

CITY OF SACRAMENTO

Permit No: 9900587

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 1912 H ST SAC

Sub-Type: N4PLEX

Parcel No: 007-0013-005

UNITS 1-4

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

FRANK LEON
7728 DUTRA BEND DR
SACRAMENTO CA 95831

Nature of Work: NEW FOUR PLEX & CARPORTS

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 Wells Fargo Bank Lender's Address 9500 J St, CA

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 5/21/99 Owner Signature Frank Leon

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 5/21/99 Applicant/Agent Signature Frank Leon

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 5/21/99 Applicant Signature Frank Leon

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

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address: 1912 H STREET UNITS 1 - 4 Permit No. 99-00587

Building Use: New 4-plex & carports Occupancy: R1

Building Owner: Frank Leon Construction Type: VN

Owner Address: 7718 Dutra Bend Dr., Sacto. Sprinkled? [] Yes [X] No

Portion of Building Occupied: 100% Area: 4080 Sq. Ft.

02/28/00  DENNIS RICHARDSON
Date Sign CITY BUILDING OFFICIAL

[Finaled By:Frietas/McDonald/Leiker/Spross/Johnson]

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 9 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the City Building Official. No changes shall be made in the character of occupancy or use without approval of the City Building Official.

POST IN A CONSPICUOUS PLACE

CITY OF SACRAMENTO
APPLICATION FOR [REDACTED] BUILDING PERMIT

DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES SECTION
1231 I Street, Rm. 200
Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

PLAN CHECK # 9900587 Insp. Area 1c

Applicant MUST complete ALL Unshaded areas
this page only

ADDRESS 1912 H Street Suite 1-4
PARCEL # _____

<p align="center">CONTACT</p> Name <u>FRANK LEON</u> Address <u>7728 DUTRA BEND DR.</u> <u>SACRO. CA</u> Zip <u>95831</u> Phone <u>916-1429-2919</u> FAX <u>"SAME"</u>		<p align="center">LICENSED CONTRACTOR Lic No. # _____</p> Name <u>OWNER/BUILDER</u> Address <u>SAME</u> Zip _____ Phone _____ FAX _____	
<p align="center">ARCHITECT/ENGINEER</p> Name <u>Galgus + Associates</u> Address _____ Zip _____ Phone <u>916-635-5530</u> FAX <u>SAME</u>		<p align="center">OWNER [REDACTED]</p> Name <u>FRANK LEON</u> Address <u>SAME</u> Zip _____ Phone _____ FAX _____	

→ Will the permittee have any employees on the jobsite? Yes No

→ If yes, WORKER'S COMPENSATION POLICY # _____ EXPIRATION DATE: _____

NAME OF INSURANCE COMPANY: _____

NATURE OF WORK IN DETAIL: BUILD NEW 9- PLEX + Carports

3,600 4080 Dedek/porch/porch (754 SF)
~~4000 SF~~ Site work \$6200

680 SF 258,420.40

DBA: _____ VALUATION: ~~231,600~~ 231,600

FLOOD STATUS: <u>FLOOD ZONE AREA</u> (S.C.A.T.)	
JOB DESCRIPTION	BLDG SHEL (APT) TI() REM() SW FIRE ADD OTH
INSP. DISCIPLINES	BLDG MECH PLUMB ELEC SITE FIRE
# Stories	Ist fir Area Total Area Use Zone Occp Group Const type Fire Req. Vio. File
<u>2</u>	<u>4080</u> <u>R3A</u> <u>R1/U1</u> <u>UN</u> <u>Y</u> <u>03</u> <u>OK</u>
(B)	(L) (P) (M) (E) (F) (S) (D) (R)
	<u>NONE</u>

COMMENTS: Provide flood certificate / soils report
truss calculations / provide S / complete sets
flood information from Charles water supply test
Valuation of site work same as LANDSCAPING PERMITS
Site work \$6,200

