

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0011326  
Insp Area: 4

Site Address: 2298 ANTON WY SAC  
Parcel No: 225-1150-002 PKWY PLZ 1 LOT 2

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

CONTRACTOR  
LENNAR RENAISSANCE INC.  
2240 DOUGLAS BL  
ROSEVILLE CA. 95661

OWNER

ARCHITECT

Nature of Work: NSFR MP601 1 STORY 8 RMS

**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 732348 Date 2/28/01 Contractor Signature [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 \_\_\_\_\_ 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 above mentioned property for inspection purposes.

Date 10-11-00 Applicant/Agent Signature [Signature]

**WORKER'S COMPENSATION DECLARATION:** I hereby affirm under penalty of perjury one of the following declarations:

[Signature] 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.

[Signature] 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 TRANSCONTINENTAL INSURANCE CO Policy Number WC166792277

DEPARTMENT OF  
SACRAMENTO  
AND DEVELOPMENT  
2000  
Exp. Date: 6/1/2001

[Signature] (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 10-11-00 Applicant Signature [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.**

# RESIDENTIAL BUILDING PERMIT APPLICATION

 New Construction

 Addition

 Remodels

 Other

 Project Address: 2298 ANTON WAY

 Assessor Parcel # LOT 02 225-115-002

 OWNER INFORMATION: PARKWAY PLAZA UNIT 3

 Legal Property Owner: LENNAR RENAISSANCE Phone # (916) 773-7471  
 Owner Address: 2240 DOUGLAS BLVD. City ROSEVILLE State CA Zip 95661
**CONTRACTOR INFORMATION:**

 Contractor: LENNAR RENAISSANCE Lic. # 732348 Phone # (916) 773-747 Fax# (916) 773-4086
**PROJECT INFORMATION:**

 Land Use Zone R1A Occupancy Group R3 Construction Type UM Fed Code 1A  
 No. of stories: 1 No. of rooms: \_\_\_\_\_ Street width: 40'  
 1<sup>st</sup> Floor Area 2191 2<sup>nd</sup> Floor Area \_\_\_\_\_ Basement N/A Roof Material TILE
**AREA IN SQUARE FOOT OF:**
**EXISTING**
**NEW**

Dwelling/Living	_____	<u>2191</u>
Garage/Storage	_____	<u>633</u>
Decks/Balconies	_____	_____
Carports	_____	_____

 SCOPE OF WORK: NEW CONSTRUCTION SFD
**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               |   |   |

## NEW STRUCTURES & ADDITIONS

❖ THE FOLLOWING MUST BE PROVIDED IN ORDER TO SUBMIT FOR PLAN REVIEW

- |   |   |
|---|---|
| <input type="checkbox"/> 2 COMPLETE PLANS, LEGIBLE & DRAWN TO SCALE   | ❖ Plans to include: site plan, floor plan, elevations, roof/ceiling plan, foundation and structural framing details, and structural calculations for non-conforming structures. |
| <input type="checkbox"/> 3 SETS IF PROJECT IS IN A DESIGN REVIEW AREA |   |
| <input type="checkbox"/> Title 24 Energy Compliance documentation     | <input type="checkbox"/> 11" x 17" copy of floor plan for County Assessor   |
| <input type="checkbox"/> Grading and Erosion Control Questionnaire    | <input type="checkbox"/> Plan Review Fees   |

Date \_\_\_\_\_

Received by: (staff) \_\_\_\_\_

ACTIVITY/PERMIT # \_\_\_\_\_

# CERTIFICATION OF INSULATION

PART I GENERAL

ADDRESS OR TRACT WINDCREST #002 The willows	SACRAMENTO INSULATION CONTRACTORS <input checked="" type="checkbox"/> P.O. BOX 854, WEST SACRAMENTO, CA 95691 LIC. #202026 <input type="checkbox"/> 1309 MELODY ROAD, MARYSVILLE, CA 95901 LIC. #202026 <input type="checkbox"/> P.O. BOX 9651, FRESNO, CA 93793-9651 LIC. #202026 <input type="checkbox"/> P.O. BOX 1631, RENO, NV 89505 LIC. #10675 <input type="checkbox"/> 3326 A PONDEROSA WAY, LAS VEGAS, NV 89118 LIC. #10675 DATE INSULATION COMPLETED
---	--

