



AGENDA
Special Committee on General Services
Monday, August 27, 2018 @ 4:45 p.m.
City Council Conference Room, City Hall 10th Floor

Councilmember Patricia Spitzley, Chair
Councilmember Adam Hussain, Vice Chair
Councilmember Carol Wood, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Discussion/Action:

A.) RESOLUTION – Microbrewery/Small Wine License; Sleepwalker Spirit's and Ale; 1101 W. Washington Avenue

4. Other

5. Adjourn



DATE Aug 27, 2018

[illegible]



City of Lansing, Michigan
On-Premises Alcohol Sales Application

Business Name: Sleepwalker Spirit Band & Wine Some
Business Address: 1101 S Washington Ave
City: Lansing State: MI Zip: 48910
Main Contact Number: (517) 719-7563 Secondary Contact Number: (Some)
Email Address: jeremy@drinksleepwalker.com
License(s) for which you are seeking Local Government Approval Microbrewer/Small Wine

Provide the name, age and address of the applicant, in the case of an individual, or, in the case of a copartnership, the names, addresses and ages of the persons entitled to share in the profits thereof, or, in the case of a corporation, the objects for which the corporation is organized, the names, addresses and ages of the officers and directors and, if a majority interest in the stock of such corporation is owned by one person or his or her nominee, the name, address and age of such person:

Name	Position	Address
Jeremy Sprague	President	221 Orchard St. East Lansing, MI 4882

If an Individual, provide Applicant's:

Date of Birth: [Redacted] Place of Birth: Lansing
What character of business do you intend to operate? Restaurant Microbrewery

RECEIVED
2010 JUN 18 PM 1:00
LANSING CITY CLERK

When you are done with this form, please return it to:
Chris Swope, City Clerk
Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695
clerk@lansingmi.gov

What is the length of time your business has been of that character, or in the case of a corporation, the date when its charter was issued?

7.27.2012

Have you made applications for a similar or other license on premises other than those described in this application? Yes ☐ No ☒

If yes, what is the disposition of any such earlier application? _____

Are building plans on file? Yes ☒ No ☐ If not please submit them with this application showing the entire structure and premises and, in particular, the specific areas where the license is to be utilized. Such plans shall demonstrate adequate off-street parking, lighting and refuse disposal facilities and, where appropriate, adequate plans for screening and noise control, as provided in the Zoning, Building and Housing, and Fire Prevention Codes.

☒ I (we) have never been convicted of a felony and is (are) not disqualified to receive a license by reason of any item contained in this chapter or the laws of the State.

☒ I (we) will not violate any State or Federal laws or any ordinance of the City in the conduct of this business.

☒ I (we) or my (our) agent(s) do not owe any personal property taxes.

☒ The copy of the Michigan Liquor Control Commission application submitted with this application is a true copy of what I (we) intend to submit to the Michigan Liquor Control Commission.

I hereby certify that this application is complete and accurate to the best of my knowledge, information and belief.

Signature

Date

Subscribed and sworn to before me this

18 day of June, 2018.

Signature

Printed Name

Notary Public, Lansham County, Michigan

My Commission Expires:

Acting in the County of

When you are done with this form, please return it to:

Chris Swope, City Clerk

Lansing City Clerk's Office

Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695

clerk@lansingmi.gov



Copy

Manufacturer & Wholesaler License & Permit Application

For more information on manufacturer and wholesaler licenses and permits, please visit the Liquor Control Commission's frequently asked questions website [by clicking this link](#).

Before you begin filling out the attached application, please review this checklist for the forms and documents you will need to submit with your completed application form.

The attached LCC-100 form will automatically calculate fees when opened using Adobe Acrobat Reader. The form's functionality may not work with third-party PDF readers. You may download a free copy of Adobe Acrobat Reader on the Adobe website: <https://get.adobe.com/reader/>

☒ Completed Manufacturer & Wholesaler License & Permit Application (attached)

☐ [Livescan Fingerprint Form](#)* (attached) **ON FILE**

☐ Inspection, License, and Permit Fees

☐ [Local Government Authorization \(Form LCC-106\)](#) - For a new Small Wine Maker, Wine Maker, Brewer, Micro Brewer, Small Distiller, Manufacturer of Brandy, or Manufacturer of Spirits license

☐ Property document (lease, deed, land contract, etc.)

☐ Purchase agreement - For the transfer of ownership of a license

Are you transferring stock or membership interest? If yes, use the [License Interest Transfer Application \(LCC-101\)](#).

If applicant is a corporation also include (pursuant to R 436.1109):

☐ [Report of Stockholders/Member/Partners \(Form LCC-301\)](#)

☐ Copy of Articles of Incorporation filed with the Corporations Division of the Department of Licensing & Regulatory Affairs

☐ Current Certificate of Good Standing from the state where incorporated and Certificate of Authority to Do Business in Michigan, if incorporated outside of Michigan.

☐ Certified copy of the minutes of a meeting of its board of directors or a statement signed by an officer of the corporation naming the persons authorized by corporate resolution to sign the application and other documents required by the Commission or [Part 3 of Form LCC-301](#).

If applicant is a limited liability company also include (pursuant to R 436.1110):

☐ [Report of Stockholders/Member/Partners \(Form LCC-301\)](#)

☐ Copy of Articles of Organization filed with the Corporations Division of the Department of Licensing & Regulatory Affairs

☐ Copy of the operating agreement or bylaws of the applicant company

☐ Current Certificate of Authority to Do Business in Michigan, if the LLC is a non-Michigan LLC.

☐ Statement signed by a manager of the limited liability company or by at least 1 member if management is reserved to the members naming the person authorized to sign the application and other documents required by the Commission or [Part 3 of Form LCC-301](#).

If applicant is a limited partnership also include (pursuant to R 436.1111):

☐ [Report of Stockholders/Member/Partners \(Form LCC-301\)](#)

☐ Copy of the partnership agreement of the applicant limited partnership

☐ Each general partner of a partnership shall sign the application, bond, and other papers filed in connection with securing a new license or transferring an existing license. This requirement may be waived by the Commission upon showing of good cause, which must be submitted in writing.

Facilities that manufacture alcoholic products in Michigan must be licensed through the Michigan Department of Agriculture and Rural Development (MDARD) in addition to licensure through the MLCC. You may contact MDARD regarding the licensing requirements for the type of establishment for which you are applying by calling, toll-free, 800-292-3939 or visiting www.michigan.gov/mdard.

*Fingerprints are required for applicants that have not been fingerprinted for MLCC licensure in the past and will hold 10% or more interest in a license or applicant entity.



Manufacturer & Wholesaler License & Permit Application

(For MLCC Use Only)

For information on manufacturer and wholesaler licenses and permits, including a checklist of required documents for a completed application, please visit the Liquor Control Commission's frequently asked questions website [by clicking this link](#).

