

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **HISTORIC DISTRICT COMMISSION AGENDA**

**January 17, 2018**

**CITY COUNCIL CHAMBERS**

**5:00 p.m.**

**50 Natoma Street**

**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** John Arnaz, Mary Asay, Regina Konet, Vice Chair  
Candy Miller, Justin Raithel, Chair Daron Bracht

*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.*

### **PLEDGE OF ALLEGIANCE**

**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 November 15, 2017 will be presented for approval.

### **Election of Chair and Vice-Chair**

### **NEW BUSINESS**

- PN 17-391, 1105 Mormon Street – Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Kevin Costa for approval of a Residential Design Review Application for construction of a 2,474-square-foot single-family residence at 1105 Mormon Street. The zoning designation for the site is CEN/R-M (Central Subarea of the Historic Residential Primary Area/Multi-Family Dwelling District) and the General Plan designation is MLD (Multi-Family Low 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: Kevin Costa)**

### **PRINCIPAL PLANNER REPORT**

The next Historic District Commission meeting is scheduled for **February 7, 2018**. 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, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or [apalmer@folsom.ca.us](mailto:apalmer@folsom.ca.us). Requests must be made as early as possible and at least two-full business days before the start of the meeting.

#### **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**  
**November 15, 2017**  
**CITY COUNCIL CHAMBERS**  
**5:00 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Justin Raithel, Jeffrey Rempfer, John Arnaz, Mary Asay, Regina Konet, Vice Chair Candy Miller, Chair Daron Bracht

**ABSENT:** Rempfer, Arnaz

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of September 6, 2017 were approved as submitted.

**INFORMATIONAL ITEMS**

**1. Southern Pacific Depot Grounds Temporary Restroom Building Located at 200 Wool Street**

The City of Folsom is providing a temporary restroom to be on the Southern Pacific Depot grounds at 200 Wool Street (within the Sutter Street Commercial Primary Area of the Historic District) to serve the Historic District until the Sutter Row building is constructed with permanent restrooms. **(Project Planner: Assistant Planner, Josh Kinkade)**

**NEW BUSINESS**

**2. PN 17-345, 310 Figueroa Street - Residential Design Review and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Ron & Tina Edwards for approval of design review application for a 2,296-square-foot two-story single family residence located at 310 Figueroa Street. The zoning designation for the site is FIG/R-2 (The Figueroa Subarea of the Historic Residential Primary Area/Two Family Residence District) and the General Plan designation is SF (Single-Family). 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: Ron & Tina Edwards)**

COMMISSIONER RAITHEL MOVED TO APPROVE PN17-345, DESIGN REVIEW FOR A 2,296-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 310 FIGUEROA STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS A & B; CEQA FINDING C;

DESIGN REVIEW FINDINGS D & E; CONDITIONS OF APPROVAL 1 – 13, MODIFYING CONDITION NO. 10 TO READ AS FOLLOWS"...Landscaping shall be consistent with the Historic District Design and Development Guidelines.", ADDING CONDITION NO. 14. THAT READS AS FOLLOWS, "Window frames shall consist primarily of dark colors."

COMMISSIONER ASAY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: RAITHEL, ASAY, KONET, BRACHT  
NOES: MILLER  
ABSTAIN: NONE  
ABSENT: REMPFER, ARNAZ

**PRINCIPAL PLANNER REPORT**

None

There being no further business, the meeting was adjourned at 5:30pm.

Respectfully Submitted,

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Amanda Palmer, Administrative Assistant

**APPROVED:**

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DARON BRACHT, CHAIR

## HISTORIC DISTRICT COMMISSION STAFF REPORT

**PROJECT TITLE:** 1105 Mormon Street Residence

**PROPOSAL:** Request for approval of a Residential Design Review Application to construct a 2,474-square-foot single-family residence at 1105 Mormon Street

**RECOMMENDED ACTION:** Approval, based upon findings and subject to conditions

**APPLICANT/OWNER:** Kevin Costa

**LOCATION:** 1105 Mormon Street

**ASSESSOR'S PARCEL NO.:** 070-0146-005-0000

**ZONING:** CEN/R-M, The Central Subarea of the Historic District with underlying zoning of Residential Multi-Family Dwelling District

**GENERAL PLAN DESIGNATION:** MLD (Multi-Family Low Density)

**PREVIOUS ACTION:** Approval of a Lot Line Adjustment (PN 17-159)

**FUTURE ACTION:** Issuance of a Building Permit and a Tree Permit

**ENVIRONMENTAL DOCUMENTATION:** This project is categorically exempt from environmental review under Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures)

**ATTACHED REFERENCE MATERIAL:**

1. Vicinity Map
2. Site Plan, Grading Plan, Building Elevations, and Floor Plans, dated August 17, 2017
3. Colors and Materials
4. Site Photographs

**PROJECT PLANNER:** Josh Kinkade, Assistant Planner

## BACKGROUND

The property at 1105 Mormon Street is located on a 7,350-square-foot lot. The parcel was modified in 2017 by incorporating 2,100 square feet from the adjacent lot at 500 Sibley Street via a lot line adjustment to meet the 7,000-square-foot minimum lot area standard. Mormon Street borders the property to the north. The project site is surrounded by single-family residences to the west, east and north, with the St. John the Baptist Catholic Church and Cemetery to the south. The lot gently slopes to the south, and contains mature vegetation throughout the site.

## PROJECT DESCRIPTION

The applicant is requesting Residential Design Review approval to build a 2,474-square-foot, two-story residence at 1105 Mormon Street. The proposed residence also includes two covered porches in the front and one covered deck in the rear, totaling 291 square feet. Two uncovered parking spaces are proposed in the side of the property, accessible via Mormon Street. Proposed plans are shown in Attachment 2.

The submitted drawings also show a proposed detached 3-car garage with a second dwelling unit above. This structure is not subject to discretionary review by the Historic District Commission. Folsom Municipal Code (FMC) Section 17.105.040 states that if an application for a second dwelling unit complies with all of the requirements of FMC Chapter 17.105- Second Dwelling Units and the project does not present any adverse impacts on any real property that is listed in the California Register of Historic Places, such an application shall only be considered ministerially by Staff without discretionary review. Staff has verified that the proposed structure complies with the requirements in Chapter 17.105 of the FMC. Furthermore, the structure is located on a vacant lot, and does not present adverse impacts on any real property that is listed in the California Register of Historic Places.

## PROJECT ANALYSIS

The project, which is located within the Central Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-M (Two-Family Residence District) and is designated MLD (Multi-Family Low 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:

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Area</b>	7,000 sq. ft.	7,350 sq. ft.
<b>Minimum Lot Width</b>	50'	70'
<b>Minimum Pervious Coverage</b>	45% of lot area	57% of lot area
<b>Maximum Building Height</b>	35'	32' 3"
<b>Front Yard Setback</b>	20'	20'
<b>Side Yard Setback</b>	5'	5', 16' 2"
<b>Rear Yard Setback</b>	20'	28'
<b>Setback To Other Structures</b>	8'	>8'
<b>Minimum Parking</b>	2 spaces	5 spaces

As shown in the table above, the proposed residence will meet all applicable development standards.

## **Building Design and Architecture**

The architectural design of the proposed residence has elements of the Craftsman style. As expressed in the proposed design, Craftsman style is characterized by prominent porches, typically with street-side gables and square columns, gabled roofs, roof vents, and horizontal shingle wood siding. The front elevation of the residence features two covered porches with wood columns and handrails. Furthermore, the residence features a gabled roof and horizontal Hardie lap siding.

## **Siding and Trim**

Siding material to be used throughout the proposed project is 6-inch Hardie board lap siding, painted light green on the first floor and dark green on the second floor. The door and windows will have Hardie board trim, with some elements of decorative wood window and gable trim in the front, all painted off-white. The roof gables will feature Hardie board shingle siding painted off-white. Decks will feature decorative wood posts and railings, painted off-white and wood lattice underneath. The style, colors, and materials of the proposed siding and trim are consistent with the design intent of the Central Subarea.

## **Windows and Doors**

The Historic District Design and Development Guidelines (DDGs) state that wood frame double hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDGs state that residentially-scaled and detailed solid wood or glazed doors of many styles may be appropriate.

The applicant proposes vinyl single-hung vertically-sliding windows with composite trim painted off-white. One round window is proposed in the front, and a single horizontally-oriented window is proposed on the left side of the house, with all other windows vertically-oriented. The front entrance is proposed to be a wood door.

## **Roofing**

Pursuant to the DDGs, Appendix D, Section C.7, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence, with inappropriate materials including colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission tile. The proposed roof will be an asphalt composition shingle roof colored dark grey.

Staff has determined that the overall design, colors, materials, and layout of the proposed residence is consistent with the design and development guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Historic District Design and Development Guidelines.

## **Parking**

The FMC Section 17.52.540 requires two parking spaces for each single-family detached dwelling unit in within the Residential Primary Area of the Historic District. Required parking spaces must be provided outside required front and street side yards. The applicant is proposing three covered off-street parking spaces in the rear of the lot (as part of the proposed second unit/garage structure) and two additional uncovered spaces to the side and rear of the proposed residence, all accessible via Mormon Street. Based on this, staff has determined that the proposal complies with the parking requirements.

### **Tree Preservation**

The project site includes several cedar trees through the site and one oak tree in the rear of the property. The City of Folsom Tree Preservation Ordinance (FMC Chapter 12.16) regulates both the removal of protected trees and the encroachment of construction activities within their drip lines. Protected trees include native oak trees with a trunk diameter of 6 inches or greater, and multiple-trunked oak trees with an aggregate trunk diameter of 20 inches. Development on the project site will require an arborist report to identify the protected trees on the project site. Mitigation fees are required for removal or encroachment into the Tree Protection Zone of a protected oak of more than 20 percent. Condition No. 12 is included to reflect these requirements.

### **ENVIRONMENTAL REVIEW**

The project is exempt from the California Environmental Quality Act (CEQA), under Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption(s) in this case.

### **RECOMMENDATION / HISTORIC DISTRICT COMMISSION ACTION**

MOVE TO APPROVE PN17-391, DESIGN REVIEW FOR A 2,474-SQUARE-FOOT SINGLE-FAMILY RESIDENCE LOCATED AT 1105 MORMON STREET AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA, AS ILLUSTRATED IN ATTACHMENT 2, WITH THE FOLLOWING FINDINGS AND CONDITIONS OF APPROVAL (NOS. 1-14):

### **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.
- D. ADD NEW FINDINGS HERE, INCLUDING FINDING REGARDING HISTORICAL RESOURCES, AND RE-NUMBER REMAINING FINDINGS AS NECESSARY.
- E. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- F. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- G. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.



**DESIGN REVIEW FINDINGS**

- H. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
  
- I. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

Submitted,



\_\_\_\_\_  
PAM JOHNS  
Community Development Director

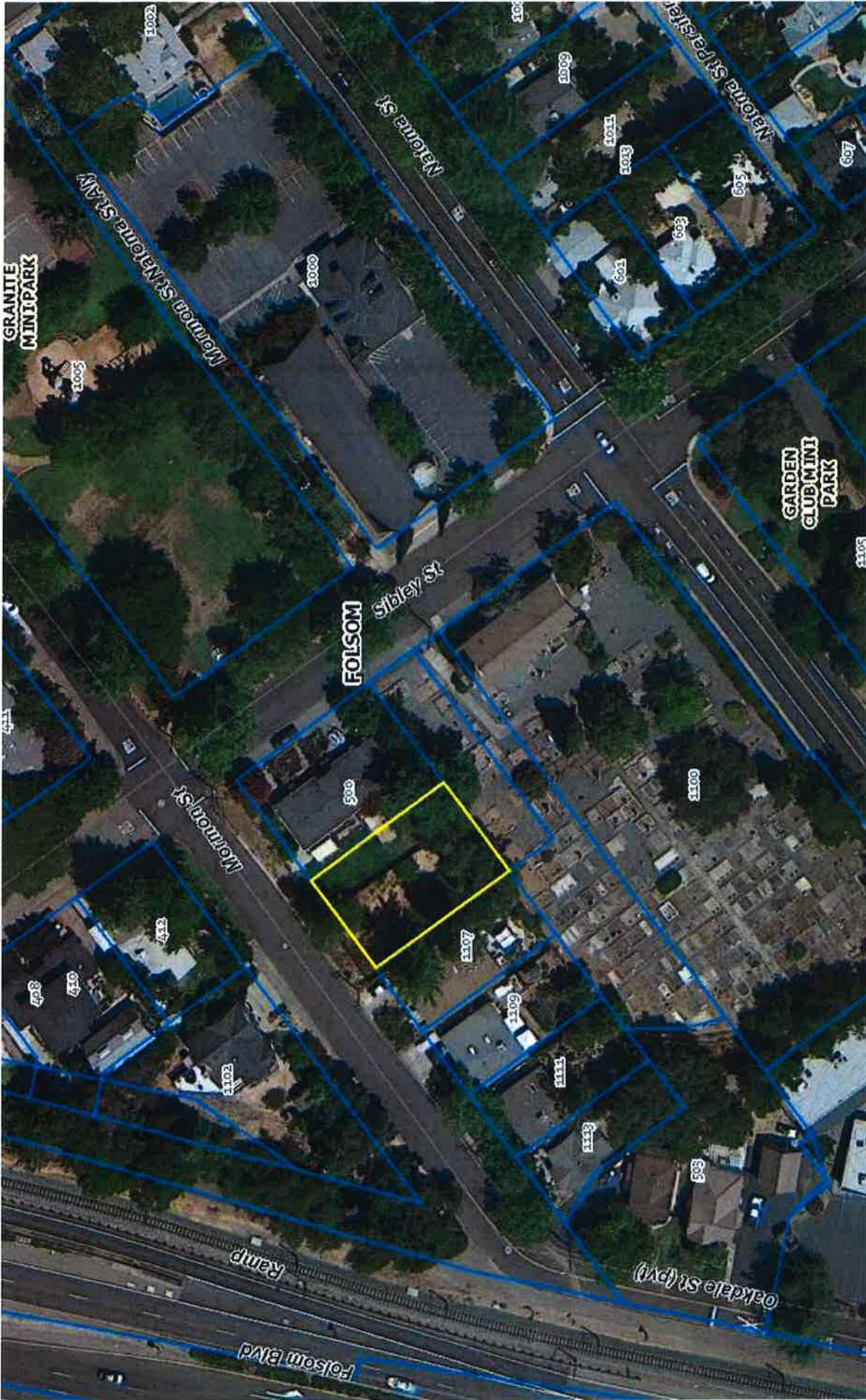
## CONDITIONS OF APPROVAL

1. Compliance with all local, state and federal regulations pertaining to building is required.
2. 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 August 17, 2017
  - b) Colors and Materials, submitted January 3, 2018
3. A Building Permit shall be issued on the project within one year of the date of this approval (January 17, 2019).
4. The proposed garage/second unit structure shall be subject to a separate staff-level review to determine conformance with FMC Chapter 17.105- Second Dwelling Units.
5. The proposed colors and siding, trim and roof materials of the residence shall match the proposed colors and materials on file with the Community Development Department.
6. 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.
7. This project shall be subject to all applicable City-wide development impact fees.
8. The applicant/owner shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with the current edition of the City of Folsom Standard Construction Specifications and the Design and Procedures Manual and Improvement Standards to the satisfaction of the Community Development Department.
9. The applicant shall obtain an address for the property prior to submitting for a Building Permit.
10. 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.
11. 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. Landscaping shall be consistent with the Historic District Design and Development Guidelines.
12. An arborist report is required which locates, identifies, assesses and quantifies each tree on the

project site. A site plan showing existing trees, proposed tree removals and proposed structures is required as part of this arborist report. The arborist report and site plan shall be submitted to the Community Development Department prior to issuance of a building permit. A Tree Permit, protection plan and appropriate mitigation may also be required prior to issuance of a building permit to protect and/or account for the proposed development activities.

13. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.
14. If any archaeological, cultural, or historical resources or 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 the Folsom Historical Society, City staff, and the Historic Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Planning Commission shall determine the appropriate implementation method.

# Attachment 1 Vicinity Map



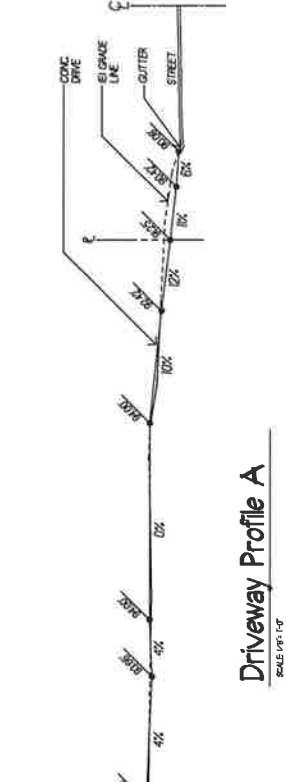
**Attachment 2**  
**Site Plan, Grading Plan, Building Elevations,**  
**and Floor Plans, dated August 17, 2017**



DATE: 8-27-22  
DRAWN: GSD  
SCALE: AS NOTED  
CIP: 17-784  
TEAM:

PROJECT: 1105 MORNON STREET  
CITY OF ROCKY HILL, COUNTY OF SACKRAMENTO, CA  
APN: 070-0146-005  
OWNER: KEVIN COSTA  
8550 CHRISTIAN LANE GRANITE BAY, CA 95746  
PKA (18) 101-2128

DESIGNER: d. l. gotts drafting services  
Paula Ibanez P.E.  
P.O. Box 781  
Chico Heights, CA 95011  
Orangevale, Ca 95682  
O/I / Fax (916) 988-7368  
apofdr@att.net  
panozt@uwaterloo.ca



**SYMBOLS LEGEND**

- EXISTING TOPOGRAPHICAL ELEVATION LINES
- SHADE TOE INDICATOR
- DRIVEWAY SLOPE PERCENTAGE
- PROPOSED DRAINAGE DIRECTION INDICATOR
- LOT PROFILE INDICATOR
- PROPOSED DRIVEWAY ELEVATION

**SYMBOLS LEGEND**

- #176 TREE NUMBER PER TAG & ARBORIST REPORT
- TREE PROTECTION ZONE FENCE LOCATIONS
- EXISTING TREE TO BE REMOVED

**GRADING NOTES**

1. ALL DIMENSIONS SHALL BE GIVEN UNLESS OTHERWISE SPECIFIED.

2. ALL ELEVATIONS SHALL BE IN FEET UNLESS OTHERWISE SPECIFIED.

3. ALL EXISTING AND PROPOSED DRIVEWAY SHALL BE CONFORM TO THE PROVISIONS OF THE SACKRAMENTO MUNICIPAL CODE.

4. ALL EXISTING AND PROPOSED DRIVEWAY SHALL BE CONFORM TO THE PROVISIONS OF THE SACKRAMENTO MUNICIPAL CODE.

5. ALL EXISTING AND PROPOSED DRIVEWAY SHALL BE CONFORM TO THE PROVISIONS OF THE SACKRAMENTO MUNICIPAL CODE.

**TREE REMOVAL NOTES**

1. CONTRACTOR SHALL VERIFY AND FOLLOW THE ARBORIST REPORT RECOMMENDATIONS.

2. ALL TREE REMOVAL SHALL BE IN ACCORDANCE WITH THE ARBORIST REPORT.

3. ALL TREE REMOVAL SHALL BE IN ACCORDANCE WITH THE ARBORIST REPORT.

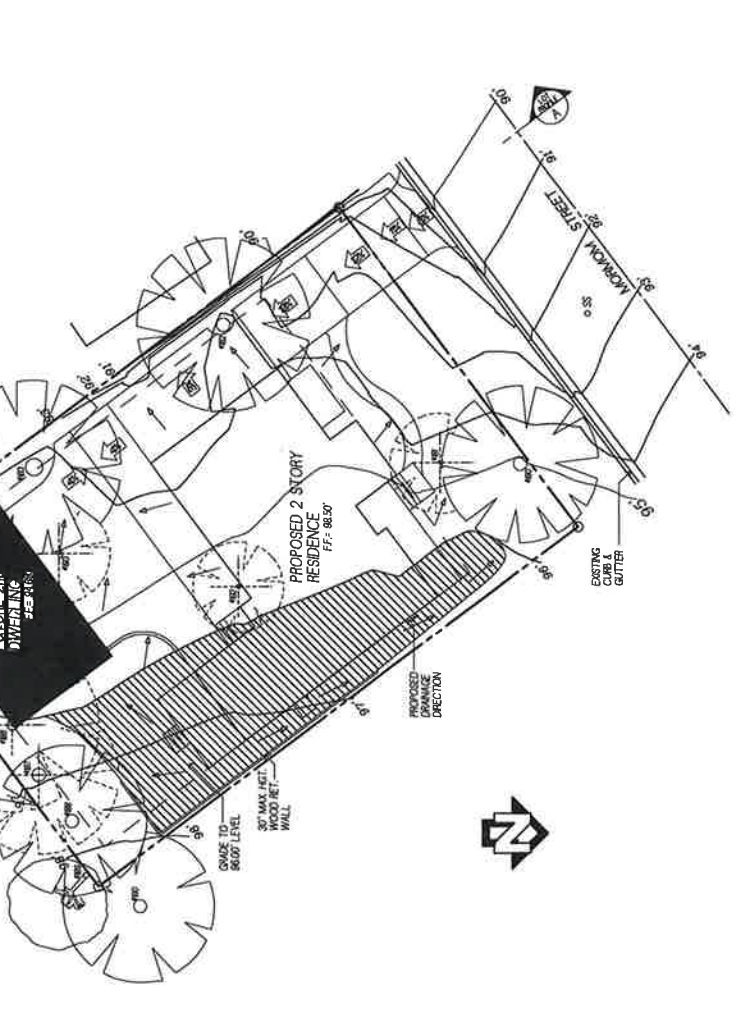
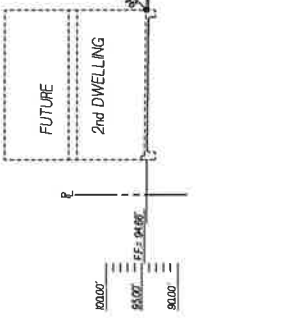
4. ALL TREE REMOVAL SHALL BE IN ACCORDANCE WITH THE ARBORIST REPORT.

**ESTIMATED CUT/FILL QUANTITY**

ESTIMATED CUT AREA TOTAL: 0.00 SQ YARDS  
ESTIMATED FILL AREA TOTAL: 0.00 SQ YARDS

NOTE: ALL QUANTITIES ARE APPROXIMATE AND SHALL BE SUBJECT TO FIELD VERIFICATION. QUANTITIES SHALL BE ADJUSTED AS NECESSARY TO ACCURATELY REFLECT THE INFORMATION COMPILED AVAILABLE.

CONTRACTOR IS ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKY HILL AND THE SACKRAMENTO COUNTY PUBLIC WORKS DEPARTMENT.



Grading Plan  
SCALE: 1/4" = 1'-0"



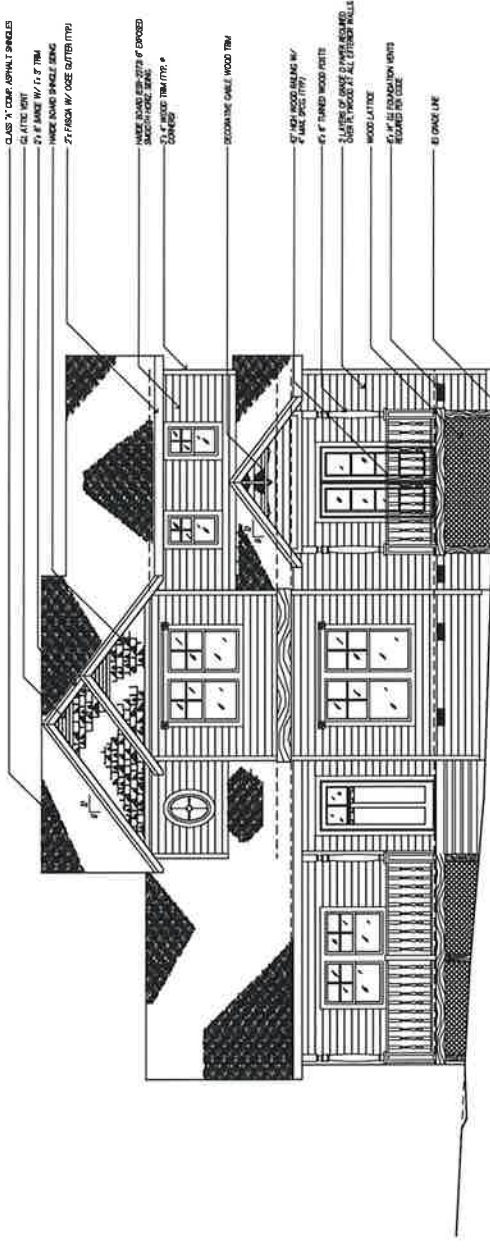
DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 P.O. Box 781  
 Citrus Heights, CA 95611  
 Ph: (916) 524-3052  
 pblanaz@urwest.net  
**Paulo Ibanez P.E.**

  
**D.L. Polts Drafting Services**  
 Dianne Polts  
 Orangevale, Ca 95662  
 916.932.1177  
 dpoltsdrafting@gmail.com

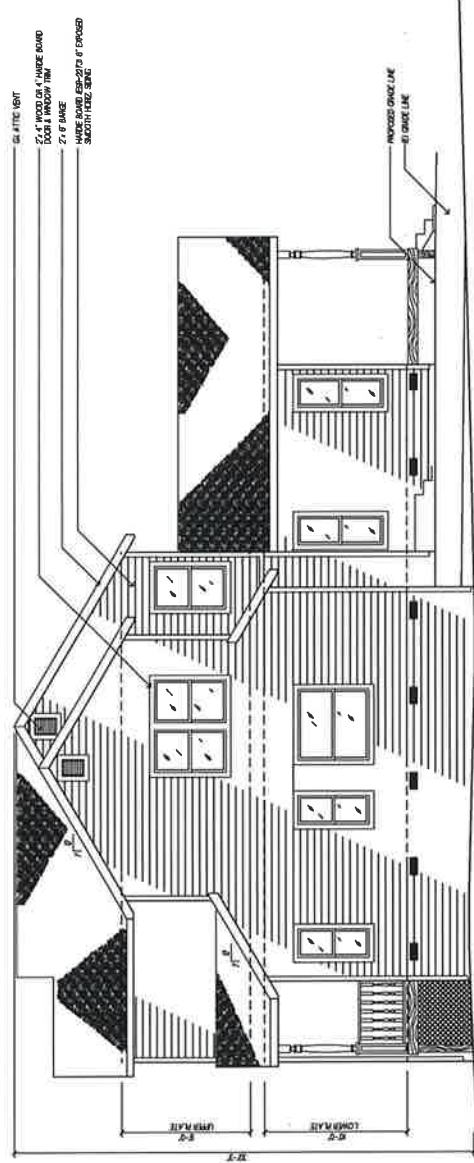
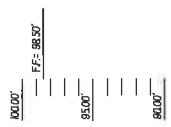
**1105 NORMON STREET**  
 CITY OF FOLSOM COUNTY OF SACRAMENTO, CA  
 KAREN COSTA  
 2150 CHRISTIAN LAKE GRANITE BAY, CA 95716  
 PH: (916) 761-1138

**FRONT & RIGHT EXTERIOR ELEVATIONS**

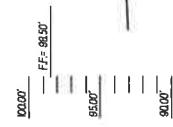
SHEET: 8-17-17  
 DRAWN: GP  
 SCALE: 1/4" = 1'-0"  
 JOB: 17-2184  
 TITLE: **A3**



**Front**



**Right**



DATE	REV
10/11/18	1
10/11/18	2
10/11/18	3
10/11/18	4
10/11/18	5
10/11/18	6
10/11/18	7
10/11/18	8
10/11/18	9
10/11/18	10

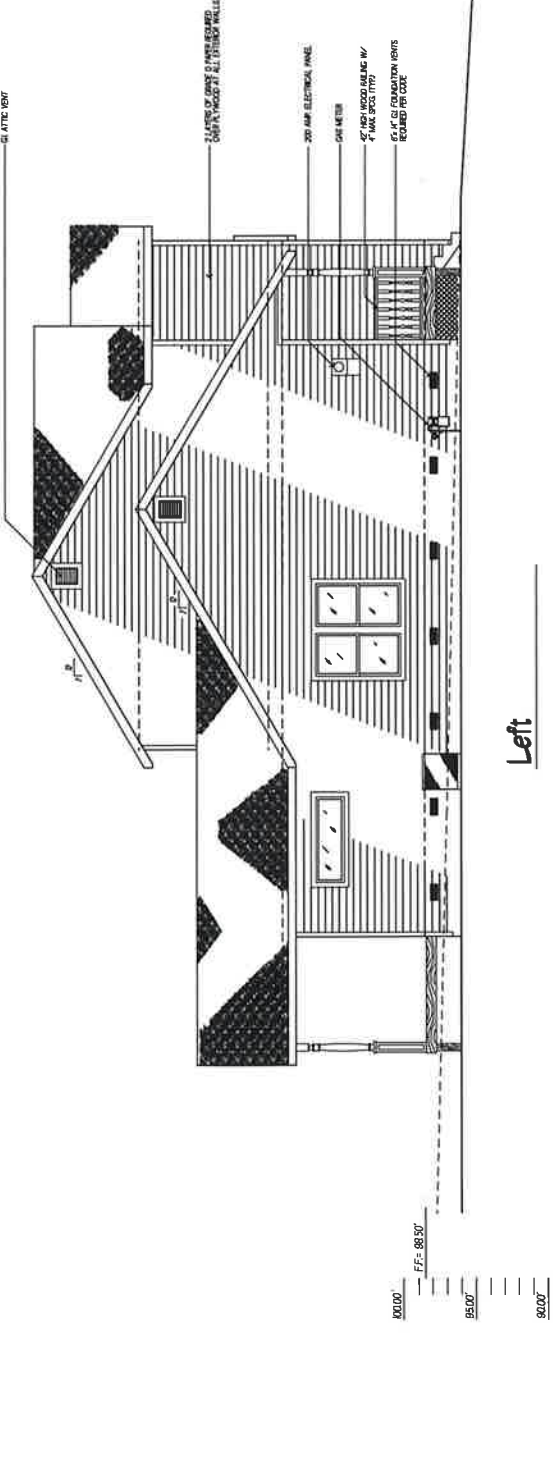
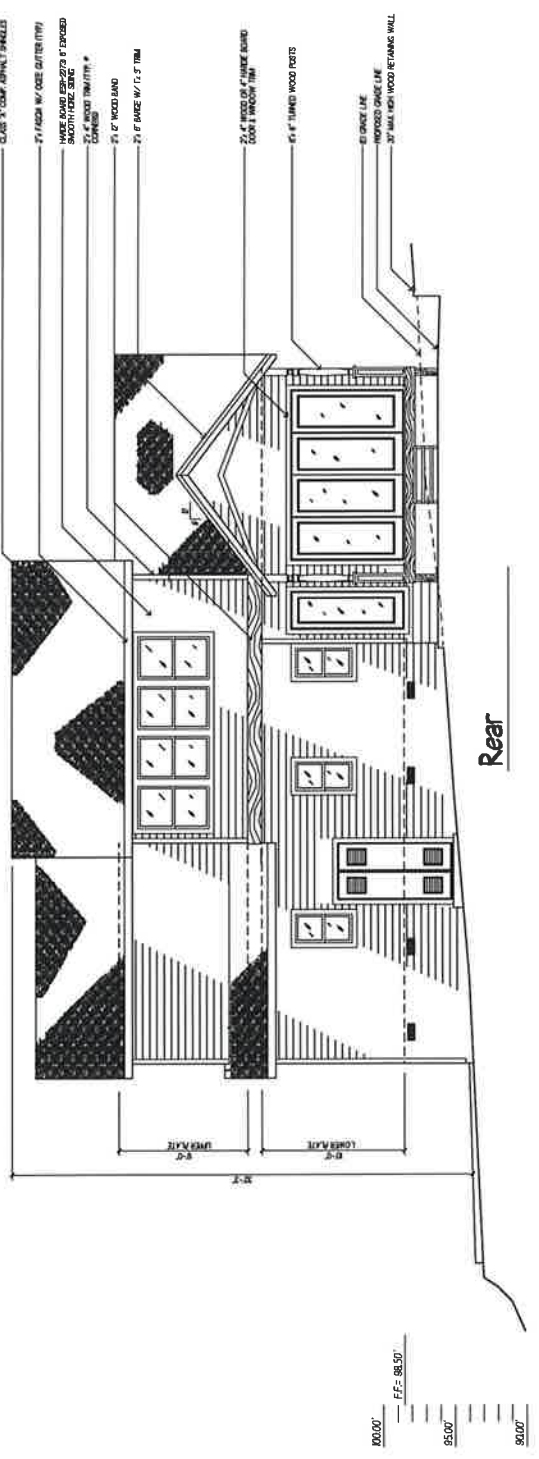
REAR & LEFT EXTERIOR ELEVATIONS

1105 HORNON STREET  
 CITY OF FOLSOM COUNTY OF SACRAMENTO, CA  
 APN: 07020146003  
 KEVIN COSTA  
 8250 CHRISTIAN LANE GRANITE BAY, CA, 95746  
 PH: (916) 761-2128

d L polls drafting services  
 Deanna Polls  
 Orangevale, Ca 95662  
 Oll/Fax (916) 988-7388  
 dpollsdrafting@gmail.com

Fajola Ibanez P.E.  
 P.O. Box 761  
 Citrus Heights, CA 95611  
 Ph: (916) 524-3052  
 pibanez@surwestnet.net

DATE	REVISIONS







A2

TITLE: 8-27-07  
DRAWN: GBI  
SCALE: 1/8" = 1'-0"  
JOB: 8-1704  
SHEET: 8-1704

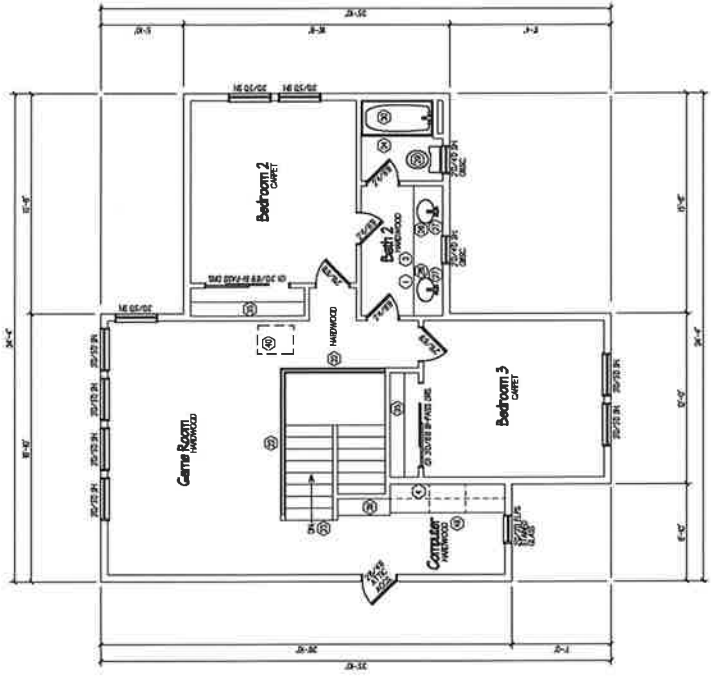
# UPPER FLOOR PLAN NOTES & LEGENDS

NOTES:  
1105 NORMON STREET  
CITY OF FOLSOM, COUNTY OF SACRAMENTO, CA  
A.P.N. 0720144005  
KEVIN COSTA  
8250 CHRISTIAN LANE GRANITE BAY, CA. 95746  
PH (916) 761-2128

OWNER:  
d. l. polls drilling services  
Palo Alto, CA  
Deanna Polls  
Orangevale, CA 95662  
apollsdrling@gmail.com  
OH/Fax (916) 888-7388

DESIGNER:  
Palo Alto, CA  
P.O. Box 761  
Citrus Heights, CA 95611  
PH (916) 524-3052  
planoz@surwest.net

DATE	REVISIONS



Upper Floor Plan

**Attachment 3**  
**Colors and Materials**

1105 Mormon Street, Folsom CA 95630



SW 6439  
**Greenfield**  
Main House Color  
Dark



SW 0050  
**Classic Light Buff**  
Trim

SW 6435  
**Gratifying Green**  
Main House Color  
Light

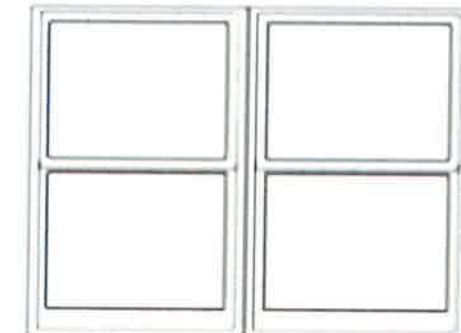
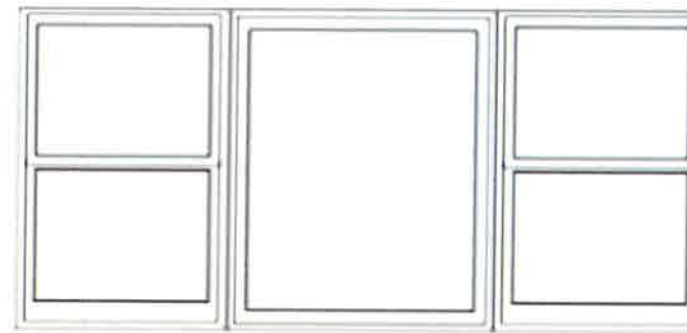


Sherwin-Williams Historic Collection

Owens Corning Berkshire Collection: Premium Shingles



Vinyl Single-Hung Window Pella® 250 Series



White Trim

Attachment 4  
Site Photographs

