

CITY OF SACRAMENTO

Permit No: 9800800

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 1621 13TH ST SAC

Sub-Type: ASFR

Parcel No: 0060284023

Housing (Y/N): N

CONTRACTOR

CARTER WILLIAM
5400 MANMITH AV
SACRAMENTO CA
Phone: 916-334-4005

95841

OWNER

CORDON-CRADLER RUTHMARY
1505 BLACK MOUNTAIN RD
HILLSBOROUGH, CA
Phone:

94010

ARCHITECT

MCCABE-PRESSEY
1809-19th St
Sacramento, Ca
Phone: 916-447-4347

95814

Nature of Work: CHANGE OF USE. FROM GARAGE TO LIVING SPACE

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 ABC License Number 319002 Date 3-27-98 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 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 or 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 or 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

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.

Date 3-27-98 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.

X 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 Cal Comp Policy Number G977101366

(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 3-27-98 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.

April 24, 1998

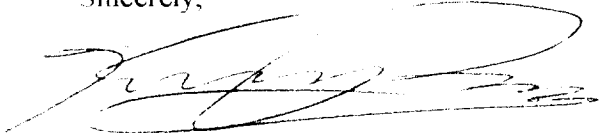
Sacramento City Planning Dept  
1231 I Street Room 200  
Sacramento, CA 95814

SUBJECT: CRABLER BUILDING  
1621 13TH STREET

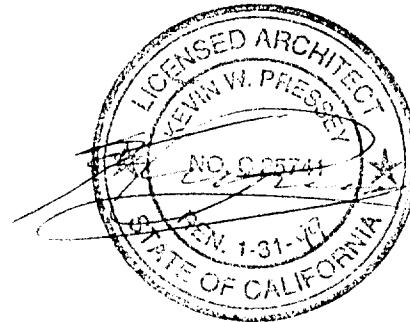
To Whom It May Concern:

The shear wall is not affected by the direction of the plywood. The desired results can be achieved with either vertical or horizontal placement.

Sincerely,



Kevin Pressey  
Principal Architect



ISSUED  
APR 24 1998

McCABE • PRESSEY • ARCHITECTS

1109 - 19TH STREET • SACRAMENTO • CALIF. • 95811 • 916 • 447 • 1317

May 6, 1998

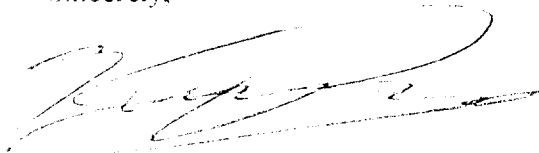
Sacramento City Planning Dept  
1231 I Street Room 200  
Sacramento, CA 95814

SUBJECT: CRADLER CARRIAGE HOUSE  
1621 13TH STREET

To Whom It May Concern:

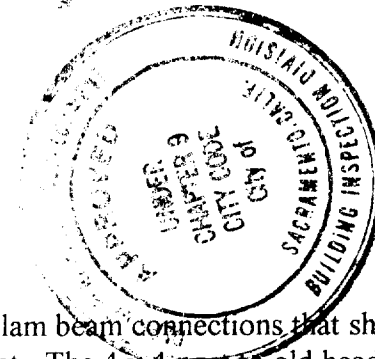
Enclosed are sketches for the two types post to glu-lam beam connections that should be used at the Cradler Carriage House, 1621 13th Street. The 4 x 4 post to old header beam connection between the old brick building and the wood framed addition shall be accomplished with a two piece Simpson post cap.

Sincerely,



Kevin Pressey  
Principal Architect

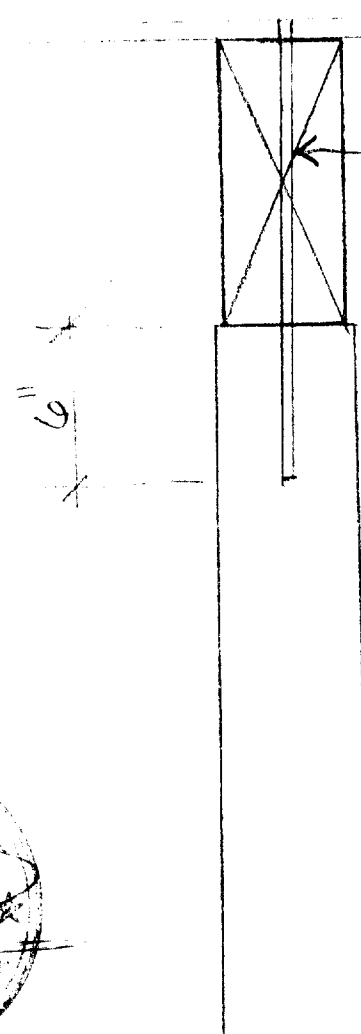
THIS DOCUMENT IS THE PROPERTY OF THE CITY OF SACRAMENTO AND IS TO BE KEPT IN THE OFFICE OF THE CITY PLANNING DEPARTMENT. IT IS TO BE RETURNED TO THE CITY OF SACRAMENTO UPON REQUEST. THE APPROVAL OF THIS PLAN AND SPECIFICATION SHALL NOT BE HELD TO BE A GUARANTEE OF STATE LAW.



