

# NEW BUILDING FOR: TALLMADGE CHARTER TOWNSHIP

O-1451 LEONARD STREET NW,  
GRAND RAPIDS, MICHIGAN 49534

PROJECT NUMBER: #25015

## PROJECT TEAM

### OWNER

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

### ARCHITECT

OMEGA ARCHITECTS, PC  
3483 PRAIRIE ST SW  
GRANDVILLE, MICHIGAN 49418  
(616) 532-7775

## STATISTICS AND CODE INFORMATION

### CODE REVIEW

APPLICABLE CODES:  
BUILDING CODE: 2021 MICHIGAN BUILDING CODE  
AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND ICC/ANSI A117-2009  
2021 MICHIGAN MECHANICAL CODE  
MECHANICAL CODE: 2021 MICHIGAN MECHANICAL CODE  
ELECTRICAL CODE: 2023 MICHIGAN ELECTRICAL CODE

USE GROUP CLASSIFICATION (CHAPTER 3)  
USE GROUP - S1-STORAGE

TYPE OF CONSTRUCTION (CHAPTER 6)  
TYPE V-B COMBUSTIBLE UNPROTECTED

RED-MARKED  
COST REDUCTIONS  
1.7.26

### 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 OR ARCHITECT, 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.
- TEMPORARY UTILITIES AND SERVICES: DUMPSTERS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR FOR THE USE OF THE SUBCONTRACTORS IN CONNECTION WITH THE PERFORMANCE OF THEIR WORK. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PLACING THEIR IDENTIFIABLE DEBRIS IN THE DUMPSTER ON A DAILY BASIS OR AS DIRECTED BY THE GENERAL CONTRACTOR. SUBCONTRACTORS SHALL LEAVE THE WORK AREAS BROOM-CLEAN AT THE END OF EACH DAY. SUBCONTRACTOR'S CONSTRUCTION MATERIALS, TOOLS, EQUIPMENT, AND DEBRIS SHALL BE STORED ONLY WITHIN THE DESIGNATED PREMISES, OR IN AREAS TEMPORARILY DESIGNATED FOR THAT PURPOSE BY THE OWNER. WATER, SANITARY AND ELECTRICAL SHALL BE PROVIDED BY CONTRACTOR UNLESS OWNER GIVES PERMISSION TO USE UTILITIES IN EXISTING FACILITY. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A TEMPORARY LIGHTING AND POWER SYSTEM AS REQUIRED FOR THE WORK OF ALL TRADES DURING CONSTRUCTION, AND SHALL REMOVE SAME PRIOR TO THE COMPLETION OF THE PROJECT.
- 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.

### SHEET INDEX

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| S1.02             | STRUCTURAL NOTES & DETAILS |
| S1.03             | STRUCTURAL NOTES & DETAILS |
| S1.04             | STRUCTURAL NOTES & DETAILS |

### ARCHITECTURAL

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| A1.02 | FOUNDATION PLAN, ROOF FRAMING PLAN AND DETAILS |
| A4.01 | ELEVATIONS                                     |
| A6.01 | BUILDING SECTIONS                              |
| A6.02 | WALL SECTIONS AND DETAILS                      |
| A8.01 | ELECTRICAL AND REFLECTED CEILING PLANS         |

### PLUMBING

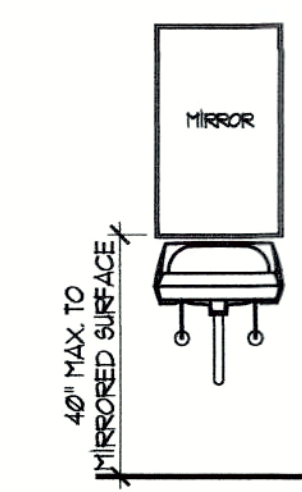
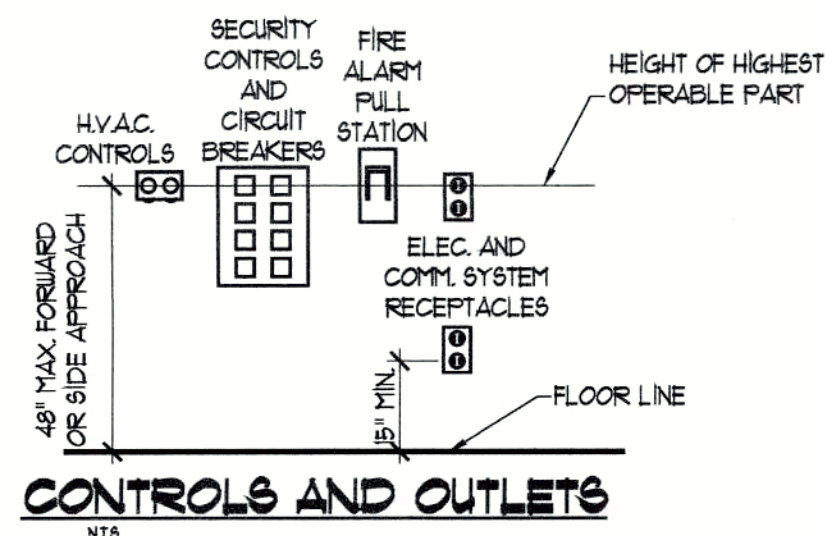
MPI HVAC AND PLUMBING PLAN

### MECHANICAL

E1 POWER PLAN

### ELECTRICAL

E2 LIGHTING PLAN



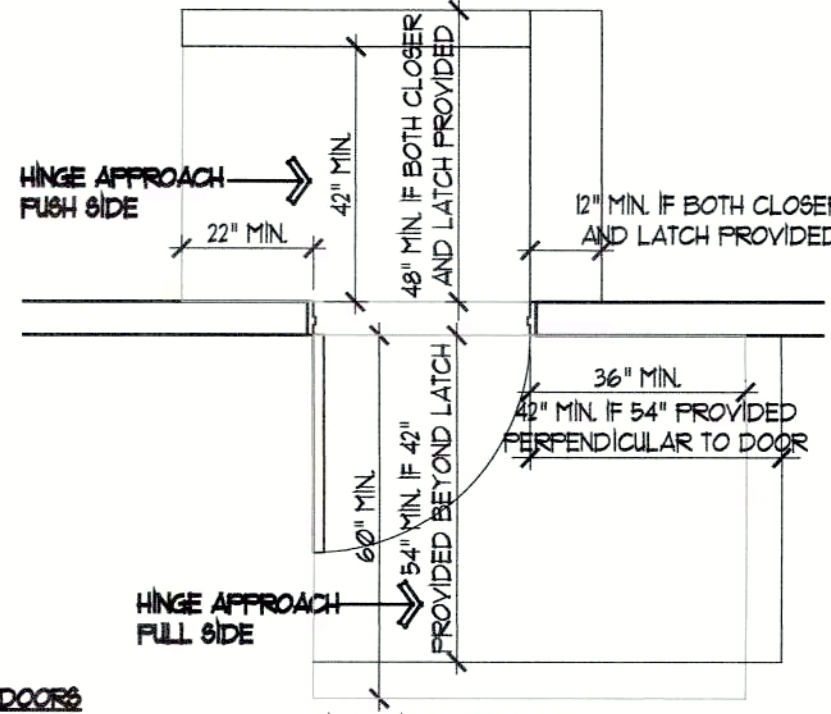
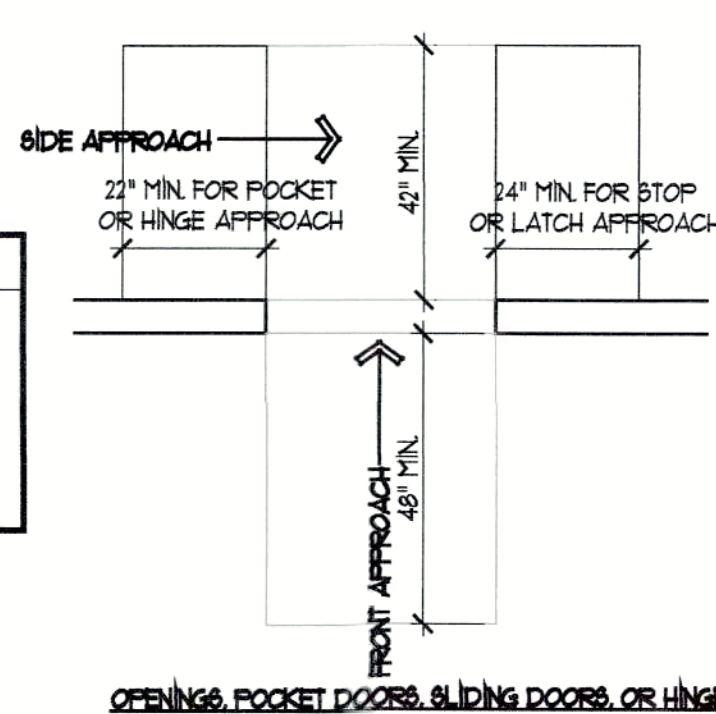
NOTE: WATER SUPPLY LINES AND DRAIN PIPES SHALL BE INSULATED. NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.  
**LAVATORY FRONT VIEW - WALL MOUNT**

**SINK SIDE VIEW - COUNTER**

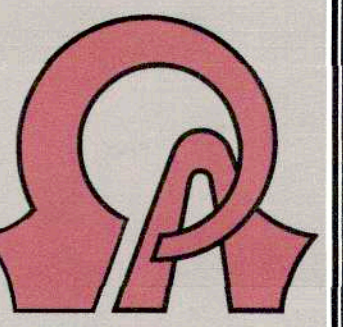
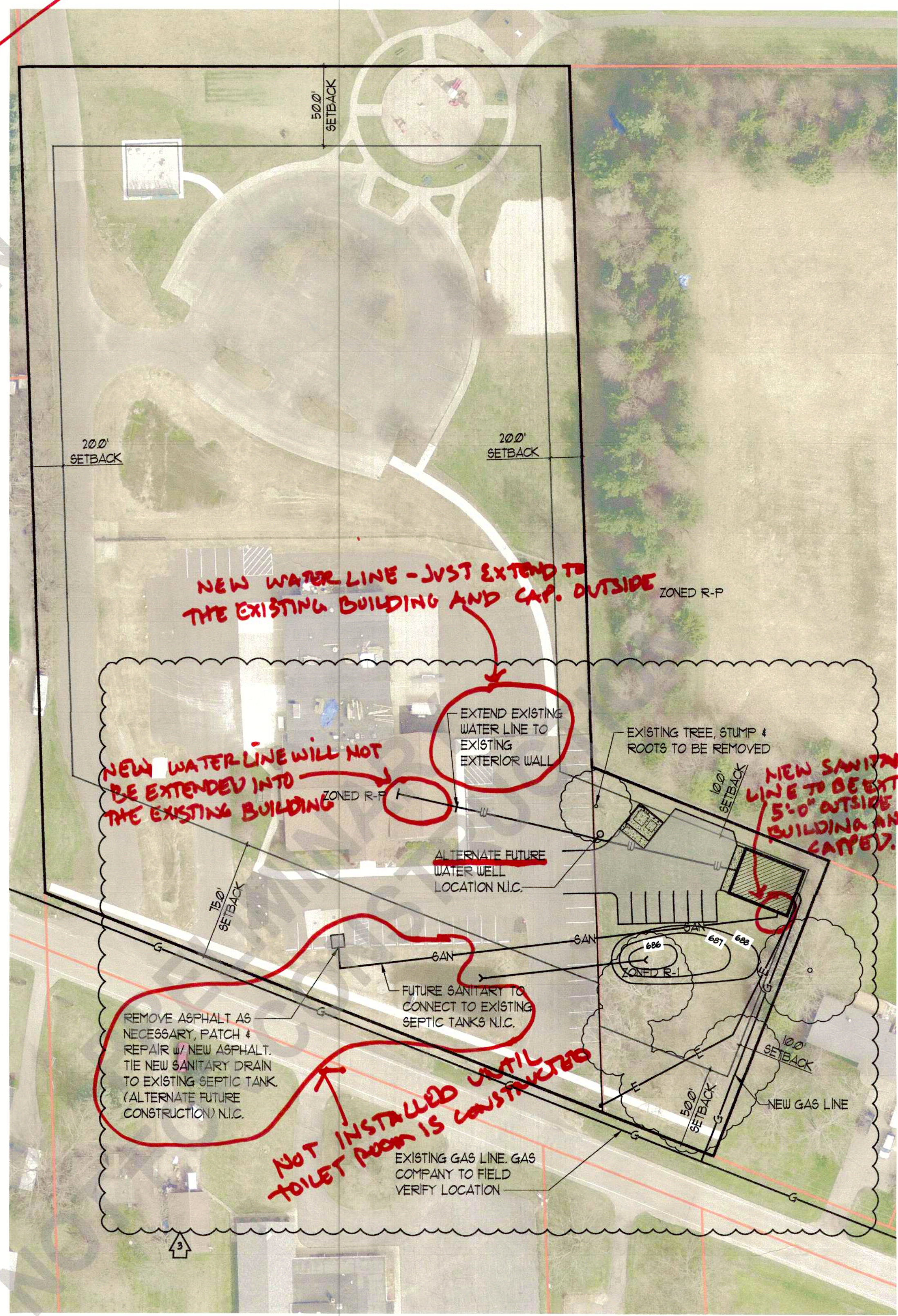
**WATER CLOSET SIDE VIEW - WALL/FLOOR MOUNT**

**WATER CLOSET FRONT VIEW - WALL/FLOOR MOUNT**

### TOILET ROOM FIXTURES



ALL HARDWARE ON DOORS IN ACCESSIBLE ROUTES, OPERABLE PARTS ON FIXTURES, AND APPLIANCES, SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.



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| Date       | Issued For        |
|------------|-------------------|
| 08-11-2025 | FOR BID#6         |
| 08-27-2025 | ADDENDUM #1       |
| 09-04-2025 | ADDENDUM #3       |
| 10-07-2025 | VALUE ENGINEERING |
| 12-04-2025 | REV. VALUE ENG.   |

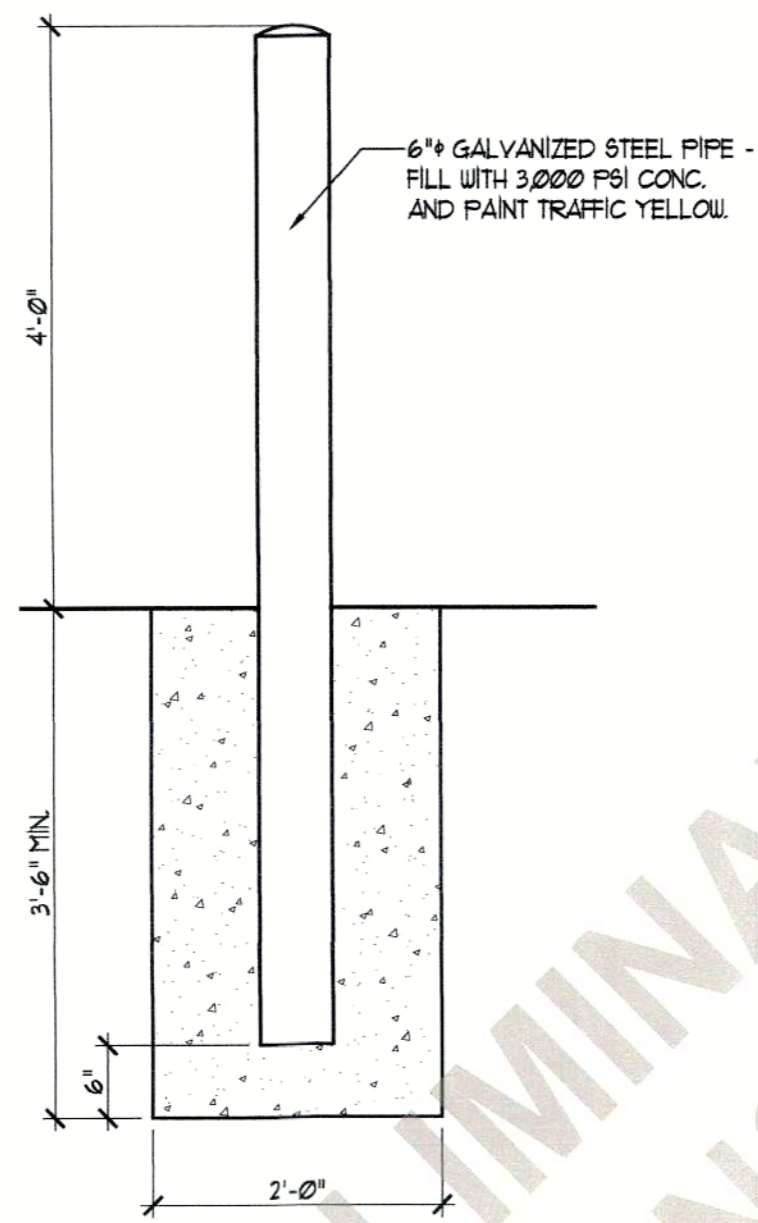
New Building For:  
**TALLMADGE CHARTER TOWNSHIP**  
O-1451 Leonard Street NW,  
Grand Rapids, Michigan 49534

