

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0007638
Insp Area: 4

Site Address: 1807 GARDEN HY SAC
Parcel No: 274-0420-001

Sub-Type: AOTHR
Housing (Y/N): N

CONTRACTOR
K FARNEY CONSTRUCTION INC
PO BOX 478
DODDMS CA 95650

OWNER
BERGSTROM BUDDY
1807 GARDEN HY
SACRAMENTO CA 95833

ARCHITECT
RICHARD AVELAN
318 HARRISON ST.
OAKLAND 94607

**Nature of Work: REPAIR 13 WATER DAMAGED TOWNHOMES/
FLASHING/DECKING/STRUCTUAL UPGRADE**

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.

X License Class _____ License Number 636303 Date 10-26-00 Contractor Signature [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 & P for this reason: _____

Date _____ Owner Signature _____

PAID
CITY OF SACRAMENTO
OCT 25 2000

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that _____ has verified all measurements and locations shown on the application or accompanying drawings and that the improvement is not in violation of 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.

NEIGHBORHOOD PLANNING
AND EMPLOYMENT 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.

X Date 10-26-00 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 LEGION INSURANCE Policy Number WC31410628 Exp Date 04/01/2001

(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.

X Date 10-26-00 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.

REVISION ON ACTIVE PERMIT

NEW PLAN CHECK NO#: 0014349
 OLD PLAN CHECK NO#: 0007638

DATE: 12-4-00

This sheet is to be used only when a permit has been issued, is still active, and the applicant wishes to make changes to the existing approved plans.

All revisions clouded? YES NO

JOB ADDRESS 1307-1831 GARDEN HIGHWAY SUITE _____ PERMIT NO 0007638

AREA: _____ DBA: _____

DESCRIPTION OF REVISIONS STRUCTURAL DETAILS TO
CONNECT AS BUILT SITUATIONS
Keep track of hours

DISCIPLINE	(B)	L	P	M	E	F	S	R	D
CHECKED BY	JT								
ROUTE TO									
CODE	13								
HOURS SPENT	1.0								13.3 ^{12/6/00}

CONTACT: JARED EDWIN C/O KEARNEY CONSTRUCTION, INC.

ADDRESS: P.O. Box 478, LODDUS, CA. 916-624-8211

PHONE#: 925-250-4936 ^{home} 925-250-4936 ^{cell}

OF PLANS SUBMITTED 3 ~~2~~ Packets SUBMITTED TO WA

I understand that I am responsible for all plan check fees that I incur during the course of this additional plan check and that any approved plans not claimed and paid for within 3 months of notification will be disposed of and an invoice procedure for the amount due will be initiated. I further understand that an unclaimed revision may result in delay of final approval for the subject project.

DATE NOTIFIED	PLAN BIN
<u>12/6</u>	<u>#49</u>
<u>AK spoke w/land</u>	

[Signature] 12-4-00
 Applicant signature Date

APP FEE	PAID
	<u>3500</u>

AGENCY	TOTAL HRS	TOTAL FEES
BLDG		<u>0</u>
PW		<u>0</u>
PLEASE PAY THIS AMOUNT		<u>0</u>

0014349

RICHARD AVELAR & ASSOCIATES

ARCHITECTS

318 HARRISON STREET, SUITE 103 OAKLAND CA 94607 (510) 893-5501 FAX (510) 893-5874

November 29, 2000

Mr. John Tang, S.E.
Associate Engineer
City of Sacramento Development Services Division
1231 I Street, Room 200
Sacramento, CA 95815

CITY OF SACRAMENTO
PERMIT ASSISTANCE

DEC 04 2000

RECEIVED

Re: River View Repair Package
1807-1831 Garden Highway, Sacramento, CA

Dear Mr. Tang:

This letter and the enclosed attachments are intended to confirm the result of our meeting on November 27, 2000 regarding the "voluntary" repairs currently being provided at the River View Project to correct miscellaneous construction defects and the approval process required by your department.

It is my understanding that any details or drawings provided to the contractor that potentially amend or change the approved set drawings based on actual conditions of the site, will require additional review and approval by the City of Sacramento. It is also my understanding that you will personally review these drawings and provide an "over-the-counter" approval process of such submittals. As agreed, 3 sets of drawings (stamped and wet-signed), which have been issued to the contractor to date as either a directive or as a clarification are attached to this letter for your review and approval.

Thank you for your understanding of our concerns regarding the potential delays and expense that may be incurred with an exhaustive approval process. We greatly appreciate your acceptance to review all submitted amendments/modifications in an expeditious manner. Please do not hesitate to call me directly if you require additional information or clarification.

Sincerely,
Richard Avelar & Associates

Joseph Garcia
Joseph Garcia
Architect

Enclosures

Cc: Gerry Kearney, Kearney Construction, Inc
Mike Voris, River View HOA

ISSUED

DEC 06 2000

Sacramento Building Division



SHALL NOT be held to permit violation of any City Ordinance
The approval of this set of drawings is based on the information provided and does not constitute a warranty of any kind. The user of these drawings shall be responsible for obtaining all necessary permits and for ensuring that the drawings comply with all applicable laws and regulations. No part of this set of drawings shall be used for any other project without the written consent of Richard Avelar & Associates.

John Tang
12/5/00

Principals

Richard Avelar, AIA *Founder* Michael Gilmore, G.C.
Daniel Chekene, AIA Gary M. Garcia, AIA
Joel Agnello, AIA Timothy Stokes, G.C.

Architects

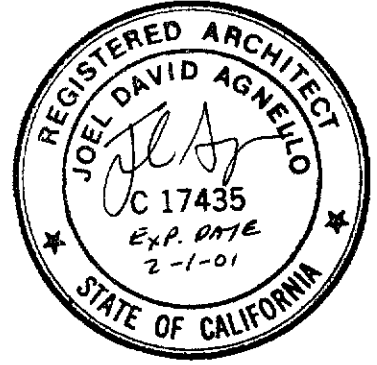
Joseph Garcia
Ralph McDaniel
John Link

General Contractors

Steve Penland

Revised Framing Clip Schedule		
Shear Plywood and Nailing Allowable Load	Framing Clips into Solid Lumber Allowable Load	Framing Clips into Roof or Floor Sheathing Allowable Load*
3/8" shear plywood with 8d @ 6" o.c. 264 lbs. per foot	LS50 @ 24" o.c. 280 lbs. per foot	LS50 @ 12" o.c. 320 lbs. per foot
3/8" shear plywood with 8d @ 4" o.c. 384 lbs. per foot	LS50 @ 16" o.c. 420 lbs. per foot	LS50 @ 10" o.c. 384 lbs. per foot
1/2" Structural I shear plywood with 10d @ 4" o.c. 510 lbs. per foot	LS50 @ 12" o.c. 560 lbs. per foot	LS50 @ 6" o.c. 640 lbs. per foot
1/2" CDX shear plywood with 10d @ 4" o.c. 460 lbs. per foot	LS50 @ 12" o.c. 560 lbs. per foot	LS50 @ 8" o.c. 480 lbs. per foot
1/2" CDX shear plywood with 10d @ 3-1/2" o.c. 530 lbs. per foot	LS50 @ 12" o.c. 560 lbs. per foot	LS50 @ 6" o.c. 640 lbs. per foot

