

**PermitTRAK No.: *BLDG18-2639, 40, 41, 42***

Plans Reviewed by: ***Phil Scattergood, CASp***

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Structural plan review by: ***William Teachworth, PE***

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Date: ***12/04/2018***

**Job Address:Pending (Del Oro Gateway shell Buildings)**

APN:  ***160-680-33-00***

Owner: ***DEL ORO GATEWAY LLC***

Contact:  ***Roland Lo (213) 537-0910***

Date of Application: ***08/10/2018 date of 2nd submittal 11/21/2018***

#### Plan Check Corrections

#### City of Oceanside

Building Division

300 N Coast Hwy

Oceanside, CA 92054

(760) 435-3950

Project description: **Del Oro Gateway – four new shell buildings, site lighting, EV charging stations, and retaining walls,**

Schools: ***Oceanside Unified***

***Second submittal BLDG18-2639, 40, 41, & 42: Complete the previous corrections.*** *New comments/directions are italicized*

1. Please note on the first plan sheet that the applicable Code for this project is the 2016 edition of the California Code of Regulations (CCR); Title 24 (California Building Standards Code), which has 12 parts.

*The resubmitted plans still did not include part 6 The California Energy Code & or the correct 2016 edition of part 11 the California Green Building Standards of the current 2016 edition of CCR Title 24, a non-applicable code reference to the 2014 CGBSD was listed instead.*

1. Plan approval is also required from the City of Oceanside Fire and Water Departments, Engineering and Planning Divisions prior to a permit being issued.

*Proof of payment of the required State School Developer fees is also required prior to issuance of a permit; a copy of an “Oceanside Unified School District Application for Payment of State School Developer Fees” form to take to the school district will be provided after a separate completed Building Permit Application with building address is submitted for each of the four proposed buildings.*

1. ***OK…***It is the responsibility of the architect or engineer of record or non-licensed designer if applicable to
2. The plan preparer shall sign each sheet they are responsible for and not all of the plan sheets in the submitted plan sets were signed, see CA B&P sections 5536.1 and 6735.
3. ***OK…***Note on Title Sheet: “**The discharge of pollutants to any storm drainage system is prohibited. No**
4. ***OK…***Provide an accurate complete sheet index, the sheet index on the cover sheet of the submitted plans
5. There was only one Building Permit Application that was provided at the time the plans were submitted and before the plans can be approved and permits issued a separate Building Permit Application will be required for each of the four buildings that must also include an actual street number and street name. So far there are four permit numbers assigned as follows: BLDG18-2639 for bldg. #1, BLDG18-2640 for bldg. #2, BLDG18-2641 for bldg. #3, BLDG18-2642 for bldg. #4; please provide a completed permit application with address and description of work for each of the separate buildings.
6. Provide a more detailed Scope of Work section on the cover sheet of the plans that lists the items requiring building permits that the plan set is intending to provide details for. CMU and cast in place concrete retaining walls require a building permit and are processed as separate permits from buildings so, please provide a separate Building Permit application for retaining walls as well as plan details (see structural plan comments).

*The submitted plans included trash enclosure details that require a Building Permit and must be included in the Scope of Work, a vague description of site improvements cannot be approved. The Building Division does not approve grading and landscape plans that are processed separately through the Engineering Division so, any site improvements that are processed by the Engineering Division and do not require a Building Permit from the Building Division will not receive plan approval or inspections by the Building Division. Retaining walls must be processed with a separate permit application and plan submittal.*

1. ***OK…***The City of Oceanside does not approve boiler plate accessibility details unless they meet current 2016
2. ***OK…***The submitted plans did not clearly show actual van accessible parking spaces for either of the standard
3. ***OK…***Provide a copy of the work order for the new electrical services from the utility provider SDG&E that
4. ***OK…***Submit legible cut sheets for all of the exterior lighting fixtures that shows the lighting fixtures meet the
5. ***OK…***Note on the plans the project will provide construction waste management per 2016 CALGreen section

**Note: The following Structural corrections have been noted from the City of Oceanside Consultant Bill Teachworth PE, (760) 435-5117.**