PROJECT NUMBER  
**25015**

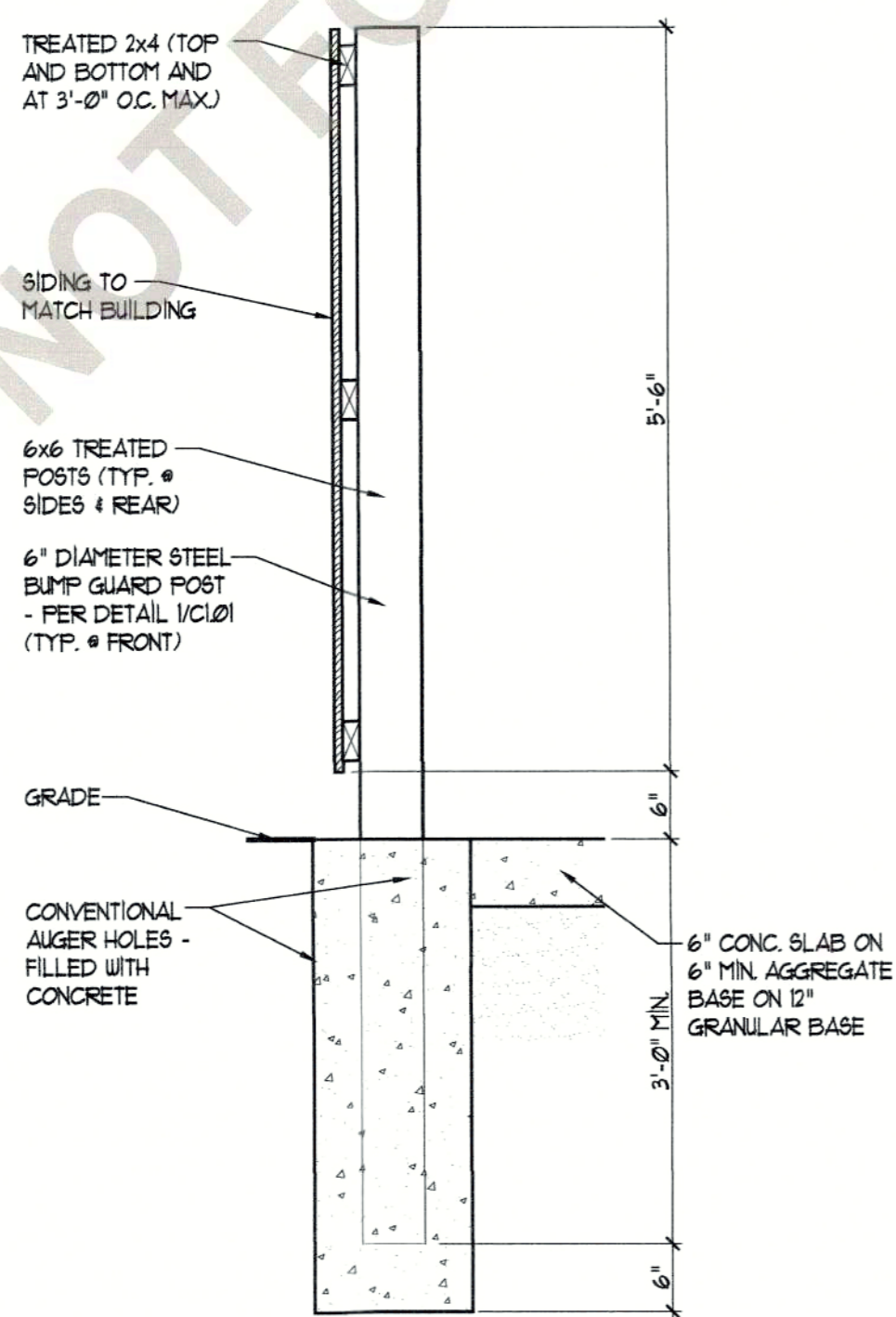
SHEET  
**TS.01**

TITLE SHEET

1.7.26

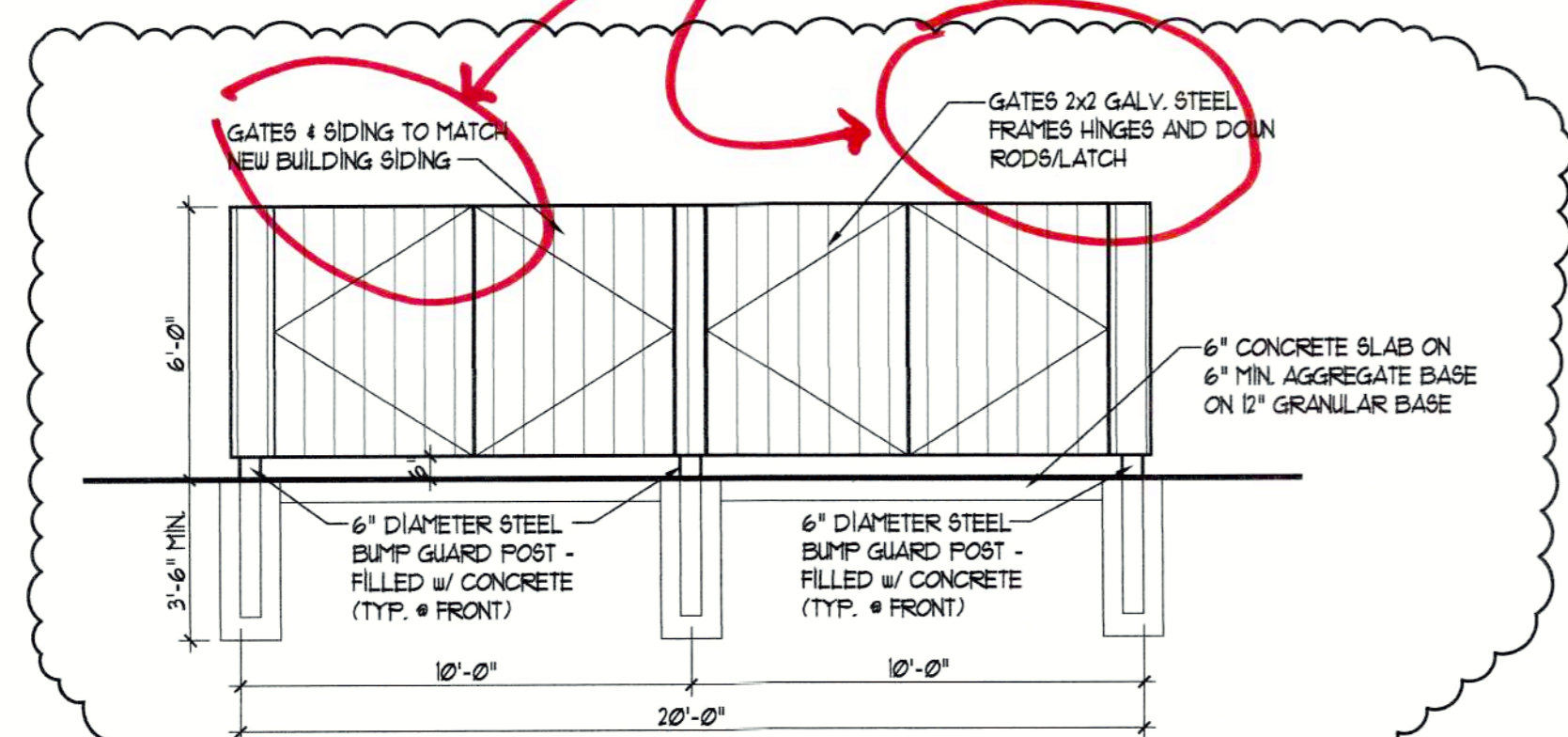


**1 BUMP POST DETAIL**  
SCALE: 3/4" = 1'-0"

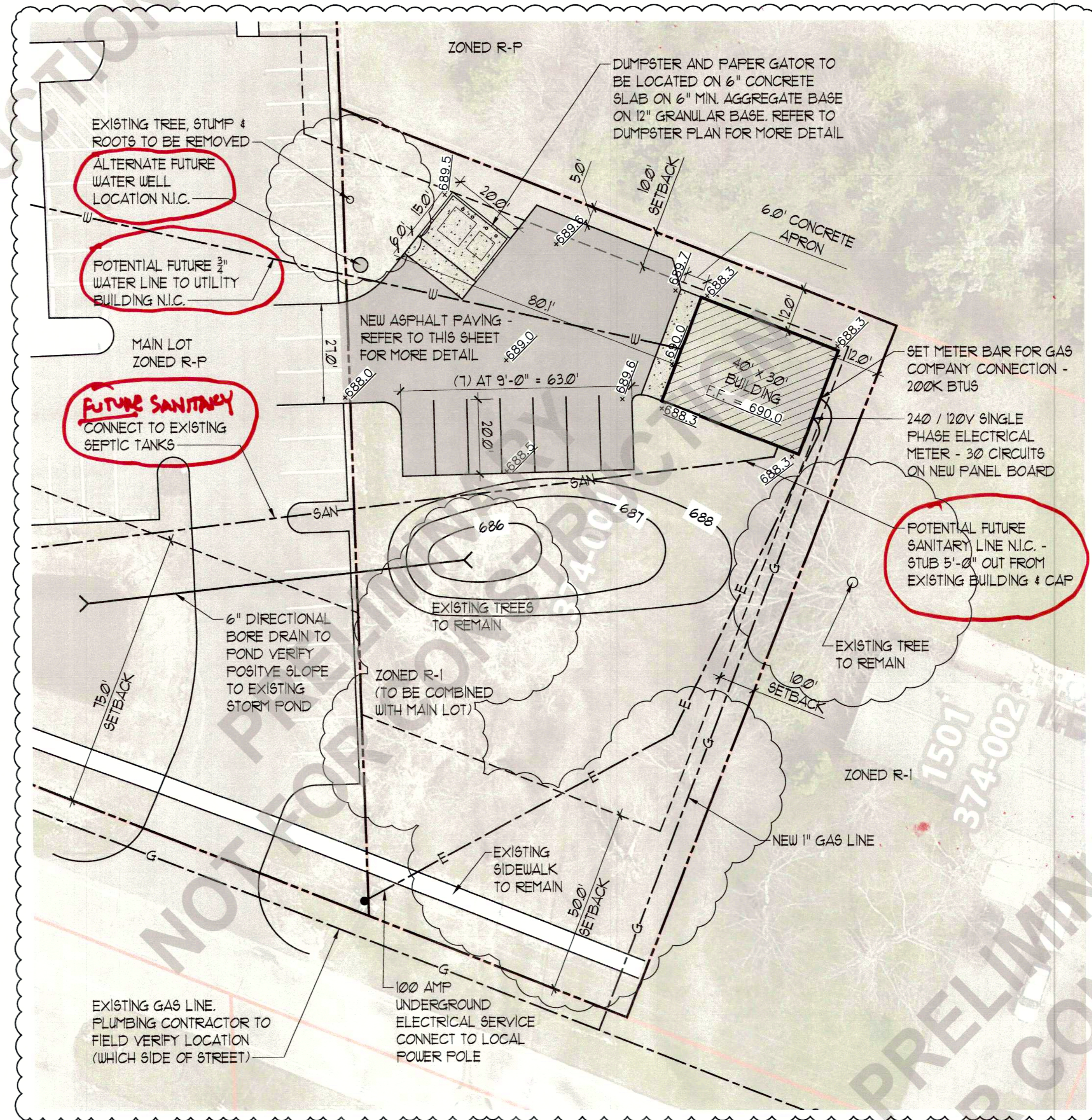


**2 DUMPSTER DETAIL**  
SCALE: 3/4" = 1'-0"

*PROVIDE DUCT PACE TO OMIT GATES.*



**3 DUMPSTER GATE ELEVATION**  
SCALE: 1/4" = 1'-0"



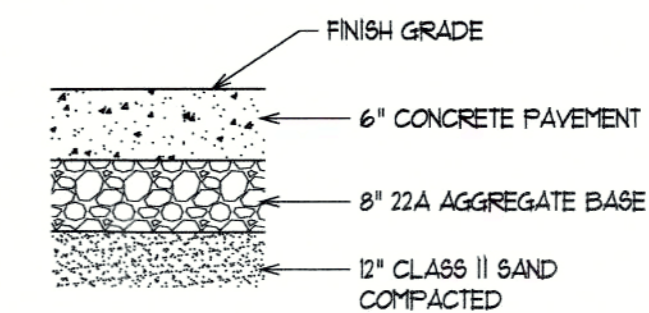
**ENLARGED SITE PLAN**  
SCALE: 1" = 20'-0"

**GENERAL SITE PLAN NOTES**

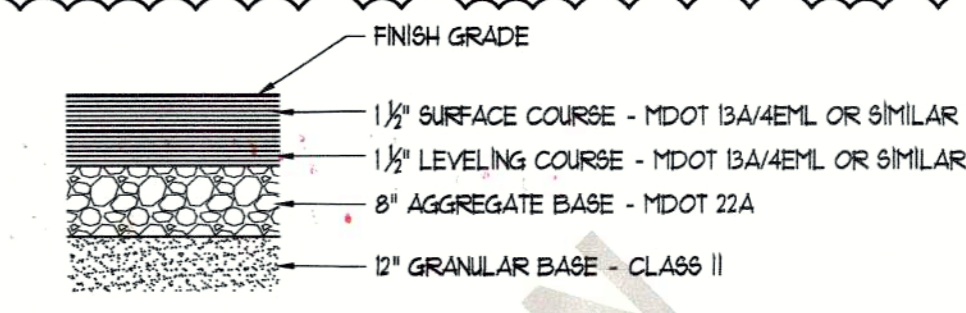
- EXISTING SITE PLAN INFORMATION AS SHOWN IS FROM DATA PROVIDED TO THE ARCHITECT BY ONLINE OTTAWA COUNTY AERIAL MAPPING SERVICE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS AS SHOWN PRIOR TO BEGINNING EXCAVATION OR CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF TALLMADGE TOWNSHIP.
- PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT "MISS DIG" FOR THE LOCATION OF UNDERGROUND GAS, ELECTRICAL, TELEPHONE, AND CABLE FACILITIES AND SHALL ALSO NOTIFY REPS OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
- PRIOR TO CONSTRUCTION ALL EXISTING UTILITIES AT PROPOSED CONNECTIONS AND CROSSINGS SHALL BE FIELD EXCAVATED TO VERIFY LOCATION AND ELEVATION. FIELD INFORMATION SHALL BE PROVIDED TO THE ARCHITECT TO CONFIRM, ADJUST OR REVISE PROPOSED DESIGN ELEVATIONS.
- MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN ALL UTILITY CROSSINGS AND 10' HORIZONTAL SEPARATION BETWEEN ALL UTILITIES.
- THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE G.C. SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL HE HAS NOTIFIED THE ARCHITECT.
- TYPICAL PARKING SPACE SIZE TO BE 9'0" W x 20'0" L. PARKING SPACE STRIPING TO BE WHITE.
- LOT IS CURRENTLY ZONED R-1, AND IS INTENDED TO BE MERGED WITH THE EXISTING TALLMADGE TOWNSHIP LOT WHICH IS ZONED R-P.



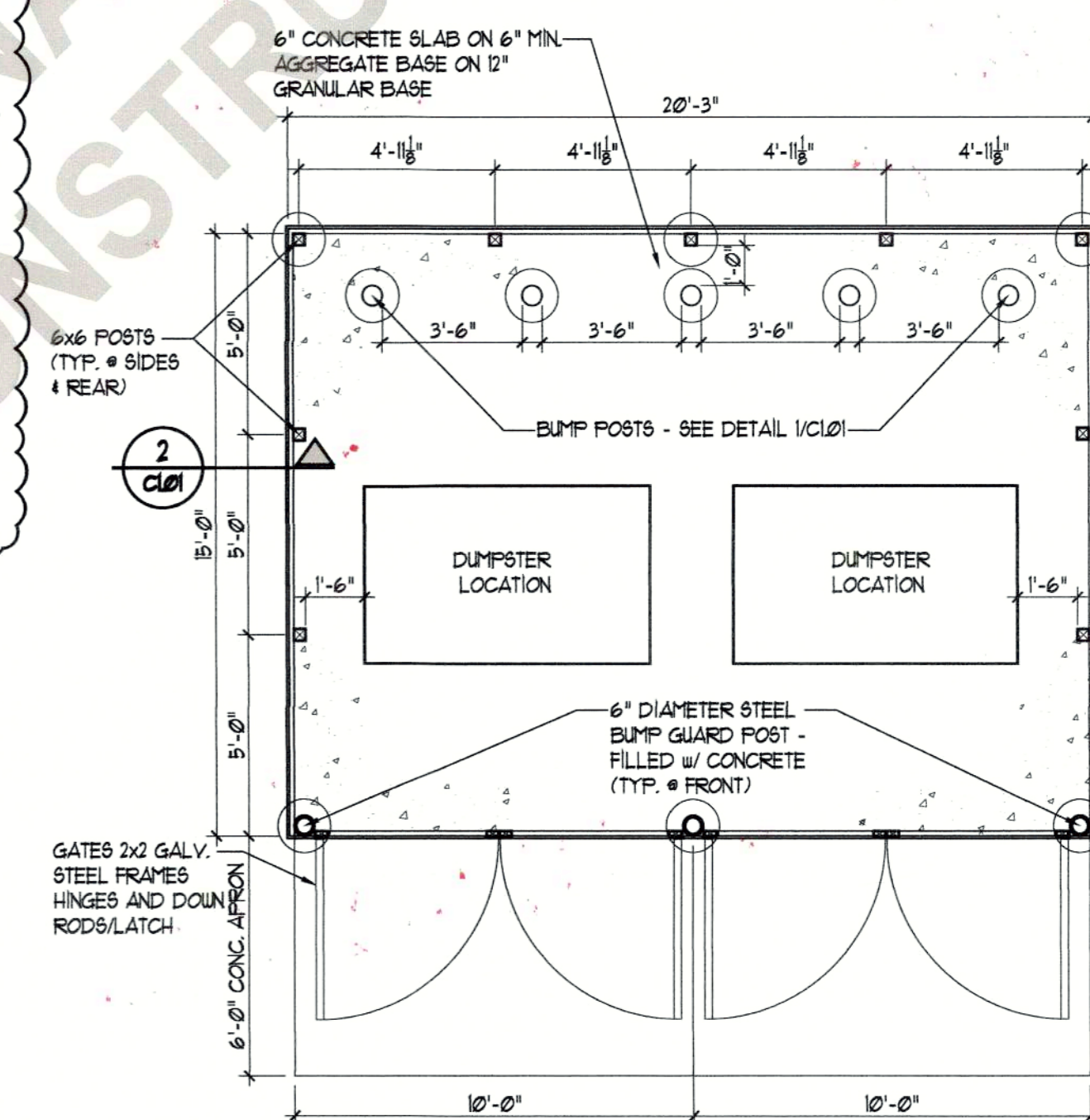
Know what's below.  
Call before you dig.



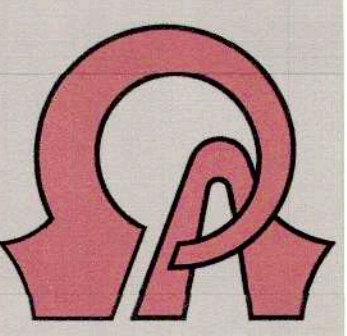
**CONCRETE PAVEMENT**  
ON SITE  
NTS. (TYPICAL OF ENTIRE SITE - EXCEPT FOR DRIVE APPROACHES)



**ASPHALT PAVEMENT**  
ON SITE  
NTS.



**DUMPSTER PLAN**  
SCALE: 1/4" = 1'-0"



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| Date       | Issued For        |
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| 08-11-2025 | FOR BIDD          |
| 08-21-2025 | ADDENDUM #1       |
| 09-04-2025 | ADDENDUM #2       |
| 07-07-2025 | VALUE ENGINEERING |
| 12-04-2025 | REV. VALUE ENG.   |

New Building For:  
**TALLMADGE CHARTER TOWNSHIP**  
O-1451 Leonard Street NW,  
Grand Rapids, Michigan 49534

PROJECT NUMBER  
**25015**

SHEET

**C1.01**

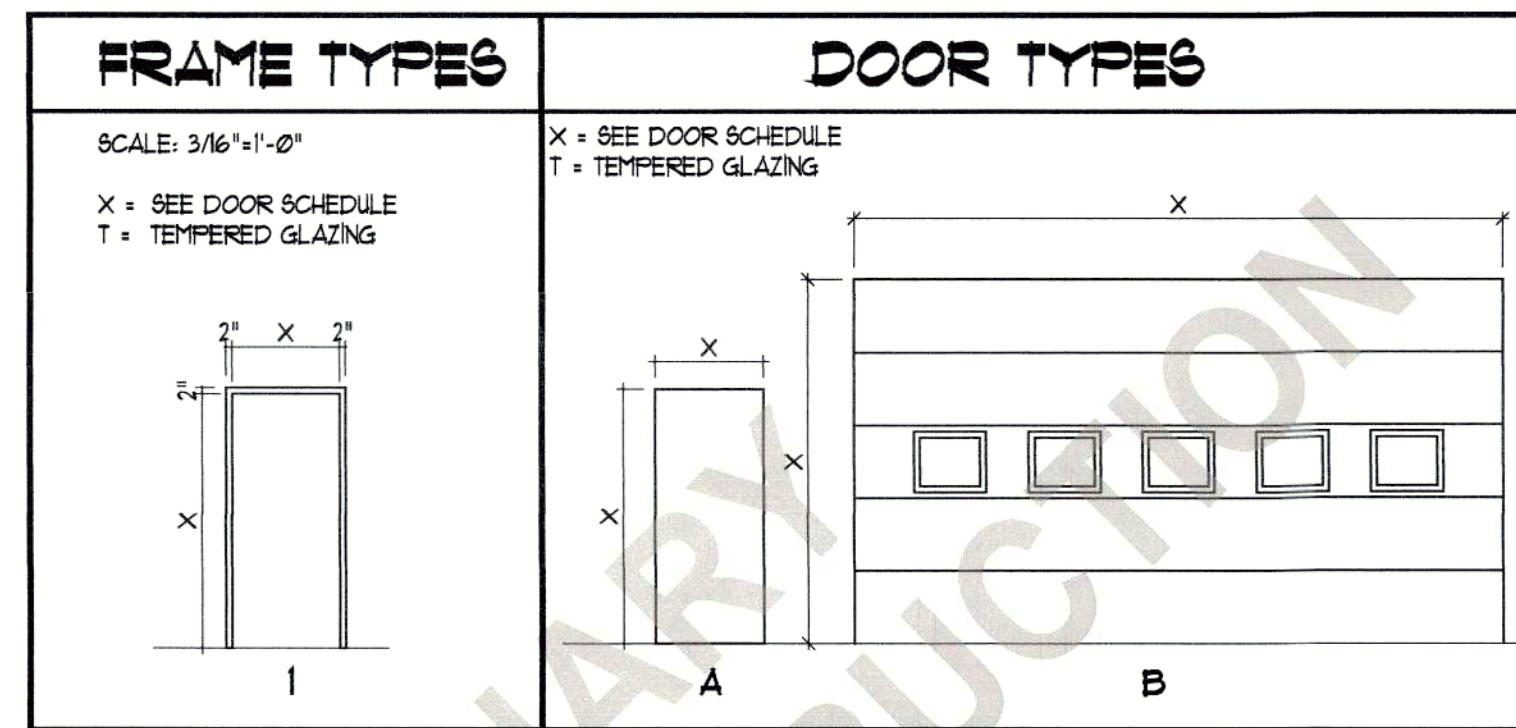
ENLARGED SITE PLAN

PRELIMINARY  
NOT FOR CONSTRUCTION

### DOOR SCHEDULE

| NO.  | SIZE             | TYPE | DOOR     |        |       | FRAME    |        |    | KEY NOTES | NO.  |
|------|------------------|------|----------|--------|-------|----------|--------|----|-----------|------|
|      |                  |      | MATERIAL | FINISH | GLASS | MATERIAL | FINISH |    |           |      |
| 101A | 10'-0" x 10'-0"  | B    | AL       | PREF   | NSUL  |          | HM     | FT | 1, 5      | 101A |
| 101B | 3'-4"x1'-0"x3/4" | A    | HM       | FT     | NSUL  | I        | HM     | FT | 1, 4      | 101B |
| 102  | 3'-0"x1'-0"x3/4" | A    | HM       | FT     |       | I        | HM     | FT | 1, 4      | 102  |
| 103  | 3'-0"x1'-0"x3/4" | A    | HM       | FT     |       | I        | HM     | FT | 1, 2      | 103  |

| ABBREVIATIONS  | KEY NOTES   |
|--|---|
| AL - ALUMINUM<br>ANOD - ANODIZED<br>HM - HOLLOW METAL<br>NSUL - INSULATED<br>FT - PAINT<br>SCW - SOLID CORE WOOD<br>STL - STEEL<br>HD - HARDWOOD<br>PREF - PREFINISHED | 1. ALL DOORS TO RECEIVE HARDWARE WHICH COMPLIES WITH ICC/ANSI A111-2020, ADA AND THE 2021 MICHIGAN BUILDING CODE. ROUND KNOBS NOT PERMITTED.<br>2. PROVIDE PRIVACY LOCKSET.<br>3. PROVIDE PASSAGE LOCKSET.<br>4. PROVIDE LOCKSET.<br>5. INSULATED DOOR. |



### 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 | STORAGE     | C5    | C5   | FLY/OSEB  | P    | FLY/OSEB   | P    | FLY/OSEB  | P    | FLY/OSEB   | P    | GB   | 12'-0"   |           |
| 102 | STORAGE     | C5    | C5   | FLY/OSEB  | P    | FLY/OSEB   | P    | FLY/OSEB  | P    | FLY/OSEB   | P    | GB   | 12'-0"   |           |
| 103 | TOILET ROOM | C5    | VB   | GB        | EPT  | GB         | EPT  | GB        | EPT  | GB         | EPT  | GB   | 8'-6"    | I         |

#### KEY NOTES

1. PROVIDE 3/16" ALUMINUM TRANSITION STRIP ANGLE AT ALL FLOOR TRANSITIONS BETWEEN SEALED CONCRETE FR LVT AND CT. AND CERAMIC TILE.