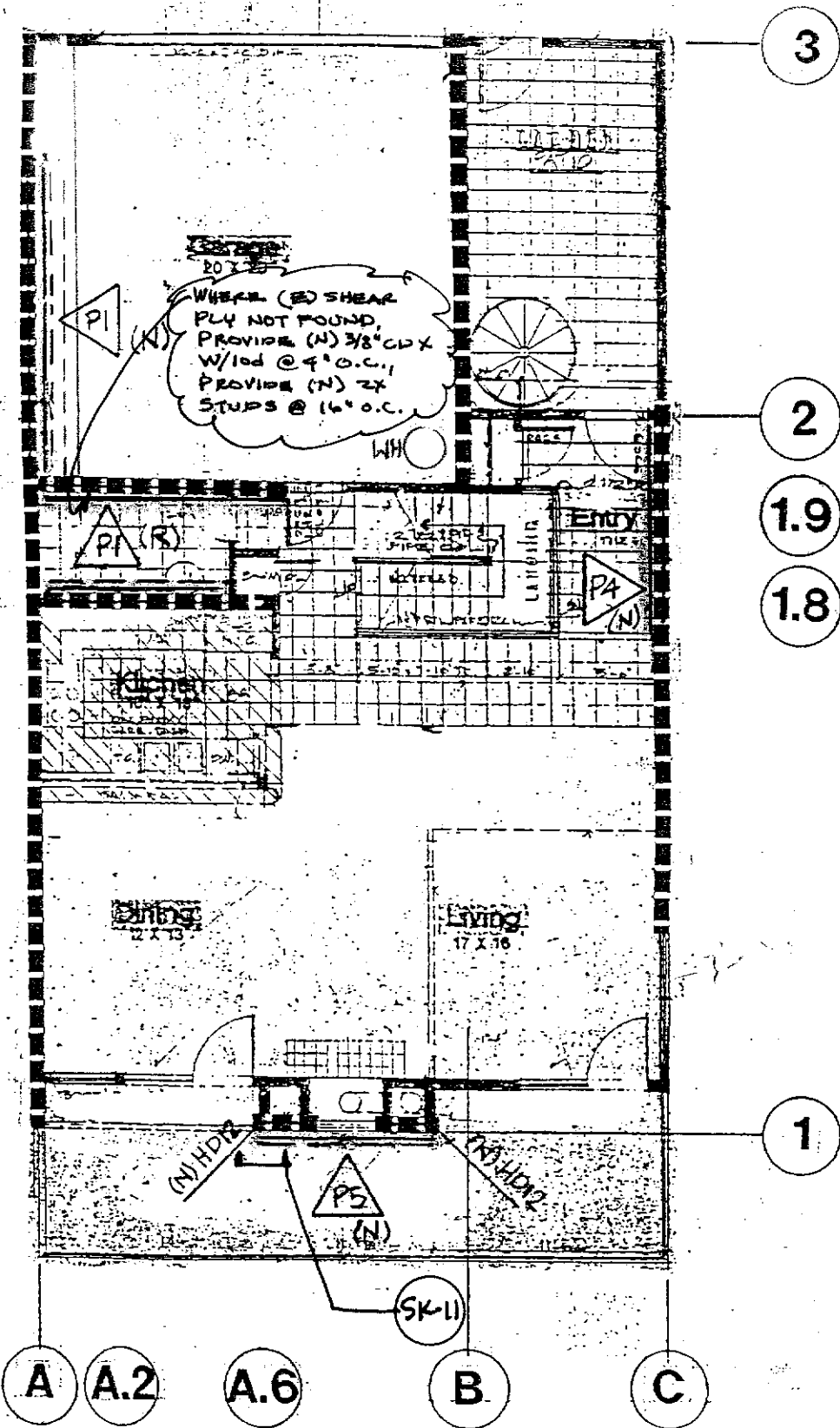
(*) Load values are based on using No. 6 x 1/2" long screw and have been reduced to comply with minimum penetration requirements per 1994 UBC Section 2339.3.3 (1991 NDS)



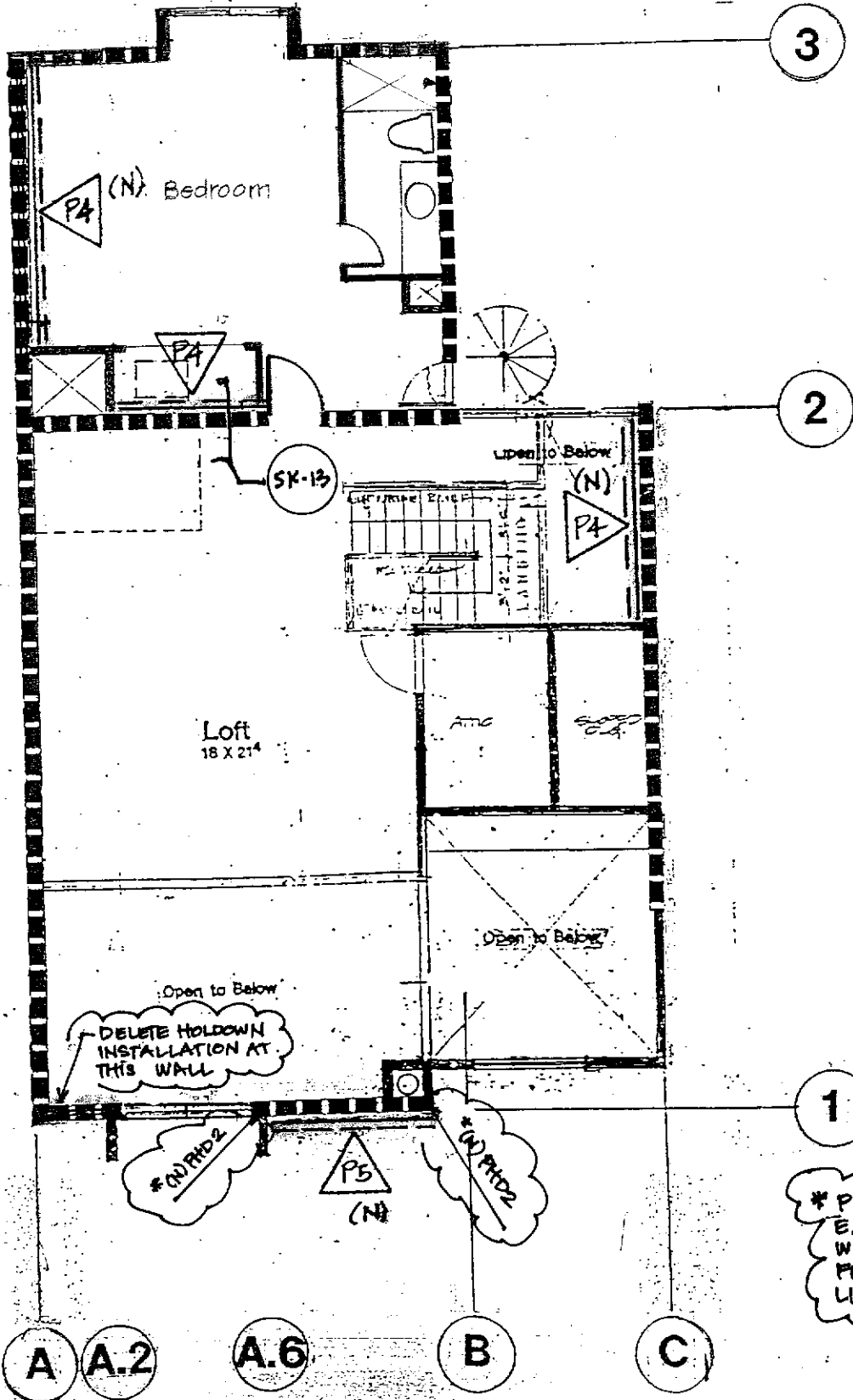
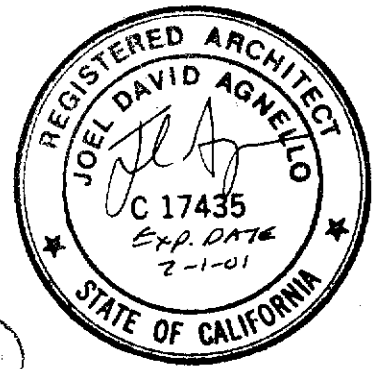
**RIVER VIEW
REPAIR PACKAGE**

