

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0204154

Insp Area: 1

Thos Bros: 297 E4

Site Address: 826 17TH ST SAC

Parcel No: 006-0063-010

Sub-Type: REP

Housing (Y/N): N

CONTRACTOR

NELMAR CONSTRUCTION
4708 ROSEVILLE RD#101
N HIGHLANDS CA. 95660

OWNER

JOHN DAILY TRUST
555 CAPITOL ML #100
SACRAMENTO CA 95814

ARCHITECT

Nature of Work: STRIP SOUTH WALL STUCCO REPAIR DRY ROT & RESTUCCO TO MATCH EXISTING.

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 WCVB 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 B1 License Number 408884 Date 03/27/02 Contractor Signature Henry V. Bente

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 3 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 _____ 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 03/29/02 Applicant/Agent Signature Henry V. Bente

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 STATE FUND Policy Number 1625628-01 Exp Date 03/01/2003

(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 03/29/02 Applicant Signature Henry V. Bente

WARNING: FAILURE TO SECURE WORKERS 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.

0204154
826 17th St
- SET w/PLANS

Casa Del Rey Building Renovation

826 17th Street
Corner of 17th and I
Sacramento, Ca.

ISSUED
APR 10 2002
Sacramento Building Division



ISSUED
APR 10 2002
Sacramento Building Division

Prepared For:
Mr. Vince Bartels
Nelmar Construction
4708 Roseville Road, Suite 101
Sacramento, CA 95660

Prepared By:
JDC Associates
Civil & Structural Engineering
6056 Rutland Dr. #10
Carmichael, Ca. 95608

April 9, 2002

Bryon Nakashima

JDC ASSOCIATES
CIVIL AND STRUCTURAL ENGINEERING
DESIGN • CODE CONSULTATION • ENGINEERING REPORTS

6056 Rutland Dr. #10 Carmichael CA 95608 Ph (916)348-2255 Fx (916) 348-2256 Email: jdcassociate@lanset.com

April 9, 2002

Mr. Vince Bartels
Nelmar Construction
4708 Roseville Road, Suite 101
Sacramento, CA 95660

Subj: 826 17th Street

Dear Mr. Bartels,

The historic building under renovation, Casa Del Rey, is a four-story structure with the first story consisting of typical footings and a concrete exterior wall approximately 14' in height. The top three stories are typical wood framing in nature with nominal 3x4 studs, sills, headers and plates. Stud layout is 16" on center. Floor and rim joists are nominal 2x10 or greater. The front "south" face of the building has been stripped of stucco to address windowsill leakage problems. Existing wood walls consist of diagonal 1x8 sheathing with a 3 and 2 nailing pattern, which meets the historic building requirements for shear resistance.

Dry rot was found in some of the diagonal sheathing members located directly below the south side window sills, which can be attributed to the leakage issue. This dry rot does not appear to have penetrated into any wood frame members of the building. Also, the dry rot in the sheathing below typical windowsills is not located in areas contributing to the shear capacity of the structure. Therefore, it is recommended that the sheathing with visible dry rot be removed and replaced with a comparable material or better (i.e. replace with similar 1x8 sheathing and match existing nailing pattern or install perimeter nailer blocks and 3/4" CDX plywood with a 6 and 8 shear nailing pattern where required).

If there are any questions pertaining to this recommendation, please contact our firm to discuss.

