



GENERAL CONTRACTORS
CONSTRUCTION MANAGERS

ADDENDUM #3

Harbor Beach Community Schools
BP #1 - Office Addition and Renovations
October 21, 2026

1. The pre-bid meeting sign-in sheets are being issued with addendum #3
2. IDI addendum is being issued with addendum #3 including a write up and two updated drawing sheets: G0.1 and S2.0.
3. Confirming that the scope of work found on the CaptiveAire drawings is to be by BC #16 – Mechanical.
4. Pre-Bid RFI Questions and Responses:

Q1: Is there a milestone schedule?

A1: Not at this time, one will be issued post-bid. The addition will start in the spring of 2027 when the weather breaks and the renovations will take place summer 2027.

Q2: Is the bleacher demolition under the #3 general trades work scope or #14 bleachers work scope?

A2: Bleacher demolition is to be by BC #3 General Trades

Q3: Is floor protection required over existing flooring to remain and new flooring? If yes, by who?

A3: Floor protection to be by BC #3 General Trades

Q4: Is night lock removal and reinstall by #3 general trades or #10 flooring?

A4: Night lock removal and reinstall to be by BC #3 General Trades and coordinated with BC #10 Resilient Flooring & Carpet

Q5: Are dumpsters for flooring removal to be supplied by #3 general trades or #10 flooring?

A5: Dumpsters for flooring removal are to be provided by BC #10 Resilient Flooring & Carpet

Q6: Note #9 under general trades states "new gym floor concrete shall be installed...". Is there any new gym floor concrete?

A6: There is no new gym floor concrete

Q7: Note #43 under general trades states "provide and install flagpole". No flagpole is shown or specified. Please clarify.

A7: There is no new flagpole

Q8: Note #44 under general trades states "provide and install projection screens". None are shown or specified. Please clarify.

A8: There are no projection screens

Q9: Which bid category is responsible for the Kalwall system? (Spec Section 084523)

A9: That will be by BC #7 Aluminum, Glass & Glazing. It is listed incorrectly in the Table of Contents as 08 4500, which is assigned to BC #7 but in the actual specs it is 08 4523 as noted.

Q10: Under bid category 6 Roofing item #11 – Furnish any reglet flashings to Mason for installation in new walls. Roofer to supply and install all reglet flashings at new and existing walls as shown or specified including locations where aluminum composite panels are installed. Where would this detail be listed in the drawing? Especially regarding the reglet in new masonry wall.

A11: Disregard item #11, it is not applicable to this project.

Q12: On sheet A6.1 detail #5, where would the roofing responsibility end with regards to edge metal, insulation, and metal flashing?

A12: The roofing responsibility would end at the coping. Metal panels would take over after that, a part of the general trades package.

Q13: In the walk through of the gym floor our crew noticed that the floor is very tight and we would recommend that the base along the wall be removed and cut that flooring out, then replace the same base. This would remove the tension that is in the floor to avoid any possible buckling in the future.

A13: BC 11 Wood Gymnasium Flooring is to remove the base and cut relief into the wood floor. BC #10 Resilient Flooring & Carpet is to install new rubber base after the work is performed.

Q14: Cable type. Specification 27 15 00 and sheet E3.1 note 11 call for Category 6. The E5.1 legend calls for Category 6A, including the S1 speaker cable. Which governs?

A14: Category 6 cable

Q15: Scope ownership. Specification 27 05 28 paragraph 1.4.D says voice and data wiring is By Owner, while 27 15 00 and E3.1 place cabling and terminations with the electrical contractor. Please confirm the cabling is in Bid Category 17. Is this to be by owner or EC? I have it scoped by EC.

A15: Scope is by BC #17 Electrical

Q16: Serving rack. Which existing rack or IDF serves the new addition, and what are its location, open rack space, patch panel count and available power? Is a bid phase site visit allowed under 27 15 00 paragraph 3.1.L?

A16: Refer to keyed note 2 on E0.2 for IDF rack location.

Q17: Renovation areas. Areas B, C, E, G and H on E3.2 through E3.6 show no voice, data, WAP, PA or clock devices. Is any Division 27 work expected there? Specification 27 15 00 paragraph 1.7.A.2 mentions removing existing station cabling and relocating MDF and IDF frames, but nothing is drawn.

A17: Confirmed. Limited to none in those specific areas. Refer to drawings. All existing division 27 items are to remain unless otherwise note specifically on the drawings.

Q18: Pathway. Who furnishes J hooks and D rings, the EMT protection, the trench conduits shown on E0.2 note 1, and the sleeves and firestopping at rated walls? EC to provide.

A18: BC #17 Electrical to provide

Q19: PA head end. Please confirm the new Biamp MPA 250 amplifier and Rauland ICS2TIM telephone interface are furnished by Bid Category 17 under 27 51 16 paragraph 3.1.D, and how many zones are expected. The specification calls for Rauland ICC speaker kits, while the legend shows Valcom, Rauland and Quam products. Which governs? What are the communication handsets at reception and the principal office on E0.2 note 12?

