

CITY OF SACRAMENTO

Permit No: 9809054

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 4449 DAYTON ST SAC

Sub-Type: RES

Parcel No: 2380044003

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

PELFREY GROVER D (ESTATE OF)
3636 KARL DR
NORTH HIGHLANDS CA 95660

Nature of Work: REPLACE SIDING, REPLACE 3-4X4 POSTS, REPLACE BATHROOM FLOOR, REPLACE FACIA FRONT OF HOUSE AND PORTION OF SHEETROCK IN BEDROOM

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.)

Stacy Davoca 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 9/15/98 Owner Signature Stacy Davoca

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 9/15/98 Applicant/Agent Signature Stacy Davoca

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 _____

____ (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 9/15/98 Applicant Signature Stacy Davoca

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.

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) Stacy & Mike SAVOCA

2. I (have/have not) Stacy Savoca 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 Stacy Savoca

Job Address 4449 Dayton Date 9/15/98

Permit No.: _____

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

DESIGN REVIEW AUTHORITY AND CRITERIA

On July 30, 1996, the City Council established the Expanded North Area Design Review District, consisting of Council District 2 in its entirety and the portion of Council district 1 north of the American River (see Attachment A for map).

New 1 and 2 family infill dwellings will be reviewed with an expedited review process utilizing the Minimum Standards for New Construction (Form B attached). Additions/modifications visible from street view of 1 and 2 family dwellings will be reviewed with the Minimum Standards for Additions/Exterior Modifications (Form C attached).

In the expanded North Area Design Review District applications are required for new multifamily housing and addition/modifications to existing multifamily housing. Commercial projects in the Northgate SPD will be reviewed in the Expanded North Area Design Review District utilizing the North Sacramento Redevelopment Area Design Guidelines. For commercial projects the standard application will be utilized

DESIGN REVIEW APPLICATION PROCESS

The following shall be provided for staff review of 1 and 2 family projects:

New Construction of 1 and 2 family dwellings

1. Provide two sets of plans to scale which include: site/landscaping plan, floor plan, roof plan, and exterior elevations of all building sides
2. Provide photographs of subject site and surrounding properties
3. Complete application Form A
4. Complete checklist Form B
5. Provide appropriate application fee (fee schedule attached)

Additions/Modifications of existing 1 and 2 family dwellings

1. Provide two sets of plans to scale which include: site/landscaping plan, floor plan, roof plan, and exterior elevations of all building sides
2. Provide photographs of subject site and surrounding properties
3. Complete application Form A
4. Complete checklist Form C
5. Provide appropriate application fee (fee schedule attached)

**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: _____

Assessor's Parcel Number: _____

Applicant Name, Mailing Address, Phone number: _____

Owner Name, Mailing Address, Phone number: _____

Parcel Dimensions: _____

Parcel Zoning: _____ Existing Use: _____

No. of units: _____ No. of stories _____ Square footage of unit(s): _____

Statement Of Work Proposed: _____

Design Review Number: _____ Date Received Stamp: _____

EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS
1 and 2 Family Residential Construction
NEW CONSTRUCTION
F O R M 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. Required setback and allowable lot coverage provided per Section 3 of the Zoning Ordinance.
- 3. No adjacent structures exist, meets Zoning Ordinance requirements for front yard setback.

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

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

C. Fencing: Side and rear yard fencing shall be provided. Front yard fencing is optional, and if proposed shall meet the minimum standards as follows.

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 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:

- 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:

- 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").

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 differ, in which case the predominant roof pitch 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. No adjacent structures or predominant roof pitches exist, 5 in 12 pitch 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 facing the street.

The following are required and must all be checked for compliance:

- 1. Entry and "front" of structure faces the street.
- 2. Windows provided facing the street.
- 3. Front door with decorative raised panels provided.

C. Front Porch/Decorative Entry Element: A usable 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" min. depth).
- 2. Decorative Entry element with concrete stoop (min. 4'-0" square), decorative columns and decorative roof cover provided.

D. **Garages:** Garages are required and shall be recessed back 3'-0" to 5'-0" from the face of the primary structure. The garage shall match the design of the primary structure.

Check one:

- 1. Attached garage provided.
- 2. Side entry garage with decorative window in side facade visible from street view provided.
- 3. Detached garage matching the main structure design provided.

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 structures on the property.

- 1. All sides visible from street views of attached/detached accessory structure matches material and design of existing structures on the property.

F. **Exterior Materials:** Exterior materials shall be of highest quality found on adjacent and surrounding structures 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.
- 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 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 minimum of 12" on center shall be provided to create a board and batten appearance.
- 6. Vinyl siding with wood trim at doors and windows provided.