Sincerely,
JDC ASSOCIATES

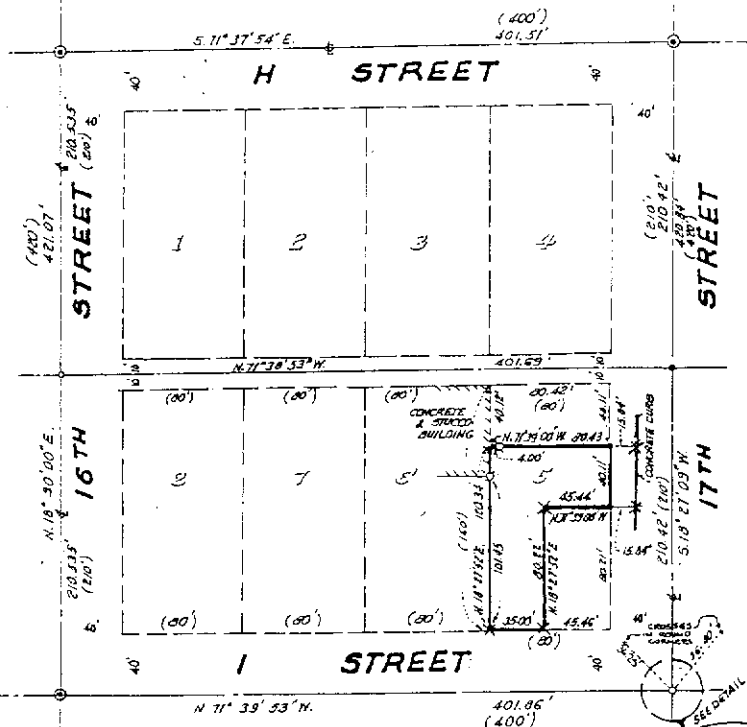


DAVID A. CRANE,
Structural Engineer

DAC: lfe
DATA 8032
JOB # 02-324
DATE: 4/9/02

RECORD OF SURVEY
 PORTION OF LOT 5, BLOCK BOUNDED
 BY H, I, 16TH and 17TH STREETS
 PLAT OF THE CITY OF SACRAMENTO (3 BM 27)
 CITY OF SACRAMENTO CALIFORNIA
 JULY, 1931 SCALE: 1" = 50'

SHEET 1 OF 1 SHEET
 TOM O. MORROW, INC.



SURVEYOR'S STATEMENT:

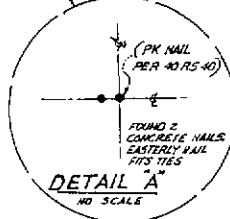
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF RUBEN WACKER IN APRIL, 1931



Frank Morrow
 FRANK MORROW, LS 3275
 Expires 6-30-32

LEGEND:

- FOUND P.K. NAIL ----- ()
- FOUND CONCRETE NAIL ----- ()
- DIMENSION POINT ----- ()
- SET CROSS IN CONCRETE ----- X
- SET 3/8" IRON BAR, TAGGED LS 3275 ----- ()
- RECORD PER 3 BM 27 ----- ()



COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYOR'S ACT THIS DAY OF July, 1931.



Fred Cairne
 COUNTY SURVEYOR
 RCE 26088

BASIS OF BEARINGS:

THE BASIS OF BEARING OF THIS SURVEY IS THE CENTER LINE OF 16TH STREET, THE BEARING BEING ASSUMED AS N. 10° 30' 00" E.

