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General Notes:

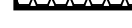
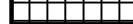
1. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND THE OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTORS, SUBCONTRACTORS, AND MANUFACTURERS SHOP DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL CORRECTIONS HAVE BEEN MADE.
2. CONSTRUCTION SHALL COMPLY WITH ALL CODES, STANDARD BUILDING PRACTICES AND REGULATIONS OF GOVERNING AUTHORITIES
3. VERIFY ALL WORK TO COMPLY WITH OWNER REQUIREMENTS.
4. DRAWINGS: ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS IF INCLUDED. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACE THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. THE OWNER SHALL DISTRIBUTE COMPLETE SETS OF DRAWINGS TO ALL SUBCONTRACTORS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS.
5. COMPLETENESS: ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL APPLICABLE CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT. IN THE CASE OF CONFLICTING QUANTITIES / VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION. IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.
6. PERMITS: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LABORS, EQUIPMENT, ETC. AS MAY BE REQUIRED TO COMPLETE THEIR RESPECTIVE WORK CATEGORY. CONTRACTORS SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINERS COMMENTS WITHIN 48 HOURS OF RECEIPT OF THE SAME AT NO COST TO THE ARCHITECT. ANY ADDITIONAL WORK REQUIRED AS A RESULT OF THE ABOVE SHALL BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION IF THE CONTRACTOR FAILS TO COMPLY WITH PROVIDING THE APPROVED PLANS OR ADDENDA TO THE ARCHITECT.
7. INSURANCE: ALL CONTRACTORS SHALL OBTAIN "ALL RISK" INSURANCE, AND ALL CUSTOMARY STATUTORY INSURANCE, COMPREHENSIVE GENERAL LIABILITY, ETC. THE ARCHITECT AND THE OWNER SHALL BE NAMED AS INSURED PARTIES TO THE "ALL RISK" INSURANCE POLICY.
8. SUBSTITUTIONS: NO SUBSTITUTION OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND THE CONTRACTOR HAS RECEIVED WRITTEN APPROVAL BY THE ARCHITECT.
9. DOCUMENTATION: THE CONTRACTOR SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. THEY SHALL NEATLY AND CORRECTLY ENTER IN COLOR PENCIL, ANY DEVIATIONS ON THE DRAWINGS AND SPECIFICATIONS AFFECTED AND SHALL KEEP THE DRAWINGS AVAILABLE FOR INSPECTION. AN EXTRA SET OF CONSTRUCTION DOCUMENTS WILL BE FURNISHED FOR THE PURPOSE.
10. PROTECTION: ALL CONTRACTORS SHALL BE JOINTLY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. ALL CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY COMPLETE.
11. DRAWINGS INDICATE THE MINIMUM STANDARDS, SHOULD ANY WORK INDICATED BE SUBSTANDARD TO ANY ORDINANCE, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE CONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES, OR REGULATIONS AS A PART OF HIS BASE CONTRACT WITHOUT INCREASE IN COST TO OWNER OR ARCHITECT.
12. ALL DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED.
13. INTERIOR DIMENSIONS ARE FROM FACE OF MASONRY, UNLESS OTHERWISE NOTED
14. ALL ANGLES ARE MEASURED IN INCREMENTS OF 45°, UNLESS OTHERWISE NOTED
15. PRESERVATIVE-TREATMENT: ALL WOOD EXPOSED TO MOISTURE SHALL BE PRESERVATIVE PRESSURE TREATED WOOD.
16. ALL CONSTRUCTION INDICATED SHALL BE NEW, UNLESS OTHERWISE NOTED.
17. WHERE APPLICABLE TO THEIR SCOPE OF WORK, CONTRACTORS SHALL FIELD VERIFY ALL VERTICAL DIMENSIONS AND FLOOR LEVEL IN ORDER TO ENSURE ALIGNMENT OF NEW FLOOR LEVEL WITH EXISTING. NOTIFY ARCHITECT AF ANY DISCREPANCIES.
18. MECHANICAL AND ELECTRICAL CONTRACTORS MUST COORDINATE WITH OTHER TRADES TO ASSURE COMPATIBILITY INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
 - A. STRUCTURAL LOADING
 - B. POWER REQUIREMENTS
 - C. CLEARING FOR INSTALLATION & MAINTENANCE
19. MECHANICAL AND ELECTRICAL CONTRACTORS ARE FULLY RESPONSIBLE FOR THEIR OWN WORK IN TERMS OF BUT NOT LIMITED TO: ALL CODES, DIMENSIONS, COORDINATION WITH OTHER TRADES & ALL APPLICABLE MUNICIPAL AND OTHER GOVERNMENTAL APPROVALS.

