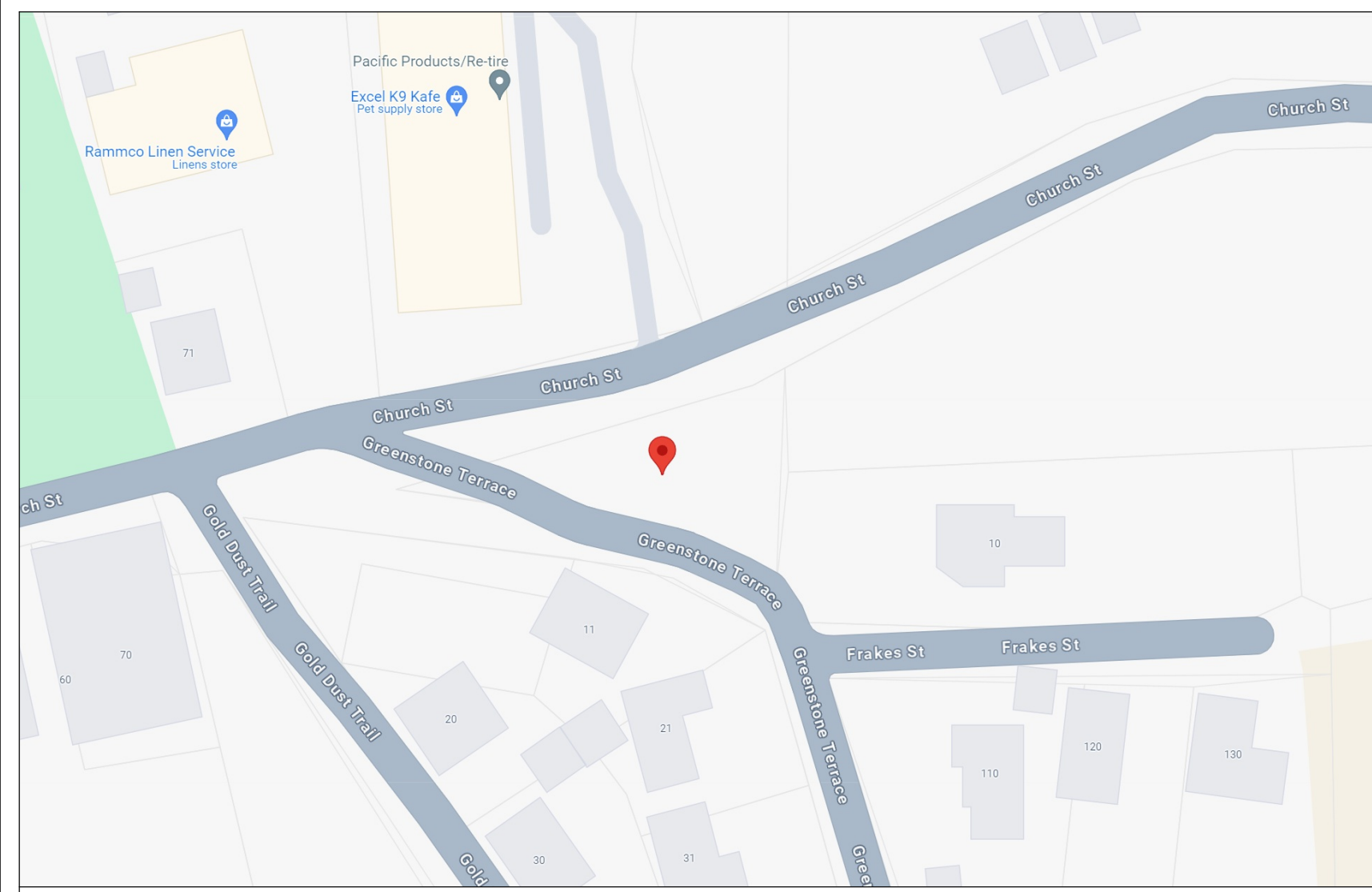


# Wolcott - Two Story



Vicinity Map



## Project Information

Owner:  
Ken and Jodi Wolcott  
PO Box 746  
Sutter Creek, CA 95665

General Contractor:

Building Site:  
8 Greenstone Terrace  
Sutter Creek, CA 95665

APN#018-019-027

Elevation: 1220ft

Scope of Project:

New Construction, SFR

Residence 2417 Sq. Ft.  
Covered Porch 288 Sq. Ft.  
Garage 481 Sq. Ft.

