



**August 5, 2019**

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**County of Sonoma (RPC) – FIRST REVIEW**  
County Permit No: BLD19-4549

**Re: Plan Review: 576sf GARAGE**  
**Address: 4032 Coffey Ln.**

4 LEAF Inc, has completed the first review of the following documents for the project referenced above on behalf of the Sonoma County:

1. Intake Document: Electronic copy dated 07/31/19.
2. Architectural Plans: Electronic copy dated 04/10/19 by Homestead Log Homes.
3. Structural Plans: Electronic copy dated 06/13/19 by PSE Consulting Engineers, Inc.
4. Structural Calculations: Electronic copy dated 06/10/19 by PSE Consulting Engineers, Inc.
5. Truss Company: Deferred Submittal.
6. Geotechnical Report: Electronic copy dated 07/15/19 by Reese & Associates.
7. Geotechnical Review Letter: Electronic copy dated 07/22/19 by Reese & Associates.
8. Special Inspection Form: Electronic copy dated 07/26/19 by Nabil Taha
9. Grading Questionnaire: Electronic copy dated 07/31/19 by Tom Lynch

The 2016 California Building, Residential, Mechanical, Plumbing, Fire, and Electrical Codes (i.e., 2015 IBC, IRC, UMC, UPC, IFC and 2014 NEC, as amended by the State of California and the County of Sonoma), 2016 California Green Building Standards Code, 2016 California Energy Code, Sonoma County Municipal Code, Sonoma County Well & Septic Standards, Sonoma County Fire Safety Standards as applicable, were used as the basis of our review. **Plan review comments follow on the attached list.**

**Please submit an itemized response letter and two (2) sets of complete and revised documents with all revisions clouded directly to the County of Sonoma Resiliency Permit Center at 448 Fiscal Drive Santa Rosa Ca, 95403. Electronic submittals please upload a complete set with all revision clouded to electronic plans portal. <https://prmd.sonomacounty.ca.gov/citizenaccess/>**

Sincerely,

**4 LEAF Inc,**

Review by:

Gene Ferrero  
Plans Examiner

## Plan Review Comments

### OCCUPANCY & BUILDING SUMMARY:

Occupancy Groups: U  
Type of Construction: V-B  
Sprinklers: No  
Stories: 1  
Area of Work (sq. ft.): 576sq. ft.

### GENERAL INFORMATION:

- A. The following comments are referred to the 2016 California Building, Mechanical, Plumbing, Electrical Codes, California Green Building Standards Code, and Energy Code (i.e., 2015 IBC, UMC, UPC, and 2014 NEC, as amended by the State of California).
- B. Respond in writing to each comment by marking the attached comment list or creating a response letter. Indicate which details, specification, or calculation shows the required information. Your complete and clear responses will expedite the re-check and hopefully, approval of this project.
- C. Please be sure to include the architect and engineer's stamp and signature on all sheets of the drawings and on the coversheets of specifications and calculations per CBPC 5536.1 and CBPC 6735. This item will be verified prior to plan approval.

### PLANNING COMMENTS:

PLD1. Provide a complete plot plan showing the following information for review:

- A. Public street.
- B. Lot dimensions with bearings and distances.
- C. North arrow.
- D. Easements.
- E. Front, rear, and side yard setbacks.
- F. Building footprint with dimensions to property lines.
- G. Distances between buildings.
- H. Locations of any existing buildings on the site and setbacks to proposed construction.
- I. Finish floor elevations and grade elevations.
- J. Direction arrows showing drainage on property.
- K. Flood plain elevations, if applicable.
- L. Locations and sizes of utilities:
  - 1) Electric meters/service.
  - 2) Gas meter(s).
  - 3) Water meter/service.
  - 4) Sewer line or septic system (septic tank, leach field, etc.).
  - 5) Propane tank(s).
  - 6) Solar panels.
  - 7) Well locations

PLD2. In the DA zone the front yard setback is 30 feet from both Coffey Ln. and Hwy 101. These would both be considered front yards and would need to meet the required setbacks. Please indicate on the plot plan all original building footprints (label and indicate previous use, etc.) on the plans to verify compliance for your rebuild. The only exception is that the proposed structures would be constructed no closer to the property lines than the original building footprint.

**FIRE COMMENTS:**

F1. No Comments Noted.

**WELL & SEPTIC COMMENTS:**

WS1. No Comments Noted.

**ARCHITECTURAL COMMENTS:**

A1. Please indicate on sheet G0 the roof trusses and layout are a deferred item.

A2. Please note on the plans deferred submittal items shall be submitted to the Building Department for review and approval before installation. The applicant shall be responsible for coordination of the submittal items and allow adequate review time by the Building Department.

A3. Please note on the plans that deferred submittal documents shall be submitted to the Engineer of record who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. Any exceptions must be addressed before submitting to the Building Department.

A4. Per CRC Section R337, note the following requirements *where applicable*:

In new construction, specify proposed materials (Cal-Fire listing numbers, brands, manufacturers, and products) that are in compliance with the following State Responsibility Area/Wildland Urban Interface (SRA/WUI) requirements of 2016 CRC R337. On the plans, identify and provide details of assemblies, Cal-Fire listing numbers, and notes where applicable. Refer to the CAL-FIRE approved list of materials and their applications: <https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/building-materials-listing/bml-search-building-materials-listing/>

A4. Please provide details and design on the plans regarding surface drainage away from the proposed foundation and roof gutter / downspout discharge recommendation per the Geotechnical Investigation Soil Engineering Drainage on page 5.

A5. Please indicate on the plans the garage floor surface shall slope to drain towards the garage door opening. (CRC R309.1)

A6. Provide attic cross ventilation: 1/150 of attic area. If 40% – 50% of the vents are no more than 3 feet below the ridge or highest point of the roof area; then the ratio may be reduced to 1/300. (R806.2) Please provide calculations and size and number of required vents on the plans.

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**MECHANICAL COMMENTS:**

M1. No Comments Noted.

**PLUMBING COMMENTS:**

P1. No Comments Noted.

**GREEN BUILDING COMMENTS:**

GB1. N/A

**ENERGY COMPLIANCE COMMENTS:**

En1. Please note on sheet G1 all luminaires must be high efficacy (California Energy Code 150.0(k)1A)

En2. Please indicate on the plans that in the garage at least one luminaire in this space shall be controlled by a vacancy sensor. (California Energy Code 150.0(k)2J)

**STRUCTURAL COMMENTS:**

S1. No Comments Noted.

If you have any questions regarding the above comments, please contact Gene Ferrero ([eferrero@4leafinc.com](mailto:eferrero@4leafinc.com)) for plan review comments via email or telephone (925) 462-5959 or direct at (559) 730-6203.

**[End]**