



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

Project Address 2250 Mendocino
San Diego, CA

Project Type Building Construction

Primary Contact maximoborkosky@gmail.com

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Building Construction Plans PRJ-1112190.pdf

DSD-Combined

Margo McInerny
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(619) 446-5178

[Comment 00097 | Sheet T-1.0 | Open]

Resubmit revised plans digitally with responses to the comments and all required documents for re-check from combined review.

[Comment 00098 | Sheet T-1.0 | Open]

Provide the responses to the comments indicating which sheet the information is located on and where on the sheet. Do not submit plans in any volume, only as Building Construction Plans and do not change sheet numbers.

[Comment 00099 | Sheet A-1.0 | Open]

The existing ¾" water meter must be removed and a new 1" water meter must be installed. The existing 1" service line (from the street to the meter) will remain Show this and call out this information on the site plan.

[Comment 00100 | Sheet A-1.0 | Open]

The existing ¾" water meter must be removed and a new 1" water meter must be installed. The existing 1" service line (from the street to the meter) will remain Show this and call out this information on the site plan.

[Comment 00101 | Sheet T-1.0 | Open]

Add the following note to the plans: Water meters for combined domestic water and fire sprinkler systems shall not be installed until the fire sprinkler system has been submitted and approved by the Building Official.

[Comment 00102 | Sheet T-1.0 | Open]

Add the following note and signature to the plans:



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After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the design of the fire sprinkler system which produce a higher GPM and a larger meter size requirement:

Owner Signature: _____

[Comment 00103 | Sheet T-1.0 | Open]

Water meters that include demand for fire sprinklers are sized in the following way.

The meter size required is the larger size of the following two sizing methods:

1) sizing based on the Water Meter Data Card without regard to fire sprinkler demand

2) sizing based on fire sprinkler demand plus 5 gallons per minute

3/4" meter handles up to 24gpm

1" meter handles 25 to 40gpm

1-1/2" meter handles 41 to 80gpm

2" meter handles 81 to 128gpm

2-2" meters manifolded handles 129 to 256gpm

[Comment 00104 | Sheet T-1.0 | Open]

If the sprinklers will be served through the domestic water service, provide the maximum gallons per minute for the fire flow alone on the Water Meter Data Card on the other water requirements line.

[Comment 00105 | Sheet T-1.0 | Open]

If a larger water meter is required than what has been charged for, fees will be adjusted at recheck.

[Comment 00106 | Sheet A-1.0 | Open]

With the exception of "domestic only" services for single-family residences without fire sprinklers, and multi-family buildings with less than a 1.5" water meter, backflow protection is required on all new water services or existing unprotected services supplying water to a system upon which plumbing work is proposed.

[Comment 00107 | Sheet A-1.0 | Open]

Residential Backflow:

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, the size of the backflow preventer must match the meter size. 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/approved-backflow-list.pdf>

[Comment 00108 | Sheet A-1.0 | Open]

The size of the backflow preventer must match the size of the water meter. Call out the size of the backflow preventer at it's location on the site plan.

[Comment 00109 | Sheet A-1.0 | Open]



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The backflow assembly for a domestic and/or irrigation meter shall be located immediately to the rear of meter on private property. Show on the site plan.

[**Comment 00110** | **Sheet T-1.0** | **Open**]

There must be 2 separate IAQ fan CFM listings on the next to last sheet of the title 24 report (1 for the main house & 1 for the ADU) or provide 2 separate title 24 reports (1 for the main house & 1 for the ADU).

[**Comment 00111** | **Sheet A-2.2** | **Open**]

Please indicate on the plans which method will be used to meet the requirements for ventilation for indoor air quality (IAQ). Clearly identify the dedicated source and note the ventilation rate (cfm) that will be used to achieve the requirements of indoor air quality ventilation.

Indicate the exhaust fan on the plans to be used, label it "for IAQ" and call out the CFM for it.

This applies to both the main house & the ADU (separately)

[**Comment 00112** | **Sheet A-2.2** | **Open**]

Show & call out the kitchen range hoods on the plans & call out the CFM for them (based on electric or gas range).

TABLE 160.2-G

KITCHEN RANGE HOOD AIRFLOW RATES (cfm) AND ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS According to Dwelling Unit Floor Area and Kitchen Range Fuel Type

DWELLING UNIT FLOOR AREA (FT ²)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS RANGE
>1500	50% CE or 110 cfm	70% CE or 180 cfm
>1000–1500	50% CE or 110 cfm	80% CE or 250 cfm
750–1000	55% CE or 130 cfm	85% CE or 280 cfm
<750	65% CE or 160 cfm	85% CE or 280 cfm

[**Comment 00147** | **Sheet A-2.2** | **Open**]

Per the sq. ft. of the ADU, the required CFM for the kitchen range hood is 280 CFM based on table 160.2-G. Change the listed CFM for it on the reflected ceiling plan.

[**Comment 00148** | **Sheet A-2.2** | **Open**]

The title 24 report, on page 12 in the INDOOR AIR QUALITY (IAQ) FANS section must show 2 line items. 1 for the main house and 1 for the ADU. I have been told by people that create title 24 reports that if the ADU bedroom count is listed on page 1, line item 20 that this will calculate the CFM for the ADU IAQ fan. If this does not work, then 2 title 24 reports must be provided (1 for the main house and 1 for the ADU).

[**Comment 00149** | **Sheet A-4.1** | **Open**]

Per the title 24 report, R-21 insulation is required in both the exterior walls and the interior walls. This must be called out correctly on the section drawings (not R-15 insulation).

[**Comment 00150** | **Sheet A-2.2** | **Open**]



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The make & model and gallon capacity for the water heater is not called out on the plans on sheet A-2.2 and must be. The title 24 report shows the model number for it so it must be called out on the plans.

[Comment 00152 | Sheet A-2.2 | Open]

The make & model, BTU capacity and SEER & EER for the 2 heating/cooling units must be called out on the plans (1 for the main house and 1 for the ADU).

[Comment 00153 | Sheet T-1.0 | Open]

The water meter must be upgraded and fire sprinklers are required per structural so all comments regarding the water meter upgrade, fire sprinklers and backflow preventer apply. Provide everything that is asked for in these comments for recheck.



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DSD-Engineering Building Review

Danyel Ortega
odanyel@sandiego.gov

[Comment 00047 | Page | Open]

Please delete the outdated Storm Water Quality Construction BMP Notes and replace with current notes. The notes can be found in the City of San Diego Storm Water Standards Manual, Part 2, Appendix E, page 743-744. Go to: <https://www.sandiego.gov/planning/programs/landdevcode/landdevmanual#SWstandards2018>

2024-04-24 2nd review: Please update to the current notes, email me if you are unable to locate the correct notes.

[Comment 00049 | Page | Open]

Please provide a table with the following Earthwork Quantities (Input "0" for items that are not applicable):

Cut Quantities: _____ cyd
Fill Quantities: _____ cyd
Import/Export: _____ cyd
Max cut depth: _____ ft
Max fill depth: _____ ft

2024-04-24 2nd review: Please provide information, your project may be subject to a grading permit based on the elevation difference.

[Comment 00050 | Page | Open]

Please tabulate and add a table on the plan set titled "New/Replaced Impervious Area" (Input "0" for items that are not applicable). Items to include:

- a) New Impervious Area (bldg footprint, parking lot, walkways, hardscape areas, etc) in square feet
- b) Replaced Impervious Area (ex. bldg footprint, hardscape areas, walkways, etc. to be replaced) in square feet
- c) TOTAL New & Replaced Impervious Area in square feet.

2024-04-24 2nd review: Please provide the replaced impervious value in square feet.

[Comment 00051 | Page | Open]



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Please tabulate and add a table on the plan set with the title "Total Disturbance Area"
Include: new bldg(s) footprint(s), new hardscape/concrete areas, new landscape areas, removal of existing bldg(s) footprint(s), concrete, landscape areas, grading, etc.- don't count same area twice (remove/replace)
-Total Disturbance Area (sf):_____

2024-04-24 2nd review: Please provide the total disturbance area in the table in square feet.

[Comment 00052 | Page | Open]

Please submit one of the following below in accordance with the amount of grading/soil disturbance proposed:
Soil disturbance area 0 - 999 SF requires the Storm Water Quality Notes Construction BMP's
Soil disturbance area 1,000 - 4,999 SF requires a Minor WPCP (Form DS-570)
Soil disturbance area 5,000 - 1 Acre requires a Major WPCP
Soil disturbance area 1 Acre or more requires a SWPPP

2024-04-24 2nd review: Please provide based off a total disturbance area.

[Comment 00053 | Page | Open]

Please note that one of following will apply for the project.

