

Downtown Permit Center
1231 I Street, Suite 200
Sacramento, CA 95814
Help Line: 1-916-264-5656

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION
www.cityofsacramento.org

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
Inspection: 1-816-808-4677

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 007 - 0301 - 016 PERMIT # 05-07287
SITE ADDRESS 1544 Santa Inez Way ACREAGE _____

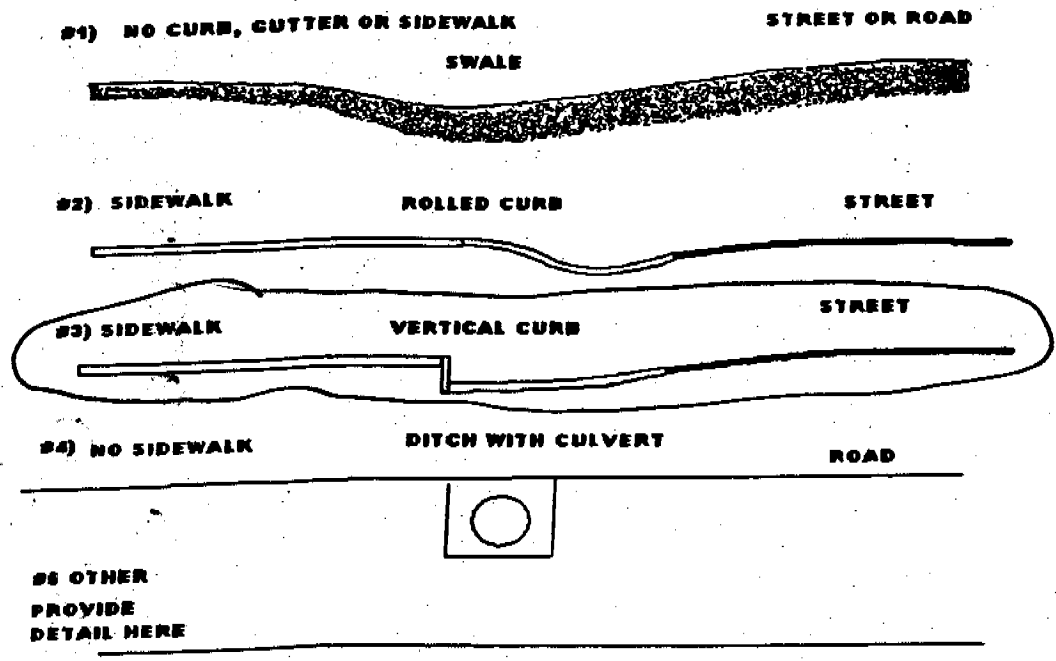
The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All questions must be answered.

1. Are there existing structures on the site? Y N
2. Is there an existing concrete or paved driveway to this parcel from the street? Y *N
3. Will the existing access to this parcel be changed in any way for this project? *Y N
4. Are all portions of the lot higher than the crown of the street? Y *N
5. Are all portions of the lot higher than the back of the sidewalk? Y *N
6. Is there a curb and gutter at the street level? Y N
7. Is there a sidewalk with a curb and gutter at the street? Y N
8. Is the curb at the street square? Y N N/A
9. Is there a rolled curb at the street? Y N N/A
10. Is there a drainage ditch or culvert at the street? Y *N N/A
11. Does the lot drain from back to front? Y *N
12. Does the lot drain from front to rear? Y N
13. Does another lot drain across this parcel? *Y N
14. Does the lot drain from side to side? *Y N
15. Does the site have an existing low area or drainage swale? *Y N
16. Does the drainage swale drain to an adjacent parcel? *Y N N/A
17. Does the drainage swale drain to the street? Y *N N/A
18. Will existing drainage be re-routed? *Y N
19. Will drainage ditches or culverts be constructed or modified? *Y N N/A
20. Did this project require approval from the Zoning Administrator? *Y N
21. Did the project require approval from the Planning Administrator? *Y N

