

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0311728  
Insp Area: 4  
Thos Bros:  
Sub-Type: NSFR  
Housing (Y/N):

Site Address: 5418 ALVOCA WY SAC  
Parcel No: 201-0860-076  
N

NORTHPOINTE PARK VIL. 23 LOT 76

**CONTRACTOR**  
LENNAR RENAISSANCE INC  
2240 DOUGLAS BL  
ROSEVILLE, CA 95661

**OWNER**

**ARCHITECT**

Nature of Work: MP323X 2 STORY 10 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 732348 Date \_\_\_\_\_ 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 \_\_\_\_\_

PAID  
CITY OF SACRAMENTO  
AUG 25 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 8-24-03 Applicant/Agent Signature [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 OLD REPUBLIC INS. CO. Policy Number MWC10845400 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 8-24-03 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

LOT # 76

Project Address: 5418 ALUOCA WAY

Assessor Parcel # 201-0680-076

**OWNER INFORMATION:**

NORTHPOINTE PARK VILLAGE 23

Legal Property Owner: <u>LENNAR RENAISSANCE</u>	Phone # <u>(916)773-7471</u>
Owner Address: <u>2240 DOUGLAS BLVD.</u>	City <u>ROSEVILLE</u> State <u>CA</u> Zip <u>95661</u>

**CONTRACTOR INFORMATION:**

0311 728

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

Land Use Zone <u>M/A</u>	Occupancy Group <u>R3</u>	Construction Type <u>VN</u>	Fed Code <u>1A</u>
No. of stories: <u>TWO</u>	No. of rooms: <u>10</u>	Street width: <u>40'</u>	
1 <sup>st</sup> Floor Area <u>1024</u>	2 <sup>nd</sup> Floor Area <u>1005</u>	Basement <u>M/A</u>	Roof Material <u>TILE</u>
<b>AREA IN SQUARE FOOT OF:</b>		<b>EXISTING</b>	<b>NEW</b>
Dwelling/Living	_____	_____	<u>2029</u>
Garage/Storage	_____	_____	<u>463</u>
Decks/Balconies	_____	_____	_____
Carports	_____	_____	_____
<b>SCOPE OF WORK:</b> <u>NEW SFD</u>			
<u>PLAN # 323X</u>			

