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

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L64A-004

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

**Project Information** 

Title: Federal Blvd M.O. Project Nbr: 644432

Project Mgr: Forootan, Maryam (619) 533-6300 Mforootan@sandiego.gov

**Review Information** 

Deemed Complete on 08/08/2019 Cycle Type: 1 BDR-Electrical (Submit) Submitted: 08/06/2019

Reviewing Discipline: BDR-Electrical **Cycle Distributed:** 08/08/2019

Reviewer: Nasrollahnia, Mehdi Assigned: 08/16/2019 Started: 08/19/2019 (619) 446-5004

**Review Due:** 08/20/2019 NASROLLAHNIA@sandieg

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 358 reviews, 59.2% were on-time, and 86.9% were on projects at less than < 3 complete submittals.

📂 New Issi	ue Gro	up (3661749)
	<u>Issue</u>	
Cleared?	<u>Num</u>	<u>Issue Text</u>
	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)
	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)
	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)
		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)
	5	Provide service load calculations to justify switchboard size and ratings. (New Issue)
	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)
	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)
	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)
	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)
	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)
	11	Correct note shown for service grounding electrode. (Typo?) (New Issue)
	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



Elvira Ricafort 533-3678

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

#### Review Information

Cycle Type: 2 BDR-Mechanical (Submit) 08/06/2019 Deemed Complete on 08/08/2019 Submitted:

Reviewing Discipline: BDR-Mechanical **Cycle Distributed:** 08/08/2019

Reviewer: Salcedo, Jose 08/15/2019 Assigned: (619) 446-5080 Started: 08/20/2019

> Review Due: 08/20/2019 jsalcedo@sandiego.gov

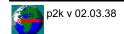
Hours of Review: Completed: 08/20/2019 **COMPLETED ON TIME** 2.00

Next Review Method: BDR-Mechanical (OTC) 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 (OTC).
- 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 342 reviews, 64.3% were on-time, and 81.5% were on projects at less than < 3 complete submittals.

#### New Issue Group (3661587) <u>Issue</u> Cleared? Num **Issue Text** This plan can be rechecked over the counter (OTC) by any mechanical plan reviewer. (New Issue) 2 The mechanical and plumbing plans must be stamped and signed by the California licensed professional who is responsible for the work per the California Business and professions code (Ch. 7, Div. 3, Business and Professions Code, Art. 2, Sec. 6735.4). Example: Registered mechanical engineer. (New Issue) 3 Provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely and comprehensively address the issues raised. (New Issue) It is the responsibility of architect or engineer of record to ensure that all requirements of the latest adopted edition of the California Mechanical & Plumbing Codes as well as other regulations and ordinances of the City of San Diego are satisfied and incorporated in the plans and calculations. (New Issue) 5 This list does not necessarily include all errors and omissions. Plans require correction as indicated by comments before a building permit can be issued. Return a copy of this review sheet and attached responses with corrected plans. (New Issue) Provide calculations to show compliance with Table 422.1 CPC for required minimum plumbing facilities. List all occupancy types and their corresponding areas (sq. ft.) on plans. Drinking fountain and a service sink are required. (New Issue)

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



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

Review Information

Cycle Type: 3 BDR-Structural (Submit) 08/06/2019 Deemed Complete on 08/08/2019 Submitted:

Reviewing Discipline: BDR-Structural 08/08/2019 **Cycle Distributed:** 

Assigned: 08/20/2019 Reviewer: Mohajerani, Ehsan (619) 446-5068 Started: 08/23/2019

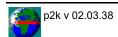
> Review Due: 08/22/2019 Emohajerani@sandiego.gov

Hours of Review: Completed: 08/30/2019 **COMPLETED LATE** 20.00

Next Review Method: BDR-Structural (Submit) 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 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

#### Recheck-Note to applicant <u>Issue</u> Cleared? Num **Issue Text** Plans must be submitted for recheck. Please submit the requested documents; the orginal marked up plans, new revised set of plans, written response to plan check comments and complete structural calculation at Project Submittal, 3rd floor, Development Services Center, 1222 First Avenue, San Diego, CA 92101. (New Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the issue has been addressed. Return a copy of the Issue Report with associated responses, two sets of corrected plans, and the original plan reviewed by the Structural review discipline. (New Issue) Please be advised, supplemental plan review fees may be charged where insufficient progress is made in responding to plan review issues or, changes to the initial scope of work is made. (New Issue) School Fee Issue Cleared? Num **Issue Text** The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information. (New Issue) Review Comments <u>Issue</u> Cleared? Num **Issue Text** Please note, it is responsibility of the engineer, architect, drafter, designer, applicant, etc, to revise all plan sheets to assure consistency, accuracy and compliance with all requirements and City regulations. Do not rely solely on the marked up comments. Plans, documents, etc. shall be revised on its totality to assure all changes, discrepancies, etc. are revised, fixed and modified. (New Issue) 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) 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)



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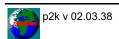
Issue Cleared? Num The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements: -Primary structural frame: 1 hour -Exterior bearing walls: 1 hour -Interior bearing walls: 1 hour -Floor construction and associated secondary members: 1 hour -Roof construction and associated secondary members: 1 hour [CBC 602.1] >Provide/show compliance (New Issue) Provide a plot plan showing distances to property lines, location of the tenant space within the building and dimension the fire separation distance for the exterior walls or roof/eave projection . (New Issue) Sheet SP &AE1.00: The exterior wall at west side appears to have a fire separation distance of less than 3 feet. No openings are permitted in this wall. [CBC 705.8.1]. (New Issue) Sheet A3.0: Guardrail - Provide a 42" high guard with openings which will not allow the passage of a sphere 4 inches in diameter [CBC 1015.3] Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1] - Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top rail. - Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail. (New Issue) 12 Show complete structural details for guards. Details as a minimum should indicate the size, spacing and grade of support balusters, size and grade of the support beam, structural connection details for support balusters to support beam, etc. (New Issue) 13 Glass panels in guards, and their support system, shall be designed using a safety factor of four. [CBC 2407.1.1] (New Issue) 14 Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (New Issue) Sheet A1.01 :Specify on the plans an approved waterproof decking material for balconies/decks . Specify manufacturer and ICC, UL, or equivalent listing report number. [CRC R903.1] Provide cross reference/call out on plan per westcoat detail/spec (if used) (New Issue) 16 sheet A1.04,A09.01,ADA1,ADA2: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i.e : sheet A1.04 (1/A2.01 & 2/A1.20) clarify/show where these plan,details are on floor plan? provide cross reference /call out on plan per deck materials details/spec shown on sheet A1.06 provide cross reference /call out on plan per details shown on sheet A09.01,ADA1,ADA2 (New Issue) Provide complete architectural and structural framing plan and connection details per stairway. (New Issue) 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) 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) Show stair treads with a minimum depth of 11 inches at stair [CBC 1011.5.2] (New Issue) Show stair risers with a seven inch maximum and four inch minimum height at stair [CBC 1011.5.2] (New Issue) 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) 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) 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) 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) The extension of stairway handrails shall be in the same direction of the stair flight. [CBC 1014.6] (New Issue) 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 Cleared? Num Issue Text



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

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Cleared?	Issue Num	Issue Text
	28	Sheet AE1.00 & A1.00 : Proposed work is for a new two stories commercial building;
		<ol> <li>2 nd floor must be accessible by elevator.</li> <li>1 st floor must be fully accessible.</li> <li>Both 1st floor and 2nd floor toilet facilities shall be accessible.</li> </ol>
		Please note, comments below under "Accessibility" are included but not limited to the minimum accessibility
	29	requirements which the proposed project shall be compliant to. (CBC 11B) (New Issue)  Sheet AE1.00 & A1.00: Show on plan at least one accessible route which connects each story in privately-funded multi-story buildings and facilities. An accessible elevator shall be provided to serve story above and below the first floor. (CBC, Sec. 11B-206.2.3). (New Issue)
	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
	31	building or facility entrance they serve. (CBC, Sec. 11B-206.2.1). (New Issue)  Sheet AE1.00 & A1.00: All entrances and exterior ground-floor exits to buildings and facilities shall have doors, doorways or gates that are part of an accessible route and comply with Section 11B-404. (CBC, Sec. 11B-206.4.1). Show on plan entrances /egress doors at 1st floor to comply with his requirement. (New Issue)
	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)
		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)
	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)
	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)
	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
	37	Issue) Show on plan hardware on doors and gates (handles, pulls, latches, locks, and other operable parts) to be operable with one hand without requiring tight grasping, pinching, or twisting of the wrist. (CBC, Secs.,
	38	11B-404.2.7, 11B-309.4). (New Issue) Add note on plan, "The force required to activate operable parts of all interior hinged doors and gates, sliding or folding doors, and exterior hinged doors shall be five (5) pounds maximum. The force required to activate
	39	operable parts of required fire door shall not exceed 15 pounds. (CBC, Sec. 11B-404.2.9)." (New Issue) Show on plan operable parts of hardware for doors and gates to be 34in. minimum to 44 in. maximum above the finish floor or ground. (CBC, Sec. 11B-404.2.7). (New Issue)
	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)
	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)
	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)
	43	Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (New Issue)
	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1).
	45	(New Issue) Note on plan "Doors to unisex (single-user or family) toilet rooms and unisex (single-user or family) bathing
	46	rooms shall have privacy latches." (CBC, Section 11B-213.2.1). (New Issue) Show on plan turning space within the room complying with Section 11B-304. (CBC, Sec. 11B-603.2.1) (New
	47	Issue) Door shall not swing into the clear floor space required for any fixture. (CBC, Sec. 11B-603.2.3). Revise plan.
	48	(New Issue) The centerline of wheelchair accessible water closet shall be 17 inches minimum to 18 inches maximum from
_	49	the sidewall or partition. Show this dimension on plan. (CBC, Sec. 11B-604.2) (New Issue) In Men's/Women's toilet facility clearance around a wheelchair accessible water closet shall be 60 inches wide x
	ΕO	56 inches deep minimum. (CBC, Sec. 11B-604.3.1). Provide and show these required dimensions on plan. (New Issue)
		Show grab bars (on the side wall closest to the water closet and on the rear wall) with all dimensional requirements for a wheelchair accessible water closet on plan. (CBC, Sec. 11B-604.5) (New Issue)
		Show cross-sectional size of the grab bars on plan complying with CBC, Section 11B-609. (New Issue) For the accessible 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)



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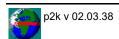
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#### Issue Cleared? Num **Issue Text** 53 Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (New Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (New Issue) 55 Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (New Issue) 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> Cleared? Num Issue Text 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) 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) 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) 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) 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/NWWDA 101/I.S.2 structural requirements." [SDMC 145.0708]. (New Issue) 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) 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) 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 -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection (New Issue) 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) 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

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

-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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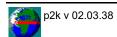
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Cleared?	Issue Num	Issue Text
	67	Provide a detail for the exterior porch ceiling construction. The exposed underside of the porch ceiling shall be protected by one of the following [CBC 707.6]: -Noncombustible material -Ignition-resistant material
		-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
_	00	assembly (New Issue)
	08	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
	60	<ul> <li>- Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257</li> <li>- Be tested to meet the performance requirements of SFM Standard 12-7A-2 (New Issue)</li> <li>All exterior doors comply with one of the following [CBC 708A.3]:</li> </ul>
Ц	03	- 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:
		<ol> <li>Stiles and rails shall not be less than 1 3/8 inches thick</li> <li>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</li> </ol>
	70	(New Issue) The walking surface of the <deck balcony="" porch="" stairs=""> is within 10 feet of the building. The walking surface shall be constructed with one of the following materials [CBC 709A.3]:</deck>
		- Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5
		- Exterior fire retardant treated wood - Noncombustible material
	71	- Any material that complies with the performance requirements of SFM Standard 12-7A-4A when the attached exterior wall covering is also either noncombustible or ignition-resistant material (New Issue) FYI: Products that are in compliance with CRC R337 for use in the Very High Fire Severity Zone (Wildland-Urban Interface Area) can be searched by using the following link: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes.php They are listed under the following Categories: 8110-Decking Materials 8120-Exterior Windows
		8140-Exterior Sidings and Sheathings 8150-Exterior Doors
Structur	-l	8160-Under Eave (New Issue)
Structur	aı <u>Issue</u>	
<u>Cleared?</u>		Issue Text  Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis.  Structural framing plans and calculations appears to be incomplete or in progress. Several schedule ,members,shear force resisting elements ,drag elements ,cross reference and details are either not shown completely or missing. Provide complete cross reference and connection details .
	75	(New Issue) Sheet S3 & S2 : Check/verify all load path ( both vertically and laterally) all the way from roof to foundation.A
	76	continuous load path shall be provided . (New Issue) Sheet S3 -Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing plan and roof framing plan. Lateral analysis is incomplete.
	77	> Provide adequate lateral force resisting elements.i.e : Provide enough shear wall length or designer may use moment frame(MF) at front elevation where large openings are shown.  Provide complete lateral force analysis /calculation to justify the design.  >Design may change (New Issue)  Calculation package -wind analysis : Steel moment resisting frame called on ENERCALC output ,but no MF 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



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

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+/	1-004		TEEL TOUTHOUSE CAN BIOGO, O'NO ETC. THO T
		<u>Issue</u>	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
		78	
	I		- 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
	1 I		elevation).
			Sievandry.
	! 		- 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)
	<u> </u>	70	(New Issue)
		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)
	I I		(New Issue)
		80	Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace.
	 		i.e : 8/S1.3 , 17 /S1.3
	_	0.4	(New Issue)
	¦ 🗆	81	Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on
	l İ		sheets A1.02 & A1.03. > Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting
	 		systems based on drag loads.
	 		Check the suitability of truss design for proposed project. (New Issue)
		82	Sheet S3: Provide complete foundation plan and foundation design. Based on calculation package (wall footing)
	: <u> </u>		, Soil allowable bearing pressure of 31.0 ksf has been used which in error Rerun the analysis with correct
	! !		allowable bearing pressure.
	<u> </u>	00	(New Issue)
		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)
		84	Provide/show HDN's per columns/posts with large uplift. (New Issue)
		85	
		00	Several cross reference/call out are either missing or in error.
	 		i.e : Sheet S3 ,at grid line B ; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the
	1		proposed condition.
	!		Please refer to marked on plans. (New Issue)
		86	Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the
	I I		architectural grid line.Provide consistent grid line for both architectural and structural plan. i.e : Grid line E to G(New Issue)
		87	Sheet S3 : In reference to previous comment 48 ,provide complete structural connection details per proposed
		01	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)
		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)
	¦ 🗆	89	
	;	90	Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted
	 		equipments.
	1		>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 I		
	 		i.e : anchorage design and connection details are missing.
	e Casais	ıl leas	(New Issue)
	Specia		
	01	lssu	
	Cleared		<del></del>
	¦ □	g	Engineer of record to verify and provide complete list of item(s) require special inspection.i.e: weld, concrete
	I I		(Fc'>2500 psi),wood (nail spacing 4" inches or less) ,soil condition and depth of the soil,any mechanical/adhessive equipment or etc (New Issue)
į,	_ Geology	,	mediameanadicestive equipment of etc (ivew issue)
2			
	Cleared	Num	lesuo Toyt
	<u>Cieareu?</u>	INUIII	Issue Text



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		<u>Issue</u>	
1	Cleared?	Num	<u>Issue Text</u>
		72	A review of your project by the Geology Review section is required in accordance with SDMC Sec. 145.1803 and Table 145.1803.
1 1 1 1		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)
7	Hazmat		
1		Issue	
į	Cleared?	Num	<u>Issue Text</u>
į		92	Hazmat review and sign off is required prior to structural sign off. (New Issue)
7	Note to I	PC En	gineer
1		Issue	
1	Cleared?	Num	<u>Issue Text</u>
1 1		93	The issues in this section are for the DSD staff only and do not require a customer response. Verify fees, attribute, tier 3 requirements and special inspections upon recieving more information and prior to approval. (New Issue)



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

#### Review Information

Cycle Type: 4 LDR-Eng Building Review(Submt) 08/06/2019 Deemed Complete on 08/08/2019 Submitted:

Reviewing Discipline: LDR-Eng Building Review 08/08/2019 **Cycle Distributed:** 

Assigned: 08/09/2019 Reviewer: Jacala, Barbara (619) 446-5303 Started: 08/20/2019

Review Due: 08/20/2019 Bjacala@sandiego.gov

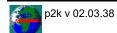
Hours of Review: 2.00 Completed: 08/20/2019 **COMPLETED ON TIME** 

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 522 reviews, 79.1% were on-time, and 80.4% were on projects at less than < 3 complete submittals.