1. ***OK…***On Buildings 1, 2, 3 and 4 Foundation Plan, shear wall callout information is too small and unreadable
2. ***OK…***For all buildings 1, 2, 3 and 4 foundation plan specifies shear walls 2, 4D, 4 or 6. The shear wall
3. ***OK…***Foundation plan sheets S210, S220, S230 and S240, the continuous concrete foundation schedule
4. ***OK…***At footing / grade beam details 2 & 3/S500, specify vertical depths of pour strips from top of slab to
5. ***OK…***At shear transfer detail 3/S510 and 1A/S510, graphically show the shear wall edge nail (EN) into the
6. ***OK…***At detail 1A/S510, graphically show the shear wall symbol on the shear wall.
7. ***OK…***For buildings 1, 2, 3 and 4, all the building shear walls are shown on foundation plan and not the roof
8. ***OK…***At detail 2A/S490, specify spacing of Simpson LTTI31 horizontal tie straps.
9. ***OK…***The building addition wall height / plate height is 14’. The American Wood Council National Design
10. ***OK…***On roof framing plan sheets S221, S230 and S240, clearly identify / show the glue-lam roof beam
11. ***OK…***On roof framing plans on sheets S221, S230 and S240, clearly identify the glue lam roof beams
12. ***OK…***On sheet S230 and S240 (buildings 3 & 4) roof framing plan, (3) HSS headers are called out. Are the (2)
13. ***OK…***On sheet S230, gridline 1, detail 2/S510 is a detail cut through the (2) HSS headers. However detail
14. ***OK…***At the HSS holdown at detail 1/S120, the anchor schedule for HSS holdowns (3) #4 each side @ 3” OC
15. ***OK…***Page 152 High Roof Framing Design Engineering Calcs, specifies “Pre-Manufactured Roof Trusses.”
16. ***OK…***Provide a letter from the Geotechnical Engineer for their review and approval of the foundation plan, for
17. Add / imprint the City of Oceanside Building Division’s Special Inspection Form PC-20 onto plans. Complete, sign and date the Special Inspection Form before imprinting onto plans.
18. ***OK…***At building 3 roof framing plan sheet S2.30, along grid line 2, specify length of the Simpson CS14 drag
19. ***OK…***At all buildings 1, 2, 3 and 4, cross reference detail 3/S510 (shear wall, shear transfer parallel to roof
20. ***OK…***At typical interrupted top / bottom plate splice, detail 7/S110, detail the ¼” bent plate. It appears to be a
21. ***OK…***At detail 1A/S510, the pre-fab. Roof trusses may or may not provide the truss hanger models and sizes.
22. ***OK…***At buildings 2, 3 and 4, the high roof shear walls bear perpendicular to the roof trusses. Roof framing
23. ***OK…***Submit for plan review, the Nova Services Soils Report Project 2014160 dated June 19, 2017

1. ***OK…***At trash enclosure floor plan sheet A0.33, the trash enclosure has a solid roof. CBC classifies the trash
2. ***OK…***Provide roof framing plans and details for the trash enclosure storage building. Show rafter joist sizes
3. ***OK…***Provide trash enclosure masonry construction details. Detail reinforcement in masonry walls.
4. ***OK…***Provide foundation plans and details for the trash enclosure storage building. Detail masonry wall
5. ***OK…***Detail trash enclosure steel roof deck joist connection to steel header beams. Detail the steel header
6. ***OK…***Specify on trash enclosure building: “masonry walls shall be solid grouted in all cells.”
7. ***OK…***Add trash enclosure building areas to Scope of Work. Also specify their occupancy and type of
8. Wall sections 1/A6.01, 1 & 2/A6.03, 4/A6.06, 1 & 3/A6.07 and 2/A6.08 show fabric canopies per keynote 11. Canopy fabric shall have California State Fire Marshall Certificate for the flame resistant fabric. Imprint a full size copy of the State Fire Marshall’s Certificate onto plans. On plans also specify the fabric manufacturer and model type.
9. ***OK…***Provide engineering construction plans and calcs for the Building Storefront Glazing Systems or add this
10. 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.
11. 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.
12. For your information if you do not already have access to a set of the current triennial addition of CCR Title 24 you can view copies of some parts online at <http://www.bsc.ca.gov/codes.aspx>

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| Please indicate here if any changes have been made to the plans that are not a result of corrections from this list. If there are other changes, please briefly describe them and where they are located in the plans.Have changes been made to the plans not resulting from this correction list?Please indicate:**Yes\_\_\_ No\_\_\_** |