



CYCLE ISSUES RESPONSES

PROJECT: Federal Blvd. MMCC

DATE: Monday, September 11, 2017

Project No.: 520606

REVIEWING DISCIPLINE: BDR – Structural

Note to reviewer: The project has been completely redesigned within the site. In this response letter, we are attempted to address any relevant issued brought up in your previous review accordingly.

Preliminary Review Comments

1. *Applicable codes shall apply to the proposed project. See sheet G001 for Applicable codes to comply with the City of San Diego Municipal Code, 2016 California Building Code, 2016 California Green Code, 2016 Plumbing Code, 2016 California Electrical Code & the 2016 California Mechanical Code.*
2. *Acknowledged.*
3. *Acknowledged.*
4. *See sheet G001, Project Information, for corrected occupancy classification.*
5. *A van accessible parking space has been provided on the proposed site plan. See revised sheet A102.*
6. *An accessible route from public street/side walk and from accessible parking space to the primary entry of the facility has been provided and shown on the proposed site plan, see sheet A102.*
7. *See sheet A102 for accessible routes width. The cross slope is less than 1:20 and the running slope less than 1:48 for all accessible routes, according with section 11B-403.3 of the CBC.*
8. *EV-Charging Stations are not required or part of this permit. Per Table 5.106.5.3.3, zero(0) EV charging spaces are required for every 0-9 parking spaces.*
9. *No EVCS provided. EVCS are not required or are part of this permit.*
10. *See sheet A102 for proposed detectable warning area.*
11. *Parapets no required per CBC 705.11 exception 4. See sheet A107 proposed roof plan for verification.*
12. *Acknowledged.*



Abhay Schweitzer Assoc. AIA - Principal



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REVIEWING DISCIPLINE: LDR – Geology

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References

1. *Acknowledged.*

Comments

2. *See attached Geotechnical report for nearby property that addresses liquefaction potential for hazard category 32 as shown on the City's Seismic Safety Study Geologic Hazard Maps.*
3. *No remedial grading anticipated.*
4. *See attached Geotechnical report for nearby property.*
5. *See attached Geotechnical report for nearby property. No destabilization of adjacent properties anticipated.*
6. *See attached Geotechnical report for nearby property.*
7. *Acknowledged.*



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PROJECT: Federal Blvd. MMCC

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REVIEWING DISCIPLINE: LDR Engineering Review

Note to reviewer: The project has been completely redesigned within the site. In this response letter, we are attempted to address any relevant issued brought up in your previous review accordingly.

1st Review

1. *Acknowledged.*
2. *Acknowledged.*
3. *See revised sheet A102 for existing and proposed grading contours and spot elevations. Also see sheets A201, A202, A203, A204, A301 and A302 for additional grade and elevation information. Please refer to sheet A102 for grading data table. No proposed site drains. All site stormwater to be treated via biofiltration areas located at the front and rear yard. All stormwater to sheet flow into these biofiltration areas as shown on site plan and landscape plan.*
4. *Source, date and MSL datum information added to proposed site plan sheet, A102.*
5. *The elevations for the survey were derived from RTK GPS observations to the following survey control benchmark as described on record of survey map No. 14492, Monument No. 1180, Elevation = 384.62'. See Survey plan, VERTICAL DATUM: NAVD-88*
6. *Onsite legal description added to proposed site plan sheet A102. APN # for adjacent properties added to sheet A102.*
7. *See revised site plan sheets A101-A103 for public right-of-way for existing street adjacent to project.*
8. *Curb to PL, Curb to Centerline, Property line distances and width of sidewalk have been added to site plan sheets A101-A103.*
9. *See sheet A102 for proposed PAD Elevation and Finish Floor Elevation.*
10. *Drainage patterns have been amended to flow down natural slope of the site that will discharge offsite through the rear of the property.*
11. *See attached drainage study*
12. *Current Storm Water Requirements Applicability Checklist Dated October 2016 has been filled out and attached to this submittal.*
13. *For Water Quality Study, see new BMP sheet, A102a.*
14. *See attached Source Control BMP Checklist for Standard Projects*



15. Acknowledged.
16. Per the meeting you had with our project team, please see proposed dedication on sheet A102.
17. Existing water and sewer services shall remain. See added note to proposed site plan, see sheet A102.
18. Pedestrian path has been provided from the existing public sidewalk to the proposed entrance. See revised proposed site plan on sheet A102
19. Site plan revised (A102), new driveway callout added, and provided sidewalk transitions per SDG-159.
20. See revised site plan on sheet A102 for city standard curb, gutter, and sidewalk where the existing driveway is located.
21. Visibility triangles added to proposed site plan A102. Note regarding visibility triangles added on site plan I/A102.
22. Note regarding BMP added to site plan sheet, J/A102.
23. Note regarding BMP added to site plan sheet, K/A102.
24. Acknowledged.

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DATE: Monday, September 11, 2017

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REVIEWING DISCIPLINE: Plan – Historic

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4-11-2017

1. *Acknowledged.*
2. *Acknowledged.*
3. *Acknowledged.*
4. *Acknowledged.*
5. *Acknowledged.*
6. *Acknowledged.*
7. *Acknowledged.*
8. *Acknowledged. See answers to cycle issues below.*
9. *Acknowledged.*
10. *Notice of completion cannot be located*
11. *See attached Chain of Title*
12. *See attached City Directory Listing of Occupants*



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REVIEWING DISCIPLINE: PUD – Water & Sewer Dev

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New Issue Group (2765140)

1. *Acknowledged.*
2. *Acknowledged.*
3. *Acknowledged.*

New Issue Group (2765166)

4. *No water, sewer, or general utility easements associated with the property under review. See sheet A102a, SITE PLAN NOTES, Note M.*
5. *See revised site plan for location of all existing water and sewer facilities*
6. *Existing Water Service TO BE RETAINED AND REUSED. See revised sheet A102*
7. *Note added to proposed site plan sheet A102. Note L/Site Plan Notes. See revised landscape plan sheet LDP 1 for same note.*



Abhay Schweitzer Assoc. AIA - Principal