

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0506405

Insp Area: 2

Thos Bros: 316J6

Site Address: 6200 GREENHAVEN DR SAC

Parcel No: 030-0361-008

UNIT# 203 AND 204

Sub-Type: REP

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

CP PARK TOWNHOMES LLC
1000 SAMSOME ST
SAN FRANCISCO, CA 94111

Nature of Work: REPAIR SECOND STORY BALCONIES IN APARTMENT UNIT# 203 AND 204. ENGINEERING APPROVED UNDER# 0504543

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 under 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);

PAID
CITY OF SACRAMENTO
MAY 06 2005

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 5-6-05 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.

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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 5-6-05 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 _____ 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.



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

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

OWNER BUILDER VERIFICATION

1. Check one below - I or my immediate family (parent, spouse, or child) will perform:

- A - all the work authorized by this permit.
- B - a portion of the work.
- C - none of the work.

If B or C is checked, complete 2 or 3 below.

2. A State licensed contractor (*) will be hired to do:

all of the authorized work.

a portion of the authorized work.

Name TO BE DETERMINED Phone _____
 Address OUT FOR BID
 Type of Work _____

Name _____ Phone _____
 Address _____
 Type of Work _____

Name _____ Phone _____
 Address _____
 Type of Work _____

Name _____ Phone _____
 Address _____
 Type of Work _____

3. I will utilize unlicensed person(s) other than my immediate family to perform all or portions of the authorized work. A Certificate of Workers Compensation must be on file at this office.

I declare under penalty of perjury that the above is true and correct. I have read and understand the owner-builder information on the reverse side of this form.

Signed: Property Owner [Signature]
 Date 5-6-05 Case No. _____ Permit No. 0406405
 Job Address 6200 GREENHAVEN SACRAMENTO CALIF.

Note: * Information regarding unknown contractors or change in subcontractors shall be submitted to the Building Inspection field office.

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 6200 GREENHAVEN DR	APN: 030-0361-008
DRPB AREA / PUD / SPD: N/A	ZONING: R-3
EXISTING LAND USE: Apartments.	
PROPOSED USE: Replace existing balcony with new design	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<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: Z04-351 APPROVED 03-18-2005 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"/>	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 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: Building permit must conform to approved plans and comply with all conditions of approval for Z04-351.	
DATE: April 5, 2005	BY: Elise Gumm

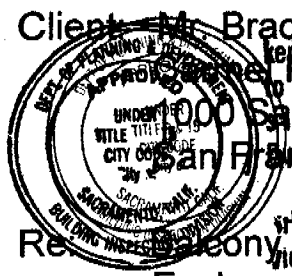
CITY OF SACRAMENTO
 PERMIT ASSISTANCE

APR 05 2005

RECEIVED

Date: March 28, 2005

Client: Mr. Brad Walters



Re: Esplanade Apts.
6058 Riverside
Sacramento, CA.

CS Engineering

2420 K Street, Suite #220
Sacramento, CA. 95816
(916) 658-8600
(916) 658-8601 (fax)
(916) 690-1458 (cell)

CITY COPY

APPROVED
City of Sacramento Planning Department
Structural

Dear Mr. Walters,

John Tans
Signature Date 4/7/05

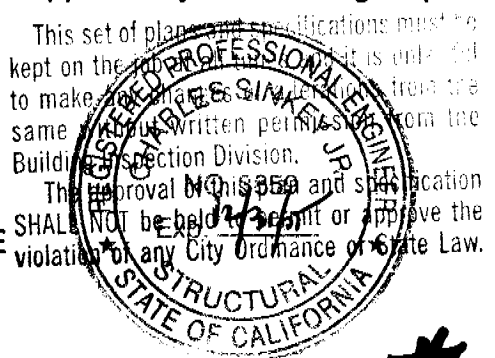
Per the request of your General Contractor, Paul Thomas, CS Engineering is submitting this letter in response to the proposed framing modifications at the subject project. In particular, I shall address the framing requirements necessary to replace the second floor cantilevered decks. Based upon today's site observations, it is my opinion that the decks must be replaced. We suggest changing the existing balcony (a cantilevered condition) to a new simple support condition. While this requires a new beam with two posts and footings, it allows you to expand the decks up to 10'-0" for (some of the units) and creates a much more stable support system.

