GENERAL DEMOLITION NOTES:

DEMOLITION PLANS DESCRIBE THE GENERAL FEATURES AND REQUIREMENTS FOR THE SPACE. CONTRACTOR WILL NEED TO VERIFY EXISTING CONDITIONS IN THE FIELD. NOTIFY THE ARCHITECT OF SUBSTANTIAL DIFFERENCES TO DETERMINE A CAUSE OF ACTION.

ITEMS WHICH ARE TO REMAIN SHOULD BE PROTECTED FROM ALL DEMOLITION ACTIVITIES TO PREVENT DAMAGE. DO NOT DEMOLISH STRUCTURAL ELEMENTS, COORDINATE WITH ELECTRICAL AND MECHANICAL TRADES UNLESS OTHERWISE NOTED.

VERIFY ITEMS TO BE REUSED WITH OWNER AND STORE UNTIL NEEDED. ALL OTHER ITEMS ARE TO BE DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR.

AT REMOVED WALLS, DOORS, FRAMES, MILLWORK, ETC. SMOOTH/FILL/ PATCH EXISTING WALLS WHERE DAMAGED. AT REMOVED WALLS, REMOVE ELECTRICAL OUTLETS/ SWITCHES/ WIRE/ CONDUIT BACK TO PANEL. AT REMOVED WALLS, REMOVE PLUMBING/ GAS PIPES BACK TO CONCEALED SPACE AND CAP OFF. REMOVE THERMOSTATS AND PULL WIRE OR PNEUMATIC TUBING BACK UP INTO THE CEILING TO BE RELOCATED INTO A NEW PARTITION. KEEP THERMOSTAT FOR REUSE IF IN GOOD CONDITION. COORDINATE DEMOLITION AND REUSE WITH ELECTRICAL AND MECHANICAL TRADES, CAP AND ABANDON IN FLOOR PLUMBING & PIPING.

REMOVE ALL UNUSED ATTACHMENTS TO WALLS (NAILS, BLOCKING, SHELF STANDARDS, DISPLAY HOOKS, ETC.) AND FILL WALLS SMOOTH. WHERE WALL COVERING IS REMOVED, REMOVE ADHESIVES, SKIM COAT AS REQUIRED TO PRESENT A PROPER SMOOTH FINISH FOR PAINT. REMOVE EXISTING FLOORING, INCLUDING VCT, CERAMIC TILE AND CARPET. FILL AS REQUIRED TO PROVIDE A SMOOTH FLUSH AND LEVEL SUBSTRATE FOR FINISH FLOOR MATERIAL.

FIELD VERIFY EXISTING CONDITIONS AND DOCUMENTS AS NEEDED BEFORE STARTING WORK.

THE ARCHITECT HAS NO KNOWLEDGE OF, AND SHALL NOT BE HELD LIABLE OR RESPONSIBLE FOR ANY HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS, LEAD, OR ANY OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

ERECT BARRICADES AS REQUIRED TO SECURE THE SITE AND PREVENT DUST FROM MOVING INTO SPACES.

REMOVE ALL DEBRIS FROM SITE AND DISPOSE OF LEGALLY ON A REGULAR BASIS. COORDINATE LOCATION AND SCHEDULE OF DUMPSITE WITH BUILDING OWNER.

DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING STRUCTURE.

NOTE CONDITION OF BUILDING EXTERIOR AND NOTIFY OWNER OF REQUIRED REPAIR IN ADVANCE OF COMMENCING ANY DEMOLITION WORK. CLEAN AND REPAIR INTERIOR FACES OF EXTERIOR WALLS.

REMOVE EXISTING MILLWORK, HARDWARE, WALL BASE, ETC.

IF CONTRACTOR PERFORMS DEMOLITION UNDER THIS CONTRACT WHICH IS IN EXCESS OF REQUIREMENTS (I.E. IF THEY TEAR OUT SOMETHING INTENDED TO REMAIN AS IS), THE CONTRACTOR SHALL BUILD BACK THE DEMOLISHED AT NO ADDITIONAL COST TO THE OWNER.

