SERENE COUNTRY RANCH PROPERTY

5635 SWEETWATER SPRINGS ROAD, HEALDSBURG
www.SweetwaterRanch.net

67.07± acre buildable country ranch parcel. Permit, approved plans and foundation installed ready for new construction. 2,592± sq. ft. 5 stall barn and tack room includes studio above. 450± sq. ft. detached second home, private gated entry and perfect privacy. This property is developed for horses and has access roads throughout the east slope with fruit trees, fencing and water throughout. Enjoy quiet serenity and proximity to the Healdsburg plaza.

$1,395,000

Doug Swanson CalDRE 01297381
+ 1 707 636 4440
Doug@SRealProperty.com

Artisan
Sotheby's
INTERNATIONAL REALTY

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5635 Sweetwater Springs Rd, Healdsburg, CA 95448, Sonoma County

N/A	N/A	2,921,569	$425,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	N/A	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**Mascarenas Elizabeth A**	Tax Billing Zip:	**95448**
Tax Billing Address:	**Po Box 1595**	Tax Billing Zip+4:	**1595**
Tax Billing City & State:	**Healdsburg, CA**		

Location Information

Census Tract:	**1540.00**	Zoning:	**RRD160**
Map Page/Grid:	**342-D6**		

Tax Information

Tax ID:	**110-270-005**	Tax Area:	**176012**
Legal Description:	**TWP 08N RGE 10W SEC 10 QTR E2**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$395,695	$335,000	$320,000
Assessed Value - Land	$395,695	$335,000	$320,000
YOY Assessed Change ($)	$60,695	$15,000	
YOY Assessed Change (%)	18.12%	4.69%	

Tax Year	Total Tax	Change ($)	Change (%)
2012	$3,591		
2013	$3,743	$152	4.24%
2014	$4,391	$647	17.3%

Special Assessment	Tax Amount
Healds Burg Unified Bonds	$158.28
North So Co Hospital District	$150.00
So Co Junior College Bond	$71.22
Ws Dam-Russian River Pros	$27.70
Healdsburg Unified Bond 03	$23.74
Ms-Sonoma Mosquito #2	$3.04
Total Of Special Assessments	$433.98

Characteristics

Lot Area:	**2,921,569**	Land Use - County:	**Pasture**
Lot Acres:	**67.07**		

Last Market Sale & Sales History

Recording Date:	**04/26/2002**	Seller:	**Devaux Paul & R Trust**
Sale Price:	**$425,000**	Document Number:	**64657**
Owner Name:	**Mascarenas Elizabeth A**	Deed Type:	**Grant Deed**

Recording Date	05/20/2013	10/11/2006	04/26/2002	05/15/2000	05/04/2000
Sale Price			$425,000	$210,000	$210,000
Nominal	Y	Y			

Courtesy of Lesa Connell, Bay Area Real Estate Services

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Buyer Name	Mascarenas Elizabeth A	Mascarenas Michael D & Elizabeth A	Mascarenas Michael D & Elizabeth A	Devaux Paul C & Renee Trustees	Schwarzenberg Daivd W
Seller Name	Mascarenas Michael D	Chmel V 2001 Trust	Devaux Paul & R Trust	Schwarzenberg Daivd W	Treloggen Johnny N
Document Number	51955	125413	64657	47406	43771
Document Type	Interspousal Deed Transfer	Grant Deed	Grant Deed	Grant Deed	Grant Deed

Recording Date	12/17/1990
Sale Price	$9,500
Nominal	
Buyer Name	Treloggen Johnny
Seller Name	Treloggen Johnny N
Document Number	121510
Document Type	Grant Deed

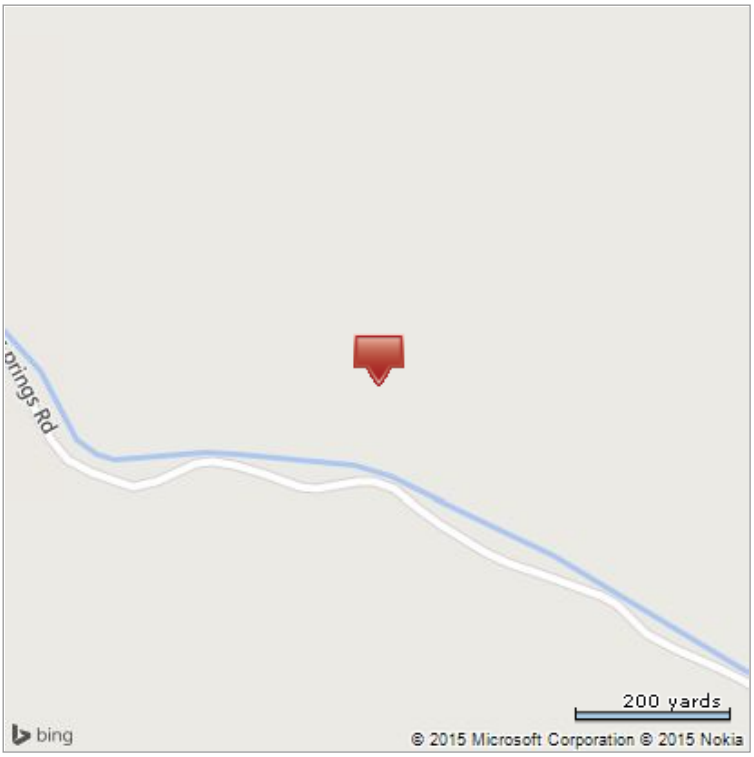
Mortgage History

Mortgage Date	09/07/2007	07/17/2007	11/21/2006	11/21/2006	04/26/2002
Mortgage Amt	$775,000	$30,000	$175,000	$450,000	$350,000
Mortgage Lender	Washington Mutual Bk Fa				Private Individual
Mortgage Type	Conventional	Private Party Lender	Private Party Lender	Private Party Lender	Private Party Lender

Foreclosure History

Document Type	Release Of Lis Pendens/Notice	Notice Of Default
Default Date		05/07/2009
Foreclosure Filing Date		05/07/2009
Recording Date	02/02/2010	05/08/2009
Document Number	8976	43621
Default Amount		$20,226
Original Doc Date	05/08/2009	09/07/2007
Original Document Number	43621	98842

Property Map

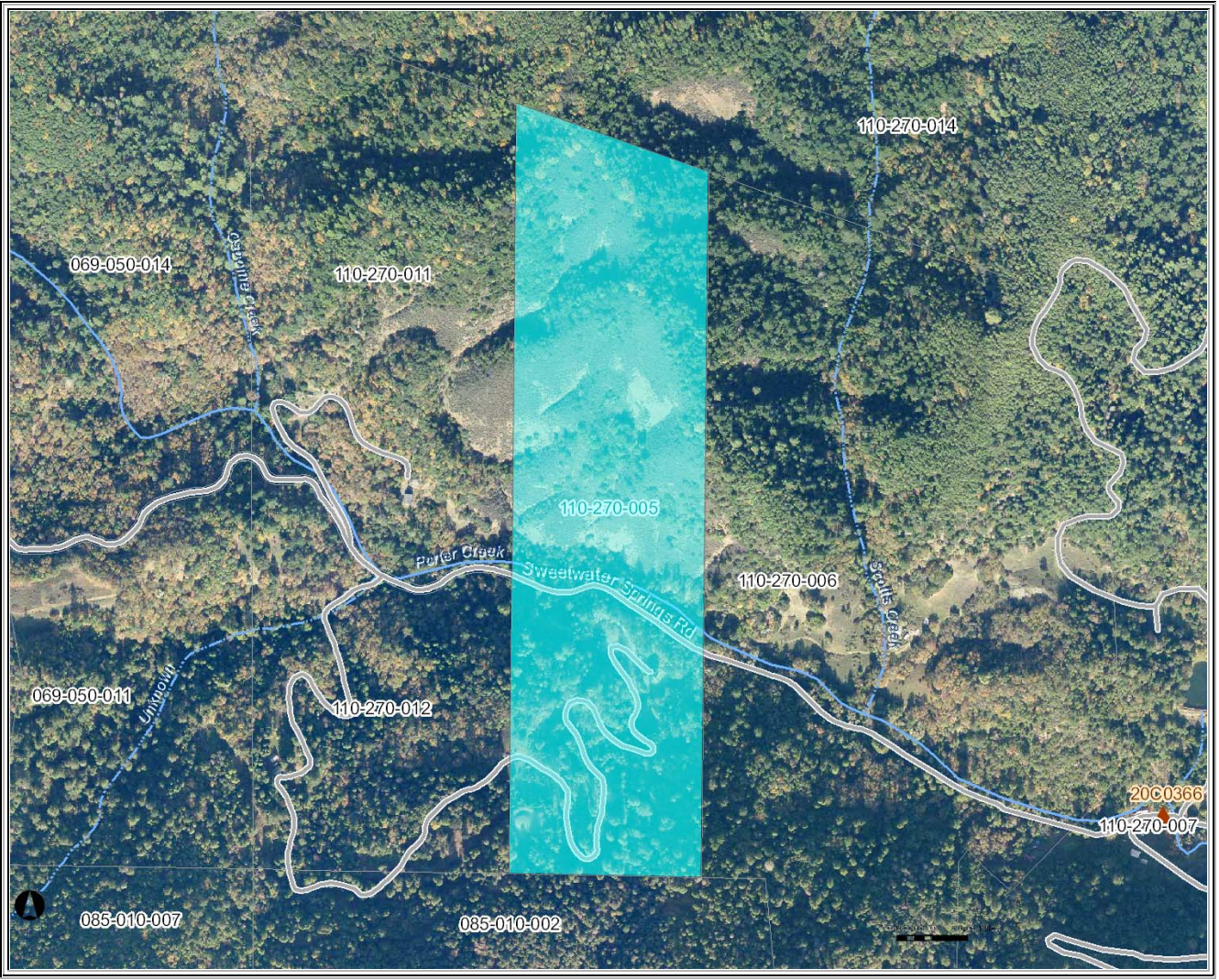


*Lot Dimensions are Estimated

County of Sonoma
Permit and Resource Management Department
California

Permit and Resource Management Department
DEPARTMENT INFORMATION SYSTEMS
COUNTY OF SONOMA

Base Map Theme



Planning
- Area & Specific Plans
- Local Area Development Guidelines
- Redevelopment Plans

Williamson Act Land Contracts
- Type I
- Type I (Phase-out)
- Type II
- Type II (Phase-out)
- Type II (Open Space)

Air Quality Measure

Air Quality Control Board
- Northern Sonoma County
- Bay Area

Well and Septic

Water Quality Control Board
- North Coast Region
- San Francisco Region
- Waiver Prohibition Areas
- Flood Prone Urban Areas

Wet Weather Zones
- Zone A - Petaluma
- Zone B - Sonoma
- Zone C - Santa Rosa
- Zone D - Sebastopol
- Zone E - Guerneville
- Zone F - Healdsburg
- Zone G - Cloverdale

Base Layers
- Geographic Places
- City Sphere of Influence
- City Urban Growth

- Planning Areas
- Urban Service Areas
- Lake Sonoma

Streets
- US Federal Highway
- State Highway
- Major Road
- Residential Street

Streams
- Perennial
- Intermittent

- Parcels
- City Limits

Supervisor Districts
- District 1
- District 2
- District 3
- District 4
- District 5

Fire Protection Responsibility Area
- Federal
- State
- Local

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purpose only, and is not suitable for parcel-specific decision making. Site-specific studies are required to draw parcel-specific conclusions. Aerial photos are provided by DigitalGlobe Copyright 2008.

Map Generated by: ActiveMap

Created on 3/9/2015 at 10:53AM

County of Sonoma
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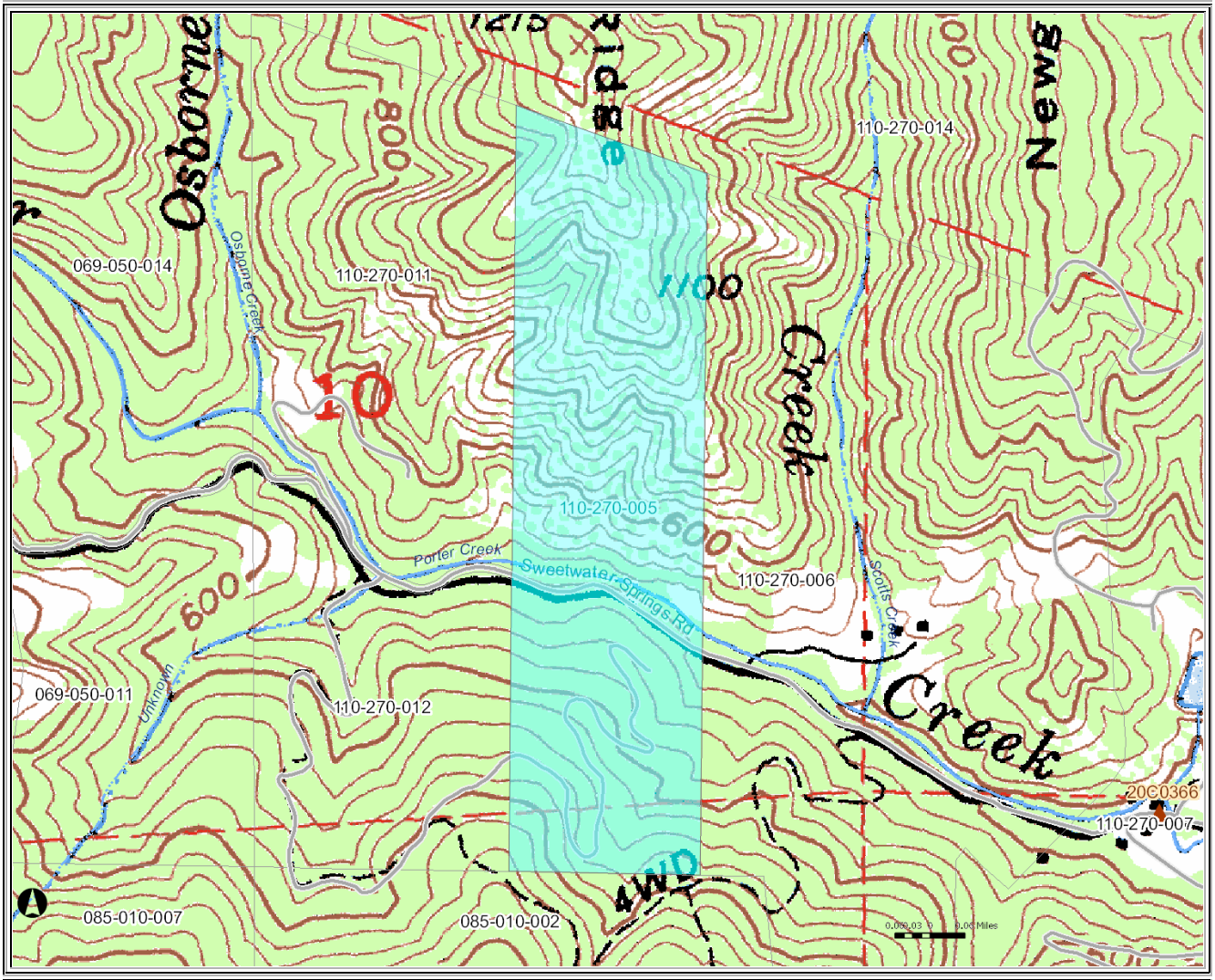
COUNTY OF SONOMA

Base Map Theme



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Map Generated by: ActiveMap

Created on 3/9/2015 at 10:56AM

Sonoma County Permit and Resource Management Department

Website: www.sonomacountypermits.org

Address: 2550 Ventura Avenue
Santa Rosa, CA 95403-2829

Phone: (707) 565-1900

Fax: (707) 565-1103

Permit History Lookup

This service provides convenient access to permit history information. All reasonable effort has been made to ensure the accuracy of the data provided. However, the data may be out of date or inaccurate. The County of Sonoma assumes no responsibility arising from the use of this information. This information and associated data are provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data with the Sonoma County Permit and Resource Management Department.

