

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0512115
Insp Area: 2
Thos Bros: 337H5

Site Address: 4425 MONTRIL WY SAC
Parcel No: 119-0300-008

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

CONTRACTOR

OWNER
NAND ASHOK/SWARAN
4425 MONTRIL WY
SACRAMENTO, CA 95823

ARCHITECT

Nature of Work: NEW 176 SF ATTACHED GARAGE ADDITION

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);

MAS 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 *10/5/05* Owner Signature *Ashok Nand*

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 *10/5/05* Applicant/Agent Signature *Ashok Nand*
OCT 05 2005
CITY OF SACRAMENTO
NEIGHBORHOODS PLANNING
AND DEVELOPMENT SERVICES

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 *10/5/05* Applicant Signature *Ashok Nand*

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.



**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 Blvd Suite 200, Sacramento 95814
 South Center (916) 000-0000
 0000 Pocket Rd. Sacramento 95624
<http://www.sacto.org>

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

PROJECT DESCRIPTION New 1700 SF Attached Garage Addition DATE August 17, 2005 PERMIT No. 0512115

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 9/20/05

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 5.7 square 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. 2001 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 than 24 inches per 2001 CBC 709.7, Exception 1

- B-5 Fire dampers need not be installed in air ducts passing through the wall, floor, or ceiling separating a Group R-3 occupancy from a Group U occupancy provided such ducts within the Group U occupancy are constructed of steel having a thickness not less than #26 galvanized sheet gauge and have no openings into the Group U occupancy. 2001CBC, Section 302.4, Exception 3.
- B-6 Provide adequate light and ventilation in habitable rooms within a dwelling unit as per 2001 CBC, Section 1203.
- B-7 Bathrooms, water closet compartments, laundry rooms, and similar rooms shall be provided with natural or mechanical ventilation as per 2001 CBC, Section 1203.3.
- B-8 Provide safety glazing for all glazing located in "hazardous locations" as specified in 2001 CBC, Section 2406.
- B-9 Showers in all occupancies shall be finished with a smooth, hard, nonabsorbent surface to a height of 70 inches above the drain inlet. 2001 CBC, Section 807.1.3.
- B-10 Provide an approved attic access 22" x 30" with 30 inches minimum vertical headroom as per 2001 CBC Section 1505.1.
Note: Attics with a maximum vertical height of less than 30 inches need not be provided with access openings.
- B-11 Enclosed usable space under interior stairways shall have the walls and soffits protected on the enclosed side as required for one-hour fire-resistive construction as per 2001 CBC Sections 1003.3.3.9.
- B-12 Private stairways with an occupancy load of less than 10 may be constructed with an 8 inch maximum rise, a 9 inch minimum run, and a 36 inch minimum width. The largest tread run and the greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The top of handrails shall be placed not less than 34 inches nor more than 38 inches above the nosing of the treads. Maintain 6 feet 8 inches of headroom clearance. Two or more risers constitute a stairway as per 2001 CBC, Section 1003.3.3.3.
- B-13 Guardrails in Groups R-3 and U-1 shall be a minimum of 36 inches high. Open guardrails shall have intermediate rail or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through. 2001 CBC, Section 509.
- B-14 Water closets shall be located in a clear space not less than 30 inches in width. The clear space in front of the water closet shall not be less than 24 inches. 2001 CBC, Section 2904.
- B-15 Dwelling units, guest rooms, and congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70° F at a point 3 feet above the floor in all habitable rooms. 2001 CBC, Section 310.11.
- B-16 Factory built chimneys and factory built fireplaces shall be listed and installed in accordance with the terms of their listing and the manufacturer's instructions as per 2001 CBC, Section 3102.5.
- B-17 Masonry and concrete chimneys, unless a specified design is provided, shall be reinforced and anchored as per 2001 CBC, Section 3102.4.3.
- B-18A Braced wall lines shall consist of braced wall panels that meet the requirements for location, type, and amount of bracing specified in Table 23-IV-C-1 and are in line or offset from each other by not more than 4 feet. Braced wall panels shall start at not more than 8 feet from each end of a braced wall line. All braced wall panels shall be clearly indicated on the plans. 2001 CBC Section 2320.11.3 **Note:** 1" x 4" let-in braces are not allowed to meet section 2320.11.3 bracing requirements in Seismic Zone 3.
- B-18B Alternate braced wall panels. 2001 CBC 2320.11.4