Part 1 - Applicant Information

Individuals, please state your legal name. Corporations or Limited Liability Companies, please state your name as it is filed with the State of Michigan Corporation Division.

Applicant name(s): Jeremy C Sprague		
Address to be licensed: 1101 S Washington Ave		
City: Lansing	Zip Code: 48910	
City/township/village where license will be issued: Lansing		County: Ingham
Federal Employer Identification Number (FEIN): 46-0665803		

Leave Blank - MLCC Use Only

1. Are you requesting a new license? ☒ Yes ☐ No
2. Are you applying ONLY for a new permit or permission? ☐ Yes ☒ No
3. Are you buying an existing license? ☐ Yes ☒ No
4. Are you modifying the size of the licensed premises? ☐ Yes ☒ No
If Yes, specify: ☐ Adding Space ☐ Dropping Space ☐ Redefining Licensed Premises
5. Are you transferring the location of an existing license? ☐ Yes ☒ No
6. Is this license being transferred as the result of a default or court action? ☐ Yes ☒ No
7. Do you intend to use this license actively? ☒ Yes ☐ No

Part 2 - License Transfer Information (If Applicable)

If transferring ownership of a license ONLY and not transferring the location of a license, fill out only the name of the current licensee(s)

Current licensee(s):		
Current licensed address:		
City:	Zip Code:	
City/township/village where license is issued:		County:

Part 3 - Licenses, Permits, and Permissions

Applicants for Manufacturer & Wholesaler licenses, permits, and permissions must complete the attached Schedule A and return it with this application. Transfer the fee calculations from the Schedule A to Part 4 below.

Part 4 - Inspection, License, and Permit Fees - Make checks payable to State of Michigan

Inspection Fees - Pursuant to MCL 436.1529(4) a nonrefundable inspection fee of \$70.00 shall be paid to the Commission by an applicant or licensee at the time of filing of a request for a new license or permit, a request to transfer ownership or location of a license, or a request to increase or decrease the size of the licensed premises. Requests for a new permit in conjunction with a request for a new license or transfer of an existing license do not require an additional inspection fee.

License and Permit Fees - Pursuant to MCL 436.1525(1), license and permit fees shall be paid to the Commission for a request for a new license or permit or to transfer ownership or location of an existing license.

Inspection Fees:	License & Permit Fees:	TOTAL FEES:
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Schedule A - Licenses, Permits, & Permissions

Licenses, permits, and permissions selected on this form will be investigated as part of your request. Please verify your information prior to submitting your application, as some licenses, permits, or permissions cannot be added to your request once the application has been sent out for investigation by the Enforcement Division.

License Type:	Base Fee:	Fee Code MLCC Use Only
☐ Brewer	\$50.00	
☒ Micro Brewer (Under 60,000 barrels annually)	\$50.00	
☐ Wine Maker	\$100.00	
☒ Small Wine Maker (Under 50,000 gallons annually)	\$25.00	
☐ Winery Tasting Room	\$100.00	
☐ Spirit Tasting Room	\$100.00	
☐ Brandy Tasting Room	\$100.00	
☐ Manufacturer of Brandy	\$100.00	
☐ Manufacturer of Mixed Spirit Drink	\$100.00	
☐ Manufacturer of Spirits	\$1,000.00	
☐ Small Distiller (Under 60,000 gallons annually)	\$100.00	
☐ Outstate Seller of Beer	\$1,000.00	
☐ Outstate Seller of Wine	\$300.00	
☐ Outstate Seller of Mixed Spirit Drink	\$300.00	
☐ Wholesaler	\$300.00	
For delivery vehicle decal fees please use Report of Delivery Vehicles form (LCC-351) .		
☐ Warehouser	\$50.00	
☐ Industrial Manufacturer	\$10.00	
☐ Seller of Alcohol	\$10.00	
☐ Limited Alcohol Buyer	\$10.00	
☐ Consumer Sampling Event License	No charge	

*Sunday Sales Permit (AM) allows the sale of liquor, beer, and wine on Sunday mornings between 7:00am and 12:00 noon, if allowed by the local unit of government.

**Sunday Sales Permit (PM) allows the sale of liquor on Sunday afternoons and evenings between 12:00 noon and 2:00am (Monday morning), if allowed by the local unit of government. No Sunday Sales Permit (PM) is required for the sale of beer and wine on Sunday after 12:00 noon. The Sunday Sales Permit (PM) fee is 15% of the fee for the license that allows the sale of liquor. Additional bar fees and B-Hotel room fees are also calculated as part of the permit fee.

Licenses, permits, and permissions selected on this form will be investigated as part of your request. Please verify your information prior to submitting your application, as some licenses, permits, or permissions cannot be added to your request once the application has been sent out for investigation by the Enforcement Division.

Permits:	Base Fee:	Fee Code MLCC Use Only
☒ Sunday Sales Permit (AM)	\$160.00	
☒ Sunday Sales Permit (PM)		
☐ Catering Permit	\$100.00	
☐ Beer and Wine Tasting Permit	No Charge	
☒ Outdoor Service	No Charge	
☒ Entertainment Permit	No Charge	
☐ Dance Permit	No Charge	
☐ Topless Activity Permit	No Charge	
☐ Living Quarters	No Charge	
☐ Specific Purpose Permit (list activity below): Days/Hours requested: _____		
☐ Extended Hours Permit (check type below): ☐ Dance ☐ Entertainment	No Charge	
Days/Hours requested: _____		
☐ Off-premise Storage	No charge	
☐ Direct Connection(s)	No charge	

Inspection, License, Permit, & Permission Fee Calculation

Number of Licenses: _____ x \$70.00 Inspection Fee

Total Inspection Fee(s): _____

Total License Fee(s): _____

Total Permit Fee(s): _____

TOTAL FEES DUE: _____

Make checks payable to **State of Michigan**

Part 5a - Information on Individual Applicant, Stockholder, Member, or Limited Partner

Each individual, stockholder, member, or partner must complete Part 5a, 5b, and 5c. If a stockholder or member of an applicant company is a corporation or limited liability company, complete Part 5a and 5c and submit a completed [Form LCC-301](#).

For applications with multiple individuals, stockholders, members, or partners - each person or entity must complete a separate copy of this page.

