

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0401837

Insp Area: 3

Thos Bros: 297J7

Site Address: 1833 50TH ST SAC

Parcel No: 011-0054-025

Citywide Single Family

Sub-Type: NDUP

Housing (Y/N): N

CONTRACTOR

OWNER

FARLEY JEFFREY H
1833 50TH ST
SACRAMENTO CA 95819

ARCHITECT

Nature of Work: New SFR 2204 sf w/ 340 sf Garage & 24 sf porch

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name _____ Lender's Address _____

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class _____ License Number _____ Date _____ Contractor Signature _____

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

____ I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____ B & PC for this reason: _____

Date 03/09/05 Owner Signature *Jeffrey Farley*

PAID
CITY OF SACRAMENTO
MAR 09 2005

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 03/09/05 Applicant/Agent Signature *Jeffrey Farley*

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

____ I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

____ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____ Exp Date _____

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date _____ Applicant Signature _____

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

PERMIT NO.
0461837

CITY OF SACRAMENTO
2101 ARENA BLVD, #200
BUILDING INSPECTIONS DIVISION

AREA NO.
3R

WHEN CORRECTIONS HAVE BEEN MADE, CALL 808-7622 FOR REINSPECTION OF WORK

JOB LOCATION 1833 50th Ave

INSPECTION REQUESTED Water + Sewer Service

THE UNDERSIGNED BUILDING PLUMBING MECHANICAL ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE
FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

- 1) Provide Sewer cleanout at Property line
 - 2) Provide meter setter and Box at Property line for water Service
- OK to Backfill to Above Items

INSPECTOR

Doug Perera 804-4718

DATE

1/17/06

BUILDING INSPECTIONS 808-5716

INSPECTOR'S COPY

PERMIT NO. 0401837

CITY OF SACRAMENTO
2101 ARENA BLVD, #200
BUILDING INSPECTIONS DIVISION

AREA NO. 3

WHEN CORRECTIONS HAVE BEEN MADE CALL 808-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1833 SOUTH ST

INSPECTION REQUESTED LATH

THE UNDERSIGNED BUILDING PLUMBING MECHANICAL ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

1. WORK NOT COMPLETE
LATH NOT COMPLETE
2. SOUTH SIDE OVERHANG
TO HAVE ~~STR~~ PROTECT
FOR FIRE RESISTIVE CONSTRUCTION
NOT OPEN & CREEK MAX 3 COFT
STUCCO OR TYPE 5 GYP BOARD

INSPECTOR Steve Brennan 834 6747
DATE 1/21/05

BUILDING INSPECTIONS 808-5716
INSPECTOR'S COPY

PERMIT NO.
0401837

CITY OF SACRAMENTO
2101 ARENA BLVD. #200
BUILDING INSPECTIONS DIVISION

AREA NO.
3

WHEN CORRECTIONS HAVE BEEN MADE, CALL 808-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1833 - 56th St

INSPECTION REQUESTED
Fence

THE UNDERSIGNED INSPECTOR HAS INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:
 BUILDING
 PLUMBING
 MECHANICAL
 ELECTRICAL

1. ~~Full steel corner~~ SID @ SW CORNER
LATHS CORNERS

2. ~~STEEL SPREAD BOLTS~~ FINDS
@ SERVICE PANEL TOP

3. ~~REMOVE FIRE CHIMNEY @ SPREAD
CORNERS~~

4. ~~SEY FIX EXTERIOR WOOD FINISH
STRANDS AT RAIL PATE - STEEL
WALL~~

5. ~~REMOVE WOOD PLATES AT TOP
PLATES & STAYS AS NEEDED FOR
REPAIRS / SILENTLY PROTECT
PIN EXTERIOR WOOD SILL
PLATES~~

INSPECTOR

Handwritten signature

BUILDING INSPECTIONS 808-5716

INSPECTOR'S COPY

DATE

10/21/05

PERMIT NO. 049837

CITY OF SACRAMENTO
2101 ARENA BLVD. #200
BUILDING INSPECTIONS DIVISION

AREA NO. 3

WHEN CORRECTIONS HAVE BEEN MADE, CALL 808-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1833 - 50th St SF 2/

