




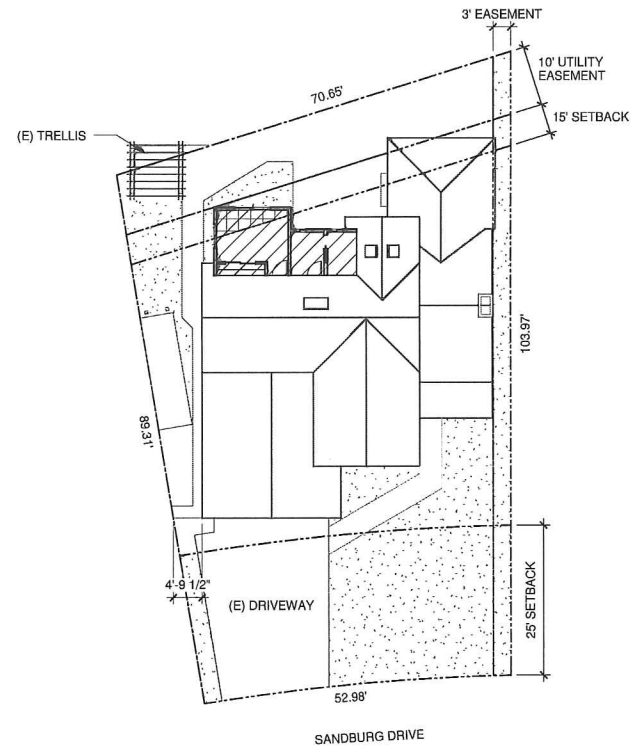
IF THIS SHEET IS NOT 22 X 34, IT IS A REDUCED PRINT - SCALE ACCORDINGLY

SITE PLAN GENERAL NOTES:

- GRADE SITE AS INDICATED ON SITE PLAN. GRADE TO AVOID ON-SITE WATER RETENTION AND DRAINAGE ONTO ADJACENT SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PROVIDE MINIMUM OF 2% GRADE SLOPE AWAY FROM THE BUILDING PAD FOR A DISTANCE NOT LESS THAN 5'-0" AT SIDEYARDS. SLOPE A MINIMUM OF 2% GRADE SLOPE AWAY FROM THE BUILDING PAD TO DRAINAGE SWALE.
- ANY SURVEY MONUMENT WITHIN THE AREAS OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENCED LAND SURVEYOR.
- VERIFY, LOCATE, AND INDICATE ALL PROPERTY CORNERS, SETBACKS, EASEMENTS, AND BUILDING LOCATION CORNERS PRIOR TO FOUNDATION INSPECTION.
- ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR COMPACTED FILL.
- VERIFY MINIMUM REQUIRED "WATER" PIPE SIZE OF 1.5" AND MINIMUM REQUIRED "WASTE" PIPE SIZE OF 4". NOTIFY CITY INSPECTOR OF ANY DISCREPANCY.

SITE PLAN LEGEND:

-  LANDSCAPED AREA
-  AREA THAT PROJECTS OVER 15' REAR YARD SETBACK
-  ADDITIONAL FLOOR AREA AT SECOND FLOOR

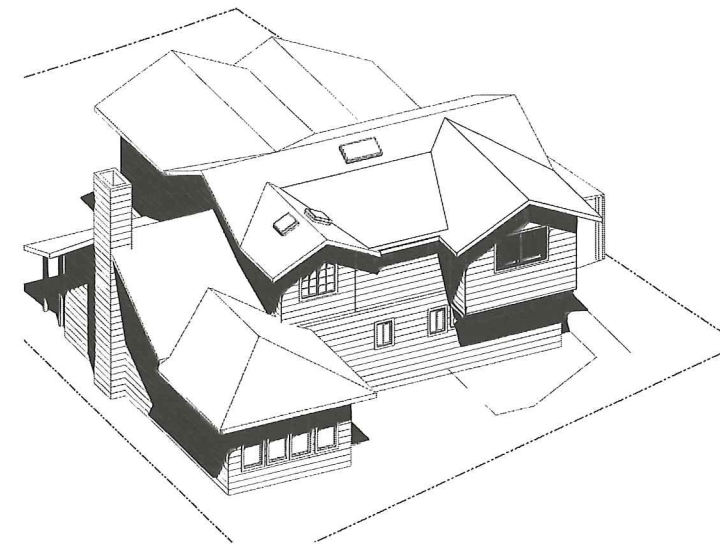


1 SITE PLAN
1/16" = 1'-0"



MASON RESIDENCE ADDITION

5117 SANDBURG DRIVE, SACRAMENTO, CA



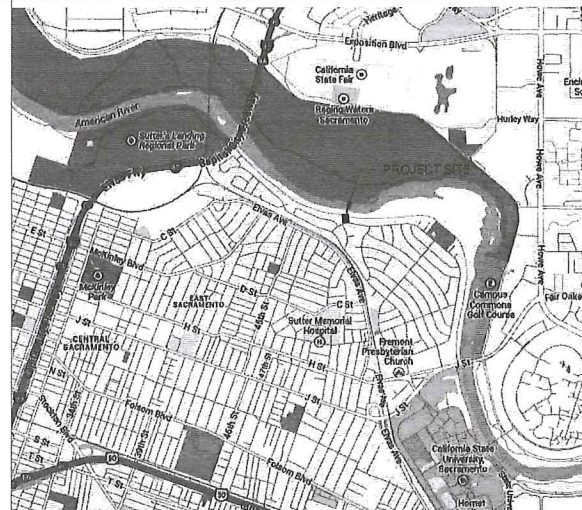
4132 C Street
Sacramento, CA 95819
Phone/Fax: 916.440.6765
info@ellis-architects.com

MASON RESIDENCE ADDITION
5117 SANDBURG DRIVE, SACRAMENTO, CA
APN # 005-0051-009

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CALIFORNIA CODE OF REGULATION AND ALL LOCAL CODES AND AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDINGS ON THE SITE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR WHERE THERE IS A DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS AND THE FIELD CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS POSSIBLE FOR INSTRUCTION ON HOW TO PROCEED.
- PROVIDE AND INSTALL DI-ELECTRIC FITTINGS ON PIPING.
- WHERE DISSIMILAR MATERIALS ARE JOINED, ALL FLASHINGS ARE TO BE INSTALLED PER SMACNA STANDARDS.
- PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY THE TYPE, EXTENT, AND LOCATION OF ALL UTILITY LINES ALREADY INSTALLED.
- IF ARTIFACTS OR SKELETAL REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, ALL WORK IS TO BE STOPPED AND THE LOCAL COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED IN ORDER THAT THE FIND MAY BE ASSESSED.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE DUE TO CONSTRUCTION, INCLUDING ADJACENT PROPERTIES, ON- AND OFF-SITE WORK.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMITTAL SHALL COMMENCE UNTIL THE SUBMITTAL HAS BEEN REVIEWED BY THE ARCHITECT.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBSTITUTIONS SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE ARCHITECT AND THE OWNER. CONSIDERATION WILL BE GIVEN TO LIFE SAFETY, FIRE RATING, ACOUSTICS, WATERPROOFING, STRUCTURAL INTEGRITY, ACCESSIBILITY, AND AESTHETICS WHEN ASSESSING PROPOSED SUBSTITUTIONS.
- DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF OPENING, UNLESS OTHERWISE NOTED.
- WINDOWS ARE CENTERED IN ROOMS UNLESS OTHERWISE NOTED.
- ALL EXTERIOR METAL SHALL BE PRIMED AND PAINTED.

VICINITY MAP



PROJECT DESCRIPTION

SCOPE OF WORK: NEW SECOND STORY BATHROOM AND BEDROOM ADDITION TO AN EXISTING TWO-STORY RESIDENCE.

CONSTRUCTION TYPE: TYPE 5B
OCCUPANCY TYPE: R-3

EXISTING RESIDENCE
GROUND FLOOR: 1,423 S.F.
SECOND FLOOR: 626 S.F.
GARAGE: 380 S.F.
COVERED PORCH: 64 S.F.
TOTAL EXISTING CONDITIONED HOUSE AREA: 2,049 S.F.

