



December 5, 2019

David Hillmer
Empire Contracting
P.O. Box 1520
Gualala, CA 95445
Tel: 707-884-9789
E-mail: davidhillmer@mac.com, susancarrington1@comcast.net, sadeb@mithun.com

SUBJECT: Building Plan Check Comment Letter #2
Building Permit Application #**BLD19-3421 Interior Renovation**
60 Sea Walk Drive, The Sea Ranch, CA 95497 APN# 122-200-009

Your resubmittal plans and supporting documents were received and reviewed. Items listed below were not adequately addressed per the requested comment letter. Plan check will continue until the following comments are addressed.

Please revise plans and resubmit three (3) copies for additional review and approval. Revisions to the plans or calculations must be appropriately **"bubbled and keyed"** or the submittal will not be accepted. Please indicate in response letter where on the plans the revisions are located. A Response of **"Provided"** in letter is inadequate and not acceptable.

Item numbers below correspond to previous comment letter items which were inadequately addressed and/or need further detail and clarification.

2. *Please provide a legible scaled Site Plan showing property lines, contour lines, all existing structures, parking spaces, drive ways, utilities, septic tank, leach field, contour lines and north arrow, public street, etc.*

<http://sonomacounty.ca.gov/PRMD/Instructions-and-Forms/BPC-002-Residential-Plan-Checklist/>

The submitted existing site survey is helpful for plan review. However, additional information is needed on a Site Plan:

- a. Please provide existing parking space dimensions and numbers, including existing and proposed CBC Chapter 11B parking features and signs. Indicate locations and numbers of parking spaces allocated for the restaurant building.
 - b. Indicate on plan any proposed site work including details, such as proposed second exit path of travel to Sea Walk Drive. Details maybe shown on another sheet with detail reference bubble(s). Show existing and proposed contour grades of the path to Sea Walk Drive.
3. *Please provide as built reference architectural and structural drawings of the existing building.*
 - a. Submitted scanned existing building plans ineligible. Provide legible sheets A0.11, A0.12, A0.14 and A0.15.



4. *Please provide a roof plan indicating roof slopes, roofing materials, gutter and downspouts, any existing and proposed roof mount HVAC equipment.*
 - a. Please indicate on roof plan existing and proposed gutters and down spouts per CPC1101.11.
7. *Provide required Title 24, Part 6 documentations.*
 - a. Answer of "Provided" is inadequate. Please indicate where the revisions are located.
 - b. Submitted sheet A0.21 Title 24 sheet is a blank sheet. Provide documentations for Electrical and Plumbing as required in Sec 100.0.3 and Sec 141.0(b)3 or 141.0 (b) 2.
8. *Provide required Title 24, Part 11 documentations.*
 - a. Answer of "Provided" is inadequate. Please indicate where the revisions are located.
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 1022.2.2, and detailed accordingly.*

Submitted plan are inadequate.

 - a. Provide details of interior exit path with path width, door clearances, required CBC Chapter 11-B clearances, plan to include seating plan.
 - b. Provide drawing and details of exterior exit path from 2nd Exit door to Sea Walk Drive.
11. *Please provide complete details, dimensions and notes indicating compliance with all accessibility requirements per CBC Chapter 11-B, i.e. stairs, ramps, lift platform, bathrooms, counters, built-in seating, door signs, door hardware, door maneuvering clearances, door closing speed and force, and exterior landing, etc.*

Submitted response did not address all the above requirements. Please provide required details.
12. *Please provide a seating, fixture plan of all assembly areas, showing compliance with CBC 11B-226.2, justifying assumed occupant loads and provide exit paths of travel and dimensioning.*

You may choose to combine this required item with #10 and #11.

 - a. Demonstrate seating plan complies with CBC 11B-226.2 and 11B-226.1. Provide details and indicate locations and number of CBC 11-B compliance seating. Please note in Dining Assembly room per furniture layout, the occupant load is 84.
 - b. Provide details and indicate locations of Check-out aisle(s) at Bar and Café area.
13. *Provide the following on all floor plans: grid lines, dimensions, wall legend, existing and proposed finish floor elevations, label all rooms and spaces, room numbers, door numbers, door schedule, indicate up or down of stairways and ramps, ramp slope, width of each stairway and ramp. Distinguish duplicate use of room names with numbers such as office #1, office #1, stairway #1, stairway #2, etc.*

Plan grid lines and dimensions are needed for proper plan review. Dimensions on plans are essential for tabulation/verification of floor areas as well as for code compliance.

 - a. Provide adequate dimensions on both level floor plans for floor area tabulation/verification.

- b. Provide dimension of Upper Level bathrooms and stairway.
- c. Provide a floor diagram with dimensions. Provide floor area tabulation of Upper Level and Lower Level. Demonstrate how the total floor area figure is tabulated. The scaled floor plan on Sheet A2.11, the area is 7,720 sf for Lower Level and on Sheet A2.12, floor area figure is 1.877 sf for Upper Level.

