

ENGEL INSULATION, INC.

CALIFORNIA CONTRACTOR'S LICENSE #745646

460 Roseville Road • Roseville, CA 95678

(916) 786-2088 / (916) 786-2064

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

TRACT 1 _____ LOT 3825 4105 4105 ^{AVE}

STREET 3825 4105 Ave CITY _____

EXTERIOR WALLS: MANUFACTURER _____ THICKNESS 3 1/2 R-VALUE 13

CEILING AREA: BATTIS MANUFACTURER _____ THICKNESS 12 R-VALUE 38

CEILINGS: BLOWN IN ct THICKNESS _____ R-VALUE _____

MANUFACTURER T&SOL. SAFE 4 THICKNESS 14 1/4 R-VALUE 38

SQUARE FOOTAGE 712 NUMBER OF BAGS USED 16

FLOOR AREA: MANUFACTURER _____ THICKNESS 6 1/4 R-VALUE 19

EXTERIOR KNEEWALL: MANUFACTURER _____ THICKNESS 3 1/2 R-VALUE 13

INTERIOR KNEEWALL: MANUFACTURER _____ THICKNESS 3 1/2 R-VALUE 13

APPLIED CAULK & SEALANT TO ALL EXTERIOR OPENINGS & PENETRATIONS
YES NO _____

GENERAL CONTRACTOR _____
CALIFORNIA CONTRACTORS LICENSE # _____ DATE _____

SIGNATURE _____ TITLE _____
INSULATION CONT. SIGNATURE _____ TITLE Pres. DATE 12-30-05

3825 MONARSON

Site Address

Permit Number

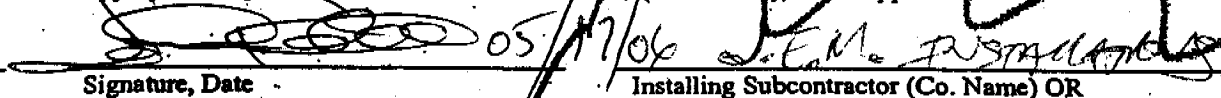
FENESTRATION/GLAZING:

Manufacturer/Brand Name (GROUP-LIKE PRODUCTS)	Product U-Factor ¹ (≤ CF-1R value) ²	Product SHGC ¹ (≤ CF-1R value) ²	# of Panes	Total Quantity of Like Product (Optional)	Square Feet	Exterior Shading Device or Overhang	Comments/Location/Special Features
1. 20x50 SH	.24	CER1701CU					
2. 20x50 SH							
3. 20x50 SH							
4. 20x20 XO	.26						
5. 40x20 SH	.28						
6. 40x30 SH							
7. 10x30 SH							
8. 30x40 XO							
9. 30x60 XO	.27						
10. 50x50 XO	.26						
11.							
12.							
13.							
14.							
15.							

¹ Manufactured fenestration products use the values from the product label. Field fabricated fenestration products use the default values from Section 116 of the Energy Efficiency Standards.

² Installed U-Factor must be less than or equal to values from CF-1R. Installed SHGC must be less than or equal to values from CF-1R, or a shading device (exterior or overhang) is installed as specified on the CF-1R. Alternatively, installed weighted average U-Factors for the total fenestration area are less than or equal to values from CF-1R.

I, the undersigned, verify that the fenestration/glazing listed above my signature: 1) is the actual fenestration product installed; 2) is equivalent to or has a lower U-Factor and lower SHGC than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy Efficiency Standards for residential buildings; and 3) the product meets or exceeds the appropriate requirements for manufactured devices (from Part 6), where applicable.


 Signature, Date

Item #s (if applicable) _____ Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner OR Window Distributor

Item #s (if applicable) _____ Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner OR Window Distributor

Item #s (if applicable) _____ Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner OR Window Distributor

COPY TO: Building Department
 HERS Provider (if applicable)
 Building Owner at Occupancy

Certification of Compliance School District Development Fees

PART 1 To be completed by APPLICANT

Owner's Name & Address SHeng LLC
 Project Address 741 MORRISON AVE
 Parcel Number 250-0072-016 Lot No. _____
 Subdivision Name _____ Number of Units _____
 Applicant's Signature & Title _____
 Date _____ Phone No. _____

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 2 To be completed by BUILDING DEPARTMENT

Plan Identification Number 05-08026 Building Type (CHECK ONE)
 Square Feet of Chargeable Building Area 1382 ^{sq} Residential
 Signature _____ Apartment/Condominium
 Title _____ Commercial/Industrial
 Date 6/7/05

PART 3 To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District	
District Certification No. <u>05-1368</u>	
EXEMPT _____	
Comments RESIDENTIAL / APARTMENT / CONDOMINIUM	
<u>1382</u> Sq.Ft. x \$ <u>2.24</u> = \$ <u>3095.68</u>	
COMMERCIAL / INDUSTRIAL	
_____ Sq.Ft. x \$ _____ = \$ _____	
OTHER FEE: TYPE _____	
_____ Sq.Ft. x \$ _____ = \$ _____	
TOTAL FEES COLLECTED = \$ <u>3095.68</u>	

Robla Elementary School District	
District Certification No. _____	
EXEMPT _____	
Comments RESIDENTIAL / APARTMENT / CONDOMINIUM	
_____ Sq.Ft. x \$ _____ = \$ _____	
COMMERCIAL / INDUSTRIAL	
_____ Sq.Ft. x \$ _____ = \$ _____	
OTHER FEE: TYPE _____	
_____ Sq.Ft. x \$ _____ = \$ _____	
TOTAL FEES COLLECTED = \$ _____	

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 district 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.

