

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0507638

Insp Area: 2

Thos Bros: 316G6

Site Address: 6196 NORTH POINT WY SAC

Parcel No: 030-0840-052

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

ALARCON ERNIE & VIVIAN
7065 WAVECREST WAY
SACRAMENTO CA 95831

ARCHITECT

Nature of Work: SFR 3036sf W/ Garage of 585sf & covr porches of 437sf

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 July 27, 2005 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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date July 27, 2005 Applicant/Agent 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-employment or self-employment 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, 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).

Date July 27, 2005 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.

WATER SUPPLY TEST - DEPARTMENT OF UTILITIES

1395 35TH AVENUE SACRAMENTO, CA 95822 PHONE: 916 / 264-5371 FAX: 916 / 264-8376	TEST NO:	FILE NO:
	COMPLETE DATE:	PC# 0507638
	ANALYSIS FEE: \$110.00	DATE PAID: 6/24/05
	FIELD TEST FEE: \$475.00	DATE PAID:
CONTACT PERSON: <input checked="" type="checkbox"/> VIVIAN ALARCON	PHONE NO: <input checked="" type="checkbox"/> 916-424-2325	FAX NO: <input checked="" type="checkbox"/> 916-424-2325
COMPANY: <input checked="" type="checkbox"/> OWNER BUILDER	CELL NO: <input checked="" type="checkbox"/> 916-802-8212	EMAIL: <input checked="" type="checkbox"/>
COMPLETE CO. ADDRESS: <input checked="" type="checkbox"/> 7065 WAVE CREST WAY, SAC	STREET ADDRESS OF TEST: <input checked="" type="checkbox"/> 6196 NORTH POINT WAY	
PURPOSE OF TEST: <input checked="" type="checkbox"/> NEW SINGLE FAMILY HOME	ASSESSOR'S PARCEL NUMBER: <input checked="" type="checkbox"/> 030-0840-052	

The undersigned agrees to the following items and conditions:

- (1) The street address shown above is correct.
- (2) Water supply data is developed from several sources of information which may include water supply test data, pipe network computer models, and continuous pressure recording stations. The design water supply data given below is to be used for design purposes.
- (3) Although the water supply data reported herein is believed to be accurate, the City makes no warranty, guaranty, certification or other representation of any kind that the data is accurate or correct, or that the pressures and/or flow rates reported herein can or will be maintained. The undersigned agrees that the City, its officers and employees shall not be liable for any damages of any kind, resulting from the use or reliance upon the water supply data reported herein by the undersigned or by any third party.
- (4) If the undersigned desires to witness the water supply test performed by the City, please check the box below:
 I want to witness this water supply test, which will be scheduled at the convenience of the Department of Utilities.
- (5) If the undersigned elects to hire a licensed engineer, at the undersigned's sole expense, to witness and certify the water supply test performed by the City, please check the box below:
 At my expense, I will arrange for a licensed engineer to witness and certify this water supply test, which will be scheduled at the convenience of the Department of Utilities.

Print Name: <input checked="" type="checkbox"/> VIVIAN ALARCON	Signature: <input checked="" type="checkbox"/>	Date: <input checked="" type="checkbox"/> June 24, 2005
FIELD REQUEST DATE: <input checked="" type="checkbox"/>	DATE OF TEST: <input checked="" type="checkbox"/>	TIME OF TEST: AM

	HYDRANT NO.	MAP PAGE	STATIC PRES. (PSI)	RESIDUAL PRES. (PSI)	PITOT PRES. (PSI)	OUTLET DIA. (IN.)	COEFFICIENT		CALC. FLOW @ PRES. (G.P.M.)	FLOW @ 20 PSI (G.P.M.)
							C ₁	C ₂		
RESIDUAL										
FLOWED										
FLOWED										
FLOWED										
FLOWED										

• THE WATER SUPPLY TEST DATA IS NOT TO BE USED FOR THE DESIGN OF DOMESTIC WATER SYSTEMS.
 • (STATIC PRES. - RESIDUAL PRES.) / (STATIC PRES. - 20 PSI) IS LESS THAN 25%. THEREFORE, THESE RESULTS ARE ONLY VALID FOR FLOWS NOT EXCEEDING _____ G.P.M.

