

REMODEL FOR : TALLMADGE CHARTER TOWNSHIP O-1451 LEONARD STREET NW, GRAND RAPIDS, MICHIGAN 49534

PROJECT NUMBER: #23021

PROJECT TEAM

ARCHITECT

OMEGA ARCHITECTS, PC
3483 PRAIRIE ST SW
GRANDVILLE, MICHIGAN 49418

OWNER

TALLMADGE CHARTER TOWNSHIP
O-1451 LEONARD STREET NW,
GRAND RAPIDS, MICHIGAN 49534

STATISTICS AND CODE INFORMATION

APPLICABLE CODES:
BUILDING CODE: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDING AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND I.C.C./ANSI A117.1-2009
PLUMBING CODE: 2016 MICHIGAN PLUMBING CODE
MECHANICAL CODE: 2016 MICHIGAN MECHANICAL CODE
ELECTRICAL CODE: 2011 MICHIGAN ELECTRICAL CODE WITH PART 8 MODIFICATIONS

USE GROUP CLASSIFICATION (CHAPTER 3)
USE GROUP - MIXED USE: BUSINESS (B)

TYPE OF CONSTRUCTION (CHAPTER 6)
TYPE 3-B NONCOMBUSTIBLE / COMBUSTIBLE UNPROTECTED

NO CHANGES TO EXISTING BUILDING PROFILE OR HEIGHT.

SHEET INDEX

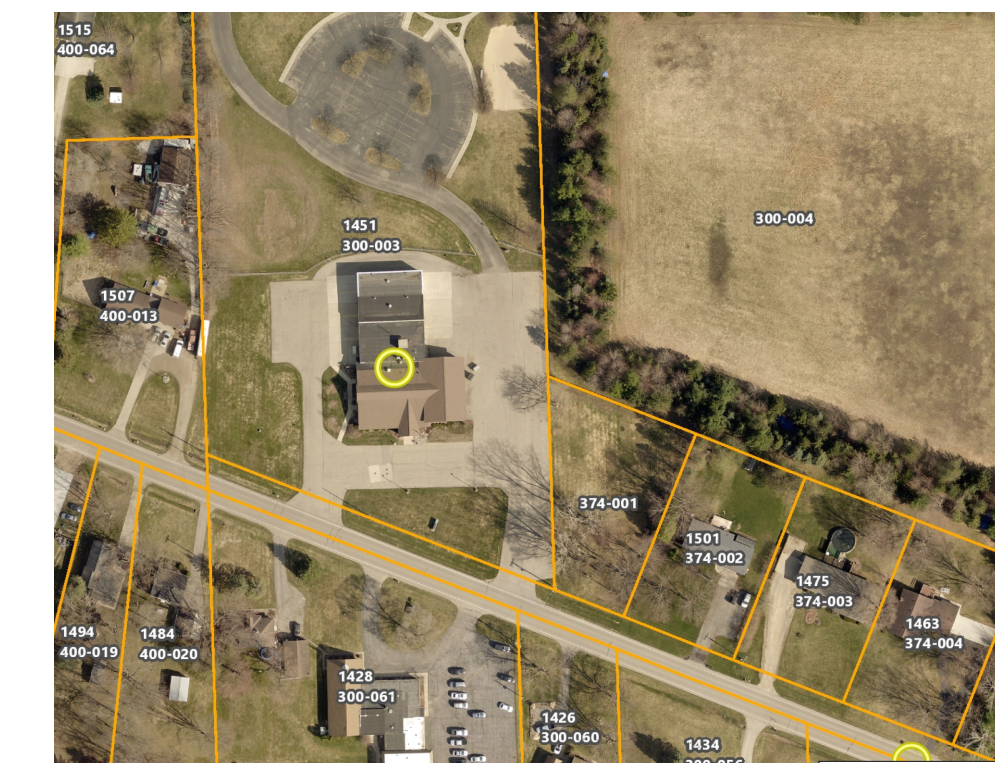
TS.01 TITLE SHEET

ARCHITECTURAL

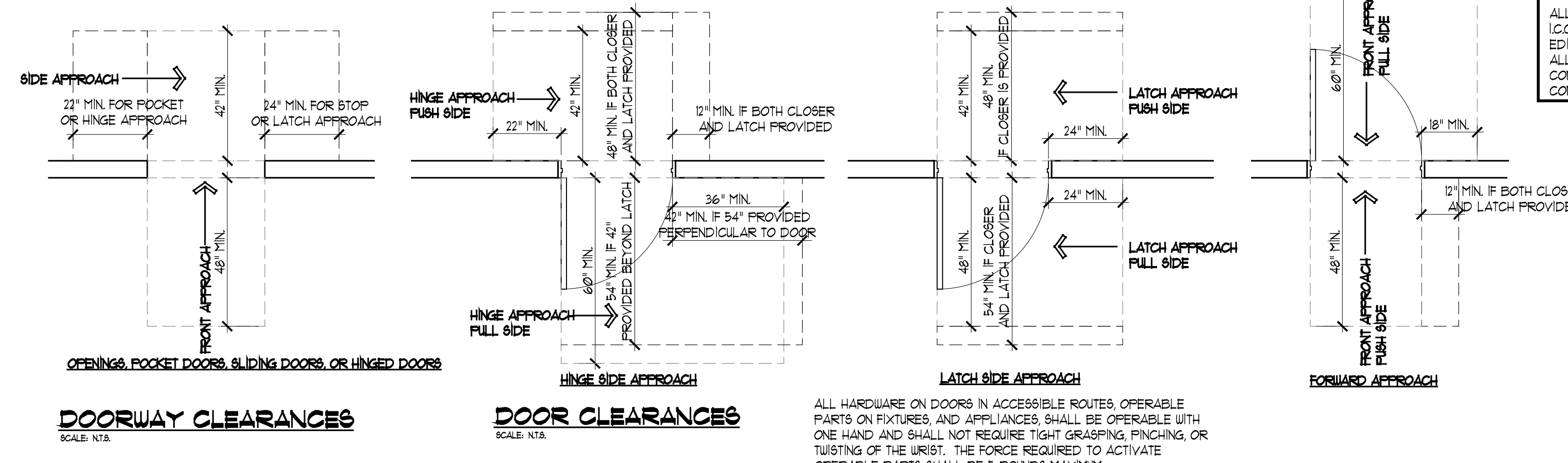
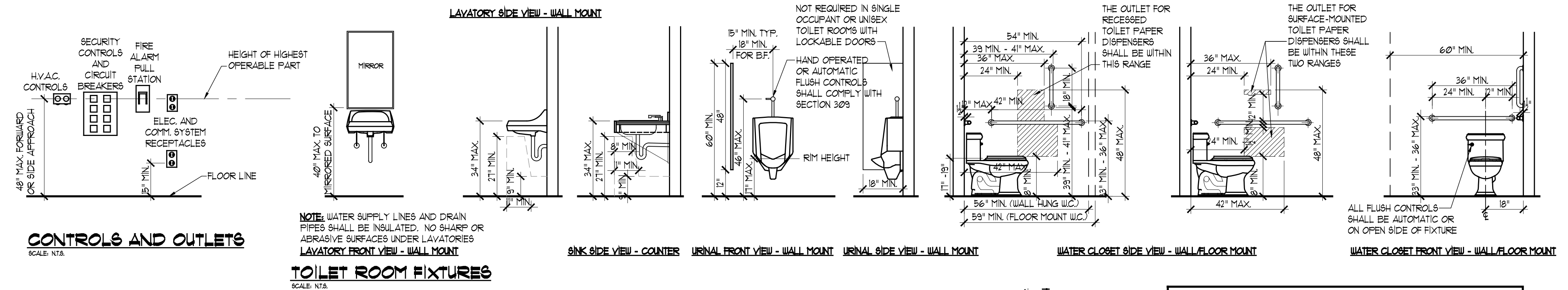
AL01 FLOOR PLAN AND DEMOLITION PLAN
A4.01 ELEVATIONS