#### ABBREVIATIONS

|                                 |                              |
|---------------------------------|------------------------------|
| ACP - ACOUSTICAL CEILING PANELS | MLP - METAL LINER PANELS     |
| CPT - CARPET                    | P - PAINT                    |
| CT - CERAMIC TILE               | FF - PREFINISHED             |
| CMU - CONCRETE MASONRY UNIT     | PV - CONCRETE PAVERS         |
| C5 - CONCRETE WITH SEALER       | RF - RESILIENT FLOORING      |
| EC - EXPOSED CONSTRUCTION       | RT - RUBBER TILE             |
| EM - ENTRY MAT                  | VB - VINYL BASE              |
| EPT - EPOXY PAINT               | VCT - VINYL COMPOSITION TILE |
|                                 | VWC - VINYL WALL COVERING    |

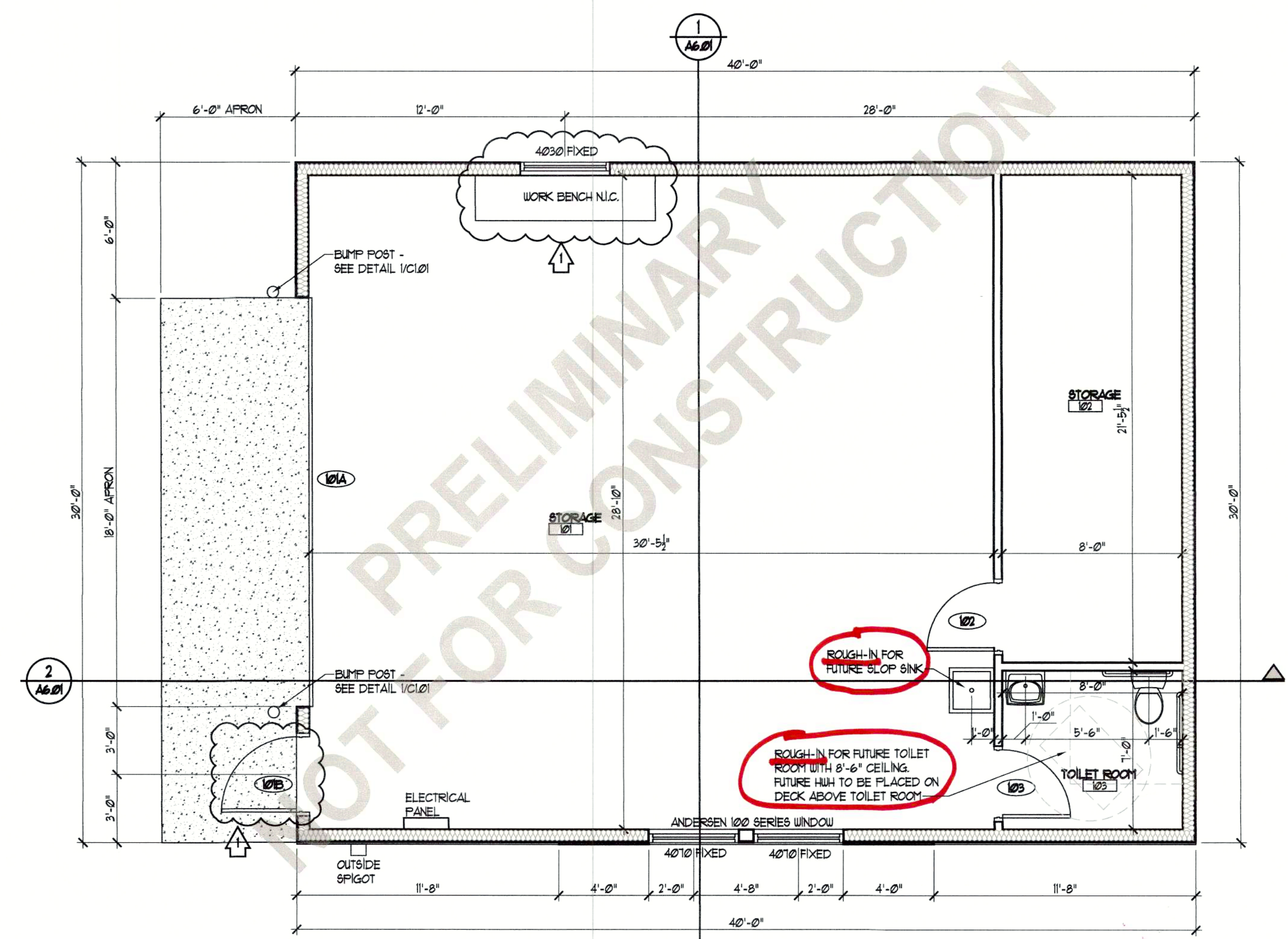
#### GENERAL PLAN NOTES

- ALL DOOR CLEARANCES AND HARDWARE SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY REQUIREMENTS OF ICC/ANSI A111-2020, ADA AND THE 2021 MICHIGAN BUILDING CODE.
- ALL REQUIRED GRAB BARS SHALL HAVE BLOCKING INSTALLED PER MFG. WRITTEN SPECIFICATIONS AT HEIGHTS COMPLIANT WITH ACCESSIBILITY REQUIREMENTS NOTED ON SHEET 19.01
- NEW FIRE EXTINGUISHERS SHALL BE PROVIDED AT ALL EXITS PER THE 2021 INTERNATIONAL FIRE CODE.

#### PLUMBING & ELECTRICAL NOTES

1. ALL PLUMBING AND ELECTRICAL TO BE DESIGN/ BUILD PER OWNER FIXTURES ARE SHOWN FOR REFERENCE ONLY.

ROUGHED-IN. NOT INSTALLED.



NORTH  
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

1.7.26

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| 08-11-2025 | FOR BIDS          |
| 08-21-2025 | ADDENDUM #1       |
| 10-01-2025 | VALUE ENGINEERING |
| 12-04-2025 | REV. VALUE ENG.   |

New Building For:

**TALLMADGE CHARTER TOWNSHIP**

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Grand Rapids, Michigan 49534

|  |       |
|--|-------|
| PROJECT NUMBER   | 25015 |
| SHEET  | A1.01 |
| FLOOR PLAN, MEZZANINE FLOOR PLAN, DOOR AND ROOM FINISH SCHEDULES |       |

GENERAL ROOF NOTES -

1. TYPICAL ROOF CONSTRUCTION TO BE 7/8" APA RATED EXPOSURE 1 SHEATHING WITH CLIPS ON PRE-ENGINEERED WOOD TRUSSES AS SHOWN UNLESS NOTED OTHERWISE.
2. TYPICAL EXTERIOR WALL TO BE 7/8" APA RATED EXPOSURE 1 SHEATHING ON 2x6 SPF #2 @ 16" ON CENTER UNLESS NOTED OTHERWISE. NAIL ALL SHEET EDGES WITH 8d @ 6" O.C. UNLESS NOTED OTHERWISE. NAIL "IN THE FIELD" OF EACH SHEET TO EACH STUD @ 12" O.C.
3. REFER TO STRUCTURAL NOTES SHEET FOR ADDITIONAL INFORMATION / REQUIREMENTS.
4. HATCHED WALLS DENOTE INTERIOR BEARING WALLS. 2x6 SPF #2 @ 16" O.C. UNLESS NOTED OTHERWISE.
5. LOAD BEARING WALLS AND EXTERIOR WALLS ARE TO MEET ONE OF THE FOLLOWING AT A MINIMUM -
  - CONSTRUCTED WITH DRYWALL ON THE INTERIOR FACE OF WALL AND SHEATHING PER NOTE 2 ON THE EXTERIOR FACE OF WALL.
  - CONSTRUCTED WITHOUT DRYWALL ON THE INTERIOR FACE OF WALL AND SHEATHING PER NOTE 2 ON THE EXTERIOR FACE OF WALL. PROVIDE BLOCKING BETWEEN STUDS @ EVERY 48" OF HEIGHT UNLESS NOTED OTHERWISE. BLOCKING IS TO BE FULL WIDTH TO MATCH WALL WIDTH.
  - INTERIOR BEARING WALLS ARE TO BE CONSTRUCTED WITH DRYWALL BOTH SIDES OF WALL OR DRYWALL ONE SIDE OF WALL WITH BLOCKING BETWEEN STUDS @ EVERY 48" OF HEIGHT. BLOCKING IS TO BE FULL DEPTH TO MATCH WALL WIDTH.

GENERAL FOUNDATION NOTES -

1. TYPICAL SLAB ON GRADE TO BE 4" CONCRETE SLAB WITH ONE LAYER 6x6 W2.1 x W2.1 W/M ON COMPACTED GRANULAR FILL. PROVIDE CONTRACTION / CONSTRUCTION JOINTS @ 10'-0" O.C. MAXIMUM. REFER TO STRUCTURAL NOTES SHEET FOR ADDITIONAL NOTES / REQUIREMENTS. ALSO REFER TO TYPICAL DETAILS.
2. FOOTINGS DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 2000 PSF PER MRC. IF POOR SOILS ARE ENCOUNTERED OR A SOIL REPORT IS PROVIDED WITH A DIFFERENT BEARING CAPACITY, COORDINATE REVISIONS WITH ENGINEERED STRUCTURES, LLC.
3. IF SITE SOILS ARE CLAY NOTIFY ENGINEERED STRUCTURES, LLC. FOUNDATIONS MAY REQUIRE REVISION.
4. DO NOT BACKFILL WALLS UNTIL LOWER LEVEL SLAB AND MAIN FLOOR JOISTS AND SHEATHING ARE INSTALLED. CLAY IS NOT AN ACCEPTABLE BACKFILL MATERIAL. ALL BACKFILL IS TO BE FREE DRAINING GRANULAR MATERIAL GW, GP, SW OR SP PER THE SOIL CLASSIFICATION CHART.
5. COORDINATE T/WALL HEIGHTS AT DRAPPED WALLS WITH ARCHITECTURAL.
6. U.N.O. - UNLESS NOTED OTHERWISE.

| PROPERTIES OF SOILS CLASSIFIED ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM |   |
|--|---|
| GW   | WELL GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES     |
| GP   | POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES, LITTLE OR NO FINES |
| SW   | WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES             |
| SP   | POORLY GRADED SANDS OR GRAVELLY SANDS, LITTLE OR NO FINES         |

GENERAL FLOOR FRAMING NOTES -

1. HATCHED WALLS DENOTE INTERIOR BEARING WALLS. 2x6 SPF #2 @ 16" O.C. UNLESS NOTED OTHERWISE.
2. REFER TO STRUCTURAL NOTES SHEET FOR ADDITIONAL INFORMATION / REQUIREMENTS.
3. TYPICAL FLOOR CONSTRUCTION TO BE 7/8" T&G APA RATED EXPOSURE 1 SHEATHING GLUED AND NAILED TO 2x8 SPF #2 @ 12" O.C.
4. TYPICAL EXTERIOR WALL TO BE 7/8" APA RATED EXPOSURE 1 SHEATHING ON 2x6 SPF #2 @ 16" ON CENTER UNLESS NOTED OTHERWISE. BLOCK BETWEEN STUDS AT ALL SHEET EDGES. NAIL ALL SHEET EDGES WITH 8d @ 6" O.C. UNLESS NOTED OTHERWISE. NAIL "IN THE FIELD" OF EACH SHEET TO EACH STUD @ 12" O.C.
5. LOAD BEARING WALLS AND EXTERIOR WALLS ARE TO MEET ONE OF THE FOLLOWING AT A MINIMUM -
  - CONSTRUCTED WITH DRYWALL ON THE INTERIOR FACE OF WALL AND SHEATHING PER NOTE 2 ON THE EXTERIOR FACE OF WALL.
  - CONSTRUCTED WITHOUT DRYWALL ON THE INTERIOR FACE OF WALL AND SHEATHING PER NOTE 2 ON THE EXTERIOR FACE OF WALL. PROVIDE BLOCKING BETWEEN STUDS @ EVERY 48" OF HEIGHT UNLESS NOTED OTHERWISE. BLOCKING IS TO BE FULL WIDTH TO MATCH WALL WIDTH.
  - INTERIOR BEARING WALLS ARE TO BE CONSTRUCTED WITH DRYWALL BOTH SIDES OF WALL OR DRYWALL ONE SIDE OF WALL WITH BLOCKING BETWEEN STUDS @ EVERY 48" OF HEIGHT. BLOCKING IS TO BE FULL DEPTH TO MATCH WALL WIDTH.

FLOOR JOIST SYSTEM DESIGN:

ACCEPTABLE FLOOR JOIST PERFORMANCE IS HIGHLY DEPENDANT ON HOMEOWNER EXPECTATIONS. THEREFORE, FLOOR JOIST SYSTEM SHALL BE DESIGNED AS FOLLOWS:

DESIGN LOADS ARE NOTED ON THE DRAWINGS. CODE REQUIRED LIVE LOAD DEFLECTION REQUIREMENTS ARE SPAN LENGTH DIVIDED BY 360. "ACCEPTED" REQUIREMENTS FOR A "GOOD FEELING" FLOOR HAVE BEEN SET AT SPAN LENGTH DIVIDED BY 480.

THE BUILDER AND LUMBER YARD SHALL WORK WITH THE HOMEOWNER TO DETERMINE THE APPROPRIATE FLOOR SYSTEM BASED ON THEIR BUDGET AND EXPECTATIONS OF FLOOR PERFORMANCE. THE SYSTEM WILL BE DESIGNED FOR THE MORE STRINGENT OF THE FOLLOWING:

MAXIMUM DEFLECTION OF JOISTS UNDER LIVE LOAD SHALL BE SPAN LENGTH DIVIDED BY 480. JOISTS SHALL BE DESIGNED FOR A PERFORMANCE RATING MEETING THE OWNER'S EXPECTATIONS. MAXIMUM TOTAL LOAD DEFLECTION TO BE LESS THAN 0.5". (BASED ON JUDGEMENT OF BUILDER FOR AESTHETICS).

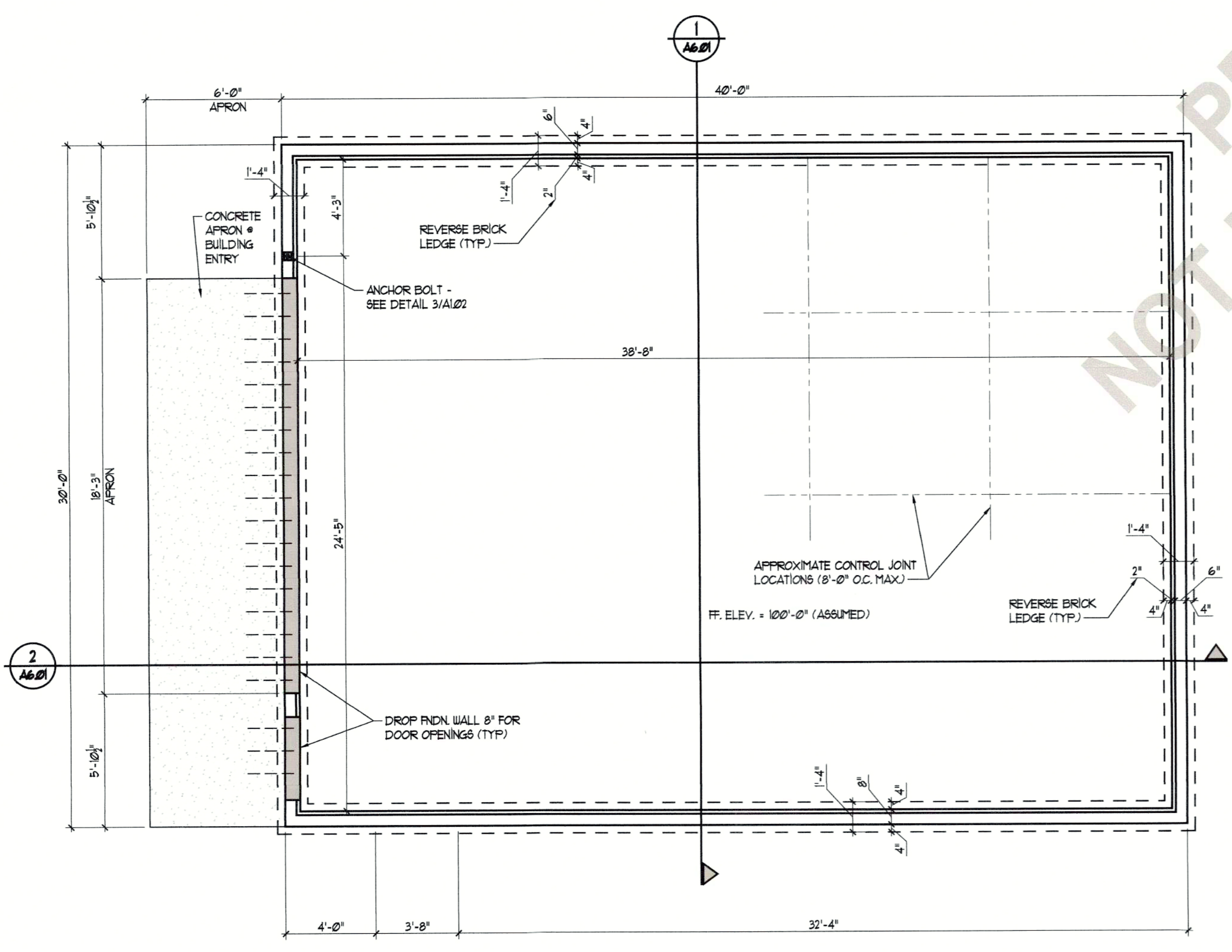
| HEADER SCHEDULE |                          |               |                 |  |
|-----------------|--------------------------|---------------|-----------------|--|
| MARK            | SIZE                     | BEARING STUDS | KING STUDS      |  |
| H-1             | (3) 1 3/4" x 9 1/2" LVL  | 2             | 5 1/4" x 7" F&L |  |
| H-2             | (3) 1 3/4" x 11 7/8" LVL | 2             | 5 1/4" x 7" F&L |  |
| H-4             | (2) 1 3/4" x 9 1/2" LVL  | 1             | 2               |  |

GENERAL LATERAL FORCE RESISTING SYSTEM NOTES -

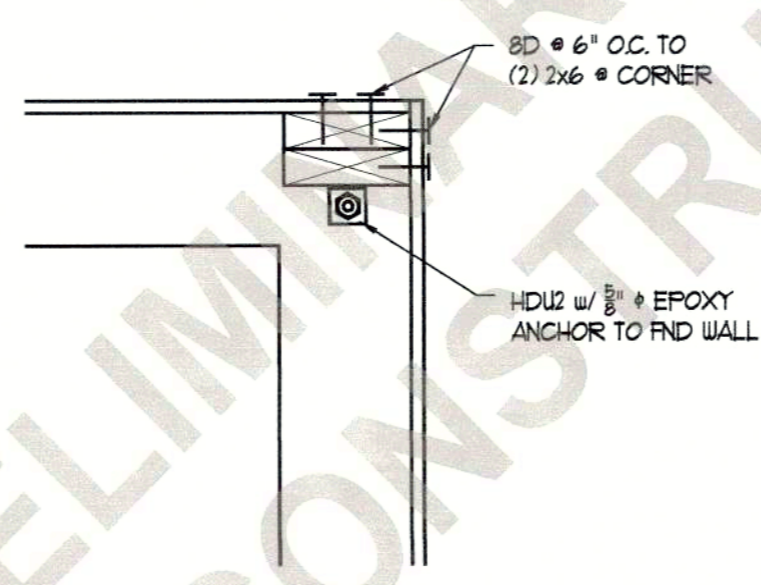
1. SHEAR WALLS (SW) ARE WALL SECTIONS THAT HAVE BEEN DESIGNED TO RESIST LATERAL WIND OR SEISMIC LOADS IN ACCORDANCE WITH THE CURRENT CODE. REFER TO PLAN AND/OR ELEVATION DETAILING, ALONG WITH THESE NOTES FOR CONSTRUCTION REQUIREMENTS.
2. BRACED WALL LINES (BWL) ARE WALL LINES THAT ARE USED IN THE DESIGN OF THIS HOME TO RESIST LATERAL WIND OR SEISMIC LOADS IN ACCORDANCE WITH THE CURRENT CODE. REFER TO TYPICAL DETAILS FOR HOW TO CONNECT THESE WALLS AT THE TOP AND BASE.
3. CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL (CS-WSP) - WALLS DENOTED AS SUCH ARE TO BE CONSTRUCTED WITH 7/8" APA RATED EXPOSURE 1 SHEATHING ON ONE SIDE OF WALL AND DRYWALL ON THE OPPOSITE SIDE OF THE WALL. SHEATHING MUST BE INSTALLED ON THE WALL COMPLETELY, INCLUDING ABOVE AND BELOW OPENINGS. NAIL ALL SHEET EDGES WITH 8d @ 6" O.C. AND NAIL EACH SHEET TO ALL STUDS "IN THE FIELD" OF EACH SHEET WITH 8d @ 12" O.C.
4. GYPBOARD (GB) - WALLS DENOTED AS SUCH ARE TO BE CONSTRUCTED WITH MINIMUM 5/8" DRYWALL BOTH SIDES OF WALL. ATTACH DRYWALL TO FRAMING WITH SCREWS @ 7" O.C. AT ALL EDGES (INCLUDING TOP AND BOTTOM PLATES). ALSO SCREW EACH SHEET TO ALL STUDS "IN THE FIELD" OF EACH SHEET @ 7" O.C.
5. TYPICAL SHEAR WALL SHEATHING - 7/8" APA RATED EXPOSURE 1 SHEATHING ON EXTERIOR SIDE OF WALL UNLESS NOTED OTHERWISE. BLOCK BETWEEN STUDS AT ALL SHEET EDGES. NAIL ALL SHEET EDGES WITH 8d @ 6" O.C. UNLESS NOTED OTHERWISE. NAIL TO ALL STUDS "IN THE FIELD" OF EACH SHEET WITH 8d @ 12" O.C.
6. TYPICAL SHEAR WALL SILL PLATE TO FOUNDATION WALL CONNECTION TO BE 7/8" DIAMETER ANCHOR BOLTS @ 16" O.C. UNLESS NOTED OTHERWISE.
7. UNLESS NOTED OTHERWISE, TYPICAL EPOXY ANCHOR AT SHEAR WALLS TO BE 3/8" DIAMETER F1554 GRADE 36 THREADED ROD. DRILL AND EPOXY 6" INTO A CLEAN, DRY HOLE USING SIMPSON SET-3G ADHESIVE. FOLLOW SIMPSON'S WRITTEN INSTALLATION INSTRUCTIONS.

| LINTEL SCHEDULE |   |
|-----------------|---|
| MARK            | SIZE  |
| L-1             | L6x4x5/16 (LLV) w/ 1/2" x 4" LONG LAG SCREWS TO HEADER @ 12" O.C. |

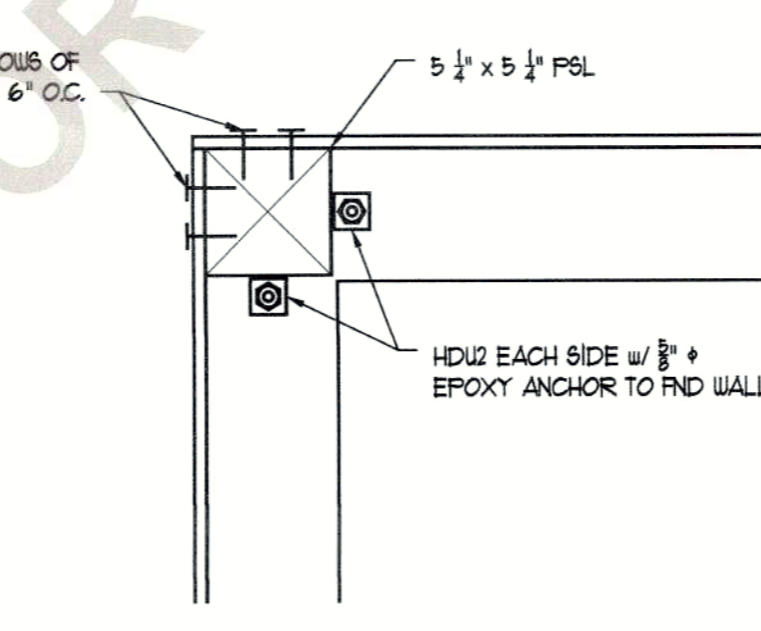
LINTEL - GALV. PAINT & MAINTAIN  
LAGS - GALVANIZED OR G.S.  
1" AIR SPACE • BRICK



