

CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday April 13, 1993 the Zoning Administrator approved with conditions a Special Permit for the project known as Z93-002. Findings of Fact and conditions of approval for the project are listed on page 2.

Project Information

Request: Zoning Administrator's Special Permit to expand a non-conforming structure by adding 233± square foot addition to an existing dwelling unit with a four foot interior side yard setback on 0.24± developed acres in the Single Family (R-1) zone.

Location: 1425 40th Street
APN: 008-0261-013

Applicant:	Zaxco Inc. 1400 S Street Sacramento, CA 95814	Property Owner:	Bell Revocable Trust/David & Noa Bell 1425 40th Street Sacramento, CA 95819
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General Plan Designation: Low Density Residential
Existing Land Use of Site: Single Family
Existing Zoning of Site: R-1

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	49'
South: Residential; R-1	Side(N):	5'	4'
East: Residential; R-1	Side(S):	5'	11'
West: Residential; R-1	Rear:	15'	47'

Parking Required: 1
Parking Provided: 2
Property Dimensions: 75' X 143'
Property Area: 0.24± ac.
Square Footage of Building: 1,190± sq. ft.
233± sq. ft. addition
Height of Building: 30 ft (2 story)
Exterior Building Materials: Wood
Roof Materials: Lo-slope builtup
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Additional Information: Proposed expansion includes deck and trellis addition as indicated on Exhibit B. This will also be four feet from north property line.

Project Plans: See Exhibits A- E

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301(E)(1)).


Conditions of Approval:

1. Building materials shall be compatible with the exterior materials of the residence.
2. The location and square footage of the addition shall substantially conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to the construction of the addition.

Note from Public Works - Development Division: Water and sewer services are located in the rear of the lot. Applicant should be aware of potential conflicts between services and proposed addition.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing sideyard setback on the north property line is four feet; and
 - b. the proposed addition will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate access to the rear yard will continue to be provided; and
 - b. the proposed design of the addition is compatible with the existing residence and surrounding residential uses.
3. The project is consistent with the General Plan which designates the site for Low Density Residential uses.

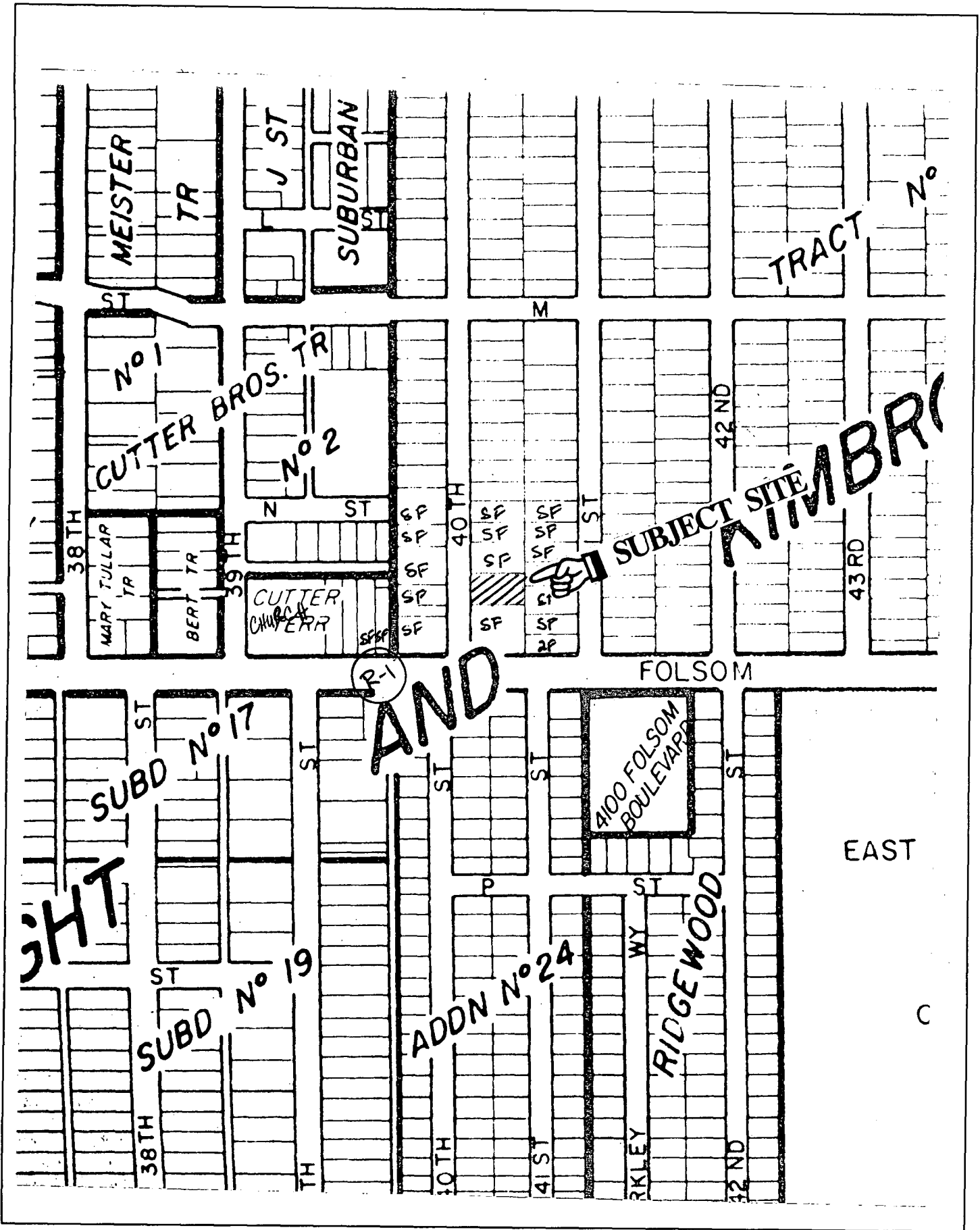


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit or Variance is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit or Variance shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)
Applicant
ZA Log Book



VICINITY, LAND USE AND ZONING MAP

GENERAL NOTES

- THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS AND ANY SEPARATE APPENDIX ISSUED PRIOR TO BID DATE.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT SUM ALL ALLOWANCES STATED IN THE CONTRACT. ITEMS COVERED BY ALLOWANCES SHALL BE SUPPLIED FOR SUCH AMOUNTS AND BY SUCH PERSONS OR ENTITIES AS THE OWNER MAY DIRECT.
- THE CONTRACTOR SHALL ACCEPT THE SITE "AS IS", SHALL PERSONALLY VISIT THE SITE PRIOR TO BIDDING, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES.
- THE CONTRACTOR WARRANTS TO THE OWNER THAT MATERIALS AND QUALITY FURNISHED UNDER THE CONTRACT WILL BE OF GOOD QUALITY AND NEW, THAT THE WORK WILL BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY REQUIRED OR PERMITTED, AND THAT THE WORK WILL CONFORM WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ENSURE THAT APPROPRIATE INSURANCE COVERAGE EXISTS FOR ALL ASPECTS OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.
- TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE OWNER, ARCHITECT, ARCHITECT'S CONSULTANTS, AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK. CONTRACTOR SHALL PROVIDE AND PAY FOR A COURT OR OTHER FORM OF COMPETENT JURISDICTION TO ARISE SOLELY OUT OF THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE PARTY SEEKING INDEMNITY PROTECTORS.
- THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR, INCLUDING ALL REASONABLY INFERRABLE AS BEING NECESSARY TO PRODUCE THE INTENDED RESULTS, WHEN NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES ON THIS PROJECT.
- WHERE WALLS ARE DIMENSIONED TO EXISTING STRUCTURE, THE FINISHED SURFACES SHALL ALIGN, GYPSUM SURFACES AS REQUIRED FOR ADJACENT FINISH MATERIALS TO ALIGN, TAPERED THRESHOLDS ARE PROHIBITED.
- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MAINTENANCE, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTOR SHALL PROVIDE AND PAY FOR A JOB SITE TELEPHONE AND FOR PORTABLE SANITARY FACILITIES. WATER AND UTILITIES SHALL BE PROVIDED AND PAID FOR BY OWNER. THE CONTRACTOR SHALL PAY SALES, CONSUMER, USE AND SIMILAR TAXES FOR THE WORK.
- PRIOR TO THE EXECUTION OF THE CONTRACT, IF THE OWNER AND THE CONTRACTOR NEGOTIATE CHANGES TO THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ARCHITECT A DETAILED WRITTEN DESCRIPTION OF THOSE CHANGES, INCLUDING ANY ADJUSTMENTS TO THE CONTRACT SUM, AND THE CONTRACT TIME. NO SUCH CHANGES SHALL BE EXECUTED WITHOUT THE OWNER'S WRITTEN APPROVAL.
- AFTER EXECUTION OF THE CONTRACT, CHANGES IN THE WORK SHALL BE ACCOMPLISHED BY WRITTEN CHANGE ORDER. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ARCHITECT A DETAILED WRITTEN DESCRIPTION OF THOSE CHANGES, INCLUDING ANY ADJUSTMENTS TO THE CONTRACT SUM, AND THE CONTRACT TIME. NO SUCH CHANGES SHALL NOT BE EXECUTED WITHOUT THE OWNER'S WRITTEN APPROVAL.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL, OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- ORGANIZATION OF THE SPECIFICATIONS AND ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.
- THE CONTRACTOR SHALL, AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED.
- THE OWNER RESERVES THE RIGHT TO PERFORM CONSTRUCTION OR OPERATIONS RELATED TO THE PROJECT WITH THE OWNER'S OWN FORCES, AND TO AWARD SEPARATE CONTRACTS IN CONNECTION WITH OTHER PORTIONS OF THE PROJECT. THE OWNER SHALL PROVIDE FOR COORDINATION OF THE ACTIVITIES OF THE OWNER'S OWN FORCES AND OF EACH SEPARATE CONTRACTOR WITH THE WORK OF THE CONTRACTOR, WHO SHALL COOPERATE WITH THEM.
- ALL HAZARDOUS MATERIAL IDENTIFICATION AND REMOVAL SHALL BE PROVIDED BY THE OWNER UNDER SEPARATE CONTRACT.
- IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE OTHER MATERIAL REASONABLY BELIEVED TO BE ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN REMOVED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER IN WRITING.
- THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS FOR SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO, EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY. THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING LANDSCAPING, PAVING AND UTILITIES, MATERIAL STORAGE AND VEHICLE PARKING SHALL BE LIMITED TO PAVED AREAS.
- THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUDDISH CAUSED BY OPERATIONS UNDER THE CONTRACT, AND SHALL PROVIDE A DEBRIS BOX THROUGHOUT THE COURSE OF CONSTRUCTION. PREMISES SHALL BE BROOM CLEAN AT THE END OF EACH DAY.
- THE SHALL PROVIDE REASONABLE PROTECTION AGAINST DUST INVASION OF EXISTING AREAS WHERE NO WORK IS TO BE DONE.
- UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR, INCLUDING REMOVAL OF ALL SPOTS AND STAINS, INCLUDING PAINT.
- NO PAYMENT NOR ANY RETAINED PERCENTAGE SHALL BECOME DUE UNTIL THE CONTRACTOR SUBMITS, IF REQUIRED BY THE OWNER, OTHER DATA ESTABLISHING PAYMENT OR SATISFACTION OF OBLIGATIONS, SUCH AS RECEIPTS, RELEASES AND WAIVERS OF LIENS, CLAIMS, SECURITY INTERESTS OR ENCUMBRANCES ARISING OUT OF THE CONTRACT.