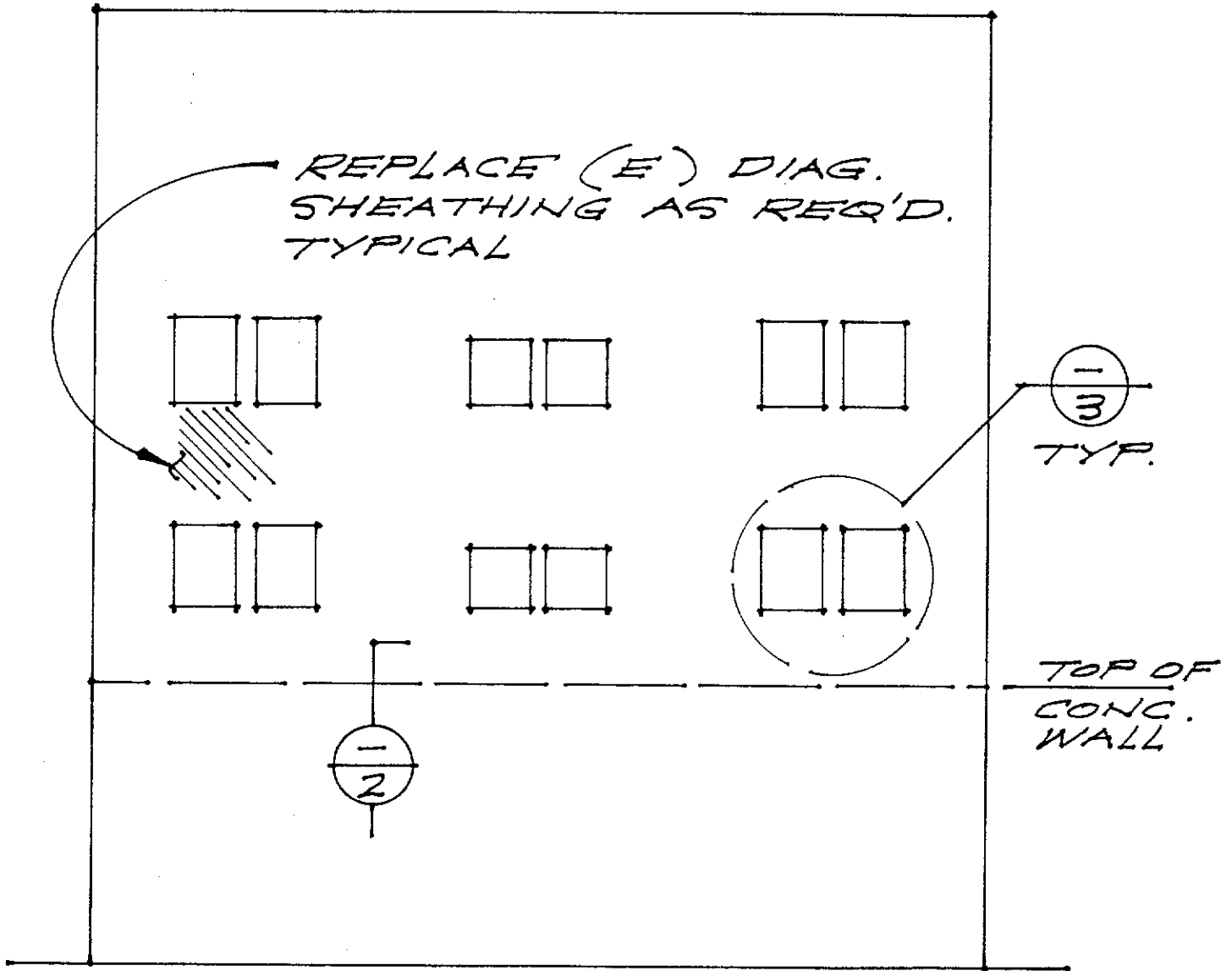
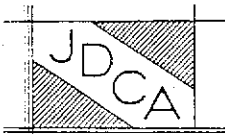
RECORDER'S STATEMENT:

FILED THIS 25TH DAY OF JULY, 1931 AT 10:08 A.M. IN BOOK 49 OF SURVEYS AT PAGE 12, AT THE REQUEST OF TOM O. MORROW INC.

DOCUMENT NO. 910725/1351
 FEE: \$ 4.00

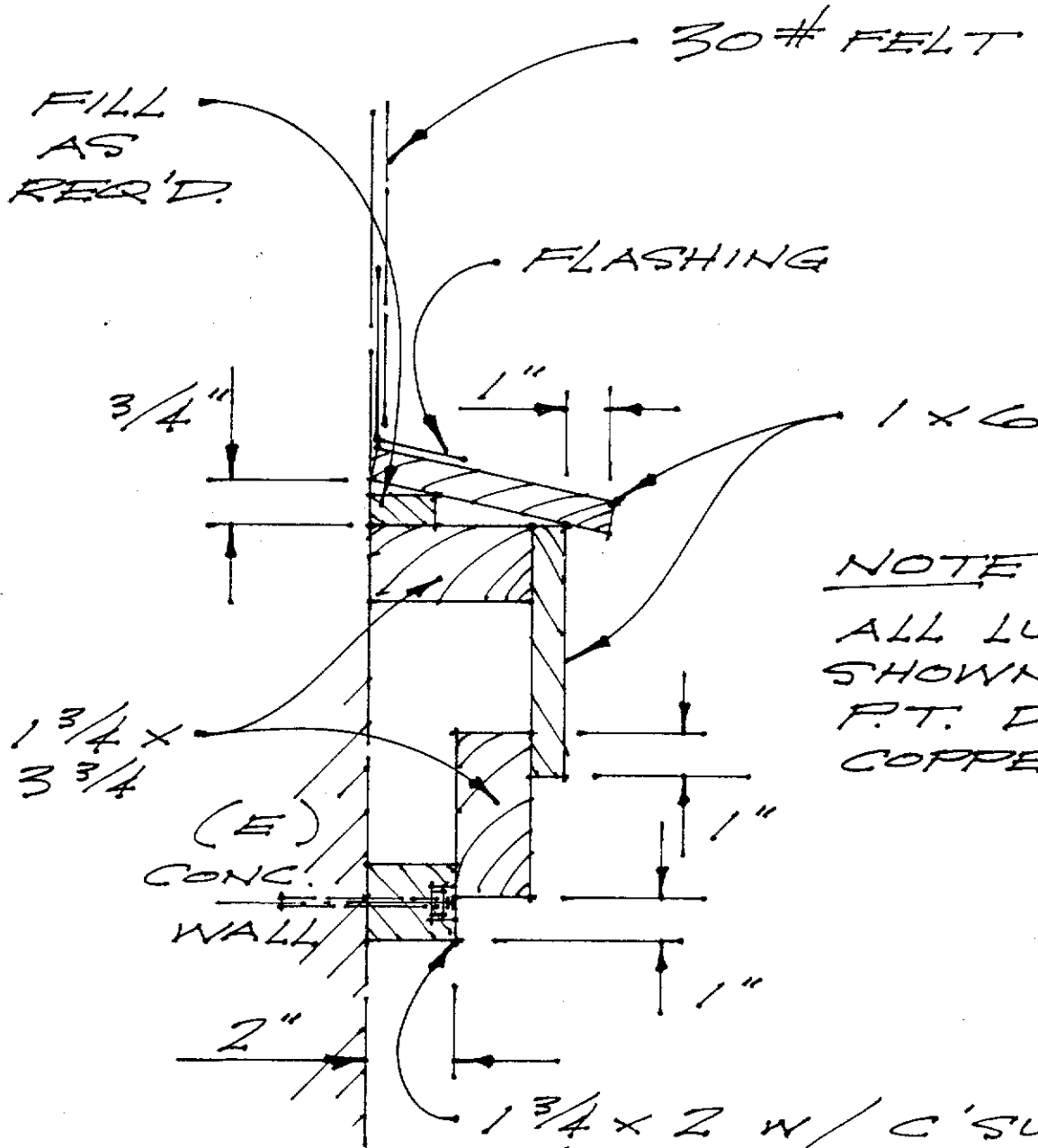
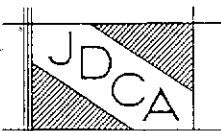
JOHN DARY
 COUNTY RECORDER
 By *D. X. Morley*
 Deputy

C/C 332,7/148,0(E)



FRONT ("I" ST.)
 ELEVATION

1/8" = 1'-0"

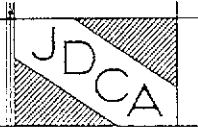


NOTE:
 ALL LUMBER
 SHOWN TO BE
 P.T. D.F. OR
 COPPER GREEN.

1 3/4 x 2 W/ C'SUNK
 1/4" DIA. x 2" EMBED.
 HILTI KWIK BOLT II
 @ 24" O.C. ALTERNATE
 W/ DRIVE PINS @ 24" O.C.

DETAIL

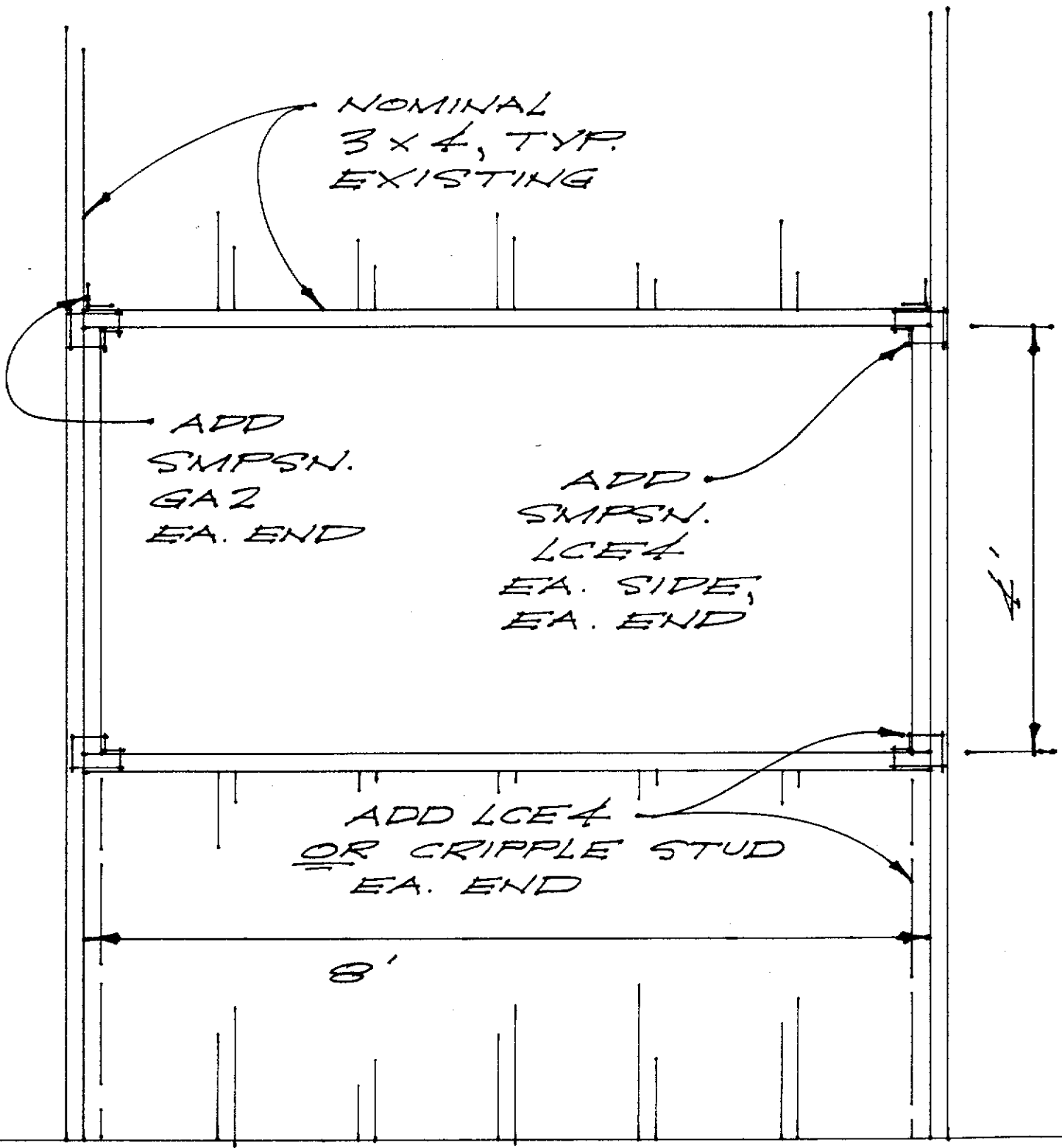
3" = 1'-0"