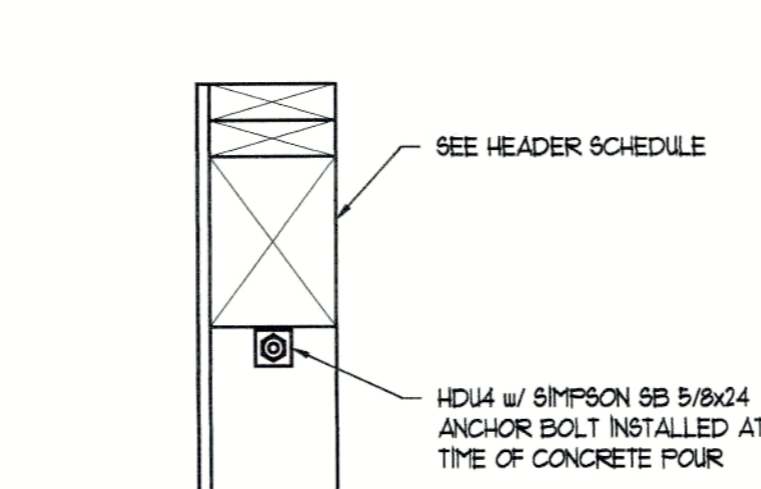
FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



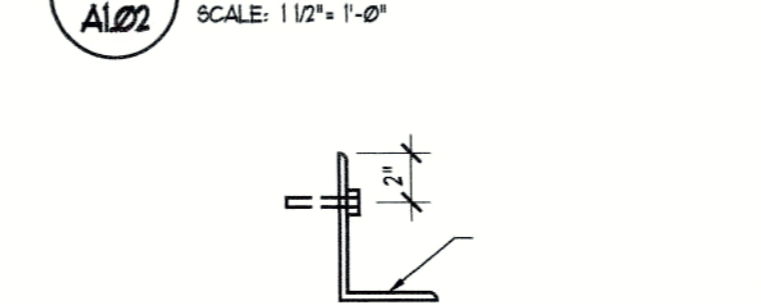
1 FRAMING DETAIL  
SCALE: 1/2" = 1'-0"



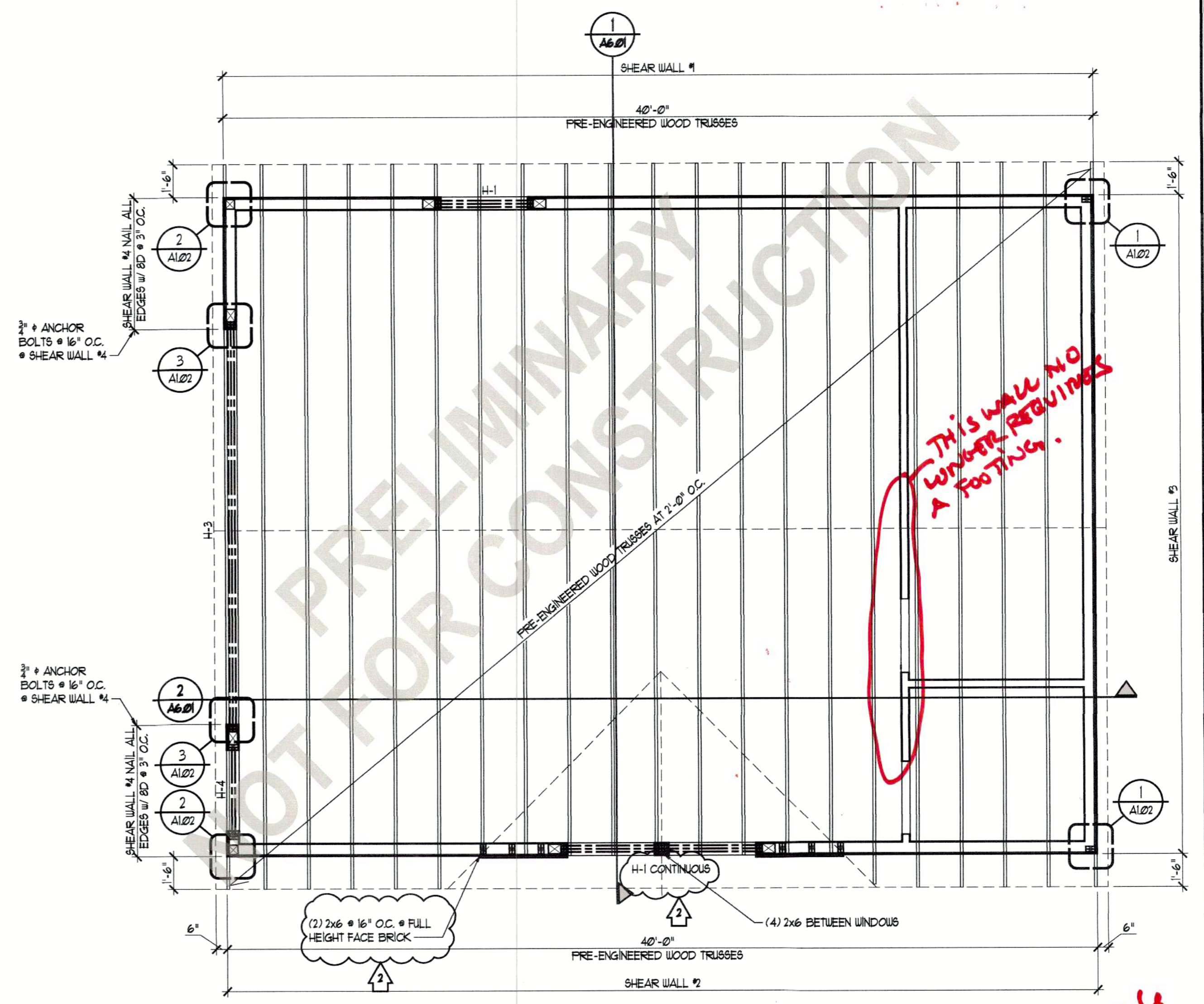
2 FRAMING DETAIL  
SCALE: 1/2" = 1'-0"



3 FRAMING DETAIL  
SCALE: 1/2" = 1'-0"



4 LINTEL DETAIL  
SCALE: 1/2" = 1'-0"



ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"

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|------------|-------------------|
| 08-11-2025 | FOR BID           |
| 08-21-2025 | ADDENDUM #1       |
| 08-28-2025 | ADDENDUM #2       |
| 09-01-2025 | VALUE ENGINEERING |
| 02-04-2025 | REV. VALUE ENG.   |

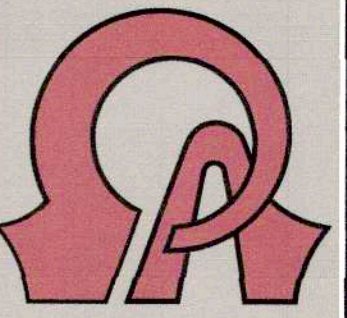
New Building For:  
**TALLMADGE CHARTER TOWNSHIP**  
0-1451 Leonard Street NW,  
Grand Rapids, Michigan 49534

PROJECT NUMBER  
**25015**

SHEET  
**A1.02**

FOUNDATION PLAN,  
FLOOR FRAMING PLAN, ROOF  
FRAMING PLAN AND DETAILS

1.7.26



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| 12-04-2025 | REV. VALUE ENG.   |

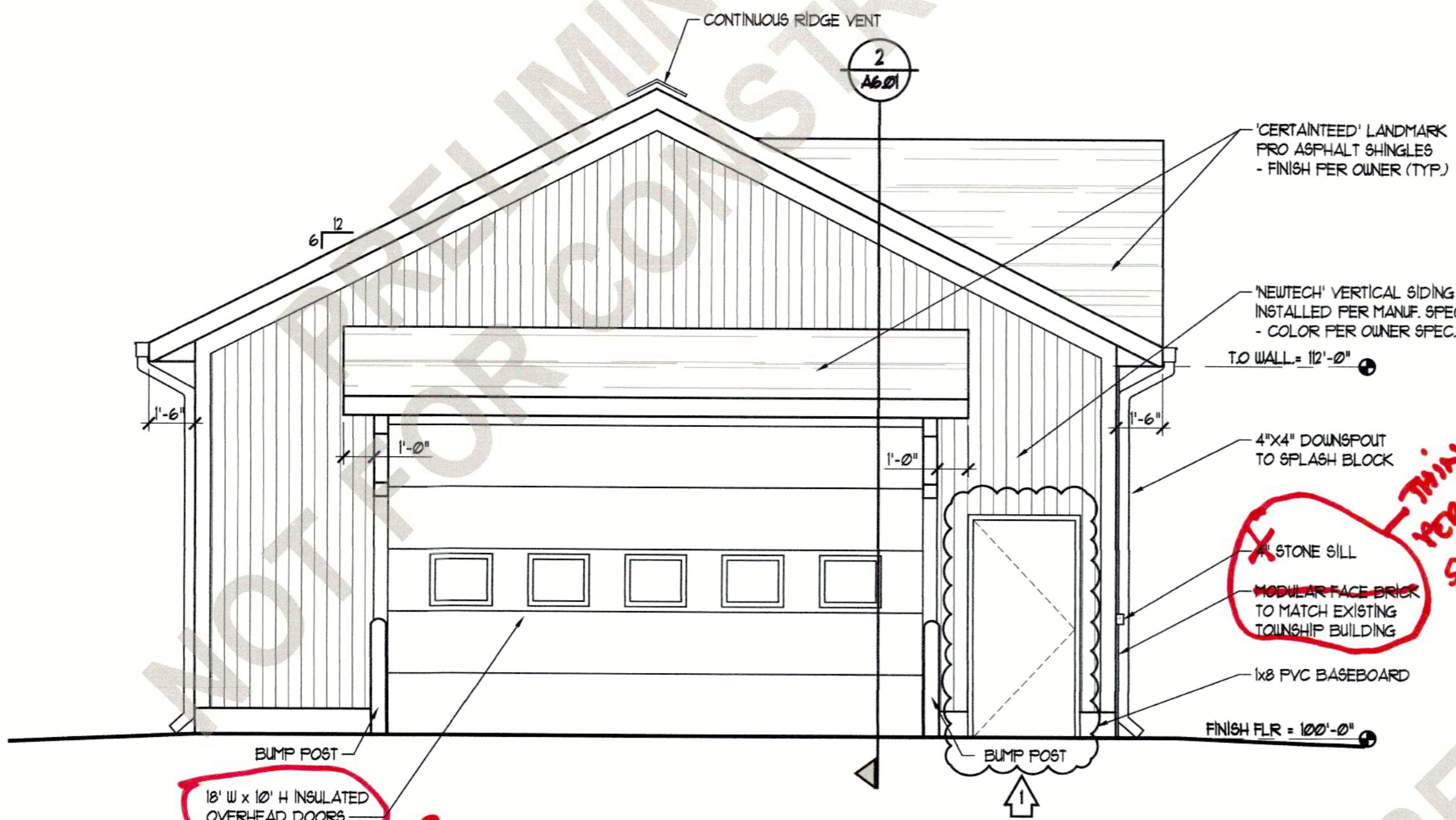
New Building For:  
**TALLMADGE CHARTER TOWNSHIP**  
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 Grand Rapids, Michigan 49534

PROJECT NUMBER  
**25015**

SHEET

**A4.01**

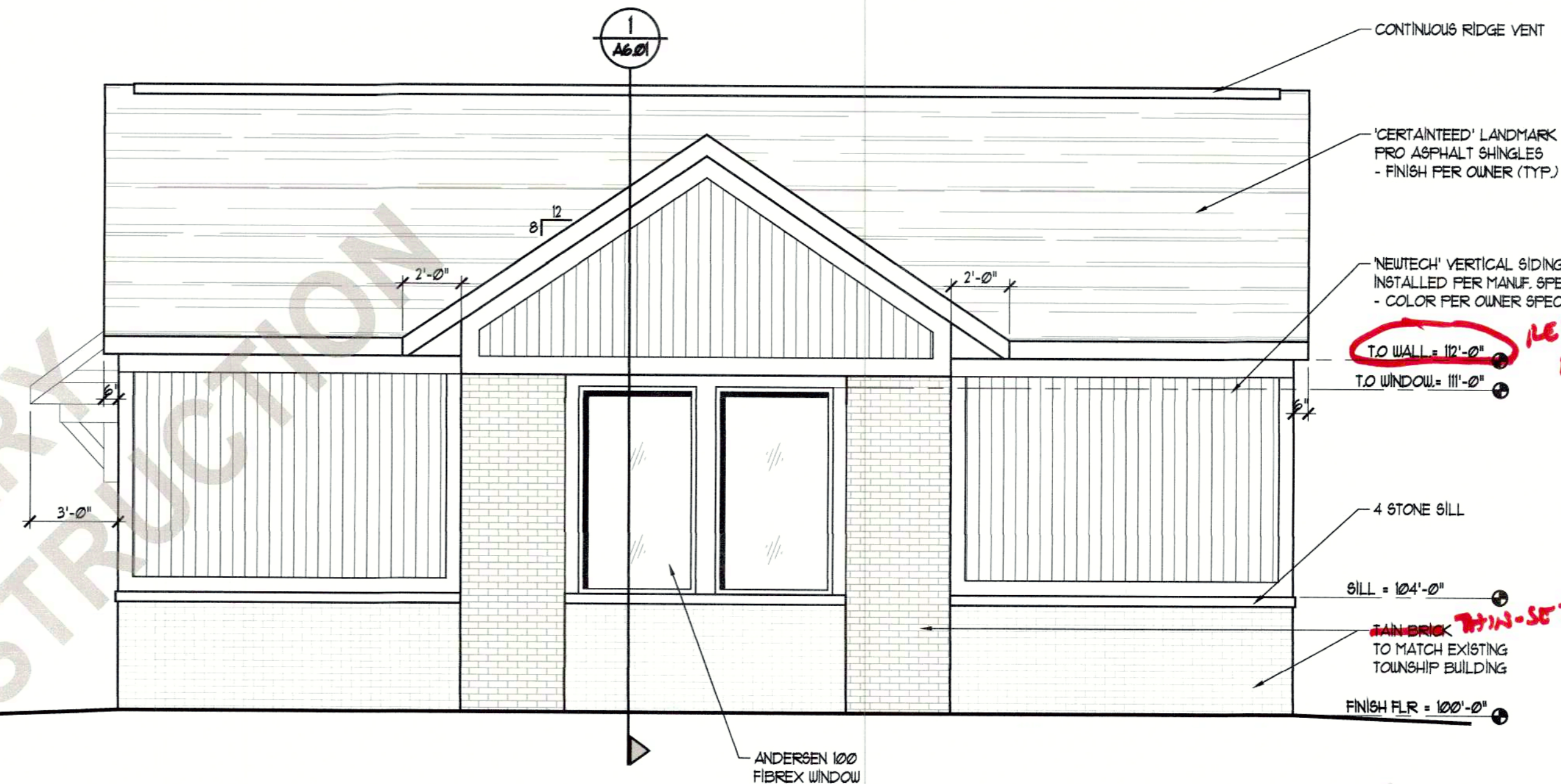
ELEVATIONS



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

*18' W x 10' H INSULATED OVERHEAD DOORS  
 REDUCED FROM 14'6" HIGH.*

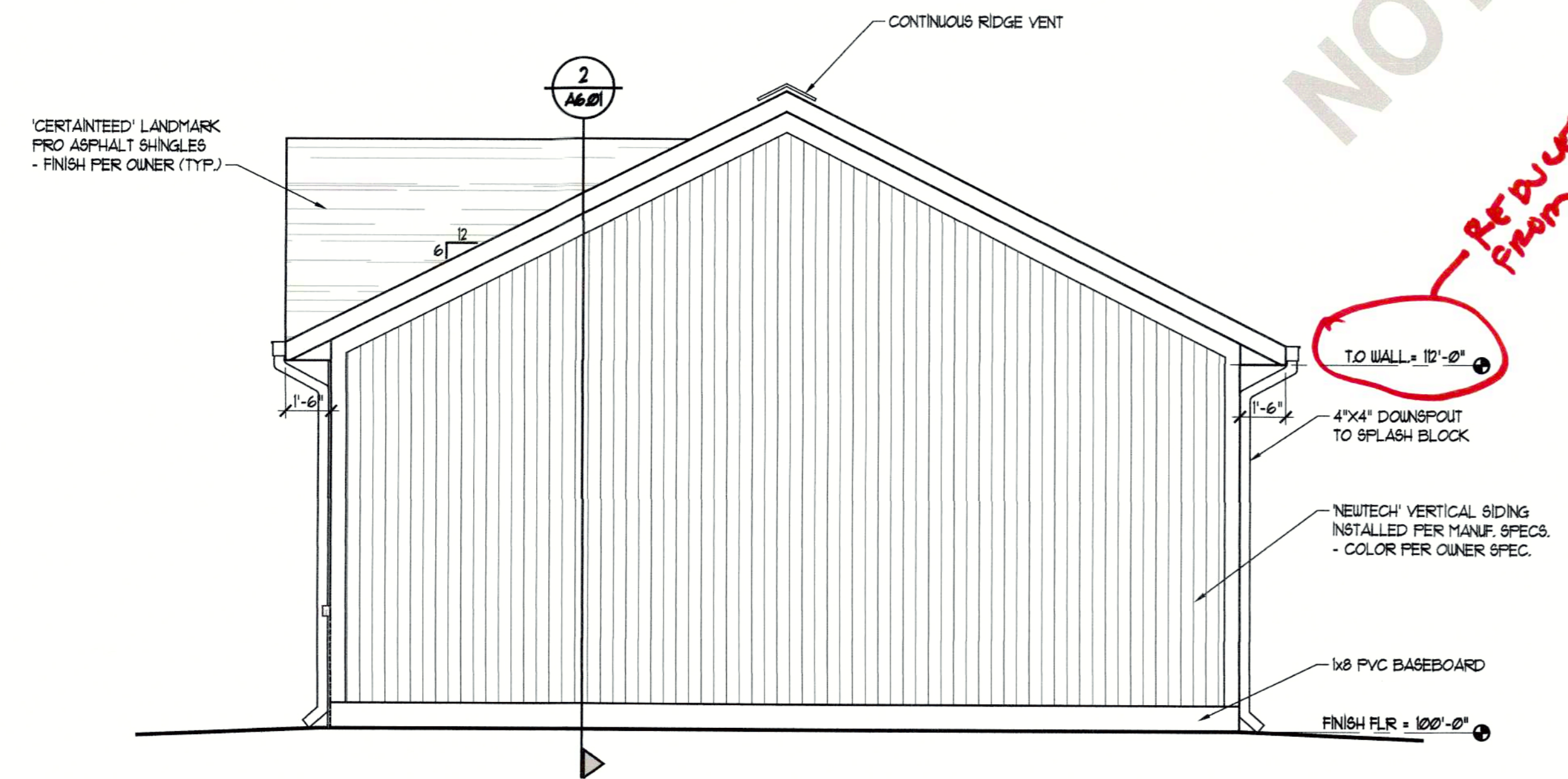
*THIN SET BRICK FOR DETAILS ON SHEET A6.01/A6.02*



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

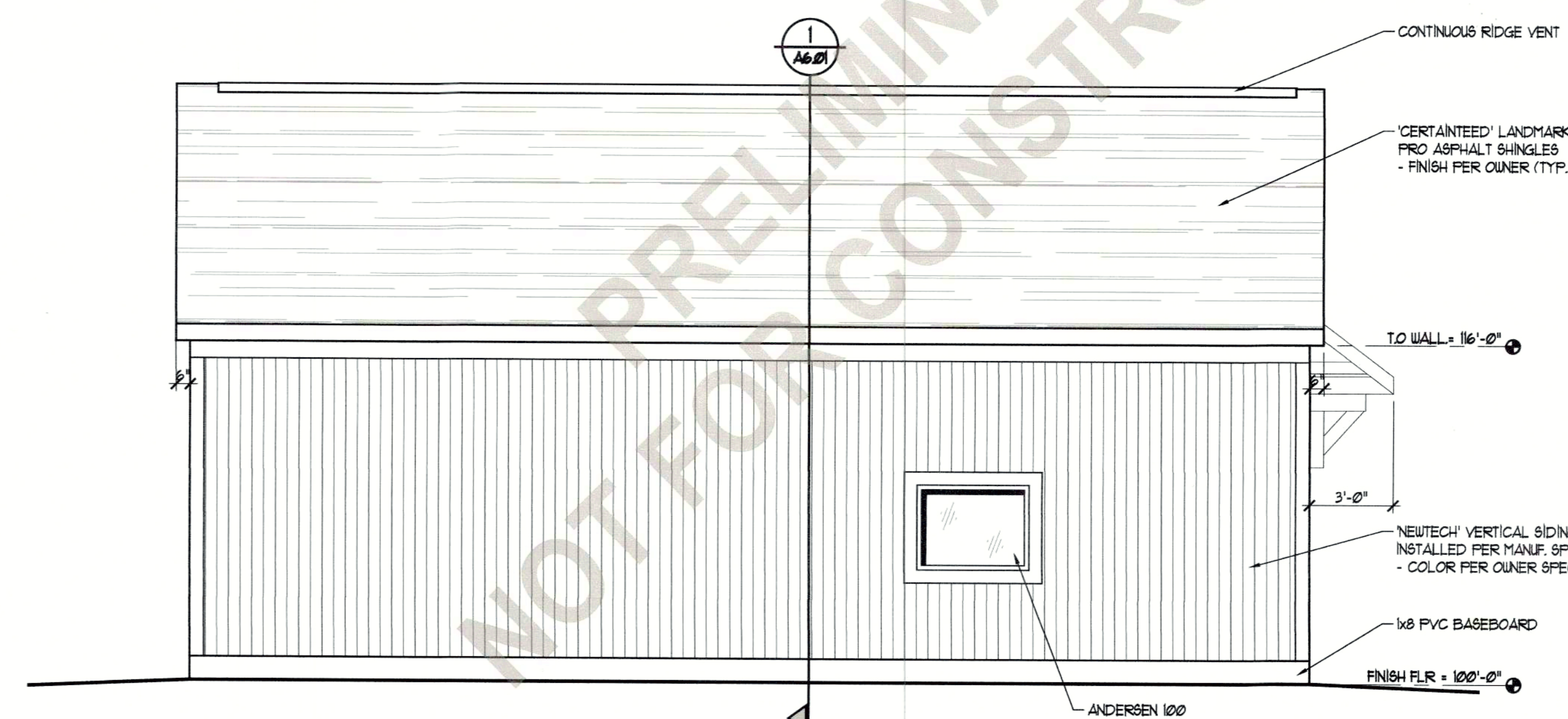
*TO WALL = 12'-0" REDUCED FROM 16' TALL.*

