

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9911769
Insp Area: 4

Site Address: 5258 FREDERICKSBURG WY SAC
Parcel No: 201-0390-028 LOT 25 NORTHBOROUGH 6-2

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

CONTRACTOR
MORRISON HOMES
1344 COLOMA RD
GOLD RIVER CA 95670

OWNER

ARCHITECT

Nature of Work: NSFR MP3417 2 STORY 11 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 C License Number 5094652 Date 10/23/99 Contractor Signature Juan Bell

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 abovementioned property for inspection purposes.

Date 10/23/99 Applicant/Agent Signature Juan Bell

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 ZURICH-AMERICAN INS. CO Policy Number WC2815412-01 Exp Date 11/01/1999

(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 10/23/99 Applicant Signature Juan Bell

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.

OMEGA PRODUCTS CORP.

DIAMOND WALL INSULATING STUCCO SYSTEM

ICBO Report 04004

Date of Job Completion 2-3-00

ADDRESS:

MORRISON - Homes
HACIENDA

PLASTERING CONTRACTOR:

STUCCO WORKS INC.

5900 WAREHOUSE WAY, SACRAMENTO, CALIFORNIA 95826

Phone No: (916) 383-6699

Factor Number of Diamond Wall System 2175

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

[Signature]
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.

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

APPLICATION NO:

BLDG PERMIT NO:

GENERAL INFORMATION

THIS PERMIT GOOD ONLY WHEN
VALIDATED BY THE CASHIER

THIS PERMIT TO CONNECT EXPIRES
ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION

BUILDING USE

RESIDENTIAL

MF

COMMERCIAL

COMMERCIAL USE

UNITS

CONSTRUCTION

CONSTRUCTION

TOTAL FEE

2855

ADDRESS: _____
 CITY: _____
 COUNTY: _____
 ZIP: _____
 PHONE: _____
 PROJECT NAME: _____
 PROJECT ADDRESS: _____
 PROJECT CITY: _____
 PROJECT COUNTY: _____
 PROJECT ZIP: _____
 PROJECT PHONE: _____
 PROJECT CONTACT: _____
 PROJECT CONTACT PHONE: _____
 PROJECT CONTACT ADDRESS: _____
 PROJECT CONTACT CITY: _____
 PROJECT CONTACT COUNTY: _____
 PROJECT CONTACT ZIP: _____
 PROJECT CONTACT PHONE: _____

11

MCCREIGAN

26

HALLENDAY

SAC.

San Bernardino County

135 19

200

50

17,

12-

31

1550

18

1771

Morrison Homes

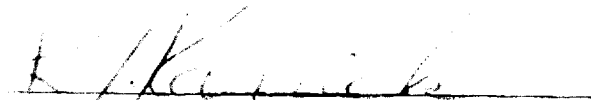
February 10, 2000

City of Sacramento
Building Department

Attention: Building Department

This letter states that the grading and landscaping of 25 (lot)
located at 5253 Redwoodway (address), permit # 99-1176-9
will be completed within 45 days.

Sincerely,


Builder, Morrison Homes

1130 Iron Point Road • Suite 120 • Folsom, CA 95630

Ph 916-355-8900 • Fx 916-355-8111

DALLAS AUSTIN FT LAUDERDALE HOUSTON ORLANDO PHOENIX SACRAMENTO SAN DIEGO TAMPA

TOTAL F.02

HOLDOWN PER PLAN
 SIMPSON "SET" EPOXY-TIE ADHESIVE. (ICBO #ER-5279) INSTALLATION PER MANUF. SPECIFICATIONS.

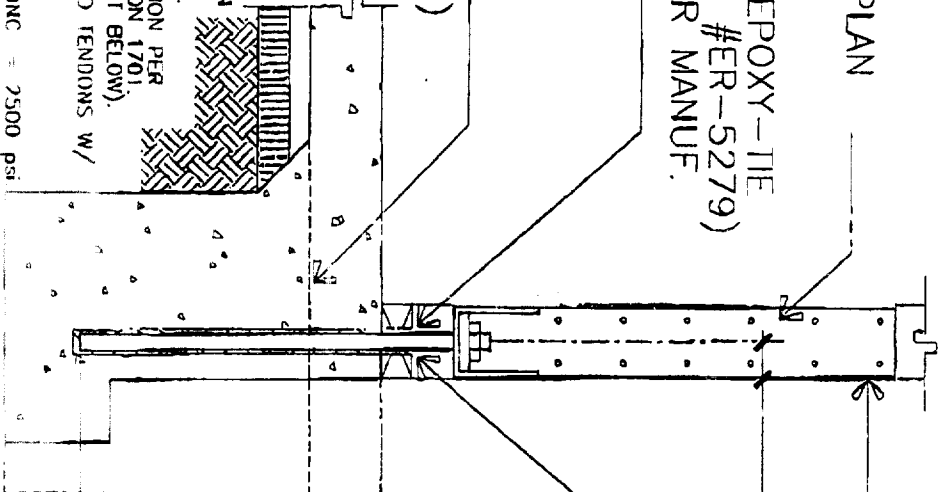
MIN. 4X4 POST WITH SHEAR MATERIAL E.N.
 CENTERLINE OF POST & HOLDOWN (1-3/4" MIN.)
 ALL THREAD ROD, A307 STEEL, PER CHART-BELOW. (L=EMBED. LENGTH OF ROD INTO CONC.)

