

SHEET INDEX

1.0 COVER PAGE AND SITE PLAN

2.0 ELEVATIONS, SECTIONS, AND LAYOUT

SCOPE OF WORK:  
 CONVERT GARAGE TO BEDROOM WITH FULL BATH. ADD 1 WINDOW FOR THE SHOWER. ADD 1 WINDOW ON EAST SIDE. ADD FAU AND LIGHT IN BATHROOM. ADD RECESSED LIGHT IN ROOM

CODES:  
 2022 CALIFORNIA RESIDENTIAL CODE (CRC),  
 2022 CA ENERGY CODE (CEC),  
 2022 CA PLUMBING CODE (CPC),  
 2022 CA MECHANICAL CODE (CMC),  
 2022 CA ELECTRICAL CODE (CEC),  
 2022 CALIFORNIA FIRE CODE (CFC),  
 2022 CALGREEN (CG).

GENERAL NOTES:  
 (1) JOB DESCRIPTION: REMODEL 1 BATHROOM. KEEP EXISTING LAYOUT. REPLACE SINKS, VANITIES, CHANGE FLOOR TO TILE, TILE SHOWER AND REPLACE SHOWER DOOR, REPLACE TUB  
 (2) WORK SHALL COMPLY WITH MANUFACTURERS' INSTRUCTIONS AND CODES AS APPROVED BY THE CITY OF FOLSOM INCLUDING THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CA ENERGY CODE (CEC), CA PLUMBING CODE (CPC), CA MECHANICAL CODE (CMC), CA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), AND CALGREEN (CG). CONTRACTOR(S) SHALL CONFIRM THAT AND SITE CONDITIONS, DIMENSIONS ARE APPROXIMATE; DO NOT SCALE THE DRAWINGS. MATCH (E) MATERIALS AS CLOSELY AS POSSIBLE WITHOUT SPECIAL MILLING EXCEPT AS MAY BE NEEDED TO PATCH EXISTING FEATURES. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR ON DEMAND.

(3) OCCUPANCY GROUP: R-3 & U. CONSTRUCTION TYPE: VB, UNSPRINKLERED. DEFERRED SUBMITTALS: NONE. SPECIAL INSPECTION: NONE.  
 (4) CONSTRUCTION WASTE MANAGEMENT: THE GENERAL CONTRACTOR (G.C.) SHALL DEVELOP A PLAN TO RECYCLE AND OR SALVAGE FOR RE-USE A MINIMUM OF 65 PERCENT OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION MATERIALS INCLUDING USE OF CITY FORMS IF ANY (CG & 4.08.1). P.T. DEBRIS IS NOT PERMITTED AT THE LOCAL LANDFILL.  
 (5) ABBREVIATIONS: (E) MEANS "EXISTING"; "G.C." - GENERAL CONTRACTOR "GPF" - GALLONS PER FLUSH; "GPM" - GALLONS PER MINUTE