Lot Coverage -  
52' x 31' - 1612 Sq. Ft. SFR  
19' x 24' - 456 Sq. Ft. Garage  
2,068 Sq. Ft. - Total Coverage  
9,158 Sq. Ft. - Total Lot Sq. Ft.  
2,068/9,148 = 23% Lot Coverage

Design Criteria:

R-3 SFR, Garage U-Occupancy  
Building Type V-B

Two Story

Raised Foundation

Sprinklers to be installed - Deferred submittal

Solar System to be installed - Deferred submittal

Soil 1500 psf allowable bearing

Snow Load 20 psf

Seismic Design Category C, per GRC Table R301.2.2.1.1

Wind - 110 MPH Exposure B

Concrete 28 day compressive strength = 2500 psi min.

Roof Live Load 20 psf

Floor Live Load 40 psf

Continuously Sheathed Wood Structural Panel (exterior) & GB (interior)

All exterior walls 2x6 for conditioned space

All material for use in this project shall be DF#2 & better

Posts & Beams shall be DF#2 & better

Codes For The Project Are:

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS

2022 CALIFORNIA FIRE CODE

Sheet #	Title
A1	Wolcott - Two Story
A2	Site Plan
A3	Exterior Elevations
A4	1st Floor Plan
A5	2nd Floor Plan

Date	Revised By	Revision Title	Description

Building Site:  
8 Greenstone Terrace  
Sutter Creek, CA 95665  
APN# 018-019-027

Owner:  
Ken & Jodi Wolcott  
PO Box 746  
Sutter Creek, CA 95665

Engineer of Record

Drawings By: Matthew Duffett  
*Matthew Duffett*  
3267 Crowell Lane  
Valley Springs, CA 95252  
209-712-6722  
matthew@duffettdrafting.com



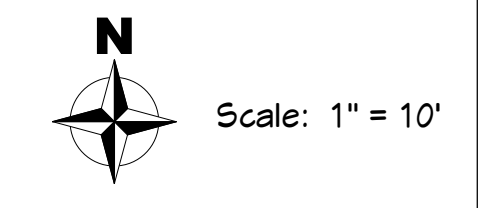
DATE  
9/7/24

SCALE

SHEET  
A1



# Site Plan



KEY	
	DESCRIPTION
	Proposed 3' tall picket fence
	Existing tree
	Proposed ground cover - poppies
	Proposed full-sun tolerant plants*
	6' fence
	Microclover
	Gravel path

\*i.e. sedum, russian sage, lavender, rudbeckia, veronica, roses, rosemary, nasturtium, oregano, thyme

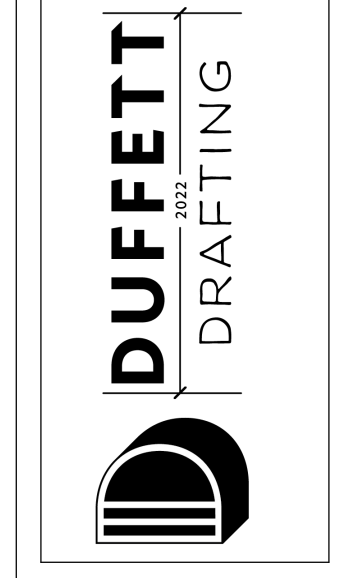
- Erosion & SWPPP Control Measures
- 1.) Protect all areas reserved for vegetation or preservation.
  - 2.) Stockpile all soil. Preserve native soil onsite where allous and protect from run-on or run-off.
  - 3.) Protect construction materials from run-on or run-off at the end of every work day and during precipitation events.
  - 4.) Provide a designated waste disposal area. Clearly identify separate waste areas onsite. Protect against run-on or run-off.
  - 5.) Provide perimeter controls on the downhill boundaries of the site such as sediment filter logs or silt fences.
  - 6.) Provide inlet sediment controls such as sand or rock bags, where required. Remove accumulated sediment at halfway point of control.
  - 7.) Provide a designated washout area. Washout areas shall be contained. Never wash into storm drains or streams.