COLD JOINT (WHERE OCCURS)

INTERIOR CONDITION (WHERE OCCURS)

SPECIAL NOTES

1. ANCHORS MUST BE UNDISTURBED FOR 48 HRS. AFTER INSTALLATION.
2. CONTACT ENGINEER WHEN AT TIME OF CONSTRUCTION THE TEMPERATURE IS NOT BETWEEN 45° F & 110° F.
3. PROVIDE SPECIAL INSPECTION PER UBC 1997 EDITION, SECTION 1701, (WHERE REQ'D. PER CHART BELOW).
4. VERIFY MIN. CLEARANCE TO TENDONS W/ POST-TENSION ENGINEER. (WHERE OCCURS.)
5. MIN. f'(c) OF EXISTING CONC = 2500 psi. MIN. END DISTANCE = 5" MIN. CONC. STEM WALL THICKNESS = 8"
6. USE HT122 FOR HD2A, HD5A, MT128B, STD14, AND HPAHD22(2P).
7. CONSULT THE ENGINEER IF L+2" EXCEEDS DEPTH OF EXISTING FOOTING.
8. THE HOLDOWN CAPACITY VALUE HAS BEEN INCREASED 33-1/3%.
9. THE CONTROLLING VALUE FOR WOOD/EPOXY CAPACITY IS SHOWN WITH BOLD NUMBERS