SCHEDULES

WINDOWS, EXTERIOR FRENCH DOORS, SKYLIGHT SCHEDULE

MARK	STATUS	SIZE	TYPE AND REMARKS
A	NEW	1'-6" x 4'-0"	BL CASHEMENT
B	NEW	1'-6" x 4'-0"	BL CASHEMENT
C	NEW	2'-0" x 4'-0"	BL CASHEMENT
D	NEW	7'-6" x 4'-0"	BL 2X4 CASHEMENT
E	# NOT USED		
F	NEW	6'-0" x 6'-8"	PAIR 1/2 FRENCH DOORS
G	NEW	2'-0" x 4'-0"	BL CASHEMENT
H	EXISTING	3'-7" x 5'-8"	PAIR CASHEMENT
I	NEW	11'-6" x 5'-8"	BL CASHEMENT IN EXISTING OPENING
J	NEW	5'-0" x 6'-8"	PAIR 1/2 FRENCH DOORS IN EXISTING WINDOW LOCATION

- NOTE:**
- WINDOWS AND FRENCH DOORS SHALL BE PER SPECIFICATIONS DIVISION 6.
 - JOB HAS NO SKYLIGHTS.
 - JOB HAS NO GLASS SLUGS.
 - ALL WINDOWS ARE IN NEW OPENINGS, UNLESS NOTED OTHERWISE.
 - GLASS IN DOORS AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE TAPERED.
 - WINDOW SUPPLIER SHALL VERIFY COMPLIANCE WITH EGRESS REQUIREMENTS.
 - EXISTING WINDOWS ARE SINGLE GLAZED WOOD, TRUE DIVIDED LIGHT, UNLESS NOTED OTHERWISE.

INTERIOR & EXTERIOR DOOR SCHEDULE

MARK	SIZE	TYPE AND REMARKS
1	2'-3"x6'-0"PR	BI-FOLD
2	2'-0"x6'-0"	
3	2'-4"x6'-8"	
4	2'-6"x6'-8"	IN EXISTING OPENING, REVERSE SWING
5	5'-4"x6'-0"PR	BI-PART
6	2'-4"x6'-8"	
7	2'-8"x6'-8"	POCKET
8	2'-0"x6'-8"	FURN OVER LINTEL
9	2'-3"x6'-10"	EXISTING RELOCATED
10	3'-0"x6'-10"	PAIR 1/2 FRENCH DOORS

- NOTE:**
- DOORS SHALL BE PER SPECIFICATIONS DIVISION 6.
 - NEW DOORS IN EXISTING OPENINGS SHALL HAVE NEW FRAME AND TRIM.
 - UNCHEDULED DOORS ARE EXISTING.
 - SEE WINDOW SCHEDULE FOR EXTERIOR FRENCH DOORS.

ROOM FINISH SCHEDULE

ROOM	FLOOR	FINISH	REMARKS
MASTER BEDROOM, BEDZ, BEDZ	FLOOR	WOOD	
	BASE	WOOD	
	WALLS	EXISTING	
	CEILING	EXISTING	
REMARKS:			PROVIDE SOUND INSULATION AT MASTER BED CEILING AND COMMON WALLS BETWEEN MASTER BEDROOM AND BEDZ
MASTER BATHROOM, BATH 2	FLOOR	CERAMIC TILE	
	BASE	WOOD	
	WALLS	EXISTING	
	CEILING	EXISTING	
REMARKS:			
HALLWAY	FLOOR	CARPET	
	BASE	WOOD	
	WALLS	NEW GYPSUM HALLBOARD	
	CEILING	NEW GYPSUM HALLBOARD	
REMARKS:			
KITCHEN	FLOOR	HARDWOOD	
	BASE	WOOD	
	WALLS	GYPSUM HALLBOARD	
	CEILING	GYPSUM HALLBOARD	
REMARKS:			
DINING	FLOOR	HARDWOOD	
	BASE	WOOD	
	WALLS	EXISTING PLASTER	
	CEILING	EXISTING PLASTER	
REMARKS:			
LIVING	FLOOR	HARDWOOD	
	BASE	WOOD	
	WALLS	EXISTING PLASTER	
	CEILING	EXISTING PLASTER	
REMARKS:			
STUDY	FLOOR	EXISTING HARDWOOD	
	BASE	EXISTING WOOD	
	WALLS	EXISTING PLASTER	
	CEILING	EXISTING PLASTER	
REMARKS:			
BA S HALL	FLOOR	EXISTING HARDWOOD	
	BASE	WOOD	
	WALLS	GYPSUM HALLBOARD	
	CEILING	GYPSUM HALLBOARD	
REMARKS:			

