



April 7, 2020

Application Number: COM20-0057

Dear Applicant,

The Building Safety Division has completed the plan review based on the current edition of California Building Codes and all applicable City of Tracy Municipal Ordinances.

1/2/2020 12:01:00 PM

At this time, the project cannot be approved as submitted. The corrections are attached to this letter.

The Building Safety Division's policy is to perform a comprehensive review during the first submittal. Thus, if an item is missed on the first round of review which does not result in a fire, life safety or accessibility matter, the staff reviewer will not include that as a new correction but will inform the applicant of the deficiency and redline the requirement on the approved set of plans for construction. However, in cases where submitted plans contain a significant amount of code violations, inconsistent or missing information and/or details, it becomes impractical to perform a fully comprehensive review based on the incomplete submittal. Thus, in these cases, additional comments may be added during the subsequent rounds of plan review until the project submittal documents are complete and ready for construction as required by the California Building Code.

When addressing the comments of revised plans, submit a written response to each comment. Indicate which details, specifications, and/or calculations show the requested correction by clouding all revisions and show revised delta designation for all changes. Using complete and clear responses will expedite the re-check and approval of the project. Identify the revisions in the revision box with a corresponding date and type of correction.

If any changes have been made to the plan documents unrelated to those items identified in the comment lists, please list the changes on a separate sheet and include in your submittal documentation.

Provide one (1) complete set of revised plans in PDF file format and one (1) complete set of revised supporting documents in PDF file format. Plans and documents must be digitally stamped and signed by the designer.

Digital drawings and supporting documents may be delivered to the Development Services Permit Center Counter on a USB flash drive or electronically via e-mail to [plancheck@cityoftracy.org](mailto:plancheck@cityoftracy.org) using a cloud-based file sharing service. Sending PDF files directly without using a file sharing program may result in delivery delays due to the size of files.

Re-submittals that do not include the complete plan review correction list with responses, complete plans and supporting documents (i.e. structural calculations, energy forms, etc.) will delay the process.

For more information regarding the electronic plan review process, formatting requirements and delivery methods, or to obtain a copy of the red-lined plans, please contact our Permit Center at (209) 831-6400.

Thank you,

City of Tracy Plan Review Team

## PROJECT INFORMATION

**APPLICATION NUMBER:** COM20-0057

**PROPERTY ADDRESS:**

**SCOPE OF WORK:** RETAINING WALLS SANTOSHA

**PROPERTY OWNER:**

**ARCHITECT:**

**CONTACT INFO:** Phone: // Email:

**ENGINEER:**

**CONTACT INFO:** Phone: // Email:

**CONTRACTOR:**

**CONTACT INFO:** DeNova Homes Inc.  
Phone: 9256850110 // Email: [pgiles@denovahomes.com](mailto:pgiles@denovahomes.com)

**PLAN CHECK ENGINEER:** Danis Isho

**CONTACT INFO:** Phone: (209) 831-6484 // Email: [danis.isho@cityoftracy.org](mailto:danis.isho@cityoftracy.org)

## PROJECT DATA

**OCCUPANCY GROUP(S):**

**TYPE OF CONSTRUCTION:**

**NUMBER OF STORIES:** 0

**CONDITIONED FLOOR AREA:** 0sf

**UNCONDITIONED FLOOR AREA:** 0sf

**ADDITION SQUARE FOOTAGE:** 0sf

**FIRE SPRINKLER SYSTEM:**

**VALUATION:** \$ 86425

## PLAN REVIEW COMMENTS

Plan review comments are listed on the following pages. Please review and respond accordingly.

# COM20-0057 pc-1 calcs revised.pdf Markup Summary

1 (3)

Revision: Delta 2  
Date: February 13, 2020

Client: DeNova Homes

Provide structural calculations that comply with 2019 CBC, ASCE7-16 and TMS 402/602-16. Calculations based on outdated model codes and referenced standards are not acceptable.



**Subject:** Text Box  
**Page Label:** 1  
**Page Index:** 1  
**Status:**  
**Author:** danis.isho  
**Label:**  
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Provide structural calculations that comply with 2019 CBC, ASCE7-16 and TMS 402/602-16. Calculations based on outdated model codes and referenced standards are not acceptable.

Project: Santosha - Site Walls  
Address: Tracy, CA  
Job No. D080219  
Revision: Delta 2  
Date: February 13, 2020

Provide wind and seismic load calculations for the masonry/concrete wall.

Client: DeNova Homes



Project: Santosha - Site Walls  
Address: Tracy, CA  
Job No. D080219  
Revision: Delta 2  
Date: February 13, 2020

Note: These calculations are for concrete components, where as the plans show masonry wall. Provide structural calculations for the masonry wall.



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**Author:** danis.isho  
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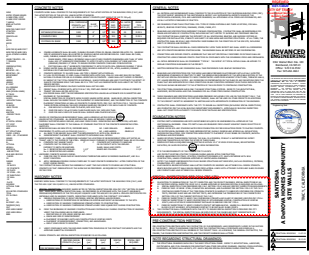
Provide wind and seismic load calculations for the masonry/concrete wall.

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These calculations are for concrete components, where as the plans show masonry wall. Provide structural calculations for the masonry wall.

# COM20-0057 pc-1 plans revised.pdf Markup Summary

[1] D090219\_Santosha\_SW1-SN1 (7)



**Subject:** Cloud  
**Page Label:** [1] D090219\_Santosha\_SW1-SN1  
**Page Index:** 1  
**Status:**  
**Author:** danis.isho  
**Label:**  
**Layer:**

Provide a Special Inspection Agreement Form completed and signed by all applicable parties.

PLEASE CHECK DATE ARE

**SOILS & FOUNDATION DESIGN DATA**

SOILS ENGINEER - ENGeo, INC. REPORT NUMBER - 11511.000.001 REPORT DATE - MAY 7, 2019	RETAINING WALL DESIGN CRITERIA NATIVE FILL WEIGHT: 125 pcf UNRESTRAINED ACTIVE PRESSURE (LEVEL): 40 pcf PIER SKIN FRICTION: 500 psf PASSIVE PRESSURE (ACTING ON 2 DIA.): 250 pcf NEGLECT UPPER (INCH): 24 inch
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**Subject:** Cloud  
**Page Label:** [1] D090219\_Santosha\_SW1-SN1  
**Page Index:** 1  
**Status:**  
**Author:** danis.isho  
**Label:**  
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Update all references to 2019 CBC. In addition, update all referenced standards to ones referenced from 2019 CBC chapter 35 (i.e. ASCE7-2016)

FORM TO THE 2016 EDITION OF THE CALIFORNIA  
 TECHNICAL REPORT, ANY SUPPLEMENTAL REPORTS,  
 TYPE DRAWINGS; ALL APPLICABLE LOCAL CODES,  
 TYPES OF FINISH MATERIALS AND THEIR LOCATIONS,  
 CURBS, ETC.

**Subject:** Cloud  
**Page Label:** [1] D090219\_Santosha\_SW1-SN1  
**Page Index:** 1  
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**Label:**  
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Please, update. See other similar comments.

Provide a sheet index that includes these wall plans and details, in addition to sheets included for reference.

**Subject:** Text Box  
**Page Label:** [1] D090219\_Santosha\_SW1-SN1  
**Page Index:** 1  
**Status:**  
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**Label:**  
**Layer:**

Provide a sheet index that includes these wall plans and details, in addition to sheets included for reference.

**DESIGN INFORMATION**

DESIGN: 2016 CALIFORNIA BUILDING CODE

**SOILS & FOUNDATION DESIGN DATA**

SOILS ENGINEER - ENGeo, INC. REPORT NUMBER - 11511.000.001 REPORT DATE - MAY 7, 2019	RETAINING WALL DESIGN CRITERIA NATIVE FILL WEIGHT: 125 pcf UNRESTRAINED ACTIVE PRESSURE (LEVEL): 40 pcf PIER SKIN FRICTION: 500 psf PASSIVE PRESSURE (ACTING ON 2 DIA.): 250 pcf NEGLECT UPPER (INCH): 24 inch
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**Page Index:** 1  
**Status:**  
**Author:** danis.isho  
**Label:**  
**Layer:**

Submit soil's report specified here.

MENTATIVE IF ANY BURIED STRUCTURES NOT INDICA  
ND.  
INING WALLS AFTER CONCRETE OR MASONRY HAS #  
.LS BELOW GRADE FROM LATERAL LOADS UNTIL ATT  
AINED FULL DESIGN STRENGTH.

**VS PER 2016 CBC 1701**

VS BY THE CITY INSPECTOR AND THE PROJECT ENG:  
CTOR OR BY E.O.R. WHERE APPROVED BY BUILDING  
BE PERFORMED PER C.B.C. SECTION 1704.7 AND AN  
; STEEL, FOUNDATION ANCHORAGE, AND PLACEMEN  
VS AT THE TIME FRESH CONCRETE IS SAMPLED TO F  
AND AIR CONTENT TESTS, AND DETERMINE THE TEM

**Subject:** Cloud  
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Revise to 2019 CBC

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Resubmit these plans with site plan sheets only applicable to this project, that is sheet(s) 8 and/or 15. Combine site plan sheets with these drawings in one file. Label site plan sheets "For Reference Only" if applicable.

Resubmit these plans with site plan sheets only applicable to this project, that is sheet(s) 8 and/or 15. Combine site plan sheets with these drawings in one file. Label site plan sheets "For Reference Only" if applicable.

[2] D090219\_Santosha\_SW1-SW1 (1)

#4 U-BARS BETWEEN STEMS



**Subject:** Cloud  
**Page Label:** [2] D090219\_Santosha\_SW1-SW1  
**Page Index:** 2  
**Status:**  
**Author:** danis.isho  
**Label:**  
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Clarify the use of term "DEMO" in detail title.