# Lighthouse Academy

Tenant Improvement 400 W. State Street - Hastings, Michigan

ARCHITECT: OWNER:

CREATE 3 ARCHITECTURE LIGHTHOUSE ACADEMY

3300 36th Street SE Grand Rapids, MI 49512

PROJECT TEAM:

100 Cesar E. Chavez Ave

Suite 200

Grand Rapids, MI 49503

# SHEET INDEX:

E1.2

G1.1 **COVER SHEET & GENERAL INFORMATION** ACCESSIBLE MOUNTING HEIGHTS, RATED ASSEMBLIES G1.2 A1.1 FLOOR PLAN, DOOR SCHEDULE & DETAILS A3.1 REFLECTED CEILING PLAN INTERIOR ELEVATIONS, FINISH PLAN, AND DETAILS A4.1 M1.1 MECHANICAL HVAC & PLUMBING PLANS AND SCHEDULES

**ELECTRICAL POWER & LIGHTING LAYOUTS** 

**EMERGENCY LIGHTING PHOTOMETRIC** 

## **EGRESS PLAN KEY NOTES**

- TERMINATING AT THE UNDERSIDE OF RATED
- EXIT ACCESS CORRIDOR OPENINGS TO HAVE MINIMUM 45 MINUTE (3/4 HOUR) RATING.SEE DOOR SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- MINUTE (1 HOUR) RATING. SEE DOOR SCHEDULE FOR ADDITIONAL REQUIREMENTS.

EXISTING BUILDING EXIT DOOR EQUIPPED WITH PANIC EXIT HARDWARE.

# **DESIGN BUILD SYSTEMS**

- THE DESIGN OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS NOT SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED BY THE TRADE CONTRACTOR AS A DESIGN-BUILD.
- THE SYSTEMS SHALL BE DESIGNED BY A REGISTERED ENGINEER AS LICENSED IN THE STATE OF MICHIGAN. SEALED DOCUMENTS, CALCULATIONS, SUBMITTALS, ETC. SHALL BE PROVIDED TO THE ARCHITECT FOR REVIEW PRIOR TO SUBMITTING TO THE AUTHORITIES HAVING JURISDICTION. ANY AND ALL PLAN REVIEW COMMENTS
- SHALL BE ADDRESSED AND RESUBMITTED AS REQUIRED. THE SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT BUILDING CODE AS WELL AS ANY OTHER SPECIFIC TRADE CODE (MECHANICAL PLUMBING, ELECTRICAL, ETC.) IN EFFECT AT THE TIME OF
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN, ENGINEERING, TIMELINESS, COORDINATION, COMPLETENESS OF DESIGN-BUILD SYSTEMS ENGINEERED

- EXISTING OPERABLE WINDOW- 36" W x 54" H, SILL @ 38" SFF, DOUBLE-HUNG, MEETS MIN 20"W x 24"H, 5.7 SF CLEAR
- 1-HOUR FIRE BARRIER AT EXIT ACCESS CORRIDOR,
- FLOOR/CEILING ASSEMBLY ABOVE.
- 1-HOUR FIRE BARRIER AT AREA SEPARATION. AREA SEPARATION OPENINGS TO HAVE MINIMUM 45

EXISTING SUITE

NO WORK PROPOSED IN THIS AREA

ELECT ROOM

WATER METER ROOM

XIST ADA / EXIST ADA

EXIST

ELEV.

TOILET

## BUILDING ENVELOPE

- ALTERED ELEMENTS OF THE BUILDING ENVELOPE SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT MICHIGAN ENERGY CODE, ASHRAE 90.1-2013, NON-RESIDENTIAL, PRESCRIPTIVE METHOD. MINIMUM R-VALUE / MAXIMUM U-VALUES FOR INDIVIDUAL COMPONENTS ARE INDICATED BELOW.
- BUILDING INSULATION SHALL BE: ROOF ABOVE DECK (POLYISO, 2 LAYERS) STUD WALLS (BATT WITH VAPOR BARRIER) R19 CMU, CELLS FILLED SLAB EDGE (POLYISO, 2"x24")
- FENESTRATION VALUES SHALL BE (MINIMUM): STOREFRONT U-VALUE 0.39 STOREFRONT SHGC STOREFRONT VLT 70% OPAQUE DOOR U-VALUE
- AND VT REQUIREMENTS. **GLAZED DOORS** STOREFRONT / CURTAINWALL SWINGING OPAQUE DOORS

ALL FACTORY BUILT FENESTRATION SHALL BE LABELED OF

CERTIFIED AS MEETING AIR LEAKAGE, U-FACTOR, SHGC

- NON-SWINGING OPAQUE DOORS 0.4 CFM/SF PROVIDE CONTINUOUS AIR BARRIER ON ALL EXTERIOR WALLS AND BE WRAPPED, SEALED, CAULKED AND / OR
- TAPED PER THE MANUFACTURER'S INSTRUCTIONS. INSULATION IN CONTACT WITH THE GROUND SHALL BE POLYISO, 40PSF, MAX 0.3% WATER ABSORPTION AND BE

**EGRESS LEGEND** 

---- CP ----- TRAVEL DIST TO COMMON PATH OF TRAVEL

····· EXIT DISCHARGE

**USE GROUP** OCCUPANT LOAD

-·-··· OCCUPANT AREA FOR CALCULATION

— DOT— DOT— EXIT PATH

INSTALLED PER MANUFACTURER'S INSTRUCTIONS. VAPOR BARRIER SHALL BE INSTALLED UNDER CONCRETE SLAB ON GRADE, 10 MIL (MINIMUM) POLYETHYLENE SHEETING. TAPE OR SEAL ALL JOINTS AND PENETRATIONS

# **BUILDING CODE SUMMARY**

### APPLICABLE BUILDING CODES: MICHIGAN REHABILITATION CODE 2015 (MRHC), LEVEL 3 ALTERATION NEW TENANT IMPROVEMENT MICHIGAN BUILDING CODE 2021 (MBC)

- MICHIGAN PLUMBING CODE 2021 (MPĆ MICHIGAN MECHANICAL CODE 2021 (MMC (BASED ON THE 2023 NATIONAL ELECTRICAL CODE) MICHIGAN ENERGY CODE (IECC)
- (BASED ON ASHRAE 90.1 2019 W/MODIFICATIONS) MICHIGAN BARRIER FREE / 2010 ADA STANDARDS SCHOOL FIRE AND LIFE SAFETY RULES 2016 INCLUDING LFE SAFETY CODE, NFPA-101 2012 (SCHOOLS)

## EXISTING BUILDING - LEVEL 2 ALTERATION FOR TENANT IMPROVEMENT CHAPTER 3 - USE & OCCUPANCY:

- OCCUPANCY: E EDUCATION (K-12), ALSO SUBJECT TO STATE RULES CHAPTER 6 - TYPES OF CONSTRUCTION (MBC TABLE 602)
- CONSTRUCTION TYPE : TYPE 5B / NFPA 220 TYPE V-000 PRIMARY STRUCTURAL FRAME: 0 HRS BEARING WALLS EXTERIOR:
- NONBEARING INTERIOR: FLOOR CONSTRUCTION: ROOF CONSTRUCTION:

## CHAPTER 9 - FIRE PROTECTION SYSTEMS AUTOMATIC SPRINKLER SYSTEMS - THIS STRUCTURE IS NOT PROTECTED BY AN

- AUTOMATIC SPRINKLER SYSTEM. FPSS IS NOT REQUIRED BY THE MBC, <12,000 SF FPSS IS ONLY REQUIRED IN EDUCATION SPACES >12,000 SF PER NFPA
- FIRE ALARM AND DETECTION SYSTEMS IS REQUIRED IN THE AREA OF WORK AND

## CHAPTER 10 - MEANS OF EGRESS

- EXISTING SUITE NOT IN SCOPE OF WORK EDUCATION 1,988 / 20 SF = 66 OCC\*
- \*REFER TO EGRESS PLAN FOR OCC LOAD OF INDIVIDUAL SPACES
- FXITS: (2) EXITS SHALL BE PROVIDED FROM SPACES WITH MORE THAN 49 OCCS OCCUPANTS THAT ALSO MEET THE EGRESS TRAVEL DISTANCES IN SECTION
- DEAD END CORRIDOR- 20 FT MAX. < 20' PROVIDED COMMON PATH OF TRAVEL- 75 FT MAX. <75 FT PROVIDED
- PANIC EXIT HARDWARE IS PROVIDED ON ALL DOORS SERVING SPACES WITH AN

# OCCUPANT LOAD OF 50 OR MORE. CLASSROOM DOOR OPENINGS 3/4 HR - D-H-45 OTHER CORRIDOR OPENINGS 3/4 HR - D-H-45

# PLUMBING FIXTURE CALCULATIONS

MINIMUM REQUIRED PLUMBING FIXTURES SUITE A EXISTING TO REMAIN- NOT IN WORK SCOPE

W- (1) WC REQ'D @ 1/50 W- (1) WC REQ'D @ 1/50 (2) UNISEX TOILET ROOMS (1WC + 1LAV EA) PROVIDED (1) SERVICE SINK REQ'D / (1) PROVIDED- EXISTING (1) DRINKING FOUNTAIN REQ'D / (1) PROVIDED- EXISTING

# **GENERAL CONDITIONS**

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES IN EFFECT IN THE PROJECT AREA AS WELL AS OTHER REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
- ALL WORK SHALL CONFORM TO INDUSTRY AND MANUFACTURER'S PUBLISHED STANDARDS AND THE BUILDING OWNER'S REQUIREMENTS FOR QUALITY OF MATERIALS AND WORKMANSHIP AS WELL AS ALL REQUIREMENTS IN THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE BUILDING PERMIT FOR THE WORK SHOWN ON THESE DRAWINGS. INDIVIDUAL SUBCONTRACTORS SHALL SECURE PERMITS FOR THEIR PORTION OF THE WORK UNLESS DIRECTED OTHERWISE BY THE CONTRACTOR.
- DO NOT SCALE DRAWINGS. USE PROVIDED DIMENSIONS. ALL DIMENSIONS ASSOCIATED TO EXISTING STRUCTURE ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ANY FABRICATION OR SHOP DRAWINGS.

