

Project Issues



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

Project Information

Project Nbr: **644432** Title: Federal Blvd M.O.
Project Mgr: Forootan, Maryam (619) 533-6300 Mforootan@sandiego.gov

644432

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
Hours of Review: 2.00 **Completed:** 08/20/2019 **COMPLETED ON TIME**
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.

New Issue Group (3661749)

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	1	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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	3	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)
<input type="checkbox"/>	4	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)
<input type="checkbox"/>	5	Provide service load calculations to justify switchboard size and ratings. (New Issue)
<input type="checkbox"/>	6	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)
<input type="checkbox"/>	7	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". (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	10	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)
<input type="checkbox"/>	11	Correct note shown for service grounding electrode. (Typo?) (New Issue)
<input type="checkbox"/>	12	Circuit breakers will be counted at the time of next review. (New Issue)

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



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Review Information

Cycle Type: 2 BDR-Mechanical (Submit) **Submitted:** 08/08/2019 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

- . 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-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 (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)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	This plan can be rechecked over the counter (OTC) by any mechanical plan reviewer. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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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Review Information

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 (619) 446-5068 Emohajerani@sandiego.gov	Assigned: 08/20/2019	
	Started: 08/23/2019	
Hours of Review: 20.00	Review Due: 08/22/2019	
Next Review Method: BDR-Structural (Submit)	Completed: 08/30/2019	COMPLETED LATE
	Closed: 08/30/2019	

- . 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-Structural on this project as: BDR-Structural (Submit).
- . 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.

Recheck-Note to applicant

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)

School Fee

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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 (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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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	10	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	13	Glass panels in guards, and their support system, shall be designed using a safety factor of four. [CBC 2407.1.1] (New Issue)
<input type="checkbox"/>	14	Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	17	Provide complete architectural and structural framing plan and connection details per stairway. (New Issue)
<input type="checkbox"/>	18	Dimension the width of Stairway .Provide a minimum 44 inches width for stairways serves an occupant load of 50 or more. [CBC 1011.2] (New Issue)
<input type="checkbox"/>	19	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)
<input type="checkbox"/>	20	Show stair treads with a minimum depth of 11 inches at stair [CBC 1011.5.2] (New Issue)
<input type="checkbox"/>	21	Show stair risers with a seven inch maximum and four inch minimum height at stair [CBC 1011.5.2] (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	25	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] (New Issue)
<input type="checkbox"/>	26	The extension of stairway handrails shall be in the same direction of the stair flight. [CBC 1014.6] (New Issue)
<input type="checkbox"/>	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)

Accessibility

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 3



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Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	28	Sheet AE1.00 & A1.00 : Proposed work is for a new two stories commercial building; 1) 2nd floor must be accessible by elevator. 2) 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)
<input type="checkbox"/>	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 above and below the first floor. (CBC, Sec. 11B-206.2.3). (New Issue)
<input type="checkbox"/>	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). (New Issue)
<input type="checkbox"/>	31	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)
<input type="checkbox"/>	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). (New Issue)
<input type="checkbox"/>	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). (New Issue)
<input type="checkbox"/>	34	For (door, doorway, gate) serving proposed tenant space show on plan size, and clear opening width. (CBC, Sec. 11B-404.2.3). (New Issue)
<input type="checkbox"/>	35	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)
<input type="checkbox"/>	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). (New Issue)
<input type="checkbox"/>	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). (New Issue)
<input type="checkbox"/>	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)." (New Issue)
<input type="checkbox"/>	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). (New Issue)
<input type="checkbox"/>	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)." (New Issue)
<input type="checkbox"/>	41	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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	43	Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (New Issue)
<input type="checkbox"/>	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (New Issue)
<input type="checkbox"/>	45	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)
<input type="checkbox"/>	46	Show on plan turning space within the room complying with Section 11B-304. (CBC, Sec. 11B-603.2.1) (New Issue)
<input type="checkbox"/>	47	Door shall not swing into the clear floor space required for any fixture. (CBC, Sec. 11B-603.2.3). Revise plan. (New Issue)
<input type="checkbox"/>	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) (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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) (New Issue)
<input type="checkbox"/>	51	Show cross-sectional size of the grab bars on plan complying with CBC, Section 11B-609. (New Issue)
<input type="checkbox"/>	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. (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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<u>Issue</u>	
<u>Cleared?</u>	<u>Num Issue Text</u>
<input type="checkbox"/>	53 Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (New Issue)
<input type="checkbox"/>	54 Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (New Issue)
<input type="checkbox"/>	55 Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (New Issue)
<input type="checkbox"/>	56 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- (New Issue)

VHFHZ

<u>Issue</u>	
<u>Cleared?</u>	<u>Num Issue Text</u>
<input type="checkbox"/>	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]. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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." [CBC 705A.3]. (New Issue)
<input type="checkbox"/>	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 145.0706(d)]. (New Issue)
<input type="checkbox"/>	61 Add the following note to the plans: "Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWDA 101/.S.2 structural requirements." [SDMC 145.0708]. (New Issue)
<input type="checkbox"/>	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]: - 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 (New Issue)
<input type="checkbox"/>	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]. (New Issue)
<input type="checkbox"/>	64 Provide a detail for the construction of the floor projection. The underside of the exposed floor projection shall be protected by 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 (New Issue)
<input type="checkbox"/>	65 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 (New Issue)
<input type="checkbox"/>	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 (New Issue)



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	67	Provide a detail for the exterior porch ceiling construction. The exposed underside of the porch ceiling shall be 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 ceiling -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly (New Issue)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	70	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)
<input type="checkbox"/>	71	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	74	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 . (New Issue)
<input type="checkbox"/>	75	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)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	77	Calculation package -wind analysis : Steel moment resisting frame called on ENERCALC output ,but no MF shown on plan .Clarify (New Issue)

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





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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) (New Issue)
<input type="checkbox"/>	79	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	84	Provide/show HDN's per columns/posts with large uplift. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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) (New Issue)
<input type="checkbox"/>	89	Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (New Issue)
<input type="checkbox"/>	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] -Welghing 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. (New Issue)

Special Inspection

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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/adhesive equipment or etc... (New Issue)

Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 3





L64A-004

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	72	A review of your project by the Geology Review section is required in accordance with SDMC Sec. 145.1803 and Table 145.1803.
<input type="checkbox"/>	73	> The Geology Review must be signed-off prior to Structural sign-off. (New Issue) " 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)

Hazmat

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	92	Hazmat review and sign off is required prior to structural sign off. (New Issue)

Note to PC Engineer

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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 receiving more information and prior to approval. (New Issue)



L64A-004

Review Information

Cycle Type: 4 LDR-Eng Building Review(Submt) **Submitted:** 08/06/2019 Deemed Complete on 08/08/2019
Reviewing Discipline: LDR-Eng Building Review **Cycle Distributed:** 08/08/2019
Reviewer: Jacala, Barbara **Assigned:** 08/09/2019
 (619) 446-5303 **Started:** 08/20/2019
 Bjacala@sandiego.gov **Review Due:** 08/20/2019
Hours of Review: 2.00 **Completed:** 08/20/2019 **COMPLETED ON TIME**
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.

