

A Remodel for

# Derek & Trish Cackler

9697 Ensleigh Court, Granite Bay, CA 95746

General Notes

### Electrical Legend

	Telephone jack		3-way switch
	Cable / Satellite service		High efficiency light fixture
	Computer terminal jack-CATVI		Wall mounted high efficiency light fixture
	High efficiency fluorescent light fixture		High efficiency recessed can light fixture
	Duplex outlet 1/2 switched		Wall mounted high efficiency exterior flood light
	110VAC duplex outlet (Ground Fault Interrupter)		Wall sconce fixture
	220VAC outlet		Single pole switch dimmer
	110VAC duplex outlet		Smoke detector - line voltage
	Ceiling mounted, 110VAC duplex outlet		Recessed ceiling + exhaust fan w/ light
	Single pole switch		Carbon Monoxide Detector per California Residential Code Section R315
			Ceiling mounted fan w/ high efficiency light fixture

### Index of Drawings

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C1	Site Plan
A1	(E) Floor Plan (As-Built)
A2	Modified Floor & Electrical Plans
A3	Modified Interior Elevations
A4	Modified Exterior Elevations

### Zoning & Requirements

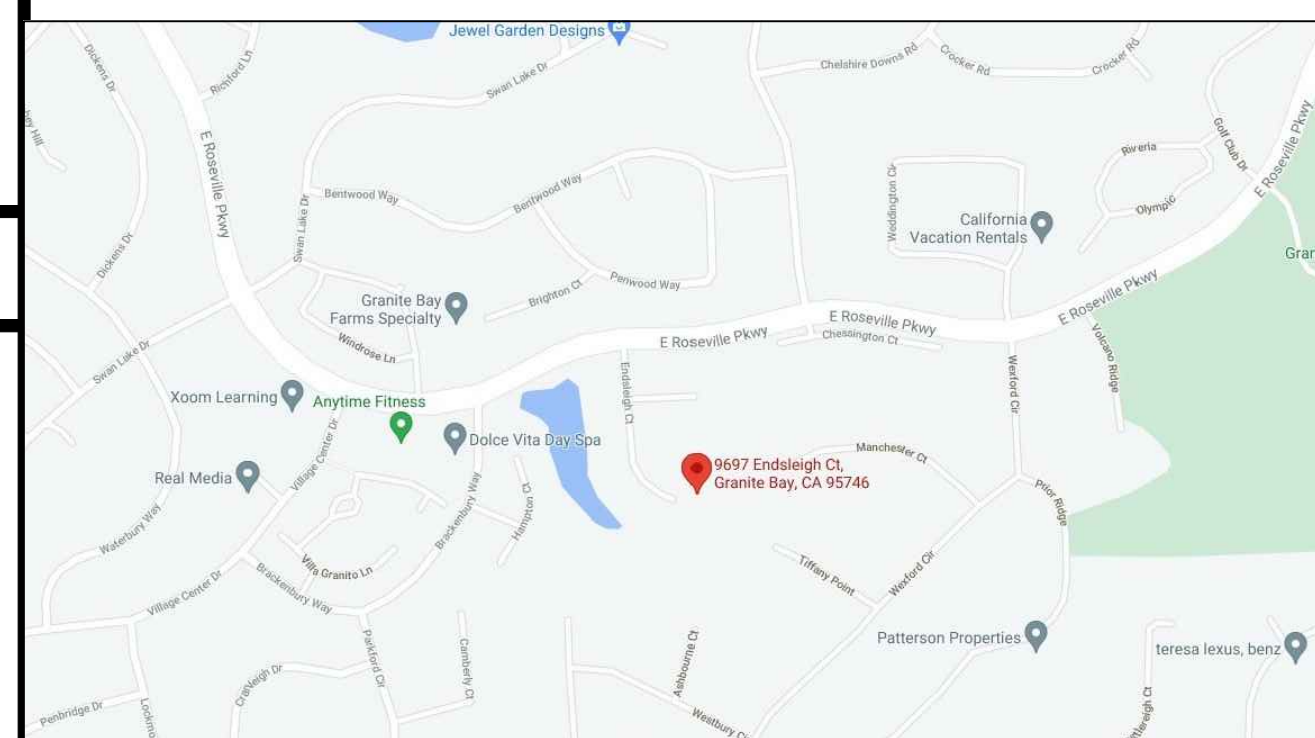
Building Type of Construction: VB  
 Occupancy Groups of Dwelling and Garage: R3 & U  
 Zoned: RS-AG-B-X 20 AC. MIN. PD = 2.27  
 Fire Sprinklers: None existing / none required

### Project Design Data

### Drawing Legend

(E)	Existing		Shearwall Marker
(N)	New		Datum point of reference
Typ.	Typical		Building section marker
O.C.	On Center		Construction detail marker
F.F.E.	Finish Floor Elevation		Existing wall, cabinets, windows, doors, equipment to be removed.
F.S.E.	Finish Slab Elevation		Existing wall to remain.
W/C	Water Closet (Toilet)		New wall construction.
Lav.	Lavatory		Existing wall line below.
W/H	Water Heater		
D/W	Dishwasher		
HVAC	Heating & Air Conditioner		
D.F.	Douglas Fir Larch		
U.O.N.	Unless Otherwise Noted		
CL	Centerline (from centerline)		

### Site Location



### Scope of Project

- (E) KITCHEN:**
- Remove 27" from wall in-between (E) Kitchen & (E) Foyer.
  - Relocate (E) range & remove cabinets on both sides.
  - Install new non-stainless exhaust hood over range.
  - Replace (E) countertops & backsplash. Replace crown molding at upper cabinets. Replace (E) cabinets with lighter stain or paint grade. Replace (E) Island with (N). Replace sink in same locations.
- (E) NOOK:**
- Add cabinets against wall with uppers (incl. glass door panels) w/ under cabinet lighting. Add small island in front. (N) Wet Bar.
- (E) FAMILY ROOM:**
- Remove (E) fireplace and replace with (N) centered in (E) Family Room including a gas burning fireplace. Install (N) shelving on left side of (N) fireplace.
  - Wrap ridge in (E) Family Room with wood to simulate natural beam.
- (E) LAUNDRY ROOM:**
- Replace all cabinetry in (E) Laundry Room. Replace (E) sink with (N).
- (E) FOYER:**
- Replace front entry door with (N) including replacing (E) 1/2 round above with (N).
- (E) HALLWAY #1:**
- Replace (E) 2<sup>nd</sup> octagon window with (N) 2<sup>nd</sup> fixed round window.
- (E) FRONT EXTERIOR:**
- Add full height brick veneer to front side of house @ (E) Hallway #1 & (E) Kitchen. Refinish all brick on front side of house. Re-paint house.
- (E) 1/2 BATH:**
- Replace sink cabinet including (N) countertop, sink, fixture.
- ALL:**
- Repair all walls and floors where affected. Walls to include (N) smooth texture and paint.

### Applicable Building Design Codes:

- 2019 California Building Code (CBC)
- 2019 California Green Building Standards Code (CGSBC)
- 2019 California Mechanical Code
- 2019 California Energy Code
- 2019 California Fire Code
- 2019 California Electrical Code
- 2019 California Plumbing Code
- 2019 California Residential Building Code

### General Notes

- It is the owner's and/or builder's responsibility to know all local building codes and regulations that govern this project.
  - All existing conditions shall be verified prior to beginning construction.
  - No revisions shall be made to these documents without express written consent from the Designer (Richard Espinosa). Any revisions made without express written consent from the designer shall relieve the designer from any and all responsibility.
  - Provide installation instructions for all listed equipment to field inspector at time of inspection.
  - Landscaping to be done by others after project is complete.
- GENERAL STRUCTURAL NOTES:**
- Contractor shall ensure any walls subject to demolition are not bearing any load from roof trusses or adjacent framing prior to demolition. If any walls are found to be bearing any loading, the Designer (Richard Espinosa) shall be made aware and work shall not proceed until the issue has been resolved.
  - Owner and Contractor shall confirm that all plan dimensions, framing directions and spans, and truss design agree with the field conditions and architectural plans prior to beginning construction. Any discrepancies shall be brought to the attention of the Engineer of Record and work shall not continue until the issue has been resolved.

