

CITY OF SACRAMENTO

Permit No: 9806757

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 1646 49TH ST SAC

Sub-Type: ASFR

Parcel No: 0080475012

Housing (Y/N): N

CONTRACTOR

BILL WARD CONSTRUCTION
PO BOX 1613
FAIR OAKS CA 95628

OWNER

GROPPI JEAN MARIE
1646
SACRAMENTO CA 95819

ARCHITECT

Nature of Work: DEMO GARAGE REMODEL KITCHEN & BATH ADD BEDROOM & UTILITY ROOM

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 Gen Cont License Number 338928 Date 7-24-98 Contractor Signature Shauna Skasky

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. B & PC for this reason:

Date Owner Signature

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 7-24-98 Applicant/Agent Signature Shauna Skasky

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 Clarendon Ins. Policy Number OIKR-4831-184

(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 7-24-98 Applicant Signature Shauna Skasky

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.

22 July 1998

TO: City of Sacramento Building Department

ATTN: Mr. Brian Nakashima

PLAN CHECK #: 9806757

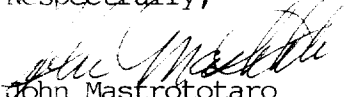
Dear Mr. Nakashima;

Pursuant to our telephone conversation, you are hereby authorized to modify our plan submittal as follows:

- 1- Change Pair of 2'-6" French Doors to 5050 Window at Master Bedroom.
- 2- Change Roof Overhang dimension from 24" to 12".

Thank you for your cooperation.

Respectfully;


John Mastrotoaro
Architect

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION

EXPRESS PLAN REVIEW

SUBMITTAL DATES					
First Review		2nd Review		3rd Review	
IN	OUT	IN	OUT	IN	OUT
7/16/98	1/1	1/1	1/1	1/1	1/1

PLAN CHECK # 98-06757
 ADDRESS: 1646 49th St
 Commercial Residential



ACCEPTED by (Staff):
WJ

DISCIPLINE	1ST REVIEW			2ND REVIEW			3RD REVIEW		
	Status	Staff	Date	Status	Staff	Date	Status	Staff	Date
LIFE SAFETY	3	BTU	7/22	3	BTU	7/22			
STRUCTURAL	3	BTU	7/22	3	BTU	7/22			
MECHANICAL/PLUMBING									
ELECTRICAL									
FIRE									
PLANNING									

STAFF COMMENTS:

* Need 11x17
 * Demo of garage w/out replacement
 OK if by planning may need separate
 working permit



**City of Sacramento Development Services Division
Planning and Zoning Information Request**

Project Address: 1646 49th St.

Assessor's Parcel Number: 008-0475-012

Current Land Use: - Single family

Description of Request/Proposed Use:

addition: 1 demo garage separate

Zoning Designation: R-1

Prior Applications for Project Site(P#,Z#,DRPB#): N/A

Comments: Single family requires a garage
on a 10' x 20' parking pad (out of front
setback area). Site must indicate
a 10' x 20' parking pad with access. ^{OK}
Also, site yard setback of 3 feet is
acceptable permitted.

Are There Any Planning Issues?: (Circle One) YES NO

Site Plan Check Required? (Circle One) YES NO

Design Review/ Preservation Required?: (Circle One) YES NO

Planning Review by/Date: W. Webster 7-20-98

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: To be completed by APPLICANT	
PROPERTY OWNER'S NAME	
OWNER'S ADDRESS	
PROJECT ADDRESS	
PARCEL NUMBER	LOT NUMBER
SUBDIVISION NAME	
NUMBER OF UNITS	
APPLICANT'S SIGNATURE	
TITLE OF APPLICANT	
DATE	TELEPHONE NUMBER
PART II: To be completed by BUILDING DEPARTMENT	
PLAN IDENTIFICATION NUMBER	
BUILDING TYPE (CHECK ONE)	
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> APARTMENT/CONDOMINIUM <input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA	
SIGNATURE	
TITLE	DATE
PART III: To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT	
DISTRICT CERTIFICATION NUMBER	
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	<div style="display: flex; align-items: center;"> 663 SQ. FT. X \$ 1.72 = \$ 1140.36 </div>
COMMERCIAL / INDUSTRIAL	<div style="display: flex; align-items: center;"> SQ. FT. X \$ _____ = \$ _____ </div>
OTHER FEE	<div style="display: flex; align-items: center;"> TYPE SQ. FT. X \$ _____ = \$ _____ </div>
TOTAL FEES COLLECTED.....	
\$ 1140.36	
<p><i>This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.</i></p> <p><i>As the authorized school district official, I hereby certify that the requirements of Government Code Section 68995 and any other authorized requirements have been complied with by the above signed applicant.</i></p>	
AUTHORIZED SCHOOL DISTRICT OFFICIAL	
SIGNATURE	
TITLE	DATE
	7/24/98

