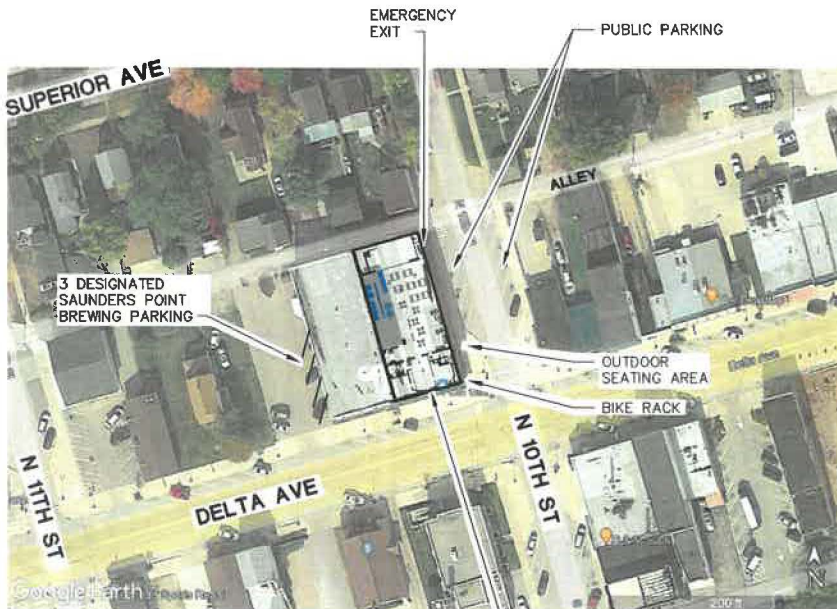
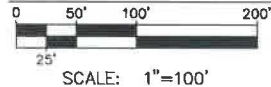


SAUNDERS POINT BREWING LLC

FORMERLY "OLD GLORY FIREARMS"
 PROPERTY OWNER - TLAPA MANAGEMENT
 NEW BUSINESS OWNER - JAKE MILLS - (LEASEE)
 (BUILDING REMODEL and REUSE)
 305 NORTH 8TH STREET
 GLADSTONE, MICHIGAN



SITE LOCATION MAP



WORK DESIGNED PER MICHIGAN 2012 BUILDING CODE DESIGN CRITERIA:			
USE GROUP	CONSTRUCTION TYPE	AREA USE	SQUARE FOOTAGE
A-2	TYPE 2B NON SPRINKLERED	ASSEMBLY CRAFT BREWERY/BAR	4,635 SQ. FT.
		OFFICE 200 SQ FT LESS THAN 10% - INCIDENTAL	
6,992 TOTAL SQ. FT.			
OCCUPANCY PER TABLE 1004.1.2	ASSEMBLY UNCONCENTRATED TABLES/CHAIRS TOTAL OF 93 POSSIBLE SEATS AVAILABLE OFFICE = 100 SQ FT PER OCCUPANT 200 SQ FT/100 = 2 BREW AREA = 2 EMPLOYEES TOTAL COMBINED OCCUPANCY = 97 SIGNAGE POSTING MAXIMUM OF 100 OCCUPANTS AT ENTRY		
SPRIKLER SYSTEM	A-2 LESS THAN 5,000 SQ FT LESS THAN 100 PERSONS AUTOMATIC SPRIKLER NOT REQUIRED (903.2.10)		
EXIT TRAVEL DISTANCE TABLE 1016.1	WITH OUT SPRINKLER 200' - ACTUAL MAX. DISTANCE 80'		

PARKING PER CITY OF GLADSTONE REQUIREMENTS:	
CITY PARKING REQUIREMENTS	1.2 PER 100 SQ FT. 32 PARKING SPACES REQUIRED. 3 PRIVATE PROPERTY DESIGNATED PARKING SPACES PROVIDED PUBLIC PARKING ANTICIPATED TO BE OFF BUSINESS HOURS
BICYCLE PARKING	2 PER 16 SEATS. 8 STALL BICYCLE RACK REQUIRED.

ZONING

ZONED DISTRICT "B"

CHANGE OF USE REQUIRED: WAS GROUP M - MERCHANDISE (RETAIL SALES)
 CHANGE TO GROUP A-2 ASSEMBLY (CRAFT BREWERY / TAVERN)

SITE: NO CHANGE

OUTSIDE SEATING: FUTURE

BUILDING AREA SHOWN = NO CHANGE IN FOOTPRINT

PARKING: 3 PRIVATE STALLS PLUS PUBLIC PARKING

FENCING: OUTSIDE SEATING AREA FUTURE/SEASONAL (FENCING TO BE APPLIED FOR)

