



commercialinteriordesign

po box 846 | brighton mi 48116
2 4 8 . 4 8 6 . 9 2 4 9
www.t2designsinc.com

**DEAN & FAULKERSON
TENANT BUILDOUT**
LIBERTY 100 BLDG. SUITE 650
100 WEST BIG BEAVER RD.
TROY, MI 48064

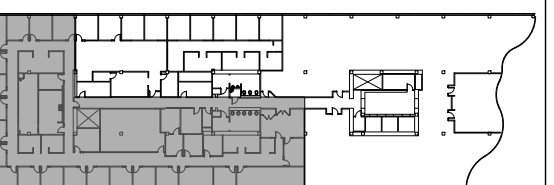
INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Date: _____

DISCLAIMER

This drawing is the exclusive property of t2 designs, Inc. Any use or disclosure of this drawing without the written authorization of t2 designs, Inc. constitutes agreement by you to pay to t2 designs, Inc. a licensure fee in the amount of \$2,000.00.

KEY PLAN



CODE INFORMATION

GOVERNING CODES ARE AS FOLLOWS:

- BUILDING: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2015
- ACCESSIBILITY: ICC ANS A117.1 - 2009
- PLUMBING: MICHIGAN PLUMBING CODE - 2015
- MECHANICAL: MICHIGAN MECHANICAL CODE - 2015
- ELECTRICAL: STATE OF MICHIGAN ELECTRICAL CODE
2014 NATIONAL ELECTRICAL CODE WITH PART 8 AMENDMENTS, EFFECTIVE JUNE 18, 2015
- FIRE SUPPRESSION: NFPA 13 (2013)
- FIRE ALARM: NFPA 72 (2013)
- ENERGY CODE: MICHIGAN BUILDING CODE 2015 - CHAPTER 13
MICHIGAN ENERGY CODE 2015 - CHAPTER 4
MICHIGAN ENERGY CODE, PART 10A RULES
(ANSI/ASHRAE 90.1 - 2013) EFFECTIVE SEPTEMBER 20, 2017

BUILDING IS FULLY PROTECTED BY AUTOMATIC SPRINKLER SYSTEM

USE GROUP:	B/BUSINESS
TENANT:	USE GROUP B/BUSINESS
BUILDING:	USE GROUP B/BUSINESS
CONSTRUCTION CLASSIFICATION 205	
GENERAL OFFICE AREA	7,899 SQFT/100 = 79 OCC LOAD
CONFERENCE RM 1	152 SQFT/15 = 10 OCC LOAD
CONFERENCE RM 2	428 SQFT/15 = 29 OCC LOAD
CONFERENCE RM 3	214 SQFT/15 = 14 OCC LOAD
BREAK AREA	279 SQFT/15 = 19 OCC LOAD
TOTAL	8,972 SQFT 151 OCC LOAD

EGRESS COMPONENT: 151 OCCUPANTS X 0.15 = MIN. 38 INCHES REQUIRED, 108 INCHES PROVIDED

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR TROY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

DEMOLITION KEYED NOTES

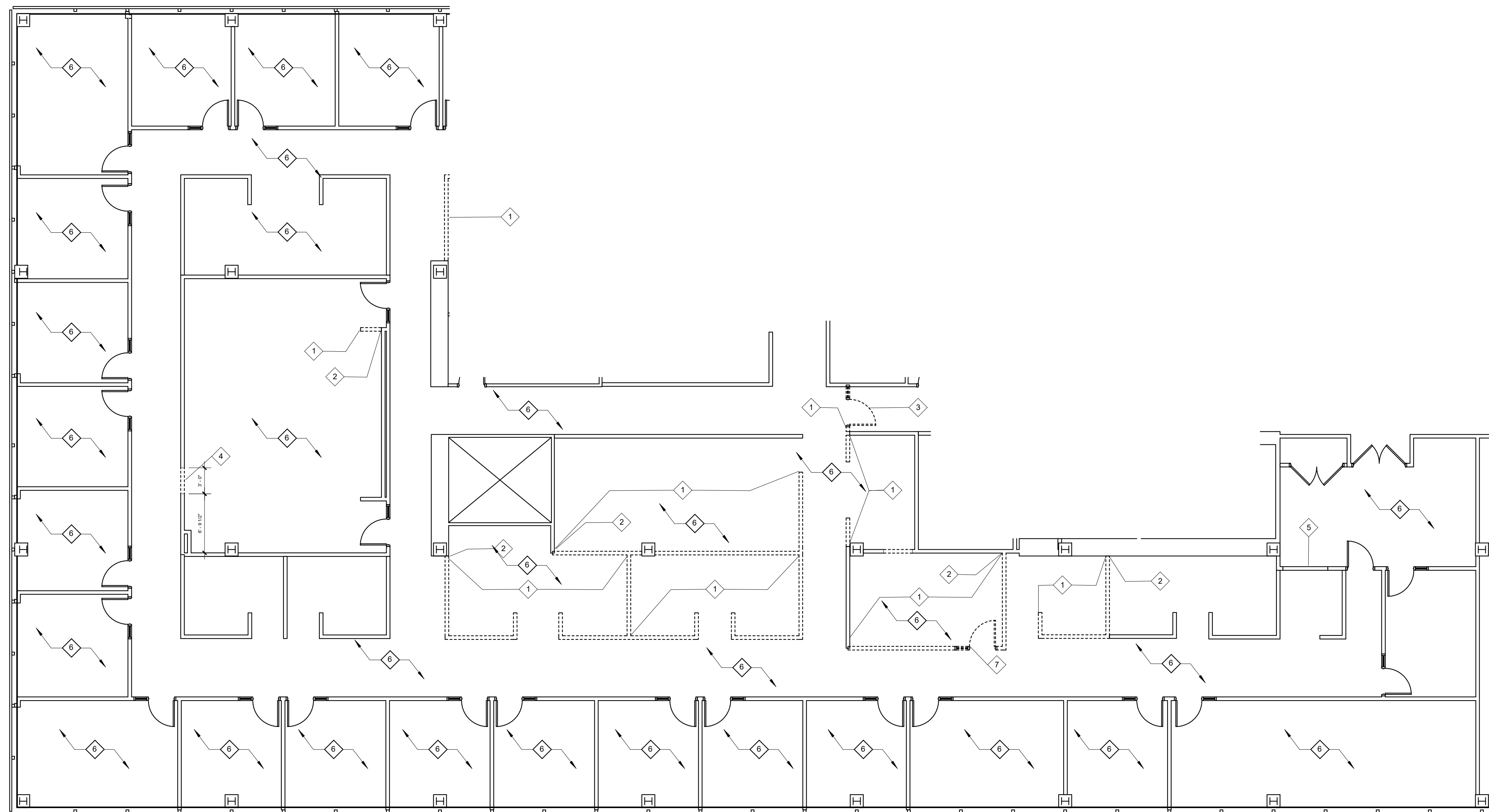
- 1 REMOVE ALL WALLS (SHOWN DASHED) IN THEIR ENTIRETY.
- 2 PATCH AND REPAIR SMOOTH WHERE EXISTING PARTITIONS HAVE BEEN REMOVED.
- 3 REMOVE AND PUT INTO OWNERS STORAGE EXISTING DOOR & FRAME.
- 4 DEMO FOR NEW DOOR / OPENING. SEE FLOOR PLAN AND DOOR SCHED. FOR MORE INFORMATION ON DOOR TYPES AND SIZES.
- 5 DEMO TO EXISTING RECEPTION WINDOW. SEE ELEVATION FOR MORE DETAILS.
- 6 REMOVE EXISTING FLOORING MATERIALS, INCLUDED CARPETING AND BASE. REMOVE ALL CONDUIT/PIPE PENETRATIONS THROUGH FLOOR. CAP AND INFILL WITH NON-SHRINK GROUT.
- 7 REMOVE AND RELOCATE EXISTING DOOR, FRAME, AND SIDELIGHT