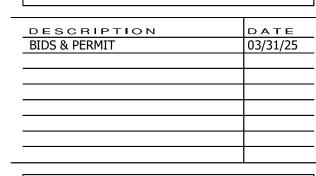
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND

- SHALL VERIFY ALL NEW AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF DISCREPANCIES EXIST IN THE CONSTRUCTION DRAWINGS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER THE SCHEDULING,
- SEQUENCING, CONSTRUCTION MEANS AND METHODS EMPLOYED IN THE EXECUTION OF THE WORK AND FOR SAFETY ON THE PROJECT SITE COORDINATE PROPER STORAGE OF BUILDING MATERIALS ON SITE WITH THE OWNER'S REPRESENTATIVE TO AVOID

DISRUPTION OF THE OWNER'S ACTIVITIES WITHIN THE

BUILDING AND TO MAINTAIN PROPER ACCESS TO ALL REQUIRED MEANS OF EGRESS. PROVIDE TEMPORARY, PORTABLE FIRE EXTINGUISHERS AS REQUIRED BY THE BUILDING CODE, INTERNATIONAL FIRE CODE OR LOCAL AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

- 11. PROTECT ALL AREAS AND NEW AND EXISTING MATERIALS AND FINISHES FROM DAMAGE THAT MAY OCCUR FROM CONSTRUCTION, DIRT, DUST, WATER, ETC. ANY DAMAGE RESULTING FROM CONSTRUCTION OPERATIONS OR IMPROPER PROTECTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- 12. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MEANS AND BARRIERS TO PROTECT THE PROJECT SITE AND THE PUBLIC AS REQUIRED BY APPLICABLE LOCAL, STATE AND NATIONAL CODES AND REGULATIONS.
- 13. PROTECT FIRE ALARM AND FIRE PROTECTION SPRINKLER SYSTEMS FROM DAMAGE DURING CONSTRUCTION. MAINTAIN SYSTEMS OPERATIONAL UNLESS REQUIRED OTHERWISE BY NEW WORK. NOTIFY THE OWNER OF TIMES WHEN FIRE PROTECTION SYSTEMS WILL NOT BE
- 14. THE CONTRACTOR SHALL COORDINATE ALL CUTTING AND PATCHING IN EXISTING WALLS, FLOORS, CEILING, ROOFS, ETC. WHERE REQUIRED BY NEW WORK. SECURE APPROVAL OF THE OWNER PRIOR TO COMMENCE WORK. EMPLOY THE OWNER'S CONTRACTORS WHERE NECESSARY TO MAINTAIN THE INTEGRITY OF EXISTING WORK AND TO MAINTAIN THE OWNER'S EXISTING WARRANTY COVERAGE
- 15. ALL WORK IN THIS PROJECT SHALL BE WARRANTED AGAINST ANY DEFECT IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE YEAR COMMENCING AT THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A LONGER PERIOD IS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED AT NO
- COST TO THE OWNER. 16. REMOVE ALL RUBBISH AND WASTE MATERIALS ON A DAILY BASIS TO PREVENT THE ACCUMULATION OF DIRT OR DEBRIS. PROVIDE FINAL CLEANING AT THE END OF THE PROJECT.
- 17. THE CONSTRUCTION DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT AND REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED WITHOUT HIS EXPRESSED CONSENT.



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SUITE 200 GRAND RAPIDS, MI 49503

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Cover Sheet, Code Data, General Notes

G1.1



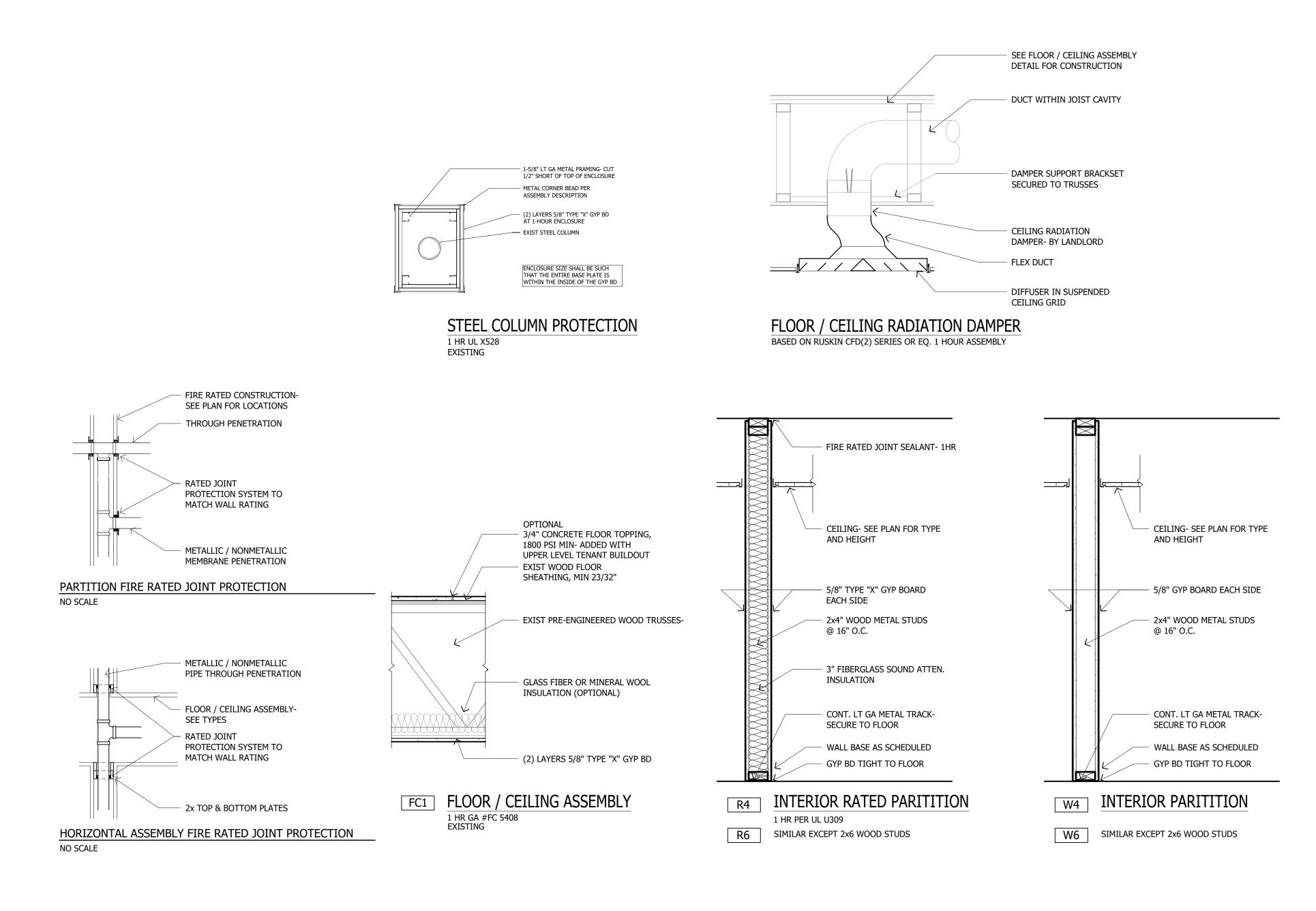


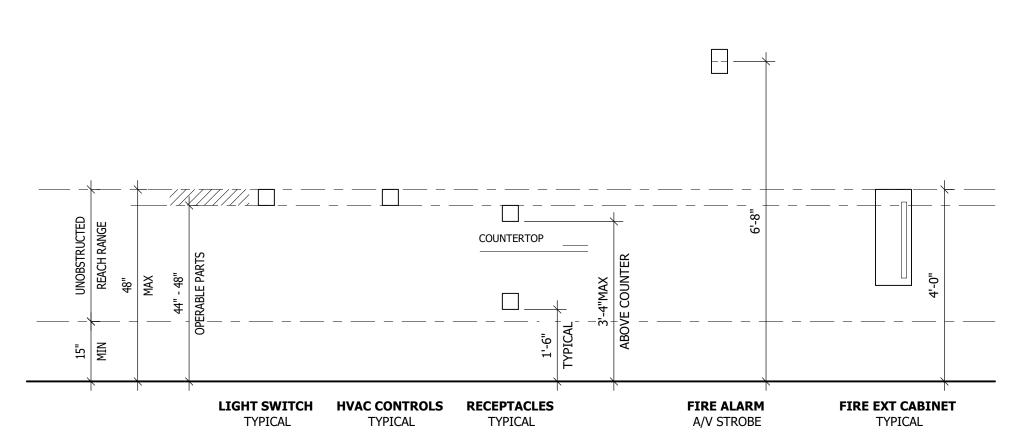






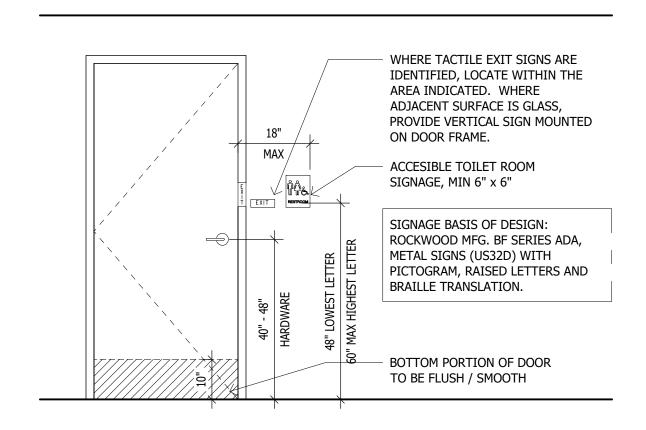
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MOUNTING HEIGHTS- DEVICES & CONTROLS

