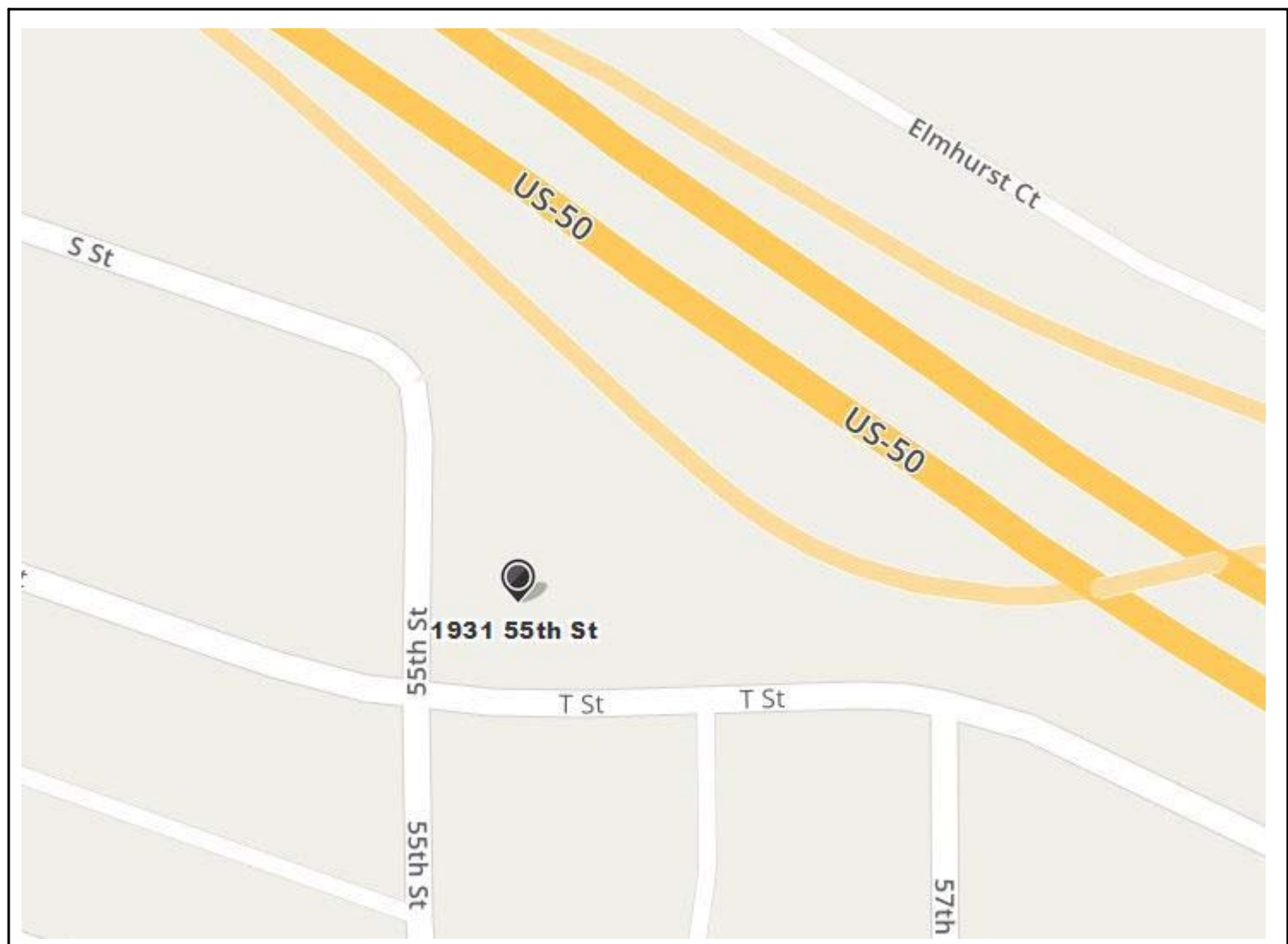




T STREET VIEW



FRONT VIEW



VICINITY MAP

NTS

SHEET INDEX

ARCHITECTURAL DRAWINGS

- A0.01 SITE PLAN
- A1.02 FIRST LEVEL PLAN
- A2.01 BUILDING ELEVATIONS
- A3.01 BUILDING SECTIONS

PROJECT DATA

ADDRESS: 1931 55TH STREET  
SACRAMENTO, CA 95819

A.P.N.: 011-0060-029

CONSTRUCTION TYPE: TYPE V-B

OCCUPANCY CATEGORY: R-3

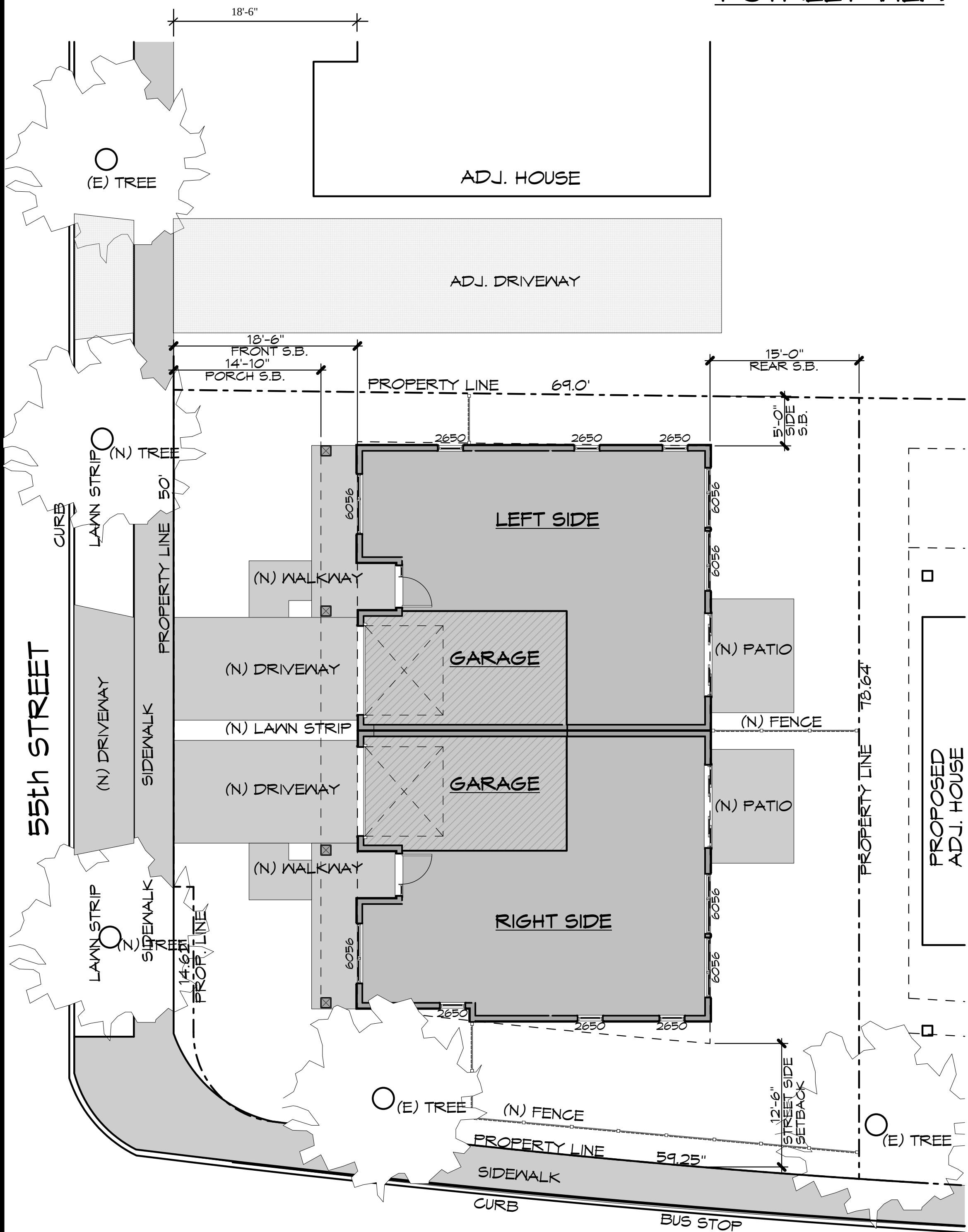
SCOPE OF WORK: NEW DUPLEX

|              |                              |           |
|--------------|------------------------------|-----------|
| SQ. FOOTAGE: | (N) FIRST FLOOR AREA SIDE A  | 738 S.F.  |
|              | (N) SECOND FLOOR AREA SIDE A | 907 S.F.  |
|              | TOTAL FLOOR AREA (A)         | 1645 S.F. |
|              | GARAGE AREA (A)              | 250 S.F.  |
|              | COVERED PORCH (A)            | 26 S.F.   |
|              | TOTAL SIDE A                 | 1921 S.F. |
|              | (N) FIRST FLOOR AREA SIDE B  | 742 S.F.  |
|              | (N) SECOND FLOOR AREA SIDE B | 941 S.F.  |
|              | TOTAL FLOOR AREA (B)         | 1683 S.F. |
|              | GARAGE AREA (B)              | 250 S.F.  |
|              | COVERED PORCH (B)            | 24 S.F.   |
|              | TOTAL SIDE B                 | 2017 S.F. |

LOT AREA PER COUNTY TAX ACCESSOR = 5119 S.F.  
TOTAL LOT COVERAGE =  $738+742+250+250+26+24=2150 < 2500$   
 $2150/5119 = 41.5\% < 50\%$

