

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0107592
Insp Area: 3

Site Address: 4499 59TH ST SAC
Parcel No: 021-0302-013

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

CONTRACTOR

OWNER
WISTOS CHARLA M
4499 59TH ST
SACRAMENTO CA 95820

ARCHITECT

Nature of Work: 365 SF FMLY RM ADDN TO SFR

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 Golden 1 Credit Union 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 7/16/01 Owner Signature Charles M Wistos

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 above-mentioned property for inspection purposes.

Date 7/16/01 Applicant/Agent Signature Charles M Wistos

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 carrier and policy number are:

W Carrier WILSON DEVELOPMENT PLANNING SERVICES 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 7/16/01 Applicant Signature Charles M Wistos

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.

ROBERTSON ENGINEERING

8536 Elder Creek Rd., Sacramento, CA 95828
Phone: (916) 388-0866 Fax: (916) 388-0740

March 3, 2000

Building Department
City of Sacramento

Re: Wistos/Dwelle Addition
4499 59th Street,
Sacramento, CA

Dear Sir or Madam:

The following is in response to the shear inspection performed 8/28/01.

1. The shear wall at the back of the addition has been removed and a 5050 window was added in the center of the wall between the sliding glass door and the end wall. As a fix for the missing shear wall, provide strapping above and below the window in accordance with the attached detail. The wall frame panel should extend from the trimmers at the sliding glass door to the end wall corner post (approx. 10'-6"). The nail spacing for the wall frame panel should be increased to 8d commons at 2" o.c. edge, and 12" o.c. field. The anchor bolt spacing is to be 4' o.c. with a minimum of 3 bolts spaced evenly throughout the panel. HTT22 Holdowns are to be placed at each end of the panel with. At the sliding glass door, the HTT22 may be installed at the double king stud.
2. Note HTT22 holdowns with SSTB20 Holdown bolts may be used to replace the HPAHD22 holdowns shown on the plans at all locations.
3. LU24 face mount hangers may be used instead of the JB26 hangers shown on the plans.
4. At the upper wall where full height blocking has not been provided and a gap occurs between the existing block and the wall top plate, install an additional block on the back side of the wall and nail to the existing blocking and the wall top plate with 16d sinker nails at 4" o.c. The blocks may be left off every third bay to provide ventilation.

If you have any questions, please feel free to call.

