

SACRAMENTO CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833</u>		
OWNER <u>Blanche England, P. O. Box 282431, San Francisco, CA 94128</u>		
PLANS BY <u>Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833</u>		
FILING DATE <u>2-19-91</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>JC</u>
ASSESSOR'S PCL. NO. <u>021-0262-016, 025 & 026</u>		

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to develop an additional unit under the deep lot regulations on 0.2± partially developed acres in the Single Family (R-1) zone.
 - C. Special Permit to develop an additional unit under the deep lot regulations on 0.2± partially developed acres in the Single Family (R-1) zone.
 - D. Variance to construct a single family residence on a land locked parcel on 0.15± partially developed acres in the Single Family (R-1) zone.
 - E. Lot Line Adjustment to relocate the common property lines of three lots totaling 0.56± partially developed acres in the Single Family (R-1) zone.

LOCATION: 4353 73rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to create two deep lots in order to construct an additional unit on each lot as well as to demolish an existing house on a land locked lot and reconstruct the unit. A total of five units will be located on the 0.56± acre site.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Two residential units.

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	25'	25'
South: Single Family & 3-Family; R-1	Side(Int-S):	5'	5'-35'
East: Vacant & Single Family; R-1	Side(Int-N):	5'	5'-10'
West: Single Family; R-1	Rear:	15'	15'

Parking Required: 5
 Parking Provided: 8
 Property Dimensions: 106' X 232'
 Property Area: 0.56± acres
 Density of Development: 8.9 du/ac
 Square Footage of Buildings: 3 units at 1,250± sq. ft.
 1 unit at 1,140± sq. ft.
 Existing Unit = 1104± sq. ft.
 Height of Buildings: 15 feet
 School District: Sacramento Unified School District
 Topography: Flat

Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood
Roof Materials: Shingles

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consist of three lots totaling 0.56± partially developed acres, which were created prior to the State Subdivision Map Act (1972). All three lots are located in the Single Family (R-1) zone. The rear (east) lot which is land locked measures 89' X 106' and developed with a single family residence. This lot is a designated infill site. The two front lots measure 52' X 143' (north lot) and 54' X 143' (south lot). The southern lot is developed with a single family residence, while the northern lot is vacant. The surrounding land uses and zones are single family and vacant, R-1, to the north and east; single family and multi-family, R-1, to the south, and; single family, two family and vacant, R-1, to the west.

B. Applicant's Proposal

The applicant proposes to relocate the common rear property line of the two front lots 27 feet to the east in order to create two deep lots and develop an additional unit on each lot. The existing house located on the rear (east) lot will be demolished and rebuilt on the proposed rear (east) lot. The applicant wishes to maintain the three separate lots for future sale of the property. The applicant proposes to construct four new units for a total of five units on the three lots.

C. Policy Consideration

The proposed project is consistent with the General Plan objectives which promote infill and deep lot development.

D. Site Plan

The deep lot regulations of the Zoning Ordinance requires that a lot be at least 160 feet in depth before a second unit can be constructed. The front lots with the lot line adjustment will measure 170 feet deep. This will allow an additional unit to be constructed on each of the two front lots.

The site plan (Exhibit C) for Parcel One indicates a driveway to be located along the north property line for access to the two units. Parcel Two and Three will have a driveway located along the south property line. A driveway currently exist in this location. The driveway for these two lots will be 20 feet wide in order to accommodate a fire truck if necessary. The driveway will be reduced to a 10 foot width, 114± feet from the front property line. The applicant will provide an easement over this driveway for the rear lot. The garages for the front lots will be located in the middle of the lots and be recessed towards the common property line (north/south lot line). This enables the vehicles to maneuver forward and exit the site instead of backing out the full length of the driveway.

The proposed site plan for the three lots meet all setbacks, lot coverage and court yard requirements. The existing house on Parcel Two is currently setback 25 feet from the front property line. Public Works is requesting an additional two feet of right of way be dedicated on 73rd Street to provide for a 22 foot half street. In dedicating two feet for right-of-way the existing house will not be 25 feet from the front property line. Since this unit is already existing a variance would not be required. The proposed unit on Parcel One can be shifted back two feet to provide the 25 foot setback while still providing adequate courtyard area between the two units on the site. Another alternative would be to readjust the property line two feet to the east and shift both units on Parcel One to the east. This would allow more open space for

the units on Parcel One while still providing adequate setback for the unit on Parcel Three.

The site plan indicates seven trees located on the site (Exhibit A). Of the seven trees on the site the applicant proposes to remove four of the trees. Staff recommends additional trees be planted on the site to replace the trees to be removed. The trees to be planted should be a minimum 15 gallon deciduous tree of the applicant's choosing.

E. Building Design

The elevations have been reviewed by the City's Design Review staff. Staff finds the decorative shutters around the window and door, grid windows and decorative trim around the door provide an interesting focal point for the front elevation (Exhibit E & G). Staff recommends the units be approved as submitted with the modifications that the siding on the chimneys be a lap siding to match the front of the units and a 25 year laminated dimensional shingle roof be required on all four of the units. Staff also suggests the following changes to the unit located on Parcel Three (Glendora Elevations- Exhibit I); the entire front elevation be lap siding, a grid front window, minimum six panel entry door and a metal sectional garage door be provided.

F. Lot Line Adjustment

The lot line adjustment has been reviewed by Traffic Engineering, Engineering Division, Development Section, Building Inspections, Electrical Engineering, Water & Sewer Division, Real Estate, Waste Removal and the City Arborist. The following comments were received.

Engineering Division, Development Section -

- o Existing septic tank should be abandoned to County Health Department satisfaction.
- o Dedicate two feet of right-of-way on 73rd Street to provide a 22 feet half street.
- o Provide standard improvements along 73rd Street.
- o Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. file a waiver of Parcel Map.
 - c. Place note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at time of obtaining building permits.
 - d. Coordinate with County Sanitation District.
 - e. Remove existing house prior to recordation of certificate of compliance (Lot APN: 021-0262-016).
 - f. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the

Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Waste Removal -

- o No effect on waste removal, solid waste will be picked up by automated 90 gallon can garbage service.

Building Inspections -

- o Verify demolition permit has been pulled and finalized prior to approving lot line adjustment.

Arborist -

See environmental mitigation measures below.

Environmental Determination: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effect will occur.

