

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0502339

Insp Area: 4
Thos Bros: 277H7

Site Address: 2197 OAKMONT ST SAC
Parcel No: 275-0148-001

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

CONTRACTOR
CALIFORNIA SHEDS
1414 DEL PASO BL
SACRAMENTO CA 95815

OWNER
KINNEAR BRIAN S
2197 OAKMONT ST
SACRAMENTO, CA 95815

ARCHITECT

Nature of Work: NEW DETACHED GARAGE 24'x26' / RAISE THE WEATHERHEAD TO THE SFR BY 3 FT TO COMPLY WITH CLEARANCE REQUIREMENTS

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 507025 Date 05-11-05 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) contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.

PAID
CITY OF SACRAMENTO
MAY 11 2005
NORTH PLAZA

I am exempt under Sec. _____ B & PC for this reason: MAY 11 2005

Date _____ Owner Signature [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 5-11-05 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 STATE FUND Policy Number 1616133 Exp Date 07/01/2005

(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 5-11-05 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.

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



Downtown Permit Center
 1231 I Street, Suite 200
 Sacramento, CA 95814
 Help Line: 1-916-264-5656

CITY OF SACRAMENTO
 DEVELOPMENT SERVICES DEPARTMENT
 BUILDING DIVISION
www.cityofsacramento.org

North Permit Center
 2101 Arena Blvd., Suite 200
 Sacramento, CA 95834
 Inspection: 1-916-808-4677

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 275-0148-001 PERMIT # NGAR 0502.339
 SITE ADDRESS 2197 OAKMONT St SActo 95815 ACREAGE _____

The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All questions must be answered.

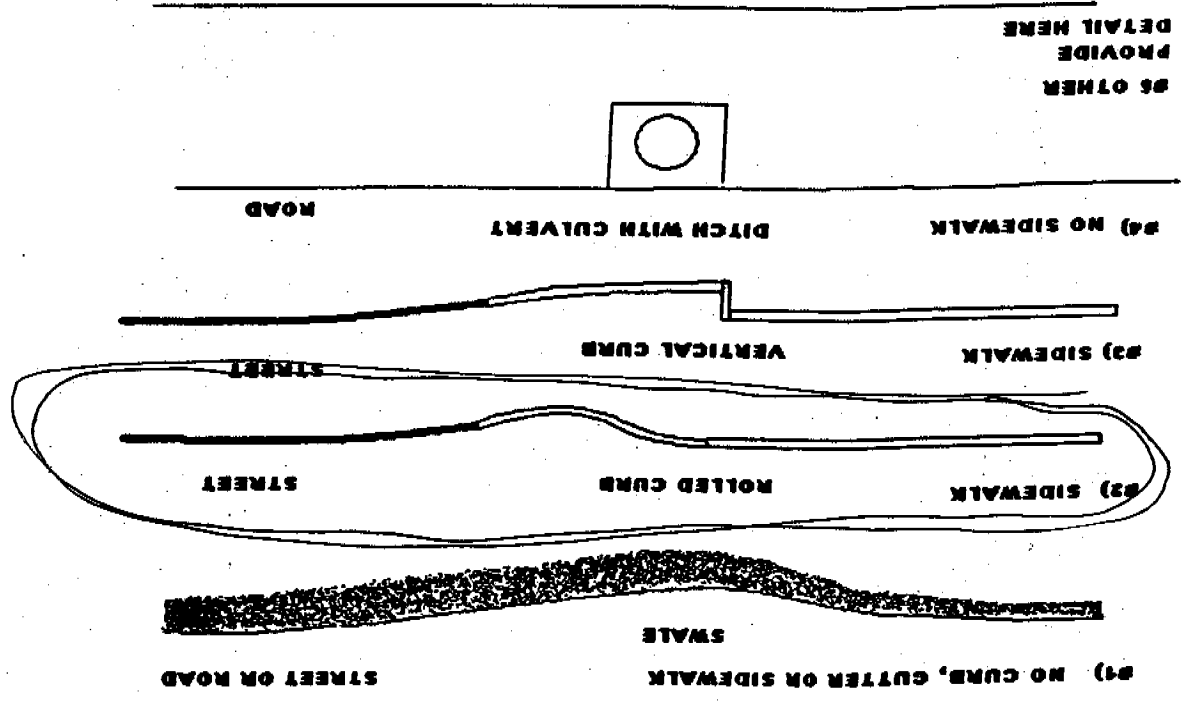
- | | | |
|--|-------------------------------------|--|
| 1. Are there existing structures on the site? | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | <input type="radio"/> Y | <input checked="" type="radio"/> *N |
| 3. Will the existing access to this parcel be changed in any way for this project? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |
| 4. Are all portions of the lot higher than the crown of the street? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 5. Are all portions of the lot higher than the back of the sidewalk? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 6. Is there a curb and gutter at the street level? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |
| 7. Is there a sidewalk with a curb and gutter at the street? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |
| 8. Is the curb at the street square? | <input checked="" type="radio"/> *Y | <input type="radio"/> N <input checked="" type="radio"/> N/A |
| 9. Is there a rolled curb at the street? | <input type="radio"/> Y | <input type="radio"/> N <input checked="" type="radio"/> N/A |
| 10. Is there a drainage ditch or culvert at the street? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N <input checked="" type="radio"/> N/A |
| 11. Does the lot drain from back to front? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 12. Does the lot drain from front to rear? | <input type="radio"/> Y | <input checked="" type="radio"/> *N |
| 13. Does another lot drain across this parcel? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |
| 14. Does the lot drain from side to side? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |
| 15. Does the site have an existing low area or drainage swale? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |
| 16. Does the drainage swale drain to an adjacent parcel? | <input checked="" type="radio"/> *Y | <input type="radio"/> N <input checked="" type="radio"/> N/A |
| 17. Does the drainage swale drain to the street? | <input type="radio"/> Y | <input checked="" type="radio"/> *N <input checked="" type="radio"/> N/A |
| 18. Will existing drainage be re-routed? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |
| 19. Will drainage ditches or culverts be constructed or modified? | <input checked="" type="radio"/> *Y | <input type="radio"/> N <input checked="" type="radio"/> N/A |
| 20. Did this project require approval from the Zoning Administrator? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |
| 21. Did the project require approval from the Planning Administrator? | <input checked="" type="radio"/> *Y | <input type="radio"/> N |

