INFORMATION SHEET FOR 5/10/16 TRUSTEES' MEETING

ATTACHMENT: 4.4

TO: James W. Bridges

FOR: Board of Trustees

FROM: Mindy Maxedon

ISSUE: RGM Associates Jefferson Change Order #'s 125, 126, 127

Traina Gymnasium Change Order #'s 046

Change orders are reviewed weekly and if accepted by the district, are signed by Jim. Once the projects are complete, RGM will prepare a summary of all change orders and show the net effect.

Jefferson Change Orders:

COR #125: To provide a credit for labor and materials for deleting the utility enclosure top at trash and electrical enclosures. This change results in a credit of ($15,351.00).

COR #126: To furnish and install fire sprinkler riser room (1), fire alarm control panel (1), and roof access (3) signs per the Tracy Fire Department. This change results in a charge of $783.00.

COR #127: To furnish and install revised finial details per DSA approved Construction Change Document #77. The change results in a charge of $2,606.00.

The net charge from the Jefferson change order #'s listed above is a credit of ($11,962.00.)

Please note that all change orders are affecting our contingency. No additional budget is required for these changes. Including the items above, the total net charge for all Jefferson change orders is +$513,918.00.

Traina Change Orders:

COR #046: to reconfigure ceiling framing at the Boy's and Girl's Restrooms to accommodate the recessed lighting per CCD #27. The change results in a charge of $3,425.00.

The net charge from the Traina change order #'s listed above is $3,425.00.

Please note that all change orders are affecting our contingency. No additional budget is required for these changes. Including the item above, the total net charge for all Traina change orders is +$84,964.00.

letter

DATE: 03/24/2016

TO: Jefferson School District
1219 Whispering Wind Dr.
Tracy, CA 95377

ATTN: James Bridges

RE: Jefferson School Replacement
DSA Appl. #: 02-113192
COR #125

Dear James,

We have reviewed the contractor's pricing on COR #125 to provide a credit for labor and materials for deleting the utility enclosure top at trash and electrical enclosures.

We find the pricing of ($15,351.00) acceptable and recommend Board of Trustee acceptance.

District Authorization: _____
James W. Bridges

Date: 4/7/16

Thank you.

FROM: Thomas Kruse, Architect
pjhm architects
Principal

CC: Ramon Parocua, RGM
Anthony Continente, RGM
Kenneth Podany, PJHM
Kevin Kaiser, PJHM
Paulina Saucedo, PJHM
File 13

pjhm·architects
OC# 24461 Ridge Route Drive #100 • Laguna Hills CA 92653 P# 949-496-6191
SD# 804 Pier View Way #103 • Oceanside CA 92054 P# 760-730-5527

CHANGE ORDER REQUEST 125

Distribution to:
- OWNER ☐
- ARCHITECT ☐
- CONST. MANAGER ☐
- CONTRACTOR ☐
- FIELD ☐
- OTHER ☐

PROJECT: Jefferson Replacement Project
7500 West Linne Road
Tracy, CA 95377

TO: Nick Morrissey, PJHM Architects

Reference: RFI # ____ PCO # ____ ASI# ____
CCA # ____ CCD # ____ IB# ____

COR NUMBER: 125

DATE: March 24, 2016

PROJECT No.: JES-14-01

CONTRACT FOR: School Replacement

CONTRACT DATE: June 12, 2014

Description of work:
Credit for labor and materials for deleting the utility enclosure top at trash and electrical enclosures.

1. Subcontractor Work (mark-up not to exceed 10%)
(Please attached all required backup, quantities, unit cost, etc., associated with work performed.)

1. Credit from Calco Fence	$ (14,475.00)		
	$ -		
	$ -		
SUBTOTAL	$ (14,475.00)		
Contractor mark-up on Sub work (not to exceed 5%)	$ (723.75)		
	TOTAL - 1	$	(15,198.75)

2. Work Performed by Prime Contractor
(Please attached all required backup, quantities, unit cost, etc., associated with work performed.)

1. Material	$ -		
2. Supervision			
3. Equipment	$ -		
SUBTOTAL	$ -		
Prime Contractor OH&P (not to exceed 15%)	$ -		
	TOTAL - 2	$	-
	TOTAL - 1 & 2	$	(15,198.75)
Bond Premium (actual rate, 1%)		$	(151.99)
TOTAL PROPOSED CHANGE		$	**(15,351.00)**

Extension of Contract Time Proposed 0 Days.

Prepared by:
Ramon Parocua

Date March 24, 2016

4568 Contractors Place
Livermore, CA 94551
P: (925) 449 - 5081
F: (925) 449 - 1684

July 29, 2014

RGM Associates

Re: Jefferson School Replacement Increment #1
Schedule of Values

Attn: Jamie Ferranti

	Materials	Labor/Overhead/Equipment/Mark Up	TOTAL
Metal Fence:	$60,425.00	$32,290.00	$92,715.00
Chain Link Fence:	$15,296.00	$22,504.00	$37,800.00
Utility Enclosure Top:	$6,098.00	$8,377.00	$14,475.00
			$144,990.00

$17,760.00

$162,750.00

Matthew Hill
Public Works Estimator/Project Manager
matt@calcofenceinc.com

letter

DATE: 03/31/2016

TO: Jefferson School District
1219 Whispering Wind Dr.
Tracy, CA 95377

ATTN: James Bridges

RE: Jefferson School Replacement
DSA Appl. #: 02-113192
COR #126

Dear James,

We have reviewed the contractor's pricing on COR #126 to furnish and install fire sprinkler riser room (1), fire alarm control panel (1), and roof access (3) signs per the Tracy Fire Department request.

