

VACANT AS-BUILT

33218 W 12 MILE RD, FARMINGTON HILLS, MI 48334

CODE DATA:

THIS BUILDING AND ITS AREA SHALL CONFORM TO CHAPTER 9 OF THE MICHIGAN BUILDING CODE, INTERNATIONAL FIRE CODE, NFPA 13-2007, MICHIGAN PLUMBING CODE, AND THE MICHIGAN MECHANICAL CODE, AS DESCRIBED BELOW:

- MICHIGAN BUILDING CODE 2021
- MICHIGAN REHABILITATION CODE 2021
- MICHIGAN PLUMBING CODE 2021
- INTERNATIONAL FIRE CODE 2011
- MICHIGAN MECHANICAL CODE 2021
- NATIONAL ELECTRIC CODE 2017 W/ MI. AMENDMENTS
- ANSI 117-1-2003 (ACCESSIBILITY)
- ASHRAE 90.1 - 1999
- AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ADAAG.

FIRE SUPPRESSION SYSTEM S. 903.3.1.1

THERE IS NOT AN EXISTING SPRINKLER SYSTEM & FIRE ALARM IN THE EXISTING BUILDING. CONTRACTOR TO SUBMIT FIRE ALARM AND DETECTION SYSTEMS TO THE CITY PRIOR TO CONSTRUCTION. PLANS & CALCULATIONS FOR THE FIRE SUPPRESSION TO BE COMPLETED BY LICENSED FIRE SUPPRESSION CONTRACTOR, LICENSED BY THE STATE OF MICHIGAN

EXITS S. 1016.

- EXIT ACCESS TRAVEL DISTANCE 75 FEET
- INSTALL EXIT SIGN WITH ILLUMINATION TO EACH EXIT DOOR
- INSTALL TACTILE SIGN STATING "EXIT" AND COMPLYING WITH A117.1 TO EACH EXIT DOOR
- INSTALL AUTOMATIC PUSH-BAR TO EACH EXIT DOOR

GENERAL:
 ZONED: B-2
 USE GROUP: M (MERCANTILE)
 CONSTRUCTION TYPE: III B
 EXISTING AREA: 3,927sq.ft.

OCCUPANT LOAD:
 BUSINESS 3,927sq.ft. (TOILET ROOM 50sq.ft.)
 3,927 - 50 = 3,877 = 39 OCCUPANTS
 3,877 / 100 = 39 OCCUPANTS
TOTAL = 39 OCCUPANTS

EGRESS:
 NUMBER OF EXITS REQUIRED: 2 EXITS
 NUMBER OF EXITS PROVIDED: 2 EXITS

ALLOWED EGRESS DISTANCE
 W/O SPRINKLER SYSTEM: 150'-0"
 W/ SPRINKLERS & FIRE ALARM: 250'-0"
 PROPOSED MAX DISTANCE: 58'-0"

EGRESS WIDTH:
 0.2" PER OCCUPANT
 EGRESS WIDTH REQUIRED: 0.2" x 38 = 7.6"
 36" DOOR = 34" CLEAR OPENING
 PROVIDED: (2) 36" DOORS = 72"

PLUMBING:
 PLUMBING FIXTURES REQUIRED (TABLE 403.1):

USE: M - MERCANTILE
 WATER CLOSET REQ'D: 1 PER 500 (38 OCCUPANTS)
 PROVIDED: 1 (UNISEX)

LAVATORIES REQ'D: 1 PER 750 (38 OCCUPANTS)
 LAVATORIES PROVIDED: 1 (UNISEX)

DRINKING FOUNTAIN REQ'D: 1 PER 1,000 (38 OCCUPANTS)
 0 PROVIDED

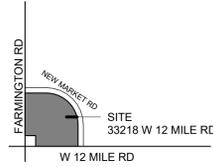
SERVICE SINK REQ'D: 1 REQUIRED
 SERVICE SINK PROVIDED: 1 PROVIDED

PARKING:
 SECTION 34-5.2.11 - C. BUSINESS AND COMMERCIAL

PARKING = 1 PER / 175sqft USABLE FLOOR AREA
 800 / 175 = 4.5 = 5

PARKING REQUIRED: 5 REQUIRED
 PARKING PROVIDED: 111 PROVIDED (SHARED)

