

NORTH BRANCH AREA SCHOOLS
ELEMENTARY & RUTH FOX MIDDLE
OPERABLE PARTITION REMODELING
NORTH BRANCH, MICHIGAN
CONSTRUCTION DOCUMENTS

MARCH 20, 2024

DIRECTORY

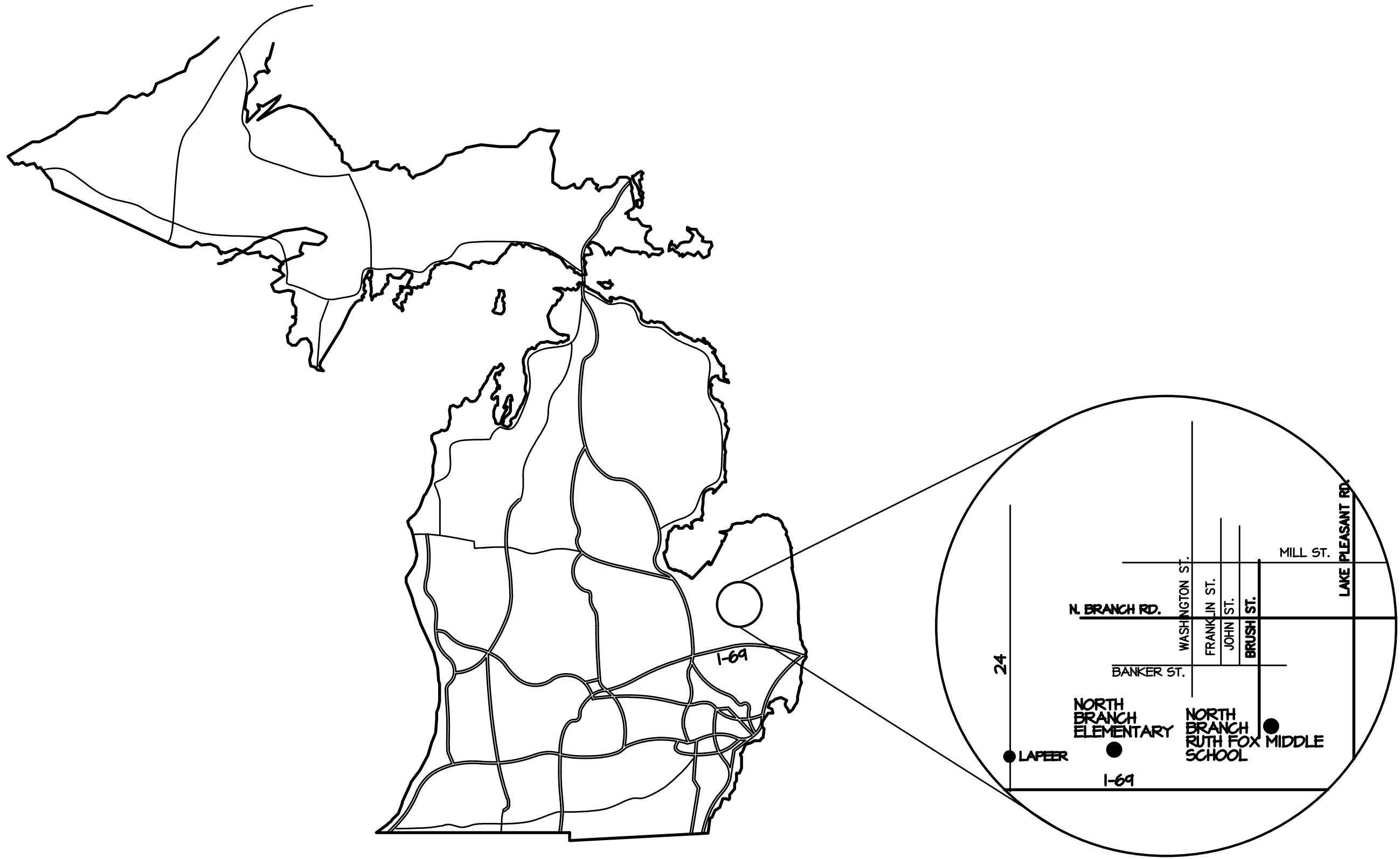
OWNER
NORTH BRANCH AREA SCHOOLS
6655 JEFFERSON
NORTH BRANCH, MI 49461
PH. (269)-666-3570

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KINGSCOTT ASSOCIATES INC.
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LOCATION MAP

Elementary & Ruth Fox Middle
Operable Partition Remodeling
NORTH BRANCH AREA SCHOOLS
North Branch, Michigan



REVISIONS/REVIEW	DATE
CONSTRUCTION DOCUMENTS	03/20/2024

KEY PLAN

JOB NO. 2667.12C

SHEET TITLE
TITLE SHEET

SHEET NO.

G0.1



ENGINEERING DATA

Design soil bearing pressure	2000 psf
Design stresses	
Concrete	
Footings and Foundations	$f'_c = 3500$ psi
Steel	
W shapes	$F_y = 50000$ psi
Rectangular HSS shapes (A500)	$F_y = 46000$ psi
Round HSS & Pipe shapes (A500)	$F_y = 42000$ psi
All other shapes	$F_y = 36000$ psi
Structural bolts	ASTM A325
Anchor bolts/Column anchor rods	ASTM F 1554 – Grade 36
Welding electrode	E70XX
Masonry	
CMU	$f'_m = 1500$ psi
Grout	$f'_c = 2000$ psi
Light gauge framing	As required by design
Up to and including 43 mils	$F_y = 33000$ psi
54 mils and thicker	$F_y = 50000$ psi
Structural design requirements	
Specific Design Loads	
Partition dead loads	
Partition (Modernfold STC 47 BOD)	7 psf
Structure	Self weight
Misc	3 psf
	10 psf Total
Design codes	
General building code	Michigan Building Code 2015
Concrete	ACI 318
Steel	AISC 360 – ASD
Masonry	TMS 402/ACI 530/ASCE 5

GENERAL FOUNDATION AND CONCRETE NOTES

- Fill material shall be thoroughly compacted prior to placement of concrete. Fill under all slabs on grade shall be a minimum of 6" of well draining granular material shall be placed under all slabs on grade (UNO elsewhere in the construction documents).
- Coordinate finish of all foundation work, including slabs on grade, with architectural and flooring supplier's requirements.
- Refer to "General Structural Notes" for information regarding special inspections and installation of post installed anchors.

CONCRETE SPEC NOTES

- All concrete shall be done in accordance with ACI 117, 211, 301, 306.1, 302, 315, 347 and 318 requirements, and as stated on contract documents.
- Provide submittals for Product Data, Design Mixes, Steel Reinforcement Shop Drawings, Material Test Reports, and Material Certifications.
- All exposed exterior concrete retaining and foundation walls shall be considered to have an Architecturally exposed class "A" finish, in accordance with ACI 347. Finish concrete walls as directed by Architect.
- Testing of concrete shall be done for each 100 cu. yd. or fraction thereof, and shall include but is not limited to slump, air content concrete in temperature, unit weight, and compressive strength. All testing shall follow ASTM standards.
- Admixtures shall contain no more than 0.1 percent water-soluble chloride ions by mass of cementitious material. Do not use admixtures containing calcium chloride.
 - Water-Reducing Admixture: ASTM C494, Type A
 - High-Range, Water-Reducing Admixture: ASTM C494, Type F
 - Water-Reducing and Accelerating Admixture: ASTM C494, Type E
 - Water-Reducing and Retarding Admixture: ASTM C494, Type D
 - Air-Entraining Admixture: ASTM C260
- Repair and patch defective areas as directed by Architect.

GENERAL STRUCTURAL NOTES

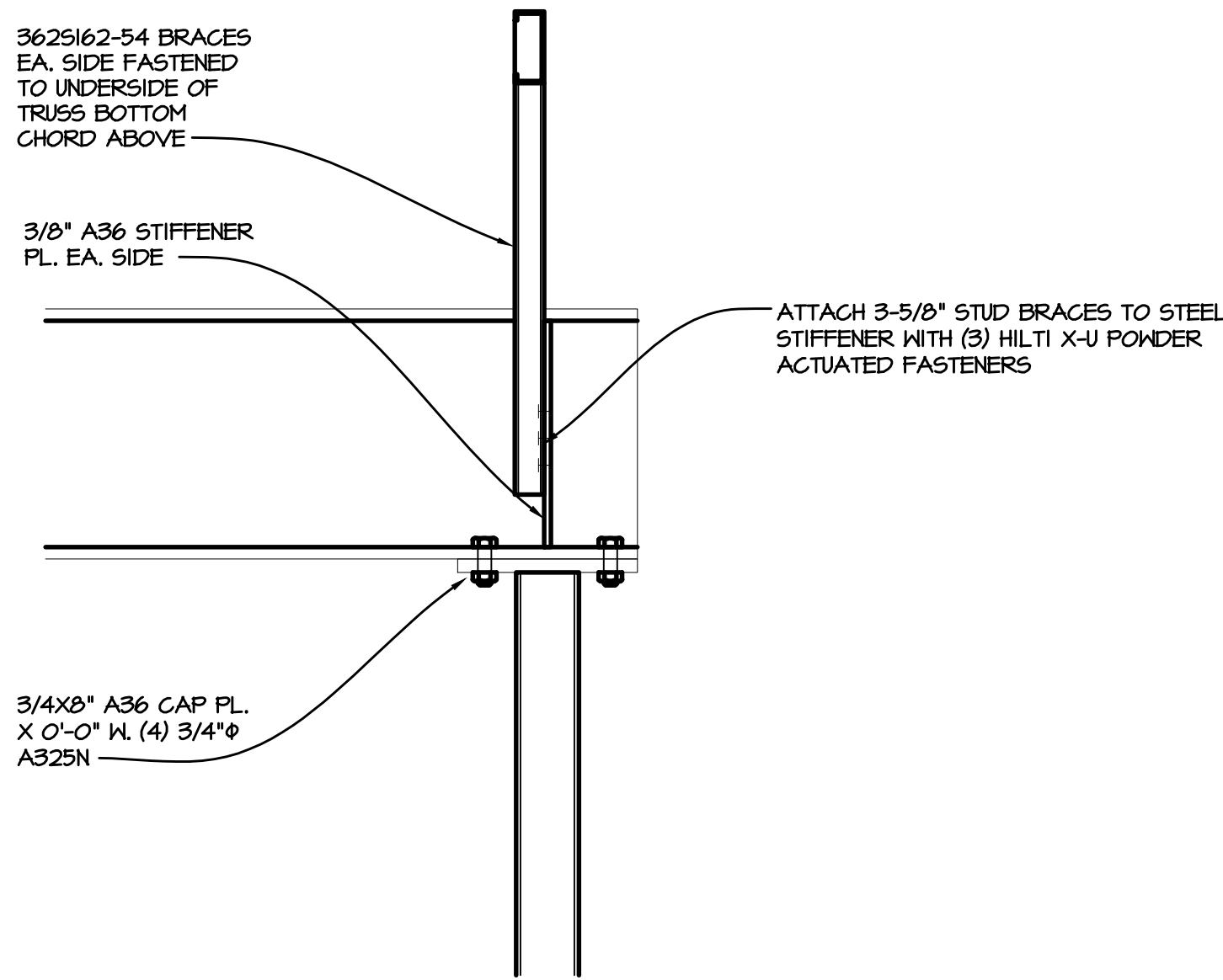
- All work shall be performed in accordance with the contract documents. In case of a conflict within the contract documents, the more stringent condition shall govern, unless directed otherwise by the engineer of record. Prior to implementation, any discrepancies shall be reported to the architect for clarification.
- In the event that certain details of construction are not indicated or noted in the drawings, details for similar conditions that are indicated or noted shall be utilized, subject to the structural engineer's approval.
- Openings and penetrations through structural elements, and items embedded in structural elements that are not indicated in the structural drawings shall be reviewed by the structural engineer prior to fabrication, erection and/or construction.
- The structure has been designed for the in-service loads only. The methods, procedures and sequences of construction are the responsibility of the contractor. Contractor shall take all necessary precautions to maintain and ensure the integrity of the structure at all stages of construction. Contractor shall immediately notify the structural engineer of any condition which, in his opinion, might endanger the stability of the structure or cause distress in the structure.
- All existing conditions and all related dimensions indicated in the contract documents shall be field verified prior to fabrication, erection and/or construction. Any condition that differs from that indicated in the contract documents shall be submitted to the architect for review prior to fabrication, erection and/or construction.
- Where product substitutions are desired, they shall be submitted to engineer for review & approval a minimum of 2 weeks prior to planned installation. Post installed anchors shall be the specific product indicated. Adhesive anchors shall be installed using products that are approved by the supplier for all temperature considerations. Installation shall be in accordance with suppliers published installation instructions.