Any braced wall panel required by the 2001 CBC, Section 2320.11.3 may be replaced by an alternate braced wall panel constructed in accordance with Section 2320.11.4:1 for one-story buildings and section 2320.11.4:2 for the first story of two-story buildings. See B.I.D. Form #289 for additional information.

- B-18C Cripple walls having a stud height exceeding 14 inches shall be braced in accordance with Table 23-IV-C-2. Solid blocking or wood structural panel sheathing may be used to brace cripple walls having a stud height of 14 inches or less. 2001 CBC 2320.11.5.
- B-19 Stud size, height, length, and spacing shall conform with Table 23-IV-B, 2001 CBC.
- B-20 Conventional wood foundation cripple walls shall be framed as per 2001 CBC Section 2320.11.5.
- B-21 Provide under-floor access a minimum size of 18" x 24". 2001 CBC, Section 2306.3.
- B-22 Provide under-floor ventilation as per 2001 CBC, Section 2306.7.
- B-23 All sills, plates, sleepers, posts, and columns that rest on concrete or masonry must be foundation grade redwood or treated and marked or branded by an approved agency. 2001 CBC, 2306.4 & .5.
- B-24 Foundation plates or sills shall have plate washers a minimum of 2 inch by 2 inch by 3/16 inch thick on each anchor bolt. 2001 CBC 1806.6.1.2.
- B-25 Cutting and notching of exterior walls and bearing partitions shall not be greater than 25 percent of the stud width. Cutting or notching of studs to a depth not greater than 40 percent of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partition. 2001 CBC, Section 2320.11.9.
- B-26 Bored holes. A hole not greater in diameter than 40 percent of the stud width may be bored in any wood stud. Bored holes not greater than 60 percent of the width of the stud are permitted in nonbearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are so bored. Leave 5/8" of wood from edge. 2001 CBC, Section 2320.11.10.
- B-27 Bearing walls. All bearing walls shall be supported on masonry, concrete, foundations, piles, or other approved foundation systems that will be of sufficient size to support all loads. Where a design is not provided, the minimum foundation requirements for stud bearing walls shall be as set forth in Table 18-I-C as per 2001 CBC, Section 1806.3.
- B-28 Post-beam connections. Where post and beam or girder construction is used, a positive connection shall be provided to ensure against uplift and lateral displacement. 2001 CBC, Section 2314.
- B-29 Provide rafter ties. Where rafters are not parallel with the ceiling joist, rafters shall be tied to 1" x 4" (nominal) minimum size crossties. Rafter ties shall be spaced not more than 4 feet on center. 2001 CBC, Section 2320.12.6.
- B-30 Provide attic ventilation as per 2001 CBC, Section 1505.
- B-31 Fire and draft stopping shall be installed according to 2001 CBC, Section 708.
- B-32 All gypsum board, stucco, plaster, and lath shall be installed as per 2001 CBC, Chapter 25.
Note: When lath is applied over wood base sheathing, include two layers of grade D paper.
- B-33 Exterior wall coverings shall be applied as per 2001 CBC, Sections 1402 and 2310.
- B-34 Pier Height: Individual concrete piers shall project at least 8" above exposed ground. 2001 CBC 2306.5.
- B-35 Foundation Elevation: On graded sites, the top of all foundations shall extend above the elevation of the street gutter point of discharge or inlet device a minimum of 12" plus 2% per foot (1/4" plf distance measured from gutter to edge of footing). Where a gutter is not present, measure from the crown of road. 2001 CBC 1806.5.5.

