

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Chinn, Rusconi Architects, 201 Lathrop Way #C, Sacramento, CA 95815
OWNER Mark and Diane Sheffield-Tengre, 2532 Montgomery Way, Sacramento, CA 95818
PLANS BY Chinn, Rusconi Architects, 201 Lathrop Way #C, Sacramento, CA 95815
FILING DATE August 24, 1990 ENVIR. DET. Negative Declaration REPORT BY SLY
ASSESSOR'S PCL. NO. 013-223-0011

- APPLICATION:**
- A. Negative Declaration
 - B. Planning Director's Special Permit to expand a non-conforming structure by adding a 610 square foot second story and expanding the first floor by 65 square feet on a single family dwelling on 0.10± acres in the Standard Single Family, (R-1) zone.

LOCATION: 2532 Montgomery Way

PROPOSAL: The applicant is requesting the necessary entitlements to add a second story and expand the first floor of an existing non-conforming single family dwelling that encroaches 2 feet into the required minimum 5 foot sideyard setback.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Existing Zoning of Site:	Standard Single Family, (R-1)
Existing Land Use of Site:	Single Family Home

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Standard Single Family, (R-1)	Front:	25'	25'
South: Standard Single Family, (R-1)	Side(E):	5'	3'
East: Standard Single Family, (R-1)	Side(W):	5'	9'
West: Standard Single Family, (R-1)	Rear:	15'	23'

Property Dimensions:	45' x 100'
Property Area:	0.10± acres
Square Footage of Building:	Existing: 1300 sq. ft.- single story Proposed: 700 sq. ft. - second story addition and first floor expansion
Height of Building:	27', Two Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Horizontal Wood Siding
Roof Material:	Asphalt Shingle

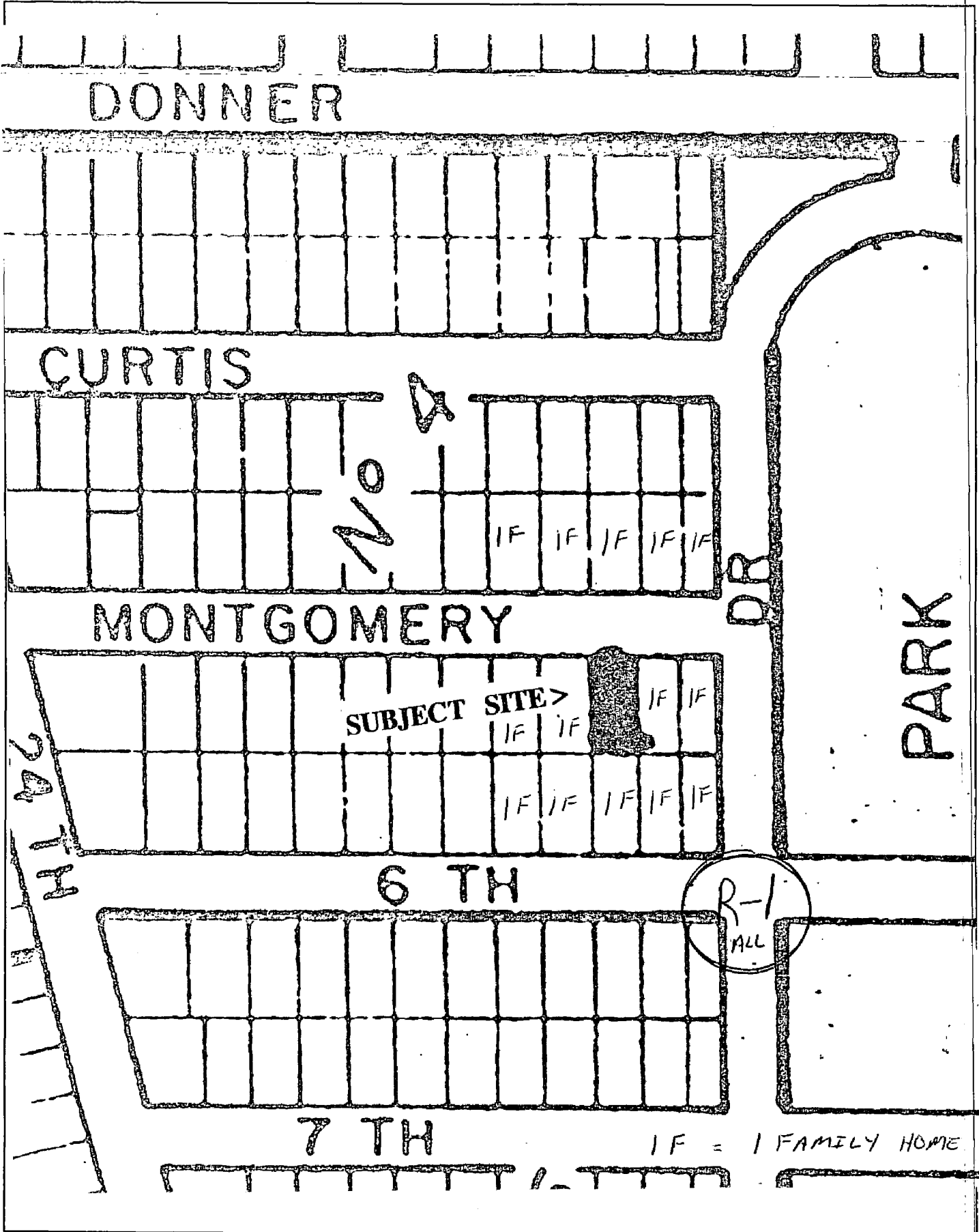
PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