FINISH

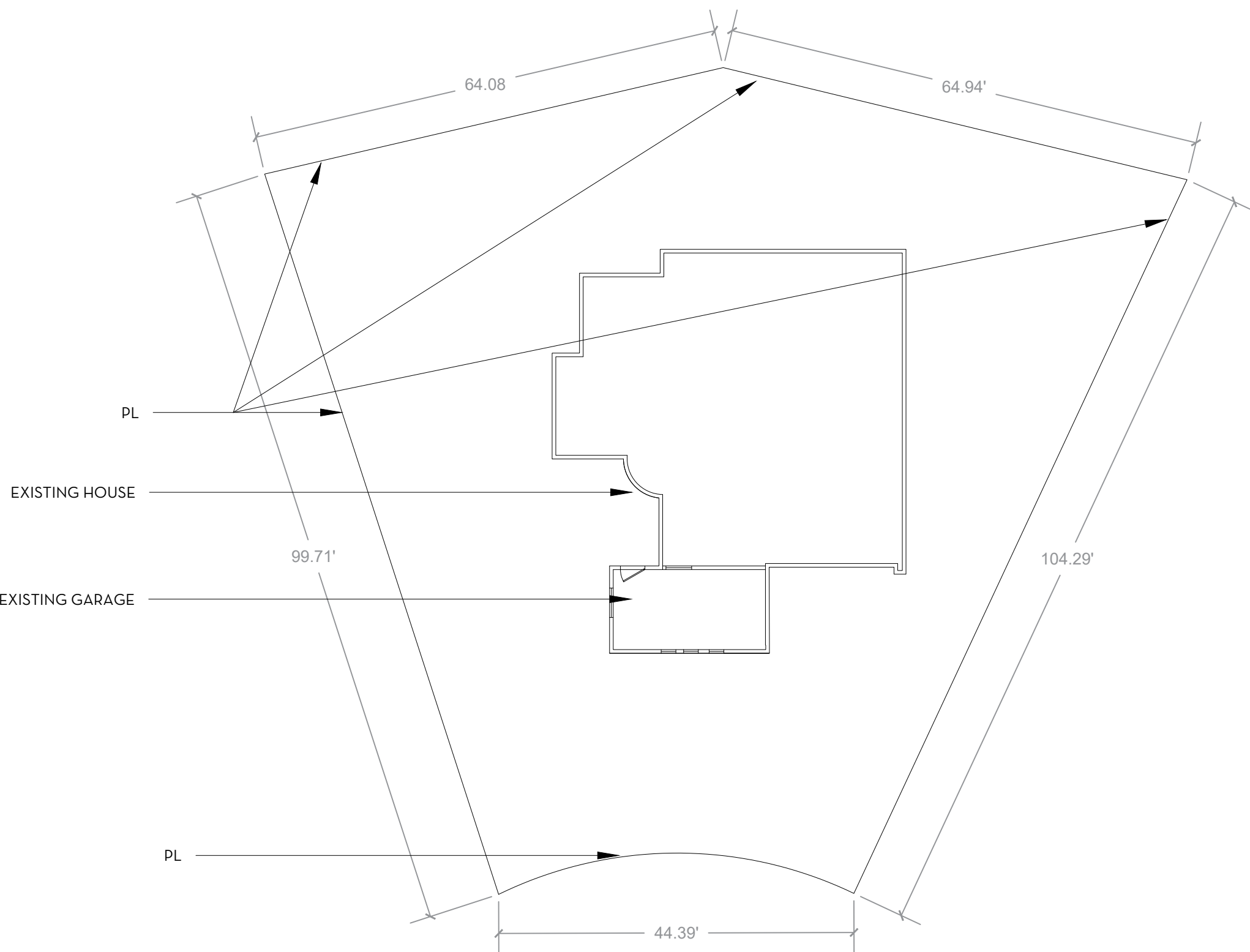
(6) SHOWER WALLS TO BE 6" ABOVE THE DRAIN AND MINIMUM 4" HORIZONTALLY PAST THE ENCLOSURE TO BE HARD, SMOOTH, AND NON-ABSORBANT. VERIFY (CRC R307.2). PROVIDE NICHE(S) IN SHOWERS PER OWNER'S DIRECTION.  
 (7) MINIMUM 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH CG 4.504.4. ADHESIVES, BONDING PRIMERS, SEALANTS, CAULKS, PAINTS, OTHER COATINGS, AND CARPET SYSTEM SHALL COMPLY WITH VOC AND OTHER TOXIC COMPOUND LIMITS (CG 4.504.2.1, 2, AND 3). PARTICLE BOARD, MDF AND HARDWOOD PLYWOOD (IF ANY) USED IN INTERIOR FINISHES WILL COMPLY WITH LOW EMISSION STANDARDS (CG 4.504.5). VERIFICATION DOCUMENTS TO BE AVAILABLE TO INSPECTOR UPON REQUEST.

PLUMBING

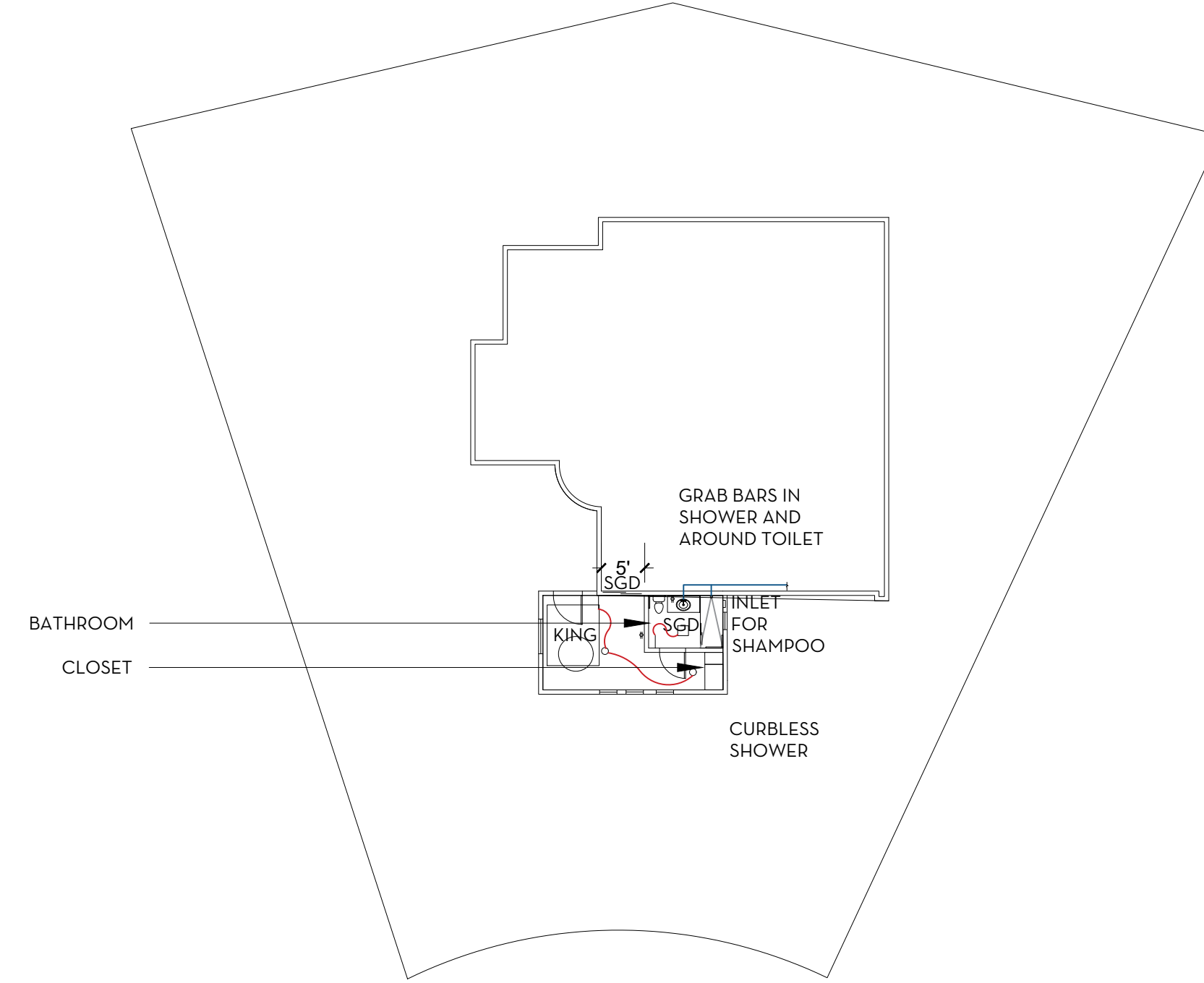
(14) ALL NON-COMPLYING FIXTURES IN THE HOUSE SHALL BE CHANGED TO CODE COMPLIANT WATER CONSERVATION FLOW RATES; TOILETS PER 14.2. SHOWER HEAD PER 14.3. SINK FAUCETS PER NOTE 14.4.  
 (14.1) REPLACE WATER CLOSETS WITH MAX 1.28 GPF UNIT.  
 (14.2) NEW SHOWER HEADS TO HAVE THERMOSTATIC MIXING VALVE PROVIDING WATER AT A MAXIMUM 120 DEGREES F. SHOWER TO HAVE A FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE. NEW BATH TUB.  
 (14.3) AT 60 PSI, LAV FAUCETS SHALL HAVE A FLOW RATE NOT TO EXCEED 1.2 GALLONS PER MINUTE (GPM). KITCHEN FAUCET FLOW RATES NOT TO EXCEED 1.8 GPM MECHANICAL.  
 (15) EXHAUST FANS TO BE VENTED TO OUTSIDE AIR. SEE NOTE 16.2