14. *Sheet A0.01*

- a. *Provide following information on plan: parcel number, occupancy ratings, construction type, area tabulations, applicable codes, deferred approvals, north arrow, state the building is a sprinklered or non-sprinklered building, state the building is located in State Responsibility Area.*

Provide following information:

- a. Provide north arrow on vicinity map.
- b. Provide note this building is located in State Responsibility Area.
- c. Provide Floor Area tabulation to indicate Upper Level Floor Area, Lower Level Floor Area, proposed and existing total floor area, floor area for each occupancy, total floor area of dining area and total building floor area. Provide these figures of existing and proposed floor area.
- d. Revise gross floor area. Hotel and Lodge are separate buildings from the proposed restaurant alteration permit application. The gross floor area should be only for this restaurant building only.
- e. Provide occupant loads of each level and total occupant load.

15. *Sheet A1.01 and A1.02*

- c. *Demonstrate entrances and exterior exits comply with CBC 11B-202.4, 11B-404, CBC Section 1005.4 & 1022.2.2.*
 - a. Provide exit plan with furniture on plan showing width of path of travel and comply with required CBC 11-B clearances. Provide dimensions on plan.
 - b. Indicate location of "Tunnel" on plan.

16. *Sheet A1.02*

- a. *Clarify and label the rooms next to Mech/Storage room. How these rooms are accessed?*
These two rooms are not labeled as requested. Indicate Stairways directions.
- d. *Generic CBC Chapter 11B graphics are inadequate for plan check. Please depict graphically and with notes on plan at each location the required clearances.*
Response of "Provided" inadequate. Please indicate location of revisions.

17. *Sheet A2.11*

- c. *Provide dimensions of rooms, partitions and built-in furniture and stairways' width.*
Revisions inadequate. See comment #13a.
- d. *Indicated existing and proposed finish floor elevations.*
Revisions inadequate. Provide existing finish floor level at new raised floor rooms.
- e. *Indicate graphically required clearances for Lift platform (11B-410, 305), doors to Café,*



Storage, mail room and 2nd Exit (11B-404).

This item has not been responded by applicant. Please respond.

- f. Provide landing and path of travel for 2nd Exit near Kitchen. Provide a door number. (CBC1009.1)*
Response inadequate. Plan has not been revised to meet code requirement.
- g. Provide handrail at stair #5 to Dishwash room.*
Response do not meet code requirement. See CBC 1014.6.
- h. Provide a door schedule.*
Response inadequate. Door schedule must include **ALL** doors, existing and proposed.
- i. Remove door to room at lower lift platform and provide required exit width as lift is part of path of egress. (CBC1003.6, 1005.4)*
Show dimensions meet required egress width and required lift platform landing clearances. (11B-410, 11B-410.7)
- j. All storage area under stairway be 1-hr rated construction. Please provide stairway detail.*
Response inadequate. No notes provided. Provide note a 1-hr rated construction of storage area under existing stairway #8.

Additional comments to resubmitted Sheet A2.11

- k. Door 171 in Office Hall 104 clearance needs to comply with CBC11B-404. Provide detail graphically with dimensions to demonstrate space meets required clearances.
- l. Provide graphically and with dimensions Lift platform meets required landing clearances and width of exit path way. It looks like built-in benches at upper level and the wing wall at lower may intrude into the required clearance space. CBC 11B-206.7.2.
- m. Provide door size to Café 106. Provide door clearance to comply with CBC11B-404. Provide detail graphically with dimensions to demonstrate space meets required clearances.
- n. Door 162 needs to comply with CBC11B-404. Provide detail graphically with dimensions to demonstrate space meets required clearances.
- o. Stair 4 & 5 need to comply with handrail requirement. CBC11B-505.10. Response that extension would create dangerous condition unacceptable.
- p. Remodeled Bath 117 needs to be an accessible bath room per CBC11B-213.
- q. Provide either pivoted or swing doors for egress of rooms Mail Office 109 and Retail 115. Sliding barn doors do not comply with egress door requirement. CBC1010.1.2.
- r. Door 162 need to comply with CBC1010.1.1.
- s. Provide dimensions and detail of Stairway #5 and stairway #5 landing. CBC1011.6. Provide framing detail of stairway.
- t. Second egress door next to Kitchen Station, provide door size, door landing. This door must comply with requirements of CBC1009.1, 1010.1, 1010.1.10 and 11B404.
- u. Demonstrate Kitchen 118, upper Kitchen (please provide a room number) and Dishwashing room (please provide a room number) complies with 11B-206.2.3, 11B-206.2.5, 11B-206.2.8.
- v. Provide signage of Unisex Bath room.
- w. Provide minimum 44 inches stairway width for Stairway #3. CBC1011.2. Please note CBC1011.2 exception 1 is not applicable in this case as this stairway serves both upper and lower floor level occupants using the bath rooms, which is over 250 occupants.
- x. Clarify the use of Retail room 115. Sheet N-1 shows a table with 12 seats with direct access to



kitchen. This layout does not appear to be a retail space.

18. *Sheet A2.12*

- a. *Provide dimensions of rooms and existing stairways' widths.*
Dimensions not provide as requested. Provide dimensions of Bathrooms and existing stairway width.
- b. *Label all rooms and spaces.*
Room labels not provided as requested. Provide room label of room exiting down from stairway #11 and room exiting down from stair way #12.

Additional comments to resubmitted Sheet A2.12

- e. Provide dimensions of existing stairway to Men's Bath. Provide a stairway number. Provide 44 inch minimum stairway width per CBC1011.2. Please note CBC1011.2 exception 1 does not apply in this case because this bath Rooms serves both floor levels occupants, which is greater than 50.
- f. Provide compliance with 11B-603 of Men's and Women's Bath rooms. Provide dimensioned drawings and details.
- g. Provide required number of water closets, urinal and lavatory per CPC Table 422.1 for Men's and Women's bath rooms.

19. *Sheet A4.01*

- a. *Provide the following information graphically and with notes of the following in Section plans:*
 - 1) *structural member's sizes and spacing,*
 - 2) *architectural finishes,*
 - 3) *insulation type and values,*
 - 4) *crawl space clearance and footings*
 - 5) *Plate heights and ceiling heights*
 - 6) *clearly indicate existing and proposed and removed elements*
 - 7) *roof slopes*
 - 8) *differentiate existing, proposed or to be removed elements with shading, hatching and notes.*

Provided building sections shown on sheets A4.01 and 02 do not meet recognized architectural construction drawing standard. Please revise per request above.

21. *Sheet A6.02*

Additional comments to resubmitted Sheet A6.02

- c. Detail 1/A6.02 – Revise stairway width. See comment item #17w.

23. *Sheet A8.03*

Additional comments to resubmitted Sheet A8.03

- b. Restroom – 3) Provide door geometric sign detail for Unisex accessible toilet room. CBC11B-703.



Item numbers below are comments to submitted new drawings.

24. Sheets N-1 and N-2

- a. Provide a legible furniture schedule (Letters sizes are too small to read).

25. Sheet S2.0

- a. Provide framing detail for raised platform at stair #5.
- b. Clearly identify the locations of the proposed drilled concrete piers. Only one pier is called out. And specify the depth of the drilled concrete piers on plan.
- c. Provide reinforcement detail of concrete drilled piers.
- d. Please clarify plan view (S2.0) and details of the lift sunken floor area (S3.1):
 - 1) Clarify the step down symbol in the middle of the proposed floor joist framing. Provide detail of the step down framing.
 - 2) Detail 1/S3.1 Grid line 2 –
 - a) Is the HDU4 shown located on grid line 2? Please note on plan of this HDU4. Provide calculation for this HDU4.
 - b) Provide 5-1/4 x 11-1/4 beam calculation. Detail shown this beam has 3 hold downs. Please note/clarify the hold down sizes on plan view and detail section view as well as eferencing the hold downs in the calculation document.
 - c) Note locations of hold down HU8 and HU11 on this detail per floor plan.
 - 3) Detail 2/S3.0 –
 - a) Clarify joist direction. Joist direction in detail is 90 digress from joist layout direction in plan view.
 - b) Plan view specifies a 6x6 beam, detail shown a 6x12 beam with a crawl space clearance 18 inches min. If a 6x6 is the case, show the 18 inch minimum clearance is maintained.
 - 4) Provide connection details of versa lam to versa lam, versa lam to 6x6.
 - 5) Provide connection detail of versa lam to existing concrete pier and to existing foundation grade beam/stem wall where occurs.
 - 6) Specify method of connection for proposed sistered joists.

26. Please reference beam numbers in structural calculation document to beams shown on plans in structural plans.

27. Provide 2 copies of geotechnical report for new proposed foundation elements, per CBC Chapter 18 and 2 copies of plan review letter from geotechnical engineer.

28. Foundation design must adhere to recommendations provided in geotechnical report. Justify structural calculation and design of foundation accordingly.

29. Sheet E0.01

- a. Provide a Scope of Work column, describe work to be demolished and proposed.



30. Sheet P0.01
 - a. Justify and revise plumbing fixtures to demonstrate compliance with occupant load per CPC table 422.1.
31. Please submit 2 copies of special inspection form attached with this letter. Please have the engineer of record review the form, sign and complete where necessary.
32. Please provide California Energy Code Chapter 4 documentation for Electrical Lighting.
33. Please provide 2 copies of signed Cal Green Check List. A copy is attached with this letter. Please note the CALGreen Checklist must be signed by a County listed CALGreen Inspector. CBC Title 24, Part 11, Chapter 301.3. Attached with this letter a copy of Cal Green form. You may obtain the County CalGreen special inspection agency recognition list from the following link.
<http://sonomacounty.ca.gov/PRMD/Eng-and-Constr/Building/Agency-Recognition-List/>

Please note this is the third time reviewing your project. The reviewing time shall be billed at \$154.00 per hour until plan check is approved.

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,

Elee Tsai, Architect
Building Plans Examiner II
ICC Certified
BUS: (707) 565-5712
E-mail: elee.tsai@sonoma-county.org