GENERAL NOTES

- SCOPE OF WORK:** THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO PROVIDE A COMPLETE AND FINISHED SPACE AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR COMPLETION OF THE WORK. NO CHANGES SHALL BE MADE TO THE PLANS OR SPECIFICATIONS PRIOR TO OBTAINING APPROVAL FROM THE ARCHITECT.
- APPLICABLE CODES:** ALL APPLICABLE STATE LAWS, MUNICIPAL ORDINANCES, AND THE RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER CONSTRUCTION OF THE PROJECT SHALL APPLY TO THE CONTRACT THROUGHOUT, AND THEY WILL BE DEEMED TO BE INCLUDED IN THE CONTRACT THE SAME AS THOUGH HEREIN WRITTEN OUT IN FULL.
- COORDINATING AND EXPEDITING:** IT SHALL BE THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE AND EXPEDITE ALL PHASES OF THE WORK, REGARDLESS OF WHETHER THE OWNER AWARDS SEPARATE CONTRACTS FOR ANY TRADES, BRANCHES OR ITEMS OF WORK AND EQUIPMENT. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL HE HAS NOTIFIED THE ARCHITECT.
- VOLUNTARY ALTERNATES:** ALL SUBSTITUTIONS SHALL BE ON AN 'OR EQUIVALENT' BASIS AND MAY BE USED ONLY WITH THE WRITTEN APPROVAL FROM THE OWNER, UNLESS OTHERWISE THEREIN SPECIFIED. THE QUALITY OF ALL MATERIALS AND WORKMANSHIP SPECIFIED FOR ALTERNATES SHALL BE THE SAME AS THAT SPECIFIED FOR WORK OF SIMILAR TYPE CHARACTER AND MATERIALS THROUGHOUT THE BUILDING. QUALITIES SPECIFIED ARE MINIMUM REQUIREMENTS. THE OWNER IS THE SOLE JUDGE OF QUALITY, SUITABILITY, CONSTRUCTION DESIGN, COLORS AND/OR FINISHES. SUBSTITUTIONS MADE WITHOUT THE OWNER'S APPROVAL ARE AT THE GENERAL CONTRACTOR'S RISK.
- GUARANTEE/WARRANTY:** THE GENERAL CONTRACTOR SHALL PROVIDE TO THE OWNER A WRITTEN GUARANTEE PROPERLY SIGNED AND DATED THAT ALL WORK FOR THE BUILDING UNDER THIS CONTRACT, SHALL BE FREE FROM DEFECTS OF FAULTY LABOR AND/OR MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.



SITE LOCATION PLAN
SCALE: N.T.S.



FOR REFERENCE ONLY

ALL ACCESSIBILITY REQUIREMENTS SHOWN ON THIS SHEET ARE BASED ON I.C.C./ANSI A117.1-2009 AND CHAPTER II OF THE MICHIGAN BUILDING CODE, 2015 EDITION. ALL ITEMS ON THIS SHEET MAY NOT APPLY TO THIS PROJECT NOR ARE ALL BARRIER FREE CONDITIONS REPRESENTED HERE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL BARRIER FREE COMPONENTS IN STRICT COMPLIANCE WITH CODE REQUIREMENTS.

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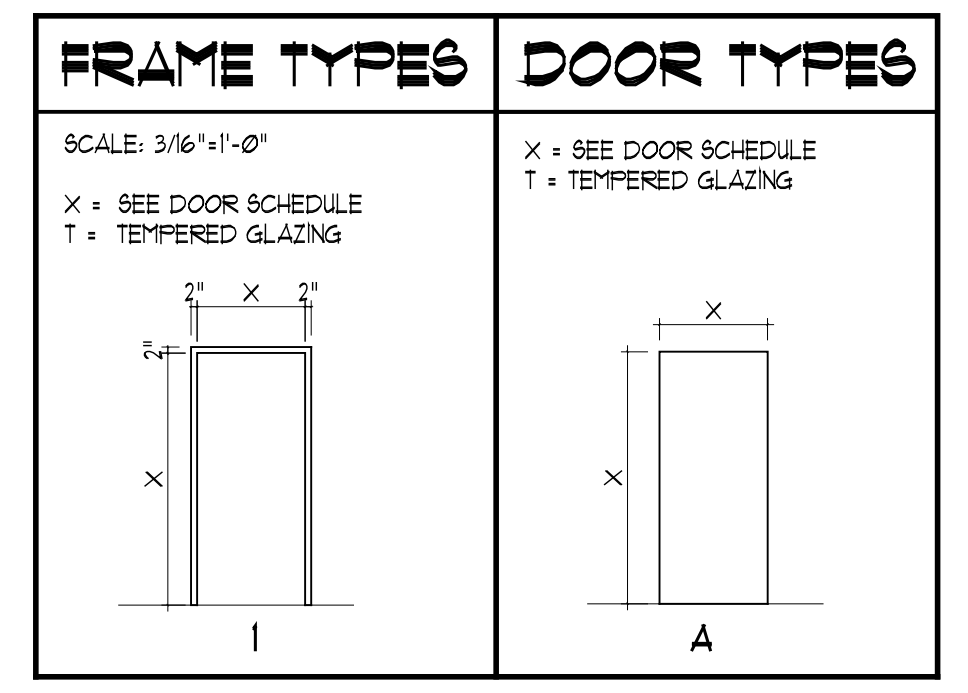
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Date	Issued For
01-18-2024	REVIEW
02-22-2024	REVISED
11-20-2024	OWNER REVIEW
12-16-2024	FOR BIDS

Project Description
TALLMADGE CHARTER TOWNSHIP
O-1451 Leonard Street NW,
Grand Rapids, Michigan 49534

PROJECT NUMBER
23021

SHEET
TS.01
TITLE SHEET



DOOR SCHEDULE

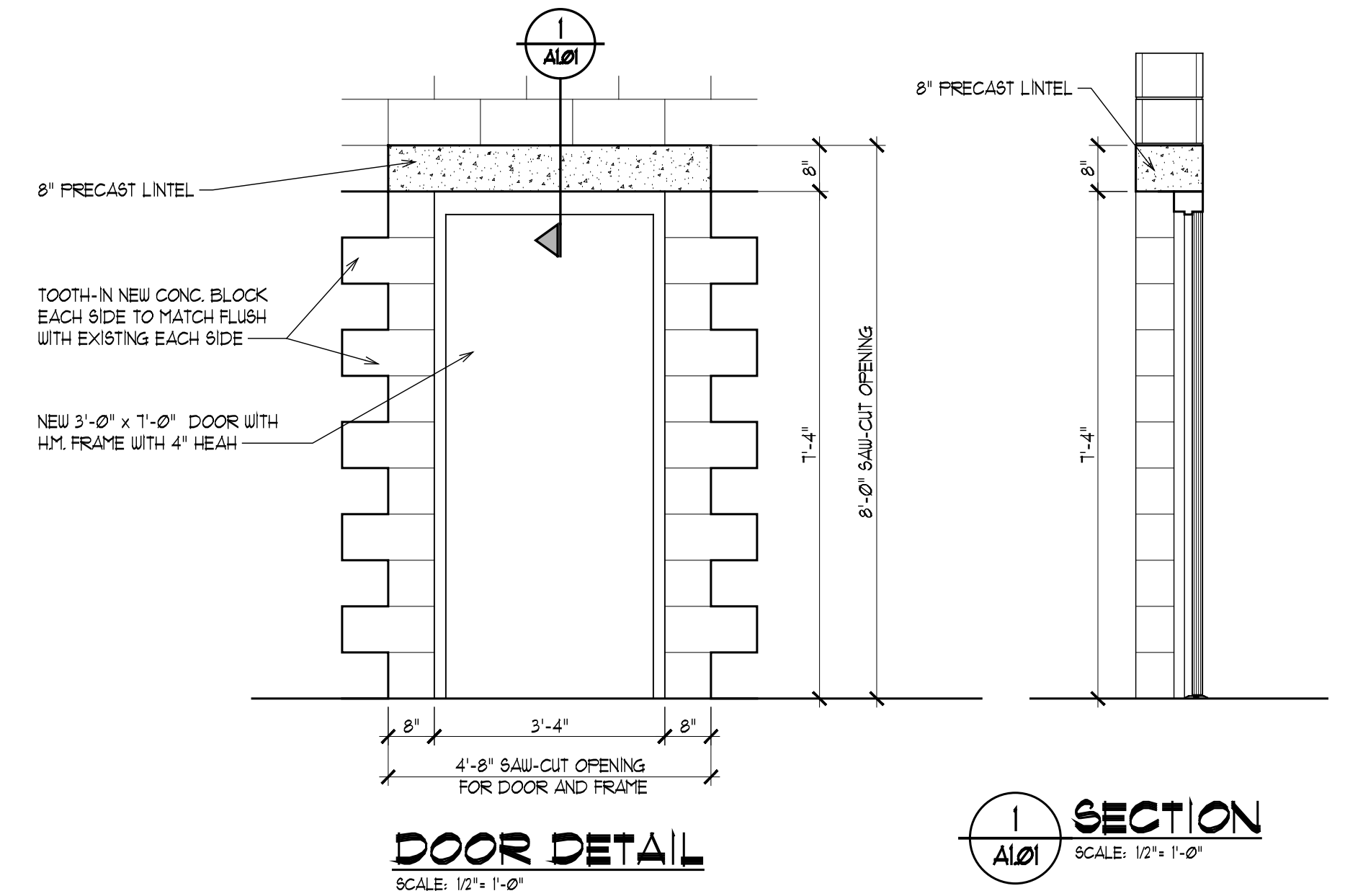
NO.	SIZE	DOOR			FRAME			KEY NOTES	
		TYPE	MATERIAL	FINISH	GLASS	TYPE	MATERIAL		FINISH
101	3'-0"x1'-0"x3/4"	A	SCW	ST	INSUL	I	H-M	PT	
102	3'-0"x1'-0"x3/4"	A	SCW	ST		I	H-M	PT	3
103	3'-0"x1'-0"x3/4"	A	SCW	ST		I	H-M	PT	3
104	3'-0"x1'-0"x3/4"	A	SCW	ST		I	H-M	PT	3
105	3'-0"x1'-0"x3/4"	A	SCW	ST		I	H-M	PT	4
106	EXISTING	-	-	-	-	-	-	-	4

