

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9908172
Insp Area: 1

Site Address: 316 23RD ST SAC
Parcel No: 003-0084-013

Sub-Type: RES
Housing (Y/N): N

CONTRACTOR
MICHAEL MIH KOVICH
3212 ST MATTHEWS DR
SACRAMENTO CA 95821

OWNER
WOFFORD PAMELA L
316 23RD ST
SACRAMENTO CA 95816

ARCHITECT

Nature of Work: BUILD GARAGE ON EXISTING SLAB

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 F 1 License Number 525138 Date 7/2/99 Contractor Signature Michael Hillenrich

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 7/26/99 Applicant/Agent Signature Michael Hillenrich

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 7/26/99 Applicant Signature Michael Hillenrich

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.

Date of Request: 7/26/99
By: _____

**CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST**

Project Address: 316 23rd St

Assessor's Parcel Number: 003 0084 013

Previous Use: res

Description of Request/Proposed Use: build garage on existing slab

Is This a Change of Use? no

Prior Applications for Project Site(P#, Z#, DRPB#): DR 99-084 / Z99-066
SF in sub. Zoning Designation: R-1B

Comments: Must conform to conditions listed in Z99-066

Are There Any Planning Issues?: (circle one) YES NO

- * Staff Site Plan Check Required? (Circle one) YES NO
- * Field Inspection Required? (Circle one) YES NO
- * Design Review/Preservation Required?: (Circle one) YES NO

} approved.

Planning Review by/Date: Kristy Chew 7-26-99

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

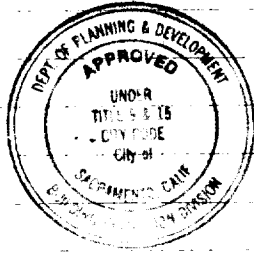
MICROFILM AFTER FINAL

Pam Wofford

316 - 23rd St

ISSUED

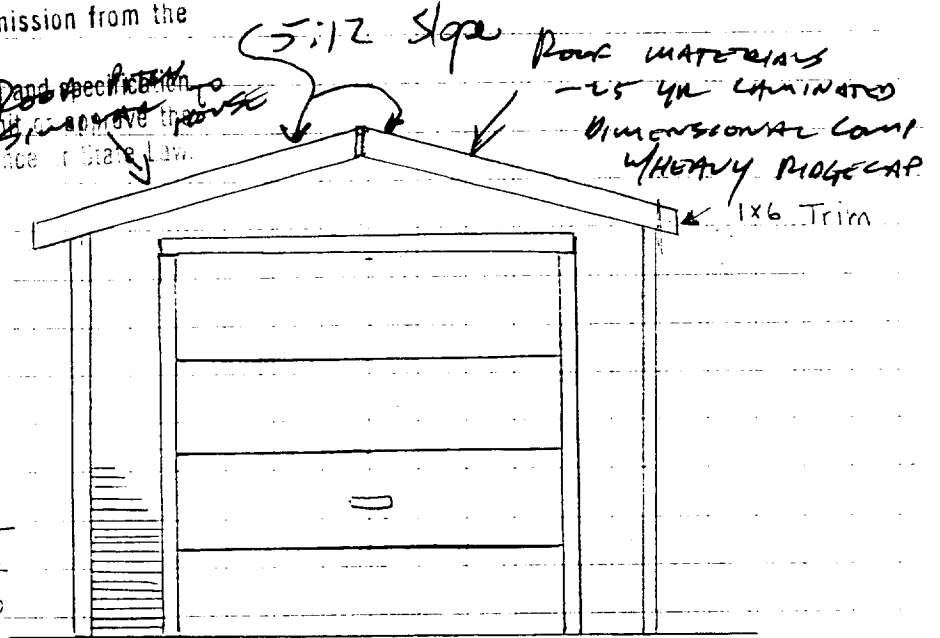
JUL 26 1999



This set of plans and specifications must be kept on the job at all times and it is unlawful 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 any improvement that is a violation of any City Ordinance or State Law.

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIV.



New garage will be built of the same size as the old.

We will have same siding as in is now. This siding is also on the house.

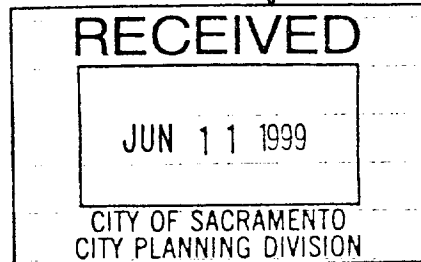
(Shiplap siding - see photo)

Garage will be trimmed with 2x4 trim boards.

Garage door will be metal (roll up type) as it is now. (7' high)

Reviewed by Matt P. 7/26/99
check condition of slab. See notes (red lines) on this + 2 other sheets in package.

