

May 18, 2015

Mr. Paul Marquez
Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

Email: pmarquez@sonoma-county.org

THIRD PARTY APPROVAL

RETAIN

Permit No.

SUBJECT: PSA #: 150059 Application #: BLD15-1306
 Project: Manzana Commercial Canopy
 Address: 9141 Green Valley Road,

We have completed a "Third Party Plan Check" for the referenced project in accordance with PRMD Policy and Procedure Number 9-4-1 based on our review of the construction documents.

1. Plans by Matulich Architect, dated 3-17-15, revised 5-11-15. (3 sets)
2. Metal Building Plans by Metallic - Metallic Building Company, dated 2-16-15. (2 sets)
3. Metal Building Structural Calculations by Metallic - Metallic Building Company, dated 2-14-15. (3 sets)
4. Metal Building Foundation Calculations by Ty Fiscus P.E., dated 3-3-15.
(2 sets)
5. Geotechnical Report by PJC & Associates, dated 5-12-14. (2 copies)
6. Geotechnical review letter by PJC & Associates, dated 4-27-15. (2 copies)
7. CalGreen documentation by Mark Fitzgerald dated, 3-21-15. (2 copies)
8. Special Inspections Statement dated 4-4-15. (2 copies)
9. Fixture Count Declaration (BPC-033). (2 copies)

Any outstanding issues have been resolved, and these documents are accepted as showing compliance with the various codes. Please contact me if you have any questions.

Phillips Seabrook ASSOCIATES

25/5/20

Eric Seabrook, CBO
Principal

MATULICH • ARCHITECT

1518 Jewell drive

santa rosa, ca 95404

707 523-4681

fax 707 523-1437

Building Partnerships That Work

PLAN CHECK RESPONSE 4/27/15



PLAN REVIEW AND
BUILDING CODE
CONSULTANTS

April 3, 2015

THIRD PARTY PLAN REVIEW

Marc Matulich
1518 Jewell Drive
Santa Rosa, CA

150059

Email: matulic@sonic.net

SUBJECT: PSA #: 150059

Application #: BLD15-1306

Project: Manzana New Commercial Canopy

Address: 9141 Green Valley Road, Graton

Phillips Seabrook Associates (PSA) has been retained to review this project for compliance with the adopted building regulations for the County of Sonoma. This is done in an effort to expedite the building plan review portion of the building permit process.

We have reviewed the referenced project as allowed by Sonoma County PRMD Policy and Procedure Numbers 4-0-4 (Partial Building Permit) and 9-4-1 (*Third-Party Plan Check*). In accordance with PRMD's TPPC policy, this letter should be considered a "*draft*" for three (3) working days after the date of this letter. This is to allow PRMD staff time to modify or supplement Seabrook & Associates comments as warranted.

The attached comments are based on our review of the construction documents submitted. The comments describe what clarifications or revisions may be required prior to plan check approval. Included are guidelines for re-submittals along with the names and contact information for the individuals who performed the review. If you have any questions regarding the technical content of our comments, please address them to the appropriate person.

Questions regarding scheduling or the estimated completion date of your project, or any other general questions, please call 707-544-9500. Please provide the PSA project number and the project address including the City.

Plan Review by: Eric Seabrook (Eric@PhillipsSeabrook.com) Ext. 208

Phillips Seabrook ASSOCIATES

Eric Seabrook, CBO
Principal

cc: Email: pmarquez@sonoma-county.org
Attachments – Sonoma County Special Inspection
Special Inspection Approved List

100 Stony Point Road
Suite 190
Santa Rosa, CA 95401
707-544-9500 TEL
707-544-9502 FAX
PhillipsSeabrook.com

Building Data

OCCUPANCY TYPE:	F-1
CONSTRUCTION TYPE:	V-B
SEISMIC DESIGN CATEGORY	E
SPRINKLERED:	No
FLOOR AREA:	6,200 sq.ft. Production Building
STORIES:	1

Scope of Work

Construct a new Production building to replace an existing one story production building. Project also includes new accessible restrooms.

