

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: **0510567**

Insp Area: 4
Thos Bros: 277F5

Site Address: **428 TENAYA AV SAC**
Parcel No: 262-0073-012

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

CONTRACTOR

OWNER
JIMENEZ ALBERTO
428 TENAYA AV
SACRAMENTO, CA 95833

ARCHITECT

Nature of Work: REAR 1 STORY, 980 SF ADDITION & 160 SF COVERED PATIO, ---IN DESIGN REVIEW AREA---

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 _____ Lender's Address _____

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 _____ License Number _____ Date _____ Contractor 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 8/18/05 Owner Signature Juana Jimenez

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 8/18/05 Applicant/Agent Signature Juana Jimenez

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
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____ (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 those provisions.

Date _____ Applicant 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.

DUPLICATE

PD: 07/19/2005 040 GBP
DATE: 07/19/2005 10:21AM 00007965
PMT#: 0510567R SHT RES BLD PT
Q204PLAN CK-RESID'L
\$261.00

CC \$261.00
CHANGE \$0.00



CITY OF SACRAMENTO

Downtown Permit Center
1231 I Street, Suite 200
Sacramento, CA 95814

www.cityofsacramento.org
Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
Inspection: 1-916-808-7622

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834

OWNER BUILDER VERIFICATION

1. Check one below - I or my immediate family (parent, spouse, or child) will perform:

- A - [X] all the work authorized by this permit.
B - [] a portion of the work.
C - [] none of the work.

If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

- [] all of the authorized work. [] a portion of the authorized work.

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

3. [] I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner

Juana Jimenez (Printed name)

Juana Jimenez (Signature)

Date 8/18/05

Case No.

Permit No.

0510567

Job Address 428 Tenaya ave Sac. Cal.

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.

EXPANDED NORTH AREA DESIGN REVIEW DISTRICT
CITY OF SACRAMENTO
DESIGN REVIEW / PRESERVATION BOARD
STAFF REVIEW APPLICATION PACKET
1 and 2 Family Residential Construction
FORM A

Please complete the following application for staff level review of 1 and 2 family projects in the Expanded North Area subject to staff level Design Review. The action of staff is ministerial and must comply with the Minimum Standards for approval.

Project Address: 428 TENAXA AVE SATOC 95833
Assessor's Parcel Number: 262 0073 012

Applicant Name: SAME AS OWNER

Mailing Address: _____

Phone number: _____

Owner Name: ALBERTO JIMENEZ

Mailing Address: 428 TENAXA AVE SATOC 95833

Phone Number: (CELL) 916 826 8412

Parcel Dimensions: 64 x 120 . (9583)

Parcel Zoning: R-1 Existing Use: SFR

No. of units: 1 No. of stories: 1 Square footage of unit(s): 1080 \neq

Statement of Work Proposed: addition in rear
addition in front

Design Review Number: ER05-138 Date Received Stamp: 6/29/05

EXP. NORTH
LOT AREA = 9583 (METROSCAN)

EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS
1 and 2 Family Residential Construction

FORM B

I. Site Design Standards

A. **Setbacks:** Additions 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.
- 4. Front yard setback not impacted by proposed addition or remodel.

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

Check one:

- 1. Front and street side yard landscaping provided including: shade tree(s), lawn, and sprinkler system for irrigation.
- 2. Existing landscaping consisting of lawn and tree(s) to remain.

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:

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

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

Check one:

- N/A
- 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 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:

- N/A
- 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 concrete block, brick, or plaster finished wall provided (max. 3'-0" high").

Existing fencing

- 1. Existing fence to remain and shall be repaired as needed.

II. Building Design Standards

A. **Building Height/Roof Forms and Pitch:** Roof forms of the proposed addition shall match the existing structure and be similar to adjacent and surrounding structures. Provide photos and drawings to indicate compliance.

Check one:

- 1. Height of addition compliments existing structure and is similar to surrounding structures.
- 2. Roof forms and pitch of the proposed addition match the existing structure and are similar to adjacent and surrounding structures.

OK DESIGN REVIEW
APP FOR CHECKLIST
-LUS 8/9/05

Roofing

Check one:

- 1. Laminated dimensional composition shingles (25 yr. min.) with heavy ridge caps provided.
- 2. Concrete or tile roofing provided.
- 3. Wood shake or shingle roofing provided.
- 4. Addition proposed with roofing to match existing.

