Item # 28

City Of Sacramento
Development Services
Department
Current Planning
Division

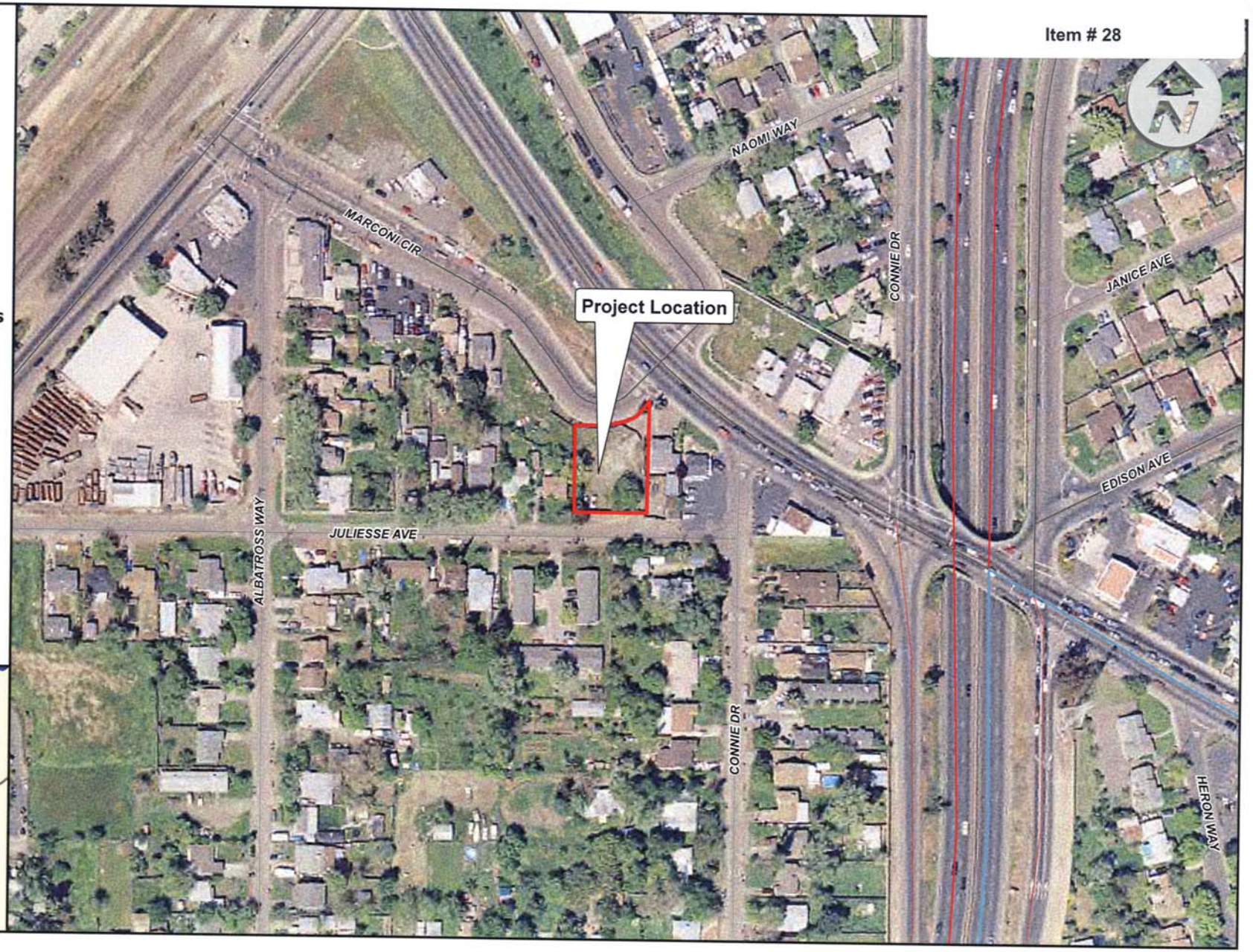
P06-154
Marconi Juliesse Estates
The 3rd and 4th Lots west of Connie Ave between Marconi & Juliesse Ave
Planner: Elise Gumm

11/6/2007

Feet
100 50 0 100

Development Services
We Help Build A Great City

Aerial Photos from March 2004



TENTATIVE PARCEL MAP

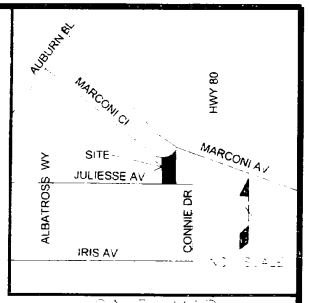
PARCEL 1 AND PARCEL 2 AS SHOWN ON EXHIBIT A IN DEED #20060503-1424 RECORDED IN THE COUNTY RECORDERS OFFICE.

