

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0009860
Insp Area: 4

Site Address: 715 DIXIEANNE AV SAC
Parcel No: 275-0053-023

Sub-Type: HSG
Housing (Y/N): Y

CONTRACTOR
OLYMPIC RESTORATION
6152 WAREHOUSE WY
SAC CA 95826

OWNER
CHAMY THOR
350 W. DELANO ST
ELVERTA, CA 95626

ARCHITECT

Nature of Work:

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 B License Number 653870 Date 15 SEP 00 Contractor Signature [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 _____ Owner Signature _____

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 15 SEP 00 Applicant/Agent Signature [Signature]

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 GALLAGHER HEFFERNAN Policy Number 49682000 Exp Date 07/01/2001

_____, (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 15 SEP 00 Applicant Signature [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.

Date of Request: _____
By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 2715 Dixie Anne Ave

Assessor's Parcel Number: 275-0053-023

Previous Use: Apts

Description of Request/Proposed Use: _____

Is This a Change of Use? _____

Zoning Designation: R1

Prior Applications for Project Site(P#, Z#, DRPB#): _____

Comments: - Needs to verify the use - appear to be illegal
County Records indicate Apt use approved in 1962
Needs D.R. Bldg built in 1937,
Repair only (not reconstruct) Non-conforming use

Are There Any Planning Issues?: (circle one) YES NO

- * Staff Site Plan Check Required? (Circle one) YES NO
- * Field Inspection Required? (Circle one) YES NO
- * Design Review/Preservation Required?: (Circle one) YES NO

Planning Review by/Date: [Signature]

S/C
8/25/00
Must have D.R
ATP
8/24/00

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-264-5716
Permit Services
916-264-7619
FAX 916-264-7046

Date: Sept 15, 2000

REQUEST FOR GRATIS FIRE REPORT

Please give copy of fire report for: 721 Dixie to be used
for information to issue building permit. As it is requested by our division there should be no
charge.

Thank You,

Name

Title

5358 "J"

9909347R

APN 008-0172-007

A99

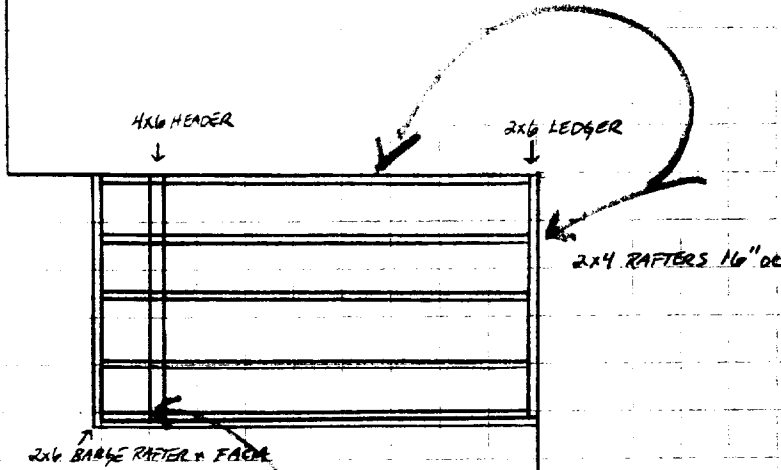
275-0058-023

> STAIR/ENTRY/LANDING COVER FOR 721 DIXIE AVE. UNITS "C" & "D".

> SLOPE IS APPROX 20" IN 9', 2.22" IN 12". DOUBLE LAYER OF 30lb. FELT w/ 3 TABS COMP.

00098604

Verify attachment in field



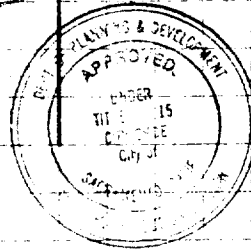
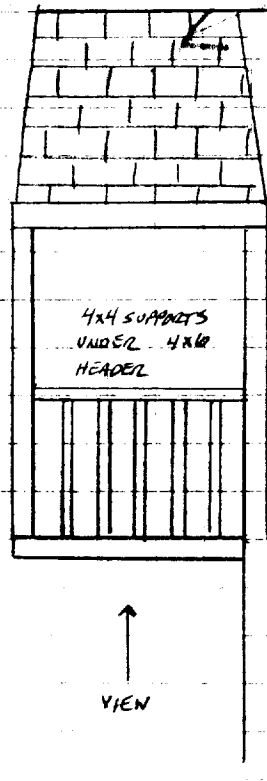
ISSUED

01 16 2000

Sacramento Building Division

support on(e) footing

Laminated Dimensional Comp.



