

- AGENDA -

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION TO BE HELD AT THE WEST BRANCH CITY HALL, 121 N. FOURTH ST. ON TUESDAY, OCTOBER 10, 2023, BEGINNING AT 6:00 PM

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance.
- IV. Public Hearing
- V. Additions to the Agenda
- VI. Public Comment – Agenda Items Only – 3 Minute Limit (general rule)
- VII. Approval of Minutes from September 12, 2023
- VIII. Site Plan review
- IX. Sign Permit
 - A. WB Provisioning Center temporary sign.
- X. Unfinished Business
- XI. New Business
 - A. 113 N. First rezoning
- XII. Communications
- XIII. Reports and/or comments
 - A. Chairperson Report
 - B. Member Reports
 - C. Zoning Administrator Report.
- XIV. Public Comment – Any Topic – 3 Minute Limit (general rule)
- XV. Adjournment

Next meeting: Tuesday, November 14, 2023, 6:00 pm

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS
OF CITY HALL, 121 NORTH FOURTH STREET, ON TUESDAY, SEPTEMBER 12, 2023.

Chairperson Cori Luncynski called the meeting to order at 6:00 p.m.

Present: Bob David, Yvonne DeRoso, Kara Fachting, Mike Jackson, Cori Lucynski, and Rusty Showalter.

Absent: Josh Erickson

Others officers in attendance: Acting secretary/zoning administrator, John Dantzer

* * * * *

All stood for the Pledge of Allegiance.

* * * * *

**MOTION BY DAVID, SECOND BY FACHTING, TO APPROVE THE MINUTES WITH CORRECTIONS
FROM THE MEETING HELD AUGUST 22, 2023.**

Yes — David, DeRoso, Fachting, Jackson, Lucynski, Showalter

No – None

Absent –Erickson

Motion carried

* * * * *

Member David commented on the downtown streets noting the construction and detours were underway.

Member Jackson noted the traffic flow through town has been backed up due to the construction.

Member Fachting gave an update on the “Old Mill” building that was recently purchased. She also wished the Ogemaw Falcons good luck on their upcoming games.

Member Showalter commended City staff for a grant they just received. Acting secretary/Zoning administrator Dantzer noted the City was awarded a grant from EGLE for a water project in the amount of \$18 million with the entire project being paid for with the grant.

Member DeRoso discussed a housing initiative the Ogemaw EDC was working on.

* * * * *

Secretary/administrator Dantzer noted he has had several requests to revisit the zoning classification for the building at 113 N. First. He noted he has had at least four different developers looking at the property to include some type of mixed use combining commercial and residential. He further noted that due to it currently being zoned as central business district, that was not an option. The Commission discussed that location as well as a few others around town that should maybe be looked at. The Commission had a consensus that the 113 N. First property did need to be relooked at and would be supportive of looking

at a change to mixed use since it was mixed use on the opposite side of the road from the building and was a prime location for a mixed use business.

* * * * *

Chairperson Lucynski closed the meeting at 6:31 pm



121 N Fourth St., West Branch, MI 48661 Telephone: 989-345-0500

Email: clerk@westbranch.com

Sign Permit Application

Applicant Name 518 E Houghton, LLC Phone # 2488955948

Address 518 E Houghton Ave

Address Location of Sign 518 E Houghton Ave (Billboard Truck)

Property Owners Name 518 E Houghton Ave, LLC

Property Owners Signature [Signature], for 518 E Houghton, LLC

Name of Business for Sign Herbology Cannabis Co.

Location of Sign: Building _____ Free Standing Parking Lot

Type of Sign: Wall _____ Canopy _____ Projecting _____ Free Standing _____ Sandwich _____

Dimensions of Sign: 10x8 Total Sq Ft 80 sq ft Total Hgt 8'

The following information MUST be attached for all signs:

1. A Scale drawing (2"=1') showing:
 - a. Dimensions of sign
 - b. Information to be on sign
 - c. Size & Style of letters
 - d. Color of sign & letters
 - e. If Free Standing Sign, include sign dimensions & construction material description
2. For Signs attached to buildings, provide a drawing showing the building, location of windows, doorways & location on building where sign will be erected.
3. For Free Standing Signs, attach a lot plan drawing showing size of lot, location of building(s) on property, location of driveways, sidewalks, roadways and proposed location of sign.
4. If the Sign is to be illuminated, describe the type of lighting.

The above and attached statement is true in all particulars to the best of my knowledge and belief. I agree that the City Ordinances, building and electrical codes will be strictly compiled within the erection of this sign.