STEEL NOTES

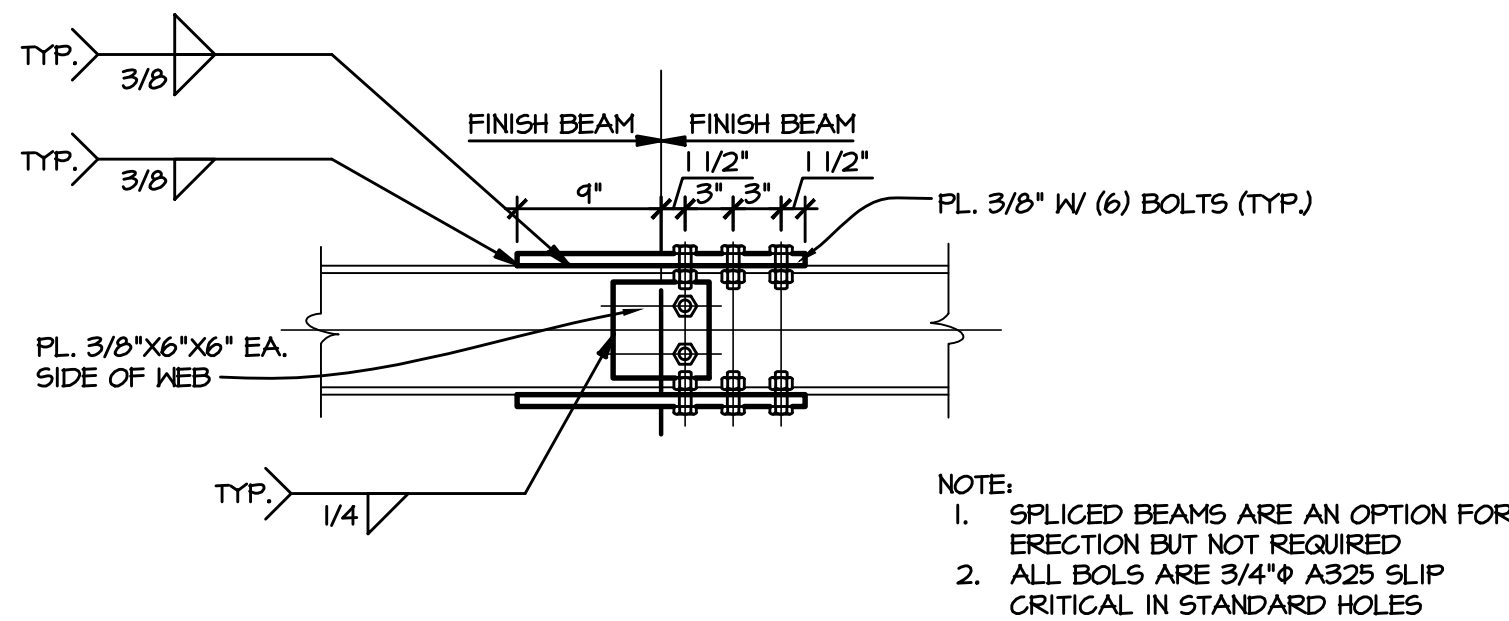
- Structural steel shall be shop painted with min. 1.5 mil dry film thickness of a rust inhibiting primer.
- Erector is to provide temporary bracing sufficient to hold frame in position until all construction necessary for building stability is complete.
- Beam and lintel bearing on concrete and masonry wall shall be 8" unless otherwise shown. Provide beam bearing plates and wall anchors as required.
- Camber beams upward the designated amount indicated on the structural drawings. Beams without a specified camber shall be oriented such that any incidental camber is upward.
- All bolted moment, brace frame, and truss connections shall be done with slip critical bolts including the gravity shear connection. Slip critical joints shall be prepared with a Class A faying surface, and oversized holes in slip critical joints may be used at the fabricator's option.
- Bolted connections not specified to be slip critical shall be tightened snug tight (all metal surfaces in contact).

STEEL SPEC NOTES

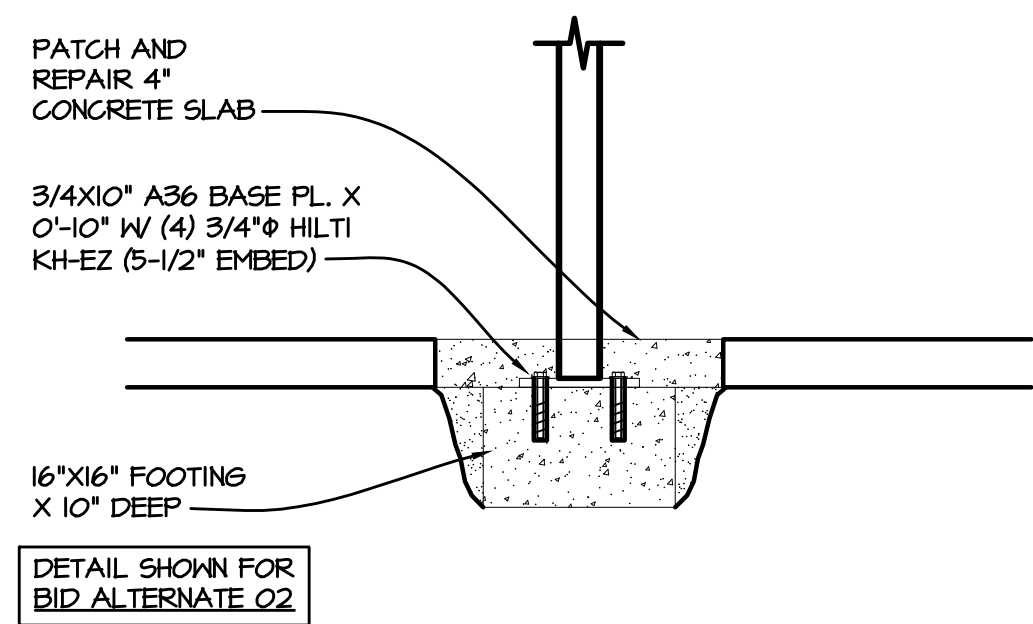
- All steel shall be fabricated, detailed, and erected in accordance with AISC Code of Standard Practice, ASTM A6 "Specification for General Requirements for Rolled Steel Plates, Shapes, Sheet Piling, and Bars for Structural Use", and Research Council on Structural Connections (RCSC) "Specifications for Structural Joints Using ASTM A325 or A490 Bolts."
- Provide shop drawing submittal laying out and detailing structural steel, bolts, metal deck, and joints.
- Inspect all steel in accordance with Michigan Building Code and AISC requirements. At a minimum visually inspect all fillet welds, non-destructively test all full penetration welds, inspect all bolted connections, etc.
- All welding shall be done in accordance with AWS D1.1 "Structural Welding – Steel."



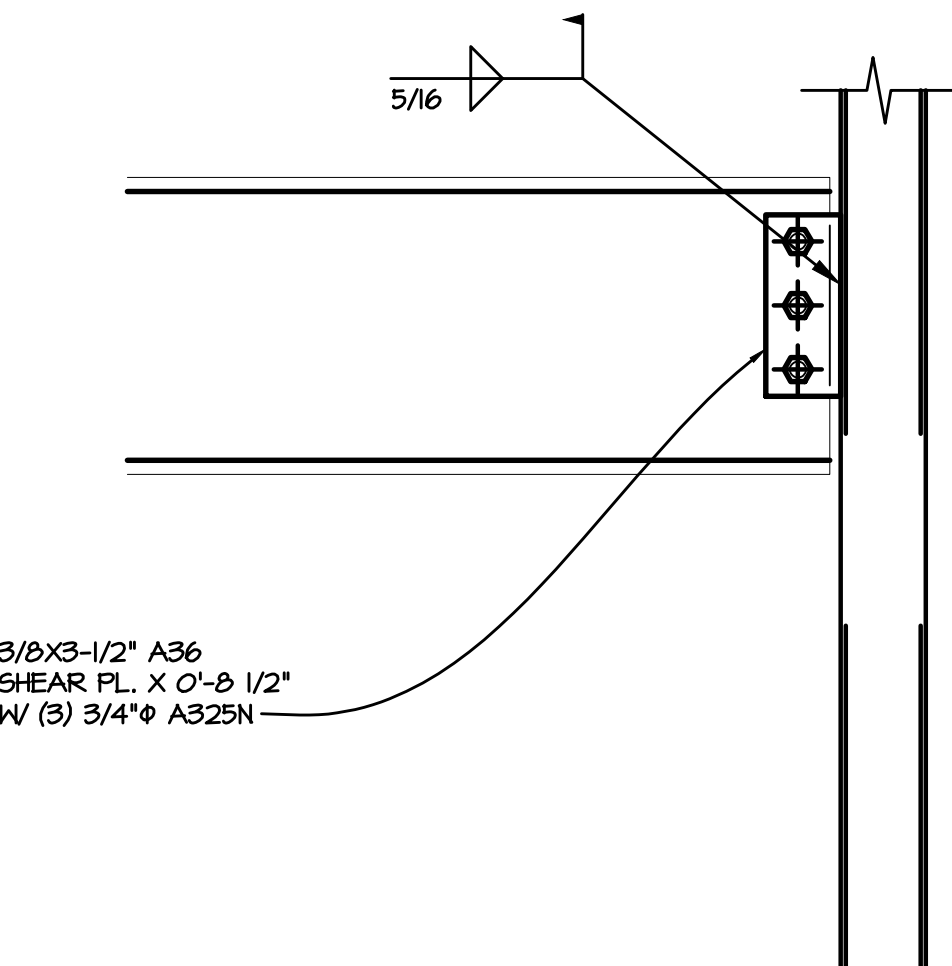
6 STRUCTURAL DETAIL
1"=1'-0"