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

BLDGFRM (REV 05/98) WATER FLOW TEST FOR NEW BLDGS OR ADDITIONS Yes No

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) yes

2. I (have/have not) have 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

Signed Frank Tom

Job Address 1912 - H Street Date 5/20/99

Permit No.: _____

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

264
4239

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PROPERTY OWNER'S NAME	FRANK LEON		
OWNER'S ADDRESS	7798 LOTERA BEND DRIVE		
PROJECT ADDRESS	1912 H STREET		
PARCEL NUMBER	157-0015-01	LOT NUMBER	
SUBDIVISION NAME			
NUMBER OF UNITS	4 PLEX		
APPLICANT'S SIGNATURE	Frank Leon		
TITLE OF APPLICANT	OWNER		
DATE	5/20/99	TELEPHONE NUMBER	
PLAN IDENTIFICATION NUMBER	9900587		
BUILDING TYPE (CHECK ONE)	<input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> APARTMENT/CONDOMINIUM <input type="checkbox"/> COMMERCIAL/INDUSTRIAL		
SQUARE FEET OF CHARGEABLE BUILDING AREA	4000		
SIGNATURE	Kim Ch		
TITLE	Bldg Insp III	DATE	4/28/99
DISTRICT CERTIFICATION NUMBER	10574		
EXEMPT	COMMENTS	CREDIT 2300# FOR DEMO # = 1700# NET	
RESIDENTIAL / APARTMENT / ETC.	1700	SQ. FT. X \$ 1.72	= \$ 2924.00
COMMERCIAL / INDUSTRIAL		SQ. FT. X \$	= \$
OTHER FEE	TYPE	SQ. FT. X \$	= \$
TOTAL FEES COLLECTED.....			\$ 2924.00
<p>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.</p> <p>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.</p>			
SIGNATURE	[Signature]		
TITLE	CIVIC CENTER PERMITS	DATE	5/20/99

91a:certcomp

Distribution: Original--School District; 1st Copy--School District; 2nd Copy--Building Department; 3rd Copy--Applicant

HPR-12-99 M

WATER SUPPLY TEST - DEPT. OF UTILITIES 1395 35TH AVENUE SACRAMENTO, CA. 95822 PHONE: 916 / 264-1430 FAX: 916 / 264- 1430 8897	TEST NO: 98-168	FILE NO: 1298-005	
	REQUEST DATE: 1-28-99		
	COMPLETE DATE: 1-28-99		
	ANALYSIS FEE: \$90.00	DATE PAID: 1-28-99	
	FIELD TEST FEE: N/A	DATE PAID: N/A	
CONTACT PERSON: FRANK LEON	PHONE NO: 916-429-2919	FAX NO: 916-429-2919	
LEON'S SERVICES	CELL PHONE NO: 916-888 4970		
PO BOX 1315, SAT, CA 95812	STREET ADDRESS OF TEST: 1912 E ST		
Building Permit	ASSESSOR'S PARCEL NUMBER: 007-013-005		

ed Test # 98-168

I agree to the following items and conditions:

(1) The street address shown above is correct.

(2) The water supply data is developed from several sources of information which may include water supply test data, pipe network computer models, and various pressure recording stations. The design water supply data given below is to be used for design purposes.

(3) Although the water supply data reported herein is believed to be accurate, the City makes no warranty, guarantee, certification, or other representation of any kind that such data is accurate or correct, or that the pressure and/or flow rates reported herein can or will be maintained. The undersigned agrees that the City, its officers or employees shall not be liable for any damages of any kind resulting from the use of or reliance upon the water supply data reported herein by the undersigned or by any third party.

(4) If the undersigned desires to witness the water supply test performed by the City, please check the box below:

I want to witness this water supply test, which will be scheduled at the convenience of the Department of Utilities.

(5) If the undersigned elects to hire a licensed engineer, at the undersigned's expense, to witness the water supply test performed by the City, please check the box below:

At my expense, I will arrange for a licensed engineer to witness this water supply test, which will be scheduled at the convenience of the Department of Utilities.

