



Plan Check Corrections

City of Oceanside
Building Division
300 N Coast Hwy
Oceanside, CA 92054
(760) 435-3950

Job Address: Pepper Tree @ Mission View (Pending Phase submittal(s) with completed Constr. Permit Applications for each building in each phase)

APN: **158-070-17-00**

Owner: **SLV CA 1, LLC**

Contact: **Suzanne Charnley (760) 419-5432**

Date of Application: **09/20/2016**

PermitTRAK No.: MASTER16-0008

Plans Reviewed by: **Phil Scattergood**

Phone #: **(760) 435-3942**

Email: pscattegood@ci.oceanside.ca.us

Date: **10/11/2016**

Project description: **Standard Architectural & Structural plans for Single Family Dwellings with three separate plan types and two different exterior elevation profiles.**

Schools: **Oceanside Unified**

1. Plan approval is also required from the City of Oceanside Engineering Division, Housing Department, Planning Division, and Water Department prior to issuance of any permits.
2. Proof of payment of the required State School Developer fees is also required prior to issuance of a permit; an "Oceanside Unified School District Application for Payment of State School Developer Fees" form to take to the school district can only be completed after Construction Permit Applications with an address for each have been submitted along with each phase submittal.
3. Please be aware that approval of the Master Architectural & Structural Plans for the proposed SFDs will not authorize issuance of permits until phase site plans are submitted along with a Construction Permit Application for each building proposed in the phase and indicated on the phase site plan; see Sub-Division plan review comments at the end of these review comments for more information on how to obtain permits for each phase.
4. Site plans showing specific buildings described on required Construction Permit Applications with each phase will only be approved with each phase submittal and permits will be issued only for the buildings included in each phase after both the Master architectural/structural plans and phase site plans have been approved.
5. The plan preparer shall sign each sheet they are responsible for, not all of the plan sheets in submitted plan sets were signed; see CA B&P sections 5536.1 and 6735.
6. Provide a complete accurate sheet index on the cover sheet of the plans, the plan sets submitted had a sheet index that did not list numerous sheets that were included in the plan set.
7. Provide a completed City of Oceanside Statement of Special Inspections on the plans with selection(s) of responsible firm(s) or individual(s) or check selection deferred. See attached City of Oceanside "Statement of Special Inspections; Procedure PC-20" for more information.
8. Provide a note on the plans that Air conditioning refrigerant circuit access ports located outdoors shall be protected from unauthorized access with locking-type tamper-resistant caps; the condensing unit installation detail 2 on sheet M-D.1 did not indicate any kind of locking-type tamper-resistant caps would be installed.

2013 CMC §1106.14 Refrigerant Port Protection. Air conditioning refrigerant circuit access ports located outdoors shall be protected from unauthorized access with locking-type tamper-resistant caps or in a manner approved by the Authority Having Jurisdiction.

9. Provide Solar ready zones and main electrical service panel plan notes per the 2013 CA Energy Code section 110.10 Mandatory Requirements for Solar Ready Buildings
10. Water Utilities Division Administrative Procedure (Water Conservation Ordinance No. 02-OR126-1 Developer Certification Requirement) applies to all new houses and the following stamp will be affixed to the cover sheet of the plans and must be signed by the Owner/Developer of the project.

<p>City of Oceanside Water Conservation Ordinance No. 02-OR126-1 Developer Certification</p>	
<p>All new development of single-family and multi-family residential units shall include hot water pipe insulation and installation of a hot water recirculation device or other device or design to provide hot water to the furthest tap within 15 seconds.</p>	
<p>The undersigned developer certifies that the plumbing design for this project will comply with Ordinance No. 02-OR126-1</p>	
<p>Certification</p>	
<p>Developer Name (Print)</p>	<p>Developer Signature</p>

11. Make all changes on the original tracings or CAD file and submit 3 new sets of corrected plans and the previous set that was date stamped with the previous submittal date and labeled with the assigned PermitTRAK permit number and City in red on the outside edge of the cover sheet. If changes do not need to be made on all of the sheets, only the changed sheets may be slip sheeted into old sets and then note the sheets that have been changed in a response letter to this item. Also submit one set of the sheets that were changed and removed.
12. To speed-up the recheck process, please note on this list (or a response letter to item numbers of this list) where the correction items have been addressed on the plans and return the correction list with your next submittal.

End of Master Plan for new SFDs Architectural & Structural Plan Review Comments – see information for separate phase submittals on the next page.

The Information below should be helpful when actual Sub-Division phase plans are submitted along with Building Permit Applications for each house of that phase.

1. Please note that while the Master Plan set # MASTER16-0008 will be used for Architectural and Structural purposes in order for construction and inspections other than verification of required setbacks on each lot, separate site plans must also be provided for each subdivision phase. The City of Oceanside Building Division does not approve precise grading or landscape plans, but, allows use of precise grading plans for subdivision phases in order to reference specific lots with setbacks and the model types to be built on each lot. Please note that hand written notes on printed plans will not be accepted. For building permit purposes provide the following on the phase site plans or relabeled precise grading plans marked as "For Reference Only":
 - a. Provide a note on the cover sheet of the subdivision phase site plans stating that they are being submitted to the Building Division as subdivision site plans for Phase #?, which includes ?? of residential buildings, i.e. Pepper Tree @ Mission View, Phase 1 with seven new SFDs; a table of the phase mix of building plan types and exterior elevations will be helpful.
 - b. Details for any required deepened footings and/or special drainage details adjacent to building footings should be part of the site plans.
 - c. Show the Model Plan type and elevation listed on each lot space to be built during phase #? and cross out or blank all the other lots shown on the site plans that are not included in the phase number being submitted. Typical phase submittals are Model Phase, Phase 1, Phase 2 and so on, and sometimes a Build Out Phase which is common if a lot or two is used for temporary parking for access to models.
 - d. Precise grading site plans used for subdivision phase site plans must not include any other separate work such as retaining walls, which must be applied for as a separate submittal.

2. Please complete a Building Permit Application for each of the buildings in each phase #? Indicate the number of bedroom and bathroom counts. If options are available and not chosen indicate "no options" on application. We have had instances where the permits have been issued based on the basic plan type, and options were added later without updated permit records. The County Assessor will list the property as the basic plan type and specifically lists number of bedrooms and bathrooms per the building permit record. This is why it is important to be specific on your permit application for each lot and to be aware that a revision must be applied for if options are added later, and may be subject to minor hourly additional fees at that time.
3. Provide a table on the site plans showing if a backwater valve is required or not for each lots being applied for, see the 2013 CPC section 710.1 Backflow Protection.