

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**

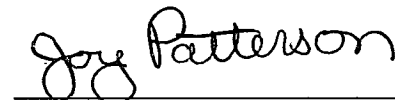
Request: Zoning Administrator's Variance to reduce the required front yard setback from 25 to 20 feet on .14 acres in the Standard Single Family (R-1) zone.

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

290-462

- GENERAL NOTES**
1. PLANS HAVE BEEN DRAWN PER SPECIFICATIONS IN THE NATIONAL BUILDING CODE AND LOCAL CODES AND SHALL BE WITH THESE CODES.
  2. DIMENSIONS TAKE PRECEDENCE OVER BRANING - DO NOT SCALE.
  3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO EXAMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE ANY ADJUSTMENTS AND/OR CONNECTIONS IN OR ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN CONNECTIONS IN THE PLANS.
  4. CONTRACTOR TO PROVIDE, SOIL TEST, STRUCTURAL ENGINEERING, MECHANICAL PLANS, ELECTRICAL SPECIFICATIONS, COLOR SELECTIONS, INTERIORS AND EXTERIORS SPECIFICATIONS.
  5. REFERENCES IN THE PLANS TO EXTERNAL SITES REFER TO NOMINAL DIMENSIONS ONLY.
  6. THESE BRANINGS ARE THE PROPERTY OF THE DESIGNER. ANY REVISIONS AND ARE NOT TO BE COPIED, MOVED OR ALIQUOT WITHOUT PERMISSION FROM THE DESIGNER.

**WATERPROOFING AND DRAINAGE**

1. ALL HEATING, COOLING AND VENTILATION DUCTS SHALL BE INSULATED TO MEET THE REQUIREMENTS OF THE 1991 U.B.C.
2. ALL DOORS AND WINDOWS SHALL BE WATERRESISTED AND AND CERTIFIED AND LABELED.
3. ALL JOISTS AND PERGOLATIONS IN EXTERIOR WALLS, FLOORS AND CEILINGS SHALL BE CALKED AND SEALED.
4. **WATERPROOFING AND DRAINAGE SPECIFICATIONS TO HAVE WATERPROOFING:**
  - a) FLOOR FINISH, CONCRETE OR CLASS DOORS.
  - b) FLOOR FINISH, CONCRETE OR CLASS DOORS.
  - c) FLOOR FINISH.
5. **CONTINUOUS WATERPROOFING AND DRAINAGE:**
  - a) ALL WATER HEATING EQUIPMENT SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION, U.B.C.
  - b) DOMESTIC HOT WATER STORAGE TANK SHALL HAVE AN EXTERIOR INSULATION OF R-12 OR BETTER.
  - c) THE FIRST FIVE FEET OF HOT WATER OUTLET PIPE FROM WATER HEATING EQUIPMENT SHALL BE INSULATED WITH INSULATION HAVING THERMAL RESISTANCE OF R-3 OR GREATER.
  - d) ALL SHOWER HEADS AND PANICERS SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
  - e) ALL GAS APPLIANCES SHALL HAVE AN INTERMITTENT IGNITION SYSTEM.
  - f) ALL GAS APPLIANCES SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
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6. ALL CHASES WITHIN 18" OF FLOOR AND ROOF SHALL BE 18" WIDE AND TO BE INSULATED RESISTANT CLASS OR PLASTIC PER U.B.C. SEC 5902.
7. IN GANTRY APPLIANCE IGNITION 18" ABOVE FLOOR AND ROOF INSULATION AND CLOSING 1 1/2" SEC. 5902 ROOF ROOF TO GANTRY PER U.B.C. SECTION 593 (4).
8. ALL GAS APPLIANCES SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
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**ATTACHMENT BY THE CONTRACTOR:**

- BEFORE FILING FOR A PERMIT, THE CONTRACTOR SHALL ATTACH TO THESE PLANS THE FOLLOWING ITEMS WHICH SHALL BE COMPLETED BY THE CONTRACTOR:
1. A LISTING OF THE MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PROJECT.
  2. THE HEATING AND COOLING CALCULATIONS USED FOR THE DESIGN OF THE PROJECT.
  3. A LISTING OF THE MATERIALS TO BE USED IN THE CONSTRUCTION OF THE PROJECT.
  4. IF THE PLANS GIVE AN OPTION AS TO THE TYPE AND KIND OF INSULATION TO BE USED, THE CONTRACTOR SHALL INDICATE THE TYPE AND KIND OF INSULATION TO BE USED.