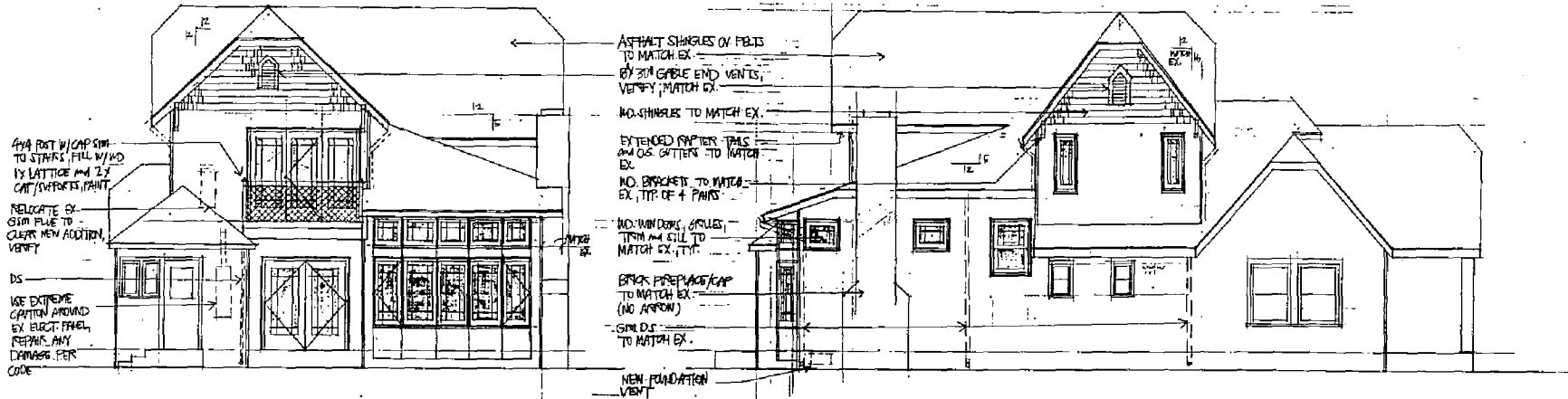
The subject site is a 45 foot x 100 foot interior lot in the Standard Single Family, (R-1) zone (see Exhibit A). It is developed with a 1300 square foot house and a detached garage. The General Plan designates the subject

APPLC. NO. 90-367

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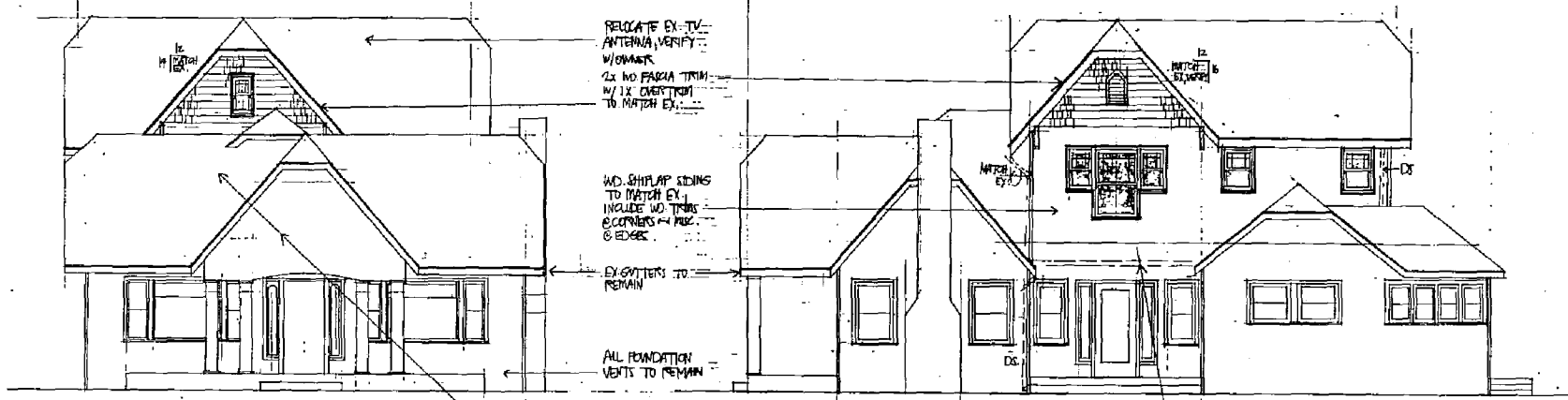


LAND USE & ZONING MAP



South Elevation
1/4"=1'-0"

East Elevation
1/4"=1'-0"



North Elevation
1/4"=1'-0"

West Elevation
1/4"=1'-0"

CHINN - RUSCONI ARCHITECTS

201 Lathrop Way, Suite C
Sacramento, CA 95815
916 646 3717

JULIE NAGLER
INTERIOR DESIGN
201 Lathrop Way, MC
Sacramento, CA
95815

916-646-3719

Revisions By Date

The architectural architect does not represent that these plans or the specifications or contract documents are complete, whether or not modified by any other documents, or that they were specifically prepared. The architect disclaims responsibility for items, plans and specifications of any kind and which are not part of any other set.

All drawings and contract documents prepared by the architect are the property of the architect and the same may not be copied, used or disclosed without the written consent of the architect.

This drawing is not valid or to be used for construction until signed by the architect and owner.

Architect
Julie Nagler

SHEPHERD-TEAGUE ADDITION

2532 Montgomery Way
Sacramento, CA 95818

Exterior Elevations

Date June 15, 1999

Drawn By CR

Checked By

Project No. 9004

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WINDOW / DOOR SCHEDULE

*WINDOWS (Single Glazing with Energy Panel)

GENERAL NOTE - ALL NEW WINDOWS TO HAVE AUTHENTIC DIVIDED LITES TO MATCH DESIGN SHOWN ON EXTERIOR ELEVATIONS
 *HARDWARE TO BE STANDARD UNLESS OTHERWISE NOTED (WHITE)
 *WHITE HARDWARE
 *66 LUGS

