

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0506095

Insp Area: 2

Thos Bros: 317B1

Site Address: 1133 8TH AV SAC

Parcel No: 012-0283-035

Sub-Type: NGAR

Housing (Y/N): N

CONTRACTOR

OWNER

WALKER STEVEN K
1133 8TH AV
SACRAMENTO, CA 95818

ARCHITECT

Nature of Work: New det garage with bath room and A/C (accessory structure)

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: [Signature] 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 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: 7/15/05 Owner Signature: [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.

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: 7/15/05 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.

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: 7/15/05 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.

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

ADDRESS: 1133 8 th Avenue	APN: 012-0283-035
DRPB AREA / PUD / SPD: NONE	ZONING: R-1
EXISTING LAND USE: SER	
PROPOSED USE: NEW DETACHED GARAGE WITH BATH ROOM (ACCESSORY STRUCTURE)	
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 <i>before</i> project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS: File Number: Application must be approved <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period.
<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 <i>prior to issuance</i> of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Site 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.
<p>CONDITIONS AND COMMENTS: Meets all applicable setbacks and lot coverage on the site plan that was provided and stamped. Length of lot measured on site plan is off scale.</p> <p>Proposed a detached garage with bathroom. Maximum height of the accessory structure is 18 ft. Maximum wall height is 10 ft, and the fire-rated wall can be only as high as the building code required for structural support. Accessory structure has to be 4 ft away from the primary structure. Accessory structure can be on the side and rear property lines if it is more than 60 ft away from the front property line.</p> <p>Lot at least 12,870 sq ft per MetroScan. Footprint of all covered structures after garage addition 3400 sq ft. Lot coverage less than 27% (of the 40% maximum for the R-1 single family zone). Setbacks okay, garage is at least 4' from the home, 60' from the front property line, and covers less than 33% of the standard 15' rear setback area. Garage and driveway length, width and paving requirements okay. Not to be used as a 2nd unit or guest home. RWW 05/02/05</p> <p>Contact City Arborist Dan Pfenwals at 916-768-8604 for tree removal.</p>	
DATE: April 27, 2005 / 2 May 2005	BY: Elise Gumm / Robert W. Williams RWW



**CITY OF SACRAMENTO
BUILDING INSPECTION
DIVISION**

PERMIT OFFICES
Downtown (916) 264-7619
1231 I St., Rm. 200, Sacramento 95814
Natomas Center (916) 808-2534
2101 ARENA BL., Sacramento 95834
<http://www.sacto.org>

**RESIDENTIAL PLAN REVIEW
2001 CBC Adopted Codes
Effective November 1st, 2002**

PROJECT ADDRESS

& DESCRIPTION 1133 8TH AVE. NEW GARAGE

PERMIT

NO: 0506095

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.)

I have read and will comply with the items in this document and as marked on the plans.

[Signature]

Date 5-30-05

Signature of: Owner Authorized Agent Contractor Architect/Engineer

BUILDING CODE REQUIREMENTS

- B-1 **Smoke detector location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 2001 CBC, Section 310.9.1.
- B-2 **When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms.** The detector may be battery operated as per 2001 CBC, Section 310.9.1.2.
Exception: Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.
- B-3 **Emergency escape and rescue.** Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet / 821 sq. inches. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 44 inches above the floor. 2001 CBC, Section 310.4.
- B-4 **All Group U occupancies attached to Group R, Division 3 occupancies shall be separated by materials approved for one-hour fire-resistive construction.** The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. CBC, Section 302.4, Exception 3. **Note:** All members supporting such separation shall be equivalent fire-resistive construction as per 2001 UBC, Section 302. All electrical outlet boxes on opposite sides of the wall shall be separated by a horizontal distance on not less than 24 inches per 2001 CBC 709.7, Exception 1

0506095

NORTH AMERICAN TITLE COMPANY

I.O. 7-15-92

IMPORTANT

When replying refer to

DUNNIGAN ASSOCIATES
4215 FREEPORT BLVD.
SACRAMENTO, CA 95822
ATTN: DAVID O'HARA

Our No. 855486
Escrow Officer: MICHELE SOUZA
Address : 9005 ELK GROVE BLVD.
ELK GROVE, CA 95624
(916) 423-1666
Property Address: 1133 8TH AVENUE
SACRAMENTO, CA 95818
Buyer : STEVE AND KENT WALKER

CC: MICHAEL TAKATA AND PAUL STAN EISNER
WALKER REALTY
CITY OF SACRAMENTO
PERMIT ASSISTANCE

JUN 22 2005

RECEIVED

In response to the above referenced application for a policy of title insurance, NORTH AMERICAN TITLE COMPANY, INC. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth on the attached cover. Copies of the Policy forms should be read. They are available from the office which issued this Report.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a Policy of Title Insurance and no liability is assumed hereby, if it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of NOVEMBER 23, 1992, at 7:30 a.m.

