

**CITY OF SACRAMENTO**

**Permit No: 9812584**

**1231 I Street, Sacramento, CA 95814**

**Insp Area: 1**

**Site Address: 1524 35TH ST SAC**

**Sub-Type: AGAR**

**Parcel No: 0070295024**

**Housing (Y/N): N**

**CONTRACTOR**

**OWNER**

**ARCHITECT**

CAROLE CUKROV  
1524 35TH ST  
SAC CA 95816

**Nature of Work: BUILD NEW 413 SQ FT GARAGE, WITH ONE 100 VOLT 20 AMP LIGHTING CIRCUIT**

**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);

X 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 2.1.99 Owner Signature Carole A. Cukrov

**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 2.1.99 Applicant/Agent Signature Carole A. Cukrov

**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 those provisions.

Date 2.1.99 Applicant Signature Carole A. Cukrov

**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.**

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNER

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed improvement (yes) or no \_\_\_\_\_

2. I (have) have not) \_\_\_\_\_ signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ Telephone \_\_\_\_\_

Contractors License No. \_\_\_\_\_

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise, and provide the major work.

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ Telephone \_\_\_\_\_

Contractors License No. \_\_\_\_\_

5. I will provide some of the work but I have contracted (hired) the following to provide the work indicated:

Name	Address	Phone	Type of Work
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Signed Carole A. Cukrov

Job Address 1524 35<sup>th</sup> St. Sacramento Date 12.23.98

Permit No.: 9812584

12/3/98

35th ST.

CURB

FENCE

EXISTING HOUSE ROOF LINE

N  
ESW

ELECTRIC FROM HOUSE TO SUB IN

67'6"

92'6"