CHAPTER

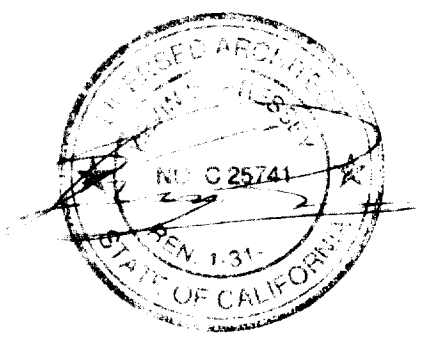
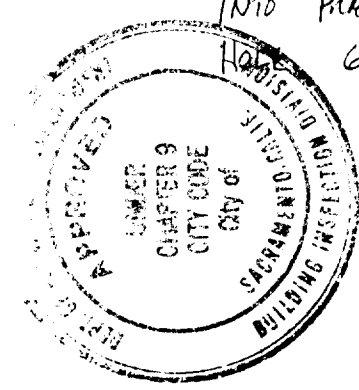
# CARRIAGE HOUSE

MISSING



The following provisions must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division. The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

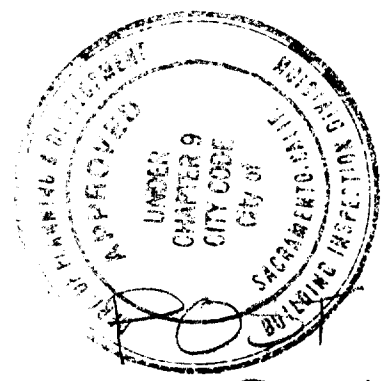
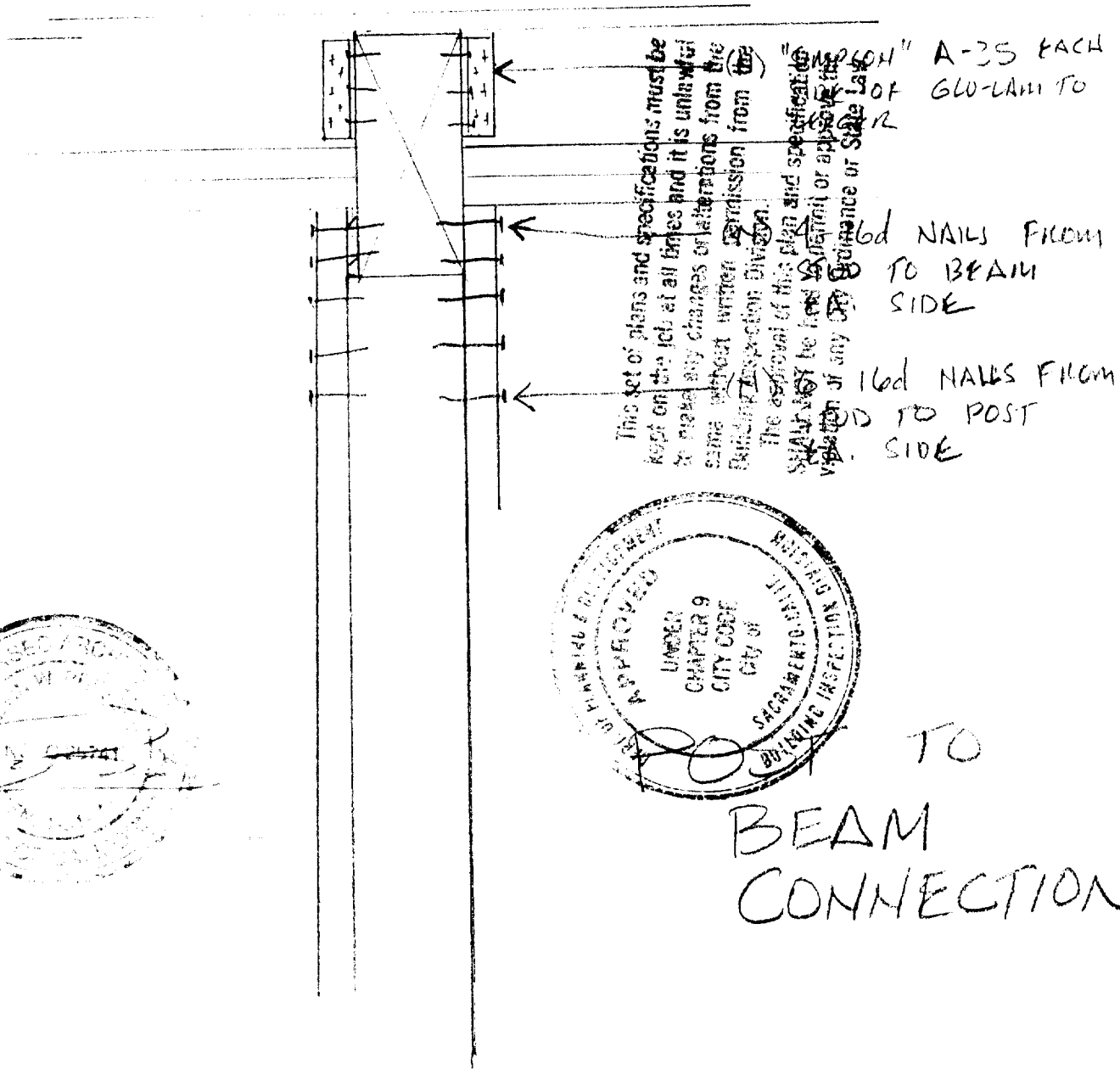
BAL DOWEL INTO POST  
PER-DRAWING 1/2"  
6" INTO POST



POST TO BEAM CONNECTION

CHAMBER  
 CONTRACT NO. 100

ISSUED  
 MAY 11 1998  
 CITY OF SACRAMENTO  
 GENERAL OFFICE OF ENGINEERS DIV.



