THE CITY OF SAN DIEGO **Development Services Department**

9/26/22 8:19 am

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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: 644432 Project Mgr: Forootan, Maryam

Title: Federal Blvd M.O.

(619) 533-6300 Mforootan@sandiego.gov *ロイイイつつ*

Review Information

Cycle Type: 1 BDR-Electrical (Submit)

Submitted: 08/06/2019

Deemed Complete on 08/08/2019

Reviewing Discipline: BDR-Electrical

Cycle Distributed:

08/08/2019

Reviewer: Nasrollahnia, Mehdi

Assigned: 08/16/2019

(619) 446-5004

Started: 08/19/2019

NASROLLAHNIA@sandieg

Review Due: 08/20/2019

COMPLETED ON TIME

Hours of Review: 2.00

Completed: 08/20/2019

P New Issue Group (3661749)

Next Review Method: BDR-Electrical (Submit)

Closed: 08/20/2019

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues. We request a 2nd complete submittal for BDR-Electrical on this project as: BDR-Electrical (Submit).

- The reviewer has requested more documents be submitted.
- Your project still has 12 outstanding review issues with BDR-Electrical (all of which are new).
- . Last month BDR-Electrical performed 92 reviews, 20.7% were on-time, and 71.6% were on projects at less than < 3 complete submittals.

Issue Cleared? Num Issue Text П Please resubmit the plans after addressing all issues. To follow up on the recheck, or for any questions, please contact the original plan reviewer Mehdi Nasrollahnia, @ (619)-446-5004, e-mail Nasrollahnia@sandiego.gov (New Issue) Return original electrical plans for recheck after all issues have been addressed. To facilitate electrical rechecking, please identify on all sheets (by means of clouds) and next to each comment in a response letter. location of the corrections. (New Issue) Due to incomplete electrical plans, this list does not necessarily include all errors and omissions. Plans require correction as indicated by comments before a building permit can be issued. Return a copy of this review sheet and attached responses with corrected plans, (New Issue) The electrical plans shall bear the signature and registration number of a State of California: Registered Electrical Engineer, Licensed Architect, or Licensed Electrical Contractor (C-10). (New Issue) Provide service load calculations to justify switchboard size and ratings. (New Issue) Add a note to plans: All exterior lighting installations and lamp type shall comply with City of San Diego outdoor lighting regulations 142.0740. (New Issue) Provide a complete photometric study on plan showing compliance with the Outdoor Lighting Ordinance П 142.0740; "Outdoor lighting fixtures that are used to illuminate a premises, architectural feature or landscape feature on private property shall be directed, shielded, or located in such a manner that the light source is not visible offsite, to minimize light emission above the horizontal plane and so that light does not fall onto surrounding properties or create glare hazards within public rights-of-way". (New Issue) Provide an electrical site plan showing locations for SDG & E transformer, service switchboard and meters and feeder routings for connection to San Diego Gas & Electric Company system. (New Issue) Include all luminaries shown on fixtures schedule on T-24 calculations. (If they are not used, remove them from schedule.) Type D is missing. (New Issue) Include the signature of the licensed professional who is responsible for the Lighting design and T-24 calculations on all required forms as per the California Business and Professions Code. (New Issue) Correct note shown for service grounding electrode. (Typo?) (New Issue)

For questions regarding the 'BDR-Electrical' review, please call Mehdi Nasrollahnia at (619) 446-5004. Project Nbr: 644432 / Cycle: 1

Circuit breakers will be counted at the time of next review. (New Issue)



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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 BDR-Mechanical (Submit)

Submitted: 08/06/2019

Deemed Complete on 08/08/2019

Reviewing Discipline: BDR-Mechanical

Cycle Distributed: 08/08/2019

Reviewer: Salcedo, Jose

Assigned: 08/15/2019

(619) 446-5080

Started: 08/20/2019

jsalcedo@sandiego.gov

Review Due: 08/20/2019

Hours of Review: 2,00

Completed: 08/20/2019

COMPLETED ON TIME

Next Review Method: BDR-Mechanical (RR)

Closed: 08/20/2019

. We request a 2nd complete submittal for BDR-Mechanical on this project as: BDR-Mechanical (RR).

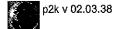
. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.

- . The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with BDR-Mechanical (all of which are new).
- . Last month BDR-Mechanical performed 75 reviews, 44.0% were on-time, and 76.4% were on projects at less than < 3 complete submittals.

New Issue Group (3661587)

-		Issue	
Cle	ared?	Num	Issue Text
		1	This plan can be rechecked over the counter (OTC) by any mechanical plan reviewer. (New issue)
		2	The mechanical and plumbing plans must be stamped and signed by the California licensed professional who is responsible for the work per the California Business and professions code (Ch. 7, Div. 3, Business and Professions Code, Art. 2, Sec. 6735.4). Example: Registered mechanical engineer. (New Issue)
		3	Provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely and comprehensively address the issues raised. (New Issue)
		4	It is the responsibility of architect or engineer of record to ensure that all requirements of the latest adopted edition of the California Mechanical & Plumbing Codes as well as other regulations and ordinances of the City of San Diego are satisfied and Incorporated in the plans and calculations. (New Issue)
		5	This list does not necessarily include all errors and omissions. Plans require correction as indicated by comments before a building permit can be issued. Return a copy of this review sheet and attached responses with corrected plans. (New Issue)
		6	Provide calculations to show compliance with Table 422.1 CPC for required minimum plumbing facilities. List all occupancy types and their corresponding areas (sq. ft.) on plans. Drinking fountain and a service sink are required. (New Issue)

For questions regarding the 'BDR-Mechanical' review, please call Jose Salcedo at (619) 446-5080. Project Nbr: 644432 / Cycle: 2



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1222 1st Avenue, San Diego, CA 92101-4154

Review Informat	ion	1
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Cycle Type: 3 BDR-Structural (Submit)

Submitted: 08/06/2019

Deemed Complete on 08/08/2019

Reviewing Discipline: BDR-Structural

Cycle Distributed: 08/08/2019

Reviewer: Mohajerani, Ehsan

Assigned: 08/20/2019

(619) 446-5068

Started: 08/23/2019

Emohajerani@sandiego.go

Review Due: 08/22/2019

Hours of Review: 20.00

Completed: 08/30/2019

Recheck-Note to applicant Issue

COMPLETED LATE

Next Review Method: BDR-Structural (Submit)

Closed: 08/30/2019

We request a 2nd complete submittal for BDR-Structural on this project as: BDR-Structural (Submit).

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.

- The reviewer has requested more documents be submitted. Your project still has 93 outstanding review issues with BDR-Structural (all of which are new).
- Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

Cleared? Num Issue Text Plans must be submitted for recheck. Please submit the requested documents; the orginal marked up П plans,new revised set of plans,written response to plan check comments and complete structural calculation at Project Submittal, 3rd floor, Development Services Center, 1222 First Avenue, San Diego, CA 92101. (New Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the issue has been addressed. Return a copy of the Issue Report with associated responses, two sets of corrected plans, and the original plan reviewed by the Structural review discipline. (New Issue) Please be advised, supplemental plan review fees may be charged where insufficient progress is made in responding to plan review issues or, changes to the initial scope of work is made. (New Issue) School Fee Issue Issue Text Cleared? Num The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information. (New (issue) Review Comments Issue Cleared? Num **Issue Text** Please note, it is responsibility of the engineer, architect, drafter, designer, applicant, etc, to revise all plan sheets to assure consistency, accuracy and compliance with all requirements and City regulations. Do not rely solely on the marked up comments. Plans, documents, etc. shall be revised on its totality to assure all changes, discrepancies, etc. are revised, fixed and modified. (New Issue) Provide written responses from both architect and structural to each issue and attach to issues report. Responses must indicate how compliance is being met and where on the plans the correction was made. (New Issue) Sheet CS: Type of construction of the building is listed as "VA No sprinklers" M Occupancy / Area = 9000SF / 40 FT height / 2 Story > Building information as it shown on the bottom of the sheet CS is in error.

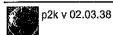
For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 3

Show that the building height and number of stories do not exceed these allowable values.

2) The building area analysis shown on Sheet CS is incorrect. Also provide break down area per both first floor and 2nd floor.

Provide/show compliance (New Issue)

1) Show calculations for the allowable building height and number of stories complying with CBC, Section 504.



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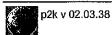
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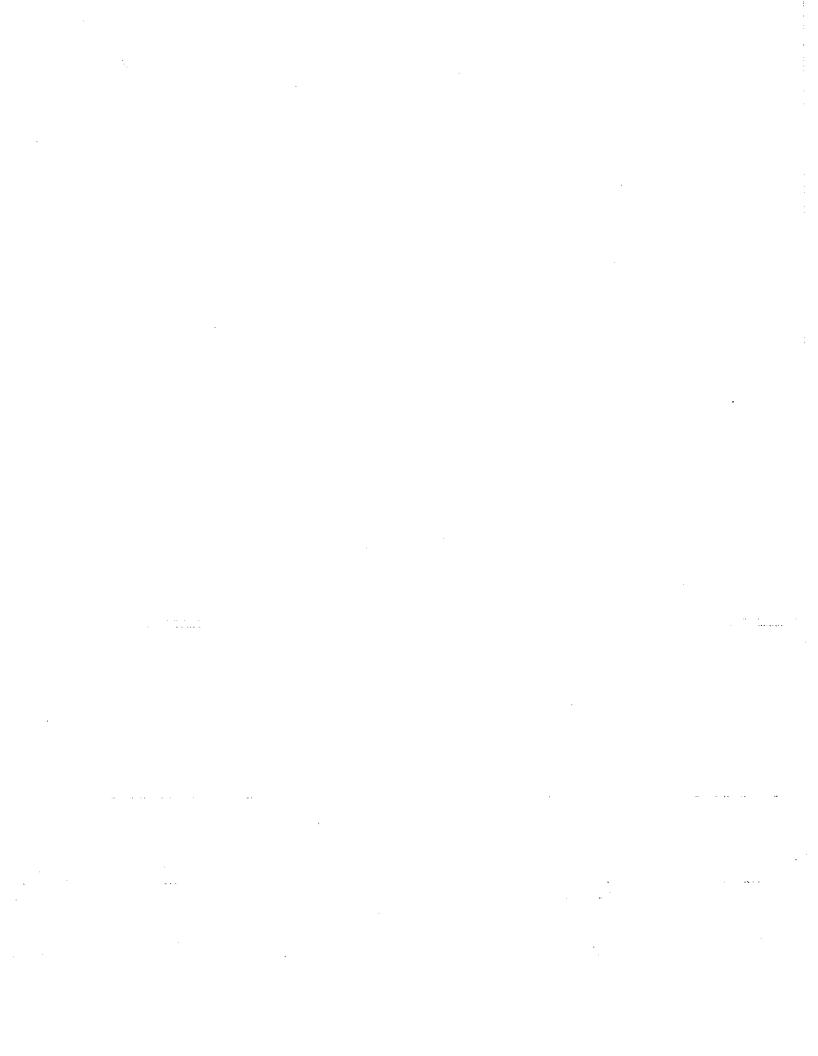
THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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Cleared?	Num	<u>Issue Text</u>
	8	The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements: -Primary structural frame: 1 hour
		-Exterior bearing walls: 1 hour
		-Interior bearing walls: 1 hour -Floor construction and associated secondary members: 1 hour
		-Roof construction and associated secondary members: 1 hour [CBC 602.1]
		>Provide/show compliance (New Issue)
	9	Provide a plot plan showing distances to property lines, location of the tenant space within the building and dimension the fire separation distance for the exterior walls or roof/eave projection. (New Issue)
		Sheet SP &AE1.00: The exterior wall at west side appears to have a fire separation distance of less than 3 feet. No openings are permitted in this wall. [CBC 705.8.1]. (New Issue)
	11	Sheet A3.0 : Guardrail - Provide a 42" high guard with openings which will not allow the passage of a sphere 4 inches in diameter [CBC 1015.3]
		Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1] - Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top rail.
		- Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail. (New Issue)
	12	Show complete structural details for guards. Details as a minimum should indicate the size, spacing and grade of support balusters, size and grade of the support beam, structural connection details for support balusters to support beam, etc. (New Issue)
	13	Glass panels in guards, and their support system, shall be designed using a safety factor of four. [CBC 2407.1.1] (New Issue)
		Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (New Issue)
	15	Sheet A1.01 :Specify on the plans an approved waterproof decking material for balconies/decks . Specify manufacturer and ICC, UL, or equivalent listing report number. [CRC R903.1] Provide cross reference/call out on plan per westcoat detail/spec (if used) (New Issue)
	16	sheet A1.04,A09.01,ADA1,ADA2: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i.e.: sheet A1.04 (1/A2.01 & 2/A1.20) clarify/show where these plan,details are on floor plan? provide cross reference /call out on plan per deck materials details/spec shown on sheet A1.06
	17	provide cross reference /call out on plan per details shown on sheet A09.01,ADA1,ADA2 (New Issue) Provide complete architectural and structural framing plan and connection details per stairway. (New Issue)
	18	Dimension the width of Stairway .Provide a minimum 44 inches width for stairways serves an occupant load of
	19	50 or more. [CBC 1011.2] (New Issue) Sheet A1.00 : Provide section cuts through the stairways . > Show a minimum headroom clearance of 80 inches for stairway measured vertically from a line connecting
		the edge of the nosings. [CBC 1011.3] (New Issue)
	20 21	Show stair treads with a minimum depth of 11 inches at stair [CBC 1011.5.2] (New Issue) Show stair risers with a seven inch maximum and four inch minimum height at stair [CBC 1011.5.2] (New Issue)
	22	The landing at stair shall have a dimension measured in the direction of travel not less than the stair width (48" maximum for a straight run of stairs). [CBC 1011.6] (New Issue)
	23	Show that door(s) when open in any position will not reduce the required stair landing dimension to less than one-half its required width. [CBC 1011.6] (New Issue)
	24	Sheet AE1.00, sheet A1.00: Protect the walls and soffits of the enclosed usable space under interior stair with one-hour fire-resistant rated construction or the fire-resistive rating of the stair enclosure, whichever is greater. [CBC 1011.7.3] (New Issue)
	25	The height of the handrall at stair shall not be less than 34 inches and not more than 38 inches, measured above the stair tread nosings. [CBC 1014.2] (New Issue)
	26	The extension of stairway handrails shall be in the same direction of the stair flight. [CBC 1014.6] (New Issue)
	27	A1.00: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i. e: A9.01, ADA1, ADA2, A3.00 or etc
		(New Issue)
Acce	essibil	· · · · · · · · · · · · · · · · · · ·
Clear		<u>sue</u> Ium Issue Text

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr. 644432 / Cycle: 3





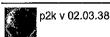
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Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

Issue Cleared? Num Issue Text 28 Sheet AE1.00 & A1.00: Proposed work is for a new two stories commercial building: 1) 2nd floor must be accessible by elevator. 1st floor must be fully accessible. 3) Both 1st floor and 2nd floor toilet facilities shall be accessible. Please note, comments below under "Accessibility" are included but not limited to the minimum accessibility requirements which the proposed project shall be compliant to. (CBC 11B) (New Issue) Sheet AE1.00 & A1.00 : Show on plan at least one accessible route which connects each story in privately-funded multi-story buildings and facilities. An accessible elevator shall be provided to serve story above and below the first floor. (CBC, Sec. 11B-206.2.3). (New Issue) Sheet SP: Show on plans at least one accessible route of travel from accessible parking spaces and accessible passenger loading zones; public streets and site walks, and public transportation stops to the accessible building or facility entrance they serve. (CBC, Sec. 11B-206.2.1). (New Issue) Sheet AE1.00 & A1.00 : All entrances and exterior ground-floor exits to buildings and facilities shall have doors, doorways or gates that are part of an accessible route and comply with Section 11B-404. (CBC, Sec. 11B-206.4.1). Show on plan entrances /egress doors at 1st floor to comply with his requirement. (New Issue) All elevators provided for passengers shall be on accessible route and comply with Section 11B-407. Show all accessibility requirements for elevator on plan. (CBC, Sec. 11B-206.6). (New Issue) Show on plan all entrances and exterior ground-floor exits to buildings and facilities comply with CBC, Section 11B-404 for doors, doorways, and gates requirements. (CBC, Sec. 11B-206.4.1). (New Issue) For (door, doorway, gate) serving proposed tenant space show on plan size, and clear opening width. (CBC, Sec. 11B-404.2.3). (New Issue) Show floor or landing providing maneuvering clearances on each side of the (door, doorway, gate) serving tenant space to be level and at the same elevation. Exterior landings are allowed to have a slope not to exceed 1:48 (2.0833%). (CBC, Sec. 1010.1.5). (New Issue) Show on plan a cross-section detail for door serving tenant space specifying threshold and change in level to be 1/2 in. maximum and comply with CBC, Sections 11B-303.2 and 11B-303.3. (CBC, Sec. 11B-404.2.5). (New Issue) Show on plan hardware on doors and gates (handles, pulls, latches, locks, and other operable parts) to be operable with one hand without requiring tight grasping, plnching, or twisting of the wrist. (CBC, Secs., 11B-404.2.7, 11B-309.4). (New Issue) Add note on plan, "The force required to activate operable parts of all interior hinged doors and gates, sliding or folding doors, and exterior hinged doors shall be five (5) pounds maximum. The force required to activate operable parts of required fire door shall not exceed 15 pounds. (CBC, Sec. 11B-404.2.9)." (New Issue) Show on plan operable parts of hardware for doors and gates to be 34ln, minimum to 44 in, maximum above the finish floor or ground. (CBC, Sec. 11B-404.2.7). (New Issue) Show note on plan, "Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum. (Sec. 11B-309.4)." (New Issue) Show at least one of each type of sales and service counter comply with CBC, Section 904.4 for parallel approach or forward approach. (CBC, Sec. 11B-227.3). (New Issue) AE1.00 & A1.00: Tollet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd floor floor shall be accessible to persons with disabilities. > Show enlarged floor plan of each toilet facility complying with CBC, Section 11B-213 and 11B-603. (New Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (New Issue) Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (New Issue) Note on plan "Doors to unisex (single-user or family) toilet rooms and unisex (single-user or family) bathing rooms shall have privacy latches." (CBC, Section 11B-213.2.1). (New Issue) Show on plan turning space within the room complying with Section 11B-304. (CBC, Sec. 11B-603.2.1) (New Issue) Door shall not swing into the clear floor space required for any fixture. (CBC, Sec. 11B-603.2.3). Revise plan. (New Issue) The centerline of wheelchair accessible water closet shall be 17 inches minimum to 18 inches maximum from the sidewall or partition. Show this dimension on plan. (CBC, Sec. 11B-604.2) (New Issue) In Men's/Women's toilet facility clearance around a wheelchair accessible water closet shall be 60 inches wide x 56 inches deep minimum. (CBC, Sec. 11B-604.3.1). Provide and show these required dimensions on plan. (New Issue) Show grab bars (on the side wall closest to the water closet and on the rear wall) with all dimensional requirements for a wheelchair accessible water closet on plan. (CBC, Sec. 11B-604.5) (New Issue) Show cross-sectional size of the grab bars on plan complying with CBC, Section 11B-609. (New Issue) For the accessible layatories and sinks, the front of the higher of the rim or counter surface to finish floor or ground shall be 34 inches maximum. (CBC, Sec. 11B-606.3). Show this height dimension on plan. (New Issue)

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 3



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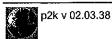
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Sissue Sext		Claarada	Issue	Inqua Tayé
Sissue Provide handrells on both sides of the stairs. (CBC, Sec. 118-505.2). (New Issue) Frovide handrells to be continuous within the full length of each stair flight, (Sec. 118-505.3). (New Issue) Show handrall extensions in the same direction of stair flight, (CBC, Sec. 118-505.10). Show handrall extensions in the same direction of stair flight, (GCB, CBC, CBC, CBC). (Sec. 118-505.10). Show handrall extensions in the same direction of stair flight, for a horizontal distance equal to one tread depth beyond the last riser nosing at the slope of the stair flight, Such extension shall continue horizontally 13cm iminimum and have a height equal to the stoping portion of the handrall as measured above the stair nosing. (CBC, Sec. 118-10). (CBC, Sec. 118-10) SSUE				Provide contracting strip for treads of (interior/ exterior stair) complying with CBC. Section 14B 504.4.1. (Nov.
55 Show handrails to be continuous within the full length of each stair flight. (Sec. 118-505.3). (New Issue)		Ы	55	
56 Show handrail extended not orbital type 15 start flights, (CBC, Sec. 118-695, 10). Show handrail extended noticontally at the period of start above the landing for 12 in. minimum beginning directly above the first riser nosing. (CBC, Sec. 118-905, 10.2). Show handrail extended not the bottom of start flight, for a horizontal distance equal to one tread depth beyond the last riser nosing at the slope of the start flight. Such extension shall continue horizontally 12in. long minimum and have a helpith equal to the sloping portion of the handrall as measured above the stair nosing. (CBC, Sec. 118-(New Issue) SSUE			54	Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (New Issue)
Show handrall extended horizontally at top of stairs above the landing for 12 in. minimum beginning directly above the first riser noising. (CBC, Sec. 118-605.1.0.2). Show handrall extended at the bottom of stair flight, for a horizontal distance equal to one tread depth beyond the last riser noising at the slope of the stair flight. Such extension shall continue horizontally 12in. long minimum and have a height equal to the sloping portion of the handrall as measured above the stair nosing. (CBC, Sec. 118- (New Issue) Cleared? Num Issue Text 57 The proposed structure is located on a lot that is in a Very High Fire Severity Zone. The materials and methods of construction used for the structure, including attached accessory buildings (e.g., garages) and structures (e.g., patio covers), shall be in accordance with CBC Chapter 7A, as adopted and amended by the City of San Diego (CBC 0701.4.3, SDMC 145.07010), 5.50011, (New Issue) 58 Add the following note to the plans: "Drip edge flashing used at the free edges or roofing materials shall be non-combistible." (SDMC 145.07056); (New Issue) 59 Add the following note to the plans: "Valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet on-considering stair metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 27 ASTM cap sheet running the full length of the valley." (CBC 705A-3); (New Issue) 60 Add the following note to the plans: "Stairt estit events shall be equipped to allow one-way direction rotation only and shall not free spin in both directions." (SDMC 145.0706(d), (New Issue) 61 Add the following note to the plans: "Stairt grames made of viny inaterials shall have welded corners, metal reinforcement in the interfock area, and be certified to the most current edition of ANS/AAMA/NWWDA (171.8); a structural requirements." (SDMC 145.0708), (New Issue) 62 Provide a detail for the exterior wall construction. The exterior wall covering on the exterior side of the financing at 2-inch nominal solid wood			55	Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (New Issue)
above the first riser nosing. (CBC, Sec. 118-505.10.2). Show handrail extended at the bottom of stair flight, for a horizontal distance equal to one tread depth beyond the last riser nosing at the slope of the stair flight. Such extension shall continue horizontally 12in. long minimum and have a helipath equal to the sloping portion of the handrall as measured above the stair nosing. (CBC, Sec. 118- (New Issue) SSUE			56	
Show handrall extended at the bottom of stair flight, for a hortzontal distance equal to one tread depth beyond the last riser nosing at the slope of the stair flight. Such extension shall continue hortzontally 12in. long minimum and have a helgit equal to the sloping portion of the handrall as measured above the stair nosing. (CBC, Sec. 11B- (New Issue) Sature Sat				
the last riser nosing at the slope of the stair flight. Such extension shall continue horizontally 12in, long minimum and have a height equal to the sloping portion of the handrall as measured above the stair nosing. (CBC, Sec. 11B- (New Issue) Settle				
(CBC, Sec. 11B- (New Issue) Cleared Sum				the last riser nosing at the slope of the stair flight. Such extension shall continue horizontally 12in. long
Sisue Sisue Sisue Text				
Sum Issue Text	Ę	> VHFHZ		(CDC, Sec. 11b- (New Issue)
Sum Issue Text	-		Issue	
of construction used for the structure, including attached accessory buildings (e.g. garages) and structures (e.g. patico overes), shall be in accordance with CBC Chapter 7A, as adopted and amended by the City of San Diego (CBC 701A.3; SDMC 145.0701 (b), 55.5001). (New Issue)	į			Issue Text
patic covers), shall be in accordance with CBC Chapter 7A, as adopted and amended by the City of San Diego (DBC 701A.3; SDMC 145.0705 (b).) (New Issue) 58 Add the following note to the plans: "Drip edge flashing used at the free edges of roofing materials shall be non-combustible." (SDMC 145.0705 (b).) (New Issue) 59 Add the following note to the plans: "Valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley." (EDC 705A.3) (New Issue) 60 Add the following note to the plans: "Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions." (SDMC 145.07064). (New Issue) 61 Add the following note to the plans: "Clazing frames made of vinyl materials shall have welled corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWWDA 101/I.S.2 structural requirements." (SDMC 145.0708). (New Issue) 62 Provide a detail for the exterior wall construction. The exterior wall covering or wall assembly shall comply with one of the following requirements (CBC 707A.3): 63 Provide a detail showing the exterior wall covering extending from the top of the foundation to the roof, terminating at 2-inch nominal solid wood blocking between rafters at open roof eaves, or terminating at the enclosure of enclosed eaves / soffits. (CBC 707A.3): 64 Provide a detail showing the exterior wall covering extending from the top of the foundation to the roof, terminating at 2-inch nominal solid wood blocking between rafters at open roof eaves, or terminating at the enclosure of enclosed eaves / soffits. (CBC 707A.3): 65 Provide a detail for the construction of the foor projection. The underside of the exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection (New Issue) 66 Provide a	į		57	
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designed for exterior fire exposure - 2-inch nominal thick wood (New Issue) Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof eave / soffit shall be protected by one of the following [CBC 707A.5]: -Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails	į			
 2-Inch nominal thick wood (New Issue) Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof eave / soffit shall be protected by one of the following [CBC 707A.5]:	1			designed for exterior fire exposure
eave / soffit shall be protected by one of the following [CBC 707A.5]: -Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails	į			- 2-inch nominal thick wood (New Issue)
-Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails			66	Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof
-One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails	ł			
rafter tails or soffit -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails				-Ignition-resistant material
-The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails				
	;			