Site Verify drainage to Street

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

- 22. Is there any tree, telephone pole, guy wire or similar obstruction located at the front of the property adjacent to the street or road? Y N
- 23. Is this a corner lot? Y N
- 24. Is the posted speed limit on this street greater than 25 MPH? Y N
- 25. Is this parcel located on a four-lane street? Y N
- 26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted? Y N N/A
- 27. If site disturbs 1 acre or more has a copy of the State General Permit NOI and SWPPP been submitted? Y N N/A
- 28. If site is part of a larger subdivision greater than 1 acre has a copy of the State General Permit NOI and SWPPP been submitted? Y N N/A

CIRCLE THE DRAWING NUMBER BELOW THAT BEST ILLUSTRATES THE EXISTING CONDITION AT THE LOCATION OF THE PROPOSED DRIVEWAY OR SITE ACCESS.



85 OTHER
PROVIDE
DETAIL HERE

The information provided on this document is accurate. I understand that if this form is incomplete, contains inaccurate or misleading information, the project located at this address may be delayed until any drainage or encroachment issues are resolved to the satisfaction of the City of Sacramento.

SIGNED [Signature]

TITLE SAKS MGR
HOME NO. 530-681-7329

DATE 2-18-2005

AP MGR
02-14-05

OAKMONT STREET

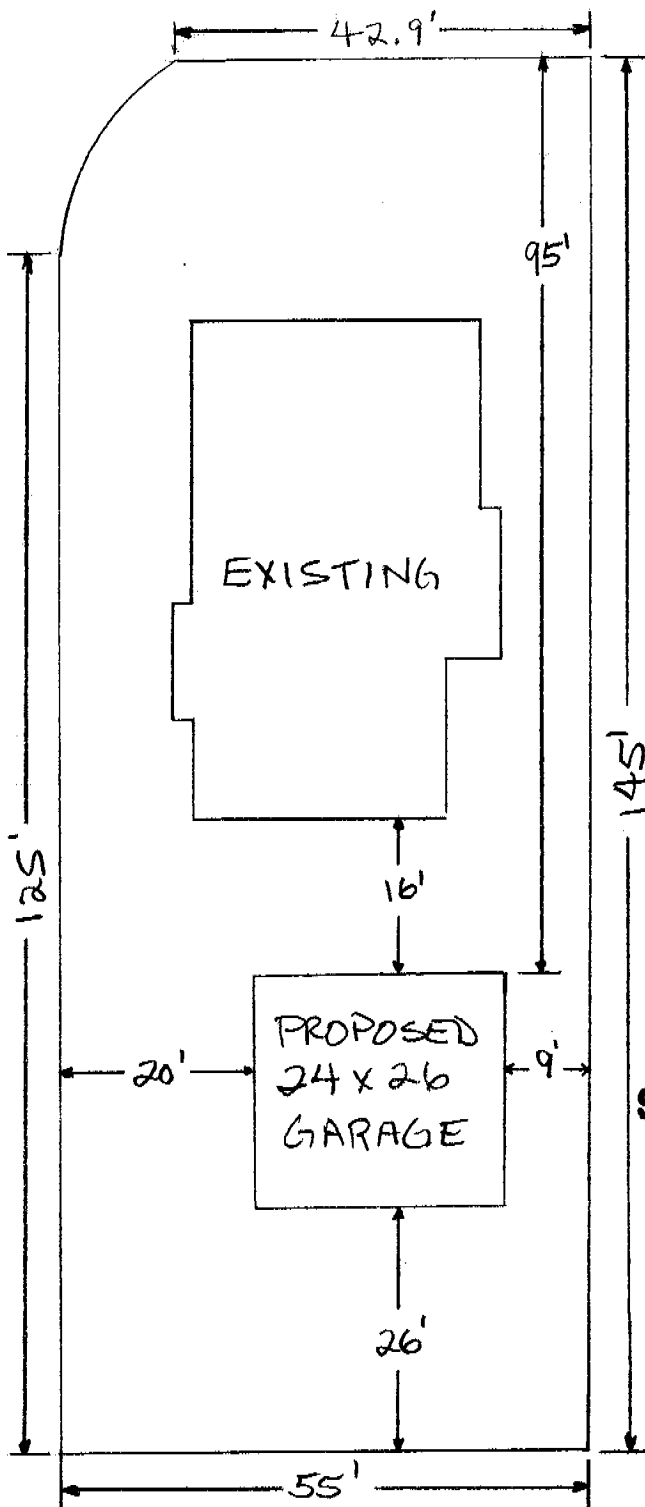
1" = 20'-0"

SCALE

SITE PLAN



ARDEN WAY



BRIAN KINNEAR
2197 OAKMONT STREET
SACRAMENTO, CA
95815

CITY OF SACRAMENTO
DESIGN REVIEW

PROJECT NO: EROS-034

APPROVED BY: B. Buglox

APPROVAL DATE: 2-18-05

SEE ATTACHED DESIGN REVIEW
CONDITIONS OF APPROVAL

APPROVED SETBACKS & LOT COVERAGE

DATE: 2-18-05 B. Buglox

CITY OF SACRAMENTO - PLANNING DIVISION

This approval SHALL NOT be used to permit or approve the violation of any State law, City Ordinance, or private agreement, and assumes that property lines and other information submitted by the applicant are accurate and complete.

ISSUED
City of Sacramento