ABBREVIATIONS

AL - ALUMINUM	ANOD - ANODIZED
H-M - HOLLOW METAL	INSUL - INSULATED
PT - PAINT	SCW - SOLID CORE WOOD
ST - STAIN	STL - STEEL
WD - HARDWOOD	FRF - PREFINISHED
EX - EXISTING	

KEY NOTES

- ALL DOORS TO RECEIVE HARDWARE WHICH COMPLIES WITH ICC/ANSI A117-2009, ADA AND THE 2015 MICHIGAN BUILDING CODE. ROUND KNOBS NOT PERMITTED.
- PROVIDE PANIC HARDWARE, MUST COMPLY WITH GENERAL NOTE #1.
- PROVIDE PRIVACY LOCKSET
- PROVIDE ENTRY/OFFICE LOCKSET
- PROVIDE PASSAGE LOCKSET



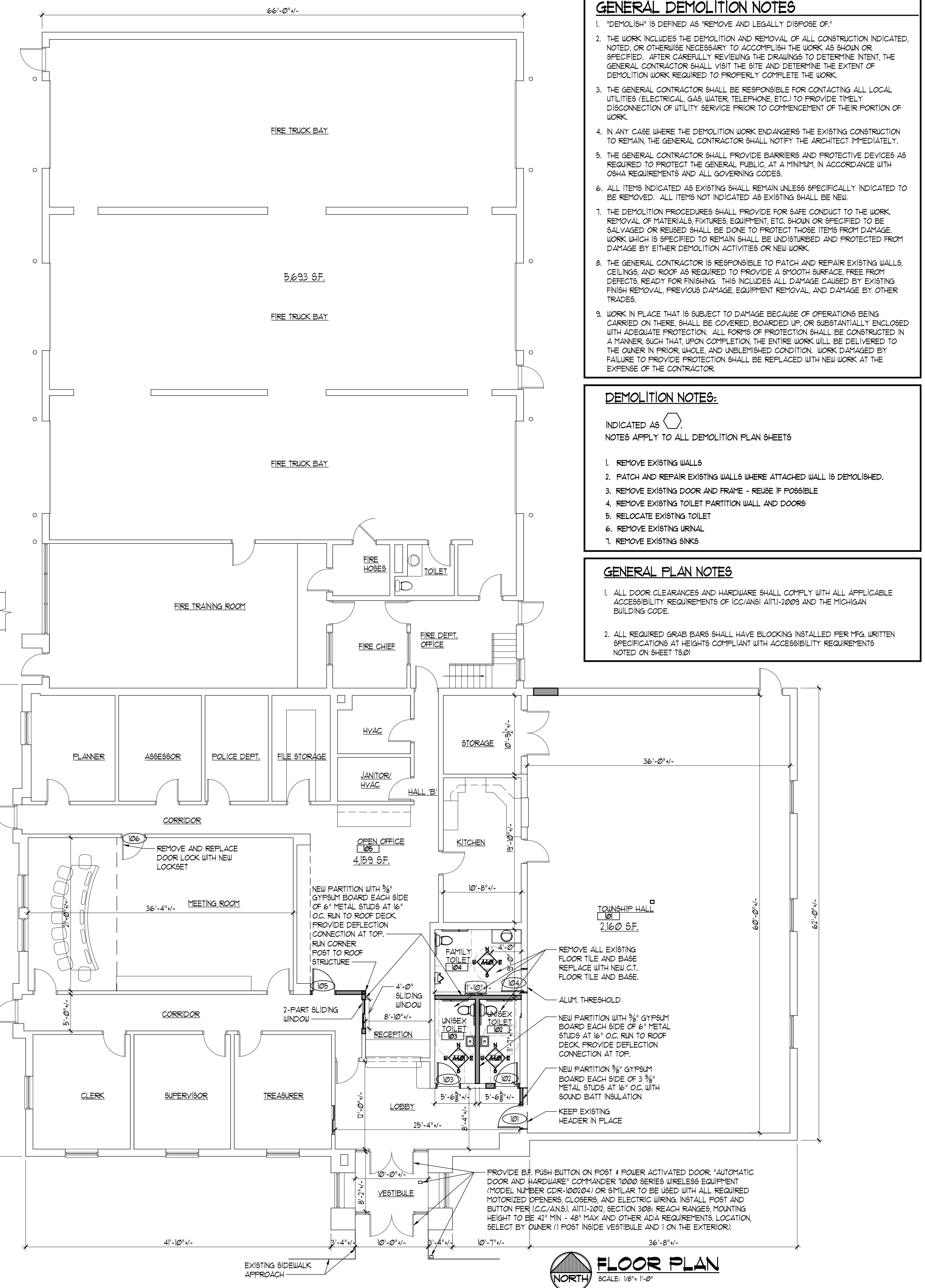
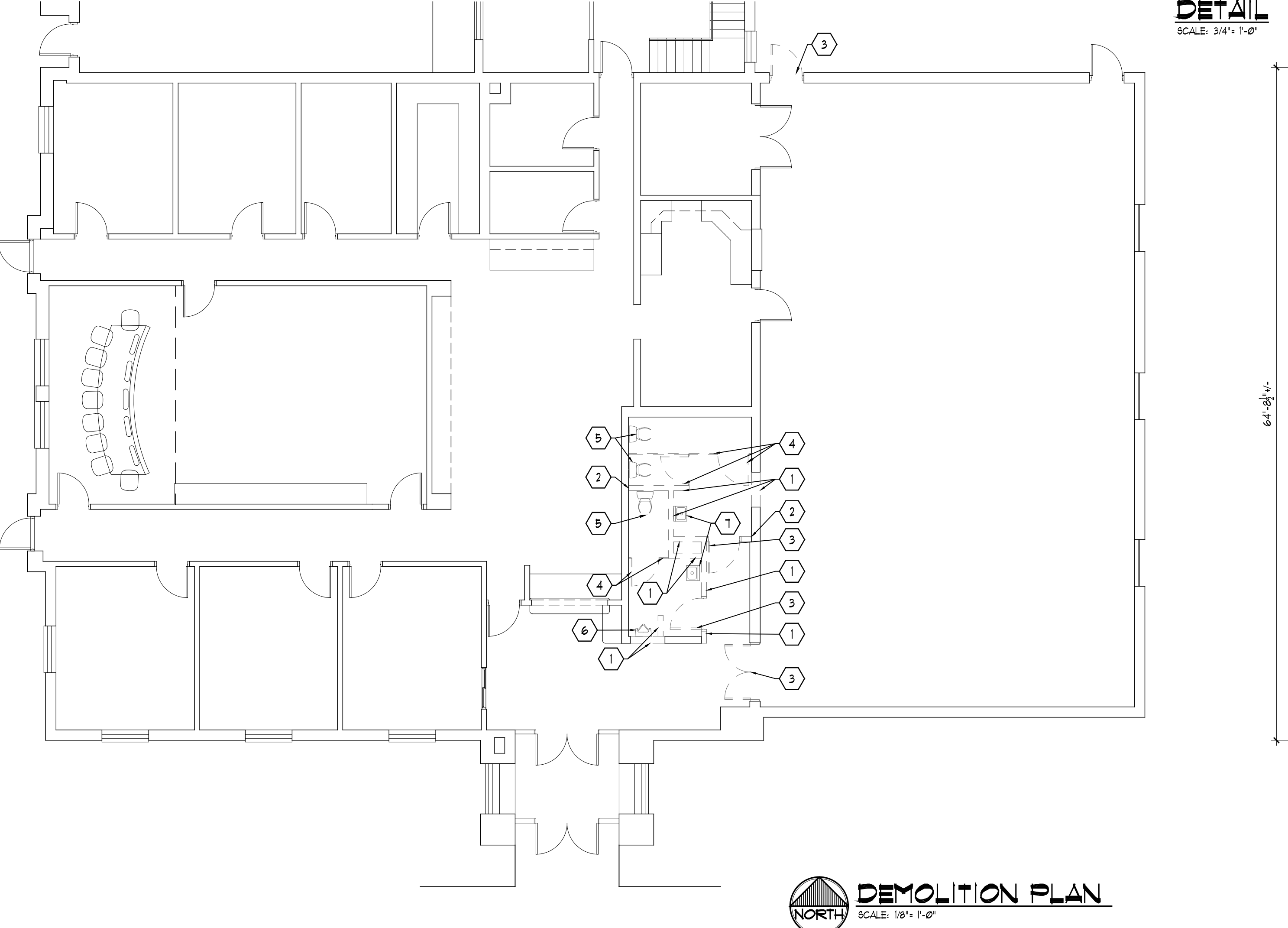
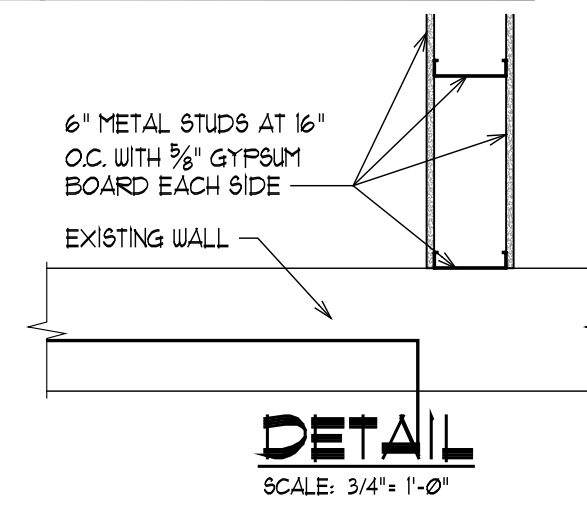
ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	EAST WALL		SOUTH WALL		WEST WALL		NORTH WALL		CLG.	CLG. HT.	KEY NOTES
				MAT.	FIN.	MAT.	FIN.	MAT.	FIN.	MAT.	FIN.			
101	TOWNSHIP HALL	EX	EX	EX	EX	EX	EX	GB/EX	P	EX	P	EX	EX	
102	UNISEX TOILET	CT-1	CT-2	EX	P-1	GB/EX	P-1	GB	P-1	GB	P-1	ACP, P-2	8'-0"	2, 4
103	UNISEX TOILET	CT-1	CT-2	GB	P-1	EX	P-1	EX	P-1	GB	P-1	ACP, P-2	8'-0"	2, 4
104	FAMILY TOILET	CT-1	CT-2	EX	P-1	GB	P-1	EX	P-1	EX	P-1	ACP, P-2	8'-0"	2, 4
105	OPEN OFFICE	EX	EX	EX	EX	GB/EX	P	GB/EX	P	EX	EX	EX	EX	