A19: Refer to drawings. Electrical information sheet specifically calls out new Public Address part numbers to be installed in the new addition. Contact the existing Public Address rep and coordinate with owner for zoning requirements. New communication handsets shall match the existing handsets and be fully operational with the existing system

Q20: Exterior speakers and gym wire guards. Both appear in the specification but not on the drawings I reviewed. Are any required?

A20: Wire guard is required for all new devices in the gym.

Q21: Clocks and the AI phone. Are the clocks wired or battery powered, and is any cable required? What is the AI phone in E3.1 note 9, and what cable does it need?

A21: Use Alphone JPS-4AEDV packaged box set for new AI Phone door station and intercom answering station. Provide 18/2 conductor cabling. Powered by receptacle installed by electrical contractor.

Q22: Division 28. The cameras and card readers on E3.1 sit in Bid Category 17, but I did not find a specification for them. Are they by a separate security vendor?

A22: Cameras and card readers are apart of Division 27. Card readers and Cameras are to be provided by the owner as specified on drawings.

Q23: TV and HDMI. E3.1 note 3 has the electrical contractor furnishing HDMI cable and faceplates for two TV locations from the floor boxes. Please confirm who owns this.

A23: Division 27 is required to install HDMI cables from the floor boxes to the TV locations

Q24: Warranty. Is a manufacturer certified cabling warranty required, such as 25 years, or only the general one year warranty?

A24: Not required

Q25: Prevailing wage. Please confirm it was removed by Addendum 1.

A25: Correct, not prevailing wage

Q26: Toilet rooms 105-108: latex block-filler system (09 9123 3.6C.1) or the K45 high-performance epoxy system (3.6C.2)?

A26: K45 epoxy

Q27: GB-1 ceilings: A7.1 calls PT-3 flat, but 09 9123 3.6F specifies an eggshell topcoat. Which sheen?

A27: Flat

Q28: Gym G107: if the existing bleachers are removed for the new BC #14 bleachers, who paints any exposed wall?

A28: BC 12 Painting

Q29: Electrical "paint to match" items: is painting the new gym high-bay Unistrut and conduit (E2.2 note 1), fire alarm wiremold and boxes (E4.x note 1), FACP cover plates (E0.2/E4.3), and the Home Ec and chemical-cabinet wiremold (E3.3/E3.2) by BC #12 or by the electrical contractor?

A29: BC 12 Painting

Q30: Corridor accent soffits (A3.1): please confirm PT-5 is to be matched to the existing yellow, and confirm the soffit-bottom extents at detail 8 and the band height at Corridor East.

A30: PT5 – yes, match existing yellow. Dimensions are provided on drawings, verify in field

Q31: Existing GB soffit (A2.11 keynote 14, PT-4): is the patch and repair by BC #8 or BC #12, and what length?

A31: BC 8 Acoustical & Drywall

Q32: Colors are not called out for the vestibule steel columns (A2.11 keynote 11), exterior lintels, the relocated louver lintel, exposed gas piping, or the C101 GB soffit. Please provide colors.

A32: Vestibule columns and drywall to be PT1, lintels to be PT1. There is no exposed gas piping.

Q33: Exterior: are the new unit-ventilator lintels (S2.0 ML-6) and the rooftop gas piping to be painted?

A33: Galvanized lintels concealed by equipment do not need to be painted. Exposed lintels, paint to match wall (Assume PT1) Rooftop Gas piping is to be painted, refer to gas piping specification for exterior paint colors

Q34: Is the sealed concrete at 105A, or the concrete stain system in 09 9123 3.6B, part of BC #12?

A34: No, BC 3

Q35: Hollow metal window frame type E: please confirm quantity and locations. You will certainly want to confirm this, but I am only seeing one. Sheet A2.1 in between Reception 102 and Conference 103

A35: You will certainly want to confirm this, but I am only seeing one. Sheet A2.1 in between Reception 102 and Conference 103

Q36: Bonds: what performance and payment bond percentage is required for BC #12? Please also confirm there is no state-aid or qualified-bond funding that would reinstate prevailing wage.

A36: Please refer to spec section 00 6100 for bonding requirements. Confirmed no state funding.

Q37: Is there any known lead-containing paint or abatement in our work areas?

A37: No

Attachment:

Pre-bid meeting sign in sheets

IDI Addendum #3 write-up and drawings

END OF ADDENDUM #3



HARBOR BEACH COMMUNITY SCHOOLS - BP1: OFFICE ADDITION & RENOVATIONS
Pre-Bid Meeting and Walk Through

October 7, 2026

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GENERAL CONTRACTORS
CONSTRUCTION MANAGERS

HARBOR BEACH COMMUNITY SCHOOLS - BP1: OFFICE ADDITION & RENOVATIONS
Pre-Bid Meeting and Walk Through

October 7, 2026

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CONSTRUCTION MANAGERS

HARBOR BEACH COMMUNITY SCHOOLS - BP1: OFFICE ADDITION & RENOVATIONS
Pre-Bid Meeting and Walk Through

October 7, 2026

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Addendum No: #3

Project Number: 24-138

Project: Harbor Beach Community Schools
Phase #1
Renovations and Office Addition

Date: 10/20/2026

Issued To: RC Hendrick

The contractor shall acknowledge receipt of all addenda by listing the number where indicated on the bid form.