NO.	DESCRIPTION	DATE

Proposed Addition to:
WOLNS SHELTER
 1645 - 49th Street
 Sacramento, CA



JOHN MASTROIOTO ASSOCIATES
 ARCHITECTURE • DESIGN • CONSTRUCTION • RESTAURANT PLANNING
 5960 Sampson Blvd. Sacramento, CA 95824
 (916) 421-9501
 License No. C-016232

DATE	
SCALE	AS SHOWN
DRAWN BY	JL
CHECKED BY	
SHEET	A-1
TOTAL SHEETS	5

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF SACRAMENTO.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING FINISH GRADE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND LANDSCAPE.

7. ALL FOUNDATION WORK SHALL BE CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA FOUNDATION DESIGN MANUAL.

8. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

9. ALL INTERIORS SHALL BE FINISHED TO A HIGH STANDARD OF QUALITY.

10. ALL EXTERIORS SHALL BE FINISHED TO MATCH THE EXISTING BUILDING.

11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

12. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.

13. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY.

14. ALL UTILITIES SHALL BE MARKED AND PROTECTED PRIOR TO ANY EXCAVATION.

15. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO REQUIREMENTS.

16. ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO REQUIREMENTS.

17. ALL INTERIORS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO REQUIREMENTS.

18. ALL EXTERIORS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO REQUIREMENTS.

19. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

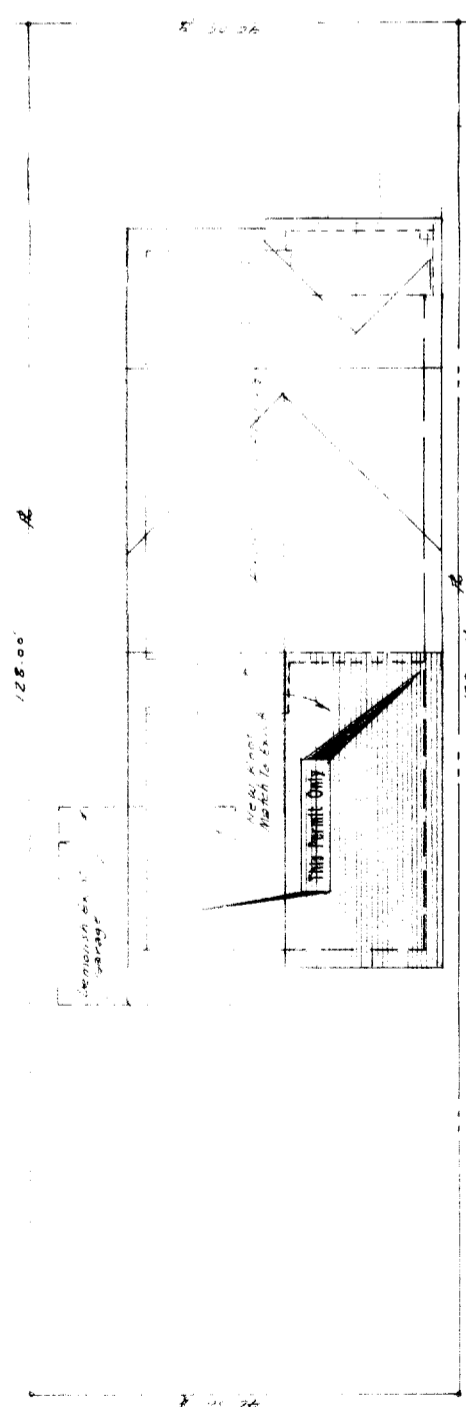
20. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.

PROJECT DATA

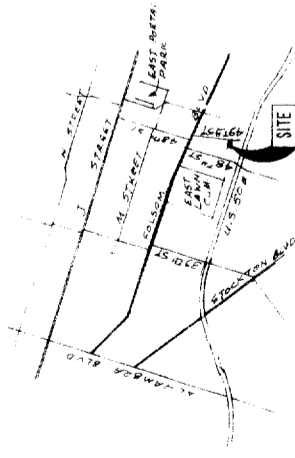
OWNER: **WOLNS SHELTER**
 ADDRESS: **1645 - 49th Street**
 A.P.N.: **008 0475 012**
 SCOPE OF WORK: **PROPOSED ADDITION TO EXISTING BUILDING**
 AREA OF EXISTING IMPELLING: **1,652 SQ. FT.**
 AREA OF ADDITION: **1,652 SQ. FT.**

