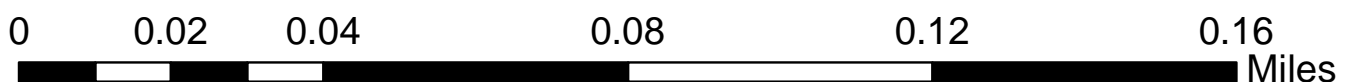
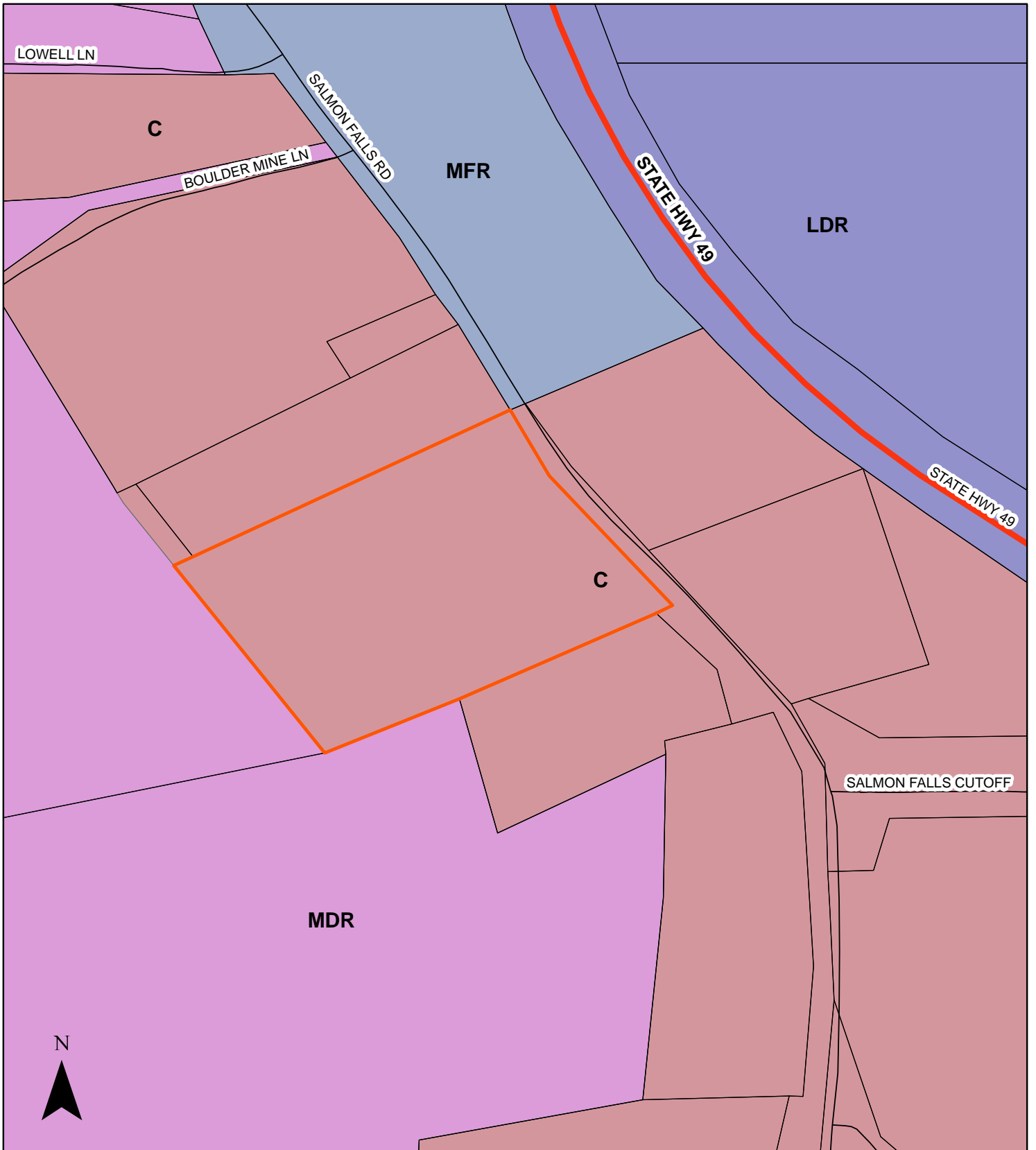