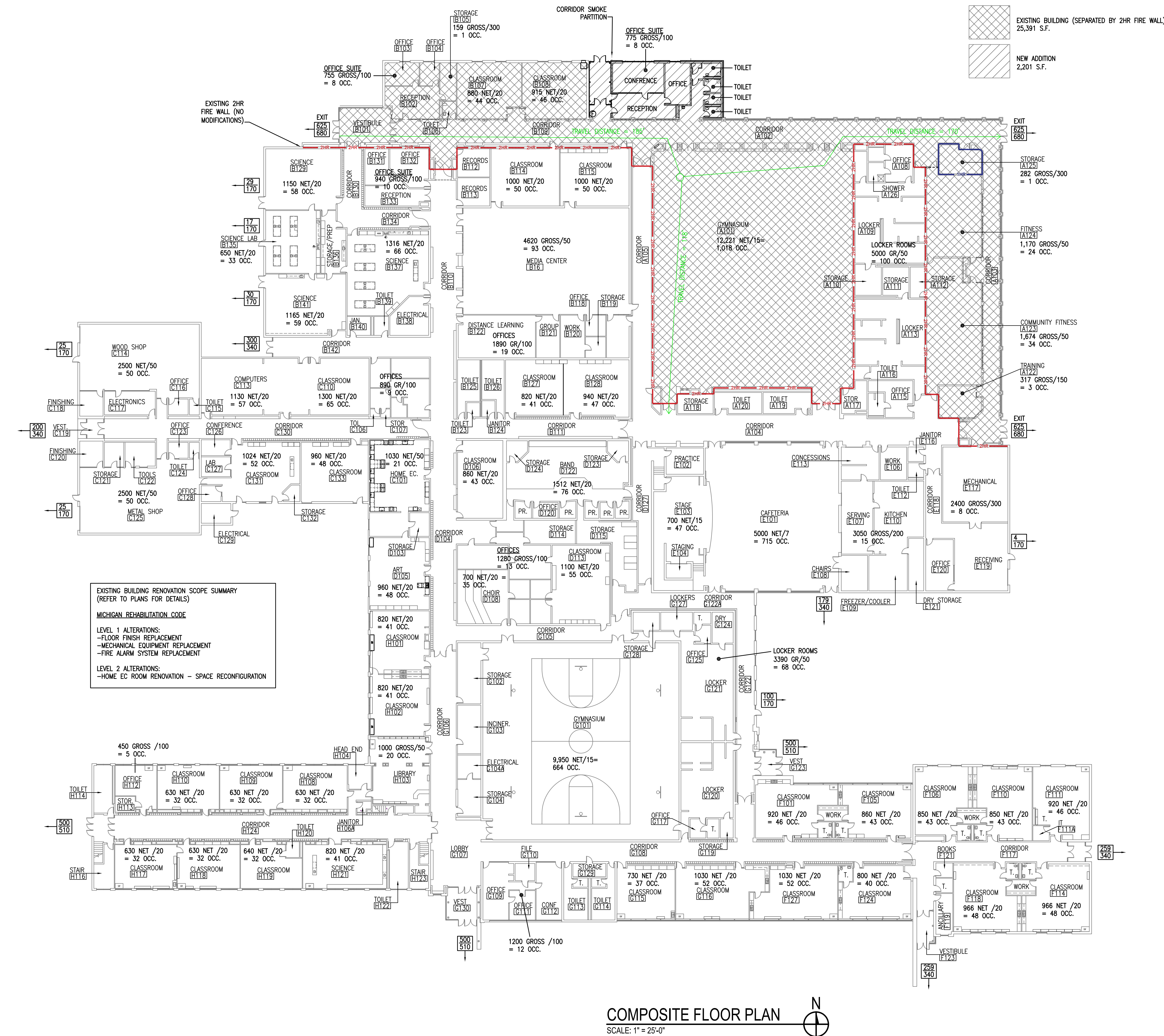
Drawings, specifications, and / or proposals are herein amended, expanded, and / or modified, and become a part of the Contract Documents with the same effect as if incorporated in the original documents. Any contrary provisions contained, or referred to, in Drawings and / or Specifications, shall remain applicable unless overridden by this Addendum. Revised provisions herein shall include all labor, materials, methods, modifications, etc. required for the completion of the Work.

Contract Document Modifications

- Item 1: Added Airedale as an approved manufacturer under specification section 238223-2.1A.
- Item 2: Added Rittling as an approved manufacturer under specification section 238239.13-2.1A.
- Item 3: Added MIFAB as an approved manufacturer under specification section 221319 and 221423
- Item 4: Added Woodford as an approved manufacturer under specification section 083513
- Item 5: Updated Life Safety Plan (for reference and plan review)
Revised Sheets: G0.1
- Item 6: Removed note referencing acoustical metal deck. No new acoustical deck in addition.
Revised Sheet: S2.0
- Item 7: Per RFI #4, Footing Sizes and reinforcement:
F-1 3'-6"X3'-6"x12" W/ (5) #5 E.W.
F-2 2'-6" X 4'-0" X 12" W/ (5) #5 E.W.
- Item 8: Per RFI #9, Gloss finish is acceptable for gymnasium wood floor refinishing.
- Item 9: Per RFI #10, Coordinate flooring replacement scope with Abatement Requirements. If existing casework can remain in place, extents of new flooring can stop at existing casework.
- Item 10: Per RFI #12, refer to RFI response for clarifications on Low Voltage scope inclusions.

