

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS Bid Addendum No. 01

Publish Date: 07.20.15 RCA Job No: 201517

PROJECT: Toni&Guy Hairdressing Academy

PROJ. ADDRESS: 2200 Eastridge Loop #1004

San Jose, California 95122

Issued By: Terry Smith O+714.832.3333

OWNER: Toni&Guy

2765 Lavender Terrace San Jose, CA 95111

Owner Rep: Dalena Hoang 0+510.209.0212

The General Contractor for the above reference project is now notified that the following addenda to the plans and specifications shall be as follows. All revised sheets are issue as part of this addendum:

	BID ADDENDUM ITEMS
No.	Description
1.01	Please note all Bid Addendum revisions incorporated into the drawings are
	listed as Delta 2 dated 07.20.15 as Bid Addendum 01.
1.02	The specified floor tile by "Eleganza" 'Crystal White' is no longer available,
	however, the floor tile shall be "Eleganza" 'Crystal Stone 2.0 24" x 24", please
	contact Ms. Anna Tatevosyen with Eleganza at 714.563.4560 in the Anaheim
	Showroom (Studio). Refer to drawing sheet
1.03	Contractor shall make provisions within their bid for responses to WG Fritz
	Construction's Bid-RFI #1 dated July 17, 2015. In addition to Rengel+Company,
	Architects' listed responses with this RFI, please refer to attached drawing
	sheet A204, Door and Hardware Schedules,
1.04	Contractor shall make provisions within their bid for responses to Bergman
	KPRS Bid-RFI #001 dated July 13, 2015. In addition to Rengel+Company,
	Architects' listed responses with this RFI, please refer to attached drawing
	sheets A301.
1.05	Contractor shall make provisions within their bid for responses to Bergman
	KPRS Bid-RFI #002 dated July 20, 2015. In addition to Rengel+Company,
	Architects' listed responses with this RFI, please refer to attached drawing
	sheets A200 'Partition Schedule, Partition 4', A202 Detail 14, and A301 'Key
	Notes, note 13'.
If you should	d have any question or concerns, please do not hesitate to contact our office at 714.832.3333

Bid Addendum No. 01 Sheet 1 of 2



W. G. Fritz Construction, Inc.

GENERAL BUILDING CONTRACTORS
5091 New Trier Ave.
San Jose, CA 95136
Ph 408.723.0752 Fax 408.723.0683
www.wgfritzconstruction.com

July 17, 2015

Mr. Terence L.J. Smith Rengel & Co. Architects 333 El Camino Real Tustin, CA 92780

Subject – Toni & Guy Hairdressing Academy (RFI #1)

Good Morning Mr. Smith,

Please find below a list a items that require clarification in order to provide you and Toni & Guy Hairdressing Academy a thorough and competitive proposal for the interior tenant improvement at Eastridge Mall in San Jose, CA. We look forward to your response.

Doors, Frames & Hardware

- 1. The door schedule for 'C' doors calls for aluminum frames but "Door Notes" #1 calls for Timely frames which are steel frames. Please clarify.
- 2. "Door Notes" #16 calls for the hardware to be "oil-rubbed bronze finish US-26D". Please clarify the following:
 - a. Oil rubbed bronze is US-10B whereas US-26D is Satin Chrome.
 - b. Also, "Hardware Schedule" has hinges as US-26 which is Bright Chrome.
- 3. "Hardware Schedule" Door #14 is missing the smoke seal, we will include in our proposal. Restrooms are missing kick-plates, we will include in our proposal.

Glass & Glazing

- 4. The front doors are 6'0"x 7'0" with transom yet they call out overhead concealed closures? Also the hinge in the hardware group shows continuous and the door schedule shows patch fittings?
- 5. Also when do we use u-channel versus head rail as the plans show details for both on Sheets A202 and A201?

Structural Steel

- 6. S100 shows (darkened) full pen welds at two locations at column line #34. No indications or details.
- 7. 3/S100 shows an un-sized channel (Ref to S1.0, no such animal) It also references perhaps two locations adjacent to column line #34. If there is steel work here I will need more information.



- 8. Lower section of roof plan shows something that looks like some pipe and strut @ (E) Equipment RAL? Not sure what this is...not defined or details.
- 9. At line M there appears to be 6 W12x14 between (E) beams and 4 W12x14 struts for equipment support? Is this correct? I assume prime painted?
- 10. We saw some fountain rails that do not specify what finish? Stainless, galvanized, prime paint?

Thank you,

William G. Fritz IV

W.G. Fritz Construction, Inc.

(408) 723-0752 – office

(408) 723-0683 - fax

(408) 591-5631 - cell

www.wgfritzconstruction.com

Terry Smith, Rengel+Company, Architects

7.20.15

- 1.] Door frames shall be "Timely" 'minimum 18 gauge, factory finish 'Alumatone' 'SC 108' at all wood door (Type 'C' door per Door Schedule) locations.
- 2.] All door hardware shall be US-26 Bright Chromium.
- 3.] Door #14 will required gasket and seal.

Kick plates not require.

4.] Entrance, Lobby 100, herculite door shall be CR Laurence Company, Inc. or approved equal 1/2" thick clear glass with:

Top Rail: DR2SP5125S

Bottom Rail: DR2SP5125SL (Schlage keyway) Floating Header: FH4PSD, Closer: 20104M18

Pulls: CD12X12PS (12" back to back).

Offices 103, 104 and 105, Instructor Room 102, Vocational Rooms 107, 108, and 109 and Vocational Resource Room 117, herculite door shall be CR Laurence Company, Inc. or approved equal 1/2" thick clear glass with:

Patch Hardware: PHA1PS

Closer: Rixson PH27105 (concealed floor mounted)

Pulls: CD12X12PS (12" back to back)

- 5.] As clarification, the Top Rail shall occur at the Storefront and U-Channel at all other locations.
- 6.] Darkened dull pen welds on Line 34 are leftover from original shall construction. There are no new welds at those connections.
- 7.] Cross channels shall be C6x8.2. The new construction consists of W8x21 rails, supported by 3" pipe columns, with C6x8.2 cross channels.
- 8.] Construction that is plan south of line M is existing. No new construction.
- 9.] Construction near line M is existing.
- 10.] All new steel shall be galvanized.



Copies:

Corporate Headquarters 2850 Saturn Street Ste #100 Brea, CA 92821

Request for Information

Project: TONI & GUY ACADEMY Address: 2200 Eastridge Loop City, State: San Jose, CA **RFI No: 002** RFI Date: 07/20/2015

Contractor: Bergman KPRS
Contact: Michelle Rabinovich
Address: 2850 Saturn St. Ste#100
City, State, Zip: Brea, CA 92821
Email: Mrabinovich@bergmankprs.com

1. On page A700 #1 (Partial exterior plan) the glass is 13'-0" high. With this height of glass it has to be ¾" clear tempered instead of ½" clear tempered that is called out and also have some type of fins added for support. Please advice if this is how the glass should be bid or if you would like to add a transom to match the storefront next to this wall and keep the glass ½" clear tempered.