**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

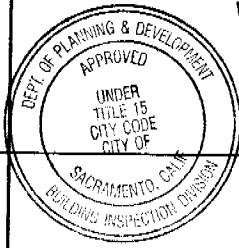
Date: \_\_\_\_\_

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

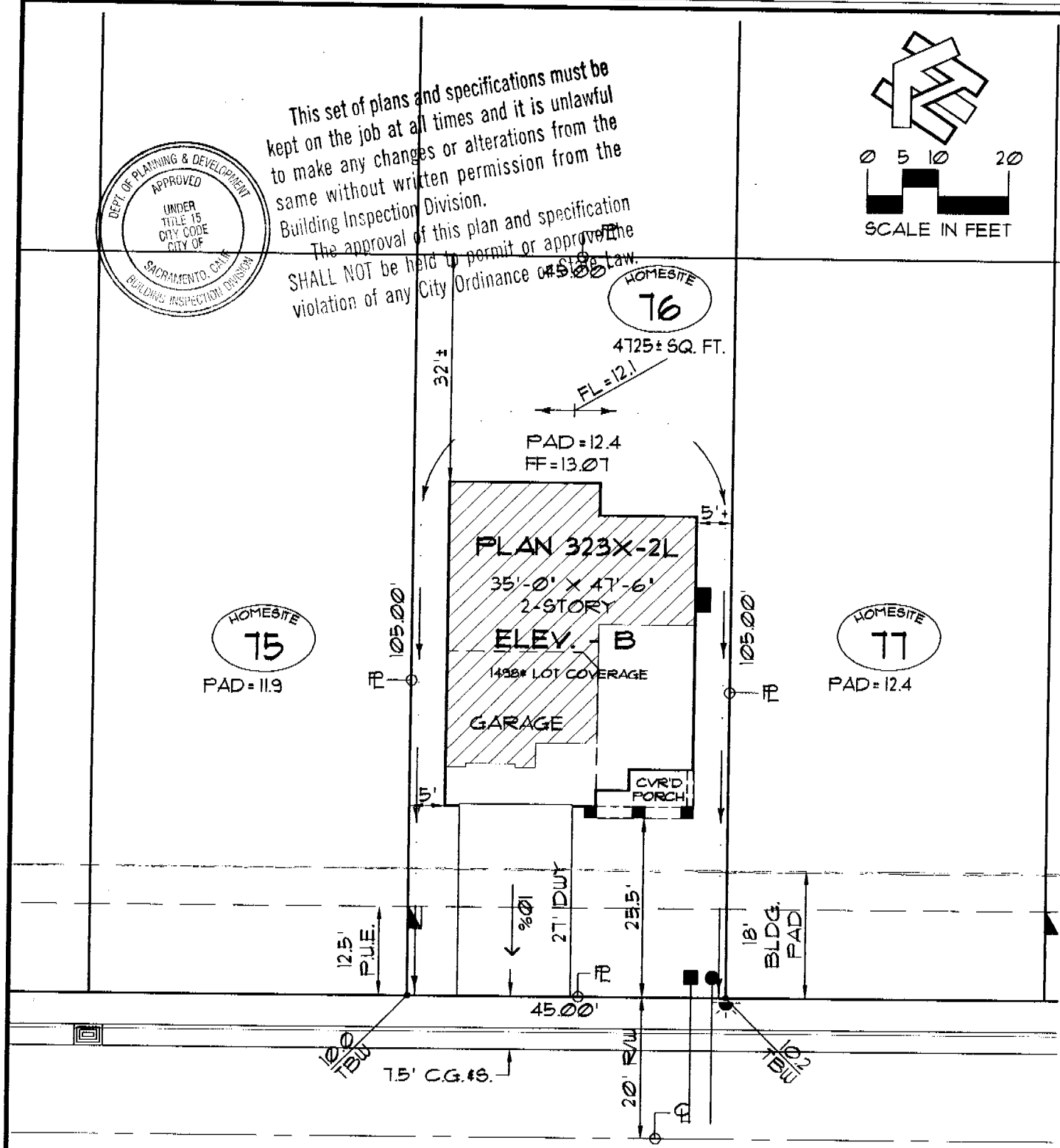
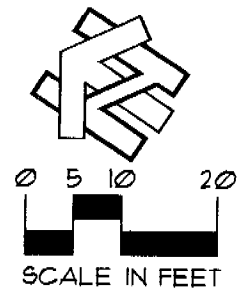
ACTIVITY/PERMIT #
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# plot plan

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.



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.



lot coverage	
LOT AREA:	4725± #
BUILDING:	1498 #
BLDG./ LOT AREA:	32 %

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 TEW
SUALE (FLOW DIRECTION):	
WATER SVC.:	
EXTENTS OF 2ND STORY LEVEL:	



AMBER LANE  
A REGENCY PARK COMMUNITY

home site #76  
5418 Alvoca Way  
NORTHPOINTE PARK VILLAGE 23  
CITY OF SACRAMENTO, CALIFORNIA  
a.p.n.: 201-0680-076

general notes

- 1) DIMENSIONS ALONG CURVED LINES ARE CHORD LENGTHS, U.O.N.
- 2) SETBACK DIMENSIONS ARE ROUNDED DOWN TO NEAREST HALF UNIT, U.O.N.
- 3) FOOTPRINT AREA CALCULATIONS (#) ARE BASED ON PLAN DIMENSIONS ONLY AND DO NOT INCLUDE COVERED ENTRIES, PORCHES OR ARCHITECTURAL PROJECTIONS.