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

- 22. Is there any tree, telephone pole, guy wire or similar obstruction located at the front of the property adjacent to the street or road? *Y N
- 23. Is this a corner lot? *Y N
- 24. Is the posted speed limit on this street greater than 25 MPH? *Y N
- 25. Is this parcel located on a four-lane street? *Y N
- 26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted? Y *N N/A
- 27. If site disturbs 1 acre or more has a copy of the State General Permit NOI and SWPPP been submitted? Y *N N/A
- 28. If site is part of a larger subdivision greater than 1 acre has a copy of the State General Permit NOI and SWPPP been submitted? Y *N N/A

CIRCLE THE DRAWING NUMBER BELOW THAT BEST ILLUSTRATES THE EXISTING CONDITION AT THE LOCATION OF THE PROPOSED DRIVEWAY OR SITE ACCESS.



The information provided on this document is accurate. I understand that if this form is incomplete, contains inaccurate or misleading information, the project located at this address may be delayed until any drainage or encroachment issues are resolved to the satisfaction of the City of Sacramento.

SIGNED Wm Diaz DATE 6/9/05
 TITLE Owner
 PHONE NO. 752-0573

SITE VERIFY DRAINAGE TO STREET OR ALLEY

Jim Roman - 6-27-05

GALLIEN HANSON

1 Pages Total

Project: Diaz Residence
Job No: 1140

1544 Santa Ynez Way 0507287 MEMO

TO: Jim R. City of Sacramento Building Department

COPY:

FROM: Joe Hanson Gallien & Hanson, Inc.

DATE: June 9, 2005

SUBJECT: Diaz Addition Plan Review Items

The following is our response to the plan review comments for the Diaz Residence, Permit # 05-07287-R located at 1544 Santa Ynez Way, Sacramento, Ca.

Structural items- Plans and details to follow:

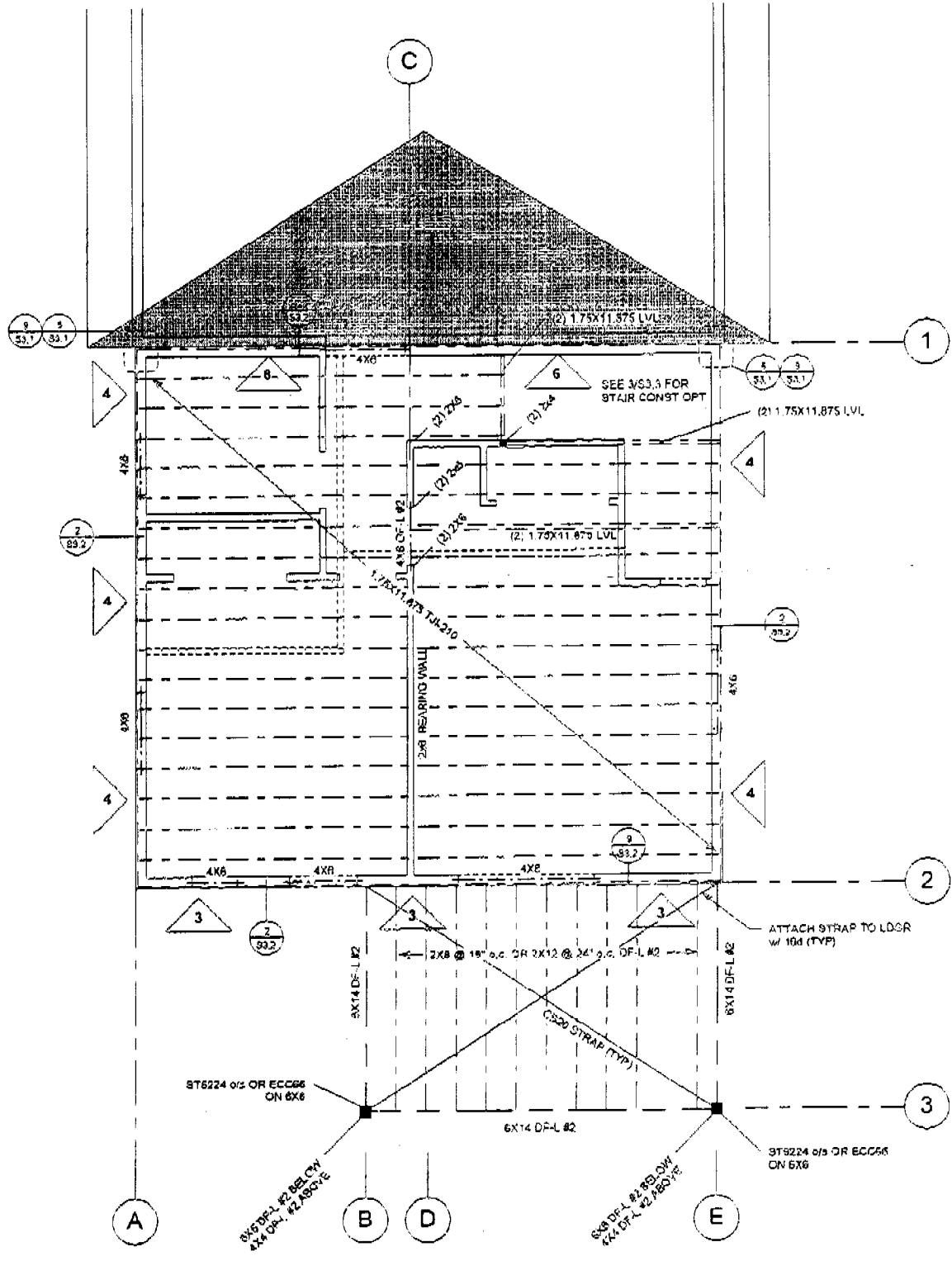
- 1) See revised plan S1.2 (showing staircase opening).
Please specify grid of "hinge joint at exterior wall with plate-form framing." At grid 1, see detail 2/S3.2 which is similar. The rim is to stack on existing (E) wall. The shear ply laps at rim board.
- 2) See revised section 6/S3.2 with screw attachment. See revised S1.2 with cross-bracing attachment to ledger.
- 3) See revised plan S1.2 with 6/S3.2 in lieu of 6/S3.3 at deck ledger attachment
- 4) See revised detail 1/S3.3 of footing at 12" sono tubes. These footings carry gravity loads, not uplift or lateral. Although not required, note added (2) #4 vertical bar w/ dog leg.

