



DEVELOPMENT SERVICES
DEPARTMENT
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, ROOM 200
SACRAMENTO, CA 95814
916-808-5656; 264-5543 fax

MINOR MODIFICATION TO PREVIOUS APPROVAL

FILE NUMBER: Z05-120	PREVIOUS FILE NUMBER(s): P00-142 (app'd 7/26/01)
SPECIAL PERMIT _____	OR PLAN REVIEW <u>XXX</u>
PROJECT LOCATION: 6196 North Point Way (Lot 8)	
APN: 030-0840-052 (former -003 and -045)	ZONING: R-1 R
<u>APPLICANT'S NAME & ADDRESS:</u> Vivian and Ernie Alarcon, 7065 Wavecrest Way, Sacramento, CA 95831 phone: (916) 802-8212	
PROPOSED PROJECT: Modify a previously approved house plan from 3671 square feet to 3621 square feet on 0.19 acres in the Standard Single Family (R-1-R) zone. On July 26, 2001, the City Planning Commission had approved a Plan Review to construct 7 single family homes on 7 separate parcels. The subject site has an oak that requires the City Arborist to review the plans to ensure measures will be taken to preserve the tree.	
ANALYSIS & CONDITIONS: The 'R' designation in the zoning of this property requires approval of a Plan Review for any development. Any subsequent change requires an application for a Modification to the prior approval. This proposal represents only a minor change. The proposed home is slightly smaller than the previously approved house plans. Therefore only a Minor Modification is necessary. The new home plans show a larger front porch and a garage that is recessed back from the front of the home. Staff supports the minor modification subject to the following conditions: <ol style="list-style-type: none">1. Size and location of the home will conform to the plans submitted.2. Applicant shall obtain all necessary building permits prior to commencing construction.3. Exterior doors shall be raised panel or other decorative design with trim provided.4. The garage doors shall be decorative sectional doors with raised panel or other decorative design and trim provided.5. No mechanical equipment shall be mounted on the roof. Any necessary vents located on the roof shall be painted to match the roof color.6. Prior to the issuance of demolition/grading permits a 6 foot chain link fence shall be installed around the drip line of trees within the construction area. The drip line is an imaginary line on the ground directly below the outermost tips of the branches. Orange plastic fencing is acceptable but not recommended because it does not stand up to construction activity and is easily removed. The fencing shall remain in place for the duration of the project except for the temporary removal for approved construction encroachment under the drip line.	

7. No excavation for utilities, trenching, grade changes, storage of materials or parking of vehicles shall be allowed within the fenced area. Boring or hand trenching for utilities shall be allowed within the fenced area under the supervision of the project arborist.
8. The contractor shall hire an International Society of Arboriculture (ISA) certified arborist to do any required pruning for building or equipment clearances. Contact the city arborist (719-9514) for pruning permit. The arborist will also perform any root inspections.
9. If during excavation for the project tree roots greater than two inches in diameter are encountered work shall stop immediately until project arborist can perform an on-site inspection. All roots shall be cut clean and the tree affected may require supplemental irrigation/fertilization and pruning as a result of root pruning.
10. The contractor shall be held liable for any damage to existing trees. i.e. trunk wounds, broken limb, pouring of any deleterious materials, or washing out concrete under the drip line of the tree. Damages will be assessed using the "Guide to Plant Appraisal" ninth edition published by the ISA. The project arborist will submit a report to the property owner for review.
11. Landscape restrictions will require no turf or plant material which requires summer irrigation under the drip line. Only drought-tolerant, native plants will be allowed.
12. **The protection methods listed above shall be identified on all site plans for the project.**
13. The project will comply with the previous conditions of approval (P00-142).
14. The project shall be constructed according to the plans as approved by the Planning Division. Any other changes or additions shall require additional Planning review and approval.