GENERAL DEMOLITION NOTES:

THE INTENT OF THIS DEMOLITION IS TO COMPLETELY RENOVATE THE INTERIOR OF THE PROPOSED SPACE. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED FINISHES TO REMAIN THAT ARE DAMAGED DURING DEMOLITION. CONTRACTOR SHALL REMOVE ALL NON-CODE COMPLIANT MATERIALS FROM CEILING RETURN AIR PLENUM INCLUDING WOOD BLOCKING, WIRES NOT IN CONDUIT, ETC.

DEMOLITION LEGEND

- [Solid line] EXISTING PARTITION TO REMAIN
- [Dashed line] EXISTING PARTITION TO BE DEMOLISHED
- [Solid line with hatching] EXISTING MILLWORK TO REMAIN
- [Dashed line with hatching] EXISTING MILLWORK TO BE DEMOLISHED. DISPOSE OF AS REQUIRED.
- [Solid arc] EXISTING DOOR TO REMAIN
- [Dashed arc] EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED. RETURN TO TENANT STOCK AS REQUIRED FOR REUSE.



NORTH
SUITE 650 - DEMO PLAN
1/8" = 1'-0"

NO.	DESCRIPTION	DATE
	PRELIMINARY	9.28.2021
	REVIEW	10.5.2021

PROJECT NUMBER
21599
DATE
2021
ISSUE
CD
SHEET TITLE
DEMOLITION PLAN

SHEET NO.
ID.1

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Date: _____

DISCLAIMER

This drawing is the exclusive property of t2 designs, Inc. Any use or disclosure of this drawing without the written authorization of t2 designs, Inc. constitutes agreement by you to pay to t2 designs, Inc. a licensure fee in the amount of \$2,000.00.

KEY PLAN



NO.	DESCRIPTION	DATE
PRELIMINARY		9.28.2021
REVIEW		10.5.2021

PROJECT NUMBER

21599

DATE

10/01/21

ISSUE

CD

SHEET TITLE

FLOOR PLAN & ELEVATIONS

SHEET NO.

ID.2

SUITE INTERIOR PARTITIONS

NEW FULL HEIGHT WALL - SEE TYPE(S) BELOW

TYPICAL TENANT WALL SHALL BE 1/2" GYPSUM BOARD EACH SIDE OF 3-5/8" METAL STUDS 16" O.C. CARRY ASSEMBLY TO UNDERSIDE OF SUSPENDED CEILING.

DEMISING WALL AND SHARED CORRIDOR WALL SHALL BE 1/2" GYP. BOARD EACH SIDE OF 3-5/8" METAL STUDS 16" O.C. WITH ACOUSTICAL BATT INSULATION. CARRY ASSEMBLY TO UNDERSIDE OF STRUCTURE.

DIMENSIONS ARE FROM FINISH FACE OF EXISTING WALL TO CENTERLINE OF NEW PARTITIONS.

ELECTRICAL LEGEND

ALL TO BE SURFACEMOUNT. AT TYPICAL HEIGHT UNLESS NOTED OTHERWISE.

