

NEW WORKSHOP

OWNER: GALVIN FAMILY 5 TRUST

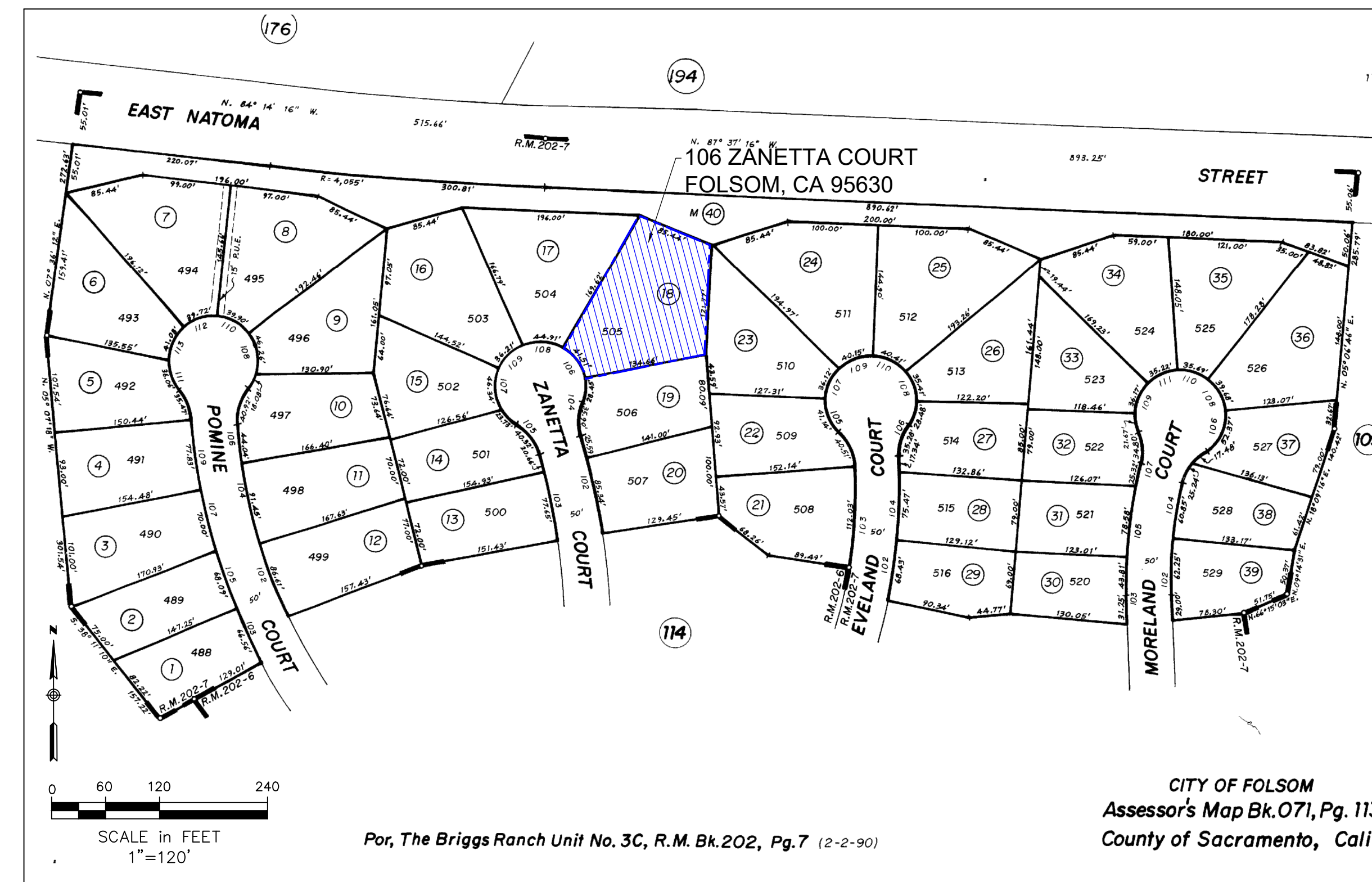
PROPERTY ADDRESS: 106 ZANETTA CT
FOLSOM CALIFORNIA 95630-2245

PARCEL # (APN): 071-1130-018-0000

SITE LOCATION MAP:



PARCEL MAP:



SHEET INDEX:

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11	E-1	ELECTRICAL PLAN

WORKSHOP DETAILS:

1. REINFORCED CONCRETE STEM WALL FOUNDATION
2. WOOD FRAME, STUCCO EXTERIOR WALLS, ASPHALT COMPOSITION SHINGLE ROOF
3. 648 SQUARE FEET
4. NOT HABITABLE, UTILITY AND MISCELLANEOUS GROUP U OCCUPANCY
5. THE EXISTING HOME (HABITABLE) IS 2,835 SF, TWO STORIES, AND DOES NOT HAVE FIRE SPRINKLERS.
6. ELECTRICAL FEED IS FROM EXISTING RESIDENCE. NO WATER, NO SEWER, NO HEAT, NO AIR CONDITIONING.
7. R311.2 - EGRESS DOOR INCLUDED, 36" WIDE BY 80" TALL, SWINGS INWARD.
8. R311.3 - EGRESS DOOR INCLUDES 36" X 36" LANDING AT EXTERIOR. INTERIOR HAS FLAT SLAB FLOOR AT DOOR SILL ELEVATION.
9. NO CHANGES TO SITE DRAINAGE.