NO SCALE

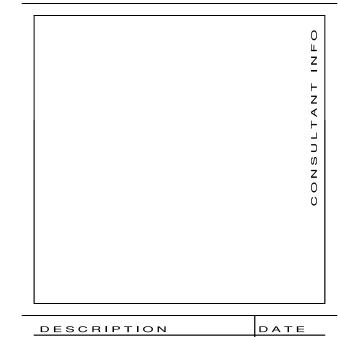


DOORS & SIGNAGE

NO SCALE



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Accessibility Details, Rated Assemblies

G1.2

## **DOORS & FRAMES**

- WOOD DOORS SHALL BE 1-3/4" THICK, 5-PLY, SOLID PARTICLEBOARD CORE, FREE OF UREA FORMALDEHYDE IN ACCORDANCE WITH ANSI/WDMA I.S. 1A OR 6A.
- RATED DOORS SHALL MEET THE REQUIREMENTS OF NFPA 80 AND UL 10C. DOOR LITE GLAZING SHALL BE WIRED SAFETY GLASS,
- COMPLYING WITH ASTM E119 AND NFPA 80. PROVIDE FACE VENEER FOR TRANSPARENT FINISH, MAPLE, GRADE 'A', BOOK AND RUNNING MATCH.
- PREFINISHED DOORS SHALL BE UV CURED, STANDARD COLOR AS SELECTED BY THE ARCHITECT.

- ALL METAL DOORS SHALL BE 1-3/4" THICK, CONFORMING WITH STEEL DOOR INSTITUTE (SDI) GUIDE
- SPECIFICATIONS. INTERIOR METAL DOORS SHALL BE 18 GA FACE SHEET / 16
- GA FRAME WITH POLYSTYRENE CORE. EXTERIOR METAL DOORS SHALL BE 16 GA FACE SHEET / 14 GA FRAME WITH G60 COATING AND INSULATED CORE.
- MIN R=6 OR AS REQUIRED BY THE ENERGY CODE. METAL DOORS SHALL BE FULL FLUSH STYLE WITH INTERLOCKED, HEMMED EDGES AND HAIRLINE SEAMS. RATED DOORS SHALL MEET THE REQUIREMENTS OF UL
- 10B, TEMPERATURE RISE RATED, POSITIVE PRESSURE WITH STEEL STIFENERS & MINERAL WOOL INSULATION. VISION LITES SHALL INCORPORATE FIRE RATED GLAZING
- TO MEET THE RATINGS INDICATED. PROVIDE INTERNAL REINFORCEMENT FOR APPLIED HARDWARE SUCH AS HINGES, CLOSERS, EXIT DEVICES,
- LITES AND LOUVERS SHALL BE FABRICATED WITH THE DOORS. POST-INSTALLED LITE KITS ARE NOT PERMITTED. ALL GLAZING SHALL BE TEMPERED, SAFETY GLASS, CLEAR.
- EXTERIOR GLAZING SHALL BE INSULATED, CLEAR. DOORS SHALL BE FACTORY PRIMED, READY FOR FIELD PAINTING.

## METAL FRAMES

- HOLLOW METAL DOOR FRAMES SHALL BE STEEL, UNEQUAL RABBET CONFORMING TO THE STEEL DOOR INSTITUTE (SDI) GUIDE SPECIFICATIONS.
- FIRE RATED FRAMES SHALL MEET THE REQUIREMENTS OF NFPA 252 / ANSI UL10B AND NFPA 80.
- FRAME DEPTH SHALL BE AS REQUIRED TO ACCOMMODATE THE WALLS IN WHICH THEY ARE INSTALLED. CONTRACTOR TO COORDINATE ALL SIZES AND OPENINGS.
- INTERIOR FRAMES SHALL BE 16 GA, KNOCK DOWN (KD) OR SLIP ON CONSTRUCTION AT INTERIOR STUD PARTITIONS.
- EXTERIOR FRAMES, FIRE RATED FRAMES AND FRAMES IN MASONRY OPENINGS SHALL BE 14 GA, G90, WELDED CONSTRUCTION.
- PROVIDE FRAME ANCHORS AS RECOMMENDED BY THE MANUFACTURER, SUITABLE FOR THE CONDITIONS OF EACH OPENING.

SEE PLAN & PARTITION TYPES

DOUBLE-RABBET, HOLLOW METAL

FOR WALL ASSEMBLY

DOOR FRAME

DOOR TYPES

NO SCALE

- FRAMES SHALL BE PREPARED BY THE MANUFACTURER FOR ALL HINGES, STRIKES, CLOSERS, ETC. FRAMES SHALL BE FACTORY PRIMED, READY FOR FIELD
- PAINTING.

# DOOR HARDWARE NOTES

THE FINISH FOR ALL DOOR HARDWARE SHALL BE BHMA 626 SATIN CHROME, U.N.O. COORDINATE AND PROVIDE CLOSEST MATCHING FINISH WITH MFGR WHERE THIS OPTION IS NOT AVAILABLE.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION

- OF FINAL HARDWARE SELECTIONS, MODEL NUMBERS, ETC. TO MEET THE DESIGN INTENT SPECIFIED HERE AND ENSURE COMPATIBILITY OF ALL COMPONENTS. ALL HARDWARE SHALL BE INSTALLED AND ADJUSTED TO MEET ADA / ACCESSIBILITY REQUIREMENTS AND SHALL BE
- OPERABLE WITHOUT TIGHT PINCHING, GRASPING OR TWISTING.
- FUNCTION- MORTISE LEVER LOCKSET, GRADE 1, SINGLE CYLINDER WITH DEADBOLT, SARGENT 7900 SERIES OR EQUAL, "BL" LEVER, "O" ROSE. PROVIDE STRIKE PLATE SUITABLE FOR THE FRAME DEPTH.
- A 71 FUNCTION FAIL SECURE, ELECTROMECHANICAL B ANSI F13 EXIT FUNCTION W/ INTERIOR THUMBTURN
- HINGES- # DENOTES QTY PER LEAF
- H 4-1/2" x 4-1/2" STEEL BB, 5 KNUCKLE, NRP, FULL

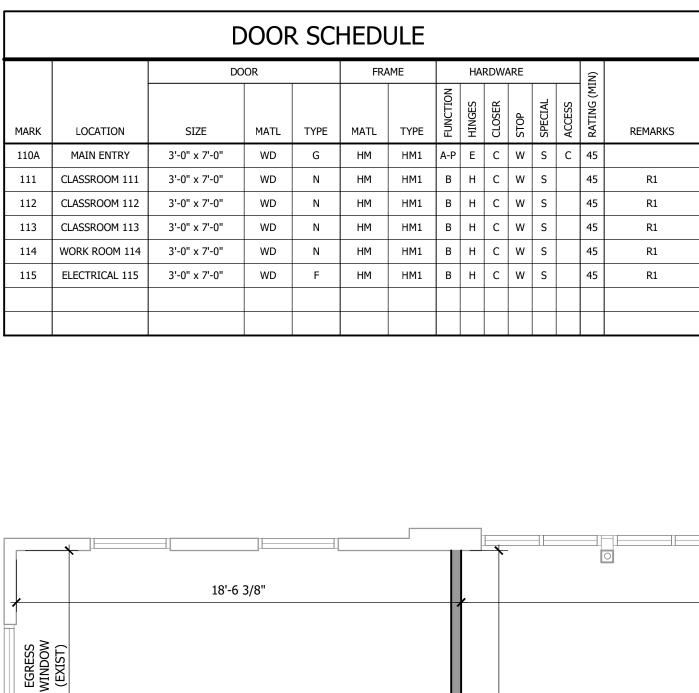
"-P" SUFFIX DENOTES PANIC EXIT DEVICE ON EGRESS