GRANT	ROBLA
Authorized School District Official	
Signature _____	Signature _____
Title _____	Title _____
Date <u>6/14/05</u>	Date _____

Original: Grant Joint Union High School District
 Robla Elementary School District
 1st Copy: Building Department
 2nd Copy: Applicant

GUHSD: Facilities Planning and Construction Department
 Certificate of Compliance Form (rev. 10/02) bep

**Certification of Compliance
School District Development Fees**

PART 1 To be completed by APPLICANT

Owner's Name & Address SHeryl LLC
 Project Address 741 MORRISON AVE
 Parcel Number 250-0072-016 Lot No. _____
 Subdivision Name _____ Number of Units _____
 Applicant's Signature & Title [Signature]
 Date _____ Phone No. _____

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 2 To be completed by BUILDING DEPARTMENT

Plan Identification Number 05-08026
 Square Feet of Chargeable Building Area 1382
 Signature [Signature]
 Title _____
 Building Type (CHECK ONE)
 Residential
 Apartment/Condominium
 Commercial/Industrial
 Date 6/7/05

PART 3 To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District
 District Certification No. 05-1368
 EXEMPT _____
 Comments
 RESIDENTIAL / APARTMENT / CONDOMINIUM
1382 Sq.Ft. x \$ 2.24 = \$ 3095.68
 COMMERCIAL / INDUSTRIAL
 _____ Sq.Ft. x \$ _____ = \$ _____
 OTHER FEE TYPE _____
 _____ Sq.Ft. x \$ _____ = \$ _____
 TOTAL FEES COLLECTED = \$ 3095.68

Robla Elementary School District
 District Certification No. _____
 EXEMPT _____
 Comments
 RESIDENTIAL / APARTMENT / CONDOMINIUM
 _____ Sq.Ft. x \$ _____ = \$ _____
 COMMERCIAL / INDUSTRIAL
 _____ Sq.Ft. x \$ _____ = \$ _____
 OTHER FEE TYPE _____
 _____ Sq.Ft. x \$ _____ = \$ _____
 TOTAL FEES COLLECTED = \$ _____

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 district 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.

GRANT Authorized School District Official ROBLA

Signature <u>[Signature]</u>	Signature _____
Title _____	Title _____
Date <u>6/14/05</u>	Date _____

Original: Grant Joint Union High School District/
 Robla Elementary School District
 1st Copy: Building Department
 2nd Copy: Applicant
 GJUHS: Facilities Planning and Construction Department
 Certificate of Compliance Form (rev. 10/02) bep

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 # 250 - 0072 - 016 PERMIT # 05-08026
 SITE ADDRESS 741- MORRISON AVE 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? | Y | <input checked="" type="radio"/> N | |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | 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 | N | |
| 7. Is there a sidewalk with a curb and gutter at the street? | <input checked="" type="radio"/> Y | N | |
| 8. Is the curb at the street square? | <input checked="" type="radio"/> Y | N | N/A |
| 9. Is there a rolled curb at the street? | <input checked="" type="radio"/> Y | N | N/A |
| 10. Is there a drainage ditch or culvert at the street? | 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? | 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 | <input checked="" type="radio"/> N/A |
| 17. Does the drainage swale drain to the street? | Y | <input checked="" type="radio"/> N | <input checked="" type="radio"/> 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 | <input checked="" type="radio"/> 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 | N | |



Downtown Permit Center
 1231 I Street, Suite 200
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CITY OF SACRAMENTO
 DEVELOPMENT SERVICES DEPARTMENT
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www.cityofsacramento.org

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

OWNER BUILDER VERIFICATION

1. Check one below - I or my immediate family (parent, spouse, or child) will perform:

- A - all the work authorized by this permit.
- B - a portion of the work.
- C - none of the work.

If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

all of the authorized work. a portion of the authorized work.

Name TBD Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

3. I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner [Signature]

Date 6/14/05 Case No. _____ Permit No. _____

Job Address 741 Morrison Ave

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.