INSPECTION REQUESTED FRIDGE

THE UNDERSIGNED BUILDING PLUMBING MECHANICAL ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

- 1) FRIDGE ROCK @ OPEN/LOOSE OSB EDGES ADJACENT TO DBL STEEL @ WINDS TRY
- 2) FRIDGE FEEL BROCK @ 3RD FLOOR CORNERS
- 3) BUILD OUT CHUTE
- 4) FRIDGE WIND @ SECURITY AREA
- 5) COMPACTOR SOLE W/STAY FRIDS
- 6) SENT FOOD/COMMS REPERATIONS TIGHTLY

INSPECTOR Yalupet DATE 10/3/05
BUILDING INSPECTIONS 808-5716
INSPECTOR'S COPY

PERMIT NO. 2401837

CITY OF SACRAMENTO
2101 ARENA BLVD, #200
BUILDING INSPECTIONS DIVISION

AREA NO. 2R

WHEN CORRECTIONS HAVE BEEN MADE CALL 808-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1833 52TH ST

INSPECTION REQUESTED B25 - Exterior - calls only

THE UNDERSIGNED BUILDING PLUMBING MECHANICAL ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

- 1 ~~5578 88th~~ missing 30. side during Rom
- 2 ~~3~~ call. at same location not advised correctly.
- 3 Re Visit All over down nails mostly on north side.
- 4 ~~East~~ end over building 3 call
- 5 ~~Pass~~ 3 missing
- 6 South side ~~street~~ paneling among observation
- 7 Int. ~~Shua~~ call. at North. Friends doors not complete - look at all Int Shua - OK to type Int Shua.

INSPECTOR Timika 508-6876 DATE 10/25/05

BUILDING INSPECTIONS 808-5716
INSPECTOR'S COPY

PERMIT NO.
0401837

CITY OF SACRAMENTO
2101 ARENA BLVD. #200
BUILDING INSPECTIONS DIVISION

AREA NO.
3

WHEN CORRECTIONS HAVE BEEN MADE, CALL 808-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1833 50th St
INSPECTION REQUESTED Shear

THE UNDERSIGNED BUILDING PLUMBING MECHANICAL ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE
FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

- 1) Insulate and provide Rot Proofing (1/4" steel) at Roof Above T+G half ceiling.
- 2) All windows shall be installed at shear
- 3) Provide anchors on entry wall within 12" of eave.
- 4) Wrench tight Hold downs
- 5) Complete Anchor of Garage Wall (Door side)
- 6) Complete Electrical in double Shear walls of Garage + Dining Room + Bath 3
- 7) Provide Positive Attachment of Parallels on Second Floor Bedroom 1

INSPECTOR Doug Pierson 804-4718
BUILDING INSPECTIONS 808-5716
DATE 8/3/05
INSPECTOR'S COPY

PERMIT NO.
0401832

CITY OF SACRAMENTO
2101 ARENA BLVD, #200
BUILDING INSPECTIONS DIVISION

AREA NO.
3

WHEN CORRECTIONS HAVE BEEN MADE, CALL 264-7622 FOR REINSPECTION OF WORK

JOB LOCATION 1833 S 24th St

INSPECTION REQUESTED 8/10/11/40/61

THE UNDERSIGNED BUILDING PLUMBING MECHANICAL ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

- 1) VFER Needs To Be Installed At Bottom of footing with 3" clearance to soil. Not At Top Bar Area
- 2) Some Portions of footing steel less than 3" from soil - especially along South Wall Mid Point between 24 square Mats For Columns.
- 3) Elect 3/4 PVC Crossing Below SSTB In Area Just @ North Wall Needs to be Staked Away From SSTB Cone of Influence - Also Appears (2) SSTB bolts At Wall Intersection May be duplicated - Does Not Show 2 Bolts This Location Or Others

INSPECTOR JEFF BRICKL 718-7260 DATE 4/27/05
BUILDING INSPECTIONS 808-5716
INSPECTOR'S COPY

EWING

Irrigation & Golf & Industrial

Home
731-5534



5761 Florin Perkins Rd. #1 • Sacramento, CA 95828

Callular 916-383-3791
Fax 916-383-2723
www.ewing1.com
mtennis@ewing1.com

Mike Tennis
Agronomic Products
Sales Manager

PERMIT NO.
101037

WHEN CORRECTIONS HAVE BEEN MADE CALL **264-7622** FOR REINSPECTION OF WORK.

