

CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814

**ACTION OF THE ZONING ADMINISTRATOR**

On June 13, 1994, the applicant, James Florian, withdrew the application for a variance to reduce the front yard setback for a single family residence (Z94-059).

**Project Information**

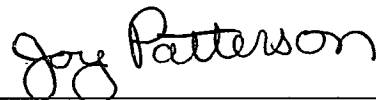
Request: Zoning Administrator's Variance to reduce the required front yard setback from 25 to 20 feet on .14 acres in the Standard Single Family (R-1) zone.

Location: 5110 Carmen Way

Assessor's Parcel Number: 018-0204-002

Applicant/Property Owner: James Florian  
5110 Carmen Way  
Sacramento, CA 95822

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Land Use of Site:	Single Family Residence
Existing Zoning of Site:	Standard Single Family (R-1)



Joy Patterson  
Zoning Administrator

cc: File  
ZA Log Book

Z94-059

6-13-94

City of Sacto  
Dept of Planning

Sande Yope:

Please withdraw my request  
for rezoning. Which will allow for  
my refund of the fees.

Thank you

James M Flouin  
5110. Canyon Way  
Sacto Ca 95822

294-059

294-059

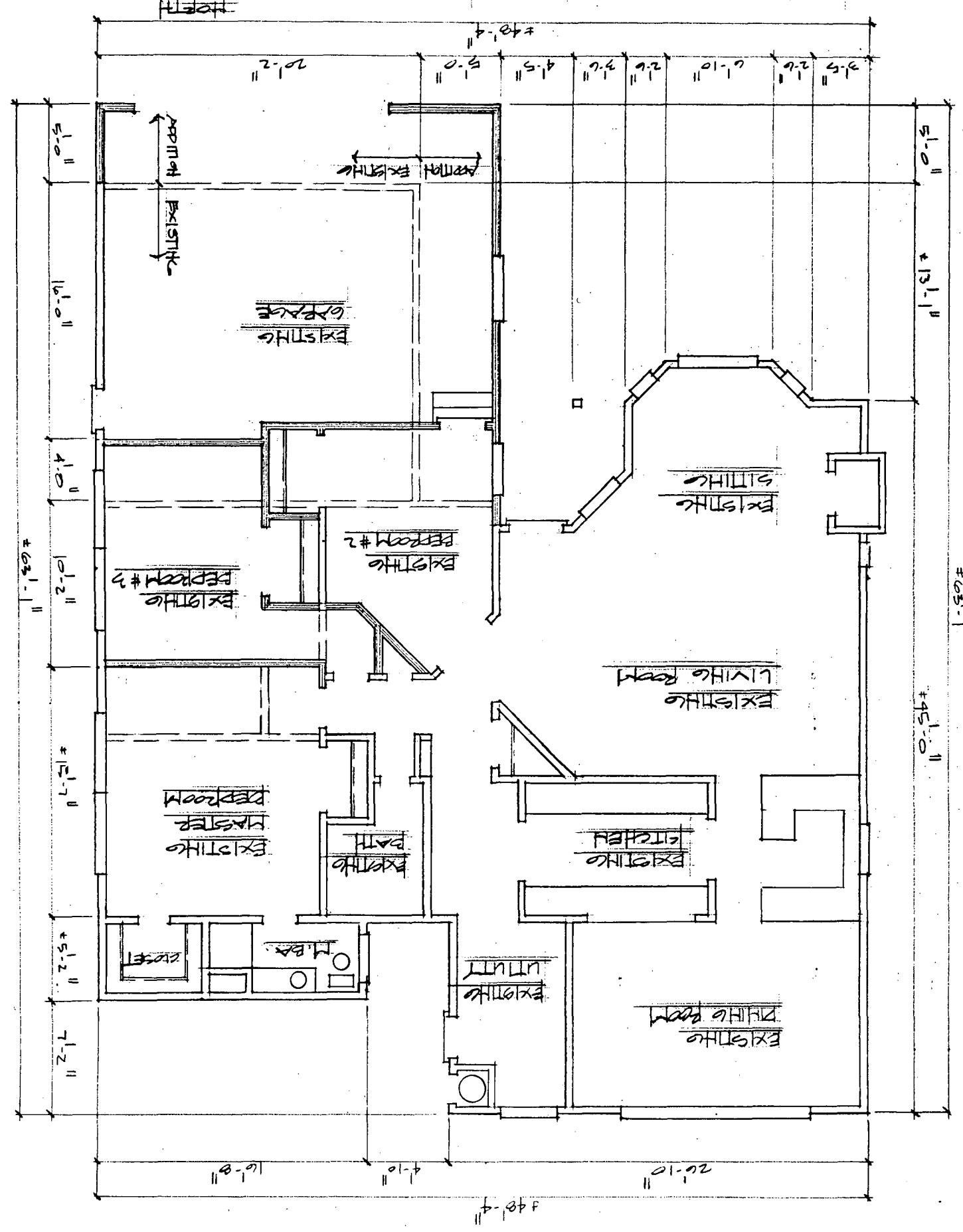


294-059

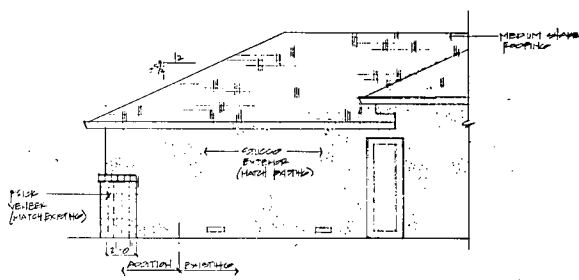
5/6/99  
Faint handwritten notes

1. NEW WALLS ARE SHOWN  
 2. WALLS TO BE REMOVED ARE DOTTED  
 3. EXISTING WALLS ARE UNCHANGED  
 APPLIED TO GARAGE = +120 SF.  
 APPLIED TO HOUSE = +110 SF.  
 EXISTING GARAGE = +403 SF.  
 SCALE: 1/4" = 1'-0"  
 FLOOR PLAN-ADDITION

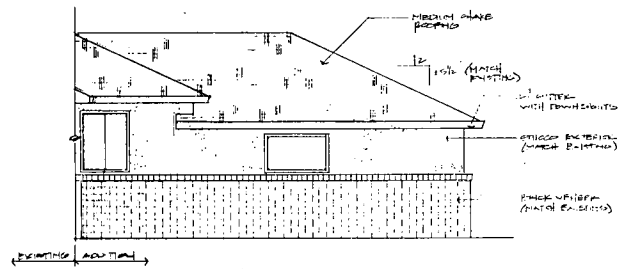
NOTE:



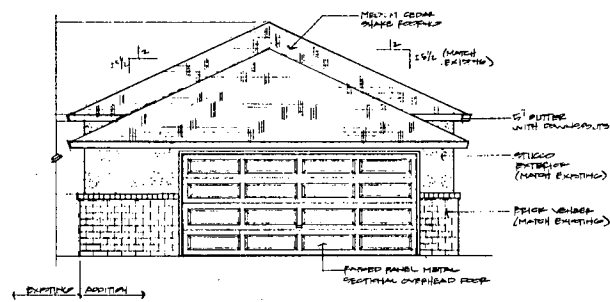
650-h62



② RIGHT SIDE ELEVATION (ADDITION)  
SCALE: 1/4" = 1'-0"

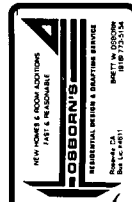


② LEFT SIDE ELEVATION (ADDITION)  
SCALE: 1/4" = 1'-0"



② FRONT ELEVATION (ADDITION)  
SCALE: 1/4" = 1'-0"

