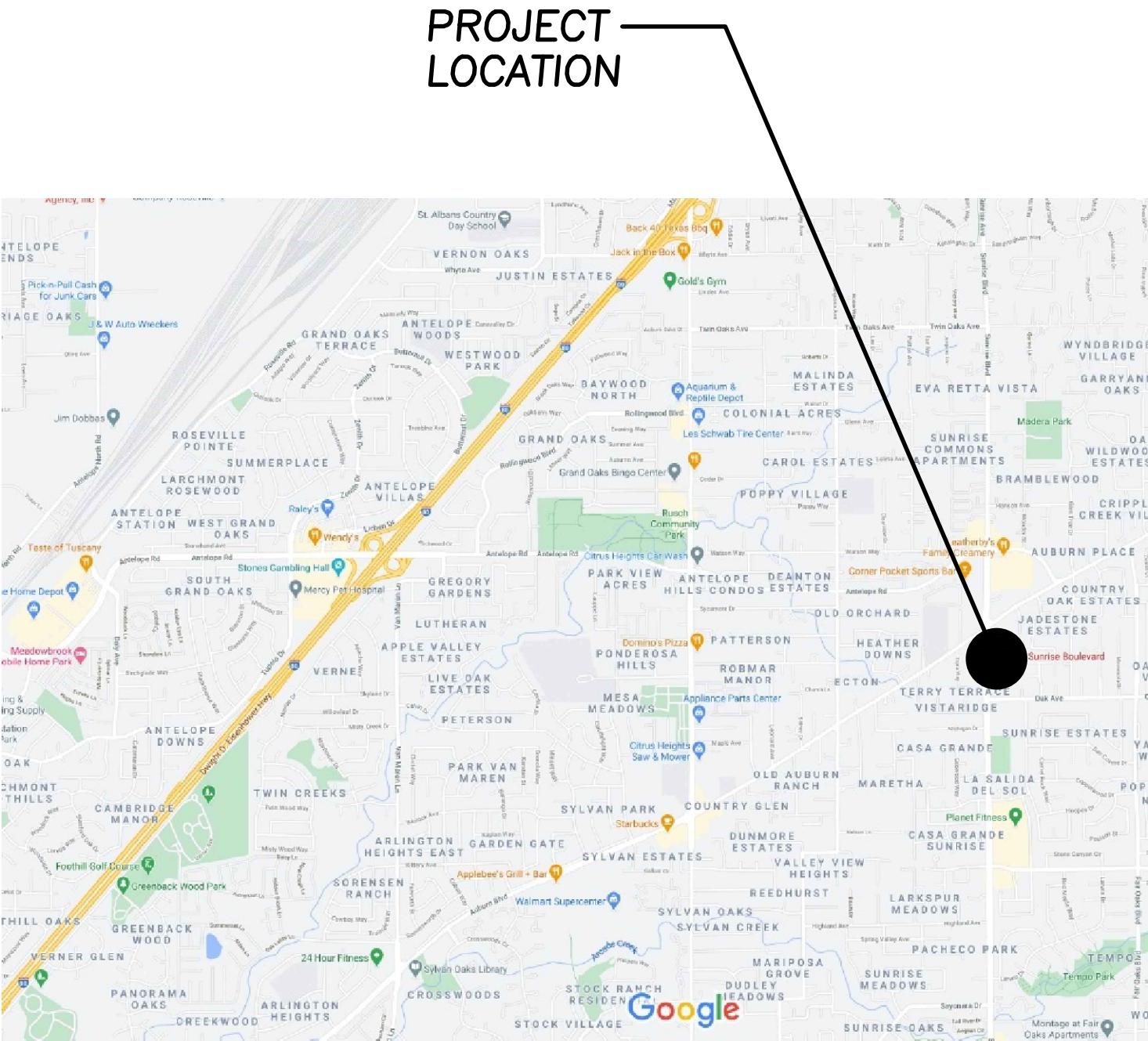


SUNRISE BOULEVARD ANIMAL HOSPITAL ADDITION & TENANT IMPROVEMENTS

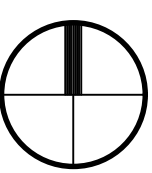
7484 SUNRISE BLVD.
CITRUS HEIGHTS, CA 95610

VICINITY MAP



PROJECT
LOCATION

REFERENCE
NORTH



PROJECT DATA

PROPERTY ADDRESS:	SUNRISE BOULEVARD ANIMAL HOSPITAL 7484 SUNRISE BLVD. CITRUS HEIGHTS, CA 95610 PHONE: (916) 702-8971
APN:	224-0100-024; 0.48 AC/20,996 SF
PROPERTY OWNER:	WILLIAM FASTIGGI – FASTIGGI PROPERTIES, LLC 200 SHELLY COURT ROSEVILLE, CA 95747 PHONE: (916) 622-2786
LATEST PLANNING APPLICATION APPROVALS:	CONDITIONAL USE PERMIT MODIFICATION; CUPMOD-06-04 DEVELOPMENT PLAN REVIEW PERMIT MODIFICATION; DPRMOD-06-08
PROJECT DESCRIPTION:	1. 670 SF BUILDING ADDITION FOR THE RELOCATION OF THE DOG WARD & RECOVERY CAGES. 2. INTERIOR TENANT IMPROVEMENTS. A. RECONFIGURE FLOOR PLAN TO ADD (2) EXAM ROOMS. B. RELOCATE OFFICE MANAGER'S OFFICE. C. RELOCATE LABORATORY. D. RELOCATE CAT WARD. E. RELOCATE DOCTOR'S OFFICE. F. EXPAND SURGERY FOR (2) TABLES. G. RELOCATE SURGERY PREP. H. RELOCATE PHARMACY AREA. I. RELOCATE X-RAY. J. RELOCATE/REDUCE STAFF BREAK ROOM. K. NEW GENDER NEUTRAL RESTROOM. L. RECONFIGURE FLOOR PLAN TO ADD ULTRASOUND ROOM. M. RELOCATE CAT WARD.
JURISDICTIONS:	CITY OF CITRUS HEIGHTS COMMUNITY DEVELOPMENT DEPT. BUILDING & SAFETY DIVISION – PLANNING DIVISIONS 6360 FOUNTAIN SQUARE DRIVE CITRUS HEIGHTS, CA 95621 PHONE: (916) 725-2448
CODES & STANDARDS:	1. TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS A. PART 2. 2019 CALIFORNIA BUILDING CODE W/ LATEST AMENDMENTS. B. PART 3. 2019 CALIFORNIA ELECTRICAL CODE W/ LATEST AMENDMENTS. C. PART 4. 2019 CALIFORNIA MECHANICAL CODE W/ LATEST AMENDMENTS. D. PART 5. 2019 CALIFORNIA PLUMBING CODE W/ LATEST AMENDMENTS. E. PART 6. 2019 CALIFORNIA ENERGY CODE W/ LATEST AMENDMENTS. F. PART 9. 2019 CALIFORNIA FIRE CODE W/ LATEST AMENDMENTS. G. PART 10. 2019 CALIFORNIA EXISTING BUILDING CODE W/ LATEST AMENDMENTS. H. PART 11. 2019 CALIFORNIA GREEN BUILDING CODE W/ LATEST AMENDMENTS. I. PART 12. 2019 CALIFORNIA STATE REFERENCED STANDARDS CODE. 2. CITRUS HEIGHTS ZONING CODE
PROPERTY ZONING:	'BP' (BUSINESS & PROFESSIONAL OFFICES)
GENERAL PLAN:	BUSINESS PROFESSIONAL
BUILDING AREAS:	EXISTING BUILDING AREA = 3,595 SF NEW ADDITION AREA = 670 SF NEW GROSS AREA = 4,265 SF (20.3% COVERAGE, OK)
OCCUPANCY GROUP(S):	'B' (ANIMAL HOSPITAL) PER CBC 304
TYPE OF CONSTRUCTION:	'V-B' PER CBC 602.5
ALLOWABLE AREA:	BASIC ALLOWABLE = 9,000 SF > 4,265 SF; OK PER CBC TABLE 506.2
BUILDING HEIGHT:	EXIST. ±20' & 1 STORY; OK PER CBC TABLES 504.3 & 504.4
FIRE SPRINKLERS:	NONE EXIST.
FIRE ALARM:	NONE EXIST.
PARKING:	REQUIRED FOR ANIMAL HOSPITAL PER ZONING CODE TABLE 3-7; 3,960 SF (GROSS INTERIOR FLOOR AREA / 250 SF (PER STALL) = 15.84; SAY 16 STALLS PARKING PROVIDED; 17 STALLS, INCLUSIVE OF ONE ACCESSIBLE PARKING STALL
DEFERRED SUBMITTALS:	NONE SCHEDULED