1. The walnut tree located near the existing residential structure on the northeastern portion of Parcel One shall have a chainlink fence erected around the dripline of the tree during all phases of construction. No grade changes shall occur within the dripline of this tree nor shall the parking of vehicles or storage of materials allowed within the dripline. Due to the geometric features of the site, it may not be possible to save this tree. If this Walnut Tree is damaged by the development of the site, the applicant shall replace the tree with two 24 inch box trees on the parcel created by this application, on which the tree is presently growing.
2. The trees located on the northwest portion of Parcel Two of the proposed project site may be saved or removed at the developers discretion.
3. There are three trees located on the proposed project site that need to be removed because they are in poor condition. These trees include a Fig tree located in the center of Parcel Two, a Pine tree located on the property line between Parcel Two and Three, and a Cherry tree located in the center of Parcel Three.
4. The applicant shall comply with the following State regulation:
 - a. Section 65-019 of the California Labor Code requires developers to identify all asbestos containing materials in existing building prior to demolition or renovation.
5. The applicant, if asbestos containing materials are identified on the project site, will determine the quantity of material to be removed and comply with the following applicable State and Federal regulations:
 - a. California Occupational Safety and Health Administration (CAL-OSHA) work safety standards must be applied to any demolition or renovation of structures that contain more than 100 square feet of asbestos containing materials. Specific standards are provided by CAL-OSHA (San Francisco Office: (415) 974-7633).
 - b. Environmental Protection Agency (EPA) national Air Emission Standards must be applied to any demolition or renovation of structures that contain more than 160 square feet or 260 linear feet of asbestos containing materials.

Specific information is provided by EPA (San Francisco Office (415) 974-7633).

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

Recommendation: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the special permit to develop an additional unit under the deep lot regulations, subject to conditions and based upon findings of fact which follow;
- C. Approve the special permit to develop an additional unit under the deep lot regulations, subject to conditions and based upon findings of fact which follow;
- D. Approve the variance to construct a single family residence on a land locked parcel, subject to conditions and based upon findings of fact which follow; and,
- E. Approve the lot line adjustment to relocate the common property lines of three lots by adopting the attached resolution.

Conditions

1. A minimum 15 gallon deciduous tree shall be planted when any tree is removed from the site, except as noted in the mitigation measures which requires two 24 inch box trees to be planted if the walnut tree is damaged by the development of the site.
2. A landscaping plan shall be submitted for review and approval of the Planning Director prior to issuance of building permits. The landscaping plan shall indicate the trees to be removed and the location of the trees to be planted.
3. Existing septic tank shall be abandoned to County Health Department satisfaction.
4. Dedicate two feet of right-of-way on 73rd Street to provide a 22 feet half street.
5. The lot line adjustment shall be redrawn to shift the rear lot line two feet to the east in order to accommodate the two foot of additional right-of-way.
6. Provide standard improvements along 73rd Street to the satisfaction of Engineering Development.
7. The proposed front unit on Parcel One shall maintain a 25 foot front setback from the new property line.
8. The front elevation (Glendora Elevation) as proposed on Parcel Three shall be revised to include lap siding on the entire front elevation, a grid front window, minimum six panel entry door and a metal sectional garage door.
9. The proposed units on Parcel One and Two shall be built per the submitted elevation plans (73-F & 73-M) which include the decorative shutters around the window and entry door, the decorative trim over the entry door, the grid window and panel entry door.
10. The chimneys of the three front units located on Parcel One and Two shall be a

horizontal lap siding to match the front of the units.

11. A 25 year laminated dimensional shingle in a color to complement the unit color shall be installed on four new units.
12. The driveway on Parcel Two shall be designed to the satisfaction of the Fire Protection Engineer.
13. The driveways shall be improved per the surfacing requirements of the Zoning Ordinance.
14. An access easement shall be recorded over Parcel Two for the use of Parcel Three prior to recordation of the certificate of compliance.
15. The applicant shall comply with the mitigation measures of P91-032.
16. The variance shall expire one year from the date of approval. A variance time extension for one year may be requested, in writing, 30 days prior to expiration.
17. The special permit shall expire two years from the date of approval. A special permit time extension for one year may be requested, in writing, 30 days prior to expiration.

Findings of Fact

1. The proposed project is based upon sound principles of land use in that:
 - a. adequate space is available on site to accommodate the type of density of the proposed project,
 - b. the project is compatible with the surrounding land uses which consist of single family and multi-family uses.
2. The proposed project, will not be detrimental to the health, safety or welfare, nor result in the creation of a nuisance, in that:
 - a. adequate landscaping and parking shall be provided,
 - b. adequate setbacks and courtyard area is provided, and
 - c. access to the rear lot shall be provided.
3. Granting the variance will not constitute a special privilege extended to an individual property owner in that a variance would be granted to other property owners facing similar circumstances.
4. Granting the variance doe not constitute a use variance in that single family homes are allowed in the R-1 zone.
5. The project is consistent with the General Plan which designates the site for low density residential (4-15 du/ac) and the additional units are allowed under the deep lot regulations subjecting to securing a special permit..

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINES OF THREE LOTS
BEING A PORTION OF LOT 9540 BONNIEMEAD OR H.J. GOETHE COMPANY'S SUB. NO. 95

(APN: 021-0262-016, 025 & 026)

(P91-032)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for the property located at 4353 73rd Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Services Manager; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at 4353 73rd Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - b. File a waiver of Parcel Map.
2. Place note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at time of obtaining building permits.
3. Coordinate with County Sanitation District.
4. Remove existing house prior to recordation of certificate of compliance (Lot APN: 021-0262-016).
5. An access easement over Parcel Two for the use of Parcel Three shall be recorded prior to recordation of the certificate of compliance.
5. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

