

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0014293
Insp Area: 2

Site Address: 7604 WEST VISTA WY SAC
Parcel No: 031-1410-011

Sub-Type: N1/2PLEX
Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

ELLY & CO

95831

Nature of Work: NEW 1/2 PLEX RESIDENCE - 2752 SF LVNG(1756 SF 1ST, 996 SF 2ND), 421 SF ATTCHD GAR. 48 SF CVRD PRCH/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).

____ 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 4/20/11 X 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 4/20/11 X 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 4/20/11 X 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.

Date of Request: _____

By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project

Address: 7604 WEST VISTA WAY & 801 WEST LOVE WAY

Assessor's Parcel Number: 031-1410-011 & 012

Previous Use: VACANT LOT

Description of Request/Proposed Use: CUSTOM RESIDENTIAL
HALF-PLEX

Is This a Change of Use? NO

Zoning Designation: R-1A

Prior Applications for Project Site(P#, Z#, DRPB#): _____

Comments: 2. 186-432 Approved 20' front
yard setbacks for custom halfplexes.

Are There Any Planning Issues?: (circle one) YES NO

- * Staff Site Plan Check Required? (Circle one) YES NO
- * Field Inspection Required? (Circle one) YES NO
- * Design Review/Preservation Required? (Circle one) YES NO

Planning Review by/Date: S. Joffe 1 Dec 00

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

MICROFILM AFTER FINAL

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 7604 WEST VISTA WAY A.P.N. 031-1410-011

Applicant Information

Name Lily Company
Address 501 "S" ST. #1
SAC, CA 95814
Phone (916) 448-8903

Project Information (Check One)

Single Family Dwelling
Duplex
Triplex
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N *
Is the site higher than the crown of adjacent road? Y N *
Is the proposed building site higher than the back of the sidewalk or curb? Y N *
Describe existing frontage improvements along road.
 Ditch * Curb and Gutter Curb, Gutter, and Sidewalk
The direction of drainage on this site is:
 Front to Rear * Rear to Front Side to Side *
Does an adjacent site drain across this parcel? Y * N
Does this site have an existing low area or drainage swale? Y * N
Will construction require cut or fill on site? (* >50FT3 or >2FT) Y N

- How much cut? _____ Yards _____ Depth
- How much fill? _____ Yards _____ Depth

Has building site been previously been filled? Y * N
Will existing drainage be re-routed? Y * N
Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name SAMUEL B. FONG Title GENERAL PARTNER
Signature [Signature] Date 4-20-01
Owner of Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? 0.12 Acres.
If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N
If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is the parcel to be built on part of a larger subdivision? Y N
Subdivision Name: _____
If yes has an approved erosion and sediment control plan been provided? Y N
If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N
Is grading and drainage approval required prior to permit issuance? Y N
Approved by: [Signature] Date: 4/23/01
Building permit #: 0014293R

White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

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) no
2. I have (have/have not) _____ 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 TBD 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 [Signature]

Job Address 7604 WEST VISTA WY

Permit No: 0014293

Certification of Compliance

School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address BUY COMPANY / 501 2nd St, SAC 75804
 Project Address 7609 WEST VISION WAY
 Parcel Number 031-1410-011 Lot No. _____
 Subdivision Name RIVIERA No. of Units _____
 Applicant's Signature [Signature] Title General Partner
 Phone No. (916) 448-8903 Date 4-18-01

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 2014-273
 Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area 2732
 Signature/Title [Signature] Building Tech Date 4-18-01

Part III - To be completed by the SCHOOL DISTRICT

School District 26000 Certificate No. 10515
 Exempt Comments None
 Residential/Apartment/etc. 2732 Square ft. x \$ 172 = \$ 4733.44
 Commercial/Industrial _____ Square ft. x \$ _____ = \$ -809
 Total fees collected 2615 14 304 = \$ 3924.44

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 4/19/01

LOT LINE
ADJUSTMENT EXHIBIT

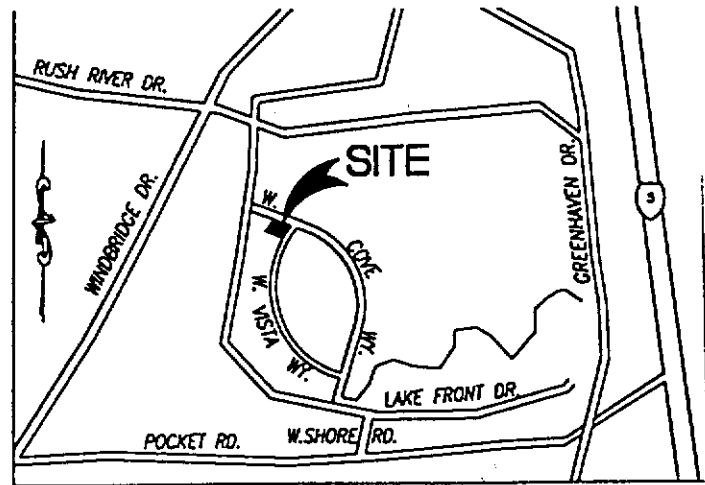
FOR
APN: 031-1410-011, AND 012
7604 WEST VISTA WAY AND
801 WEST COVE WAY
LOT 15A AND 15B. 200 BM 12