RESIDENCE WITH ADDITION
GROUND FLOOR: 1,423 S.F.
SECOND FLOOR: 834 S.F.
GARAGE: 380 S.F.
COVERED PORCH: 64 S.F.
TOTAL CONDITIONED HOUSE AREA: 2,257 S.F.

ZONING: R-1
LOT COVERAGE
GROUND FLOOR: 1,423 S.F.
GARAGE: 380 S.F.
COVERED PORCH: 64 S.F.
CANTILEVERED 2ND FLOOR: 48 S.F.
(E) SHED: 82 S.F.
TOTAL LOT COVERAGE = 1,697 S.F.
TOTAL LOT SIZE = 5,950 S.F.
PERCENTAGE OF LOT COVERAGE: 1,697 S.F. / 5,950 S.F. = 29%
29% < 40% = OK

PROJECT DIRECTORY

OWNER:
JUSTIN AND JOLYNN MASON
5117 SANDBURG DRIVE
SACRAMENTO, CA 95819
PH: 916-798-2847
EMAIL: jolynnmason@gmail.com

ARCHITECT:
ELLIS ARCHITECTS
CONTACT: SARAH ELLIS
4132 C STREET
SACRAMENTO, CA 95819
PH: 916-440-6765
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EMAIL: sarah@ellis-architects.com

ENGINEER:
TIM SULLIVAN ENGINEERING
CONTACT: TIM SULLIVAN
PH: 916-704-0498
EMAIL: tim.sullivan00@yahoo.com

SHEET INDEX

ARCHITECTURAL
A0.0 COVER SHEET
A2.0 FLOOR PLANS
A3.0 ROOF PLAN & EXTERIOR ELEVATIONS

PLANNING SUBMITTAL

DATE:
03/21/2014

REVISIONS:

SHEET TITLE

COVER SHEET

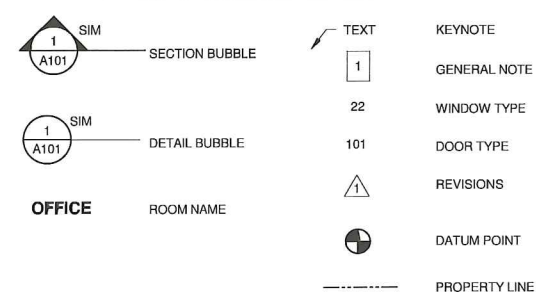
SHEET

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ABBREVIATIONS

A.C.	ASPHALTIC CONCRETE	EA	EACH	MTL	METAL	TOC	TOP OF CONCRETE
AFF	ABOVE FINISH FLOOR	EJ	EXPANSION JOINT	MAX	MAXIMUM	T.O.P	TOP OF PLATE
ALUM	ALUMINUM	EQ	EQUAL	MIN	MIN	TOW	TOP OF WALL
ASR	AUTOMATIC SPRINKLER RISER	EXP	EXPOSED	NIC	NOT IN CONTRACT	TYP	TYPICAL
ADJ	ADJUSTABLE	FD	FLOOR DRAIN	NTS	NOT TO SCALE	UON	UNLESS OTHERWISE NOTED
BLK	BLOCK	FG	FINISH GRADE	O/	OVER	W/	WITH
BLDG	BUILDING	FIN	FINISH	OC	ON CENTER	WH	WATER HEATER
CB	CATCH BASIN	FLR	FLOOR	OPP	OPPOSITE	WTR	WATER
CJ	CONTROL JOINT	FOC	FACE OF CONCRETE			WD	WOOD
CL	CENTER LINE	FOF	FACE OF FINISH	PL	PROPERTY LINE		
CLG	CEILING	FOM	FACE OF MASONRY	POC	POINT OF CONNECTION		
CLR	CLEAR	FOS	FACE OF STUD	PLWD	PLYWOOD		
CO	CLEAROUT	FS	FINISH SURFACE	RD	ROOF DRAIN		
COL	COLUMN	GI	GALVANIZED IRON	REQD	REQUIRED		
CONC	CONCRETE	GSM	GALVANIZED SHEET METAL	RO	ROUGH OPENING		
CONT	CONTINUOUS	GYP BD	GYP BOARD				
CT	CERAMIC TILES	HT	HEIGHT	SIM	SIMILAR		
DS	DOWNSPOUT	MH	MANHOLE	SQ	SQUARE		
DBL	DOUBLE	MO	MASONRY OPENING				
		MTR	METER				

DRAFTING SYMBOLS



APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE LOCAL ORDINANCES AND THE BUILDING CODES AS ADOPTED BY THE CITY OF SACRAMENTO.