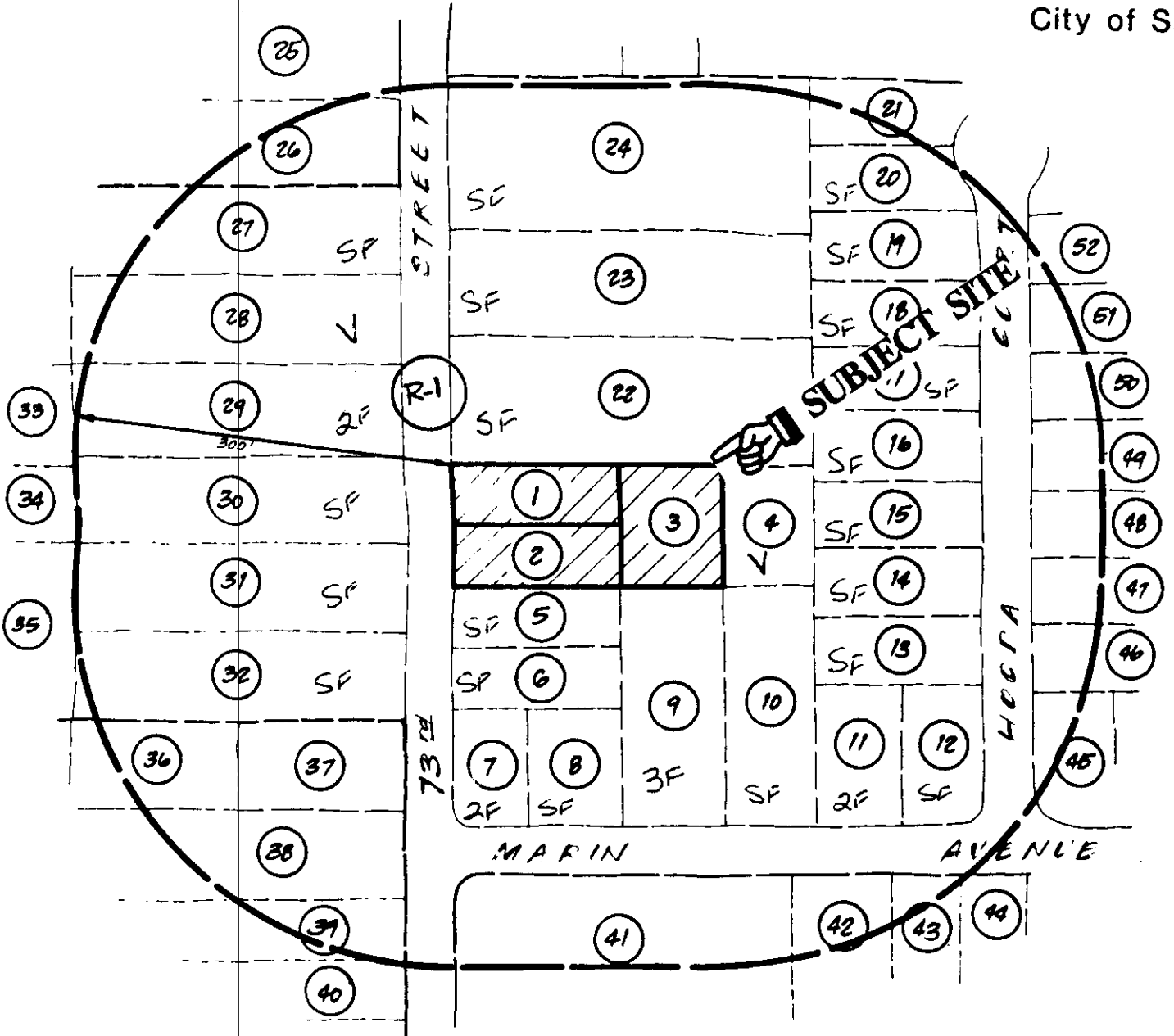
APPLC. NO. P91-032

MEETING DATE May 23, 1991

ITEM NO. 22

A.P.N. 021-026

City of Sacramento

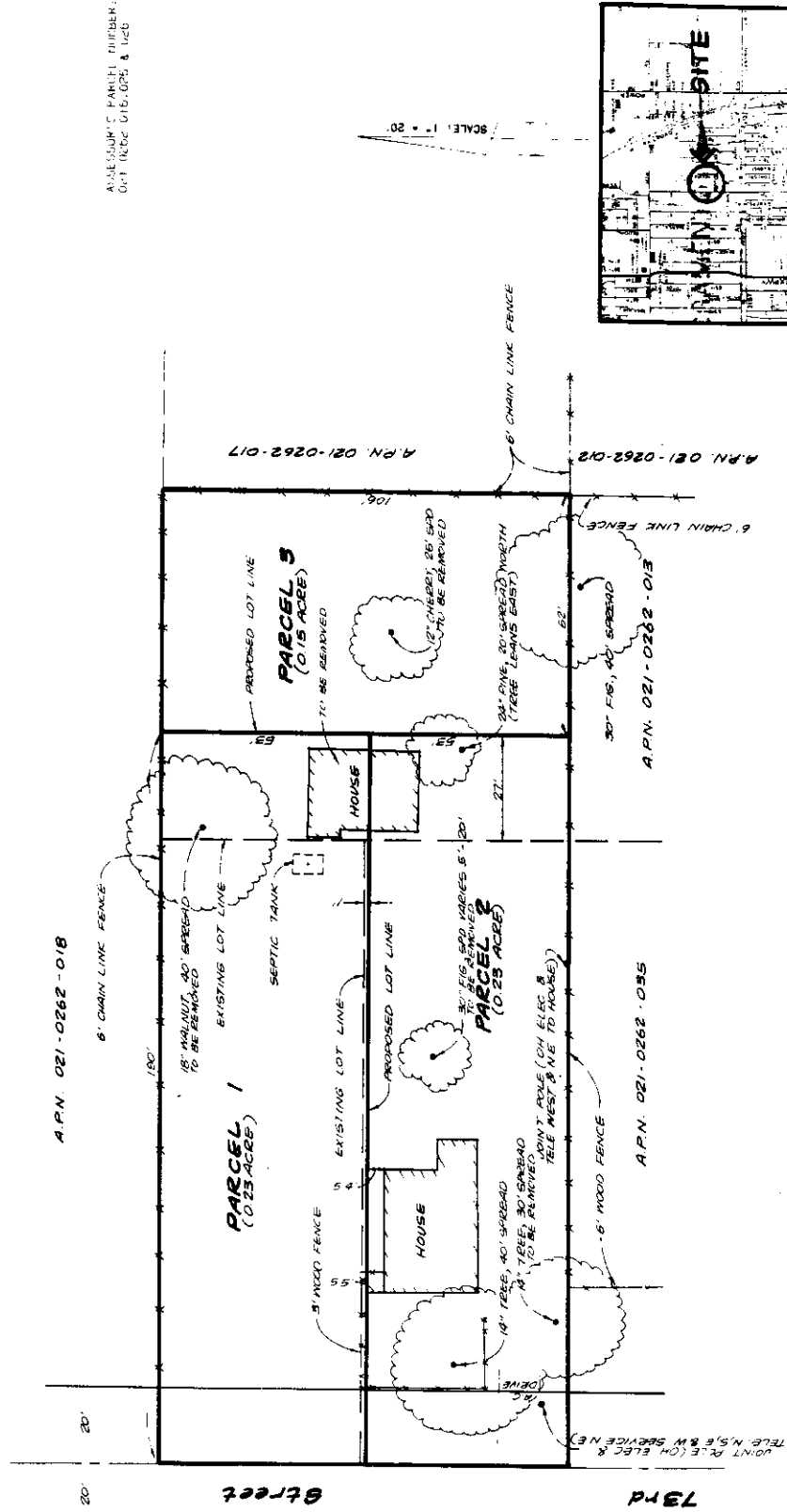


VICINITY, LAND USE & ZONING MAP

EXHIBIT A

**LOT LINE ADJUSTMENT
A PORTION OF LOT 9540 OF 7 B.M. 40
CITY OF SACRAMENTO, CALIFORNIA
JANUARY, 1991 SCALE: 1"=20'**

THE SPINK CORPORATION



ASSESSOR'S PARCEL NUMBER:
0-1 0262 018, 025 & 012

30 SCALE PLOT - 1860-0011E - 750-0011E - 18 JAN 31 03, 91 PP 104 1111
G-22
T-2189

791-032

5-23-91

ITEM NO. 2

EXHIBIT B

PROPOSED PARCELS

All that certain real property situate, lying and being in the County and City of Sacramento, State of California, particularly described as follows:

PARCEL 1:

All that portion of Lot 9540 of Bonniemead or H.J. Goethe Company's Subdivision No. 95, according to the official plat thereof filed in the office of the County Recorder of Sacramento County, California, on December 26, 1906, in Book 7 of Maps, Map No. 40, described as follows:

The North 53 feet of the South 330 feet of the West 190 feet of said Lot 9540 of said Subdivision.

PARCEL 2:

All that portion of Lot 9540 of Bonniemead or H.J. Goethe Company's Subdivision No. 95, according to the official plat thereof filed in the office of the County Recorder of Sacramento County, California, on December 26, 1906, in Book 7 of Maps, Map No. 40, described as follows:

The North 53 feet of the South 277 feet of the West 190 feet of said Lot 9540 of said Subdivision.

PARCEL 3:

All that portion of Lot 9540 of Bonniemead or H.J. Goethe Company's Subdivision No. 95, according to the official plat thereof filed in the office of the County Recorder of Sacramento County, California, on December 26, 1906, in Book 7 of Maps, Map No. 40, described as follows:

The West 62 feet of the East 140 feet of the North 106 feet of the South 330 feet of said Lot 9540 of said Subdivision.