#### 1st Review <u>Issue</u> Cleared? Num **Issue Text** 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) 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) 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) 4 For all Grading and Improvement Plan templates, see following link: https://www.sandiego.gov/development-services/industry/information/standtemp (New Issue) 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) 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) 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) Clearly identify all the existing and proposed improvements that are located on the project site and within the public right-of-way. Call out if existing improvements are to be relocated, removed, or remain. (New Issue) 9 Clearly delineate and label the pervious and impervious surfaces. (New Issue) 10 Ensure that the proposed improvements are shown consistently throughout the entire plan set. (New Issue) 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) 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) 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) 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) 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) 16 Add details/cvross-section of the permeable pavers to verify that the section is not underlain by any impervious materials. (New Issue) 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



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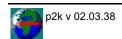
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	<u>Issue</u>	
Cleared?	Num	<u>Issue Text</u>
	18	The plans and documents have been reviewed, redlined, and routed to plan pickup. Please pick up the plans from Plan Pickup Area located on the 3rd floor of the Development Services Department.  NOTE: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

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



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

Cycle Type: 7 BDR-Geology (Submit) 08/06/2019 Deemed Complete on 08/08/2019 Submitted:

Reviewing Discipline: BDR-Geology **Cycle Distributed:** 08/08/2019

Reviewer: Washburn, Jacobe 08/08/2019 Assigned: (619) 446-5075 Started: 08/15/2019

> Review Due: 08/20/2019 jwashburn@sandiego.gov

Hours of Review: Completed: 08/20/2019 **COMPLETED ON TIME** 3.50

Next Review Method: BDR-Geology (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-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 65 reviews, 89.2% were on-time, and 92.6% were on projects at less than < 3 complete submittals.

#### **644432-7 (8/20/2019)** References: Issue Cleared? Num **Issue Text** Geotechnical Investigation, Federal Blvd Retail Building, Assessor Parcel Number 543-020-04-00, San Diego, California 92114, prepared by Leighton Consulting, Inc., dated March 9, 2018 (their project no. 11931.001) Building plans: Federal Blvd. Marijuana Outlet, prepared by Pacific Design Concepts, LLC; structural plans by TJ Engineering, dated July 21, 2019. (New Issue) Review Comments: <u>Issue</u> Cleared? Num **Issue Text** 2 Submit an addendum geotechnical report or update letter that specifically addresses the current building plan set and the following: (New Issue) Submit digital copies (on CD/DVD/or USB data storage device) of the referenced and requested geotechnical reports for our records. Provide an updated geologic/ geotechnical map that shows the distribution of fill and geologic units, location of exploratory excavations, and current proposed construction on a topographic base map. 5 The project's geotechnical consultant must review the building plans and indicate if the plans are in accordance with their recommendations. Please provide additional analyses and/ or recommendations if necessary. (New Issue) NOTE - Storm Water Requirements for the proposed project will be evaluated by LDR-Engineering Building review. Priority Development Projects (PDPs) may require an investigation of storm water infiltration feasibility in accordance with the Storm Water Standards (including Appendix C and D). Check with your LDR-Engineering Building reviewer on requirements. LDR-Engineering Building may determine that BDR-Geology review of a storm water infiltration evaluation is required. (New Issue)

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



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

**Review Information** 

Cycle Type: 9 IAS-Combined(Submit) 08/06/2019 Deemed Complete on 08/08/2019 Submitted:

Reviewing Discipline: IAS-Combined Review **Cycle Distributed:** 08/08/2019

Reviewer: Miranda, Marcos 08/15/2019 Assigned: (619) 446-5435 Started: 08/15/2019

> mmiranda@sandiego.gov Review Due: 08/20/2019

Hours of Review: Completed: 08/16/2019 **COMPLETED ON TIME** 2.00

Next Review Method: IAS-Combined(Appmt.) 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 770 reviews, 60.9% were on-time, and 78.6% were on projects at less than < 3 complete submittals.

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

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



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

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



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

**Review Information** 

Cycle Type: 10 BDR-Landscaping (Submit) 08/06/2019 Deemed Complete on 08/08/2019 Submitted:

Reviewing Discipline: BDR-Landscaping **Cycle Distributed:** 08/08/2019

08/22/2019 Reviewer: Hunt, Frank Assigned: (619) 235-5250 Started: 08/22/2019

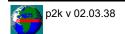
> Fhunt@sandiego.gov Review Due: 08/22/2019

Hours of Review: Completed: 08/22/2019 **COMPLETED ON TIME** 1.00

Next Review Method: BDR-Landscaping (Submit) Closed: 08/22/2019

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for BDR-Landscaping on this project as: BDR-Landscaping (Submit).
- The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with BDR-Landscaping (all of which are new).
- . Last month BDR-Landscaping performed 240 reviews, 79.2% were on-time, and 69.6% were on projects at less than < 3 complete submittals.

#### 1st Review 08/22/19 <u>Issue</u> Cleared? Num **Issue Text** Resubmittal Required: Resubmit revised plans and redlines with this correction set addressing issues discussed below to the 3rd floor of the Development Services Center at 1222 1st Avenue. Include a cover letter that clearly explains how and where each issue has been addressed. For questions or further direction, contact reviewer at: fhunt@sandiego.gov 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)



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

#### Review Information

Cycle Type: 11 BDR-Planning (Submit) 08/06/2019 Deemed Complete on 08/08/2019 Submitted:

Reviewing Discipline: BDR-Planning **Cycle Distributed:** 08/08/2019 08/09/2019 Reviewer: Goossens, Kyle Assigned:

> (619) 446-5475 Started: 08/22/2019

Review Due: 08/22/2019 Kgoossens@sandiego.gov

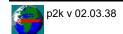
Hours of Review: Completed: 08/22/2019 **COMPLETED ON TIME** 2.00

Next Review Method: BDR-Planning (Appmt) Closed: 08/22/2019

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- We request a 2nd complete submittal for BDR-Planning on this project as: BDR-Planning (Appmt).
- The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with BDR-Planning (all of which are new).
- . Last month BDR-Planning performed 398 reviews, 86.7% were on-time, and 84.2% were on projects at less than < 3 complete submittals.

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

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



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

#### **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

Assigned: 08/09/2019 Reviewer: Sheffield, Megan Started: 08/15/2019 (619) 533-3672

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

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

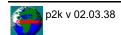
Closed: 08/15/2019 Next Review Method: Plan-Fac. Planning(Appmt.)

- 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 69 reviews, 88.4% were on-time, and 97.0% were on projects at less than < 3 complete submittals.

#### New Issue Group (3658027)

7	→ New Issue Group (3658027)					
1 1 1		<u>Issue</u> Num	<u>Issue Text</u>			
111111		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)			
	×	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)			
	×	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.			
111111			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)			
1 1 1 1	×	4	Credits and Deferrals: To be considered for impact fee CREDIT, proof of the previous use and demolition must be provided. Submit the demo permit number or building record with the use and size of all structures.			
			Fee Deferral Agreement Program: To defer payment of DIF and HIF for up to two years or until request for final Inspection, whichever occurs earlier. Submit a notarized FDA form and pay the processing fee. The FDA must be reviewed, approved, properly executed, and recorded. Final Inspection cannot be scheduled until all deferred fees have been paid in full. (New Issue)			
	×	5	Fee Protest: Upon payment of any DIF, or upon entering into a Fee Deferral Agreement for deferred payment of fees, the 90-day protest period in which you may protest the under California Government Code Section 66020 will begin. A written protest must be filed with the City Clerk pursuant to section 66020. These requirements are in addition to procedures authorized or required under the San Diego Municipal Code Section 142.0640. (New Issue)			

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



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Review Information

Cycle Type: 13 Plan-Fac. Planning(Appmt.) Submitted: Deemed Complete on 05/29/2020

Reviewing Discipline: Plan-Public Facilities Planning Cycle Distributed:

Reviewer: Redon, Colette 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 69 reviews, 88.4% were on-time, and 97.0% were on projects at less than < 3 complete submittals.

#### ▶ New Issue Group (3658027)

#### Issue

#### Cleared? Num Issue Text

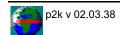
x

Final Plan-Public Facilities Planning Requirement: After acquiring stamps and final sign off from BDR-Structural and BDR-Planning (or LDR-Zoning), bring both sets of plans to the 4th floor of DSD (1222 First Avenue) booth # 1 - for final review, stamps and signoff. No appointment necessary.

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

(From Cycle 12)

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



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

**Review Information** 

Cycle Type: 14 IAS-Combined(Appmt.) Deemed Complete on 09/24/2019 Submitted:

Reviewing Discipline: IAS-Combined Review **Cycle Distributed:** 

> Reviewer: Miranda, Marcos **Assigned:** 09/24/2019

(619) 446-5435 Started: 09/24/2019 mmiranda@sandiego.gov **Review Due:** 10/02/2019

Hours of Review: Completed: 09/24/2019 **COMPLETED ON TIME** 0.50

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 770 reviews, 60.9% were on-time, and 78.6% were on projects at less than < 3 complete submittals.

<u> </u>	<b>▷</b> Water and Sewer							
-								
i	Cleared?	<u>Issue</u> Num	Issue Text					
i		1	Meters are not allowed on driveways.					
i	ш		Shown: The site plan and sheet C2 shows the meter being proposed in the driveway.					
i								
i	_	0	(From Cycle 9)					
i		2	To install water services or sewer laterals, please provide: a) A copy of the Engineering Permit and the approved plans.					
ŀ			Or					
ŀ			b) A set of public improvement drawings signed by the City Engineer.					
1			***The invoice issued for the water + sewer connection (Wet Tap, Token Connection, or Kill Service) must be					
l I			paid for IAS-combined to stamp the plans.****					
ŀ			(From Cycle 9)					
1	×	3	The City Water Capacity Fee is \$1523.50, based on 10 Fixture Units.					
1	_		See also the notes for the County Water Authority capacity fee. (From Cycle 9)					
I.	×	4	The City Sewer capacity fee is \$2062.00, based on 10 Fixture Unit					
1	<b>[</b>	5	(From Cycle 9) The San Diego County Water Authority also collects a "capacity fee" based on meter size. Each new meter or					
ļ.	×	5	each meter that is enlarged due to additional water demand will be assessed according to the fee schedule					
İ			active at the time of permit issuance. Currently, the San Diego County Water Authority fee for this project is:					
i			\$5412.00 (From Cycle 9)					
i		6	Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (From					
į	×	7	Cycle 9) With the exception of "domestic only" services for single-family residences without fire sprinklers, and					
i	<u>~</u>	,	mulit-family buildings with less than a 1.5" water meter, backflow protection is required on all new water services					
i			or existing unprotected services supplying water to a system upon which plumbing work is proposed.					
i			(F 0  0 \)					
i		8	(From Cycle 9) For a domestic and/or irrigation meter specify the following backflow assembly type: Reduced Pressure					
i	Ц	O	Principle Assembly ("RP') SDW-155. Also list the size, make, and model. For a list of approved backflow make					
i			and models please copy and paste the link into your browser;					
i			https://www.sandiego.gov/sites/default/files/final_draft_of_instruction_standard_drawing_9.1.pdf (From Cycle 9)					
i	×	9	,					
1			on private property. Show on the site plan.					
ŀ			(From Cycle 9)					
- 1		10	If unable to comply with the above criteria, please contact the Cross-Connection Control Section of the Public					
1			Utilities Department at (858) 614-5535.					
1			(From Cycle 9)					
<u>-</u>	Re-Chec	k Insti						
1		Issue						
1	Cleared?		Issue Text					
- 1								

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



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i.		<u>Issue</u>	
i	Cleared?	Num	<u>Issue Text</u>
1 1 1 1 1 1 1		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.
i			(From Cycle 9)

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



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#### Review Information

Cycle Type: 15 BDR-Geology (Submit) Submitted: 12/03/2019 Deemed Complete on 12/03/2019

Reviewing Discipline: BDR-Geology Cycle Distributed: 12/03/2019

Reviewer: Washburn, Jacobe Assigned: 12/03/2019 (619) 446-5075 Started: 12/06/2019

jwashburn@sandiego.gov Review Due: 12/11/2019

Hours of Review: 2.50 Completed: 12/06/2019 COMPLETED ON TIME

Next Review Method: BDR-Geology (Submit) Closed: 12/06/2019

. Last month BDR-Geology performed 65 reviews, 89.2% were on-time, and 92.6% were on projects at less than < 3 complete submittals.

#### **644432-7 (8/20/2019)**

#### **References**:

		ls	S	u	e

Cleared? Num Issue Text

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

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

(From Cycle 7)

#### Review Comments:

Issue

×

×

×

Cleared?	Num	Issue	Text
Olearea:	HUIII	13346	ICAL

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

(From Cycle 7)

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)

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)

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)

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:**

Issue

Cleared? Num Issue Text

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



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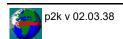
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	Issue	
Cleared?	Num	Issue Text
×	7	References:
		Geotechnical Response to City of San Diego Cycle 7 BDR-Geology, Federal Blvd M.O., prepared by Leighton Consulting, Inc., dated August 28, 2019 (their project no. 11931.002)
		Geotechnical Investigation, 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.
×	8	(New Issue) Review Comments:
		The Geology Section has reviewed the referenced documents. Based on that review, the geotechnical consultant has adequately addressed the geologic conditions of the proposed building site at this time.
		Attention:
		The geotechnical documents reviewed by BDR-Geology must be submitted at permit issuance. The geotechnical documents have been stamped "Geology Record Document" and have been routed to plan pick-up.
		Note that Geology Record Documents routed to plan pickup may be disposed of if not picked up within 30 (thirty) days.
		(New Issue)

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



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

#### Review Information

Cycle Type: 16 BDR-Mechanical (OTC) Deemed Complete on 09/17/2019 Submitted:

Reviewing Discipline: BDR-Mechanical **Cycle Distributed:** 

> Assigned: 09/17/2019 Reviewer: Suhendra, Steve

(619) 446-5091 Started: 09/17/2019 Review Due: 09/25/2019 Ssuhendra@sandiego.gov

Hours of Review: Completed: 09/17/2019 **COMPLETED ON TIME** 0.30

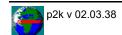
Next Review Method: BDR-Mechanical (OTC) Closed: 09/17/2019

- 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 (OTC).
- 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 342 reviews, 64.3% were on-time, and 81.5% were on projects at less than < 3 complete submittals.

#### New Issue Group (3661587) <u>Issue</u> Cleared? Num **Issue Text** This plan can be rechecked over the counter (OTC) by any mechanical plan reviewer. (From Cycle 2) 2 The mechanical and plumbing plans must be stamped and signed by the California licensed professional who is responsible for the work per the California Business and professions code (Ch. 7, Div. 3, Business and Professions Code, Art. 2, Sec. 6735.4). Example: Registered mechanical engineer. (From Cycle 2) 3 Provide an itemized written response to the issues noted in this plan review sheet. The written response shall clearly, concisely and comprehensively address the issues raised. (From Cycle 2) It is the responsibility of architect or engineer of record to ensure that all requirements of the latest adopted edition of the California Mechanical & Plumbing Codes as well as other regulations and ordinances of the City of San Diego are satisfied and incorporated in the plans and calculations. (From Cycle 2) 5 This list does not necessarily include all errors and omissions. Plans require correction as indicated by comments before a building permit can be issued. Return a copy of this review sheet and attached responses with corrected plans. (From Cycle 2) 6 Provide calculations to show compliance with Table 422.1 CPC for required minimum plumbing facilities. List all × occupancy types and their corresponding areas (sq. ft.) on plans. Drinking fountain and a service sink are required. (From Cycle 2)

7 Clarification of correction #4. Provide stamp and signatures on Title 24 forms, sheets T24-XX (New Issue)

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



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

**Review Information** 

Cycle Type: 17 BDR-Electrical (Submit) **Submitted:** 09/17/2019 Deemed Complete on 09/17/2019

Reviewing Discipline: BDR-Electrical **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

Hours of Review: Completed: 09/25/2019 **COMPLETED ON TIME** 1.00

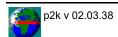
Closed: 09/25/2019 Next Review Method: BDR-Electrical (Submit)

- . 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 358 reviews, 59.2% were on-time, and 86.9% were on projects at less than < 3 complete submittals.