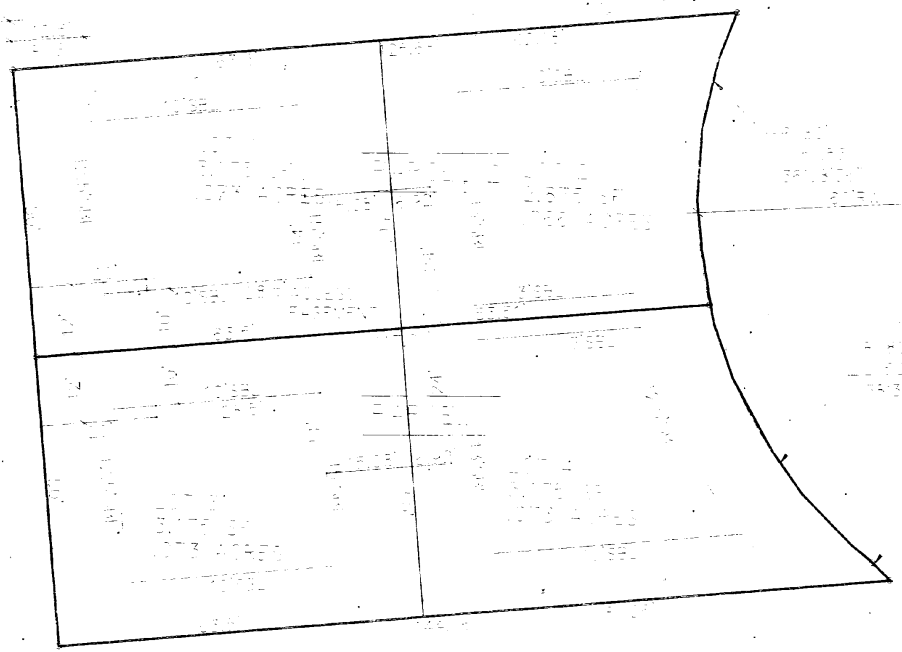
SACRAMENTO, SACRAMENTO COUNTY
STATE OF CALIFORNIA

JUNE 2007 SCALE: 1" = 10'

LEGEND

C&G	CURB & GUTTER
(E)	EXISTING
EP	EDGE OF PAVEMENT
L	LENGTH
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
R/W	RIGHT OF WAY
S	SEWER
SBL	SET BACK LINE
SL	STREET LIGHT
W	WATER





OWNER & SUBDIVIDER:	E.N.O.C.H. INC PO BOX 246586 SACRAMENTO, CA 95824 (916) 224-7600
ENGINEER:	GARY STEPHENS 4567 DENNICK CT. SACRAMENTO, CA 95842
IMPROVEMENTS:	AS REQUIRED BY CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS
EXISTING USE:	VACANT
PROPOSED USED:	FOUR SINGLE FAMILY DWELLING LOTS
EXISTING ZONING:	C2
PROPOSED ZONING:	C2
ASSESORS PARCEL NO:	266-0153-030 &032
SEWAGE DISPOSAL:	CITY OF SACRAMENTO
WATER SUPPLY:	CITY OF SACRAMENTO
DRAINAGE:	CITY OF SACRAMENTO
FIRE PROTECTION:	SACRAMENTO METRO FIRE DEPARTMENT
SCHOOL DISTRICT:	GRANT UNION/ROBLA
PARK DISTRICT:	CITY OF SACRAMENTO
ACREAGE:	0.285 ACRES GROSS
NO. OF EXISTING LOTS:	TWO
NO. OF PROPOSED LOTS:	FOUR

