

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

Permit No: 0304577

Insp Area: 4

Thos Bros:

Sub-Type: NSFR

Site Address: 2247 BRADBURN DR SAC

Parcel No: 201-0670-008

THE MEADOWS VIL. 1-1 LOT 8 Housing (Y/N): N

CONTRACTOR

US HOME  
2366 GOLD MEADOW DR STE 100  
GOLD RIVER, CA 95670 77041

OWNER

ARCHITECT

Nature of Work: MP1682 1 STORY 7 ROOM SFR

**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 451839 Date 4/14/03 Contractor Signature Don McClabey

**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 \_\_\_\_\_ Owner Signature \_\_\_\_\_

**PAID**  
**CITY OF SACRAMENTO**

APR 14 2003

**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 4/14/03 Applicant/Agent Signature Don McClabey

**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 OLD REPUBLIC INS. CO. Policy Number MWC10815000 Exp Date 11/01/2003

\_\_\_\_\_, (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 4/14/03 Applicant Signature Don McClabey

**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.**

RESIDENTIAL SUBDIVISION BUILDING PERMIT APPLICATION

Project Address: 2247 Bradburn Dr.  
 Lot Number: 8

Assessor Parcel # 201-0670-008  
 Subdivision The Meadows Village 1-1

OWNER INFORMATION:

LD 0304577

Legal Property Owner: US Home Phone# (916) 858-3900  
 Owner Address 2366 Gold Meadow Way City Gold River State CA Zip 95670

CONTRACTOR INFORMATION:

Contractor: US Home Lic. # 451839 Phone # (916) 858-3900 Fax (916) 858-3925

Don McCloskey (916) 719-9050

PROJECT INFORMATION:

Land Use Zone RIA Occupancy Group R3 Construction Type VN Fed Code 1A  
 No. of Stories: 1 No. of Rooms: \_\_\_\_\_ Street Width: \_\_\_\_\_  
 1<sup>st</sup> Floor Area 1682 2<sup>nd</sup> Floor Area \_\_\_\_\_ Basement \_\_\_\_\_ Roof Material \_\_\_\_\_

AREA IN SQUARE FOOT OF:

Dwelling/Living 1682  
 Garage/Storage 403  
 Decks/Balconies \_\_\_\_\_  
 Carports \_\_\_\_\_

SCOPE OF WORK: \_\_\_\_\_

FOR OFFICE USE ONLY

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Information Above Complete | <input type="checkbox"/> AR Flood Waiver Required             | <input type="checkbox"/> Planning Approval            |
| <input type="checkbox"/> Violation Files Checked    | <input type="checkbox"/> Flood Elevation Certificate Required | <input type="checkbox"/> Design Review Approval       |
| <input type="checkbox"/> Standard Setbacks          | <input type="checkbox"/> Water Development Infill Area        | <input type="checkbox"/> Special Fee Districts Apply: |
| <input type="checkbox"/> County Sewer               |   |   |

→THE FOLLOWING MUST BE PROVIDED IN ORDER TO SUBMIT FOR PERMIT←

- 2 COMPLETE PLOT PLANS, LEGIBLE & DRAWN TO SCALE
- 11 X 17 COPY OF FLOOR PLAN WITH FOLLOWING INFORMATION
 

a) Assessors Parcel Number	c) Owners Name
b) New Floor Area	d) Project Address

April 9, 2003

US Home  
2366 Gold Meadow Way, Suite 200  
Gold River, CA 95670-6324



This set of plans and specifications must be kept on the job at all times and it is unlawful 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 approve the violation of any City Ordinance or State Law

Re: Use of Simpson MAS Mudsill Anchors  
Community: Rosegarden II/ Northborough Village 14 - all 6 plans  
Job Number: HS2044

To Whom It May Concern:

It is acceptable to use Simpson MAS Mudsill anchors at shearwall and non-shearwall locations in lieu of the plan specified anchor bolts as specified below.

**At Non-Shearwall Locations:**

Minimum anchorage requirements for foundation sill plates: use 1/2" diameter anchor bolts at 6'-0" o.c. maximum spacing. Minimum two bolts per piece with one bolt not more than 12" or less than seven bolt diameters from end of piece

OR

Simpson MAS Mudsill anchors at 5'-0" o.c. maximum spacing with minimum 2 anchors per piece with one anchor not more than 12" from end of piece. Install MAS anchors per Simpson specifications.