(1) For ground disturbance 1,000 SF or less:

Provide Storm Water Quality Construction BMP Notes on plans. The notes can also be found in our Storm Water Standards Manual, Part 2, Appendix E, page 743-744. Go to:
<https://www.sandiego.gov/planning/programs/landdevcode/landdevmanual#SWstandards2018>

(2) For ground disturbance between 1,000 to 4,999 square feet and have less than a 5 ft elevation differential over the project's disturbance area:

A Minor Water Pollution Control Plan (MWPCP) is required. Please fill out Form DS-570 (MWPCP).
Form DS-570 may be found at:
<https://www.sandiego.gov/sites/default/files/ds570.pdf>

(3) For ground disturbance 5,000 SF or more or 5 feet of vertical disturbance:

A Water Pollution Control Plan (WPCP) is required. The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.
The City's Water Pollution Control Plan Template is located at:
<https://www.sandiego.gov/planning/programs/landdevcode/landdevmanual#SWstandards2018>

2024-04-24 2nd review: Please provide based off a total disturbance area.

[Comment 00054 | Page | Open]

The plans submitted currently show work being performed in the public ROW. All work within the City right-of-way and/or a public easement requires a separate permit. Please reference the R/W Permit number on the building plans.

Apply for a Right-of-Way (ROW) Permit by submitting online per the following link:

<https://www.sandiego.gov/development-services/>

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).

For all Improvement Plan templates, use the following link: [https:// www.sandiego.gov/development-services/industryinformation/standtemp](https://www.sandiego.gov/development-services/industryinformation/standtemp).

2024-04-24 2nd review: Please provide the ROW permit number for this project site.



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The project proposes over \$100,000 worth of improvements and is subject to ADA improvement requirements, per SDMC 142.0610 and 142.0611. Feasibility of the improvements to be determined by the ROW review team.

The improvements required are:

- a. new non-contiguous sidewalk
- b. 2' ROW dedication to provide 12' parkway along Mendocino Blvd

[Comment 00055 | Page | Open]

Please clearly delineate limits of work.

2024-04-24 2nd review: Please provide limits.

[Comment 00056 | Sheet A-1.0 | Open]

FYI: If the project proposes 5 feet or more of cut/fill measured vertically that is not directly under the footprint/envelope of the proposed structure a separate grading permit is required (Per SDMC 129.0602)

[Comment 00057 | Page | Open]

Retaining wall sub-drain discharge points must be clearly identified on the plans.

2024-04-24 2nd review: Please provide discharge points.

[Comment 00058 | Page | Open]

Please show TW (top of wall) and TF (top of footing) elevations for all proposed retaining walls every 25-30 ft. increments.

2024-04-24 2nd review: Please provide elevations.

Other

DSD-Engineering Building Review

Danyel Ortega
odanyel@san Diego.gov

[Comment 00062 | Page | Open]

Please address all comments and resubmit the revised plans and the required documents electronically (<https://www.sandiego.gov/development-services/permits>).

If you have any questions/clarifications regarding the issued comments, please email me at odanyel@san Diego.gov

Failure to submit the required documents, requested in the cycle issues report from by all review disciplines, will result in failure of the resubmittal.

Note:

1. The "Add Attachment" button will disappear once you have submitted all of the required documents and,
2. The Record Status will change to "In Review"



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Both items listed above must be satisfied. Your resubmittal will be incomplete, and the project will not be in the queue to be reviewed. If you wish to omit submittal of any of the required documents, you must contact the reviewer directly to request removal of the document from the required documents list.

FYI: When all reviews are complete, a notification from Accela will be sent to the point of contact indicating all reviews have been complete and resubmittal is required. You will not be able to resubmit until you receive this notification.

FYI: If you need further technical assistance or have general questions regarding Accela, please contact 619-446-5000.

2024-04-24 2nd review: This will be the 2nd review. Any reviews past the 3rd review, will be subject to hourly rates.

[Comment 00063 | Page | Open]

To facilitate rechecking, provide an itemized written response to the issues. The written responses shall clearly, concisely and comprehensively address these issues. Please include these responses when resubmitting the revised plans and other documents. Additional comments/requirements may follow once requested information is provided.



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Instructions

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Building Construction Plans PRJ-1112190.pdf

DSD-Landscape Review

Miguel Vargas Penaloza
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[Comment 00121 | Sheet A-1.0 | Open]

Landscape Diagram: Provide the Summary Calculations and the street yard and remaining yard area diagram on the landscape plans.