24"X36" SHEET

NO	DESCRIPTION	ENGR INT	COUNTY APPROVAL APPROVED BY	DATE

SCALE
H: 1" = 10'
V: N/A

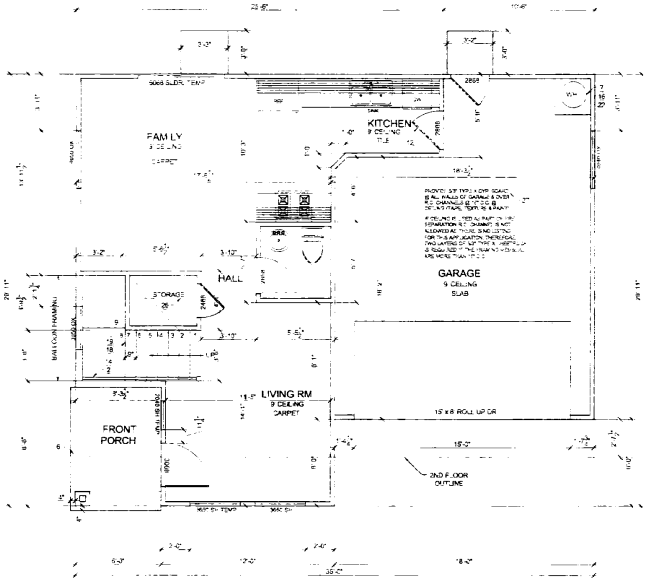
PROPERTY ADDRESS
1937 JULIESSE AV.
SACRAMENTO, CALIFORNIA

GARY STEPHENS
CIVIL ENGR. #30898
4657 DENNICK CT.
SACRAMENTO, CA 95842
(916) 349-9480

TENTATIVE PARCEL MAP
MARCONI JULIESSE ESTATES
SACRAMENTO, CA

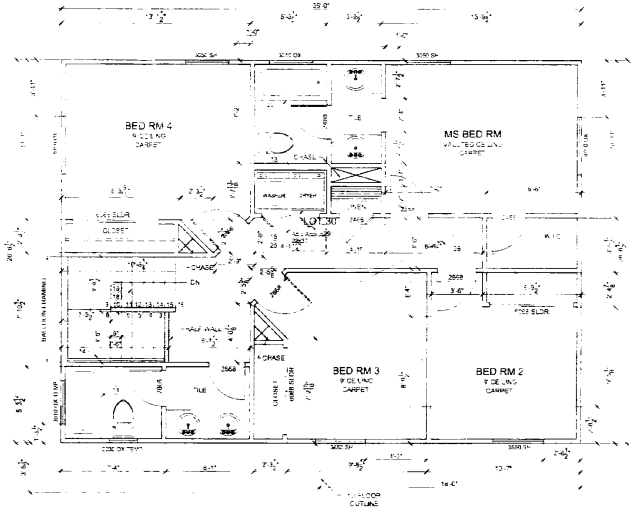
SHEET
C1

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.



1ST FLOOR PLAN (UNIT 1)

SCALE 1/4" = 1'-0"



2ND FLOOR PLAN (UNIT 1)

SCALE 1/4" = 1'-0"