- ⊕ DUPLEX OUTLET
- ⊖ DEDICATED DUPLEX OUTLET
- EX ⊕ EXISTING DUPLEX OUTLET
- XX ⊕ DUPLEX OUTLET MOUNTED AT XX"
- ⊕ QUAD OUTLET
- EX ⊕ EXISTING QUAD OUTLET
- ⊕ DATA AND COMMUNICATIONS OUTLET
- EX ⊕ DATA AND COMMUNICATIONS OUTLET
- XX ⊕ DATA AND COMMUNICATIONS OUTLET MOUNTED AT XX"

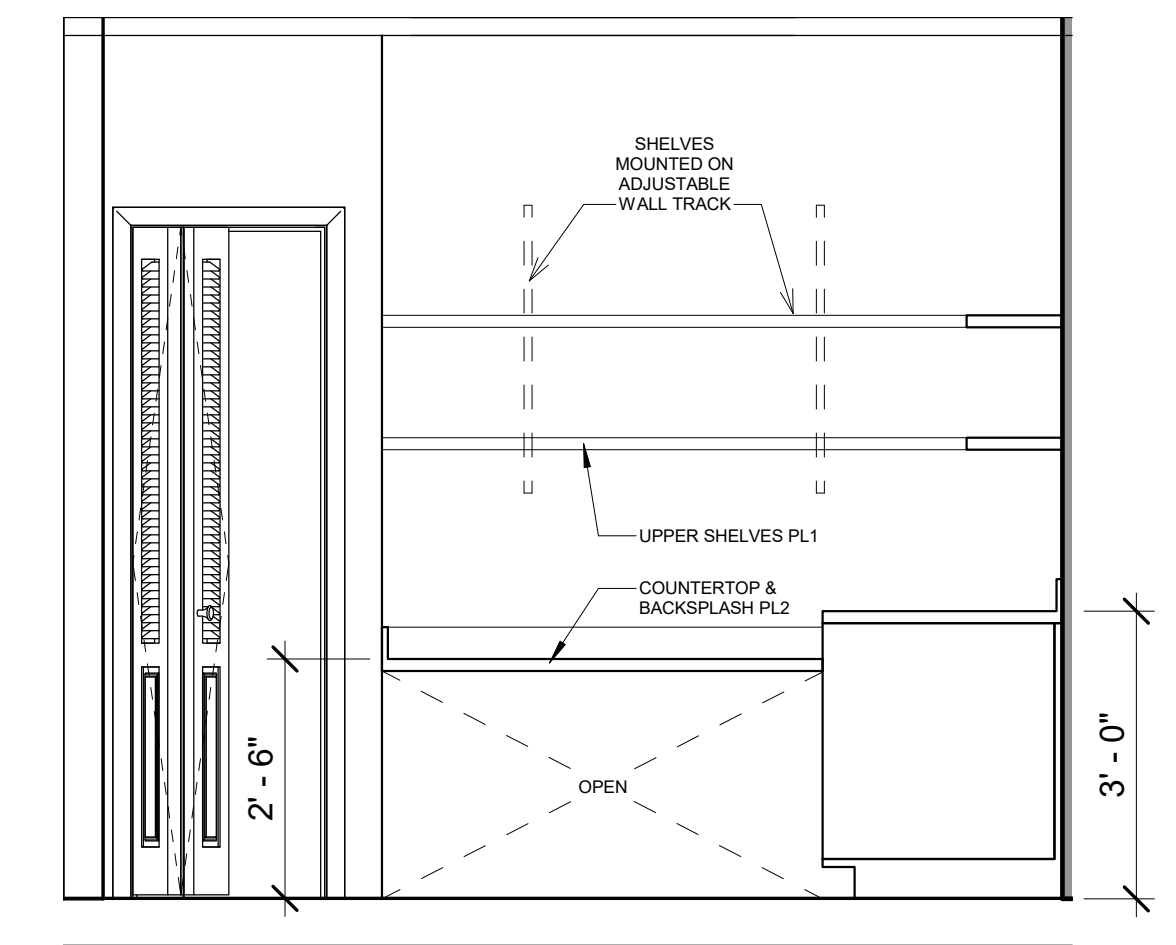
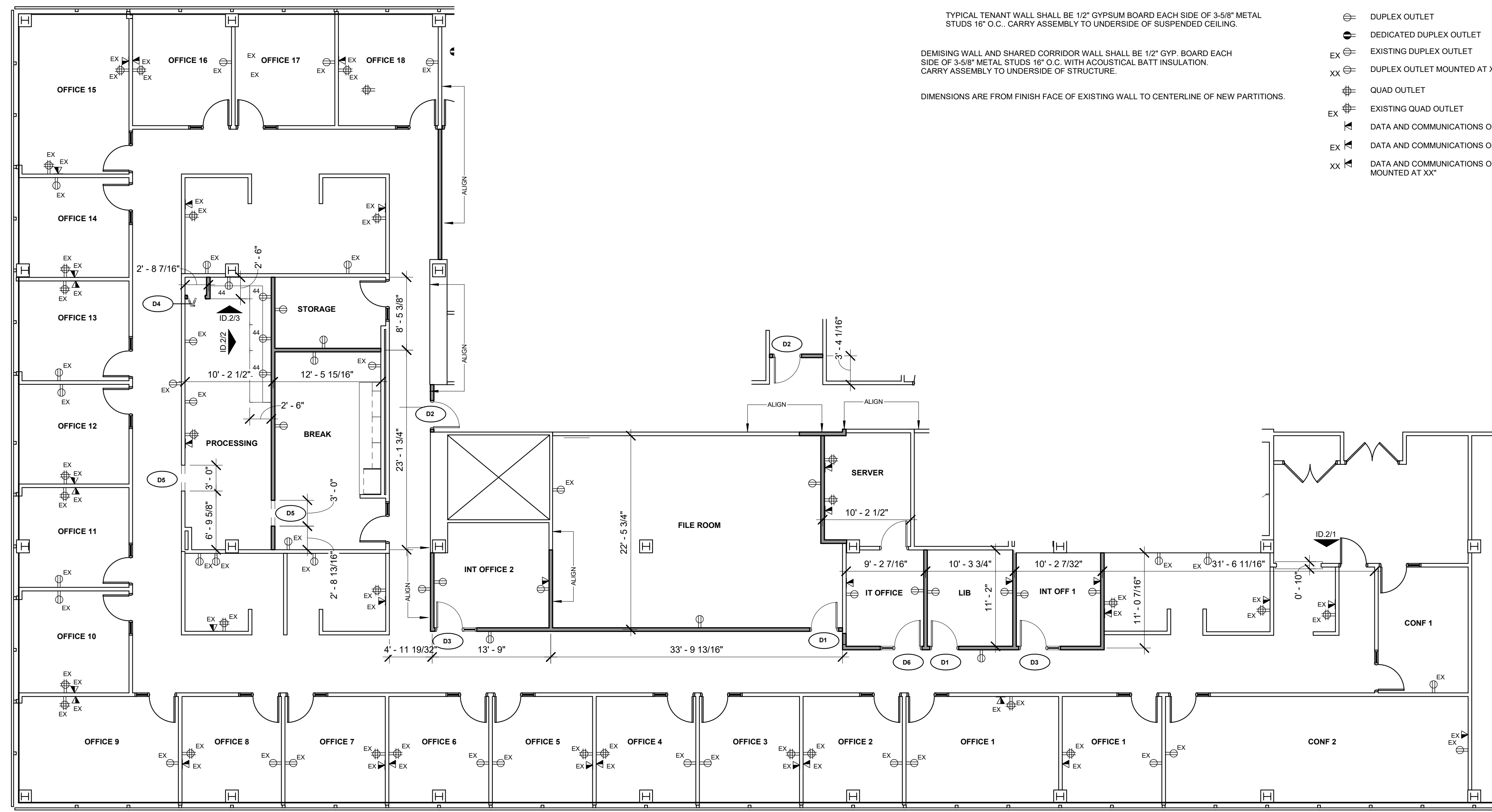
DOOR SCHEDULE