### New Issue Group (3661749)

1	Cleared?	Num	<u>Issue Text</u>
1111	×	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 (From Cycle 1)
1111		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)
	×	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.
1	_	4	(From Cycle 1)
1 1 1			The electrical plans shall bear the signature and registration number of a State of California: Registered Electrical Engineer, Licensed Architect, or Licensed Electrical Contractor (C-10). (From Cycle 1) Provide service load calculations to justify switchboard size and ratings. (From Cycle 1)
i	×		Add a note to plans: All exterior lighting installations and lamp type shall comply with City of San Diego outdoor
1	<u></u>		lighting regulations 142.0740. (From Cycle 1)
		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)
1 1 1	×	8	Provide an electrical site plan showing locations for SDG & E transformer, service switchboard and meters and feeder routings for connection to San Diego Gas & Electric Company system. (From Cycle 1)
1		9	Include all luminaries shown on fixtures schedule on T-24 calculations. (If they are not used, remove them from schedule.) Type D is missing. (From Cycle 1)
1		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)
1		11	Correct note shown for service grounding electrode. (Typo?) (From Cycle 1)
1	×	12	, ,
11111		13	Please resubmit the plans after addressing all issues.  To follow up on the recheck, or for any questions, please contact the original plan reviewer Rosendo Gamba III,  @ (619)-446-5016, e-mail Rgamba@sandiego.gov  (New Issue)
1		14	Clarify the location of the proposed 400 amps MDP. Is it near the main door? (New Issue)
1		15	
1		16	
1		17	
1		18	Indicate the rating of the disconnects fo the CU and HP unit in the single line diagram. (New Issue)
1		19	Include lighting fixture AE and D in the NRCC-LTI-E ( page 2 fo 7). (New Issue)
1		20	Include the lighting fixture F in the outdoor lighting fixture schedule of NRCC-LTO-E (page 2 of 6). (New Issue)
1		21	Correct the watts per luminaire of the lighting fixture F in the NRCC-LTO-E (page 2 of 6). (New Issue)

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



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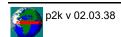
 Cleared?
 Num
 Issue Text

 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)

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



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#### **Review Information**

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

Reviewer: Jacala, Barbara Assigned:

Bjacala@sandiego.gov Review Due:

Hours of Review: 0.00 Completed:

Next Review Method: LDR-Eng Building Review(Submt) Closed: 09/23/2019

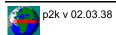
. The reviewer has requested more documents be submitted.

(619) 446-5303

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

Z	↑ 1st Review     ★ 1st Review     ★ 2st Review					
1		Issue				
	Cleared?		Issue Text			
		1	Provide a copy of the recorded conditions with responses as to how each was addressed on these plans. Brief responses may be written within the margins of the recorded copy. (From Cycle 4)			
		2	All improvements within City public right-of-way or city easements require a separate Right-of-Way permit. Call			
		_	out all proposed improvements that are in the public right-of-way "per separate permit" and provide the drawing			
			number on the plans. (From Cycle 4)			
		3	Apply for a Right-of-Way (ROW) Permit by submitting to Area 3 on the 3rd floor of the Development Services			
			Department. Be sure to satisfy the conditions under the recorded conditions. For information on preparing and submitting a ROW permit, refer to the information at: https://www.sandiego.gov/sites/default/files/dsdib165.pdf			
			(Construction Plans) and https://www.sandiego.gov/sites/default/files/dsdpsm_sec_03.pdf (D-sheets) (From			
			Cycle 4)			
		4	For all Grading and Improvement Plan templates, see following link:			
1		5	https://www.sandiego.gov/development-services/industry/information/standtemp (From Cycle 4) Add the right of way permit number on the building plans.			
- 1	ш	Ů	NOTE: Right-of-Way (ROW) permits must be obtained prior to approval of the building permit. (From Cycle 4)			
		6	Add the encroachment approval number on the building plans.			
			NOTE: An Encroachment Maintenance and Removal Agreement (EMRA) form (DS-3237) will be required for any private and/or non-standard improvement proposed in the public right-of-way or encroaching over an			
			existing easement. (From Cycle 4)			
		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)			
		8	Clearly identify all the existing and proposed improvements that are located on the project site and within the public right-of-way. Call out if existing improvements are to be relocated, removed, or remain. (From Cycle 4)			
		9	Clearly delineate and label the pervious and impervious surfaces. (From Cycle 4)			
		10	Ensure that the proposed improvements are shown consistently throughout the entire plan set. (From Cycle 4)			
į		11	On the elevation and/or section drawings, show and call out the existing (dashed) and proposed (solid) grade			
i			lines. If existing grades will not be modified, add a note that "Existing grades shall not be modified". (From Cycle			
i		12	4) The square footage of total disturbed area is greater than or equal to 5,000sf. The project is subject to Item 2,			
į	Ц	12	Part B of DS-560. A Water Pollution Control Plan (WPCP) is required on the next submittal for review and			
į			approval. The WPCP shall be drafted in accordance with Appendix 'G' of the City of San Diego Storm Water			
i			Standards Manual and should address the nearest downstream water body and/or storm drain system, types of			
i		13	pollutants that are generated, and BMPs to be implemented during the construction. (From Cycle 4) The WPCP template may be downloaded at the following link:			
i	ш	10	https://www.sandiego.gov/sites/default/files/water_pollution_control_plan_wpcp_template.docx (From Cycle 4)			
i		14	The site map must satisfy all the criteria in Section 2.2 Site Map Development of the WPCP. If items are not			
i			applicable, state reason on the plans. If items are non-plottable, discuss its application on the site. (From Cycle 4)			
İ		15	Suggest adding a note to the contractor on the plans and in the WPCP that the permeable pavers should be			
i			installed as close to the last phase as possible. The permeable layers should be protected from pollutants			
- 1			generated from construction activities and/or sediment-laden runoff that may clog the media voids and prevent			
1		16	the necessary infiltration. (From Cycle 4)  Add details/cvross-section of the permeable pavers to verify that the section is not underlain by any impervious			
İ		10	materials. (From Cycle 4)			
1		17				
i		40	submittal package. (From Cycle 4)			
i		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.			
İ			NOTE: Plans that are not picked up within 30 days will be recycled.			
i			(From Cycle 4)			
	or questions	rogoro	ting the 1 DR-Eng Ruilding Review' review, please call. Barbara, Jacoba at (619) 446-5303. Project Nbr. 644432 / Cycle: 18			

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



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1		issue	
l l	Cleared?	Num	<u>Issue Text</u>
l l		19	To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The
1			written response shall clearly, concisely, and comprehensively address the issues. Specify on what page/sheet each issue was addressed. (From Cycle 4)
1		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
1			Barbara Jacala at bjacala@sandiego.gov. (From Cycle 4)

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



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#### **Review Information**

Cycle Type: 19 BDR-Planning (Appmt) Submitted: Deemed Complete on 09/24/2019

Reviewing Discipline: BDR-Planning 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 398 reviews, 86.7% were on-time, and 84.2% were on projects at less than < 3 complete submittals.

#### Planning Review

	<u>issue</u>	
Cleared?	<u>Num</u>	<u>Issue Text</u>
×	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)
×	2	Provide the security plan on plans in conformance to the approved Exhibit A (From Cycle 11)
×	3	Show conformance to Condition #19 The Owner/Permittee shall install a combination of full-height bullet resistant glass, plastic or laminate shield and bullet resistant armor panels or solid grouted masonry block walls,
	4	designed by a licensed professional, at the reception area. (From Cycle 11)
×	4	Show conformance to Condition #20 The Owner/Permittee shall install full-height bullet resistant armor panels or solid grouted masonry block walls, designed by a licensed professional, at all walls adjoining common areas and
l 		other tenants, and vault room. (From Cycle 11)
×	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)
×	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.
×	7	This will be added as a Tier 3 hold. No action is required for Planning signoff. (From Cycle 11) Additional comments may follow once new information is provided. (From Cycle 11)

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



## THE CITY OF SAN DIEGO Development Services Department

6/30/20 4:18 pm

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L64A-004

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

#### **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 (619) 235-5250 Assigned:** 09/17/2019 **Started:** 09/25/2019

(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 240 reviews, 79.2% were on-time, and 69.6% were on projects at less than < 3 complete submittals.

#### 1st Review 08/22/19

#### <u>Issue</u>

#### Cleared? Num Issue Text

×

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

(From Cycle 10)

×

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

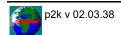
#### <u>Issue</u>

Cleared? Num Issue Text

■ 3 Project conforms to SDMC 142.0402 and CUP 2114346

(New Issue)

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



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

6/30/20 4:18 pm

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L64A-004

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

Review Information

Cycle Type: 21 BDR-Structural (Submit) **Submitted:** 09/18/2019 Deemed Complete on 09/19/2019

Reviewing Discipline: BDR-Structural 09/19/2019 **Cycle Distributed:** 

Assigned: 09/23/2019 Reviewer: Mohajerani, Ehsan (619) 446-5068 Started: 09/25/2019

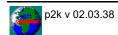
> Review Due: 09/26/2019 Emohajerani@sandiego.gov

Hours of Review: Completed: 09/27/2019 **COMPLETED LATE** 2.00

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 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

#### Recheck-Note to applicant <u>Issue</u> Cleared? Num **Issue Text** Plans must be submitted for recheck. Please submit the requested documents; the orginal marked up plans, new revised set of plans, written response to plan check comments and complete structural calculation at Project Submittal, 3rd floor, Development Services Center, 1222 First Avenue, San Diego, CA 92101. (From Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the issue has been addressed. Return a copy of the Issue Report with associated responses, two sets of corrected plans, and the original plan reviewed by the Structural review discipline. (From Cycle 3) Please be advised, supplemental plan review fees may be charged where insufficient progress is made in responding to plan review issues or, changes to the initial scope of work is made. (From Cycle 3) School Fee Issue Cleared? Num **Issue Text** The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information. (From Cycle 3) Review Comments <u>Issue</u> Cleared? Num **Issue Text** Please note, it is responsibility of the engineer, architect, drafter, designer, applicant, etc, to revise all plan sheets to assure consistency, accuracy and compliance with all requirements and City regulations. Do not rely solely on the marked up comments. Plans, documents, etc. shall be revised on its totality to assure all changes, discrepancies, etc. are revised, fixed and modified. (From Cycle 3) 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) Sheet CS: Type of construction of the building is listed as " VA No sprinklers " × M Occupancy / Area = 9000SF / 40 FT height / 2 Story > Building information as it shown on the bottom of the sheet CS is in error. 1) Show calculations for the allowable building height and number of stories complying with CBC, Section 504. Show that the building height and number of stories do not exceed these allowable values. 2) The building area analysis shown on Sheet CS is incorrect. Also provide break down area per both first floor and 2nd floor. Provide/show compliance (From Cycle 3)



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

L64A-004

Cloared?	Issue	Issue Text
<u>Sieareur</u>	<u>Nuiii</u> 8	The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building
<u></u>		elements:
		-Primary structural frame: 1 hour -Exterior bearing walls: 1 hour
		-Interior bearing walls: 1 hour
		-Floor construction and associated secondary members: 1 hour -Roof construction and associated secondary members: 1 hour
		[CBC 602.1]
		>Provide/show compliance
_		(From Cycle 3)
	9	Provide a plot plan showing distances to property lines, location of the tenant space within the building and dimension the fire separation distance for the exterior walls or roof/eave projection. (From Cycle 3)
	10	Sheet SP &AE1.00: The exterior wall at west side appears to have a fire separation distance of less than 3 feet.
	11	No openings are permitted in this wall. [CBC 705.8.1]. (From Cycle 3)  Sheet A3.0 : Guardrail - Provide a 42" high guard with openings which will not allow the passage of a sphere 4
		inches in diameter [CBC 1015.3]  Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1]
		- Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point
		along the top rail.  - Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail.
	12	(From Cycle 3) Show complete structural details for guards. Details as a minimum should indicate the size, spacing and grade
_		of support balusters, size and grade of the support beam, structural connection details for support balusters to support beam, etc. (From Cycle 3)
	13	Glass panels in guards, and their support system, shall be designed using a safety factor of four. [CBC
	14	2407.1.1] (From Cycle 3) Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (From Cycle 3)
×		Sheet A1.01 :Specify on the plans an approved waterproof decking material for balconies/decks . Specify
		manufacturer and ICC, UL, or equivalent listing report number. [CRC R903.1] Provide cross reference/call out on plan per westcoat detail/spec (if used) (From Cycle 3)
	16	sheet A1.04,A09.01,ADA1,ADA2 : Cross reference all details and sections. Remove details, sections, notes,
		general construction notes (specifications) and all other references that are not applicable to this project. i.e : sheet A1.04 (1/A2.01 & 2/A1.20) clarify/show where these plan,details are on floor plan?
		provide cross reference /call out on plan per deck materials details/spec shown on sheet A1.06
	17	provide cross reference /call out on plan per details shown on sheet A09.01,ADA1,ADA2 (From Cycle 3)  Provide complete architectural and structural framing plan and connection details per stairway. (From Cycle 3)
×	18	Dimension the width of Stairway .Provide a minimum 44 inches width for stairways serves an occupant load of
×	19	50 or more. [CBC 1011.2] (From Cycle 3) Sheet A1.00 : Provide section cuts through the stairways
_		> Show a minimum headroom clearance of 80 inches for stairway measured vertically from a line connecting the
×	20	edge of the nosings. [CBC 1011.3] (From Cycle 3) Show stair treads with a minimum depth of 11 inches at stair [CBC 1011.5.2] (From Cycle 3)
×	21	Show stair risers with a seven inch maximum and four inch minimum height at stair [CBC 1011.5.2] (From Cycle 3)
×	22	The landing at stair shall have a dimension measured in the direction of travel not less than the stair width (48"
×	23	maximum for a straight run of stairs). [CBC 1011.6] (From Cycle 3) Show that door(s) when open in any position will not reduce the required stair landing dimension to less than
×	24	one-half its required width. [CBC 1011.6] (From Cycle 3) Sheet AE1.00, sheet A1.00: Protect the walls and soffits of the enclosed usable space under interior stair with
<u></u>		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)
×	25	The height of the handrail at stair shall not be less than 34 inches and not more than 38 inches, measured
×	26	above the stair tread nosings. [CBC 1014.2] (From Cycle 3)  The extension of stairway handrails shall be in the same direction of the stair flight. [CBC 1014.6] (From Cycle
	27	3) 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)
Acc	essibil	
Clear	<u>ls</u> red? N	sue Num Issue Text
Clear	iou: N	IMIII IOOGO ISAL



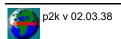
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## **Project Issues**

