



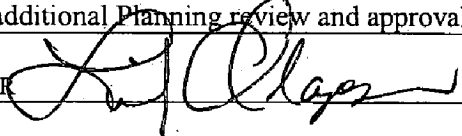
DEVELOPMENT SERVICES  
DEPARTMENT  
PLANNING DIVISION

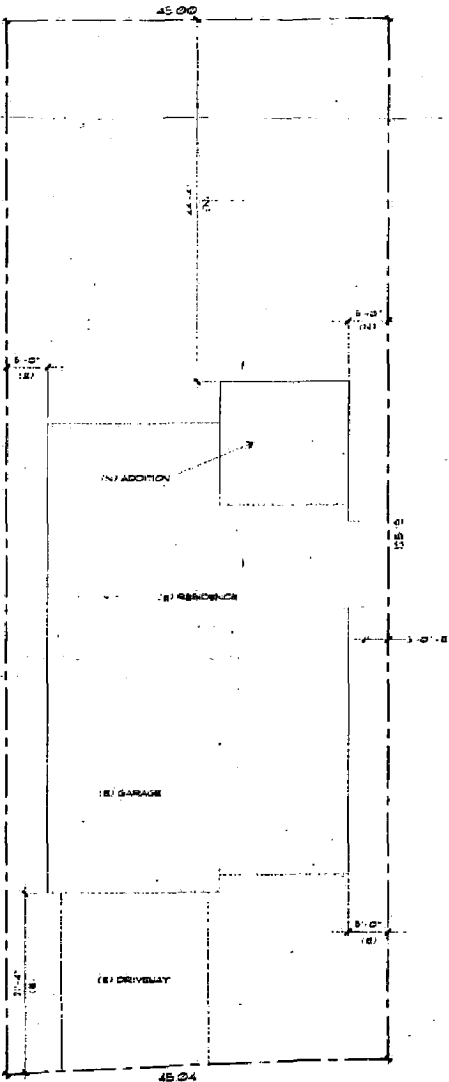
**CITY OF SACRAMENTO**  
CALIFORNIA

915 I STREET  
SUITE 3000  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-808-5656  
916-808-7185 FAX

**MINOR MODIFICATION TO PREVIOUS APPROVAL**

FILE NUMBER: Z02-163			
PREVIOUS FILE NUMBERS: P99-136, P97-117, P91-252			
SPECIAL PERMIT <input checked="" type="checkbox"/> OR PLAN REVIEW <input type="checkbox"/>			
PROJECT ADDRESS: 7475 Damascus Drive ZONE: R-1A-PUD			
APN: 117-1380-001			
APPLICANT'S NAME & ADDRESS: <table border="1"><tr><td>Parker Severaid</td></tr><tr><td>5628 Darby Road</td></tr><tr><td>Rocklin, CA 95675</td></tr></table>	Parker Severaid	5628 Darby Road	Rocklin, CA 95675
Parker Severaid			
5628 Darby Road			
Rocklin, CA 95675			
PROPOSED PROJECT: The applicant is requesting to construct a 230 square foot addition to an existing single family residence in the Laguna Vega North PUD, Single Family Alternative (R-1A-PUD) zone. The Planning Commission approved the original Special Permit to construct the single family subdivision. The proposed addition will meet all standard setback and lot coverage requirements and represents less than a 10% expansion to the site, therefore the project is considered a minor modification by the Zoning Administrator.			
ANALYSIS & CONDITIONS: The Special Permit Minor Modification request is supported by staff because the project is designed to be compatible with the existing residence. The project does not negatively impact surrounding residential properties. The modification is approved subject to the following conditions: <ol style="list-style-type: none"><li>1. The 230-square foot addition shall be constructed in conformance with submitted plans.</li><li>2. The addition shall be constructed and painted to match the existing residence.</li><li>3. The applicant shall obtain all necessary building permits prior to commencing construction.</li><li>4. Any other changes or additions shall require additional Planning review and approval.</li></ol>			
APPROVED BY: Lindsey Alagozian FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR 			
DATE: August 22, 2002			



DAMASCUS DRIVE

**SITE PLAN**  
SCALE: 1/8" = 1'-0"

**GENERAL CONDITIONS**

ALL INFORMATION PROVIDED IS DIAGNOSTIC IN NATURE. EACH SUB-CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND REGULATIONS. THE WORK CONDITIONS OF THE COMPLETED CONSTRUCTION, READY FOR USE, INCLUDING ALL ASPECTS OF THE WORK, HAVE BEEN EXPLICITLY DESCRIBED. WORK WHICH CAN BE REASONABLY ANTICIPATED BECAUSE OF INTENDED USE, EXISTING CONDITIONS, CODE REQUIREMENTS OR FAMILIARITY WITH EXPERIENCED WORKERS WITH WORK OF THIS SPECIFIC TYPE IS INCLUDED. RESPECTIVE OF THESE DRAWINGS & SPECIFICATIONS, ANY WORK NOT BEING INCLUDED IS EXPLICITLY CALLED OUT. THESE PLANS ARE NOT INTENDED TO BE COMPLETE. THEY REPRESENT A DESIGN CONCEPT. THE SPECIFIC DETAILS OF WHICH ARE THE RESPONSIBILITY OF THE SUB-CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A QUALIFIED ENGINEER'S CONSTRUCTION SO THAT OBSERVATION & ADJUSTMENTS TO THE STRUCTURE CAN BE MADE AS FIELD CONDITIONS INDICATE. VERIFY ALL CONDITIONS & DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWING (REPRODUCTION DISTORTIONS). THE CONTRACTOR SHALL VISIT THE CONSTRUCTION SITE & VERIFY ALL FIELD CONDITIONS PRIOR TO ANY WORK PROCEEDING. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION, MEANS, SAFETY, COSTS, SEQUENCES, PROCEDURES, DETAILS & ALL DAMAGES TO PERSONS OR PROPERTY WHETHER OR NOT COVERED BY PAYMENTS MADE. ANY PARTY MAKING ANY USE WHATSOEVER OF THESE DOCUMENTS OR DERIVINGS ANY INDEBIT FROM THEM, SHALL FULLY INDEBIT & HOLD HARMLESS BAKOS & ASSOCIATES & THEIR AGENTS, EMPLOYEES & CONSULTANTS TO THE FULLEST EXTENT OF THE LAW AGAINST ALL CLAIMS, DAMAGES & EXPENSES THAT ARE CAUSED IN WHOLE OR PART BY ANY NEGLIGENCE, ACT OR OMISSION OF ANY PARTY. SUBCONTRACTOR OR ANY DIRECT OR INDIRECT EMPLOYEE OR AGENT, WHETHER OR NOT CAUSED IN PART BY A PARTY INDEPENDENT HEREAFTER. THIS OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY EMPLOYEE INDEBIT ACT OR ARREST ANY OTHER RIGHT OR OBLIGATION. REPORT TO THE OWNER ANY ERRORS OR INCONSISTENCIES APPARENT OR SUSPECTED & A RESOLUTION REPORT PROCEEDING THE OBLIGATION OF BAKOS & ASSOCIATES WITH RESPECT TO ANY SUCH ERRORS OR INCONSISTENCIES SHALL BE STRICTLY LIMITED TO PREVISIONS OF ADDITIONAL INFORMATION IN A FORM DEEMED APPROPRIATE SOLELY BY BAKOS & ASSOCIATES.