UNIT B

**ALTERNATE
REPAIR DETAILS**



FIRST FLOOR

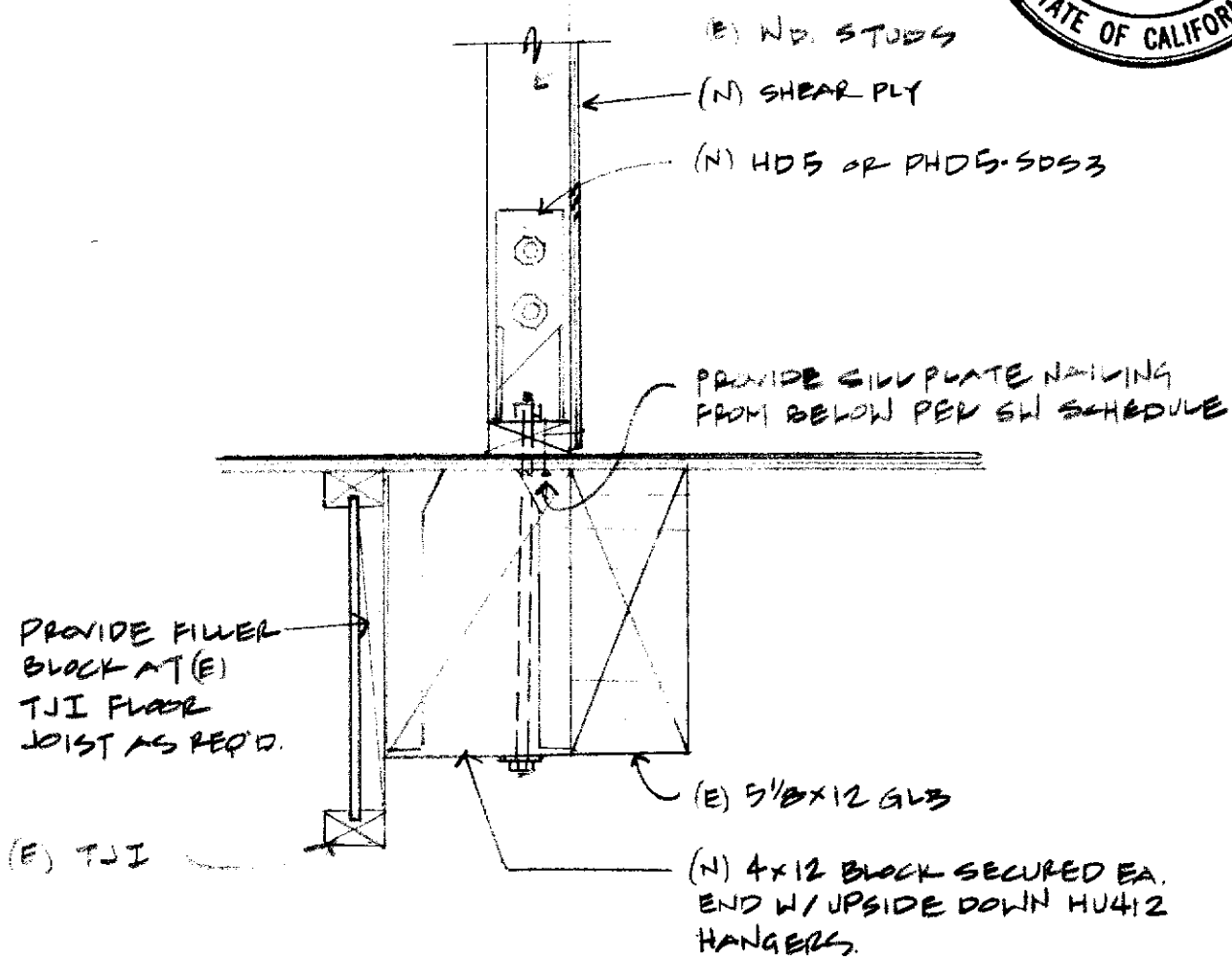


LOFT

* PROVIDE HOLDOWNS EACH END OF SHEAR WALL WHERE THIRD FLOOR EXTENDS TO LINE 1.



2

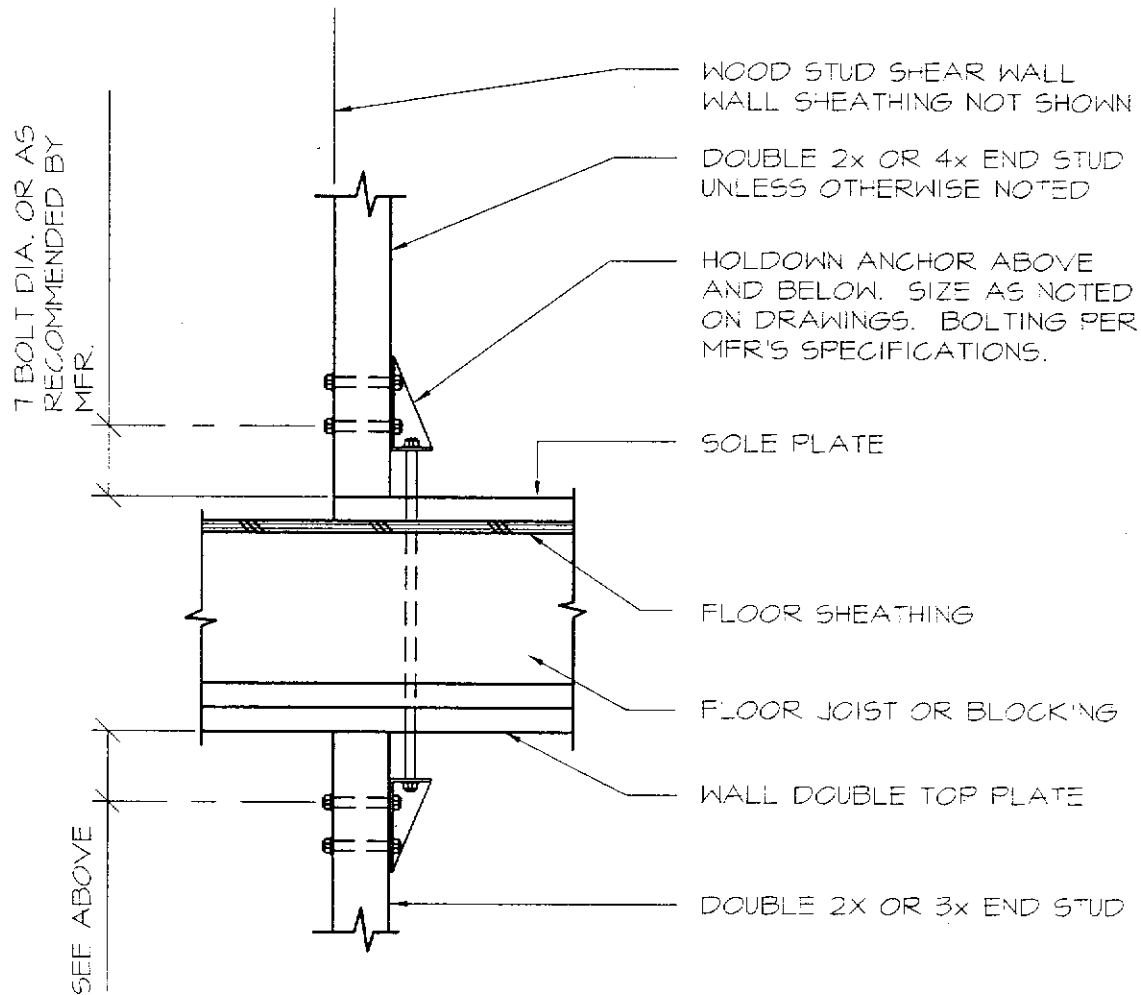
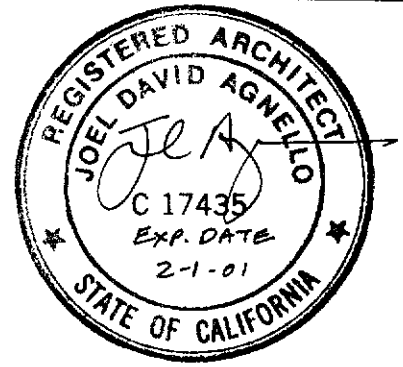