Date	Revised By	Revision Table Description

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APN# 018-019-027

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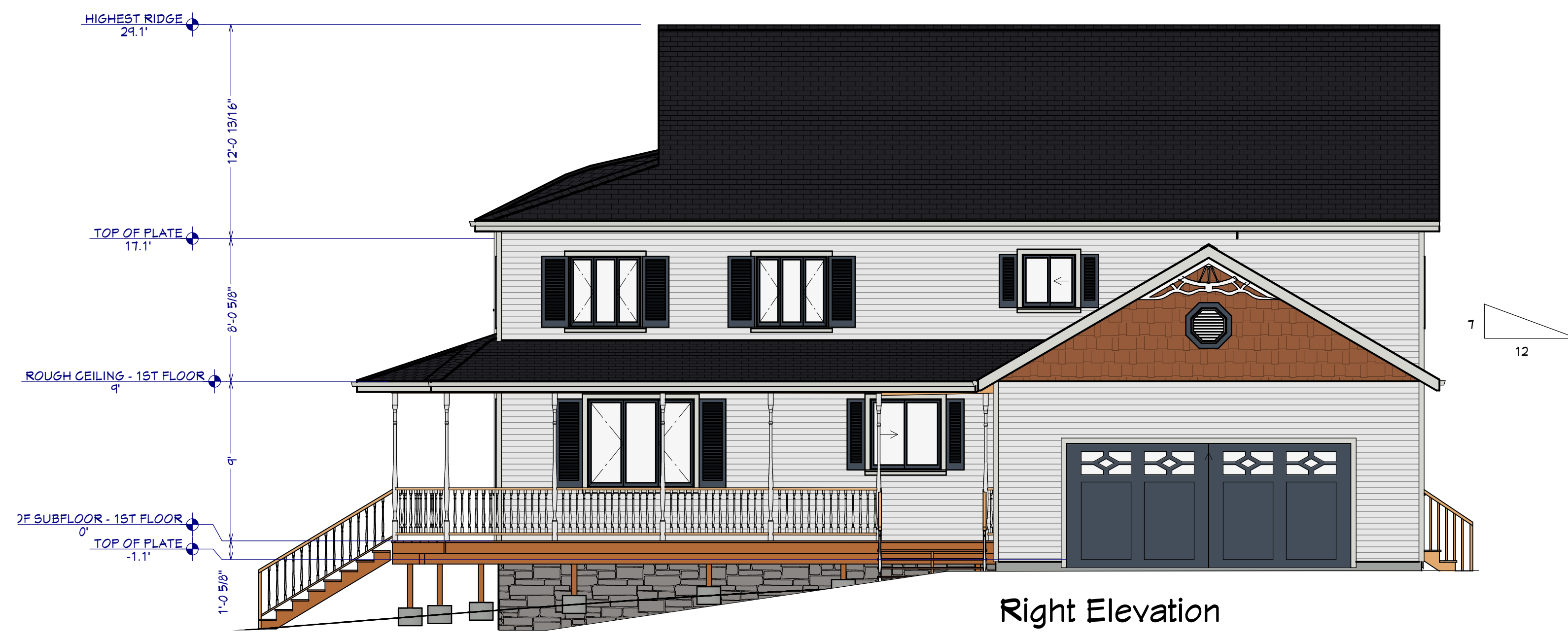


