

June 10th, 2014

**RE: ADDENDUM #4**

Project Address – 513 Garden Street

Prepared by: Mark Shkolnikov

The following is a list of responses to RFI's received up until the end of Friday, June 6<sup>th</sup>, 2014

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**ARCHITECTURAL:**

1. **Window #21 – the Schedule does not match the elevations. It appears this should be a Type A window. Please clarify.**

**Response:** Correct – this should be labeled a Type A (Fixed Window).

2. **The Title 24 calcs and clouded change note 1 under the Window Schedule on Sheet A8.2, indicate a U-factor of .710. The Aluminum Door and Window System Spec 08520 indicates a U-factor of .35 or better. There is a significant price difference between the two. Can you please clarify which U-factor governs on this project?**

**Response:** Proceed with U-factor of .710.

3. **The weathering steel rain screen system within spec section 05500 indicates installing furring, fastening securely through plywood siding to wall framing behind. The stud spacing is wider than the furring locations dictated by the fastening pattern for the panels. This would require a significant amount of blocking lines between studs along the fastener lines for furring nailing to hit backing. Would it be allowable to fasten the furring strips to the plywood using screws at closer spacing and eliminate the necessity for blocking? This would be significantly less expensive. Please advise.**

**Response:** It is allowable to fasten the furring strips to the plywood and not through studs / blocking – closer spacing is not required either. I've included some photos of recently completed projects in which we've designed very similar rain screens.

(See images attached)

4. **Interior wall base shown on Detail 1B/A8.3 indicates the drywall dying into the top of the base and the base board attaching to the edge of stud. Is this correct? How is the drywall to be finished out cleanly across the face of the base board? There is also a similar Detail 4B/A8.6 that indicates the wood sill having drywall finished to it. This would mean the finish carpentry would need to be complete prior to drywall hanging and finishing. Please advise.**

**Response:** This is correct. The sub is to tape and mud as needed to achieve a smooth / flush finish. I've included some in process and finish photos of this baseboard detail from a recently

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completed project – the results are great. For detail 4B/A8.6, the MDF would be installed prior to drywall – correct.

(See images attached)

5. **Sheet A8.3/Detail 3 indicates fire-retardant treated studs. Are only studs required to be fire retardant treated or all framing members in designated 2 hour fire walls?**

**Response:** At the 2HR walls – all lumber / plywood sheathing is to be fire-retardant treated.

6. **The deck coating areas on the roof, shown in details on Sheet A8.4, indicate roof sheathing, furring, and another layer of sheathing. The structural plans identify the roof sheathing, but do not address the sheathing that is to be used for the deck coating substrate. What is the type and thickness of the deck coating substrate sheathing?**

**Response:** Per detail 1C/A8.4 – and in reference to the manufacturer’s ‘Tech Bulletin,’ we propose ¾” Exterior Grade Plywood.

(See Tech. Bulletin attached)

Additional Information:

I have included some photos of some recently completed Stainless Steel Perf. Stairs to give a visual reference to those proposed at SBCAST.

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## **STRUCTURAL**

1. **Will the glass handrail system assembly be reviewed and stamped by a structural engineer or is the engineering to be included in the bid price?**

**Responses:** Similar to Addendum #3 Structural Response 7 – we have specified a pre-engineered guardrail system which must be installed according to the manufacturer’s specifications.

2. **Regarding detail 13/S3.4 6" clean free-draining material. This material is not defined and is substantial due to the amount of mat slab.**

**Responses:** The detail should have been labeled as pertaining to the water tank pad footings and updated as now provided. Please find attached the current detail 13/S-3.4. It is meant to provide further clarification for the two (2) water tank pad foundations near the existing workshop building.

(See revised detail attached)

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## **CIVIL**

1. **Sheet 3 of 5 for the on-site civil states that the storm drain is 4" sch 80 pvc perf pipe wrapped in fabric. I cannot find a detail. Is all of the storm drain encapsulated in drain rock? Any size requirements on the trench?**

**Response:** See sheet 2 (new) for pavement sub-drain detail.

**Responses:** Civil has summed up the remainder of the latest RFI's sent to them directly as follows:

2. The monitoring wells including the well with a 12"x12" steel lid should be adjusted to grade and replaced in kind.
3. The Civil offsite improvement plans have been revised to show the correct construction note for the installation of the proposed fire hydrant (attached).
4. The large water service lines (4" and larger) shall be ductile iron as required by the City for those located within the City right of way, see attached City standards.
5. The reduced pressure backflow preventer is shown on the Landscape drawings for the irrigation service (L-3).
6. The 2" sch. 80 water line will run along the length of the southerly walkway and not through the buildings see attached revised onsite sheet 4 of 5.
7. It is intended that the project use the existing water service/meter for the new irrigation service (noted on offsite plan).
8. The onsite civil improvement plans are showing a proposed reduced pressure backflow location (attached).