ABBREVIATIONS

ACP - ACOUSTICAL CEILING PANELS	CT-1 - AMERICAN OLEAN PORCELAIN TILE, NATIVE, H511
EC - EXPOSED CONSTRUCTION	CT-2 - 2" x 8" FLOOR TILE, 3/8" OFFSET, MAPEI GROUT 5005 CHAMOIS
EM - ENTRY MAT	CT-2 - AMERICAN OLEAN PORCELAIN TILE, H510
EPT - EPOXY PAINT	P - 1" x 24" STACK SET, MAPEI GROUT 5001 ALABASTER
EX - EXISTING	P-1 - PAINT TO MATCH ADJACENT WALLS
GB - GYPSUM BOARD	P-1 - SHERWIN WILLIAMS PAINT, SUT663, STUCCO, SATIN FINISH
	P-2 - SHERWIN WILLIAMS PAINT, 917101, NATURAL CHOICE, SATIN FINISH
	VB - VINYL BASE

- ### KEY NOTES
- PROVIDE 3/16" ALUMINUM TRANSITION STRIP ANGLE AT ALL FLOOR TRANSITIONS BETWEEN CARPET AND V.C.T. OR V.C.T. AND CERAMIC TILE.
 - PROVIDE 2x4 FIGURED ACP.
 - NEW WALLS TO HAVE 3/8" F.C. GYPSUM BOARD EACH SIDE SOUND BATT INSULATION AND TO BE PAINTED.
 - REFER TO SHEET A4.01 FOR WALL TILE DETAILS.



GENERAL DEMOLITION NOTES

- "DEMOLISH" IS DEFINED AS "REMOVE AND LEGALLY DISPOSE OF"
- THE WORK INCLUDES THE DEMOLITION AND REMOVAL OF ALL CONSTRUCTION INDICATED, NOTED, OR OTHERWISE NECESSARY TO ACCOMPLISH THE WORK AS SHOWN OR SPECIFIED. AFTER CAREFULLY REVIEWING THE DRAWINGS TO DETERMINE INTENT, THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXTENT OF DEMOLITION WORK REQUIRED TO PROPERLY COMPLETE THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL LOCAL UTILITIES (ELECTRICAL, GAS, WATER, TELEPHONE, ETC.) TO PROVIDE TIMELY DISCONNECTION OF UTILITY SERVICE PRIOR TO COMMENCEMENT OF THEIR PORTION OF WORK.
- IN ANY CASE WHERE THE DEMOLITION WORK ENDANGERS THE EXISTING CONSTRUCTION TO REMAIN, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- THE GENERAL CONTRACTOR SHALL PROVIDE BARRIERS AND PROTECTIVE DEVICES AS REQUIRED TO PROTECT THE GENERAL PUBLIC, AT A MINIMUM, IN ACCORDANCE WITH OSHA REQUIREMENTS AND ALL GOVERNING CODES.
- ALL ITEMS INDICATED AS EXISTING SHALL REMAIN UNLESS SPECIFICALLY INDICATED TO BE REMOVED. ALL ITEMS NOT INDICATED AS EXISTING SHALL BE NEW.
- THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT TO THE WORK. REMOVAL OF MATERIALS, FIXTURES, EQUIPMENT, ETC. SHOWN OR SPECIFIED TO BE SALVAGED OR REUSED SHALL BE DONE TO PROTECT THOSE ITEMS FROM DAMAGE. WORK WHICH IS SPECIFIED TO REMAIN SHALL BE UNDISTURBED AND PROTECTED FROM DAMAGE BY EITHER DEMOLITION ACTIVITIES OR NEW WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO PATCH AND REPAIR EXISTING WALLS, CEILING, AND ROOF AS REQUIRED TO PROVIDE A SMOOTH SURFACE, FREE FROM DEFECTS, READY FOR FINISHING. THIS INCLUDES ALL DAMAGE CAUSED BY EXISTING FINISH REMOVAL, PREVIOUS DAMAGE, EQUIPMENT REMOVAL, AND DAMAGE BY OTHER TRADES.
- WORK IN PLACE THAT IS SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON THERE, SHALL BE COVERED, BOARDED UP, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT, UPON COMPLETION, THE ENTIRE WORK WILL BE DELIVERED TO THE OWNER IN FAVORABLE AND UNBLENISHED CONDITION. WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REPLACED WITH NEW WORK AT THE EXPENSE OF THE CONTRACTOR.

DEMOLITION NOTES:

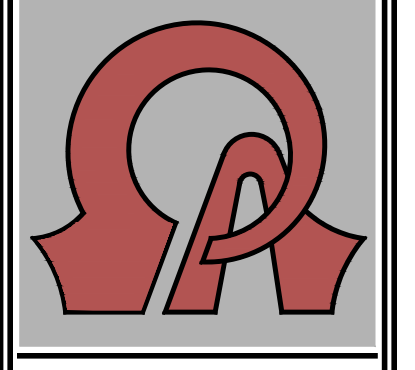
INDICATED AS

NOTES APPLY TO ALL DEMOLITION PLAN SHEETS

- REMOVE EXISTING WALLS
- PATCH AND REPAIR EXISTING WALLS WHERE ATTACHED WALL IS DEMOLISHED.
- REMOVE EXISTING DOOR AND FRAME - REUSE IF POSSIBLE
- REMOVE EXISTING TOILET PARTITION WALL AND DOORS
- RELOCATE EXISTING TOILET
- REMOVE EXISTING URINAL
- REMOVE EXISTING SINKS

GENERAL PLAN NOTES

- ALL DOOR CLEARANCES AND HARDWARE SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS OF ICC/ANSI A117-2009 AND THE MICHIGAN BUILDING CODE.
- ALL REQUIRED GRAB BARS SHALL HAVE BLOCKING INSTALLED PER MFG WRITTEN SPECIFICATIONS AT HEIGHTS COMPLIANT WITH ACCESSIBILITY REQUIREMENTS NOTED ON SHEET T5.01