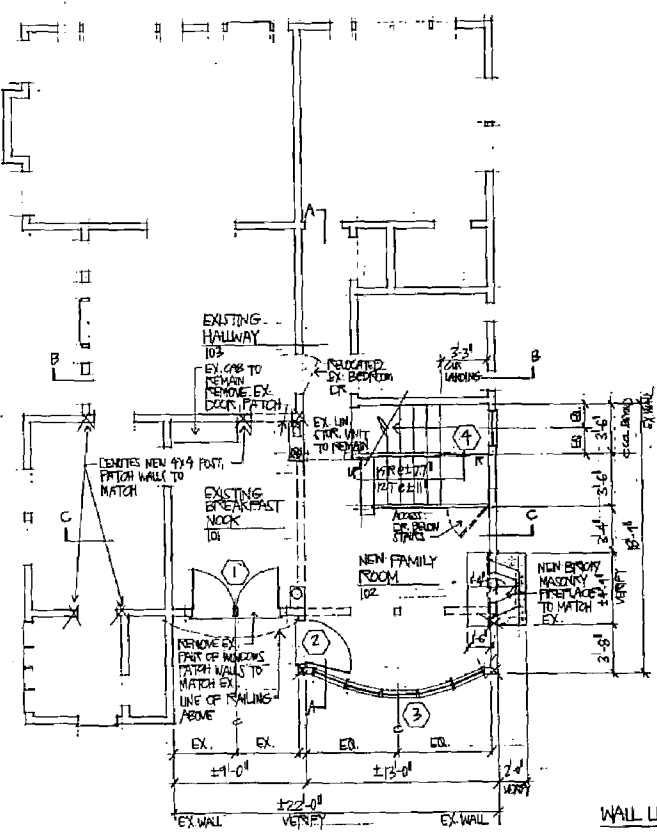
WINDOW	GLASS SIZE
1 WDR 5408 OX RH	(2)24x66
2 WDR 2658 X LH	24x66
3 BOW 28-SW	
4 WCH 2872 X000X	24x66
5 WCH 2872	
6 (2) WCH1648	16x42
7 WCH1632	26x22
8 WCH 2226/	32x26
9 (2) WCH 1614	(2)16x28
10 WDR 2014	20x28
11 WDR 2014	20x28
12 WDR 2014	20x28
13 WDR 2014	20x28
14 2'-4"x6'-0"	All Interior Doors/Archs to be Contractor Installed and Owner Provided

- 15 PR 1'-6"x6'-8"
- 16 2'-0"x6'-8"
- 17 2'-8"x6'-8"
- 18 2'-8"x6'-8"
- * ALL EXTERIOR SCREENS/ENERGY PANELS TO BE WHITE
- * STD BRASS HENR DOORS

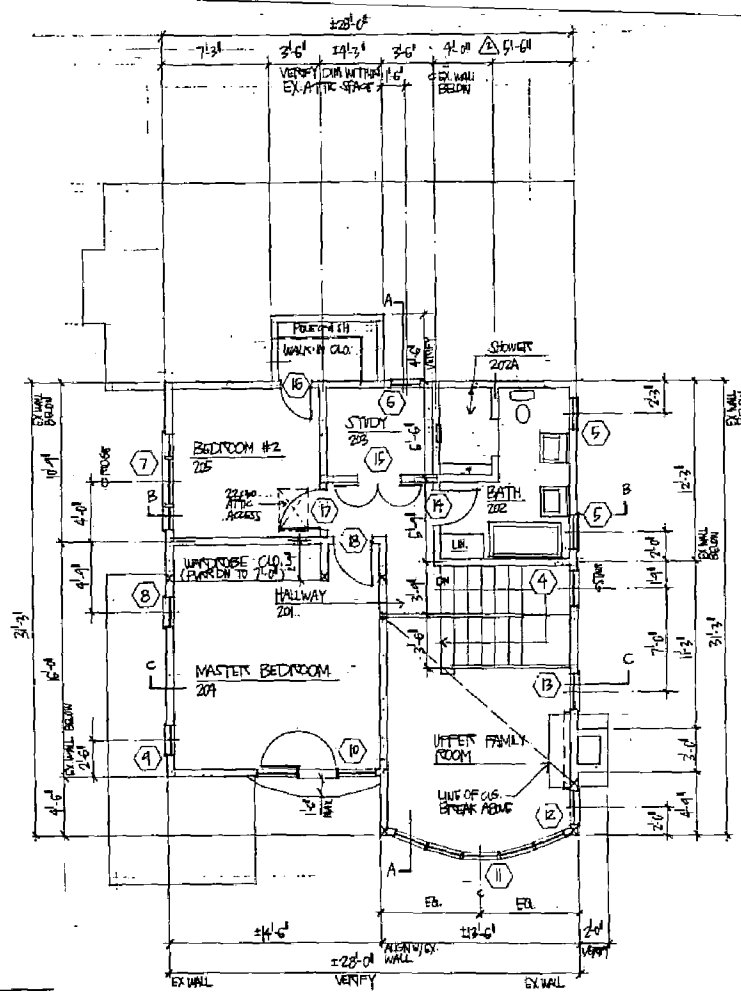
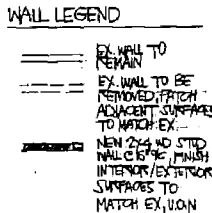
GENERAL NOTES:

- * PROVIDE A NEW 80 GAL GAS HOT WATER HEATER IN THE BASEMENT AT THE LOCATION
- * PROVIDE ALL LOCKS, FITTINGS, HINGES ETC. TO MATCH EXISTING HARDWARE

EXHIBIT B



First Floor Plan
 24'-11"-0"
 NEW ADDITION :: 65 SQ. FT.