TYPE	DESCRIPTION
D1	INTERIOR DOORS - SOLID CORE PLASTIC LAMINATE 3'-0" X 8'-0" DOOR LAMINATE: WILSONART WINDSOR MAHOGANY 7039-60 FRAME: PREFINISHED STEEL HARDWARE: BRUSHED CHROME LEVER PASSAGE (#626 FINISH)
D2	INTERIOR DOORS - SOLID CORE PLASTIC LAMINATE 3'-0" X 8'-0" DOOR LAMINATE: WILSONART WINDSOR MAHOGANY 7039-60 FRAME: PREFINISHED STEEL HARDWARE: BRUSHED CHROME LEVER & LOCKSET PASSAGE (#626 FINISH)
D3	INTERIOR DOORS - SOLID CORE PLASTIC LAMINATE 3'-0" X 8'-0" DOOR WITH 16"W X 8'-0"H CLEAR TEMPEREDGLASS SIDELIGHT LAMINATE: WILSONART WINDSOR MAHOGANY 7039-60 FRAME: PREFINISHED STEEL HARDWARE: BRUSHED CHROME LEVER PASSAGE (#626 FINISH)
D4	2'-0" X 8'-0" BI-FOLD DOOR LAMINATE: WILSONART WINDSOR MAHOGANY 7039-60 FRAME: PREFINISHED STEEL HARDWARE: BRUSHED CHROME LEVER PASSAGE (#626 FINISH)
D5	3'-0" X 8'-0" OPEN PASSAGEWAY
D6	RELOCATED EXISTING DOOR

