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BUILDING INFORMATION

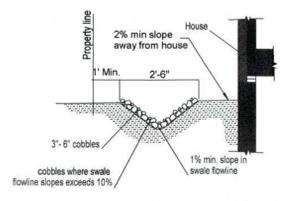
OCCUPANCY CODE	R-3/U	2022 CALIFORNIA RESIDENTIAL BUILDING, PLUMBING, ELECTRICAL MECHANICAL, FIRE CODES, SPEC. AND GREEN CODE AND 2022 TITLE 24 ENERGY CODES
BUILDING AREA	1ST FLOOR 3,041 SQ. FT. 2ND FLOOR PLAN 1,539 SQ. FT. TOTAL LIVING AREA 4,580 SQ. FT. GARAGE 990 SQ. FT. DECKS 788 SQ. FT. PORCHES 890 SQ. FT.	
LOT # and SIZE	20	52,401 SQ. FT. 10.01% 4,713 SQ. FT.
GRADING SLOPE		2:1
BUILDING TYPE	V-B	
DESIGN LOADS:	ROOF 20 psf FLOOR 40 psf LIVE STAIR 40 psf DECK 60 psf	
SOIL PARAMETERS	BASED ON SOILS REPORT: -BEARING PRESSURE = 2500 psf -ALLOWABLE LATERAL PRESSURE 150 psf -SOIL ACTIVE PRESSURE = 50 psf -SOIL PASSIVE PRESSURE = 60 psf	
LATERAL DESIGN	WIND: BASIC WIND SPEED - 90 MPH WIND IMPORTANCE FACTOR - I = 1.0 WIND EXPOSURE - C INTERNAL PRESSURE COEFF. - N/A	LAMDA = 1 KZT = 1 I = 1 Ps30 - Simplified Design
MATERIAL STRESS GRADES:	STEEL REINFORCING gr 60 CONCRETE 2800 PSI @ 28 DAYS WOOD D.F. #2 MIN. CONCRETE BLOCKS: GRADE N GROUT: FLOWABLE MIN 2,000 PSI	ROOF LL = 20 psf ATTIC LL = 10 psf FLOOR LL = 40 psf DECK LL = 60 psf SNOW WAD = N/A
SEISMIC:	SDC=D SD=423 I=1 R=6.5 Cs=0.77	

SITE INFORMATION

JURISDICTION	EL DORADO COUNTY
ZONING	R1-M
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 access walkway, incl. HVAC units, accessory bldgs. and structures, trees, large plants and shrubs. Where walls and/or fencing are installed across pathways, an approved access gate shall be installed.
 A min. 4" sewer line to residence is required.
 Fencing to meet community guidelines.
 Bond metallic gas pipe and water pipes to the service ground per CEC article 250-90(a&b). An approved pressure regulator preceded by a strainer shall be installed and the pressure reduced to 80 psi or less. The pressure regulator and strainer shall be located so it is readily accessible for cleaning without removing the regulator or strainer body and shall be equipped with a bore-sighted drain sloped 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 encroachment, grading and retaining walls shall be permitted and completed.
 Provide certification letter from soil 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.
 The ground immediately adjacent to the new foundation shall be sloped away from building at a slope of not less than 6" (5 percent slope) in the first 10 feet measured perpendicular to the face of the wall. Impervious surfaces within 10 feet of building shall be sloped a minimum of 2 percent away from building, R.401.3
 A photovoltaic system shall be installed prior to final inspection.
 Provide certification letter from project engineer/soil 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.)



