

NEW WORKSHOP

OWNER: GALVIN FAMILY 5 TRUST

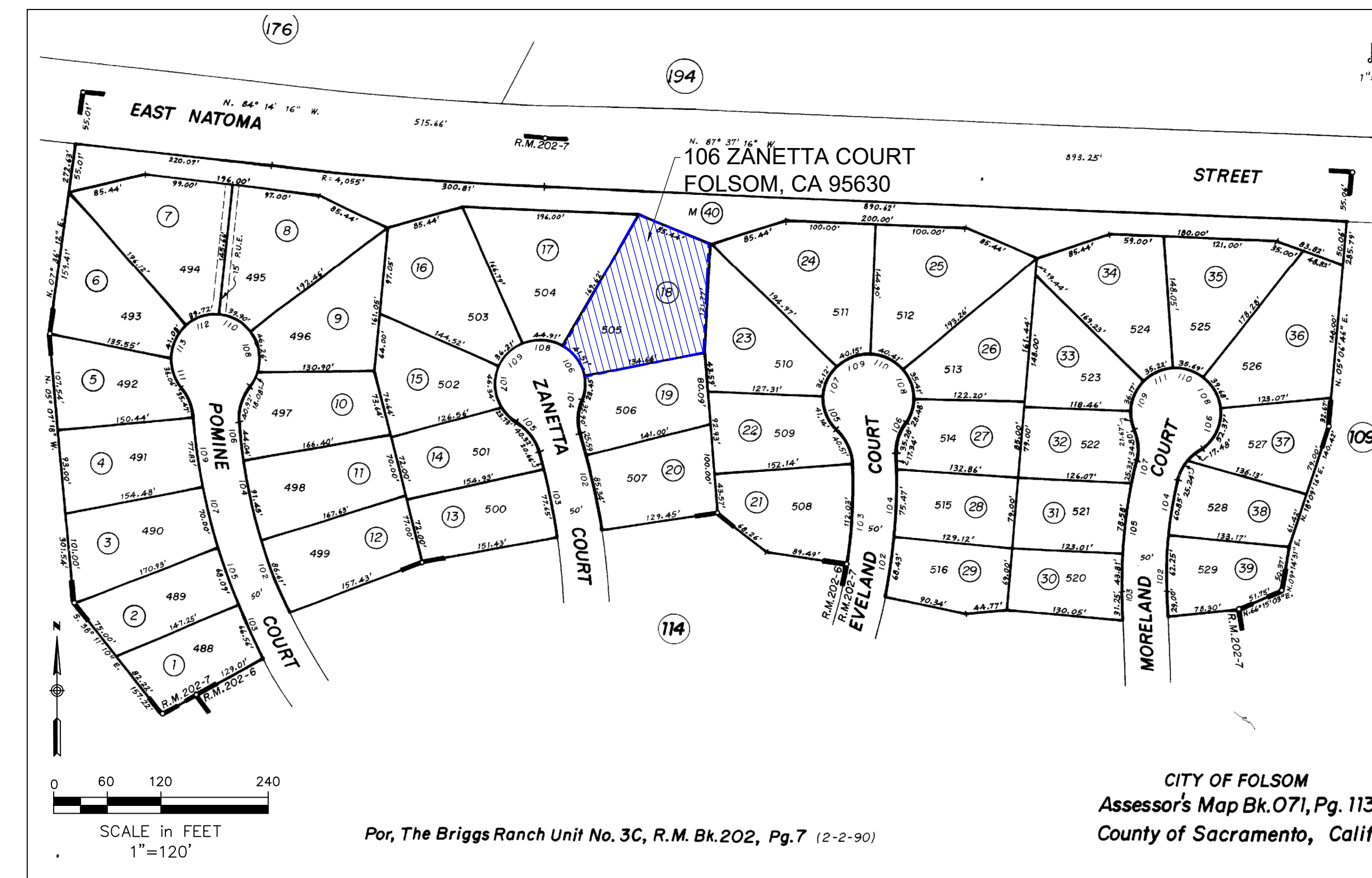
PROPERTY ADDRESS: 106 ZANETTA CT
FOLSOM CALIFORNIA 95630-2245

PARCEL # (APN): 071-1130-018-0000

SITE LOCATION MAP:



PARCEL MAP:



NOTES:

THIS PROJECT INVOLVES CREATING A "PASS THROUGH GARAGE" BY INSTALLING A NEW GARAGE DOOR THAT OPENS INTO THE BACKYARD AND THE CONSTRUCTION OF A NEW APPROXIMATELY 650 SF BACKYARD WORKSHOP. THE WORKSHOP IS INTENDED TO COMPLIMENT THE HOME BY INCORPORATING ALL THE SAME FINISH AND TRIM FEATURES OF THE CURRENT RESIDENCE, INCLUDING STUCCO WALLS AND IDENTICAL WALL PAINT AND TRIM PAINT, ROUGH SAWN WOOD TRIM AROUND WINDOWS AND DOORS. THE GARAGE DOORS' STYLE WILL ALSO MATCH THE CURRENT RESIDENCE. THE WORKSHOP ROOF WILL BE ASPHALT COMPOSITION SHINGLES INSTEAD OF CONCRETE TILES; HOWEVER, THE COLOR OF THE SHINGLES WILL BE A CLOSE MATCH TO THE EXISTING RESIDENCE. THE CURRENT BACKYARD SHED WILL BE REMOVED AS PART OF THIS PROJECT. THE CURRENT BACKYARD DRAINAGE WILL NOT BE ALTERED BY THIS PROJECT.

THE PROJECT CONTACT IS PATRICK GALVIN
(916) 213-0487
PAT.GALVIN@GMAIL.COM

A BUILDER HAS NOT YET BEEN SELECTED, PENDING CITY OF FOLSOM DESIGN REVIEW AND DEVELOPMENT OF ENGINEERING DRAWINGS.

REVISIONS:	NO.	DATE	DESCRIPTION
	1	4/30/24	ISSUED FOR DESIGN REVIEW

DRAWN BY:	PM
CHKD BY:	PG
APPRD BY:	

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LEGEND:

	PARCEL BOUNDARY
	EXISTING FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR

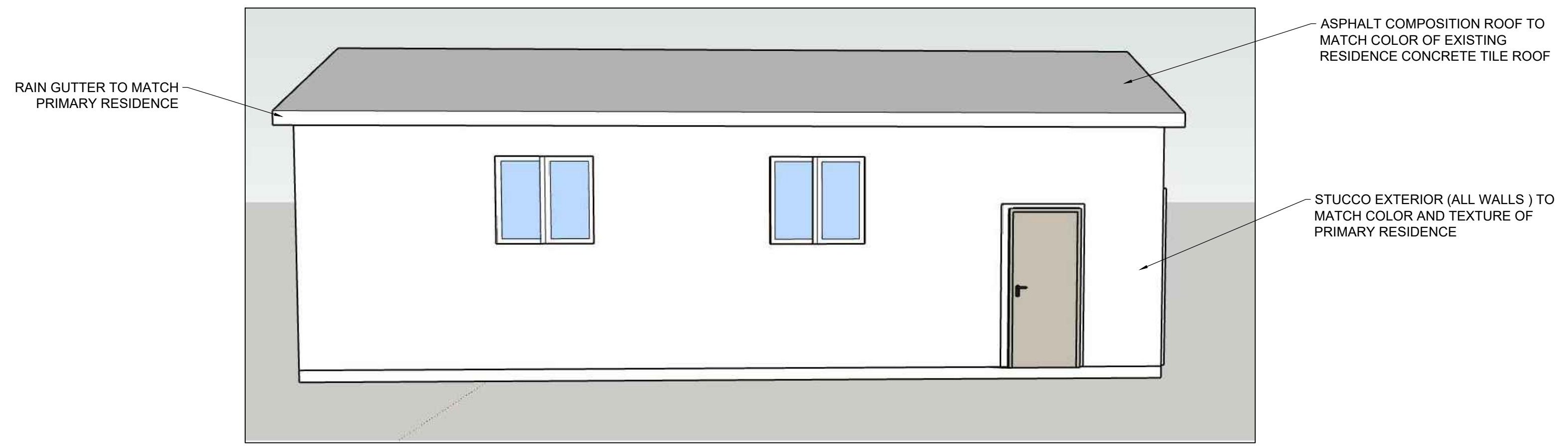
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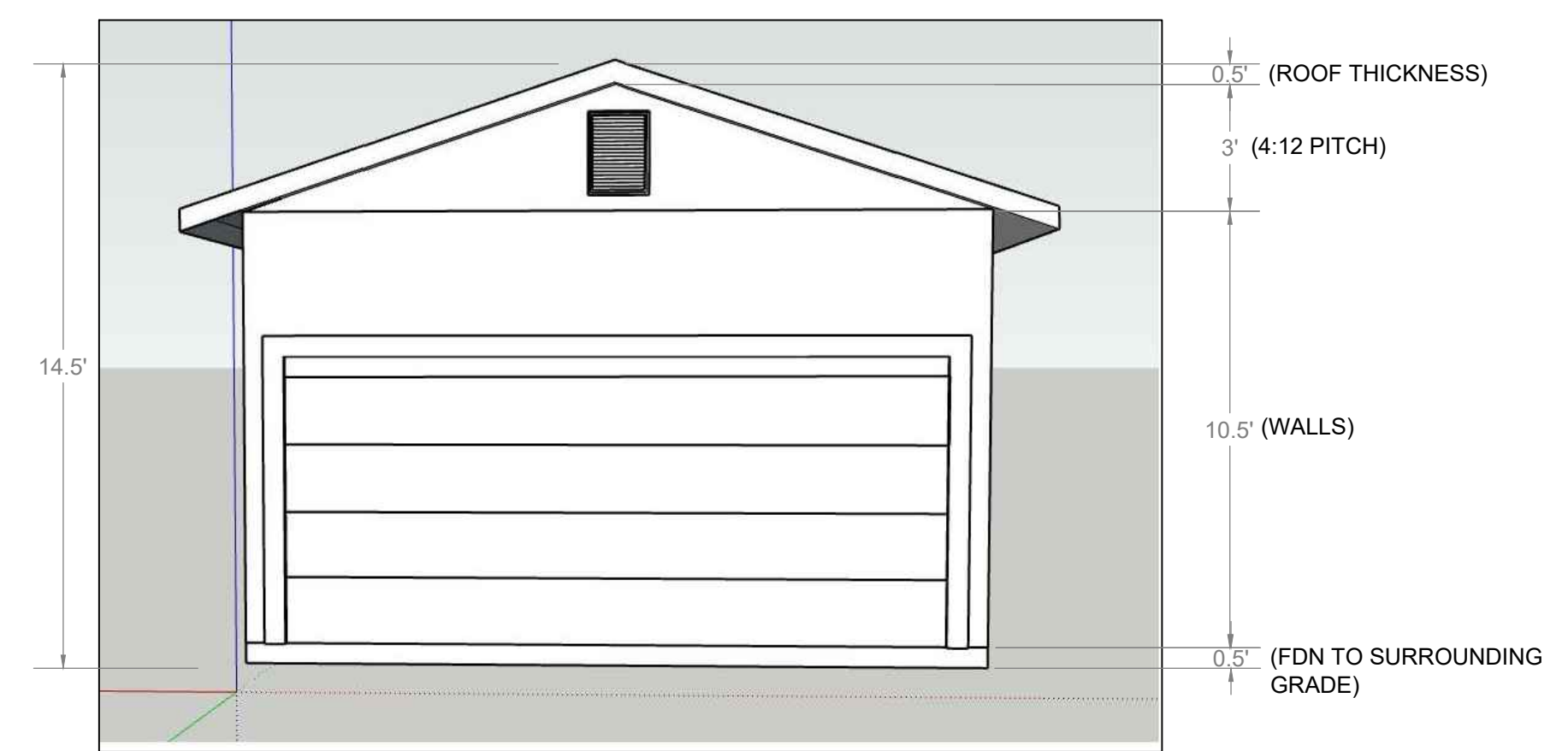
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GRADING PLAN AND SITE PHOTOS