APPROVED BY:

Evan Compton, Assistant Planner



FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR

DATE: 05-31-05

Exhibits: 1. Approved Plans

cc: Applicant, File, Z Log Book (Original)



■ CHRISTIAN A. PALACINO ■

RESIDENTIAL DESIGN
PLANNING

7116 BUCKLEWAY WAY, DIX CAFFE, CA 95768
(916) 363-1021 FAX (916) 363-1021

KEY NOTES

REVISIONS BY

ALARCON RESIDENCE
6196 NORTH POINT WAY
SACRAMENTO, CA 95831

COVER SHEET

CONSULTANTS

PROJECT STATISTICS

GENERAL/FLOOR PLAN NOTES

SHEET INDEX

CONTRACT DOCUMENTS

CHRISTIAN A. PALACINO
1216 SALTGRASS WAY
ELK GROVE, CA 95758
(916) 684-8562

STRUCTURAL

ROBERTSON ENGINEERING
9940 BUSINESS PAK DR. #130
SACRAMENTO, CA 95827
(916) 363-1021

ENERGY

ROBERTSON ENGINEERING
9940 BUSINESS PAK DR. #130
SACRAMENTO, CA 95827
(916) 363-1021

BUILDING OCCUPANCY GROUP RS / UI
TYPE OF CONSTRUCTION VN
STORIES 2
AUTOMATIC SPRINKLER NO

CONSTRUCTION SHALL COMPLY WITH
2001 CBC CALIFORNIA BUILDING CODE
2001 CMG CALIFORNIA MECHANICAL CODE
2001 CPC CALIFORNIA PLUMBING CODE
2001 CEC CALIFORNIA ELECTRICAL CODE
2001 CECS CALIFORNIA ENERGY CODE &
ENERGY COMMISSION STANDARDS

- CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE ACCORDING TO ACCEPTED CONSTRUCTION PROCEDURES OR AS SPECIFIED HEREIN OR AS PER 1991 EDITION OF THE UBC, & 2001 C.B.C.
- CHRISTIAN A. PALACINO ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS OR DEVIATIONS BY THE CONTRACTOR EITHER INTENTIONAL OR ACCIDENTAL.
- THE OWNER IS ADVISED THAT THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEANS AVAILABLE TO EXPRESS THE INTENT OF CHRISTIAN A. PALACINO AND CANNOT BE ASSUMED ALL INCLUSIVE WITH REGARD TO SUCH.
- IN ALL CASES, NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS.

1. SQUARE FOOTAGE
FIRST FLOOR 1404 S.F.
SECOND FLOOR 1480 S.F.
TOTAL 2884 S.F.
GARAGE 880 S.F.

2. INSULATION
WALLS R-15
EXT. WALLS R-18 / R-15
CEILING R-30

3. THIS BUILDING SHALL CONFORM TO THE REQUIREMENTS OF TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND COMPLY WITH REGULATIONS SET FORTH BY THE CALIF. ENERGY COMMISSION.

4. ALL GLASS WITHIN 18" OF THE FLOOR SHALL BE TEMPERED AND HAVE A PERMANENT AFFIXED LABEL PERMANENT AFFIXED LABEL PER 2001 CBC SEC. 910.4.

5. ALL DUCTS THROUGH WALLS, FLOOR OR CEILING MUST BE NOT LESS THAN 2# GA. GALV. SHEET METAL PER 2001 CBC SEC. 903.4, EXCEPTION 5.

6. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS PER 2001 CPC, SEC. 609.4.7.

7. ALL HANGER CLOSETS TO HAVE A MAX. OF 16 GALLONS PER FLUSH PER CALIFORNIA HEALTH & SAFETY CODE.

8. PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST, EXTENDING TO OUTSIDE AIR WITH BACKDRAFT DAMPER PER 2001 CMG, SEC. 504.5.1.

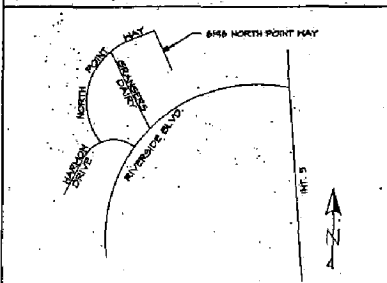
9. PROVIDE THERMOSTATIC MIXING VALVE ON ALL TUB/SHOOWER COMBINATIONS PER 2001 CPC, SEC. 420.2.