[Comment 00122 | Sheet A-1.0 | Open]

Street Yard & Remaining Yard– Table 142-04C: The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0404 Table 142-04B for proposed and existing plant point schedule. At least one-half of the required planting points shall be achieved with trees.

Please refer to Form DS-6 (Residential-Multi-Family) link below for more information. Provide Form DS-6 calculations on plans. For more information: <https://www.sandiego.gov/sites/default/files/ds006.pdf>

[Comment 00123 | Sheet A-1.0 | Open]

Tree Species Selection: Show street trees on the plans labeled with location, caliper size (Min. 24" Box Tree), and species. Proposed trees must be consistent with the Peninsula Community Plan – Street Tree District D.

For more information regarding Peninsula Community Plan – Street Tree District D (Page 126):
<https://www.sandiego.gov/sites/default/files/legacy/planning/community/profiles/peninsula/pdf/peninsulacp082312.pdf>

[Comment 00124 | Page | Open]

Water Budget Calculations – Water Conservation §142.0413: Please include Water Budget Calculations and Hydrozone Diagram on plans. MAWA & ETWU calculations as well as hydrozone map layers are required in order to show compliance under §142.0413. Refer to 142.0413 of the municipal code & Appendix E in the City Landscape Standards.

[Comment 00126 | Sheet A-1.0 | Open]



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Street Trees §143.1410(a)(1)(E): This project is subject to street tree requirements, §143.1410(a)(1)(E) – at least 50% of the throughway zone (sidewalk) shall be shaded by trees with shade coverage determined by the expected canopy at 10-year maturity. The number of street trees provided shall not be less than what is required by the Landscape Regulations in Chapter 14, Article 2, Division 4. Street trees shall be consistent with the SD Street Tree Selection Guide. Label tree location, species, and container size (Min. 24" Box Tree).

[Comment 00130 | Sheet A-1.0 | Open]

Planting Detail: Where new trees are proposed, provide a tree planting detail within the plan set. City of San Diego standard detail may be utilized: https://www.sandiego.gov/sites/default/files/standard_drawings_2021_edition.pdf

[Comment 00134 | Sheet A-1.0 | Open]

Provide the following note on the plans: "Existing trees to remain within the area of work will be protected in place. The following protection measures will be provided:

- A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
- Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line.
- Root systems of existing trees will be protected from flooding, erosion, chemical spills, and excessive wetting and drying during dewatering.
- The existing grade will be maintained within the drip line of existing trees.
- Roots of existing trees will be cut approximately 6 inches back from new construction.
- A Certified Consulting Arborist shall oversee pruning of any roots 4-in or greater in diameter.
- Maintain and document a tree watering schedule during construction.
- All damaged trees will be replaced with one of equal or greater size

[Comment 00141 | Sheet L-1.0 | Open]

Long-Maintenance Note: Long-Maintenance Note incomplete. Please fill in the blank space.

[Comment 00142 | Sheet L-1.0 | Open]

CAP Street Tree Shading: The project site has two street frontages. Therefore, both street frontages require at least 50% shading coverage. To demonstrate compliance, achieve at least 50 % throughway shading coverage along Bolinas St.

[Comment 00143 | Sheet L-1.0 | Open]

Tree Species Selection (Response to Comment 123): Please choose a street tree within the Peninsula Community Street Tree District D list (see image below). Refer back to comment 123.

A	B	C	D	E	TREE: Common Name/Botanical Name		
SMALL CANOPY TREE FORM							
✓					Purple-leaf Plum/ <i>Prunus cerasifera</i>	D/F	2,3
✓	✓				"St. Mary's" Magnolia/ <i>Magnolia grandiflora</i>	E/F	
✓			✓		Gold Medallion/ <i>Cassia leptophylla</i>	E/F	2,3
			✓		Hong Kong Orchid/ <i>Bauhinia blakeana</i>	D/F	2,3
✓				✓	Bronze Loquat/ <i>Eriobotrya deflexa</i>	E/F	2,3
✓		✓			New Zealand Christmas/ <i>Metrosideros excelsus</i>	E/F	2,3
			✓		Bradford Pear/ <i>Pyrus calleryana</i>	D	2,3
✓	✓				Coast Gum/ <i>Eucalyptus laurata</i>	E	2