REVISIONS	BY



*Robert Robb*  
11/15/74

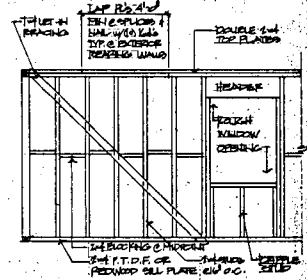
DRAWN	2/2/74
CHECKED	2/2/74
DATE	2/7/74
SCALE	AS SHOWN
JOB NO.	94-06
SHEET	THREE
OF SIX SHEETS	

650-462

TABLE NO. 25-B - NAILING SCHEDULE

CONSTRUCTION	NAILING
JOIST TO WALL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOE NAIL EACH END	2-8d
1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BRACKING, FACE NAIL	16d at 16" o.c.
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE, TOE NAIL	3-8d
DOUBLED STUDS, FACE NAIL	16d at 28" o.c.
DOUBLED TOP PLATES, FACE NAIL	16d at 16" o.c.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES 16d at 16" o.c. along each edge	
CONTINUOUS HEADER TO STUD, TOE NAIL	3-8d
CEILING JOISTS TO PLATE, TOE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOE NAIL	3-8d
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
BUILD-UP CORNER STUDS	16d at 28" o.c.
BUILD-UP GIRDER AND BEAMS-20d at 32" o.c. at top and bottom and staggered 2-20d at ends and at each splice	
2" PLANKS	2-16d at each bearing
<b>PARTICLEBOARD<sup>5</sup></b>	
WALL SHEATHING (TO FRAMING)	8d
3/8" - 1/2"	6d
1/2" - 3/4"	6d
3/4" - 1"	6d
<b>PLYWOOD<sup>6</sup></b>	
SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	
3/2" AND LESS	8d <sup>3</sup> or 6d <sup>2</sup>
3/4" - 1"	8d <sup>3</sup> or 6d <sup>2</sup>
1 1/8" - 1 1/4"	10d <sup>3</sup> or 8d <sup>2</sup>
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING)	
3/4" AND LESS	6d
1/2" - 3/4"	6d
3/4" - 1"	6d
1 1/8" - 1 1/4"	10d <sup>3</sup> or 8d <sup>2</sup>
<b>PANEL SIDING (TO FRAMING)</b>	
1/2" OR LESS	6d
3/8"	6d
<b>FIBERBOARD SHEATHING<sup>7</sup></b>	
1/2"	No. 11 ga. 6d
3/8"	No. 10 ga. 6d
25/32"	No. 10 ga. 6d

1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.  
 2. COMMON OR EXPANDED SHANK.  
 3. COMMON.  
 4. EXPANDED SHANK.  
 5. WALLS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10 INCHES AT INTERMEDIATE SUPPORTS FOR FLOORS) EXCEPT 6 INCHES AT ALL SUPPORTS WHERE STAYS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD DIAPHRAGMS AND SHEAR WALLS REFER TO U.B.C. SECTION 255.5 (c). NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.  
 6. CORROSION RESISTANT SIDING AND CASING NAILS.  
 7. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.  
 8. GALVANIZED ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2 INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH FOR 25/32 INCH SHEATHING.  
 9. GALVANIZED STAPLE WITH 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH LENGTH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32 INCH SHEATHING.

