



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
February 3, 2016
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: John Arnaz, Mary Asay, Jeffrey Rempfer, Mark Roberts, Tom Scott

Any documents produced by the City and distributed to the Historic District Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers.

CITIZEN COMMUNICATION: The Historic District Commission welcomes and encourages participation in City Historic District Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES: The minutes of August 19, 2015 stand approved unless there are corrections.

Oath of Office Administered to Daron Bracht, Candy Miller, Jeff Rempfer, and Mary Asay

NEW BUSINESS

1. **PN 16-003, 216 Sutter Street - Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from John & Becky Shaw for Design Review approval for construction of a 2,483-square-foot single-family residence located at 216 Sutter Street. The zoning designation for the site is R 1-M (Single-Family Dwelling, Small Lot District) in the Figueroa Subarea of the Residential Primary Area of the Historic District and the General Plan designation is SFHD (Single Family High Density). This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: John and Becky Shaw, 216 Leidesdorff)**

REPORTS

Historic District Commission/Principal Planner:

The next Historic District Commission meeting is scheduled for **February 17, 2016**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: Pursuant to all applicable laws and regulations, including without limitation, California Government Code, Section 65009 and/or California Public Resources Code, Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning, and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing. Any appeal of a Historic District Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION MINUTES

August 19, 2015
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION: Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: John Arnaz, Susan Mehring, Jeffrey Rempfer, Mark Roberts, Tom Scott

ABSENT: Candy Miller, Jeffrey Rempfer, Mark Roberts

CITIZEN COMMUNICATION: None

MINUTES: The minutes of August 5, 2015 were approved as submitted.

NEW BUSINESS

1. **PN 15-141, Folsom Village, 251 Leidesdorff Street – Tentative Parcel Map and Determination that the Project is Exempt from CEQA**

A public meeting to consider a request by John Shaw for approval of a Tentative Parcel Map to subdivide a 1.67-acre site into four single family residential lots. The project is categorically exempt under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA). (**Project Planner: Senior Planner, Steve Banks / Applicant: John Shaw, 251 Leidesdorff**)

COMMISSIONER SCOTT MOVED TO APPROVE THE FOLSOM VILLAGE TENTATIVE PARCEL MAP PROJECT (PN 15-141) CREATING FOUR (4) PARCELS AS ILLUSTRATED IN ATTACHMENT 2, WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; TENTATIVE PARCEL MAP FINDINGS D – G; CONDITIONS OF APPROVAL 1 - 52

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BRACHT, SCOTT, MEHRING, ARNAZ
NOES: NONE
ABSTAIN: NONE
ABSENT: MILLER, ROBERTS, REMPFER

Historic District Commission/Planning Manager:

Commissioner Scott announced that he will be resigning as Historic District Commissioner.

There being no further business, the meeting was adjourned at 5:53 p.m.

Respectfully Submitted,

Amanda Palmer, Administrative Assistant

APPROVED:

CHAIR DARON BRACHT

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE: 216 Sutter Street Residential Design Review

PROPOSAL: Request for Design Review approval of a 2,483-square-foot single family residence located at 216 Sutter Street

RECOMMENDATION: Approve, based upon findings and subject to conditions of approval

OWNER/APPLICANT: John & Becky Shaw

LOCATION: 216 Sutter Street

ASSESSOR'S PARCEL NO.: 070-0070-001-0000

ZONING: FIG /R-1-M (The Figueroa Subarea of the Historic Residential Primary Area/ Single Family Dwelling Small Lot District)

GENERAL PLAN DESIGNATION: SFHD (Single-Family High Density)

ADJACENT LAND USES AND ZONING:

- North: Leidesdorff Street with Single-Family Residential Development (R-1-M) and a SMUD Substation Beyond
- South: Single-Family Residential Development (R-1-M) with Open Space Beyond
- East: Open Space (OSC) with Public Land Beyond
- West: Single-Family Residential Development (R-1- M) with Coloma Street Beyond

SITE CHARACTERISTICS:

The project site is currently undeveloped and slopes steeply from south to north. Vegetation on the site consists primarily of live oaks, scattered blue oaks and California buckeye. The undergrowth consists of dense toyon, poison oak, blackberry, and other shrubs. The project site includes a number of historical resources including a collapsed mine, a hydraulic mine or borrow pit, tailings, a well, and the foundation of a previous residential building.

APPLICABLE CODES:

FMC, Section 17.52, Historic District Design and Development Guidelines (DDGs)

ENVIRONMENTAL DOCUMENTATION:

The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA)

PREVIOUS ACTION:

Approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 7-unit single-family residential subdivision by the City Council on December 8, 2009 (PN 00-171), Historic District Commission approval of a Tentative Parcel Map to subdivide an existing 1.67-acre site into four single-family residential lots on August 19, 2015 (PN 15-141)

FUTURE ACTION:

Issuance of a Grading Permit, Tree Permit and Building Permit

ATTACHED REFERENCE MATERIAL:

1. Vicinity Map
2. Folsom Village Draft Tentative Parcel Map, Dated July, 2015
3. Site Plan, Dated December 22, 2015
4. Building Elevations, Dated December 22, 2015
5. Floor Plan, Dated December 22, 2015
6. Color Samples
7. Site Photographs

PROJECT PLANNER:

Josh Kinkade, Assistant Planner

BACKGROUND

The project site is a part of a tract of 168 lots in the historic part of Folsom that was purchased by Horatio Livermore in 1856. As a part owner of the Natoma Water and Mining Company, Livermore and his sons used their land for mining, quarrying and water canals. Evidence of several mining techniques exists at the site in addition to a well that is believed to date back to the nineteenth-century. The project site also includes the foundation of a former residence that appears to have been lost in a fire approximately 50 years ago.

