

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0509814

Insp Area: 3

Thos Bros: 317F3

Site Address: 3315 20TH AV SAC

Parcel No: 020-0203-041

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

BWP LLC
2016 SUTTERVILLE RD
SACRAMENTO CA 95817

Nature of Work: NEW 1 STORY SFR - 1980 SQ FT LIVING, 60 SQ FT PORCH, 360 SQ FT GARAGE

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.)

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 8-16-05 Owner Signature [Signature]

PAID
CITY OF SACRAMENTO
AUG 16 2005
NORTH PERMIT

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 a ny 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 8-16-05 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 8-16-05 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.

[Handwritten Signature]



CITY OF SACRAMENTO

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT
 Inspection: 1-916-808-7622

Downtown Permit Center
 1231 I Street, Suite 200
 Sacramento, CA 95814

North Permit Center
 2101 Arena Blvd., Suite 200
 Sacramento, CA 95834

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 020-0203-041 PERMIT # 0509814
 SITE ADDRESS 3315 20th AV ACREAGE _____

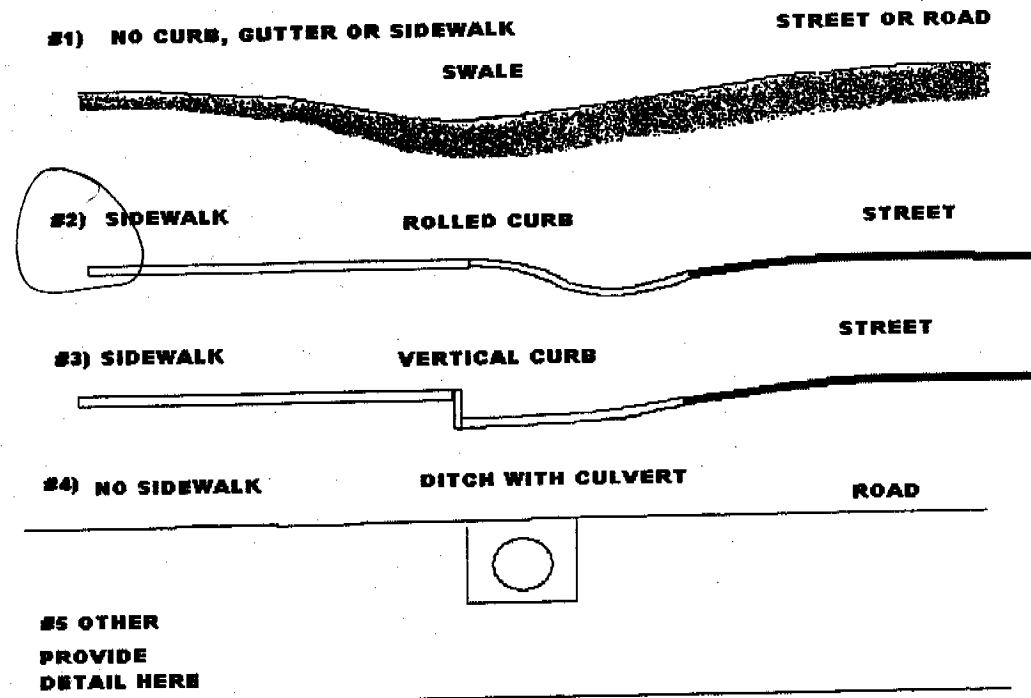
The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All 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? | <input checked="" type="radio"/> | Y | *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/A |
| 9. Is there a rolled curb at the street? | <input checked="" type="radio"/> | Y | 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? | *Y | <input checked="" type="radio"/> | 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? | Y | <input checked="" type="radio"/> | *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] KWP LLC DATE 7/27/05
 TITLE Agent Supervisor Bill Watson
 PHONE NO. (916) 451-3333

Certification of Compliance
School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address BWP LLC
Project Address 3315 20th Ave
Parcel Number 120-1203-0410 Lot No. _____
Subdivision Name _____ No. of Units _____
Applicant's Signature [Signature] Title Owner
Phone No. 1916 45 2332 Date 7/27/05

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 II - To be completed by the BUILDING DEPARTMENT

Plan Identification Number 0507814
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 1980
Signature/Title Jay G. Building Inspector Date 7.25.05

Part III - To be completed by the SCHOOL DISTRICT

School District SCUSD Certificate No. 10797

Exempt Comments _____

Residential/Apartment/etc. 1980 Square ft. x \$ 224 = \$ 4,435.20
Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
Total fees collected..... = \$ 4,435.20

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 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.

