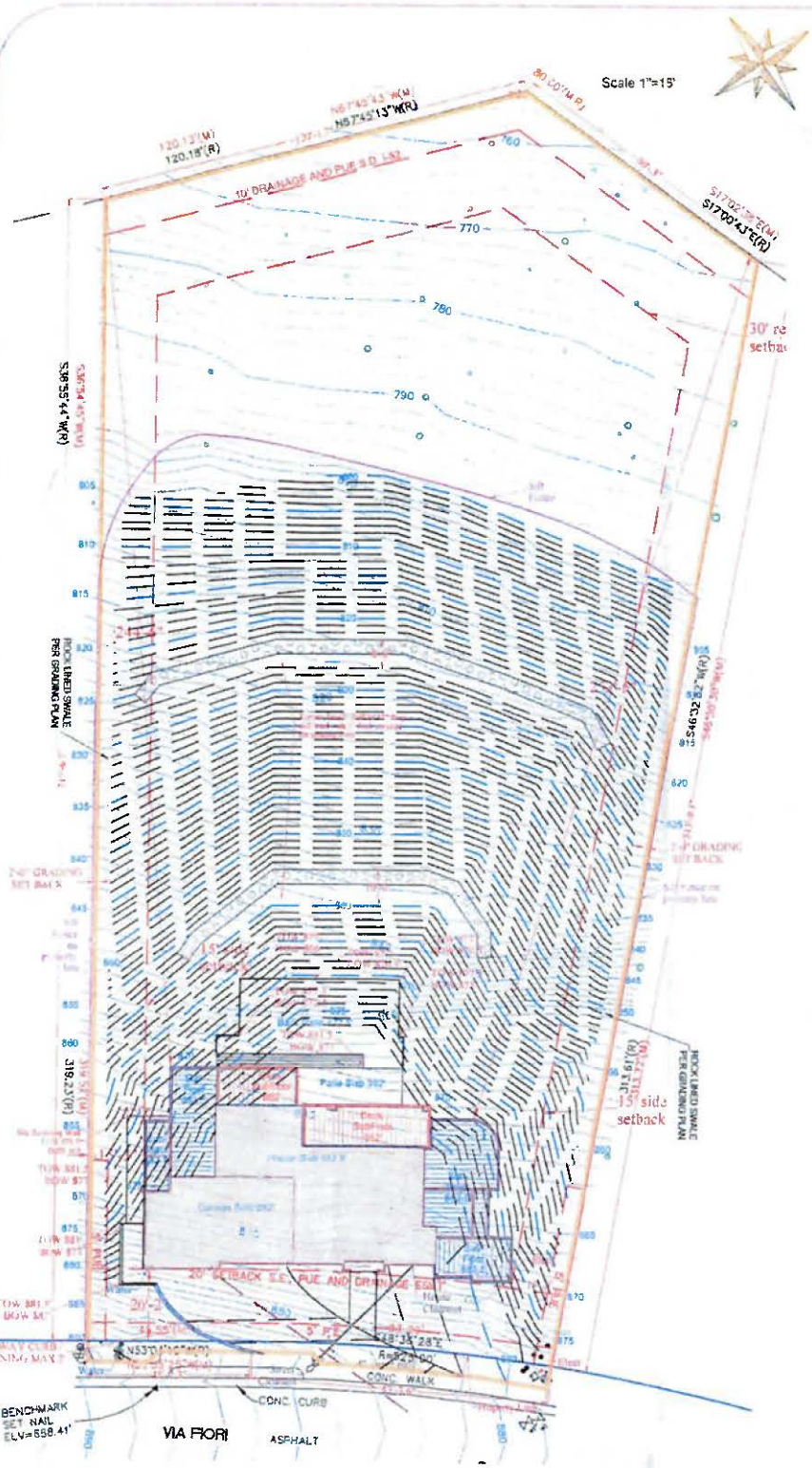

APPROVED
EL DORADO COUNTY
ZONING ADMINISTRATOR

DATE November 20, 2024

BY Evan Mattes/dre
ZONING ADMINISTRATOR
ADM24-0052

ADM24-0052/Kabir Front Setback Reduction
Site Plan
Exhibit F

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BUILDING INFORMATION

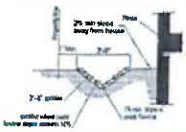
OCCUPANCY: R-3/U
CODE: 2022 CALIFORNIA RESIDENTIAL, PLUMBING, ELECTRICAL, MECHANICAL, GREEN CODE, Amendments Only, and 2022 NEC in effect Jurisdiction
BUILDING AREA: NET FLOOR 3,241 SQ. FT; PROJECTED PLAN 3,328 SQ. FT; TOTAL LIVING AREA 4,569 SQ. FT; GARAGE 999 SQ. FT; DECKS 736 SQ. FT; PORCHES 886 SQ. FT
LOT Area: 35 ACRES SQ. FT
LOT DIMENSIONS: 10.01% 4,119 SQ. FT
GRADING SLOPE: 2:1
BUILDING TYPE: V-B
DESIGN LOADS: ROOF 30 psf; FLOOR 40 psf LIVE; STAIR 40 psf; DECK 60 psf
SOIL PARAMETERS: BASED ON SOILS REPORT: -ALLOWABLE PRESSURE 2000 psf; -ALLOWABLE LATERAL PRESSURE 150 psf; -SOIL ACTIVE PRESSURE = 30 psf; -SOIL PASSIVE PRESSURE = 90 psf
LATERAL DESIGN: WIND: BASIC WIND SPEED 90 MPH; WIND IMPORTANCE FACTOR = I = 1.0; WIND EXPOSURE = C; INTERNAL PRESSURE COEFF. = N/A; Lw/Bw = 1; KZT = 1; I = 1; Pn(h) = Simplified Design; SEISMIC: SDC=D; SDS=.4; SD1=.2; Ss= .9; S1= .3
MATERIAL STRESS CRITERIA: STEEL REINFORCING = 60; CONCRETE f'c = 2500 PSI @ 28 DAYS; WOOD F = 1500; CONCRETE BLOCK SHEAR = 85; GROUT FILLED BLOCK f'm = 1500; ROOF LL = 30 psf; ATTIC LL = 20 psf; FLOOR LL = 40 psf; DECK LL = 60 psf; GROUTED = N/A