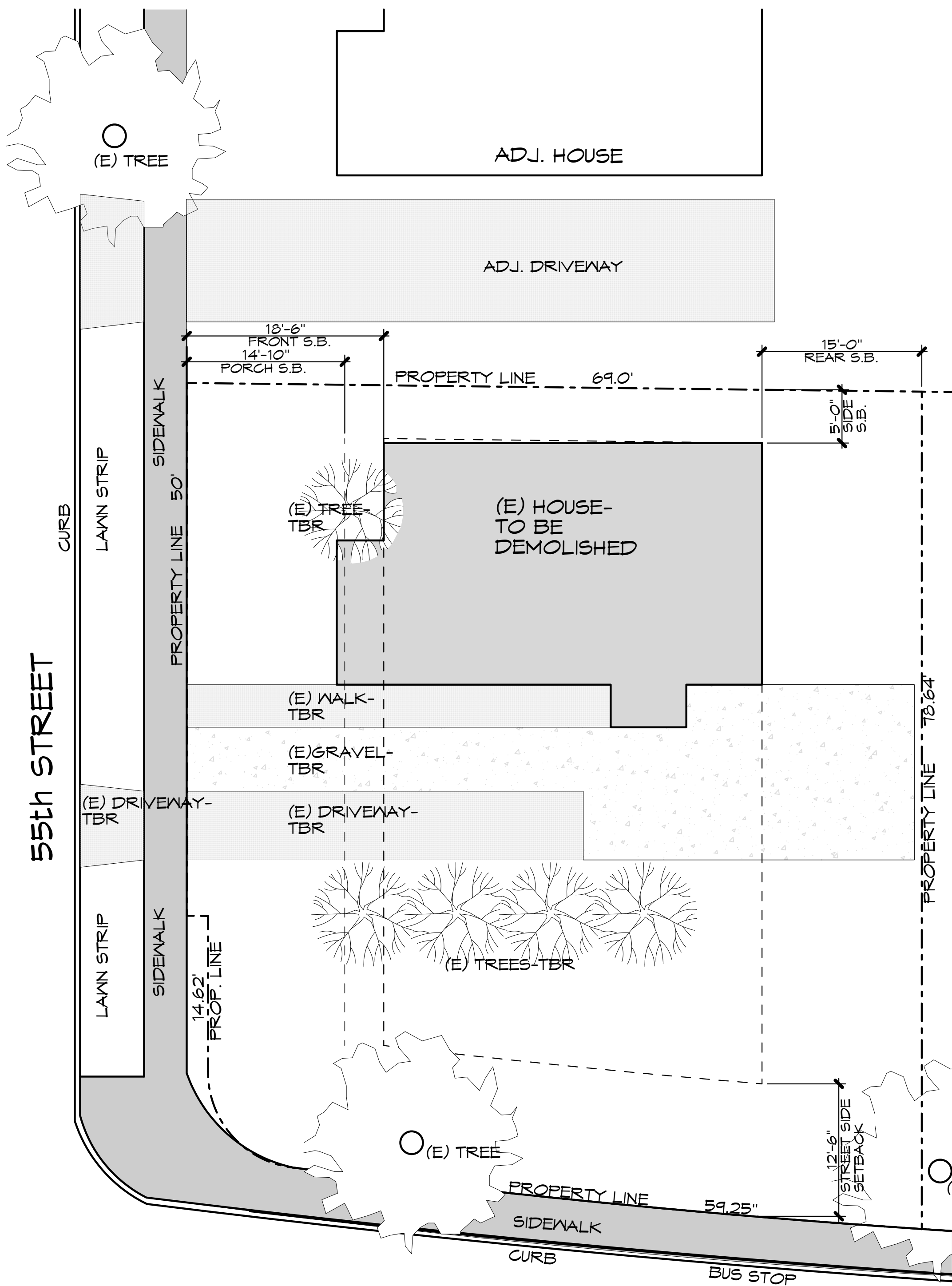
CODE REQUIREMENTS

ALL WORK TO COMPLY WITH:  
2019 CBC, CEC, CMC, CPC & 2019 CALIFORNIA ENERGY CODE



(R) SITE PLAN

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



(E) SITE PLAN

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



1435 Alhambra Blvd.  
Suite 205  
Sacramento, CA  
95816  
916.446.2558

kaufmannarchitects.com

PRELIMINARY - NOT FOR CONSTRUCTION

1931 55 ST DUPLEX

1931 55TH STREET  
SACRAMENTO, CA 95819

WRITTEN DIMENSIONS SHALL TAKE  
PRECEDENCE OVER SCALED  
DIMENSIONS & SHALL BE VERIFIED  
AT THE JOB SITE. ANY  
DISCREPANCY SHALL BE BROUGHT  
TO THE ATTENTION OF THE  
ARCHITECT PRIOR TO CONTINUING  
ANY WORK.  
©KAUFMANN ARCHITECTS 2020

| REVISIONS |
|-----------|
|           |
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|           |
|           |
|           |

PRINTED 10/30/2020

|                   |
|-------------------|
| SCALE<br>AS NOTED |
| DATE              |
| SHEET             |
| A0.01             |

SITE PLAN



WRITTEN DIMENSIONS SHALL TAKE  
PRECEDENCE OVER SCALED  
DIMENSIONS & SHALL BE VERIFIED  
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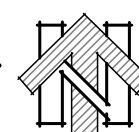
[illegible]

PRINTED 10/30/2020

|                    |
|--------------------|
| SCALE<br>AS NOTED  |
| DATE               |
| SHEET<br><br>A1.02 |



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



SQUARE FOOTAGES:

LEFT SIDE FIRST FLOOR  
LEFT SIDE SECOND FLOOR  
TOTAL  
GARAGE  
COVERED PORCH

RIGHT SIDE FIRST FLOOR  
RIGHT SIDE SECOND FLOOR  
TOTAL  
GARAGE  
COVERED PORCH

$$\begin{array}{r} 738 \\ 907 \\ \hline 1645 \\ 250 \\ 86 \end{array}$$
$$\begin{array}{r} 742 \\ 941 \\ \hline 1683 \\ 250 \\ \hline 84 \end{array}$$


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







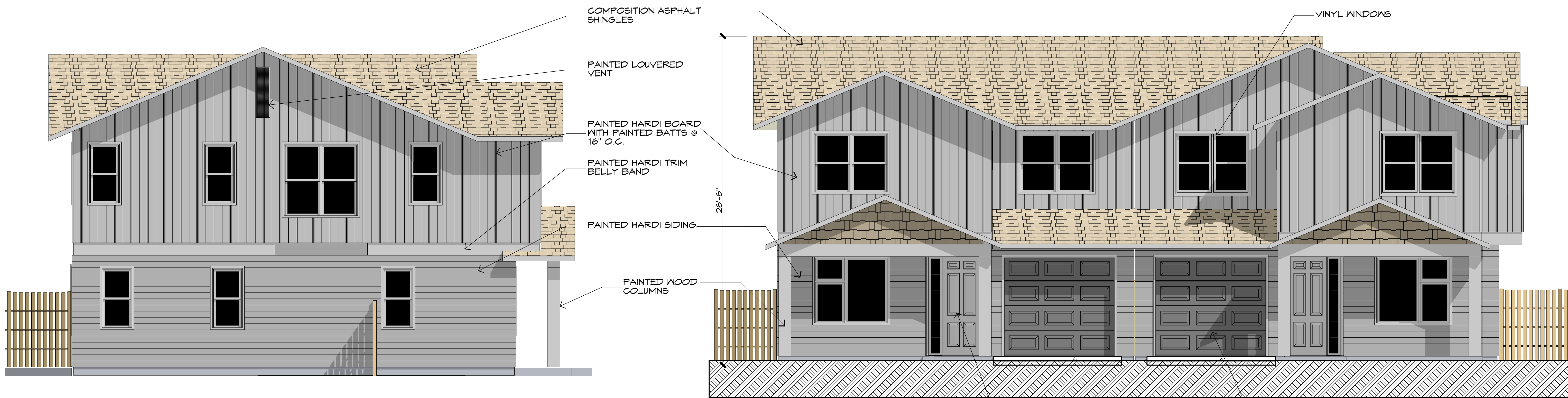
| NO. | DESCRIPTION |
|-----|-------------|
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |
|     |             |



