



PJC & Associates, Inc.

Consulting Engineers & Geologists

May 27, 2022

Job No. 4936.06

John Mills

Johnclarkemills@gmail.com

Subject: Geotechnical Plan Review
Proposed AG Storage Barn
3000 Sweetwater Springs Road
Healdsburg, California

References: Report titled, "Design Level Geotechnical Investigation, Proposed Residence, Studio, Studio/Pool House, Carport and Swimming Pool, Big Sky Site, 3000 Sweetwater Springs Road, Healdsburg California," prepared by PJC & Associates, dated December 27, 2011.

Report titled "Update to Geotechnical Report, Proposed Workshop and Driveway, 3000 Sweetwater Springs Road, Healdsburg California," prepared by PJC & Associates, dated October 16, 2020.

Report titled "Supplemental Letter to Update to Geotechnical Report, Change to Workshop Building Location, 3000 Sweetwater Springs Road, Healdsburg California," prepared by PJC & Associates, dated April 27, 2021.

Structural Engineering Plans, titled "Mills AG Storage Barn" Sheets SN1, S1 through S4, SD1, SD2 and SD3, prepared by MKM & Associates, dated May 20, 2022.

Dear John:

PJC & Associates, Inc. (PJC) is pleased to submit this letter which presents the results of our geotechnical plan review for the proposed AG storage barn located at 3000 Sweetwater Springs Road in Healdsburg, California. PJC previously performed a design level geotechnical investigation for the residence and associated structures and presented the results in a written report, dated December 27, 2011. PJC also provided an updated geotechnical report, dated October 16, 2020 and a supplemental letter, dated April 27, 2021. The purpose of our plan review was to confirm that the recommendations of our geotechnical report were incorporated into the above referenced plans.

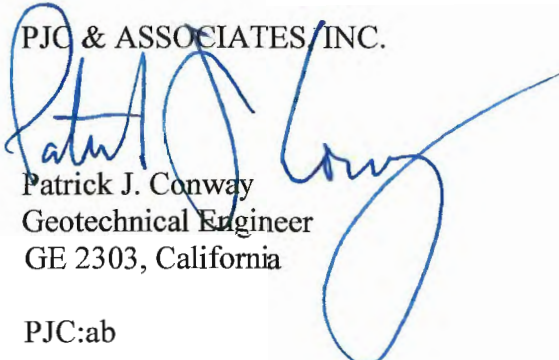
Based on the results of our geotechnical plan review, the above referenced project plans conform to the recommendations of the project geotechnical report. However, we have the following comment(s):

1. Our report recommends that non-structural slab-on-grades should be at least five inches thick and underlain with a capillary moisture break consisting of at least four inches of clean, free-draining crushed rock or gravel. Sheet S1 of the structural engineering plans indicate the use of four inch thick concrete slabs. It is our experience that a four inch thick slabs are more prone to cracking due to curing and thermal variation stresses. If this is acceptable by the owner, a four inch thick slab may be used.
2. Non-structural slabs-on-grade should be underlain with at least 30 inches of low to non-expansive, imported engineered fill. Current structural engineering plans, Sheet SD2, detail 1 indicates the slabs to be supported on undisturbed ground surface.
3. Although not required, to reduce potential hydrostatic pressures below the structure, we suggest that the slab-on-grade floors should be provided with slab floor subdrains.
4. The structure should be provided with roof gutters and downspouts
5. PJC should observe all aspects of site grading, slab subgrade preparation, foundation excavation prior to placing reinforcing steel and the placement/installation of drainage facilities. PJC will not accept responsibility for items we are not notified to observe. PJC requires at least 48 hours notice to perform the work.

We trust that this is the information you require at this time. If you have any questions concerning the content of this letter, please call.

Sincerely,

PJC & ASSOCIATES/INC.


Patrick J. Conway
Geotechnical Engineer
GE 2303, California

PJC:ab

cc: Nick Bidaurreta (NickB@mkmassociates.com)