NOTES:

THIS PROJECT INVOLVES CREATING A "PASS THROUGH GARAGE" BY INSTALLING A NEW GARAGE DOOR THAT OPENS INTO THE BACKYARD AND THE CONSTRUCTION OF A NEW APPROXIMATELY 650 SF BACKYARD WORKSHOP. THE WORKSHOP IS INTENDED TO COMPLIMENT THE HOME BY INCORPORATING ALL THE SAME FINISH AND TRIM FEATURES OF THE CURRENT RESIDENCE, INCLUDING STUCCO WALLS AND IDENTICAL WALL PAINT AND TRIM PAINT, ROUGH SAWN WOOD TRIM AROUND WINDOWS AND DOORS. THE GARAGE DOORS' STYLE WILL ALSO MATCH THE CURRENT RESIDENCE. THE WORKSHOP ROOF WILL BE ASPHALT COMPOSITION SHINGLES INSTEAD OF CONCRETE TILES; HOWEVER, THE COLOR OF THE SHINGLES WILL BE A CLOSE MATCH TO THE EXISTING RESIDENCE. THE CURRENT BACKYARD SHED WILL BE REMOVED AS PART OF THIS PROJECT. THE CURRENT BACKYARD DRAINAGE WILL NOT BE ALTERED BY THIS PROJECT.

THE PROJECT CONTACT IS PATRICK GALVIN
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SCOPE OF WORK:

THIS PROJECT INCLUDES DEMOLISHING A PORTION OF A GARAGE EXTERIOR WALL AND INSTALLING A 7' WIDE ROLL UP GARAGE DOOR TO CREATE A GARAGE PASS THROUGH. THE PROJECT ALSO INVOLVES CONSTRUCTING A 648 SQUARE FOOT WORKSHOP IN THE BACKYARD. **THE WORKSHOP IS NOT HABITABLE AND HAS NO POTABLE WATER SERVICE, SEWER TIE-IN, OR AIR CONDITIONING/HEATING.** THE SOLE UTILITY PROVIDED TO THE WORKSHOP IS A NEW ELECTRICAL FEED FROM THE EXISTING 200A HOUSE PANEL. THE WORK INCLUDES:

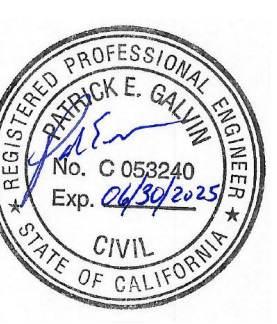
1. NEW WALL FRAMING AND GARAGE DOOR TO CREATE PASS-THROUGH TO BACKYARD.
2. NEW GARAGE DOOR INSTALLATION TO MATCH EXISTING HOME GARAGE DOORS, WITH MATCHING STUCCO, WOOD TRIM, AND PAINT
3. DEMOLITION AND REMOVAL OF A 10' X 10' EXISTING WOODEN GARDEN SHED.
4. MINOR GRADING FOR WORKSHOP FOUNDATION PREPARATION AND EXCAVATION OF SPREAD FOOTING.
5. INSTALLATION OF REINFORCING STEEL AND CONCRETE CONSTRUCTION OF STEM WALL PERIMETER FOUNDATION AND REINFORCED WORKSHOP FLOOR PER STRUCTURAL DRAWINGS.
6. WOOD FRAMING TO FORM WORKSHOP STRUCTURE, INCLUDING SHEAR WALLS AND HOLD DOWNS, AS PER STRUCTURAL DRAWINGS (SPECIAL INSPECTION REQUIRED).
7. CONSTRUCTION OF ASPHALT SHINGLE COMPOSITION ROOFING, COLOR TO MATCH EXISTING HOME.
8. INSTALLATION OF ROLL UP GARAGE DOORS, WINDOWS, AND 36" MAN DOOR WITH EXTERIOR LANDING.
9. CONSTRUCTION OF EXTERIOR STUCCO ON WORKSHOP - STUCCO FINISH AND PAINT TO MATCH HOME.
10. INSTALLATION OF A 100A 220V BREAKER IN EXISTING MAIN HOME PANEL, PROVIDING BURIED CONDUIT AND WIRE TO NEW 100A SUBPANEL IN WORKSHOP PER ELECTRICAL PLAN.
11. INSTALLATION OF SWITCHES, RECEPTACLES, INTERIOR AND EXTERIOR LIGHTS, CEILING FAN WORK BOXES, GABLE MOUNT ATTIC VENTILATOR, AND 50A CIRCUIT FOR NEW AIR COMPRESSOR PER ELECTRICAL PLAN.
12. INSTALLATION OF R21 PINK FIBERGLASS OR ROCKWOOL WALL INSULATION AND R30 PINK OR ROCKWOOL CEILING INSULATION, EACH WITH KRAFT PAPER VAPOR BARRIER.
13. CONSTRUCTION OF 1/2" SHEETROCK ON INTERIOR WALLS AND CEILING.