- CS COVER SHEET
- SP SITE PLAN
- A1 FOUNDATION PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 SECOND FLOOR FRAMING PLAN
- A5 ROOF PLAN
- A6 EXTERIOR ELEVATIONS
- A7 EXTERIOR ELEVATIONS
- A8 BUILDING SECTION
- A9 FIRST ELEC., MECH., PLUMBING PLAN
- A10 SECOND ELEC., MECH., PLUMBING PLAN
- N STRUCTURAL NOTES
- SD1 STRUCTURAL DETAILS
- SD2 STRUCTURAL DETAILS
- SD3 STRUCTURAL DETAILS
- D1 DETAILS
- D2 DETAILS

OWNERSHIP OF DOCUMENTS

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CHRISTIAN A. PALACINO WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR AS AN EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH APPROPRIATE COMPENSATION TO CHRISTIAN A. PALACINO

VICINITY MAP



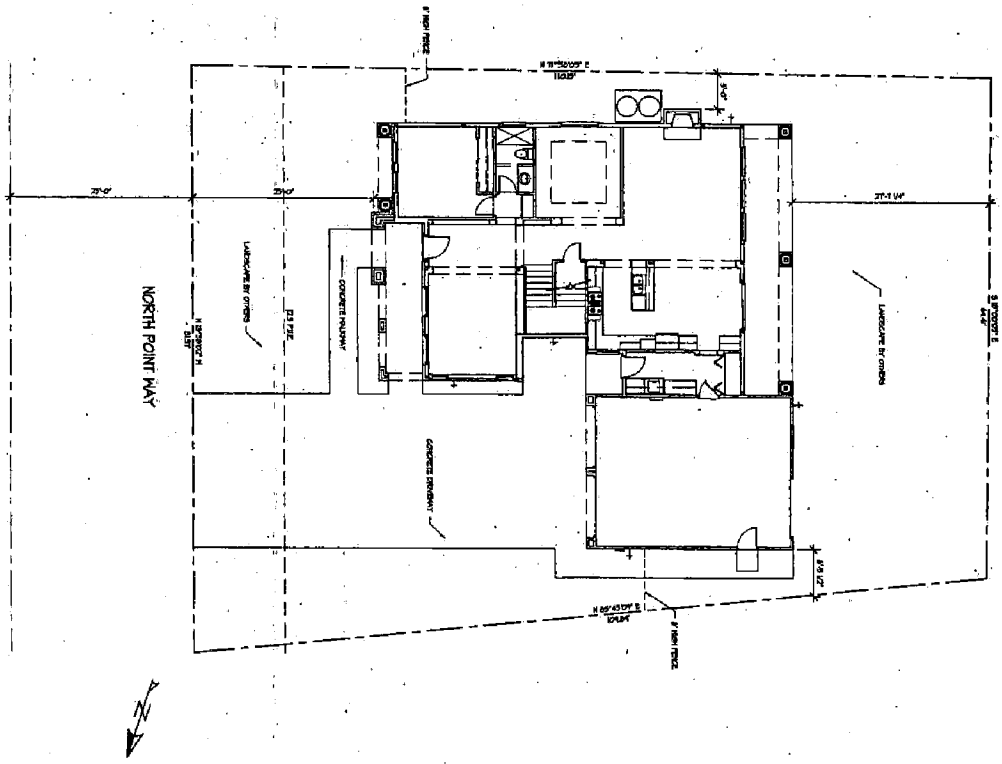
PROJECT NO
CS

DATE 4/1/2005

SCALE 1/4"=1'-0"

DRAWN C.A.P.T.

BY ALARCON



6196 NORTH POINT WAY
SACRAMENTO, CA 95831

DATE	4/1/2005
SCALE	1/8" = 1'-0"
BY	CAPT.
DR	ALARCON
PROJECT NO.	SP
SITE PLAN	
REVISIONS BY	

CHRISTIAN A. PALACINO
 RESIDENTIAL DESIGN
 PLANNING

THE INFORMATION ON THIS DRAWING IS THE PROPERTY OF CHRISTIAN A. PALACINO AND SHALL REMAIN HIS PROPERTY.