GENERAL DOOR NOTES:
BOTTOM 10" OF ALL DOORS, INCLUDING EXISTING, SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

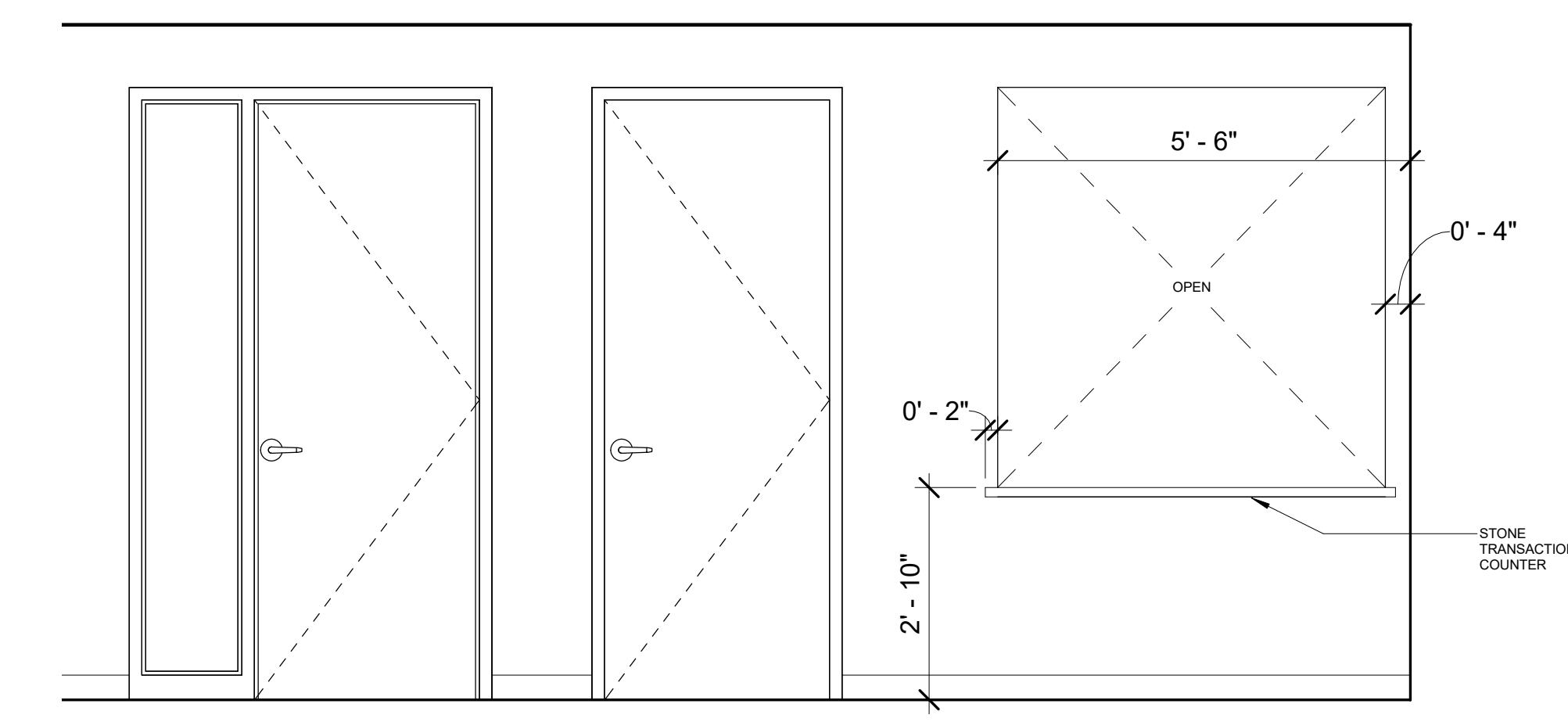
EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

ALL SIDE LIGHTS, WINDOWS, MIRRORS THAT ARE INSTALLED IN HAZARDOUS LOCATIONS SHALL HAVE A SAFETY GLAZING AND HAVE A LABEL SPECIFYING THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES. THE LABEL SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, OR AN EMBOSSED MARK, OR SHALL BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

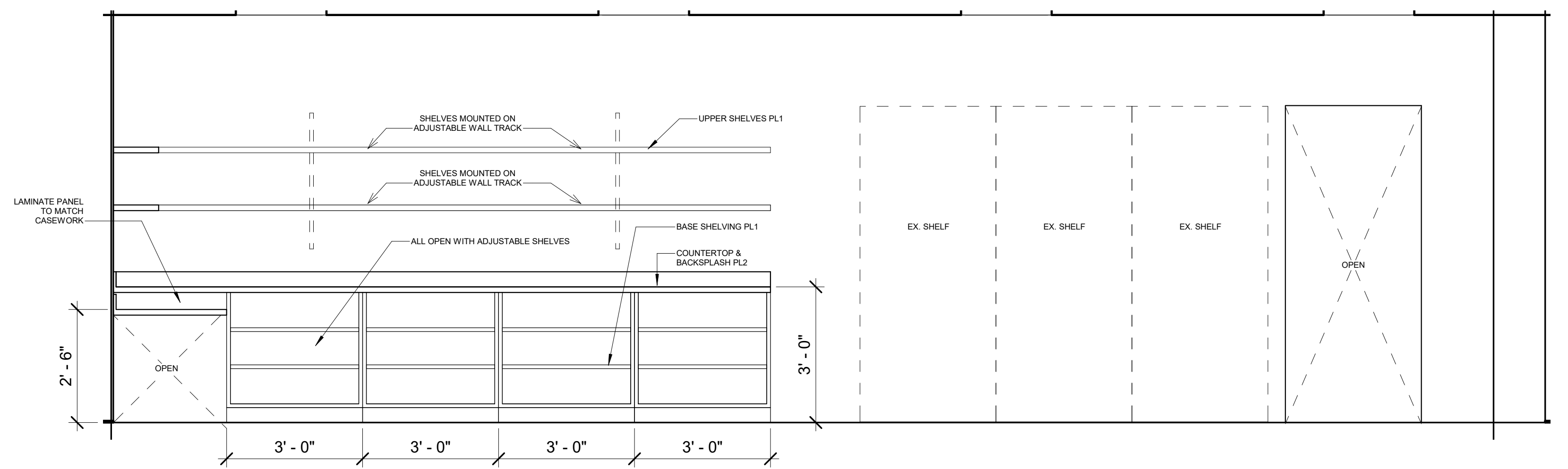


3 PROCESSING - NORTH
1/2" = 1'-0"

NORTH
SUITE 650 - FLOOR PLAN
1/8" = 1'-0"



1 LOBBY - RECEPTION WINDOW
1/2" = 1'-0"



2 PROCESSING - EAST
1/2" = 1'-0"

**DEAN & FAULKERSON
TENANT BUILDOUT
LIBERTY 100 BLDG. SUITE 650
100 WEST BIG BEAVER RD.
TROY, MI 48064**

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Date: _____

DISCLAIMER

This drawing is the exclusive property of t2 designs, Inc. Any use or disclosure of this drawing without the written authorization of t2 designs, Inc. constitutes agreement by you to pay to t2 designs, Inc. a licensure fee in the amount of \$2,000.00.