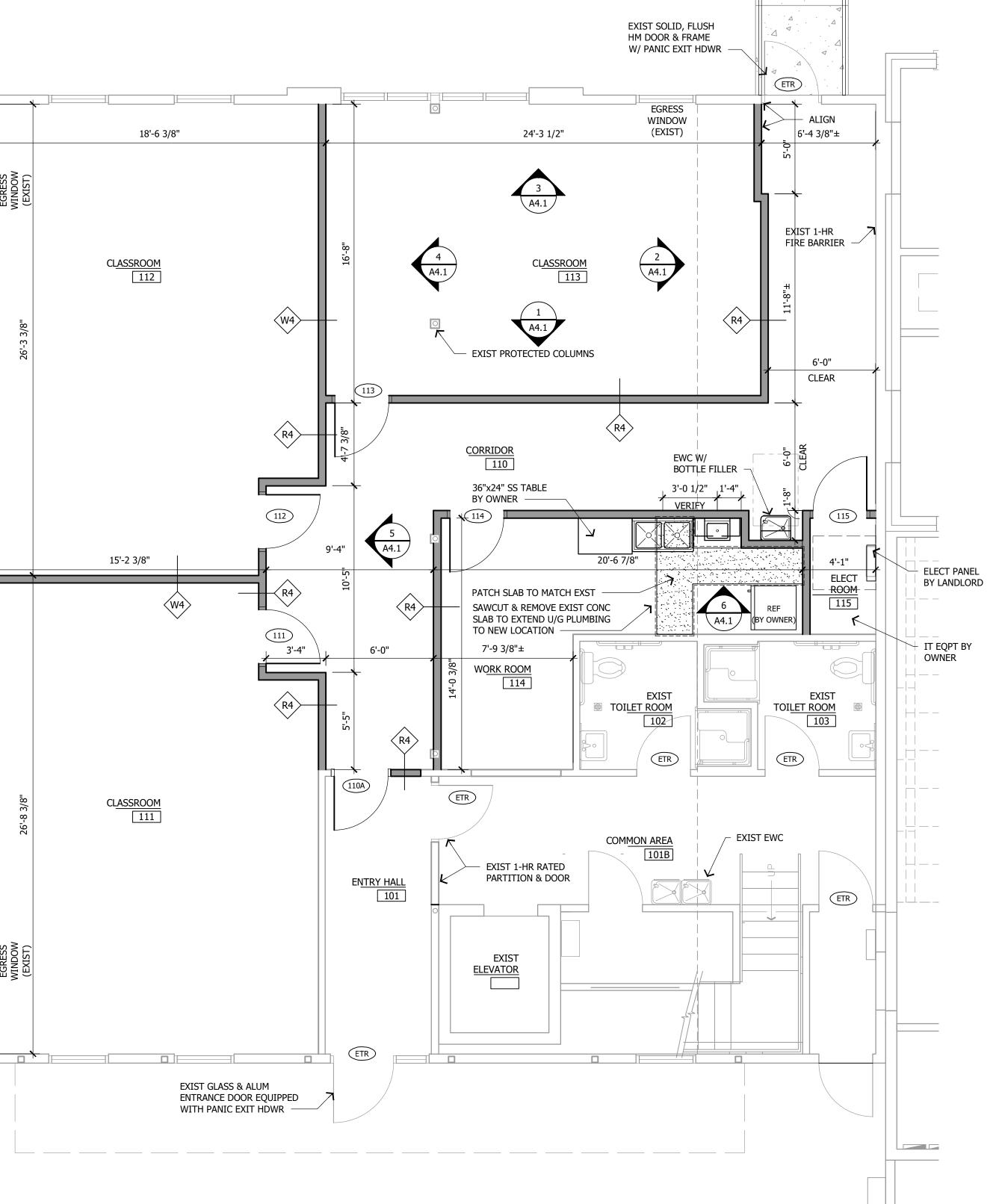
CLOSERS- SET TO MAX 5 LB OPENING FORCE

E SAME AS "A" EXCEPT ELECTRIFIED

- C SURFACE MTD, OVERHEAD
- W WALL, CONCAVE, ROCKWOOD #409 OR EQ
- S SMOKE SEALS
- ACCESS C CARD READER
- ## NUMBER OF MINUTES, DOOR & FRAME

R1 CLASSROOM / ROOM SIGNAGE PROVIDED BY





## **PARTITION NOTES**

- ALL DIMENSIONS ARE TO THE FINISHED FACE OF GYPSUM BOARD AND / OR COLUMN LINES UNLESS NOTED
- OTHERWISE. WALL TYPES DO NOT INCLUDE FINISHES. REFER TO ROOM FINISH SCHEDULE AND ELEVATIONS FOR FINISH
- INFORMATION. ALL FIRE AND SOUND RATED WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TESTING AGENCY DESIGN REPORT WHICH MAY INCLUDE ADDITIONAL REQUIREMENTS NOT IDENTIFIED IN THE DETAILS.
- MEMBRANE AND THROUGH PENETRATIONS IN RATED CONSTRUCTION SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRE STOP SYSTEM TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479.
- FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, OR ANY OTHER WALLS REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE PERMANENTLY IDENTIFIED ABOVE ACCESSIBLE CEILINGS WITH SIGNS OR STENCILING A MINIMUM OF 1/2" LETTERING LOCATED WITHIN THE CONCEALED SPACE AT INTERVALS NOT EXCEEDING 30'.
- EDGE OF DOOR FRAMES SHALL BE 4" OFF ADJACENT SURFACE / CORNER UNLESS NOTED OTHERWISE.

## WOOD FRAMING

- ALL FRAMING MEMBERS SHALL BE THE SIZE AND SPACING INDICATED. FRAMING SHALL COMPLY WITH AF & PA'S WCD-1, DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION.
- WOOD FRAMING FOR STUDS SHALL BE KILN-DRIED, GRADED PER DOC PS 20 WITH 19% MOISTURE CONTENT
- MAXIMUM. HEM-FIR OR S-P-F STUD GRADE OR BETTER. WOOD FRAMING AND PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED (PT) IN ACCORDANCE WITH AWPA U1. CCA TREATED
- LUMBER IS NOT ALLOWED. FIRE RETARDANT TREATED (FRT) LUMBER AND SHEATHING SHALL BE PROVIDED WHERE INDICATED AND COMPLY WITH ASTM D3201.

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GYPSUM BOARD ALL GYPSUM BOARD USED ON ALL RATED AND NON-RATED SYSTEMS SHALL COMPLY WITH ASTM C1396 AND BE A MINIMUM OF 5/8" TYPE "X", UNLESS THE RATED ASSEMBLY REQUIRES A DIFFERENT TYPE.

GYPSUM BOARD SYSTEMS

- ABUSE AND IMPACT RESISTANT GYPSUM BOARD SHALL BE PROVIDED WHERE INDICATED AND COMPLY WITH ASTM
- WATER RESISTANT GYP BOARD SHALL BE PROVIDED AT ALL TOILET ROOMS, JANITOR'S CLOSETS, KITCHENS, MECHANICAL ROOMS AND SIMILAR SPACES THAT MAY BE SUBJECT TO WATER, STEAM OR EXCESSIVE MOISTURE AND
- CEMENTITIOUS BACKER PANELS SHALL BE PROVIDED BEHIND ALL WALL TILE INSTALLATIONS AT SHOWERS AND SIMILAR AREAS SUBJECT TO WETTING AND COMPLY WITH ASTM C1325.

SHALL COMPLY WITH ASTM C1178.

- FINISHING TRIMS INCLUDING CORNER BEAD, J-TRIM, AND EXPANSION JOINTS (V-SHAPED) SHALL COMPLY WITH ASTM C1047.
- EXPANSION JOINTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS. WHERE NO JOINTS ARE INDICATED, PRE-FORMED EXPANSION JOINTS SHALL BE INSTALLED O CONTINUOUS WALLS AT INTERVALS NOT TO EXCEED 30' AND SHALL NOT TERMINATE INTO OPENINGS, DOOR
- FRAMES OR SIMILAR ITEMS. ACOUSTIC SEALANT SHALL BE PROVIDED AT THE PERIMETER OF ALL SOUND RATED ASSEMBLIES AND PENETRATIONS AND COMPLY WITH ASTM C843 OR AS
- RECOMMENDED BY GYP BOARD MANUFACTURER. ALL JOINTS SHALL BE FINISHED, SMOOTH, IN ACCORDANCE WITH ASTM C840 / GA 214. ALL EXPOSED SURFACES SHALL BE A MINIMUM OF LEVEL 4 UNLESS NOTED OTHERWISE. ALL RATED ASSEMBLIES AND
- CONCEALED AREAS MAY BE LEVEL 2. AREAS TO RECEIVE TILE WALL BASE SHALL BE FINISHED SO AS TO PROVIDE A FLAT SURFACE WITH NO MORE THAN 1/8" IN DEVIATION IN 4 FEET TO PREVENT GAPS BEHIND

PARTITION LEGEND

EXISTING PARTITION TO REMAIN

PARTITION TYPE DESIGATION

ALL PARTITIONS NOT DESIGNATED SHALL BE TYPE W4

ALL PARTITIONS SHALL BE FULL HEIGHT EXCEPT WHERE

REFER TO PARTITION TYPES ON SHEET G1.2 FOR

CORE SIZE / THICKNESS

MODIFIER / FINISH

1" FURRING

2-1/2" STUD

3-5/8" STUD

METAL FRAMING

6 6" STUD

8 8" STUD

ADDITIONAL INFORMATION.