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✓	✓		✓	✓	Coral Gum/ <i>Eucalyptus torquata</i>	E	2
LARGE CANOPY TREE FORM							
		✓	✓	✓	Fruitless Olive/ <i>Olea europaea</i>	E	
			✓	✓	London Plane/ <i>Platanus acerifolia</i>	D	
✓			✓	✓	Red Cap Gum/ <i>Eucalyptus erythrocorys</i>	E	
✓				✓	Chinese Flame/ <i>Koelreuteria bipinnata</i>	D/F	
		✓	✓	✓	Red Gum/ <i>Eucalyptus ficifolia</i>	E/F	
	✓			✓	Cape Chestnut/ <i>Calodendrum capense</i>	E	
✓	✓			✓	Jacaranda/ <i>Jacaranda mimosifolia</i>	D/F	
✓				✓	African Fern Pine/ <i>Podocarpus gracilior</i>	E	
			✓	✓	Holly Oak/ <i>Quercus ilex</i>	E	
			✓	✓	Cork Oak/ <i>Quercus suber</i>	E	
✓	✓			✓	Tipu Tree/ <i>Tipuana tipu</i>	D/F	
UPRIGHT CANOPY TREE FORM							
✓		✓	✓	✓	Canary Island Pine/ <i>Pinus canariensis</i>	E	
✓			✓	✓	Paperbark/ <i>Melaleuca quinquenervia</i>	E	
✓	✓			✓	Sweet Shade/ <i>Hymenosporum flavum</i>	E/F	
		✓	✓	✓	Red Ironbark/ <i>Eucalyptus sideroxylon</i>	E	
✓	✓			✓	Australian Willow/ <i>Geijera parvifolia</i>	E	3
	✓		✓	✓	Brisbane Box/ <i>Tristania conferta</i>	E	
PALM TREE FORM							
✓	✓	✓	✓	✓	Queen Palm/ <i>Syagrus romanzoffianum</i>	Feather	2
✓		✓	✓	✓	King Palm/ <i>Archontophoenix cunninghamiana</i>	Q	2
✓	✓	✓	✓	✓	Mexican Fan Palm/ <i>Washingtonia robusta</i>	M	2

[Comment 00144 | Sheet L-1.0 | Open]

Remove 'No Fee Street Tree' Note: The Free Tree SD program is for planting of street trees that are not associated with development. Furthermore, this program could take months to plant trees and will not cover all three proposed street trees. Please remove note associated with the free tree program as this project is not eligible for the program.

[Comment 00145 | Sheet L-1.0 | Open]



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Water Budget Calculations (Response to Comment 124): Please include Hydrozone Diagram on plans to show compliance under §142.0413. Refer to 142.0413 of the municipal code & Appendix E in the City Landscape Standards.



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DSD-Planning Review

Linda Figueroa
lfigueroa@sandiego.gov

[Comment 00136 | Sheet T-1.0 | Open]

The project proposes complete demolition of an existing dwelling unit within the Coastal Overlay Zone – Non-Appealable-2 area and is not exempt from a Coastal Development Permit (CDP) per §126.0704(a)(5). Pursuant to §126.0707(a), a decision on an application for a City-issued Coastal Development Permit in the non-appealable area of the Coastal Overlay Zone shall be made in accordance with Process Two. The decision may be appealed to the Planning Commission in accordance with §112.0504.

[Comment 00140 | Sheet T-1.0 | Open]

Staff did not perform a complete review under the expectation that an application for a CDP will be submitted. The comments provided are only intended to identify major issues with the proposed project.

[Comment 00151 | Sheet T-1.0 | Open]

Per comment #00136 and #00140, this project is not exempt from a Coastal Development Permit. This project is disqualified from ministerial review. Apply for a CDP accordingly: <https://www.sandiego.gov/development-services/permits/discretionary-permit>.



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DSD-Structural

Stephen Lepper
SLepper@sandiego.gov
(619) 446-5081

[Comment 00003 | Sheet T-1.0 | Open]

****Recheck of plans shall be performed by Virtual appointment**** For a recheck appointment, please book a Virtual Appointment (<https://www.sandiego.gov/development-services/virtual-appointments>) with the staff engineer that performed the review. If is desired to have review comments closed during the Virtual Appointment, please ensure that the designer responsible for the preparation of the plans is available at appointment and that the construction documents have been submitted through Open DSD. Please indicate the project number when booking the appointment

[Comment 00004 | Sheet T-1.0 | Open]

Please resubmit for recheck of this electronic plan review, after receiving a notice by email that states updates are required, through the link provided to you at project setup.

