



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/



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 (a)

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

VARIANCE APPLICATION - FIRE SEPARATION		
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.		
<p>2. DEMONSTRATION THAT NON-COMPLIANCE WITH THE RULE WILL BE ADVERSE TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.</p> <p>Select one of the following statements:</p> <p><input checked="" type="checkbox"/> Non-compliance with the rule will not be adverse to the public health, safety or welfare, or</p> <p><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)</p>		
<p>Facts demonstrating that the above selected statement is true:</p> <p>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.</p> <p>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.</p> <p>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</p>		
<p>Select at least one of the following statements:</p> <p><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.</p> <p><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.</p> <p><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.</p> <p><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.</p>		
<p>Facts demonstrating that the above selected statement is true:</p> <p>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.</p> <p>The existing ceiling height on the ground floor is 15 feet tall.</p> <p>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.</p>		
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 (if applicable)	Please print name	Date of signature (month, day, year)
	Wesley D. Welsh	12/11/2017
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	Date of signature (month, day, year)
	Christopher M. VanDuyn	12/9/2017

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved	Specific code section
IBC	706.3.9

Nature of non-compliance (Include a description of spaces, 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.

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.

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.

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 Michael A. Doran	Date of signature (month, day, year)
Signature of design professional (if applicable)	Please print name Wesley D. Welsh	Date of signature (month, day, year)

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 Christopher M. VanDuynes	Date of signature (month, day, year)
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CODE SERVICES SECTION
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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)

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Christopher M. VanDuyne	Managing Partner
Name of organization	Telephone number
Crescendo, LLC	(574) 933-4406
Address (number and street, city, state, and ZIP code)	
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2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (If not submitted by the applicant)

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Tip A Canoe Brews, Inc.	(574) 377-9581
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3. DESIGN PROFESSIONAL OF RECORD (If applicable)

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Name of organization	Telephone number
Wesley D. Welsh Architect	(317) 385-0474
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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

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved	Specific code section
2014 Indiana Building Code (IBC 2012)	903.2.1.2
Nature of non-compliance (include a description of spaces, equipment, etc. involved as necessary.)	
An automatic sprinkler system shall be provided for group A-2 occupancies where one of the following conditions exists: 1. The fire area exceeds 5,000 square feet; 2. The fire area has an occupant load of 100 or more; or 3. The fire area is located on a floor other than the level of exit discharge serving such occupancies.	
Occupancy of the main (ground) floor of the structure will be A-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 13

3 separated Exits for emergency egress are present on the main (ground) floor. 2 separated Exits for emergency egress are present for the 2nd and 3rd 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, tapping the main and installation of a new 8" water line, asphalt repair, and installation of the required sprinkler system elements for 4 floors would be in excess of \$100,000.

10. STATEMENT OF ACCURACY

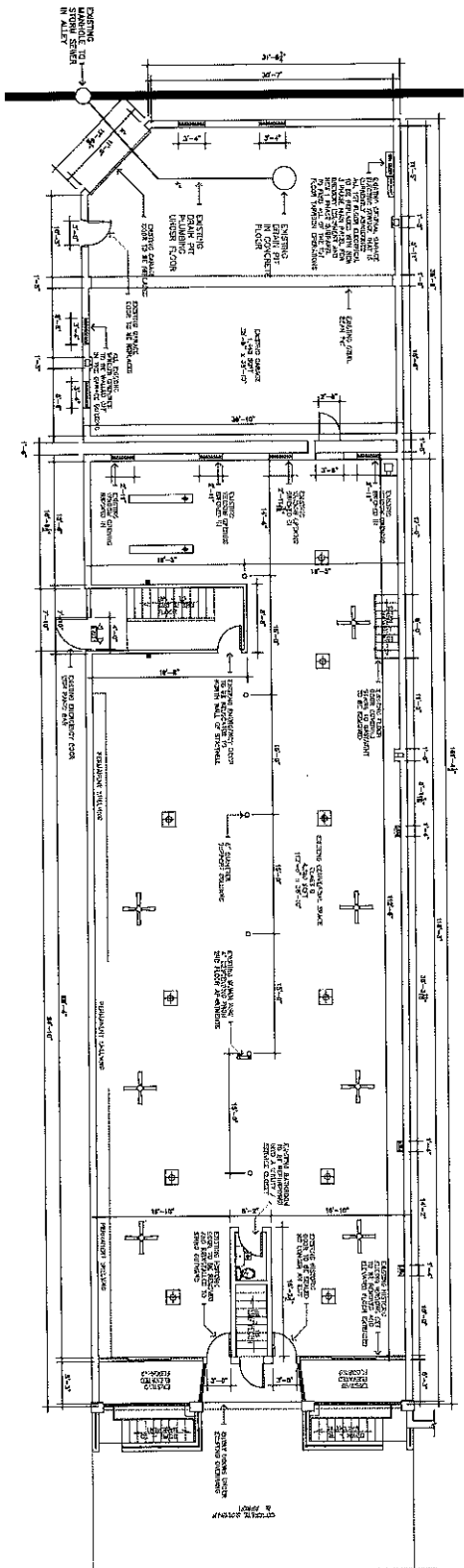
I hereby certify under penalty of perjury that the information contained in this application is accurate.

Signature of applicant or person submitting application	Please print name	Date of signature (month, day, year)
	Michael A. Doran	1/3/18
Signature of design professional (if applicable)	Please print name	Date of signature (month, day, year)
	Wesley D. Welsh	1/4/18

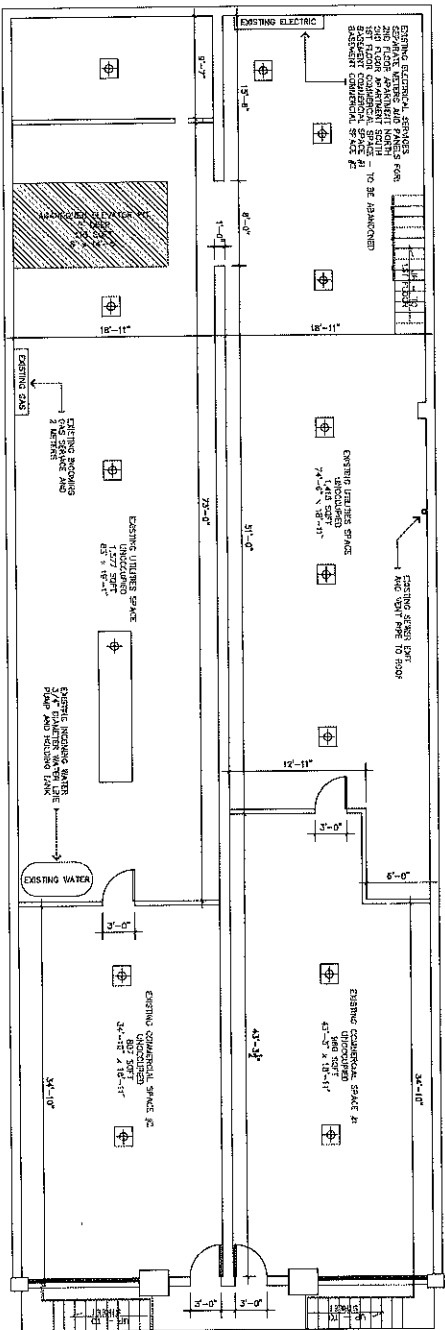
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I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant	Please print name	Date of signature (month, day, year)
	Christopher M. VanDuyne	1/3/2018