NOTED ADJACENT TO TAG (#'-##")

NEW PARTITION- SEE TYPES

EXISTING PARTITION TO BE REMOVED

WOOD FRAMING

6 2x6 STUD

PARTITION TYPES W WOOD FRAMING

R FIRE BARRIER

1x FURRING

2x FURRING 2x4 STUD



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DESCRIPTION DATE BID & PERMIT

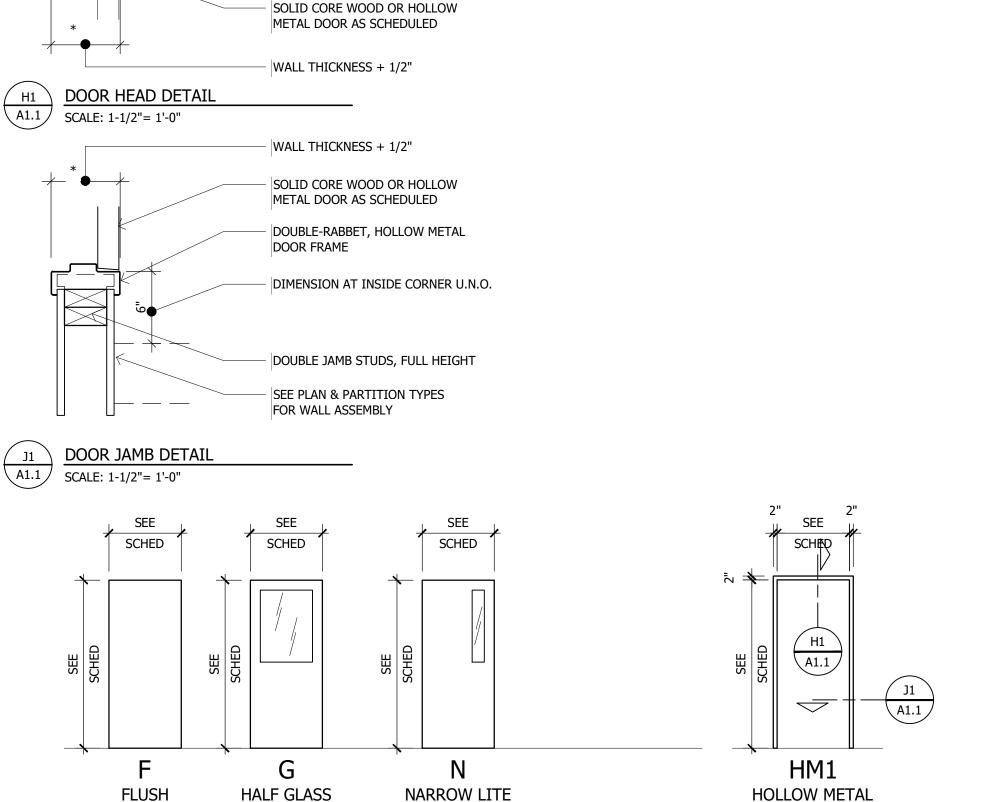
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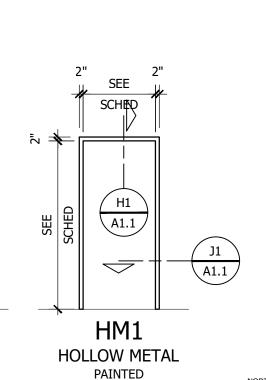
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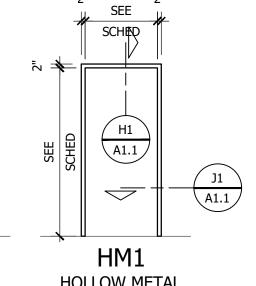
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Floor Plan Door Schedule & Details

A1.1



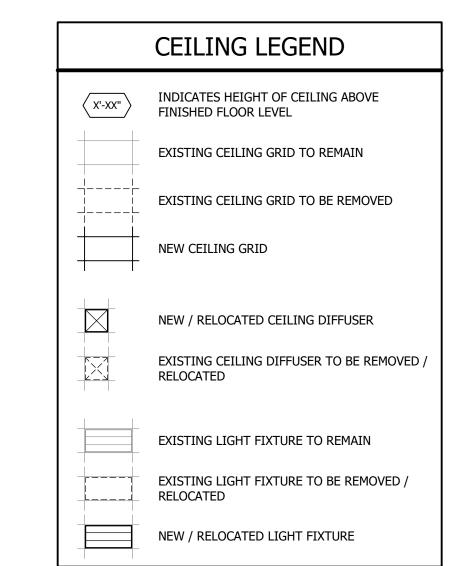




FRAME TYPES

NO SCALE





# **CEILING NOTES**

- 1. SUSPENDED ACOUSTICAL CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C635 AND C636.
- CEILING PRODUCTS SHALL COMPLY WITH THE CEILING FINISH REQUIREMENTS LISTED IN THE BUILDING CODE DATA FOR SMOKE DEVELOPED AND FLAMESPREAD.
   SUSPENDED TILE CEILINGS SHALL BE LAID OUT SO THAT
- THE GRID OR TILES ARE CENTERED IN THE ROOM U.N.O.
  AVOID THE USE OF LESS THAN HALF-WIDTH TILES.

  4. COORDINATE THE LOCATION OF MECHANICAL AND
  ELECTRIAL ITEMS TO BE INTEGRATED INTO THE CEILING
  GRID. LIGHT FIXTURE PLACEMENT SHALL TAKE
- PRECEDENCE OVER ALL OTHER COMPONENTS.

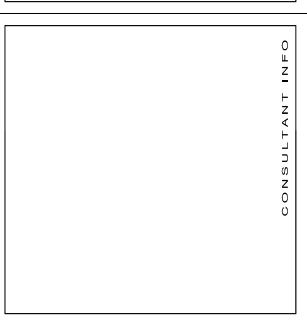
  5. RECESSED LIGHTS, SPRINKLER HEADS AND SIMILAR ACCESSORIES SHALL BE CENTERED IN THE TILE IN WHICH THEY ARE LOCATED.
- 6. HANGER WIRES SHALL BE SECURELY ATTACHED TO STRUCTURAL MEMBERS (NOT FLOOR OR ROOF DECK) WITH A MINIMUM No. 12 GAGE, GALVANIZED, SOFT ANNEALED, MILD STEEL WIRE AND BE BRACED TO PREVENT SWAY. WIRES SHALL BE INSTALLED PLUMB AS REO'D.
- 7. SUSPENDED GRID SYSTEMS AND HANGER WIRES SHALL NOT BE USED TO SUPPORT CONDUIT, PIPING, DUCTWORK OR LOOSE CABLING. ALL SUCH ELEMENTS SHALL BE INDEPENDENTLY SUPPORTED.
- INDEPENDENTLY SUPPORTED.

  B. PERIMETER WALL TRIMS SHALL BE SECURED THROUGH
  GYP BOARD INTO WALL FRAMING MEMBERS.



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Reflected Ceiling Plan

A3.1

\\CREATE3-FILESVR\PROJECTS\25-0208 - LIGHTHOUSE ACADEMY- HASTINGS\02\_WORKING DRAWINGS\SHF

## MILLWORK NOTES

- MILLWORK, CABINETRY, COUNTER TOPS, ETC. SHOWN ARE TO ILLUSTRATE DESIGN INTENT ONLY. SUPPLIER SHALL BE RESPONSIBLE FOR FINAL DETAILING TO THE DIMENSIONS PROVIDED.
- CABINET DIMENSIONS, HARDWARE, ETC. SHALL COMPLY
- WITH THE REQUIREMENTS OF ANSI A117.1 (ADA). ALL CABINETS FACES SHALL BE PLASTIC LAMINATE CLAD, U.N.O. INTERIORS SHALL BE MAPLE MELAMINE, U.N.O.
- PROVIDE FACE MATCHING LAMINATE AT ALL EXPOSED LOCATIONS VISIBLE BEHIND DOORS OR BETWEEN GAPS. LAMINATE SHALL BE AS SPECIFIED OR AS SELECTED BY ARCHITECT.
- PROVIDE FINISHED PANELS AT ALL EXPOSED CABINET ENDS AND OPENINGS FOR EQUIPMENT AND APPLIANCES. COORDINATE OPENINGS AND SPACES FOR APPLIANCES WITH PRODUCT SPECIFICATIONS.
- ALLOW FOR A A CONTINUOUS RUN OF UNDER CABINET LIGHTING AT ALL WALL CABINETS.
- COUNTER TOPS SHALL BE MANUFACTURED STONE OR QUARTZ, 3 cm. COLOR AS SPECIFIED OR SELECTED BY ARCHITECT, U.N.O. PROVIDE PENCIL EDGE PROFILE, 1/8"

0. PROVIDE 3/4" SUB TOPS. USE WATER RESISTANT

- MATERIALS AT ALL WET LOCATIONS. .. PROVIDE BACK AND SIDE SPLASHES, 4" HIGH, TO MATCH
- COUNTER TOP, U.N.O. 2. COORDINATE LOCATION OF WALL BLOCKING FOR CABINETS, COUNTER TOPS, ETC. W/ OTHER TRADES. 13. PROVIDE COUNTER TOP SUPPORT BRACES AT OPEN WORK
- SURFACES NOT TO EXCEED 42" O.C. 4. COORDINATE LOCATION OF COUNTER TOP GROMMETS IN WORK SURFACE TOPS WITH OWNER. PROVIDE 2"
- DIAMETER, BLACK. 15. PAINT OR SEAL ALL VISIBLE / EXPOSED WOOD, PLYWOOD,
- BLOCKING, CLEATS, SUPPORTS, BRACES, ETC. 6. SEAL COUNTER TOP TO BACK AND SIDE SPLASHS AT ALL
- WET AREAS WITH CLEAR SILICONE SEALANT. 7. CABINET DOORS AND DRAWERS SHALL BE FURNISHED WITH WIRE PULLS, ADA COMPLIANT, SATIN CHROME FINISH, U.N.O.
- 8. HINGES SHALL BE 120 DEGREE OPEN, EUROPEAN STYLE, U.N.O. DOORS OVER 32" HIGH SHALL HAVE THREE HINGES PER SIDE.
- 9. CABINET DRAWERS SHALL BE FURNISHED WITH FULL-DEPTH, SIDE MOUNT, SOFT-CLOSE, BALL BEARING DRAWER SLIDES.

