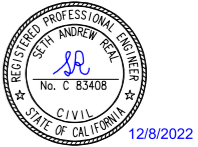


SHEET INDEX:	
C-000	COVER SHEET
C-100	SITE PLAN
A-100	HOUSE EXISTING FLOOR PLAN
A-101	HOUSE NEW FLOOR PLAN
A-102	POOL HOUSE FLOOR PLAN
A-200	ELEVATIONS
A-201	ELEVATIONS
A-202	ELEVATIONS
A-300	SECTIONS
A-301	SECTIONS
A-400	3D VIEWS
A-401	3D VIEWS
E-100	ELECTRICAL AND PLUMBING
E-101	ELECTRICAL AND PLUMBING
S-000	NOTES AND SPECIFICATIONS
S-001	NOTES AND SPECIFICATIONS
S-100	FOUNDATION PLAN - POOL HOUSE
S-101	FRAMING PLAN - POOL HOUSE
S-102	ROOF FRAMING PLAN - POOL HOUSE
S-103	FOUNDATION PLAN
S-104	FRAMING PLAN
S-105	ROOF FRAMING PLAN
S-300	SECTIONS
S-301	SECTIONS
S-302	SECTIONS
S-500	STRUCTURAL DETAILS
S-501	STRUCTURAL DETAILS
S-502	STRUCTURAL DETAILS
S-503	STRUCTURAL DETAILS
S-504	STRUCTURAL DETAILS
S-505	STRUCTURAL DETAILS

The seal of El Dorado County, California, is a circular emblem. It features a central figure, likely a Native American, holding a bow and arrow. The text "EL DORADO COUNTY" is arched across the top, and "CALIFORNIA" is arched across the bottom. The seal is surrounded by a decorative border.

DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

OWNER
TOM AND KATIE FARRELL 2040 ALTOS CIRCLE PLACERVILLE, CA 95667 TOMFARRELLCEGE@JWE.COM 530-409-2464
PROJECT ADDRESS
2040 ALTOS CIRCLE PLACERVILLE, CA 95667
ASSESSOR PARCEL NUMBER (APN)
329-040-041-000
LEGAL DESCRIPTION
PARCEL MAP 36/47/D USED AS BOUNDARY REFERENCE
ZONE
RM
SITE AREA
9.43 ACRES
JURISDICTION
COUNTY OF EL DORADO
FIRE DISTRICT
EL DORADO COUNTY FPD
WATER
EL DORADO IRRIGATION DISTRICT
SEWAGE DISPOSAL
ON SITE SEPTIC SYSTEM
OCCUPANCY
R
BUILDING TYPE
VB SINGLE LEVEL (NON FIRE-SPRINKLED) BUILT IN 2006
BUILDING AREA
5 BEDROOMS, 3 FULL BATHROOMS AND 1 HALF BATHROOM. EXISTING HOME SQUARE FOOTAGE = 3750 FT ² EXISTING DETACHED GARAGE = 1120 FT ² ADDITIONAL LIVING FOOTAGE SQUARE FIRST FLOOR = +120 FT ² NET ADDITIONAL CHANGE TO LIVING SQUARE FOOTAGE OF THE HOME = +120 FT ² ADDITIONAL COVERED PATIO SQUARE FOOTAGE = +1477 FT ² REPLACE/REMODEL EXISTING DECK OF 669 FT ² WITH A 576 FT ² DECK. POOL HOUSE = +854 FT ²
SCOPE OF WORK
LIVING ROOM ADDITION TO THE EXISTING HOUSE, ADD FOUR PATIO COVERS TO THE EXISTING HOUSE, REPLACE/REMODEL EXISTING DECK ON THE EXISTING HOUSE AND ADD A NEW POOL HOUSE. ELECTRICAL SERVICE UPGRADE FROM 200 AMPS TO 400 AMPS.
CIVIL ENGINEER
SETH REAL REAL ENGINEERING, INC. 2969 SANDERS DR, #450 POLLOCK PINES, CA 95726 SETH@REALENGR.COM 530-401-3452
APPLICABLE BUILDING CODES:
2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC) 2019 CALIFORNIA ELECTRIC CODE (CEC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ENERGY CODE REQUIREMENTS (CESC) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE REFERENCE STANDARDS: ASCE 7-16 MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES NDS 2018 NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE



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CLIENT: TOM AND KATIE FARRELL
2040 ALTOS CIR,
PLACERVILLE, CA 95667

[illegible]

CLIENT NAME: TOM AND KATIE FARRELL

PROJECT NAME:
LIVING ROOM AND POOL HOUSE
ADDITION

SHEET NUMBER: C-000

SHEET NAME: COVER SHEET

PROJECT NUMBER:	185	DATE:	12/08/2022
CHECKED BY:	SR	DRAWN BY:	SR
SCALE:	NTS		

November 19, 2022



EXECUTIVE SECRETARY: Karen L. Garner



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[illegible]

TOM AND KATIE FARRELL

LIVING ROOM AND POOL HOUSE ADDITION

C-100

SITE PLAN

SCALE: $1" = 50'$

ALL CONSTRUCTION SHALL CONFORM WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA ELECTRIC CODE (CEC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA MECHANICAL CODE (CMC), THE 2019 CALIFORNIA ENERGY CODE REQUIREMENTS (CESC), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (LOW-RISE RESIDENTIAL), AND LOCAL ORDINANCES TO ASSURE THE SAFETY AND COMPLIANCE OF THE BUILDINGS CONSTRUCTED FROM THESE PLANS.

THE CONTRACTOR(S) SHALL REMAIN RESPONSIBLE FOR ALL DETAILING, FABRICATION AND CORRECT FITTING OF MATERIALS, INCLUDING COORDINATION WITH OTHER TRADES.

ANY DISCREPANCIES IN THESE PLANS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER, BEFORE PROCEEDING WITH THE WORK.

CONTRACTORS AND SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLETE JOB SITE SAFETY PER THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA AND ALL OSHA REQUIREMENTS. THE PROJECT OWNERS, ENGINEERS AND DESIGN CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.

FILL PLACEMENT: FILLS SHALL BE CONSTRUCTED IN LAYERS (MAXIMUM LOOSE THICKNESS OF 8") OF EARTHEN MATERIAL WITH NO DETRIMENTAL AMOUNTS OF ORGANIC MATTER AND NO ROCKS LARGER THAN 12". PLACEMENT OF LARGER ROCK MAY BE PERMITTED UNDER THE AUTHORITY OF A GEOTECHNICAL OR CIVIL ENGINEER.

FILL COMPACTION: ALL FILLS MUST BE COMPACTED TO A MINIMUM OF 90%, EXCEPT FOR THE TOP 6 INCHES.

GROUND PREPARATION FOR FILL PLACEMENT: THE NATURAL GROUND MUST BE PREPARED FOR RECEIVING FILL BY REMOVING VEGETATION, TOP SOIL, UNSUITABLE MATERIAL AND EXISTING NON-COMPLYING FILL, WHERE THE EXISTING SLOPE IS 5:1 OR STEEPER, THE FILL MUST BE BENCHED INTO COMPETENT ORIGINAL MATERIAL WITH A 10' MINIMUM WIDTH KEY WAY AT THE BOTTOM.

SETBACKS: ALL GRADING MUST COMPLY WITH THE SETBACKS SPECIFIED IN THE CALIFORNIA BUILDING CODE.

DRAINAGE: DRAINAGE MUST BE DESIGNED TO PROTECT CUT AND FILL SLOPES AND STRUCTURES FROM EROSION AND WATER DAMAGE AND SHALL DIRECT FLOWS TO THE NEAREST ADEQUATE STREET, STORM DRAIN, OR NATURAL WATER COURSE. WHEN SURFACE DRAINAGE IS DISCHARGED ONTO ADJOINING PROPERTY, IT SHALL BE IN SUCH A MANNER THAT IT WILL NOT CAUSE EROSION OR SEDIMENTATION OR ENDANGER ANY CUTS, FILLS OR STRUCTURES ON THE ADJOINING PROPERTY.

ANY FILL PLACED WITHIN THE BUILDING ENVELOPE, SHALL
BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER.

