

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0504472

Insp Area: 4

Thos Bros: 278A2

Site Address: 3944 ELM ST SAC

Parcel No: 251-0042-001

Sub-Type: NDUP

Housing (Y/N): N

CONTRACTOR

OWNER

LAU PAUL C
P.O. BOX 246318
SACRAMENTO, CA 95824

ARCHITECT

Nature of Work: 2-sty duplex, 3007sf living, 445sf garage, 126sf covr patio

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);

P.C.U. 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.)

P.C.L. 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 7-14-05 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.

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 7-14-05 Applicant/Agent 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:

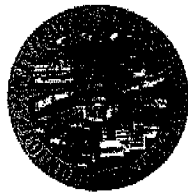
Carrier Policy Number Exp Date

(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 provisions 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 7-14-05 Applicant 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
BUILDING DIVISION**

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
Inspection: (916) 808-4677

OWNER BUILDER VERIFICATION

1. Check one below - I or my immediate family (parent, spouse, or child) will perform:

- A - all the work authorized by this permit.
- B - a portion of the work.
- C - none of the work.

If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

- all of the authorized work.
- a portion of the authorized work.

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

Name _____ Phone _____

Address _____

Type of Work _____

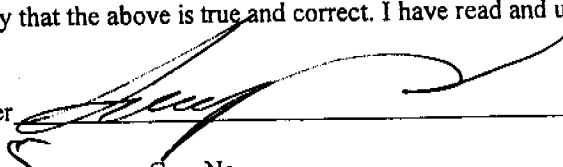
Name _____ Phone _____

Address _____

Type of Work _____

3. I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner 

Date 1-19-05 Case No. _____ Permit No. 0504472

Job Address 3944 2Lm St. Sacramento CA 95833

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 3944 ELM STREET	APN: 251-0042-001
DRPB AREA / PUD / SPD: DEL PASO HEIGHTS DR	ZONING: R-1
EXISTING LAND USE: VACANT	
PROPOSED USE: NEW DUPLEX	
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 submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS:
	Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: DR05-022 Approved 04-01-2005
	Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 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"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
COMMENTS: Lot is 5400 SF per MetroScan map. Proposed total lot coverage is 1930 / 5400 = under 36%, which meets the maximum 40% lot coverage requirement. Applicant intends to substitute the required rear lot by having a greater interior side setback, which is allowable on corner lots in R-1 zone. Measurement is taken from the front setback to the rear of the lot. Minimum setback at the sides and rear shall be at least 5'. Required rear setback area is 15' x 60' = 900 SF. The substituted area is 1000 SF. Proposed front is the average of the adjacent neighbors, which is 21 ft, street-side 12 1/2 ft, rear 5 ft and the interior side 17 ft. Proposed setbacks and lot coverage are okay. All fencing shall be no greater than 6 ft height. Fencing at the street-side setback area shall have a 5' setback if it is taller than 4 ft in height. . Minimum 20 ft driveway is required. No other planning entitlement apparent.	
Building permit must conform to approved plans and comply with all conditions of approval for DR05-022.	
DATE: January 26, 2005	BY: Elise Gumm



CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, ROOM 200
SACRAMENTO, CA 95814-2998

PLANNING AND
BUILDING DEPARTMENT

PHONE 916-264-5381

FAX 916-264-5543

STAFF LEVEL PROJECT REVIEW

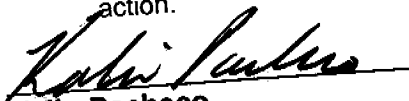
DR Number: DR05-022
Address: 3944 Elm Street
Description: New Single Family Residence
Staff Contact: Kalin Pacheco (916) 808-8048

Applicant/Owner: Paul Cun Lau
Date Filed: January 26, 2005
Date Approved: April 1, 2005
APN: 251-0042-001

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

1. Windows at north and west lower elevations shall be single hung with decorative trim, sills, and shutters as indicated on approved drawings. In addition, all windows at upper north and west elevations shall be 1/2 gridded horizontal sliders with decorative trim, sills, and shutters. Windows at south and east elevations shall be 1/2 gridded horizontal sliders with decorative trim and sills at minimum.
2. Front entry door and garage door shall have decorative raised panel design as indicated on approved drawings.
3. 7" fiber cement horizontal lap siding shall be provided at north and west upper elevations as indicated on approved drawings.
4. A 1x6 trim board shall be provided at north and west elevations to transition to 2nd material as shown on approved plans.
5. Porch elements at north and west elevations shall have decorative columns with a minimum width of 6"x6" with built out bases as indicated on approved drawings.
6. All woodwork shall be smooth finish, no rough sawn.
7. Six (6) foot high wood fences at sides and rear shall be provided.
8. Front yard landscaping (including lawn, shrubs, and a minimum of one tree) and automatic irrigation shall be provided.
9. Roof pitch shall be a 6/12 as indicated on approved drawings.
10. Roofing shall be a minimum 30-year laminated dimensional composition shingle.
11. Gutters and downspouts shall be provided.
12. Decorative light fixtures shall be provided at front entry and garage as indicated on approved drawings.
13. No roof-mounted mechanical equipment is allowed.
14. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes.
15. No building permit shall be issued until the expiration of the 10-day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
16. The applicant and the owners of all properties adjoining the subject property have the right to appeal this decision to the Design Review and Preservation Board. Appeals must be filed within 10 days of the staff action.