Permit History By Address

Address: **5635 Sweetwater Springs Rd**

PRMD Area: **Forestville**

Permits: **13**

Permit History as of August 05, 2016

Number	Date	Status	Type	Description	Scanned
BLD15-4742	9/15/2015	Prefinal	B-BLD	TO COMPLETE BLD10-4069 FOR NEW SFD W/DECK	
BLD10-4069	9/29/2010	Expired	B-BLD	NEW SFD WITH ATTACHED DECK	Yes
BLD09-2958	7/30/2009	Canceled	B-BLD	RENEW EXPIRED PLAN CHECK BLD07-6431 NEW 2 STORY SFD / 2 BED / 2 BATH / PORCH & DECKS	
WEL09-0217	7/30/2009	Finaled	B-WEL	CERTIFICATION OF WATER YIELD	Yes
BLD09-0869	3/12/2009	Expired	A-BLD	INSTALL DUAL METER PANEL - 400A - ONLY ONE METER AT THIS TIME - 200A FOR BARN ((AEX06-0108))	Yes
BLD09-0870	3/12/2009	Finaled	A-BLD	INSTALL 200A ELEC SERVICE FOR WELL ((WEL06-0632)) 1.5 HP PUMP	Yes
BLD07-6431	12/26/2007	Pc Expd	B-BLD	NEW 2 STORY SFD/2 BED/2 BATH/PORCH & DECKS	
AEX06-0108	12/21/2006	Recorded	B-AEX	BARN FOR HORSES & LIVESTOCK	
WEL06-0632	11/29/2006	Finaled	B-WEL	NEW CLASS ONE WATER WELL - DOMESTIC	
SEP06-0206	3/23/2006	Expired	B-SEP	NEW STANDARD SYSTEM FOR SFD	
Number	**Date**	**Status**	**Type**	**Description**	**Scanned**

Number	Date	Status	Type	Description	Scanned
R/S 02-167	11/15/2002	Map Appr	R/S	MASCARENAS/CHMEL --- MAP FILED AT COUNTY RECORDER IN BOOK 645 MAPS 45, SONOMA COUNTY RECORDS	
SEV00-1217	9/12/2000	Complete	SITE-W/S	PERC TEST ROUTED TO SLASH 9/13/00 PERC INFO REC 10/17/00, ROUTED TO SLASH APPROVAL LTR SENT 11/20/00, ROUTED TO HARD FILE	
SEV00-0941	7/11/2000	Paid	SITE-W/S	SITE REVIEW ROUTED TO SLASH 7/11/00 RFS SENT 7/26/00, ROUTED TO HARD FILE	
Number	**Date**	**Status**	**Type**	**Description**	**Scanned**

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- Permit Status Definitions <http://www.sonoma-county.org/prmd/docs/permitsplus/status_standards.pdf> (PDF: 57 kB) have been modified through time, to better identify milestones during the life span of a specific File Type. Many historical files reflect statuses which are no longer in use.
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Permit History By Assessor's Parcel Number (APN)

Parcel Number: 110-270-005

Current Owner: Mascarenas Elizabeth a

Comment: FROM 110-270-05 5 04/10/93

Permits: 14

Permit History as of August 05, 2016

Number	Date	Status	Type	Description	Scanned
BLD15-4742	9/15/2015	Prefinal	B-BLD	TO COMPLETE BLD10-4069 FOR NEW SFD W/DECK	
BLD10-4069	9/29/2010	Expired	B-BLD	NEW SFD WITH ATTACHED DECK	Yes
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R/S 02-167	11/15/2002	Map Appr	R/S	MASCARENAS/CHMEL --- MAP FILED AT COUNTY RECORDER IN BOOK 645 MAPS 45, SONOMA COUNTY RECORDS	
R/S 00-141	9/19/2000	Map Appr	R/S	DEVAUX --- MAP FILED AT COUNTY RECORDER IN BOOK 613 MAPS 29, SONOMA COUNTY RECORDS	
SEV00-1217	9/12/2000	Complete	SITE-W/S	PERC TEST ROUTED TO SLASH 9/13/00 PERC INFO REC 10/17/00, ROUTED TO SLASH APPROVAL LTR SENT 11/20/00, ROUTED TO HARD FILE	
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ActiveMap Property Report

110-270-005

Acres*	67.07
Zoning	RRD B6 160, NONE
Land Use	RRD160
Land Use Policies	Not Applicable
Planning Area Polices	Not Applicable
Planning Area	4 - Russian River
Urban Service Areas	Not Applicable
Groundwater Availability Areas	Zone 4 - Areas with low or highly variable water yield
Area and Specific Plans	Not Applicable
Redevelopment Plan	Not Applicable
Local Area Dev Guidelines	Not Applicable
Williamson Act Land Contract	Not Applicable
City Sphere of Influence	Not Applicable
City Urban Growth	Not Applicable
Flood Prone Urban Area	Not Applicable
Air Quality Control Board	Northern Sonoma County Air Pollution Control District
Waiver Prohibition Area	Not Applicable
Water Quality Control Board	North Coast Region
Wet Weather Zone	F - Healdsburg
Supervisor District	District 4 - Mike McGuire, District 5 - Efren Carrillo
Fire Protection Responsibility Area	State
USGS Quad	19C
*Source: Sonoma County Assessor	
Assessor Map	Click Here

Sonoma County PRMD

GENERAL NOTES

1. THE OWNERS BY ACCEPTING THESE PLANS, AGREE TO ASSUME LIABILITY AND TO HOLD THE ARCHITECT BLAMELESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE ARCHITECT.
2. THE DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO STARTING ANY WORK.
4. DESIGN & CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC 2001 EDITION AND/OR ANY LOCAL CODES OR ORDINANCES.
5. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS AND REGULATIONS BEARING ON THE WORK AND SHALL NOTIFY THE OWNER IF THE DRAWINGS AND/OR NOTES ARE AT VARIANCE THEREWITH.
6. INSTALL 1/2" GYPSUM BOARD AT WALLS, 5/8" BOARD AT CEILINGS.
7. WEATHERSTRIP ALL EXTERIOR DOORS.
8. CAULK ALL PENETRATIONS IN EXTERIOR WALLS.
9. INSULATE AROUND RECESSED LIGHT FIXTURES BASE PER FIXTURE RATING FOR INSULATION CONTACT.
10. ALL CONCRETE SHALL BE 2500 PSI MINIMUM COMPRESSIVE STRENGTH.
11. FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 2 GRADE OR BETTER U.O.N. USE NO. 1 GRADE FOR HEADERS (OR WHERE NOTED).
12. ALL NAILING PER UBC TABLE 23-II-B-1.
13. MINIMUM OF 6" OF CONCRETE BETWEEN WOOD AND EARTH FILL INCLUDING FINAL FINISHED GRADE.
14. DRILL BLOCKING AND JOISTS AS REQUIRED FOR VENTILATION. PROVIDE SCREENED VENTS AT PERIMETER OF ROOF AS REQUIRED PER UBC SECTION 1506.3.
15. SURFACE WATER SHALL BE DRAINED AWAY FROM STRUCTURE. PROVIDE 1/4" PER FOOT SLOPE FOR MINIMUM 4' AWAY FROM BUILDING TO SUPPORT SOIL BEARING VALUES, PER TABLE 18-1-A, UBC.
16. SPLICE DOUBLE TOP PLATES MINIMUM OF 48" BETWEEN SPLICES. LAP PLATES AT INTERSECTING WALLS.
17. DIMENSIONS ARE TO FACE OF FRAMING U.O.N.

WUI BUILDING COMPONENTS

1. EXTERIOR CLADDING AND SOFFITS: HARDIE CEMENT FIBER SIDING, TRIM AND SOFFITS.
2. WINDOWS: VINYL FRAMES WITH TEMPERED GLASS IN EXTERIOR FACE OF ALL WINDOWS AND PATIO DOORS.
3. EXTERIOR DOORS: 1 ¾" SOLID CORE DOORS WITH 20 MINUTE FIRE RESISTIVE RATING.
4. ROOF COVERING: CLASS 'A' FIRE-RATED COMPOSITION SHINGLES.
5. VENTILATION: BRANDGUARD FOUNDATION, EAVE AND SOFFIT VENTS MANUFACTURED BY BRANDGUARD VENTS.
6. REDWOOD DECKING: 2 X 6 REDWOOD DECKING, CONSTRUCTION COMMON AND BETTER, INSTALLED OVER 2 X 8 PRESSURE TREATED D.F. JOISTS AT 24" O.C.. TEST PROTOCOL 12-7a-4, PART A ONLY, ACCELERATED WEATHERING. FLAME SPREAD CLASS B.

DEFERRED SUBMITTALS

Under the provisions of Section 106.3.4.2 of the Uniform Building Code, submittal of materials for the FIRE SPRINKLER SYSTEM shall be deferred:

Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review and forward them to building official with a notation indicating that the deferred submittal documents have been reviewed and have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

2. FIRE SPRINKLER SYSTEM: The following requirements shall be met:

A. The fire sprinkler supplier / fabricator shall submit shop drawings/calculations prepared and signed by a licensed fire sprinkler installer to the architect for review prior to fabrication or installation.

B. The design and installation of the fire sprinkler system shall be in compliance with Sonoma County Fire Safe Standards - Ordinance No. 5370 and applicable sections of NFPA - 13.

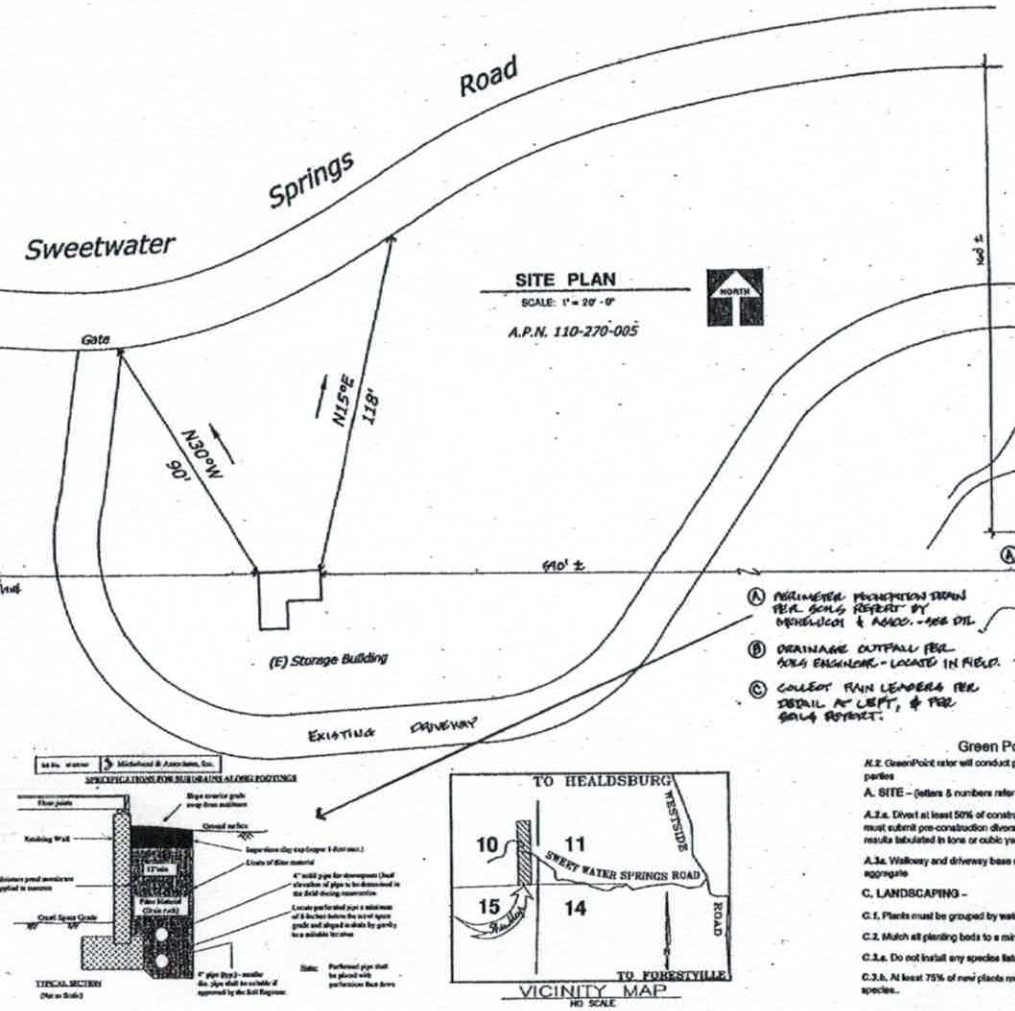
SHEET INDEX

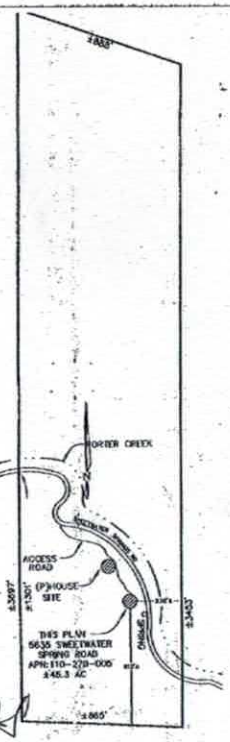
A – 1	SITE PLAN
A – 2	FLOOR PLANS SCHEDULES
A – 3	ELEVATIONS
A – 4	SECTIONS DETAILS
A – 5	FOUNDATION PLAN LOWER FLOOR FRAMING PLAN UPPER FLOOR FRAMING PLAN
A – 6	ROOF FRAMING PLAN ROOF PLAN DETAILS
E – 1	ELECTRICAL PLAN
T – 24	TITLE 24 ENERGY COMPLIANCE
S - 1	STRUCTURAL DETAILS
S - 2	STRUCTURAL DETAILS
S - 3	STRUCUTRAL DETAILS
B.I.G.	Green Point Checklist

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE:

- CALIFORNIA BUILDING CODE, 2007 EDITION
- CALIFORNIA PLUMBING CODE, 2007 EDITION
- CALIFORNIA MECHANICAL CODE, 2007 EDITION
- CALIFORNIA ELECTRICAL CODE, 2007 EDITION
- CALIFORNIA ENERGY CODE, 2007 EDITION
- ENERGY EFFICIENCY STANDARDS, 2008 EDITION
- APPLICABLE LOCAL CODES AND ORDINANCES





PROPERTY DATA

RETAIN for original signature

A.P.No.: 110-270-005

SITE AREA: 45.3 ACRES

CONSTRUCTION TYPE: V-N, WOOD FRAME

Fire Safe Standards Approved Required Conditions

SRA Parcel	N
Fire Sprinklers	N
Veg. Management	N
Bee Fire Comments	N
Inspections required	N

SONOMA COUNTY FIRE & EMERGENCY SERVICES DEPARTMENT APPROVED ON 4-22-10

9/21/10

COUNTY OF SONOMA
Fire & Emergency Services Dept.
Plan Check Approved

Green Point notes

N.2. GreenPoint rater will conduct pre-construction meeting with builder and relevant parties

A. SITE – (letters & numbers refer to Green checklist)

A.2.a. Divert at least 50% of construction and demolition waste out of landfill. Builder must submit pre-construction diversion plan and post-construction documentation of results tabulated in tons or cubic yards of all debris removed from site

A.3a. Walkway and driveway base rock shall contain at least 25% recycled content aggregate

C. LANDSCAPING –

C.1. Plants must be grouped by water needs for hydrozoning of irrigation system

C.2. Mulch all planting beds to a minimum depth of 3 inches

C.3.a. Do not install any species listed on the California Invasive Species Inventory list

C.3.b. At least 75% of new plants must be California natives or drought tolerant species..

ROBERT E ANDERSON ARCHITECT
103 Morris Street
SEBASTOPOL
CALIF. 95472
707 823 7802

A New Residence for

BETH & MIKE MASCARENAS

5635 Sweet Water Springs Road
Healdsburg, Calif

scale

date JULY 9, 2010

drawn April 20, 2010

job no.

A - 1

DOOR SCHEDULE

SYM	WIDTH	HEIGHT	TYPE	REMARKS
1	3'-0"	8'-0"	SC (20 MIN)	ENTRY DOOR WEATHERSTRIPPED
2	3'-0"	5'-0"	SC w/ oper. window	WEATHERSTRIPPED TEMP. GLASS
3	2'-4"	6'-8"	SC	
4	3'-0" pr.	6'-0"	FIBERGLASS/ GLASS	TEMP. GLASS WEATHERSTRIPPED PER CBC, SEC. 704A.5.2.3.
5	2'-6"	6'-8"	SC	
6	3'-6" pr.	6'-8"	HC	SLIDING CLOSET DOOR

WINDOW SCHEDULE

(ALL WINDOWS IN THIS SCHEDULE ARE DUAL-GLAZED, U.O.N., WITH LOW-E GLASS)
ALL WINDOWS TO HAVE TEMPERED GLASS AT EXTERIOR FACE

SYM	WIDTH	HEIGHT	TYPE	REMARKS
A	4'-0"	5'-0"	HSL	TEMP BOTH SIDES
B	5'-0"	5'-0"	HSL	
C	4'-0"	3'-0"	HSL	TEMP BOTH SIDES
D	6'-0"	4'-6"	HSL	TEMP BOTH SIDES
E	2'-0"	3'-0"	SH	
F	4'-0"	3'-0"	HSL	TEMP BOTH SIDES
G	4'-0"	5'-0"	HSL	TEMP BOTH SIDES
H	8'-0"	5'-0"	HSL	
I	4'-0"	6'-6"	SH	
J	6'-4"	6'-6"	FIXED	
K	6'-4"	4'-10"	FIXED	
L	6'-4"	VARIES	FIXED	SLOPED TOP - SEE ELEV.
M	4'-0"	VARIES	FIXED	SLOPED TOP - SEE ELEV.
N	6'-0"	VARIES	FIXED	SLOPED TOP AND SILL SEE ELEV.

