

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0319105

Insp Area: 2  
Thos Bros: 316 G6

Site Address: 8 KATHY CT SAC  
Parcel No: 030-0840-012

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

CONTRACTOR  
GREINDAHL CONST  
1721 EASTERN AV  
SAC CA 95864

OWNER  
COUPAL JONATHAN M/CATHERINE  
7733 EL DOURO  
SACRAMENTO CA 95831

ARCHITECT

Nature of Work: NEW SFR 5209 LIV, 1237 GAR, POR 401

**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 CB License Number 680299 Date 2/10/07 Contractor Signature [Signature] for Greindahl Const.

**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 [Signature] 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 2/10/07 Applicant/Agent Signature [Signature] for Greindahl Const.

**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 7000 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 COMPENSATION INS FUND Policy Number 713-0006737

(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 2/10/07 Applicant Signature [Signature] for Greindahl Const.

**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.**

PAID  
CITY OF SACRAMENTO  
APR 27 2004  
NORTH PERMIT CENTER  
Exp Date 10/01/2004

Pls complete and return w/ plans

P.C.# 0319105

Department of Planning and Development  
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

**PART I** (To be completed by applicant)

Site Address 8 Kathy Ct. A.P.N. 030 0840 012 0000

<u>Applicant Information</u>		<u>Project Information (Check One)</u>	
Name	<u>Brian Morris</u>	Single Family Dwelling	<input checked="" type="checkbox"/>
Address	<u>Crendahl Construction, Inc</u>	Duplex	<input type="checkbox"/>
Phone	<u>(916) 974-0105</u>	Triplex	<input type="checkbox"/>
		Deep Lot Development	<input type="checkbox"/>

**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 *PROVIDE LOT DRAINAGE*       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)

- How much cut?	_____ Yards	<u>2'</u>	Depth
- How much fill?	_____ Yards	<u>2'</u>	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 Brian Morris Title Project Manager

Signature Brian Morris Date 3/23/04

Owner or 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: C. Boyd Date: 4-6-04

Building permit #: \_\_\_\_\_

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

MICROFILM THIS DOCUMENT



**CITY OF SACRAMENTO  
BUILDING INSPECTION  
DIVISION**

**PERMIT OFFICES**  
Downtown (916) 264-7619  
1231 I St., Rm. 200, Sacramento 95814  
Natomas Center (916) 808-2534  
2101 ARENA BL., Sacramento 95834  
<http://www.sacto.org>

**PLAN REVIEW COMMENTS**

**Address: 8 Kathy CT.  
Permit # PC 0319105**

**Date: 12/31/03  
Project: New R3**

**Owner: John Coupal  
Contactor: Grendahl Const.**

**Phone: 391-1370  
Phone: 974-1826**

**Plans Examiner: David Phillips  
Review # 1**

**Phone: 808-7435  
Page 1 of 1**

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**Please address the following plan check comments.**

1. Provide signature of responsible person on the enclosed BID form 001 and return.
2. Special inspection required. Complete and return City special inspection form.
3. Submit the enclosed Certificate of Compliance to the school district. Fees must be paid to the school district prior to permit issuance.
4. Specify tempered glazing at all hazardous locations.
5. Shear-wall lengths on plans to match structural calculations.
6. Where ceiling joist are not parallel to rafters provide rafter ties at 48" O.C. maximum where occurs.
7. Per table 18-I-C footings supporting (2) floors to be 15" wide and 18" below undisturbed earth. ( See detail 5/ST.3 ).
8. 4X8 post supporting B48 to be continuous from footing to beam, detail post base
9. All posts supporting vertical loading at floor beams to bear directly on footings.
10. Provide drag strut detail at 2<sup>nd</sup> floor framing plan.
11. New single-family residence with 5,000 square feet or greater require fire sprinklers. Provide fire sprinkler plan.
12. Provide a 22"X 30" attic access opening to all attic spaces with 30" or greater headroom. Specify locations on plans.