Response Required	Michelle Rabinovich Schedule Impac	Estimator ct Cost Impact	RFI Author: Estimated Cost Impact
RFI Response:		torefront glazing occuring	7.20.15 - ng at 13'-0" AFF shall be ase make provisions within your -
Response Date:			Response Author:



Response Date:

Copies:

Corporate Headquarters 2850 Saturn Street Ste #100 Brea, CA 92821

Request for Information

RFI No: 001RFI Date: 07/13/2015

Response Author:

Project: TONI & GUY ACADEMY Address: 2200 Eastridge Loop City, State: San Jose, CA

Contractor: Bergman KPRS
Contact: Michelle Rabinovich
Address: 2850 Saturn St. Ste#100
City, State, Zip: Brea, CA 92821
Email: Mrabinovich@bergmankprs.com

- 1. Who provides and installs shelving per key note #10 on A301?
- 2. Is fire tape finish on adjacent space okay at back demising wall? Or does it need level 5 finish as well?
- **3.** Please confirm all interior walls & furring walls to receive R-13 insulation per partition schedule sheet A200.
- **4.** Is the Demo to be done during off hours?
- **5.** Is it possible to value engineer the finish floor and provide you with an alternate to epoxy entire floor? This will be very cost effective and it is easier to clean.

Response Required	Michelle Rabinovich Schedule Impact	Estimator Cost Impact	RFI Author: Estimated Cost Impact
RFI Response:	Terry Smith, Rengel+Co 1.] Toni&Guy as noted2.] All partition walls sha	Il be level 5 as noted	7.14.15 d cing sound transmission.
	_4.] Mall Management wil5.] No exceptions for the_branding of Toni&Guy. In+Company, Architects th	Il need to confirm if re Flooring. This is a connaddition, it has connat Eleganza Crystal place with Eleganza	equired. critical component for the ne to the attention of Rengel White is no longer available. Crystal Stone 2.0 24" x 24" tiles.

FIRE DEPARTMENT NOTES

- I. FIRE DEPARTMENT FINAL INSPECTION REQUIRED PRIOR TO OCCUPYING THE BUILDING. SCHEDULE ALL INSPECTIONS WITH THE FIRE PREVENTION OFFICE AT LEAST 48 HOURS IN ADVANCE.
- 2. THE LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SRFC AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE INSPECTOR.
- 3. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASSES AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
- 4. BUILDING(S) NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12 FEET IN HEIGHT, AND 6 FEET FOR GROUP A PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITIES). HIGH-PILED STOCK SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO MATERIALS
- 5. ALL WEATHER ACCESS ROADS SHALL BE APPROVED BY THE OCFA AND IN PLACE BEFORE ANY COMBUSTIBLE MATERIAL ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS.
- 6. PLANS FOR A NEW OR MODIFICATIONS TO EXISTING FIRE PROTECTION, DETECTION, AND ALARM OR MONITORING SYSTEM(S) SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO INSTALLATION. A SEPARATE PLAN SUBMITTAL AND APPROVAL BY GOVERNING FIRE REVIEW AGENCY IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 7. A LETTER OF INTENDED USE FOR THE STRUCTURE(S) MAY BE REQUIRED BY THE FIRE INSPECTOR.
- 8. INTERIOR FINISH SHALL CONFORM WITH TABLE 806.3.
- 9. AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED TO PROTECT COMMERCIAL-TYPE FOOD HEAT PROCESSING EQUIPMENT THAT PRODUCED GREASE-LADEN VAPORS, A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE INSTALLATION OF A SYSTEM AND SHALL BE IN ACCORDANCE WITH SRFC CHAPTER 9, NFPA 17A & 96.
- O. ADDRESS NUMBERS SHALL BE A MINIMUM 6 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.
- 1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR. PER SECTION 1008.1.8.
- 12. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING IN COMPLIANCE WITH NFPA 13. A SEPARATE PLAN SUBMITTAL
- 13. MODIFICATION TO THE FIRE SPRINKLER SYSTEM SHALL BE APPROVED PRIOR TO THE INSTALLATION OR MODIFICATION. TO THE FIRE SPRINKLER SYSTEM SHALL COMPLY WITH 2007 NFPA 13. A SEPARATE PLAN SUBMITTAL IS REQUIRED.
- 4. FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, INCLUDING EXTERIOR, SHALL BE MONITORED BY A U.L. LISTED CENTRAL ALARM STATION OR BE SUPERVISED PER SRFC SECTION 903. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR THE

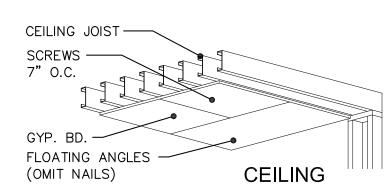
INSTALLATION OF THE MONITORING SYSTEM.

- 15. CONCEALED SPACES OF COMBUSTIBLE CONSTRUCTION SHALL BE PROTECTED WITH FIRE SPRINKLERS.
- 16. DRAPES AND OTHER DECORATIVE MATERIALS SHALL BE FLAME RETARDANT CERTIFICATION THEREOF SHALL BE PROVIDED. EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS AND FIRE EXTINGUISHER LOCATIONS SHALL NOT BE CONCEALED BY DECORATIVE MATERIAL.
- 17. OCCUPANT LOAD SIGN, WITH MINIMUM ONE INCH LETTERS AND NUMBERS, SHALL BE POSTED NEAR MAIN EXIT.
- 18. PANIC HARDWARE SHALL BE PROVIDED FOR ALL EXIT DOORS FROM "A & H" OCCUPANCIES.
- 19. THE USE, HANDLING, AND STORAGE OF HAZARDOUS MATERIALS SHALL COMPLY WITH CHAPTERS 27 THOUGHT 44 OF THE 2003 INTERNATIONAL