The project site slopes steeply from south to north, with an average grade of approximately fifteen percent. Vegetation on the site consists primarily of live oaks, with scattered black oaks and California buckeye. An arborist report, prepared in 1999 and verified in 2003, documents 117 protected oak trees, ranging from 6-inches to 22-inches in diameter. The undergrowth consists of dense toyon, poison oak, blackberry, and other shrubs. The project site includes a number of historical resources including a collapsed mine, a hydraulic mine or borrow pit, tailings, a well, and the foundation of a previous residential building.

On December 8, 2009, the City Council approved a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 7-unit single-family residential subdivision (Folsom Village Subdivision). Subsequently, the applicant made the determination that the approved residential subdivision was not feasible and decided not to proceed with development of the project.

On August 19, 2015, the Historic District Commission approved a Tentative Parcel Map to subdivide a 1.67-acre site consisting of three existing parcels (APN Nos: 070-0070-011, 018, 019) into four residential lots at 251 Leidesdorff Street. Three of the proposed residential lots (Lots 2, 3, and 4), which were each 14,396 square feet in size, were oriented with driveway access towards Leidesdorff Street. The fourth residential lot (Lot 1), which is 25,716 square feet in size, was positioned with driveway access towards Sutter Street. The applicant's intent with this particular Tentative Parcel Map application was to create four single-family residential lots that would be developed individually in the future.

PROJECT DESCRIPTION

The applicants, John and Becky Shaw, are requesting Historic District Design Review approval for a 2,483-square-foot single family residence located at 216 Sutter Street (Parcel 1 in the Folsom Village Draft Tentative Parcel Map, as shown in Attachment 2 of this staff report). The proposed residence features a single-story floor plan with three bedrooms and three bathrooms. The 727-square-foot attached garage is proposed at the front of the site with access from Sutter Street.

The proposed single-family residence incorporates common craftsman architectural design. The residence features an elevated and covered front porch and a screened patio room in the rear, both with decorative wood railings. The exterior is proposed to be sided with 6-inch Hardie board lap siding (sea green in color) in the front and on the garage and stucco siding on the left, right, and rear of the residence (colored to match the lap siding). The windows and doors include off-white wood trim. The garage includes wood board and batten in the roof area in the front colored dark green and a large roll-up door designed with the appearance of two carriage doors. An asphalt composite shingle (gray and black in color) is proposed for the gabled roof with a

shed dormer element in the front. Finally, the applicant proposes a 3 ½-foot tall wrought iron fence in the front of the residence and a 6-foot tall black chain link fence in the side and rear yards. Elevations of the proposed residence are included in Attachment 4.

PROJECT ANALYSIS

The project, which is located within the Figueroa Subarea of the Historic Residential Primary Area, has a zoning designation of R-1-M (Single Family Residence Small Lot District) and is designated SFHD (Single-Family High Density) in the General Plan. The proposed project is subject to the development standards established within the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building height, pervious surface, and parking. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Historic Residential Primary Area:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Area	7,000 sq. ft.	25,494 sq. ft.
Minimum Lot Width	50'	183'
Minimum Pervious Coverage	45% of lot area	76% of lot area
Maximum Building Height (Main Dwelling)	35'	25'-6" (Main Dwelling)
Front Yard Setback	20'	43'4"
Side Yard Setback	5'	14'6" / 79'5"
Rear Yard Setback	5'	32'3"
Setback To Other Structures	8'	>8'

As shown in the table above, the proposed project meets all applicable development standards.

Architecture/Design

The project site is located within the Figueroa Subarea of the City of Folsom’s Historic District. The Figueroa Subarea is one of the four Subareas that comprise the Historic Residential Primary Area. Many of the oldest and most significant homes in Folsom, both architecturally and historically, are concentrated in this Subarea. Given that this Subarea is readily accessible by tourists, the intent of this Subarea is to maintain pre-1910 appearance standards and provide facilities which enhance visitor and resident appreciation of the City’s early residential life-style. Adherence to historic authenticity is of great importance in this Subarea.

In analyzing the architectural design of the residence, staff determined that the proposed project includes many key elements commonly found in early residential design (pre-1910) including a covered porch, lap an stucco siding, wood posts and trim, and carriage-style (in appearance) garage doors. Staff has also determined that the proposed project includes the use of building materials that are natural in appearance (wood window and door trim, Hardie board lap and stucco siding, board and batten over the garage and composition asphalt shingles) encouraged by the Historic District Design and Development Guidelines. In addition, the proposed project utilizes colors (see green with off-white and dark green accents) which are consistent with colors typically utilized on historic residential structures. Based on the aforementioned factors, staff has

determined that the proposed project is consistent with the Historic District Design and Development Guidelines.