OUTSIDE LIGHT

PROPOSED STRUCTURE 20 X 20 GARAGE

W/ 7'6" x 16' APRON

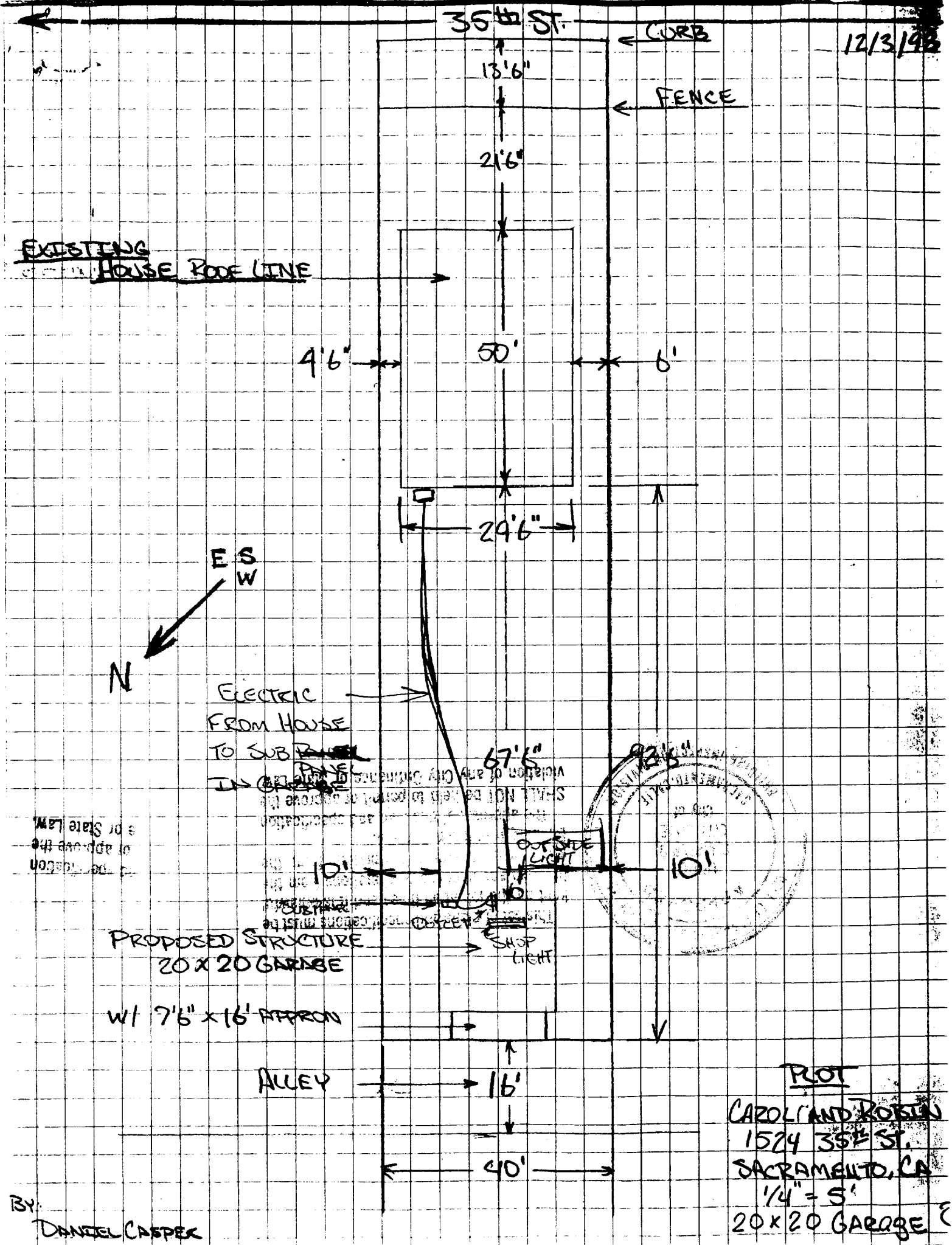
ALLEY

16'

40'

Plot  
CAROL AND ROBIN  
1524 35th ST.  
SACRAMENTO, CA  
1/4" = 5'  
20 X 20 GARAGE

BY: DANIEL CASPER



BACK OF HOUSE

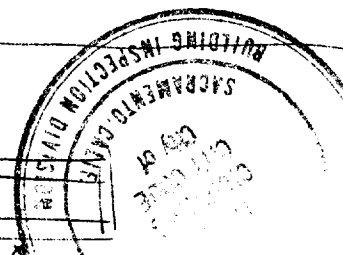
← ELECTRIC PANEL

SUB  
PANEL

OUTLET

OUTSIDE  
LIGHT

STOP LIGHT



ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO  
 CITY ORDINANCE NO. 10.00000 AND THE STATE ELECTRICAL  
 CODE AS AMENDED BY THE STATE ELECTRICAL BOARD  
 AND THE CITY OF SACRAMENTO ELECTRICAL CODE AS AMENDED  
 BY THE CITY OF SACRAMENTO ELECTRICAL BOARD

20'8" x 20' GARAGE

35<sup>th</sup> ST.

CURB

12/3/98

13'6"

FENCE

21'6"

1524 35<sup>th</sup> ST.  
#98/2584

EXISTING HOUSE ROOF LINE

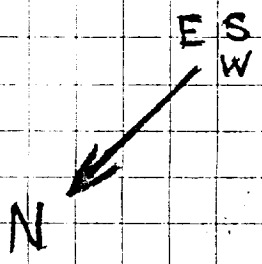
12-23-98

4'6" HP

50'

6'

29'6"



Not to be used for any purpose without the approval of the State Law

A/R Flood Zone

Reviewed by Matt P

See A/R inf. on 92'6" back sheet.

12/23/98

67'6"

9'8"

9'8"

PROPOSED STRUCTURE  
20' x 20' GARAGE

W/ 7'6" x 16' APRON

DEC 23 1998

ALLEY

16'