BUILDING DEPT APPROVAL:

REVISIONS:	NO.	DATE	DESCRIPTION
	1	4/30/24	ISSUED FOR DESIGN REVIEW

DRAWN BY:	CHKD BY:	APP'D BY:
PM		PG

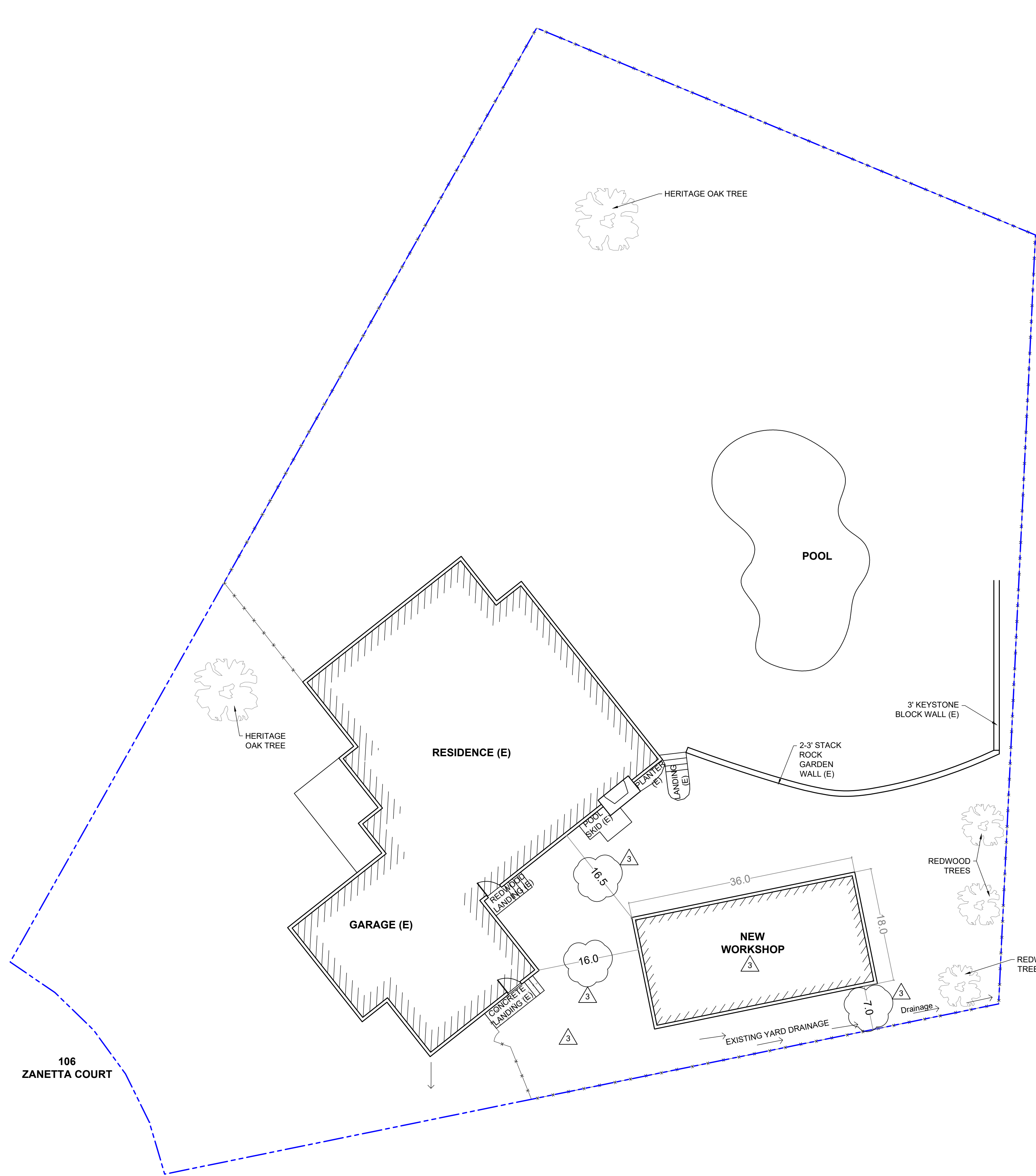
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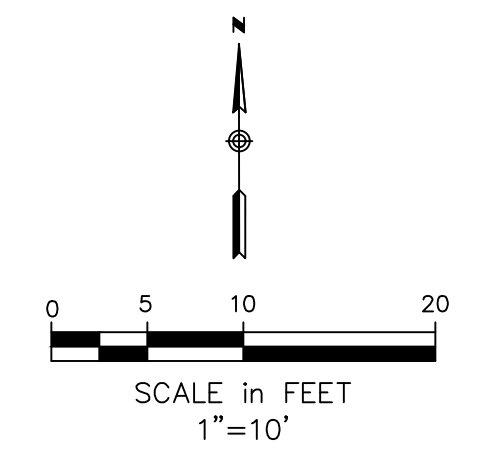
TITLE SHEET