We find the pricing of $783.00 acceptable and recommend Board of Trustee acceptance.

District Authorization: _____
James W. Bridges

Date: 4/7/16

Thank you.

FROM: Thomas Kruse, Architect
pjhm architects
Principal

CC: Ramon Parocua, RGM
Anthony Continente, RGM
Kenneth Podany, PJHM
Kevin Kaiser, PJHM
Paulina Saucedo, PJHM
File 13

JSD.11.01

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SD# 804 Pier View Way #103 • Oceanside CA 92054 P# 760-730-5527
PJHM.COM

CHANGE ORDER REQUEST 126

Distribution to:
- OWNER ☐
- ARCHITECT ☐
- CONST. MANAGER ☐
- CONTRACTOR ☐
- FIELD ☐
- OTHER ☐

PROJECT: Jefferson Replacement Project
7500 West Linne Road
Tracy, CA 95377

TO: Nick Morrissey, PJHM Architects

Reference: RFI # ____ PCO # ____ ASI# ____
CCA # ____ CCD # ____ IB# ____

COR NUMBER: 126

DATE: March 30, 2016

PROJECT No.: JES-14-01

CONTRACT FOR: School Replacement

CONTRACT DATE: June 12, 2014

Description of work:
Furnish and install fire sprinkler riser room (1), fire alarm control panel (1), and roof access (3) signs per the Tracy Fire Department request.

1. Subcontractor Work (mark-up not to exceed 10%)

(Please attached all required backup, quantities, unit cost, etc., associated with work performed.)

1. Costs from Signs your Way	$	737.41		
	$	-		
	$	-		
SUBTOTAL	$	737.41		
Contractor mark-up on Sub work (not to exceed 5%)	$	36.87		
TOTAL - 1			$	774.28

2. Work Performed by Prime Contractor

(Please attached all required backup, quantities, unit cost, etc., associated with work performed.)

1. Material	$	-		
2. Supervision				
3. Equipment	$	-		
SUBTOTAL	$	-		
Prime Contractor OH&P (not to exceed 15%)	$	-		
TOTAL - 2			$	-
TOTAL - 1 & 2			$	774.28
Bond Premium (actual rate, 1%)			$	7.74
TOTAL PROPOSED CHANGE			$	783.00

Extension of Contract Time Proposed 0 Days.

Prepared by:

Ramon Parocua

Date March 30, 2016

SIGNS Your Way
2030 Rockefeller Dr, Ste D, Ceres, CA 95307
Phone: 209 576 8787 / Fax: 209 576 8989
SBE WBE DBE

Estimate

Date	Estimate #
3/28/2016	16-1654

RGM and Associates
3230 Monument Way
Concord, CA 94518

Contact:

Phone: 925 671 7717

Fax: 925 671 7788

E-mail:

PO#/Project

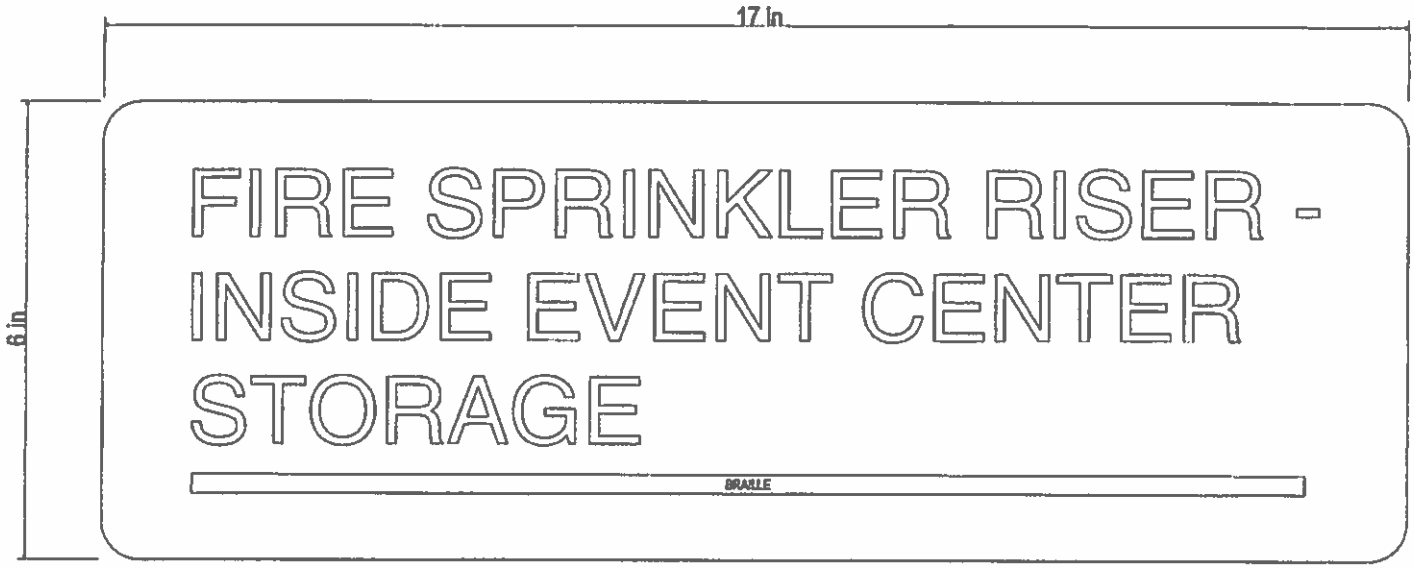
Description	Qty	Price	Total
17"x6"x1/8" Cinder Background, Light Grey text FIRE SPRINKLER RISER - INSIDE EVENT CENTER STORAGE	1	104.10	104.10T
12"x6"x1/8" Cinder Background, Light Grey text FIRE ALARM CONTROL PANEL INSIDE	1	69.75	69.75T
7"x6"x1/8" Cinder Background, Light Grey text ROOF ACCESS INSIDE	3	53.39	160.17T
Shipping from manufacturer	1	25.00	25.00
Installation at prevailing wages	1	350.00	350.00

Subtotal	$709.02
Sales Tax (8.5%)	$28.39
Total	$737.41

CELEBRATING 10 YEARS

Your one stop sign shop.