FEB 18 2005

NORTH PERMIT
CENTER

B. Buglox
1-17-2K5

EXPANDED NORTH AREA DESIGN REVIEW DISTRICT
CITY OF SACRAMENTO
DESIGN REVIEW / PRESERVATION BOARD
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 in the Expanded North Area subject to staff level Design Review. The action of staff is ministerial and must comply with the Minimum Standards for approval.

Project Address: ~~2197~~ 2197 OAKMONT ST SACRAMENTO CA 95815

Assessor's Parcel Number: 275-0148-001

Applicant Name: CALIFORNIA SHEDS (AL WINTER)

Mailing Address: 1414 DEL PASO BLVD SACRAMENTO CA 95815

Phone number: (916) 649-9336 (530) 681-7229

Owner Name: BRIAN KINNER

Mailing Address: 2197 OAKMONT ST. SACRAMENTO, CA 95815

Phone Number: (916)-925-8876 (916)-930-3609

Parcel Dimensions: 55' x 145'

Parcel Zoning: R1 Existing Use: RSF

No. of units: 1 No. of stories: 1 Square footage of unit(s): 1218 ~~71~~

Statement Of Work Proposed: 24' x 26' DETACHED GARAGE
(624 ~~71~~)

Design Review Number: ER05-034 Date Received Stamp: 2-18-05

EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS
1 and 2 Family Residential Construction

FORM B

I. Site Design Standards

A. Setbacks: Additions 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.
- 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.
- 4. Front yard setback not impacted by proposed addition or remodel.

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

Check one:

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and sprinkler system for irrigation.
- 2. Existing landscaping consisting of lawn and tree(s) to remain.

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).
- 3. Painted concrete block, brick, or plaster finished wall provided.

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

Check one:

- 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 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 concrete block, brick, or plaster finished wall provided (max. 3'-0" high").