*BRICK: THIN-SET BRICK, COMP-T*



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

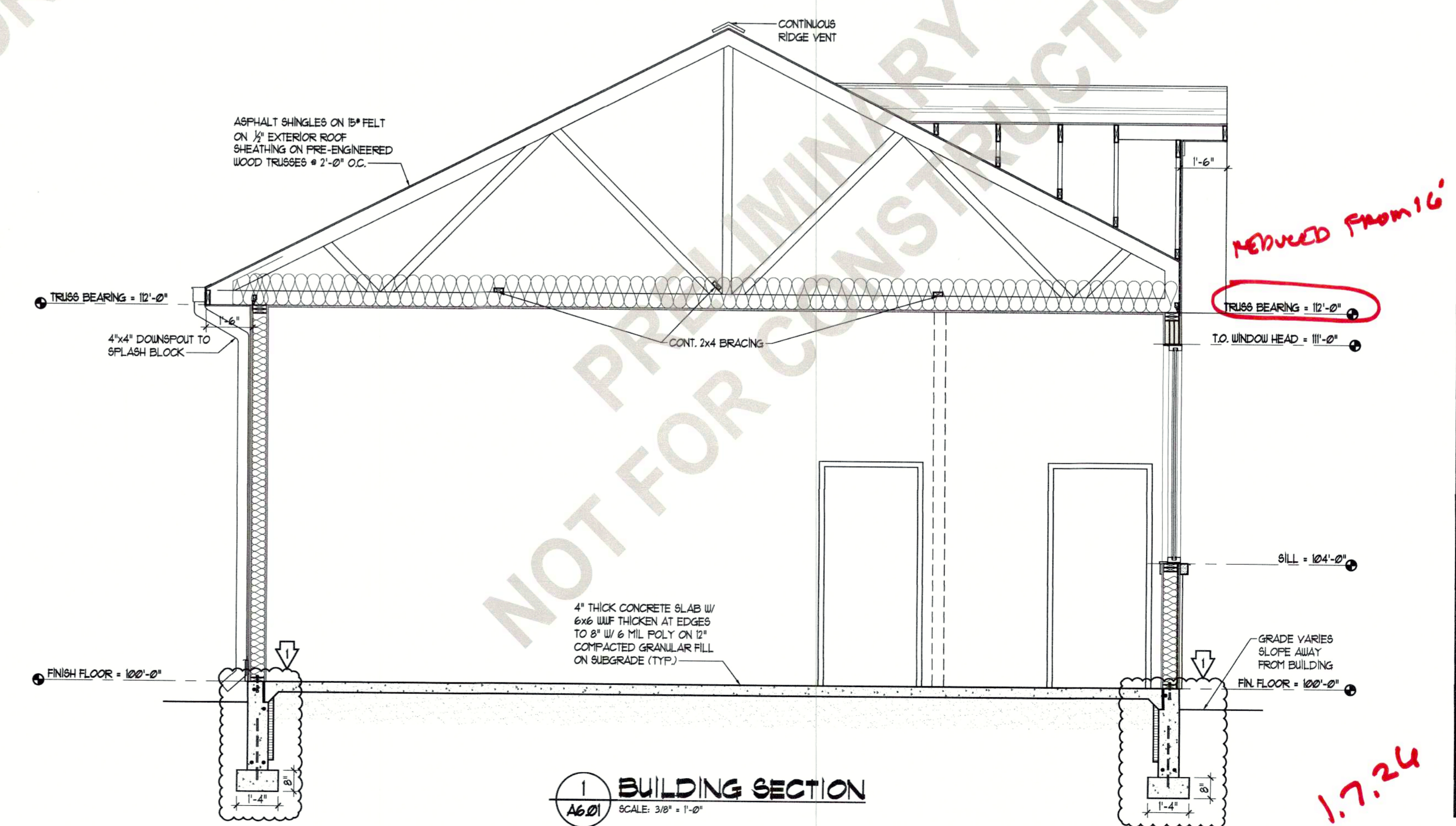
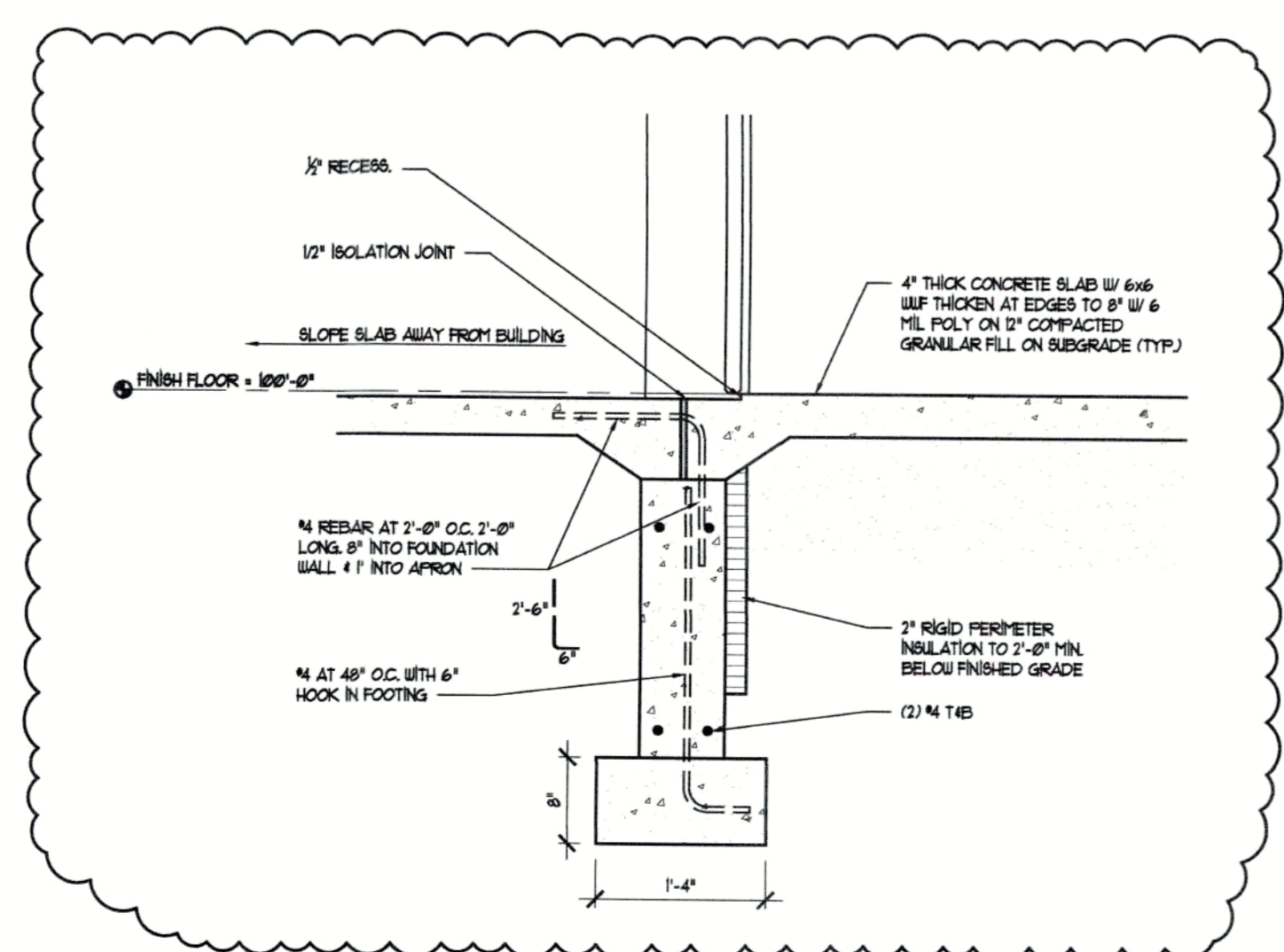
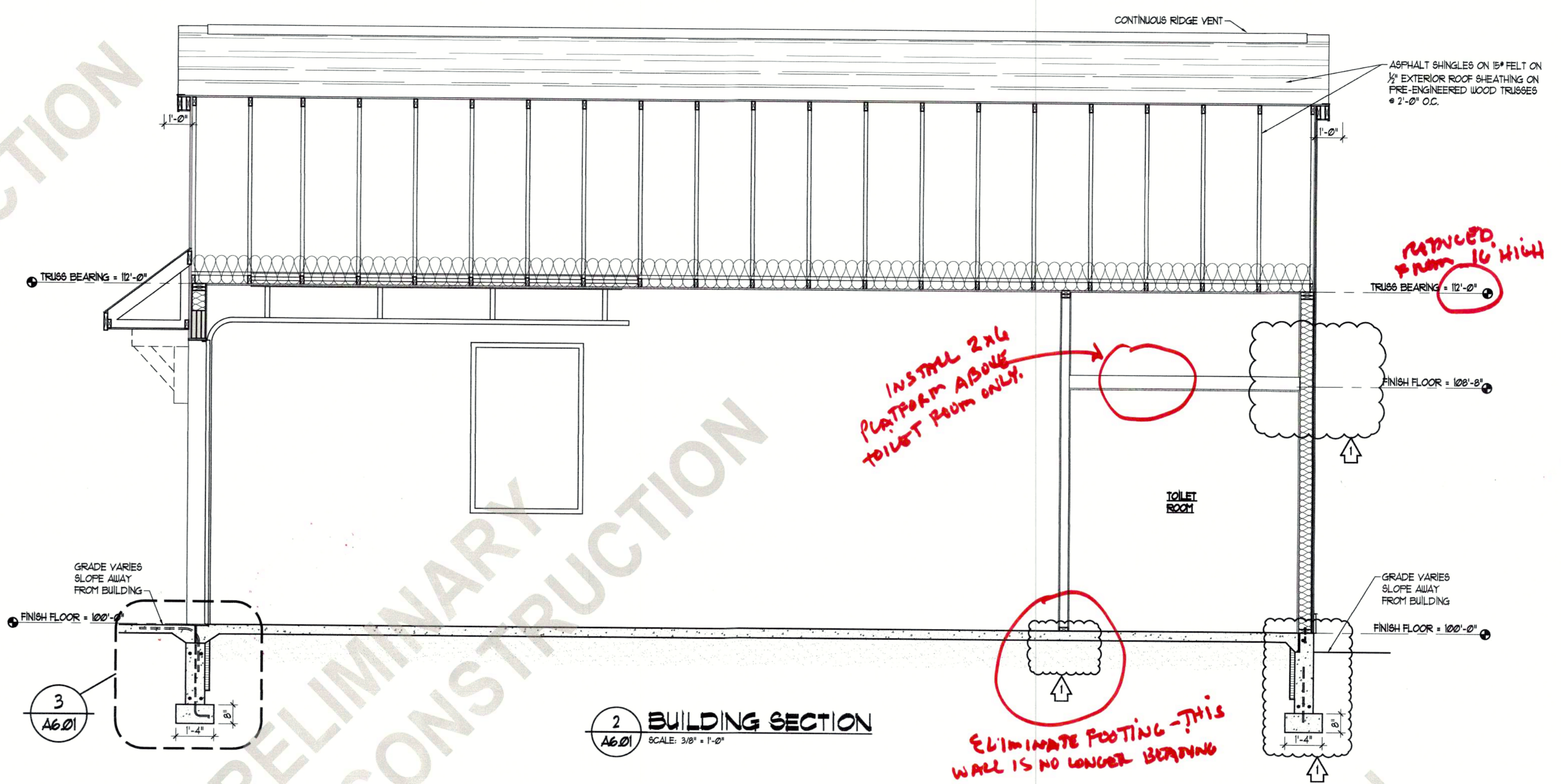
*REDUCED FROM 14'6" HIGH.*



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

*1.7.26*

PRELIMINARY  
NOT FOR CONSTRUCTION

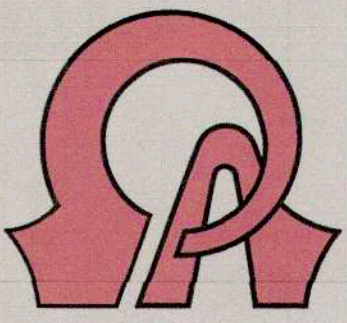


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| 12-24-2025 | REV. VALUE ENG.   |

New Building For:  
**TALLMADGE CHARTER TOWNSHIP**  
O-1451 Leonard Street NW,  
Grand Rapids, Michigan 49534

1.7.24



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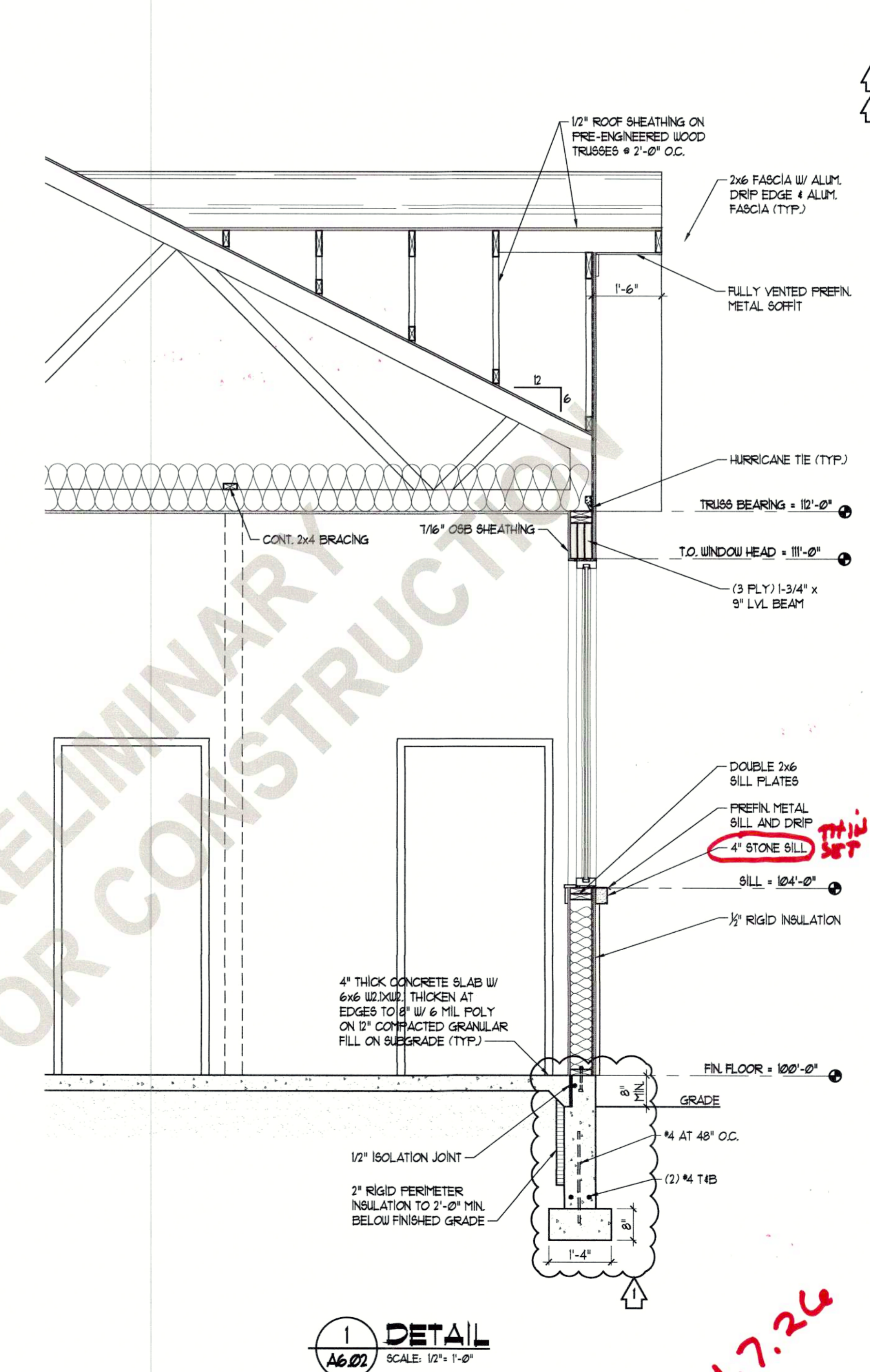
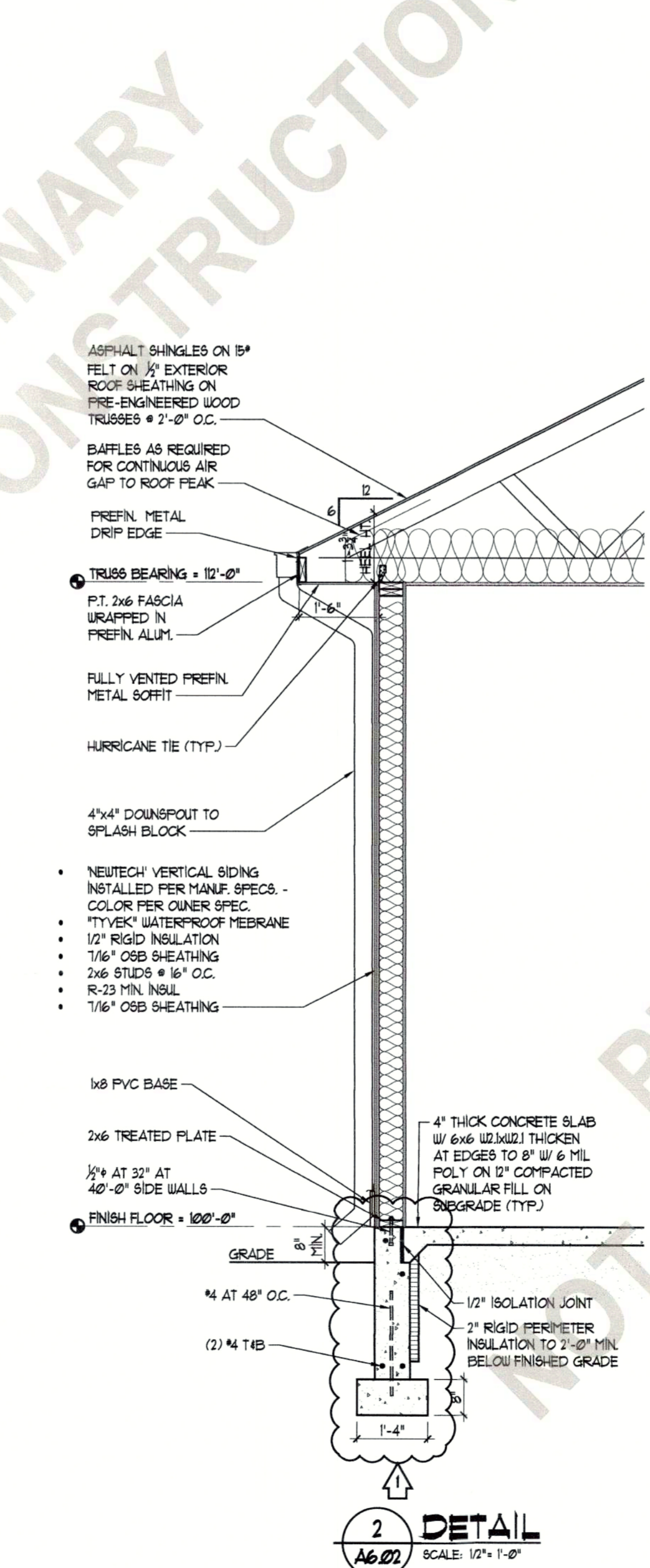
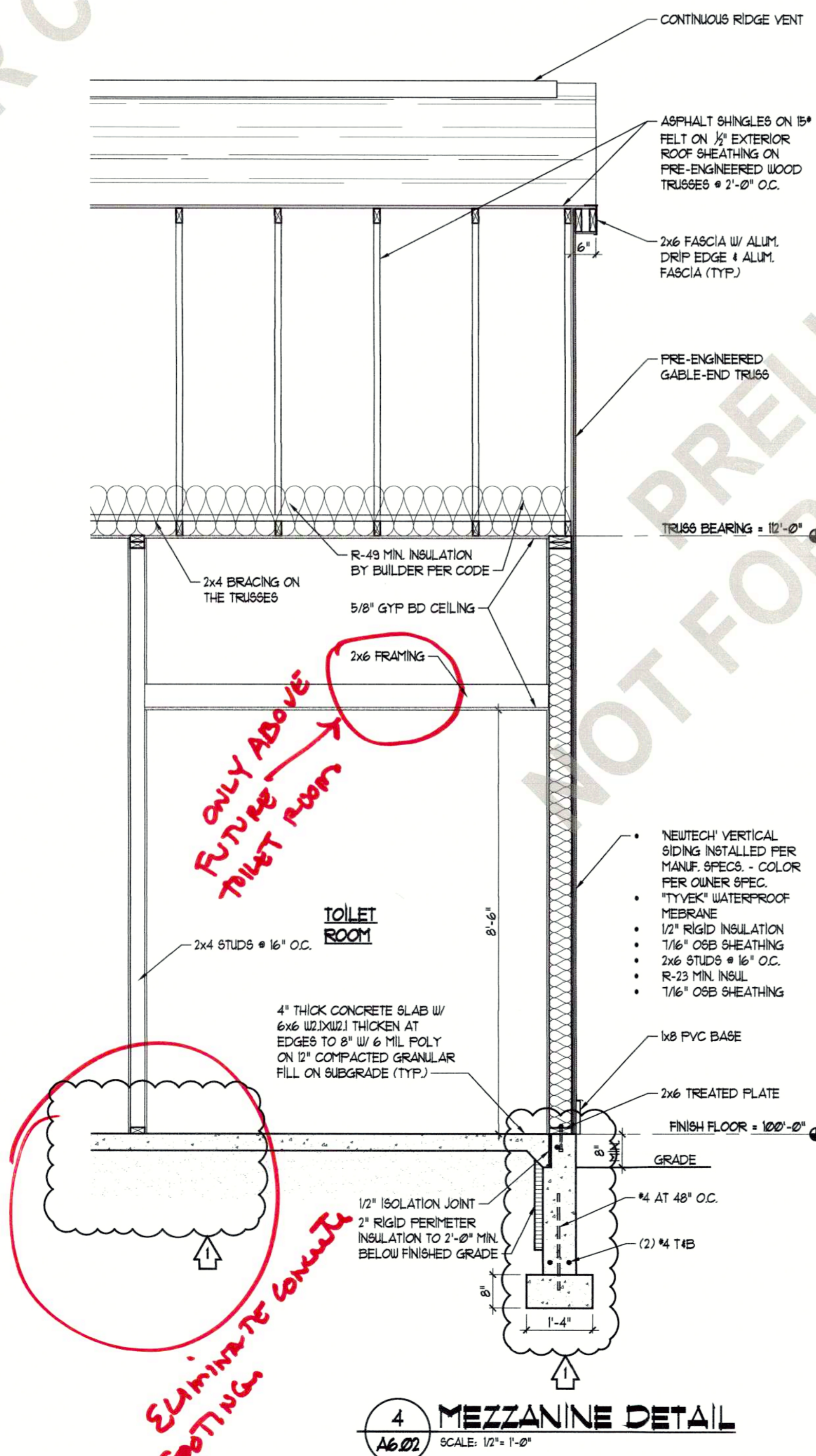
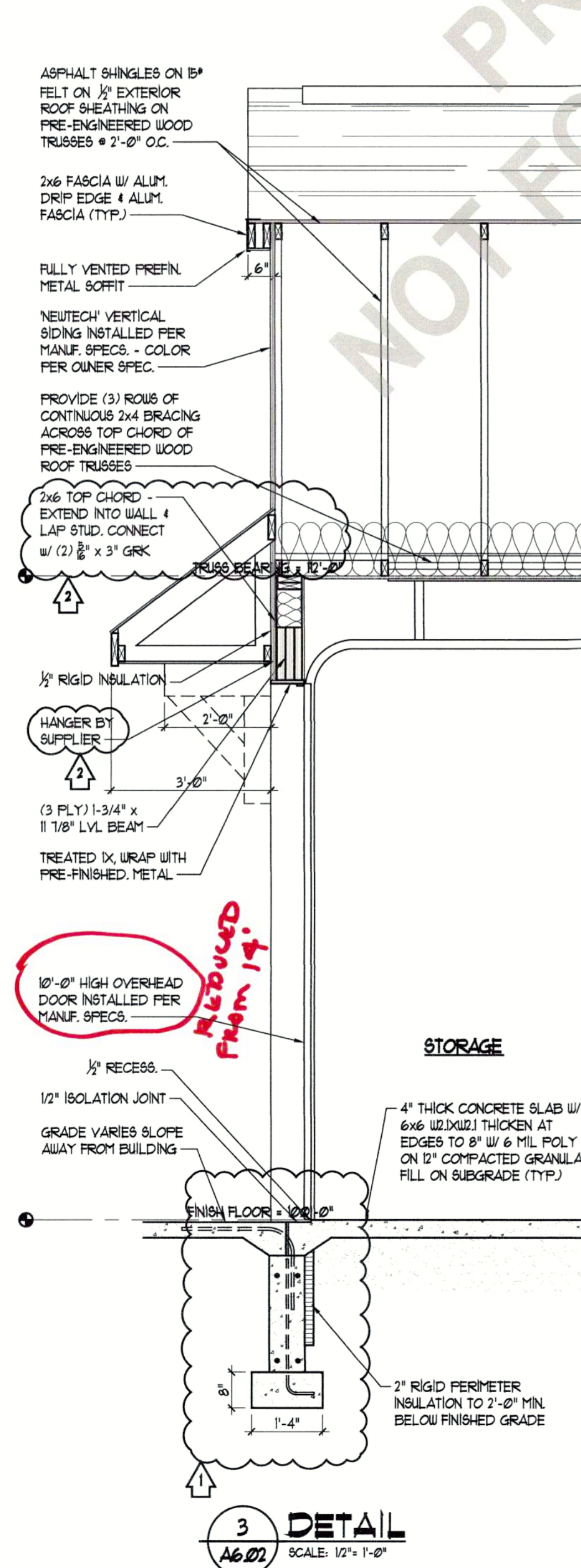
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| 12-24-2025 | REV. VALUE ENG.   |

