



CITY OF SACRAMENTO  
 PLANNING & BUILDING DEPARTMENT  
 BUILDING DIVISION  
 www.cityofsacramento.org

Help Line: 1-916-264-5656 OR 1-866-EZ-PERMIT  
 Inspection: 1-916-808-4677



Downtown Permit Center 1-916-264-6807  
 1231 I Street, Suite 200, Sacramento, CA 95814

North Permit Center 1-916-808-2354  
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

PRELIMINARY RESIDENTIAL APPLICATION  
 1-916-264-5656 OR 1-866-EZ-PERMIT

0414454

X 3928 Clayst. Sacramento, CA 95... | AR  
 BUILDING SITE ADDRESS SUITE INSP. AREA

041 A454G

ASSESSOR'S PARCEL NO. COMMUNITY PLAN NO. PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE NO.
LICENSED CONTRACTOR			
CONTRACTOR'S LICENSE NO.:			
PROPERTY OWNER			
X KHANTHA Vannarathi	3928 clayst, CA 95...		923-5279
ARCHITECT/ENGINEER			
Cheing Lamountry	2807 AURORA AVE Sacramento, CA 95821		712-5334

No. of Stories	No. of Rooms	Roof Covering	Area 1 <sup>st</sup> Floor	Total Area	Garage Area	Patio Area
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THIS PERMIT IS FOR:

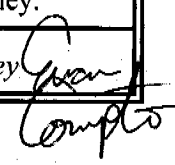
- BUILDING  MECHANICAL  PLUMBING  ELECTRICAL  SITE  FIRE

NATURE OF WORK IN DETAIL

297 SF Addition to SFR + Remodel (add Kitchen counter)  
 interior partitions for header Rm

\$ 50000  
 VALUATION

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 3928 CLAY ST	APN: 251-0024-021
DRPB AREA / PUD / SPD: DEL PASO HEIGHTS	ZONING: R-1
EXISTING LAND USE: SFR	
PROPOSED USE: ROOM ADDITION/REMODEL TO SFR	
<p>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><input type="checkbox"/> Requires APPLICATION(s):    PC            ZA            IR            ER            DR            PB</p> <p style="padding-left: 20px;">Required Planning application must be submitted <i>before</i> project can be submitted for plan check.</p> <p><input type="checkbox"/> Application(s) IN PROGRESS:</p> <p style="padding-left: 20px;">Applicant may submit for concurrent building permit plan check, at applicant's risk.          Building Division must check with Planning staff and/or SITE before issuing building permit.</p> <p><input checked="" type="checkbox"/> Application(s) COMPLETED:    DR04-165</p> <p style="padding-left: 20px;">Building permit must conform to approved plans and comply with all conditions of approval.          Do NOT issue building permit prior to end of 10 day appeal period.</p> <p><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.</p> <p><input checked="" type="checkbox"/> Meets setback &amp; lot coverage requirements as shown on site plan provided.</p> <p><input type="checkbox"/> Plans to be submitted have been stamped/signed by Planning counter staff.</p> <p><input type="checkbox"/> Route to SITE for plan check and inspection.</p>	
<p>COMMENTS: Lot 50 X 120 6,000 sq ft    Existing SFR w/attached porch &amp; storage sheds (2) = 778 sq ft</p> <p>Proposed room addition 297 sq ft - Total 1,075 sq ft - Lot coverage 17%</p> <p>**The house was originally built in 1935, and annexed into the City of Sacramento in 1962.</p> <p>**Per Patti Holmes, the City's records do not include any information regarding the attached storage shed. (It could have existed prior to annexation?)</p> <p>The proposed new addition/remodel does not encroach into the required rear setback of 5 feet off the alley.</p>	
DATE: June 15, 2004	BY: Darryl Wheeler Revised 7/9/04 By: Ashley Feeney 



SACRAMENTO CITY DESIGN REVIEW/PRESERVATION BOARD  
**NOTICE OF STAFF ACTION**

Notice is hereby given that on 7/09/04, the City of Sacramento Design Review/Preservation Staff **APPROVED** the following project with Conditions of Approval and Findings of Fact:

ER/DR PROJECT NUM.: DR04-165

ASSESSOR'S PARCEL NUM.: 251-0024-021

LOCATION: 3928 Clay Street

**PROJECT DESCRIPTION**

The applicant proposes to build an addition and remodel an existing single family home.

The decision rendered by Staff is appealable to the Design Review/Preservation Board. An appeal must be filed within ten days of the Staff decision. Any questions regarding this project may be directed to Luis R. Sanchez, AIA, Design Review Director at 1231 "I" Street, Room 200, Sacramento, California, at 916-808-5957.

Luis R. Sanchez, AIA  
Design Review Director

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

SEP 08 2004

**RECEIVED**



**CITY OF SACRAMENTO  
BUILDING INSPECTION  
DIVISION**

**PERMIT OFFICES**  
Downtown (916) 264-7619  
1231 I St., Rm. 200, Sacramento 95814  
Natomas Center (916) 808-2534  
2101 ARENA BL., Sacramento 95834  
<http://www.sacto.org>

**RESIDENTIAL PLAN REVIEW  
2001 CBC Adopted Codes  
Effective November 1<sup>st</sup>, 2002**

**PROJECT ADDRESS** \_\_\_\_\_ **PERMIT** \_\_\_\_\_  
**& DESCRIPTION** 3928 CLAY ST. BEDRM & LVRM ADDITION **No.** 0414454

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.)

I have read and will comply with the items in this document and as marked on the plans.

IMS

Date 9-29-04

Signature of:  Owner  Authorized Agent  Contractor  Architect/Engineer

**BUILDING CODE REQUIREMENTS**

- B-1 **Smoke detector location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 2001 CBC, Section 310.9.1.
- B-2 When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms. The detector may be battery operated as per 2001 CBC, Section 310.9.1.2.  
**Exception:** Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.
- B-3 **Emergency escape and rescue.** Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear openable area of 5.7square feet / 821 SQ. inches. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 44 inches above the floor. 2001 CBC, Section 310.4.
- B-4 **All Group U occupancies attached to Group R, Division 3 occupancies shall be separated by** materials approved for one-hour fire-resistive construction. The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. 2001 CBC, Section 709.7, Exception 3. **Note:** All members supporting such separation shall be equivalent fire-resistive construction as per 2001 UBC, Section 302. All electrical outlet boxes on opposite sides of the wall shall be separated by a horizontal distance on not less than 24 inches per 2001 CBC 709.7, Exception 1