Existing fencing

- 1. Existing fence to remain and shall be repaired as needed.

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms of the proposed addition shall match the existing structure and be similar to adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- 1. Height of addition compliments existing structure and is similar to surrounding structures.
- 2. Roof forms and pitch of the proposed addition match the existing structure and are similar to adjacent and surrounding structures.

CITY OF SACRAMENTO DESIGN REVIEW
PROJECT NO: <u>ER05-034</u>
APPROVED BY: <u>B. J. J. J.</u>
APPROVAL DATE: <u>2-18-05</u>

Roofing

Check one:

- 1. Laminated dimensional composition shingles (25 yr. min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Addition proposed with roofing to match existing.

Gutters/Downspouts (Required if matches existing)

Check one:

- 1. Painted or prefinished gutters/downspouts shall be provided to match existing.
- 2. No gutters or downspouts proposed (none on existing structure).

G. Doors/Windows: New doors and windows shall match types and trim styles of the existing structure. Windows proposed at street facing facades shall be decorative windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color.

Entry doors

Check one:

- 1. Exterior doors with raised panel design and decorative trim are provided.
- 2. Existing exterior doors to remain/no new doors proposed.

Garage doors

Check one:

- 1. Decorative sectional garage door with raised panel design and decorative trim provided.
- 2. Alternative garage door that provides raised panel design provided.
- 3. Existing door to remain and repaired as needed.

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.
- 4. Existing windows to remain/no new windows proposed.

H. Mechanical Equipment: New mechanical equipment shall not be placed on the roof where it may be visible from any street view. Replacement of existing equipment may remain in the same location.

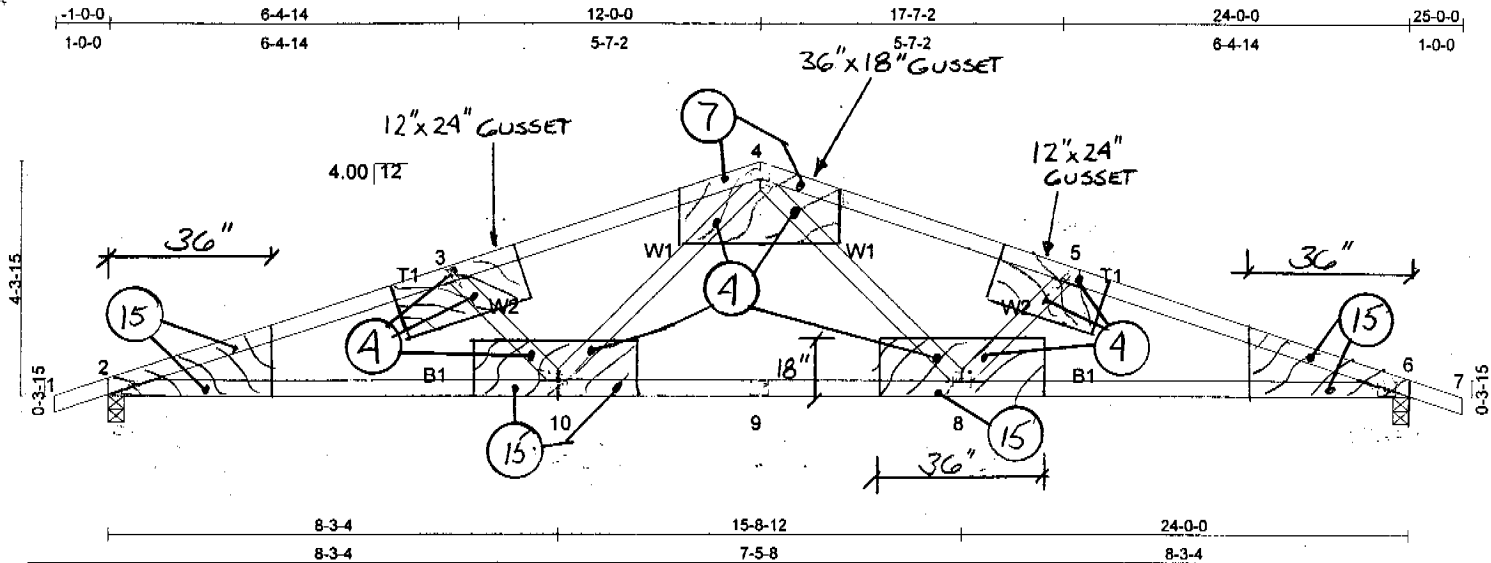
Check one:

- 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.
- 3. Replacement of existing equipment in same location proposed.
- 4. Existing equipment to remain/no change proposed.