Kalin Pacheco
Design Review

Certification of Compliance School District Development Fees

PART 1 To be completed by APPLICANT

Owner's Name & Address PAUL LAN P.O. Box 246318 Sacto. ca. 95824.
 Project Address 3944 ELM ST.
 Parcel Number 251-0042-001 Lot No. _____
 Subdivision Name _____ Number of Units TWO
 Applicant's Signature & Title [Signature] owner
 Date 6-27-05 Phone No. (916) 224-1252.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

PART 2 To be completed by BUILDING DEPARTMENT

Plan Identification Number 0504472 Building Type (CHECK ONE)
 Residential
 Apartment/Condominium
 Commercial/Industrial
 Square Feet of Chargeable Building Area 3007 ^{sq ft}
 Signature [Signature] Date 5-11-05
 Title B.S. IV

PART 3 To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District	
District Certification No. <u>05-1379</u>	
EXEMPT _____	
Comments RESIDENTIAL / APARTMENT / CONDOMINIUM	
<u>3007</u> Sq.Ft. x \$ <u>2,245</u>	<u>= \$ 6735.68</u>
COMMERCIAL / INDUSTRIAL	
_____ Sq.Ft. x \$ _____	= \$ _____
OTHER FEE: TYPE _____	
_____ Sq.Ft. x \$ _____	= \$ _____
TOTAL FEES COLLECTED <u>= \$ 6735.68</u>	

Robla Elementary School District	
District Certification No. _____	
EXEMPT _____	
Comments RESIDENTIAL / APARTMENT / CONDOMINIUM	
_____ Sq.Ft. x \$ _____	= \$ _____
COMMERCIAL / INDUSTRIAL	
_____ Sq.Ft. x \$ _____	= \$ _____
OTHER FEE: TYPE _____	
_____ Sq.Ft. x \$ _____	= \$ _____
TOTAL FEES COLLECTED = \$ _____	

*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.
 As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.*

GRANT	ROBLA
Authorized School District Official	
Signature <u>[Signature]</u>	Signature _____
Title _____	Title _____
Date <u>6/27/05</u>	Date _____

Original: Grant Joint Union High School District/
 Robla Elementary School District
 1st Copy: Building Department
 2nd Copy: Applicant

GJUHS: Facilities Planning and Construction Department
 Certificate of Compliance Form (rev. 10/02) bep



**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>

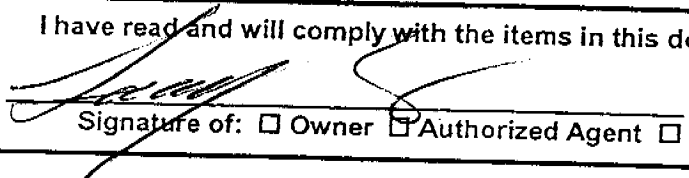
**RESIDENTIAL PLAN REVIEW
2001 CBC Adopted Codes
Effective November 1st, 2002**

PROJECT ADDRESS
& DESCRIPTION 3944 Elm St. Duplex

PERMIT
NO: 0504472

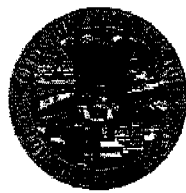
These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter 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.

 Date 6-26-05
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



Downtown Permit Center
1231 I Street, Suite 200
Sacramento, CA 95814
Help Line: 1-916-264-5656

CITY OF SACRAMENTO
DEVELOPMENT SERVICES DEPARTMENT
BUILDING DIVISION
www.cityofsacramento.org

North Permit Center
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
Inspection: 1-916-808-4677

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 251-0042-001 PERMIT # 0504472
SITE ADDRESS 3944 Elm St Suite CA 95833 ACREAGE 60' x 100'

