

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0311379

Insp Area: 2

Thos Bros: 317 D7

Site Address: 6851 GOLF VIEW DR SAC

Parcel No: 035-0232-008

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

WARE BOBBY
P.O. BOX 292987
SACRAMENTO CA 95829

Nature of Work: NEW SFD 2599 sf LIV'G, 759 sf GARAGE, 187 sf covered PATIO

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 9/16/02 Owner Signature Bobbi Wan

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 9/16/02 Applicant/Agent Signature Bobbi Wan

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 6/19/2003 Applicant Signature Bobbi Wan

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.

**Certification of Compliance**  
School District Development

**Part I—To be completed by the APPLICANT**

Owner's Name/Address Bruce Ware  
Project Address 6851 Golf View Dr  
Parcel Number 035.0232.008 Lot No. 21  
Subdivision Name GOLF TERRACE 01 No. of Units 1  
Applicant's Signature [Signature] Title Owner  
Phone No. 9 707 707 Date 9/11/03

**Notice to Applicant:** Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

**Part II—To be completed by the BUILDING DEPARTMENT**

Plan Identification Number 0311379  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area 2493 sq ft  
Signature/Title Cary Boyd B.I. III Date 8-22-03

**Part III—To be completed by the SCHOOL DISTRICT**

School District WUSD Certificate No. 17470  
 Exempt Comments \_\_\_\_\_  
Residential/Apartment/etc. 2493 Square ft. x \$ 2.14 = \$ 5335.02  
Commercial/Industrial \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Total fees collected: OK # 1102 / 11/10 = \$ 5335.02

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.

As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

Signature [Signature] Date 09-15-03

REC'D SEP 15 2003

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 6851 Golf View Drive	APN: 035-0232-008
DRPB AREA / PUD / SPD: NA	ZONING: R1
EXISTING LAND USE: Vacant	
PROPOSED USE: SFR	
<p><u>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</u></p>	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	<b>Use is NOT allowed; applicant CANNOT submit for plan check.</b>
<input type="checkbox"/>	<b>Requires APPLICATION(s):</b> PC            ZA            IR            ER            DR            PB  Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	<b>Application(s) IN PROGRESS:</b>  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"/>	<b>Application(s) COMPLETED:</b> ER03-118 approved 6/19/03  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 type="checkbox"/>	<b>Plans may be submitted for plan check.</b> 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"/>	<b>Route to SITE</b> for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form <b>must be reviewed again and confirmed</b> at the time of building permit submittal.
COMMENTS:	
DATE: 6/19/03	BY: Linda Hay

**MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION  
OF SINGLE AND TWO FAMILY DWELLINGS  
CITY OF SACRAMENTO  
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 subject to the Citywide Residential Design Standards. The action of staff is ministerial. The application must comply with the Minimum Standards to be approved.

Project Address: 6851 Golf View Dr.

Assessor's Parcel Number: 035-023-2-008

Applicant Name: Bobbie Ware

Mailing Address: 8617 Elaine Dr.

Phone number: (916) 386-2984

Owner Name: Bobbie Ware

Mailing Address: 8617 Elaine Dr.

Phone number: (916) 519-1707 \*

Parcel Dimensions: 103 X 130 = 12360  
*120 per metro scan*

Parcel Zoning: R-1 Existing Use: Vacant Lot

No. of units: 1 No. of stories: 1 Square footage of unit(s): 2493 + 758 garage

Statement Of Work Proposed: New SFR

Design Review Number: ER03-118 Date Received Stamp: 6-19-03

<b>CITY OF SACRAMENTO DESIGN REVIEW</b>	
PROJECT NO:	<u>ER03-118</u>
APPROVED BY:	<u>L. Hay</u>
APPROVAL DATE:	<u>6-19-03</u>

**OFFICE COPY**

# NEW CONSTRUCTION

## MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF SINGLE AND TWO FAMILY DWELLINGS 1 and 2 Family Residential Construction FORM B

### I. Site Design Standards

**A. Front Yard Setbacks:** Proposed buildings 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.  
 Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.  
 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

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

1. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.

Note: Drought tolerant and thematic plantings are encouraged

**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 or split face concrete block, brick, or plaster finished wall provided.

**Street side yard fencing on corner lots (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 or split face 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 or split face concrete block, brick, or plaster finished wall provided (max. 3'-0" high").