Second Floor Plan
 12'-11"-0"
 NEW ADDITION :: 610 SQ. FT.

201 Lahrop Way, Suite C
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 916 646 3717

JULIE HAGLER
 INTERIOR DESIGN
 201 Lahrop Way, #C
 Sacramento, CA
 95815

916-646-3719

Revisions By Date

City of Sacramento
 8/24/18
 7/1/18

All drawings and system material approvals based upon the original and approved work of the architect and the contractor. The contractor shall be responsible for the accuracy and completeness of the information provided to the architect. The architect shall not be responsible for the accuracy and completeness of the information provided to the contractor.

SHEPHERD-TEAGUE ADDITION

2532 Montgomery Way
 Sacramento, CA 95818

Window/Door Schedule
 First Floor Plan
 Second Floor Plan

Date June 13, 1990

Drawn by CR

Checked by

Project No. 9004

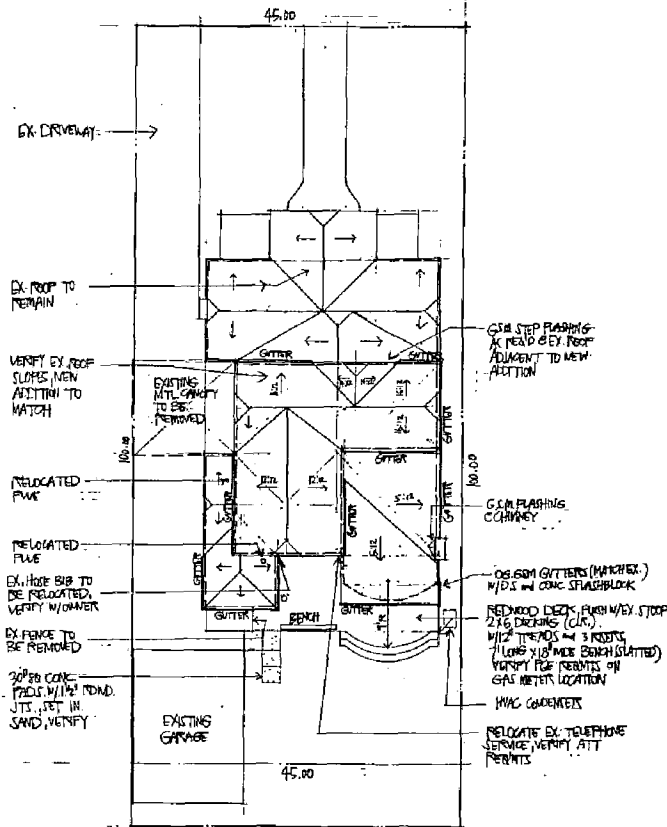
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EXHIBIT A

MONTGOMERY WAY



Site/Roof Plan

1/8" = 1'-0"
APN: 013-223-011

List of Drawings

- A1 Cover Sheet, T24 Requirements, Site/Roof Plan
- A2 First/Second Floor Plan, Window/Door Schedule
- A3 Exterior Elevations
- A4 Finish Schedule, Details
- A5 Interior Elevations
- A6 Interior Elevations
- A7 Details
- A8 Foundation Plan, Second Floor Framing Plan
- A9 Roof Framing Plan, Building Section
- A10 Building Sections, Details
- A11 HVAC/Electrical Floor Plans

Mandatory Measures Checklist: Residential MF-1R

NOTE: Lower residential buildings subject to the standards must include these measures regardless of the compliance approach used. Items marked with an asterisk (*) may be separated by new energy compliance requirements listed on the Certificate of Compliance. When the checklist is incorporated into the permit documents, the owners must still be consulted by CE projects or licensed mechanical contractors (mechanical contractors for the mandatory measures) whether they are shown elsewhere in the documents or on this checklist only.