Signature: Frank Leon Date: 1/21/99

ENGINEERING REQUEST DATE: 7-24-98 DATE OF TEST: 7-21-98 TIME OF TEST: 10:15 AM

WATER MAIN SIZE: 6" TEST CONDUCTED BY: Colasanti, Steckline, Perrone, Thomas

	HYDRANT NO.	MAP PAGE	STATIC PRES. (PSI)	RESIDUAL PRES. (PSI)	PITOT PRES. (PSI)	OUTLET DIA. (IN.)	COEFFICIENT		CALC FLOW @ PRES. (GPM)	FIELD FLOW (GPM)
							C ₁	C ₂		
RESIDUAL	40	14	49	17						
FLOWED	41	14			13	2.5	0.90	1	605	
FLOWED	39	14			13	2.5	0.90	1	605	
FLOWED							TOTAL		1210	1100

• THE WATER SUPPLY TEST DATA IS NOT TO BE USED FOR THE DESIGN OF DOMESTIC WATER SYSTEMS.
 • (STATIC PRES. - RESIDUAL PRES.) / (STATIC PRES. - 20 PSI) IS LESS THAN 25%. THEREFORE, THESE RESULTS ARE ONLY VALID FOR FLOWS NOT EXCEEDING _____ G.P.M.

$$Q = 29.83 C_1 C_2 D^2 \sqrt{P_{pitot}}$$

$$Q_{20} = Q_R \left(\frac{P_s - 20}{P_s - P_r} \right)^{0.54}$$

	ACTUAL	DESIGN (1)
STATIC PRES	49 PSI	47 PSI
RESIDUAL PRES	17 PSI	15 PSI
TOTAL FLOW @ RESIDUAL PRES	1200 GPM	1200 GPM
TOTAL FLOW @ 20 PSI	1100 GPM	1100 GPM

(1) The Design Water Supply Data reflects fluctuations and future demands on the water distribution system. It is based on _____

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
SEWER IMPACT FEE
 PERMIT AND CALCULATION SHEET

APPLICATION NO: <u>CITY</u>		BLDG PERMIT NO:	
GENERAL INFORMATION <u>PC # 9900587</u>		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER <u>251775 5/21/99</u>	
- REPT 26 \$7,156.00		- TRAN 389724 05/21/99	
- RECEIPT 700135 041 \$7,156.00			
THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE			
FEE CALCULATION		BUILDING USE	
INSPECTION		RESIDENTIAL SF <input type="checkbox"/>	MF <input checked="" type="checkbox"/>
CSD-1		COMMERCIAL USE	UNITS
SRCSD	<u>7156 -</u>	<u>4 PLEX</u>	
CONSTRUCTION			
IN-LIEU			
TOTAL FEE	7156		
APN: <u>007-0013-004</u>			
DESCRIPTION/ SUBDIVISION		LOT:	
PROPERTY ADDRESS <u>1912-H STREET</u>			
OWNER <u>FRANK LEON</u>			
MAILING ADDRESS <u>7728 WYTRA BEND DR</u>			
CITY-STATE-ZIP <u>SACRA CA 95831</u>		PHONE <u>916-429-2449</u>	
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.			
APPLICANT SIGNATURE <u>Frank Leon</u>			
CONSOLIDATED UTILITY BILLING USE ONLY			
ACCT _____	INPUT _____	START _____	
INSPECTOR'S COPY			

**City of Sacramento Development Services Division
Planning and Zoning Information Request**

Project Address: 1912 H ST

Assessor's Parcel Number: 007-0013-005

Current Land Use: VACANT

Description of Request/Proposed Use: 4 plex

Zoning Designation: R3A

Prior Applications for Project Site(P#,Z#,DRPB#): DR98-115
DR293-141 IR84-198

Comments: see DR98-115 Appvd 10/21/98

Are There Any Planning Issues?: (Circle One) YES NO

Site Plan Check Required? (Circle One) YES NO

Design Review/ Preservation Required?: (Circle One) YES NO

Planning Review by/Date: [Signature]

