



PLANNING AND BUILDING
DEPARTMENT

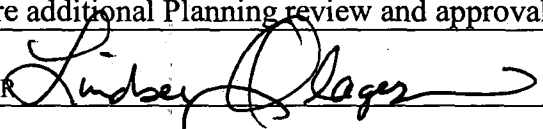
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5656
916-264-5543 FAX

Minor Modification To Previous Approval

FILE NUMBER: Z02-044			
PREVIOUS FILE NUMBERS: P83-334, P84-237			
SPECIAL PERMIT <input checked="" type="checkbox"/> OR PLAN REVIEW <input type="checkbox"/>			
PROJECT ADDRESS: 8124 Port Royale Way			
APN: 117-0647-050			
APPLICANT'S NAME & ADDRESS: <table border="1"><tr><td>Balwant Singh</td></tr><tr><td>8124 Port Royale Way</td></tr><tr><td>Sacramento, CA 95823</td></tr></table>	Balwant Singh	8124 Port Royale Way	Sacramento, CA 95823
Balwant Singh			
8124 Port Royale Way			
Sacramento, CA 95823			
PROPOSED PROJECT: The applicant is requesting a minor modification to a previously approved Special Permit in the Single Family Alternative (R-1A) zone . The site was previously approved for development in the R-1A zone with a Special Permit. The applicant is proposing to construct a 328 square foot addition to an existing 1,116 square foot single family residence to the rear of the property. The project represents a minor change to the site and therefore is considered a Minor Modification by the Zoning Administrator.			
ANALYSIS & CONDITIONS: The project is supported by staff because the modification is designed to be compatible with the existing residence and is consistent with approved setbacks. The modification is approved subject to the following conditions: <ol style="list-style-type: none">1. The 328.25 square foot addition shall be constructed per submitted plans.2. The applicant shall obtain all necessary building permits prior to commencing construction.3. The addition shall be constructed and painted to match the existing residence.4. Any other changes or additions shall require additional Planning review and approval.			
APPROVED BY: Lindsey Alagozian FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR 			
DATE: May 6, 2002			