SHEET A – 2 NOTES

1. REFRIGERATOR – PROVIDE WATER SUPPLY FOR ICEMAKER.
2. GAS SUPPLY FOR RANGE.
3. RANGE/EXHAUST HOOD / FAN – VENT THROUGH WALL WHERE DIRECTED.
4. WALL OVENS.
5. 1 1/2" DIAM. HANDRAIL, 35" ABOVE STAIR NOSING.
6. LINEN CABINET WITH FOUR (4) SHELVES – VERIFY HEIGHT.
7. DASHED LINES INDICATE CHANGE IN CEILING PLANE, SOFFIT OR BEAMS ABOVE.
8. 2 X 6 STUD WALL.
9. SEE KITCHEN CABINET DRAWINGS FOR ALL CABINET, COUNTERTOP AND APPLIANCE INFORMATION.
10. ONE PIECE MANUFACTURED BATHTUB/SHOWER.
11. SINGLE ROD AND 12" WIDE SHELF.
12. TOILET TO USE MAX. 1.6 GAL. PER FLUSH.
13. WOOD-FIRED WOODSTOVE, E.P.A. PHASE II - CERTIFIED, PROVIDE UL OR IAPMO LISTING FOR APPROVAL BY BUILDING DEPARTMENT.
14. INSTALL 2 X 6 FLAT BLOCKING IN WALLS FOR INSTALLATION OF TOWEL BARS OR HOOKS, VERIFY PLACEMENT WITH OWNER.
15. ISLAND CABINET, ENDS OF COUNTERTOP TO HAVE 1 1/2" RADIUS CORNERS.
16. EDGE OF DECK (LESS THAN 30" TO GRADE).
17. LINEN CABINET WITH TILE TOP, +/- 36" HIGH.
18. MAIN ELECTRICAL PANEL WITH METER.
19. WASHER AND DRYER, VENT TO EXTERIOR, MAX. 14' LONG VENT WITH MAX. 2 – 90 DEGREE BENDS. PROVIDE BOTH GAS AND ELECTRICAL CONNECTIONS FOR DRYER.
20. 5/8" TYPE 'X' GYPSUM BOARD, WALLS AND CEILING AND UNDER STAIR.
21. TANKLESS GAS WATER HEATER, PER TITLE 24 DOCUMENTS.
22. 6 X 6 POSTS.
23. LINE OF FLOOR ABOVE.
24. TILE THRESHOLD - VERIFY HEIGHT WITH OWNERS.
25. LINE OF ROOF OVERHANG ABOVE.
26. FIXED SHELVES IN PANTRY - VERIFY HEIGHT/DEPTH WITH OWNER.
27. HOT-MOPPED SHOWER PAN, WITH TILE FLOOR AND CERAMIC TILE UP WALLS TO +7'-0", INCLUDING WINDOW HEAD, JAMB AND SILL.
28. TEMPERED GLASS SHOWER ENCLOSURE.
29. HOSE BIBB WITH BACKFLOW PREVENTION VALVE.
30. GAS-FIRED FURNACE.
31. UPPER CABINET.
32. INTERIOR STAIRS: 10 1/2" TREAD, 7.53" RISE - SEE DETAIL 1/A4.
33. DECK STAIRS: 15" TREAD, 7" RISE.
34. 36" HIGH WALL WITH WOOD CAP.
35. CONCRETE LANDING.
36. 3/4" PLYWOOD PARTITION
37. STONE, BRICK, TILE OR CONCRETE HEARTH - SEE OWNERS.
38. DOUBLE ROD WITH SHELF - VERIFY HEIGHT.
39. "JACUZZI" TUB ON TILE PEDESTAL.
40. ACCESS TO PUMP MOTOR.
41. KITCHEN SINK WITH GARBAGE DISPOSAL.

Green Point notes

G. PLUMBING-

G.1.a. Shower head flow rates to be 2.0 gpm or less at 80 psi. Multiple shower heads may be used in the same shower if they are designed to accommodate more than 1 user

G.1.b. Bathroom faucet flow rates to be 1.5 gpm or less at 60 psi

G.1.c. Kitchen and utility faucet flow rates to be 2.0 gpm or less

G.2. All toilets to be dual flush or use 1.28 gallons per flush or less

H. HVAC and VENTILATION- Note on mechanical or floor plan

H.1.a. Gas furnace must be sealed combustion type

H.16.a. Ventilation system meeting Title 24 (and ASHRAE 62.2) Standards must be installed

K. FINISHES-

K.5.a. Use only low-VOC interior paint on walls and ceilings. Paint must contain no more than 50 grams per litre VOC

K.7. Interior finishes must have reduced formaldehyde per CARB requirements. Applies to composite wood products such as particleboard, hardwood plywood, and MDF. This is required by state law since 2009

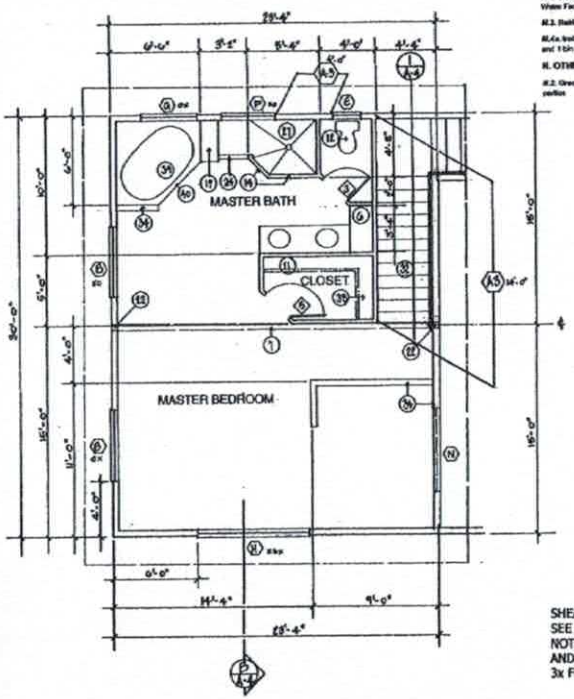
M.3. Clothes washer to be Energy Star with Modified Energy Factor less than 2.0 and Water Factor of 6.0 or less.

M.3. Refrigerator must be Energy Star labeled and less than 25 cubic foot capacity

M.4.a. Install built-in recycling centers in kitchen base cabinet. Include 1 bin for recycling and 1 bin for garbage.

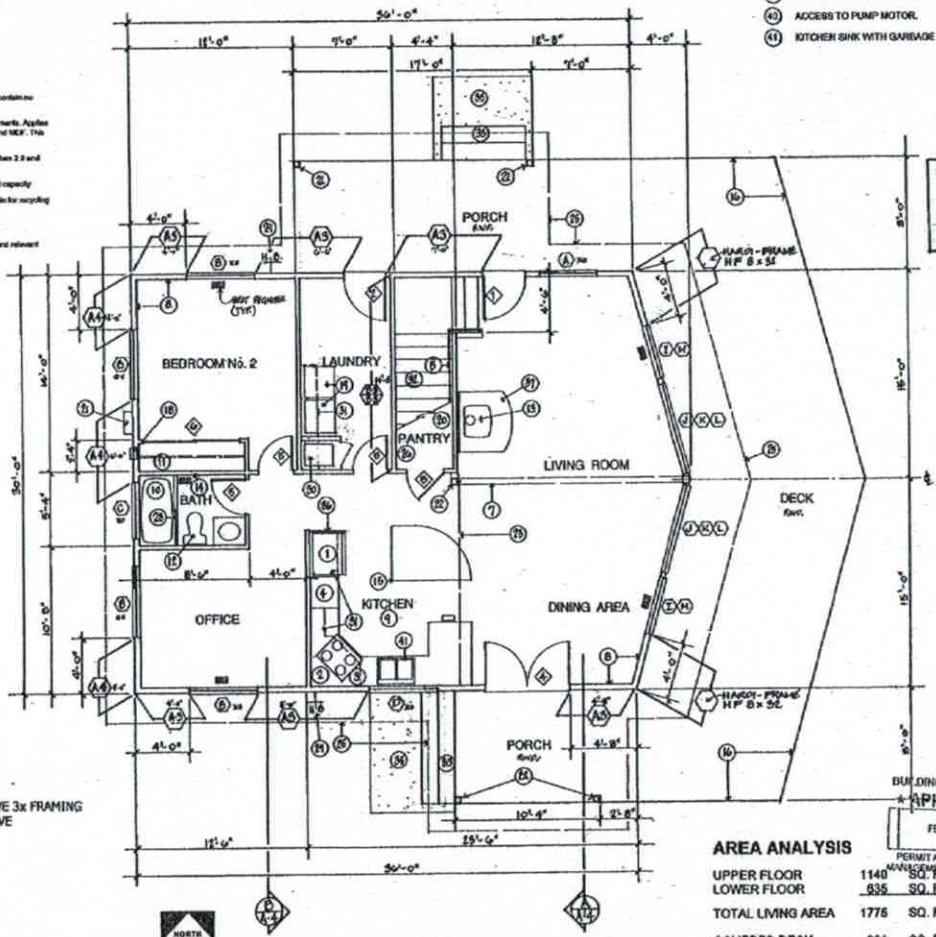
N. OTHER-

N.2. GreenPoint rater will conduct pre-construction meeting with builder and relevant parties



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEAR WALLS SHOWN WITH ⬡
SEE SHEET S-3, DETAIL No. 1
NOTE THAT ⬡ 1 - 3 SHEAR WALLS HAVE 3x FRAMING AND SILL, AND ⬡ 4 - 4 SHEAR WALLS HAVE 3x FRAMING AND 4x SILL



NOTE:
ALL LOWER FLOOR WINDOWS AND EXTERIOR DOORS No. 1, 2 & 4 TO BE FRAMED W/ 8'-0" HEADER HEIGHT.

LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

AREA ANALYSIS

UPPER FLOOR	1140	SQ. FT.
LOWER FLOOR	635	SQ. FT.
TOTAL LIVING AREA	1775	SQ. FT.
COVERED DECK	221	SQ. FT.
UNCOVERED DECK	629	SQ. FT.

ROBERT E ANDERSON ARCHITECT
169 Monte Street
SEBASTOPOL
CALIF 95472
707 823 7920

A New Residence for

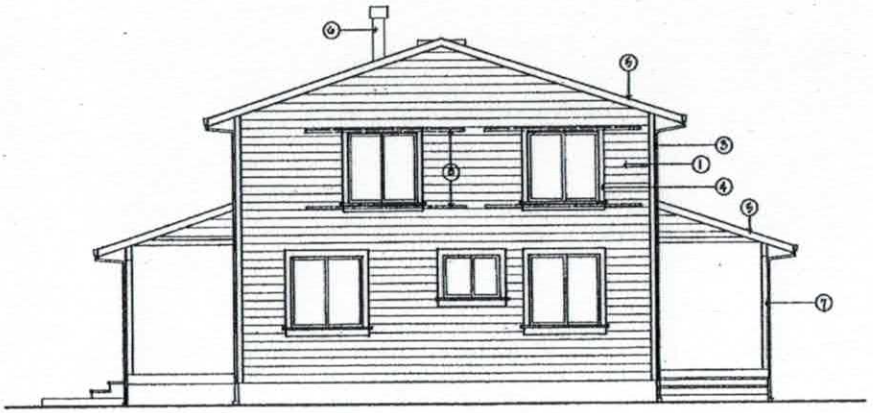
BETH & MIKE MASCARENAS

6635 Sweet Water Springs Road
Healdsburg, Calif

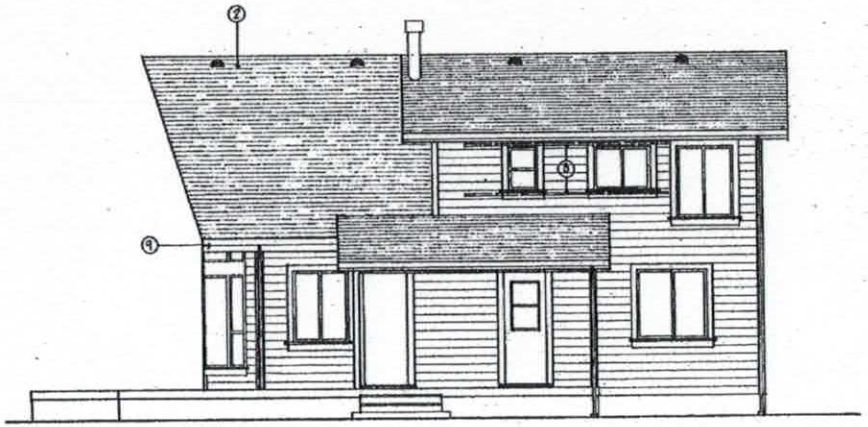
BUILDING PLAN CHECK
APPROVED
FEB 17 2010
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

date JULY 9, 2010
date AUG. 20, 2010
date JAN. 28, 2011

A - 2



WEST ELEVATION
SCALE: 1/4" = 1' - 0"

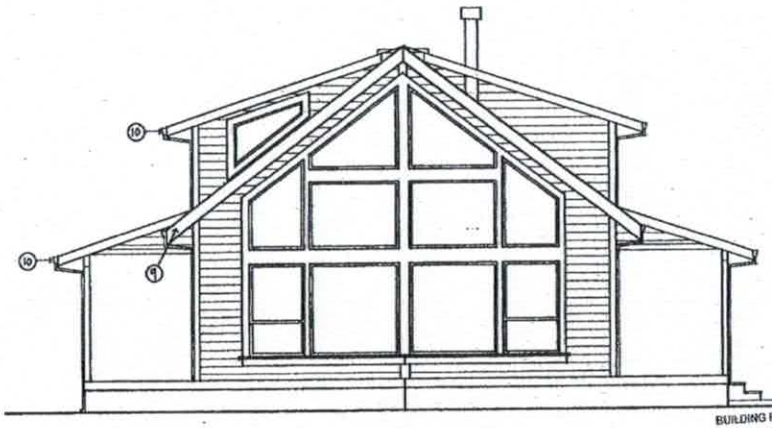


NORTH ELEVATION
SCALE: 1/4" = 1' - 0"

SHEET A – 3 NOTES

1. HARDIPLANK 1 X 6 HORIZONTAL SIDING OVER "TYVEK" MEMBRANE.
2. COMPOSITION SHINGLE ROOFING, CLASS "A" FIRE-RESISTIVE., 40 YEAR WARRANTY.
3. 2 X 6 HARDI FIBER-CEMENT CORNER TRIM.
4. 2 X 6 HARDI FIBER-CEMENT TRIM AROUND ALL OPENINGS, WITH SLOPED 2x SILL AT WINDOWS.
5. 2 X 8 HARDI FIBER-CEMENT FASCIA.
6. 24 GA. GALV. METAL FLUE AND CHIMNEY CAP, PAINTED.
7. 6 X 6 PRESSURE TREATED D.F. OR REDWOOD POSTS.
8. SIMPSON CS14 STRAP TO HEADER AND 4x BLOCKING, SEE (7/S-5).
9. 2 X 12 HARDI FIBER-CEMENT FASCIA.
10. 5" DEEP GALVANIZED METAL GUTTER, PRIMED AND PAINTED.

SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"



EAST ELEVATION
SCALE: 1/4" = 1' - 0"

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103 Morris Street
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Healdsburg, Calif

scale

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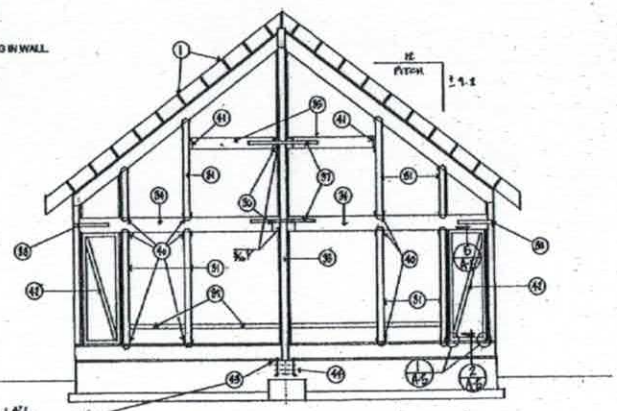
drawn REV. 20, 2010

job no. JAN. 28, 2011

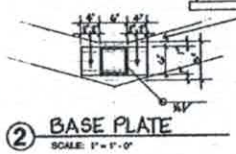
A - 3

SHEET A – 4 NOTES

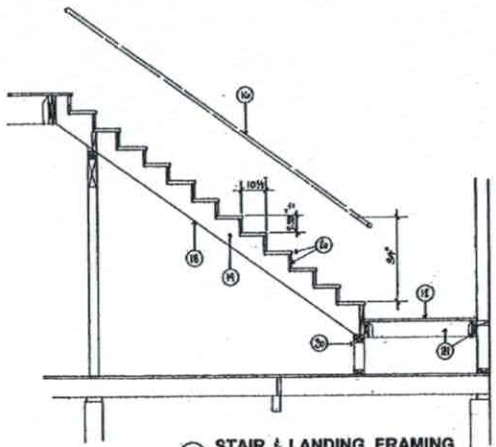
1. RAFTERS AT 24" O.C., PER ROOF FRAMING PLAN.
2. CUT RAFTER TAILS AT UPPER ROOF TO 2 X 6 AT OVERHANGS.
3. ½" OSB ROOF SHEATHING WITH 8d AT 6" O.C., AT EDGES, 12" O.C. AT FIELD.
4. CLASS "A" COMPOSITION SHINGLES, OVER 15 LB. FELT. (40 YR. WARRANTY)
5. R-21 FIBERGLASS BATT INSULATION.
6. R-38 FIBERLASS BATT INSULATION.
7. 2 X 6 D.F. STUDS AT 16" O.C.
8. 1 X 8 HARDIBOARD HORIZONTAL SIDING OVER TYVEK HOUSEWRAP MEMBRANE.
9. ½"OSB STRUCTURAL SHEATHING. NAIL WITH 8d NAILS AT 6" O.C. AT EDGES, 12" O.C. AT FIELD, OR PER SHEARWALL SCHEDULE.
10. SIMPSON H-1 CLIPS AT EACH TRUSS TO TOP PLATE.
11. FLOOR JOISTS PER FLOOR FRAMING PLAN.
12. 3/4" D.F. PLYWOOD SUBFLOOR, GLUED AND NAILED, WITH 10d NAILS AT 6" O.C. AT EDGES, 10" O.C. AT FIELD.
13. R-19 FIBERGLASS BATT INSULATION.
14. 2 X 8 DOUBLE TOP PLATE; LAP SPLICES MIN. 48".
15. 2 X 10 STK CEDAR FASCIA AT 2 X 8 JOISTS.
16. 1 1/2" DIAM. HANDRAIL, 1 1/2" CLEAR TO WALL. PROVIDE 2 X 6 FLAT BLOCKING IN WALL.
17. 2 X 6 CLEAR, DRY WOOD CAP WITH 1/8" DIAM. ROUTED EDGES (TO BE PAINTED).
18. 5/8" TYPE "X" DRYWALL UNDER STAIR.
19. STAIR STRINGERS CUT FROM 2 X 12. (DO NOT OVERCUT NOTCHES)
20. 2x D.F. TREADS AND RISERS (OR USE 1 1/8" PLYWOOD TREADS, 3/4" PLYWOOD RISERS).
21. DECK JOISTS - SEE FLOOR FRAMING PLAN
22. RIDGE BEAM PER ROOF FRAMING PLAN.
23. 2 X 8 HARDI FIBER-CEMENT FASCIA.
24. 2 X 12 HARDI FIBER-CEMENT FASCIA.
25. 1/4" HARDI FIBER-CEMENT SOFFIT.
26. 2 X 6 CEILING JOISTS AT 24" O.C. AT COVERED PORCHES, HARDI FIBER-CEMENT SOFFITS PER NOTE No. 25.
27. SIMPSON ST6226 STRAP AT 48" O.C.
28. 6 X 6 PRESSURE TREATED D.F. OR REDWOOD POSTS.
29. 2 X 6 D.F. JOISTS AT LANDING WITH 2 X 6 LEDGERS AT WALL, AND SIMPSON U26 JOIST HANGERS.
30. 2 X 4 STUD WALL.
31. 6 X 6 COLUMN - SEE FRAMING PLANS.
32. WOODSTOVE AND FLUE.
33. HSS 6" X 6" X 3/8" STEEL TUBE COLUMN.
34. 5 1/2" X 11 7/8" PSL BEAM.
35. 5 1/2" X 9 1/2" PSL BEAM.
36. SIMPSON ECCO 68 BEAM SEAT WELDED TO STEEL COLUMN.
37. SIMPSON MST60 STRAP.
38. SIMPSON MST60 STRAP AROUND CORNER TO 6 X 6 BLOCKING IN WALL.
39. 4 X 6 D.F.
40. SIMPSON BC6 POST CAP.
41. SIMPSON HUC 610 HANGERS.
42. HARDIFRAME HF6X32 14 GA. STEEL FRAME.
43. 3/8" STEEL BASE PLATE WITH TWO 3/4" A.B.
44. 3 - No. 3 TIES.



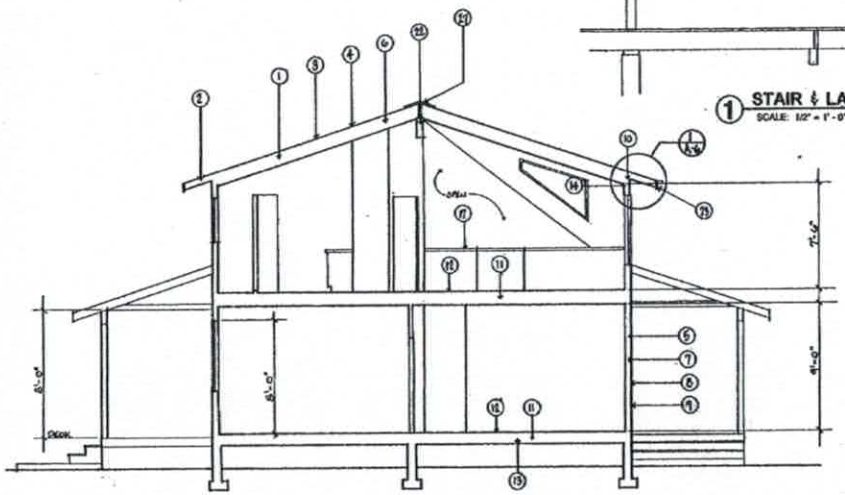
FRAMING ELEVATION
SCALE: 1/4" = 1'-0"



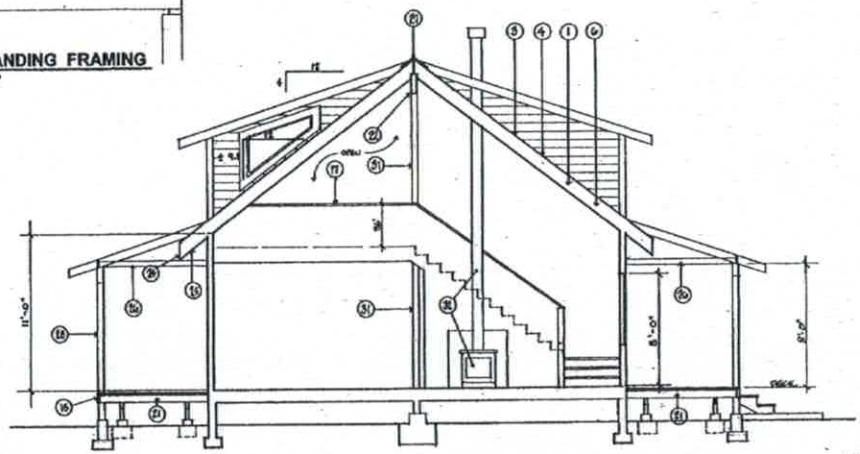
② BASE PLATE
SCALE: 1" = 1'-0"



① STAIR & LANDING FRAMING
SCALE: 1/2" = 1'-0"



B SECTION
SCALE: 1/4" = 1'-0"



A SECTION
SCALE: 1/4" = 1'-0"

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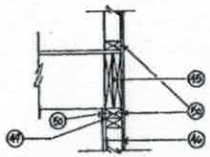
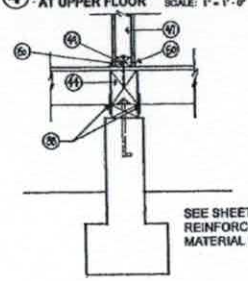
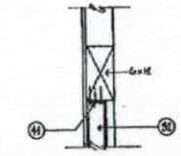


4 DOUBLE SHEAR WALL AT UPPER FLOOR SCALE: 1" = 1'-0"

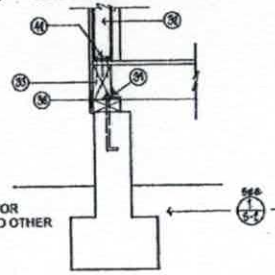


SEE SHEET S - 2 FOR REINFORCING AND OTHER MATERIAL NOTES

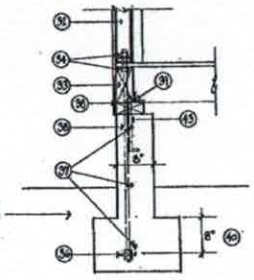
3 DOUBLE SHEAR WALL AT LOWER FLOOR SCALE: 1" = 1'-0"



5 SHEAR FRAME - TOP SCALE: 1" = 1'-0"



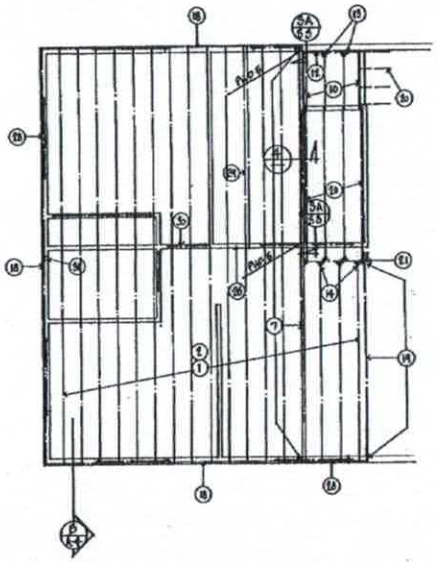
2 SHEAR FRAME - BOTTOM SCALE: 1" = 1'-0"



1 SHEAR FRAME ANCHORAGE SCALE: 1" = 1'-0"

SHEET A – 5 NOTES

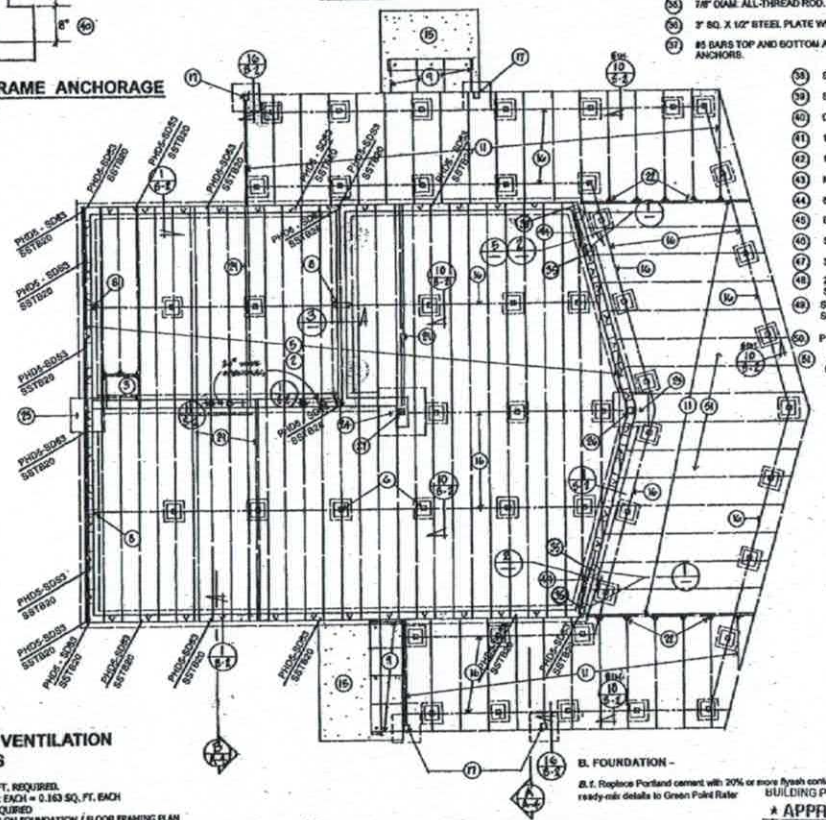
1. 11 7/8" TJI 230 FLOOR JOISTS AT 16" O.C.
2. 3/4" O.F. PLYWOOD SUBFLOOR, GLUED AND NAILED, WITH 10d NAILS AT 6" O.C. AT EDGES, 10" O.C. AT FIELD.
3. 18" X 24" FOUNDATION ACCESS.
4. 6" X 14" BRANDGUARD MODEL #FV2011-FF FOUNDATION VENTS.
5. 2 X 8 D.F. FLOOR JOISTS AT 16" O.C.
6. 12" SQ. CONCRETE PIERS ON 18" SQ. X 12" DEEP CONCRETE FOOTINGS WITH TWO No. 4 BARS EACH WAY.
7. DOUBLE 1 3/4" X 11 7/8" LVL JOIST - ONE PIECE, 30' LONG.
8. SIMPSON GHHS-8 GIRDER HANGER, HOT-DIPPED GALVANIZED.
9. STAIR STRINGERS CUT FROM 2 X 12 (PRESSURE TREATED), AT 24" O.C.
10. 2 X 6 JOISTS AT 16" O.C. AT LANDING.
11. 2 X 6 PRESSURE TREATED OR REDWOOD DECK JOISTS AT 24" O.C.
12. 2 X 6 D.F. LEDGER WITH 3 - 16d PER STUD.
13. SIMPSON U28 JOIST HANGERS, WITH HOT-DIPPED GALV. FINISH.
14. SIMPSON TOP-FLANGE HANGERS - TO MATCH JOIST SIZE.
15. CONCRETE LANDING.
16. 4 X 6 PRESSURE TREATED D.F. GIRDER.
17. 6 X 6 PRESSURE TREATED D.F. OR REDWOOD POSTS ON SIMPSON CB66 COLUMN BASES.
18. 1 1/4" X 11 7/8" TIMBERSTRAND LSL RIM BOARD.
19. 3 1/2" X 11 7/8" LSL JOIST.
20. STAIR STRINGERS CUT FROM 2 X 12.
21. SIMPSON HUC412 HANGER.
22. SIMPSON U28 JOIST HANGERS, HOT-DIPPED GALV. FINISH.
23. 2'-6" SQUARE X 18" DEEP CONCRETE FOOTING WITH FOUR - #4 BARS EACH WAY.
24. 3'-6" SQUARE X 18" DEEP CONCRETE FOOTING WITH FIVE - #4 BARS EACH WAY, TOP AND BOTTOM.
25. TJI BLOCKING PANELS.
26. HSS 6" X 6" X 3/8" STEEL TUBE COLUMN. SEE DETAIL 1/A5-2 FOR BASE PLATE.
27. 6 X 6 D.F. COLUMN WITH SIMPSON CB66 COLUMN BASE.
28. 6 X 10 HEADERS AT 2 X 6 WALLS, U.O.N.
29. DOUBLE JOIST UNDER PARALLEL WALL ABOVE.
30. 4 X 10 HEADERS AT INTERIOR 2 X 4 WALLS.
31. 6 X 6 POST, ABOVE AND BELOW.
32. HARDI-FRAME PER PLAN.
33. 4 X 6 SOLID BLOCK, EXTEND MIN. 6" BEYOND EACH END OF FRAME ABOVE. DRILL 1" DIAM. HOLE FOR ANCHOR ROD. COUNTERSINK FOR BOTTOM NUT AND WASHER.
34. DOUBLE NUT AND WASHERS.
35. 7/8" DIAM. ALL-THREAD ROD.
36. 3" SQ. X 1/2" STEEL PLATE WITH DOUBLE NUTS.
37. #5 BARS TOP AND BOTTOM AND 18" O.C. EXTEND 48" BEYOND ANCHORS.
38. SIMPSON LTP4 AT 8" O.C.
39. SIMPSON LS50 AT 6" O.C.
40. DEEPEN FOOTING AS REQUIRED.
41. 14 - 1/4" DIAM. X 3" HRS SCREWS (TOP).
42. 14 - 1/4" DIAM. X 4 1/2" HRS SCREWS (BOTTOM).
43. MIN. TWO - 3/4" X 12" ANCHOR BOLTS AT FRAME.
44. 6 X 6 CONTINUOUS UNDER THIS WALL.
45. DOUBLE LVL PER PLAN.
46. SHEATHING PER SHEAR WALL SCHEDULE.
47. 3x FRAMING PER SHEAR WALL SCHEDULE.
48. 2 X 6 REDWOOD DECKING WITH TWO 3 1/2" SCREWS PER JOIST.
49. SILL PLATE CONNECTION PER SHEAR WALL SCHEDULE.
50. P.E.N. (SHEAR WALL)
51. 2 X 6 REDWOOD DECKING



UPPER LEVEL FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

CRAWL SPACE VENTILATION CALCULATIONS

1140 SQ. FT./150 = 7.60 SQ. FT. REQUIRED.
6" X 14" VENTS = 23.4 SQ. IN. EACH = 0.163 SQ. FT. EACH
7.60 / 0.164 = 46.6 VENTS REQUIRED
INSTALL 47 VENTS AS SHOWN ON FOUNDATION / FLOOR FRAMING PLAN
(SYMBOL V) VENTS TO BE BRANDGUARD MODEL #FV2011-FF.



