

PROPOSED COVERAGE ON SITE BLDG. B	EXEMPTION	TOTAL
BUILDING	= 1,080 S.F.	= 1,080 S.F.
PAVER DRIVEWAY & WALK	= 240 S.F.	= 180 S.F.
WALK & STEPS	= 30 S.F.	= 30 S.F.
DECK	= 42 S.F.	= 0 S.F.
TOTAL	= 1,392 S.F.	= 1,290 S.F.

PROPOSED COVERAGE ON SITE BLDG. A	EXEMPTION	TOTAL
BUILDING	= 1,837 S.F.	= 1,837 S.F.
PAVER DRIVEWAY	= 272 S.F.	= 204 S.F.
PORCH/STEPS	= 132 S.F.	= 132 S.F.
REAR DECKS	= 216 S.F.	= 0 S.F.
TOTAL	= 2,557 S.F.	= 2,273 S.F.

SCALE: 1"=10'
CONTOUR: 1' INTERVAL

PROPERTY DESCRIPTION

OWNER: REINHART DEVELOPMENT LLC.
3349 ADAM COURT
EL DORADO HILLS, CA 95762-7509
PROJECT: ARAPAHOE STREET
LOT 2, COUNTRY CLUB ESTATES
UNIT NO. 2 (MAP C-099)
A.P.N. 033-613-006, EL DORADO Co.

COVERAGE CALCULATION

IPES SCORE = 918
27% ALLOWABLE COVERAGE
TOTAL LOT AREA = 13,274 S.F. (COMPUTED)
TOTAL ALLOWED COVERAGE @ 27% = 3,584 S.F.
TOTAL PROPOSED COVERAGE = 3,563 S.F. (ON SITE)