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



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



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

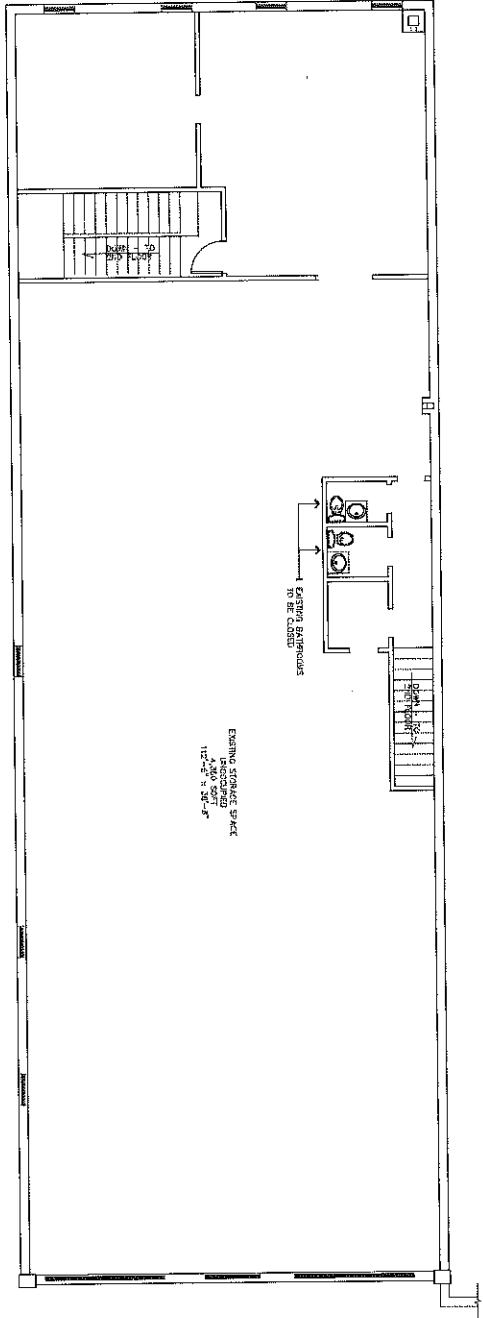
Wesley D. Welsh



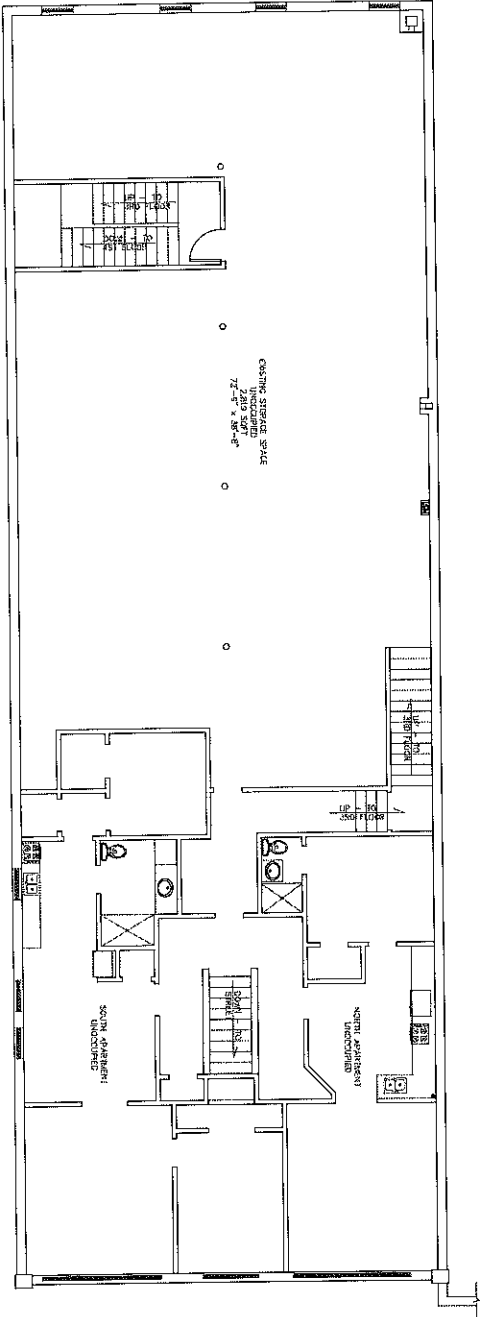
12-8-17

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"