Estimate expires after 30 days.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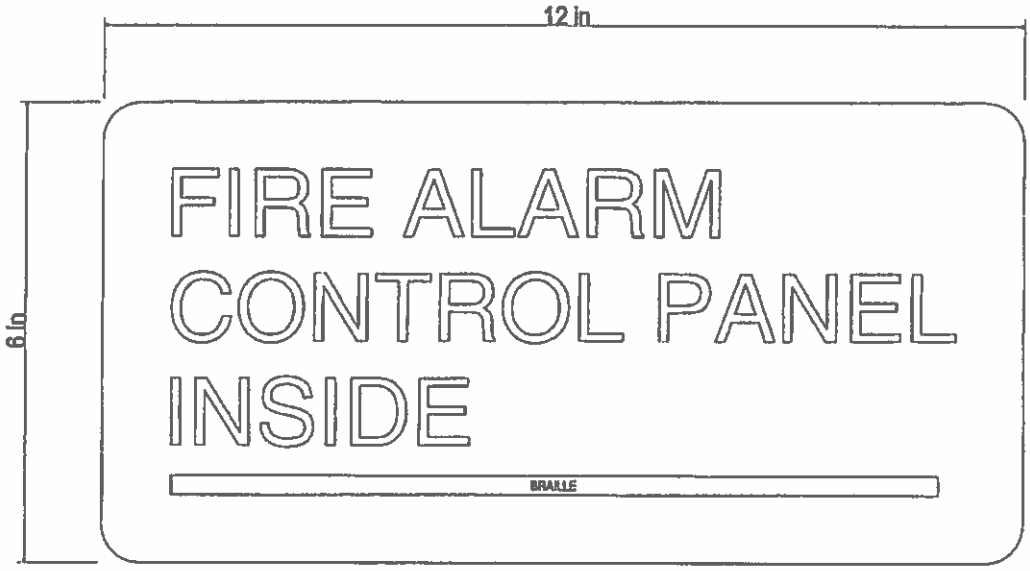
6 in
FIRE SPRINKLER RISER -
INSIDE EVENT CENTER
STORAGE
BRAILLE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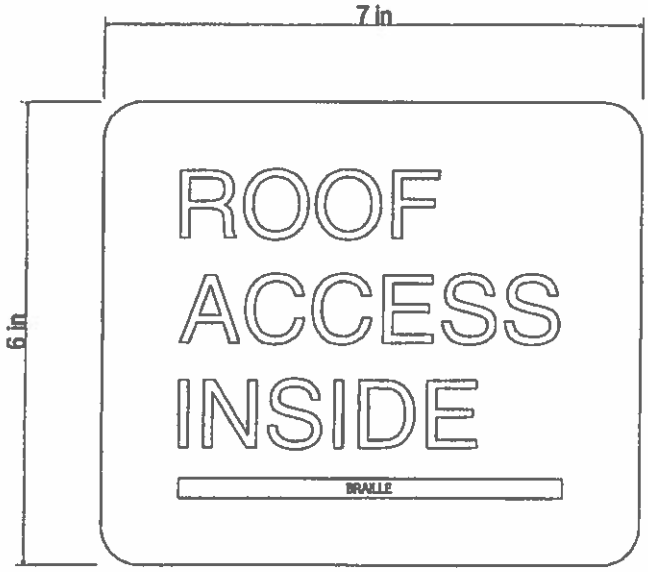
6 in
FIRE ALARM
CONTROL PANEL
INSIDE
BRAILLE


7 in
6 in
ROOF
ACCESS
INSIDE
BRAILLE

letter

DATE: 04/27/2016

TO: Jefferson School District
1219 Whispering Wind Dr.
Tracy, CA 95377

ATTN: James Bridges

RE: Jefferson School Replacement
DSA Appl. #: 02-113192
COR #127

Dear James,

We have reviewed the contractor's pricing on COR #127 to furnish and install revised finial detail per DSA approved Construction Change Document #77.

We find the pricing of $2,606.00 acceptable and recommend Board of Trustee acceptance.

District Authorization: _____
James W. Bridges

Date: 4/27/16

Thank you.

FROM: Thomas Kruse, Architect
pjhm architects
Principal

CC: Ramon Parocua, RGM
Anthony Continente, RGM
Kenneth Podany, PJHM
Kevin Kaiser, PJHM
Paulina Saucedo, PJHM
File 13

pjhm·architects
OC# 24461 Ridge Route Drive #100 • Laguna Hills CA 92653 P# 949-496-6191
SD# 804 Pier View Way #103 • Oceanside CA 92054 P# 760-730-5527

CHANGE ORDER REQUEST 127

Distribution to:
- OWNER ☐
- ARCHITECT ☐
- CONST. MANAGER ☐
- CONTRACTOR ☐
- FIELD ☐
- OTHER ☐

PROJECT: Jefferson Replacement Project
7500 West Linne Road
Tracy, CA 95377

TO: Nick Morrissey, PJHM Architects

Reference: RFI # ____ PCO # ___ ASI# ____
CCA # _____ CCD # __77__ IB# ___

COR NUMBER: 127

DATE: April 25, 2016

PROJECT No.: JES-14-01

CONTRACT FOR: School Replacement

CONTRACT DATE: June 12, 2014

Description of work:
Revise finial detail with additional components per CCD 77 approved on 4/12/16.

