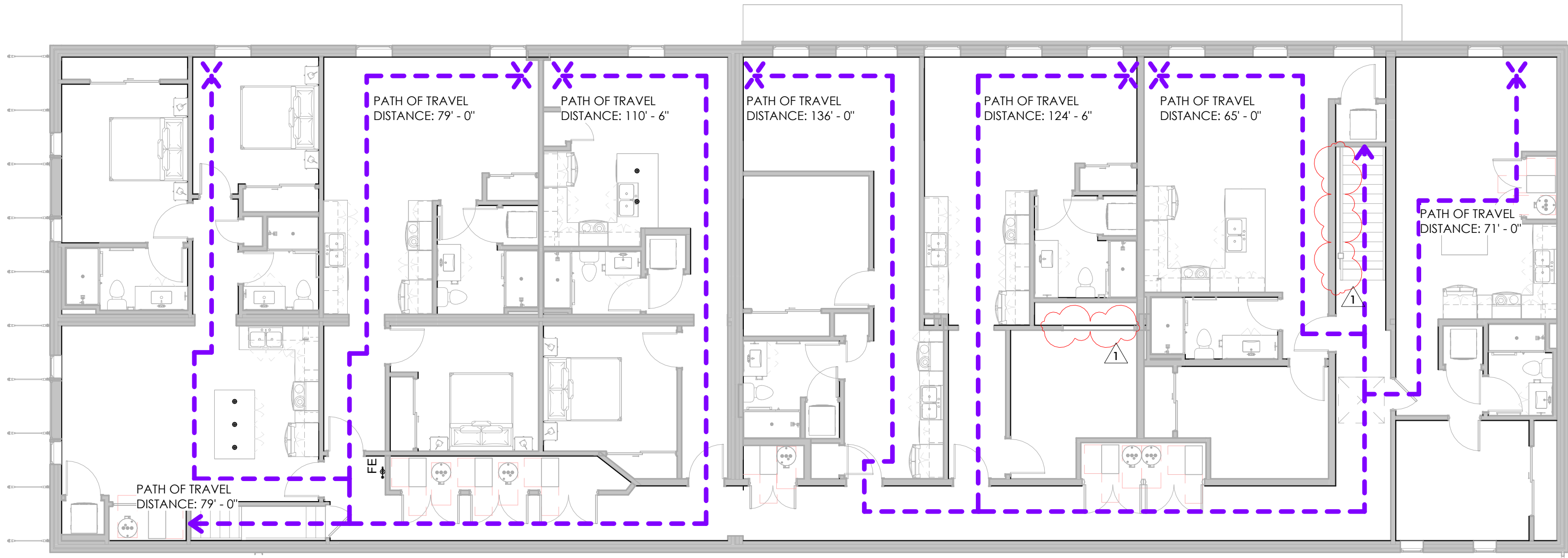
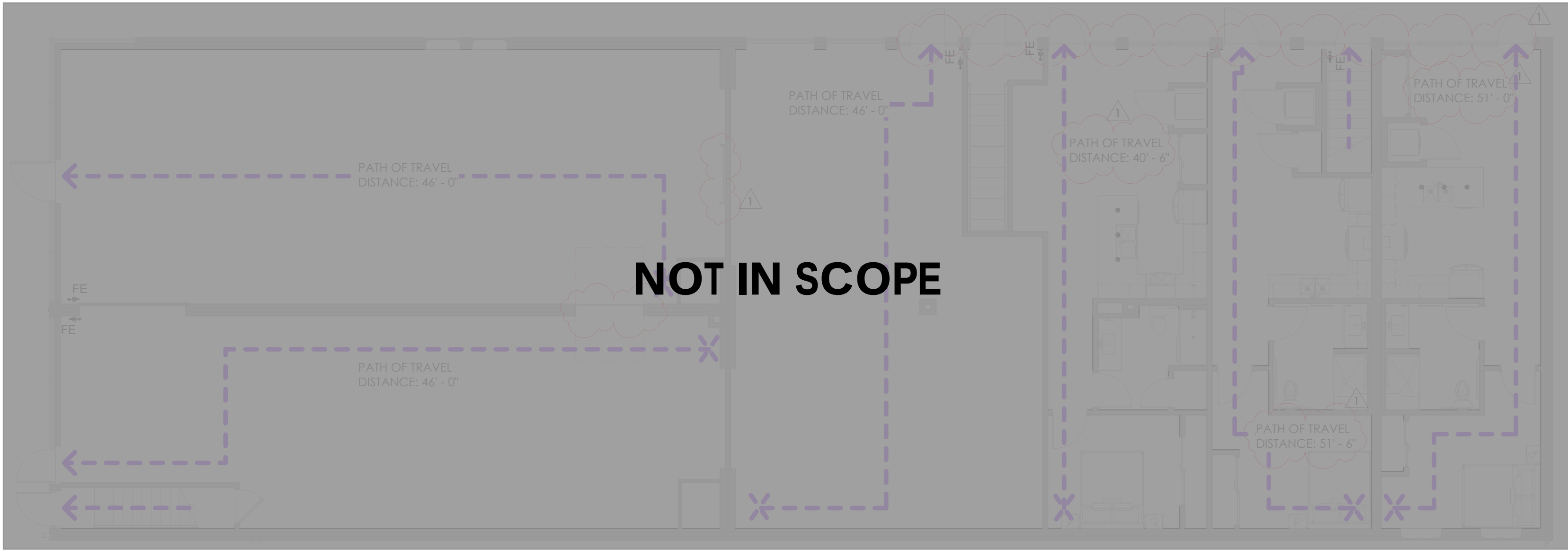