LOCATION **1833 50TH ST** **WATER** **PLUMBING**

SECTION REQUESTED BUILDING PLUMBING MECHANICAL ELECTRICAL

THE UNDERSIGNED INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

1. PROVIDE WEEL.
2. HAVE ALL REBAR 3' OFF GROUND
3. TEST ABS 10' AWAY MUST BE
IN FULL @ TIME OF INSPECTION.
4. MUST ALL SSTS HD AND
OR ALL HOLDOWNS. NOW. NO WBT.
5. FINISH.
6. REBAR BAD ABS AGAIN THAT
IS @ TOP OF CONCS @ TEST
AREA. FINISH. B. NOT BLIND IN
STAIRWELL.
7. HAVE ALL REBAR 1/2" OR MORE
OK
JMB w/2/105
SCOTT
INSPECTOR _____
BUILDING INSPECTIONS 808-5716
INSPECTOR'S COPY

DATE **4/22/05**

PERMIT NO.

0401837

CITY OF SACRAMENTO
2101 ARENA BLVD. #200
BUILDING INSPECTIONS DIVISION

AREA NO.

3R

WHEN CORRECTIONS HAVE BEEN MADE, CALL 264-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1833 SDE ST.

INSPECTION REQUESTED 240 Top Plumbing

THE UNDERSIGNED BUILDING PLUMBING MECHANICAL ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

1) Top plumbing was called - plumbing will be inspected with the Rough frame. Complete sheet and shear before proceeding to frame items.

Called ahead at 10:30 AM to one on site.

INSPECTOR David Salomon 803-3896 DATE 9/16/05

BUILDING INSPECTIONS 808-5716
INSPECTOR'S COPY

PERMIT NO.
0401837

CITY OF SACRAMENTO
2101 ARENA BLVD, #200
BUILDING INSPECTIONS DIVISION

AREA NO.
3R

WHEN CORRECTIONS HAVE BEEN MADE, CALL 808-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1833 50th St

INSPECTION REQUESTED Temp Power

THE UNDERSIGNED BUILDING PLUMBING MECHANICAL ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

- 1) Install GFI Protected receptacle minimum
- 2) Install 2" Plastic Bushing on stud conduit

INSPECTOR Doug Pierson 804-4718 DATE 1/26/06

BUILDING INSPECTIONS 808-5716
INSPECTORS COPY

CITY OF SACRAMENTO
2101 ARENA BLVD. #200
BUILDING INSPECTIONS DIVISION



PERMIT NO. 401837

WHEN CORRECTIONS HAVE BEEN MADE, CALL 808-7622 FOR REINSPECTION OF WORK.

LOCATION

1833 50th St

SECTION REQUESTED ELECTRICAL MECHANICAL PLUMBING BUILDING

IF THE UNDERIGNED INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

1) Make up the neutrals and ground for the rest of the Sage off living.

INSPECTOR Seasey K. 508-6884
BUILDING INSPECTIONS 808-5716

DATE 01/22/06

INSPECTORS COPY

PERMIT NO.
04837

AREA NO.
3

WHEN CORRECTIONS HAVE BEEN MADE, CALL 808-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1833 - 50th St

INSPECTION REQUESTED: BUILDING, PLUMBING, MECHANICAL, ELECTRICAL
THE UNDERSIGNED INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

- 1) Steel at sub ceiling has no Toler
- 2) Steel at south ext wall opposite kitchen
wall trip off
- 3) Water breakers to ceiling
wall credits
- 4) Install fire vent terminal
staircase with steel bracket to
stair wall - door wall trip off
- 5) Airway over ceiling protrusion at
AC downport is 15" off