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 3



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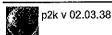
THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

<u>Issue</u> Cleared? Num Issue Text Provide a detail for the exterior porch ceiling construction. The exposed underside of the porch ceiling shall be 67 protected by one of the following [CBC 707.6]: -Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly (New Issue) All exterior window and exterior glazed door assemblies shall comply with one of the following requirements [CBC 708A.2.1]: - Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of CBC 2406 for Safety Glazing - Be constructed of glass block units - Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257 - Be tested to meet the performance requirements of SFM Standard 12-7A-2 (New Issue) All exterior doors comply with one of the following [CBC 708A.3]: - The exterior surface or cladding shall be of noncombustible or ignition-resistant material - Have a minimum 20-minute fire-resistance rating - Tested to meet the performance requirements of SFM Standard 12-7A-1 - Constructed of solid core wood that complies with the following requirements: 1) Stiles and rails shall not be less than 1 3/8 inches thick 2) Raised panels shall not be less than 1 1/4 Inches thick; the exterior perimeter of the raised panel may taper to a tongue not less than 3/8 inch thick The walking surface of the <DECK/PORCH/BALCONY/STAIRS> is within 10 feet of the building. The walking surface shall be constructed with one of the following materials [CBC 709A.3]: - Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5 - Exterior fire retardant treated wood - Noncombustible material - Any material that complies with the performance requirements of SFM Standard 12-7A-4A when the attached exterior wall covering is also either noncombustible or ignition-resistant material (New Issue) FYI: Products that are in compliance with CRC R337 for use in the Very High Fire Severity Zone (Wildland-Urban Interface Area) can be searched by using the following link: http://www.fire.ca.gov/fire prevention/fire prevention wildland codes.php They are listed under the following Categories: 8110-Decking Materials 8120-Exterior Windows 8140-Exterior Sidings and Sheathings 8150-Exterior Doors 8160-Under Eave (New Issue) Structural <u>Issue</u> Cleared? Num **Issue Text** Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis. Structural framing plans and calculations appears to be incomplete or in progress. Several schedule members, shear force resisting elements, drag elements, cross reference and details are either not shown, completely or missing. Provide complete cross reference and connection details . Sheet S3 & S2: Check/verify all load path (both vertically and laterally) all the way from roof to foundation.A continuous load path shall be provided. (New Issue) Sheet S3 -Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing plan and roof framing plan. Lateral analysis is incomplete. > Provide adequate lateral force resisting elements.i.e : Provide enough shear wall length or designer may use moment frame (MF) at front elevation where large openings are shown. Provide complete lateral force analysis /calculation to justify the design. >Design may change (New Issue) Calculation package -wind analysis: Steel moment resisting frame called on ENERCALC output, but no MF

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shown on plan .Clarify (New Issue)





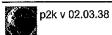
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THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

41	1-004		1222 IstAvenue, Gan Diego, GA 92 101-4104	
	<u>ls</u> Cleared?		<u>Issue Text</u> Sheet S3 & A2.0 : - Refer to sheet A2.0- Front south elevation Provide chord design and check the adequacy of the beams for	
			bending per out of plane load	
			- Provide beams at top and bottom of the openings supported at both ends (refer to sheet A2.0-Front south elevation) .	
			- Show elevation detail of wall with large area of openings and refer to framing plan see red mark on plan. (sheet A2.0 &S3.0)	
		79	(New Issue) In reference to previous comment #84 ,Sheet S3 & A2.0 : Check the adequacy of the stud walls for out of plane loading (wind and seismic) particularly at the location with large openings (i.e : refer to sheet A2.0-Front south elevation.)	
			Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x) (New Issue)	
		80	Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e : 8/S1.3 , 17 /S1.3 (New Issue)	
		81	Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on sheets A1.02 & A1.03.	
			> Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads. Check the suitability of truss design for proposed project. (New Issue)	
		82	Sheet S3: Provide complete foundation plan and foundation design. Based on calculation package (wall footing), Soil allowable bearing pressure of 31.0 ksf has been used which in error. Rerun the analysis with correct allowable bearing pressure. (New Issue)	
			Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8). Verify all. (New Issue)	
		84	Provide/show HDN's per columns/posts with large uplift. (New Issue)	
			Sheet S2& S3: Provide complete cross reference and call out on plan per connection details. Several cross reference/call out are either missing or in error. i.e.: Sheet S3, at grid line B; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the proposed condition.	
		86	Please refer to marked on plans. (New Issue) Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the architectural grid line.Provide consistent grid line for both architectural and structural plan.	
		87	i.e : Grid line E to G (New Issue) Sheet S3 : In reference to previous comment 48 ,provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2).	
		88	Provide /show rim/beam at the edge of the deck or clarify the framing. (New Issue) Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by	
			cantilever HSS 8X12 steel beam (provide /show hanger) (New Issue)	
			Detail 13/S1.2 & 12/S1.2: Provide complete shear transfer detail .(refer to marked on plan) (New Issue) Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted equipments.	
			>Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-10, Section 13.1] -Weighing more than 400 pounds, or	
			-With a center of mass located more than 4-feet above the roof level.	
	₾ Special	Insp	i.e : anchorage design and connection details are missing. (New Issue) ection	
	1	Issu	· }	
	<u>Cleared?</u> □		Issue Text	
			(Fc'>2500 psi),wood (nail spacing 4" inches or less) ,soil condition and depth of the soil,any mechanical/adhessive equipment or etc (New Issue)	
2	Ġeology			
	<u>ls</u> Cleared? <u>I</u>	ssue Num	<u>Issue Text</u>	

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 3



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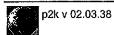
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ij		<u>Issue</u>	
	Cleared?	Num	<u>Issue Text</u>
		72	A review of your project by the Geology Review section is required in accordance with SDMC Sec. 145.1803
			and Table 145.1803. > The Geology Review must be signed-off prior to Structural sign-off. (New Issue)
i		73	" Foundation plan should be reviewed and approved by the geotechnical engineer. Provide final approval
			letter/verification letter from the geotechnical engineer stating that the requirements of the geotechnical report has been met for designing of the foundation. (New Issue)
Œ	ን Hazmat		
-		Issue	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
ĺ		92	Hazmat review and sign off is required prior to structural sign off. (New Issue)
È	7 Note to F	C En	qineer
		Issue	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
		93	The issues in this section are for the DSD staff only and do not require a customer response. Verify fees, attribute, tier 3 requirements and special inspections upon recieving more information and prior to approval. (New Issue)

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 3



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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 4 LDR-Eng Building Review(Submt)

08/06/2019 Submitted:

Reviewing Discipline: LDR-Eng Building Review

08/08/2019 Cycle Distributed:

Reviewer: Jacala, Barbara

Assigned: 08/09/2019

(619) 446-5303

Started: 08/20/2019

Bjacala@sandlego.gov

Review Due: 08/20/2019

Hours of Review: 2.00

Completed: 08/20/2019

COMPLETED ON TIME

Deemed Complete on 08/08/2019

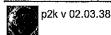
Next Review Method: LDR-Eng Building Review (Submt)

Closed: 08/20/2019

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Eng Building Review on this project as: LDR-Eng Building Review(Submt).
- . The reviewer has requested more documents be submitted.
- . Your project still has 20 outstanding review issues with LDR-Eng Building Review (all of which are new).
- . Last month LDR-Eng Building Review performed 105 reviews, 22.9% were on-time, and 69.2% were on projects at less than < 3 complete submittals.

7	ີ 1st Revi	ew	
i		<u>Issue</u>	
l	Cleared?		Issue Text
-		1	Provide a copy of the recorded conditions with responses as to how each was addressed on these plans, Brief responses may be written within the margins of the recorded copy. (New Issue)
1		2	All improvements within City public right-of-way or city easements require a separate Right-of-Way permit. Call
i			out all proposed improvements that are in the public right-of-way "per separate permit" and provide the drawing
-		3	number on the plans. (New Issue) Apply for a Right-of-Way (ROW) Permit by submitting to Area 3 on the 3rd floor of the Development Services
		3	Department. Be sure to satisfy the conditions under the recorded conditions. For information on preparing and
1			submitting a ROW permit, refer to the information at: https://www.sandiego.gov/sites/default/files/dsdib165.pdf
-			(Construction Plans) and https://www.sandiego.gov/sites/default/files/dsdpsm_sec_03.pdf (D-sheets) (New Issue)
-		4	For all Grading and Improvement Plan templates, see following link:
ļ			https://www.sandiego.gov/development-services/industry/information/standtemp (New Issue)
ł		5	Add the right of way permit number on the building plans. NOTE: Right-of-Way (ROW) permits must be obtained prior to approval of the building permit. (New Issue)
ļ		6	Add the encroachment approval number on the building plans.
			NOTE: An Encroachment Maintenance and Removal Agreement (EMRA) form (DS-3237) will be required for
i			any private and/or non-standard improvement proposed in the public right-of-way or encroaching over an existing easement. (New Issue)
į		7	Add the document/map numbers for the easement vacations (10ft sewer and 6ft drainage) and 2ft ROW
-			dedication on the site plan. Provide maps for reference. (New Issue)
-		0	Clearly identify all the existing and proposed improvements that are located on the project site and within the public right-of-way. Call out if existing improvements are to be relocated, removed, or remain. (New Issue)
		9	Clearly delineate and label the pervious and impervious surfaces. (New Issue)
			Ensure that the proposed improvements are shown consistently throughout the entire plan set. (New Issue)
-		11	On the elevation and/or section drawings, show and call out the existing (dashed) and proposed (solid) grade lines. If existing grades will not be modified, add a note that "Existing grades shall not be modified". (New
İ			Issue)
-		12	The square footage of total disturbed area is greater than or equal to 5,000sf. The project is subject to Item 2,
1			Part B of DS-560. A Water Pollution Control Plan (WPCP) is required on the next submittal for review and approval. The WPCP shall be drafted in accordance with Appendix 'G' of the City of San Diego Storm Water
			Standards Manual and should address the nearest downstream water body and/or storm drain system, types of
		40	pollutants that are generated, and BMPs to be implemented during the construction. (New Issue)
		13	The WPCP template may be downloaded at the following link: https://www.sandiego.gov/sites/default/files/water_pollution_control_plan_wpcp_template.docx (New Issue)
		14	The site map must satisfy all the criteria in Section 2.2 Site Map Development of the WPCP, If items are not
	-	45	applicable, state reason on the plans. If items are non-plottable, discuss its application on the site. (New Issue)
į		10	Suggest adding a note to the contractor on the plans and in the WPCP that the permeable pavers should be installed as close to the last phase as possible. The permeable layers should be protected from pollutants
-			generated from construction activities and/or sediment-laden runoff that may clog the media voids and prevent
-	_	10	the necessary infiltration. (New Issue)
		10	Add details/cvross-section of the permeable pavers to verify that the section is not underlain by any impervious materials. (New Issue)
-		17	NOTE: Further comments may follow pending the additional information and documents provided in the next
i			submittal package. (New Issue)

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr. 644432 / Cycle: 4



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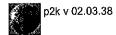
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	ssue	
Cleared?	Num	<u>Issue Text</u>
	18	The plans and documents have been reviewed, redlined, and routed to plan pickup. Please pick up the plans from Plan Pickup Area located on the 3rd floor of the Development Services Department. NOTE: Plans that are not picked up within 30 days will be recycled. (New Issue)
	19	To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely, and comprehensively address the issues. Specify on what page/sheet each issue was addressed. (New Issue)
	20	Address all redline comments on all sheets and resubmit the revised plans and the required documents to Area 3, on the 3rd floor of the Development Services Department for recheck. If you have any questions, contact Barbara Jacala at bjacala@sandiego.gov. (New Issue)

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr. 644432 / Cycle: 4



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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 7 BDR-Geology (Submit)

Submitted: 08/06/2019

Deemed Complete on 08/08/2019

Reviewing Discipline: BDR-Geology

08/08/2019 Cycle Distributed:

Reviewer: Washburn, Jacobe

Assigned: 08/08/2019

(619) 446-5075

Started: 08/15/2019

jwashburn@sandlego.gov

Review Due: 08/20/2019

Hours of Review: 3.50 Completed: 08/20/2019

08/20/2019

COMPLETED ON TIME

Next Review Method: BDR-Geology (Submit)

Closed:

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for BDR-Geology on this project as: BDR-Geology (Submit).
- The reviewer has requested more documents be submitted.
- Your project still has 6 outstanding review issues with BDR-Geology (all of which are new).
- Last month BDR-Geology performed 15 reviews, 20.0% were on-time, and 64.3% were on projects at less than < 3 complete submittals.

644432-7 (8/20/2019)

Issue

Cleared? Num Issue Text

> Geotechnical Investigation, Federal Blvd Retail Building, Assessor Parcel Number 543-020-04-00, San Diego, California 92114, prepared by Leighton Consulting, Inc., dated March 9, 2018 (their project no. 11931.001)

Building plans: Federal Blvd. Marijuana Outlet, prepared by Pacific Design Concepts, LLC; structural plans by TJ Engineering, dated July 21, 2019.

(New Issue)

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Cleared? Num Issue Text

> Submit an addendum geotechnical report or update letter that specifically addresses the current building plan set and the following:

(New Issue)

Submit digital copies (on CD/DVD/or USB data storage device) of the referenced and requested geotechnical reports for our records.

(New Issue)

Provide an updated geologic/ geotechnical map that shows the distribution of fill and geologic units, location of exploratory excavations, and current proposed construction on a topographic base map.

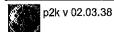
The project's geotechnical consultant must review the building plans and indicate if the plans are in accordance with their recommendations. Please provide additional analyses and/ or recommendations if necessary.

(New Issue)

NOTE - Storm Water Requirements for the proposed project will be evaluated by LDR-Engineering Building review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering Building reviewer on requirements. LDR-Engineering Building may determine that BDR-Geology review of a storm water infiltration evaluation is required.

(New Issue)

For guestions regarding the 'BDR-Geology' review, please call Jacobe Washburn at (619) 446-5075. Project Nbr: 644432 / Cycle: 7



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THE CITY OF SAN DIEGO **Development Services Department**

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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 9 IAS-Combined(Submit)

Submitted: 08/06/2019

Deemed Complete on 08/08/2019

Reviewer: Miranda, Marcos

Reviewing Discipline: IAS-Combined Review

08/08/2019 Cycle Distributed:

Assigned: 08/15/2019

Started: 08/15/2019

mmiranda@sandiego.gov

Review Due: 08/20/2019

Hours of Review: 2.00

Completed: 08/16/2019

COMPLETED ON TIME

Next Review Method: IAS-Combined(Appmt.)

(619) 446-5435

Closed: 08/16/2019

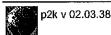
We request a 2nd complete submittal for IAS-Combined Review on this project as: IAS-Combined(Appmt.).

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.

- . The reviewer has requested more documents be submitted.
- . Your project still has 11 outstanding review issues with IAS-Combined Review (all of which are new).
- . Last month IAS-Combined Review performed 129 reviews, 33.3% were on-time, and 74.0% were on projects at less than < 3 complete submittals.

	Water and Sewer							
	Cleared?	<u>Issue</u> Num	Issue Text					
		1	Meters are not allowed on driveways. Shown: The site plan and sheet C2 shows the meter being proposed in the driveway.					
1		2	(New Issue) To install water services or sewer laterals, please provide: a) A copy of the Engineering Permit and the approved plans. Or b) A set of public improvement drawings signed by the City Engineer. ***The invoice issued for the water + sewer connection (Wet Tap, Token Connection, or Kill Service) must be paid for IAS-combined to stamp the plans.****					
1		3	(New Issue) The City Water Capacity Fee is \$1523.50, based on 10 Fixture Units.					
			See also the notes for the County Water Authority capacity fee. (New Issue) The City Sewer capacity fee is \$2062.00, based on 10 Fixture Unit					
Ì	_		(New Issue)					
		5	The San Diego County Water Authority also collects a "capacity fee" based on meter size. Each new meter or each meter that is enlarged due to additional water demand will be assessed according to the fee schedule active at the time of permit Issuance. Currently, the San Diego County Water Authority fee for this project is: \$5412.00 (New Issue)					
		6	Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (New Issue)					
		7	····· /					
		8	(New Issue) For a domestic and/or Irrigation meter specify the following backflow assembly type: Reduced Pressure Principle Assembly ("RP') SDW-155. Also list the size, make, and model. For a list of approved backflow make and models please copy and paste the link into your browser;					
		9	https://www.sandiego.gov/sites/default/files/final_draft_of_Instruction_standard_drawing_9.1.pdf (New Issue) The backflow assembly for a domestic and/or irrigation meter shall be located immediately to the rear of meter on private property. Show on the site plan.					
	Ġ	10	(New Issue) If unable to comply with the above criteria, please contact the Cross-Connection Control Section of the Public Utilities Department at (858) 614-5535.					
	Re-Chec	k Insti	(New Issue)					
:		Issue						
			<u>Issue Text</u>					

For questions regarding the 'IAS-Combined Review' review, please call Marcos Miranda at (619) 446-5435. Project Nbr: 644432 / Cycle: 9



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Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

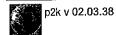
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	ssue	
Cleared?	<u>Num</u>	Issue Text
	11	Please email Marcos Miranda Plan Review Specialist at mmiranda@sandiego.gov for a re-check appointment when all corrections have been provided, note the page number in the margin of this requirement sheet where the answer to the issue is located.
		(New Issue)

For questions regarding the 'IAS-Combined Review' review, please call Marcos Miranda at (619) 446-5435. Project Nbr: 644432 / Cycle: 9



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L64A-004

Review Information

Cycle Type: 10 BDR-Landscaping (Submit)

Submitted: 08/06/2019

Deemed Complete on 08/08/2019

Reviewing Discipline: BDR-Landscaping

08/08/2019 Cycle Distributed:

Reviewer: Hunt, Frank

Assigned: 08/22/2019

(619) 235-5250

Started: 08/22/2019

Fhunt@sandiego.gov

Hours of Review: 1.00 Review Due: 08/22/2019

Completed: 08/22/2019

COMPLETED ON TIME

Next Review Method: BDR-Landscaping (Submit)

Closed: 08/22/2019

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.

We request a 2nd complete submittal for BDR-Landscaping on this project as: BDR-Landscaping (Submit).

The reviewer has requested more documents be submitted.

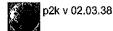
Your project still has 2 outstanding review issues with BDR-Landscaping (all of which are new).

Last month BDR-Landscaping performed 60 reviews, 26.7% were on-time, and 63.3% were on projects at less than < 3 complete submittals.

☼ 1st Review 08/22/19

<u>Issue</u> Cleared? Num Issue Text Resubmittal Required: Resubmit revised plans and redlines with this correction set addressing issues discussed below to the 3rd floor of the Development Services Center at 1222 1st Avenue. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: fhunt@sandiego.gov Irrigation Plan and Details: Provide an irrigation Plan for this project's landscaped areas. Provide installation details that demonstrate how to install the proposed irrigation components, additionally, label and illustrate the proposed planters. Note that the irrigation information needs to be consistent with the City's Landscape Standards. Note that if the landscape area is greater than 500-SF this project will need to demonstrate conformance with MWELO. (New Issue)

For questions regarding the 'BDR-Landscaping' review, please call Frank Hunt at (619) 235-5250. Project Nbr: 644432 / Cycle: 10



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Review Information

Cycle Type: 11 BDR-Planning (Submit)

08/06/2019 Submitted:

Deemed Complete on 08/08/2019

Reviewing Discipline: BDR-Planning

Cycle Distributed:

08/08/2019

Reviewer: Goossens, Kyle

Assigned: 08/09/2019

(619) 446-5475

Started: 08/22/2019

Kgoossens@sandiego.gov

Review Due: 08/22/2019

Completed: 08/22/2019

COMPLETED ON TIME

Hours of Review: 2.00

Next Review Method: BDR-Planning (Appmt)

Closed: 08/22/2019

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.

. We request a 2nd complete submittal for BDR-Planning on this project as: BDR-Planning (Appmt).

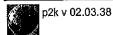
. The reviewer has requested more documents be submitted.

. Your project still has 7 outstanding review issues with BDR-Planning (all of which are new).

. Last month BDR-Planning performed 71 reviews, 15.5% were on-time, and 78.9% were on projects at less than < 3 complete submittals.

Planning Review Issue Cleared? Num Issue Text EMAIL Kyle Goossens at kgoossens@sandlego.gov for a 30 min recheck appointment once all corrections to 1 the plans have been made. (New Issue) Provide the security plan on plans in conformance to the approved Exhibit A (New Issue) Show conformance to Condition #19 The Owner/Permittee shall Install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area. (New Issue) Show conformance to Condition #20 The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas other tenants, and vault room, (New Issue) Show conformance to Condition #27 The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of eliminating excessive or offensive odors causing discomfort or annoyance to any reasonable person of normal sensitivities standing outside of the structural envelope of this Marijuana Outlet facility in compliance with SDMC Section 142.0710. (New Issue) Operator to obtain and complete the Marijuana Outlet Permit or Marijuana Production Facility (form DS-191) and Background Checks (form DS-192). Contact DSD_MarijuanaInfo@sandlego.gov to request the forms. This will be added as a Tier 3 hold. No action is required for Planning signoff. (New Issue) Additional comments may follow once new information is provided. (New Issue)

For questions regarding the 'BDR-Planning' review, please call Kyle Goossens at (619) 446-5475. Project Nbr: 644432 / Cycle: 11



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Deemed Complete on 08/08/2019

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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 12 Plan-Fac. Planning(Submit) Submitted: 08/08/2019

Reviewing Discipline: Plan-Public Facilities Planning Cycle Distributed: 08/08/2019

> Reviewer: Sheffield, Megan Assigned: 08/09/2019

(619) 533-3672 Started: 08/15/2019

Review Due: 08/28/2019 MSheffield@sandiego.gov

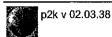
Hours of Review: 1.00 Completed: 08/15/2019 **COMPLETED ON TIME**

Next Review Method: Plan-Fac. Planning(Appmt.) Closed: 08/15/2019

- We request a 2nd complete submittal for Plan-Public Facilities Planning on this project as: Plan-Fac. Planning(Appmt.).
- . Your project still has 1 outstanding review issues with Plan-Public Facilities Planning (all of which are new).
- . Last month Plan-Public Facilities Planning performed 24 reviews, 41.7% were on-time, and 73.7% were on projects at less than < 3 complete submittals,

Z						
, , , , , , , , , , , , , , , , , , ,	Cleared?					
		1	Final Plan-Public Facilities Planning Requirement: After acquiring stamps and final sign off from BDR-Structural and BDR-Planning (or LDR-Zoning), bring both sets of plans to the 4th floor of DSD (1222 First Avenue) booth # 1 - for final review, stamps and signoff. No appointment necessary.			
			If there is any change to project scope or use, a new set of plans must be submitted to DSD, on the 3rd floor in Area 3. The Cycle Issues report was sent to the Point of Contact as identified in PTS, and the plan set has been recycled. (New Issue)			
	X	2	Non-residential development with a total (final) building permit valuation of \$7.3 million or more are subject to the CEA Prior to building permit issuance contact Christine Jones of the Commission of Arts & Culture at ChristineJ@sandlego.gov to discuss alternatives for compliance. Refer to Municipal Code Section 26.0714: https://docs.sandlego.gov/municode/MuniCodeChapter02/Ch02Art06Division07.pdf (New Issue)			
	×	3	Development Impact Fees (DIF) and Housing Impact Fees (HIF) are due just prior to building permit issuance. The current Encanto non-residential DIF rates are: \$310 per Average Daily Trip (ADT) and \$467 per 1,000 SF. The current HIF fee rate for retail use is \$1.28 per square foot.			
			DIF are subject to increase at the beginning of each new fiscal year (July 1), and/or upon Council approval of an update to the applicable DIF plan. The current Development Impact Fee Schedule is online at: https://www.sandiego.gov/sites/default/files/feeschedule.pdf (New Issue)			
	X	4	Credits and Deferrals: To be considered for impact fee CREDIT, proof of the previous use and demolition must be provided. Submit the demo permit number or building record with the use and size of all structures.			
			Fee Deferral Agreement Program: To defer payment of DIF and HIF for up to two years or until request for final Inspection, whichever occurs earlier. Submit a notarized FDA form and pay the processing fee. The FDA must be reviewed, approved, properly executed, and recorded. Final Inspection cannot be scheduled until all deferred fees have been paid in full. (New Issue)			
	×	5	Fee Protest: Upon payment of any DIF, or upon entering into a Fee Deferral Agreement for deferred payment of fees, the 90-day protest period in which you may protest the under California Government Code Section 66020 will begin. A written protest must be filed with the City Clerk pursuant to section 66020. These requirements are in addition to procedures authorized or required under the San Diego Municipal Code Section 142.0640. (New Issue)			

For questions regarding the 'Plan-Public Facilities Planning' review, please call Megan Sheffield at (619) 533-3672. Project Nbr: 644432 / Cycle: 12



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Review Information

Cycle Type: 13 Plan-Fac. Planning(Appmt.)

