

DISTRICT: c COMMERCIAL

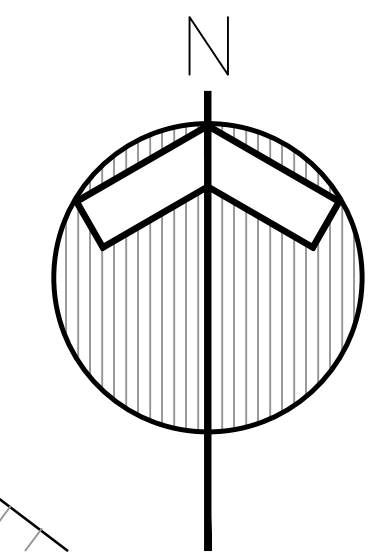
SITE AREA:
 UPLANDS: = 3,410 S.F.
 BOTTOMLANDS: = 1,686 S.F.

BLDG. AREA:
 EXISTING: 3,518 S.F.
 PROPOSED: 192 S.F.
 TOTAL: 3,710 S.F.

- Fd Iron
 - △ Fd Nail
 - Set Iron #27447
 - Set Spike w/cap
 - (123.4') Platted Dimension
- Bearings based on the SE ROW Market Street, Lots 105-114

Historic "Coal Dock"
 Some Existing descriptions, however
 no accepted deed of record.

SITE PLAN
 SCALE 1" = 60'-0"



SHEET INDEX	
SHEET	DESCRIPTION
A0.0	SITE PLAN
A1.0	EXISTING FLOOR PLAN
A1.1	1st FLOOR PLAN
A1.2	2nd FLOOR PLAN
A1.3	GENERAL NOTES
A2.1	SE ELEVATIONS
A2.2	NW ELEVATIONS
A3.1	FIRST FLOOR FRAMING & FOUNDATION PLAN
A3.2	SECOND FLOOR FRAMING PLAN
A4.1	SECTION AA
A4.2	SECTION BB

BUILDING CODE INFORMATION	
CODE:	2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
USE GROUP:	M MERCANTILE, S-1 STORAGE
CONSTRUCTION TYPE:	5B
BUILDING AREA:	GROUND LEVEL TOTAL = 2,954 sf GROUND LEVEL 1970's = 500 sf GROUND LEVEL HISTORIC = 2,454 sf MEZZANINE 1/2 OF HISTORIC = 800 sf
BUILDING HT.:	ALLOWABLE = 1 STORY w/ MEZZ. ACTUAL = 1 STORY w/ MEZZANINE
OCCUPANTS:	MERCANTILE: 984 s.f. @ 1/100 = 17 STORAGE #1: 755 s.f. @ 300 = 3 2nd FLOOR: 2400 s.f. @ 300 = 8