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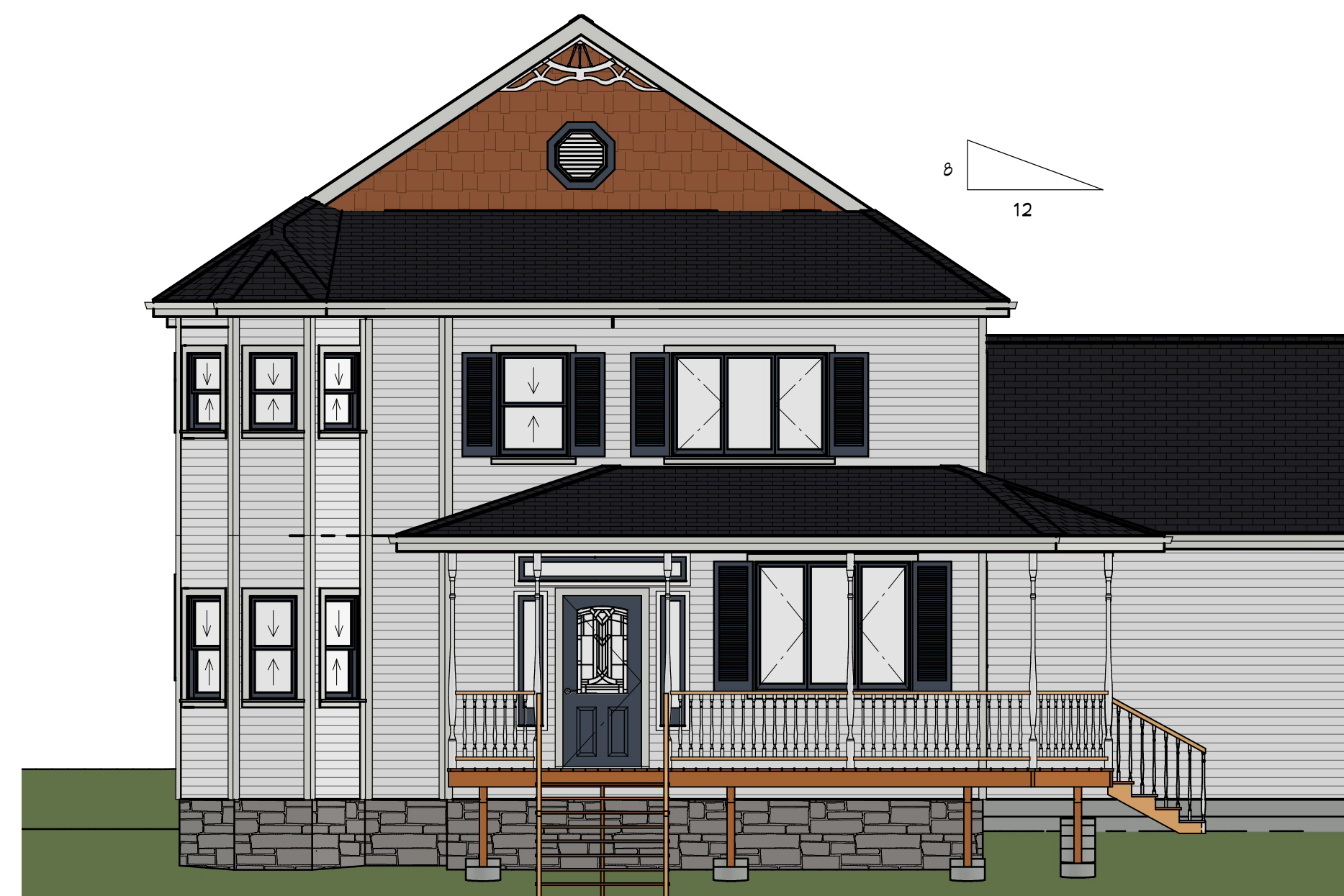
SCALE  
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SHEET  
A2