PART II AREAS INSULATED

WALLS		CEILING			FLOORS	
SQUARE FEET		SQUARE FEET			SQUARE FEET	
TYPE OF INSULATION		TYPE OF INSULATION			TYPE OF INSULATION	
MATERIAL	FIBERGLASS	MATERIAL	FIBERGLASS	MATERIAL	FIBERGLASS	
FORM	BATTS	FORM	BATTS & BLOW	FORM	BATTS	
MANUFACTURER'S PRODUCT ID		MANUFACTURER'S PRODUCT ID			MANUFACTURER'S PRODUCT ID	
MANUFACTURER		MANUFACTURER			MANUFACTURER	
OCF		OCF			OCF	
R-VALUE INSTALLED	APPLIED THICKNESS	R-VALUE INSTALLED	APPLIED THICKNESS	MIN. INSTALLED WEIGHT PER SQUARE FOOT	R-VALUE INSTALLED	APPLIED THICKNESS
13	3 5/8	38 38	12 1/4 14 3/4			
KNEE WALLS IF R-VALUE IS OTHER THAN WALLS ABOVE						
MATERIAL	FORM	R-VALUE	MANUFACTURER			
FIBERGLASS	BATTS		OCF			
AIR INFILTRATION SEALANT						
MATERIAL	MANUFACTURER					
FOAM	W R GRACE					

**THIS IS TO CERTIFY THAT INSULATION AND/OR SEALANT HAS BEEN INSTALLED IN CONFORMANCE WITH APPLICABLE CODES, MATERIAL STANDARDS AND REGULATIONS.**

SIGNATURE - INSULATION CONTRACTOR	TITLE	DATE
<i>Bill Croym</i>	MANAGER	2-6-01
SIGNATURE - GENERAL CONTRACTOR	TITLE	DATE

REMARKS

# OMEGA PRODUCTS CORP.

DIAMOND WALL INSULATING STUCCO SYSTEM

JOB ADDRESS:

ICBO Report #4004

WINDHURST WILLOWS  
LOT 2

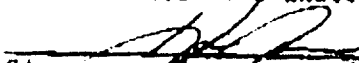
Date of Job Completion 1-12-01

PLASTERING CONTRACTOR:

Name: STUCCO WORKS INC.  
Address: 5900 WAREHOUSE WAY, SACRAMENTO, CALIFORNIA 95826  
Telephone No: (916) 383-6699  
Contractor Number of Diamond Wall System 2175

This is to certify that the exterior coating system on the building exterior at the above address has been installed in accordance with the evaluation report specified above and the manufacturer's instructions.

10-23-00  
Date

  
Signature of authorized representative of  
Plastering Contractor

This installation card must be presented to the building inspector after completion of work and before final inspection.

# Village 1 Planning Conditions

garage; large porch with railing; living area and entry faces the street; and 2nd bedroom may be converted to a den; good plan for a corner lot.

**Plan 602:** Smallest of 3 two story homes; a 2 car and a 1 car garage face the front; the single car stall can be converted to flex space/ office - without the office option - the garage projects 11 feet and with the office option, the garage is flush with the living area; 4<sup>th</sup> bedroom can be converted to a den; Bedroom 3 is located over the 2 car garage; a 1½ story grand entry feature is included on each elevation; this plan with 3 car garages is not acceptable on a corner lot because of the conflict of the single car driveway with the side street; this plan with 2 car/ flex option is a good corner lot plan.

**Plan 603:** Mid-size of 3 two story homes; a 2 car and a 1 car garage are provided; the 2 car garage is side on to the street and projects 21 feet from the living area without the office option and projects 18 feet from the living area with the office option; Bedroom 4 can be converted to an activity area and the den can be converted to an additional bedroom; single story over the 2 car garage and 2 story over the single car garage; not a good plan for a corner lot because of the conflict with the single car driveway and the side street.