Title Sheet

No.	Revision/Issue	Date

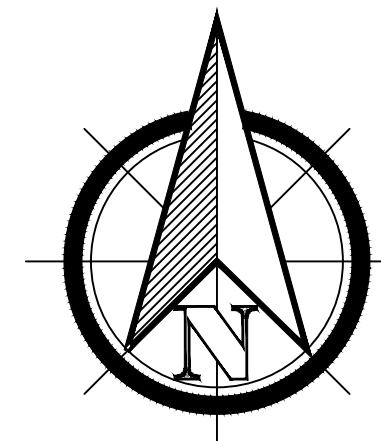
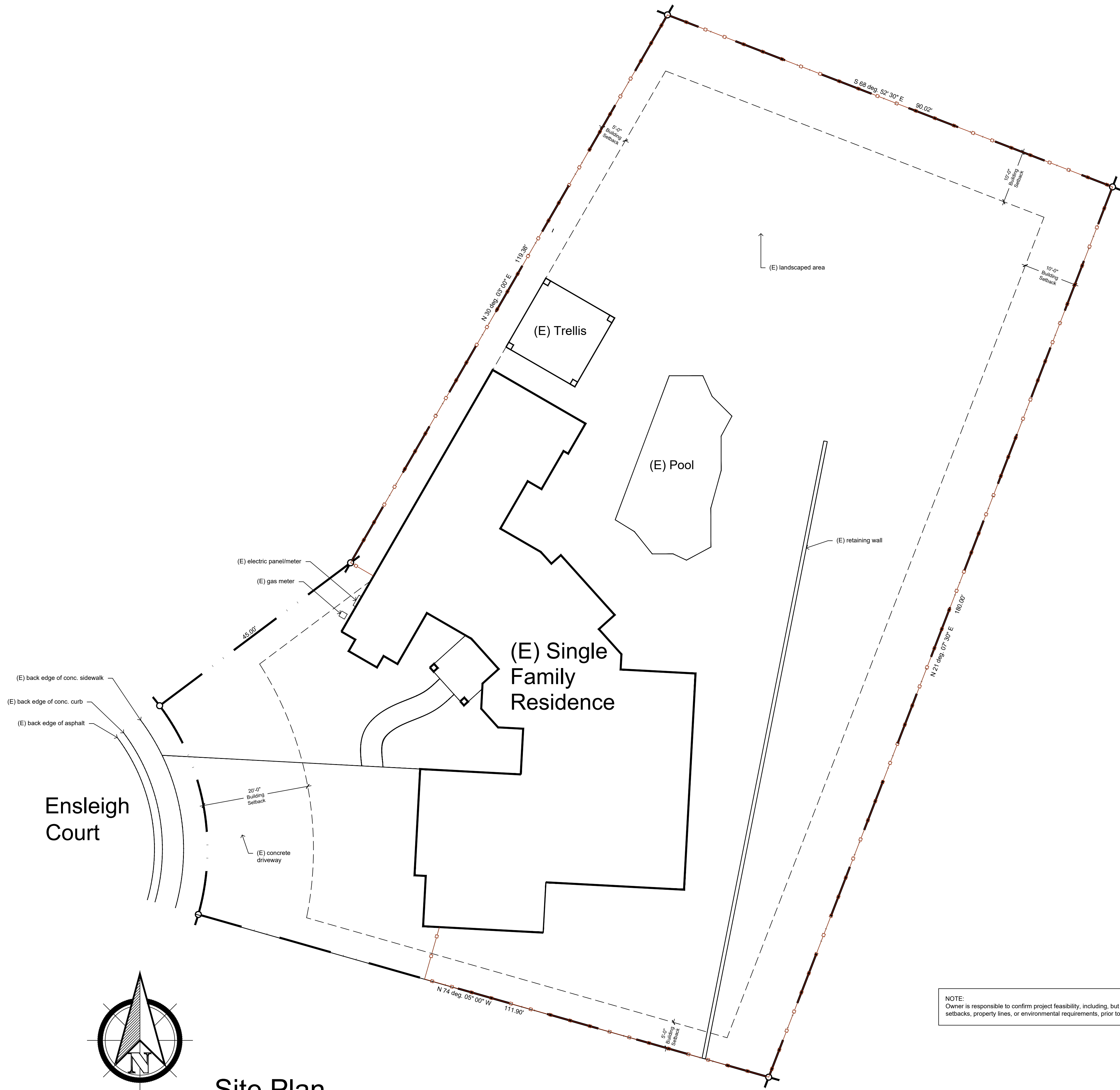
Firm Name and Address  
**Professional Drafting & Design Services**  
 Richard R. Espinosa  
 (916) 872-5138

Project Name and Address  
 A Remodel for:  
**Derek & Trish Cackler**  
 9697 Ensleigh Court  
 Granite Bay, CA 95746  
 A.P.N: 465-040-011-000

Project Cackler	Sheet T
Date May, 2021	
Scale Not to Scale	

### Project Details

(E) Habitable Area: 2,759 sq. ft.  
 (E) 3-Car Garage Area: 714 sq. ft.



### Site Plan

Zoned: RS-AG-B-X 20 AC. MIN. PD = 2.27  
 A.P.N: 465-040-011-000

Scale: 1" = 10'-0"

NOTE:  
 Owner is responsible to confirm project feasibility, including, but not limited to, any project limitations due to setbacks, property lines, or environmental requirements, prior to submission of these project plans.

General Notes

# Site Plan

No.	Revision/Issue	Date

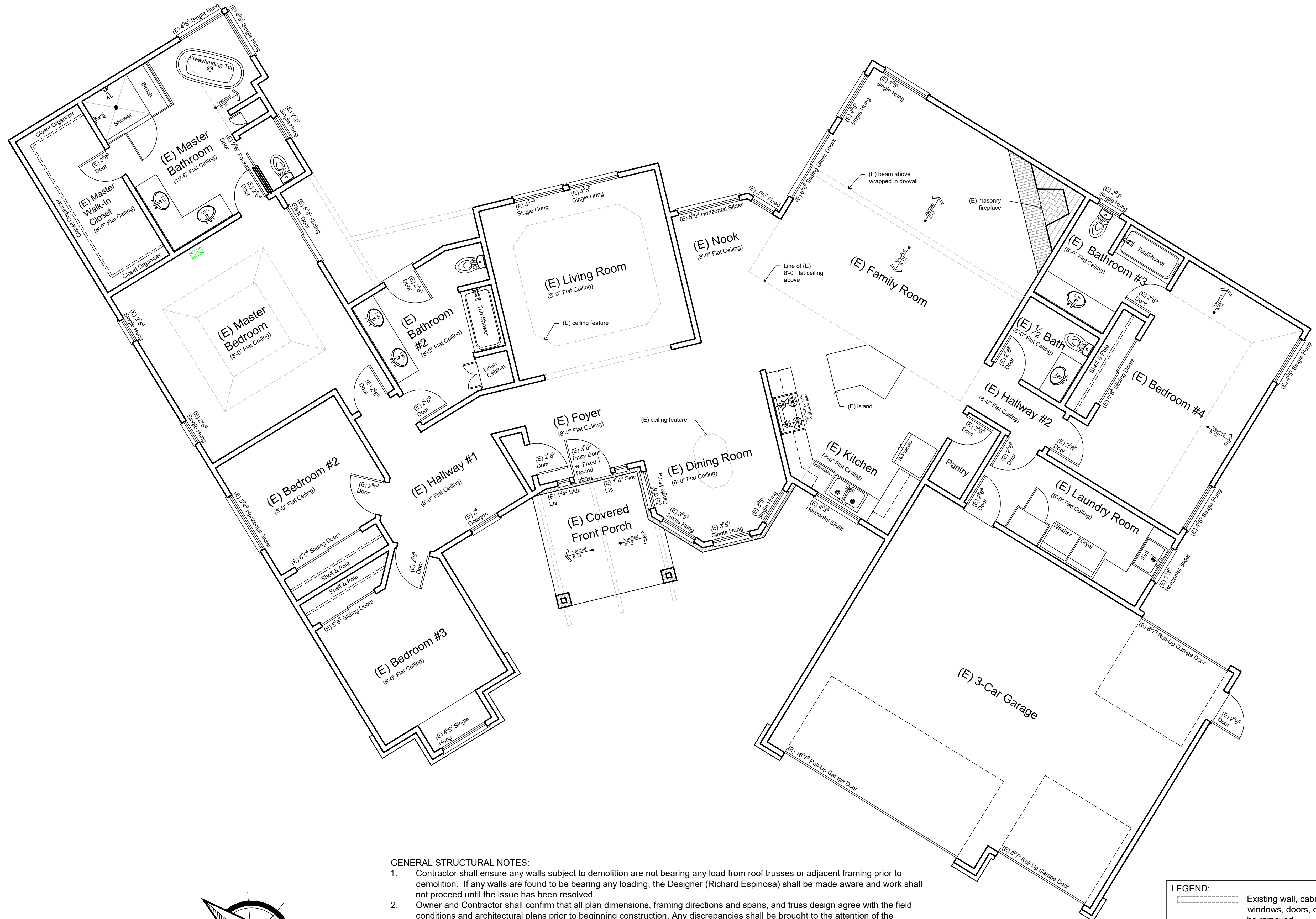
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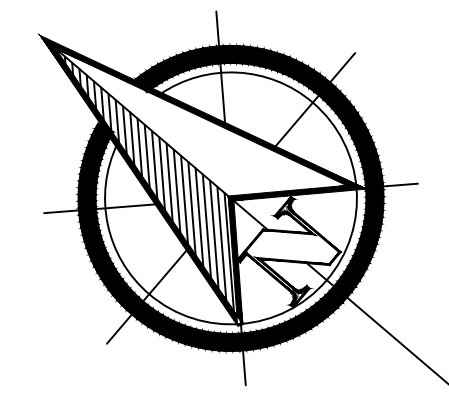
Project Cackler	Sheet <b>C1</b>
Date May, 2021	
Scale 1" = 10'-0"	



# (E) Floor Plan (As-Built)



- GENERAL STRUCTURAL NOTES:**
- Contractor shall ensure any walls subject to demolition are not bearing any load from roof trusses or adjacent framing prior to demolition. If any walls are found to be bearing any loading, the Designer (Richard Espinosa) shall be made aware and work shall not proceed until the issue has been resolved.
  - Owner and Contractor shall confirm that all plan dimensions, framing directions and spans, and truss design agree with the field conditions and architectural plans prior to beginning construction. Any discrepancies shall be brought to the attention of the Engineer of Record and work shall not continue until the issue has been resolved.