Sincerely,

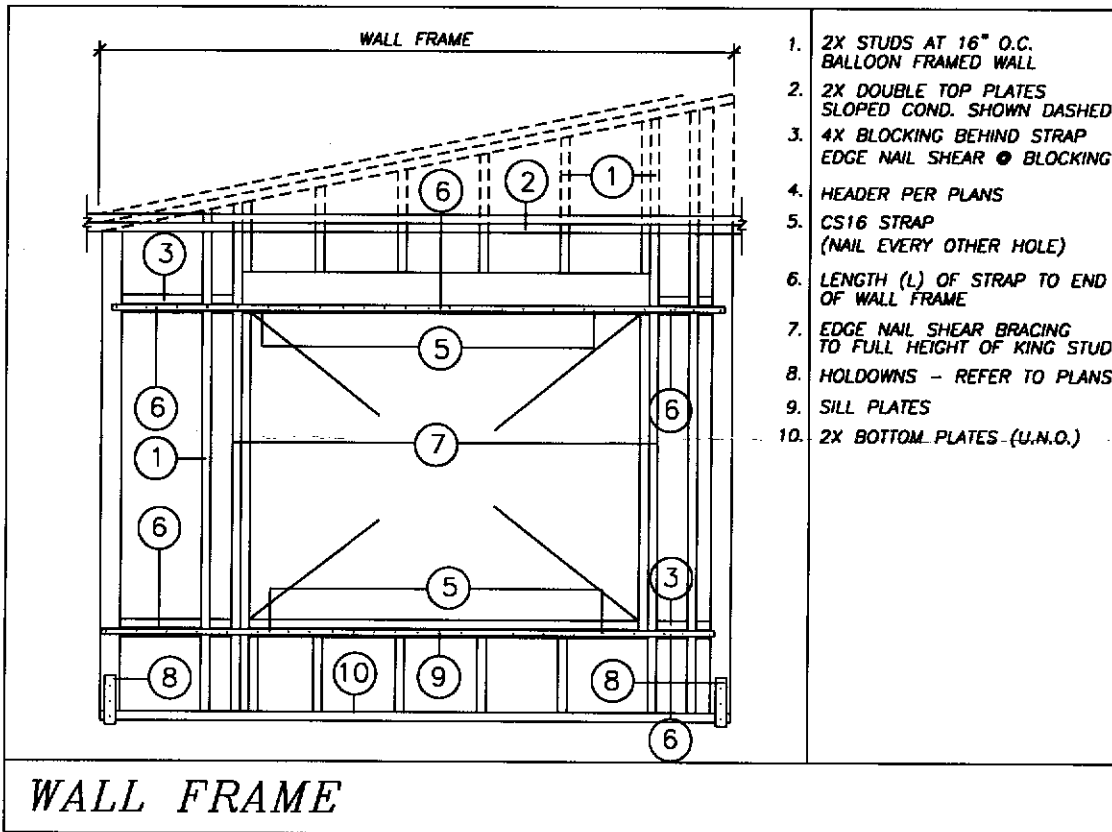


Richard M. Robertson, P.E.



ROBERTSON ENGINEERING

8536 Elder Creek Rd., Sacramento, CA 95828
Phone: (916) 388-0866 Fax: (916) 388-0740



OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed improvement (yes or no) no

2. I have (have/not) signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name TBA Address _____

City _____ Telephone _____

Contractors License No. _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work.

Name N/A Address _____

City _____ Telephone _____

Contractors License No. _____

5. I will provide some of the work but I have contracted (hired) the following to provide the work indicated:

Name _____ Address _____ Phone _____ Type of work _____

TBD

Signed _____

Job Address _____

4499 54th St Sacramento CA 95820

Permit No: _____

Date of Request: _____
By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

X Project Address: 4499 59th St Sacramento 95820

Assessor's Parcel Number: 021-0302-013

Previous Use: exist. S.F.R.

X Description of Request/Proposed Use: Room addition (Family Room)

Is This a Change of Use? NO

Prior Applications for Project Site(P#, Z#, DRPB#): N/A Zoning Designation: R-1

Comments: meets setback & lot coverage requirements as shown on site plan