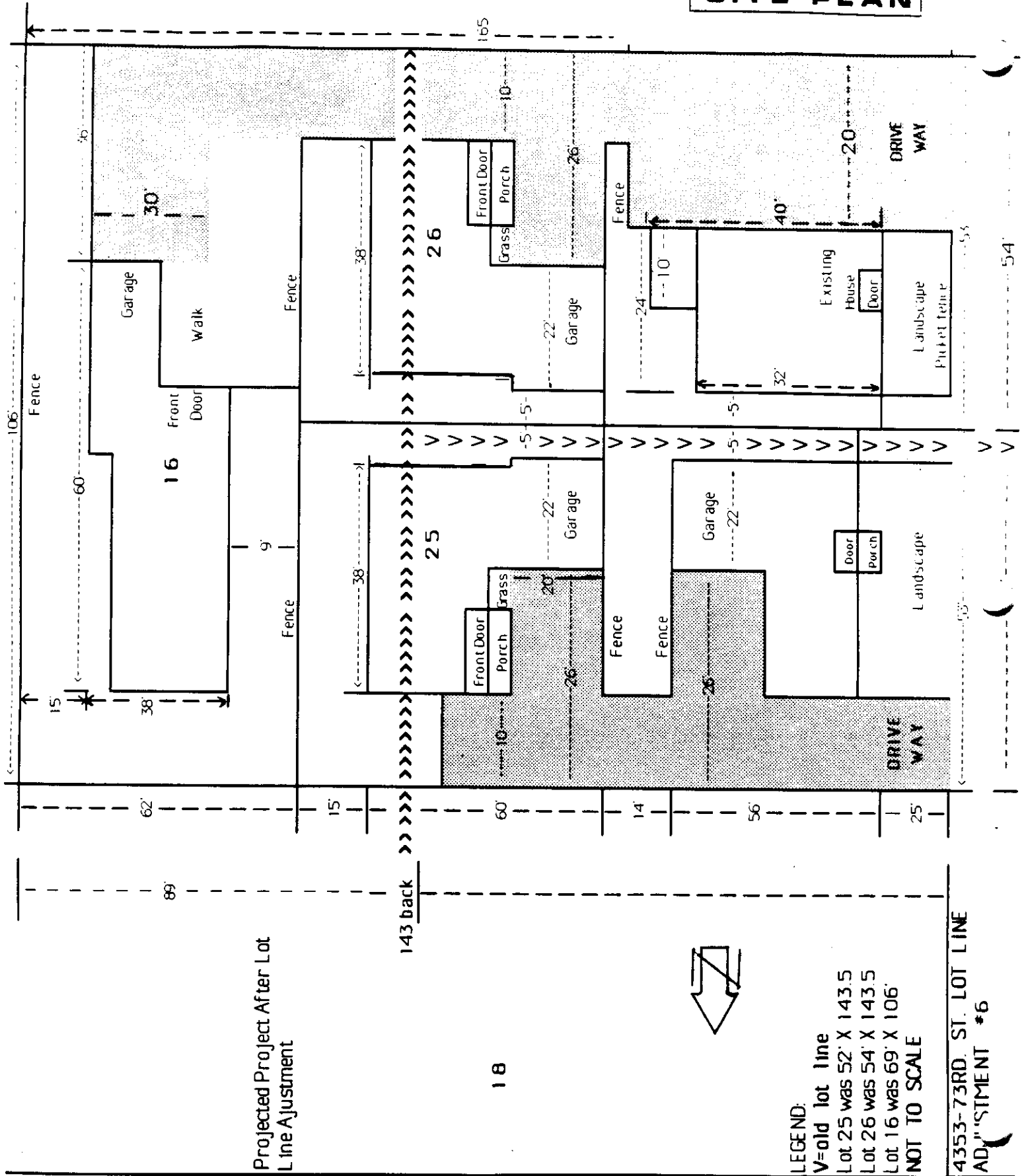
7000/jg.5

P91-032



ITEM NO. 22

EXHIBIT C SITE PLAN



Projected Project After Lot
Line Adjustment

143 back

18

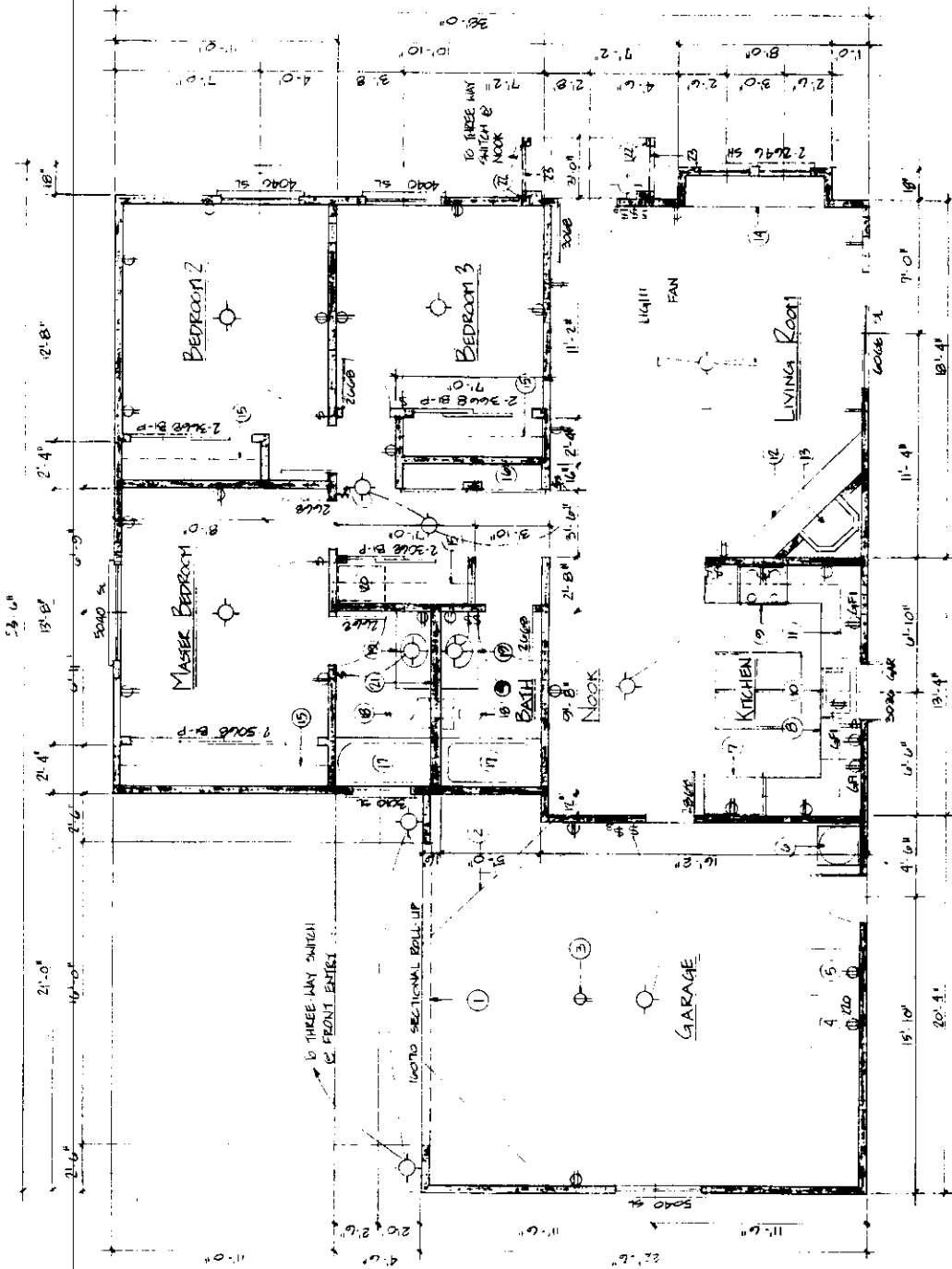


LEGEND:
 V=old lot line
 Lot 25 was 52' X 143.5
 Lot 26 was 54' X 143.5
 Lot 16 was 69' X 106'
 NOT TO SCALE

4353-73RD. ST. LOT LINE
 ADJUSTMENT #6

KEYNOTES

- 1 4x12 D/F #1 HEATIE
- 2 2x4x10 CORNER BEAM E/F
- 3 10" OUTLET FOR GARAGE DOOR OPENING
- 4 DETEE VENT TO OUTSIDE
- 5 WASHER
- 6 WATER HEATER IN 10" RANKED PLATFORM
- 7 REFRIGERATOR
- 8 DISHWASHER
- 9 DROP IN RANKAL
- 10 DOUBLE SINK W/ DISPOSAL
- 11 UPPER CABINET
- 12 18" HEARTH
- 13 6" CLEARANCE FIREPLACE
- 14 WINDOW SEAT
- 15 SHELF & PALE
- 16 5 SHELVES
- 17 STAIRS TO ATTIC 7'0" HIGH
- 18 WATER CLOSET
- 19 VANITY
- 20 22" x 50" ATTIC ACCESS
- 21 6" WALL
- 22 4x4 POST
- 23 4x4 D/F #1 BEAM



FLOOR PLAN
1/4" = 1'-0"

OWNER: DANIELS 544-4274
 DRAFTING: DANIELS 544-4274
 DATE: []
 SHEET: []
 SCALE: 1/4" = 1'-0"
 FLOOR PLAN - 7:11
 ARCHITECT: GLE KOFFERT
 424 1500
 751 CARENHAVEN RD
 WHITE LAKE MI 48765
 INTERIORS