Submitted:

Deemed Complete on 05/29/2020

Reviewing Discipline: Plan-Public Facilities Planning

Cycle Distributed:

Reviewer: Redon, Colette (619) 533-3685

Assigned: 05/29/2020

Started: 05/29/2020

Credon@sandiego.gov

Review Due: 06/09/2020

Hours of Review: 1.00

Completed: 05/29/2020

COMPLETED ON TIME

Next Review Method: Plan-Fac. Planning(Appmt.)

Closed: 05/29/2020

. Last month Plan-Public Facilities Planning performed 24 reviews, 41.7% were on-time, and 73.7% were on projects at less than < 3 complete submittals.

▶ New Issue Group (3658027)

Issue

Cleared? Num Issue Text

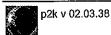
Final Plan-Public Facilities Planning Requirement: After acquiring stamps and final sign off from BDR-Structural and BDR-Planning (or LDR-Zoning), bring both sets of plans to the 4th floor of DSD (1222 First

Avenue) booth # 1 - for final review, stamps and signoff. No appointment necessary.

If there is any change to project scope or use, a new set of plans must be submitted to DSD, on the 3rd floor in Area 3. The Cycle Issues report was sent to the Point of Contact as identified in PTS, and the plan set has been recycled.

(From Cycle 12)

For questions regarding the 'Plan-Public Facilities Planning' review, please call Colette Redon at (619) 533-3685. Project Nbr: 644432 / Cycle: 13



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Review Information

Cycle Type: 14 IAS-Combined(Appmt.)

Submitted:

Deemed Complete on 09/24/2019

Reviewing Discipline: IAS-Combined Review

Cycle Distributed:

Reviewer: Miranda, Marcos

Assigned: 09/24/2019

(619) 446-5435

Started: 09/24/2019

mmiranda@sandiego.gov

Review Due: 10/02/2019

Hours of Review: 0,50

Completed: 09/24/2019 **COMPLETED ON TIME**

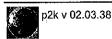
Closed: 09/24/2019

Next Review Method: IAS-Combined(Appmt.)

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with IAS-Combined Review (None of which are new)
- . Last month IAS-Combined Review performed 129 reviews, 33.3% were on-time, and 74.0% were on projects at less than < 3 complete submittals.

72	⊳ Water ar	d Sev	ver
į		<u>Issue</u>	
-	Cleared?	<u>Num</u>	<u>Issue Text</u>
Ì		1	Meters are not allowed on driveways.
į			Shown: The site plan and sheet C2 shows the meter being proposed in the driveway.
l			(From Cycle 9)
İ		2	To Install water services or sewer laterals, please provide:
Ì	_		a) A copy of the Engineering Permit and the approved plans.
-			Or
-			b) A set of public improvement drawings signed by the City Engineer. ***The invoice issued for the water + sewer connection (Wet Tap. Token Connection, or Kill Service) must be
l			paid for IAS-combined to stamp the plans.****
1			
-		•	(From Cycle 9)
i	X	3	The City Water Capacity Fee is \$1523.50, based on 10 Fixture Units. See also the notes for the County Water Authority capacity fee. (From Cycle 9)
ł	· 🗷	4	The City Sewer capacity fee is \$2062.00, based on 10 Fixture Unit
1	12.5	•	(From Cycle 9)
i	X	5	The San Diego County Water Authority also collects a "capacity fee" based on meter size. Each new meter or
1			each meter that is enlarged due to additional water demand will be assessed according to the fee schedule
Ì			active at the time of permit issuance. Currently, the San Diego County Water Authority fee for this project is: \$5412.00 (From Cycle 9)
l		6	Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (From
1	-		Cycle 9)
-	×	7	With the exception of "domestic only" services for single-family residences without fire sprinklers, and
			mulit-family buildings with less than a 1.5" water meter, backflow protection is required on all new water services or existing unprotected services supplying water to a system upon which plumbing work is proposed.
			services of existing disprotected services supplying water to a system upon willon plumbing work is proposed.
-			(From Cycle 9)
İ		8	For a domestic and/or irrigation meter specify the following backflow assembly type: Reduced Pressure
Ì			Principle Assembly ("RP") SDW-155. Also list the size, make, and model. For a list of approved backflow make and models please copy and paste the link into your browser.
1			https://www.sandiego.gov/sites/default/files/final_draft_of_instruction_standard_drawing_9.1.pdf (From Cycle 9)
-	×	9	The backflow assembly for a domestic and/or irrigation meter shall be located immediately to the rear of meter
-			on private property. Show on the site plan.
-			(Cross Cualo O)
-		10	(From Cycle 9) If unable to comply with the above criteria, please contact the Cross-Connection Control Section of the Public
-	LJ	10	Utilities Department at (858) 614-5535.
-			
<u> </u>	. D. OL -	la lacad	(From Cycle 9)
V	Re-Chec	k insti	TUCTIONS
		Issue	logue Toyé
-	Cleared?	Num	<u>Issue Text</u>

For questions regarding the 'IAS-Combined Review' review, please call Marcos Miranda at (619) 446-5435. Project Nbr: 644432 / Cycle: 14



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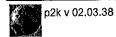
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	<u>Issue</u>	
Cleared?		<u>Issue Text</u>
	11	Please email Marcos Miranda Plan Review Specialist at mmiranda@sandiego.gov for a re-check appointment when all corrections have been provided, note the page number in the margin of this requirement sheet where the answer to the issue is located.
		(From Cycle 9)

For questions regarding the 'IAS-Combined Review' review, please call Marcos Miranda at (619) 446-5435. Project Nbr. 644432 / Cycle: 14



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Review Information

Cycle Type: 15 BDR-Geology (Submit)

Submitted: 12/03/2019

Deemed Complete on 12/03/2019

Reviewing Discipline: BDR-Geology

Cycle Distributed: 12/03/2019

Reviewer: Washburn, Jacobe (619) 446-5075

Assigned: 12/03/2019

12/06/2019 Started:

jwashburn@sandiego.gov

Review Due: 12/11/2019

Hours of Review: 2.50

Completed: 12/06/2019

COMPLETED ON TIME

Next Review Method: BDR-Geology (Submit)

Closed: 12/06/2019

. Last month BDR-Geology performed 15 reviews, 20.0% were on-time, and 64.3% were on projects at less than < 3 complete submittals.

644432-7 (8/20/2019)

P References:

<u>Issue</u>

Cleared? Num **Issue Text**

Geotechnical Investigation, Federal Blvd Retail Building, Assessor Parcel Number 543-020-04-00, San Diego, California 92114, prepared by Leighton Consulting, Inc., dated March 9, 2018 (their project no. 11931.001)

Building plans: Federal Blvd. Marijuana Outlet, prepared by Pacific Design Concepts, LLC; structural plans by TJ Engineering, dated July 21, 2019.

(From Cycle 7)

Review Comments:

Issue

	<u>issuc</u>	
Cleared?	<u>Num</u>	<u>Issue Text</u>
×	2	Submit an addendum geotechnical report or update letter that specifically addresses the current building plan set and the following:
x	3	(From Cycle 7) Submit digital copies (on CD/DVD/or USB data storage device) of the referenced and requested geotechnical reports for our records.
×	4	(From Cycle 7) Provide an updated geologic/ geotechnical map that shows the distribution of fill and geologic units, location of exploratory excavations, and current proposed construction on a topographic base map.
×	5	(From Cycle 7) The project's geotechnical consultant must review the building plans and indicate if the plans are in accordance with their recommendations. Please provide additional analyses and/ or recommendations if necessary.
X	6	(From Cycle 7) NOTE - Storm Water Requirements for the proposed project will be evaluated by LDR-Engineering Building review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering Building reviewer on requirements. LDR-Engineering Building may determine that BDR-Geology review of a storm water infiltration evaluation is required.

(From Cycle 7)

644432-15 (12/6/2019)

(2) INFORMATION:

<u>Issue</u>

Cleared? Num Issue Text

For questions regarding the 'BDR-Geology' review, please call Jacobe Washburn at (619) 446-5075. Project Nbr: 644432 / Cycle: 15



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	<u>Issue</u>	
Cleared?	Num	<u>Issue Text</u>
×	7	References:

Geotechnical Response to City of San Diego Cycle 7 BDR-Geology, Federal Blvd M.O., prepared by Leighton Consulting, Inc., dated August 28, 2019 (their project no. 11931.002)

Geotechnical Investigation, Federal Blvd Retail Building, Assessor Parcel Number 543-020-04-00, San Diego, California 92114, prepared by Leighton Consulting, Inc., dated March 9, 2018 (their project no. 11931.001)

Building plans: Federal Blvd. Marijuana Outlet, prepared by Pacific Design Concepts, LLC; structural plans by TJ Engineering, dated July 21, 2019.

(New Issue)

8 Review Comments:

The Geology Section has reviewed the referenced documents. Based on that review, the geotechnical consultant has adequately addressed the geologic conditions of the proposed building site at this time.

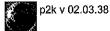
Attention:

The geotechnical documents reviewed by BDR-Geology must be submitted at permit issuance. The geotechnical documents have been stamped "Geology Record Document" and have been routed to plan pick-up.

Note that Geology Record Documents routed to plan pickup may be disposed of if not picked up within 30 (thirty) days.

(New Issue)

For questions regarding the 'BDR-Geology' review, please call Jacobe Washburn at (619) 446-5075. Project Nbr: 644432 / Cycle: 15



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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 16 BDR-Mechanical (RR)

Submitted:

Deemed Complete on 09/17/2019

Reviewing Discipline: BDR-Mechanical Reviewer: Suhendra, Steve

Cycle Distributed:

Assigned: 09/17/2019

(619) 446-5091

Started: 09/17/2019

Ssuhendra@sandlego.gov

Review Due: 09/25/2019

Completed: 09/17/2019

COMPLETED ON TIME

Hours of Review: 0.30

Next Review Method: BDR-Mechanical (RR)

Closed: 09/17/2019

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.

. We request a 3rd complete submittal for BDR-Mechanical on this project as: BDR-Mechanical (RR).

. The reviewer has requested more documents be submitted.

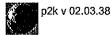
. Your project still has 6 outstanding review issues with BDR-Mechanical (1 of which are new issues).

. Last month BDR-Mechanical performed 75 reviews, 44.0% were on-time, and 76.4% were on projects at less than < 3 complete submittals.

New Issue Group (3661587)

	<u>lssue</u>	
Cleared'	Num	<u>Issue Text</u>
	1	This plan can be rechecked over the counter (OTC) by any mechanical plan reviewer. (From Cycle 2)
	2	The mechanical and plumbing plans must be stamped and signed by the California licensed professional who is responsible for the work per the California Business and professions code (Ch. 7, Div. 3, Business and Professions Code, Art. 2, Sec. 6735.4). Example: Registered mechanical engineer. (From Cycle 2)
		Provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely and comprehensively address the issues raised. (From Cycle 2)
	. 4	It is the responsibility of architect or engineer of record to ensure that all requirements of the latest adopted edition of the California Mechanical & Plumbing Codes as well as other regulations and ordinances of the City of San Diego are satisfied and incorporated in the plans and calculations. (From Cycle 2)
		This list does not necessarily include all errors and omissions. Plans require correction as indicated by comments before a building permit can be issued. Return a copy of this review sheet and attached responses with corrected plans. (From Cycle 2)
×	6	Provide calculations to show compliance with Table 422.1 CPC for required minimum plumbing facilities. List all occupancy types and their corresponding areas (sq. ft.) on plans. Drinking fountain and a service sink are required. (From Cycle 2)
	7	Clarification of correction #4. Provide stamp and signatures on Title 24 forms, sheets T24-XX (New Issue)

For questions regarding the 'BDR-Mechanical' review, please call Steve Suhendra at (619) 446-5091. Project Nbr: 644432 / Cycle: 16



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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 17 BDR-Electrical (Submit)

Submitted: 09/17/2019

Deemed Complete on 09/17/2019

Reviewing Discipline: BDR-Electrical Reviewer: Gamba, Rosendo

Cycle Distributed: 09/17/2019

Assigned: 09/23/2019

(619) 446-5016

Started: 09/25/2019

Rgamba@sandiego.gov

Review Due: 09/25/2019

Hours of Review: 1.00

Completed: 09/25/2019

COMPLETED ON TIME

Next Review Method: BDR-Electrical (Submit)

Closed: 09/25/2019

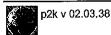
The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs. We request a 3rd complete submittal for BDR-Electrical on this project as: BDR-Electrical (Submit).

- The reviewer has requested more documents be submitted.
- . Your project still has 16 outstanding review issues with BDR-Electrical (10 of which are new issues).
- . Last month BDR-Electrical performed 92 reviews, 20.7% were on-time, and 71.6% were on projects at less than < 3 complete submittals.

New Issue Group (3661749)

Cleared? ☑ □	1	Issue Text Please resubmit the plans after addressing all issues. To follow up on the recheck, or for any questions, please contact the original plan reviewer Mehdi Nasrollahnia, @ (619)-446-5004, e-mail Nasrollahnia@sandiego.gov (From Cycle 1) Return original electrical plans for recheck after all issues have been addressed. To facilitate electrical rechecking, please identify on all sheets (by means of clouds) and next to each comment in a response letter, location of the corrections. (From Cycle 1) Due to incomplete electrical plans, this list does not necessarily include all errors and omissions. Plans require correction as indicated by comments before a building permit can be issued. Return a copy of this review sheet and attached responses with corrected plans.
	4	(From Cycle 1) The electrical plans shall bear the signature and registration number of a State of California: Registered Electrical Engineer, Licensed Architect, or Licensed Electrical Contractor (C-10). (From Cycle 1)
×	5	
×	6	Add a note to plans: All exterior lighting installations and lamp type shall comply with City of San Diego outdoor
	7	lighting regulations 142.0740. (From Cycle 1) Provide a complete photometric study on plan showing compliance with the Outdoor Lighting Ordinance
	,	142,0740; "Outdoor lighting fixtures that are used to illuminate a premises, architectural feature or landscape feature on private property shall be directed, shielded, or located in such a manner that the light source is not visible offsite, to minimize light emission above the horizontal plane and so that light does not fall onto surrounding properties or create glare hazards within public rights-of-way". (From Cycle 1)
×	8	Provide an electrical site plan showing locations for SDG & E transformer, service switchboard and meters and feeder routings for connection to San Diego Gas & Electric Company system. (From Cycle 1)
	9	Include all luminaries shown on fixtures schedule on T-24 calculations. (If they are not used, remove them from schedule.) Type D is missing. (From Cycle 1)
	10	calculations on all required forms as per the California Business and Professions Code. (From Cycle 1)
	11	
×	12	· · · · · · · · · · · · · · · · · · ·
	13	Please resubmit the plans after addressing all issues. To follow up on the recheck, or for any questions, please contact the original plan reviewer Rosendo Gamba III, @ (619)-446-5016, e-mail Rgamba@sandiego.gov (New Issue)
	14	Clarify the location of the proposed 400 amps MDP. Is it near the main door? (New Issue)
	15	, , , , , ,
	16	
	17	, , , , , , , , , , , , , , , , , , , ,
	18	Indicate the rating of the disconnects to the CU and HP unit in the single line diagram. (New Issue)
	19	Include lighting fixture AE and D in the NRCC-LTI-E (page 2 fo 7). (New Issue)
	20	Include the lighting fixture F in the outdoor lighting fixture schedule of NRCC-LTO-E (page 2 of 6). (New Issue) Correct the watts per luminaire of the lighting fixture F in the NRCC-LTO-E (page 2 of 6). (New Issue)
	21	Confect the watto per furnishable of the highling lixture in the Micoo-Ero-E (page 2 of o). (New Issue)

For questions regarding the 'BDR-Electrical' review, please call Rosendo Gamba at (619) 446-5016. Project Nbr: 644432 / Cycle: 17



▶ New Issue Group (3700248)

CITY OF SAN DIEGO

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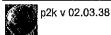
THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

Lissue
Cleared? Num | Issue Text

□ 22 | Correct the watts per luminaire of lighting fixture C in the Indoor lighting fixture schedule in NRCC-LTI-E (page 2 of 7). (New Issue)

□ New Issue Group (3700243)

For questions regarding the 'BDR-Electrical' review, please call Rosendo Gamba at (619) 446-5016. Project Nbr: 644432 / Cycle: 17



THE CITY OF SAN DIEGO **Development Services Department**

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1222 1st Avenue, San Diego, CA 92101-4154

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Review	Informa	UOII

Cycle Type: 18 LDR-Eng Building Review(Submt) Submitted:

Reviewing Discipline: LDR-Eng Building Review

Cycle Distributed:

Reviewer: Jacala, Barbara (619) 446-5303

Assigned:

Started:

Bjacala@sandiego.gov

Review Due:

Hours of Review: 0.00

Completed:

Next Review Method: LDR-Eng Building Review(Submt)

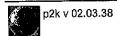
Closed: 09/23/2019

. The reviewer has requested more documents be submitted.

. Your project still has 20 outstanding review issues with LDR-Eng Building Review (None of which are new)

₾ 1st Review					
		<u>Issue</u>			
	Cleared?	Num 1	<u>Issue Text</u> Provide a copy of the recorded conditions with responses as to how each was addressed on these plans. Brief		
ĺ			responses may be written within the margins of the recorded copy. (From Cycle 4)		
		2	All improvements within City public right-of-way or city easements require a separate Right-of-Way permit. Call out all proposed improvements that are in the public right-of-way "per separate permit" and provide the drawing number on the plans. (From Cycle 4)		
		3	Apply for a Right-of-Way (ROW) Permit by submitting to Area 3 on the 3rd floor of the Development Services Department. Be sure to satisfy the conditions under the recorded conditions. For information on preparing and submitting a ROW permit, refer to the information at: https://www.sandiego.gov/sites/default/files/dsdib165.pdf (Construction Plans) and https://www.sandiego.gov/sites/default/files/dsdpsm_sec_03.pdf (D-sheets) (From Cycle 4)		
		4	For all Grading and Improvement Plan templates, see following link:		
		-	https://www.sandiego.gov/development-services/industry/information/standtemp (From Cycle 4) Add the right of way permit number on the building plans.		
			NOTE: Right-of-Way (ROW) permits must be obtained prior to approval of the building permit. (From Cycle 4)		
		6	Add the encroachment approval number on the building plans. NOTE: An Encroachment Maintenance and Removal Agreement (EMRA) form (DS-3237) will be required for any private and/or non-standard improvement proposed in the public right-of-way or encroaching over an existing easement. (From Cycle 4)		
			Add the document/map numbers for the easement vacations (10ft sewer and 6ft drainage) and 2ft ROW dedication on the site plan. Provide maps for reference, (From Cycle 4)		
			Clearly identify all the existing and proposed improvements that are located on the project site and within the public right-of-way. Call out if existing improvements are to be relocated, removed, or remain. (From Cycle 4) Clearly delineate and label the pervious and impervious surfaces. (From Cycle 4)		
		9 10			
		11	On the elevation and/or section drawings, show and call out the existing (dashed) and proposed (solid) grade lines. If existing grades will not be modified, add a note that "Existing grades shall not be modified". (From		
		12	Cycle 4) The square footage of total disturbed area is greater than or equal to 5,000sf. The project is subject to Item 2, Part B of DS-560. A Water Pollution Control Plan (WPCP) is required on the next submittal for review and approval. The WPCP shall be drafted in accordance with Appendix 'G' of the City of San Diego Storm Water Standards Manual and should address the nearest downstream water body and/or storm drain system, types of pollutants that are generated, and BMPs to be implemented during the construction. (From Cycle 4)		
			The WPCP template may be downloaded at the following link: https://www.sandiago.gov/sites/default/files/water_pollution_control_plan_wpcp_template.docx (From Cycle 4)		
		14	The site map must satisfy all the criteria in Section 2.2 Site Map Development of the WPCP. If items are not applicable, state reason on the plans. If items are non-plottable, discuss its application on the site. (From Cycle 4)		
		15	Suggest adding a note to the contractor on the plans and in the WPCP that the permeable pavers should be installed as close to the last phase as possible. The permeable layers should be protected from pollutants generated from construction activities and/or sediment-laden runoff that may clog the media voids and prevent the pecessary infiltration. (From Cycle 4)		
		16	Add details/cvross-section of the permeable pavers to verify that the section is not underlain by any impervious		
		17			

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr. 644432 / Cycle: 18



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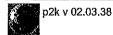
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	<u>Issue</u>	
<u>Cleared?</u>	Num	Issue Text
	18	The plans and documents have been reviewed, redlined, and routed to plan pickup. Please pick up the plans from Plan Pickup Area located on the 3rd floor of the Development Services Department. NOTE: Plans that are not picked up within 30 days will be recycled. (From Cycle 4)
	19	To facilitate rechecking, provide an itemized written response to the Issues noted in this plan review sheet. The written response shall clearly, concisely, and comprehensively address the Issues. Specify on what page/sheet each issue was addressed. (From Cycle 4)
	20	Address all redline comments on all sheets and resubmit the revised plans and the required documents to Area 3, on the 3rd floor of the Development Services Department for recheck. If you have any questions, contact Barbara Jacala at bjacala@sandlego.gov. (From Cycle 4)

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr: 644432 / Cycle: 18



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Review Information

Cycle Type: 19 BDR-Planning (Appmt)

Submitted:

Deemed Complete on 09/24/2019

Reviewing Discipline: BDR-Planning Reviewer: Goossens, Kyle Cycle Distributed:

Assigned: 09/24/2019

(619) 446-5475

Started: 09/24/2019

Kgoossens@sandiego.gov

Hours of Review: 0,50

Review Due: 10/02/2019 Completed: 09/24/2019

COMPLETED ON TIME

Next Review Method: BDR-Planning (Appmt)

Closed: 09/24/2019

. Last month BDR-Planning performed 71 reviews, 15.5% were on-time, and 78.9% were on projects at less than < 3 complete submittals.

Planning Review

į		<u>Issue</u>	
Clea	red?	Num	Issue Text
3	X	1	EMAIL Kyle Goossens at kgoossens@sandlego.gov for a 30 min recheck appointment once all corrections to the plans have been made. (From Cycle 11)
[×	2	Provide the security plan on plans in conformance to the approved Exhibit A (From Cycle 11)
	×	3	Show conformance to Condition #19 The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at the reception area. (From Cycle 11)
	×	4	Show conformance to Condition #20 The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas and
<u> </u>	×	5	other tenants, and vault room. (From Cycle 11) Show conformance to Condition #27 The Owner/Permittee shall provide a sufficient odor absorbing ventilation and exhaust system capable of eliminating excessive or offensive odors causing discomfort or annoyance to any reasonable person of normal sensitivities standing outside of the structural envelope of this Marijuana
<u> </u>	X	6	Outlet facility in compliance with SDMC Section 142.0710. (From Cycle 11) Operator to obtain and complete the Marijuana Outlet Permit or Marijuana Production Facility (form DS-191) and Background Checks (form DS-192). Contact DSD_MarijuanaInfo@sandiego.gov to request the forms.
	×	7	This will be added as a Tier 3 hold. No action is required for Planning signoff. (From Cycle 11) Additional comments may follow once new information is provided. (From Cycle 11)

For questions regarding the 'BDR-Planning' review, please call Kyle Goossens at (619) 446-5475. Project Nbr. 644432 / Cycle: 19



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Review Information

Cycle Type: 20 BDR-Landscaping (Submit)

Submitted: 09/17/2019

Deemed Complete on 09/17/2019

Reviewing Discipline: BDR-Landscaping

Cycle Distributed: 09/17/2019

Reviewer: Hunt, Frank

Assigned: 09/17/2019

(619) 235-5250

Started: 09/25/2019

Fhunt@sandiego.gov

Review Due: 09/25/2019

Hours of Review:

1.00

Completed: 09/25/2019

COMPLETED ON TIME

Next Review Method: BDR-Landscaping (Submit)

Closed: 09/25/2019

Last month BDR-Landscaping performed 60 reviews, 26.7% were on-time, and 63.3% were on projects at less than < 3 complete submittals.