It is also my professional opinion, based upon today's jobsite visit, under acceptable visual conditions, and a review of the attached drawings and calculations that the proposed framing modifications below are structurally preferable to the existing cantilevered deck systems. However, the new framing requirements are as follows:

Install a new 2 x 8 ledger (after removing old balcony) to face of wall. Contractor to ensure enough material to screw into - add blocking as needed. Then add (N) 2 x 6 decking (redwood or fiberon) over (N) 2 x 8 D.F. #1 joists @ 24" o.c. Use a double 2 x 10 D.F. #1 rim. Attach (N) wrought iron guardrail to dbl. 2 x 10 w/ 2-3/8" diameter bolts. The two corner support posts shall be 4 x 4 D.F. #1 in Simpson CB44 bases set in 16" sq. x 12" deep concrete pad footings. See attached detail.

Please call if you have any questions/concerns about the items delineated above. For your convenience, two additional stamped and signed copies have been delivered to the General Contractor for review and approval by the Building Inspector.

Sincerely,
Charles Sinkey, Jr.
Charles Sinkey, Jr. SE



CITY OF SACRAMENTO
PERMIT ASSISTANCE
APR 05 2005

RECEIVED

CITY COPY

6200 GREEN HAVEN

0506405

OPTION #2

Apt # 206 + 207

DECK

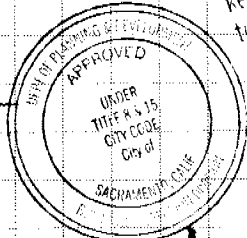
TO REPLACE CANT. BALCONY W/ SIMPLY SPAN DECK

LOADS

$DL = 10 \text{ PSF}$

$LL = 40 \text{ PSF}$

$TL = 50 \text{ PSF}$



This seal is to be kept on the job at all times and shall not be used to make any change or alteration to the same without the written consent of the Professional Engineer. The approval of this seal shall not be held liable for any violation of any City Ordinance or State Law.

JOISTS

$SPAN = 10' 0'' \text{ max.} \quad SPCG = 24''$

$W = 100 \text{ PLF}$

$A_r = 1.5(100)(5') / 95 = 7.9 \text{ in}^2$

$S_r = 1.5(100)^2 / 1150 = 13.0 \text{ in}^3$

$I_r = (10')^3 / 2600 = 38 \text{ in}^4$

Use 2x8 D.F.#1 @ 24" oc.

$A=11 \quad S=13.1 \quad I=48$

BEAM

$SPAN = 12' 0'' \quad W = 50 \text{ PSF (5')} = 250 \text{ PLF}$

$A_r = 1.5(250)(6') / 95 = 23.7 \text{ in}^2$

$S_r = 1.5(250)^2 / 1000 = 54.0 \text{ in}^3$

$I_r = (12')^3 / 2600 = 166 \text{ in}^4$

$R = 6' (12') = 1500 \#$

Use 4x4 POST ON 16" SQ. CONC. PTG.

Use 4x12 D.F.#1 MIN.

$A=39 \quad S=74 \quad I=415$

ALT. = DBL. 2x12 D.F.#1

LEDGER

$W = 250 \text{ PLF}$

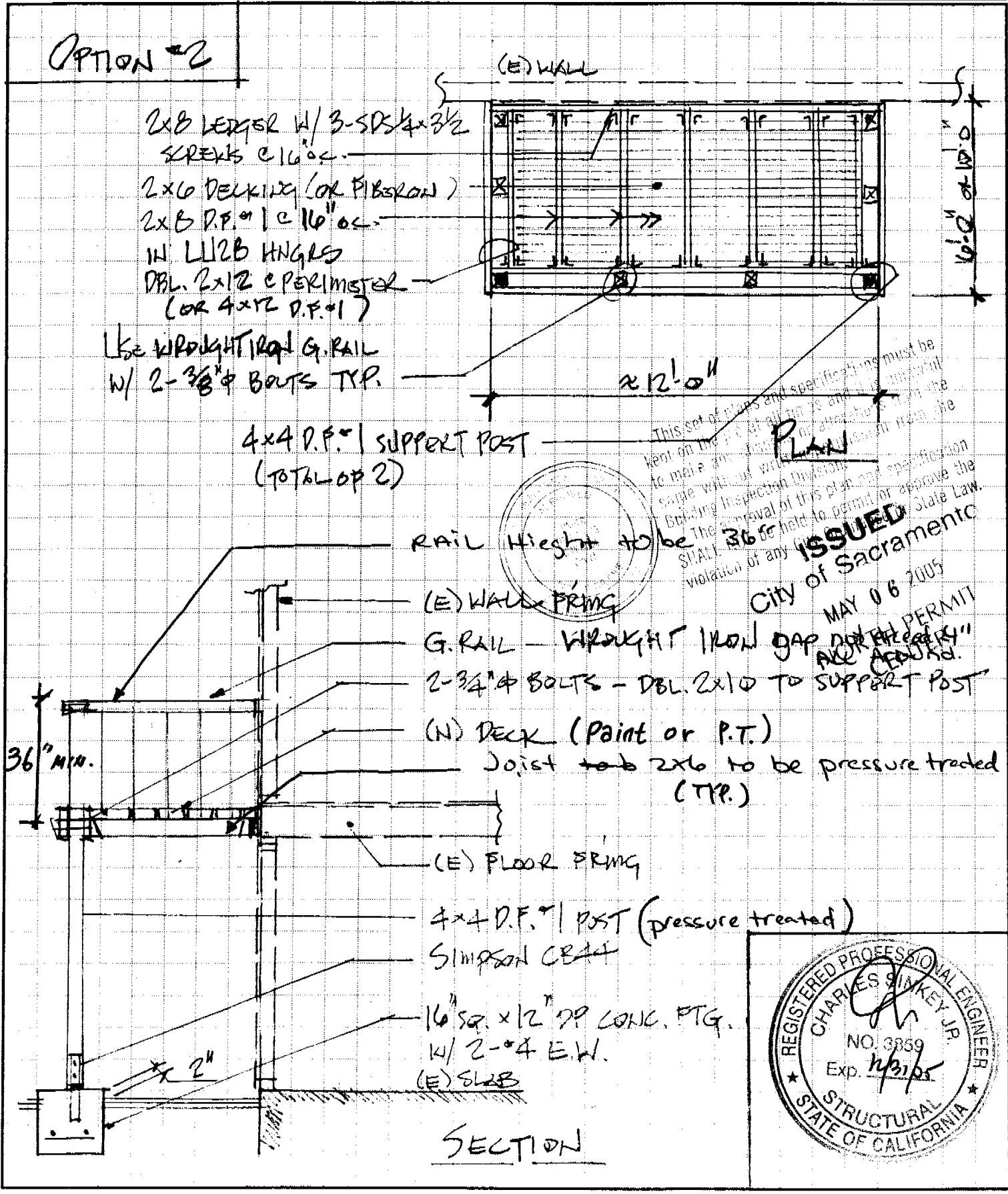
$P = 1.5(1.33) = 333 \#$

$f_v = 1.5(333) / 11 \text{ in}^2 = 45.4 \text{ PSI OK}$

Use 2x8 Ledger w/ 3-SDS 1/4 x 3 1/2 screws @ 16" oc.

(720 cap.)

OPTION #2



2x8 LEDGER W/ 3-SDS 4x3/2
 SCREWS @ 16" OC.
 2x6 DECKING (OR FIBERON)
 2x6 D.F. @ 16" OC.
 1" L12B HNGRS
 DBL. 2x12 PERIMETER
 (OR 4x12 D.F. @ 1)
 Use WROUGHT IRON G. RAIL
 W/ 2-3/8" BOLTS TYP.