3.2	BCB	7/7/03	20:1
phase	drawn by	issue	scale



Planning and Building Department  
Building Division

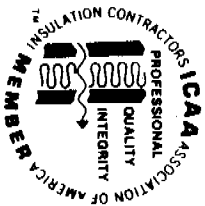
**CITY OF SACRAMENTO**  
CALIFORNIA

**Downtown Permits Center**  
1231 I Street, #200  
Sacramento, CA 95814-2998  
**North Permits Center**  
2101 Arena Blvd., Suite 200  
Sacramento, CA 95834

ADDRESS 5418 Alvoa PERMIT NO. \_\_\_\_\_

INSPECTION COMMENTS	PERMIT DOCUMENTS
12-23-03 J/K B-26 AP	
1-15-04 SR B-21- SR	
1/5/04 B-17 AP MC	
12/23/03 B-26 AP J/K	
1/16/04 B-81/B-18/B-14 AP MA	
1-26-04 AP-P-47 SR	
3/25/04 C/N B29 OK	
3-26-04 FINAL OK-AP 4. (Signature)	

FINAL APPROVALS	
BUILDING	
ELECTRICAL	
PLUMBING	
MECHANICAL	
FIRE	
SITE	



**INSULATION CONTRACTORS  
ASSOCIATION  
OF AMERICA**

INSULATION  
CERTIFICATE  
49093

1321 DUKE STREET, SUITE 303 • ALEXANDRIA, VA 22314 • (703) 739-0356

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:

Waverst LOT # 76 TRACT # Amber Lane

STREET 5410 Alvarado Way CITY San

**EXTERIOR WALLS:**

MANUFACTURER Fg THICKNESS/TYPE 3 5/8 R- VALUE 13

**CEILING:**

BATTS: MANUFACTURER Fg THICKNESS/TYPE 12 R- VALUE 38

BLOWN IN: MANUFACTURER CT THICKNESS/TYPE 14 3/4 R- VALUE 38

SQUARE FOOTAGE COVERED 1356 NUMBER OF BAGS USED 31

FLOORS: MANUFACTURER THICKNESS/TYPE R- VALUE

SLAB ON GRADE: MANUFACTURER THICKNESS/TYPE R- VALUE

WIDTH OF INSULATION \_\_\_\_\_ INCHES R- VALUE

FOUNDATION WALLS: MANUFACTURER THICKNESS/TYPE R- VALUE

GENERAL CONTRACTOR \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

INSULATION CONTRACTOR **ARCADE INSULATION** DATE 2-13-04

CALIFORNIA CONTRACTORS LICENSE #815286  
NEVADA CONTRACTORS LICENSE #55201  
SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

# KwikKote

No. 200-917352

## Stucco System Installation Card

Job Name: AMBER LANE @ REGENCY PARK  
Address: 5418 ALVOCA WAY  
SACRAMENTO,  
Lot #: 0076-23

Stucco System Trade Name: KWIK KOTE  
Stucco System Manufacturer: KWIK KOTE CORP.

ICBO Evaluation Service, Inc.  
Report No. 3607  
Date of Job Completion:

Home Builder: LENNAR RENAISSANCE/WINNCREST  
Address: 2240 DOUGLAS BLVD #250  
ROSEVILLE, CA

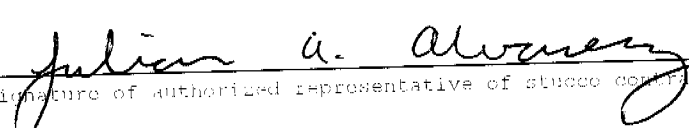
Stucco Contractor: KENYON PLASTERING, INC.  
Address: PO BOX 2077  
North Highlands, CA

Telephone Number: 916/349-8191

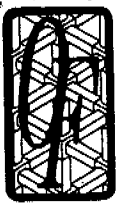
Approved Contractor Number as  
issued by the Stucco Manufacturer: 1001

Card Print Date: 09/15/2003

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

  
Signature of authorized representative of stucco contractor

12-22-03  
Date



# O'Connor Freeman & Associates, Inc.

*Structural Engineering Services*

December 22, 2003

Joel Johnson

**Winncrest Homes**

1075 Creekside Ridge Dr. Suite 100  
Roseville, CA 95678

Re: Wall/Collector Support Clarification – Plan 324 – Regency Park 35 / Amber Lane  
O'Connor Freeman Job Number: E020401

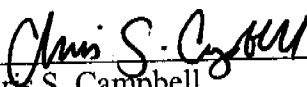
Dear Joel:

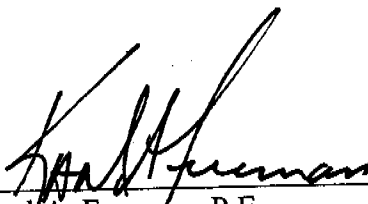
You recently contacted our office with an issue that came up during a recent inspection of a Plan 324 at the Amber Lane subdivision in Sacramento, California. Specifically, the collector truss was shown on the structural roof framing plan to not align with the wall below and this created a question regarding both the bearing support provided to that truss as well as the ability to properly transfer shear to the wall off-line from the truss. You provided a fax detailing the issues to our office and requested that we address this issue directly and provide an engineered fix should one be required.

We reviewed the fax you provided to us and the framing shows that adequate bearing support is provided to the popped-out portion of the roof at the front of Bedroom 2. The pop-outs are meant to be supported on the trusses below, and the load requirements are essentially negligible. The lumber used for the shear transfer per the attached fax exhibits is also adequate. It is not necessary to provide full "bearing" for the 2x member per detail 20/SD as long as adequate nailing is otherwise properly attaching the bottom chord of the collector truss to the top plate. Therefore, no changes are required.

Make sure the two original wet stamped and signed copies of this letter are submitted to the Building Inspector or Building Department for review and approval. If you should have any further questions or comments please do not hesitate to call.

Sincerely,

  
Chris S. Campbell  
Staff Engineer

  
Karl A. Freeman, P.E.  
Registered Civil Engineer #50639



Enclosures: fax exhibits (4)  
cc: File

# AMBER LANE

BY : WINNCREST HOMES  
@ REGENCY PARK

TO: Chris Campbell DATE 12-18-03

FROM: Joel PHONE 416-7460

RE: Happy Holidays! PAGES 4 total

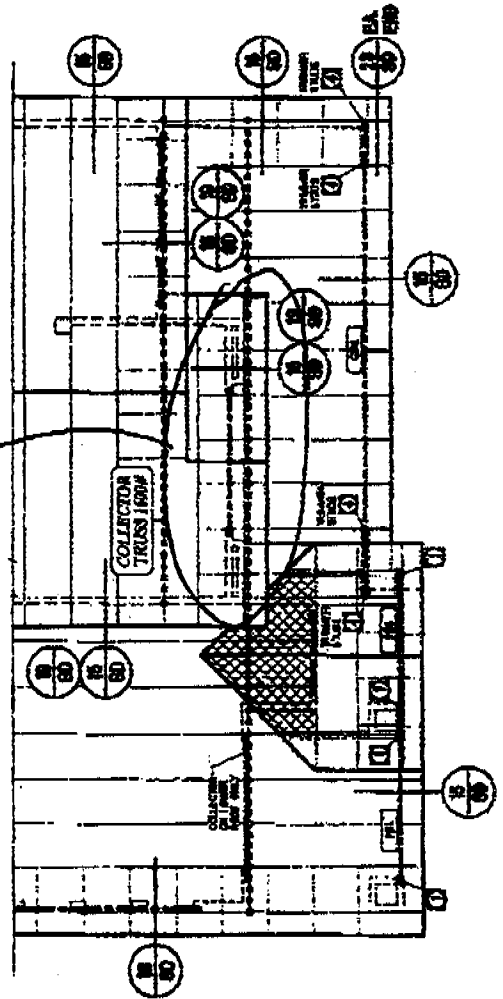
Chris, I need clarification on the 323/323K  
City inspector wants a letter addressing the front gable  
bearing on a non bearing wall, and the shear transfer.  
In the home that was inspected, the framer used a 2x6  
which bears 2" on to the top plate, to tie the truss  
to the wall, as shown in SD20. So I have  
three issues.

- 1) Is the truss bearing on a non-bearing wall?
- 2) Can the Alternate be used on SD20 for the gable end detail (plan only shows SD16)?
- 3) Is it acceptable (in this case) to use a 2x6 which only bears 2" on the top plates?