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: Phil Reed 6/15/01

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

MICROFILM AFTER FINAL

CITY OF SACRAMENTO * BUILDING INSPECTION DIVISION
 SPECIAL PACKAGE D FOR RESIDENTIAL ADDITIONS IN CLIMATE ZONE 12
 100 to 999 SQUARE FEET

NOTE: ADDITIONS OF 100 SQUARE FEET OR LESS WITH 50% OR LESS GLAZING NEED MEET ONLY APPLICABLE FEATURES OF MANDATORY MEASURES CHECKLIST ON BACK OF THIS FORM.

CERTIFICATE OF COMPLIANCE CF IR ADDITION

Project Title _____ Date 7/16/01
 Project Address 4499 592 ST Sacramento 95820
 Total Floor Area Addition 365 sq' Addition and existing total 1800
 Total Glazing Area Addition _____ Glazing removed existing _____

REQUIREMENTS THAT APPLY TO NEW AREA: BUILDING SHELL INSULATION:

COMPONENT	TYPE (BATT OR BLOWN)	100 SQ FEET	101-999 SQ FEET
		R VALUE MIN	R VALUE MIN
Ceiling	_____	R - 19	R - 38
Wall	_____	R - 13	R - 13
Raised Floor	_____	R - 13	R - 19
Shading	_____		
East/West facing Glazing	.040 maximum	Enter Shading Device: _____	
Fenestration (Glazing)	<u>DOUBLE REQUIRED</u>		<u>U = .65 MAX</u>

Maximum Glazing Area of New Addition 16% (Example: New Glazing (-) of Existing Glazing + Total Area of Additional Square Footage.

NEW HEATING, COOLING OR DOMESTIC WATER HEATING:

System installed in conduction with addition must comply with the appliance standards applicable to new residences. Complete the following standards if new equipment is being installed in conjunction with the room addition; cannot add electric resistant heat:

<u>HVAC SYSTEMS</u>	Minimum	Duct	Output	Manufacturer/Model #
Type (Furnace, air conditioner, heat pump)	Efficiency (SE, SEER, HSPF)	Insulation	(Btuh)	(or approved equal)

_____	_____	R - 4.2	_____	_____
_____	_____	R - 4.2	_____	_____

HOT WATER SYSTEMS

System Type (Storage gas, etc)	Type Capacity	Manufacturer/Model # (Or approved equal)	Special Features
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_____	_____	_____	_____
_____	_____	_____	_____

COMPLIANCE STATEMENT

This certificate of compliance lists the building features and performance specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them. This certificate has been signed by the individual with overall design responsibility. -When this certificate of compliance is submitted for a single building plan to be built in multiple orientations, any shading feature that is varied is indicated in the Special Features / Remarks section.

Designer or Owner (per Business and Professions Code)
 Name: Charla M. Wistos
 Title/Firm: _____
 Address: 4499 592 ST Sacramento CA 95820
 Telephone: (916) 237-1666
 Lic. #: _____

Documentation Author
 Name: _____
 Title/Firm: _____
 Address: _____
 Telephone: _____

Charla M. Wistos (signature) 7/16/01 (date) _____ (signature) _____ (date)

Enforcement Agency
 Name: _____
 Title: _____
 Agency: _____
 Telephone: _____

 (signature / stamp) (date)

MANDATORY MEASURES CHECKLIST: RESIDENTIAL (Page 1 of 2) MF-1R

Note: Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. Items marked with an asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

Instructions: Check or initial applicable boxes when completed or enter N/A if not applicable:

DESCRIPTION	DESIGNER	ENFORCEMENT
Building Envelope Measures:		
* §150(a): Minimum R-19 ceiling insulation.	CW	
§150(b): Loose fill insulation manufacturer's labeled R-Value.	CW	
* §150(c): Minimum R-13 wall insulation in wood framed walls or equivalent U-value in metal frame walls (does not apply to exterior mass walls).	CW	
* §150(d): Minimum R-13 raised floor insulation in framed floors.	CW	
§150(i): Slab edge insulation - water absorption rate no greater than 0.3%, water vapor transmission rate no greater than 2.0 perms/inch.	CW	
§118: Insulation specified or installed meets insulation quality standards. Indicate type and form.	CW	
§116-17: Fenestration Products, Exterior Doors, and Infiltration/Exfiltration Controls		
<ol style="list-style-type: none"> 1. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage. 2. Fenestration products (except field-fabricated) have label with certified U-value, certified Solar Heat Gain Coefficient (SHGC), and infiltration certification. 3. Exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed. 		
§150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only.		
§150(f): Special infiltration barrier installed to comply with § 151 meets Commission quality standards.		
§150(e): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs.		
<ol style="list-style-type: none"> 1. Masonry and factory-built fireplaces have: <ol style="list-style-type: none"> a. Closeable metal or glass door b. Outside air intake with damper and control c. Flue damper and control 2. No continuous burning gas pilot lights allowed. 		
Space Conditioning, Water Heating and Plumbing System Measures:		
§110-§113: HVAC equipment, water heaters, showerheads and faucets certified by the Commission.		
§150(h): Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.		
§150(i): Setback thermostat on all applicable heating and/or cooling systems.		
§150(j): Pipe and tank insulation		
<ol style="list-style-type: none"> 1. Storage gas water heaters rated with an Energy Factor less than 0.58 must be externally wrapped with insulation having an installed thermal resistance of R-12 or greater. 2. First 5 feet of pipes closest to water heater tank, non-recirculating systems, insulated (R-4 or greater) 3. Back-up tanks for solar system, unfired storage tanks, or other indirect hot water tanks have R-12 external insulation or R-16 combined internal/external insulation. 4. All buried or exposed piping insulated in recirculating sections of hot water systems. 5. Cooling system piping below 55° F insulated. 6. Piping insulated between heating source and indirect hot water tank. 		
Space Conditioning, Water Heating and Plumbing System Measures: (continued)		
* §150(m): Ducts and Fans		
<ol style="list-style-type: none"> 1. All ducts and plenums constructed, installed, insulated, fastened, and sealed to comply with the ICBO 1997 UMC sections 601 and 603; ducts insulated to a minimum installed R-4.2 or ducts enclosed entirely within conditioned space. Openings shall be sealed with mastic, tape, aerosol sealant or other duct closure system that meets the applicable requirements of UL181, UL181A, or UL181B and other applicable specified tests for longevity given in §150(m). 2. Exhaust fan systems have back draft or automatic dampers. 3. Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operated dampers. 		
Lighting Measures:		
§150(k)1.: Luminaires for general lighting in kitchens shall have lamps with an efficacy of 40 lumens/watt or greater for general lighting in kitchens. This general lighting shall be controlled by a switch on a readily accessible lighting control panel at an entrance to the kitchen.		
§150(k)2.: Rooms with a shower or bathtub must either have at least one luminaire with lamps with an efficacy of 40 lumens/watt or greater switched at the entrance to the room or one of the alternatives to this requirement allowed in §150(k)2.; and recessed ceiling fixtures are IC (insulation cover) approved.		