OWNER TO VERIFY THAT ALL IMPROVEMENTS TO BE MADE TO THE PROPERTY ARE NOT WITHIN RESTRICTED AREAS (EASEMENTS, SETBACKS, ETC.) AND ARE IN CONFORMANCE WITH C.C. AND R's. (IF ANY).

ESTIMATED EARTHWORK: 18 ± C.Y.s
AREA OF DISTURBANCE: 1950 S.F.

LAND USE: MFR
ZONING DISTRICT: RM
ACREAGE: 9.43
PARCEL MAP: 36/47/D USED AS REFERENCE

SETBACKS:
FRONT - 20'
SECONDARY FRONT - 10'
SIDES - 5'
REAR - 10'
FIRE SAFE - 30'

ORIGINAL HOUSE BUILT BACK IN 2006

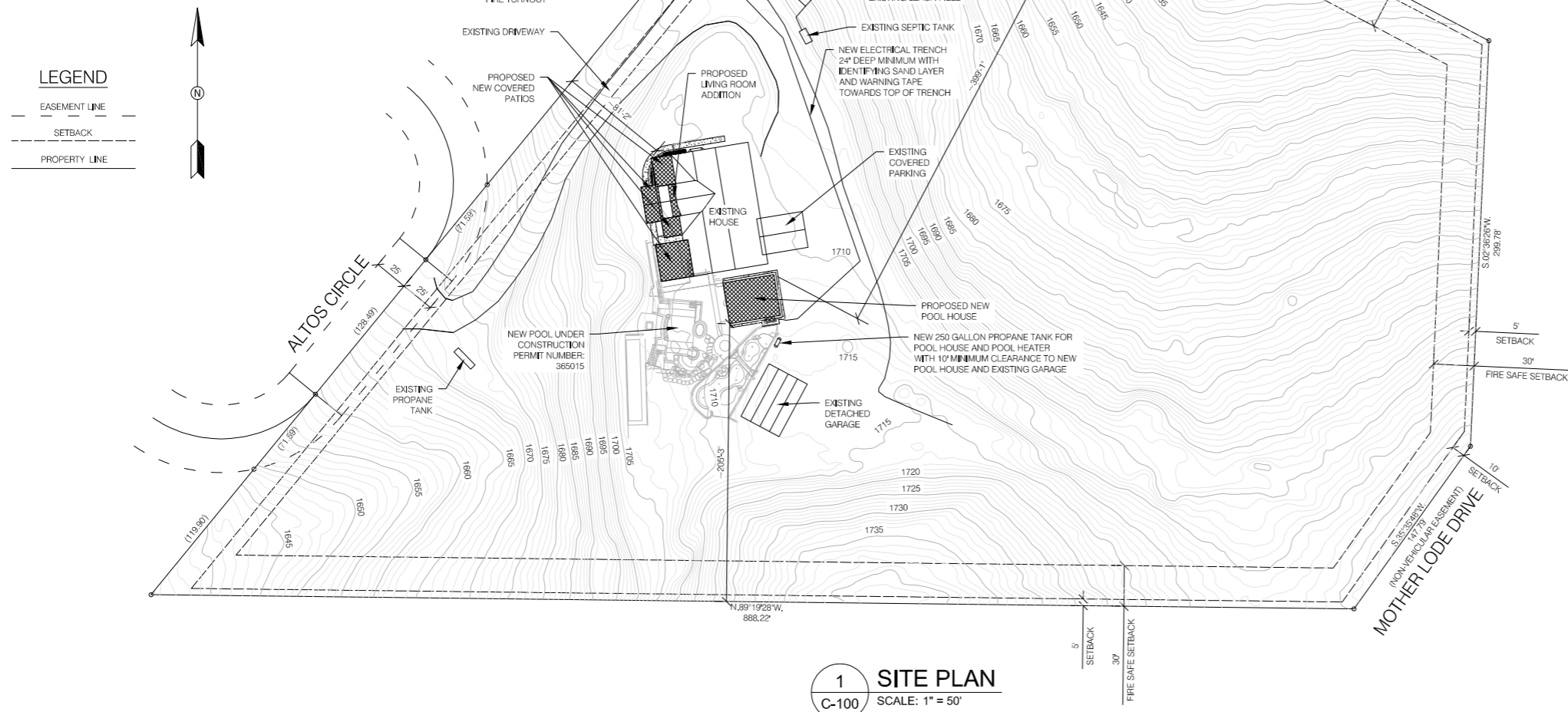


Exhibit E: Project Plan Sheets
CUP22-0015/Farrell Nonconforming Use (New Build)