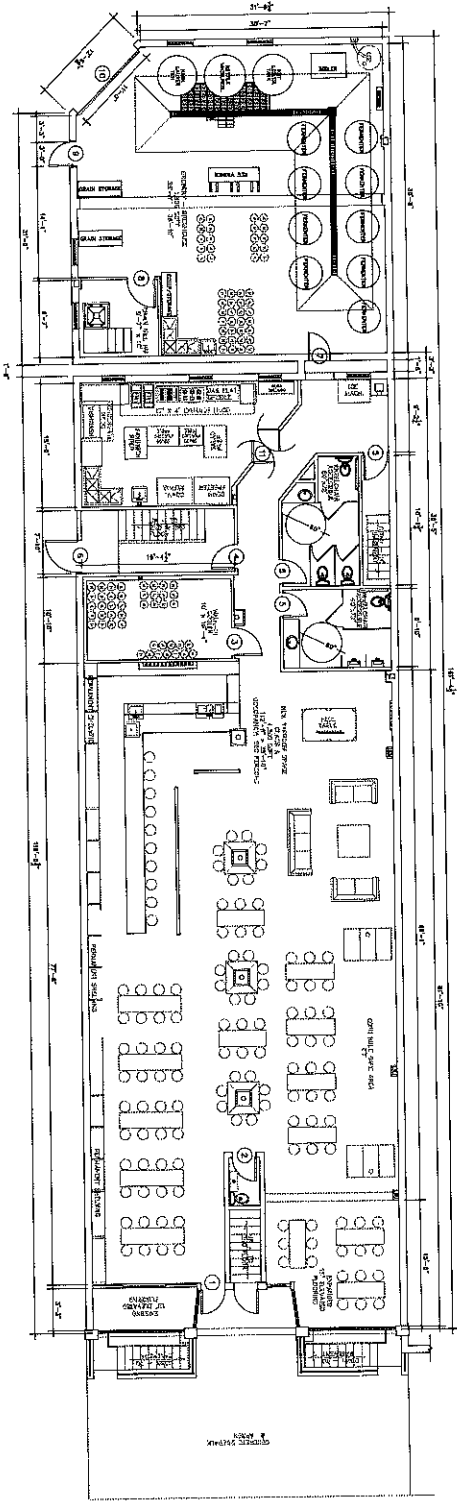
Wesley D. Welsh

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

TAPROOM AND HALLWAY AREAS
 FLOOR: HISTORIC 3/4" TONGUE & GROOVE
 BASE: 2x2 NATIVE TIBBER FLOOR JOIST
 WITH 3/4" NATIVE TIBBER SUB-FLOOR
 WALLS: ROUGH CUT TIBBER WASH-COTTING
 CEILING: HISTORIC PRESSED 1N. 2x2
 DECORATIVE CEILING TILES, PAINTED

GRAIN MILL ROOM
 FLOOR: FINISHED, SEALED CONCRETE
 BASE: SAND
 WALLS: EXISTING MASONRY WALLS COVERED WITH
 OPEN CELL SPRAY FOAM AND COVERED
 WITH INSULATION COVERED WITH 1/2"
 GYPSUM BOARD, PAINTED
 CEILING: 1/2" GYPSUM BOARD, PAINTED

BREWERY ROOM
 FLOOR: FINISHED, SEALED CONCRETE WITH
 FABRICATED TRENCH DRAIN
 BASE: SAND
 WALLS: EXISTING MASONRY WALLS COVERED WITH
 OPEN CELL SPRAY FOAM AND COVERED
 WITH GALVANIZED TIBBER PANELS
 CEILING: EXPOSED EXISTING NATIVE TIBBER
 RAFTERS, PAINTED BLACK

DOOR SCHEDULE

DOOR NO. 1
 EXISTING 3'-0" X 7'-0" X 1 3/4" STOREFRONT
 REMOVED AND REINSTALLED TO OPEN OUTWARD
 CHANGING 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 BAR INSTALLED

DOOR NO. 5
 EXISTING INTERIOR DOOR, PINE WOOD
 FINISHING INTERIOR DOOR, PINE WOOD
 1" FLUSH SCHEDULE DOOR, PINE WOOD
 FINISHING INTERIOR DOOR, PINE WOOD

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

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

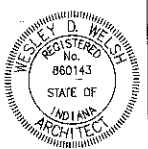
DOOR NO. 8
 (1 P.L.G.) 3'-6" X 7'-0" X 1 3/4"
 PREHUNG INTERIOR DOOR, PINE WOOD

DOOR NO. 9
 (1 P.L.G.) 3'-0" X 7'-0" X 1 3/4" EXTERIOR DOOR
 PREHUNG, CUMBER LOCK, WEATHERSTRIPPING KIT

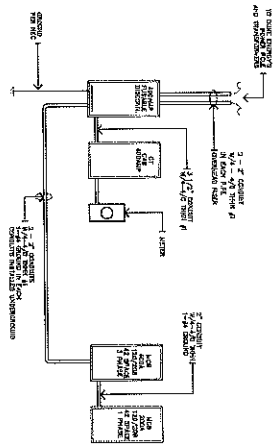
DOOR NO. 10
 NEW 11" HIGH X 10" HIGH OVERHEAD DOOR WITH TRACK
 INSTALLED IN THE EXISTING OPENING

DOOR NO. 11
 PAIR 2'-6" X 6'-0" X 1 3/4" FINISHED S.C. WOOD
 FINISHING WOOD FINISH, 1 1/2" PAIR OF HINGES, PRIVACY SET

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

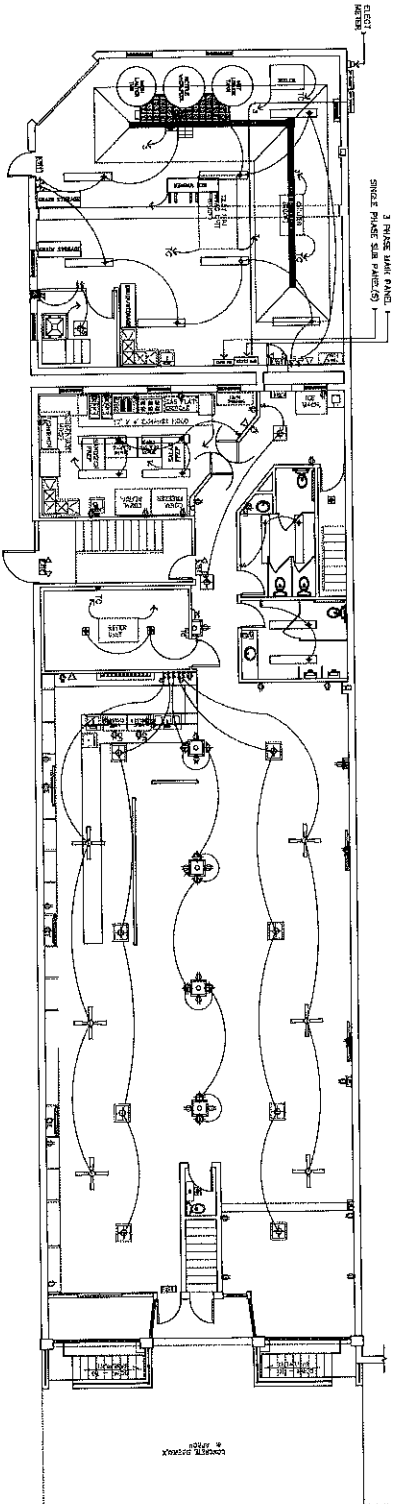
ELECTRICAL ENTRANCE RISER DIAGRAM



GENERAL NOTES
 EXISTING SERVICE LOCATION IN THE ELECTRICAL SERVICE FOR THE MAIN FLOOR TO BE NEW AND SPLIT TO THE BREWERY ROOM, THE HOODING LINE FROM THE POWER COMPANY WILL FEED FROM THE MAIN AND FEED WITHIN THE TAPROOM OPERATIONS AND KITCHEN EQUIPMENT. EXISTING SERVICE LOCATIONS WILL BE REMOVED AND NEW SERVICE LOCATIONS WILL BE INSTALLED.