**LEGEND:**

	Existing wall, cabinets, windows, doors, equipment to be removed.
	Existing wall to remain.
	New wall construction.
	Existing wall line below.

## (E) Floor Plan (As-Built)

(E) Habitable Area: 2,759 sq. ft. / (E) 3-Car Garage Area: 714 sq. ft.

Scale: 1/4" = 1'-0"

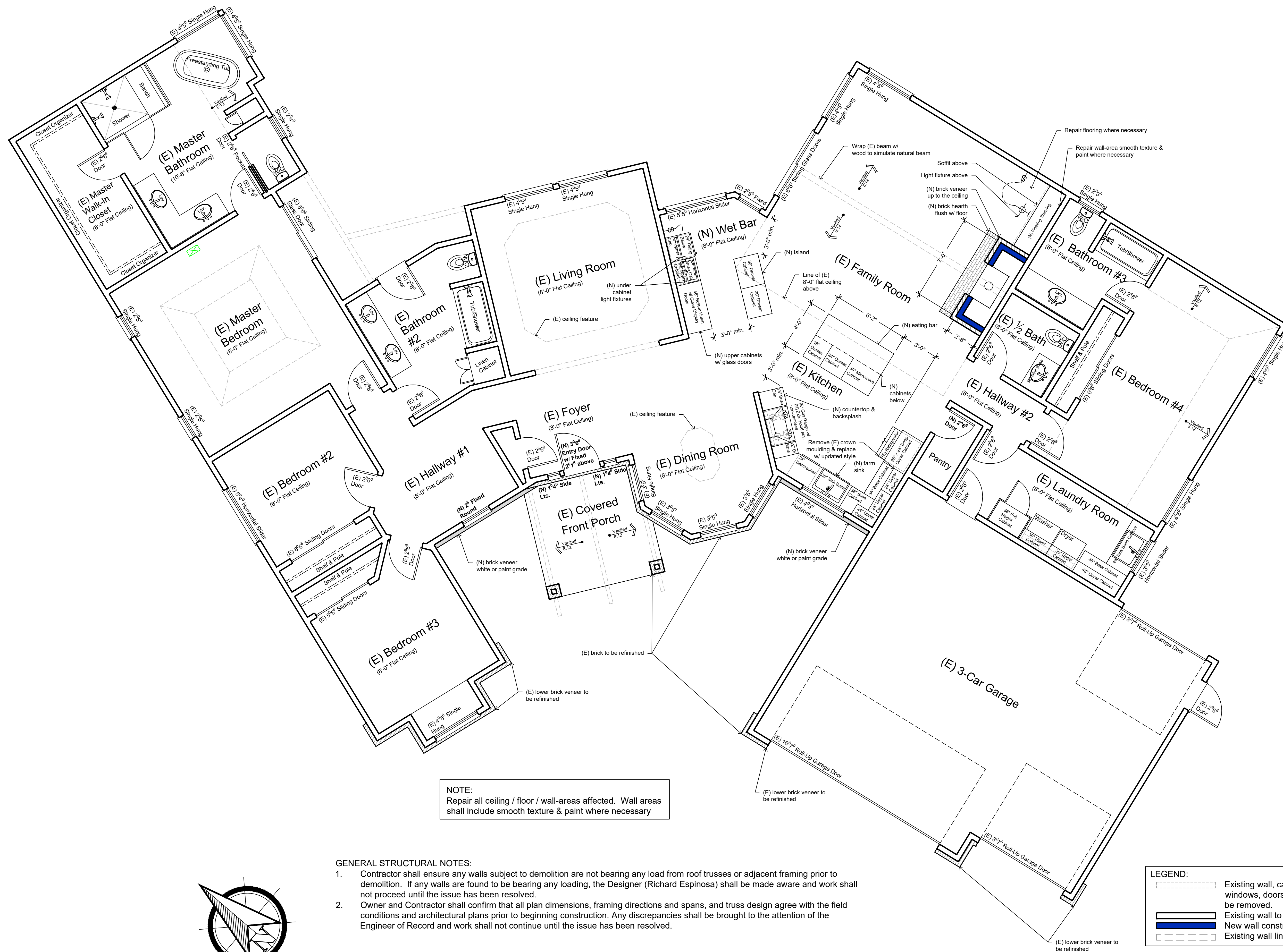
No.	Revision/Issue	Date

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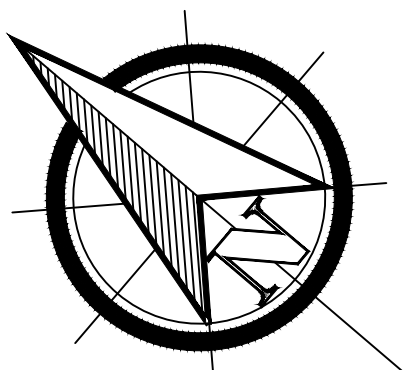
Project Cackler	Sheet <b>A1</b>
Date May, 2021	
Scale 1/4" = 1'-0"	





NOTE:  
 Repair all ceiling / floor / wall-areas affected. Wall areas shall include smooth texture & paint where necessary

- GENERAL STRUCTURAL NOTES:
- Contractor shall ensure any walls subject to demolition are not bearing any load from roof trusses or adjacent framing prior to demolition. If any walls are found to be bearing any loading, the Designer (Richard Espinosa) shall be made aware and work shall not proceed until the issue has been resolved.
  - Owner and Contractor shall confirm that all plan dimensions, framing directions and spans, and truss design agree with the field conditions and architectural plans prior to beginning construction. Any discrepancies shall be brought to the attention of the Engineer of Record and work shall not continue until the issue has been resolved.



### Modified Floor Plan

(E) Habitable Area: 2,759 sq. ft. / (E) 3-Car Garage Area: 714 sq. ft.

Scale: 1/4" = 1'-0"

LEGEND:

	Existing wall, cabinets, windows, doors, equipment to be removed.
	Existing wall to remain.
	New wall construction.
	Existing wall line below.

General Notes

# Modified Floor & Electrical Plans

No.	Revision/Issue	Date

Firm Name and Address  
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Project Cackler	Sheet <b>A2</b>
Date May, 2021	
Scale 1/4" = 1'-0"	