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

L64A-004

-004		1222 Tat Avenue, Oan Diego, OA 32101-4134
Classada	Issue	Janua Tavé
Cleared?	<u>Num</u> 28	<u>Issue Text</u> Sheet AE1.00 & A1.00 : Proposed work is for a new two stories commercial building;
ы	20	
		<ol> <li>2nd floor must be accessible by elevator.</li> <li>1 st floor must be fully accessible.</li> </ol>
		3 ) Both 1st floor and 2nd floor toilet facilities shall be accessible.
		Please note,comments below under "Accessibility" are included but not limited to the minimum accessibility
		requirements which the proposed project shall be compliant to. (CBC 11B) (From Cycle 3)
	29	Sheet AE1.00 & A1.00: Show on plan at least one accessible route which connects each story in privately-funded multi-story buildings and facilities. An accessible elevator shall be provided to serve story
_		above and below the first floor. (CBC, Sec. 11B-206.2.3). (From Cycle 3)
	30	Sheet SP: Show on plans at least one accessible route of travel from accessible parking spaces and accessible passenger loading zones; public streets and site walks, and public transportation stops to the accessible
_	0.4	building or facility entrance they serve. (CBC, Sec. 11B-206.2.1). (From Cycle 3)
×	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.
_	00	11B-206.4.1). Show on plan entrances /egress doors at 1st floor to comply with his requirement. (From Cycle 3)
	32	All elevators provided for passengers shall be on accessible route and comply with Section 11B-407. Show all accessibility requirements for elevator on plan. (CBC, Sec. 11B-206.6). (From Cycle 3)
×	33	Show on plan all entrances and exterior ground-floor exits to buildings and facilities comply with CBC, Section
×	34	11B-404 for doors, doorways, and gates requirements. (CBC, Sec. 11B-206.4.1). (From Cycle 3) For (door, doorway, gate) serving proposed tenant space show on plan size, and clear opening width. (CBC,
×	35	Sec. 11B-404.2.3). (From Cycle 3) Show floor or landing providing maneuvering clearances on each side of the (door, doorway, gate) serving
_	00	tenant space to be level and at the same elevation. Exterior landings are allowed to have a slope not to exceed
	36	1:48 (2.0833%). (CBC, Sec. 1010.1.5). (From Cycle 3) Show on plan a cross-section detail for door serving tenant space specifying threshold and change in level to be
ш	00	1/2 in. maximum and comply with CBC, Sections 11B-303.2 and 11B-303.3. (CBC, Sec. 11B-404.2.5). (From
	37	Cycle 3) 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.,
×	38	11B-404.2.7, 11B-309.4). (From Cycle 3) 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
	39	operable parts of required fire door shall not exceed 15 pounds. (CBC, Sec. 11B-404.2.9)." (From Cycle 3) Show on plan operable parts of hardware for doors and gates to be 34in. minimum to 44 in. maximum above the
	40	finish floor or ground. (CBC, Sec. 11B-404.2.7). (From Cycle 3) Show note on plan, "Operable parts shall be operable with one hand and shall not require tight grasping,
	40	pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.
×	41	(Sec. 11B-309.4)." (From Cycle 3) Show at least one of each type of sales and service counter comply with CBC, Section 904.4 for parallel
		approach or forward approach. (CBC, Sec. 11B-227.3). (From Cycle 3)
	42	AE1.00 & A1.00: Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd floor floor shall be accessible to persons with disabilities.
		·
		> Show enlarged floor plan of each toilet facility complying with CBC, Section 11B-213 and 11B-603. (From Cycle 3)
	43	Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3)
	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1).
×	45	(From Cycle 3) 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)
×	46	Show on plan turning space within the room complying with Section 11B-304. (CBC, Sec. 11B-603.2.1) (From Cycle 3)
×	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)
	48	The centerline of wheelchair accessible water closet shall be 17 inches minimum to 18 inches maximum from
	49	the sidewall or partition. Show this dimension on plan. (CBC, Sec. 11B-604.2) (From Cycle 3)  In Men's/Women's toilet facility clearance around a wheelchair accessible water closet shall be 60 inches wide x
		56 inches deep minimum. (CBC, Sec. 11B-604.3.1). Provide and show these required dimensions on plan.
×	50	(From Cycle 3) Show grab bars (on the side wall closest to the water closet and on the rear wall) with all dimensional
		requirements for a wheelchair accessible water closet on plan. (CBC, Sec. 11B-604.5) (From Cycle 3)
× □	51 52	Show cross-sectional size of the grab bars on plan complying with CBC, Section 11B-609. (From Cycle 3) For the accessible lavatories and sinks, the front of the higher of the rim or counter surface to finish floor or
Ц	-	ground shall be 34 inches maximum. (CBC, Sec. 11B-606.3). Show this height dimension on plan. (From Cycle
		3)



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

L64A-004

<u> </u>	1-00-		, 3,
	Cleared?	<u>Issue</u> Num	Issue Text
İ		53	Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From
i		54	Cycle 3) Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3)
			Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3)
- 1	×		
į	<u></u>	00	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.
 	> VHFHZ		11B- (From Cycle 3)
1		Issue	
- 1			<u>Issue Text</u>
į	×	57	The proposed structure is located on a lot that is in a Very High Fire Severity Zone. The materials and methods
i			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)
i	×	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)]. (From Cycle 3)
- 1	×	59	Add the following note to the plans: "Valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet
į	<u></u>	00	gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of
i			No. 72 ASTM cap sheet running the full length of the valley." [CBC 705A.3]. (From Cycle 3)
	×	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)
- 1	×	61	
i			reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWWDA 101/I.S.2
	_	00	structural requirements." [SDMC 145.0708]. (From Cycle 3)
- 1	×	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
į			- Ignition-resistant material
i			- One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior wall covering on the exterior side of
			the framing (From Cycle 3)
		63	Provide a detail showing the exterior wall covering extending from the top of the foundation to the roof,
			terminating at 2-inch nominal solid wood blocking between rafters at open roof eaves, or terminating at the
į	<b></b>	64	enclosure of enclosed eaves / soffits. [CBC 707A.3.1]. (From Cycle 3)  Provide a detail for the construction of the floor projection. The underside of the exposed floor projection shall
i	×	04	be protected by of one of the following [CBC 707A.7]:
			-Noncombustible material
			-Ignition-resistant material
- 1			-One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the
- 1			floor projection
- 1			-The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor
- 1		65	projection (From Cycle 3) Provide a detail for the construction of the open roof eaves. The exposed roof deck on the underside of the
į	Ы	00	open roof eaves shall consist of one of the following [CBC 707A.4]:
į			-Noncombustible material
			-Ignition-resistant material
			-One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of
			the roof deck -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck
			designed for exterior fire exposure
			- 2-inch nominal thick wood (From Cycle 3)
		66	Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof
į			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 cheathing applied behind an exterior covering on the underside of the
- 1			-One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit
- 1			-The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or
į			soffit (From Cycle 3)
1			



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

L64A-004

+/-	1-004		1222 1st Avenue, Gan Diego, GA 32101-4154
	Cleared?	<u>Issue</u> Num	Issue Text
	<u> </u>	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
		60	-The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly (From Cycle 3)
		00	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
		69	<ul> <li>Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257</li> <li>Be tested to meet the performance requirements of SFM Standard 12-7A-2 (From Cycle 3)</li> <li>All exterior doors comply with one of the following [CBC 708A.3]:</li> </ul>
	- —    -  -		<ul> <li>The exterior surface or cladding shall be of noncombustible or ignition-resistant material</li> <li>Have a minimum 20-minute fire-resistance rating</li> </ul>
	 		<ul> <li>Tested to meet the performance requirements of SFM Standard 12-7A-1</li> <li>Constructed of solid core wood that complies with the following requirements:</li> <li>1) Stiles and rails shall not be less than 1 3/8 inches thick</li> </ul>
			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
	×	70	(From Cycle 3) The walking surface of the <deck balcony="" porch="" stairs=""> is within 10 feet of the building. The walking surface shall be constructed with one of the following materials [CBC 709A.3]:</deck>
	 		- Ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5
			<ul> <li>Exterior fire retardant treated wood</li> <li>Noncombustible material</li> <li>Any material that complies with the performance requirements of SFM Standard 12-7A-4A when the attached</li> </ul>
	×	71	exterior wall covering is also either noncombustible or ignition-resistant material (From Cycle 3)  FYI: Products that are in compliance with CRC R337 for use in the Very High Fire Severity Zone (Wildland-Urban Interface Area) can be searched by using the following link: http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_codes.php They are listed under the following Categories: 8110-Decking Materials
	 		8120-Exterior Windows 8140-Exterior Sidings and Sheathings 8150-Exterior Doors
	 		8160-Under Eave (From Cycle 3)
Ū	🔁 Geology	_	
	Cleared?	<u>Issue</u> Num	Issue Text
			A review of your project by the Geology Review section is required in accordance with SDMC Sec. 145.1803 and Table 145.1803.
		73	letter/verification letter from the geotechnical engineer stating that the requirements of the geotechnical report
Ē	Structur	al	has been met for designing of the foundation. (From Cycle 3)
	Cleared?	Issue Num	Issue Text
			Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis.  Structural framing plans and calculations appears to be incomplete or in progress. Several schedule ,members, shear force resisting elements ,drag elements ,cross reference and details are either not shown
	 		completely or missing.Provide complete cross reference and connection details .
		75	(From Cycle 3) Sheet S3 & S2 : Check/verify all load path ( both vertically and laterally) all the way from roof to foundation.A continuous load path shall be provided . (From Cycle 3)



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

L64A-004

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

Special Inspection



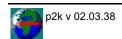
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!	<b>0</b> 1-		Issue	January Tand
		ared? □	<u>Num</u> 91	<u>Issue Text</u> Engineer of record to verify and provide complete list of item(s) require special inspection.i.e : weld, concrete
i				(Fc'>2500 psi),wood (nail spacing 4" inches or less) ,soil condition and depth of the soil,any mechanical/adhessive equipment or etc (From Cycle 3)
🗁 F	lazm	at		
<u>c</u>	leare	_	<u>sue</u> lum Is	ssue Text
	×		92 H	azmat review and sign off is required prior to structural sign off. (From Cycle 3)
🗁 N	Note	to PC	Engir	neer
1		_	sue	
¦ <u>C</u>		<u>ed?</u> N		sue Text
- !				he issues in this section are for the DSD staff only and do not require a customer response. erify fees,attribute,tier 3 requirements and special inspections upon recieving more information and prior to
				pproval. (From Cycle 3)
Rech	eck	09/26	,	
	<u>I</u>	ssue		
Cleare	<u>ed?</u>	<u>Num</u>	<u>Issue</u>	
		95	halg he	rence to previous comment #13 &14 : Response provided "Not applicable, no glass railing" ,however , eight glass wall/railing is still shown per 2nd floor office adjacent to open area.Refer to original comment I4 (New Issue)
		96		rence to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (New
			Issue)	
		97		rence to previous comment #68 , 69 : Door schedule on sheet AE1 & A1 does not match , also e/show window schedule. (New Issue)
		98		rence to previous comment #28 under accessibility ,exception does not apply and comments are
_			standir	ng.
				loor shall be accessible. loor toilet facility shall be accessible.Provide enlarge plan per 2nd floor toilet facility.
				de section showing clear ceiling height per 1st floor toilet facility. (New Issue)
		99	Update	ed structural calculation is either missing or not provided at a time of recheck submittal .provide
				ed/revised structural calculation. Structural review /recheck will be perform at a time of recheck
			appoin	tment. (you may request a 2 hours recheck appointment ) (New Issue)



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#### **Review Information**

Cycle Type: 22 BDR-Mechanical (OTC) 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

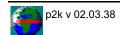
Next Review Method: BDR-Mechanical (OTC) Closed: 09/18/2019

. Last month BDR-Mechanical performed 342 reviews, 64.3% were on-time, and 81.5% were on projects at less than < 3 complete submittals.

#### **№** New Issue Group (3661587)

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

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



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### Review Information

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

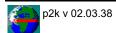
Hours of Review: 2.00 Completed: 10/02/2019 COMPLETED ON TIME

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 522 reviews, 79.1% were on-time, and 80.4% were on projects at less than < 3 complete submittals.

	<sup>≥</sup> 1st Review					
1	Issue					
Cleared	? Num	<u>Issue Text</u>				
	1	Provide a copy of the recorded conditions with responses as to how each was addressed on these plans. Brief				
×	2	responses may be written within the margins of the recorded copy. (From Cycle 4) All improvements within City public right-of-way or city easements require a separate Right-of-Way permit. Call				
	_	out all proposed improvements that are in the public right-of-way "per separate permit" and provide the drawing				
		number on the plans. (From Cycle 4)				
×	3	Apply for a Right-of-Way (ROW) Permit by submitting to Area 3 on the 3rd floor of the Development Services				
		Department. Be sure to satisfy the conditions under the recorded conditions. For information on preparing and submitting a ROW permit, refer to the information at: https://www.sandiego.gov/sites/default/files/dsdib165.pdf				
		(Construction Plans) and https://www.sandiego.gov/sites/default/files/dsdpsm_sec_03.pdf (D-sheets) (From				
<u> </u>		Cycle 4)				
×	4	For all Grading and Improvement Plan templates, see following link: https://www.sandiego.gov/development-services/industry/information/standtemp (From Cycle 4)				
×	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)				
×	6	Add the encroachment approval number on the building plans.				
1		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				
1		existing easement. (From Cycle 4)				
×	7	Add the document/map numbers for the easement vacations (10ft sewer and 6ft drainage) and 2ft ROW				
	8	dedication on the site plan. Provide maps for reference. (From Cycle 4)				
×	0	Clearly identify all the existing and proposed improvements that are located on the project site and within the public right-of-way. Call out if existing improvements are to be relocated, removed, or remain. (From Cycle 4)				
×	9	Clearly delineate and label the pervious and impervious surfaces. (From Cycle 4)				
	10	Ensure that the proposed improvements are shown consistently throughout the entire plan set. (From Cycle 4)				
	11	On the elevation and/or section drawings, show and call out the existing (dashed) and proposed (solid) grade				
1		lines. If existing grades will not be modified, add a note that "Existing grades shall not be modified". (From Cycle 4)				
	12	The square footage of total disturbed area is greater than or equal to 5,000sf. The project is subject to Item 2,				
<u> </u>		Part B of DS-560. A Water Pollution Control Plan (WPCP) is required on the next submittal for review and				
		approval. The WPCP shall be drafted in accordance with Appendix 'G' of the City of San Diego Storm Water Standards Manual and should address the nearest downstream water body and/or storm drain system, types of				
		pollutants that are generated, and BMPs to be implemented during the construction. (From Cycle 4)				
	13	The WPCP template may be downloaded at the following link:				
į		https://www.sandiego.gov/sites/default/files/water_pollution_control_plan_wpcp_template.docx (From Cycle 4)				
0	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				
1		4)				
¦ 🗆	15	Suggest adding a note to the contractor on the plans and in the WPCP that the permeable pavers should be				
1		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				
1		the necessary infiltration. (From Cycle 4)				
×	16	Add details/cvross-section of the permeable pavers to verify that the section is not underlain by any impervious				
<u> </u>	17	materials. (From Cycle 4)				
	17	NOTE: Further comments may follow pending the additional information and documents provided in the next submittal package. (From Cycle 4)				
T		and the second of the second o				

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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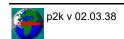
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ļ		Issue	
i	Cleared?		<u>Issue Text</u>
ŀ		18	The plans and documents have been reviewed, redlined, and routed to plan pickup. Please pick up the plans
1	_		from Plan Pickup Area located on the 3rd floor of the Development Services Department.
I I			NOTE: Plans that are not picked up within 30 days will be recycled.
I I	_	19	(From Cycle 4) To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The
l I	Ш	19	written response shall clearly, concisely, and comprehensively address the issues. Specify on what page/sheet
l I			each issue was addressed. (From Cycle 4)
į		20	Address all redline comments on all sheets and resubmit the revised plans and the required documents to Area
į			3, on the 3rd floor of the Development Services Department for recheck. If you have any questions, contact
1		_	Barbara Jacala at bjacala@sandiego.gov. (From Cycle 4)
ð	2nd Revi	iew	
l l		<u>Issue</u>	
1	Cleared?	<u>Num</u>	<u>Issue Text</u>
l I		21	Provide a WPCP with the next submittal. The disturbed areas include those that expose soil and those that are
į	_	00	used for construction staging/storage in the public ROW and private property. (New Issue)
į		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
i			improvements within the public easements. (New Issue)
l l	П	23	Revise plans per redlines (previous and current). (New Issue)
1	_		

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



Elvira Ricafort 533-3678

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Cycle Type: 24 IAS-Combined(Appmt.) Deemed Complete on 03/04/2020 Submitted:

Reviewing Discipline: IAS-Combined Review **Cycle Distributed:** 

> Reviewer: Miranda, Marcos **Assigned:** 03/04/2020

(619) 446-5435 Started: 03/04/2020 mmiranda@sandiego.gov Review Due: 03/12/2020

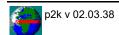
Hours of Review: Completed: 03/04/2020 **COMPLETED ON TIME** 0.25

Next Review Method: IAS-Combined(Appmt.) Closed: 03/04/2020

- . 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 IAS-Combined Review (None of which are new)
- . Last month IAS-Combined Review performed 770 reviews, 60.9% were on-time, and 78.6% were on projects at less than < 3 complete submittals.