NOTE:
 ALL WORK TO COMPLY WITH MICHIGAN ENERGY CODE



VICINITY MAP

SCALE: No Scale



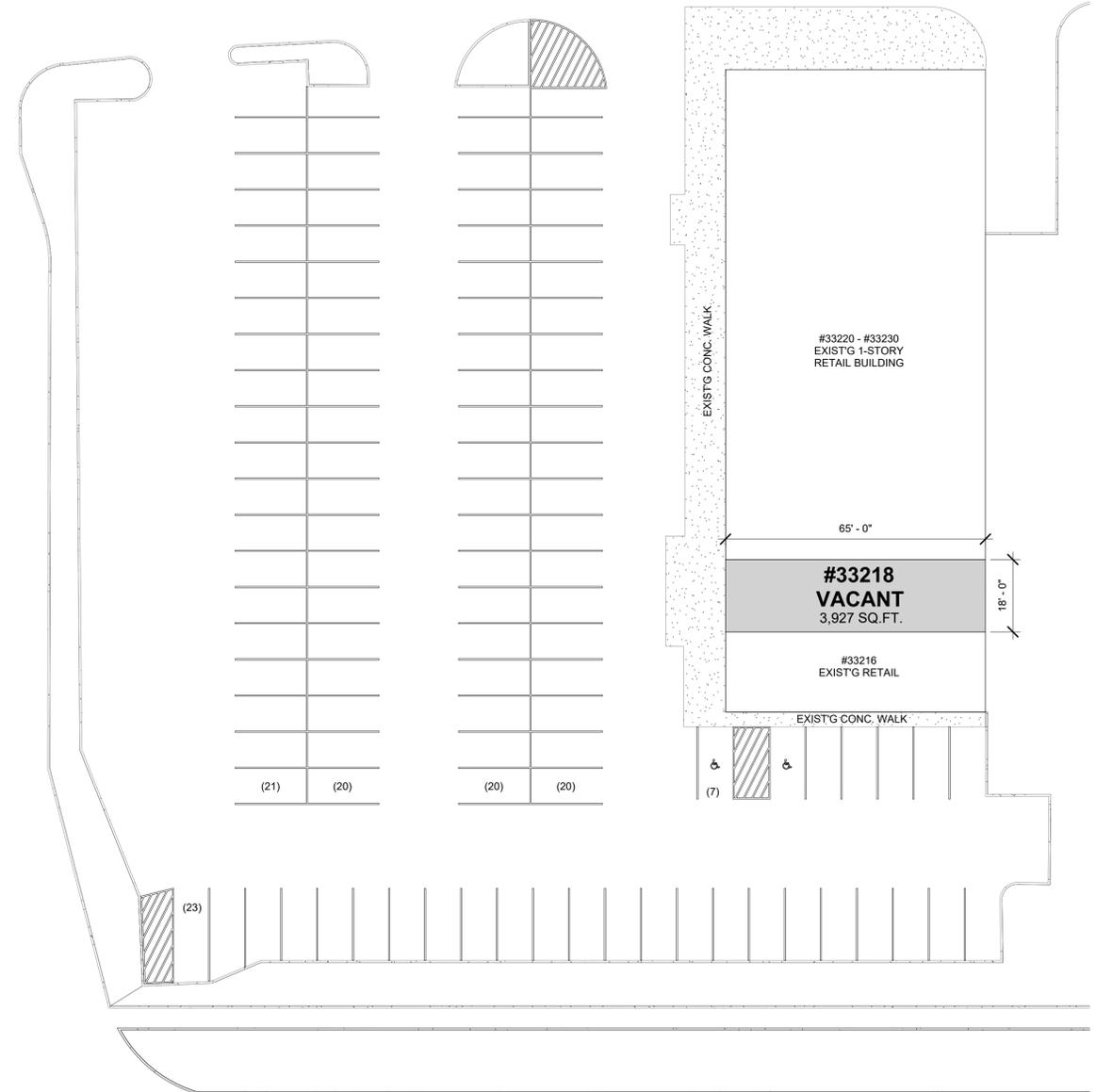
DRAWING INDEX

ARCHITECTURAL

- A1 COVER SHEET, CODE/DATA, EGRESS PLAN, ELEVATIONS
- A2 ADA STANDARDS
- A3 EXIST'G & PROPOSED FLOOR PLAN
- A4 PROPOSED M.E.P. PLANS

