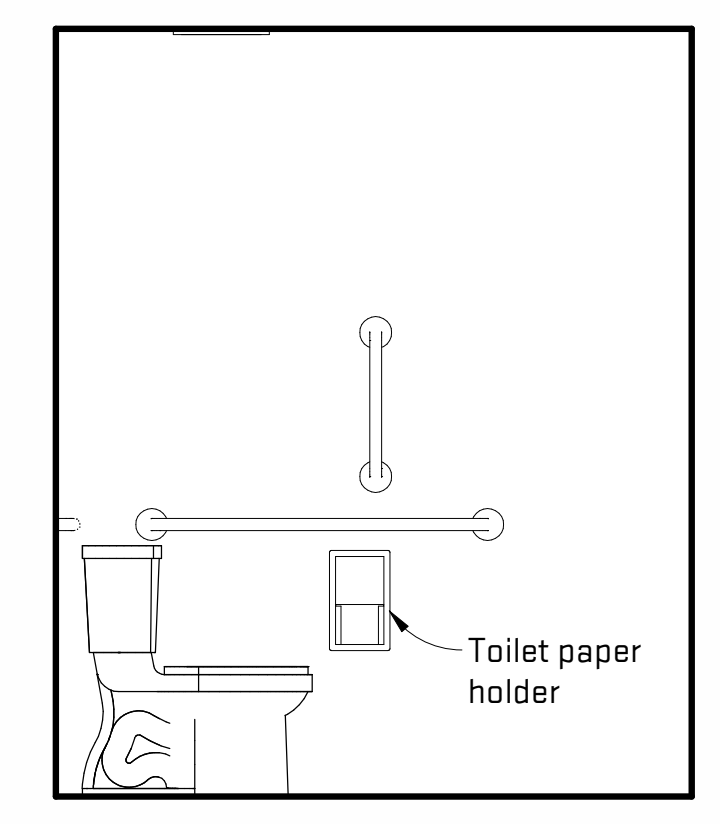
Scales listed are for 22x34 drawing size