📂 Water ar	water and Sewer					
	<u>Issue</u>					
Cleared?	<u>Num</u>	<u>Issue Text</u>				
	1	Meters are not allowed on driveways. Shown: The site plan and sheet C2 shows the meter being proposed in the driveway.				
	2	(From Cycle 9) To install water services or sewer laterals, please provide: a) A copy of the Engineering Permit and the approved plans. Or b) A set of public improvement drawings signed by the City Engineer. ***The invoice issued for the water + sewer connection (Wet Tap, Token Connection, or Kill Service) must be paid for IAS-combined to stamp the plans.****				
	6	(From Cycle 9) Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (From Cycle 9)				
	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;				
	10	https://www.sandiego.gov/sites/default/files/final_draft_of_instruction_standard_drawing_9.1.pdf (From Cycle 9) If unable to comply with the above criteria, please contact the Cross-Connection Control Section of the Public Utilities Department at (858) 614-5535.				
<del>&gt;</del> Re-Chec	k Insti	(From Cycle 9) ructions				
<u>Cleared?</u> □	Num 11	Issue Text Please email Marcos Miranda Plan Review Specialist at mmiranda@sandiego.gov for a re-check appointment when all corrections have been provided, note the page number in the margin of this requirement sheet where the answer to the issue is located.				
		(From Cycle 9)				

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



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#### **Review Information**

Cycle Type: 25 BDR-Electrical (Submit) Submitted: 02/25/2020 Deemed Complete on 02/25/2020

Reviewing Discipline: BDR-Electrical Cycle Distributed: 02/25/2020

 Reviewer:
 Amiri Razavian, Amir
 Assigned:
 02/25/2020

 (619) 446-5093
 Started:
 02/25/2020

AAmiriRazavi@sandiego.gc Review Due: 03/04/2020

Hours of Review: 1.00 Completed: 02/25/2020 COMPLETED ON TIME

Next Review Method: BDR-Electrical (Submit) Closed: 02/25/2020

. Last month BDR-Electrical performed 358 reviews, 59.2% were on-time, and 86.9% were on projects at less than < 3 complete submittals.

## New Issue Group (3661749) Issue

Cleared?	Num	<u>Issue Text</u>
×	2	Return original electrical plans for recheck after all issues have been addressed. To facilitate electrical rechecking, please identify on all sheets (by means of clouds) and next to each comment in a response letter, location of the corrections. (From Cycle 1)
×	4	The electrical plans shall bear the signature and registration number of a State of California: Registered Electrical Engineer, Licensed Architect, or Licensed Electrical Contractor (C-10). (From Cycle 1)
×	7	
×	9	Include all luminaries shown on fixtures schedule on T-24 calculations. (If they are not used, remove them from schedule.) Type D is missing. (From Cycle 1)
×	10	Include the signature of the licensed professional who is responsible for the Lighting design and T-24 calculations on all required forms as per the California Business and Professions Code. (From Cycle 1)
×	11	Correct note shown for service grounding electrode. (Typo?) (From Cycle 1)
×	13	Please resubmit the plans after addressing all issues.  To follow up on the recheck, or for any questions, please contact the original plan reviewer Rosendo Gamba III,  @ (619)-446-5016, e-mail Rgamba@sandiego.gov  (From Cycle 17)
×	14	Clarify the location of the proposed 400 amps MDP. Is it near the main door? (From Cycle 17)
×	15	Clarify the rating of the MOCPD of panel B. Is it 100 amps or 50 amps? (From Cycle 17)
×	16	Correct the equipment tag on the grounding electrode in the single line diagram. (From Cycle 17)
×	17	The feeder conduits of panel A and panel B and the CU unit are undersized. Please redesign. (From Cycle 17)
×	18	Indicate the rating of the disconnects fo the CU and HP unit in the single line diagram. (From Cycle 17)
×	19	Include lighting fixture AE and D in the NRCC-LTI-E ( page 2 fo 7). (From Cycle 17)
×	20	Include the lighting fixture F in the outdoor lighting fixture schedule of NRCC-LTO-E (page 2 of 6). (From Cycle 17)
×	21	Correct the watts per luminaire of the lighting fixture F in the NRCC-LTO-E (page 2 of 6). (From Cycle 17)
×	22	Correct the watts per luminaire of lighting fixture C in the indoor lighting fixture schedule in NRCC-LTI-E ( page 2 of 7). (From Cycle 17)

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



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Submitted:

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Deemed Complete on 10/07/2019

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1222 1st Avenue, San Diego, CA 92101-4154 L64A-004 Review Information

Reviewing Discipline: BDR-Structural **Cycle Distributed:** 

> Assigned: 10/07/2019 Reviewer: Mohajerani, Ehsan

(619) 446-5068 Started: 10/07/2019 Review Due: 10/14/2019 Emohajerani@sandiego.gov

Hours of Review: Completed: 10/07/2019 **COMPLETED ON TIME** 1 00

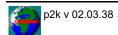
Next Review Method: BDR-Structural (Submit) Closed: 10/07/2019

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- The reviewer has requested more documents be submitted.

Cycle Type: 26 BDR-Structural (Appmt.)

- . Your project still has 62 outstanding review issues with BDR-Structural (None of which are new)
- . Last month BDR-Structural performed 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

#### Recheck-Note to applicant Issue Cleared? Num **Issue Text** Plans must be submitted for recheck. Please submit the requested documents; the orginal marked up plans, new revised set of plans, written response to plan check comments and complete structural calculation at Project Submittal, 3rd floor, Development Services Center, 1222 First Avenue, San Diego, CA 92101. (From Cycle 3) Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the issue has been addressed. Return a copy of the Issue Report with associated responses, two sets of corrected plans, and the original plan reviewed by the Structural review discipline. (From Cycle 3) Please be advised, supplemental plan review fees may be charged where insufficient progress is made in responding to plan review issues or, changes to the initial scope of work is made. (From Cycle 3) School Fee Cleared? Num The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information. (From Cycle 3) Review Comments Cleared? Num Issue Text Please note, it is responsibility of the engineer, architect, drafter, designer, applicant, etc, to revise all plan sheets to assure consistency, accuracy and compliance with all requirements and City regulations. Do not rely solely on the marked up comments. Plans, documents, etc. shall be revised on its totality to assure all changes, discrepancies, etc. are revised, fixed and modified. (From Cycle 3) Provide written responses from both architect and structural to each issue and attach to issues report. Responses must indicate how compliance is being met and where on the plans the correction was made. (From Cycle 3) 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) Sheet SP &AE1.00: The exterior wall at west side appears to have a fire separation distance of less than 3 feet. No openings are permitted in this wall. [CBC 705.8.1]. (From Cycle 3) Sheet A3.0 : Guardrail - Provide a 42" high guard with openings which will not allow the passage of a sphere 4 inches in diameter [CBC 1015.3] Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1] - Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point - Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail. (From Cycle 3) 12 Show complete structural details for guards. Details as a minimum should indicate the size, spacing and grade of support balusters, size and grade of the support beam, structural connection details for support balusters to support beam, etc. (From Cycle 3)

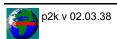


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1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

Issue Cleared? Num **Issue Text** Glass panels in guards, and their support system, shall be designed using a safety factor of four. [CBC 2407.1.1] (From Cycle 3) 14 Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (From Cycle 3) 16 sheet A1.04,A09.01,ADA1,ADA2: Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i.e : sheet A1.04 (1/A2.01 & 2/A1.20) clarify/show where these plan, details are on floor plan? provide cross reference /call out on plan per deck materials details/spec shown on sheet A1.06 provide cross reference /call out on plan per details shown on sheet A09.01,ADA1,ADA2 (From Cycle 3) Provide complete architectural and structural framing plan and connection details per stairway. (From Cycle 3) 27 A1.00 : Cross reference all details and sections. Remove details, sections, notes, general construction notes (specifications) and all other references that are not applicable to this project. i. e: A9.01, ADA1, ADA2, A3.00 or etc.. (From Cycle 3) Accessibility Cleared? Num **Issue Text** 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) 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) Sheet SP: Show on plans at least one accessible route of travel from accessible parking spaces and accessible passenger loading zones; public streets and site walks, and public transportation stops to the accessible building or facility entrance they serve. (CBC, Sec. 11B-206.2.1). (From Cycle 3) 32 All elevators provided for passengers shall be on accessible route and comply with Section 11B-407. Show all accessibility requirements for elevator on plan. (CBC, Sec. 11B-206.6). (From Cycle 3) 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) 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) 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) 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) 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) Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3) Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (From Cycle 3) The centerline of wheelchair accessible water closet shall be 17 inches minimum to 18 inches maximum from the sidewall or partition. Show this dimension on plan. (CBC, Sec. 11B-604.2) (From Cycle 3) 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) For the accessible lavatories and sinks, the front of the higher of the rim or counter surface to finish floor or ground shall be 34 inches maximum. (CBC, Sec. 11B-606.3). Show this height dimension on plan. (From Cycle Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From Cycle 3) Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3) Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3) VHFHZ



## THE CITY OF SAN DIEGO Development Services Department

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

L64A-004

4/	1-004		1222 15t Avenue, 3an Diego, CA 92101-4134
	 	<u>Issue</u>	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
		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)
		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)
		66	Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof eave / soffit shall be protected by one of the following [CBC 707A.5]: -Noncombustible material
	! 		-Ignition-resistant material
	 		-One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit
	! 		-The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit (From Cycle 3)
		68	All exterior window and exterior glazed door assemblies shall comply with one of the following requirements [CBC 708A.2.1]:
	 		- Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of CBC 2406 for Safety Glazing
	 		<ul><li>- Be constructed of glass block units</li><li>- Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257</li></ul>
		69	- Be tested to meet the performance requirements of SFM Standard 12-7A-2 (From Cycle 3) All exterior doors comply with one of the following [CBC 708A.3]:
	 		<ul> <li>The exterior surface or cladding shall be of noncombustible or ignition-resistant material</li> <li>Have a minimum 20-minute fire-resistance rating</li> </ul>
	 		- 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)
Z	🔁 Geology	,	
	 	<u>Issue</u>	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
		72	A review of your project by the Geology Review section is required in accordance with SDMC Sec. 145.1803 and Table 145.1803.  > The Geology Review must be signed-off prior to Structural sign-off. (From Cycle 3)
		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
Ž	Structur	al	has been met for designing of the foundation. (From Cycle 3)
		<u>Issue</u>	
	Cleared?		
		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 .
		75	(From Cycle 3) Sheet S3 & S2: Check/verify all load path (both vertically and laterally) all the way from roof to foundation.A
			continuous load path shall be provided . (From Cycle 3)  Sheet S3 -Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing
		70	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.
	l I		>Design may change (From Cycle 3)



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

L64A-004

		<u>Issue</u> Num	<u>Issue Text</u>
 		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)
		79	loading (wind and seismic) particularly at the location with large openings (i.e. refer to sheet A2.0-Front south elevation.)
     		80	Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x) (From Cycle 3) Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace.
į	_		i.e : 8/S1.3 , 17 /S1.3 (From Cycle 3)
1		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.
	_	82	> Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads.  Check the suitability of truss design for proposed project. (From Cycle 3)  Sheet S3: Provide complete foundation plan and foundation design.Based on calculation package (wall footing), Soil allowable bearing pressure of 31.0 ksf has been used which in error.Rerun the analysis with correct allowable bearing pressure.
 		83	(From Cycle 3) Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8). Verify all. (From Cycle 3)
		84	Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
		85	Sheet S2& S3: Provide complete cross reference and call out on plan per connection details. Several cross reference/call out are either missing or in error. i.e: Sheet S3, at grid line B; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the proposed condition.
1		86	architectural grid line.Provide consistent grid line for both architectural and structural plan.
1		87	i.e : Grid line E to G (From Cycle 3) Sheet S3 : In reference to previous comment 48 ,provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2).
		88	Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3)  Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3)
1		89 90	Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)  Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted
i		30	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)
Ĺ	Specia 🕏	ıl Insp	
	Cleared	<u>Issu</u> I? Nur	
			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
È	Note to F	PC Eng	mechanical/adhessive equipment or etc (From Cycle 3) gineer
		Issue Num	<u>Issue Text</u>



<u>Issue</u>

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	Clea	red? N	<u>lum lssue Text</u>
		]	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)
⇒ R	echeck	09/26	
		Issue	
<u>CI</u>	<u>eared?</u>	Num	<u>Issue Text</u>
		95	In reference to previous comment #13 &14: Response provided "Not applicable, no glass railing",however, halg height glass wall/railing is still shown per 2nd floor office adjacent to open area.Refer to original comment #13 &14 (From Cycle 21)
		96	In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From Cycle 21)
		97	In reference to previous comment #68 , 69 : Door schedule on sheet AE1 & A1 does not match , also provide/show window schedule. (From Cycle 21)
		98	In reference to previous comment #28 under accessibility ,exception does not apply and comments are standing 2nd floor shall be accessible.
		99	<ul> <li>2nd floor toilet facility shall be accessible. Provide enlarge plan per 2nd floor toilet facility.</li> <li>Provide section showing clear ceiling height per 1st floor toilet facility. (From Cycle 21)</li> <li>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)</li> </ul>



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

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#### **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
 Assigned:
 11/15/2019

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

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

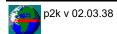
Hours of Review: 3.00 Completed: 11/21/2019 COMPLETED ON TIME

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

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 4th complete submittal for LDR-Eng Building Review on this project as: LDR-Eng Building Review(Appmt).
- . The reviewer has requested more documents be submitted.
- . 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 522 reviews, 79.1% were on-time, and 80.4% were on projects at less than < 3 complete submittals.

7	□ 1st Review     □				
		Issue			
	Cleared?	Num	<u>Issue Text</u>		
1		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)		
	×		Ensure that the proposed improvements are shown consistently throughout the entire plan set. (From Cycle 4)		
!	×	11	On the elevation and/or section drawings, show and call out the existing (dashed) and proposed (solid) grade lines. If existing grades will not be modified, add a note that "Existing grades shall not be modified". (From Cycle 4)		
1	×		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)		
į	×	13	The WPCP template may be downloaded at the following link:		
1		14	https://www.sandiego.gov/sites/default/files/water_pollution_control_plan_wpcp_template.docx (From Cycle 4) The site map must satisfy all the criteria in Section 2.2 Site Map Development of the WPCP. If items are not applicable, state reason on the plans. If items are non-plottable, discuss its application on the site. (From Cycle		
	×	15	Suggest adding a note to the contractor on the plans and in the WPCP that the permeable pavers should be installed as close to the last phase as possible. The permeable layers should be protected from pollutants generated from construction activities and/or sediment-laden runoff that may clog the media voids and prevent the necessary infiltration. (From Cycle 4)		
!	×	17	NOTE: Further comments may follow pending the additional information and documents provided in the next submittal package. (From Cycle 4)		
	×	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)		
1	×	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)		
1	×	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)		
Z	⁵ 2nd Rev	iew			
		Issue			
i	Cleared?	Num	<u>Issue Text</u>		
i		21	Provide a WPCP with the next submittal. The disturbed areas include those that expose soil and those that are		
	×	22	used for construction staging/storage in the public ROW and private property. (From Cycle 23)  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)		
			Revise plans per redlines (previous and current). (From Cycle 23)		
Z	3rd Revi	ew			

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



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

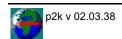
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i		<u>Issue</u>	
1	Cleared?	Num	<u>Issue Text</u>
1		24	Revise plans and WPCP per redlines. (New Issue)
İ		25	Next submittal will be accommodated by appointment. After all redlines and outstanding comments have been
i			addressed, contact Barbara Jacala at bjacala@sandiego.com to schedule an over-the-counter review. (New
1			Issue)

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



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

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#### L64A-004

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

Review Information

Cycle Type: 28 BDR-Structural (Submit) Submitted: 12/20/2019 Deemed Complete on 12/20/2019

Reviewing Discipline: BDR-Structural 12/20/2019 **Cycle Distributed:** 

Assigned: 01/07/2020 Reviewer: Franco Mendoza, Roberto (619) 446-5450 Started: 01/08/2020

Rfrancomendo@sandiego.g Review Due: 01/09/2020

Hours of Review: Completed: 01/08/2020 **COMPLETED ON TIME** 5.00

Next Review Method: BDR-Structural (Appmt.) Closed: 01/08/2020

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- We request a 4th complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).
- The reviewer has requested more documents be submitted.
- . Your project still has 47 outstanding review issues with BDR-Structural (9 of which are new issues).
- . Last month BDR-Structural performed 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

#### Recheck-Note to applicant

	1100110011	Recorded to apprount					
l l		Issue					
l l	Cleared?	Num	<u>Issue Text</u>				
1 1 1 1 1 1 1	×	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)				
	×	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)				
	⊠ School F		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)				

#### Issue

Cleared? Num

×

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

#### Review Comments

×

×

П

	<u>Issue</u>		
Cleared?	Num	<b>Issue Text</b>	
×	5	Please note	

Please note, it is responsibility of the engineer, architect, drafter, designer, applicant, etc, to revise all plan sheets to assure consistency, accuracy and compliance with all requirements and City regulations. Do not rely solely on the marked up comments. Plans, documents, etc. shall be revised on its totality to assure all changes, discrepancies, etc. are revised, fixed and modified. (From Cycle 3)