CITY OF SACRAMENTO
SHEET 1 OF 1

CALIFORNIA
JUNE 2000

**JTS ENGINEERING
CONSULTANTS**

1808 J STREET
Sacramento California 95814
(916) 441-6708



VICINITY MAP

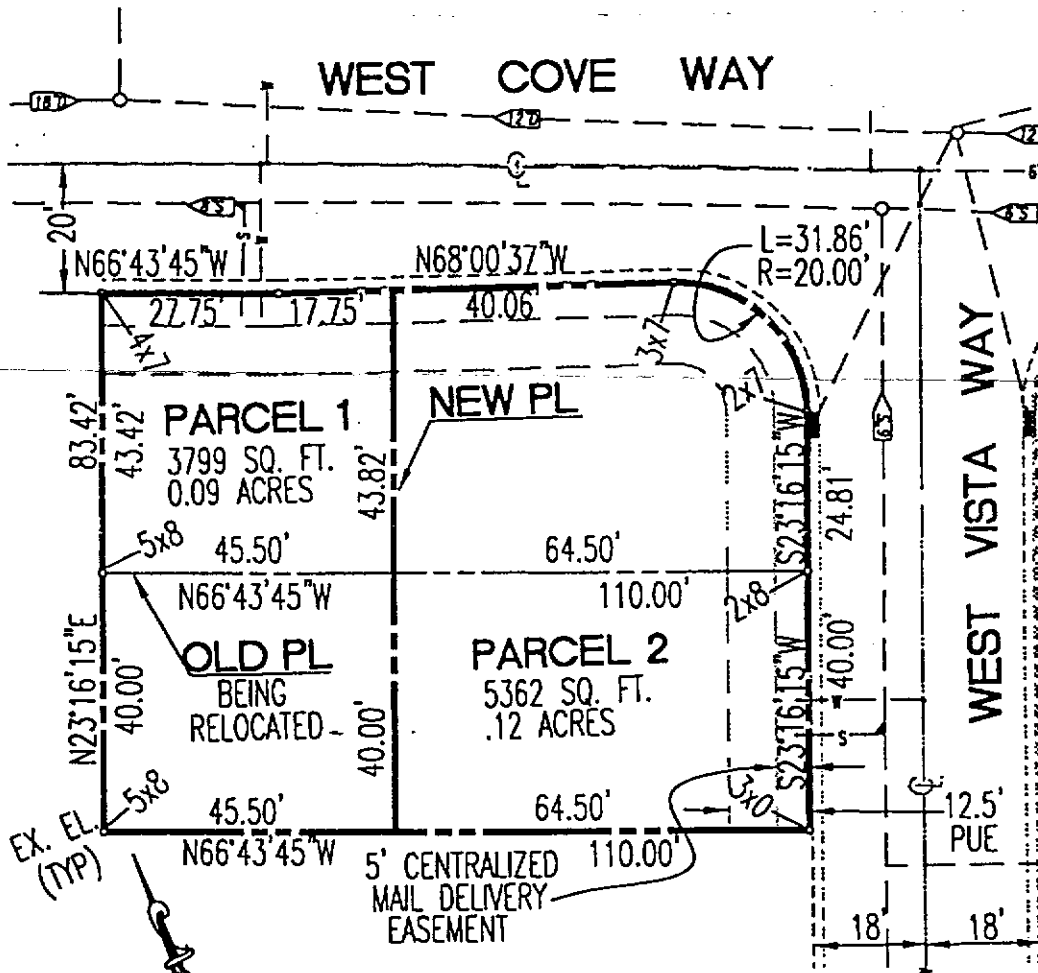
OWNER:
L. AND P. PACIFIC
AND TEICHERT
8144 POCKET RD.
SACRAMENTO, CA.
95831
TEL 427-2936

DEVELOPER:
PEGGY FONG
P.O. BOX 864
CITRUS HEIGHTS, CA.
95611
TEL/FAX: 967-3258

ZONING:
R1, SINGLE FAMILY

ENGINEER:
JTS ENGINEERING
1808 'J' STREET
SACRAMENTO, CA.
95814

REQUEST:
TO ADJUST THE
PROPERTY LINE
TO ALLOW
CONSTRUCTION.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft

Z 00-073

NOTE:
THIS EXHIBIT IS PREPARED FROM RECORD
DATA AND IS NOT BASED ON A SURVEY.

JUN - 5 RECD

Fong

Paul Zacher - Structural Engineer
4701 Lakeside Way
Fair Oaks, CA 95628

TEL: (916) 961-3960
FAX: (916) 961-8552

October 5, 2001

Donald Joseph Inc. Architecture
1412 S Street
Sacramento, CA 95814
TEL: (916) 446-2845
FAX: (916) 446-3015

Attn.: Randal Ng

re: Job 2000354: Fong residence located at Lot 15A & 15B, Westshore at Riverlake, Sacramento, CA
subject: Contract Change Order Number 1

Per Mr. Randal Ng's request, the following item is addressed:

Item 1: A STHD14 hold down is spalled greater than 4". Therefore use a Simpson PHD2 or PHD5 hold down at the ends of the shear wall. Attach the PHD2 or PHD5 to a 4x post and edge nail the structural panel sheathing to the 4x post per the Shear Wall Table as shown on the plan sheet. Anchor the Simpson PHD2 or PHD5 hold down to the footing with a 5/8" diameter Simpson "SET" epoxy tie adhesive anchor with 10" minimum embedment into the concrete. The Simpson epoxy tie adhesive listings/ approvals are as follows: ICBO Evaluation Report No. 5279. See detail 400A.

If you have any questions on the above, do not hesitate to call.

Sincerely,

Paul Zacher, P.E., S.E.



1/2

PAUL ZACHER ARCHITECTURE

