

CITY OF SACRAMENTO

Permit No: 9812332

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 2287 GROVE AV SAC

Sub-Type: AOTHR

Parcel No: 2750025007

Housing (Y/N): N

CONTRACTOR

G PIERRE MACHAL II
P O BOX 211
SACRAMENTO CA 95663

OWNER

LEWIS LAWRENCE J/DELHIA L
2287 GROVE AV
SACRAMENTO CA 58150

ARCHITECT

Nature of Work: REMODEL FIRE DAMAGE GARAGE

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: N/A 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-1 License Number: 448107 Date: 12-15-98 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: DEC 15 1998 Owner Signature: [Signature]

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant that the applicant has verified all measurements and locations shown on the application or accompanying drawings and that the improvements are permitted by 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: 12-15-98 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: STATE FUND Policy Number: 151892298 Exp Date: 7-1-99

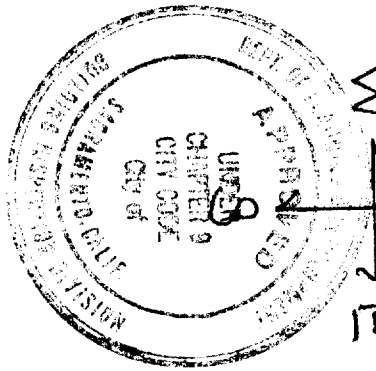
(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 12-15-98 Applicant Signature: [Signature]

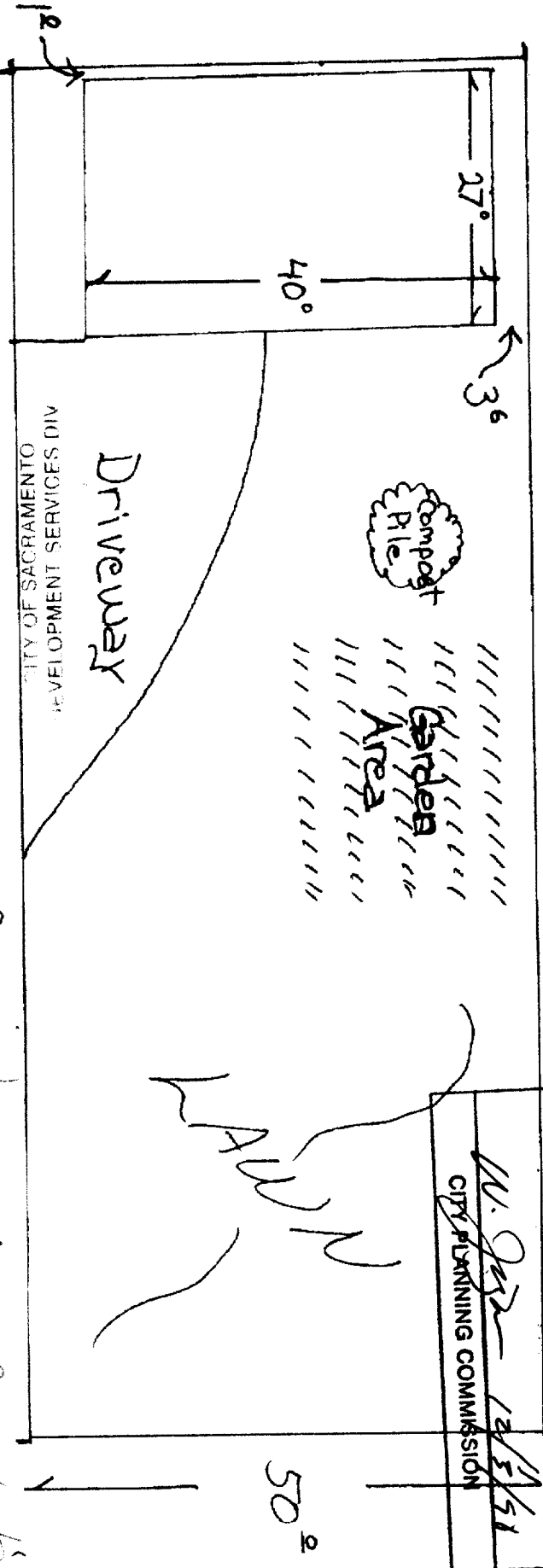
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

Alley



This set of plans and specifications shall be held in full force and effect until such time as the applicant shall be notified in writing by the Building Inspector that the applicant shall make any changes or alterations from the same without written permission from the Building Inspector District.
 The approval of this plan and specification shall NOT be held to warrant or approve the violation of any City Ordinance or State Law.



