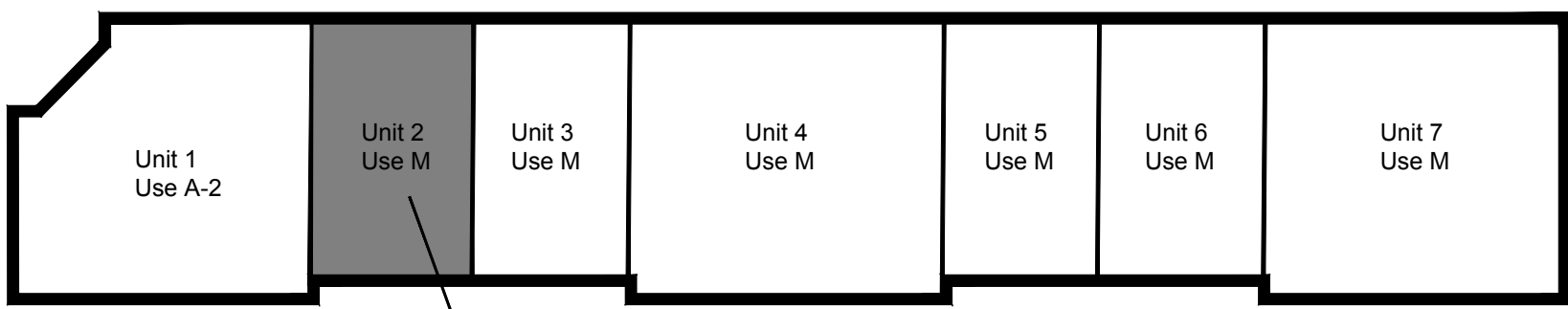


TENANT SUITE BUILD-OUT FOR SMOKE SHOP

BELLEVILLE MAIN II
536 MAIN STREET
BELLEVILLE, MICHIGAN



KEY PLAN
NO SCALE

GENERAL NOTES:

PLUMBING, FIRE PROTECTION, MECHANICAL, ELECTRICAL AND FIRE ALARM SYSTEMS TO BE PERFORMED AS DESIGN/BUILD CONTRACTS, WITH EACH CONTRACTOR RESPONSIBLE FOR CODE COMPLIANT SYSTEMS. EACH CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS ASSOCIATED WITH THEIR WORK.

CONTRACTOR TO COORDINATE WITH BUILDING OWNER & TENANT REGARDING ANY UTILITY SHUTDOWNS REQUIRED FOR CONSTRUCTION, AS WELL AS ANY ISSUES RELATED TO WORK IN THE BUILDING.

CONTRACTOR TO TURN OVER TO BUILDING OWNER ANY EQUIPMENT, LIGHT FIXTURES, HARDWARE, ETC. WHICH IS REMOVED BUT NOT REQUIRED FOR THIS TENANT BUILD-OUT.

ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.

ALL WOOD BLOCKING, PLYWOOD & LUMBER TO BE FIRE RETARDANT.

ALL BUILDING AND TENANT AREAS ARE TO BE ACCESSABLE PER MBC 2006 CHAPTER 11.

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, WHENEVER REQUIRED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO APPLICABLE CODES.

2015 INTERNATIONAL BUILDING CODE REVIEW

Use Group (Section 302)	M
Type of Construction (Table 601)	2B
Allowable Building Height In Feet Above Grade Plan (504.3) (Sprinklered)	60
Allowable Number of Stories Above Grade Plan - Use Group B (Table 504.4)	2
Allowable Area Factor (Table 506.2)	
Use Group M S1	36,000
Perimeter Fronting a Public Way	564.0
Perimeter of Entire Building	522.0
Minimum Width of Public Way or Open Space (Cannot be more than 30' or less than 20') (Section 506.3)	30
Required Separation of Occupancies (Hours) (Table 508.4)	0
Unlimited Area Buildings (Section 507)	
Sprinklered, one-story buildings (507.5)	
The area of a Group B, F, M, or S building no more than two stories above grade plane shall not be limited where the building is provided with an automatic sprinkler system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet (18288 mm) in width.	
Area Provided (PerSuite) =	945
Automatic Sprinkler Systems (Section 903)	
Group S-1 (Section 903.2.9)	
An automatic sprinkler system shall be provided throughout buildings with a Group F occupancy where one of the following conditions exists:	
1. A Group S-1 fire area exceeds 12,000 square feet (1115 m2).	
2. A Group S-1 fire area is located more than three stories above grade plane.	
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m2)	
4. A Group S-1 fire area used for the storage of commercial vehicles where the fire area exceeds 5,000 square feet (464 m2).	
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m2).	
Maximum Occupants (Total per Story)	16
All building and employee areas are to be accessible per IBC 2015 Chapter 11.	