DR99-084
for Wofford
7/9/99



REQUIRES ZA APPROVAL
FOR NON-COMFORMING
GARAGE

DR99-084

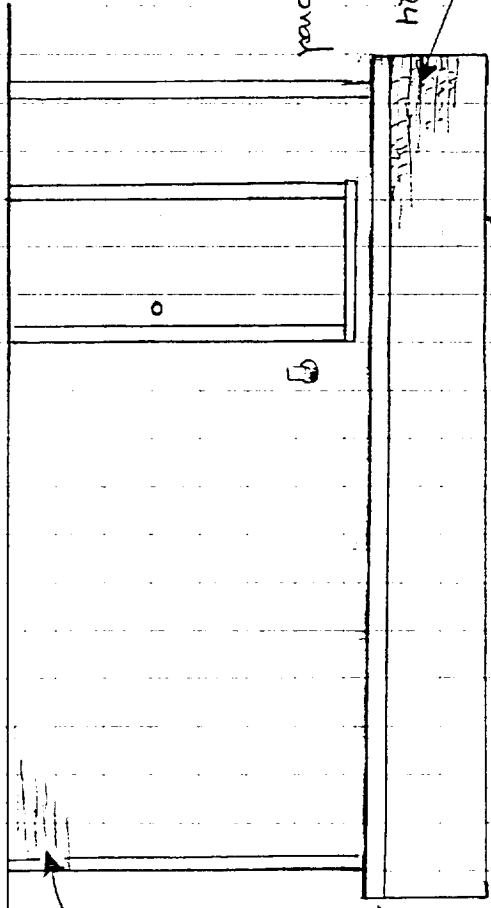
Pam Wofford

316 - 23rd St,
Sac. Ca.

Side view

Roof
Framework 2x6@24
Waferboard sheathing
Composition - dimensional
Shingles (white)

25 yr dimensional
composition w/ kerf
no. 15 CAP



2x6 Trim board

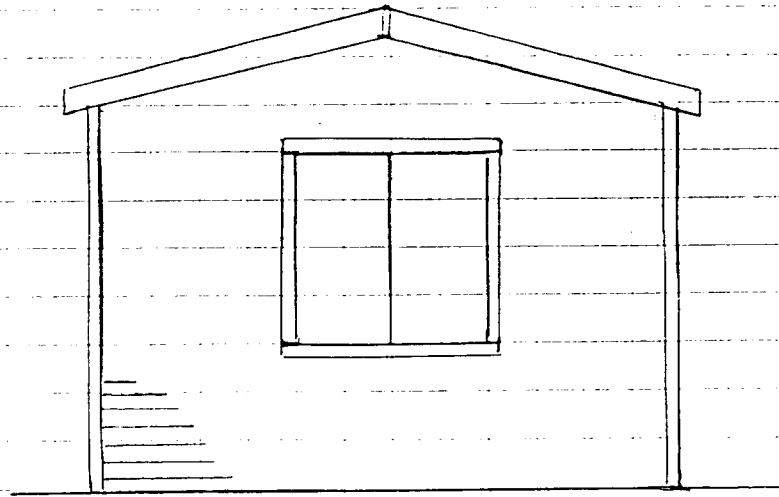
Shiplap siding

2x4 trim on the
sides + around
door

DR99-084
for record
7/9/99

Pam Wafford
316 23rd St
Sac. Ca.

BACK View



1 - 4x4 sgl pane window

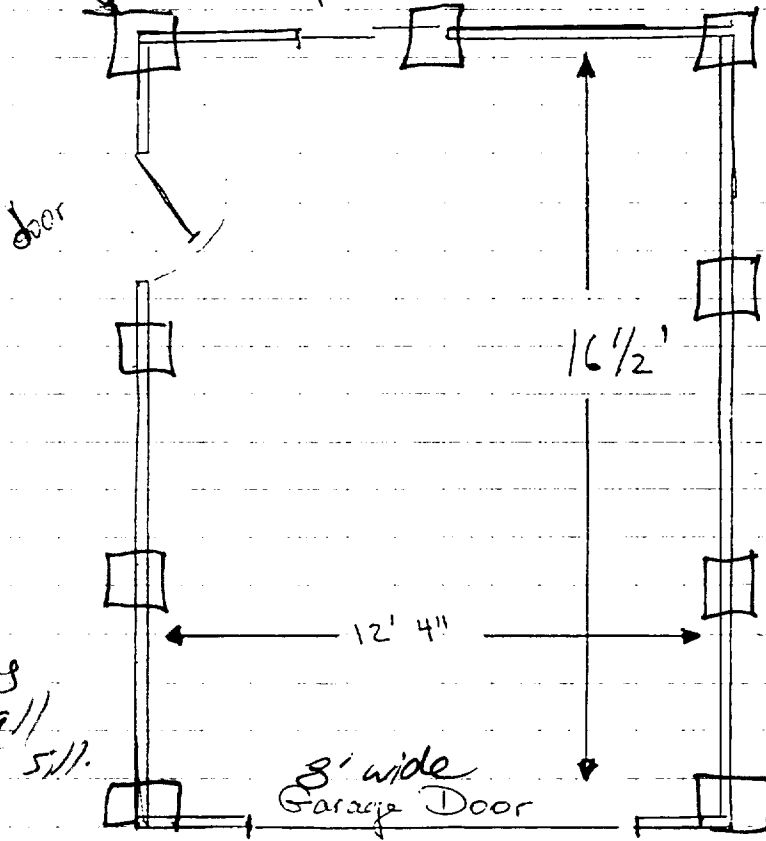
All trim + siding is the same everywhere