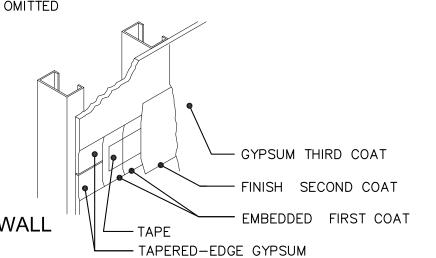
GENERAL NOTES

- 1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE 2013 IBC, IFC, IPC, IMC AND NEC.
- 2. THE SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE. THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO THE PROPOSAL FOR MATERIALS AND LABOR, BECAUSE OF DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED IF THEY COULD HAVE BEEN FORESEEN AND HAD PROPER EXAMINATION HAD BE MADE.
- 3. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PFRMITS.
- 4. GENERAL CONTRACTOR TO CALL FOR FINAL INSPECTIONS AND OBTAIN THE CERTIFICATE OF OCCUPANCY PRIOR TO TURN OVER OF PROJECT.
- 5. ANY FEES ASSOCIATED WITH CONSTRUCTION AND INSPECTION SHALL BE BORNE BY THE CONTRACTOR IN ORDER TO DELIVER TO THE OWNER A FINISHED BUILDING, READY FOR OCCUPANCY AND 100% OPERATIONAL.
- 6. ANY COST OCCURRED DUE TO LACK OF COOPERATION AMONG TRADES SHALL BE BORNE BY CONTRACTOR.
- GENERAL CONTRACTOR TO PROVIDE ADEQUATE SITE SUPERVISION DURING ALL CONSTRUCTION HOURS.
- 8. THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS CREATED AS A RESULT OF HIS OPERATION.
- 9. GENERAL CONTRACTOR TO PROVIDE TEMPORARY PHONE AT THE JOB SITE.
- 10. GENERAL CONTRACTOR TO FURNISH AND INSTALL TEMPORARY POWER TO ALL TRADES AND PAY FOR REQUIRED PERMITS AND DEPOSITS.
- 11. GENERAL CONTRACTOR TO PROVIDE TEMPORARY WATER SERVICE DURING CONSTRUCTION AND OBTAIN AND PAY FOR PERMITS OR DEPOSITS REQUIRED. GENERAL CONTRACTOR TO PAY WATER BILLS.
- 12. CONTRACTOR SHALL SALVAGE ALL EXISTING EQUIPMENT AND OTHER ITEMS SPECIFIED BY THE LANDLORD FOR TENANT DISPOSITION PRIOR TO STARTING CONSTRUCTION OR DEMOLITION, CONTRACTOR SHALL MEET WITH THE LANDLORD TO DECIDE DISPOSITION OF ITEMS MENTIONED ABOVE.
- 13. VERIFY ALL OPENINGS THROUGH CONSTRUCTION WITH HVAC PLUMBING AND ELECTRICAL CONTRACTOR FOR SIZE AND LOCATION.
- 14. REFER TO THE MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS, UNITS AND OTHER SPECIAL EQUIPMENT. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION FOR ALL CONDUITS JUNCTION BOXES, AND DISCONNECT SWITCHES, THERMOSTATS AND CONTROL
- 15. DIVISION 8.9 OF THE IECC FOR NON RESIDENTIAL BUILDINGS HAVE BEEN REVIEWED, AND THIS DESIGN IS IN SUBSTANTIAL CONFORMANCE WITH THESE REGULATIONS.
- 6. CONTRACTOR SHALL REPLACE OR REPAIR ALL DAMAGED FINISH MATERIAL AND/OR REPLACE MEMBERS AS REQUIRED AND CONFIRMED BY THE BUILDING INSPECTOR.
- 17. INSULATION WHICH CONTAINS OR UTILIZES AN OZONE DEPLETING COMPOUND IS PROHIBITED PER AGENCY HAVING JURISDICTION.
- 18. FLAMMABLE OR HAZARDOUS MATERIALS SHALL NOT EXCEED QUANTITIES LISTED IN 2009 IFC TABLES [F] TABLE 307.1(1) AND [F] TABLE 307.1(2)
- 19. GENERAL CONTRACTOR SHALL PROVIDE DESIGN BUILD FOR FIRE SPRINKLERS UNDER SEPARATE PERMIT WHICH IS TO BE APPROVED BY THE FIRE DEPARTMENT/ MARSHALL AND SHALL MEET LANDLORDS SPECIFICATIONS.
- 20. GENERAL CONTRACTOR SHALL PROVIDE DESIGN BUILD FOR FIRE LIFE SAFETY UNDER A SEPARATE PERMIT WHICH IS TO BE APPROVED BY THE FIRE DEPARTMENT/MARSHALL AND SHALL MEET ADA REQUIREMENTS.
- GENERAL CONTRACTOR SHALL CONTACT OWNER, TENANT AND ARCHITECT FOR APPROVAL OF PARTITION LAYOUT PRIOR TO ERECTING PARTITIONS. IF CONSTRUCTION OF PARTITIONS OCCURS PRIOR TO LAYOUT APPROVAL. GENERAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY IF CHANGES ARE REQUIRED AT GENERAL CONTRACTORS EXPENSE.

DRYWALL ATTACHMENT



NOTE: FLOATING-ANGLE CONSTRUCTION HELPS PREVENT NAIL POPPING AND CORNER CRACKING. FASTENERS AT THE INTERSECTIONS OF WALLS OR CEILINGS ARE OMITTED



FASTENER	SPACING					
	NAIL SPACING		SCREW SPACING		STAPLE SPACING	
LOCATION	LAMINATED FACE PLY	NAILED (2) FACE PLY	LAMINATED (3) FACE PLY	SCREWED(2) FACE PLY	LAMINATED FACE PLY	NAILED OR SCREWED FACE PLY (2)
WALLS	8"O.C.	16"O.C.	16"O.C.	24"O.C.	7"O.C.	16"O.C.
CEILINGS	7"O.C.	16"O.C.	16"O.C.	24"O.C.	7"0.C.	16"O.C.

- 1. FASTENER SIZE AND SPACING FOR APPLYING SOUND-DEADENING BOARDS VARY FOR DIFFERENT FIRE AND SOUND-RATED CONSTRUCTIONS. THE MANUFACTURER'S RECOMMENDATIONS SHOULD BE FOLLOWED.
- 2. FASTENER SPACING FOR FACE PLY SHALL BE THE SAME AS FOR SINGLE LAYER APPLICATION.
- 3. APPLY 12" O.C. FOR BOTH CEILINGS AND WALLS WHEN SUPPORTS ARE SPACED 24"O.C.
- igstyle NOTE: THE TERM "ON CENTER" (O.C.) REFER TO THE MEASUREMENT BETWEEN THE CENTER OF LIKE OBJECTS.

ALLOWABLE METAL STUD HEIGHTS

MAXIMUM ALLOWABLE CLEAR SPAN HEIGHTS IN FEET AND INCHES. STUDS ALONE.

WIND LOAD			5 LBS S0	Q. FT. INT	FRIOR		
DEFLECTION	L/120				LINION	_/240	
SPACING	12	12" 16" 24"			12"	16"	24"
STUD 20 GAUGE							
WIND LOAD	WIND LOAD 5 LBS. SQ. FT. INTERIOR						
DEFLECTION			L/12	20		L/240	
SPACING		12"	16"	24"	12"	16"	24"
STUD 20 GAUGE							
162S125-33	1 5/8"	12'-0"	10'-11"	9'-6"	9'-6"	8'-8"	7'-7"
250S125-33	2 1/2"	16'-7"	15'-1"	12'-8"	13'-2"	12'-0"	10'-6"
350S125-33	3 1/2"	21'-5"	18'-7"	15'-2"	17'-1"	15'-7"	13'-7"
362S125-33	3 5/8"	21'-11"	18'-11"	15'-6"	17'-7"	16'-0"	14'-0"
400S125-33	4"	23'-2"	20'-0"	16'-4"	19'-0"	17'-3"	15'-1"
600S125-33	6"	29'-0"	25'-2"	20'-6"	26'-2"	23'-9"	20'-6"
18 GAUGE							
362S125-43	3 5/8"	24'-2"	21'-11"	18'-10"	19'-2"	17'-5"	15'-3"
600S162-43	6"	35'-6"	30'-9"	25'-1"	28'-9"	26'-1"	22'-10'

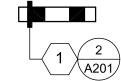
*STUD WEB STIFFENING REQUIRED AT TOP AND BOTTOM TRACKS STUD FLANGE BRACING.