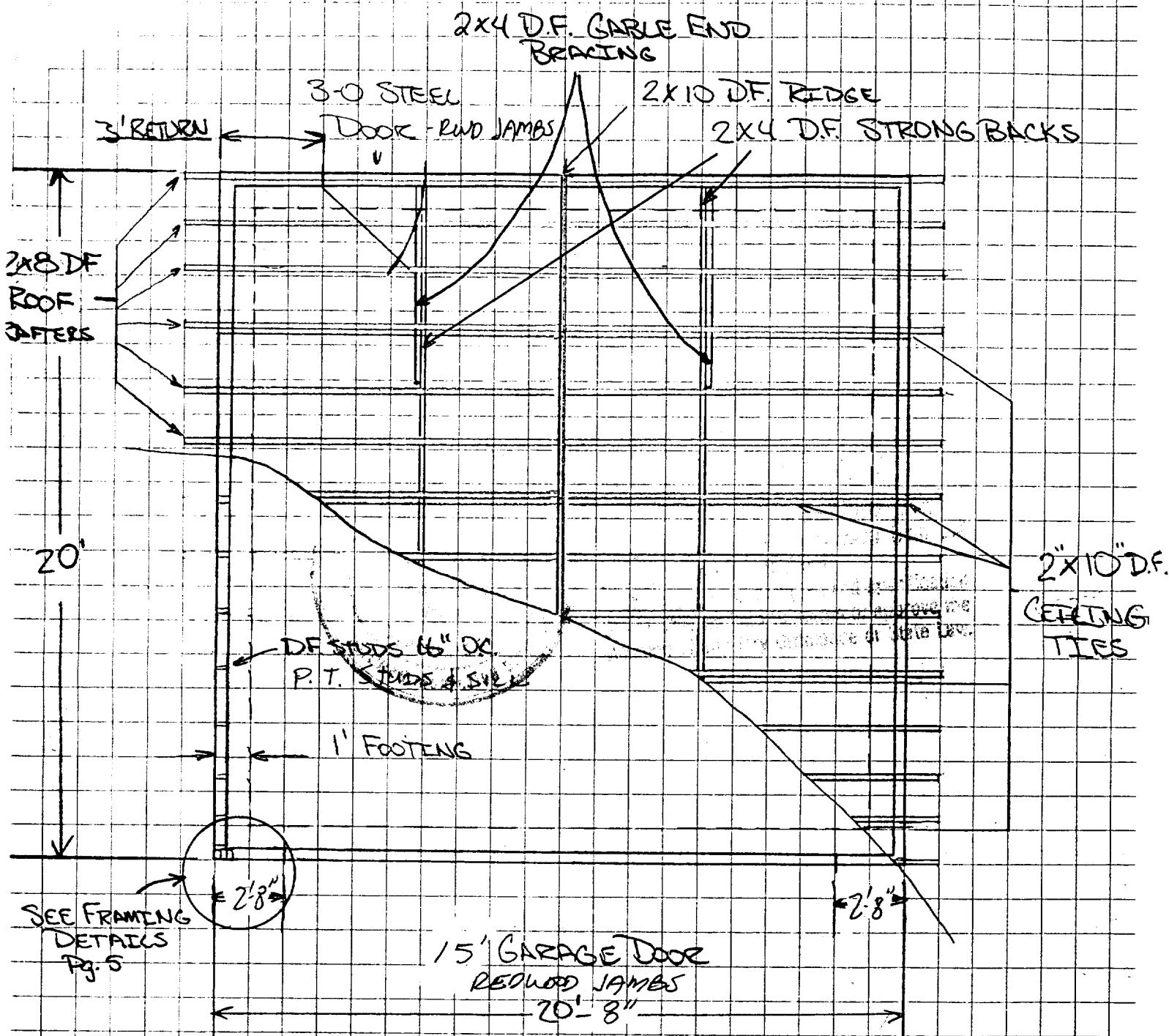
10'

40'