TO  
 BEAM  
 CONNECTION

# SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

## CERTIFICATION OF COMPLIANCE

### SCHOOL DISTRICT DEVELOPMENT FEES

<i><b>PART I: To be completed by APPLICANT</b></i>	
PROPERTY OWNER'S NAME	
OWNER'S ADDRESS	
PROJECT ADDRESS <b>1621-13th St</b>	
PARCEL NUMBER	LOT NUMBER
SUBDIVISION NAME	
NUMBER OF UNITS	
APPLICANT'S SIGNATURE	
TITLE OF APPLICANT	
DATE	TELEPHONE NUMBER
<i><b>PART II: To be completed by BUILDING DEPARTMENT</b></i>	
PLAN IDENTIFICATION NUMBER	
BUILDING TYPE (CHECK ONE)	
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> APARTMENT/CONDOMINIUM
<input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA	
SIGNATURE	
TITLE	DATE
<i><b>PART III: To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT</b></i>	
DISTRICT CERTIFICATION NUMBER	
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	<b>1241</b> SQ. FT. X \$ <b>1.72</b> = \$ _____
COMMERCIAL / INDUSTRIAL	SQ. FT. X \$ _____ = \$ _____
OTHER FEE TYPE	SQ. FT. X \$ _____ = \$ _____
TOTAL FEES COLLECTED..... \$ <b>2134.52</b>	
<p><i>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.</i></p> <p><i>As an authorized school district official, I hereby certify that the requirements of Government Code Section 65997 and any other authorized requirements have been complied with by the above signed applicant.</i></p>	
<i><b>AUTHORIZED SCHOOL DISTRICT OFFICIAL</b></i>	
SIGNATURE	
TITLE	DATE <b>3-26-98</b>

SD Form 100-1

Distribution: Original--School District; 1st Copy--School District; 2nd Copy--Building Department; 3rd Copy--Applicant

Planning Division COMMERCIAL PRELIMINARY Information Request

BUILDING CHECK ONE:

- Level the counter review and issue permit
- Will be taken in and reviewed for site conditions
- Will be taken in but not reviewed for site conditions
- Information only, pre-submittal information

Customer Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Project address: 1621-13th St  
APN 96-0284 Current site use: carriage house

Need to verify AN Proposed Site use: convert to single family res.

Describe what is being requested: APPROVAL & COMMENTS

*on same lot as  
office/res Victorian  
on prop lines*

Requested by: B.L. Date: 1/30/98

- Zone \_\_\_\_\_ Overlay / SPD / PUD / R-review \_\_\_\_\_
- Planning staff Review required
- Planning Hearing required
- Design Review required
- No Planning Issues
- Counter ok review by site cond.

Other Applications on site P# 97-119 Z# \_\_\_\_\_

DR# \_\_\_\_\_ PB# 96-0410 IR# \_\_\_\_\_

Comments: Plan check must be done  
before proceeding to ensure  
compliance with these  
requirements

Planning review by: [Signature] Date: 1-30-98

- MUST BE REVIEWED BY PLANNING
- |                      |                      |               |
|----------------------|----------------------|---------------|
| Amusement Facilities | Anything Residential | Restaurants   |
| Churches             | Day care             | Sidewalk Cafe |
| Drive-through        | Lot Line adjustments |               |
| Medical Offices      | Bars                 |               |

Secondary uses  
RECREATION COMMUNICATION FACILITIES

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**FEE SUMMARY**  
**FOR PERMIT #9800800**  
as of 01-30-1998 Permit Status: **APPLIED**

Site Address: **1621 13TH ST SAC**  
Parcel No: 0060284023

CONTRACTOR  
CARTER WILLIAM  
5400 MANMITH AV  
SACRAMENTO CA  
Phone 916-334-4005

OWNER  
CORDON-CRADLER RUTHMARY  
1505 BLACK MOUNTAIN RD  
HILLSBOROUGH, CA 94010  
Phone:

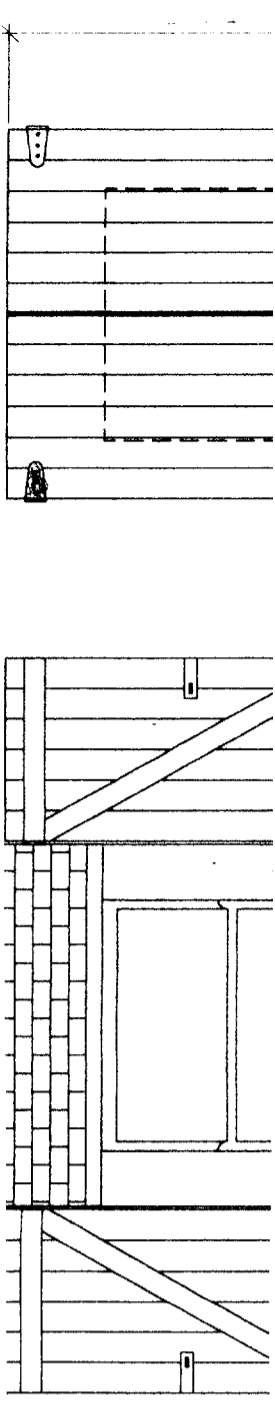
ARCHITECT  
Phone:

**Nature of Work:** CHANGE OF USE. FROM GARAGE TO LIVING SPACE

Permit Valuation: \$64,350.00  
Square Footage: 1100

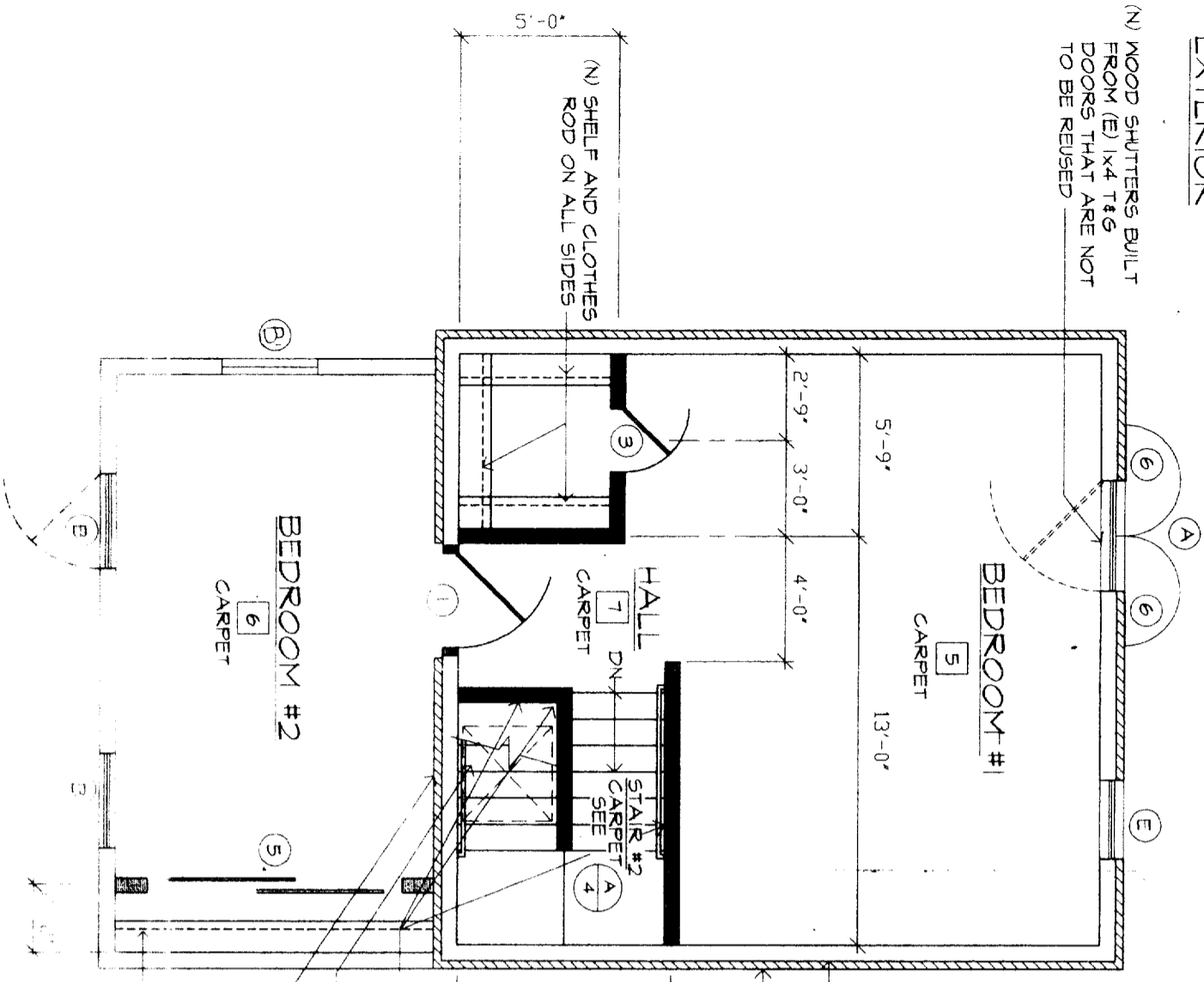
Building Permit.....:	\$797.00	Water Development Fee:	\$0.00
Plan Review/Processing:	\$268.00	Sewer Development Fee:	\$0.00
Strong Motion Fee.....:	\$6.44	Regional Sanitation Fee:	\$0.00
Coach Recording Fee...:	\$0.00	Bell Avenue Sewer.....:	\$0.00
Manuf Housing Fee.....:	\$0.00	Granite Park Fee.....:	??
Auth to Start Work.....:	\$0.00	Pocket Area Bridge.....:	\$0.00
Penalty Fee.....:	\$0.00	Pocket Area Road.....:	\$0.00
Inspections.....:	\$0.00	Quimby Park Fee.....:	\$0.00
Cert of Occupancy.....:	\$0.00	Housing Trust Fund.....:	\$0.00
Replace Cards/Plans....:	\$0.00	North Natomas.....:	\$0.00
Hsg Process/Surcharge:	\$0.00	FBA-South Natomas....:	\$0.00
Technology Fee.....:	\$42.60	FBA-Jacinto Creek.....:	\$0.00
City Bus Oper Tax.....:	\$25.74	Amount Deferred.....:	\$0.00
Const Excise Tax.....:	\$0.00	Refund.....:	\$0.00
Res Const Tax.....:	\$0.00		
Processing Fees.....:	\$0.00		
Review Fees.....:	??	Subtotal.....:	\$1,139.78
		Additional Fees.....:	\$0.00
		<b>TOTAL FEES.....:</b>	<b>\$1,139.78</b>
		Payments.....:	\$0.00
		<b>BALANCE DUE.....:</b>	<b>\$1,139.78</b>