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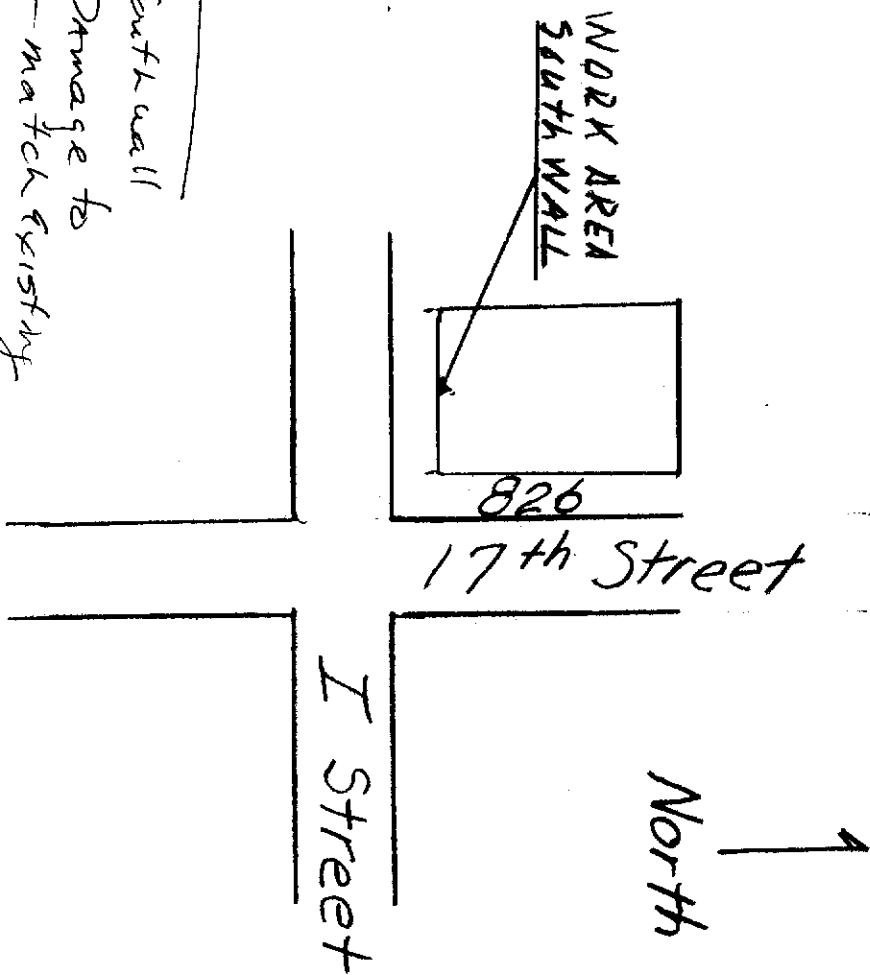
BY JF/JC SHEET NO. 3 OF 3
 DATE 4/8/02 JOB NO. 02.324
 PROJECT CASA DEL REY
17TH & I, SACTO



FRAMING DETAIL

3/4" = 1'-0"

JOB ADDRESS: 826 17th STREET



Scope of work:

- 1) Remove stucco South wall
- 2) Repair Dry Rot Damage to Diagonal Shear match existing
- 3) Replace stucco to match existing
- 4) Repaint to match existing
- 5) Engineer to inspect After Completion of stucco Demolition to Verify structural Cales on Shear. Cales to be Submitted prior to Repair of shear.