

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0511700

Insp Area: 4

Thos Bros: 256G7

Plan on microfilm

Site Address: 4800 DARLINGTON LN SAC

Parcel No: 225-1610-045

Sub-Type: AOTHR

Housing (Y/N): N

CONTRACTOR

NORTH WEST EXTERIOR
11333 SUNCO DR
RANCHO CORDOVA CA 95742

OWNER

HAUSER LISA/RONALD
4800 DARLINGTON LN
SACRAMENTO, CA 95835

ARCHITECT

Nature of Work: 270 PATIO ENCLOSURE TO REAR YARD W/ELECTRICAL

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 B License Number 710798 Date 8/4/05 Contractor Signature William McQuart

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 _____

PAID
CITY OF SACRAMENTO
AUG 04 2005

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 representatives of this city to enter upon the abovementioned property for inspection purposes.

Date 8/4/05 Applicant/Agent Signature William McQuart

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 VIRGINIA SURETY COMPANY, INC Policy Number 00500016756 Exp Date 01/01/2006

(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.

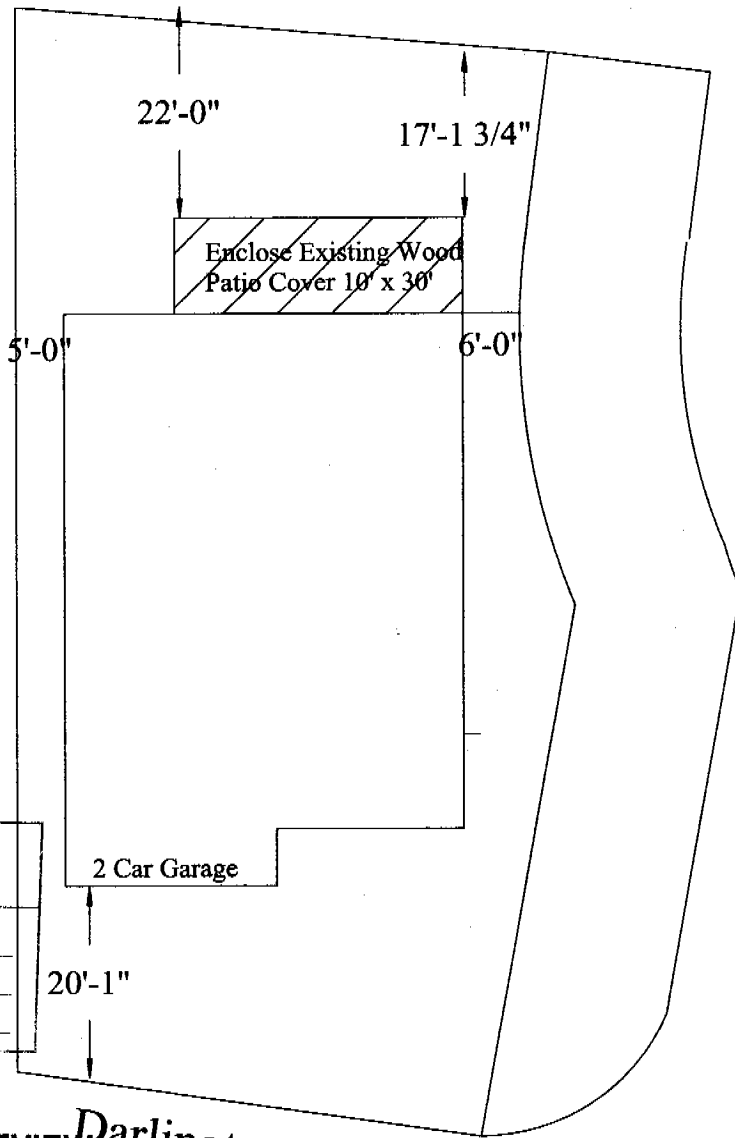
Date 8/4/05 Applicant Signature William McQuart

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.

0511700 4800 Darlington Dr

72'-8 3/4"



1985
City of Sacramento
AUG 4 2005
SOUTH PLANNING
CENTRE

CITY OF SACRAMENTO
DESIGN REVIEW
PROJECT NO: ER05-171
APPROVED BY: B. Sungenor
APPROVAL DATE: 8-4-05

2 Car Garage



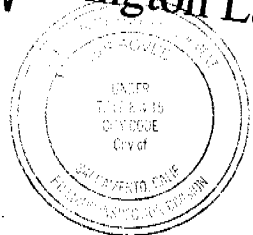
SEE ATTACHED DESIGN REVIEW CONDITIONS OF APPROVAL

Darlington Lane

This set of plans and specifications must be kept on the job at all times and is intended 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 or State Law.