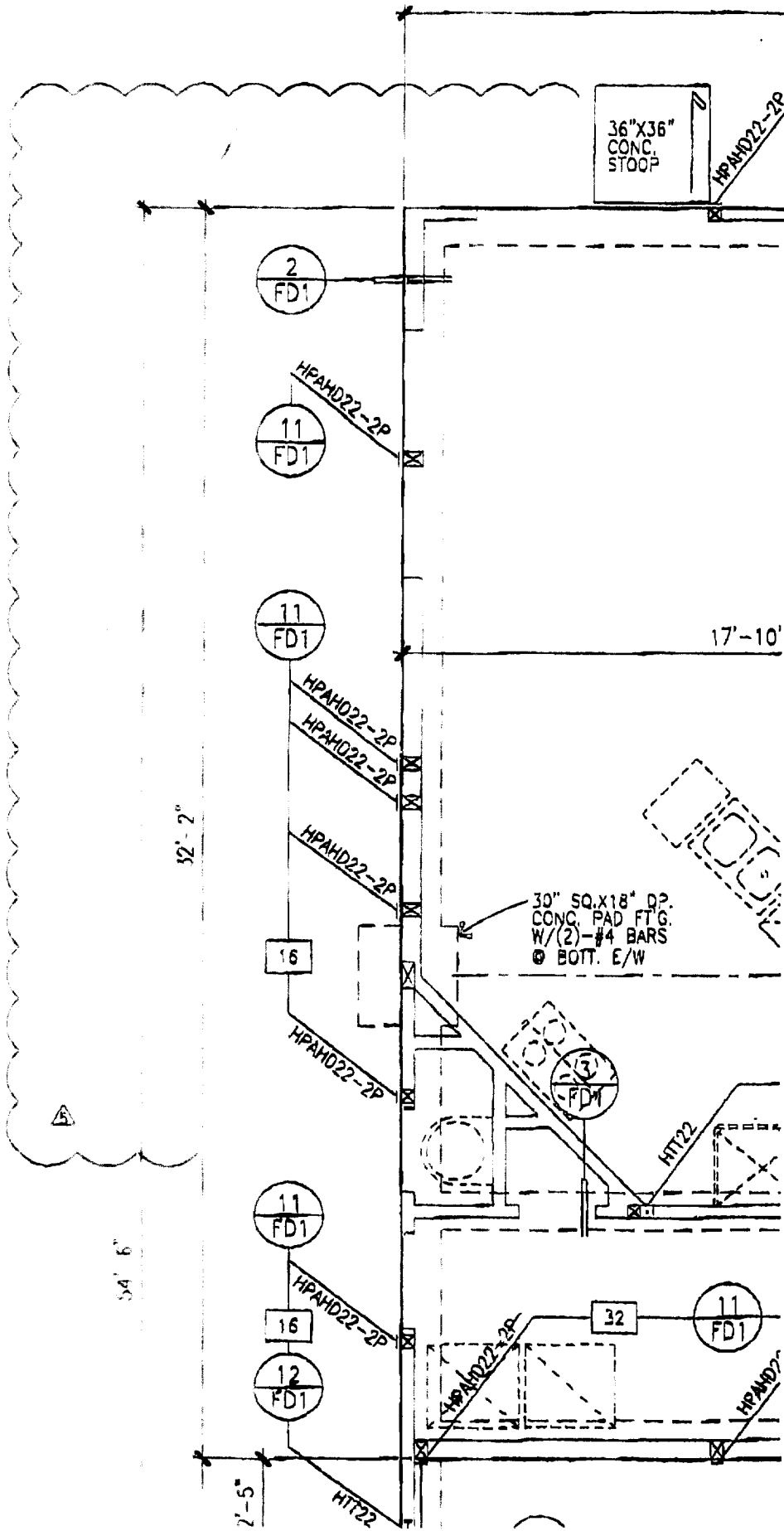


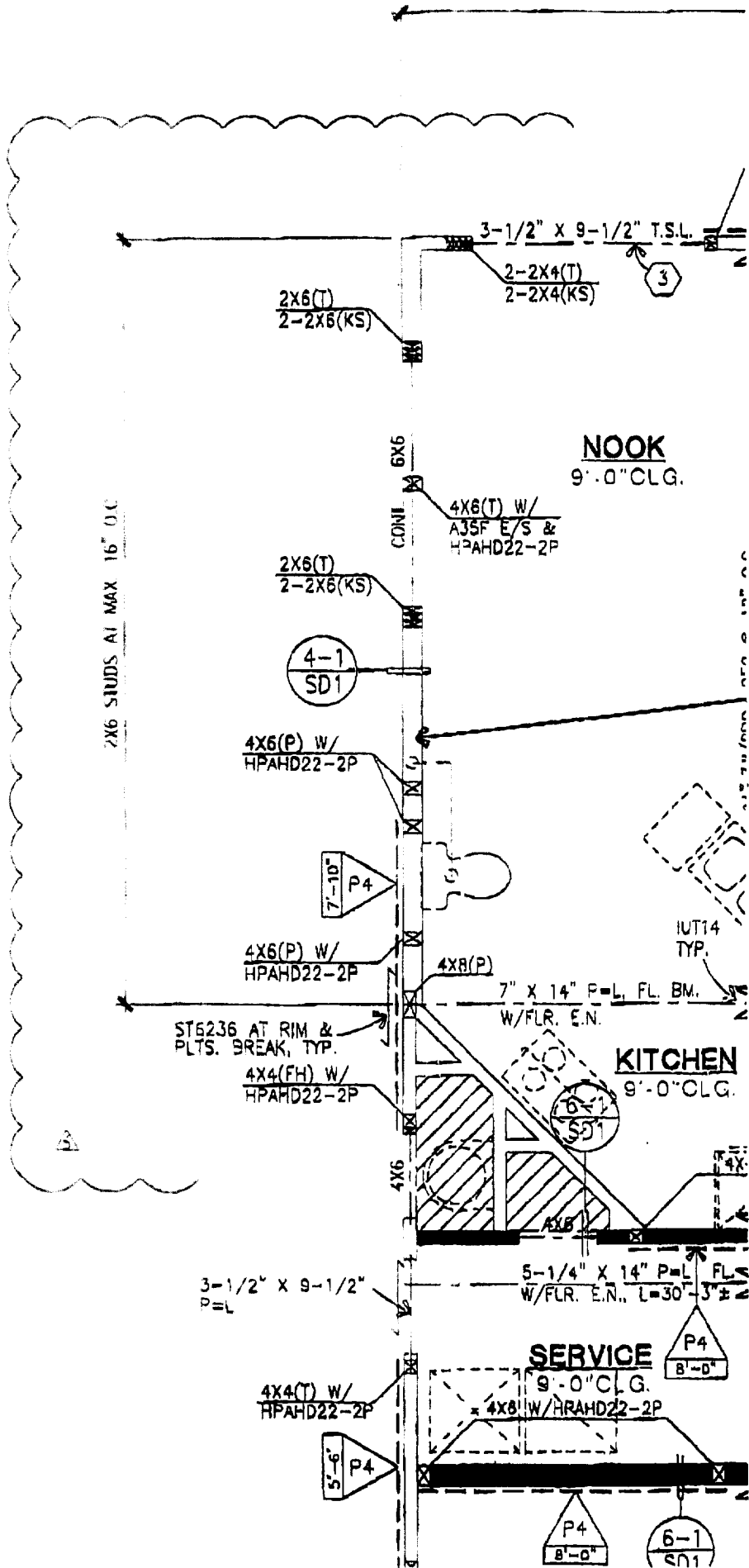
"L" FOR 2-POUR SYSTEM
 "L" FOR 1-POUR SYSTEM