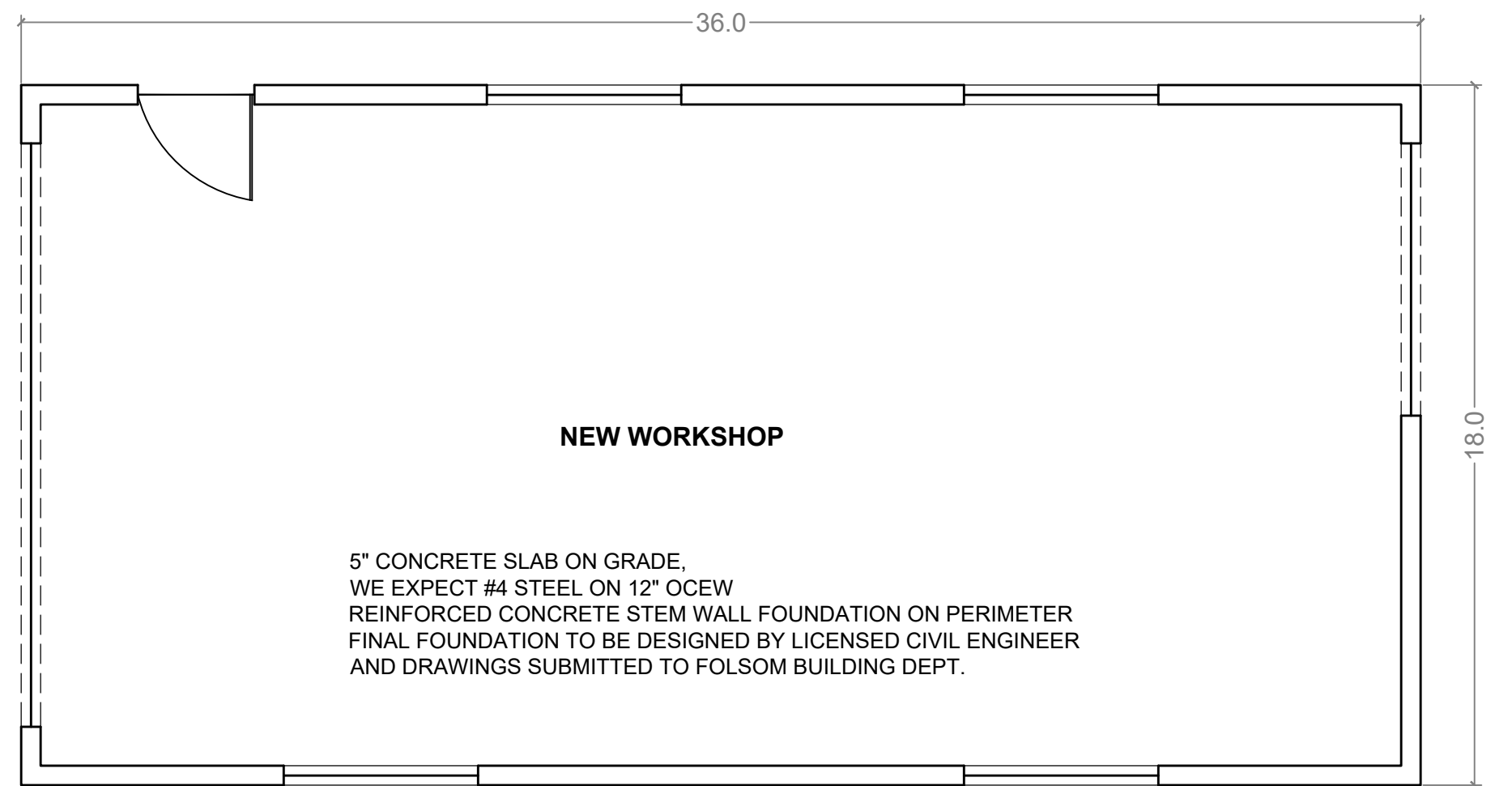
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