November 19, 2022



EXECUTIVE SECRETARY: Karen L. Garner



12/8

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PLACERVILLE, CA 95667

[illegible]

TOM AND KATIE FARRELL

LIVING ROOM AND POOL HOUSE ADDITION

A-100

HOUSE EXISTING FLOOR PLAN

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



Exhibit E: Project Plan Sheets
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[illegible]

TOM AND KATIE FARRELL

LIVING ROOM AND POOL HOUSE ADDITION

A-101

HOUSE NEW FLOOR PLAN

PROJECT NUMBER:	185	DATE:	3/29/2022
CHECKED BY:	SR	DRAWN BY:	SR
SCALE:	1/4" = 1'-0"		

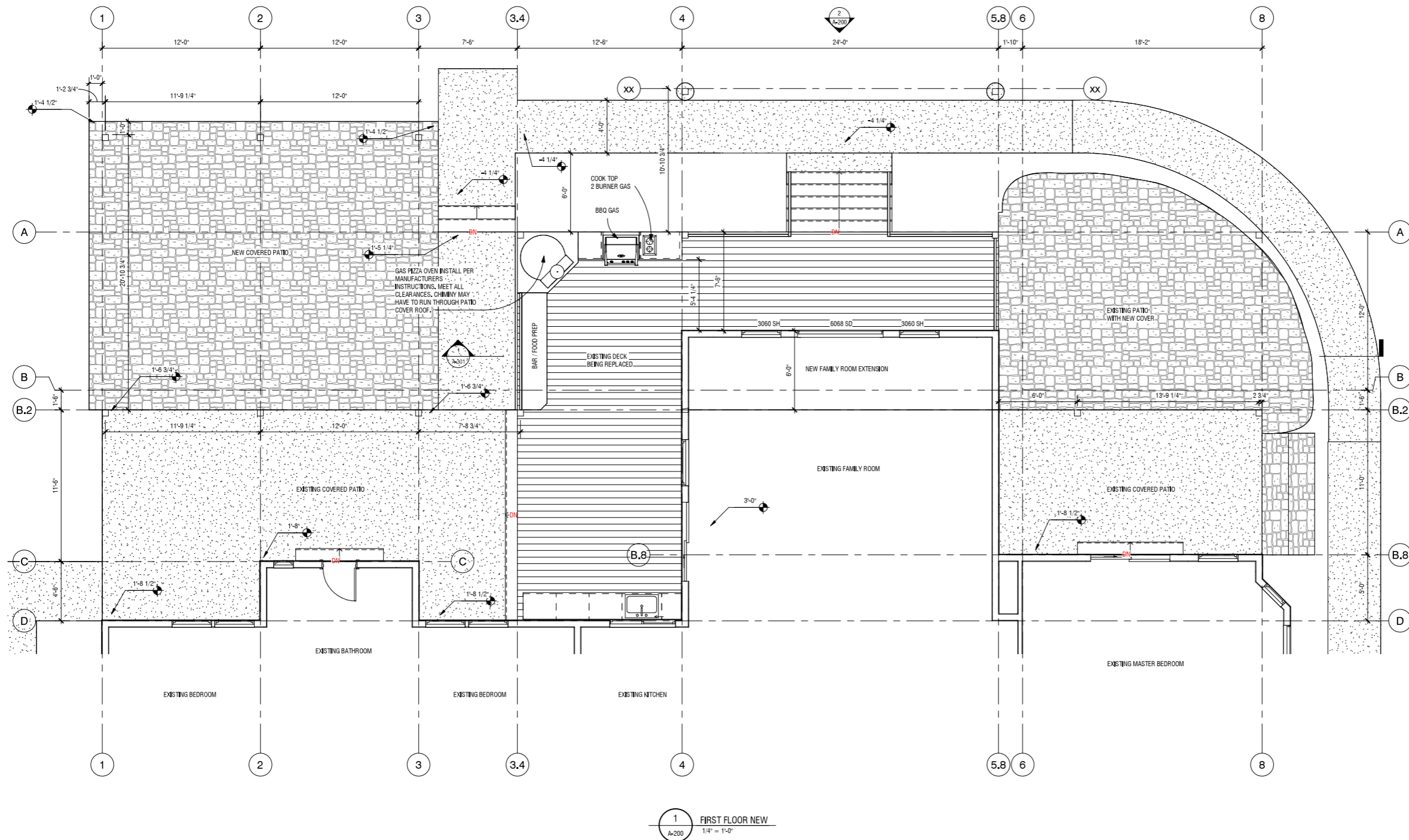


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[illegible]

TOM AND KATIE FARRELL

LIVING ROOM AND POOL HOUSE ADDITION

A-102

POOL HOUSE FLOOR PLAN

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

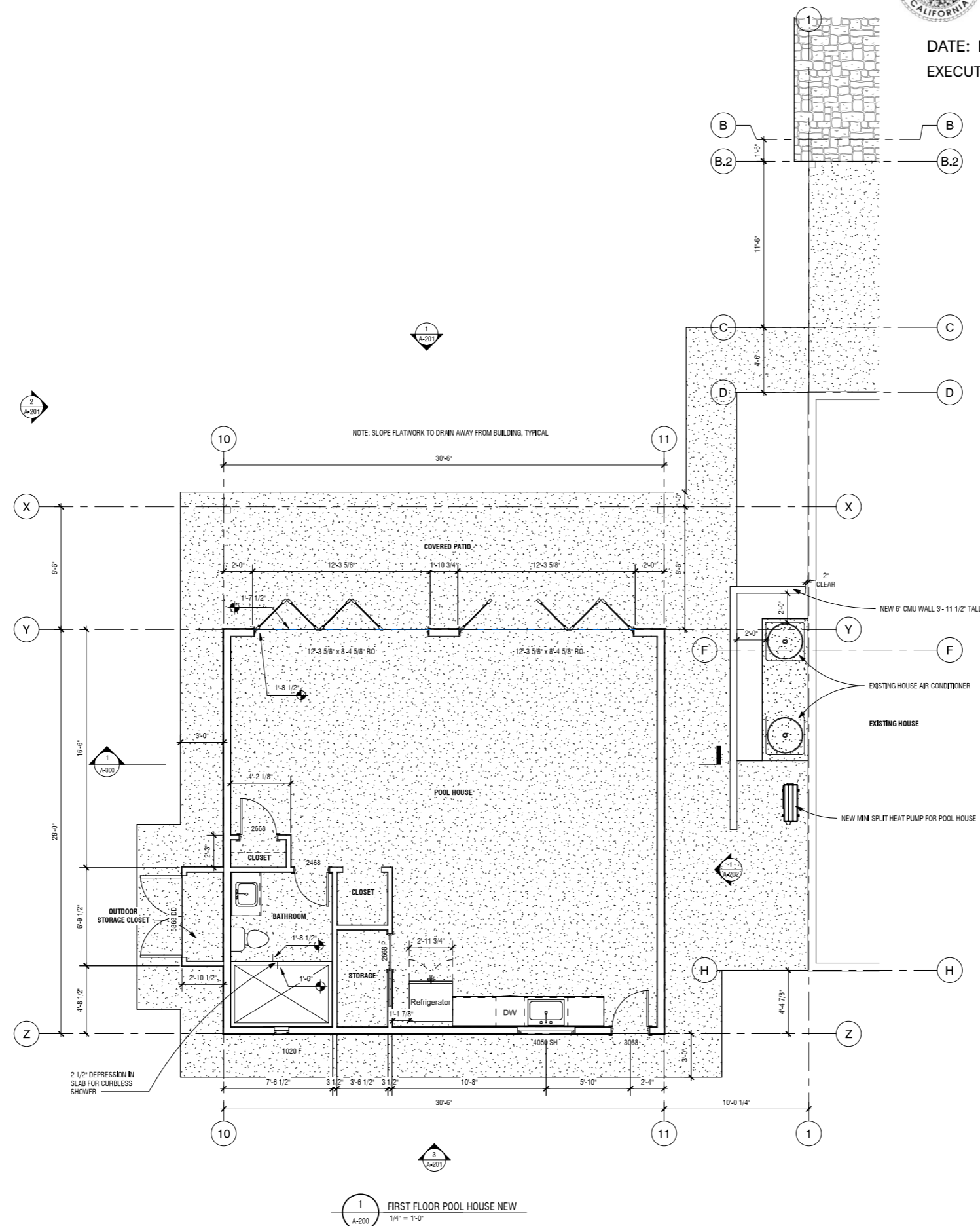
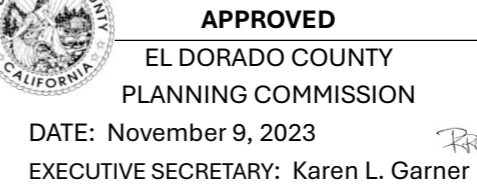


