

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0318557

Insp Area: 2
Thos Bros: 337 B4

Site Address: 7691 EL RITO WY SAC
Parcel No: 031-1250-012

Sub-Type: NSFR
Housing (Y/N): N

CONTRACTOR
NR HOMES INC
2443 FAIR OAKS BLVD PMB 74
SACRAMENTO CA 95825

OWNER
NR HOMES INC
2443 FAIR OAKS BL
SACTO, CA 95825

ARCHITECT

Nature of Work: SFD, 2450 SF, 616 SF GARAGE 105sf porch

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: Bank of Sac. Lender's Address: Howe Ave. / Sac.

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 License Number: 628092 Date: FEB. 6 04 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 _____ Owner Signature _____

PAID
CITY OF SACRAMENTO
FEB 05 2004

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any 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: FEB. 6/04 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 _____ Policy Number _____ Exp Date _____

(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 these provisions.

Date: FEB. 6/04 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.

OMEGA PRODUCTS INTERNATIONAL, INC.

DIAMOND WALL INSULATING STUCCO SYSTEM

ICBO Report 44004

JOB ADDRESS:

7691 SE B, 70 Way
SAC. LA 95831

Date of Job Completion

April 2/04

PLASTERING CONTRACTOR:

Name:

G. Glenn Plastering

Address:

6330 Main Ave #4 Orangevale 95662

Telephone No:

916-989-8385

Contractor Number of Diamond Wall System

4020

This is to certify that the exterior coating system on the building exterior at the above address has been installed in accordance with the evaluation report specified above and the manufacturer's instructions.

Date Sept. 1964

[Signature]
Signature of Authorized Representative of
Plastering Contractor

This installation card must be presented to the building inspector after completion of work and before final inspection.

Insulation Certificate

This is to certify that insulation has been installed in conformance with the current energy regulations, California Administration code. Title 24, State of California, in the building located at:

Site Address: 7691 El Rito Way Sacramento CA
 Number Street City State

Ceilings:

Blow:	Manufacturer	<u>Greenfiber</u>	Thickness	<u>10.27"</u>	R / Value	<u>R 38</u>
	Square Feet	<u>2100 sq. ft.</u>	# Bags / Lbs. Per Bag			<u>83 bags</u>
Batts:	Manufacturer	<u>Johns Manville</u>	Thickness	<u>13"</u>	R / Value	<u>R-38</u>
Batts:	Manufacturer	<u>Johns Manville</u>	Thickness	<u>6.5"</u>	R / Value	<u>R-19</u>

Exterior Walls:

Manufacturer	<u>Johns Manville</u>	Thickness	<u>3.5"</u>	R / Value	<u>R-13</u>
Manufacturer	<u>Johns Manville</u>	Thickness	<u>N/A</u>	R / Value	<u>N/A</u>

Floor Insulation:

Manufacturer	<u>N/A</u>	Thickness	<u>N/A</u>	R / Value	<u>N/A</u>
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Air Infiltration: (Title 24)

Yes No

Other: _____

General Contractor: _____ Lic. # _____

By: _____ Title: _____ Date: _____

Insulation Contractor: Gold Star Insulation, Inc. Lic. # 797510

By: Jan Newman Title: Office Manager Date: 7/16/04

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 7691 El Rito Way	APN: 031-1250-012
DRPB AREA / PUD / SPD: N/A	ZONING: R-1
EXISTING LAND USE: Vacant	
PROPOSED USE: New Construction RSF	
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 checked="" type="checkbox"/>	Application(s) COMPLETED: ER03-254
	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 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 checked="" 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: Lot area = 8985. Lot coverage = 3195 / 8985 = 36 % total lot coverage. Meets all setback and lot coverage requirements. Roofing materials will be tile, not 30 year lam dim comp.	
DATE: 12/02/03	BY: Bonnie Surgeon

2450th Hse.
616th Gas

NEW CONSTRUCTION

MINIMUM DESIGN STANDARDS FOR NEW CONSTRUCTION OF SINGLE AND TWO FAMILY DWELLINGS 1 and 2 Family Residential Construction FORM B

I. Site Design Standards

A. Front Yard Setbacks: Proposed buildings shall be placed on the site to generally align with adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- 1. Front yard setback is the average of the two adjacent structures.
- 2. Front yard setback does not vary more than 5'-0" from adjacent and surrounding structures.
- 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

B. Landscaping (Required): Front yard and corner lot street side yard landscaping shall be provided.

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and automatic sprinkler system for irrigation.

Note: Drought tolerant and thematic plantings are encouraged

C. Fencing: New fencing proposed shall meet the following minimum standards. Existing fencing proposed to remain shall be repaired as needed.

Interior side yard/rear yard fencing (no setback required)

Check one:

- 1. Wood fencing provided.
- 2. Standard chain link fencing provided (dark green vinyl coating recommended).
- 3. Painted or split face concrete block, brick, or plaster finished wall provided.