1st Review

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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) (New Issue)
<input type="checkbox"/>	4	For all Grading and Improvement Plan templates, see following link: https://www.sandiego.gov/development-services/industry/information/standtemp (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	9	Clearly delineate and label the pervious and impervious surfaces. (New Issue)
<input type="checkbox"/>	10	Ensure that the proposed improvements are shown consistently throughout the entire plan set. (New Issue)
<input type="checkbox"/>	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 Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	16	Add details/cross-section of the permeable pavers to verify that the section is not underlain by any impervious materials. (New Issue)
<input type="checkbox"/>	17	NOTE: Further comments may follow pending the additional information and documents provided in the next 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







L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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@san-diego.gov . (New Issue)





L64A-004

Review Information

Cycle Type: 7 BDR-Geology (Submit)	Submitted: 08/06/2019	Deemed Complete on 08/08/2019
Reviewing Discipline: BDR-Geology	Cycle Distributed: 08/08/2019	
Reviewer: Washburn, Jacobe (619) 446-5075 jwashburn@sandiego.gov	Assigned: 08/08/2019	
	Started: 08/15/2019	
Hours of Review: 3.50	Review Due: 08/20/2019	
Next Review Method: BDR-Geology (Submit)	Completed: 08/20/2019	COMPLETED ON TIME
	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-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)

References:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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)

Review Comments:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Submit an addendum geotechnical report or update letter that specifically addresses the current building plan set and the following: (New Issue)
<input type="checkbox"/>	3	Submit digital copies (on CD/DVD/or USB data storage device) of the referenced and requested geotechnical reports for our records. (New Issue)
<input type="checkbox"/>	4	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. (New Issue)
<input type="checkbox"/>	5	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)
<input type="checkbox"/>	6	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)





L64A-004

Review Information

Cycle Type: 9 IAS-Combined(Submit)	Submitted: 08/06/2019	Deemed Complete on 08/08/2019
Reviewing Discipline: IAS-Combined Review	Cycle Distributed: 08/08/2019	
Reviewer: Miranda, Marcos (619) 446-5435 mmiranda@sandiego.gov	Assigned: 08/15/2019	
	Started: 08/15/2019	
Hours of Review: 2.00	Review Due: 08/20/2019	
Next Review Method: IAS-Combined(Appmt.)	Completed: 08/16/2019	COMPLETED ON TIME
	Closed: 08/16/2019	

- . 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 IAS-Combined Review on this project as: IAS-Combined(Appmt.).
- . 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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Meters are not allowed on driveways. Shown: The site plan and sheet C2 shows the meter being proposed in the driveway. (New Issue)
<input type="checkbox"/>	2	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.****
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	4	The City Sewer capacity fee is \$2062.00, based on 10 Fixture Unit (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	6	Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (New Issue)
<input type="checkbox"/>	7	With the exception of "domestic only" services for single-family residences without fire sprinklers, and multi-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. (New Issue)
<input type="checkbox"/>	8	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/final_draft_of_instruction_standard_drawing_9.1.pdf (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	10	If unable to comply with the above criteria, please contact the Cross-Connection Control Section of the Public Utilities Department at (858) 614-5535. (New Issue)

Re-Check Instructions

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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For questions regarding the 'IAS-Combined Review' review, please call Marcos Miranda at (619) 446-5435. Project Nbr: 644432 / Cycle: 9



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)





L64A-004

Review Information

Cycle Type: 10 BDR-Landscaping (Submit)	Submitted: 08/08/2019	Deemed Complete on 08/08/2019
Reviewing Discipline: BDR-Landscaping	Cycle Distributed: 08/08/2019	
Reviewer: Hunt, Frank (619) 235-5250 Fhunt@sandiego.gov	Assigned: 08/22/2019	
	Started: 08/22/2019	
Hours of Review: 1.00	Review Due: 08/22/2019	
Next Review Method: BDR-Landscaping (Submit)	Completed: 08/22/2019	COMPLETED ON TIME
	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>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	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
		(New Issue)
<input type="checkbox"/>	2	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)



L64A-004

Review Information

Cycle Type: 11 BDR-Planning (Submit)	Submitted: 08/06/2019	Deemed Complete on 08/08/2019
Reviewing Discipline: BDR-Planning	Cycle Distributed: 08/08/2019	
Reviewer: Goossens, Kyle (619) 446-5475 Kgoossens@sandiego.gov	Assigned: 08/09/2019	
	Started: 08/22/2019	
Hours of Review: 2.00	Review Due: 08/22/2019	
Next Review Method: BDR-Planning (Appmt)	Completed: 08/22/2019	COMPLETED ON TIME
	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	EMAIL Kyle Goossens at kgoossens@sandiego.gov for a 30 min recheck appointment once all corrections to the plans have been made. (New Issue)
<input type="checkbox"/>	2	Provide the security plan on plans in conformance to the approved Exhibit A (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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 other tenants, and vault room. (New Issue)
<input type="checkbox"/>	5	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)
<input type="checkbox"/>	6	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.
<input type="checkbox"/>		This will be added as a Tier 3 hold. No action is required for Planning signoff. (New Issue)
<input type="checkbox"/>	7	Additional comments may follow once new information is provided. (New Issue)



L64A-004

Review Information

Cycle Type: 12 Plan-Fac. Planning(Submit)	Submitted: 08/08/2019	Deemed Complete on 08/08/2019
Reviewing Discipline: Plan-Public Facilities Planning	Cycle Distributed: 08/08/2019	
Reviewer: Sheffield, Megan (619) 533-3672 MSheffield@sandiego.gov	Assigned: 08/09/2019	
	Started: 08/15/2019	
Hours of Review: 1.00	Review Due: 08/28/2019	
Next Review Method: Plan-Fac. Planning(Appmt.)	Completed: 08/15/2019	COMPLETED ON TIME
	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.