Folsom Municipal Code Section 17.52.440 states that fence height in front yards shall not exceed 42 inches in height and rear and side yard fencing shall not exceed 6 feet in height. The applicant proposes a 6-foot tall fence around the side and rear of the residence and a 3 ½-foot tall cast iron fence in the front of the residence. Appendix D of the Historic District Design and Development Guidelines state that, for residential design criteria, materials such as chain link, split rail, and other non-historic fencing materials are inappropriate and not permitted. However, based on the lack of visibility of the property boundaries from the north, east and south sides of the lot, decorative fencing such as wrought iron would only be necessary in front of the residence on the south side of the property. Furthermore, the HDC has allowed black chain link fencing in the past for a nearby new custom home in a similar circumstance on 301 Figueroa Street, where the property was adjacent to open space and the proposed fencing was not visible from the street (PN 12-157). As such, Condition No. 4 has been recommended, which states permanent fencing material shall consist of wrought iron fencing in front of the residence and black chain link in the side and rear of the residence.

Cultural Resources

According to the staff report for the Tentative Parcel that included this lot (PN 15-141) dated August 19, 2015, potentially significant historical or cultural resources that exist on the project site include a brick-lined well, an open gravel borrow, and a collapsed mine shaft, and require appropriate mitigation to ensure that the resource is preserved and/or documented. As such, the HDC approved mitigation measures to address potential impacts to historic resources on the site.

These measures have been carried over to this staff report, and are included as conditions of approval 9 and 10 in this staff report.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA)

RECOMMENDATION / HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE PN16-003, DESIGN REVIEW FOR A 2,483-SQUARE-FOOT SINGLE FAMILY RESIDENCE LOCATED AT 216 SUTTER STREET AS ILLUSTRATED ON ATTACHMENTS 3 THROUGH 5 WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NOS. 1-11):

GENERAL PROJECT FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

CEQA FINDING

- C. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.

DESIGN REVIEW FINDINGS

- D. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF THE GENERAL PLAN AND ALL APPLICABLE ORDINANCES OF THE CITY, INCLUDING THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.
- E. THE PROPOSED PROJECT PROVIDES COMPATIBILITY OF BUILDING MATERIALS, TEXTURES, AND COLORS WITH SURROUNDING DEVELOPMENT AND CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Submitted,



DAVID E. MILLER, AICP

Public Works and Community Development Director

CONDITIONS OF APPROVAL

1. The applicant shall submit a Building Permit Application to the Community Development Department for its review and approval that shall substantially conform to the items referenced below:
 - a) Site Plan, Building Elevations, and Floor Plans, dated December 22, 2015
 - b) Color and Materials Board
2. A Building Permit shall be issued on the project within one year of the date of this approval (February 3, 2017).
3. The proposed colors and roof, siding and trim materials shall match the proposed color/materials board on file with the Community Development Department.
4. Permanent fencing shall be no greater than 3 ½ feet tall in front of the residence and 6 feet tall in the side and rear of the residence. Permanent fencing material shall consist of wrought iron fencing in front of the residence and black chain link in the side and rear of the residence.
5. This project shall be subject to all City-wide development impact fees.

6. The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.
7. A Landscape Plan (that complies with the state-mandated Model Water Efficient Landscape Ordinance - AB 1881) is required to be submitted prior to issuance of the Custom Home building permit, and landscaping of the front yard shall be completed prior to receipt of full Certificate of Occupancy. Alternately, an Irrigation & Landscape Permit shall be applied for, paid for and issued with the stipulation that landscape plans are submitted within 180 calendar days of the initial Irrigation & Landscape Permit issue date and completed within 1 year, with a possible 90-day extension if substantially in progress.
8. If any tree(s), protected or otherwise, are within the property, on the property line or encroaching into the property, an arborist report is generally required which locates, identifies, assesses and quantifies each tree. A tree permit, protection plan and appropriate mitigation may also be required to protect and/or account for the proposed development activities.
9. A qualified professional archaeologist shall be onsite during any clearing, grading, or excavation activities. If any archaeological, cultural, historical resources, artifacts or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with staff, the Heritage Preservation league, and the Folsom Historical Society. Appropriate mitigation, as recommended by the archaeologist, shall be implemented prior to issuance of a building permit. If agreement cannot be reached, the Historic District Commission shall determine the appropriate implementation measure.
10. The owner/applicant shall research and document the existing site features that are connected with mining as a part of the site clearing process. A complete report with videos, negatives, digital images and text should be filed with the Folsom Museum, Sacramento museum and Archives Collection Center and the California History Room at the California State Library prior to issuance of a building permit.
11. All Conditions of Approval as outlined here within shall be made as a note or separate sheet on the Construction Drawings.