WATER SUPPLY DATA SUMMARY	
	DESIGN (1)
STATIC PRESSURE	PSI
RESIDUAL PRESSURE	PSI
TOTAL FLOW @ RESIDUAL	G.P.M.
TOTAL FLOW @ 20PSI	G.P.M.

(1) The Design Water Supply Data reflects fluctuations and future demands on the water distribution system. It is to be used for design purposes. 06/19/02



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

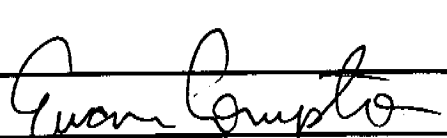
SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 030 - 0840 - 052 PERMIT # 0507638
 SITE ADDRESS 6196 North Point Wg 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? | Y | <input checked="" type="radio"/> N | |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | Y | <input checked="" type="radio"/> N | |
| 3. Will the existing access to this parcel be changed in any way for this project? | *Y | <input checked="" type="radio"/> N | |
| 4. Are all portions of the lot higher than the crown of the street? | <input checked="" type="radio"/> Y | *N | |
| 5. Are all portions of the lot higher than the back of the sidewalk? | <input checked="" type="radio"/> Y | *N | |
| 6. Is there a curb and gutter at the street level? | <input checked="" type="radio"/> Y | N | |
| 7. Is there a sidewalk with a curb and gutter at the street? | <input checked="" type="radio"/> Y | N | |
| 8. Is the curb at the street square? | *Y | <input checked="" type="radio"/> N | N/A |
| 9. Is there a rolled curb at the street? | <input checked="" type="radio"/> Y | N | N/A |
| ✓ 10. Is there a drainage ditch or culvert at the street? | ? - <input checked="" type="radio"/> Y | *N | N/A |
| 11. Does the lot drain from back to front? | <input checked="" type="radio"/> Y | *N | |
| 12. Does the lot drain from front to rear? | Y | <input checked="" type="radio"/> N | |
| 13. Does another lot drain across this parcel? | *Y | <input checked="" type="radio"/> N | |
| ✓ 14. Does the lot drain from side to side? | *Y | <input checked="" type="radio"/> N | |
| 15. Does the site have an existing low area or drainage swale? | *Y | <input checked="" type="radio"/> N | |
| ✓ 16. Does the drainage swale drain to an adjacent parcel? | *Y | <input checked="" type="radio"/> N | N/A |
| ✓ 17. Does the drainage swale drain to the street? | Y | <input checked="" type="radio"/> N | N/A |
| 18. Will existing drainage be re-routed? | *Y | <input checked="" type="radio"/> N | |
| 19. Will drainage ditches or culverts be constructed or modified? | *Y | <input checked="" type="radio"/> N | N/A |
| 20. Did this project require approval from the Zoning Administrator? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> N | |
| 21. Did the project require approval from the Planning Administrator? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> N | |

City of Sacramento
 Development Services Department
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 6196 North Point Way	APN: 030-0840-052
DRPB AREA / PUD / SPD: None	ZONING: R-1-R
EXISTING LAND USE: Vacant with Heritage Oak	
PROPOSED USE: New 2-stoy SFR	
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 type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be approved <i>before</i> project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS: File Number: Application must be approved before project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: Z05-120 (Approved 05-31-05) P00-142 (Approved 7-26-01) Building permit must conform to approved plans and comply with all conditions of approval.
<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"/>	Route to SITE for inspection only, plan check not required.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
CONDITIONS AND COMMENTS: Must meet the conditions in Z05-120. No other planning issues are apparent.	
DATE: 05-31-2005	BY: Evan Compton 



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
APPLICANT'S NAME & ADDRESS: 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)



**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**

6196 NORTH POINT WAY W/ ATT. GARAGE

**PERMIT
NO: 0507638**

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.

Ernie Alarcon

Date 7-12-05

Signature of: Owner Authorized Agent Contractor Architect/Engineer

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 302.4, 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 sides of the wall shall be separated by a horizontal distance on not less then 24 inches per 2001 CBC 709.7. Exemption

BID0001 rev. 8/20/04

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