INSTRUCTIONS TO BIDDERS

- THE FOLLOWING ITEMS ARE NOT IN THE CONTRACT:
AUDIO MIXING
CARPETING
HARDWARE MATERIAL IDENTIFICATION AND REMOVAL
LANDSCAPING AND DECKS
INSULATION SYSTEM REPAIR, REPLACEMENT OR INSTALLATION
MATERIAL SAMPLES OTHER THAN PAINT
SECURITY SYSTEMS
WALL FINISHES OTHER THAN PAINT
WALLPAPER REMOVAL
WINDOW COVERINGS
- THE FOLLOWING ALLOWANCES SHALL BE INCLUDED IN THE BID:
CERAMIC TILE, MATERIAL \$ 5,000/SP
FINISH HARDWARE, MATERIAL \$ 1,000
KITCHEN APPLIANCES, MATERIAL \$ 8,000
LIGHT FIXTURES, MATERIAL \$ 1,000
PLUMBING FIXTURES AND TRIM, MATERIAL \$ 5,000
BIDS SHALL NOT INCLUDE ANY OTHER ELEMENT OF THE PROJECT AS ALLOWANCES.
- BIDDERS SHALL PREPARE PRICES FOR THE FOLLOWING DEDUCTIVE ALTERNATES:
WORK ON THE LOWER FLOOR
ALTERNATES:
BIDDERS SHALL PREPARE PRICES FOR THE FOLLOWING ADDITIVE ALTERNATES:
JOB HAS NO ADDITIVE ALTERNATES
- ALL UTILITIES SHALL BE RUN UNDERGROUND.
- OWNER WILL PAY ALL PERMITS AND FEES.
- UP TO 5 SETS OF PLANS ARE AVAILABLE TO EACH BIDDER. BIDS ARE DUE IN THE ARCHITECT'S OFFICE AT:
1901 TUESDAY, FEBRUARY 16, 1983
THERE WILL NOT BE A FORMAL BID OPENING. BID FORMS SHALL ACKNOWLEDGE ALL APPENDIX IN WRITING.
- BIDDERS SHALL CONTACT THE OWNER DIRECTLY TO ARRANGE PROJECT ACCESS.
N&A AND DAVID BELL 485-4451
- BIDDERS SHALL RELY SOLELY ON THE PLANS AND SPECIFICATIONS IN PREPARING BIDS. ORAL COMMUNICATIONS WITH THE OWNER SHALL BE DISREGARDED. DIRECT ALL QUESTIONS TO THE ARCHITECT.
- BID FORMS SHALL INCLUDE COMPLETE AND DETAILED COST BREAKDOWNS AND ESTIMATED CONSTRUCTION TIME.

**GREENBAUM
WHITELAM
ARCHITECTS**

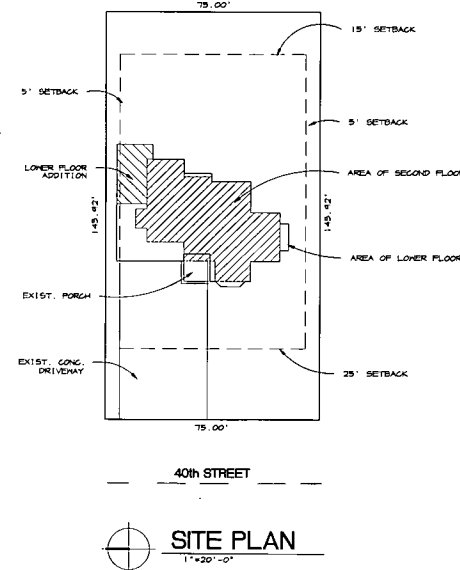
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3830 WHITELAM CROSS
700 ALHAMBRA BLVD
SACRAMENTO CA 95811
916 441-1111