**Plan 604:** Largest of 3 two story homes; 3 car garage faces the street; no option for a 2 car garage; single story over the garage; large porch across the living area; Bedroom 5 can be converted to a den and the Activity Area can be converted to an additional bedroom; good plan for a corner lot

**Corner Lots:** Twenty-three corner lots are included in the villages (see Exhibit 1). The following plans are acceptable on a corner lot: Plan 601; Plan 602 with the 2 car/ flex option; and Plan 604. Planning staff will condition that Plan 603 or Plan 602 with 3 car garage is not allowed on a corner lot.

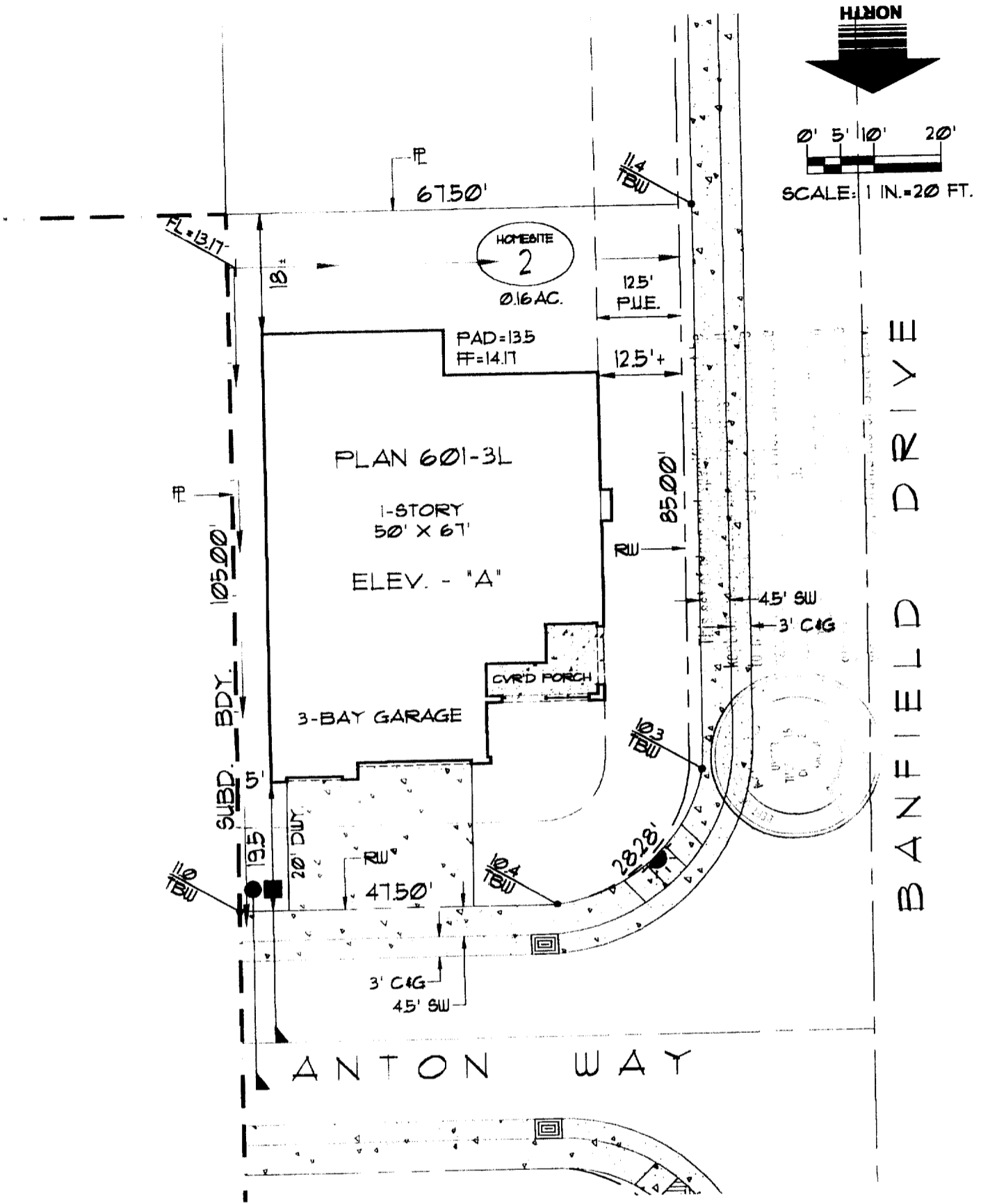
**Plan 601:** Planning staff is concerned about Plan 601 because the portion of the front elevation devoted to the 3 car garage is significantly wider than the entry and living area portion. Planning staff has conditioned the project to provide one or more of the following enhancements on each Plan 601 home: 1) windows in all three garage doors; and/or 2) detailing on the garage, such as lights or an address box on each of the three uprights (2 outside edges and 1 between the two garages). Also, no more than one Plan 601 home in a row on the street face will be allowed. The applicant has already complied with the requirement to score the driveway to minimize the concrete mass of the three car driveway.