Gutters/Downspouts (Required if matches existing)

Check one:

- 1. Painted or prefinished gutters/downspouts shall be provided to match existing.
- 2. No gutters or downspouts proposed (none on existing structure).

G. Doors/Windows: New doors and windows shall match types and trim styles of the existing structure. Windows proposed at street facing facades shall be decorative windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color.

Entry doors

Check one:

- 1. Exterior doors with raised panel design and decorative trim are provided.
- 2. Existing exterior doors to remain/no new doors proposed.
- 3. new sliding glass door.

Garage doors

Check one:

- 1. Decorative sectional garage door with raised panel design and decorative trim provided.
- 2. Alternative garage door that provides raised panel design provided.
- 3. Existing door to remain and repaired as needed.

Windows

Check one:

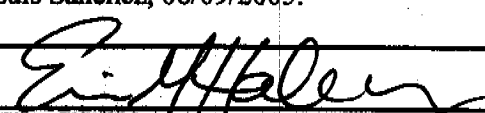
- 1. Double or single hung windows with decorative trim/sill provided.
- 2. Horizontal sliding windows with grids and decorative trim/sill provided.
- 3. Horizontal sliding windows with wide frames and decorative trim, no grids, and with decorative shutters and/or decorative plant shelf provided.
- 4.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

H. Mechanical Equipment: New mechanical equipment shall not be placed on the roof where it may be visible from any street view. Replacement of existing equipment may remain in the same location.

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.
- 3. Replacement of existing equipment in same location proposed.
- 4. Existing equipment to remain/no change proposed.

City of Sacramento
Development Services Department
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 428 Tenaya Ave.	APN: 262-0073-012
DRPB AREA / PUD / SPD: Extended North DRD	ZONING: R-1
EXISTING LAND USE: SFR	
PROPOSED USE: Add several rooms to rear and patio to front of existing SFR	
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 approved before project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROCESS: File Number: Application must be approved before project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: ER05-138, approved 06/29/05
<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 prior to issuance 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"/>	Route to SITE for inspection only; plan check not required.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
CONDITIONS AND COMMENTS:	<p>Building permit must conform to approved plans and comply with all conditions of approval of ER05-138. Lot size: 9583 SF (per Metroscan) Footprint: existing 1540 SF + proposed 1128 = 2688 Lot coverage: 28% Setbacks and lot coverage are ok per approved site plans. Differing roof pitch ok per Luis Sanchez, 06/09/2005. No other planning issues.</p>
DATE: 06/30/2005	BY: Erin Haley 



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

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
 Inspection: 1-916-808-5191



Downtown Permit Center
 1231 I Street, Suite 200, Sacramento, CA 95814

North Permit Center
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

PRELIMINARY RESIDENTIAL APPLICATION
 1-916-808-5656 OR 1-866-EZ-PERMIT

428 Tenayo Ave 95833
 BUILDING SITE ADDRESS SUITE INSP. AREA

262 0073 112 0510567
 ASSESSOR'S PARCEL NO. COMMUNITY PLAN NO. PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE #	FAX #
Alberto Jimenez	428 Tenayo Av.	95832	826 6412	
PROPERTY OWNER			203 4613	
LICENSED CONTRACTOR	LICENSE #:			
ARCHITECT/ENGINEER				

No. of Stories	No. of Rooms	Roof Covering	Area 1 st Floor	Total Area	Garage Area	Patio Area
1	2			980		

THIS PERMIT IS FOR:
 BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

NATURE OF WORK IN DETAIL
 980 sf addition 160 sf patio

ATION

340

836-8413

Certification of Compliance School District Development

U.S.

Part I - To be completed by the APPLICANT

Owner's Name/Address AL

Project Address _____

Parcel Number 262-0073-C12 Lot No. _____

Subdivision Name N/A No. of Units _____

Applicant's Signature [Signature] Title _____

Phone No. 716-203-4613 Date _____

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 charges 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 0310567

Building Type (check one) Residential Apartment/Condominium Commercial/Industrial

Square Feet of Chargeable Building Area 980

Signature/Title [Signature] Date 8/9/05

Part III - To be completed by the SCHOOL DISTRICT

School District Grant Joint Union HSD Certificate No. 06-0037

Exempt Comments _____

Residential Apartment/etc. 980 Square ft. x \$ 2.24 = \$ 2195.20

Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____

Total fees collected..... = \$ 2195.20

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 8/15/05

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