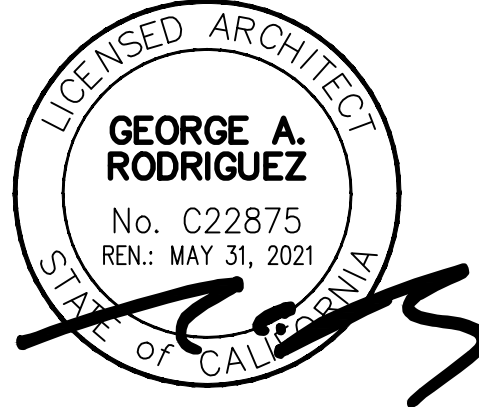
SHEET INDEX

A0.0	COVER SHEET
A1.0	EXISTING PHOTOGRAPHS
A1.1	SITE PLAN
A1.2	DEMOLITION PLAN
A2.0	NEW FLOOR PLAN
A2.1	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	RENDERS
A3.3	RENDERS & SECTION

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Phone: (916)702-8971

Project

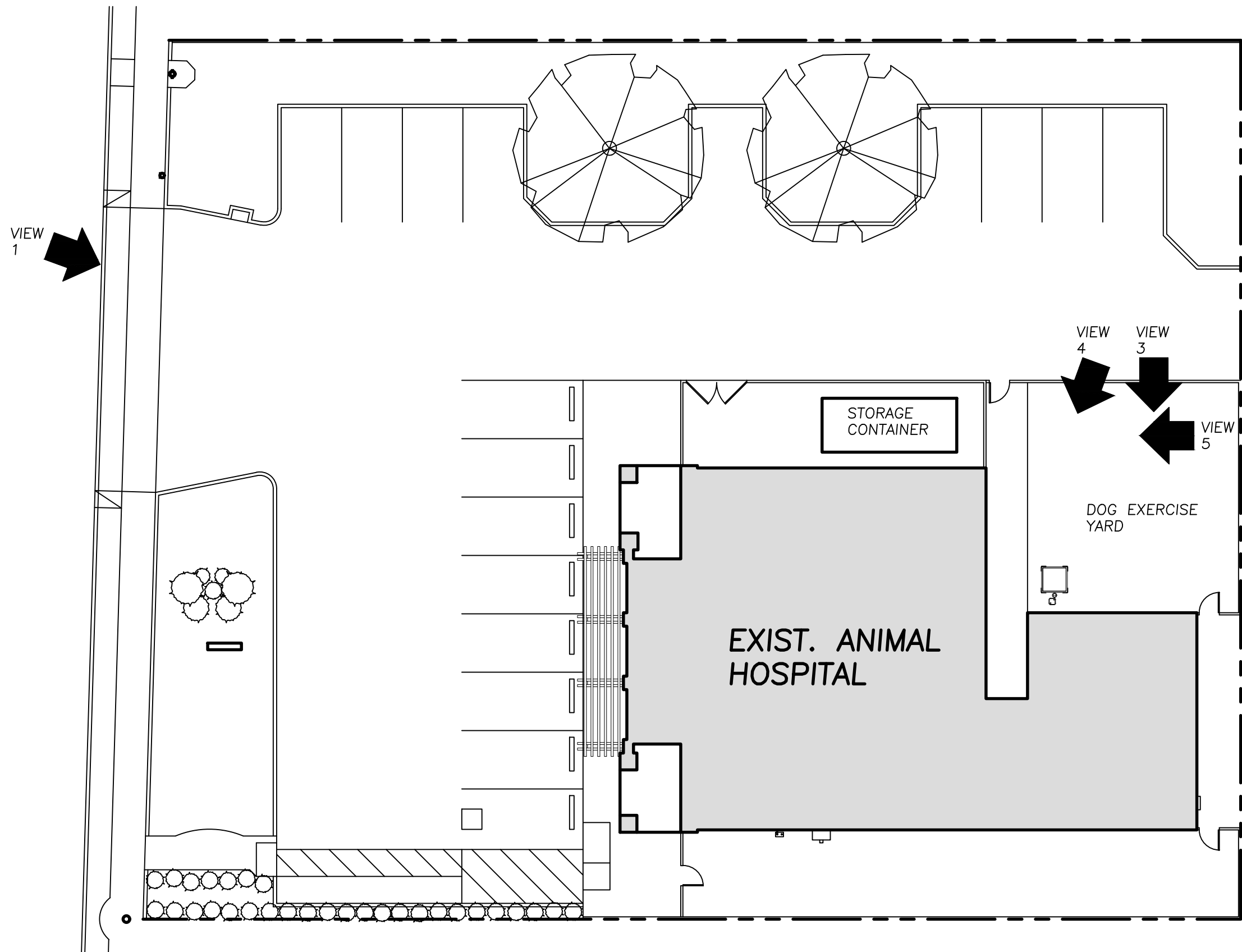
Addition & Tenant
Improvements
Use Permit & Design
Review Permit

Sheet Contents

Cover Sheet

DRAWING STATUS	DATE
ISSUED	01-04-21
BUILDING PERMIT NO.:	TBD
DRAWN BY:	NEO KLAYBO
CHECKED BY:	GRA
SCALE:	AS NOTED
PROJECT NO.:	SAH-22009172
SHEET:	

A0.0



EXISTING SITE KEY PLAN

SCALE: 1/16" = 1'-0"