# Exterior Elevations



Right Elevation



Front Elevation



Back Elevation



Left Elevation

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Engineer of Record

Drawings by: Matthew Duffett  
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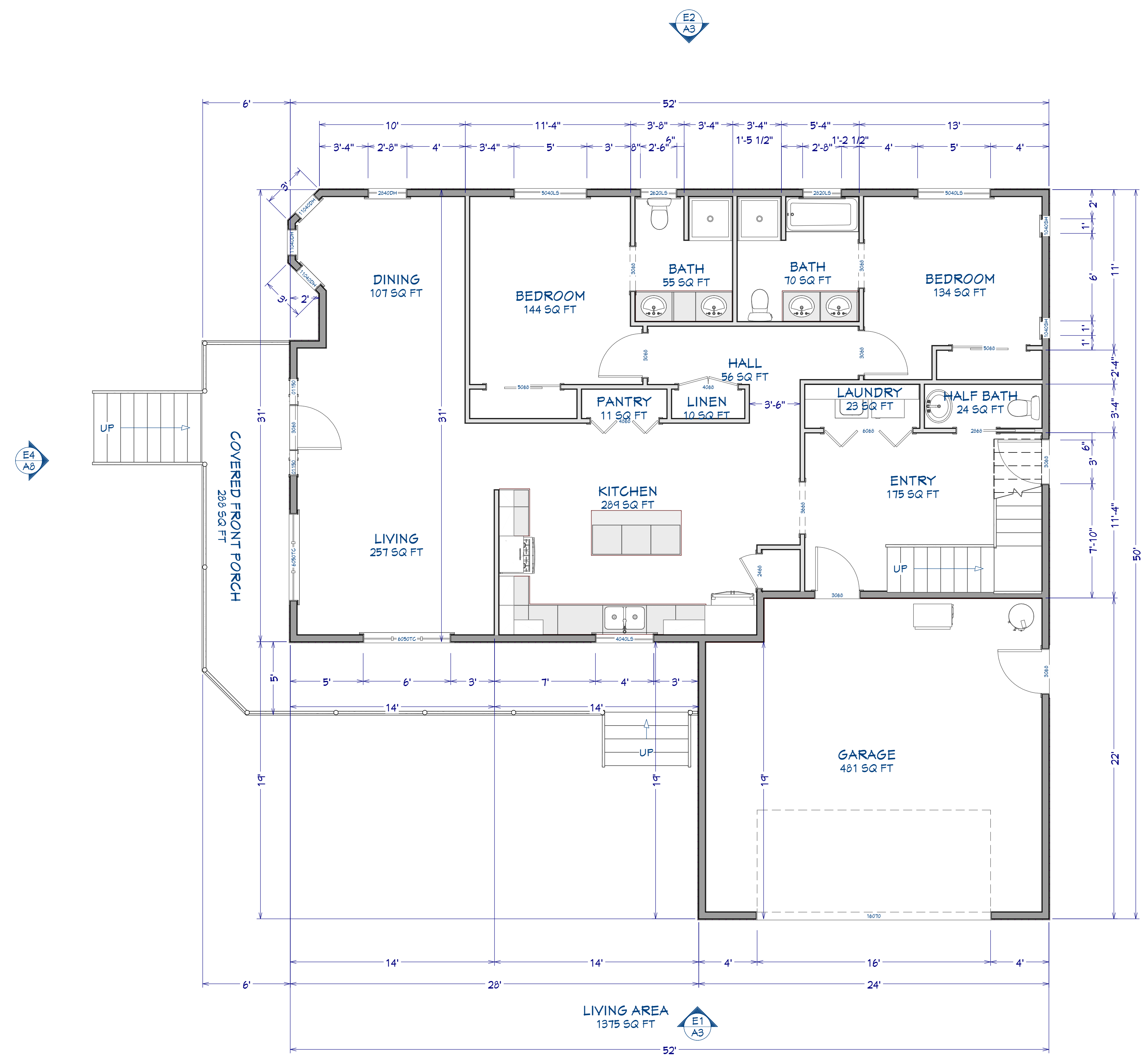
SCALE  
3/16" = 1'

SHEET  
A3

# 1st Floor Plan

Related specifications: Sheet S8, column C

Living Area  
Sq. Ft.