		SC CLEAR, EPOXY CONCRETE AT
		CPT CARPET: MODU COLOR & PATTI
		CPT2 WALK-OFF CAR RECOMMENDAT
		VINYL COMPOS COLORS (NEUT
CL <u>ASSROOM</u> W: PT	CLASSROOM  113  W: PT	VB VINYL BASE: 4'
W. FI B: VB F: CPT	B: VB F: CPT	ACT ACOUSTICAL C EDGE IN 15/16
		EXP EXPOSED CONS
		PNT LATEX PAINT: 0
	CONDIDOR	PL PLASTIC LAMIN
	CORRIDOR W: PT WORK ROOM ROOM	STS STAINLESS STE
	B: VB F: VCT   WORK ROOM   114 W: PT B: VB F: VCT   N.I.C.   W: PT B: VB F: VCT   N.I.C.   F: VCT	
CL <u>ASSROOM</u> W: PT  R: VB	W: PT B: VB VCT W: PT	

	FIN	INTERIOR FINISH MATERIALS
	MARK	DESCRIPTION
	SC	CLEAR, EPOXY SEALER WITH NON-SLIP FINISH. ENSURE COMPATIBILITY WITH NEW CONCRETE AT SAWCUT AND PATCHED AREAS OF FLOOR.
	CPT	CARPET: MODULAR CARPET TILES, 12" x 48", SOLUTION DYED, MIN 25 OZ/YD. QUICK SHIP. COLOR & PATTERN AS SELECTED BY OWNER. INSTALL PER MFGR RECOMMENATIONS.
	CPT2	WALK-OFF CARPET: 24" x 24" MODULAR, COLOR: BLACK OR CHARCOAL. INSTALL PER MFGR RECOMMENDATIONS.
	VCT	VINYL COMPOSITION TILE: 12"x12" SQUARE, 0.125" THICK. PROVIDE OPTION FOR UP TO 3 COLORS (NEUTRAL + 2 ACCENT), AS SELECTED BY OWNER. INSTALL PER MFGR RECOMM.
	VB	VINYL BASE: 4" HIGH WITH COVE. COLOR AS SELECTED BY OWNER.
	ACT	ACOUSTICAL CEILING TILE: 2'x2' TILE, ARMSTRONG "ULTIMA" #1993 W/ BEVELED TEGULAR EDGE IN 15/16" PRELUDE SUSPENDED METAL GRID SYSTEM, WHITE. OR EQUAL.
	EXP	EXPOSED CONSTRUCTION. PAINT CEILING WHITE, U.N.O.
	PNT	LATEX PAINT: GENERAL WALLS, COLOR AND SHEEN AS SELECTED BY OWNER.
	PL	PLASTIC LAMINATE (CABINETS): AS SELECTED BY OWNER.
Т И	STS	STAINLESS STEEL COUNTER TOP, 18 GA, BRUSHED FINISH.

# FINISH NOTES

- ALL FINISHES SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE DEVELOPED CLASSIFICATIONS LISTED IN THE
- BUILDING CODE DATA. WORKMANSHIP SHALL BE IN CONFORMANCE WITH CURRENT TRADE ASSOCIATION STANDARDS FOR EACH PRODUCT OR SYSTEM INSTALLED.
- CONTRACTOR(S) SHALL BE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE NEW MATERIALS ARE APPLIED. SUBSTRATE SHALL BE SMOOTH, FREE OF DEFECTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL
- MANUFACTURERS WRITTEN RECOMMENDATIONS. FINISH SUBSTITUTIONS SHALL ONLY BE APPROVED PRIOR TO THE AWARD OF CONTRACT BY ARCHITECT. PROVIDE PRODUCTS AS SPECIFIED UNLESS DESIGNATED "OR
- REFER TO REFLECTED CEILING PLAN(S) FOR CEILING
- DETAILS, ACCENTS, ETC. ALL FLOORING TRANSITIONS SHALL OCCUR BENEATH THE
- CENTER OF THE DOOR U.N.O. ALL PAINTS AND ADHESIVES SHALL BE LOW VOC / ODOR. COUNTERTOP SUPPORT BRACKETS SHALL BE FINISHED TO MATCH THE COUNTER TOP. VENEER OR LAMINATE

SUPPORT PANELS SHALL MATCH THE ADJACENT CABINET

FINISH, U.N.O. PROVIDE SCALED MILLWORK DRAWINGS OF ALL

SPECIES INDICATED.

- SHOP-BUILT CABINETS, COUNTER TOPS, ETC. 0. PROVIDE PHYSICAL FINISH SAMPLES FOR APPROVAL OF ALL FINISH MATERIALS SPECIFIED. PAINT AND STAIN FINISHES SHALL BE PROVIDED IN THE SPECIFIED SHEEN. TRANSPARENT FINISHES SHALL BE ON THE WOOD
- . FIELD FINISH VENTS, GRILLES, ACCESS PANELS, RACEWAYS, ELECTRICAL PANEL BOARDS (IN FINISHED SPACES) TO MATCH SURFACE ON WHICH THEY OCCUR UNLESS NOTED OTHERWISE. EXCEPTION: ITEMS WITH FACTORY WHITE FINISH, OCCURRING ON WHITE ACT OR WHITE GYPSUM BOARD

CEILING SHALL NOT BE PAINTED. STAINLESS STEEL

- ITEMS SHALL NOT BE PAINTED 12. REPAIR / REPLACE EXISTING SUSPENDED CEILING GRID &
- TILE AFFECTED BY NEW WORK. 3. REPAINT EXISTING WALLS, FULL LENGTH, WHERE AFFECTED BY NEW WORK. SPOT PAINTING TO MATCH IS
- NOT ACCEPTABLE. . PROVIDE NEW WALL BASE AT EXISTING WALL AFFECTED BY NEW WORK. NEW AND EXISTING SHALL NOT BE MIXED ON THE SAME WALL.

PL PLASTIC LAMINATE WC WALL COVERING

# 100 CESAR E. CHAVEZ AVE SW SUITE 200 GRAND RAPIDS, MI 49503

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## MATERIAL ABBREVIATIONS AC ACOUSTIC CEILING

- CPT CARPET, MODULAR CT CERAMIC TILE
- EPT EPOXY PAINT EXP EXPOSED STRUCT. GYP GYPSUM BOARD STS STAINLESS STEEL

PAINT

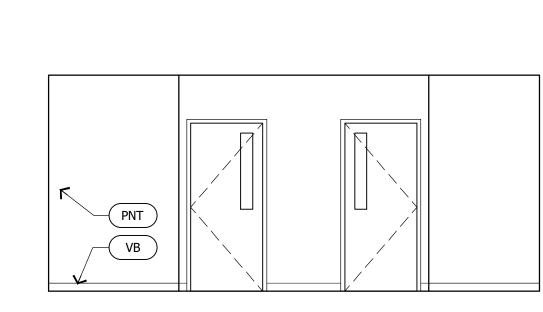
SC SEALED CONCRETE SS SOLID SURFACE OR MFG. QUARTZ SSV SEAMLESS SHEET VINYL FRP FIBER REINF. PANEL STC STAINED CONCRETE

QT QUARRY TILE

WD WOOD

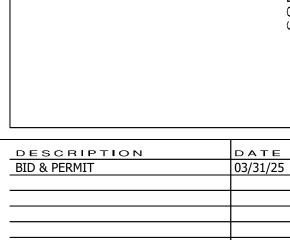
LVP LUXURY VINYL PLANK VB VINYL BASE LVT LUCURY VINYL TILE VCT VINYL COMP. TILE

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COLUMN (NEAR SIDE)

THE OWNER SHALL FURNISH ALL WINDOW OBSCURING COVERINGS OR DEVICES AS REQ'D.