1. Subcontractor Work (mark-up not to exceed 10%)
(Please attached all required backup, quantities, unit cost, etc., associated with work performed.)

1. Labor and Material Costs from Elite Plastering	$	1,800.00	
	$	-	
	$	-	
SUBTOTAL	$	1,800.00	
Contractor mark-up on Sub work (not to exceed 5%)	$	90.00	
TOTAL - 1			$ 1,890.00

2. Work Performed by Prime Contractor
(Please attached all required backup, quantities, unit cost, etc., associated with work performed.)

1. RGM Material and Labor	$	600.00	
3. Equipment	$	-	
SUBTOTAL	$	600.00	
Prime Contractor OH&P (not to exceed 15%)	$	90.00	
TOTAL - 2			$ 690.00
TOTAL - 1 & 2			$ 2,580.00
Bond Premium (actual rate, 1%)			$ 25.80
TOTAL PROPOSED CHANGE			$ 2,606.00

Extension of Contract Time Proposed 0 Days.

Prepared by:
Ramon Parocua

Date April 25, 2016

DSA 140

APPLICATION FOR APPROVAL OF CONSTRUCTION CHANGE DOCUMENT – CCD CATEGORY A

CCD Category A is for construction changes to or affecting Structural Safety, Fire & Life Safety or Accessibility.

This form shall be completed by the Design Professional in General Responsible Charge of the project, in accordance with California Code of Regulations, Title 24, Part 1, Section 4-338 (c) and in compliance with DSA IR A-6.

School District/Owner: Jefferson School District	DSA File #: 39 - 39
Project Name/School: Jefferson School Replacement	DSA App. #: 02 - 113192

APPLICANT

CCD #: 77	Date Submitted: 04/08/16	Attached Pages?: ☐No ☒Yes (2 pages)
Firm Name: PJHM Architects		Contact Name: Thomas Kruse
Email: tomk@pjhm.com		Phone Number: (949) 496-6191
Address: 24461 Ridge Route Drive, Suite #100		
City: Laguna Hills	State: CA	Zip:92653
☐ A DSA 301-N, DSA 301-P, or 90-Day Letter has been issued for this project.		

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE

Name of Design Professional in General Responsible Charge: Kenneth J. Podany	
Professional License #: C28889	Discipline: Architect

Design Professional in General Responsible Charge Statement: The attached Construction Change Documents have been examined by me for design intent and appear to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications. They are acceptable for incorporation into the construction of the project.

Signature: _____

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE

CHECK THIS BOX: ☒ To confirm that all CCD drawings and calculations have been stamped and signed by the Responsible Design Professional.

Brief description of construction change (attach additional sheets if needed):

Revised pilaster cap detail.

List of DSA approved drawings affected by this CCD: 8/A-15.2

DSA USE ONLY
(for paper submittal only)

SSS DG Date 04/12/16 Approved/Disapproved/Not Req'd

FLS _____ Date _____ Approved/Disapproved/Not Req'd

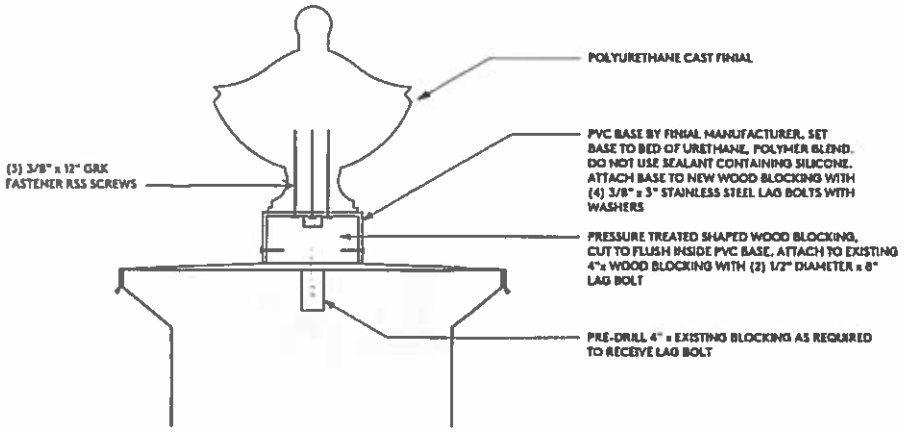
ACS _____ Date _____ Approved/Disapproved/Not Req'd

Remarks _____

For business office use only
Date Sent _____
Return By _____
Delivery Method _____

DSA Approval Stamp

APPROVED
DIVISION OF THE STATE ARCHITECT
SACRAMENTO REGIONAL OFFICE
APP NO. 02-113192 CCD # 76_R1 DATE: 04/12/2016
REVIEWER: DAVID GUERRERO, SE (916) 443-9833



'REVISED' PILASTER CAP

REFER TO DETAIL 8/A-15.2

APPROVED
DIVISION OF THE STATE ARCHITECT
SACRAMENTO FIELD OFFICE
APP NO. 60-110160 DSA-5 16 01 DATE 10/10/2016
INSPECTOR DAVID GUERRERO, SE (916) 445-0900