KEY PLAN



NO.	DESCRIPTION	DATE
	PRELIMINARY	9.28.2021
	REVIEW	10.5.2021

PROJECT NUMBER

21599

DATE

10/01/21

ISSUE

CD

SHEET TITLE

REFLECTED CEILING PLAN

SHEET NO.

ID.3

REFLECTED CEILING LEGEND

*ALL FIXTURES NOTED 'EX' ARE EXISTING TO REMAIN

⊙ EX 6" RECESSED CAN LIGHT - SYLVANIA, GIMBAL LED 73395, LEDR16/700/830/FL80, 6 in. 65W, 700LM, 3000K, 84CRI, 15R9, 50,000 LIFE HRS.

⊙ EX 2' X 4' LED LIGHT FIXTURES - LITHONIA LIGHTING 2BLT4-40L-ADP-LP835

⊙ EX 2' X 2' LED LIGHT FIXTURES - LITHONIA LIGHTING 2BLT2-40L-ADP-LP835

NITE LITE ON GENERATOR - 2' X 4' LED LIGHT FIXTURES - LITHONIA LIGHTING 2BLT4-40L-ADP-LP835

\$ 2 WAY SWITCH

\$3 3 WAY SWITCH

\$D 2 WAY DIMMER SWITCH

⊞ RETURN & SUPPLY - A CERTIFIED/REGISTERED MECHANICAL CONTRACTOR SHALL PREPARE HVAC LAYOUT DRAWINGS.

⊙ EXIT LIGHT - EMERGENCY LIGHT COMBO

● BUILDING IS FULLY PROTECTED BY AUTOMATIC SPRINKLER SYSTEM. EXISTING SPRINKLERS TO REMAIN. COORDINATE ADDITIONAL SPRINKLERS AND EXACT LOCATION WITH FIRE SUPPRESSION CONTRACTOR.

⊞ EXISTING CEILING TILE AND GRID TO REMAIN. REPAIR AND PAINT AS NEEDED.

⊞ EXISTING LIGHTING TO REMAIN.

⊞ EXISTING LIGHTING TO REMAIN.

NOTES:
- A CERTIFIED/REGISTERED SPRINKLER CONTRACTOR SHALL PREPARE SPRINKLER LAYOUT DRAWINGS AND CALCULATION SHEETS SPECIFICALLY FOR THIS PROJECT. THE SPRINKLER DRAWINGS SHALL BE SUBMITTED BY THE SPRINKLER CONTRACTOR TO THE CITY OF TROY FIRE DEPARTMENT FOR REVIEW. THE SPRINKLER CONTRACTOR SHALL COORDINATE PIPING RUNS AND DROPS WITH HVAC DUCTWORK, LIGHT FIXTURES ETC.

REFLECTED CEILING PLAN NOTES

ALL LIGHT FIXTURES SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND LOCAL CODES AND THE NATIONAL ELECTRIC CODE.

ALL LIGHT FIXTURE SWITCHING DEVICES SHALL BE LOCATED AT 44" AFF, MEASURED TO THE CENTER OF THE BOX.

GENERAL CONTRACTOR SHALL VERIFY THE NUMBER AND LOCATION OF ALL EXIT/EMERGENCY LIGHTING WITH THE LOCAL FIRE AUTHORITY AND SHALL COMPLY WITH ALL RECOMMENDATIONS ISSUED.

LOCATIONS FOR DIFFUSERS AND RETURN AIR GRILLS TO BE VERIFIED EXACT WITH CONTRACTOR. RELOCATE EXISTING COMPONENTS AS SHOWN, EXTEND ALL DUCTWORK AS NECESSARY. BALANCE HVAC SYSTEM.
ALL DUCTWORK MUST BE SEALED.
OUTDOOR AIR REQUIRED AT A MINIMUM RATE OF 7.5 CFM PER PERSON.