Refer to drawings by Hoppe Design, LLC for shell building design code compliance, and occupancy worksheets.

Drawing Index

CS-01	Cover Sheet
A-01	Plans & Notes



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 ARCHITECTURE & PLANNING
 44456 CLARE BLVD. PLYMOUTH, MICHIGAN 48170
 TELEPHONE • 734-377-4632
 ASSOCIATECONSULTANT

Cover Sheet	DATE	09/17/21
	ISSUED FOR	Construction

PROJECT TITLE: **Tenant Suite Build-Out for Smoke Shop**

PROJECT: Belleville Main II, 536 Main, Belleville, MI 48111

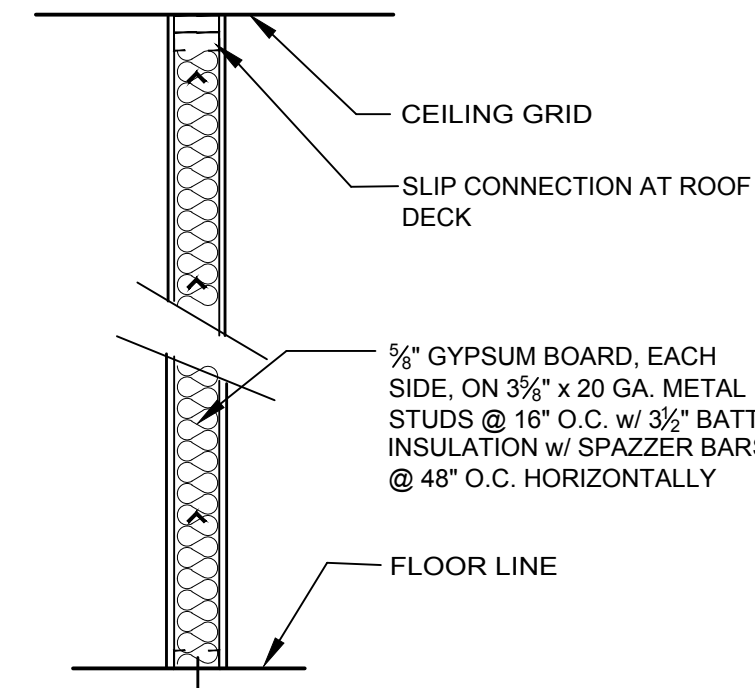
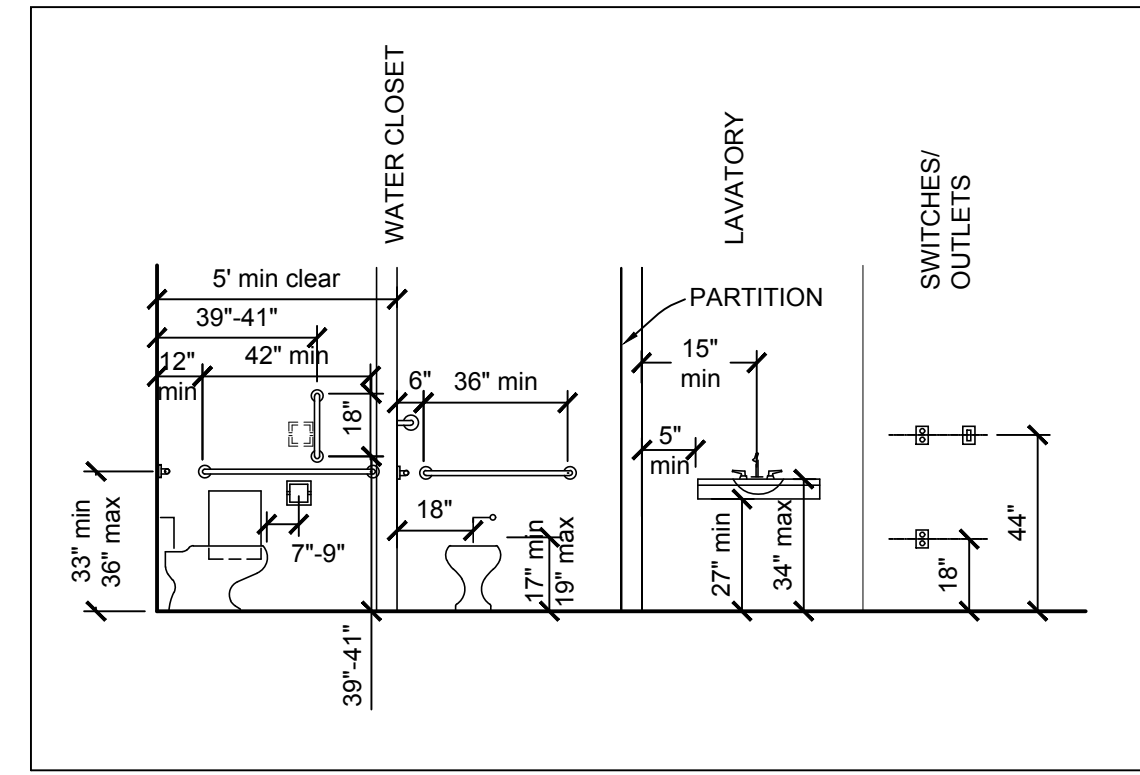
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CHECKED: DRAWN