Attachments: Revised sheets as outlined above.

END OF ADDENDUM



EXISTING BUILDING RENOVATION SCOPE SUMMARY
(REFER TO PLANS FOR DETAILS)

MICHIGAN REHABILITATION CODE

LEVEL 1 ALTERATIONS:
-FLOOR FINISH REPLACEMENT
-MECHANICAL EQUIPMENT REPLACEMENT
-FIRE ALARM SYSTEM REPLACEMENT

LEVEL 2 ALTERATIONS:
-HOME EC ROOM RENOVATION - SPACE RECONFIGURATION

COMPOSITE FLOOR PLAN
SCALE: 1" = 25'-0"

CODE SUMMARY

APPLICABLE CODES

- 2021 MICHIGAN REHABILITATION CODE with state amendments
- 2021 MICHIGAN BUILDING CODE with state amendments
- 2021 MICHIGAN PLUMBING CODE with state amendments
- 2021 MICHIGAN MECHANICAL CODE with state amendments
- 2021 MICHIGAN COMMERCIAL ENERGY CODE with state amendments / ASHREA 90.1
- 2016 SCHOOL FIRE SAFETY RULES, NFPA 101 - LIFE SAFETY CODE 2012 EDITION
- 2023 NFPA 70 NATIONAL ELECTRICAL CODE OF MICHIGAN with state amendments
- 2013 NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE OF MICHIGAN
- ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES OF MICHIGAN without state amendments
- 2013 NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS OF MICHIGAN without state amendments
- 2017 ANSI A117.1 MICHIGAN ACCESSIBILITY CODE
- MICHIGAN DEPARTMENT OF LABOR CONSTRUCTION CODE COMMISSION GENERAL RULES

CODE ANALYSIS

OCCUPANCY CLASSIFICATION	GROUP E (305) / GROUP A (303)
CONSTRUCTION TYPE	IB
SPRINKLER SYSTEM PROTECTION	Y
CONSTRUCTION PROTECTION	NON-BEARING PARTITIONS STRUCTURAL FRAME EXTERIOR NON-BEARING WALLS ROOF
ALLOWABLE HEIGHT (MBC504.3)	SPRINKLED: 75FT
ACTUAL HEIGHT	19'-5"
ALLOWABLE STORIES (MBC504.4)	SPRINKLED: 3
ACTUAL STORIES	1
ALLOWABLE AREA (MBC506.2)	36,125SF (SEE CALCULATION BELOW)
ACTUAL AREA	25,391 EXIST + 2,201 ADDITION = 27,592SF

506.2.1 Single Occupancy Buildings

Allowable Area (per story) $A_n = A_s + (NS \times I_s)$	$A_n =$	36,125
Allowable Area Factor (From Table 506.2)	$A_n =$	34,000
Area Factor Increase due to frontage (%)	$I_s =$	0.25
Allowable Area Factor for NONSPRINKLERED bldg (regardless of whether the building is actually sprinklered) (From Table 506.2)	$NS =$	8,500

FIRE PROTECTION

AUTOMATIC SPRINKLER SYSTEM PER SECTION 903
PORTABLE FIRE EXTINGUISHERS PER SECTION 906
FIRE ALARM AND DETECTION SYSTEM PER SECTION 907
(EXISTING FIRE PROTECTION SYSTEM WILL BE EXTENDED INTO AREA OF ADDITION)

A DEFERRED SUBMITTAL FOR FIRE ALARM SYSTEM AND SPRINKLER SYSTEMS SHALL BE SENT TO BCC & BFS FOR REVIEW UPON AWARD OF BUILDING CONTRACT. THE INSTALLING CONTRACTOR SHALL PROVIDE SHOP DRAWING DESIGNS INCLUDING AUDIBILITY LEVEL FOR OCCUPANT NOTIFICATION, BATTERY AND VOLTAGE DROP CALCULATIONS AND OTHER ITEMS SPECIFIC TO INSTALLATION.