Attachment 1

Vicinity Map



Attachment 2

Folsom Village Tentative Parcel Map

LEGEND:

- | | | | |
|-----|---|-----|---|
| --- | EXISTING FENCE | --- | PROPOSED FENCE |
| --- | EXISTING FASERMENT | --- | PROPOSED FASERMENT |
| --- | EDGE OF PAVEMENT | --- | EDGE OF PAVEMENT |
| --- | SEWER MANHOLE | --- | SEWER MANHOLE |
| --- | SANITARY SEWER LINE | --- | SANITARY SEWER LINE |
| --- | WATER LINE | --- | WATER LINE |
| --- | EXISTING SANITARY | --- | EXISTING SANITARY |
| --- | NG&A CONTROL | --- | NG&A CONTROL |
| --- | INTERMEDIATE CONTROL | --- | INTERMEDIATE CONTROL |
| --- | RECORD BEARING & DISTANCE | --- | RECORD BEARING & DISTANCE |
| --- | POLE NUMBER (SEE APPROVED MAPS BY JIM HANAWER DATED SEPTEMBER 17, 2003) | --- | POLE NUMBER (SEE APPROVED MAPS BY JIM HANAWER DATED SEPTEMBER 17, 2003) |

ABBREVIATIONS

- | | | | |
|----|----------|----|-------------------|
| CC | CONCRETE | CM | COMBINATION |
| CL | CLAY | CP | CONCRETE PAVEMENT |
| CL | CLAY | CP | CONCRETE PAVEMENT |
| CL | CLAY | CP | CONCRETE PAVEMENT |
| CL | CLAY | CP | CONCRETE PAVEMENT |
| CL | CLAY | CP | CONCRETE PAVEMENT |
| CL | CLAY | CP | CONCRETE PAVEMENT |
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| CL | CLAY | CP | CONCRETE PAVEMENT |
| CL | CLAY | CP | CONCRETE PAVEMENT |

TENTATIVE PARCEL MAP FOLSOM VILLAGE

LEIDESDORF STREET
APNS 070-0070-011, 018 & 019
CITY OF FOLSOM, CALIFORNIA
JULY, 2015



VICINITY MAP
NOT TO SCALE

OWNER:
SHERIDAN MARLYNNE
MARLYNNE TRUST TRUSTEES
1401 19TH ST, SUITE 400
BAKERSFIELD, CA 93301
PH (805) 333-2525

DEVELOPER:
JOHN SHAW

ENGINEER / SURVEYOR:
RSE ENGINEERING, INC.
SUITE 160
1401 19TH ST, SUITE 400
BAKERSFIELD, CA 93301
PH (805) 333-2525

PROPOSED IMPROVEMENTS:
AS REQUIRED BY THE DEPARTMENT

EXISTING USE:
R-4

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL

EXISTING ZONING:
R-1.5 (PD CHANGE)