- NOTE: THE FOLLOWING CONDITIONS APPLY UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS & REQUIREMENTS & LOCAL CITY/COUNTY CODES & ORDINANCES, INCLUDING BUT NOT LIMITED TO THE UNIFORM BUILDING CODES, PLUMBING CODES, MECHANICAL CODES & NATIONAL ELECTRICAL CODES. ELECTRICAL, MECHANICAL & PLUMBING SYSTEMS SHALL COMPLETE & FULLY OPERATIONAL. ALL PLUMBING SHALL OPERATE SMOOTHLY & WITHOUT EXCESSIVE NOISE.
  - REFER TO INCLUDED ARCHITECTURAL & STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION.
  - ALL FRAMING LIFTERS & CONNECTIONS SHALL BE IN ACCORDANCE WITH CHAPTER 14 OF THE UBC.
    - ALL 4x FRAMING OR # 2 STRUCTURAL
    - ALL 1x FRAMING OR # 2 STUDS, STUDS & BLOCKING, CONSTRUCTION & DETAIL FOR EIGHT ALTERNATES
    - ALL PLATES, PRESSURE TREATED DR # 2 (OR FOUNDATION GRADE REDWOOD)
  - FOUNDATION & FRAMING.
    - USE SOLID BLOCKING BEHIND ALL HARDWARE, CABINETS & FIXTURES TO BE ATTACHED TO WALL.
    - USE FULL LENGTH TRIMMERS & FULL LENGTH CRIPPLES UNDER ALL BILLS.
    - TOP NAIL ALL OUTSIDE STUDS & BILL PLATE
    - TRYPICAL FOUNDATION & PERIMETER 12" WIDTH @ 1/3 STORY & 8" WIDTH @ 1/2 STORY. (SEE DETAILS)
    - SLOPE GARAGE SLAB TO DRAIN TO EXTERIOR & PROVIDE CURB & PERIMETER 14" CONC SLAB WITH 1" DIA. 18" W/18" DIA. SAND CUSHION OVER POLYETHYLENE VAPOR BARRIER (14" CONC TYPE) (ALSO TRS. & SEE SLAB)
    - ALL DIMENSIONS INDICATED TO FACE OF STUD OR FACE OF CONCRETE
    - VERIFY EXACT FOUNDATION LAYOUT IN FIELD. SPECIAL FOOTINGS MUST ALIGN W/ CONCENTRATED LOADS TRANSMITTED BY STRUCTURE ABOVE. VERIFY PLUMBING FIXTURE LAYOUT.
    - ALL BEAMS SHALL HAVE DOUBLE 2x4 POSTS @ EACH END W/ TOPON PC OR EPC CAP AS APPLICABLE. MINIMUM REQUIREMENTS (MIN.) SEE FRAMING PLANS FOR POST LOCATIONS.
  - VERIFY SIZES & REQUIRED CLEARANCES FOR APPLIANCES, MECHANICAL EQUIPMENT & WATER HEATER. PROVIDE SIZES & ALL ROOF GABLES, PIPES & RAIN. IF NOT INDICATED, VERIFY DOWNSPOUT LOCATIONS. PAINT DOWNSPUTS & FLASHES TO MATCH ADJACENT SURFACE. PATCH (BY COLOR OR WEATHERED ROOF SHINGLES AS CLOSE AS POSSIBLE) IF APPLICABLE.

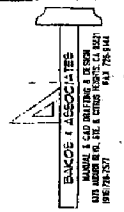
**DRAWING INDEX**

SHEET	DESCRIPTION
A1	COVER SHEET, INDEX & SITE PLAN
A2	FLOOR PLAN, FOUNDATION PLAN, ELEVATIONS & DETAILS
A3	ROOF FRAMING PLAN, STRUCTURAL SECTIONS & DETAILS

**Z02-163**

REC'D AUG 07 2002

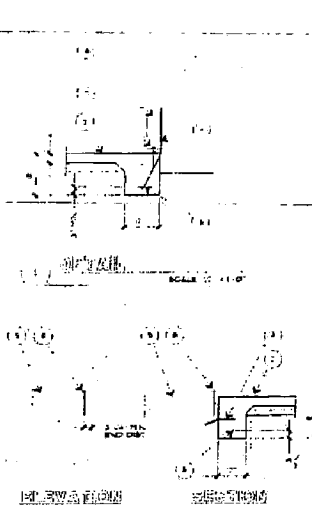
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JOB BY	7306 BR
DRAWN BY	EDD
REV.	
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REV.	