02100011

OFFICE COPY

20' ISSUED
City of Sacramento

JUL 3 1 2002

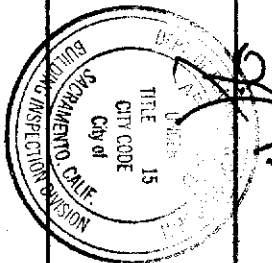
NORTH PERMIT CENTER

CITY OF SACRAMENTO
GARAGE NORTH PERMIT CENTER

JUL 2 4 2002

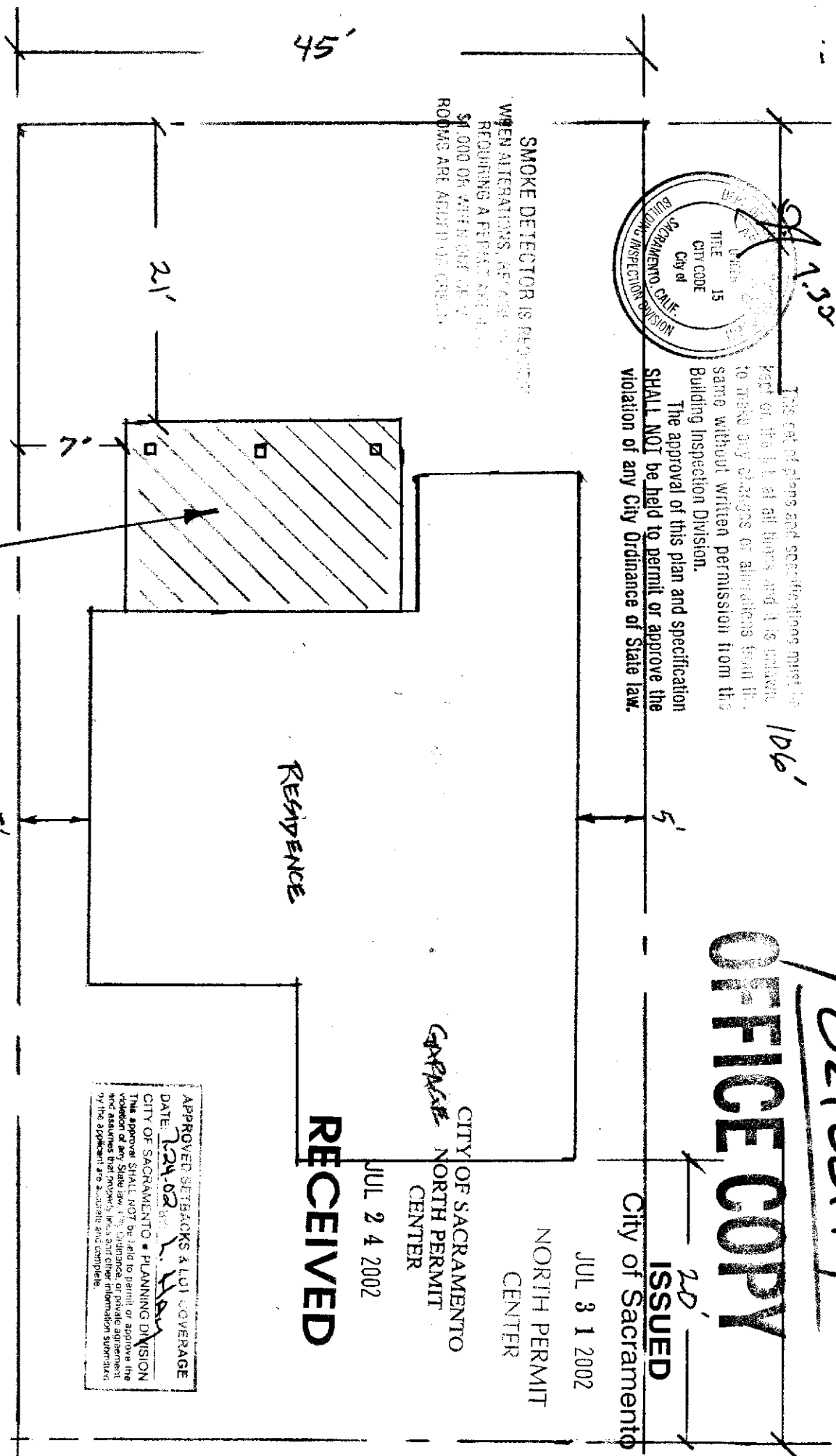
RECEIVED

APPROVED SETBACKS & LOT COVERAGE
DATE 12/1/02 BY L. HAN
CITY OF SACRAMENTO - PLANNING DIVISION
THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR APPROVE THE
VIOLATION OF ANY STATE LAW, CITY ORDINANCE, OR PUBLIC AGREEMENT
AND ASSUMES THAT PROVIDER'S LOSS AND OTHER INFORMATION SUBMITTED
BY THE APPLICANT ARE ACCURATE AND COMPLETE.



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 the violation of any City Ordinance of State law.