Applicant Signature [Signature]

10.5.23
Date

Application Fee \$25.00

PAID _____ NOT PAID _____

Staff Action: Date _____ Approved _____ Denied _____

Variance Request Planning Commission Action: Date _____ Approved _____ Denied _____

PERMIT NO. _____



121 N Fourth St., West Branch, MI 48661 Telephone: 989-345-0500

Email: clerk@westbranch.com

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Applicant Signature [Signature] Date 10.5.23

Application Fee \$25.00

PAID _____ NOT PAID _____

Staff Action: Date _____ Approved _____ Denied _____

Variance Request Planning Commission Action: Date _____ Approved _____ Denied _____

PERMIT NO. _____

Google Maps 518 E Houghton Ave



Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2023 100 ft

APPLY ONLINE



HERBOLOGY
CANNABIS CO.

— WEST BRANCH —

SHOPHCC.COM | 989-312-3150 |



GRAND
OPENING
OCT 27-29

FREE GIVEAWAYS FOR FIRST
200 CUSTOMERS!

21+



121 North Fourth Street, West Branch, Michigan 48661
Phone 989-345-0500, Fax 989-345-4390, e-mail clerktreasurer@westbranch.com
The City of West Branch is an equal opportunity provider, employer, and lender

APPLICATION TO CHALLENGE ZONING DECISION

Name of Applicant Gary Andres / Home Army Properties LLC
Address ~~113~~ 661 Tall Timber Trail W.B 48661
Phone Number 989 915 5508 Email Address garyandresjr@gmail.com

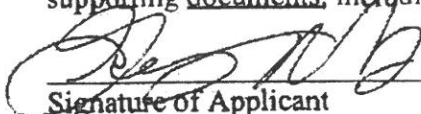
If application is completed by a person other than the owner of the property in question, please use the back of this form to state the interest the applicant has in the property, and also indicate whether the applicant has permission from the property owner to challenge a zoning decision on the property owner's behalf.

Property address/location 113 N 1st Street, West Branch
Description of initial zoning request Requesting Mixed Use
Reason initial zoning request was denied NA

Action requested:

- ☐ Appeal of decision to higher board [\$250 fee]
- ☐ Special use permit [\$250 fee]
- ☐ Variance [\$250 fee]
- ☒ Amendment to zoning ordinance [\$250 fee]

By signing below, I, the aforementioned applicant, do hereby certify that all foregoing statements and attached supporting documents, including site plans, are true and correct, to the best of my knowledge.


Signature of Applicant

9/17/23
Date

Fee Paid \$ _____

Fee Received By _____

----- For Office Use Only

Date Paid _____ Final Disposition _____



1 Project Image

Project Information

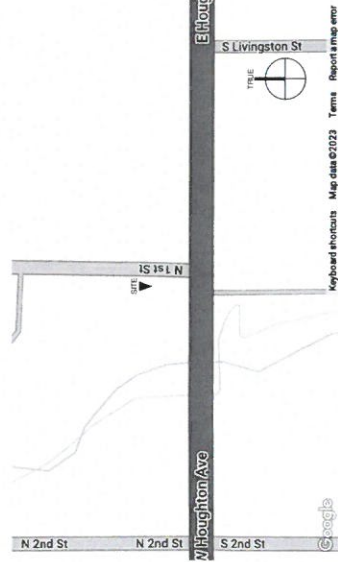
Old Firehouse Adaptive Reuse

Address: 113 N 1ST STREET
WEST BRANCH, MI 48661

Owner:
Home Away Properties, LLC

Architect:
Unfolding Architecture, PLLC
Nathan Wright, AIA, Principal
MI License No. 1301066225
Nathan Wright, AIA, Principal
MI License No. 1301066225
Rochester, MI 48653
(313) 451-3887
nathan@unfoldingarchitecture.com

General Contractor:
T.B.D.



2 Location Plan

Table of Contents

All drawings that are part of this set will match the plan and issue date below in the title block on the right hand side of the drawing.
If any drawings in the table of contents below are shown to have revisions, look for a matching revision date in the title blocks of that drawing.

Sheet Index		
#	Sheet Name	Current Revision Date
GENERAL		
G-000	Cover Sheet	10/3/2023
G-001	General Notes	10/3/2023
G-002	Site Plan	10/3/2023
G-003	Egress and Area Plans	10/3/2023
ARCHITECTURAL		
A-100	First Floor Plan	10/3/2023
A-101	Basement Plan	10/3/2023
A-200	Exterior Elevations	10/3/2023



**UNFOLDING
ARCHITECTURE**

Unfolding Architecture, PLLC
113 N 1st Street
West Branch, MI 48661
(313) 451-3887
nathan@unfoldingarchitecture.com
302 N. 1st Street
Rochester, MI 48653
Reg. architect in the State of Michigan & New York

Project Information:
**Old Firehouse
Adaptive Reuse**

Address: 113 N 1ST STREET
WEST BRANCH, MI 48661

Issue Information

No.	Revision Date	Drawn
1	DATE CAN SUBMIT	10/3/2023

DATE: 10/3/2023
DRAWN BY: NATHAN WRIGHT
CHECKED BY: NATHAN WRIGHT
DATE: 10/3/2023

Professional Seal:



Drawing Information:

Cover Sheet

G-000

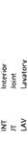
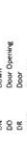
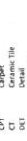
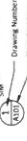
Standard Symbols

Drawing Navigation Symbols

Elevation Callout



Section Callout



General Notes

Field and Drawing Coordination

1. CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE DRAWING SET.
The Contractor shall maintain a current and complete drawing set at all times. The Contractor shall distribute drawing sets in their entirety to subcontractors.