MECHANICAL CODE REQUIREMENTS

- M-1 Domestic clothes dryer moisture exhaust ducts shall terminate on the outside of the building and shall be equipped with a back draft damper. Sheet metal screws or other fasteners that will obstruct the flow shall not be used. Unless otherwise permitted or required by the dryer manufacturer's installation instructions and by the building official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet including two 90° elbows. Two feet shall be deducted for each 90° elbow in excess of two. 2001 CMC, Section 504.3.
- M-2 Make up air. When a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches for make up air shall be provided in the door or by other approved means. 2001 CMC, Section 908.2.
- M-3 Installation of a Listed Cooking Appliance or Microwave Oven above a Listed Cooking Appliance. The installation of a listed cooking appliance or microwave oven over a listed cooking appliance shall conform to the conditions of the upper appliance's listing and the manufacturers' installation instructions. 2001 CMC, Section 906.3.
- M-4 Domestic range vents. Ducts for domestic kitchen downdraft grill-range ventilation shall be installed as per 2001 CMC, Section 504.2.
- M-5 Fuel burning equipment shall be assured a sufficient supply of combustion air as per Chapter 7, 2001 CMC.
- M-6 Warm air furnaces shall not be installed in a room used or designed to be used as a bedroom, bathroom, or closet or in any enclosed space with access only through such room or space. 2001 CMC, Section 304.5. See Section 304.5 Exception for other Alternatives.
- M-7 Attic furnace. The distance from the passageway access to the furnace shall not exceed 20 feet measured along the center line of the passageway. The passageway shall be unobstructed and shall have continuous solid flooring not less than 24 inches wide from the entrance opening to the furnace. A level working platform not less than 30 inches in depth and width shall be provided in front of the entire fire box side of the warm air furnace. If the furnace temperature limit control, air filter, fuel control valve, vent collar, or air handling unit is not serviceable from the fire box side of the furnace, a continuous floor not less than 24 inches in width shall be provided from the platform in front of the fire box side of the furnace to and in front of this equipment. A permanent electric outlet and lighting fixture controlled by a switch located at the required passageway opening shall be provided at or near the furnace. 2001 CMC, Section 307.3.
- M-8 Vent termination. Type B or BW gas vents with listed vent caps 12 inches in size or smaller shall be permitted to be terminated in accordance with Table 8-A, provided they are located at least 8 feet from the vertical wall or similar obstruction. All other Type B gas vents shall terminate not less than 2 feet above the highest point where they pass through the roof and at least 2 feet higher than any portion of a building within 10 feet. 2001 CMC, Section 806.4.
Note: Single wall metal vent connectors shall not originate in an unoccupied attic or concealed space and shall not pass through an attic, inside wall, or concealed space.
- M-9 Approval of Equipment. Listed and unlisted equipment shall comply with the 2001 CMC, Section 302 provisions.
- M-10 Ignition source. Equipment covered by this code that is located in a garage and that generate a glow, spark, or flame capable of igniting flammable vapors shall be installed with sources of ignition at least 18 inches above the floor level. 2001 CMC, Section 303.1.3. When such equipment is mounted on stands, such stands shall be enclosed. 1999 SCC, Section 303.1.4.