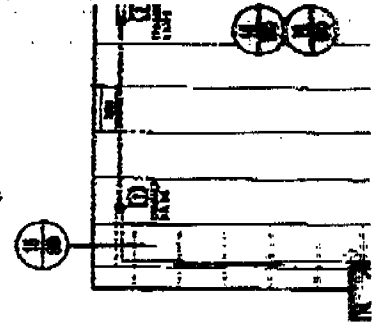
S3.4

The truss bears on the pop-out portions,  
on each side of the window. The pop-out  
will bear on the jack trusses, next to the  
gauge beam.



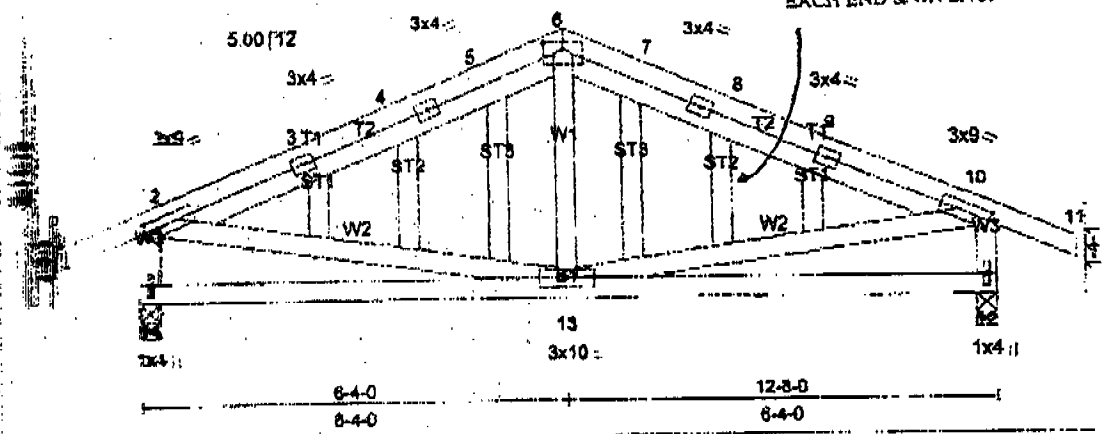
NOTE TO TRUSS MANUFACTURER:  
ANY CHANGE IN THE ROOF TRUSS  
LAYOUT SHALL BE BROUGHT TO  
THE ATTENTION OF THE PROJECT  
ENGINEER PRIOR TO BUILDING  
DEPARTMENT SUBMITTAL.  
FAILURE TO DO SO WILL BE AT  
THE TRUSS MANUFACTURER'S  
OWN FINANCIAL RISK.

NC  
CC  
DE  
LA



6-4-0 12-8-0 13-10-0  
 6-4-0 6-4-0 1-2-0

NOTE: CONNECT ALL GABLE STUDS USING 1x4 PLATES AT EACH END & ON EACH FACE



SPACING	2-0-0	CSI		DEFL (in) (loc)	U/def	PLATES GRIP	
Plum Increase	1.00	TC	0.18	Var(LL)	-0.04 13-14	M20	220/95
Lumber Increase	1.25	BC	0.26	Var(TL)	-0.08 13-14		
Exp Stress Incr	YES	WB	0.10	Horz(TL)	0.00 12		
Code	UBC97/ANSI95			1st LC LL Min U/def	= 380		Weight: 93 lb

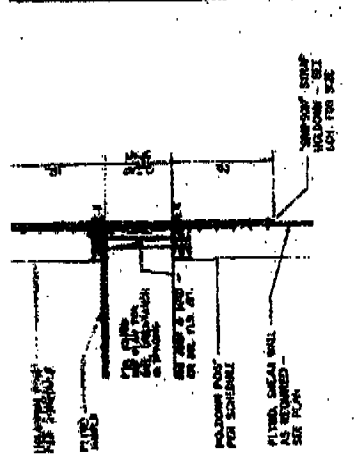
BRACING  
 TOP CHORD Sheathed or 6-0-0 on center purlin spacing, except end verticals.  
 BOT CHORD Rigid ceiling directly applied or 10-0-0 on center bracing.

DEFINITIONS: 2&B-G  
 2&B-G  
 2&B-G "Except"  
 2&B-G No. 1&B-G, WS 2 X 4 DF No. 1&B-G  
 2&B-G  
 12-5470-3-6, 12-5370-3-8  
 Case Only  
 3-4=448, 3-4=448, 4-6=448, 5-8=448, 6-7=448, 7-8=443, 8-9=448, 9-10=448, 10-11=15, 2-14=526, 10-12=521  
 12-13=158  
 3-13=250, 10-13=251

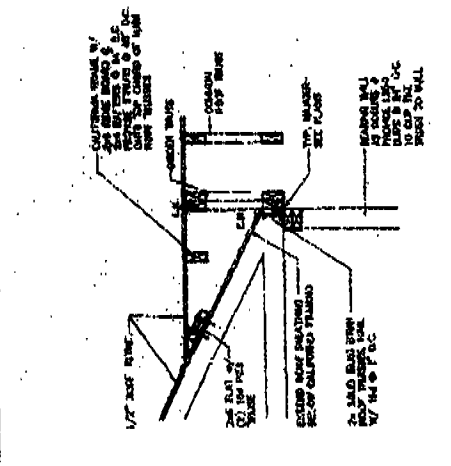
Designed for unbalanced loading conditions.  
 unless otherwise indicated.  
 braced from one face or securely braced against lateral movement (i.e. diagonal web).  
 1-4-0 on center.  
 designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads per Table No. 13-B, UBC-97.  
 20% has been applied for the green lumber members.  
 designed with ANSI/TPI 1-1995 criteria.