2. CONTRACTOR SHALL REVIEW DRAWINGS AND FIELD CONDITIONS.
Prior to bidding, the Contractor shall inspect the site and all contract documents, including drawings and specifications. The Contractor shall account for all observable and reasonably inferable field conditions when submitting the bid. The Contractor shall notify the architect of any questions or discrepancies.

3. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS.
During construction the Contractor shall verify all dimensions in a dimension string and alert architect of any discrepancies. Any dimension shown on the drawings as (x/y) may be altered as necessary up to 1", or the amount specified (eg., +/- 2"), without notifying the architect. Do not scale drawings.

4. CONTRACTOR SHALL NOT KNOWINGLY PERFORM WORK THAT DOES NOT COMPLY WITH BUILDING CODES, REGULATIONS, ETC.

If the Contractor becomes aware that any work outlined in the Contract Documents is not in compliance with applicable laws, statutes, ordinances, codes, regulations, etc., they shall notify the Architect and instead proceed with such work. If the Contractor does not notify the Architect and instead proceeds with such work, they shall be responsible for the work and bear the costs of correction. If the Architect responds in writing that the work is, in their opinion, compliant with codes, then the Contractor may proceed with the work and will not bear responsibility for the cost of correcting it if necessary.

Site Safety and Management

1. CONTRACTOR SHALL SUPERVISE THE WORK AND IS RESPONSIBLE FOR MEANS AND METHODS.
The Contractor is solely responsible for the means, methods, techniques, procedures and sequences used in constructing the project. If the Construction Documents describe work that would seem to entail specific means, methods etc., the Contractor shall evaluate the safety of such suggestions and be solely and ultimately responsible for the final decision to carry out the work in such a manner.

2. TEMPORARY SHORING ENGINEERING IS THE RESPONSIBILITY OF THE CONTRACTOR.
The Contractor shall determine the extent of temporary shoring required and shall secure competent engineering services as required to design the temporary shoring.

3. CONTRACTOR SHALL MAINTAIN A SAFE AND CLEAN JOB SITE.
The Contractor shall maintain a safe and clean job site at all times. The Contractor shall keep the site free of debris, materials, and equipment. The Contractor shall store all materials and tools left on site.

4. IN OCCUPIED BUILDINGS, CONTRACTOR SHALL COORDINATE WITH MANAGEMENT TO PROVIDE ACCESS TO ALL SPACES AND CLEAR EGRESS PATHS.
In occupied buildings, the Contractor shall take all precautions to maintain free access of all tenants, service personnel, and the public through the areas involved.

5. CONTRACTOR SHALL COORDINATE PARKING AND DUMPSTERS.
The Contractor shall review the site and notify the Owner of their minimum requirements to manage the construction work such as access to parking, dumpsters, temporary facilities, etc. Any need for street or sidewalk closures shall be factored into the bid and shall be the responsibility of the Contractor.

6. CONTRACTOR SHALL KEEP DUST, DEBRIS AND SILT RUNOFF TO A MINIMUM.
The Contractor shall be responsible for all measures to contain dust, debris and silt runoff. The Contractor shall be responsible for cleaning any such material that may escape to neighboring properties or public sidewalks and roads. Provide protection and seal all windows, air registers, air returns, ventilators, and plumbing fixtures prior to start of demolition.

Licenses, Insurance and Financing

1. CONTRACTOR SHALL PROVIDE PROOF OF INSURANCE TO THE OWNER FOR THE FOLLOWING
The Contractor shall secure insurance for the following. The Contractor shall indicate standard insurance amounts in the project bid so that the owner may negotiate additional coverage amounts if necessary.
• Worker's Compensation as required by law
• General Liability as required by law
• Occupational sickness or disease, of the death of employees, and non-employees
• Claims for damages due to personal injury
• Claims for damages to tangible property, other than to the work itself
• Claims arising from use of an automobile
• Claims for bodily injury or property damage arising out of completed operations.

(Licenses, Insurance and Financing continued...)

2. CONTRACTOR SHALL CARRY REQUIRED LICENSES
The Contractor shall be licensed to perform the Work as required by all jurisdictions having authority in the location of the Work.

3. THE CONTRACTOR MAY REQUEST DOCUMENTATION FROM OWNER
Prior to commencing the Work, the Contractor may request documentation from the Owner demonstrating their capacity to finance the Work. After the project commences, the Contractor may request such documentation if the Owner fails to make payments within the time frame agreed upon in the Contract, or a change is made to the Construction Documents that substantially increases the cost, or if the Contractor is not satisfied with the progress of the Work. The Owner shall notify the Contractor of any substantial changes to funding sources.

4. CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT
The Contractor shall indemnify and hold harmless the Owner, Architect and any agents or consultants of the Owner and Architect, against any claims arising from the Work, including legal fees, to the fullest extent of the law.

5. CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT
The Contractor shall indemnify and hold harmless the Owner, Architect and any agents or consultants of the Owner and Architect, against any claims arising from the Work, including legal fees, to the fullest extent of the law.

Warranty

1. CONTRACTOR WARRANTS THE QUALITY OF THE WORK
The Contractor warrants that all materials installed are new and are free from defects, unless specifically noted otherwise in the Contract Documents.

2. ONE YEAR CORRECTION PERIOD
If any defects with the Work are discovered and reported to the Contractor during the first year after occupancy, the Contractor shall correct the deficiency in a timely manner at no cost to the Owner.

3. CONSTRUCTION WARRANTY BY STATE
In addition to the one-year correction period, the Contractor's warranty is subject to statutes of Limitations and Respose as required by state law. Statutes of Limitations and Statutes of Respose vary based on the state and the nature of the claim, but may be up to 6 years or more. Owner and Contractor should consult legal advice for additional information.

Permits

1. ARCHITECT SHALL FILE WITH BUILDING DEPARTMENT.
The Architect shall be responsible for the filing of Contract Documents with local authorities having jurisdiction, including the Building Department, Zoning Department, and Health Department if applicable. The Contractor shall pay for and obtain all permits required for the Work. The Contractor shall be responsible for excluded from their contract with the Owner.

2. CONTRACTOR SHALL PAY FOR PERMITS.
The Contractor shall be responsible for the filing of Contract Documents with local authorities having jurisdiction, including the Building Department, Zoning Department, and Health Department if applicable. The Contractor shall pay for and obtain all permits required for the Work. The Contractor shall be responsible for excluded from their contract with the Owner.

Construction Schedule

1. CONTRACTOR SHALL PROVIDE THE OWNER WITH A CONSTRUCTION SCHEDULE
The Contractor shall provide the Owner with a Construction Schedule. The schedule is intended to show milestones that the Client and Architect can use to judge progress; it is not meant to be an exhaustive or detailed schedule unless the complexity of the project requires it.

2. CONTRACTOR SHALL FACTOR IN LEAD TIMES AND COORDINATION WITH
The Contractor shall identify products or agency approvals that have long lead times, and communicate these to the Owner and Architect, so that a critical path can be identified and worked towards.

3. OWNER'S RIGHT TO STOP THE WORK
The Owner shall have the right to stop the Work if the Contractor's work does not comply with the Contract Documents.

4. OWNER'S RIGHT TO CARRY OUT THE WORK
If the Contractor fails to remedy work that is not in accordance with the Contract Documents, the Owner may issue written notice to the Contractor to commence work with correcting the deficiency. If the Contractor does not begin correcting the work within 10 days, the Owner may have the work corrected by another party, and the cost of the correction will be deducted from the Contractor's fee through Change Order. This does not preclude the Owner from taking other remedies for breach of Contract.

Submittals

1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS AS INDICATED BELOW.
The Contractor shall provide shop drawings for the items listed below. In the event of a conflict between the Contract Documents and the drawings, the drawings shall prevail. The Contractor shall submit shop drawings to the Architect for review and approval. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

2. ARCHITECT'S REVIEW OF SHOP DRAWINGS IS FOR CONFORMANCE WITH THE DESIGN, NOT DIMENSIONAL ACCURACY OR INSTALLATION PROCEDURES.
The Architect shall review the contractor's submittals such as shop drawings, product data and samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the plan and specifications issued by the Architect. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as the contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

3. CONTRACTOR SHALL PLAN ON 2 WEEK TURNAROUND FOR ARCHITECT'S REVIEW.
The Architect will endeavor to return submittals and shop drawings in a timely manner; however, the Contractor should plan on a two week turnaround for review of initial submittals, and one week to review any revised submittals. The Contractor should schedule accordingly so as to not delay ordering and construction.

4. CONTRACTOR SHALL PROVIDE SUBMITTALS IN THE FORM OF PRODUCT DATA OR SAMPLES FOR THE ITEMS LISTED BELOW.
The Contractor shall provide submittals in the form of product data or samples for the items listed below:
• (This field has not been updated: review with Architect)

5. CONTRACTOR SHALL MAINTAIN AND RESTORE FIRE BARRIERS
The Contractor shall include in the price for the work all measures required to maintain the fire integrity of all fire separation elements, such as pipe penetrations or devices inside fire separation walls or floor/ceiling assemblies. All penetrations, holes and openings shall be fire-rated and fire tested in a laboratory by Underwriters Laboratory (UL) to maintain the fire rating of the element indicated.