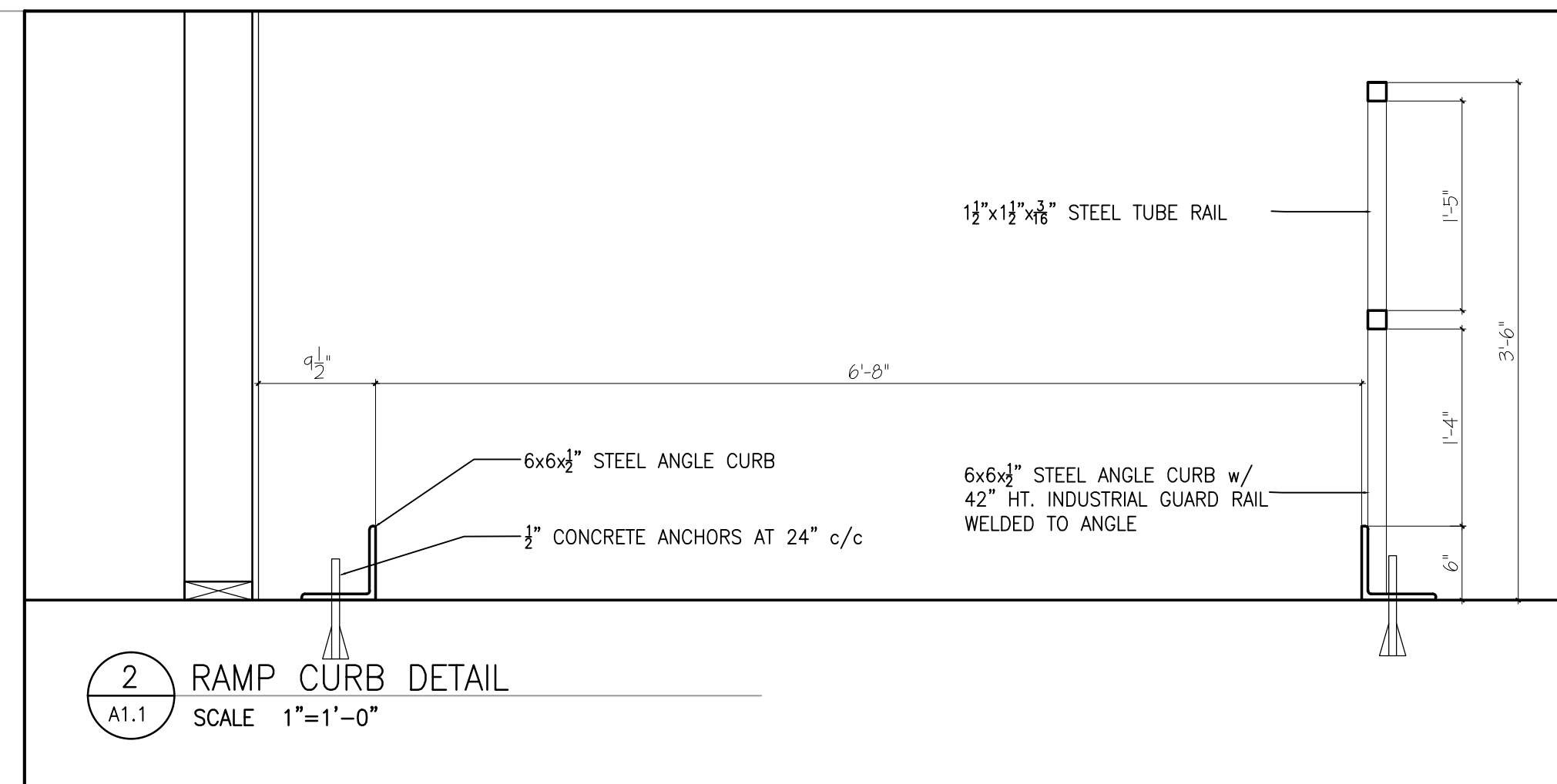
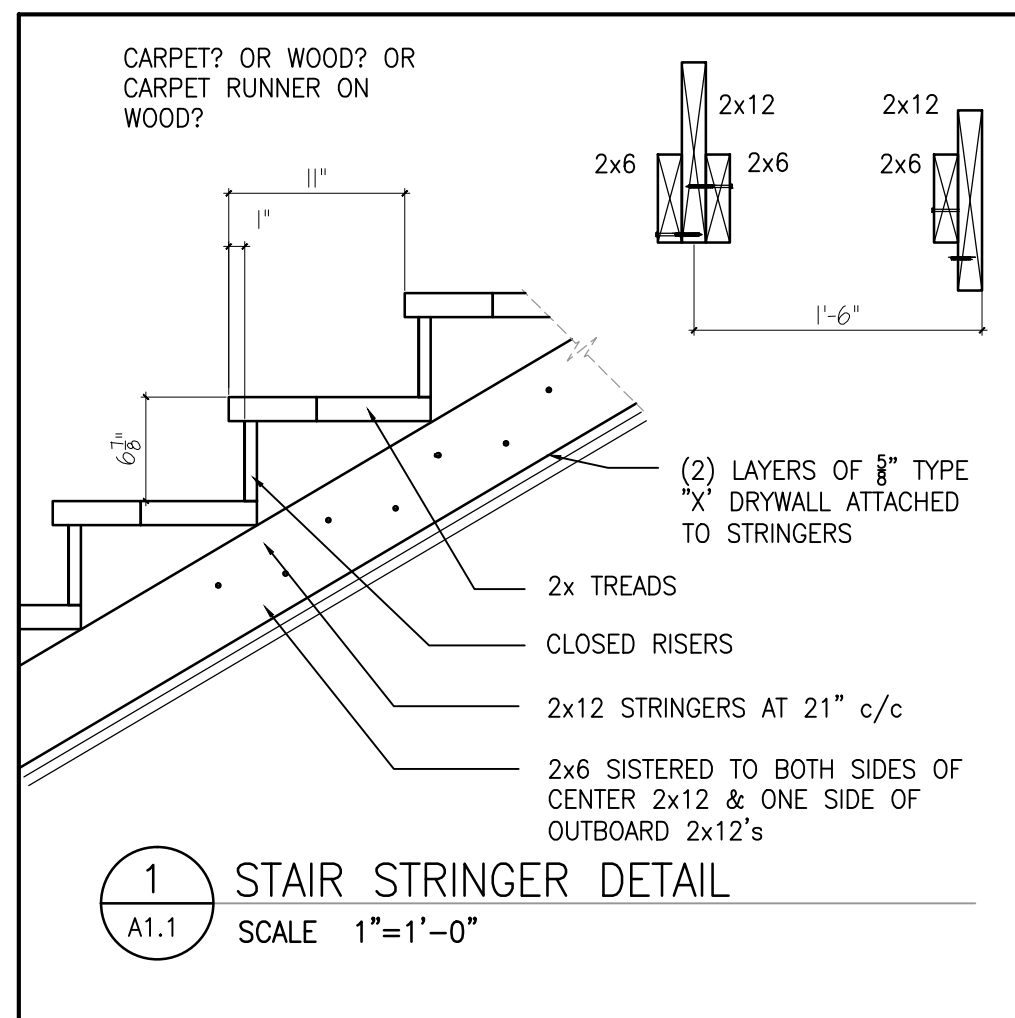
BUILDING STRUCTURAL FIRE RESISTANCE SCHEDULE:	
PER MBC TABLES 601 AND 602	TYPE 5B:
EXTERIOR WALLS:	NOTE #1
INTERIOR NON-LOADBEARING PARTITIONS:	0 HOUR
INTERIOR LOAD BEARING WALLS, COLUMNS:	0 HOUR
STRUCTURAL SUPPORTING MEMBERS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR
SHAFT CONSTRUCTION:	N.A.
NOTE 1: SECTION 602, WHERE FIRE SEPARATION EXCEEDS 10'-0" THE FIRE RESISTANCE RATING IS 0. NORTH WALL BEING FIRE RATED FROM THE INSIDE.	