Name: Jeremy C Sprague			
Home address: 221 Orchard ST			
City: East Lansing		State: MI	Zip Code: 48823
Business Phone: 517-719-7563	Cell Phone: 517-719-7563	Email: jeremy@drinksleepwalker.com	
Have you ever been licensed by the Michigan Liquor Control Commission (MLCC) or do you currently hold an interest in any other licenses issued by the MLCC? If Yes , please list business ID numbers below. If you hold interest in 2 or more locations under the same name, please also write "chain" below. Pursuant to MCL 436.1603, a manufacturer licensee may hold interest in another manufacturer licensee, but not a wholesaler or retailer licensee; a wholesaler licensee <u>may not</u> hold interest in another wholesaler licensee or a manufacturer or retailer licensee. ☒ Yes ☐ No 46-0665803			
Do you hold 10% or more interest in the applicant entity? ☒ Yes ☐ No			
If you answered "no" to the first question and "yes" to the second question, you must submit fingerprints and undergo an investigation by the MLCC. Please see the attached instructions for submitting fingerprints to the MLCC. You must submit a copy of the completed and endorsed " Livescan Fingerprint Background Request " with your application.			

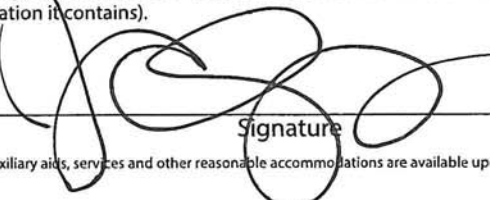
Part 5b - Personal Information (Individuals) - Must be at least 21 years of age, pursuant to administrative rule R 436.1105(1)(a).

Date of Birth: [REDACTED]	Social Security Number: [REDACTED]	Driver's License Number: [REDACTED]
Are you a citizen of the United States of America? ☒ Yes ☐ No		
If applying for a Wholesaler license, have you resided in Michigan for the past year, as required by MCL 436.1601(1)? ☒ Yes ☐ No		
Have you ever legally changed your name? ☐ Yes ☒ No		
If you answered "yes", please list your prior name(s) (including maiden):		
Spouse's full name (if currently married): N/A		
Spouse's date of birth: N/A	Is your spouse a citizen of the United States of America? ☐ Yes ☐ No	
Do you or your spouse hold any position, either by appointment or election, which involves the duty to enforce any penal law of the United States of America, or the penal laws of the State of Michigan, or any penal ordinance or resolution of any municipal subdivisions of the State of Michigan? ☐ Yes ☐ No		
Does your spouse hold a retail, manufacturer, or wholesaler license issued by the MLCC? ☐ Yes ☐ No		
Have you ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes , list below (attach additional pages if necessary): ☒ Yes ☐ No		
Date	City/State	Charge
Fall 1989	East Lansing	Minor in Possession of Alcohol
Disposition		
No Arrest/Paid Fine		
Has your spouse ever been found guilty, pled guilty, or pled no contest to a criminal charge or any local ordinance violations? If Yes , list below (attach additional pages if necessary): ☐ Yes ☐ No		
Date	City/State	Charge
Disposition		

Part 5c - Signature

I certify that the information contained in this form is true and accurate to the best of my knowledge and belief. I agree to comply with all requirements of the Michigan Liquor Control Code and Administrative Rules. I also understand that providing **false** or **fraudulent** information is a violation of the Liquor Control Code pursuant to MCL 436.2003. (This form must be signed by the person whose information it contains).


Print Name


Signature

June 18, 2018

Date



Andy Schor, Mayor

Department of Economic Development and Planning

316 N. Capitol Ave., Suite C-1
Lansing, MI 48933-1238
Phone: 517-483-4355 Fax: 517-377-0169
Brian McGrain, Director
www.LansingMi.gov

Date: June 11, 2018

PZE Process Number: PCPR18-0044

Address: 1101 S WASHINGTON AVE

Project Scope of Work: Build out of existing space for Brewery with small Kitchen, two new bathrooms, storage, brew area, and seating.

Review Notes: Approved

Review Type:

Electrical

Comments

1. Revisions - An electrical permit shall be acquired by a State-licensed electrical contractor registered with the City of Lansing. [Tag 0029] 1101 S washington-004
2. Revisions - All electrical work shall be installed in compliance with the 2014 National Electric Code (NEC) [Tag 0030] 1101 S washington-004
3. Revisions - All electrical work is subject to field review [Tag 0031] 1101 S washington-004
4. Revisions - Openings around electrical penetrations through fire resistant rated walls, partitions, floors, or ceilings shall be firestopped using approved methods to maintain the fire resistance rating per Article 300.21 2014 NEC. [Tag 0032] 1101 S washington-004
5. Revisions - Outlet boxes on opposite sides of fire resistant walls or partitions shall be separated by a horizontal distance of twenty four (24) inches per section 300.21 2014 NEC. [Tag 0033] 1101 S washington-004

Mechanical

Comments

1. Revisions - A Mechanical Permit shall be acquired by a licensed mechanical contractor with appropriate work classifications and registered with the City of Lansing.

Mechanical Work shall comply with the current edition of the Michigan Mechanical Code (MMC) and adopted Standards, Public Act 230 of 1972, Michigan Residential Code, and where applicable, the International Fuel Gas Code (IFGC), International Energy Conservation Code (IECC), Michigan Rehabilitation Code for Existing Buildings, NFPA 96, 2014 International Fire Code (IFC), and referenced sections of the electrical, plumbing, and building codes.

Work is subject to field review, inspection, and approval. [Tag 0036] 1101 S washington-001

Plumbing

Comments

1. Revisions - Grease Interceptors shall be sized according to sections 1003.2, 1003.3.4, and 1003.4.1 MPC 2015. Documentation shall be submitted giving the meals per day, type of food service (Pizza, Chinese, BBQ, etc.), with or without flatware, and maintenance schedule (30, 60, 90 day) for the grease interceptor. Maximum amount of grease allowed to be discharged to the sanitary sewer system is 400 mg/l per City Ordinance section 1046.04.

A signed letter of intent giving the cleanout schedule will be needed prior to final inspection. [Tag 0027] 1101 S washington-003

2. Revisions - Water distribution system shall be designed and pipe sizes shall be selected such that under conditions of peak demand the capacities at the fixtures supply pipe outlets shall not be less than shown in Table 604.3. The minimum flow rate and flow pressure provided to fixtures and appliances not listed in Table 604.3 shall be in accordance with manufacturer's installation instructions. [Tag 0028] 1101 S washington-003

3. Revisions - Each well of a multiple-compartment sink shall discharge independently to the waste receptor. [Tag 0034] 1101 S washington-003

4. Revisions - Piping shall not exceed 50' unless circulated. 607.2 Piping to the inlet of a water heater and piping conveying water heated by a water heater shall be insulated. 607.5 [Tag 0035] 1101 S washington-003

Building

Comments

1. Revisions - Comments contained in the previous plan review(s) remain in effect. [Tag 0026] 1101 S washington-001

Business Property Lease

This lease is entered into this **1st day of December, 2017**, by and between Superfancy Too LLC, hereunto referred to as Landlord, and Sleepwalker Spirits and Ale, hereunto referred to as Tenant.