CHRISTIAN A. PALACINO
RESIDENTIAL DESIGN
PLUMBING

1118 UNIVERSITY AVE., 11th FLOOR, S.F., CA 94108
415.778.2222 FAX: 415.778.2223

NO.	REVISIONS BY

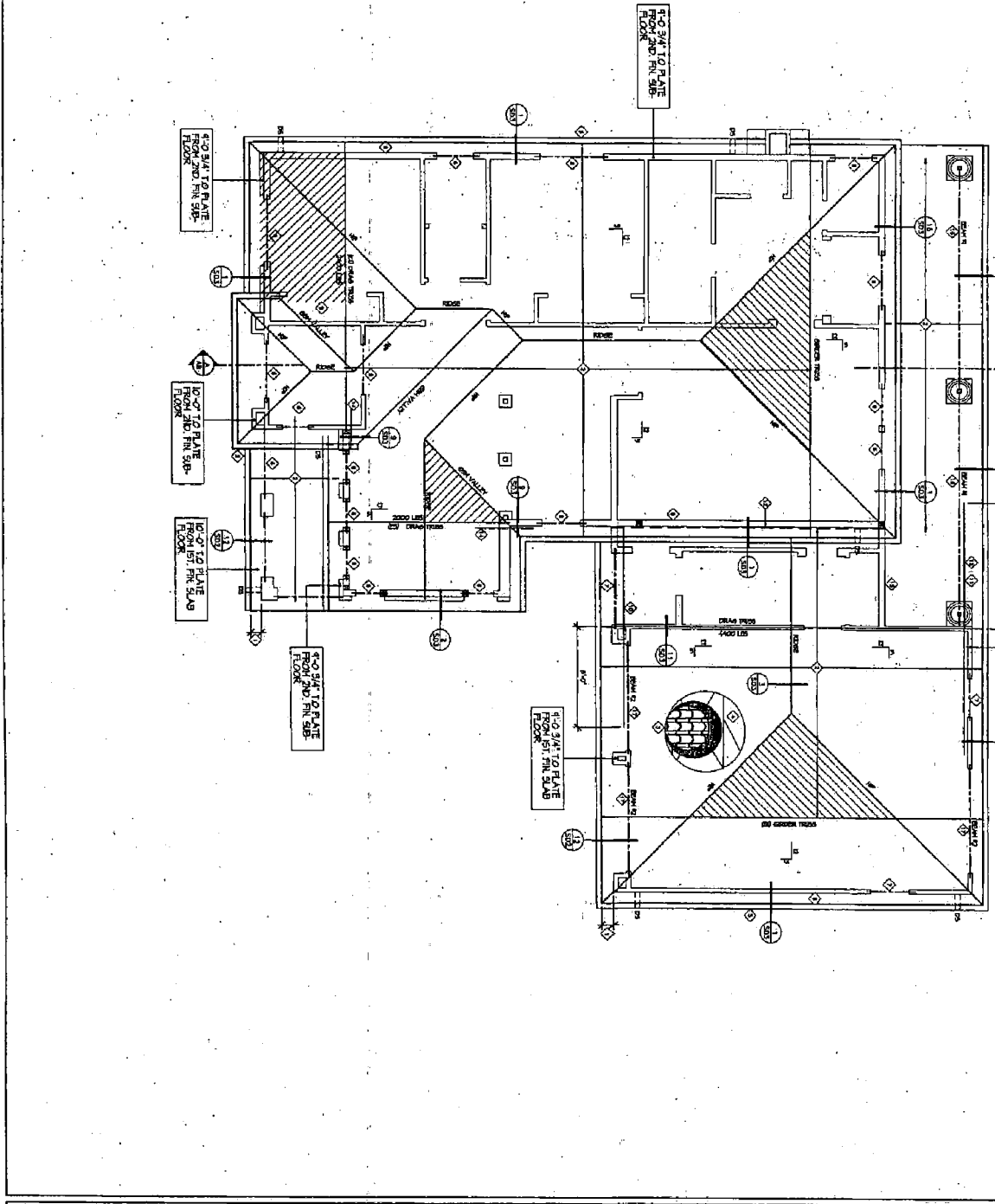
- KEY NOTES**
1. PROVIDE ROOF FLASHING AT ALL ROOF PENETRATIONS AND AT ALL ROOF EDGES. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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ALARCON RESIDENCE
6196 NORTH POINT WAY
SACRAMENTO, CA 95831