0508026

City of Sacramento
Development Services Department

PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 3825 ALTOS AVENUE		APN: 250-0072-016
DRPB AREA / PUD / SPD: DEL PASO HEIGHTS		ZONING: R-2A
EXISTING LAND USE: VACANT		
PROPOSED USE: DETACHED DUPLEX DEVELOPMENT		
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 checked="" type="checkbox"/>	Requires APPLICATION(s): PC ZA XX IR ER DR XX 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 checked="" type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: ZA04-365 (3/2/05) & DR05-071 (3/11/05) 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"/>	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: APPROXIMATE LOT AREA = 6450. PROPOSED LOT COVERAGE = 1868 1868 / 6450 = 29% TOTAL LOT COVERAGE. MEETS ALL SETBACK AND LOT COVERAGE REQUIREMENTS. SEE CONDITIONS OF APPROVAL FOR Z04-365 APPROVED 3/2/05 AND DR05-071 APPROVED 3/11/05. NO ADDITIONAL PLANNING ENTITLEMENTS APPRAENT. 10 DAY APPEAL PERIOD HAS PASSED, OK TO ISSUE BULIDING PERMITS.		
DATE: 05/17/05	BY: BONNIE SURGEON	

CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT
PLANNING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

WATER DEVELOPMENT FEE WAIVER

Applicant: Sheryl LLC Phone: 339-1267

Property Address: 3825 Altos Ave

APN: 260-0072-016 Zoning: R2A No. of Units: 2

This project qualifies for the fee waiver because it is in a:

- REDEVELOPMENT AREA; or
 DESIGNATED INFILL AREA; or
 QUALIFIED INFILL AREA, meeting all of the following requirements:

1. The site is located in a neighborhood where the median year of housing construction is 1965 or earlier as shown on the Neighborhood Statistics Boundary Map, or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and
2. The lot is surrounded on three sides by existing or approved development; and
3. The project is consistent with the General Plan or more specific plan designation; and
4. The site is no more than 5 acres in size for single family development, or 2 acres in size for multiple family development; and
5. The site has City sewer, water, and drainage services, or is within proposed or existing assessment district for these services; and the services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied by: _____ Date: _____

Fee Waiver Approved by: Emilee J. James Date: 6/7/05

WD No: _____

**CITY OF SACRAMENTO
DEPARTMENT OF DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, March 2, 2005 the Zoning Administrator approved with conditions a variance to reduce the street side yard setback for a duplex in the Multi Family (R-2A) zone for the project known as (File Z04-365). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request:

Zoning Administrator Variance to reduce the street side yard setback from 25 feet to 12.5 feet for a 2,730 square foot duplex on 0.15± undeveloped acres in the Multi Family (R-2A) zone.

Location: 3825 Altos Avenue (D6, Area 3)

Assessor's Parcel Number: 250-0072-016

Applicant: Elena Melnychuk
1400 Bell Avenue
Sacramento, CA 95838

Property Owner: Sheryl LLC
7031 Watt Avenue
Sacramento, CA 95660

Project Planner: Lindsey Alagozian

General Plan Designation: Low Density Residential 4-15 du/na
North Sacramento
Community Plan Designation: Residential 7-15 du/na
Existing Land Use of Site: Vacant
Existing Zoning of Site: Multi Family (R-2A)

Surrounding Land Use and Zoning:

North: R-2A; Residential
South: R-2A; Residential
East: R-1; Residential
West: R-1; Residential

Property Dimensions: 43 feet x 150 feet
Property Area: 0.15± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Z04-365

March 2, 2005

Item 8

Project Plans: Exhibits A, B, and C

Previous Files: None

Additional Information The applicant is proposing construction of a detached duplex on a vacant lot located in the Del Paso Heights neighborhood. The two living units are each 1,363 square feet in size with attached single car garages. The units have approximately 20 feet of space between the structures and will have driveways off of two different streets. The project is located in the Multi-Family zone in which the minimum street side yard setback is 25 feet. The applicant is requesting to reduce the minimum street side yard setback from 25 feet to 12.5 feet for multi-family development. Therefore, the project requires a Zoning Administrator Variance to reduce the setback requirement.

The project meets all other development standards and has obtained Del Paso Heights Design Review approval. The site was posted and the surrounding property owners within 100 feet from the property corners were notified. In addition, the Del Paso Heights Improvement Association was notified of the proposed project. Staff received one phone call requesting additional information about the project but no opposition to the variance was expressed.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15303, New Construction or Conversion of Small Structures.

Conditions of Approval:

General

1. The project shall be constructed in compliance with submitted plans.
2. The applicant shall obtain Design Review approval prior to obtaining building permits.
3. The applicant shall obtain the necessary building permits prior to commencing construction.

Development Engineering and Finance

4. Repair and replace any deteriorated curb, gutter, and/or sidewalk adjacent to the site to match existing conditions.
5. Construct driveways as shown on plans.

Utilities

Advisory Notes

6. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
7. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered.

Findings of Fact:

1. Granting the Variance does not constitute a special privilege extended to an individual applicant in that:
 - a. the lot width is substandard in size to accommodate a standard duplex and comply with all development standards; and
 - b. the project is designed to blend in with the surrounding residential community; and
 - c. other variances have been approved under similar circumstances.
2. Granting the Variance request does not constitute a use variance in that a duplex is a permitted use in the Multi-Family (R-2A) zone.
3. Granting the request will not be injurious to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the duplex is designed to match the surrounding community and will not negatively impact neighboring property owners; and
 - b. the project will provide adequate parking for the residence; and
 - c. the project is designed to provide adequate yard space for each unit.
4. The project is consistent with the General Plan which designates the subject site Low Density Residential 4-15 du/na.

Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original) ZA Log Book Applicant