New Building For:  
**TALLMADGE CHARTER TOWNSHIP**  
0-1451 Leonard Street NW,  
Grand Rapids, Michigan 49534

PROJECT NUMBER  
**25015**  
SHEET  
**A6.02**  
WALL SECTIONS  
AND DETAILS

PRELIMINARY NOT FOR CONSTRUCTION



*ONLY ABOVE FUTURE TRUST FLOOR*

*ELIMINATE TO CONSULT FLOOR TRUCKS*

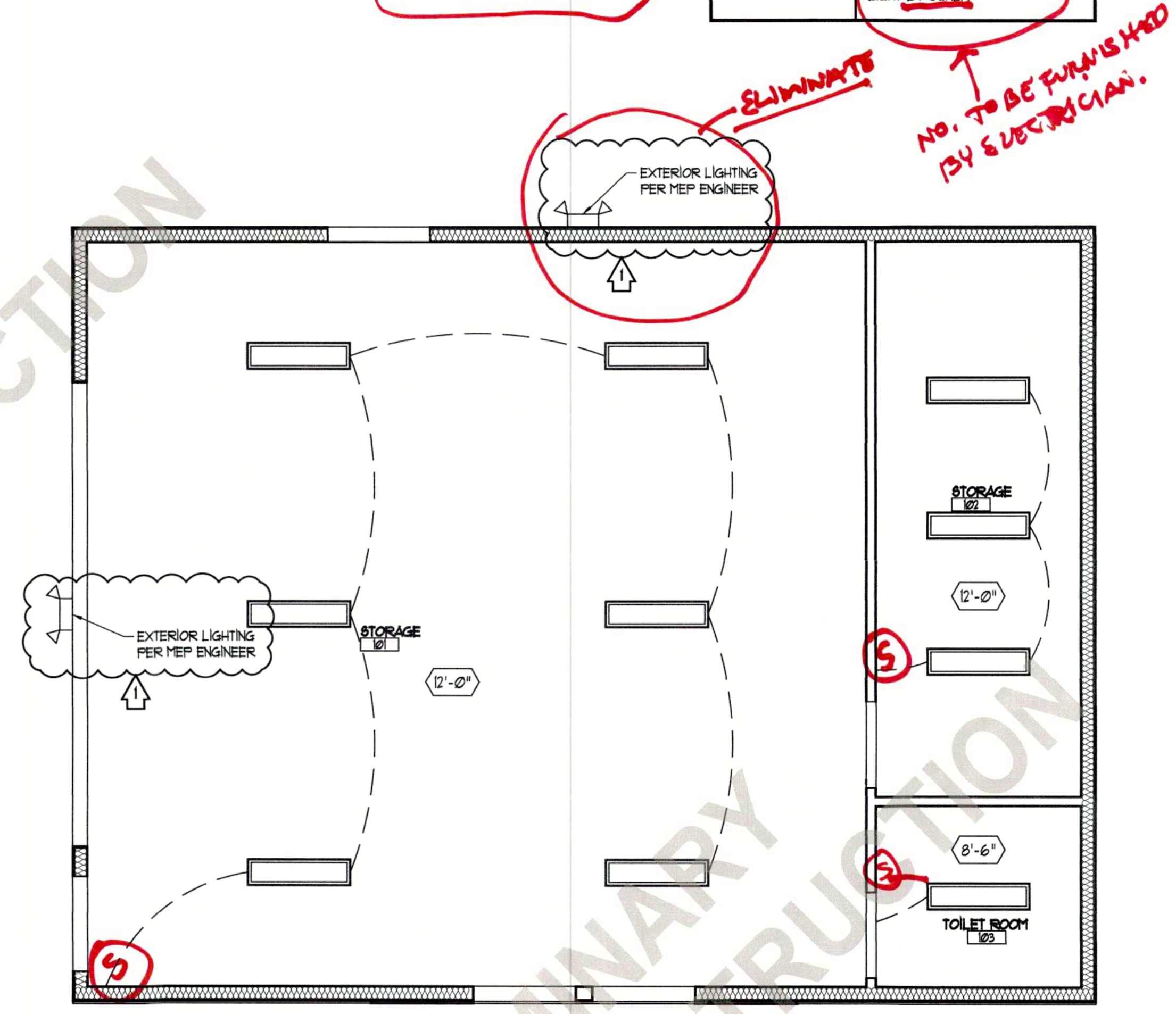
*1.7.26*

PRELIMINARY  
NOT FOR CONSTRUCTION

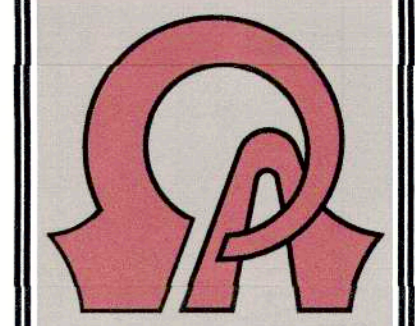
PRELIMINARY  
NOT FOR CONSTRUCTION

**PLUMBING & ELECTRICAL NOTES**  
1. ALL PLUMBING AND ELECTRICAL TO BE DESIGN/BUILD PER OWNER. FIXTURES ARE SHOWN FOR REFERENCE ONLY.

| CEILING KEY |  |
|-------------|--|
| SYMBOL      | DESCRIPTION                            |
| [Symbol]    | NEW SURFACE MOUNTED LED LIGHT BY OWNER |



**REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



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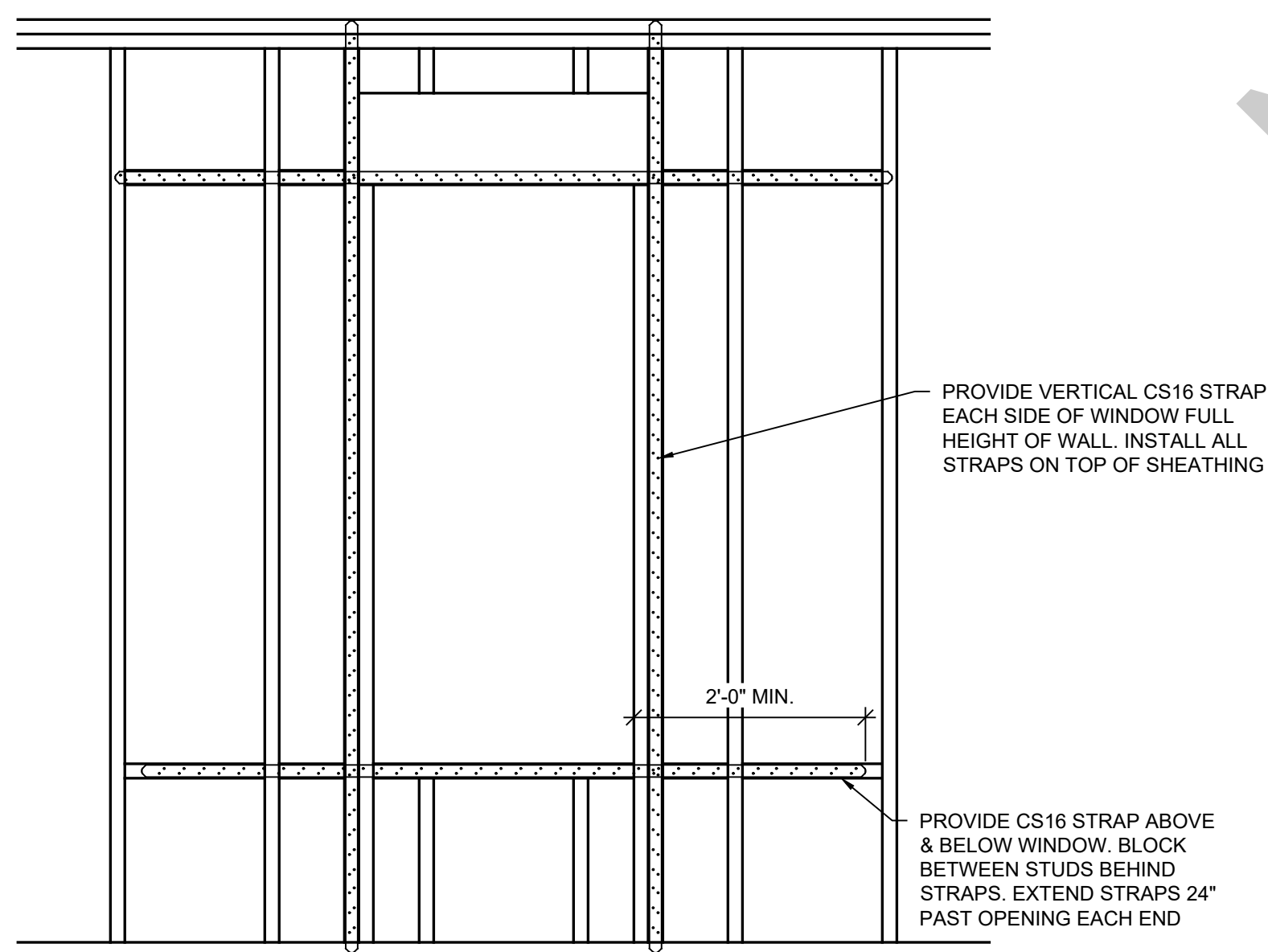
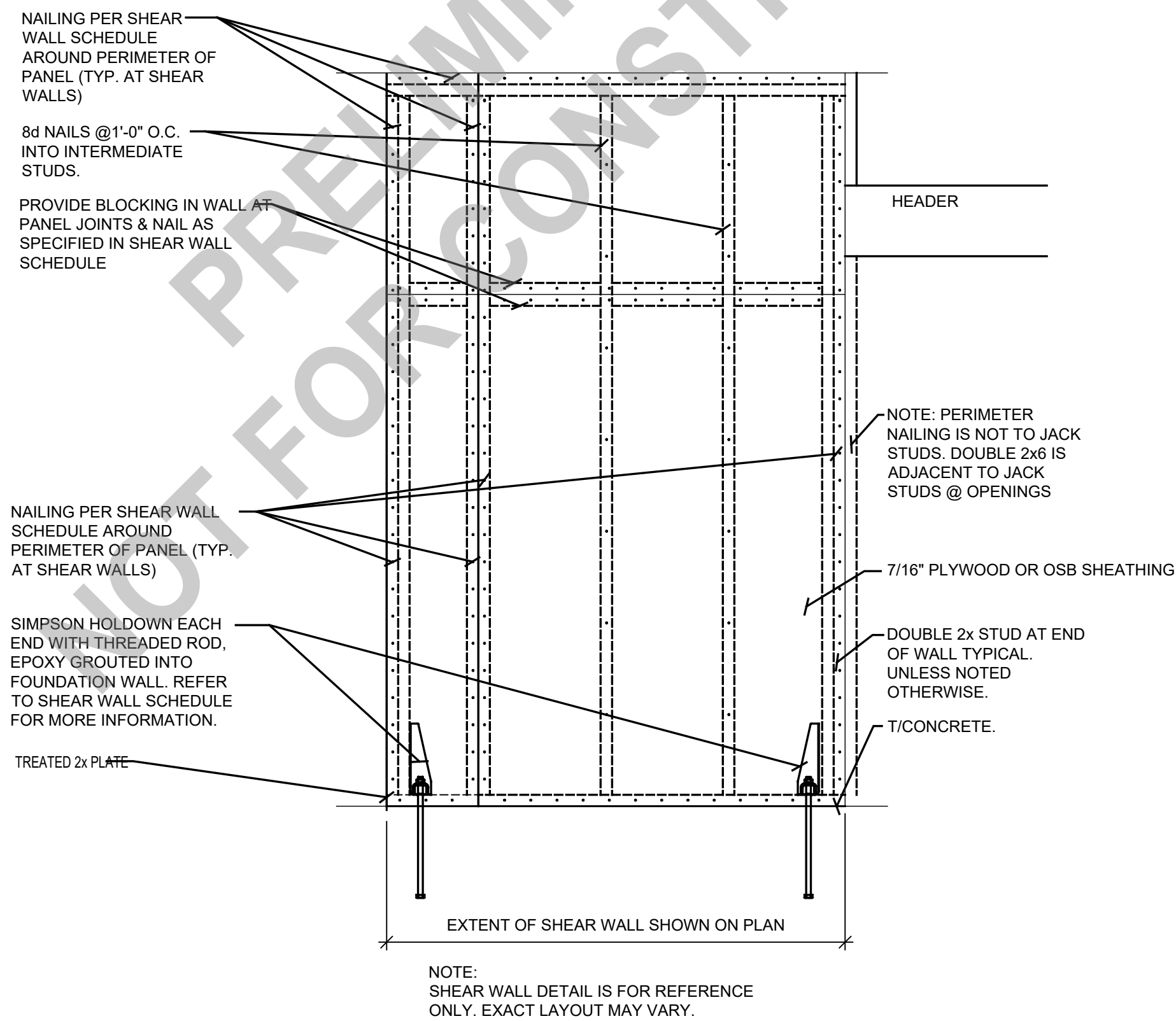
| Date       | Issued For        |
|------------|-------------------|
| 08-11-2025 | FOR BIDS          |
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| 12-04-2025 | REV. VALUE ENG.   |
|            |                   |
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New Building For:  
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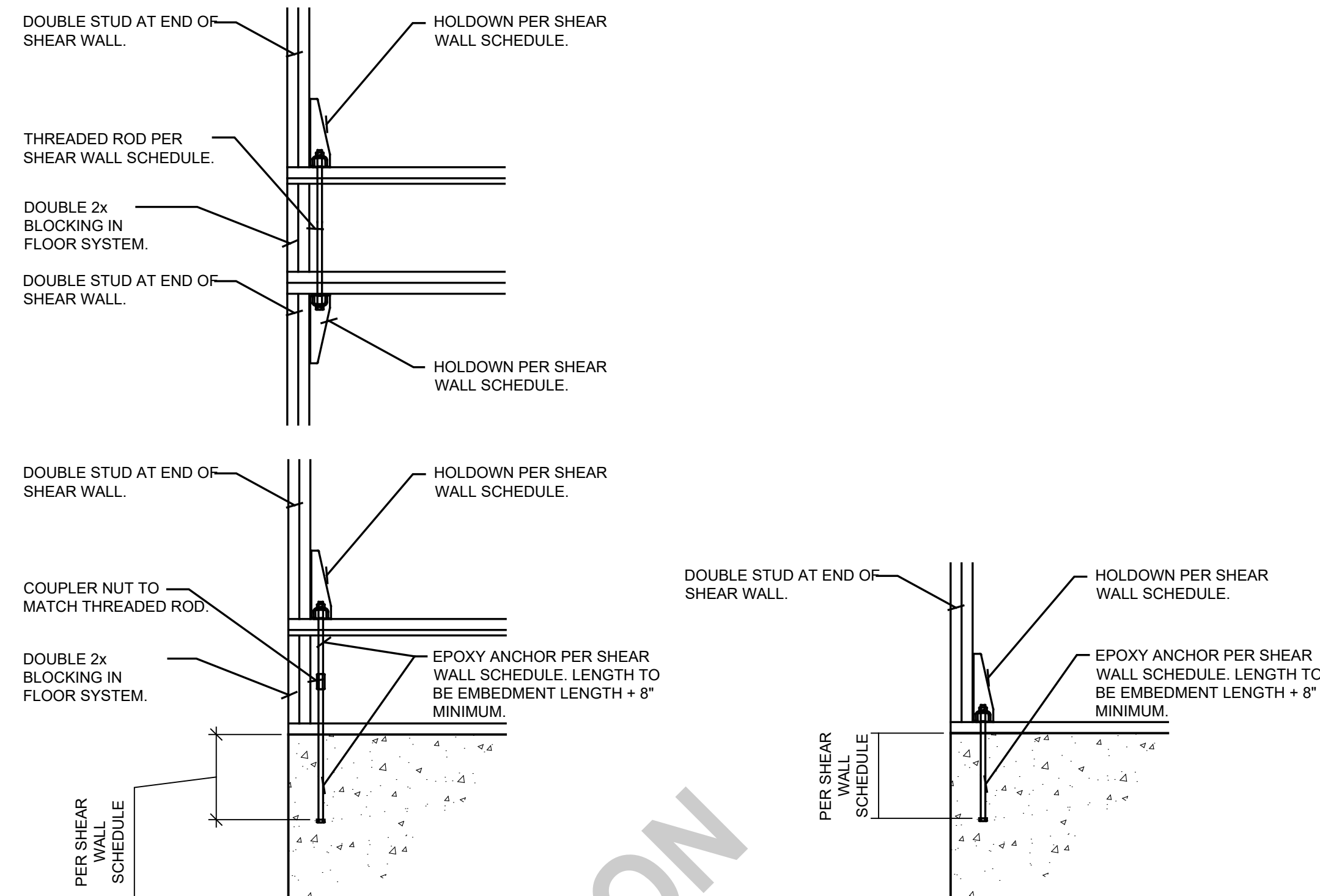
|                        |              |
|------------------------|--------------|
| PROJECT NUMBER         | 25015        |
| SHEET                  | <b>A8.01</b> |
| REFLECTED CEILING PLAN |              |

1.7.24

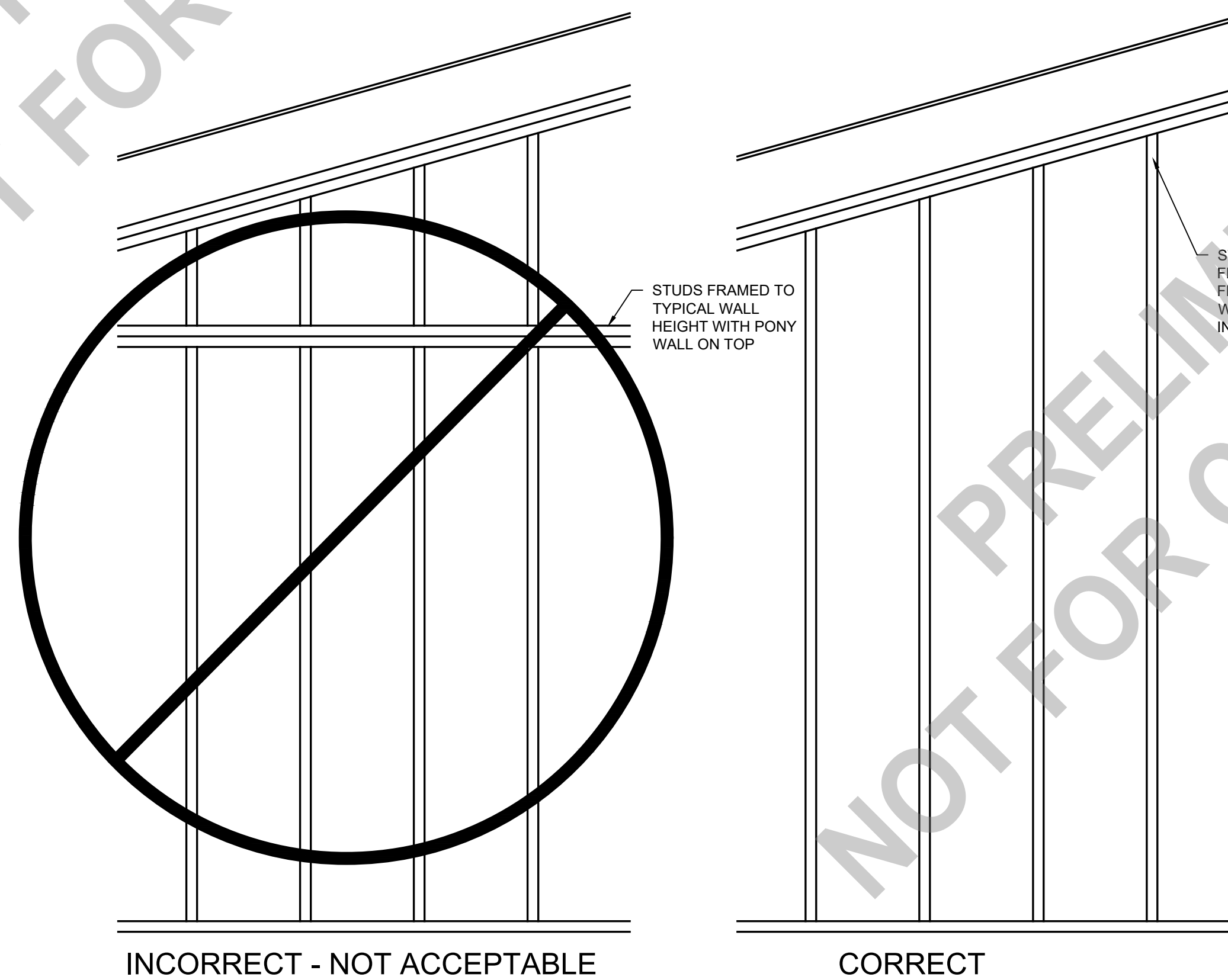




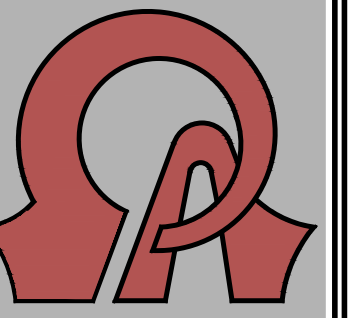
1 TYPICAL SHEAR WALL WINDOW DETAIL  
S1.02 SCALE: 3/4"=1'-0"