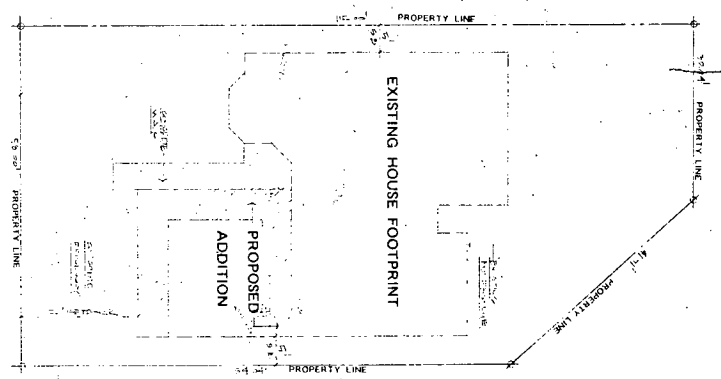
- RESISTANCE NOTES**
1. ONE HOUR FIRE RATED 5/8" TYPE X SHEETROCK ON GABLE WALLS ADJACENT TO ROOF.
  2. PROVIDE 1 1/2" SQ. FT. OF VENTILATION PER 25 LINEAR FEET OF EXTERIOR WALL UNDER FLOORING.
  3. ALL INTERIOR WALLS TO BE 2x4 AT 16" ON CENTER (O.C.).
  4. INTERIOR WALLS TO BE SHOWN WITH 1/2" GYPSUM.
  5. PROVIDE 2x4 X 16" MINIMUM ACCESS WITHIN 20 FEET OF FINISH CEILING TO UNDER FLOOR AREA.
  6. CHIMNEY TO TERMINATE WITH A 1x1x1/8" VENT OR 12 GA. 1" VENT GALVANIZED SPARK ARRESTOR.
  7. INSTALL ALL HORIZONTAL FINISHING MEMBERS WITH CROWN UP.
  8. MINIMUM DEPTH OF UNPROTECTED UNDERGROUND CABLE IS 24".
  9. ALL EXTERIOR DOORS TO BE SOLID CORE - 1 3/4" THICK.
  10. VENT CLOSERS REFER TO OUTSIDE PER U.B.C. SECTION 1903.
  11. ALL MASONRY TO COMPLY WITH CODE.

**ROOF FINISHING**

1. ALL FRAMING JOISTS SHALL BE DOUBLED FOR LATCH MAN-OR-WOMAN JOISTS. THE MINIMUM CHANGING SHALL BE AS FOLLOWS:
  - a) JOISTS UNDER AND PARALLEL TO HEATING PARTITIONS SHALL BE DOUBLED AND WALLED TOGETHER.
  - b) JOISTS UNDER AND PARALLEL TO HEATING PARTITIONS SHALL BE DOUBLED AND WALLED TOGETHER.
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2. ALL FRAMING JOISTS IN DIRECT CONTACT WITH CONCRETE SHALL BE TREATED WITH PRESERVATIVE.
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**SHEET INDEX**

NO.	DESCRIPTION
1	SITE PLAN
2	FLOOR PLAN - EXTERIOR
3	FLOOR PLAN - INTERIOR
4	FOUNDATION PLAN
5	ROOF PLAN
6	MECHANICAL PLAN
7	ELECTRICAL PLAN
8	PLUMBING PLAN
9	MECHANICAL PLAN
10	ELECTRICAL PLAN
11	PLUMBING PLAN
12	MECHANICAL PLAN
13	ELECTRICAL PLAN
14	PLUMBING PLAN
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96	MECHANICAL PLAN
97	ELECTRICAL PLAN
98	PLUMBING PLAN
99	MECHANICAL PLAN
100	ELECTRICAL PLAN



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 DATE: 11/11/94  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

OWNER: JIM FLORIAN



NO.	DATE	BY	REVISIONS
1	11/11/94	[Signature]	1503
2	11/11/94	[Signature]	2449
3			
4			
5			
6			
7			
8			
9			
10			

NO.	DATE	BY	REVISIONS
1	11/11/94	[Signature]	1503
2	11/11/94	[Signature]	2449
3			
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10			