Provide written responses from both architect and structural to each issue and attach to issues report. Responses must indicate how compliance is being met and where on the plans the correction was made. (From Cycle 3)

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

Sheet SP &AE1.00: The exterior wall at west side appears to have a fire separation distance of less than 3 feet. No openings are permitted in this wall. [CBC 705.8.1]. (From Cycle 3)

Sheet A3.0 : Guardrail - Provide a 42" high guard with openings which will not allow the passage of a sphere 4 inches in diameter [CBC 1015.3]

Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1] - Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point

along the top rail. - Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail. (From Cycle 3)

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 Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 28

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

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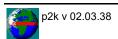
Issue		
Cleared?	Num	<u>Issue Text</u>
×	13	Glass panels in guards, and their support system, shall be designed using a safety factor of four. [CBC 2407.1.1] (From Cycle 3)
×	14	Specify safety glazing for all glazing installed in railings. [CBC 2407.1] (From Cycle 3)
	16	sheet A1.04,A09.01,ADA1,ADA2: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

(From Cycle 3)

#### Accessibility

Clea	red?	<u>Issue</u> Num	<u>Issue Text</u>
×		28	
 			<ul><li>1) 2nd floor must be accessible by elevator.</li><li>2) 1st floor must be fully accessible.</li></ul>
 			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)
   	<b>C</b>	29	Sheet AE1.00 & A1.00 : Show on plan at least one accessible route which connects each story in privately-funded multi-story buildings and facilities. An accessible elevator shall be provided to serve story
: :	]	30	above and below the first floor. (CBC, Sec. 11B-206.2.3). (From Cycle 3) Sheet SP: Show on plans at least one accessible route of travel from accessible parking spaces and accessible passenger loading zones; public streets and site walks, and public transportation stops to the accessible
<u> </u>	€	32	building or facility entrance they serve. (CBC, Sec. 11B-206.2.1). (From Cycle 3) All elevators provided for passengers shall be on accessible route and comply with Section 11B-407. Show all
; ! <b>.</b>	<b>c</b>	36	accessibility requirements for elevator on plan. (CBC, Sec. 11B-206.6). (From Cycle 3) 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)
<u> </u>	€	37	Show on plan hardware on doors and gates (handles, pulls, latches, locks, and other operable parts) to be operable with one hand without requiring tight grasping, pinching, or twisting of the wrist. (CBC, Secs., 11B-404.2.7, 11B-309.4). (From Cycle 3)
¦ [	]	39	Show on plan operable parts of hardware for doors and gates to be 34in. minimum to 44 in. maximum above the finish floor or ground. (CBC, Sec. 11B-404.2.7). (From Cycle 3)
 	€	40	
<u> </u>	]	42	AE1.00 & A1.00: Toilet facility / Bathing facility for men and women serving the tenant spaces on both 1st floor and 2nd floor floor shall be accessible to persons with disabilities.
			> Show enlarged floor plan of each toilet facility complying with CBC, Section 11B-213 and 11B-603. (From Cycle 3)
[	]	43	Identify on plan accessible toilet / bathing facilities connected by an accessible route. (CBC, Sec. 11B-213.1). (From Cycle 3)
×	€	44	Unisex (single-user or family) toilet rooms shall comply with (CBC, Sec. 11B-213.2.1). (From Cycle 3)
¦ _	]	48	The centerline of wheelchair accessible water closet shall be 17 inches minimum to 18 inches maximum from
: :	]	49	the sidewall or partition. Show this dimension on plan. (CBC, Sec. 11B-604.2) (From Cycle 3) In Men's/Women's toilet facility clearance around a wheelchair accessible water closet shall be 60 inches wide x 56 inches deep minimum. (CBC, Sec. 11B-604.3.1). Provide and show these required dimensions on plan. (From Cycle 3)
: :	]	52	For the accessible lavatories and sinks, the front of the higher of the rim or counter surface to finish floor or ground shall be 34 inches maximum. (CBC, Sec. 11B-606.3). Show this height dimension on plan. (From Cycle 3)
<u> </u>	]	53	Provide contrasting strip for treads of (interior/ exterior stair) complying with CBC, Section 11B-504.4.1. (From Cycle 3)
¦ ⊏	]	54	Provide handrails on both sides of the stairs. (CBC, Sec. 11B-505.2). (From Cycle 3)
; <b>-</b>	]	55	Show handrails to be continuous within the full length of each stair flight. (Sec. 11B-505.3). (From Cycle 3)
VHF	HZ		

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



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

L64A-004

<del>T</del> /	1-00-		:==::::::::::::::::::::::::::::::::
	Cleared?	<u>Issue</u> Num	Issue Text
		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
	×	65	enclosure of enclosed eaves / soffits. [CBC 707A.3.1]. (From Cycle 3)  Provide a detail for the construction of the open roof eaves. The exposed roof deck on the underside of the open roof eaves shall consist of one of the following [CBC 707A.4]:  -Noncombustible material
	 		-Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck
	 		-The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure - 2-inch nominal thick wood (From Cycle 3)
		66	Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof eave / soffit shall be protected by one of the following [CBC 707A.5]: -Noncombustible material
	 		-Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit -The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or
	! ! ! —		soffit (From Cycle 3)
		68	All exterior window and exterior glazed door assemblies shall comply with one of the following requirements [CBC 708A.2.1]:
	 		<ul> <li>- Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of CBC</li> <li>2406 for Safety Glazing</li> <li>- Be constructed of glass block units</li> </ul>
		69	<ul> <li>- Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257</li> <li>- Be tested to meet the performance requirements of SFM Standard 12-7A-2 (From Cycle 3)</li> <li>All exterior doors comply with one of the following [CBC 708A.3]:</li> </ul>
		00	- The exterior surface or cladding shall be of noncombustible or ignition-resistant material - Have a minimum 20-minute fire-resistance rating
	 		<ul> <li>Tested to meet the performance requirements of SFM Standard 12-7A-1</li> <li>Constructed of solid core wood that complies with the following requirements: <ol> <li>Stiles and rails shall not be less than 1 3/8 inches thick</li> </ol> </li> <li>Raised panels shall not be less than 1 1/4 inches thick; the exterior perimeter of the raised panel may taper to a tangua not less than 3/8 inch thick.</li> </ul>
	- -		to a tongue not less than 3/8 inch thick (From Cycle 3)
Ľ	ా Geology '	_	
		<u>Issue</u> <u>Num</u>	<u>Issue Text</u>
	×	72	A review of your project by the Geology Review section is required in accordance with SDMC Sec. 145.1803 and Table 145.1803.
	<b>×</b>	73	> The Geology Review must be signed-off prior to Structural sign-off. (From Cycle 3)  "Foundation plan should be reviewed and approved by the geotechnical engineer. Provide final approval letter/verification letter from the geotechnical engineer stating that the requirements of the geotechnical report has been met for designing of the foundation. (From Cycle 3)
Ž	Structur	al	That been met for designing of the foundation. (From Gyole Gy
	Cleared?	Issue	Issue Text
			Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis.
			Structural framing plans and calculations appears to be incomplete or in progress. Several schedule members, shear force resisting elements, drag elements, cross reference and details are either not shown completely or missing. Provide complete cross reference and connection details.
		75	(From Cycle 3) Sheet S3 & S2 : Check/verify all load path ( both vertically and laterally) all the way from roof to foundation.A
		76	continuous load path shall be provided. (From Cycle 3) Sheet S3 -Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing plan and roof framing plan. 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 Roberto Franco Mendoza at (619) 446-5450. Project Nbr: 644432 / Cycle: 28



6/30/20 4:18 pm

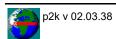
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# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

L64A-004

Issue Cleared? Num **Issue Text** Sheet S3 & A2.0 : - Refer to sheet A2.0- Front south elevation Provide chord design and check the adequacy of the beams for bending per out of plane load - Provide beams at top and bottom of the openings supported at both ends (refer to sheet A2.0-Front south elevation). - Show elevation detail of wall with large area of openings and refer to framing plan see red mark on plan.(sheet A2.0 &S3.0) (From Cycle 3) In reference to previous comment #84 ,Sheet S3 & A2.0 : Check the adequacy of the stud walls for out of plane loading (wind and seismic) particularly at the location with large openings (i.e : refer to sheet A2.0-Front south Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x ..) (From Cycle 3) Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e: 8/S1.3, 17/S1.3 (From Cycle 3) 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) 82 Sheet S3: Provide complete foundation plan and foundation design. Based on calculation package (wall footing) , Soil allowable bearing pressure of 31.0 ksf has been used which in error Rerun the analysis with correct allowable bearing pressure. (From Cycle 3) 83 Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8). Verify all. (From Cycle 3) 84 Provide/show HDN's per columns/posts with large uplift. (From Cycle 3) Sheet S2& S3: Provide complete cross reference and call out on plan per connection details. Several cross reference/call out are either missing or in error. i.e : Sheet S3, at grid line B; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the proposed condition. Please refer to marked on plans. (From Cycle 3) Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the architectural grid line. Provide consistent grid line for both architectural and structural plan. i.e: Grid line E to G (From Cycle 3) Sheet S3: In reference to previous comment 48, provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2). Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3) Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3) Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3) Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted 90 equipments. >Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-10, Section 13.1] -Weighing more than 400 pounds, or -With a center of mass located more than 4-feet above the roof level. i.e: anchorage design and connection details are missing. (From Cycle 3) Special Inspection Issue Cleared? Num Engineer of record to verify and provide complete list of item(s) require special inspection.i.e : weld, concrete (Fc'>2500 psi),wood (nail spacing 4" inches or less) ,soil condition and depth of the soil,any mechanical/adhessive equipment or etc... (From Cycle 3) Note to PC Engineer Issue

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



Cleared? Num Issue Text

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

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 	Clear	<u>ls</u> ed? <u>l</u>	ssue Num Issue Text
 			The issues in this section are for the DSD staff only and do not require a customer response.  Verify fees, attribute, tier 3 requirements and special inspections upon recieving more information and prior to
Re	check	09/26	approval. (From Cycle 3)
		Issue	
Cle		Num	<u>Issue Text</u>
I	×	95	In reference to previous comment #13 &14: Response provided "Not applicable, no glass railing",however, halg height glass wall/railing is still shown per 2nd floor office adjacent to open area.Refer to original comment #13 &14 (From Cycle 21)
		96	
I	×	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)
ļ	×	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.
ļ		99	<ul> <li>Provide section showing clear ceiling height per 1st floor toilet facility. (From Cycle 21)</li> <li>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)</li> </ul>
Re	check	01/08	
		<u>Issue</u>	
Cle	ared?		<u>Issue Text</u>
1		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)
		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)
I		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)
		103	Follow up to comment 63 - Detail 1/A2.01 missing. (New Issue)
I		104	Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. (New Issue)
		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)
ı		107	A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (New Issue)
I		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)
Ap	pointn	nent	
		Num 106	Issue Text  Recheck of plans will be performed by appointment. For a recheck appointment, please call (619) 446-5300.  Please have the project number available when you call for the appointment. The project number is displayed in a "box" near the upper left corner of the plan review Issues Report.
			Schedule a 2-HR recheck appointment. (New Issue)



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

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

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Cycle Type: 29 LDR-Eng Building Review(Appmt) Deemed Complete on 04/16/2020 04/10/2020 Submitted:

Reviewing Discipline: LDR-Eng Building Review **Cycle Distributed:** 04/10/2020

Reviewer: Jacala, Barbara 04/16/2020 Assigned: (619) 446-5303 Started: 04/16/2020

> Bjacala@sandiego.gov Review Due: 04/20/2020

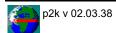
Hours of Review: 2.00 Completed: 04/16/2020 **COMPLETED ON TIME** 

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 522 reviews, 79.1% were on-time, and 80.4% were on projects at less than < 3 complete submittals.

	1st Revie	ew	
l L		<u>Issue</u>	
l	Cleared?	<u>Num</u>	<u>Issue Text</u>
1		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)
1 1 1 1		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
ò	2nd Revi	iew	4)
i		Issue	
l L	Cleared?		Issue Text
l L	×	21	Provide a WPCP with the next submittal. The disturbed areas include those that expose soil and those that are
1			used for construction staging/storage in the public ROW and private property. (From Cycle 23)
	☐ 2rd Boyd		Revise plans per redlines (previous and current). (From Cycle 23)
	3rd Revi	ew	
i		<u>Issue</u>	
į	Cleared?	Num	<u>Issue Text</u>
l I	×	24	Revise plans and WPCP per redlines. (From Cycle 27)
1 1	×	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
l l			Cycle 27)
ò	4th Revie	ew	
i		Issue	
İ	Cleared?	Num	<u>Issue Text</u>
1		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)
 		27	Per previous redlines on Sheet C.2, move the proposed trees out of the public storm drain easement. Reference
1			the EMRA Approval number for the remaining private improvements within the easement on the building plans. (New Issue)
1		28	Until the exsiting sewer easement bisecting the property is vacated, provide an EMRA for the private improvements within the easement. Reference the EMRA Approval number on the building plans. (New Issue)
i I		29	Provide the contactor information on pg 7 of the WPCP. (New Issue)
l l		30	Sign the WPCP cert page C-1. (New Issue)
l l			Provide the WTAP forms in Appendix G of the WPCP. Current WTAP may be downloaded from the following
1	_	20	link: https://www.sandiego.gov/sites/default/files/weather_triggered_action_plan_template.docx (New Issue)
i I		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
1			started: Email DSDPlanPickUp@sandiego.gov to request Plan Pick Up/Will Call. City staff will process the request and
İ			respond via email when the plans/documents have been located and are ready for pick up. Plans not picked up
l l			within 15 days will be discarded.
l l			(New Issue)
į.		33	To facilitate rechecking, provide an itemized written response to the issues noted in this plan review sheet. The
1	_		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



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

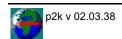
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i.		<u>issue</u>	
i	Cleared?	Num	<u>Issue Text</u>
į		34	Your next review is required to be submitted to the 1st floor of the Development Services Department (DSD).
i			No appointments or Over-The-Counter (OTC) reviews are being performed on a face-to-face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

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



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

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#### **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.g
 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

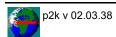
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 5th complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).
- . The reviewer has requested more documents be submitted.
- . Your project still has 32 outstanding review issues with BDR-Structural (2 of which are new issues).
- . Last month BDR-Structural performed 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

#### Review Comments

		<u>Issue</u>	
İ	Cleared?	Num	<u>Issue Text</u>
1		9	Provide a plot plan showing distances to property lines, location of the tenant space within the building and dimension the fire separation distance for the exterior walls or roof/eave projection . (From Cycle 3)
	X	11	Sheet A3.0: Guardrail - Provide a 42" high guard with openings which will not allow the passage of a sphere 4 inches in diameter [CBC 1015.3]  Provide engineering calculations for the guard and the structural support for the guard. [CBC 1607.8.1]  - Guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top rail.  - Guards shall be designed to resist a load of 50 lb/ft, applied in any direction along the top rail.  (From Cycle 3)
	×	12	Show complete structural details for guards. Details as a minimum should indicate the size, spacing and grade of support balusters, size and grade of the support beam, structural connection details for support balusters to support beam, etc. (From Cycle 3)
	×		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)
	■ A a a a	aaaihii	lida y

#### Accessibility

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



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

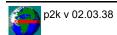
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#### ▶ VHFHZ