FOUNDATION / FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

B. FOUNDATION -

B.1. Replace Portland cement with 20% or more flyash content. Builder to provide ready-mix details to Green Point Rater

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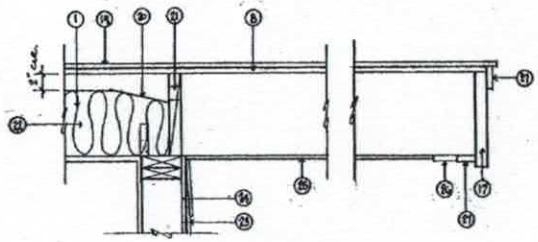
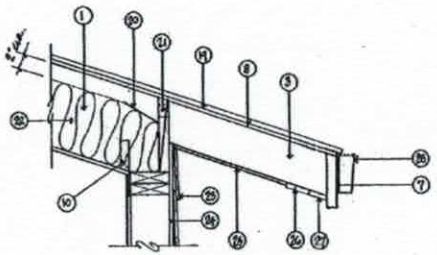


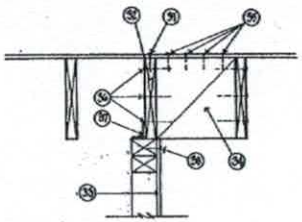
2 EAST RAKE DETAIL

SCALE: 1 1/2" = 1' - 0"



1 TYPICAL EAVE DETAIL

SCALE: 1 1/2" = 1' - 0" SIMILAR TO 9 +/- PITCH



3 INTERIOR SHEAR WALL AT ROOF

SCALE: 1 1/2" = 1' - 0"

ATTIC VENTILATION CALCULATIONS

(ALL VENTS AS MANUFACTURED BY BRANDGUARD VENTS)

LOFT ROOF

699.90 SQ. FT. / 300 = 2.33 SQ. FT. = 336 SQ. IN. REQUIRED VENT AREA.

UPPER VENTILATION = 50% OF REQUIRED VENT AREA TO BE LOCATED 3' MINIMUM ABOVE EAVE - 168 SQ. IN.
EAVE VENTILATION = 50% MAX. OF REQUIRED VENT AREA - 168 SQ. IN.
CONTRACTOR SHALL PROVIDE THE FOLLOWING VENTILATION:
AT RIDGE:
INSTALL FOUR DORMER VENTS, MODEL DV2011 WITH 56 SQ. IN. NFVA: 56 X 4 = 224 SQ. IN. INSTALL WHERE SHOWN ON PLAN.
AT EAVE:
INSTALL FOUR CONTINUOUS SOFFIT VENTS, MODEL CS2011-H WITH 120 SQ. IN. NFVA: 120 X 4 480 SQ. IN. INSTALL WHERE SHOWN ON PLAN.

LIVING ROOM ROOF

439.8 SQ. FT. / 300 = 1.47 SQ. FT. = 211 SQ. IN. REQUIRED VENT AREA.

UPPER VENTILATION = 50% OF REQUIRED VENT AREA TO BE LOCATED 3' MINIMUM ABOVE EAVE - 105.5 SQ. IN.
EAVE VENTILATION = 50% MAX. OF REQUIRED VENT AREA - 105.5 SQ. IN.
CONTRACTOR SHALL PROVIDE THE FOLLOWING VENTILATION:
AT RIDGE:
INSTALL FOUR DORMER VENTS, MODEL DV2021 WITH 72 SQ. IN. NFVA: 72 X 4 = 288 SQ. IN. INSTALL WHERE SHOWN ON PLAN.
AT EAVE:
INSTALL THREE AND ONE HALF CONTINUOUS SOFFIT VENTS, MODEL CS2011-H WITH 120 SQ. IN. NFVA: 120 X 3.5 = 420 SQ. IN. INSTALL WHERE SHOWN ON PLAN.

NORTH PORCH

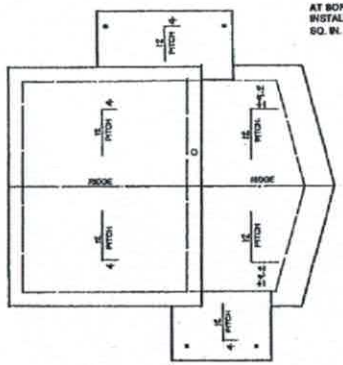
152 SQ. FT. / 300 = 1.01 SQ. FT. = 146 SQ. IN. REQUIRED VENT AREA.

AT SOFFIT:
INSTALL ONE CONTINUOUS SOFFIT VENT, MODEL CS2011-H WITH 120 SQ. IN. NFVA. INSTALL WHERE SHOWN ON PLAN

SOUTH PORCH

112 SQ. FT. / 300 = .75 SQ. FT. = 107.6 SQ. IN. REQUIRED VENT AREA.

AT SOFFIT:
INSTALL ONE CONTINUOUS SOFFIT VENT, MODEL CS2011-H WITH 120 SQ. IN. NFVA. INSTALL WHERE SHOWN ON PLAN

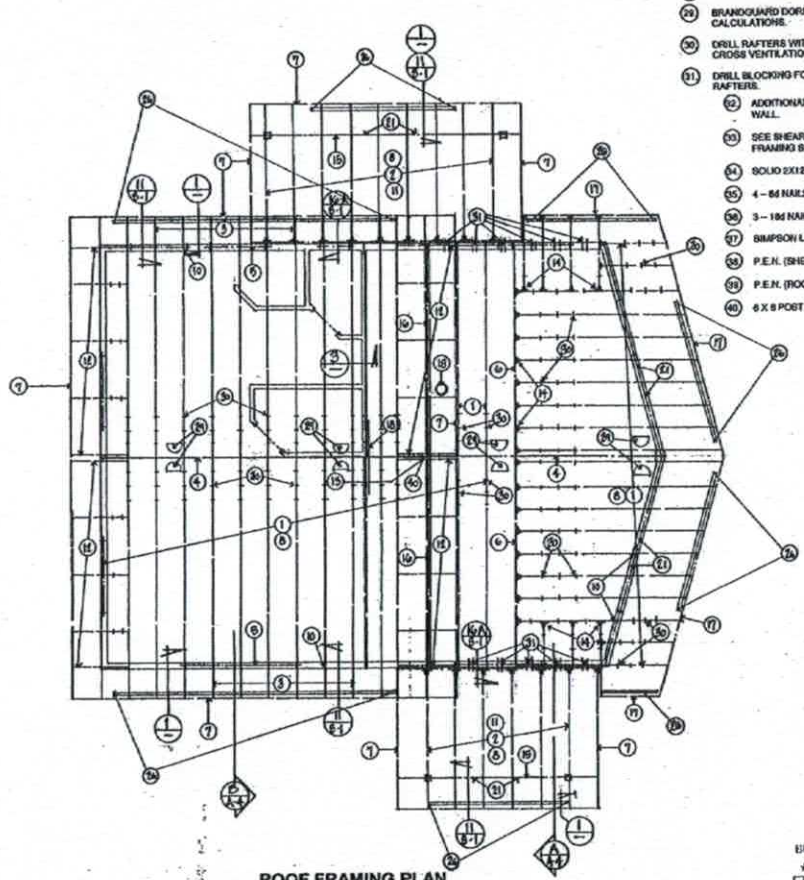


ROOF PLAN

SCALE: 1/8" = 1' - 0"

SHEET A – 6 NOTES

1. 2 X 12 D.F. RAFTERS AT 24" O.C.
2. 2 X 8 D.F. RAFTERS AT 24" O.C..
3. CUT RAFTER TAILS TO 2 X 6 AT UPPER FLOOR ROOF.
4. 5 1/8" X 16 1/2" GLU-LAM RIDGE BEAM, 24F-V8.
5. 6 X 6 D.F. NO. 1 HEADERS (4 X 8 AT 2 X 4 WALLS).
6. 4 X 12 RAFTER.
7. 2 X 8 HARDI FIBER-CEMENT FASCIA WITH MINIMUM NUMBER OF SPLICES.
8. ½" OSB ROOF SHEATHING WITH 8d AT 6" O.C. AT EDGES, 12" O.C. AT FIELD. USE A-C GRADE PLYWOOD AT OVERHANGS, "A" FACE DOWN .
9. VENTILATION PER ATTIC VENTILATION CALCULATIONS.
10. SIMPSON H-1 CLIPS AT EACH RAFTER TO DOUBLE PLATE AT WALLS.
11. 2 X 6 CEILING JOISTS AT 24" O.C. .
12. 2 X 6 OUTRIGGERS AT 4'-0" O.C.
13. IF THE GLU-LAM RIDGE BEAM IS SPLICED AT THIS COLUMN, STRAP WITH MSTI60 STRAP, CENTERED.
14. SIMPSON U-210 JOIST HANGERS.
15. 6 X 12 D.F. HEADER.
16. 6 X 12 D.F. HEADER DIRECTLY UNDER THE DOUBLE 2 X 6 TOP PLATE.
17. 2 X 12 HARDI FIBER-CEMENT FASCIA.
18. SIMPSON MSTI60 STRAP.
19. CLASS A FIRE RESISTIVE COMPOSITION SHINGLES OVER 15 lb. FELT.
20. INSULATION BAFFLE.
21. 2x BLOCKING WITH FOUR 2" DIAM. HOLES, AT ALL RAFTER BAYS.
22. R-38 FIBERGLASS BATT INSULATION.
23. SIDING PER SHEET A - 4, NOTE No. 8.
24. STRUCTURAL SHEATHING.
25. "HARDISOFFIT" FIBER-CEMENT SOFFIT BOARD, ¼" THICK.
26. BRANDGUARD 3 1/2" CONTINUOUS SOFFIT VENT PER ROOF VENTILATION CALCULATIONS.
27. HARDIE 1 X 3 FIBER-CEMENT TRIM.
28. GALVANIZED METAL GUTTER W/ GALV. SCREENS PER CBC 704A.1.5.
29. BRANDGUARD DORMER VENTS PER ROOF VENTILATION CALCULATIONS.
30. DRILL RAFTERS WITH THREE 1 1/2" DIAM. HOLES, 12" APART, FOR CROSS VENTILATION.
31. DRILL BLOCKING FOR VENTILATION FLOW FROM PORCH TO 2 X 12 RAFTERS.
32. ADDITIONAL 2X12 COLLECTOR RAFTER ABOVE THIS SHEAR WALL.
33. SEE SHEAR WALL SCHEDULE AND SHEAR WALL NOTES FOR FRAMING SIZES.
34. SOLID 2X12 BLOCK @ 48" O.C.
35. 4 – 8d NAILS PER BLOCK.
36. 3 – 16d NAILS.
37. SIMPSON LSSI CLIP RAFTER-TO-TOP PLATE @ 8" O.C.
38. P.E.N. (SHEAR WALL)
39. P.E.N. (ROOF)
40. 6 X 8 POST WITH SIMPSON CCQ6-6SDS2.5 COLUMN CAP.



ROOF FRAMING PLAN

SCALE: 1/4" = 1' - 0"

ROBERT E. ANDERSON ARCHITECT
103 Monte Sheer
SEBASTOPOL
CALIF 95472
707 823 7802

A New Residence for

BETH & MIKE MASCARENAS

5835 Sweet Water Springs Road
Healdsburg, Calif

scale

date JULY 9, 2010

drawn Aug. 20, 2010

job no. Jan. 26, 2011

BUILDING PLAN CHECK
★ APPROVED ★
FEB 17 2011
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

A - 6

Lighting Measures

§ 150(k)1: HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID: contain only high efficacy lamps as outlined in Table 150-C, and do not contain a medium screw base socket (E24/E26). Ballasts for lamps 13 Watts or greater are electronic and have an output frequency no less than 20 kHz.

§ 150(k)2: Permanently installed luminaires in kitchens shall be high efficacy luminaires. Up to 50% of the Wattage, as determined in Section 130(d), of permanently installed luminaires in kitchens may be in luminaires that are not high efficacy luminaires, provided that these luminaires are controlled by switches separate from those controlling the high efficacy luminaires.

§ 150(k)3: Permanently installed luminaires in bathrooms, garages, laundry rooms, utility rooms shall be high efficacy luminaires OR are controlled by an occupant sensor(s) certified to comply with Section 119(d).

§ 150(k)4: Permanently installed luminaires located other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy luminaires (except closets less than 70 ft) OR are controlled by a dimmer switch OR are controlled by an occupant sensor that complies with Section 119(d) that does not turn on automatically or have an always on option.

§ 150(k)8: Luminaires that are recessed into insulated ceilings are approved for zero clearance insulation cover (IC) and are certified to ASTM E283 and labeled as air tight (AT) to less than 2.0 CFM at 75 Pascals.

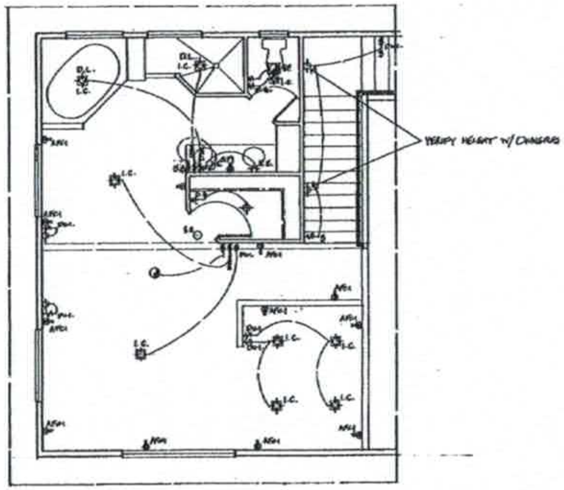
§ 150(k)9: Luminaires providing outdoor lighting and permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy luminaires (not including lighting around swimming pools/water features or other Article 680 locations) OR are controlled by occupant sensors with integral photo control certified to comply with Section 119(d).

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK MUST COMPLY WITH THE NATIONAL ELECTRIC CODE AND SONOMA COUNTY REQUIREMENTS FOR SINGLE FAMILY RESIDENCE.
2. PROVIDE TWO (2) MINIMUM SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES. (IN ADDITION TO OVEN AND DISHWASHER.)
3. PROVIDE ONE (1) MINIMUM SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES. (IN ADDITION TO DRYER.), AND AT BATHROOMS.
4. LIGHT FIXTURE IN TUB OR SHOWER AREAS SHALL BE APPROVED AND LABELED "SUITABLE FOR DAMP LOCATIONS", AND SHALL BE 7'-6" MIN. ABOVE THE HIGH WATER LINE OF THE TUB OR THE SHOWER FLOOR.
5. GROUND FAULT CIRCUIT PROTECTION IS REQUIRED. FOR ALL RECEPTACLES INSTALLED IN THE BATHROOMS, BASEMENT, AND OUTDOORS AND WITHIN 6'-0" OF THE KITCHEN, LAUNDRY OR BAR SINKS.
6. RECEPTACLES INSTALLED ON 15 AMPERE AND 10" AMPERE CIRCUITS SHALL BE OF THE GROUNDING TYPE.
7. SMOKE DETECTORS SHALL BE 120 VOLT, HARD-WIRED, WITH BATTERY BACKUP.
8. VERIFY HEIGHT OF ALL EXTERIOR LIGHTS.
9. INSTALL ARC-FAULT CIRCUIT INTERRUPTER (AFCI) IN SLEEPING ROOMS.
10. ALL HEIGHTS OF FIXTURES AND SWITCHES ARE A.F.F., ABOVE FINISHED FLOOR.