REVISIONS

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DESIGN & DRAFTING

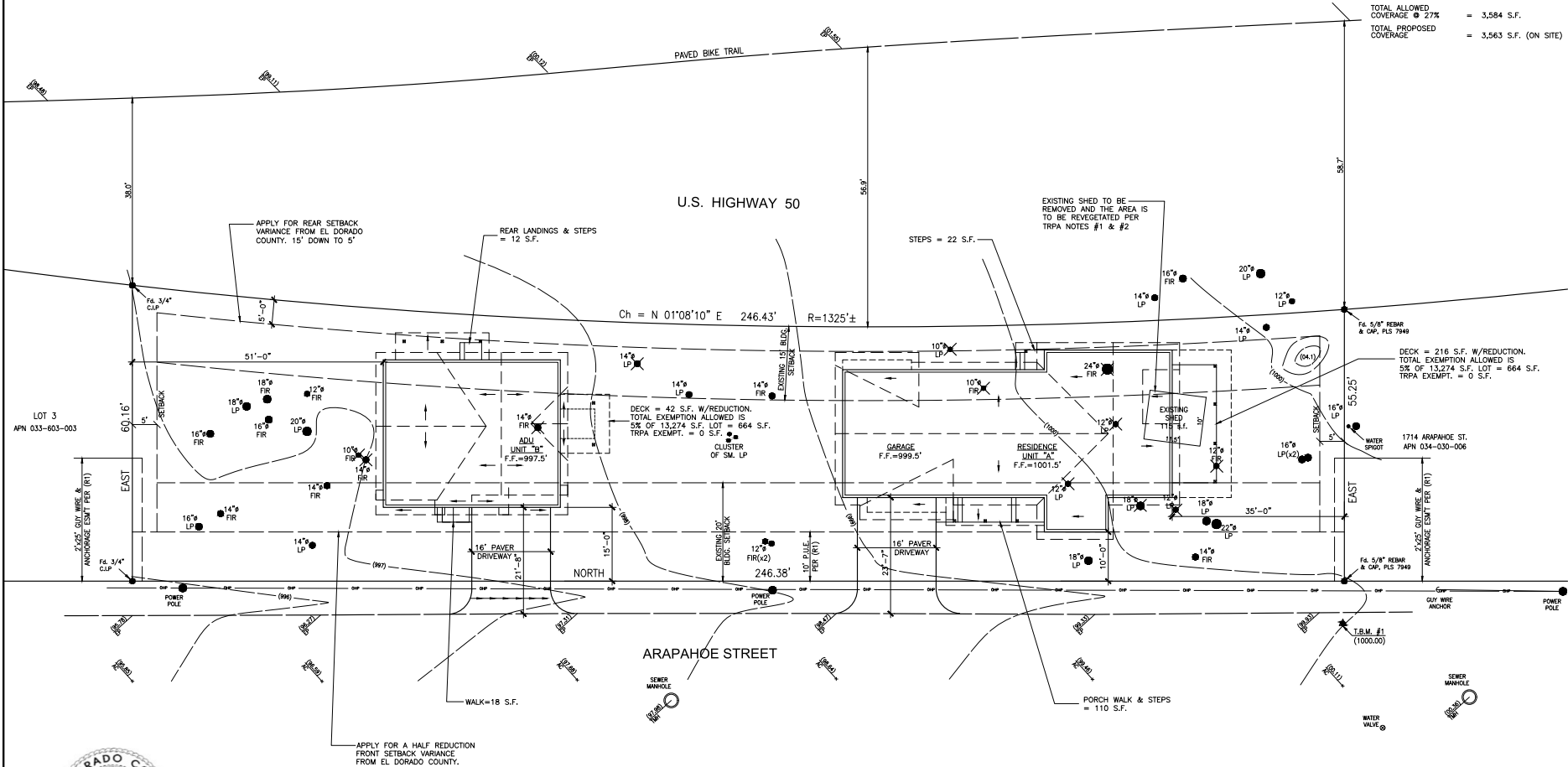
PRELIMINARY

SITE PLAN
FOR BRANCON REINHART
A.P.N. 033-613-006

DATE DEC., 2022
SCALE NOTED
DRAWN MB
JOB 22037-1
SHEET

1

OF 1 SHEETS



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE: March 14, 2024

EXECUTIVE SECRETARY: Karen L. Garner

V23-0004

Exhibit F - Proposed Plans

PROJECT SQUARE FOOTAGES

RESIDENCE UNIT "A"
LIVING AREA = 3,204 S.F.
RESIDENCE UNIT "A"
GARAGE = 585 S.F.
ADU UNIT "B"
LIVING AREA = 996 S.F.
ADU UNIT "B"
GARAGE = 1,080 S.F.
UNIT "A" UPPER DECK = 360 S.F.
UNIT "A" LOWER DECK = 216 S.F.
UNIT "B" DECK = 120 S.F.
UNIT "A" PORCH = 43 S.F.
UNIT "B" PORCH = 10 S.F.
UNIT "A" REAR PORCH = 16 S.F.