New Issue Group (3658027)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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@sandiego.gov to discuss alternatives for compliance. Refer to Municipal Code Section 26.0714: https://docs.sandiego.gov/municode/MuniCodeChapter02/Ch02Art06Division07.pdf (New Issue)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)



L64A-004

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	Assigned: 05/29/2020
(619) 533-3685	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)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	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.
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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)



L64A-004

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 (619) 446-5435 mmiranda@sandiego.gov	Assigned: 09/24/2019 Started: 09/24/2019 Review Due: 10/02/2019
Hours of Review: 0.50	Completed: 09/24/2019 COMPLETED ON TIME
Next Review Method: IAS-Combined(Appmt.)	Closed: 09/24/2019

- . 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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Meters are not allowed on driveways. Shown: The site plan and sheet C2 shows the meter being proposed in the driveway. (From Cycle 9)
<input type="checkbox"/>	2	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	4	The City Sewer capacity fee is \$2062.00, based on 10 Fixture Unit (From Cycle 9)
<input checked="" type="checkbox"/>	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 (From Cycle 9)
<input type="checkbox"/>	6	Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (From Cycle 9)
<input checked="" type="checkbox"/>	7	With the exception of "domestic only" services for single-family residences without fire sprinklers, and multi-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. (From Cycle 9)
<input type="checkbox"/>	8	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/final_draft_of_instruction_standard_drawing_9.1.pdf (From Cycle 9)
<input checked="" type="checkbox"/>	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. (From Cycle 9)
<input type="checkbox"/>	10	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>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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For questions regarding the 'IAS-Combined Review' review, please call Marcos Miranda at (619) 446-5435. Project Nbr: 644432 / Cycle: 14



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)





L64A-004

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 jwashburn@sandiego.gov	Assigned: 12/03/2019	
	Started: 12/06/2019	
Hours of Review: 2.50	Review Due: 12/11/2019	
Next Review Method: BDR-Geology (Submit)	Completed: 12/06/2019	COMPLETED ON TIME
	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)

References:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	Submit an addendum geotechnical report or update letter that specifically addresses the current building plan set and the following: (From Cycle 7)
<input checked="" type="checkbox"/>	3	Submit digital copies (on CD/DVD/or USB data storage device) of the referenced and requested geotechnical reports for our records. (From Cycle 7)
<input checked="" type="checkbox"/>	4	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. (From Cycle 7)
<input checked="" type="checkbox"/>	5	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. (From Cycle 7)
<input checked="" type="checkbox"/>	6	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)

INFORMATION:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)

<input checked="" type="checkbox"/>	8	Review Comments:
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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)



L64A-004

Review Information

Cycle Type: 16 BDR-Mechanical (RR)	Submitted:	Deemed Complete on 09/17/2019
Reviewing Discipline: BDR-Mechanical	Cycle Distributed:	
Reviewer: Suhendra, Steve (619) 446-5091 Ssuhendra@sandiego.gov	Assigned: 09/17/2019 Started: 09/17/2019 Review Due: 09/25/2019	
Hours of Review: 0.30	Completed: 09/17/2019	COMPLETED ON TIME
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>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	This plan can be rechecked over the counter (OTC) by any mechanical plan reviewer. (From Cycle 2)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	7	Clarification of correction #4. Provide stamp and signatures on Title 24 forms, sheets T24-XX (New Issue)



L64A-004

Review Information

Cycle Type: 17 BDR-Electrical (Submit) Submitted: 09/17/2019 Deemed Complete on 09/17/2019
Reviewing Discipline: BDR-Electrical Cycle Distributed: 09/17/2019
Reviewer: Gamba, Rosendo Assigned: 09/23/2019
(619) 446-5016 Started: 09/25/2019
Rgamba@sandiego.gov Review Due: 09/25/2019 COMPLETED ON TIME
Hours of Review: 1.00 Completed: 09/25/2019
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)

Table with columns: Cleared?, Num, Issue Text. Contains 21 rows of review issues with checkboxes and detailed descriptions.

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



L64A-004

Issue

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)

New Issue Group (3700248)





L64A-004

Review Information

Cycle Type: 18 LDR-Eng Building Review(Submt)	Submitted:
Reviewing Discipline: LDR-Eng Building Review	Cycle Distributed:
Reviewer: Jacala, Barbara (619) 446-5303 Bjacala@sandiego.gov	Assigned:
Hours of Review: 0.00	Started:
Next Review Method: LDR-Eng Building Review(Submt)	Review Due:
	Completed:
	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	4	For all Grading and Improvement Plan templates, see following link: https://www.sandiego.gov/development-services/industry/information/standtemp (From Cycle 4)
<input type="checkbox"/>	5	Add the right of way permit number on the building plans.
<input type="checkbox"/>	6	NOTE: Right-of-Way (ROW) permits must be obtained prior to approval of the building permit. (From Cycle 4)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (From Cycle 4)
<input type="checkbox"/>	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)
<input type="checkbox"/>	9	Clearly delineate and label the pervious and impervious surfaces. (From Cycle 4)
<input type="checkbox"/>	10	Ensure that the proposed improvements are shown consistently throughout the entire plan set. (From Cycle 4)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	16	Add details/cross-section of the permeable pavers to verify that the section is not underlain by any impervious materials. (From Cycle 4)
<input type="checkbox"/>	17	NOTE: Further comments may follow pending the additional information and documents provided in the next submittal package. (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





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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@san-diego.gov . (From Cycle 4)



L64A-004

Review Information

Cycle Type: 19 BDR-Planning (Appmt) **Submitted:** Deemed Complete on 09/24/2019
Reviewing Discipline: BDR-Planning **Cycle Distributed:**
Reviewer: Goossens, Kyle **Assigned:** 09/24/2019
 (619) 446-5475 **Started:** 09/24/2019
 Kgoossens@sandiego.gov **Review Due:** 10/02/2019
Hours of Review: 0.50 **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

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	1	EMAIL Kyle Goossens at kgoossens@sandiego.gov for a 30 min recheck appointment once all corrections to the plans have been made. (From Cycle 11)
<input checked="" type="checkbox"/>	2	Provide the security plan on plans in conformance to the approved Exhibit A (From Cycle 11)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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 other tenants, and vault room. (From Cycle 11)
<input checked="" type="checkbox"/>	5	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. (From Cycle 11)
<input checked="" type="checkbox"/>	6	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.
<input checked="" type="checkbox"/>	7	This will be added as a Tier 3 hold. No action is required for Planning signoff. (From Cycle 11)
<input checked="" type="checkbox"/>		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