SHEET
G-1

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LEGEND:
- - - - - PARCEL BOUNDARY



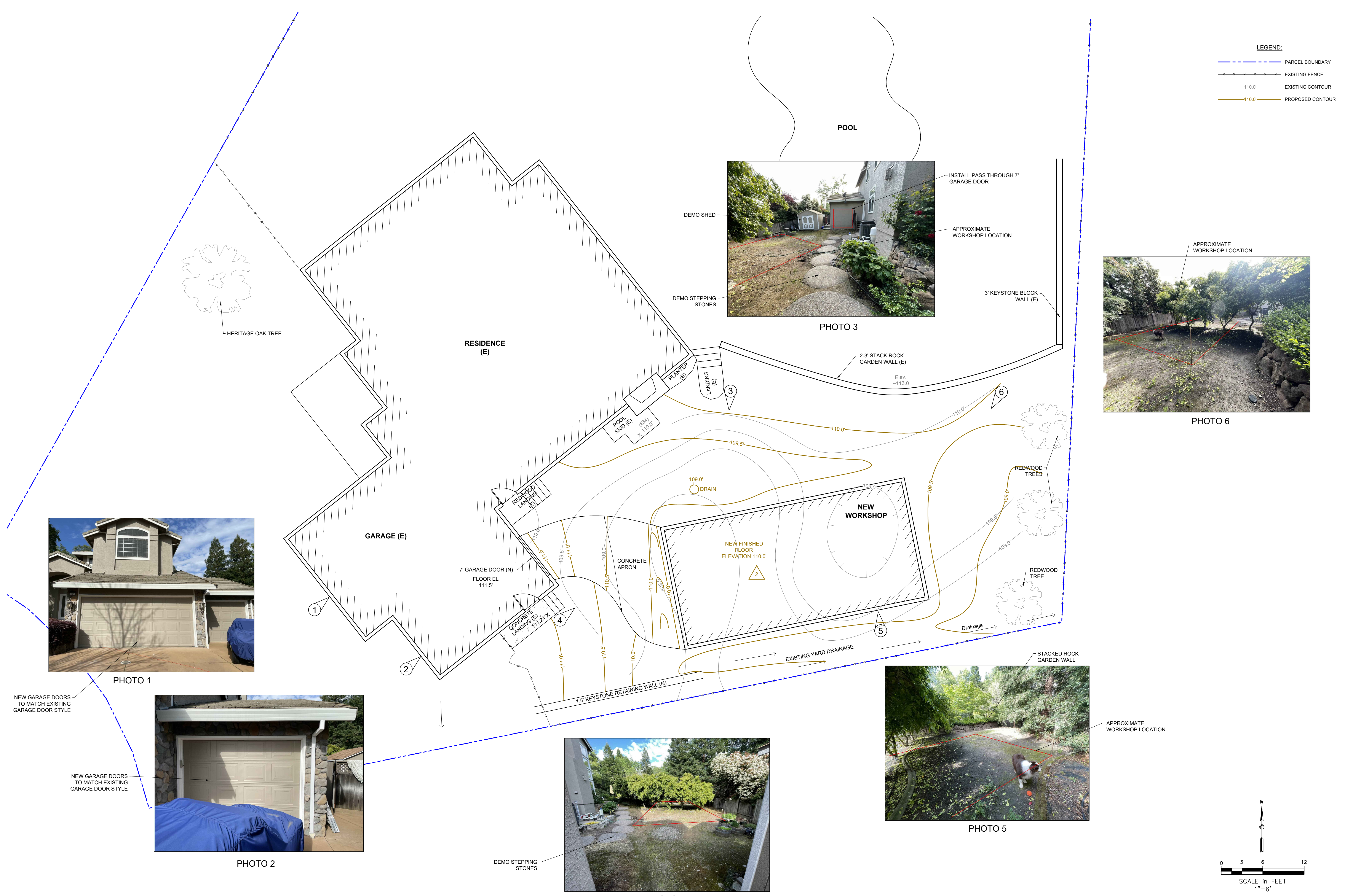
REVISIONS:	NO.	DATE	DESCRIPTION
	1	4/30/24	ISSUED FOR DESIGN REVIEW
	2	8/5/24	DISTANCE BETWEEN HOUSE AND WORKSHOP
	3	9/25/24	WORKSHOP LOCATION MOVED AND GARBLE SHEET REDUCED