DESCRIPTION	DESIGN	CONSTRUCTION
Building Envelope Measures		
11-53121a: Minimum ceiling insulation R-19 weighted average.	✓	✓
11-53121b: Low R19 insulation manufacturer's labeled R-Value.	✓	✓
11-53122a: Minimum wall insulation in exterior walls R-11 weighted average (does not apply to exterior mass walls).	✓	✓
11-53121c: 2nd story insulation - vapor absorption rate no greater than 0.25, 1/2 inch vapor transmission rate no greater than 0.2 perm.	N/A	✓
11-53111: Insulation specified or installed meets California Energy Commission (CEC) quality standards. Location type and form.	✓	✓
11-53121c: Vapor barrier mandatory in Climate Zones 14 and 16 only.	N/A	✓
11-53117: In-Drummed Airflow Controls	✓	✓
a. Doors and windows between conditioned and unconditioned spaces designed to block air leakage.	✓	✓
b. Doors and windows installed, all joints and penetrations sealed and tested.	✓	✓
c. 1/2" gaskets, special sealant or barrier installed acceptably with 1/2" gasket CEC quality standards.	✓	✓
11-53121c: Installation of Flashings	✓	✓
1. Masonry and masonry-tail flashings have:	✓	✓
a. Tight fitting, overlapping metal or plastic flue	✓	✓
b. Outside air seals with damper and covered	✓	✓
c. Free drainage and control	✓	✓
2. No condensation forming on or below adjacent.	✓	✓
HVAC and Plumbing System Measures		
11-53121a and 11-53121c: Size and equipment selections using manufacturer's standards.	✓	✓
11-53121b and 11-53115: Subtask measures on all applicable heating systems.	✓	✓
11-53160a: Ducts constructed, installed and insulated per Chapter 10, Title 24, CEC.	✓	✓
11-53160b: Exhaust systems have dampers controls.	✓	✓
11-53140c: Gas-fired gas heating equipment has nonrecirculation ignition device.	✓	✓
11-53141: HVAC equipment, water heaters, showerheads and fixtures certified by the CEC.	✓	✓
11-53170a: Water heater installation (11-12 or greater) or combined water heater/boiler installation (11-14 or greater): One 3/4 inch of pipe closest to tank insulated (R-3 or greater).	✓	✓
11-53170b: One 3/4 inch of pipe closest to tank insulated (R-3 or greater).	✓	✓
11-53170c: Pipe insulation on steam and main condensate return of recirculating piping.	✓	✓
11-53180a: 5-wattage Pool Heating	✓	✓
1. 5-wattage fan:	✓	✓
a. Operates on timer.	✓	✓
b. Uninterrupted operation phase or timer.	✓	✓
c. Permitted to allow for solar.	✓	✓
2. 1/2" gaskets normal efficiency.	✓	✓
3. Pool cover.	✓	✓
4. Tank clean.	✓	✓
5. Overflows water tank.	✓	✓
Lighting and Appliance Measures		
11-53120a: Lighting: 75 lumens per foot for general lighting in kitchens and bedrooms.	✓	✓
11-53140a: One third appliances installed with high-efficiency ignition devices.	✓	✓
11-53140b: Refrigerators, refrigerators, freezers, and freezers lamp fixtures certified by the CEC (indicate make and model number).	✓	✓

CERTIFICATE OF COMPLIANCE: Residential (part 3 of 3) CP-1R page 1 of 4
 Project: Sheffield-Teague Residence Addition COMPLY 24 v 2.20
 Designer: Chinn-Rusconi Architects Building Permit No.
 Location: Sacramento CO Date: 6/20/1990 Checked By
 Documentation: Catherine Chappell, ECS Date (User / 1308)

PROJECT ADDRESS
 2532 Montgomery Way
 Sacramento, CA

GENERAL INFORMATION
 Compliance Method: Point System
 Climate Zone: 15
 Total Conditioned Floor Area: 709 sqft
 Building Occupancy: Single-Fam Det
 Front Entry Orientation: (North) East/South/West (circle one)
 Floor Construction Type: Mixed
 Infiltration Control: Standard