135 5

APN 275-0025-007
 L.I. Lewis
 2287 Grove Ave

Zoning approval does not authorize use of any building not complying with the City Building Code. Before occupying any existing building the applicant must obtain approval from the Building Inspection Division.

W. [Signature]
 CITY PLANNING COMMISSION
 12/5/51

3661 51031

ISSUED

Revised by Matt P. 12/15/58

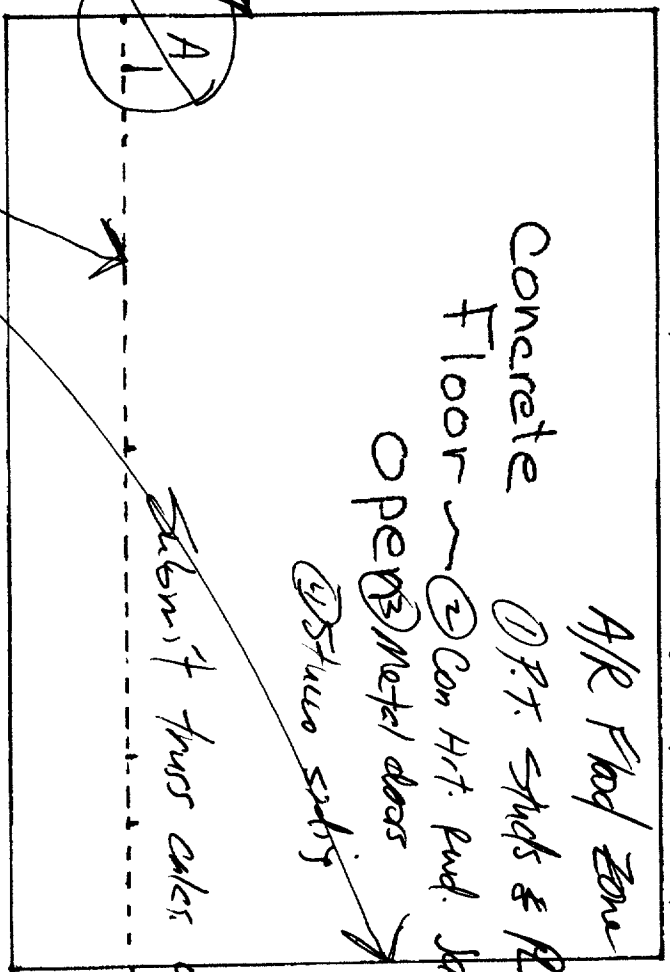
1/16 = 1 foot

Alley side -
Stucco per. building dept. requirement.

APN 275-0025-007

L.J. Lewis

22' 27

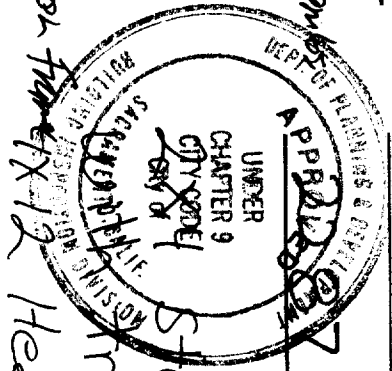


Concrete Floor

OPERB Metal doors

Stucco sides

Submit floor plans or final 1/2 Headers



This approval does not constitute approval of the plan and its implementation 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 Ordinance or State Law.