L64A-004

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	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)
<input checked="" type="checkbox"/>	2	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	Project conforms to SDMC 142.0402 and CUP 2114346 (New Issue)



L64A-004

Review Information

Cycle Type: 21 BDR-Structural (Submit) **Submitted:** 09/18/2019 Deemed Complete on 09/19/2019
Reviewing Discipline: BDR-Structural **Cycle Distributed:** 09/19/2019
Reviewer: Mohajerani, Ehsan **Assigned:** 09/23/2019
 (619) 446-5068 **Started:** 09/25/2019
 Emohajerani@sandiego.gov **Review Due:** 09/26/2019
Hours of Review: 2.00 **Completed:** 09/27/2019 **COMPLETED LATE**
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

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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?	Issue Num	Issue Text
<input type="checkbox"/>	4	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

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)

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



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	10	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	14	Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (From Cycle 3)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	17	Provide complete architectural and structural framing plan and connection details per stairway. (From Cycle 3)
<input checked="" type="checkbox"/>	18	Dimension the width of Stairway .Provide a minimum 44 inches width for stairways serves an occupant load of 50 or more. [CBC 1011.2] (From Cycle 3)
<input checked="" type="checkbox"/>	19	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] (From Cycle 3)
<input checked="" type="checkbox"/>	20	Show stair treads with a minimum depth of 11 inches at stair [CBC 1011.5.2] (From Cycle 3)
<input checked="" type="checkbox"/>	21	Show stair risers with a seven inch maximum and four inch minimum height at stair [CBC 1011.5.2] (From Cycle 3)
<input checked="" type="checkbox"/>	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] (From Cycle 3)
<input checked="" type="checkbox"/>	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] (From Cycle 3)
<input checked="" type="checkbox"/>	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] (From Cycle 3)
<input checked="" type="checkbox"/>	25	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)
<input checked="" type="checkbox"/>	26	The extension of stairway handrails shall be in the same direction of the stair flight. [CBC 1014.6] (From Cycle 3)
<input type="checkbox"/>	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>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 21



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	Sheet AE1.00 & A1.00 : Proposed work is for a new two stories commercial building; 1) 2nd floor must be accessible by elevator. 2) 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)
<input type="checkbox"/>	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 above and below the first floor. (CBC, Sec. 11B-206.2.3). (From Cycle 3)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	31	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. (From Cycle 3)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	34	For (door, doorway, gate) serving proposed tenant space show on plan size, and clear opening width. (CBC, Sec. 11B-404.2.3). (From Cycle 3)
<input checked="" type="checkbox"/>	35	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). (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	41	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). (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	43	Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3)
<input type="checkbox"/>	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (From Cycle 3)
<input checked="" type="checkbox"/>	45	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). (From Cycle 3)
<input checked="" type="checkbox"/>	46	Show on plan turning space within the room complying with Section 11B-304. (CBC, Sec. 11B-603.2.1) (From Cycle 3)
<input checked="" type="checkbox"/>	47	Door shall not swing into the clear floor space required for any fixture. (CBC, Sec. 11B-603.2.3). Revise plan. (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	51	Show cross-sectional size of the grab bars on plan complying with CBC, Section 11B-609. (From Cycle 3)

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



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Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input type="checkbox"/>	53	Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From Cycle 3)
<input type="checkbox"/>	54	Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3)
<input type="checkbox"/>	55	Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3)
<input checked="" type="checkbox"/>	56	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)

VHFBZ

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	58	Add the following note to the plans: "Drp edge flashing used at the free edges of roofing materials shall be non-combustible." [SDMC 145.0705(b)]. (From Cycle 3)
<input checked="" type="checkbox"/>	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." [CBC 705A.3]. (From Cycle 3)
<input checked="" type="checkbox"/>	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 145.0706(d)]. (From Cycle 3)
<input checked="" type="checkbox"/>	61	Add the following note to the plans: "Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWDA 101/I.S.2 structural requirements." [SDMC 145.0708]. (From Cycle 3)
<input checked="" type="checkbox"/>	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]: - 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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	64	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)
<input type="checkbox"/>	65	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)
<input type="checkbox"/>	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)

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





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	67	Provide a detail for the exterior porch ceiling construction. The exposed underside of the porch ceiling shall be 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 ceiling -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	70	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 (From Cycle 3)
<input checked="" type="checkbox"/>	71	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)

Geology

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (From Cycle 3)

Structural

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	74	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)
<input type="checkbox"/>	75	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
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	77	Calculation package -wind analysis : Steel moment resisting frame called on ENERCALC output ,but no MF shown on plan .Clarify (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	79	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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 is in error.Rerun the analysis with correct allowable bearing pressure. (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	84	Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	89	Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)
<input type="checkbox"/>	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. i.e : anchorage design and connection details are missing. (From Cycle 3)

Special Inspection

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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)

Hazmat

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	92	Hazmat review and sign off is required prior to structural sign off. (From Cycle 3)

Note to PC Engineer

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	96	In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (New Issue)
<input type="checkbox"/>	97	In reference to previous comment #68 , 69 : Door schedule on sheet AE1 & A1 does not match , also provide/show window schedule. (New Issue)
<input type="checkbox"/>	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 toilet facility. (New Issue)
<input type="checkbox"/>	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) (New Issue)





L64A-004

Review Information

Cycle Type: 22 BDR-Mechanical (RR)	Submitted:	Deemed Complete on 09/18/2019
Reviewing Discipline: BDR-Mechanical	Cycle Distributed:	
Reviewer: Gurmu, Aida	Assigned: 09/18/2019	
(619) 446-5082	Started: 09/18/2019	
agurmu@sandiego.gov	Review Due: 09/26/2019	
Hours of Review: 0.30	Completed: 09/18/2019	COMPLETED ON TIME
Next Review Method: BDR-Mechanical (RR)	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)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This plan can be rechecked over the counter (OTC) by any mechanical plan reviewer. (From Cycle 2)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	7	Clarification of correction #4. Provide stamp and signatures on Title 24 forms, sheets T24-XX (From Cycle 16)



Project Issues

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

L64A-004

Review Information

Cycle Type: 23 LDR-Eng Building Review(Submt) **Submitted:** 09/24/2019 Deemed Complete on 09/24/2019
Reviewing Discipline: LDR-Eng Building Review **Cycle Distributed:** 09/24/2019
Reviewer: Jacala, Barbara **Assigned:** 09/30/2019
(619) 446-5303 **Started:** 10/02/2019
Bjacala@sandiego.gov **Review Due:** 10/02/2019
Hours of Review: 2.00 **Completed:** 10/02/2019 **COMPLETED ON TIME**
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.

