

DESIGN FIRM:

FINELINE DRAFTING INC.
5777 MADISON AVE SUITE 520
SACRAMENTO, CA 95841
(916) 332 2282

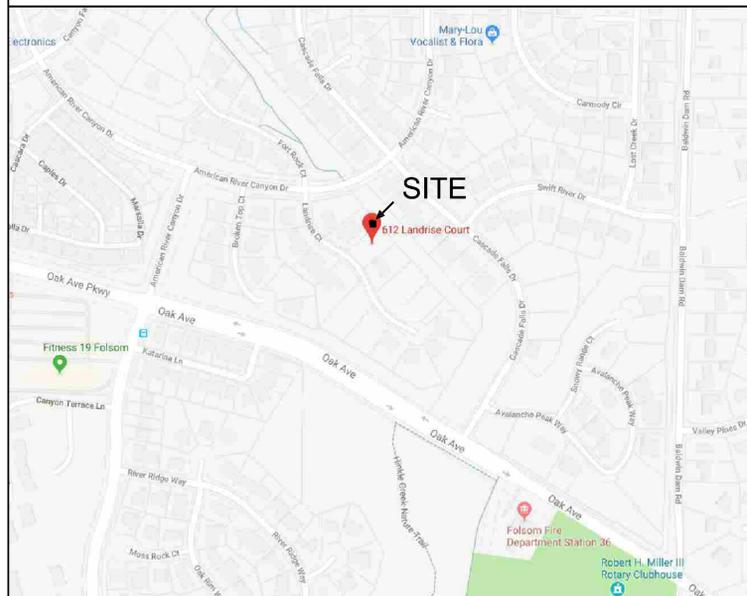
ENGINEER:

NORM STRUCTURAL ENGINEER
5022 SUNRISE BLVD.
FAIR OAKS, CA 95628
(916) 536 9585

OWNER:

OLEG MAKOVEY
(916) 796-0077

VICINITY MAP



**POOL HOUSE
612 LANDRISE CT
FOLSOM CA 95630**

SCOPE OF WORK:

NEW POOL HOUSE & TRELIS TO BE CONSTRUCTED.

POOL HOUSE FOOTAGE

POOL HOUSE	260 SF
TRELIS	128 SF

THIS PLAN SET IS DESIGNED TO COMPLY WITH 2019, CRC, CMC, CPC, CEC, AND 2019 CALIFORNIA ENERGY COMPLIANCE OF TITLE 24. CALIFORNIA BUILDING CODE & 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

SEISMIC ZONE CATEGORY D

CITY OF FOLSOM

OCCUPANCY	R-3, U
TYPE OF CONSTRUCTION	V-B
NO. OF STORIES	1
NO. OF BED ROOMS	0
NO. OF UNITS	1
FIRE SPRINKLER	NO

ENERGY COMPLIANCE

WALL = R21 W /RADIANT
CEILING = R13/ROOF & R38/CEILING
AC DUCT = R8

WINDOW U VALUE = 0.29; SHGC = 0.22
HOT WATER SYSTEM = TANK LESS GAS

HERS INSPECTION OF QII (quality insulation) IS REQUIRED. CONTACT HERS INSPECTOR PRIOR TO INSULATION INSTALLATION.

SHEET INDEX

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A7	SECTION	SC-1a GENERAL NOTES
E1	ELECTRICAL	SC-2 GENERAL NOTES
FP-1	FIRE SPRINKLER	SD-1 STRUCTURAL DETAILS
FP-2	FIRE SPRINKLER	

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www.finelinedraftinginc.com
5777 Madison Ave suite 520, Sacramento, CA 95841