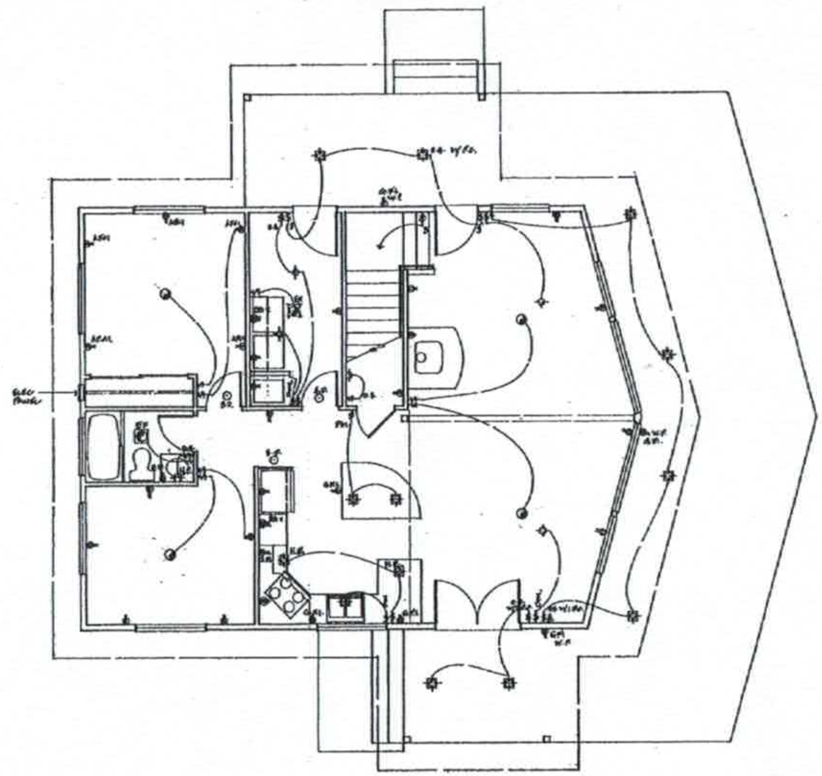
ELECTRICAL LEGEND

	LIGHT SWITCH
	LIGHT SWITCH, THREE-WAY
DIM	DIMMER
O.S.	OCCUPANCY SENSOR
O.S. W/I.P.C.	OCCUPANCY SENSOR WITH INTEGRAL PHOTO CONTROL
	RECESSED LIGHTING
I.C.	RECESSED LIGHTING APPROVED FOR ZERO CLEARANCE INSULATION COVER
H.E.	HIGH EFFICACY LUMINAIRES
S.D.	SMOKE DETECTOR
EF	EXHAUST FAN - 50 CFM MIN.
W.P.	WATERPROOF
GFI	GROUND FAULT CIRCUIT INTERRUPTOR
FL	FLUORESCENT LIGHT
AFCI	ARC-FAULT CIRCUIT INTERRUPTOR
+48"	DUPLEX OUTLET - 48" ABOVE FINISHED FLOOR
	TELEPHONE OUTLET
220V.	220 V. OUTLET
D.L.	RATED FOR DAMP LOCATIONS
C-F	CEILING FAN



UPPER FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



LOWER FLOOR ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

BUILDING PLAN CHECK
★ APPROVED ★
FEB 17 2011
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

ROBERT E. ANDERSON ARCHITECT [redacted]
103 Morris Street
SEBASTOPOL
CALIF 95472
707 823 7803

LICENSED ARCHITECT · STATE OF CALIFORNIA

A New Residence for

BETH & MIKE MASCARENAS

5635 Sweet Water Springs Road
Healdsburg, Calif

scale

date JULY 9, 2010

drawn AUG. 2, 2010

job no. JAN. 26, 2011

[redacted] E-1

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Building Plan Check Invoice : BLD15-4742

This is not a Building Permit**

Project Address: 5635 SWEETWATER SPRINGS RD FOR
Cross Street: WESTSIDE RD
Fire District: CSA 40
APN: 110-270-005

Status: PREISSUE
Printed: Tuesday, September 15, 2015
Initialized by: AFRANZIN
Activity Type: B-BLD 1501

Description: TO COMPLETE BLD10-4069 FOR NEW SFD W/DECK

Res/Com: R
Std/Quick: S
Fire District: CSA 40
P/C Multiplier: 1

Insp Area: 02
Site Review File #: BLD10-4069
Site Review Fees Paid: $0.00; $0.00; $0.00

Owner: MASCARENAS ELIZABETH A
PO BOX 1595
HEALDSBURG CA 95448

707 799 6262

Applicant: MASCARENAS ELIZABETH A
PO BOX 1595
HEALDSBURG CA 95448

707 799 6262

PAYMENT REC'D
$ 1,970.50
SEP 15 2015
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT COUNTY OF SONOMA

Valuation:

Occupancy	Type	Factor	Sq Feet	Valuation
R-3 Residential, 1,2	Type VB	127.54	1,775	$226,383.50
Other Valuations	Res Deck	11.82	629	$7,434.78
Other Valuations	Res Cvrd Por/Com Canop	23.61	221	$5,217.81
	Totals...		2,625	$0.00*

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
60	BLDG PERM PLAN CHECK FEE	26010115-41051	73.00	73.00	.00
122	ELECTRICAL FEE	26010115-41051	76.00	76.00	.00
123	MECHANICAL FEE	26010115-41051	76.00	76.00	.00
124	PLUMBING FEE	26010115-41051	76.00	76.00	.00
132	BUILDING PERMIT FEE	26010115-41051	1,410.00	1,410.00	.00
140	TECH ENHANCEMENT FEE	26010104-46040	48.00	48.00	.00
145	PLAN ADMIN FEE	26010400-45061	211.50	211.50	.00
			$1,970.50	$1,970.50	

**These fees cover the cost of reviewing your plans prior to permit issuance. When your plans are approved, and BEFORE a building permit can be issued, payment of building permit fees is required.

Total Fees: $1,970.50
Total Paid: $1,970.50
Balance Due: $0.00

"**Refunds** of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following: 1) 100% of a fee erroneously paid or collected. 2) 90% of the plan review fee when an application for a permit is withdrawn or canceled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended. 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed. 4) Application for refund must be made within one year of the date the fee is paid."

When validated below, this is your receipt.
Plan Check EXPIRES 365 days from date plan check fees are paid.

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Receipt for: BLD15-4742

Receipt Number: **R150011511**

Address: 5635 SWEETWATER SPRINGS RD FOR
Parcel Number: 110270005
File Type: B-BLD 1501
Bldg Permit W/Plancheck

Payment Detail:

Payment Received By: DTASHNIY DT
Transaction Date: 09/15/2015 **12:34 PM**
Notation: ELIZABETH ANYA BRONSON

Type	Method	Description	Amount
Payment	Check	315	1,970.50
		Total:	1,970.50

Description	Account Code	Current Pmts
BLDG PERM PLAN CHECK FEE	26010115-41051_1	73.00
BUILDING PERMIT FEE	26010115-41051_1	1,410.00
ELECTRICAL FEE	26010115-41051_1	76.00
MECHANICAL FEE	26010115-41051_1	76.00
PLAN ADMIN FEE	26010400-45061_3	211.50
PLUMBING FEE	26010115-41051_1	76.00
TECH ENHANCEMENT FEE	26010104-46040_4	48.00
	Total:	1,970.50

COUNTY OF SONOMA - PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403 (707) 565-1900 FAX (707) 565-1103

Please Print Your Name:	Date Applied:

INFORMATION WITHIN HEAVY LINE TO BE COMPLETED BY APPLICANT

SITE LOCATION INFORMATION - PRINT CLEARLY

Site Address: 5035 Sweetwater Springs Rd.	City: Healdsburg		ZIP: 95448
Cross-Street: Westside Rd.	APN: 110-270-005	Project Phone #: ( )	Project Fax #: ( )
Directions:	Email address:	Unit #	Lot #
Describe Project: SFR w/attached deck	Living Area 1775 / Garage / Decks 850	850sf DECK INCLUDED	Contract Price:

OWNER NAME AND ADDRESS			APPLICANT NAME AND ADDRESS		
Name: Elizabeth Branson			Name: Elizabeth Branson		
Mailing Address: POB 1595			Mailing Address: Same		
City: Healdsburg	State: CA	ZIP: 95448	City:	State:	ZIP:
Day Ph: (707) 799-6262	Fax: ( )		Day Ph: ( )	Fax: ( )	

CONTRACTOR INFORMATION			OTHER PERSONS (ARCHITECT, ENGINEER, ETC.)		
Company Name: Russ Taylor			Name: Robert Anderson		
Address: POB 2469			Address: 103 Morris St.		
City: Sebastopol	State: CA	ZIP: 95473	City: Sebastopol	State: CA	ZIP:
Day Ph: (707) 829-4741	Fax: ( )		Day Ph: (707) 823-7802	Fax: ( )	
			License No:	Exp. Date:	

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

❑ I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

❑ I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:

Carrier _____

Policy No. _____

(This section need not be completed if the permit is for one hundred dollars ($100) or less).

❑ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Exp. Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

❑ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

❑ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

❑ I am exempt under Sec. _____, B & P.C. for this reason _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following website: http://www.leginfo.ca.gov/calaw.html.

9/15/15 Elizabeth Branson

Date Signature of Property Owner or Authorized Agent

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. Class _____ Lic. No. _____

Exp. Date _____ Contractor _____

ASBESTOS DECLARATION

Written asbestos notification pursuant to Part 61 of Title 40 of the Code of Federal Regulations is required when asbestos exists in buildings, or portions thereof, undergoing demolition. I hereby declare that demolition authorized by this permit is from construction that (❑ does) (❑ does not) contain asbestos, or that ❑ no demolition is authorized by this permit.

I certify that I have read this application and affirm under penalty of perjury that the above information is correct. I agree to comply with all local Ordinances and State laws relating to building construction. I hereby authorize representatives of the County of Sonoma to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption for the Worker's Compensation provision of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workman's Compensation law, this permit shall be deemed revoked.

Elizabeth Branson

PERMITTEE SIGNATURE

ADDRESS CITY ZIP

❑ Contractor ❑ Owner ❑ Other Licensed Professional

THIS PERMIT SHALL EXPIRE IN THREE(3) YEARS FROM DATE FEES ARE PAID UNLESS OTHERWISE NOTED BY CODE ENFORCEMENT

FOR DEPARTMENT USE

Zoning _____ File No. _____ Acres _____

Existing Use/Structures _____

Proposed Use/Structures _____

Zoning Min. Yard Requirements: Front _____ Left _____ Right _____ Back _____

NOTE: Fire Safe Standards require all parcels greater than 1 Acre to have a min. 30' setback unless mitigated. ❑ Mitigation Required ❑ Address subject to change

Approval for Permit Issuance: By: K. Thrault Date: _____

Approval for Occupancy: By: _____ Date: _____

Conditions: on BLD10-4069

Sewer Connection: ❑ Available ❑ Fees Paid

Approved by: _____ Date: _____

Road Encroachment: ❑ Fees Paid

Approved by: _____ Date: _____

Septic System Permit/Clearance # _____

Approved by: [illegible] Date: BLD10-4069

Flood Zone: ❑ Yes ❑ No 100 Year Flood Elevation: _____

Site Review _____

Drainage Review:

Approved by: _____ Date: BLD10-4069

Fire:

Approved by: _____ Date: _____

Code Enforcement Violation ❑ Yes ❑ No Violation # _____

This permit is limited to _____ days.

Work Authorized: renew BLD10-4069 - SFD

❑ Plans Approved ❑ No Plans Subject to Field Inspection

❑ Post FIRM ❑ Pre FIRM ❑ Alquist Priolo Report Available ❑ Geotechnical report Available

Plancheck Cleared By	Date: 9/15/15	Type of Construction V/B	Occupancy R3	No. of Stories 2	No. of Bedrooms 3
Permit Cleared for Issuance By	Date: 9/15/15	Auto. Fire Sprinklers Req'd YES	No of Units	Certificate of Occupancy	

Machine Space for Permit Fee

$ _____ DT

PAYMENT REC'D

DT

SEP 15 2015

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT COUNTY OF SONOMA

Distribution: White - File Canary - Applicant Blue - Assessor Cardstock - Inspector

cmuller s:\handouts\cssk\CIS-007.cdr Revised: 01/29/2009

JOB ADDRESS: 5035 Sweetwater Sps. PERMIT NUMBER: BLD15-4142 INSPECTION AREA:

FIELD INSPECTION RECORD

Sonoma County Permit And Resource Management Department
2550 Ventura Avenue ❖ Santa Rosa, CA 95403 ❖ Telephone (707) 565-1900

OWNER **MASCARENAS ELIZABETH A**

PERMIT# **BLD10-4069** AREA **02**

JOB ADDRESS **5635 SWEETWATER SPRINGS RD FOR**

DATE ISSUED **Permit to Expire: 09/21/2014**

CONTRACTOR **ANDERSON ROBERT E**

CONSTRUCTION INSPECTION CONTACT PERSON **SCOTT ANDERSON** **565-1171**

DESCRIPTION OF WORK **NEW SFD WITH ATTACHED DECK**

AUTOMATED INSPECTION REQUEST SYSTEM
❖ 565-3551 ❖

Our automated inspection request system (for use with a touch tone phone) allows you to schedule next day inspections by calling between the hours of 6:00 a.m. to midnight. You must have your permit number, job address number and the inspection code listed below.

THIS JOB CARD MUST BE AVAILABLE AT TIME OF INSPECTION

Scantron CODE	INSPECTION TYPE
101	GRADING ROUGH
121	FIRE SAFE STANDARDS
103	FOUNDATION
	FORMS/SETBACK
	FOOTING
	WALLS
106	UFER GROUND
104	CAISSONS/PIERS
105	SLAB
107	U/G UTILITIES
110	MASONRY
109	RETAINING WALLS
113	FIREPLACE
	FOOTING
	HEARTH/PROTECTION
	THROAT
114	CHIMNEY
120	UNDERFLOOR/UNDERSLAB, ALL
115	HYDRONICS
116	U/F ELECTRICAL
117	U/F MECHANICAL
118	U/F PLUMBING
119	U/F FRAMING
139	U/F INSULATION
125	HOLD DOWNS
126	SHEAR WALLS
	INTERIOR
	EXTERIOR
127	DIAPHRAGMS
	ROOF NAILING
	FLOOR NAILING
134	SIDING/SHEATHING
135	STUCCO/PLASTER
	LATH
	SCRATCH
130	TUB/SHOWER PAN
136	VENEER
132	CLOSE-IN
122	ROUGH ELECTRICAL
123	ROUGH MECHANICAL
124	ROUGH PLUMBING
128	ROUGH FRAME
160	SMOKE DETECTORS
139	INSULATION/ENERGY REQUIREMENTS
142	WALLBOARD
143	FIREWALLS
137	ROOFING
162	FIRE DAMPERS/DOORS
164	SUSPENDED CEILING
	ROUGH ELECTRICAL
	ROUGH MECHANICAL
129	DECK
165	EXITING - RAMPS/STAIRS
163	HANDRAILS/GUARDRAILS
	RAMPS
	CORRIDORS/DOORS

2-15-12 SB

Scantron CODE	INSPECTION TYPE
166	ACCESSIBILITY COMPLIANCE
144	WATER TANKS
	SLAB
	WALLS
174	ELECTRIC METER AUTHORIZATION
152	PANEL BOARDS/SERVICE
189	SEPTIC ELECTRIC FINAL
175	GAS METER AUTHORIZATION
153	GAS PRESSURE TEST
	HOUSE
	YARD
190	MANUFACTURED HOME FOUNDATION
191	MANUFACTURED HOME INSTALLATION
	CONTINUITY
	STAIRS/SKIRTS
	RIDGE BOLTING
193	MANUFACTURED HOME COND. FINAL
	SWIMMING POOLS
197	VINYL/FIBERGLASS POOL EXCAVATION
194	PRE-GUNITE
195	PRE-DECK
196	PRE-PLASTER/FENCE
	STORM WATER
650	SUSMP INSPECTION
651	STORM WATER PRE-CONSTRUCTION
652	STORM WATER BMPs VERIFICATION
653	STORM WATER FINAL
102	GRADING FINAL
176	ELECTRICAL FINAL
177	MECHANICAL FINAL
178	PLUMBING FINAL
140	PROGRESS
	CLEARANCES
	FIRE DEPARTMENT
	HEALTH DEPARTMENT
	ZONING
	SANITATION
199	FINAL
	CERTIFICATE OF OCCUPANCY
	SUPPLEMENTAL SERVICES/SEPARATE PERMIT REQ'D.
170	TEMPORARY OCCUPANCY
171	TEMPORARY ELECTRICAL
172	TEMPORARY GAS
	COMMERCIAL FIRE INSPECTIONS
770	SPRINKLER FINAL
771	ABOVEGROUND HYDROSTATIC
772	UNDERGROUND HYDROSTATIC
773	UNDERGROUND FLUSH
774	THRUST BLOCKS
775	PIPE WELD
776	HYDRANTS/APPLIANCES
777	PUMP ACCEPTANCE
778	WATER SUPPLY/TANK
779	ALARM SYSTEM
780	HOOD & DUCT SYSTEM
781	ABOVEGROUND
198	FIRE FINAL

FIELD INSPECTION RECORD

Sonoma County Permit And Resource Management Department
2550 Ventura Avenue ❖ Santa Rosa, CA 95403 ❖ Telephone (707) 565-1900

OWNER **MASCARENAS ELIZABETH A**

PERMIT# **BLD15-4742** AREA **02**

JOB ADDRESS **5635 SWEETWATER SPRINGS RD FOR**

DATE ISSUED **Permit to Expire:**

CONTRACTOR

CONSTRUCTION INSPECTION CONTACT PERSON

DESCRIPTION OF WORK **TO COMPLETE BLD10-4069 FOR NEW SFD W/DECK**

AUTOMATED INSPECTION REQUEST SYSTEM
❖ 565-3551 ❖

Our automated inspection request system (for use with a touch tone phone) allows you to schedule next day inspections by calling between the hours of 6:00 a.m. to midnight. You must have your permit number, job address number and the inspection code listed below.