Landlord, in consideration of the rents to be paid and the covenants and agreements to be performed by Tenant, does hereby lease to Tenant the premises located at 1101 S Washington Ave, Lansing, MI 48910, hereunto referred to as the Premises.

1. **TERM:** The Lease shall be effective as of the date of execution of this document as reflected above. The Lease shall be for a term ending **December 31, 2022** (60 months), hereunto referred to as the Term.
2. **RENT:** During the continuance of this Lease, Tenant shall pay to Landlord as rental for the Premises for the Term the sum of **One Thousand Five Hundred Dollars (\$1,500.00) per month**, in advance, upon the first day of each and every month starting three months after the Lease effective date. The first three months of the Term are provided without charge to Tenant as compensation for a prior intent to lease. The first payment will become due on **March 1st, 2018**. Tenant shall have until the tenth (10th) day of each month to pay the monthly rent payment before Tenant shall be in default.
3. **RENT SCALE:** Upon the first, second, and third anniversary of the Lease effective date, rent shall increase by 1.5% to \$1,522.50, \$1,545.34, and \$1,568.52 upon each respective anniversary. Thereafter, rent will increase at the US Department of Treasury's Annual CPI rate.
4. **LEASE:** Tenant hires the Premises for the Term and covenants to pay or cause to be paid to Landlord, at the dates and times above mentioned, the rent above reserved.
5. **NET LEASE:** Landlord shall pay the real property taxes and insurance on the building from the rental proceeds. Other than those specific costs, Landlord and Tenant intend that the rent payments required under Paragraph 2 above shall be absolutely net to Landlord so that this Lease shall yield, net to Landlord, not less than such rent payments. All costs, expenses and charges of every kind and nature relating to the Premises which may be attributable to or which may become due during the term of this Lease shall be paid by Tenant, and Landlord shall be indemnified and saved harmless by Tenant from and against the same.
6. **INSURANCE:** Landlord covenants that during the Term it will keep the building and improvements on the Premises insured against loss or damage by fire, with extended coverage, and that it shall maintain such insurance at all times during the Term in an amount equal to full replacement cost of the insurable value of said building and improvements. Such policies shall be taken out by Landlord and shall be issued in the name of Landlord and shall be issued by solvent insurance companies authorized and licensed to issue such policies in the State of Michigan. The policies shall name any mortgagee as an additional insured as to liability coverage and provide payable endorsement and standard mortgage endorsement for any mortgagee, as to property

coverage. the policies shall provide that they may not be canceled without thirty (30) days notice to any mortgagee. The policies shall remain at all times in the possession of Landlord. Landlord agrees to pay the premiums as they accrue and, if not so paid, Tenant may, at its option, pay such premiums, and deduct those payments from future rent due.

7. **TAXES:** Landlord agrees to pay all real estate taxes or special assessments due and payable during the Term or any renewal or extension thereof, which are levied by any governmental authority having jurisdiction over the Premises, and to submit receipts to Tenant upon request as evidence of payment thereof. In case Landlord should fail to pay any tax hereinabove mentioned before the same becomes delinquent because of such non-payment, Tenant may pay the same, together with all penalties accrued thereunder. If Tenant pays any such taxes, Landlord agrees to credit Tenant, on the next ensuing rent day, the amount so paid by Tenant.
8. **AUTOMATIC LEASE RENEWAL AND HOLDING OVER:** After the initial Term, provided Tenant is not in default under this Lease, this Lease shall rollover annually and automatically renew for successive twelve (12) month periods, unless cancelled by either party more than thirty (30) days prior to the annual renewal date.
9. **DEFAULT OTHER THAN RENT:** If Tenant shall default in any payment or expenditure other than rent required to be paid or expended by Tenant under the terms of this Lease, Landlord may, at its option, make such payment or expenditure, in which event the amount thereof shall be payable as rental to the Landlord by Tenant on the next ensuing rent day, together with interest at the rate of ten percent (10%) per annum from the date of such payment or expenditure by Landlord and, on default in such payment, Landlord shall have the same remedies as on default in the payment of rent.
10. **DEFAULT IN RENT:** In the event Tenant fails to pay any rental obligations on or before the tenth (10th) of each month or, with respect to non-rental payments defaults, shall fail to perform any of the other covenants of this Lease, and shall fail to rectify the same within fifteen (15) days after written notice of such default has been given to Tenant, Landlord shall have the right to re-enter the Premises through lawful means and to remove Tenant from the Premises, with or without terminating this Lease, at the exclusive option of Landlord (see paragraph 28). In the event Landlord recovers possession of the Premises as a result of Tenant's default and does not elect to terminate this Lease, Landlord shall have the right from time to time to make such repairs to the Premises as shall be determined necessary by Landlord and shall have the right to re-let the same upon such terms and conditions as Landlord, in its sole discretion, deems advisable without interference by Tenant. Upon such re-letting, all rentals received by Landlord shall be applied first to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such re-letting, including brokerage fees and attorney fees, and the costs of alterations and repairs; third, to the payment of rent due and unpaid hereunder; and the residue, if any, shall be held by Landlord and applied to the payment of future rent as the same shall become due and payable hereunder. If such rentals received from such re-letting during any month are less than rentals payable for that

month by Tenant hereunder, plus expenditures of Landlord incurred due to Tenant's default, including, but not limited to, brokerage fees, attorney fees, alterations and repairs, Tenant shall pay any such deficiency to Landlord. Such deficiency shall be calculated and be paid monthly. No such re-entry or taking possession of the Premises by Landlord shall be construed as an election on Landlord's part to terminate this Lease unless a written notice of such intention is given to Tenant or unless the termination hereof be declared by a court of competent jurisdiction. Notwithstanding any such re-letting without termination, Landlord may at any time thereafter elect to terminate this Lease for any previous breach.