SITE INFORMATION

JURISDICTION: EL DORADO COUNTY
ZONING: R-1M
FIRE DISTRICT: EL DORADO FIRE DISTRICT
WATER: EL DORADO IRRIGATION DISTRICT
SEWAGE DISPOSAL: EL DORADO IRRIGATION DISTRICT

*Notes:
A 36" min. pathway to all exterior doors and emergency escape or rescue windows shall be provided and a min. 24" clearance at obstructions along the pathway such as walkways, ind. HVAC units, accessory bldgs. and structures, trees, large plants and shrubs.
Where walls and/or fencing are located across pathways, an approved access gate shall be provided.
A min. 4" sewer line is required.
Piping to meet community guidelines.
Bond metallic gas pipe and water pipes on the service ground per CEC article 250-90(a)(c).
An approved pressure regulator preceeded by a strainer shall be installed and the pressure reduced to 30 psi or less. The pressure regulator and strainer shall be mounted so it is readily accessible for cleaning without removing the regulator or strainer body and shall be equipped with a tree-sighted drain piped to daylight.
Any water system containing a backflow preventer, pressure regulator or other any other device that prevents dissipation of building pressure back into the water main shall be provided with an approved, listed, and adequately sized expansion tank or other approved device to control thermal expansion.
Prior to issuance of a building permit, all proposed improvements, grading and retaining walls shall be permitted and completed.
Provide certification letter by a civil engineer at time of foundation inspection. Letter shall be dated after issuance of permit and certify that the pad and footing excavations are ready to receive improvements.*

DRAINAGE SWALE DETAIL (typ.)



Straw Wattles for erosion control during construction period

AS GROUND IS DISTURBED A LAYER OF HAY SHALL BE DISPLACED AS A MEASURE OF EROSION CONTROL ON NEWLY EXPOSED DIRT

MULTIPLE GRAVEL BAGS TO BE UTILIZED AT STREET DRAIN LOCATIONS BELOW PROPERTY, AND ALL OTHER EROSION CONTROL MEASURES AS PRESCRIBED BY CITY AND STATE REQUIREMENTS

SILT FENCE LOCATION

*Fire Notes:

1. Free (5) feet of the combustible material requirement around the structure

2. Accessory structures located within the reduced fire setback zone after El Dorado County permit # 242238 and all successor permits on this parcel shall comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 710A.

3. Eaves shall comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 705A. Model FV2011 Fire Plug Eave Vent shall: a 2" mesh with corrosion resistant composition of gauge, hot dipped galvanized steel with a 1/16" mesh size on the back side

4. Exterior windows, skylights, and glazed doors on the reduced fire setback zone side of the structure shall comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 708A.

5. Exterior walls shall be constructed with ignition-resistant building materials such as stucco, fiber-cement wall siding, fire-resistant treated wood, or other approved materials and comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 707A.

7. Ember and flame-resistant vents (FRJ) vents shall be installed in accordance with ASTM 2895 and California Code of Regulations Title 24, Part 2, Chapter 7A, Section 706A. Dormer Vents shall be Half Round Dormer Vent VDHR12SA 12" x 24"
Foundation Vents shall be Models FV2011 (14"x6") and FV2021 (16"x8").

8. Non-combustible block walls or fire-resistant fences within 10 feet of a structure.

9. Construction Type, Materials and Construction Methods for Exterior Wildfire Exposure, Chapter 7A (SFM) of the California Building Code, apply to all new buildings located in any Fire Hazard Severity Zone or are Wildland-Urban interface as specified and required in Section 701A - 710A.

10. Residential Fire Sprinklers are required to be installed and inspected in compliance with the El Dorado Hills Fire Department Standard #8. Residential Fire Sprinkler Submission shall be submitted twice daily from the building plans including application, trench detail, site plan and manufacturer cut sheets for all components of the system. Please visit www.edhfire.com for more information, to submit plans, and schedule all required inspections.

11. The parcel shall comply with the El Dorado County Vegetation Management Ordinance 5101 for vegetation clearances annually and maintained throughout each year to perpetuity.

SHEET CONTENTS & SITE PLAN
PAGE A1.0

Kabir Residence
Site Plan and Contents
2626 Via Fiori Ct.
El Dorado Hills, Ca.
APN# 120-650-020

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