Project # | Date
 Drawing #

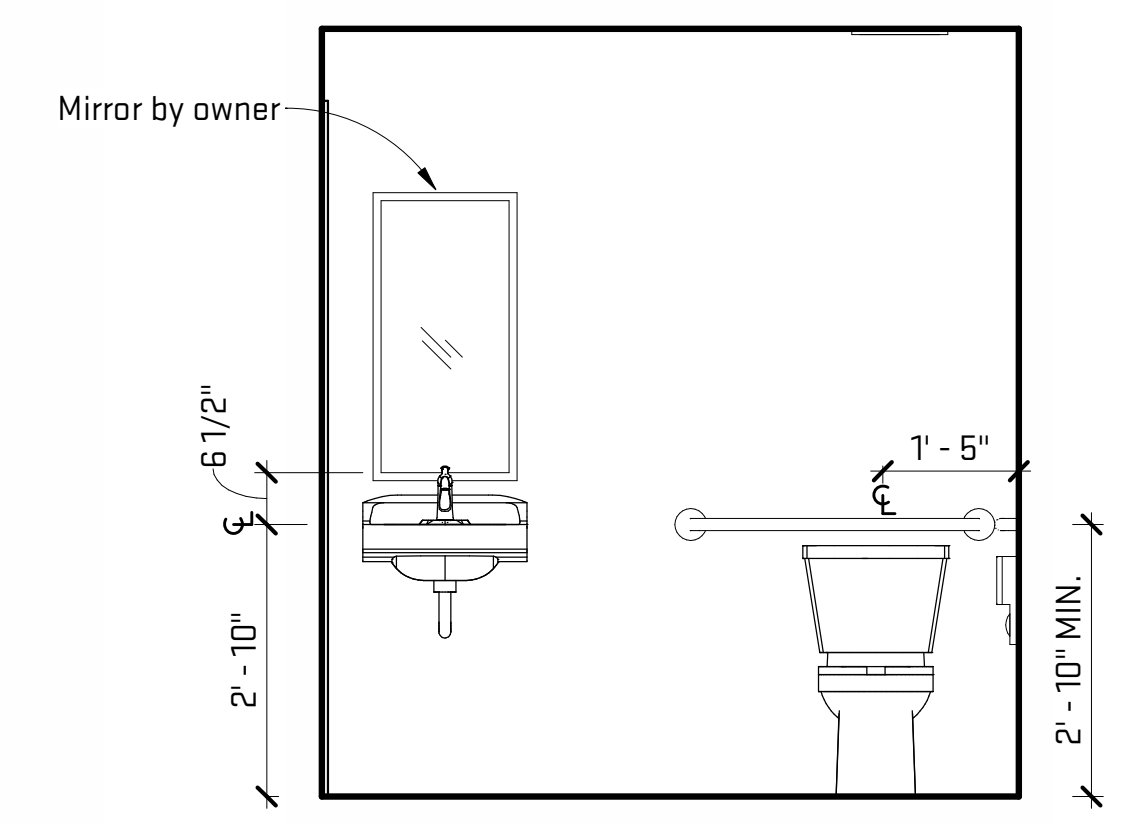
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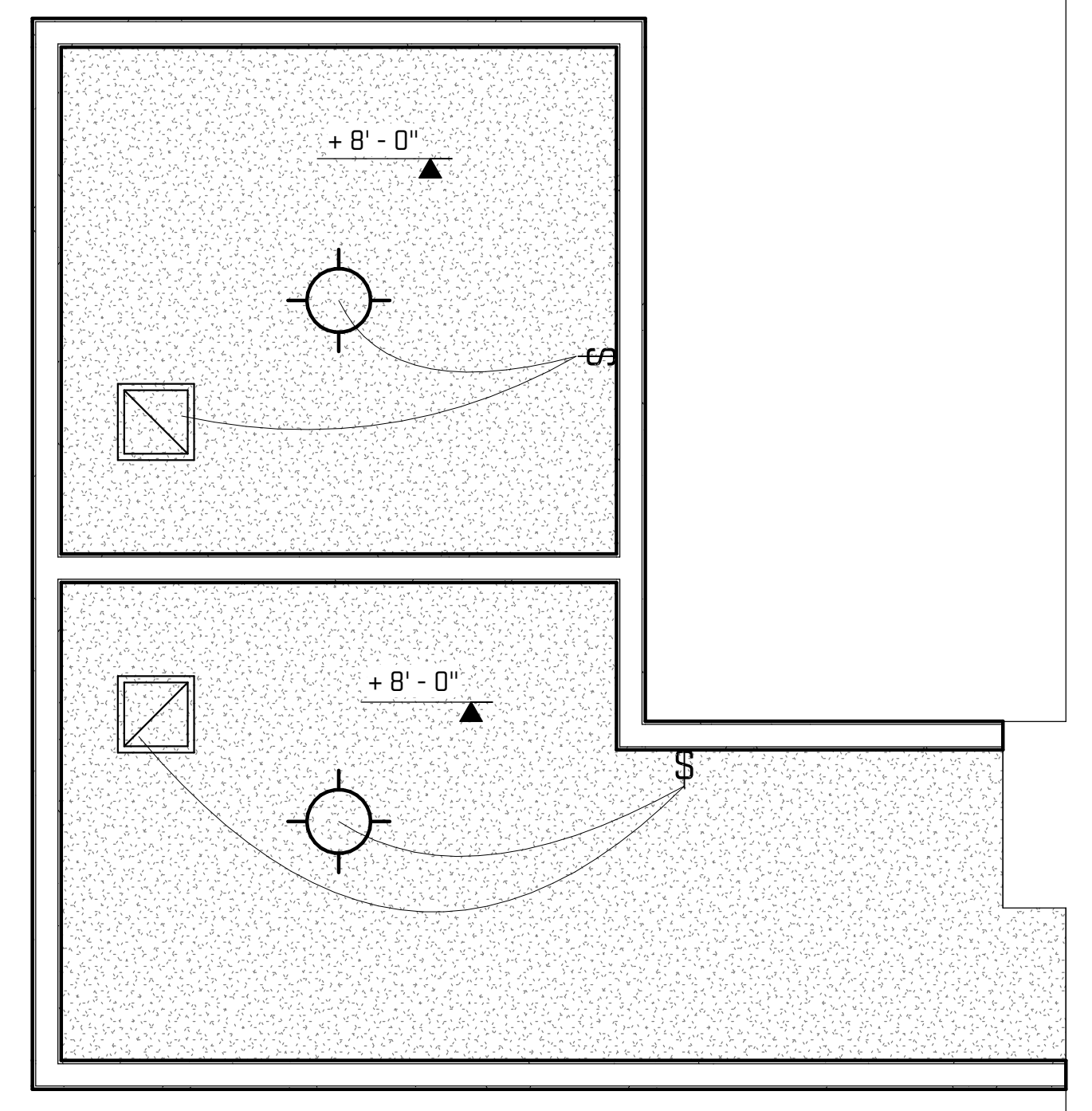
5 New HM Egress Door
A-401 1/2" = 1'-0"