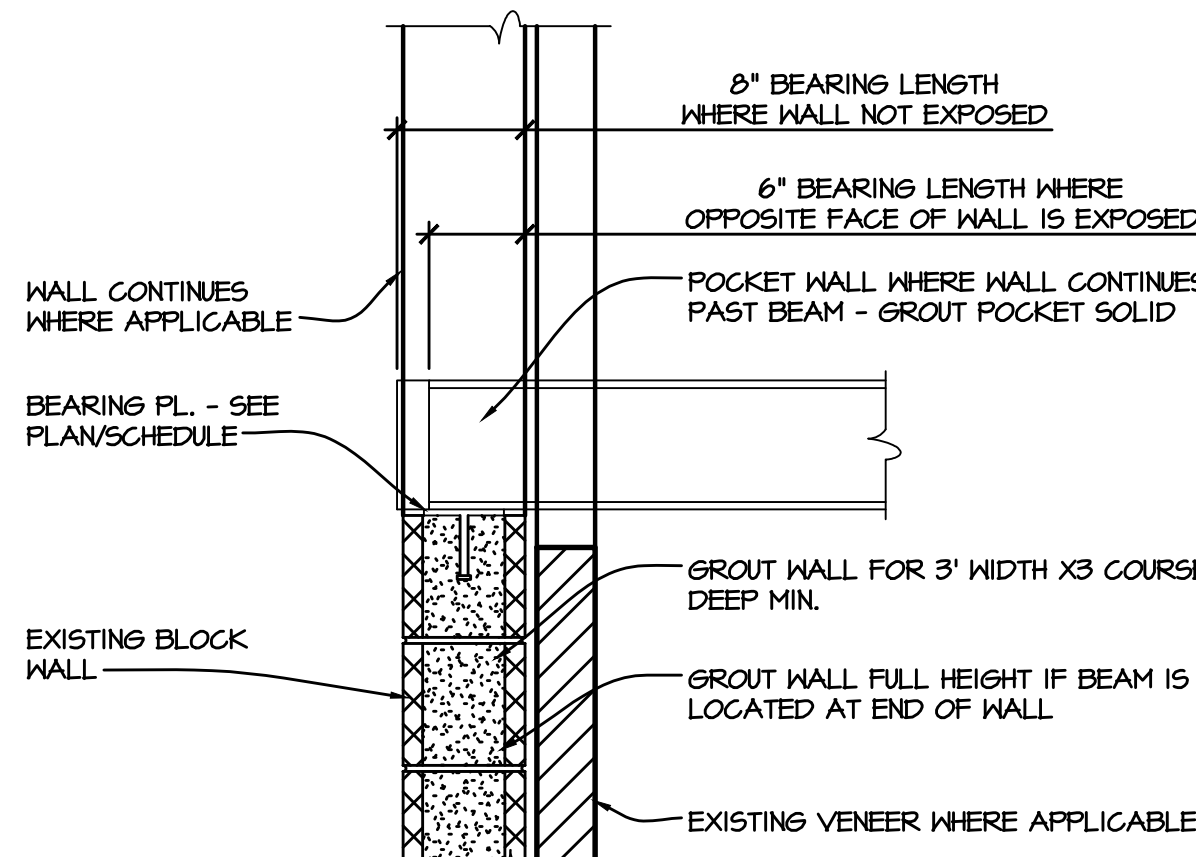
5 STRUCTURAL DETAIL
1"=1'-0"



8 STRUCTURAL DETAIL
3/4"=1'-0"

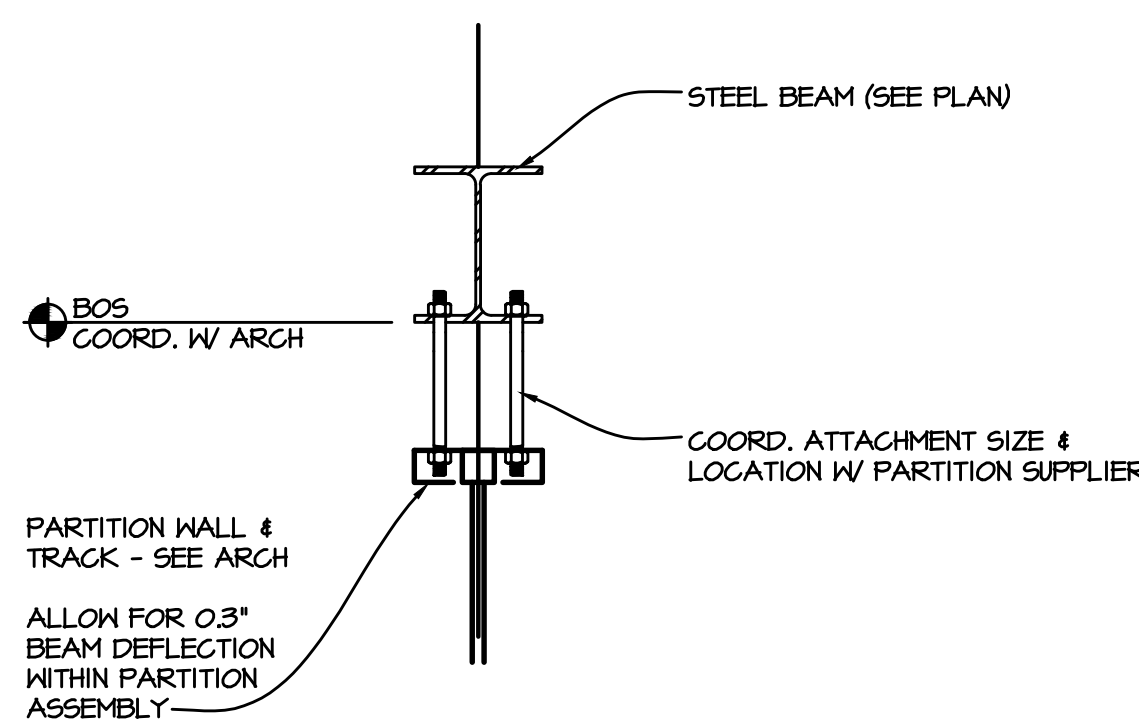


7 STRUCTURAL DETAIL
1"=1'-0"

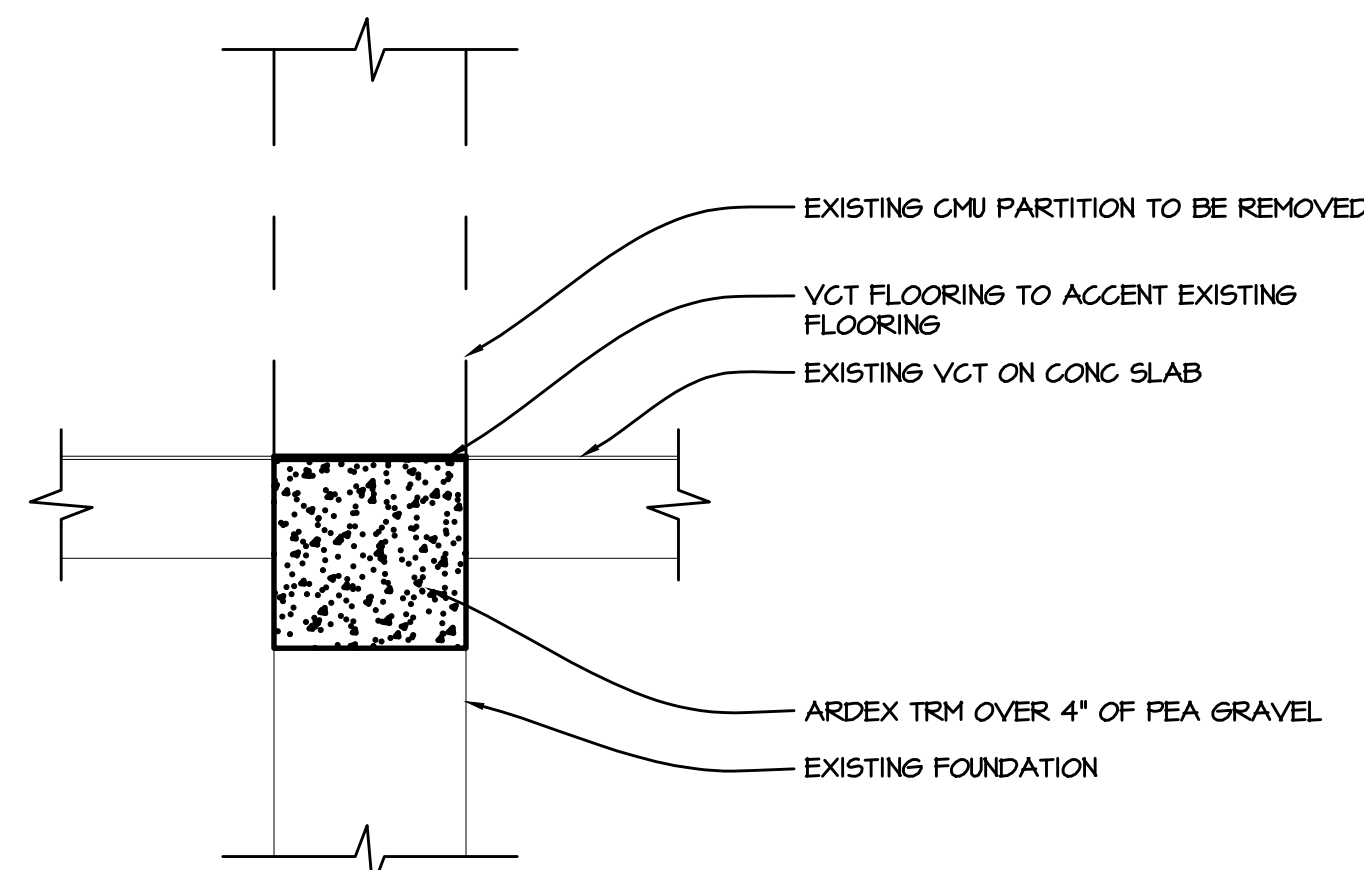


NOTE: DO NOT BEAR ON 4\"/>

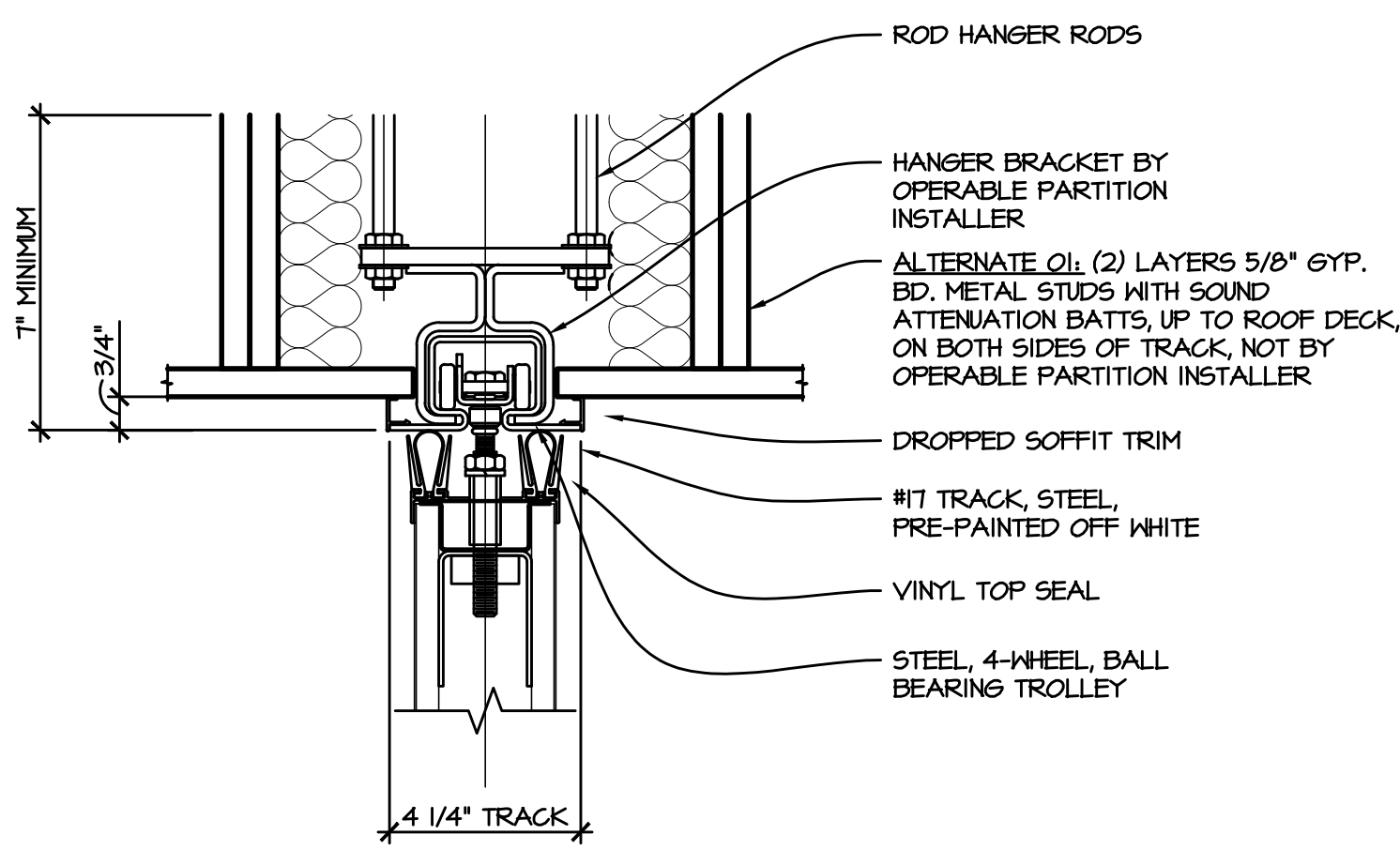
4 STRUCTURAL DETAIL
1"=1'-0"



3 STRUCTURAL DETAIL
1"=1'-0"



2 FLOOR INFILL DETAIL
1 1/2"=1'-0"



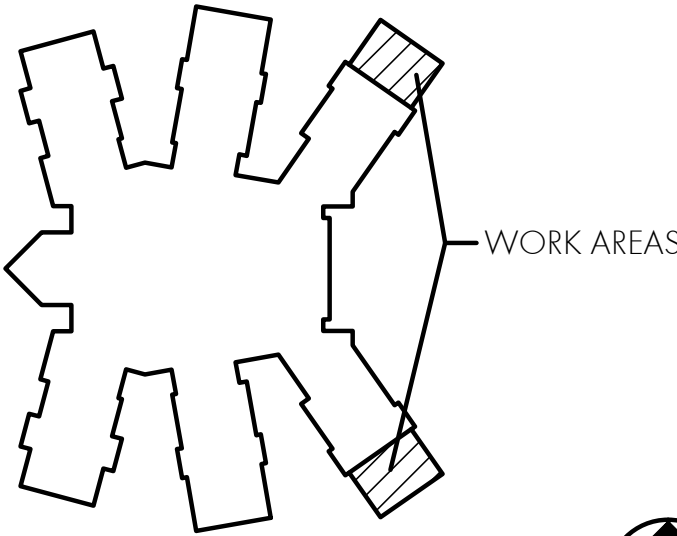
1 OPERABLE PARTITION TRACK DETAIL
3"=1'-0"

Elementary & Ruth Fox Middle
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KEY PLAN

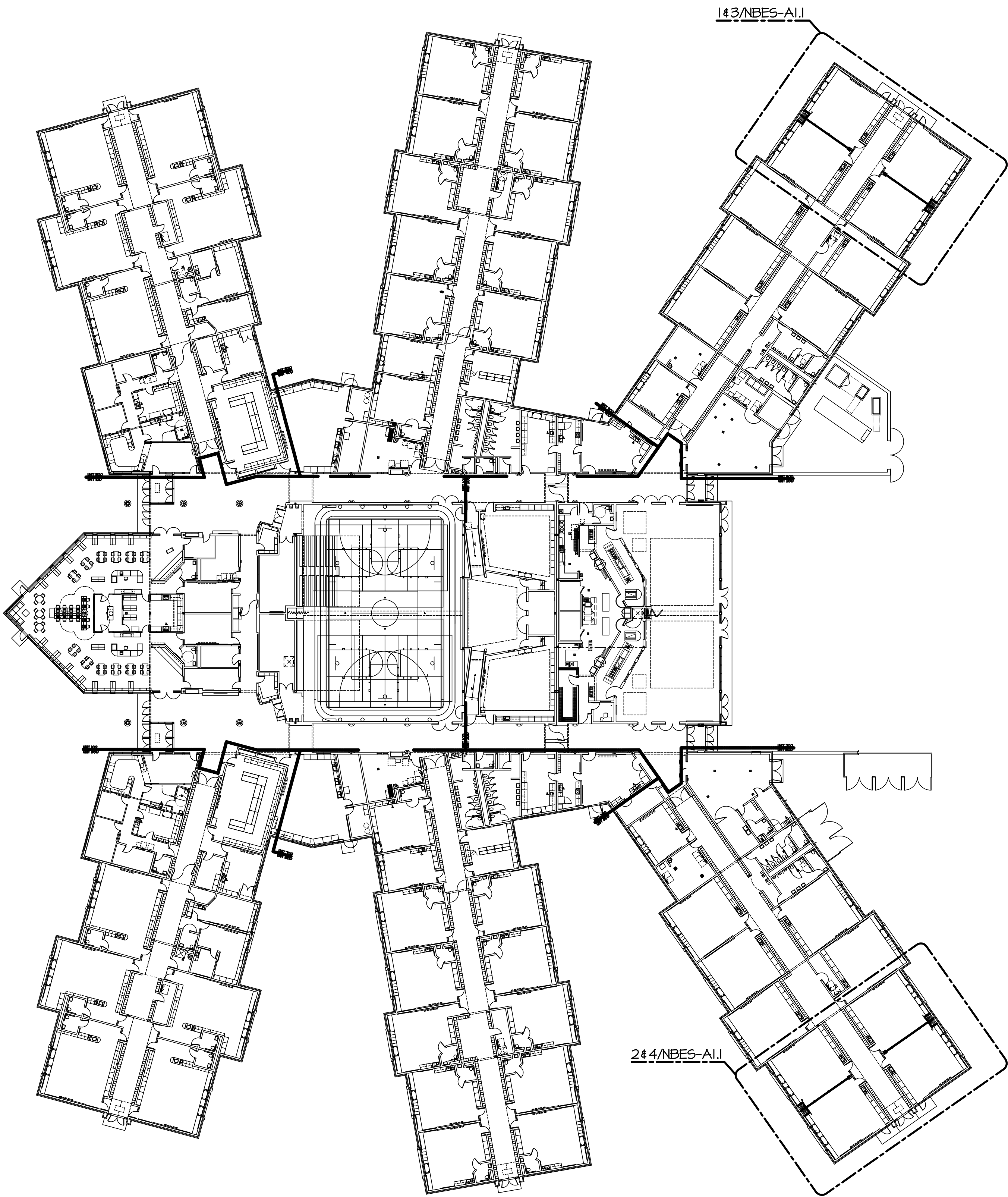


JOB NO. 2667.12C

SHEET TITLE
COMPOSITE FLOOR PLAN

SHEET NO.

NBES-A0.1



1 COMPOSITE FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL ARCHITECTURAL DEMOLITION NOTES:

1. THE DEMOLITION PLANS GENERALLY INDICATE AREAS OF EXTENSIVE REMOVALS AND DO NOT INDICATE ALL OF THE WORK. CONTRACTOR SHALL PERFORM ALL THE DEMOLITION WHICH IS NECESSARY FOR THE PROPER EXECUTION OF THE PROJECT, WHETHER OR NOT SAID DEMOLITION IS SPECIFICALLY INDICATED WITHIN THE DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL OTHER DRAWINGS AND SPECIFICATIONS FOR OTHER AREAS THAT WILL REQUIRE DEMOLITION NOT INDICATED ON THESE SHEETS.
3. CONTRACTOR IS RESPONSIBLE TO INFILL, PATCH AND/OR REPAIR EXISTING WALLS, FLOORS AND CEILINGS TO MATCH EXISTING WHERE DEMOLITION OCCURS OTHER THAN AS DESCRIBED IN THESE DOCUMENTS.
4. IT IS THE INTENTION OF THESE DOCUMENTS THAT THE DEMOLITION OF PORTIONS OF MASONRY WALLS (BOTH INTERIOR AND EXTERIOR) ARE GENERALLY TO BE DONE ALONG JOINT AND COURSING LINES.
5. PATCH AND REPAIR REMAINING ADJACENT SURFACES AT AREAS OF REMOVAL AND/OR ALTERATION TO MATCH EXISTING. PROVIDE A SOUND AND PROPER SUBSTRATE FOR NEW FINISH. COORDINATE WITH COLOR PLANS. WHERE A NEW FINISH IS NOT INDICATED, MATCH EXISTING ADJACENT FINISHES.
6. ALL DEMOLITION IS TO BE DONE WITH REASONABLE CARE AS TO MINIMIZE DAMAGE TO EXISTING REMAINING SURFACES. CONTRACTOR IS RESPONSIBLE TO PROPERLY DISPOSE OF ALL DEMOLISHED ITEMS NOT INDICATED TO BE RELOCATED OR TURNED OVER TO OWNER.
7. PROVIDE TEMPORARY SHORING, BRACING, AND/OR SUPPORTS AS REQUIRED FOR WALL AND/OR ROOF AT AREAS OF REMOVAL AND ALTERATION.
8. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR FURTHER DEMOLITION NOTES.
9. DEMOLISH MISCELLANEOUS ITEMS SUCH AS PLYWOOD, NAILS, HOOKS, ETC., FROM WALLS & PATCH AS INDICATED IN THESE DOCUMENTS.