DRAWN BY: PM
 CHKD BY: PG
 APPVD BY:

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PLOT PLAN

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LEGEND:

- PARCEL BOUNDARY
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR

REVISIONS:	NO.	DATE	DESCRIPTION
	1	4/30/24	ISSUED FOR DESIGN REVIEW
	2	9/25/24	ISSUED FOR LOCATION SURVEY (E) (SHEET)

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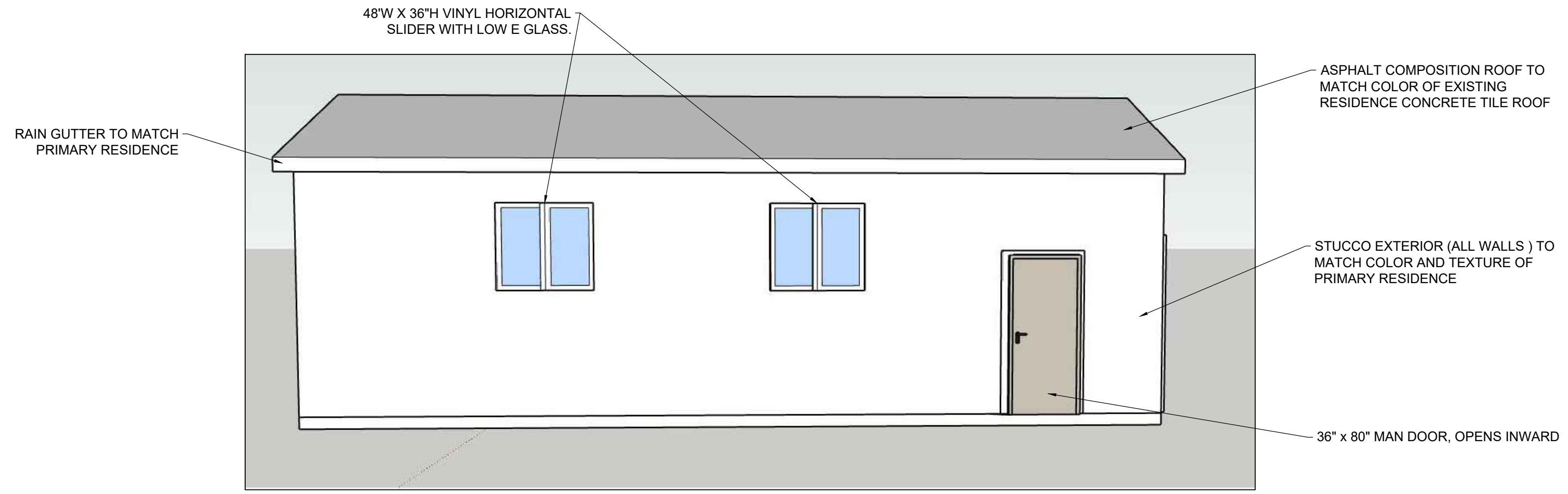
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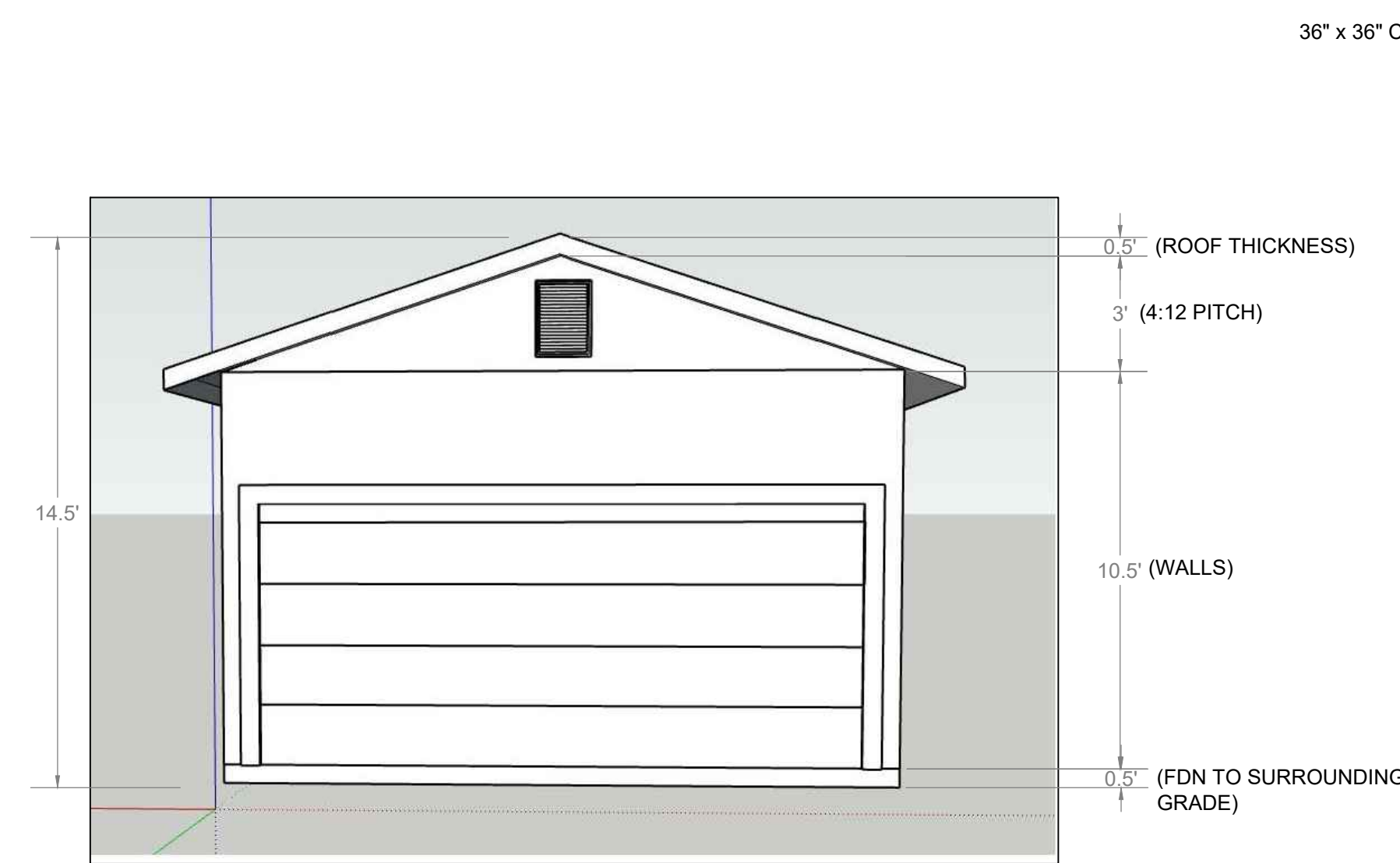
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GRADING PLAN AND SITE PHOTOS