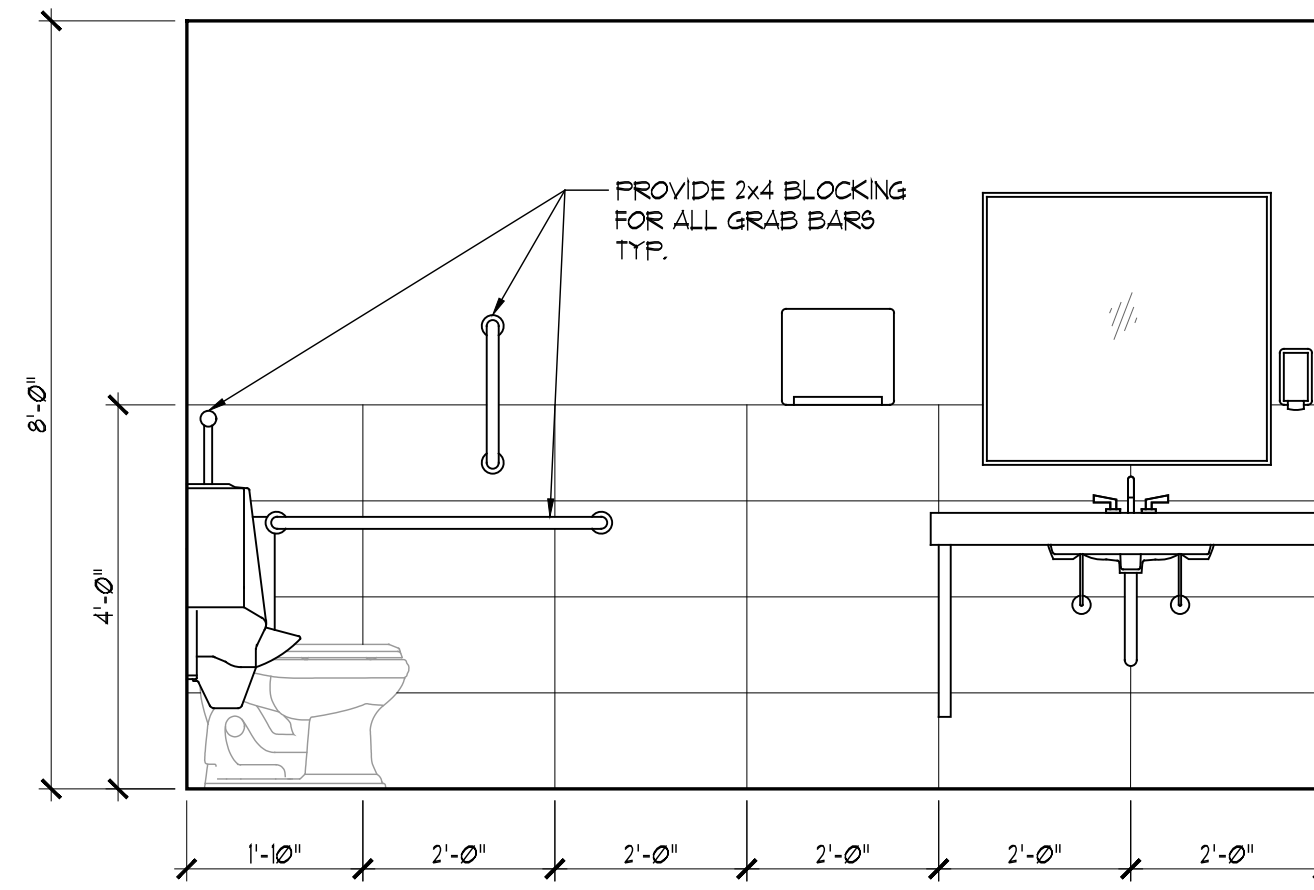
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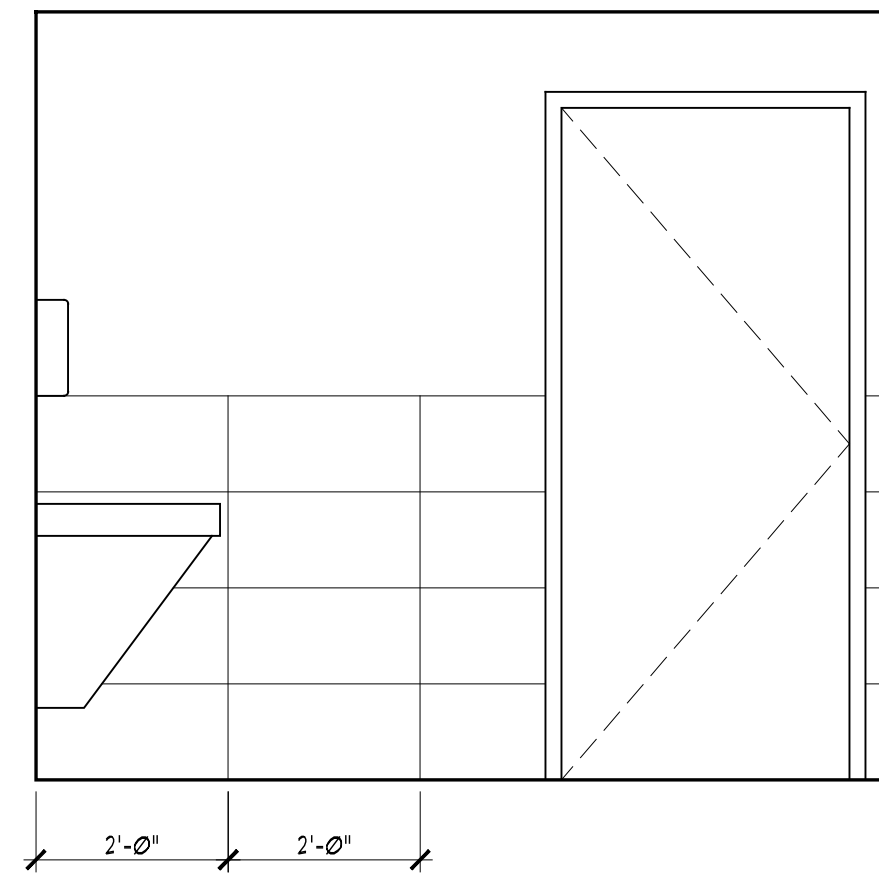
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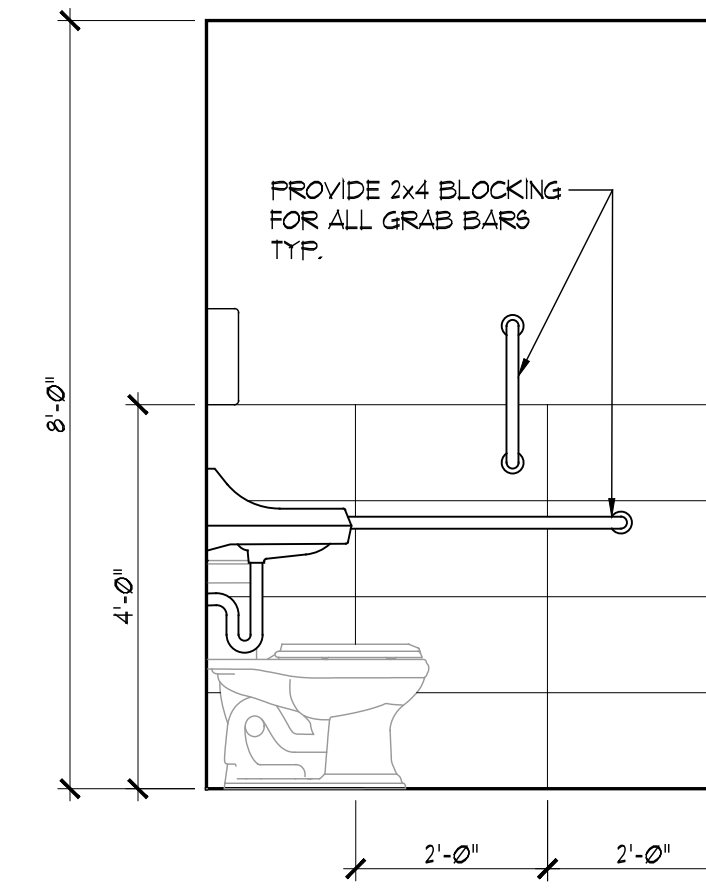
PROJECT NUMBER	23021
SHEET	A1.01
FLOOR PLAN, DEMOLITION PLAN, DOOR AND ROOM FINISH SCHEDULES	



