

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0407357**

**Insp Area: 1**

**Thos Bros: 298A5**

**Site Address: 5676 ELVAS AV SAC**

**Parcel No: 004-0342-003**

**Sub-Type: NCOM**

**Housing (Y/N): N**

CONTRACTOR

OWNER

ARCHITECT

KOSHFAM ABRAHAM K & HOSSEIN A ENTEZARI  
3105 ROOT AVE  
CARMICHAEL CA 95608

**Nature of Work: NEW BUILDING, FIRST FLOOR RETAIL (SHELL), SECOND FLOOR 2 UNIT APARTMENT, SITE DEVELOPMENT**

**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).

**PAID**  
**CITY OF SACRAMENTO**

\_\_\_\_\_, I am exempt under Sec. \_\_\_\_\_ B& PC for this reason: \_\_\_\_\_ **MAY 13 2005**

Date 5/13/05 Owner Signature \_\_\_\_\_ **NORTH PERMIT CENTER**

**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 5/13/05 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 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 5/13/05 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.**

**APPLICATION FOR COMMERCIAL BUILDING PERMIT**

**CITY OF SACRAMENTO**  
**PLANNING & BUILDING DEPARTMENT**  
 1231 I Street, Suite 200 or 2101 Arena Bl., 200  
 Sacramento, CA 95814 Sacramento, CA 95834  
 (916) 264-5656, 1-866 EZ PERMIT or www.cityofsacramento.org

<b>ACTIVITY #</b>	<b>Insp. Area</b>
0407357	

*Applicant to complete all areas down to valuation*

**ADDRESS** 5476 CLARK AVE, SACRAMENTO, CA 95817 Suite 111  
**PARCEL #** 004-0542-003

<b>CONTACT</b>		<b>LICENSED CONTRACTOR</b> Lic No. #	
Name	<u>SHAH VAGIRI</u>	Name	<u>WILLIAM HILL</u>
Street Address	<u>7405 COLONIAL LN # 211</u>	Address	<u>14500 CENTRAL EXP HWY 160</u>
City/State/Zip	<u>CAROL HEIGHTS CA 95610</u>	City/State/Zip	<u>INDIAN GROVE CA 95631</u>
Phone	<u>(916) 523-5177 FAX (916) 724-5171</u>	Phone	<u>916 421-3616 FAX 916 421-7623</u>
E-mail	<u>SV444@aol.com</u>	E-mail	<u>PHILLIPS</u>
<b>ARCHITECT/ENGINEER</b>		<b>OWNER</b>	
Name	<u>FRED PUGH</u>	Name	<u>WILLIAM HILL</u>
Address	<u>152 DENVER ST</u>	Address	<u>14500 CENTRAL EXP HWY 160</u>
City/State/Zip	<u>SACRAMENTO CA 95814</u>	City/State/Zip	<u>INDIAN GROVE CA 95631</u>
Phone	<u>(916) 416-1100 FAX</u>	Phone	<u>(916) 421-3616 FAX (916) 421-7623</u>
E-mail	<u>fredpugh@aol.com</u>	E-mail	<u>WILLIAM.HILL@HILLCONTRACTORS.COM</u>

→ Will permittee have any employees on the jobsite?  No  Yes → **INSURANCE CO:** N/A  
 → **WORKER'S COMPENSATION POLICY #** 1.5 **EXPIRATION DATE:** \_\_\_\_\_

**NATURE OF WORK IN DETAIL:** NEW OFFICE BUILDING WITH 2 RESIDENTIAL UNITS ABOVE

**OCCUPANT/TENANT:** AW **VALUATION: \$** \_\_\_\_\_

<b>FLOOD STATUS</b>				<b>S.C.A.T.</b>								
JOB DESCRIPTION				BLDG <input type="checkbox"/>	SHELL <input type="checkbox"/>	APT <input type="checkbox"/>	TI ( ) <input type="checkbox"/>	REM ( ) <input type="checkbox"/>	SW <input type="checkbox"/>	FIRE <input type="checkbox"/>	ADD <input type="checkbox"/>	OTHER <input type="checkbox"/>
INSPECTION DISCIPLINES				BLDG	MECH	PLUMB	ELEC	SITE	FIRE			
# Stories	1 <sup>st</sup> flr Area	Foot/Ceiling	Use Zone	Occp Group	Const type	Fire Req. Y/N		Fed Code	Vio. File			
2	1290	2200		R1/B	V-N	SPR	ALARM	04/18				
(B)	(I)	(P)	(M)	(E)	(F)	(S)		(D)	(PW)	(UTIL)		

**COMMENTS:** SITE DEV \$50,000<sup>00</sup>

**REGIONAL SANITATION FEES?**  Yes  No **HEALTH DEPARTMENT?**  Yes  No  
**WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS?**  Yes  No