ELECTRICAL

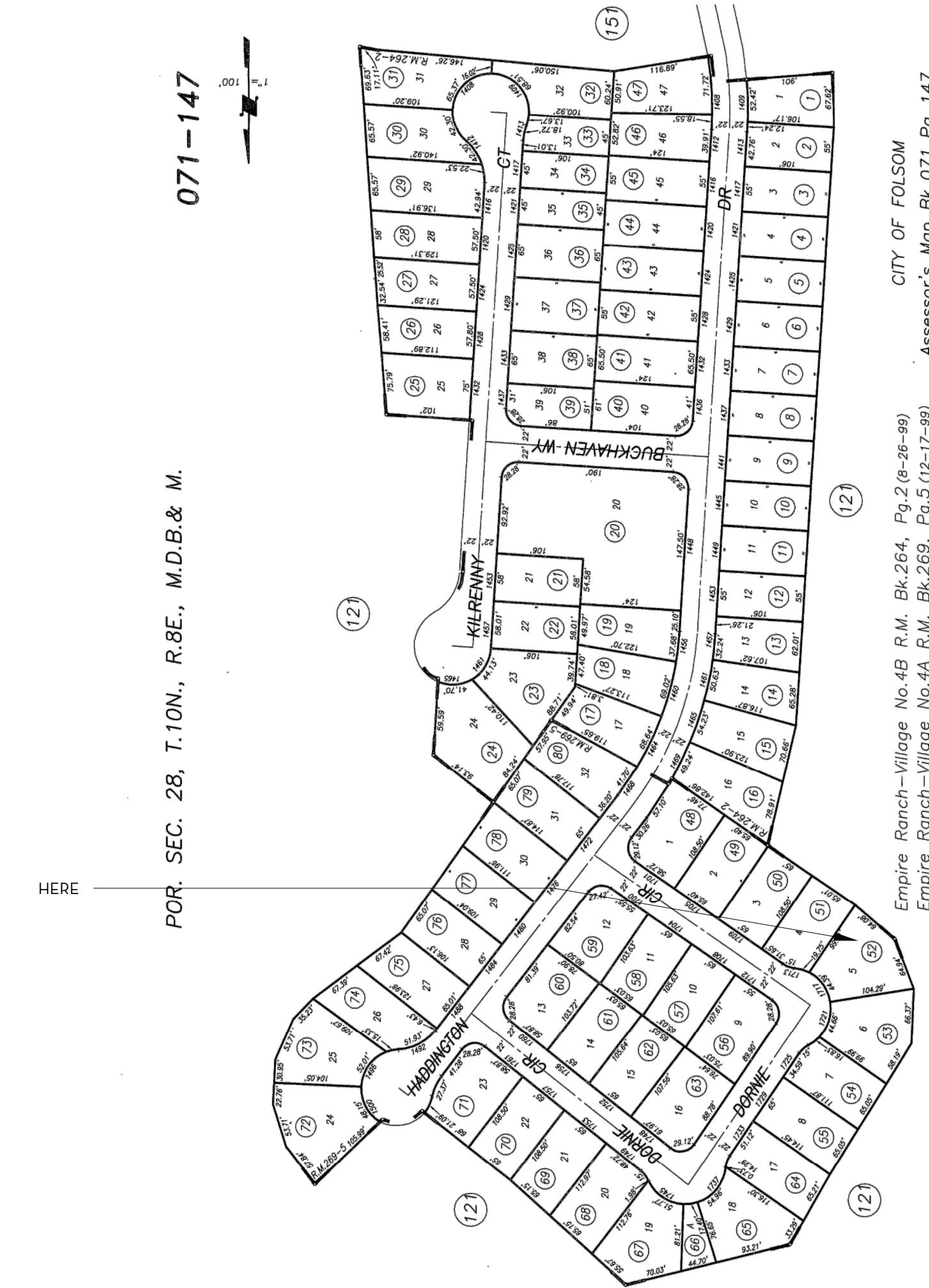
(16) EXISTING MAIN IS MIN. 100 AMPS WITH BREAKERS AT SERVICE PANEL  
 (16.1) EXHAUST FANS IN BATHROOMS AND LAUNDRY TO HAVE SELF-CLOSING DAMPERS. BATH FAN AND LIGHT TO BE ON SEPARATE SWITCHES. EXHAUST FANS SHALL BE CAPABLE OF PROVIDING A MINIMUM OF FIVE AIR CHANGES PER HOUR OR 80 CFM. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING, AND BE PROVIDED WITH A HUMIDISTAT SWITCH. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF NO LESS THAN 50% TO A MAXIMUM OF 80% WITH EITHER MANUAL OR AUTOMATIC MEANS. HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE FAN. IT IS NOT REQUIRED TO BE BUILT-IN. (CG 4.506.1). BATH FAN DUCTING SHALL CONFORM TO ASHRA STANDARD 62.2 AND FAN NOISE LIMITED TO MAXIMUM 3 SONES FOR INTERMITTENT OPERATION. SEE ALSO NOTE 15.1  
 (16.2) VERIFY GFCI OUTLETS IN BATH  
 (16.3) VERIFY OR PROVIDE SMOKE AND CARBON MONOXIDE ALARMS THROUGHOUT HOUSE PER CODE. SMOKE AND CARBON MONOXIDE ALARMS TO BE SOLELY BATTERY POWERED SHALL BE POWERED BY A NON-REMOVABLE, 10-YEAR BATTERY. EACH ALARM TO BE CLEARLY AUDIBLE IN BEDROOMS OVER BACKGROUND NOISE AND WITH INTERVENING DOORS CLOSED. MOUNT AND LOCATE ALARMS PER CODE, NOT WITHIN 3' OF TUB OR SHOWER ROOM DOORS, HVAC SUPPLY REGISTERS, OR THE TIPS OF PADDLE FAN BLADES, AND PER STATE FIRE MARSHALL AND THE MANUFACTURER'S INSTRUCTIONS. (R314)



SITE PLAN



PROPOSE LAYOUT



071-147

POR. SEC. 28, T. 10N., R. 8E., M.D.B. & M.

APN: 071-1470-052-0000

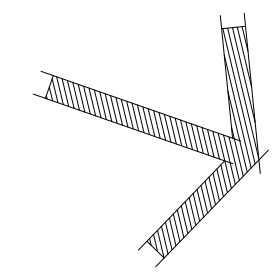
CITY OF FOLSOM  
 Assessor's Map Bk. 071 Pg. 147  
 County of Sacramento, Calif.  
 Empire Ranch-Village No. 4B R.M. Bk. 264, Pg. 2 (8-26-99)  
 Empire Ranch-Village No. 4A R.M. Bk. 269, Pg. 5 (12-17-99)

#	DATE	COMMENTS

DATE: 08/08/2024

SCALE: VARIES

NORTH:

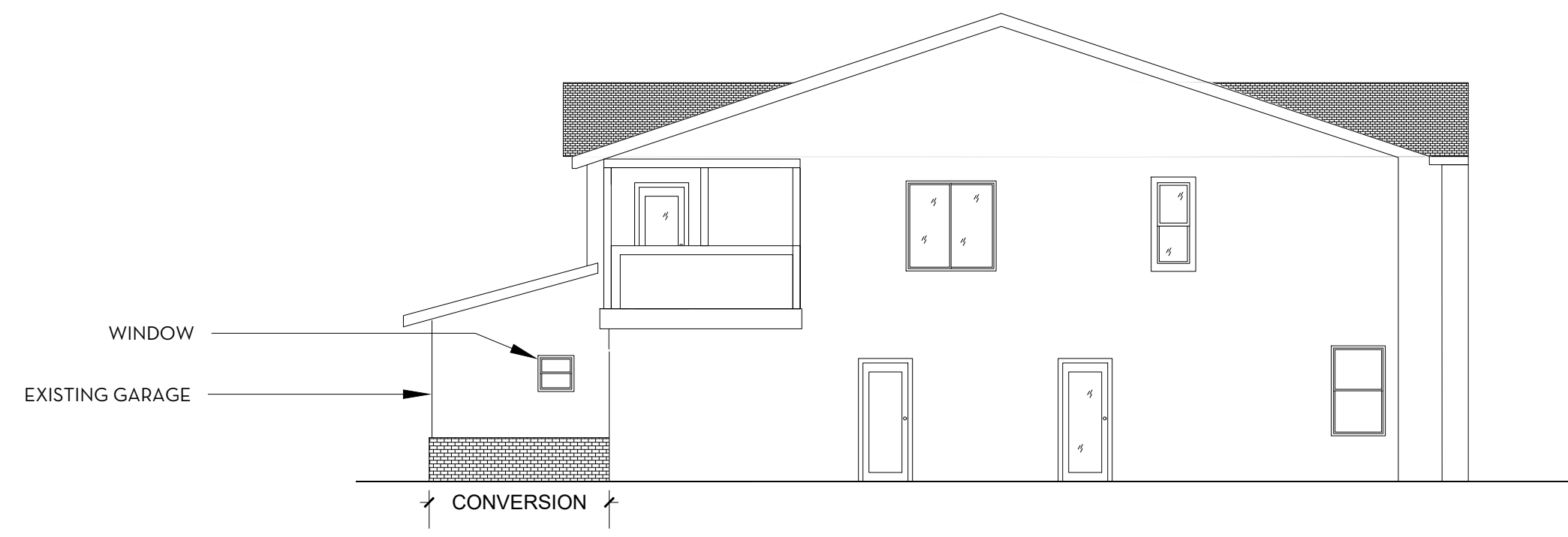


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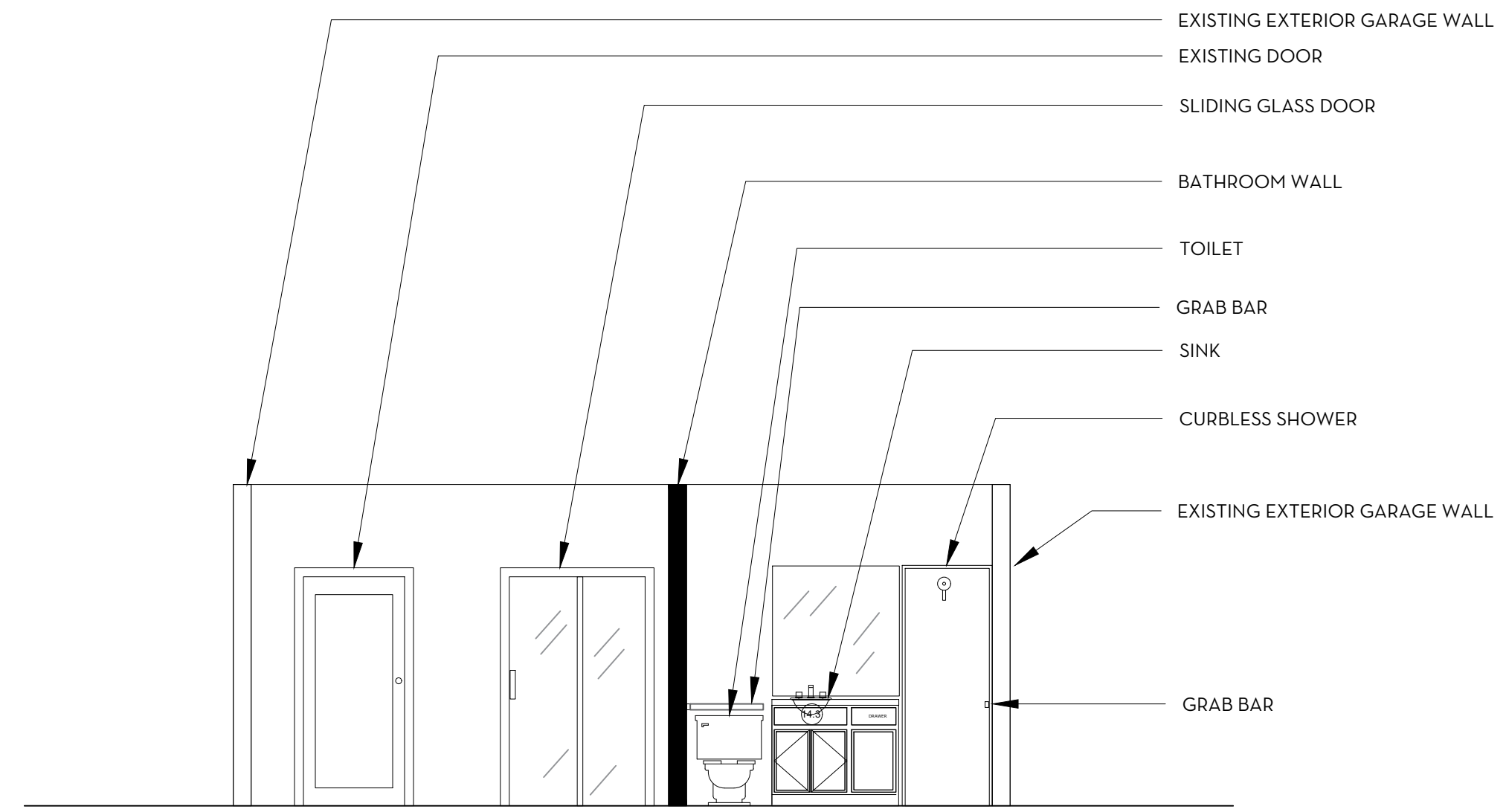
COVER PAGE AND SITE PLAN