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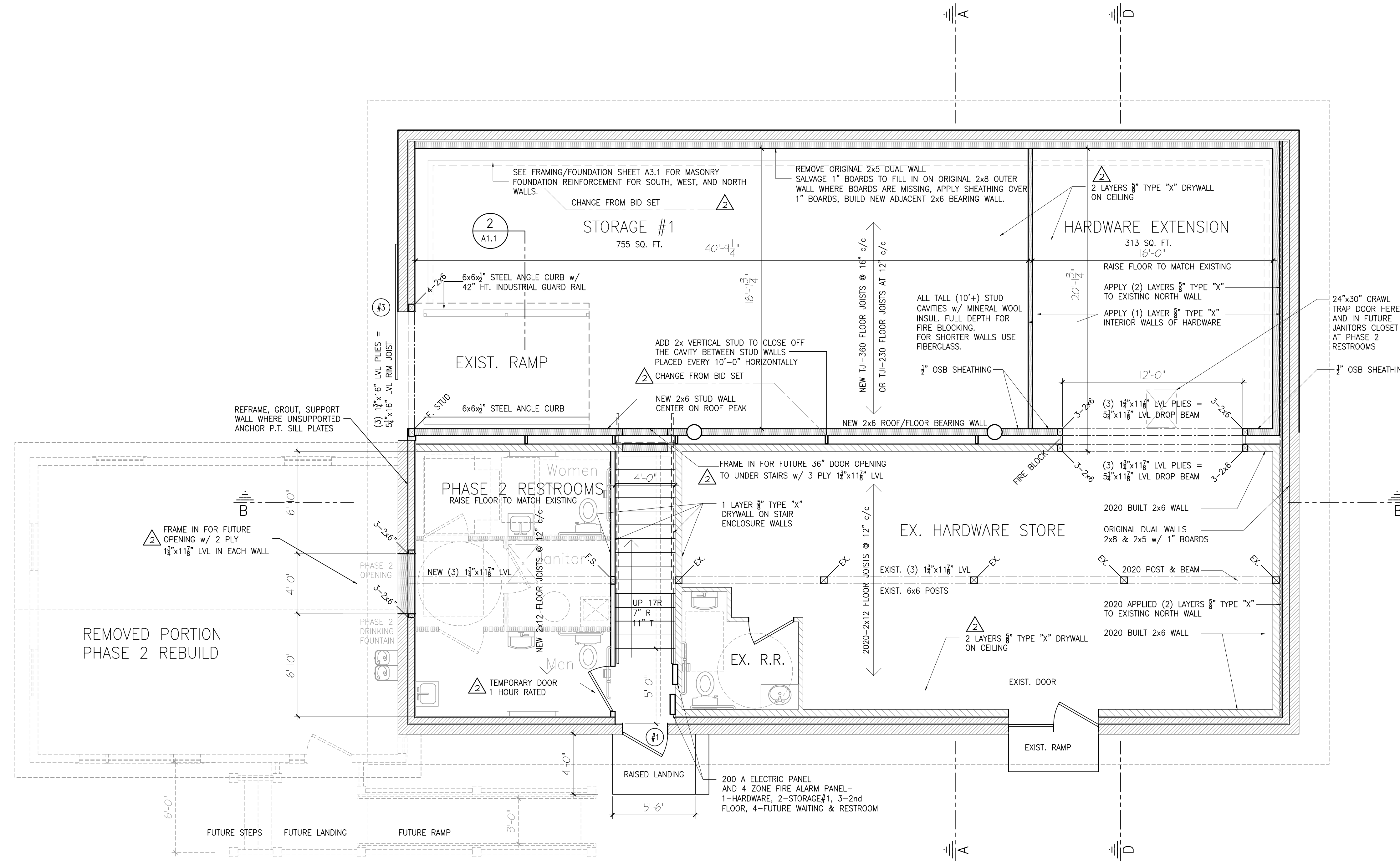
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COAL DOCK REHABILITATION
 MACKINAC IS. TRANSPORTATION AUTHORITY
 7325 ASTOR
 MACKINAC ISLAND, MI

date: Feb. 07, 2024 sheet:
 project: 2249 A0.0
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WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS



DESIGN LOADS	
ROOF LOADS	
GROUND SNOW LOAD	70 PSF
SNOW DENSITY	23.1 PCF
ROOF TYPE	GABLE
ROOF SLOPE	6:12
IMPORTANCE CATEGORY	II
EXPOSURE CATEGORY	"D" FULLY EXP.
THERMAL CONDITION	UNHEATED
ROOF SURFACE	NON SLIPPERY
SNOW LOAD	
TC DEAD LOAD	47 PSF
BC LIVE LOAD	7 PSF
BC DEAD LOAD	0 PSF
BC DEAD LOAD	8 PSF
TYPICAL TOTAL LOAD	62 PSF
WIND SPEED	
115 MPH	
DESIGN TO MEET MINIMUM STANDARDS FOR ANSI / ASCE EXPOSURE "D"	
FIRST FLOOR LOAD	
DEAD LOAD	100 PSF
CEILING LOAD	15 PSF
TYPICAL TOTAL LOAD	118 PSF
SECOND FLOOR LOAD	
DEAD LOAD	60 PSF **
CEILING LOAD	15 PSF
TYPICAL TOTAL LOAD	90 PSF
**2000# CONCENTRATED LOAD AT ANY POINT	

PROPOSED 1st FLOOR PLAN ⁰ SCALE: 1/4"=1'-0" 4 8

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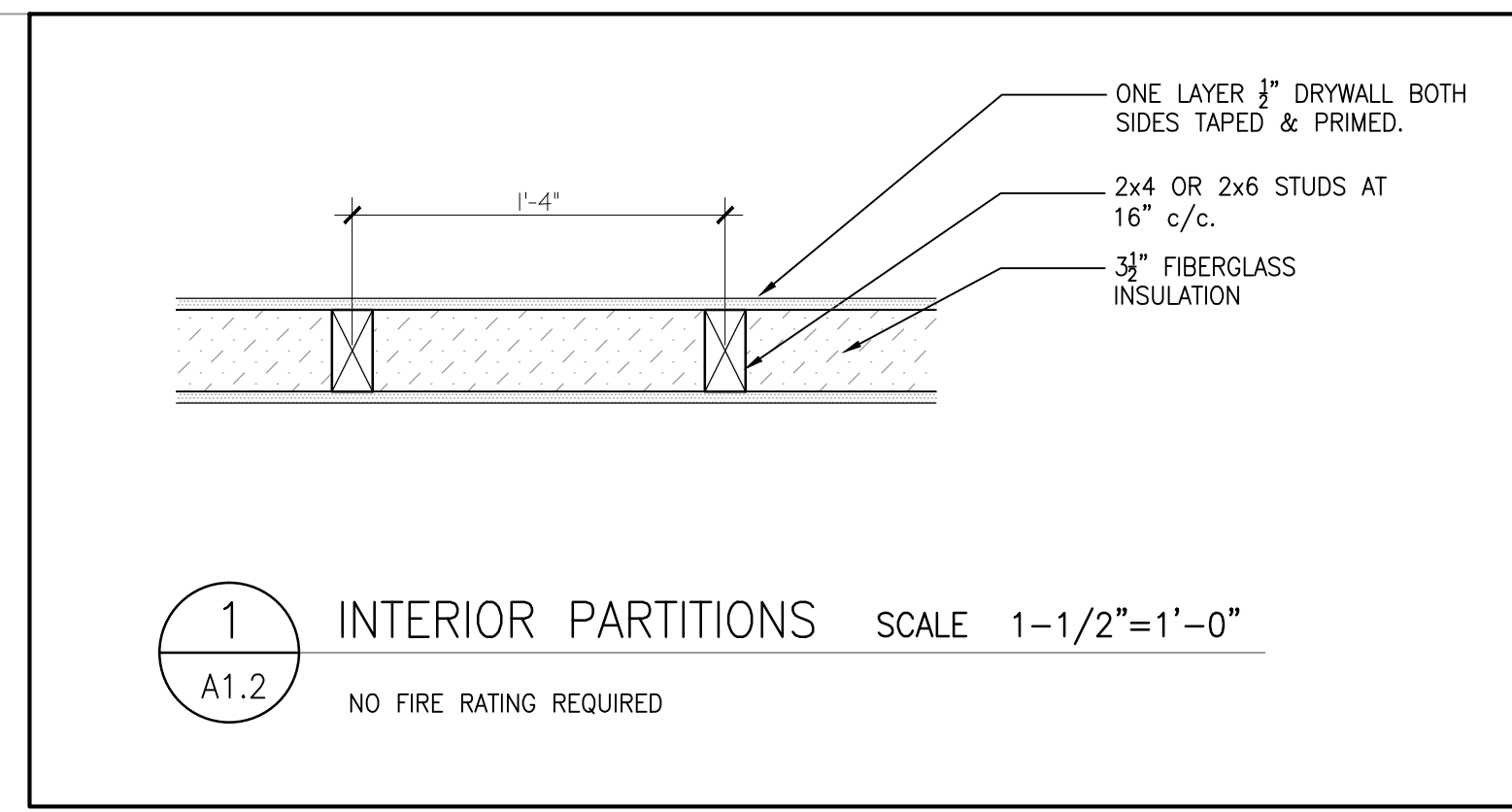
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COAL DOCK REHABILITATION
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FINISH SCHEDULE						
ROOM #	LOCATION	FLOOR	BASE	WALL	CEILING	NOTES:
1	STORAGE #1	BARE CONCRETE	NONE	BARE OSB	PRIMED DRYWALL	
2	STAIRS	WOOD TREADS	BARE 1x4	PRIMED DRYWALL	PRIMED DRYWALL	
3	UPPER LEVEL	NO SAND PLYWOOD	BARE 1x4	PRIMED DRYWALL	PRIMED DRYWALL	
						EXIST. EXTERIOR WALLS EXIST. WOOD PLANKS TO REMAIN ADDED EXTERIOR WALLS DRYWALL TAPED & PRIMED CENTER WALL BARE OSB.
NOTE #1: ALL FINISHES TO CONFORM TO THE CLASSIFICATION, FLAME SPREAD, AND SMOKE DEVELOPED RATINGS NOTED IN THE INTERIOR FINISH RATINGS NOTE BLOCK ELSEWHERE ON THIS SHEET						

