

November 7, 2022

David Leahy
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RE: Permit Application # PRCTI20220811
Plan Review Comments

This letter has been prepared in response to plan review comments dated 11/4/2022 regarding the project listed above. Each plan review comment is summarized below along with AOR responses. Revised drawings with changes clouded will be uploaded in accordance with instructions from the City

Plan Revisions:

A101.2 ENLARGED PLANS AND DETAILS

- RCP DETAILS 5 and 6: Revise details as indicated.

A502.2 CEILING DETAILS

- GENERAL NOTES – ALL CEILING ASSEMBLIES - Revise note A as indicated.

Plan Review Comments:

- Correction 1: *Need to provide more details on all attachments to the ceiling and bracing for seismic restraint. Page A101.2 details 5 and 6 of the plans.*
AOR Response: Detail 5 – Metal-framed valance spans between adjacent partition fins, does not rely on ceiling for support. Valance outriggers brace back to the partition as needed. Detail 6 – refer to detail C7/A502.2 for gypsum board bulkhead framing details.
- Correction 2: *Are these new full-height walls or just soffits? Not really clear to me at this point. Page A101.2 detail 2 first floor plan.*
AOR Response: Partition tags are shown on floor plans on sheet A101.2; partition types are detailed on A501.2. Partition Type A3 extends from floor to structure above. Partition Types C1 and C2 are limited to short fins which extend from floor to underside of the existing ceiling.
- Correction 3: *Would need to Specify the MFR for the clips and the installation of that product on the plans Page A502.2, Detail C3.*
AOR Response: The intent is for the new ceiling scope to use the existing ceiling grid and support structure. Where needed Basis of Design: Prelude XL; Seismic RX Suspension System; Worthington Armstrong Venture Suspended Ceiling Systems; Worthington Armstrong Venture (WAVE).
- Correction 4: *This is not referenced in the 2018 IBC nor do these seismic zones applicable in the current codes. Page A502.2, note A in general notes.*
AOR Response: The complete title of the guidelines referenced in general note A has been updated to read as follows. "GUIDELINES FOR SEISMIC RESTRAINT FOR DIRECT HUNG SUSPENDED CEILING ASSEMBLIES - SEISMIC ZONES 3-4. IS SPECIFIED IN THE INTERNATIONAL BUILDING CODE (IBC) EDITION FOR SEISMIC DESIGN CATEGORY D,E, AND F."

Sincerely,



Brett Flodder, RA