SCHEDULE OF SHEETS

TITLE	SHEET NO.
Cover/Site Plan	A-1
Existing Floor Plan	A-2
Plan of Addition, Elevations	A-3
Foundation Plan & Details	A-4
Roof Framing Plan, Section & Details	A-5



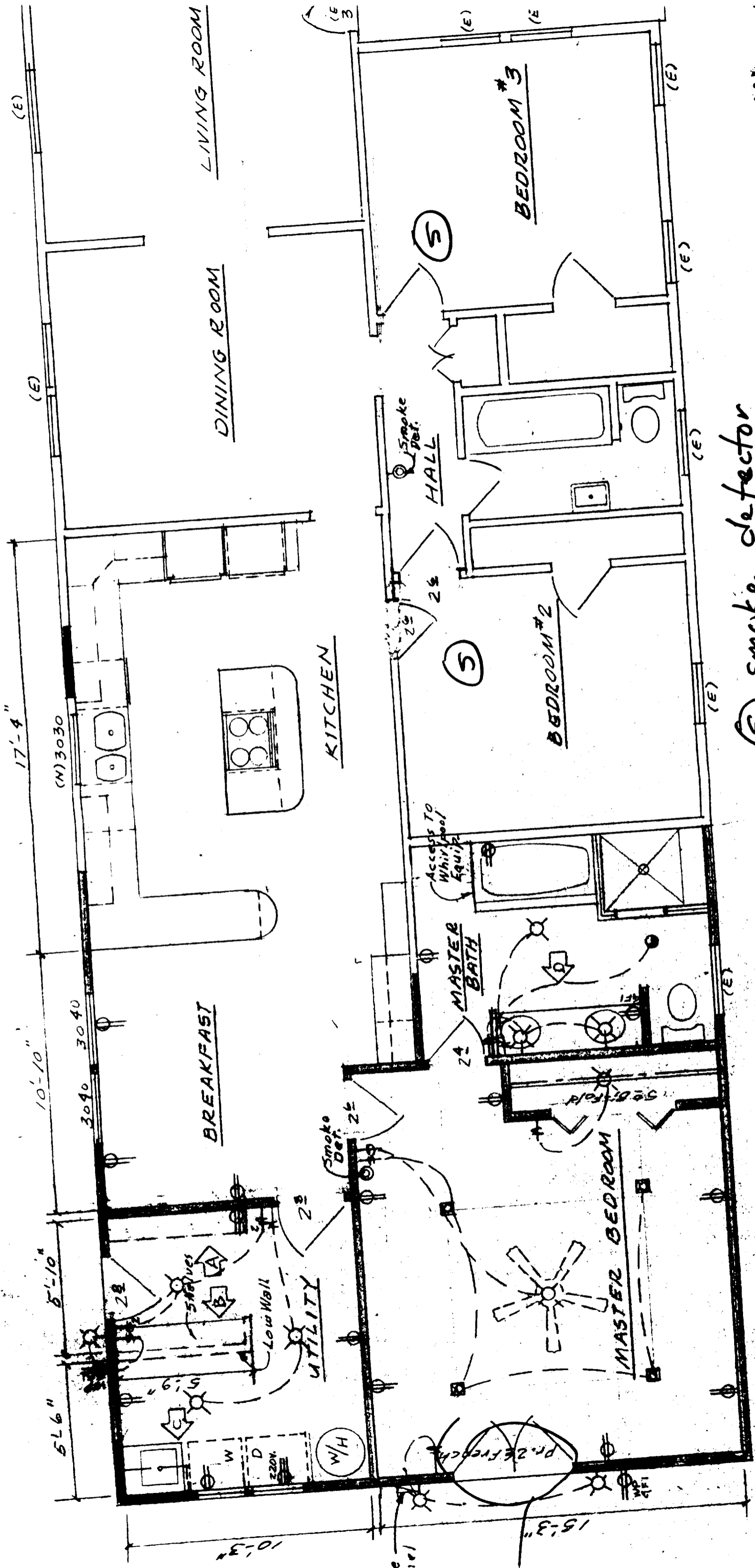
SITE PLAN
 1/28/24



LOCATION MAP

*Behind 49th St
 028.0475-012
 98.06757R
 663
 LR*

NOTE: See Kitchen Plans
By Original Designs for
Cabinet Details & Electrical.



Ⓢ Smoke detector

REMODELED FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL KEY

- Existing Walls To Be Removed.
- Exist. Walls
- = New Walls