BUILDING SHELL INSULATION
 Component Area U-Value Location/Comments
 2-1/2" Wall w/wood siding 152 0.0811 ADDITION
 4-1/2" attic wall 134 0.0509 ADDITION
 4-1/2" attic wall 156 0.0555 ADDITION
 4-1/2" Roof/Gypboard 189 0.0364 ADDITION
 4-1/2" exterior floor 66 0.0561 STRUCTURE

THERMAL MASS
 Area (sq) Thick Type Location/Description
 NONE

CERTIFICATE OF COMPLIANCE: Residential (part 3 of 3) CP-1R page 2 of 4
 Project: Sheffield-Teague Residence Addition COMPLY 24 v 2.20
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 Location: Sacramento CO Date: 6/20/1990 Checked By
 Documentation: Catherine Chappell, ECS Date (User / 1308)

GLAZING
 Orientation Area Type Glass Class U-Val Only Shade Description
 North 3-8 Special 0.45 0.88 0.49 Single w/ energy panel
 South 181-0 Special 0.45 0.88 0.34 Single w/ E.P./JL blind
 South 24-0 Special 0.45 0.88 0.34 Single w/ E.P./JL blind
 West 38-2 Special 0.45 0.88 0.34 Single w/ E.P./JL blind
 West 13-8 Special 0.45 0.88 0.34 Single w/ E.P./JL blind
 East 31-3 Special 0.45 0.88 0.34 Single w/ E.P./JL blind

SHADING (For Glazing Above)
 Orientation Exterior Device SC Rang Fraving Type
 North None 1.00 0.0 Wood Wind w/o Mullions
 North None 1.00 0.0 Wood Wind w/o Mullions
 South None 1.00 0.0 Wood Wind w/o Mullions
 West None 1.00 0.0 Wood Wind w/o Mullions
 East None 1.00 0.0 Wood Wind w/o Mullions

CERTIFICATE OF COMPLIANCE: Residential (part 3 of 3) CP-1R page 3 of 4
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HVAC SYSTEMS
 Min Output Duct System Type SEF (BTU/h) Location Duct Manufacturer/Model No. (or approved equal)
 Gas Fired 0.320 37000 vent. Attic space 5.8 ROP 37AC021040/581024
 Air Conditioner 2.800 23200

MAX. PURCHASE OUTPUT: 45000 Btu/h (1728 - 713) x 7000 = 52000 Btu/h
 Cooling Exception: CPM Cooling Load Cases) require BTU/h

BOE WATER SYSTEMS
 Tank Manufacturer/Model No. # of Energy # of System Type Volume (or approved equal) Units Circles Pumps

SPECIAL FEATURES/ADDENDS (Add extra sheets if necessary)

COMPLIANCE STATEMENT
 This Certificate of Compliance lists the building features and performance specifications needed to comply with Title 24, Chapter 24.2 and Title 24, Chapter 4, Subchapter 4, Article 4 of the California Administrative Code. This certificate has been signed by the individual with overall design responsibility and the building owner, who shall retain a copy of it and transmit the certificate to any subsequent purchaser of the building. When this Certificate of Compliance is submitted for a single building plan to be built in multiple orientations, all building conservation features which vary are indicated in the Special Features/Addends section.

DESIGNER
 Chinn-Rusconi Architects
 201 Lathrop Way, Suite C
 Sacramento, CA
 916-646-3719

LICENSE NO. [Signature]
 Signed: [Signature]

DOCUMENTATION AUTHOR
 Catherine Chappell, ECS
 3500 Madison Ave., Suite #7
 Sacramento, CA 95815
 916-437-9216 (Fax: 916/431-1029)

Signed: [Signature]

RECORDING AGENCY
 Date: [Signature]
 Agency:
 Telephone:

CHINN - RUSCONI ARCHITECTS

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ILIJE NACLER
 INTERIOR DESIGN
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Revisions By Date

The undersigned architect does not represent the true plan or the specifications as submitted for approval. I shall be not responsible for any other use than the one which they were specifically prepared. The architect disclaims responsibility for any other use and specifications if they are used in whole or in part on any other job.

All drawings and reports created containing license numbers are required and unaltered copies of the drawings shall be submitted to the Department of Industrial Relations for review upon the contract.

This drawing is to be used by the contractor and signed by the architect and owner.