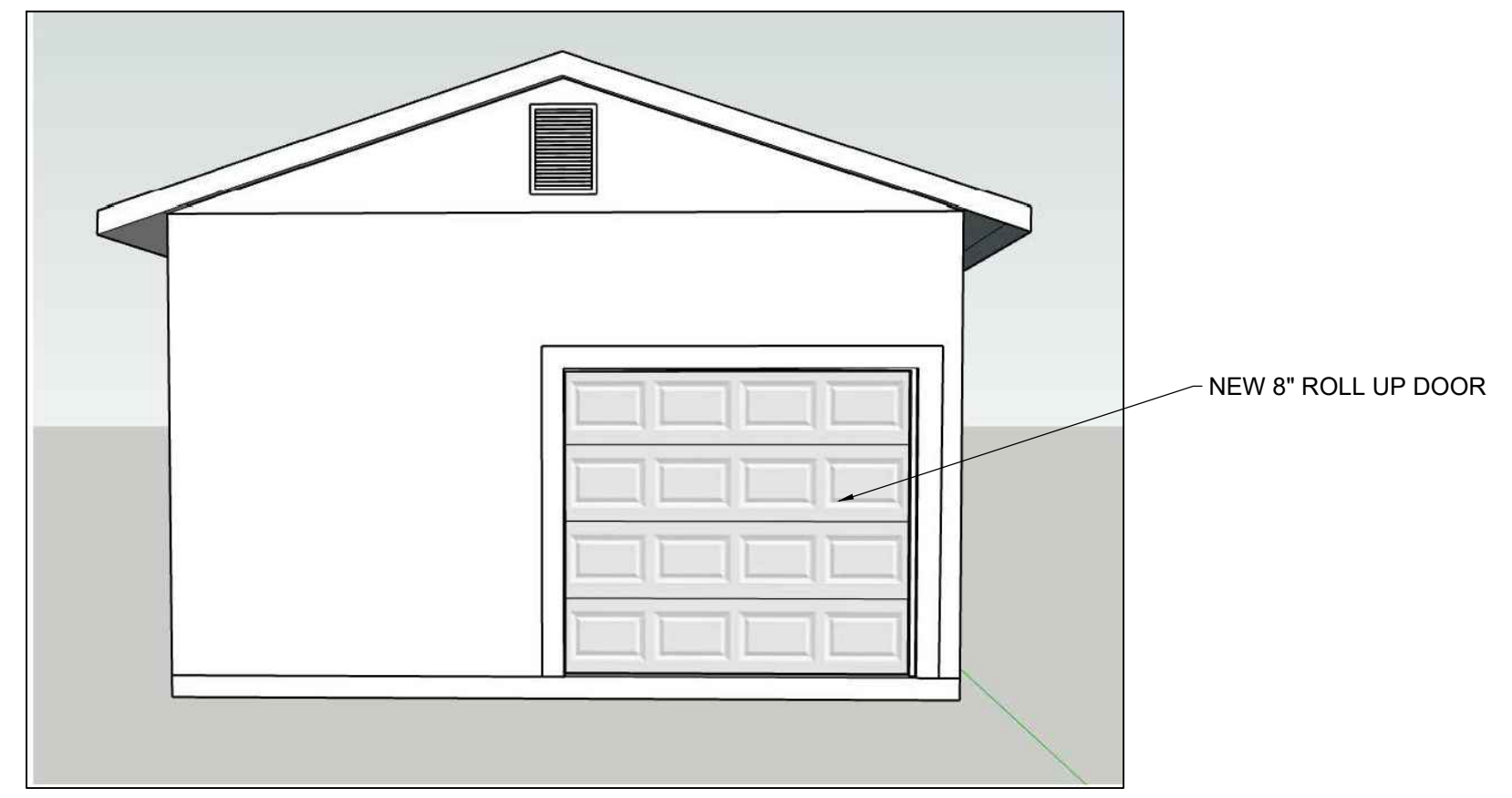
NORTH ELEVATION



