

**CITY OF SACRAMENTO**

1231 I Street, Sacramento, CA 95814

Permit No: 0505578

Insp Area: 3

Thos Bros: 317H2

Site Address: 4600 12TH AV SAC

Parcel No: 014-0291-002

Sub-Type: ASFR

Housing (Y/N): N

CONTRACTOR

OWNER

YEUNG BUN AU/SOO HAN TSE A  
6311 POINT PLEASANT RD  
ELK GROVE, CA 95757

ARCHITECT

Nature of Work: 245sf added to rear, remodel entire house incl dryrot repair, etc

**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 6-2-2005 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 6-2-2005 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 \_\_\_\_\_

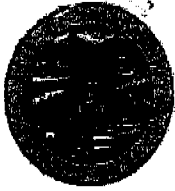
(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 6-2-2005 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.**

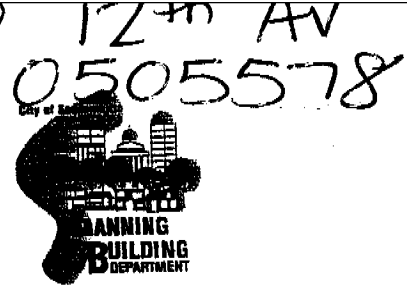
PAID  
CITY OF SACRAMENTO  
NEIGHBORHOODS PLANNING  
AND DEVELOPMENT SERVICES



**CITY OF SACRAMENTO  
PLANNING & BUILDING DEPARTMENT  
BUILDING DIVISION**

www.cityofsacramento.org

Help Line: 1-916-808-5656 OR 1-866-EZ-PERMIT  
Inspection: 1-916-808-5191



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

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

**PRELIMINARY RESIDENTIAL APPLICATION**  
1-916-808-5656 OR 1-866-EZ-PERMIT

4600 12th AVE, SACTO, CA 95820  
 BUILDING SITE ADDRESS SUITE INSP. AREA  
 014-0291-002-0000  
 ASSESSOR'S PARCEL NO. COMMUNITY PLAN NO. PLAN CHECK NO.  
 0505578

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE #	FAX #
FLORENCE ANYEUNGA	P.O. BOX 188196, SACTO, CA	95818	(916) 230-3388	(916) 683-8811
PROPERTY OWNER				
BUN ANYEUNGA	6311 POINT PLEASANT ROAD, ELK GROVE, CA	95757	(916) 230-3388	(916) 683-8811
LICENSED CONTRACTOR			LICENSE #:	
ARCHITECT/ENGINEER				

No. of Stories	No. of Rooms	Roof Covering	Area 1 <sup>st</sup> Floor	Total Area	Garage Area	Patio Area
1						

THIS PERMIT IS FOR:  
 BUILDING  MECHANICAL  PLUMBING  ELECTRICAL  SITE  FIRE

NATURE OF WORK IN DETAIL  
 ① REPAIR THE EXISTING HOUSE = NEW ELECTRICAL, PLUMBING, SHEET ROCK, INSULATION, CARPET, DUCT WORKS, AND WINDOWS, ALSO, DRY ROT WORKS.  
 ② NEW ADDITION = SEE PLANS.

\$ 28,000 -  
 VALUATION

12/28/2004

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 4600 12 <sup>th</sup> AVENUE	APN: 014-0291-002
DRPB AREA / PUD / SPD: OAK PARK	ZONING: R-1
EXISTING LAND USE: SINGLE STORY RSF	
PROPOSED USE: REHAB AND ADDITION TO EXISTING RSF	
<b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input checked="" type="checkbox"/>	<b>Requires APPLICATION(s):</b> PC            ZA            IR            ER            DR <b>XX</b> PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	<b>Application(s) IN PROGRESS:</b> DR05-111 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"/>	<b>Application(s) COMPLETED:</b> DR05-111 April 22, 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"/>	<b>Plans may be submitted for plan check.</b> 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"/>	<b>Route to SITE</b> for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form <b>must be reviewed again and confirmed</b> at the time of building permit submittal.
COMMENTS: LOT AREA = 4356 (METROSCAN). EXISTING LOT COVERAGE = 938 + PROPOSED 242 = 1180 / 4356 = 27% TOTAL LOT COVERAGE. MEETS ALL SETBACK AND LOT COVERAGE REQUIREMENTS. EXTERIOR WORK TO INCLUDE RE-ROOF, REPLACE WINDOWS, ADDITION TO REAR AND RE-PAINT. MUST OBTAIN DESIGN REVIEW APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS.	
DATE: 03/29/05	BY: Bonnie Surgeon

February 28, 2005

To Building Department :

I, Bun Auyeung as an owner of 4600 12th Avenue, Sacramento, CA 95820.

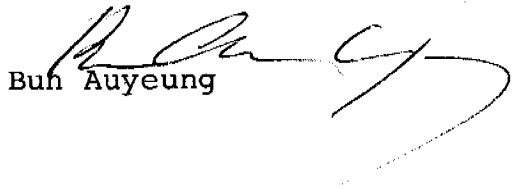
I authorize Florence Auyeung (Manlin Auyeung) as my representative to handle all the procedures with your department.