EXHIBIT E

SHEET SCALE: 1/8" = 1'-0"
 NOTED: DATE: 2/5/91
 DRAWING: ANIELS 244-4524
 BY: BAKIN

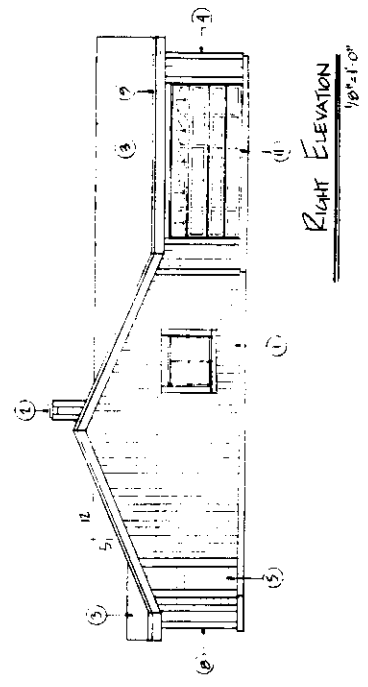
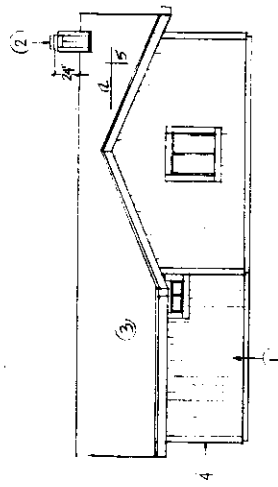
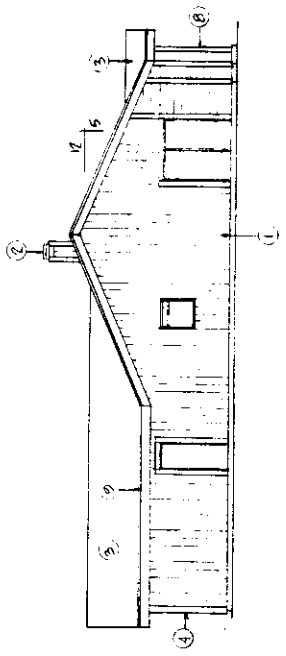
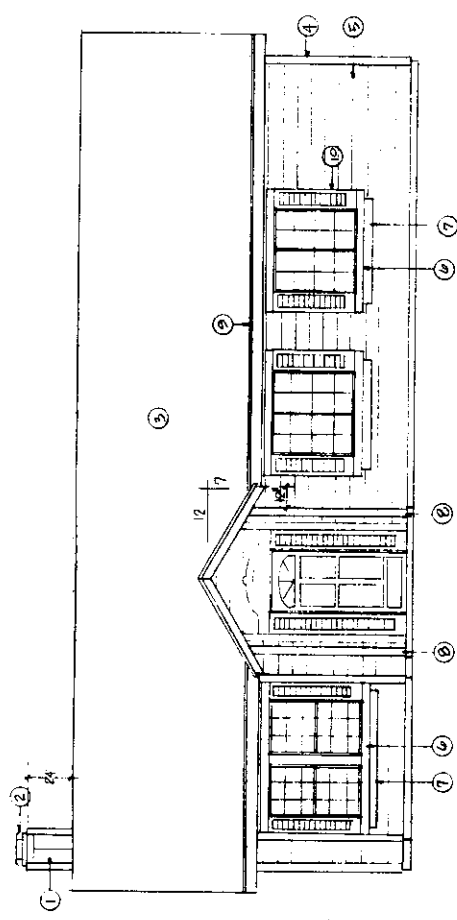
ELEVATIONS - 2-1-F

BALDER
 LYLE HOFFERT
 422 1500
 7311 GREENHAYDEN
 SUITE 100
 S.W. 24

PHENIX HOMES
 7311 GREENHAYDEN
 SUITE 100
 S.W. 24
 CMMR
 SDS ENTERPRISES

KEYNOTES

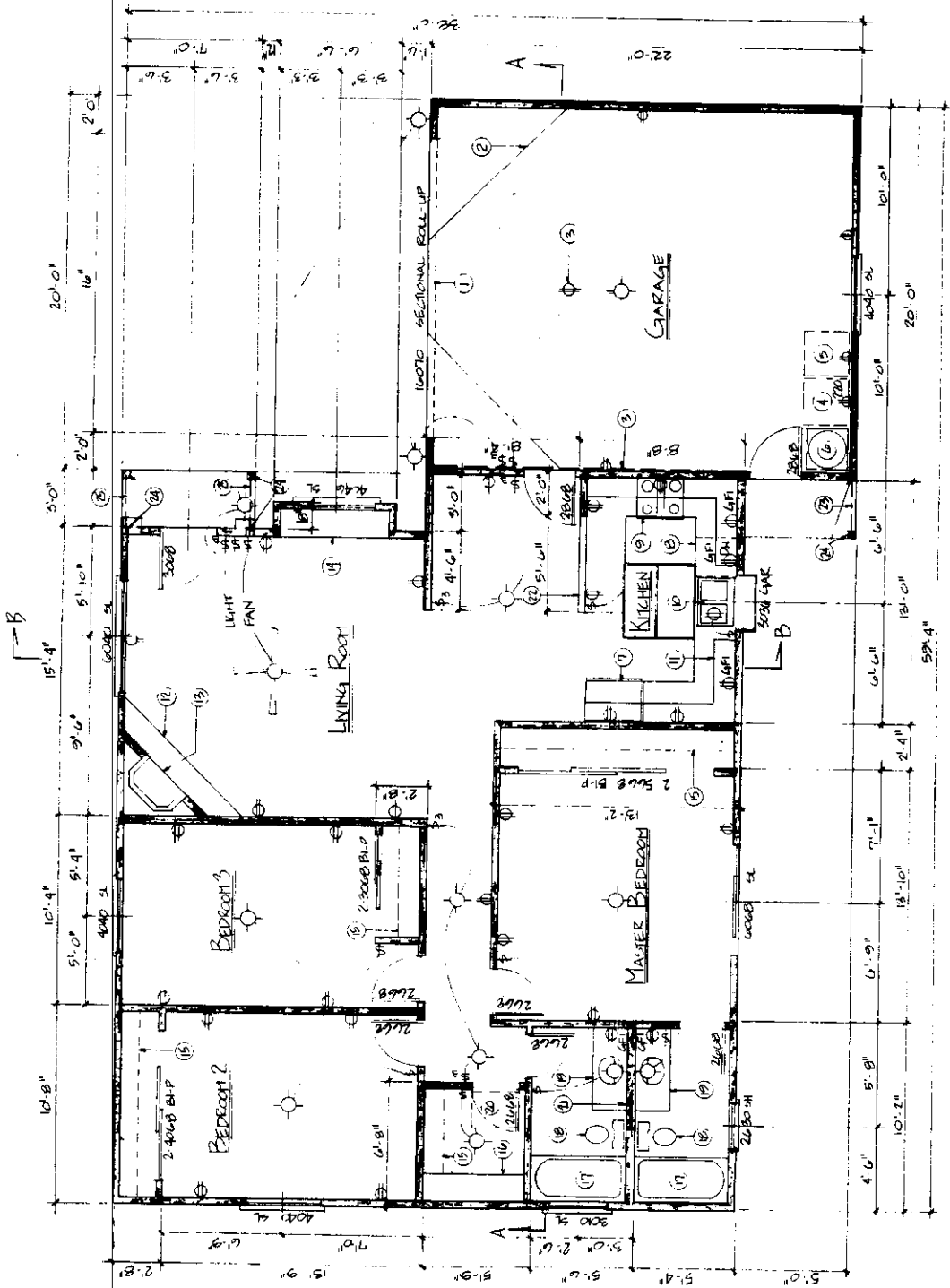
1. 1 1/2" SIDING w/ GROOVES & RIDGES
2. SPARK ARRESTOR
3. MULTI-DIMENSIONAL SHINGLES
4. 1 1/4" RESAWN TRIM
5. 1 1/2" LAP SIDING
6. 2 1/4" TRIM
7. 1 1/4" TRIM
8. 4x4 POST
9. 7" FASCIA GUTTER
10. DECORATIVE "HUTTERS"
11. 16070 REGIONAL ROLL-UP DOOR