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division. The approval of this plan and specification SHALL NOT be construed as a representation or violation of any law.

- ① Reviewed roof/park only
- ② All work must conform w attached Design Review sheet
- ③ All roofing Laminated Dimensional Comp. (not 3-tab)

MAY 10/16/00

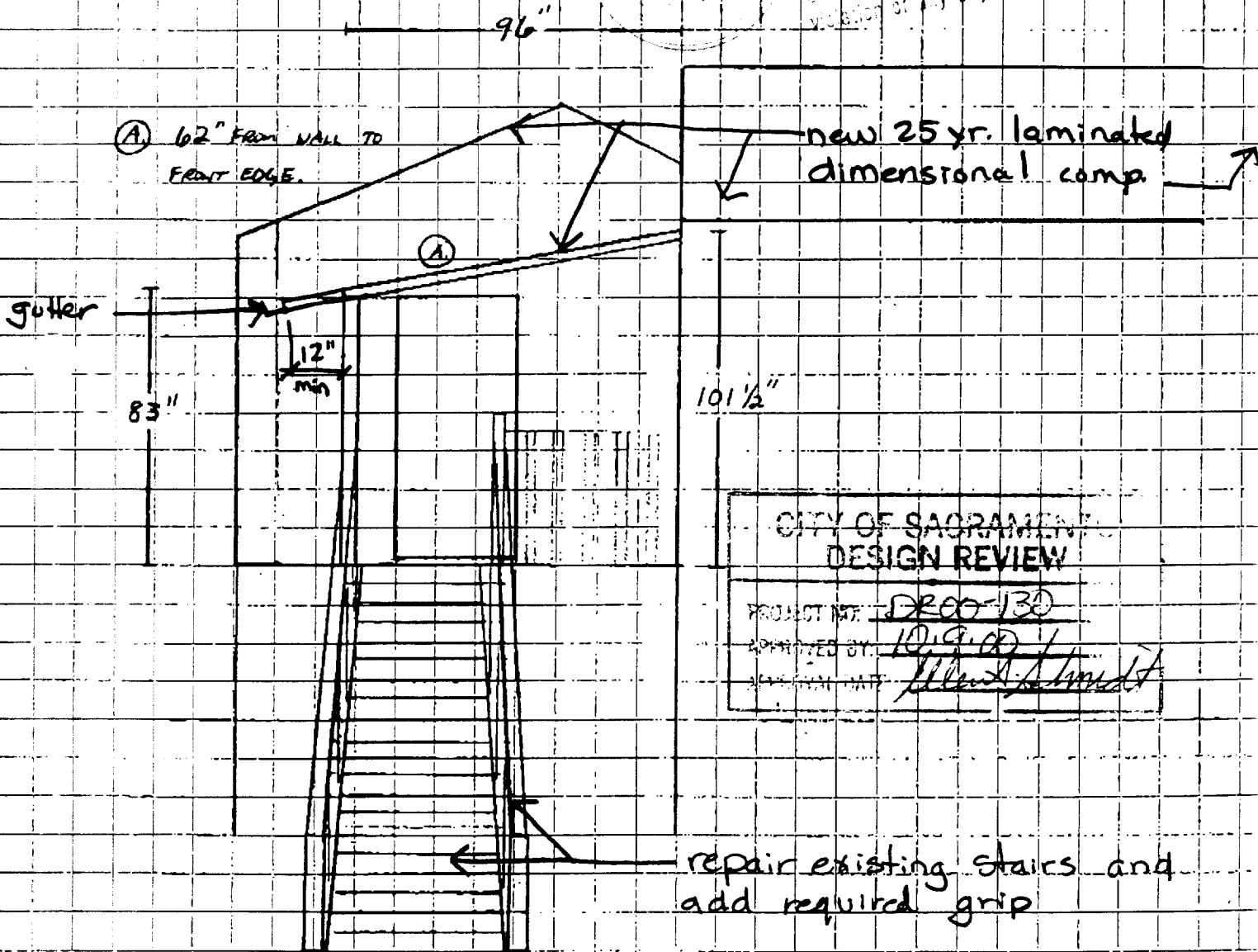
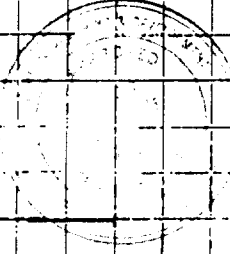
1"=4'