MICHIGAN CODES CURRENTLY ENFORCED

MICHIGAN 2015 BUILDING CODE - COMMERCIAL

2014 MICHIGAN PART 8, ELECTRICAL CODE - effective 6-18-15

2012 MICHIGAN MECHANICAL CODE - COMMERCIAL

2012 MICHIGAN PLUMBING CODE - COMMERCIAL

2012 MICHIGAN UNIFORM ENERGY CODE

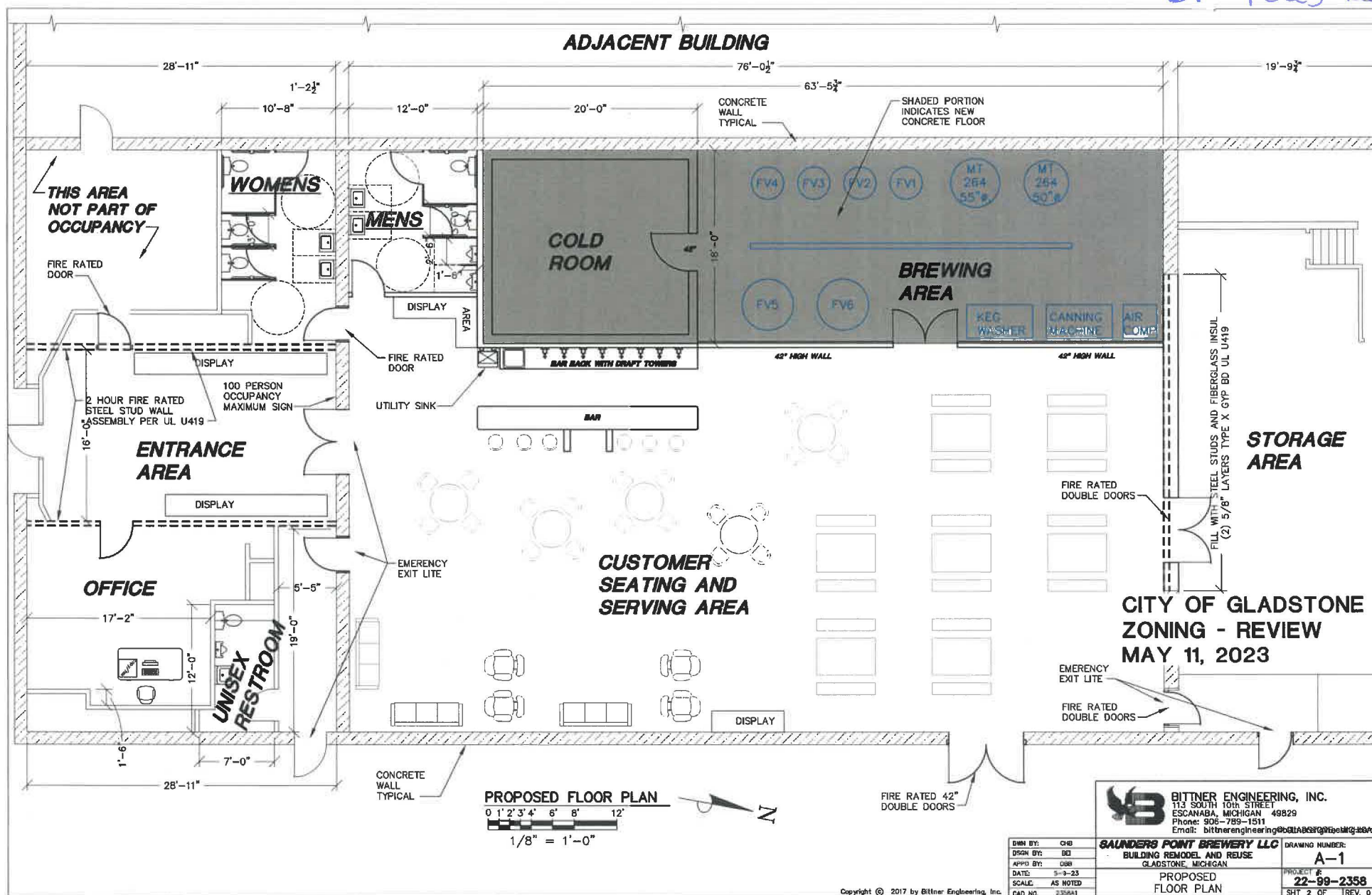
2007 ANSI/ASHRAE/IESNA Standard 90.1

INDEX TO DRAWINGS

SHEET	DWG	DESCRIPTION
1	G-1	COVER SHEET
2	C-1	PROPOSED FLOOR PLAN

CITY OF GLADSTONE ZONING - REVIEW MAY 11, 2023

 BITTNER ENGINEERING, INC. 113 SOUTH 10TH STREET ESCANABA, MICHIGAN 49829 Phone: 906-789-1511 Email: bittnerengineering@bittnerengineering.com	SAUNDERS POINT BREWING LLC BUILDING REMODEL AND REUSE GLADSTONE, MICHIGAN	
	COVER SHEET	DRAWING NUMBER: G-1
		PROJECT # 22-89-2358
		SHT 1 OF 6 REV. 0



31 Spots on 10th + Delta - Existing Block