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REVISIONS:

[illegible]

CLIENT NAME:

TOM AND KATIE FARRELL

PROJECT NAME:

LIVING ROOM AND POOL HOUSE ADDITION

SHEET NUMBER:

A-200

SHEET NAME:

ELEVATIONS

PROJECT NUMBER:	185	DATE:	3/29/2022
CHECKED BY:	SR	DRAWN BY:	SR
SCALE:		1/4" = 1'-0"	

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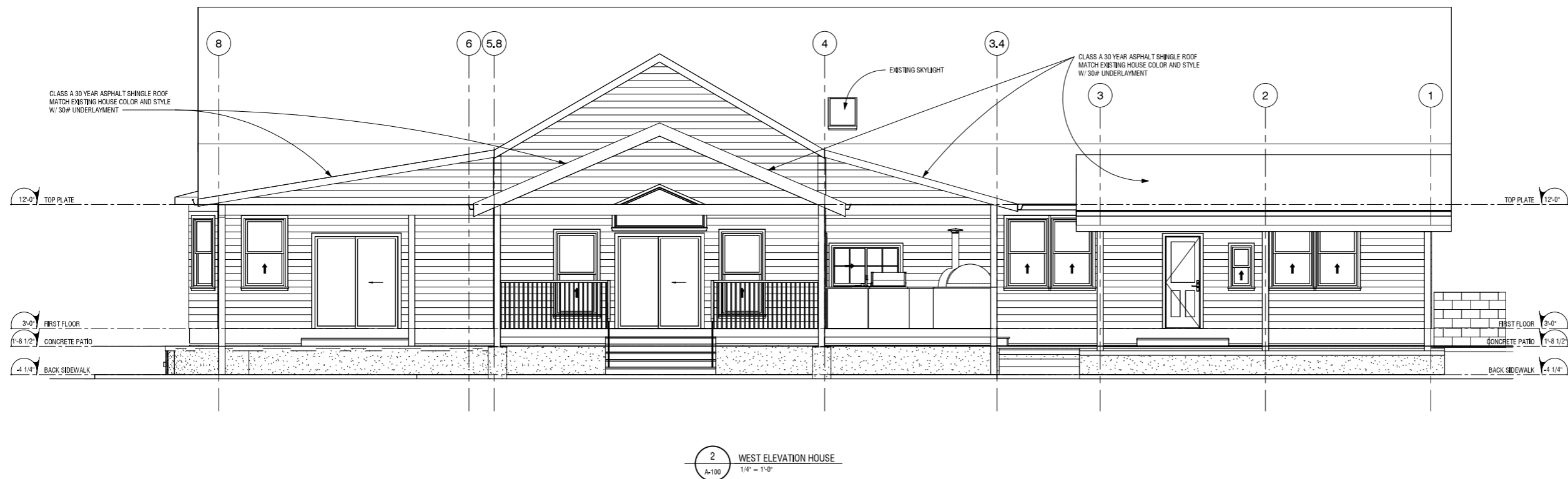