1.0

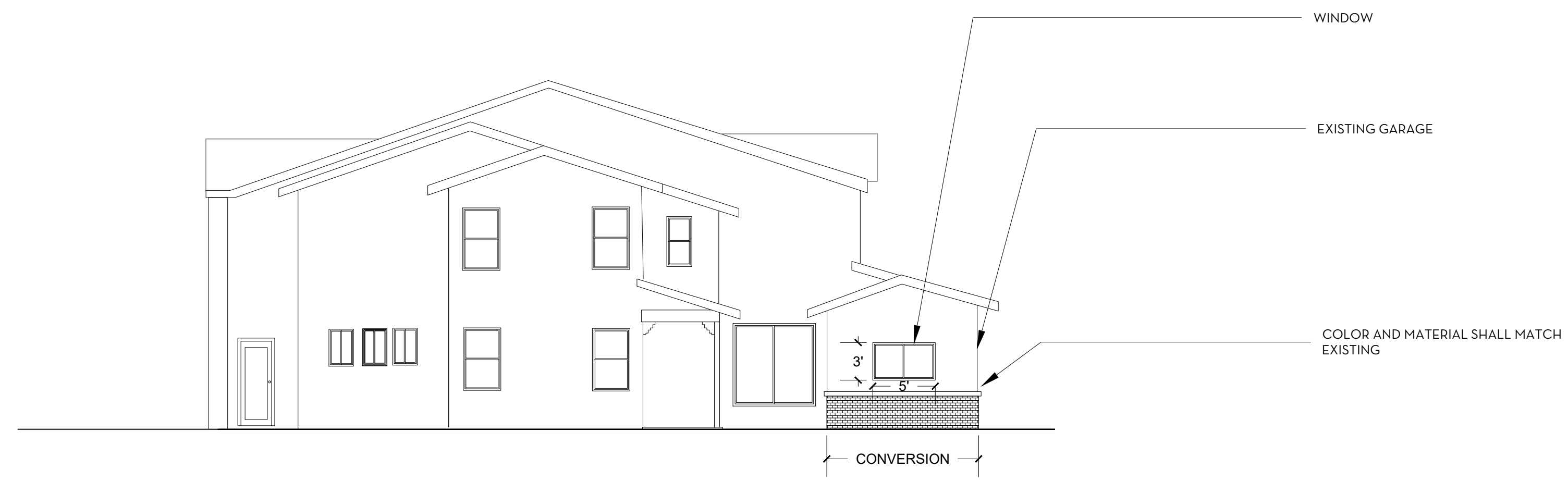
YASARAPU RESIDENCE  
 1717 DORNIE CIRCLE  
 FOLSOM, CA