Irene Jones
IRENE JONES Title Officer

APPROVED & ACCEPTED
[Signature]

The form of Policy of Title Insurance contemplated by this Report is:

CLTA Standard Coverage Policy - 1990

The estate or interest in the land hereinafter described or referred to covered by this Report is

A FEE

Title to said estate or interest at the date hereof is vested in:

MICHAEL A. TAKATA, AN UNMARRIED MAN, AS TO AN UNDIVIDED 1/3 INTEREST AND PAUL G. CLARK, AN UNMARRIED MAN, AS TO AN UNDIVIDED 1/3 INTEREST AND STANLEY GLENN EISNER JR. AND VICKI STILES EISNER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3 INTEREST, ALL AS TENANTS IN COMMON.

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions contained in said policy form would be as follows:

1. General and special County, City taxes and Assessments for the fiscal year 1992-1993
 - Parcel No. : 012-0283-035-0000
 - Code Area : 03005
 - Tax Bill No. : 92198377
 - Land : \$23,044.00
 - Improvements : \$15,798.00
 - Exemption : \$7,000.00

 - 1st Installment : \$206.32 PAID
 - 2nd Installment : \$206.32 OPEN

 - TAXES INCLUDE : \$ 63.14 SACTO AREA FL CONT
 - TAXES INCLUDE : \$ 13.72 SAC CITY L&L
 - TAXES INCLUDE : \$ 4.82 AMER RIVER ZONE C

(A) The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the Revenue and Taxation Code, amount may be ascertained by contacting the Sacramento County Tax Collector at (916) 440-6622.

(B) Any possible outstanding charges for utility services. Amounts may be obtained by contacting the City of Sacramento's Utility Services and Billing Department.

2. A judgment for amounts due for alimony and/or child support pursuant to a Interlocutory Judgment of Dissolution of Marriage
 - Court : SUPERIOR , of the County of SACRAMENTO
 - Against : STANLEY GLENN EISNER
 - In favor of : MARGARET ROSE EISNER
 - Case No. : 807315
 - Entitled : DISSOLUTION

A certified copy of said decree was recorded AUGUST 17, 1987 IN BOOK 8708-17, PAGE 190, Official Records of Sacramento County.

3. A judgment for amounts due for alimony and/or child support pursuant to a Interlocutory Judgment of Dissolution of Marriage
 - Court : SUPERIOR, of the County of SACRAMENTO
 - Against : STANLEY G. EISNER
 - In favor of : MARGARET R. EISNER, BONNIE EISNER
 - Case No. : 807315 AND 751698
 - Entitled : CHILD OR FAMILY SUPPORT

A certified copy of said decree was recorded OCTOBER 19, 1989 IN BOOK 8910-19, PAGE 1934 , Official Records of Sacramento County.

4. A deed of trust to secure an indebtedness of the amount stated herein

Dated : JULY 3, 1992
Amount : \$124,800.00
Trustor : MICHAEL A. TAKATA, AN UNMARRIED MAN AND PAUL G. CLARK, AN UNMARRIED MAN AND STANLEY GLENN EISNER, JR. AND VICKI STILES EISNER, HUSBAND AND WIFE
Trustee : SERRANO RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION
Beneficiary : HOME SAVINGS OF AMERICA, FSB., A FEDERAL SAVINGS BANK
Recorded : JULY 15, 1992
Book : 9207-15
Page : 0898 OFFICIAL RECORDS
Loan No. : 1459833-8

THE FOLLOWING ARE REQUIREMENTS THAT ARE TO BE COMPLIED WITH PRIOR TO CLOSE OF ESCROW.

We will require a statement of information from the parties named below in order to complete this report, based on the effect of liens, or other matters which do not specifically describe said land, but which may affect the title or impose liens or encumbrances thereon.

Parties : PAUL CLARK
STEVE AND KENT WALKER

LENDERS SUPPLEMENTAL INFORMATION If and when a 116 Indorsement is issued on the hereinafter described real property, said 116 Indorsement will reflect the following information:

There is located on said land a "SINGLE FAMILY DWELLING" commonly known as: 1133 8TH AVENUE, SACRAMENTO, CA 95818

NOTE: Unless shown in the body of this preliminary report there appear of record no transfers or agreements to transfer the land described herein, recorded during the period of twenty-four months prior to the date of this report, except as follows:

Document : INDIVIDUAL GRANT DEED
Grantor : WILLIAM H. ROTTJER, A WIDOWER
Grantee : MICHAEL A. TAKATA, AN UNMARRIED MAN, AS TO AN UNDIVIDED 1/3 INTEREST AND PAUL G. CLARK, AN UNMARRIED MAN, AS TO AN UNDIVIDED 1/3 INTEREST STANLEY GLENN EISNER JR. AND VICKI STILES EISNER, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3 INTEREST, ALL AS TENANTS IN COMMON
Recorded : JULY 15, 1992
Book : 9207-15
Page : 0897 OFFICIAL RECORDS

NOTE: REGARDING REQUEST FOR COPIES OF COVENANTS, CONDITIONS AND RESTRICTIONS (WHEN APPLICABLE) FOR COMPLETE SET OF COVENANTS, CONDITIONS AND RESTRICTIONS, PLEASE CONTACT THE ESCROW OFFICER AS SHOWN ON THIS REPORT.