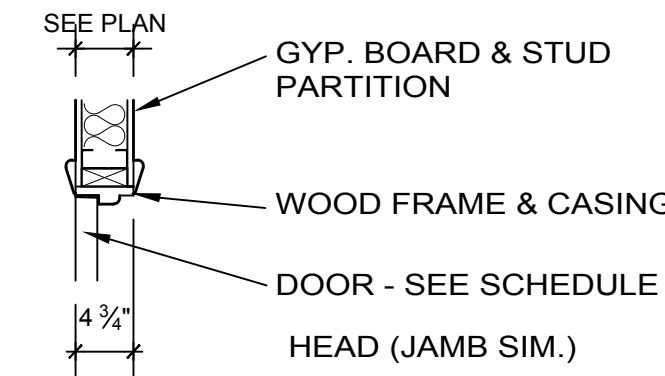
PROJECT No: **210254.00**

SHEET No: **CS - 001**

FIXTURE MOUNTING HEIGHTS



2 PARTITION DETAIL
A-01 SCALE: 3/4"=1'-0"



1 DOOR DETAIL
A-01 SCALE: 3/4"=1'-0"

CONSTRUCTION NOTES:

- 001 Fur existing masonry walls with 2" furring @ 24" o.c. cover with 5/8" gypsum board.
- 002 Wrap gypsum board around end of masonry wall and adhere to masonry. Finish at window frame with tear-away bead and caulk.
- 003 New partitions 1/2" gypsum board each side of metal studs, refer to detail.
- 004 Fur wall in Toilet with 3 3/4" metal studs for plumbing lines.
- 005 New 36"x80" wood Legacy door in pre-finished black knock-down frame w/ lock set handle.
- 006 New 36"x80" wood Legacy door in pre-finished black knock-down frame w/ privacy set handle.
- 007 New 36"x80" wood Legacy door in pre-finished black knock-down frame w/ store room set handle.
- 008 New 24"x24" janitor floor sink with wall mounted faucet.
- 009 New barrier-free lavatory, see mounting details.
- 010 New barrier-free toilet and grab bars, see mounting details.

GENERAL NOTES:

1. Refer to drawings by Hoppe Design, LLC for shell building design and code compliance.
2. Existing exterior windows are doors are to remain as is.
3. Tenant demising walls are existing to remain.
4. Paint existing roof structure and deck black, with a satin finish.
5. Provide and install in toilet:
 - a. 24"x36" Frameless mirror.
 - b. Paper towel dispenser.
 - c. Toilet paper dispenser.
 - d. Waste receptacle.