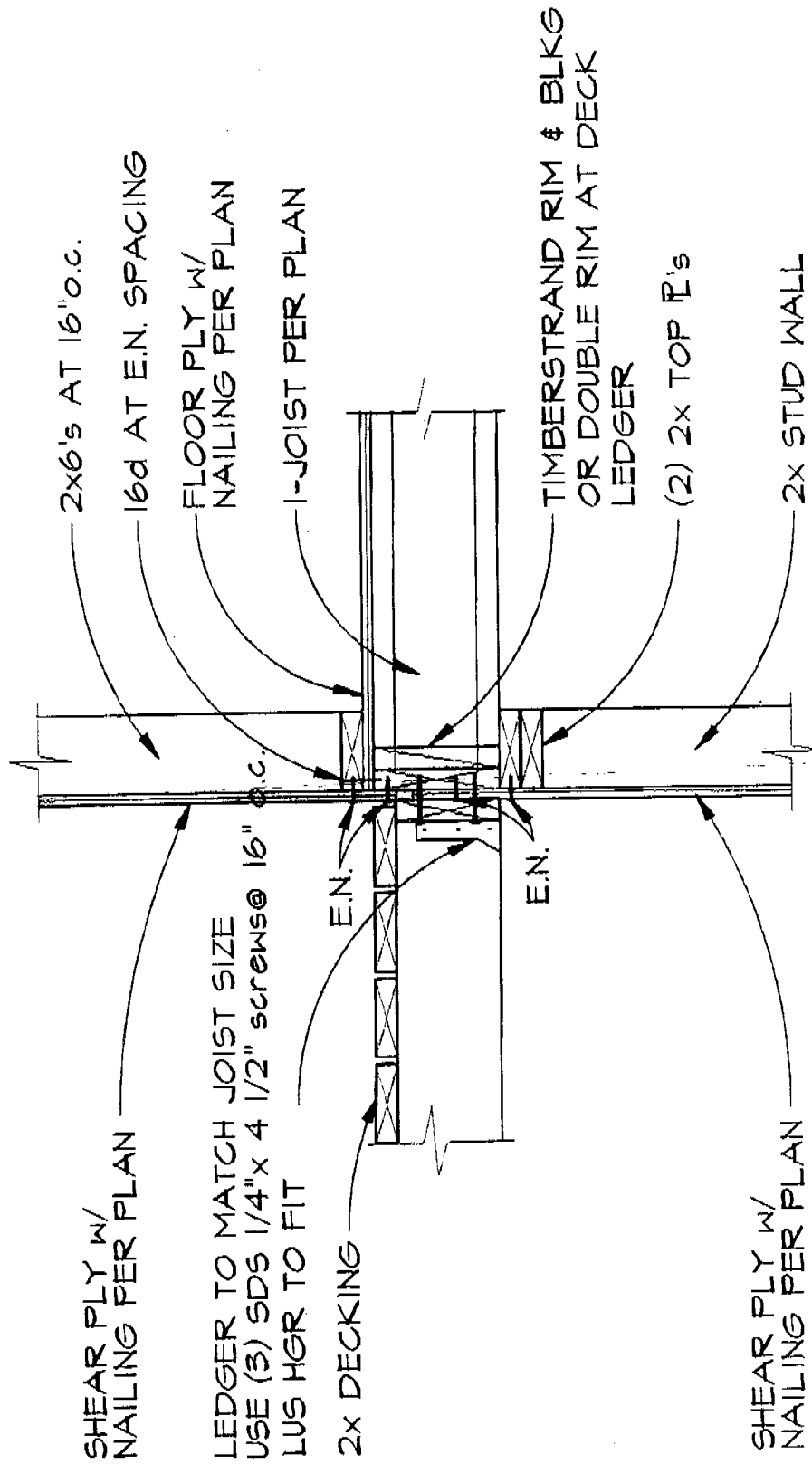
Regards,

Joe Hanson
Gallien & Hanson, Inc.

GALLIEN & HANSON ENGINEERS, INC.