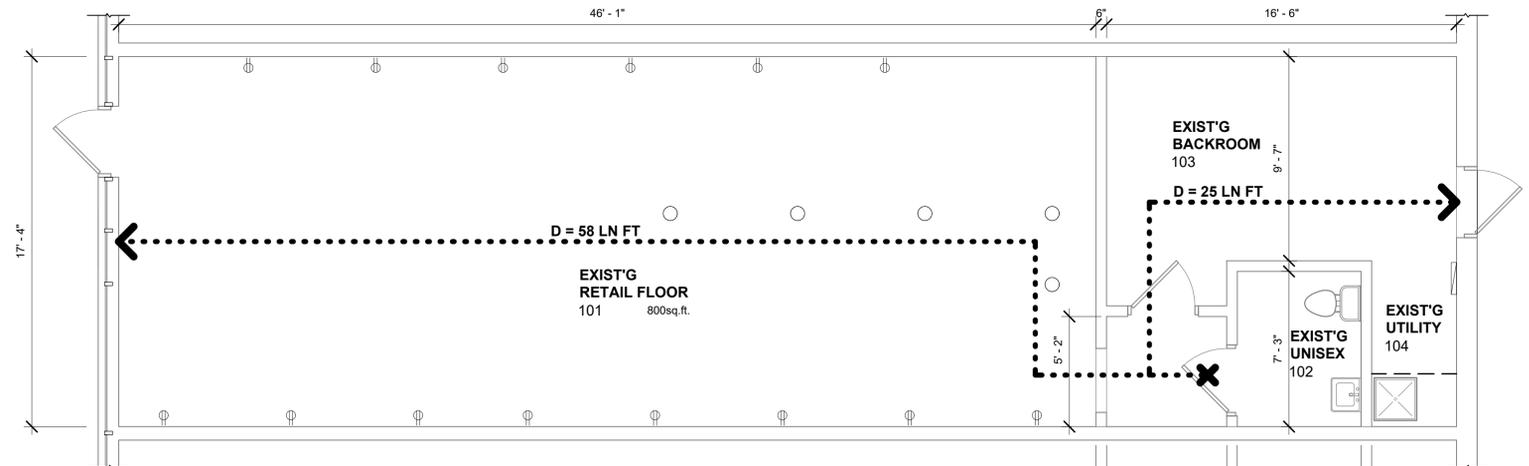
LEGAL DESCRIPTION

PART OF THE N. W. 1/4 OF SECTION 26, T. 1 S. R. 9 E., CITY OF LIVONIA WAYNE COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF SCHOOLCRAFT ROAD, CURRENTLY I-96 FREEWAY, DISTANT SOUTH 89 DEGREES 21 MINUTES 80 SECONDS EAST 368.50 FEET ALONG THE NORTH LINE OF SECTION 26, AND SOUTH 00 DEGREES 29 MINUTES 56 SECONDS WEST 278.00 FEET FROM THE NORTH WEST CORNER OF SECTION 26, T. 1 S., R. 9 E., AND PROCEEDING THENCE ALONG THE SOUTH LINE OF SCHOOLCRAFT ROAD, FUTURE I-96 FREEWAY, SOUTH 89 DEGREES 21 MINUTES 00 SECONDS EAST 130.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS WEST 93.16 FEET; THENCE DUE WEST 130.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS EAST 94.62 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS OF RECORD.



SITE PLAN

SCALE: 1" = 20'-0"



EXIST'G EGRESS PLAN

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



SEAL / SIGNATURE:

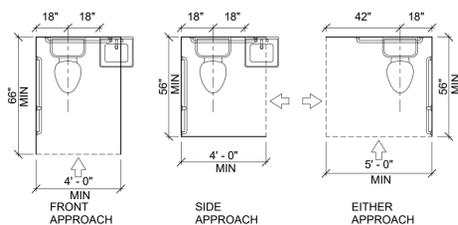
CLIENT / PROJECT NAME:
VACANT AS-BUILT
 33218 W 12 MILE RD
 FARMINGTON HILLS, MI 48334

DATE & ISSUE:
 PERMITS: 20 NOV 2025

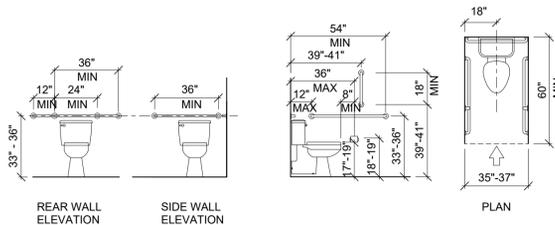
NOTE:
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PROJECT INFO:
 DRAWN BY: AB APPVD: N.M.S.
 PROJECT #: **250##**
COVER SHEET, CODE/DATA, EGRESS PLAN, ELEVATIONS