4 EAST ELEVATION  
Scale: 1/4" = 1'-0"



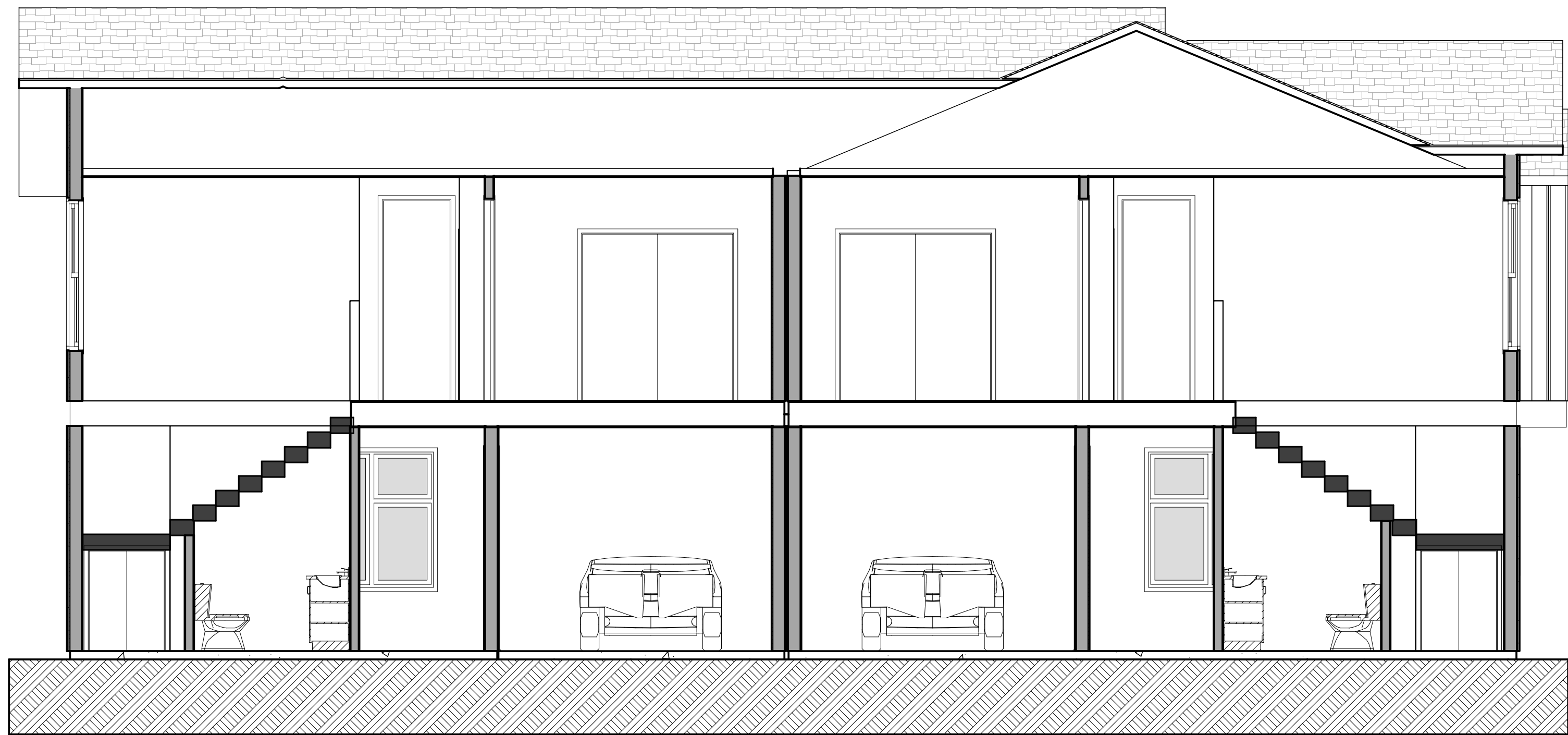
3 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