SCHEDULE C

The land herein referred to is described as follows:

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

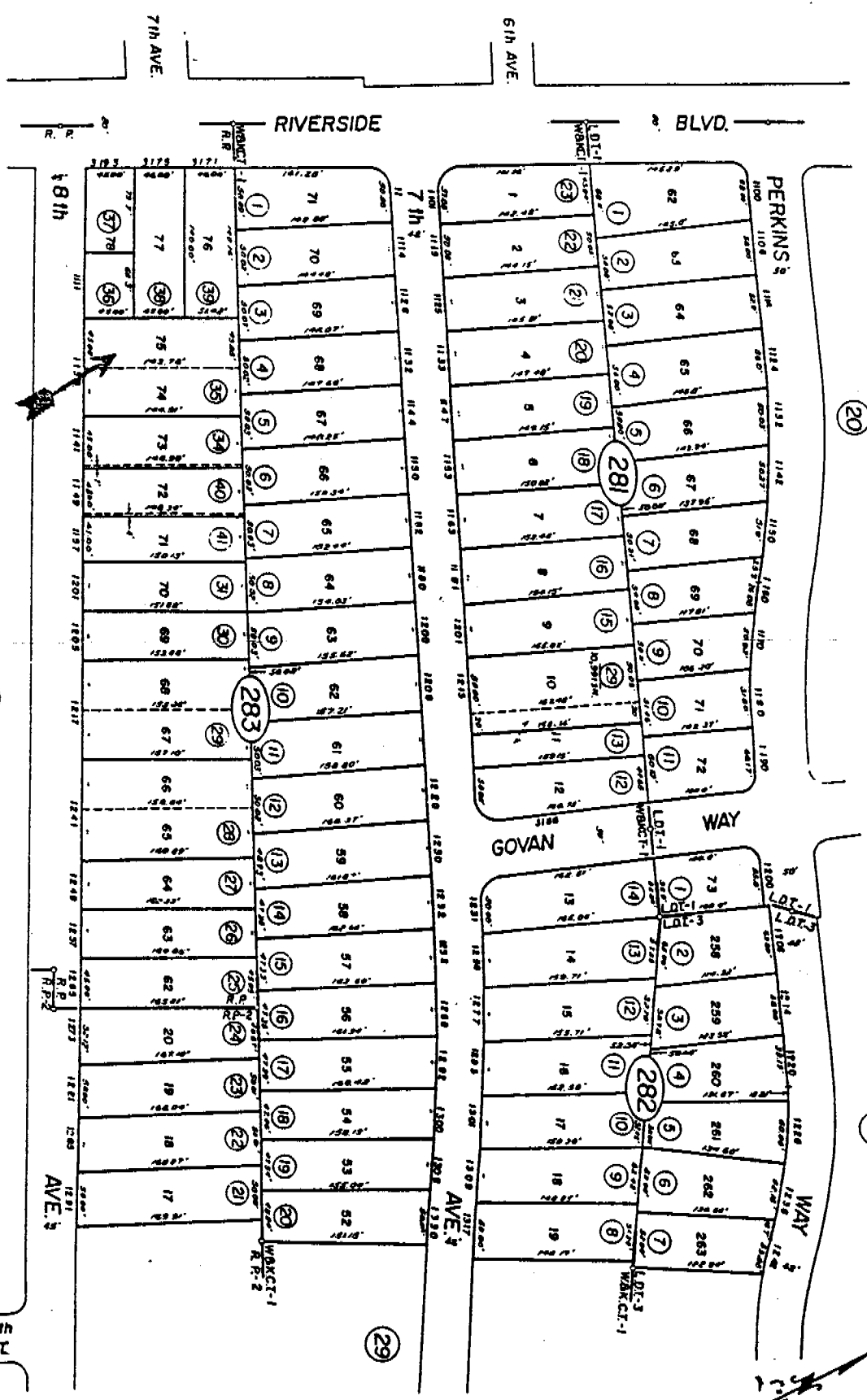
LOTS 74 AND 75 OF RIVERSIDE PARK, ACCORDING TO THE OFFICIAL PLAT OF THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON SEPTEMBER 14, 1911 IN BOOK 12 OF MAPS, MAP NO. 39.

JS

FOR LAND DR. TER. UNIT 1, LAND DR. TER. UNIT 3, RIVERSIDE PK.
RIVERSIDE PARK UNIT 2 & WRIGHT & KIMBROUGH COLLEGE TR. ADD. 1

Tax Area Code

12-28



The information on this plat is provided for your convenience as a guide to the location of the subject property. The accuracy of this plat is not guaranteed, nor is it a part of any policy, report or guarantee to which it may be attached.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF SACRAMENTO
Assessor's Map Bk. 12 -Pg. 28
County of Sacramento, Calif.



(27)

(20)

(34)

(24)

(29)