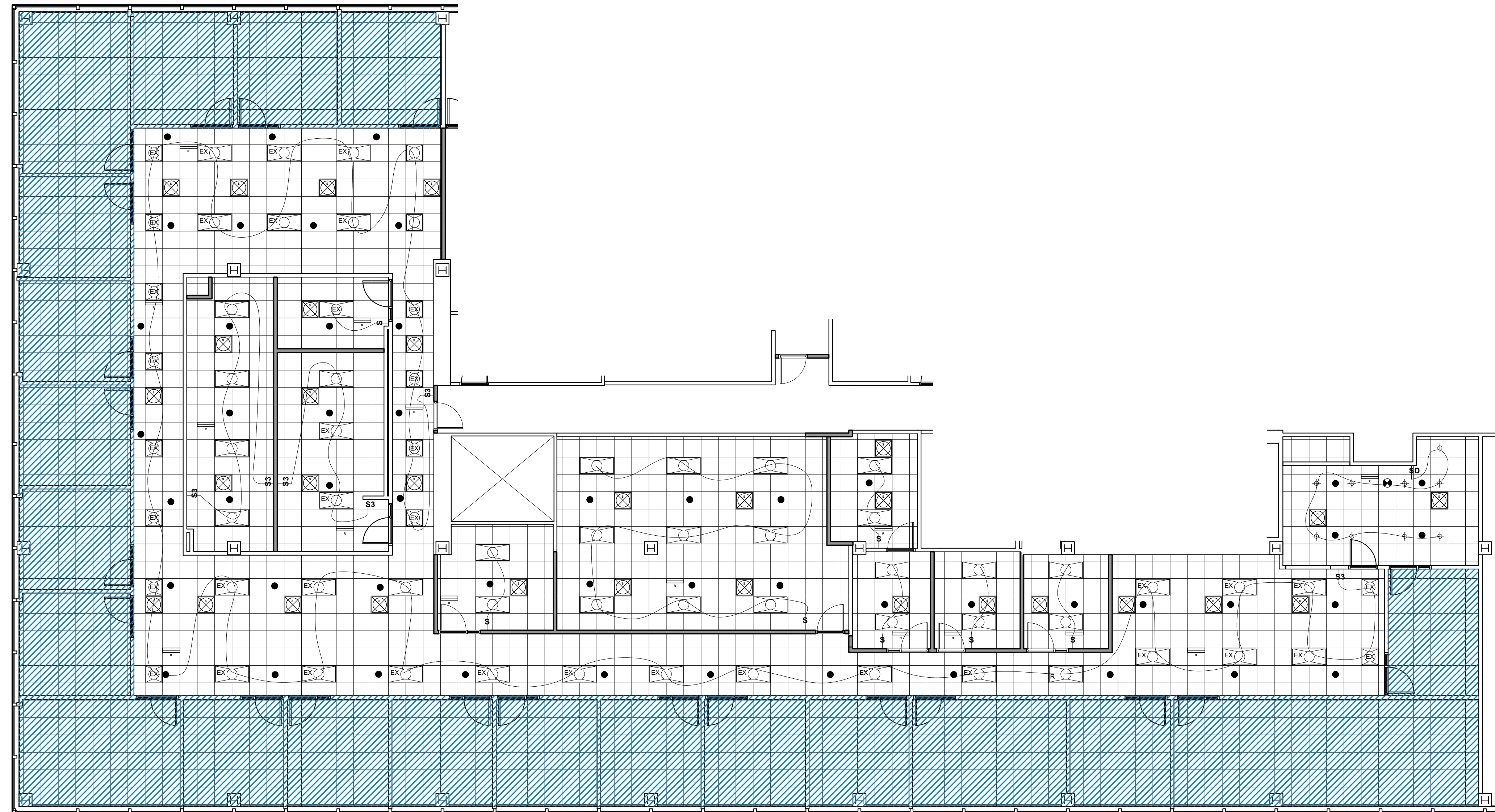
EXIT AND EMERGENCY LIGHTING SHALL BE BATTERY BACK-UP AND CONNECTED TO THE LIGHTING CIRCUIT OF THE AREA WHICH IT SERVES.

CONTRACTOR TO SUPPLY & INSTALL ADDITIONAL SUPPORT WIRES FOR LIGHTING FIXTURES & CONDUITS (DO NOT USE GRID WIRES.)

SUSPENDED ACOUSTICAL CEILING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ASTM C 635 AND ASTM C 636. PER CODE SECTION 803.8.1.1

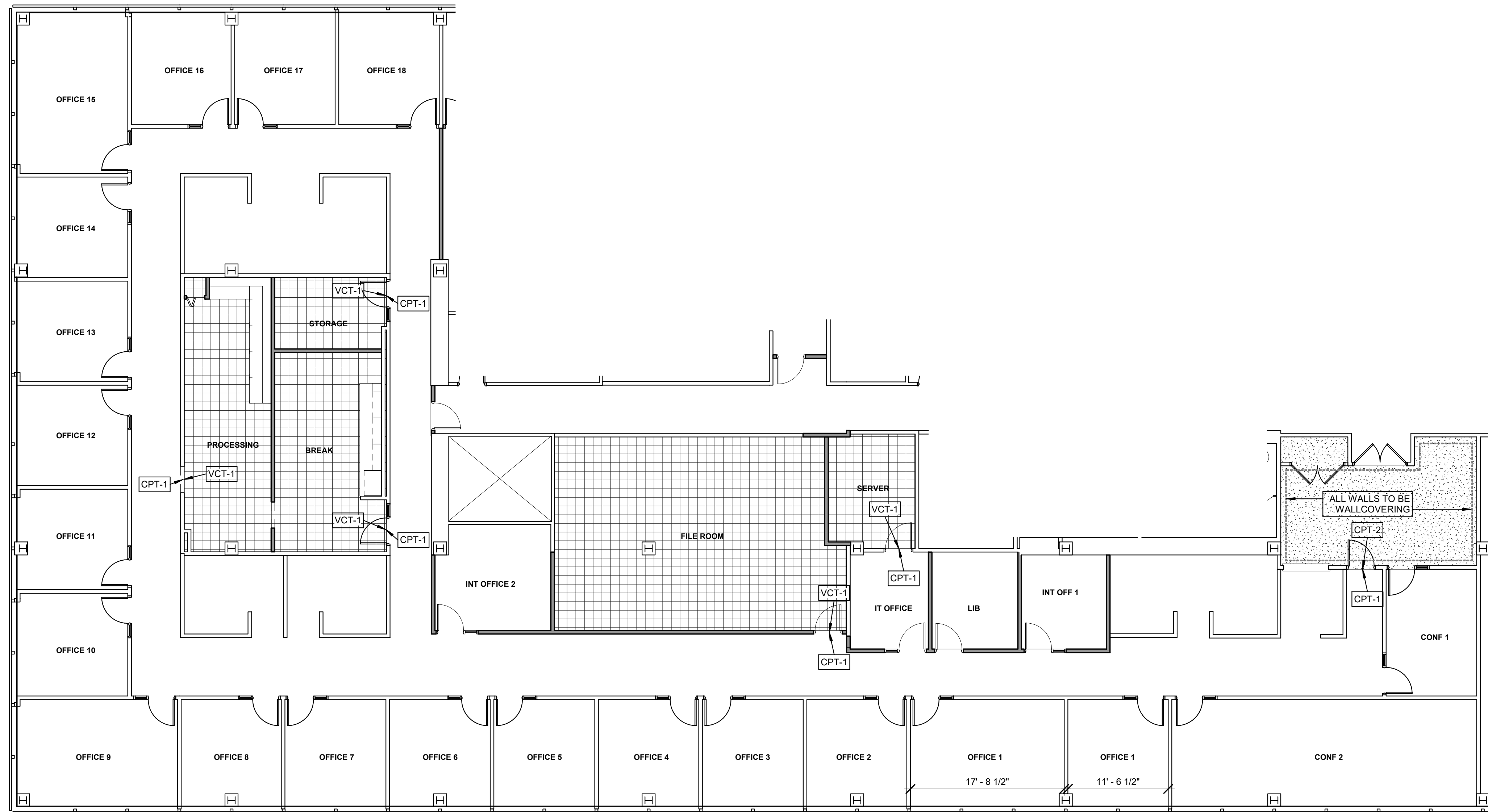
PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL PER CODE SECTION 1205.3