OCT 07 2002

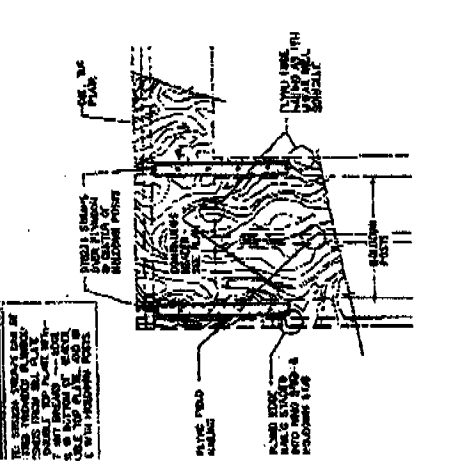




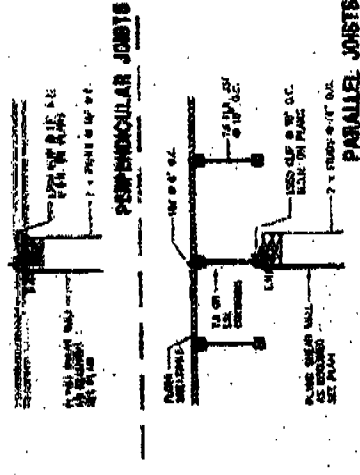
**11** FLOOR STRAP HOLDOWN DETAIL



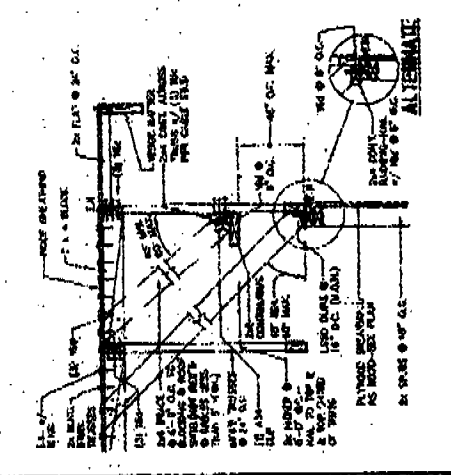
**17** ROOF FRAMING DETAIL



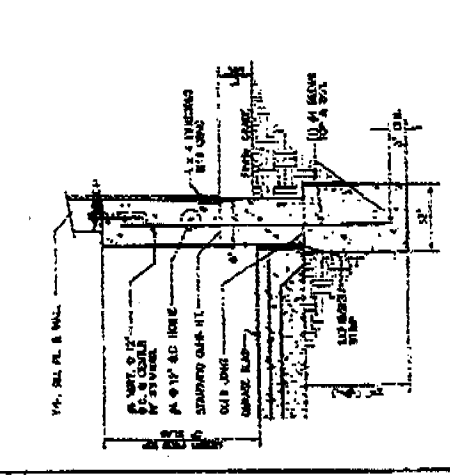
**23** CONTINUOUS HEADER DETAIL



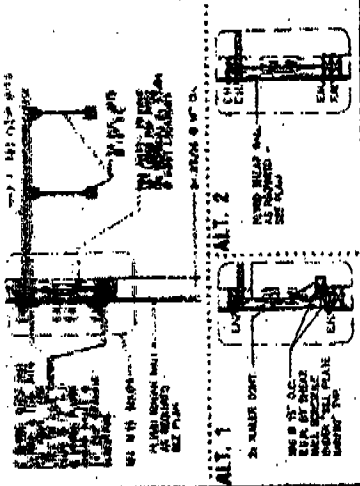
**10** INTERIOR SHEAR TRANSFER



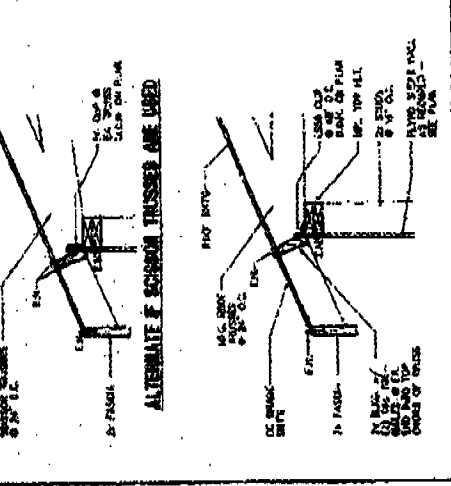
**18** CABLE END DETAIL



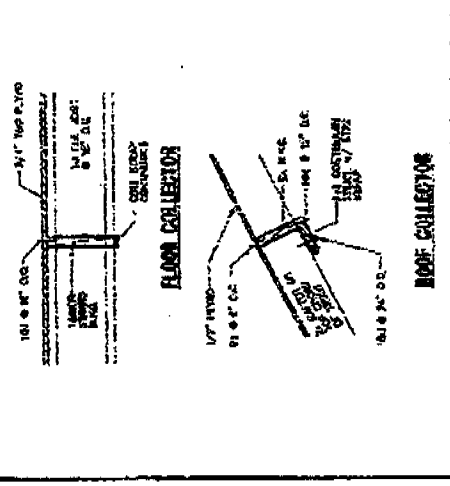
**22** TALL CURB DETAIL



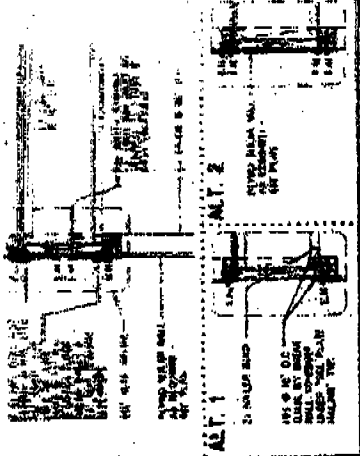
**9** FLOOR SHEAR TRANSFER



**15** ROOF EAVE SHEAR TRANSFER

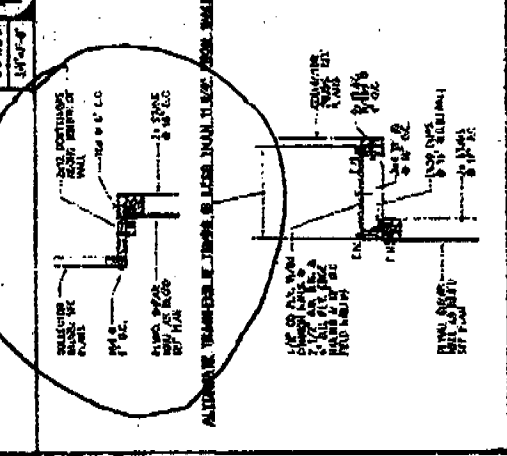


**21** SHEAR COLLECTOR DETAIL



**FLOOR SHEAR TRANSFER**

THIS SPACE INTENTIONALLY LEFT BLANK



**SHEAR TRANSFER DETAIL**