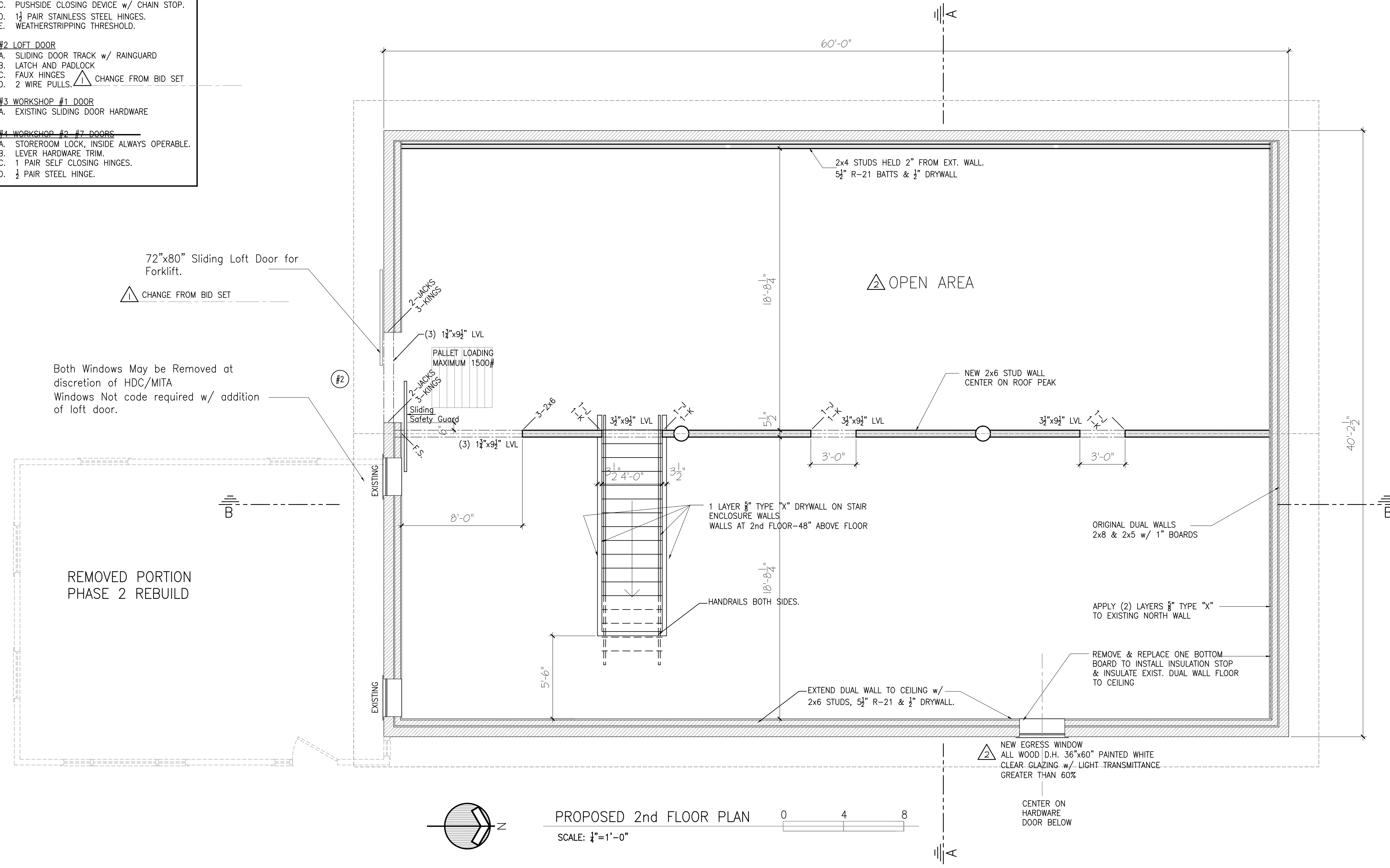
INTERIOR FINISH RATINGS	
INTERIOR WALL AND CEILING FINISH REQUIREMENTS:	
ROOMS:	CLASS C FINISHES FLAME SPREAD INDEX: 26-200 SMOKE DEVELOPED INDEX: 0-450
CORRIDOR:	CLASS C FINISHES FLAME SPREAD INDEX: 76-200 SMOKE DEVELOPED INDEX: 0-450
STAIRWAY:	CLASS C FINISHES FLAME SPREAD INDEX: 26-200 SMOKE DEVELOPED INDEX: 0-450
INTERIOR FLOOR FINISH REQUIREMENTS:	
FLOORS:	DOC FF-1 or ASTM D2859