Business/Residential  
- Mixed Use

Richard Dills - Structural Engineer  
5080 Adalis Drive  
Elk Grove, CA 95758

TEL: (916) 395-3976  
FAX: (916) 799-7999

Job Initiation Date: April 28, 2004

Current Date: August 4, 2005

SVCM Construction Mgr., Entezari & Koshfah  
2443 Fair Oaks Blvd., #166  
Sacramento, CA 95825-7684  
TEL: 916-505-5117  
FAX: 916-729-5177

ISSUED

AUG 09 2005

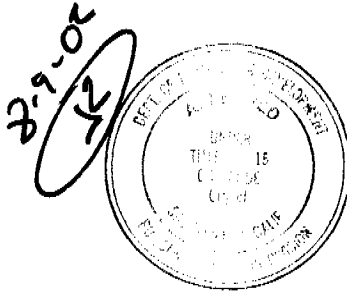
Attn.: Shah Vaziri

Sacramento Building Division

re: Job 04030: Business/Residential - Mixed Use residence located at 5676 Elvas Ave., Sacramento, CA

subject: CCO #1 - Tile Roof

I have reviewed the truss calculations submitted for this project, prepared by General Truss, June 22, 2004. The roof covering material has been changed from a composition roof to tile. This is acceptable with the change from 4X12 D.F. No. 2 beams at the support, page S2.0 to 3-1/2X11-7/8" PSL's with double 2X trimmers.

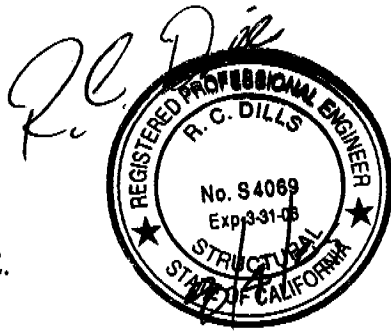


This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the same without written permission from the Building Inspection Division.

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

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

Sincerely,



Richard Dills, P.E., S.E.

Revision to

PL# 0407357

CITY COPY

5676 Elvas Ave

Business/Residential  
- Site Observation at



Job Initiation date: April 28, 2004

Current Date: August 14, 2005

Entezari & Koshfah  
2443 Fair Oaks Blvd., #166  
Sacramento, CA 95825-7684  
TEL: 916-505-5117  
FAX: 916-729-5177

Attn.: Abe Koshfah

re: Job 05-055: Business/Residential - Site Observation at Foundation project located at 5676 Elvas Ave., Sacramento, CA

I made a site observation visit at this project on Saturday - August 13, 2005.

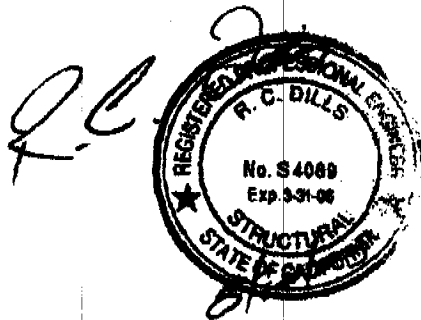
I found the excavations, reinforcing steel and form work substantially comply with the plans and specification for this project.

During the course of observation, I noted that the SSTB 34 locations for the type "3" shear walls were omitted from the approved plan set. Thus, I redlined the field copy and provided instruction at the addition of the holddown locations.

The anchor bolts had not yet been installed, but the shear wall schedule and braced wall panel schedule were discussed and the size and spacing of the anchor bolts was agreed to. It is my understanding that the anchor bolts are to be placed at a later date.

This letter will be faxed to Mr. Koshfah and the wet ink signature will follow in the mail.

If you have any questions on the above, do not hesitate to call.  
Sincerely,  
Richard Dills, S.E.



Micro film  
copy 0407857

TEL: (916) 799-7999  
FAX: (916) 595-3976

Job initiation date: August 22, 2005

Current Date: August 22, 2005

Entezari & Koshfah  
2443 Fair Oaks Blvd., #166  
Sacramento, CA 95825-7684  
TEL: 916-367-9981  
FAX: 916-961-1310

Attn.: Abe Koshfah

re: Job 05-057: Business/Residential - 2nd Site Observation at Foundation project located at  
5676 Elvas Ave., Sacramento, CA

I made a site observation visit at this project on Monday August 22, 2005.

The prior noted SSTB's were checked. The sand fill, rock fill and vapor barrier were checked. These items substantially comply with the plans and specifications for this project.

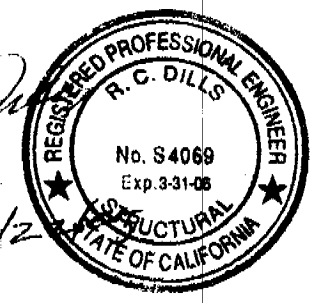
This letter will be faxed to Mr. Koshfah and the wet ink signature will follow in the mail.