DATE

# Lighthouse Academy

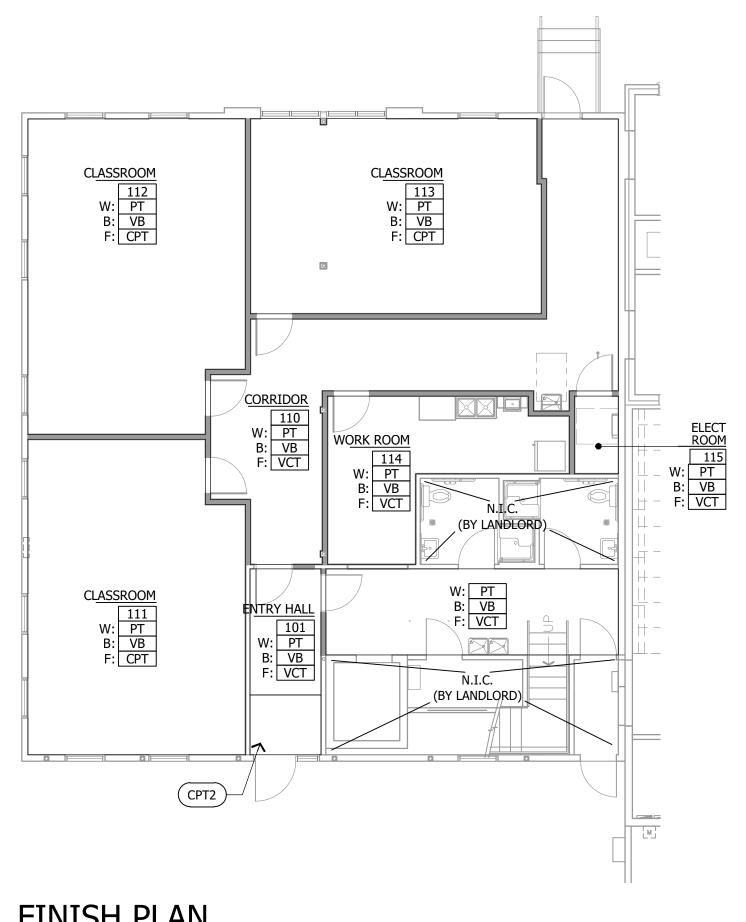
400 W. State Street

Hastings, Michigan

05-0208

Interior Elevations, Finish Plan & Details

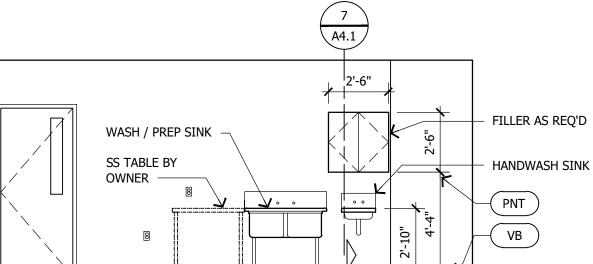
A4.1





INTERIOR ELEVATION

A1.1 SCALE: 1/4"= 1'-0"



INTERIOR ELEVATION A1.1 SCALE: 1/4"= 1'-0"

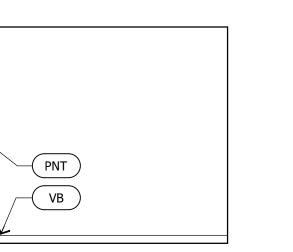


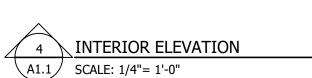
Scale: 1/8'' = 1'-0''

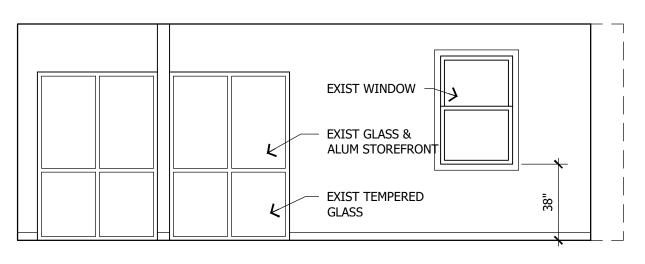
LAMINATE OR WOOD VENEER ON 3/4" PART. BD. PANELS- SEE ELEVS PRE-FINISHED MAPLE MELAMINE INTERIOR, U.NO. PRE-FINISHED 3/4" PLYWD SHELF TO MATCH CABINET INTERIOR ON SHELF PINS @ 3" O.C. VERT. 120° EUROPEAN STYLE HINGES ADA COMPLIANT WIRE PULLS, U.N.O.

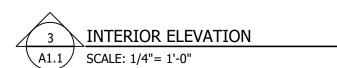
COORD BLK'G IN WALL

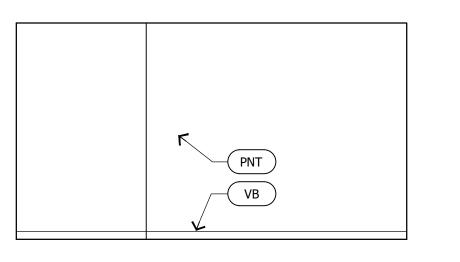
7 CABINET SEC SCALE: 1"= 1'-0" CABINET SECTION



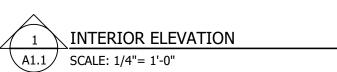




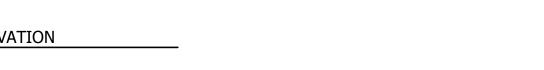












PLUMBING FIXTURE SCHEDULE							
MK	FIXTURE	MODEL / DESCRIPTION	SAN	VENT	COLD	НОТ	REMARKS
(wc)	WATER CLOSET	EXIST BY LANDLORD					
(WL)	WALL LAVATORY	EXIST BY LANDLORD					
S1	HAND SINK	WALL MOUNT 17" x 15" STAINLESS WITH BACKSPLASH AND LEVER FAUCET	2"	2"	1/2"	1/2"	BASIS OF DESIGN: REGENCY #600HS17
S2	WASH SINK	FREE STANDING, 41" x 22-1/2", 2 COMP. STAINLESS WITH BACKSPLASH AND LEVER FAUCET	2"	2"	1/2"	1/2"	BASIS OF DESIGN: REGENCY #60021717G
(WH)	WATER HEATER	EXIST BY LANDLORD					
€wò	ELECT WATER COOLER	SINGLE UNIT (LOW) WITH BOTTLE FILLER	1-1/2"	2"	1/2"		BASIS OF DESIGN: ELKAY LZS8WSLK

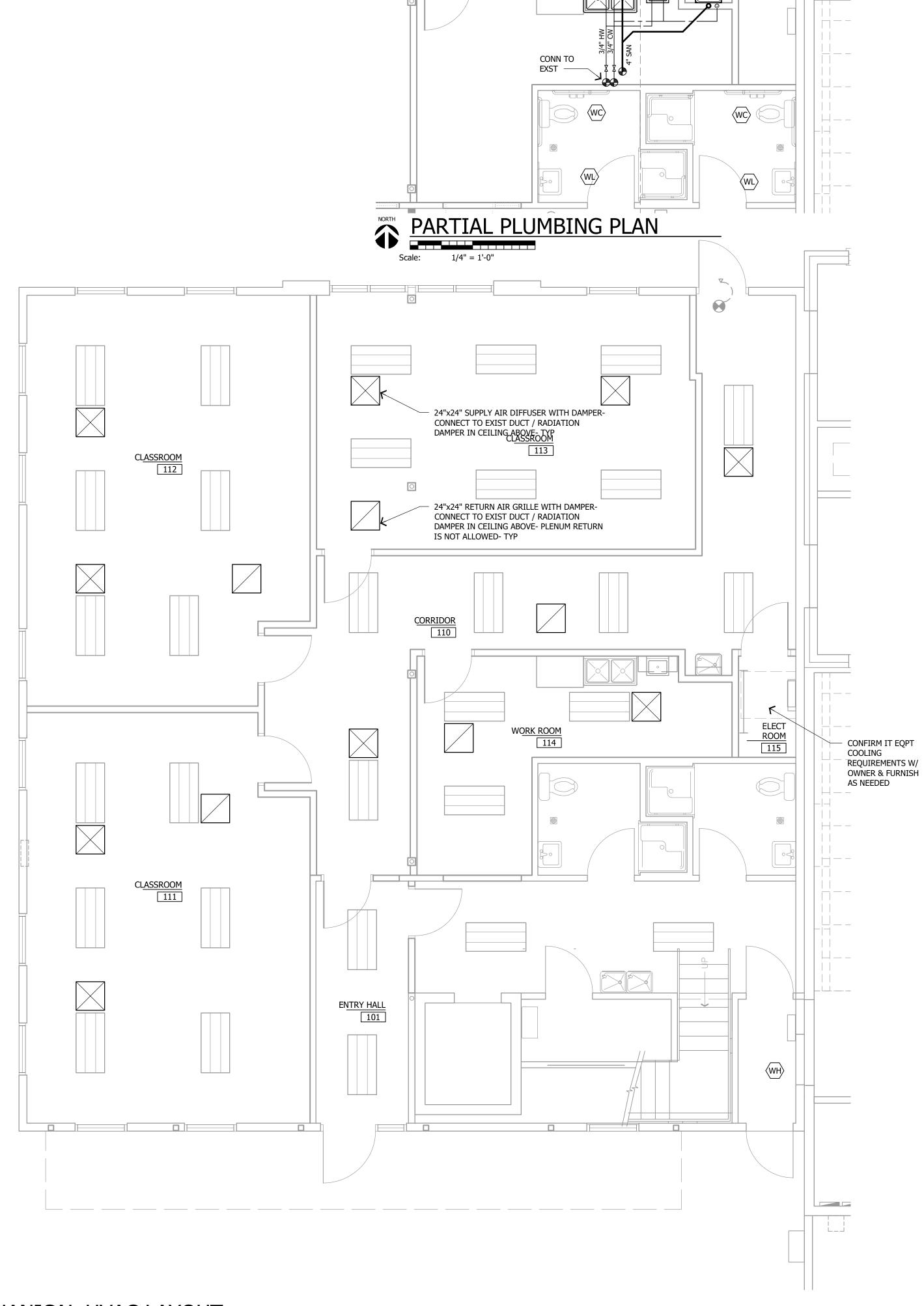
PROVIDE MIXING VALVE AT EACH LAVATORY CONFORMING TO ASSE 1070. COVER EXPOSED PIPES AT ALL LAVATORIES AND WALL SINKS.

ROOM NAME

PROVIDE STOPS AT ALL FIXTURES.