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 wood shingle roofing provided.

Gutters/Downspouts (Required)

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

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, windows not visible from street view may be of simpler design and trim. All windows shall have integral paint color. **Entry**

Doors

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

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.

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.

EXPANDED NORTH AREA DESIGN REVIEW MINIMUM STANDARDS
1 and 2 Family Residential Construction
ADDITIONS/EXTERIOR MODIFICATIONS VISIBLE FROM STREET VIEWS
F O R M C

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:

- 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:

- 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:

- 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.

B. Street Facade: Existing porches and entries facing the street shall not be removed with an addition or remodel. Any addition shall allow for the "front" of the structure and the entry to face the street. Proposed additions shall allow for any existing windows and front door to remain facing the street.

Check one:

- 1. Entry and "front" of structure faces the street.

- 2. Windows provided facing the street.
- 3. Front door with decorative raised panels provided.
- 4. Proposed addition/remodel will not impact the street facade.

C. Front Porch/Decorative Entry Element: Any existing front porch shall not be removed with proposed addition or remodel. New porches proposed shall be a minimum depth of 5'-0" where existing setbacks allow. Decorative posts and railing shall be provided or a decorative entry element consisting of a "concrete "stoop" (min. 4'-0" square where existing setbacks allow) with decorative columns and a decorative roof cover that matches the existing building.

Check one:

- 1. Front porch with decorative posts and railing provided (5'-0" square min. where setback allows).
- 2. Decorative entry element with concrete stoop (min. 4'-0" square where setback allows), decorative columns and decorative roof cover provided.
- 3. New front porch provided, sized as allowed by existing setbacks.
- 4. New decorative entry element provided, sized as allowed by existing setbacks.
- 5. Front porch/entry not impacted by proposed addition/remodel.

D. Garages: Proposed garages shall be recessed back 3'-0" to 5'-0" from the primary face of the structure, and shall match the design of the primary structure.

Check one:

- 1. Garage recessed 3'-0" to 5'-0" from primary structure.
- 2. Side entry garage with decorative window in side facade provided.
- 3. Detached garage matching the primary structure design provided.
- 4. Existing garage not impacted by proposal/no garage proposed.

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.

Check one:

- 1. Attached/detached accessory structure visible from street view matches material and design of existing primary structures on the property.
- 2. No accessory structures proposed.

F. Exterior Materials: Exterior materials shall be of highest quality found on adjacent and surrounding structures 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. Exterior materials on proposed additions shall match the existing structure.

Siding

Check one:

- 1. Horizontal siding provided.
- 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 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. Additions/remodels proposed with plywood siding to match existing shall also add the following to street facing elevations: 2" X 6" (min.) trim at doors, windows, building corners and base, and planter shelves or shutters shall be added to windows.
- 7. Vinyl siding with wood trim at doors and windows provided.

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.

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.

Expanded North Area Design Review District

Exterior Additions, Modifications, and Rehabilitations

Residential and Non-residential projects (Exterior work valued up to \$50,000)	\$ 60
Residential and Non-residential projects (Exterior work valued from \$50,000 to \$100,000)	\$ 120
Residential Projects (Exterior work valued over \$100,000)	\$ 235
Non-residential projects (Exterior work valued over \$100,000)	\$ 350

New Construction

1 and 2 Family Units (With minimal staff review/modification required)	\$ 60
1 and 2 Family Units (With some staff review/modification required)	\$ 120
1 and 2 Family Units (Extensive staff review/modifications required)	\$ 235
Multi-family Units (3 or more units)	\$ 252
Non-residential Developments	\$ 470

Note: All projects in the Expanded north Design Review District are reviewed by staff unless appealed to the Design Review/Preservation Board. Projects requiring additional staff review and coordination will be billed at a rate of \$95.00 per hour based on the amount of staff time required for final action.

APPEALS

To Design Review/Preservation Board

Appeal of Staff Review Project	\$ 150
Appeal of Staff Review (Expanded North Area Project)	\$ 470

To Planning Commission

Applicant Appeal	\$ 500
Third Party Appeal	\$ 250
Appeal of Staff Review Project	\$ 150

