

CITY OF SACRAMENTO

Permit No: 9802270

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 8303 ARROYO VISTA DR SAC

Sub-Type: NSFR

Parcel No: 1171140056

Lot 72

Housing (Y/N): N

CONTRACTOR

J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

OWNER

J & L PROPERTIES

ARCHITECT

Phone:

Nature of Work: NEW SFD, MP # 41R-3, 1440 SQ. FT. L/A, 3 CAR GARAG

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 B License Number 660088 Date 3/26/98 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 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 or 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 or 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.

Date 3/26/98 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 Cal Comp Policy Number W9740064573 11/18/98

(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 3/26/98 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.

WES PAC

INSULATION, INC.

INSULATION
CERTIFICATE

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

LOT # 72 TRACT # _____

STREET London Ave 8303 Arroyo Vista CITY LA BREA

EXTERIOR WALLS:

MANUFACTURER _____ THICKNESS/TYPE _____ R- 13
VALUE _____

CELLINGS:

BATTS:

MANUFACTURER W THICKNESS/TYPE _____ R- 30
VALUE _____

BLOWN IN:

MANUFACTURER SPENCER THICKNESS/TYPE _____ R- 30
VALUE _____

SQUARE FOOTAGE COVERED 1200 NUMBER OF BAGS USED _____ R- _____
VALUE _____

FLOORS:

MANUFACTURER _____ THICKNESS/TYPE _____ R- _____
VALUE _____

SLAB ON GRADE:

MANUFACTURER _____ THICKNESS/TYPE _____ R- _____
VALUE _____

WIDTH OF INSULATION _____ INCHES

FOUNDATION WALLS:

MANUFACTURER _____ THICKNESS/TYPE _____ R- _____
VALUE _____

GENERAL CONTRACTOR

CALIFORNIA CONTRACTORS LICENSE # _____ DATE _____

SIGNATURE

TITLE

INSULATION CONTRACTOR WES PAC INSULATION, INC.

CALIFORNIA CONTRACTORS LICENSE #

#487478

DATE

6-29-88

SIGNATURE

TITLE

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
SEWER IMPACT FEE
 PERMIT AND CALCULATION SHEET

APPLICATION NO: 617-1

BLDG PERMIT NO: _____

THIS PERMIT GOOD ONLY WHEN
 VALIDATED BY THE CASHIER

GENERAL INFORMATION:

SC 224645

DEPT 26 \$427.00

TRN 361647 03/26/98

RECEIPT 637437 014 \$427.00

242051 **ISSUED 98**

THIS PERMIT TO CONNECT EXPIRES
 ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION

BUILDING USE

INSPECTION	RESIDENTIAL	SF	<input checked="" type="checkbox"/>	MF	<input type="checkbox"/>	UNITS
CSD-1	COMMERCIAL USE					
SRCSD						
CONSTRUCTION						
IN-LIEU						
TOTAL FEE						

APN: 117-1140-050

DESCRIPTION / SUBDIVISION: (Laguna Run) Laguna Vista LOT: 72

PROPERTY ADDRESS: 0303 ARROYO VISTA DRIVE

OWNER: J.&L. Properties

MAILING ADDRESS: 3434 Marconi Ave Suite C,

CITY-STATE-ZIP: Sacramento, Ca. 95821 PHONE: (916)487-3434

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE

William J. L...

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____
 BILLING COPY

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

FEE SUMMARY
FOR PERMIT #9802270
as of 03-23-1998 Permit Status: APPROVED

Site Address: 8303 ARROYO VISTA DR SAC
Parcel No: 1171140056

CONTRACTOR
J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

95821

OWNER
J & L PROPERTIES
Phone:

ARCHITECT
Phone:

Nature of Work: NEW SFD, MP # 41R-3, 1440 SQ. FT. L/A, 3 CAR GARAG

Permit Valuation: \$98,117.00
Square Footage: 2110

Building Permit.....	\$1,051.00	Water Development Fee:	\$1,835.00
Plan Review/Processing:	\$177.00	Sewer Development Fee:	\$0.00
Strong Motion Fee.....	\$9.81	Regional Sanitation Fee:	\$0.00
Coach Recording Fee...:	\$0.00	Bell Avenue Sewer.....:	\$0.00
Manuf Housing Fee.....:	\$0.00	Granite Park Fee.....: ??	
Auth to Start Work.....:	\$0.00	Pocket Area Bridge.....:	\$0.00
Penalty Fee.....	\$0.00	Pocket Area Road.....:	\$0.00
Inspections.....	\$0.00	Quimby Park Fee.....:	\$0.00
Cert of Occupancy.....:	\$0.00	Housing Trust Fund.....:	\$0.00
Replace Cards/Plans...:	\$0.00	Natomas Dev Fees.....:	\$0.00
Hsg Process/Surcharge:	\$0.00	FBA-South Natomas....:	\$0.00
Technology Fee.....:	\$49.12	FBA-Jacinto Creek.....:	\$0.00
City Bus Oper Tax.....:	\$39.25	Amount Deferred.....:	\$0.00
Const Excise Tax.....:	\$784.94	Refund.....	\$0.00
Res Const Tax.....:	\$385.00		
Processing Fees.....:	\$51.00		
Review Fees.....: ??		Subtotal.....	\$4,382.12
		Additional Fees.....	\$0.00
		TOTAL FEES.....	\$4,382.12
		Payments.....	\$176.00
		BALANCE DUE.....	\$4,206.12

Norman
Scheel
Structural
Engineer

6939 Sunrise Blvd, Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3189 fax

June 2, 1998

JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

RE: Detail verification for shear transfer at rear of garage drag truss - Plan 41R (8315, 8311, 8307, 8303, 8299 & 8295 Arroyo Vista Dr.) (#96030)

To whom it may concern:

This letter is to verify that for the above lots, the shear transfer as shown in detail 11/S-4 of the approved plans is an acceptable method of transferring the lateral loads.

If I can be of further assistance, please call me.

[Signature]
NORMAN SCHEEL
STRUCTURAL ENGINEER

NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBANEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor



Norman

June 1, 1998

Scheel

JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

Structural

**Re: Epoxy repairs at 2-car garage front - Plan 41R (8315, 8303 & 8299
Arroyo Vista Dr.) (#96030)**

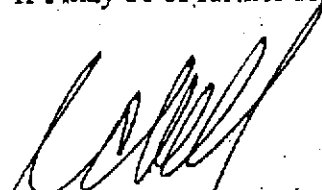
Engineer

To Whom It May Concern:

6939 Sunrise Blvd., Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3139 fax

The epoxy repairs performed on May 28, 1998 were observed by my office to verify hole depth, removal of dust and placement of epoxy and bolt. The epoxy fix was installed per Simpson's recommendations and in our opinion was adequate as installed.

If I may be of further assistance, please call me.


NORMAN SCHEEL
STRUCTURAL ENGINEER

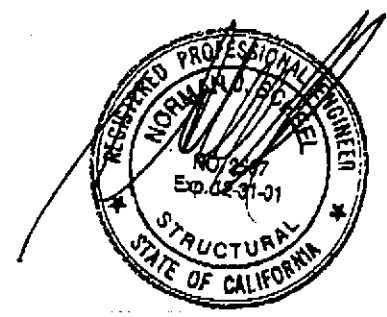
NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBANEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor



APPROVED FOR
RELEASE

DATE

APPROVED BY
BUYER

DATE

Date FEB 24, 1998
Drawn CD
Job
Scale AS NOTED
Sheet
of Sheets

LAGUNA
RUN

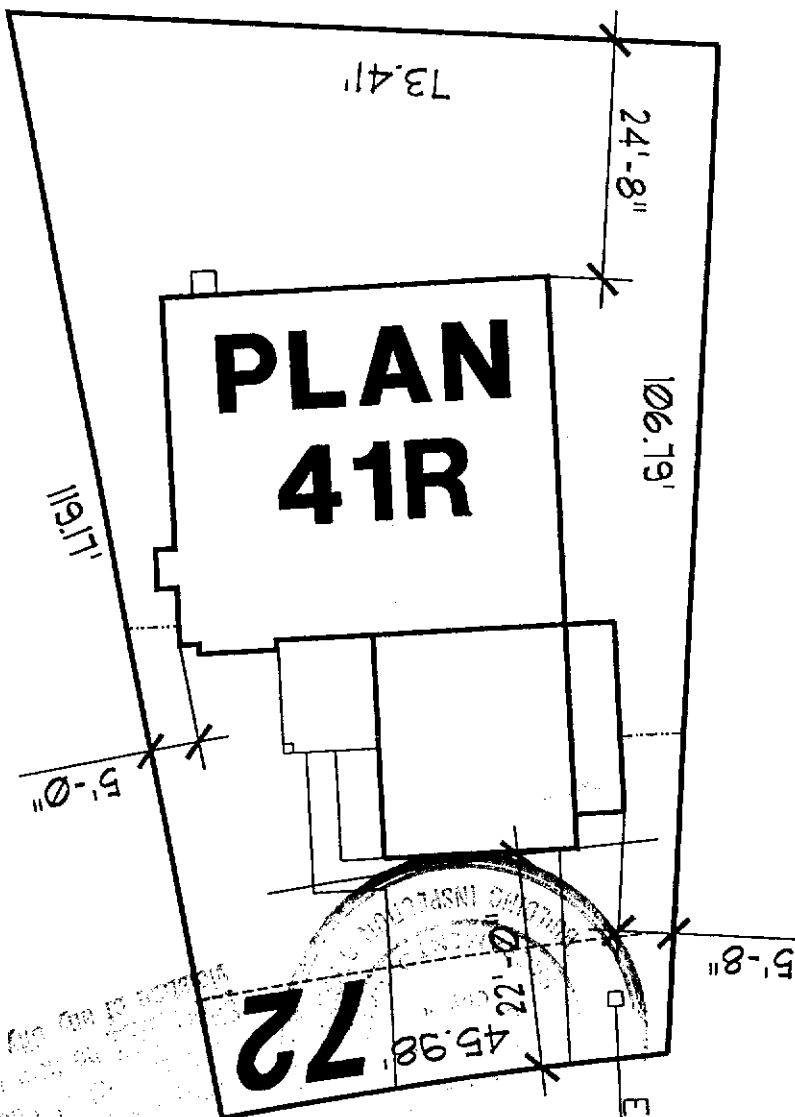
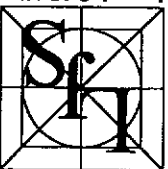
SITE PLAN
LAGUNA RUN
SUBDIVISION