TABLE HAS BEEN REVISED TO MEET CURRENT SSMA (STEEL STUD

PARTITION SCHEDULE

PROVIDE R-13 BATT INSULATIONALL AT ALLS INTERIOR PARTITIONS UNLESS NOTED OTHERWISE. PARTITION GYPSUM WALL BOARD SHALL RECIEVE LEVEL 5 FINISH. TAPE AND SAND SMOOTH TO RECIEVE WALL COVERING AND/OR PAINT FINISH. CONTRACTOR TO PROVIDE 6" METAL STUDS WHERE RECESSED ACCESSORIES OCCUR.

EXISTING PARTITION

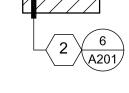


FULL HEIGHT 1-HR RATED NON-BEARING PARTITION [600S162-43] 6" X 20 GA. METAL STUD AT 16" O.C. WITH 5/8" THICK TYPE 'X' GYPSUM WALLBOARD OVER EACH SIDE. EXTEND FROM A201 FLOOR SLAB TO UNDERSIDE OF STRUCTURE ABOVE. TAPE AND



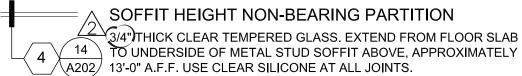
FULL HEIGHT NON-BEARING PARTITION [362S162-43] 3 5/8" X 18 GA. METAL STUD AT 16" O.C. WITH 5/8" THICK

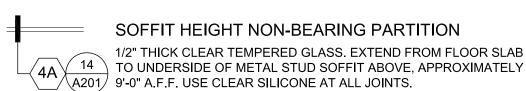
SAND SMOOTH TO RECEIVE PAINT OR WALL COVERING.



FULL HEIGHT NON-BEARING

FIXTURE WALL SUPPORT PARTITION SAME AS PARTITION '2' EXCEPT USE 6" x 20 GA. (30 MIL.) AND 6 1-LAYER 5/8" THICK TYPE 'X' USG DENSSHIELD GYPSUM WALL \A201/)BOARD OVER ON RESTROOM SIDE.



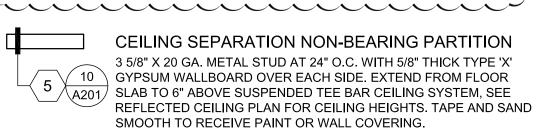


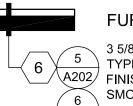


1/2" THICK TEMPERED CLEAR GLAZING EXTENDING FROM TOP OF LOW HEIGHT METAL STUD PARTITION TO GREEK STUD SOFFIT ABOVE, APPROXIMATELY +3'-6" TO 9'-0" A.F.F. USE CLEAR SILICONE AT ALL GLAZING JOINTS. LOW HEIGHT PARTITION USE 3 5/8" X 20 GA. (30 MIL.) METAL STUD AT 16" O.C. WITH 5/8" THICK TYPE 'X' GYPSUM WALLBOARD OVER EACH SIDE. EXTEND FROM FLOOR SLAB TO APPROXIMATELY 3'-6" A.F.F. TAPE AND SAND SMOOTH TO RECEIVE PAINT OR WALL COVERING.

SOFFIT HEIGHT NON-BEARING PARTITION 1/2" THICK CLEAR TEMPERED GLASS. EXTEND FROM FLOOR SLAB

 igchtarrows igchtarrows TO UNDERSIDE OF METAL STUD SOFFIT ABOVE, APPROXIMATELY $oldsymbol{\prime}$ \bigwedge A202/ 10'-0" A.F.F. USE CLEAR SILICONE AT ALL JOINTS.





\A202

FURRED PARTITION 3 5/8" X 20 GAUGE METAL STUDS @ 24" ON CENTER WITH 5/8" THICK

☐ TYPE 'X' GYPSUM WALL BOARD OVER EACH SIDE. EXTEND FROM A202/ FINISH SLAB TO 6" ABOVE SUSPENDED CEILING. TAPE AND SAND SMOOTH TO RECEIVE PAINT OR WALL COVERING.

rengel+co.

O+ 714.832.3333

History record:

Revisions:

Date

06.22.15

07.20.15

Description

PLAN CHECK

BID ADDENDUM 01

333 El Camino Real, Tustin, California 92780

www.rengelarch.com

Description

F+ 714.838.2065

Project name: **EASTRIDGE MALL**



Stamp:

ALLOWABLE METAL JOIST SPANS

MANUFACTURERS ASSOCIATION) 2009/2012 INTERNATIONAL BUILDING CODE

JOIST SIZE	MAXIMUM JOIST SPAN				
00131 3IZL	JOIST	JOIST JOIST SPAN			
	SPACING	20 GA. [33]	18 GA. [43]	16 GA. [54]	
	12"	16'-11"	18'-5"		
600S162	16"	15'-8"	17'-0"		
	24"	14'-1"	15'-3"		

- 1. STEEL STUDS— "STEEL STUD MANUFACTURERS ASSOCIATION" [SSMA]
- SCREWABLE STEEL STUDS. ICC ESR-3064P 2. WHERE CEILING SUPPORTED PARTITIONS OCCUR, USE 600S162-33 AT 16" O.C. UP TO 14'-1" MAXIMUM SPAN.
- 3. ANY ADDITIONAL EQUIPMENT PLACED ON CEILING JOIST SHALL BE BROUGHT TO THE ATTENTION OF RENGEL + COMPANY PRIOR TO INSTALLATION.
- 4. THE JOIST TRACK SHALL BE UNPUNCHED STUDS OF SAME GAUGE AS WALL STUDS U.N.O.
- 5. JOIST TABLE IS BASED ON 30 (PSF) TOTAL LOAD. (10 PSF DEAD LOAD + 20 PSF LIVE LOAD)
- 6. RIM JOIST/TRACK MUST BE INSTALLED @ THE ENDS OF ALL JOISTS.
- 7. FOR SPECIAL LOADING OR SUPPORT CONDITIONS OR IF PUNCHED JOIST ARE USED, CONTACTMANUFACTURERS TECHNICAL REPRESENTATIVE.

PARTITION NOTES

- 1. ALL METAL STUDS SHALL BE PER SSMA (STEEL STUD MANUFACTURERS ASSOCIATION) ICC ESR-3064P COMPLYING WITH 2012 IBC. G.C. MAY SUBSTITUTE METAL STUDS. ANY DEVIATIONS FROM APPROVED METAL STUDS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW OR
- BE IN ACCORDANCE WITH AISI-WSD PER CBC 2013, CHAPTER 22, SECTION 2210, AND CHAPTER 25 TABLE 2507.2 "STEEL STUD AND TRACK" ASTM C 645 AND C 955.