Cleared?	<u>Issue</u> Num	Issue Text
×		Provide a detail showing the exterior wall covering extending from the top of the foundation to the roof, terminating at 2-inch nominal solid wood blocking between rafters at open roof eaves, or terminating at the
×	66	enclosure of enclosed eaves / soffits. [CBC 707A.3.1]. (From Cycle 3) Provide a detail for the enclosed roof eave / soffit construction. The exposed underside of the enclosed roof eave / soffit shall be protected by one of the following [CBC 707A.5]: -Noncombustible material
		-Ignition-resistant material -One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit
		-The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit (From Cycle 3)
×	68	All exterior window and exterior glazed door assemblies shall comply with one of the following requirements [CBC 708A.2.1]:
		<ul> <li>Be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of CBC 2406 for Safety Glazing</li> <li>Be constructed of glass block units</li> </ul>
×	69	<ul> <li>Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257</li> <li>Be tested to meet the performance requirements of SFM Standard 12-7A-2 (From Cycle 3)</li> <li>All exterior doors comply with one of the following [CBC 708A.3]:</li> </ul>
		<ul> <li>The exterior surface or cladding shall be of noncombustible or ignition-resistant material</li> <li>Have a minimum 20-minute fire-resistance rating</li> </ul>
		<ul> <li>Tested to meet the performance requirements of SFM Standard 12-7A-1</li> <li>Constructed of solid core wood that complies with the following requirements:</li> </ul>
		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)
Structur	al	
Cleared?	<u>Issue</u> <u>Num</u>	<u>Issue Text</u>
	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 .
_	75	(From Cycle 3) Short S3 & S2 : Check/verify all lead path ( both vertically and laterally) all the way from roof to foundation A
		Sheet S3 & S2 : Check/verify all load path ( both vertically and laterally) all the way from roof to foundation. A continuous load path shall be provided . (From Cycle 3)
	76	Sheet S3 -Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing plan and roof framing plan.  Lateral analysis is incomplete.
		<ul> <li>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.</li> <li>Provide complete lateral force analysis /calculation to justify the design.</li> <li>Design may change (From Cycle 3)</li> </ul>
	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)
	79	(From Cycle 3) In reference to previous comment #84 ,Sheet S3 & A2.0 : Check the adequacy of the stud walls for out of plane loading (wind and seismic) particularly at the location with large openings (i.e : refer to sheet A2.0-Front south elevation.)
		Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x) (From Cycle 3)
	80	Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e : 8/S1.3 , 17 /S1.3 (From Cycle 3)



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

L64A-004

L04A	1-004		1222 13t Avenue, San Diego, GA 92101-4154
		Issue	
1	Cleared?	Num	Issue Text
, , ,		81	Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on sheets A1.02 & A1.03.
; ; ;			> Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads.
 		82	Check the suitability of truss design for proposed project. (From Cycle 3)  Sheet S3: Provide complete foundation plan and foundation design. Based on calculation package (wall footing), Soil allowable bearing pressure of 31.0 ksf has been used which in error. Rerun the analysis with correct
   			allowable bearing pressure.  (From Cycle 3)
 		83	Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8).  Verify all. (From Cycle 3)
!		84	Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
 			Sheet S2& S3 : Provide complete cross reference and call out on plan per connection details.
 		00	Several cross reference/call out are either missing or in error. i.e : Sheet S3 ,at grid line B; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the
i			proposed condition. Please refer to marked on plans. (From Cycle 3)
   		86	Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the architectural grid line. Provide consistent grid line for both architectural and structural plan. i.e: Grid line E to G (From Cycle 3)
 		87	Sheet S3: In reference to previous comment 48 ,provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2).
 		88	Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3) Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3)
į		89	Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)
, , , ,		90	Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted equipments.
       			>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.
 	<b>-</b> 0		i.e : anchorage design and connection details are missing.  (From Cycle 3)
	Specia		
	Cleared	<u>Issu</u> 1? Nur	<u>le</u> m <u>Issue Text</u>
			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)
Z	Note to I	PC En	gineer
 		<u>Issue</u>	
 	Cleared?	<u>Num</u>	<u>Issue Text</u>
 		93	The issues in this section are for the DSD staff only and do not require a customer response.  Verify fees, attribute, tier 3 requirements and special inspections upon recieving more information and prior to approval. (From Cycle 3)
🗁 Re	check 09/2	26	
	<u>Issu</u>		
Cle	ared? Nur		<u>ue Text</u> eference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From
į	□ 9		le 21)
1 1 1	9	upd	lated structural calculation is either missing or not provided at a time of recheck submittal .provide ated/revised structural calculation. Structural review /recheck will be perform at a time of recheck ointment. (you may request a 2 hours recheck appointment) (From Cycle 21)
È Re	check 01/		omanona. (100 may request a 2 nears recreek appointment ) (110 m Cycle 21)
Cle	lssu eared? Nur	_	ue Text



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

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i 	Issue	
Cleared?		<u>Issue Text</u>
<b>X</b>	100	Follow up to comment 11 & 12 - Coordinate guards on sheet A3.00 & S1.2 between architectural & structural disciplines. It is unclear which is to be installed during construction, as shown there is conflicting information in regards to this element. Furthermore, there was no structural calculations included in the resubmittal package and the detail 11/S1.2 is too vague. Not enough information provided in regards to the size, number of lag screws, minimum embedment depth, base plate connection, etc. (From Cycle 28)
	101	
	102	Follow up to comment 95 - Specify safety glazing at second floor office where the exposed bottom edge less than 18 inches above a floor; the exposed top edge is greater than 36 inches above the floor; the area of the individual pane is greater than 9 square feet; and one or more walking surfaces is within 36 inches horizontally of the plane of the glazing. [CBC 2406.4.3] (From Cycle 28)
¦ 🗆	103	Follow up to comment 63 - Detail 1/A2.01 missing. (From Cycle 28)
0	104	Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list. (From Cycle 28)
	105	Follow up to comment 74 - 90 - Partial structural calculations submitted at plan recheck, a complete structural review could not be accomplished at this plan check. Provide a complete structural calculation package for review. The structural calculations at a minimum shall include full lateral (seismic/wind) and vertical (gravity) analysis. (From Cycle 28)
	107	A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (From Cycle 28)
	108	A1.00 - For door 2 serving the dispensary room show on plan maneuvering clearances on both sides of the opening in compliance with the requirements of CBC, Section 11B-404.2.4. (From Cycle 28)
🗁 Appoint	ment	
	<u>Issue</u>	
Cleared?		Issue Text  Recheck of plans will be performed by appointment. For a recheck appointment, please call (619) 446-5300.  Please have the project number available when you call for the appointment. The project number is displayed in a "box" near the upper left corner of the plan review Issues Report.
¦ <mark>È⇒</mark> Recheck	. 00/4.4	Schedule a 2-HR recheck appointment. (From Cycle 28)
- Reclieck		
Cleared?	<u>Issue</u> Num	Issue Text
		The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building
		elements: -Primary structural frame: 1 hour -Exterior bearing walls: 1 hour
1 1 1 1 1 1		-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)
	110	Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (New Issue)



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

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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 Assigned: 03/02/2020

 (619) 446-5450
 Started:
 03/02/2020

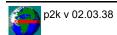
 Rfrancomendo@sandiego.g
 Review Due:
 03/09/2020

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 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

Review Com	ments	
Cleared? Num	lssu Prov	te Text  Vide a plot plan showing distances to property lines, location of the tenant space within the building and ension the fire separation distance for the exterior walls or roof/eave projection . (From Cycle 3)
🗁 Accessib	oility	
l l		Issue Text 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)
Structura 🖻	al	
		Issue Text  Engineer of record to verify /check all framing plans and details and to provide complete calculation/analysis.  Structural framing plans and calculations appears to be incomplete or in progress. Several schedule ,members, shear force resisting elements ,drag elements ,cross reference and details are either not shown completely or missing. Provide complete cross reference and connection details .
×		(From Cycle 3) Sheet S3 & S2: Check/verify all load path (both vertically and laterally) all the way from roof to foundation. A continuous load path shall be provided. (From Cycle 3) Sheet S3-Grid line B: Lateral force resisting system is inadequate (East-West Direction) per both floor framing plan and roof framing plan.
	78	Lateral analysis is incomplete.  > Provide adequate lateral force resisting elements.i.e: Provide enough shear wall length or designer may use moment frame(MF) at front elevation where large openings are shown.  Provide complete lateral force analysis /calculation to justify the design.  >Design may change (From Cycle 3)  Sheet S3 & A2.0:  - Refer to sheet A2.0- Front south elevation Provide chord design and check the adequacy of the beams for bending per out of plane load
	79	<ul> <li>Provide beams at top and bottom of the openings supported at both ends (refer to sheet A2.0-Front south elevation).</li> <li>Show elevation detail of wall with large area of openings and refer to framing plan see red mark on plan.(sheet A2.0 &amp;S3.0)</li> <li>(From Cycle 3)</li> <li>In reference to previous comment #84 ,Sheet S3 &amp; 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.)</li> <li>Clearly show on plan the stud schedule per different height (i.e : 2x6 or 3x)</li> <li>(From Cycle 3)</li> </ul>



L64A-004

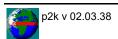
#### 6/30/20 4:18 pm

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

Issue Cleared? Num **Issue Text** Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace. i.e: 8/S1.3, 17/S1.3 (From Cycle 3) Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on sheets A1.02 & A1.03 > Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads. Check the suitability of truss design for proposed project. (From Cycle 3) 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) Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8). Verify all. (From Cycle 3) 84 Provide/show HDN's per columns/posts with large uplift. (From Cycle 3) Sheet S2& S3: Provide complete cross reference and call out on plan per connection details. Several cross reference/call out are either missing or in error. i.e : Sheet S3, at grid line B; cross reference 4/S1.2 called out on plan but the detail is irrelevant to the proposed condition. Please refer to marked on plans. (From Cycle 3) Sheet S3: Gridlines as it shown on structural framing plans are not consistent and does not match the architectural grid line. Provide consistent grid line for both architectural and structural plan. i.e : Grid line E to G (From Cycle 3) Sheet S3: In reference to previous comment 48 ,provide complete structural connection details per proposed 2nd floor deck/balcony (grid line F & G between 1 &2). Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3) Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3) Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3) Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted equipments. >Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-10, Section 13.1] -Weighing more than 400 pounds, or -With a center of mass located more than 4-feet above the roof level. i.e: anchorage design and connection details are missing. (From Cycle 3) **Special Inspection** Issue Cleared? Num **Issue Text** Engineer of record to verify and provide complete list of item(s) require special inspection.i.e: weld, concrete (Fc'>2500 psi),wood (nail spacing 4" inches or less), soil condition and depth of the soil,any mechanical/adhessive equipment or etc... (From Cycle 3) Note to PC Engineer Issue Cleared? Num **Issue Text** The issues in this section are for the DSD staff only and do not require a customer response. Verify fees, attribute, tier 3 requirements and special inspections upon recieving more information and prior to approval. (From Cycle 3) Recheck 09/26 Issue Cleared? <u>Num</u> **Issue Text** In reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From 96 Cvcle 21) Updated structural calculation is either missing or not provided at a time of recheck submittal provide updated/revised structural calculation. Structural review /recheck will be perform at a time of recheck appointment. (you may request a 2 hours recheck appointment ) (From Cycle 21) Recheck 01/08

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



Cleared? Num

**Issue Text** 

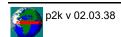
# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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#### L64A-004

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



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

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#### 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 Assigned: 03/11/2020

 (619) 446-5450
 Started:
 03/11/2020

 Rfrancomendo@sandiego.g
 Review Due:
 03/18/2020

Hours of Review: 2.00 Completed: 03/11/2020 COMPLETED ON TIME

Next Review Method: BDR-Structural (Appmt.) Closed: 03/11/2020

- The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- We request a 6th complete submittal for BDR-Structural on this project as: BDR-Structural (Appmt.).
- The reviewer has requested more documents be submitted.
- . Your project still has 12 outstanding review issues with BDR-Structural (5 of which are new issues).
- . Last month BDR-Structural performed 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

#### Review Comments

	<u>issue</u>	
leared?	Num	1

×

eared? Num Issue Text

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>Issue</u>

#### Cleared? Num Issue Text

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

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

#### Structural

#### <u>Issue</u>

#### Cleared? Num Issue Text

Figure 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)

- 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)

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 ..)

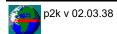
(From Cycle 3)

80 Drag truss shear transfer - Provide/show lateral support at top of the wall using diagonal brace.

i.e : 8/S1.3 , 17 /S1.3 (From Cycle 3)

- 81 Roof trusses are shown on details and roof framing plan and truss lay out and truss calculation is shown on sheets A1.02 & A1.03.
  - > Engineer of record(EOR) shall review the truss layout plan and calc and check the lateral force resisting systems based on drag loads.

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



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

L64A-004

L64 <i>P</i>	۸-004		1222 1st Avenue, San Diego, CA 92101-4154
	l L	lss	ue
	Cleared		
	×		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.
	<u> </u>		(From Cycle 3)
			83 Sheet S3: Provide pad footing per foundations of the heavily loaded column/posts.i.e: at grid line 1, check the adequacy of foundation per posts supporting heavily loaded steel beam (HSS 12X8).  Verify all. (From Cycle 3)
	×		84 Provide/show HDN's per columns/posts with large uplift. (From Cycle 3)
	×		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)
	×		86 Sheet S3 : Gridlines as it shown on structural framing plans are not consistent and does not match the
	l L		architectural grid line.Provide consistent grid line for both architectural and structural plan.
			i.e : Grid line E to G (From Cycle 3)
	×		87 Sheet S3: In reference to previous comment 48 ,provide complete structural connection details per proposed
	 		2nd floor deck/balcony (grid line F & G between 1 &2).  Provide /show rim/beam at the edge of the deck or clarify the framing. (From Cycle 3)
	· 🗖		88 Sheet S3 : Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by
			cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3)
	×		89 Detail 13/S1.2 & 12/S1.2 : Provide complete shear transfer detail .(refer to marked on plan) (From Cycle 3)
	×		90 Coordinate with architectural and mechanical for the total weight and exact location of the roof mounted
	<u>                                   </u>		equipments.
	  -  -		>Provide engineering calculations and structural plans for the support and anchorage of roof mounted equipment: [ASCE 7-10, Section 13.1]
	I I		-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)
	Spe	ciai ii	nspection
			<u>ssue</u>
	Clea	red?	Num Issue Text
	<u> </u>	3	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)
ĺ	ື Note t ່	_	Engineer
	Cleared	<u>Iss</u> d? Nu	<u>ue</u> ı <u>m</u> Issue Text
	×		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)
<i>⊵</i> Re	echeck 0	9/26	
I I	<u>ls</u>	sue	
Cle	eared? N	lum	ssue Text
i		96	n reference to previous comment #15: Provide cross reference/call out on plan per westcoat /deck detail (From
I I	_		Cycle 21)
I I	×		Updated structural calculation is either missing or not provided at a time of recheck submittal .provide
į			updated/revised structural calculation. Structural review /recheck will be perform at a time of recheck
<u> </u>			appointment. (you may request a 2 hours recheck appointment ) (From Cycle 21)
r R€	echeck 0		
Cle		<u>sue</u> lum	ssue Text
010			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)
į	×		Follow up to comment 95 - Specify safety glazing at second floor office where the exposed bottom edge less
ŀ			than 18 inches above a floor; the exposed top edge is greater than 36 inches above the floor; the area of the
1			ndividual pane is greater than 9 square feet; and one or more walking surfaces is within 36 inches horizontally
1			of the plane of the glazing. [CBC 2406.4.3] (From Cycle 28)
	×		Follow up to comment 63 - Detail 1/A2.01 missing. (From Cycle 28)
!		104	Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list

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

104 Follow up to comment 68 & 69 - Comments not found on sheet AN, as indicated on comment response list.



(From Cycle 28)

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

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#### L64A-004

		<u>Issue</u>	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
	×	105	Follow up to comment 74 - 90 - Partial structural calculations submitted at plan recheck, a complete structural review could not be accomplished at this plan check. Provide a complete structural calculation package for review. The structural calculations at a minimum shall include full lateral (seismic/wind) and vertical (gravity) analysis. (From Cycle 28)
	×	107	A1.00 - Review floor plans provided and revise the floating doors shown on floor plans. (From Cycle 28)
	×	108	A1.00 - For door 2 serving the dispensary room show on plan maneuvering clearances on both sides of the opening in compliance with the requirements of CBC, Section 11B-404.2.4. (From Cycle 28)
Ž	🔁 Appoint	ment	
	 	<u>Issue</u>	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
		106	Recheck of plans will be performed by appointment. For a recheck appointment, please call (619) 446-5300. Please have the project number available when you call for the appointment. The project number is displayed in a "box" near the upper left corner of the plan review Issues Report.
i			Schedule a 2-HR recheck appointment. (From Cycle 28)
Ž	🔁 Recheck	02/14	
	! !	<u>Issue</u>	
	Cleared?	<u>Num</u>	<u>Issue Text</u>
		109	The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements: -Primary structural frame: 1 hour -Exterior bearing walls: 1 hour -Interior bearing walls: 1 hour -Floor construction and associated secondary members: 1 hour -Roof construction and associated secondary members: 1 hour [CBC 602.1]
	_	440	(From Cycle 30)
		110	Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (From Cycle 30)
Ž	Recheck	03/11	
	 	Issue	
	Cleared?	Num	<u>Issue Text</u>
		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)
		112	S1.3 - Details 1 & 3 - Review truss calculations and update details to show correct construction installation
1		113	details. Also, provide detail to resist uplift forces calculated on truss calculations. (New Issue) S1.2 - Details 12 - Review the proposed wood beam to steel beam connection. Structural calculations (sheet 44) shows an uplift force of 2.242 K at joint 1 beam B15. Verify that HU is adequate to resist the uplift force.
		114	(New Issue) S3 - Clarify how detail 11/S1.2 applies at roof framing plan. (New Issue)
	: H		Provide fire rating details for the primary framming members in accordance with section 704.2. (New Issue)
	_		5 1 7 5



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#### Review Information

Cycle Type: 33 IAS-Combined(Appmt.) Submitted: Deemed Complete on 03/05/2020

Reviewing Discipline: IAS-Combined Review Cycle Distributed:

Reviewer: Miranda, Marcos Assigned: 03/05/2020

 (619) 446-5435
 Started:
 03/05/2020

 mmiranda@sandiego.gov
 Review Due:
 03/13/2020

Hours of Review: 0.50 Completed: 03/05/2020 COMPLETED ON TIME

Next Review Method: IAS-Combined(Appmt.) Closed: 03/05/2020

. Last month IAS-Combined Review performed 770 reviews, 60.9% were on-time, and 78.6% were on projects at less than < 3 complete submittals.