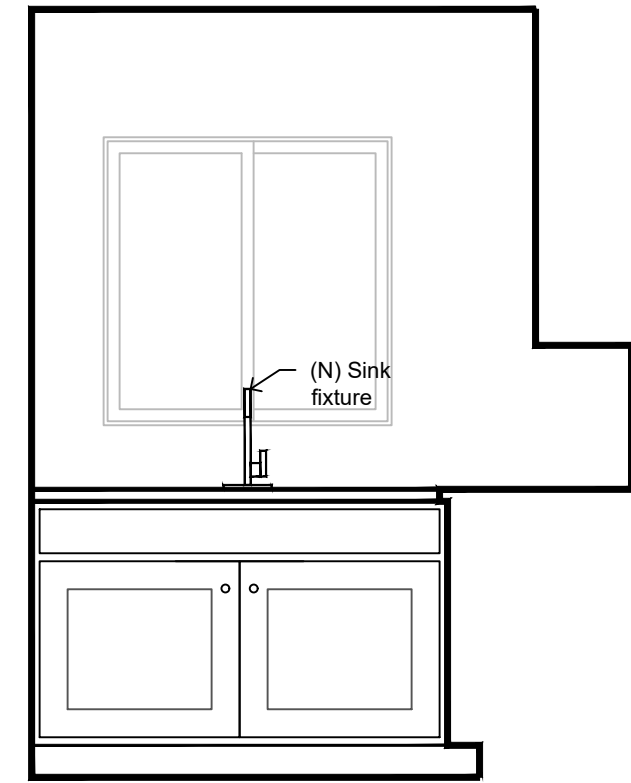
# Modified Interior Elevations

No.	Revision/Issue	Date

Firm Name and Address  
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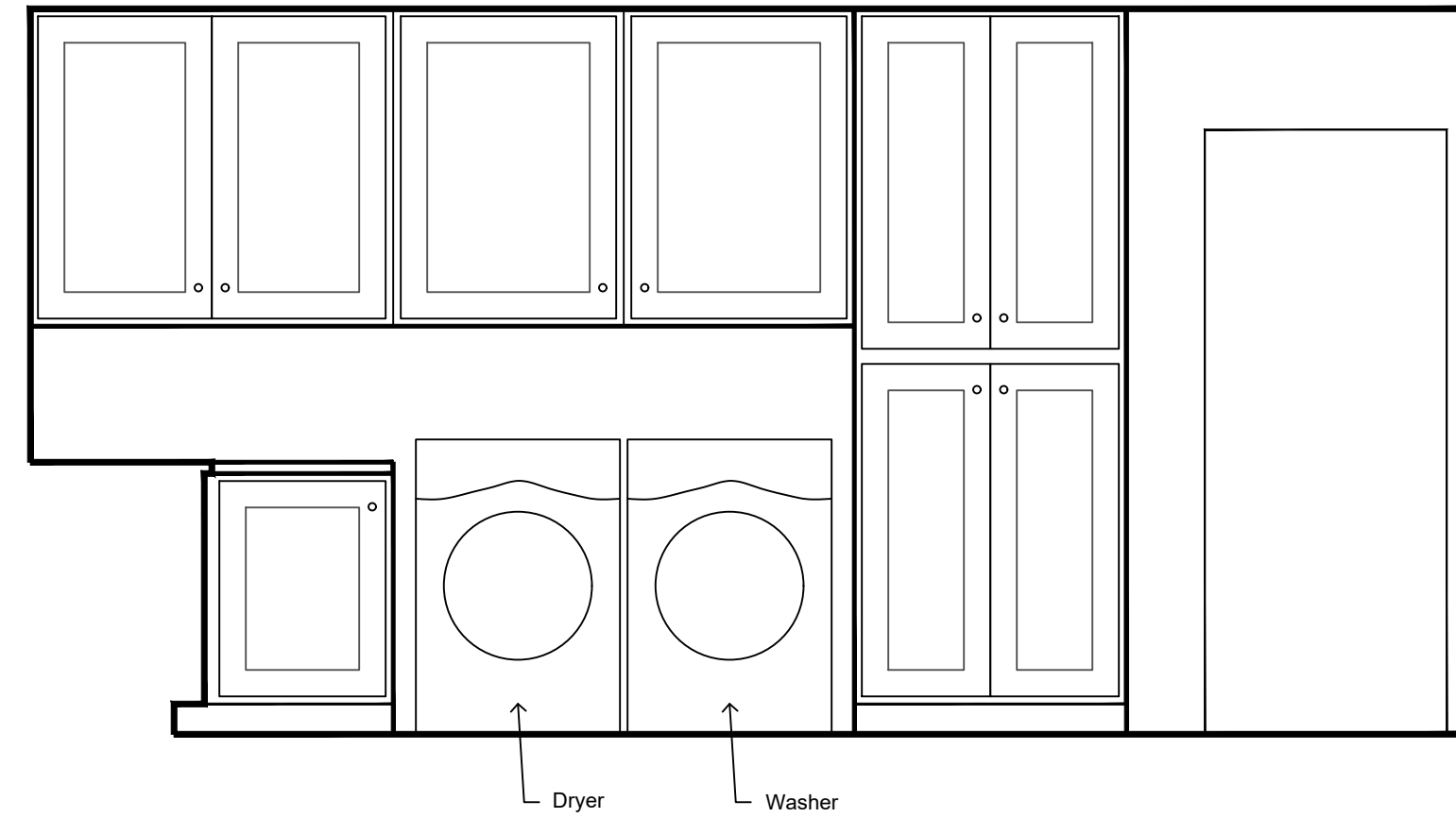
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Project Cackler	Sheet <b>A3</b>
Date May, 2021	
Scale 1/2" = 1'-0"	



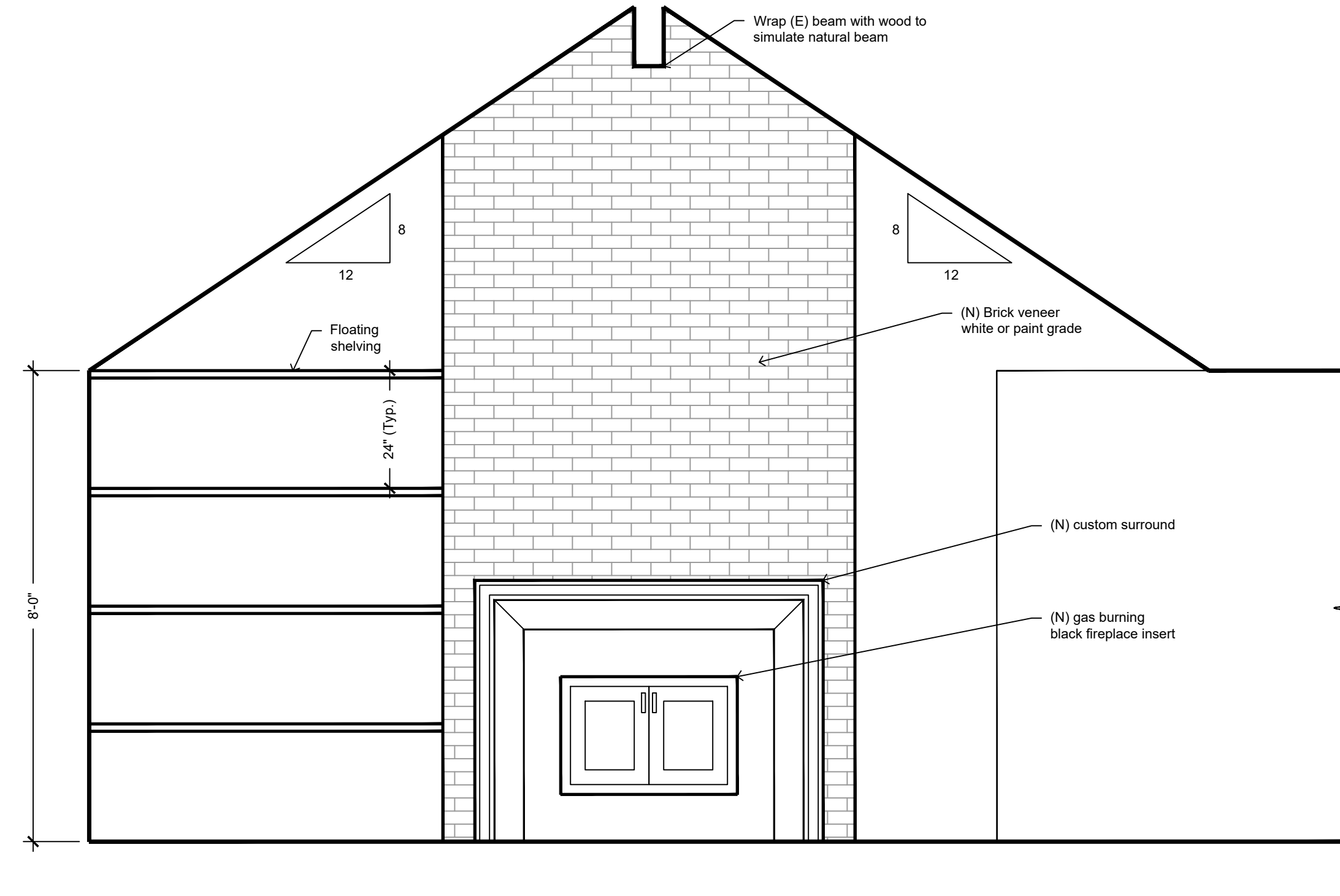
**Laundry Rm. #2**

Scale: 1/2" = 1'-0"