Architect: [Signature]
 Owner: [Signature]

SHEFFIELD-TEAGUE ADDITION

2532 Montgomery Way
 Sacramento, CA 95818

T24 Requirements
 Size / Roof Plan

Date: June 13, 1990

Drawn By: CR

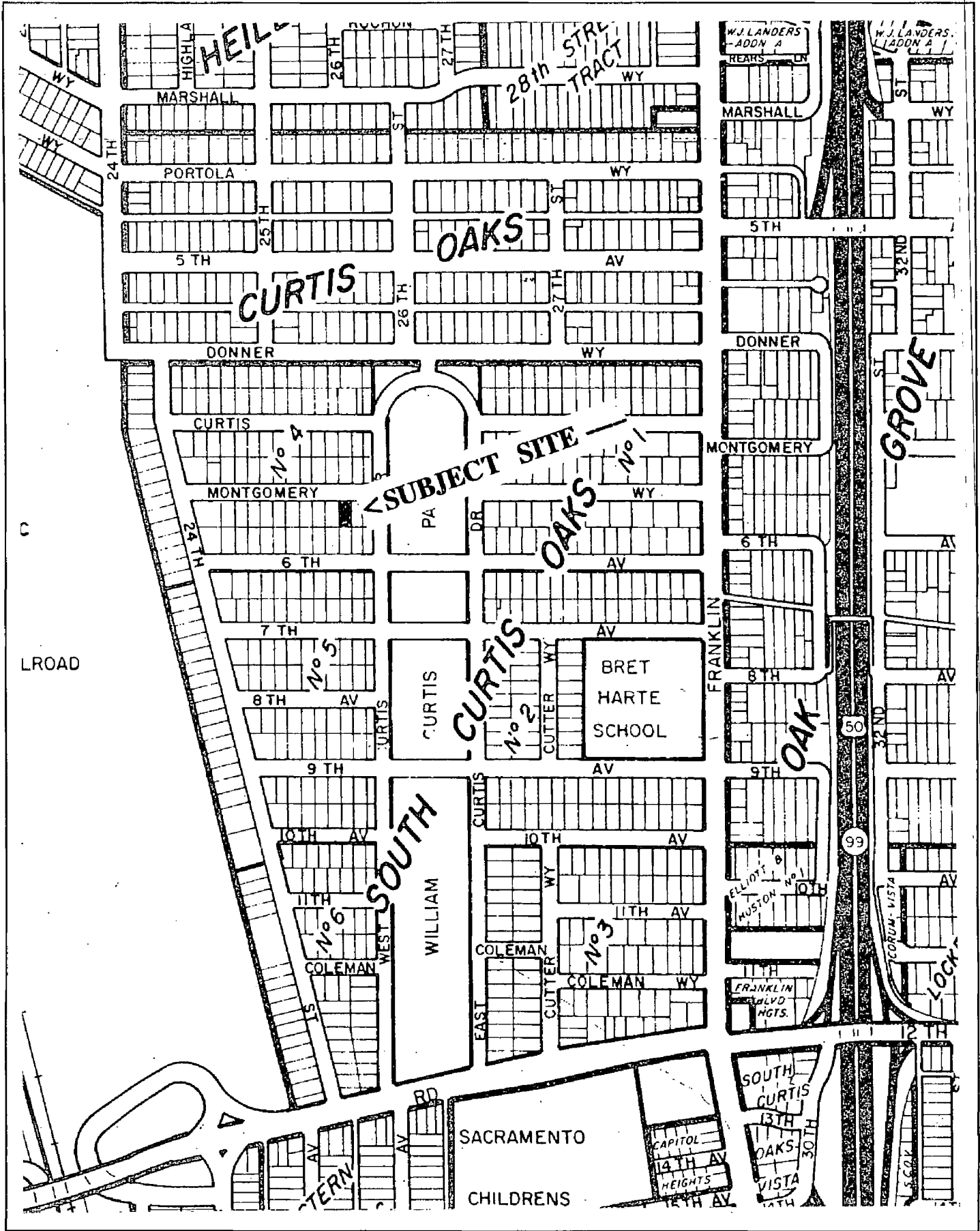
Checked By

Project No. 9004

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VICINITY MAP