PLOT  
CAROL AND ROBIN  
1524 35<sup>th</sup> ST.  
SACRAMENTO, CA  
1/4" = 5'  
20' x 20' GARAGE

BY: DANIEL CASPER

12/21/98



SEE FRAMING  
DETAILS  
Pg. 5

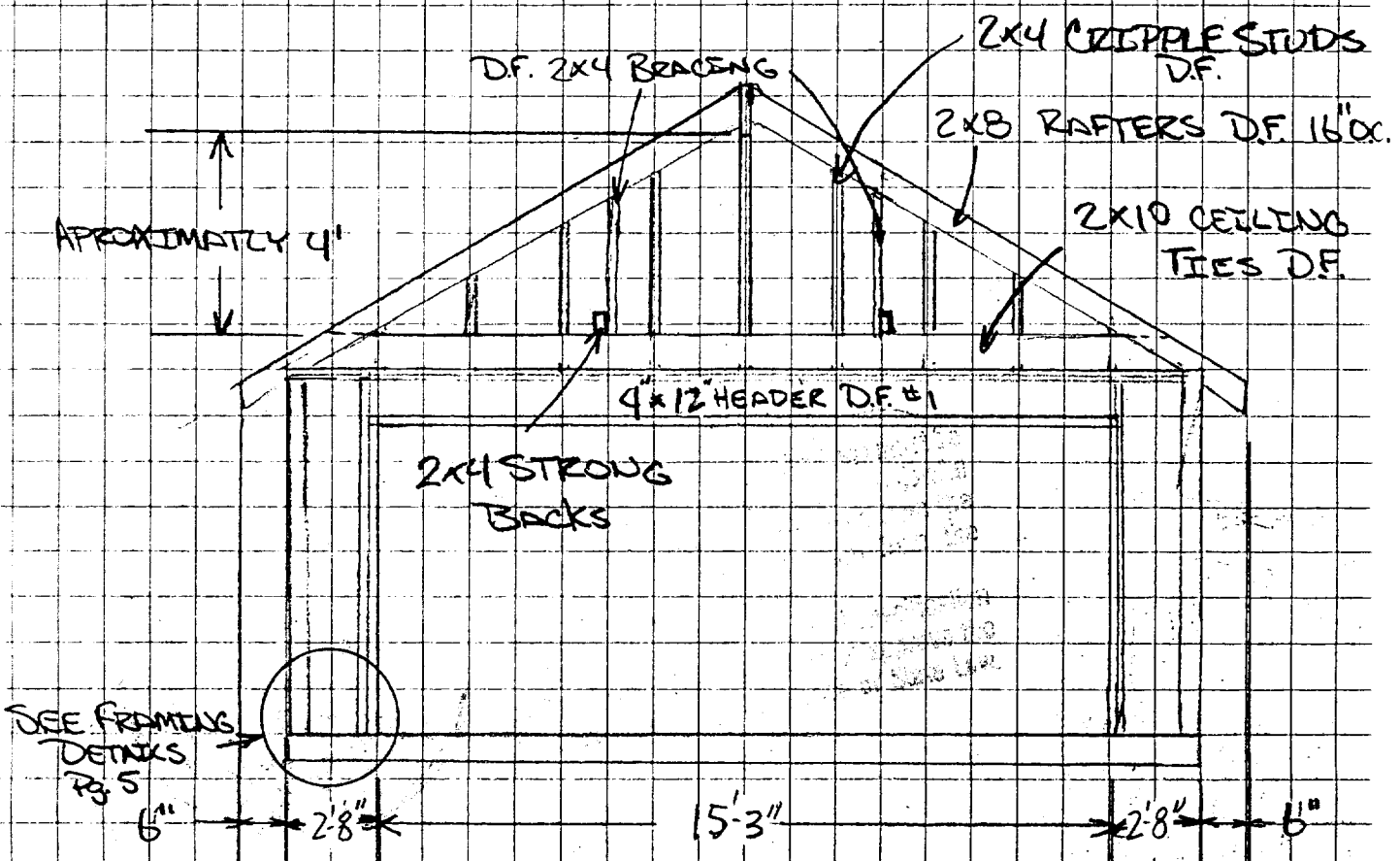
15' GARAGE DOOR  
REDWOOD JAMBS  
20'-8"