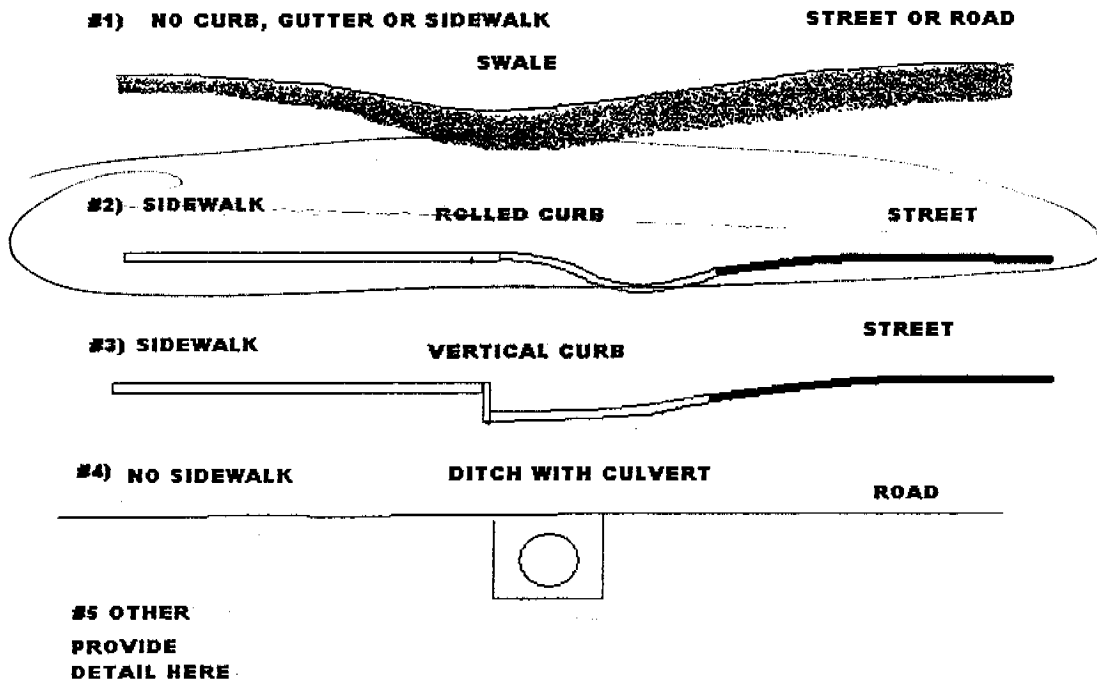
The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All questions must be answered.

- | | | | |
|--|------------------------------------|------------------------------------|-----|
| 1. Are there existing structures on the site? | Y | <input checked="" type="radio"/> N | |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | Y | <input checked="" type="radio"/> N | |
| 3. Will the existing access to this parcel be changed in any way for this project? | *Y | <input checked="" type="radio"/> N | |
| 4. Are all portions of the lot higher than the crown of the street? | Y | <input checked="" type="radio"/> N | |
| 5. Are all portions of the lot higher than the back of the sidewalk? | Y | <input checked="" type="radio"/> N | |
| 6. Is there a curb and gutter at the street level? | <input checked="" type="radio"/> Y | N | |
| 7. Is there a sidewalk with a curb and gutter at the street? | <input checked="" type="radio"/> Y | N | |
| 8. Is the curb at the street square? | *Y | <input checked="" type="radio"/> N | N/A |
| 9. Is there a rolled curb at the street? | <input checked="" type="radio"/> Y | <input checked="" type="radio"/> N | N/A |
| 10. Is there a drainage ditch or culvert at the street? | <input checked="" type="radio"/> Y | *N | N/A |
| 11. Does the lot drain from back to front? | <input checked="" type="radio"/> Y | *N | |
| 12. Does the lot drain from front to rear? | Y | <input checked="" type="radio"/> N | |
| 13. Does another lot drain across this parcel? | *Y | <input checked="" type="radio"/> N | |
| 14. Does the lot drain from side to side? | *Y | <input checked="" type="radio"/> N | |
| 15. Does the site have an existing low area or drainage swale? | <input checked="" type="radio"/> Y | N | |
| 16. Does the drainage swale drain to an adjacent parcel? | *Y | <input checked="" type="radio"/> N | N/A |
| 17. Does the drainage swale drain to the street? | <input checked="" type="radio"/> Y | *N | N/A |
| 18. Will existing drainage be re-routed? | *Y | <input checked="" type="radio"/> N | |
| 19. Will drainage ditches or culverts be constructed or modified? | *Y | <input checked="" type="radio"/> N | N/A |
| 20. Did this project require approval from the Zoning Administrator? | *Y | <input checked="" type="radio"/> N | |
| 21. Did the project require approval from the Planning Administrator? | <input checked="" type="radio"/> Y | N | |

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

- 22. Is there any tree, telephone pole, guy wire or similar obstruction located at the front of the property adjacent to the street or road? *Y N
- 23. Is this a corner lot? Y N
- 24. Is the posted speed limit on this street greater than 25 MPH? *Y N
- 25. Is this parcel located on a four-lane street? *Y N
- 26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted? Y N N/A
- 27. If site disturbs 1 acre or more has a copy of the State General Permit NOI and SWPPP been submitted? Y N N/A
- 28. If site is part of a larger subdivision greater than 1 acre has a copy of the State General Permit NOI and SWPPP been submitted? Y N N/A

CIRCLE THE DRAWING NUMBER BELOW THAT BEST ILLUSTRATES THE EXISTING CONDITION AT THE LOCATION OF THE PROPOSED DRIVEWAY OR SITE ACCESS.



The information provided on this document is accurate. I understand that if this form is incomplete, contains inaccurate or misleading information, the project located at this address may be delayed until any drainage or encroachment issues are resolved to the satisfaction of the City of Sacramento.

SIGNED [Signature] DATE 4-19-05
 TITLE OWNER
 PHONE NO. (916) 224-1252