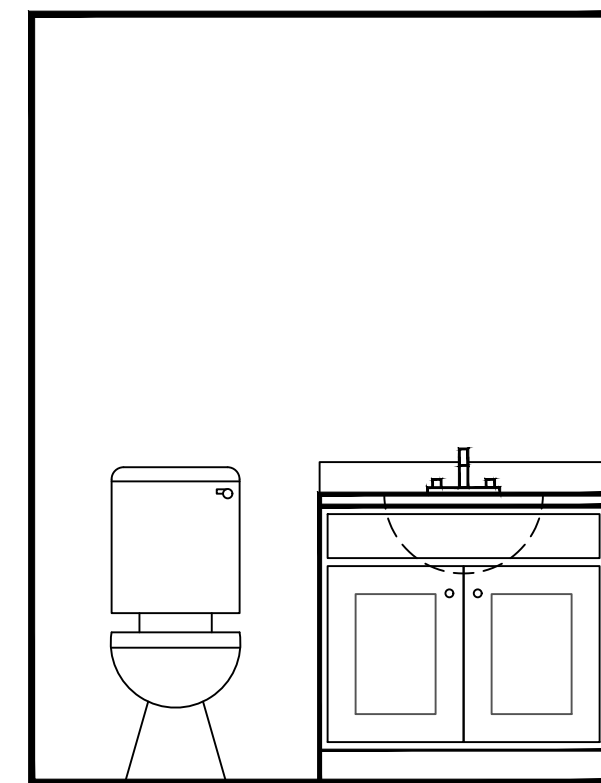
**Laundry Room #1**

Scale: 1/2" = 1'-0"



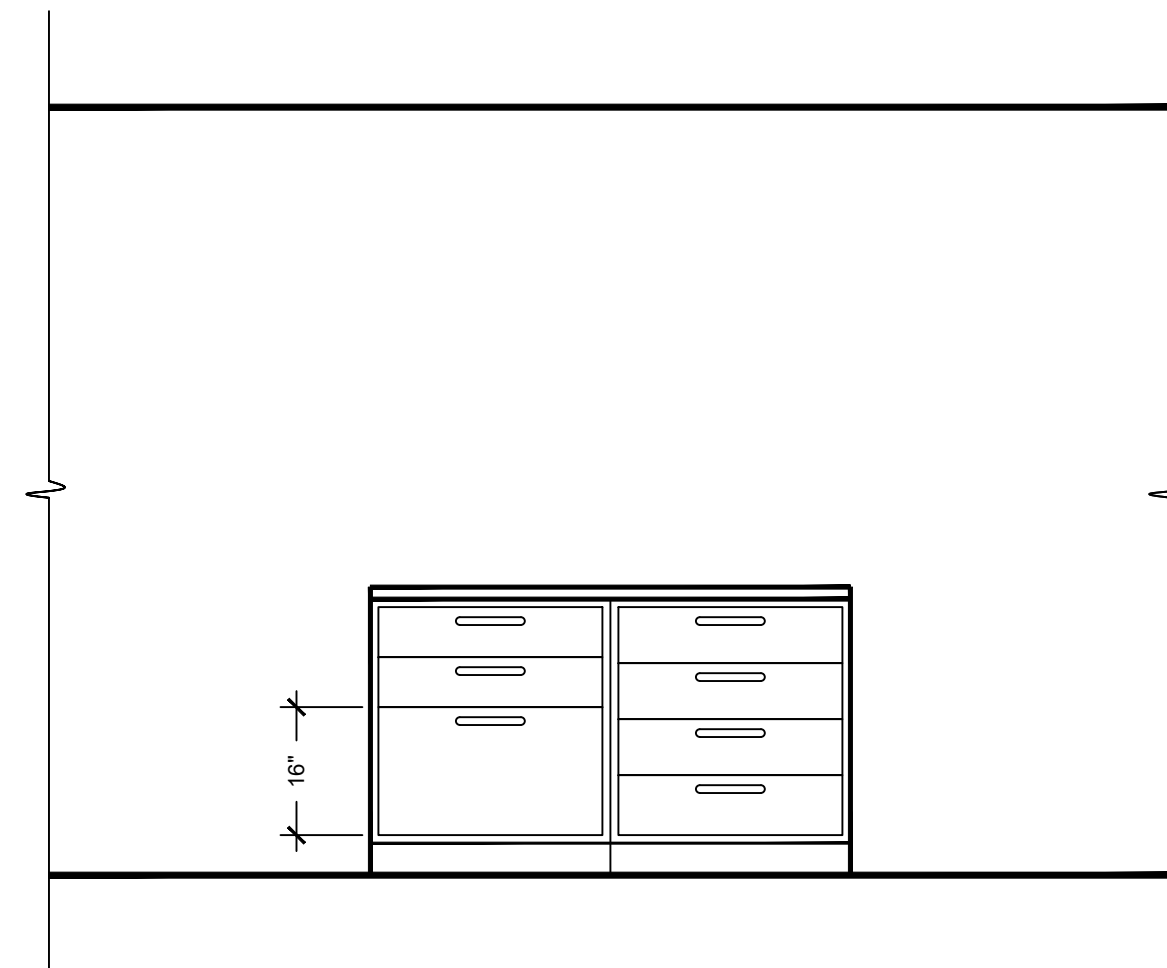
**Family Room #1**

Scale: 1/2" = 1'-0"



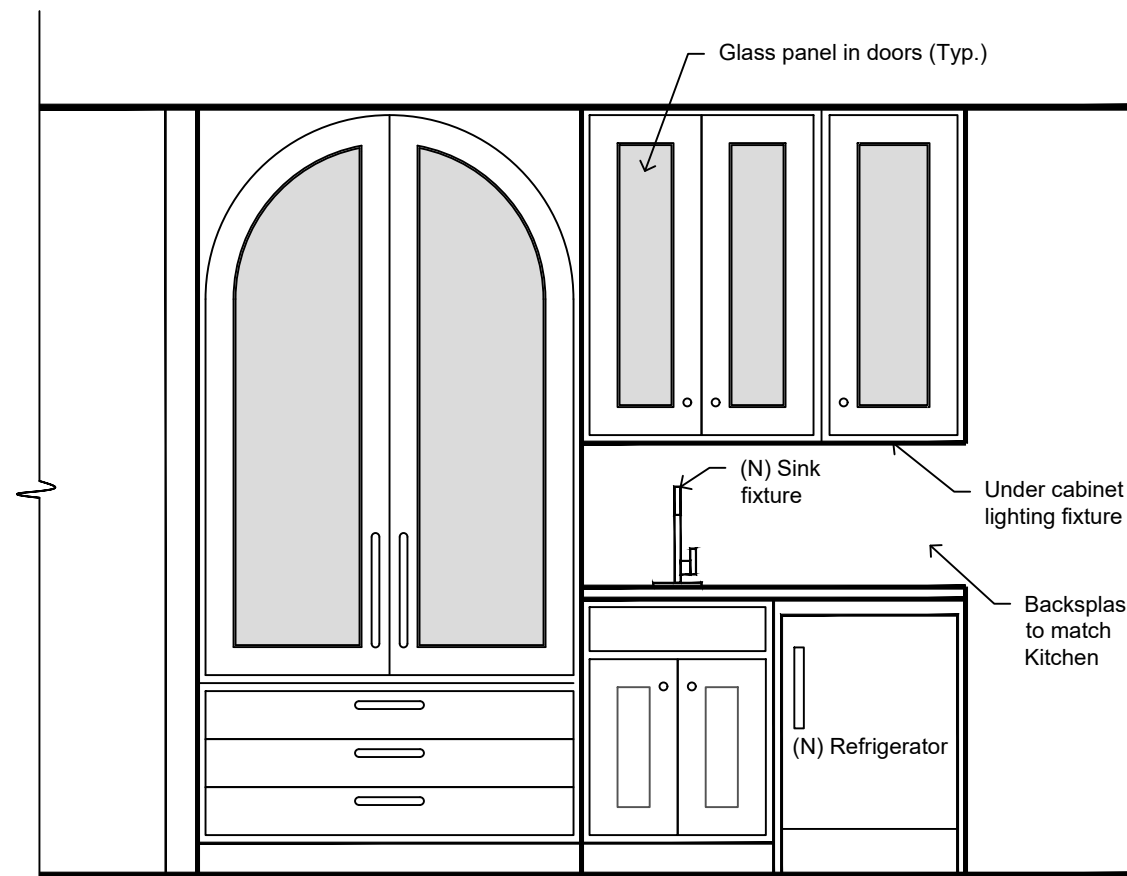
**1/2 Bath #1**

Scale: 1/2" = 1'-0"