WALL LEGEND	
	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

DOOR #	LOCATION	SIZE	TYPE	HARDWARE	FIRE RATING
#1	FIRST FLOOR STAIR ENTRY	36"x80"	INS. METAL	SET #1	NONE
#2	LOFT DOOR-CUSTOM BUILD	72"x80"	WOOD	SET #2	NONE
#3	STORAGE #1 SLIDING	EXISTING	WOOD	SET #3	NONE
#4	WORKSHOP #2	36"x80"	INS. METAL	SET #4	NONE
#5	WORKSHOP #3	36"x80"	INS. METAL	SET #4	NONE
#6	WORKSHOP #4	36"x80"	INS. METAL	SET #4	NONE
#7	WORKSHOP #5	36"x80"	INS. METAL	SET #4	NONE
#8	WORKSHOP #6	36"x80"	INS. METAL	SET #4	NONE
#9	WORKSHOP #7	36"x80"	INS. METAL	SET #4	NONE

HARDWARE SCHEDULE	
#1 STAIR ENTRY/EXIT DOOR	
A.	STOREROOM LOCK, INSIDE ALWAYS OPERABLE.
B.	LEVER HARDWARE TRIM.
C.	PUSHSIDE CLOSING DEVICE w/ CHAIN STOP.
D.	1/2 PAIR STAINLESS STEEL HINGES.
E.	WEATHERSTRIPPING THRESHOLD.
#2 LOFT DOOR	
A.	SLIDING DOOR TRACK w/ RAINGUARD
B.	LATCH AND PADLOCK
C.	FAUX HINGES
D.	2 WIRE PULLS. CHANGE FROM BID SET
#3 WORKSHOP #1 DOOR	
A.	EXISTING SLIDING DOOR HARDWARE
#4 WORKSHOP #2-#7 DOORS	
A.	STOREROOM LOCK, INSIDE ALWAYS OPERABLE.
B.	LEVER HARDWARE TRIM.
C.	1 PAIR SELF CLOSING HINGES.
D.	1/2 PAIR STEEL HINGE.