FOUNDATION, FLOOR & ROOF

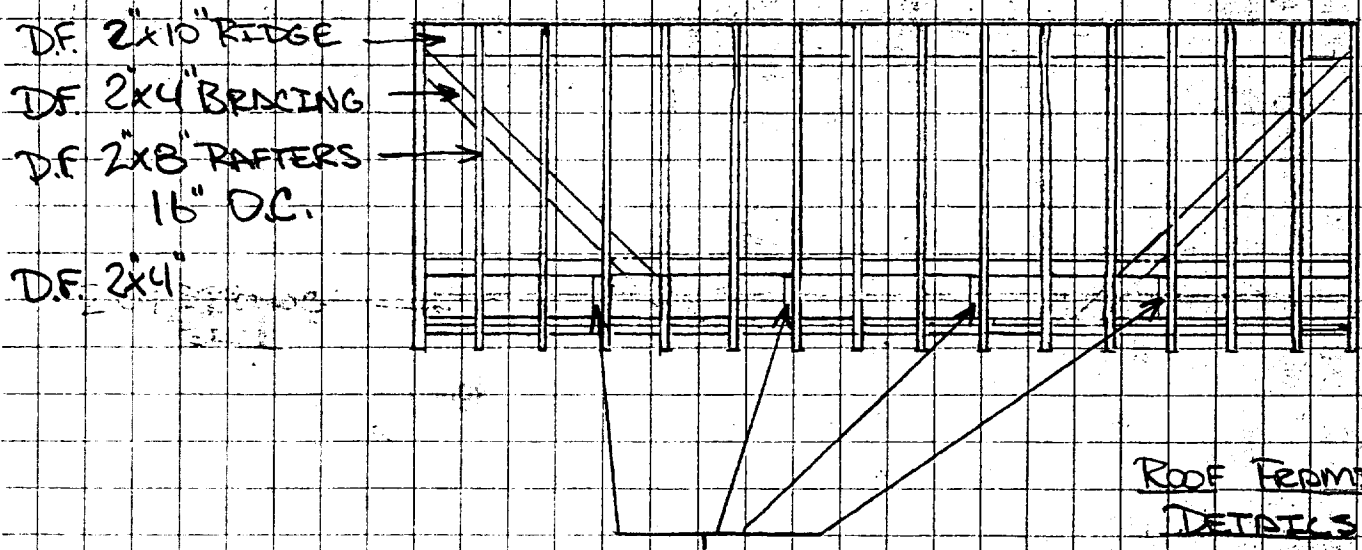
CAROL AND ROBIN  
1524 35th ST  
SACRAMENTO, CA  
1/4" = 1'0"  
20X20 GARAGE

(2)

12/3/98



ROOF SIDE VIEW



ROOF FRAMING DETAILS

D.F. 2x10 CEILING TIES

ALL LUMBER D.F. #2 OR BTR.

CAROL AND ROBIN  
 1524 35th ST.  
 SACRAMENTO, CA  
 1/4" = 1'  
 20x20 GARAGE

12/2/98

SECURE RAFTER TO CEILING TIES W/ 3-8d NAILS

SECURE RAFTERS W/ 13-16d NAILS INTO TOP PLATE

D.F. 2x8 RAFTERS 16' OC.

ROOF STRUCTURE WILL BE 2x8 AND 2x10 D.F. 6-12 PITCH 24" OC. W/ 1/2" PLYWOOD DECK. EACH TIE WILL HAVE 2x4" STRONGBACK TO BE NAILED W/ 2-16d NAILS.

D.F. 2x10 CEILING TIES 48" OC.

ALL HEADERS TO BE PLACED ON EDGE W/ JACK STUD. GARAGE DOOR HEADER D.F. 1-4x12x8 W/ 1/2" SPA. ENTRY DOOR HEADER D.F. 2-2x6x42 W/ 1/2" SPACE

2x4 - WALLS WILL BE BRACED WITH 9/16" x 1 1/4" x 16 GA. STEEL. (Pg 83 USP CATALOG)

ALL FRAMING LUMBER D.F. #2/BTR. UNLESS NOTED OTHERWISE. ALL FRAMING LUMBER TO BE P.T. OR CONSTRUCTION HEART REDWOOD

PRESSURE TREATED

SIDING 5/8" 1x11 HARD BOARD

FELT PAPER 15 lb. UNDER SIDING + EXTENDING 1" BELOW AND SILL. 2x4 PRESSURE TREATED SILLS

1/2" DIA. x 10" LONG ANCHORS 12" FROM ELD CORNERS + 6' OC.