☼ 1st Review 08/22/19

Issue
Issu

Cleared? Num

Issue Text

X

Resubmittal Required: Resubmit revised plans and redlines with this correction set addressing issues discussed below to the 3rd floor of the Development Services Center at 1222 1st Avenue. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: fhunt@sandiego.gov

(From Cycle 10)

×

Irrigation Plan and Details: Provide an irrigation Plan for this project's landscaped areas. Provide installation details that demonstrate how to install the proposed irrigation components, additionally, label and illustrate the proposed planters. Note that the irrigation information needs to be consistent with the City's Landscape Standards. Note that if the landscape area is greater than 500-SF this project will need to demonstrate conformance with MWELO.

(From Cycle 10)

2nd Review 09/25/19

Issue

Cleared? Num

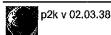
Issue Text

Х

Project conforms to SDMC 142,0402 and CUP 2114346

(New Issue)

For questions regarding the 'BDR-Landscaping' review, please call Frank Hunt at (619) 235-5250. Project Nbr: 644432 / Cycle: 20



Reshannon Harrell 533-3406

THE CITY OF SAN DIEGO **Development Services Department**

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1222 1st Avenue, San Diego, CA 92101-4154

Review	Inform	ation
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Cycle Type: 21 BDR-Structural (Submit)

Submitted: 09/18/2019

Reviewing Discipline: BDR-Structural

09/19/2019 Cycle Distributed:

Reviewer: Mohajerani, Ehsan

Assigned: 09/23/2019

(619) 446-5068

Started: 09/25/2019

Emohajerani@sandlego.go

Review Due: 09/26/2019

Hours of Review: 2.00

Completed: 09/27/2019

COMPLETED LATE

Deemed Complete on 09/19/2019

Next Review Method: BDR-Structural (Appmt.)

Closed: 09/27/2019

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues. . We request a 3rd complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).

- . The reviewer has requested more documents be submitted.
- . Your project still has 62 outstanding review issues with BDR-Structural (5 of which are new issues).
- . Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

Recheck-Note to applicant

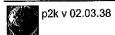
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		Issue	
-	Cleared?	Num	<u>Issue Text</u>
		1	Plans must be submitted for recheck. Please submit the requested documents; the orginal marked up plans, new revised set of plans, written response to plan check comments and complete structural calculation at Project Submittal, 3rd floor, Development Services Center, 1222 First Avenue, San Diego, CA 92101. (From Cycle 3)
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the issue has been addressed. Return a copy of the Issue Report with associated responses, two sets of corrected plans, and the original plan reviewed by the Structural review discipline. (From Cycle 3)
		3	Please be advised, supplemental plan review fees may be charged where insufficient progress is made in responding to plan review issues or, changes to the initial scope of work is made. (From Cycle 3)
Z	School F	ee	
i		lecus	

	ISS	u

Issue Text Cleared? Num

The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information. (From Cycle 3)

		(From Cycle 3)						
Review 6	Review Comments							
	Issue							
Cleared?		Issue Text						
		Please note, it is responsibility of the engineer, architect, drafter, designer, applicant, etc, to revise all plan sheets to assure consistency, accuracy and compliance with all requirements and City regulations. Do not rely solely on the marked up comments. Plans, documents, etc. shall be revised on its totality to assure all changes, discrepancies, etc. are revised, fixed and modified. (From Cycle 3)						
		Provide written responses from both architect and structural to each issue and attach to issues report. Responses must indicate how compliance is being met and where on the plans the correction was made. (From Cycle 3)						
x	7	Sheet CS: Type of construction of the building is listed as " VA No sprinklers " M Occupancy / Area = 9000SF / 40 FT height / 2 Story						
		> Building information as it shown on the bottom of the sheet CS is in error.						
·		1) Show calculations for the allowable building height and number of stories complying with CBC, Section 504. Show that the building height and number of stories do not exceed these allowable values. 2) The building area analysis shown on Sheet CS is incorrect. Also provide break down area per both first floor and 2nd floor. Provide/show compliance (From Cycle 3)						



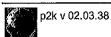
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Cleared?	Num	Issue Text
X	8	The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements:
		-Primary structural frame: 1 hour
		-Exterior bearing walls: 1 hour -Interior bearing walls: 1 hour
		-Floor construction and associated secondary members: 1 hour
		-Roof construction and associated secondary members: 1 hour [CBC 602.1]
		>Provide/show compliance (From Cycle 3)
	9	Provide a plot plan showing distances to property lines, location of the tenant space within the building and
	10	dimension the fire separation distance for the exterior walls or roof/eave projection. (From Cycle 3) Sheet SP &AE1.00: The exterior wall at west side appears to have a fire separation distance of less than 3 feet. No openings are permitted in this wall. [CBC 705.8.1]. (From Cycle 3)
	11	Sheet A3.0: Guardrail - Provide a 42" high guard with openings which will not allow the passage of a sphere 4 inches in diameter [CBC 1015.3]
		Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1] - Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top rail.
		- Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail. (From Cycle 3)
	12	Show complete structural details for guards. Details as a minimum should indicate the size, spacing and grade of support balusters, size and grade of the support beam, structural connection details for support balusters to support beam, etc. (From Cycle 3)
	13	Glass panels in guards, and their support system, shall be designed using a safety factor of four. [CBC 2407.1.1] (From Cycle 3)
		Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (From Cycle 3)
X	15	Sheet A1.01 :Specify on the plans an approved waterproof decking material for balconies/decks . Specify manufacturer and ICC, UL, or equivalent listing report number. [CRC R903.1]
		Provide cross reference/call out on plan per westcoat detail/spec (if used) (From Cycle 3)
	16	sheet A1.04,A09.01,ADA1,ADA2: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project.
		i.e : sheet A1.04 (1/A2.01 & 2/A1.20) clarify/show where these plan, details are on floor plan?
		provide cross reference /call out on plan per deck materials details/spec shown on sheet A1.06 provide cross reference /call out on plan per details shown on sheet A09.01,ADA1,ADA2 (From Cycle 3)
	17	Provide complete architectural and structural framing plan and connection details per stairway. (From Cycle 3)
×	18	Dimension the width of Stairway .Provide a minimum 44 inches width for stairways serves an occupant load of
×	19	50 or more. [CBC 1011.2] (From Cycle 3) Sheet A1.00 : Provide section cuts through the stairways .
. —		> Show a minimum headroom clearance of 80 inches for stairway measured vertically from a line connecting
×	20	the edge of the nosings. [CBC 1011.3] (From Cycle 3) Show stair treads with a minimum depth of 11 inches at stair [CBC 1011.5.2] (From Cycle 3)
×	21	Show stair risers with a seven inch maximum and four inch minimum height at stair [CBC 1011.5.2] (From Cycle 3)
X	22	The landing at stair shall have a dimension measured in the direction of travel not less than the stair width (48"
×	23	maximum for a straight run of stairs). [CBC 1011.6] (From Cycle 3) Show that door(s) when open in any position will not reduce the required stair landing dimension to less than one-half its required width. [CBC 1011.6] (From Cycle 3)
×	24	Sheet AE1.00, sheet A1.00: Protect the walls and soffits of the enclosed usable space under interior stair with
_	o -	one-hour fire-resistant rated construction or the fire-resistive rating of the stair enclosure, whichever is greater. [CBC 1011.7.3] (From Cycle 3)
×		The height of the handrail at stair shall not be less than 34 inches and not more than 38 inches, measured above the stair tread nosings. [CBC 1014.2] (From Cycle 3)
×		The extension of stairway handrails shall be in the same direction of the stair flight. [CBC 1014.6] (From Cycle 3)
	27	A1.00: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i. e: A9.01, ADA1, ADA2, A3.00 or etc
		(From Cycle 3)
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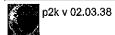
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L64A-004

Classad 2	Issue	Janua Tayé
Cleared? □	<u>Num</u> 28	Issue Text Sheet AE1.00 & A1.00: Proposed work is for a new two stories commercial building;
Ц	20	Tolleet ALT. 00 & AT. 00 . Proposed work is for a new two stones confinierdal building,
		2) 1st floor must be accessible by elevator. 3) 1st floor must be fully accessible.
		3) Both 1st floor and 2nd floor toilet facilities shall be accessible.
		Please note, comments below under "Accessibility" are included but not limited to the minimum accessibility requirements which the proposed project shall be compliant to. (CBC 11B) (From Cycle 3)
	29	Sheet AE1.00 & A1.00 : Show on plan at least one accessible route which connects each story in
		privately-funded multi-story buildings and facilities. An accessible elevator shall be provided to serve story
	30	above and below the first floor. (CBC, Sec. 11B-206.2.3). (From Cycle 3) Sheet SP: Show on plans at least one accessible route of travel from accessible parking spaces and
_		accessible passenger loading zones; public streets and site walks, and public transportation stops to the
×	31	accessible building or facility entrance they serve. (CBC, Sec. 11B-206.2.1). (From Cycle 3) Sheet AE1.00 & A1.00 : All entrances and exterior ground-floor exits to buildings and facilities shall have
121	01	doors, doorways or gates that are part of an accessible route and comply with Section 11B-404. (CBC, Sec.
		11B-206.4.1). Show on plan entrances /egress doors at 1st floor to comply with his requirement. (From Cycle
	32	3) All elevators provided for passengers shall be on accessible route and comply with Section 11B-407. Show all
_		accessibility requirements for elevator on plan. (CBC, Sec. 11B-206.6). (From Cycle 3)
X	33	Show on plan all entrances and exterior ground-floor exits to buildings and facilities comply with CBC, Section 11B-404 for doors, doorways, and gates requirements. (CBC, Sec. 11B-206.4.1). (From Cycle 3)
×	34	For (door, doorway, gate) serving proposed tenant space show on plan size, and clear opening width. (CBC,
rca.	35	Sec. 11B-404.2.3). (From Cycle 3)
X	30	Show floor or landing providing maneuvering clearances on each side of the (door, doorway, gate) serving tenant space to be level and at the same elevation. Exterior landings are allowed to have a slope not to exceed
	00	1:48 (2.0833%). (CBC, Sec. 1010.1.5). (From Cycle 3)
	36	Show on plan a cross-section detail for door serving tenant space specifying threshold and change in level to be 1/2 in. maximum and comply with CBC, Sections 11B-303.2 and 11B-303.3. (CBC, Sec. 11B-404.2.5).
		(From Cycle 3)
	37	Show on plan hardware on doors and gates (handles, pulls, latches, locks, and other operable parts) to be operable with one hand without requiring tight grasping, pinching, or twisting of the wrist. (CBC, Secs.,
		11B-404.2.7, 11B-309.4). (From Cycle 3)
×	38	Add note on plan, "The force required to activate operable parts of all interior hinged doors and gates, sliding or
		folding doors, and exterior hinged doors shall be five (5) pounds maximum. The force required to activate operable parts of required fire door shall not exceed 15 pounds. (CBC, Sec. 11B-404.2.9)." (From Cycle 3)
	39	Show on plan operable parts of hardware for doors and gates to be 34in. minimum to 44 in. maximum above
	40	the finish floor or ground. (CBC, Sec. 11B-404.2.7). (From Cycle 3) Show note on plan, "Operable parts shall be operable with one hand and shall not require tight grasping,
_	•-	pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.
×	41	(Sec. 11B-309.4)." (From Cycle 3) Show at least one of each type of sales and service counter comply with CBC, Section 904.4 for parallel
<u> </u>		approach or forward approach. (CBC, Sec. 11B-227.3). (From Cycle 3)
	42	AE1.00 & A1.00: Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd floor floor shall be accessible to persons with disabilities.
		and zrid floor floor shall be accessible to persons with disabilities.
		> Show enlarged floor plan of each toilet facility complying with CBC, Section 11B-213 and 11B-603. (From
	43	Cycle 3) Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1).
_		(From Cycle 3)
	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (From Cycle 3)
×	45	Note on plan "Doors to unisex (single-user or family) toilet rooms and unisex (single-user or family) bathing
	46	rooms shall have privacy latches." (CBC, Section 11B-213.2.1). (From Cycle 3) Show on plan turning space within the room complying with Section 11B-304. (CBC, Sec. 11B-603.2.1) (From
×	40	Cycle 3)
×	47	Door shall not swing into the clear floor space required for any fixture. (CBC, Sec. 11B-603.2.3). Revise plan.
	48	(From Cycle 3) The centerline of wheelchair accessible water closet shall be 17 inches minimum to 18 inches maximum from
_		the sidewall or partition. Show this dimension on plan. (CBC, Sec. 11B-604.2) (From Cycle 3)
	49	In Men's/Women's toilet facility clearance around a wheelchair accessible water closet shall be 60 inches wide x 56 inches deep minimum. (CBC, Sec. 11B-604.3.1). Provide and show these required dimensions on plan.
		(From Cycle 3)
×	50	Show grab bars (on the side wall closest to the water closet and on the rear wall) with all dimensional requirements for a wheelchair accessible water closet on plan. (CBC, Sec. 11B-604.5) (From Cycle 3)
×	51	Show cross-sectional size of the grab bars on plan complying with CBC, Section 11B-609. (From Cycle 3)



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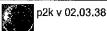
L64A-004

Issue Cleared? Num Issue Text 52 For the accessible lavatories and sinks, the front of the higher of the rim or counter surface to finish floor or ground shall be 34 inches maximum. (CBC, Sec. 11B-606.3). Show this height dimension on plan. (From Cycle Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From Cycle 3) Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3) Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3) X Show handrail extensions in the same direction of stair flights. (CBC, Sec. 11B-505.10). Show handrail extended horizontally at top of stairs above the landing for 12 in, minimum beginning directly above the first riser nosing. (CBC, Sec. 11B-505.10.2). Show handrail extended at the bottom of stair flight, for a horizontal distance equal to one tread depth beyond the last riser nosing at the slope of the stair flight. Such extension shall continue horizontally 12in. long minimum and have a height equal to the sloping portion of the handrail as measured above the stair nosing. (CBC, Sec. 11B- (From Cycle 3) > VHFHZ <u>Issue</u> Cleared? Num Issue Text 57 The proposed structure is located on a lot that is in a Very High Fire Severity Zone. The materials and methods × of construction used for the structure, including attached accessory buildings (e.g. garages) and structures (e.g. patio covers), shall be in accordance with CBC Chapter 7A, as adopted and amended by the City of San Diego [CBC 701A.3; SDMC 145.0701 (b), 55.5001]. (From Cycle 3) Add the following note to the plans: "Drip edge flashing used at the free edges of roofing materials shall be × non-combustible." [SDMC 145.0705(b)]. (From Cycle 3)
Add the following note to the plans: "Valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet Х gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley." [CBC 705A.3], (From Cycle 3) Add the following note to the plans: "Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions." [SDMC 145.0706(d)]. (From Cycle 3)

Add the following note to the plans: "Glazing frames made of vinyl materials shall have welded corners, metal X × reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWWDA 101/I.S.2 structural requirements." [SDMC 145.0708]. (From Cycle 3) Provide a detail for the exterior wall construction. The exterior wall covering or wall assembly shall comply with × one of the following requirements [CBC 707A.3]: - Noncombustible material - Ignition-resistant material - One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior wall covering on the exterior side of the framing (From Cycle 3) 63 Provide a detail showing the exterior wall covering extending from the top of the foundation to the roof, terminating at 2-inch nominal solid wood blocking between rafters at open roof eaves, or terminating at the enclosure of enclosed eaves / soffits. [CBC 707A.3.1]. (From Cycle 3) Provide a detail for the construction of the floor projection. The underside of the exposed floor projection shall × be protected by of one of the following [CBC 707A.7]: Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection (From Cycle 3) Provide a detail for the construction of the open roof eaves. The exposed roof deck on the underside of the open roof eaves shall consist of one of the following [CBC 707A.4]: -Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure - 2-inch nominal thick wood (From Cycle 3) 66 Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof eave / soffit shall be protected by one of the following [CBC 707A.5]: -Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr. 644432 / Cycle: 21

or soffit (From Cycle 3)

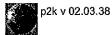


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THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

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	Cleared?	<u>Issue</u> Num	Issue Text
	×	67	
	1 1 5 6 6 7		-One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the ceiling
		68	-The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly (From Cycle 3) All exterior window and exterior glazed door assemblies shall comply with one of the following requirements
	u	00	[CBC 708A.2.1]: - Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of CBC
			2406 for Safety Glazing - Be constructed of glass block units - Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257
		69	- Be tested to meet the performance requirements of SFM Standard 12-7A-2 (From Cycle 3) All exterior doors comply with one of the following [CBC 708A.3]:
			- The exterior surface or cladding shall be of noncombustible or ignition-resistant material - Have a minimum 20-minute fire-resistance rating Tested to most the performance requirements of SEM Standard 42.74.4
			 Tested to meet the performance requirements of SFM Standard 12-7A-1 Constructed of solid core wood that complies with the following requirements: 1) Stiles and rails shall not be less than 1 3/8 inches thick
			2) Raised panels shall not be less than 1 1/4 inches thick; the exterior perimeter of the raised panel may taper to a tongue not less than 3/8 inch thick (From Cycle 3)
	×	70	The walking surface of the <deck balcony="" porch="" stairs=""> is within 10 feet of the building. The walking surface shall be constructed with one of the following materials [CBC 709A.3]:</deck>
	 		 Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5 Exterior fire retardant treated wood
			Noncombustible material Any material that complies with the performance requirements of SFM Standard 12-7A-4A when the attached
	X	71	exterior wall covering is also either noncombustible or Ignition-resistant material (From Cycle 3) FYI: Products that are in compliance with CRC R337 for use in the Very High Fire Severity Zone (Wildland-Urban Interface Area) can be searched by using the following link: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes.php
			They are listed under the following Categories: 8110-Decking Materials 8120-Exterior Windows
			8140-Exterior Sidings and Sheathings 8150-Exterior Doors
			8160-Under Eave (From Cycle 3)
Ľ	ే Geology :	_	
	Cleared?	<u>Issue</u> <u>Num</u>	<u>Issue Text</u>
		72	A review of your project by the Geology Review section is required in accordance with SDMC Sec. 145.1803 and Table 145.1803.
		73	> The Geology Review must be signed-off prior to Structural sign-off. (From Cycle 3) "Foundation plan should be reviewed and approved by the geotechnical engineer. Provide final approval letter/verification letter from the geotechnical engineer stating that the requirements of the geotechnical report
Ź	⋑ Structur	al	has been met for designing of the foundation. (From Cycle 3)
		<u>Issue</u>	
	<u>Cleared?</u> □		<u>Issue Text</u> Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis.
	L	1-1	Structural framing plans and calculations appears to be incomplete or in progress. Several schedule members, shear force resisting elements, drag elements, cross reference and details are either not shown completely or missing. Provide complete cross reference and connection details.
		75	(From Cycle 3) Sheet S3 & S2: Check/verify all load path (both vertically and laterally) all the way from roof to foundation.A continuous load path shall be provided . (From Cycle 3)



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Cleared?	Issue Num	Issue Text
	76	Sheet S3 -Grid line B: Lateral force resisting system is Inadequate (East-West Direction) per both floor framing plan and roof framing plan.
		Lateral analysis is incomplete. > Provide adequate lateral force resisting elements.i.e : Provide enough shear wall length or designer may use
		moment frame(MF) at front elevation where large openings are shown. Provide complete lateral force analysis /calculation to justify the design.
×	77	>Design may change (From Cycle 3) Calculation package -wind analysis: Steel moment resisting frame called on ENERCALC output ,but no MF
		shown on plan .Clarify (From Cycle 3) Sheet S3 & A2.0 :
	70	- Refer to sheet A2.0- Front south elevation Provide chord design and check the adequacy of the beams for bending per out of plane load
		- Provide beams at top and bottom of the openings supported at both ends (refer to sheet A2.0-Front south elevation) .
		- Show elevation detail of wall with large area of openings and refer to framing plan see red mark on plan. (sheet A2.0 &S3.0)
	79	(From Cycle 3) In reference to previous comment #84 ,Sheet S3 & A2.0 : Check the adequacy of the stud walls for out of
L		plane loading (wind and seismic) particularly at the location with large openings (i.e.: refer to sheet A2.0-Front south elevation.)
٠		Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x) (From Cycle 3)
	80	Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e : 8/S1.3 , 17 /S1.3
	81	(From Cycle 3) Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on
	01	sheets A1.02 & A1.03. > Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting
		systems based on drag loads.
	82	Check the suitability of truss design for proposed project. (From Cycle 3) Sheet S3: Provide complete foundation plan and foundation design.Based on calculation package (wall footing), Soil allowable bearing pressure of 31.0 ksf has been used which in error.Rerun the analysis with
		correct allowable bearing pressure. (From Cycle 3)
	83	Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8). Verify all. (From Cycle 3)
<u> </u>		Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
	85	Sheet S2& S3: Provide complete cross reference and call out on plan per connection details. Several cross reference/call out are either missing or in error.
		i.e : Sheet S3 ,at grid line B ; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the proposed condition.
	86	Please refer to marked on plans. (From Cycle 3) Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the
		architectural grid line.Provide consistent grid line for both architectural and structural plan. i.e : Grid line E to G (From Cycle 3)
	87	Sheet S3: In reference to previous comment 48 provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2).
	88	Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3) Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by
. 🗖		cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3) Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)
		Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted equipments.
		>Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-10, Section 13.1] -Weighing more than 400 pounds, or
0 -		-With a center of mass located more than 4-feet above the roof level.
		i.e : anchorage design and connection details are missing. (From Cycle 3)
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☼ Special Inspection



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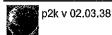
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Issue Cleared? Num **Issue Text** Engineer of record to verify and provide complete list of item(s) require special inspection.i.e : weld, concrete П (Fc'>2500 psi),wood (nail spacing 4" inches or less) ,soil condition and depth of the soil,any mechanical/adhessive equipment or etc... (From Cycle 3) ☐ Hazmat Issue Cleared? Num **Issue Text** 92 Hazmat review and sign off is required prior to structural sign off. (From Cycle 3) 🗁 Note to PC Engineer Issue Cleared? Num **Issue Text** П The issues in this section are for the DSD staff only and do not require a customer response. Verify fees, attribute, tier 3 requirements and special inspections upon recieving more information and prior to approval. (From Cycle 3) ☐ Recheck 09/26 Issue Cleared? Num **Issue Text** П In reference to previous comment #13 &14: Response provided "Not applicable, no glass railing", however, halg height glass wall/railing is still shown per 2nd floor office adjacent to open area Refer to original comment #13 &14 (New Issue) 96 In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (New issue) In reference to previous comment #68, 69: Door schedule on sheet AE1 & A1 does not match, also provide/show window schedule. (New Issue) 98 In reference to previous comment #28 under accessibility ,exception does not apply and comments are standing. 2nd floor shall be accessible. - 2nd floor toilet facility shall be accessible. Provide enlarge plan per 2nd floor toilet facility. - Provide section showing clear ceiling height per 1st floor tollet facility. (New Issue) Updated structural calculation is either missing or not provided at a time of recheck submittal provide updated/revised structural calculation. Structural review /recheck will be perform at a time of recheck appointment. (you may request a 2 hours recheck appointment) (New Issue)



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Review Information

Cycle Type: 22 BDR-Mechanical (RR)

Submitted:

Deemed Complete on 09/18/2019

Reviewing Discipline: BDR-Mechanical

Cycle Distributed:

Reviewer: Gurmu, Aida (619) 446-5082

Assigned: 09/18/2019

Started: 09/18/2019

agurmu@sandlego.gov

Review Due: 09/26/2019

Hours of Review: 0.30

Completed: 09/18/2019

Next Review Method: BDR-Mechanical (RR)

COMPLETED ON TIME

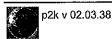
Closed: 09/18/2019

. Last month BDR-Mechanical performed 75 reviews, 44.0% were on-time, and 76.4% were on projects at less than < 3 complete submittals.