OCCUPANT LOAD

OCCUPANT LOAD (EXISTING)	2,200
OCCUPANT LOAD (NEW)	2,208

REFER TO LIFE SAFETY PLAN FOR OCCUPANT CALCULATION AND EGRESS PATHS

ASHRAE 90.1 BUILDING ENVELOPE REQUIREMENTS

PRESCRIPTIVE METHOD OF COMPLIANCE:

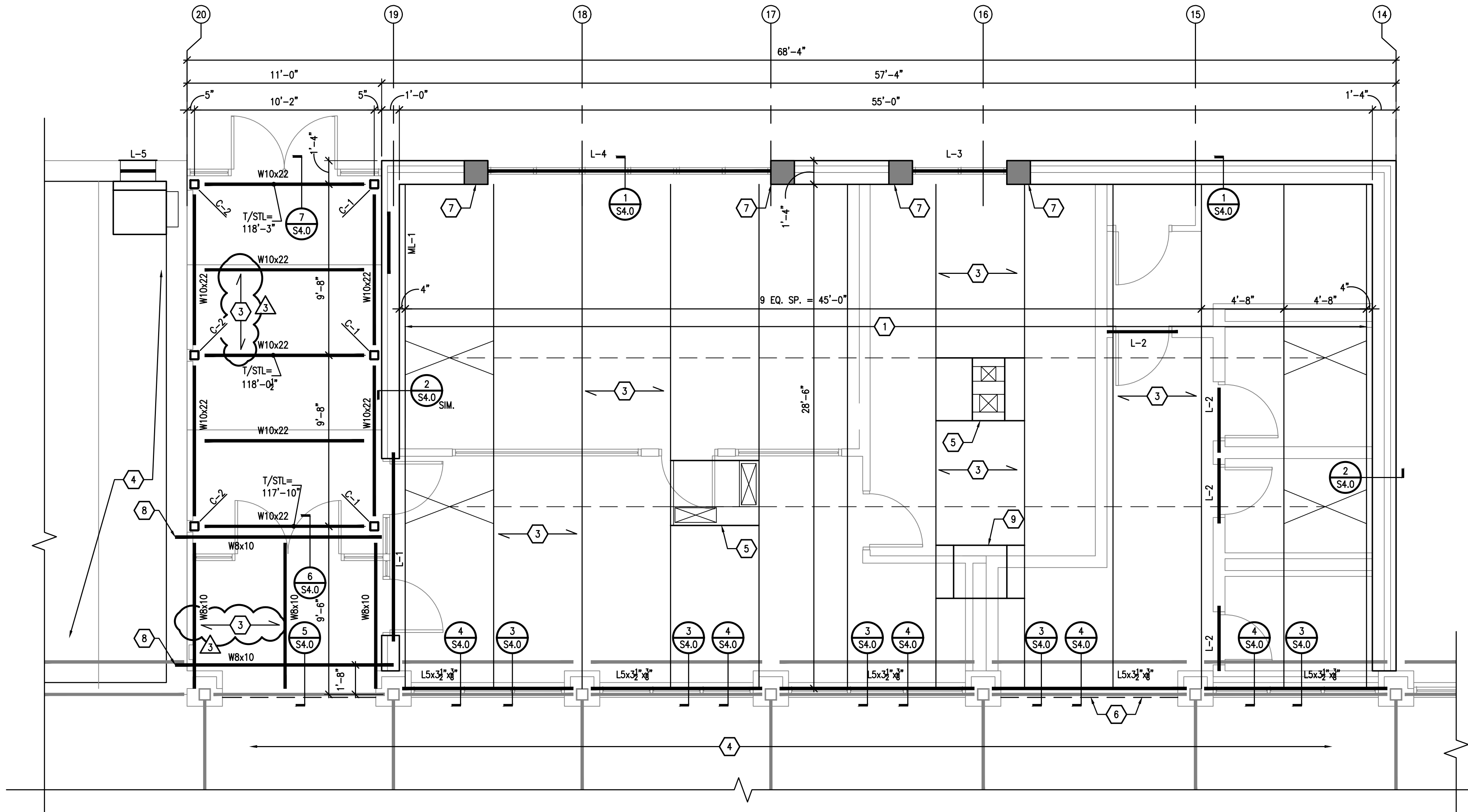
CLIMATE ZONE (SA) - NO-RESIDENTIAL	(ASSEMBLY MAX VALUE / INSULATION MIN R-VALUE)
OPAQUE ELEMENTS	
ROOF - INSULATION ABOVE DECK	U-0.032 / R-30 C.I.
WALLS, ABOVE GRADE - MASS	U-0.090 / R-11 C.I.
SLAB ON GRADE, UNHEATED	F-0.520 / R-15 FOR 24 INCHES
FENESTRATION (60% OF WALL)	(ASSEMBLY MAX VALUE / MAX SHGC / MIN VT/SHGC)
METAL FRAMING, FIXED	0.36 / SHGC-0.36 / 1.10
METAL FRAMING, OPERABLE	0.45 / SHGC-0.33 / 1.10
METAL FRAMING, ENTRANCE DOOR	U-0.63 / SHGC-0.33 / 1.10

SYMBOL LEGEND

---	CORRIDOR SMOKE PARTITION
1HR	1 HOUR FIRE RATING
2HR	2 HOUR FIRE WALL
NAME 200 SF / 20 = 10 OCC.	OCCUPANT LOAD CALCULATION
40 227	EGRESS OCCUPANT LOAD EGRESS OCCUPANT CAPACITY
250'-0" MAX.	PATH OF TRAVEL
F	FIRE EXTINGUISHER LOCATION TRAVEL DISTANCE NOT TO EXCEED 75FT