- 11. PAYMENTS OF RENT:** All payments of rent or other sums to be made to Landlord shall be made at such place as Landlord shall from time to time designate, in writing, and every payment required to be made by Tenant under this Lease shall be made without deduction or set-off.
- 12. ASSIGNMENT:** The Tenant covenants not to assign or transfer this Lease, or mortgage the same, or sublet the Premises, or any part of the Premises, without the written consent of the Landlord, and, to the extent required by law, the Michigan Liquor Control Commission. Any assignment, transfer, mortgage or subletting in violation of the terms of this Lease without said written consent shall give Landlord the right to terminate this Lease and to re-enter and repossess the Premises.
- 13. BANKRUPTCY AND INSOLVENCY:** The Tenant agrees that if the estate created hereby shall be taken in execution, or by other process of law, or if Tenant shall be declared bankrupt or insolvent according to law, or if any receiver should be appointed for the business and property of Tenant, or if any assignment shall be made of Tenant's property for the benefit of creditors, then, and in such event, this Lease may be canceled at the option of Landlord.
- 14. RIGHT TO MORTGAGE:** Landlord at all times reserves the right to subject and subordinate this Lease to the lien of any mortgage or mortgages now or hereafter placed upon the Landlord's interest in the Premises and on the land and buildings of which the Premises are a part or upon any buildings hereafter placed upon the land of which the Premises form a part. Notwithstanding the foregoing, at the request of Tenant, Landlord shall obtain from the holders of all existing mortgages or prior leases an agreement in writing providing that Tenant's possession of the Premises shall not be disturbed provided Tenant is not in default under this Lease. Subject to the foregoing, Tenant covenants and agrees to execute and deliver, upon demand, such further instrument or instruments subordinating this Lease to the lien of any such mortgage or mortgages as shall be desired by Landlord, and any mortgagees or proposed mortgagees, and hereby irrevocably appoints Landlord the attorney-in-fact of Tenant to execute and deliver any such instrument or instruments for and in the name of Tenant provided said mortgagee agrees to recognize the rights of Tenant under this Lease.
- 15. USE AND OCCUPANCY:** During the Term, the Premises shall be used and occupied for a licensed bar/restaurant/brewery business and for no other purpose or purposes without the written consent of Landlord, and that Tenant will not use the Premises for any purpose in violation of any law, municipal ordinance or regulation, and that on any

breach of this agreement Landlord may, at its option, immediately terminate this Lease and re-enter and repossess the Premises.

- 16. FIRE:** If the Premises or improvements on the Premises become damaged or destroyed, in whole or in part, by fire or other casualty during the Term, Landlord will repair and restore the same to good tenable condition with reasonable dispatch. The rent herein provided for shall abate entirely in case the entire Premises are untenable, and pro rata for the portion rendered untenable in case a part only is untenable, until the same shall be restored to a tenable condition; provided, however, that if Tenant shall fail to adjust its own insurance or to remove their damaged goods, wares, equipment or property within a reasonable time, and as a result thereof the repairing and restoring is delayed, there shall be no abatement of rental during the period of such resulting delay. There shall be no abatement of rental if such fire or other cause damaging or destroying the Premises shall result from the negligence or willful act of the Tenant, its agents or employees. If Tenant shall use any part of the Premises for storage during the period of repair, a reasonable charge shall be made therefore against Tenant. Notwithstanding anything to the contrary in this paragraph, if the Premises, or the building of which they are a part, shall be destroyed to the extent of more than one-half the value thereof, Landlord may, at its option, terminate this Lease, without liability, forthwith by a written notice to Tenant. Landlord and Tenant forever release and discharge each other for any loss or damage to their respective property caused by fire, wind, theft, vandalism, malicious mischief, or other such casualties as are generally covered under extended coverage insurance whether or not such loss or damage is covered by insurance, and whether or not such loss or damage was caused by the negligent acts or omission of Landlord or Tenant or their respective agents or employees. No insurance carrier or underwriter shall have any right of subrogation against Landlord or Tenant by reason of any such loss of damage, and all policies of insurance obtained by Landlord or Tenant upon their respective properties insuring against such loss or damage shall contain provisions permitting the releases and anti-subrogation provisions herein provided.
- 17. TENANT TO INDEMNIFY:** Tenant agrees to indemnify and hold harmless Landlord from any liability for damages to any person or property in, on or about the Premises from any cause whatsoever. Tenant will procure and keep in effect during the term hereof liability insurance for the benefit of Landlord in the amount of One Million Dollars (\$1,000,000). Tenant shall deliver said policy to Landlord, and upon Tenant's failure to do so, Landlord may, at its option, obtain such insurance, and the cost thereof shall be paid as additional rent due and payable upon the next ensuing rent day.
- 18. GENERAL REPAIRS AND ALTERATIONS:** During the continuation of this Lease, Tenant shall, at its own expense, keep the premises and all non-trade fixtures in good repair, and at the expiration of the term, yield and deliver up the same in like condition as when taken, reasonable use and wear thereof and damage by the elements excepted. The Tenant shall not make any alterations, additions or improvements to the Premises without Landlord's written consent, and all alterations, additions or improvements made by either of the parties hereto upon the Premises, except moveable office furniture and trade fixtures put in at the expense of Tenant, shall be the property of Landlord and shall

remain upon and be surrendered with the Premises at the termination of this Lease without molestation or injury. If Tenant fails to make such repairs, Landlord may do so and Tenant shall pay to Landlord on the next ensuing rent day, the cost thereof, together with interest thereon at the rate of ten percent (10%) per annum from the date of such payment by Landlord to the date of repayment by Tenant.

19. REQUIRED REPAIRS AND ALTERATIONS: Notwithstanding any other provision of this Lease, from and after the Commencement Date, any repairs, replacements, capital improvements, additions or alterations to the Premises or any of its systems (e.g., plumbing, electrical, mechanical) structural or non-structural, which become necessary or are required by any law, statute, ordinance, rule, regulation or governmental authority or insurance carrier, including, without limitation, OSHA, shall be the obligation of Tenant.

20. EMINENT DOMAIN: If the whole Premises shall be taken by any public authority under the power of eminent domain, then the Term shall cease as of the day of possession shall be taken by such public authority and the rent shall be paid up to that day with a proportionate refund by Landlord of such rent as may have been paid in advance. If less than all of the Premises shall be so taken, Tenant shall have the right either to cancel this Lease and declare the same null and void or to continue in the possession of the remainder of the same under the terms and conditions herein; provided, however, that the rent shall be reduced in proportion to the amount of the Premises taken. All damages awarded for such taking under the power of eminent domain, whether for a whole or a part of the Premises, shall belong to and be the property of Landlord whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Premises; provided, however, that Landlord shall not be entitled to the award made to Tenant for loss of business, depreciation to, and the cost of removal of stock and fixtures or moving expenses.

21. CARE OF PREMISES: The Tenant shall not perform any acts or carry on any practices which may injure the building or the land or property of Landlord, and shall keep the Premises under its control (including adjoining drives, streets, alleys or yards) clean and free from rubbish, dirt, snow, and ice at all times. If Tenant shall not comply with these provisions, Landlord may enter upon the Premises and have rubbish, dirt and ashes removed and the sidewalks cleaned, in which event Tenant agrees to pay, on the next ensuing rent day, all charges that Landlord shall pay for the hauling of rubbish, ashes and dirt, or cleaning walks, together with interest thereon at the rate of ten percent (10%) per annum from the date of such payment by Landlord to the date of repayment by Tenant.

22. MAINTENANCE: Tenant shall be responsible for snow removal and maintenance of landscaped areas surrounding the Premises. If Tenant fails to keep said area free from snow or fails to maintain landscaped areas, Landlord may, at its option, contract for said services and bill to Tenant the cost of said maintenance. Tenant agrees to pay, on the next ensuing rent day, all such costs incurred by Landlord, together with interest at the rate of ten percent (10%) per annum from the date of such payment by Landlord to the date of repayment by Tenant.