PROJECT NAME
**POOL HOUSE
612 LANDRISE CT
FOLSOM CA 95630-7195
227-0600-003-0000**

OWNER- CONTACT
**OLEG MAKOVEY
(916) 796 0077**

PROJECT
20-066

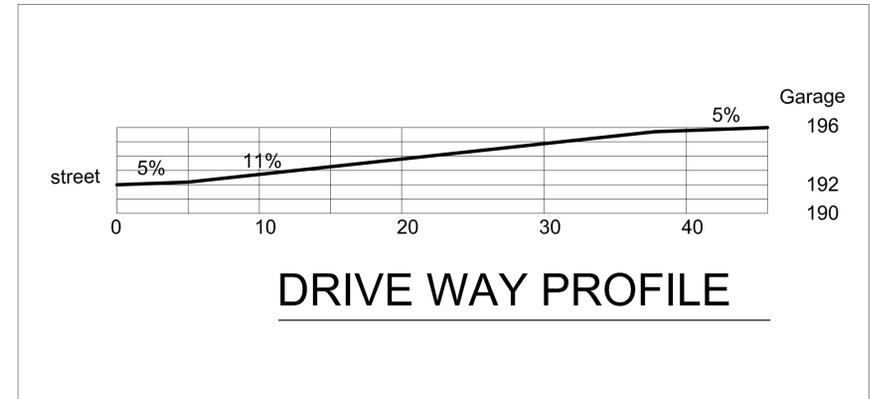
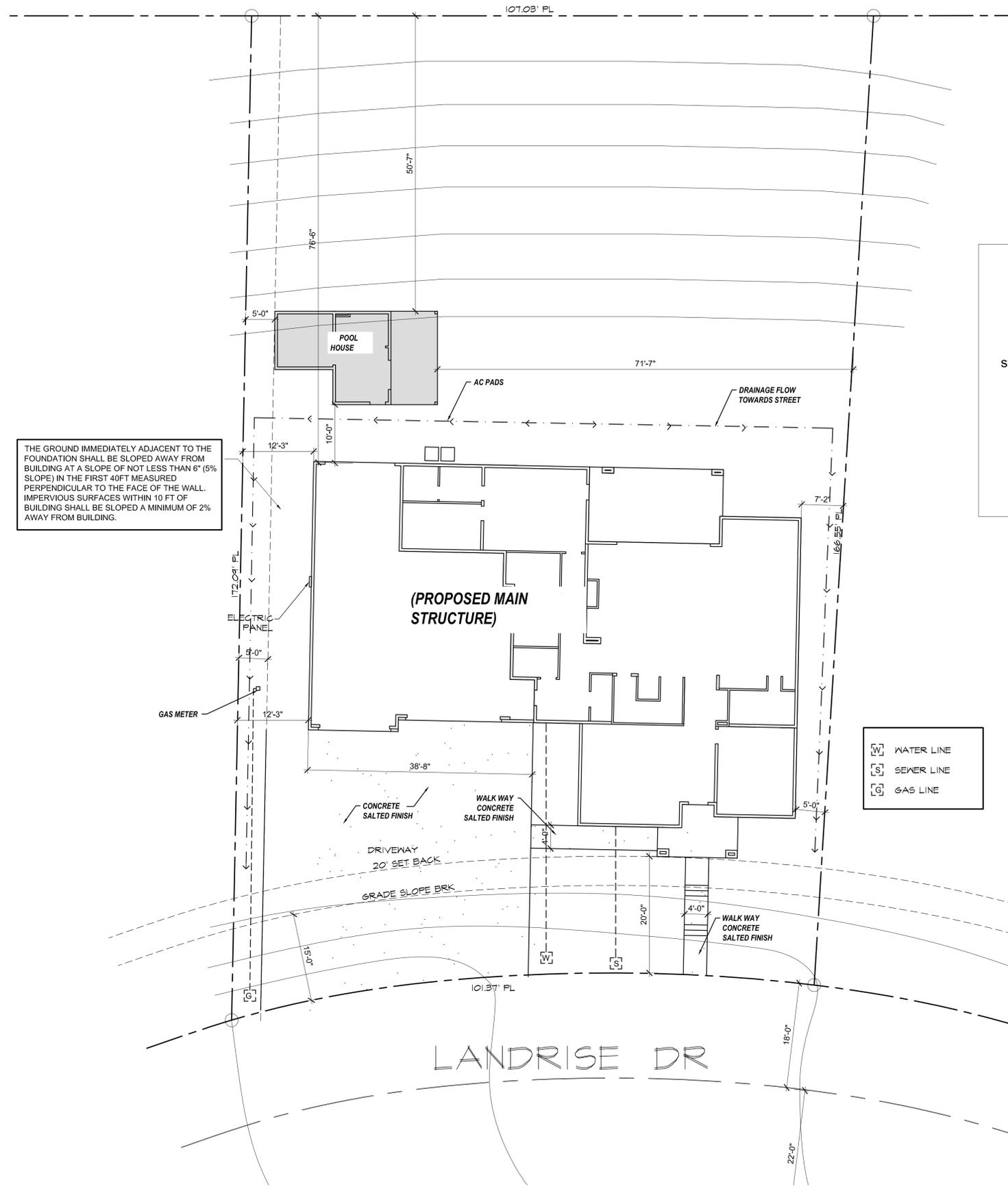
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Sheet
A1.1