ADDITIONAL NOTES:

- 1) SPREAD FOOTINGS TO BE "BENED" SUCH THAT CONCRETE READS ON CONCRETE @ CONSTRUCTION JOINT. RED 8/22/05
- 2) WIRE MESH TO EXTEND OVER FOOTINGS TO FULL SLAB. RED 8/22/05
- 3) VAPOR BARRIED OVER FOOTINGS. RED 8/22/05

If you have any questions on the above, do not hesitate to call.  
Sincerely,  
Richard Dills, S.E.

RC Dills



8/22

**Certification of Compliance**  
**School District Development**

**Part I - To be completed by the APPLICANT**

Owner's Name/Address ENTEZADEH / KOSHANAM 2443 FAIR OAKS BLVD #1166  
SACRAMENTO, CA, 95825

Project Address 5670 BLISS AVE

Parcel Number 004-004-003 Lot No. 11

Subdivision Name EAST SACRAMENTO TRACT 03 No. of Units \_\_\_\_\_

Applicant's Signature Abraham Koshan Title owner

Phone No. 916-802-5000 Date 5/13/04

**Notice to Applicant:** Pursuant to Government Code Section 65995(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other charges listed above shall begin to run on the date in which the building or installation permit for this project is issued or on which they are first levied by the district(s) or other public entity authorized to collect them on behalf of the district(s), whichever is earlier.

**Part II - To be completed by the APPLICANT**

Plan Identification Number 1057

Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial

Square Feet of Chargeable Building Area MOODNET, 1290 RETAIL

Signature/Title [Signature] Date 5/5/05

**Part III - To be completed by the SCHOOL DISTRICT**

School District Sacramento Unified Certificate No. 10594

Exempt Comments demolished

<input type="checkbox"/> Residential/Apartment/etc.	<u>1290</u> Square ft. x \$ <u>2.14</u>	= \$ <u>1,102.02</u>
<input type="checkbox"/> Commercial/Industrial	<u>1290</u> Square ft. x \$ <u>.34</u>	= \$ <u>438.60</u>
Total fees collected.....		= \$ <u>1,600.62</u>

This certification covers only the square footage indicated above. Any additions or corrections to the square footage for this project will require a new 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 5/13/05

\_\_\_\_\_  
 District • Building Department • Goldenrod - Applicant

## Case Fee Summary

Case Number: SWD2005-00378  
Location: CITY OF SACRAMENTO  
Job Address: 5676 ELVAS AVE

Status: ACT

Issue Date: 5/12/2005

Date Printed: 5/12/2005

Fee Type	Fee Due	Fee Paid	Date Paid
SRCSD Sewer Fees	1,600.00	0.00	
	<b>Fees Due: 1,600.00</b>	<b>Fees Paid: 0.00</b>	
	<b>Balance Due: 1,600.00</b>		

County of Sacramento  
Accounting & Fiscal Services

\*\*\* Customer Receipt \*\*\*

Receipt #: 320050000000005074

Transaction: 5/13/2005 10:17:15AM  
Date / Time:

Case #: SWD2005-00378

Fee Type	Fee Amount
SRCSD Sewer Fees	1,600.00

Total: Check \$1,600.00

Bank #: 90-4161

Check #/Acct#: 1019

Received: In Person

Confirm No:

Amount Tendered: \$1,600.00

COUNTY SANITATION DISTRICT 1  
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

3-12-05 SEWER IMPACT FEE  
 PERMIT AND CALCULATION

APPLICATION NO: \_\_\_\_\_ BLDG PERMIT NO. 5074

GENERAL INFORMATION

THIS PERMIT GOOD ONLY WHEN  
 VALIDATED BY THE CASHIER  
**PAID**  
**MAY 13 2005**  
 Per [Signature] ✓  
**5074**  
 THIS PERMIT TO CONNECT EXPIRES  
 ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION

BUILDING USE

INSPECTION	
CSD-1	
SRCSD	<u>6450 \$1600</u>
CONSTRUCTION	
IN-LIEU	

RESIDENTIAL	SF <input type="checkbox"/>	MF <input type="checkbox"/>
COMMERCIAL USE		
	<u>1400 # RETAIL</u>	
	<u>2 APARTMENTS</u>	

**TOTAL FEE** \$1600

APN: 004 - 0342 - 003

DESCRIPTION/  
 SUBDIVISION \_\_\_\_\_ LOT: \_\_\_\_\_

PROPERTY ADDRESS 5756 ELVAS AVE.

OWNER ALI KOSHAFAM / LITEJAKI HOSEIN

MAILING ADDRESS 2443 ELMWOOD CRES LLVD

CITY-STATE-ZIP CA 95833 PHONE \_\_\_\_\_

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE [Signature]

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT \_\_\_\_\_ INPUT \_\_\_\_\_ START \_\_\_\_\_

RECEIPT