VIEW 2



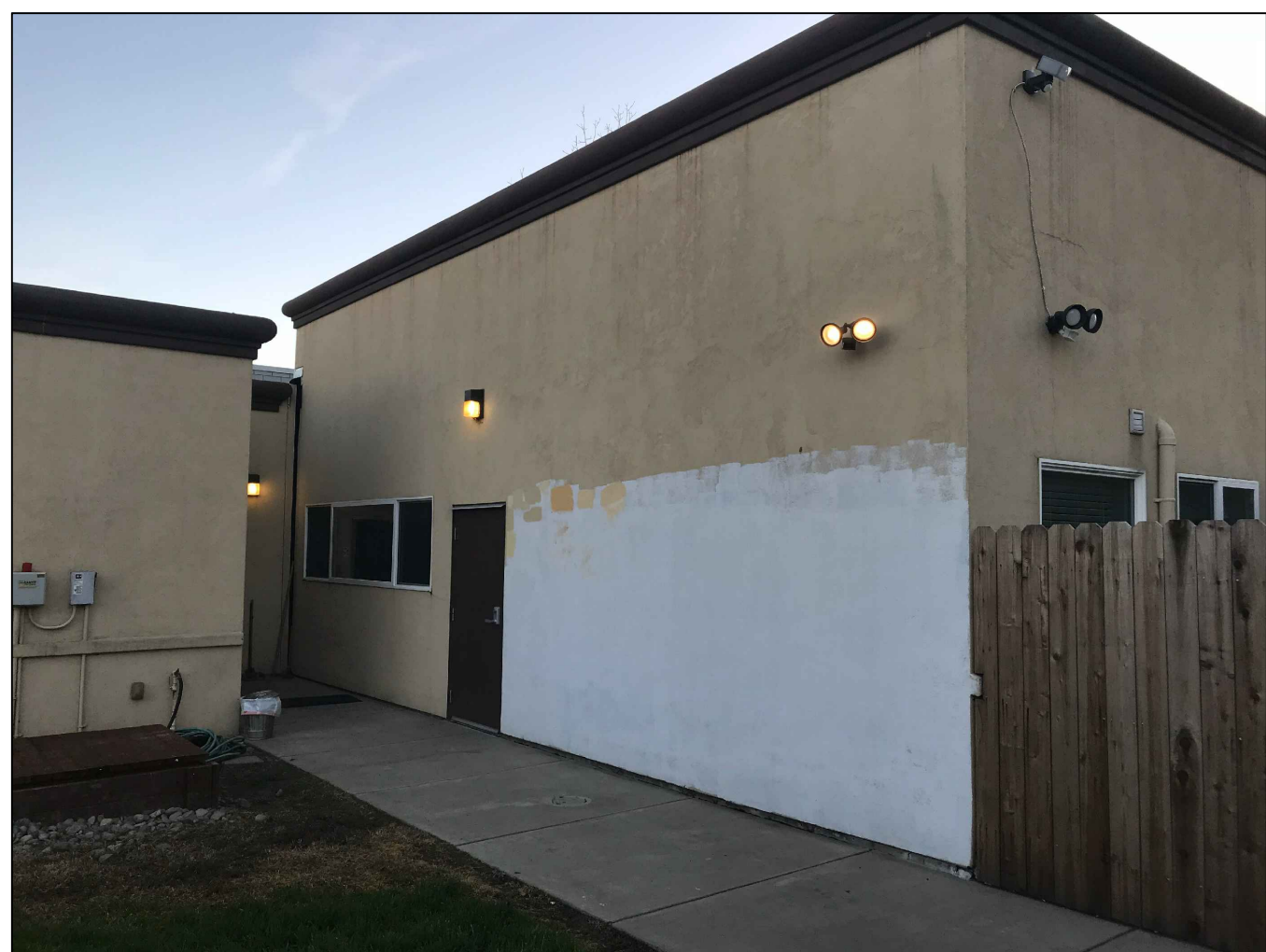
VIEW 1



VIEW 2



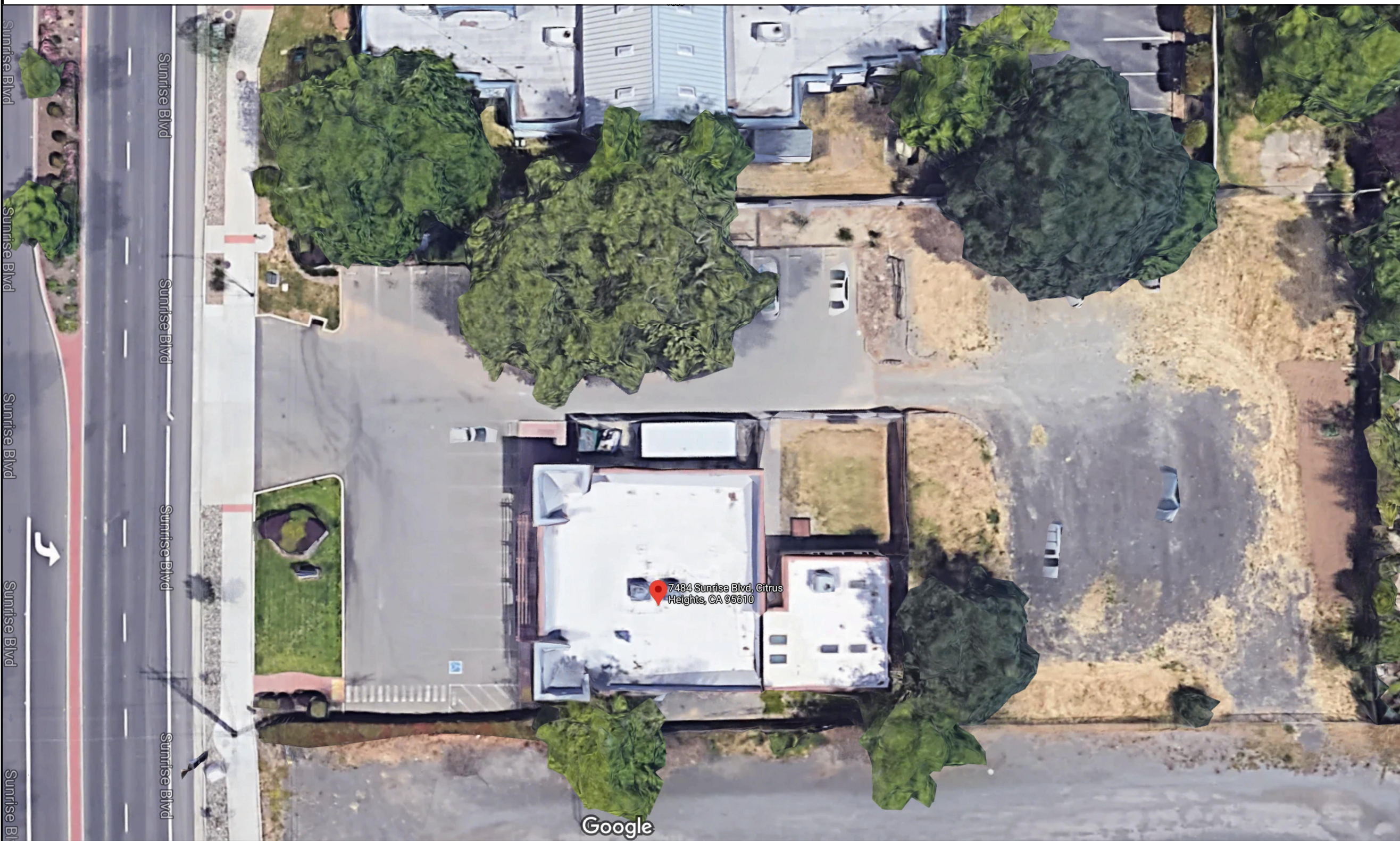
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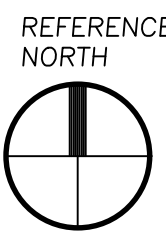
VIEW 4