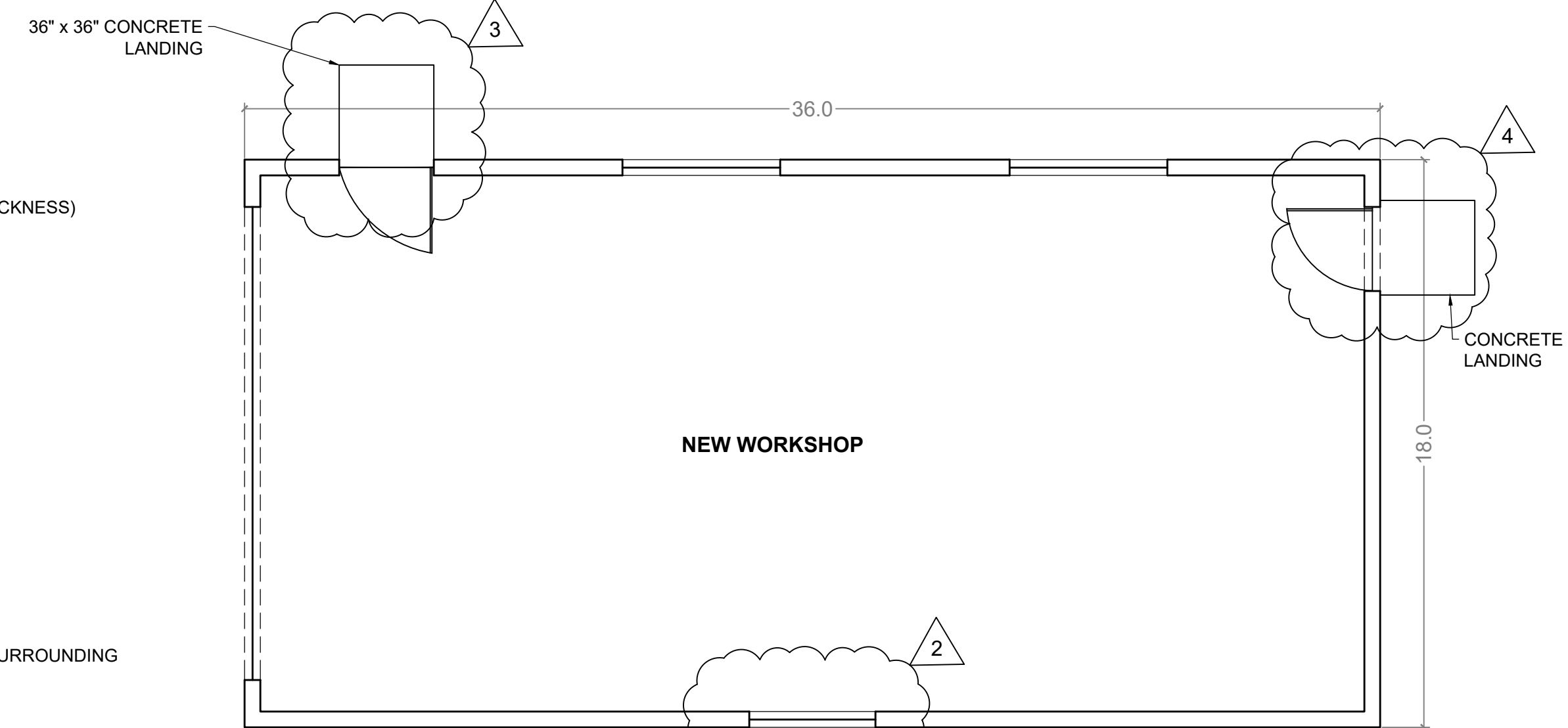
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