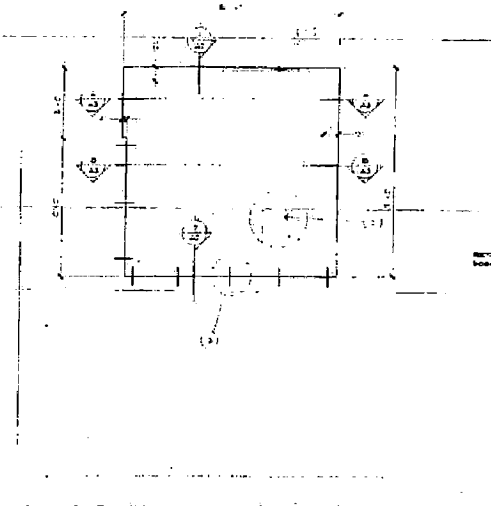
PLANS FOR:  
**GLEGHORN ADDITION**  
7475 DAMASCUS DR.  
ELK GROVE, CA  
(916) 688-9780

**PARKER D. SEVERAID**  
**GENERAL CONTRACTOR**  
5628 DARBY RD.  
ROCKLIN, CA 95675  
(916) 624-4004 LIC. # 7306223

SHEET:  
**A1**  
OF 3

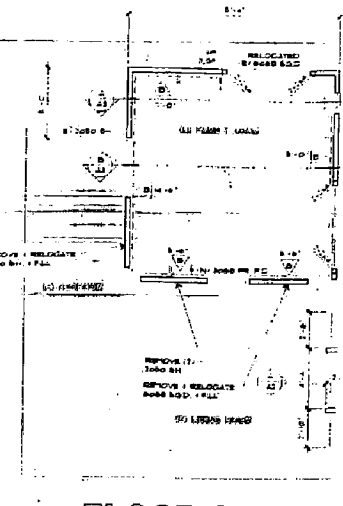


- FOOTING DETAIL & ANCHOR BOLT DETAIL**
- REVISIONS:**
1. 1/4\"/>



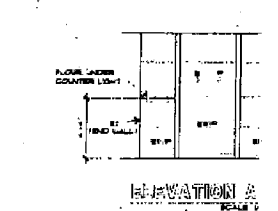
**FOUNDATION PLAN**  
SCALE 1/4\"/>

- FOUNDATION NOTES:**
1. ALL CONCRETE TO BE 3000 PSI MIN COMP. COMPACTED SURFACE PER ACI 301.3.
  2. ALL REBAR TO BE GRADE 40 FLY ASH. BRACES ALL LAPS UP SPICE 4'-0\"/>



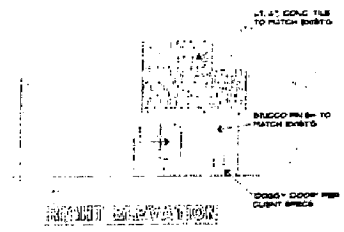
**FLOOR PLAN**  
SCALE 1/4\"/>

- LEGEND:**
- NEW WALL
  - EXIST WALL TO BE REMOVED
  - BOUND WALL
  - NEW SHEAR WALL
- NOTES:**
- BRACED WALL PANELS SHALL BE NAIL PER ACI TOP PLATE SHALL BE CONNECTED TO THE AT LEAST TWO THE CONCRETE. BRACED NOT IN PLACES OF 1/2\"/>



**ELEVATION A**  
SCALE 1/4\"/>

- LEGEND:**
- DUPLEX ELECTRICAL
  - PHONE JACK



**RIGHT ELEVATION**  
SCALE 1/4\"/>



**REAR ELEVATION**  
SCALE 1/4\"/>



**LEFT ELEVATION**  
SCALE 1/4\"/>

**ELEVATIONS**  
SCALE 1/4\"/>

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