CITY OF SACRAMENTO DESIGN REVIEW	
PROJECT NO:	ER05-034
APPROVED BY:	<i>B. Singleton</i>
APPROVAL DATE:	2-18-05

Job	Truss	Truss Type	Qty	Ply	Calif. studs
CASHEDS	24FT	FINK	1	1	

Robertson Engineering, Sacramento, CA 95628



LOADING (psf)	SPACING	2-0-0	CSI	DEFL (in)	(loc)	l/defl	PLATES	GRIP
TCLL 16.0	Plates Increase	1.00	TC 0.71	Vert(LL) -0.09	10	>999	M20	220/195
TCDL 7.0	Lumber Increase	1.25	BC 0.74	Vert(TL) -0.17	8-10	>999		
BCLL 0.0	Rep Stress Incr	YES	WB 0.13	Horz(TL) 0.05	6	n/a		
BCDL 3.0	Code	UBC97/ANSI95		1st LC LL Min l/defl = 360				Weight: 92 lb

LUMBER
 TOP CHORD 2 X 4 DF Std-G
 BOT CHORD 2 X 4 DF Std-G
 WEBS 2 X 4 DF Std-G

BRACING
 TOP CHORD Sheathed or 3-9-14 on center purlin spacing.
 BOT CHORD Rigid ceiling directly applied or 3-9-14 on center bracing.

REACTIONS (lb/size) 6=669/0-3-8, 2=669/0-3-8

FORCES (lb) - First Load Case Only
 TOP CHORD 1-2=7, 2-3=-1379, 3-4=-1181, 4-5=-1181, 5-6=-1379, 6-7=7
 BOT CHORD 2-10=1303, 9-10=897, 8-9=897, 6-8=1303
 WEBS 3-10=-267, 4-10=330, 4-8=330, 5-8=-267

NOTES

- 1) The bottom chord dead load shown is sufficient only to cover the truss weight itself and does not allow for any additional load to be added to the bottom chord.
- 2) N/A
- 3) N/A
- 4) This truss has been designed with ANSI/TPI 1-1995 criteria.

LOAD CASE(S) Standard

ISSUED
 City of Sacramento

FEB 18 2005

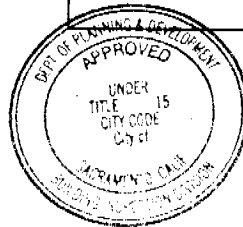
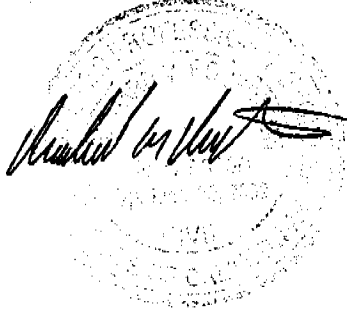
NORTH PERMITS
 CENTER

GENERAL NOTES:

1. USE 1/2" PLYWOOD GUSSETS TO EACH FACE AT EACH JOINT.
2. STAPLES ARE MIN. 15 GAGE AND 1 7/8" LONG.
3. MIN. AMOUNT OF STAPLES PER FACE OF EACH MEMBER SHOWN CIRCLED.
4. THIS DESIGN IS APPLICABLE FOR SPANS UP TO 24'-0" LONG WITH THE SAME PITCH AND LOADING.

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 held to permit or approve any violation of any City ordinance or State Law.

AUG 29 2001



City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 2197 OAKMONT STREET	APN: 275-0148-001
DRPB AREA / PUD / SPD: EXPANDED NORTH	ZONING: R-1
EXISTING LAND USE: RSF WITHOUT GARAGE	
PROPOSED USE: ADDITION OF DETACHED GARAGE (624 SQ FT)	
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 XX DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS: 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 checked="" type="checkbox"/>	Application(s) COMPLETED: ER05-034 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: LOT AREA = 6534 (METROSCAN). EXISTING FOOTPRINT = 1218 + PROPOSED 624 = 1842 / 6534 = 28% TOTAL LOT COVERAGE. MEETS ALL SETBACK AND LOT COVERAGE REQUIREMENTS. NO ADDITIONAL PLANNING ENTITLEMENTS REQUIRED. MEETS DESIGN REVIEW ADDITIONS/MODIFICATION CHECKLIST. ROOFING MATERIALS TO MATCH EXISTING. COLORS TO MATCH EXISTING. SIDING MATERIALS UPGRADED TO T-1-11.	
DATE: 02/18/05	BY: Bonnie Surgeon