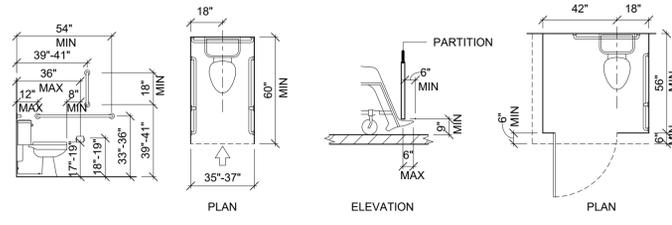
SHEET #: **A1**



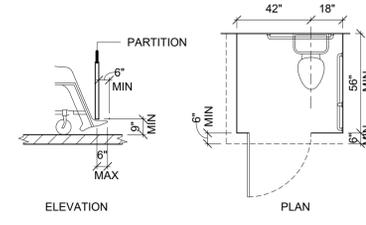
CLEAR FLOOR SPACE AT WATER CLOSETS



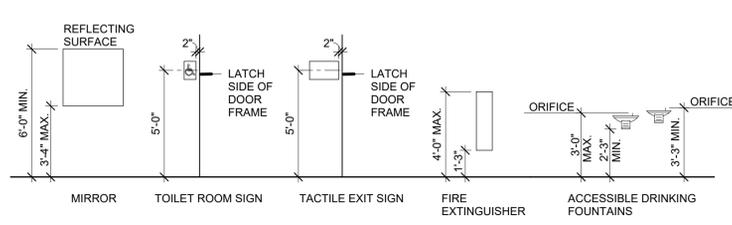
GRAB BARS & WATER CLOSETS



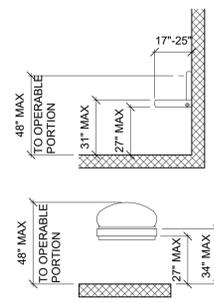
AMBULATORY ACCESSIBLE TOILET COMPARTMENT



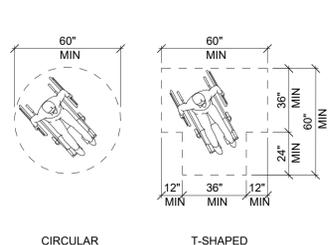
WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE



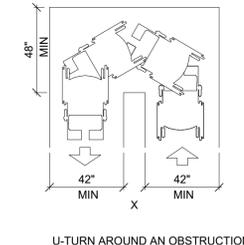
TYPICAL MOUNTING HEIGHTS



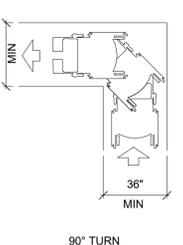
BABY CHANGING STATION



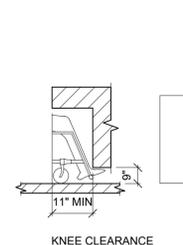
WHEELCHAIR TURNING SPACE



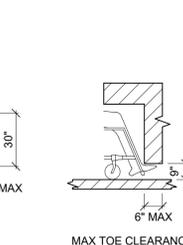
WHEELCHAIR TURNS



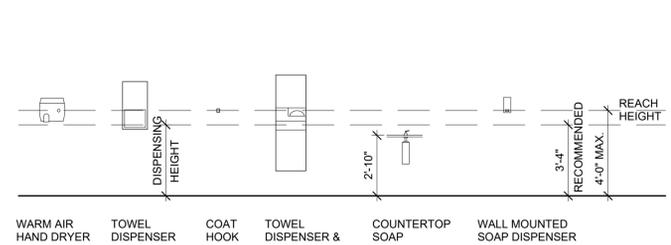
90° TURN



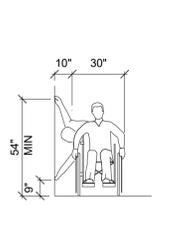
KNEE CLEARANCE



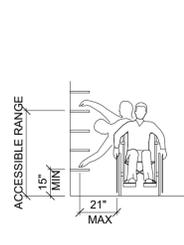
MAX TOE CLEARANCE



TYPICAL MOUNTING HEIGHTS



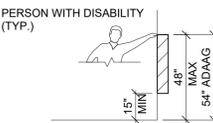
HIGH & LOW SIDE REACH LIMITS



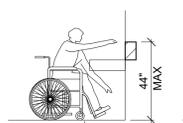
SHELVES



UNOBSTRUCTED FORWARD REACH



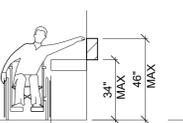
UNOBSTRUCTED SIDE REACH



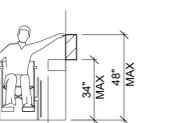
OBSTRUCTED HIGH FORWARD REACH



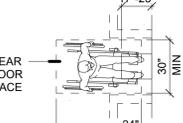
OBSTRUCTED SIDE REACH



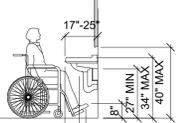
LAVATORY CLEARANCE



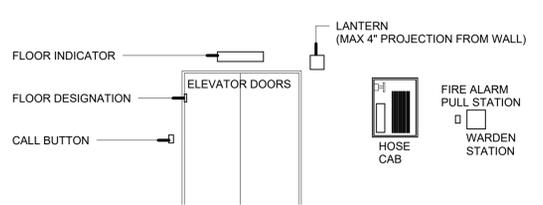
ACCESSIBLE DRINKING FOUNTAIN



DRINKING FOUNTAIN MOUNTING HEIGHT

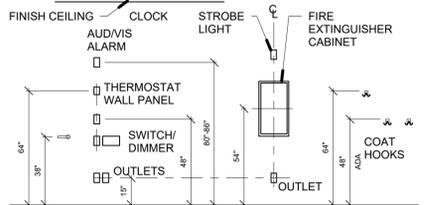


DRINKING FOUNTAIN SPOUT LOCATION



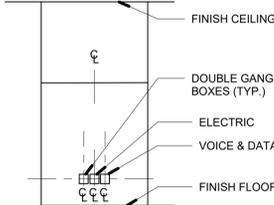
THE ABOVE DELINEATED MOUNTING HEIGHTS ARE TYPICAL ONLY. DETAILS MAY SHOW SPECIFIC VARIATIONS FOR SPECIFIC CONDITIONS

TYPICAL MOUNTING HEIGHT AT ELEVATOR FIRE HOSE CABINET

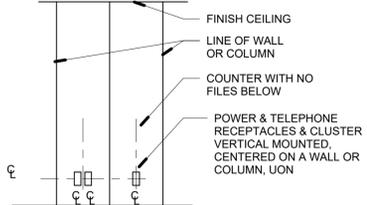


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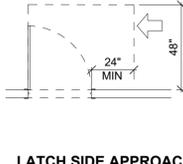
TYPICAL MOUNTING HEIGHTS



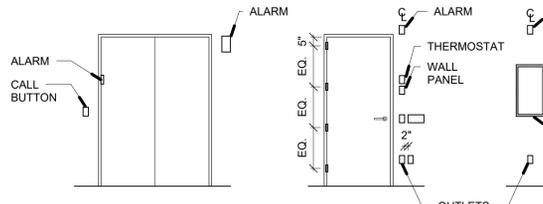
TYPICAL LOCATION COMBINED OUTLETS AT VISIBLE AREAS



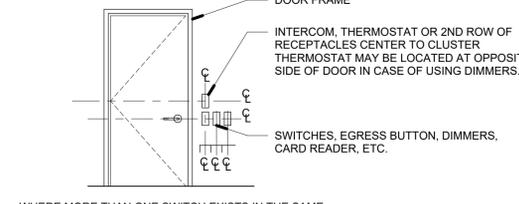
TYPICAL LOCATIONS FOR TELEPHONE & POWER OUTLETS AT WALL OR COLUMN



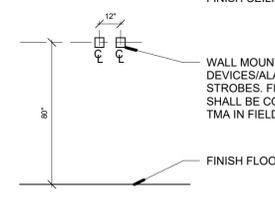
LATCH SIDE APPROACHES SWINGING DOORS



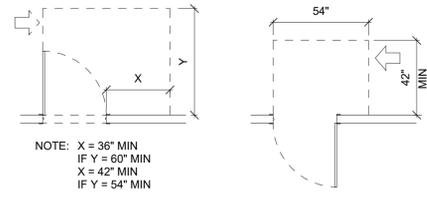
TYPICAL MOUNTING HEIGHTS



TYPICAL LOCATION FOR OUTLETS AT COUNTER OR CREDENZA (UON)



WALL MOUNTED FIRE ALARM



HINGE SIDE APPROACHES SWINGING DOORS

NOTE: X = 36" MIN IF Y = 60" MIN, X = 42" MIN IF Y = 54" MIN

ADA STANDARDS

SEAL / SIGNATURE:

VACANT AS-BUILT
33218 W 12 MILE RD
FARMINGTON HILLS, MI 48334

CLIENT / PROJECT NAME:

DATE & ISSUE:

20 NOV 2025

PERMITS

NOTE:

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PROJECT INFO:

DRAWN BY: AB

APPVD: N.M.S.