2. INTERIOR NON-BEARING LIGHT-FRAMED COLD FORMED STEEL STUDS SHALL

- 3. STEEL STUDS TO BE ATTACHED TO THE EXISTING CONCRETE FLOOR WITH .177" DIA. SHOT PINS WITH WASHERS/PLATES AS FOLLOWS
- B. .177 POWER DRIVEN SHOT PINS @ 24" O.C. ¾" X ¼" "HILTI INC." 'XALH' ICC#-ESR 1663 AND CONFORM WITH ASTM C754.
- C. PROVIDE (2) SHOT PINS MINIMUM IN WALLS LESS THAN 3' IN LENGTH. 4. SCREWABLE STEEL STUDS TO BE INSTALLED AND ATTACHED PER MANUF.'S
- SPECIFICATIONS. 5. GYPSUM WALL BOARD TO CONFORM TO CBC CHAPTER 25.

A. PROVIDE SHOT PINS WITHIN 12" OF CORNERS & BREAKS.

- 6. ALL GYPSUM WALL BOARD TO BE 5/8" THK. TYPE 'X' UNLESS NOTED
- 7. PROVIDE 5/8" TYPE 'X' WATER RESISTANT (GREENBOARD) GYPSUM BOARD (WALLS AND CEILINGS). WHEN TOILET ROOMS ARE NEW CONSTRUCTION.
- 8. ALL GYPSUM BOARD ON INTERIOR PARTITIONS TO BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OR WALLCOVERINGS IN ACCORDANCE WITH THE FINISH SCHEDULE (SEE FINISH PLAN(S)) AND IN ACCORDANCE WITH ASTM C754. ALL JOINTS SHALL BE FINISHED WITH U.S. GYPSUM'S PERF-A-TAPE JOINT REINFORCEMENT SYSTEM, OR APPROVED EQUAL.
- 9. ALL GYPSUM BOARD WALLS TO BE MIN. LEVEL FOR FINISH AND PREPARED PER MANUFACTURER'S SPECIFICATIONS TO RECEIVE PAINT AND/OR WALLCOVERING.
- 10. ALL RESTROOM PARTITIONS SHALL HAVE MIN. R-13 INSULATION.

