



Letter of Transmittal

Date:09/26/2022

To: Richard Moreno

From: Aztec-Drafting & Design

PLANS

4. Provide table or summary on plot plan of the HERS FEATURE SUMMARY indicated on the CF1R form (CBEES 10-103)

RESPONSE: SEE CS SHEET FOR HERS FEATURE SUMMARY

6. On the cover sheet of the plans, specify any items that will have a deferred submittal.

RESPONSE: SEE SHEET CS FOR DELTA 2 PROJECT INFO CHANGED TO NON-SPRINKLED.

GENERAL RESIDENTIAL REQUIREMENT

9. Glazing in the following locations should be on the plans as safety glazing material in accordance with Section R308.4.

RESPONSE: SEE ON SHEET 1 WINDOW SCHEDULE FOR TEMPERED GLASS AND SHEET 3 EAST ELEVATION FOR SAFETY GLAZING LOCATIONS. SHEET 10 T-24 FOR GLAZING PERCENTAGE.

ROOFS/DECKS/BALCONIES

10. Specify on the plans the following information for the roof materials, per section R106.1.1

RESPONSE: SEE SHEETS 2 & 3 FOR REVISION 2 CLOUD, SEE CALLOUT FOR ROOFING MATERIAL.

13. Attic vent calculations state that 3 gable vents and 10 eave vents are required.

RESPONSE: SEE SHEET 5, VENTILATION CALCS UPDATED FOR 4" DIA VENTS W/ SCREENS @ 48" O.C. AND DORMER VENTS.

FOUNDATION REQUIREMENTS

14. Soils reports are required for all projects with proposed foundations. Soils reports are not required for residential room additions having a floor area of 500 square feet or less.

RESPONSE: PER NATIONAL CITY MUNICIPAL CODE AND BUILDING INSPECTOR RICK BEAVER, ALL CONSTRUCTION UNDER 500 SQFT DOES NOT REQUIRE SOILS REPORTS.

15. Site drainage must be directed to the street. Drainage directed to an on-site pit, etc. will not be permitted. City ordinance.

RESPONSE: SEE SHEET 8, FOR PROPOSED UTILITY LAYOUT PLAN AND CONNECTION TO PUBLIC SEWER.

16. If the soils engineer recommends that he/she review the foundation excavations.

RESPONSE: PER NATIONAL CITY MUNICIPAL CODE AND BUILDING INSPECTOR RICK BEAVER, ALL CONSTRUCTION UNDER 500 SQFT DOES NOT REQUIRE SOILS REPORTS.

17. Provide a letter from the soils engineer confirming that the foundation plan, grading plan and specifications have been reviewed and that it has been determined that the recommendations.....

RESPONSE: PER NATIONAL CITY MUNICIPAL CODE AND BUILDING INSPECTOR RICK BEAVER, ALL CONSTRUCTION UNDER 500 SQFT DOES NOT REQUIRE SOILS REPORTS..

18. Show foundation bolt size and spacing. Foundation bolt size and spacing for braced walls must be clearly shown on the foundation plan. Section R403.1.6.

RESPONSE: SEE SHEET 7 FOUNDATION PLAN FOR ANCHOR BOLT LAYOUT AND 9 FOR SHEAR WALL SCHEDULE.

22. Provide perimeter footing information. Also, provide and reference structural detailing, as required.

RESPONSE: SEE SHEET 7 FOR PERMETER WALL HAS BEEN UPDATED TO MATCH DETAIL 3/9.

STRUCTURAL

23. Roof framing is not clear on plans. Some section A-A shows a 6-ft cantilevered roof framing, elevation sheets show 11 ft cantilever, truss schedule show supported trusses. Etc. please coordinate plans prior to resubmittal. Verify that all roof framing member type, span and span direction match throughout the set.

RESPONSE: SEE SHEET 2 & 3 FOR ELEVATION. SEE REVISED SHEET 5 FOR THE ROOF PLAN.

24. Some framing sheets show rafters, other show trusses. Clarify on resubmittal.

RESPONSE: SEE SHEET 5 FOR REVISION OF RAFTERS AND TRUSSES.

25. Detail uplift resistance of trusses and/or rafters per CRC Table R802.11 at supporting wall assemblies.

RESPONSE: SEE SHEET 9, FOR SHEAR TRANSFER DETAILS AND NOTES.

26. Provide truss details and truss calculations for this project. Specify truss identification numbers on the plans.

RESPONSE: ENGINEERING CALCS PROVIDED.

27. If pertains: please provide evidence that the engineer of record (or architect) has reviewed the truss calculation package prepared by others (i.e., a "review" stamp on the truss calculations or a letter). CBC section 107.3.4.1.

RESPONSE: ENGINEERING CALCS PROVIDED.

28. Conventional framing standards cannot be used for the proposed design. Provide documentation to show that the plans comply with the Braced Wall provisions of Section R602.10. Include the following:

a) A checklist to show that the building is not irregular as defined in Section R301.2.2.6.

b) Documentation to show there are sufficient braced wall lines in the building, per Section R602.10.1

c) Documentation to show there are sufficient Braced Wall Panels in each Braced Wall Line, per Section 602.10.1.1 Be sure to include all length factor adjustments from Section 602.10.1.1 Be sure to include all length factor adjustments from Section 602.10

d) If the above items cannot be provided or if the building does not satisfy the conventional bracing provisions, then provide design calculations from a licensed Engineer or Architect to show compliance.

RESPONSE: ENGINEERING CALCS PROVIDED.

29. Provide and reference pillar construction details.

RESPONSE: SEE SHEET 7 FOR FOUNDATION PLAN AND HOLDOWNS.

30. Provide and reference patio cover pillars to roof framing.

RESPONSE: SEE SHEET 7 FOR THE FOUNDATION PLAN AND DETAILED FRAMING.

ELECTRICAL

47. An ADU may have a separate utility service installed, or sub fed via existing service with adequate capacity. ADU's require electrical load calculations per CEC 220.83 to justify existing electrical service size adequate.

SEE CS SHEET SITE PLAN ON EXISTING HOUSE FOR EXISTING ELECTRICAL PANEL

48. A separate ADU requires a separate ground electrode system per CEC 250.32
SEE CS SHEET SITE PLAN ON EXISTING HOUSE FOR EXISTING ELECTRICAL PANEL

RESIDENTIAL GREEN BUILDING STANDARDS

62. Heating and air-conditioning system design. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods: (Support documentation required at application submittal) 4.507.2.

RESPONSE: SEE SHEET 10 FOR T-24

ENERGY CONSERVATION

73. Kitchens require exhaust fans with a minimum of 100cfm ducted to the exterior.

RESPONSE: SEE SHEET 4 FOR KITCHEN EXHAUST FAN, SEE SHEET 6, ENERGY CONSERVATION NOTE #1

74. Bathrooms require exhaust fans (minimum 50 cfm) to be ducted to the exterior. A bathroom is defined....

RESPONSE: SEE SHEET 4 FOR EXHAUST FAN, AND SEE SHEET 6, ENERGY CONSERVATION NOTE #2

75. Residential bathroom exhaust fans shall be energy star rated and shall be control by a humidistat CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1.

RESPONSE: SEE SHEET 4 FOR BATHROOM EXHAUST FAN CALL OUT, SEE SHEET 6 FOR ENERGY CONSERVATION NOTE #3

FIRE DEPARTMENT CORRECTIONS

77. PROVIDE NOTE ON PLANS STATING NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED.

RESPONSE: SEE SHEET CS, UNDER NOTE: