

**CITY OF SACRAMENTO**

**1231 I Street, Sacramento, CA 95814**

**Permit No: 0313864**

**Insp Area: 4**

**Thos Bros:**

**Sub-Type: REP**

**Site Address: 2731 RIVER PLAZA DR SAC**

**Parcel No: APT'S: # 154, 158 & 166 Housing (Y/N):**

**N**

**CONTRACTOR**

**OWNER**

**ARCHITECT**

**STONESFAIR MANAGEMENT  
800 AIRPORT BLVD STE502  
BURLINGAME CA 94010**

**Nature of Work: REPAIR OR REPLACE EXISTING STAIRS AS NEEDED**

**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: 9-11-2003 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: 9-11-2003 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: 9-11-2003 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.**

# 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 #	Insp. Area
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*Applicant to complete all areas down to valuation*

ADDRESS 2731 River Plaza Dr., Sacramento, CA 95833 Suite 154, 158, & 166

PARCEL # \_\_\_\_\_

<p style="text-align: center;"><b>CONTACT</b></p> <p>Name <u>Greg DeFehr</u></p> <p>Street Address <u>1175 Lake Blvd.</u></p> <p>City/State/Zip <u>Davis, CA 95616</u></p> <p>Phone <u>(530) 400-0842</u> FAX <u>(530) 756-5689</u></p> <p>E-mail: _____</p>	<p style="text-align: center;"><b>LICENSED CONTRACTOR</b> Lic No. # _____</p> <p>Name _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Phone _____ FAX _____</p> <p>E-mail: _____</p>
<p style="text-align: center;"><b>ARCHITECT/ENGINEER</b></p> <p>Name _____</p> <p>Address _____</p> <p>City/State/Zip _____</p> <p>Phone _____ FAX _____</p> <p>E-mail: _____</p>	<p style="text-align: center;"><b>OWNER</b></p> <p>Name <u>Stonesfair Management</u></p> <p>Address <u>800 Airport Blvd. Suite 502</u></p> <p>City/State/Zip <u>Burlingame, CA 94010</u></p> <p>Phone <u>(650) 401-3810</u> FAX <u>(650) 342-2836</u></p> <p>E-mail: _____</p>

→ Will permittee have any employees on the jobsite?  No  Yes → INSURANCE CO: State Fund

→ WORKER'S COMPENSATION POLICY # 1619331-02 EXPIRATION DATE: February 1, 2004

NATURE OF WORK IN DETAIL: Repair or replace failing stairs.

See attached detail.

OCCUPANT/TENANT: \_\_\_\_\_ VALUATION: \$ 11,655.21

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

COMMENTS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

REGIONAL SANITATION FEES?  Yes  No HEALTH DEPARTMENT?  Yes  No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS?  Yes  No

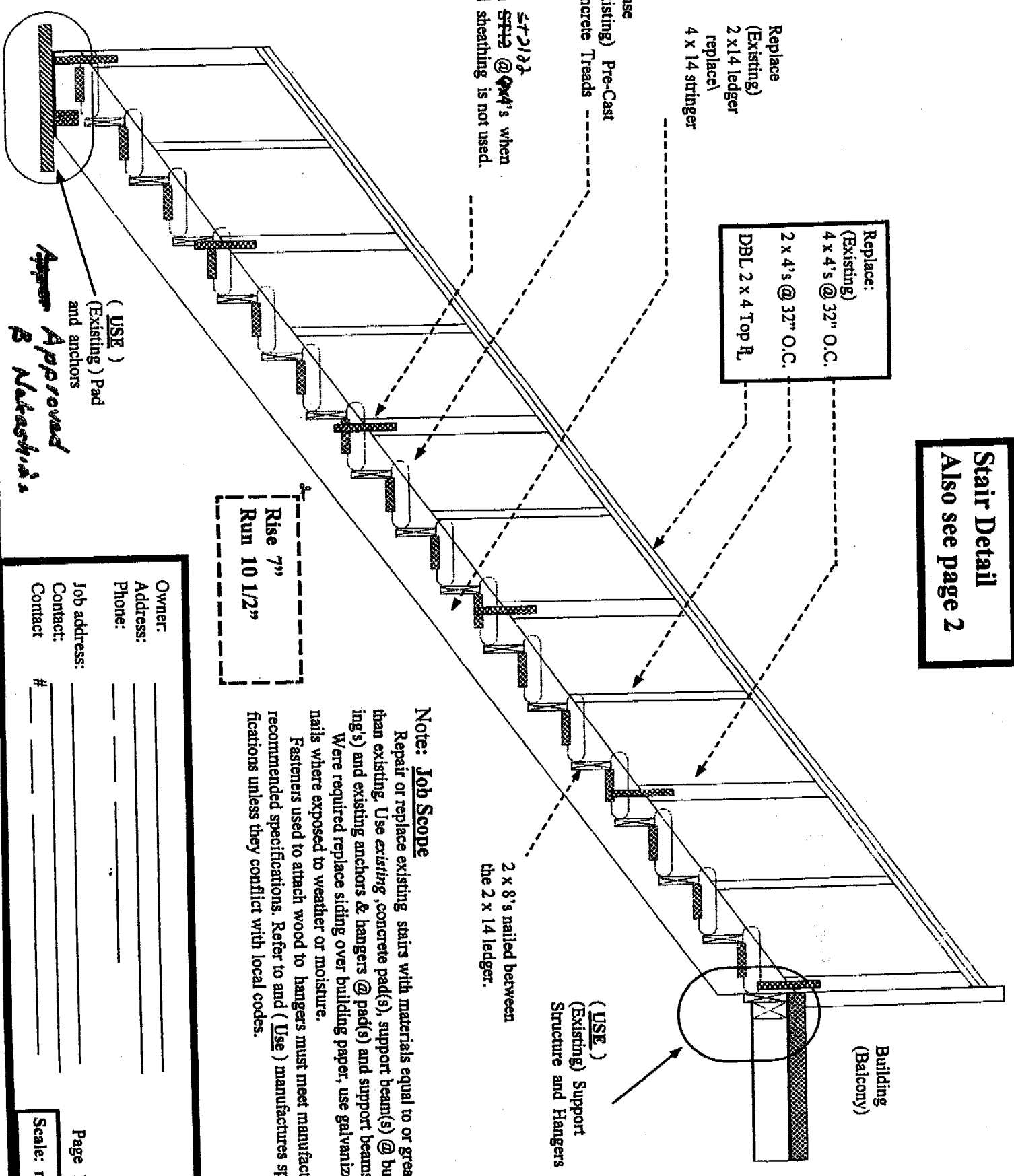
# PLANNING AND ZONING REVIEW

..... filed out by Planning staff .....

ADDRESS:	2763 River Plaza Drive		
APN:	274-0030-065	ZONING:	R-3-PUD
DESIGN REVIEW AREA:	Expanded North Area		
PREVIOUS FILES RELATED TO SITE:	Z01-028, P87-365, IR89-069		
EXISTING LAND USE:	Multi-Family Apartments		
PROPOSED USE:	Minor Structural Repairs of Stairways.		
COMMENTS:	Riverview Ranch PUD		
Must keep or match existing design. Structural support changes only.			
DATE: Oct/28/2002 BY: Robert W. Williams			
<b>DOES IT APPEAR THAT THE PROJECT WILL REQUIRE A PLANNING APPLICATION?</b>			
(Enter an "X" next to those that apply)		YES	NO
			XXX
Staff:	Planning Commission:	Design Review:	
ZA:	Preservation Review:		
CONCLUSION:	See Above.		
No Design changes or additions allowed.			
DATE: Oct/28/2002 BY: Robert W. Williams			

9-11-03  
L. Hay

**Stair Detail**  
Also see page 2



Replace  
(Existing)  
2 x 14 ledger  
replace  
4 x 14 stringer

Replace:  
(Existing)  
4 x 4's @ 32" O.C.  
2 x 4's @ 32" O.C.  
DBL 2 x 4 Top Fl

Reuse  
(Existing) Pre-Cast  
Concrete Treads

Provide: ~~5x8's~~  
5:mpson SPS2 @ 4's when  
plywood sheathing is not used.

Rise 7"  
Run 10 1/2"

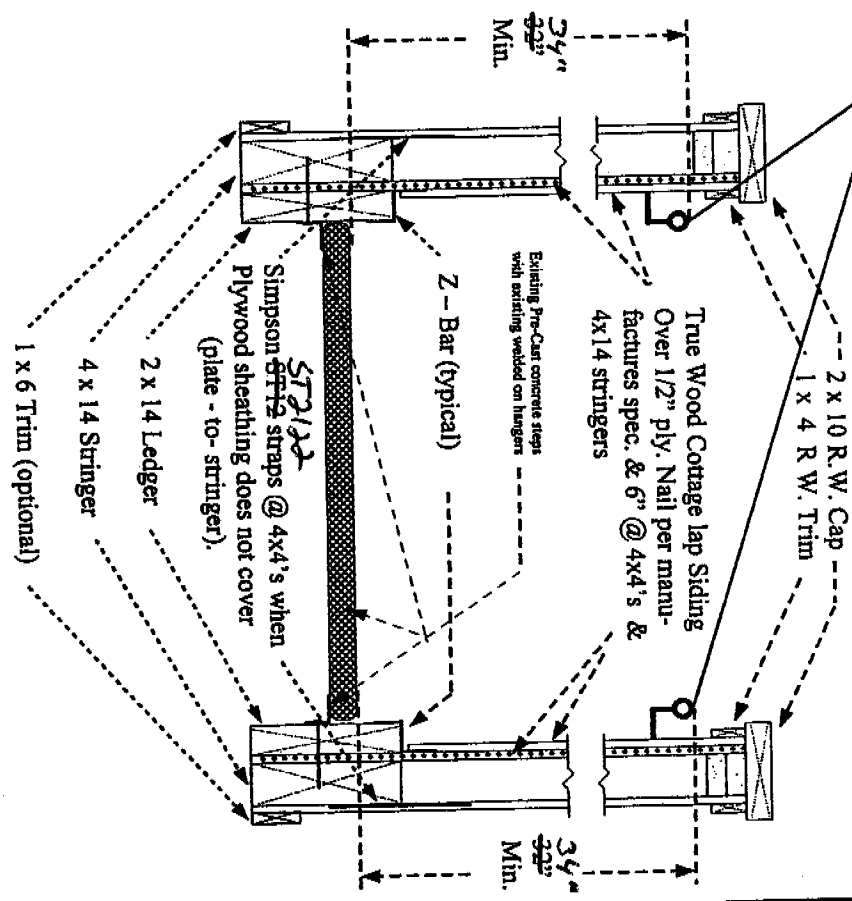
**Note: Job Scope**  
Repair or replace existing stairs with materials equal to or greater than existing. Use existing concrete pad(s), support beam(s) @ building(s) and existing anchors & hangers @ pad(s) and support beams. Were required replace siding over building paper; use galvanized nails where exposed to weather or moisture. Fasteners used to attach wood to hangers must meet manufactures recommended specifications. Refer to and (Use) manufactures specifications unless they conflict with local codes.

(USE)  
(Existing) Pad  
and anchors  
*Approved*  
*Approved*  
*B. Malashin's*

Owner: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Job address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Contact: \_\_\_\_\_  
# \_\_\_\_\_

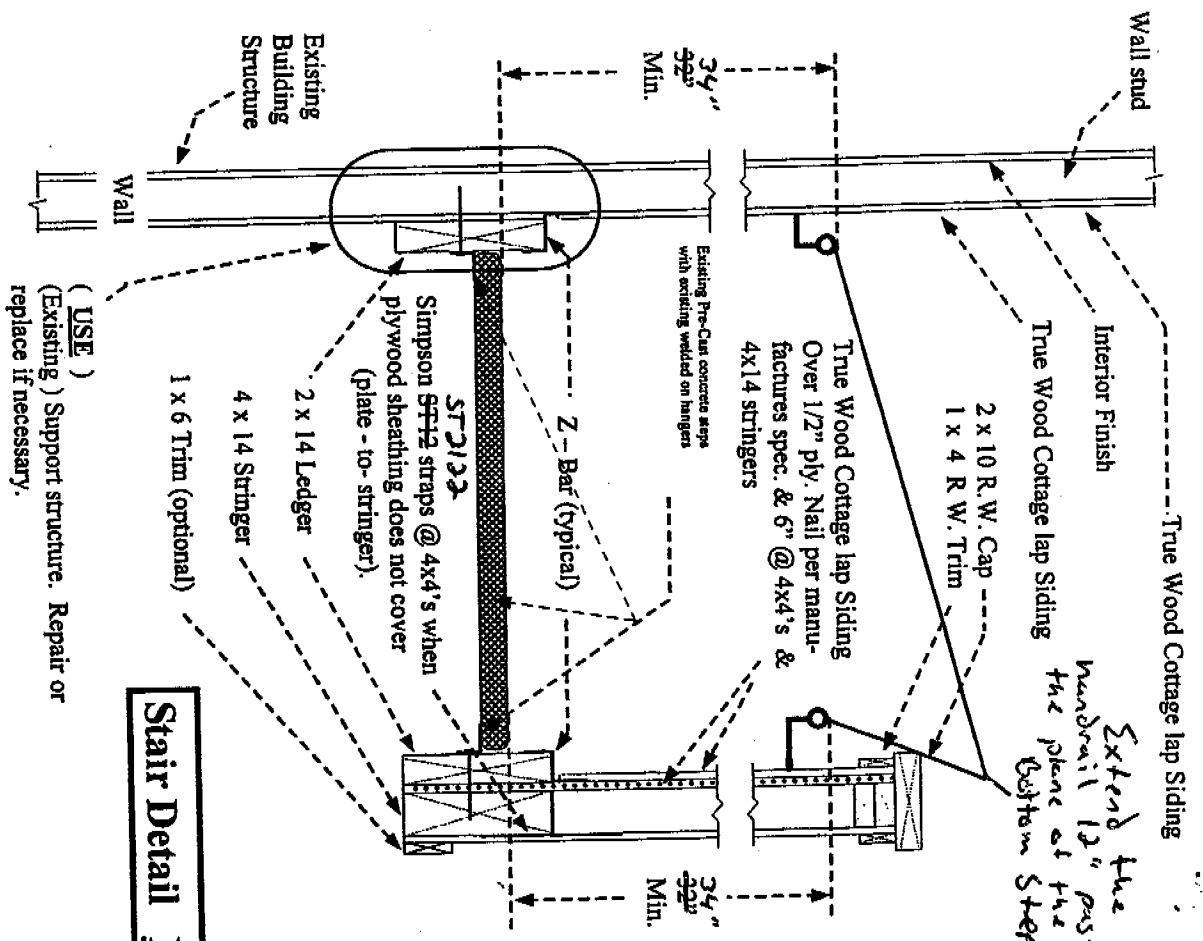
Page 1 of 2  
Scale: no scale

Extend the handrail 12" past the bottom step the plane of the system



**Stair Detail A**

Extend the handrail 12" past the plane of the bottom step



**Stair Detail B**

Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Job address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Contact # \_\_\_\_\_

**STONESFAIR MANAGEMENT, LLC**

February 12, 2003

Sacramento City Building Permit Department  
City and County of Sacramento

Dear Sir or Madam:

This letter serves as confirmation that the following employee, Greg Defehr is employed with our Company. Greg Defehr is our designated Project Manager responsible for bids, contracts, capital improvements and deferred maintenance to all of our Sacramento properties. Mr. Defehr has full authorization in requesting for permits within the Stonesfair Management portfolio. Please do not hesitate to call if you need further information.

Sincerely,



Maryann Fair  
Vice President