PROJECT #: 250##

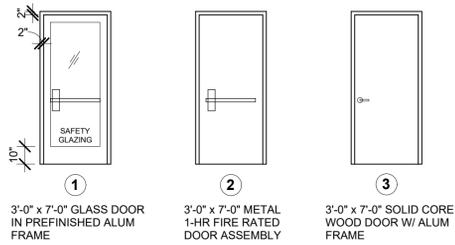
ADA STANDARDS

SHEET #:

A2

DOOR SCHEDULE												
MARK	ROOM NAME	DOOR SIZE			DOOR			FRAME		Fire Rating	HDW SET NO.	REMARKS
		WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	MATERIAL	FINISH			
101	EXIST'G ENTRY	3'-0"	7'-0"	1 3/4"	1	ALUM & GLASS	FACTORY	ALUM	FACTORY	-	A	
102	EXIST'G TOILET	3'-0"	7'-0"	1 3/4"	3	WOOD	FACTORY	METAL	FACTORY	-	D	
103	EXIST'G STORAGE	3'-0"	7'-0"	1 3/4"	3	WOOD	FACTORY	METAL	FACTORY	-	B	
104	EXIST'G EXIT	3'-0"	7'-0"	1 3/4"	2	METAL	FACTORY	MET	FACTORY	-	E	

DOOR TYPES



DOOR HARDWARE SCHEDULE

- A ENTRANCE LOCK SET
1-1/2" PR. BUTTS/PUSH, PULL PLATES/ WALL BUMPER/ LOCK SET/ LATCH SET/ DOOR SIGN
- B PASSAGE SET
1-1/2" PR. BUTTS/ LEVER HANDLES/ LOCKSET/ WALL BUMPER/ DOOR STOP
- C LOCK SET
WALL BUMPER WHEN LOCKED BY KEY, OUTSIDE LEVER CAN ONLY BE UNLOCKED BY KEY
INSIDE LEVER IS ALWAYS UNLOCKED
- D PRIVACY SET
1-1/2" PR. BUTTS/PUSH, PULL PLATES/ WALL BUMPER/ LOCK SET/ LATCH SET/ DOOR SIGN
- E PANIC HARDWARE - ENTRY & EXIT DOORS