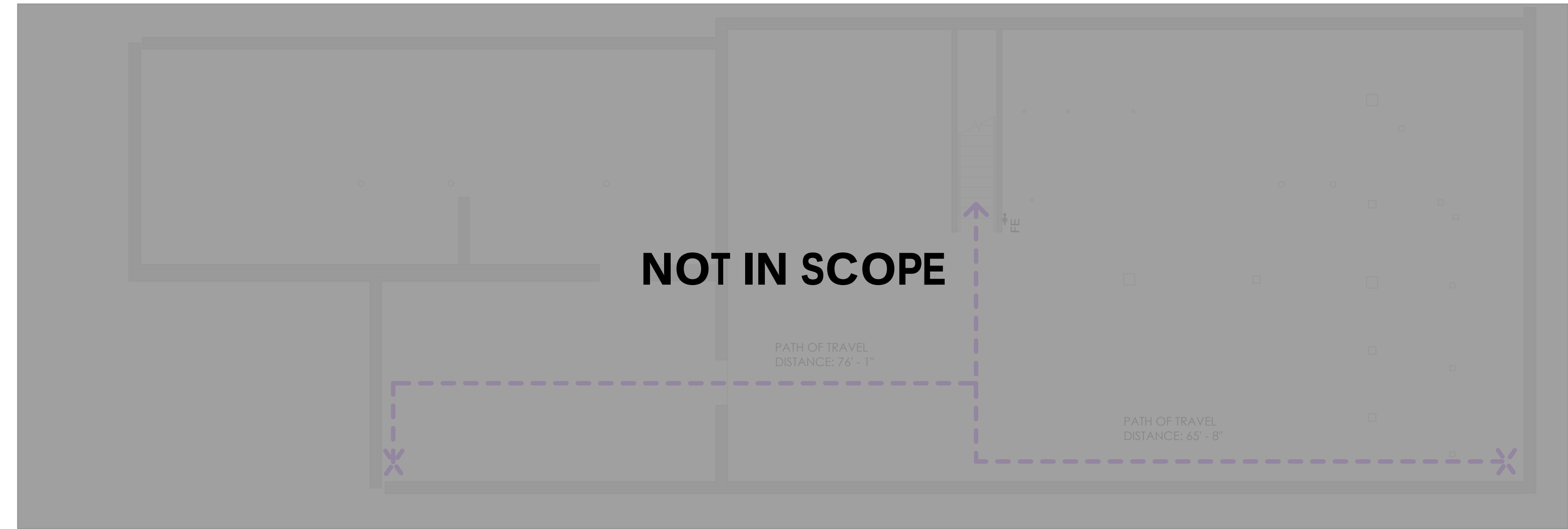