EXTERIOR

(N) WOOD SHUTTERS BUILT FROM (E) 1x4 T&G DOORS THAT ARE NOT TO BE REUSED



(B) SECOND FLOOR PLAN

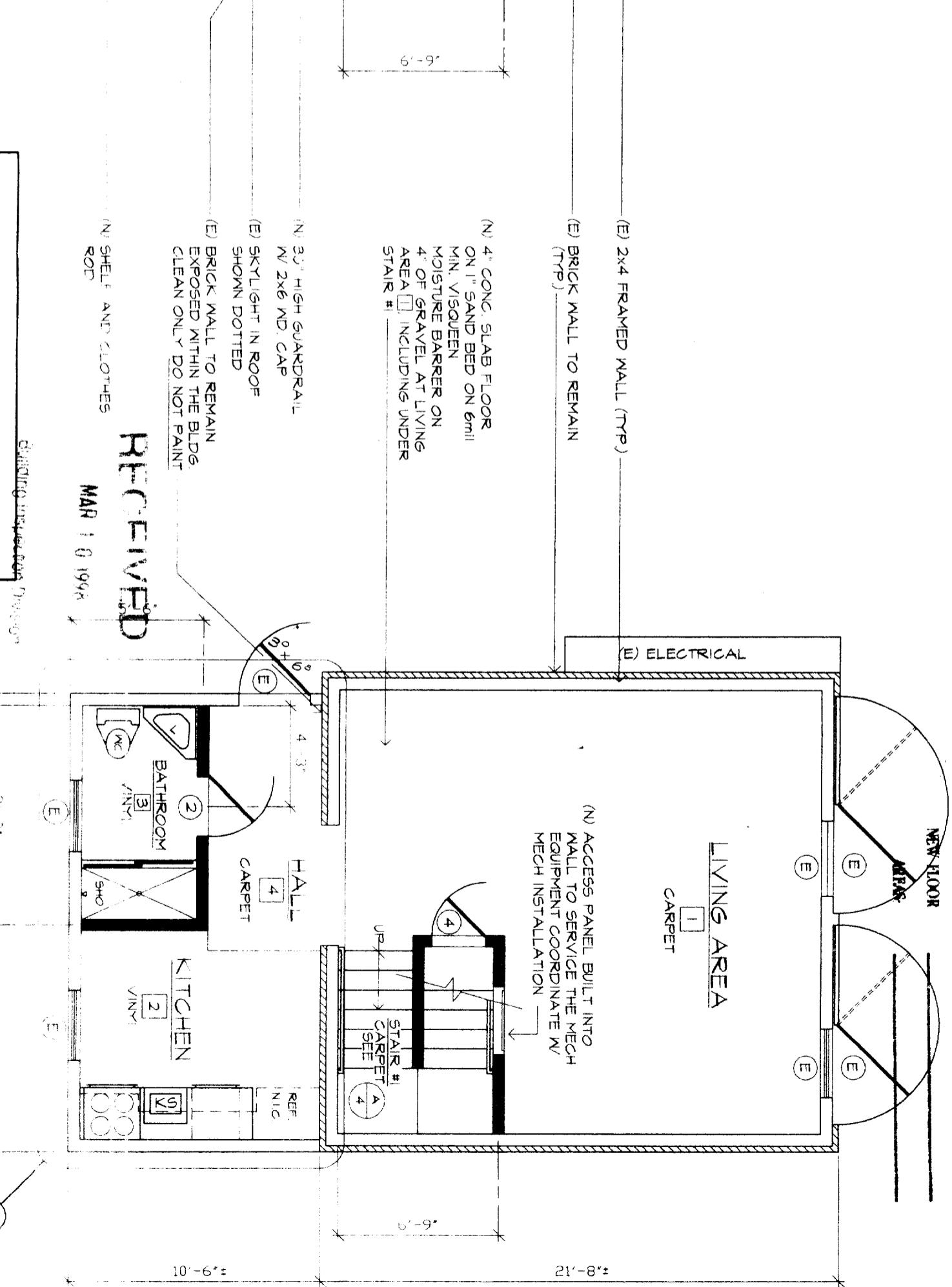
SCALE 1/4" = 1'-0"



(C) WINDOW / DOOR SCHEDULE

SCALE 1/2" = 1'-0"

OWNER'S NAME: 1621 13<sup>TH</sup> ST.  
 PROJ. ADDRESS: 066-0234-023  
 A.P.N.: 48-00800  
 BLDG. PERMIT #:



(A) FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



NOTE:

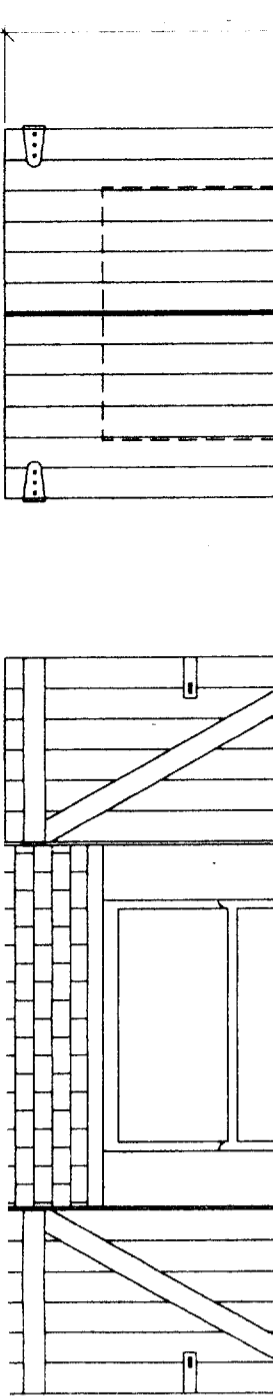
EXTERIOR AND STRUCTURAL REPAIRS ARE CURRENTLY UNDER PERMIT. THIS SET OF DOCUMENTS IS FOR TENANT IMPROVEMENTS FOR INTERIOR ONLY

- (N) 4" CONC. SLAB FLOOR ON 1" SAND BED ON 6mil MIN. VISQUEEN MOISTURE BARRIER ON 4" OF GRAVEL AT LIVING AREA INCLUDING UNDER STAIR #1
- (E) 2x4 FRAMED WALL (TYP)
- (E) BRICK WALL TO REMAIN (TYP)
- (N) 30" HIGH GUARDRAIL W/ 2x6 MD. CAP
- (E) SKYLIGHT IN ROOF SHOWN DOTTED
- (E) BRICK WALL TO REMAIN EXPOSED WITHIN THE BLDG CLEAN ONLY DO NOT PAINT
- (N) SHELF AND CLOTHES ROD