#### Mater and Sewer

ls	s	u	E

×

×

×

×

#### Cleared? Num Issue Text

1 Meters are not allowed on driveways.

Shown: The site plan and sheet C2 shows the meter being proposed in the driveway.

(From Cycle 9)

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)

6 Please correct the plans, the architectural site plan and sheet C2 does not match the plumbing site plan. (From

Cycle 9)

For a domestic and/or irrigation meter specify the following backflow assembly type: Reduced Pressure Principle Assembly ("RP') SDW-155. Also list the size, make, and model. For a list of approved backflow make and models please copy and paste the link into your browser;

https://www.sandiego.gov/sites/default/files/final\_draft\_of\_instruction\_standard\_drawing\_9.1.pdf (From Cycle 9)

If unable to comply with the above criteria, please contact the Cross-Connection Control Section of the Public

Utilities Department at (858) 614-5535.

(From Cycle 9)

#### Re-Check Instructions

#### Issue

#### Cleared? Num Issue Text

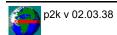
11 Please em

1 Please email Marcos Miranda Plan Review Specialist at mmiranda@sandiego.gov for a re-check appointment when all corrections have been provided, note the page number in the margin of this requirement sheet where

the answer to the issue is located.

(From Cycle 9)

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



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

#### Review Information

Cycle Type: 34 BDR-Structural (Appmt.) 03/23/2020 Deemed Complete on 03/26/2020 Submitted:

Reviewing Discipline: BDR-Structural 03/23/2020 **Cycle Distributed:** 

Reviewer: Franco Mendoza, Roberto 03/26/2020 Assigned: (619) 446-5450 Started: 03/26/2020

Review Due: 03/30/2020 Rfrancomendo@sandiego.g

Hours of Review: Completed: 03/26/2020 **COMPLETED ON TIME** 1.00

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 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

#### Review Comments

#### Structural

#### <u>Issue</u>

Cleared? Num **Issue Text** 

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

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

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

Sheet S3: Provide complete cross reference and connection detail per 7x11.875 Versa Lam supported by

cantilever HSS 8X12 steel beam (provide /show hanger) (From Cycle 3)

#### Recheck 09/26

### Cleared? Num

×

**Issue Text** 

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

#### Recheck 01/08

Cleared? Num

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>Issue</u> Cleared? Num

#### **Issue Text**

×

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

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

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

#### Recheck 02/14

#### Cleared? Num **Issue Text**

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

-Primary structural frame: 1 hour

-Exterior bearing walls: 1 hour

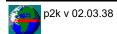
-Interior bearing walls: 1 hour

-Floor construction and associated secondary members: 1 hour -Roof construction and associated secondary members: 1 hour

[CBC 602.1] (From Cycle 30)

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

Recheck 03/11



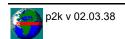
# THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154

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	Issue	
Cleared?	Num	<u>Issue Text</u>
	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
_	440	75 pounds. [ASCE 7-10, Sections 13.1] (From Cycle 32)
×	112	S1.3 - Details 1 & 3 - Review truss calculations and update details to show correct construction installation details. Also, provide detail to resist uplift forces calculated on truss calculations. (From Cycle 32)
×	113	S1.2 - Details 12 - Review the proposed wood beam to steel beam connection. Structural calculations (sheet
<u></u>		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)
×	114	S3 - Clarify how detail 11/S1.2 applies at roof framing plan. (From Cycle 32)
	115	Provide fire rating details for the primary framming members in accordance with section 704.2. (From Cycle 32)
ځ Recheck	03/24	
	Issue	
Cleared?	Num	<u>Issue Text</u>
	116	S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (New Issue)
	117	S1.3 - Provide complete lateral load shear transfer on details 5/S1.3 & 6/S1.3. (New Issue)
	118	A1.06 - Details for columns require the columns size to be of heavy steel per details provided. Update structural
		plans accordingly or provide details consitent with the columns shown on plans.
		Also, provide a fire resisitive column detail for the wood columns shown on structural plans. (New Issue)
		The state of the second of the



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		rmai	

Cycle Type: 35 BDR-Structural (Appmt.) Deemed Complete on 04/14/2020 04/14/2020 Submitted:

Reviewing Discipline: BDR-Structural **Cycle Distributed:** 04/14/2020

**Assigned:** 04/21/2020 Reviewer: Franco Mendoza, Roberto (619) 446-5450 Started: 04/21/2020

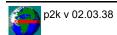
Rfrancomendo@sandiego.g Review Due: 04/21/2020

Hours of Review: Completed: 04/24/2020 **COMPLETED LATE** 1.00

Next Review Method: BDR-Structural (Appmt.) 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 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

<u>₽</u> F	E Recheck 02/14				
Issue					
<u> </u>			<u>Issue Text</u>		
į		The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building			
į	_		elements:		
			-Primary structural frame: 1 hour		
- 1			-Exterior bearing walls: 1 hour		
1			-Interior bearing walls: 1 hour -Floor construction and associated secondary members: 1 hour		
I I			-Roof construction and associated secondary members: 1 hour		
			[CBC 602.1]		
I I	_		(From Cycle 30)		
I I		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)		
₽ F	Recheck	03/11	primary structural frame. (From Cycle 30)		
		_			
		<u>Issue</u> Num	Issue Text		
-	×		The weight of the suspended fan coil unit is greater than 75 shown on the plans. Provide engineering		
I I			calculations and structural plans for the support and anchorage of suspended components weighing more than		
I I			75 pounds. [ASCE 7-10, Sections 13.1] (From Cycle 32)		
I I			Provide fire rating details for the primary framming members in accordance with section 704.2. (From Cycle 32)		
<i>Ē</i> ⊅ F	Recheck	03/24			
1		<u>Issue</u>			
<u>C</u>	leared?		<u>Issue Text</u>		
			S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34)		
I I	×		S1.3 - Provide complete lateral load shear transfer on details 5/S1.3 & 6/S1.3. (From Cycle 34)		
I I		118	A1.06 - Details for columns require the columns size to be of heavy steel per details provided. Update structural		
l I			plans accordingly or provide details consitent with the columns shown on plans.		
I I					
1			Also, provide a fire resisitive column detail for the wood columns shown on structural plans. (From Cycle 34)		
<i>⊵</i> F	Recheck	04/22			
		<u>Issue</u>			
<u>C</u>			<u>Issue Text</u>		
- 1		119	A1.00 - Provide a minimum fire-resistance rating for the following building elements Primary structural frame: 1		
			hour.		
			Note: F1/A1.00 is being called out at the locations where the steel columns are located. Coordinate fire		
	_		protection details with structural to determine the correct fire protection for type VA building. (New Issue)		
			Remove all duplicate sheets on plans. For example, S1.1, S1.3, S1.4, M2. (New Issue)		
			Review the sequence of the sheet index and format drawings accordingly. (New Issue)		
i i		122	Provide missing sheets (E6 & M3), listed in sheet index. (New Issue)		



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

#### **Review Information**

Cycle Type: 36 LDR-Eng Building Review(Appmt) Deemed Complete on 05/04/2020 Submitted:

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** 

Closed: 05/04/2020 Next Review Method: LDR-Eng Building Review(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 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 522 reviews, 79.1% were on-time, and 80.4% were on projects at less than < 3 complete submittals.

2	1st Revi	ew	
1 1 1 1	Cleared?	<u>Issue</u> Num	<u>Issue Text</u>
i I	×	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)
1 1 1 1	×	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)
2	2nd Rev	iew	
I I		Issue	
l l			<u>Issue Text</u>
1	×	23	Revise plans per redlines (previous and current). (From Cycle 23)
Ē	4th Revi	ew	
! !	01	Issue	Janua Tand
į	Cleared?		Issue Text
!	×	26	Per previous redlines on Sheet SPN, the trash enclosure detail must include a roof per the current storm water standards manual, Appendix E. (From Cycle 29)
1 1 1 1	×	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)
1 1 1 1	×	28	Until the exsiting sewer easement bisecting the property is vacated, provide an EMRA for the private improvements within the easement. Reference the EMRA Approval number on the building plans. (From Cycle 29)
1	×	29	Provide the contactor information on pg 7 of the WPCP. (From Cycle 29)
i	×	30	Sign the WPCP cert page C-1. (From Cycle 29)
! !	×	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)
1 1 1 1	×	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:
1 1 1 1 1 1 1			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)
11111	×	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)
1 1 1 1 1		34	Your next review is required to be submitted to the 1st floor of the Development Services Department (DSD).  No appointments or Over-The-Counter (OTC) reviews are being performed on a face-to-face basis until further

5th Review

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

NOTE: All other services such as stamp transfers and permit issuance may be submitted to the 1st floor of DSD

notice. If you need clarification on the above comments, email your reviewer. (From Cycle 29)

If you have any questions, contact Barbara Jacala at bjacala@sandiego.gov. (From Cycle 29)

and will be processed internally. (From Cycle 29)



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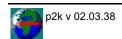
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i		<u>Issue</u>	
1	Cleared?	Num	<u>Issue Text</u>
I I		37	Plans could not be stamped because the DS-560 form on the plan set was not signed. (New Issue)
I I		38	The WPCP has been approved and stamped. (New Issue)
į		39	The plans and documents have been reviewed and routed to plan pickup. (New Issue)
		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. (New Issue)

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



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

**Review Information** 

Cycle Type: 37 BDR-Structural (Appmt.) Submitted: 04/29/2020 Deemed Complete on 05/18/2020

Reviewing Discipline: BDR-Structural **Cycle Distributed:** 04/29/2020

> **Assigned:** 05/18/2020 Reviewer: Franco Mendoza, Roberto (619) 446-5450 Started: 05/18/2020

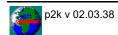
Rfrancomendo@sandiego.g Review Due: 05/06/2020

Hours of Review: Completed: 05/18/2020 **COMPLETED LATE** 2.00

Next Review Method: BDR-Structural (Submit) Closed: 05/18/2020

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- The reviewer has requested more documents be submitted.
- . Your project still has 6 outstanding review issues with BDR-Structural (None of which are new)
- . Last month BDR-Structural performed 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

<i>⊵</i> R	E→ Recheck 02/14			
<u>Issue</u>				
<u>C</u>	leared?	Num	<u>Issue Text</u>	
		109	The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements: -Primary structural frame: 1 hour -Exterior bearing walls: 1 hour -Interior bearing walls: 1 hour -Floor construction and associated secondary members: 1 hour -Roof construction and associated secondary members: 1 hour [CBC 602.1] (From Cycle 30)	
i I I			Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (From Cycle 30)	
<i>⊵</i> R	Recheck	03/11		
	leared? Cecheck	115	Issue Text Provide fire rating details for the primary framming members in accordance with section 704.2. (From Cycle 32)	
<u>c</u>	leared?	116	Issue Text S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34) A1.06 - Details for columns require the columns size to be of heavy steel per details provided. Update structural plans accordingly or provide details consitent with the columns shown on plans.	
⊨ E R	Recheck	04/22	Also, provide a fire resisitive column detail for the wood columns shown on structural plans. (From Cycle 34)	
<u>c</u>	leared? □		Issue Text A1.00 - Provide a minimum fire-resistance rating for the following building elements Primary structural frame: 1 hour.	
	X X	121	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) Remove all duplicate sheets on plans. For example, S1.1, S1.3, S1.4, M2. (From Cycle 35) Review the sequence of the sheet index and format drawings accordingly. (From Cycle 35) Provide missing sheets (E6 & M3), listed in sheet index. (From Cycle 35)	



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Started: 05/12/2020

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

**Review Information** 

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

Reviewing Discipline: LDR-Eng Building Review **Cycle Distributed:** 05/07/2020

05/12/2020 Reviewer: Jacala, Barbara Assigned: (619) 446-5303

> Review Due: 05/15/2020 Bjacala@sandiego.gov

Hours of Review: Completed: 05/12/2020 **COMPLETED ON TIME** 1.00

Closed: 05/12/2020 Next Review Method: LDR-Eng Building Review(Appmt)

. Last month LDR-Eng Building Review performed 522 reviews, 79.1% were on-time, and 80.4% were on projects at less than < 3 complete submittals.

# 4th Review

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

#### 5th Review

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

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

- Plans have been stamped, signed off, and routed to Will Call to the attention of the Owner Aaron Magagna. ×
  - Email DSDPlanPickUp@sandiego.gov to request Will Call. City staff will process the request and respond via email when the plans/documents have been located and are ready for pick up. Plans not picked up within 15 days will be discarded. (New Issue)

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



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

**Review Information** 

Cycle Type: 39 BDR-Structural (Submit) **Submitted:** 05/21/2020 Deemed Complete on 05/21/2020

Reviewing Discipline: BDR-Structural **Cycle Distributed:** 05/21/2020

**Assigned:** 05/22/2020 Reviewer: Mohajerani, Ehsan (619) 446-5068 Started: 05/22/2020

> Emohajerani@sandiego.gov **Review Due:** 05/29/2020

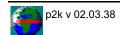
Hours of Review: Completed: 05/22/2020 **COMPLETED ON TIME** 0.00

Next Review Method: BDR-Structural (Appmt.) 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 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

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

For questions regarding the 'BDR-Structural' review, please call Ehsan Mohajerani at (619) 446-5068. Project Nbr: 644432 / Cycle: 39



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

6/30/20 4:18 pm

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#### **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 Assigned: 05/26/2020

 (619) 446-5450
 Started:
 05/26/2020

 Rfrancomendo@sandiego.g
 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 1288 reviews, 70.6% were on-time, and 74.1% were on projects at less than < 3 complete submittals.

#### Recheck 02/14

	Issue			
Cleared?	Num	<u>Issue Text</u>		
×	109	The building is of Type VA construction. Provide a minimum fire-resistance rating for the following building elements:		
		-Primary structural frame: 1 hour		
		-Exterior bearing walls: 1 hour		
		-Interior bearing walls: 1 hour		
		-Floor construction and associated secondary members: 1 hour		
	-Roof construction and associated secondary members: 1 hour			
		[CBC 602.1]		
		(From Cycle 30)		
×	110	Also, Provide a fire protection plan prepared by the EOR that shows all the elements that need protection primary structural frame. (From Cycle 30)		

#### Recheck 03/11

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

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

#### Recheck 03/24

	<u>lssue</u>	
Cleared?	Num	Issue Text
×	116	S1.4 - Coordinate the fire resistive details and note

116 S1.4 - Coordinate the fire resistive details and notes with architectural sheets. (From Cycle 34)
 118 A1.06 - Details for columns require the columns size to be of heavy steel per details provided. Update structural plans accordingly or provide details consitent with the columns shown on plans.

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

#### Recheck 04/22

	<u>155ue</u>	
Cleared?	<u>Num</u>	Issue Text
×	119	A1.00 - Provide a minimum fire-resistance rating for the following building elements Primary structural frame: 1 hour.

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