LICENSED ARCHITECT
KENNETH J. POSNER
NO. C20889
REN. 3/17
STATE OF CALIFORNIA

pjhm architects

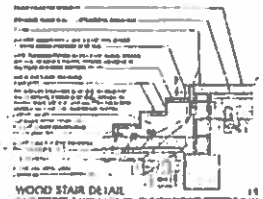
JEFFERSON SCHOOL REPLACEMENT
INCREMENT #1
JEFFERSON SCHOOL DISTRICT

REVISED PILASTER CAP DETAIL
REFER TO 8/A-15.2

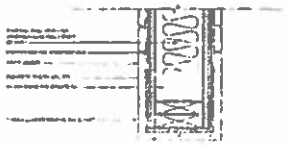
IB-23

SK-1

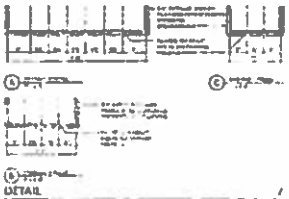
OC: 24441 Ridge Route Drive #110, Laguna Hills, CA 92653 • p: 949.496.6191 • SD: 864 Pier View Way #101, Oceanside, CA 92054 • p: 760.720.5327 • www.pjhm.com



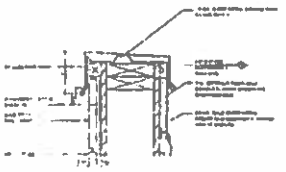
WOOD STAIR DETAIL 14



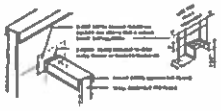
BRICK SOFFIT DETAIL 11



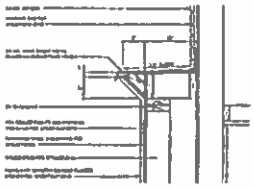
DETAIL 7



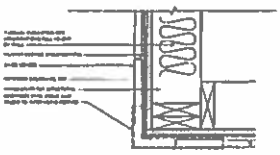
PARAPET DETAIL 4

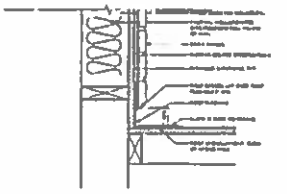


PARAPET TO WALL FLASHING 13

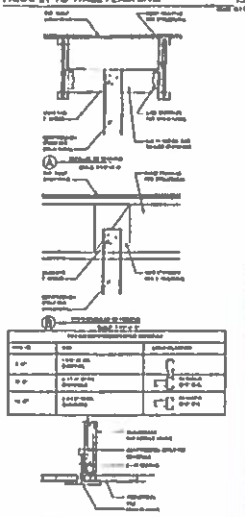


COLUMN CAP 10





ROOFING AT BRICK SIDEWALL 3



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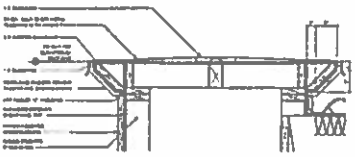
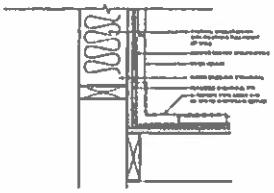
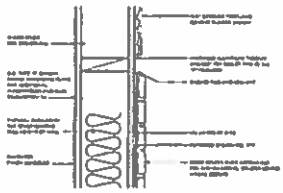


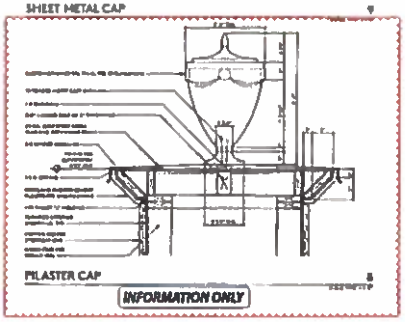
SHEET METAL CAP 9



BRICK CORNER DETAIL 6

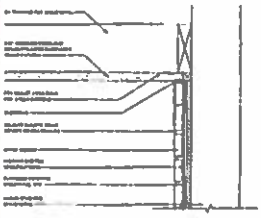


BRICK VENEER DETAIL 2

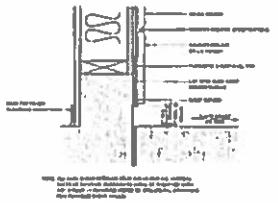


PILASTER CAP 8

INFORMATION ONLY



SOFFIT DETAIL 5



BRICK FLASHING DETAIL 1

pjhm architects

JEFFERSON SCHOOL REPLACEMENT
INCREMENT #1

JEFFERSON SCHOOL DISTRICT

MISCELLANEOUS DETAILS

A-15.2

letter

DATE: 04/18/2016

TO: Jefferson School District
1219 Whispering Wind Dr.
Tracy, CA 95377

ATTN: James Bridges

RE: Anthony Traina Gym and Performance Center
DSA Appl. #: 02-113192
COR #046

Dear James,

We have reviewed the contractor's pricing on COR #046 to reconfigure ceiling framing at the Boy's and Girl's Restrooms to accommodate the recessed lighting per CCD #27.

We find the pricing of $3,425.00 acceptable and recommend Board of Trustee acceptance.

District Authorization: _____
James W. Bridges

Date: 4/20/16

Thank you.