1st Review

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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/dsdlb165.pdf (Construction Plans) and https://www.sandiego.gov/sites/default/files/dsdpsm_sec_03.pdf (D-sheets) (From Cycle 4)
<input checked="" type="checkbox"/>	4	For all Grading and Improvement Plan templates, see following link: https://www.sandiego.gov/development-services/industry/information/standtemp (From Cycle 4)
<input checked="" type="checkbox"/>	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. (From Cycle 4)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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. (From Cycle 4)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	9	Clearly delineate and label the pervious and impervious surfaces. (From Cycle 4)
<input type="checkbox"/>	10	Ensure that the proposed improvements are shown consistently throughout the entire plan set. (From Cycle 4)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	16	Add details/cvross-section of the permeable pavers to verify that the section is not underlain by any impervious materials. (From Cycle 4)
<input type="checkbox"/>	17	NOTE: Further comments may follow pending the additional information and documents provided in the next submittal package. (From Cycle 4)

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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<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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@sanidiego.gov . (From Cycle 4)

2nd Review

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	23	Revise plans per redlines (previous and current). (New Issue)





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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:
Reviewer: Miranda, Marcos (619) 446-5435 mmiranda@sandiego.gov	Assigned: 03/04/2020 Started: 03/04/2020 Review Due: 03/12/2020 Completed: 03/04/2020 COMPLETED ON TIME Closed: 03/04/2020
Hours of Review: 0.25	
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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Meters are not allowed on driveways. Shown: The site plan and sheet C2 shows the meter being proposed in the driveway. (From Cycle 9)
<input type="checkbox"/>	2	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)
<input type="checkbox"/>	6	Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (From Cycle 9)
<input type="checkbox"/>	8	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/final_draft_of_instruction_standard_drawing_9.1.pdf (From Cycle 9)
<input type="checkbox"/>	10	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>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)



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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 (619) 446-5093 AAmiriRazavi@sandiego.gc	Assigned: 02/25/2020	
	Started: 02/25/2020	
Hours of Review: 1.00	Review Due: 03/04/2020	
Next Review Method: BDR-Electrical (Submit)	Completed: 02/25/2020	COMPLETED ON TIME
	Closed: 02/25/2020	

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?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	4	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)
<input checked="" type="checkbox"/>	7	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)
<input checked="" type="checkbox"/>	9	Include all luminaires shown on fixtures schedule on T-24 calculations. (If they are not used, remove them from schedule.) Type D is missing. (From Cycle 1)
<input checked="" type="checkbox"/>	10	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. (From Cycle 1)
<input checked="" type="checkbox"/>	11	Correct note shown for service grounding electrode. (Typo?) (From Cycle 1)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	14	Clarify the location of the proposed 400 amps MDP. Is it near the main door? (From Cycle 17)
<input checked="" type="checkbox"/>	15	Clarify the rating of the MOCPD of panel B. Is it 100 amps or 50 amps? (From Cycle 17)
<input checked="" type="checkbox"/>	16	Correct the equipment tag on the grounding electrode in the single line diagram. (From Cycle 17)
<input checked="" type="checkbox"/>	17	The feeder conduits of panel A and panel B and the CU unit are undersized. Please redesign. (From Cycle 17)
<input checked="" type="checkbox"/>	18	Indicate the rating of the disconnects fo the CU and HP unit in the single line diagram. (From Cycle 17)
<input checked="" type="checkbox"/>	19	Include lighting fixture AE and D in the NRCC-LTI-E (page 2 fo 7). (From Cycle 17)
<input checked="" type="checkbox"/>	20	Include the lighting fixture F in the outdoor lighting fixture schedule of NRCC-LTO-E (page 2 of 6). (From Cycle 17)
<input checked="" type="checkbox"/>	21	Correct the watts per luminaire of the lighting fixture F in the NRCC-LTO-E (page 2 of 6). (From Cycle 17)
<input checked="" type="checkbox"/>	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)



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Review Information

Cycle Type: 26 BDR-Structural (Appmt.) **Submitted:** Deemed Complete on 10/07/2019
Reviewing Discipline: BDR-Structural **Cycle Distributed:**
Reviewer: Mohajerani, Ehsan **Assigned:** 10/07/2019
 (619) 446-5068 **Started:** 10/07/2019
 Emohajerani@sandiego.gov **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 Cmrints/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

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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?	Issue Num	Issue Text
<input type="checkbox"/>	4	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

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	10	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)

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



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	14	Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	17	Provide complete architectural and structural framing plan and connection details per stairway. (From Cycle 3)
<input type="checkbox"/>	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>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	Sheet AE1.00 & A1.00 : Proposed work is for a new two stories commercial building; 1) 2nd floor must be accessible by elevator. 2) 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)
<input type="checkbox"/>	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 above and below the first floor. (CBC, Sec. 11B-206.2.3). (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	42	AE1.00 & A1.00 : Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd 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)
<input type="checkbox"/>	43	Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3)
<input type="checkbox"/>	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	53	Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From Cycle 3)
<input type="checkbox"/>	54	Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3)
<input type="checkbox"/>	55	Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3)

VHFHZ

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







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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	65	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (From Cycle 3)

Structural

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	74	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.Provldc complete cross reference and connection details . (From Cycle 3)
<input type="checkbox"/>	75	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)
<input type="checkbox"/>	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)

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



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<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	79	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	84	Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	89	Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)
<input type="checkbox"/>	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. i.e : anchorage design and connection details are missing. (From Cycle 3)

Special Inspection

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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/adhesive equipment or etc... (From Cycle 3)

Note to PC Engineer

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 26





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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 receiving more information and prior to approval. (From Cycle 3)

☞ **Recheck 09/26**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	95	In reference to previous comment #13 & 14 : Response provided "Not applicable, no glass railing" ,however , half height glass wall/railing is still shown per 2nd floor office adjacent to open area.Refer to original comment #13 & 14 (From Cycle 21)
<input type="checkbox"/>	96	In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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 toilet facility. (From Cycle 21)
<input type="checkbox"/>	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)