KEY NOTES

1. Guard rail, with 36" height with balusters @ 4" OC max. Designed to carry 200# point load at any point along railing (guard, see page for detail). Redwood material.
6. Concrete and rebar.
7. Connection to floor joist (refer to plan HW).
10. Check with gas line plans by MONTROSE Heating. Major CSA-DVS, Model, Size attached Bx11.
11. Tempered glass shower door in tub/shower and safe tub.
12. 1-1/4" hot dipped galv. 1/2" thick flat bar, smooth edge rail, balusters.
13. Furring wall with 2x6 stud wall.
14. Handrail 30" height with 1-1/2" to 2" wide handgrip, made of 4" OC between the handrail and the balusters, less than 4" space between the top of the handrail to the bottom of the [illegible]. CBC 1003.3.3.2
15. Provide 24" full minimum clearance of FAU, not to exceed 20 ft. AFF with and water shut off valve accessible. Min. of 30" headroom. Place [illegible]
16. Hot water gas pipe, not to be behind shower pipe [illegible] refer HW to the layout.
17. Ensure that a 22"x30" crawl space access is provided to the [illegible] and crawl space. Not exceed a 100 square feet. [illegible] CBC 1003.3.3.4 and 2001 U.P.C. Section 304.
18. Provide a 24" x 36" access door to the attic. Provide a 30" headroom in the attic space. Not exceed a 100 square feet. [illegible] CBC 1003.3.3.4 and 2001 U.P.C. Section 304.
19. Provide a minimum of 30 inches clear height in the attic space and a 22" x 30" crawl space door to access. [illegible] CBC 1003.3.3.4 and 2001 U.P.C. Section 304.
20. Provide a 30" x 36" access door to the attic. Provide a 30" headroom in the attic space. Not exceed a 100 square feet. [illegible] CBC 1003.3.3.4
21. HC. Wall [illegible] and blocked.
22. A minimum of 30 inches clear height in the attic space with a minimum of 30" height door above for each separate attic area. No framing below 30" [illegible] CBC 1505.1
23. Any knockaway walls or spaces under the stairs, interior stairways shall have the walls and ceiling protected on the enclosed side with [illegible] CBC 1003.3.3.7
27. Provide a gas shut off valve for appliances between garage and dwelling per 2001 U.P.C. 902.4
28. Provide 3 hot water valves for HVAC and for dwelling to 30" deep drain line 6" 60 inch. Swing arm light is removed [illegible] by Prop. 24" by area from HVAC to the nearest access door is 24" x 36". Permanent stairs access and lighting fixture control by a switch located at the attic access, and near by the furnace are required. Cooling unit shall have the 2nd watertight pan installed beneath the unit [illegible]
29. Door with an 100"x14" louvered vent or intake or a [illegible]

ALL OF THE INTERIOR WALLS OF BEDROOMS ARE INSULATED WITH R13 FOR SOUND BARRIER TYPICAL.

Fineline DRAFTING INC

5777 Madison Ave suite 300, Sacramento, CA 95841
PH (916) 332 2282 FAX (916) 332 2840
fineline300@sbcglobal.net

General Notes

A minimum 2x6 wall is required whenever the piping with in the wall is greater than 2" of outer diameter as per 2001 CPC section 313.2

Bond all of the metallic gas pipes and water pipes to the service ground as per 2004 CEC section 250-90

Provide a minimum 4" sewage line as per 2001 C.P.C. Table 7-3.7-5

The minimum capacity for water heaters shall be in accordance with the first hour rating as per 2001 CPC Table 5-1

Shower shall be finished with a smooth hard non-absorbent surface to a height of not less than 70 inches above the drain inlet per CBC 807 1.3. When gypsum board is used as a base for tile or wall panels at showers, water-resistant gypsum backing board shall be used per CBC 2512. Water-resistant gypsum backing board shall not be used on ceiling framing spaced more than 12 inches on center per CBC 2512 (3)

All natural light source (window, skylight, of any gather room shall be 1/ 10 of the floor area (with the min. of 70 square feet) in all applicable rooms as per 2001 C.B.C section 1203.2

Non-removable backflow prevention devices are required on all exterior hose bibs as per 2001 CPC section 603

Provide safety glazing for all glazing located in hazardous locations as specified in 2001 CBC Section2406.4

All shaft enclosures for openings which extend vertically through floors, and that such enclosures shall have fire-resistive construction as set forth in table 6-A sa per 2001 CBC section 711