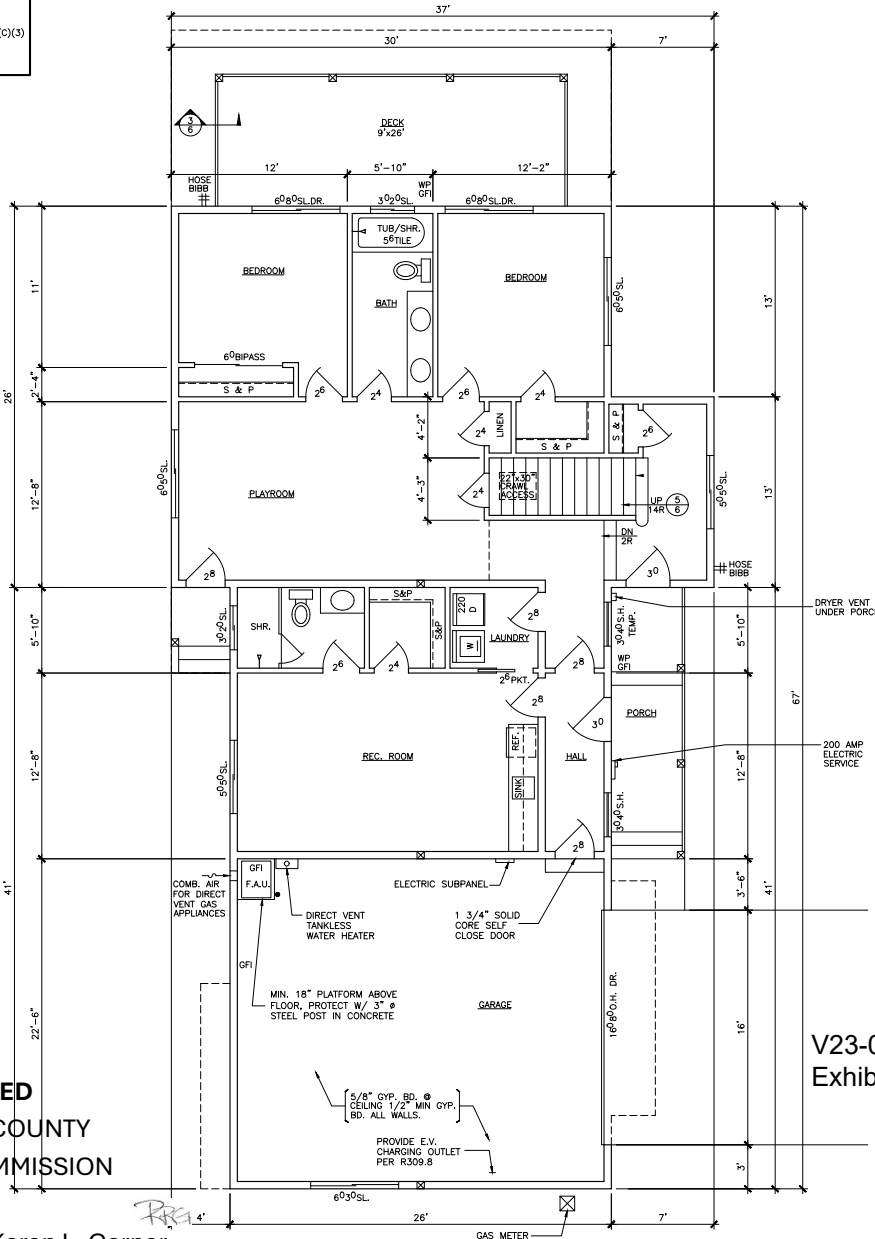
GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE 2019 CRC, CMC, CFC, CEC, CFC & 2019 TITLE 24 ENERGY REQUIREMENTS. 2019 CRC GREEN CODE RESIDENTIAL MEASURES.
- ALL HOSE BIBBS & LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
- SHOWER &/OR TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCING OR THE THERMOSTATIC MIXING VALVE TYPE. THE MAXIMUM TEMPERATURE MAXIMUM IS A SETTING OF 120°F (49°C).
- ALL PLUMBING PENETRATIONS THROUGH FIREWALL SHALL BE METALLIC, INCLUDING TRAP, AT THE REQUIRED GARAGE SEPARATION (CRC R309.2); OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, SHALL BE PROTECTED WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. CRC R302.11 ITEM 4.
- BATHROOMS & LAUNDRY ROOMS ARE REQUIRED TO BE VENTILATED WITH A MIN. 50 CUBIC FOOT PER MINUTE EXHAUST FAN AND SHALL BE ENERGY STAR COMPLIANT.
- SHOWERS SHALL BE FINISHED WITH A SMOOTH, HARD NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" INCHES ABOVE THE DRAIN INLET PER CRC 807.1.5. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. FIBER-CEMENT, FIBER-REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
- ALL FAULT DUCTS THROUGH GARAGE INTO DWELLING SHALL BE MINIMUM 26 GAUGE SHEET STEEL PER SEC. R302.5.2.
- ALL EXTERIOR GLAZING & WINDOWS SHALL HAVE TEMPERED PANES PER 2019 CRC R337.
- ALL EXTERIOR DECKING SURFACES, STAIR TREADS, RISERS, LANDINGS, PORCHES & BALCONIES ATTACHED TO OR WITHIN 10 FEET OF THE BUILDING SHALL CONFORM TO 2019 CRC R337.
- ALL ASSOCIATED ELECTRICAL COMPONENTS FOR THERAPEUTIC/HYDRO-MESSAGE BATHTUBS SHALL BE BONDED TOGETHER (GROUNDED) AND ALL OUTLETS WITHIN 5 FEET OF THE INSIDE WALL OF SUCH TUBS SHALL BE GFCI PROTECTED. 2019 CEC 680-62.
- CLOTHES DRYER AND ELECTRIC RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET PER CEC.
- SURFACE MOUNTED LED LIGHT FIXTURES SHALL BE 12" MINIMUM FROM THE NEAREST POINT OF THE CLOSET STORAGE AREA. SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES SHALL BE 6" MINIMUM FROM THE NEAREST POINT OF THE CLOSET STORAGE AREA.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING & SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE ALARM SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE BUILDING. INSPECTOR TO VERIFY SMOKE ALARMS (UL 217 RATED) ARE PROVIDED IN EACH SLEEPING ROOM, AT AREA GIVING ACCESS TO SLEEPING ROOMS, AND AT EACH FLOOR. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.
- ALL 120-VOLT, SINGLE PHASE, 15- & 20-AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS, ARE REQUIRED TO BE GFCI PROTECTED. SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. PER 2019 CEC.
- PER CRC 315.3 AND CRC R315.1.1 AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S); ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH SECTION R315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARMS.
- BATHROOM EXHAUST FANS SHALL BE PROVIDED WITH GASKET OR CAULK BETWEEN EXHAUST FAN HOUSING AND CEILING TO PREVENT THE FLOW AND LOSS OF HEATED OR COOLED AIR. (2019 ENERGY STANDARDS)
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LUMINAIRES OR SHALL BE PROVIDED WITH TIMER SWITCH.
- RECESSED LUMINAIRES MUST ALLOW BALLAST MAINTENANCE AND REPLACEMENT READILY ACCESSIBLE FROM BELOW THE CEILING WITHOUT CUTTING HOLES IN CEILING. (ENERGY STANDARDS)
- RECESSED LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE UL LISTED AS IC RATED AND CERTIFIED AIRTIGHT. (ENERGY STANDARDS)
- RECEPTACLES (15-20 AMP, 115V OR 230V) INSTALLED IN WET LOCATIONS (OUTDOOR) SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED (I.E. BUBBLE COVER TYPE). CEC 406.8(B)(2)
- ALL 125-VOLT, 15- & 20-AMPERE RECEPTACLES SPECIFIED IN CEC ARTICLE 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. CEC 406.11
- SOLID 2x MIN. FIREBLOCKING WILL BE INSTALLED AT THE STAIRS AND ALL SPACES PER SEC. R302.11 & R302.11.1.
- THE BATHROOM EXHAUST FANS MUST BE CONTROLLED BY A HUMIDISTAT CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF 50% TO 80%. 2019 CEC SECTION 4.2.06.
- ALL EXTERIOR LIGHT FIXTURES TO BE LABELED "SUITABLE FOR DAMP LOCATION" PER 2019 CEC ART.410.10(A)&(D).
- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR, OR SHALL BE PROVIDED WITH A WINDOW FALL PREVENTION DEVICE, OR SHALL BE PROVIDED WITH A WINDOW OPENING CONTROL DEVICE.
- REQUIREMENTS FOR WATER HEATER INSTALLATIONS: MINIMUM 1" THICK PIPE INSULATION SHALL BE INSTALLED ON ALL HOT WATER PIPING. THE FIRST 5' OF COLD WATER PIPING FROM THE STORAGE TANK SHALL BE INSULATED. INSTANTANEOUS WATER HEATERS SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY PIPE AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER. EXCEPTION: INSTANTANEOUS WATER HEATERS WITH AN INPUT RATINGS OF 6800 BTU OR LESS.
- ATTIC ACCESS SHALL BE WEATHER-STRIPPED TO PREVENT AIR LEAKAGE AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. & SHALL HAVE LIGHT WITH SWITCH CMC 504.4.4.
- AN INTERSYSTEM BONDING TERMINATION FOR CONNECTION OF BONDING CONDUCTORS REQUIRED FOR COMMUNICATION SYSTEMS SHALL BE PROVIDED EXTERNAL TO ENCLOSURES AT THE SERVICE EQUIPMENT OR METERING EQUIPMENT ENCLOSURE. THE INTERSYSTEM BONDING TERMINATION SHALL CONSIST OF A SET OF TERMINALS WITH THE CAPACITY FOR CONNECTION OF NOT LESS THAN THREE COMMUNICATION SYSTEMS BONDING CONDUCTORS.