HOLDOWN DETAIL AT OFFSET GLU-LAM BEAM-UNIT B



RICHARD AVELAR & ASSOCIATES
 ARCHITECTS
 118 HARRISON STREET, SUITE 101 OAKLAND CA 94607 (510) 893-5501 FAX (510) 893-3874

PROJECT	TITLE	SHEET NO
RIVER VIEW	HD DETAIL	SK-9
REPAIR PACKAGE	UNIT 5	
	FILE	DATE
	9994	11-14-00



TYPICAL FLOOR TO FLOOR HOLDOWN DETAIL
NO SCALE



RICHARD AVELAR & ASSOCIATES
ARCHITECTS
318 HARRISON STREET, SUITE 103 OAKLAND CA 94607 (510) 893-5301 FAX (510) 893-5874

PROJECT:

RIVERVIEW
REPAIR PACKAGE

TITLE

FLOOR TO FLOOR
HOLDOWN

SHEET NO

SK-10

FILE

9994

DATE

11-14-00



(E) 4x6 HD. POST

DOUBLE HDQ
INSTALLATION AT
EXISTING 4x6 POST
TO REMAIN

EXTEND (E) 1/8" ϕ ANCHOR
W/ (N) SOLDER NUT

ALTERNATE
HOLDOWN
DETAIL -
UNIT B / LINE 1

NOTE:
SHEAR PLY
NOT SHOWN
FOR CLARITY

1ST FLOOR
TOP OF P.T.
CONC. GRAB



RICHARD AVELAR & ASSOCIATES
ARCHITECTS

318 HARRISON STREET, SUITE 103 OAKLAND CA 94607 (510) 893-5501 FAX (510) 893-5874

PROJECT:

RIVER VIEW
REPAIR PACKAGE

TITLE:

ALT. HD DETAIL
UNIT B

SHEET NO:

SK-11

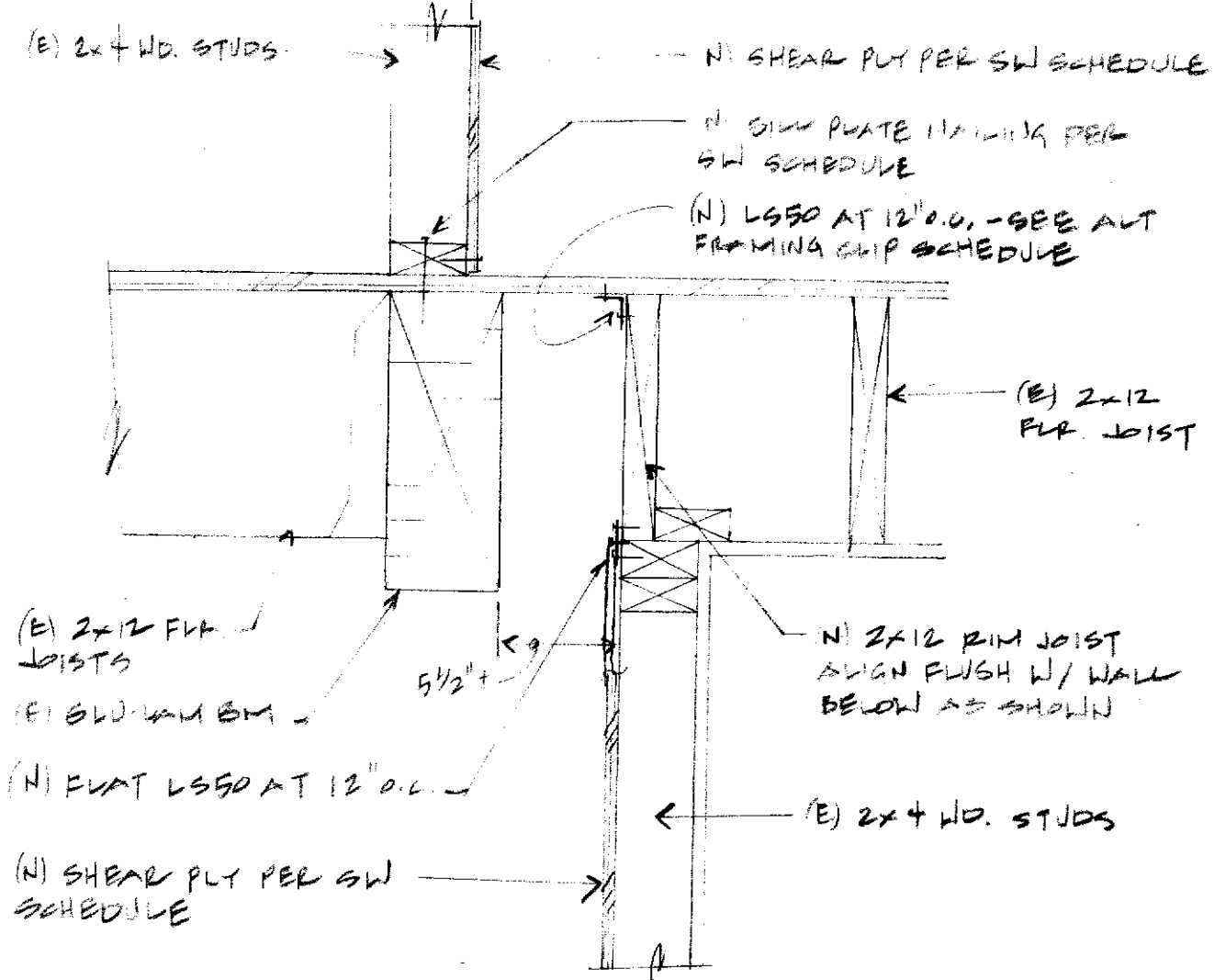
FILE:

9994

DATE:

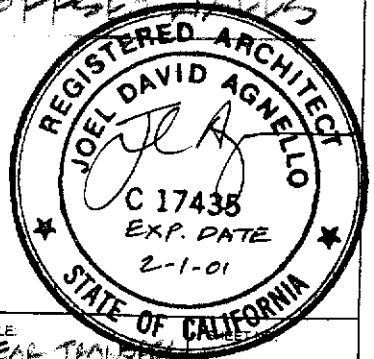
11-29-00

2



* Extend plywood to top plates
w/ Edge nails

UNIT B SHEAR TRANSFER DETAIL AT OFFSET JOINT
NO SCALE



RICHARD AVELAR & ASSOCIATES
ARCHITECTS
318 HARRISON STREET, SUITE 101 OAKLAND CA 94607 (510) 893-5501 FAX (510) 893-5874

PROJECT:
RIVER VIEW
REPAIR PACKAGE

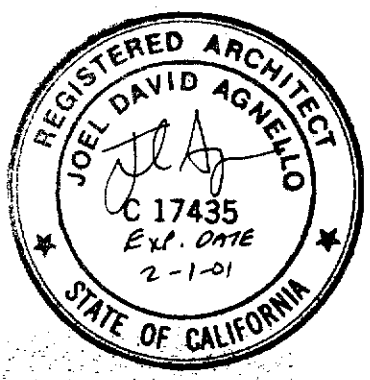
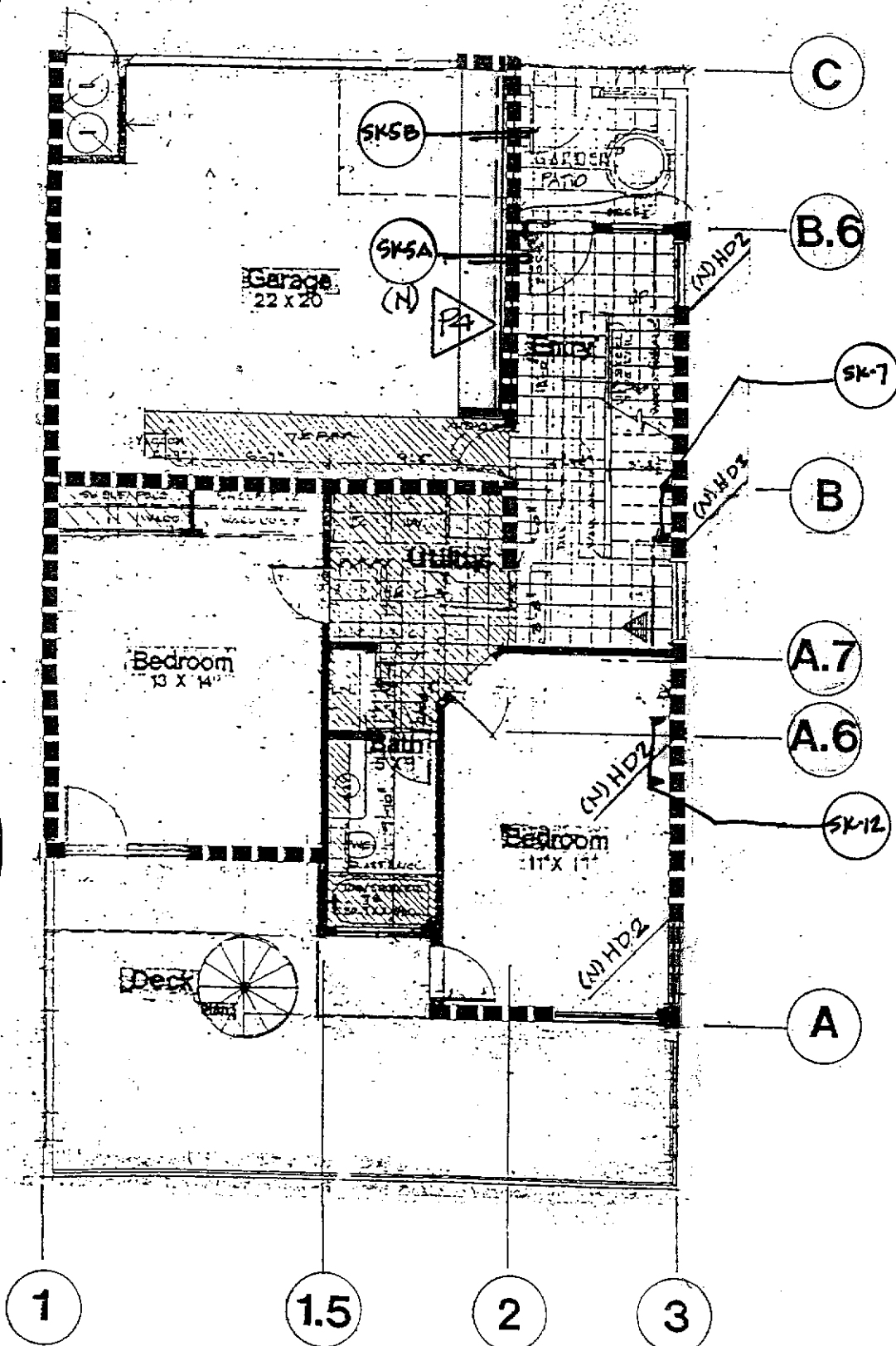
TITLE:
SHEAR TRANSFER
DETAIL LINE 2
FILE:
9994
DATE:
11.29.00

SK-13

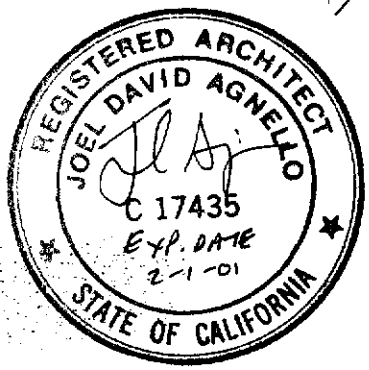
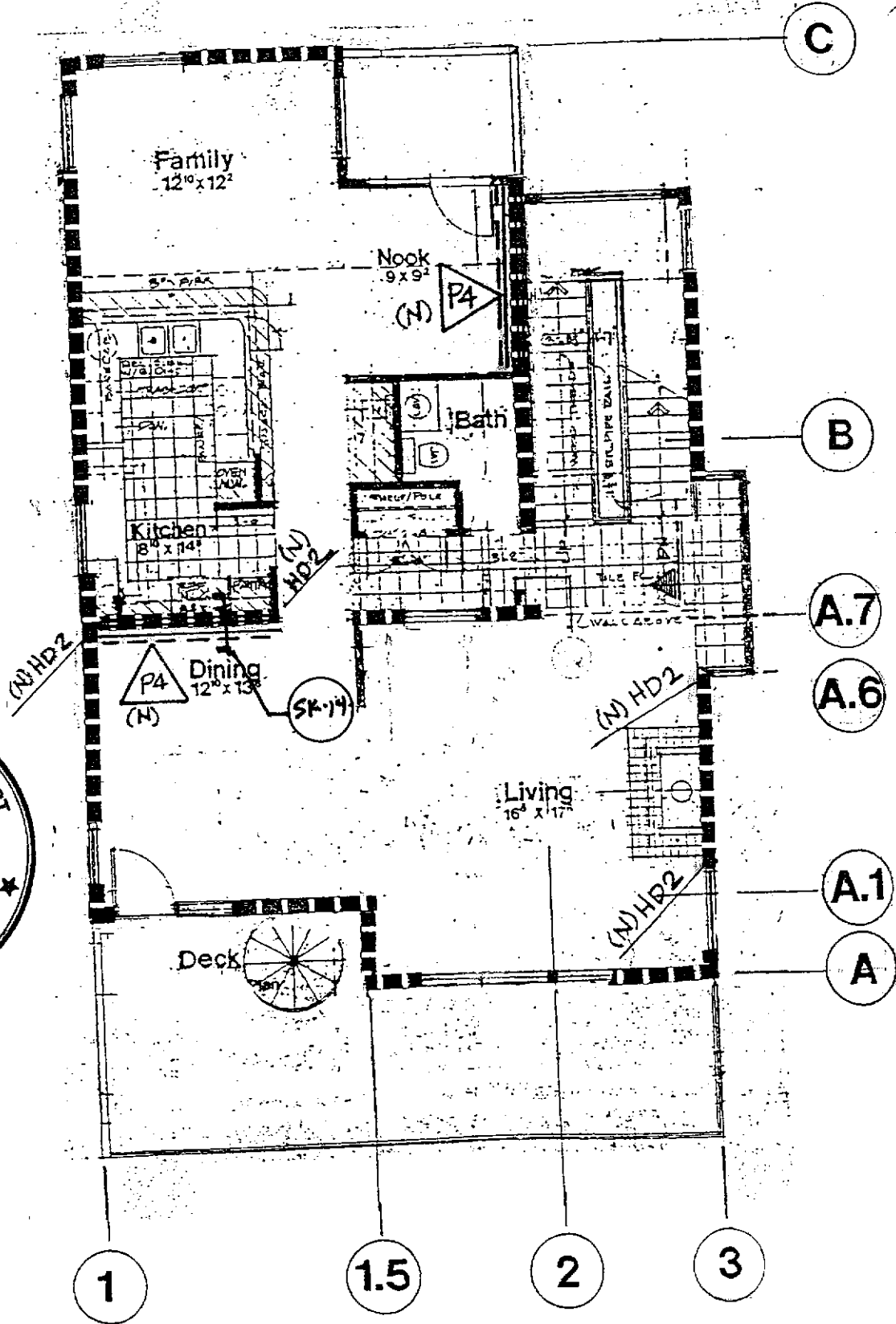
**RIVER VIEW
REPAIR PACKAGE**

UNIT C

**ALTERNATE
REPAIR DETAILS**



FIRST FLOOR
(OPP. HAND)



SECOND FLOOR
(OPP. HAND)

2



(N) 3/4" ϕ M.B.
@ 16" O.C.
(ONE EA. BLOCK)

2 1/4"

(N) 5 1/8" x 15" G.L.
SOLID BLOCK
@ EA. STUD BAY
TYP.