1/8 = 1 foot

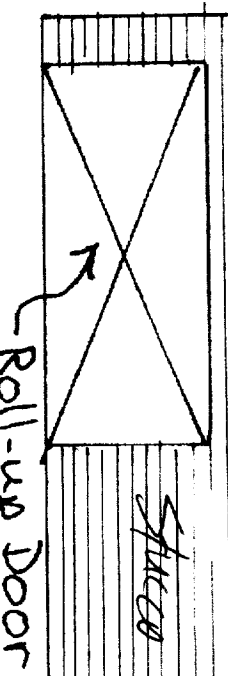
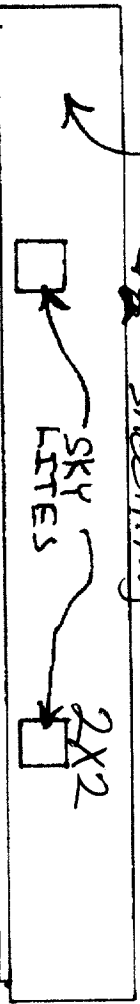
ISSUED

DEC 15 1998

lap hort. Siding
Hardboard Materials

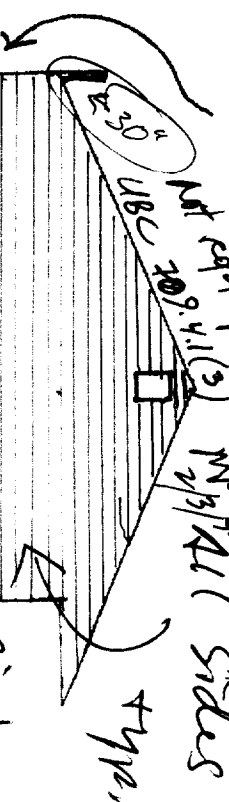
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIV

Composition 3-TAB Roof-Dim.
1/8" Sheathing



OK 38-177
W. J. Lewis
12/3/58

Alley side wall Stucco



22'

Paint to match inside

1' = 1 foot

APN 275-0025-007

L. J. Lewis

2287 Grove Ave.

Remove & Replace Slab

6"

#10-1/2" @ 6' o.c

Anchor bolt

Wire Mesh

6"

12"

#3 Rebar perimeter

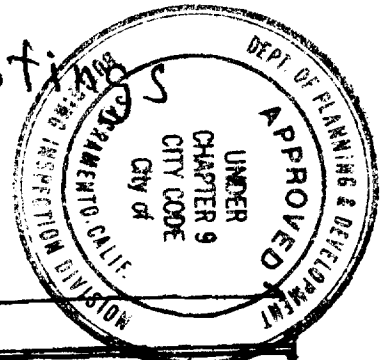
Footings per code and U.B.C.
2500 psi footings

12"

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIV

DEC 15 1998

ISSUED



40'

Slab slopes to door

Existing Electric Sub Panel

16' x 6'

Steel Sectional Roll-up Door

Walk thru exterior grade wood door

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 or approve the violation of any City Ordinance or State Law.

Note:
2nd wall section 22'
Brace Wall w/ Hold Downs per U.B.C.