316 23rd St,
Sacramento, Ca.

Total (9) 14" x 14" x 12" d
conc. footings. Drill slab & use
5/8" ϕ threaded rod anchors to within
3" of bottom of footings. Min
3/16" x 2" x 2" plate washers to
P.T. sill.

House

23rd St,



Use #35 Framing
Clips to anchor wall
studs to 4x4 P.T. sill.

All non-treated wood
to be min 6" above
grade.

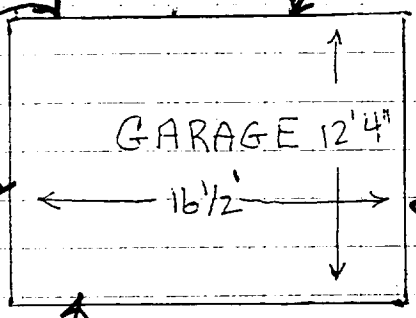
Alley



316 23rd St
Sac. Ca.

* 5/8" Type X rock under siding
this wall only shear nail

~~Have~~ no eaves
this wall



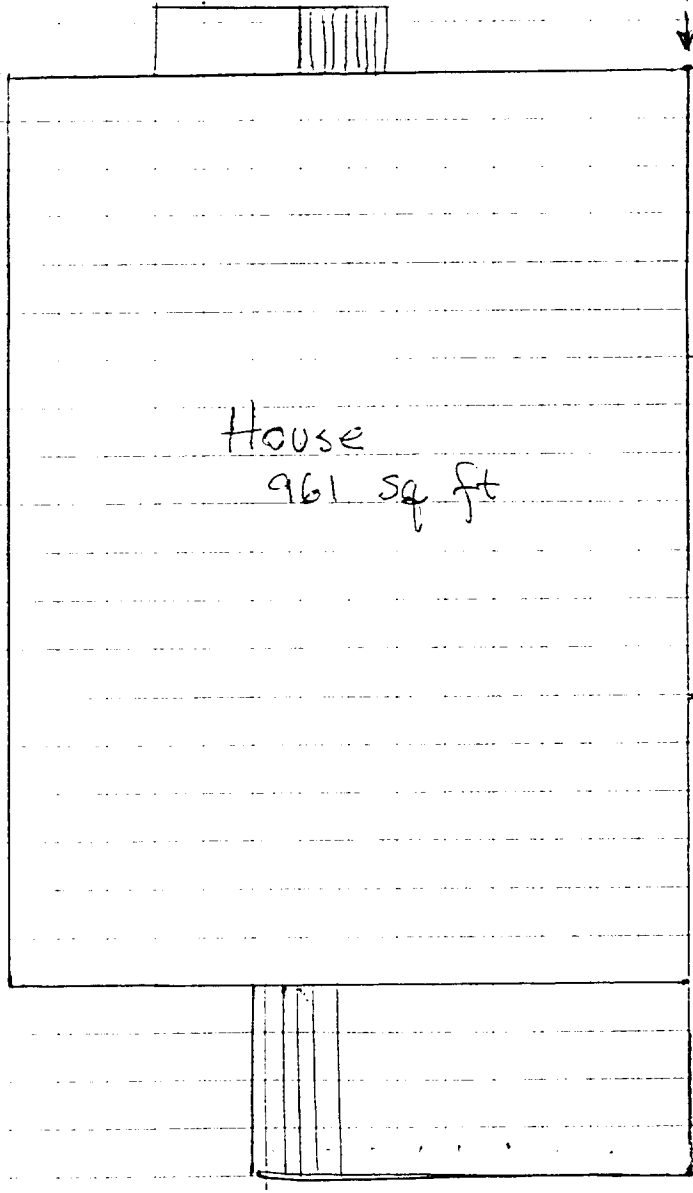
3/8" OSB siding
under ship lap

* Nail sheetrock 4" o.c. edges,
7" o.c. field.

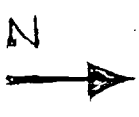
15'2"

Alley

8'1/2"



Scale
1/4" = 2'



23rd St.