

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0317826

Insp Area: 4

Thos Bros: 277 H3

Site Address: 525 GRAND AV SAC

Parcel No: 250-0063-021

N

DEL PASO DESIGN REVIEW AREA

Sub-Type: ASFR

Housing (Y/N):

CONTRACTOR

OWNER

EVA SALAZAR
525 GRAND AVE
SACRAMENTO CA 95838

ARCHITECT

FineLine-Design

**Nature of Work: 1355 ADDN/CONV GAR/ RMDL INTERIOR/NEW PATIOS
FRONT-SIDE-REAR/N TRUSS'S 100% STRUCTURE/ DESIGN REVIEW .**

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 2-3-04 Owner Signature *Eva Salazar*

**PAID
CITY OF SACRAMENTO**

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.

**NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES**

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 2-3-04 Applicant/Agent Signature *Eva Salazar*

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 2-3-04 Applicant Signature *Eva Salazar*

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.



DEVELOPMENT SERVICES DIVISION
1231 I STREET, ROOM 200, SACRAMENTO, CA 95814

Prior to issuance of a permit, the applicant shall complete Part I of this form. Part II and Part III shall be completed by the project Architect/Engineer and the Development Services Department as a part of the plan review process. Before permit issuance all parties must sign this agreement. Please note that failure to comply with special inspection requirements could be expensive in terms of retrofit design and construction as well as delays in the project.

PART I • SPECIAL INSPECTION AND TESTING AGREEMENT

PROJECT NAME GDMA
 PROJECT ADDRESS 525 GRAND AV.
 PLAN REVIEW NUMBER 0317826
 PERMIT NUMBER 0317826
 OWNER'S NAME MR RICHARD GDMA
 OWNER'S ADDRESS 525 GRAND AV.
 OWNER'S REPRESENTATIVE _____ PHONE NUMBER _____
 TESTING/INSPECTION FIRM(S) _____ ITEMS _____

1 Kleinfelder 307 Flite Circle
Sacramento, CA 95827 (916) 360-1815 Fax (916) 360-1770
 CONTACT PERSON: TBA

2 Raney Geotechnical 3140 Bealon Blvd
West Sacramento, CA 95691 (916) 371-0434 Fax (916) 371-1889
 CONTACT PERSON: TBA

PART II • SPECIAL INSPECTION AND TESTING AGREEMENT • INSPECTION REQUIRED

In accordance with Chapter 17 Section 1701 of the UBC, as adopted by this jurisdiction, SPECIAL INSPECTION is required as noted below:

PRECONSTRUCTION MEETING () REQUIRED () WAVED

CODE SECTION	TYPE OF WORK	CONTINUOUS	PERIODIC
1701.5.1	CONCRETE		
1701.5.2	BOLTS INSTALLED IN CONCRETE		
1701.5.3	SPECIAL MOMENT - RESISTING CONCRETE FRAME		
1701.5.4	REINFORCING STEEL AND PRESTRESSING STEEL TENDONS		
1701.5	STRUCTURE WELDING		
1701.5.1	GENERAL		
	FIELD STRUCTURAL WELDING		
	SHOP STRUCTURAL WELDING (REQUIRING SPECIAL INSPECTION)		
1701.5.2	SPECIAL MOMENT - RESISTING STEEL FRAMES		
1701.5.3	WELDING OF REINFORCING STEEL		
1701.5.6	HIGH STRENGTH BOLTING		
1701.5.7	STRUCTURAL MASONRY		
1701.5.8	REINFORCED GYPSUM CONCRETE		
1701.5.9	INSULATING CONCRETE FILL		
1701.5.10	SPRAY APPLIED FIREPROOFING		
1701.5.11	PILING, DRILLED PIERS AND CAISSONS		
1701.5.12	SHOTCRETE		
1701.5.13	SPECIAL GRADING, EXCAVATION & FILLING		
1701.5.14	SMOKE CONTROL SYSTEM		
1701.5.15	SPECIAL CASES		
1702	STRUCTURAL OBSERVATION PER SECTION 307 REQUIRED: () YES () NO		
SCC 9.26.1004	FLOOD PROOFING INSPECTION & CERTIFICATION		

OTHER: _____
 SPECIAL INSTRUCTIONS: SEE 1506, INSTRUCTIONS @ PAGE 22.
PER GED REQ.