1/8' = 1 foot

APN 275-0025-007

L.J. Lewis

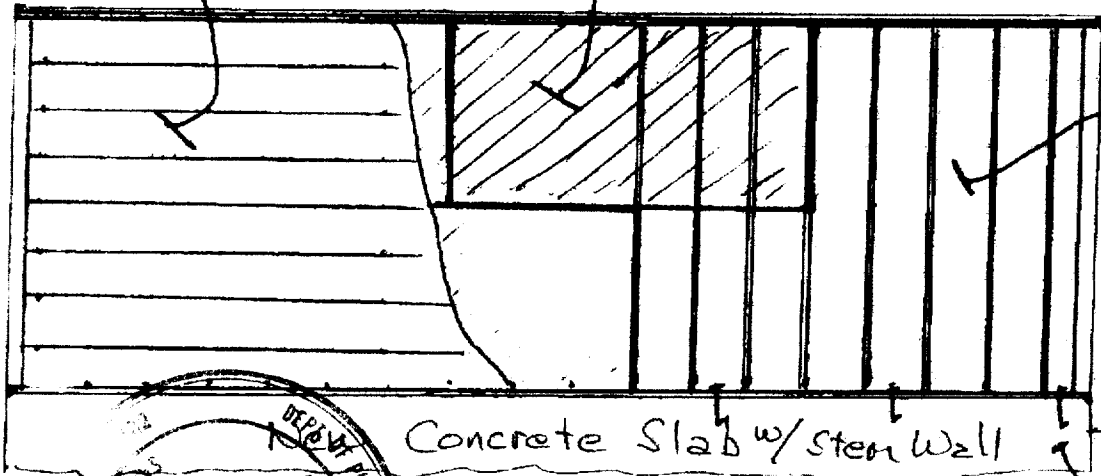
2287 Grove Ave

Hardboard Siding

Stucco per UBC Table 25-I
Max 6" nain or staple spacing

3/8" Shear w/8d com.
@ 6" o.c. edges.

2X4 D.F.
#2 or Better
16" o.c.

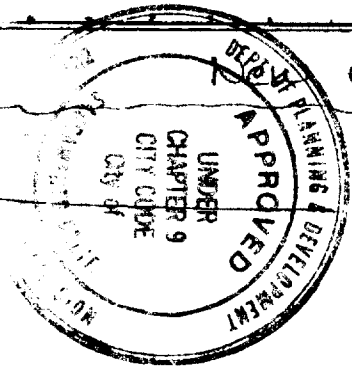


Concrete Slab w/ stem Wall

Grade

22'6"

1/2" dia.
anchor bolts



1/8" = 1 foot

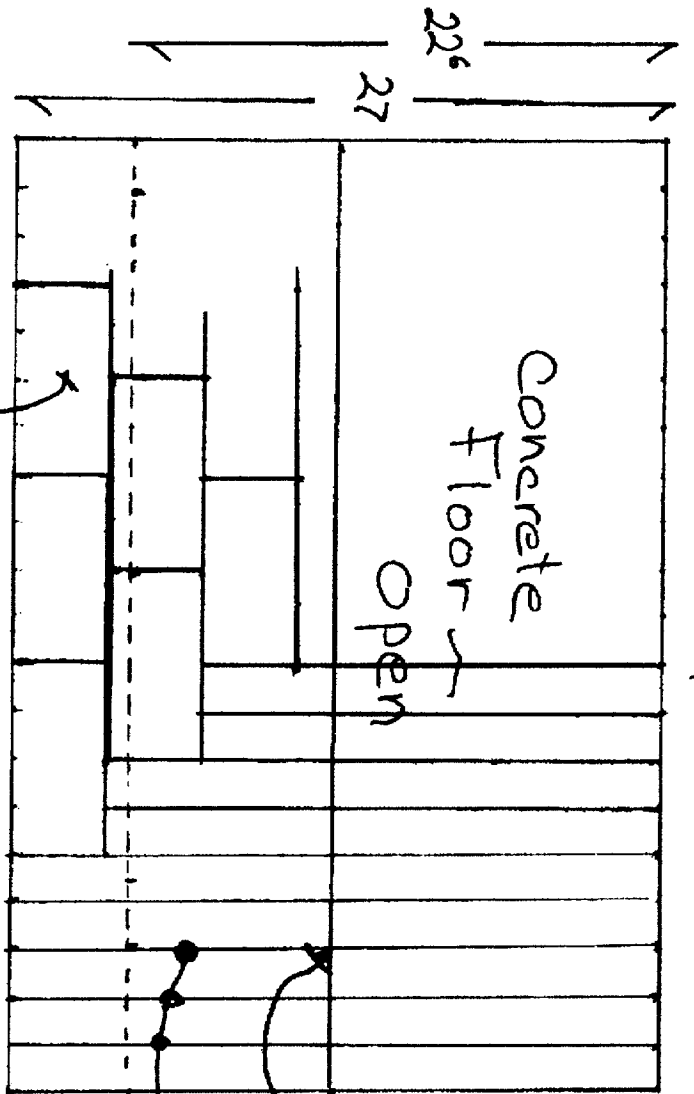
ISSUED

DEC 15 1998

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIV.

