

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9712658
Insp Area: 2

Site Address: 834 WEST COVE WY SAC
Parcel No: 0311410034

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

CONTRACTOR
MORGAN DAVID
P O BOX 22309
SACRAMENTO CA
Phone: 916-424-8459

95822

OWNER
FUJIMOTO JOHN H/KRISTI L
71 PAYNE RIVER CIR
SACRAMENTO CA
Phone: 916-424-8459

95831

ARCHITECT
ZACHER PAUL
4701 Lakeside Wy
Sacramento Ca
Phone:

Nature of Work: NEW HOME

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 US BANK Lender's Address ROSEVILLE

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 B License Number 508475 Date 9-11-97 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 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 or 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 or 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 _____ 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.

Date 9-11-97 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 _____

(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 9-11-97 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.



**CITY OF SACRAMENTO
CASH RECEIPT**

TRANSACTION CODE	CASH RECEIPT NUMBER	DATE OF DEPOSIT	M M D D Y Y	ACCOUNTING PERIOD	M M Y Y	BUDGET FY	Y Y
	143414		04/21/98		04/98		98
ACTION		BANK ACCOUNT	COMMENTS:				
<input checked="" type="checkbox"/> Original Entry (E) <input type="checkbox"/> Adjustment (M)		01	425 Morgan Construction Co. # 2615				

REFERENCE INVOICE NUMBER	LINE	FUND	AGENCY	ORGANIZATION	SUB-ORG	ACTIVITY	REVENUE SOURCE XXXX	SUB-REV	JOB NUMBER	REPT CAT	BAL SHEET ACCT 12XXX	OBJECT 4XXX	SUB-OBJ	VENDOR/PROVIDER	AMOUNT	INC/DEC IN	P/F IN
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DESCRIPTION: (30 SPACES)																	
		113	330	3350											1611.00		
<i>Notes: only for 1st quarter (Morgan)</i>																	

DESCRIPTION: (30 SPACES)																
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**CITY OF SACRAMENTO
PAID**

APR 21 1998
DEPARTMENT OF UTILITIES

PREPARED BY: NAME Pat O'Neill PHONE 264-5311 TOTAL 1611.00

DEPARTMENT/DIVISION Utilities/Business Services DATE 4-21-98

RESIDENTIAL SCREENING FORM

PLAN CHECK PERMITS

ADDRESS

834 West Cove Dr.

P.C.#

2930

I APPLICATION COMPLETE (COUNTER)

DATE _____ INIT. _____

- ADDRESS
 - ON PERMIT
 - VERIFIED
- OWNER INFORMATION
- INSPECTION AREA/COMMUNITY NUMBER
- APPLICATION PROPERLY SIGNED
- APPLICATION FILLED OUT CORRECTLY

- ASSESSOR'S PARCEL NUMBER
 - ON PERMIT
 - VERIFIED
- CONTRACTOR/ARCH. INFORMATION
- PLAN CHECK NUMBER ON APPLICATION
- VIOLATION FILE CHECKED
- WORKERS' COMPENSATION ON FILE

NATURE OF WORK LISTED

USE

- DWELLING GARAGE
- DUPLEX PATIO/DECK
- TRIPLEX OTHER

TYPE

- NEW CONST. ADDITION
- REMODEL OTHER

- SQUARE FOOTAGE LISTED ON PERMIT
 - EXISTING NEW
- CONSTRUCTION TYPE
- OCCUPANCY GROUP
- VALUATION CORRECT
- INFILL SCREENING FORM FILLED OUT
- PERMIT LEGIBLE

II PLANNING APPROVAL (COUNTER)

DATE _____ INIT. _____

- USE ZONE ON PLAN
- STANDARD SETBACKS
- PINK PLANNING ROUTE SHEET FILLED OUT?
 - YES NOT REQUIRED
- PROJECT IN AN INFILL AREA

- IS ADDITIONAL PLANNING REVIEW REQUIRED
- DESIGN REVIEW YES NO
- SITE REVIEW YES NO
- IN RICHARDS BL. REDEV. AREA?
 - YES NO

III PLANS ACCEPTABLE (COUNTER)

DATE _____ INIT. _____

- SITE PLAN
- ARCH. AND STRUCT. PLANS

- T-24 ENERGY APPROVAL
- 11" x 17" FLOOR PLAN

IV FLOOD ZONE SCREENING (COUNTER)

DATE _____ INIT. _____

- EXEMPT COST (< \$50,000 AND < 50%)
- EXEMPT MISC.
- ZONE X
- ZONE A-99 (WAIVER ATTACHED)
TO applicant will return

- ZONE A, AE, AO, OR AH
- ELEVATION CERTIFICATE REQ'D.
(HOLD PLACED ON PERMIT)
- CONSTRUCTION VALUED AT LESS
THAN 50% OF REPLACEMENT COST
BEFORE IMPROVEMENTS