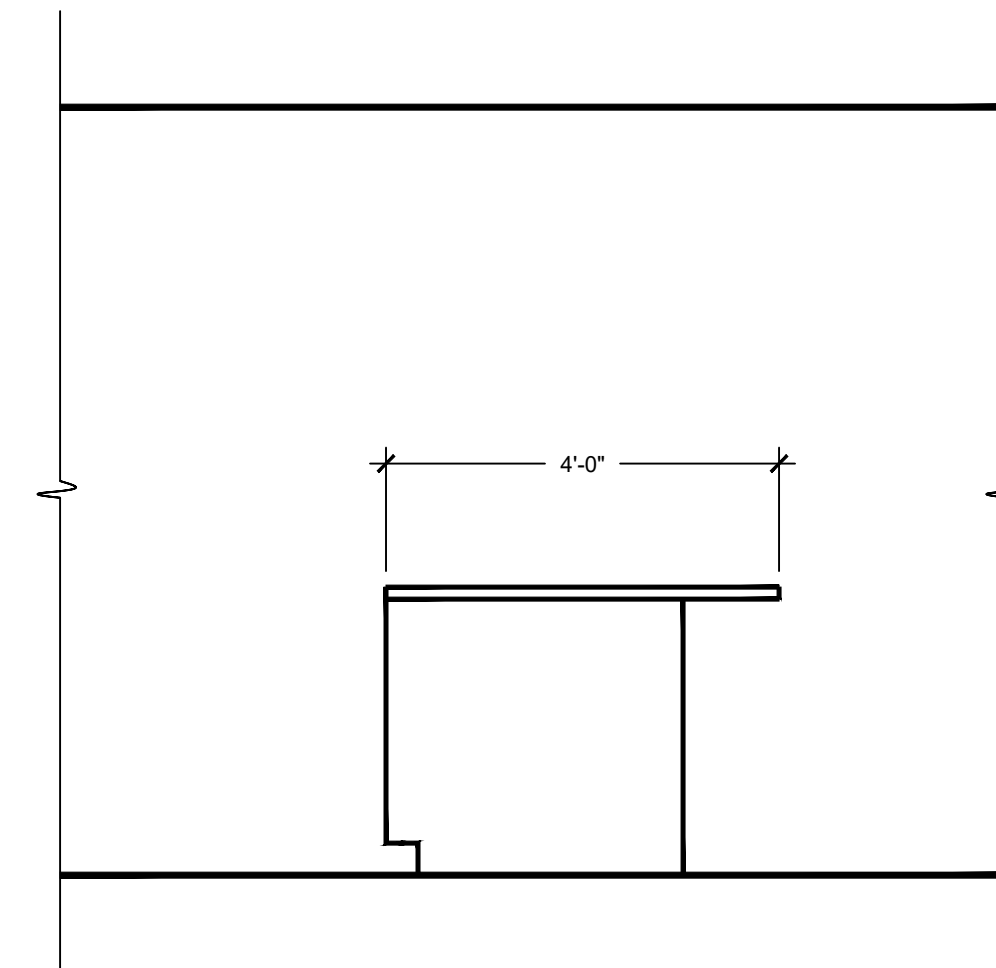
**Wet Bar #2 (Island)**

Scale: 1/2" = 1'-0"



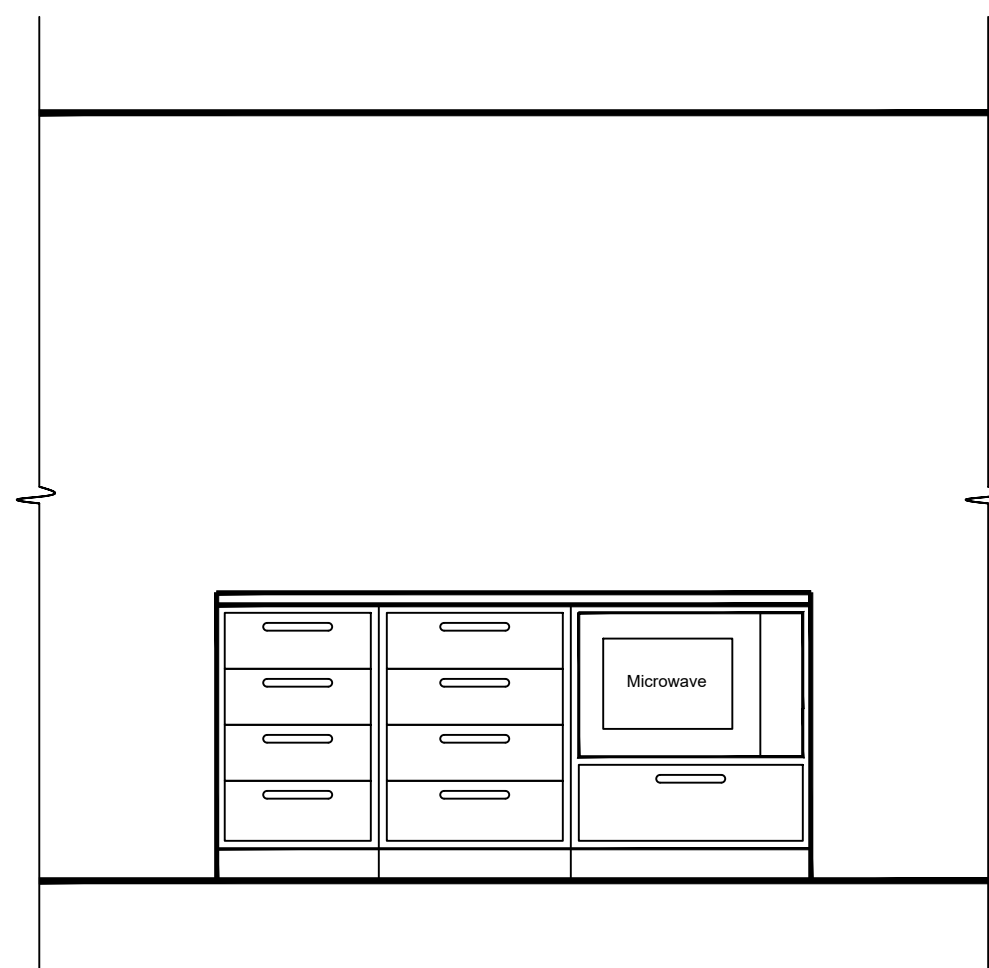
**Wet Bar #1**

Scale: 1/2" = 1'-0"



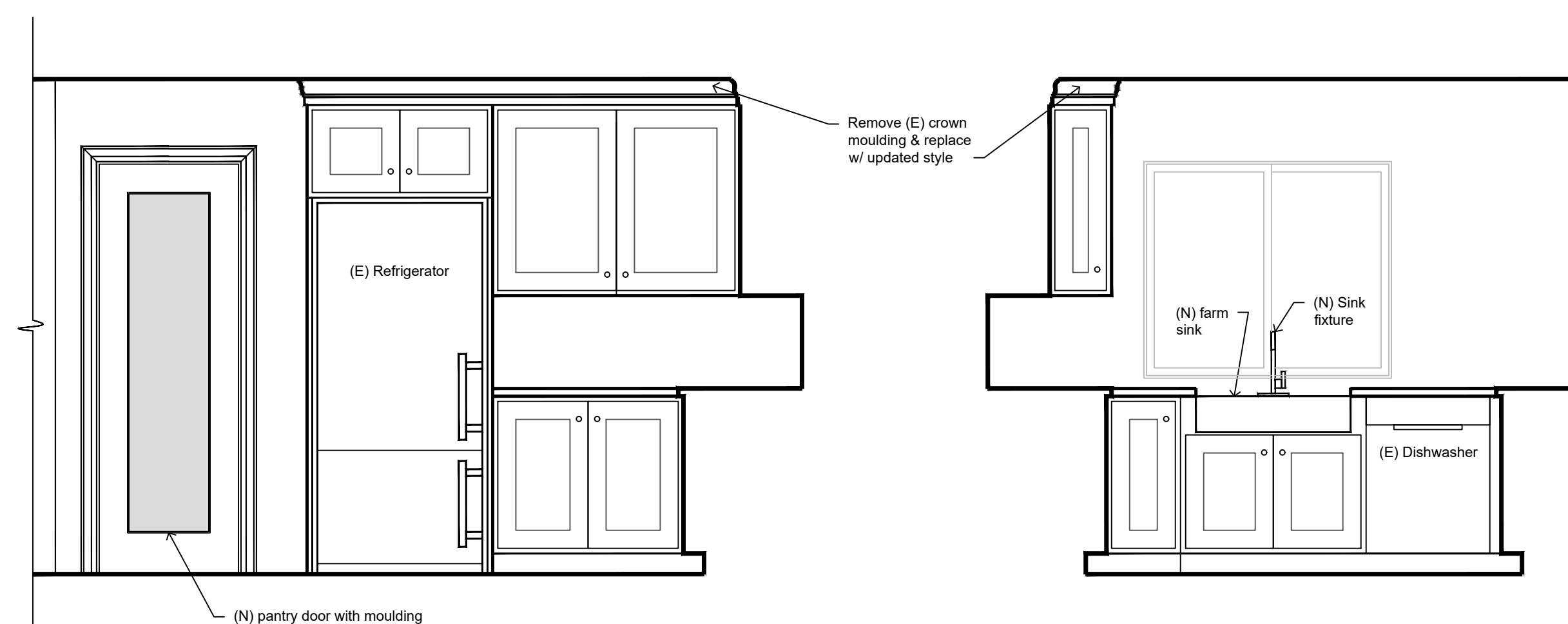
**Kitchen #5 (Eating Bar)**

Scale: 1/2" = 1'-0"



