



September 17, 2019

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SUBJECT: Response to emails from applicant dated 9/11 and 9/13
Building Permit Application #**BLD19-3421 Interior Renovation**
60 Sea Walk Drive, The Sea Ranch, CA 95497 APN# 122-200-009

Response to questions from Ms Susan Carrington's e-mail dated 9/11/19:

3. Please provide as built reference architectural and structural drawings of the existing building. As-built structural drawings will be required.

Do we need to supply As-Built Architectural plans separate from the Existing/Demo plans on Sheets A2.01 and A2.02?

As-Built Structural plans do not exist and would require a significant amount of forensic demolition. Can we provide As-Built of areas where structural changes are proposed only instead of for the full building?

Response:

The requested as-built/existing building plans are different from the submitted Existing/Demo plans sheets A2.01 and A2.02.

The requested as-built/existing building plans are construction drawing plans of the building before the recent unpermitted interior demolition work. Due to the extensive scope of the proposed remodeling, these plans are required and needed for verifying existing construction of the building as well as for plan check of the proposed alteration work.

You may try to inquire with the office of Moore Ruble Yudell architects to locate the drawings of the existing building. However, if these drawings cannot be located, instead of a full set of existing construction building plans, the following minimum existing/as build plans must be provided:

Foundation plan, Floor framing plans, Roof framing plan, Roof plan and Section plans.

Please note it has come to our attention that unpermitted demolition work had occurred recently. We now require the demolition drawings be updated to reflect the present condition. Clarify on the drawings proposed demolishing work and demolition work done without permit.

10. Please provide an exit plan based on the occupancy classification to clearly delineate the required exit travel distance, separation of exits and required size of exits per Chapter 10 CBC. Provide locations and details of Exit Signs. Exits shall be continuous to the public way, per CBC Sections 1005.4 and 1022.22, and detailed accordingly.



This info was included on Sheet A1.01 and A1.02. Are additional sheets/info required other than what's noted in this letter here and on Item 15 below?

Response:

Sheets A1.01 and A1.02 may be revised to include the requested information.

- 15d. Indicate all room use, occupancy rating, floor area square feet and occupant load for Foyer and area in front of Café. "Gallery" room occupant load factor should be under Assembly without fixed seats, occupant load factor should be 5 per CBC Table 1004.1.2. (The function of this room is more of a waiting reception area than a viewing "gallery".)

The intended use of this room is for café seating. This will be shown on a furnishing plan. Will that be acceptable to remain with the OLF of 15, or is the 5 still required?

Response:

If the intended use of this room is for Café seating, please label room "Café Seating", the OLF would then be 15.

Response to question from Ms Susan Carrington's e-mailed dated 9/13/19:

"Question regarding the two bathrooms you said we needed for the main floor: There are two existing bathrooms, easily accessible by a short staircase from the center of the main floor. The addition of the handicapped bathroom would create 3 bathrooms open to the lodge guests. Will that be satisfactory?"

Response:

The issue is availability of accessible bathrooms to individuals with disabilities. Under CBC Chapter 11B-103 Equivalent facilitation. "...provided they result in substantially equivalent or greater accessibility and usability." Given the extend of the alteration to the building, the 260 and more total occupant load of the building, and in the event this bathroom malfunctions, this facility will not have any available accessible bathroom for individuals with disabilities since all existing bathrooms are located on 2nd level of the building and are inaccessible to individuals with disabilities. Thus, we are requiring 2 accessible bathrooms be provided on the lower level where accessible routes will be available. Other alternative is to upgrade the existing Men's and Women's bath rooms to accessible bathrooms.

If there are any questions regarding the above, our office is open to the public M-F 8am – 4pm except Wednesdays when we are open 10:30am – 4pm. My contact information is listed below.

Sincerely,

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