General Comments

1. Provide a description with occupancy classification of the existing building that will be removed. Provide a plan view of existing conditions and occupancies on the property. *SAME OCCUPANCY, F-1, NOTED ON A1 & A2 2) ADDED A1-1 SITE PLAN OF EXISTING FACILITY*
2. Revise the list of applicable codes to indicate the following: 2013 California Plumbing Code (CPC), 2013 California Energy Efficiency Standards Code (CEES), 2013 California Fire Code (CFC), and the 2013 California Green Building Standards Code (CGBS or CALGreen *ADDED TO PROJECT DATA, A1*

Accessibility Comments

3. Provide the finished elevation for the ramp landing relative to adjacent grade. The ramp is limited to 30 inches of rise without landings; plans should confirm a landing is not required. 11B-405.6 *18" GRADE CHANGE, SEE A2. EXISTING SLAB UNDER CANOPY IS CALLED -6". (TOP OF COL. PED. 0'-0")*
4. Clarify the side grab bar in the accessible toilet compartment. Clearly dimension the 12 inch maximum distance from the rear wall. CBC 11B 604.5.1 *ADDED DIM. TO INT. ELEV., A6 (NOTE: AS DIM. A 48" QB @ 24" IN FRONT OF WC LEAVES 6" FROM BACK WALL.)*
5. Clarify required clearances in the accessible toilet compartment; clearly show the clearance from the rear wall to the edge of the access door opening is 59 inches or greater and the dimension from the front edge of the toilet to the inside face of the open door. CBC 11B-604.8.1.2 *ADDED DIM. TO 1/4" FLR PLAN, A5*
6. Provide the complete accessible route of travel from building entrances to the public way. Identify all changes in grade elevation and landings, cross slope for all paths, curb ramps, surface material, width, CBC 11B-206 *ADDED TO SITE PLAN, A1*

Architectural Comments

7. Submit a site plan including the following, or modify site plan to include all of the following.
 - a. Show dimensioned property lines, public streets, and dimensions of yards or setbacks. **ADDED TO SITE PLAN, A1**
 - b. Show outline of all existing and proposed structures, including site retaining walls. **ALL ARE SHOWN ON SITE PLAN.**
 - c. Indicate finish slab elevation and/or finish floor elevation for all new buildings. **(N) CANOPY (E) SLAB.**
8. Provide a "Scope of Work" description on the cover sheet which identifies all proposed work to be performed under this permit, including any addition, alteration, and/or demolition. Structural items being upgraded, and the standard they are being upgraded to, should be included in both the plans and in calculations.
 - a. Plans should clearly indicate existing structure (foundations, bearing walls, beams, etc.) as necessary to support new work, and should clearly show any existing structure to be removed or altered. **SHOWN ON AS, DEMOLITION PLAN. CMU WALLS TO BE REMOVED**
9. Specify that handrail assemblies and guards shall be mounted so that the completed rail and supporting structure are capable of withstanding a concentrated load of 200 pounds applied in any direction at any point along the top. **§ ADDED NOTE #10 TO GEN. NOTE, A1**

Cal Green Comments

10. Provide completed Cal Green documentation for this new Canopy structure. **ATTACHED**

Structural Comments

11. Complete the County's Special Inspection form, see attached. The inspections based upon the plans are Anchor Bolt placement, Footing excavations, Epoxy Anchors, High Strength Bolting. **ATTACHED CN1-033**
12. The project Soils Engineer shall address the proposed slab condition. This project proposes to reuse the existing slab on grade; the soils report only addresses conditions when the slab on grade is new, revised the report to include keeping the existing slab on grade. Will the new Grade beam tie to the existing slab or is it a floating slab? **FLOATING SLAB, NO TIE BOWELS. ATTACHED 4/27/15 LETTER FROM PJC**
13. Provide a plan review letter from the project Soils Engineer to verify the plans and details are in general conformance to the recommendations of the Geotechnical Investigation report. **ATTACHED FROM PJC 3/24/15 LETTER**

From: "Eric Seabrook" <Eric@phillipsseabrook.com>
Subject: Manzana New Commercial Canopy - 9141 Green Valley Road - Gratio - BLD15-1306 (PSA 150059)
Date: Mon, April 6, 2015 9:04 am
To: "matulic@sonic.net" <matulic@sonic.net>

Hello Marc,

The county has reviewed our comments and would like us to add several more comments to the plan review letter.