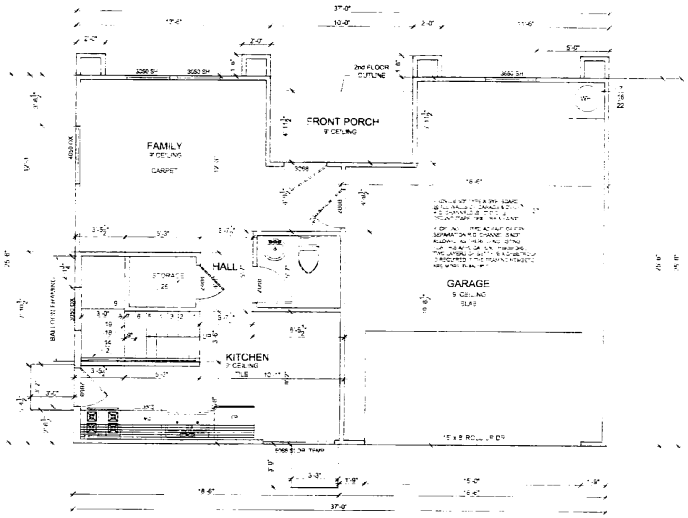
Project Name and Address

PLAN 1400 STANDARD
MARCONI CIRCLE
SACRAMENTO, CA

OWNER
ENOCH INC
P.O. BOX 246586
SACRAMENTO, CA
(916) 224-7600

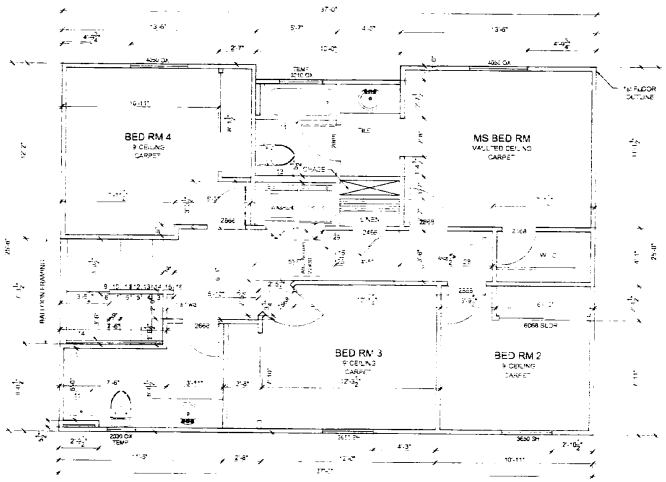
Project	Sheet
06-070	A3.1
Date: 04-04-07	
Designer: A.L.	

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.



1ST FLOOR PLAN (UNIT 2)

SCALE 1/4" = 1'-0"



2ND FLOOR PLAN (UNIT 2)

SCALE 1/4" = 1'-0"

KEY NOTES

3. Guard rail with 36" height with bar spacing @ 4" OC max. Rail yield to carry 250# point load. If any point along the top guard rail bags for decorative redwood molding.
6. Concrete landing pad.
7. Combustion air from exterior for gas HW.
10. Direct vent gas fire place by MONESSO or equal. Model GM-BV. Or equal. (see attached list)
11. Tempered glass doors, device to prevent non-tempered
12. 1-3/8" solid core door, or 20 minutes fire proof door, self closing
13. Plumbing wall with 2x6 stud wall.
14. Handrail 36" height with 1-1/2" to 2" wide handrail, space 4" OC between the intermediate balusters, less than 4" space between the top of the stairs to the bottom stair. CBC 1003.3.7.8
15. Required 30" flat for garage to FAU. Not required for 1-2" OC with switch. Dry wall. With 30" headroom req.
16. Hot water gas exhaust to gas exterior. Provide PRV drain pipe from HW to the exterior.
17. Smooth metal duct for dryer exhaust. Internal cross section shall not be less than 6" in diameter. Length of the duct not exceed a total combined horizontal and vertical length of 14 feet including 90° elbow. Two feet in length is deducted for each 90° elbow. Provide 1" radius 90° elbow. CBC 504.3.1 & 504.3.2
18. Bathroom walls shall have a smooth, hard, non-absorbent surface to a height of not less than 70 inches above the drain inlet. Water resistant gypsum board shall not be used on ceiling. CBC 807.1.3. Section 1003.3.3.3.4.
19. Walls and floors adjacent to tub or shower shall be of a material that is not adversely affected by water. Water resistant gypsum board shall be used per CBC 2512. Water-resistant gypsum backing board shall not be used on ceiling. Framing spaced more than 12 inches on center per CBC 2512.(3)
20. HOT WATER TANK SHALL BE 18" high curb form TANK TYPE 24 hr. low pressure and up.
23. A minimum of 20"x30" clear access is to be provided with a minimum of 30" headroom above for each separate HVAC system. No crawling below 24" allowed. Attic must be accessible per CBC 1505.1
26. Any enclosed stairway space under the main stairs shall have the walls and soffits protected on the enclosed side as required for one-hour fire-resistive construction as per 2001 C.B.C. Section 1003.3.3.9
27. Provide a one-hour fire-resistive separation between garage and dwelling per 2001 C.B.C 302.6
28. Provide EMF pipe in attic for HVAC with a separate 30" load center and 2-20" work switch and light to provide heat to. Provide 24" clearance from HVAC to the nearest access from top of 22"x30" access. Permanent electric outlet and lighting fixture control to be switch together at the attic access, and near by the furnace. Attic flooring shall extend from the 2nd a sufficient path and access to the furnace per UMC 1105.1.1
29. Door with min. 1-3/4" solid core wall to make adjacent authority area.