VIEW 5



EXISTING SITE PHOTO



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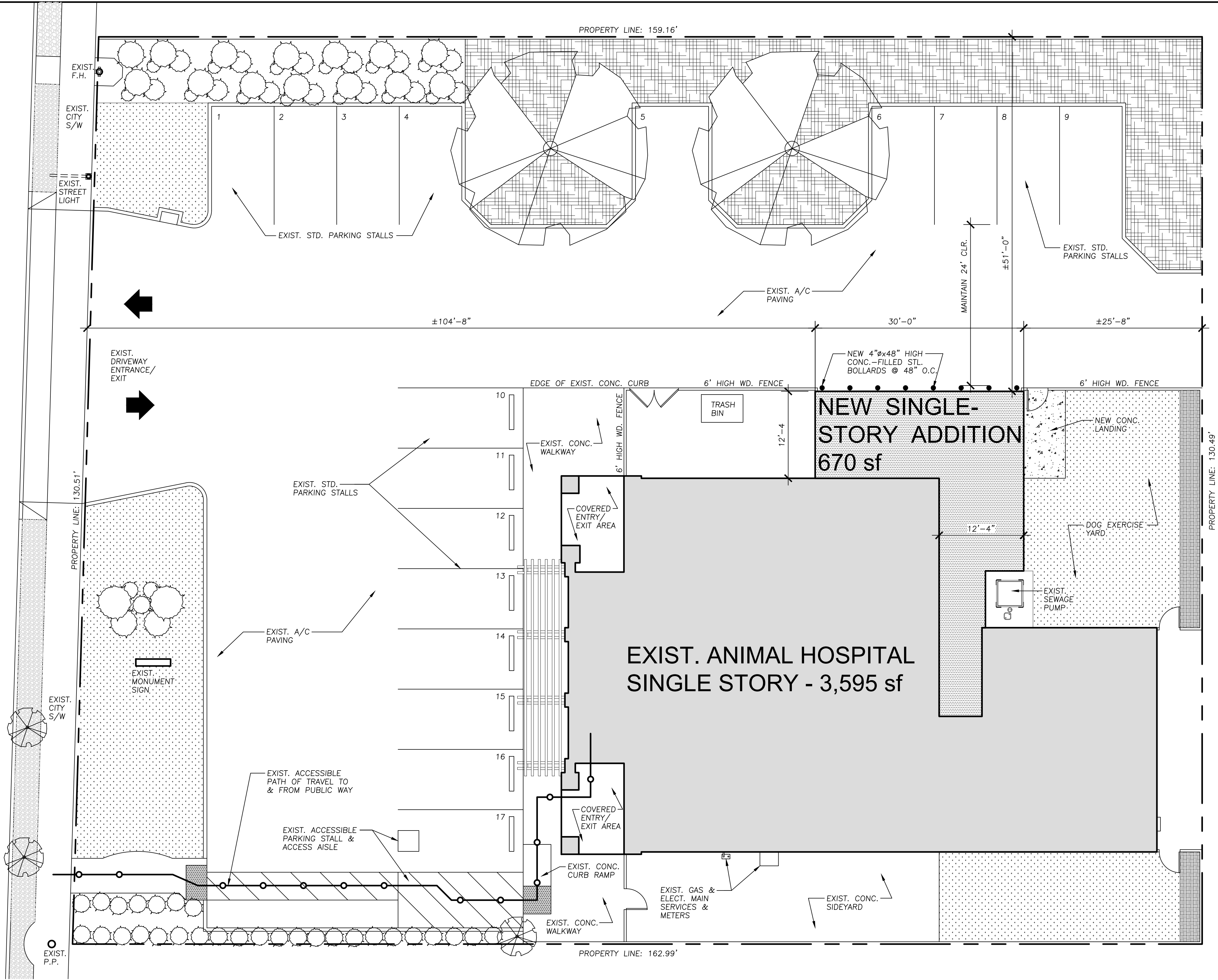
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Existing Photographs

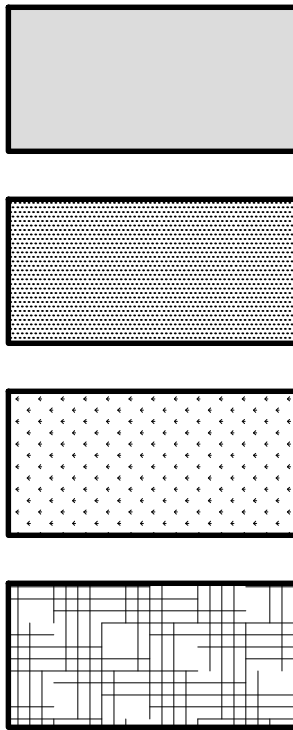
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ISSUED	01-04-21

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PROJECT NO.:	SAH-22009172
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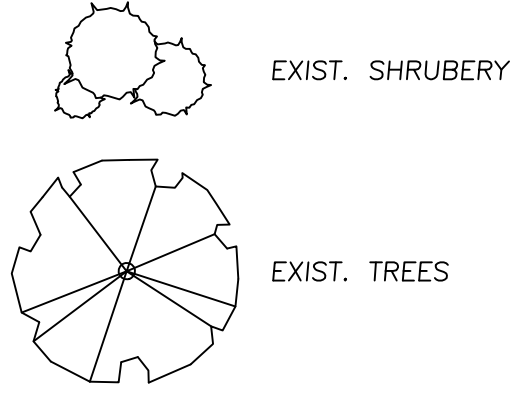
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LEGEND



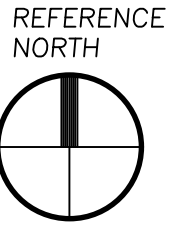
EXIST. STRUCTURE
NEW STRUCTURE ADDITION
EXIST. SOD/GRASS AREAS
EXIST. LANDSCAPE AREAS