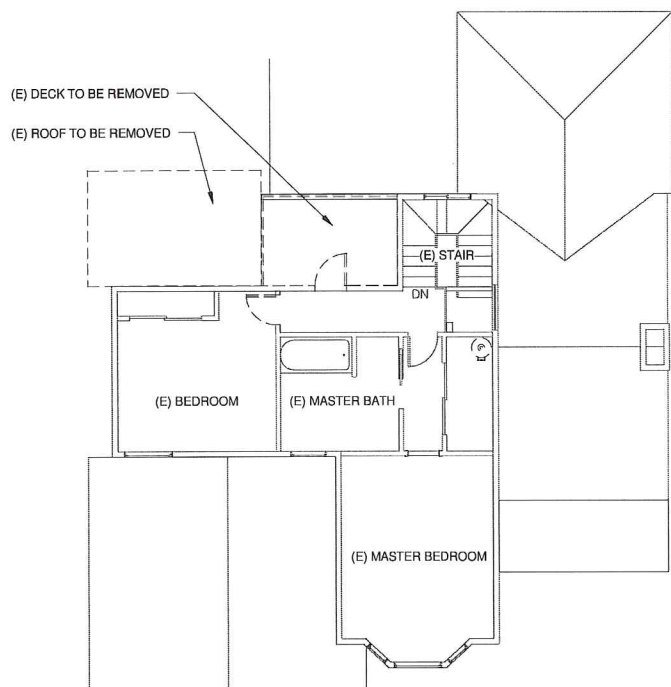
2013 CRC (CALIFORNIA RESIDENTIAL CODE)
2013 CBC (CALIFORNIA BUILDING CODE)
2013 CPC (CALIFORNIA PLUMBING CODE)
2013 CMC (CALIFORNIA MECHANICAL CODE)
2013 CEC (CALIFORNIA ELECTRICAL CODE)
2013 CAL GREEN (CALIFORNIA GREEN BUILDING STANDARDS CODE)
2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

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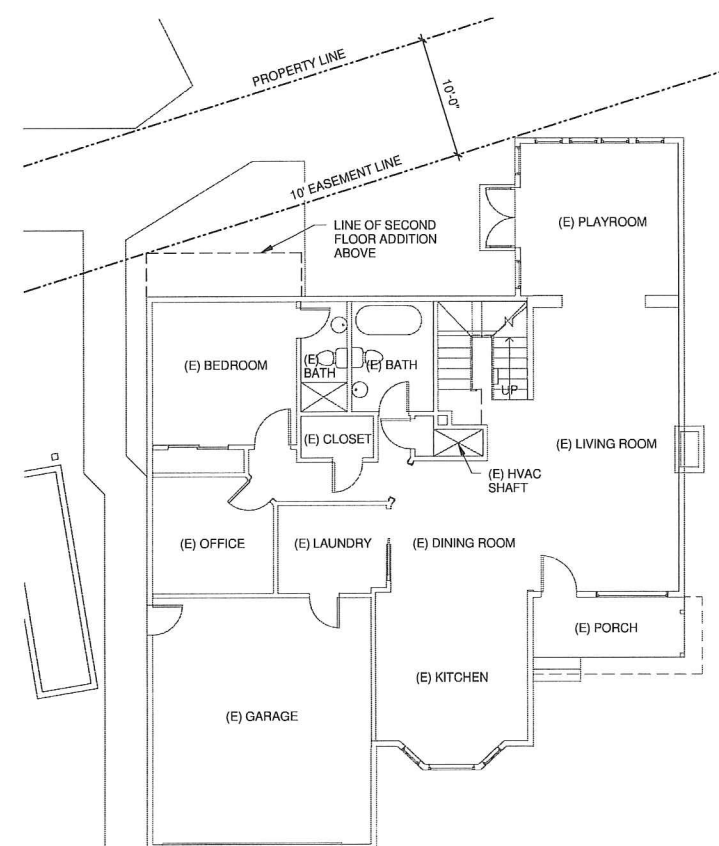
MAR 21 2014