ELECTRICAL FIXTURE SCHEDULE

- ⊠ HANGING METAL CHANNELED, 3 LED BULB (8 FIXTURES TOTAL) 2,700 KELVIN, 8 WATTS
- ⊠ HANGING LIGHT, 1 LED BULB (2 FIXTURES TOTAL) 2,700 KELVIN, 8 WATTS
- ⊠ WALL MOUNTED LIGHT, 3 LED BULB SCOPE (8 FIXTURES TOTAL) 4,000 LUMENS - 4,100 KELVIN STRIP FIXTURE (16 FIXTURES TOTAL) w/ 2 LED 78 LUMENS, 48\"/>
- ⊠ HANGING LIGHT, 1 LED BULB (4 TOTAL FIXTURES) 400 LUMENS - 2,700 KELVIN, 4 WATTS
- ⊠ 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
- ⊠ INTRINSICALLY SAFE LIGHT, 1 LED BULB (1 FIXTURE TOTAL) 700 LUMENS - 2,700 KELVIN, 8 WATTS
- ⊠ INTRINSICALLY SAFE LIGHT w/ EMERGENCY LIGHTS
- ⊠ TELEPHONE OUTLET
- ⊠ EXIT LIGHT WITH EMERGENCY LIGHTS
- ⊠ ILLUMINATED EXIT LIGHT
- ⊠ THERMOSTAT / TEMPERATURE CONTROL



ELECTRICAL PLAN

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



SHEET NO. 4 OF 10

12-8-17

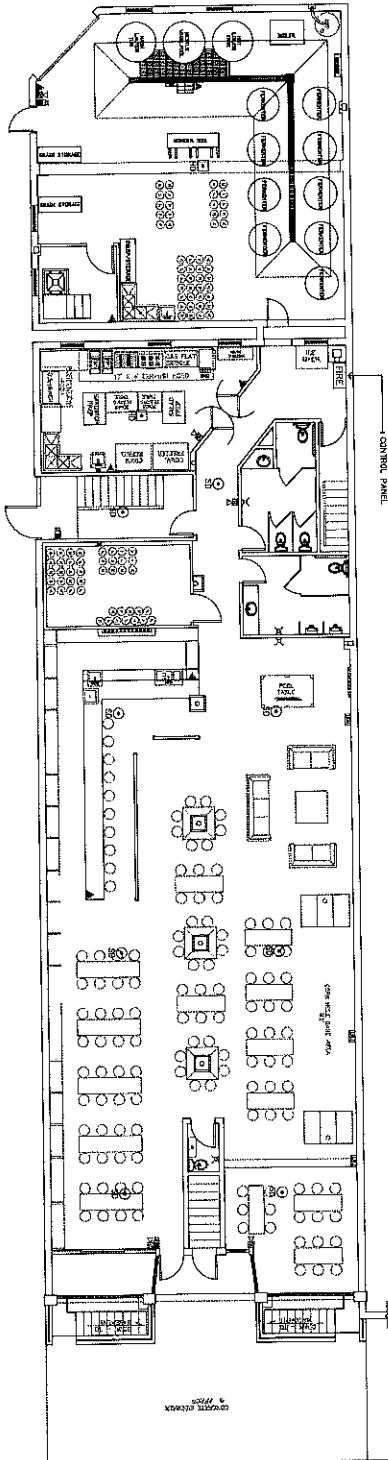
BUILDING RENOVATION FOR TIP-A-CANOE BREWS, INC
 712 MAIN STREET
 ROCHESTER, INDIANA 46975

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

Wesley D. Welsh



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

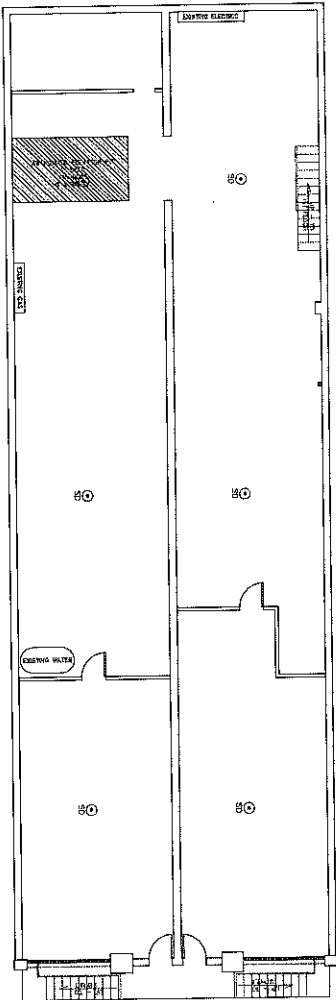


FIRE ALARM SYSTEM LEGEND

- (X) STREET ONLY - SPECIAL SERVICE
- (C) SMOKE & HEAT - SPECIAL SERVICE
- (S) SMOKE & HEAT - SPECIAL SERVICE
- (H) HEAT DETECTOR
- (SM) SMOKE DETECTOR
- (SH) SMOKE & HEAT DETECTOR
- (P) PULL STATION
- (SD) SMOKE DETECTOR
- (SH) SMOKE & HEAT DETECTOR
- (W) WATER PUMP
- (M) MISC. EQUIPMENT
- (A) ALARM
- (C) CONTROL PANEL
- (S) SMOKE DETECTOR
- (H) HEAT DETECTOR
- (SH) SMOKE & HEAT DETECTOR
- (P) PULL STATION
- (W) WATER PUMP
- (M) MISC. EQUIPMENT
- (A) ALARM
- (C) CONTROL PANEL

FIRE ALARM SYSTEM NOTES

1. TOTAL OF TWO (2) WATER PUMP HEAT DETECTORS IN THE BASEMENT AND SPECIAL SERVICE.
2. THE FIRE ALARM SYSTEM IS LOCATED ON THE FIRST FLOOR.
3. THE FIRE ALARM SYSTEM IS LOCATED ON THE FIRST FLOOR.
4. THE FIRE ALARM SYSTEM IS LOCATED ON THE FIRST FLOOR.
5. THE FIRE ALARM SYSTEM IS LOCATED ON THE FIRST FLOOR.
6. THE FIRE ALARM SYSTEM IS LOCATED ON THE FIRST FLOOR.
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8. THE FIRE ALARM SYSTEM IS LOCATED ON THE FIRST FLOOR.
9. THE FIRE ALARM SYSTEM IS LOCATED ON THE FIRST FLOOR.
10. THE FIRE ALARM SYSTEM IS LOCATED ON THE FIRST FLOOR.