Any further information , please contact to her as your convenience.

Thank you for your attention.

Sincerely,

Bun Auyeung



CITY OF SACRAMENTO  
PERMIT ASSISTANCE  
APR 22 2005

**RECEIVED**



Downtown Permit Center  
1231 I Street, Suite 200  
Sacramento, CA 95814  
Help Line: 1-916-264-5656

CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DEPARTMENT  
BUILDING DIVISION  
[www.cityofsacramento.org](http://www.cityofsacramento.org)

North Permit Center  
2101 Arena Blvd., Suite 200  
Sacramento, CA 95834  
Inspection: 1-916-808-4677

## SITE DRAINAGE AND ENCROACHMENT QUESTIONNAIRE

PARCEL # 014 - 0291 - 002 PERMIT # 0505578  
SITE ADDRESS 4600 12th AV. ACREAGE \_\_\_\_\_

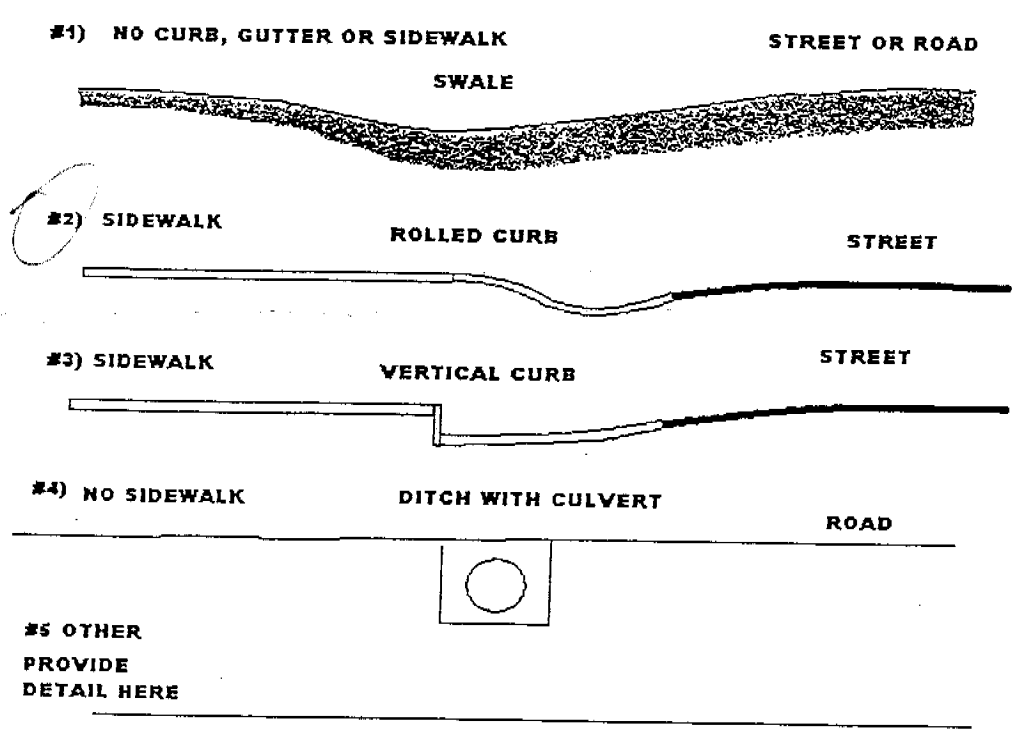
The City of Sacramento requires a building site to be graded to drain correctly and site drainage routed to an approved location. To help us understand the site drainage for your project and determine if a driveway permit or an encroachment permit is required please answer the following questions. All questions must be answered.