**All Referenced Civil drawings included in separate folder.**

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## **END ADDENDUM #4**

Please let me know if you have any questions or comments.

Thanks,  
Mark

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## Desert Brand Desert Crete Decking System

# TECHNICAL BULLETIN

### Description

Desert Crete Decking System is a fire-retardant walking deck and roof covering system. When installed as specified, the system may be used as a walking surface for most types of exterior floors, decks and stairs that are common within buildings such as **apartments, condominiums, commercial offices and single family residences**. Desert Crete Decking System is a multi-step polymer modified cementitious type system that is designed to be covered with a variety of top-finishes. The following specifications describe the procedures that will produce this high quality, water resistant flooring system in a knock-down textured finish.

### Preparation of Sub Floor

Wood sub floor must be of such design and of sufficient soundness, structural strength and rigidity to withstand, without deflection or movement, the maximum surface condition to which the finished floor will be subjected. Wood sub floor must be minimum  $\frac{5}{8}$ " plywood and must comply to all applicable building code requirements in type and installation. It is recommended that sub floor be installed so as to provide 1" fall in average 4' deck ( $\frac{1}{4}$ " to 1"). All slider and door thresholds, jambs, posts, deck edges, scuppers and fascia must be installed with galvanized metal flashing, caulked and primed, in accordance with building code requirements. It is recommended that Desert Crete Metal Nosing with primer, be installed on all deck edgings (no less than  $\frac{3}{16}$ " vertical rise).

### Installation of System

#### 1. Metal Lathing

After all required flashing is in place and primed, thoroughly secure hot dipped galvanized expanded metal lath (2.5 lbs. per square yard) upon the wood sub floor. Lap metal lath sheets together a minimum of 1" and lap all metal flashings with lath up to  $\frac{1}{4}$ " -  $\frac{1}{2}$ " from the vertical riser of the flashing. It is recommended to use galvanized staples, minimum 16 gauge, with wide crown (1" -  $\frac{7}{8}$ ") by  $\frac{5}{8}$ " long. **Lath must be secured, without any deflection, upon the wood sub floor.** A minimum of 24 staples per square foot, spaced not to exceed one staple per every 6 square inches is recommended. All metal lath lap joints must be secured together with staples no greater than 1 inch apart.

#### 2. First Desert Crete Base Application

Trowel Desert Crete Polybase, thoroughly mixed with water (1 gallon to 50 lb. bag), into the metal lath. Make certain that all holes in the lath are filled to the top of the lath. Allow to dry thoroughly before proceeding (2-3 hours, depending upon conditions).

#### 3. Fiberglass and Bonder 480 Application

Apply  $\frac{3}{4}$  oz. per sq. ft. fiberglass matting to the first Desert Crete Base application. Lap fiberglass 2" over flashings and 1" at seams. Cut fiberglass to fit around posts and drains. Generously apply Bonder 480 into fiberglass matting by using a  $\frac{3}{4}$ " - 1" nap roller at approximately 50 sq. ft. per gallon. Bonder 480 is designed to penetrate and soak through matting; thereby, adhering the matting to the Base surface. Allow to dry thoroughly before proceeding (24 hours, depending upon conditions).

#### 4. Second Desert Crete Base Application

Trowel a second application of Desert Crete Polybase, thoroughly mixed with water (1 gallon to 50 lb. bag), over the dried fiberglass and Bonder 480 to a minimum thickness of  $\frac{1}{16}$ " (see drawing on reverse side). Allow to dry thoroughly before proceeding (2-3 hours, depending upon conditions).

#### 5. Desert Crete Texture Application

Apply Desert Crete Texture (approx. 200 sq. ft. per bag), thoroughly mixed with Desert Crete Liquid Polymer (1  $\frac{1}{4}$  gallons to 50 lb. bag), by pneumatic hopper gun equipped with a  $\frac{1}{8}$ " orifice and a medium setting in the circular spray plate. The recommended air pressure for application is between 30-40 psi. Allow 5-10 minutes before knocking down the splattered texture with a steel trowel. Allow 1-2 hours for drying before proceeding.