ALL OF THE INTERIOR WALLS OF BEDROOMS ARE INSULATED WITH R13 FOR SOUND BARRIER TYPICAL

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General Notes

A minimum 2x6 wall is required where ever the piping with in the wall is greater than 2" of 1 outer diameter as per 2001 CPC section 313.2

Bond all of the metallic gas pipes and water pipes to the service ground as per 2004 CEC section 250-90

Provide a minimum 4" sewage line as per 2001 C.P.C. Table 7-3 7-5

The minimum capacity for water heaters shall be in accordance with the first hour rating as per 2001 CPC Table 5-1

Shower shall be finished with a smooth hard non-absorbent surface to a height of not less than 70 inches above the drain inlet per CBC 807.1.3. When gypsum board is used as a base for tile or wall panels at showers, water resistant gypsum backing board shall be used per CBC 2512. Water-resistant gypsum backing board shall not be used on ceiling framing spaced more than 12 inches on center per CBC 2512.(3)

All natural light source (window, skylight) of any gather room shall be 1/10 of the floor area (with the min. of 10 square feet) in all applicable rooms as per 2001 C.B.C section 1203.2.

Non-removable backflow prevention devices are required on all exterior hose bibs as per 2001 CPC section 603

Provide safety glazing for all glazing located in hazardous locations as specified in 2001 CBC Section2406.4

All shaft enclosures for openings which extend vertically through floors, and that such enclosures shall have fire-resistive construction as set forth in table 6-A as per 2001 CBC section 711

Project Name and Address

PLAN 1300 STANDARD
MARCONI CIRCLE
SACRAMENTO, CA

OWNER

ENOCH INC.
P.O. BOX 246586
SACRAMENTO, CA
(916) 224-7600

Project	Sheet
06-070	A3.2
Date: 04-04-07	
Designer: A.	

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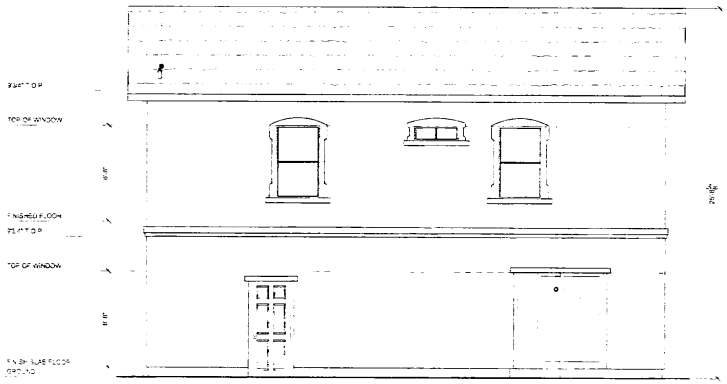


LEFT ELEVATION

SCALE 1/4" = 1'-0"

ATTIC ROOF VENTILATION CALCULATIONS

GROSS VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA
1344 SQ. FT.	300 TH	4.48 SQ. IN.

GROSS VENTILATION REQUIRED

VENTILATOR TYPE	SIZE	QUANTITY	AREA NFP	DED GNSS AREA
SUPER 384	12"x12"	1	93 SQ. IN.	93 SQ. IN.
SUPER 144	14"x14"	4	141 SQ. IN.	141 SQ. IN.
S MODEL	20"x20"		98 SQ. IN.	SQ. IN.
FLAT MODEL	20"x12"		86 SQ. IN.	SQ. IN.
				332 SQ. IN.