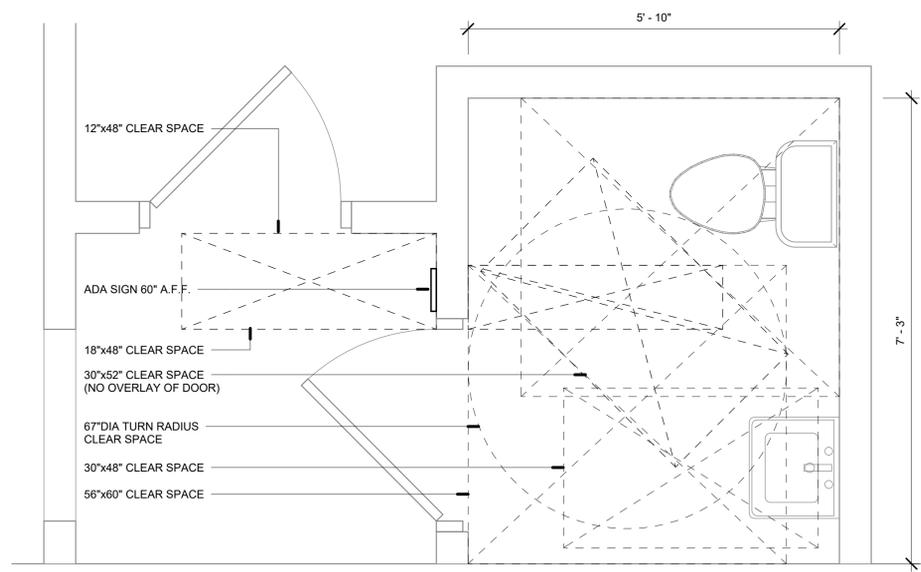
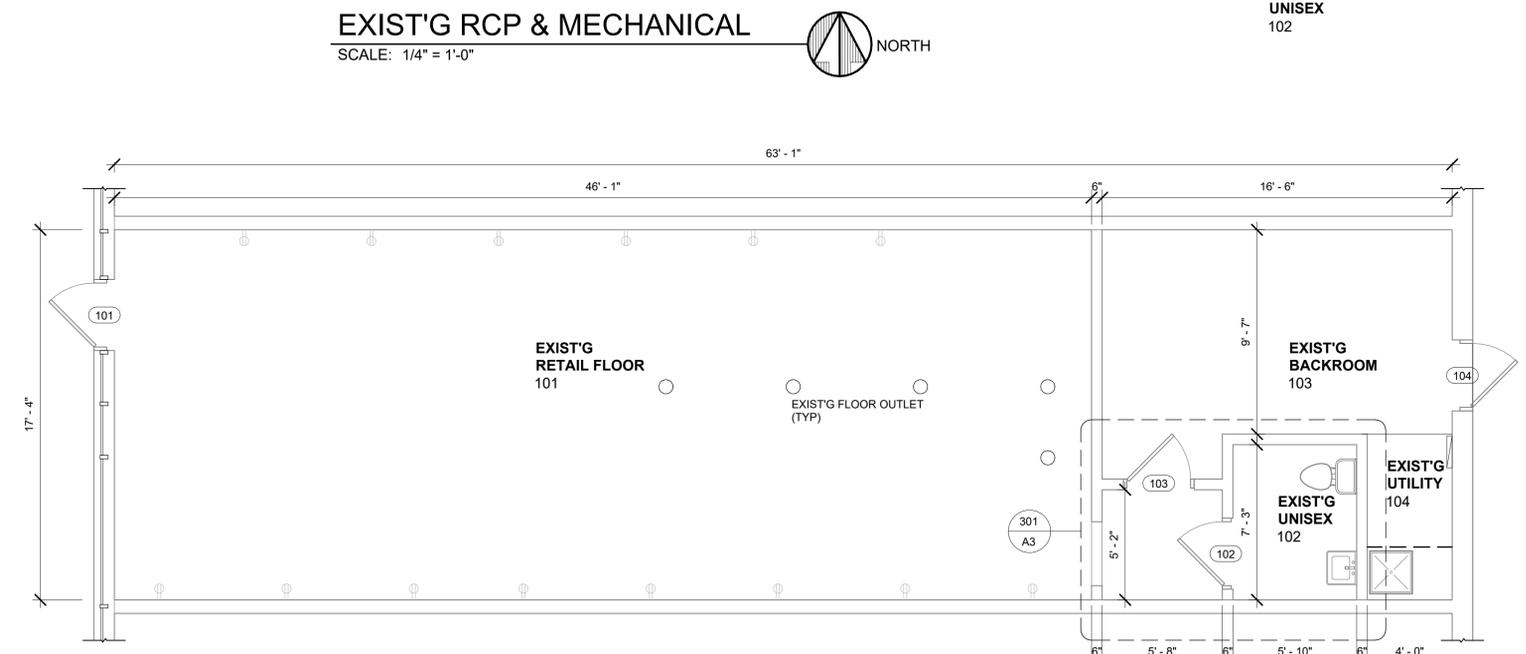
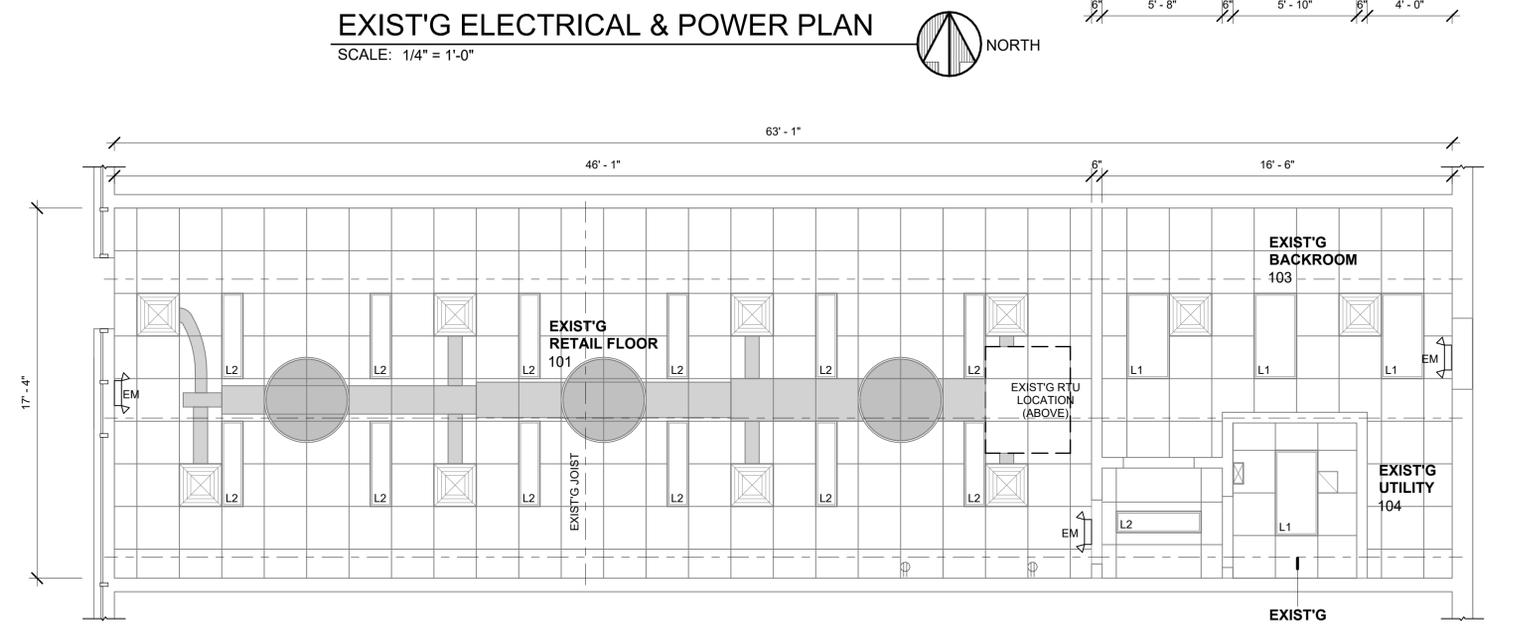
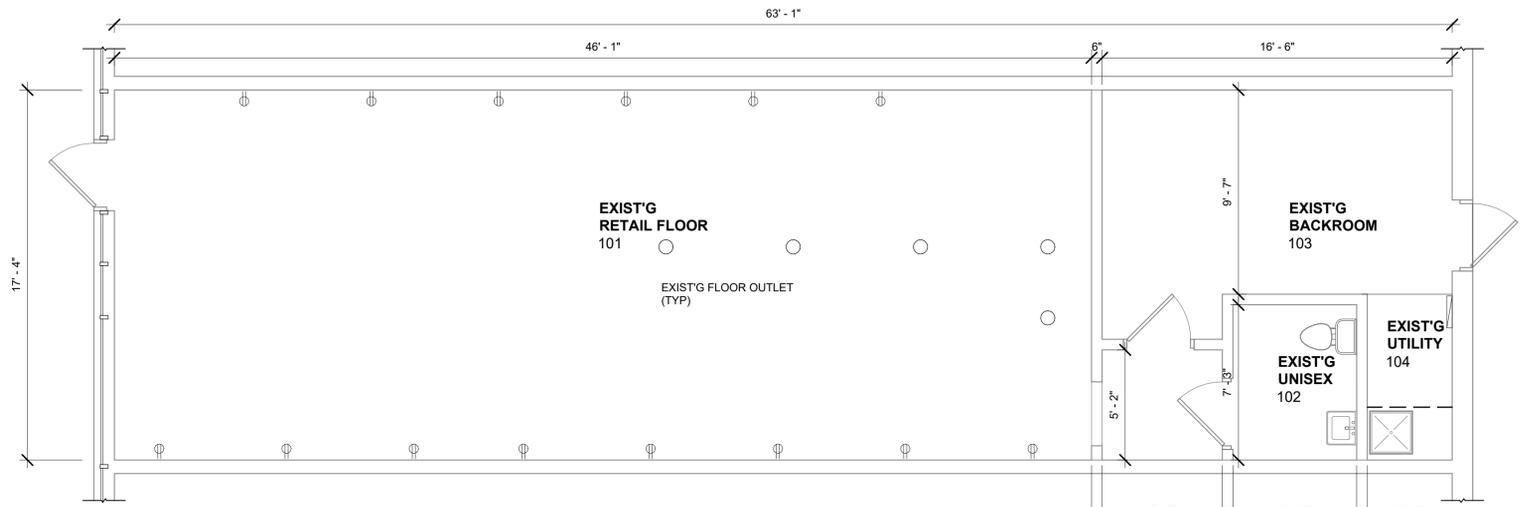
WALL/DOOR LEGEND:



CEILING & LIGHTING FIXTURE SCHEDULE

SYMBOL	COUNT	DESCRIPTION	LAMP TYPE	VOLTS	MOUNTING	WATTS
L1	4	EXIST'G - 2'x4' RECESSED FLAT PANEL LED FIXTURE	LED 5000K	120V	RECESSED CEILING	41
L2	13	EXIST'G - 12" x48" PENDANT FIXTURE	TBD	TBD	TBD	TBD
EM	-	N/A	TBD	TBD	TBD	TBD
EX	3	EXIST'G - COMBINATION EMERGENCY UNIT/EXIT SIGN, WHITE THERMOPLASTIC HOUSING, 90 MINUTE MINIMUM BATTERY BACKUP, RED LETTERS WITH OUTDOOR LED REMOTE HEAD FIXTURE 'RH'	TBD	TBD	TBD	TBD
RH	-					
	-	EXIST'G - 24"x48" VINYL LAY-IN TILE				
	6	EXIST'G - 24"x24" SUPPLY AIR				
	1	EXIST'G - 12"x12" SUPPLY AIR				
	1	EXIST'G - E.F. - EXHAUST FAN				

NOTES:
1. ALL FIXTURES EXIST'G



301
A3 ENLARGED TOILET PLAN
SCALE: 3/4" = 1'-0"

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