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



Wesley D. Welsh

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

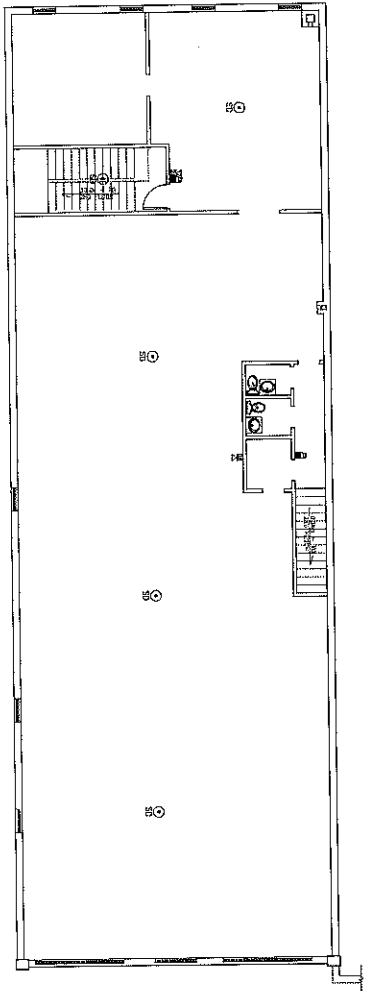
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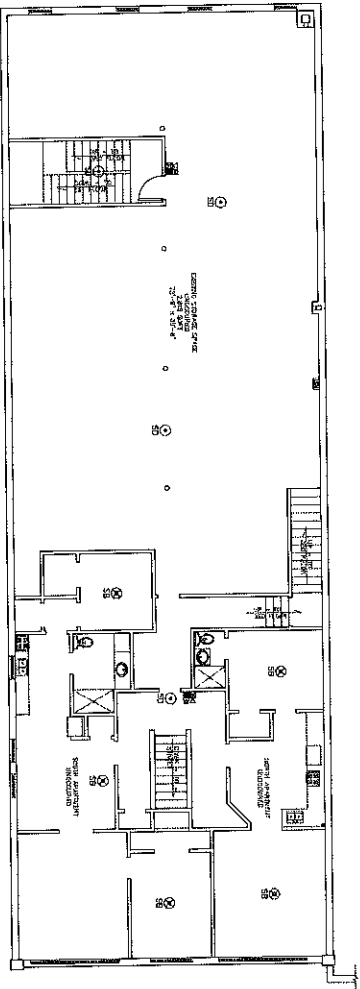
3RD FLOOR
FIRE ALARM PLAN
SCALE: 3/32"=1'-0"



FIRE ALARM SYSTEM LEGEND

- [X] STAIRS ONLY - SMOKE DETECTOR
- [SD] SMOKE DETECTOR
- [M] MITSUBISHI HCCO MONITOR
- [C] FIRE COMPRESSOR
- [FACP] FIRE ALARM CONTROL PANEL
- [PS] PULL STATION
- [SD] SMOKE DETECTOR
- [SD/SB] SMOKE DETECTOR W/ SOUNDER BASE
- [SD] SMOKE 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



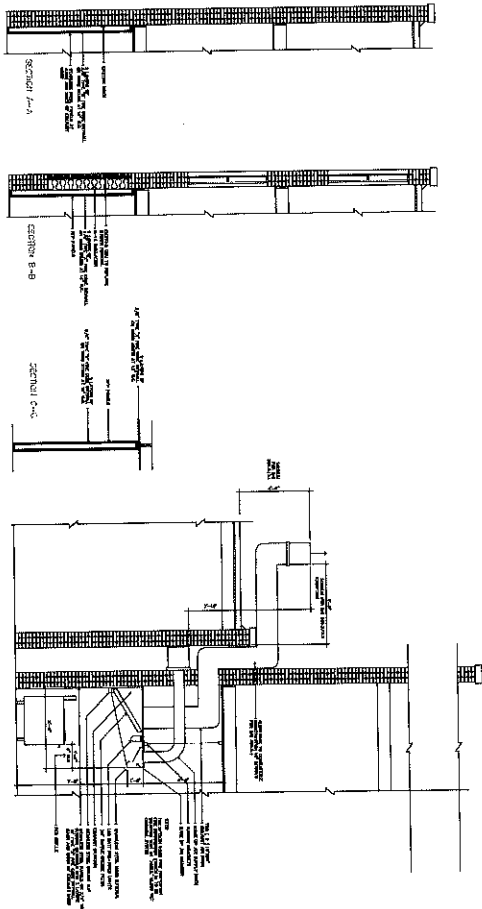
MECHANICAL NOTES

HVAC UNIT (ROOF MOUNTED)
 480/3PH/60HZ
 208-230/3PH/60HZ
 WITH HIGH STATIC MOTOR & PHASE MONITOR
 VULC DOWN/HOZT END RETURN
 LOW LEAK ECONOMIZER FOR
 BY FRICTION-INDICATING RELIEF
 CAMBER/PORT 12" PACKAGE
 UNIT ROOF CURB 12" HIGH
 PROGRAMMABLE THERMOSTAT