#### 6. Concrete/Masonry Floor Paint and Sealer (CMFPS) Application

Apply two coats of pigmented Desert Brand Concrete/Masonry Floor Paint and Sealer (CMFPS). Allow 2-3 hours between coats, depending upon temperature and humidity. Periodically maintain system by applying a coat of pigmented CMFPS.

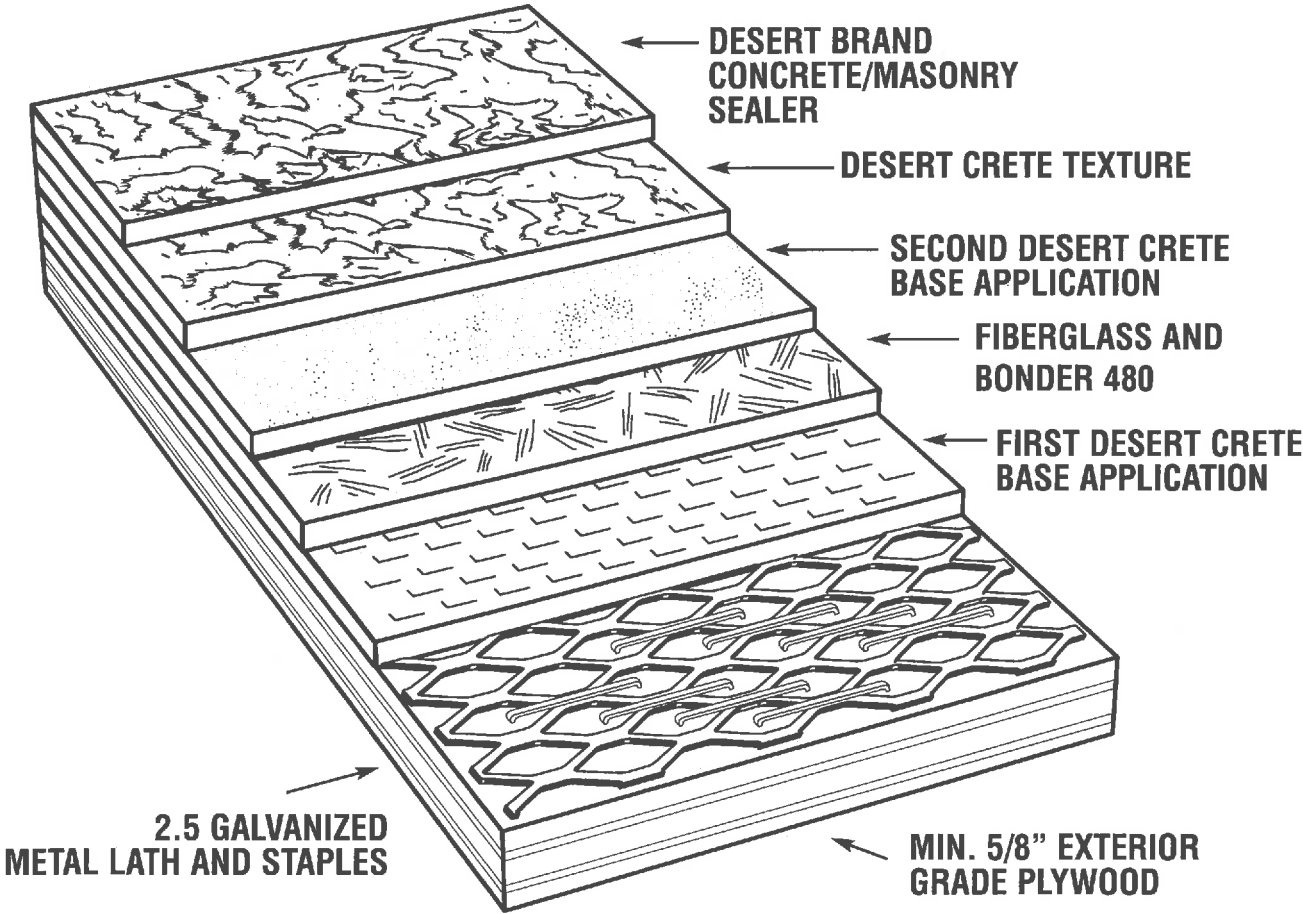
**50 lbs. of Desert Crete Polybase will cover approximately 50 sq. ft. at 1/8" thick.**