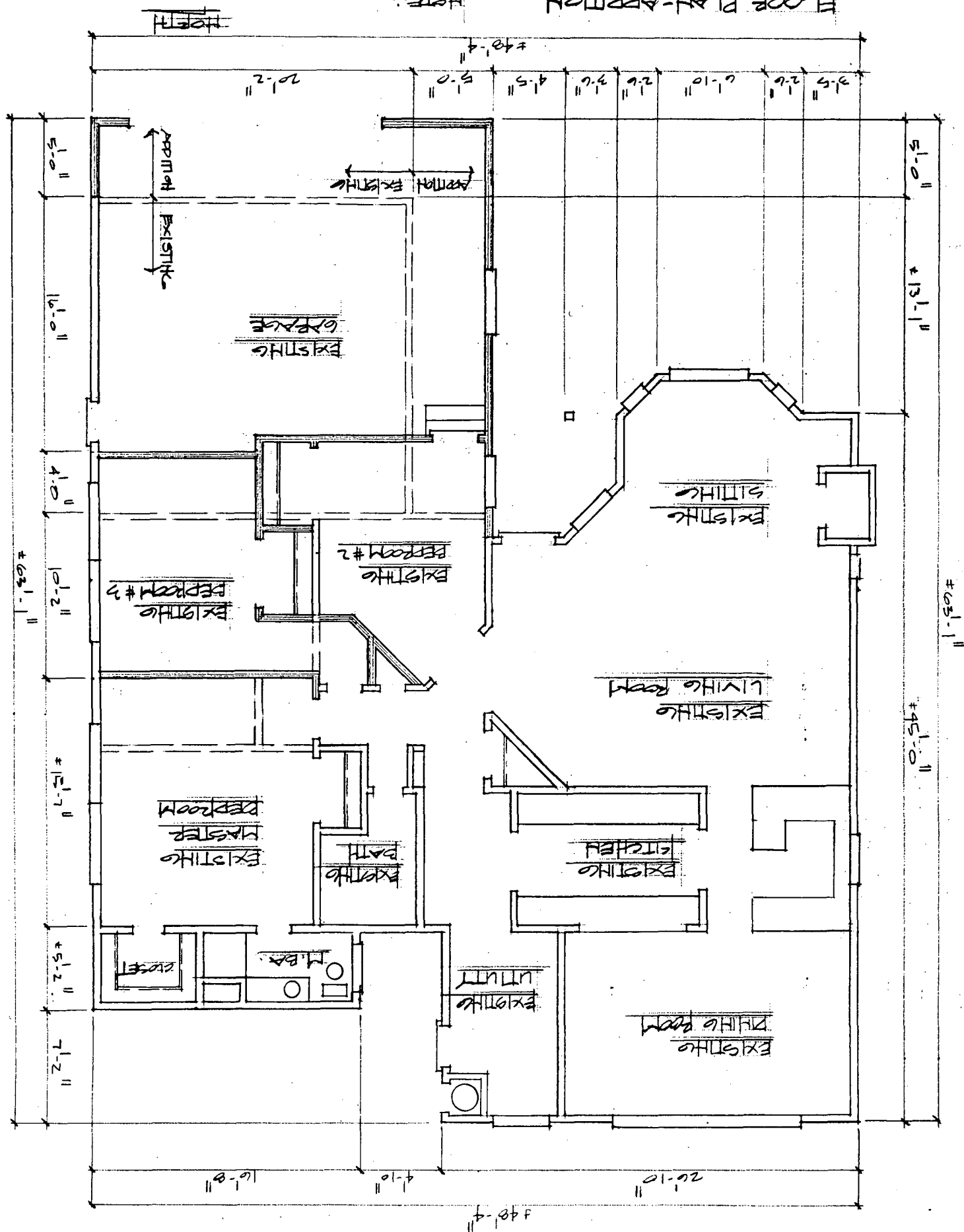
294-059

5/6/99  
Faulstich

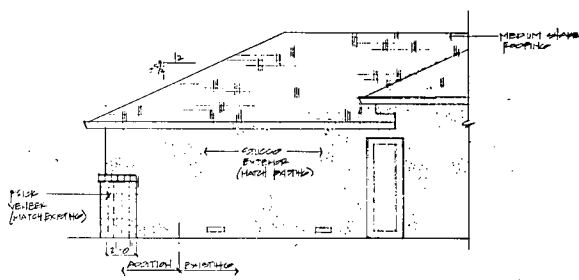
- NOTE:
1. NEW WALLS ARE SHOWN
  2. WALLS TO BE REMOVED ARE DOTTED
  3. EXISTING WALLS ARE UNSHOWN
- EXISTING GARAGE = +403 SF.  
 EXISTING HOUSE = +116 SF.  
 APPLIED TO GARAGE = +20 SF.

FLOOR PLAN-ADDITION

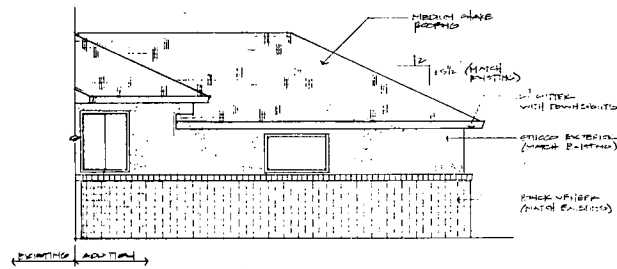
SCALE: 1/4" = 1'-0"