"FLOORINS" DENOTES FLOOR COVERING MATERIALS, INCLUDING WALL BASE, BACKINGS, ADHESIVES, DOWN TO, BUT NOT INCLUSIVE OF, FLOOR SLABS, STRUCTURAL SLABS AND STRUCTURAL MATERIALS, UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING MATERIALS TO BE REMOVED.

"CEILING" DENOTES ALL FINISH CEILING MATERIAL FINISHES, INCLUDING SUSPENSION SYSTEMS, ADHESIVES, ADHESIVE RESIDUE, MOLDINGS, LIGHT FIXTURES, SOUND SYSTEM UP TO BUT NOT INCLUSIVE OF ANY STRUCTURAL MATERIALS.

ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS CAPPED AND ABANDONED SHALL BE LOCATED BEHIND FINAL FINISH SYSTEM.

"WALLS" DENOTES WALL COVERING MATERIALS, INCLUDING GYPSUM BOARD, BASE, ADHESIVES, FASTENERS, PLUMBING LINES, ELECTRICAL CONDUIT AND WIRING, DOWN TO, BUT NOT INCLUSIVE OF, BUILDING STRUCTURAL MATERIALS, UNLESS NOTED OTHERWISE.

GENERAL NOTES:

ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL CODES; THE LATEST EDITIONS ADOPTED BY THE BUILDING AUTHORITY.

VERIFY DIMENSIONS INDICATED ON DRAWINGS WITH FIELD DIMENSIONS BEFORE FABRICATION OR ORDERING OF MATERIALS. DO NOT SCALE DRAWINGS.

ALL CONTRACTORS ARE INSTRUCTED TO INSPECT THE SITE AND CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND OBSTACLES WHICH WILL BE ENCOUNTERED. NO EXTRA WILL BE CONSIDERED BECAUSE OF THE CONTRACTOR'S FAILURE TO INFORM HIMSELF OF THE SITE CONDITIONS WHICH CAN BE VERIFIED BY INSPECTION.

NOTIFY OWNER AND ARCHITECT OF EXISTING CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT PRIOR WRITTEN APPROVAL.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS.

COORDINATE THE WORK OF ALL TRADES; INCLUDING THE WORK OF THE TENANT'S SUBCONTRACTORS.

THERE IS NO PLUMBING OR HVAC WORK PLANNED FOR THIS PROJECT.

THERE IS NO ELECTRICAL WORK PLANNED FOR THIS PROJECT OTHER THAN ADDING STAGE LIGHTING AND A 240V OUTLET FOR LIGHTING CONTROL FROM THE EXISTING ELECTRIC PANEL.

PROJECT DATA

JURISDICTION - MERIDIAN TOWNSHIP
BUILDING CODE - 2015 MICHIGAN BUILDING CODE

MECHANICAL CODE - 2015 MICHIGAN MECHANICAL CODE
PLUMBING CODE - 2015 MICHIGAN PLUMBING CODE
ELECTRICAL CODE - 2017 NEC & PART 8 MICHIGAN RULES
FIRE PROTECTION - 2015 INTERNATIONAL FIRE CODE

BUILDING DESCRIPTION: COMMERCIAL BUILDING REMODELING
NO AUTOMATIC FIRE SUPPRESSION

CONSTRUCTION TYPE: V-B

OCCUPANCY TYPE: B (BUSINESS) (TRAINING & SKILL DEVELOPMENT & NOT A SCHOOL)

SUITE AREA

B (BUSINESS) AREA = 2,616 S.F.

OCCUPANT LOAD

B (BUSINESS) SEATING AREA - 350 S.F./7 (CHAIRS NOT FIXED) = 50 OCCUPANTS
B (BUSINESS) AREA - 2,266 S.F./100 GROSS = 23 OCCUPANTS
TOTAL OCCUPANT LOAD = 73 OCCUPANTS