LINTEL SCHEDULE			
MARK	SECTION	BEARING	REMARKS
L-1 ML-1	WBx18 + 1/4"x11" BOTTOM PLATE	8" EACH END	PROVIDE 1/2" TRIANGULAR STIFFENER PLATES AT 2'-0" O.C. FROM WEB TO BOTTOM PLATE.
L-2 ML-2	WBx10 + 1/4"x7" BOTTOM PLATE	8" EACH END	(2)3/4"x3/4"x4" PERMITTED AT SINGLE DOOR OPENINGS AT NON LOAD BEARING WALLS AND FOR MECHANICAL LINTELS.
L-3	WBx13 + 1/4"x15" BOTTOM PLATE	8" EACH END	PROVIDE 1/2" TRIANGULAR STIFFENER PLATES AT 2'-0" O.C. FROM WEB TO BOTTOM PLATE.
L-4	W16x26 + 1/4"x15" BOTTOM PLATE	8" EACH END	PROVIDE 1/2" TRIANGULAR STIFFENER PLATES AT 2'-0" O.C. FROM WEB TO BOTTOM PLATE.
L-5	WBx13 + 1/4"x14" BOTTOM PLATE	8" EACH END	PROVIDE 1/2" TRIANGULAR STIFFENER PLATES AT 2'-0" O.C. FROM WEB TO BOTTOM PLATE.
ML-6	WBx10 + 1/4"x14" BOTTOM PLATE	8" EACH END	MECHANICAL LINTEL LOCATED AT INSTALLATION OF (3) NEW UNIT VENTILATORS - COORD. W/ MECH. DWGS.

COLUMN SCHEDULE					
MARK	SECTION	BASE PLATE	ANCHOR BOLTS	B/BASE PL EL.	REMARKS
C-1	HSS6x6x1/4"	3/4"x12"x12"	(4) AB-1	98'-9"	-
C-2	HSS6x6x1/4"	3/4"x12"x12"	(4) AB-1	98'-9"	BASE PLATE OFFSET TO ACCOMMODATE EXIST. CMU WALL / FND. SYSTEM



ADDITION ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"
• EAST JOIST BEARING = 111'-4 1/2"
• WEST JOIST BEARING = 112'-0"

CONCRETE NOTES

- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH MINIMUM LAPS OF 8".
- PROVIDE CORNER BARS TO MATCH ALL HORIZONTAL REINFORCING IN WALLS AND FOOTINGS. ALL LAPS SHALL BE A MINIMUM OF 30 BAR DIAMETERS, U.N.O.
- PROVIDE DOWELS BETWEEN ALL FOOTINGS, WALLS, AND PIERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING. ALL LAPS SHALL BE A MINIMUM OF 30 BAR DIAMETERS, U.N.O.
- ALL "CAST-IN" ANCHOR BOLTS SHALL BE ASTM A307.
- ALL CONCRETE SHALL ATTAIN THE FOLLOWING 28 DAY COMPRESSIVE STRENGTHS:
FOOTINGS, PIERS.....3000 PSI
SLABS ON GRADE.....4000 PSI
- PROVIDE AIR ENTRAINING FOR ALL CONCRETE EXCEPT INTERIOR SLABS AND INTERIOR FOOTINGS.
- CONCRETE SHALL CONFORM TO THE FOLLOWING:
ACI 301: SPECIFICATIONS FOR STRUCTURAL CONCRETE
ACI 305: HOT WEATHER CONCRETING
ACI 306: COLD WEATHER CONCRETING
- NO FILL SHALL BE PLACED AGAINST CONCRETE WALLS UNTIL CONCRETE HAS REACHED 75% OF DESIGN STRENGTH OR UNTIL DIRECTED BY THE ARCHITECT.
- DRILLED IN CONCRETE ANCHORS(DCA'S) SHALL BE AS FOLLOWS:
A. HULT HEAVY DUTY "XWIK BOLTS"
B. RAMSET/REDHEAD "DYNABOLT SLEEVE"
C. POWERS/RAWL "POWERBOLT"
D. SIMPSON STRONG-TIE "WEDGE-ALL"
E. APPROVED EQUAL
- ELECTRICAL CONDUITS, PIPES, DRAINS, ETC. SHALL BE IN PLACE BEFORE CONCRETE IS PLACED.
- REBAR SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. ALL SHOP DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL.