Signature [Signature] Date 7/28/05

White & Canary - School District • Pink - Building Department • Goldenrod - Applicant

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

ADDRESS: 3315 20 th AVENUE	APN: 020-0203-041
DRPB AREA / PUD / SPD: OAK PARK	ZONING: R-1
EXISTING LAND USE: VACANT	
PROPOSED USE: NEW SFR	
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 checked="" type="checkbox"/>	Application(s) IN PROGRESS : File Number: DR05-135 (04-27-2005) amended 7/6/05 Application must be approved <i>before</i> project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) COMPLETED : File Number & approval date: DR05-135, approved 06-30-2005 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"/>	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.
CONDITIONS AND COMMENTS:	<p>LOT 6000 SQ FT. FOOTPRINT 30 X 68 = 2040 + 360 = 2400 / 6000 = 40% LOT COVERAGE. LOT IS AT MAXIMUM LOT COVERAGE. DOES NOT EXCEED MAXIMUM PAVING FOR FRONT SETBACK. MINIMUM INTERIOR GARAGE DIMENSIONS MUST BE 10' X 20'. ANY TREES TO BE REMOVED MUST GET PRIOR APPROVAL FROM CITY ARBORIST. Building permit must conform to approved plans and comply with all conditions of approval DR05-135. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period. Updated and additional comments 6/30/2005. Project must conform to DR05-135 approval, approved 6/30/2005. Applicant may submit to plan check, but do not issue permits prior to end of 10-day appeal period. Monica May 7/6/05.</p>
DATE: 04-27-2005	BY: PCALDWELL & Monica May 7/6/2005

CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT
PLANNING DIVISION

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

WATER DEVELOPMENT FEE WAIVER

Applicant: BWP LLC Phone: 451-3333

Property Address: 3315 20th Ave

APN: 020-0203-041 Zoning: R-1 No. of Units: 1

This project qualifies for the fee waiver because it is in a:

REDEVELOPMENT AREA; or

DESIGNATED INFILL AREA; or

QUALIFIED INFILL AREA, meeting all of the following requirements:

1. The site is located in a neighborhood where the median year of housing construction is 1965 or earlier as shown on the Neighborhood Statistics Boundary Map, or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and
2. The lot is surrounded on three sides by existing or approved development; and
3. The project is consistent with the General Plan or more specific plan designation; and
4. The site is no more than 5 acres in size for single family development, or 2 acres in size for multiple family development; and
5. The site has City sewer, water, and drainage services, or is within proposed or existing assessment district for these services; and the services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied by: _____

Date: _____

Fee Waiver Approved by: Guillermo J. Sanchez

Date: 7/12/05

WD No: _____



CITY OF SACRAMENTO

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ISSUED
 City of Sacramento
 AUG 16 2005
 NORTH PERMIT
 CENTER

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE


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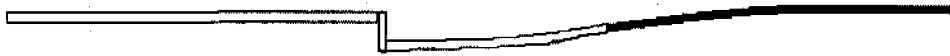
#1) NO CURB, GUTTER OR SIDEWALK STREET OR ROAD
 SWALE



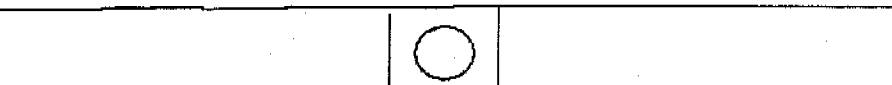
#2) SIDEWALK ROLLED CURB STREET



#3) SIDEWALK VERTICAL CURB STREET



#4) NO SIDEWALK DITCH WITH CULVERT ROAD



#5 OTHER
 PROVIDE
 DETAIL HERE

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] REP LHC DATE 7/27/05
 TITLE Agent Supervisor or Bill Watson
 PHONE NO. (916) 451-3333