▶ New Issue Group (3661587)

İ		<u>Issue</u>	
į	Cleared?	Num	<u>Issue Text</u>
l	×	1	This plan can be rechecked over the counter (OTC) by any mechanical plan reviewer. (From Cycle 2)
	×	2	The mechanical and plumbing plans must be stamped and signed by the California licensed professional who is responsible for the work per the California Business and professions code (Ch. 7, Div. 3, Business and Professions Code, Art. 2, Sec. 6735.4). Example: Registered mechanical engineer. (From Cycle 2)
	X	3	Provide an Itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely and comprehensively address the issues raised. (From Cycle 2)
	×		It is the responsibility of architect or engineer of record to ensure that all requirements of the latest adopted edition of the California Mechanical & Plumbing Codes as well as other regulations and ordinances of the City of San Diego are satisfied and incorporated in the plans and calculations. (From Cycle 2)
	×	5	This list does not necessarily include all errors and omissions. Plans require correction as indicated by comments before a building permit can be issued. Return a copy of this review sheet and attached responses with corrected plans. (From Cycle 2)
-	×	7	Clarification of correction #4. Provide stamp and signatures on Title 24 forms, sheets T24-XX (From Cycle 16)

For questions regarding the 'BDR-Mechanical' review, please call Aida Gurmu at (619) 446-5082. Project Nbr: 644432 / Cycle: 22



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Review Information

Cycle Type: 23 LDR-Eng Building Review(Submt) Reviewing Discipline: LDR-Eng Building Review

Submitted: 09/24/2019

Cycle Distributed: 09/24/2019

Reviewer: Jacala, Barbara

Assigned: 09/30/2019

(619) 446-5303

Started: 10/02/2019

Bjacala@sandlego.gov

Review Due: 10/02/2019

2.00

Hours of Review:

Completed: 10/02/2019

COMPLETED ON TIME

Deemed Complete on 09/24/2019

Next Review Method: LDR-Eng Building Review(Submt)

Closed: 10/02/2019

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs. . We request a 3rd complete submittal for LDR-Eng Building Review on this project as: LDR-Eng Building Review(Submt).

. The reviewer has requested more documents be submitted.

. Your project still has 14 outstanding review issues with LDR-Eng Building Review (3 of which are new issues).

. Last month LDR-Eng Building Review performed 105 reviews, 22.9% were on-time, and 69.2% were on projects at less than < 3 complete submittals.

Ž	ີ 1st Revie	ew	
		Issue	Janua Tout
	<u>Cleared?</u>	<u>Num</u> 1	Issue Text Provide a copy of the recorded conditions with responses as to how each was addressed on these plans. Brief
į		-	responses may be written within the margins of the recorded copy. (From Cycle 4)
į	×	2	All improvements within City public right-of-way or city easements require a separate Right-of-Way permit. Call out all proposed improvements that are in the public right-of-way "per separate permit" and provide the drawing
			when an the plane (From Cycle 4)
ĺ	×	3	Apply for a Bight of May (ROW) Permit by submitting to Area 3 on the 3rd 100r of the Development Services
			Department. Be sure to satisfy the conditions under the recorded conditions. For information on preparing and submitting a ROW permit, refer to the information at: https://www.sandiego.gov/sites/default/files/dsdib165.pdf
			(Construction Plans) and https://www.sandiego.gov/sites/default/files/dsdpsm_sec_03.pdf (D-sheets) (From
			Cycle 4)
	X	. 4	For all Grading and Improvement Plan templates, see following link: https://www.sandiego.gov/development-services/industry/information/standtemp (From Cycle 4)
	×	5	Add the right of way normit number on the building plans.
			NOTE: Right-of-Way (ROW) permits must be obtained prior to approval of the building permit. (From Cycle 4) Add the encroachment approval number on the building plans.
	X	6	NOTE: An Engreechment Maintenance and Removal Agreement (EMRA) form (DS-3237) will be required for
			any private and/or non-standard improvement proposed in the public right-of-way of end-oaching over an
		7	existing easement. (From Cycle 4) Add the document/map numbers for the easement vacations (10ft sewer and 6ft drainage) and 2ft ROW
	- 🔀	,	dedication on the site plan. Provide mans for reference. (From CVCl0.4)
	×	8	Clearly identify all the existing and proposed improvements that are located on the project site and within the public right-of-way. Call out if existing improvements are to be relocated, removed, or remain. (From Cycle 4)
	×	9	Clearly delineate and label the pervious and impervious surfaces. (From Cycle 4)
		10	Ensure that the proposed improvements are shown consistently throughout the entire plan set. (From Cycle 4)
		11	On the elevation and/or section drawings, show and call out the existing (dashed) and proposed (solid) grade
•			lines. If existing grades will not be modified, add a note that "Existing grades shall not be modified". (From Cycle 4)
		12	The equare footage of total disturbed area is greater than or equal to 5,000st. The project is subject to item 2,
	_		Part B of DS-560. A Water Pollution Control Plan (WPCP) is required on the next submittal for review and approval. The WPCP shall be drafted in accordance with Appendix 'G' of the City of San Diego Storm Water
			Standards Manual and should address the nearest downstream water body and/or storm drain system, types or
			nollutants that are generated, and BMPs to be implemented during the construction. (From Cycle 4)
			The WPCP template may be downloaded at the following link: https://www.sandiego.gov/sites/default/files/water_pollution_control_plan_wpcp_template.docx (From Cycle 4)
		14	The site man must satisfy all the criteria in Section 2.2 Site Man Development of the WPOF. If items are not
			applicable, state reason on the plans. If items are non-plottable, discuss its application on the site. (From Cycle
		15	Suggest adding a note to the contractor on the plans and in the WPCP that the permeable pavers should be
			installed as close to the last phase as possible. The permeable layers should be protected from pollutants generated from construction activities and/or sediment-laden runoff that may clog the media voids and prevent
			the peacecan infiltration (From Cycle 4)
	·····×	16	Add details/cvross-section of the permeable pavers to verify that the section is not underlain by any impervious
	-	17	materials. (From Cycle 4) NOTE: Further comments may follow pending the additional information and documents provided in the next
			submittal package. (From Cycle 4)
	For guestion	is regar	ding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr: 644432 / Cycle: 23
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<u>Issue</u> Cleared? Num Issue Text The plans and documents have been reviewed, redlined, and routed to plan pickup. Please pick up the plans from Plan Pickup Area located on the 3rd floor of the Development Services Department. NOTE: Plans that are not picked up within 30 days will be recycled. To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely, and comprehensively address the issues. Specify on what page/sheet each issue was addressed. (From Cycle 4) Address all redline comments on all sheets and resubmit the revised plans and the required documents to Area 3, on the 3rd floor of the Development Services Department for recheck. If you have any questions, contact Barbara Jacala at bjacala@sandiego.gov. (From Cycle 4) 2nd Review <u>Issue</u> Cleared? Num Issue Text Provide a WPCP with the next submittal. The disturbed areas include those that expose soil and those that are used for construction staging/storage in the public ROW and private property. (New Issue) Private improvements within the public sewer and storm drain easements must be approved by the asset owners. Plans will be routed to PUD and TSW for review. An EMRA will be required for all private/non-standard improvements within the public easements. (New Issue) 23 Revise plans per redlines (previous and current). (New Issue)

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr: 644432 / Cycle: 23



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Review Information

Cycle Type: 24 IAS-Combined(Appmt.)

Submitted:

Deemed Complete on 03/04/2020

Reviewing Discipline: IAS-Combined Review

Cycle Distributed:

Assigned: 03/04/2020

(619) 446-5435

Started: 03/04/2020

mmiranda@sandiego.gov

Review Due: 03/12/2020

Hours of Review:

Completed: 03/04/2020

COMPLETED ON TIME

0.25

Reviewer: Miranda, Marcos

Closed: 03/04/2020

Next Review Method: IAS-Combined(Appmt.)

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.

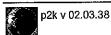
The reviewer has requested more documents be submitted.

Your project still has 6 outstanding review issues with IAS-Combined Review (None of which are new)

. Last month IAS-Combined Review performed 129 reviews, 33.3% were on-time, and 74.0% were on projects at less than < 3 complete submittals.

Water and Sewer Issue Cleared? Num <u>Issue Text</u> Meters are not allowed on driveways. 1 Shown: The site plan and sheet C2 shows the meter being proposed in the driveway. (From Cycle 9) To install water services or sewer laterals, please provide: a) A copy of the Engineering Permit and the approved plans. Or... b) A set of public improvement drawings signed by the City Engineer. ***The invoice issued for the water + sewer connection (Wet Tap, Token Connection, or Kill Service) must be paid for IAS-combined to stamp the plans.**** (From Cycle 9) Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (From Cycle 9) For a domestic and/or irrigation meter specify the following backflow assembly type: Reduced Pressure Principle Assembly ("RP") SDW-155. Also list the size, make, and model. For a list of approved backflow make and models please copy and paste the link into your browser; https://www.sandlego.gov/sites/default/files/final_draft_of_instruction_standard_drawing_9.1.pdf (From Cycle 9) If unable to comply with the above criteria, please contact the Cross-Connection Control Section of the Public Utilities Department at (858) 614-5535. (From Cycle 9) Re-Check Instructions <u>Issue</u> Cleared? Num Issue Text Please email Marcos Miranda Plan Review Specialist at mmiranda@sandlego.gov for a re-check appointment when all corrections have been provided, note the page number in the margin of this requirement sheet where the answer to the issue is located. (From Cycle 9)

For questions regarding the 'IAS-Combined Review' review, please call Marcos Miranda at (619) 446-5435. Project Nbr: 644432 / Cycle: 24



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Review Information

Cycle Type: 25 BDR-Electrical (Submit)

Submitted: 02/25/2020

Deemed Complete on 02/25/2020

Reviewing Discipline: BDR-Electrical

Cycle Distributed: 02/25/2020

Reviewer: Amiri Razavian, Amir

Assigned: 02/25/2020

(619) 446-5093

AAmiriRazavi@sandiego.gc

Started: 02/25/2020

Hours of Review: 1.00

Review Due: 03/04/2020

Completed: 02/25/2020

COMPLETED ON TIME

Closed: 02/25/2020

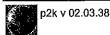
Next Review Method: BDR-Electrical (Submit)

. Last month BDR-Electrical performed 92 reviews, 20.7% were on-time, and 71.6% were on projects at less than < 3 complete submittals.

P New Issue Group (3661749)

	Issue	
Cleared?	<u>Num</u>	Issue Text
×	2	Return original electrical plans for recheck after all issues have been addressed. To facilitate electrical
		rechecking, please identify on all sheets (by means of clouds) and next to each comment in a response letter,
_		location of the corrections. (From Cycle 1)
×	4	The electrical plans shall bear the signature and registration number of a State of California: Registered
153	7	Electrical Engineer, Licensed Architect, or Licensed Electrical Contractor (C-10). (From Cycle 1) Provide a complete photometric study on plan showing compliance with the Outdoor Lighting Ordinance
X	,	142.0740; "Outdoor lighting fixtures that are used to illuminate a premises, architectural feature or landscape
		feature on private property shall be directed, shielded, or located in such a manner that the light source is not
		visible offsite, to minimize light emission above the horizontal plane and so that light does not fall onto
		surrounding properties or create glare hazards within public rights-of-way". (From Cycle 1)
区	9	Include all luminaries shown on fixtures schedule on T-24 calculations. (If they are not used, remove them
		from schedule.) Type D is missing. (From Cycle 1)
×	10	Include the signature of the licensed professional who is responsible for the Lighting design and T-24
123	44	calculations on all required forms as per the California Business and Professions Code. (From Cycle 1)
×		Correct note shown for service grounding electrode. (Typo?) (From Cycle 1)
×	13	Please resubmit the plans after addressing all issues. To follow up on the recheck, or for any questions, please contact the original plan reviewer Rosendo Gamba III,
		@ (619)-446-5016, e-mail Rgamba@sandiego.gov
		(From Cycle 17)
×	14	Clarify the location of the proposed 400 amps MDP. Is it near the main door? (From Cycle 17)
×	15	Clarify the rating of the MOCPD of panel B. Is it 100 amps or 50 amps? (From Cycle 17)
×	16	Correct the equipment tag on the grounding electrode in the single line diagram. (From Cycle 17)
×	17	The feeder conduits of panel A and panel B and the CU unit are undersized. Please redesign. (From Cycle 17)
×	18	Indicate the rating of the disconnects fo the CU and HP unit in the single line diagram. (From Cycle 17)
×	19	Include lighting fixture AE and D in the NRCC-LTI-E (page 2 fo 7). (From Cycle 17)
×	20	Include the lighting fixture F in the outdoor lighting fixture schedule of NRCC-LTO-E (page 2 of 6). (From Cycle
		17)
×		Correct the watts per luminaire of the lighting fixture F in the NRCC-LTO-E (page 2 of 6). (From Cycle 17)
×	22	Correct the watts per luminaire of lighting fixture C in the indoor lighting fixture schedule in NRCC-LTI-E (page 2 of 7). (From Cycle 17)

For questions regarding the 'BDR-Electrical' review, please call Amir Amiri Razavian at (619) 446-5093. Project Nbr: 644432 / Cycle: 25



THE CITY OF SAN DIEGO **Development Services Department**

9/26/22 8:19 am

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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review I	Information
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Cycle Type: 26 BDR-Structural (Appmt.)

Submitted:

Deemed Complete on 10/07/2019

Reviewing Discipline: BDR-Structural

Cycle Distributed:

Assigned: 10/07/2019

Reviewer: Mohajerani, Ehsan (619) 446-5068

Started: 10/07/2019

Emohajerani@sandiego.go

Review Due: 10/14/2019

Hours of Review: 1.00

Completed: 10/07/2019

COMPLETED ON TIME

Next Review Method: BDR-Structural (Submit)

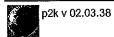
Closed: 10/07/2019

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Crints/Regs.
- The reviewer has requested more documents be submitted.
- Your project still has 62 outstanding review issues with BDR-Structural (None of which are new)
- . Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

Recheck-Note to applicant Issue Cleared? Num Issue Text Plans must be submitted for recheck. Please submit the requested documents; the orginal marked up plans, new revised set of plans, written response to plan check comments and complete structural calculation at Project Submittal, 3rd floor, Development Services Center, 1222 First Avenue, San Diego, CA 92101. (From Cycle 3) Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and Identify the sheet number of the plans upon which the issue has been addressed. Return a copy of the Issue Report with associated responses, two sets of corrected plans, and the original plan reviewed by the Structural review discipline. (From Cycle 3) Please be advised, supplemental plan review fees may be charged where insufficient progress is made in responding to plan review issues or, changes to the initial scope of work is made. (From Cycle 3) School Fee Issue Cleared? Num Issue Text The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information. (From Cycle 3) Review Comments <u>Issue</u> Cleared? <u>Num</u> **Issue Text** Please note, it is responsibility of the engineer, architect, drafter, designer, applicant, etc, to revise all plan sheets to assure consistency, accuracy and compliance with all requirements and City regulations. Do not rely solely on the marked up comments. Plans, documents, etc. shall be revised on its totality to assure all changes, discrepancies, etc. are revised, fixed and modified. (From Cycle 3) Provide written responses from both architect and structural to each issue and attach to issues report. Responses must indicate how compliance is being met and where on the plans the correction was made. (From Cycle 3) Provide a plot plan showing distances to property lines, location of the tenant space within the building and dimension the fire separation distance for the exterior walls or roof/eave projection . (From Cycle 3) Sheet SP &AE1.00: The exterior wall at west side appears to have a fire separation distance of less than 3 feet. No openings are permitted in this wall. [CBC 705.8.1]. (From Cycle 3) Sheet A3.0: Guardrail - Provide a 42" high guard with openings which will not allow the passage of a sphere 4 inches In diameter [CBC 1015.3] Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1] - Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top rail. - Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail. (From Cycle 3) Show complete structural details for guards. Details as a minimum should indicate the size, spacing and grade of support balusters, size and grade of the support beam, structural connection details for support balusters to

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 26

support beam, etc. (From Cycle 3)



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THE CITY OF SAN DIEGO **Development Services Department** 101-4154

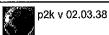
L	.64A-004		1222 1st Avenue, San Diego, CA 92101-4154
7		Issue	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
		13	Glass panels in guards, and their support system, shall be designed using a safety factor of four. [CBC 2407.1.1] (From Cycle 3)
		14	Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (From Cycle 3)
		16	sheet A1.04,A09.01,ADA1,ADA2: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i.e.: sheet A1.04 (1/A2.01 & 2/A1.20) clarify/show where these plan,details are on floor plan? provide cross reference /call out on plan per deck materials details/spec shown on sheet A1.06 provide cross reference /call out on plan per details shown on sheet A09.01,ADA1,ADA2 (From Cycle 3)
į		17	Provide complete architectural and structural framing plan and connection details per stairway. (From Cycle 3)
		27	A1.00 : Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project.

i. e: A9.01, ADA1, ADA2, A3.00 or etc..

(From Cycle 3)

Accessibility

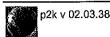
	Issue	•
Cleared? □	Num	<u>Issue Text</u> Sheet AE1.00 & A1.00 : Proposed work is for a new two stories commercial building;
		 2nd floor must be accessible by elevator. 1 st floor must be fully accessible. 3) Both 1st floor and 2nd floor toilet facilities shall be accessible.
		Please note,comments below under "Accessibility" are included but not limited to the minimum accessibility
□	29	requirements which the proposed project shall be compliant to. (CBC 11B) (From Cycle 3) Sheet AE1.00 & A1.00: Show on plan at least one accessible route which connects each story in privately-funded multi-story buildings and facilities. An accessible elevator shall be provided to serve story
	30	accessible passenger loading zones; public streets and site walks, and public transportation stops to the
	32	accessible building or facility entrance they serve. (CBC, Sec. 11B-206.2.1). (From Cycle 3) All elevators provided for passengers shall be on accessible route and comply with Section 11B-407. Show all accessibility requirements for elevator on plan. (CBC, Sec. 11B-206.6). (From Cycle 3)
	36	Show on plan a cross-section detail for door serving tenant space specifying threshold and change in level to be 1/2 in. maximum and comply with CBC, Sections 11B-303.2 and 11B-303.3. (CBC, Sec. 11B-404.2.5). (From Cycle 3)
	37	Show on plan hardware on doors and gates (handles, pulls, latches, locks, and other operable parts) to be operable with one hand without requiring tight grasping, pinching, or twisting of the wrist. (CBC, Secs., 11B-404.2.7, 11B-309.4). (From Cycle 3)
	39	Show on plan operable parts of hardware for doors and gates to be 34in, minimum to 44 in, maximum above
П	40	the finish floor or ground. (CBC, Sec. 11B-404.2.7). (From Cycle 3) Show note on plan, "Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.
	42	(Sec. 11B-309.4)." (From Cycle 3) AE1.00 & A1.00: Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd floor floor shall be accessible to persons with disabilities.
		> Show enlarged floor plan of each toilet facility complying with CBC, Section 11B-213 and 11B-603. (From
	43	Cycle 3) Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3)
	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (From Cycle 3)
	48	The centerline of wheelchair accessible water closet shall be 17 inches minimum to 18 inches maximum from
	49	the sidewall or partition. Show this dimension on plan. (CBC, Sec. 11B-604.2) (From Cycle 3) In Men's/Women's toilet facility clearance around a wheelchair accessible water closet shall be 60 inches wide x 56 inches deep minimum. (CBC, Sec. 11B-604.3.1). Provide and show these required dimensions on plan.
	52	(From Cycle 3) For the accessible lavatories and sinks, the front of the higher of the rim or counter surface to finish floor or ground shall be 34 inches maximum. (CBC, Sec. 11B-606.3). Show this height dimension on plan. (From Cycle
	53	3) Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From
		Cycle 3) Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3) Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3)
> VHFHZ		



THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

Issue Cleared? Num Issue Text Provide a detail showing the exterior wall covering extending from the top of the foundation to the roof, terminating at 2-inch nominal solid wood blocking between rafters at open roof eaves, or terminating at the enclosure of enclosed eaves / soffits. [CBC 707A.3.1]. (From Cycle 3) Provide a detail for the construction of the open roof eaves. The exposed roof deck on the underside of the open roof eaves shall consist of one of the following [CBC 707A.4]: -Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure - 2-inch nominal thick wood (From Cycle 3) Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof eave / soffit shall be protected by one of the following [CBC 707A.5]: -Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter talls or soffit -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit (From Cycle 3) All exterior window and exterior glazed door assemblies shall comply with one of the following requirements [CBC 708A.2.1]: - Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of CBC 2406 for Safety Glazing - Be constructed of glass block units - Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257 - Be tested to meet the performance requirements of SFM Standard 12-7A-2 (From Cycle 3) 69 All exterior doors comply with one of the following [CBC 708A.3]: - The exterior surface or cladding shall be of noncombustible or ignition-resistant material - Have a minimum 20-minute fire-resistance rating - Tested to meet the performance requirements of SFM Standard 12-7A-1 - Constructed of solid core wood that complies with the following requirements: 1) Stiles and rails shall not be less than 1 3/8 inches thick 2) Raised panels shall not be less than 1 1/4 inches thick; the exterior perimeter of the raised panel may taper to a tongue not less than 3/8 inch thick (From Cycle 3) Geology Issue Cleared? Num **Issue Text** 72 A review of your project by the Geology Review section is required in accordance with SDMC Sec. 145.1803 and Table 145, 1803. > The Geology Review must be signed-off prior to Structural sign-off. (From Cycle 3) Foundation plan should be reviewed and approved by the geotechnical engineer. Provide final approval letter/verification letter from the geotechnical engineer stating that the requirements of the geotechnical report has been met for designing of the foundation. (From Cycle 3) Structural Issue Cleared? Num **Issue Text** Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis. Structural framing plans and calculations appears to be incomplete or in progress Several schedule ,members,shear force resisting elements ,drag elements ,cross reference and details are either not shown completely or missing. Provide complete cross reference and connection details . (From Cycle 3) Sheet S3 & S2: Check/verify all load path (both vertically and laterally) all the way from roof to foundation.A continuous load path shall be provided. (From Cycle 3) 76 Sheet S3 - Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing plan and roof framing plan. Lateral analysis is incomplete. > Provide adequate lateral force resisting elements.i.e : Provide enough shear wall length or designer may use moment frame(MF) at front elevation where large openings are shown. Provide complete lateral force analysis /calculation to justify the design. >Design may change (From Cycle 3)



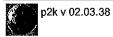
THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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<u>Issue</u> Cleared? Num Issue Text 78 Sheet S3 & A2.0 : - Refer to sheet A2.0- Front south elevation Provide chord design and check the adequacy of the beams for bending per out of plane load - Provide beams at top and bottom of the openings supported at both ends (refer to sheet A2.0-Front south elevation). - Show elevation detail of wall with large area of openings and refer to framing plan see red mark on plan. (sheet A2.0 &S3.0) (From Cycle 3) In reference to previous comment #84 ,Sheet S3 & A2.0 : Check the adequacy of the stud walls for out of plane loading (wind and seismic) particularly at the location with large openings (i.e.: refer to sheet A2.0-Front south elevation.) Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x ..) (From Cycle 3) Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e: 8/\$1.3, 17/\$1.3 (From Cycle 3) Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on sheets A1.02 & A1.03. > Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads. Check the suitability of truss design for proposed project. (From Cycle 3) Sheet S3: Provide complete foundation plan and foundation design. Based on calculation package (wall footing), Soil allowable bearing pressure of 31.0 ksf has been used which in error. Rerun the analysis with correct allowable bearing pressure. (From Cycle 3) 83 Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8). Verify all. (From Cycle 3) 84 Provide/show HDN's per columns/posts with large uplift. (From Cycle 3) Sheet S2& S3: Provide complete cross reference and call out on plan per connection details. Several cross reference/call out are either missing or in error. i.e : Sheet S3 ,at grid line B ; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the proposed condition. Please refer to marked on plans. (From Cycle 3) Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the architectural grid line. Provide consistent grid line for both architectural and structural plan. i.e : Grid line E to G (From Cycle 3) Sheet S3: In reference to previous comment 48 ,provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2). Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3) Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3) Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3) П Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted equipments. >Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-10, Section 13.1] -Weighing more than 400 pounds, or -With a center of mass located more than 4-feet above the roof level. i.e : anchorage design and connection details are missing. (From Cycle 3) Special Inspection Issue Cleared? Num Issue Text Engineer of record to verify and provide complete list of item(s) require special inspection.i.e : weld, concrete (Fc'>2500 psi),wood (nail spacing 4" inches or less) ,soil condition and depth of the soil,any mechanical/adhessive equipment or etc... (From Cycle 3) Note to PC Engineer Issue Cleared? Num Issue Text



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 Gleared?
 Num
 Issue Text

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 93
 The Issues in this section are for the DSD staff only and do not require a customer response. Verify fees, attribute, tier 3 requirements and special inspections upon recieving more information and prior to approval. (From Cycle 3)

□ Recheck 09/26

_ 110011001		
	Issue	
Cleared?	<u>Num</u>	<u>Issue Text</u>
	95	In reference to previous comment #13 &14: Response provided "Not applicable, no glass railing" ,however, halg height glass wall/railing is still shown per 2nd floor office adjacent to open area. Refer to original comment #13 &14 (From Cycle 21)
	96	In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21)
	97	In reference to previous comment #68, 69: Door schedule on sheet AE1 & A1 does not match, also provide/show window schedule. (From Cycle 21)
	98	In reference to previous comment #28 under accessibility ,exception does not apply and comments are standing. - 2nd floor shall be accessible. - 2nd floor toilet facility shall be accessible.Provide enlarge plan per 2nd floor toilet facility.
	99	 Provide section showing clear ceiling height per 1st floor toilet facility. (From Cycle 21) Updated structural calculation is either missing or not provided at a time of recheck submittal .provide updated/revised structural calculation. Structural review /recheck will be perform at a time of recheck appointment. (you may request a 2 hours recheck appointment.) (From Cycle 21)

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 26



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THE CITY OF SAN DIEGO **Development Services Department**

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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 27 LDR-Eng Bullding Review(Submt) 11/12/2019 Deemed Complete on 11/13/2019 Submitted:

Reviewing Discipline: LDR-Eng Building Review Cycle Distributed: 11/13/2019 Reviewer: Jacala, Barbara Assigned: 11/15/2019

(619) 446-5303 Started: 11/21/2019

Bjacala@sandiego.gov Review Due: 11/21/2019

Hours of Review: 3.00 Completed: 11/21/2019 **COMPLETED ON TIME**

Next Review Method: LDR-Eng Building Review(Appmt) Closed: 11/21/2019

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues,
- We request a 4th complete submittal for LDR-Eng Building Review on this project as: LDR-Eng Building Review(Appmt).
- The reviewer has requested more documents be submitted.