6. CONTRACTOR SHALL MAINTAIN AND RESTORE FIRE BARRIERS
The Contractor shall include in the price for the work all measures required to maintain the fire integrity of all fire separation elements, such as pipe penetrations or devices inside fire separation walls or floor/ceiling assemblies. All penetrations, holes and openings shall be fire-rated and fire tested in a laboratory by Underwriters Laboratory (UL) to maintain the fire rating of the element indicated.

Demolition, Cutting and Patching

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION SHOWN OR IMPLIED
The Contractor shall be responsible for demolition of existing partitions, moldings, bases, and other items either specified for removal on architectural drawings or removal implied by the character of design.

2. DEMOLITION SHALL BE PERFORMED BACK TO A CLEAN STOPPING POINT
Demolition shall be performed in a workmanlike way so that construction may commence without excessive patching or corrections. For example:
• All existing floors shall be saw cut or otherwise cut back so that they may be easily finished.
• All existing flooring scheduled to be removed shall be removed down to existing subfloor.
• All electrical wiring in walls that are to be demolished are to be removed back to the panel.
• The Contractor shall remove all pipe sleeves projecting through slab, holes, etc.

3. CONTRACTOR SHALL PROTECT ITEMS TO BE REUSED
Existing ceiling tile, doors, box, metal and glass partitions, dating fixtures, carpeting, etc. that are to be reused shall be handled carefully and stored properly. General contractor to coordinate with owner those items to be salvaged before removal.

4. CONTRACTOR SHALL REMOVE DEBRIS DAILY
Removals as described herein shall be accomplished without storing excessive debris on the project site. Debris shall be removed from the site daily. Debris shall be removed from the construction site daily. Floor areas shall be broom swept at the end of each working day.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING SHOWN OR IMPLIED
The Contractor shall be responsible for all cutting and patching that is required to complete the Work. The Contractor shall be responsible for all cutting and patching to their original quality. The Contractor shall notify the Owner and Architect before proceeding.

6. CONTRACTOR SHALL MAINTAIN AND RESTORE FIRE BARRIERS
The Contractor shall include in the price for the work all measures required to maintain the fire integrity of all fire separation elements, such as pipe penetrations or devices inside fire separation walls or floor/ceiling assemblies. All penetrations, holes and openings shall be fire-rated and fire tested in a laboratory by Underwriters Laboratory (UL) to maintain the fire rating of the element indicated.

General Notes

G-001



UNFOLDING
ARCHITECTURE

10000000, 10000000
www.unfoldingarchitecture.com
(713) 613-3887
info@unfoldingarchitecture.com

Reg. in the State of California, No. 00000000

Old Firehouse
Adaptive Reuse

Address: 113 N 1ST STREET
WEST BRANCH, MI 48661

Notes Information

No.	DATE	DESCRIPTION	DATE
1	10/1/2023	FILE PLAN SUBMISSION	10/1/2023

Professional Seal



Drawing Information



UNFOLDING
ARCHITECTURE

1333 North 1st Street, Suite 101
West Branch, MO 64601
www.unfoldingarchitecture.com
(314) 451-1887
info@unfoldingarchitecture.com
PO Box 8205
West Branch, MO 64601

Registered Architect in Missouri & New Jersey

Old Firehouse Adaptive Reuse

Address: 113 N 1ST STREET
WEST BRANCH, MO 64601

Issue Information

No.	Issue Description	Date
1	SITE PLAN SUBMISSION	10/17/2023

Scale: 1" = 20'-0"
Date: 10/17/2023
Project: Old Firehouse Adaptive Reuse
Sheet: 1 of 1