GENERAL NOTES

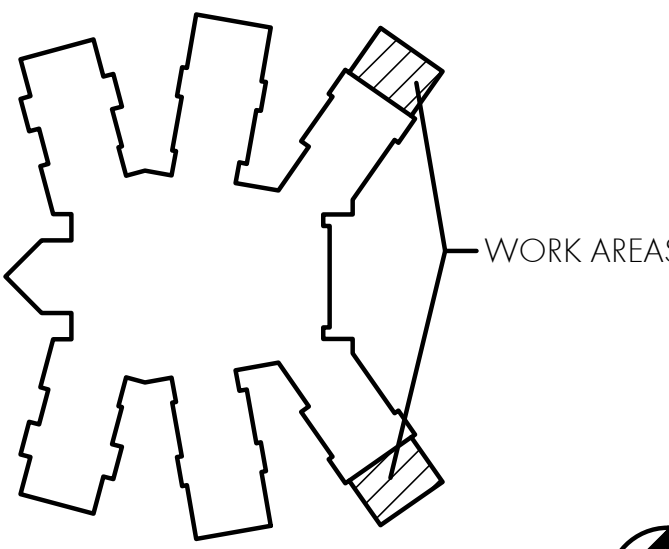
1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. REFER TO DEMOLITION PLANS, REFLECTED CEILING PLANS, PLUMBING PLANS, MECHANICAL PLANS, AND ELECTRICAL PLANS FOR ADDITIONAL NOTES REGARDING PATCHING AT AREAS OF REMOVAL AND/OR ALTERATION. COORDINATE WITH PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS.
3. PROVIDE MATERIALS TO MATCH ADJACENT EXISTING MATERIALS AT ALL LOCATIONS OF ARCHITECTURAL, STRUCTURAL, MECHANICAL & ELECTRICAL WORK WHERE NOT SPECIFIED OTHERWISE. SPOT PAINT TO MATCH EXISTING IF REQUIRED.
4. REFER TO SHEET 60.2 FOR FLOOR PLAN SYMBOLS AND LEGEND.
5. ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATION BETWEEN DIFFERENT TRADES.
6. CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS AS "MATCH EXISTING," "EXISTING" OR PLUS OR MINUS (±).
7. IT IS EACH CONTRACTOR'S RESPONSIBILITY TO MAINTAIN FIRE CODE RATINGS. SEAL ALL NEW WALL PENETRATIONS AND OPENINGS BETWEEN WALLS (INCLUDING STEEL FRAMING) AND ROOF DECK WITH FIRE RATED SEALANTS OR OTHER FIRE-RATED APPROVED MATERIALS. REFER TO CODE PLAN FOR WALL RATINGS.
8. DIMENSIONS SHOWN ARE TO FACE OF CMU WALL OR TO FACE OF GYP. PARTITION, U.N.O..
9. REPAIR EXISTING CMU OR GYPSUM/PLASTER AT ALL AREAS OF DEMOLITION TO MATCH EXISTING.
10. FILL/SEAL ALL PENETRATIONS THROUGH WALLS AND VOIDS AT STRUCTURAL MEMBERS.
11. ALL JAMB JOINTS AT OPERABLE PARTITION TO HAVE ACOUSTICAL JOINT SEALANT, TYP.
12. SEE SHEET NB-A5.1 FOR STRUCTURAL CONNECTION DETAILS AND STRUCTURAL NOTES.

Elementary & Ruth Fox Middle
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NORTH BRANCH AREA SCHOOLS
North Branch, Michigan



REVISIONS/REVIEW DATE
CONSTRUCTION DOCUMENTS 03/20/2024

KEY PLAN



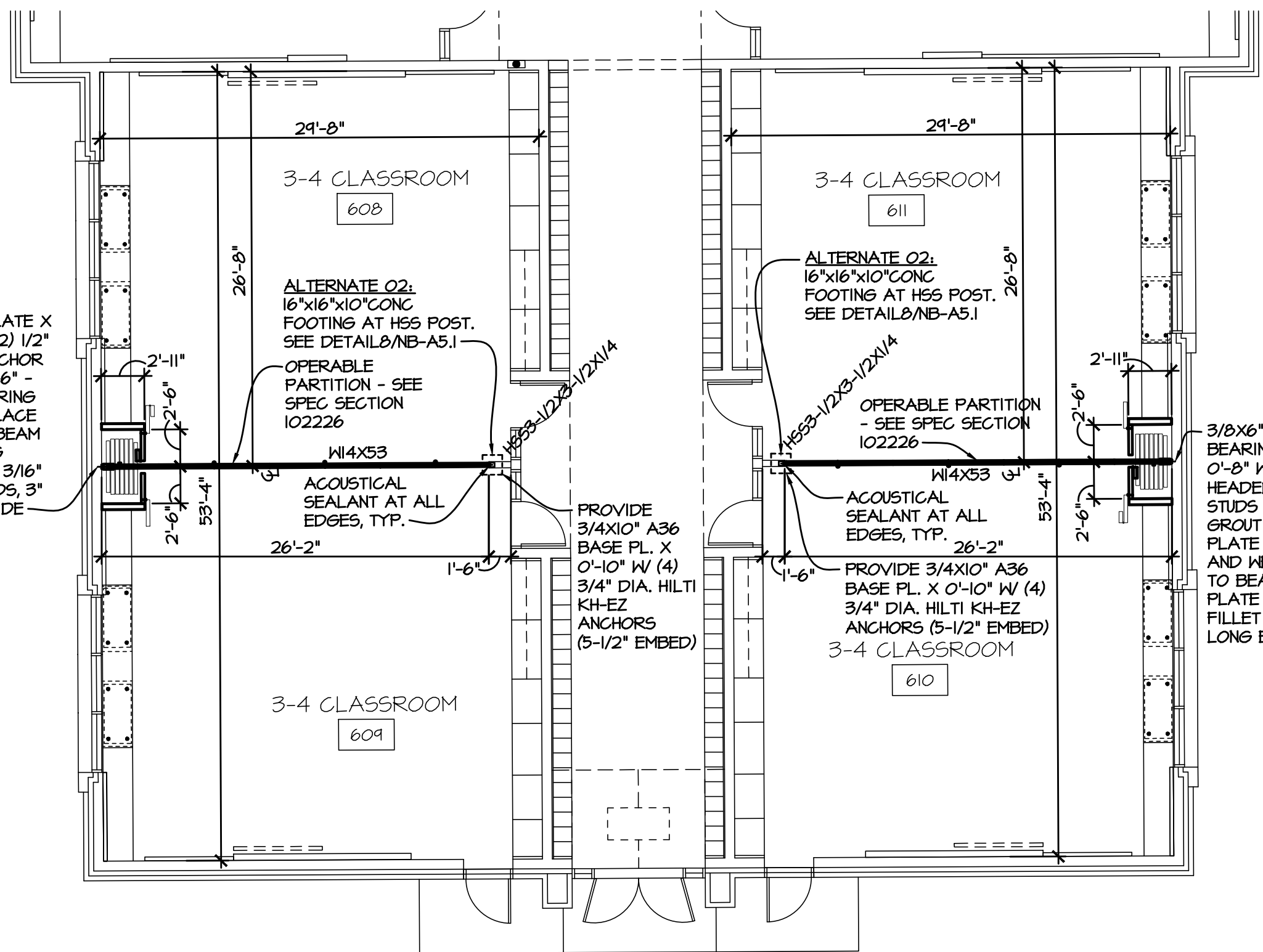
JOB NO. 2667.12C

SHEET TITLE
**PARTIAL DEMOLITION &
FLOOR PLANS**

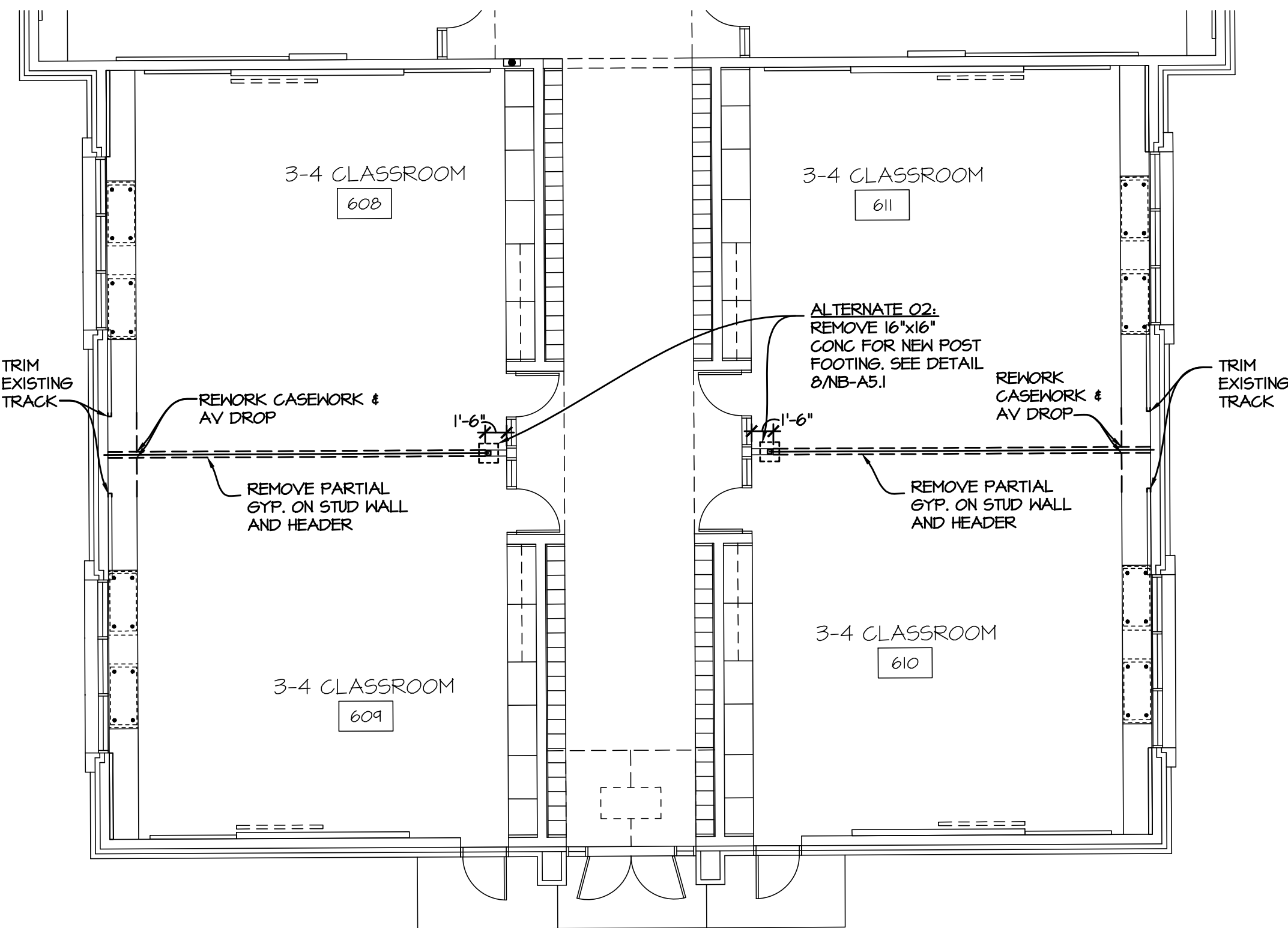
SHEET NO.