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 &
AG1 for Building
Code requirements



FOOTAGE CALCULATION	
GARAGE	750 SF
STRUCTURAL FOOT PRINT	3,860 SF
LOT AREA	17,200 SF
LOT COVERAGE	22.5%

SITE PLAN
SCALE 1"=10'

OWNER / CONTRACTOR NOTE:
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SHEET TITLE
SITE PLAN

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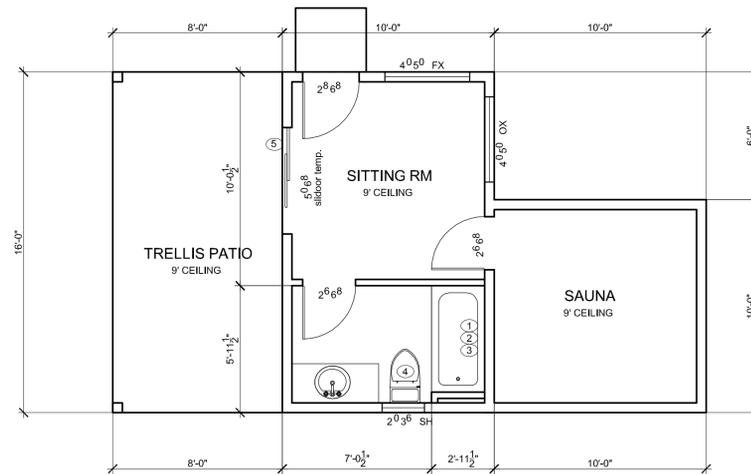
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SEE page A1.2 &
AG1 for Building Code
requirements



POOL HOUSE 260 SF
FLOOR PLAN
SCALE 1/4" = 1'-0"

ALTERNATE PLUMBING MATERIAL
P.E.X PLASTIC IS PROPOSED TO BE
USED IN THIS BUILDING.

Plumbing note:
Plumbing waste vents shall terminate not less than 10 feet from, or not less than 3 feet above, an openable window, door, opening, air intake, or vent shaft, or not less than 3 feet in every direction from a lot line, alley and street excepted. CPC 906.2

Window Abbreviations

OX	- Hoz. slide window
TS	- above transom
FX	- fix window
SH	- single hung type
CS	- casement type