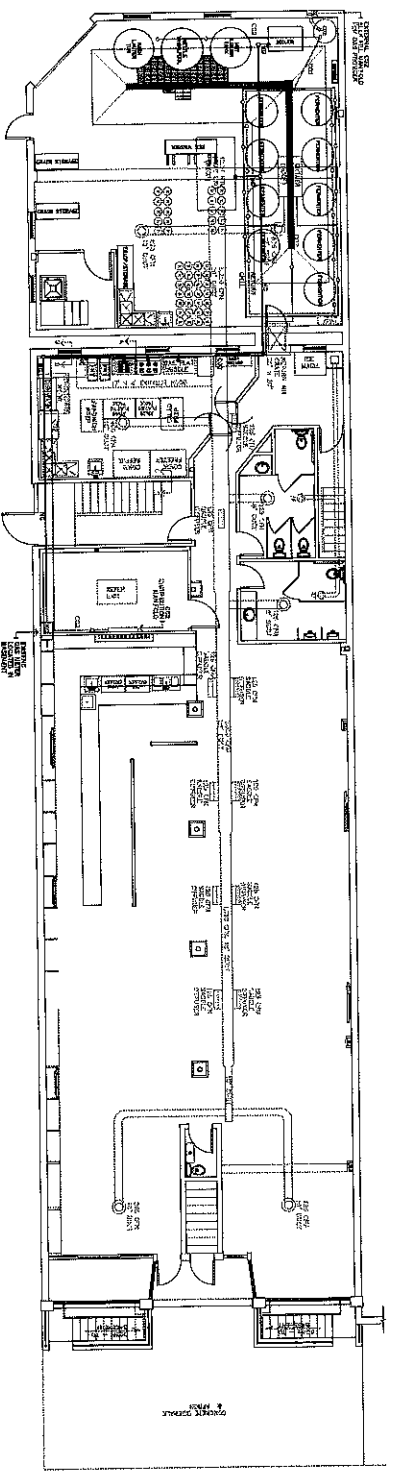
SUPPLY AIR DUCTS,
 ROUND SPLIT METAL, WITH SEE AND BOTTOM
 ROUND SPLIT METAL, WITH SEE AND BOTTOM
 FIELD ADJUSTED ON SUPPLY MAY NEED TO BE
 MANUADJUSTED AND MODEL OF THE UNIT

CHILLER UNIT (ROOF MOUNTED)
 480/3PH/60HZ
 2" O.A. W/ELT/OUTLET
 CYCLO RESERVOIR TANK AND PUMP
 TO BE LOCATED IN BREWERY ROOM
 GEYSE LOOP PUMPING TO RINGS
 ABOVE FILLER PLS. CONTROLLED WITH
 INDIVIDUAL SOLENOID VALVES ON EACH
 FERMENTATION TANK

WALK-IN COOLER REFRIGERATION UNIT
 SUPPLIED BY THE OWNER
 REFRIGERANT AND OIL SUPPLIED BY THE OWNER
 ELECTRIC UNIT, PROGRAMMABLE THERMOSTAT