EXIST. SHRUBBERY
EXIST. TREES

SITE PLAN

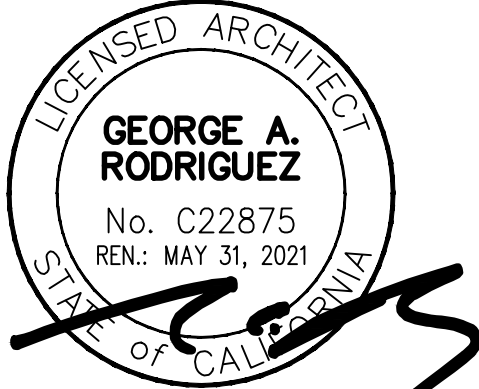
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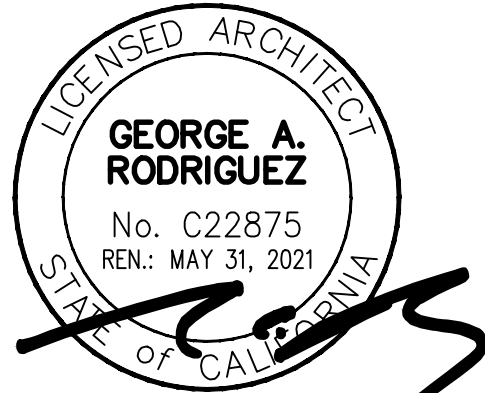
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Site Plan & General
Notes

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A1.1



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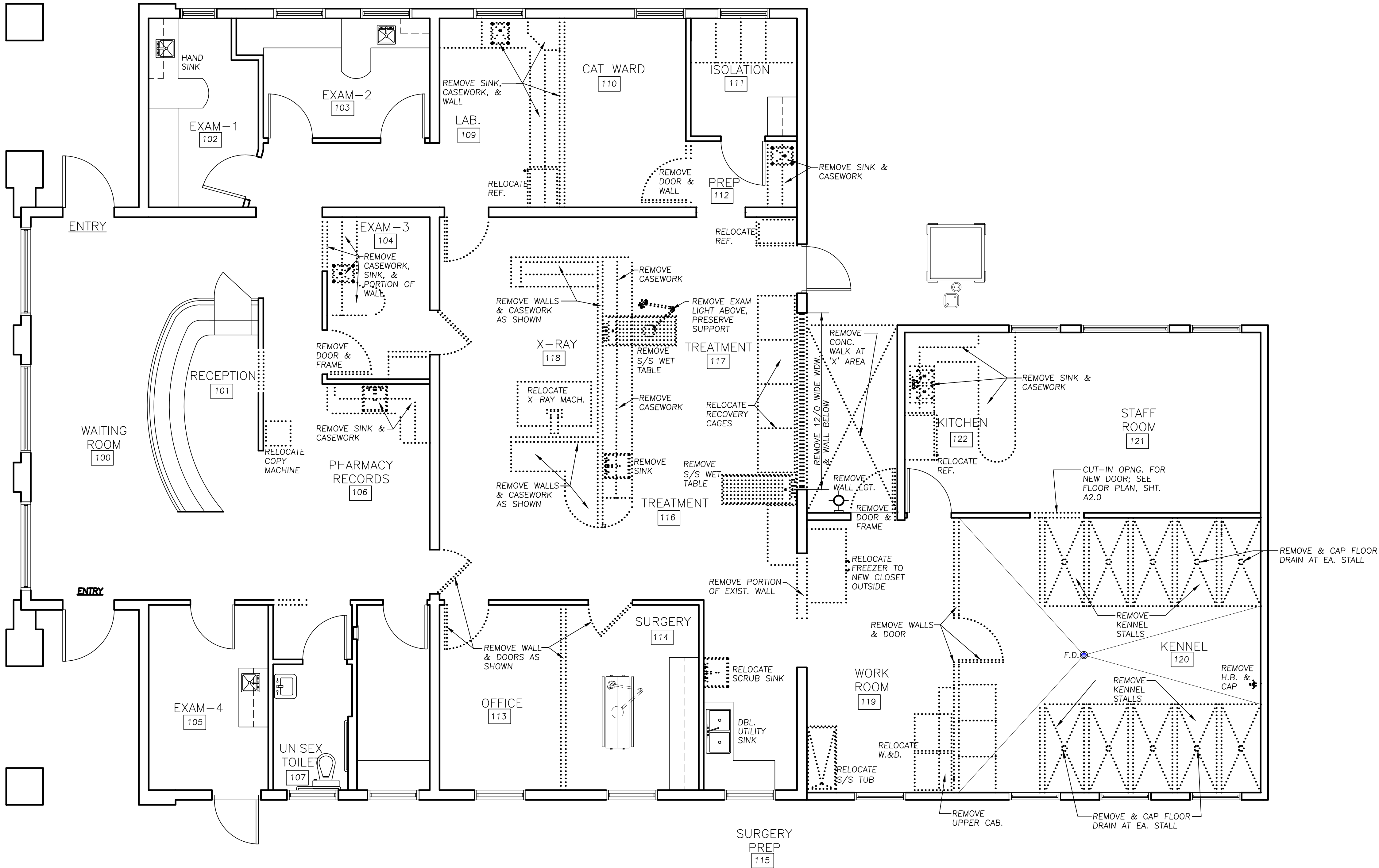
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Demolition Plan

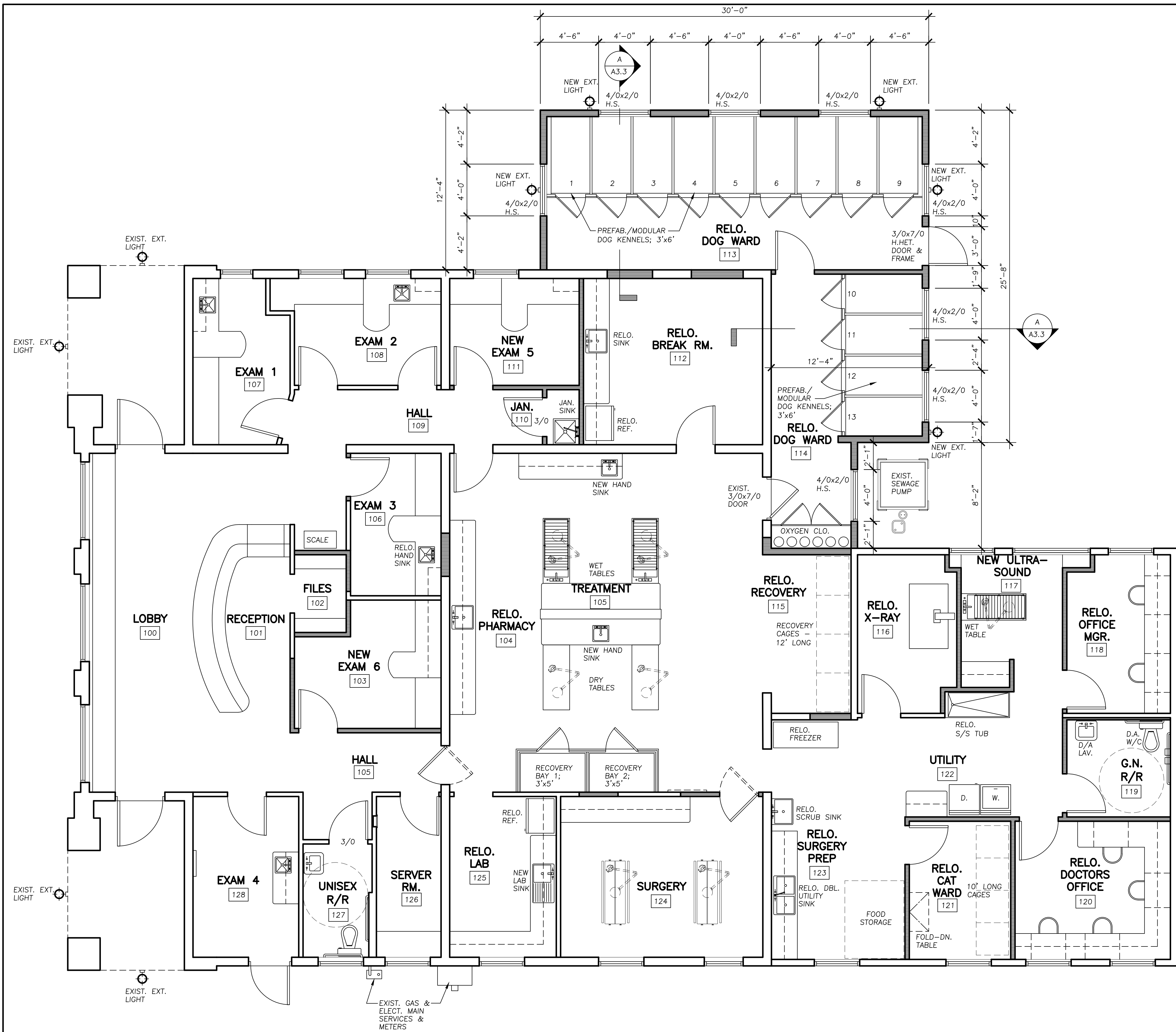
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PROJECT NO.:	SAH-22009172
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DEMOLITION PLAN

