

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0014588**  
**Insp Area: 2**

**Site Address: 4916 SOUTH LAND PARK DR SAC**  
Parcel No: 016-0144-011

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

CONTRACTOR

OWNER  
SUNDQUIST  
4916 S LAND PARK DR  
SAC CA 95626-9312

ARCHITECT

**Nature of Work: 288 SF DETACHED GARAGE**

**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.)

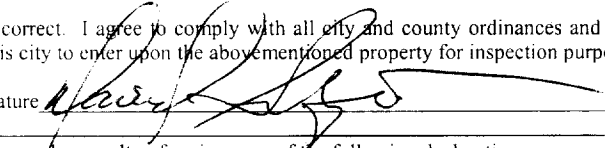
\_\_\_\_ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

\_\_\_\_ I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: \_\_\_\_\_

Date 12/14/2000 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 12/14/2000 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 12/14/2000 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.**

Date of Request: 12/11/2000  
By: \_\_\_\_\_

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

Project Address: 4914 S. LAND PARK DR.

Assessor's Parcel Number: APN 016-0144-011

Previous Use: \_\_\_\_\_

Description of Request/Proposed Use: Detached GARAGE

Is This a Change of Use? -

Prior Applications for Project Site(P#, Z#, DRPB#): \_\_\_\_\_ Zoning Designation: R1

Comments: \_\_\_\_\_  
REVIEWED REVISED PLAN: increased width of garage 1'; reduced setback from 6' to 5'

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: *Phil Reed* 12-11-00  
PHIL REED 12/12/00

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

MICROFILM AFTER FINAL

OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) \_\_\_\_\_
2. I (have/have not) \_\_\_\_\_ signed an application for A building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ Telephone \_\_\_\_\_

Contractors License No. \_\_\_\_\_

4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name \_\_\_\_\_ Address \_\_\_\_\_

City \_\_\_\_\_ Telephone \_\_\_\_\_

Contractors License No. \_\_\_\_\_

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work
------	---------	-------	--------------

Signed \_\_\_\_\_

Job Address 4916 SOUTH LAND PARK DR

Permit No: 0014588

**CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DIVISION**

# EXPRESS PLAN REVIEW

SUBMITTAL DATES					
1st Review		2nd Review		3rd Review	
IN	OUT	IN	OUT	IN	OUT
1/12/00	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1

PLAN CHECK # \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 Commercial     Residential



ACCEPTED BY (SIGN): \_\_\_\_\_  
 \_\_\_\_\_

DISCIPLINE	1ST REVIEW			2ND REVIEW			3RD REVIEW		
	Status	Staff	Date	Status	Staff	Date	Status	Staff	Date
MISFEASANCE									
	X								
MECHANICAL/PLUMBING									
ELECTRICAL									
FIRE									
PAVING									

STAFF COMMENTS: ROUTE TO BRAD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

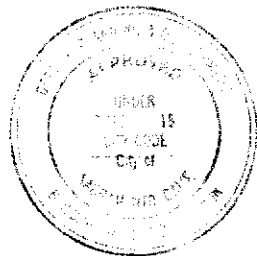
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4916 S. LAND PARK DR  
SAC. CA.

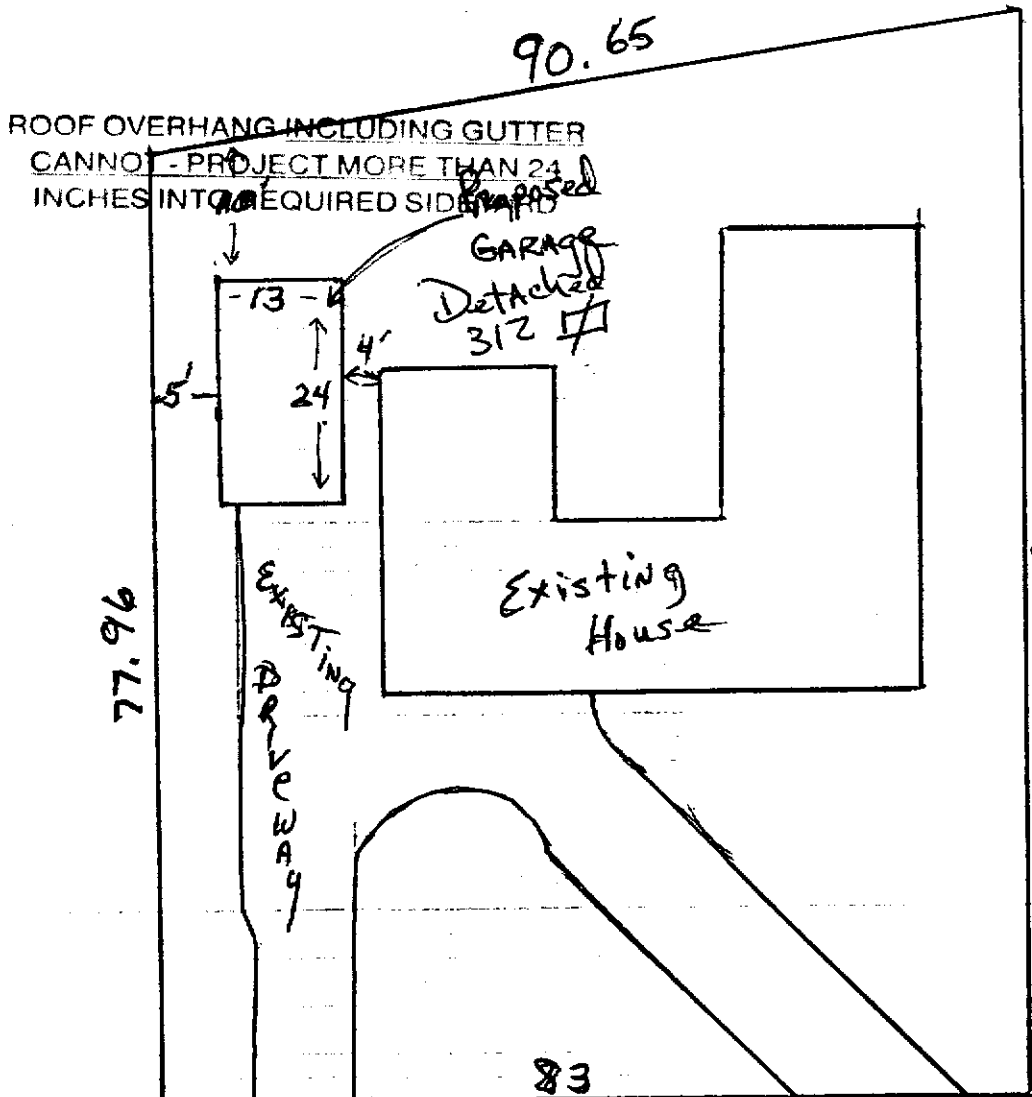
APN 016-0144-011



This set of plans and specifications must be held on the job or on file. It is unlawful to make any changes or alterations to the same without written permission from the Building Inspection Division. The approval of this plan SHALL NOT be held to permit violation of any City Ordinance.

The approval of all Plumbing Mechanical and Electrical is subject to field inspection

REVIEWED BY: *[Signature]*  
12/14/00



ISSUED  
DEC 14 2000  
Sacramento Building Division

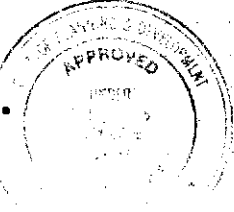
S. LAND PARK

4916 S. LAND PARK DR  
0014588R

Telephone pole  
Manhole 3' from  
near line  
Sewer cleanout  
8' from near line

TOTAL 106'6"

2' Jog

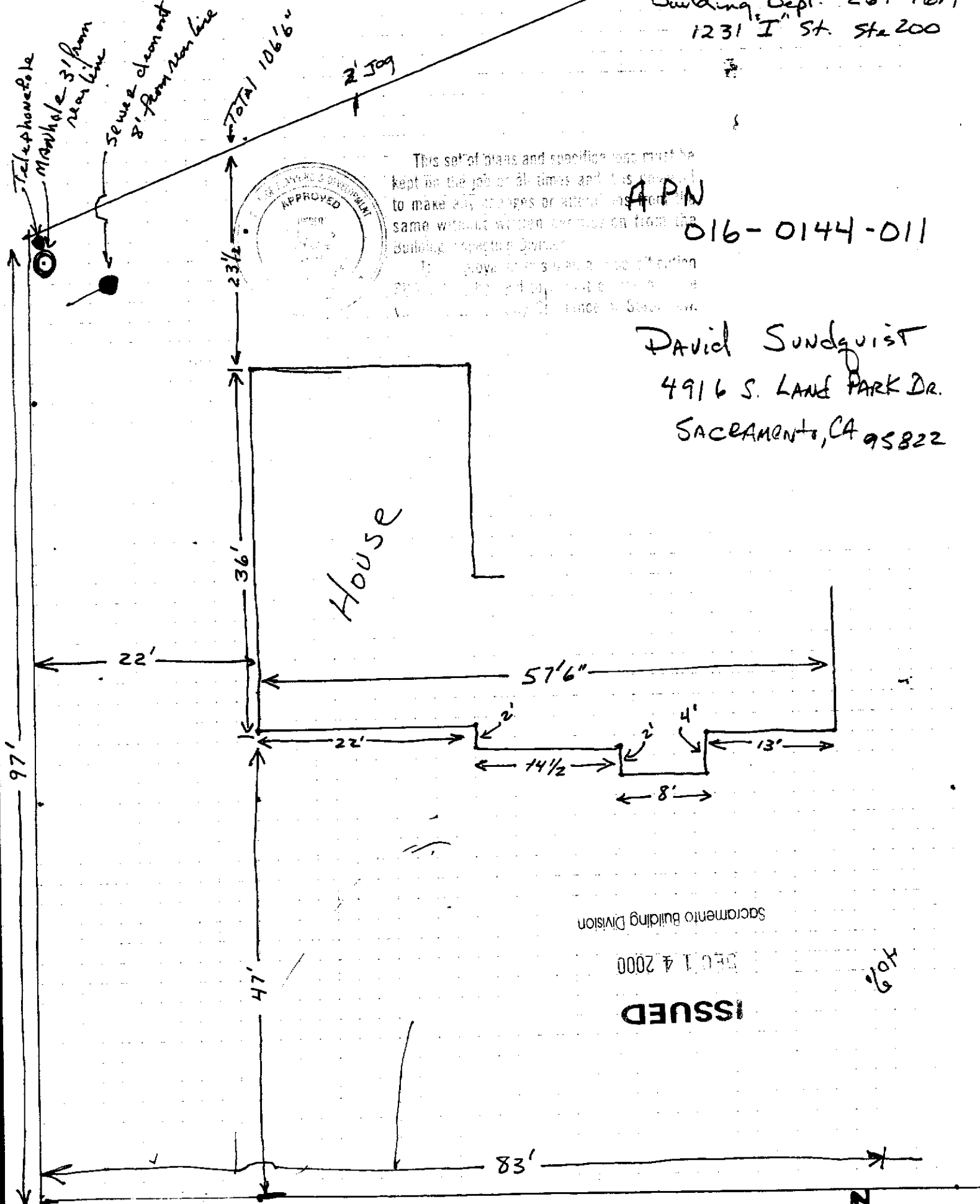


This set of plans and specifications must be kept in the job at all times and it is not to be made any changes or alterations without the same without written permission from the Building Inspector's Office.

APN

016-0144-011

David Sundquist  
4916 S. LAND PARK DR.  
SACRAMENTO, CA 95822



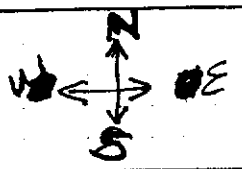
Sacramento Building Division

DEC 14 2000

ISSUED

40%

South Land Park



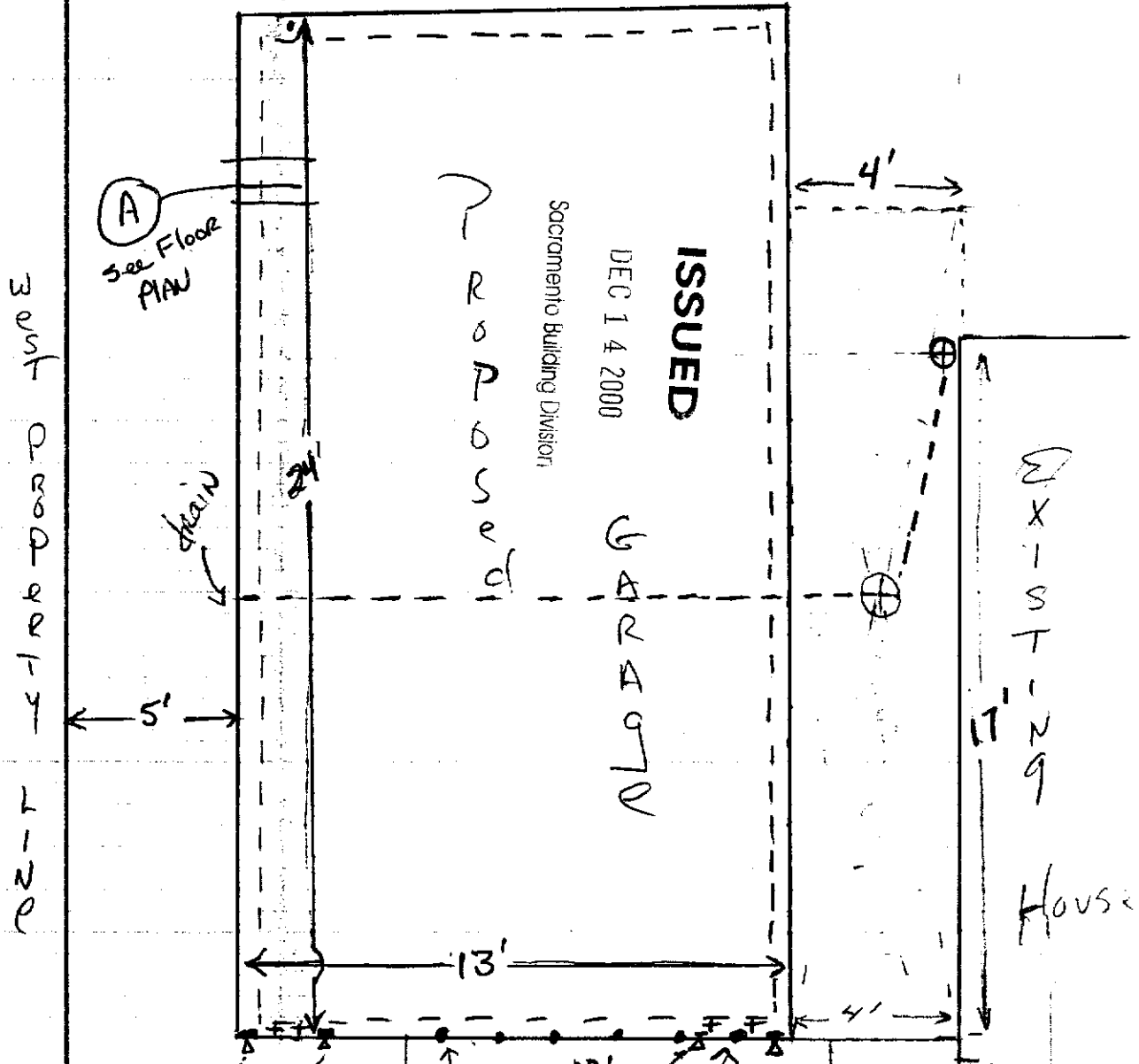
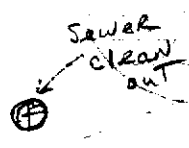
SCALE = 1/4" = 1' R

4916 S. LAND PARK DR

North Property line

# FOUNDATION PLAN

Conditions must be  
unlawful  
the  
of  
of any City Ordinance



Scale  
1/4" = 1ft

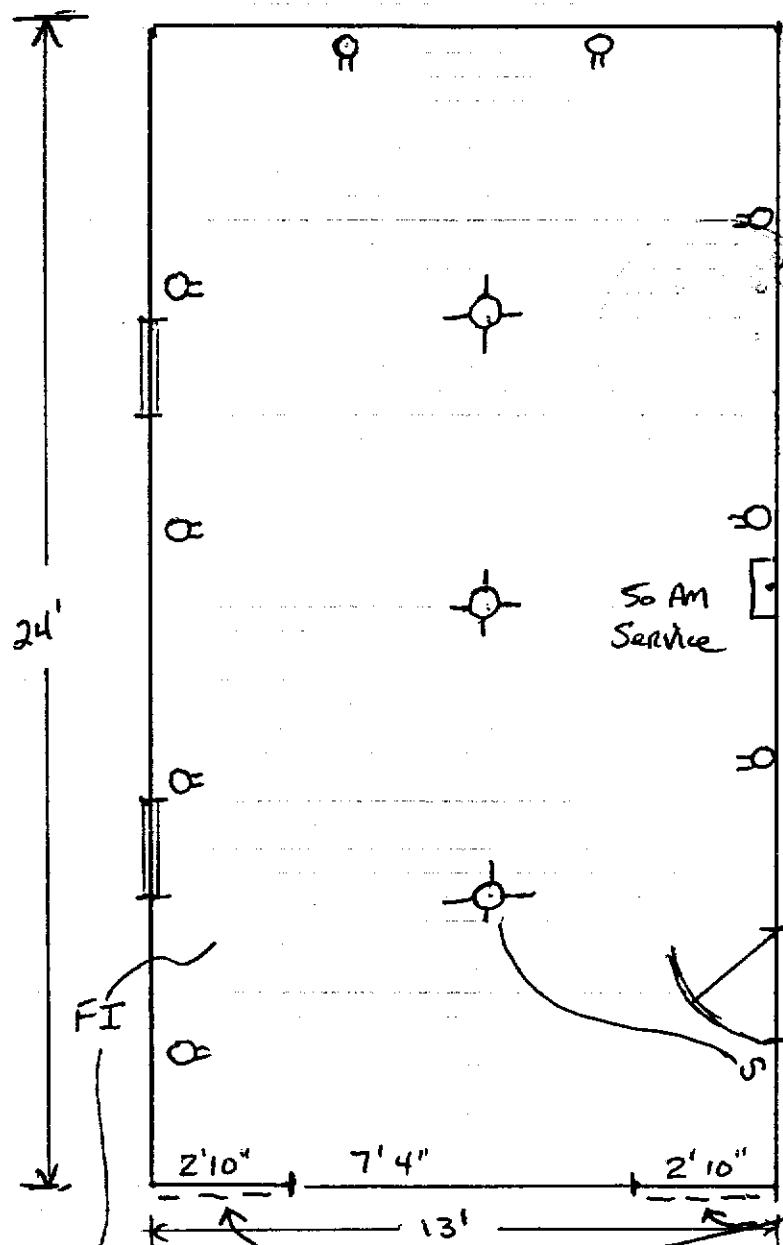


- Rebar anchors 1/2" to Existing Driveway
- SIMPSON BRAND OR equivalent WPAHD22 OR LSTHD 8 STRAP type holddowns to 4x4 post at each end & (2) 1/2"  $\phi$  sill anchor bolts BETWEEN

4916 S. LAND PARK.

# FLOOR PLAN

Scale  
1/4" = 1ft



• All Plugs protected by GFI

1 HR Fire wall - 3 coat Stucco

This set of plans and specifications must be kept on hand at all times and it is the responsibility of the contractor to make any changes or alterations from these plans without written permission from the Building Department. No part of this plan and specifications shall be used to construct or alter any building without the City Engineer's approval.

Sacramento Building Division

DEC 14 2000

ISSUED

20 min Fire rated metal Door & self closer.

Alternate Braced wall Panels 2'8" long min. at these locations. Sheath w/ 3/8" Cox Plywd min. 2x8 @ 6" oc edge nailing, 12" oc Field.

Foundation I Sec. A

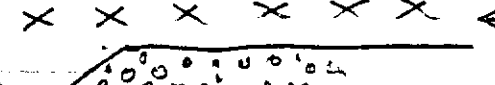
Weep screed

Stucco Ext, 3 Coat sides

1/2"  $\phi$  ABB (7" embed) @ 6' oc = 1st within 12" of plate ends. Use 2x4 D.F. RT. sill plate.

Grade

6" min

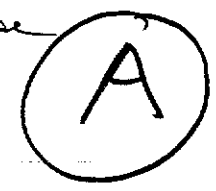


min 12" deep

3" ch

12" wide min

#4 Con. Cont. 3" Clear

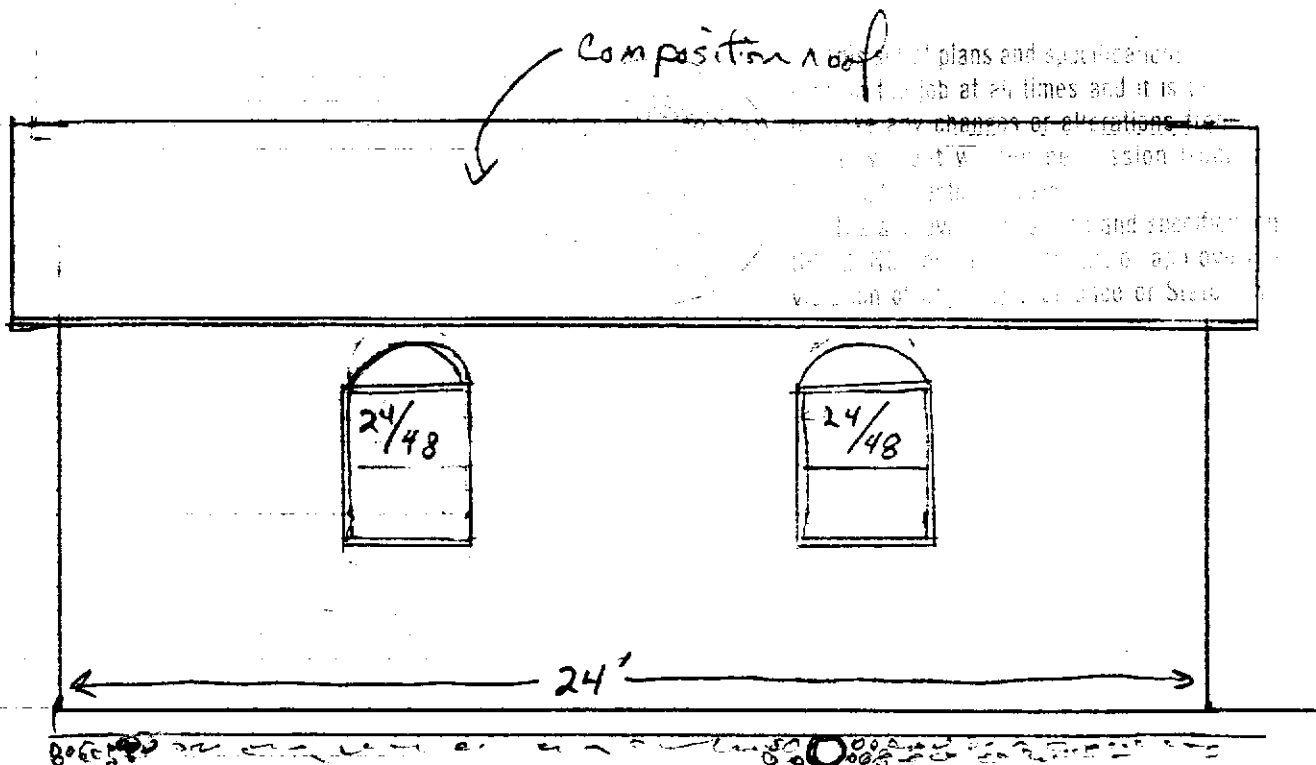




4916 S. LAND PARK DR

Scale 1/4" = 1 ft

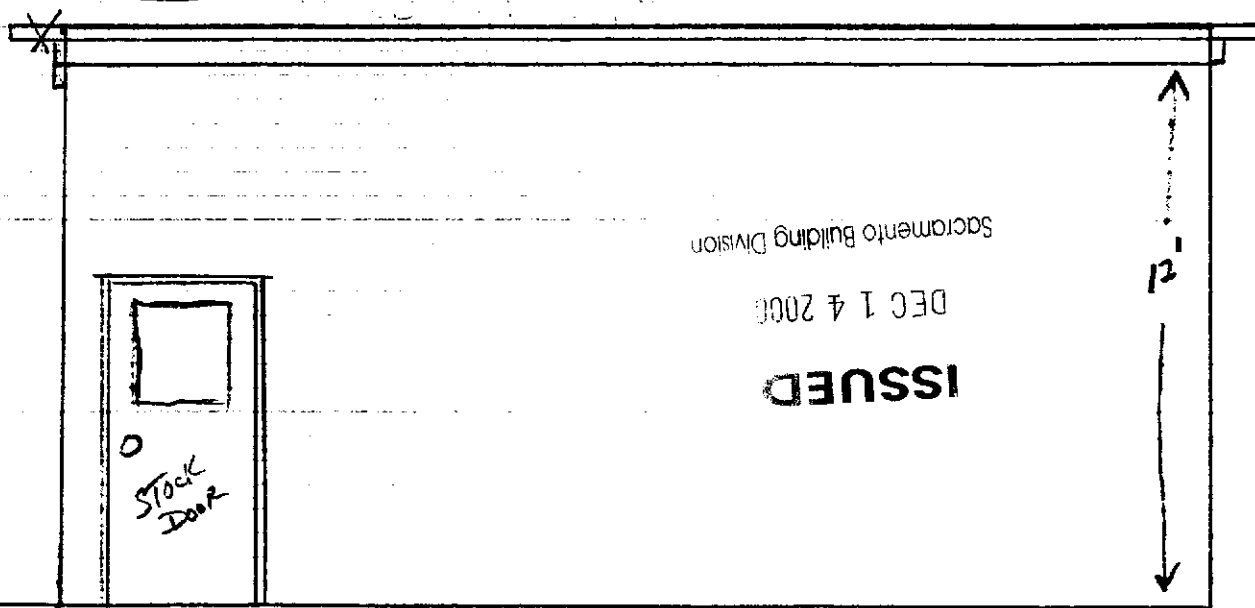
West Elevation



Stucco Exterior  
Match Existing house

WALKWAY  
DRAIN & GUTTER

EAST ELEV.



ISSUED  
DEC 14 2000  
Sacramento Building Division

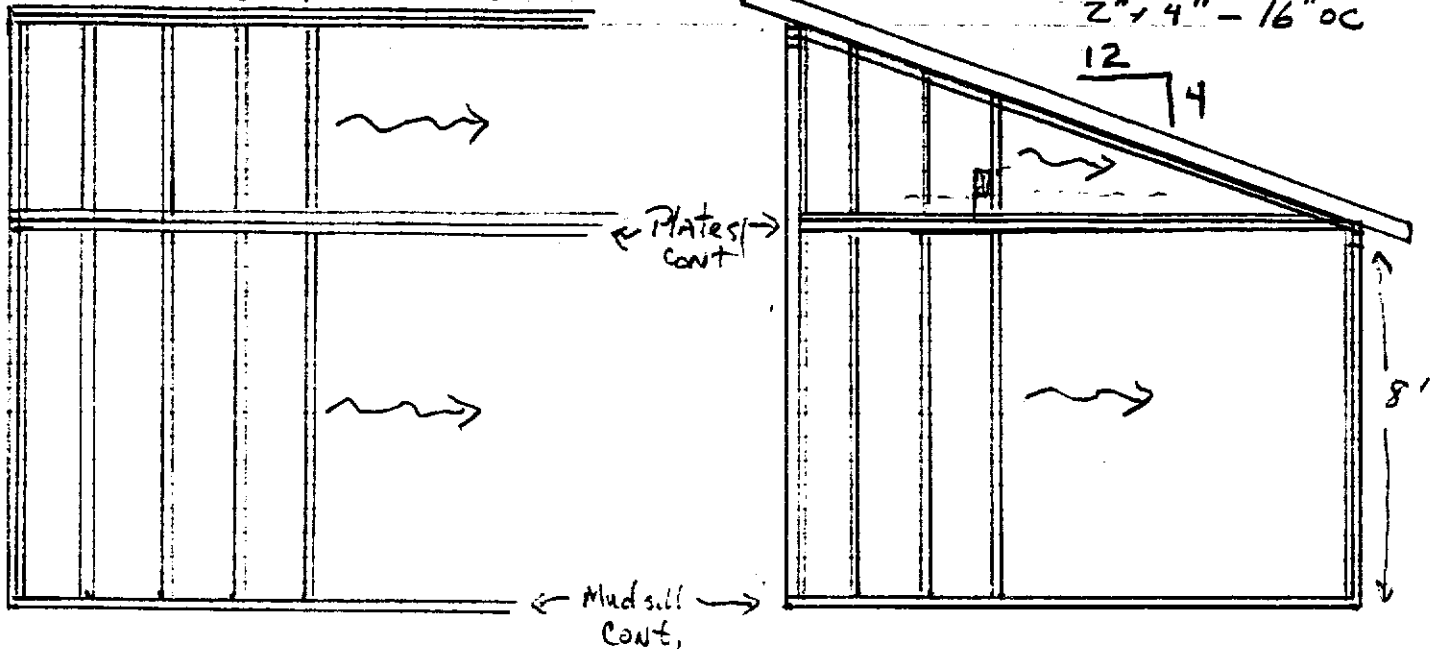
4916 S. LAUREL PARK DR

1/4" = 1 ft.

# FRAMING Detail

EAST ELEV  
2"x4" - 16" OC

North ELEV.  
2"x4" - 16" OC



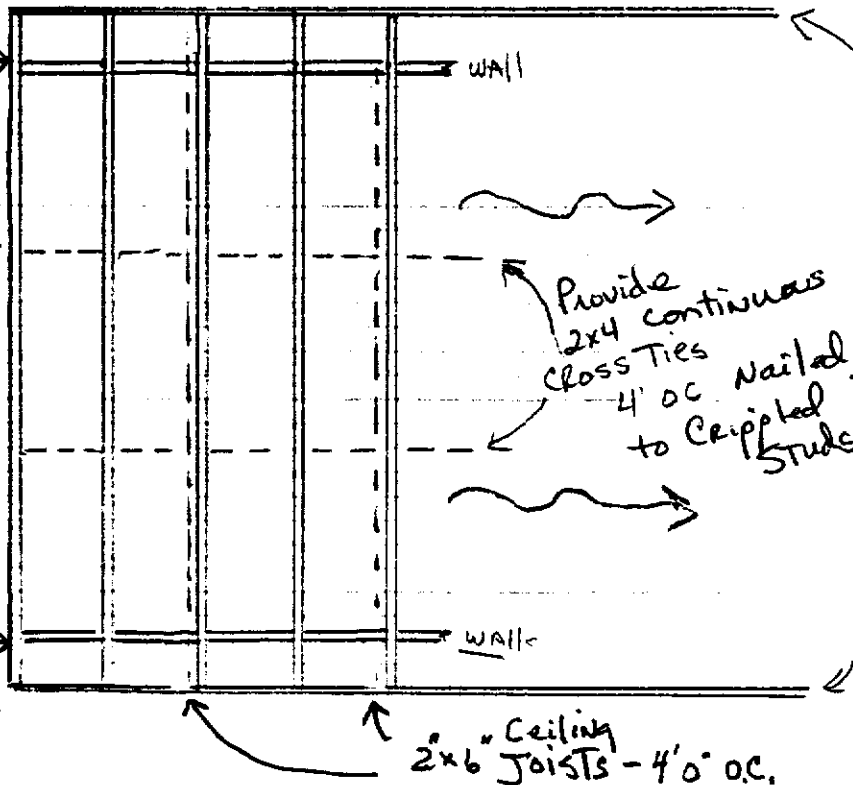
- All CORNERS 7/16" OSB sheathing & TECO EARTHQUAKE BRACES TO SLAB
- Headers - 2"x6" double over windows & door  
2"x8" double over garage door

1/2" sheet rock  
WALLS ONLY

This set of plans and specifications shall be kept on the job at all times and it is understood that no changes or alterations shall be made without the written permission of the Building Inspection Division.

The approval of this plan and specification is given for the work shown on the drawings and specifications.

Roof 2"x6" - 24" OC



1"x6" Fascia  
Roof sheathing 7/16" OSB  
COVERED =  
15# Felt & 25yr+ Comp Shingles  
1/2" drip edge cont.

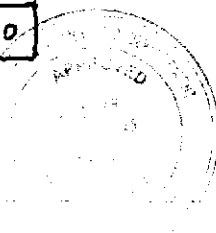
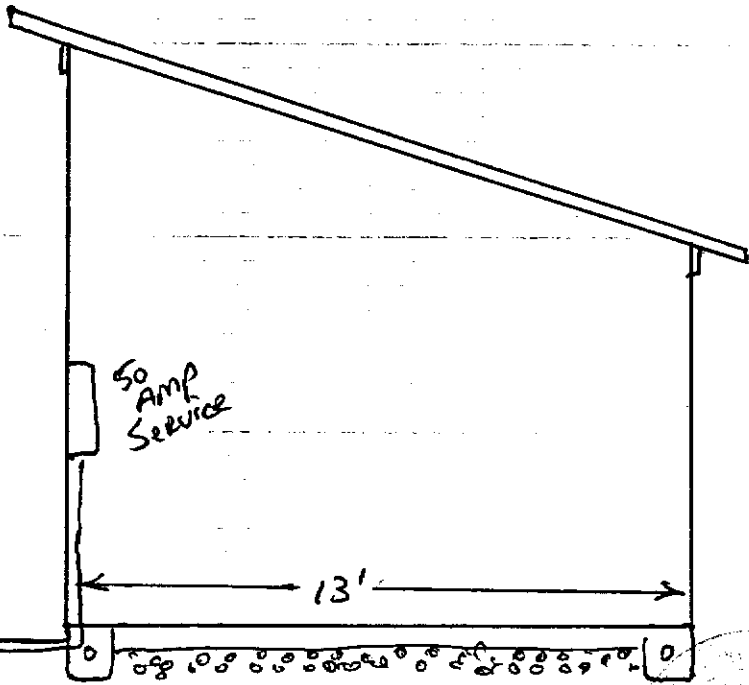
Sacramento Building Division

DEC 14 2000

ISSUED

4916 S. LAND PARK DR.

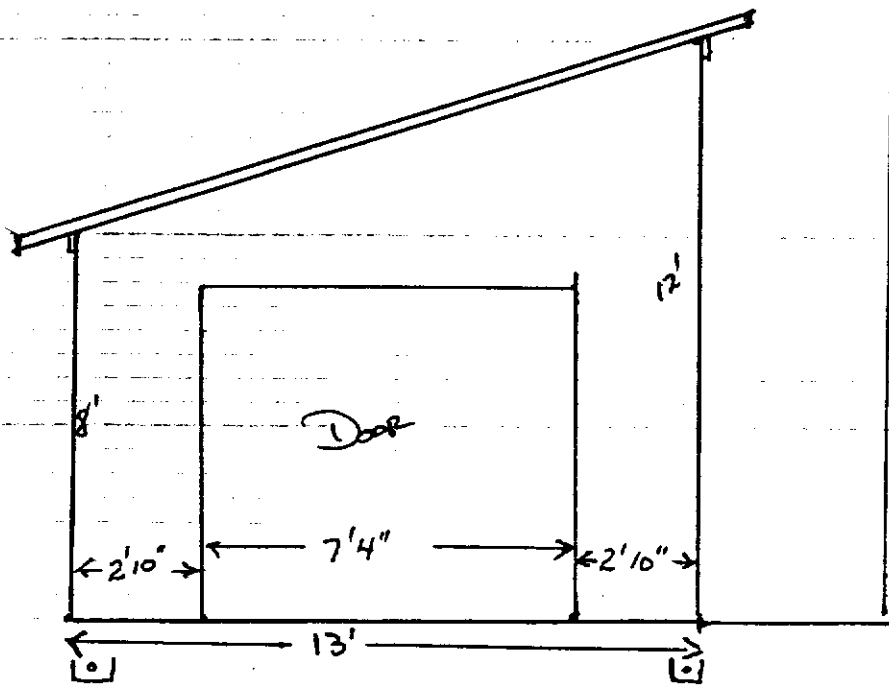
North Elevation



This set of plans and specifications shall be kept on the job at all times and it is understood to make any changes or alterations from the same without written permission from the Building Inspection Division.

The approval of this plan and specification shall not be held to permit or waive the violation of any City Ordinance.

South Elev.



Scale  
1/4" = 1 ft.



Sacramento Building Division

DEC 14 2000

**ISSUED**

Building Dept. 264-1617

1231 I<sup>st</sup> Ste 200

0014588 (0100543)

**REVISION TO ACTIVE**

**FRONT SHEAR WALL DESIGN AT GARAGE**

APN

016-0144-011

David Sundquist  
4916 S. LAND PARK DR.  
SACRAMENTO, CA 95822

This set of plans and specifications shall be used on the job at all times and shall not be altered in any way without the written permission of the Building Division. The approval of this plan and specification is not to be construed as a warranty by the City of Sacramento.

REVIEWED BY: *J. Fulmer*  
1/17/01

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JAN 12 2001

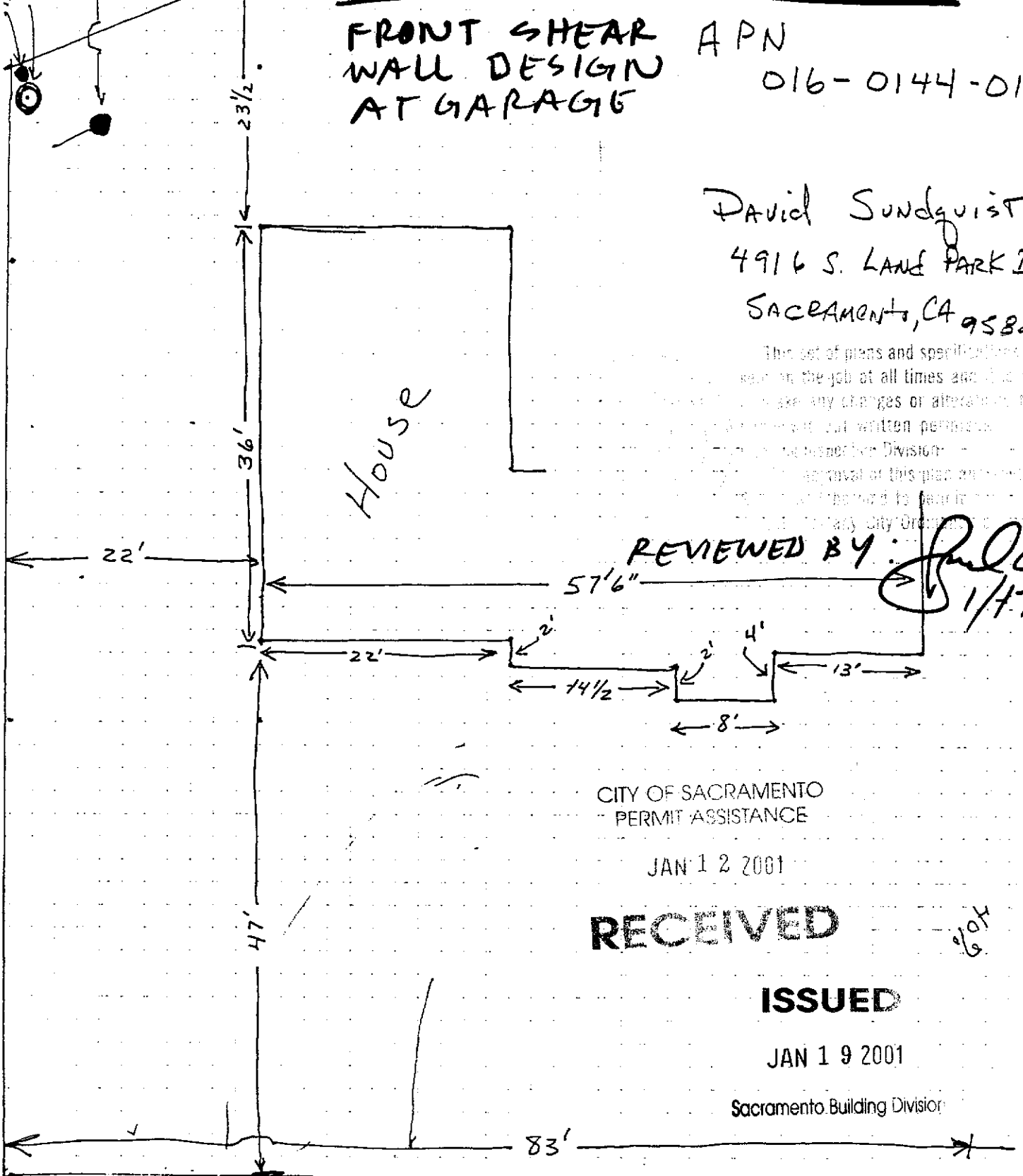
RECEIVED

ISSUED

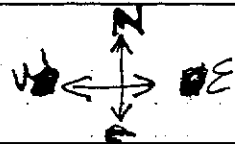
JAN 19 2001

Sacramento Building Division

Telephone Manhole 3' from rear line  
Sewer clean out 8' from rear line  
2' JOG  
Total 106'6"



South Land Park

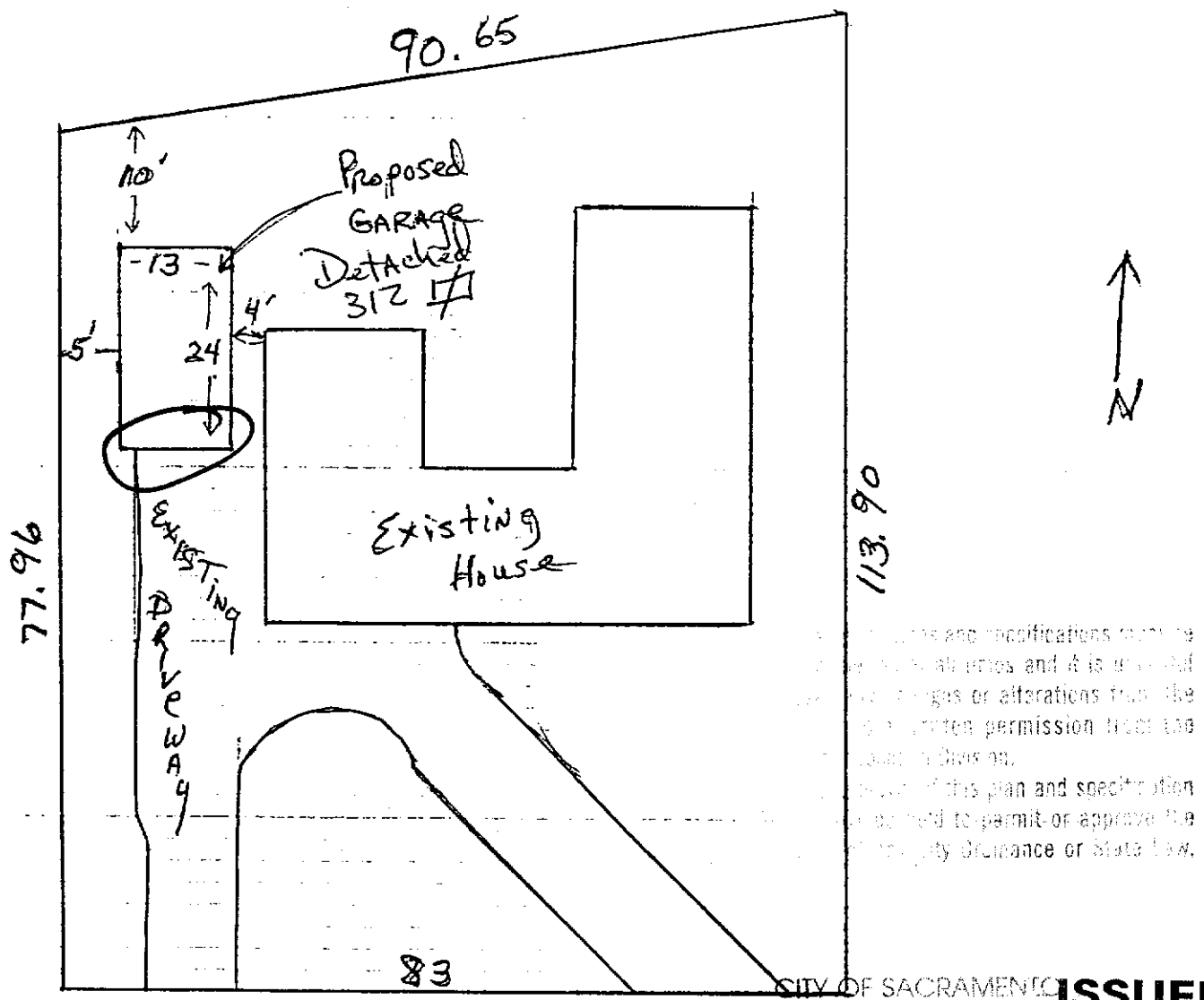


Scale 1/4" = 1'-0"

4916 S. LAND PARK DR.

SAC. CA.

APN 016-0144-011



...and modifications must be  
 ...and it is understood  
 ...changes or alterations from the  
 ...written permission from the  
 ...Division.  
 ...of this plan and specification  
 ...to permit or approve the  
 ...Ordinance or State Law.

S. LAND PARK

CITY OF SACRAMENTO **ISSUED**  
PERMIT ASSISTANCE

JAN 12 2001 JAN 19 2001

Sacramento Building Division

**RECEIVED**

4916 S. LAND PARK DR.

0014588R

4916 S. LAND PARK

Scale 1/4" = 1 ft.



# Foundation Plan

Section  
**A**  
Foundation

**ISSUED**

JAN 19 2001

Sacramento Building Division

10'

Sewer element

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JAN 12 2001

**RECEIVED**

Proposed

Existing  
House

O.K.

Specifications must be... and it is unlawful... alterations from the... permission from the...  
To approve this plan and specification... permit or approve the... or State Law.

5'

Rebar anchors to  
Existing Driveway

4'

12'10"

HPAHD22  
STRAP  
hold down  
To 4x4  
end Post

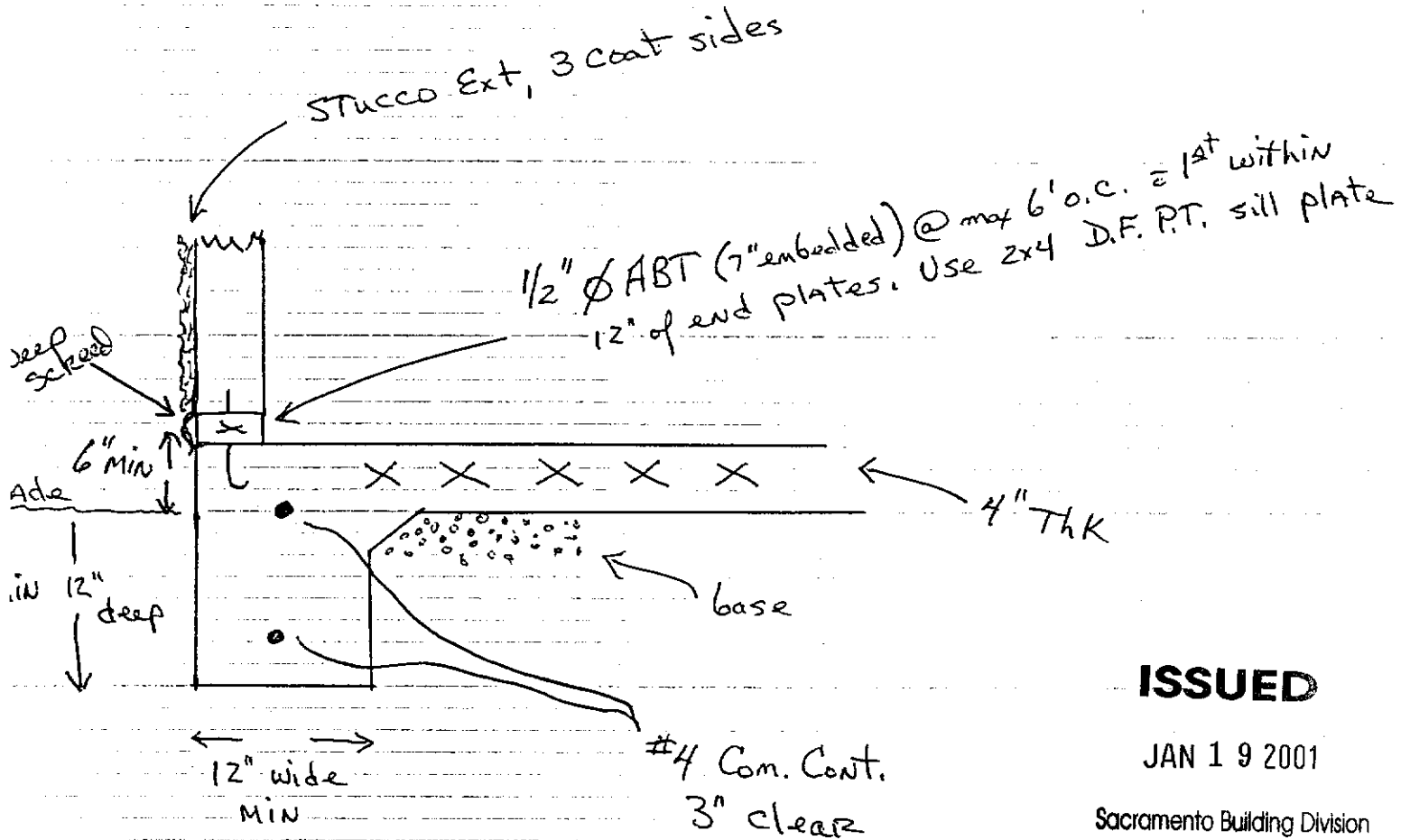
impson brand model  
HDSA hold down  
Anchor bolts

116 S. LAND PARK DR.

N ↑

# Foundation PLAN I - Section A (From Foundation PLAN)

SCALE  
1" = 1 ft.



**ISSUED**

JAN 19 2001

Sacramento Building Division

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JAN 12 2001

**RECEIVED**

4916 S. LAND PARK DR.

# FLOOR PLAN

1/4" = 1'-0"  
N ↑

Simpson brand HD2A hold downs

• All Plugs protected by GFI

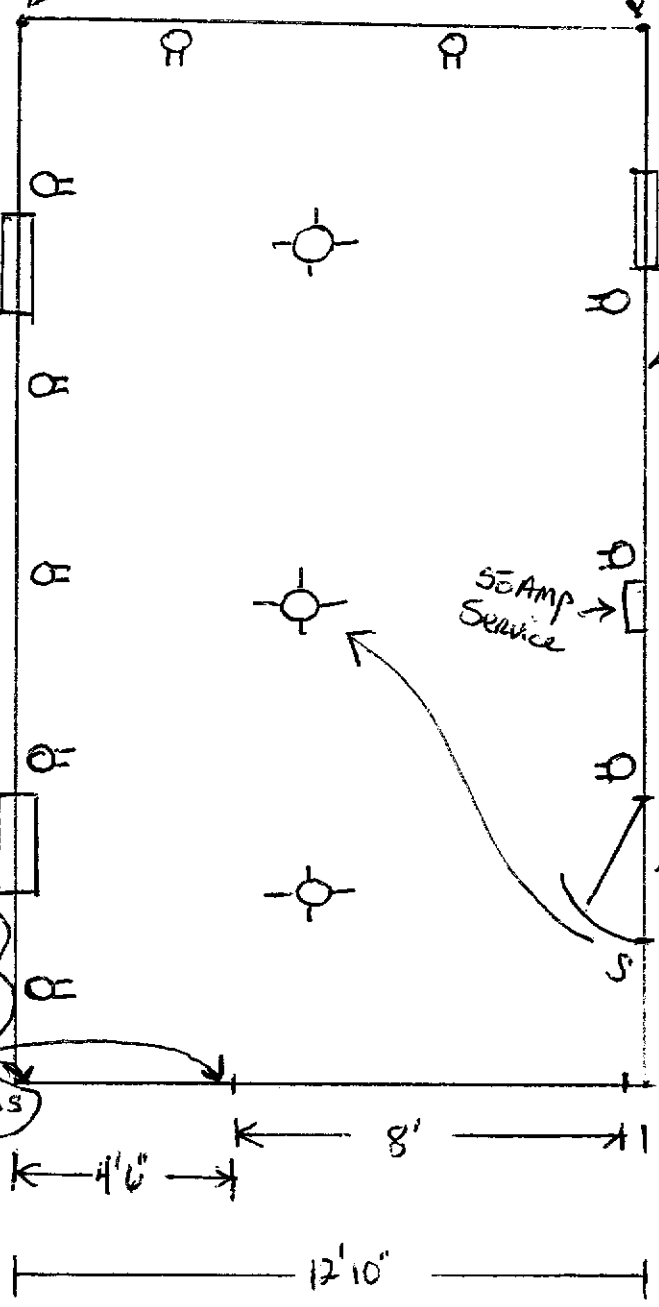
1 Hr. fire wall - 3 coat Stucco

50 AMP Service

20 min. fire rated Metal door w self-closer

Simpson brand DSA hold downs

with 4x4 studs  
MST 36  
TRAPS MIN  
" - 10d ON  
P of header



**ISSUED**

JAN 19 2001

Sacramento Building Division

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JAN 12 2001

**RECEIVED**



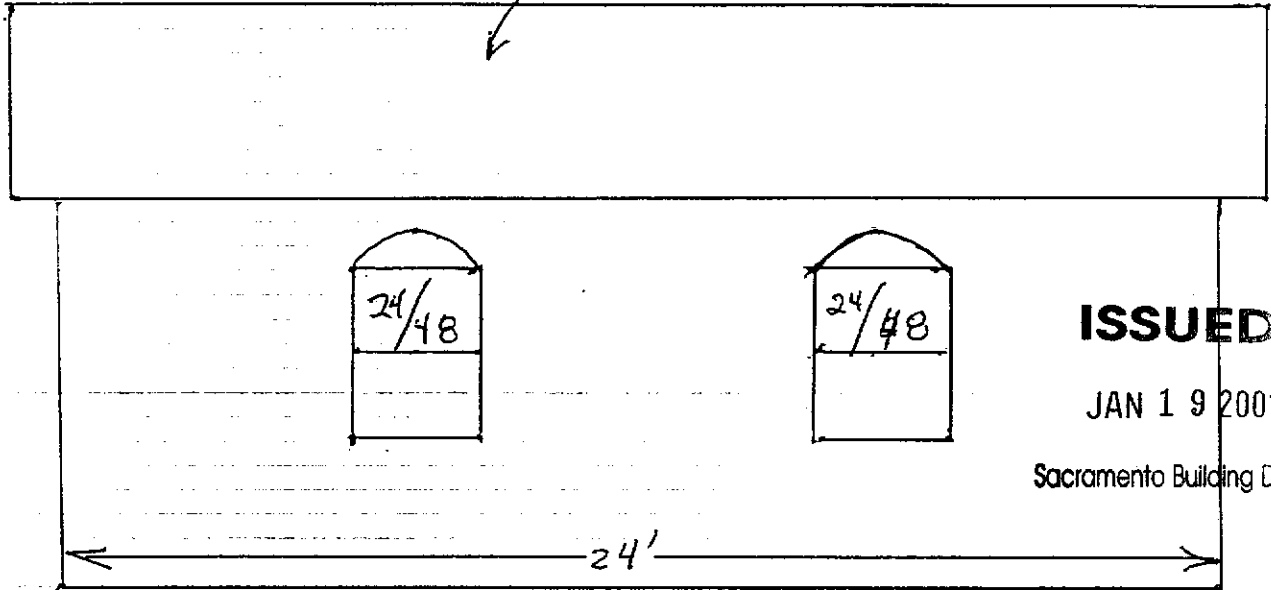
4916 S. LAND PARK DR

Scale  
1/4" = 1 ft.



WEST ELEV.

Composition Roof



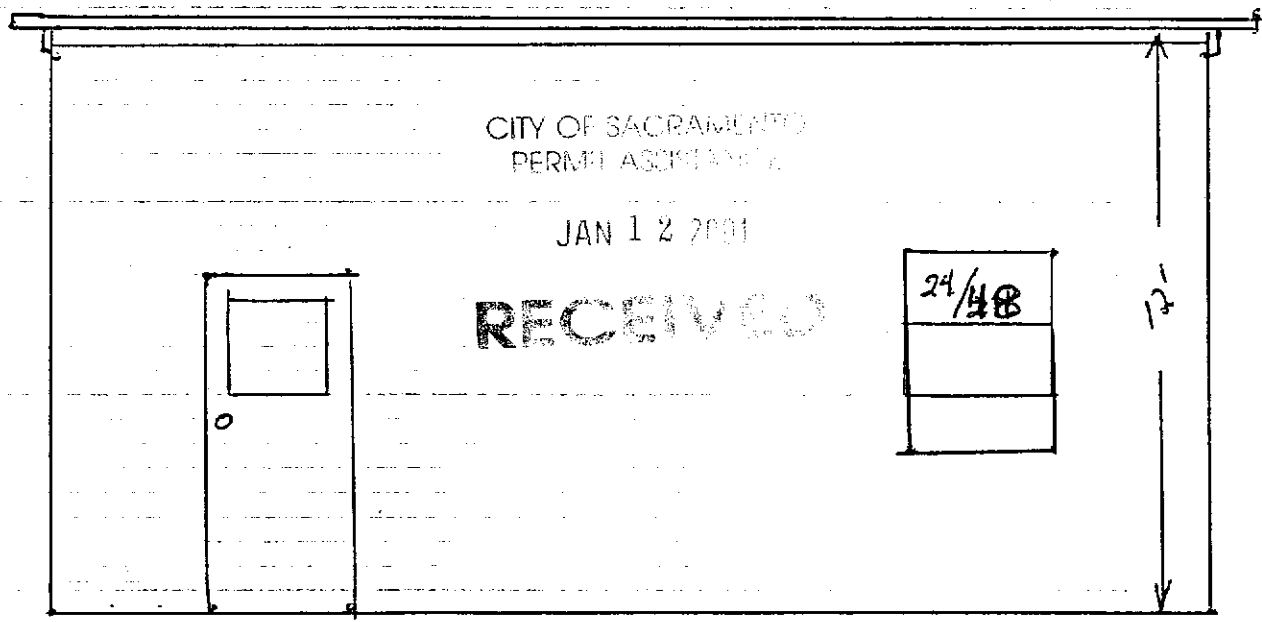
**ISSUED**

JAN 19 2001

Sacramento Building Division

STUCCO EXTERIOR

EAST ELEV.



CITY OF SACRAMENTO  
PERMIT ASSOCIATES

JAN 12 2001

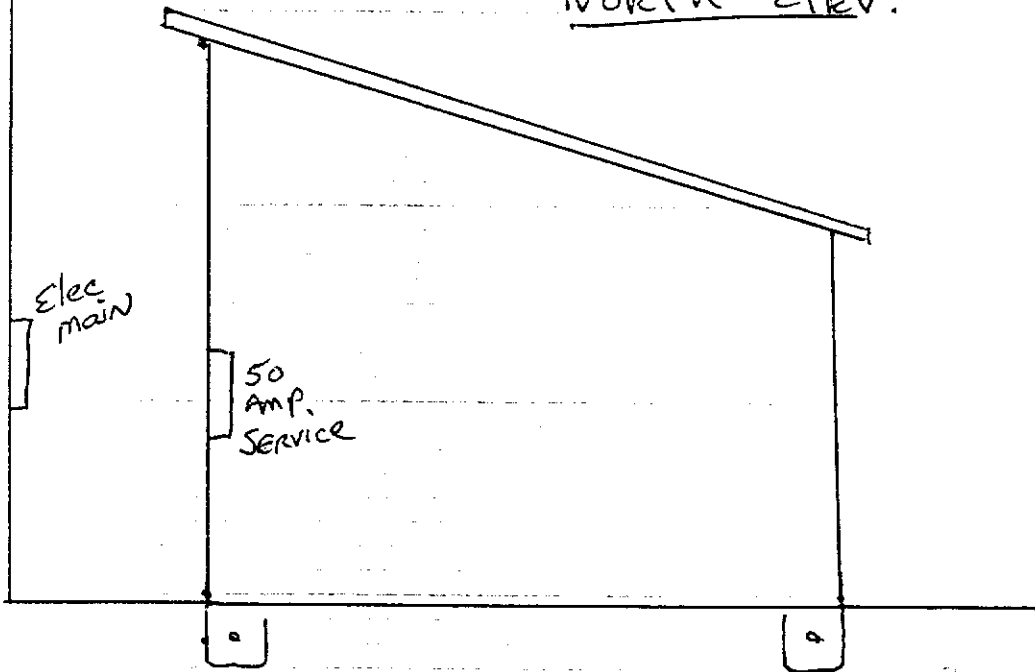
**RECEIVED**

4916 South LAND PARK DR.

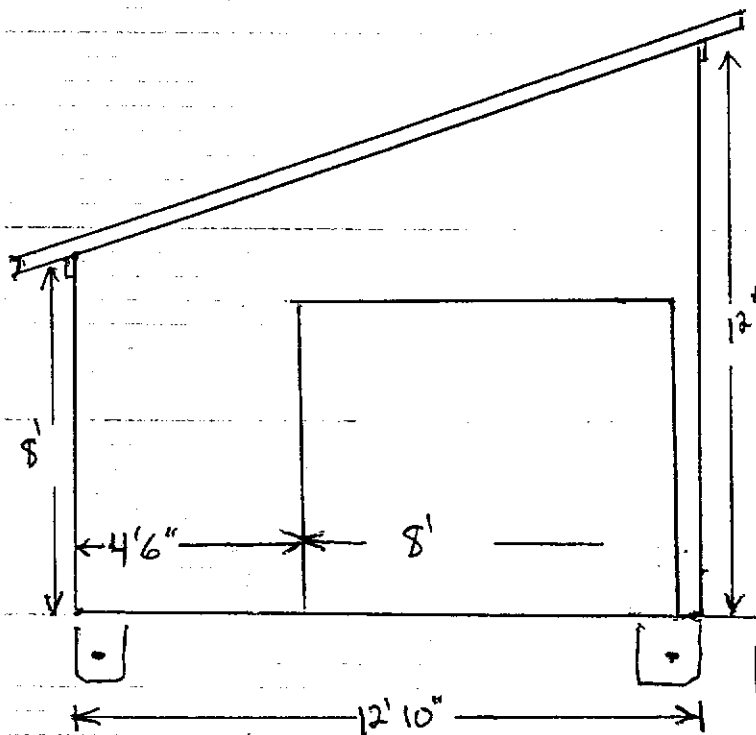
Scale 1/4" = 1ft.



North ELEV.



South ELEV.



This set of plans and specifications must be approved by the City Engineer and it is unlawful to construct or alter any building or structure without the express written permission from the City Engineer. Any construction or alteration shall conform to the applicable provisions of the City Code of Ordinances and the California Building Code, as amended, and the applicable provisions of the California Building Code, as amended, and the applicable provisions of the California Building Code, as amended.

**ISSUED**

JAN 19 2001

Sacramento Building Division

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JAN 12 2001

**RECEIVED**

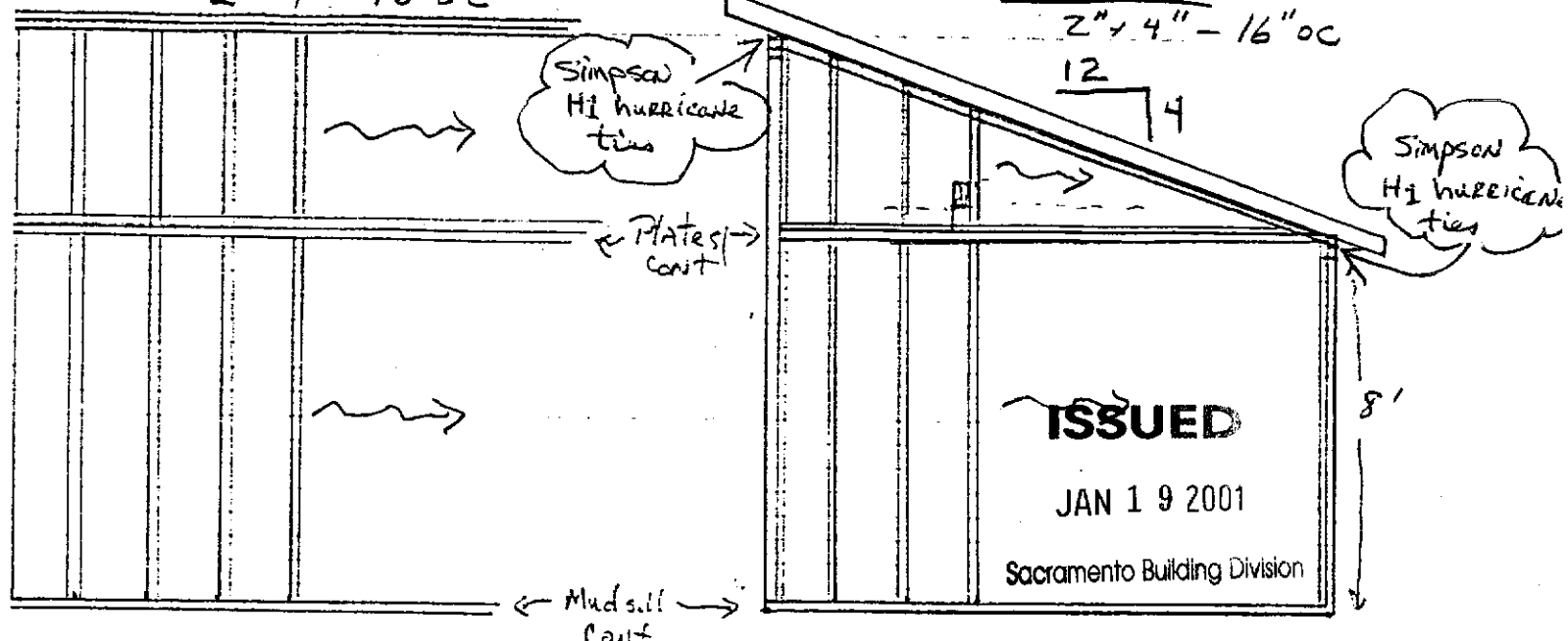
1916 S. LAW PARK DR

1/4" = 1 ft.

# FRAMING Detail

EAST ELEV  
2"x4" - 16" oc

North ELEV.  
2"x4" - 16" oc

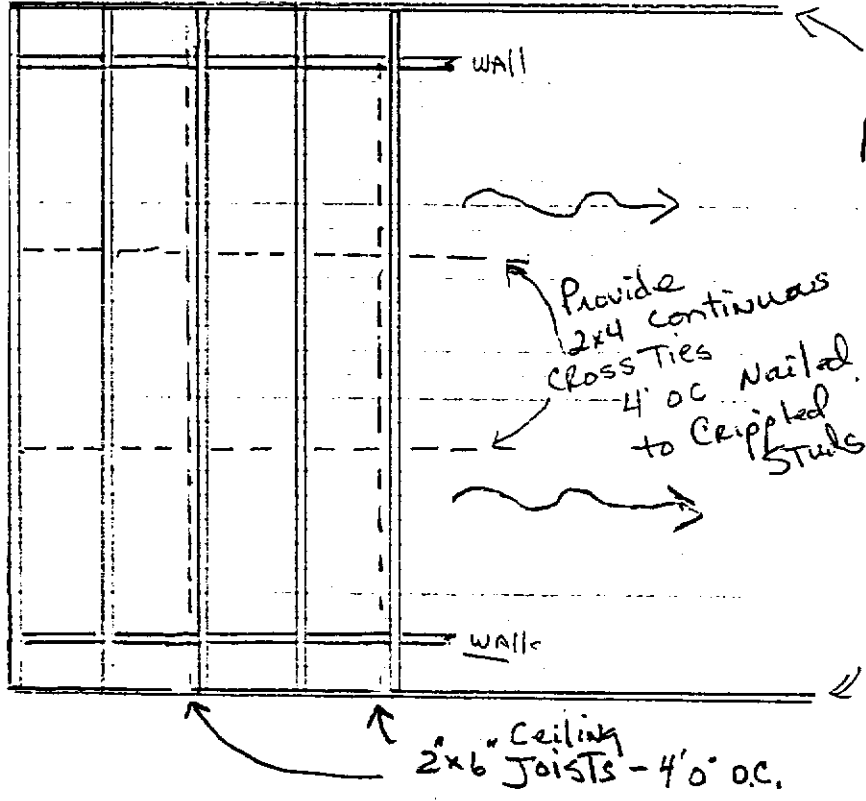


- All CORNERS 7/16" OSB Sheathing & TECO EARTHQUAKE BRACES TO SLAB
- Headers - 2"x6" double over windows & door  
4"x8" ———> OVER GARAGE DOOR

1/2" Sheet Rock WALLS ONLY

This set of plans and specifications is to be used for the job at all times. No changes or alterations shall be made without written permission of the City of Sacramento Building Division. The approval of this plan is not a guarantee of any kind. The City of Sacramento Building Division is not responsible for any errors or omissions.

Roof - 2"x8" - 16" oc



Roof sheathing 7/16" OSB @ 8' @ 6" oc.  
COVERED =  
15# Felt & 25yr+ Comp Shingles  
1/2" drip edge cont.

CITY OF SACRAMENTO  
PERMIT ASSISTANCE

JAN 12 2001

**RECEIVED**

0014588 (0100543)

CALCULATION

FOR

4916 SOUTH LAND PARK DR,  
SACRAMENTO CA. 95822

DAVID SUNDRQUIST RESIDENT.

...most in  
...drawn  
...from the  
...permission from the  
...Division

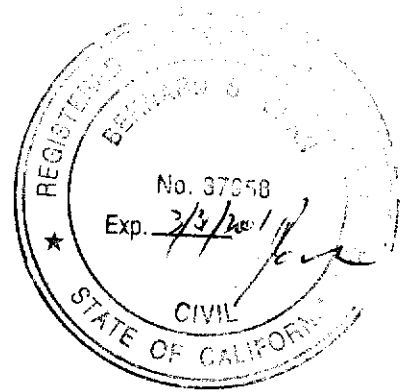
...and specification  
...permit or approve the  
...of State Law.

BY = [Signature]  
DATE = -11-2001

CITY OF SACRAMENTO  
PERMIT ASSURANCE

JAN 12 2001

RECEIVED



ISSUED

JAN 19 2001

Sacramento Building Division

LOADING

ROOF DL	- Rating 10 <sup>#</sup> ceiling 6 <sup>#</sup>	16 PSF
LL	- 16 <sup>#</sup>	16 PSF
		<hr/>
WALL	12 PSF x 8' = 96 <sup>#</sup>	96 PSF

TOTAL BUILDING WT

AREA = 24 x 13 = 312 FT<sup>2</sup>

ROOF WT = 312 x 16<sup>#</sup> = 4992<sup>#</sup>

WALL WT =  $\frac{96^{\#}}{2} \times 2(24+13) = \frac{3552^{\#}}{8544^{\#}}$

CHECK SEISMIC (UBC 97)

$$V = \frac{3.0 C_A}{R} W = \frac{3.0 \times 0.36}{5.5} W = 0.196 W$$

CA = 0.36  
Z = 0.3 → SD  
R = 5.5

$V_{N-S} = V_{E-W} = 0.196 \times 8544 = 1675^{\#}$

CHECK WIND LOAD

(USE METHOD II) 80 mph

N-S DIRECTION

AREA = 10 x 13 = 130 FT<sup>2</sup> (AB)

$P = C_G C_e I$

$= 0.76 \times 1.3 \times 16.4 \times 1 = 16.2 \text{ PSF}$

$V_{N-S} = PA = 16.2 \times 130$

$= 2106^{\#}$

E-W DIRECTION

$$AREA = 12 \times 24 = 288 \text{ FT}^2$$

$$V_{EW} = PA = 288 \times 16.2 = 4666 \#$$

BOTH DIRECTION WIND GIVEN

$$V_{N-S} = 2106 \#$$

$$V_{EW} = 4666 \#$$

CHECK N-S DIRECTION SHEAR WALL

$$V_{N-S} = 2106 \# \quad \text{SMALL.}$$

$$v = \frac{2106}{2 \times 19} = 55 \#/\text{FT}$$

$$\text{ASSUME } L = 24 - 3 - 2 = 19'$$

USE  $1/16"$  OSB w/ 8d @ 6" o.c.ANCHOR BOLTS  $1/2"$   $\phi$  @ 6' o.c.

CHECK UP 4 FT BETWEEN CORNER &amp; DOOR 3' PANEL

$$V = 55 \# \times 3 = 165 \#$$

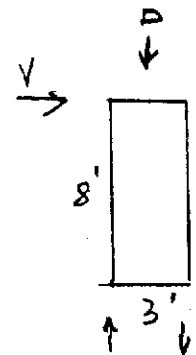
USE 85% DL

$$D.L. = 0.85 \times \frac{13}{2} \times 16 \times 3 = 265 \#$$

$$D.T.M. = 165 \times 8 = 1320$$

$$D.L.R = 265 \times 1.5 = 398$$

$$\text{up 4 FT} = \frac{1320 - 398}{3} = 307 \#$$

 $1/2"$   $\phi$  AB TAKE CARE.  
O.K.

CHECK E-W DIRECTION SHEAR WALL

$V_{EW} = 4666^{\#}$

AT BACK WALL  $V_B = \frac{4666}{2 \times 13} = 180^{\#}/FT.$  (USE  $\frac{7}{16}''$  OSB w/od @ 6" oc.)

AT FRONT WALL  $V_F = \frac{4666}{2 \times 4.5} = 518^{\#}$  (USE  $\frac{7}{16}''$  OSB w/od @ 3" oc.)

CHECK wPLIFT.

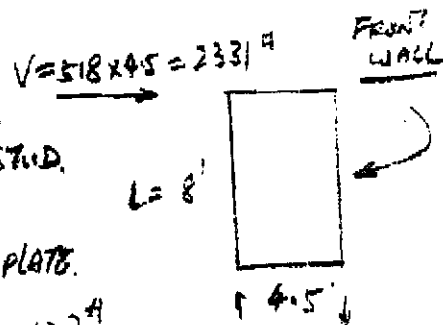
@ FRONT 4.5' WALL  
 DTM =  $2331 \times 8 = 18650$  FT  
 DLR =  $0.08(32 \times 4.5 + 96 \times 4.5) \times \frac{4.5}{2} = 1102^{\#}$  FT  
 wPLIFT =  $\frac{(18650 - 1102)}{4.5} = 3899^{\#}$

@ BACKWALL  
 DTM =  $\frac{4666}{2} \times 8 = 18664$   
 wPLIFT =  $\frac{18664}{13'} = 1435^{\#}$

USE MST 36 MIN 10-10d ON TOP OF HEADER.  
 USE HD 5A FOR FRONT WALL w/ 4x4 STUD.  
 HD 2A FOR BACK WALL.

USE SIMPSON H1 FOR ROOF JOIST & PLATE.

(N-S) DRAG FORCE SMALL =  $55^{\#} \times 3' - 11^{\#} \times 3' = 132^{\#}$  SMALL.



CHECK HEADER AT GARAGE  $L=8'$

$$W = 32 \times 2 + 12 \times 4 = 112 \#$$

$$M = \frac{WL^2}{8} = \frac{112 \# \times 8^2}{8} = 896 \# \text{ FT}$$

TRY 4x8

$$S = \frac{3.5 \times 7.25^2}{6} = 30.7 \text{ IN}^3$$

$$f_b = \frac{896 \times 12}{30.7} = 350 \text{ PSI OK} \quad < \quad F_b \text{ 900 PSI}$$

$$V = \frac{112 \times 8}{2} = 448 \#$$

$$V = 1.5 \times \frac{V}{A} = 1.5 \times \frac{448}{3.5 \times 7.25} = 26 \text{ PSI} < 95 \text{ PSI OK}$$

USE 4x8 FOR GARAGE HEADER

+ DOUBLE 2x6 FOR DOOR + WINDOW HEADER.

CHECK ROOF JOIST

$L=13'$

$$W = 32 \times 1.33 = 43 \#$$

$$M = \frac{43 \times 13^2}{8} = 908.4 \# \text{ FT}$$

$$\text{TRY 2x8 } S = \frac{1.5 \times 7.25^2}{6} = 13 \text{ IN}^2$$

$$F_b = \frac{908.4 \times 12}{13} = 838 \text{ PSI} < 900 \text{ PSI OK}$$

WALL USE 2x4 @ 16" O.C.  
FRAME

ROOF DIAPHRAGM USE 7/16" OSB 8d @ 6" O.C.