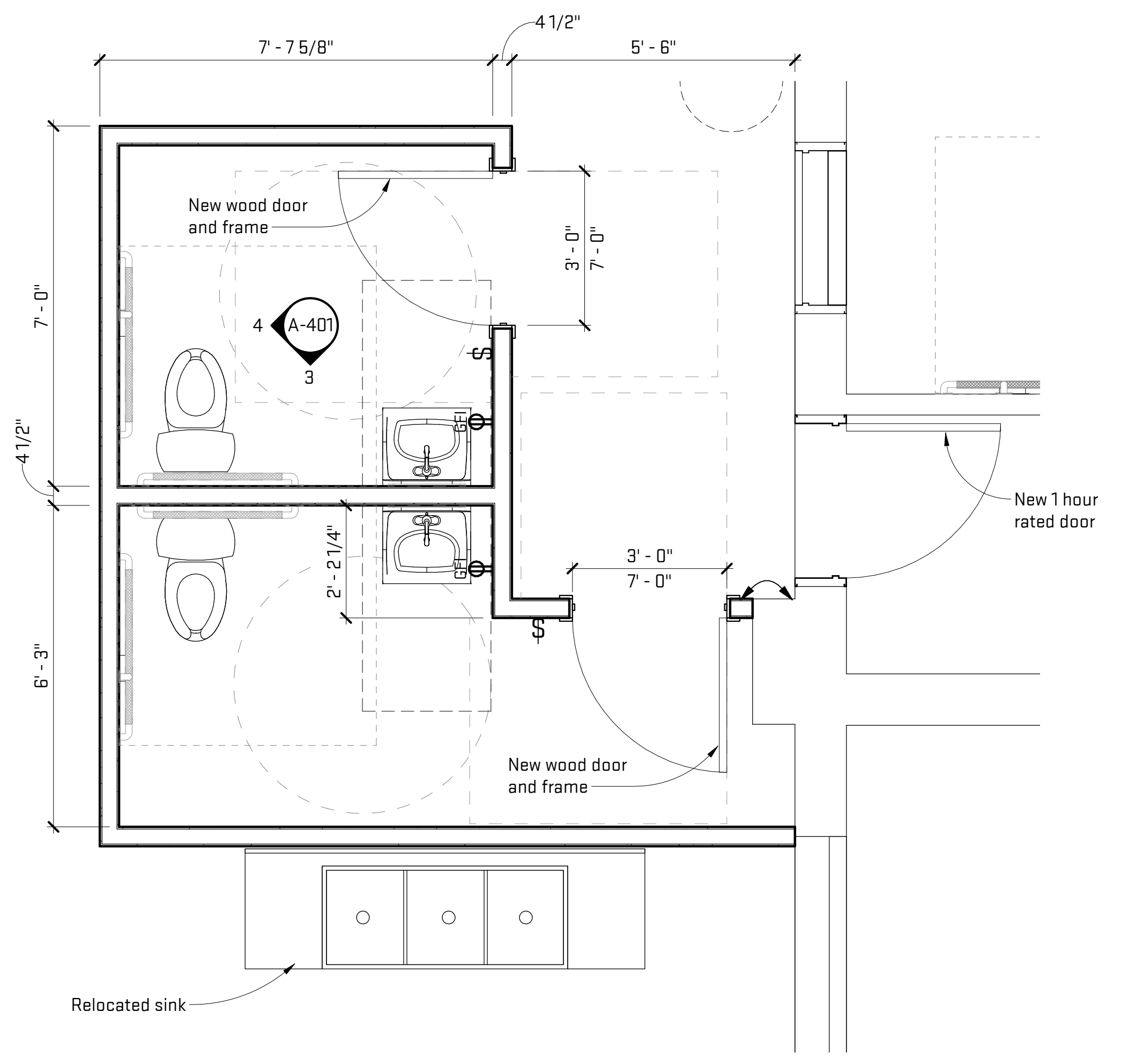
4 Typ. Toilet Room
A-401 1/2" = 1'-0"



3 Typ. Toilet Room
A-401 1/2" = 1'-0"



2 New Toilet Rooms Reflected Ceiling Plan
A-401 1/2" = 1'-0"



1 New Toilet Rooms Plan
A-401 1/2" = 1'-0"

- General Sheet Notes:**
- A. Refer to G-102 for mounting heights.
 - B. 2x4" (nom) wood stud throughout interior, U.N.D.
 - C. Provide solid blocking/backing as required for all wall mounted equipment location, typical. Construction manager/General contractor to coordinate. Provide grab bars per ANSI117.
 - D. Paper towel dispenser and waste receptacles provided by owner.

Reflected Ceiling Plan Legend

- New gypsum board ceiling.
- New exhaust fan.
- New light fixture.

Electrical Plan Legend

- New GFI duplex power outlet @ 18" A.F.F.
- New light switch @ 42" A.F.F.

Job Title:	Ann Arbor Distilling Co. Change of Use	220 Felch St, Ann Arbor MI
Sheet Title:	Enlarged Plans and Elevations	Released For: Pricing & Permit

02/02/2018	Project # Eng. Date
ACU17	Project #
A-401	Drawing #

Scales listed are for 22x34 drawing size