- 23. COMPLIANCE WITH LAWS:** The Tenant shall, at its own expense, under penalty of forfeiture and damages, promptly comply with all lawful laws, orders, regulations or ordinances of all municipal, County and State authorities affecting the Premises hereby leased and the cleanliness, safety, occupation and use of same. Tenant will not, except in accordance with applicable law or regulations, introduce or cause to be introduced into the Premises, any material or substance that is now or in the future defined, listed or classified under any Federal, State or local law, rule, regulation, ordinance or code, relating to environmental protection or contamination or work place safety, or by the Environmental Protection Agency, the Occupational Safety and Health Administration, The National Institute of Safety and Health, the Nuclear Regulatory Commission, or any Federal, State or local agency having jurisdiction over work place safety or environmental protection or over any of their successor agencies or authorities, as a hazardous substance, hazardous waste, toxic substance, toxic waste, pollutant or contaminant, hereunto referred to collectively as Hazardous Material. If, however, Tenant introduces, or causes to be introduced, any Hazardous Material into the Premises, or if Tenant receives any notice or otherwise obtains knowledge of introduction of any Hazardous Material into the Premises, or receives any notice of the same, then Tenant will immediately notify Landlord of such occurrence.
- 24. CONDITION OF PREMISES AT TIME OF LEASE:** The Tenant acknowledges that it will examine the Premises prior to the Commencement Date and shall certify, in writing, to Landlord that Tenant is satisfied with the condition of the Premises and that Tenant will accept the Premises in its then present condition, "as-is, where-is".
- 25. GAS, WATER, HEAT, ELECTRICITY:** The Tenant will pay all charges made against the Premises for all utilities including without limitation gas, heat, electricity, water, and alarm systems during the continuance of this Lease as the same shall become due. If Tenant shall fail to pay any such charges, Landlord may, at its option, pay such charges and Tenant shall pay to Landlord, on the next ensuing rent day, all such charges paid by Landlord, together with interest at the rate of ten percent (10%) per annum from the date of such payment by Landlord to the date of repayment by Tenant.
- 26. ADVERTISING DISPLAY:** All signs and advertising displayed in and about the Premises shall be such only as advertise the business carried on upon the Premises, except at the written consent of the Landlord.
- 27. ACCESS TO PREMISES AND REQUIRED REPAIRS:** Upon reasonable notice to Tenant, Landlord shall have the right to enter upon the Premises at reasonable hours as agreed upon by the parties for the purpose of inspecting the same. If Landlord deems any repairs necessary, it may demand that Tenant make the same, and if Tenant refuses or neglects forthwith to commence such repairs and complete the same with reasonable dispatch, Landlord may make or cause to be made such repairs and shall not be responsible to Tenant for any loss or damage that may accrue to its stock or business by reason thereof. If Landlord makes or causes to be made such repairs, Tenant agrees that it will forthwith on demand pay to Landlord the cost thereof with interest at the rate of ten percent (10%) per annum. If Tenant shall make default in such payment, Landlord shall have the remedies provided in paragraph 10 hereof.

- 28. RE-ENTRY:** In case any rent shall be due and unpaid, or if default be made in any of the covenants herein contained, or if the Premises shall be deserted or vacated, then it shall be lawful for Landlord to re-enter into and repossess the Premises and require Tenant and each and every occupant to remove and put out. In the event Landlord shall obtain possession of the Premises by re-entry, summary proceedings or otherwise, Tenant hereby agrees to pay to Landlord the expense incurred in obtaining possession of the Premises, and also all expenses and commissions which may be paid in and about the letting of the same, and all other damages.
- 29. EARLY TERMINATION:** In the event that both parties come to a mutual agreement to terminate this Lease, Tenant's liability to pay rent shall continue until premises are re-rented. Tenant shall also pay Landlord all expenses and damages resulting there from, including the cost of advertisement plus any other costs incurred in re-renting the premises.
- 30. QUIET ENJOYMENT:** The Landlord covenants that Tenant, on payment of all of the required rental and performing all of the covenants of Tenant in this Lease, shall and may peacefully and quietly have, hold, and enjoy the Premises for the term stated above.
- 31. REMEDIES NOT EXCLUSIVE:** It is agreed that each and every of the rights, remedies and benefits provided by this Lease shall be cumulative, and shall not be exclusive of any other of said rights, remedies and benefits, or of any other rights, remedies and benefits allowed by law.
- 32. WAIVER:** One or more waivers of any covenant or condition by Landlord shall not be construed as a waiver of a further breach of the same covenant or condition. Failure to strictly enforce any provision of this lease, by either the Landlord or the Tenant, does not constitute acceptance of a change in its terms. Landlord and Tenant are still obligated to perform as indicated in this lease.
- 33. NOTICES:** Whenever under this Lease a provision is made for any notice of any kind, it shall be deemed sufficient notice and service thereof if such notice to Tenant is in writing addressed to Tenant at its last known Post Office address or at the Premises and deposited in the mail with postage prepaid, and if such notice to Landlord is in writing addressed to the last known Post Office address of Landlord and deposited in the mail with postage prepaid. Notice need be sent only to one Tenant or Landlord where Tenant or Landlord is more than one person.
- 34. CONSTRUCTION:** It is agreed that in this Lease the word "he" shall be used as synonymous with the words "she," "it" and "they," and the word "his" synonymous with the words "her," "its" and "their".
- 35. ASSIGNS AND SUCCESSORS IN INTEREST:** The covenants, conditions and agreements made and entered into by the parties hereto are declared binding on their respective heirs, successors, representatives and assigns.
- 36. CONSENT:** Wherever the consent or approval of Landlord is required, it will not be unreasonably withheld.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written. Each person who signs it acknowledges, by their signature, that they have read, now understand, and voluntarily agree to the Agreement.

LANDLORD:

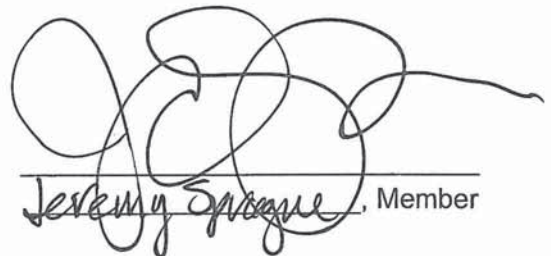
Superfancy Too, LLC

A handwritten signature in black ink, appearing to be 'A. Walilko'.