Project Site



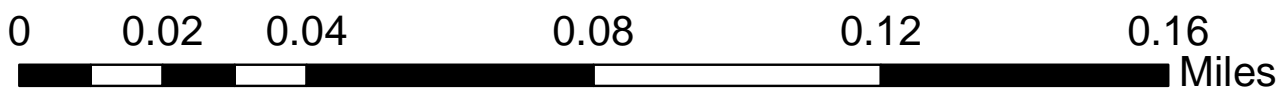
CUP23-0005
Exhibit A - Vicinity Map

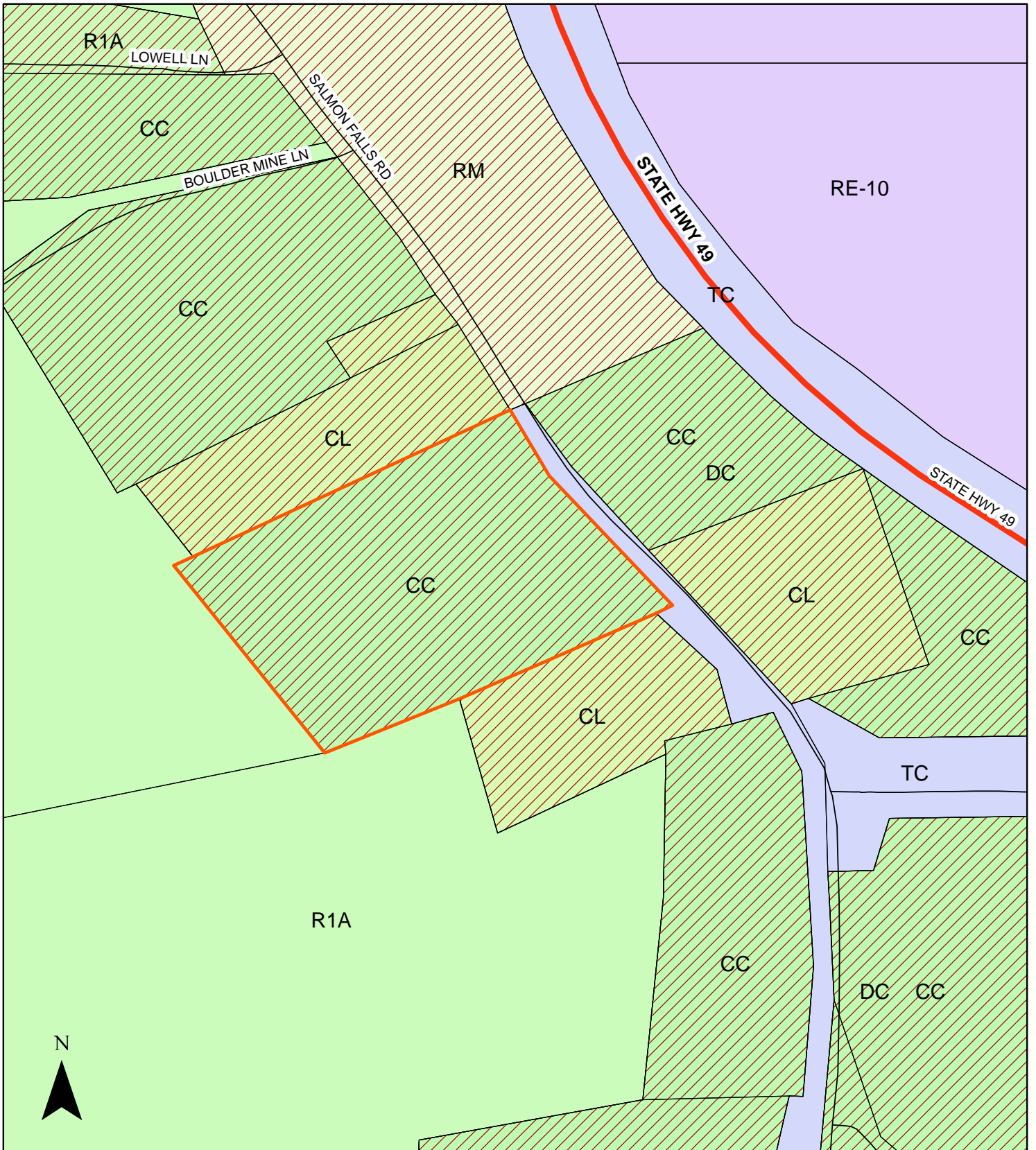




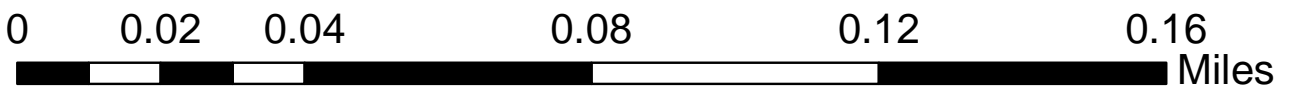
CUP23-0005

Exhibit C - General Plan Land Use Designation Map





CUP23-0005
 Exhibit D - Zoning Designation Map



PROJECT TEAM:

Consultant
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 MK Drafting & Design
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Contractor

Owners
 Tyler & Alyssa Hanna
 916.719.0692

X 
 Authorized By

ORIGINAL - MK 9-6-22

Master Suite
 Addition

4536 Salmon Falls Rd
 Pilot Hill, CA



COVER SHEET

Project number	2022-19
Date	9-6-22
Drawn by	MK
Checked by	MK

A1

Scale As indicated

MASTER SUITE ADDITION

4536 SALMON FALLS RD
 PILOT HILL, CA 95664

Project Analysis

EXISTING CONDITIONED LIVING SPACE	1086 SF
NEW CONDITIONED LIVING SPACE	525 SF
TOTAL PROPOSED CONDITIONED LIVING SPACE	1611 SF
TOTAL LOT SIZE	2.070 AC
ZONING	R-5
OCCUPANCY TYPE	SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE	VB
BUILDING JURISDICTION	EL DORADO COUNTY
YEAR BUILT	1932 (EFFECTIVE YEAR BUILT 1955)
A.P.N.	104-260-011
SOIL BEARING USED (SITE CLASS D)	1000 LBS PER SF
FIRE SPRINKLERS?	NO
SIZEMIC ZONE	C
WIND FACTOR	85 MPH NOMINAL, 110 ULTIMATE
GROUND SNOW LOAD	20 LBS - NO SNOW LOAD

Sheet Index

Sheet Number	Sheet Name
A1	COVER SHEET
A2	DEMOLITION PLAN
A3	FLOOR PLAN - PROPOSED
A4	ELEVATIONS
A5	ELECTRICAL PLAN
A6	PLUMBING PLAN
A7	T24 COMPLIANCE
A8	T24 COMPLIANCE
A9	CAL GREEN NOTES
A10	CAL GREEN NOTES
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN

Applicable Building Codes

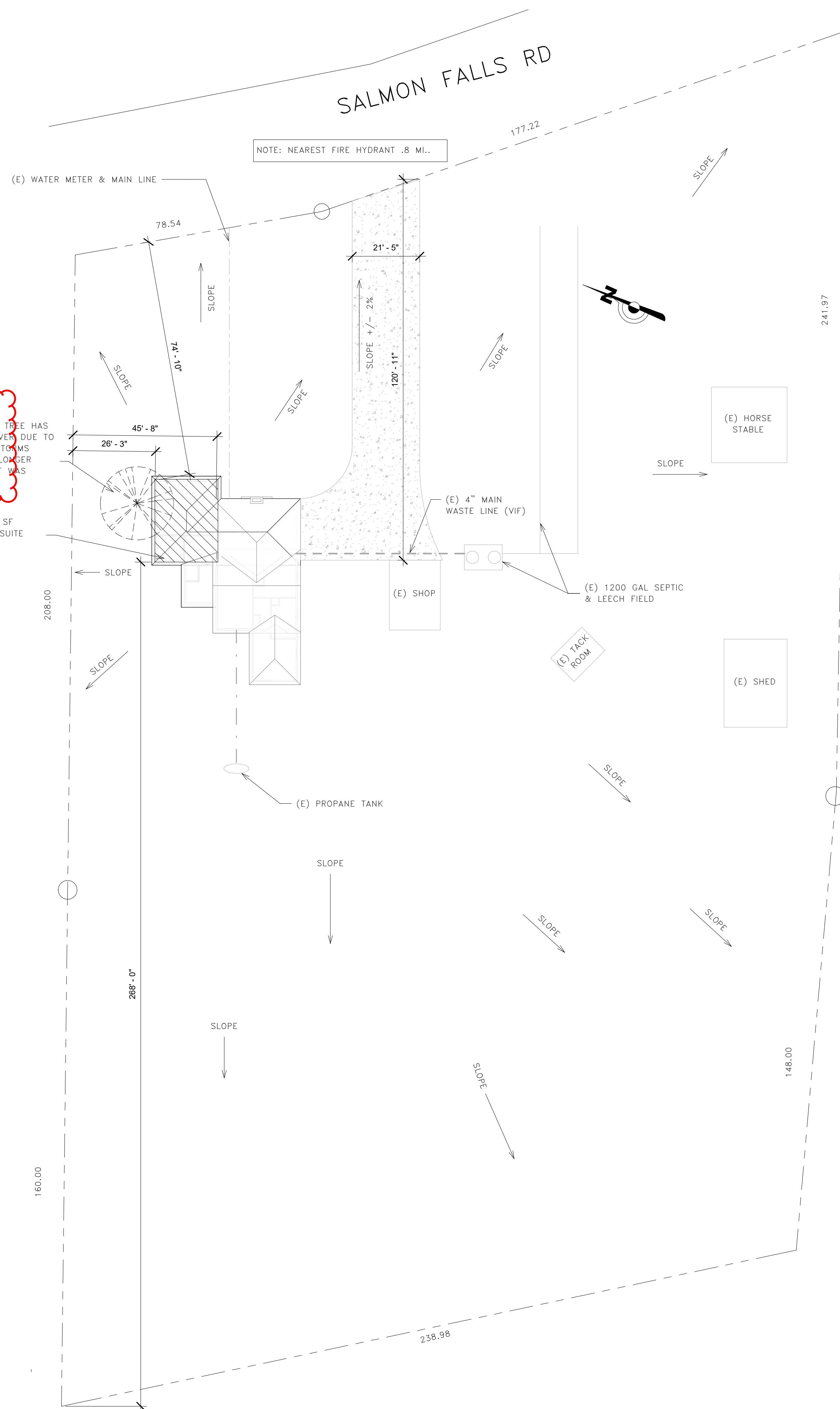
Key Name	Applicable Code Reference
1	All work shall conform to the 2019 CA Residential Code, 2019 CA Mechanical Code, 2019 CA Plumbing Code, 2019 CA Electrical Code, 2019 CA Green Building Standards Code, 2019 CA Energy Code
2	Title 24 Energy Efficiency Standards
3	EL DORADO COUNTY RESIDENTIAL CONSTRUCTION STANDARDS

Scope of Work

Key Name	Scope
1	525 SF MASTER BEDROOM & BATHROOM ADDITION
2	NEW ELECTRICAL, PLUMBING & MECHANICAL TO ACCOMMODATE LAYOUT

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONFIRM THAT STRUCTURAL MEMBERS AND CONNECTORS ADHERE TO CALIFORNIA BUILDING CODE SPAN TABLES AND SELECTION/INSTALLATION SPECIFICATIONS. CONTACT DESIGNER/ENGINEER IF ANY DISCREPANCIES OCCUR

Exhibit E - Site Plan with proposed addition



1 SITE PLAN
 1" = 20'-0"

2 VICINITY MAP
 NO SCALE