### II. Building Design Standards

**A. Building Height/Roof Forms and Pitch:** Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches are lower, in which case the predominant roof pitch, or greater, shall be incorporated in the new structure. Provide photos and drawings to indicate compliance.

**Check one:**

1. Roof forms and pitches are similar to adjacent and surrounding structures.  
 2. 5 in 12 pitch, or greater, provided.

**B. Street Facade:** The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided. The entry area and windows shall be fully visible from street view. The following are required and must all be checked for compliance.

1. Entry area and "front" of structure shall be fully visible from the street.  
 2. Windows provided facing the street.  
 3. Decorative front door provided.

CITY OF SACRAMENTO  
DESIGN REVIEW

PROJECT NO: ER03-118

APPROVED BY: L. Hay

APPROVAL DATE: 6-19-03

**G. Doors/Windows:** Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades. Decorative trim shall be provided on windows on facades facing active use areas such as parks, schools and other active public spaces. Windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color or shall be wood paint grade.

**Entry doors**

- 1. Exterior doors with raised panel or other decorative design and decorative trim are provided.

**Garage doors**

**Check one:**

- 1. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
- 2. Alternative garage door that provides raised panel or other decorative design provided.

**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.

**H. Mechanical Equipment:** Mechanical equipment shall not be placed on the roof where it may be visible from any street view.

**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.

Changes  
Per telephone  
conversation  
6-19-03  
11:00 AM  
w/Bobbie  
Ware.  
L. Hay

CITY OF SACRAMENTO DESIGN REVIEW	
PROJECT NO:	ER03-119
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**C. Front Porch/Decorative Entry Element:** A useable front porch (min. 5'-0" square) with decorative posts and railing shall be provided or a decorative entry element consisting of a concrete "stoop" (min. 4'-0" square) with decorative columns and a decorative roof cover.

**Check one:**

- 1. Front porch with decorative posts and railing provided (5'-0" square min. depth).
- 2. Decorative entry element with concrete stoop (min. 4'-0" square), decorative columns and decorative roof cover provided.

**D. Garages:** Garages (where provided) shall be flush or recessed back from the face of the primary structure (excluding porch). Garages shall not exceed 50% of the length of the street facing building facade on lots 52 feet or greater in width. On lots less than 52 feet wide, garages may be up to 60% of the street facing building facade. The garage shall match the design of the primary structure.

**Check one:**

- 1. Attached garage (flush or recessed back from the face of the primary structure) provided.
- 2. Side entry garage with decorative window in side facade provided visible from street view provided.
- 3. Detached garage matching the main structure design provided.
- 4. No garage provided. Parking pad provided behind front setback.
- 5. Garage design is not flush or recessed, but constitutes less than one third of models in a subdivision with three or more models and one of the following design features is provided: courtyard, living area over garage, front porch with an area greater than 36 square feet.
- 6. Garage design is not flush or recessed, but constitutes less than 10% of the total units constructed in a subdivision with six or more models provided.

**Note:** Minimal driveway widths are encouraged.

Flush is defined as garage location within five feet (forward or back) from the face of the primary structure.

**E. Accessory Structures:** All new attached or detached accessory structures such as storage sheds, workshops, etc., as defined by the Zoning Ordinance, shall match materials and design of existing primary structures on the property.

- 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.

**F. Exterior Materials:** Exterior materials shall be of highest quality found on adjacent and surrounding structures, be durable and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of 2'-0" around facades not facing the street.

**Siding**

**Check one:**

- 1. Horizontal siding provided (wood, composite, or cementitious).
- 2. Wood shingle or shake siding provided.
- 3. Plaster (stucco) siding and door/window trim provided.
- 4. Brick as main facade material provided.
- 5. Grooved, textured plywood siding (1/2" or thicker) with vertical and horizontal trim (2" X 6" min. around doors and windows) and a brick wainscot provided. If untextured plywood with no grooves is proposed, 1X battens at a min. of 12" on center shall be provided to create a board and batten appearance.
- 6. Vinyl siding with dimensional trim at doors and windows provided.
- 7. Metal siding, simulating materials listed above, with dimensional trim at doors and windows provided.

**Roofing**

**Check one:**

- 1. Laminated dimensional composition shingles (30yr. min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Metal dimensional roofing (that simulates above listed materials)

**Gutters/Downspouts (Required if matches existing)**

- 1. Painted or prefinished gutters/downspouts shall be provided

<b>CITY OF SACRAMENTO DESIGN REVIEW</b>	
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