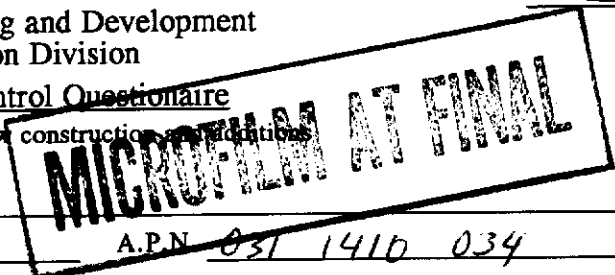
NATOMAS MORATORIUM AREA YES NO

HOLD PLACED ON PERMIT APPROVED APPEAL COPY IN PERMIT JACKET

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction subdivisions



PART I (To be completed by applicant)

Site Address 834 WEST CURVE

A.P.N. 031 1410 034

Applicant Information

Name DAVID MORGAN
Address PO BOX 22309
Phone 428 7264

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)

Y N

- How much cut? _____ Yards Depth
- How much fill? _____ Yards Depth

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 DAVID MORGAN Title CONTRACTOR

Signature [Signature] Date 7-24-97
Owner of 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: [Signature] Date: 7-28-97

Building permit #:

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

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: To be completed by APPLICANT	
PROPERTY OWNER'S NAME	Kristi Omoto + John Fusimoto
OWNER'S ADDRESS	9155 Regina Court
PROJECT ADDRESS	834 West Cove Dr.
PARCEL NUMBER	031-1410-034 LOT NUMBER
SUBDIVISION NAME	Westshore at Riverlake #2 lot 34
NUMBER OF UNITS	1
APPLICANT'S SIGNATURE	
TITLE OF APPLICANT	
DATE	TELEPHONE NUMBER
PART II: To be completed by BUILDING DEPARTMENT	
PLAN IDENTIFICATION NUMBER	2930
BUILDING TYPE (CHECK ONE)	
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> APARTMENT/CONDOMINIUM
<input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA	3982
SIGNATURE	<i>N. J. J...</i>
TITLE	Bldg. Tech. DATE 7/24/97
PART III: To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT	
DISTRICT CERTIFICATION NUMBER	5058
EXEMPT	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	3982 SQ. FT. X \$ 1.72 = \$ 6849.24
COMMERCIAL / INDUSTRIAL	_____ SQ. FT. X \$ _____ = \$ _____
OTHER FEE <u>MEMBERSHIP</u> TYPE <u>LEAD</u>	_____ SQ. FT. X \$ 24.00 = \$ -974.00
TOTAL FEES COLLECTED.....	\$ 5875.04
	\$ 2875.04
<p><i>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.</i></p> <p><i>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.</i></p>	
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT OFFICIAL	
SIGNATURE	<i>[Signature]</i>
TITLE	CIVIL ENGINEER DATE 1/10/97

91a:certcomp

Distribution: Original--School District; 1st Copy--School District; 2nd Copy--Building Department; 3rd Copy--Applicant

**(NEW CONSTRUCTION)
AGREEMENT REGARDING THE RISK
OF FLOODING ON THE PROPERTY**

RECITALS

- A. The undersigned are the record owners of the real property located at 834 WEST COVE WAY or as described in Exhibit "A" attached (the "Property").
- B. The undersigned expressly acknowledge that the Property may be subject to flooding hazards due to its location in a 100-year floodplain, as described in the Flood Insurance Rate Map dated November 15, 1989, ("FIRM"), prepared by the Federal Emergency Management Agency ("FEMA").
- C. The undersigned acknowledge that they have read the Notice to Building Permit Applicants Regarding the Risk of Flooding attached as Exhibit "B."
- D. Despite the potential for flood damage, the undersigned intend that the new construction ("New Construction") be placed on the Property which will not be at least one foot above the 100-year floodplain elevation levels identified in the Preliminary Work Map dated January, 1989, prepared by the U.S. Army Corps of Engineers.
- E. The undersigned acknowledge that the City of Sacramento (the "City") recommends obtaining flood insurance for the New Construction.

AGREEMENT

In consideration of the issuance of a building permit for the New Construction, the undersigned agree as follows:

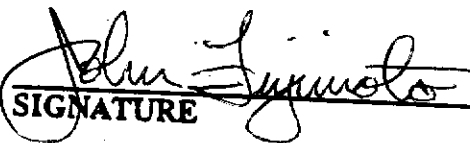
1. **Flood-Related Property Damage.** For purposes of this Agreement, the term "flood-related property damage" shall mean any property damage due to flooding resulting from an overtopping out of the channels of the Sacramento River, American River, Dry Creek, Arcade Creek or Morrison Creek levee systems or a break in those levee systems.
2. **Assumption of Risk.** The undersigned expressly assume the risk that the New Construction may be subject to flood-related property damage.
3. **Waiver of Property Damage Claims.** The undersigned unconditionally waive any flood-related property damage claim asserting liability on the part of the City, or its officers, agents or employees premised on the issuance of a permit for the New

8. Attorney's Fees. The undersigned agree that, if any legal action is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the nonprevailing party.