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 in repute or regarded as a violation of any provision of the City Code.

Roof Plan



1/2 sheathing

Ridge

Manufacturer DEVELOPMENT SERVICES DIV

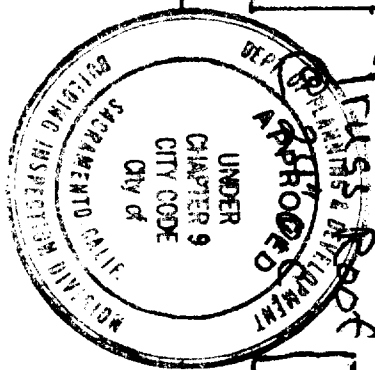
APN 275-0025-007

L.J. Lewis

2287 Grove Ave

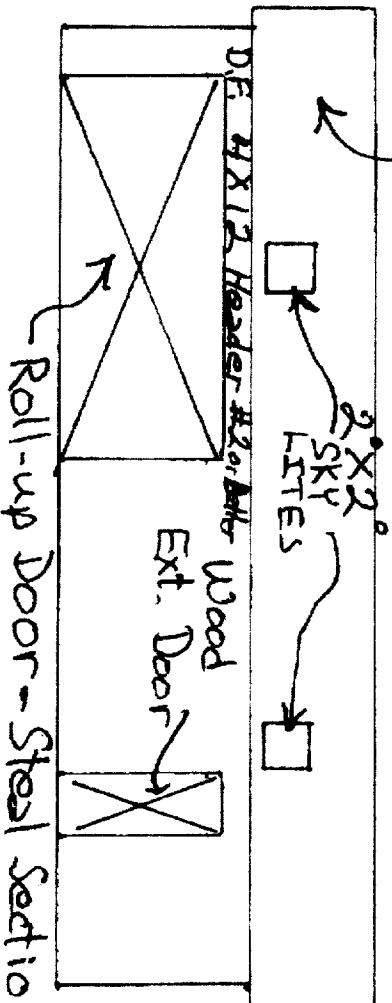
ISSUED

DEC 15 1998

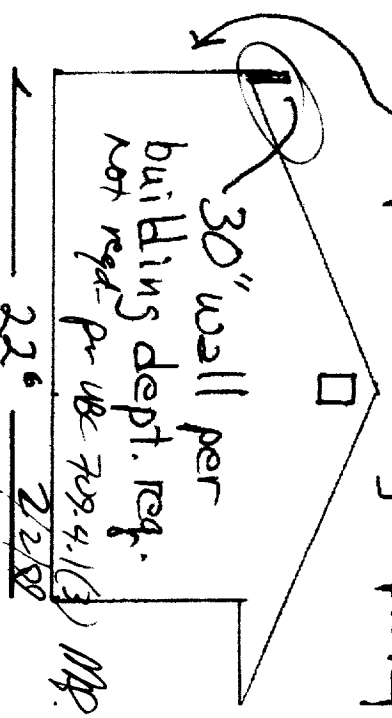


Yours set of plans and specifications must be kept on the job at all times and it is understood to make any change or alterations from the same without written permission from the Building Inspection Division.
The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

Composition 3-TAB Roof/Drm.



Alley side wall, Stucco per building dept. req



30" wall per building dept. req.

22'6" 22'8"

MR.