1-20-99

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

City of Sacramento
Water and Sewer Service Quotation

FY 98/99

Date:	18-May-99	Time:	10:11:50 AM	Building Permit No.:	Plan Check No.:	9900587	
Address: 1912 H Street, Sacramento					Parcel no.: 007-0013-005		
Description: New Four Plex							
Subdivision Map:					Water Plan No.:		13
Estimate by:			Robert Thaug		Bldg. Insp. Reviewer:		
Engineering Firm: Galvac & Associates							
Sewer Jurisdiction: City Sewer							
Comment No. 1 Comment No. 2 Comment No. 3 Comment No. 4							
TOTAL WATER DEV. FEES:				0.00		6.0 hrs x \$75 /hr = 450.00	
TOTAL SEWER DEV. FEES:				0.00		or \$300.00 (whichever is greater)	
					total on-site grading and drainage review fee:		450.00

Water Service Quotations

*ENTERED in
Computr*

Main Size	Service Size	Description	Qty	Tap Fee/ea.	Meter Fee/ea.	Total Tap Cost	Dev. Fees
6"	3/4"	ABANDON 3/4" LINE	1	510.00		510.00	
6"	1 1/2"	1 1/2" SERV. & METER	1	1,650.00	500.00	2,150.00	0.00
						0.00	
						0.00	
						0.00	
					Fire Hydrant:	0.00	
Total for Water:						2,660.00	
Acreage Charge:							0.00

Sewer Service Quotations

Main Size	Service Size	Description	Qty	St. (FT)	MH Fee/ea.	Tap Fee/ea.	Total Cost	Dev. Fees
							0.00	
							0.00	
							0.00	
							0.00	
							0.00	
Total for Sewer:							0.00	

Note: Total cost = Qty. x St/2 x Tap Fee + MH Fee

Water Main Construction Charge: 0.00

Total For Address: 2,660.00

Water development fees are based on the size of domestic service. total water development for commercial property includes a \$3,058.00 per acre charge in addition to the standard fee.



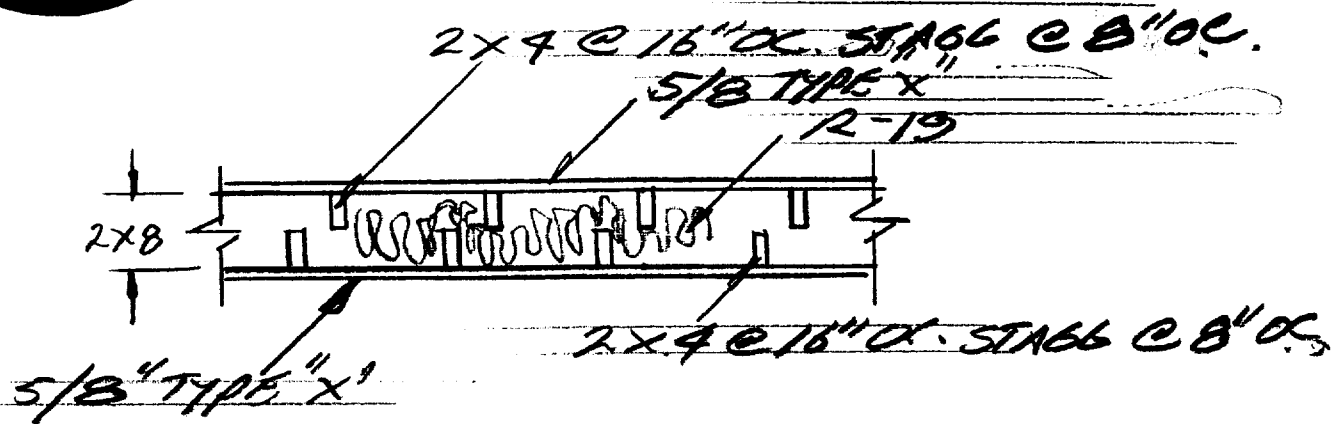
REVISION TO PERMIT # 9900587

Address: 1912 H ST.