L64A-004

Review Information

Cycle Type: 27 LDR-Eng Building Review(Submt)	Submitted: 11/12/2019	Deemed Complete on 11/13/2019
Reviewing Discipline: LDR-Eng Building Review	Cycle Distributed: 11/13/2019	
Reviewer: Jacala, Barbara (619) 446-5303 Bjacala@sandiego.gov	Assigned: 11/15/2019	
	Started: 11/21/2019	
Hours of Review: 3.00	Review Due: 11/21/2019	COMPLETED ON TIME
Next Review Method: LDR-Eng Building Review(Appmt)	Completed: 11/21/2019	
	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.
- . 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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	10	Ensure that the proposed improvements are shown consistently throughout the entire plan set. (From Cycle 4)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	17	NOTE: Further comments may follow pending the additional information and documents provided in the next submittal package. (From Cycle 4)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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 . (From Cycle 4)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	24	Revise plans and WPCP per redlines. (New Issue)
<input type="checkbox"/>	25	Next submittal will be accommodated by appointment. After all redlines and outstanding comments have been addressed, contact Barbara Jacala at bjacala@saniego.com to schedule an over-the-counter review. (New Issue)





L64A-004

Review Information

Cycle Type: 28 BDR-Structural (Submit)	Submitted: 12/20/2019	Deemed Complete on 12/20/2019
Reviewing Discipline: BDR-Structural	Cycle Distributed: 12/20/2019	
Reviewer: Franco Mendoza, Roberto (619) 446-5450 Rfranco@sandiego.gov	Assigned: 01/07/2020	
	Started: 01/08/2020	
Hours of Review: 5.00	Review Due: 01/09/2020	
Next Review Method: BDR-Structural (Appmt.)	Completed: 01/08/2020	COMPLETED ON TIME
	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	4	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	10	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)
<input type="checkbox"/>	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



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Issue		
Cleared?	Num	Issue Text
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	14	Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (From Cycle 3)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	17	Provide complete architectural and structural framing plan and connection details per stairway. (From Cycle 3)
<input checked="" type="checkbox"/>	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	Issue Text
<input checked="" type="checkbox"/>	28	Sheet AE1.00 & A1.00 : Proposed work is for a new two stories commercial building; 1) 2nd floor must be accessible by elevator. 2) 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)
<input checked="" type="checkbox"/>	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 above and below the first floor. (CBC, Sec. 11B-206.2.3). (From Cycle 3)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	43	Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3)
<input checked="" type="checkbox"/>	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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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- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|---|
| <input type="checkbox"/> | 54 | Provide handralls on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3) |
| <input type="checkbox"/> | 55 | Show handralls to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3) |
- VHFHZ**
- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <input type="checkbox"/> | 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) |
| <input checked="" type="checkbox"/> | 65 | 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) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 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

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-------------------------------------|------------------|--|
| <input checked="" type="checkbox"/> | 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) |
| <input checked="" type="checkbox"/> | 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. (From Cycle 3) |

Structural

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 74 | 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) |
| <input type="checkbox"/> | 75 | 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) |



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	79	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	84	Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	89	Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)
<input type="checkbox"/>	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. i.e : anchorage design and connection details are missing. (From Cycle 3)

Special Inspection

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 28





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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/adhesive equipment or etc... (From Cycle 3)

➤ Note to PC Engineer

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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 receiving more information and prior to approval. (From Cycle 3)

➤ Recheck 09/26

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	96	In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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 toilet facility. (From Cycle 21)
<input type="checkbox"/>	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)

➤ Recheck 01/08

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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] (New Issue)
<input type="checkbox"/>	103	Follow up to comment 63 - Detail 1/A2.01 missing. (New Issue)
<input type="checkbox"/>	104	Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	107	A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (New Issue)
<input type="checkbox"/>	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. (New Issue)

➤ Appointment

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)





L64A-004

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 again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 5th complete submittal for LDR-Eng Building Review on this project as: LDR-Eng Building Review(Appmt).
- . The reviewer has requested more documents be submitted.
- . Your project still has 14 outstanding review issues with LDR-Eng Building Review (11 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

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)

2nd Review

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	23	Revise plans per redlines (previous and current). (From Cycle 23)

3rd Review

Cleared?	Issue Num	Issue Text
<input checked="" type="checkbox"/>	24	Revise plans and WPCP per redlines. (From Cycle 27)
<input checked="" type="checkbox"/>	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. (From Cycle 27)

4th Review

Cleared?	Issue Num	Issue Text
<input type="checkbox"/>	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)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	28	Until the existing 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. (New Issue)
<input type="checkbox"/>	29	Provide the contactor information on pg 7 of the WPCP. (New Issue)
<input type="checkbox"/>	30	Sign the WPCP cert page C-1. (New Issue)
<input type="checkbox"/>	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 (New Issue)
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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. (New Issue)

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



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (New Issue)
<input type="checkbox"/>	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)
<input type="checkbox"/>	36	If you have any questions, contact Barbara Jacala at bjacala@san-diego.gov . (New Issue)





L64A-004

Review Information

Cycle Type: 30 BDR-Structural (Appmt.) **Submitted:** Deemed Complete on 02/14/2020
Reviewing Discipline: BDR-Structural **Cycle Distributed:**
Reviewer: Franco Mendoza, Roberto **Assigned:** 02/14/2020
 (619) 446-5450 **Started:** 02/14/2020
 Rfrancomendo@sandiego.ca **Review Due:** 02/24/2020
Hours of Review: 1.00 **Completed:** 02/14/2020 **COMPLETED ON TIME**
Next Review Method: BDR-Structural (Appmt.) **Closed:** 02/14/2020

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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)

Accessibility

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	42	AE1.00 & A1.00 : Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd 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)
<input checked="" type="checkbox"/>	43	Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	53	Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From Cycle 3)
<input checked="" type="checkbox"/>	54	Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3)
<input checked="" type="checkbox"/>	55	Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3)

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 30



L64A-004

VHFHZ

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)

Structural

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	74	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)
<input type="checkbox"/>	75	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	79	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)
<input type="checkbox"/>	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)

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 30



L64A-004

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 84 | Provide/show HDN's per columns/posts with large uplift. (From Cycle 3) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 89 | Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail ,(refer to marked on plan) (From Cycle 3) |
| <input type="checkbox"/> | 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.

i.e : anchorage design and connection details are missing.
(From Cycle 3) |

Special Inspection

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 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/adhesive equipment or etc... (From Cycle 3) |

Note to PC Engineer

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 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

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|--------------------------|------------------|--|
| <input type="checkbox"/> | 96 | In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21) |
| <input type="checkbox"/> | 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) |

Recheck 01/08

- | <u>Cleared?</u> | <u>Issue Num</u> | <u>Issue Text</u> |
|-----------------|------------------|-------------------|
|-----------------|------------------|-------------------|





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	103	Follow up to comment 63 - Detail 1/A2.01 missing. (From Cycle 28)
<input type="checkbox"/>	104	Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. (From Cycle 28)
<input type="checkbox"/>	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)
<input type="checkbox"/>	107	A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (From Cycle 28)
<input type="checkbox"/>	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)

Appointment

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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] (New Issue)
<input type="checkbox"/>	110	Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (New Issue)



L64A-004

Review Information

Cycle Type: 31 BDR-Structural (Appmt.)	Submitted: Deemed Complete on 03/02/2020
Reviewing Discipline: BDR-Structural	Cycle Distributed:
Reviewer: Franco Mendoza, Roberto (619) 446-5450 Rfrancomendo@sandiego.gov	Assigned: 03/02/2020 Started: 03/02/2020 Review Due: 03/09/2020
Hours of Review: 1.00	Completed: 03/02/2020 COMPLETED ON TIME
Next Review Method: BDR-Structural (Appmt.)	Closed: 03/02/2020

- 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 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.