**CORPORATE HEADQUARTERS:** HILL BROTHERS CHEMICAL CO. ■ 1675 North Main Street, Orange, CA 92867 ■ (714) 998-8800

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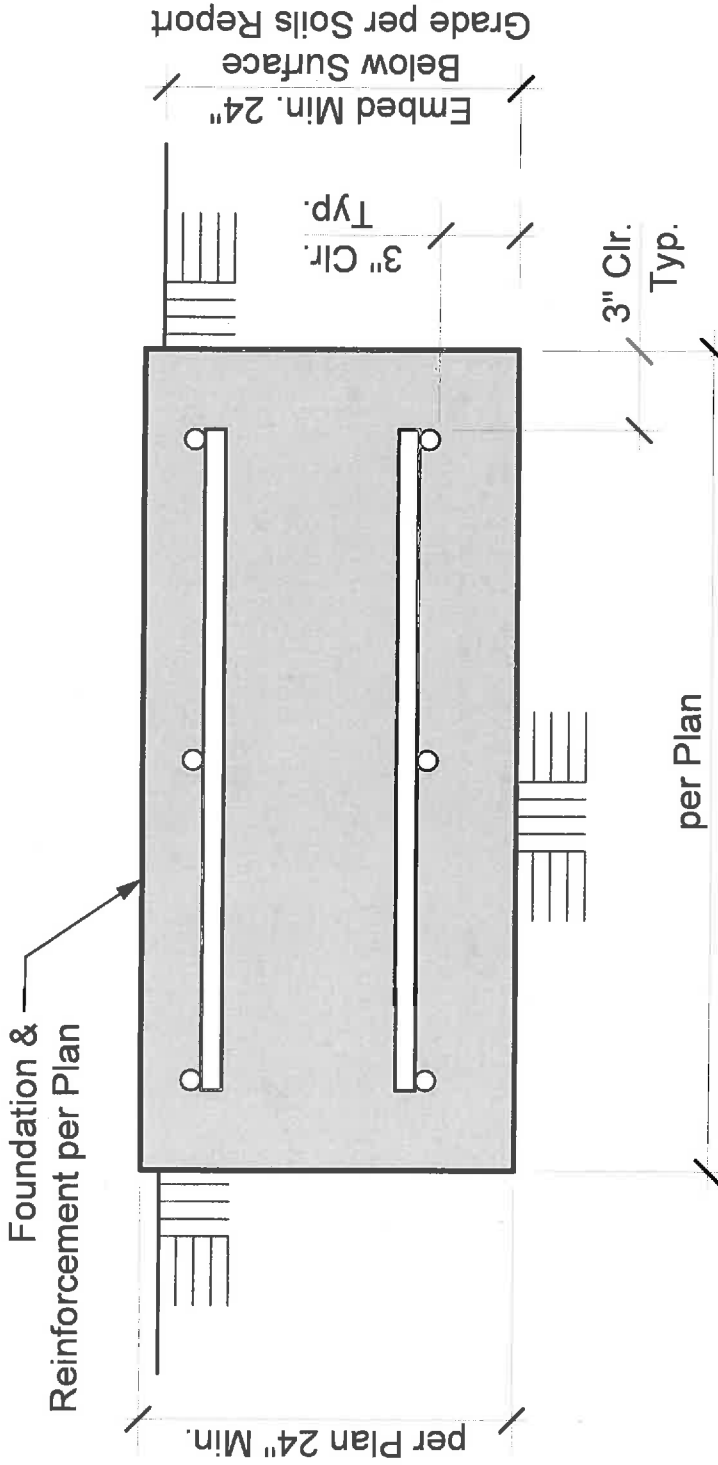
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# DESERT CRETE DECKING SYSTEM



NOTE: Soil Preparation, Subgrade, and Moisture Protection By Others, See Soils Report.  
 NOTE: See Plan for Size, Number, and Location of Reinforcing Bars.

Refer to Soils Report for  
 Additional Requirements  
 & Recommendations



The soil and subgrade shall be premoistened to a minimum depth and % of optimum moisture content specified by the soil engineer, who shall approve prior to slab construction.

**WATER TANK PAD FOOTING**