[Comment 00005 | Sheet T-1.0 | Open]

Prior to Structural sign-off, the plans must be corrected as indicated by the Issues contained in this Reviewer Issues report. Provide new electronic plans, incorporating all corrections, before resubmitting to the Development Services Department for recheck.

[Comment 00006 | Sheet T-1.0 | Open]

To facilitate rechecking, please return this Reviewer Issues report, identify next to each Issue the sheet of the plans upon which the Issue has been addressed and a written response to each Issue.

[Comment 00013 | Page | Open]

The site shall be planned and developed to keep surface water away from buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows. [CALGreen 4.106.3].

Recheck 4-24-24:



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Specify and show the grade to slope away from the proposed dwelling unit on the site and/or grading plan.

[Comment 00035 | Page | Open]

Sheet A-2.0. Provide minimum ½-inch gypsum board applied to the garage side of walls separating the garage from the dwelling and attics. [CRC Table R302.6].

Recheck 4-24-24:

Revise section 1/A-4.0 and specify that 1/2 inch gypsum board is to be applied to the garage side of the walls.

[Comment 00036 | Page | Open]

Sheets A-2.0 and A-6.0. Provide a self-closing and self-latching doors at the opening between the garage and sprinklered dwelling unit (doors D-7 and D-9) . [CRC R302.5.1, Exception].

Recheck 4-24-24:

Specify a self-closing and self-latching door for door D-7 at the storage room or clearly specify on the plans that the storage side wall to have 1/2 inch gypsum board and 5/8 inch type X gypsum board on the ceiling.

[Comment 00039 | Page | Open]

Sheets A-2.0 and A-2.1. For winder treads, show a 6-inch minimum tread depth at any point within the stairway clear width. The largest winder tread depth at the walk line shall not exceed the smallest winder tread by more than 3/8". [CRC R311.7.5.2.1].

Recheck 14-24-24:

Revise the exterior stairway that shows the minimum tread width to be zero inches.

[Comment 00042 | Page | Open]

Sheet A-2.1. Show a 36-inch minimum width for all hallways on the plans. [CRC R311.6].

Recheck 4-24-24:

Revise the hallway width at the top of the stairs on the 3rd floor to be 36 inches minimum. Currently the width is dimensioned to be 2'-10".

[Comment 00066 | Page | Open]

Sheet A-2.2. Specify and provide recessed lighting that does not reduce the required rating of the floor assembly between dwelling units per CBC section 714.4.2.

Recheck 4-24-24: Clarify how a ceiling mounted light fixture can be flush and not penetrate the ceiling membrane of the rated floor assembly. Specify and provide a detail to show the ceiling mounted light fixtures to be mounted below the ceiling membrane of the rated floor assembly or provide a rated light fixture on the plans.

[Comment 00069 | Sheet A-4.0 | Open]

Sheets A-4.0 and A-4.1. Provide a minimum ½ inch gypsum board individual wrap for structural members (beams and posts) supporting the rated wall above and floor/ceiling assembly. [CRC Table R302.6].

[Comment 00070 | Page | Open]



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

Sheet A-4.0. Specify and provide fire-resistance rated walls and beams supporting the required 1-hour rated floor assembly between dwelling units per CRC section R302.3.1.

Recheck 4-24-24:

Clearly specify and show all the first floor interior and exterior walls, that support the rated floor assembly between dwelling units, to have a 1-hour fire rated assembly.

[Comment 00071 | Sheet A-4.0 | Open]

Sheet A-4.0. Specify and reference Detail 1/T-1.7 for the required fire rated and sound rated floor assembly on the sections.

[Comment 00072 | Sheet A-6.0 | Open]

Sheet A-6.0. Clarify why all the glazing at the windows and doors are specified to be fire rated. Currently the glazing at the windows are specified to be 20 min and the glazing within the doors are specified to be 30 min.

[Comment 00088 | Sheet SN1 | Open]

Provide all sheets within this PDF construction plan document to be same sheet size. Currently the architectural sheets are 30×42 and the structural sheets are 24×36.

[Comment 00089 | Sheet SN1 | Open]

Sheet SN1, Structural Concrete. List the compressive strength for the concrete retaining walls to be 3000 psi as is listed for the retaining wall per detail 12/SD3

[Comment 00090 | Sheet S1 | Open]

Sheet S1. Provide a slope for the floor in order to facilitate the movement of liquid to a drain or toward the main vehicle entry doorway. [CRC R309.1].