FROM: Thomas Kruse, Architect
pjhm architects
Principal

CC: Ramon Parocua, RGM
Anthony Continente, RGM
Kenneth Podany, PJHM
File 13

pjhm·architects
OC.// 24461 Ridge Route Drive #100 • Laguna Hills CA 92653 P.// 949-496-6191
SD.// 804 Pier View Way #103 • Oceanside CA 92054 P.// 760-730-5527
PJHM.COM

CHANGE ORDER REQUEST 046

Distribution to:
- OWNER ☐
- ARCHITECT ☐
- CONST. MANAGER ☐
- CONTRACTOR ☐
- FIELD ☐
- OTHER ☐

PROJECT: Anthony Traina Gym and Performance Center
4256 Windsong Drive
Tracy, CA 95377

TO: Nick Morrissey, PJHM Architects

Reference: RFI # ____ PCO # _____ ASI# _____
CCA # _____ CCD # 27 IB# _____

COR NUMBER: 046

DATE: April 18, 2016

PROJECT No.: JES-14-01

CONTRACT FOR: New Gymnasium

CONTRACT DATE: November 1, 2014

Description of work:
Reconfigure ceiling framing at the boys and girls restrooms to accommodate the recessed lighting per CCD 27.

1. Subcontractor Work (mark-up not to exceed 10%)
(Please attached all required backup, quantities, unit cost, etc., associated with work performed.)

1. Costs from Starke Structures	$ 3,227.00		
SUBTOTAL	$ 3,227.00		
Contractor mark-up on Sub work (not to exceed 5%)	$ 161.35		
	TOTAL - 1	$	3,388.35

2. Work Performed by Prime Contractor
(Please attached all required backup, quantities, unit cost, etc., associated with work performed.)

Materials	$ -		
Labor	$ -		
Equipment	$ -		
SUBTOTAL	$ -		
Prime Contractor OH&P (not to exceed 15%)	$ -		
	TOTAL - 2	$	-
	TOTAL - 1 & 2	$	3,388.35
Bond Premium (actual rate, 1.06%)		$	35.92
	TOTAL PROPOSED CHANGE	$	3,425.00

Extension of Contract Time Proposed 0 Days.

Prepared by:
Ramon Parocua

Date April 18, 2016

Starke Structures Inc.
2200 Pine View Way, Suite A
Petaluma, CA 94954

Ph # 707-765-9933
Fax # 707-765-0233
Lic #673132

Change Order #11

Job: Anthony Traina Gym
4256 Windsong Dr.
Tracy, CA 95377

Contractor: RGM & Associates
3230 Monument Way
Concord, CA 94518

Reference: CCD#27

Description: Reconfigure ceiling framing in boys & girls bathrooms to accommodate recessed lights.

1. Foreman	4	hours	$	90.00	hr	$360.00
2. Journeyman	24	hours	$	80.00	hr	$1,920.00
3. 2 x 6 x 1 DF#1	136	bf	$	0.60	m/bdft	$81.60
4. 2 x 6 BLK DF#1	140	bf	$	0.60	m/bdft	$84.00
5. 2 x 4 x 4 DF#1	181	bf	$	0.60	m/bdft	$108.60
6. 2 x 4 x 6 DF#1	136	bf	$	0.60	m/bdft	$81.60
7. A35	140	@	$	0.52	ea	$72.80
8. Tools/Equip./ Travel	24	hours	$	8	hr	$192.00

Sub Total	$2,900.60
10% OH & P	$290.06
8.5% tax on materials	$36.43
Total	$3,227.09

Additional schedule days required to perform the above work – 2

DSA 140

APPLICATION FOR APPROVAL OF CONSTRUCTION CHANGE DOCUMENT – CCD CATEGORY A

CCD Category A is for construction changes to or affecting Structural Safety, Fire & Life Safety or Accessibility.

This form shall be completed by the Design Professional in General Responsible Charge of the project, in accordance with California Code of Regulations, Title 24, Part 1, Section 4-338 (c) and in compliance with DSA IR A-6.

School District/Owner: Jefferson School District	DSA File #: 39 - 39
Project Name/School: Anthony Traina Gymnasium & Performance Center Building	DSA App. #: 02 - 113342

APPLICANT

CCD #: 27	Date Submitted: 09/28/15	Attached Pages?: ☐No ■Yes (2 pages)
Firm Name: PJHM Architects		Contact Name: Nick Morrissey
Email: nick@pjhm.com		Phone Number: (949) 496-6191
Address: 24461 Ridge Route Drive, Suite #100		
City: Laguna Hills	State: CA	Zip:92653
☐ A DSA 301-N, DSA 301-P, or 90-Day Letter has been issued for this project.		

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE

Name of Design Professional in General Responsible Charge: Kenneth J. Podany	
Professional License #: C28889	Discipline: Architect

Design Professional in General Responsible Charge Statement: The attached Construction Change Documents have been examined by me for design intent and appear to meet the appropriate requirements of Title 24, California Code of Regulations and the project specifications. They are acceptable for incorporation into the construction of the project.

Signature: _____

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE

CHECK THIS BOX: ☐ To confirm that all CCD drawings and calculations have been stamped and signed by the Responsible Design Professional.

Brief description of construction change (attach additional sheets if needed):

It is structurally acceptable to add 2x4 vertical hangers from the ceiling joists to the roof joists where the ceiling joists are cut. Refer to attached details.