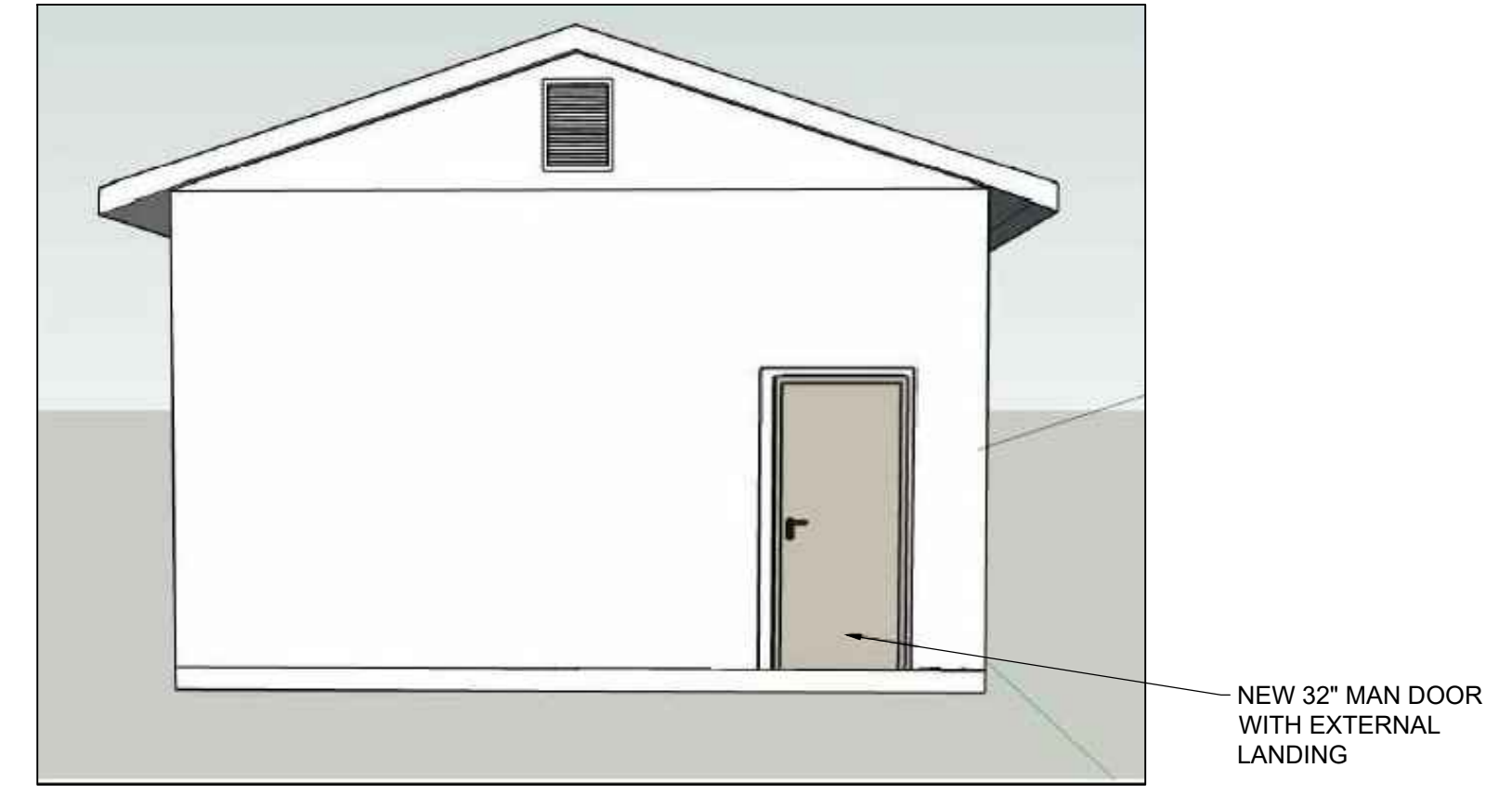
NORTH ELEVATION