Street side yard fencing on corner lots (minimum 5'-0" setback required; less than 3 ft. height, no setback required.)

Check one:

- 1. Wood fencing provided.
- 2. Chain link with vinyl coating (green color recommended) with vines provided.
- 3. Painted ornamental steel (wrought iron) fence provided.
- 4. Painted or split face concrete block, brick, or plaster finished wall provided (max. 6'-0" high except at front yard setback shall be max. 3'-0' high").

Front yard fencing (Shall be 3'-0" high or less if within front setback.)

Check one:

- 1. No front yard fencing proposed.
- 2. Painted wood picket or split-rail fence (max. 3'-0" high) provided.
- 3. Chain link with green vinyl coating (max. 3'-0" high) with vines provided.
- 4. Painted ornamental steel (wrought iron) fence (max. 6'-0" high) provided.
- 5. Painted or split face concrete block, brick, or plaster finished wall provided (max. 3'-0' high").

II. Building Design Standards

A. Building Height/Roof Forms and Pitch: Roof forms such as gabled or hipped roofs, shall be similar to adjacent and surrounding structures. A minimum of 5 in 12 roof pitch is required unless a majority of adjacent and surrounding roof pitches are lower, in which case the predominant roof pitch, or greater, shall be incorporated in the new structure. Provide photos and drawings to indicate compliance.

Check one:

- 1. Roof forms and pitches are similar to adjacent and surrounding structures.
- 2. 5 in 12 pitch, or greater, provided.

B. Street Facade: The "front" of the structure and the entry shall face the street. Windows and a decorative front door shall be provided. The entry area and windows shall be fully visible from street view. **The following are required and must all be checked for compliance:**

- 1. Entry area and "front" of structure shall be fully visible from the street.
- 2. Windows provided facing the street.
- 3. Decorative front door provided.

APPROVED SETBACKS & LOT COVERAGE
DATE: 12-2-03 BY: [Signature]
CITY OF SACRAMENTO • PLANNING DIVISION
This approval SHALL NOT be held to permit or approve the violation of any State law, City Ordinance, or private agreement, and assumes that property lines and other information submitted by the applicant are accurate and complete.

C. Front Porch/Decorative Entry Element: A useable front porch (min. 5'-0" square) with decorative posts and railing shall be provided or a decorative entry element consisting of a concrete "stoop" (min. 4'-0" square) with decorative columns and a decorative roof cover.

Check one:

- 1. Front porch with decorative posts and railing provided (5'-0" square min. depth).
- 2. Decorative entry element with concrete stoop (min. 4'-0" square), decorative columns and decorative roof cover provided.

D. Garages: Garages (where provided) shall be flush or recessed back from the face of the primary structure (excluding porch). Garages shall not exceed 50% of the length of the street facing building facade on lots 52 feet or greater in width. On lots less than 52 feet wide, garages may be up to 60% of the street facing building facade. The garage shall match the design of the primary structure.

Check one:

- 1. Attached garage (flush or recessed back from the face of the primary structure) provided.
- 2. Side entry garage with decorative window in side facade provided visible from street view provided.
- 3. Detached garage matching the main structure design provided.
- 4. No garage provided. Parking pad provided behind front setback.
- 5. Garage design is not flush or recessed, but constitutes less than one third of models in a subdivision with three or more models and one of the following design features is provided: courtyard, living area over garage, front porch with an area greater than 36 square feet.
- 6. Garage design is not flush or recessed, but constitutes less than 10% of the total units constructed in a subdivision with six or more models provided.

Note: Minimal driveway widths are encouraged.

Flush is defined as garage location within five feet (forward or back) from the face of the primary structure.

E. Accessory Structures: All new attached or detached accessory structures such as storage sheds, workshops, etc., as defined by the Zoning Ordinance, shall match materials and design of existing primary structures on the property.

- 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.

F. Exterior Materials: Exterior materials shall be of highest quality found on adjacent and surrounding structures, be durable and shall compliment and improve the aesthetics of the surrounding area. Materials shall be consistent on all street facades and shall wrap a minimum of 2'-0" around facades not facing the street.

Siding

Check one:

- 1. Horizontal siding provided (wood, composite, or cementitious).
- 2. Wood shingle or shake siding provided.
- 3. Plaster (stucco) siding and door/window trim provided.
- 4. Brick as main facade material provided.
- 5. Grooved, textured plywood siding (1/2" or thicker) with vertical and horizontal trim (2" X 6" min. around doors and windows) and a brick wainscot provided. If untextured plywood with no grooves is proposed, 1X battens at a min. of 12" on center shall be provided to create a board and batten appearance.
- 6. Vinyl siding with dimensional trim at doors and windows provided.
- 7. Metal siding, simulating materials listed above, with dimensional trim at doors and windows provided.