DATE JAN 1971	DESIGN DANIELS	DATE JAN 1971	DATE JAN 1971
NOTED 344-4654	DESIGN DANIELS	DATE JAN 1971	DATE JAN 1971
SCALE	FLOOR PLAN 7:11	DATE JAN 1971	DATE JAN 1971
SHEET	BLINDER JYLE WERTZ 224 500	DATE JAN 1971	DATE JAN 1971

KEYNOTES

- 1 4X12 DF #1 HEADER
- 2 2X4X10 CORNER BRACE LET
- 3 10" OUTLET FOR GARAGE FLOOR OPENING
- 4 DRYER VENT TO OUTSIDE
- 5 WATER HEATER ON 18" RAISED PLATFORM
- 7 REFRIGERATOR
- 8 PANTRY
- 9 DEEP IN SINK
- 10 DOUBLE SINK W/ DISPOSAL
- 11 UPPER CABINET
- 12 6" HEARTH
- 13 6" CLEARANCE FIREPLACE
- 14 LINEN TABLE
- 15 SHELF & BARS
- 16 5" SHELVES
- 17 SINK
- 18 WATER CLOSET
- 19 VANITY
- 20 22 X 20 ATTIC ACCESS
- 21 6" WALL
- 22 5' HIGH WALL W/ TURNED POST
- 23 3/8" TYPE 1" 10" W/ ROOM FLOOR
- 24 4X4 POST
- 25 4X4 D.F. #1 BEAM



FLOOR PLAN
1/4"=1'-0"

EXHIBIT G

DATE: 7-2-91
 SHEET: 2

DATE: 7-2-91
 SHEET: 2

DAVIDS S&A ARCHITECTS
 ARCHITECTS
 564.4054

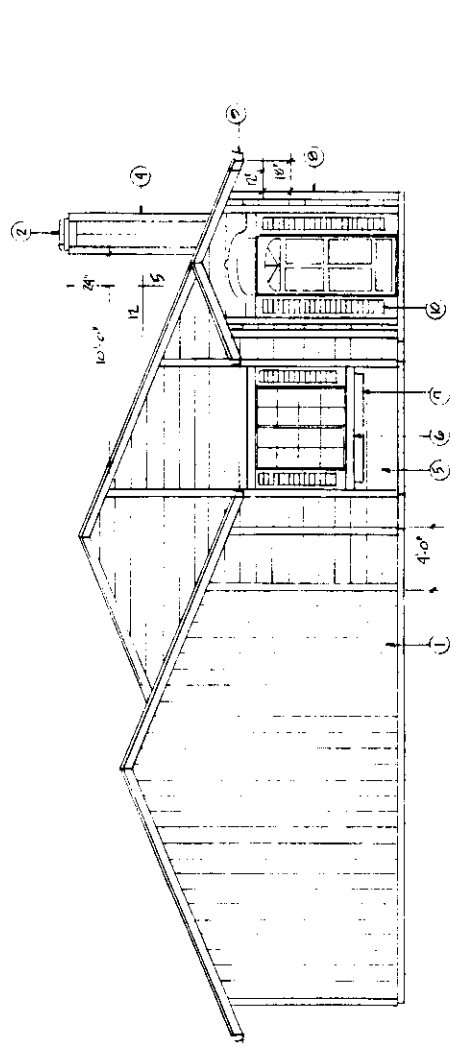
ELEVATIONS
 7-2-91

BUILDER: RHEINIX HOMES
 311 GREENHAVEN DR
 SUITE 00
 976 1A

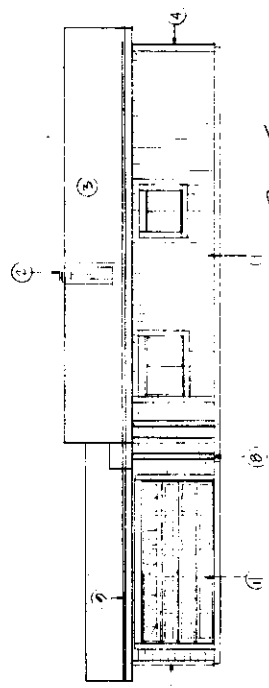
OWNER: SDS ENTERPRISE

KEYNOTES

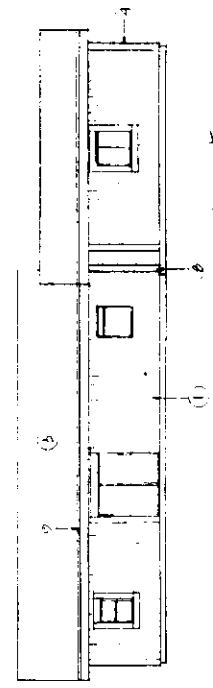
- 1 1" III STUDS w/ GROOVES @ 24" OC
- 2 SPACK APPLIED
- 3 MULTI DIMENSIONAL SHINGLES
- 4 1x4 FLASHING WITH
- 5 1/2" LAP SIDING
- 6 2x4 TRIM
- 7 1x4 TRIM
- 8 4x4 POST
- 9 7" PASAJA BUTTE
- 10 DEKORATIVE "BUTTER"
- 11 1/2" GYPSUM BOARD