ROOF PLAN

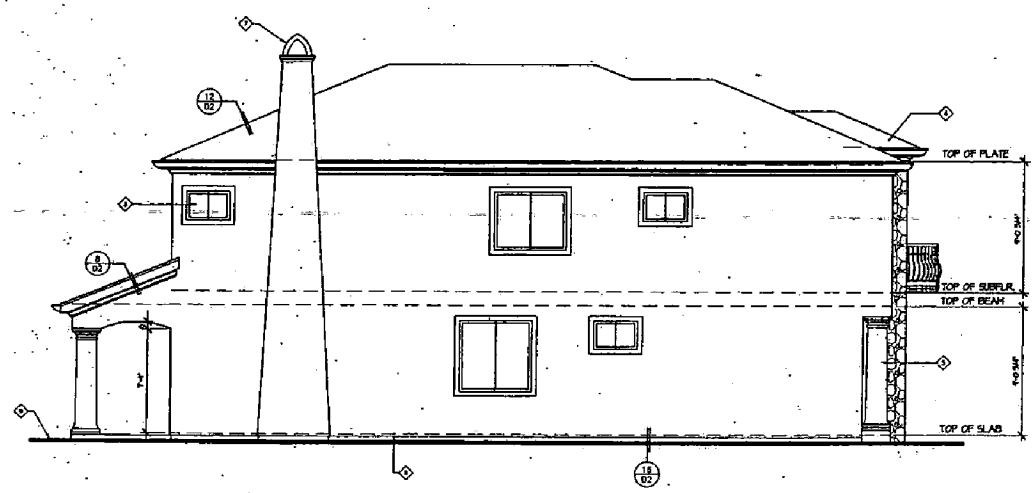
- ATTIC VENT CALC'S**
1. ALL FLASHING MATERIAL TO BE OF THE SAME TYPE AND BRAND AS THE ROOFING MATERIAL.
2. PROVIDE ROOF FLASHING AT ALL ROOF PENETRATIONS AND AT ALL ROOF EDGES. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
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DATE	BY	REVISIONS
4/17/2005	ALARCON	





REAR ELEVATION East



LEFT ELEVATION North

CHRISTIAN A. PALACINO
RESIDENTIAL DESIGN
PLANNING

7914 BALFOUR WAY, S.E. GROVE, CA 95724
(916) 482-8882 FAX (916) 484-7228

KEY NOTES	REVISIONS	BY
1. 1/2" STRIP OF WIRE MESH OF 2 LAYERS TYPE TO SUBFLOOR JOIST OR FINISHED SHEATHING. WIRE MESH IS TO BE INSTALLED PER 2003 C.I.C. SEC. 2008.4 - REFER TO FLOOR PLAN FOR BEAM WALL LOCATIONS. GOING TO PROVIDE BASIC REPORT FROM TO PREPARE BRIDGE PER 2003 C.I.C. SEC. 2001.		
2. 1" OVER 8L BATT OF 22 PASCAL R20 PANE.		
3. DUAL PANE WINDING - REFER TO TITLE 24.		
4. BARREL CORR. ROOFING TILE- INSTALL PER MFR. SPEC.		
5. 24" ROUND PRE-CAST CONC. COLUMN.		
6. 1/4" PRE-FORMED FOAM INS. TRIM & DOORS & WINDOWS - VERIFY STYLE W/ OWNER.		
7. PER WIND. WOODSHAKE TILE CAP W/ ILL. APPROVED SPACING ARRESTER PER 2003, SEC. 20215. -VERIFY DESIGN W/ OWNER.		
8. PROVIDE 28 BAR. 8"X11" WITH SIZES AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVES PER 2003 C.I.C. SEC. 2003.5.		
9. SLOPE GRADE AWAY FROM STRUCTURE.		

ALARCON RESIDENCE
6196 NORTH POINT WAY
SACRAMENTO, CA 95831

EXTERIOR ELEVATIONS

SHEET NO.
A1
DATE 4/1/2005
SCALE 1/4"=1'-0"
DRAWN C.A.P.T.
JOB ALARCON