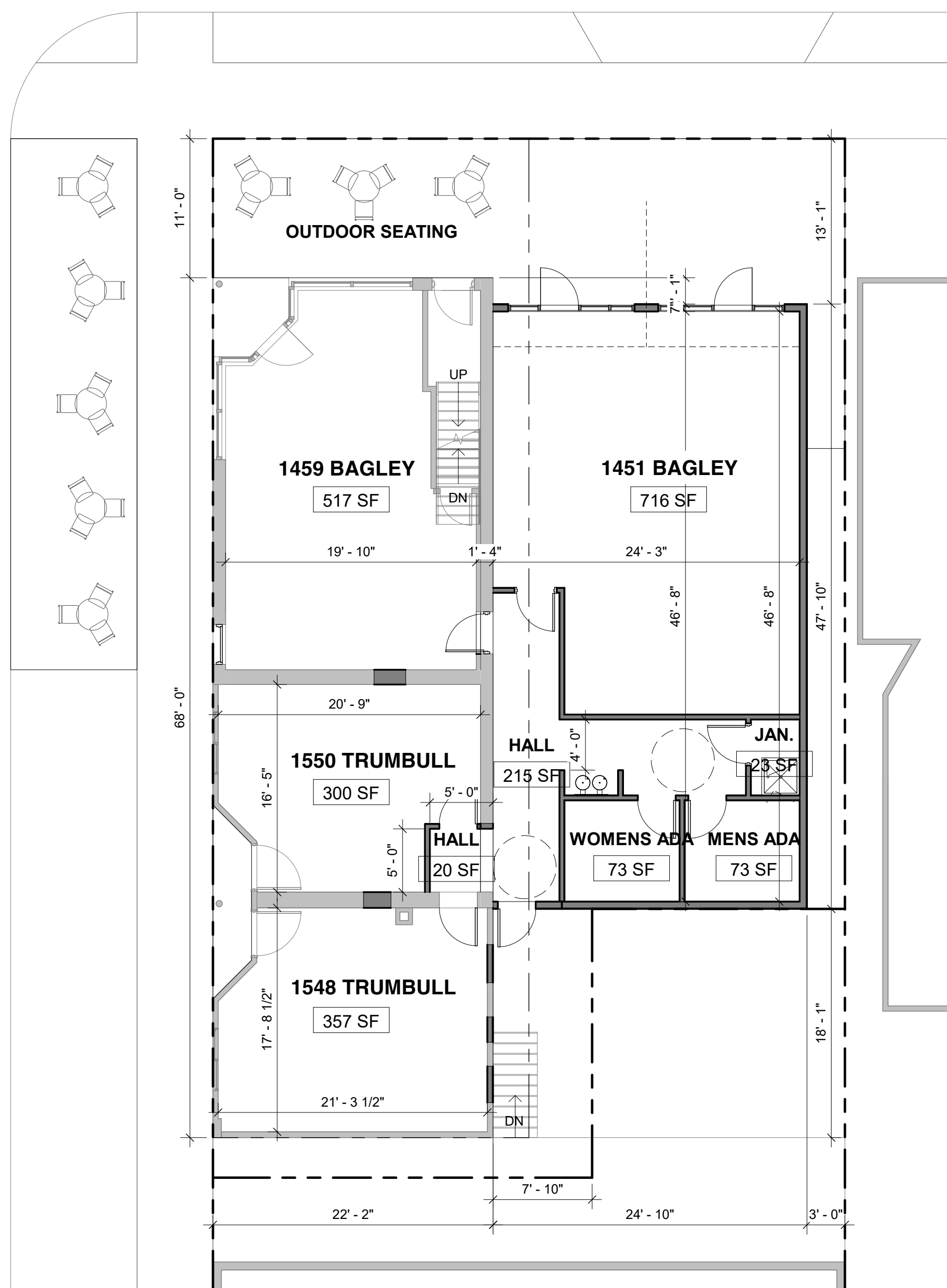
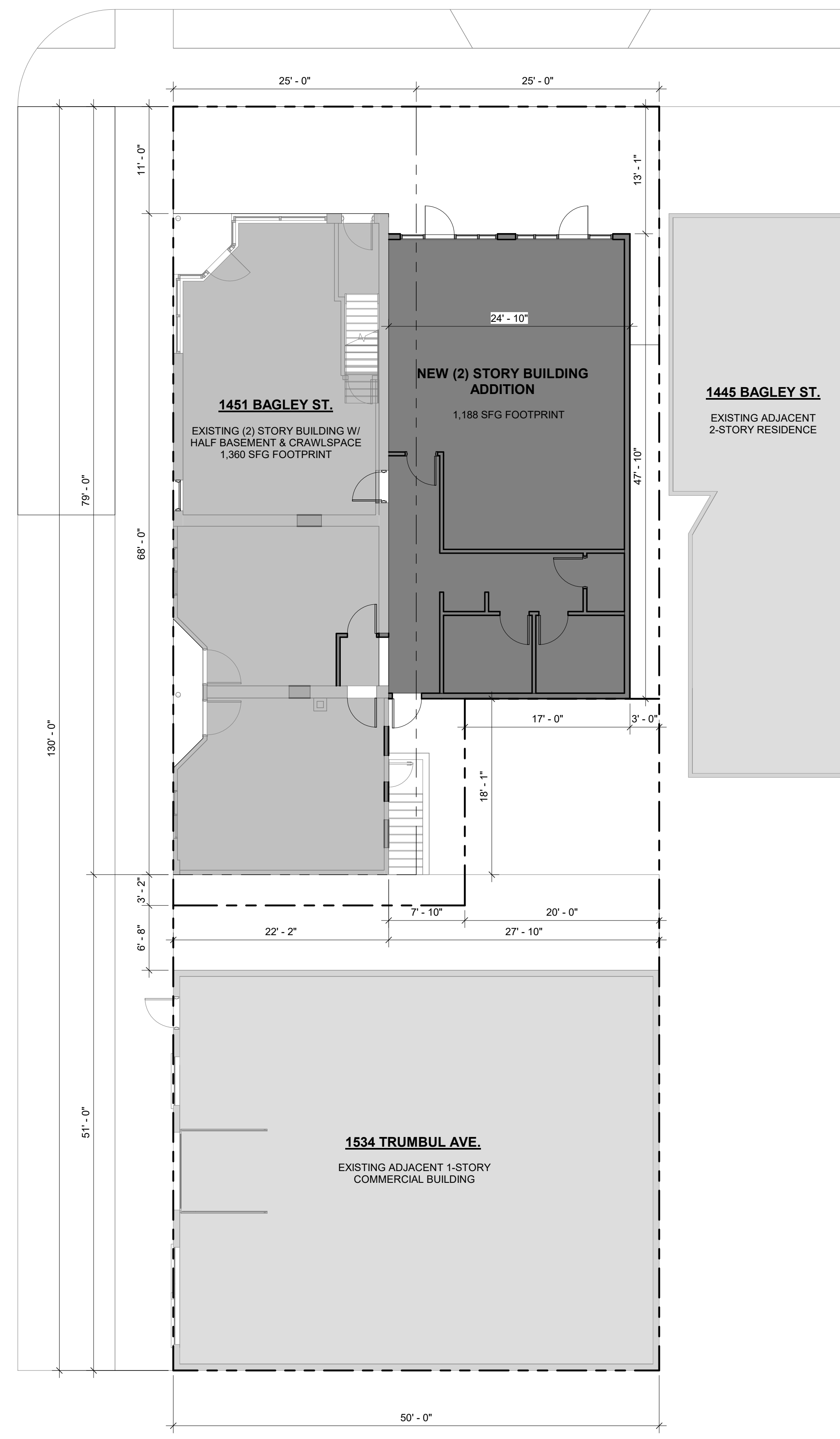