INSPECTOR: Yalun Fan DATE: 5/15/06

BUILDING INSPECTIONS 808-5716

INSPECTOR'S COPY



CITY OF SACRAMENTO BUILDING INSPECTION DIVISION

PERMIT OFFICES
Downtown (916) 264-7619
1231 I St., Rm. 200, Sacramento 95814
Natomas Center (916) 808-2534
2101 ARENA BL., Sacramento 95834
http://www.sacto.org

RESIDENTIAL PLAN REVIEW 2001 CBC Adopted Codes Effective November 1st, 2002

PROJECT ADDRESS & DESCRIPTION 1833 50TH ST. NEW SFR PERMIT No. 0401837

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.)

I have read and will comply with the items in this document and as marked on the plans.

Signature of: Owner Authorized Agent Contractor Architect/Engineer
Date 3 APRIL 2004

BUILDING CODE REQUIREMENTS

- B-1 **Smoke detector location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 2001 CBC, Section 310.9.1.
- B-2 **When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms.** The detector may be battery operated as per 2001 CBC, Section 310.9.1.2.
Exception: Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.
- B-3 **Emergency escape and rescue.** Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear openable area of 5.7square feet / 821 SQ. inches. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 44 inches above the floor. 2001 CBC, Section 310.4.
- B-4 **All Group U occupancies attached to Group R, Division 3 occupancies shall be separated by materials approved for one-hour fire-resistive construction.** The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. CBC, Section 302. **Exception 3.** **Note:** All members supporting such separation shall be equivalent fire resistive construction as per 2001 UBC, Section 302. All electrical outlet boxes on opposite side of the wall shall be separated by a horizontal distance on not less than 24 inches per 2001 CBC 709.7, Exception 1.

OFFICE COPY

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1833 50 th Street	APN: 011-0054-025
DRPB AREA / PUD / SPD: None	ZONING: R-1
EXISTING LAND USE: Vacant	
PROPOSED USE: Construction of a new 3-story home on existing vacant lot. See prior setback variance Z03-042.	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input checked="" type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER X DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) IN PROGRESS: ER04-014 Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input type="checkbox"/>	Application(s) COMPLETED: Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: Applicant was granted a variance to construct a 17' wide home with only a 3' south side setback. Proposed project meets previous conditions for Z03-042. Meets all setback and lot coverage requirements. The terrace area with the 36" stucco low wall shall not be covered without ZA approval. Garage must have a minimum interior dimension of 10' x 20', currently shown as only 19' 6" deep. Applicant has room to move structure forward 6" without impacting the required front setback. No other planning issues present.	
DATE: 01/26/04	BY: Ashley Feeney

old 1 set

OFFICE COPY

**MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION
OF SINGLE AND TWO FAMILY DWELLINGS
CITY OF SACRAMENTO
STAFF REVIEW APPLICATION PACKET
1 and 2 Family Residential Construction
FORM A**

Please complete the following application for staff level review of 1 and 2 family projects subject to the Citywide Residential Design Standards. The action of staff is ministerial. The application must comply with the Minimum Standards to be approved.

Project Address: 1833-50TH STREET

Assessor's Parcel Number: 011 0054 025 0000

Applicant Name: JEFFERY FARLEY

Mailing Address: 1841-50TH STREET 95819

Phone number: (916) 731-5534 WORK # 442-3230

Owner Name: JEFFERY FARLEY

Mailing Address: 1841-50TH STREET

Phone number: (916) 731-5534

Parcel Dimensions: 40 X 120

Parcel Zoning: R-1 Existing Use: VACANT

No. of units: 1 No. of stories: 3 Square footage of unit(s): 2400 ±

Statement Of Work Proposed: CONSTRUCTION OF NEW
THREE STORY HOME ON EXISTING VACANT LOT
IN R-1 ZONE

Design Review Number: ER04-014 Date Received Stamp: 01/26/04

ER04-014
REC'D 1/22/04

NEW CONSTRUCTION

MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF SINGLE AND TWO FAMILY DWELLINGS 1 and 2 Family Residential Construction FORM B

I. Site Design Standards

A. Front Yard Setbacks: Proposed buildings shall be placed on the site to generally align with adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

1. Front yard setback is the average of the two adjacent structures.
 2. Front yard setback does not vary more than 5'-0" from adjacent and surrounding structures.
Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

B. Landscaping (Required): Front yard and corner lot street side yard landscaping shall be provided.

1. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.