- |  |                                     |                                     |     |
|--|-------------------------------------|-------------------------------------|-----|
| 1. Are there existing structures on the site?                                      | <input checked="" type="radio"/> Y  | <input type="radio"/> N             |     |
| 2. Is there an existing concrete or paved driveway to this parcel from the street? | <input type="radio"/> Y             | <input checked="" type="radio"/> *N |     |
| 3. Will the existing access to this parcel be changed in any way for this project? | <input checked="" type="radio"/> *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  | <input checked="" type="radio"/> *N |     |
| 5. Are all portions of the lot higher than the back of the sidewalk?               | <input checked="" type="radio"/> Y  | <input checked="" type="radio"/> *N |     |
| 6. Is there a curb and gutter at the street level?                                 | <del><input type="radio"/> Y</del>  | <input checked="" type="radio"/> N  |     |
| 7. Is there a sidewalk with a curb and gutter at the street?                       | <input checked="" type="radio"/> *Y | <input type="radio"/> N             |     |
| 8. Is the curb at the street square?   | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  | N/A |
| 9. Is there a rolled curb at the street?   | <input checked="" type="radio"/> Y  | <input type="radio"/> N             | N/A |
| 10. Is there a drainage ditch or culvert at the street?                            | <input checked="" type="radio"/> Y  | <input checked="" type="radio"/> *N | N/A |
| 11. Does the lot drain from back to front?   | <input checked="" type="radio"/> Y  | <input checked="" type="radio"/> *N |     |
| 12. Does the lot drain from front to rear?   | <input type="radio"/> Y             | <input checked="" type="radio"/> *N |     |
| 13. Does another lot drain across this parcel?                                     | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 14. Does the lot drain from side to side?  | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 15. Does the site have an existing low area or drainage swale?                     | <input checked="" type="radio"/> *Y | <input type="radio"/> N             |     |
| 16. Does the drainage swale drain to an adjacent parcel?                           | <input checked="" type="radio"/> *Y | <input type="radio"/> N             | N/A |
| 17. Does the drainage swale drain to the street?                                   | <input type="radio"/> Y             | <input checked="" type="radio"/> N  | N/A |
| 18. Will existing drainage be re-routed?   | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 19. Will drainage ditches or culverts be constructed or modified?                  | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  | N/A |
| 20. Did this project require approval from the Zoning Administrator?               | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> N  |     |
| 21. Did the project require approval from the Planning Administrator?              | <input checked="" type="radio"/> *Y | <input checked="" type="radio"/> 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 | <input checked="" type="radio"/> N |     |
| 23. Is this a corner lot?   | *Y | <input type="radio"/> N            |     |
| 24. Is the posted speed limit on this street greater than 25 MPH?   | *Y | <input checked="" type="radio"/> N |     |
| 25. Is this parcel located on a four-lane street?   | *Y | <input checked="" type="radio"/> N |     |
| 26. If site is greater than 1/2 acre has an erosion and sediment control plan been submitted?   | Y  | <input checked="" type="radio"/> 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  | <input checked="" type="radio"/> 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  | <input checked="" type="radio"/> 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 *John Amy* DATE *8-12-2005*  
 TITLE *OWNER'S AGENT*  
 PHONE NO. *(916) 230-3388*



PLANNING AND  
BUILDING  
DEPARTMENT  
PHONE 916-808-5381

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET, ROOM 200  
SACRAMENTO, CA  
95814-2998  
FAX 916-808-7046

**DESIGN REVIEW CORRECTION NOTICE**

Address: 4600 12<sup>th</sup> Avenue  
File Number: DR05-111  
Description: Rehabilitation of single family home

Applicant: Florence Auyeung  
Date of Notice: April 20, 2005  
Staff Contact: Andrea Di Matteo, Design Review, 808-1928

**Revise All Submittal Documents To Comply With The Following Comments. A Complete Design Review Will Not Be Done Without The Information Requested.**

**REVISIONS REQUIRED FOR REVIEW AND APPROVAL**

Staff has reviewed the proposed project, and requires the applicant to make the following changes prior to any further review:

1. Windows shall be single or double hung with no grids.
2. Provide horizontal wood lap siding on the house and addition to match existing.
3. Provide decorative wood trim and sills to be in keeping with original style.
4. Provide front entry door with raised panel design and no glazing.
5. Retain original vent at front gable.
6. Any other changes are subject to Design Review staff approval.

**NOTICE: IF PLANS HAVE BEEN SUBMITTED CONCURRENTLY TO THE BUILDING DEPARTMENT THEY MUST BE REVISED TO REFLECT THESE CHANGES.**

Andrea Di Matteo  
Planning Technician  
Design Review

CITY OF SACRAMENTO  
PERMIT ASSISTANCE  
APR 22 2005

**RECEIVED**



CITY OF SACRAMENTO  
CALIFORNIA

PLANNING AND  
BUILDING DEPARTMENT

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

PHONE 916-808-5381

FAX 916-808-5543

STAFF LEVEL PROJECT REVIEW

DR Number:	DR05-111	Applicant/Owner:	Florence Auyeung
Address:	4600 12 <sup>th</sup> Avenue	Date Filed:	March 29, 2005
Description:	Home addition, replace windows and roofing	Date Approved:	April 22, 2005
Staff Contact:	Andrea Di Matteo, 808-1928	APN:	014-0291-002

STAFF ACTION AND CONDITIONS OF APPROVAL:

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

1. Provide a home addition to the rear of existing house per approved drawings.
2. Provide wide frame, white vinyl, single hung windows in existing openings. Windows shall not have grids. Two new 1'X4' window openings shall be placed at the side elevation, per approved drawings.
3. All windows and doors shall have decorative trim to be in keeping with original design.
4. Retain original vent detail in fascia of front gable.
5. Front entry door shall have a decorative raised panel design, no glass shall be applied.
6. Repair and ~~replace~~ wood lap siding to all four sides of the house and addition.
7. Retain vertical planks as wainscoting on the original house and apply to the addition to match existing house.
8. Retain front porch and column detail.
9. Any woodwork shall be smooth finish. No rough sawn.
10. Roofing shall be a minimum 30-year laminated dimensional composition shingle.
11. Gutters and downspouts shall be provided.
12. Paint entire house, all gutters, exposed wood and trim shall be painted a complimentary accent color.
13. 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.
14. 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.  
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 the staff action.

**Andrea Di Matteo**  
Planning Technician  
Design Review

CITY OF SACRAMENTO  
PERMITS DEPARTMENT  
APR 22 2005  
**RECEIVED**