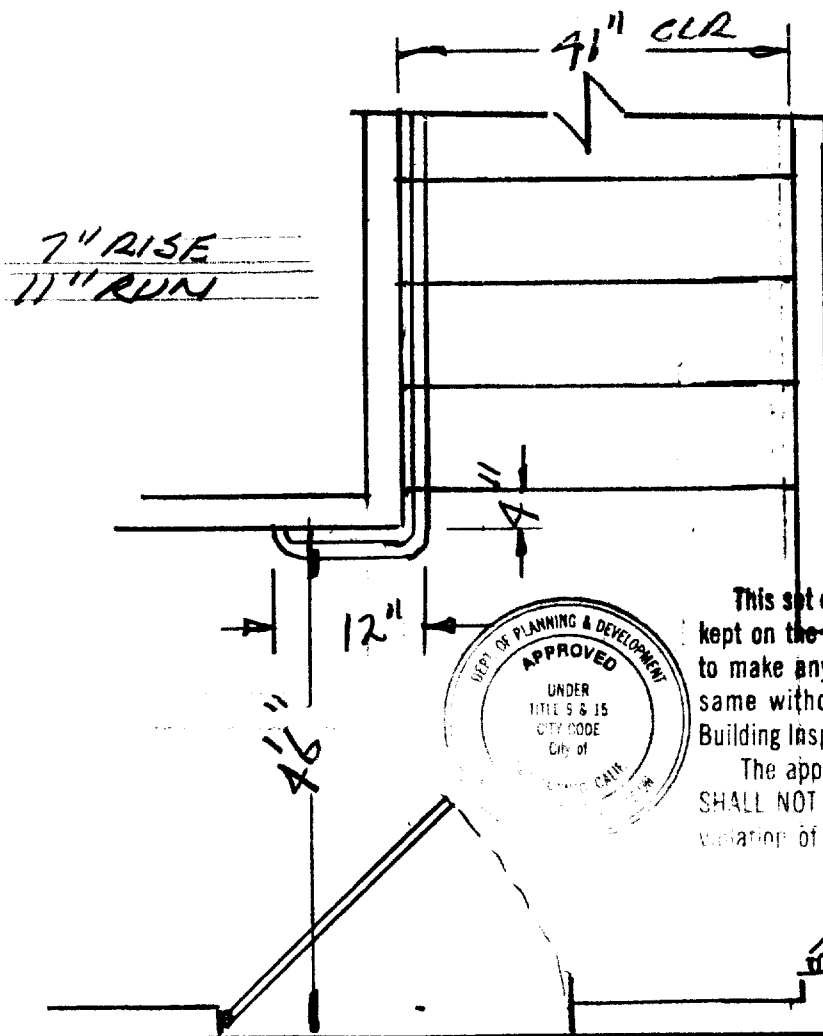
Galvez & Associates

Designers • Builders

GA FILE NO WP 3380



1/2" PARTY WALL



ISSUED

AUG 27 1999

Sacramento Building Division

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.

The approval of this plan and specification SHALL NOT be held to permit or approve the violation of any City Ordinance or State Law.

O.K.

JT. 8/27/99

MEMORANDUM

SACRAMENTO FIRE DEPARTMENT

TO: BUILDING DEPARTMENT

DATE: 3-1-00

FROM: Troy Malaspino
Fire Marshal

SUBJECT: FIRE SYSTEM INSPECTION

A final inspection of the newly installed fire system at:

1912 H ST

has been conducted by Inspector F. Johnson


on 2-25-00

99-00587-C
Permit Number

4080
Square Footage

New 4 Plex
Type of Inspection

The system is acceptable by this department.


By: Ross L. Woodman,
Fire Prevention Officer II

TI-508
F. D. Reference Number

✓