JTS
COMMUNITIES
3434 Marconi Ave.
Sacramento, Ca.
(916) 971-9820
98221

REVISIONS

J & L Properties
Architectural Division

Larry L. Behrman
Architect



ALL DIMENSIONS AND SPECIFICATIONS MUST BE
AS SHOWN ON THIS PLAN. NO DIMENSIONS FROM THE
FIELD. ALL DIMENSIONS TO FACE UNLESS OTHERWISE
NOTED. THIS PLAN IS SUBJECT TO ALL ORDINANCES,
REGULATIONS AND ORDINANCES OF ANY CITY, COUNTY
OR STATE AGENCIES. NO PART OF THIS PLAN IS TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
THE WRITTEN PERMISSION OF THE ARCHITECT.

ARROYO VISTA DRIVE

1
2 1/2 - CAR GARAGE
STORY HOUSE

Certification of Compliance School District Development Fees

(Print or Type) If Printing, press hard for four copies

PART I To be completed by the APPLICANT

OWNER'S NAME J & L. Properties 487-3434
 OWNER'S ADDRESS 3434 Malconi Ave., Suite C, Sacramento, Ca. 95821
 OWNER'S ADDRESS 8303 Arroyo Vista Drive
 PROJECT ADDRESS 117-1140-050
 PARCEL NUMBER _____ LOT NO. 72
 SUBDIVISION NAME (Laguna Run)
 NUMBER OF UNITS 1

Upon payment of the fees listed below, a 90-day approval period commences upon which the applicant paying the fees may protest such fees. Any failure to file such protest within the 90-day period shall result in forfeiture of any rights to challenge such fees, through litigation or otherwise.

APPLICANT'S SIGNATURE [Signature]
 TITLE OF APPLICANT Operations
 DATE 3/16/98 PHONE NUMBER 991-1200

PART II To be completed by BUILDING DEPARTMENT

PLAN IDENTIFICATION NUMBER 1446
 BUILDING TYPE RESIDENTIAL () APARTMENT/CONDOMINIUM () COMMERCIAL/INDUSTRIAL ()
 SQUARE FEET OF CHARGEABLE BUILDING AREA 1446
 SIGNATURE _____ DATE _____

PART III To be completed by SCHOOL DISTRICT

SCHOOL DISTRICT _____
 DISTRICT CERTIFICATION NO. _____
 EXEMPT _____ COMMENTS _____

RESIDENTIAL/APT/CONDO	<u>1446</u>	SQ FT X \$	= \$ <u>2779.20</u>
COMMERCIAL/INDUSTRIAL		SQ FT X \$	= \$ _____
OTHER FEE	<u>1446</u>	TYPE _____ SQ FT X \$	= \$ <u>1929.60</u>
TOTAL FEES COLLECTED	<u>1446</u>		= \$ <u>4708.80</u>

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 district 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.

AUTHORIZED SCHOOL DISTRICT OFFICIAL

SIGNATURE _____ DATE MAR 26 1998
 TITLE _____

Original: School District 1st copy: School District 2nd copy: Building Department 3rd copy: Applicant
Elk Grove Unified School District