To City Council from Planning Commission

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 60

To City Council from Environmental Coordinator

Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 40

To City Council from Design Review/Preservation Board

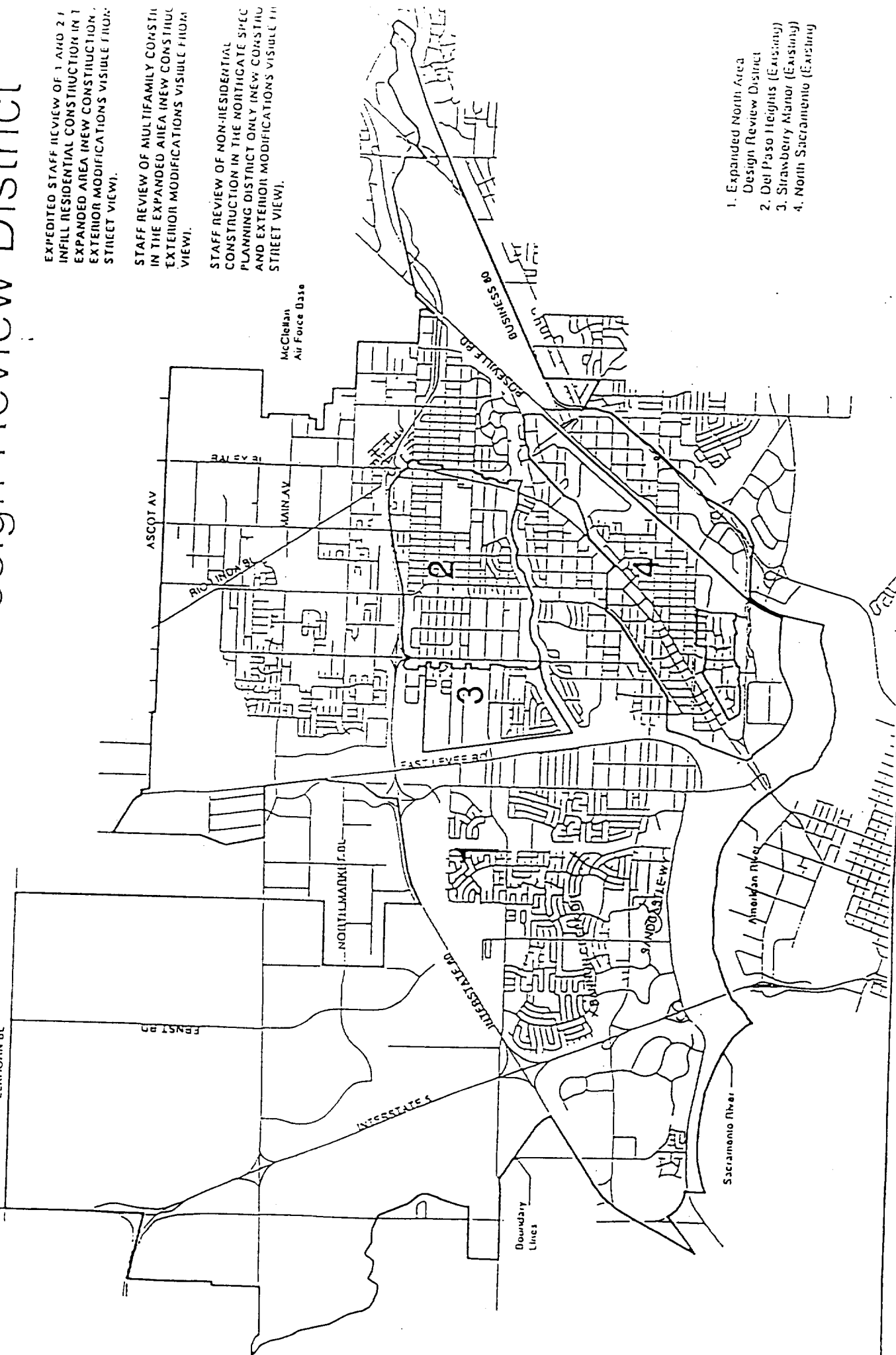
Applicant Appeal	\$ 1,000
Third Party Appeal	\$ 65

Expanded North Area Design Review District

EXPEDITED STAFF REVIEW OF 1 AND 2 1
INFILL RESIDENTIAL CONSTRUCTION IN 1
EXPANDED AREA INEW CONSTRUCTION,
EXTERIOR MODIFICATIONS VISIBLE FROM
STREET VIEW).

STAFF REVIEW OF MULTIFAMILY CONSTRUC
IN THE EXPANDED AREA INEW CONSTRUCTIO
EXTERIOR MODIFICATIONS VISIBLE FROM
VIEW).

STAFF REVIEW OF NON-RESIDENTIAL
CONSTRUCTION IN THE NORTHCATE SPEC
PLANNING DISTRICT ONLY INEW CONSTRU
AND EXTERIOR MODIFICATIONS VISIBLE F
STREET VIEW).



1. Expanded North Area Design Review District
2. Del Paso Heights (Existing)
3. Strawberry Manor (Existing)
4. North Sacramento (Existing)