ANCHOR DIA.	EMBED. "L"	SPECIAL INSP. REQ'D.	WOOD CAPACITY	EPOXY CAPACITY
MT128B OR HT122	5/8"	PHD8	HD8A	HD10A
10"	10"	10" AT FTG. 15" AT STEM	15"	15"
YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)
4455 lb.	6730 lb.	7460 lb.	9540 lb.	9540 lb.
4869 lb.	8410 lb.	8410 lb.	8410 lb.	11200 lb.

RETROFIT FOR MISSED HOLDOWN

11/94
 JFO308





Optlon One Engineering

PROJ. : "Hacienda Collection" / Plan #6

J.N. : 0199-0596

SHEAR WALL DESIGN

Seismic Zone <3>

7). 1 st FLR. -EXT. LEFT ELEVATION: $L (ft) = 4+5.5+7.83$

LOAD =	(	140	)x(	54/2) +	
SEISMIC GOVERNS)	(	52	)x(	18/2) +	
	(	61	)x(	18/2) +	
	(	21	)x(	18/2	) =	4986 lb
SHEAR =	(	4986	)/(	17.33	) =	288 plf

USE P4 with 16d Nails at NA in o.c. or 1/2 in Dia. A:B's at 32" o.c.

O.T.M. =	(	4.00	)x(	9.00	)x(	288	) =	10358 ft.lb
R.M. =	(	$10*(1/2)+14*9$	)² /2				=	1048 ft.lb
Pt. load =								lb, Dist. to closest SW edge, J = ft
Superimposed uplift force from shear panel(s) above	---->	1333	lb					
Uplift correction for reduced moment arm in ft, L(hd)	---->	3.67		Uplift x L(sw)/L(hd) =	4032	lb		
Uplift =	(	O.T.M. - (0.85xRM) - (0.85xPxJ)	)/L =	3700	lb	---->	HRAHD22-2P/HHT22	

8). 1 st FLR. -EXT. RIGHT OF GARAGE: $L (ft) = 12$

LOAD =	(	61	)x(	25/2) +	
SEISMIC GOVERNS)	(		)x() +	
	(		)x() +	
	(		)x(		) =	763 lb
SHEAR =	(	763	)/(	12.00	) =	64 plf

USE P8 with 16d Nails at NA in o.c. or 1/2 in Dia. A:B's at 72" o.c.

O.T.M. =	(	12.00	)x(	9.00	)x(	64	) =	6863 ft.lb
R.M. =	(	$18*(13/2+1)+14*9$	)² /2				=	18792 ft.lb
Pt. load =	0							0 lb, Dist. to closest SW edge, J = 0 ft
Superimposed uplift force from shear panel(s) above	---->	0	lb					
Uplift correction for reduced moment arm in ft, L(hd)	---->	12.00		Uplift x L(sw)/L(hd) =	-759	lb		
Uplift =	(	O.T.M. - (0.85xRM) - (0.85xPxJ)	)/L =	-759	lb	---->	N/A	

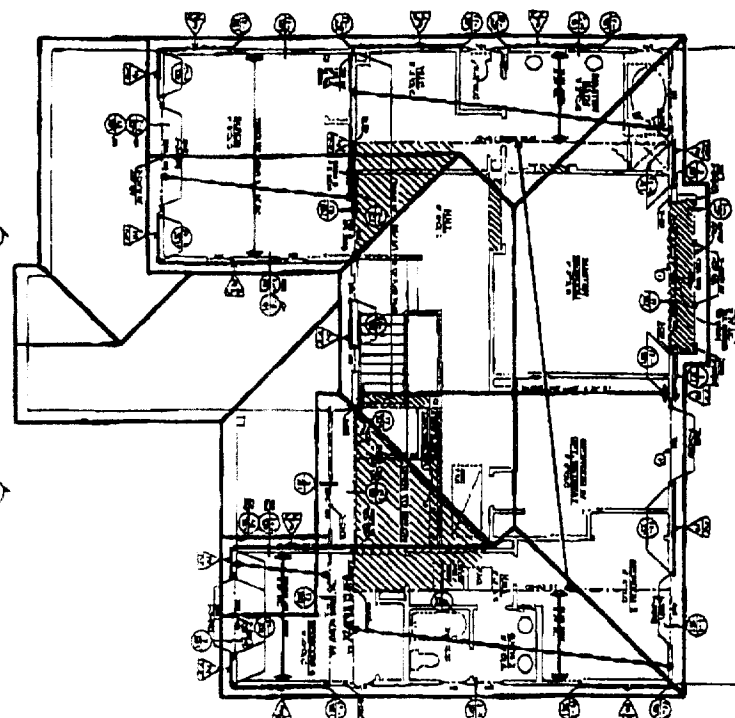
9). 1 st FLR. -INT. LEFT OF BDRM 5: $L (ft) = 8$