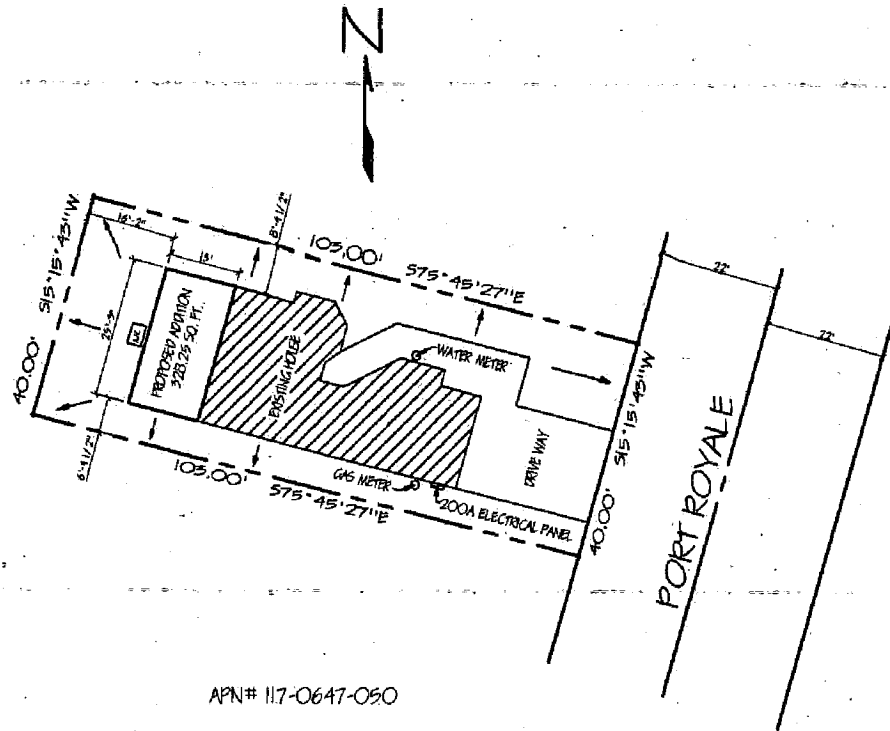
Exhibits: 1. Approved Plans

cc. File (original), Z Binder, Applicant

2 02-044

REC'D MAR 21 2002

EXHIBIT A



APN# 117-0647-050

SITE PLAN

SCALE 1" = 10' 0"

BUILDING CODE DATA

ADDITIONAL AREA SQ. FT.:	328.25 Sq. Ft.
BUILDING USE:	SINGLE FAMILY DWELLING
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	TYPE V-N
FIRE EXT. SYSTEM:	N/A

DRAWING SHEET INDEX

SHEET NO.	DESCRIPTION
1	PLOT PLAN
2	EXTERIOR ELEVATIONS
3	FLOOR PLAN
4	FOUNDATION PLAN
5	ROOF PLAN
6	FRAMING PLAN
7	PLUMBING PLAN

REV.	DATE	DESCRIPTION

PROPOSED ADDITION PLAN FOR:

BALWANT SINGH
5124 PORT ROYALE,
SACRAMENTO CA. 95823

DATE: 3-9-02
SHEET 1 OF 7

Min Mod

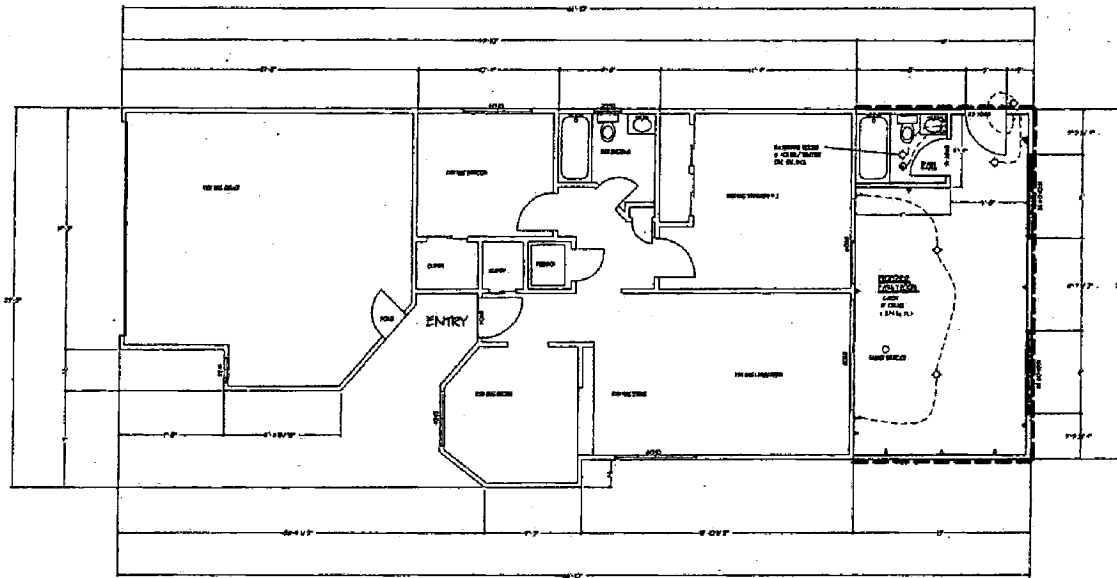
May 6, 2002

Z02-044

2 02-044

REC'D MAR 21 2002

EXHIBIT B



FLOOR PLAN - 328.25 Sq. Ft. ADDITION
SCALE 1/2" = 1'-0"