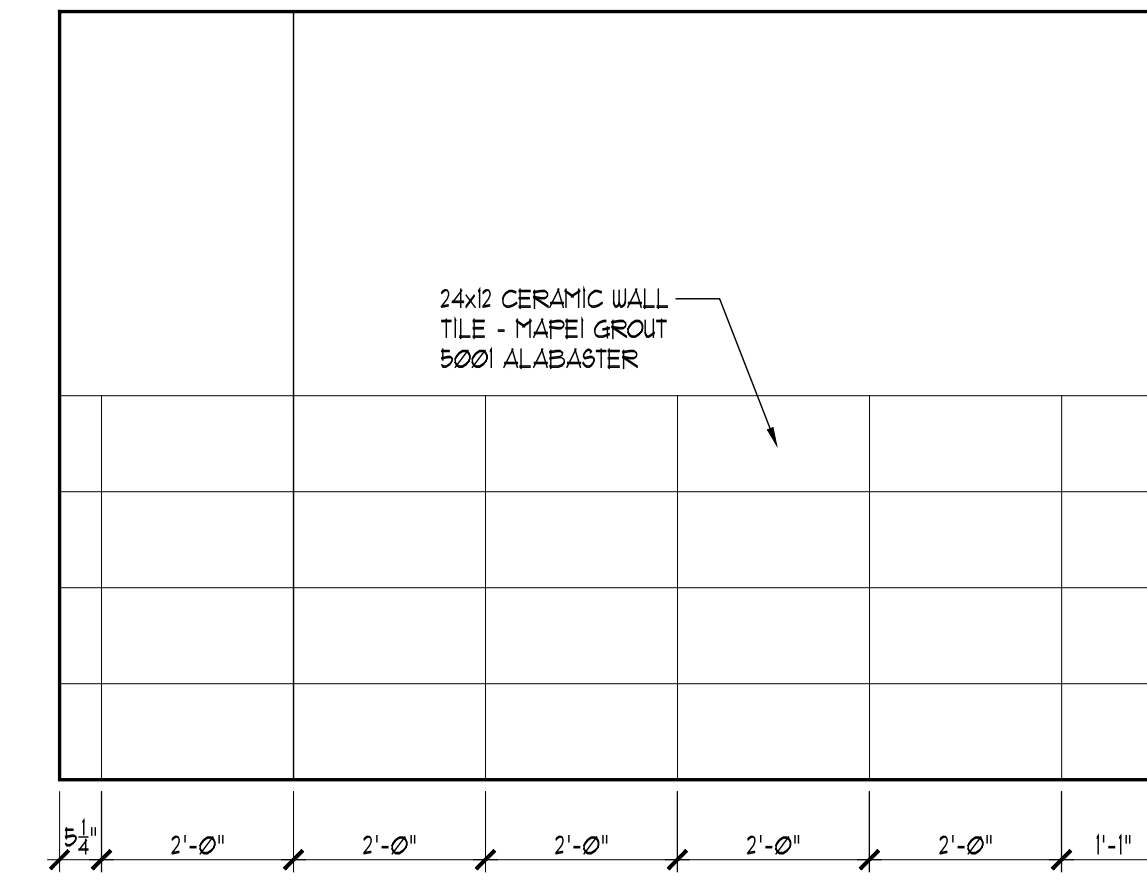
FAMILY TOILET NORTH
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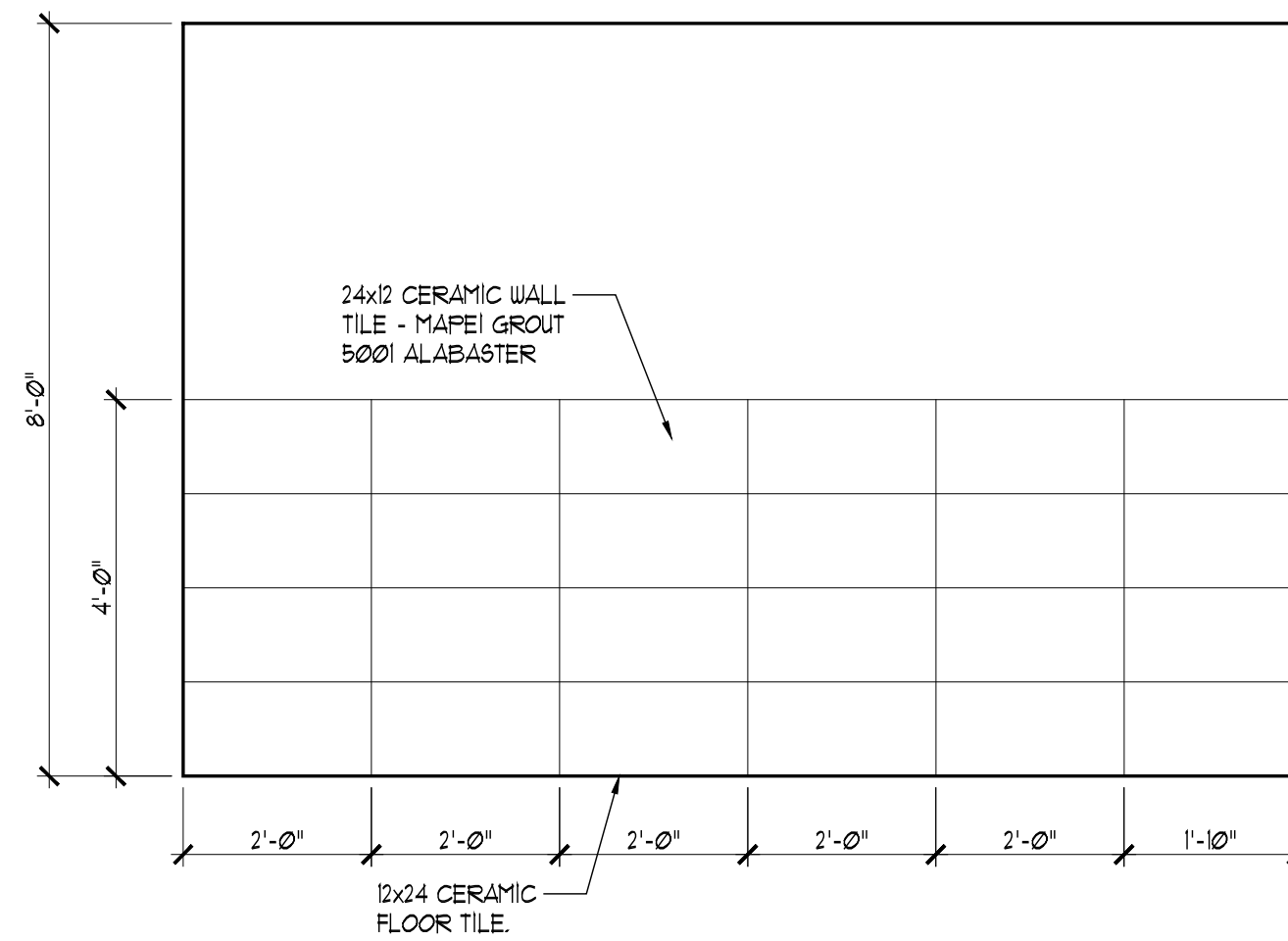
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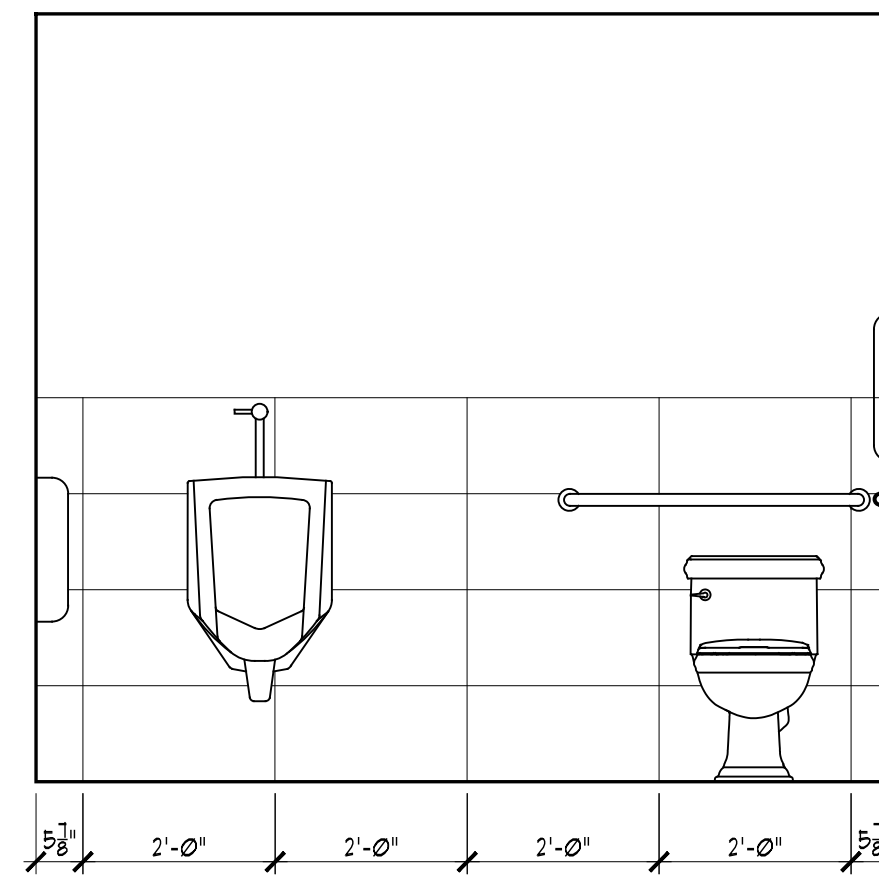
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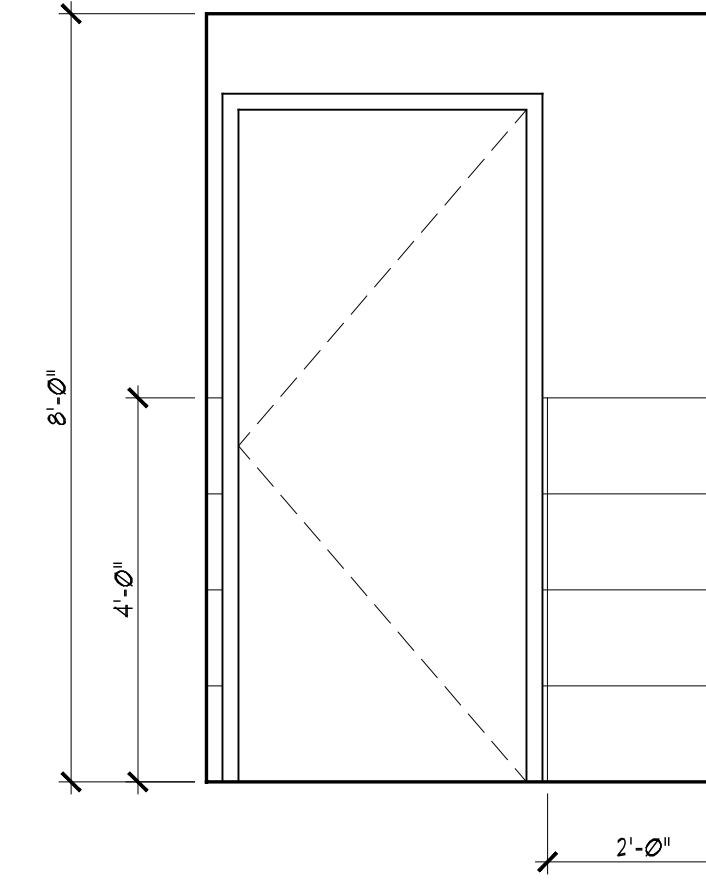