Project Description:	Project Address:	Use Group:	Floor Area:	Number of Stories:	Construction Type:	Codes:	Design
CODE STUDY	3668 RIVERTOWN GRANDVILLE, MICHIGAN	A-3, B OR M	76,881 S.F. LOWER 74,720 S.F. UPPER 151,601 S.F. TOTAL	TWO	IIB	Michigan Building Code 2015 Michigan Barrier Free Americans With Disabilities Act	 329 Allen Ave NE Grand Rapids, MI 616-560-2565 mark@mem-designs.com

Abbreviations

AL	=	ALUMINUM
APG	=	ACOUSTICAL PANEL
CPT	=	CARPET
CONC	=	CONCRETE
FACT	=	FACTORY
GL	=	GLASS
GPDW	=	GYPSPUM DRYWALL
MTL	=	METAL
NA	=	NOT APPLICABLE
PT	=	PAINT
QT	=	QUARRY TILE
TEMP	=	TEMPERED
VCT	=	VINYL COMPOSITE TILE
WD	=	WOOD

Material Designation

	BRICK		RIGID INSULATION
	BLOCK (CMU)		BLANKET OR BATT INSULATION
	CONCRETE		GLASS OR PLASTIC GLAZING
	SAND FILL		SEALANT
	CERAMIC OR QUARRY TILE		GYPSUM WALLBOARD
	METALS		
	FINISH WOOD		
	BLOCKING		
	PLYWOOD		

Symbols

DETAIL NUMBER	F14	Details	TITLE
SHEET NUMBER	A-1	1/4" = 1' - 0"	DRAWING TITLE DRAWING SCALE
N4 A-3 DETAIL NUMBER DETAIL SYMBOL SHEET NUMBER	103 DOOR NUMBER	Office 103 ROOM NAME NUMBER	
N4 A-3 SECTION			
N4 A-3 INTERIOR ELEVATIONS			

Sheet Index

[illegible]

Rivertown Retail

3668 Rivertown Parkway
Grandville, Michigan 49418

Cover

BUILDING CODE:

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2018 MICHIGAN PLUMBING CODE
2014 MICHIGAN ELECTRICAL CODE
MICHIGAN UNIFORM ENERGY CODE
2009 ICC-ANSI 117.1 / MICHIGAN BARRIER FREE

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3)
M- MERCANTILE (EXISTING)
B OR M - (SECTION 304 & 309)

CONSTRUCTION CLASS (CHAPTER 6)
TYPE IIB - FULLY SPRINKLED (SECTION 602.3)

BUILDING HEIGHT & AREA (CHAPTER 5)

HEIGHT ALLOWED:	3 STORY
ACTUAL HEIGHT:	2 STORY
AREA ALLOWED:	UNLIMITED AREA (SECTION 402.4.1.2) ANCHOR BUILDING
EXISTING AREA:	74,720 S.F.

OCCUPANCY SEPARATION (CHAPTER 5)

A-3 & B/M REQUIRE 1 HOUR SEPARATION (TABLE 508.4)

OCCUPANT LOAD (CHAPTER 10)

PROPOSED: 30 S.F. / OCCUPANT (ASSEMBLY)
74,720 S.F. / 30 = 2,490 OCCUPANTS

PROPOSED: 60 S.F. / OCCUPANT (MERCANTILE)
74,720 S.F. / 60 = 1,245 OCCUPANTS

PROPOSED: 100 S.F. / OCCUPANT (BUSINESS)
74,720 S.F. / 60 = 748 OCCUPANTS

CURRENT RESTROOMS WILL SUPPORT 800 OCCUPANTS
IN AN (A-3) ASSEMBLY USE.