WINDOW SCHEDULE

WINDOW NO.	ROOM	QUANTITY	ROUGH OPENING
W1	FAMILY ROOM	2	60x40

DOOR SCHEDULE

DOOR NO.	ROOM	QUANTITY	ROUGH OPENING
D1	FAMILY ROOM	1	20x66
D2	BATH ROOM	1	30x66

BRACED WALL PANEL SCHEDULE

--- BRACED WALL PANEL USING WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/16" FOR 16" STUD SPACING IN ACCORDANCE WITH IBC SEC. 2320.1.5 TABLES 23-B-41 AND 23-W-4.1 NAILING 12" FIELD AND 3" EDGES.

REV.

PROPOSED ADDITION PLAN FOR:
BALWANT SINGH
8124 FORT ROYAL
SACRAMENTO CA. 95825

DATE: 3-9-02
SHEET 3 OF 7

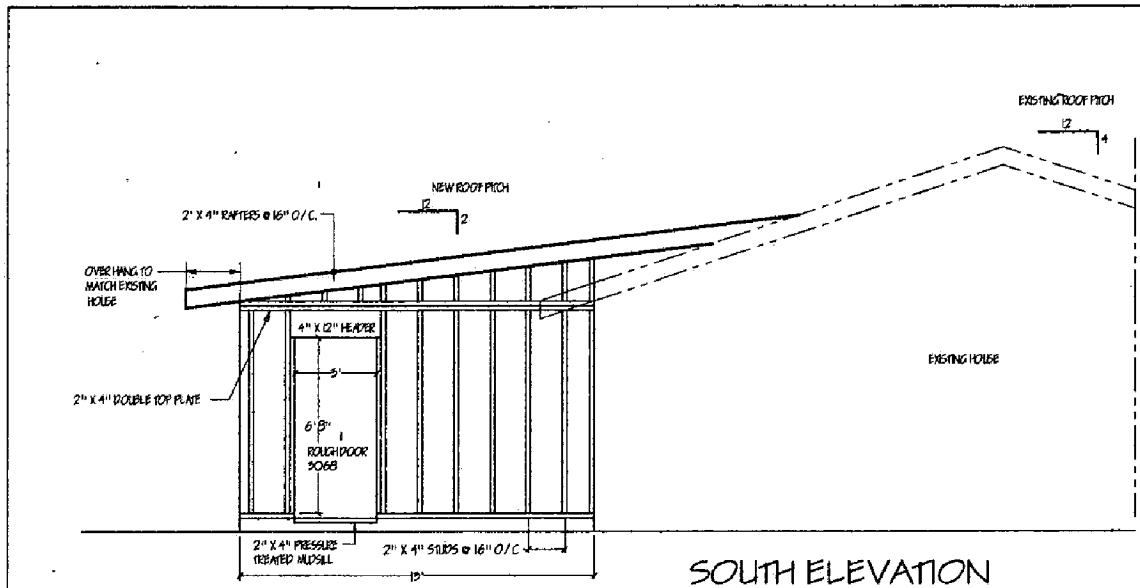
Min Mod

May 6, 2002

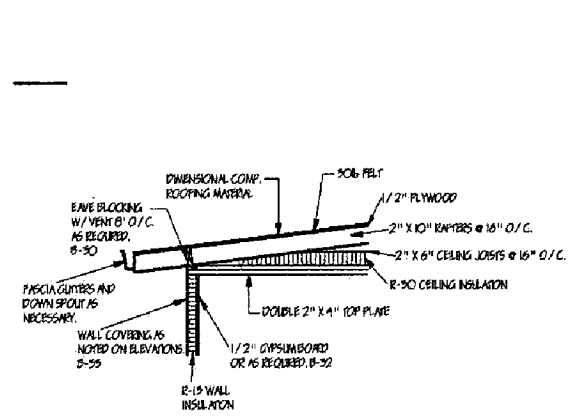
Z02-044

Z. 02-044

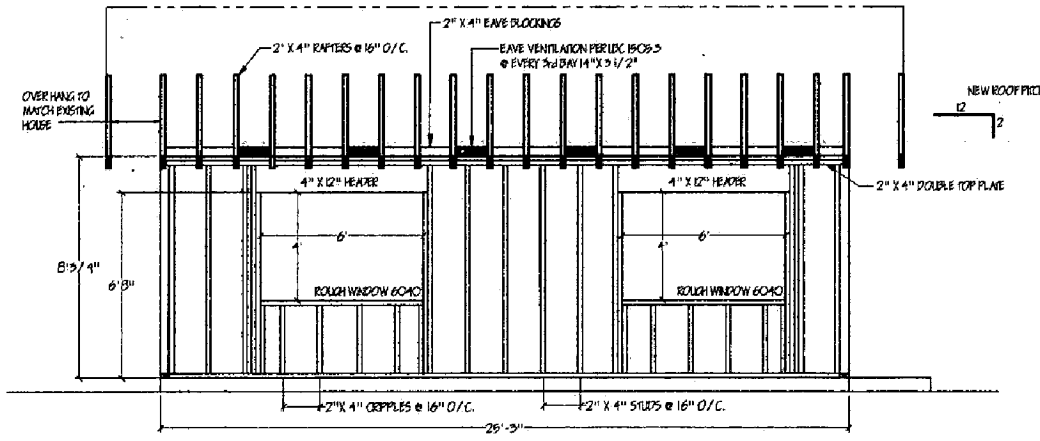
REC'D MAR 21 2002



SOUTH ELEVATION
SCALE 1/2" = 1'0"



TYPICAL EAVE & WALL DETAIL
SCALE 1/2" = 1'0"



WEST ELEVATION
SCALE 1/2" = 1'0"

REV.