(E) TJI FLOOR JOIST

(N) SIMPSON L90
EA. END OF BLOCK
TO OUTD

(N) SHEAR PLY PER
DRAWING

NOTE:
THIS DETAIL SIMILAR AT
PERPENDICULAR JOIST
CONDITION

ALTERNATE SHEAR TRANSFER CONNECTION
NO SCALE UNIT C / LINE A

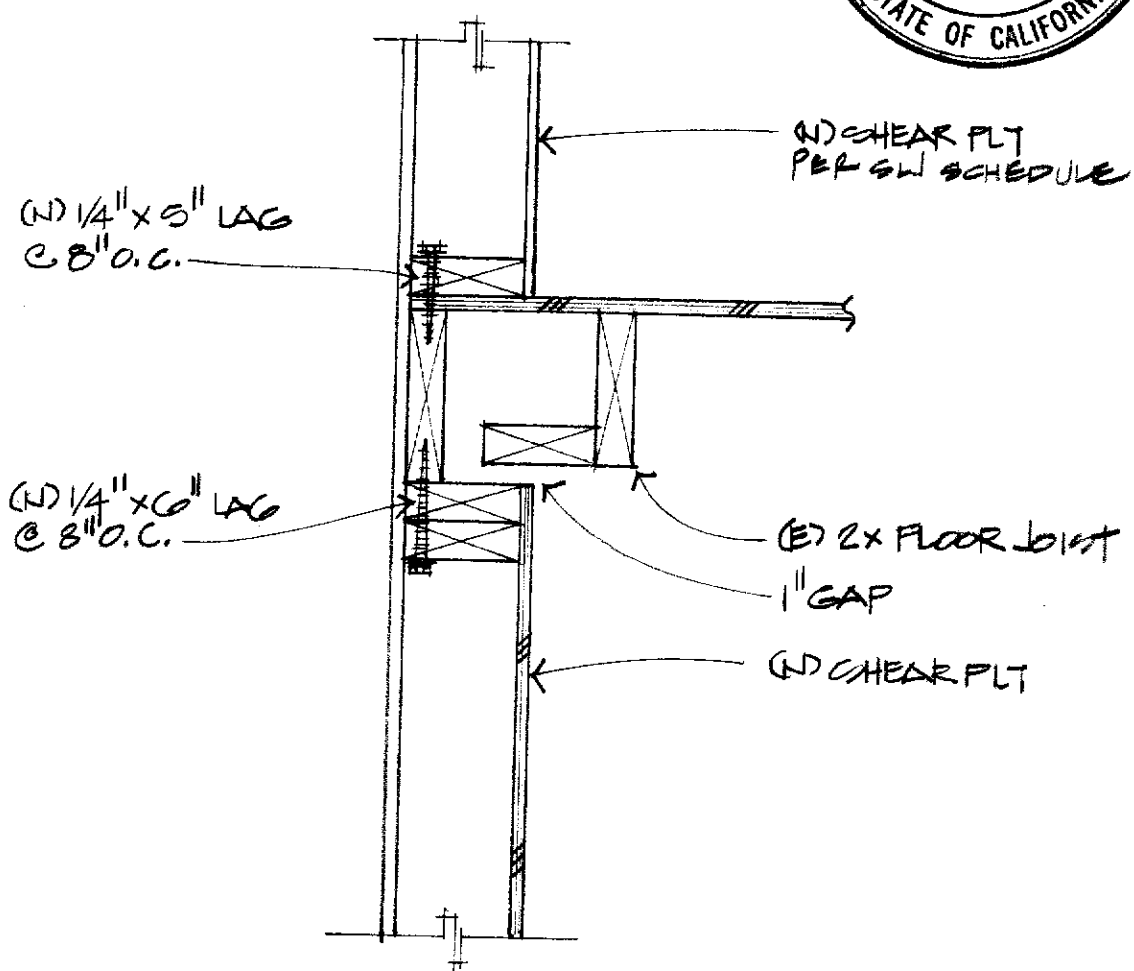
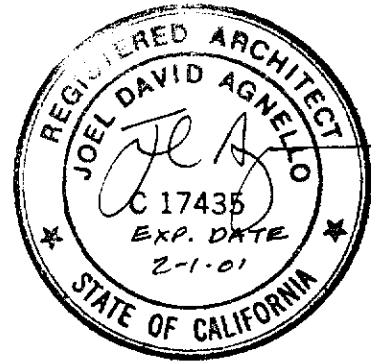


RICHARD AVELAR & ASSOCIATES
ARCHITECTS
318 HARRISON STREET, SUITE 103 OAKLAND, CA 94607 (510) 893-5901 FAX (510) 893-5874

PROJECT:
RIVERVIEW
REPAIR PACKAGE
SACRAMENTO CA

TITLE:
DETAIL
FILE:
9994
DATE:
10/25/00

SHEET NO:
SK5A



ALTERNATE SHEAR TRANSFER CONNECTION
NO SCALE



RICHARD AVELAR & ASSOCIATES
ARCHITECTS
318 HARRISON STREET, SUITE 101 OAKLAND CA 94607 (510) 893-5301 FAX (510) 893-5874

PROJECT:
RIVERVIEW
REPAIR PACKAGE
SACRAMENTO CA

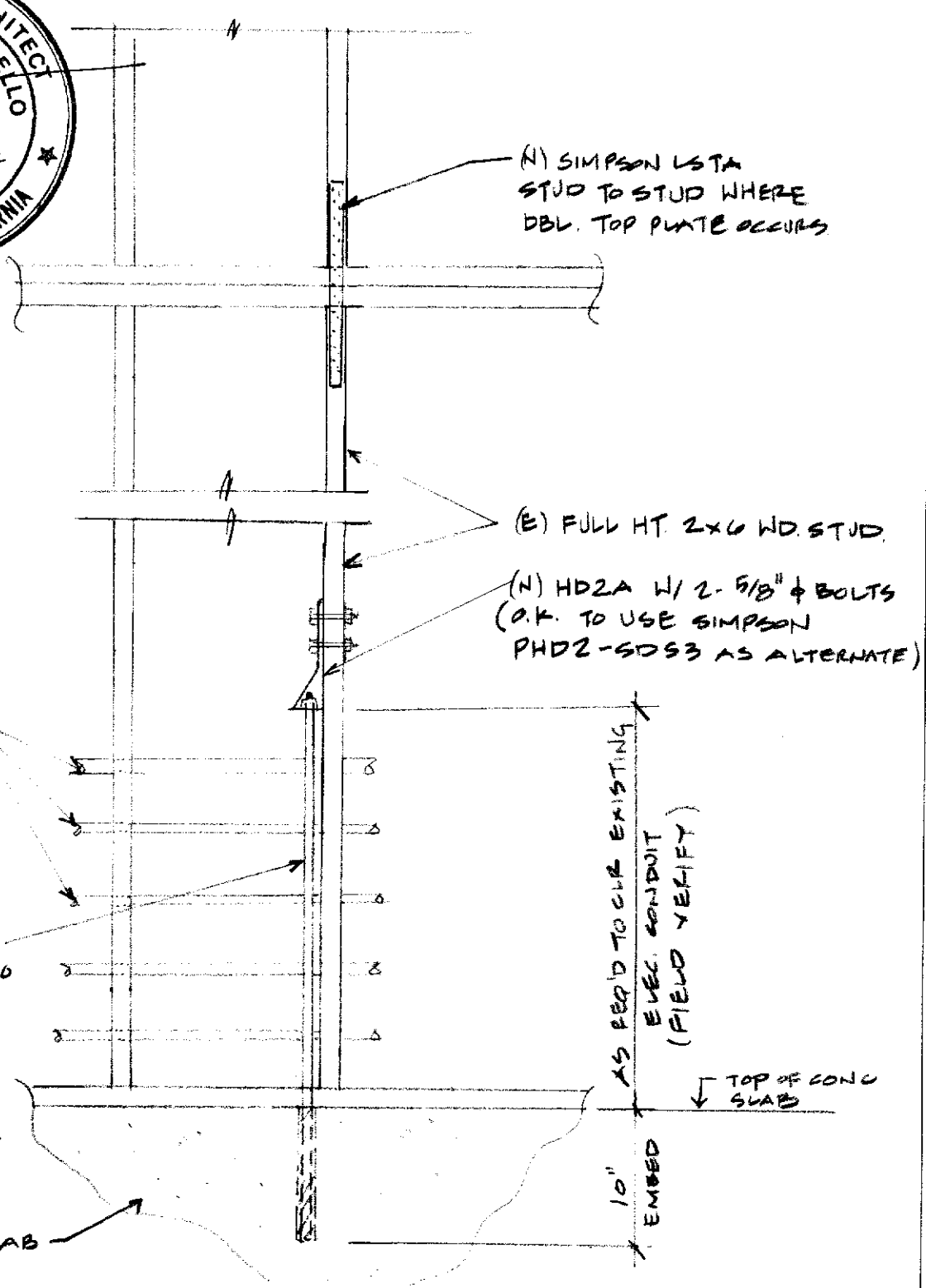
TITLE:
DETAIL

FILE:
9994

DATE:
10/25/00

SHEET NO:

SK5B



(E) ELEC CONDUIT

5/8" ϕ ANCHOR EPOXY SET INTO (E) CONC. SLAB

NOTE: VERIFY LOCATION OF (E) P.T. SLAB TENDONS PRIOR TO DRAWING

(E) P.T. CONC. SLAB

(N) SIMPSON LSTA STUD TO STUD WHERE DBL. TOP PLATE OCCURS

(E) FULL HT. 2x6 WD. STUD.

(N) HD2A W/ 2- 5/8" ϕ BOLTS (O.K. TO USE SIMPSON PHD2-SOS3 AS ALTERNATE)

AS REQ'D TO CLR EXISTING ELEC. CONDUIT (FIELD VERIFY)
10" EMBED

TOP OF CONC SLAB

ALTERNATE HOLDOWN DETAIL - UNIT C / LINE 3

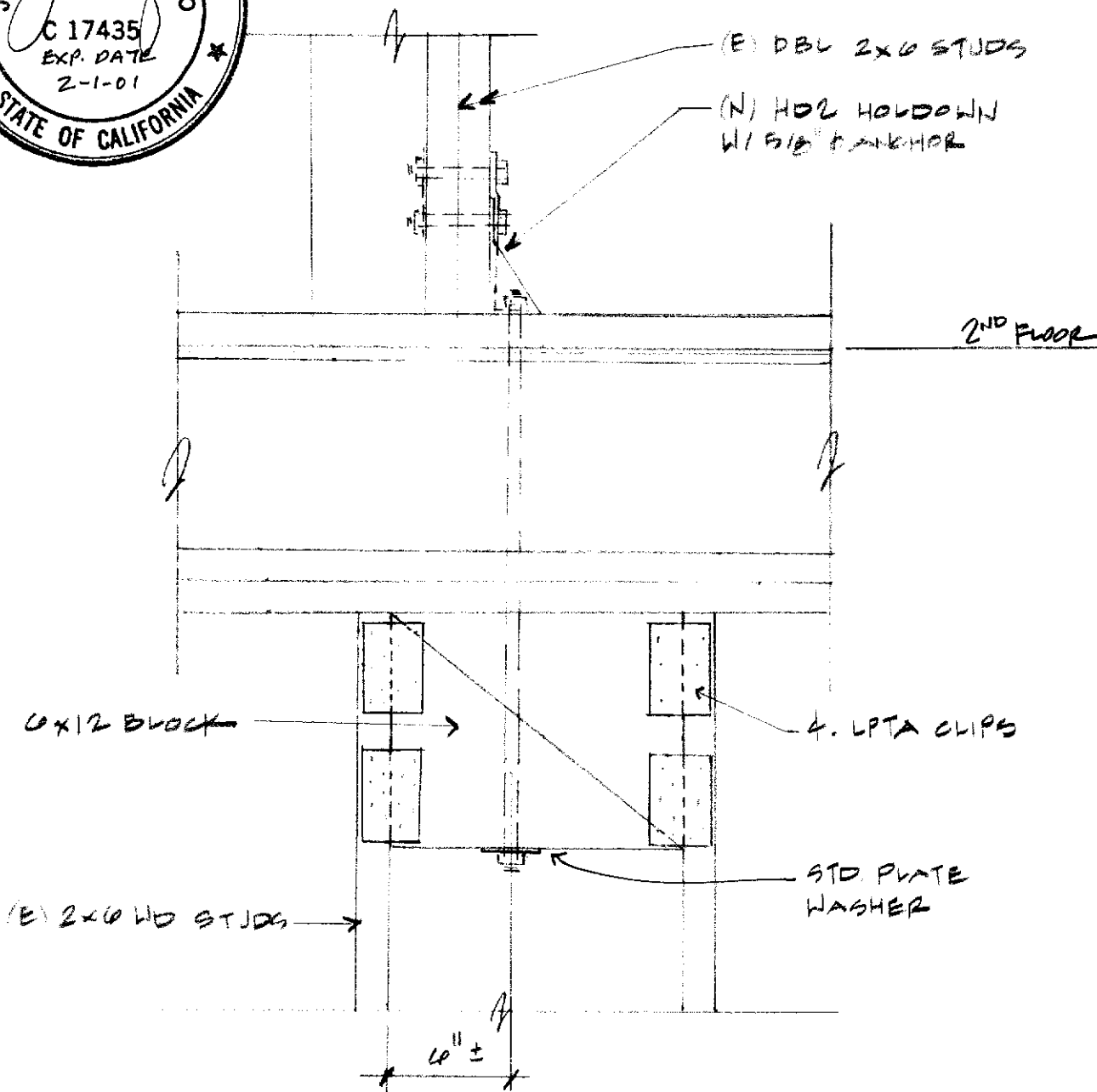


RICHARD AVELAR & ASSOCIATES
ARCHITECTS
318 HARRISON STREET, SUITE 103 OAKLAND CA 94607 (510) 893-5201 FAX (510) 893-5874

PROJECT:
RIVER VIEW
REPAIR PACKAGE

TITLE:
HD DETAIL
UNIT C
FILE: 9994
DATE: 11-14-00

SHEET NO.
SK-7



UNIT C - LINE 3 HOLDDOWN AT 2ND FLOOR AT OFFSET STUDS
 N.T.S



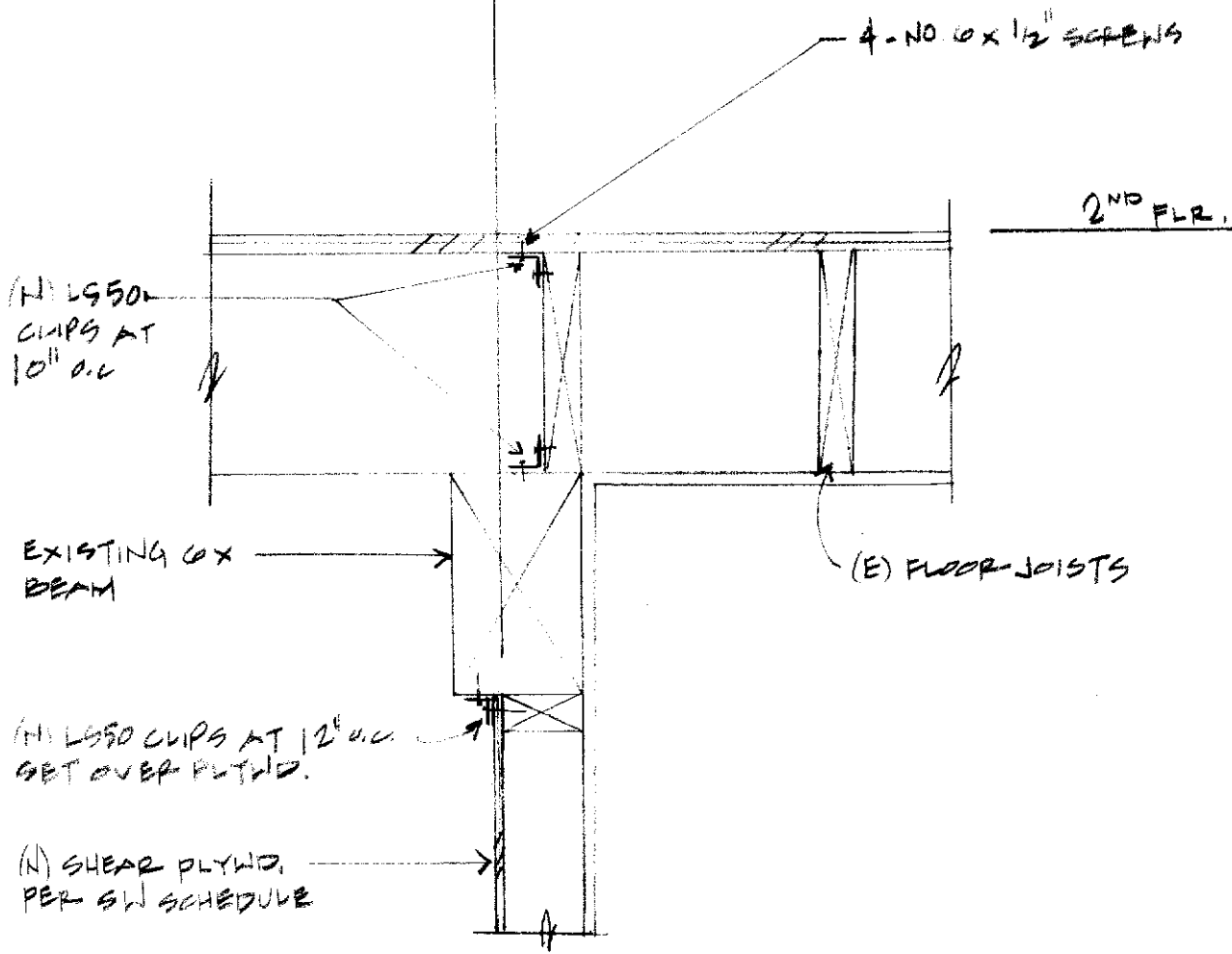
RICHARD AVELAR & ASSOCIATES
 ARCHITECTS
 118 HARRISON STREET, SUITE 103 OAKLAND, CA 94607 (510) 893-5501 FAX (510) 893-5874

PROJECT:
 RIVER VIEW
 REPAIR PACKAGE

TITLE:
 UNIT C
 HOLDDOWN
 FILE:
 9994
 DATE:
 11-29-00


SHEET NO:
 SK-12

A.7



ALTERNATE SHEAR TRANSFER DETAIL
 UNIT TYPE C / LINE A.7
 NO SCALE



 <p>RICHARD AVELAR & ASSOCIATES ARCHITECTS <small>318 HARRISON STREET, SUITE 303 OAKLAND CA 94607 (510) 893-5501 FAX (510) 893-5874</small></p>	<p>PROJECT: RIVER VIEW REPAIR PACKAGE</p>	<p>TITLE: ALT SHEAR TRANSFER UNIT</p>	<p>SHEET NO. SK-14</p>
		<p>FILE: 9994</p>	<p>DATE: 11-29-00</p>

Date of Request: _____

By: _____

**CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST**

Project

Address: 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823
1825, 1827, 1829 & 1831 Garden Hwy

Assessor's Parcel Number: 9274-0420-001 to 274-0420-013

Previous Use: Multi Family

Description of Request/Proposed Use: Multi Family Residential