Review Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

- | | | |
|--------------------------|---|--|
| <input type="checkbox"/> | 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) |
|--------------------------|---|--|

Accessibility

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

- | | | |
|--------------------------|----|---|
| <input type="checkbox"/> | 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) |
|--------------------------|----|---|

Structural

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

- | | | |
|-------------------------------------|----|---|
| <input type="checkbox"/> | 74 | 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) |
| <input checked="" type="checkbox"/> | 75 | 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) |
| <input checked="" type="checkbox"/> | 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) |
| <input type="checkbox"/> | 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) |
| <input type="checkbox"/> | 79 | 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) |

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



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	84	Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	89	Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail ,(refer to marked on plan) (From Cycle 3)
<input type="checkbox"/>	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. i.e : anchorage design and connection details are missing. (From Cycle 3)

Special Inspection

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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/adhesive equipment or etc... (From Cycle 3)

Note to PC Engineer

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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 receiving more information and prior to approval. (From Cycle 3)

Recheck 09/26

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	96	In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21)
<input type="checkbox"/>	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)

Recheck 01/08

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 31



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	103	Follow up to comment 63 - Detail 1/A2.01 missing. (From Cycle 28)
<input type="checkbox"/>	104	Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. (From Cycle 28)
<input type="checkbox"/>	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)
<input type="checkbox"/>	107	A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (From Cycle 28)
<input type="checkbox"/>	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)

Appointment

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)



L64A-004

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 (619) 446-5450 Rfrancomendo@sandiego.gov	Assigned: 03/11/2020 Started: 03/11/2020 Review Due: 03/18/2020 Completed: 03/11/2020 COMPLETED ON TIME Closed: 03/11/2020
Hours of Review: 2.00	
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 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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> | 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) |
|-------------------------------------|---|---|

Accessibility

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | 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)

Structural

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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- | | | |
|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | 74 | 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)

- | | | |
|-------------------------------------|----|--|
| <input checked="" type="checkbox"/> | 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)

- | | | |
|-------------------------------------|----|--|
| <input checked="" type="checkbox"/> | 79 | 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)

- | | | |
|-------------------------------------|----|---|
| <input checked="" type="checkbox"/> | 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)

- | | | |
|--------------------------|----|---|
| <input type="checkbox"/> | 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)

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





L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	84	Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	89	Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)
<input checked="" type="checkbox"/>	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. i.e : anchorage design and connection details are missing. (From Cycle 3)

Special Inspection

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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/adhesive equipment or etc... (From Cycle 3)

Note to PC Engineer

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	96	In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21)
<input checked="" type="checkbox"/>	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)

Recheck 01/08

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	103	Follow up to comment 63 - Detail 1/A2.01 missing. (From Cycle 28)
<input checked="" type="checkbox"/>	104	Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. (From Cycle 28)

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



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	107	A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (From Cycle 28)
<input checked="" type="checkbox"/>	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)

Appointment

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	111	The weight of the suspended fan coil 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)
<input type="checkbox"/>	112	S1.3 - Details 1 & 3 - Review truss calculations and update details to show correct construction installation details. Also, provide detail to resist uplift forces calculated on truss calculations. (New Issue)
<input type="checkbox"/>	113	S1.2 - Details 12 - Review the proposed wood beam to steel beam connection. Structural calculations (sheet 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)
<input type="checkbox"/>	114	S3 - Clarify how detail 11/S1.2 applies at roof framing plan. (New Issue)
<input type="checkbox"/>	115	Provide fire rating details for the primary framing members in accordance with section 704.2. (New Issue)



L64A-004

Review Information

Cycle Type: 33 IAS-Combined(Appmnt.)	Submitted: Deemed Complete on 03/05/2020
Reviewing Discipline: IAS-Combined Review	Cycle Distributed:
Reviewer: Miranda, Marcos (619) 446-5435 mmiranda@sandiego.gov	Assigned: 03/05/2020 Started: 03/05/2020 Review Due: 03/13/2020
Hours of Review: 0.50	Completed: 03/05/2020 COMPLETED ON TIME
Next Review Method: IAS-Combined(Appmnt.)	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Meters are not allowed on driveways. Shown: The site plan and sheet C2 shows the meter being proposed in the driveway. (From Cycle 9)
<input checked="" type="checkbox"/>	2	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)
<input checked="" type="checkbox"/>	6	Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (From Cycle 9)
<input checked="" type="checkbox"/>	8	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/final_draft_of_instruction_standard_drawing_9.1.pdf (From Cycle 9)
<input checked="" type="checkbox"/>	10	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>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)



L64A-004

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.ca **Review Due:** 03/30/2020
Hours of Review: 1.00 **Completed:** 03/26/2020 **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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)

Recheck 09/26

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	96	In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21)

Recheck 01/08

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)

Appointment

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 34



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	111	The weight of the suspended fan coil 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] (From Cycle 32)
<input checked="" type="checkbox"/>	112	S1.3 - Details 1 & 3 - Review truss calculations and update details to show correct construction installation details. Also, provide detail to resist uplift forces calculated on truss calculations. (From Cycle 32)
<input checked="" type="checkbox"/>	113	S1.2 - Details 12 - Review the proposed wood beam to steel beam connection. Structural calculations (sheet 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)
<input checked="" type="checkbox"/>	114	S3 - Clarify how detail 11/S1.2 applies at roof framing plan. (From Cycle 32)
<input type="checkbox"/>	115	Provide fire rating details for the primary framing members in accordance with section 704.2. (From Cycle 32)

➤ Recheck 03/24

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	116	S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (New Issue)
<input type="checkbox"/>	117	S1.3 - Provide complete lateral load shear transfer on details 5/S1.3 & 6/S1.3. (New Issue)
<input type="checkbox"/>	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 consistent with the columns shown on plans.