List of DSA approved drawings affected by this CCD:

DSA USE ONLY
(for paper submittal only)

SSS_____ Date_____ Approved/Disapproved/Not Req'd

FLS_____ Date_____ Approved/Disapproved/Not Req'd

ACS_____ Date_____ Approved/Disapproved/Not Req'd

Remarks_____

For business office use only
Date Sent_____
Return By_____
Delivery Method_____

DSA Approval Stamp

APPROVED
DIV OF THE STATE ARCHITECT
SACRAMENTO REGIONAL OFFICE

AC --- F/LS --- SS CL

APP. # 02-113342 DATE 09/30/15

DOC NAME : CCD 27

POST BID REQUEST FOR INFORMATION

RGM and ASSOCIATES

CONSTRUCTION MANAGERS

CONTRACTORS

BUILDERS

RFI #: 120

Description: Linear Light Fixtures vs. Ceiling Framing

To: PJHM **E-mail To:** nick@pjhm.com
Attention: Nick Morrissey

Project: Anthony Traina New Gym & Performance Center
Jefferson School District

Subcontractor: Starke Structures

Date Submitted: 9/17/15 **Priority:** Urgent ☒ Important ☐ Routine ☐
Date Needed: 9/21/15 **Specification/Plan:**

Question: The linear light fixtures in the restrooms encroach into the framing of the ceiling and the joists will need to be cut. Please detail how this can be completed. *A potential remedial solution would be to install a 2x member to the roof joist and to the ceiling joist. Tie the joists with a strong back to alleviate any twisting that may occur.*

Possible Cost impact ☒ Possible Time impact ☒

Response: Structurally acceptable to add 2x4 vertical hangers from the ceiling joists to the roof joists where the ceiling joists are cut. See detail 9/S5.5.
Bill Bloom, STB, 09-18-2015

Response By:

Date Answered:

RGM and ASSOCIATES
3230 Monument Way
Concord, CA 94518

CSL# 509513

STB STRUCTURAL ENGINEERS, INC.

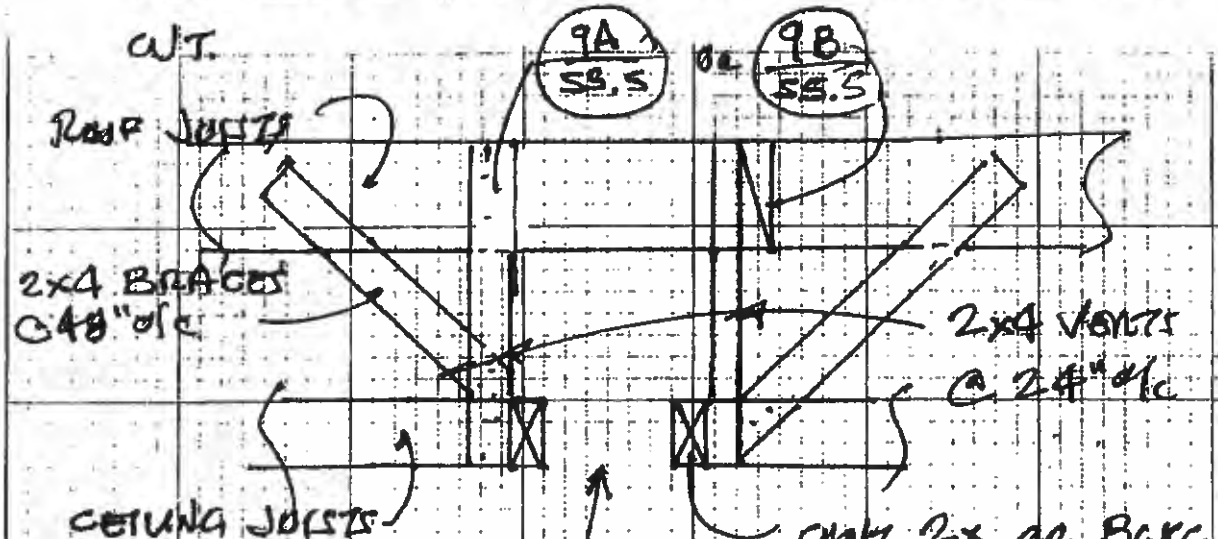
PROJECT: TRAINA GYM
CLIENT: PJHM STB JOB NO. 2013-091
BY: WB DATE: 9/25/15 SHEET NO. SK1 OF 1

CCD No 27

CLARIFICATION

[REF RFI 120]

STRUCTURALLY ACCEPTABLE TO ADD 2x4 VERT. HANGERS FROM THE CEILING JOISTS TO THE ROOF JOISTS WHERE THE CEILING JOISTS ARE CUT.



SEE 9/SS.5 FOR ADDITIONAL.

REGISTERED STRUCTURAL ENGINEER WILLIAM R. BLOOM No. 2279 EXP. 12/31/16 CIVIL STATE OF CALIFORNIA

JOB: TRAINA GYM
DSA No 02-113342
CCD No 027
DATE: 09-28-15

DATE
REVIEWED BY

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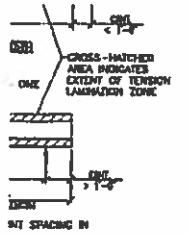
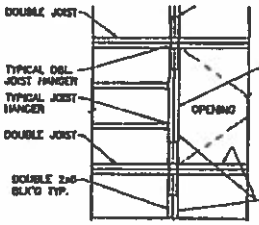
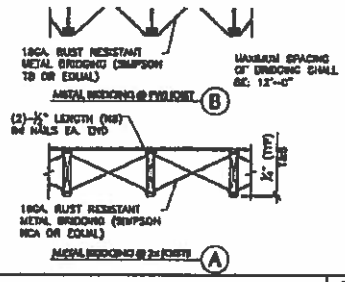