WALL SECTION DWG'S



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



SHEET
 NO.
 7 OF 10

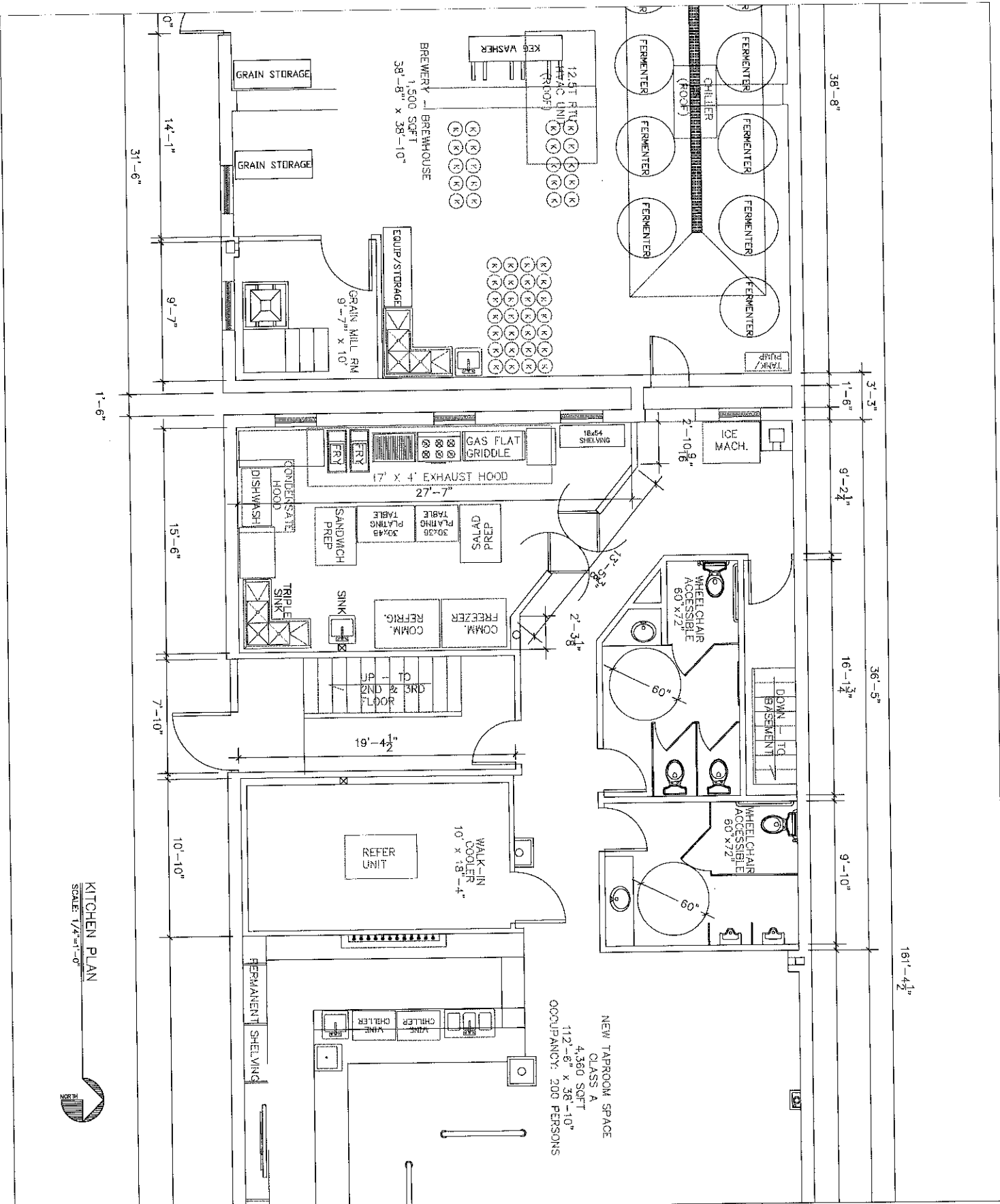
12-8-17

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

Wesley D. Welsh





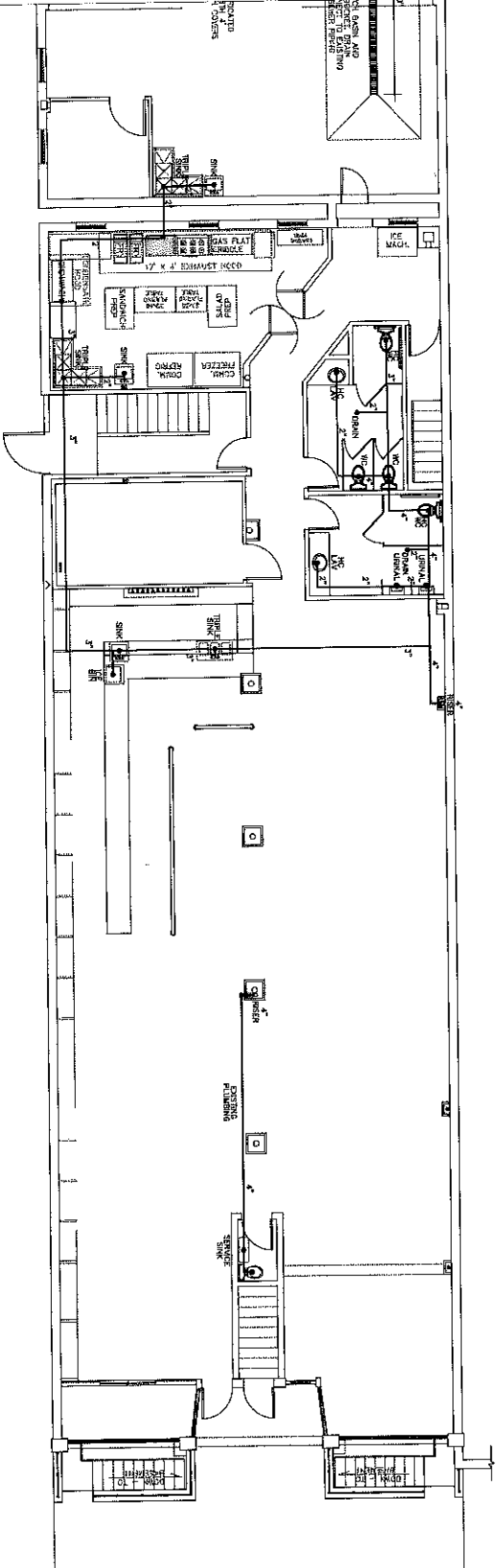
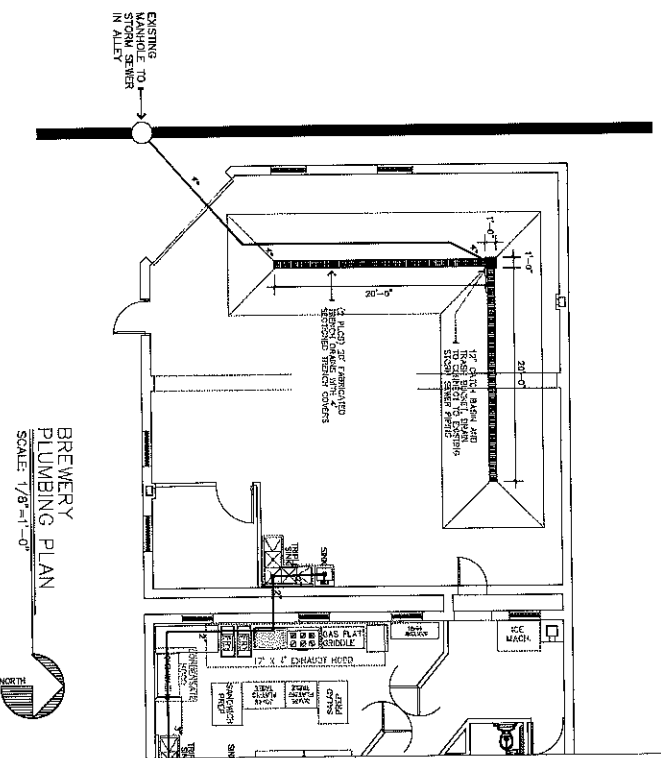
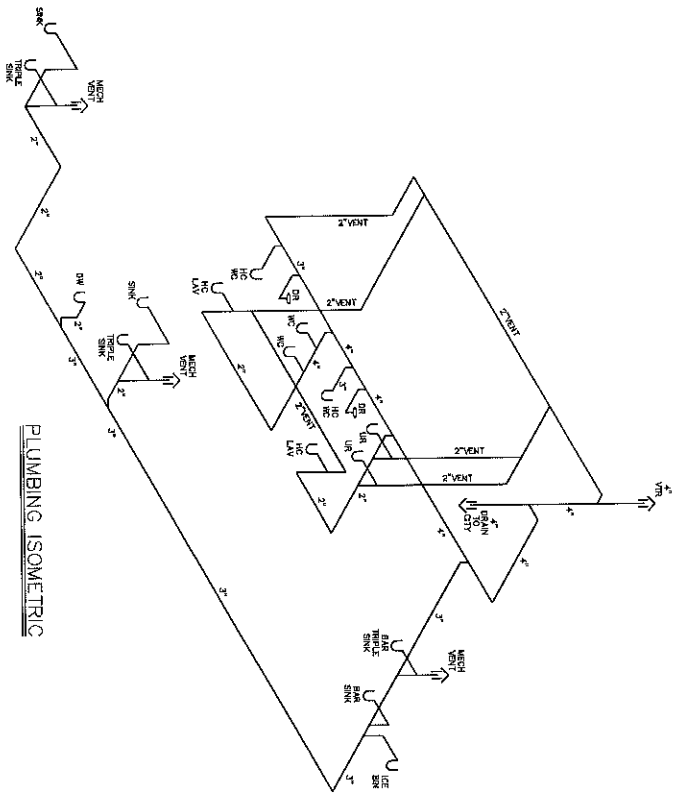
KITCHEN PLAN
SCALE: 1/4"=1'-0"

12-8-17
SHEET NO. 8 OF 10

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

161'-4 1/2"