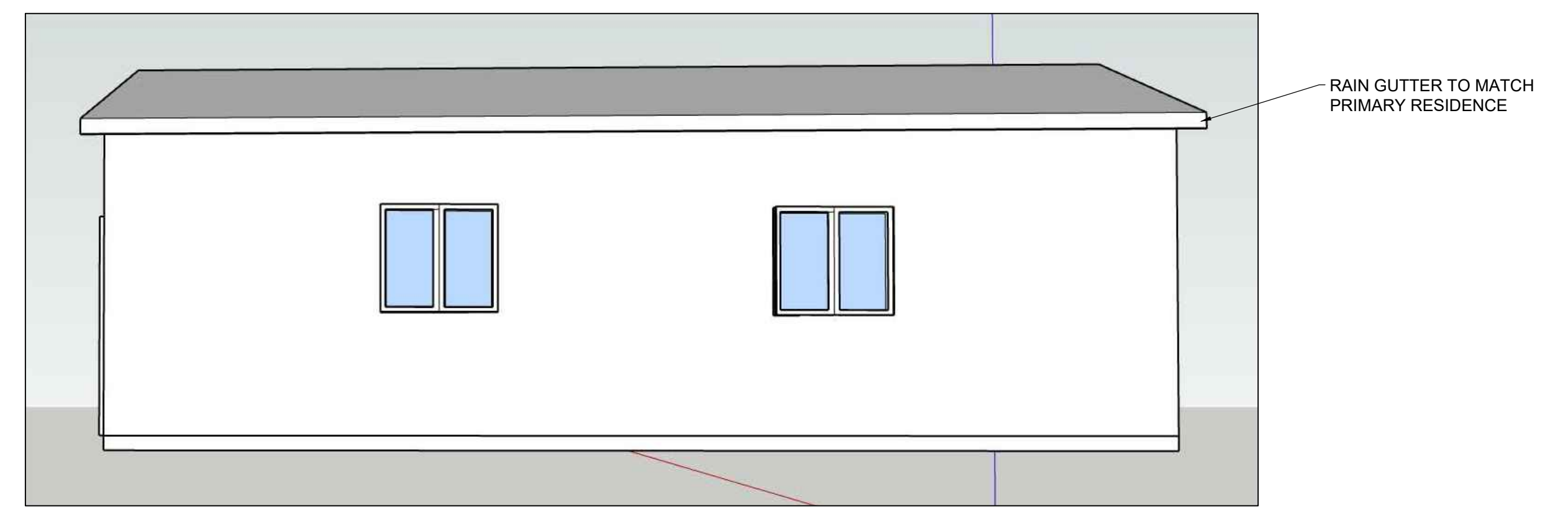
WEST ELEVATION



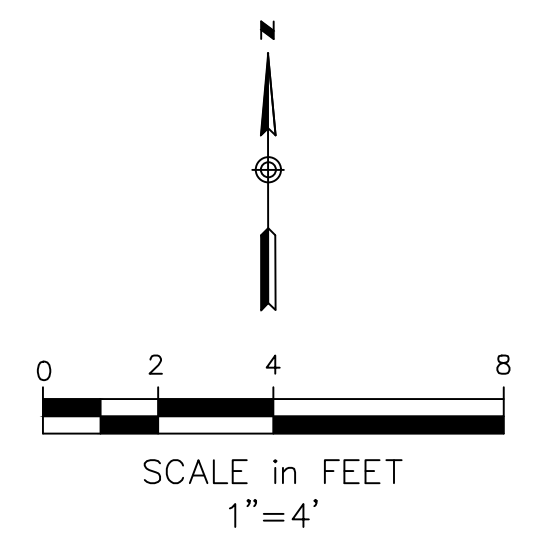
PLAN



EAST ELEVATION



SOUTH ELEVATION



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PLAN AND ELEVATION - WORKSHOP