**Plans 602 and 603:** Planning staff is concerned with Plan 602 and 603 because no living area faces the street unless the office option is exercised. Plan 603 without the flex space is acceptable to staff in that two rooms in the second story provide visibility to the front yard and the two car garage is minimized by turning it sideways. No conditions, other than the corner lot prohibition, will be placed on Plan 603. However, Plan 602 has almost no visibility into the front yard from the home and the front elevation consists almost entirely of garage area. Planning staff proposes the following condition for Plan 602: A maximum of 50 percent of all the Plan 602 homes throughout Villages 1 and 3 may be constructed with the three car garage option. A minimum of 50 percent of all the Plan 602 homes shall have one or more of the following enhancements: 1) convert the single car garage to flex space; and/or 2) provide a loft, tech nook, or other room with windows in the second story that overlooks the front yard.

The applicant has agreed to these conditions related to Plans 601, 602, and 603. If compliance with the 50 percent maximum 3 car garage condition on Plan 602 proves infeasible as the homes are built, the home builder can request a modification to the condition through a Planning Director's Special Permit

# plot plan


THIS PLOT PLAN IS FOR THE PURPOSE OF SHOWING THE HOUSE TO BE CONSTRUCTED ON THE LOT AND MAY NOT REPRESENT THE FINAL AS-BUILT CONFIGURATION OF THE PROPERTY OR IMPROVEMENTS THEREON. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED, NOR IS IT A PART OF ANY POLICY, REPORT OR GUARANTEE TO WHICH IT MAY BE ATTACHED. ACTUAL DIMENSIONS, OTHER THAN MINIMUM ORDINANCE, MAY VARY OR CHANGE WITHOUT PRIOR NOTICE, DUE TO ACTUAL SITE CONDITIONS.



lot coverage	
LOT AREA:	1002 #
BUILDING:	2951 #
BLDG./ LOT AREA:	43 %

retaining wall	
HEIGHT:	_____
LENGTH:	_____
DISTANCE FROM P.L.:	_____

symbols legend	
DROP INLET:	
ELECTRIC SERVICE BOX:	
FIRE HYDRANT:	
FLOW LINE HIGH POINT:	FL=23.4
GAS SERVICE:	
PAD-MOUNT TRANSFORMER:	
SEWER SVC.:	
STREET LIGHT:	
TOP-BACK OF SIDEWALK ELEV.:	123.4 TBW
SWALE (FLOW DIRECTION):	
WATER SVC.:	
EXTENTS OF 2ND STORY LEVEL:	



## Winncrest Homes

# The Willows

A Parkway Plaza Community

## home site #2

### 2298 Anton Way

PARKWAY PLAZA UNIT No. 1  
CITY OF SACRAMENTO, CALIFORNIA  
a.p.n.: 225-0115-002

**general notes**

- MEASUREMENTS ALONG CURVED LINES ARE CHORD LENGTHS, U.O.N.
- SETBACK DIMENSIONS ARE ROUNDED DOWN TO NEAREST HALF UNIT, U.O.N.
- MAXIMUM ALLOWABLE LOT COVERAGE IS 45 PERCENT FOR ONE STORY AND 40 PERCENT FOR TWO STORY HOMES.

32	BCB	9/5/00	20:1
phase	drawn by	ISSUE	scale