[Comment 00092 | Sheet S2 | Open]

Sheet S2. Clarify if the 2×10 deck joists will be ripped to slope on the framing plan.

[Comment 00093 | Sheet S2 | Open]

Sheet S2. Specify and provide a horizontal strap along grid line 5 where the double top plate is interrupted at the support of the glu-lam beam FB110.

[Comment 00094 | Sheet S3 | Open]

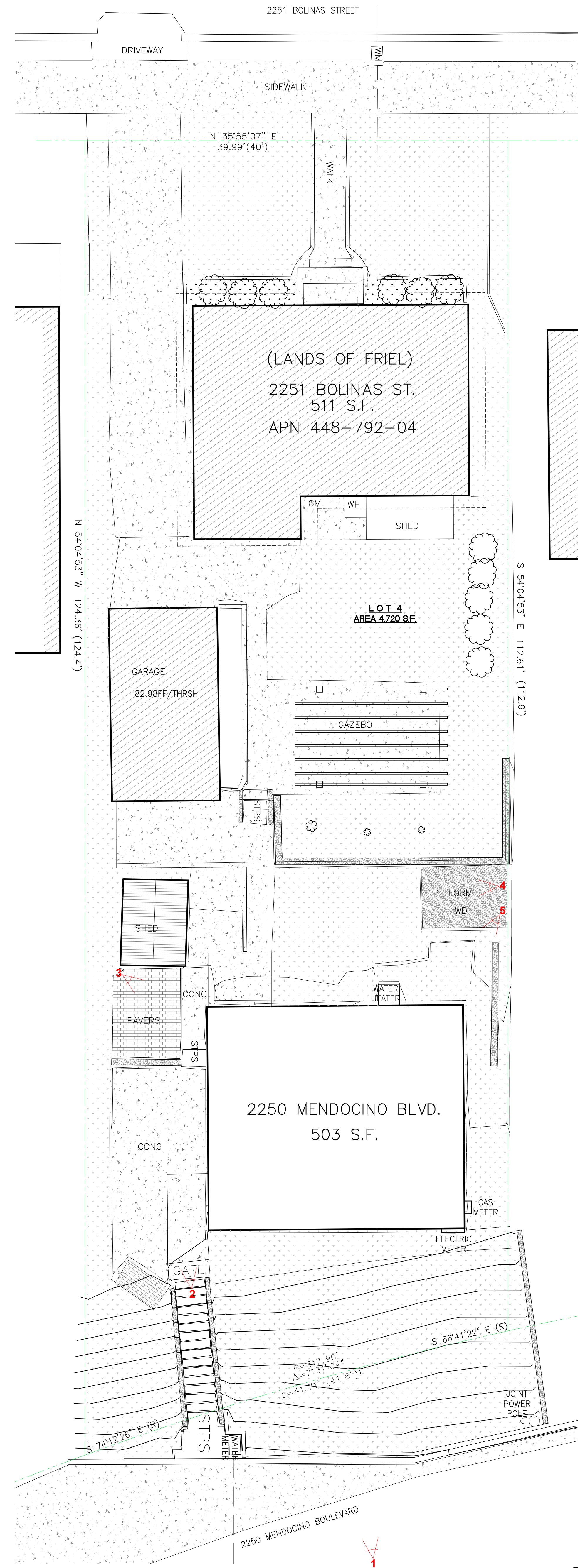
Sheet S3. Specify and provide a horizontal strap along grid line 7 where the double top plate is interrupted at the support of the steel beam FB208 .

[Comment 00095 | Sheet SD2 | Open]

Detail 4/SD. Revise detail and clarify if the interior concrete slab on grade and the exterior flat work are to be flush at the garage door opening.

[Comment 00096 | Sheet SN1 | Open]

Sheet SN1, List of Inspections. Clarify and list if high strength bolts are to be installed per detail 1/SD9 and list this as a special inspection item on the plans. (Note to structural reviewer: Add Tier 3 issue on Accela at recheck if required).



COASTAL DEVELOPMENT
PROJECT NUMBER:
XXXXXXXXXX

THE AMERICAN INSTITUTE
OF ARCHITECTS

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REVISIONS:

DATE: 06/26/2023

DRAWN: K.N.

JOB No: 00-58

SHEET No: