

City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for SE corner of Northgate Blvd.
& Garden Hwy. (P84-357)

The applicant requests this item be continued to the
October 27, 1987 Commission meeting.

Respectfully submitted,

Art Gee
Art Gee
Principal Planner

August 19, 1987

MEMO TO BOARD

From: Staff

Subject: 3350 Mabel Street Building Move.

BACKGROUND: At the meeting of August 5, 1987, the Board adopted staff recommendations to continue the project and to have the project redesigned as a one story structure.

STAFF RECOMMENDATIONS: Staff recommends approval of the project as redesigned as a one story building with the following conditions.

1. Landscaping and irrigation plans to be reviewed and approved by staff.
2. Landscaping will include trees, shrubs and grass.
3. Horizontal siding will be used on the structure.
4. Window trim will be as shown on Exhibit C.
5. The project will use heavy butt shingles.
6. Provide a six feet high wood fence on the east and south property line. The fence will be three feet in height where required by the zoning ordinance.
7. Air conditioning units will be placed on the ground at the east or south sideyards. The air conditioner units will be screened by a wood fence or shrubs., or on the garage roof or screened from the street.
8. ~~/// A three foot high wood fence will be provided along Graves Avenue and Mabel Street.~~ 8. Color shall be gray siding with gray blue trim (Fuller O'Brien, D-64-d Cove grey siding, E114E, facade's Cove trim).
- *9. The applicant shall obtain a building permit within 30 days. (CPC added)
- *10. The applicant shall complete the project within 6 months. (CPC added)

Approval is based on the following findings of fact:

1. The project, as redesigned, meets the concerns of the Board and the neighborhood.
2. The project will meet the conditions as noted in the August 5, 1987 project.

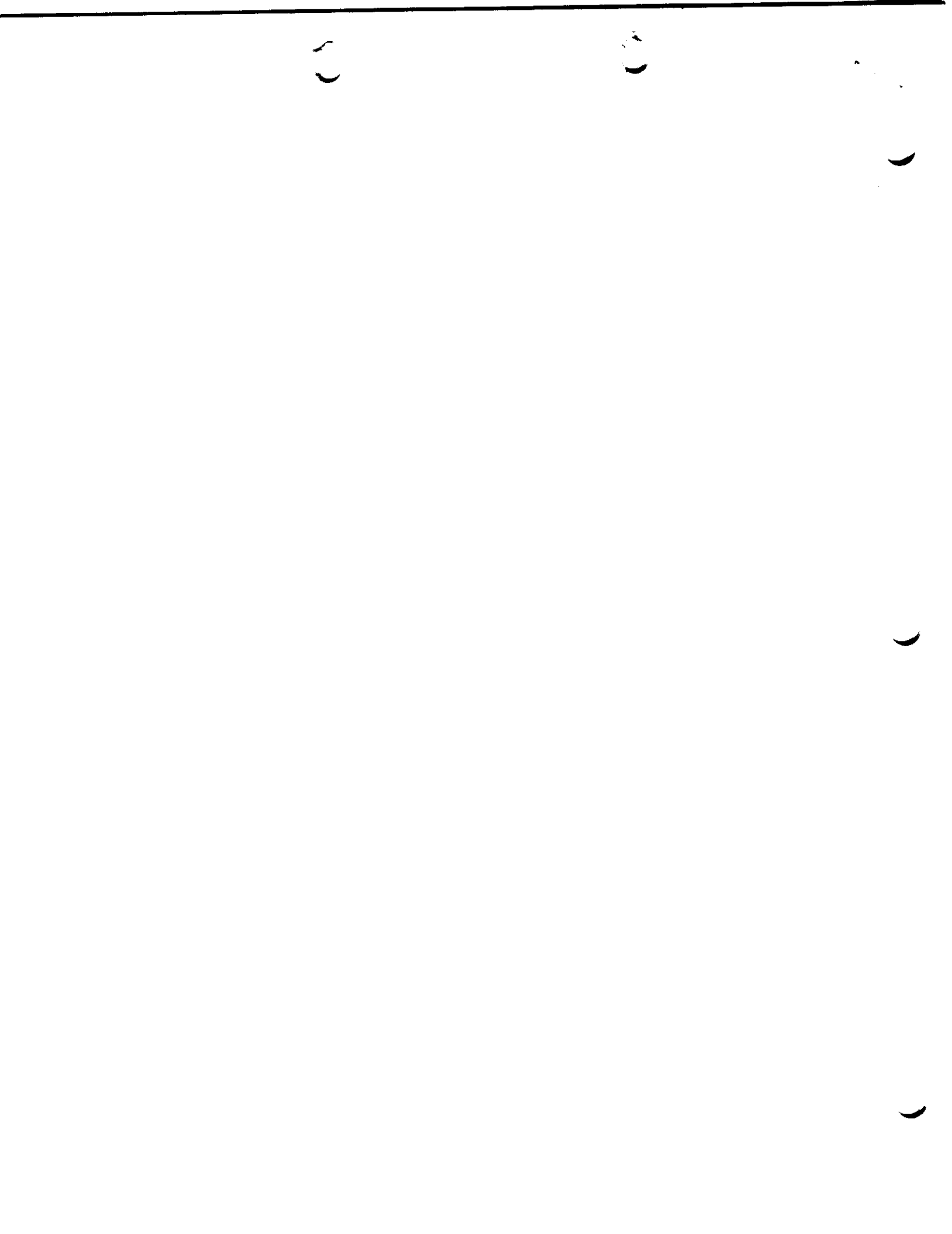
APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

Respectfully Submitted,

Richard B. Hastings
Richard B. Hastings,
Design Review/Preservation Director

RBH:vf



August 19, 1987

MEMO TO BOARD

From: Staff

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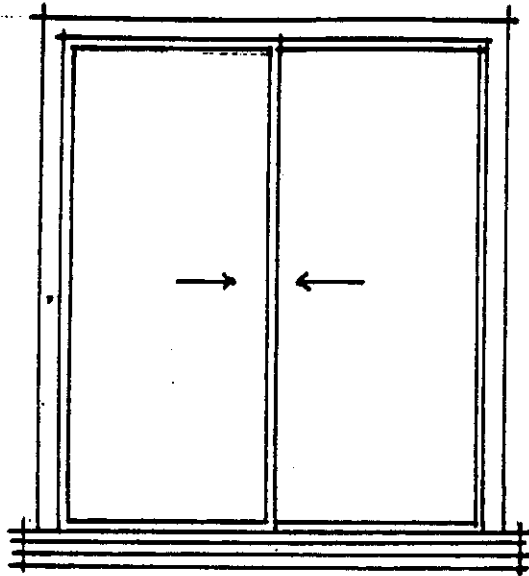
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Respectfully Submitted,

Richard B. Hastings
Richard B. Hastings,
Design Review/Preservation Director

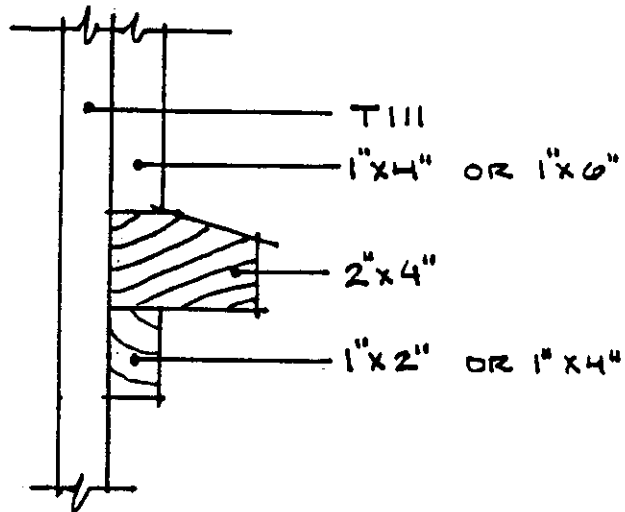
RBH:vf

EXHIBIT C



1" x 4" OR 1" x 6"

WINDOW & TRIM 1/4" = 1'-0"



SILL TRIM 3" = 1'-0"

DR87-168

7-8-61-8

HA

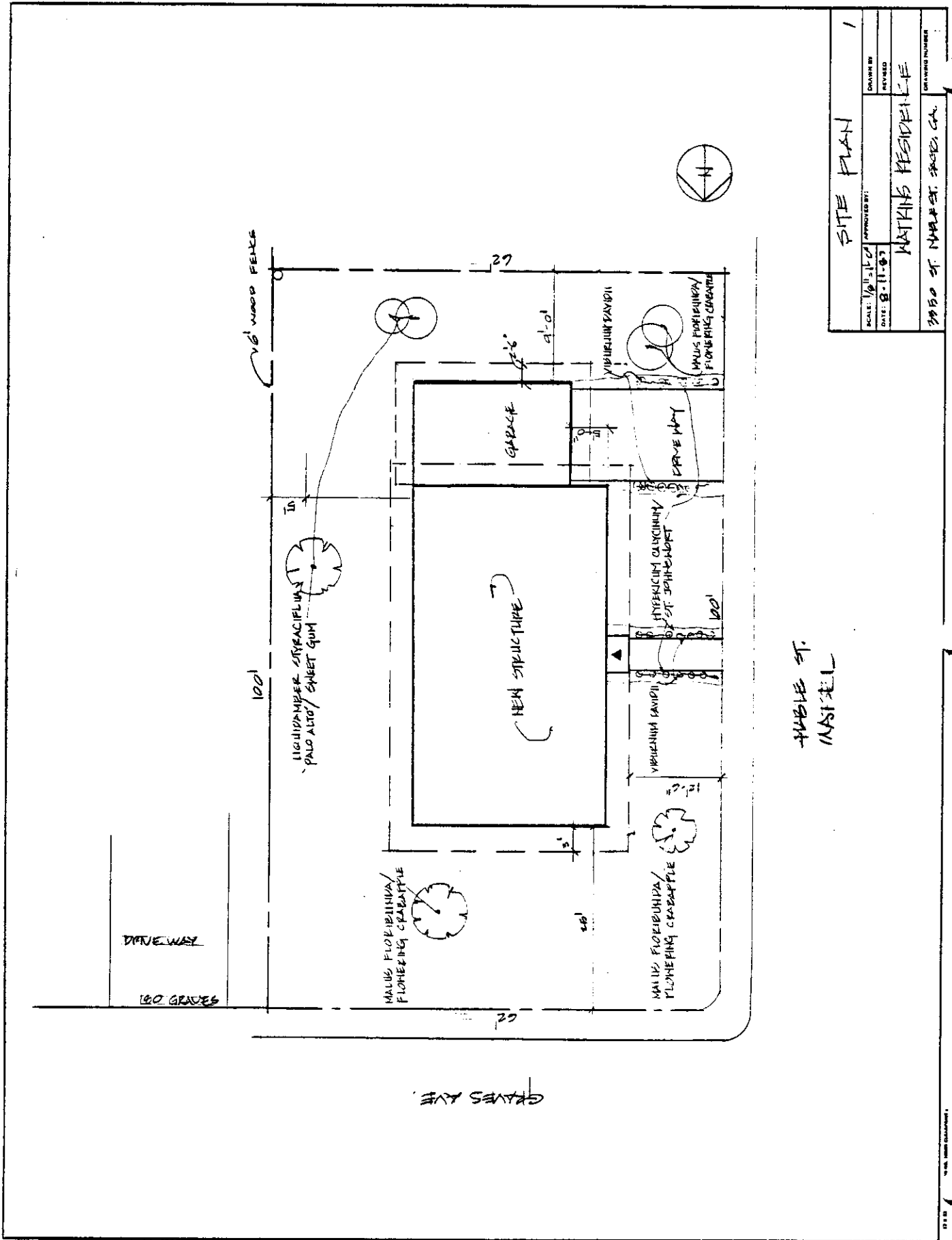
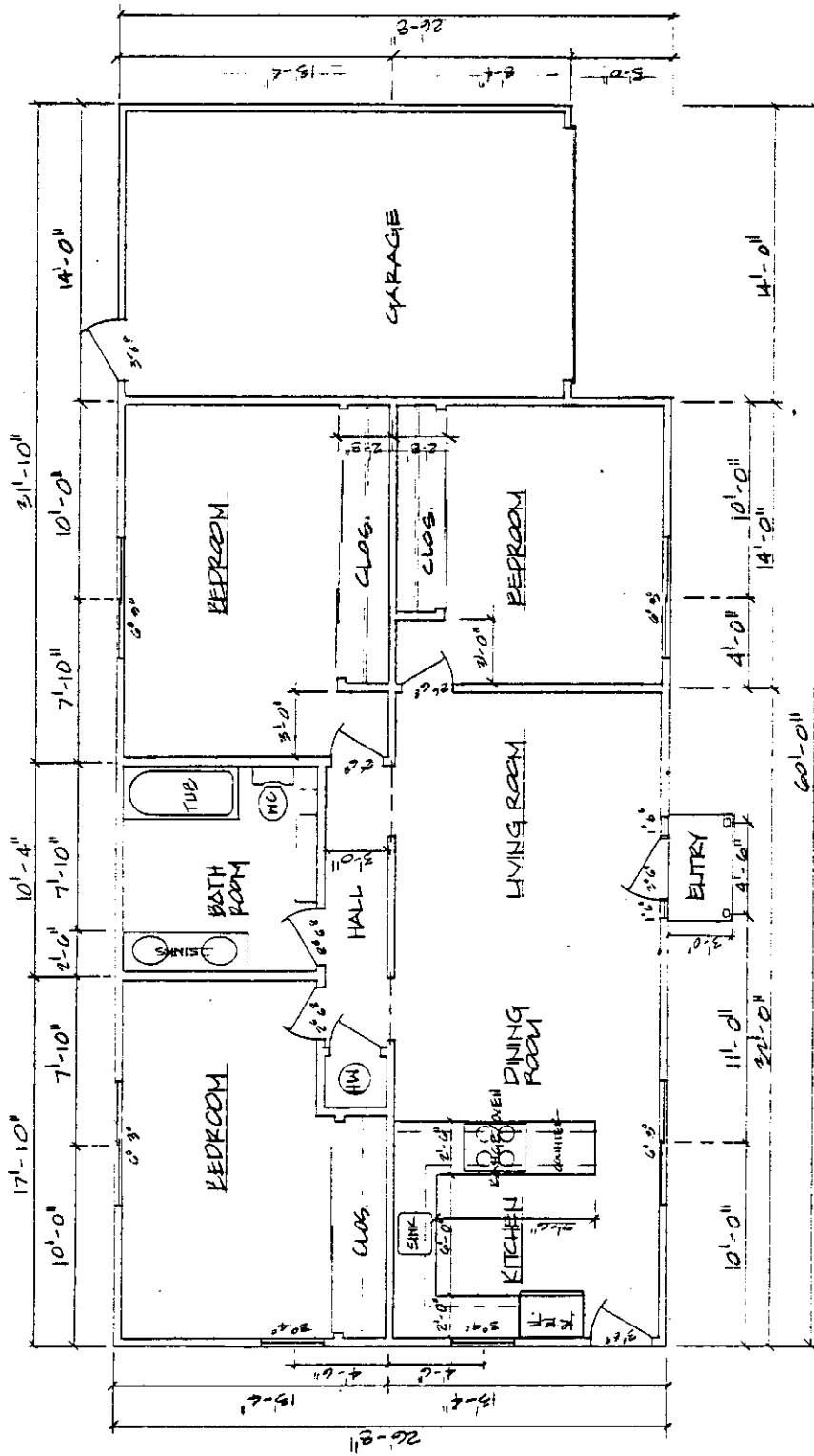


TABLE ST.
MASELL

SITE PLAN		1
SCALE: 1/8" = 1'-0"	APPROVED BY:	
DATE: 8-11-67	DRAWN BY:	
	REVIEWED:	
	MASELL RESIDENTS	
	3950 ST. MARK ST. SACRAMENTO, CA.	
	DRAWING NUMBER	

DR87-168

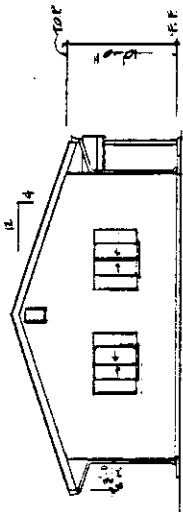


FLOOR PLAN 2

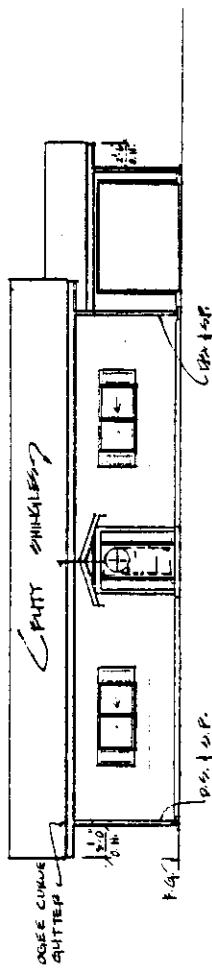
SCALE: 1/4" = 1'-0"	DESIGNED BY: KSC
DATE: 2-11-87	REVISED:
MATKINS RESIDENCE	
3350 MOBLE ST. EAST, CA	
DRAWING NUMBER	

48-61-8

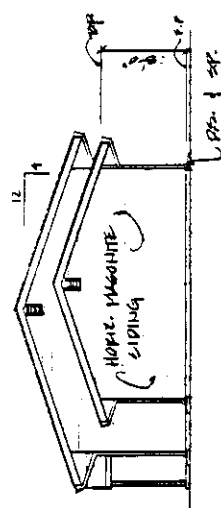
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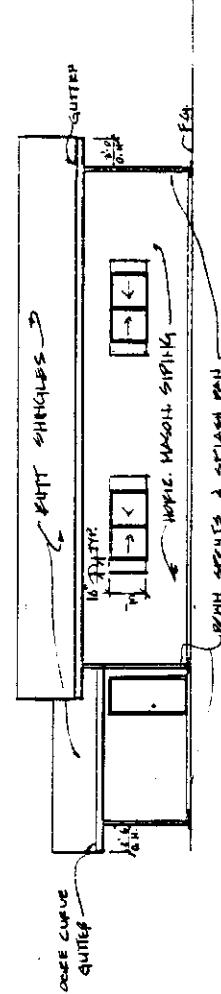
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



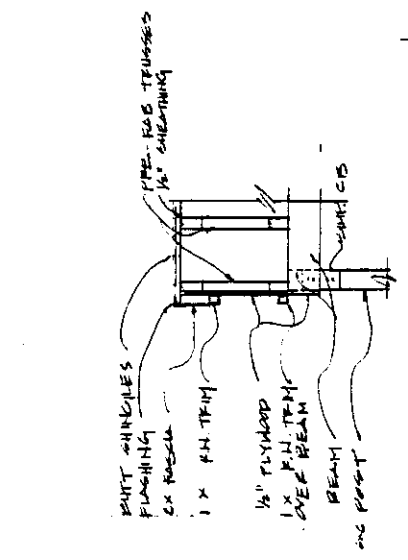
WEST ELEVATION
SCALE: 1/8" = 1'-0"



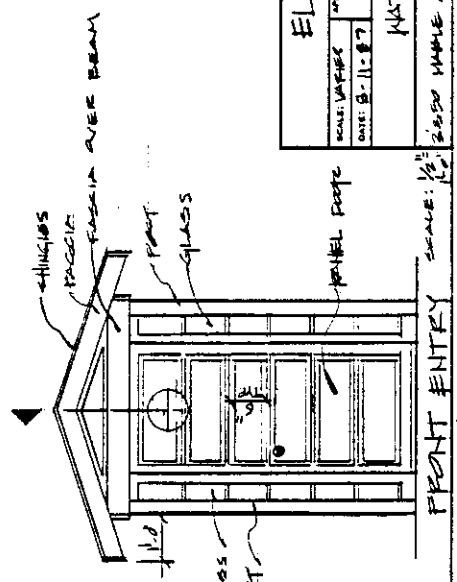
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ENTRY DETAIL SECTION
SCALE: 1/4" = 1'-0"



FRONT ENTRY
SCALE: 1/4" = 1'-0"

ELEVATIONS & DETAILS 3	
SCALE: VARIOUS	APPROVED BY: K.S.C.
DATE: 8-11-87	REVISED
MATKINS RESIDENCE	
DRAWING NUMBER	
2550 MAPLE ST. SACRAMENTO, CA	

Design Review/Preservation Board
Sacramento, California

TO: Board
FROM: Staff
SUBJECT: Building move to 3350 Mabel Street
(DR87-168)

BACKGROUND: The Board received testimony on this item on July 15, 1987. After lengthy discussion, the Board continued the item to August 5, 1987. The comments of the Board are as follows:

1. The applicant had placed the wrong street name on the Public Notice. (Maple in place of Mabel).
2. A one story structure would be more suitable to the site and the neighborhood.
3. Rendering and elevations are not the same.
 - a. Roof pitch
 - b. placement of shutters
4. The plan must show the location of fencing, the trees to scale and dimension of the garage.

City Councilmember, Charles Bradley, has told staff that he opposes the project as a two-story structure (personal communication).

A letter from the District 1 Supervisor, Grantland Johnson, states his recommendations that the site be limited to one story construction to better reflect the character of the surrounding neighborhood.

Staff had recommended approval of the project with conditions that would have given the building the architectural style of the Colonial Revival Period. Staff felt that the use of this style would be the only way the moved structure could be integrated as a two story building into the existing neighborhood of one story homes. It is now apparent that the Board, the neighborhood, the City Councilmember and the County Supervisor do not agree. Staff, therefore, withdraws the original recommendation.

STAFF RECOMMENDATIONS: Staff recommends approval of the building move with the following conditions:

1. The applicant will have the building redesigned as a one story structure.



CITY PLANNING DEPARTMENT

JUL 30 1987

RECEIVED

BOARD OF SUPERVISORS
COUNTY OF SACRAMENTO
700 H STREET, SUITE 2450 • SACRAMENTO, CA 95814

GRANTLAND JOHNSON
SUPERVISOR, FIRST DISTRICT
(916) 440-5485

July 29, 1987

Richard B. Hastings, Director
City Design Review & Preservation Board
Department of Planning and Development
1231 I Street
Sacramento CA 95814

Dear Dick:

I have some serious concerns regarding an application that is scheduled to come before the City Design Review & Preservation Board on August 5th (application #DR87-168).

The applicant's plan to build a two-story structure at 3350 Mabel Street would be incompatible with the Strawberry Manor neighborhood at which it is located. The surrounding area is predominantly one-story homes.

I also am skeptical that the applicant can actually build a structure that will resemble the artist's rendering using the structure that was moved onto the parcel. I would hope that very explicit design standards be placed on this application to prevent an eyesore in what is otherwise a nice neighborhood.

Please consider my recommendation that the site be limited to one-story construction to better reflect the character of the surrounding neighborhood.

Cordially,

GRANTLAND JOHNSON
Supervisor, District 1

GJ:asjd

cc: Councilmember Charles Bradley
Connie Spade, City Planner
Mattie Woodyard

DR87-168

26 8-19-87

#4

DESIGN REVIEW & PRESERVATION BOARD
1231 "T" Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	ANTONIO WATKINS, 2193 Kirk Way, Sacramento, CA 95822		
OWNER	ANTONIO WATKINS, 2193 Kirk Way, Sacramento, CA 95822		
PLANS BY	ANTONIO WATKINS, 2193 Kirk Way, Sacramento, CA 95822		
FILING DATE	April 29, 1987	REPORT BY:	CS:vf
NEGATIVE DEC	EIR	ASSESSOR'S PCL. NO.	250-283-01

LOCATION: 3350 - Mabel Street

PROPOSAL: Move a 2,000 square foot commercial structure and redesign to be compatible with surrounding residential area.

PROJECT INFORMATION:

Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant lot

Surrounding Land Use and Zoning:

North: Single-family residential; R-1
South: Single-family residential; R-1
East : Single-family residential; R-1
West : Single-family residential; R-1

Parking Required: 1 space
Parking Provided: 2 car garage
Property Dimensions: 62' x 100'
Property Area: 6,200 sq. ft.
Square Footage of Building: 2,000 sq. ft.
Height of Building: 22 feet
Exterior Building Colors: Medium yellow with brown trim
Exterior Building Materials: T-1-11 siding

BACKGROUND: The application to move the structure from 4051-Florin Road to 3350-Mabel Street was received on April 29, 1987. Staff reviewed the project and found that the vertical siding, gambrel roof, and window design of the commercial building would be incompatible with the Strawberry Manor neighborhood. The surrounding area is predominantly one-story homes with gable roofs and horizontal siding. The nearest two-story structures are two apartment complexes approximately five lots east of the subject site on the north side of Graves Avenue.

Staff advised the applicant to find a more compatible residential building to move to the site. The applicant was unwilling to do this, and was set on this particular building, and was unwilling to find another. Staff indicated that we would consider the structure move if he redesigned it with a gable roof, horizontal siding, and new windows. The applicant was advised to get a competent draftsman who could redesign the building. Staff suggested the Colonial

APPLC. NO. DR87-168

MEETING DATE July 15, 1987

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Revival style be used in order to transform the shell of the structure and improve it cosmetically (see Exhibit A). Therefore, in order to submit plans to the Board, the applicant hired a draftsman on June 18, 1987. Staff received the plans on July 1, 1987.

Prior to the Board review date, the building was moved on June 2, 1987 under an "emergency move," (the applicant would lose the building through demolition by the time the Board review had been completed.) Emergency moves of this nature are allowed. The applicant is informed that if their plans are not approved by the Board or Staff, the structure must be removed or it could be demolished. A \$2,000 deposit is required should the City need to demolish the structure. In this case, the applicant decided to take this risk.

Staff recommended to the applicant that he meet with his adjacent property owners in order to gain their support before the Board meeting as well as the 48 people that signed a petition that was received on June 2, 1987 (see Exhibit B). The applicant mailed the attached letter (Exhibit C) and a rendering of the structure on July 9, 1987 to those people listed on the petition.

PROJECT DESCRIPTION: The applicant proposes to redesign the structure into a single-family home in the Colonial Revival style. The elevation plans indicate that the gambrel roof will be replaced with a gable roof; the vertical siding will be replaced with horizontal masonite siding (1 inch thick, 12 inches wide) and windows will be redesigned. Shutters are proposed on the west elevation only. The windows will also have a window sill and framing as shown in Attachment D. Sliding glass doors will be placed on the east and north elevations.

The roof will be composition shingle with a 5-1/2 inch/2, although the elevations are drawn to 5 inches/2 pitch. The total height of the structure is 22 feet or 23+ feet if elevations are redrawn.

The site plan and proposed landscaping is shown on sheet four of the plans. A detached garage is proposed nearest the southeast corner of the lot as requested by staff to allow yard space along the east side yard. No elevation plans have been submitted for the two car garage at this time. Four trees are proposed on-site and shrubs are placed along the south elevation to either side of the entrance walkway. The entrance has been designed with a double door. The porch roof and posts are meant to resemble the Colonial Revival style.

PROJECT EVALUATION: The redesign of the structure is acceptable to staff and will fit in with the surrounding area. The horizontal masonite siding is compatible with other horizontal siding in the area, and visually reduces the height of the structure. The main entrance facing Mabel Street provides an

DR87-168

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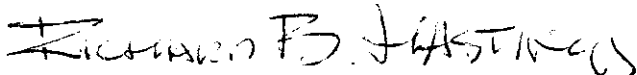
Item #7
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C/

2. Revised plans will be brought back to the Board for review and approval at the meeting of August 19, 1987.
3. The applicant will provide revised drawings to staff by August 12, 1987.
4. The elevations of the structure will be compatible to the neighborhood.
5. The plate height will be reduced to eight feet.
6. The applicant will use exterior door and window trim that is traditional in style. Window sills will be wider than the window trim.
7. The exterior walls will be stucco or horizontal siding.
8. The exterior color will be a light gray with a medium gray/blue trim. Other color combinations may be used if the main wall color is a light hue and the trim is a darker color which blends with the main color.
9. The staff may add other conditions of design which might be needed after reviewing the revised plans.
10. Revised site plans will show six foot wood fencing, trees to scale and irrigation to all landscaped areas.
11. Heavy butt shingles will be used on the roof.

Approval is based on the following Findings of Fact:

1. The project, as conditioned, will blend into the neighborhood.
2. The Board review of the project as a one story building will allow the Board and the neighborhood to be assured that the revised design will blend into the area.

Respectfully submitted,



Richard B. Hastings,
Design Review/Preservation Director

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

DR87-168

cc: Councilman Bradley
cc: Grantland Johnson
DH:vf

~~August 5, 1987~~

Item #5

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interesting focal point, and the use of window shutters and sills improve the aesthetics of the building. The remaining concerns staff has with the project are as follows:

- A. Window shutters are proposed along the west elevation only. Shutters should be added to the north elevation which faces Graves Avenue and to the south elevation which can be seen from Mabel Street.
- B. The main entrance door facing Mabel Street should be redesigned with a door with vertical glass panels to each side of the door as shown in Exhibit A. The door should have a multiple panel design.
- C. The type of landscaping has not been indicated. Staff recommends that the street side yard along Mabel and the front yard setback along Graves Avenue have a grass ground cover with a sprinkler system. The same improvements should be provided in the interior side yard and rear yard areas.
- D. The site plan indicates that the roof overhang of the porch will extend out 2.5' from the facade. Therefore, the building will need to be moved east by 2.5' in order to accommodate the 12.5' street side yard setback along Mabel Street.
- E. The east and west elevation plans show the second level windows partially underneath the eaves of the roof, however, the second level windows on the north and south elevations are below the roof eaves. The applicant will need to clarify the inconsistency with revised drawings.
- F. Plans must be submitted for the garage that show design and materials which are compatible with the main structure.
- G. The attached petition indicates concern over the use of the structure as a half-way house. The applicant has indicated the home will be used as a rental to a Section 8 family. Uses for residential or non-residential care facilities require approval from the Planning Commission.
- H. A six foot fence should be provided along the east property line. The south property line already has a wood fence.
- I. Staff does not support the use of the yellow paint with a dark brown trim. The building should be an off-white and to reduce the mass of the structure visually with a blue-grey trim.

STAFF RECOMMENDATION: Staff recommends approval of the project with the following conditions:

- A. Provide detailed drawings of the entry roof and columns. The drawing must show a single door with fixed vertical glass panels to each side, turned

wood posts, a multiple panel door, and other necessary details to be reviewed and approved by staff.

- B. Provide drawings of the garage for review and approval by staff.
- C. Use heavy butt shingles on the roof.
- D. Provide detailed drawings of the shutters for review and approval by staff. The shutters may be operable or non-operable.
- E. Provide ogee curve gutters along both eave lines.
- F. Provide downspouts near each end of the north elevation similar to what is shown in Exhibit A.
- G. Provide a six foot high wood fence along east property line.
- H. Provide plans showing irrigation of all landscaped areas and indicate the type of landscaping. Final plans to be reviewed and approved by staff.

Approval is based on the following Findings of Facts:

- 1. The project, as conditioned, will be compatible with the surrounding area.
- 2. The project, as conditioned, is in conformance with the Board's design criteria.

APPROVAL BY THE DESIGN REVIEW/PRESERVATION BOARD DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO MEET REQUIREMENTS OF ALL ZONING ORDINANCES AND BUILDING CODES.

THE APPLICANT IS RESPONSIBLE FOR ANY DELAYS RESULTING FROM NONCOMPLIANCE WITH CONDITIONS OF APPROVAL.

DR87-168

~~July 15, 1987~~

Item #7

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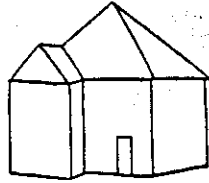
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EXHIBIT A



ASYMMETRICAL



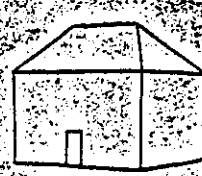
pages 326-7

HIPPED ROOF WITH FULL-WIDTH PORCH



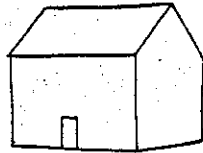
pages 328-9

HIPPED ROOF WITHOUT FULL-WIDTH PORCH



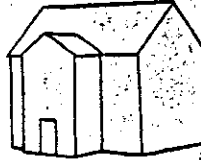
pages 330-1

SIDE-GABLED ROOF



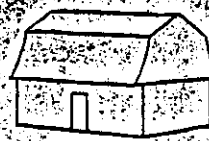
pages 332-3

CENTERED GABLE



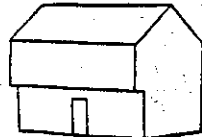
pages 334-5

GAMBREL ROOF



pages 336-7

SECOND-STORY OVERHANG



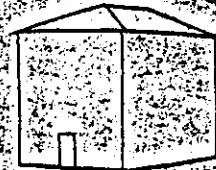
page 338

ONE-STORY



page 339

THREE-STORY



pages 340-1

PRINCIPAL SUBTYPES

8-19-87

~~8-15-87~~

~~4-15-87~~

DR 87-168

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EXHIBIT B

Strawberry Manor Neighborhood
Sacramento, California 95838
May 26, 1987

Richard B. Hastings, Director
City Design Review/preservation Board
Department of Planning and Development
1231 "I" Street
Sacramento, California 95814

CITY PLANNING DIVISION

JUN 2 1987

RECEIVED

Dear Mr. Hastings:

Reference is made to your notice of review which you sent to us a few days ago on design review project 87-168 for assessor's parcel number 250-263-01 to relocate a commercial structure to 3350 Mabel Street.

We the property owners and residents of this community object to the relocation of this commercial building to this location. We also object to inserting commercial enterprises of any kind into what is now a residential neighborhood.

The architectural and physical appearance of the building will not blend into the existing structures. Since the devastating floods of a year and a half ago we have been working to rebuild the area. The relocation of this building will set a precedence and signal others that anything goes in Strawberry Manor.

This area already has enough problems. The establishment of shelters, convalescent homes, half way houses would only add to those problems.

Request that the relocation project be disapproved.

We the Undersigned:

Name

Address

Telephone Number

Mrs Viola W. Lewis

*3345 Mabel St. 927-3381
Sac, Ca. 95838*

E. J. Fawcett

3380 Mabel St. 929-2451

Virginia A. Fawcett

Sacramento, Ca. 95838 844-87

William Bickum 0187-168

3381 Mabel St. 929-2451

Miss Jean Bickum

3375 Mabel St. 921-5940

#54

Mary Russell 181 Butterworth Ave 925 25-89 ^{EX-100} B
Sacto, Ca 95838 ~~95838~~ (cont.)

1. Elsie Gray 3365 Mabel St, Sacto, 95838 - 922 J.

2. Mark A. Gray 3365 Mabel St, Sacto, 95838 - 922-1374

3. Lupton L. Gray 3365 Mabel St, Sacto, 95838 - 922-1374

4. Mark A. Gray 3365 Mabel St Sacto 95838-922-1374

1. Madeline M. Long 3335 Mabel St. Sacto. Ca. 95838
2. Homer Long 3335 Mabel St. Sacto

3. Marian Hall 3330 Mabel St, Sacto, 95838

4. Mollie R. Woodyard 3325 Mabel St. Sac. Ca. 95838

15. Jessie Mae Patten 181 Cathcart Ave Sac. Ca. 95838

6. Leris Gray 180 Cathcart Ave Sac Ca 95838

7. Margaret Kidd 195 Cathcart Ave Sacto Ca 95838

18. Tommie L. Stallworth 199 Cathcart Ave Sacto, Ca 95838

19. Carolyn Dorsey 199 Cathcart Ave. Sacto, Ca. 95838

20. Laurence Stallworth 199 Cathcart Ave. Sacto Ca, 95838

21. Dorothy White 198 Cathcart Ave Sacto Ca, 95838

22. Sonja L. McInnis 142 Butterworth Ave Sacto Ca, 95838

23. Lurene Marshall 149 Butterworth Ave Sacto, CA 95838

24. Ruby Lyons 161 Fairbanks Ave Sacto Ca 95838

25. Robert D. Harris 135 FAIRBANKS AVE Sacto Ca 95838

26. Rev Dr Joseph Dannon 131 Fairbanks Ave Sacto. Ca. 95838

27. Jesse Gene Day 130 Fairbanks Ave Sacto ca. 95838

28. Margory Bumpen 131 Fairbanks Ave Sacto ca. 95838

29. Saloma Dannon 131 Fairbanks Ave Sacto, ca. 95838

30. Rose Marie Talley 136 Fairbanks Sacto - CA 95838

31. Terri L. Williams 143 Fairbanks Sacto - 38

32. Ernest Talley 155 Fairbanks Sacto - 38

922-160 ~~922-160~~ # 854

33. William Haru	76 FAIRBANKS VE.	95838
34. Leola Smith	113 Fairbanks Ave	95838
5. Jimmy Fung	3380 Mabel St	95838
6. Willie B Myers	3395 Mabel St	95838
7. Mary M. Berry	172 Ford Rd	95838
8. Hazel Clark	180 Ford Rd.	95838
39. Barbara McCoon	188 Ford Rd	
40. Gary L Myers Jr	^{Sacto, Ca. 95838} 3395 Mabel St	95838
41. Rosalyn Belton	160 Ford Rd	95838
42. Alge Belton	160 FORD RD SACTO, CA	95838
43. Ann R. Fretz-Scott	135 Ford Road	95838
44. Ernest J Scott Jr	135 Ford Rd	95838
45. Ruth D. Dalry	156 Ford Rd	95838
46. Eugene P. Dalry	156 Ford Rd	95838
47. Ernie H. Blackledge	3385 MABLE St.	95838
48. Anita J. Blackledge	3385 Mable St	95838

Exhibit B
(continued)

DC87-168

~~7-5-87~~
8-19-87

#54

cutt must Spade

ANTONIO K. WATKINS SR
2193 KIRK WAY
SACRAMENTO, CA 95822

EXHIBIT C

July 1, 1987

TO: Homeowners and Renters
SUBJECT: Remodeling of Structure located at
3350 Mabel Street and Graves Avenue
FROM: Antonio Watkins

In regard to the structure located at 3350 Mabel Street and Graves Avenue, my intentions for the home are, one, to help upgrade the community, and two, as a home owner in the Strawberry Manor area, I am looking at it as a personal investment. I have been a rental property owner for over 30 years and this is one of my investments.

As being a homeowner in the Strawberry Manor area I have also suffered appraisal value loss, and by relocating this structure to 3350 Mabel Street and Graves Avenue, to remodel it, it is my intention to contribute to the raising of property value in the Strawberry Manor area.

Attached is a finished sketch of the home after the remodeling is completed.

Sincerely,

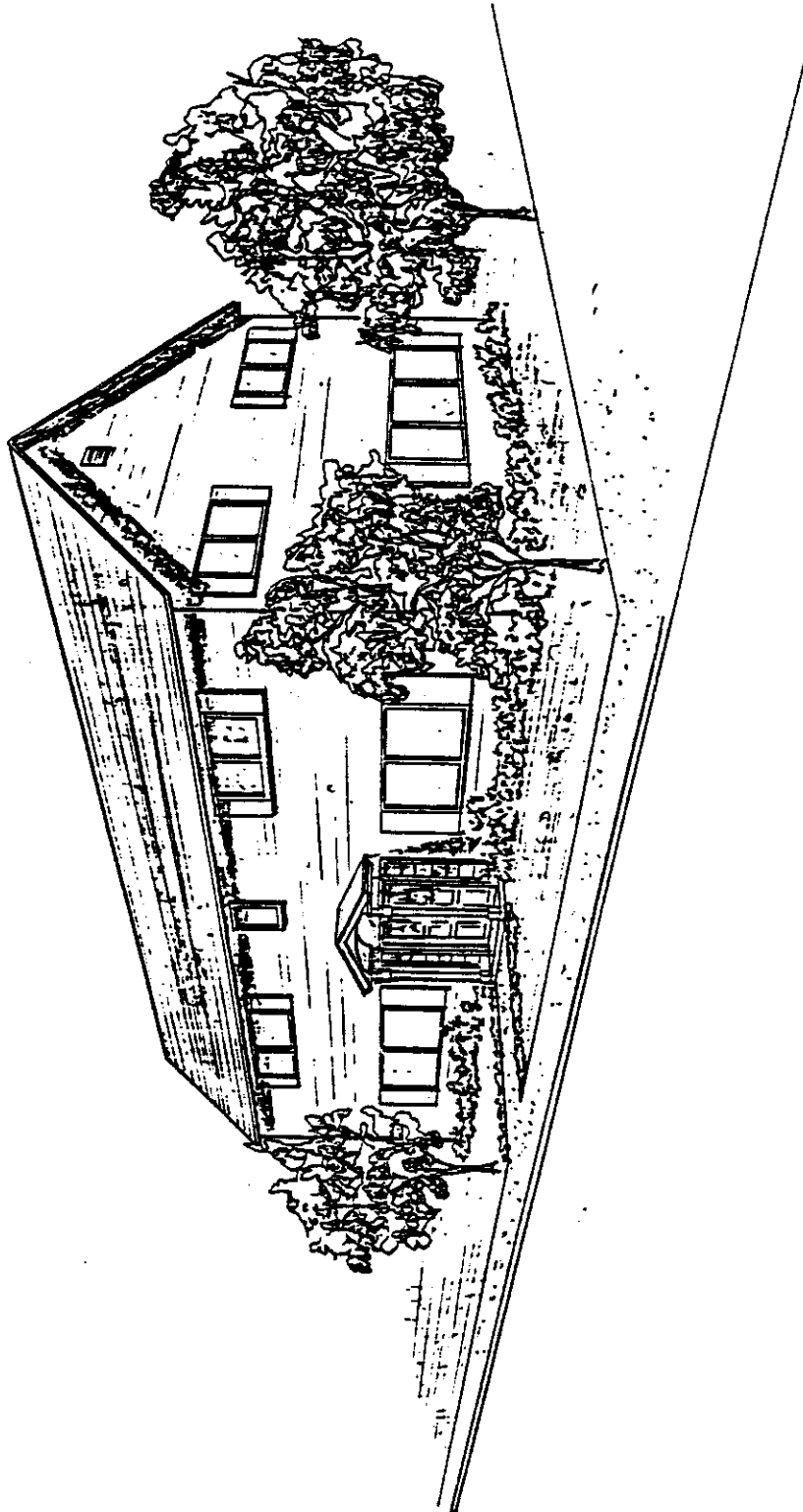
Antonio Watkins
Antonio Watkins

cc: Mr. Hastings

02 87-168

~~8-5-87~~
~~11-15-87~~ 879-87

#34



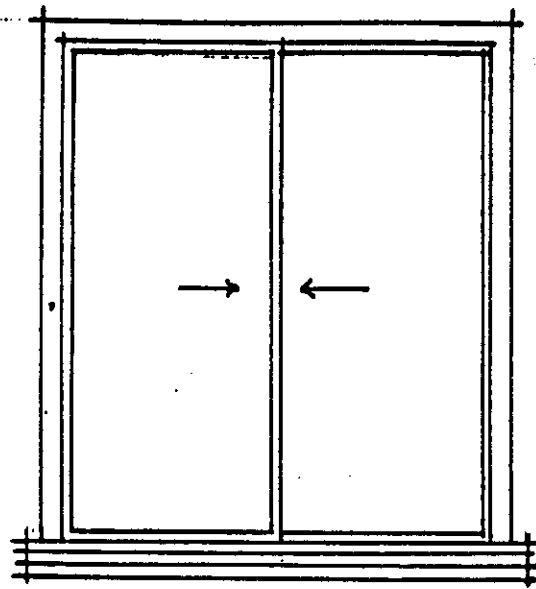
10/1/87

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8-5-87 8-19-87

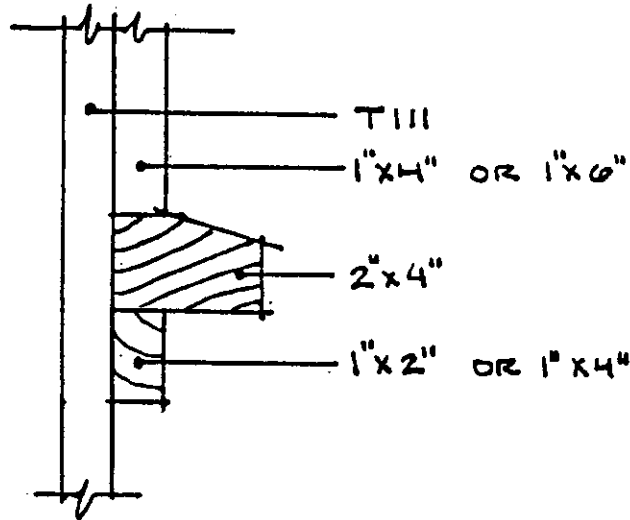
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EXHIBIT D

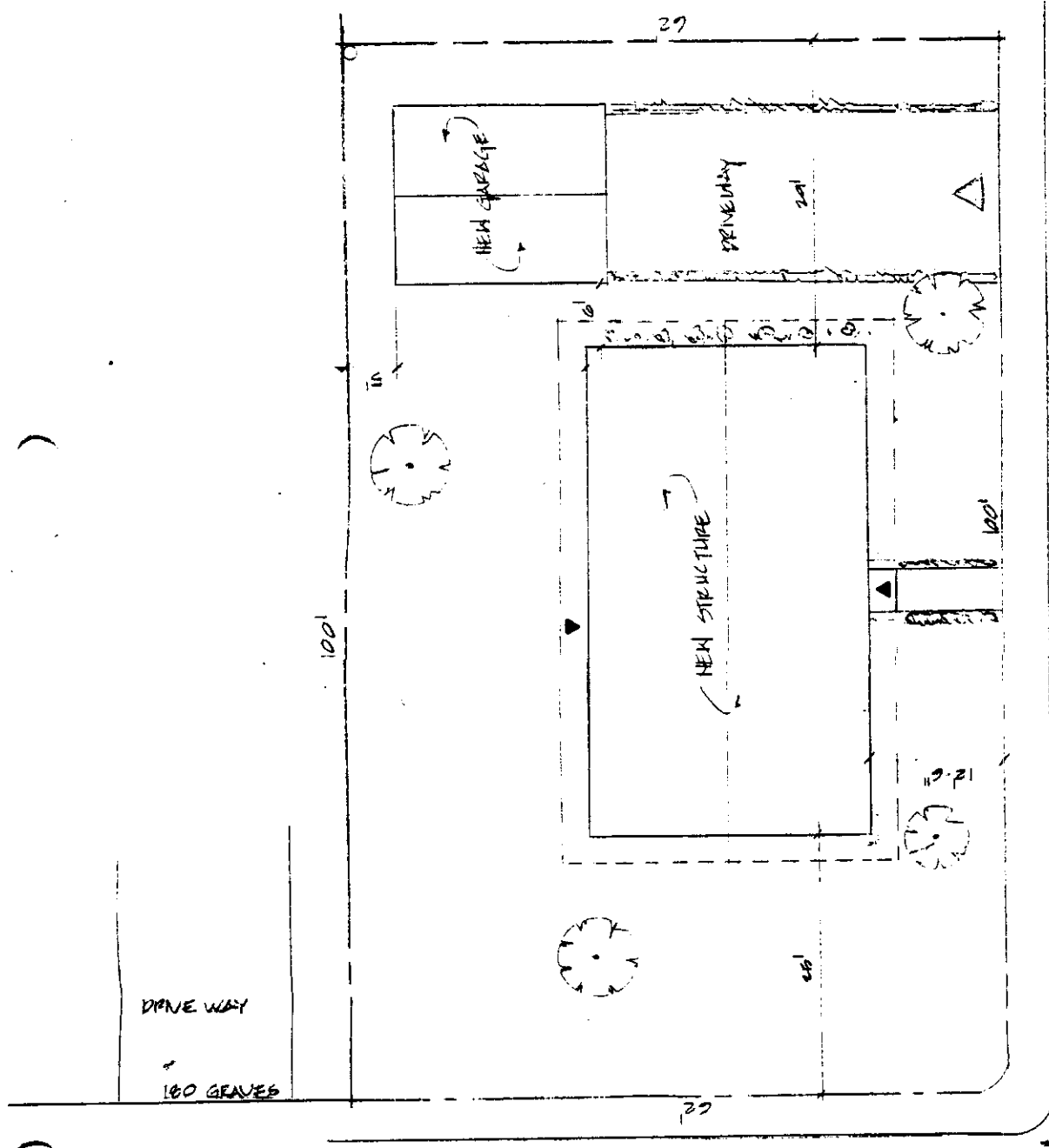


1" x 4" OR 1" x 6"

WINDOW & TRIM 1/4" = 1'-0"



SILL TRIM 3" = 1'-0"



SCALE 1/8" = 1'-0"		APPROVED BY:	DRAWN BY:
DATE:			REVISED:
		WATKINS RESIDENCE	
3950 S MARKET ST. MARIETTA, GA		DRAWING NO. 47	

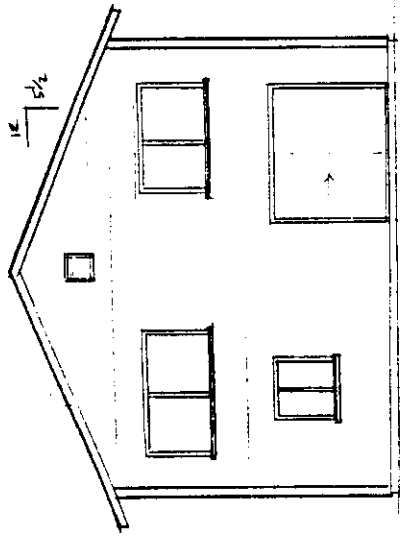
0827-168

MARKET ST.

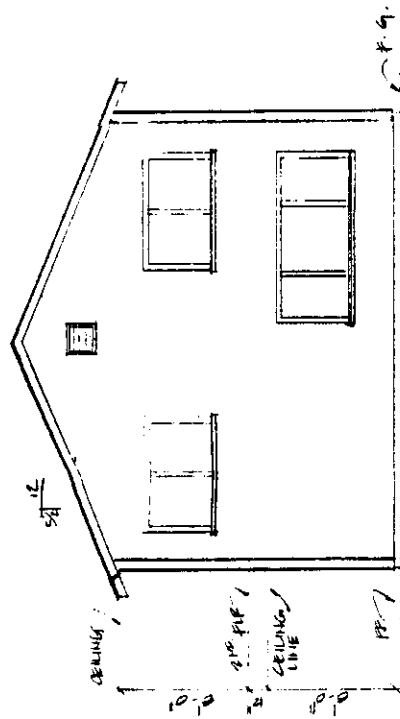
0827-168

GRAVES AVE.
~~8-18-87~~ 8-19-87
 July 15, 1989

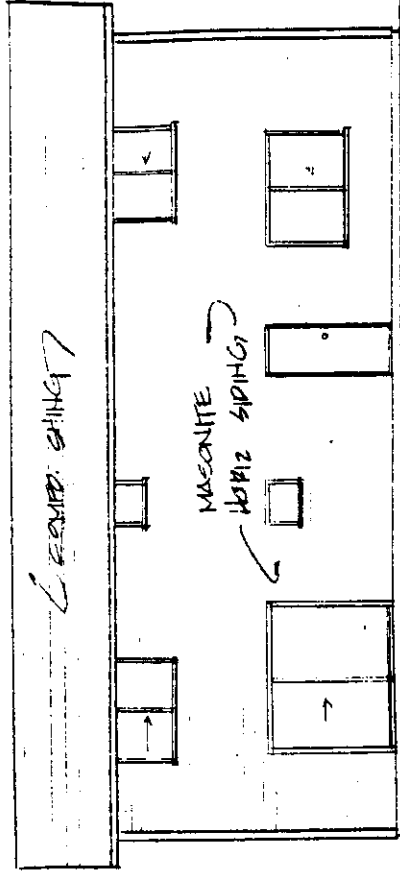
Item 74



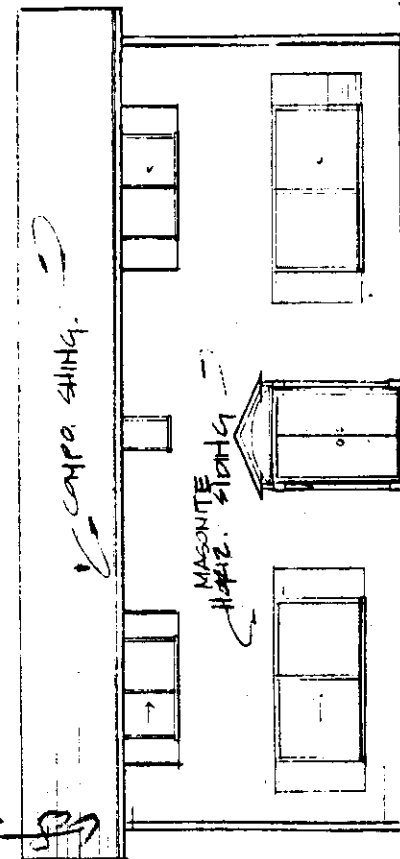
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

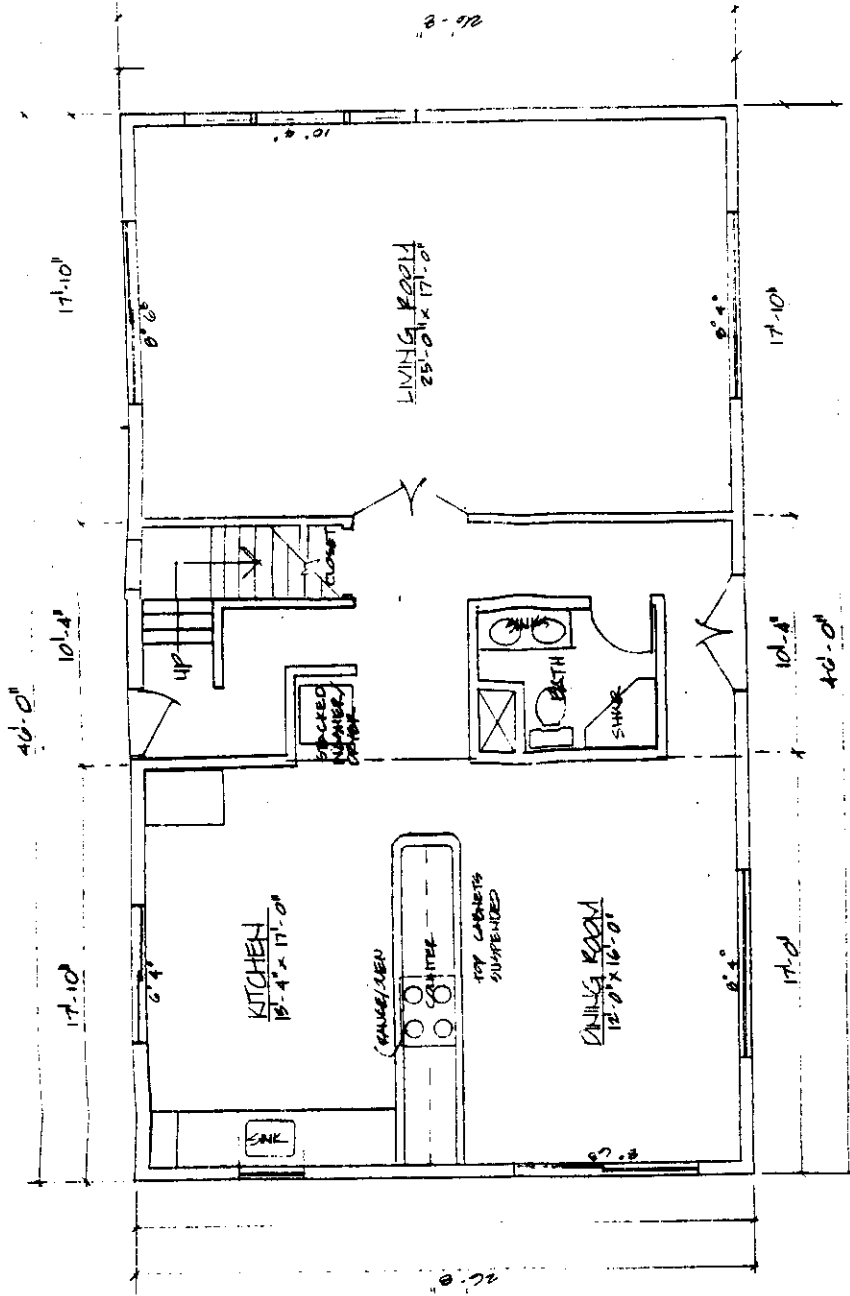
08/17/68

ELEVATIONS		DRAWN BY	REVISED
SCALE 3/16" = 1'	APPROVED BY		
DATE	WATKINS RESIDENCE		DRAWING NO.
			10

DR87-168

8-5 87
7-15 87 8-19-87

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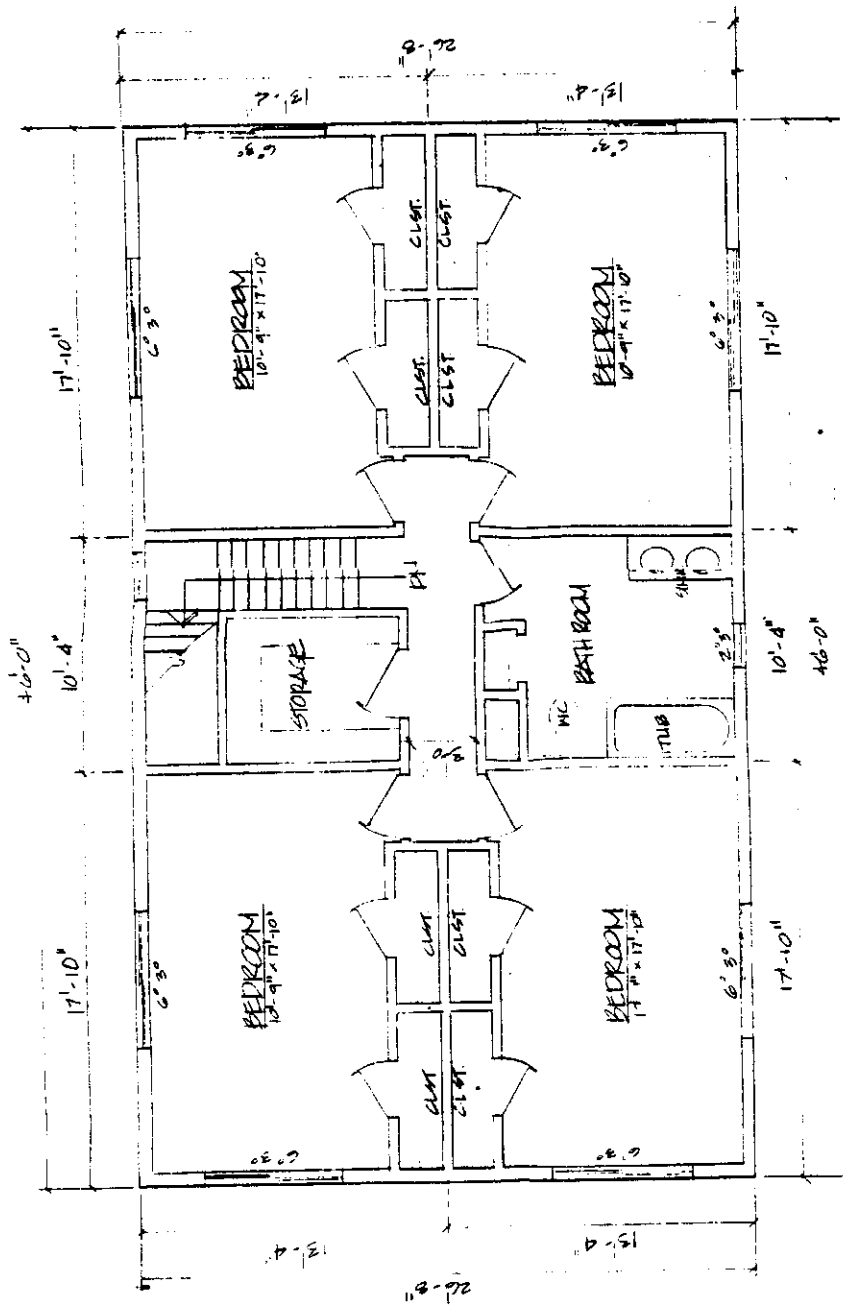
2187-161

FIRST FLOOR PLAN	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE:	REVISED:
MATHIS RESIDENCE	
3850 MAPLE ST. SACRAMENTO, CA.	
DRAWING NO. 1 OF 6	

8-11-88

8-5-87 8-19-87
 JUL 15 1987

J. MATHIS



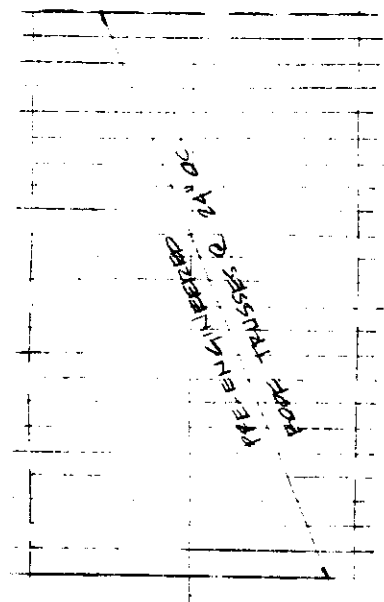
2/17/88

SECOND FLOOR PLAN	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE:	REVIEWED:
WATKINS RESIDENCE	
DRAWING NAME:	DRAWING NO.:
1850 MAPLE ST. SATECA, CA.	29

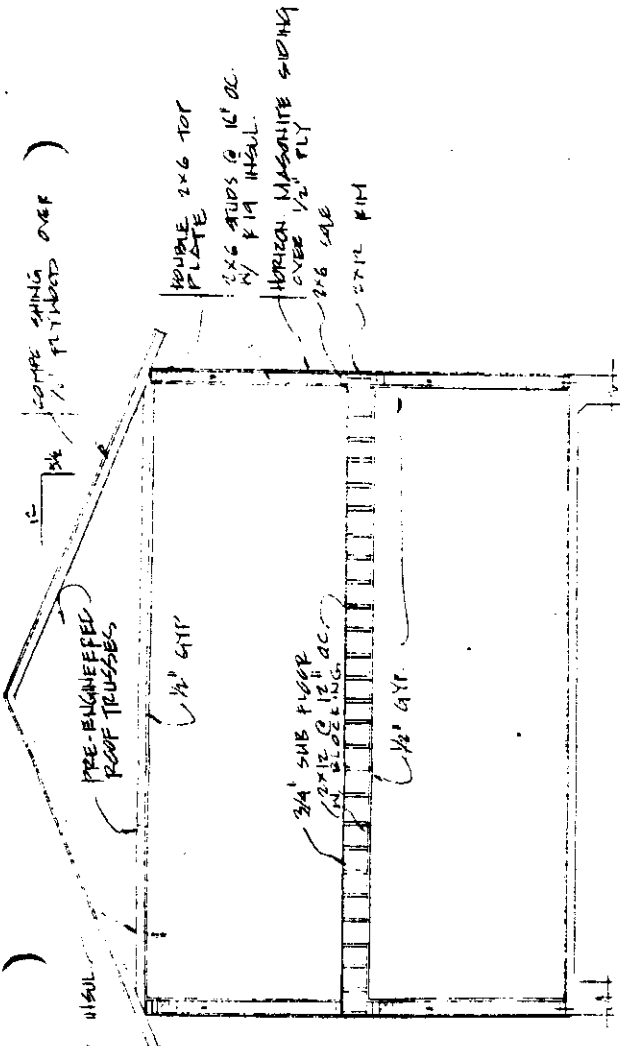
DR 80-102

8-5-87
 849-87
 July 15, 1987

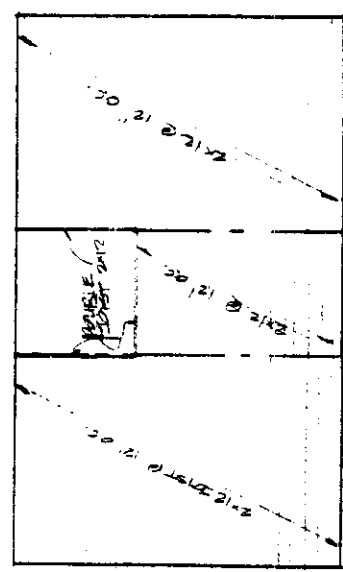
Item 54



ROOF TRUSS LAYOUT
SCALE: 1/8" = 1'-0"



SECTION VIEW
SCALE: 1/4" = 1'-0"



2ND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

218 / 168

SECTION FRAMING PLAN	
SCALE: 1/8" = 1'-0"	APPROVED BY:
DATE:	DRAWN BY:
	REVISED:
MARTINS RESIDENCE	
3550 WABLER ST. SACTO, CA.	
	DATE: 8/19/87

DR87-168

~~8-5-87~~ 8-19-87
~~7-15-87~~

Item \$4