4. ALL DVW PIPING TO BE PVC5. WATER SUPPLY PIPING TO BE TYPE A PEX W/ COPPER STUB OUTS.

/EI	NTILATION S	CHE	DULE					MMC TABLE 403.3.1.1	
MOC	NAME	AREA SF	OCC/ 1000 SF	occ	CFM / PERSON	CFM / SF	REMARKS		
JON									
	CORRIDOR	412				0.06			
.10	CORRIDOR		35	16	10	0.06			
110		412	35 35	16 16	10				
110 111 112	CLASSROOM	412 458				0.12			
110 111 112 113	CLASSROOM CLASSROOM	412 458 458	35	16	10	0.12			
110 111 112 113 114	CLASSROOM  CLASSROOM  CLASSROOM	412 458 458 392	35 35	16 14	10	0.12 0.12 0.12			







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DE	SCRIPTION	DATE
BID	& PERMIT	03/31/25
	_	

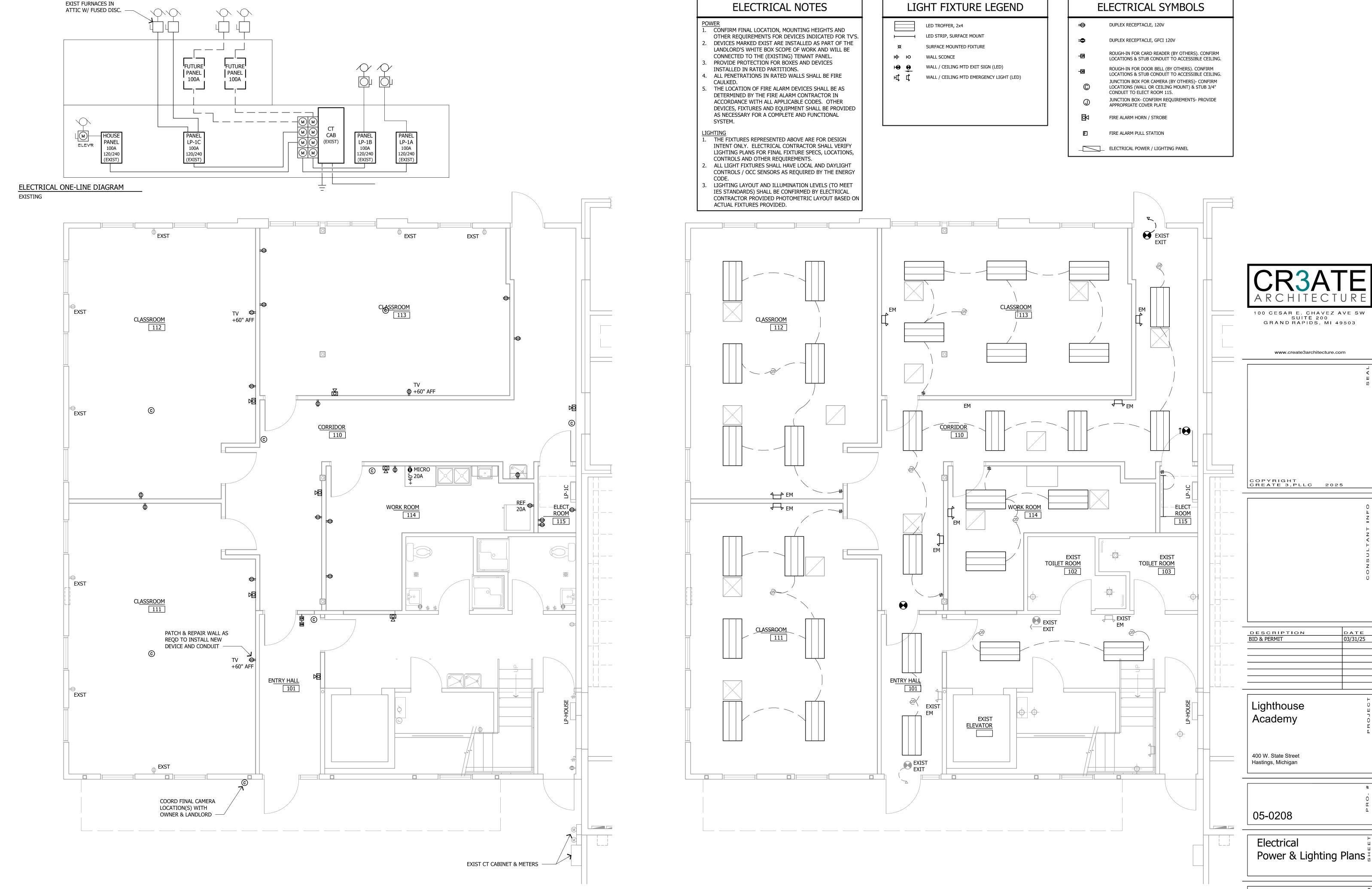
Lighthouse	_
Academy	

400 W. State Street Hastings, Michigan

05-0208

Mechanical HVAC & Plumbing Plans and Schedules

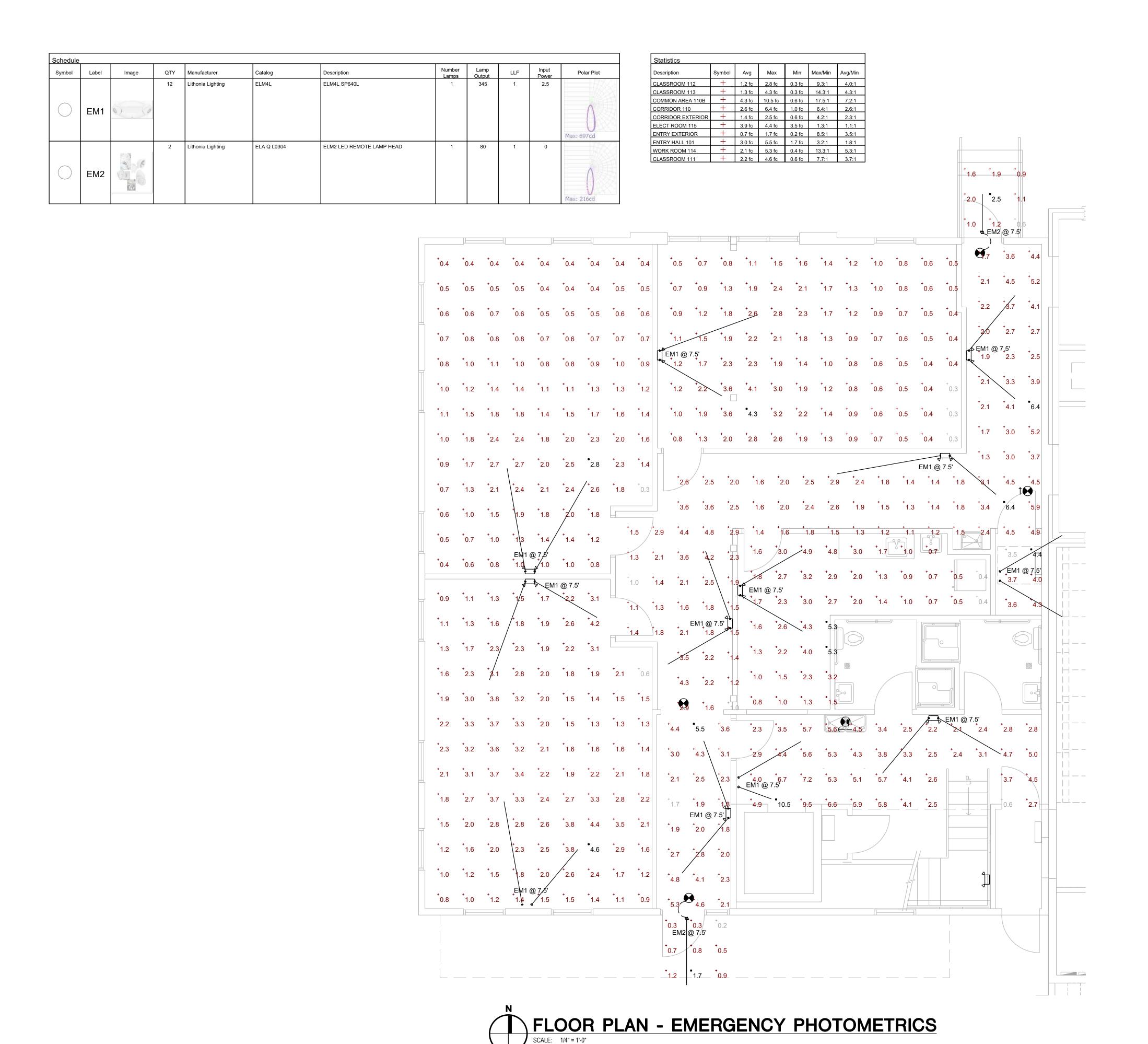
M1.1



Scale: 1/4" = 1'-0"

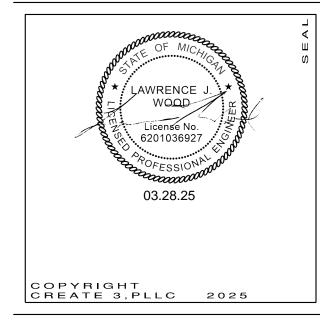
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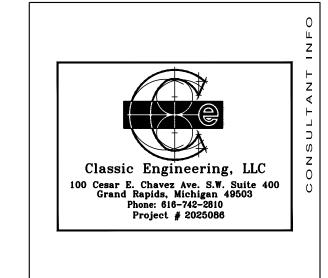
E1.1





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 DESCRIPTION	DATE
PERMITS	03-28-2

Lighthouse Academy	P R O J E C T
400 W. State Street Hastings, Michigan	

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05-0208	σ.

FLOOR PLAN EMERGENCY PHOTOMETRICS

E1.2