ELECTRICAL CODE REQUIREMENTS

- E-1 Provide a grounding electrode as per 2001 CEC, Article 250-50.
- E-2 Contact SMUD's Customer Service Department for service location. Phone 732-5700 or 452-3211.
- E-3 At least one wall switch-controlled lighting outlet shall be installed in every habitable room, in bathrooms, hallways, stairways(6-steps or more) , attached garages, detached garages with electric power, and at outdoor entrances or exits. 2001 CEC, Article 210-70(a)(b)(c).
- E-4 Dwellings with direct grade level access shall have at least one receptacle outlet at grade level at the front and back of the dwelling. All 125 volt, 15 and 20 amp, receptacles installed outdoors with direct grade level access shall be G.F.C.I. protected. All receptacles installed outdoors in wet or damp locations shall be in a weatherproof enclosure as per 2001 CEC, Articles 210-52(e), 210-8(a)(3), and 410-57.
- E-5 At least one receptacle outlet, in addition to any provided for laundry equipment, shall be installed in each basement, in each attached garage, and in each detached garage with electric power. 2001 CEC, Article 210-52(g).
- E-6 Provide G.F.C.I. protection to all 125 volt, 20 amp, receptacles installed in bathrooms, garages, receptacles to serve counter top surfaces installed in kitchens, and receptacles to serve counter top surfaces installed within 6 feet of a wet bar sink. 2001 CEC 210-8(a)
Exception: Receptacles for dedicated appliances and receptacles that are not readily accessible.
- E-7 Receptacle outlets shall be spaced not more than 12 feet apart and a maximum of 6 feet from the ends of walls or openings. Receptacle outlets are also required in walls 2 feet or greater. A receptacle outlet shall be installed at each wall counter space 12 inches or wider. 2001 CEC, Article 210-52(a) & (c).
- E-8 Provide two or more 20 amp small appliance branch circuits evenly proportioned in the kitchen, pantry, breakfast room, dining room, or similar area. Such circuits shall have no other outlets. 2001 CEC, Article 210-52(b).
Note: One additional 20 amp branch circuit shall be provided to supply the laundry receptacle outlet(s). This circuit shall have no other outlets. 2001 CEC, Article 210-52(f).
- E-9 Fixtures installed in recessed cavities in walls or ceilings shall comply with Sections 410-65 through 410-72, 2001 CEC.
- E-10 Surface mounted and recessed lighting fixtures in clothes closets shall be installed as per 2001 CEC, Article 410-8.
- E-11 Provide fuses or approved circuit breakers at air conditioning units and heat pumps as per 2001 CEC, Article 440-22(c), 440-43, 410-55(c). (Do not exceed maximum fuse requirements or minimum on equipment specification plate).
- E-12 Hydro massage bathtubs and their associated electrical components shall be protected by a ground-fault circuit interrupter (GFI) as per 2001 CEC, Article 680-70.
- E-13 A fixture that weighs more than 6 pounds or exceeds 16 inches in any dimension shall not be supported by the screw shell of a lamp holder. 2001 CEC, Article 410-15(a).
- E-14 Outlet boxes shall not be used for sole support for ceiling fans. 2001 CEC, Article 370-27(c).
- E-15 Hallways of 10 feet or more in length shall have at least one receptacle outlet. 2001 CEC, Article 210-52(h).
- E-16 Bedrooms: 15 or 20 Amp outlets shall be protected by an "ARC FAULT" circuit interrupter. 2001 CEC 210-12 (b).
- E-17 UFER: Where a Ufer/Grounding source cannot be verified when an addition to a home has been permitted, the new footing must have a Ufer installed, field verified prior to concrete installation. 2001 CEC 250-50 (c).