RECEIVED

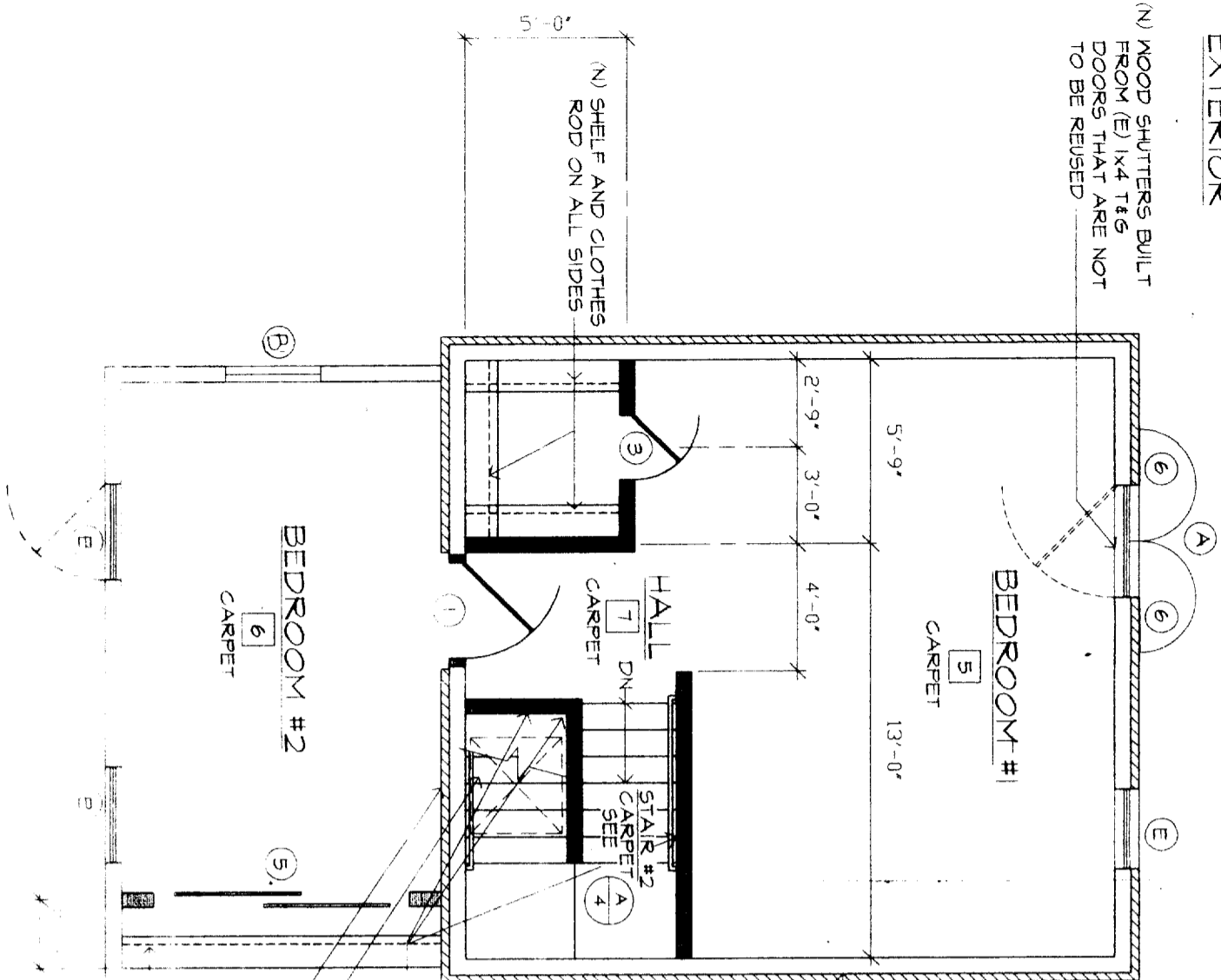
MAR 10 1998

Building Inspection Division



EXTERIOR

(N) WOOD SHUTTERS BUILT FROM (E) 1x4 T&G DOORS THAT ARE NOT TO BE REUSED



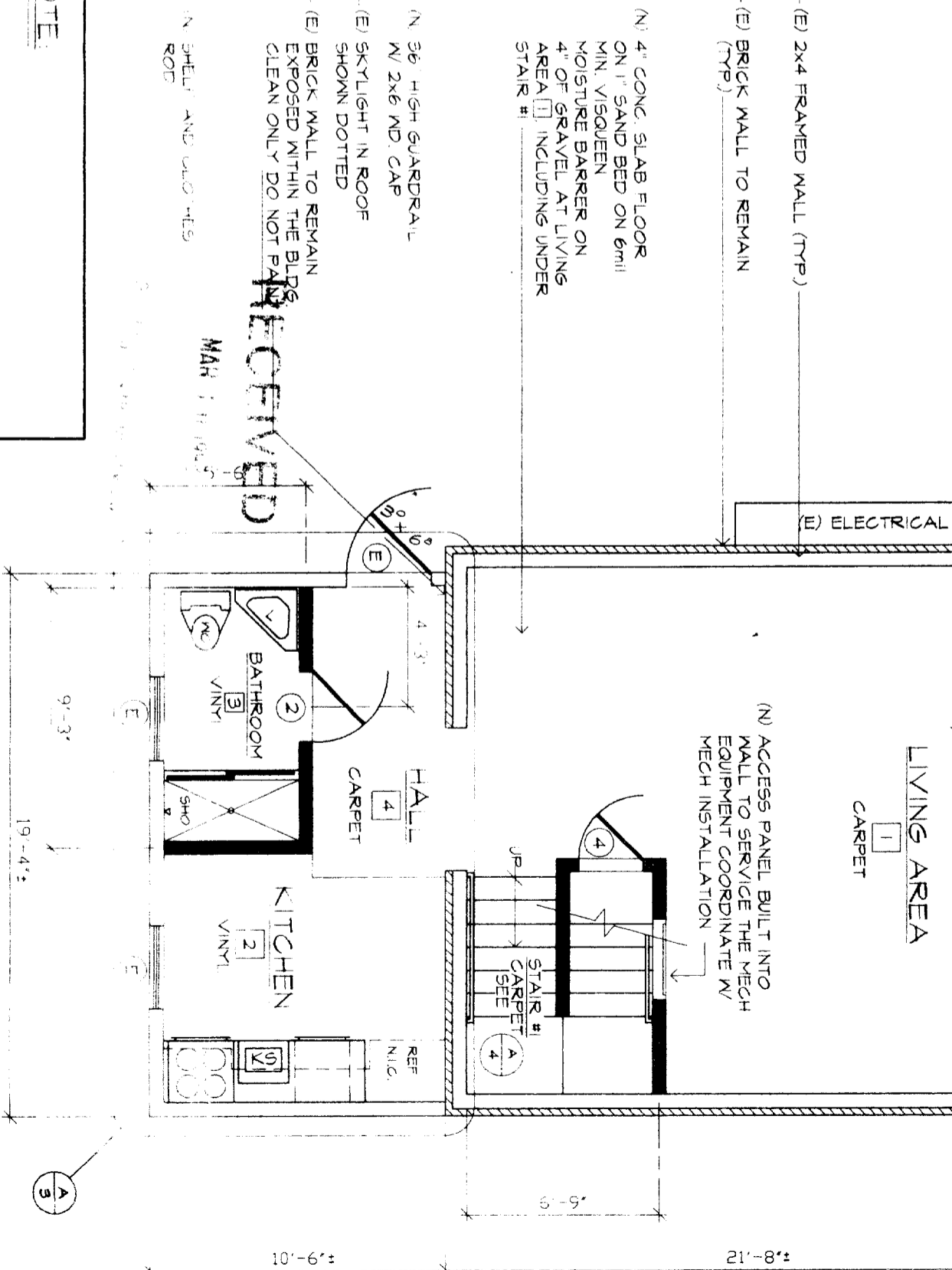
B SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



