

October 18, 2022

City of Chula Vista – Building & Planning Division
276 Fourth Avenue,
Bldg. B,
Chula Vista, CA 91910

Re: Costco Wholesale
1130 Broadway,
Chula Vista, CA 91911
Project Number: 99-5890-20

Subject: Commercial Plan Correction
Permit #B22-1098

To Building & Planning Division:

The following letter contains our responses to each item in the Commercial Plan Correction letters from Planning Division (dated 09/09/22) and Building Division (dated 09/30/22). Our responses are in **BOLD**.

PLANNING DIVISION COMMENTS:

Plan Checker: Chris Mallec, AICP | cmallec@chulavistaca.gov

A. PLAN RECHECKING

1. To facilitate rechecking please identify, next to each item below, the sheet of the plans upon which the correction has been made and return this with the recheck submittal.

RESPONSE: Acknowledged

2. Make all corrections on original tracing before resubmitting to the Building Division for recheck. No plans shall be submitted to the Planning Division counter.

RESPONSE: Acknowledged

B. Sheet TS101 (Title Sheet)

1. The address indicated at the very top is incorrect. It should instead be 1130 Broadway Avenue.

RESPONSE: Acknowledged. Project's address has been corrected. Please sheet TS101 – clouded Delta #1

2. Add the following information:

a. Zoning designation: C-C.

b. Assessor's Parcel Number (APN): 618-200-61-00



c. Property line labels and dimensions to the Site Plan, utilizing the recorded subdivision (parcel) map number 19543.

RESPONSE:

- **a & b: Project information has been added on sheet TS101 – clouded Delta #1**
- **c: Property lines have been labeled and dimensions have been added. Please sheet TS101 – clouded Delta #1**

DEVELOPMENT SERVICE DEPARTMENT COMMENTS:

Plan Checker: Ramon Esquer | resquer@chulavistaca.gov

REVIEW COMMENTS/ CONDITIONS:

A- Administrative:

1- Respond fully to all comments of sections “B” below. Call out Plans sheet numbers showing revised items.

RESPONSE: Acknowledged

2- Your re-submittal package must include all the following:

- One copy of your response list.
- Minimum one set of revised plans for Engineering review. More sets may be required depending

other disciplines review status.

Failure to provide any of the above items may result in front counter staff denying resubmittal.

RESPONSE: Acknowledged

3- Please indicate here if any changes have been made to the plans that is not a result of corrections from this list. If there are such changes, then briefly describe them and identify where they are in the plans. Have changes been made to the plans not resulting from this correction list?

Please indicate: Yes No

RESPONSE: No change has been made to the plans not resulting from this correction list

4- Development Impact Fees

Development Impact Fees (DIFs) may be assessed on your project based on the intensification of land use or addition of new area. Fees will be calculated on the difference in use/size and are due prior to permit issuance, though most are deferrable to final inspection. No refunds will be given for reduced-size structures. Please contact the Facilities Financing, Tom Doyle at TDoyle@chulavistaca.gov to inquire about the DIFs that may be assessed on your project.

RESPONSE: Acknowledged

B- Technical Comments:

1- Resubmit Storm Water Requirements Applicability Checklist – form must be signed and fully completed.

- a. Use the latest version of the Intake Form dated June 2022

RESPONSE: Acknowledged

2- Please note that there may be additional comments upon resubmittal.

RESPONSE: Noted

3- Plans are approved, do not resubmit. Email Storm Water Requirements Applicability Checklist to resquer@chulavistaca.gov for final Engineering Review approval.

RESPONSE: Updated Storm Water Intake form was sent to Ramon Esquer on 10/03/22

BUILDING & SAFETY DIVISION COMMENTS:

Plan Checker: Bureau Veritas

- Syed Aleem, P.E., => (Architectural, Structural, Access, & (Arch.) Green Bldg. Stds) for questions, call at (858) 863-2076 or email: syed.aleem@bureauveritas.com
- Steve Suhendra, P.E., => (Mechanical, Plumbing, Title 24, Mech. Green Bldg. Stds. Electrical) for questions, call at (858) 504-0959 or email steve_suhendra@yahoo.com

ARCHITECTURAL / STRUCTURAL COMMENTS:

A1. No details are provided for the HAC Booth. Is this going to be a pre-manufactured unit?

RESPONSE: Yes. HAC Booth is a pre-manufactured unit. It will be provided and installed by Costco vendor.