525 Grand Av 0317826

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 525 GRAND AV. A.P.N. 250-0063-021

Applicant Information
Name RICHARD GAMA.
Address 525 GRAND AV.
Phone (916) 8215301

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 ok

Does this site have an existing low area or drainage swale? Y * N ok

Will construction require cut or fill on site? (* >50FT3 or >2FT)
- How much cut? _____ Yards Depth Y * N ok
- How much fill? _____ Yards Depth Y * N ok

Has building site been previously been filled? Y * N ok

Will existing drainage be re-routed? Y * N

Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name Richard Gama Title Owner

Signature Richard Gama Date 2/3/04
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? 1.5/100 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: 2.3.04
Building permit #: 0502026

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

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

ACTIVITY # 0417446 Insp. Area

Applicant to complete all areas down to valuation

ADDRESS 45 Goldenland Court, Sacramento, Suite 200
 PARCEL # _____

CONTACT Name <u>Bill Hill</u> Street Address <u>1300 36th St</u> City/State/Zip <u>SACRAMENTO, CA 95816</u> Phone <u>809-2243</u> FAX <u>447-5139</u> E-mail: <u>CEShill@AOL.com</u>		LICENSED CONTRACTOR Lic No. # <u>365598</u> Name <u>CALIFORNIA ENERGY SERVICE</u> Address <u>1300 36th St</u> City/State/Zip <u>SACRAMENTO 95816</u> Phone <u>809-2243</u> FAX <u>447-5139</u> E-mail: <u>CEShill@AOL.com</u>	
ARCHITECT/ENGINEER Name <u>Borges Architectural</u> Address <u>1512 Eureka Rd. #240</u> City/State/Zip <u>Roseville</u> Phone <u>782-7200</u> FAX <u>773-3037</u> E-mail: _____		OWNER <u>limited</u> Name <u>GOLDEN Land Partnership</u> Address <u>5122 Ellington Ct</u> City/State/Zip <u>Granite Bay 95746</u> Phone <u>919-3384</u> FAX <u>797-4818</u> E-mail: _____	

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: _____
 → WORKER'S COMPENSATION POLICY # 1788311-2004 EXPIRATION DATE: 09-01-2005

NATURE OF WORK IN DETAIL: FRIST TIME T.I. 342 sq Feet FRAME, PLUMBING, Electric, Drywall, T-Bar ceiling, HVAC, PAINT, DOORS CARPET, Lino

OCCUPANT/TENANT: UNKNOWN VALUATION: \$ 40,000 ea

FLOOD STATUS				S.C.A.T.						
JOB DESCRIPTION		BLDG <input type="checkbox"/>	SHELL <input type="checkbox"/>	APT <input type="checkbox"/>	TI () <input type="checkbox"/>	REMO () <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 st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Reg. Y/N		Fed Code	Vio. File	
						SPR	ALARM		PW	UTIL
<u>(B)</u>	<u>(L)</u>	<u>(P)</u>	<u>(M)</u>	<u>(E)</u>	<u>(F)</u>	<u>(S)</u>		<u>(D)</u>		

COMMENTS:

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

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
 PLANNING & BUILDING DEPARTMENT
 231 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

ACTIVITY # 0417367 Insp. Area

Applicant to complete all areas down to valuation

ADDRESS 45 Goldenland Court, Sacramento, Suite 100
 PARCEL #

CONTACT Name <u>Bill Hill</u> Street Address <u>1300 36th St</u> City/State/Zip <u>SACTO, Ca 95816</u> Phone <u>809-2293</u> FAX <u>447-5139</u> E-mail: <u>CESHILL@AOL.COM</u>		LICENSED CONTRACTOR Lic No. # <u>365598</u> Name <u>CALIFORNIA ENERGY SERVICE</u> Address <u>1300 36th St</u> City/State/Zip <u>SACRAMENTO 95816</u> Phone <u>809-2293</u> FAX <u>447-5139</u> E-mail: <u>CESHILL@AOL.COM</u>	
ARCHITECT/ENGINEER Name <u>Borges Architectural</u> Address <u>1512 Eureka Rd. #240</u> City/State/Zip <u>Roseville</u> Phone <u>782-7200</u> FAX <u>773-3037</u> E-mail:		OWNER <u>limited</u> Name <u>GOLDENland Partnership</u> Address <u>5122 Ellington Ct</u> City/State/Zip <u>Gilmanita Bay 95746</u> Phone <u>719-3384</u> FAX <u>797-4818</u> E-mail:	

Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: _____
 WORKER'S COMPENSATION POLICY # 1788311-2004 EXPIRATION DATE: 09-01-2005

NATURE OF WORK IN DETAIL: FIRST TIME T.I. 342 sq feet Frame, Plumbing, Electric, Drywall, T-Bar ceiling, HVAC, PAINT, DOORS CARPET, Lino

OCCUPANT/TENANT: UNKNOWN VALUATION: \$ 40,000 ea

S.C.A.T.										
JOB DESCRIPTION		BLDG	SHELL	APT	TI	REMI	SW	FIRE	ADD	OTHER
INSPECTION DISCIPLINES		BLDG	MECH	PLUMB	ELEC	SITE	FIRE			
Stories	1 st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Reg. Y/N	Fed Code	Via File		
						SPR	ALARM		PW	UTIL
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>		<u>D</u>		

COMMENTS:

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

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 35 Goldenland Court 0417367	APN: 225-1620-005/006/007/008 (formerly 225-1620-010)
DRPB AREA / PUD / SPD: Goldenland PUD	ZONING: EC-30-PUD
EXISTING LAND USE: 10 new commercial/industrial buildings on lots 225-1620-005 thru -008 (formerly 225-1620-010 (Goldenland Business Park Phase B-2))	
PROPOSED USE: Interior 1 st time TI of Building AA SUITES 100 AND 900	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<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: P02-142 (Approved 5-22-03) 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 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.
<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 checked="" 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: PRIOR TI INCLUDED: 7424' of building B to be improved for 3700' office and 3724' warehouse. Remaining half of entire building to be improved later. SITE to check compliance with P02-142. Check for parking and Final maps BUILDING AA - 684 SQ FT TO BE IMPROVED FOR OFFICE USE. MUST MEET PARKING REQUIREMENTS AND FINAL MAPS. NO EXTERIOR MODIFICATIONS OR ADDITIONS PROPOSED.	
DATE: 09/14/04	BY: BONNIE SURGEON

DP

Certification of Compliance

School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address Suburban Home, 2774 1st St

Project Address 525 GRAND AV

Parcel Number 250-2-3-21 Lot No. _____

Subdivision Name _____ No. of Units 1

Applicant's Signature [Signature] Title _____

Phone No. 916 301 (9110) Date 1/27/04

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 0317826

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

Square Feet of Chargeable Building Area 1355

Signature/Title [Signature] Date 1/27/04

Part III - To be completed by the SCHOOL DISTRICT

School District Grant School District Certificate No. 04-1210

Exempt Comments _____

Residential/Apartment/etc. 1355 Square ft. x \$ 2.14 = \$ 2899.70

Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____

Total fees collected..... 2899.70

ISSUED
FEB 03 2004
Sacramento Building Division

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 2-2-04

White & Canary - School District • Pink - Building Department • Goldenrod - Applicant

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 525 STEINER AV A.P.N. 21-010-011-001

Applicant Information

Name J. G. ...
Address ...
Phone ...

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)
- How much cut? _____ Yards Depth Y * N
- How much fill? _____ Yards Depth Y * N

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 Richard Garcia Title ...

Signature Richard Garcia Date 1/14/04
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ 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: _____ Date: _____
Building permit #: _____

ISSUED
FEB 03 2004



CITY OF SACRAMENTO
 PLANNING & BUILDING DEPARTMENT
 BUILDING DIVISION
 www.cityofsacramento.org
 Help Line: 1-916-264-5656 OR 1-866-EZ-PERMIT
 Inspection: 1-916-808-4677



Downtown Permit Center 1-916-264-6807
 1231 I Street, Suite 200, Sacramento, CA 95814

North Permit Center 1-916-808-2354
 2101 Arena Blvd., Suite 200, Sacramento, CA 95834

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

525 Grand Ave Sac CA 95838
 BUILDING SITE ADDRESS SUITE INSP. AREA
 037826

ASSESSOR'S PARCEL NO. COMMUNITY PLAN NO. PLAN CHECK NO.

NAME OF APPLICANT	ADDRESS	ZIP CODE	PHONE NO.
LICENSED CONTRACTOR			
Self.	533 Grand Ave Sac CA 95838	95838	8215301
CONTRACTOR'S LICENSE NO.:			
PROPERTY OWNER			
Eva Sabzar Gama			
ARCHITECT/ENGINEER			
FineLine			

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

THIS PERMIT IS FOR:
 BUILDING MECHANICAL PLUMBING ELECTRICAL SITE FIRE

NATURE OF WORK IN DETAIL

addition and remodel!!

\$ _____
 VALUATION