**Please provide a response letter that indicates how each item above and all red mark comments on plans have been resolved. Provide two sets of revised plans along with the original plans / documents.**

pls complete and return w/ plans

P.C.# 0319105

Department of Planning and Development  
Building Inspection Division  
Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 8 Kathy Ct. A.P.N. 030 0840 012 0000

Applicant Information

Name Brian Morris  
Address Grendahl Construction, Inc  
1721 Eastern Ave. #7, Sacramento 95864  
Phone (916) 974-0105

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 *PROVIDE LOT DRAINAGE*

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 2' Depth  
- How much fill? \_\_\_\_\_ Yards 2' 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 Brian Morris Title Project Manager

Signature Brian Morris Date 3/23/04  
Owner or 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: C. Floyd Date: 4-6-04  
Building permit #:

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

**Certification of Compliance**  
School District Development

**Part I - To be completed by the APPLICANT**

Owner's Name/Address \_\_\_\_\_  
Project Address 8 Kathy Ct.  
Parcel Number 030-0840-012 Lot No. 9  
Subdivision Name Riverfront Estates No. of Units one  
Applicant's Signature \_\_\_\_\_ Title \_\_\_\_\_  
Phone No. \_\_\_\_\_ Date \_\_\_\_\_

**Notice to Applicant:** Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

**Part II - To be completed by the BUILDING DEPARTMENT**

Plan Identification Number 0319105  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area 5209 sq ft  
Signature/Title Cary Boyd B.I. III Date 12-31-03

**Part III - To be completed by the SCHOOL DISTRICT**

School District 0050 Certificate No. 1260  
 Exempt Comments \_\_\_\_\_  
Residential/Apartment/etc. 5209 Square ft. x \$ 14 = \$ 11,497.20  
Commercial/Industrial \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Total fees collected..... = \$ 11,497.20

*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.*

*As the authorized school 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.*

Signature \_\_\_\_\_ Date 4/27/04

*White & Canary - School District • Pink - Building Department • Goldenrod - Applicant*



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<http://www.sacto.org>

**RESIDENTIAL PLAN REVIEW  
2001 CBC Adopted Codes  
Effective November 1<sup>st</sup>, 2002**

**PROJECT ADDRESS  
& DESCRIPTION** 8 KATHY CT.

**PERMIT  
No.** 0319105

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.)

I have read and will comply with the items in this document and as marked on the plans.

Brian Mow

Date 3/23/04

of:  Owner  Authorized Agent  Contractor  Architect/Engineer

**BUILDING CODE REQUIREMENTS**

- B-1 **Smoke detector location within dwelling units.** In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 2001 CBC, Section 310.9.1.
- B-2 When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms. The detector may be battery operated as per 2001 CBC, Section 310.9.1.2.  
*Exception:* Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.
- B-3 **Emergency escape and rescue.** Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear openable area of 5.7square feet / 821 SQ. inches. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 44 inches above the floor. 2001 CBC, Section 310.4.
- B-4 **All Group U occupancies attached to Group R, Division 3 occupancies shall be separated by materials approved for one-hour fire-resistive construction.** The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. CBC, Section 302.4. Exception 3. *Note:* All members supporting such separation shall be equivalent fire-resistive construction as per 2001 UBC, Section 302. All electrical outlet boxes on opposite sides of the wall shall be separated by a horizontal distance on not less then 24 inches per 2001 CBC 709.7, Exception 1.

**OFFICE COPY**

B/D 0001

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 8 Kathy Court	APN: 030-0840-012
DRPB AREA / PUD / SPD: None	ZONING: R-1
EXISTING LAND USE: Vacant	
PROPOSED USE: New Construction RSF	
<b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>	
<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"/>	<b>Application(s) IN PROGRESS:</b> 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"/>	<b>Application(s) COMPLETED: ER03-265</b> 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 type="checkbox"/>	<b>Plans may be submitted for plan check.</b> Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	<b>Route to SITE</b> 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: Approximate lot area = 17,076. Proposed lot coverage = 4501 / 17,076 = 26 % total lot coverage.  Meets all setback and lot coverage requirements.  Roofing materials proposed are concrete roof tile.	
DATE: 12/11/03	BY: Bonnie Surgeon

