



THIRD PARTY APPROVAL

Mr. Matt Klunis
Sonoma County PRMD
2550 Ventura Avenue
Santa Rosa, CA 95403

SUBJECT: PSA #: 190508 Application #: BLD18-2747
Project: Manzana Commercial Canopy Revisions
Address: 9141 Green Valley Road
Revisions: Delta 3 Dated 10-11-19, See Narrative Of Changes On Each Plan Sheet

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 10-11-19, revised 11-28-19. (3 sets)
2. Structural calculations by Structural Design Group, dated 8-1-19. (2 copies)
3. Statement of Special Inspections dated 8-28-19. (2 copies)
4. Fixture Count Declaration dated 12-4-19. (2 copies)
5. PSA plan review letter and Client responses. (1 copy each)

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


Daryl A. Phillips, CBO, CFM, Principal

PLAN CHECK RESPONSE

▼ 12/5/19

Phillips Seabrook

ASSOCIATES

PLAN REVIEW AND BUILDING CODE CONSULTANTS

MATULICH • ARCHITECT

1518 Jewell Drive Santa Rosa, CA 95404
707 523-4681 fax 707 523-1437

November 12, 2019

Marc Matulich
1518 Jewell Drive
Santa Rosa, CA
Email: matulich@sonic.net

THIRD PARTY PLAN REVIEW

RECEIVED

DEC - 6 2019

190508

PHILLIPS SEABROOK ASSOCIATES

SUBJECT: PSA #: 190508

Application #: BLD18-2747

Project: Manzana Commercial Canopy Revisions

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*).

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.

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

Non-Structural Review by: Kevin Scott (Kevin@PhillipsSeabrook.com) Ext. 210

Phillips Seabrook ASSOCIATES



Eric Seabrook, CBO, Principal

Attachment: Sonoma County PRMD Fixture Count Declaration

BUILDING DATA

OCCUPANCY:	F-1
CONSTRUCTION TYPE:	VB
SPRINKLERED:	No
FLOOR AREA:	6200 sq.ft. Canopy Roof 344 sq.ft. Restrooms 6544 sq.ft. Total
STORIES:	2

SCOPE OF WORK

Revisions to a previously approved permit for construction of a pre-engineered canopy and restroom modifications. The revisions include installation of new steel stairs, added hallway outside restroom, and revised restroom plans.

GENERAL COMMENTS

1. Sonoma County policy requires a written narrative list of revisions for each plan sheet. **ADDED TO EACH SHEET ABOVE TITLE BLOCK**
2. Sheet A5 includes a previous version of the enlarged floor plan at the restroom area. Remove all plans / details that do not apply to the revised permit package. **REPLACE F.P. W/ REVISED PLAN. LIST & PASTE JOB.**
3. Sheet E-1 notes that the fire alarm will be a deferred submittal. Note all deferred submittals on the cover sheet. **THIS IS AN ERROR. I DELETED THE NOTE. THIS IS AN EXISTING NON-SPRINKLERED BLDG. W/ NO ADDED AREA. THERE WILL BE A FUTURE FIRE SPRINKLER SYSTEM UNDER A SEPARATE PERMIT.**

ARCHITECTURAL COMMENTS

4. Note on plans that interior finishes shall be minimum Class 'C' per CBC Table 803.11. **NOTE ADDED TO A-6 INT. ELEVATIONS.**
5. Stairways serving an occupant load of less than 50 shall have a width of not less than 36" per CBC §1011. Show width of new stairway on plans. **48" DIMENSIONED ON A5.1 1ST & 2ND FLOOR PLAN**
6. Handrails shall be designed to resist a linear load of 50 pounds per lineal foot. Detail connections on the plans. CBC§ 1607.8.1 **WELDED, SEE ② A5.2**



ELECTRICAL, MECHANICAL AND PLUMBING COMMENTS

7. Complete the Sonoma County PRMD Fixture Count Declaration. A copy of the form is attached for your use. **COMPLETED PLUMBING ONLY. NO CHANGE TO ELEC. FIXTURE COUNT DEC. SUBMITTED W/ 2015 PERMIT**

GREEN BUILDING / ENERGY COMPLIANCE COMMENTS

8. Update energy documents to demonstrate compliance with the 2016 California Energy Efficiency Standards Code (CEES). THIS IS A RENEWAL OF BLDIS-1306 2013 CA. ENERGY CODE. UNCONDITIONED SPACE T.24 FOR LIGHTING ON E2,3&4