PROJECT DATA

PROJECT DATA
APN: 008-0261-015

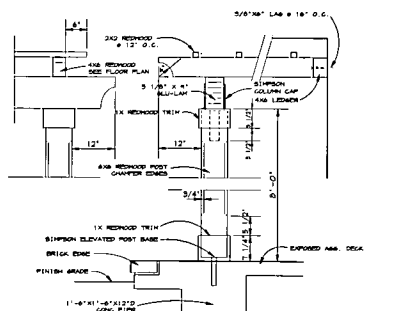
LEGAL OWNER: NGA AND DAVID BELL
1425 40TH STREET
SACRAMENTO, CA

AREA	EXISTING	NEW	REMOVED	TOTAL
LOWER	1,140	255	---	1,425
UPPER	1,290	---	---	1,290
TOTAL	2,480	255	---	2,715



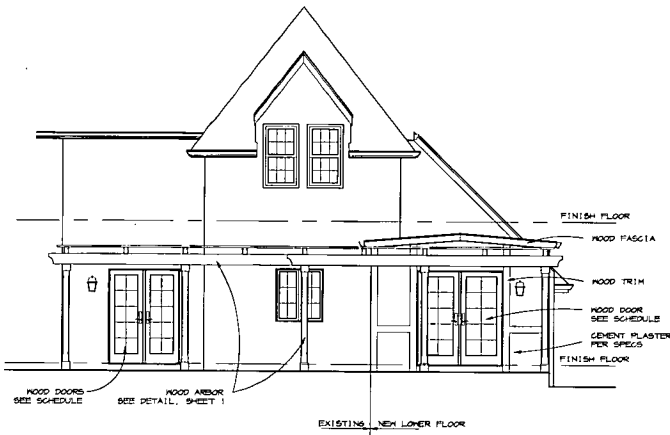
**ALTERATIONS TO
BELL HOUSE**
1425 40TH STREET
SACRAMENTO, CA

DATE: JANUARY 27, 1983
REVISION:



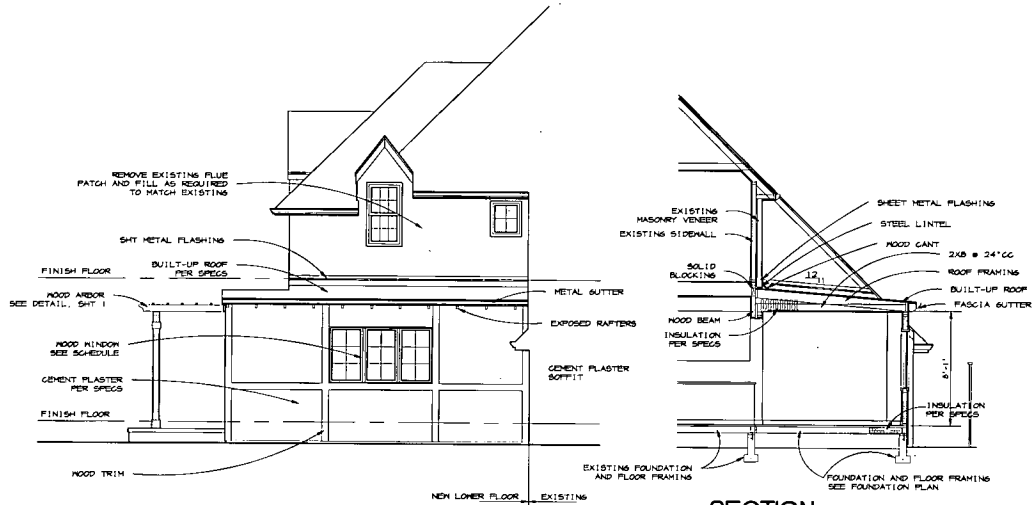
1 ARBOR DETAIL
5/4"x1'-0"

SITE PLAN
1"=30'-0"



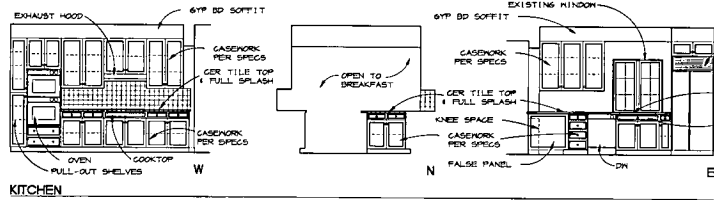
EXTERIOR ELEVATIONS

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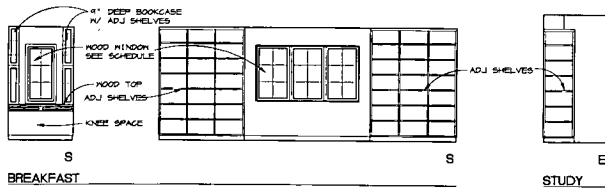


SECTION

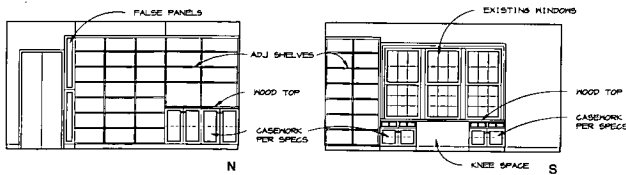
1/4"=1'-0"