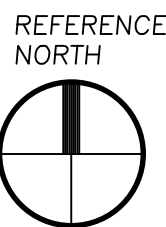
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NEW FLOOR PLAN

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



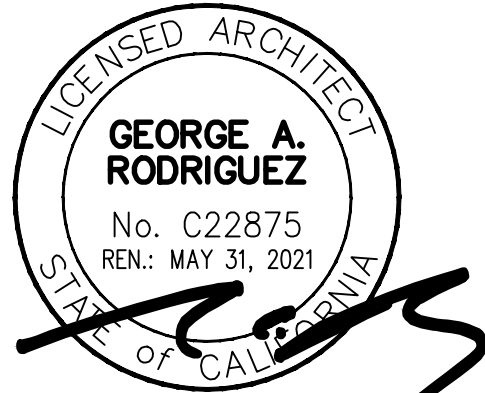
LEGEND

- EXIST. WALLS TO REMAIN
- NEW WALLS OR IN-FILL

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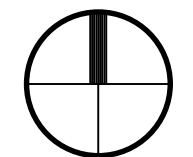
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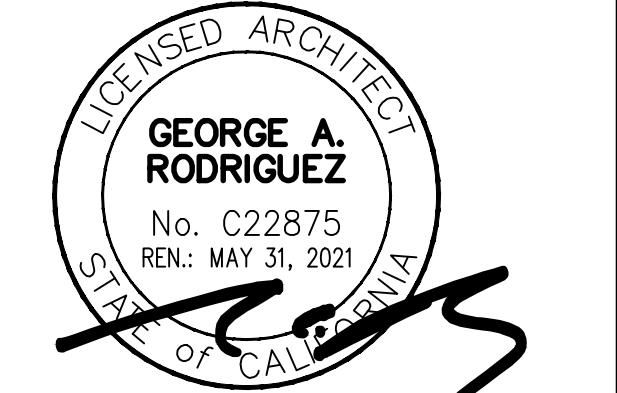
New Floor Plan

DRAWING STATUS	DATE
ISSUED	01-04-21

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A2.0





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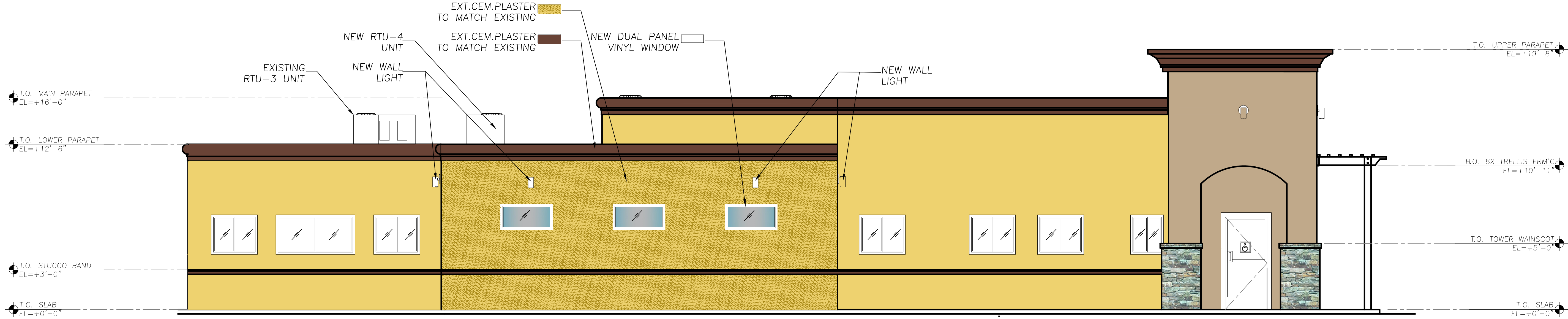
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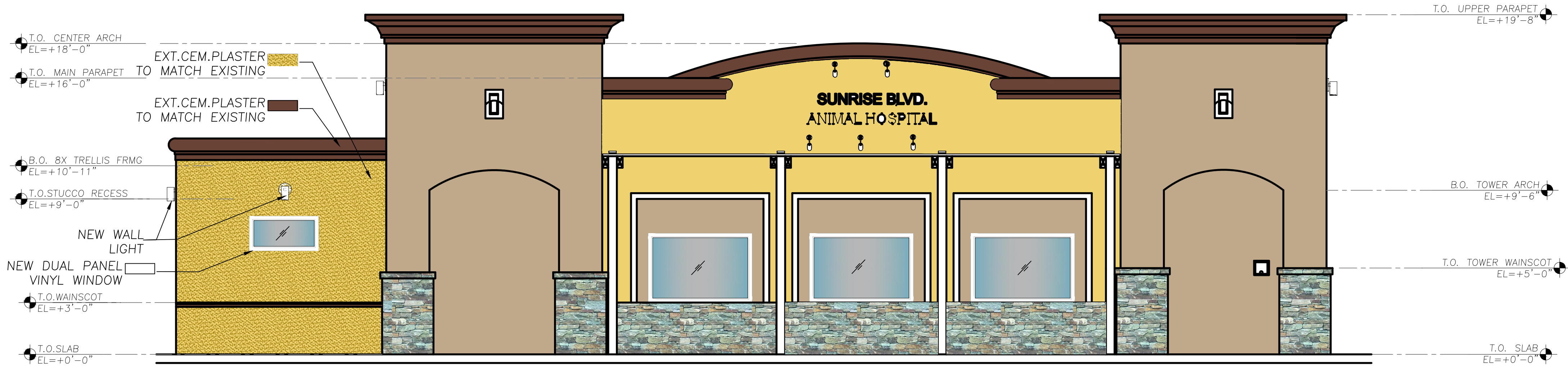
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Exterior Elevatons