GENERAL PLAN:
SPND - SINGLE FAMILY HIGH DENSITY

SEWER:
CITY OF FOLSOM

WATER SUPPLY:
CITY OF FOLSOM

DRAINAGE:
CITY OF FOLSOM

FIRE PROTECTION:
CITY OF FOLSOM

SCHOOL DISTRICT:
CITY OF FOLSOM

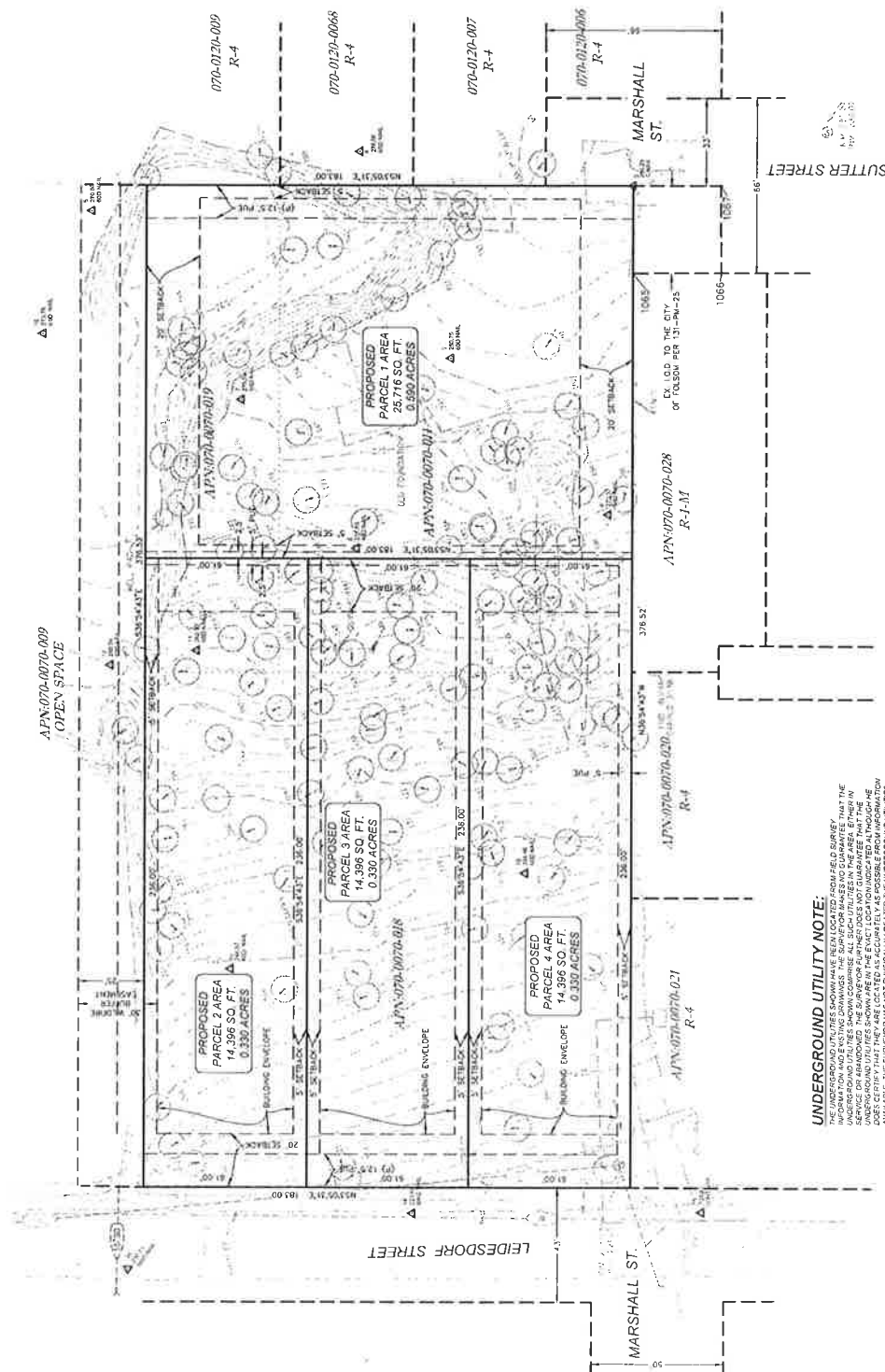
PARK DISTRICT:
CITY OF FOLSOM

ACREAGE:
1.471 NET ACRES GROSS
1.471 NET ACRES GROSS

NUMBER OF LOTS:
4 SINGLE FAMILY RESIDENTIAL

LOT SIZE:
AS SHOWN

ASSESSOR'S PARCEL NUMBER:
0700070-011 018 & 019



UNDERGROUND UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN WERE FIELD SURVEYED BY THE ENGINEER AND SURVEYOR. THE ENGINEER AND SURVEYOR DO NOT WARRANT THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN. COMPARE ALL SUCH UTILITIES IN THE AREA WITH THE UNDERGROUND UTILITIES SHOWN ON THE ENCLOSURE. THE ENGINEER AND SURVEYOR DO NOT WARRANT THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN ON THE ENCLOSURE. THE ENGINEER AND SURVEYOR DO NOT WARRANT THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN ON THE ENCLOSURE.



