PROJECT ADDRESS: 221 RANDAL DRIVE FOLSOM, CA 95630
APN: 07105000520000
ZONE: R-1-ML - SINGLE FAMILY RESIDENTIAL - MEDIUM LOT
LOT SIZE: 50530 SQ FT / 1.16 ACRES
LOT COVERAGE: 6.3% EXISTING, 6.4% PROPOSED
SHED AREA: 198 SQ FT
GRADING VOLUME: <3 CUBIC YARDS
SHED SLAB AREA: <1 CUBIC YARD
PATIO AREA: <1 CUBIC YARD
POSTS (2): <1 CUBIC YARD

PROPERTY PLAN
PLAN SCALE: 1/16" = 1'-0"

1. PROPERTY LINE
2. SETBACK: 0 SIDES, 15' BACK, 15' FRONT
3. RAISED GARDEN BOX, 2’X4’
4. SAIL SHADE ATTACHED TO POSTS & BEAMS. SEE A1.1
5. PRIVACY “VENTED” FENCE. SEE A1.1
6. PROPOSED GARDEN SHED 198SQ FT.
7. GRIYEWATER IRRIGATION DRAIN PIT
8. EXISTING POOL
9. EXISTING DOMESTIC WATER SUPPLY TO CONNECT TO SHED SINK & HOSEBIBS
10. EXISTING ELECTRICAL TRENCH TO RECEIVE (N) WIRE RATED FOR SHED LOAD
11. EXISTING STORAGE SHED
12. MAIN HOUSE ELECTRICAL PANEL w/ SMUD
13. MAIN HOUSE PG&E GAS METER
14. LANDSCAPE LIGHTING. 24 LIGHTS TOTAL. 100 LUMEN EACH HARD WIRED TO POWER SUPPLY AT GARDEN SHED. POSITION APPPROXIMATE WITH GOAL TO LIGHT FOOTPATHS, DRIVEWAY, & GARDEN SHED
15. 9’ WIDE DECOMPOSED GRANITE/GRAVEL DRIVEWAY TO REMAIN
16. EXISTING CONCRETE DRIVEWAY TO MAIN GARAGE
17. EXISTING STONE DRIVEWAY BORDER TO REMAIN
18. EXISTING DOMESTIC WATER LINE TO BE REMOVED & CAPPED

GARDEN SHED

SHEET NOTES
1. PHOTOGRAPHIC POWER IS SHOWN FOR OWNER’S REFERENCE TO POTENTIAL FUTURE INSTALLATION ONLY NOT TO BE USED OR REFERENCED IN THIS PERMIT
2. PROPERTY LINE DEPICTED SOURCED FROM CITY OF FOLSOM ASSESSORS MAP BK. 71, PG. 50. COUNTY OF SACRAMENTO, CA.
3. EXISTING ELECTRICAL WIRE & SHEDING SITE IS NOT SUITABLE FOR PLANNED SHED LOAD. NEW WIRE WILL BE REQUIRED TO BE RUN IN EXISTING CONDUIT. CONDUIT AND CONDUIT TRENCH TO BE EXTENDED TO REACH SHED SUB-PANEL.

LEGEND
- PROPERTY LINE
- SETBACK LINE
- AGGREGATE SURFACED CONCRETE PAVING
- SITE DRAINAGE SLOPE
- FUTURE SOLAR ARRAY LOCATION NOT INCLUDED IN THIS PERMIT
- ROOF SLOPE DIRECTION
- 1-5W, 100 LUMEN 12V WIRE LIGHT POSITION APPPROXIMATE WITH GOAL TO LIGHT FOOTPATHS, DRIVEWAY, & GARDEN SHED
- BUILDING WALL FACE BELOW ROOF
- TREE/BUSH BRANCH LINE

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PROPERTY PLAN
PLAN SCALE: 1/16" = 1'-0"
CORNELL GARDEN SHED

DATE: 04/06/2023

FLOOR PLAN SCALE: 3/4" = 1'-0"

1. Exterior wall framing shall be 2x4 wood studs @ 16" OC.
2. Exterior wall cavity shall receive R-16 batt insulation.
3. Finish floor elevation 0'-0" is the datum point for all other elevations given throughout these plans.
4. FF = Top of floor structural plywood
5. Horizontal dimensions are to face of Stud or to centerline of wall as indicated.
6. All interior walls & ceilings to receive gypsum wall board unless otherwise indicated.
7. All V-groove board is to be 1/2" unless otherwise indicated and fastened per CBC requirements.
8. All exposed interior V-groove board prepared to receive level 4 finish.
9. Interior wood trim and paint as approved by Owner.
10. Exterior paving to be aggregate concrete 4'-0" high "vented" fence. See A3.1

