

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0515359

Insp Area: 4

Thos Bros:

Sub-Type: NSFR

Housing (Y/N): N

Site Address: 2640 BEAUMONT ST SAC

Parcel No: 265-0241-031 LOT C

CONTRACTOR: NICK CONSTRUCTION, 11358 AMALGAM WAY STE A-1, RANCHO CORDOVA, CA 95670

OWNER: HERAS LOUIE, 2644 TRACKTION AVE, SACRAMENTO, CA 95866

ARCHITECT

Nature of Work: NEW 2 STORY SFR 1635 SF OF LIVING, W/ ATTACHED GARAGE 243 SF, & 81 SF COVERED PORCH, LOT "A" --- IN DESIGN REVIEW AREA ---

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 818792 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: Oct. 31/05 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: Oct. 31/05 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 STATE COMPENSATION Policy Number 1768311 Exp Date PAID 2/01/2005

(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. CITY OF SACRAMENTO OCT 31 2005

Date _____ 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. NEIGHBORHOODS PLANNING AND DEVELOPMENT SERVICES

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.



2040 Beaumont St.

CITY OF SACRAMENTO

0515352 Downtown Permit Center
12311 Street, Suite 200
Sacramento, CA 95814

www.cityofsacramento.org

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

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

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 265-0241-0266 PERMIT # 05-15352
SITE ADDRESS 2020 Beaumont St ACREAGE _____
Lot c

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.

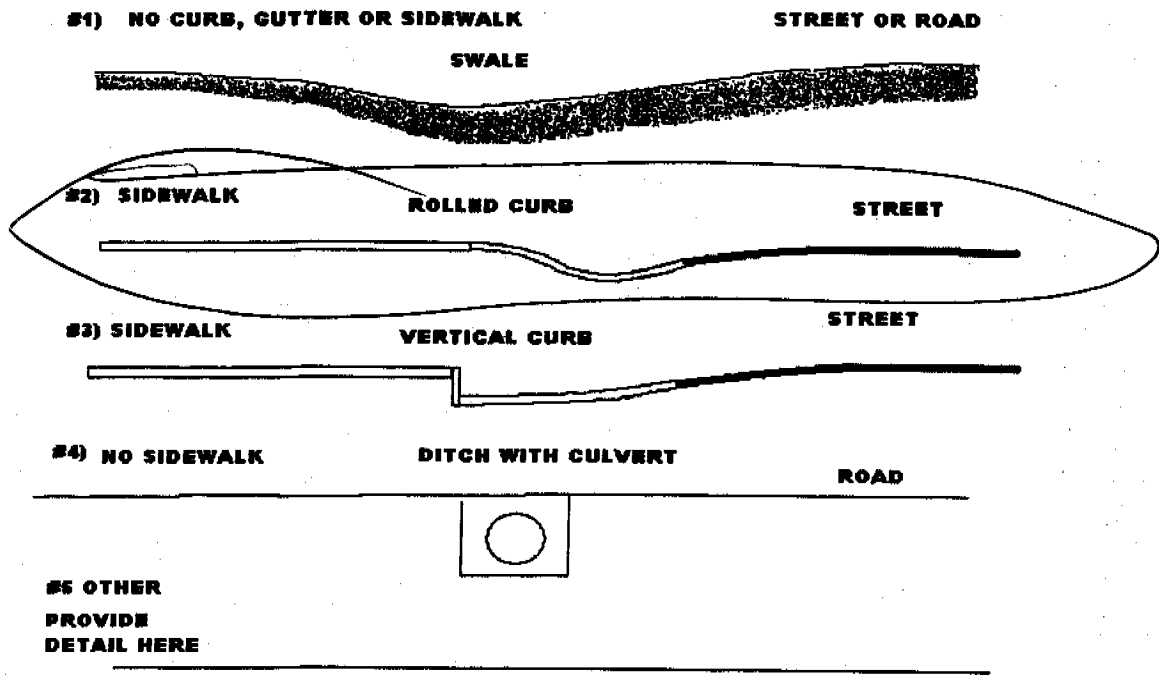
- | | | | |
|--|-------------------------------------|-------------------------------------|-----|
| 1. Are there existing structures on the site? | Y | <input checked="" type="radio"/> N | |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | Y | <input checked="" 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? | <input checked="" type="radio"/> Y | *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 | N | N/A |
| 10. Is there a drainage ditch or culvert at the street? | Y | <input checked="" type="radio"/> *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? | *Y | <input checked="" type="radio"/> N | |

JK6

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 Oct 31/05
 TITLE Owner
 PHONE NO. (916) 595 0266

Certification of Compliance School District Development Fees

PART 1 To be completed by APPLICANT

Owner's Name & Address Heads
 Project Address 2640 - BEAUMONT ST
 Parcel Number 265-0241-031 Lot A Lot No. C
 Subdivision Name _____ Number of Units _____
 Applicant's Signature & Title [Signature]
 Date Oct. 26/05 Phone No. _____