NOTE

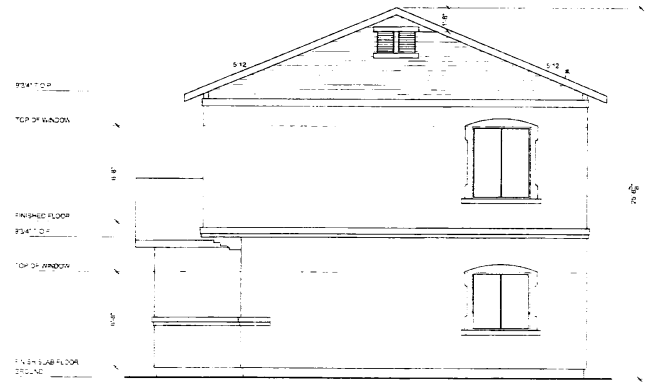
[illegible]

2. [illegible] EXCEEDS 3-4" [illegible] VENT [illegible] OF EAVE [illegible] 24-[illegible] 2ND SURFACE

3. [illegible] SUBJECT TO CONVERSION [illegible] ALL [illegible] ENDS OR OVERHANG VENTS [illegible] THE [illegible] OF [illegible]

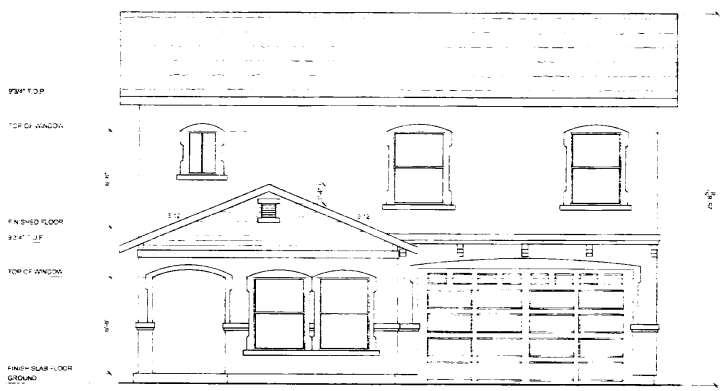
EAVE VENTILATION REQUIRED

VENTILATOR TYPE	SIZE	QUANTITY	AREA UNIT	DED GNSS AREA
2V220	24.25"x20"	8	61 SQ. IN.	244 SQ. IN.
			SQ. IN.	SQ. IN.
			SQ. IN.	SQ. IN.
			SQ. IN.	SQ. IN.
				244 SQ. IN.



REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

FRONT ELEVATION-UNIT 1

SCALE 1/4" = 1'-0"

Fineline DRAFTING INC.

5777 Madison Ave suite 300, Sacramento, CA 95841
PH (916) 332 2282 FAX (916) 332 2840
fineline300@sbcglobal.net

General Notes

LEGEND

2. 40 year laminated dimensional composition roof finish over "Self lay" layer, typ
4. 5" gutter over 2x comice fascia @ eave and in @ eave ends, typ
5. Address number plate
6. Veneer stucco over foam, typ
12. Tempered glass doors
13. Tempered glass window
14. Hooded exhaust
16. 26 gauge galvanize weep screed, typ
17. Down spout, typ
23. 3 COAT STUCCO SYSTEM: [illegible] (1) a 3-coat, [illegible] mm thick on [illegible] ICBO ER report for alternative systems; (2) the two layers of Grade D paper under stucco where [illegible] added over plywood sheathing; and (3) the 26-gauge galvanized weep screed at foundation plate line at least 4 inches above grade or 2 inches above concrete or paving

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SACRAMENTO, CA

OWNER

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(916) 224-7600

Project	Sheet
06-070	A5.1
Date: 04-04-07	
Designer: A.L.	

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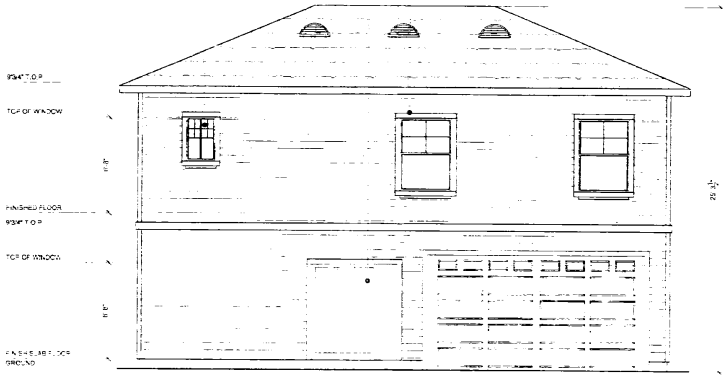


REAR ELEVATION

SCALE 1/4" = 1'-0"

ATTIC ROOF VENTILATION CALCULATIONS

GROSS VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	RTG. REQ AREA
500 SF SQ. FT.	300	1.67 SQ. FT.