A2. Detail 6/S2.1 as referenced on HAC Concept Plan 13/A509 is not provided. Check cross referencing.

RESPONSE: Detail reference has been updated. Please see 13/A509 – clouded Delta #1

A3. Provide framing plan for HAC walls on S1.1.

A4. Cross reference Details 1, 2, 3 and 4 on S1.1 to framing plan/metal stud wall plan.

A5. Partial ceiling framing plan on S1.1 is not clear? Which are the ceiling framing elements?

RESPONSE: Please see structural response letter for comment A3, A4, A5.

DISABLED ACCESS COMMENTS:

D1. Verify that the HAC booth will be disabled accessible. Specify size of door to the HAC booth.

RESPONSE: Dimension of HAC booth's door has been added. Please see 13/A509 – clouded Delta #1

TITLE 24 COMMENTS:

T1. Submit Title 24 calculations for the new HVAC addition.

T2. Show all complete NRCC-MCH-E forms or Performance forms, on plans and T-24 calculations.

T3. Provide signatures and license numbers, on all NRCC-MCH-E forms or Performance forms, on plans and calculations as required by T-24. These forms shall be signed by the licensed professional who is responsible for the mechanical system's design.

RESPONSE: Please see MEP response letter for comment T1, T2, T3.

MECHANICAL COMMENTS:

M1. Show min. 3/4" condensate drain of condensate line for new HVAC unit.

M2. Show location of permanent ladder/access to roof mounted equipment. Roof ladder access shall comply with section 304 CMC.

M3. Show outside air intake and outside air CFM capacity or show transfer air to new room.

RESPONSE: Please see MEP response letter for comment M1, M2, M3.

PLUMBING COMMENTS:

P1. Submit plumbing plans for water and DWV for new sink.

P2. Indicate 1/4" per foot slope for waste pipes per section 708 CPC.

P3. Provide layout for sanitary system. Indicate POC, all drain and vent pipe sizes and cleanouts.

P4. Add note: "Building drain and vent piping materials shall comply with Sections 701.0 and 903.0 of the California Plumbing Code."

P5. Add note: "All sanitary system materials shall be listed by an approved listing agency."

P6. Add note: "Each vent shall rise vertically to a point not less than six (6) inches above the flood-level rim of the fixture served before offsetting horizontally or before being connected to any other vent."

P7. If applicable, add note on plans: "Water heater (WH-) is a listed, non-storage, instantaneous heater having an inside diameter of not more than 3 inches." Otherwise, provide expansion tank or other approved method of relieving pressure per Section 608.3 CPC and show routing and termination of pressure and temperature relief drain for water heater.

P8. Add note on plans: "Sink faucet shall not exceed a water flow of 1.8GPM."

P9. Indicate material for potable water piping on plans.

RESPONSE: Please see MEP response letter for comment P1 to P9.

ELECTRICAL COMMENTS:

E1. Show weatherproof disconnect switch and feeder for all mechanical equipment on roof. Indicate voltage, amps and fuses sizes on plan.

E2. Show 120V, 20A W.P. receptacle with GFCI protection mounted within 25' of mechanical equipment on roof.

RESPONSE: Please see MEP response letter for comment E1, E2.

Should you require any additional information regarding this matter, please contact me at 949-705-0729.
Thank you.

Sincerely,

Arturo Reina
Associate

October 24, 2022

MULVANNYG2 ARCHITECTURE
3333 Michelson Drive
Suite 100
Irvine, CA 92612

ATTN: Jasmine Le

RE: Costco Wholesale – Chula Vista, CA
City of Chula Vista Building & Safety Department
HAC Remodel
Dated 9/27/21 Comment Reply

Jasmine:

We have received Building Department comments for the above mentioned project, and the following are our responses.

ADDITIONAL CORRECTIONS

- | | |
|---------------------|---|
| A1. Comment: | Provide clarification if the HAC booths are to be pre-manufactured. |
| Response: | HAC booths to be designed and provided by others. |
| A2. Comment: | Verify call out in Concept Plan 13/A509 for 6/S2.1. |
| Response: | To be addressed by others. |
| A3. Comment: | Provide wall framing of HAC. |
| Response: | Wall framing of HAC is shown in Partial Framing Plan. |
| A4. Comment: | Cross reference details on plans. |
| Response: | All details on S1.1 have callout in the plan drawings. |
| A5. Comment: | Clarify ceiling framing elements in plans. |
| Response: | There is no ceiling framing for this project, the name of the plan has been changed to not say "Ceiling." |

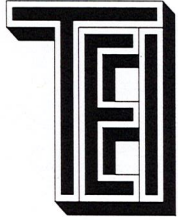
Should you require any additional information regarding this project, please contact me at (206) 973-5427.