NBES-A1.1

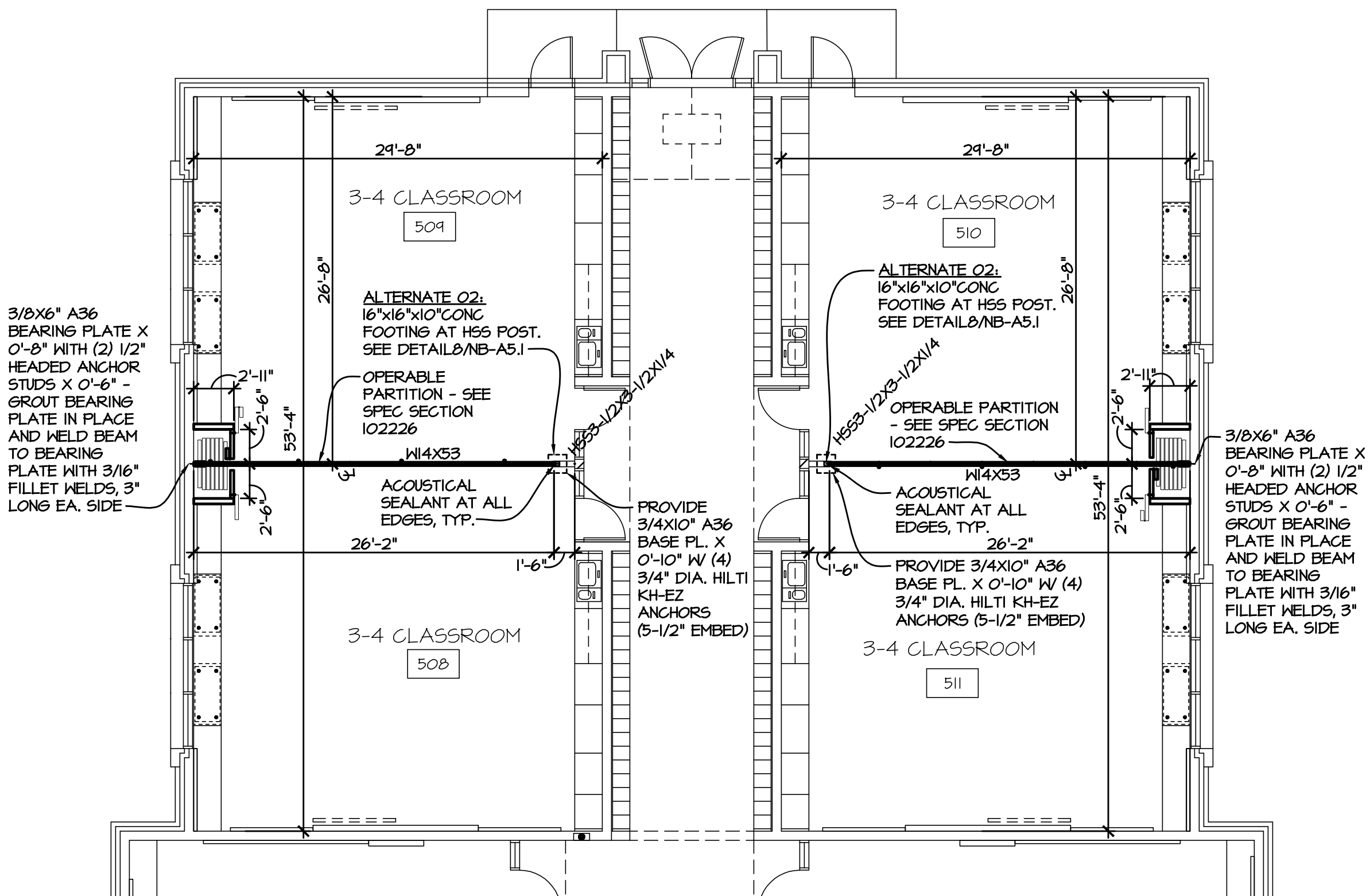
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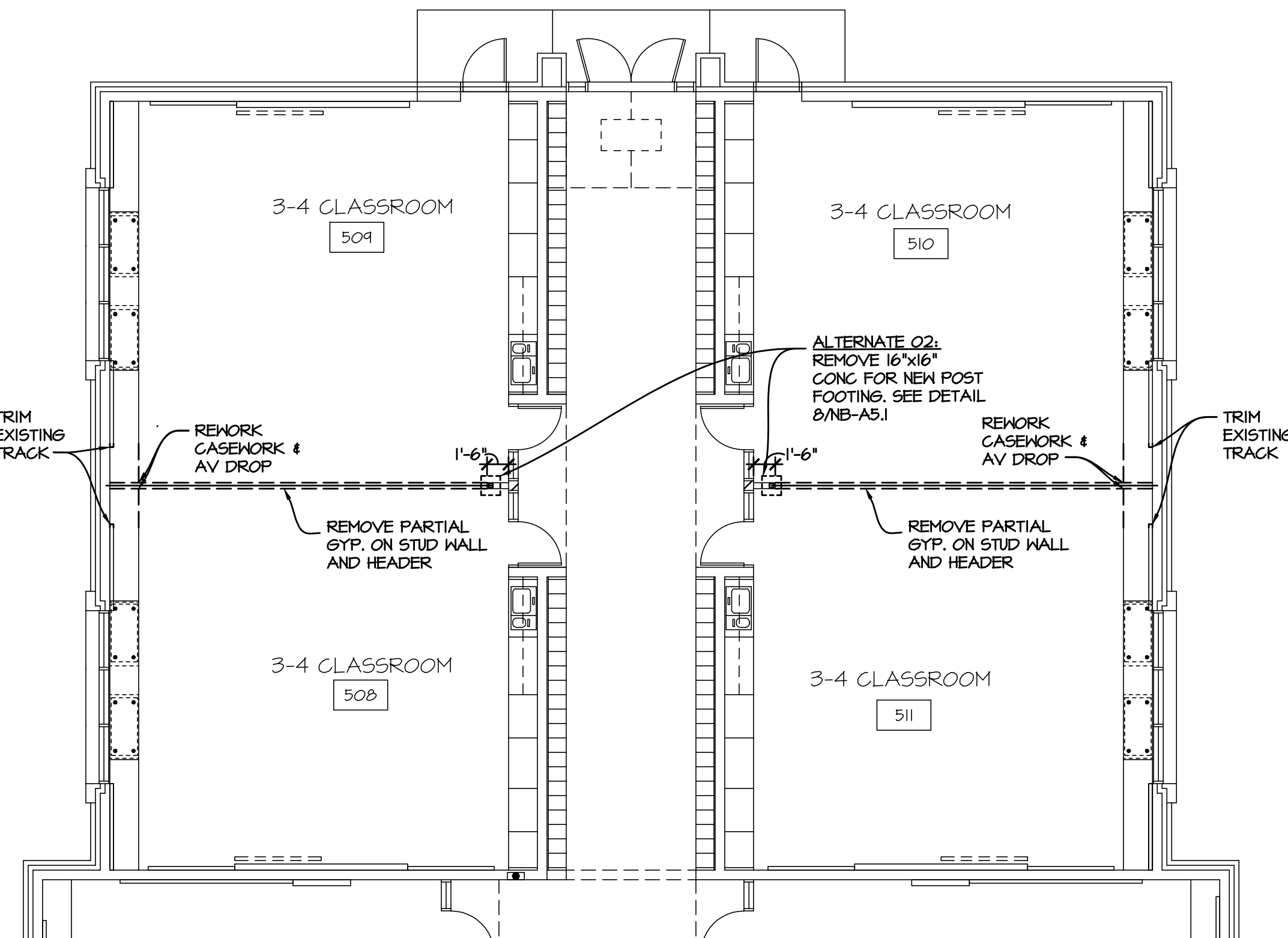
4 PARTIAL FLOOR PLAN - UNIT 600
SCALE: 1/8" = 1'-0"