2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR COMPLIANCE PLAN
1/8" = 1'-0"



0 BASEMENT COMPLIANCE PLAN
1/8" = 1'-0"

COMPLIANCE LEGEND

SYMBOL	ITEM
	FIRE EXTINGUISHER
	EXIT SIGN W/ EGRESS LIGHTS
	EGRESS LIGHTING
	TRAVEL DISTANCE
	1 HOUR WALL
	2 HOUR WALL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

CODE COMPLIANCE

TOPIC	SECTION	ALLOWED/REQUIRED	ACTUAL
APPLICABLE CODES			
2021 INTERNATIONAL FIRE CODE			
2021 MICHIGAN MECHANICAL CODE			
2021 MICHIGAN PLUMBING CODE			
2021 MICHIGAN REHABILITATION CODE	604	LEVEL 3 ALTERATION	INTERIOR RENOVATION EXCEEDING 50%
2021 MICHIGAN BUILDING CODE			
2023 NATIONAL ELECTRICAL CODE			
ANSI/ASHRAE 90.1-2013			
ICC/ANSI 117.1-2009			
NFPA 13 (2013) + NFPA 72 (2013)			
ZONING			
ZONING	EVART, MI		C-1 - CENTRAL BUSINESS
1 - SCOPE AND ADMIN			
DEFERRED SUBMITTALS	107.3.4.1		THERE ARE NO DEFERRED SUBMITTALS FOR THIS PROJECT
DESIGN PROFESSIONAL IN CHARGE	107.3.4		CODY NEWMAN IS TO BE THE DESIGN PROFESSIONAL IN CHARGE
SPECIAL INSPECTIONS	110		THERE ARE NO SPECIAL INSPECTIONS FOR THIS PROJECT
3 - USE			
BUILDING USE	309 + 310	BEFORE - M (MERCANTILE) + R-2 (RESIDENTIAL)	AFTER - M (MERCANTILE) + R-2 (RESIDENTIAL)
3 - AREA BY USE			
MERCANTILE			3,642 SF
RESIDENTIAL			7,276 SF
3 - GROSS BUILDING AREA			
0 - BASEMENT			4,417 SF
1 - FIRST FLOOR			5,483 SF
2 - SECOND FLOOR			5,435 SF
TOTAL			15,335 SF
5 - GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE BUILDING HEIGHT	TABLE 504.3	75 FEET	30 FEET
BASE STORIES ALLOWED	TABLE 504.4	3 STORIES	2 STORIES
TABULAR AREA	TABLE 506.2	48,000 SF	15,335 SF
6 - TYPE OF CONSTRUCTION			
TYPE OF CONSTRUCTION	TABLE 601		III-B
7 - FIRE AND SMOKE PROTECTION			
			SMOKE AND CARBON MONOXIDE DETECTORS REQUIRED IN ALL RESIDENTIAL UNITS
9 - FIRE PROTECTION SYSTEMS			
AUTOMATIC SPRINKLER SYSTEM	903.2.1.3	REQUIRED FOR FIRE SUPPRESSION MONITORING	PROVIDED
FIRE ALARM AND DETECTION SYSTEMS	907	REQUIRED	PROVIDED
10 - MEANS OF EGRESS			
DOOR EGRESS WIDTH	1005.3.2	36" PER UNIT	PROVIDED
EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	250 FEET	136 FEET
NUMBER OF EXITS	TABLE 1006.3.1	1 PER UNIT	PROVIDED
STAIR EGRESS WIDTH	1005.3.1	36 INCHES	96"
10 - OCCUPANCY			
OCCUPANCY	TABLE 1004.1.2	3,642 SF / 60	61 PEOPLE
OCCUPANCY	TABLE 1004.1.2	7,276 SF / 200	37 PEOPLE
TOTAL OCCUPANT LOAD			98 PEOPLE
15 - ROOF ASSEMBLY			
	1501.1		NEW 60 MIL WHITE TPO ROOF
27 - ELECTRICAL			
EMERGENCY LIGHTING	1008.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EMERGENCY POWER	1008.3.2.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
EXIT SIGNS	1011.1	WILL COMPLY	ON COMPLIANCE DRAWINGS
28 - PLUMBING			
DRINKING FOUNTAIN REQUIREMENTS	TABLE 403.1	1 REQUIRED PER COMMERCIAL UNIT	1 PROVIDED PER COMMERCIAL UNIT
LAVATORY REQUIREMENTS	TABLE 403.1	1 UNISEX PER COMMERCIAL UNIT	1 UNISEX PER COMMERCIAL UNIT
SERVICE SINK REQUIREMENTS	TABLE 403.1	1 REQUIRED PER COMMERCIAL UNIT	1 PROVIDED PER COMMERCIAL UNIT
WATER CLOSETS REQUIREMENTS	TABLE 403.1	1 UNISEX PER COMMERCIAL UNIT	1 UNISEX PER COMMERCIAL UNIT

CODE COMPLIANCE GENERAL NOTES

- ENSURE EXIT SIGNS ARE MOUNTED ABOVE THE DOORS AND VISIBLE FROM 75 FEET AWAY. ALL EGRESS LIGHTING IS TO POINT DOWN TO ILLUMINATE THE EGRESS PATH OF TRAVEL.
- ALL FIRE EXTINGUISHERS ARE TO BE ABC EXTINGUISHERS, UNLESS NOTED OTHERWISE. ALL EXTINGUISHERS ARE TO BE TAGGED WITH THE CURRENT YEAR'S INSPECTION ON IT. ANNUAL INSPECTIONS ARE TO OCCUR FOR ALL FIRE EXTINGUISHERS.
- FOR WHITEBOX SPACES, NO RESTROOMS TO BE ADDED AT THIS TIME, RESTROOMS TO BE ADDED WITH FUTURE TENANTS NEEDS PER THE SPACE REQUIREMENTS.
- PROVIDE ADA RESTROOM SIGNS AT ALL RESTROOMS, CORRESPONDING TO THE CORRECT SEX.
- SEE T002 FOR MOUNTING HEIGHTS AND LOCATIONS
- SEE T003 FOR ADDITIONAL CODE COMPLIANCE INFORMATION
- FURNITURE AND EQUIPMENT SHOWN ON COMPLIANCE DRAWINGS ARE FOR REFERENCE ONLY



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PROJECT NAME
101 S MAIN EVART
PROJECT ADDRESS
101 S. MAIN ST. EVART, MI
CLIENT

ISSUE
CONSTRUCTION DOCUMENTS

REVISION

DRAWN BY CMN
DATE 12/2/2025 11:54:29 AM
SCALE As indicated
STAMP

PROJECT NUMBER
2025.072

CODE COMPLIANCE
T005