FINISHES AND MATERIALS

- FLOOR:**
1. Luxury vinyl tile, 6"x24" planks

- BASE:**
1. 4" Vinyl Cove Base

- WALLS:**
1. Gypsum Board - Painted

- CEILING:**
1. 2'X4' Acoustic Ceiling Panels
 2. Open structure - painted

ABBREVIATIONS

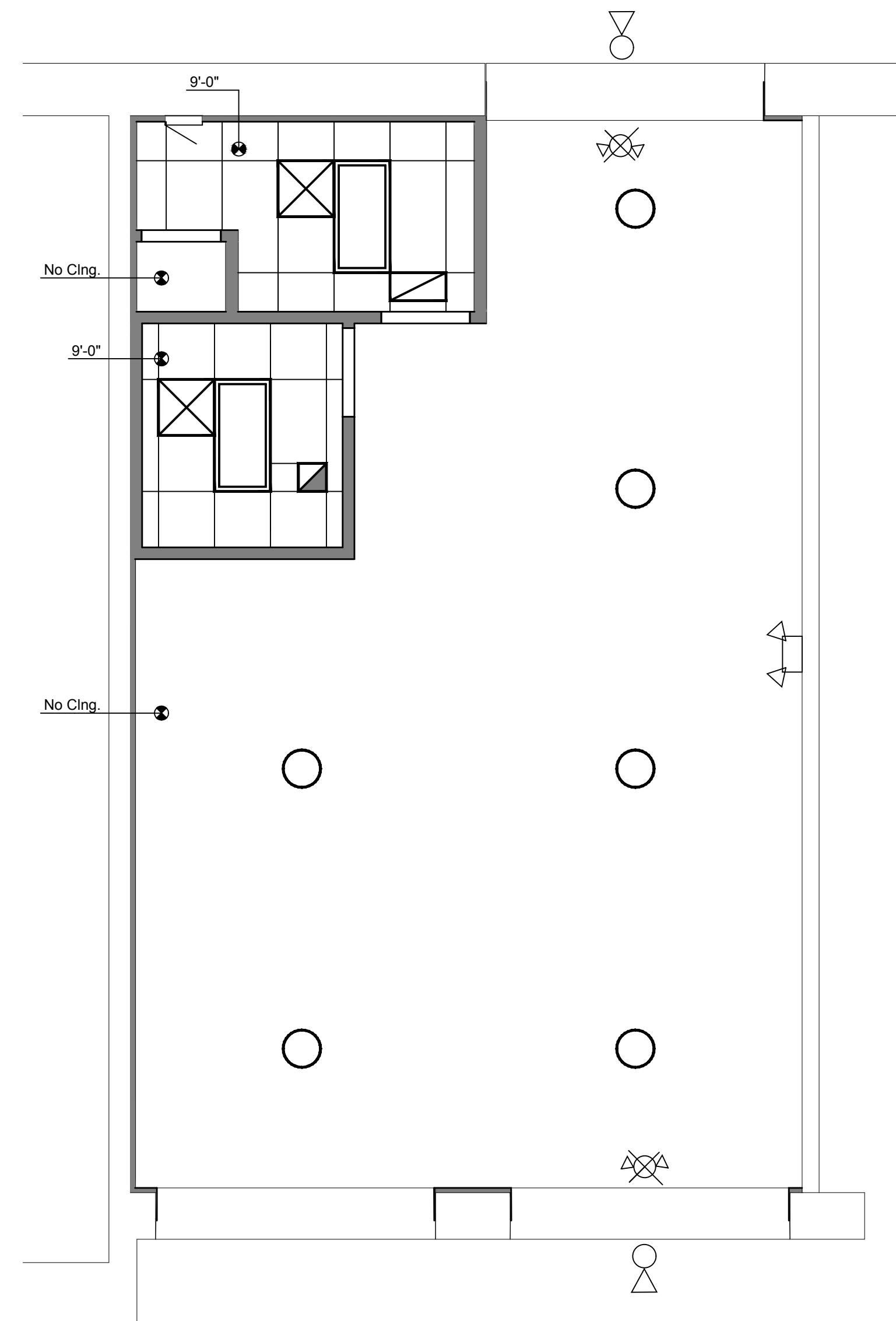
- HM = HOLLOW METAL
AL or ALUM = ALUMINUM
WD = SOLID CORE WOOD
R.F. = REDDI-FRAME

DOOR NOTES:

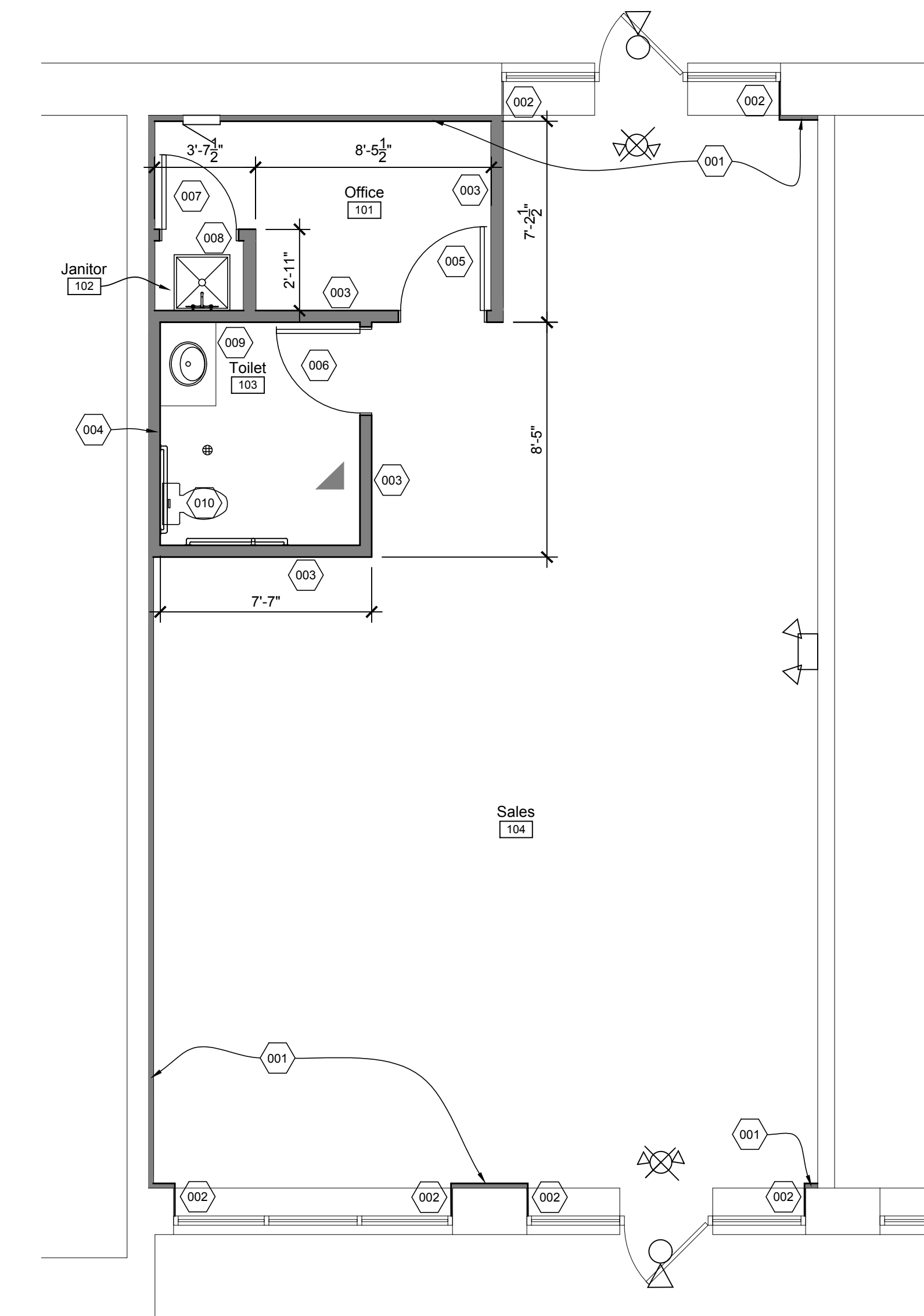
DOOR SELECTION BY TENANT. ALL DOOR HARDWARE TO BE A.D.A. & MICHIGAN BARRIER-FREE COMPLIANT. HARDWARE TO BE YALE GRADE 1 CYLINDRICAL MONROE SERIES OR EQUAL. FINISH TO BE US26D.

LEGEND

- LAY-IN ACOUSTIC TILE PANELS 2x4
- NEW SUPPLY AIR DIFFUSER
- NEW RETURN AIR DIFFUSER
- NEW EXHAUST FAN
- NEW EXIT LIGHT WITH BATTERY BACKUP
- NEW COMBINATION EXIT & EMERGENCY LIGHT WITH BATTERY BACKUP
- NEW EMERGENCY LIGHT WITH TWO ADJUSTABLE HEADS AND BATTERY BACKUP
- NEW WALL MOUNTED EXTERIOR EMERGENCY LIGHT FIXTURE
- NEW 2x4 LAY-IN LED LIGHT FIXTURE
- NEW 16" HIGH-BAY SUSPENDED LED LIGHT FIXTURE
- CEILING HEIGHT A.F.F.



REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"



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

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Plans & Notes	
SHEET TITLE	DATE
Construction	09/17/21

Tenant Suite Build-Out for Smoke Shop
 Belleville Main II
 536 Main
 Belleville, MI 48111

APPROVED	DRAWING DATE
CHECKED	DRAWN
PROJECT No.	21-254 .00
SHEET No.	A - 211