**At Shearwall Locations:**

Plan specified shearwall schedule/required MAS spacing: (minimum of (2) anchors per sill piece required).

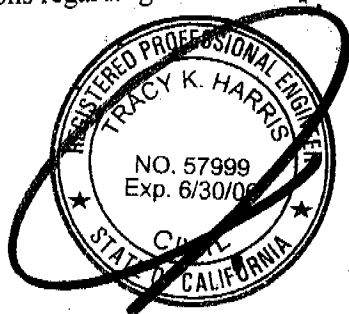
- 1 \_\_\_\_\_ MAS at 32" o.c.
- 2 \_\_\_\_\_ MAS at 24" o.c.
- 3 \_\_\_\_\_ MAS at 16" o.c.
- 4 \_\_\_\_\_ MAS at 12" o.c.
- 5A \_\_\_\_\_ MAS at 12" o.c.

Shearwall types specifying 3X sill plates require anchor bolts per plans. MAS anchors are not permitted on 3X sill plates.

If there are any questions regarding this matter, please feel free to call.

Sincerely,

Tracy K. Harris, P.E.



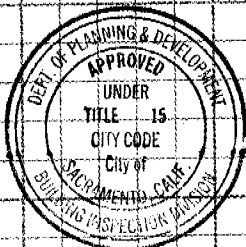
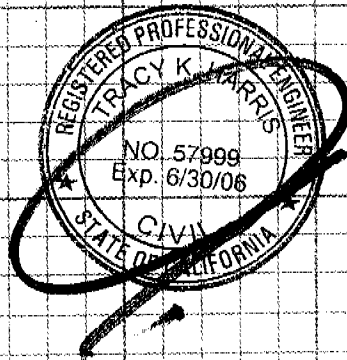
PROJECT: ROSEGARDEN I/ROSEGARDEN II

DATE: 4-9-03 JOB # US382

CLIENT: USHOME

BY: TH PAGE: 1 OF 1

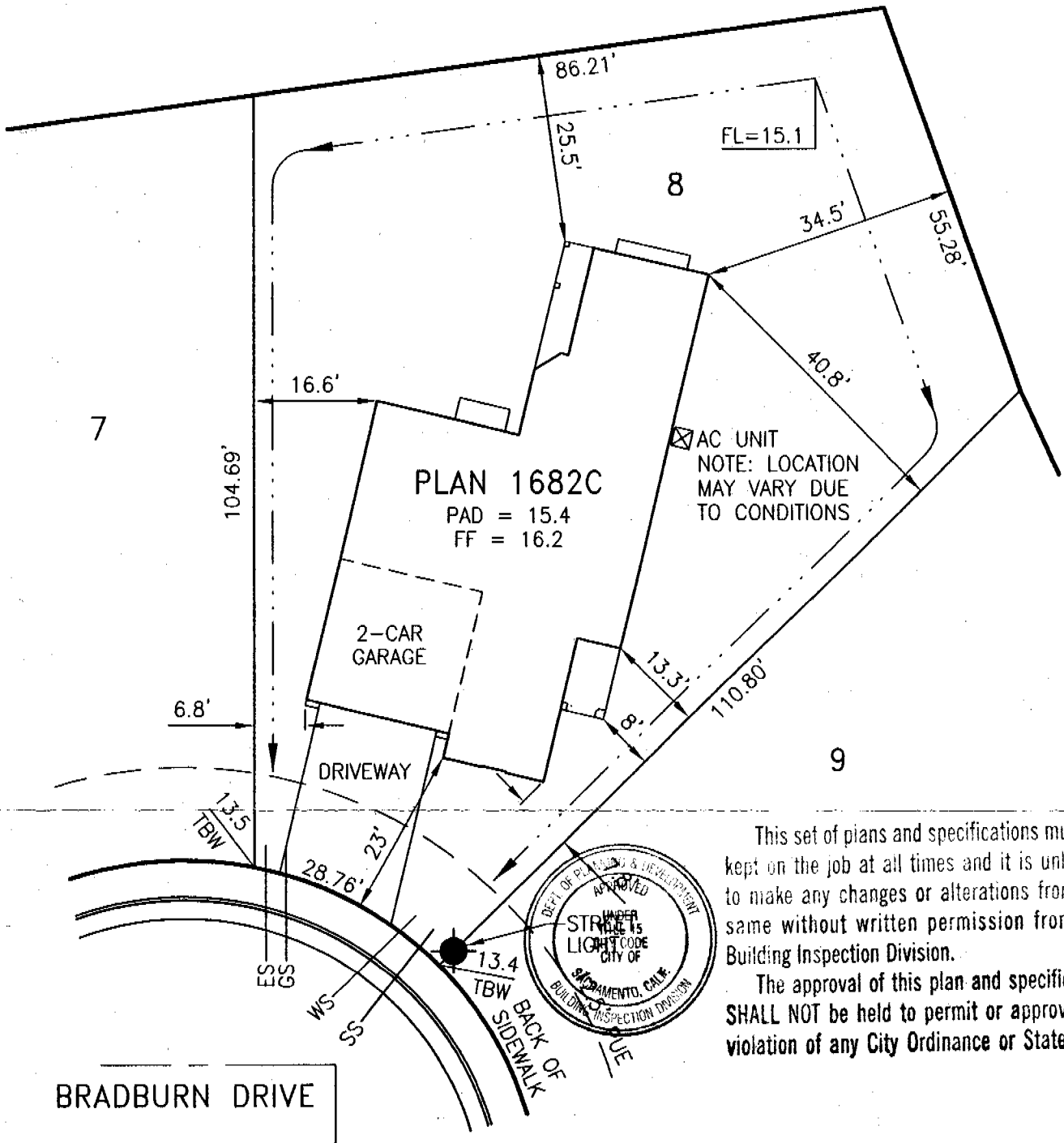
IT IS O.K. TO USE SIMPSON LMA4/LMA6 OR MA4/MA6 ANCHORS SPACED AT 10" O.C. AT TYPE  $\Delta$  STEAIRWALLS IN LIEU OF THE PLAN SPECIFIED ANCHOR BOLTS AT THE TYPE  $\Delta$  STEAIRWALLS.