- PROVIDE DEDICATED CIRCUITS FOR THE FOLLOWING AREAS:
A. A MINIMUM OF 2-20 AMP CIRCUITS SHALL SUPPLY ALL KITCHEN COUNTERTOP RECEPTACLES (TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS SPECIFIED BY 210.52 (B), CEC 210.11(C)(1))
B. LAUNDRY ROOM APPLIANCES. CEC 210.11(C)(2)
C. BATHROOM CIRCUITS SERVING ONLY THE RECEPTACLES. CEC 210.11(C)(3)
D. FURNACE. CEC422.12
E. EV CHARGER. CEC210.17

ELECTRICAL SYMBOLS

- LED LITE
- STANDARD LITE HIGH EFFICACY
- RECESSED LITE LITE
- SINGLE SWITCH
- 3 WAY SWITCH
- STANDARD OUTLET
- 1/2 HOT, SWITCHED OUTLET
- 220 VOLT OUTLET
- GROUND FAULT OUTLET
- EXHAUST FAN
- HARDWIRED SMOKE DETECTOR W/BATTERY BACKUP
- CARBON MONOXIDE DETECTOR



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE: March 14, 2024

EXECUTIVE SECRETARY: Karen L. Garner

LOWER FLOOR PLAN

LIVING AREA = 1,352 SQ. FT.

GARAGE = 585 SQ. FT.