920 Incline Way, Incline Village, Nevada • phone 775.833.4141 • fax 775.833.4143 •
gallienhanson@pngusa.net



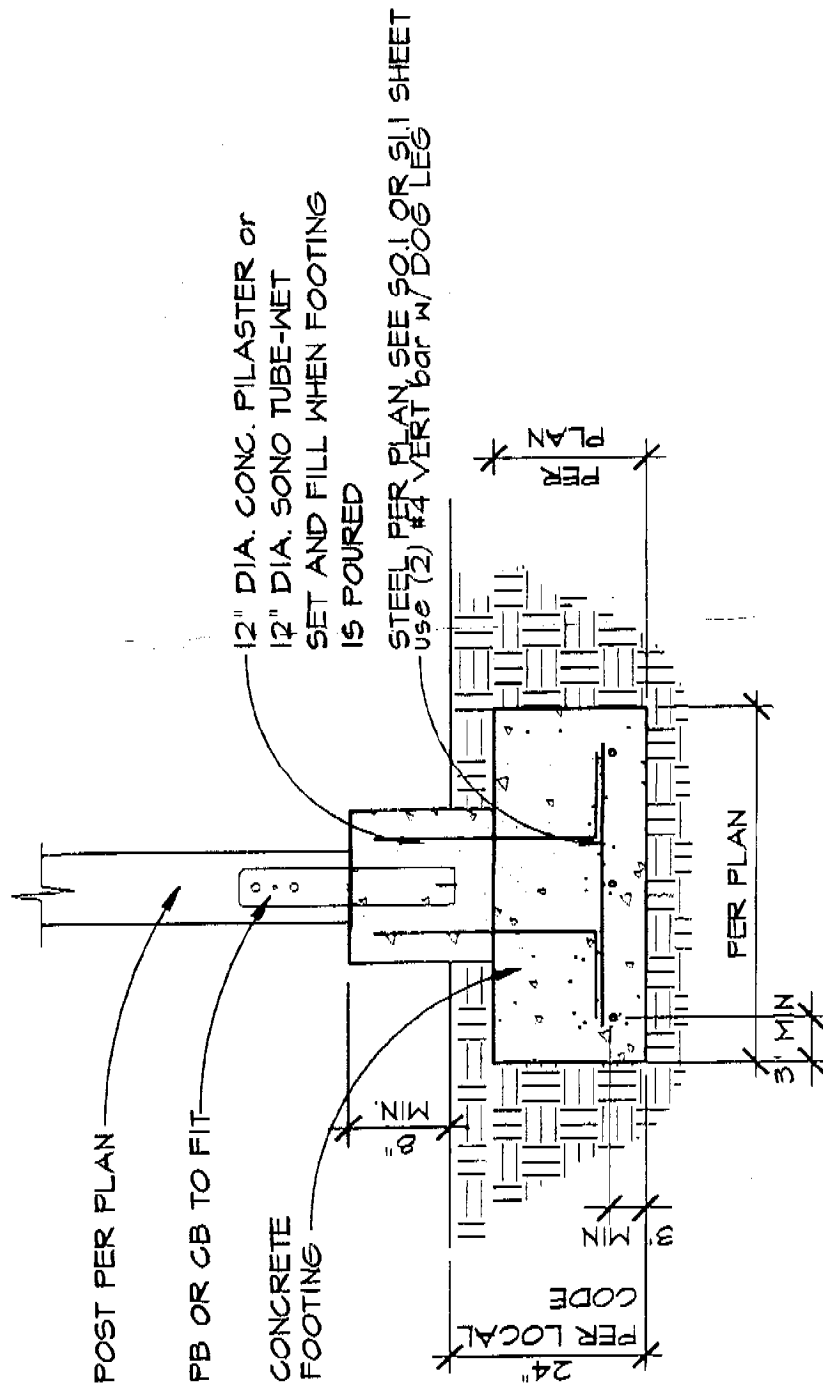


6

DETAIL

200-002

N.T.S.
S3.2



1

DETAIL

FTG-001

S 3.3

N.T.S.

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SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 007 - 0301 - 016 PERMIT # 05-07287
SITE ADDRESS 1544 Santa Fe Way ACREAGE _____

The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All questions must be answered.

- | | | |
|--|-------------------------------------|---|
| 1. Are there existing structures on the site? | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 3. Will the existing access to this parcel be changed in any way for this project? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 4. Are all portions of the lot higher than the crown of the street? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 5. Are all portions of the lot higher than the back of the sidewalk? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 6. Is there a curb and gutter at the street level? | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| 7. Is there a sidewalk with a curb and gutter at the street? | <input checked="" type="radio"/> Y | <input type="radio"/> N |
| 8. Is the curb at the street square? | <input checked="" type="radio"/> Y | <input type="radio"/> N N/A |
| 9. Is there a rolled curb at the street? | <input type="radio"/> Y | <input checked="" type="radio"/> N N/A |
| 10. Is there a drainage ditch or culvert at the street? | <input type="radio"/> Y | <input checked="" type="radio"/> *N N/A |
| 11. Does the lot drain from back to front? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> *N |
| 12. Does the lot drain from front to rear? | <input type="radio"/> Y | <input checked="" type="radio"/> N |
| 13. Does another lot drain across this parcel? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 14. Does the lot drain from side to side? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 15. Does the site have an existing low area or drainage swale? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 16. Does the drainage swale drain to an adjacent parcel? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N N/A |
| 17. Does the drainage swale drain to the street? | <input type="radio"/> Y | <input checked="" type="radio"/> *N N/A |
| 18. Will existing drainage be re-routed? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 19. Will drainage ditches or culverts be constructed or modified? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N N/A |
| 20. Did this project require approval from the Zoning Administrator? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |
| 21. Did the project require approval from the Planning Administrator? | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N |

REVISION ON ACTIVE PERMIT

NEW PLAN CHECK NO#: 0507287
 OLD PLAN CHECK NO#: 0415238

DATE: 5/23/05

This sheet is to be used only when a permit has been issued, is still active, and the applicant wishes to make changes to the existing approved plans.