9. Succession. The undersigned expressly intend that the obligations contained herein shall run with the Property and shall bind their respective heirs, assignees and successors in interest.

10. Termination. All of the obligations set forth in this Agreement shall terminate at such time as FEMA determines that the area in which the Property is located has attained at least 100-year flood protection.

DATED: 7-24-87


SIGNATURE

Title of Signatory if Signing for an Entity

John Fujimoto

Name

9155 Aegina Court

Address

Elk Grove, CA. 95758


SIGNATURE

Title of Signatory if Signing for an Entity

Kristi Omoto

Name

9155 Aegina Court

Address

Elk Grove, CA. 95758

Paul Zacher-Structural Engineer
4701 Lakeside Way
Fair Oaks, CA 95628
TEL: 916.961.3960
FAX: 916.961.3960

December 13, 1997

Mr. Fujimoto and Ms Omoto
TEL: 916.424.8459

Attn.: Mr. John Fujimoto,

re: Job 97015; Residence located at 834 West Cove Way, Sacramento, CA 95831.

Subject: Clarification of plans and details.

As requested by Mr. John Fujimoto, this is a report to determine what needs should be addressed to correct any structural deficiencies. Paul Zacher visited the site December 12, 1997. All information, data and analysis contained within this report is based on the 1994 Uniform Building Code.

It appears that the structure substantially conforms with the plans and will adequately transmit the dead, live and lateral loads to the foundation with the following recommendations:

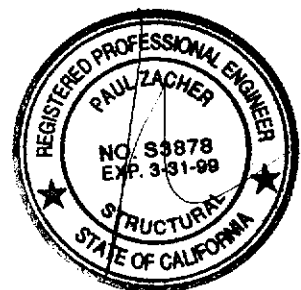
1. The attachment of the beams to the posts is adequate. The post caps as shown on the plans are therefore not required.
2. A 4x4 post with a 2x4 scabbed to the side with 16d's @ 12" on center may be substituted for the 4x6 post as called for in the second floor adjacent to the family room.
3. A 1 1/4" x 11 7/8" timberstrand ledger may be substituted for the sawn lumber ledger as called for on the plans.
4. The joist hangers and straps are adequate to transfer the required loading.
5. TJI floor joists may be substituted for the sawn lumber floor joists as called for on the plans.
6. The glulam beam in the garage is adequately supported by the "off the shelf" hanger.
7. The ceiling framing at the second floor level is adequate as framed and additional blocking is not required.
8. The strap "running" from the first floor bath wall to the garage floor framing shall be as shown in the attached detail. The strap shown on the plans "running" parallel to the back garage wall may be eliminated at the second floor level may be eliminated.

The inspection consisted of visual observation only, made solely to determine the structural capacity of the structure. No warranties, expressed or implied, are made or intended in conjunction with this report. The inspection was made only to the portions that were accessible. The specific items noted were those that were observable and there may be defects which are not observable, or are hidden by structural materials.