BY: _____

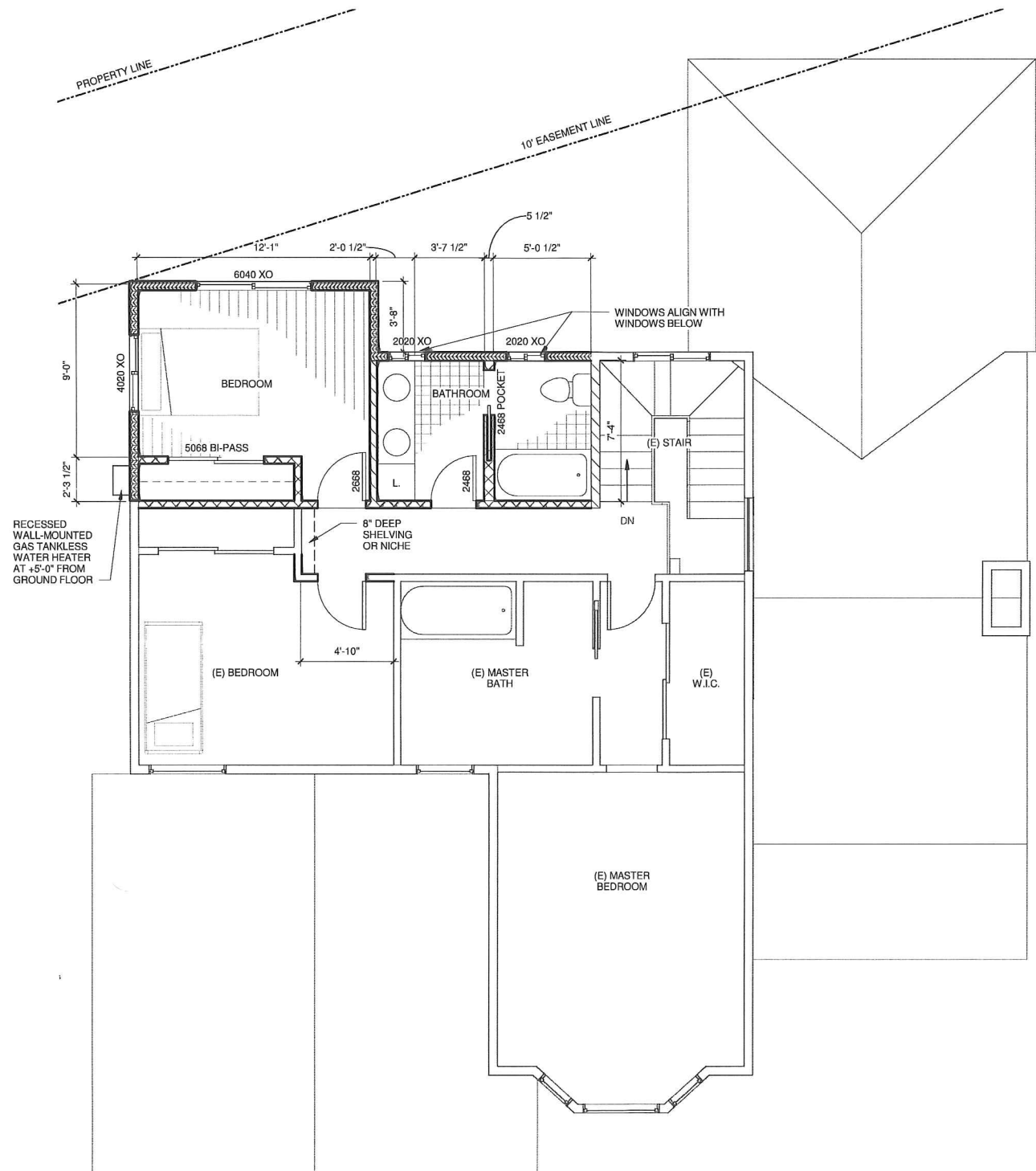
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1 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



