



CITY OF MODESTO PLAN CHECK LETTER

DATE: 11/26/2014

PERMIT NUMBER: BLD2014-63643

DESIGNER:

L STREET ARCHITECTS
1414 L ST
MODESTO, CA 95354

PROJECT:

TI FOR CENTER FOR HUMAN
SERVICES SUITE I

PHONE: 209-575-1415

FAX: 209-575-4374

REVIEWED BY: Oscar Diaz

ADDRESS: 2000 W BRIGGSMORE AVE

UNIT ID: SUITE I

☒ **TENANT IMPROVEMENT PLAN CHECK**

Occupancy: B Construction: VB Area: 18,648 sq. ft.

Occupant Load: 325 Exits Required: 2

Automatic Fire Sprinkler System: ☒ YES ☐ NO

PLAN REVIEW COMMENTS

For City Staff Use Only

Status

Conditions

Open Corrections

#1 Posted: 11/14/2014

Prior to issuance of the permit, verify that contact information for deposit-type permits is included on page 2 of the application.

#2 Posted: 11/26/2014

Please list all requested deferred submittals, i.e. roof trusses, signage, shelving and rack storage, etc. on cover sheet of plans. Provide manufacturer's shop drawings for the elevator and elevator hoist way installation or note as a deferred submittal.

#3 Posted: 11/26/2014

Obtain a SPECIAL INSPECTION BULLETIN from Modesto Building Safety Division or from the City of Modesto web site, www.modestogov.com/development/forms. Have it filled out, signed, then submit it to City Building Safety Division to schedule a SPECIAL INSPECTION meeting prior to issuance of building permit. Items identified in Special Inspection Bulletin shall include but not be limited to:

- Epoxy/Adhesive/Mechanical Anchors

#4 Posted: 11/26/2014

Refer to Sheet T1.1: Please revise the applicable codes to include the 2013 edition of the California Green Building Standards Code.

#5 Posted: 11/26/2014

Refer to Sheet T1.2 & T1.3: Show all required exit signage on plans. Show additional illuminated directional exit signs per U.B.C. Section 1003.2.8.2 to better define the path of travel to the required exits. Exit signs shall be placed to correspond with the exit plan provided. Coordinate signs on electrical plans.

PLAN REVIEW COMMENTS

For City Staff Use Only

Status

Conditions

Open Corrections

#6 Posted: 11/26/2014	Sheet A-1.1: Identify type of compliant door hardware and closer requirements for new doors. CBC 11B-404.2.7; 11B-404.2.8.
#7 Posted: 11/26/2014	A-1.1: Provide note on plan that new electrical receptacles and switches must be mounted no lower than 15" to the bottom of the outlet box and no higher than 48" to the top of the outlet box. CBC 11B-308.1.
#8 Posted: 11/26/2014	<p>Refer to Sheet A1.2: Provide details for construction of interior non-bearing walls. The wall framing and bracing is to be designed to withstand any lateral wind load the wall will be subjected to but not less than the loads prescribed in CBC Section 1604.8.2. Details to specify the following:</p> <ul style="list-style-type: none">• Specify type size and height of wall framing;• How walls are laterally braced or connected at the top of the wall;• When lateral bracing is used, specify how the bracing is connected to the top of the wall and to supporting roof or ceiling framing;• Connection of wall framing to the foundation/slab or floor framing at the bottom of the wall. When walls are connected to concrete floor or slab and powder actuated, friction type of epoxy anchors are used specify on the plans the size, type, spacing, manufacturer and ICC ES Report number for the fastener to be used. <p>This comment applies to interior partition walls located to the right of the hallway labeled "main street" and for walls not located under the second floor framing. The structural plans do no address the construction of these walls.</p>
#9 Posted: 11/26/2014	Refer to Sheet S2.1: Please verify that that new footings will have sufficient depth to accommodate the hold down anchor bolts at the shear walls.
#10 Posted: 11/26/2014	Refer to Sheet A4.4: Please note side light windows at types C, D & E as tempered glass
#11 Posted: 11/26/2014	Refer to Sheet E2: Provide GFI protected receptacles at sinks where receptacles are installed within 1.8 m (6 ft) of the outside edge of the sink per CEC Article 210-8(B)(5). See sink in conference room.
#12 Posted: 11/26/2014	Refer to Sheet E4: Provide GFI protected receptacles at sinks where receptacles are installed within 1.8 m (6 ft) of the outside edge of the sink per CEC Article 210-8(B)(5). See sink in restroom.

Please provide two sets of revised plans with the revisions clearly noted. Also, **PROVIDE A WRITTEN RESPONSE ILLUSTRATING HOW AND WHERE THE REVISIONS WERE MADE. This will help expedite the back check.** If you have any questions, please contact Oscar Diaz at 209-571-5885, via fax at 209-571-5135, or via email at odiaz@modestogov.com. For fire comments, call Fire Prevention at (209) 571-5553.