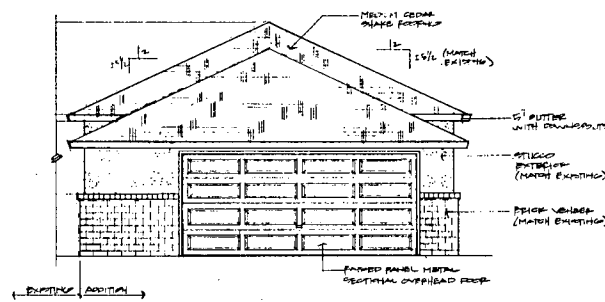
650-h62



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

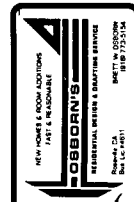


③ LEFT SIDE ELEVATION (ADDITION)  
SCALE: 1/4" = 1'-0"



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

REVISIONS	BY



*Robert Robb*  
11/15/14

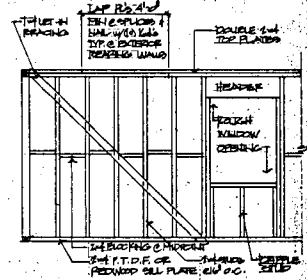
DRAWN	2/20/14
CHECKED	2/20/14
DATE	2/17/14
SCALE	H 1/2" = 1'-0"
JOB NO.	94-06
SHEET	THREE
OF SIX SHEETS	

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	4-8d
CONTINUOUS HEADER TO STUD, 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
5/8" - 3/4"	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>
1/8" - 1 1/4"	10d <sup>3</sup> or 8d <sup>2</sup>
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING)	
3/4" AND LESS	6d <sup>2</sup>
1/2" - 1"	6d <sup>2</sup>
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 <sup>2</sup>
3/8"	6d <sup>2</sup>
<b>FIBERBOARD SHEATHING<sup>7</sup></b>	
1/2"	No. 11 ga. 6d <sup>2</sup>
	No. 18 ga. 6d <sup>2</sup>
25/32"	No. 11 ga. 6d <sup>2</sup>
	No. 18 ga. 6d <sup>2</sup>

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 STAINS 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.

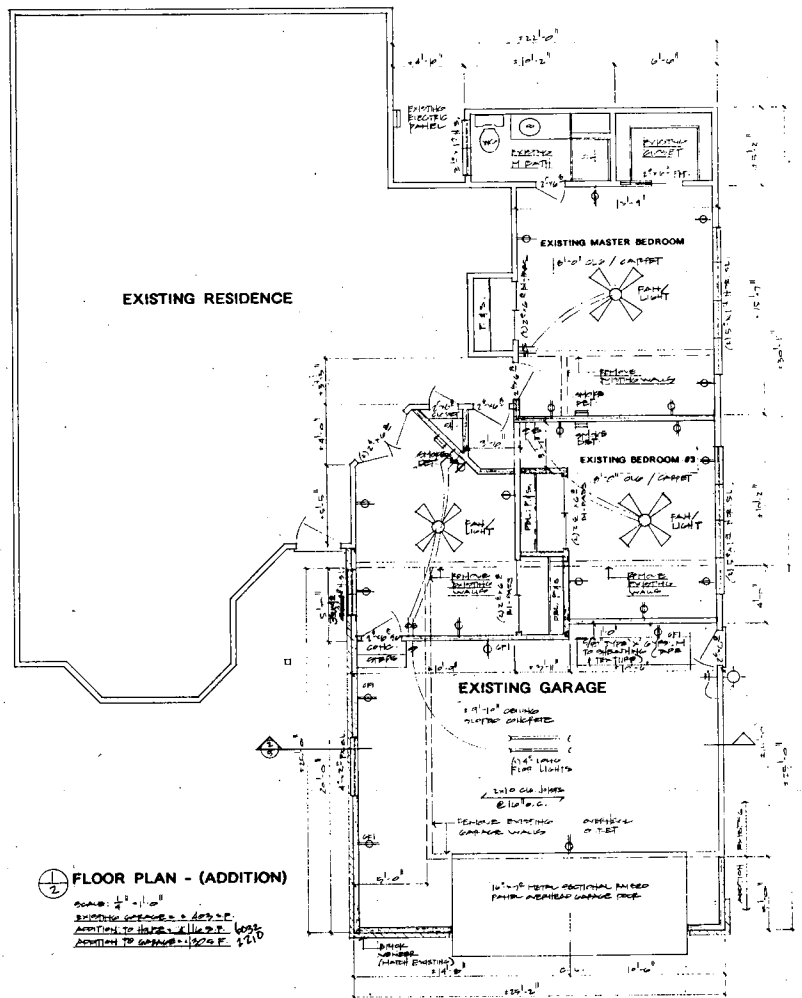


2 TYPICAL EXTERIOR WALL

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.



FLOOR PLAN - (ADDITION)

SCALE: 1/4" = 1'-0"  
 EXISTING STRUCTURE & FINISHES  
 ADDITION TO EXISTING - 11/18/74  
 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 100  
 DENVER, CO 80202

*Blatt*  
 4/10/74

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

OF SIX SHEETS