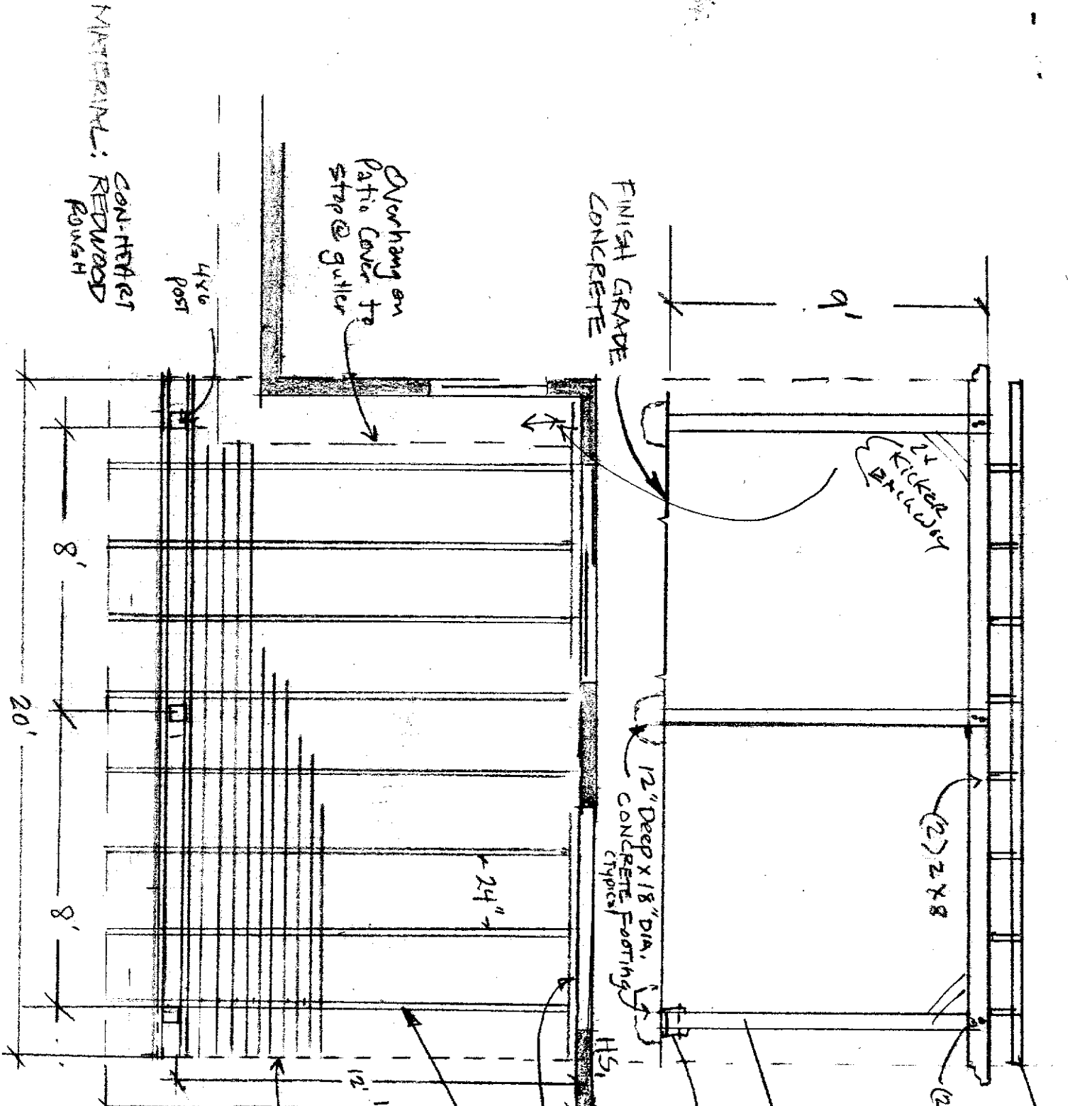
SMOKE DETECTOR IS REQUIRED WHEN ALTERATIONS, REPAIRS OR REMODELING REQUIRING A PERMIT ARE DONE. \$1,000 OR MORE SET OFF FOR ROOMS ARE ASKED FOR CREDIT.



PROPOSED PATIO COVER

NOT TO SCALE
ADDRID RESIDENCE
239 AINGER CIR.
SAC CA 95835

07/23/02



CONCRETE: REDWOOD FINISH

2x KICKER BACKWASH

12" Deep x 18" DIA. CONCRETE FOOTING (typical)

(2) 2x8

(2) 1/2 x 8" bolts w/ washers per body of Sacramento

2x25 @ 4" o.c.

AB 4lb post FASTENER 1" A 1/2 GAP.

2x6 ledger to house 3/4" x 5" bolts @ 36" o.c.

2x6 RAFTERS (typical) @ 24" o.c. CITY OF SACRAMENTO NORTH PERMIT CENTER

ISSUED JUL 3 1 2002 NORTH PERMIT CENTER (typical)

RECEIVED JUL 2 4 2002

ADRID Residence 239 AINGER CIR. SACRAMENTO CA 95835

1/4 SCALE 07.23.02