LOAD =	(	$109*0.5/1.3$	)x(	24/2	) +	FROM ELE. C
(WIND GOVERNS)	(	127	)x(	11.5/2) +	
	(	$127*0.8/1.3$	)x(	24.5/2) +	
	(		)x(		) =	2191 lb
SHEAR =	(	2191	)/(	8.00	) =	274 plf

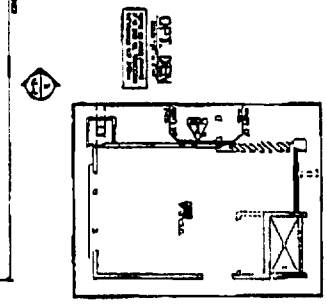
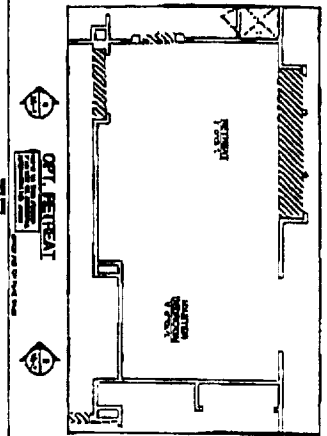
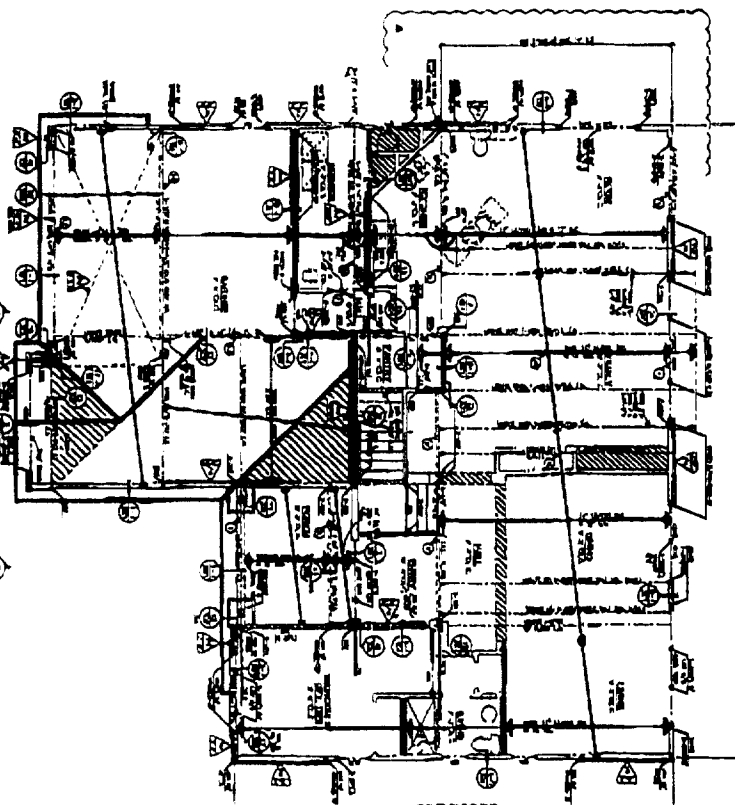
USE P4 with 16d Nails at NA in o.c. or 1/2 in Dia. A:B's at 32" o.c.

O.T.M. =	(	8.00	)x(	9.00	)x(	274	) =	19716 ft.lb
R.M. =	(	$10*(1.3/2)+7*9$	)² /2				=	2224 ft.lb
Pt. load =								lb, Dist. to closest SW edge, J = ft
Superimposed uplift force from shear panel(s) above	---->	0	lb					
Uplift correction for reduced moment arm in ft, L(hd)	---->	7.67		Uplift x L(sw)/L(hd) =	2377	lb		
Uplift =	(	O.T.M. - (2/3xRM) - (2/3xPxJ)	)/L =	2279	lb	---->	HRAHD22-2P/HHT22	

ROOF FLOOR FINISHING PLAN



FLOOR FINISHING PLAN



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL EXISTING STRUCTURAL ELEMENTS SHALL BE PROTECTED AND REPAIRED AS NECESSARY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES AND ADJACENT STRUCTURES.
7. ALL FINISHING WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FINISHES AND MATERIALS.