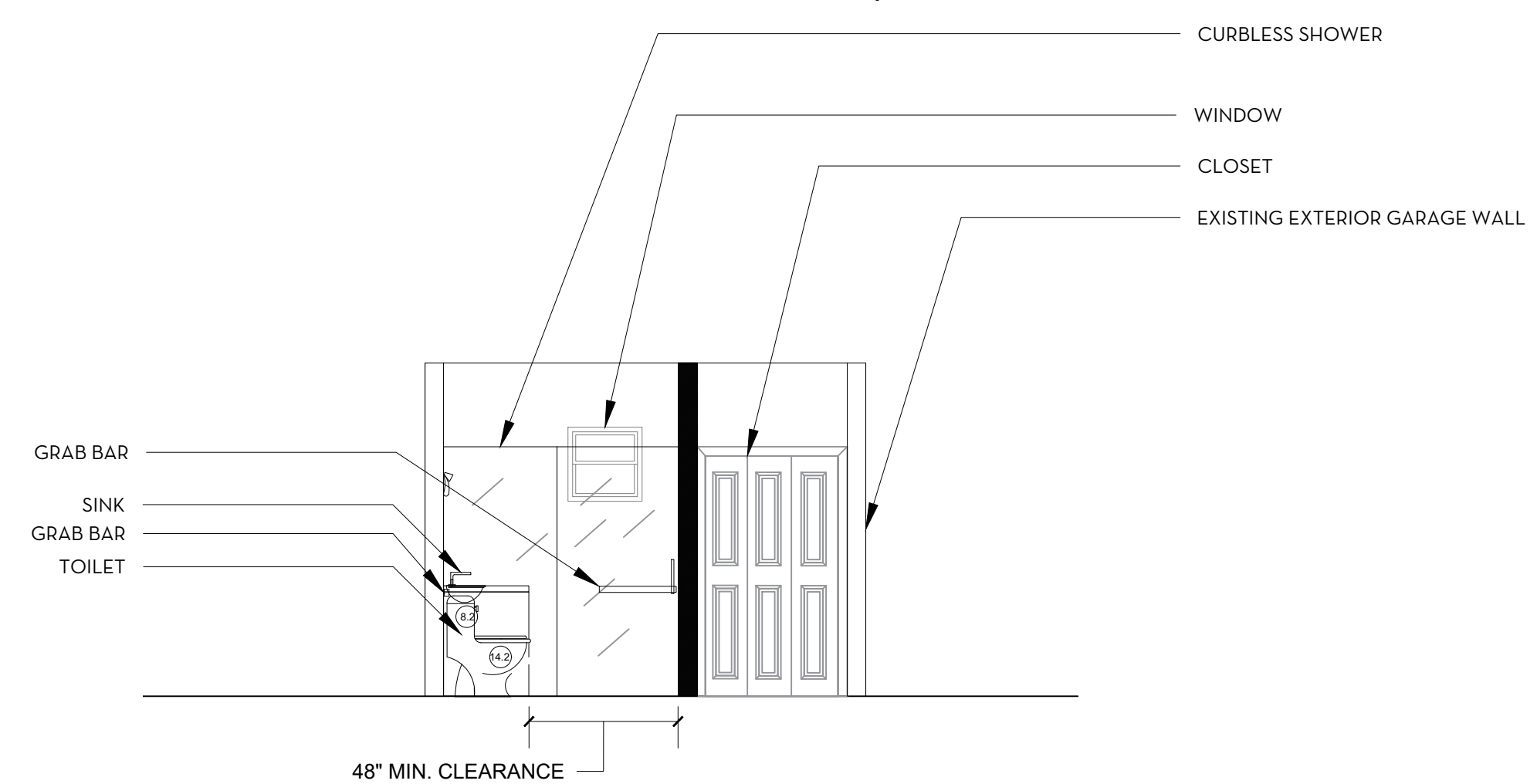
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SCALE: 1/8"=1'



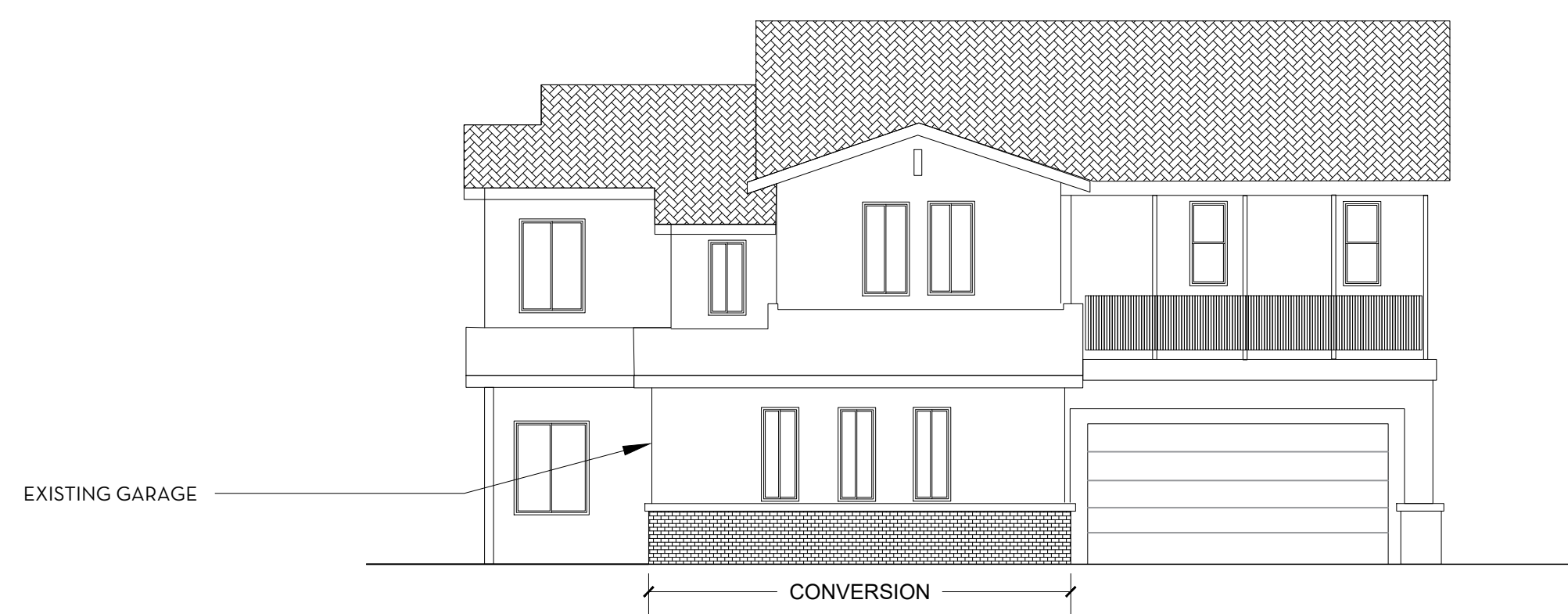
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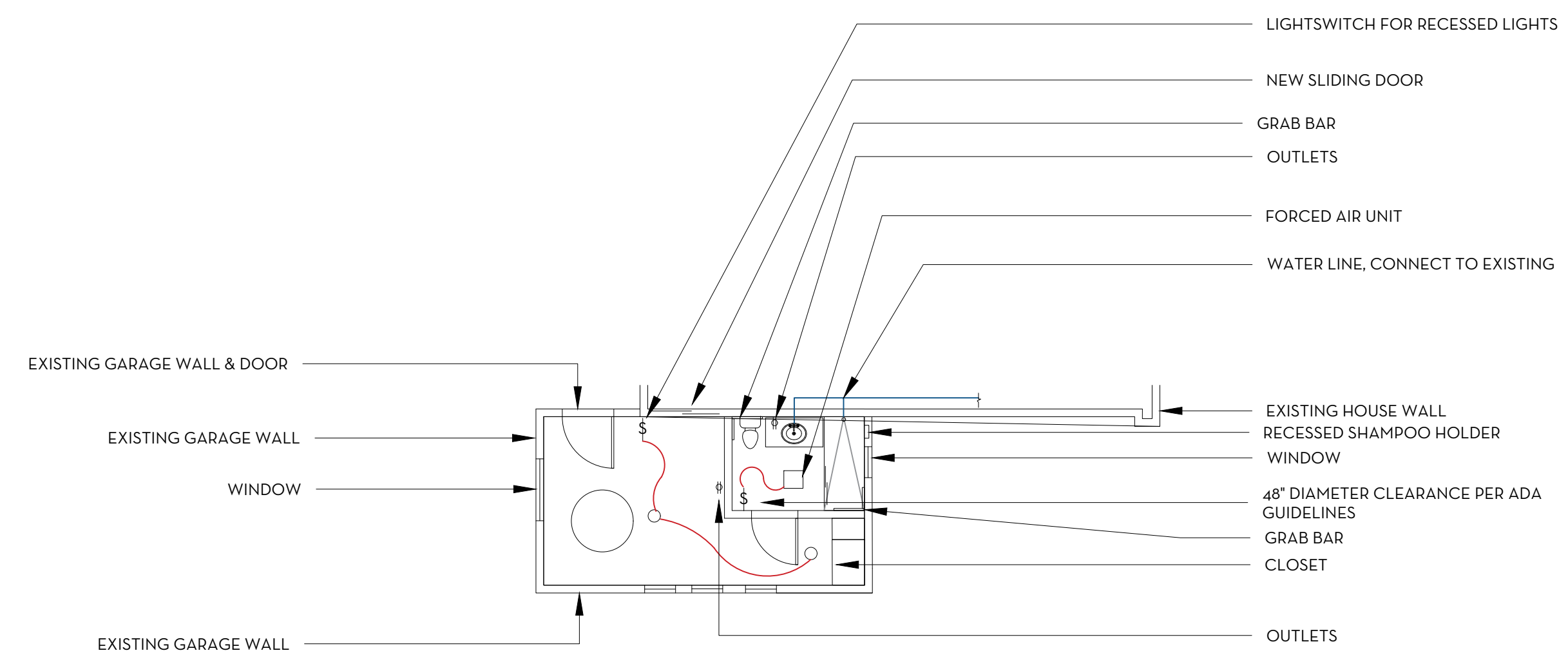
2. NORTH VIEW ELEVATION  
SCALE: 1/8"=1'



2. NORTH VIEW SECTION  
SCALE: 1/8"=1'



3. WEST VIEW ELEVATION  
SCALE: 1/8"=1'



GARAGE CONVERSION LAYOUT PLAN VIEW  
SCALE: 1/8"=1'

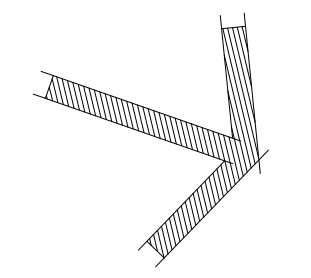
YASARAPU RESIDENCE  
1717 DORNIE CIRCLE  
FOLSOM, CA

#	DATE	COMMENTS

DATE: 08/08/2024

SCALE: 1"=1'

NORTH:



SHEET:

ELEVATIONS, SECTIONS,  
AND LAYOUT

2.0