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 0515358241
 Square Feet of Chargeable Building Area 1635
 Signature [Signature]
 Title _____
 Building Type (CHECK ONE)
 Residential
 Apartment/Condominium
 Commercial/Industrial
 Date 10/24/05

PART 3 To be completed by SCHOOL DISTRICTS

| Grant Joint Union High School District | |
|--|--|
| District Certification No. <u>06-0143</u> | |
| EXEMPT _____ | |
| Comments RESIDENTIAL / APARTMENT / CONDOMINIUM | |
| <u>1635</u> Sq. Ft. x \$ <u>2.24</u> = \$ <u>3662.40</u> | |
| COMMERCIAL / INDUSTRIAL | |
| _____ Sq. Ft. x \$ _____ = \$ _____ | |
| OTHER FEE TYPE _____ | |
| _____ Sq. Ft. x \$ _____ = \$ _____ | |
| TOTAL FEES COLLECTED = \$ <u>3662.40</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 | Authorized School District Official |
| ROBLA | |
| Signature <u>10/26/05 [Signature]</u> | Signature _____ |
| Title _____ | Title _____ |
| Date <u>10/26/05</u> | Date _____ |

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

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



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

RESIDENTIAL APPLICATION
 1-916-264-5656 OR 1-866-EZ-PERMIT

2628 Beaumont St. (lot) A. | 4
 BUILDING SITE ADDRESS | SUITE | INSP. AREA
265-0241-031- parcel C |
 ASSESSOR'S PARCEL NO. | COMMUNITY PLAN NO. | PLAN CHECK NO. 0515352

| NAME OF APPLICANT | ADDRESS | ZIP CODE | PHONE NO. |
|---------------------------|-----------------|----------|----------------|
| Louie Heras | P.O. Box 66-336 | 95866 | (916) 595-0266 |
| CONTRACTOR'S LICENSE NO.: | | | |
| PROPERTY OWNER | | | |
| Fax (916) 921-5467 | | | |
| Louie Heras | | | |
| ARCHITECT/ENGINEER | | | |

| No. of Stories | No. of Rooms | Roof Covering | Area 1 st Floor | Total Area | Garage Area | Patio Area |
|----------------|--------------|---------------|----------------------------|------------|-------------|------------|
|----------------|--------------|---------------|----------------------------|------------|-------------|------------|

THIS PERMIT IS FOR:
 BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

NATURE OF WORK IN DETAIL
New home 1604 s/f, Garage 246 s/f, 100 s/f porch

\$ _____
 VALUATION

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

| | |
|---|--|
| ADDRESS: 2628 Beaumont St | APN: 265-0241-031 |
| DRPB AREA / PUD / SPD: North Sacramento DRD | ZONING: R-1 |
| EXISTING LAND USE: Vacant | |
| PROPOSED USE: 3 new lots with 3 new SFRs | |
| PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW: | |
| <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: Z04-103 (Approved 7-14-04) DR05-218, 219, & 220 Approved 09-07-2005 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. <i>we can submit plans now!</i> |
| <input type="checkbox"/> | Meets setback & lot coverage requirements as shown on site plan provided. |
| <input 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"/> | Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal. |
| COMMENTS: Applicant currently is in the process of Final Map with DE&F. Minimum 20 ft front setback, 5 ft interior side setback, 15 ft rear setback are required. Minimum 20 ft driveway is required. All fencing shall NOT be greater than 6 ft high. No fencing at front setback area should be higher than 4 ft unless it is wrought iron fence. Maximum 40% overall lot coverage is required. Maximum 40% paving at front setback area. Maximum height in R-1 is 35 ft. Final site plan of each individual lot should be verified and comply with current zoning codes. No Building Permit shall be issued until Final Map is approved. | |
| DATE: September 7, 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: DR05-218
Address: Beaumont Street
Description: New Single Family Residence
Staff Contact: Kalin Pacheco (916) 808-8048

Applicant/Owner: Zaur Atnilov/Louie Heras
Date Filed: June 10, 2005
Date Approved: September 7, 2005
APN: 265-0241-031 (Parcel A)

STAFF ACTION AND CONDITIONS OF APPROVAL:

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

1. Windows at front elevation shall be half-gridded single hung with decorative trim and sills as indicated on approved drawings. All other windows shall be half-gridded with decorative trim at minimum.
2. Windows at front elevation living room and bedroom 3 shall have decorative trim, sills, and corbel detail as indicated on approved drawings.
3. Decorative wood or fiber cement horizontal lap siding shall be provided at 2nd story at front elevation. In addition, a 1"x12" trim board shall be provided to transition to second material (stucco) at front elevation as indicated on approved drawings.
4. Corbel detail shall be provided in upper gable at front elevation.
5. Half-round gable vent with decorative trim, sills, and corbel detail shall be provided at front elevation as indicated on approved drawings.
6. Front entry door and garage door shall have a decorative raised panel design as indicated on approved drawings.
7. Stucco wainscot with popout ledge (complimentary color) shall be provided at front elevation wrapping around 2 feet at side elevations as shown on approved drawings.
8. Porch element shall have 6x6 decorative columns with built out stucco bases as shown on approved drawings.
9. All woodwork shall be smooth finish, no rough sawn.
10. All stucco shall be smooth finish.
11. Six (6) foot high wood fences at sides and rear shall be provided.
12. Front yard landscaping (including lawn, shrubs, and a minimum of one tree) and automatic irrigation shall be provided.
13. Roof pitch shall be a 5/12 as indicated on approved drawings.
14. Roofing shall be a minimum 30-year laminated dimensional composition shingle.
15. Gutters and downspouts shall be provided.
16. Decorative light fixtures shall be provided at front entry and garage.
17. No roof-mounted mechanical equipment is allowed.
18. 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.
19. 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.
20. 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 written notice of the staff action.


Kalin Pacheco
Design Review



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT

PHONE 916-264-5381

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

FAX 916-264-5543

STAFF LEVEL PROJECT REVIEW

| | | | |
|----------------|------------------------------|------------------|--------------------------|
| DR Number: | DR05-218 | Applicant/Owner: | Zaur Atnilov/Louie Heras |
| Address: | Beaumont Street | Date Filed: | June 10, 2005 |
| Description: | New Single Family Residence | Date Approved: | September 7, 2005 |
| Staff Contact: | Kalin Pacheco (916) 808-8048 | APN: | 265-0241-031 (Parcel A) |

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Kalin Pacheco
Design Review



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 Sacramento, CA 95834

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 2605 - 0241 - 021 ^{Lot A} PERMIT # 05-15359
 SITE ADDRESS 2640 - Beaumont St 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.

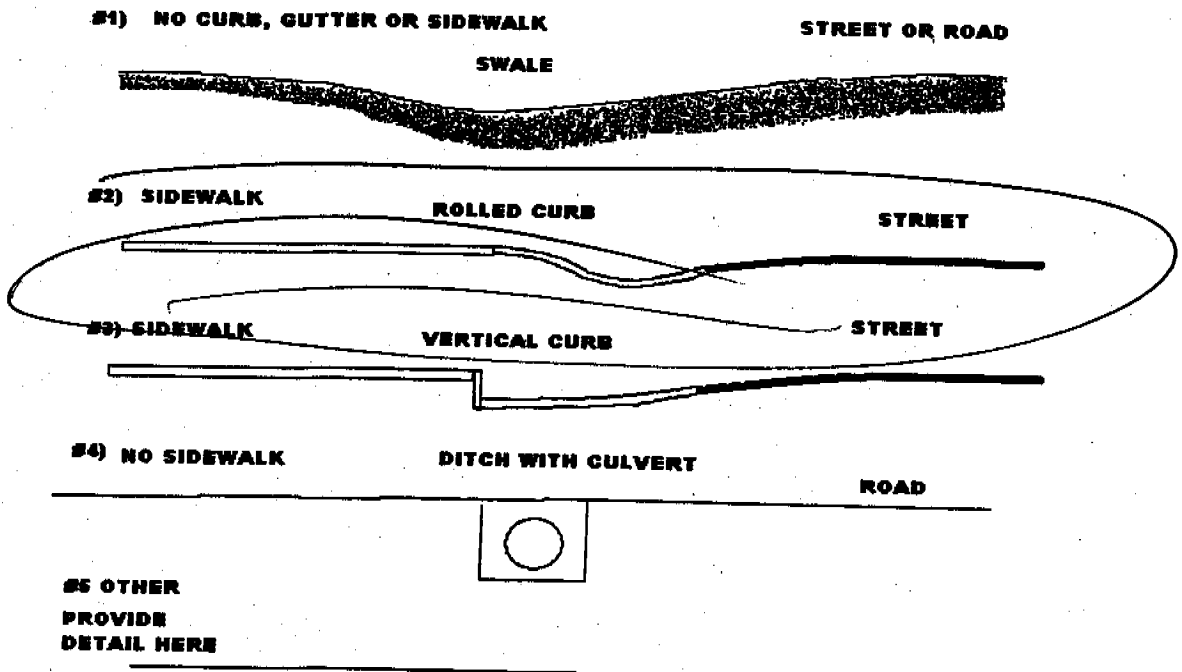
- | | | | |
|--|-------------------------------------|-------------------------------------|-----|
| 1. Are there existing structures on the site? | Y | <input checked="" type="radio"/> N | |
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JK6

SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

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- 26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted? Y *N N/A
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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 *Oct. 31/05*
 TITLE *Owner*
 PHONE NO. *(916) 595 0266*