2 PARTIAL DEMOLITION PLAN - UNIT 600
SCALE: 1/8" = 1'-0"



3 PARTIAL FLOOR PLAN - UNIT 500
SCALE: 1/8" = 1'-0"



1 PARTIAL DEMOLITION PLAN - UNIT 500
SCALE: 1/8" = 1'-0"

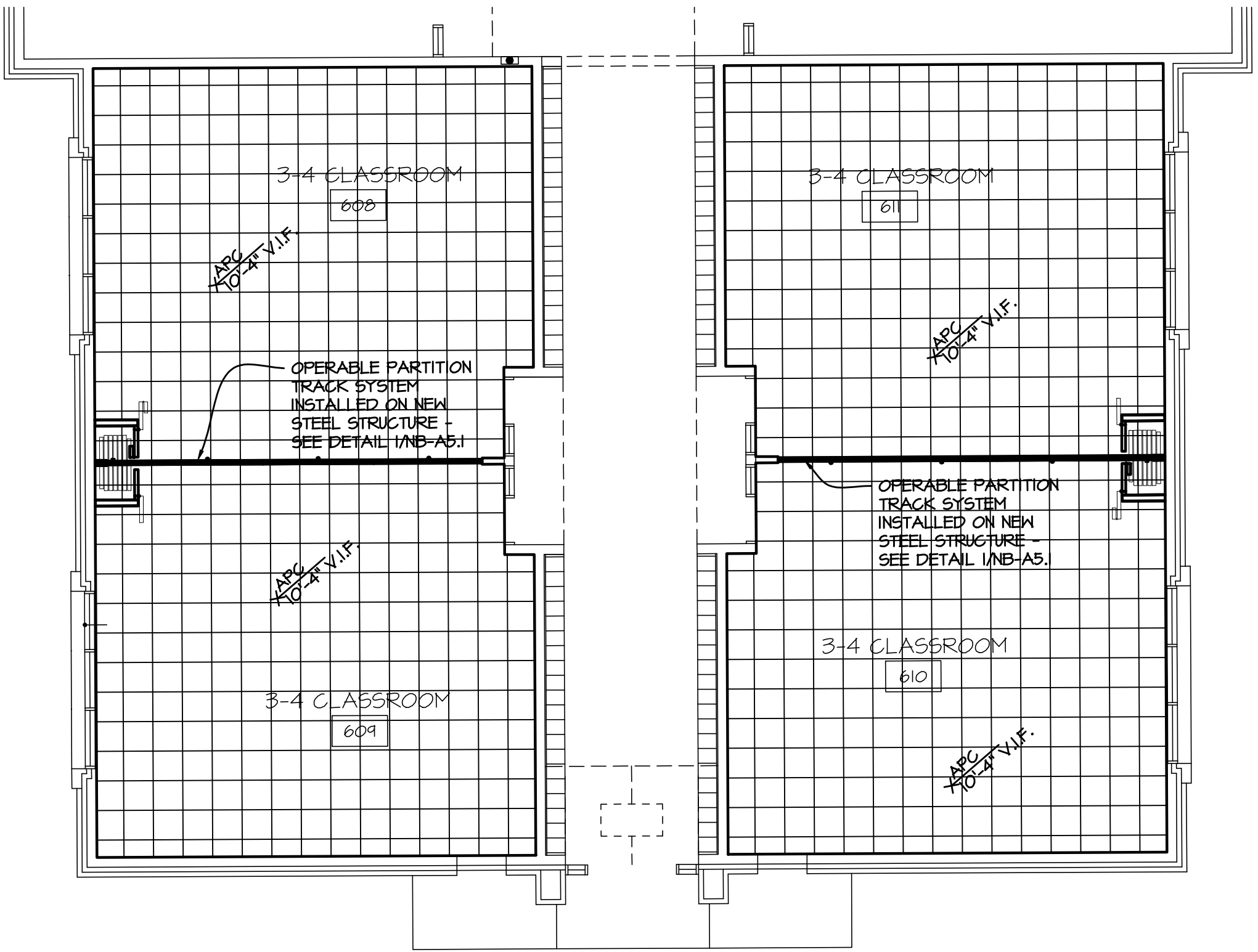
REFLECTED CEILING LEGEND



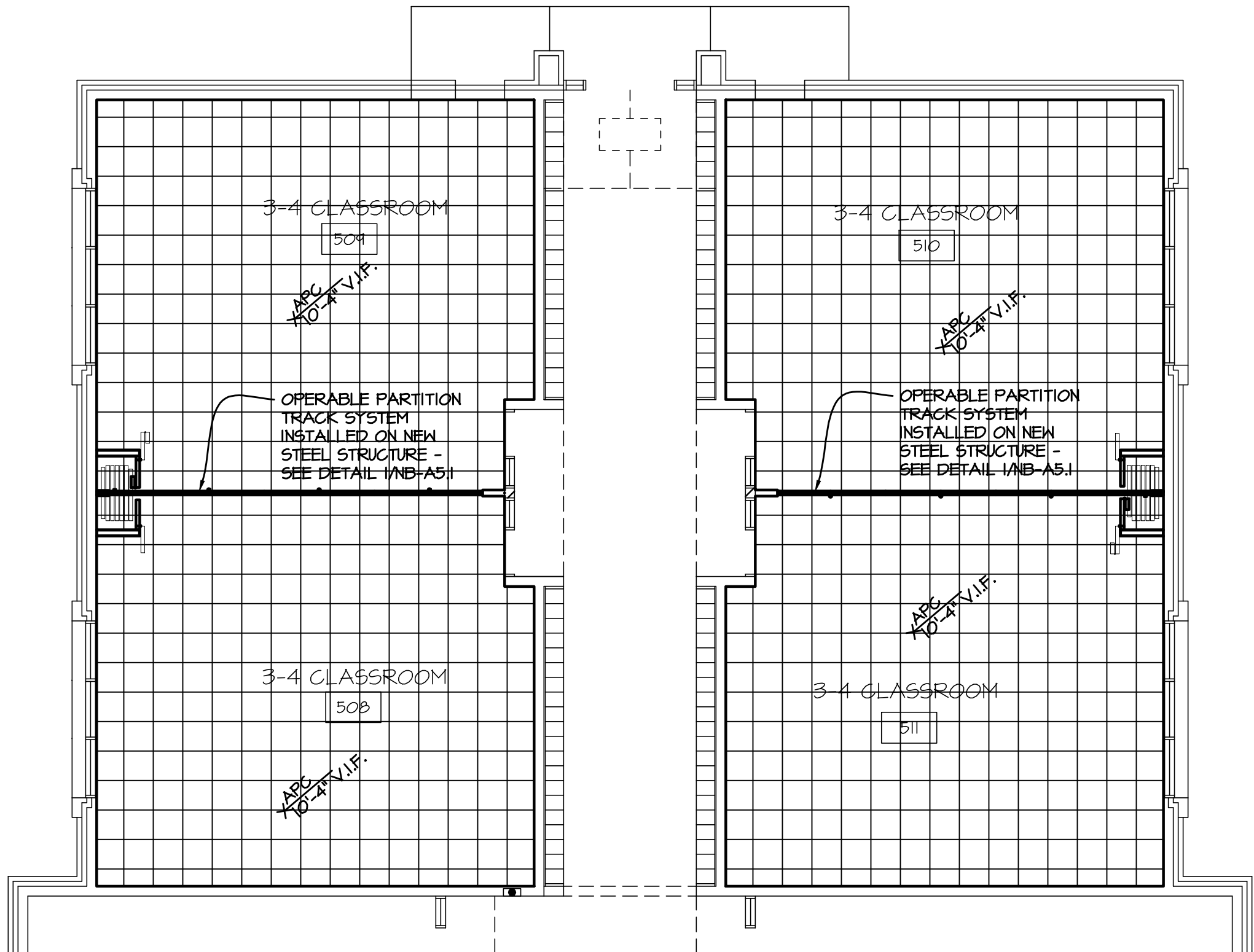
EXISTING ACOUSTICAL PANEL CEILING TO REMAIN -
PORTION OF CEILING TILE AND GRID MAY NEED TO BE
REMOVED FOR STEEL AND TRACK INSTALLATION



REFERS TO EXISTING CEILING HEIGHT TO REMAIN BASED
ON EXISTING FINISHED FLOOR ELEVATIONS, V.F.



2 PARTIAL REFLECTED CEILING PLAN - UNIT 600
SCALE: 1/8" = 1'-0"



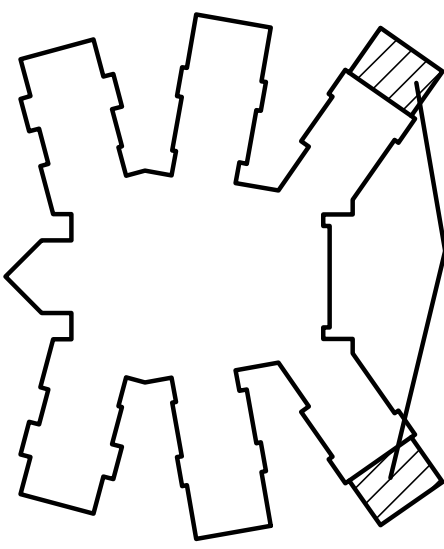
1 PARTIAL REFLECTED CEILING PLAN - UNIT 600
SCALE: 1/8" = 1'-0"

Elementary & Ruth Fox Middle
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North Branch, Michigan



REVISIONS/REVIEW DATE
CONSTRUCTION DOCUMENTS 03/20/2024

KEY PLAN



WORK AREAS

JOB NO. 2667.12C



NORTH

SHEET TITLE

PARTIAL REFLECTED CEILING PLAN

SHEET NO.

XXA2.1

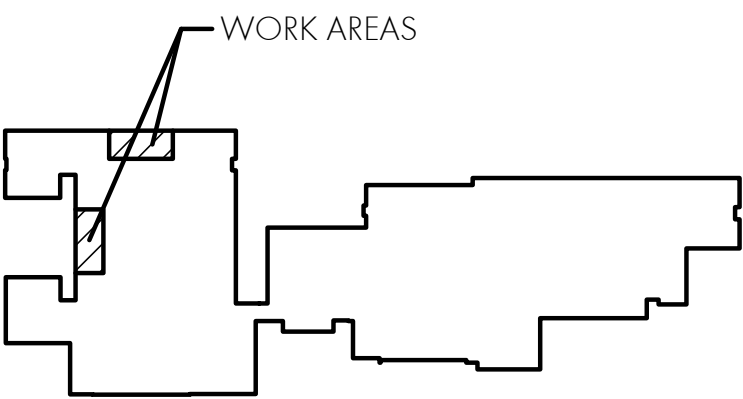
NBES-A2.1

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KEY PLAN



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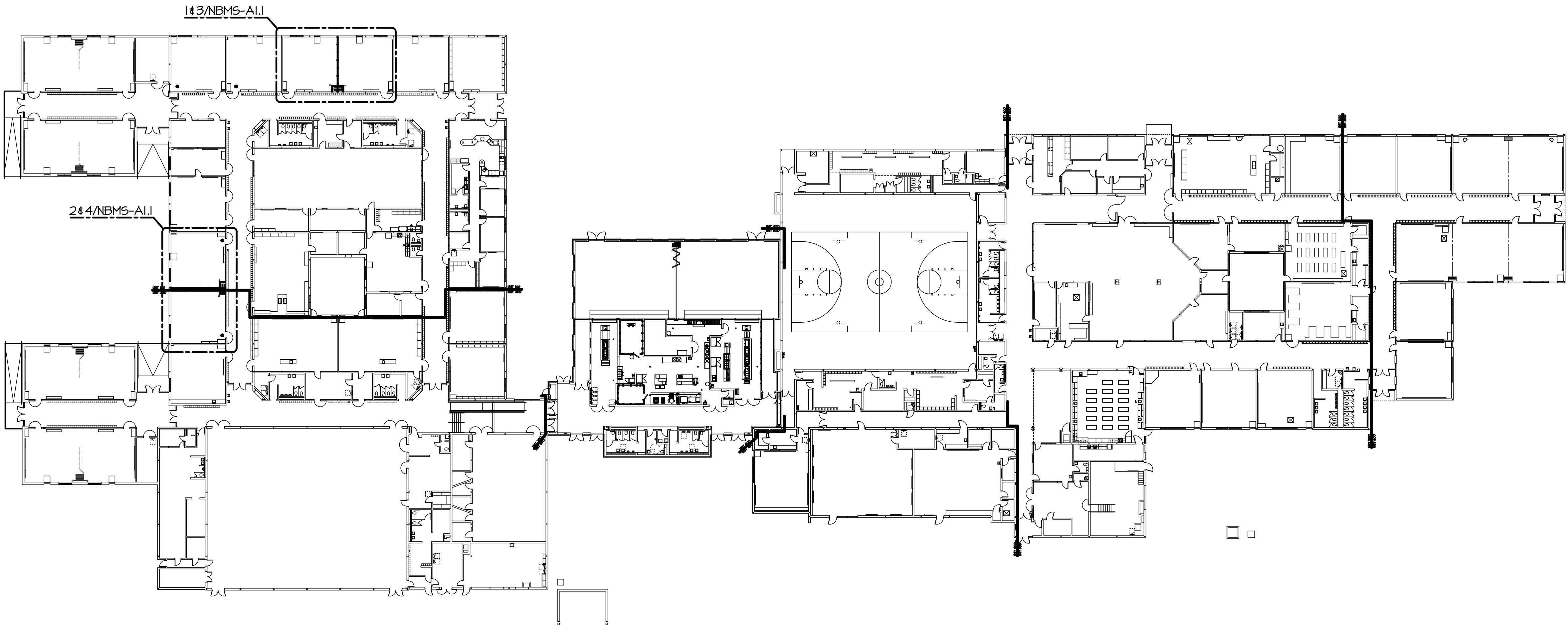
SHEET TITLE

COMPOSITE FLOOR PLAN

SHEET NO.

