



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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February 7, 2005

Bill Phelps
St. Helena, Ca.
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Re: county #BLD05-0067

Dear Sir,

Plans for the above-referenced project have been reviewed for building code compliance. The following comments must be addressed before the plans can be approved:

1. The Project Data on sheet A0.0 classifies the building as an M occupancy, but according to the approved Use Permit, there will be up to 24 "special events" per year. This plan review assumes that besides the declared mercantile use, there will also be assembly uses. Please Add A-3 to the proposed building occupancies.
2. Room #101/102/104 has a combined floor area of 923 s.f. When used for assembly, the occupant load is 61.5:
 - A. Two exits are required by CBC 1004.2.3.3.
 - B. Provide illuminated EXIT signs at each exit from the room. CBC 1003.2.8
 - C. Latching door mechanisms shall be provided with panic hardware. CBC 1007.2.5. Per exception #1, the panic device may be omitted from the main exit when the appropriate signage is provided.
3. At doors #3 and 4:
 - A. Provide panic hardware or signage per comment #2C above.
 - B. Doors must swing in the direction of exit travel. CBC 1003.3.1.5.
 - C. A single leaf of an exit door may not exceed 4' in width. CBC 1003.3.1.4.
4. Add details for the accessibility signage required in the parking lot. CBC 1129.
5. In addition to the geometric signs on the restroom doors, provide the braille signs adjacent to the doors as required by CBC 1117B.5.1.
6. Revise interior elevations on sheet A5.1 to show the mirrors within 40" of the floor. 1115B.9.1.
7. Note #1 on sheet E-1 does not appear to be correct. In the whole building, I count 43 new and 34 existing fixtures.

8. Please provide structural plans for the breezeway area, showing that existing framing is adequate, or new framing will be provided where necessary to accommodate changes to the vertical load path.
9. Add connection details for the new trellis.
10. Check the adequacy of the trellis to resist lateral loads.

Please submit 3 copies of any revisions to the plans, and 2 copies of any other documentation.
Thank you,

Earl Smith

Earl Smith
PRMD Plans Examiner
565-3829