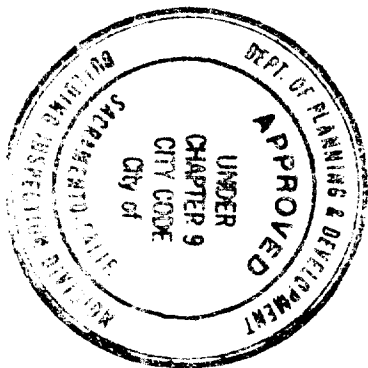
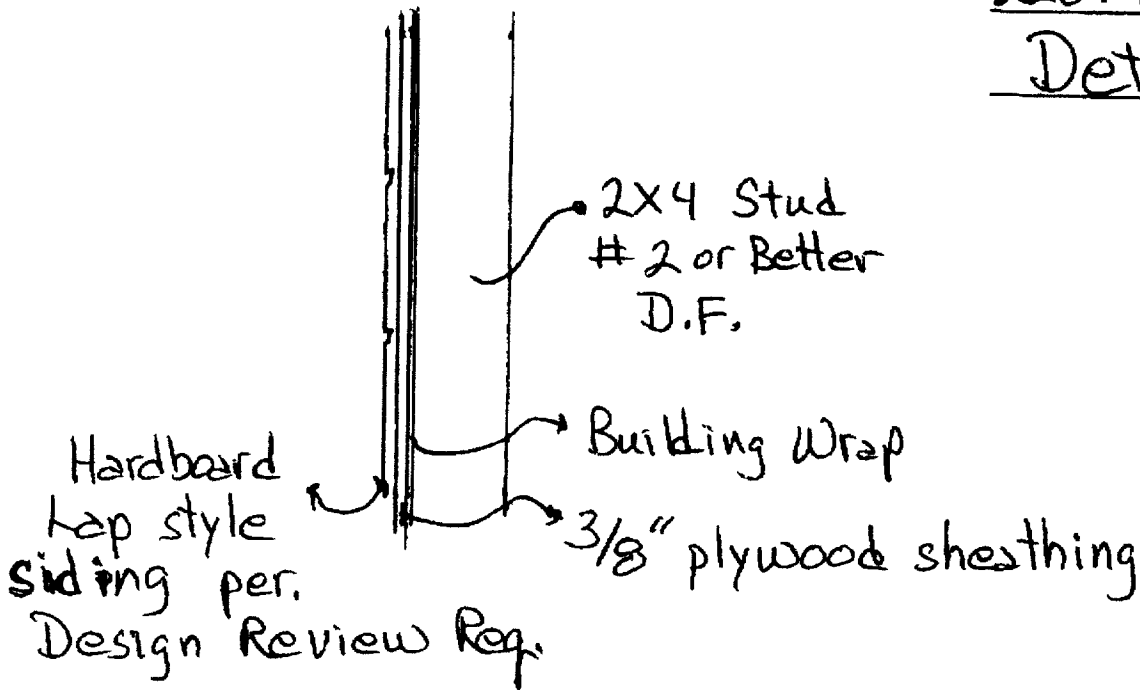
APN 275-0025-007