Attachment 3

Site Plan

Attachment 4
Building Elevations

DATE	07-27-11
BY	JOHN & BECKY SHAW
APP	JOHN & BECKY SHAW
SCALE	AS SHOWN
PROJECT	SHAW RESIDENCE
NO.	01-01

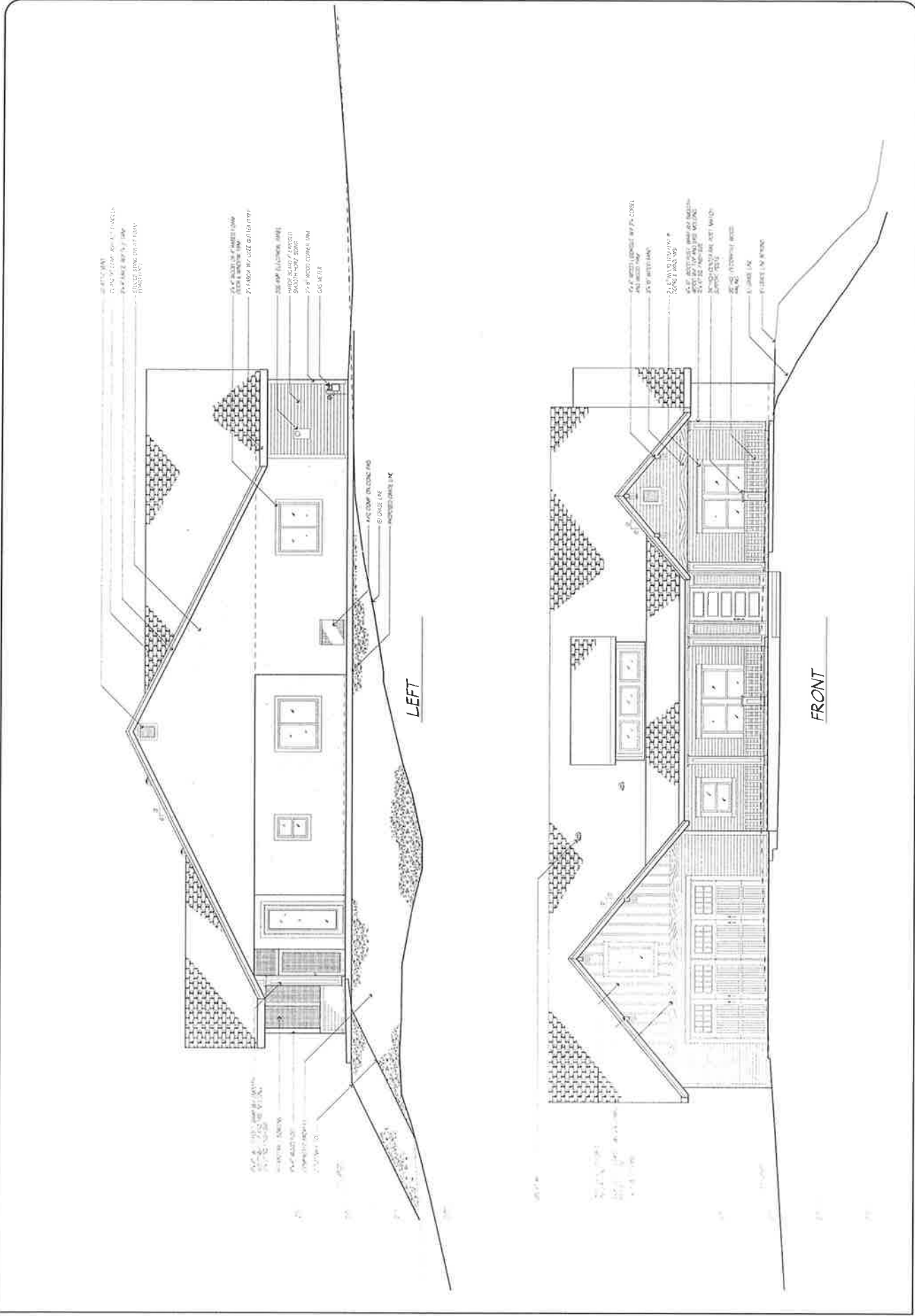
FRONT & LEFT EXTERIOR ELEVATIONS

SHAW RESIDENCE
 5475 SUTTER ST. CITY OF FOLSOM, CA APRN 07/01-00/10-0
 JOHN & BECKY SHAW
 5344 ASPEN STREET FOLSOM, CA 95630
 PH. CELL - 956-383-0759

d. l. polls drafting services
 170 S. 2nd St.
 P.O. Box 200
 Folsom, CA 95630
 PH. 916.992.9179

Paula Gomez P.E.
 170 S. 2nd St.
 P.O. Box 200
 Folsom, CA 95630
 PH. 916.992.9179