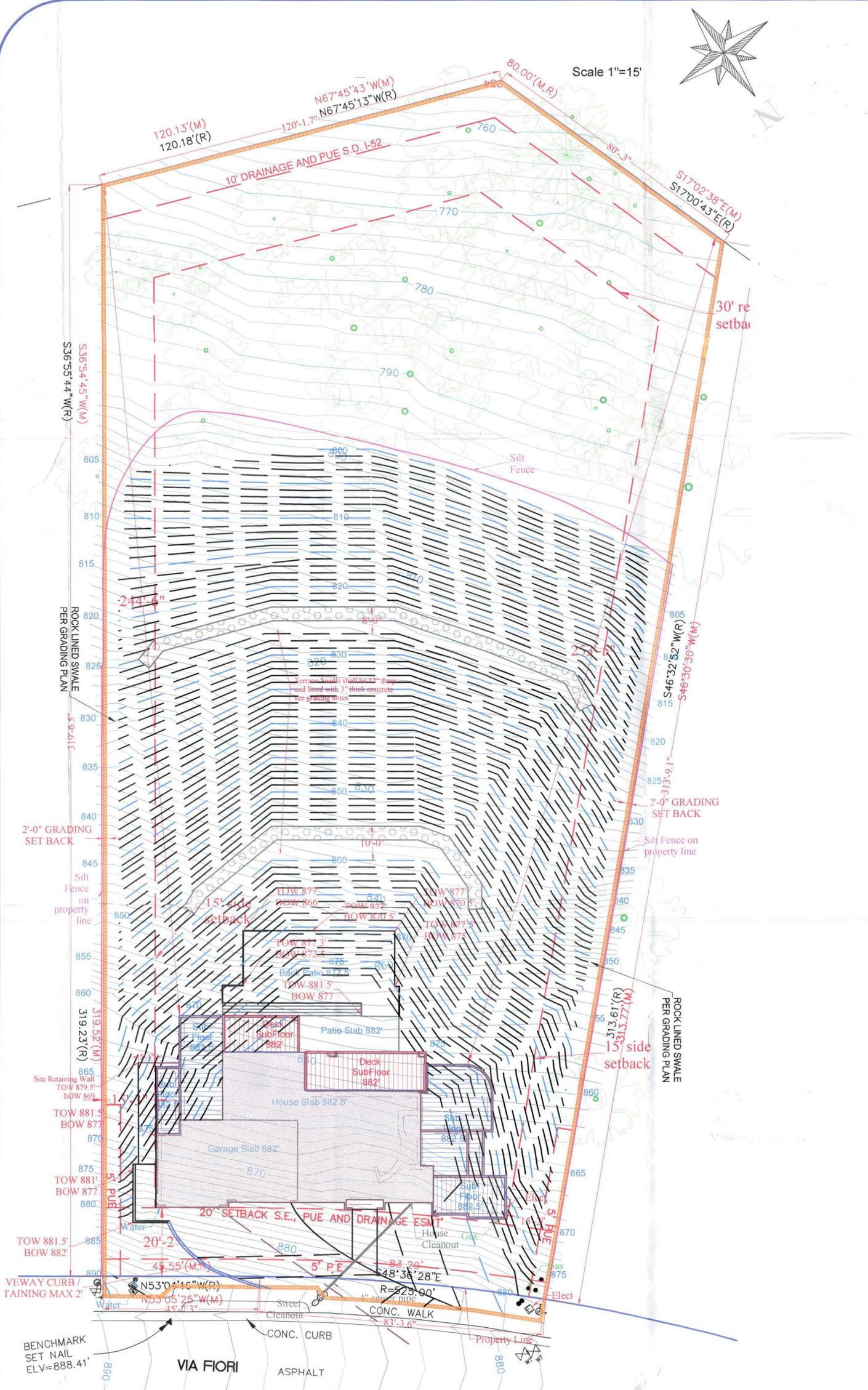
Straw Wattles for erosion control during construction period

AS GROUND IS DISTURBED A LAYER OF HAY SHALL BE DISPURSED 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 SPECIFIED BY CITY AND STATE REQUIREMENTS

SILT FENCE LOCATION

***Fire Notes:**

- Five (5) feet of non-combustible material horizontally around the structure.
- Accessory structures located within the reduced fire setback zone after El Dorado County permit # 35229 and all successor permits on this parcel shall comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 710A.
- Decks and projections shall be non-combustible, ignition-resistant, or 1-hour fire-rated in accordance with IWUIC, Section 503.2 and/or NFPA 1144, Section 5.2.
- Eaves shall comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 706A, Model FP2011 Fire Plug Eave Vent Model, a 2" round soffit and underside vent constructed of gauge, hot dipped, galvanized steel with a 1/16" mesh plate on the back side.
- Exterior windows, skylights, and glazed doors on the reduced fire setback zone side(s) of the structure shall comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 708A.
- Exterior walls shall be constructed with ignition-resistant building materials such as stucco, fiber-cement wall siding, fire-retardant-treated wood, or other approved materials and comply with California Code of Regulations Title 24, Part 2, Chapter 7A, Section 707A.
- Ember and flame-resistant vents (WU) vents shall be installed in accordance with ASTM 2886 and California Code of Regulations Title 24, Part 2, Chapter 7A, Section 706A. Dormer Vents shall be Half Round Dormer Vent VDHR1224 12" x 24". Foundation Vents shall be Models FV2011 (14"x6") and FV2021 (16"x8").
- Non-combustible block walls or fire-resistant fences within 10 feet of a structure.
- 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 any Wildland-Urban Interface as specified and required in Section 701A - 710A.
- Residential Fire Sprinklers are required to be installed and inspected in compliance with the El Dorado Hills Fire Department Standard #6. Residential Fire Sprinkler Submission shall be submitted separately 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.
- This parcel shall comply with the El Dorado County Vegetation Management Ordinance 5101 for vegetative clearances annually and maintained throughout each year in perpetuity.



APPROVED
 EL DORADO COUNTY
 ZONING ADMINISTRATOR

DATE November 20, 2024

BY: *Even Mattochia*
 ZONING ADMINISTRATOR
 ADM 24-0252

Kabir Residence
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REVISION	DATE	DESCRIPTION

RESIDENTIAL FIRE SPRINKLER SUBMISSION

NO. 30513
 Exp. 5-31-26
 CIVIL
 STATE OF CALIFORNIA

REVISIONS

DATE

DESCRIPTION

APPROVED

DATE

BY

ZONING ADMINISTRATOR

SHEET
 CONTENTS
 & SITE
 PLAN

2024 AUG - 9 PM 3:05
 RECEIVED
 PLANNING DEPARTMENT