ACCESSIBILITY COMMENTS

9. New work in existing buildings is covered by CBC 11B-202. The key points are listed below. Plans should have notes and/or details as necessary to show that existing and/or new items are in place to provide the required accessibility.
- a. The area of specific alteration, repair or addition shall comply with applicable sections of the code.
 - b. The following items shall comply with applicable code sections: a primary entrance; the primary path of travel to the specific area of alteration, repair or addition; sanitary facilities, drinking fountains, signs and public telephones serving the area. 
 - c. Where existing parking and/or site path of travel are not shown to comply with current code or codes in effect at time of original construction, the local jurisdiction may require that they be shown or made to comply.  ALL EXT. WORK WAS COMPLETE, INSPECTED & APPROVED IN 2015 & 2016. THIS PLAN IS ONLY INT. WORK.
10. Provide notes / details for ramps per CBC 11B-405:
- a. Indicate ramp cross slope not greater than 1:48.
 - b. Indicate ramp widths of at least 48".
 - c. Provide landings at top and bottom of ramps as follows:
 - i. Dimension top landing not less than 60"x 60".
 - ii. Dimension bottom landing not less than ramp width by 72" in length.
 - iii. Indicate doors in the fully open position not reducing the required ramp landing width by more than 3"
 - iv. Indicate doors in any position not reducing the minimum dimension of the landing to less than 42 inches.
 - d. Vertical rise shall not exceed 30" between landings.
 - e. Ramps (other than curb ramps) require continuous handrails on both sides, 34" to 38" high, with min. extension of 1 foot beyond top and bottom of ramp. See 11B-405.8 for exceptions and further details.
 - f. Provide edge protection where required by 11B-405.9.
11. Provide notes / details for stairs and stair components per CBC 11B-504:
- a. For interior stairs, provide a 2" minimum and maximum 4" wide warning stripe at 1" from the nosing at the upper approach and the lower tread. CBC 11B-504.4.1
 - b. For exterior stairs, provide a 2" minimum and maximum 4" wide warning stripe at 1" from the nosing at the upper approach and at all treads. CBC 11B-504.4.1
12. Indicate restroom door signage to be 12" in diameter per CBC 11B-703.7.2.6.

13. Provide notes / details for the design of wheelchair accessible compartments: CBC 11B-604.8.1
- A minimum 60" wide and 36" deep maneuvering space shall be provided in front of the water closet for compartment with in-swinging door. Maneuvering space shall be min. 60" wide and 60" deep for compartment with side opening door. Maneuvering space shall be min. 60" wide by 48" deep for compartment with end opening door. *REVISED WOMEN'S HC STILL A-6*
 - Specify an automatic closer for the compartment door, with closer adjusted so that opening effort will not to exceed 5 lbs. *NOTED ON 1ST FLOOR PLAN RESTROOM NOTES.*
14. Provide notes / details of the accessible toilet and grab bars. CBC 11B-604.5
- Indicate rear grab bar extending minimum 24" from the toilet centerline on one side and 12" minimum on the other side. *NOTED A-6 WEST & NORTH*
 - Indicate flush control at 44" max. height on the wide side of the area. CBC 11B-604.6 *NOTE A-6 EAST*
15. Where urinals are provided, indicate at least one urinal conforming to the following:
- Indicate urinal depth of 13-1/2" min. CBC 11B-605.2 *A-6 WEST ELEV.*
 - Indicate flush control 44" max. above the floor. CBC 11B-605.4 " " *1st*
 - Indicate front floor space clearance 30" wide by 48" deep. CBC 11B-605.3. *ON FLOOR PLAN A-5.1*
16. Provide notes / details for lavatories and associated fixtures:
- Indicate 18" between the centerline of the fixture and the adjacent wall. CBC 11B-606.6 *ON 1ST FLOOR PLAN A-6*
 - Indicate front floor space clearance 30" wide by 48" deep. 11B-606.2 *ON 1ST FLOOR PLAN A-5*
 - Indicate space under lavatory: 8" min. horiz. depth at top, and 11" horiz. depth at floor. CBC 11B-306.3 *DETAILED ON SECTION 2 A-6*

STRUCTURAL COMMENTS

No comments.

RESUBMITTAL GUIDELINES

To facilitate the resubmittal process, please do the following:

- Once revisions have been made, resubmit three (3) complete sets of plans and two (2) sets of calculations (if revised), directly to Phillips Seabrook Associates.
- Revise plans, specifications, and calculations to respond to this letter.
 - Identify (cloud) all revisions to the plans. Approved plans may not be highlighted in color; however, an extra set with color highlights is okay.
 - Make all revisions in a neat, legible, and organized manner, with appropriate references to details as needed.
 - Notes which merely cite code section numbers, without describing the specific materials, dimensions or other requirements as described in the code, are generally insufficient and may not be approved.

- Respond in writing to each correction item. Specify the detail and/or note and sheet that contain the revised information. Non-specific responses such as "see plans" or "done" or "already noted" are not helpful and may cause delays.
- Verify that all resubmittal plan sheets, calculations and reports are signed (and sealed where required by the California Business and Professions Code). Plans stamped by an Architect or Engineer may not have design items inked in or whited out after the sheet is printed.
- Provide a detailed transmittal letter using our job number or jurisdiction's application number and project street address on all correspondence.