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/07/07	ISSUED FOR PERMITTING
2	05/07/07	ISSUED FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NO. _____

DATE: 05/07/07

SCALE: AS SHOWN

OPTION ONE CONSULTING ENGINEERS

3411 JORDAN STREET
 SUITE 200, A 1110
 AGRIUM BLVD. (101 54th ST)
 LAKE PARK 55-3176
 LAKE PARK, HAWAII 96746
 TEL: (808) 551-1100
 FAX: (808) 551-1101
 WWW.OPTIONONEENGINEERS.COM

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option one
 CONSULTING ENGINEERS

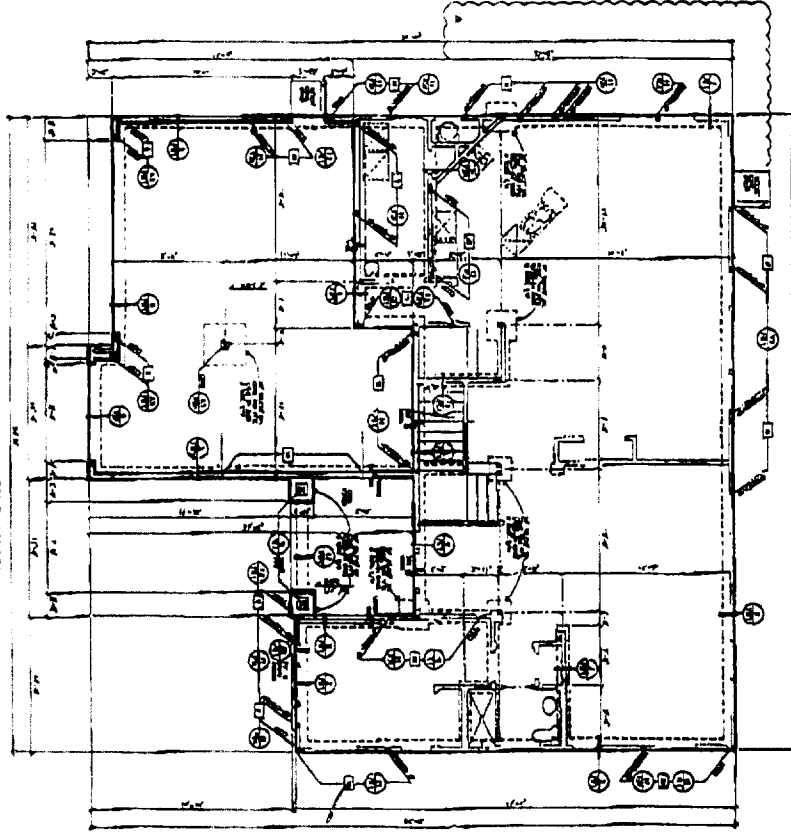
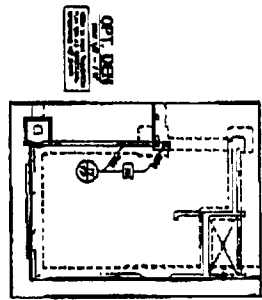
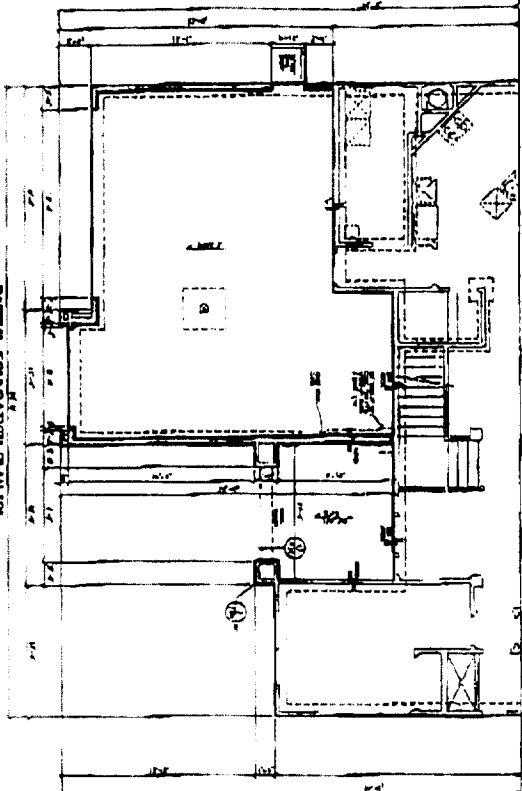
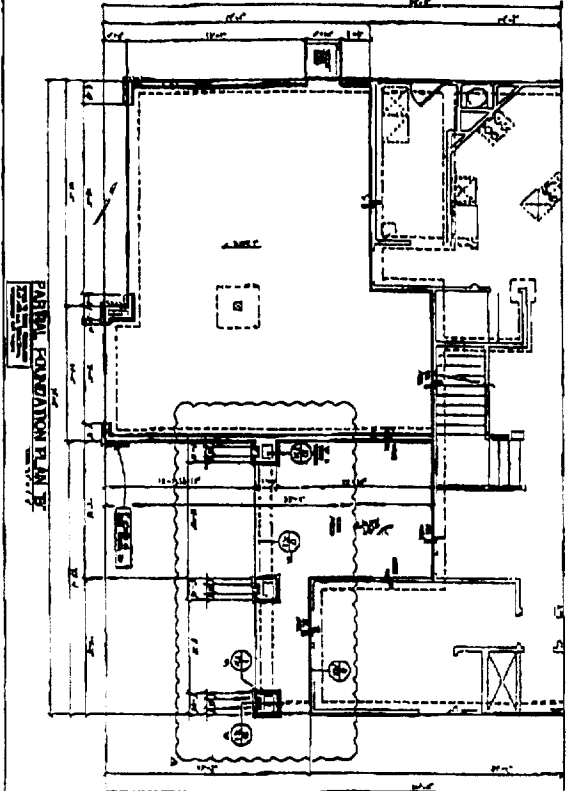
HAGENDA COLLECTION
 SHIMADZU, CA
Marianne Hansen