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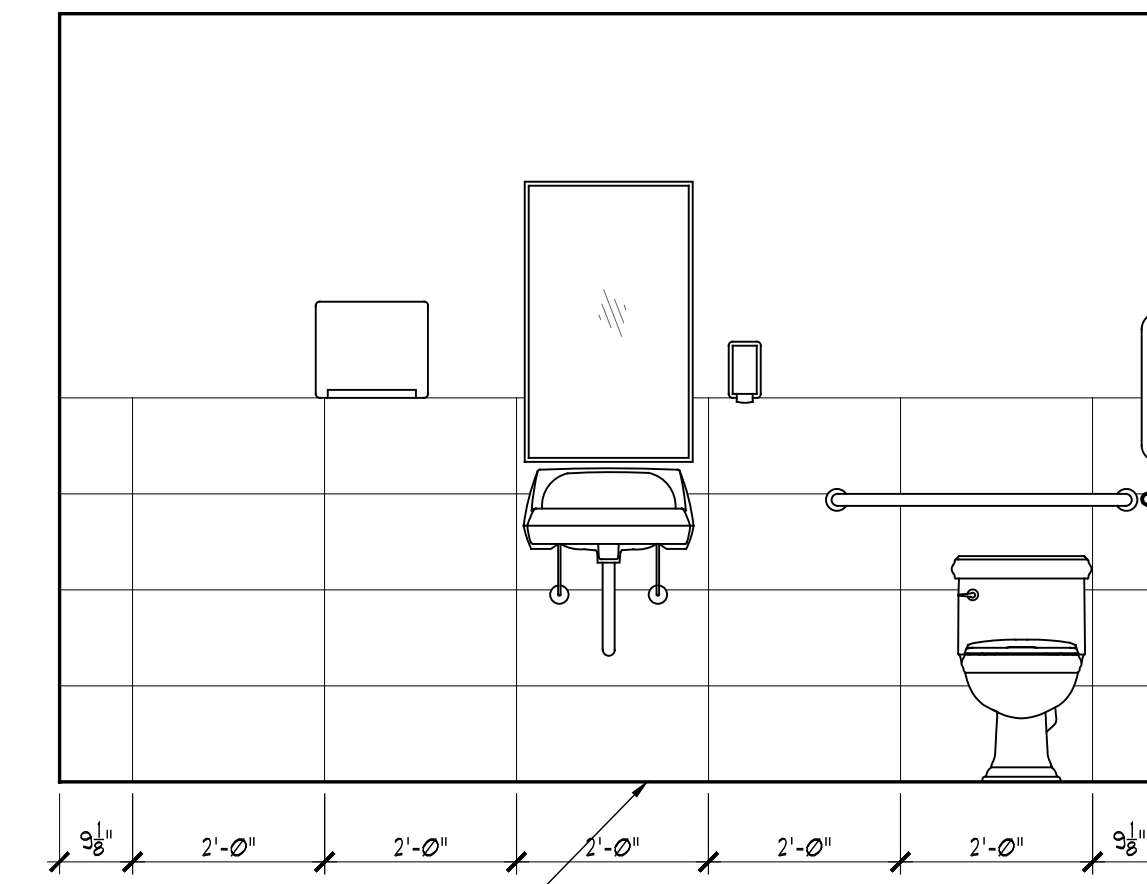
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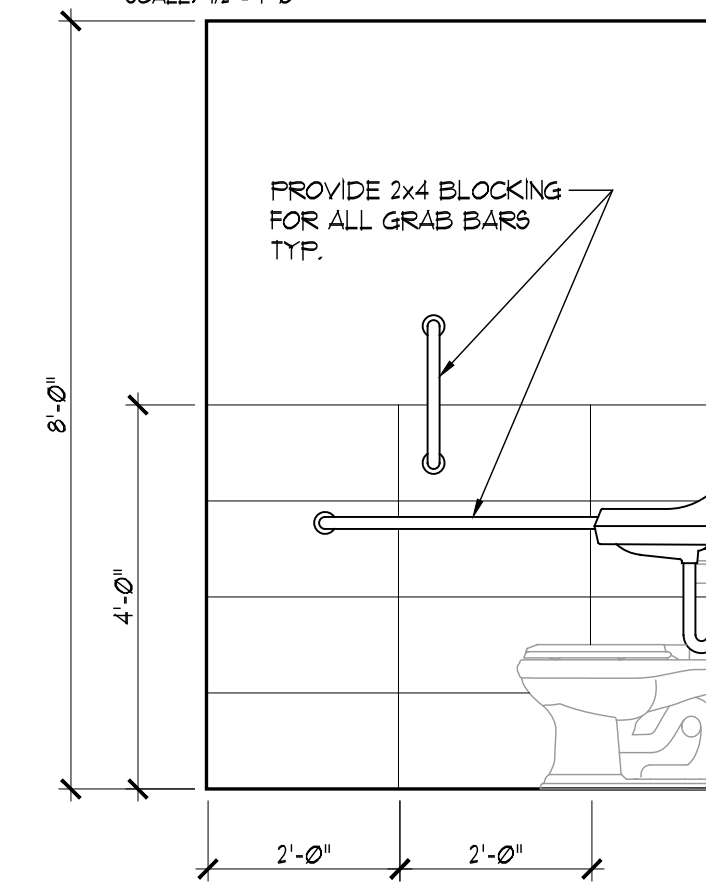
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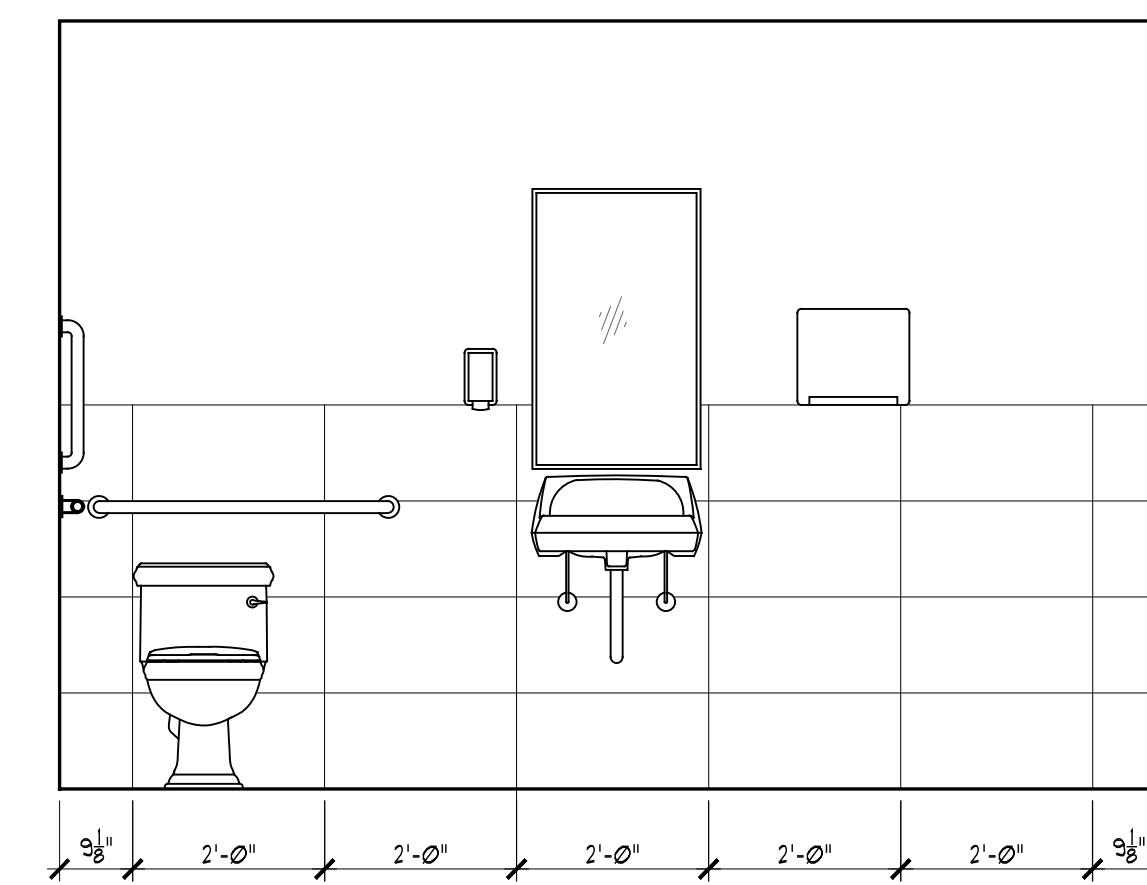
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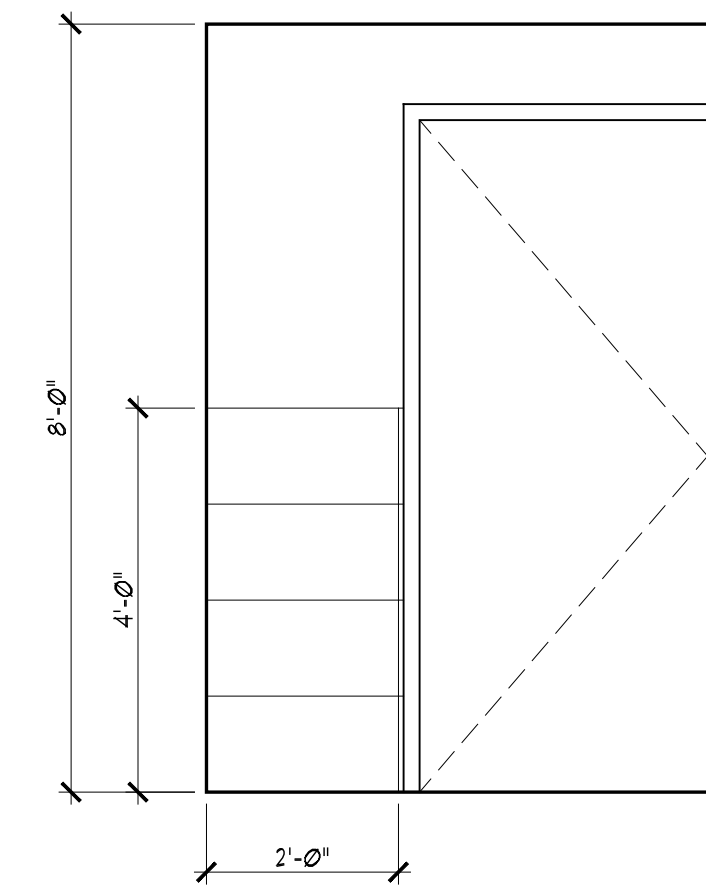