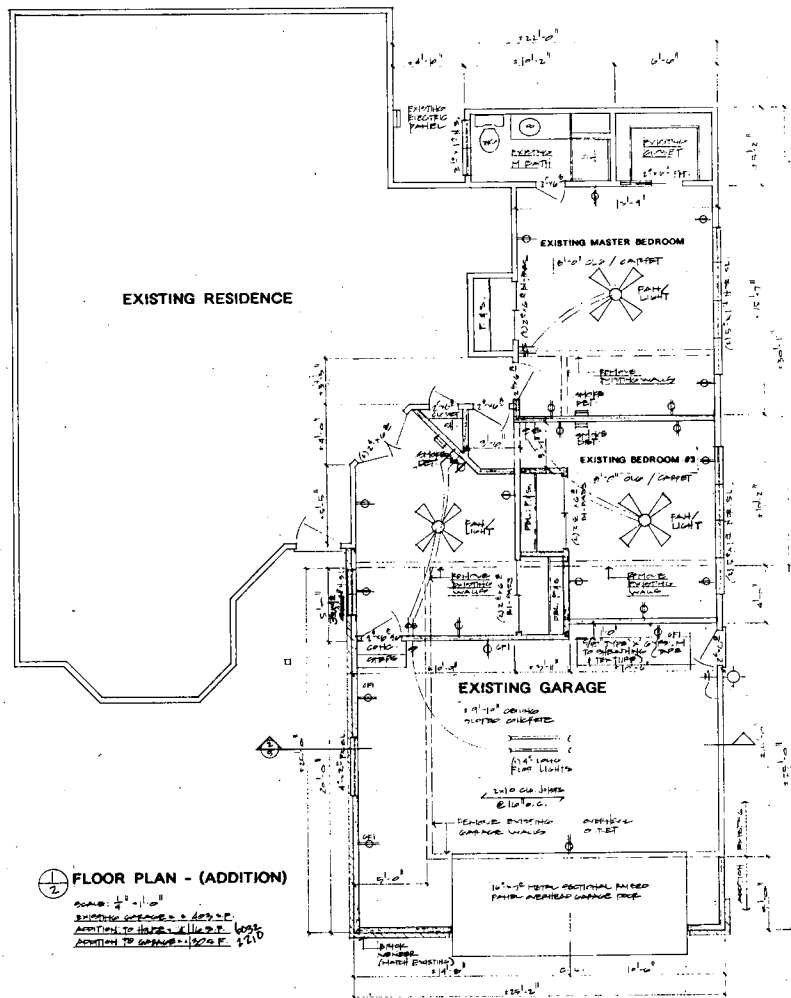


2 TYPICAL EXTERIOR WALL

**ELECTRICAL**

1. PROVIDE SERVICE PANEL AND VERIFY AMPERAGE AND LOCATION.
2. FIRE WARNING DETECTOR REQUIRED WITHIN 12" OF CEILING. SECTION 9009. [1] (4), N.E.C.
3. 20 AMP #12 WIRE CIRCUIT REQUIRED, KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM AND FAMILY ROOM (GREAT ROOM). NATIONAL ELECTRICAL CODE 220-3 (b).
4. GROUND FAULT INTERRUPTER REQUIRED IN BATH AND OUTSIDE RECEPTACLES. NATIONAL ELECTRICAL CODE 210-8a (1), 210-8a (2) AND 210-8a (3) (A) (1), N.E.C.
5. BATHROOM AND LAUNDRY (SERVICE) FAN SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR. SECTION 9009, U.S.C. (1) (c) (4).
6. TELEPHONE OUTLET PRE-WIRED BY TELEPHONE COMPANY. COORDINATE AS REQUIRED. SUBSECTION OF CODE OR SUPP.
7. VERIFY ALL ELECTRICAL LOCATIONS.
8. PROVIDE FUTURES CIRCUIT (NO REQUIRED).

USE ONLY NOTES ABOVE WHICH APPLY.



2 FLOOR PLAN - (ADDITION)

SCALE: 1/4" = 1'-0"  
 EXISTING STRUCTURE & FINISHES  
 ADDITION TO EXISTING - 11/16/74  
 ADDITION TO GARAGE - 12/24/74

REVISIONS	BY

NEW HOMES & ROOM ADDITIONS  
 NOT RECORDED  
**COBBIN'S**  
 RESIDENTIAL DESIGN & CONSTRUCTION SERVICE  
 1000 W. 10TH ST. SUITE 101  
 DENVER, CO 80202

*Signature*  
 4/10/74

DRAWN	
CHECKED	
DATE	1-17-74
SCALE	
NOTES	
JOB NO.	14-00
SHEET	TWO

OF SIX SHEETS