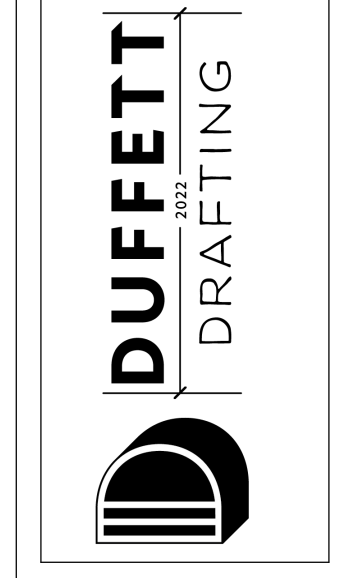
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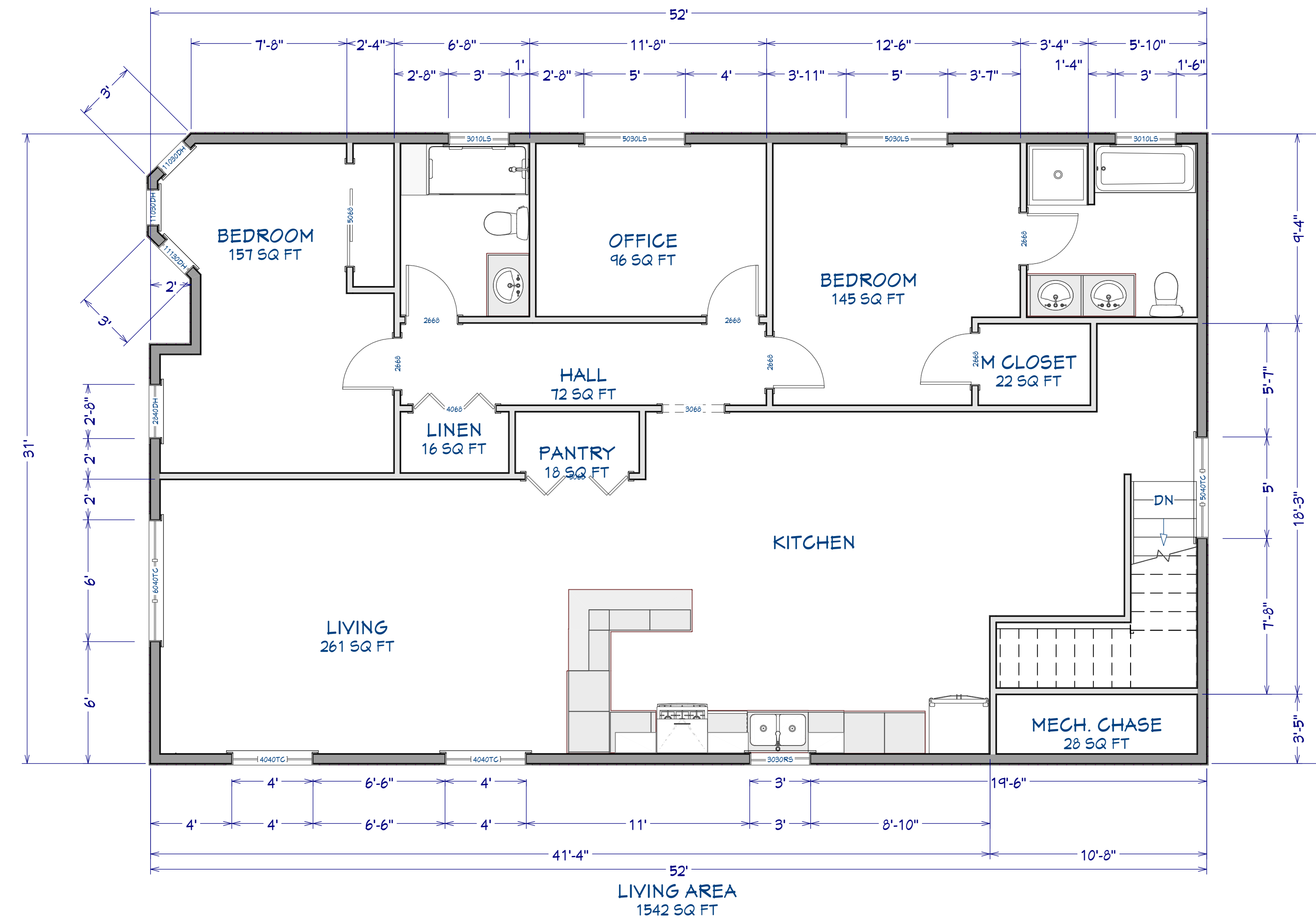
SCALE  
1/4" = 1'

SHEET  
A4

Note:  
Top plate laps shall be nailed with no less than 8-16d nails on each side of each break in the top plate. Minimum 24" lap splice length each side of end joint - typical U.N.O.  
  
Garage shall be separated from the dwelling, storage room, and attic areas by means of a minimum 1/2" gypsum board applied to the garage side.  
  
Plate Line @ 9'

# 2nd Floor Plan

Related specifications: Sheet S8, column C



**Note:**  
 Top plate laps shall be nailed with no less than 8-16d nails on each side of each break in the top plate. Minimum 24" lap splice length each side of end joint - typical U.N.O.

Garage shall be separated from the dwelling, storage room, and attic areas by means of a minimum 1/2" gypsum board applied to the garage side.

Plate Line @ 8'

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DATE  
 9/7/24

SCALE  
 1/4" = 1'

SHEET  
 A5