The comments are listed below; I will incorporate these comments into our letter and resend it to you.

1. A fixture count checklist should be completed by the applicant for all new elec., mech., plumb. Fixtures.
<http://www.sonoma-county.org/prmd/docs/handouts/bpc-033.pdf> **ATTACHED BPC-033**
2. Language for unauthorized parking sign is incorrect **CHANGE "MAY" TO "WILL"**
(1a) A.2
3. Accessible parking space shall be identified as Van accessible **SEE (1b) A.3**
VAN ACC. SIGN ON POLE
4. The new restrooms appear to serve the entire facility, there should be justification for the required amount of fixtures per Chapter 4 of the CPC for both Men and Women. **ADDED FIXTURE COUNT TO A.2**
5. The entrance door should be fully detailed to show compliance with chapter 10 and 11B **NO THRESHOLD, 36" WIDE. I BELIEVE THIS DOOR COMPLIES.**
SEE A.5
6. Additional detailing for the ramp requirements per chapter 11B shall be included **GRADE DIFFERENCE DIMENSIONED. I THINK RAMP IS FULLY DETAIL**
7. Required clear floor space shall be shown at the accessible lavatory in the Men's restroom per Chapter 11B **ADDED TO 1/4" FLR PLAN A.5**
8. Maximum radius shall be dimensioned at the stair nosing per Chapter 11B
1/2" R MAX SHOWN ON (1) A.5
9. Details for required signage at the accessible restrooms shall be provided per Chapter 11B **NOTES 1 & 2, A.6 ADDRESS RE SIGNAGE. THIS HAS ALWAYS BEEN ADEQUATE FOR PERMITS IN THE PAST. (IF NOT, LET ME KNOW WHAT YOU WANT.**
10. Details for accessible lavatory are incomplete **ADDED INFO. ON SECT. 2 A.6**
11. Mirror shall be 40" max AFF measured to the reflecting surface
ADDED NOTE TO RESTRM ELEV. A.6

Eric Seabrook
Principal

[cid:image002.png@01D07048.B3ADEA60]
100 Stony Point Rd. #190
Santa Rosa, CA 95401

(707) 544-9500 Phone
(707) 544-9502 Fax
(707) 481-5525 Mobile

Air handling unit over 10,000 cfm	(ea)	<u>0</u>
Evaporative cooler (other than portable type)	(ea)	<u>0</u>
Ventilation fan connected to a single duct	(ea)	<u>2</u>
Ventilation systems not already under permit	(ea)	<u>0</u>
Hood served by mechanical exhaust including ducts	(ea)	<u>0</u>
Install and/or relocate domestic-type incinerator	(ea)	<u>0</u>
Install and/or relocate commercial/industrial incinerator	(ea)	<u>0</u>
Other appliances or equipment regulated by code, but not listed above (describe)	(ea)	<u>0</u>

Electrical

Services: 600 volts or less & not over 200 amps rating	(ea)	<u>-</u>
Services: 600 volts or less & over 200 amps to 1000 amps rating	(ea)	<u>-</u>
Services: Over 600 volts or over 1000 amps rating	(ea)	<u>-</u>
Receptacle, switch, and/or lighting outlets	(ea)	<u>11</u>
Lighting fixtures, sockets, and/or other lamp-holding devices	(ea)	<u>20</u>
Pole or platform mounted lighting fixtures	(ea)	<u>-</u>
Theatrical-type lighting fixture or assembly	(ea)	<u>-</u>
Sump pumps	(ea)	<u>-</u>
Other apparatus regulated by code and not listed above (include distribution panels, transfer switches and motor control panels)	(ea)	<u>-</u>
Appliances: Fixed residential-type 1 HP or less, and/or outlets for same	(ea)	<u>3</u>
Appliances: Residential and non-residential, over 1 HP, 1 KW, or 1 KVA	(ea)	<u>-</u>

Power Apparatus:

For motors, generators, transformers, rectifiers, synchronous converters, capacitors, industrial heating, air conditioners & heat pumps, cooking or baking equipment, and other apparatus as follows (ratings in horsepower "HP", kilowatts "KW", kilovolt-amperes "KVA", or kilovolt amperes-reactive "KVAR"):