THIS JOB CARD MUST BE AVAILABLE AT TIME OF INSPECTION

Scantron CODE	INSPECTION TYPE
101	GRADING ROUGH
121	FIRE SAFE STANDARDS
103	FOUNDATION
	FORMS/SETBACK
	FOOTING
	WALLS
106	UFER GROUND
104	CAISSONS/PIERS
105	SLAB
107	U/G UTILITIES
110	MASONRY
109	RETAINING WALLS
113	FIREPLACE
	FOOTING
	HEARTH/PROTECTION
	THROAT
114	CHIMNEY
120	UNDERFLOOR/UNDERSLAB, ALL
115	HYDRONICS
116	U/F ELECTRICAL
117	U/F MECHANICAL
118	U/F PLUMBING
119	U/F FRAMING
139	U/F INSULATION
125	HOLD DOWNS
126	SHEAR WALLS
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127	DIAPHRAGMS
	ROOF NAILING
	FLOOR NAILING
134	SIDING/SHEATHING
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	STAIRS/SKIRTS
	RIDGE BOLTING
193	MANUFACTURED HOME COND. FINAL
	SWIMMING POOLS
197	VINYL/FIBERGLASS POOL EXCAVATION
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	FIRE DEPARTMENT
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	SANITATION
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170	TEMPORARY OCCUPANCY
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773	UNDERGROUND FLUSH
774	THRUST BLOCKS
775	PIPE WELD
776	HYDRANTS/APPLIANCES
777	PUMP ACCEPTANCE
778	WATER SUPPLY/TANK
779	ALARM SYSTEM
780	HOOD & DUCT SYSTEM
781	ABOVEGROUND
198	FIRE FINAL

Michelucci & Associates, Inc.
Geotechnical Consultants

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Richard Quarry
rich@michelucci.com

April 9, 2010
Job No. 07-SR765

Ms. Elizabeth Mascarenas
P.O. Box 1595
Healdsburg, CA 95448

Re: Geotechnical Investigation
Proposed Residence
5635 Sweetwater Springs Road
Healdsburg, California

Dear Ms. Mascarenas:

As authorized, we have completed a geotechnical study at the site of the proposed new residence that is to be constructed on your property located at 5635 Sweetwater Springs Road in Healdsburg, Sonoma County, California.

DESCRIPTION OF PROJECT

The roughly 70-acre parcel has been improved with a barn (the subject of which was discussed in our report dated February 5, 2007) and other features. Presently, it is proposed to construct a residence on a relatively level portion of the property northwest of the barn. The purpose of our study was to evaluate the soil and bedrock conditions in the building site area so that recommendations for foundations and other geotechnical items could be presented.

SCOPE OF SERVICES

Our study included:

1. Detailed site inspections by our geotechnical personnel including a site reconnaissance on March 30, 2010;

2. A review of our file for the previous project our firm completed in the site vicinity (the aforementioned barn);

3. The review of sheet A1, titled "*A New Residence for Beth & Mike Mascarenas*", prepared by Robert E Anderson Architect, AIA, dated December 21, 2007;

4. Discussions with Beth Mascarenas;

5. A review of available published geologic maps and literature;

6. The excavation of 4 exploratory test borings with hand augering and sampling equipment done in the area of the proposed new residence (excavated at the time of our 2007 barn study)

7. The performance of geotechnical engineering analysis utilizing the above items; and,

8. The preparation of this report.

FIELD INVESTIGATION AND LABORATORY TESTS

In order to evaluate the geotechnical engineering characteristics of the soil and bedrock layers which underlie the site, 4 borings were drilled at the approximate locations indicated on the attached Site Plan, Figure 1. The borings were drilled by our representative on February 1, 2007, with hand augering equipment and are numbered 5 through 8 on the Site Plan; Borings 1 through 4 were excavated in the area of the existing barn and were discussed in our February 5, 2007 report for the barn.

As the borings for the residence were excavated, logs of the materials encountered were prepared based upon an inspection of the recovered samples and auger cuttings. Brief descriptions of the soil layers encountered in Borings 5 through 8 are included on the attached Figure 1.

SITE AND SOIL CONDITIONS

The proposed home is to be located at the approximate location shown on the attached Site Plan, Figure 1. It appears that the building site was graded level many years ago, as an approximately 6- to 8-foot steep cut exists directly to the south of the proposed residence. It appears that only minor fills were scattered and that the building site is primarily located within an area of cut.

In order to evaluate the soil and bedrock conditions, we previously excavated four borings at the approximate location shown on Figure 1. In general, the borings encountered a very thin surface soil layer composed of dark brown to gray brown sandy silt to sandy silty clay. This layer, which contains some roots and rock fragments was underlain by dense, fractured shale bedrock. Shale was also exposed in the cutslope to the south of the proposed residence.

No groundwater was encountered in four shallow borings at the time of drilling. However the borings only extended to depths on the order 2 feet due to the dense nature of bedrock and thus, groundwater could be present at relatively shallow depths at the property. It should be noted that during our site inspection on March 30, 2010 there was some seepage occurring in the cutslope above the area of the proposed residence.

DISCUSSION

As part of our study, we reviewed a report by E.H. Boudreau for the site titled "*Geology and Groundwater Potential, Mascarenas Property, 5635 Sweetwater Springs Road, Healdsburg, California*" dated January 2006. The report indicated that the proposed building site area is underlain by Franciscan complex melange, including the shale that was observed in the cutslope.

CONCLUSIONS

In our opinion, the building site is suitable for the proposed residence. The dense fractured bedrock that was encountered in our borings and observed in the cut slope is more than capable of supporting building loads with negligible settlement. In addition, the surface soil at the site was judged to be low in expansion potential.

In our opinion, a spread footing type foundation system may be utilized for the building. The cut-slope above the building site appeared to be relatively stable, however, it should be anticipated that "piecemeal" raveling could occur in the future. In our opinion from a geotechnical viewpoint, the construction of a retaining wall is not a requirement, but if seepage and/or minor rock raveling becomes a nuisance in the future, it may be advantageous to construct a wall above the residence.

Specific recommendations follow.

RECOMMENDATIONS

The following recommendations are contingent upon our firm being retained to review the development plans and to observe the geotechnical aspects of construction.

A. Seismic Criteria Per 2007 CBC

As of January 1, 2008, the 2007 CBC is being utilized for projects in California. This new code is based upon the 2006 International Building Code.

It is our opinion that the subject site can be classified as Site Class "C" (a very dense soil and soft rock profile) for the purpose of structural engineering calculations as defined in Section 1613 of the 2007 CBC.

In accordance with Section 1613.5.1, mapped spectral response acceleration parameters "S_S" and "S_1" can be determined using the latitude and longitude coordinates of the site (in this case, latitude 38.5493 and longitude -122.9498). An "S_S" of 1.447 and an "S_1" of 0.600 can be used in the design. From Tables 1613.5.3(1) and 1613.5.3(2) of the 2007 CBC, Site Coefficients "Fa" and "Fv" of 1.0 and 1.3, respectively, can be used for an "S_S" value of 1.447, an "S_1" value of 0.600 and a Site Class of "C".

B. Grading

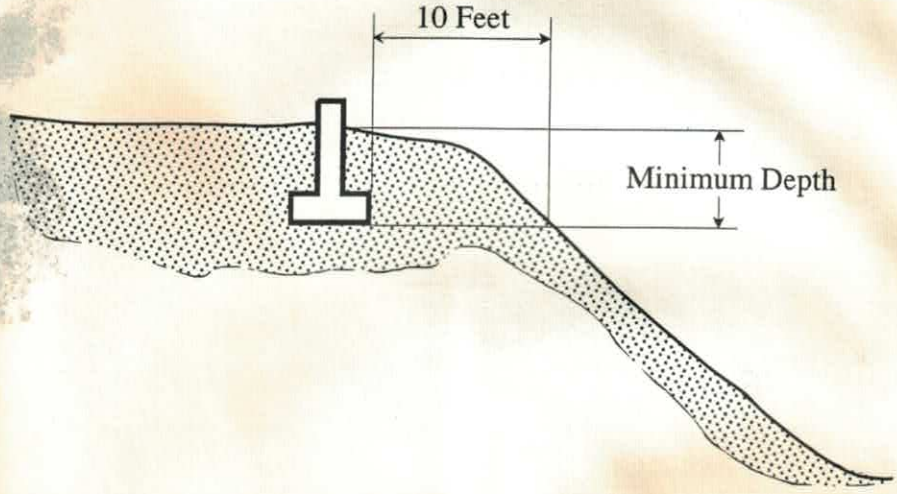
Any fills should be compacted onto level benches excavated into bedrock. A minimum degree of compaction of 90 percent, based upon ASTM D 1557 should be used for any fills. It is anticipated that significant grading will not be part of the project.

C. Foundations

In our opinion, the proposed structure may be constructed upon standard spread footings provided that they extend into the underlying strong bedrock.

Spread footings may be used if the footings extend to a minimum depth of 24 inches, 12 inches into bedrock or as illustrated by the "Rule of Ten" criteria presented below, whichever is deeper. The "Rule of Ten" takes into account the reduction in bearing capacity that shallow foundations experience when located on or near sloping terrain.

SPREAD FOOTING FOUNDATIONS



At the minimum depth the footings can be designed for an allowable bearing pressure of 2500 psf for dead plus live loads. This may be increased by 33 percent to account for all loads, including wind and seismic.

D. Retaining Walls

Retaining walls (if necessary in the future) should be constructed upon foundations designed in accordance with Section C above. All retaining walls should be designed to resist the active equivalent fluid pressures as tabulated on the following chart.

WALL BACKSLOPE INCLINATION (H:V)	EQUIVALENT FLUID PRESSURE (pcf)
Level	45
4h: 1v	50
3h: 1v	55
2h: 1v	60

When walls are to be rigidly restrained from rotation, a uniform surcharge pressure of 75 psf should be added to the design values. Interpolation can be used to determine pressures for intermediate inclinations.

Passive resistance can begin at the top of supporting material, as defined above, and can be taken as a value of 300 pcf. In areas where spread footings are appropriate, a friction factor of 0.35 can be incorporated into the design.

It is important that adequate subdrainage be constructed behind retaining walls. We have included a Typical Subdrain Detail on Figure 2. In addition, moisture proofing should be provided in areas where moisture migration through retaining walls would be undesirable.

E. Slab-On-Grade Construction

If slab-on-grade construction is used, the slabs should be reinforced with steel bars and cast upon firm natural soil, rock, or non-expansive engineered fill. It may be necessary to overexcavate 1 to 2 feet of soil from the building area and replace it as engineered fill compacted to a minimum degree of 95 percent, based upon ASTM D 1557, latest revision. It is recommended that some type of moisture retardant be provided beneath the slabs. We have included a commonly used treatment on the attached Figure 3.

F. Surface Drainage

We recommend that the site be fine-graded to direct water to flow away from the building foundations. As a general requirement, storm water should not be allowed to pond or flow in concentrated streams or channels on the site. Such ponding or flows and the resulting saturation can weaken the soils and perhaps cause some minor site erosion.

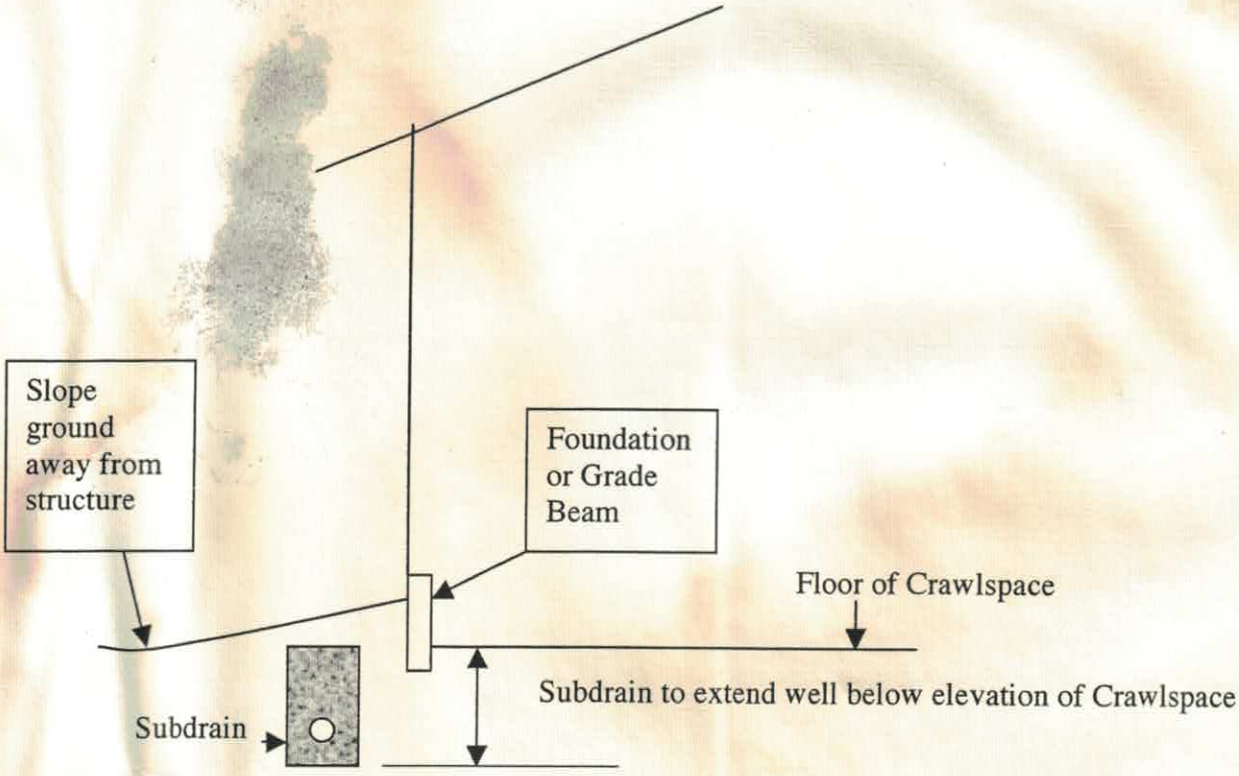
It is further recommended that all roof downspouts be led into tightline disposal pipes that deposit water well away from building foundations and into a suitable disposal area.

G. Subdrainage

As noted, subdrainage should be constructed behind retaining walls as illustrated on Figure 2.

In order to mitigate the potential for water to seep into the building "crawl areas", or to pond beneath slabs it is also recommended that a foundation drain be constructed along all sides of the structure as is illustrated below.

SUBDRAINS ALONG ALL SIDES OF RESIDENCE



The above subdrain should be constructed in accordance with the specifications for retaining wall subdrainage included on Figure 2.

H. Review of Plans and Construction Observations

It is recommended that all of the plans related to our recommendations be submitted to our office for review. The purpose of our review will be to verify that our recommendations are understood and reflected on the plans, and to allow us to provide supplemental recommendations, if necessary.

It is important that our firm be retained to provide observation and testing services during construction. Our observations and tests will allow us to verify that the materials encountered are consistent with those found during our study, and will allow us to provide supplemental, on-site recommendations, as necessary.

LIMITATIONS

The conclusions and opinions expressed in this report are based upon the exploratory borings that were drilled on the site, spaced as shown on the Site Plan, Figure 1. While in our opinion these borings adequately disclose the soil conditions across the site, the possibility exists that abnormalities or changes in the soil conditions, which were not discovered by this investigation, could occur between borings.

This study was not intended to disclose the locations of any existing utilities, septic tanks, leaching fields, hazardous wastes, or other buried structures. The contractor or other people should locate these items, if necessary.