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

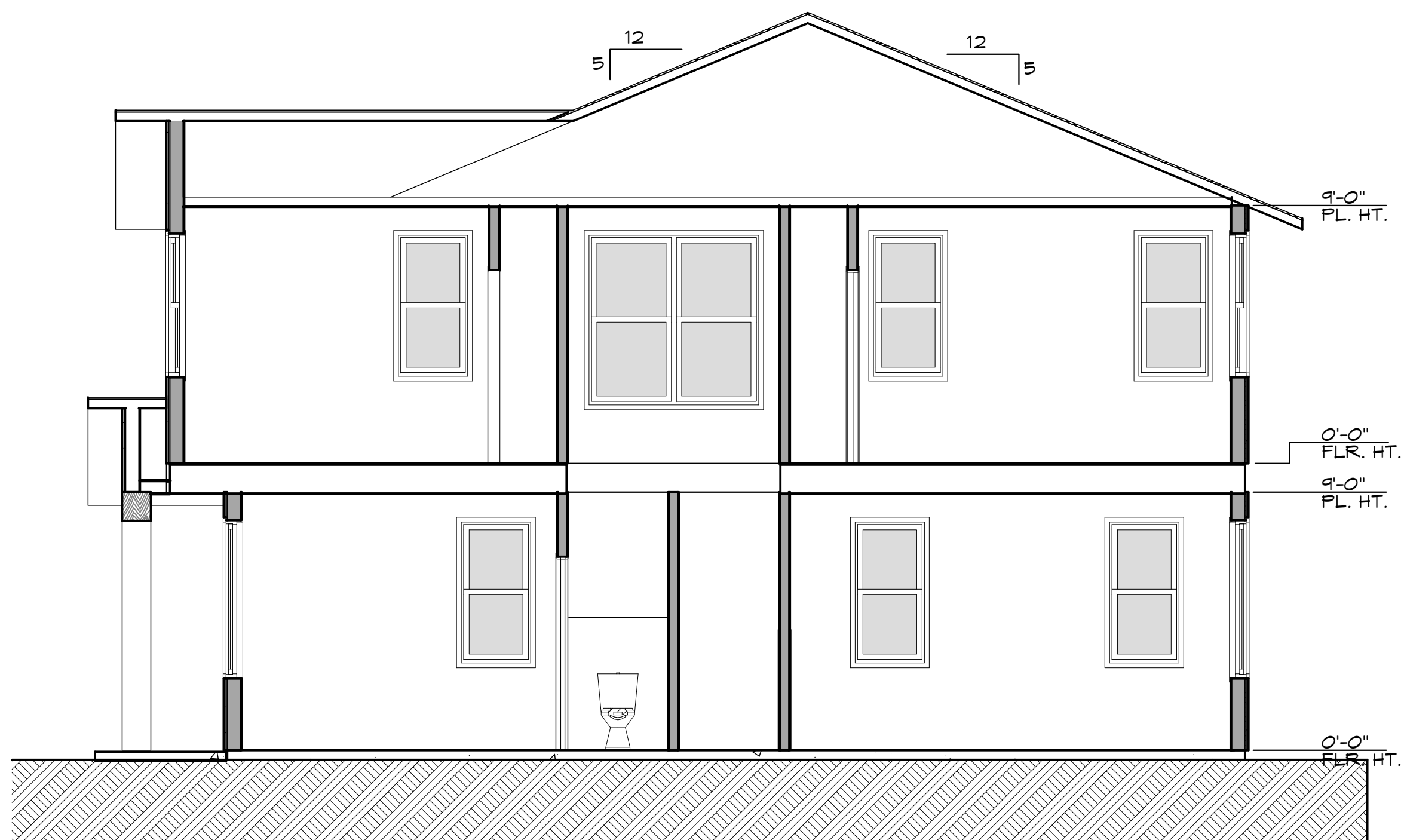
1 WEST ELEVATION  
Scale: 1/4" = 1'-0"