2 EXISTING GROUND FLOOR PLAN
1/8" = 1'-0"



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

FLOOR PLAN LEGEND:

- 2X6 EXTERIOR WALL
- 2X4 INTERIOR WALL
- 2X6 PLUMBING WALL
- TILE FLOORING
- WOOD FLOORING

GENERAL NOTES:

1. ALL WALLS SEPARATING CONDITIONED FROM NON-CONDITIONED SPACE ARE TO BE INSULATED FULL DEPTH OF WALL WITH R-19 BATT INSULATION

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MASON RESIDENCE ADDITION
5117 SANDBURG DRIVE, SACRAMENTO, CA
APN # 005-0051-009

PLANNING SUBMITTAL

DATE: 03/21/2014

REVISIONS:

SHEET TITLE

FLOOR PLANS

SHEET

A2.0

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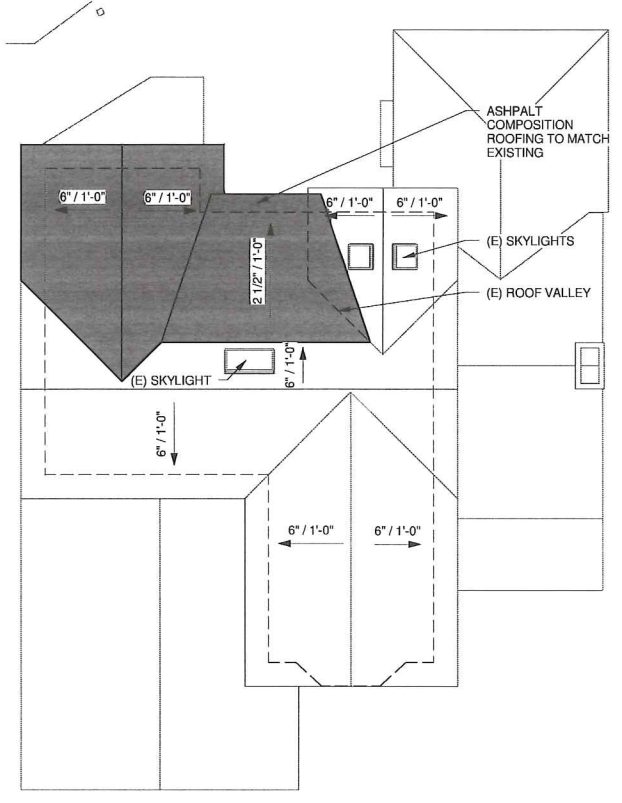
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2 NORTH ELEVATION
1/4" = 1'-0"



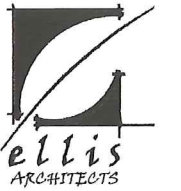
1 ROOF PLAN
1/8" = 1'-0"

ROOF PLAN LEGEND

-  ADDITIONAL ROOF AREA
-  LINE OF EXTERIOR WALL BELOW



3 WEST ELEVATION
1/4" = 1'-0"



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DATE:
03/21/2014

REVISIONS:

SHEET TITLE

ROOF PLAN &
EXTERIOR
ELEVATIONS

SHEET

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5117 Sandburg Drive - Close View from Southwest



5117 Sandburg Drive - Close View from Southeast



Across Sandburg Drive - Property to the Southeast



Across Sandburg Drive - Property directly across 5117



Across Sandburg Drive - View from Property to the West of 5117



5117 Sandburg Drive - View from Southeast



Property to the West of 5117 Sandburg Ave.



5117 Sandburg Ave. - View from the Southwest



5117 Sandburg Ave. - View from the South



Property to the East of 5117 Sandburg Ave.



Rear yard - View from the Northeast



Rear yard - View from the North



Rear yard - View from the Northwest



Rear yard - View from the House Looking North



Rear yard - Closer View from the Northwest

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