NBMS-A0.1

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COMPOSITE FLOOR PLAN
SCALE: 1/32" = 1'-0"

[illegible]

WORK AREAS

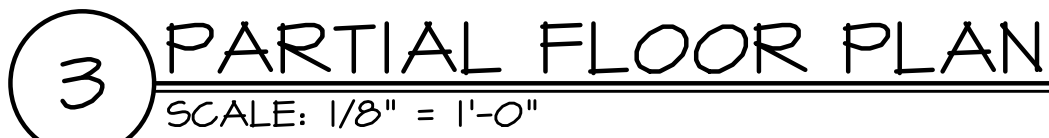
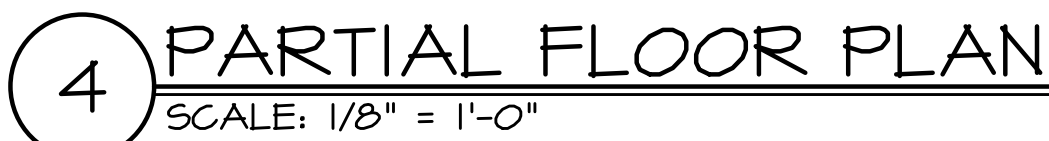


SHEET NO.

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1. THE DEMOLITION PLANS GENERALLY INDICATE AREAS OF EXTENSIVE REMOVALS AND DO NOT INDICATE ALL OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXTENT OF WORK FOR THE PROPER EXECUTION OF THE PROJECT, WHETHER OR NOT SAID DEMOLITION IS SPECIFICALLY INDICATED WITHIN THE DOCUMENTS.
2. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL OTHER DRAWINGS AND SPECIFICATIONS FOR OTHER AREAS THAT WILL REQUIRE DEMOLITION NOT INDICATED ON THESE SHEETS.
3. CONTRACTOR IS RESPONSIBLE TO INFILL, PATCH AND/OR REPAIR EXISTING WALLS, FLOORS AND CEILING TO MATCH EXISTING WHERE DEMOLITION OCCURS OTHER THAN AS DESCRIBED IN THESE DOCUMENTS.
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3. PROVIDE MATERIALS TO MATCH ADJACENT EXISTING MATERIALS. A. ALL LOCATIONS OF ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND FIRE WHERE NOT SPECIFIED OTHERWISE. SPOT PAINT TO MATCH EXISTING IF REQUIRED.
4. REFER TO SHEET 602 FOR FLOOR PLAN SYMBOLS AND LEGEND.
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12. SEE SHEET (NB-AS) FOR STRUCTURAL CONNECTION DETAILS AND STRUCTURAL NOTES.

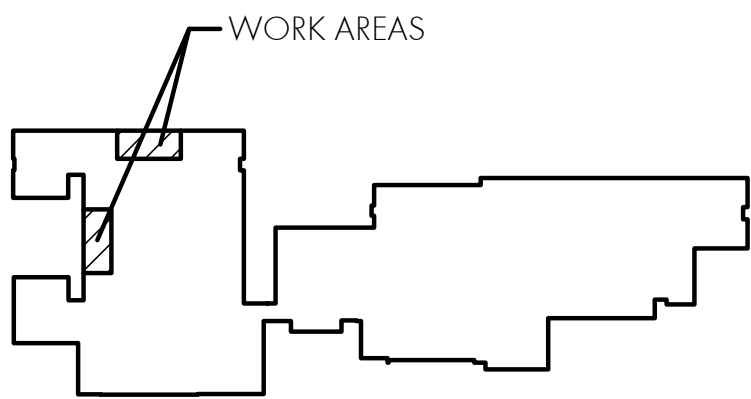


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KEY PLAN



JOB NO. 2667.12C

SHEET TITLE

**PARTIAL REFLECTED
CEILING PLANS**

SHEET NO.

XXVCLJ

NBMS-A2.1

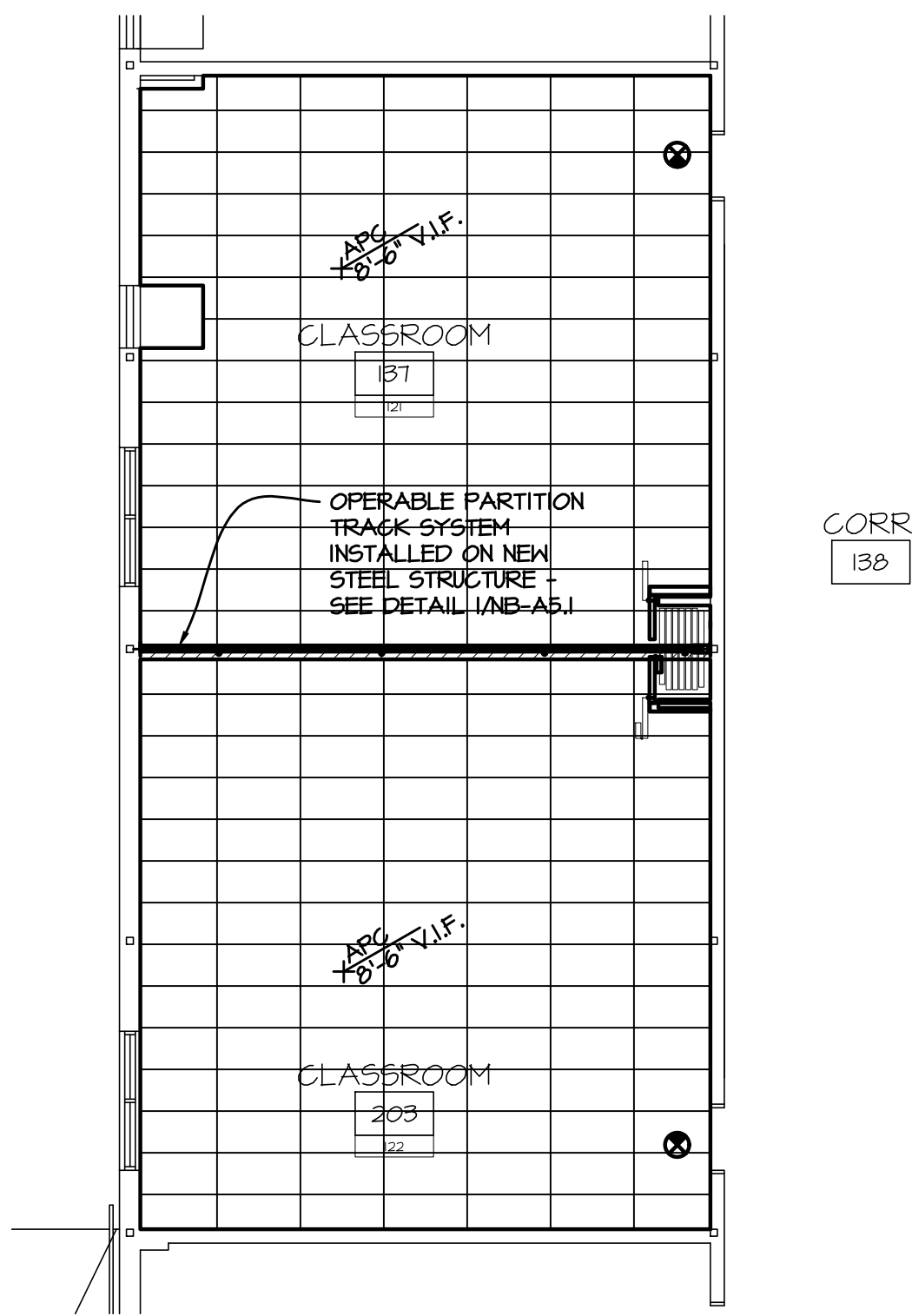
REFLECTED CEILING LEGEND



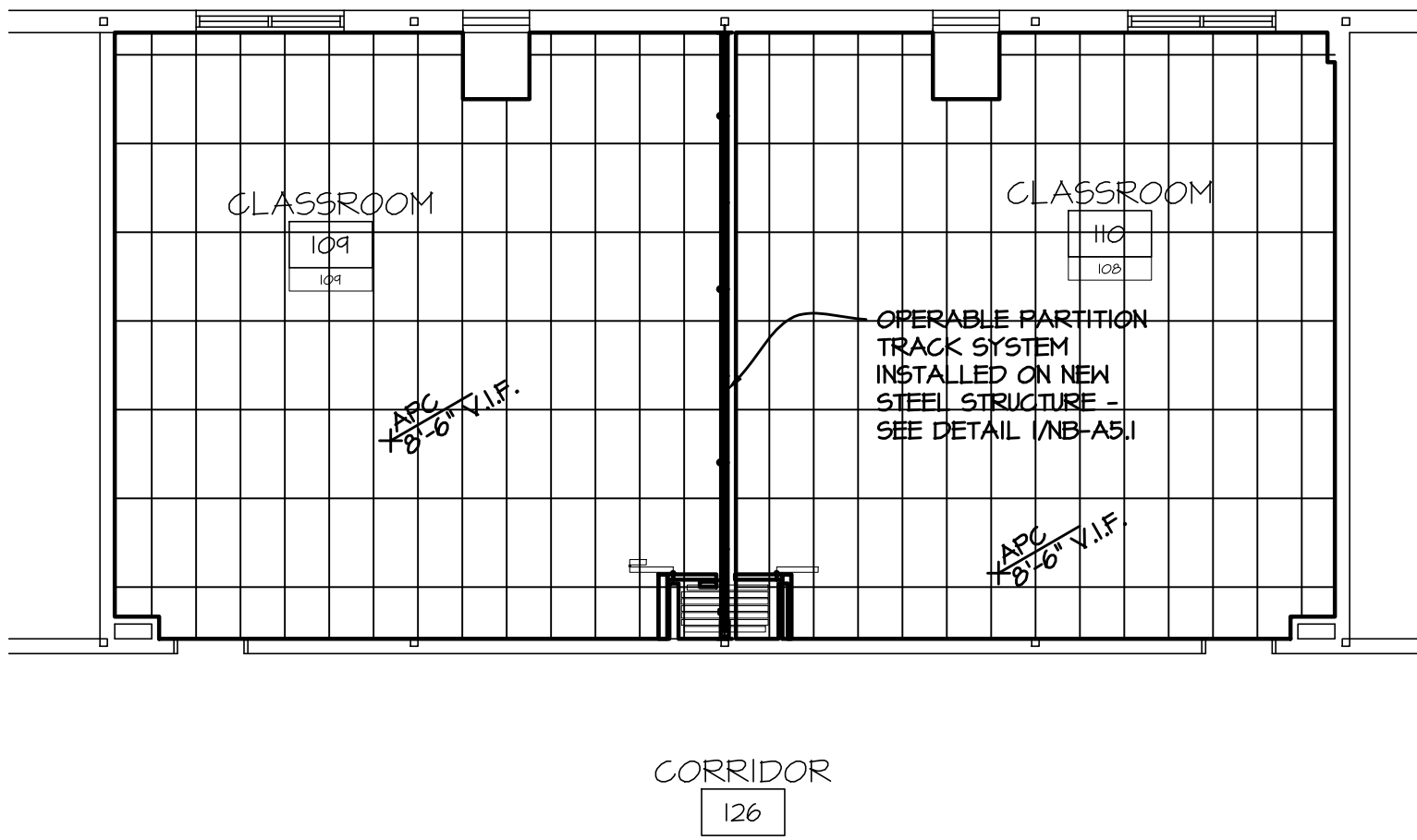
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REMOVED FOR STEEL AND TRACK INSTALLATION.



REFERS TO EXISTING CEILING HEIGHT TO REMAIN BASED
ON EXISTING FINISHED FLOOR ELEVATIONS, V.I.F.



2 PARTIAL REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



1 PARTIAL REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"