4" PAD (3000 LB CEMENT)

4" 3/4" CRUSHED ROCK

WIRE MESH OR FIBER MIX

12" DEEP FOOTING

#4 REBAR

12"

ROOF PITCH 7-12

DETAILS CAROL AND ROBIN 1524 35th St SACRAMENTO, CA 1/4" = 3" 20x20 GARAGE

BY: DANIEL CASPER

4



12/2/93

4"x10" HEADS:  
FOR 16' SPAN  
↑ JAMB  
↑ JACK STUD

TRIPLE CORNER STUD

GARAGE DOOR OPENING

1/2" DIA x 10" ANCHOR BOLTS 12" FROM CORNERS AND EVERY 6'

12 GAUGE GALVANIZED STEEL SIMPSON STRONG TIE #5 THDS 3" x 29" STRAP TIE HOLDDOWN

21 5/8"

#4 REBAR

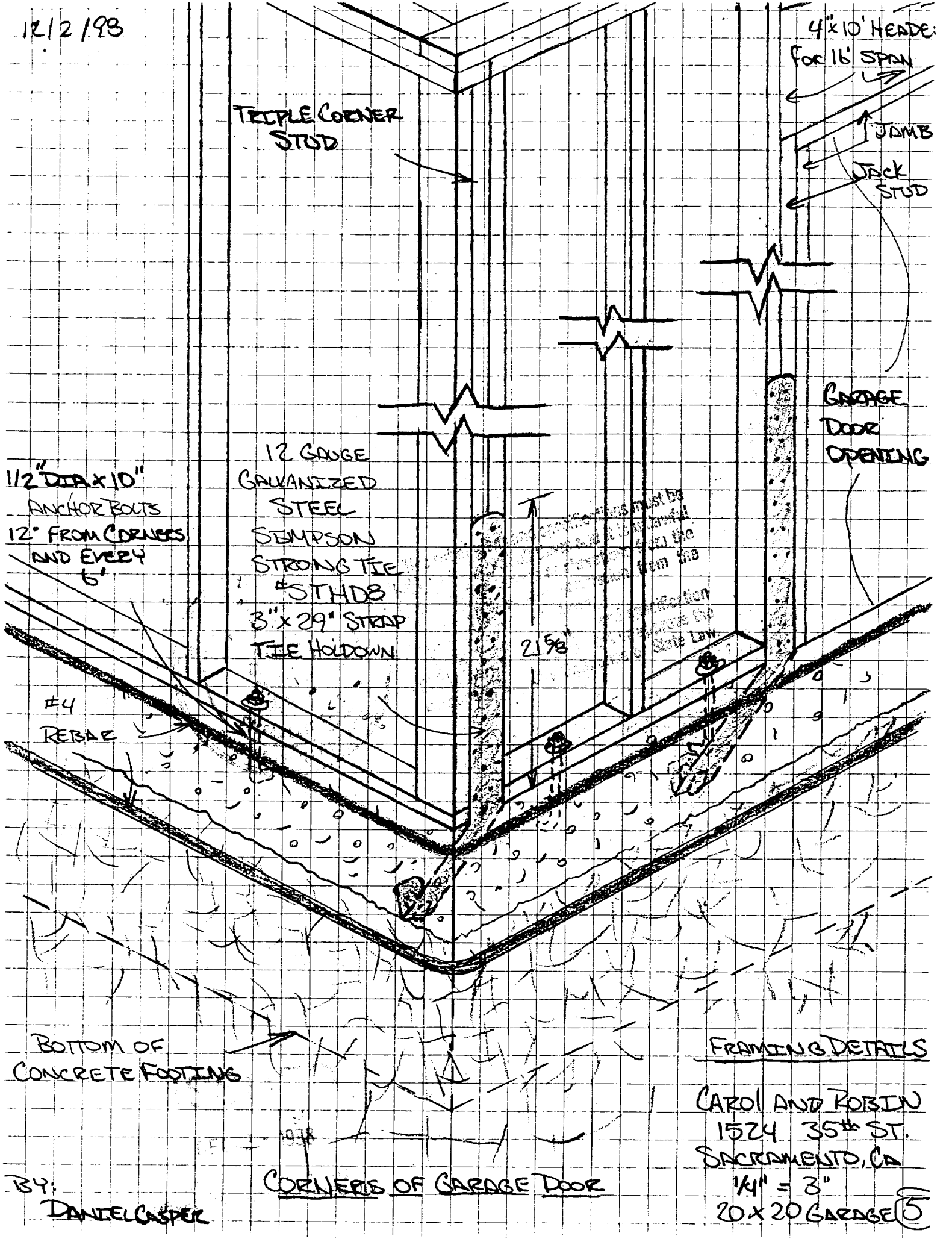
BOTTOM OF CONCRETE FOOTING

CORNERS OF GARAGE DOOR

FRAMING DETAILS

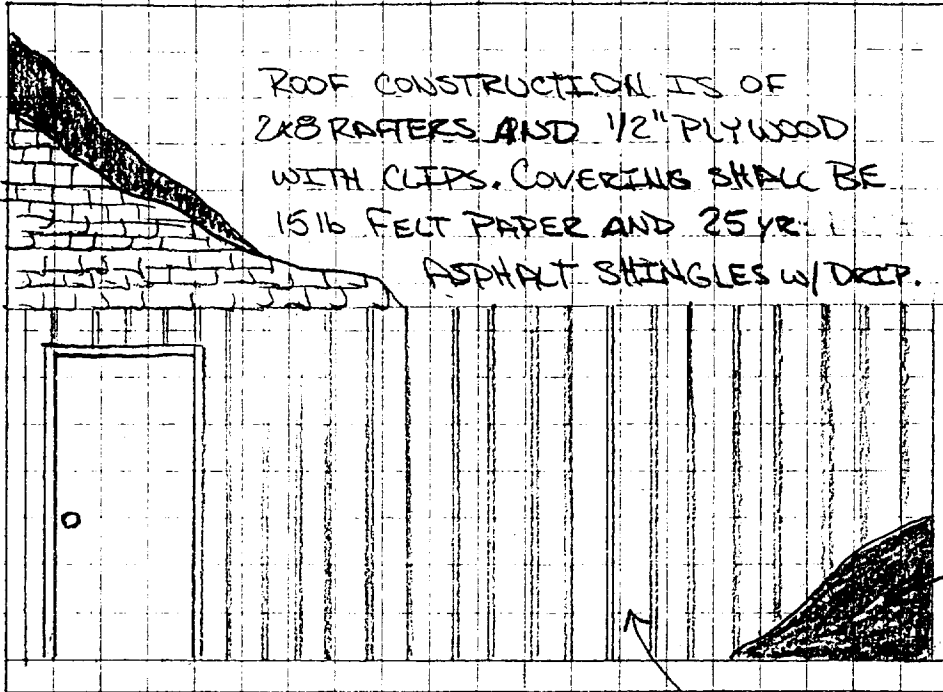
CAROL AND ROBIN  
1524 35th ST.  
SACRAMENTO, CA  
1/4" = 3"  
20x20 GARAGE

BY: DANIEL CASPER



SIDE VIEW

12/1/98



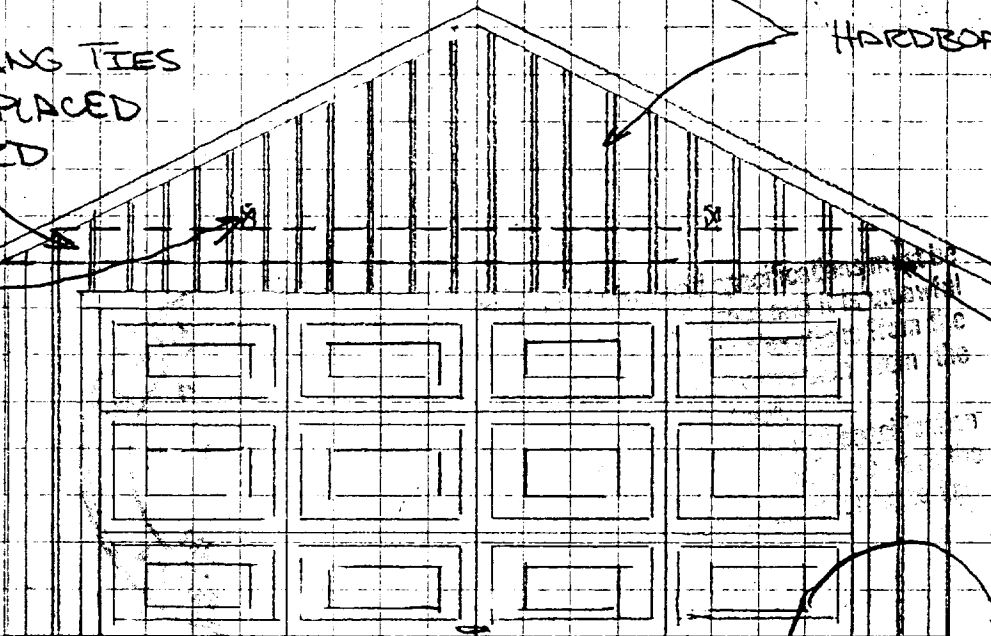
ROOF CONSTRUCTION IS OF  
 2x8 RAFTERS AND 1/2" PLYWOOD  
 WITH CLIPS. COVERING SHALL BE  
 15LB FELT PAPER AND 25 YR.  
 ASPHALT SHINGLES W/ DRIP.