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



L64A-004

Review Information

Cycle Type: 35 BDR-Structural (Appmt.)	Submitted: 04/14/2020	Deemed Complete on 04/14/2020
Reviewing Discipline: BDR-Structural	Cycle Distributed: 04/14/2020	
Reviewer: Franco Mendoza, Roberto (619) 446-5450 Rfranco@san-diego.gov	Assigned: 04/21/2020	
	Started: 04/21/2020	
Hours of Review: 1.00	Review Due: 04/21/2020	
Next Review Method: BDR-Structural (Appmt.)	Completed: 04/24/2020	COMPLETED LATE
	Closed: 04/24/2020	

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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	111	The weight of the suspended fan coil 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] (From Cycle 32)
<input type="checkbox"/>	115	Provide fire rating details for the primary framing members in accordance with section 704.2. (From Cycle 32)

Recheck 03/24

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	116	S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34)
<input checked="" type="checkbox"/>	117	S1.3 - Provide complete lateral load shear transfer on details 5/S1.3 & 6/S1.3. (From Cycle 34)
<input type="checkbox"/>	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 consistent with the columns shown on plans.

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

Recheck 04/22

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	120	Remove all duplicate sheets on plans. For example, S1.1, S1.3, S1.4, M2. (New Issue)
<input type="checkbox"/>	121	Review the sequence of the sheet index and format drawings accordingly. (New Issue)
<input type="checkbox"/>	122	Provide missing sheets (E6 & M3), listed in sheet index. (New Issue)

For questions regarding the 'BDR-Structural' review, please call Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 35



L64A-004

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:**
Reviewer: Jacala, Barbara **Assigned:** 05/04/2020
 (619) 446-5303 **Started:** 05/04/2020
 Bjacala@sandiego.gov **Review Due:** 05/12/2020
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 Building Review on this project as: LDR-Eng Building 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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	23	Revise plans per redlines (previous and current). (From Cycle 23)

4th Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	28	Until the existing 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)
<input checked="" type="checkbox"/>	29	Provide the contactor information on pg 7 of the WPCP. (From Cycle 29)
<input checked="" type="checkbox"/>	30	Sign the WPCP cert page C-1. (From Cycle 29)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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)
<input type="checkbox"/>	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



L64A-004

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	37	Plans could not be stamped because the DS-560 form on the plan set was not signed. (New Issue)
<input type="checkbox"/>	38	The WPCP has been approved and stamped. (New Issue)
<input type="checkbox"/>	39	The plans and documents have been reviewed and routed to plan pickup. (New Issue)
<input type="checkbox"/>	40	To minimize the need for personal interaction due to the current situation, new procedures have been started: Email DSDPlanPickUp@sanidiego.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).





L64A-004

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 (619) 446-5450 Rfrancomendo@sandiego.gov	Assigned: 05/18/2020	
	Started: 05/18/2020	
Hours of Review: 2.00	Review Due: 05/06/2020	
Next Review Method: BDR-Structural (Submit)	Completed: 05/18/2020	COMPLETED LATE
	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.

Recheck 02/14

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	115	Provide fire rating details for the primary framing members in accordance with section 704.2. (From Cycle 32)

Recheck 03/24

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	116	S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34)
<input type="checkbox"/>	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 consistent with the columns shown on plans.

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

Recheck 04/22

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (From Cycle 35)
<input checked="" type="checkbox"/>	120	Remove all duplicate sheets on plans. For example, S1.1, S1.3, S1.4, M2. (From Cycle 35)
<input checked="" type="checkbox"/>	121	Review the sequence of the sheet index and format drawings accordingly. (From Cycle 35)
<input checked="" type="checkbox"/>	122	Provide missing sheets (E6 & M3), listed in sheet index. (From Cycle 35)



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 (619) 446-5303 Bjacala@sandiego.gov	Assigned: 05/12/2020	
	Started: 05/12/2020	
Hours of Review: 1.00	Review Due: 05/15/2020	
Next Review Method: LDR-Eng Building Review(Appmt)	Completed: 05/12/2020	COMPLETED ON TIME
	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.

4th Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	36	If you have any questions, contact Barbara Jacala at bjacala@sandiego.gov . (From Cycle 29)

5th Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	37	Plans could not be stamped because the DS-560 form on the plan set was not signed. (From Cycle 36)
<input checked="" type="checkbox"/>	38	The WPCP has been approved and stamped. (From Cycle 36)
<input checked="" type="checkbox"/>	39	The plans and documents have been reviewed and routed to plan pickup. (From Cycle 36)
<input checked="" type="checkbox"/>	40	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 36)

6th Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	41	Plans have been stamped, signed off, and routed to Will Call to the attention of the Owner Aaron Magagna. (New Issue)
<input checked="" type="checkbox"/>	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)



L64A-004

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 (619) 446-5068 Emohajerani@sandiego.gov	Assigned: 05/22/2020	
	Started: 05/22/2020	
Hours of Review: 0.00	Review Due: 05/29/2020	
Next Review Method: BDR-Structural (Appmt.)	Completed: 05/22/2020	COMPLETED ON TIME
	Closed: 05/22/2020	

- 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.

Recheck 02/14

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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)
<input type="checkbox"/>	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

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	115	Provide fire rating details for the primary framing members in accordance with section 704.2. (From Cycle 32)

Recheck 03/24

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	116	S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34)
<input type="checkbox"/>	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 consistent with the columns shown on plans.

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

Recheck 04/22

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	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. (From Cycle 35)



L64A-004

Review Information

Cycle Type: 40 BDR-Structural (Appmt.)	Submitted: Deemed Complete on 05/26/2020
Reviewing Discipline: BDR-Structural	Cycle Distributed:
Reviewer: Franco Mendoza, Roberto (619) 446-5450 Rfrancomendo@sandiego.gov	Assigned: 05/26/2020 Started: 05/26/2020 Review Due: 06/02/2020
Hours of Review: 1.00	Completed: 05/27/2020 COMPLETED ON TIME
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.

Recheck 02/14

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	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

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	115	Provide fire rating details for the primary framing members in accordance with section 704.2. (From Cycle 32)

Recheck 03/24

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	116	S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34)
<input checked="" type="checkbox"/>	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 consistent with the columns shown on plans.

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

Recheck 04/22

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	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. (From Cycle 35)