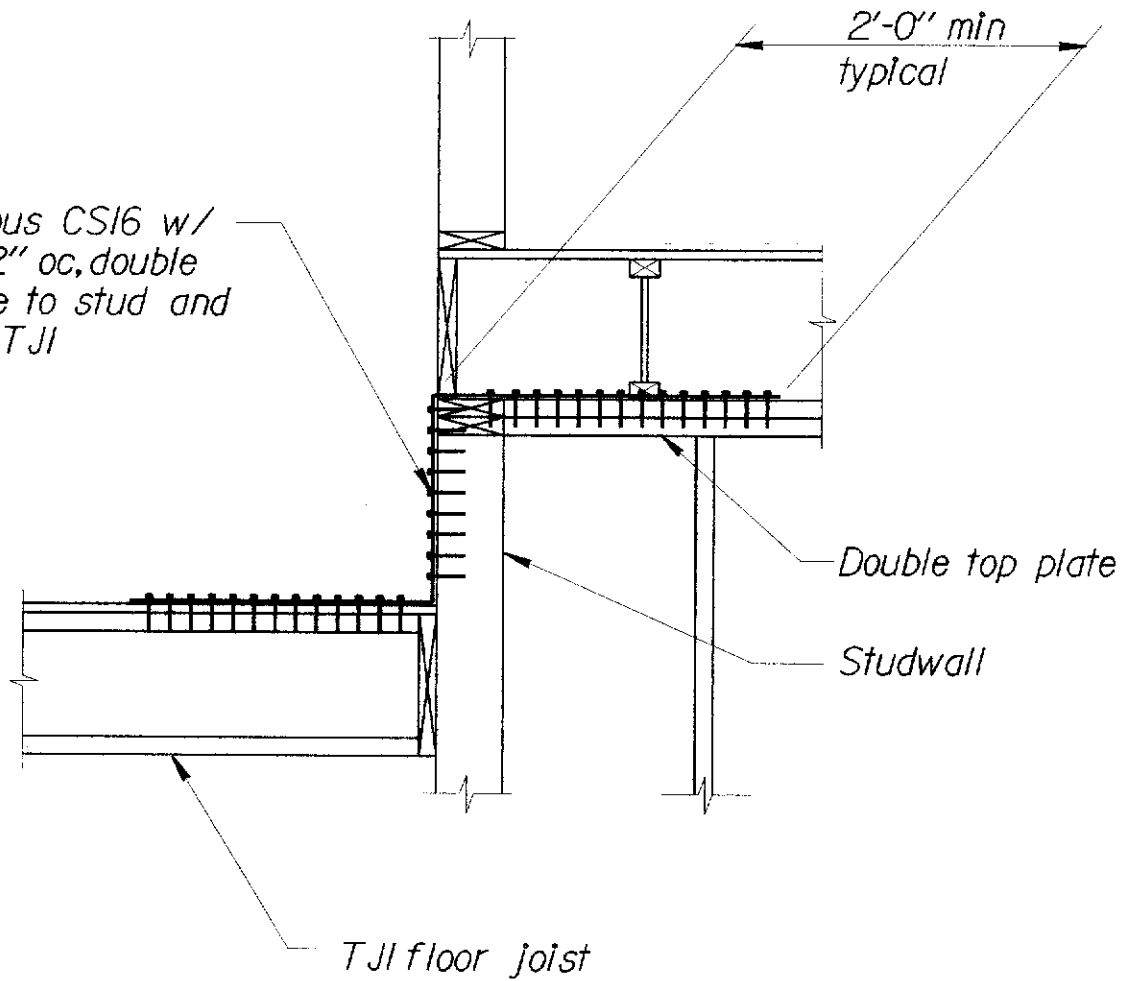
Sincerely,



Paul Zacher, P.E., S.E.



Continuous CS16 w/
16d @ 2" oc, double
top plate to stud and
stud to TJI



DRAG STRUT DETAIL



3/4" = 1'-0"

V ROUTING (COUNTER & PLANCHECK)

PLANS DELIVERED TO DESIGN REVIEW

DATE DELIVERED _____ INIT. _____

DATE RETURNED _____ INIT. _____

PLANS DELIVERED TO SITE REVIEW

DATE DELIVERED _____ INIT. _____

DATE RETURNED _____ INIT. _____

VI VERIFICATION (PLANCHECK)

DATE 7-26-97 INIT. JDC

SQUARE FOOTAGE VERIFIED

FEES CORRECTLY CALCULATED

SCHOOL IMPACT FEE FORM COMPLETED

ADDRESS

WATER & SEWER FEES VERIFIED FOR INFILL CREDITS AND EXISTING TAPS

VII SPECIAL APPROVALS (PLANCHECK)

DATE _____ INIT. _____

DOES INFILL SCREENING FORM REQUIRE A GRADING PERMIT TO BE ISSUED?

YES NO

GRADING PERMIT NUMBER _____

ARE OTHER SPECIAL APPROVALS (LLA, FINAL MAP, ETC.) REQUIRED PRIOR TO PERMIT ISSUANCE?

YES NO APPROVAL TYPE _____

APPROVAL DATE _____ INIT. _____

VIII PLANS APPROVED OK TO ISSUE PERMIT (PLANCHECK)

DATE 7-1 INIT. _____

APPROVAL REQ'D.

YES NO

APPROVAL DATE INIT.

TITLE 24 ENERGY

7/29/97 JDC

LIFE SAFETY

STRUCTURAL

DESIGN REVIEW

MITIGATION MONITORING PLAN

SPECIAL PERMIT CONDITIONS

SPECIAL CONDITION ATTACHMENT ITEMS

IX DEFERRED APPROVAL ITEMS (PLANCHECK)

DATE _____ INIT. _____

___ CERTIFICATE OF WORKER'S COMPENSATION

___ TRUSS CALCULATIONS

___ OWNER/BUILDER FORMS

___ SEWER WAIVER FORM

___ EXHIBIT ONE/AUTHORIZATION TO SIGN

___ A-99 FLOOD WAIVER FORM

___ SCHOOL IMPACT FEE RECEIPT

___ TITLE 24 APPROVAL

___ OTHER

SCHOOL FEE

FLOOD WAIVER

X APPLICANT NOTIFICATION (PLANCHECK)

DATE _____ INIT. _____

APPLICANT NAME _____