1/4"=1'-0"

A

REVISIONS

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BURWELL & CO.
DESIGN & DRAFTING

PRELIMINARY

EXTERIOR ELEVATIONS

FOR: BRANDON REINHART
ARCHITECT
A/E/C NO. 013-006

DATE	MAY, 2023
SCALE	NOTED
DRAWN	JB
JOB	22037-2
SHEET	

2

OF 10 SHEETS

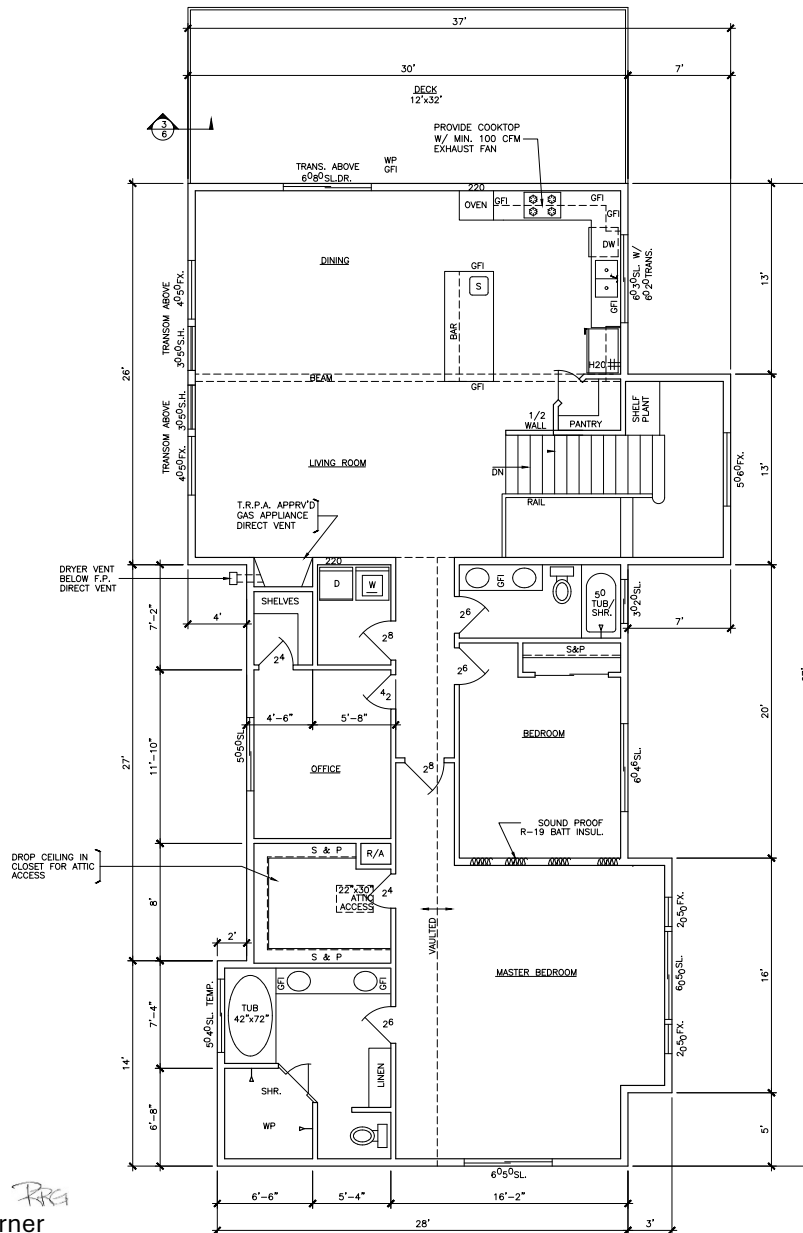


APPROVED
EL DORADO COUNTY
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RC



ELECTRICAL SYMBOLS

- LED LITE
- STANDARD LITE HIGH EFFICACY
- RECESSED LED LITE
- SINGLE SWITCH
- 3 WAY SWITCH
- STANDARD OUTLET
- 1/2 HOT, SWITCHED OUTLET
- 220 VOLT OUTLET
- GROUND FAULT OUTLET
- EXHAUST FAN
- HARDWIRED SMOKE DETECTOR W/BATTERY BACKUP
- CARBON MONOXIDE DETECTOR

V23-0004
Exhibit F - Proposed Plans

UPPER FLOOR PLAN

LIVING AREA = 1,852 SQ. FT. (EXCLUDES ENTRY & STAIRS)

1/4"=1'-0"