Roofing

Check one:

- 1. Laminated dimensional composition shingles (30yr. min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Metal dimensional roofing (that simulates above listed materials)

Gutters/Downspouts (Required if matches existing)

- 1. Painted or prefinished gutters/downspouts shall be provided.

APPROVED SETBACKS & LOT COVERAGE
DATE: 12-2-03 BY: [Signature]
CITY OF SACRAMENTO • PLANNING DIVISION
This approval SHALL NOT be held to permit or approve the violation of any State law, City Ordinance, or private agreement, and assumes that property lines and other information submitted by the applicant are accurate and complete.

G. Doors/Windows: Decorative door and window types and trim styles shall be provided to compliment the building design. Decorative windows shall be provided at street facing facades. Decorative trim shall be provided on windows on facades facing active use areas such as parks, schools and other active public spaces. Windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color or shall be wood paint grade.

Entry doors

- 1. Exterior doors with raised panel or other decorative design and decorative trim are provided.

Garage doors

Check one:

- 1. Decorative sectional garage door with raised panel or other decorative design and decorative trim provided.
- 2. Alternative garage door that provides raised panel or other decorative design provided.

Windows

Check one:

- 1. Double or single hung windows with decorative trim/sill provided.
- 2. Horizontal sliding windows with grids and decorative trim/sill provided.
- 3. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.

H. Mechanical Equipment: Mechanical equipment shall not be placed on the roof where it may be visible from any street view.

Check one:

- 1. Mechanical equipment shall be attic and/or ground mounted with screening.
- 2. Mechanical equipment shall be roof mounted where not visible from any street views and a diagram indicating compliance provided.

CITY OF SACRAMENTO
DESIGN REVIEW

PROJECT NO: ER03-254
APPROVED BY: B. Sungen
APPROVAL DATE: 12-2-03

APPROVED SETBACKS & LOT COVERAGE
DATE: 12-2-03 BY: B. Sungen
CITY OF SACRAMENTO • PLANNING DIVISION
This approval SHALL NOT be held to permit or approve the violation of any State law, City Ordinance, or private agreement, and assumes that property lines and other information submitted by the applicant are accurate and complete.

Certification of Compliance
School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address 11. R. Henderson, 11111 1st St, Golden, CO 80401
 Project Address 791 E. 1st St
 Parcel Number 021-155-01-001 Lot No. _____
 Subdivision Name Riverdale Subdivision No. of Units _____
 Applicant's Signature [Signature] Title Owner
 Phone No. 303-440-1234 Date 12-16-03

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 0211557
 Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area 2450 sq ft
 Signature/Title [Signature] City Clerk Date 12-16-03

Part III - To be completed by the SCHOOL DISTRICT

School District WOOD Certificate No. 9009
 Exempt Comments Small Res.
 Residential/Apartment/etc. 2450 Square ft. x \$ 214 = \$ 5,243.00
 Commercial/Industrial _____ Square ft. x \$ _____ = \$ -869.00
 Total fees collected..... = \$ 4,374.00

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 2/5/04

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

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)
Site Address 7691 EL PINO WAY A.P.N. _____

<u>Applicant Information</u>		<u>Project Information (Check One)</u>	
Name	<u>N. B. HOMES Inc.</u>	Single Family Dwelling	<input checked="" type="checkbox"/>
Address	<u>2413 LAIR OAKS BLVD QMB 74</u>	Duplex	<input type="checkbox"/>
Phone	<u>916-399-0263</u>	Triplex	<input type="checkbox"/>
		Deep Lot Development	<input type="checkbox"/>

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N

Does the site front on a paved road? Y N*

Is the site higher than the crown of adjacent road? Y N*

Is the proposed building site higher than the back of the sidewalk or curb? Y N*

Describe existing frontage improvements along road.
 Ditch * Curb and Gutter Curb, Gutter, and Sidewalk

The direction of drainage on this site is:
 Front to Rear * Rear to Front Side to Side *

Does an adjacent site drain across this parcel?
 Y* N

Does this site have an existing low area or drainage swale?
 Y* N

Will construction require cut or fill on site? (* >50FT3 or >2FT)
 - How much cut? _____ Yards Depth _____
 - How much fill? _____ Yards Depth _____

Has building site been previously been filled? Y* N

Will existing drainage be re-routed? Y* N

Do you plan to construct or modify culverts or drainage ditches? Y* N

Print Name N. B. HOMES Inc. Title PRESIDENT
Signature _____ Date FEB. 6/04
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ Acres.

If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N

If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is the parcel to be built on part of a larger subdivision? Y N
 Subdivision Name: _____

If yes has an approved erosion and sediment control plan been provided? Y N

If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is grading and drainage approval required prior to permit issuance? Y N

Approved by: _____ Date: 2/5/04

Building permit #: _____

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

MICROFILM THIS DOCUMENT