TABLE 506.2 B - TYPE VB/NS --> 9,000 S.F. ALLOWABLE AREA FACTOR

506.2 ALLOWABLE AREA FOR SINGLE OCCUPANCY SINGLE STORY BUILDING

EQUATION 5-1

$A_a = A_t + (NS \times I_f)$

$A_a = 9000 + (9000 \times 0.75)$

$A_a = 9000 + 6750$

$A_a = 15750$ SQ FT ALLOWED > 9932 SQ FT (EXIST) OKAY

506.3.3 ALLOWABLE AREA FOR FRONTAGE INCREASE

EQUATION 5-5

$I_f = \left[\frac{F}{P} - 0.25\right]\frac{W}{30} =$

$I_f = \left[\frac{484.66}{484.66} - 0.25\right]\frac{30}{30} =$

$I_f = \left[1.0 - 0.25\right]1.0 =$

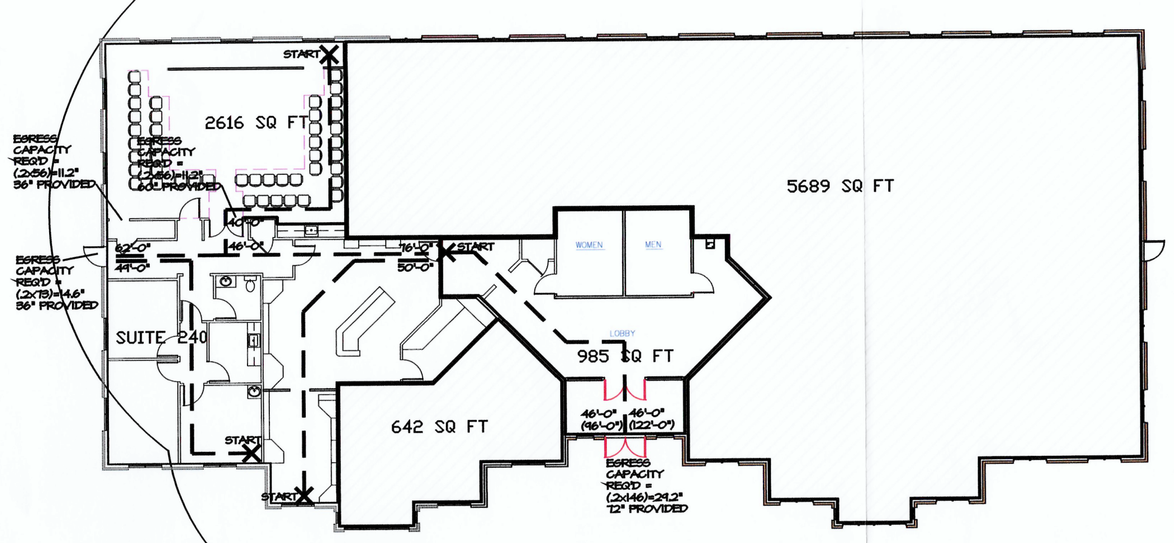
$I_f = \left[0.75\right]1.0 = 0.75 = 75\%$

SEPARATE PLUMBING FACILITIES FOR MEN & WOMEN ARE AVAILABLE IN THE BUILDING LOBBY.

WOMEN'S TOILET CONTAINS 2 LAVATORIES & 2 TOILETS.

MEN'S TOILET CONTAINS 1 LAVATORY, 2 TOILETS & 1 URINAL.