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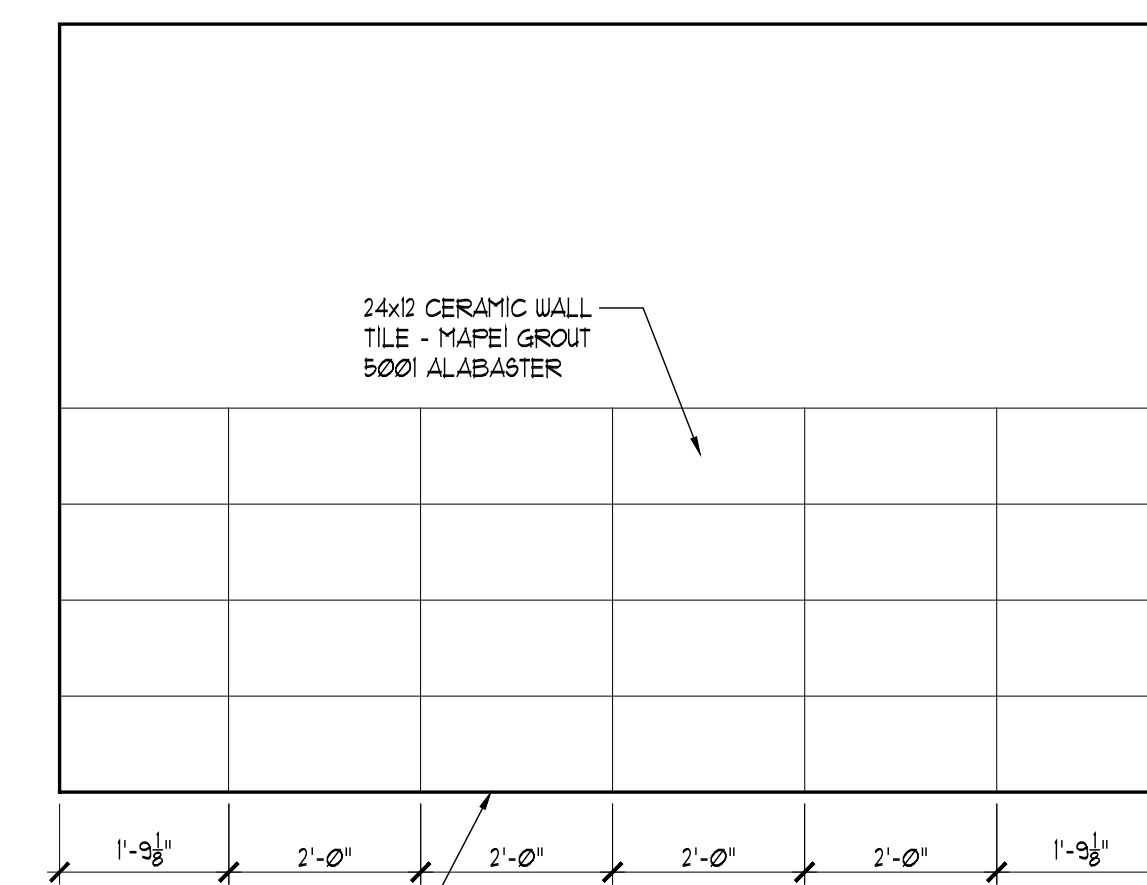
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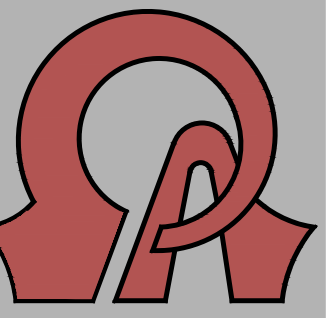
UNISEX TOILET TWO EAST
SCALE: 1/2" = 1'-0"



UNISEX TOILET TWO SOUTH
SCALE: 1/2" = 1'-0"



UNISEX TOILET TWO WEST
SCALE: 1/2" = 1'-0"



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