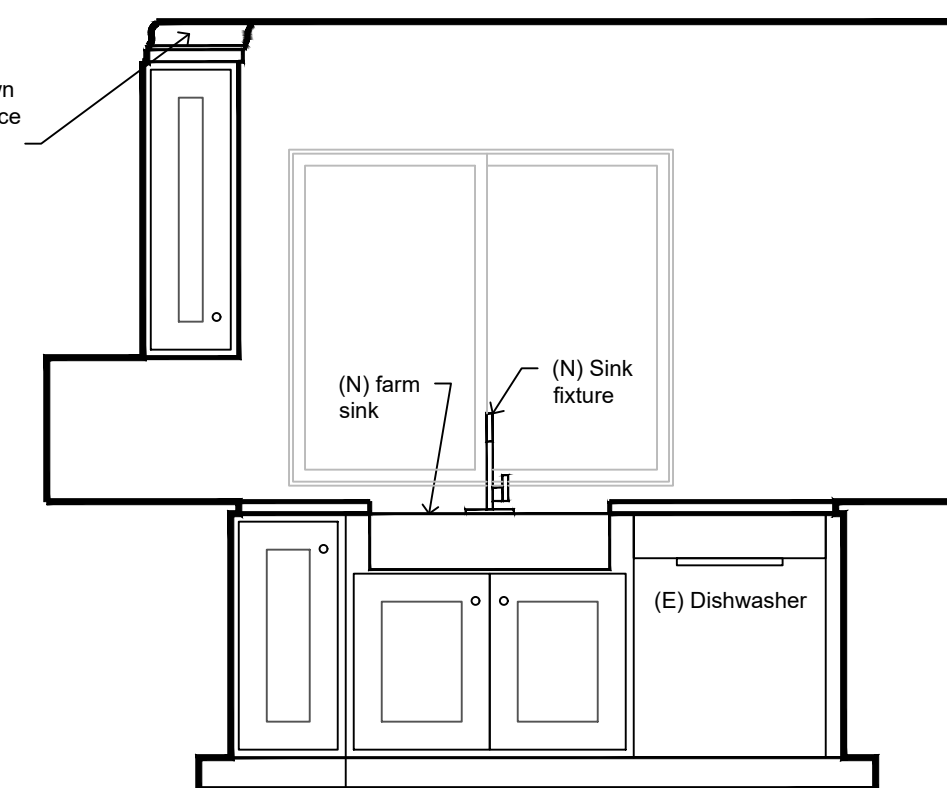
**Kitchen #4 (Eating Bar)**

Scale: 1/2" = 1'-0"



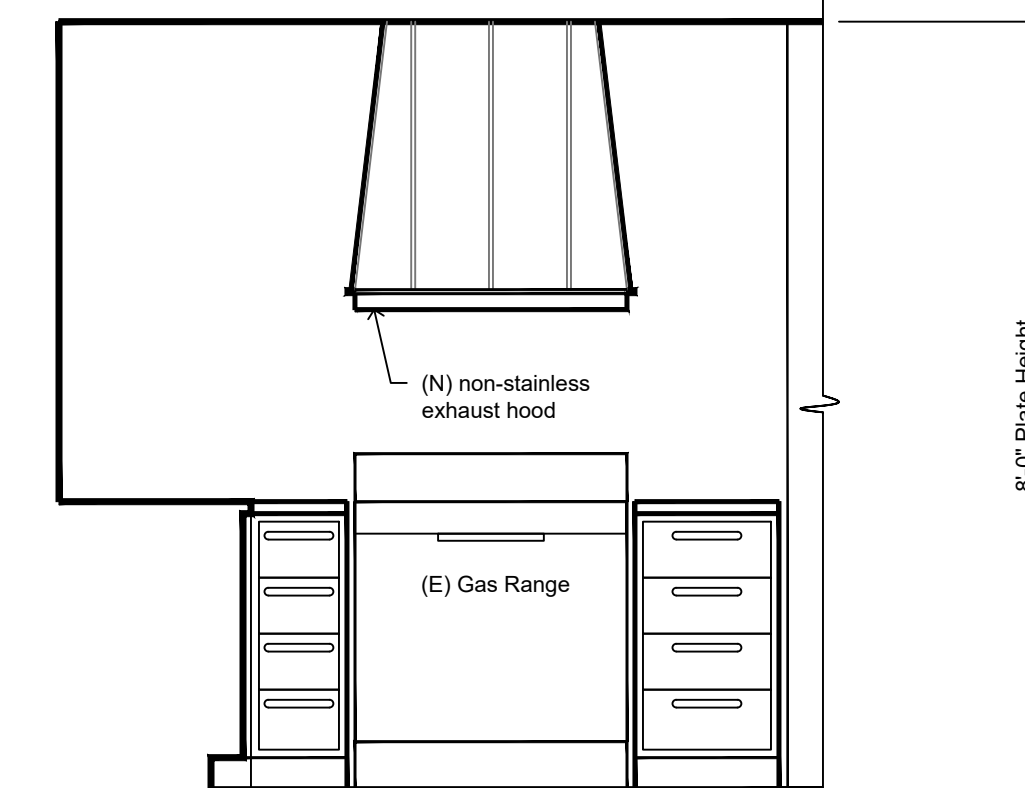
**Kitchen #3**

Scale: 1/2" = 1'-0"



**Kitchen #2**

Scale: 1/2" = 1'-0"



**Kitchen #1**

Scale: 1/2" = 1'-0"

6'-0" Floor Height (verify in field)