98341

PROJECT NO. _____

DATE: 05/07/07

SCALE: AS SHOWN



FOUNDATION NOTES

1. FOUNDATION SHALL BE CONCRETE ON COMPACTED GRAVEL.
2. FOUNDATION SHALL BE 18" THICK UNLESS OTHERWISE NOTED.
3. ALL FOUNDATION SHALL BE FINISHED TO EXTERIOR FINISH GRADE.
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EI EMERGENCY NOTE

THIS IS AN EMERGENCY NOTE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS TO BE USED ONLY IN THE EVENT OF AN EMERGENCY.

FOUNDATION PLAN

PLAN 0

FOUNDATION PLAN

S-61

option one
OPTION ONE CONSULTING ENGINEERS

10411 KAPPA STREET
RIVERSIDE, CALIFORNIA 92504
PHONE (951) 531-1811
FAX (951) 531-1711
WWW.OPTIONONEENGINEERS.COM

HAGENBA COLLECTION
SACRAMENTO, CA

Mohr/Holtzman

98341

TRACT No. ...

NOTES:

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WALLACE - KUHL & ASSOCIATES INC.
 GEOTECHNICAL ENGINEERING • CONSTRUCTION TESTING

3050 Industrial Blvd.
 PO Box 1137
 West Sacramento
 California 95691
 916-372-1434

DATE 4-20		JOB NO. 3925.11		WEATHER Cloudy		TEMP. ° at ° at		AM PM	
PROJECT Kohl Beroum				Technician I <input checked="" type="checkbox"/>		Staff E/G <input type="checkbox"/>			
LOCATION 1000 2nd St 27 Sacramento				Technician II <input type="checkbox"/>		Project E/G <input type="checkbox"/>			
TYPE OF WORK Pit				Technician III <input type="checkbox"/>		Senior E/G <input type="checkbox"/>			
Inside 50 mi radius <input checked="" type="checkbox"/>		Outside 50 mi radius <input type="checkbox"/>		Nuclear Densities <input type="checkbox"/>		Principal E/G <input type="checkbox"/>			
PERSONNEL		REG HRS	OT HRS	TOTAL HRS	TRAVEL	ON JOB	VEHICLE		MILES
Greg Hill		1.5	0	1.5	.5	1	14		2.0

OBSERVATIONS
 On site 10:15 AM as requested to conduct pull test on 5/8 epoxy all
 three tension bolts
 Using Jack as will give 5 ft embedment to apply a value of 4269 lb
 using machine of 2400 T tested in the following:
 1 Lot 27 1 1/2 in all Normal Holdover under Header room NO Failure
 2 Lot 25 1 1/2 in all Normal Holdover under Header room NO Failure
 3 Lot 26 1 1/2 in all Normal Holdover 20 Family Room NO Failure
 20 Bedroom 4 NO Failure
 The test on 2nd lot of parallel to one failure