4x4 D.F. @ SUPPORT POST
 (TOTAL OF 2)

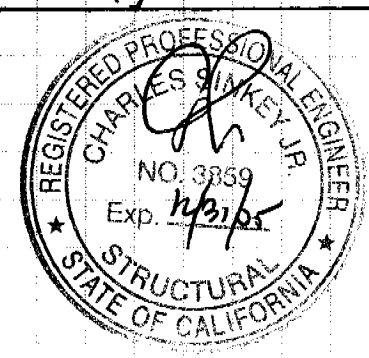
RAIL Height to be 36" MIN.
 (E) WALL FRMG
 G. RAIL - WROUGHT IRON GAP NOT EXCEED 4"
 2-3/8" BOLTS - DBL. 2x10 TO SUPPORT POST
 (N) DECK (Point or P.T.)
 Joist to be 2x6 to be pressure treated
 (TYP.)

(E) FLOOR FRMG
 4x4 D.F. @ POST (pressure treated)
 SIMPSON CR44
 16" SQ. x 12" DP CONG. FTG.
 W/ 2-#4 E.W.
 (E) SLAB

SECTION

This set of plans and specifications must be kept on the project site for all time and shall not be altered or modified without the written approval of the City of Sacramento Building Inspection Division. The approval of this plan and specification shall be held to permit or approve the violation of any City of Sacramento State Law.

ISSUED
 City of Sacramento
 MAY 06 2005





CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING DEPT.
ZONING DIVISION

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

**MEMORANDUM OF UNDERSTANDING
RELATED TO MITIGATION MEASURES, PLANNING CONDITIONS,
ZONING ORDINANCE PROVISIONS, AND/OR SIGN ORDINANCE PROVISIONS**

In order to proceed with construction/occupancy of the project located at 6200 Greenhaven Drive

I agree that the following Mitigation Measures, Planning Conditions, Zoning Ordinance Provisions, and/or Sign Ordinance Provisions associated with project Z04-351 will be fully implemented to the satisfaction of the City of Sacramento by FINAL INSPECTION.

(File Number)
(Date)

LIST OF MEASURES/CONDITIONS/PROVISIONS:

1. The project shall be constructed in conformance with submitted plans.
2. The applicant shall obtain a building permit prior to commencing construction.
3. This permit allows the removal of the upper balconies on the building located at the northwest corner of Riverside Boulevard and Greenhaven Drive (units 117-124) to be replaced with metal railings that span the length of the existing slider (see exhibit A).
4. This permit allows the removal of the upper balconies on the remaining buildings to be replaced with wood or wood composite balconies and railings as submitted (see exhibit B). The balconies shall be a minimum width of 4 feet and span the length of the slider.
5. Balconies shall be painted to coordinate with the paint scheme.
6. Any other changes or modifications shall require Planning review and approval.

The above language shall not be deemed a waiver by the City of Sacramento of any Mitigation Measure, Planning Condition, Zoning Ordinance Provision, and/or Sign Ordinance Provision applicable to the project whether or not the measure, condition, or provision is listed above.