REVISED 07/08/2024

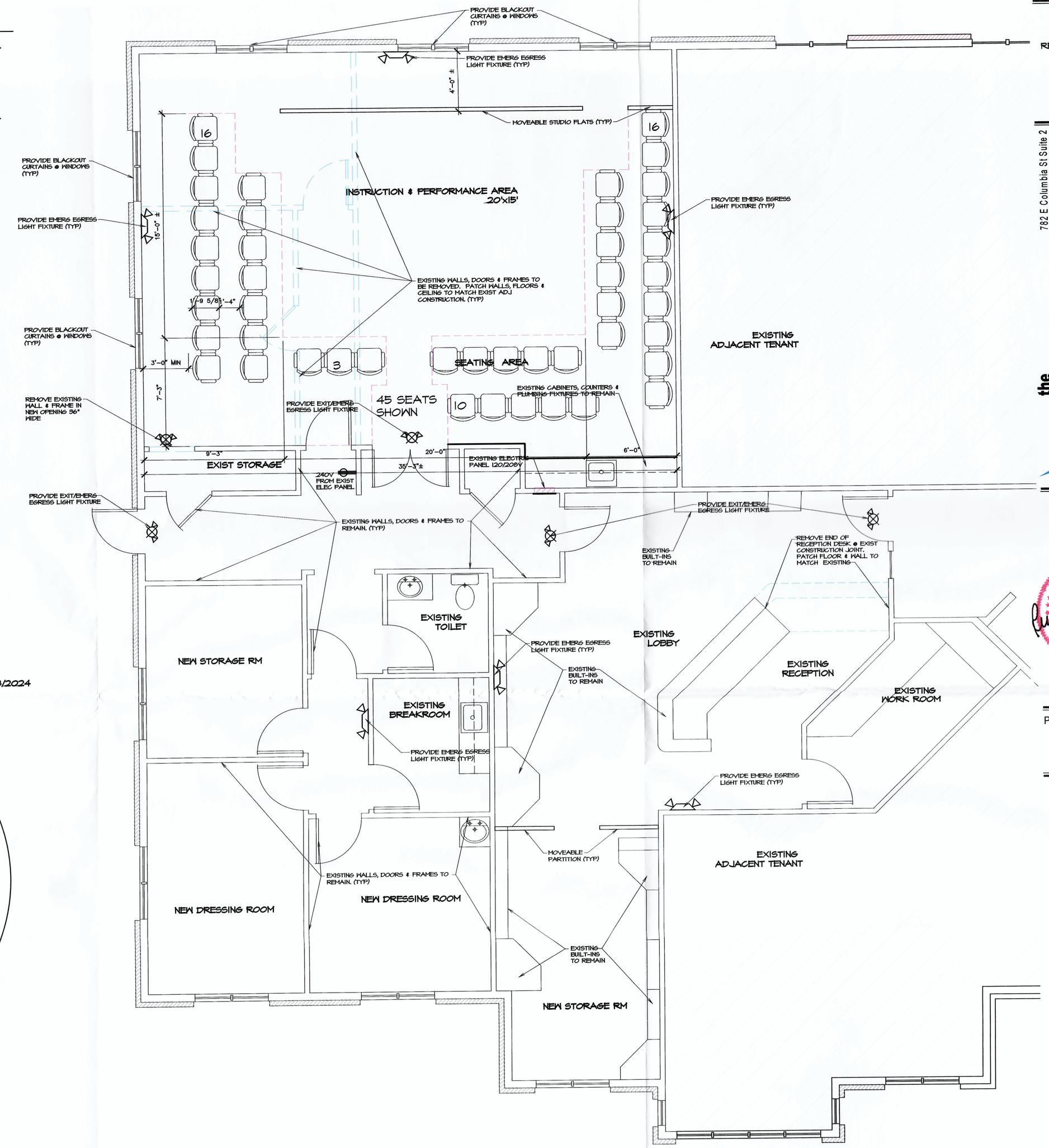


KEY PLAN
SCALE 1/16" = 1'-0"

REVISED 07/08/2024

DESCRIPTION	AREA (Sq Ft)	OCC FACTOR/Sq Ft	OCCUPANTS
Suite 240 Business Area	2266	1/100	22.66
Suite 240 Seating	350	1/7 (Chairs not fixed)	50.00
Other Tenant Space in Bldg	6331	1/100	63.31
Common Space	985	1/100	9.85
Total	9932		145.82

Plumbing Fixture Count w/ Occ Load of 146	Rule	Required Fixtures	Provided Fixtures in Common Area Toilet Rooms
Lavatories	1/40 for the first 80, then 1/80 for remaining	3	3
Toilets/Urinals	1/25 for the first 50, then 1/50 for the remaining	4	5



SUITE PLAN
SCALE 1/4" = 1'-0"

05/06/2024
05/10/2024
REV 07/08/2024
08/05/2024

782 E Columbia St Suite 2
Mason, Michigan 48854
Phone: (517) 349-0902
www.tpgarch.com

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STATE OF MICHIGAN RICHARD L. PEABODY ARCHITECT NO. 29509 LICENSED ARCHITECT

PROJECT MANAGER: RLP
DRAWN BY: RLP

PERFORMANCE STUDIO
STAN GILL
4655 DOBIE RD SUITE 240
MERIDIAN TOWNSHIP, MICHIGAN

24.015

A1.1

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