(From Cycle 4)

each issue was addressed. (From Cycle 4)

Barbara Jacala at bjacala@sandiego.gov. (From Cycle 4)

- . Your project still has 6 outstanding review issues with LDR-Eng Building Review (2 of which are new issues).
- Last month LDR-Eng Building Review performed 105 reviews, 22.9% were on-time, and 69.2% were on projects at less than < 3 complete submittals.

☼ 1st Review <u>Issue</u> CI

leared?	Num	<u>Issue Text</u>
	1	Provide a copy of the recorded conditions with responses as to how each was addressed on these plans. Brief responses may be written within the margins of the recorded copy. (From Cycle 4)
×	10	Ensure that the proposed improvements are shown consistently throughout the entire plan set. (From Cycle 4)
X	11	On the elevation and/or section drawings, show and call out the existing (dashed) and proposed (solid) grade lines. If existing grades will not be modified, add a note that "Existing grades shall not be modified". (From Cycle 4)
X	12	The square footage of total disturbed area is greater than or equal to 5,000sf. The project is subject to Item 2, Part B of DS-560. A Water Pollution Control Plan (WPCP) Is required on the next submittal for review and approval. The WPCP shall be drafted in accordance with Appendix 'G' of the City of San Diego Storm Water Standards Manual and should address the nearest downstream water body and/or storm drain system, types of pollutants that are generated, and BMPs to be implemented during the construction. (From Cycle 4)
×	13	The WPCP template may be downloaded at the following link: https://www.sandiego.gov/sites/default/files/water_pollution_control_plan_wpcp_template.docx (From Cycle 4)
	14	The site map must satisfy all the criteria in Section 2.2 Site Map Development of the WPCP. If items are not applicable, state reason on the plans. If items are non-plottable, discuss its application on the site. (From Cycle 4)
×	15	Suggest adding a note to the contractor on the plans and in the WPCP that the permeable pavers should be installed as close to the last phase as possible. The permeable layers should be protected from pollutants generated from construction activities and/or sediment-laden runoff that may clog the media voids and prevent the necessary infiltration. (From Cycle 4)
×	17	NOTE: Further comments may follow pending the additional information and documents provided in the next submittal package. (From Cycle 4)
X	18	The plans and documents have been reviewed, redlined, and routed to plan pickup. Please pick up the plans from Plan Pickup Area located on the 3rd floor of the Development Services Department. NOTE: Plans that are not picked up within 30 days will be recycled.

To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The

written response shall clearly, concisely, and comprehensively address the issues. Specify on what page/sheet

Address all redline comments on all sheets and resubmit the revised plans and the required documents to Area

3, on the 3rd floor of the Development Services Department for recheck. If you have any questions, contact

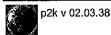
× 2nd Review

×

1		<u>Issue</u>	
į	Cleared?	Num	<u>Issue Text</u>
		21	Provide a WPCP with the next submittal. The disturbed areas include those that expose soil and those that are used for construction staging/storage in the public ROW and private property. (From Cycle 23)
	X	. 22	Private improvements within the public sewer and storm drain easements must be approved by the asset owners. Plans will be routed to PUD and TSW for review. An EMRA will be required for all private/non-standard improvements within the public easements. (From Cycle 23)
İ	, 🗖	23	Revise plans per redlines (previous and current). (From Cycle 23)

3rd Review

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr: 644432 / Cycle: 27



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9/26/22 8:19 am

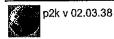
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THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

į		ssue	
-	Cleared?	Num	Issue Text
			Revise plans and WPCP per redlines. (New Issue)
		25	Next submittal will be accommodated by appointment. After all redlines and outstanding comments have been addressed, contact Barbara Jacala at bjacala@sandiego.com to schedule an over-the-counter review. (New Issue)

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr. 644432 / Cycle: 27



THE CITY OF SAN DIEGO **Development Services Department**

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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 28 BDR-Structural (Submit)

Submitted: 12/20/2019

Reviewing Discipline: BDR-Structural

12/20/2019

Reviewer: Franco Mendoza, Roberto

Cycle Distributed:

Assigned: 01/07/2020

(619) 446-5450

Started: 01/08/2020

Rfrancomendo@sandiego.ç

Hours of Review:

Review Due: 01/09/2020

5.00

Completed: 01/08/2020

COMPLETED ON TIME

Deemed Complete on 12/20/2019

Next Review Method: BDR-Structural (Appmt.)

Closed: 01/08/2020

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.

We request a 4th complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).

. The reviewer has requested more documents be submitted.

. Your project still has 47 outstanding review issues with BDR-Structural (9 of which are new issues).

Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

Recheck-Note to applicant

i		<u>Issue</u>	
ŀ	Cleared?	Num	<u>Issue Text</u>
	X	1	Plans must be submitted for recheck. Please submit the requested documents; the original marked up plans, new revised set of plans, written response to plan check comments and complete structural calculation at Project Submittal, 3rd floor, Development Services Center, 1222 First Avenue, San Diego, CA 92101. (From Cycle 3)
	X	2	Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the Issue has been addressed. Return a copy of the Issue Report with associated responses, two sets of corrected plans, and the original plan reviewed by the Structural review discipline. (From Cycle 3)
	X	3	Please be advised, supplemental plan review fees may be charged where insufficient progress is made in responding to plan review issues or, changes to the initial scope of work is made. (From Cycle 3)

School Fee

Cleared? Num

Issue Text

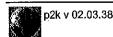
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The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information. (From Cycle 3)

Review Comments

<u>issue</u>		
Cleared?	Num	Issue Text
<u> </u>	5	Please note, it is responsibility of the engineer, architect, drafter, designer, applicant, etc, to revise all plan sheets to assure consistency, accuracy and compliance with all requirements and City regulations. Do not rely solely on the marked up comments. Plans, documents, etc. shall be revised on its totality to assure all changes, discrepancies, etc. are revised, fixed and modified. (From Cycle 3)
X	6	Provide written responses from both architect and structural to each issue and attach to issues report. Responses must indicate how compliance is being met and where on the plans the correction was made. (From Cycle 3)
	9	Provide a plot plan showing distances to property lines, location of the tenant space within the building and dimension the fire separation distance for the exterior walls or roof/eave projection . (From Cycle 3)
X		Sheet SP &AE1.00: The exterior wall at west side appears to have a fire separation distance of less than 3 feet. No openings are permitted in this wall. [CBC 705.8.1]. (From Cycle 3)
	11	Sheet A3.0 : Guardrail - Provide a 42" high guard with openings which will not allow the passage of a sphere 4 inches in diameter [CBC 1015.3]
		Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1] - Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top rail.
		 Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail. (From Cycle 3)

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 28



Reshannon Harrell 533-3406

THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

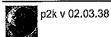
	Issue	
Cleared?	Num	<u>Issue Text</u>
	12	Show complete structural details for guards. Details as a minimum should indicate the size, spacing and grade of support balusters, size and grade of the support beam, structural connection details for support balusters to support beam, etc. (From Cycle 3)
×	13	Glass panels in guards, and their support system, shall be designed using a safety factor of four. [CBC 2407.1.1] (From Cycle 3)
×	14	Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (From Cycle 3)
	16	sheet A1.04,A09.01,ADA1,ADA2: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i.e.: sheet A1.04 (1/A2.01 & 2/A1.20) clarify/show where these plan,details are on floor plan? provide cross reference /call out on plan per deck materials details/spec shown on sheet A1.06 provide cross reference /call out on plan per details shown on sheet A09.01,ADA1,ADA2 (From Cycle 3)
×	17	Provide complete architectural and structural framing plan and connection details per stairway. (From Cycle 3)
X	27	A1.00: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i. e: A9.01, ADA1, ADA2, A3.00 or etc

(From Cycle 3)

Accessibility

<u>Cleared?</u> ⋉	Issue Num 28	Issue Text Sheet AE1.00 & A1.00 : Proposed work is for a new two stories commercial building;
		 2 and floor must be accessible by elevator. 1 st floor must be fully accessible. 3 both 1st floor and 2nd floor toilet facilities shall be accessible.
×	29	Please note, comments below under "Accessibility" are included but not limited to the minimum accessibility requirements which the proposed project shall be compliant to. (CBC 11B) (From Cycle 3) Sheet AE1.00 & A1.00: Show on plan at least one accessible route which connects each story in privately-funded multi-story buildings and facilities. An accessible elevator shall be provided to serve story above and below the first floor. (CBC, Sec. 11B-206.2.3). (From Cycle 3)
. 🗖	30	Sheet SP: Show on plans at least one accessible route of travel from accessible parking spaces and accessible passenger loading zones; public streets and site walks, and public transportation stops to the accessible building or facility entrance they serve. (CBC, Sec. 11B-206.2.1). (From Cycle 3)
×	32	All elevators provided for passengers shall be on accessible route and comply with Section 11B-407. Show all accessibility requirements for elevator on plan. (CBC, Sec. 11B-206.6). (From Cycle 3)
×	36	Show on plan a cross-section detail for door serving tenant space specifying threshold and change in level to be 1/2 in. maximum and comply with CBC, Sections 11B-303.2 and 11B-303.3. (CBC, Sec. 11B-404.2.5). (From Cycle 3)
×	37	
	39	Show on plan operable parts of hardware for doors and gates to be 34in. minimum to 44 in. maximum above the finish floor or ground. (CBC, Sec. 11B-404.2.7). (From Cycle 3)
×	40	Show note on plan, "Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum. (Sec. 11B-309.4)." (From Cycle 3)
	42	AE1.00 & A1.00: Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd floor floor shall be accessible to persons with disabilities.
		> Show enlarged floor plan of each toilet facility complying with CBC, Section 11B-213 and 11B-603. (From Cycle 3)
	43	Identify on plan accessible toilet / bathlng facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3)
×	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (From Cycle 3)
	48	The centerline of wheelchair accessible water closet shall be 17 inches minimum to 18 inches maximum from the sidewall or partition. Show this dimension on plan. (CBC, Sec. 11B-604.2) (From Cycle 3)
	49	In Men's/Women's toilet facility clearance around a wheelchair accessible water closet shall be 60 inches wide x 56 inches deep minimum. (CBC, Sec. 11B-604.3.1). Provide and show these required dimensions on plan. (From Cycle 3)
	52	For the accessible lavatories and sinks, the front of the higher of the rim or counter surface to finish floor or ground shall be 34 inches maximum. (CBC, Sec. 11B-606.3). Show this height dimension on plan. (From Cycle 3)
	53	Provide contrasting strip for treads of (Interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From Cycle 3)

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 28



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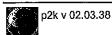
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Issue Cleared? Num Issue Text Provide handralls on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3) 54 П Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3) ▷ VHFHZ Issue Cleared? Num **Issue Text** Provide a detail showing the exterior wall covering extending from the top of the foundation to the roof, terminating at 2-inch nominal solid wood blocking between rafters at open roof eaves, or terminating at the enclosure of enclosed eaves / soffits. [CBC 707A.3.1]. (From Cycle 3) Provide a detail for the construction of the open roof eaves. The exposed roof deck on the underside of the Х open roof eaves shall consist of one of the following [CBC 707A.4]: -Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure - 2-inch nominal thick wood (From Cycle 3) Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof eave / soffit shall be protected by one of the following [CBC 707A.5]: -Noncombustible material -Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit (From Cycle 3) All exterior window and exterior glazed door assemblies shall comply with one of the following requirements [CBC 708A.2.1]: - Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of CBC 2406 for Safety Glazing - Be constructed of glass block units - Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257 - Be tested to meet the performance requirements of SFM Standard 12-7A-2 (From Cycle 3) 69 All exterior doors comply with one of the following [CBC 708A.3]: - The exterior surface or cladding shall be of noncombustible or ignition-resistant material - Have a minimum 20-minute fire-resistance rating - Tested to meet the performance requirements of SFM Standard 12-7A-1 - Constructed of solid core wood that complies with the following requirements: 1) Stiles and rails shall not be less than 1 3/8 inches thick 2) Raised panels shall not be less than 1 1/4 inches thick; the exterior perimeter of the raised panel may taper to a tongue not less than 3/8 inch thick (From Cycle 3) ☐ Geology Issue Cleared? Num Issue Text A review of your project by the Geology Review section is required in accordance with SDMC Sec. 145.1803 × and Table 145.1803. > The Geology Review must be signed-off prior to Structural sign-off. (From Cycle 3) Foundation plan should be reviewed and approved by the geotechnical engineer. Provide final approval 73 × letter/verification letter from the geotechnical engineer stating that the requirements of the geotechnical report has been met for designing of the foundation. (From Cycle 3) <u>Issue</u> Cleared? Num Issue Text Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis. Structural framing plans and calculations appears to be incomplete or in progress. Several schedule members,shear force resisting elements ,drag elements, cross reference and details are either not shown, completely or missing Provide complete cross reference and connection details . (From Cycle 3) Sheet S3 & S2: Check/verify all load path (both vertically and laterally) all the way from roof to foundation.A continuous load path shall be provided. (From Cycle 3)

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 28



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THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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	Issue	Issue Text
	76	Sheet S3 -Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing
		plan and roof framing plan. Lateral analysis is incomplete.
		> Provide adequate lateral force resisting elements.i.e: Provide enough shear wall length or designer may use moment frame(MF) at front elevation where large openings are shown. Provide complete lateral force analysis /calculation to justify the design. >Design may change (From Cycle 3)
	78	Sheet S3 & A2.0:
		 Refer to sheet A2.0- Front south elevation Provide chord design and check the adequacy of the beams for bending per out of plane load
		- Provide beams at top and bottom of the openings supported at both ends (refer to sheet A2.0-Front south elevation) .
		- Show elevation detail of wall with large area of openings and refer to framing plan see red mark on plan. (sheet A2.0 &S3.0)
	70	(From Cycle 3) In reference to previous comment #84 ,Sheet S3 & A2.0 : Check the adequacy of the stud walls for out of
ü	75	plane loading (wind and seismic) particularly at the location with large openings (i.e : refer to sheet A2.0-Front south elevation.)
		Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x) (From Cycle 3)
	80	Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e : 8/S1.3 , 17 /S1.3 (From Cycle 3)
	81	Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on
		sheets A1.02 & A1.03. > Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads.
	92	Check the suitability of truss design for proposed project. (From Cycle 3) Sheet S3: Provide complete foundation plan and foundation design.Based on calculation package (wall
	02	footing), Soil allowable bearing pressure of 31.0 ksf has been used which in error.Rerun the analysis with correct allowable bearing pressure.
	83	(From Cycle 3) Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the
		adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8). Verify all. (From Cycle 3)
	84 85	Provide/show HDN's per columns/posts with large uplift. (From Cycle 3) Sheet S2& S3: Provide complete cross reference and call out on plan per connection details.
		Several cross reference/call out are either missing or in error. i.e.: Sheet S3, at grid line B; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the proposed condition.
		Please refer to marked on plans. (From Cycle 3)
	86	Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the architectural grid line. Provide consistent grid line for both architectural and structural plan. i.e: Grid line E to G (From Cycle 3)
	87	Sheet S3: In reference to previous comment 48 ,provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2).
	88	Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3) Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by
<u> </u>	89	cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3) Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)
		Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted equipments.
		>Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-10, Section 13.1]
		-Weighing more than 400 pounds, or -With a center of mass located more than 4-feet above the roof level.
		i.e : anchorage design and connection details are missing. (From Cycle 3)
☼ Specia		
Cleared	<u>Issu</u> 17 <u>Nun</u>	e n <u>Issue Text</u>

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THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

9/26/22 8:19 am

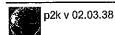
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Issue Cleared? Num Issue Text Engineer of record to verify and provide complete list of item(s) require special inspection.i.e: weld, concrete (Fc'>2500 psi),wood (nall spacing 4" inches or less) ,soil condition and depth of the soil,any mechanical/adhessive equipment or etc... (From Cycle 3) Note to PC Engineer Issue Cleared? Num **Issue Text** The issues in this section are for the DSD staff only and do not require a customer response. Verify fees,attribute,tier 3 requirements and special inspections upon recieving more information and prior to approval. (From Cycle 3) Recheck 09/26 Cleared? Num Issue Text In reference to previous comment #13 &14: Response provided "Not applicable, no glass railing", however, 95 halg height glass wall/railing is still shown per 2nd floor office adjacent to open area.Refer to original comment #13 &14 (From Cycle 21) In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21) In reference to previous comment #68, 69: Door schedule on sheet AE1 & A1 does not match, also × provide/show window schedule. (From Cycle 21) In reference to previous comment #28 under accessibility ,exception does not apply and comments are × standing. - 2nd floor shall be accessible. - 2nd floor tollet facility shall be accessible. Provide enlarge plan per 2nd floor toilet facility. Provide section showing clear ceiling height per 1st floor toilet facility. (From Cycle 21) Updated structural calculation is either missing or not provided at a time of recheck submittal provide updated/revised structural calculation. Structural review /recheck will be perform at a time of recheck appointment. (you may request a 2 hours recheck appointment) (From Cycle 21) Recheck 01/08 <u>Issue</u> Cleared? Num Issue Text Follow up to comment 11 & 12 - Coordinate guards on sheet A3.00 & S1.2 between architectural & structural 100 disciplines. It is unclear which is to be installed during construction, as shown there is conflicting information in regards to this element. Furthermore, there was no structural calculations included in the resubmittal package and the detail 11/S1.2 is too vague. Not enough information provided in regards to the size, number of lag screws, minimum embedment depth, base plate connection, etc. (New Issue) Follow up to comment 95 - Provide a cross section for the glass partition at second floor office. Detail the support of the top of the partition to the roof or floor above and to the floor below. (New Issue) Follow up to comment 95 - Specify safety glazing at second floor office where the exposed bottom edge less than 18 inches above a floor; the exposed top edge is greater than 36 inches above the floor; the area of the individual pane is greater than 9 square feet; and one or more walking surfaces is within 36 inches horizontally of the plane of the glazing. [CBC 2406.4.3] (New Issue) 103 Follow up to comment 63 - Detail 1/A2.01 missing. (New Issue) 104 Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. Follow up to comment 74 - 90 - Partial structural calculations submitted at plan recheck, a complete structural review could not be accomplished at this plan check. Provide a complete structural calculation package for review. The structural calculations at a minimum shall include full lateral (seismic/wind) and vertical (gravity) analysis. (New Issue) A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (New Issue) A1.00 - For door 2 serving the dispensary room show on plan maneuvering clearances on both sides of the opening in compliance with the requirements of CBC, Section 11B-404.2.4. (New Issue) Appointment <u>Issue</u> Cleared? Num Issue Text Recheck of plans will be performed by appointment. For a recheck appointment, please call (619) 446-5300. П Please have the project number available when you call for the appointment. The project number is displayed in a "box" near the upper left corner of the plan review Issues Report.

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 28

Schedule a 2-HR recheck appointment. (New Issue)



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1222 1st Avenue, San Diego, CA 92101-4154

Review Information					
Cycle Type:	29 LDR-Eng Building Review(Appmt) Submitted:	04/10/2020	Deemed Complete on 04/16/2020	
Reviewing Discipline:	LDR-Eng Building Review	Cycle Distributed:	04/10/2020		
Reviewer:	Jacala, Barbara	Assigned:	04/16/2020		
	(619) 446-5303	Started:	04/16/2020		
	Bjacala@sandiego.gov	Review Due:	04/20/2020		
Hours of Review:	2.00	Completed:	04/16/2020	COMPLETED ON TIME	
Next Review Method:	LDR-Eng Building Review(Appmt)	Closed:	04/16/2020		
. The reviewer has indicated	they want to review this project agair	n. Reason chosen by t	ne reviewer: P	artial Response to Cmnts/Regs.	
. We request a 5th complete	submittal for LDR-Eng Building Review	ew on this project as: I	DR-Eng Build	ilng Review(Appmt).	
. The reviewer has requeste	d more documents be submitted.				
. Your project still has 14 ou	tstanding review issues with LDR-Eng	Building Review (11 of	f which are ne	w issues).	

. Last month LDR-Eng Building Review performed 105 reviews, 22.9% were on-time, and 69.2% were on projects at less than < 3 complete submittals,

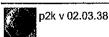
☼ 1st Review Issue Cleared? Num **Issue Text** Provide a copy of the recorded conditions with responses as to how each was addressed on these plans. Brief П responses may be written within the margins of the recorded copy. (From Cycle 4) The site map must satisfy all the criteria in Section 2.2 Site Map Development of the WPCP. If items are not applicable, state reason on the plans. If items are non-plottable, discuss its application on the site. (From Cycle 2nd Review Issue Cleared? Num Issue Text × Provide a WPCP with the next submittal. The disturbed areas include those that expose soil and those that are used for construction staging/storage in the public ROW and private property. (From Cycle 23) 23 Revise plans per redlines (previous and current). (From Cycle 23) 2 3rd Review <u>Issue</u> Cleared? Num **Issue Text** Revise plans and WPCP per redlines. (From Cycle 27) × 24 × Next submittal will be accommodated by appointment. After all redlines and outstanding comments have been addressed, contact Barbara Jacala at bjacala@sandiego.com to schedule an over-the-counter review. (From Cycle 27) 4th Review Issue Cleared? Num Issue Text 26 Per previous redlines on Sheet SPN, the trash enclosure detail must include a roof per the current storm water standards manual, Appendix E. (New Issue) Per previous redlines on Sheet C.2, move the proposed trees out of the public storm drain easement. Reference the EMRA Approval number for the remaining private improvements within the easement on the Until the exsiting sewer easement bisecting the property is vacated, provide an EMRA for the private 28 improvements within the easement. Reference the EMRA Approval number on the building plans. (New Issue) Provide the contactor information on pg 7 of the WPCP. (New Issue) Sign the WPCP cert page C-1. (New Issue) Provide the WTAP forms in Appendix G of the WPCP. Current WTAP may be downloaded from the following link: https://www.sandiego.gov/sites/default/files/weather_triggered_action_plan_template.docx (New Issue) The plans and documents have been reviewed, redlined, and routed to Will Call under the property owner's name. To minimize the need for personal interaction due to the current situation, new procedures have been Email DSDPlanPickUp@sandlego.gov to request Plan Pick Up/Wilt Cail. City staff will process the request and respond via email when the plans/documents have been located and are ready for pick up. Plans not picked up within 15 days will be discarded. (New Issue)

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr: 644432 / Cycle: 29

each issue was addressed. (New Issue)

To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The

written response shall clearly, concisely, and comprehensively address the issues. Specify on what page/sheet



THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

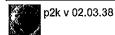
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-	•	Issue	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
1		34	Your next review is required to be submitted to the 1st floor of the Development Services Department (DSD).
			No appointments or Over-The-Counter (OTC) reviews are being performed on a face-to-face basis until further
Ì			notice. If you need clarification on the above comments, email your reviewer. (New Issue)
ŀ		35	NOTE: All other services such as stamp transfers and permit issuance may be submitted to the 1st floor of
-			DSD and will be processed internally. (New Issue)
ļ		36	If you have any questlons, contact Barbara Jacala at bjacala@sandiego.gov. (New Issue)

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr. 644432 / Cycle: 29



THE CITY OF SAN DIEGO **Development Services Department**

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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 30 BDR-Structural (Appmt.)