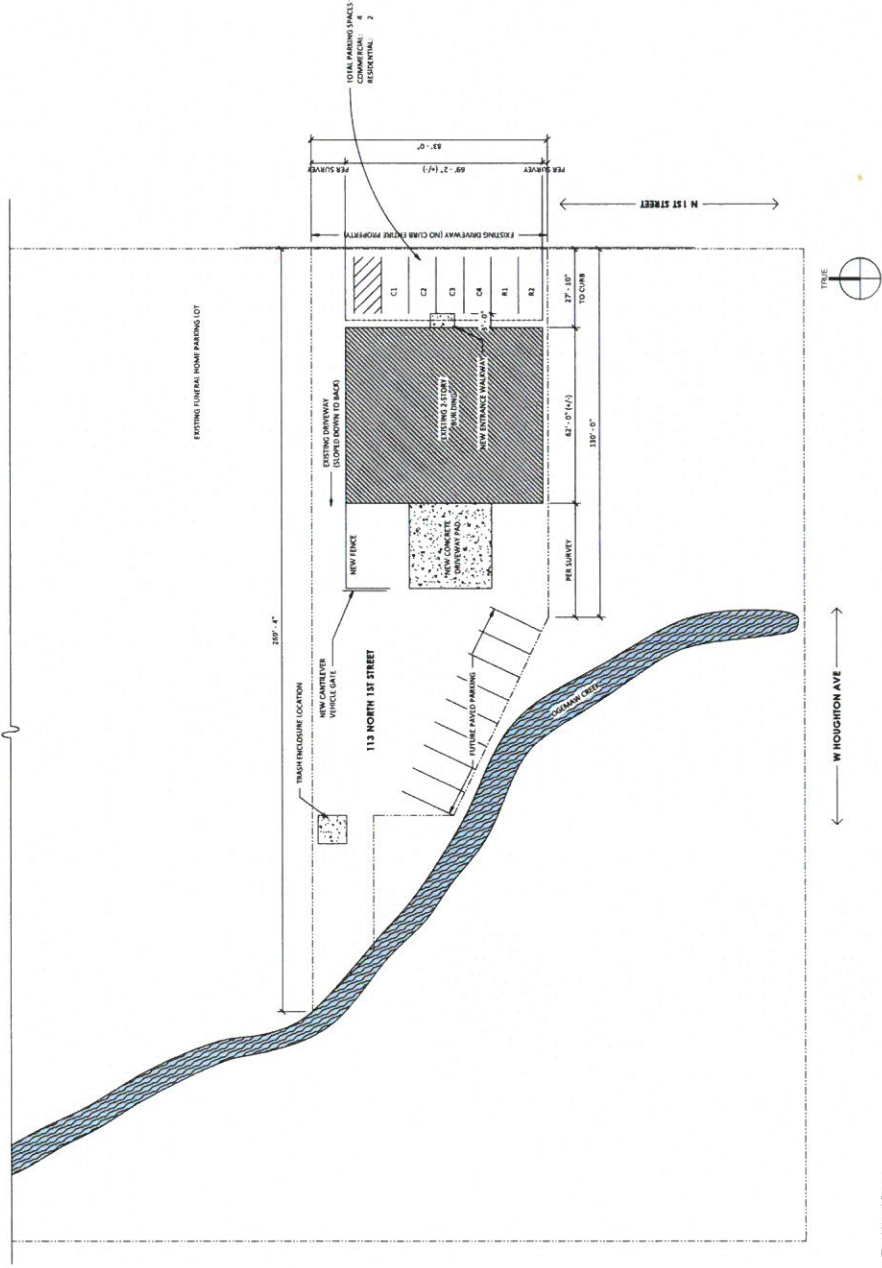
Professional Seal:



Drawing Information:

Site Plan

G-002



1 Site Plan
Scale: 1" = 20'-0"



Address: 113 N 1ST STREET
WEST BRANCH, MI 48661

[illegible]

Professional Seal:



Egress and Area Plans

G-003

EXISTING WALL
 NEW STUD WALL
 NEW BRICK WALL
 NEW CMU WALL
 EGRESS PATH
 1 HOUR RATED
 2 HOUR RATED

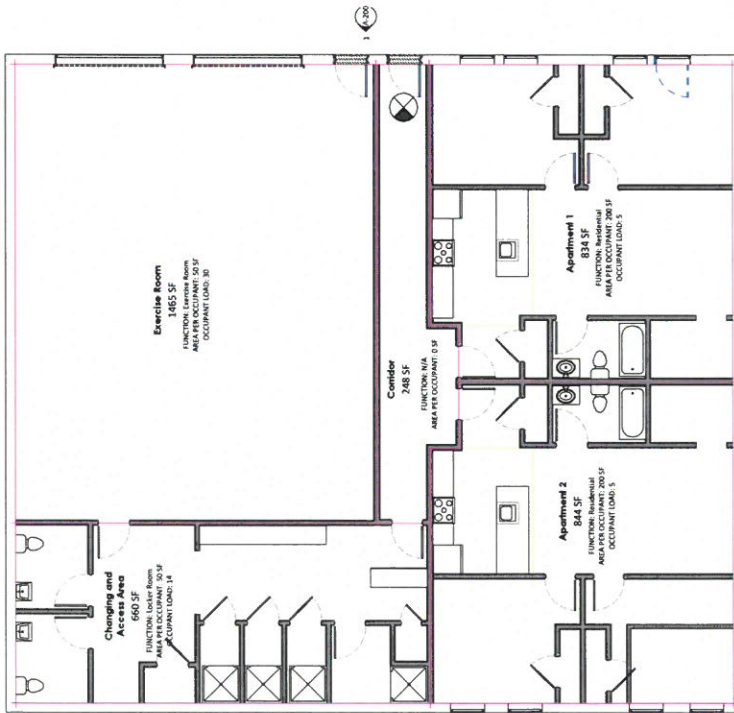
UNW. ABOVE (IF G. CHANGING)
 CLEARANCE (HANDICAP C/F)
 DOOR SWING, ETC.)
 NONE GLAZED REPAIRS
 IN THIS AREA

"HUR AREA" AS DEFINED
 IN M.B.C. 2015
 (RECONFIGURED SPACES)