RESTROOMS (TABLE 403.1 MPC2015)

REQUIRED (ASSEMBLY

MEN 11- W.C., 7 LAV
WOMEN 20- W.C., 7 LAV

REQUIRED (MERCANTILE)

MEN 3- W.C., 2 LAV
WOMEN 3- W.C., 2 LAV

REQUIRED (BUSINESS)

MEN 9 - W.C., 6 LAV
WOMEN 9- W.C., 6 LAV

EGRESS (CHAPTER 10)

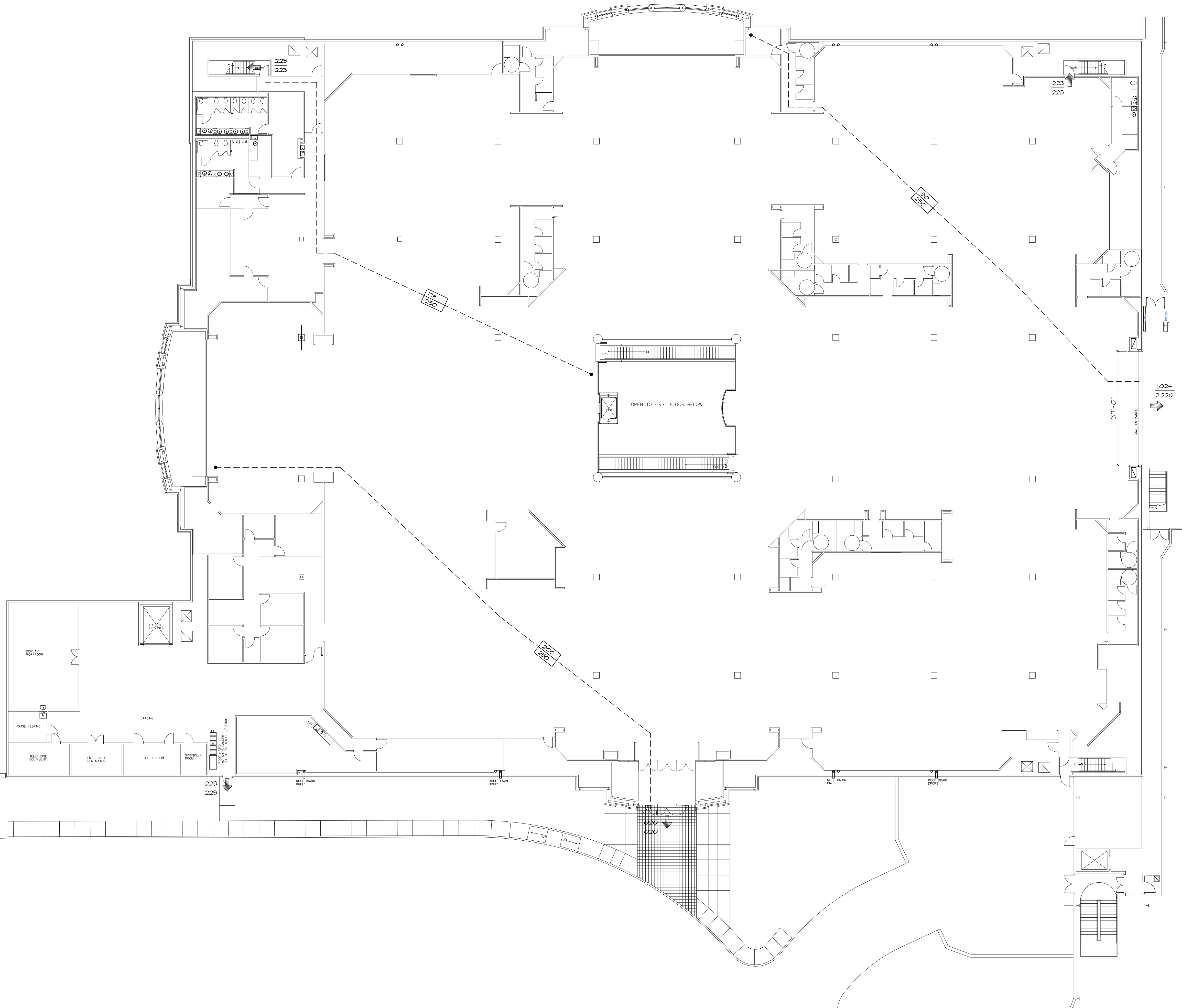
4 DOORS REQUIRED (TABLE 1006.3.1)
6 DOORS PROVIDED

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
250'