KITCHEN



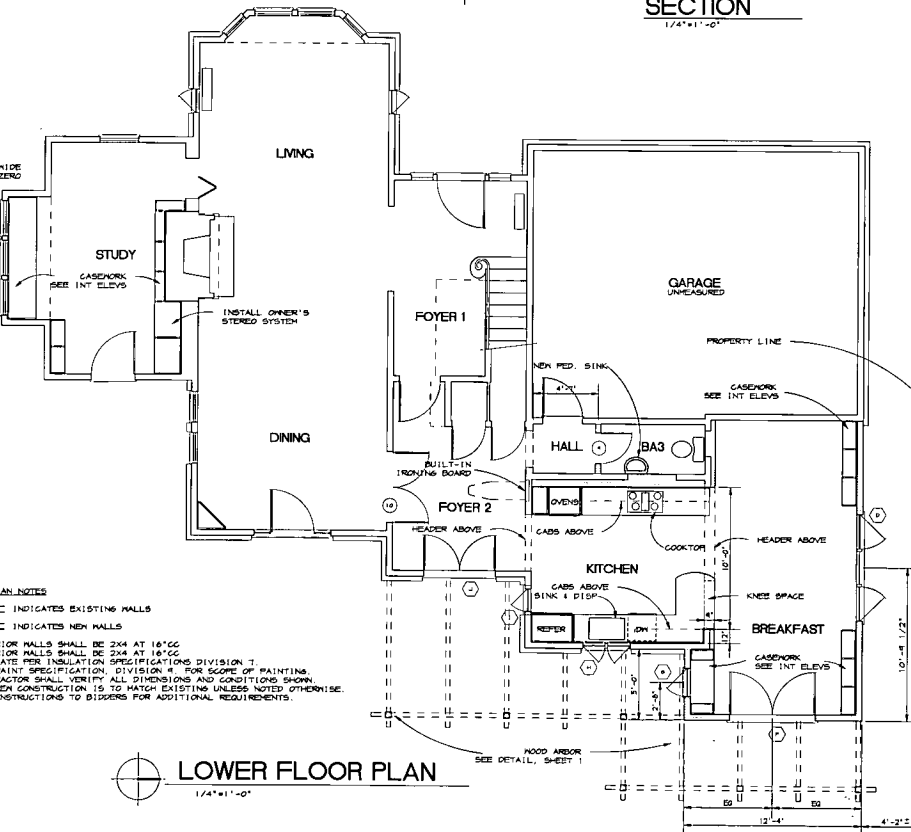
BREAKFAST



STUDY

INTERIOR ELEVATIONS

1/4"=1'-0"



LOWER FLOOR PLAN

1/4"=1'-0"

FLOOR PLAN NOTES

1. ——— INDICATES EXISTING WALLS
2. ——— INDICATES NEW WALLS
3. EXTERIOR WALLS SHALL BE 2x4 AT 16" OC
4. INTERIOR WALLS SHALL BE 2x4 AT 16" OC
5. INSULATE PER INSULATION SPECIFICATIONS DIVISION 7.
6. SEE PAINT SPECIFICATION, DIVISION 4 FOR SCOPE OF PAINTING.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN.
8. ALL NEW CONSTRUCTION IS TO MATCH EXISTING UNLESS NOTED OTHERWISE.
9. SEE INSTRUCTIONS TO BIDDERS FOR ADDITIONAL REQUIREMENTS.

**GREENBAUM
WHITELAM
ARCHITECTS**

ROBERT GREENBAUM CHAIRMAN
BRUCE WHITELAM CHAIRMAN

700 ALHAMBRA BLVD
SACRAMENTO CA 95814
916-442-7447

ARCHITECTS

GREENBAUM WHITELAM ARCHITECTS
THIS PLAN MAY NOT BE REPRODUCED, COPIED,
OR IN ANY MANNER, OR USED FOR OTHER WORK,
WITHOUT THE WRITTEN CONSENT OF
THE DESIGN.