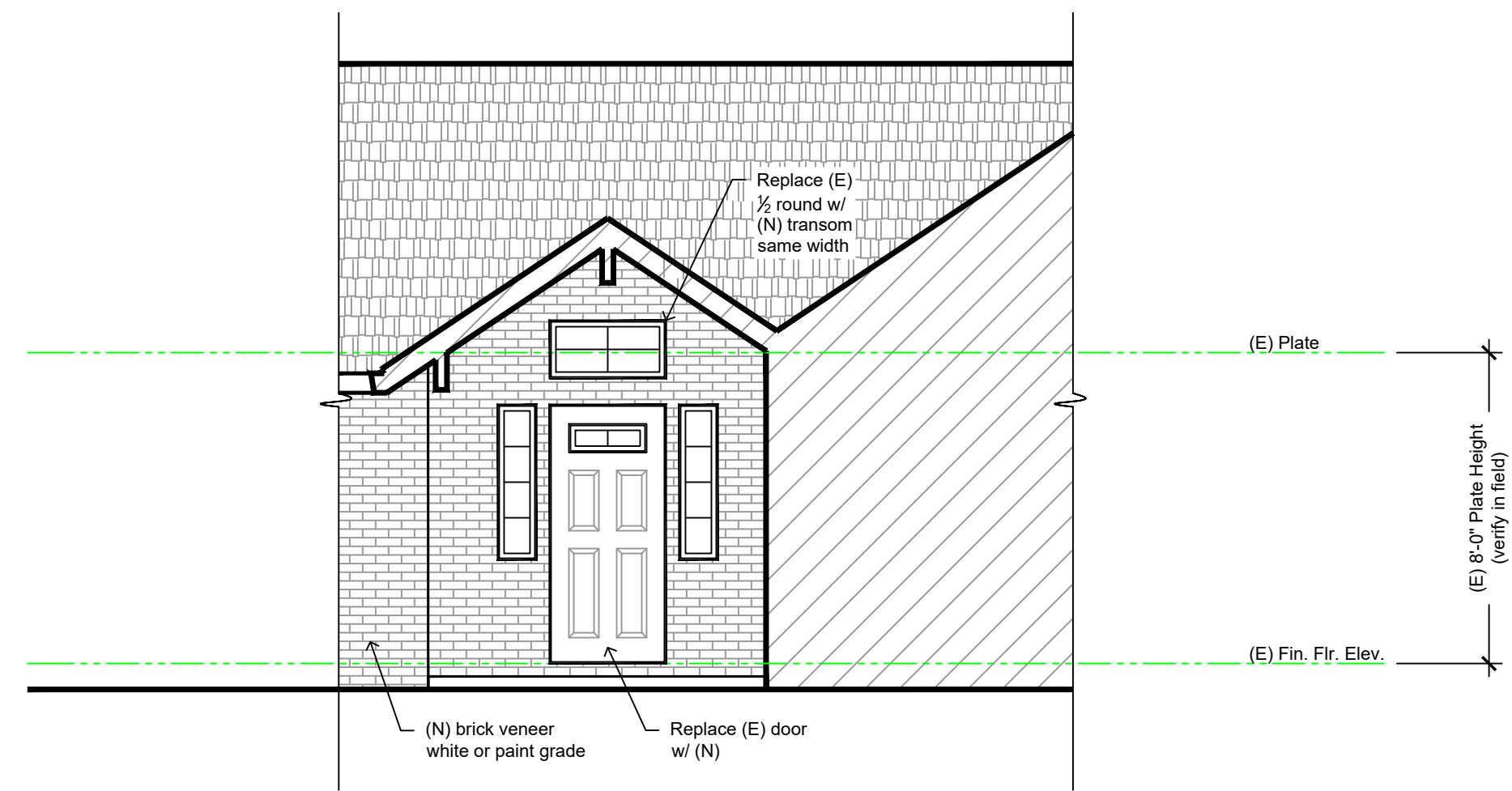
# Modified Exterior Elevations

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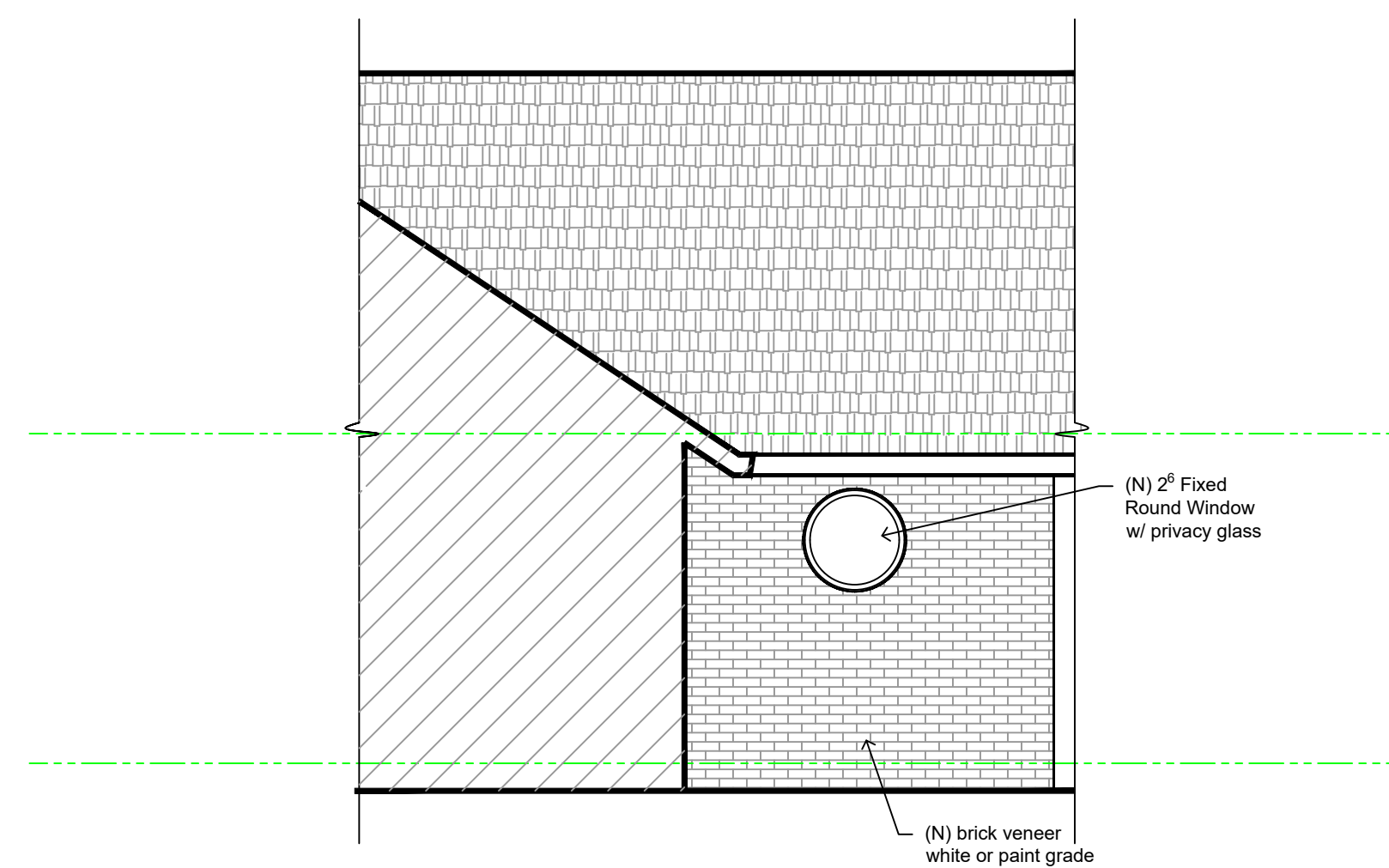
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Project Cackler	Sheet <b>A4</b>
Date May, 2021	
Scale 1/4" = 1'-0"	



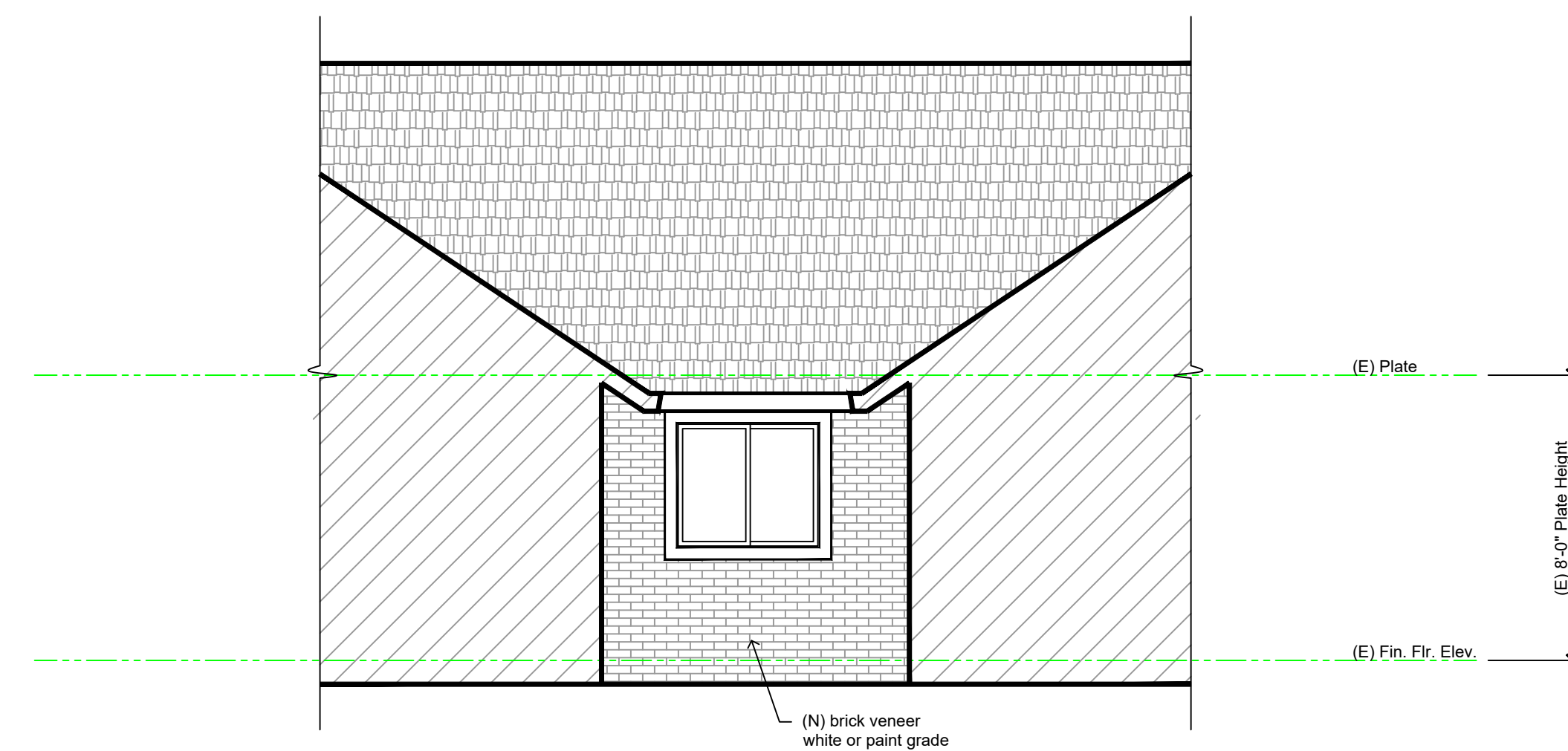
(E) Foyer Front (West) Elevation

Scale: 1/4" = 1'-0"



(E) Hallway #1 Front (West) Elevation

Scale: 1/4" = 1'-0"



(E) Kitchen Front (West) Elevation

Scale: 1/4" = 1'-0"