**2 SECOND FLOOR - PROPOSED**  
1/8" = 1'-0"



**1 FIRST FLOOR - PROPOSED**  
1/8" = 1'-0"



**3 SITE PLAN - PROPOSED**  
1/8" = 1'-0"

**BUILDING CODE REVIEW - MIXED USE BLDG**

**GOVERNING CODES:**  
2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB)  
2015 MICHIGAN BUILDING CODE (MBC) - AS REFERENCED BY MREB ONLY  
2015 MICHIGAN MECHANICAL CODE (MMC)  
2015 MICHIGAN PLUMBING CODE (MPC)  
2017 NATIONAL ELECTRICAL CODE (NEC)  
2015 MICHIGAN UNIFORM ENERGY CODE (MUEC)  
2015 INTERNATIONAL FIRE CODE NFPA 1, UNIFORM FIRE CODE

**MEANS OF EGRESS:**

OCCUPANT LOAD: (MBC TABLE 1004.1.2)

USE GROUP	AREA/OCCUPANT	USABLE AREA	OCCUPANTS
FIRST FLOOR: MERCANTILE	60 SF/P	2,548 SFG	43
SECOND FLOOR: BUSINESS	100 SF/P	2,695 SFG	27

**EGRESS CAPACITY:** (MBC SECT. 1005.3.1 AND 1005.3.2)  
FIRST FLOOR/MINIMUM WIDTH: 43 X 0.2" = 8.5" REQUIRED / 32" PROVIDED  
SECOND FLOOR/MINIMUM WIDTH: 27 X 0.3" = 8.1" REQUIRED / 32" PROVIDED  
MINIMUM CLEAR DOOR OPENING: 32 INCHES (MBC SECT. 1010.1.1)  
MINIMUM CLEAR STAIR WIDTH: 36 INCHES / OCCUPANT LOAD < 50P. (MBC SECT. 1011.2.1)  
MINIMUM CORRIDOR WIDTH: 36 INCHES / OCCUPANT LOAD < 50P. (MBC TABLE 1020.2)