NO.	01-01
DATE	07-27-11
BY	JOHN & BECKY SHAW
APP	JOHN & BECKY SHAW
SCALE	AS SHOWN
PROJECT	SHAW RESIDENCE
NO.	01-01



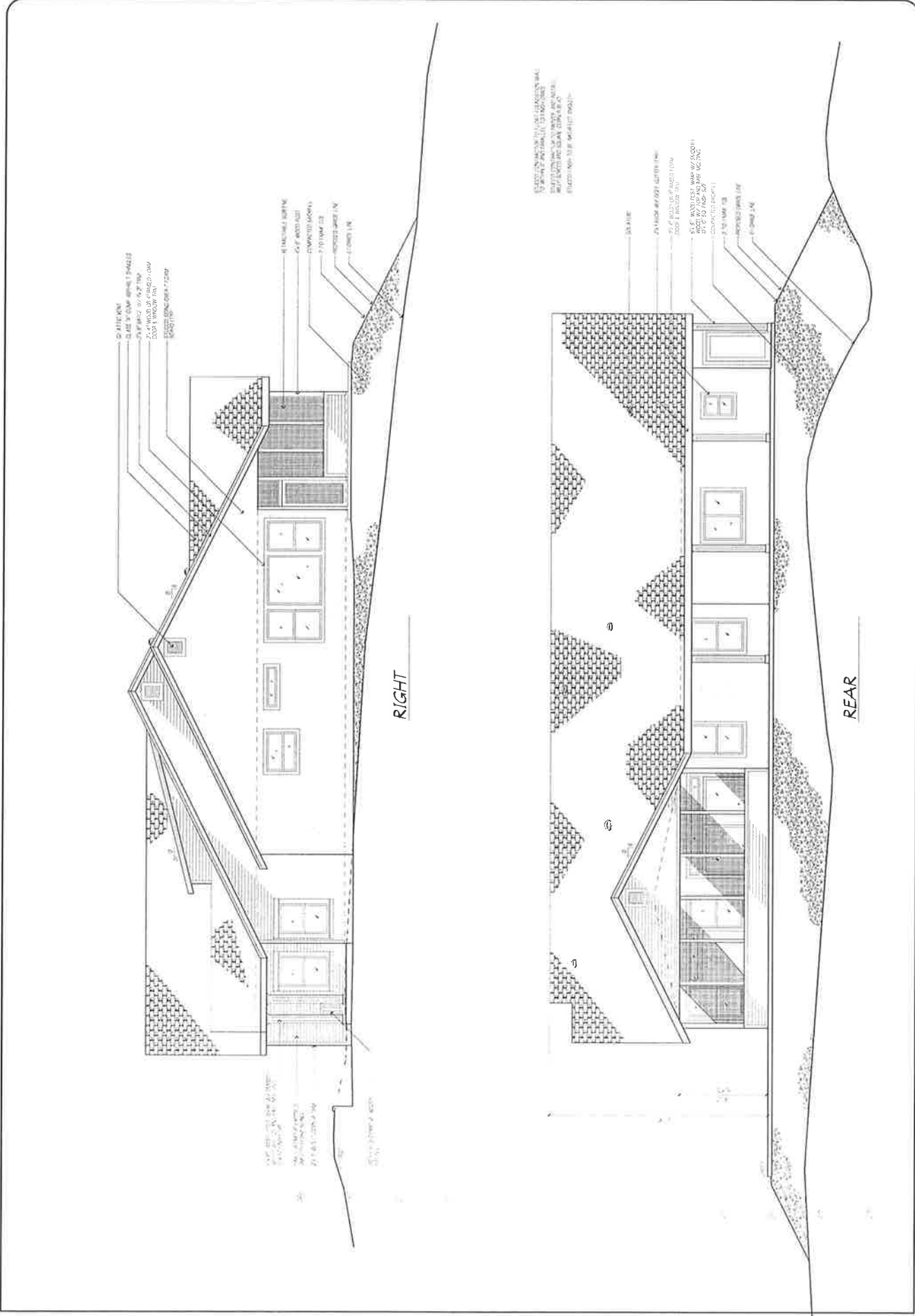
REAR & RIGHT EXTERIOR ELEVATIONS

SHAM RESIDENCE

917152 ST CRT OF PG 50M CA PRT 070-6070-9

d l patts drafting services
CITY OF SAN JOSE
CITY ENGINEER
PAUL B. BROWN
CITY OF SAN JOSE
CITY ENGINEER
PAUL B. BROWN
CITY OF SAN JOSE
CITY ENGINEER
PAUL B. BROWN

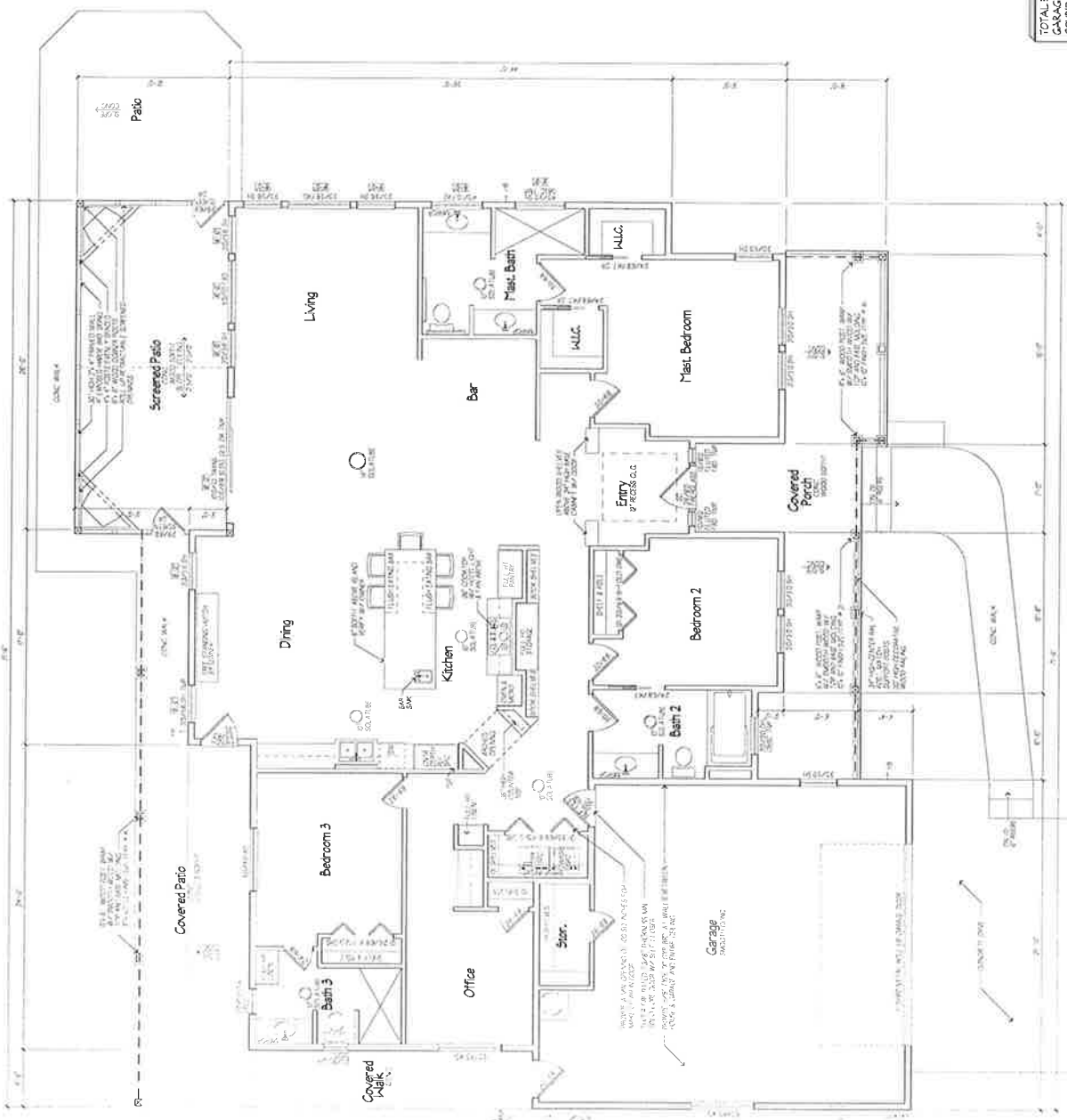
DATE	
REVISION	
NO.	
DESCRIPTION	



Attachment 5

Floor Plan

TOTAL FLOOR AREA=	2463 SQ. FT.
GARAGE FLOOR AREA=	727 SQ. FT.
COVERED PORCH AREA=	342 SQ. FT.
COVERED PATIO AREA=	424 SQ. FT.
COVERED PATIO=	315 SQ. FT.