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NORTH ELEVATION

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

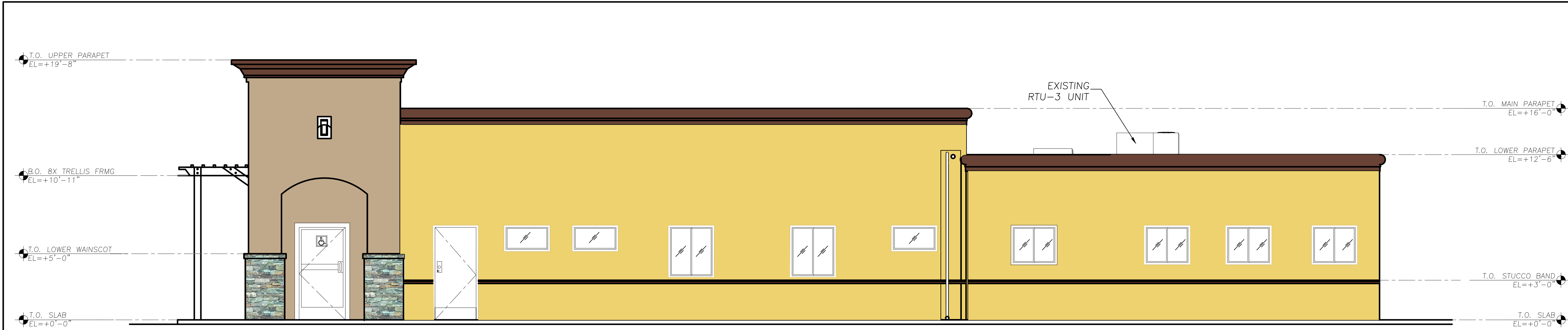


WEST ELEVATION

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

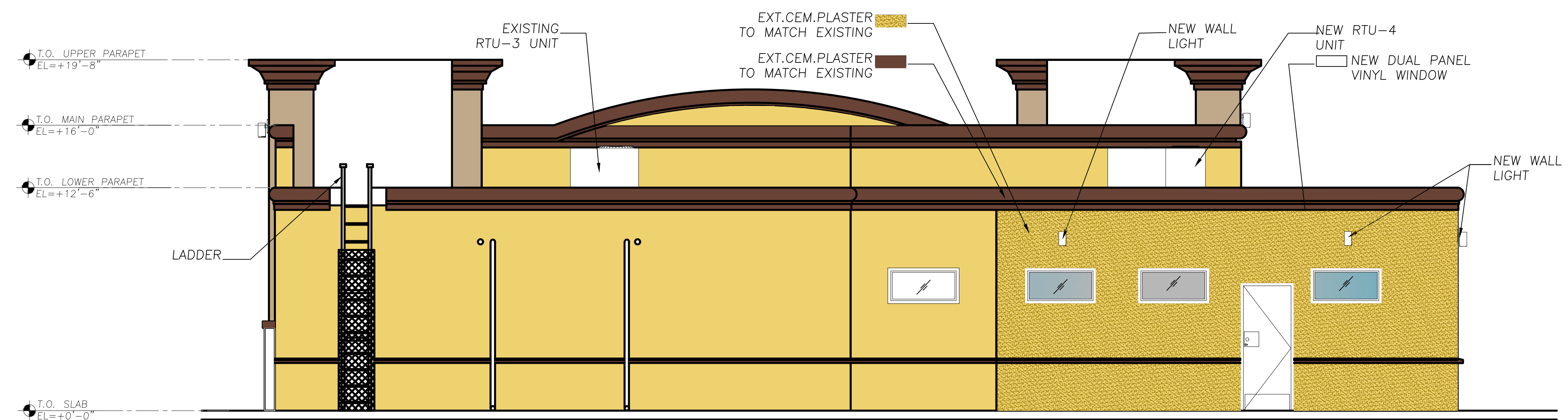
LEGEND :

	EXT.CEM.PLASTER TO MATCH EXISTING
	EXT.CEM.PLASTER TO MATCH EXISTING
	NEW DUAL PANEL VINYL WINDOW



SOUTH ELEVATION

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



EAST ELEVATION

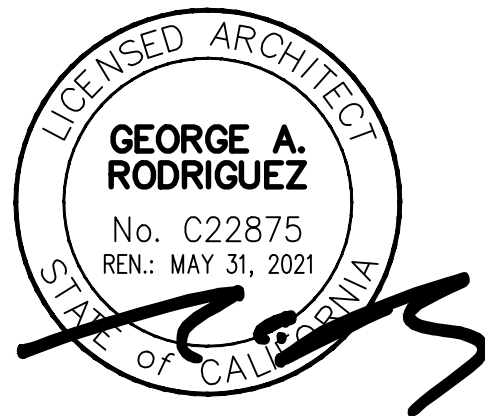
SCALE: 1/4" = 1'-0"

LEGEND :

	EXT.CEM.PLASTER TO MATCH EXISTING
	EXT.CEM.PLASTER TO MATCH EXISTING
	NEW DUAL PANEL VINYL WINDOW

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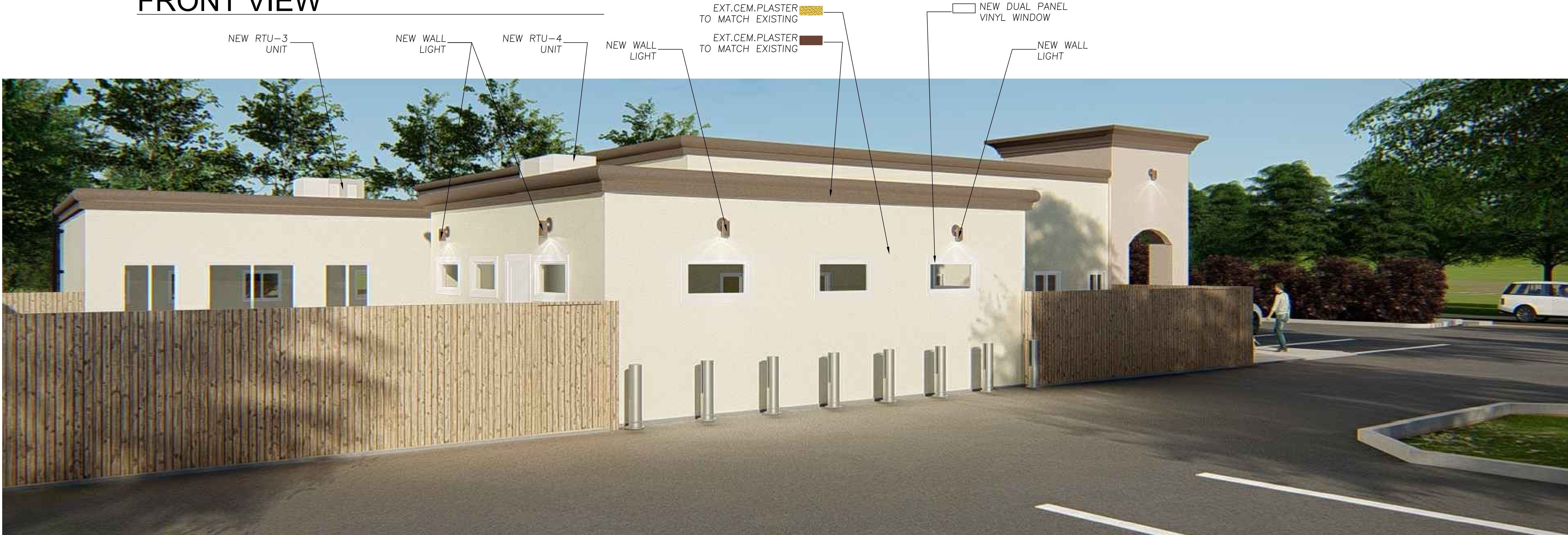
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Exterior Elevatons