A

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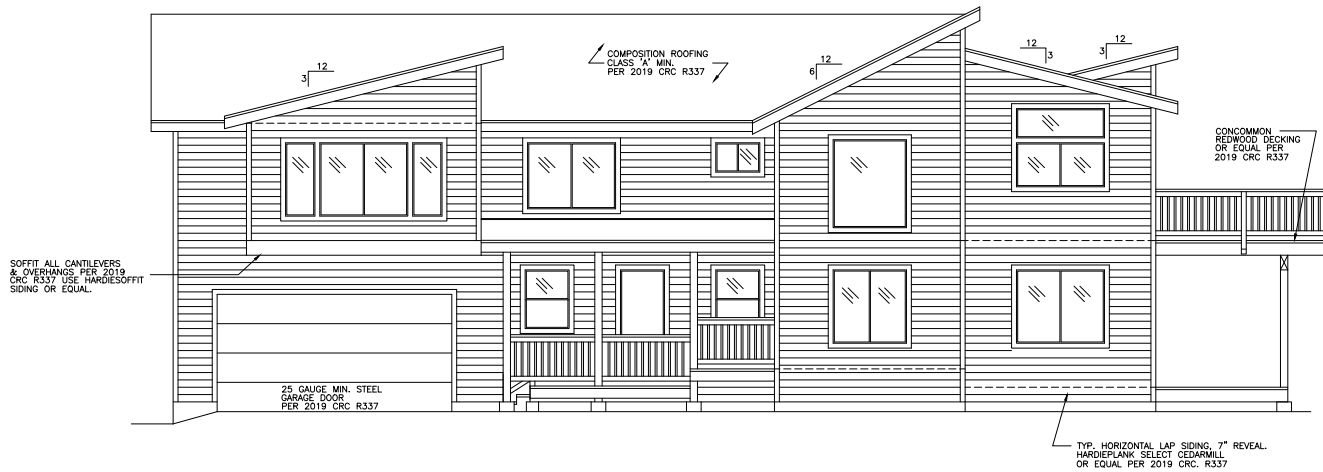
PRELIMINARY

EXTERIOR ELEVATIONS
FOR: BRANDON REINHART
DRAWN: J.B.
DATE: 03-01-2024

DATE: MAY, 2023
SCALE: NOTED
DRAWN: J.B.
JOB: 22037-2A
SHEET:

2A

OF 10 SHEETS



FRONT ELEVATION

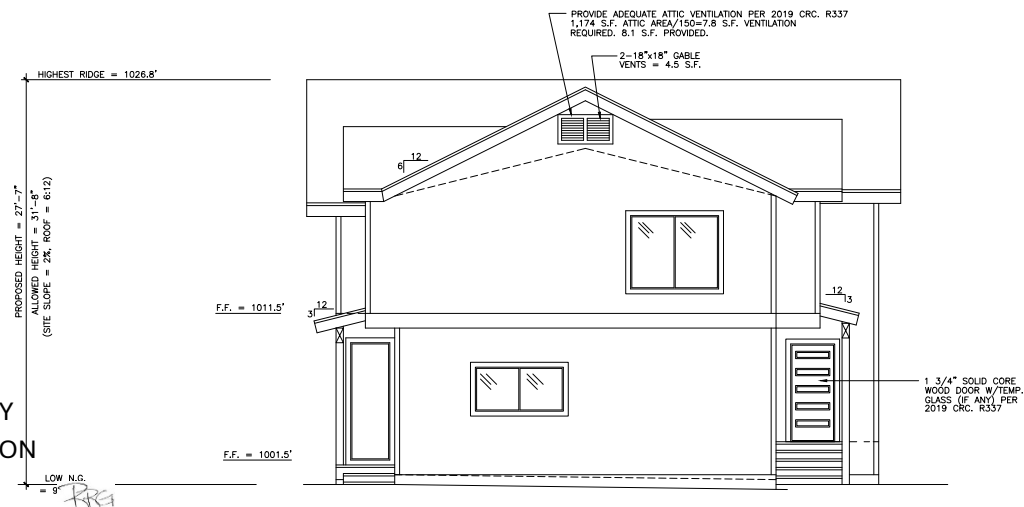
1/4"=1'-0" A



APPROVED
EL DORADO COUNTY
PLANNING COMMISSION

DATE: March 14, 2024

EXECUTIVE SECRETARY: Karen L. Garner



LEFT ELEVATION

1/4"=1'-0" B

REVISIONS

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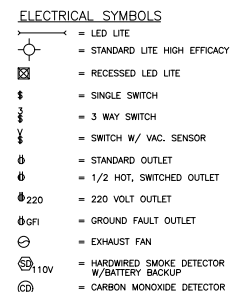
PRELIMINARY