This set of plans and specifications must be kept on the job at all times and it is unlawful 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 approve the violation of any City Ordinance or State Law

THIS PLAN IS PREPARED TO SHOW THE DIMENSIONAL RELATIONSHIP FROM BUILDING FOUNDATION TO PROPERTY LINES, DRAINAGE CONTROL ELEVATIONS AND DIRECTION OF DRAINAGE FLOW. THIS IS DONE TO CONFORM TO LOCAL ORDINANCES FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE. INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE EXCEPT FOR MINIMUM SETBACKS WHICH ARE REQUIRED BY LOCAL ORDINANCE. THIS PLAN DOES NOT REFLECT AS BUILT CONDITIONS WHICH WILL LIKELY VARY FROM THIS PLAN.



This set of plans and specifications must be kept on the job at all times and it is unlawful 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 approve the violation of any City Ordinance or State Law.

Approved By:	US Home Corp. Rep.	Date
Revision	Approved By	Date
▲		
▲		

LOT AREA: 9228 SF  
 ALLOWED LOT COVERAGE: 4153 SF = 45.0%  
 ACTUAL LOT COVERAGE: 2082 SF = 22.6%  
 REAR YARD AREA: 5300 SF  
 NUMBER OF BEDROOMS:

It is understood that the drainage areas, slopes and grades shall not be altered, changed, blocked, modified or in any way be reconstructed by Owner contrary to what is depicted on this Plot Plan. THESE CONDITIONS RUN WITH THE LAND AND ARE BINDING ON ALL SUBSEQUENT OWNERS. All setback dimensions and elevations as shown may be adjusted to fit field conditions.

Plot Plan for Meadows Village 1 Phase 1  
**Rosegarden 2**  
 2247 Bradburn Drive, Sacramento, CA 95835  
 PPA Job #005009  
**Lot 8**  
 APN 201-0670-008

**US Home Corporation - Sacramento Division**  
 2366 Gold Meadow Way, Suite 200, Gold River, CA 95670 Phone (916) 858-3900 Fax (916) 858-3925

**Plot Plan Associates** www.plotplans.org Date Drawn: 03/26/03 Scale: 1"=20'  
 PO Box 435 Citrus Heights CA 95611-0435 (916) 769-9063 Date Revised: - Drawn By: MRM

D:/005009/Plotplans/0050008.dwg