STEEL NOTES

- EXISTING STRUCTURAL INFORMATION, LOCATIONS AND ELEVATIONS ARE BASED ON RECORD DRAWINGS AND/OR FIELD OBSERVATIONS. THE CONTRACTOR SHALL FIELD VERIFY THIS INFORMATION PRIOR TO BEGINNING CONSTRUCTION.
- STEEL MEMBER DESIGN IS BASED UPON THE LOAD & RESISTANCE FACTOR DESIGN METHOD OF THE AISC 360 MANUAL OF STEEL CONSTRUCTION.
- STRUCTURAL STEEL WIDE FLANGE("W") SHAPES-ASTM A992(50 KSI STEEL)
ALL OTHER STRUCTURAL STEEL PLATES & RODS-ASTM A36
STEEL PIPE WITH WALL THICKNESS GREATER THAN 5/8" ASTM A53, GRADE B
ALL OTHER ROUND, SQUARE & RECTANGULAR HOLLOW STRUCTURAL SECTIONS-ASTM A500 GRADE B
- BEAM CONNECTIONS SHALL BE DESIGNED TO SUPPORT HALF THE MAXIMUM TOTAL UNIFORM LOAD, FOR THE SPAN OF THE BEAM SHOWN ON THE PLANS. MAXIMUM TOTAL UNIFORM LOADS ARE PROVIDED IN TABLE 3-6 OF THE AISC MANUAL OF STEEL CONSTRUCTION.
- ALL STEEL TO STEEL CONNECTIONS SHALL BE MADE WITH 3/4" DIAMETER ASTM A325-N HEAVY HEX HEAD, TYPE 1, HIGH STRENGTH BOLTS OR E70XX ELECTRODES, U.N.O. ALL WELDING SHALL BE IN ACCORDANCE WITH LATEST AWS SPECIFICATIONS. MINIMUM WELD SIZE SHALL BE 3/16", U.N.O.
- ALL BOLTS SHALL BE TIGHTENED TO "SNUG TIGHT" PER 8.1 OF AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS), U.N.O. BOLTS DESIGNATED ON THE PLANS TO BE "FULLY TENSIONED" SHALL BE TIGHTENED TO THE REQUIRED LOAD BY THE "TURN OF THE NUT" METHOD.
- ALL FIELD CONNECTIONS SHALL BE BOLTED, U.N.O.
- MEMBER CONNECTIONS SHALL BE DETAILED FOR A MINIMUM FORCE OF NO LESS THAN 10 KIPS.
- ALL JOISTS AND JOIST GIRDERS SHALL CONFORM TO SJI STANDARDS. EXTEND BOTTOM CHORDS TO CONNECT AT ALL COLUMNS. PROVIDE BRIDGING PER SJI STANDARDS. JOIST CAMBER FOR FLOOR JOISTS SHALL BE PER SJI SPECIFICATIONS. ROOF JOISTS SHALL BE CAMBERED NO MORE THAN REQUIRED TO OFFSET DEFLECTION DUE TO THE JOIST'S OWN WEIGHT.
- METAL ROOF DECK SHALL BE ASTM A611, GRADES C, D OR E, AS APPLICABLE, FOR UNCOATED OR PAINTED DECK. FOR GALVANIZED ROOF DECK, CONFORM TO ASTM A653 STRUCTURAL QUALITY GRADE 33 OR HIGHER; WITH G60 GALVANIZED COATING CONFORMING TO ASTM A525. ALL ROOF DECK SHALL CONFORM TO SDI STANDARDS, AND BE PAINTED, EXCEPT WHERE SPRAYED ON FIREPROOFING IS TO BE APPLIED, WHERE DECK SHALL BE UNCOATED.
- OPENINGS THROUGH ROOF DECK MAY OR MAY NOT BE SHOWN ON FRAMING PLANS. GENERAL CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND PROVIDE FOR OPENINGS AND FRAMES/REINFORCING AS FOLLOWS:
A. OPENINGS UP TO 18"x18"-PROVIDE L2x2x3/16 ANGLES PERPENDICULAR TO DECK FLUTES, ON BOTH SIDES OF OPENING. EXTEND ANGLES A MINIMUM OF 2 FLUTES BEYOND EDGE OF OPENING. FASTEN ANGLES TO EACH FLUTE WITH #10 TEK SCREWS.
B. OPENINGS LARGER THAN 18"x18"-PROVIDE A WELDED L4x4x1/4 FRAME SUPPORTED BY STEEL JOISTS OR BEAMS AS SHOWN IN TYPICAL JOIST REINFORCING DETAIL. REINFORCE STEEL JOISTS PER THE SAME DETAIL.
- PROVIDE CONTINUOUS 12 GAUGE, 12"(MINIMUM) WIDE COVER PLATE WHERE ROOF DECK CHANGES DIRECTION. FASTEN TO DECK ON BOTH SIDES OF JOINT WITH #10 TEK SCREWS AT 12" O.C.
- METAL FORM DECK SHALL BE ASTM A653 STRUCTURAL QUALITY GRADE 33 OR HIGHER; WITH G60 GALVANIZED COATING CONFORMING TO ASTM A525 OR PAINTED FINISH, AS INDICATED ON PLANS.
- UNLESS NOTED OTHERWISE, METAL DECK SHALL BE FASTENED TO SUPPORT MEMBERS AT 18" O.C. PROVIDE TWO SIDELAP FASTENERS EVENLY SPACED BETWEEN SUPPORT MEMBERS. SUPPORT MEMBER FASTENERS SHALL BE #12 TEK SCREWS. SIDELAP FASTENERS SHALL BE #10 TEK SCREWS. METAL DECK SHALL NOT BE WELDED.
- STEEL PAINTING-PROVIDE GREY OXIDE SHOP COAT.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. FABRICATOR SHALL PRODUCE ERECTION DRAWINGS WITHOUT PHOTOCOPYING OR OTHERWISE REPRODUCING THE ARCHITECT'S DESIGN PLANS.

