CITY OF
FOLSOM
DISTINCTIVE BY NATURE

HISTORIC DISTRICT COMMISSION AGENDA
April 20, 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, Ross Jackson

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 February 3, 2016 stand approved unless there are corrections.

Election of the Chair and Vice-Chair

NEW BUSINESS

1. **PN 16-026, 723 Sutter Street - Commercial Design Review and Parking Variance and the Determination that the Project is Exempt from CEQA**

   A Public Hearing to consider a request from Mark Roberts for Commercial Design Review and Parking Variance Application for the development of a 1,769-square-foot second story addition to an existing building at 723 Sutter Street. The zoning designation for the site is HD (Historic District) in the Sutter Street Subarea of the Commercial Primary Area of the Historic District and the General Plan designation is CA (Specialty Commercial). This project is categorically exempt from environmental review under Section 15301 of the CEQA Guidelines (Existing Facilities). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mark Roberts & Roman Oleynik)**

REPORTS

Historic District Commission/Principal Planner:

The next Historic District Commission meeting is scheduled for **May 4, 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
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, Susan Mehring, Jeffrey Rempfer, Mark Roberts, Tom Scott

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of August 19, 2015 were approved as submitted.

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

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)**

COMMISSIONER MILLER MOVED 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: GENERAL FINDINGS A & B; CEQA FINDING C; DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL 1 – 11, ADDING CONDITION NO. 12 TO READ AS FOLLOWS " ALL CONDITIONS FROM THE HISTORIC DISTRICT COMMISSION'S APPROVAL OF THE FOLSOM VILLAGE TENTAIVE PARCEL MAP (PN 15-141) SHALL APPLY TO THIS PROJECT".

COMMISSIONER JACKSON SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	MILLER, ROBERTS, BRACHT, JACKSON, ASAY, REMPFER, ARNAZ
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

Historic District Commission/Planning Manager:

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

Respectfully Submitted,

_____
Amanda Palmer, Administrative Assistant

APPROVED:

_____
CHAIR, DARON BRACHT

Agenda Item No. 1
PN 16-026
HDC Mtg. 4-20-16

HISTORIC DISTRICT COMMISSION STAFF REPORT

PROJECT TITLE	723 Sutter Street Commercial Design Review and Parking Variance and the Determination that the Project is Exempt from CEQA
PROPOSAL	A request to approve a Commercial Design Review and Parking Variance Application for the development of a 1,769-square-foot second story addition to an existing building at 723 Sutter Street
RECOMMENDATION	Approve, based upon findings and subject to conditions of approval
APPLICANT / OWNER	Mark Roberts/Roman Oleynik
LOCATION	723 Sutter Street
ASSESSOR'S PARCEL NO.	070-0105-003
ZONING	HD (Historic District/Sutter Street subarea of the Historic District)
GENERAL PLAN DESIGNATION	CA (Specialty Commercial)
ADJACENT LAND USES AND ZONING	North: Sutter Street and commercial land beyond (H-D) South: Alley and residences beyond (R-2) East: Commercial land (H-D) West: Commercial land (H-D) with Wool Street beyond
SITE CHARACTERISTICS	The 3,500-square-foot project site is currently occupied by a 1,625-square-foot commercial building and slopes upward from the north (Sutter Street) to the south (alley).
PREVIOUS ACTION	None

APPLICABLE CODES

FMC Chapter 17.52, Historic District
FMC Chapter 17.62, Variances
Historic District Design and Development Guidelines (DDGs)

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Site Plan, Building Elevations and Floor Plans, dated January 26, 2016
3. Photographs of Project Site and Surrounding Vicinity

PROJECT PLANNER Josh Kinkade, Assistant Planner

BACKGROUND

The 1,625-square-foot single-story commercial building on the project site located at 723 Street was built in the 1880's. Records show that the building was operated as a pharmacy until approximately 1962. The Precious Gems Jewelers business opened at the project site in 1979. The building consists of unpainted brick masonry materials. A corrugated metal shed roof with wood support posts has since been added to the front of the building along Sutter Street as part of the Sutter Street façade renovations of 2011.

APPLICANT'S PROPOSAL

The applicant, Mark Roberts, is requesting approval of a Commercial Design Review and a Parking Variance Application for development of a 1,769-square-foot second story addition to an existing 1,625-square-foot building at 723 Sutter Street. The proposed second floor addition, which would be used for office space, would consist primarily of cement stucco plaster colored beige with a weathered brick veneer on the north (street-side) elevation to match the brick on the existing building. The proposed roof would be flat asphalt shielded from street view under the building parapet. The building on the first floor would remain (including all existing exterior windows and doors), and internal stairs would be placed in the alley-facing part of the building. A steel structure would be build inside the first floor to support the unreinforced masonry on the first floor and the proposed addition. Four double-hung and two single-hung windows are proposed on the front elevation with sills and brick cornice around the windows. An entrance and false widow (architectural panel) are proposed on the rear (alley-side) entrance (See Attachment 2 for proposed building elevations.) The applicant has also provided an alternative material scheme which would replace the brick veneer siding from the front elevation with cement stucco plaster and add trim to the tops of the windows (See Attachment 2 for proposed and alternate elevations.)

Access to the existing first floor is from Sutter Street to the southwest. Access to the proposed second floor would be from the Sutter Street-Figueroa Street alley to the northeast.

The proposed addition would increase the parking demand for the building from five to ten spaces. The project site includes five existing off-street parking spaces. Both these spaces and public parking would be utilized for the building (as is typical in the Sutter Street Subarea of the Historic District). Because there is not enough space to add the required additional parking on the project site, the applicant is also requesting approval of a parking variance.

GENERAL PLAN AND ZONING CONSISTENCY

The project site is located in the Sutter Street subarea of the Historic District with an underlying zoning of HD (Historic District). The General Plan land use designation for the project site is Specialty Commercial (CA). The proposed uses of legal and medical office space are consistent with both the General Plan land use and zoning designations for the site. Because of the site location in the Historic District, the project is subject to the Historic District Design and Development Guidelines.

ARCHITECTURE AND DESIGN

The project site is located in the Sutter Street subarea of the Historic District Commercial Primary Area. The Sutter Street subarea encompasses Folsom's original central business district, the area first zoned for historic preservation. Retail shops and restaurants have been the predominant uses in recent history, and it is hoped that a more "complete" downtown can be achieved, serving convenience shopping, service, and community needs of Folsom residents and visitors. Overall, the Sutter Street subarea represents a mixture of development that is representative of the 1850 to early 1950s timeframe. The 723 Sutter Street building was built in 1880's. The proposed exterior modifications are subject to the DDGs.

Materials and Colors

The DDGs state that finish materials predominant in the Historic District are the most appropriate. Appropriate materials include board and batten, brick and mortar, stone and mortar, and plywood, amongst others. Repainting is preferred to stripping brick that has been previously painted. The building is currently composed of exposed masonry block. The applicant is proposing to retain this existing building material for the first floor. The second floor of the building is proposed to be cement stucco plaster with a weathered brick veneer on the north elevation to match the brick on the existing building. Architectural detailing has also been proposed along the roofline of the building. The materials proposed to be used are universally found both on Sutter Street and in the Residential areas of the Historic District. The applicant has also provided an alternate north elevation that removes the brick veneer and retains the beige cement stucco plaster used on the rest of the second-story addition. This alternate elevation was provided to break up the two floor elements and reduce massing by giving the second story addition the appearance of a separate building. Staff supports the proposed and the alternate material and color schemes proposed by the applicant.

Windows

The DDGs state that in the Sutter Street subarea, as much original material and detail should be retained in a building restoration as possible, and that elements that contribute to the character of the storefront should be preserved. For renovations and remodels, modifications to existing buildings should retain and restore existing historic sill and base panel materials. Painted metal is deemed an appropriate window material for structures of no significance or of local significant integrity. The applicant is proposing double-hung storefront windows surrounded by brick cornice. Staff supports the windows proposed by the applicant.

Roof/Overhangs

The DDGs state that roofs shall be made of traditional materials, and that parapets should be used to screen roofing and rooftop elements. New commercial buildings in the Sutter Street Subarea shall not have exposed roofing, with the exception of the sidewalk canopy.

Currently, the 723 Sutter Street has a flat roof consisting of asphalt. This roof is not visible from Sutter Street, as it is being screened by the building parapet. The applicant proposes to replicate the existing roof elements on the second story, including the asphalt material and the raised parapet element in the front. Staff supports the proposed roofing. Condition of Approval No. 4 has also been added to ensure that all rooftop mechanical equipment is screened by the building parapet.

Setbacks and Building Height

FMC Section 17.52.510.D, states that contiguous shops on the Sutter Street frontage shall maintain continuity of facades along the public sidewalk. No building setbacks are specified within the Sutter Street Subarea. The applicant does not propose any first-floor additions along the Sutter Street frontage, and would therefore maintain façade continuity along the public sidewalk. The FMC permits building heights of 35' adjacent to the sidewalk area on Sutter Sutter Street. As proposed, the main building height is 28'9" at street level from Sutter Street and 16' from the Sutter Street-Figueroa Street alley. Pursuant to FMC Section 17.52.510(c), building parapets can be up to 15' above the building height. The proposed building parapet is approximately 2' above building height.

PARKING VARIANCE

FMC Section 17.52.510(F) requires one parking space per 350 square feet of building space for retail and office uses. Therefore, the project parking requirement is 9.6 spaces (4.6 spaces for the existing building and 5.0 spaces for the addition). There are currently five existing parking spaces on-site and the applicant is not proposing any additional spaces; therefore, a Parking Variance is required with this proposal to meet the parking requirement.

In order to grant a Variance, the Historic District Commission must find, "that there exist special circumstances applicable to the property … whereby the strict application of the zoning code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification".

The project site includes a number of physical characteristics that limit the ability to provide parking on the site itself. The smaller than standard lot size (3,500 square feet) and steep slope on the project site make it challenging to provide additional on-site parking spaces. Staff has determined lot size, existing building footprint, topography and historical surroundings constitute a special circumstance specific to the project site.

While a parking ratio has been established for the Sutter Street subarea, the majority of the properties within the Subarea do not include on-site parking. The City has existing public parking lots and the parking garages at the intersection of Reading Street and Leidesdorff Street and the intersection of Sutter Street and Scott Street to provide parking for the district. Moreover, Section 3.03.03 of the Historic District Design and Development Guidelines (DDGs) acknowledges that because of the historic downtown lot sizes and development patterns, the opportunities in the Sutter Street subarea to provide on-site parking are severely constrained, and in order to preserve the historic structures and ambiance of the area, the City has assumed a share of the responsibility for providing adequate parking for the entire subarea.

The project site already provides five spaces, and customers for the existing Precious Gems Jewelers store do not typically utilize the rear parking lot. Also, as this site is located 0.17 miles

from a light rail station (Historic Folsom Station) and a bus stop served by the Folsom Stage Line, the dependency on the automobile is reduced.

According to the December 9, 2008 Historic District Parking Implementation Plan Update ("Update") prepared by Kimley-Horn and Associates, there is sufficient parking within the Historic District to accommodate the weekday and weekend demands. The Update does suggest the need for providing additional public parking in the future. In addition, the Update notes that spillover parking was observed in adjacent residential neighborhoods during weekend evenings, particularly in the vicinity of the intersection of Wool and Figueroa Streets. Based on these findings included in the Update, staff has determined that the proposed development would not result in a permanent parking shortage in the project vicinity. However, staff does recommend that the owner/applicant fully participate in a Parking Assessment District if one is formed within the Historic District in the future. Condition No. 5 is included to reflect this requirement.

This approach to parking analysis for the Sutter Street subarea is consistent with prior approvals for the Westwood Family Cellar project, Fire and Rain project and Sutter Court project.

As such, subject to the conditions of approval, staff recommends approval of a Parking Variance to implement the directions established in the DDGs.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review requirements pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA).

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

MOVE TO APPROVE DESIGN REVIEW APPLICATION PN 16-026 FOR DEVELOPMENT OF A 1,769-SQUARE-FOOT SECOND STORY ADDITION TO AN EXISTING BUILDING LOCATED AT 723 SUTTER STREET, AND A PARKING VARIANCE, WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NO. 1-6):

GENERAL FINDINGS

A. NOTICE 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 AS WELL AS THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.

CEQA FINDING

C. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE ENVIRONMENTAL REVIEW REQUIREMENTS PURSUANT TO SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PARKING VARIANCE FINDINGS

D. SPECIAL CIRCUMSTANCES THAT ARE APPLICABLE TO THE PROPERTY EXIST WHEREBY THE STRICT APPLICATION OF THE ZONING CODE DEPRIVES SUCH

PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTIES IN THE VICINITY THAT ARE UNDER IDENTICAL ZONING CLASSIFICATION:

1. THE SUBJECT SITE HAS A SMALL LOT SIZE AND CHALLENGING TOPOGRAPHY THAT SLOPES STEEPLY UPWARD FROM NORTH TO SOUTH. THESE UNIQUE PHYSICAL CONSTRAINTS CONSTITUTE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES APPLYING TO THE PROPERTY AT 723 SUTTER STREET, WHICH DO NOT APPLY GENERALLY TO OTHER LAND, BUILDINGS, AND/OR USES IN THE DISTRICT.

2. THE GRANTING OF THE APPLICATION IS NECESSARY FOR THE PRESERVATION AND ENJOYMENT OF SUBSTANTIAL PROPERTY RIGHTS OF THE APPLICANT .

3. THE GRANTING OF THE VARIANCE WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, MATERIALLY AFFECT THE HEALTH OR SAFETY OF PERSONS, RESIDING OR WORKING IN THE NEIGHBORHOOD OF THE PROPERTY OF THE APPLICANT, AND WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE MATERIALLY DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD.

DESIGN REVIEW FINDING

E. THE DESIGN OF THE PROJECT MEETS THE DESIGN REVIEW EVALUATION CRITERIA SET FORTH IN FMC 17.52.330 IN THAT THE BUILDING IS IN COMPLIANCE WITH THE GENERAL PLAN AND APPLICABLE ZONING ORDINANCES, THE BUILDING SUBSTANTIALLY CONFORMS TO THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES, AND THE BUILDING MATERIALS, TEXTURES, AND COLORS ARE SUBSTANTIALLY COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Submitted,

David E. Miller

DAVID E. MILLER, AICP
Public Works and Community Development Director

CONDITIONS OF APPROVAL:

1. The applicant shall submit final site and building plans to the Community Development Department that substantially conform to the site and building elevations dated January 26, 2016.

2. A building permit shall be issued on the project within one year of the date of this approval (April 20, 2017).

3. The scope and extent of the required ADA improvements shall be determined by the City Community Development Department at the time of issuance of the building permit based on the valuation of the proposed project.

4. All roof-mounted mechanical equipment and devices shall be screened from public view with an appropriately designed parapet or other methods of screening that are compatible with the existing building color, materials, and scale. Cross-sections of the building shall be provided along with the building permit application indicating the height and location of all existing roof-top mechanical equipment.

5. If a Parking Assessment District is formed within the Historic District in the future, the owner/applicant shall be required to participate fully in the aforementioned Parking Assessment District.

6. All future signage associated with the project location shall comply with the FMC Section 17.52.530.I, FMC Section 17.59 (City Sign Standards), and City of Folsom Historic District Design and Development Guidelines to the satisfaction of the Community Development Director.

Attachment 1

Vicinity Map


Traders Ln
716
719
718
627
Peddler
722
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302
721
726
731
703
Sutter St
705
707
728
709
732
711
713
717
721
FOLSOM
723
Wool St
729
727
Sutter St Figueroa St Aly
Riley St
708
305
710
801
712
803
805
714
809
807
811
716
Figueroa St
802
709
713

Attachment 2

Site Plan, Building Elevations and Floor Plans, Dated January 26, 2016

PRECIOUS GEMS JEWELERS REMODEL & ADDITION

723 SUTTER STREET, FOLSOM, CA 95630

GENERAL NOTES

DRAWINGS REPRESENT THE DESIRED RESULT OF CONSTRUCTION. THE METHODS OF CONSTRUCTION & THE RISKS INVOLVED DURING CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN THE BUILDING'S STRUCTURAL INTEGRITY AT ALL STAGES OF CONSTRUCTION.

PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS & APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND OTHER REGULATORY AUTHORITIES. FAILURE TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF WORK MANDATED BY ANY REGULATORY AUTHORITY.

CONTRACTOR TO REMOVE DEBRIS, ROOTS, WEEDS AND OTHER DELETERIOUS MATERIAL FROM SITE. CONTRACTOR SHALL REMOVE ALL UNUSED EXCAVATED EARTH FROM SITE.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & ELEVATIONS PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES IN DIMENSIONS WHICH MAY BE FOUND SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR HIS DECISION BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.

CONTRACTORS SHALL FOLLOW SIZES IN THE CONSTRUCTION DOCUMENTS OR FIGURES ON THE DRAWINGS IN PREFERENCE TO SCALE REQUIREMENTS. FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS.

WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIVE AND SO CONSTRUCTED.

ALL CONTRACTOR PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO COMMENCING ANY PERTINENT WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES INCLUDING THOSE ITEMS SUPPLIED BY THE OWNER.

DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF STUDS OR CONCRETE OR TO CENTERLINE OF COLUMNS U.O.N.

BLDG. DEPT. NOTES

PLEASE NOTE: THE BUILDING DIVISION ENFORCES CBC CHAPTER 10 FOR DISABLED ACCESS COMPLIANCE & DOES NOT REVIEW OR APPROVE PLANS FOR ADA COMPLIANCE.

WORK SHALL BE INSTALLED PER APPROVED CONSTRUCTION DOCUMENTS. ANY CHANGES MADE NOT IN COMPLIANCE W/ APPROVED PERMIT SHALL BE SUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.

CONSTRUCTION WORK SHALL BE SUBJECT TO INSPECTION BY THE CITY OF FOLSOM BLDG. OFFICIAL OR HIS/HER DESIGNATED REPRESENTATIVE. CONSTRUCTION SHALL REMAIN ACCESSIBLE & EXPOSED FOR INSPECTION UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A CODE VIOLATION OR OTHER CITY OR OTHER JURISDICTION REGULATIONS.

CONTRACTOR SHALL NOTIFY BLDG. DEPARTMENT WHEN WORK IS READY FOR INSPECTION & WILL PROVIDE ACCESS TO, & MEANS FOR INSPECTION OF THE WORK.

DESIGN TEAM

ARCHITECT:

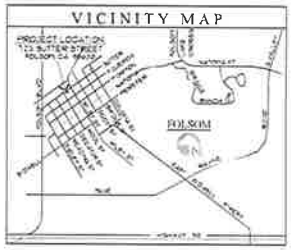
MARK N. ROBERTS, ARCHITECT
805 SUTTER STREET, SUITE 240
FOLSOM, CA 95630
(916) 608-0833

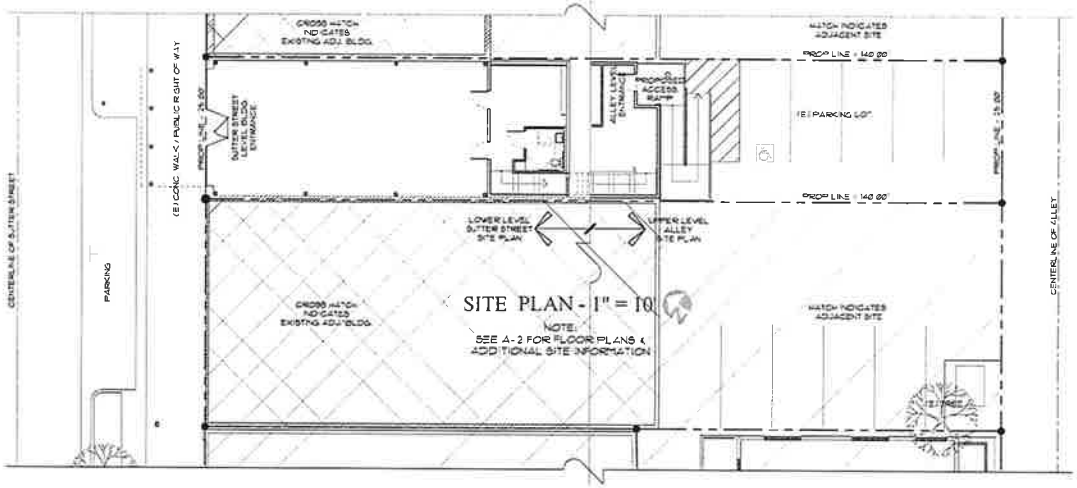
DRAWING INDEX

PROJECT INFO

CODES:	ALL CONSTRUCTION PERFORMED SHALL COMPLY W/ THE 2013 C.B.C., C.M.C., C.P.C., C.E.C., N.E.C., & CALIFORNIA ENERGY CODE, & OF COURSE THE CalGBC, AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION.
PROJECT:	ADD A SECOND FLOOR OFFICE SPACE OVER AN EXISTING RETAIL STORE. REPLACE EXISTING 1ST FLOOR STAFF TOILET ROOM W/ AN ACCESSIBLE STAFF TOILET ROOM & REPLACE ALL SYSTEMS
OWNER:	ROMAN OLEYNIK 723 WOOL STREET FOLSOM, CA 95630 916 351 0228
APN:	070-0105-003-0000
LOT SIZE:	3300 SQ.FT.
CONTRUCTION TYPE:	V-B, WITH AUTOMATIC FIRE SPRINKLER SYSTEM ADDED UNDER SEPARATE PERMIT
1ST FLOOR OCCUPANCY:	M (EXISTING)
2ND FLOOR OCCUPANCY:	B (ADDITION)
EXISTING BLDG. AREA:	1625 SQ.FT.
PROPOSED 2nd STORY:	1768 SQ.FT.
PROPOSED TOTAL:	3,478 SQ.FT. (NO INCREASE NECESSARY)

VICINITY MAP



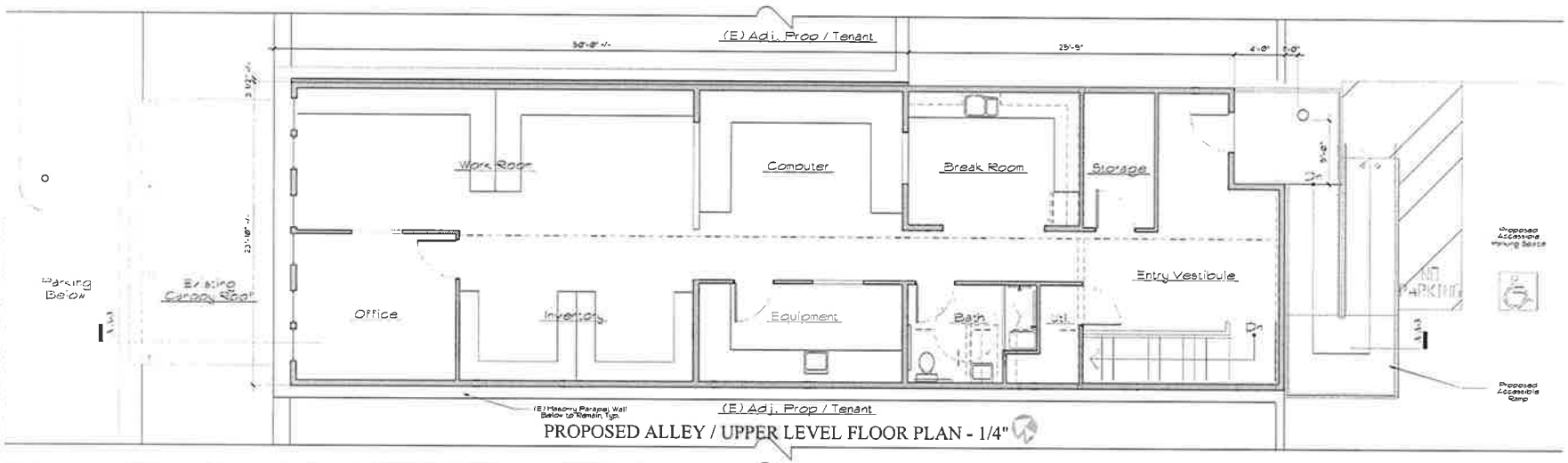


MARK N. ROBERTS
ARCHITECT
805 Sutter Street, Suite 240
Folsom, CA 95630
Tel/Fax 916 608 0833

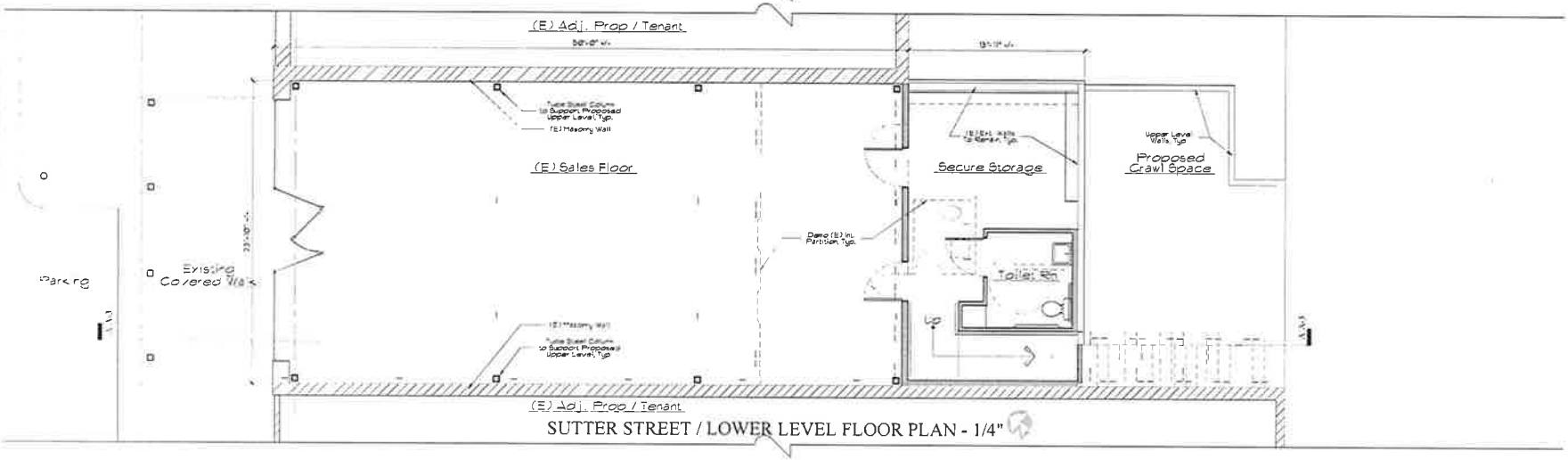
LICENSED ARCHITECT
MARK N. ROBERTS
C-27980
REN. 08/31/
STATE OF CALIFORNIA

PRECIOUS GEMS REMODEL & ADDITION
723 SUTTER STREET
FOLSOM, CA 95630

A-1
Sheet ___ of ___



PROPOSED ALLEY / UPPER LEVEL FLOOR PLAN - 1/4"

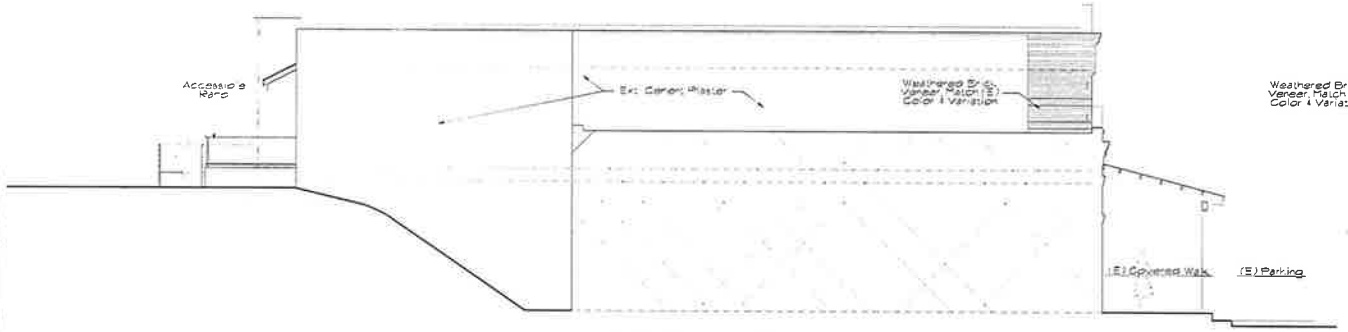


SUTTER STREET / LOWER LEVEL FLOOR PLAN - 1/4"

MARK N. ROBERTS
ARCHITECT
905 Stellar Street, Suite 240
Folsom, CA 95630
Tel/Fax 916 608 0833

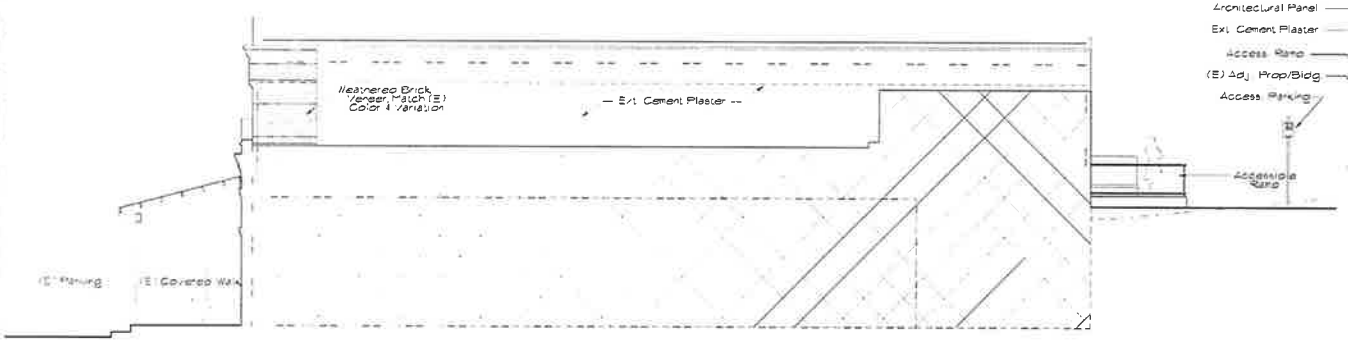
PRECIOUS GEMS REMODEL & ADDITION
723 SUTTER STREET
FOLSOM, CA 95630

A-2

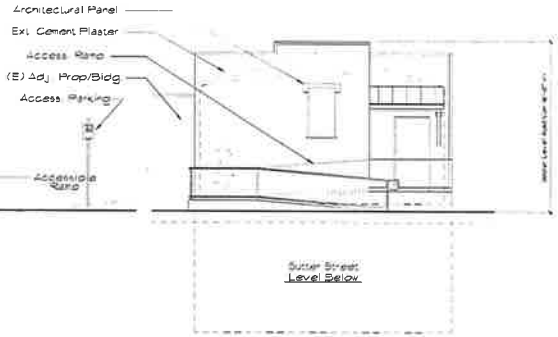


EAST ELEVATION - 3/16"

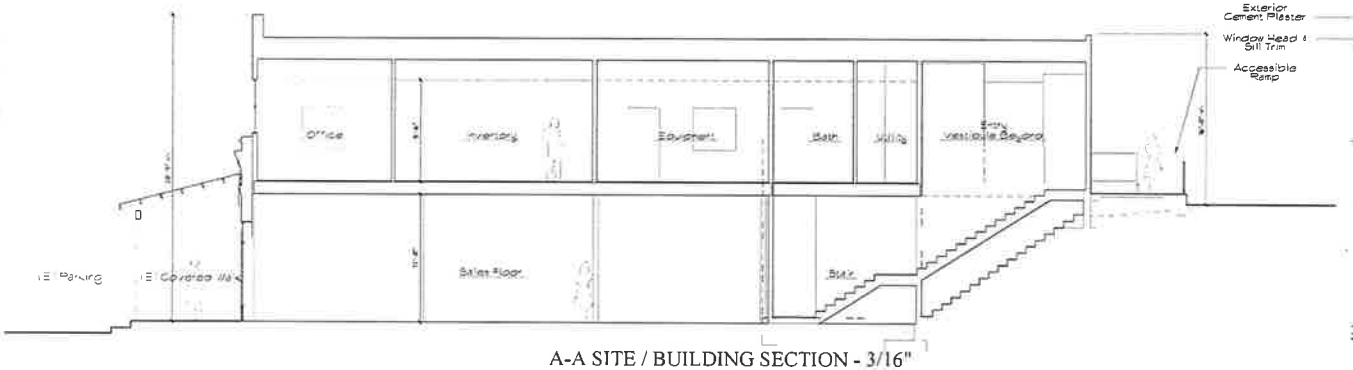
NORTH ELEVATION - 3/16"



WEST ELEVATION - 3/16"



SOUTH ELEVATION - 3/16"



A-A SITE / BUILDING SECTION - 3/16"

ALT. NORTH ELEVATION - 3/16"

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PRECIOUS GEMS REMODEL & ADDITION
723 SUTTER STREET
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A-3

Attachment 3

Photographs of Project Site and Surrounding Vicinity


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