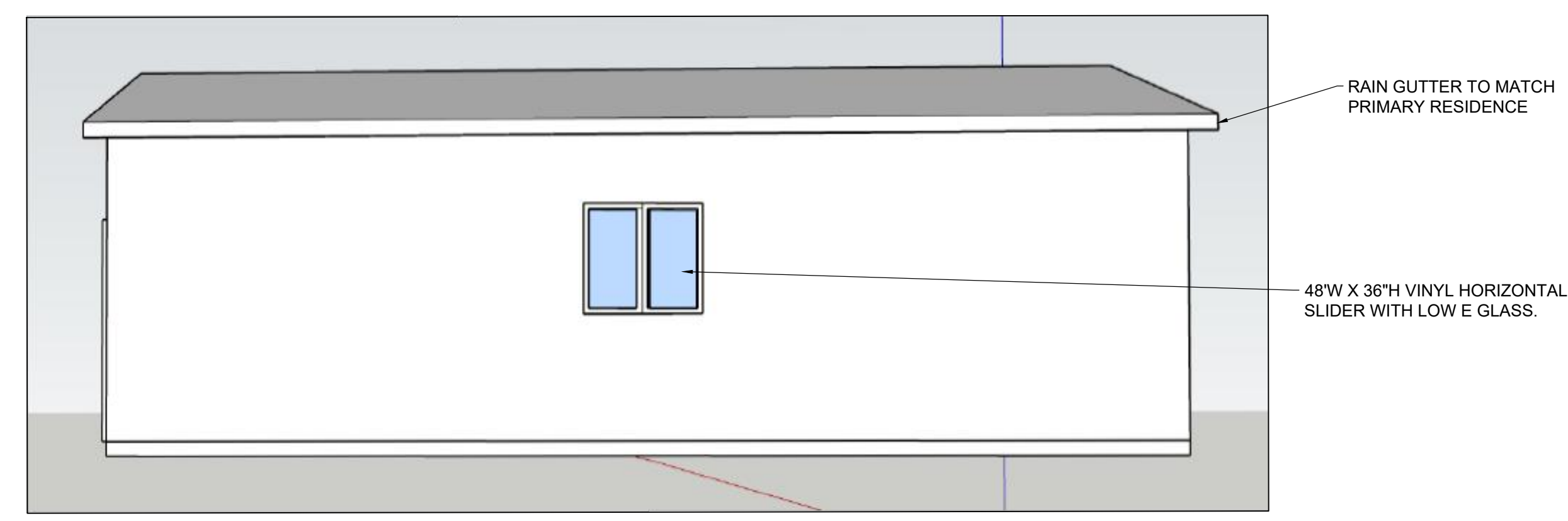
WEST ELEVATION



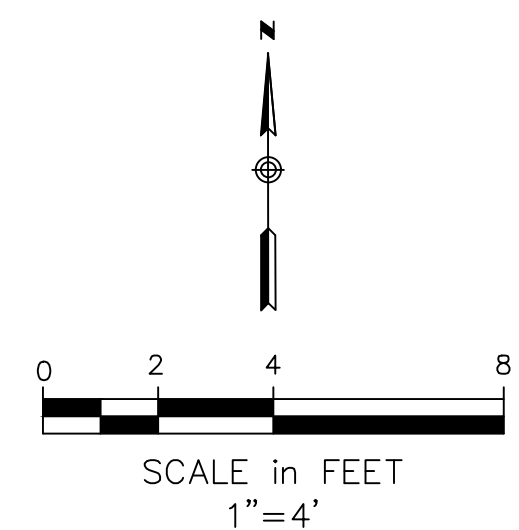
PLAN



EAST ELEVATION



SOUTH ELEVATION



NO	DATE	DESCRIPTION
1	4/29/24	ISSUED FOR DESIGN REVIEW
2	8/9/24	ONLY ONE WINDOW ON SOUTH ELEVATION. LOCATED MIDDLE OF WALL
3	8/9/24	REAR WORKSHOP ROLL-UP DOOR LANDING NEAR DOOR
4	9/25/24	REAR WORKSHOP ROLL-UP DOOR REMOVED. MAN DOOR ADDED

DRAWN BY:	PM
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APPVD BY:	

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PLAN AND ELEVATION - WORKSHOP