Note: Drought tolerant and thematic plantings are encouraged

C. Fencing: New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

Interior side yard/rear yard fencing (no setback required)

Check one:

1. Wood fencing provided.
 2. Standard chain link fencing provided (dark green vinyl coating recommended). (~~EXISTING~~)
 3. Painted or split face concrete block, brick, or plaster finished wall provided.

Street side yard fencing on corner lots (minimum 5'-0" setback required; less than 3 ft. height, no setback required.)

Check one:

- NA 1. Wood fencing provided.
 2. Chain link with vinyl coating (green color recommended) with vines provided.
 3. Painted ornamental steel (wrought iron) fence provided.
 4. Painted or split face concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0" high").

Front yard fencing (Shall be 3'-0" high or less if within front setback.)

Check one:

1. No front yard fencing proposed.
 2. Painted wood picket or split-rail fence (max. 3'-0" high) provided.
 3. Chain link with green vinyl coating (max. 3'-0" high) with vines provided.
 4. Painted ornamental steel (wrought iron) fence (max. 6'-0" high) provided.
 5. Painted or split face concrete block, brick, or plaster finished wall provided (max. 3'-0" high").

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches are lower, in which case the predominant roof pitch, or greater, shall be incorporated in the new structure. Provide photos and drawings to indicate compliance.

Check one:

1. Roof forms and pitches are similar to adjacent and surrounding structures.
 2. 5 in 12 pitch, or greater, provided.

B. Street Facade: The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided. The entry area and windows shall be fully visible from street view.

The following are required and must all be checked for compliance:

1. Entry area and "front" of structure shall be fully visible from the street.
 2. Windows provided facing the street.
 3. Decorative front door provided.

ER04-014

REC'D 1/22/04

G. Doors/Windows: Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades. Decorative trim shall be provided on windows on facades facing active use areas such as parks, schools and other active public spaces. Windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color or shall be wood paint grade.

Entry doors

1. Exterior doors with raised panel or other decorative design and decorative trim are provided.

Garage doors

Check one: GARAGE FACET ALLEY

- NA 1. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
2. Alternative garage door that provides raised panel or other decorative design provided.

Windows

Check one:

1. Double or single hung windows with decorative trim/sill provided.
2. Horizontal sliding windows with grids and decorative trim/sill provided.
3. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.

Casement windows

H. Mechanical Equipment: Mechanical equipment shall not be placed on the roof where it may be visible from any street view.

Check one:

1. Mechanical equipment shall be attic and/or ground mounted with screening.
2. Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.

256.252

**MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION
OF SINGLE AND TWO FAMILY DWELLINGS
CITY OF SACRAMENTO
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Applicant Name: JEFFERY FARLEY

Mailing Address: 1841-50TH STREET 95819

Phone number: (916) 731-5534 WORK # 442-3230

Owner Name: JEFFERY FARLEY

Mailing Address: 1841-50TH STREET

Phone number: (916) 731-5534

Parcel Dimensions: 40 X 120

Parcel Zoning: R-1 Existing Use: VACANT

No. of units: 1 No. of stories: 3 Square footage of unit(s): 2400 ±

Statement Of Work Proposed: CONSTRUCTION OF NEW
THREE STORY HOME ON EXISTING VACANT LOT
IN R-1 ZONE

Design Review Number: ER04-014 Date Received Stamp: 01/26/04

ER04-014
REC'D 1/22/04

NEW CONSTRUCTION

MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF SINGLE AND TWO FAMILY DWELLINGS 1 and 2 Family Residential Construction FORM B

I. Site Design Standards

A. Front Yard Setbacks: Proposed buildings shall be placed on the site to generally align with adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

1. Front yard setback is the average of the two adjacent structures.
 2. Front yard setback does not vary more than 5'-0" from adjacent and surrounding structures. Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

B. Landscaping (Required): Front yard and corner lot street side yard landscaping shall be provided.

1. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.