Sincerely,
ENGINEERS NORTHWEST, INC., P.S.



Jonathan Sagdahl, EIT
Project Engineer

ENW Project No. 03033015-3



T.E., Inc.

830 North Riverside Drive, Suite 200
Renton, Washington 98057
Phone: 425-970-3753 / FAX: 425-970-3756
www.tei-engineering.com

November 1, 2022

Re: **Costco Wholesale – Chula Vista(#781), CA
Hearing Center Remodel**
(TEI#22-267) (AHJ Application/Permit # B22-1098)

The following are the response to the City of Chula Vista Electrical comments.

E1. Show weatherproof disconnect switch and feeder for all mechanical equipment on roof. Indicate voltage, amps and fuses sizes on plan.

Response: Already shown on partial floor plan sheet E-1

E2. Show 120V, 20A W.P. receptacle with GFCI protection mounted within 25' of mechanical equipment on roof.

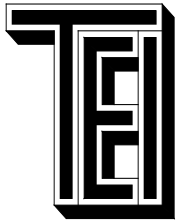
Response: Added to partial floor plan sheet E-1.

Joel Mortenson,

A handwritten signature in blue ink, appearing to read 'Joel Mortenson', is written over a light blue horizontal line.

If you have further questions, please call our office.

Sincerely,



T.E., Inc.

830 North Riverside Drive, Suite 200
Renton, Washington 98057
Phone: 425-970-3753 / FAX: 425-970-3756
www.tei-engineering.com

November 1, 2022

Re: **Costco Wholesale – Chula Vista(#781), CA
Hearing Center Remodel**
(TEI#22-267) (AHJ Application/Permit # B22-1098)

**The following are the response to the City of Chula Vista Planning Division
Corrections Mechanical comments.**

T1. Submit Title 24 calculations for the new HVAC addition.

Sheet MP-0.1: Title 24 sheets and calculations added to sheet.

T2. Show all complete NRCC-MCH-E forms or Performance forms, on plans and T-24 calculations.

Sheet MP-0.1: Title 24 sheets and calculations added to sheet.

T3. Provide signatures and license numbers, on all NRCC-MCH-E forms or Performance forms, on plans and calculations as required by T-24. These forms shall be signed by the licensed professional who is responsible for the mechanical system's design.

Sheet MP-0.1: Title 24 sheets and calculations added to sheet.

M1. Show min. 3/4" condensate drain of condensate line for new HVAC unit.

Sheet MP-1: See Partial Floor Plan for CU-1 condensate.

M3. Show outside air intake and outside air CFM capacity or show transfer air to new room.

Warehouse air acts as outside air.

P1. Submit plumbing plans for water and DWV for new sink.

Sheet MP-1: See Plumbing plans

P2. Indicate 1/4" per foot slope for waste pipes per section 708 CPC.

Sheet MP-1: See Waste & Vent plans

P3. Provide layout for sanitary system. Indicate POC, all drain and vent pipe sizes and cleanouts.

Sheet MP-1: See Waste & Vent plans

P4. Add note: "Building drain and vent piping materials shall comply with Sections 701.0 and 903.0 of the California Plumbing Code."

Sheet MP-1: See Plumbing Notes

P5. Add note: "All sanitary system materials shall be listed by an approved listing agency."

Sheet MP-1: See Plumbing Notes

P6. Add note: "Each vent shall rise vertically to a point not less than six (6) inches above the flood- level rim of the fixture served before offsetting horizontally or before being connected to any other vent."

Sheet MP-1: See Plumbing Notes

P7. If applicable, add note on plans: "Water heater (WH-) is a listed, non-storage, instantaneous heater having an inside diameter of not more than 3 inches." Otherwise, provide expansion tank or other approved method of relieving pressure per Section 608.3 CPC and show routing and termination of pressure and temperature relief drain for water heater.

Sheet MP-2: See Detail-56

P8. Add note on plans: "Sink faucet shall not exceed a water flow of 1.8GPM."

Sheet MP-1: See Plumbing Notes

P9. Indicate material for potable water piping on plans.

Sheet MP-1: See Pipe Material Schedule

If you have further questions, please call our office.

Sincerely,

Alexandre Ha