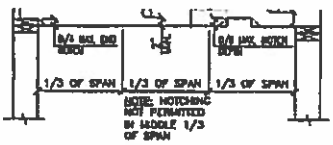
ED BEAM | 1



TYP. FRAMING AROUND OPENINGS | 2



TYP. CROSS-BRIDGING | 3



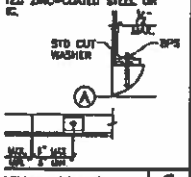
SCHEDULE			
JOIST SIZE	MAX. HOLE	MAX. NOTCH DEPTH	MAX. END NOTCH
2x4	NONE	NONE	NONE
2x6	1½"	¾"	1⅜"
2x8	2⅜"	1¼"	1½"
2x10	3	1½"	1½"
2x12	3⅜"	1⅞"	1¼"

NOTES:
1. NO HOLES OR NOTCHES PERMITTED IN SAME CROSS-SECTION
2. SQUARE HOLES NOT PERMITTED

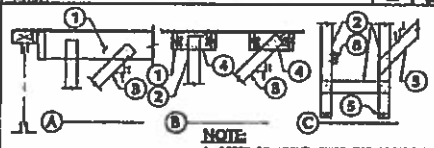
TYP. NOTCHING and BORING OF JOISTS | 4

/ANCHOR BOLTS.
) ⅜"-8 BEARING ℄ w/
ASHER 1¾"x0.138 UNDER NUT
OF ℄ IS A MAXIMUM OF ½"
LL ℄.
DRILLED OR NOTCHED MORE
TH OF PLATE, SILL BOLTS
) 9" MAXIMUM EACH SIDE OF
THAN 6" IN WIDTH SHALL NOT
NOTCHED EXCEPT FOR BOLTS.

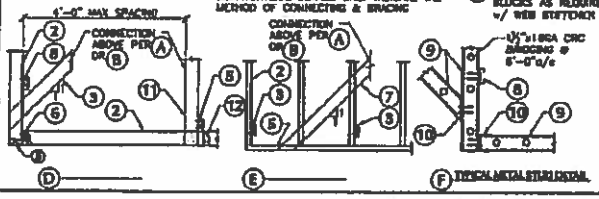
NG PLATES, CUT WASHERS AND
RE-TREATED SILL PLATES SHALL
-COATED GALVANIZED STEEL OR
ED ZINC-COATED STEEL OR
E.



ASHER PLACEMENT | 6



NOTE:
1. REFER TO ARCH'L DWGS FOR LOCATION, CONFIGURATION AND DIMENSIONS OF INTERIOR SOFFITS. THESE DETAILS ONLY INDICATE THE METHOD OF CONNECTING & BRACING



LEGEND:

1. 2x ROOF OR FLOOR JOISTS.
2. 2x4 @ 16" o/c MAX. w/ 3-10d EACH END OR 3⅝"x20 ga. METAL STUDS w/ 3-#8 SCREWS.
3. 2x4 DIAG. BRACES @ 48" o/c 3-10d EA. END. OR 3⅝"x20ga. METAL STUD DIAG. BRACE w/ 3-#8 SCREWS MAX. BRACE LENGTH SHALL BE 6'-0" FOR LONGER BRACE SEE 13
4. 2x6 BLOCK w/ A-35 CLIP EA. END SHEW BLOCKS AS REQUIRED OR MULTIPLE 2-PNI w/ WEB STIFFENER
5. 2x4 CONST. w/ 2-16d EACH 2x OR 20ga. TRACK w/ #8 SCREW EA. FLANGE
6. 2x4 LEDGER w/ 2-10d PER STUD & U24 HANGERS TO JOIST OR 20ga. TRACK w/ #8 SCREW EA. FLANGE & 2-#8 SCREWS TO EA. STUD.
7. 1-2x4 DIAG. BRACE PARALLEL w/ WALL AND 2-10d TO EACH STUD OR 3⅝"x20ga. STUD DIAG. BRACE w/ 3-#8 SCREWS TO EA. STUD.
8. 1-2x4 DIAG. BRACE OR 3⅝"x20ga. UTL. STUD DIAG. BRACE, SEE DETAIL E
9. 3⅝"x20ga. STUD
10. 20ga. TRACK w/ #8 SCREW TO EA. FLANGE AND 2-#8 SCREWS TO EA. STUD
11. 2x4 HANGER @ 48" o/c w/ 3-10 @ EA. END OR 3⅝"x20GA METAL STUD w/ 3-#8 SCREWS EA. END.
12. SIMPSON H2.5 CLIP @ 48" o/c (JOIST w/o HANGER STUD) NAILS TO WOOD, SCREWS TO METAL
13. USE (2) 2x4 'I' BRACE FOR OVER 8' AND LESS THAN 14' BRACES

TYP. INTERIOR SUSPENDED SOFFITS | 9

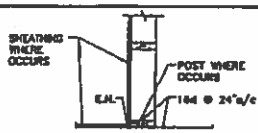
LOCATE PIPE TRENCHES SO THAT FOOTING WILL NOT BE UNDERMINED

GROUND LINE

#	BAR SIZE
3" ø	#3, #4, #5
3" ø	#6, #7, #8
4" ø	#9, #10, #11

ø = DIAMETER OF BAR.
R = RADIUS OF BEND MEASURED

"L" = 60 BAR ø FOR #8 & SMALLER IN CONC.
72 BAR ø FOR #7 & LARGER IN CONC.
48 BAR ø FOR MASONRY WHEN ADJACENT BARS ARE SPACED GREATER THAN 3 INCHES.
62 BAR ø FOR MASONRY WHEN



BOLT | M