EXTERIOR ELEVATIONS
FOR: BRANDON REINHART
ADDRESS: 2944 COLD SPRINGS RD.
APN: 035-013-006

V23-0004
Exhibit F - Proposed Plans

DATE	MAY, 2023
SCALE	NOTED
DRAWN	JB
JOB	22037-3
SHEET	

3
OF 10 SHEETS

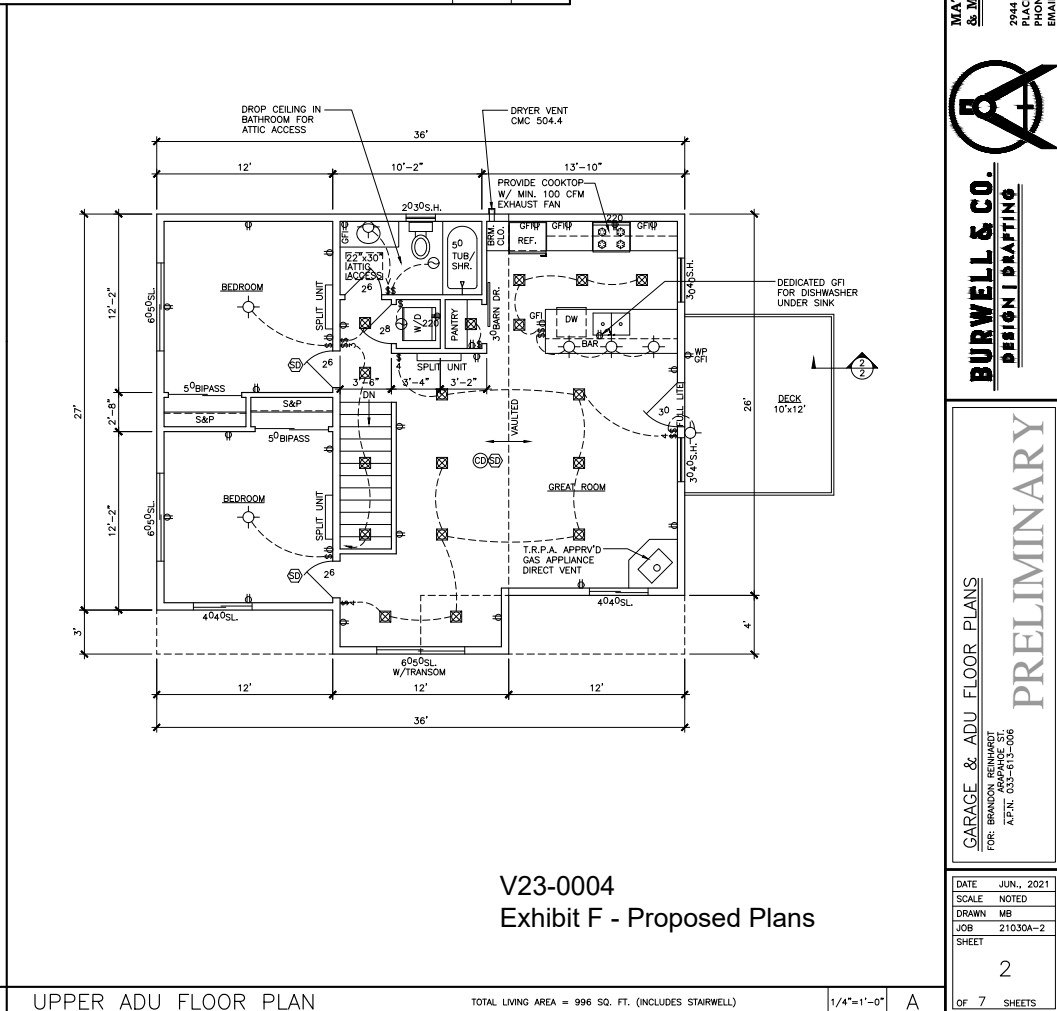


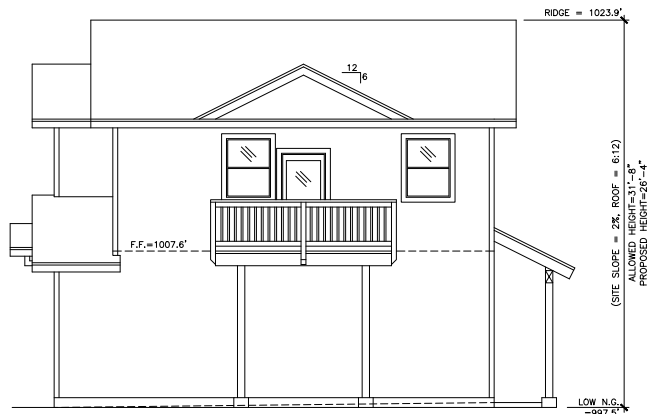
**MATTHEW C. BURWELL
 & MARK J. BURWELL**