KEY NOTES

1. Concrete ramp from paving to door.
2. Key notes:
3. Shade sail attached to posts. See P1.1
4. Shade sail: See P1.1
5. Stainless steel standalone wash basin w/ greywater drain. See MEP 1.1
6. Garden bed & hose bib to be removed. See MEP 1.1
7. Horse BIB location. See MEP 2.1
8. Roof overhang. See A3.1
9. Roof overhang. See A3.1
10. Electrical: Sub-panel. See MEP 2.1
11. Stainless steel standalone wash basin w/ greywater drain. See MEP 1.1
12. Garden bed & hose bib to be removed. See MEP 1.1
13. Roof overhang. See A3.1
14. Electrical: Sub-panel. See MEP 2.1

LEGEND

- Screen fence post. See SL.1
- Shade post. See SL.1
- 2x4 framed wall w/ 1/2" gypsum int. & "hardie" siding ext.
- Window type reference. See door & window schedule sheet A.1
- Door type reference. See door & window schedule sheet A.1

198 SQ FT

GARDEN SHED
A 2.1

Area Reserved for Future Solar Array
See SP1.1

Roof Area
325 SQ FT

Legend

1. Roof Assembly is asphalt composite shingles to match main residence.
2. Gutter to be angled 1 deg. min towards downsputs. Downsputs feed directly into rain barrels. See MEP1.1 & P1.1.
3. Rain barrels attached to downsputs. See P1.1 for storm overflow.
5. Gutter to be 3 1/2" wide and 4" deep, sloping to downsputs at 1%.
6. 45 deg. bracing, see S2.1 for details.
7. Posts supporting sail shade & beams.
8. 2x4 framed wall below. See A1.1
9. 2x redwood fence cap

Key Notes

1. Sail shade. See P1.1 for specs.
2. Gutter angled. Use 1 deg. min towards downsputs. Downsputs feed directly into rain barrels. See MEP1.1 & P1.1.
3. Rain barrels attached to downsputs. See P1.1 for storm overflow.
5. Gutter to be 3 1/2" wide and 4" deep, sloping to downsputs at 1%.
6. 45 deg. bracing. See S2.1 for details.
7. Posts supporting sail shade & beams.
8. 2x4 framed wall below. See A1.1
9. 2x redwood fence cap

Area Reserved for Solar
See Sheet SP1.1

Roof Assembly is asphalt composite shingles to match main residence.

Construction to be angled 1 deg. min towards downsputs. Downsputs feed directly into rain barrels. See MEP1.1 & P1.1.

Rain barrels attached to downsputs. See P1.1 for storm overflow.

Garden shed roof. See sheet notes.

Gutter to be 3 1/2" wide and 4" deep, sloping to downsputs at 1%.

45 deg. bracing. See S2.1 for details.

Posts supporting sail shade & beams.

2x4 framed wall below. See A1.1

2x redwood fence cap

Area Reserved for Solar
See Sheet SP1.1

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Garden shed roof. See sheet notes.

Gutter to be 3 1/2" wide and 4" deep, sloping to downsputs at 1%.

45 deg. bracing. See S2.1 for details.

Posts supporting sail shade & beams.

2x4 framed wall below. See A1.1

2x redwood fence cap

Area Reserved for Solar
See Sheet SP1.1
**FRONT ELEVATION**

- Scale: 3/8" = 1'-0"

**RIGHT ELEVATION**

- Scale: 3/8" = 1'-0"

**REAR ELEVATION**

- Scale: 3/8" = 1'-0"

**LEFT ELEVATION**

- Scale: 3/8" = 1'-0"

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**SHEET NOTES**

1. Fascia board shall receive prime coat & two coats of elastomeric paint. Color as approved by owner.
2. Cement fiberboard trim boards to receive 2 coats of exterior grade paint.
3. Cement fiberboard siding shall receive 2 coats of exterior grade paint. Color as approved by owner.
4. Gutters & downspouts shall be installed per SMA standards.
5. Gutters & downspouts are galvanized, etched, and painted with color approved by owner.
6. All flashing metal to be galvanized; shall base flashing to be etched & painted black.
7. Building area over plywood walls shall be "Tyvek" & installed per manufacturer's recommendations.

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**KEY NOTES**

1. 7" horizontal "hardie" cement fiber board
2. Shade sail. See P1.1
3. Scenicled LED "spotlight". See P1.1 & MEP 2.1
4. Rain catchment barrel
5. Area reserved for solar array
6. Gutter downspout
7. Ramped stoop. See A5.1-10
8. Outdoor rated outlet

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**LEGEND**

- Windows, doors, & window schedule
- Main entrance
- Exterior & shaded area
- Exterior shade sail
- Exterior level change
- Exterior ramped steps
- Exterior "hardie" cement fiber board
- Exterior solar array