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PROJECT NO.:	SAH-22009172
SHEET:	



FRONT VIEW

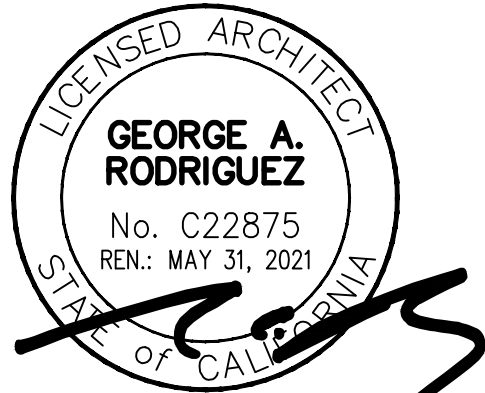


SIDE VIEW

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Renders

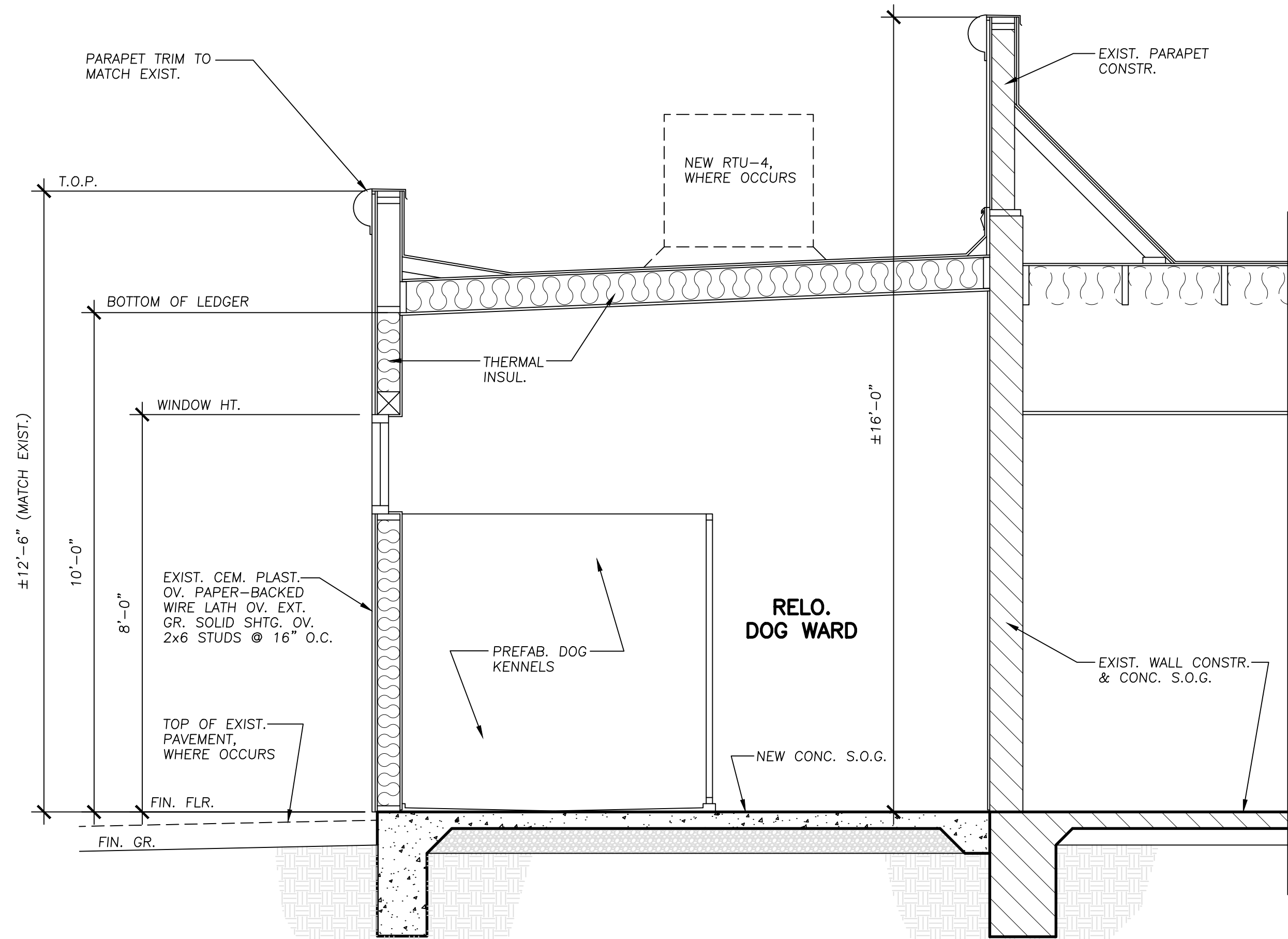
DRAWING STATUS	DATE
ISSUED	01-04-21

BUILDING PERMIT NO.:	
DRAWN BY:	NEO KLAYBO
CHECKED BY:	GRA
SCALE:	AS NOTED
PROJECT NO.:	SAH-22009172

SHEET:
A3.2



REAR VIEW



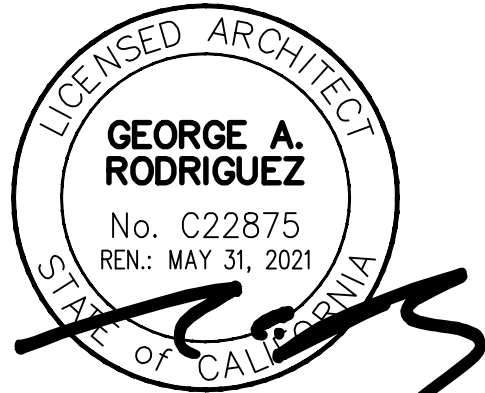
SECTION 'A'

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

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Renders & Section

DRAWING STATUS	DATE
ISSUED	01-04-21

BUILDING PERMIT NO.:

DRAWN BY: NEO KLAYBO

CHECKED BY: GRA

SCALE: AS NOTED

PROJECT NO.: SAH-22009172

SHEET:

A3.3