VIEW

ATTN:
ELLEN A. SCHMIDT
DESIGN REVIEW
FAX 916.244.5543

- PLEASE REFERENCE PHOTOS # 3 & 6
OF PREVIOUSLY SUBMITTED PACKAGE.
- SAME ROOFING MATERIAL AS ENTIRE STRUCTURE

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the City of Sacramento.



> DOUBLE ENTRY, SECOND STORY LANDING COVER 721 DIXIEVILLE AVE.

00098604



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING
DEPARTMENT

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

FAX 916-264-5543

PHONE 916-264-5381

STAFF LEVEL PROJECT REVIEW

DR Number:	DR00-156	Applicant:	Ed Sears
Address:	721 Dixieanne Avenue	Date Filed:	September 15, 2000
Description:	Exterior fire repair	Date Approved:	October 9, 2000
Staff Contact:	Ellen A. Schmidt		

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

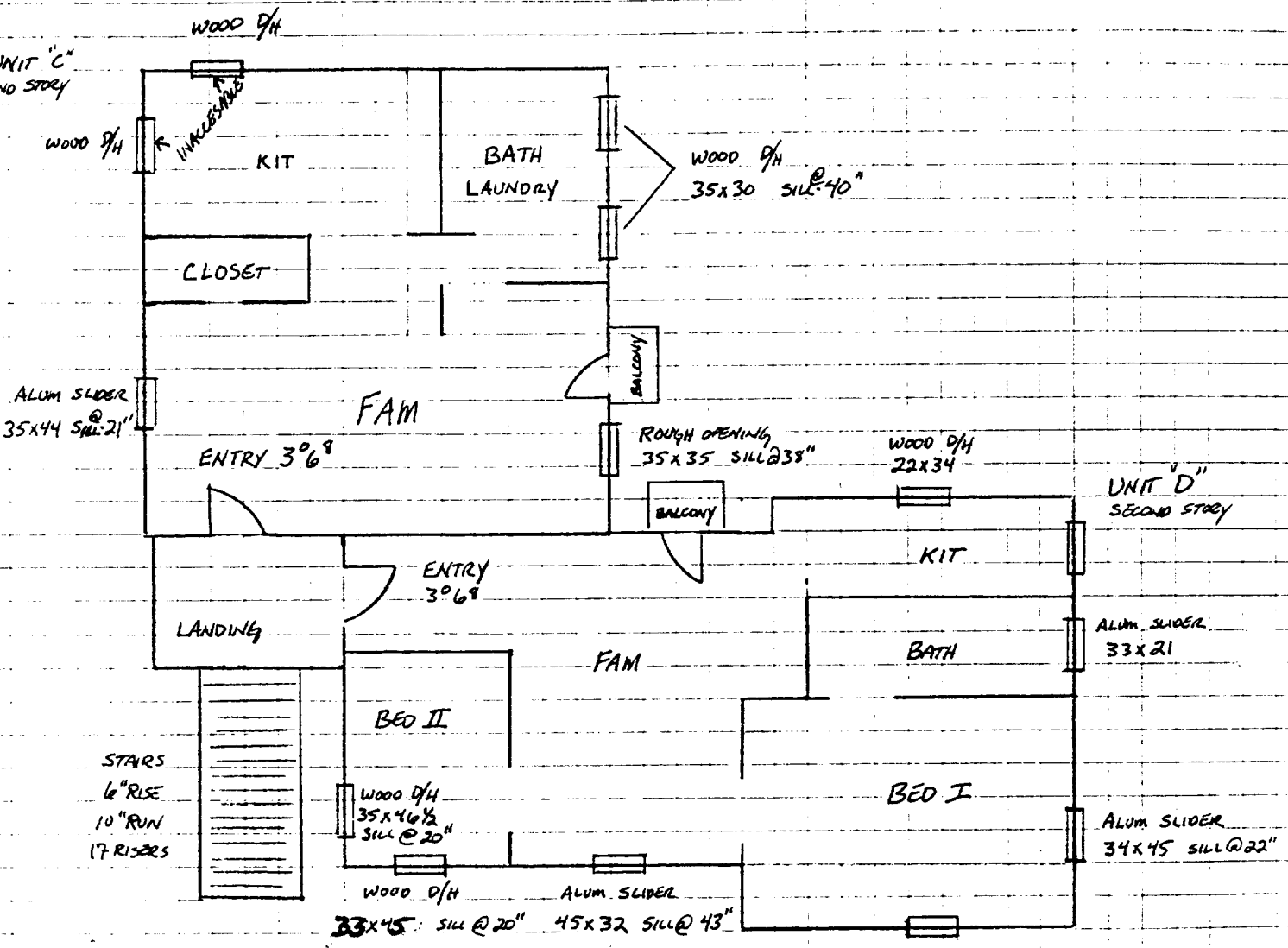
1. Replace damaged windows with new single-hung vinyl windows with design similar to existing wood double-hung windows
2. Repair and replace any damaged window sills and trim to match existing.
3. Replace existing siding as necessary. Replace with new siding to match existing.
4. Provide new roofing over the entire unit. Roofing shall be a minimum 25-year laminated dimensional composition shingle.
5. Provide new roof structure over existing stair as indicated on drawings.
6. Repair damaged railings to match existing.
7. Repair existing stair to match existing. Provide handgrip as required by Building Department
8. Gutters and downspouts shall be provided.
9. Caulk siding as needed, paint all wood siding and trim.
10. It has not been determined at this time if the addition at the rear of the property was legally constructed. If it is found to be an illegal addition and is required to be removed, additional Design Review will be required.
11. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.

Sincerely,

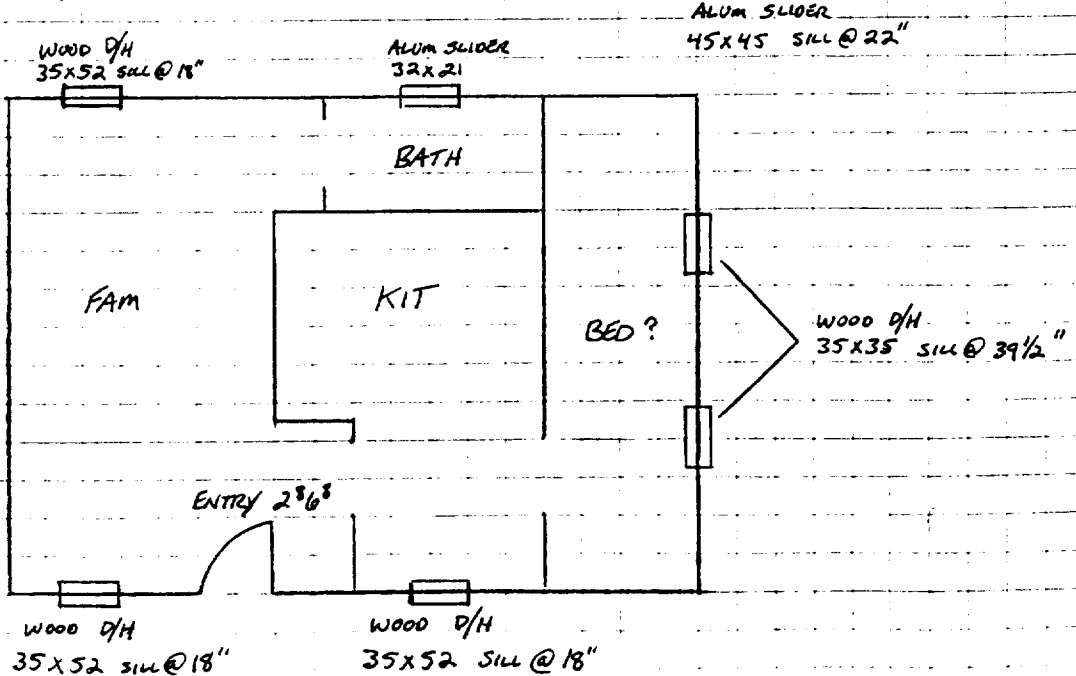

 Ellen A. Schmidt, 264-5962
 Assistant Architect



UNIT "C"
2ND STORY



UNIT "B"
1ST STORY
(N →)



21

50'6"

← DIXIEANNE AVE →

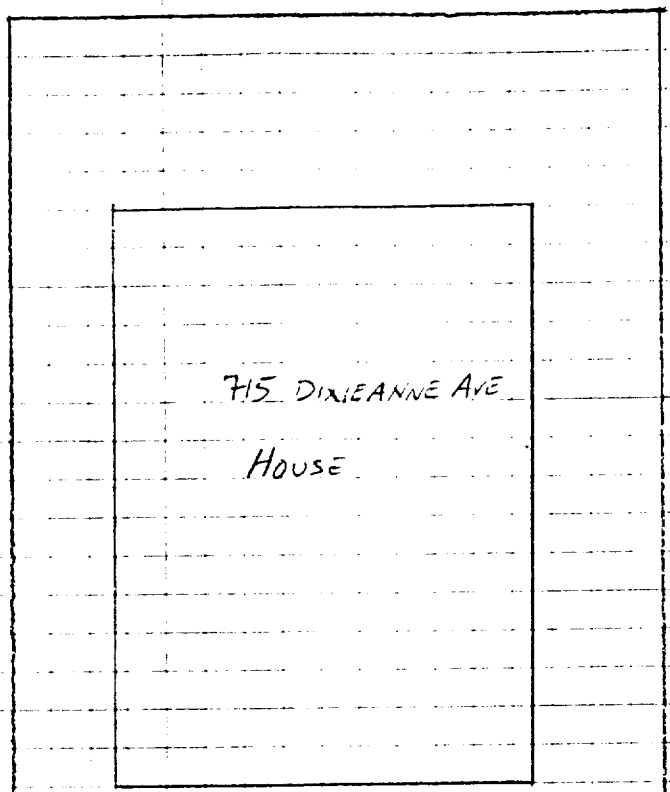


LOT SIZE: WIDTH - 50'6"

LENGTH - 131'

HOUSE AREA LENGTH - 66'

APPT. AREA LENGTH - 65'



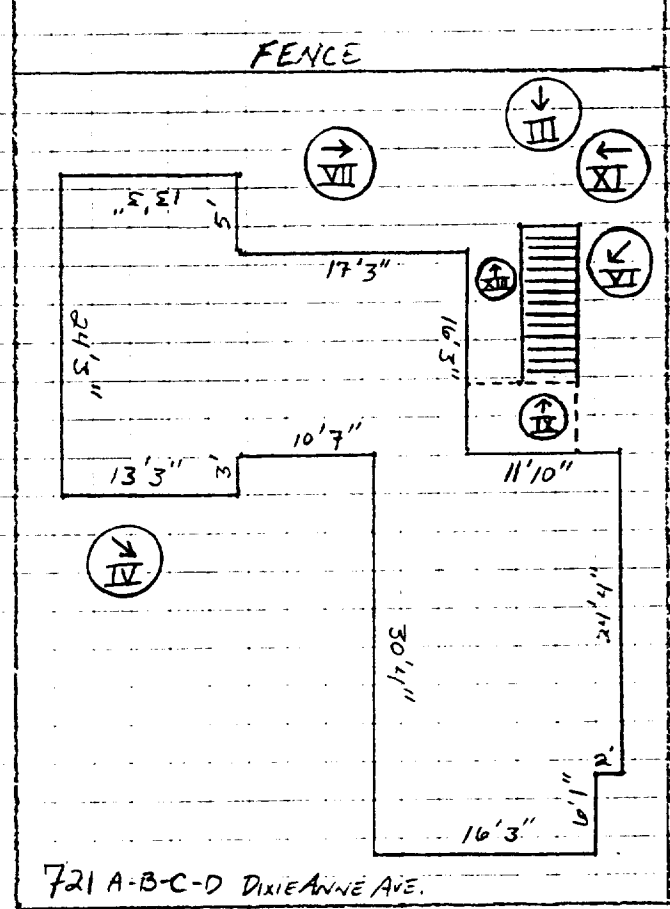
66'

PHOTO REFERENCE -



FENCE

131'



65'

721 A-B-C-D DIXIEANNE AVE.

← ALLEYWAY →



N



HOUSING AND DANGEROUS BUILDINGS

Case Field Check List

Case #: **H000015953**

Address: **715 DIXIEANNE AV**

Corrective Action:

Violation: B02 - Building

Description: Dangerous to human life or detrimental to health. 8.100.230

Comments: On 08/15/00 a cursory inspection was made by Martin Macken an inspector of Housing Dangerous Buildings on the premisses of ~~515 DIXIEANNE AV.~~ & the following deficiencies & or violations were discovered. Other deficiencies may be discovered during more detailed inspections during the course of reconstruction under permit. All work must be done under permit and inspection.

Corrective Action:

Violation: B11 - Building

Description: General dilapidation or improper maintenance of the building. 8.100.560

Comments: Floors (LOCATION)

Repair / replace sublayment

Repair / replace subfloor

Repair / replace kitchen floor.

Walls & ceilings (LOCATION)

Repair / replace all damaged walls & ceilings retexture & repaint.

Paint kitchen & baths with a washable surface.

Remove all mold and repaint with a washable surface.

Kitchen Counter

Exterior siding (LOCATION)

Remove and replace all damaged siding & repaint.

Remove all damaged stucco and re stucco.

Roof

(1.) Repair / replace roof, replace all sheet metal flashing counter flashing and rain water plumbing.

(2.) Repair all dry rot in eaves.

Site Grading (LOCATION)

There is standing water at the foundation and or puddling in the yard. Grade to a min. slope of 1/4inch per foot & a min or 1 inch per foot away from the foundation for the first three feet. No concentrated flows to affect the adjacent property and all waters should be taken to the street or to existing drainage swales, ditches or waterways approved for such discharge.

Corrective Action:

Violation: B11 - Building

Description: General dilapidation or improper maintenance of the building. 8.100.560

Comments: Leaking roof

Replace roof with 25 year dimensional composition roof.

Dead level roof, replace with a tar and gravel or 3 ply hot with cap sheet. Provide a min of 1/4 inch per foot slope.

Pest infestation

Provide clean pest report prior to final inspection.

Bedrooms lack exit capabilities

→ The bedroom will be provided with an exit window or door per (UBC 310- ✓

Corrective Action:

Violation: B11 - Building

Description: General dilapidation or improper maintenance of the building. 8.100.560

Comments: STAIRWAYS

→ The Stairways are deteriorated. Repair or Remove and Replace per code. Plans, Permits Design ✓
Review and inspection required.

Stair Way 1003.3.3.3

Landing Max. slope 1/4" per foot.

Rise and Run - Max. rise 8" & Min. run 9".

Min width of stairway 36"

The Greatest riser height shall not exceed the smallest by more than 3/8"

The largest tread shall not exceed the smallest by more than 3/8".

(Private serving less than an occupant load of 10)

Where the bottom riser adjoins a sloping landing (1:12 or less) you are allowed to reduce to 4".

Head Room min 6' 8" Such clearances shall be measured vertically from a plane parallel and & tangent to the stairway tread nosing to the soffit or other construction above all points..

Handrails - The top of the handrail extension shall not be placed less than 34" nor more than 38" above the nosing of the treads.

Corrective Action:

Violation: B11 - Building

Description: General dilapidation or improper maintenance of the building. 8.100.560

Comments: FIRE DAMAGED BUILDING, REPAIR ALL FIRE DAMAGE.

Corrective Action:

Violation: M01 - Mechanical

Description: Provide approved type and installation of room heater which will maintain a temperature of 70 degrees three (3) feet above the floor. 8.100.490

Comments: ALL UNITS TO HAVE WALL FURNACES SERVICED.

Corrective Action:

Violation: P02 - Plumbing

Description: Provide the required hot and cold potable water supply with shutoff valves for each fixture in an approved manner. 8.100.410

Comments: REPAIR WATER HEATER AND VENT SYSTEM.