REVISIONS

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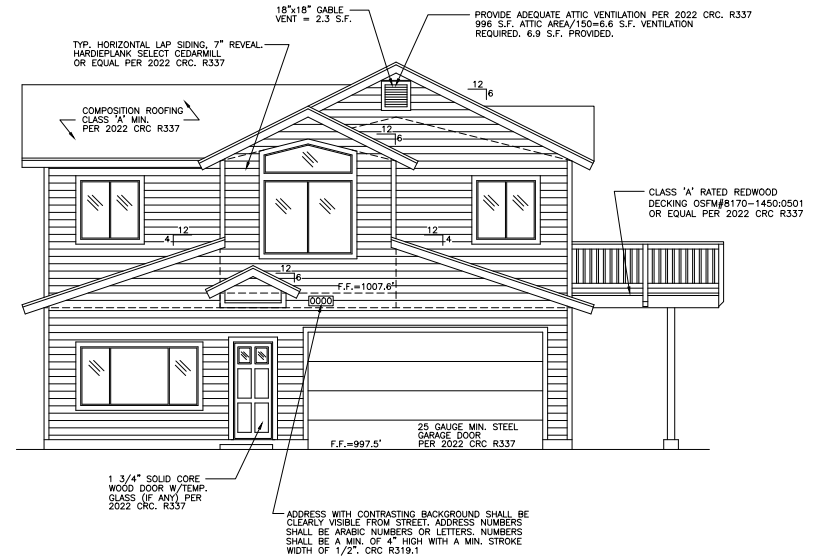
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PLACERVILLE, CA. 95667
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LEFT ELEVATION

1/4"=1'-0" B



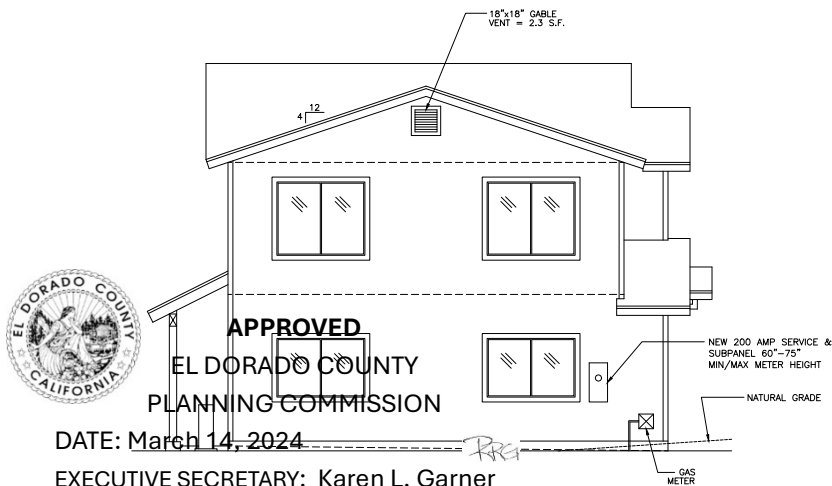
FRONT ELEVATION

1/4"=1'-0" A

NOTE: ALL EXTERIOR MATERIALS SHALL COMPLY WITH THE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCTS HANDBOOK AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER 2022 CRC R337

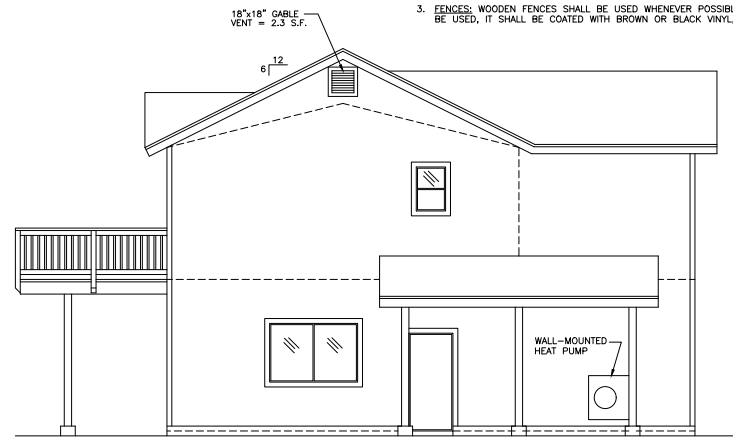
T.R.P.A. NOTES:

1. COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN THE EARTHTONE & WOODTONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION & EARTH HUES. EARTHTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCRE, AND LUMBER.
2. ROOFS: ROOFS SHALL BE COMPOSED OF NONGLARE EARTHTONE OR WOODTONE MATERIALS THAT MINIMIZE REFLECTIVITY.
3. FENCES: WOODEN FENCES SHALL BE USED WHENEVER POSSIBLE. IF CYCLONE FENCE MUST BE USED, IT SHALL BE COATED WITH BROWN OR BLACK VINYL, INCLUDING FENCE POLES.



RIGHT ELEVATION

1/4"=1'-0" D



BACK ELEVATION

1/4"=1'-0" C

V23-0004
Exhibit F - Proposed Plans

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PRELIMINARY

ADU EXTERIOR ELEVATIONS
FOR: BRANDON REINHART
A.P.N. 033-013-006

DATE JUN., 2023
SCALE NOTED
DRAWN JB
JOB 22037GA-3
SHEET

3

OF 7 SHEETS