Submitted:

Deemed Complete on 02/14/2020

Reviewing Discipline: BDR-Structural

Cycle Distributed:

Assigned: 02/14/2020

Reviewer: Franco Mendoza, Roberto (619) 446-5450

Started: 02/14/2020

Rfrancomendo@sandiego.ç

Review Due: 02/24/2020

Hours of Review: 1.00

Completed: 02/14/2020

COMPLETED ON TIME

Closed: 02/14/2020

Next Review Method: BDR-Structural (Appmt.)

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- We request a 5th complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).
- The reviewer has requested more documents be submitted.
- Your project still has 32 outstanding review Issues with BDR-Structural (2 of which are new issues).
- Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

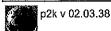
Review Comments

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	<u>issue</u>	
Cleared?	Num	<u>Issue Text</u>
	9	Provide a plot plan showing distances to property lines, location of the tenant space within the building and dimension the fire separation distance for the exterior walls or roof/eave projection. (From Cycle 3)
×	11	Sheet A3.0: Guardrall - Provide a 42" high guard with openings which will not allow the passage of a sphere 4 inches in diameter [CBC 1015.3]
		Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1] - Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top rall.
		 Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail. (From Cycle 3)
X	12	Show complete structural details for guards. Details as a minimum should indicate the size, spacing and grade of support balusters, size and grade of the support beam, structural connection details for support balusters to support beam, etc. (From Cycle 3)
X	16	sheet A1.04,A09.01,ADA1,ADA2: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i.e.: sheet A1.04 (1/A2.01 & 2/A1.20) clarify/show where these plan, details are on floor plan? provide cross reference /call out on plan per deck materials details/spec shown on sheet A1.06 provide cross reference /call out on plan per details shown on sheet A09.01, ADA1, ADA2 (From Cycle 3)
@2 A		

Accessibility

	Issue	
Cleared?	Num	<u>Issue Text</u>
X	30	Sheet SP: Show on plans at least one accessible route of travel from accessible parking spaces and accessible passenger loading zones; public streets and site walks, and public transportation stops to the accessible building or facility entrance they serve. (CBC, Sec. 11B-206.2.1). (From Cycle 3)
×	39	Show on plan operable parts of hardware for doors and gates to be 34in. minimum to 44 in. maximum above the finish floor or ground. (CBC, Sec. 11B-404.2.7). (From Cycle 3)
	42	AE1.00 & A1.00: Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd floor floor shall be accessible to persons with disabilities.
		> Show enlarged floor plan of each toilet facility complying with CBC, Section 11B-213 and 11B-603. (From Cycle 3)
×	43	Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3)
×	48	The centerline of wheelchair accessible water closet shall be 17 inches minimum to 18 inches maximum from the sidewall or partition. Show this dimension on plan. (CBC, Sec. 11B-604.2) (From Cycle 3)
×	49	In Men's/Women's toilet facility clearance around a wheelchair accessible water closet shall be 60 inches wide x 56 inches deep minimum. (CBC, Sec. 11B-604.3.1). Provide and show these required dimensions on plan. (From Cycle 3)
×	52	For the accessible lavatories and sinks, the front of the higher of the rim or counter surface to finish floor or ground shall be 34 inches maximum. (CBC, Sec. 11B-606.3). Show this height dimension on plan. (From Cycle 3)
X	53	Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From Cycle 3)
×	54	Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3)
×	55	Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3)



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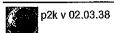
L64A-004

□ VHFHZ

	Issue	
		<u>Issue Text</u>
X	63	Provide a detail showing the exterior wall covering extending from the top of the foundation to the roof, terminating at 2-inch nominal solid wood blocking between rafters at open roof eaves, or terminating at the enclosure of enclosed eaves / soffits. [CBC 707A.3.1]. (From Cycle 3)
K	66	Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof eave / soffit shall be protected by one of the following [CBC 707A.5]: -Noncombustible material -Ignition-resistant material
		-One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit
		-The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit (From Cycle 3)
×	68	All exterior window and exterior glazed door assemblies shall comply with one of the following requirements [CBC 708A.2.1]:
		 Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of CBC 2406 for Safety Glazing Be constructed of glass block units
		- Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257 - Be tested to meet the performance requirements of SFM Standard 12-7A-2 (From Cycle 3)
×	69	All exterior doors comply with one of the following [CBC 708A.3]: - The exterior surface or cladding shall be of noncombustible or ignition-resistant material - Have a minimum 20-minute fire-resistance rating
		- Tested to meet the performance requirements of SFM Standard 12-7A-1
		 Constructed of solid core wood that complies with the following requirements: 1) Stiles and rails shall not be less than 1 3/8 inches thick 2) Raised panels shall not be less than 1 1/4 inches thick; the exterior perimeter of the raised panel may taper to a tongue not less than 3/8 inch thick
		(From Cycle 3)
* Ctruature		

Structural

<u>Cleared?</u>	Num 74	Issue Text Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis. Structural framing plans and calculations appears to be incomplete or in progress. Several schedule ,members, shear force resisting elements ,drag elements ,cross reference and details are either not shown completely or missing. Provide complete cross reference and connection details .
_ _		(From Cycle 3) Sheet S3 & S2: Check/verify all load path (both vertically and laterally) all the way from roof to foundation.A continuous load path shall be provided . (From Cycle 3) Sheet S3-Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing plan and roof framing plan.
	78	Lateral analysis is incomplete. > Provide adequate lateral force resisting elements.i.e: Provide enough shear wall length or designer may use moment frame(MF) at front elevation where large openings are shown. Provide complete lateral force analysis /calculation to justify the design. >Design may change (From Cycle 3) Sheet S3 & A2.0: - Refer to sheet A2.0- Front south elevation Provide chord design and check the adequacy of the beams for bending per out of plane load
		- Provide beams at top and bottom of the openings supported at both ends (refer to sheet A2.0-Front south elevation) .
		- Show elevation detail of wall with large area of openings and refer to framing plan see red mark on plan. (sheet A2.0 &S3.0)
	79	(From Cycle 3) In reference to previous comment #84 ,Sheet S3 & A2.0 : Check the adequacy of the stud walls for out of plane loading (wind and seismic) particularly at the location with large openings (i.e.: refer to sheet A2.0-Front south elevation.)
	80	Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x) (From Cycle 3) Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e : 8/S1.3 , 17 /S1.3 (From Cycle 3)



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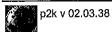
THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

9/26/22 8:19 am

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		<u>Issue</u>	
	Cleared?		Issue Text
		81	
			sheets A1.02 & A1.03. > Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting
			systems based on drag loads.
			Check the suitability of truss design for proposed project. (From Cycle 3)
		82	Sheet S3 : Provide complete foundation plan and foundation design. Based on calculation package (wall
			footing), Soil allowable bearing pressure of 31.0 ksf has been used which in error.Rerun the analysis with correct allowable bearing pressure.
			(From Cycle 3)
		83	Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the
			adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8).
		ΩA	Verify all. (From Cycle 3) Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
			Sheet S2& S3 : Provide complete cross reference and call out on plan per connection details.
		00	Several cross reference/call out are either missing or in error.
			i.e : Sheet S3 ,at grid line B ; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the
	1		proposed condition.
		86	Please refer to marked on plans. (From Cycle 3) Sheet S3 : Gridlines as it shown on structural framing plans are not consistent and does not match the
	l H	00	architectural grid line.Provide consistent grid line for both architectural and structural plan.
			i,e; Grid line E to G (From Cycle 3)
		87	Sheet S3: In reference to previous comment 48 provide complete structural connection details per proposed
			2nd floor deck/balcony (grid line F & G between 1 &2). Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3)
		88	Sheet S3 : Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by
	-		cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3)
			Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)
		90	Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted equipments.
			equipments.
			>Provide engineering calculations and structural plans for the support and anchorage of roof mounted
			equipment: [ASCE 7-10, Section 13.1]
			-Weighing more than 400 pounds, or -With a center of mass located more than 4-feet above the roof level.
			THE CONTROL OF HEAD ISSUED AND THE PROPERTY OF THE POST OF THE POS
			i.e : anchorage design and connection details are missing.
	 		(From Cycle 3)
	Specia	ai insi	рестоп
	01	lss	
			 Issue Text Engineer of record to verify and provide complete list of item(s) require special inspection.i.e : weld, concrete
	. 🗖		91 Engineer of record to verify and provide complete list of item(s) require special inspection.i.e: weld, concrete (Fc'>2500 psi),wood (nail spacing 4" inches or less) ,soil condition and depth of the soil,any
			mechanical/adhessive equipment or etc (From Cycle 3)
1	🗁 Note to l	PC Er	ngineer
		<u>lssue</u>	
	Cleared?	Num	
		93	The issues in this section are for the DSD staff only and do not require a customer response.
			Verify fees attribute tier 3 requirements and special inspections upon recieving more information and prior to approval. (From Cycle 3)
(≥ ₂ p .	: echeck 09/	26	approval. (From Cycle 3)
+ IX			
Ci	<u>Issu</u> eared? <u>Nur</u>	_	sue Text
<u> </u>			reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From
	u °		cle 21)
	□ 9	9 Up	bated structural calculation is either missing or not provided at a time of recheck submittal .provide
			dated/revised structural calculation. Structural review/recheck will be perform at a time of recheck
ं हिन्स् छ ः	echeck 01/		pointment. (you may request a 2 hours recheck appointment) (From Cycle 21)
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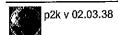
THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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	Issue	
Cleared?	Num	<u>Issue Text</u>
×	100	Follow up to comment 11 & 12 - Coordinate guards on sheet A3.00 & S1.2 between architectural & structural disciplines. It is unclear which is to be installed during construction, as shown there is conflicting information in regards to this element. Furthermore, there was no structural calculations included in the resubmittal package and the detail 11/S1.2 is too vague. Not enough information provided in regards to the size, number of lag screws, minimum embedment depth, base plate connection, etc. (From Cycle 28)
	101	Follow up to comment 95 - Provide a cross section for the glass partition at second floor office. Detail the support of the top of the partition to the roof or floor above and to the floor below. (From Cycle 28)
	102	Follow up to comment 95 - Specify safety glazing at second floor office where the exposed bottom edge less than 18 inches above a floor; the exposed top edge is greater than 36 inches above the floor; the area of the individual pane is greater than 9 square feet; and one or more walking surfaces is within 36 inches horizontally of the plane of the glazing. [CBC 2406.4.3] (From Cycle 28)
	103	Follow up to comment 63 - Detail 1/A2.01 missing. (From Cycle 28)
	104	Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. (From Cycle 28)
	105	Follow up to comment 74 - 90 - Partial structural calculations submitted at plan recheck, a complete structural review could not be accomplished at this plan check. Provide a complete structural calculation package for review. The structural calculations at a minimum shall include full lateral (selsmic/wind) and vertical (gravity) analysis. (From Cycle 28)
		A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (From Cycle 28)
	108	A1.00 - For door 2 serving the dispensary room show on plan maneuvering clearances on both sides of the opening in compliance with the requirements of CBC, Section 11B-404.2.4. (From Cycle 28)
Appoint	ment	
0110	Issue	
<u>Cleared?</u> □	106	Issue Text Recheck of plans will be performed by appointment. For a recheck appointment, please call (619) 446-5300. Please have the project number available when you call for the appointment. The project number is displayed in a "box" near the upper left corner of the plan review issues Report.
Rechecl	c 02/1/	Schedule a 2-HR recheck appointment. (From Cycle 28)
- Recilcoi		
Cleared?	<u>Issue</u> Num	Issue Text
	109	The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements: -Primary structural frame: 1 hour -Exterior bearing walls: 1 hour
		-Interior bearing walls: 1 hour -Floor construction and associated secondary members: 1 hour -Roof construction and associated secondary members: 1 hour [CBC 602.1]
Π,	110	(New Issue) Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (New Issue)



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9/26/22 8:19 am

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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 31 BDR-Structural (Appmt.)

Submitted:

Deemed Complete on 03/02/2020

Reviewing Discipline: BDR-Structural

Reviewer: Franco Mendoza, Roberto

Cycle Distributed:

Assigned: 03/02/2020

(619) 446-5450

Started: 03/02/2020

Rfrancomendo@sandiego.ç

Review Due: 03/09/2020

Hours of Review: 1.00

Next Review Method: BDR-Structural (Appmt.)

Completed: 03/02/2020

Closed: 03/02/2020

COMPLETED ON TIME

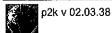
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . The reviewer has requested more documents be submitted.
- . Your project still has 30 outstanding review issues with BDR-Structural (None of which are new)
- . Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

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•	Review Comments			
		Issue	<u>e</u>	
	Cleared?	Nun	<u>n Iss</u>	sue Text
		9		ovide a plot plan showing distances to property lines, location of the tenant space within the building and nension the fire separation distance for the exterior walls or roof/eave projection (From Cycle 3)
	🗁 Acce	essik	oility	
			Issue	
	Clear	ed?	Num	Issue Text
			42	AE1.00 & A1.00: Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd floor floor shall be accessible to persons with disabilities.
				> Show enlarged floor plan of each toilet facility complying with CBC, Section 11B-213 and 11B-603. (From Cycle 3)
	₽ Stru	cturs	al le	\cdot

🗁 Structural

<u>CI</u>	eared? □	_	Issue Text Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis. Structural framing plans and calculations appears to be incomplete or in progress. Several schedule ,members, shear force resisting elements ,drag elements ,cross reference and details are either not shown completely or missing. Provide complete cross reference and connection details .
	×		(From Cycle 3) Sheet S3 & S2: Check/verify all load path (both vertically and laterally) all the way from roof to foundation.A continuous load path shall be provided. (From Cycle 3) Sheet S3-Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing plan and roof framing plan.
		78	Lateral analysis is incomplete. > Provide adequate lateral force resisting elements.l.e: Provide enough shear wall length or designer may use moment frame(MF) at front elevation where large openings are shown. Provide complete lateral force analysis /calculation to justify the design. >Design may change (From Cycle 3) Sheet S3 & A2.0: - Refer to sheet A2.0- Front south elevation Provide chord design and check the adequacy of the beams for bending per out of plane load
			- Provide beams at top and bottom of the openings supported at both ends (refer to sheet A2.0-Front south elevation) .
			- Show elevation detail of wall with large area of openings and refer to framing plan see red mark on plan. (sheet A2.0 &S3.0)
			(From Cycle 3) In reference to previous comment #84 ,Sheet S3 & A2.0 : Check the adequacy of the stud walls for out of plane loading (wind and seismic) particularly at the location with large openings (i.e : refer to sheet A2.0-Front south elevation.) Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x) (From Cycle 3)



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THE CITY OF SAN DIEGO **Development Services Department**

L64A-004

1222 1st Avenue, San Diego, CA 92101-4154 <u>Issue</u> Cleared? Num **Issue Text** Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e: 8/S1.3, 17/S1.3 (From Cycle 3) Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on sheets A1.02 & A1.03. > Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads. Check the suitability of truss design for proposed project. (From Cycle 3) Sheet S3: Provide complete foundation plan and foundation design. Based on calculation package (wall footing), Soll allowable bearing pressure of 31.0 ksf has been used which in error. Rerun the analysis with correct allowable bearing pressure. (From Cycle 3) Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts,i.e; at grid line 1, check the adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8). Verify all. (From Cycle 3) Provide/show HDN's per columns/posts with large uplift. (From Cycle 3) Sheet S2& S3: Provide complete cross reference and call out on plan per connection details. Several cross reference/call out are either missing or in error. i.e : Sheet S3 ,at grid line B ; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the proposed condition. Please refer to marked on plans. (From Cycle 3) Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the architectural grid line. Provide consistent grid line for both architectural and structural plan. i.e : Grid line E to G (From Cycle 3) Sheet S3: In reference to previous comment 48 provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2). Provide /show rim/beam at the edge of the deck or clarify the framing, (From Cycle 3) Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3) Detail 13/S1.2 & 12/S1.2: Provide complete shear transfer detail (refer to marked on plan) (From Cycle 3) Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted equipments. >Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-10, Section 13.1] -Weighing more than 400 pounds, or -With a center of mass located more than 4-feet above the roof level. i.e: anchorage design and connection details are missing. (From Cycle 3) Special Inspection Issue Cleared? Num **Issue Text** Engineer of record to verify and provide complete list of item(s) require special inspection.i.e: weld, concrete (Fc'>2500 psi),wood (nail spacing 4" inches or less) ,soil condition and depth of the soil,any mechanical/adhessive equipment or etc... (From Cycle 3) Note to PC Engineer <u>Issue</u> Cleared? Num **Issue Text** The issues in this section are for the DSD staff only and do not require a customer response. Verify fees, attribute, tier 3 requirements and special inspections upon recieving more information and prior to approval. (From Cycle 3) Recheck 09/26 <u>Issue</u> Cleared? Num **Issue Text** In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From 96 Cycle 21) Updated structural calculation is either missing or not provided at a time of recheck submittal provide updated/revised structural calculation. Structural review /recheck will be perform at a time of recheck appointment. (you may request a 2 hours recheck appointment) (From Cycle 21) Recheck 01/08 <u>Issue</u>

For guestions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 31



Cleared? Num Issue Text

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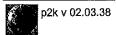
THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

9/26/22 8:19 am

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<u>Issue</u> Cleared? Num Issue Text 101 Follow up to comment 95 - Provide a cross section for the glass partition at second floor office. Detail the support of the top of the partition to the roof or floor above and to the floor below. (From Cycle 28) Follow up to comment 95 - Specify safety glazing at second floor office where the exposed bottom edge less than 18 inches above a floor; the exposed top edge is greater than 36 inches above the floor; the area of the individual pane is greater than 9 square feet, and one or more walking surfaces is within 36 Inches horizontally of the plane of the glazing. [CBC 2406.4.3] (From Cycle 28) 103 Follow up to comment 63 - Detail 1/A2.01 missing. (From Cycle 28) Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. (From Cycle 28) 105 Follow up to comment 74 - 90 - Partial structural calculations submitted at plan recheck, a complete structural review could not be accomplished at this plan check. Provide a complete structural calculation package for review. The structural calculations at a minimum shall include full lateral (seismic/wind) and vertical (gravity) analysis. (From Cycle 28) 107 A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (From Cycle 28) п A1.00 - For door 2 serving the dispensary room show on plan maneuvering clearances on both sides of the П opening in compliance with the requirements of CBC, Section 11B-404.2.4. (From Cycle 28) Appointment Cleared? Num **Issue Text** 106 Recheck of plans will be performed by appointment. For a recheck appointment, please call (619) 446-5300. Please have the project number available when you call for the appointment. The project number is displayed in a "box" near the upper left corner of the plan review Issues Report. Schedule a 2-HR recheck appointment, (From Cycle 28) Recheck 02/14 Issue Cleared? Num <u>Issue Text</u> The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements: -Primary structural frame: 1 hour -Exterior bearing walls: 1 hour -Interior bearing walls: 1 hour -Floor construction and associated secondary members: 1 hour -Roof construction and associated secondary members: 1 hour [CBC 602.1] (From Cycle 30) 110 Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (From Cycle 30)



THE CITY OF SAN DIEGO **Development Services Department** 1222 1st Avenue, San Diego, CA 92101-4154 9/26/22 8:19 am

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Review Information

Cycle Type: 32 BDR-Structural (Appmt.)

Submitted:

Deemed Complete on 03/11/2020

Reviewing Discipline: BDR-Structural

Cycle Distributed:

Reviewer: Franco Mendoza, Roberto

Assigned: 03/11/2020

(619) 446-5450

Started: 03/11/2020

Rfrancomendo@sandiego.c

Review Due: 03/18/2020

Hours of Review: 2.00

03/11/2020 Completed:

COMPLETED ON TIME

Next Review Method: BDR-Structural (Appmt.)

Closed: 03/11/2020

The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.

- We request a 6th complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).
- The reviewer has requested more documents be submitted.
- Your project still has 12 outstanding review issues with BDR-Structural (5 of which are new issues).
- Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

Review Comments

	SS	ue

Cleared? Num

issue Text

Provide a plot plan showing distances to property lines, location of the tenant space within the building and dimension the fire separation distance for the exterior walls or roof/eave projection . (From Cycle 3)

△ Accessibility

<u>Iss</u>	ue

Cleared? Num

Issue Text

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AE1.00 & A1.00: Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd floor floor shall be accessible to persons with disabilities.

> Show enlarged floor plan of each toilet facility complying with CBC, Section 11B-213 and 11B-603. (From Cycle 3)

Issue Cleared? Num

Issue Text

X

Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis. Structural framing plans and calculations appears to be incomplete or in progress. Several schedule members, shear force resisting elements, drag elements, cross reference and details are either not shown completely or missing. Provide complete cross reference and connection details.

(From Cycle 3)

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Sheet S3 & A2.0 :

- Refer to sheet A2.0- Front south elevation Provide chord design and check the adequacy of the beams for bending per out of plane load
- Provide beams at top and bottom of the openings supported at both ends (refer to sheet A2.0-Front south
- Show elevation detail of wall with large area of openings and refer to framing plan see red mark on plan. (sheet A2.0 &S3.0)

(From Cycle 3)

In reference to previous comment #84 , Sheet S3 & A2.0 : Check the adequacy of the stud walls for out of plane loading (wind and seismic) particularly at the location with large openings (i.e: refer to sheet A2.0-Front south elevation.)

Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x ..)

Check the suitability of truss design for proposed project. (From Cycle 3)

(From Cycle 3)

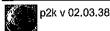
Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e: 8/S1.3 . 17 /S1.3

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 32

(From Cycle 3)

Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on sheets A1.02 & A1.03

> > Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads.



Reshannon Harrell 533-3406

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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

		7,222 107, 7, 511.5, 551. 2.1030, 511. 2.1030, 511. 2.1030
	Issue	
Cleared?	Num	Issue Text
N	82	Sheet S3: Provide complete foundation plan and foundation design.Based on calculation package (wall footing), Soil allowable bearing pressure of 31.0 ksf has been used which in error.Rerun the analysis with correct allowable bearing pressure. (From Cycle 3)
X	83	
×	84	Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
×	. 85	Sheet S2& S3: Provide complete cross reference and call out on plan per connection details. Several cross reference/call out are either missing or in error. i.e: Sheet S3, at grid line B; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the proposed condition.
		Please refer to marked on plans. (From Cycle 3)
X	86	Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the architectural grid line. Provide consistent grid line for both architectural and structural plan. i.e: Grid line E to G (From Cycle 3)
×	87	Sheet S3: In reference to previous comment 48 ,provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2).
	88	Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3) Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3)
×	89	
×	90	Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted equipments.
		>Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-10, Section 13.1] -Weighing more than 400 pounds, or -With a center of mass located more than 4-feet above the roof level.
		l.e : anchorage design and connection details are missing. (From Cycle 3)
🗁 Specia	al Insp	ection
	Issu	e e
Cleared	12 Nu	n Jeeus Text

	ssue	
Cleared?	Num	<u>Issue Text</u>
×	91	Engineer of record

Engineer of record to verify and provide complete list of item(s) require special inspection.i.e: weld, concrete (Fc'>2500 psi),wood (nail spacing 4" inches or less) ,soil condition and depth of the soil,any mechanical/adhessive equipment or etc... (From Cycle 3)

P Note to PC Engineer

Issue Cleared? Num **Issue Text**

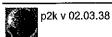
The Issues in this section are for the DSD staff only and do not require a customer response. Verify fees, attribute, tier 3 requirements and special inspections upon recieving more information and prior to approval. (From Cycle 3)

Precheck 09/26

Cleared?	<u>Issue</u> Num	<u>Issue Text</u>
	96	In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21)
X	99	Updated structural calculation is either missing or not provided at a time of recheck submittal .provide updated/revised structural calculation. Structural review /recheck will be perform at a time of recheck appointment. (you may request a 2 hours recheck appointment) (From Cycle 21)
	04/00	

☐ Recheck 01/08

	<u>lssue</u>	
Cleared?	Num	Issue Text
	101	Follow up to comment 95 - Provide a cross section for the glass partition at second floor office. Detail the support of the top of the partition to the roof or floor above and to the floor below. (From Cycle 28)
X	٠	Follow up to comment 95 - Specify safety glazing at second floor office where the exposed bottom edge less than 18 inches above a floor; the exposed top edge is greater than 36 inches above the floor; the area of the individual pane is greater than 9 square feet; and one or more walking surfaces is within 36 inches horizontally of the plane of the glazing. [CBC 2406.4.3] (From Cycle 28)
×	103	Follow up to comment 63 - Detail 1/A2.01 missing. (From Cycle 28)
X	104	Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. (From Cycle 28)



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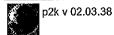
9/26/22 8:19 am

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.071 007		
	Issue	
Cleared?	<u>Num</u>	<u>Issue Text</u>
×	105	Follow up to comment 74 - 90 - Partial structural calculations submitted at plan recheck, a complete structural review could not be accomplished at this plan check. Provide a complete structural calculation package for review. The structural calculations at a minimum shall include full lateral (seismic/wind) and vertical (gravity) analysis. (From Cycle 28)
X		A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (From Cycle 28)
X	108	A1.00 - For door 2 serving the dispensary room show on plan maneuvering clearances on both sides of the opening in compliance with the requirements of CBC, Section 11B-404.2.4. (From Cycle 28)
Ď Appointı	ment	
	Issue	
Cleared?		<u>Issue Text</u>
	106	Recheck of plans will be performed by appointment. For a recheck appointment, please call (619) 446-5300. Please have the project number available when you call for the appointment. The project number is displayed in a "box" near the upper left corner of the plan review Issues Report.
		Schedule a 2-HR recheck appointment. (From Cycle 28)
⇒ Recheck	02/14	
	Issue	
Cleared?		<u>Issue Text</u>
	109	The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements: -Primary structural frame: 1 hour
		-Exterior bearing walls: 1 hour -Interior bearing walls: 1 hour
		-Floor construction and associated secondary members: 1 hour
		-Roof construction and associated secondary members: 1 hour
		[CBC 602.1]
	110	(From Cycle 30) Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection
	110	primary structural frame. (From Cycle 30)
Recheck	03/11	
	Issue	
Cleared?		Issue Text
	111	The weight of the suspended fan coll unit is greater than 75 shown on the plans. Provide engineering calculations and structural plans for the support and anchorage of suspended components weighing more than 75 pounds. [ASCE 7-10, Sections 13.1] (New Issue)
	112	S1.3 - Details 1 & 3 - Review truss calculations and update details to show correct construction installation
	113	details. Also, provide detail to resist uplift forces calculated on truss calculations. (New Issue) S1.2 - Details 12 - Review the proposed wood beam to steel beam connection. Structural calculations (sheet
	113	44) shows an uplift force of 2.242 K at joint 1 beam B15. Verify that HU is adequate to resist the uplift force. (New Issue)
		S3 - Clarify how detail 11/S1.2 applies at roof framing plan. (New Issue)
	115	Provide fire rating details for the primary framming members in accordance with section 704.2. (New Issue)

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 32



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9/26/22 8:19 am

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L64A-004

Review Information

Cycle Type: 33 IAS-Combined(Appmt.)