EXIT SIGN
 ACTIVE FACE

AREA PER OCC.	THALE 1000.12	AREA 1000.12	AREA NAME	AREAS	FUNCTION	THALE 1000.12	THALE 1000.12	OCCUPANT UNIT
			Net Plaza	1st	Exercise Room	1443 SF	10	
			Grade Front	Exercise Room	Exercise Room	10	10	
			Grade Front	Apartment 2	Residential	844 SF	5	
			Grade Front	Apartment 1	Residential	834 SF	5	
			Grade Front	Changing and Access Area	Locker Room	660 SF	10	14
			Grade Front	Corridor	N/A	0	0	
					1443 SF			14
					8011 SF			14
					8011 SF			

AREA:	EXERCISE STUDIO	EXERCISE ROOM	EXERCISE ROOM
OCCUPANCY TYPE:	44 (22 MALE / 22 FEMALE)		
OCCUPANT LOAD:			
EXTURE	REQUIRED	PROVIDED	
Toilet	2	2	
Lavatory	2	2	
Drinking Ftn.	1	1	
Servicing Sink	1	1	



2 1st Floor Egress Plan
SCALE: 3/16" = 1'-0"



UNFOLDING
ARCHITECTURE

UNFOLDING ARCHITECTURE, PLLC
1111 4th Street, Suite 200
West Branch, IA 52091
(319) 463-1881
info@unfoldingarchitecture.com
www.unfoldingarchitecture.com

Registered Architects in New York & New Jersey

Old Firehouse Adaptive Reuse

Address: 113 N 1ST STREET
WEST BRANCH, IA 52091

Project Information

No.	Item Description	Date
1	SCHEMATIC DEVELOPMENT	10/12/2023

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

Professional Seal



Drawing Information

First Floor Plan

A-100

Plan Legend New Construction

EXISTING WALL	LINE ADJUST (E.G. CENTER)
NEW STUD WALL	CLEARANCE (HANDICAP CLEARANCE)
NEW BRICK WALL	DOOR SWING, ETC.
NEW CMU WALL	NOTE ON LIMITED REPAIRS
GLASS PART	ENTRY AREA
2-HOUR RATED	WORK AREA AS DEFINED
1-HOUR RATED	RECOMMENDED SPACES
	ENTRY SOON
	ACTIVE FACE

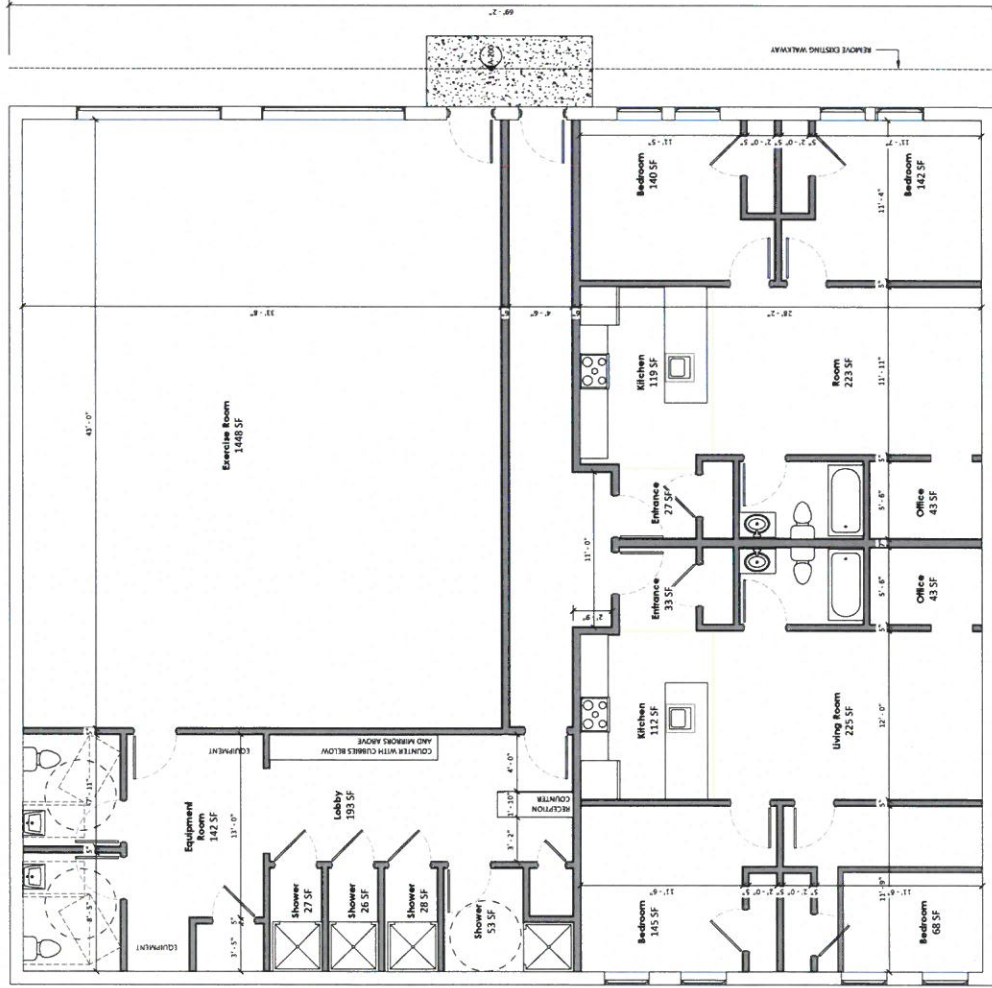
Key Notes:

Key Note Legend:

00	PROCUREMENT & CONTRACTING
01	GENERAL CONDITIONS
02	CONCRETE
03	MAINTENANCE
04	MECHANICAL
05	ELECTRICAL
06	PLUMBING
07	PAINTS & FINISHES
08	IRONWORK
09	GLASS
10	EXTERIOR IMPROVEMENTS
11	SPECIALTIES

Key Note Legend:

AC	ACCESSORIES
AD	ADDITIONAL
CE	CERAMIC
CL	CLADDING
CO	COATING
DA	DEMOLITION
FR	FRAMING
IN	IRONWORK
PL	PLUMBING
PR	PAINTS & FINISHES
ST	STRUCTURE
TH	THROAT
TR	TRIM





**UNFOLDING
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**Old Firehouse
Adaptive Reuse**

Address: 113 N 1ST STREET
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Revision Information

No.	Issue Description	Date
1	DATE PLANS SUBMITTED	10/12/2023

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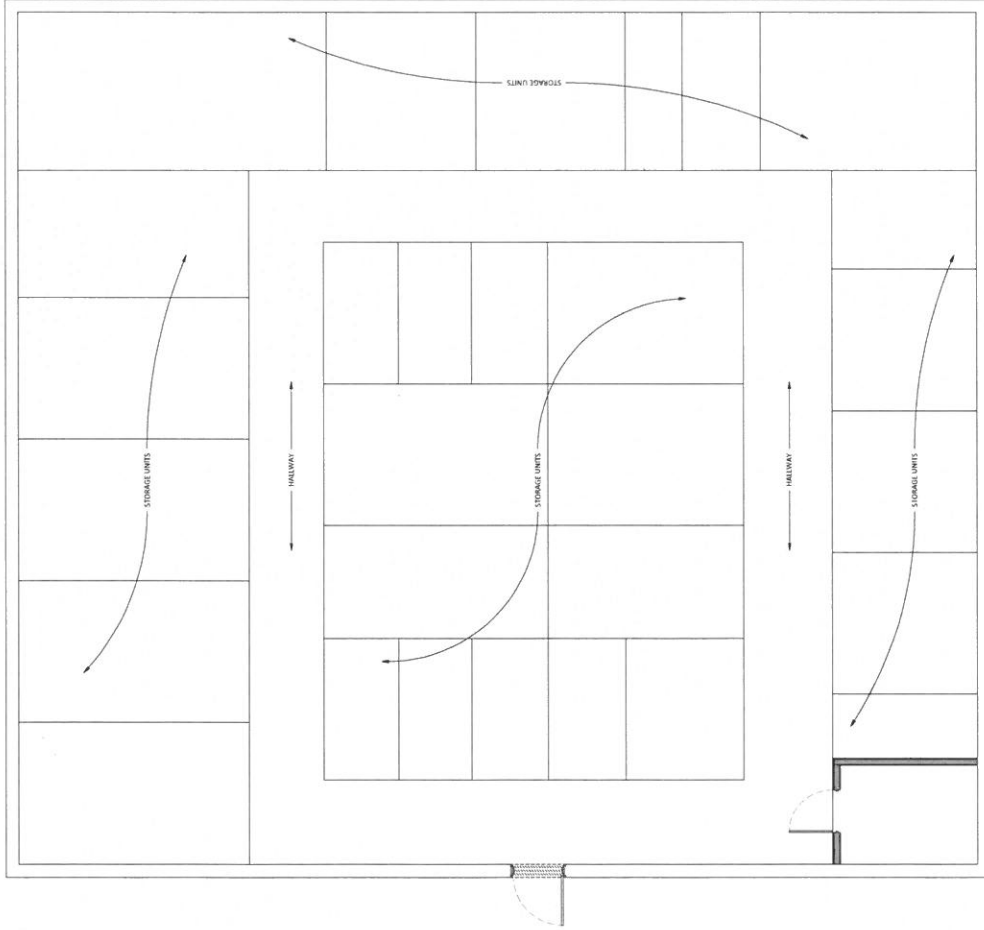
Professional Seal:



Drawing Information:

Basement Plan

A-101





A-200



1) Lusi Cleveland
SCALE: 1/4" = 1'-0"