All revisions clouded? YES _____ NO X

JOB ADDRESS 1544 Santa Inez SUITE _____ PERMIT NO _____

AREA: 1 DBA: _____

DESCRIPTION OF REVISIONS Adding 2nd story & upper deck
- Feed out not a revision.

| | | | | | | | | | |
|-------------|------------|----------|---|---|---|---|---|---|---|
| DISCIPLINE | <u>B</u> | <u>L</u> | P | M | E | F | S | R | D |
| CHECKED BY | <u>JGR</u> | | | | | | | | |
| ROUTE TO | | | | | | | | | |
| CODE | | | | | | | | | |
| HOURS SPENT | | | | | | | | | |

CONTACT: Doug Drey
 ADDRESS: 1544 Santa Inez

PHONE#: 775-772-2226

OF PLANS SUBMITTED 2 SUBMITTED TO SAS

CITY OF SACRAMENTO
 NORTH PERMIT CENTER
 MAY 25 2005
RECEIVED

I understand that I am responsible for all plan check fees that I incur during the course of this additional plan check and that any approved plans not claimed and paid for within 3 months of notification will be disposed of and an invoice procedure for the amount due will be initiated. I further understand that an unclaimed revision may result in delay of final approval for the subject project.

| | |
|---------------|----------|
| DATE NOTIFIED | PLAN BIN |
| | |
| APP FEE | PAID |
| | |

D. Drey
 Applicant signature _____ Date _____

| | | |
|------------------------|-----------|------------|
| AGENCY | TOTAL HRS | TOTAL FEES |
| BLDG | | |
| PW | | |
| PLEASE PAY THIS AMOUNT | | |

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

| | |
|---|--|
| ADDRESS: 1544 Santa Maria Way | APN: 007-0301-016 |
| DRPB AREA / PUD / SPD: None | ZONING: R-1 |
| EXISTING LAND USE: <u>SR</u> | |
| PROPOSED USE: Addition to the rear of the home. | |
| PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW: | |
| <input type="checkbox"/> | Planning review is NOT required. |
| <input type="checkbox"/> | Use is NOT allowed; applicant CANNOT submit for plan check. |
| <input type="checkbox"/> | Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check. |
| <input type="checkbox"/> | Application(s) IN PROGRESS: 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. |
| <input type="checkbox"/> | Application(s) COMPLETED: 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. |
| <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. |
| <input checked="" type="checkbox"/> | Meets setback & lot coverage requirements as shown on site plan provided. |
| <input checked="" type="checkbox"/> | Plans to be submitted have been stamped/signed by Planning counter staff. |
| <input type="checkbox"/> | Route to SITE for plan check and inspection. |
| <input type="checkbox"/> | Preliminary review ONLY ; the information on this form must be reviewed again and confirmed at the time of building permit submittal. |
| COMMENTS: Home meets the setback requirements for the R-1 zone. No design review is required. Home is under 25% lot coverage. (Home 832, porch 90, addition 648, on a 6400 sf lot.) No other planning issues are apparent. (Revision 5/23/2005) The applicant has decided to add a 2 nd floor to the structure. The second story is within the 35 foot height limit for the R-1 zone. The second story is designed towards the maximum lot coverage. | |
| DATE: September 9, 2004 / May 23, 2005 | BY: Evan Compton/Darryl Wheeler |

Certification of Compliance
School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address Piaz
 Project Address 1544 Santa Ynez
 Parcel Number 007-0301-014 Lot No. _____
 Subdivision Name _____ No. of Units UE (1)
 Applicant's Signature C. Diaz Title Owner
 Phone No. 916-252-0573 Date 6-9-05

Notice to Applicant: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

Part II - To be completed by the BUILDING DEPARTMENT

Plan Identification Number 03-0787- Residents 04-15235 R med #
 Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area 627
 Signature/Title [Signature] Date 6/9/05

Part III - To be completed by the SCHOOL DISTRICT

School District CAUSD Certificate No. 10076
 Exempt Comments _____
 Residential/Apartment/etc. 624 Square ft. x \$ 224 = \$ 1397.76/-
 Commercial/Industrial 0 Square ft. x \$ 0 = \$ 0
 Total fees collected..... CK# = \$ 1397.76/-

This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

Signature [Signature] Date 6/9/05

White - Canary - School District • Pink - Building Department • Goldenrod - Applicant