PROJECT DATA:

TYPE: ACCESSORY GARAGE AND OFFICE

APN: 072-3680-042-0000

PARCEL: 17,464 SF (.4 ACRES +/-)

ZONING: AG80 - AGRICULTURE 80 ACRES MIN.

OCCUPANCY: R3 OFFICE / U GARAGE

JURISDICTION: CITY OF FOLSOM

CODE: FOLSOM CITY ZONING ORDINANCE

LOT COVERAGE: (E) 15.4 %. (N) 25.0 %

BUILDING AREA: (E) 1,765 SF

FIRE SPRINKLERS: YES

ELECTRIC SOLAR PANELS: NO

FLOOR AREA ANALYSIS:

BUILDING ANALYSIS:

PRIMARY RESIDENCE:

(E) FIR. FL. AREA: 1,765 SF

(E) SEC. FL. AREA: 1,566 SF

(E) GARAGE AREA: 710 SF

(E) ENTRY PORCH AND BACK PATIO: 214 SF

SUBTOTAL: 4,255 SF

ACCESSORY OFFICE:

(R3 OCC) 533 SF

GARAGE: (U OCC) 1,131 SF

TOTAL: 1,664 SF (1,665 ALLOWED)
ANGLED WALL
4" W. DECORATIVE TEXTURED RIGID FOAM HEAD AND SILL TO MATCH

WEST ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

FLAT CLASS "A" TILE ROOF TO MATCH (E) (MIN. 30 YEAR) AND COMPLY W/ (CRC R905.3), ROOFING PAPER, O/PLYWD. DECKING

ANGLED WALLS
2" X 2" METAL FRAMED ACRYLIC OR TEMPERED GLASS FOR SKYLIGHT

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2' X 2' METAL FRAMED ACRYLIC OR TEMP. GLASS FOR SKYLIGHT

EAST ELEVATION
SCALE: 1/4" = 1'-0"

DECORATIVE 8" TEXTURED RIGID FOAM HEADER TO MATCH, O/ 2-LAYERS #15 GRADE 'D' BUILDING PAPER OR EQ. BUILDING WRAP, O/ PLYWD. SHEATHING, O/ 2" X 6 @ 16" O.C. WOOD FRAMING

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

6" X 6" POST PER STRUCT.

3-COAT, 7/8" CEMENT PLASTER O/ WIRE MESH, O/ 2-LAYERS #15 GRADE 'D' BUILDING PAPER OR EQ. BUILDING WRAP, O/ PLYWD. SHEATHING, O/ 2" X 6 @ 16" O.C. WOOD FRAMING

9'-0" H. SECTIONAL METAL ROLL UP DOOR W/ DECORATIVE HARDWARE

9'-0" H. SECTIONAL METAL ROLL UP DOOR W/ DECORATIVE HARDWARE

REVEAL LINES

9'-0" H. SECTIONAL METAL ROLL UP DOOR W/ DECORATIVE HARDWARE
Material Legend or Equal

Body Color:
Eggshell, "Off White" to match house.

Gable Color:
Composite Panel with Boards, "Charcoal Grey" to match house.

Trim Color:
Fascia, Trim, Garage Doors, Posts, "White" to match house.

Lt. Wt. Concrete Tile Roof:
Eagle, "Concord Blend", verify to match house.