**REQUIRED NUMBER OF EXITS:** (MBC SECT. 1006 / TABLE 1006.2.1)

FIRST FLOOR: 1 EXIT REQUIRED FROM EA. RETAIL UNIT / 2 PROVIDED  
SECOND FLOOR: 1 EXIT REQUIRED / <49 OCCUPANTS & MAX. COMMON PATH OF TRAVEL TO EXIT: 75 FEET  
1 EXIT PROVIDED / 18 OCCUPANTS & MAX. COMMON PATH OF TRAVEL: 51'-4"

**DISTANCE BETWEEN EXITS:** (MBC SECT. 1007)

REQUIRED MINIMUM DISTANCE: 70 FT. / 2 = 35 FT. (NOT SPRINKLERED)  
PROPOSED DISTANCE BETWEEN EXITS: N/A  
IF OPTIONAL SECOND STAIR IS PROVIDED, 25'-4"

**EXIT ACCESS TRAVEL DISTANCE AND OCCUPANT LOAD:** (MBC SECT. 1017 / TABLE 1017.2)

MAXIMUM ALLOWABLE TRAVEL DISTANCE: MERCANTILE - 200 FEET TOTAL, 75 FEET COMMON PATH  
BUSINESS - 200 FEET, 75 FEET COMMON PATH

**FIRE RATED CONSTRUCTION:**

INTERIOR EXIT STAIRWAY ENCLOSURE (MBC SECT. 1023): 1 HOUR  
EXIT ACCESS CORRIDORS (MBC TABLE 1020.1): 0 HOURS (OCCUPANT LOAD SERVED BY CORRIDOR <30)

**ACCESSIBLE MEANS OF EGRESS:**

NOT REQUIRED IN EXISTING BUILDINGS (MBC SECT. 1009.1.1); ACCESSIBLE MEANS OF EGRESS PROVIDED FROM NEW RETAIL TOILET ROOM ADDITION

**FIRE PROTECTION SYSTEM REQUIREMENTS**

USE GROUP: MERCANTILE (M) NOT REQUIRED/NOT PROVIDED  
BUSINESS (B) NOT REQUIRED/NOT PROVIDED

**PLUMBING FIXTURE REQUIREMENTS**

USE GROUP: MERCANTILE (M)  
BUSINESS (B)

OCCUPANT LOAD:  
FIRST FLOOR: 43 PERSONS / 22 MALE AND 22 FEMALE  
SECOND FLOOR: 29 PERSONS / 15 MALE AND 15 FEMALE

SEPARATE FACILITIES: REQUIRED - OCCUPANT LOAD >15 (MPC 403.2)

**REQUIRED FIXTURES:**

MERCANTILE  
MALE & FEMALE WATER CLOSETS REQUIRED: 1 PER 500  
WATER CLOSETS PROVIDED: 1 PROVIDED FOR EA. SEX  
MALE & FEMALE LAVATORIES REQUIRED: 1 PER 750  
MALE & FEMALE LAVATORIES PROVIDED: 1 PROVIDED FOR EA. SEX  
DRINKING FOUNTAINS REQUIRED: 1 PER 100 OCCUPANTS  
DRINKING FOUNTAINS PROVIDED: 1 PROVIDED / BARRIER FREE  
SERVICE SINKS REQUIRED: 1 REQUIRED  
SERVICE SINKS PROVIDED: 1 PROVIDED  
BUSINESS  
MALE & FEMALE WATER CLOSETS REQUIRED: 1 PER 25 FOR THE FIRST 80 & 1 PER 50 FOR THE REMAINDER  
WATER CLOSETS PROVIDED: 1 PROVIDED FOR EA. SEX  
MALE & FEMALE LAVATORIES REQUIRED: 1 PER 40 FOR THE FIRST 80 & 1 PER 80 FOR THE REMAINDER  
MALE & FEMALE LAVATORIES PROVIDED: 1 PROVIDED FOR EA. SEX  
DRINKING FOUNTAINS REQUIRED: 1 PER 100 OCCUPANTS  
DRINKING FOUNTAINS PROVIDED: 1 PROVIDED / BARRIER FREE  
SERVICE SINKS REQUIRED: 1 REQUIRED  
SERVICE SINKS PROVIDED: 1 PROVIDED

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**Revision Schedule**

#	Description	Date

SEAL  
**NOT FOR CONSTRUCTION**

DATE SEALED

**1451 BAGLEY REDEVELOPMENT**  
PROJECT NUMBER: Z21007  
1451 BAGLEY ST.  
DETROIT, MI 48216  
BALLET REAL ESTATE  
SHEET TITLE

**OPTION B - RETAIL + OFFICE - NO STAIRS**

SHEET NUMBER

**A-2.0**