NOTE:

EXTERIOR AND STRUCTURAL REPAIRS ARE CURRENTLY UNDER PERMIT. THIS SET OF DOCUMENTS IS FOR TENANT IMPROVEMENTS FOR INTERIOR ONLY.



A FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



C WINDOW / DOOR SCHEDULE

OWNER'S NAME

PROJ. ADDRESS

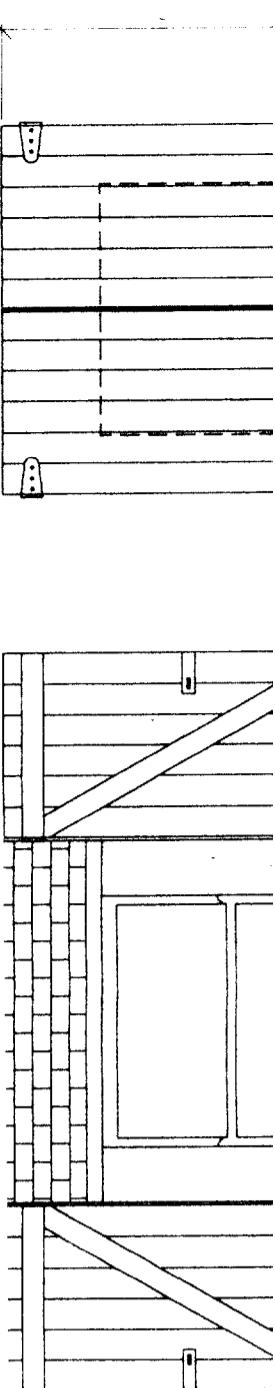
APN

SLDG. PERMIT #

NEW FLOOR

SCALE 1/2" = 1'-0"

RECEIVED  
MAR 11 11 AM '15



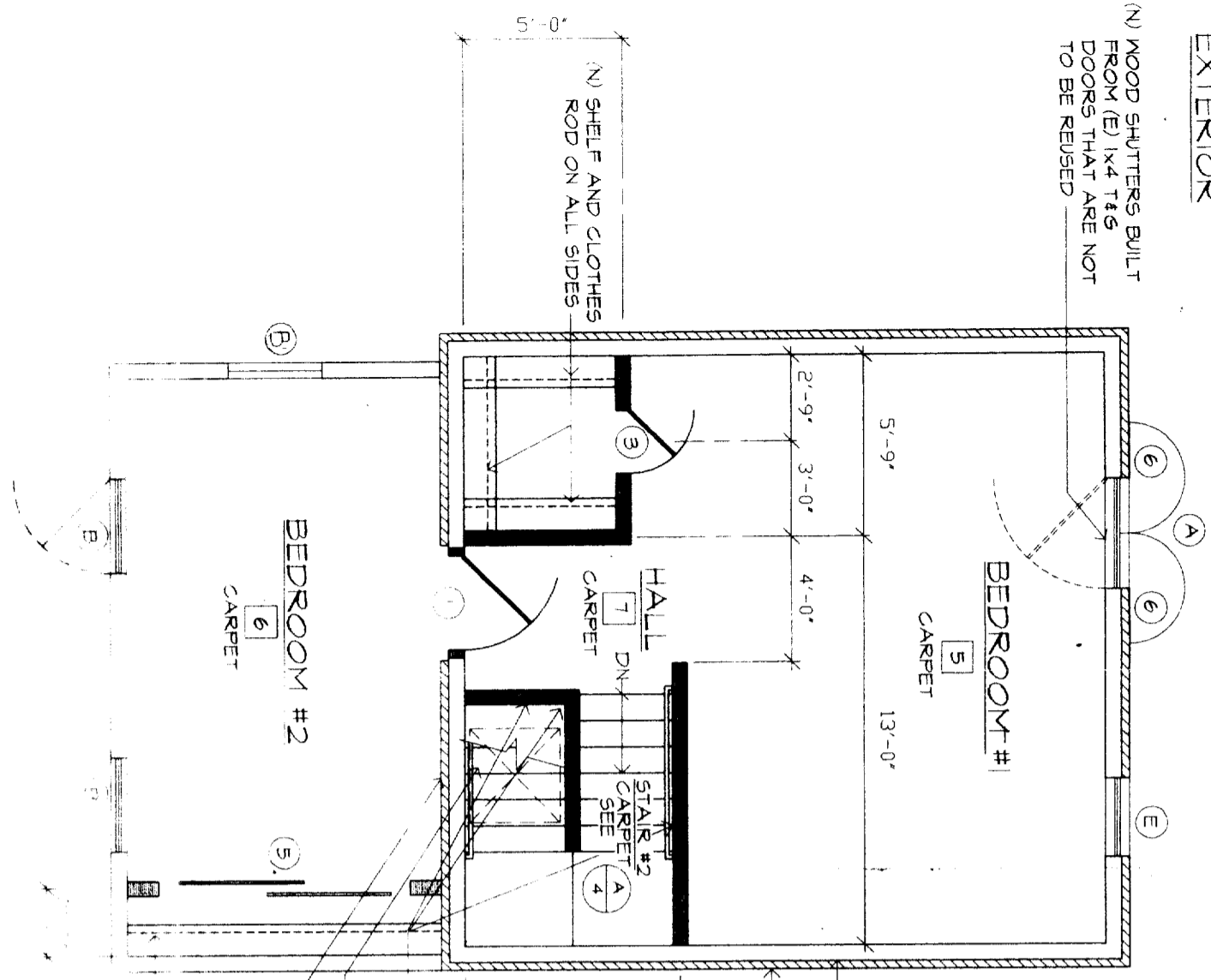
**(C) WINDOW / DOOR SCHEDULE**

SCALE: 1/2" = 1'-0"