SCHEDULES, NOTES & DETAILS

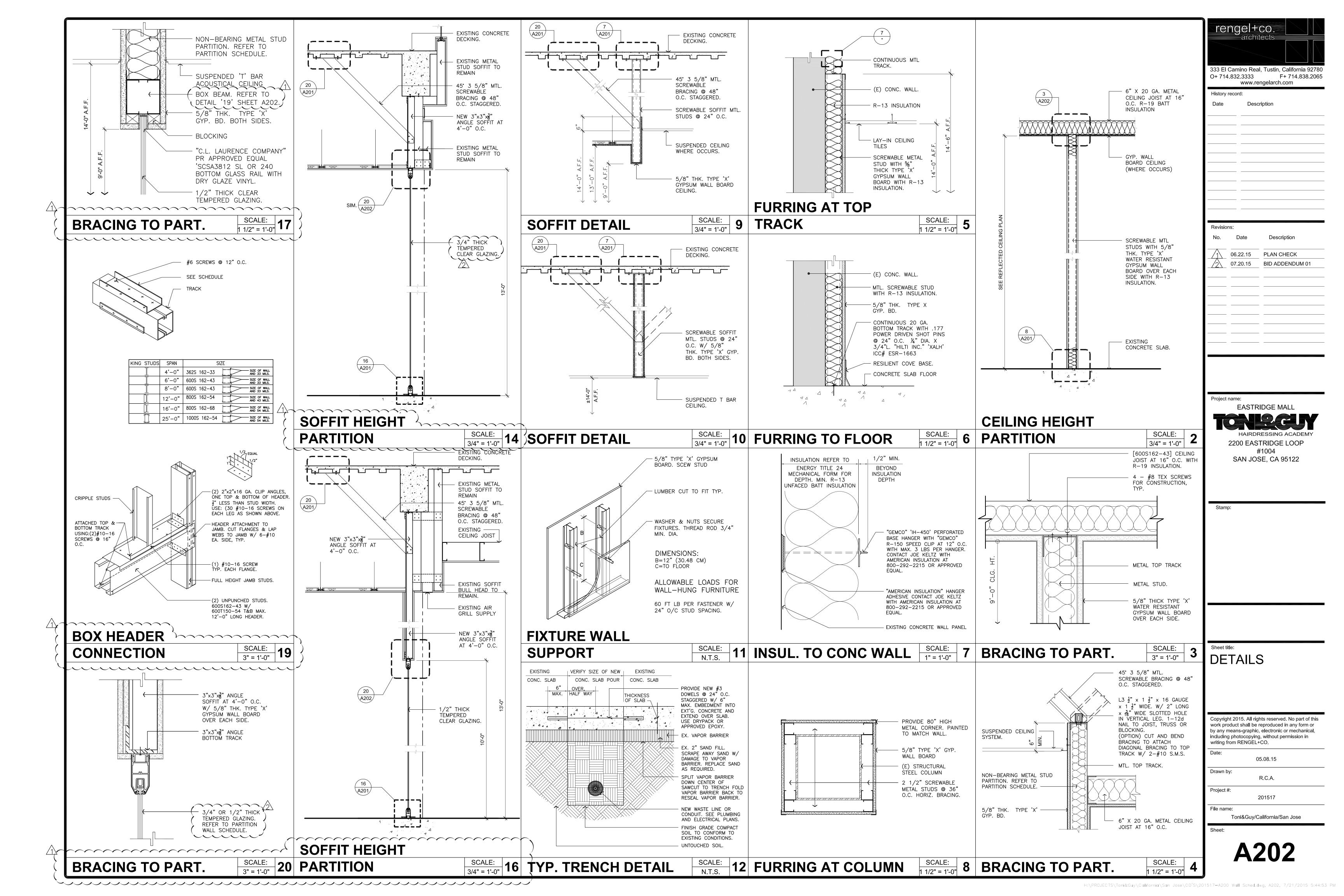
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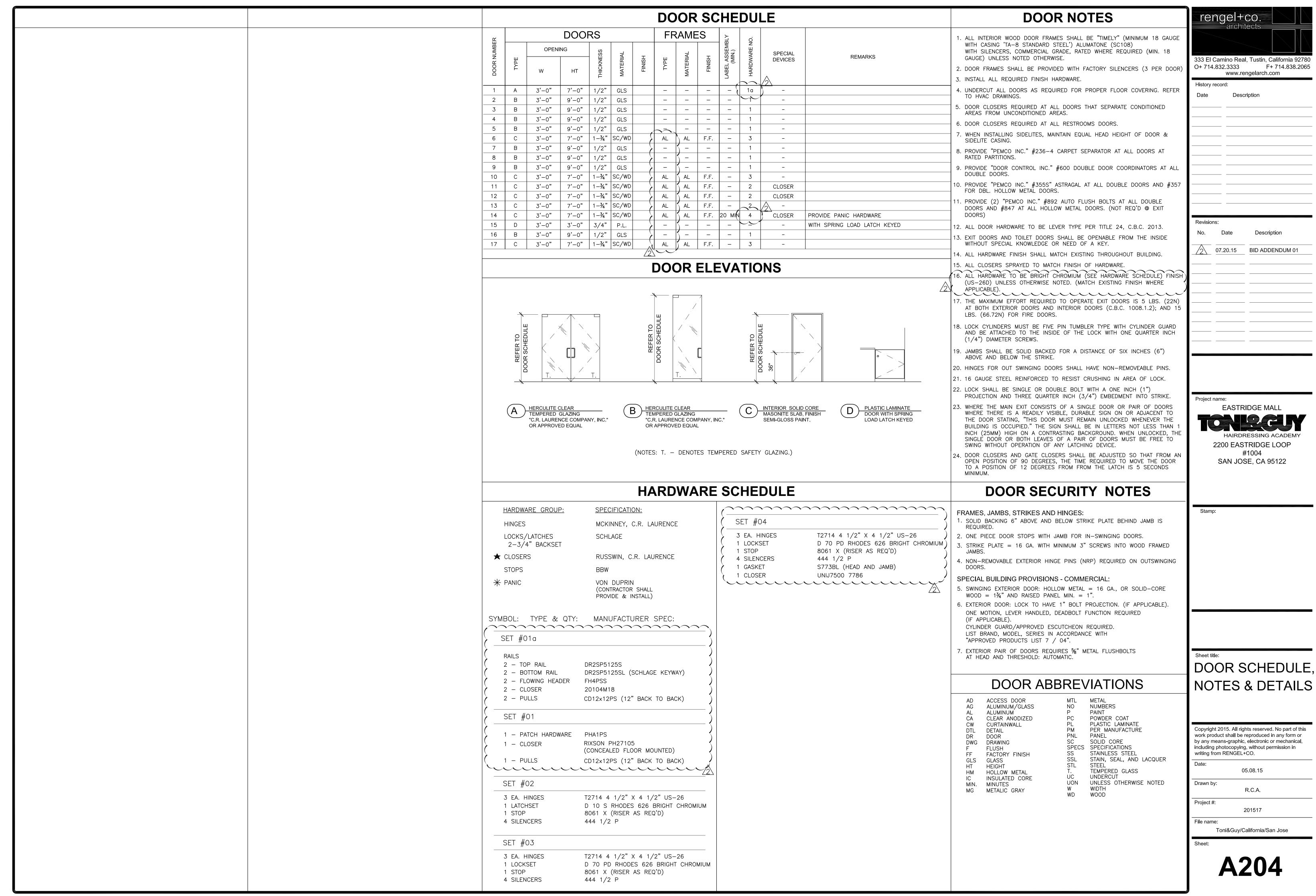
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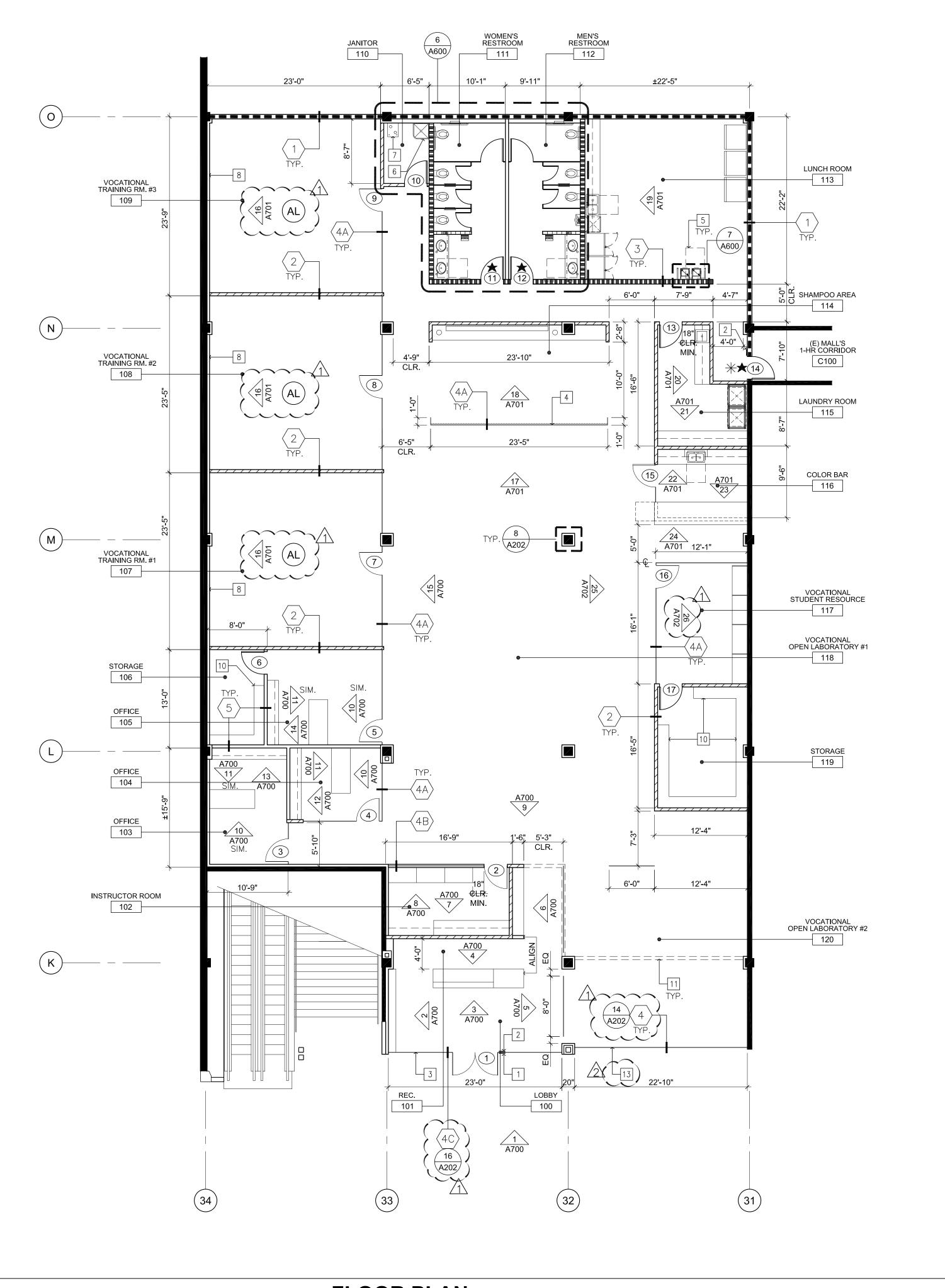
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Sheet:





NO FOOD OR DRINK TO BE SERVED



REFERENCE NOTES

- 1 DENOTES DOOR CALLOUT. REFER TO THE DOOR SCHEDULE ON SHEET A204 FOR SPECIFIED TYPE, SIZE, HARDWARE AND FRAME.
- \searrow DENOTES PARTITION CALLOUT. REFER TO THE PARTITION SCHEDULE ON SHEET A200 FOR SPECIFIED TYPE.
- 3. "★" DENOTES NEW SELF CLOSER. "st" denotes new panic hardware.
- 4. DOORS WITHOUT CALL OUT BOXES ARE EXISTING TO REMAIN.
- 5. CONTRACTOR SHALL VERIFY ALL FINAL PARTITION WALL DIMENSIONS AND RECEIVE APPROVAL OF FIELD LAYOUT WITH TENANT'S REPRESENTATIVE, CONTACT GORDON WEBSTER OF TONI&GUY AT (310) 344-0314, TO COORDINATE PRIOR TO ERECTING. IF NOT, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS AND REQUIRED MODIFICATIONS SOLELY AT THEIR COST.

☐ KEY NOTES

- 1. PROVIDE INTERNATIONAL ACCESSIBILITY DECAL.
- 2. PROVIDE TACTILE "EXIT" SIGN, REFER TO EGRESS PLAN ON SHEET
- 3. NEW 1/2" TEMPERED HERCULITE DOORS & GLAZING SYSTEM.
- 4. FULL HEIGHT CURTAIN WITH OVERHEAD SURFACE MOUNTED GUIDE. PROVIDE CUSTOM 45° AND 90° BEND CURTAIN TRACK, CHANNEL, ROLLERS, FLANGES, SPLICES, CLIPS FOR A COMPLETE INSTALLATION. CONTACT: SPECIALIZED TEXTILE SOLUTION P. 877.700.3227. REFER TO FINISH PLAN SHEET A500 FOR SPECIFIED CURTAIN MATERIAL.
- 5. MINIMUM 30" X 48" CLEAR SPACE FOR FRONT APPROACH TO SINK. REFER TO THE INTERIOR ELEVATIONS FOR MORE INFORMATION.
- 6. MOP SINK. REFER TO THE PLUMBING DRAWINGS.
- 7. WATER HEATER. REFER TO THE PLUMBING DRAWINGS.
- 8. WRITE ON BOARD, REFER TO ELEVATION '21' SHEET A702.
- 9. AT LAUNDRY ROOM 115: PROVIDE CONTINUOUS CAULKING BETWEEN SLAB AND BOTTOM TRACK AND BETWEEN TOP TRACK AND STRUCTURE ABOVE.
- 10. SHELVING, PROVIDE BY TENANT.
- 11. LINE OF SOFFIT ABOVE.
- PROVIDE ADA COMPLIANT ASSISTIVE LISTENING DEVICES AT (AL) VOCATIONAL TRAINING ROOM 107, 108 & 109 PER 2013 CBC 11B-216.10 ASSISTIVE LISTENING SYSTEMS.

EACH ASSEMBLY AREA REQUIRED BY SECTION 11B-219 TO PROVIDE ASSISTIVE LISTENING SYSTEMS SHALL PROVIDE SIGNS INFORMING PATRONS OF THE AVAILABILITY OF THE ASSISTIVE LISTENING SYSTEM. THE SIGN SHALL INCLUDE WORDING THAT STATES "ASSISTIVE-LISTENING SYSTEM AVAILABLE" AND SHALL BE POSTED IN A PROMINENT PLACE AT OR NEAR THE ASSEMBLY AREA ENTRANCE. ASSISTIVE LISTENING SIGNS SHALL COMPLY WITH SECTION 11B-703.5 AND SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS COMPLYING WITH SECTION 11B-703.7.2.4.

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History record:

Revisions: Description

PLAN CHECK 07.20.15 BID ADDENDUM 01

Project name:

EASTRIDGE MALL

HAIRDRESSING ACADEMY 2200 EASTRIDGE LOOP #1004 SAN JOSE, CA 95122

FLOOR PLAN

writing from RENGEL+CO.

Drawn by:

Project #:

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WALL/SYMBOL LEGEND

FULL HEIGHT 1-HR RATED PARTITION

EXISTING PARTITION TO REMAIN

FULL HEIGHT PARTITION $\langle 3 \rangle$

FULL HEIGHT
FIXTURE WALL SUPPORT PARTITION

SOFFIT HEIGHT PARTITION

 $\sqrt{4}\sqrt{4A}\sqrt{4C}$

SCALE:

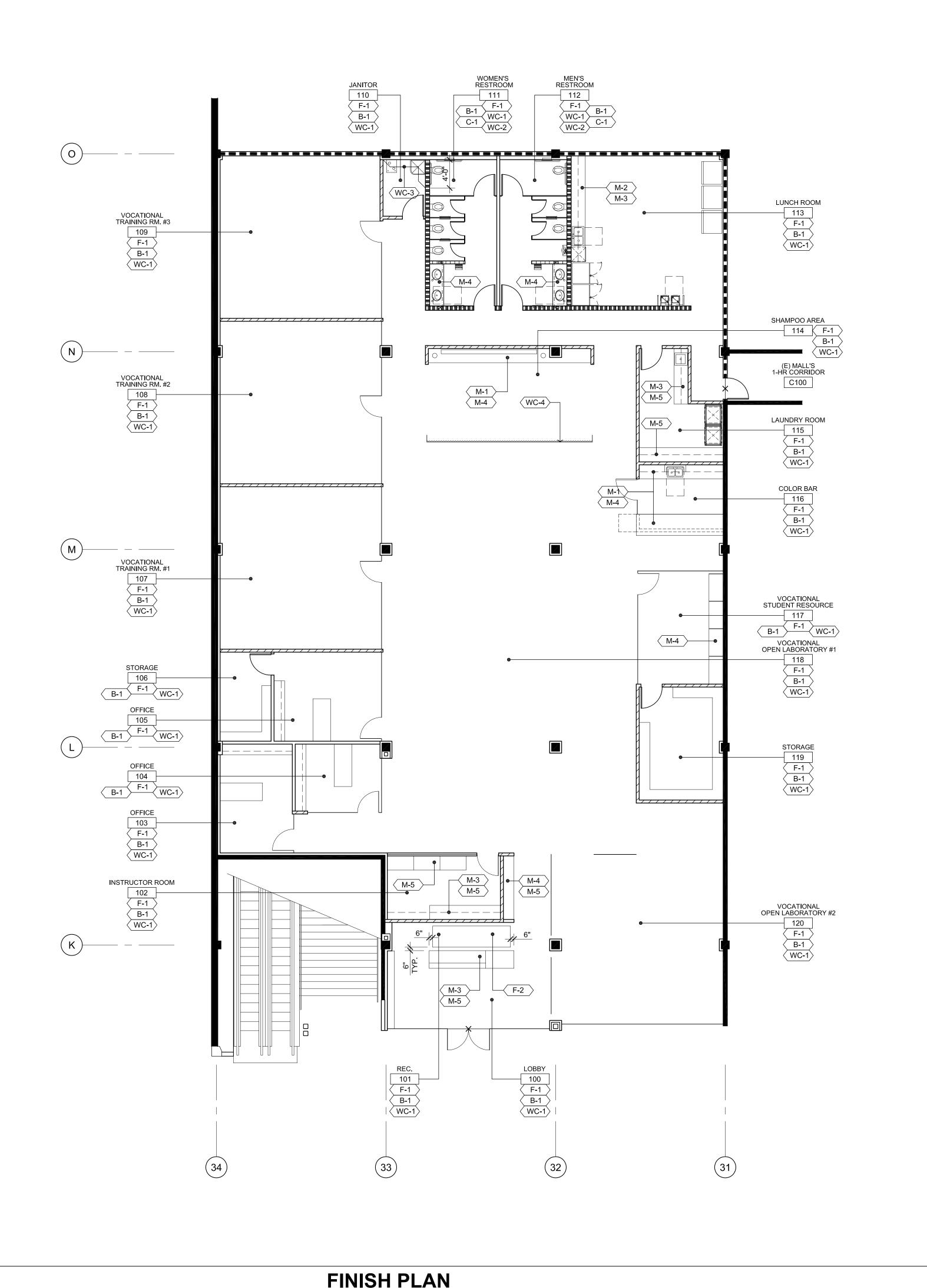
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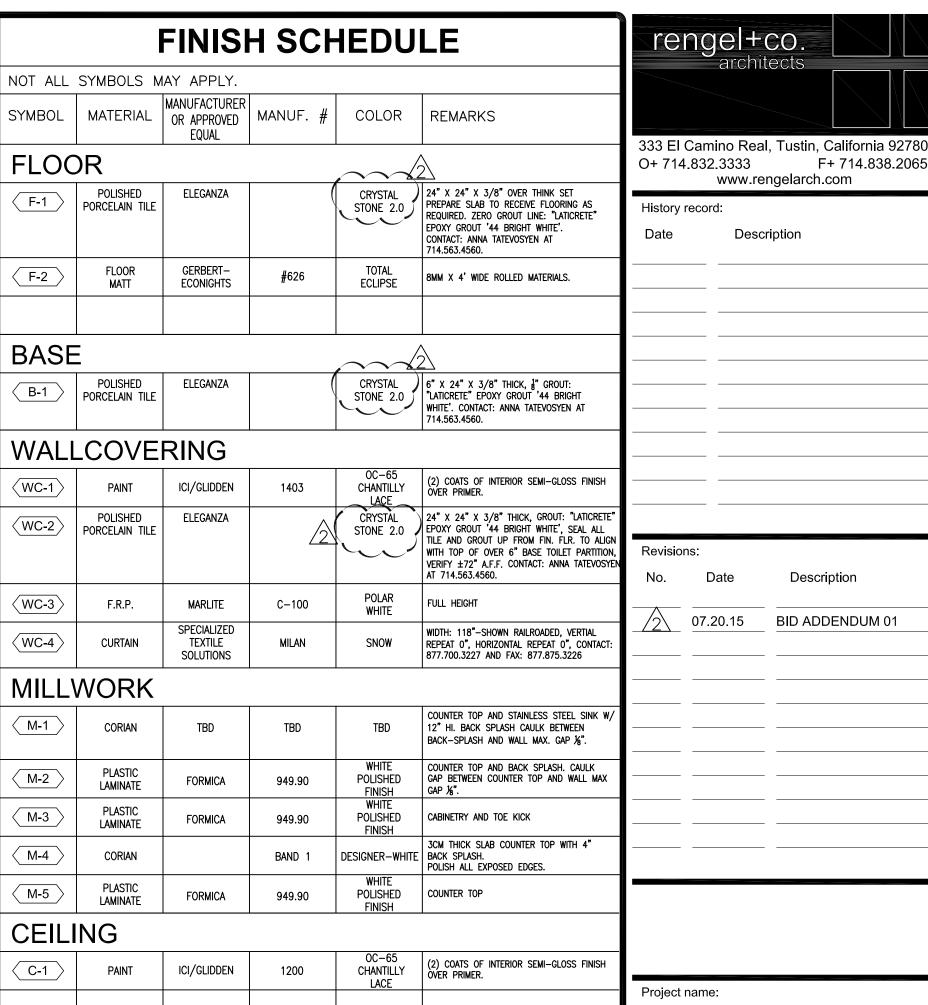
SOFFIT HEIGHT PARTITION **CEILING SEPARATION PARTITION**

FURRED PARTITION

Sheet:

A301





FINISH NOTES

- 1. ALL FINISHES SHALL COMPLY PER TABLE 803.5 OF THE I.B.C. 2012.
- 2. THE MAXIMUM FLAME SPREAD CLASS OF FINISH MATERIAL(S) USED ON INTERIOR WALL(S) AND CEILING(S) SHALL NOT EXCEED THAT SET FORTH IN TABLE 803.5 OF THÉ I.B.C. 2009.
- 3. THE CONTRACTOR SHALL VERIFY ALL FINISH MATERIAL(S) TO THE OWNER, ARCHITECT AND/OR TENANT BEFORE ORDERING FINISH MATERIAL(S).
- 4. CONTRACTOR SHALL TEST CONCRETE SLAB FOR MOISTURE CONTENT PRIOR TO INSTALLATION OF FLOORING MATERIAL. RESULTS MUST FALL WITHIN MANUFACTURER'S ACCEPTABLE RANGE.
- CONTRACTOR SHALL PREP CONCRETE SLAB AS REQUIRED PER MANUFACTURER SPECIFICATIONS PRIOR TO INSTALL OF MATERIAL
- 6. CONTRACTOR SHALL SEAL <u>GROUT ONLY</u> PER MANUFACTURER SPECIFICATIONS @ ALL TILE FLOORING, BASE AND WALL COVERING.
- 7. PROVIDE A MARBLE THRESHOLD AT THE RESTROOMS, COLORING ROOM, AND LAUNDRY ROOM.
- 8. CONTRACTOR TO PROVIDE SCHLUTER STRIPPING AT ALL TRANSITIONS.
- 9. GENERAL CONTRACTOR TO PROVIDE EXPANSION AND/ OR MOVEMENT JOINT EVERY 20'-0" TO 25'-0" IN EACH DIRECTION. REFER TO DETAILS 7, 8 & 9 ON SHEET D100
- 10. FLOORS: IN OTHER THAN DWELLING UNITS, TOILET AND BATHING ROOM FLOOR SHALL HAVE A SMOOTH , HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES (152 MM). IBC 2003 SECTION
- WALLS: WALLS WITHIN 2 FEET (610 MM) OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS. THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. IBC 2012 SECTION 1210.2.

EASTRIDGE MALL



2200 EASTRIDGE LOOP #1004 SAN JOSE, CA 95122

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Description

Stamp:

FINISH PLAN

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Sheet:

A500

SCALE:

1/8"= 1'-0"