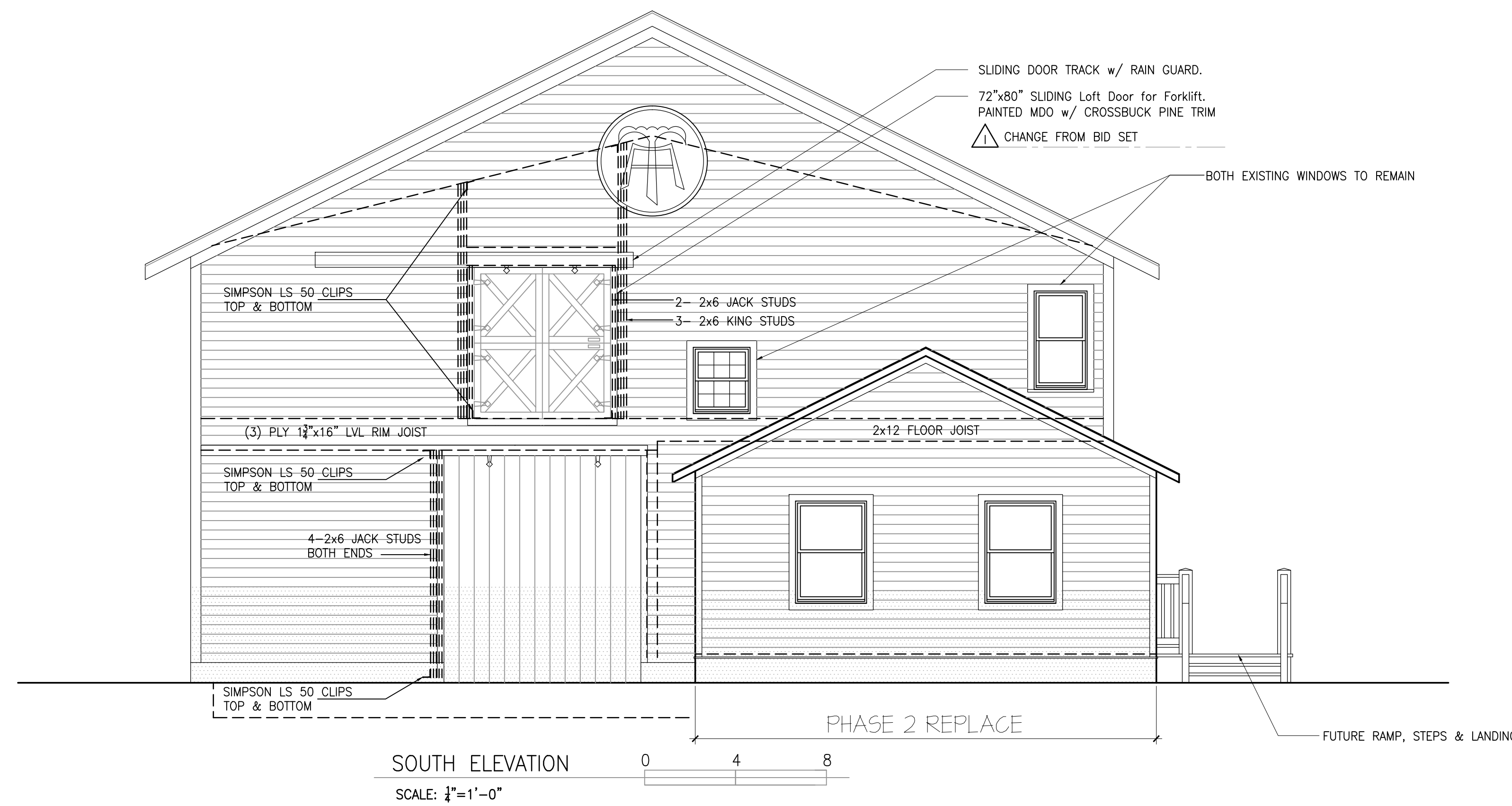
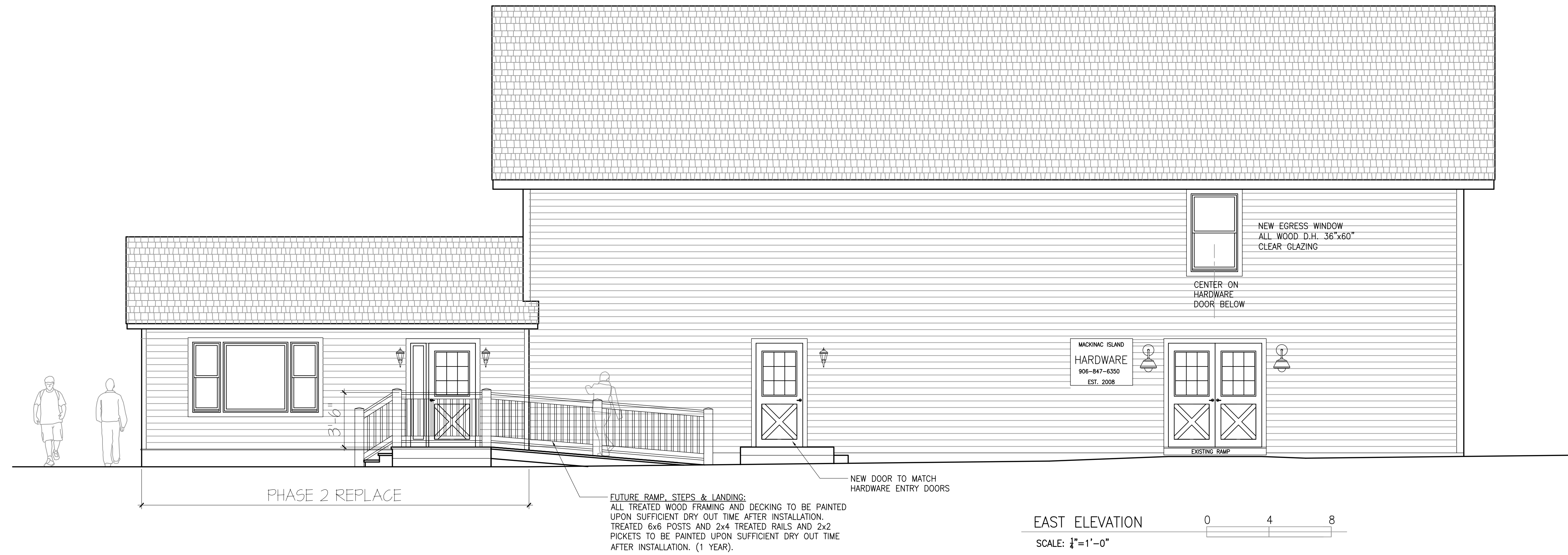