2 TYPICAL SHEARWALL DETAILS  
S1.02 SCALE: 3/4"=1'-0"



3 WALL FRAMING AT VAULTED CEILING  
S1.02 SCALE: 3/4"=1'-0"



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| 12-04-2025 | REV. VALUE ENG.   |

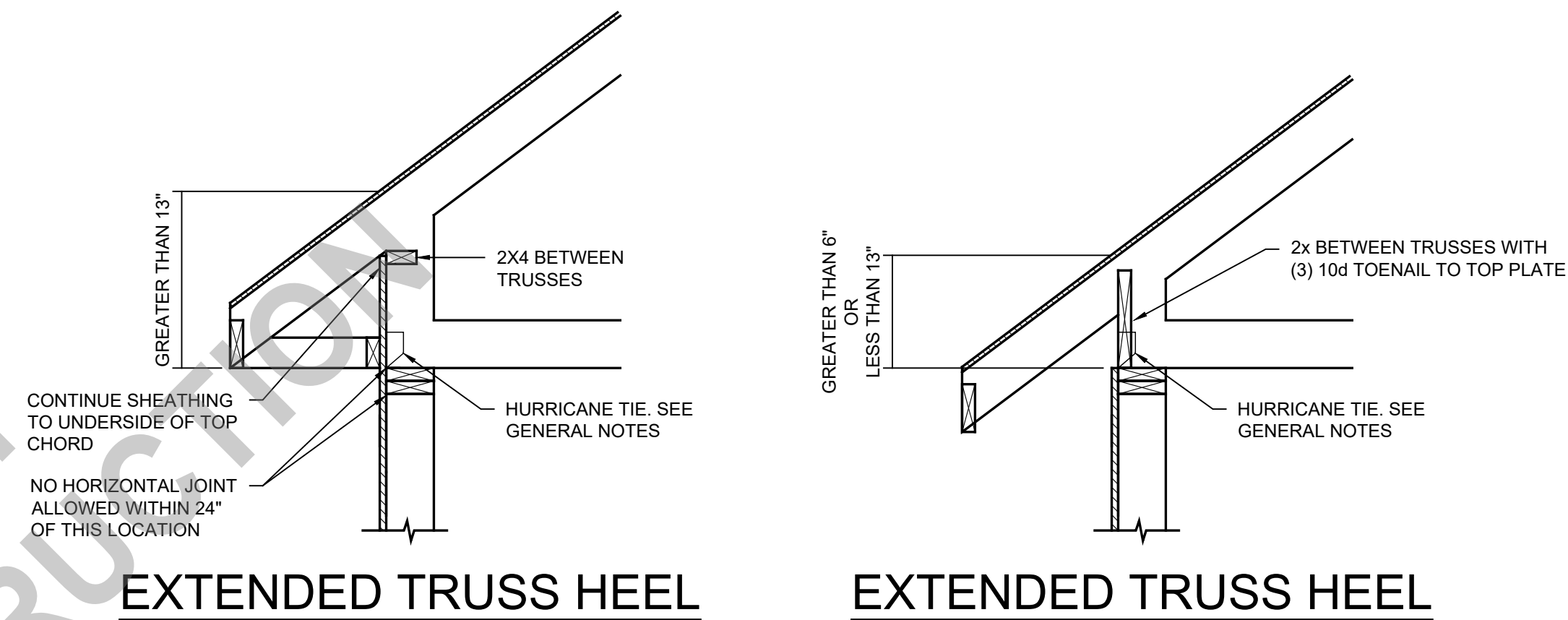
New Building For:  
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 0-1451 Leonard Street NW,  
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PROJECT NUMBER  
**25015**

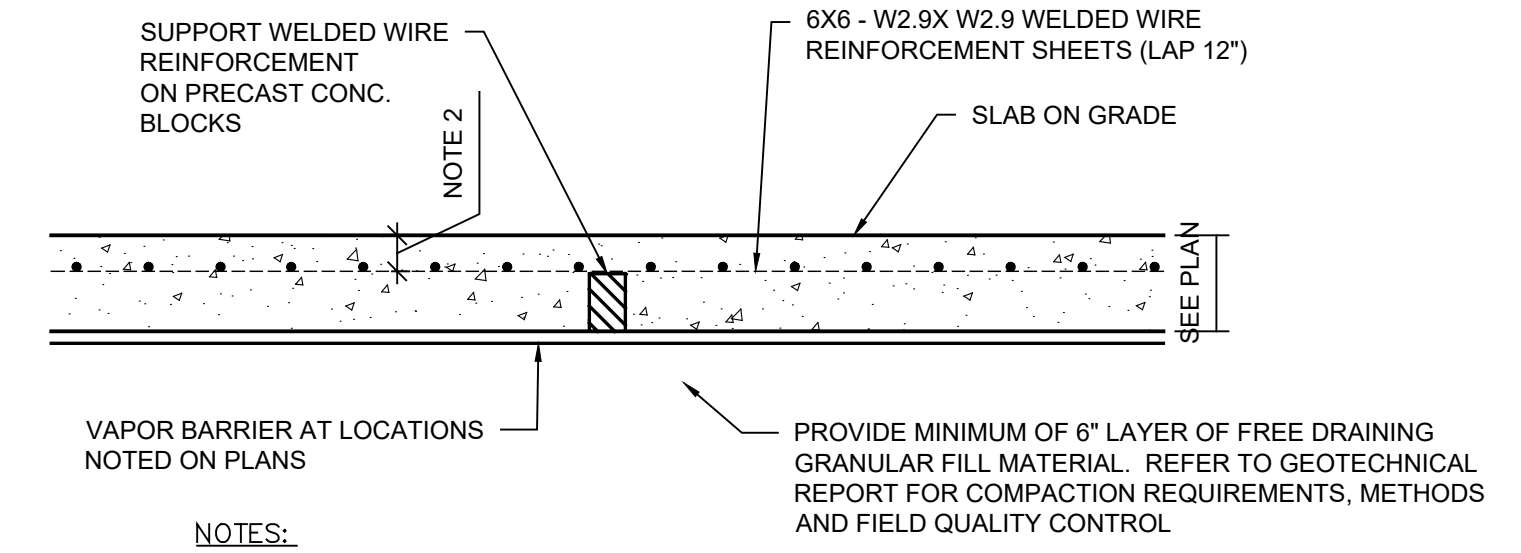
SHEET

**S1.02**

STRUCTURAL NOTES & DETAILS

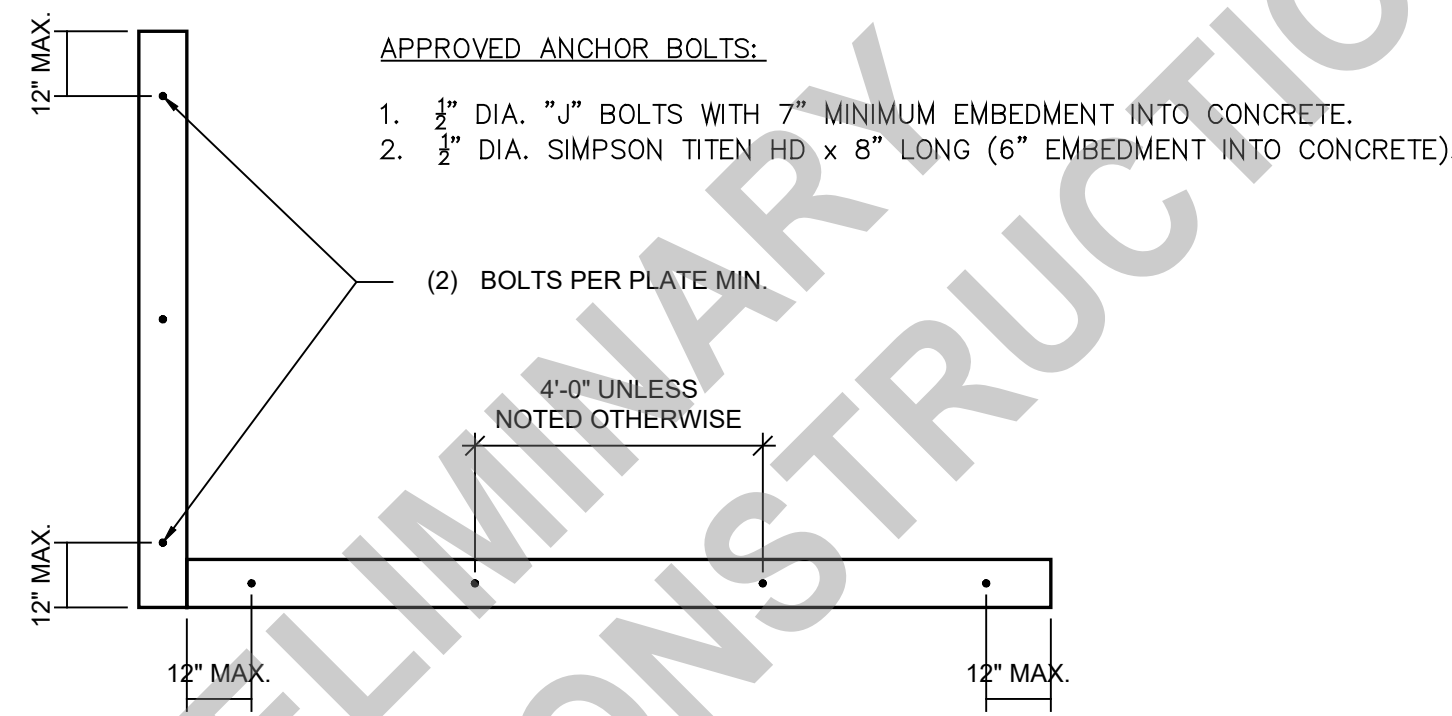


**3** SECTION  
S1.03 SCALE: 3/4"=1'-0"

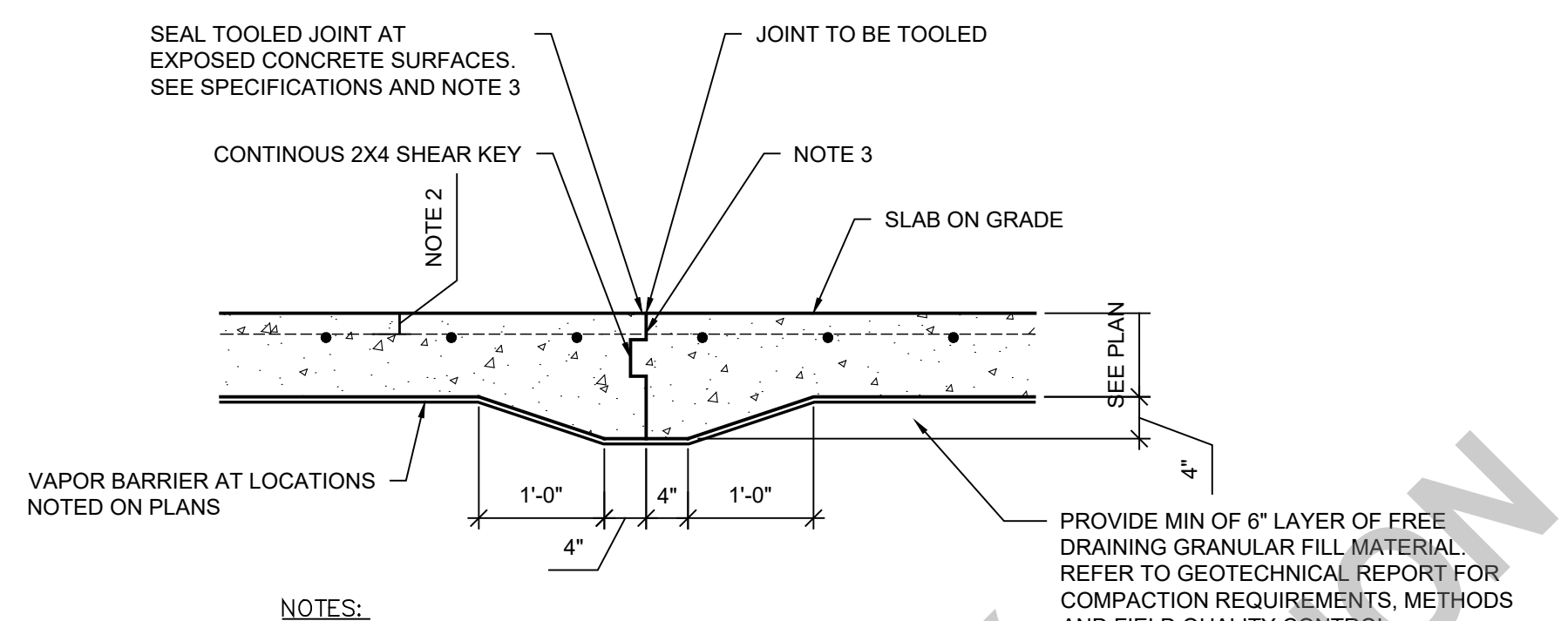


- NOTES:**
1. SEE CONCRETE GENERAL NOTES FOR SLAB FINISHING AND CURING REQUIREMENTS.
  2. CLEAR COVER TO BE 2" AT CONC. EXPOSED TO THE ELEMENTS (PARKING AND EXTERIOR DRIVES) AND 1" AT INTERIOR SPACES TYPICAL.

**4** TYPICAL SLAB ON GRADE CONSTRUCTION  
S1.03 SCALE: 3/4"=1'-0"

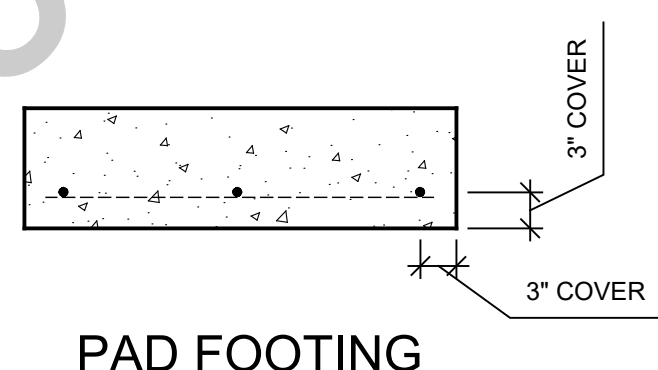


**2** SILL PLATE ANCHORAGE  
S1.03 SCALE: 3/4"=1'-0"

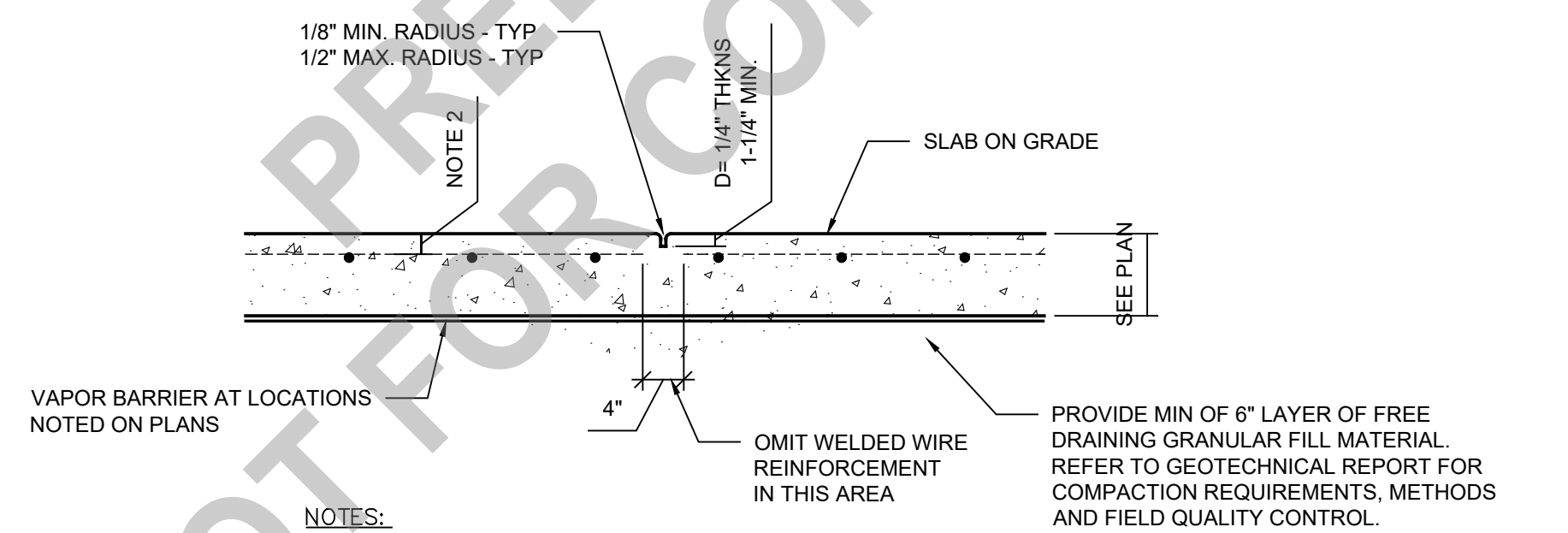


- NOTES:**
1. LOCATE CONSTRUCTION JOINTS AT CONTROL JOINT LOCATIONS.
  2. CLEAR COVER TO BE 2" AT CONCRETE EXPOSED TO THE ELEMENTS AND 1" AT INTERIOR SPACES TYP.
  3. APPLY LIQUID BONDBREAKER TO FULL DEPTH OF CONSTRUCTION JOINT.
  4. PRIOR TO SEALING JOINT, PREPARE JOINT PER SEALANT MFR. RECOMMENDATIONS.
  5. TERMINATE END OF WELDED WIRE REINFORCEMENT 3" SHORT OF CONSTRUCTION JOINT.

**5** TYPICAL SLAB ON GRADE CONSTR. JOINT  
S1.03 SCALE: 3/4"=1'-0"



**1** TYP. FOOTING REBAR LOCATION  
S1.03 SCALE: 3/4"=1'-0"



- NOTES:**
1. ALL JOINTS SHALL BE HAND-TOOLED
  2. CLEAR COVER TO BE 2" AT CONC. EXPOSED TO THE ELEMENTS AND 1" AT INTERIOR SPACES TYP.
  3. SEAL JOINTS AT ALL EXPOSED CONC. SURFACES (SEE SPECIFICATIONS). PRIOR TO SEALING JOINT, PREPARE JOINT PER SEALANT MFR'S RECOMMENDATIONS.

**6** TYPICAL SLAB ON GRADE CONTROL JOINT  
S1.03 SCALE: 3/4"=1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION



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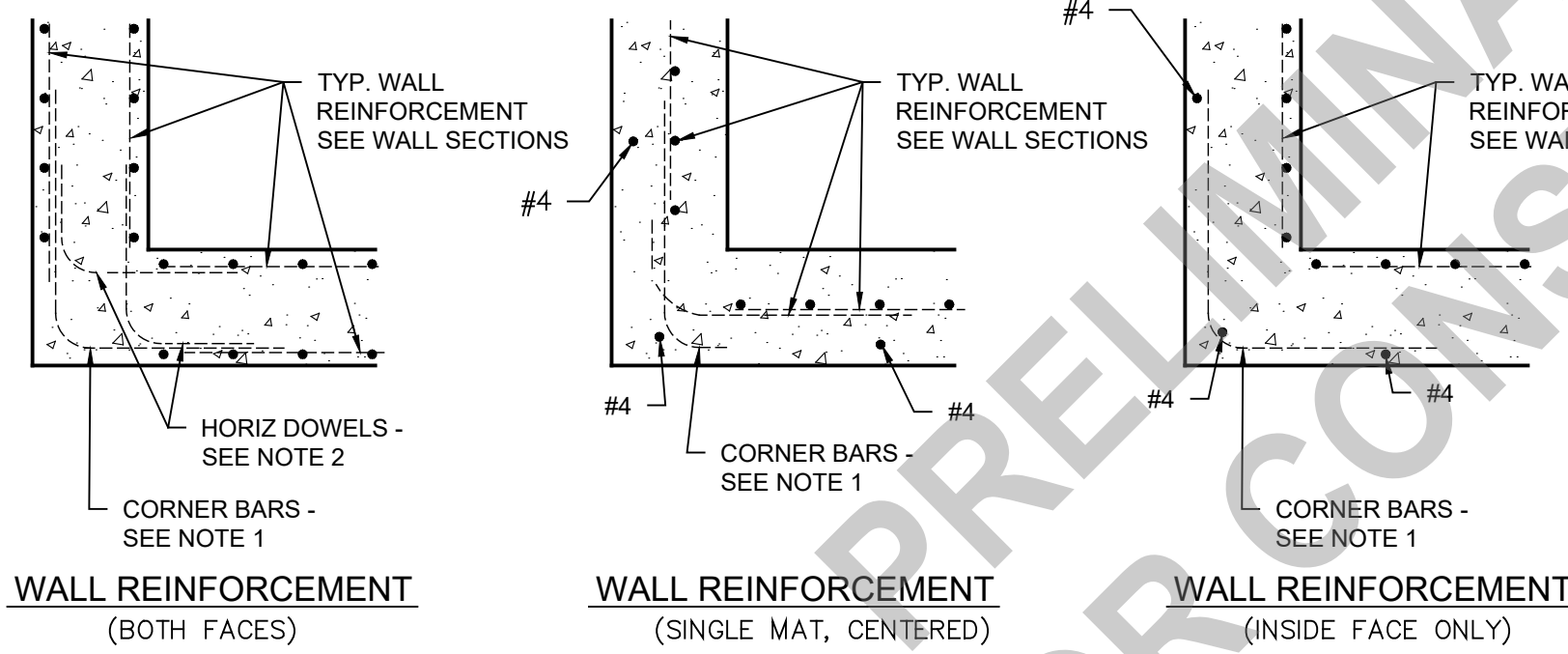
New Building For:  
**TALLMADGE CHARTER TOWNSHIP**  
 O-1451 Leonard Street NW,  
 Grand Rapids, Michigan 49534