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FLOOR PLAN

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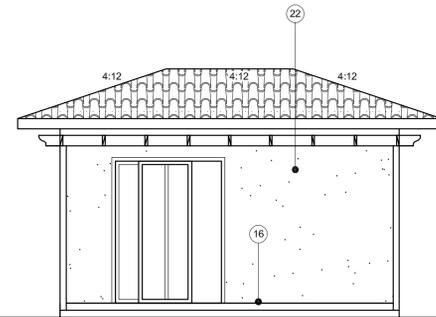
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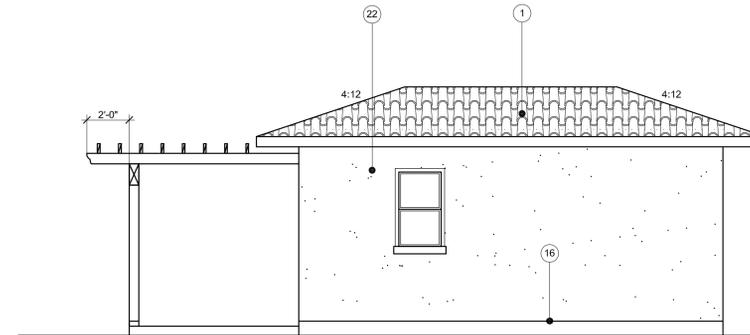
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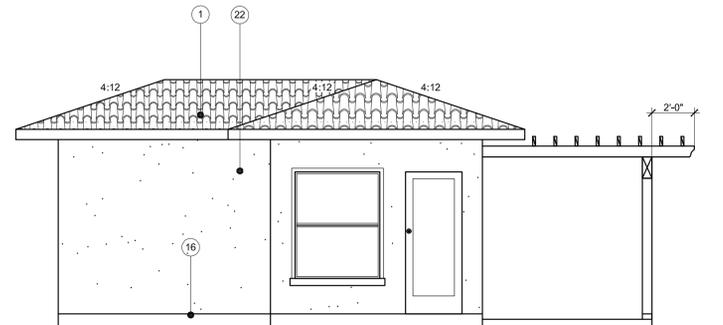
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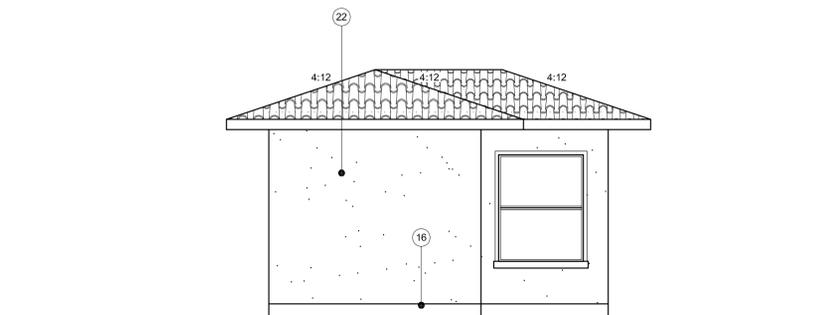
LEFT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

ATTIC ROOF VENTILATION CALCULATIONS

(PER 2019 R806.2 EXCEPTION 2)
CROSS VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA ventilated area /300 x144 = Sq. In.
260 SQ. FT.	300 TH	125 SQ. IN.

CROSS VENTILATION REQUIRED

VENTILATOR TYPE	SIZE	QUANTITY	AREA/ UNIT (ratq) 1/150)	DESIGNED AREA
S MODEL - roof	26"x20"	4	98 SQ. IN.	392 SQ. IN.
Eave Vent	24.5" x 3.5"	8	55 SQ. IN.	440 SQ. IN.
TOTAL				832 SQ. IN.

NOTE

Vent calculation is based from the Construction Metal Inc. product @ gable ends, OR O'HANGINS INC. on roof finishing. The replacement vents shall have the same value or better.

- LEGEND** ○
- Class A concrete tile roof over 30# felt layer. Color and style per owner selection.
 - 7" metal gutter attached directly to trusses' s overhang ends.
 - Address number plate on the building elevation which shall be clearly visible from the adjacent access street or road. The numbers shall be no less than 4" in height and 1/2" in width and shall be of a contrasting color and illuminated at night
 - Veneer stucco over foam
 - 26 gauge galvanize weep screed below stucco or stone veneer a minimum 4 inches above grade, or 2 inches above paved surfaces - typ.
 - Stone veneer finish:**
 - moisture barrier layer that is equivalent to 2 layers of grade D paper per CRC R703.12.3
 - metal lath
 - scratch coat
 - setting bed
 - veneer stones
 - 1 COAT STUCCO SYSTEM ESR-1194**
 - 3/8" plywood wall sheeting. Moisture layer overlay.
 - then 1" foam layer, wire mesh.
 - 1 coat base stucco 3/2" to 1/2" thick 4) finish colored layer.
 - Arlyic primer layer before the finish layer is optional.
 - has 26-gauge galvanized weep screed at foundation plate line at least 4-inches above grade or 2-inches above concrete or paving.

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