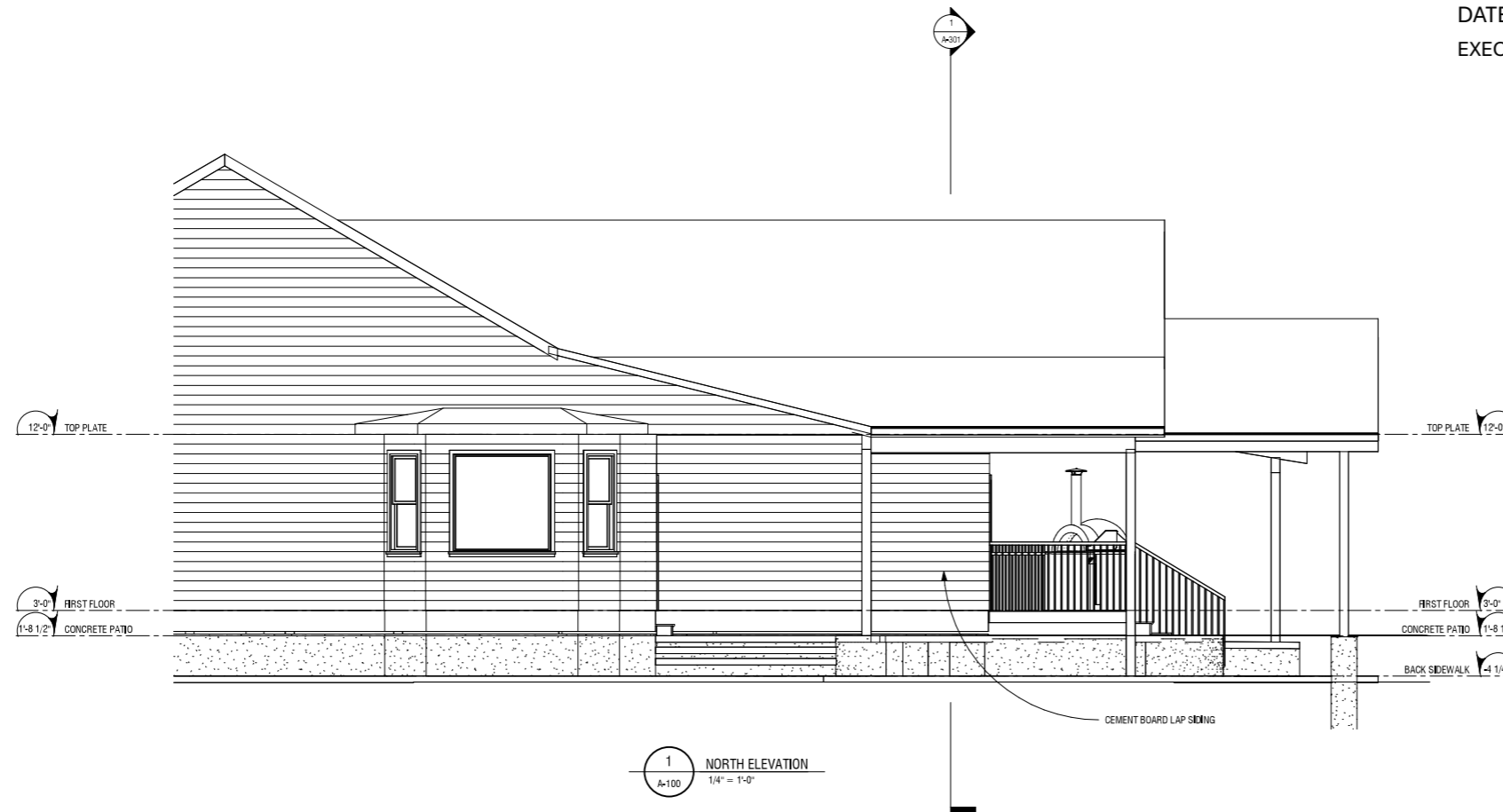
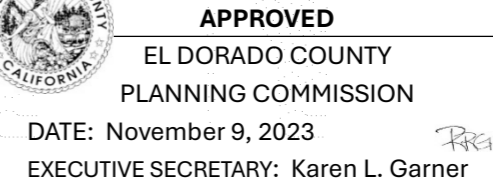


Exhibit E: Project Plan Sheets
CUP22-0015/Farrell Nonconforming Use (New Build)

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CLIENT:

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2040 ALTOS CIR,
PLACERVILLE, CA 95667

REVISIONS:

[illegible]

CLIENT NAME:

TOM AND KATIE FARRELL

PROJECT NAME:

**LIVING ROOM AND POOL HOUSE
ADDITION**

SHEET NUMBER:

A-400

SHEET NAME:

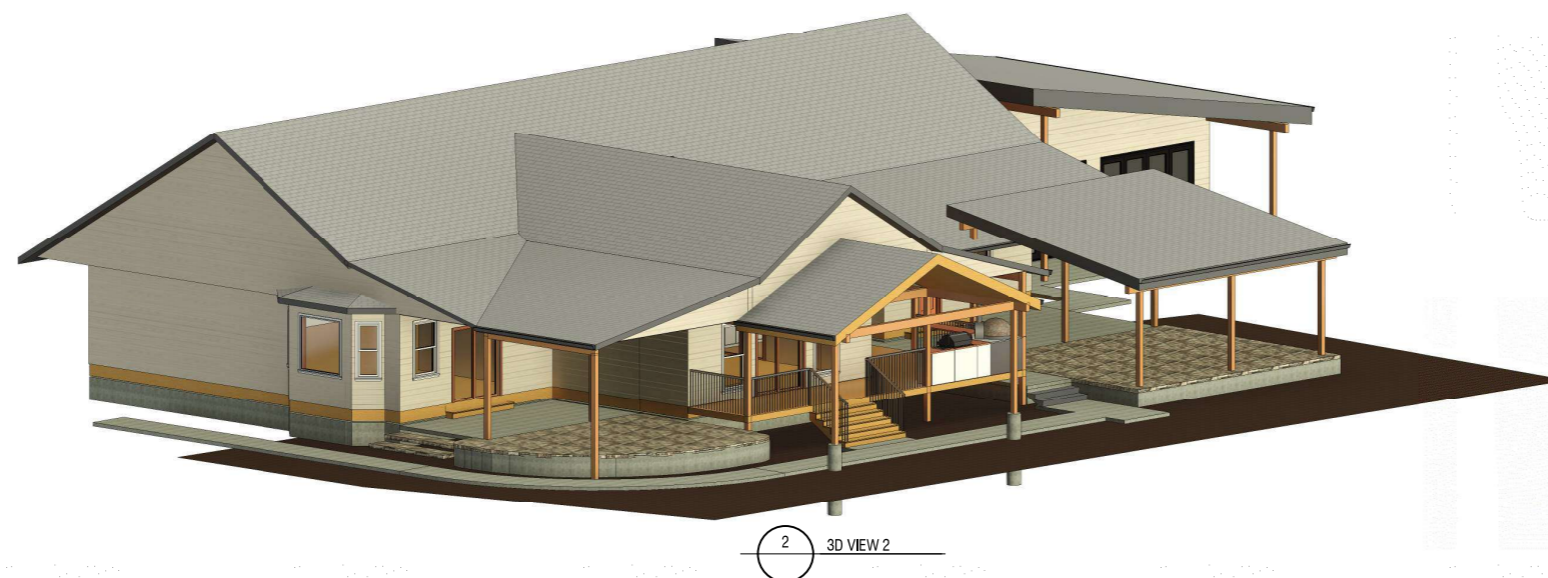
3D VIEWS

PROJECT NUMBER:	185	DATE:	3/29/2022
CHECKED BY:	SR	DRAWN BY:	SR
SCALE:			

11/19/2022 2:04:17 PM



1 3D VIEW 1



2 3D VIEW 2

Exhibit E: Project Plan Sheets
CUP22-0015/Farrell Nonconforming Use (New Build)



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
DATE: November 9, 2023
EXECUTIVE SECRETARY: Karen L. Garner

RR



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CLIENT:
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2040 ALTOS CIR.
PLACERVILLE, CA 95667

REVISIONS:		
NO.	DESCRIPTION	DATE

CLIENT NAME:
TOM AND KATIE FARRELL

PROJECT NAME:
LIVING ROOM AND POOL HOUSE
ADDITION

SHEET NUMBER:
A-401

SHEET NAME:
3D VIEWS

PROJECT NUMBER:	185	DATE:	3/29/2022
CHECKED BY:	SR	DRAWN BY:	SR
SCALE:			



1 3D View 4



2 3D View 5