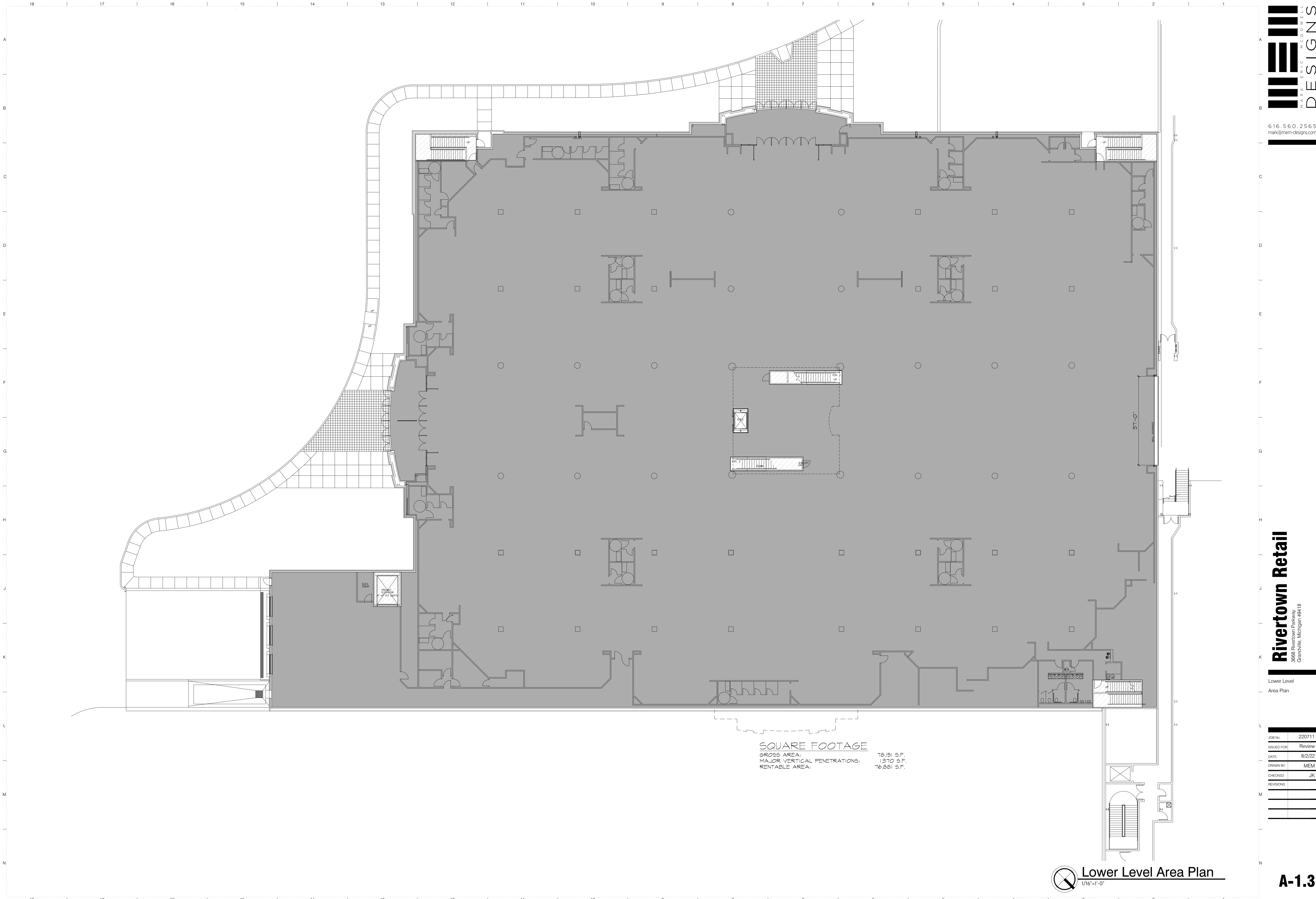
MIN. DOOR WIDTH (SECTION 1005.3.2
2,490 OCCUPANTS $\times .2'' = 498''$

CORRIDOR WIDTH (TABLE 1020.2)
MIN. WIDTH 44'

DEAD END CORRIDORS (SECTION 1020.4)
NO DEAD END CORRIDOR GREATER THAN



 Upper Level Code Plan
1/16"=1'-0"



JOB No.	220711
ISSUED FOR:	Review
DATE:	8/2/22
DRAWN BY:	MEM
CHECKED:	JK
REVISIONS:	

SQUARE FOOTAGE
GROSS AREA: 78,151 S.F.
MAJOR VERTICAL PENETRATIONS: 1,370 S.F.
RENTABLE AREA: 76,781 S.F.