FIELD REPORT

Signed Greg Hill

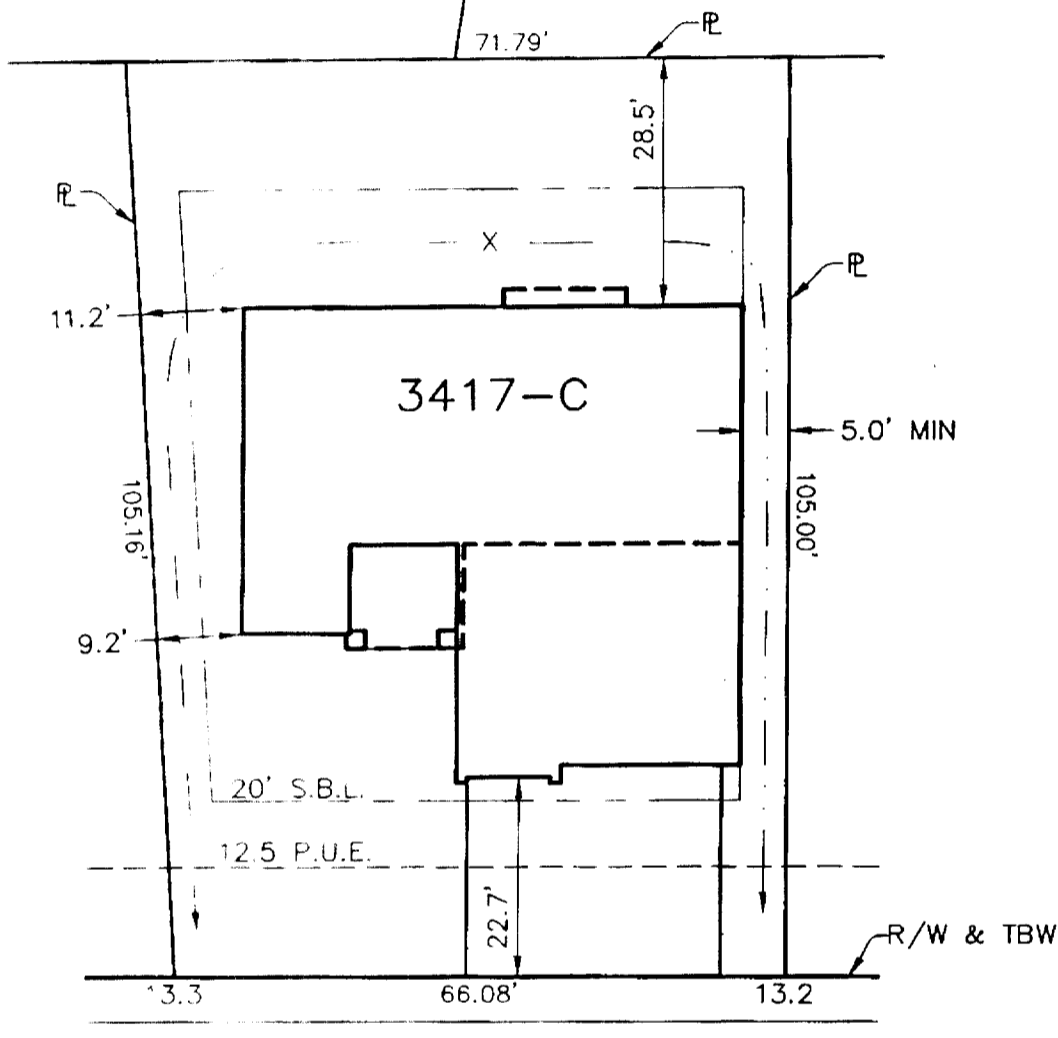
Plot Plan

PAD: 14.8
F.F.: _____

Lot conditions dictate custom development of each lot in relation to existing contours, adjacent lots and street improvements. Therefore, the contours of ungraded areas, the slopes and flat pads of graded areas, and the setback dimensions, as shown on the Plot Plan are approximate and may vary when field construction is completed.

FOR INFORMATIONAL PURPOSES ONLY.
TITLE RECORDS SHOULD BE CONSULTED
FOR LOCATION OF EASEMENTS AND
BOUNDARIES AND EXACT DIMENSIONS.
THIS PLAN DOES NOT REFLECT THE
LOCATION OF UNDERGROUND UTILITIES.

**"BUILT IN CONFORMANCE
WITH 1997 UBC"**



FREDERICKSBURG WAY

North of 28th St and One Vill. 6-2

ASSESSOR'S PARCEL NO. 201-039-28
ADDRESS 5253 Fredericksburg Way

NOTE: 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

LOT AREA = 7278 SF
ALLOWED LOT COVERAGE = 40% = 2895 SF
ACTUAL LOT COVERAGE = 33% = 2386 SF

Morrison Homes Rep _____ Date _____
Owner _____ Date _____

MORRISON HOMES
HACIENDA COLLECTION
LOT # 25

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

3222 Roman Circle Sacramento CA 95827
916 366-3040 Fax 916 366-3303

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors

REVISIONS _____

JOB NO. 6022.007
DRAWN HUM
CHECKED BY _____
DATE 09-28-99
SCALE 1"=30'

APPROVAL _____
Morrison Homes Rep _____ Date _____
NOTE: All setback dimensions and elevations as shown may be adjusted to fit field conditions.