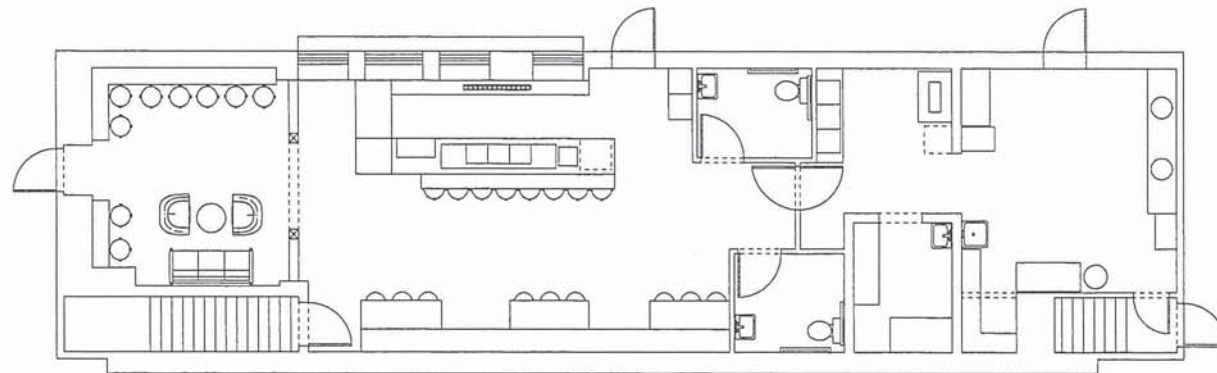
Andrej Walilko, Member

TENANT:

Sleepwalker Spirits and Ale

A handwritten signature in black ink, appearing to be 'Jeremy Sprague', written over a horizontal line.

Member



PROPOSED FIRST LEVEL PLAN
SCALE: 1/8" = 1'-0"

DRAWING INDEX

- 001 TITLE SHEET, GCD DATA, PROJECT INFORMATION, DRAWING INDEX, SITE LAYOUT KEY PLAN
- A-1.1 FIRST LEVEL PLAN, PLAN NOTES, REVISION NOTES, TYPICAL INTERIOR WALL SECTION, ROOM FINISH SCHEDULE, ROOM FINISH SCHEDULE, DOOR SCHEDULE, HARDWARE SCHEDULE, DOOR TYPES, FRAME TYPES, STAIRCASE ADJUST POINT TO POINTS
- F-1.1 PLUMBING DETAILS, FIRST LEVEL, PLUMBING PLAN, FIRST LEVEL SANITARY PLAN, TOILET ROOM DETAILS
- E-1.1 ELECTRICAL PLAN, FUTURE LEGEND, GENERAL ELECTRICAL PLAN NOTES

NOTE: FINAL HVAC LAYOUTS TO BE PROVIDED BY THE HVAC CONTRACTORS AND ARE NOT A PART OF THIS PLAN SET.

The drawings listed below have been prepared under the supervision of David C. O'Neil, P.E., and are the property of Oakwood Architecture, Inc.

SEAL AND SIGNATURE OF
DESIGN PROFESSIONAL OF
THIS PLAN SET

DAVID C. O'NEIL, P.E.
1510 DOWNSIDE DRIVE
HOLT, MI 48643
PH: 517-494-5575

CODE AUTHORITIES HAVING JURISDICTION

ZONING	City of Lansing Planning and Zoning 317-435-4344	MI 32019
LOCAL AGENCY	City of Lansing Building Department 317-435-4344	
ACCESSIBILITY	City of Lansing Building Department 317-435-4344	2019 Michigan Building Code, Chapter 11 ICC A117.1-2009 & 2010 ADA
MECHANICAL CODE	City of Lansing Building Department 317-435-4344	Michigan Mechanical Code 2019
PLUMBING CODE	City of Lansing Building Department 317-435-4344	Michigan Plumbing Code 2019
ELECTRICAL CODE	City of Lansing Building Department 317-435-4344	MEC 2014 (State of Michigan Electrical Code) AB 3846 RD 11/2010, In Compliance
FIRE ALARM & FIRE PROTECTION (Fire Alarm)	City of Lansing Fire Department 317-435-4344	IFC 2012 (International Fire Code 2012) as referenced in MEC 2019
HEALTH DEPARTMENT	Ingham County Health 317-435-4344	

OTHER AUTHORITIES HAVING JURISDICTION

WATER	Lansing Board of Water and Light 317-435-4344	MI 32019
ELECTRIC	Consumers Energy Electric Services 317-435-4344	
GAS	Consumers Energy Gas Engineering 317-435-4344	
STORM SEWERS	Ingham County Public Commission Public Services 317-435-4344	
SANITARY SEWERS	Lansing Board of Water and Light 317-435-4344	
ROADWAY	Ingham County Road Commission 317-435-4344	

GENERAL BUILDING REQUIREMENTS

1. Use Sheet A2
2. Construction Type: 5B and Fire Sprinkler
3. 1,370 Square Feet



UTILITY WARNING

Underground utility systems, as shown on the plan, were obtained from utility owners and were not field located. A minimum of 3 working days prior to beginning construction, the contractor shall notify "MIS 800" or "1-800-487-4874" of the location of all utilities located within any work area. The contractor shall be responsible for the protection of all utilities that may interfere with construction. Protection of utilities shall be provided to construction.



SITE LOCATION MAP

DOOR & FRAME SCHEDULE

DOOR	FRAME	REMARKS
NUMBER	TYPE	
102	3063 FG AL 1	
103	3063 P SGH 2	
104	3063 P SGH 2	
105	3063 P SGH 2	
106	3063 P SGH 2	
107	3063 P SGH 2	
108	3063 P SGH 2	
109	3063 P SGH 2	
110	3063 P SGH 2	
111	3063 P SGH 2	
112	3063 P SGH 2	
113	3063 P SGH 2	
114	3063 P SGH 2	
115	3063 P SGH 2	
116	3063 P SGH 2	
117	3063 P SGH 2	
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119	3063 P SGH 2	
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121	3063 P SGH 2	
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123	3063 P SGH 2	
124	3063 P SGH 2	
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126	3063 P SGH 2	
127	3063 P SGH 2	
128	3063 P SGH 2	
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131	3063 P SGH 2	
132	3063 P SGH 2	
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134	3063 P SGH 2	
135	3063 P SGH 2	
136	3063 P SGH 2	
137	3063 P SGH 2	
138	3063 P SGH 2	
139	3063 P SGH 2	
140	3063 P SGH 2	
141	3063 P SGH 2	
142	3063 P SGH 2	
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150	3063 P SGH 2	
151	3063 P SGH 2	
152	3063 P SGH 2	
153	3063 P SGH 2	
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156	3063 P SGH 2	
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161	3063 P SGH 2	
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192	3063 P SGH 2	
193	3063 P SGH 2	
194	3063 P SGH 2	
195	3063 P SGH 2	
196	3063 P SGH 2	
197	3063 P SGH 2	
198	3063 P SGH 2	
199	3063 P SGH 2	
200	3063 P SGH 2	

DOOR SCHEDULE NOTES:

- The first two digits of the door size refer to the door width in feet and inches. The second two digits refer to the door height in feet and inches. (E.g. 3063 indicates 3'-0" x 6'-3" high door).
- Door type column letter refers to door type designations shown.
- Frame type column numbers refer to door frame type designations shown.
- Letter indicators refer to fire-resistance assembly.
- All doors are 1 3/4" thick unless noted otherwise.