8/4/05 B. Sungenor



Name:	Hauser, Ronald
Address:	4800 Darlington Lane Sacramento, Calif. 95835
Scale: 1" = 20'	Date: 5/25/05
Northwest Exteriors, Inc.	

EXPANDED NORTH AREA DESIGN REVIEW DISTRICT
CITY OF SACRAMENTO
DESIGN REVIEW / PRESERVATION BOARD
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 in the Expanded North Area subject to staff level Design Review. The action of staff is ministerial and must comply with the Minimum Standards for approval.

Project Address: 4800 DARLINGTON LA.

Assessor's Parcel Number: 225-1610-045

Applicant Name: William Mc GRATZ

Mailing Address: 11290 TRAPE CENTER DR. RANCHO CORDOVA
95742

Phone number: 916-847-9758

Owner Name: HAUSER, RON

Mailing Address: 4800 DARLINGTON LA. SACRAMENTO CA, 95835

Phone Number: _____

Parcel Dimensions: 8065 SQ FT

Parcel Zoning: R1 PD Existing Use: RSF

No. of units: 1 No. of stories: 1 Square footage of unit(s): 3415

Statement Of Work Proposed: ENCLOSE EXISTING PATIO

Design Review Number: EROS-171 Date Received Stamp: 8-4-05

EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS
1 and 2 Family Residential Construction

FORM B

I. Site Design Standards

A. **Setbacks:** Additions shall be placed on the site to generally align with adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- NTA
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.
 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.
 4. Front yard setback not impacted by proposed addition or remodel.

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

Check one:

- NTA
1. Front and street side yard landscaping provided including: shade tree(s), lawn, and sprinkler system for irrigation.
 2. Existing landscaping consisting of lawn and tree(s) to remain.

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:

- NTA
1. Wood fencing provided.
 2. Standard chain link fencing provided (dark green vinyl coating recommended).
 3. Painted concrete block, brick, or plaster finished wall provided.

Street side yard fencing (minimum 5'-0" setback required; less than 3 ft. height, no setback required.)

Check one:

- NTA
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 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:

- NTA
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 concrete block, brick, or plaster finished wall provided (max. 3'-0' high").

Existing fencing

1. Existing fence to remain and shall be repaired as needed.

II. Building Design Standards

A. **Building Height/Roof Forms and Pitch:** Roof forms of the proposed addition shall match the existing structure and be similar to adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- X
1. Height of addition compliments existing structure and is similar to surrounding structures.
 2. Roof forms and pitch of the proposed addition match the existing structure and are similar to adjacent and surrounding structures.

PATIO COVER EXISTING - TO PARTIALLY ENCLOSE

CITY OF SACRAMENTO DESIGN REVIEW	PROJECT NO. E205-171
	APPROVED BY <i>B. S. [Signature]</i>
	APPROVAL DATE: 8-4-05

Roofing

Check one:

- 1. Laminated dimensional composition shingles (25 yr. min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Addition proposed with roofing to match existing.

Gutters/Downspouts (Required if matches existing)

Check one:

- 1. Painted or prefinished gutters/downspouts shall be provided to match existing.
- 2. No gutters or downspouts proposed (none on existing structure).

G. Doors/Windows: New doors and windows shall match types and trim styles of the existing structure. Windows proposed at street facing facades shall be decorative windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color.

Entry doors

Check one:

- 1. Exterior doors with raised panel design and decorative trim are provided.
- 2. Existing exterior doors to remain/no new doors proposed.

Garage doors

Check one:

- 1. Decorative sectional garage door with raised panel design and decorative trim provided.
- 2. Alternative garage door that provides raised panel design provided.
- 3. Existing door to remain and repaired as needed.

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.~~ PATIO ROOM ENCLOSURE
- 4. Existing windows to remain/no new windows proposed.

H. Mechanical Equipment: New mechanical equipment shall not be placed on the roof where it may be visible from any street view. Replacement of existing equipment may remain in the same location.

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.
- 3. Replacement of existing equipment in same location proposed.
- 4. Existing equipment to remain/no change proposed.

CITY OF SACRAMENTO DESIGN REVIEW	
PROJECT NO:	EROS 171
APPROVED BY:	B. Sugaon
APPROVAL DATE:	8-4-05