Note: Drought tolerant and thematic plantings are encouraged

C. Fencing: New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

Interior side yard/rear yard fencing (no setback required)

Check one:

1. Wood fencing provided.
 2. Standard chain link fencing provided (dark green vinyl coating recommended). (EXISTING)
 3. Painted or split face concrete block, brick, or plaster finished wall provided.

Street side yard fencing on corner lots (minimum 5'-0" setback required; less than 3 ft. height, no setback required.)

Check one:

- NA 1. Wood fencing provided.
 2. Chain link with vinyl coating (green color recommended) with vines provided.
 3. Painted ornamental steel (wrought iron) fence provided.
 4. Painted or split face concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0' high").

Front yard fencing (Shall be 3'-0" high or less if within front setback.)

Check one:

1. No front yard fencing proposed.
 2. Painted wood picket or split-rail fence (max. 3'-0" high) provided.
 3. Chain link with green vinyl coating (max. 3'-0" high) with vines provided.
 4. Painted ornamental steel (wrought iron) fence (max. 6'-0" high) provided.
 5. Painted or split face concrete block, brick, or plaster finished wall provided (max. 3'-0' high").

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches are lower, in which case the predominant roof pitch, or greater, shall be incorporated in the new structure. Provide photos and drawings to indicate compliance.

Check one:

1. Roof forms and pitches are similar to adjacent and surrounding structures.
 2. 5 in 12 pitch, or greater, provided.

B. Street Facade: The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided. The entry area and windows shall be fully visible from street view.

The following are required and must all be checked for compliance:

1. Entry area and "front" of structure shall be fully visible from the street.
 2. Windows provided facing the street.
 3. Decorative front door provided.

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G. Doors/Windows: Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades. Decorative trim shall be provided on windows on facades facing active use areas such as parks, schools and other active public spaces. Windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color or shall be wood paint grade.

Entry doors

1. Exterior doors with raised panel or other decorative design and decorative trim are provided.

Garage doors

Check one: GARAGE FACES ALLEY

- NA 1. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
2. Alternative garage door that provides raised panel or other decorative design provided.

Windows

Check one:

1. Double or single hung windows with decorative trim/sill provided.
2. Horizontal sliding windows with grids and decorative trim/sill provided.
3. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.

Casement windows

H. Mechanical Equipment: Mechanical equipment shall not be placed on the roof where it may be visible from any street view.

Check one:

1. Mechanical equipment shall be attic and/or ground mounted with screening.
2. Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1833 50 th Street	APN: 011-0054-025
DRPB AREA / PUD / SPD: None	ZONING: R-1
EXISTING LAND USE: Vacant	
PROPOSED USE: Construction of a new 3-story home on existing vacant lot. See prior setback variance Z03-042.	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input checked="" type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER X DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) IN PROGRESS: ER04-014 Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input type="checkbox"/>	Application(s) COMPLETED: Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: Applicant was granted a variance to construct a 17' wide home with only a 3'south side setback. Proposed project meets previous conditions for Z03-042. Meets all setback and lot coverage requirements. The terrace area with the 36" stucco low wall shall not be covered without ZA approval. Garage must have a minimum interior dimension of 10' x 20', currently shown as only 19' 6" deep. Applicant has room to move structure forward 6" without impacting the required front setback. No other planning issues present.	
DATE: 01/26/04	BY: Ashley Feeney

old set

From: Pat Oneil
To: Carey Boyd; Tom Oxley
Date: 2/8/05 10:24AM
Subject: 1833 50th St.

Sewer Supv., Richard Wiegman, measured manholes and they do fall within the easement. The manhole in the alley is 17' South of Freeway fence line, and the manhole in 50th St. is 16' south of freeway fence line.

As long as he does not build within the utility easement, then everything is a go!

The owner will need to purchase taps from Utilities, Customer service. Owner will need to route his water and sewer services out to the edge of the alley.