LEGEND:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
 4. ALL WINDOWS ARE 6" MIN. CLEARANCE UNLESS NOTED OTHERWISE.
 5. ALL FLOORS ARE TO BE FINISHED TO THE TOP OF THE FINISH FLOOR.
 6. ALL CEILING ARE TO BE FINISHED TO THE TOP OF THE FINISH CEILING.
 7. ALL ROOF ARE TO BE FINISHED TO THE TOP OF THE FINISH ROOF.
 8. ALL EXTERIOR WALLS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR WALL.
 9. ALL EXTERIOR DOORS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR DOOR.
 10. ALL EXTERIOR WINDOWS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR WINDOW.
 11. ALL EXTERIOR PATIOS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR PATIO.
 12. ALL EXTERIOR SCREENED PATIOS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR SCREENED PATIO.
 13. ALL EXTERIOR GARAGE ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR GARAGE.
 14. ALL EXTERIOR COVERED PATIOS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR COVERED PATIO.
 15. ALL EXTERIOR GARAGE ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR GARAGE.
 16. ALL EXTERIOR COVERED PATIOS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR COVERED PATIO.
 17. ALL EXTERIOR GARAGE ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR GARAGE.
 18. ALL EXTERIOR COVERED PATIOS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR COVERED PATIO.
 19. ALL EXTERIOR GARAGE ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR GARAGE.
 20. ALL EXTERIOR COVERED PATIOS ARE TO BE FINISHED TO THE TOP OF THE FINISH EXTERIOR COVERED PATIO.

SHAM RESIDENCE
 10 N. & 3600 W. CA 94704
 504.555.1234
 504.555.1234

ARCH. FLOOR PLAN

NOTES/LEGENDS

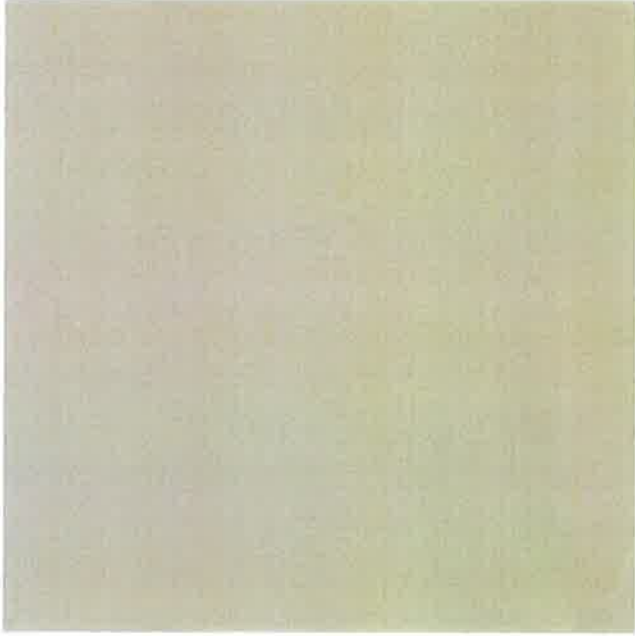
DATE: 11/15/2023
SCALE: 1/8" = 1'-0"

PROJECT: SHAM RESIDENCE
CLIENT: SHAM RESIDENCE
ARCHITECT: SHAM RESIDENCE
DATE: 11/15/2023

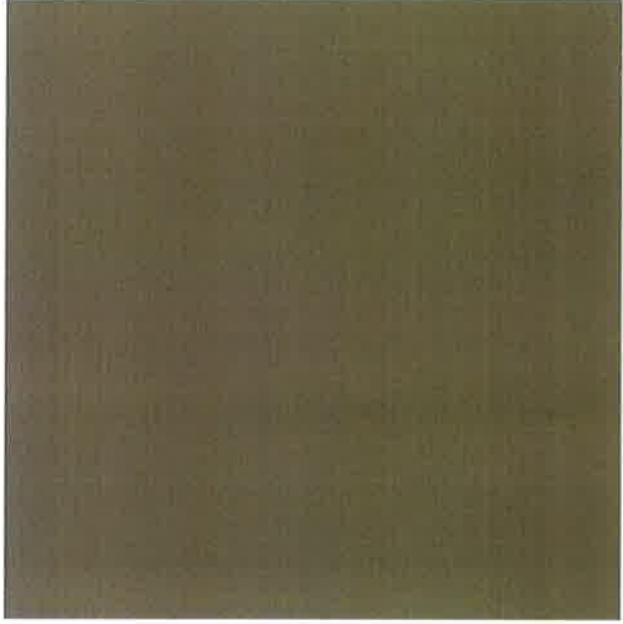


Attachment 6

Color Samples



BODY



**ACCENT OVER
GARAGE**



TRIM

Attachment 7

Site Photographs