PROJECT NUMBER  
**25015**

SHEET  
**S1.03**

STRUCTURAL NOTES  
& DETAILS

| TENSION LAP SPLICE TABLE<br>(LAP LENGTH IN INCHES) |                |                |
|--|----------------|----------------|
| BAR  | F'c = 3000 PSI | F'c = 4000 PSI |
| #3   | 18             | 16             |
| #4   | 24             | 20             |
| #5   | 34             | 29             |
| #6   | 40             | 35             |
| #7   | 55             | 48             |
| #8   | 70             | 61             |



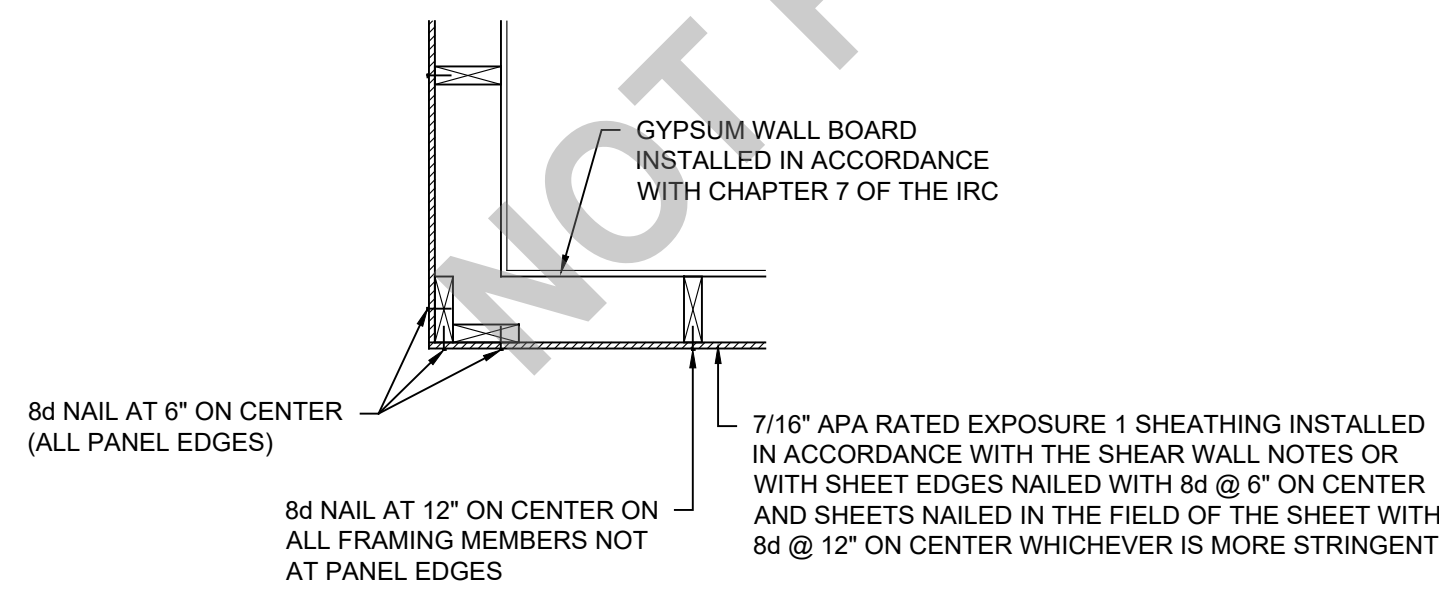
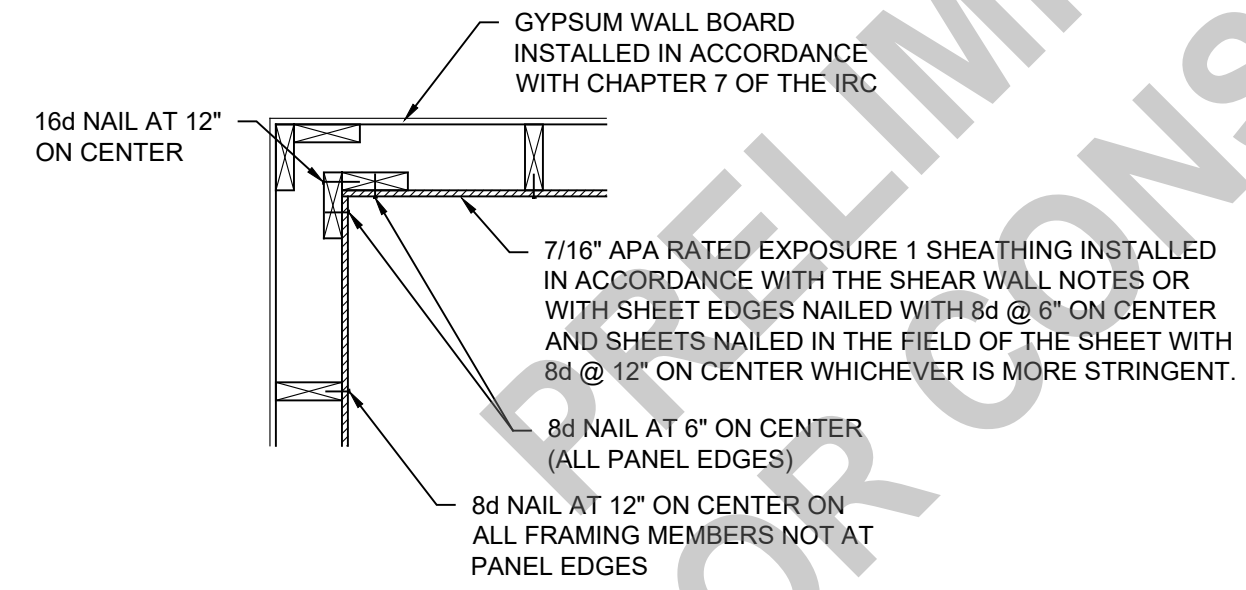
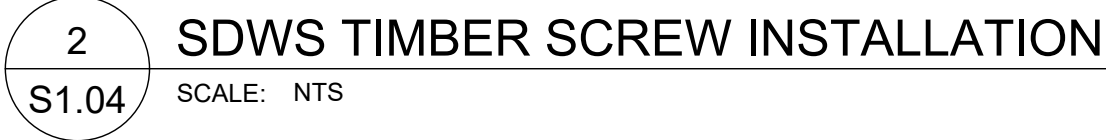
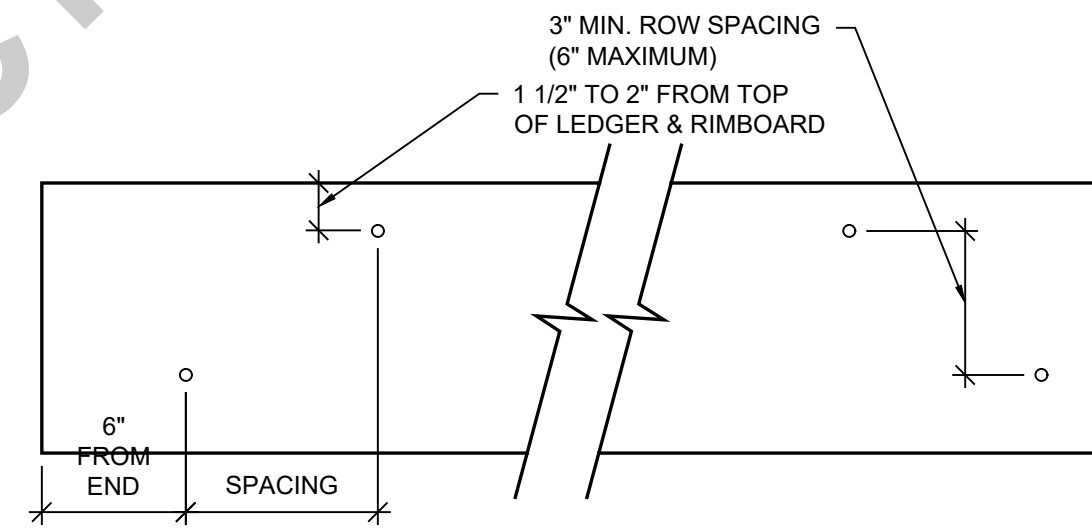
**PLAN VIEWS**

**NOTES:**

1. PROVIDE CORNER BARS AS SHOWN. MATCH HORIZONTAL WALL REINFORCEMENT SIZE AND SPACING.
2. PROVIDE HORIZONTAL DOWELS AS SHOWN, OR STANDARD 90 DEGREE END HOOK ON HORIZONTAL BARS.
3. PROVIDE LAP SPLICES PER LAP SPLICE TABLE.
4. SEE APPLICABLE SECTIONS FOR REINFORCING STEEL CLEARANCES.
5. TERMINATE HORIZONTAL WALL REINFORCEMENT 2" CLEAR FROM END OF WALL.
6. GRADE BEAMS: PROVIDE CORNER BARS FOR LONGITUDINAL REINFORCEMENT AT GRADE BEAM CORNERS WITHOUT A SUPPORTING CONCRETE PIER, AS SHOWN IN "WALL REINFORCEMENT - BOTH FACES".

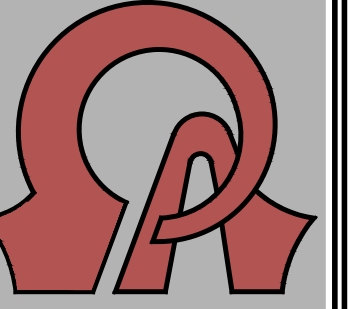
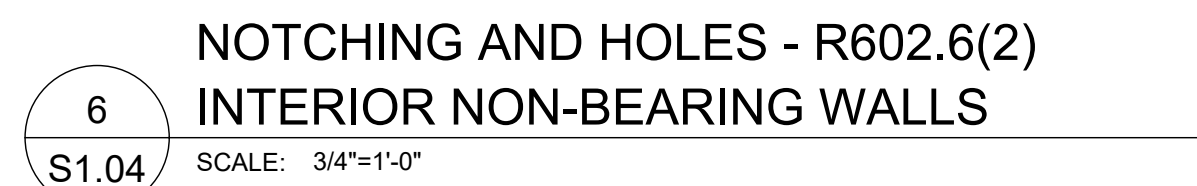
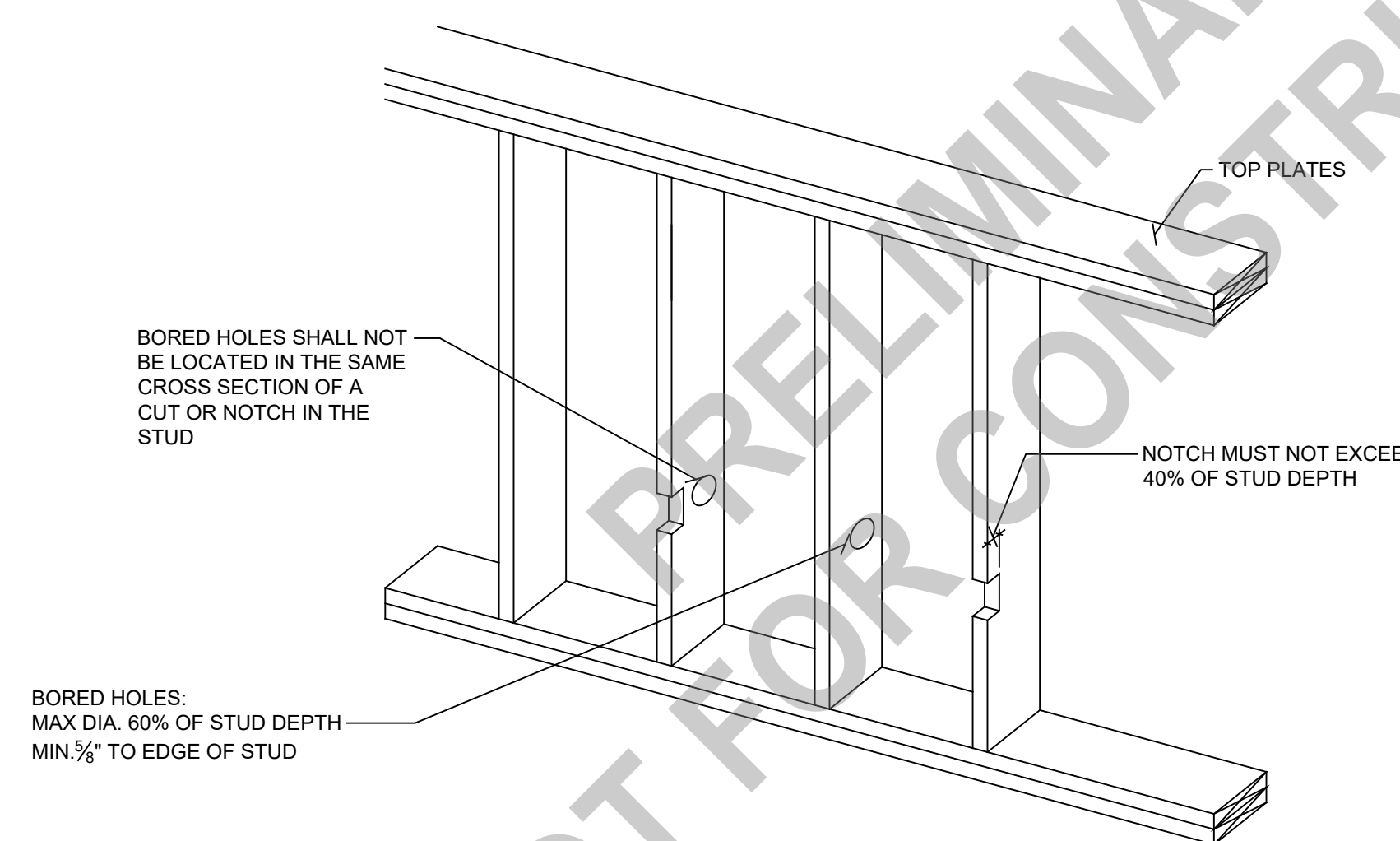
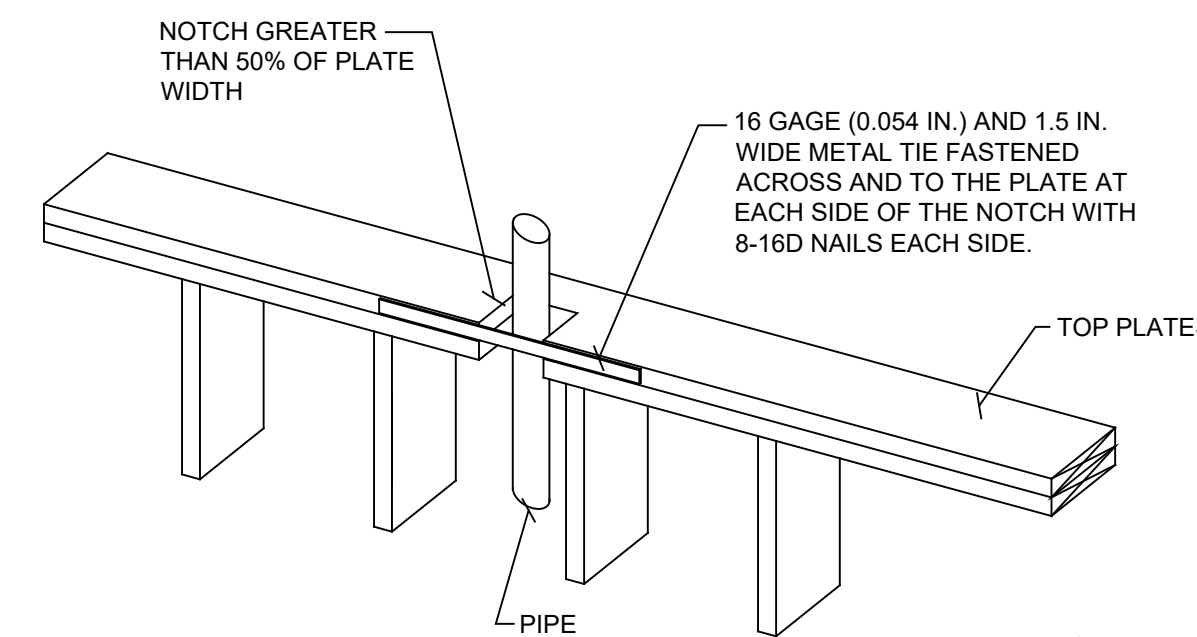
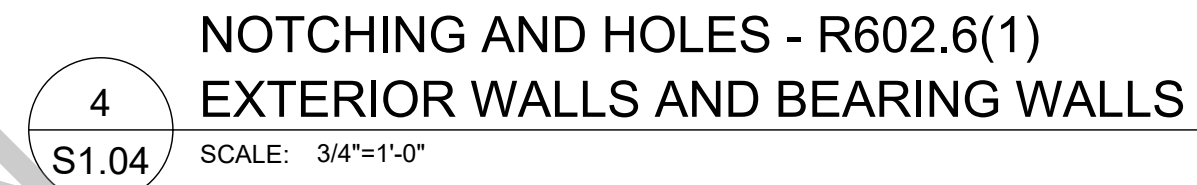
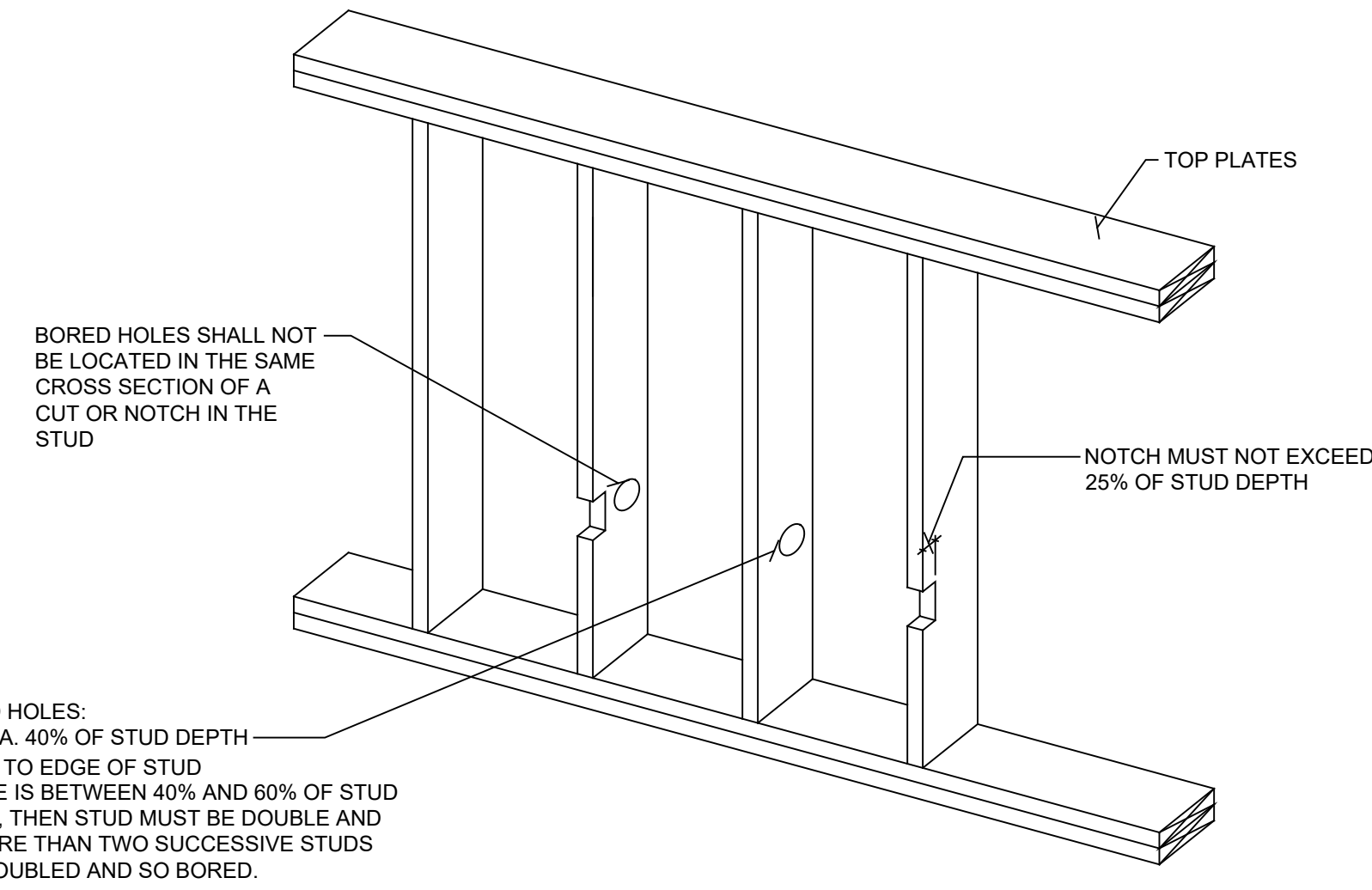
**FOOTING SCHEDULE NOTES:**

1. THE GEOTECHNICAL TESTING FIRM SHALL VERIFY THAT THE SOIL BEARING CAPACITY IS ACCEPTABLE AT EACH COLUMN FOOTING AND AT 8'-0" INTERVALS ALONG WALL FOOTINGS AT THE INDICATED BEARING ELEVATIONS.
2. CENTER COLUMN AND WALL FOOTINGS UNDER THE COLUMN OR WALL ABOVE UNLESS OTHERWISE INDICATED.
3. PLACE FOOTINGS IN WOOD FORMS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. SEE CONCRETE SCHEDULE AND GENERAL NOTES PERTAINING TO FOUNDATIONS, CONCRETE AND REINFORCING STEEL FOR INFORMATION RELATED TO FOUNDATION CONSTRUCTION.



**GENERAL NOTES:**

1. PROVIDE 7/16" APA RATED EXPOSURE 1 SHEATHING ONE SIDE OF WALL. PLACE ON SAME SIDE AS EXTERIOR SHEATHING WHEN WALL LINE IS INTERIOR AND EXTERIOR.
2. NAIL ALL SHEET EDGES WITH 8d @ 6" ON CENTER.
3. PROVIDE SHEATHING ON ENTIRE SURFACE OF THE WALL INCLUDING ABOVE AND BELOW OPENINGS.
4. CONSULT ENGINEER FOR HEADERING OF ALL ENGINEERED LUMBER.



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| Date       | Issued For        |
|------------|-------------------|
| 08-21-2025 | APPENDIX 1        |
| 10-01-2025 | VALUE ENGINEERING |
| 12-04-2025 | REV. VALUE ENG.   |

New Building For:  
**TALLMADGE CHARTER TOWNSHIP**  
O-1451 Leonard Street NW,  
Grand Rapids, Michigan 49534

PROJECT NUMBER  
**25015**

SHEET  
**S1.04**

STRUCTURAL NOTES & DETAILS