Up to and including 1 HP / KW / KVA / KVAR	(ea)	<u>-</u>
Over 1 thru 10	(ea)	<u>1</u>
Over 10 thru 50	(ea)	<u>-</u>
Over 50 thru 100	(ea)	<u>-</u>
Over 100	(ea)	<u>-</u>
Busways: Trolley & plug-in type busways (installed length)	(ft.)	<u>-</u>
Signs: Signs, lighting & marquees supplied by 1 branch circuit	(ea)	<u>-</u>
Signs: Additional branch circuits in same lighting system	(ea)	<u>-</u>

Third Party Plan Check Notification

BPC-018

The purpose of this form is to notify the Permit and Resource Management Department (PRMD) of the consultant selected to review building plans under the Third Party Plan Check Process. The form shall be completed by the applicant and either mailed or faxed to PRMD.

This portion to be filled by applicant and turned in to the Plan Check Section. Faxed copies are acceptable.

BLO15-1306
Plan Check Number
PHILIPS / SED BROOK
Third Party selected
MARC MATULICH
Applicant (print name)
Mare Matulich
Applicant Signature
PRMD Staff Signature
Date **3/19/15**

3/19/2015
Date
544 9500
Phone number
544-9502
Fax number

Have the plans been submitted to the Consultant?
If not, when will they be submitted?

Yes ☐

No ☒

ASAP

Grading Permit Questionnaire

GRD - 002

Purpose: To assist applicants in determining if a grading permit is required for a proposed project.

Background: Grading is the removal and/or the deposition of earth material by artificial means. Earth material is defined as any rock or natural soil or combination thereof. Grading is generally a combination of excavation (cuts) and placement (fill) of soil. Common examples of grading include constructing a driveway, creating a building pad for further development, or stabilizing a slope. A grading permit is required prior to commencing any grading or related work, including preparatory site clearing and soil disturbance, except where exempted from permit requirements by Section 11.04.020 of the Sonoma County Code.

To determine if a project requires a grading permit, please answer the following questions. If any questions cannot be answered, contact a design professional for assistance and/or consult with the Permit and Resource Management (PRMD) Grading & Storm Water staff. **Incorrect answers may cause delays processing and/or issuing the permit(s) for the project.**

- ☐ Yes ☒ No ☐ Unknown 1. Does the project include cuts or fills exceeding 50 cubic yards of soil?*
- ☐ Yes ☒ No ☐ Unknown 2. Does the project include a cut greater than 2 feet in depth?*
- ☐ Yes ☒ No ☐ Unknown 3. Does the project create a cut slope greater than 5 feet in height and steeper than 2:1 (H:V)?*
- ☐ Yes ☒ No ☐ Unknown 4. Does the project include a fill greater than 3 feet in depth?
- ☐ Yes ☒ No ☐ Unknown 5. Does the project include fill between 1 foot and 3 feet in depth, and not intended to support a structure or surcharge, and placed on terrain with a natural slope steeper than 15%?
- ☐ Yes ☒ No ☐ Unknown 6. Does the project include fill greater than 1 foot in depth and intended to support a structure or surcharge?
- ☐ Yes ☒ No ☐ Unknown 7. Does the project include any fill within the Flood Prone Urban Area (FPUA)? See map on reverse side of this form for the location of the FPUA.
- ☐ Yes ☒ No ☐ Unknown 8. Does the project include any fill within a Special Flood Hazard Area designated by FEMA as subject to flooding by the 1% annual chance flood (100-year flood)?

* A "No" answer may be selected for excavations below finished grade for basements, tanks, vaults, swimming pools, and footings of a building, retaining wall, or other structure, where authorized by a valid building permit.

Acknowledgment:

I, as the applicant, understand that a "Yes" answer to **any** of the above questions means that a grading permit is required for my proposed project. Furthermore, the grading permit must be approved before a building permit can be approved for the site. If any answers are "Unknown" to me, I should contact my design professional immediately to determine if a grading permit is required.

MARC MATULICH
Applicant Printed Name
Marc Matulich
Applicant Signature
3/19/15
Date

9441 GREEN VALLEY RD
Property Address
130-090-020
Assessor's Parcel Number(s)
BLD15-1306
Building Permit Number(s)

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-2210