OWNER'S NAME  
 PROJECT ADDRESS  
 ADDRESS

**EXTERIOR**

(N) WOOD SHUTTERS BUILT FROM (E) 1x4 T&G DOORS THAT ARE NOT TO BE REUSED



**(B) SECOND FLOOR PLAN**

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



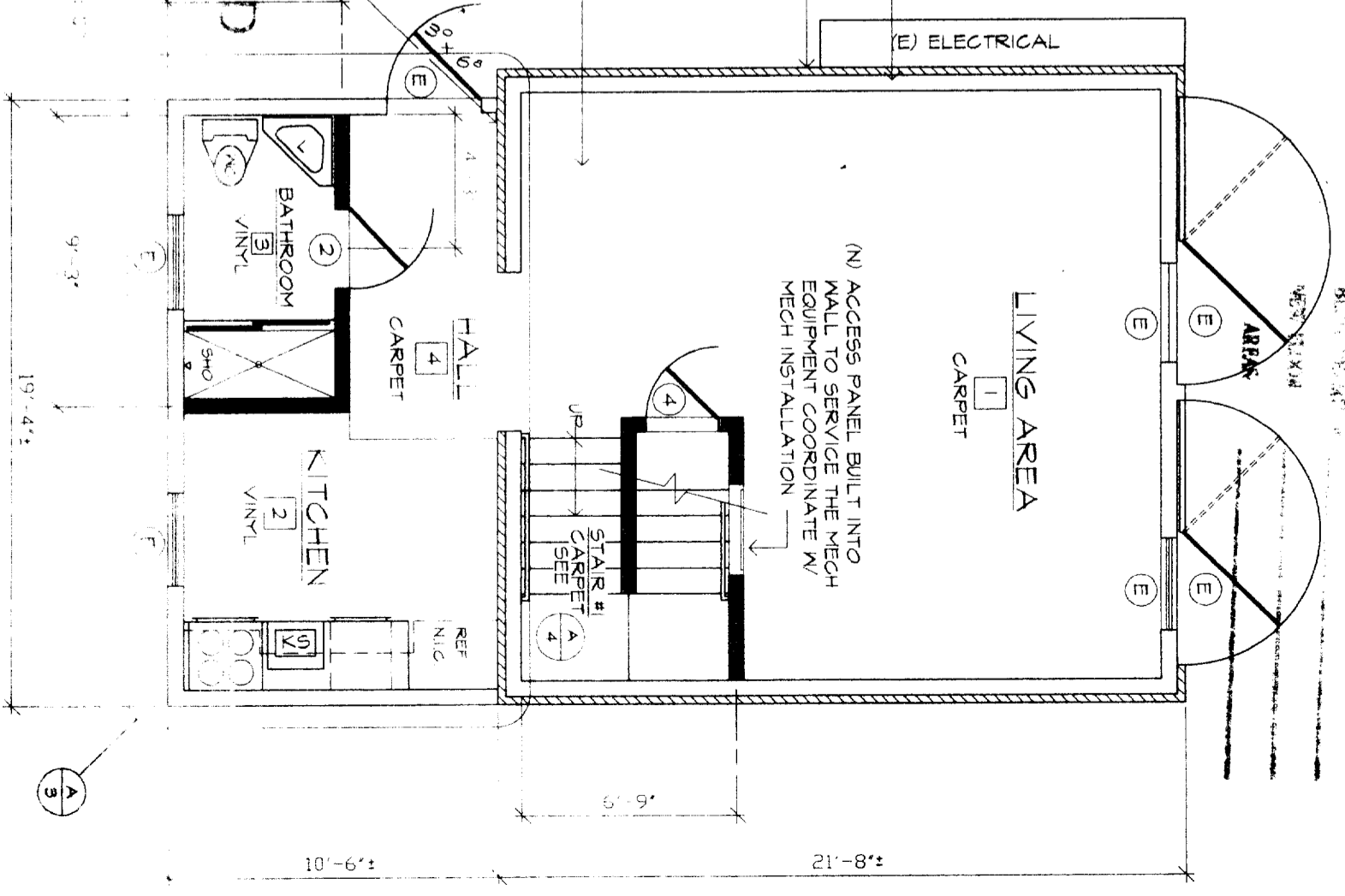
**NOTE:**

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- (N) 4" CONG SLAB FLOOR ON 1" SAND BED ON 6mil MIN. VISQUEEN MOISTURE BARRIER ON 4" OF GRAVEL AT LIVING AREA (1) INCLUDING UNDER STAIR #1
- (E) 2x4 FRAMED WALL (TYP)
- (E) BRICK WALL TO REMAIN (TYP)
- (N) 36" HIGH GUARDRAIL W/ 2x6 MD. CAP
- (E) SKYLIGHT IN ROOF SHOWN DOTTED
- (E) BRICK WALL TO REMAIN EXPOSED WITHIN THE BLDG CLEAN ONLY DO NOT PAINT
- (N) SHELF AND CLOTHES ROD

**APPROVED**

MAN 10/19/22



**(A) FIRST FLOOR PLAN**

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

