

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0404121

Insp Area: 1

Thos Bros: 297H6

Site Address: 1416 45TH ST SAC

Parcel No: 008-0331-002

Sub-Type: ASFR

Housing (Y/N): N

CONTRACTOR

WALLEN CONSTRUCTION
4900 NATOMAS BLVD #416
SACRAMENTO CA 94806

OWNER

NAYGROW THOMAS J
1416 45TH ST
SACRAMENTO CA 95819

ARCHITECT

Nature of Work: 3400 SF ADDITION 700 SF BALCONY/PORCH 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 _____ 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 A License Number 679256 Date 8-9-04 Contractor Signature [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 _____ 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 8-9-04 Applicant/Agent Signature [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-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 NO EMPLOYEES 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 8-9-04 Applicant Signature [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.

04.04121



CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
BUILDING DIVISION

www.cityofsacramento.org

Help Line: 1-916-264-5656 OR 1-866-EZ-PERMIT
Inspection: 1-916-808-4677



CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
NORTH PERMIT CENTER

Downtown Permit Center 1-916-264-6807
1231 I Street, Suite 200, Sacramento, CA 95814

North Permit Center 1-916-808-2354
2101 Arena Blvd., Suite 200, Sacramento, CA 95834

PRELIMINARY RESIDENTIAL APPLICATION 7 2004

1-916-264-5656 OR 1-866-EZ-PERMIT

RECEIVED

14116 - 45th St., Sac.

BUILDING SITE ADDRESS	SUITE	INSP. AREA
008-0331-002		
ASSESSOR'S PARCEL NO.	COMMUNITY PLAN NO.	PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE NO.
LICENSED CONTRACTOR			
STEVE WALTER	4900 NATOMAS # 416	95835	416 5851
CONTRACTOR'S LICENSE NO.:	679256		
PROPERTY OWNER			
Tom Naygrom	1416 45th St.	95819	(916) 456-6046
ARCHITECT/ENGINEER			
Design: Fox Design	3875 Taylor Rd # F, Leominster	95650	916-496-1526
Eng: Structural Systems	2221 Clarendon Rd	95608	916-488-7654

2

No. of Stories	No. of Rooms	Roof Covering	Area 1 st Floor	Total Area	Garage Area	Patio Area

THIS PERMIT IS FOR:

BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

NATURE OF WORK IN DETAIL

Remove 1500 sq. ft. & Add 3,000 sq. ft. 2nd floor

Add 400 sq. ft. 1st floor / Add 400 sq. ft. Porch 1st floor

Remove ^{Porch} 150 sq. ft. & Add 300 sq. ft. Balcony 2nd floor

\$ 300,000.00
VALUATION

3000
400
3400

400 SF Porch ~~replacement~~
300 SF Balcony

0404/2/

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1416 45 th STREET		APN: 008-0331-002
DRPB AREA / PUD / SPD: NA		ZONING: R-1
EXISTING LAND USE: SFR THAT THE 2 ND FLOOR HAS BEEN DEMO'D		
PROPOSED USE: EXISTING PERMIT #0314848 WAS TO GUT AND REMODEL NOT TO DEMO. BUILD A NEW SFR. (Applicant states they will demolish less than 50% of the total structure.)		
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 submitted <i>before project can be submitted</i> for plan check.	
<input type="checkbox"/>	Application(s) IN PROGRESS: NONE IN PROGRESS 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 type="checkbox"/>	Application(s) COMPLETED: 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 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 of building permit.</i>	
<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.	
<p>COMMENTS: Gave customer an I&R Demo form to submit to Preservation. Existing SFR is over 50 years of age. Gave customer New Construction City Wide Guidelines Application. Advised customer that they can't get approval for demo of the rest of the SFR until plans for NEW SFR have been submitted to building. Advised customer they needed I&R first, application second and then they could submit to bldg and then come back to Planning for sign off on existing SFR for demo. Detached garage to remain to cover parking requirement.</p> <p>Applicant may not demolish more than 50% of the existing structure without submitting an application to Preservation. Lot coverage and setbacks are okay according to plans presented. No other work to be completed without approval of planning staff.</p>		
DATE: 03-18-2004 (March 18, 2004)	BY: Pcaldwell (Evan Compton) <i>Evan Compton</i>	

CITY OF SACRAMENTO
NORTH PLANNING CENTER

APR 27 2004
RECEIVED

CITY OF SACRAMENTO
PERMIT ASSISTANCE
MAR 22 2004
RECEIVED

NO NEED FOR SITE TO PC.



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

1416 45TH ST. FAMILY HOME

PERMIT
No. 0404121

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 5/13/04

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. 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.

OFFICE COPY

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 1416 45TH ST A.P.N. 008-0331-002

Applicant Information

Name STEF WALKER
Address 4900 MATOMAS BLVD
1416
Phone _____

Project Information (Check One)

Single Family Dwelling
Duplex _____
Triplex _____
Deep Lot Development _____

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N *
Is the site higher than the crown of adjacent road? Y N *
Is the proposed building site higher than the back of the sidewalk or curb? Y N *
Describe existing frontage improvements along road.
 Ditch * Curb and Gutter Curb, Gutter, and Sidewalk
The direction of drainage on this site is:
 Front to Rear * Rear to Front Side to Side *
Does an adjacent site drain across this parcel? Y * N
Does this site have an existing low area or drainage swale? Y * N
Will construction require cut or fill on site? (* >50FT³ or >2FT)
- How much cut? _____ Yards _____ Depth
- How much fill? _____ Yards _____ Depth
Has building site been previously been filled? Y * N
Will existing drainage be re-routed? Y * N
Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name STEF WALKER Title CONTRACTOR
Signature [Signature] Date 5/13/04
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ Acres.
If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N
If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is the parcel to be built on part of a larger subdivision? Y N
Subdivision Name: _____
If yes has an approved erosion and sediment control plan been provided? Y N
If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is grading and drainage approval required prior to permit issuance? Y N
Approved by: C. BOYD Date: 8-6-04
Building permit #: 0404121

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

Certification of Compliance
School District Development

0404/21

Part I-To be completed by the APPLICANT

Owner's Name/Address 70M N. Goldenrod 1416
Project Address 1416 45th St.
Parcel Number 008-0331-002 Lot No. _____
Subdivision Name _____ No. of Units ONE
Applicant's Signature [Signature] Title _____
Phone No. 716-5851 Date _____

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 0404/21
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 3400^{sq ft}
Signature/Title [Signature] B.I. III Date 8-9-04

Part III-To be completed by the SCHOOL DISTRICT

School District SCUSD Certificate No. 1825

Exempt Comments _____
 Residential/Apartment/etc. 3400 Square ft. x \$ 2141 = \$ 7,276.00
Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
Total fees collected..... = \$ 7,276.00

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 8/9/04

White & Canary-School District • Pink-Building Department • Goldenrod-Applicant

Department of Planning and Development
Building Inspection Division
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Duplex _____
Triplex _____
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MICROFILM THIS DOCUMENT