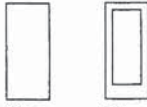
HARDWARE SCHEDULE

HARDWARE SET #1: EXTERIOR ENTRANCE
EACH DOOR SHALL HAVE:

- 10 EACH HINGES
- 10 EACH GLAZERS
- 10 EACH LOCKSET
- 10 EACH WEATHERSTRIP
- 10 EACH DOOR STOP
- 10 EACH THRESHOLD
- 10 EACH DOOR STOP

HARDWARE SET #2: TOILET ROOMS
EACH DOOR SHALL HAVE:

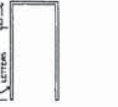
- 10 EACH HINGES
- 10 EACH GLAZERS
- 10 EACH LOCKSET
- 10 EACH WEATHERSTRIP
- 10 EACH DOOR STOP
- 10 EACH THRESHOLD
- 10 EACH DOOR STOP



DOOR TYPES
SCALE: 1/4" = 1'-0"



FRAME TYPES
SCALE: 1/4" = 1'-0"



DOOR SIGNAGE
SCALE: 1/4" = 1'-0"

ROOM FINISH SCHEDULE

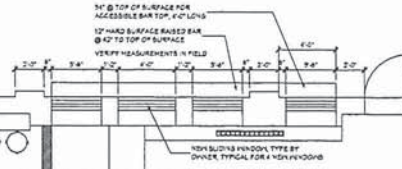
ROOM NO.	ROOM NAME	FLOOR	BASE	PULL FINISH	CEILING	CEILING	REMARKS
102	DINING	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
103	DINING	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
104	DINING	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
105	BAR AREA	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
106	TOILET	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
107	TOILET	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
108	DISH	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
109	PREP	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
110	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
111	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
112	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
113	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
114	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
115	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
116	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
117	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
118	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
119	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
120	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
121	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
122	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
123	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
124	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
125	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
126	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
127	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
128	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
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139	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
140	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
141	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
142	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
143	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
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145	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
146	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
147	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
148	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
149	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
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151	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
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153	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
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172	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
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179	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
180	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
181	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
182	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
183	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
184	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
185	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
186	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
187	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
188	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
189	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
190	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
191	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
192	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
193	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
194	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
195	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
196	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
197	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
198	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
199	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST
200	BREWERY	EXIST	V-G	EXIST	EXIST	EXIST	EXIST

ABBREVIATIONS LEGEND

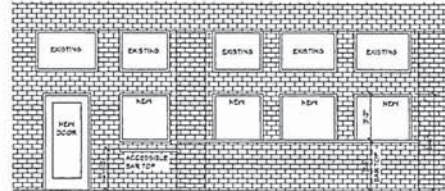
- EXIST: Existing
- NEW: New
- DEM: Demolition
- CON: Concrete
- CMU: Concrete Masonry Unit
- CM: Concrete Masonry
- CMG: Concrete Masonry
- CMH: Concrete Masonry
- CMV: Concrete Masonry
- CMW: Concrete Masonry
- CMX: Concrete Masonry
- CMY: Concrete Masonry
- CMZ: Concrete Masonry
- CM1: Concrete Masonry
- CM2: Concrete Masonry
- CM3: Concrete Masonry
- CM4: Concrete Masonry
- CM5: Concrete Masonry
- CM6: Concrete Masonry
- CM7: Concrete Masonry
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- CM97: Concrete Masonry
- CM98: Concrete Masonry
- CM99: Concrete Masonry
- CM100: Concrete Masonry

ROOM FINISH NOTES

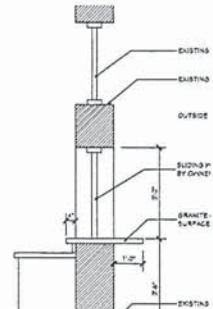
- All finishes shall be in accordance with the 2012 ICC Building Code.
- Provide non-slip surface finish and backing for all room floors and walls where 2' high of the wall is in accordance with ICC.



EXTERIOR BAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



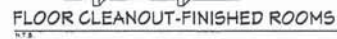
EXTERIOR BAR ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR BAR SECTION
SCALE: 1/4" = 1'-0"

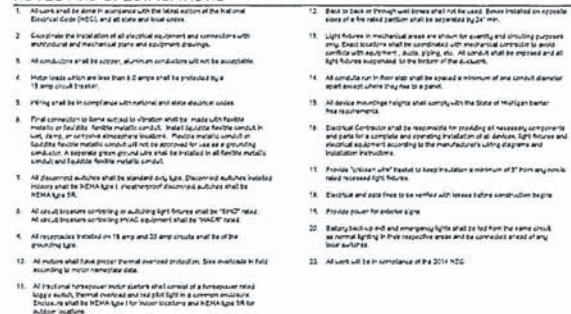
PLAN NOTES

- Correction and revision and verify all dimensions and shall verify location of any dimensions.
- Do not show these dimensions, use dimensions indicated on the drawings and those verified at the project site.
- The Contractor is responsible for obtaining prior building permit from the local authorities.
- Applicable federal, state or local acts, codes, laws, ordinances, and regulations, etc. shall be considered as part of the requirements for this project and shall be provided with these drawings and specifications. Add the Architect of potential conflicts between these drawings and specifications or interpretations of codes, ordinances and regulations.
- All mechanical and electrical work shall be completed by Licensed Contractors who shall obtain the proper permits from local authorities.
- The Contractor shall assume that he may be required to provide the highest quality of work and the greatest quantity of materials required for a complete project conforming to all local codes, whether or not such materials required for such conformances are indicated in these plans.
- CONTRACTOR WITH ACCESS:



NOTE: PIPE SPECIFICATIONS TO BE PROVIDED BY PLUMBING CONTRACTOR AND ARE NOT A PART OF THIS PLAN SET





BY THE COMMITTEE ON GENERAL SERVICES
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the City of Lansing received a request from Sleepwalker Spirits and Ale for a New Micro Brewer/Small Wine Maker License for 1101 South Washington Ave., Lansing, MI 48912, Ingham County; and

WHEREAS, the Committee on General Services met on August 27, 2018 to review the request with affirmative action taken;

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby, approves the request from Sleepwalker Spirits and Ale for a New Micro Brewer/Small Wine Maker License for 1101 South Washington Ave., Lansing, MI 48912, Ingham County