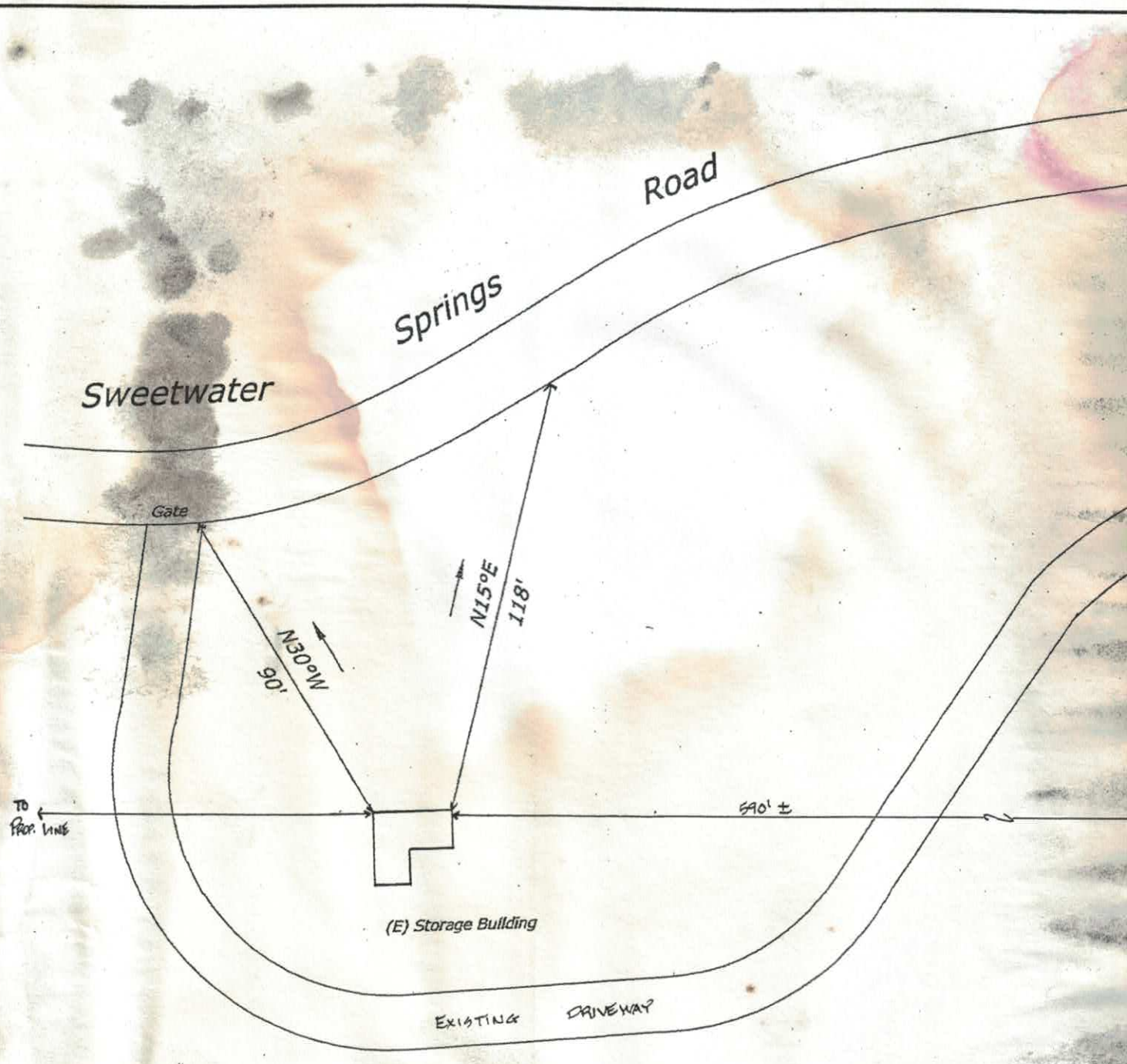
The passage of time may result in significant changes in technology, economic conditions, or site variations that could render this report inaccurate. Accordingly, neither Ms. Elizabeth Mascarenas nor any other party shall rely on the information or conclusions contained in this report after 12 months from its date of issuance without the express written consent of Michelucci & Associates, Inc. Reliance on this report after such period of time shall be at the user's sole risk. Should Michelucci & Associates, Inc. be required to review the report after 12 months from its date of issuance, Michelucci & Associates, Inc. shall be entitled to additional compensation at then-existing rates or such other terms as may be agreed upon between Michelucci & Associates, Inc. and Ms. Elizabeth Mascarenas.

This report was prepared to provide engineering opinions and recommendations only. It should not be construed to be any type of guarantee or insurance.

We are pleased to have been of service to you on this project. Please contact us if you have any questions.

Very truly yours,
MICHELUCCI & ASSOCIATES, INC.

Joseph Michelucci
Geotechnical Engineer #593
(Expires 3/31/11)


Sweetwater Springs Road
Gate
N30°W
90'
N15°E
118'
TO PROP. LINE
590' ±
(E) Storage Building
EXISTING DRIVEWAY

SITE PLAN*

5635 Sweetwater Springs Road
Healdsburg, California

Scale: 1"=40'	Approved: J. M.	Prepared By: J.
Date: 4-9-10		Revised:

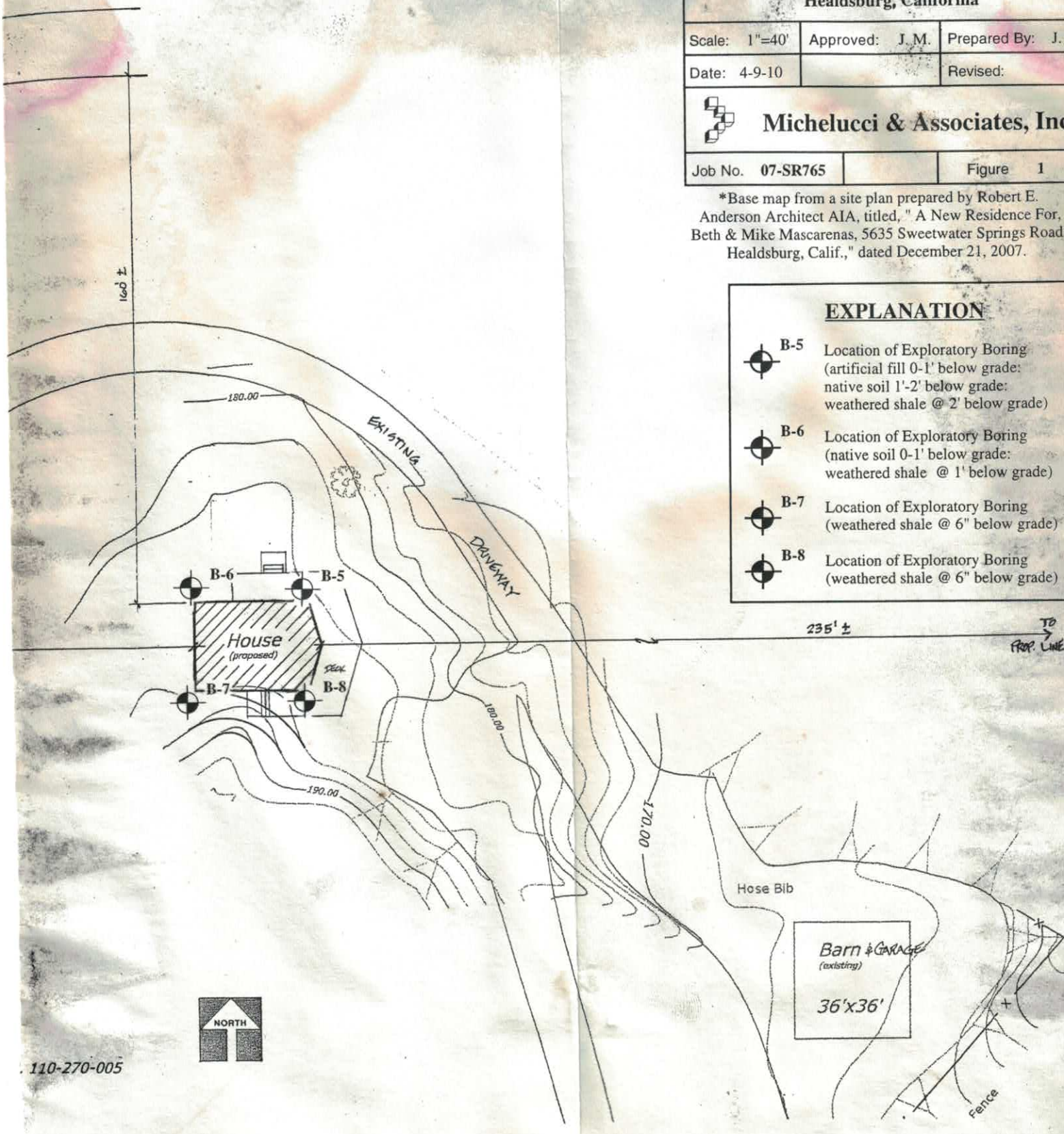
Michelucci & Associates, Inc

Job No. 07-SR765		Figure 1

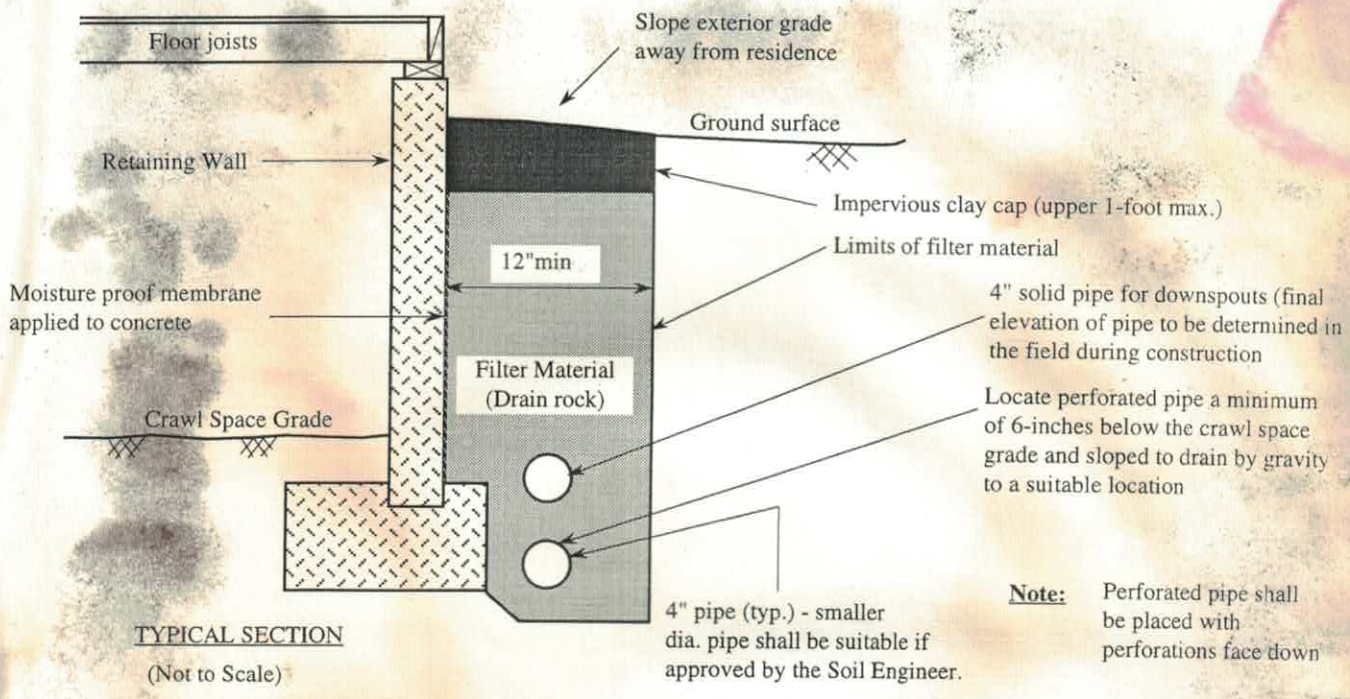
*Base map from a site plan prepared by Robert E. Anderson Architect AIA, titled, " A New Residence For, Beth & Mike Mascarenas, 5635 Sweetwater Springs Road Healdsburg, Calif.," dated December 21, 2007.

EXPLANATION

- **B-5** Location of Exploratory Boring (artificial fill 0-1' below grade: native soil 1'-2' below grade: weathered shale @ 2' below grade)
- **B-6** Location of Exploratory Boring (native soil 0-1' below grade: weathered shale @ 1' below grade)
- **B-7** Location of Exploratory Boring (weathered shale @ 6" below grade)
- **B-8** Location of Exploratory Boring (weathered shale @ 6" below grade)



SPECIFICATIONS FOR SUBDRAINS ALONG FOOTINGS



TYPICAL SECTION

(Not to Scale)

Subdrain pipe shall be manufactured in accordance with the following requirements:

a. Acrylonitrile-butadiene-styrene (ABS) plastic pipe shall conform to the specifications for ABS plastic pipe given in ASTM Designation D2282 and ASTM Designation D2751. ABS pipe shall have a minimum pipe stiffness of 45 psi at 5% deflection when measured in accordance with ASTM Method D2412.

b. Polyvinyl chloride (PVC) pipe shall conform to AASHTO Designation M278. PVC pipe shall have a minimum pipe stiffness of 50 psi at 5% deflection when measured in accordance with ASTM Method D2412 except that pipe conforming to F758 shall be suitable. Schedule 40 PVC pipe shall be suitable. SDR-35 PVC pipe conforming to ASTM D3034 shall be suitable when the thickness of pipe cover does not exceed 12 feet.

Filter material for use in backfilling trenches around and over subdrain pipes and behind retaining walls shall consist of clean coarse sand and gravel or crushed stone conforming to the following requirements:

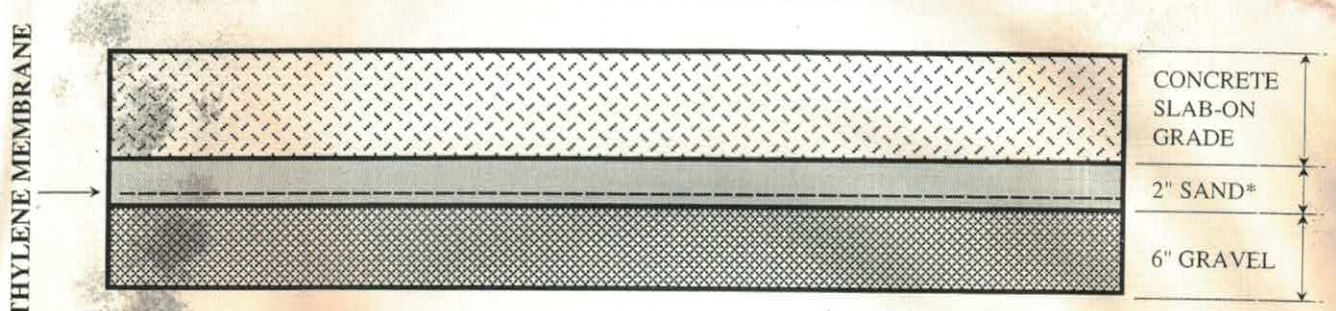
Sieve Size	% Passing Sieve
2"	100
3/4"	70 to 100
3/8"	40 to 100
#4	25 to 50
#8	15 to 45
#30	5 to 25
#50	0 to 20
#200	0 to 3

a. Class 2 " Permeable Material" conforming to the State of California Department of Transportation Standard Specifications, latest edition, Section 68-1.025 shall be suitable.

b. Clean, coarse gravel ("drain rock") shall also be suitable, provided that it is wrapped in an acceptable geotextile ("filter fabric") such as Mirafi 140 N.

MOISTURE RETARDANT BENEATH CONCRETE SLABS

TYPICAL SECTION



* or pea gravel

A. MATERIALS

The mineral aggregate for use under floor slabs shall consist of clean rounded gravel and sand. The aggregate shall be free from clay, organic matter, loam, volcanic tuff, and other deleterious substances.

B. GRADATIONAL REQUIREMENTS

The mineral aggregate shall consist of such sizes that the percentage composition by dry weight as determined by laboratory sieve (U.S. Series) will conform to the following gradation:

	Percentage Passing	
Sieve Size	**Gravel**	**Sand**
1"	**100**	
3/4"	**90-100**	
No. 4	**0-5**	**100**
No. 50		**0-30**

NOTES:

1. The polyethylene membrane should be adequately thick so that it will not be easily damaged during construction. It should be adequately detailed so that there are little or no openings around plumbing at conduit points and near foundations. The membrane should be adequately lapped and sealed at any seams.

2. The sand covering is not a part of the moisture retardant treatment. It is a normally used optional component that gives some protection to the membrane and also aids in curing the concrete. Pea gravel may be used as a substitute for sand.

3. The final moisture retardant detail is to be determined by the project architect.