Submitted:

Deemed Complete on 03/05/2020

Reviewing Discipline: IAS-Combined Review

Cycle Distributed:

Reviewer: Miranda, Marcos

Assigned: 03/05/2020

(619) 446-5435

Started: 03/05/2020

mmiranda@sandiego.gov

Review Due:

03/13/2020

Hours of Review: 0.50

Completed: 03/05/2020

COMPLETED ON TIME

Next Review Method: IAS-Combined(Appmt.)

Closed: 03/05/2020

Last month IAS-Combined Review performed 129 reviews, 33.3% were on-time, and 74.0% were on projects at less than < 3 complete submittals.

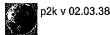
Water and Sewer Issue Cleared? Num Meters are not allowed on driveways. X Shown: The site plan and sheet C2 shows the meter being proposed in the driveway. (From Cycle 9) To install water services or sewer laterals, please provide: X a) A copy of the Engineering Permit and the approved plans. b) A set of public improvement drawings signed by the City Engineer. ***The involce issued for the water + sewer connection (Wet Tap, Token Connection, or Kill Service) must be paid for IAS-combined to stamp the plans.**** (From Cycle 9) Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (From Х Cycle 9) × For a domestic and/or irrigation meter specify the following backflow assembly type: Reduced Pressure Principle Assembly ("RP") SDW-155. Also list the size, make, and model. For a list of approved backflow make and models please copy and paste the link into your browser; https://www.sandiego.gov/sites/default/files/flnal_draft_of_instruction_standard_drawing_9.1.pdf (From Cycle 9) If unable to comply with the above criteria, please contact the Cross-Connection Control Section of the Public × Utilities Department at (858) 614-5535.

(From Cycle 9)

Re-Check Instructions

	<u>issue</u>	
Cleared?	Num	<u>Issue Text</u>
×	11	Please email Marcos Miranda Plan Review Specialist at mmiranda@sandiego.gov for a re-check appointment when all corrections have been provided, note the page number in the margin of this requirement sheet where the answer to the issue is located.
		(From Cycle 9)

For questions regarding the 'IAS-Combined Review' review, please call Marcos Miranda at (619) 446-5435. Project Nbr: 644432 / Cycle: 33



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1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 34 BDR-Structural (Appmt.)

Submitted: 03/23/2020 Deemed Complete on 03/26/2020

Reviewing Discipline: BDR-Structural

Cycle Distributed: 03/23/2020

Reviewer: Franco Mendoza, Roberto

Assigned: 03/26/2020

(619) 446-5450

Started: 03/26/2020

Rfrancomendo@sandiego.c

Review Due: 03/30/2020

Completed: 03/26/2020

Hours of Review: 1.00

COMPLETED ON TIME

Next Review Method: BDR-Structural (Appmt.)

Closed: 03/26/2020

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- We request a 7th complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).
- The reviewer has requested more documents be submitted.
- Your project still has 7 outstanding review issues with BDR-Structural (3 of which are new issues).
- Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals,

Review Comments

Structural

Issu

Cleared? Num Issue Text

× 81 Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on sheets A1.02 & A1.03,

> Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads.

Check the suitability of truss design for proposed project. (From Cycle 3)

Sheet S3: Provide complete cross reference and connection detail per 7x11,875 Versa Lam supported by × cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3)

□ Recheck 09/26

Cleared? Num

Issue Text

In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From

Cycle 21)

Recheck 01/08

Issue

Cleared? Num

X

Follow up to comment 95 - Provide a cross section for the glass partition at second floor office. Detail the support of the top of the partition to the roof or floor above and to the floor below. (From Cycle 28)

Appointment

Issue Cleared? Num

Issue Text

106 ×

Recheck of plans will be performed by appointment. For a recheck appointment, please call (619) 446-5300. Please have the project number available when you call for the appointment. The project number is displayed

in a "box" near the upper left corner of the plan review Issues Report.

Schedule a 2-HR recheck appointment. (From Cycle 28)

Recheck 02/14

Issue

Issue Text Cleared? Num

> 109 The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building П elements:

> > -Primary structural frame: 1 hour

-Exterior bearing walls: 1 hour

-Interior bearing walls: 1 hour

-Floor construction and associated secondary members: 1 hour

-Roof construction and associated secondary members: 1 hour [CBC 602.1]

(From Cycle 30)

Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (From Cycle 30)

Recheck 03/11

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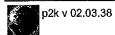
Issue Cleared? Num Issue Text The weight of the suspended fan coil unit is greater than 75 shown on the plans. Provide engineering 111 calculations and structural plans for the support and anchorage of suspended components weighing more than 75 pounds. [ASCE 7-10, Sections 13.1] (From Cycle 32) 112 S1.3 - Details 1 & 3 - Review truss calculations and update details to show correct construction installation х details. Also, provide detail to resist uplift forces calculated on truss calculations. (From Cycle 32) 113 S1.2 - Details 12 - Review the proposed wood beam to steel beam connection. Structural calculations (sheet X 44) shows an uplift force of 2.242 K at joint 1 beam B15. Verify that HU is adequate to resist the uplift force. (From Cycle 32) S3 - Clarify how detail 11/S1.2 applies at roof framing plan. (From Cycle 32) × 115 Provide fire rating details for the primary framming members in accordance with section 704.2. (From Cycle 32) Recheck 03/24 <u>Issue</u> Cleared? Num Issue Text 116 S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (New Issue)

117 S1.3 - Provide complete lateral load shear transfer on details 5/S1.3 & 6/S1.3. (New Issue)

structural plans accordingly or provide details consitent with the columns shown on plans.

Also, provide a fire resisitive column detail for the wood columns shown on structural plans. (New Issue)

118 A1.06 - Details for columns require the columns size to be of heavy steel per details provided. Update



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Review Information

Cycle Type: 35 BDR-Structural (Appmt.)

Submitted: 04/14/2020

Reviewing Discipline: BDR-Structural

Cycle Distributed: 04/14/2020

Reviewer: Franco Mendoza, Roberto

(619) 446-5450

Assigned: 04/21/2020

Started: 04/21/2020

Rfrancomendo@sandiego.g

Hours of Review: 1.00

Review Due: 04/21/2020

COMPLETED LATE

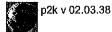
Deemed Complete on 04/14/2020

Completed: 04/24/2020

Closed: 04/24/2020 Next Review Method: BDR-Structural (Appmt.)

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- We request a 8th complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).
- . The reviewer has requested more documents be submitted.
- . Your project still has 9 outstanding review issues with BDR-Structural (4 of which are new issues).
- . Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

	Recheck	02/14	
7		Issue	
	Cleared?		Issue Text
			The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building
i			elements: -Primary structural frame: 1 hour
-			-Exterior bearing walls: 1 hour
į			-Interior bearing walls: 1 hour
			-Floor construction and associated secondary members: 1 hour -Roof construction and associated secondary members: 1 hour
			[CBC 602.1]
			(From Cycle 30)
		110	Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection
- F	Recheck	02/44	primary structural frame. (From Cycle 30)
1			
	Cleared?	<u>Issue</u> Num	<u>Issue Text</u>
	<u>Ciealed I</u>		The weight of the suspended fan coll unit is greater than 75 shown on the plans. Provide engineering
	120		calculations and structural plans for the support and anchorage of suspended components weighing more than
		445	75 pounds. [ASCE 7-10, Sections 13.1] (From Cycle 32)
- <u> </u> -	🔲		Provide fire rating details for the primary framming members in accordance with section 704.2. (From Cycle 32)
	Recheck	03/24	
Ì		<u>Issue</u>	Lance Tare
			Issue Text S14 Coordinate the fire registive details and notes with evalute the state (Fram Cycle 24)
	□ ×		S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34) S1.3 - Provide complete lateral load shear transfer on details 5/S1.3 & 6/S1.3, (From Cycle 34)
			A1.06 - Details for columns require the columns size to be of heavy steel per details provided. Update
	l-I	110	structural plans accordingly or provide details consitent with the columns shown on plans.
-			
			Also, provide a fire resisitive column detail for the wood columns shown on structural plans. (From Cycle 34)
Ė	Recheck	04/22	7 130, provide a incressitive column actain for the wood columns shown on structural plans. (1 for byole 34)
i		Issue	
	Cleared?		Issue Text
		119	A1.00 - Provide a minimum fire-resistance rating for the following building elements Primary structural frame: 1
			hour.
			Note: F1/A1.00 is being called out at the locations where the steel columns are located. Coordinate fire
			protection details with structural to determine the correct fire protection for type VA building. (New Issue)
-	🗖		Remove all duplicate sheets on plans. For example, S1.1, S1.3, S1.4, M2. (New Issue)
	. 🗆 .		Review the sequence of the sheet index and format drawings accordingly. (New issue)
į		122	Provide missing sheets (E6 & M3), listed in sheet index. (New Issue)



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Review Information

Cycle Type: 36 LDR-Eng Building Review(Appmt)

Submitted:

Deemed Complete on 05/04/2020

Reviewing Discipline: LDR-Eng Building Review

Cycle Distributed:

Assigned: 05/04/2020

(619) 446-5303

Started: 05/04/2020

Bjacala@sandiego.gov

Review Due: 05/12/2020

Reviewer: Jacala, Barbara

Hours of Review: 2.00

Completed: 05/04/2020

COMPLETED ON TIME

Next Review Method: LDR-Eng Building Review(Appmt)

Closed: 05/04/2020

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.

. We request a 6th complete submittal for LDR-Eng Bullding Review on this project as: LDR-Eng Bullding Review(Appmt).

. The reviewer has requested more documents be submitted.

. Your project still has 7 outstanding review issues with LDR-Eng Building Review (4 of which are new issues).

. Last month LDR-Eng Building Review performed 105 reviews, 22.9% were on-time, and 69.2% were on projects at less than < 3 complete submittals.

☐ 1st Review

	10000	
Cleared?	Num	<u>Issue Text</u>
X	1	Provide a copy of the recorded conditions with responses as to how each was addressed on these plans. Brief
		responses may be written within the margins of the recorded copy. (From Cycle 4)
×	14	The site map must satisfy all the criteria in Section 2.2 Site Map Development of the WPCP. If items are not
-		applicable, state reason on the plans. If items are non-plottable, discuss its application on the site. (From Cycle
		A) .

2nd Review

	ssue	
Cleared?	<u>Num</u>	Issue

Issue

leena

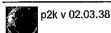
23 Revise plans per redlines (previous and current). (From Cycle 23)

× 4th Review

	issue	
Cleared?	<u>Num</u>	Issue Text
×	26	Per previous redlines on Sheet SPN, the trash enclosure detail must include a roof per the current storm water standards manual, Appendix E. (From Cycle 29)
X	27	Per previous redlines on Sheet C.2, move the proposed trees out of the public storm drain easement. Reference the EMRA Approval number for the remaining private improvements within the easement on the building plans. (From Cycle 29)
×	28	Until the exsiting sewer easement bisecting the property is vacated, provide an EMRA for the private improvements within the easement. Reference the EMRA Approval number on the building plans. (From Cycle 29)
×	29	Provide the contactor information on pg 7 of the WPCP. (From Cycle 29)
×	30	Sign the WPCP cert page C-1. (From Cycle 29)
X	31	Provide the WTAP forms in Appendix G of the WPCP. Current WTAP may be downloaded from the following link: https://www.sandiego.gov/sites/default/files/weather_triggered_action_plan_template.docx (From Cycle 29)
X	32	The plans and documents have been reviewed, redlined, and routed to Will Call under the property owner's name. To minimize the need for personal interaction due to the current situation, new procedures have been started: Email DSDPlanPickUp@sandiego.gov to request Plan Pick Up/Will Call. City staff will process the request and respond via email when the plans/documents have been located and are ready for pick up. Plans not picked up within 15 days will be discarded. (From Cycle 29)
X	33	To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely, and comprehensively address the issues. Specify on what page/sheet each issue was addressed. (From Cycle 29)
	34	Your next review is required to be submitted to the 1st floor of the Development Services Department (DSD). No appointments or Over-The-Counter (OTC) reviews are being performed on a face-to-face basis until further notice. If you need clarification on the above comments, email your reviewer. (From Cycle 29)
	35	NOTE: All other services such as stamp transfers and permit Issuance may be submitted to the 1st floor of DSD and will be processed internally. (From Cycle 29)
	36	If you have any questions, contact Barbara Jacala at bjacala@sandiego.gov. (From Cycle 29)

5th Review

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr: 644432 / Cycle: 36



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 Issue
 Issue Text

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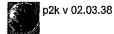
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 To minimize the need for personal interaction due to the current situation, new procedures have been started: Email DSDPlanPickUp@sandlego.gov to request Plan Pick Up/Will Call. City staff will process the request and respond via email when the plans/documents have been located and are ready for pick up. Plans not picked up within 15 days will be discarded. (New Issue).

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr: 644432 / Cycle: 36



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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 37 BDR-Structural (Appmt.)

Submitted: 04/29/2020

Deemed Complete on 05/18/2020

Reviewing Discipline: BDR-Structural

Cycle Distributed: 04/29/2020

Reviewer: Franco Mendoza, Roberto

Assigned: 05/18/2020

(619) 446-5450

Started: 05/18/2020

Rfrancomendo@sandiego.ç

Review Due: 05/06/2020

Hours of Review: 2.00

Completed: 05/18/2020

COMPLETED LATE

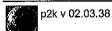
Next Review Method: BDR-Structural (Submit)

Closed: 05/18/2020

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.

- The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with BDR-Structural (None of which are new)
- . Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

Property Rechect	₹ 02/14	
	<u>Issue</u>	
Cleared?	<u>Num</u>	<u>Issue Text</u>
	109	The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements:
		-Primary structural frame: 1 hour
		-Exterior bearing walls: 1 hour -Interior bearing walls: 1 hour
		-Floor construction and associated secondary members: 1 hour
		-Roof construction and associated secondary members: 1 hour [CBC 602.1]
		(From Cycle 30)
	110	Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (From Cycle 30)
Recheck	c 03/11	printerly balastaran names (118m eyele 68)
	Issue	
Cleared?		Issue Text Provide for writing details for the primary framewing mambers in accordance with costion 704.2 (From Cycle 32)
☐ Recheck	115 • 03/24	Provide fire rating details for the primary framming members in accordance with section 704.2. (From Cycle 32)
i recileor	Issue	
Cleared?		Issue Text
		S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34)
	118	A1.06 - Details for columns require the columns size to be of heavy steel per details provided. Update structural plans accordingly or provide details consitent with the columns shown on plans.
		distance plants describingly of provide details estation may also detailed a series and plants
		Also, provide a fire resisitive column detail for the wood columns shown on structural plans. (From Cycle 34)
È Recheck	¢ 04/22	
	<u>Issue</u>	
Cleared?		Issue Text
	119	A1.00 - Provide a minimum fire-resistance rating for the following building elements Primary structural frame: 1 hour.
		Note: F1/A1.00 is being called out at the locations where the steel columns are located. Coordinate fire
	120	protection details with structural to determine the correct fire protection for type VA building. (From Cycle 35) Remove all duplicate sheets on plans. For example, S1.1, S1.3, S1.4, M2. (From Cycle 35)
X X	121	Review the sequence of the sheet index and format drawings accordingly. (From Cycle 35)
×		Provide missing sheets (E6 & M3), listed in sheet index. (From Cycle 35)
•		



THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

9/26/22 8:19 am

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L64A-004

Review Information

Cycle Type: 38 LDR-Eng Building Review(Appmt) Submitted: 05/07/2020 Deemed Complete on 05/12/2020

Reviewing Discipline: LDR-Eng Building Review

Cycle Distributed: 05/07/2020

Reviewer: Jacala, Barbara

(From Cycle 36)

Assigned: 05/12/2020

(619) 446-5303

Started: 05/12/2020

Bjacala@sandlego.gov

Review Due: 05/15/2020

Hours of Review: 1.00

Completed: 05/12/2020

COMPLETED ON TIME

Next Review Method: LDR-Eng Building Review(Appmt)

Closed: 05/12/2020

. Last month LDR-Eng Building Review performed 105 reviews, 22.9% were on-time, and 69.2% were on projects at less than < 3 complete submittals.

7	4th	R	evi	ew
1				

	<u>100UC</u>	
Cleared?	Num	<u>Issue Text</u>
X	34	Your next review is required to be submitted to the 1st floor of the Development Services Department (DSD). No appointments or Over-The-Counter (OTC) reviews are being performed on a face-to-face basis until further
X	35	notice. If you need clarification on the above comments, email your reviewer. (From Cycle 29) NOTE: All other services such as stamp transfers and permit issuance may be submitted to the 1st floor of DSD and will be processed internally. (From Cycle 29)
×	36	If you have any questions, contact Barbara Jacala at bjacala@sandiego.gov. (From Cycle 29)

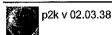
5th Review

	10000	
Cleared?	Num	<u>Issue Text</u>
×	37	Plans could not be stamped because the DS-560 form on the plan set was not signed. (From Cycle 36)
×	38	The WPCP has been approved and stamped. (From Cycle 36)
×	39	The plans and documents have been reviewed and routed to plan pickup. (From Cycle 36)
X	40	To minimize the need for personal interaction due to the current situation, new procedures have been started: Email DSDPlanPickUp@sandlego.gov to request Plan Pick Up/Will Call. City staff will process the request and respond via email when the plans/documents have been located and are ready for pick up. Plans not picked up within 15 days will be discarded.

☼ 6th Review

	<u>Issue</u>	•
Cleared?	<u>Num</u>	<u>Issue Text</u>
. 🗷	41	Plans have been stamped, signed off, and routed to Will Call to the attention of the Owner Aaron Magagna. (New Issue)
B	42	Email DSDPlanPickUp@sandiego.gov to request Will Call. City staff will process the request and respond via email when the plans/documents have been located and are ready for pick up. Plans not picked up within 15 days will be discarded. (New Issue)

For questions regarding the 'LDR-Eng Building Review' review, please call Barbara Jacala at (619) 446-5303. Project Nbr: 644432 / Cycle: 38



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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 39 BDR-Structural (Submit)

Submitted: 05/21/2020

Deemed Complete on 05/21/2020

Reviewing Discipline: BDR-Structural

Cycle Distributed: 05/21/2020

Reviewer: Mohajerani, Ehsan

Assigned: 05/22/2020

(619) 446-5068

Started: 05/22/2020

Emohajerani@sandiego.go

Review Due: 05/29/2020

Hours of Review: 0,00 Next Review Method: BDR-Structural (Appmt.) Completed: 05/22/2020

Closed: 05/22/2020

COMPLETED ON TIME

. The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.

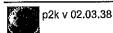
The reviewer has requested more documents be submitted.

. Your project still has 6 outstanding review issues with BDR-Structural (None of which are new)

. Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

Recheck Recheart Recheck Recheck Recheck Recheck Recheck	02/14	
<u>Cleared?</u> □	109	Issue Text The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements: -Primary structural frame: 1 hour -Exterior bearing walls: 1 hour -Interior bearing walls: 1 hour -Floor construction and associated secondary members: 1 hour -Roof construction and associated secondary members: 1 hour [CBC 602.1] (From Cycle 30)
	110	Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (From Cycle 30)
Recheck	03/11	, and a second of the second o
Cleared? □ □ Recheck	115	Issue Text Provide fire rating details for the primary framming members in accordance with section 704.2. (From Cycle 32)
<u>Cleared?</u> □	116	Issue Text S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34) A1.06 - Details for columns require the columns size to be of heavy steel per details provided. Update structural plans accordingly or provide details consitent with the columns shown on plans. Also, provide a fire resisitive column detail for the wood columns shown on structural plans. (From Cycle 34)
Recheck	04/22	
<u>Cleared?</u> □		<u>Issue Text</u> A1.00 - Provide a minimum fire-resistance rating for the following building elements Primary structural frame: 1 hour.
		Note: F1/A1.00 is being called out at the locations where the steel columns are located. Coordinate fire protection details with structural to determine the correct fire protection for type VA building. (From Cycle 35)

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nor: 644432 / Cycle: 39



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L64A-004

1222 1st Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 40 BDR-Structural (Appmt.)

Submitted:

Deemed Complete on 05/26/2020

COMPLETED ON TIME

Reviewing Discipline: BDR-Structural

Reviewer: Franco Mendoza, Roberto

Cycle Distributed:

Assigned: 05/26/2020

(619) 446-5450

Started: 05/26/2020

Rfrancomendo@sandiego.c

Review Due: 06/02/2020

Hours of Review: 1.00

Completed: 05/27/2020

Next Review Method: BDR-Structural (Appmt.) Closed: 05/27/2020

Last month BDR-Structural performed 302 reviews, 48.3% were on-time, and 77.1% were on projects at less than < 3 complete submittals.

PRecheck 02/14

<u>Issue</u>

Cleared? Num

Issue Text ×

109

The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building

-Primary structural frame: 1 hour -Exterior bearing walls: 1 hour

-Interior bearing walls: 1 hour

-Floor construction and associated secondary members: 1 hour

-Roof construction and associated secondary members: 1 hour **ICBC 602.11**

(From Cycle 30)

Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection

primary structural frame. (From Cycle 30)

P Recheck 03/11

×

X

Issue

Cleared? <u>Num</u>

Issue Text

115 Provide fire rating details for the primary framming members in accordance with section 704.2. (From Cycle 32)

Recheck 03/24

<u>Issue</u>

Cleared? Num **Issue Text**

S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34) 116 ×

×

A1.06 - Details for columns require the columns size to be of heavy steel per details provided. Update structural plans accordingly or provide details consitent with the columns shown on plans.

Also, provide a fire resisitive column detail for the wood columns shown on structural plans. (From Cycle 34)

Recheck 04/22

Issue

Cleared? Num

<u>Issue Text</u>

A1.00 - Provide a minimum fire-resistance rating for the following building elements Primary structural frame: 1 ×

> Note: F1/A1.00 is being called out at the locations where the steel columns are located. Coordinate fire protection details with structural to determine the correct fire protection for type VA building. (From Cycle 35)

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle; 40

p2k v 02.03.38