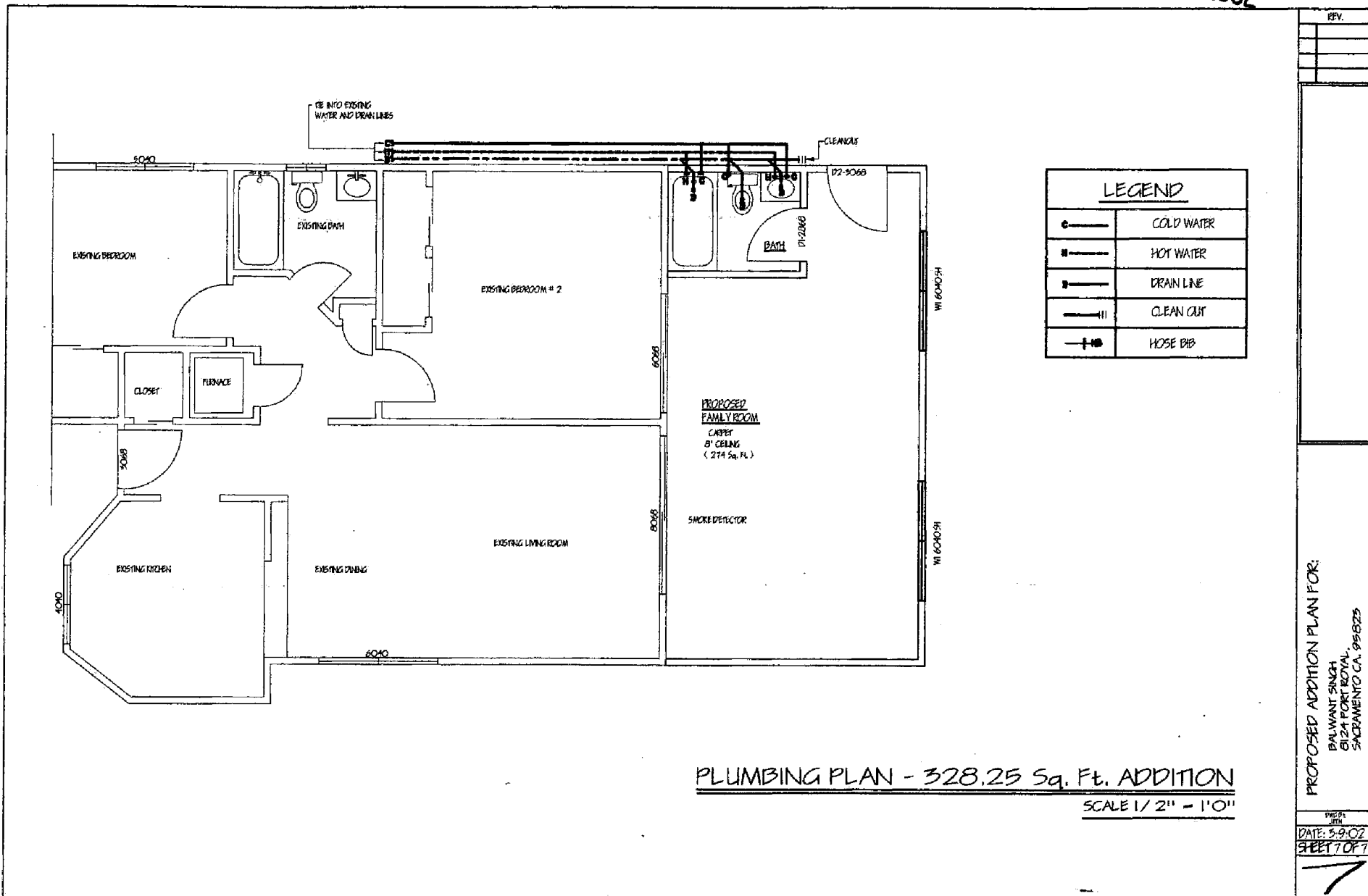
PROPOSED ADDITION PLAN FOR:
BALWANT SINGH
8124 FORT ROYAL,
SACRAMENTO CA. 95825

SHEET
DATE: 5-9-02
SHEET 6 OF 7

6

02-044

REC'D MAR 21 2002



LEGEND	
	COLD WATER
	HOT WATER
	DRAIN LINE
	CLEAN CUT
	HOSE BIB

PLUMBING PLAN - 328.25 Sq. Ft. ADDITION

SCALE 1/2" = 1'0"

PROPOSED ADDITION PLAN FOR:

BALWANT SINGH
6124 PORT ROYAL,
SACRAMENTO CA. 95825

DATE: 5-9-02
SHEET 7 OF 7

7



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING DEPT.
ZONING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

**MEMORANDUM OF UNDERSTANDING
RELATED TO MITIGATION MEASURES, PLANNING CONDITIONS,
ZONING ORDINANCE PROVISIONS, AND/OR SIGN ORDINANCE PROVISIONS**

In order to proceed with construction/occupancy of the project located at 8124 Port Royale Way

I agree that the following Mitigation Measures, Planning Conditions, Zoning Ordinance Provisions, and/or Sign Ordinance Provisions associated with project Z02-044 will be fully implemented to the (File Number) satisfaction of the City of Sacramento by FINAL INSPECTION. (Date)

LIST OF MEASURES/CONDITIONS/PROVISIONS:

1. The 328.25 square foot proposed addition shall be constructed per submitted plans.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. The proposed addition shall be constructed and painted to match the existing residence.
4. Any other changes or additions shall require additional Planning review and approval.

The above language shall not be deemed a waiver by the City of Sacramento of any Mitigation Measure, Planning Condition, Zoning Ordinance Provision, and/or Sign Ordinance Provision applicable to the project whether or not the measure, condition, or provision is listed above.

Signature _____

Name & Title: _____

Address: _____

Phone Number: _____

Reviewed by: *Linda Plager* Date: 6 May 2002