L.J. Lewis

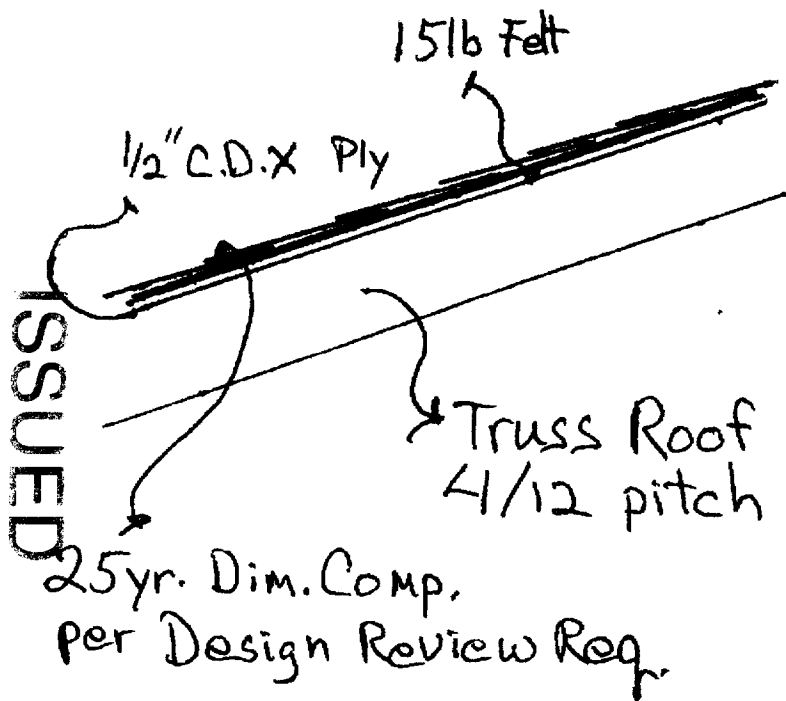
2287 Grove Ave

Details

WALL DETAIL



Roof Detail



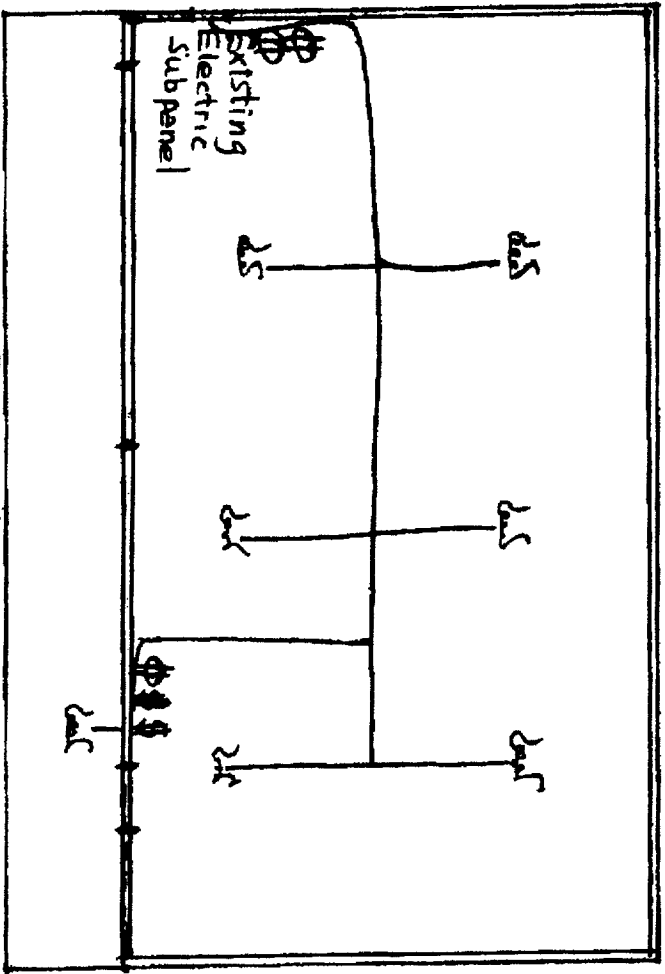
DEC 15 1998

ISSUED

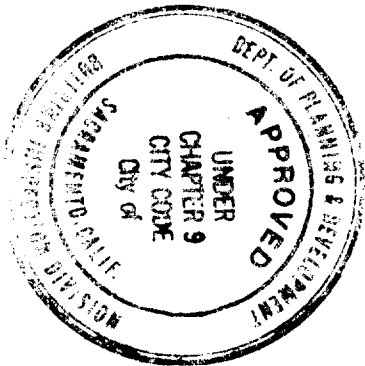
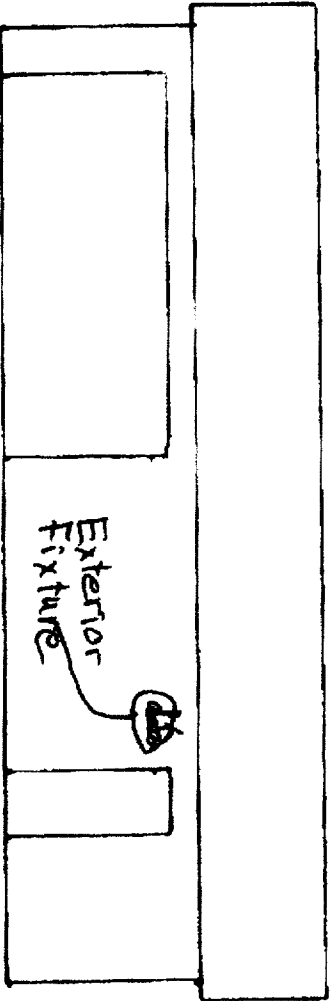
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIV

This set of plans and specifications must be kept on the job at all times and it 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 prevent or approve the violation of any City Ordinance or State Law



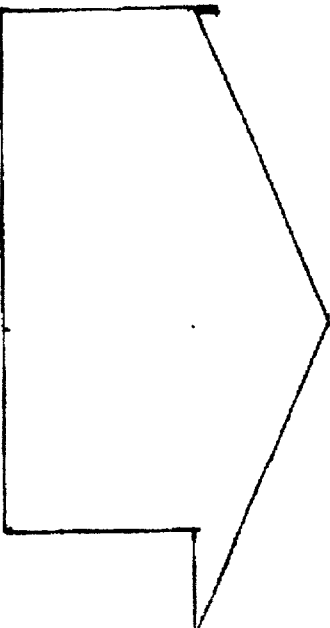
Existing Underground Service from main house.



ISSUED
 Electrical to be 15 1998
 In conduit
 CITY OF SACRAMENTO
 DEVELOPMENT SERVICES DIV

APN 275-0225-007
 L.J. Lewis
 2287 Grove Ave.
 Electrical

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 prevent or approve the violation of any City Ordinance or State Law.



A/R FLOOD ZONE

General Residential Construction Requirements

Residential construction in an A/R flood zone requires certain specialized construction features that are mandated by federal law. The purpose of these requirements is so that buildings constructed within the flood zone are able to withstand a specified flood level without incurring any significant damage. Additional information regarding construction in flood zones is available at the building department. The following are some of the basic construction requirements:

- a. A/R flood zone requirements apply to anything constructed at or below the flood level. The flood level is defined as being either 3' above the highest grade that is adjacent to the house, or the Base Flood Elevation (BFE), whichever is less. The BFE varies. Contact the building department for the BFE at a specific site. When using the BFE as the reference flood level, a licensed surveyor must field verify the building pad and house floor elevations.
- b. The finish floor of the residence has to be above the flood level. This requirement does not apply to garage and shed floors.
- c. All materials that are not higher than the flood level have to be water resistant. This includes anything built below the flood level, such as foundations, framing, siding, trim, finish work, cabinets, doors and door jambs, and applies to the house, garage and any accessory structures.
- d. Some approved water resistant materials are concrete, stucco, metal, construction heart grade redwood, pressure treated douglas fir lumber, pressure treated exterior grade plywood, and marine plywood. When pressure treated materials are cut or trimmed, the exposed edges have to be treated with an approved wood preservative. Examples of materials not considered water resistant are exterior grade plywood, douglas fir lumber, and standard grade redwood.
- e. All mechanical equipment, including HVAC equipment and hot water heaters, has to be above the flood level. Most types of under-floor ducting are not considered water resistant.
- f. Insulation installed below the flood level has to be closed cell type and ICBO approved. This may not be readily available.
- g. The house, garage, and interior stem walls must meet flow-thru requirements in order to eliminate pressure from potential floodwaters. Provide 1 sq. in. of vent in the foundation for every 1 sq. ft. of building floor area. Space vents evenly around the house, preferably on 2 opposing sides. The bottom of the vents must not be greater than 12" above the adjacent grade. Use 1/4" screen over the vents, and include a 10% reduction factor in the area calculation to allow for the screen. Show the flow-thru calculations on the plans. Indicate the size and location of all vents. Provide a detail of the vents to be used. Nominal sizes of pre-screened metal vents have a net area substantially less than indicted by the nominal dimensions.