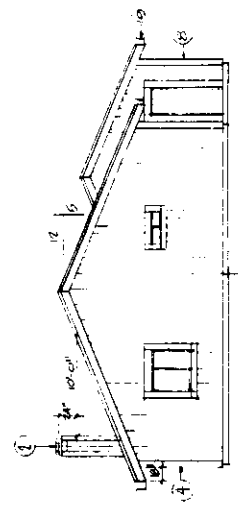
FRONT ELEVATION
 1/4" = 1'-0"



RIGHT ELEVATION
 1/8" = 1'-0"



LEFT ELEVATION
 1/8" = 1'-0"

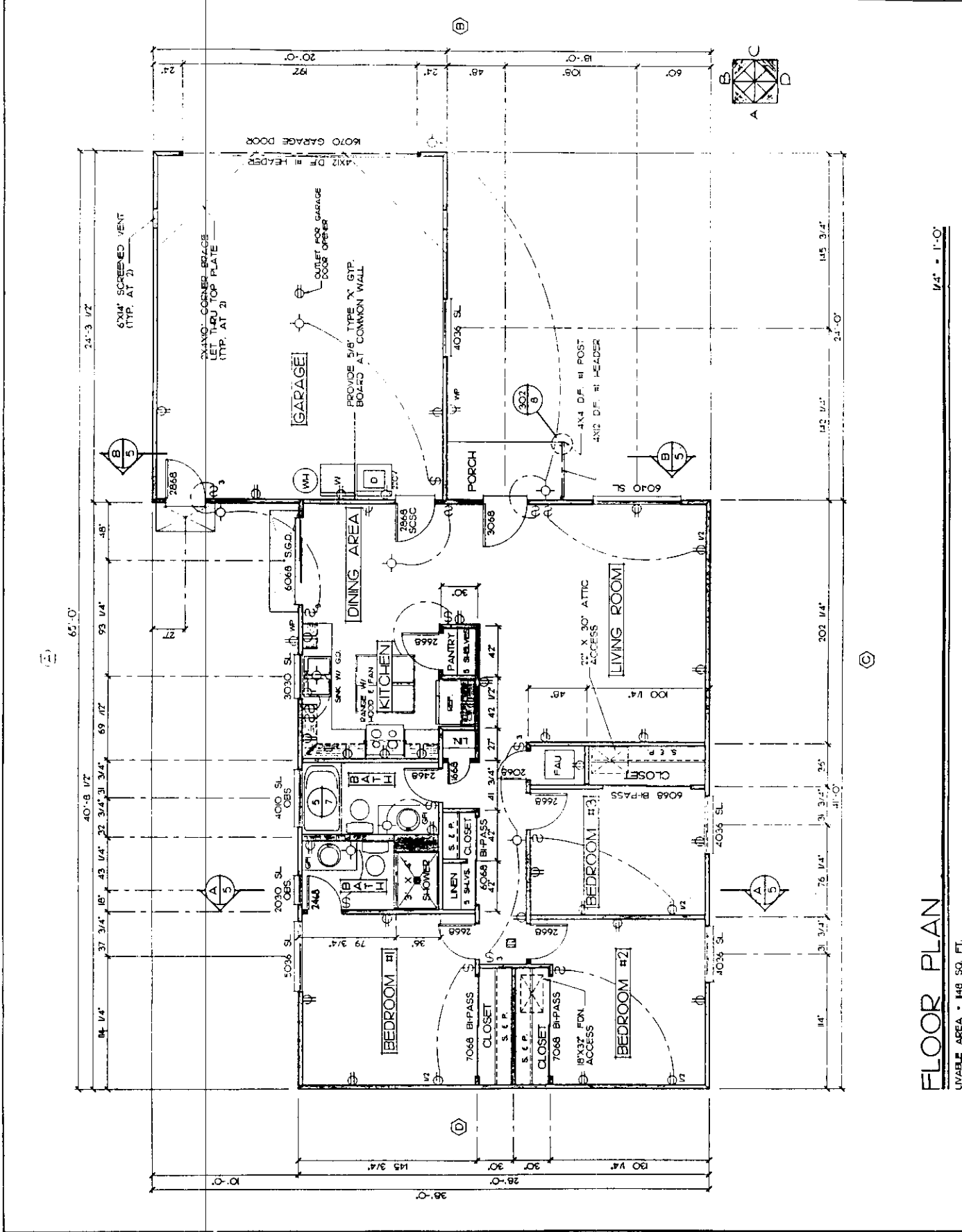


REAR ELEVATION
 1/8" = 1'-0"



PACIFIC MODERN HOMES, INC. P.O. BOX 670, ELK GROVE, CALIFORNIA 95624 (916) 423-2100

These drawings are the property of Pacific Modern Homes, Inc. and shall remain the confidential property of Pacific Modern Homes, Inc. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pacific Modern Homes, Inc.



FLOOR PLAN

LIVABLE AREA - 148 SQ. FT. GARAGE AREA - 477 SQ. FT.

1/4" = 1'-0"

P91-032

5.23.41

ITEM NO 22

DRAWN BY CALIFORNIA CADD 1111 1/2 ST LOS ANGELES, CALIF. 90012 PHONE (213) 475-1111 TELEX 980000	SHEET NO. 2	PROJECT NO. 9
	DATE 11/1/74	PLAN NAME THE GENDORA
AS SHOWN (Indicates changes from previous sheets)	P.O. BOX 670 ELK GROVE, CALIFORNIA 95624 (916) 685-8514	ELEVATIONS (SLAB)

FRONT ELEVATION 1/4" = 1'-0"

1/2" minimum to parallel door as provided

Grid Window to be provided

2x6 BARGE RAFTER W/ 1x4 REDWOOD SINGLE MOULD

2x6 FASCIA

14' X 18' GABLE VENT (TTP)

1x8 LP LAP SIDING AT FRONT

2x6 RESAWN TRIM AT DOORS AND WINDOWS ONLY, AT FRONT

5/8" OF 303 PLYWOOD AT SIDES AND REAR AND AT FRONT WHERE SHOWN

2x6 RESAWN TRIM AT FRONT CORNERS ONLY

LEFT ELEVATION 1/8" = 1'-0"

RIGHT ELEVATION 1/8" = 1'-0"

REAR ELEVATION 1/8" = 1'-0"

1x4 RESAWN TRIM AT CORNERS, WINDOWS AND DOORS AT SIDES AND REAR ONLY