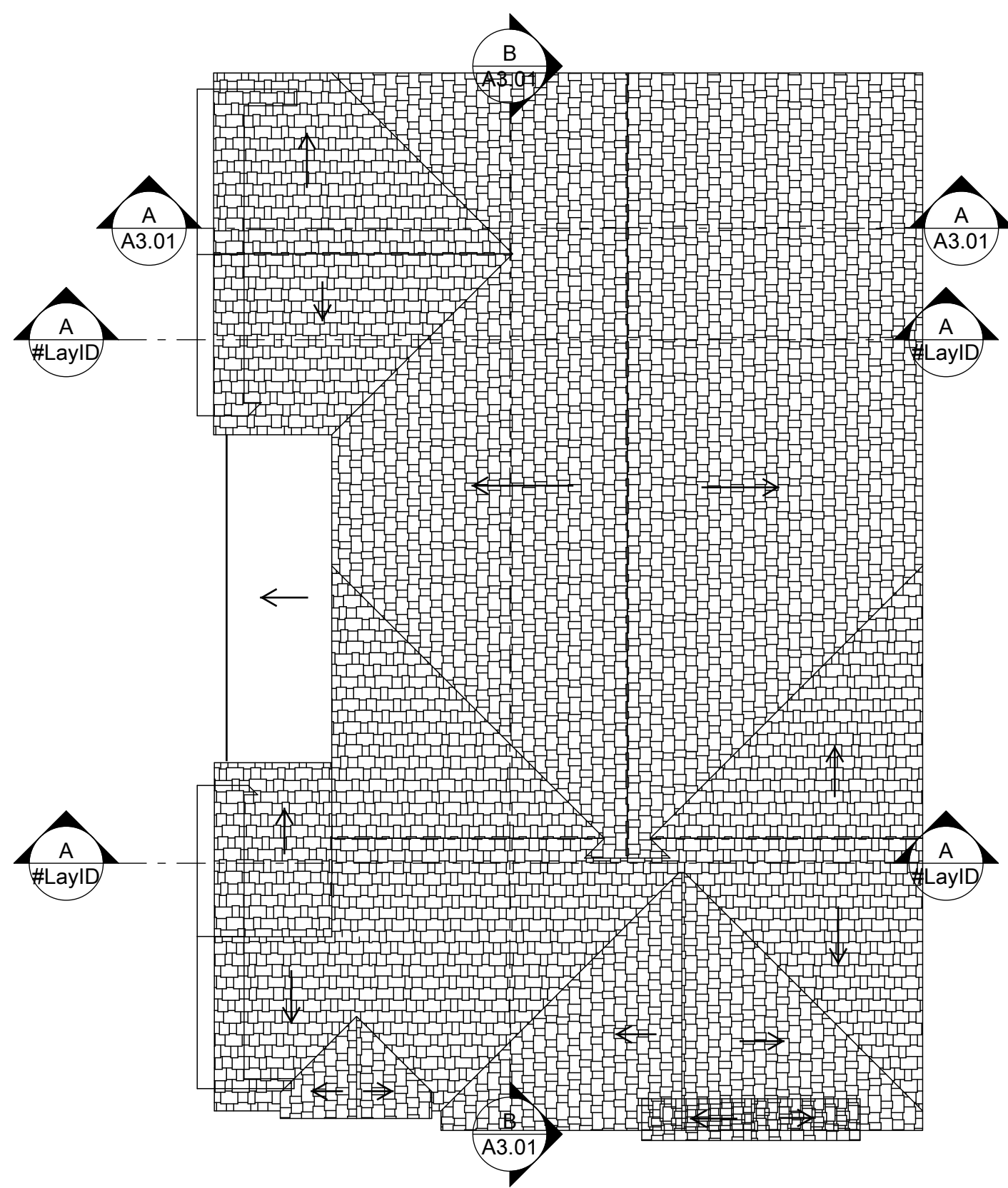
B SECTION

Scale: 1/4" = 1'-0"



A SECTION

Scale: 1/4" = 1'-0"



C ROOF PLAN

Scale: 1/8" = 1'-0"