NOTE:
THE MEANS OF EGRESS, INCLUDING EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL.



NORTH SUITE 650 - REFLECTED CEILING PLAN
1/8" = 1'-0"

**DEAN & FAULKERSON
TENANT BUILDOUT
LIBERTY 100 BLDG. SUITE 650
100 WEST BIG BEAVER RD.
TROY, MI 48064**



2 SUITE 650 - FINISH PLAN
1/8" = 1'-0"

FLOOR FINISH KEY

NOTE: PROVIDE AND INSTALL SCHLUTER SCHEINE OR EQ. TRANSITION STRIP AT ALL TRANSITIONS BETWEEN CARPET AND RESILIENT FLOORING. STAINLESS STEEL FINISH 304.

- CPT-1**
BROADLOOM, PATCRAFT, GEODE I0556, AZURITE 00450
BASE: 4" BOUND CARPET BASE TO MATCH
- CPT-2**
BROADLOOM, PATCRAFT, ENLIVEN I0559, ASPIRE 00450
BASE: 4" BOUND CARPET BASE TO MATCH
- VCT-1**
ARMSTRONG, STANDARD EXCELON, STERLING 51904
BASE: 4" VINYL COVE BASE, ROPPE 174 SMOKE

WALL FINISH KEY

NOTE: ALL WALL SURFACES (EXISTING AND NEW) ARE TO BE PAINTED WITH ONE COAT OF PRIMER AND TWO COATS OF PAINT. ALL AREAS IN WHICH ANY ALTERATION OR CONSTRUCTION IS REQUIRED AS SHOWN ON PLAN WILL RECEIVE ONE COAT OF TINTED PRIMER AND ONE OR TWO FINISH COATS OF PAINT TO ACHIEVE A UNIFORM FINISH.

PAINT MANUFACTURER: SHERWIN WILLIAMS
SPECIFICATION: PROMAR 200 ZERO VOC EGGHELL (B20-2600 SERIES)

- PT1**
SW 9170 ACIER
FIELD PAINT USED THROUGHOUT UNLESS NOTED OTHERWISE
- PT2**
SW 9178 IN THE NAVY
LOCATIONS TBD & NOTED ON FINISH PLAN
- PT3**
SW 7613 AQUA-SPHERE
LOCATIONS TBD & NOTED ON FINISH PLAN
- WC1**
ACCENT WALLCOVERING, SURFACE MATERIALS, DN-VSS-47
ALL LOBBY WALLS

MILLWORK FINISH KEY

NOTE: ALL CUSTOM MILLWORK TO BE AWI CUSTOM GRADE.

- PL1**
WILSONART, WHITE 1570-60
LOCATIONS: ALL NEW CABINETS AND SHELVING
- PL2**
WILSONART, MISTED ZEPHYR 4843-60
LOCATIONS: NEW COUNTERTOPS IN PROCESSING
- ST1**
DUPONT CORIAN QUARTZ, ZODIAQ, INDIGO SWIRL
LOCATIONS: RECEPTION TRANSACTION TOP

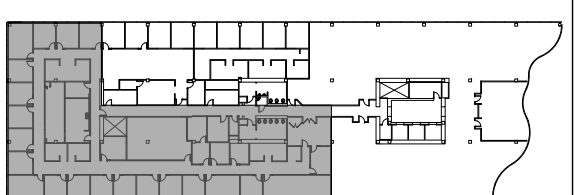
INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes.
Date: _____

DISCLAIMER

This drawing is the exclusive property of t2 designs, Inc. Any use or disclosure of this drawing without the written authorization of t2 designs, Inc. constitutes agreement by you to pay to t2 designs, Inc. a licensure fee in the amount of \$2,000.00.

KEY PLAN



NO.	DESCRIPTION	DATE
1	PRELIMINARY	9.28.2021
2	REVIEW	10.5.2021

PROJECT NUMBER

21599

DATE

09/28/21

ISSUE

CD

SHEET TITLE

FINISH PLAN

SHEET NO.

ID.4