Repair of exterior siding, window flashing
interior repair, Gutters, Decking

Is This a Change of Use? No

Prior Applications for Project Site(P#, Z#, DRPB#): P85-202 Zoning Designation: F

Comments: Requires Design Review Approval prior
to Bldg Permit Issuance.

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

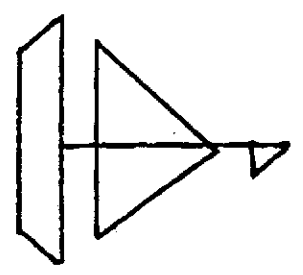
Planning Review by/Date: [Signature] 7/6/00

Expanded North Area.

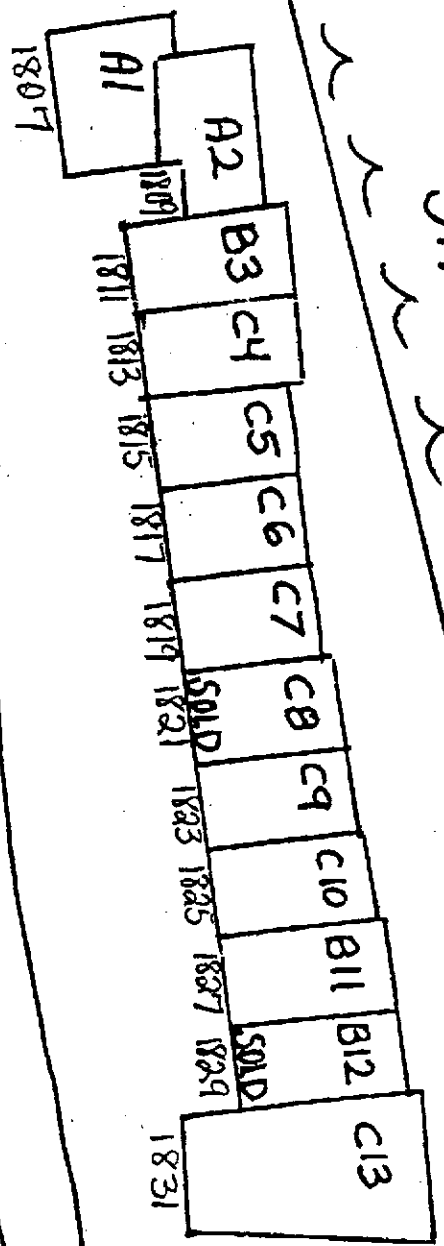
A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

N
RIVER VIEW



SACRAMENTO RIVER



GARDEN HIGHWAY

DISHWASHER				WATER HEATER				
DISPOSAL				DISTRIBUTION PANELS	VOLTS	AMPS	WIRE SIZE	FUSE SIZE
DRYER				1-8 CIRCUITS				
BATH FAN				9-16 "				
SMOKE DETECTOR				17-24 "				
AIR COND. ROOM TYPE				25-32 "				
AIR COND. CENTRAL				33-42 "				

ADDRESS 1807 to 1831 Garden Hwy Permit PERMIT NO. _____
Master 0007638c

COMMENTS

11-16-00	Shear - PA - units	1827	1829
12/13/00	HARDWARE PER SIGN-OFF SHEETS		
1/2/01	SHEAR PER SIGN-OFF SHEETS (A)		
1/4/01	" " (A)		
1-9-01	#1819 SW NAIL OK MW		
1-13-01	shear hardware #1829, 1831, 1825, 3/R 1819 RY		
1/17/01	SIGN OFF ON SHEETS (A)		
1/24/01	" " (A)		
2-5-01	HARDWARE @ 1815/1817 SEE SHEET MW		
2-7-01	Shear N/R RY		
2-8-01	SHEAR UNITS 1815-17 OK MW		
2-13-01	Hardware unit 1823 (A)		
2/20/01	1809 HARDWARE (A)		
2-22-01	1809 SHEAR PLY OK MW		
3-13-01	1811/1813 HARDWARE OK MW		
3-20-01	1813 SHEAR PLY OK MW		
3-26-01	1811 Shear XT RY		




River View Repair Package

Garden Highway, Sacramento California

Building Inspections Sign Off Sheet

Permit # 0007638
 Unit Address: # 1807

Inspection Date	Inspection Code	Inspection Description and Notes	Inspector's Initials
1/17/01		ALL HARDWARE ROOF NAIL SHEAR	
1/17/01			
1/24/01			