



VICINITY MAP

BUILDING ADDRESS 110 GOLD DUST TRAIL
SUTTER CREEK, CA 95685

OWNERS: MARILYN OLMA
(OWNER'S ADDRESS) 14400 SHAKE RIDGE ROAD
SUTTER CREEK, CA 95685

ZONE: C-2

APN: 018-270-008

CONSTRUCTION TYPE: VB **OCCUPANCY:** R-3

NUMBER OF STORIES: 1 **OVERALL HEIGHT:** 12'-0"

SEISMIC DESIGN CATEGORY: D **RISK CATEGORY:** II

ULTIMATE DESIGN WIND SPEED: 110 MPH **EXPOSURE:** C

FLOOR AREA 828 SQFT (N)SFR
LOT AREA: 1.03 ACRES
1.9% LOT COVERAGE
SPRINKLERS REQUIRED

SOIL CLASS "D"	
SEISMIC IMPORTANCE FACTOR #1	36.294451 N, 119.342293 W
SITE CLASS D - "STIFF SOIL"	RISK CATEGORY III/III
$S_{D1} = 0.624g$ $S_{D2} = 0.811g$ $S_{D3} = 0.541g$	$S_1 = 0.256g$ $S_{M1} = 0.483g$ $S_{M2} = 0.322g$
$F_a = 0.84$ $F_v = 0.483$	

PROJECT INFORMATION

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE C.B.C. AND RESIDENTIAL CODE AS AMENDED BY LOCAL BUILDING AUTHORITIES.
- CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CHECK ALL DIMENSIONS SHOWN ON THESE PLANS AGAINST CONDITIONS IN THE FIELD. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR MAY MAKE ADJUSTMENTS TO THE PLACEMENT OF THE BUILDING AS NECESSARY SO LONG AS ALL MINIMUM SETBACKS ARE OBSERVED.
- LOT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10 FEET OF THE BUILDING (CRC R401.3)
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE AT A MINIMUM OF 2% AWAY FROM BUILDING.
- ON-SITE RETENTION OF WATER AND DRAINAGE OF WATER ACROSS OR ON TO ANY ADJACENT PROPERTY IS NOT ALLOWED. MAINTAIN A .5% SLOPE FROM REAR OF PROPERTY TO FRONT.
- PROVIDE ILLUMINATED STREET ADDRESS NUMERALS AT LEAST 4" HIGH W/ 1/2" STROKE ON CONTRASTING BACKGROUND, CLEARLY VISIBLE FROM THE STREET.
- FINISHED FLOOR ELEVATION TO BE ABOVE THE CROWN OF THE STREET. CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE BUILDING DEPT FOR REVIEW AND APPROVAL.

THE SOIL BEARING CAPACITY PER CRC TABLE R401.4.1 IS 1500 PSF
CONCRETE DESIGN STRENGTH PER CRC TABLE R402.2 IS 2500 PSF
MATERIAL DEAD LOADS PER CRC R301.2.2.1 IS 15 PSF ROOF 10 PSF FLOOR
MATERIAL LIVE LOADS PER TABLE R301.5 IS 40 PSF
WALL BRACING ADJ. FACTOR PER TABLE R602.10.3 IS 1

SITE NOTES

ALL WORK SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CA GREEN BUILDING STANDARDS, CA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, RESIDENTIAL CODE, TITLE 24 AND ALL STATE AND LOCAL CODES.

THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB SITE, AND SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND/OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.

ROLE OF THE DRAFTSMAN:

- THE DRAFTSMAN WAS RETAINED BY THE OWNER:
 - TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND TO SECURE APPROVAL FOR ISSUING REQUIRED GENERAL BUILDING PERMIT.
 - TO PROVIDE ADDITIONAL CONSULTING SERVICES WHEN AND IF SO REQUIRED BY THE OWNER DURING THE CONSTRUCTION PHASE.
- THE DRAFTSMAN WILL NOT PARTICIPATE IN OTHER CONSTRUCTION PHASE ACTIVITIES EXCEPT AS MAY BE REQUIRED BY LOCAL JURISDICTION.
- THE DRAFTSMAN WILL ACCEPT NO FINANCIAL RESPONSIBILITY ARISING FROM ERRORS OR OMISSIONS CONTAINED IN THESE OR OTHER DOCUMENTS PREPARED BY THE DRAFTSMAN. THE BUILDING CONTRACTOR MUST REVIEW ALL DOCUMENTS FOR ERRORS PRIOR TO ACCEPTANCE OF DOCUMENTS.

GENERAL NOTES

Revisions

PreFab Innovations
559.582.3871

Viviana Pantoja

ADDRESS: 340 West 8th Street
Hanford, CA 93230
Viviana Pantoja
www.PreFabInnovations.com
VPantoja@cpnreda.com

A PREFABRICATED UNIT FOR
MARILYN OLMA
110 GOLD DUST TRAIL
SUTTER CREEK, CA 95685
MOLMA2000@GMAIL.COM

Date
18 JUNE 2025
Scale
1/16" = 1' U.O.N.

SHEET NUMBER

SITE