**ALTERATIONS TO
BELL HOUSE**

1425 40TH STREET
SACRAMENTO, CA

DWG. NO. JANUARY 27, 1995

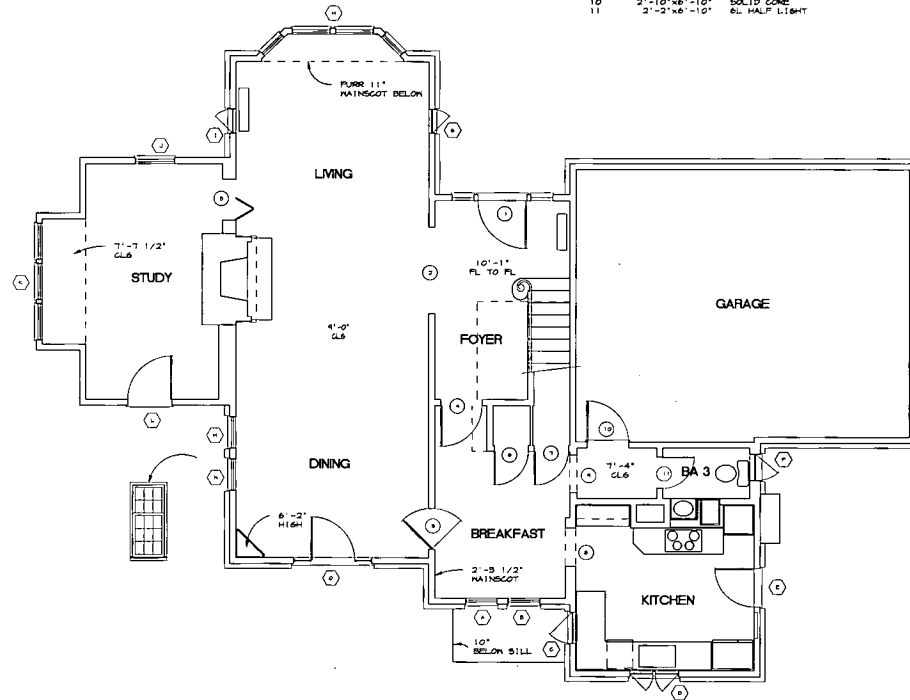
REVISION

EXISTING WINDOW AND FRENCH DOOR SCHEDULE-LOWER FLOOR

MARK	SIZE	TYPE AND REMARKS
A	2'-2"x4'-11"	6L DOUBLE HUNG, 7'-6" HEAD
B	2'-2"x4'-11"	6L DOUBLE HUNG, 7'-6" HEAD
C	2'-2"x3'-3"	1L CASEMENT
D	5'-7"x8'-8"	15L FRENCH
E	2'-8"x6'-10"	15L FRENCH
F	1'-10"x3'-7"	6L CASEMENT, 7'-7" HEAD
G	1'-8"x3'-11"	6L CASEMENT, 7'-7" HEAD
H	-----	HEAD 4 1/2" BELOW CEILING
I	1'-8"x3'-11"	6L CASEMENT, 7'-7" HEAD
J	2'-8"x3'-0"	6L SINGLE HUNG, 7'-6" HEAD
K	-----	HEAD 2 1/2" BELOW CEILING
L	3'-0"x6'-6"	15L FRENCH
M	2'-2"x3'-0"	6L/RL DOUBLE HUNG, 7'-6" HEAD
N	2'-2"x3'-0"	6L/RL DOUBLE HUNG, 7'-6" HEAD
O	5'-0"x6'-10"	15L FRENCH w/ FALSE TRANSOM AND 1'-2"x6'-11" 1/2" SIDELIGHTS, 7'-7" HEAD

EXISTING INTERIOR DOOR SCHEDULE

MARK	SIZE	TYPE AND REMARKS
1	3'-4"x7'-7"	PANEL w/ 1'-6"x6'-0" 1/2" LEADED SIDELIGHTS
2	6'-1"x6'-10"	B1-FOLD, LAMBERED
3	2'-10"x6'-10"	B1-FOLD, LAMBERED
4	2'-10"x6'-10"	SINGLE PANEL
5	2'-10"x6'-10"	B1-SWING w/ REVELED VISION PANEL
6	2'-4"x6'-0"	SINGLE PANEL
7	2'-4"x6'-0"	SINGLE PANEL
8	2'-8"x6'-10"	CASED OPENING
9	2'-7"x6'-8"	CASED OPENING
10	2'-10"x6'-10"	SOLID CORE
11	2'-2"x6'-10"	6L HALF LIGHT



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

GREENBAUM
WHITELAM
ARCHITECTS

66315 GREENBARD CROSS
BRUCE WHITELAM 0017790

700 ALHAMBRA BLVD
SACRAMENTO CA 95818
818 444-1441

ARCHITECT

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WHITELAM ARCHITECTS.