# YOUNGDAHL CONSULTING GROUP, INC.

1234 GLENHAVEN COURT • EL DORADO HILLS, CA 95762  
PH 916.933.0633 • F 916.933.6482 • E mail@youngdahl.net

CITY OF SACRAMENTO  
NORTH PLAZA  
CITY

CITY OF SACRAMENTO  
NORTH PLAZA  
Project No. 03236  
22 October 2003

Donald Joseph Co.  
1412 S Street  
Sacramento, California 95814

MAR 24 2004

DEC 11 2003

RECEIVED

RECEIVED

Attention: Mr. Randal Ng

Subject: **Riverfront Estates Lot 9**  
Kathy Court, Sacramento, California  
**ADDENDUM GEOTECHNICAL ENGINEERING EVALUATION**

Reference: Geotechnical Engineering Study for Riverfront Estates Lot 9, prepared by Youngdahl Consulting Group, Inc., dated 5 August 2002.

Dear Mr. Ng:

As requested, Youngdahl Consulting Group, Inc., has prepared this addendum geotechnical engineering evaluation for the above project site. Specifically, we understand that you desire alternatives to the recommendations contained in the referenced report regarding site preparation.

During the subsurface exploration completed as part of the referenced study, we encountered loose subsurface soils in all of the exploratory borings. Options were provided for the removal and re-compaction of the loose soils to provide adequate support for the proposed improvements. At your request, we are providing the following modified recommendations in order to limit the depth of over-excavation required. The following design criteria and site preparation recommendations are anticipated to provide adequate support for the proposed improvements, but entail a higher level of risk than those outlined in the referenced report. The owner should be willing to accept the higher degree of risk associated with these options.

Bearing Pressure* (psf)	Subgrade Treatment	Total Estimated Settlement (in.)
750	per the above referenced report	<1
500	1. Over-excavate pad a minimum of 1 ½ feet below existing grade 2. Compact exposed subgrade with heavy vibratory equipment and verify compaction below a depth of 1 ½ feet by excavating trenches and performing nuclear guage density tests.** 3. Place a heavy duty geotextile fabric such as Mirafi 600X and re-compact excavated fill to design grade as engineered fill.	<1
500	Same as above without geotextile fabric	1-1.5

\* The above allowable bearing pressures may be increased by a factor of 2 at the discretion of the structural engineer if saturated conditions during heavy rainfall events are neglected.


\*\* If a minimum compaction of 90 percent (based on ASTM D1557-91 test method) is not achieved in the in place soils below a depth of two feet using the above procedure (as verified in the field by our representative), the foundations could likely experience settlements of greater than 1 inch.

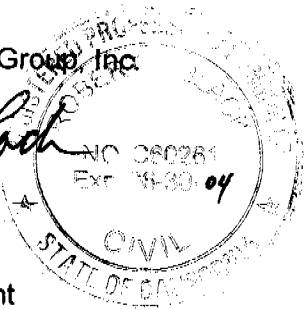


The foundation design should take into account the increased settlements associated with the different options listed above. In general, the above listed settlements are considered to be maximum values which could be experienced during the lifetime of the structure, and are anticipated to be relatively uniform over the building area. However, given the variable nature of the subsurface and the potential for saturated soil conditions and its associated effects, differential settlements could approach the values listed above. We recommend that isolated footings be avoided, and that the foundations be sufficiently rigid so as to allow future re-leveling if required. The final choice of design parameters should be based on cost, desired level of future maintenance, and the level of risk that the owner and/or designer is willing to assume.

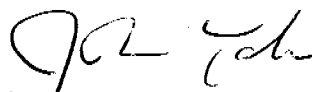
Should you have any questions or require additional information, please contact our office at your convenience.

Very Truly Yours  
Youngdahl Consulting Group, Inc.

  
Robert F. Black, P.E.  
Project Engineer



Reviewed by:

  
John C. Youngdahl, P.E.  
Principal Engineer



Distribution: 2 to client