FACING ALLEY  
 →

15LB FELT PAPER  
 UNDER SIDING

2x10" CEILING TIES  
 WILL BE PLACED  
 EVERY THIRD  
 RAFTER  
 W/ STRONG  
 BACKS.

HARDBOARD SIDING



DRIP CAP  
 AT 8'

SEE  
 FRAMING  
 DETAILS  
 Pg. 5

← 2'8" →

FRONT VIEW  
 FACING ALLEY

← 15'3" →

ELEVATION

CAROL AND ROBIN  
 1524 35th ST.  
 SACRAMENTO, CA  
 114" = 1'  
 20x20 GARAGE (B)

BY:  
 DANIEL CASPER

Alternate Bracing  
 Handbook

## A/R FLOOD ZONE

### General Residential Construction Requirements

Residential construction in an A/R flood zone requires certain specialized construction features that are mandated by federal law. The purpose of these requirements is so that buildings constructed within the flood zone are able to withstand a specified flood level without incurring any significant damage. Additional information regarding construction in flood zones is available at the building department. The following are some of the basic construction requirements:

- a. A/R flood zone requirements apply to anything constructed at or below the flood level. The flood level is defined as being either 3' above the highest grade that is adjacent to the house, or the Base Flood Elevation (BFE), whichever is less. The BFE varies. Contact the building department for the BFE at a specific site. When using the BFE as the reference flood level, a licensed surveyor must field verify the building pad and house floor elevations.
- b. The finish floor of the residence has to be above the flood level. This requirement does not apply to garage and shed floors.
- c. All materials that are not higher than the flood level have to be water resistant. This includes anything built below the flood level, such as foundations, framing, siding, trim, finish work, cabinets, doors and door jambs, and applies to the house, garage and any accessory structures.
- d. Some approved water resistant materials are concrete, stucco, metal, construction heart grade redwood, pressure treated douglas fir lumber, pressure treated exterior grade plywood, and marine plywood. When pressure treated materials are cut or trimmed, the exposed edges have to be treated with an approved wood preservative. Examples of materials not considered water resistant are exterior grade plywood, douglas fir lumber, and standard grade redwood.
- e. All mechanical equipment, including HVAC equipment and hot water heaters, has to be above the flood level. Most types of under-floor ducting are not considered water resistant.
- f. Insulation installed below the flood level has to be closed cell type and ICBO approved. This may not be readily available.
- g. The house, garage, and interior stem walls must meet flow-thru requirements in order to eliminate pressure from potential floodwaters. Provide 1 sq. in. of vent in the foundation for every 1 sq. ft. of building floor area. Space vents evenly around the house, preferably on 2 opposing sides. The bottom of the vents must not be greater than 12" above the adjacent grade. Use 1/4" screen over the vents, and include a 10% reduction factor in the area calculation to allow for the screen. Show the flow-thru calculations on the plans. Indicate the size and location of all vents. Provide a detail of the vents to be used. Nominal sizes of pre-screened metal vents have a net area substantially less than indicated by the nominal dimensions.