12-8-17

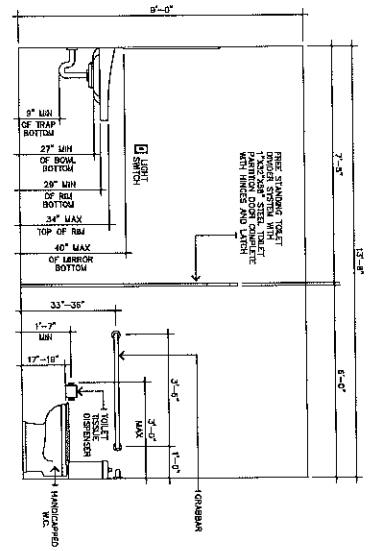
SHEET NO. 9 OF 10

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

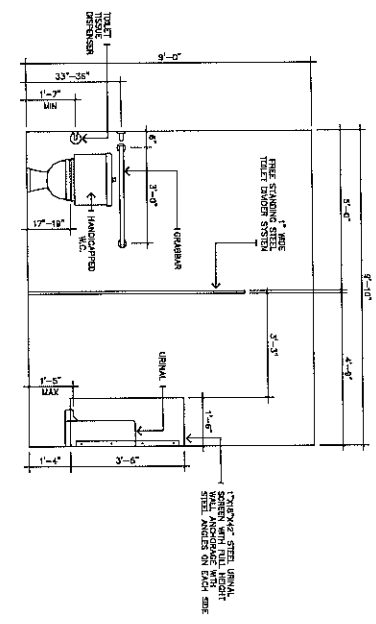
WESLEY D. WELSH
ARCHITECT
P.O. BOX 824
WABASH, INDIANA 46992

[Handwritten Signature]



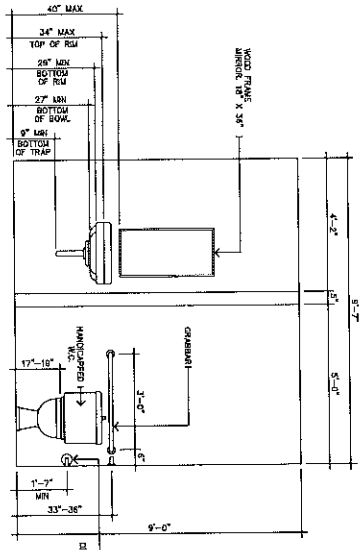


INTERIOR ELEVATION 1

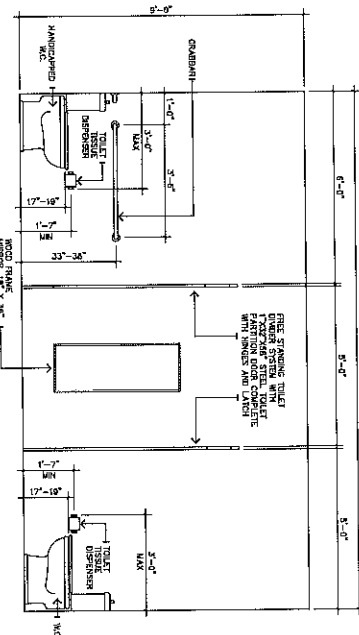


INTERIOR ELEVATION 2

INTERIOR ELEVATIONS

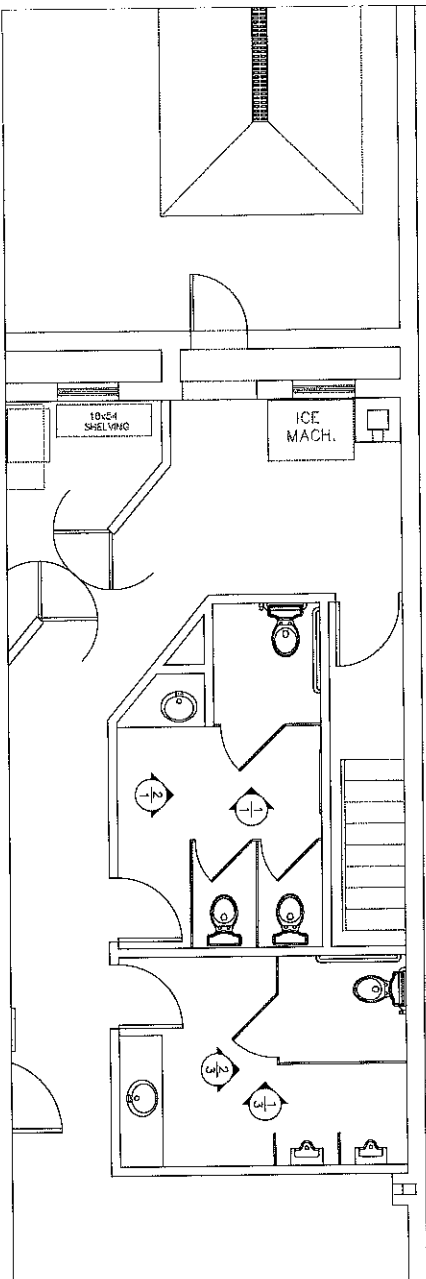


INTERIOR ELEVATION 3



INTERIOR ELEVATION 4

INTERIOR ELEVATIONS



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







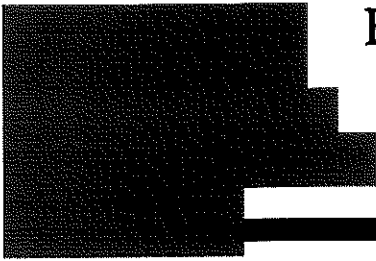












Fulton County Area Plan Commission

125 East 9th Street, Suite 012 - Rochester, IN 46975

Phone: 574.223.7667 - Fax: 574.223.3652

[http://co.fulton.in.us/advisory/
plandirector@rtcol.com](http://co.fulton.in.us/advisory/plandirector@rtcol.com)

December 8, 2017

Michael A. Doran
Tip A Canoe Brews, Inc
282I North 300 West
Rochester, IN 46975

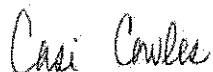
Dear Mr. Doran,

This letter is in regard to your request for variances from IBC codes 706.3.9 and 903.3.1.2. The Fulton County Planning and Building Department does not have any objections to either variance requested. The Fulton County Planning and Building Department is satisfied that the proposal of enclosing the kitchen area with a 2-hour fire rated 5/8" Type X Fire Code Drywall with additional sensors incorporated into the central fire alarm system will adequately serve the purpose of the IBC code 706.3.9.

The Fulton County Planning and Building Department is also satisfied that the proposed monitoring central alarm system and emergency egresses will adequately serve the purpose of the IBC code 903.3.1.2.

Please feel free to contact the office if you have further questions (574) 223-7667.

Sincerely,



Casi Cowles
Executive Director

Rochester Fire Department

2006 East State Road 14
Rochester Indiana 46975

December 7, 2017

To whom it may concern,

The Rochester Fire Department has been notified of the requested variances from Mr. Michael Doran, President Tip a Canoe Brews, Inc., for the address 712 Main St. Rochester Indiana. Rochester Fire Department does not have any objections to the requested variances.

Thomas Butler
Chief, Rochester Fire
574-223-6113