Signature _____

Name & Title: _____

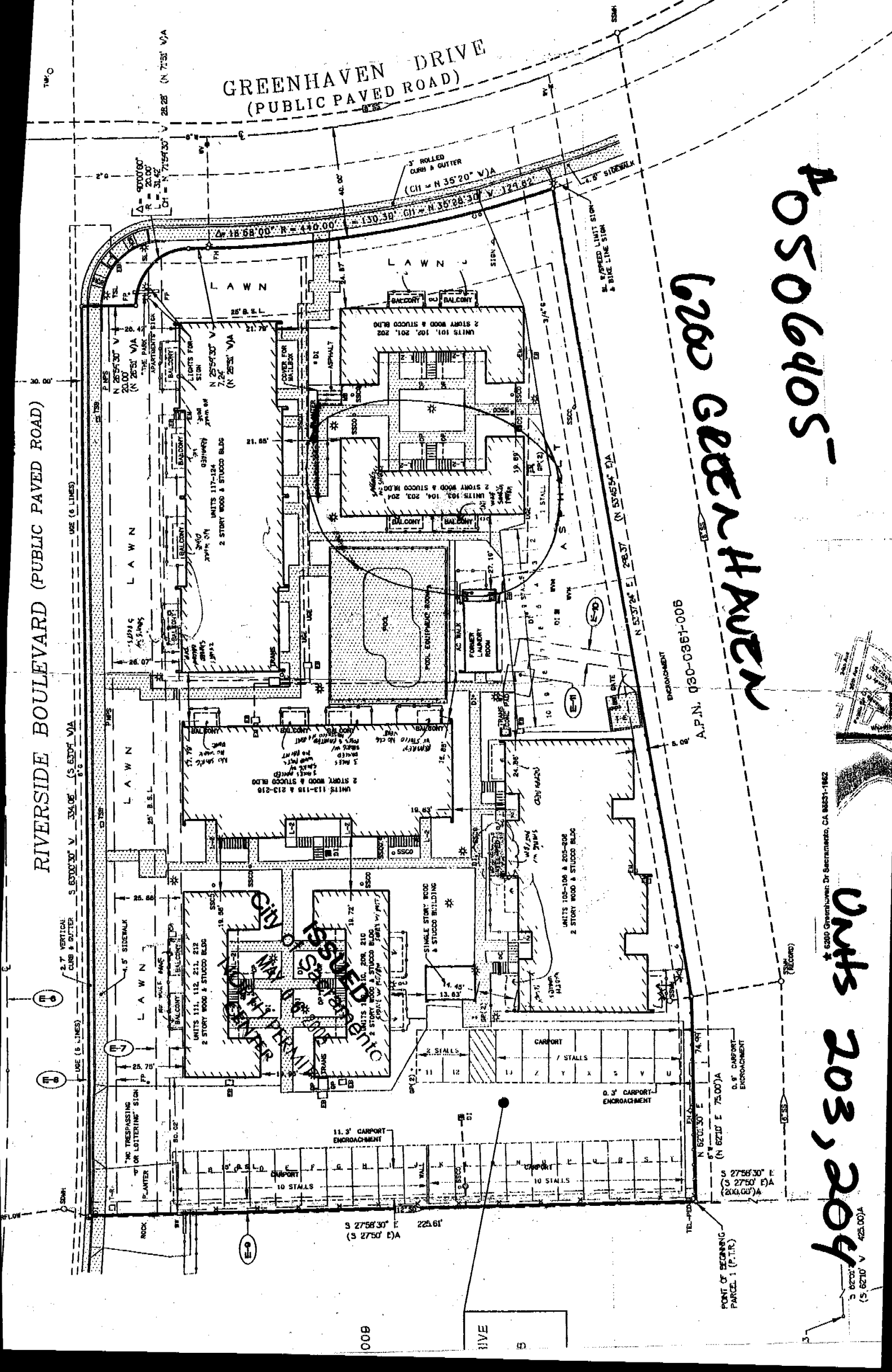
Address: _____

Phone Number: _____

Reviewed by: _____

**GREENHAVEN DRIVE
(PUBLIC PAVED ROAD)**

RIVERSIDE BOULEVARD (PUBLIC PAVED ROAD)



**6200 GREENHAVEN
A.P.N. 030-0361-006**

Units 203, 204

**CITY OF SACRAMENTO
PLANNING DEPARTMENT
RECEIVED
APR 25 2004**

6200 Greenhaven Dr Sacramento, CA 95831-1822

POINT OF BEGINNING
PARCEL 1 (P.I.R.)
S 27°58'30" E 225.61'
(S 27°50' E)A
(204.65')A

ENCROACHMENT
(RECORD)

S 62°01' V 425.00'A
(S 62°10' V)