REVIEW BATTAL

DATE: 11-22-85 CHECK # 0918865
PROJECT AREA: 4th St. Sac CA 95819

	P	E	R	S	U	PW
CYCLE 1						
INITIALS						
CYCLE 2						
INITIALS						
CYCLE 3						
INITIALS						

PROJECT
DETAILS:

IS A SPECIAL INSPECTION CASE OR ONE REQUIRING A

OF PLANS

REVIEWED: WSP

SUBMITTED

PHONE #:

COMMENTS

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 1833-50TH STREET A.P.N. 001 0054 025

Applicant Information

Name JEFFERY FARLEY
Address 1841-50TH STREET
SACRAMENTO, CA 95819
Phone 916-731-5534

Project Information (Check One)

Single Family Dwelling **X**
Duplex
Triplex
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N

Does the site front on a paved road? Y N *

Is the site higher than the crown of adjacent road? Y N *

Is the proposed building site higher than the back of the sidewalk or curb? Y N *

Describe existing frontage improvements along road.

Ditch * Curb and Gutter Curb, Gutter, and Sidewalk

The direction of drainage on this site is:

Front to Rear * Rear to Front Side to Side *

Does an adjacent site drain across this parcel?

Y * N

Y * N

Y N

Will construction require cut or fill on site? (* >50FT3 or >2FT)

- How much cut? _____ Yards Depth

- How much fill? _____ Yards Depth

Has building site been previously been filled? Y * N

Will existing drainage be re-routed? Y * N

Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name JEFFERY FARLEY Title OWNER
Signature [Signature] Date 8 APRIL 2004
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ Acres.

If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N

If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is the parcel to be built on part of a larger subdivision? Y N

Subdivision Name: _____

If yes has an approved erosion and sediment control plan been provided? Y N

If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is grading and drainage approval required prior to permit issuance? Y N

Approved by: C. Boyd Date: 4-27-04

Building permit #: 0401837

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

MICROFILM THIS DOCUMENT

Certification of Compliance
School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address Jeffery Farley
Project Address 1833 50th St.
Parcel Number 011 0054 025 Lot No. 1205
Subdivision Name ELMHURST MAP NO 1 EXC No. of Units one
Applicant's Signature [Signature] Title _____
Phone No. 916-454-0507 Date 03/07/05

Notice to Applicant: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

Part II - To be completed by the BUILDING DEPARTMENT

Plan Identification Number 0401837
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 2386
Signature/Title [Signature] Date 02/26/04

Part III - To be completed by the SCHOOL DISTRICT

School District SCUSD Certificate No. 10447

Exempt Comments _____
 Residential/Apartment/etc. 2386 Square ft. x \$ 2.14 = \$ 5,106.04
Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
Total fees collected..... = \$ 5,106.04

This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

Signature [Signature] Date 3/9/05

White & Canary - School District • Pink - Building Department • Goldenrod - Applicant

Department of Planning and Development
Building Inspection Division
Grading and Erosion Control Questionnaire
To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 1833-50TH STREET A.P.N. 001 0054 025

Applicant Information
Name JEFFERY FANUEY
Address 1841-50TH STREET
SACRAMENTO CA 95814
Phone 916-31-5534

Project Information (Check One)
Single Family Dwelling Y
Duplex N
Triplex N
Deep Lot Development N

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N
Is the site higher than the crown of adjacent road? Y N
Is the proposed building site higher than the back of the sidewalk or curb? Y N
Describe existing frontage improvements along road.
 Ditch * Curb and Gutter Curb, Gutter, and Sidewalk
The direction of drainage on this site is:
 Front to Rear * Rear to Front Side to Side *
Does an adjacent site drain across this parcel? Y * N
Does this site have an existing low area or drainage swale? Y * N
Will construction require cut or fill on site? (* >50FT3 or >2FT)
- How much cut? _____ Yards Y N
- How much fill? _____ Yards Y * N
Has building site been previously been filled? Y * N
Will existing drainage be re-routed? Y * N
Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name JEFFERY FANUEY Title OWNER
Signature [Signature] Date 8 APRIL 2004
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ Acres.
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Approved by: [Signature] Date: 4-27-04
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