PLUMBING CODE REQUIREMENTS

- P-1 Provide an approved dishwasher air gap fitting as per 2001 CPC, Section 807.4.
- P-2 Potable water outlets with hose attachments, other than water heater drains, boiler drains, and clothes washer connectors, shall be provided a listed non-removable hose bibb type backflow preventor or a listed atmospheric vacuum breaker as per 2001 CPC, Section 603.4.7.
- P-3 **Joints.** Where a fixture comes in contact with the wall or floor, the joint between the fixture and the wall or floor shall be made watertight. 2001 CPC, Section 408.2.
- P-4 No underfloor cleanout shall be located more than 20 feet from an access door, trap door, or crawl hole. 2001 CPC, Section 707.10.
- P-5 Water heaters generating a glow, spark, or flame capable of igniting flammable vapors may be installed in a garage, provided the pilots, burners or heating elements, and switches are at least 18 inches above the floor. 2001 CPC, Section 510.1. When such equipment is mounted on stands, such stands shall be enclosed. 1999 SCC, Section 510.1.
- P-6 Fuel burning water heaters shall be installed per 2001 CPC, Section 507.0, and Table 5-1 for combustion air.
- P-7 Water heaters that depend on the combustion of fuel for heat shall not be installed in a room used or designed to be used for sleeping purposes, bathrooms, clothes closets, or in a closet or other confined space opening into a bath or bedroom. 2001 CPC, Section 509.0.
Exception: Direct vent water heaters.
- P-8 Every water heater installation shall be accessible for inspection, repair, or replacement. The appliance space shall be provided with an opening or doorway of sufficient size to remove the water heater. In no case shall such opening or doorway be less than 24 inches in width. 2001 CPC, Section 511.0.
- P-9 Any water system containing storage water heating equipment shall be provided with an approved, listed, and adequately sized combination pressure and temperature relief valve. 2001 CPC, Section 608.3.
- P-10 Relief valves located inside a building shall be provided with a drain of galvanized steel, hard drawn copper piping and fittings, CPVC, or listed valve drain. The drain shall extend from the valve to the outside of the building with the end of the pipe not more than 2 feet nor less than 6 inches above the ground and pointing downward. 2001 CPC, Section 608.5.
Note: No part of such drain pipe shall be trapped, and the terminal end of the drain pipe shall not be threaded.
- P-11 Water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third of its vertical dimensions. At the lower point, a minimum distance of 4 inches (101.6 mm) shall be maintained above the controls with the strapping. 2001 CPC, Section 510.5.
- P-12 All gas outlets located in a barbecue or fireplace shall be controlled by an approved operating valve located in the same room and outside the hearth but not more than 4 feet from such outlets. 2001 CPC, Section 1211.14.
- P-13 Showers and tub-shower combinations in all buildings shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type. 2001 CPC 420.0.

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

ADDRESS: 4425 Montril Way	APN: 119-0300-008
DRPB AREA / PUD / SPD: Not Applicable	ZONING: R-1
EXISTING LAND USE: 1-story, SFR, attached garage.	
PROPOSED USE: Side storage area, connected to existing garage. About 13.5' x 13'. Previously approved additions are under construction. Permit #0504268	
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 type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 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"/>	Site 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: Meets applicable setbacks and lot coverage on the Stamped site plan. Lot is at least 7841 sq ft per MetroScan. Footprint of all covered structures after addition and previously approved addition will be less than 3150 sq ft. Lot coverage at Maximum 40% for the R-1 zone. Setbacks okay, addition must be 5' from and not in front or rear setback area. Indented rear patio is not to be covered by more than 2 foot eaves or else site plan is not approved. Site is at Maximum lot coverage. No other Planning issues apparent.	
DATE: 10 August 2005	BY: Robert W. Williams <i>RW</i>

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

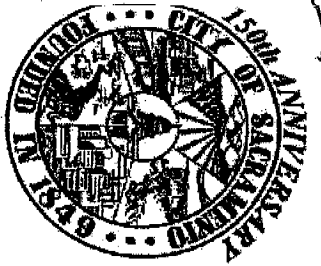
North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
Inspection: 1-916-808-4677

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 119 . 0300 . 008 PERMIT # PC 0512115
SITE ADDRESS 4425 MONTRIL WAY 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 checked="" 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 checked="" 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 checked="" type="radio"/> N N/A |
| 9. Is there a rolled curb at the street? | <input checked="" type="radio"/> Y | <input type="radio"/> N N/A |
| 10. Is there a drainage ditch or culvert at the street? | <input type="radio"/> Y | <input checked="" type="radio"/> *N 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 checked="" type="radio"/> N |
| 14. Does the lot drain from side to side? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 15. Does the site have an existing low area or drainage swale? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 16. Does the drainage swale drain to an adjacent parcel? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N N/A |
| 17. Does the drainage swale drain to the street? | <input type="radio"/> Y | <input checked="" type="radio"/> *N N/A |
| 18. Will existing drainage be re-routed? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 19. Will drainage ditches or culverts be constructed or modified? | <input checked="" type="radio"/> *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 type="radio"/> N |



CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
FAXED PERMIT APPLICATION (certain restrictions apply)
Fax # 916-264-1901

Faxed request must be received in this office by 3:00 p.m. to be processed the following work day.
Note: Contractors must have a current certificate of Worker's Compensation Insurance.

DATE: 8/10/05
0572115

RESIDENTIAL APARTMENTS (4+ units per building) COMMERCIAL (limited)
JOB ADDRESS: 4425 Mon hml way
IN ORDER TO PROCESS THIS REQUEST, ALL THE FOLLOWING INFORMATION MUST BE PROVIDED:

CONTACT PERSON: ASHOLE MARS
UNIT # _____ CONTRACT PRICE \$ _____
Property Owner: ASHOLE MARS
Address: 4425 Mon hml way
City/State/Zip: (916) 525-2788
Phone: (916) 525-2788
Contractor: _____ CONTRACT PHONE: (916) 525-2788
Address: _____ License # _____
City/State/Zip: _____
Phone: _____ FAX: _____

NATURE OF REQUEST: _____ Indicate from the selections below & provide details under description of work.

<input type="checkbox"/> REROOF (excluding tile) <input type="checkbox"/> TEAR-OFF <input type="checkbox"/> RESHET <input type="checkbox"/> HOUSE GARAGE <input type="checkbox"/> HOUSE STAIRS: #SQUARES: _____ Material: <input type="checkbox"/> SIDING <input type="checkbox"/> wood <input type="checkbox"/> T-111 <input type="checkbox"/> Horiz <input type="checkbox"/> vinyl <input type="checkbox"/> stucco Note: Design Review approval may be required in certain areas.	<input type="checkbox"/> HVAC INSTALLATIONS (residential ONLY) <input type="checkbox"/> CHANGE-OUT <input type="checkbox"/> NEW <input type="checkbox"/> Heat Pump <input type="checkbox"/> Package <input type="checkbox"/> Split system <input type="checkbox"/> Roof mount <input type="checkbox"/> Cut-in <input type="checkbox"/> Heat pump or elect. unit to gas. <input type="checkbox"/> Wall furnace <input type="checkbox"/> Other (describe below) Value of duct work: \$ _____ Equipment: \$ _____ Cut-in: \$ _____ Note: Design Review approval may be required for rooftop units.	<input type="checkbox"/> WATER HEATER (residential ONLY) <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> Change-out <input type="checkbox"/> Electric to Gas <input type="checkbox"/> Relocate <input type="checkbox"/> New <input type="checkbox"/> DRY ROT OR TERMITTE DAMAGE REPAIR (Describe locations below) Note: Design Review approval may be required in certain areas.	<input type="checkbox"/> MINOR ELECTRIC and/or MINOR PLUMBING (residential ONLY) <input type="checkbox"/> Electric Service Change # amps <input type="checkbox"/> New electric circuits <input type="checkbox"/> Re-wire <input type="checkbox"/> Water Service Replacement <input type="checkbox"/> Sewer Service Replacement <input type="checkbox"/> Gas Line Replacement <input type="checkbox"/> Re-plumb <input type="checkbox"/> Water <input type="checkbox"/> Waste	<input type="checkbox"/> PUBLIC UTILITIES SAFETY INSPECTION* (Residential and single apartment units ONLY) <input type="checkbox"/> SMUD <input type="checkbox"/> PGE *NOTE: Correction Notice items will require an additional building permit
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DESCRIPTION OF WORK: _____

Storage Room / garage addition.