ALTERATIONS TO
BELL HOUSE
1425 40TH STREET
SACRAMENTO, CA

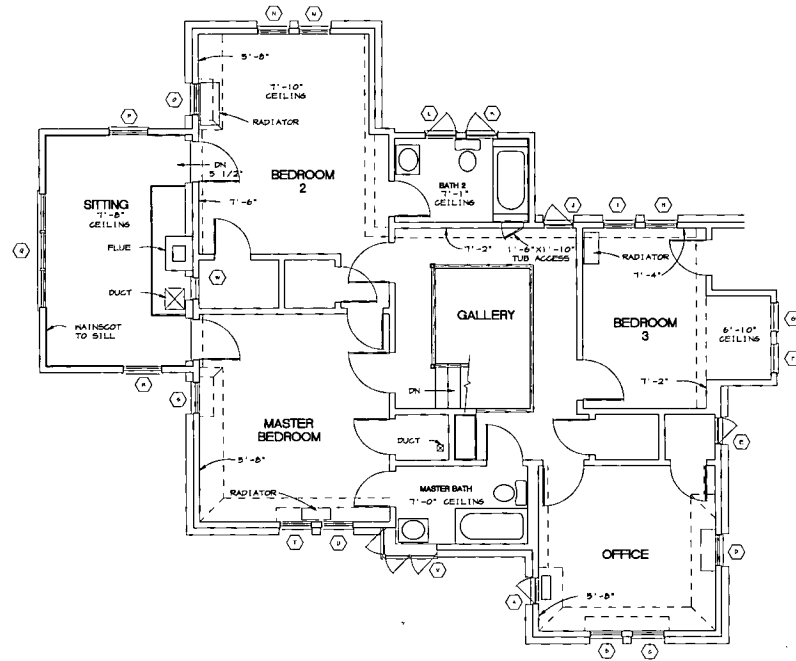
DWG. NO. JANUARY 27, 1985
REVISION

7

EXHIBIT C

EXISTING WINDOW SCHEDULE

MARK	SIZE	TYPE AND REMARKS
A	1'-10" x 3'-0"	RL CASEMENT, 5'-5" HEAD
B	2'-2" x 4'-2"	SINGLE HUNG, 6L OVER 6L
C	2'-2" x 4'-2"	SINGLE HUNG, 6L OVER 6L
D	2'-2" x 4'-2"	SINGLE HUNG, 6L OVER 6L
E	1'-10" x 2'-2"	AL CASEMENT, 5'-6" HEAD
F	2'-0" x 3'-2"	RL FIXED
G	2'-0" x 3'-2"	RL FIXED
H	2'-2" x 4'-2"	RL SINGLE HUNG
I	2'-2" x 4'-2"	6L SINGLE HUNG
J	2'-11" x 3'-2"	RL CASEMENT
K	2'-5" x 3'-11"	CASEMENT
L	2'-5" x 3'-11"	CASEMENT
M	2'-2" x 4'-2"	6L DOUBLE HUNG
N	2'-2" x 4'-2"	6L DOUBLE HUNG
O	2'-2" x 4'-2"	6L DOUBLE HUNG
P	2'-8" x 3'-10"	6L SINGLE HUNG, 6'-11" HEAD
Q	4'-2" x 3'-10"	6L SINGLE HUNG, 6'-11" HEAD
R	2'-8" x 3'-10"	6L SINGLE HUNG, 7'-11" HEAD
S	2'-2" x 4'-2"	6L SINGLE HUNG
T	2'-2" x 4'-2"	6L SINGLE HUNG
U	2'-2" x 4'-2"	6L SINGLE HUNG
V	3'-11" x 3'-10"	6L CASEMENTS, HEAD 2 1/2" FROM CEILING
W	1'-6" x 2'-6"	AL FIXED



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

GREENBAUM
WHITELAM
ARCHITECTS

BRUCE GREENBAUM 08888
BRUCE WHITELAM 0817248

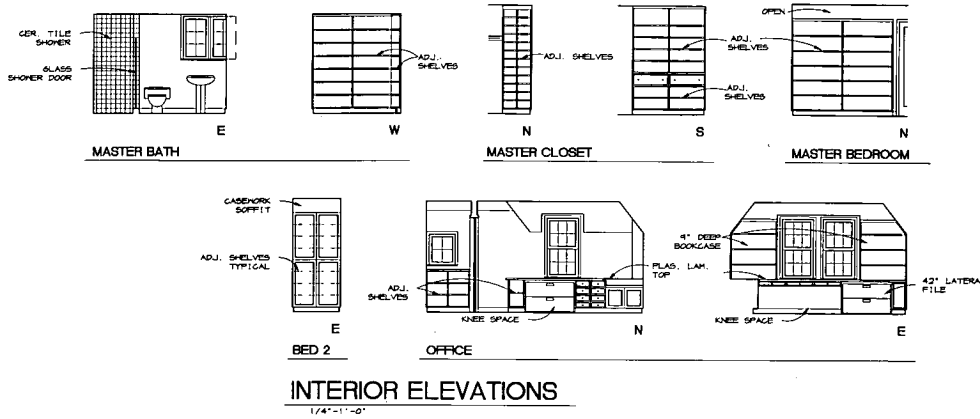
700 ALHAMBRA BLVD
SACRAMENTO CA 95818
916-442-1111

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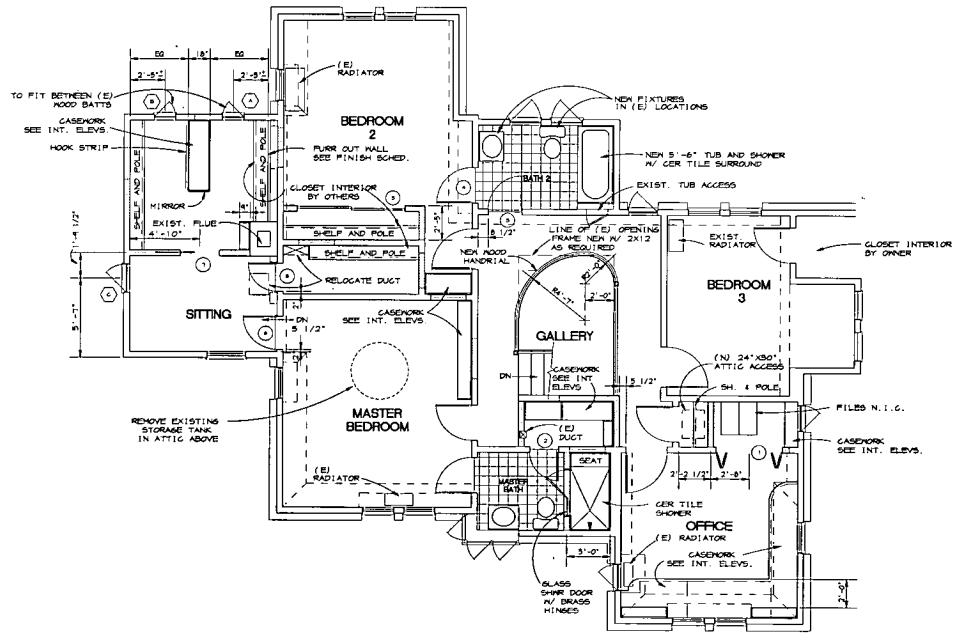
ALTERATIONS TO
BELL HOUSE
1425 40TH STREET
SACRAMENTO, CA

DATE: JANUARY 27, 1983
REVISION



INTERIOR ELEVATIONS

1/4" = 1'-0"



UPPER FLOOR PLAN

1/4" = 1'-0"

GREENBAUM
WHITELAM
ARCHITECTS

BIRNIS GREENBAUM CROSS
BRUCE WHITELAM EDITOR

700 ALHAMBRA BLVD
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916 442 2114

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ALTERATIONS TO
BELL HOUSE
1425 40TH STREET
SACRAMENTO, CA

DWG. JANUARY 27, 1983
NO. 000

EXHIBIT E