KEYNOTES

- 24K6 STEEL JOISTS WITH 2 ROWS WELDED HORIZONTAL BRIDGING.
- NOT USED.
- 1-1/2", 20 GAGE, WIDE RIB, PAINTED STEEL ROOF DECK, MINIMUM 3 SPANS CONTINUOUS. FASTEN TO SUPPORT MEMBERS IN A 36/5 PATTERN WITH #12 TEK SCREWS. PROVIDE 4 EVENLY SPACED #10 TEK SCREW SIDELAP FASTENERS.
- EXISTING ROOF STRUCTURE.
- ANGLE FRAME AT ROOF DECK OPENING PER "STEEL NOTES" #11, COORD. W/ ARCH. & MECH. DWGS.
- DEMO EXIST. MASONRY WALL SYSTEM @ NEW CORRIDOR OPENING, COORD. W/ ARCH. DWGS.
- (2)#5 VERT. BAR @ WINDOW JAMB & ADJACENT MASONRY CELL, RE: DTL 8/S4.0.
- POCKET BEAM @ EXIST. CMU WALL, GROUT SOLID 16".
- DECK SUPPORT ANGLE FRAME @ ELECTRICAL TRANSFORMER. PROVIDE 2x12 TREATED BOX CURB FASTENED TO TOP OF DECK FOR SUPPORT OF TRANSFORMER. COORD. EXACT SIZE & LOCATION W/ ELECTRICAL DWGS. COORD. W/ ROOFING CONTRACTOR TO ENSURE CURB IS WEATHERTIGHT. CONDITION ALSO ABOVE ELECTRICAL ROOM ADJACENT TO HOME EC. RENOVATIONS, RE: METAL FAB SPECIFICATIONS.

STRUCTURAL LOADS

- DESIGN LOADS-IN ACCORDANCE WITH THE 2021 MICHIGAN BUILDING CODE & SEI/ASCE 7.
- SNOW LOAD INFORMATION
A. Pg=35 PSF
B. Is=1.1(CATEGORY III)
C. Ce=1.0(EXPOSURE B)
D. Ct=1.0
E. Pt=27 PSF=(35 PSF)(0.7)(1.1)(1.0)(1.0)

ROOF DEAD LOAD=20 PSF
ROOF SNOW LOAD=27 PSF
DRIFT LOADING DUE TO HIGH/LOW ROOF CONDITIONS HAVE BEEN TAKEN INTO ACCOUNT FOR THE STRUCTURAL DESIGN
- WIND LOAD INFORMATION
A. Vult=120 MPH Vasd=93 MPH
B. Iw=1.15(CATEGORY III)
C. EXPOSURE B
D. GCpi=+0.18 & -0.18
E. COMPONENTS & CLADDING DESIGN WIND PRESSURE=20 PSF
F. 20 PSF MIN. UPLIFT LOADING.
- SEISMIC LOAD INFORMATION
A. SEISMIC USE GROUP III(Se=1.25)
B. SPECTRAL RESPONSE ACCELERATIONS
1. Ss=0.063g
2. S1=0.038g
C. SITE CLASS D
D. SPECTRAL RESPONSE COEFFICIENTS
1. Sds=0.067g
2. Sd1=0.060g
E. SEISMIC DESIGN CATEGORY A
F. BASIC SEISMIC FORCE RESISTING SYSTEM=ORDINARY PLAIN MASONRY SHEARWALLS
G. DESIGN BASE SHEAR=22,400 lbs.
H. SEISMIC RESPONSE COEFFICIENT Cs=0.035
I. RESPONSE MODIFICATION FACTOR R=2.5
J. ANALYSIS PROCEDURE USED-EQUIVALENT LATERAL FORCE PROCEDURE.

LEGEND

T/ EXIST.	"TOP OF"
F-x	EXISTING
TYP.	FOOTING MARK
STEEL JOIST	TYPICAL
BEAM/LINTEL	
L-x	LINTEL MARK
HORIZONTAL BRIDGING	
CROSS BRIDGING	
J.B.	JOIST BEARING ELEVATION
O.H.	OPPOSITE HAND
SIM.	SIMILAR
T/S	TOP OF STEEL
F.V.	FIELD VERIFY
N.T.S.	NOT TO SCALE
U.N.O.	UNLESS NOTED OTHERWISE

ADDITION
ROOF FRAMING PLAN

HARBOR BEACH COMMUNITY SCHOOLS
PHASE 1 - 2026 ADDITION & RENOVATIONS
HARBOR BEACH, MICHIGAN

PROJECT NO. 24-138

BY	DATE	NO.	REVISIONS
DESIGN	PDN 03.13.26	A	DESIGN DEVELOP
DRAWN	PDN 03.13.26	B	95% OWNER REVIEW
CHECKED	PDN 08.26.26	0	FOR CONSTRUCTION
APPROVED	PDN 08.26.26	A	ADDENDUM #3

S2.0

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