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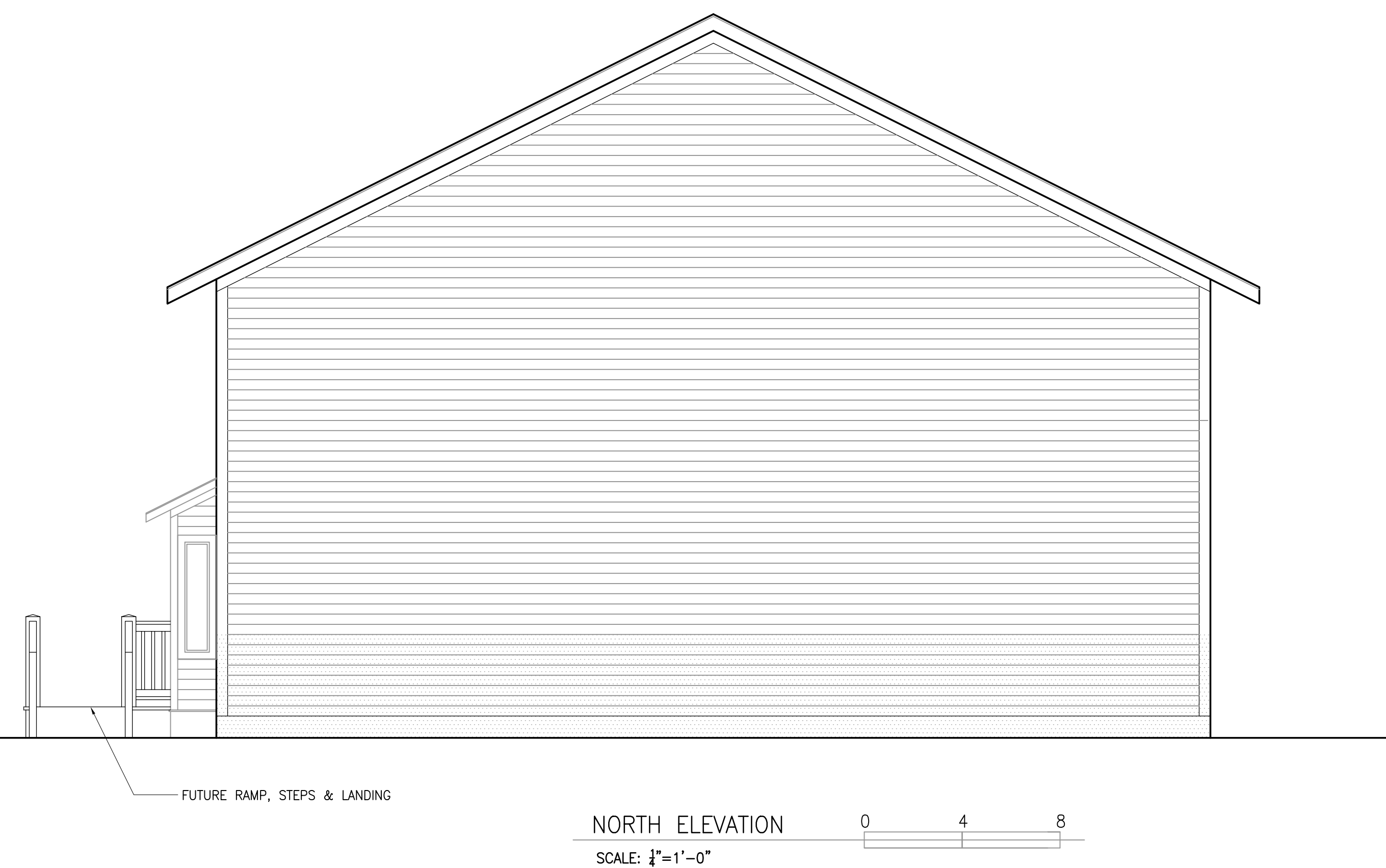
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