

Date: 2/24/20
Project: Del Mar Heights School Rebuild
Owner: Del Mar Union School District
Project No: 19009-00
DSA No. 04-119103
Report: Meeting Minutes – DSA Pre Application Meeting
Location: DSA San Diego
Present: Karen Gibb, Supervising Architect/Project Services, DSA
Ron Laplante, Supervising Structural Engineer, DSA
Danijela Trubint, Supervising Architect/Fire & Life Safety, DSA
Chris Delehanty, Exec Director of Capital Programs & Technology, DMUSD
Ben Pitts, KNA Structural Engineers
Jon Baker, BakerNowicki Design Studio
Scott Moreland, BakerNowicki Design Studio
Distribution: Attendees, BNds File 3.5

Notes.

1. General Comments.

- a. Make sure construction documents are complete and coordinated for a successful intake.
- b. VE should take place prior to submittal
- c. Review will be in house. DSA will be assigning 2 staff for structural review.

2. Increments.

- a. Increment 1 and 2 will be submitted to DSA on the same day.
- b. Increment 1 will include:
 - i. Demolition
 - ii. Rough Grading
 - iii. Concrete Segmental Retaining Wall
 - iv. Underground Utilities (including underground fire service and fire flow).
 - v. Option: BNds to look at including landscaping and irrigation above retaining wall.
- c. Increment 1 comments will be back to BNds within 3 weeks.
- d. Increment 2 comments will be back to BNds within 4 months.

3. Structural Safety.

- a. Concrete segmental retaining wall.
 - i. Will have landscape above it and will not be surcharged.
 - ii. Will be designed to the soil type on-site. It is important that same soil will be used as backfill.
 - iii. There needs to be details in the retaining wall drawings for any penetrations in the geo-grid for trees or light poles.
 - iv. Refer to IR 16-3, Earth Retaining Systems with Precast Concrete or Concrete Masonry Units.
- b. Shade structures.
 - i. If shade structures are included, the structural properties of the fabric and wires will need to be addressed in calculations unless they are PC approved and not modified.
- c. Structural approach.
 - i. For Building M (Multi-Purpose Building) at the South end, options were discussed regarding adding an Ordinary Concentric Braced Frame (OCBF), a Special Concentric Braced Frame (SCBF), or a Special Moment Frame (SMF) where plywood shear walls were not possible. Ron Laplante agreed that if OCBF was chosen KNA should send a prelim layout for his further review so the appropriate R factor could be used for loads in that direction and possibly not applied to all the shear walls in that direction.
 - ii. KNA confirmed the soil conditions on the site are good.
- d. Deferred approvals.
 - i. Currently planned deferred approvals:
 - 1. Curtain walls over 10ft
 - a. Refer to IR 24-2 for submittal requirements of window wall systems.
 - 2. Lunch shelter.
 - a. Fiberglass sandwich panel system is proposed. DSA noted to watch for substitutions that do not meet flame spread requirements.
 - b. DSA noted that the spans for the calculations will need to match the spans of the supporting structure.
 - c. This will only be accepted as deferred if we show the product data at time of project submittal.

- ii. BNds to look at options with KNA to reduce curtain wall spans to 10ft maximum and avoid a deferred approval.
- e. Solar.
 - i. The current plan is to include solar documentation as part of project submittal.
 - ii. If it is not included:
 - 1. Solar project will be a separate A-number.
 - 2. Weight and infrastructure will be accommodated now in the design.
 - iii. The load path for attachment needs to carry down to the roof structure.
 - iv. If attaching to standing seam roof with S-5 clips or similar, the roof attachment to structure needs to be included in the calculations.
- f. Kitchen.
 - i. Kitchen equipment to have necessary anchorage and bracing details included. Make sure kitchen consultant uses attachment details specific to the project's wood construction. This is often overlooked with some submittals re-using standard details that do not apply.
- g. Storm water.
 - i. There will not be any underground vaults as part of the storm water treatment design.
- h. Exterior siding.
 - i. If exterior cladding will be over furring channels with air space, corner details need to account for wind loading.

4. Fire & Life Safety.

- a. Options for a second emergency access have been evaluated, with input from the Fire Marshal and one point of access has been determined to be adequate for the site.
- b. Fire walls.
 - i. BNds to remove fire walls if possible.
 - ii. Each side of wall needs to be structurally independent of the other in case of collapse. Combining the seismic joint and fire wall would benefit this.
 - iii. If fire wall is a double wall, there will need to be a fire door in each wall.
- c. BNds to verify brush management requirements at perimeter of site.
- d. Safe dispersal area.

- i. Edge of safe dispersal area shall not touch or overlap fire lane. Maximize the distance between them.
 - ii. A pole mounted sign is to be mounted in a conspicuous location.
 - iii. 5% of the area needs to be accessible.
 - iv. Safe dispersal area and path to it need to be illuminated.
- e. Code analysis.
 - i. Remove arbor from building area since it is designed as an open trellis.
- f. Wildfire exposure.
 - i. Only the portion of the site that is within the fire severity zone will need to comply with wildfire exposure requirements.
 - For exterior cladding, any openings/spacing gaps in cladding materials will result in need for fire protection on underlying wood substrate.
- g. Fire Lane.
 - i. Fire lane required to be 30ft wide at drop off areas (10ft for vehicles, 20ft for fire lane).
 - ii. Turf is an acceptable surface material for fire lane as long as the sub-base is designed by Civil to adequately support the required loading.

5. Accessibility.

- a. The campus path of travel was reviewed with main pedestrian entrance at the north end, and stair/ramp access at the south end.

End of Document

This record is intended to summarize the comments made and agreements reached. Participants wishing to modify or clarify this record shall submit a written copy of such interpretation to the author in a timely manner. Upon receipt, the interpretation shall be added as an amendment and distributed at the next available meeting.