GROSS VENTILATION REQUIRED

VENTILATOR TYPE	SIZE	QUANTITY	AREA / UNIT	CALCULATED AREA
STD/SHG/4	24"x24"	1	300 SQ. IN.	300 SQ. IN.
			SQ. IN.	SQ. IN.
			SQ. IN.	SQ. IN.
			SQ. IN.	SQ. IN.
				600 SQ. IN.

NOTE

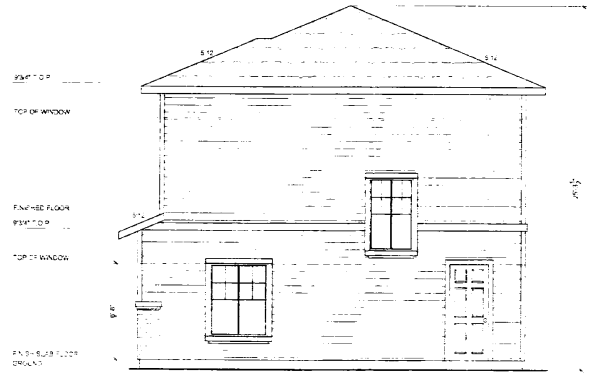
1. [illegible]

2. The vent area may reduce to one-half provided 40% of upper vent area is located in the eave or cornice. [illegible]

3. Vent calculation is based from the gross roof area. [illegible]

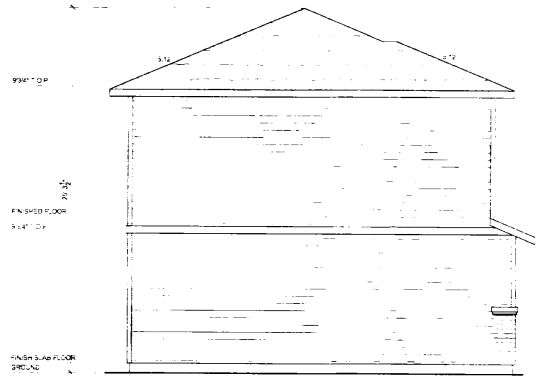
EAVE VENTILATION REQUIRED

VENTILATOR TYPE	SIZE	QUANTITY	AREA / UNIT	CALCULATED AREA
[illegible]	24.25"x24"	1	[illegible] SQ. IN.	[illegible] SQ. IN.
			SQ. IN.	SQ. IN.
			SQ. IN.	SQ. IN.
			SQ. IN.	SQ. IN.
				[illegible] SQ. IN.



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

FRONT ELEVATION-UNIT 2

SCALE 1/4" = 1'-0"

Fineline DRAFTING INC

5717 Madison Ave suite 300, Sacramento, CA 95841
PH (916) 332 2282 FAX (916) 332 2840
fineline300@sbcglobal.net

General Notes

LEGEND

2. 40 year laminated ashlar cut composition roof finish over 15# felt layer typ.
4. 5" gutter over 2x continuous fascia @ eave ends @ eave ends, typ.
5. Address number plate
6. Decorative shutter
12. Tempered glass door
13. Tempered glass window
14. Hotwater exhaust
15. 4" horizontal siding per owner selection
16. 26 gauge galvanize wired stucco, typ.
17. 1x4 wood trim
18. 8" horizontal siding per owner selection
19. Downspout, typ.
21. Stone veneer over 2" thick dry sand layer over moisture vapor barrier over and exterior wall sheathing (adhered type)

Project Name and Address

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MARCONI CIRCLE
SACRAMENTO, CA

OWNER

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SACRAMENTO, CA
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Project	Sheet
06-070	A5.2
Date: 04-04-07	
Designer: A.	