

CITY OF SACRAMENTO

Permit No: 0604243

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 18 O KEEFE CT SAC

Thos Bros:

Parcel No: JMA NORTH NATOMAS VILLAGE 2 LOT #70

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

PAID

ARCHITECT

REYNEN AND BARDIS COMMUNITIES  
9856 BUSINESS PARK DRIVE  
SUITE A 95827

CITY OF SACRAMENTO

APR 05 2006

Nature of Work: MP1906 (2081) SINGLE STORY 7 ROOMS SFR  
NEIGHBORHOODS PLANNING  
AND DEVELOPMENT SERVICES

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 790351 Date 4-05-06 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 abovementioned property for inspection purposes.

Date 4-05-06 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 \_\_\_\_\_ Policy Number \_\_\_\_\_ Exp Date \_\_\_\_\_

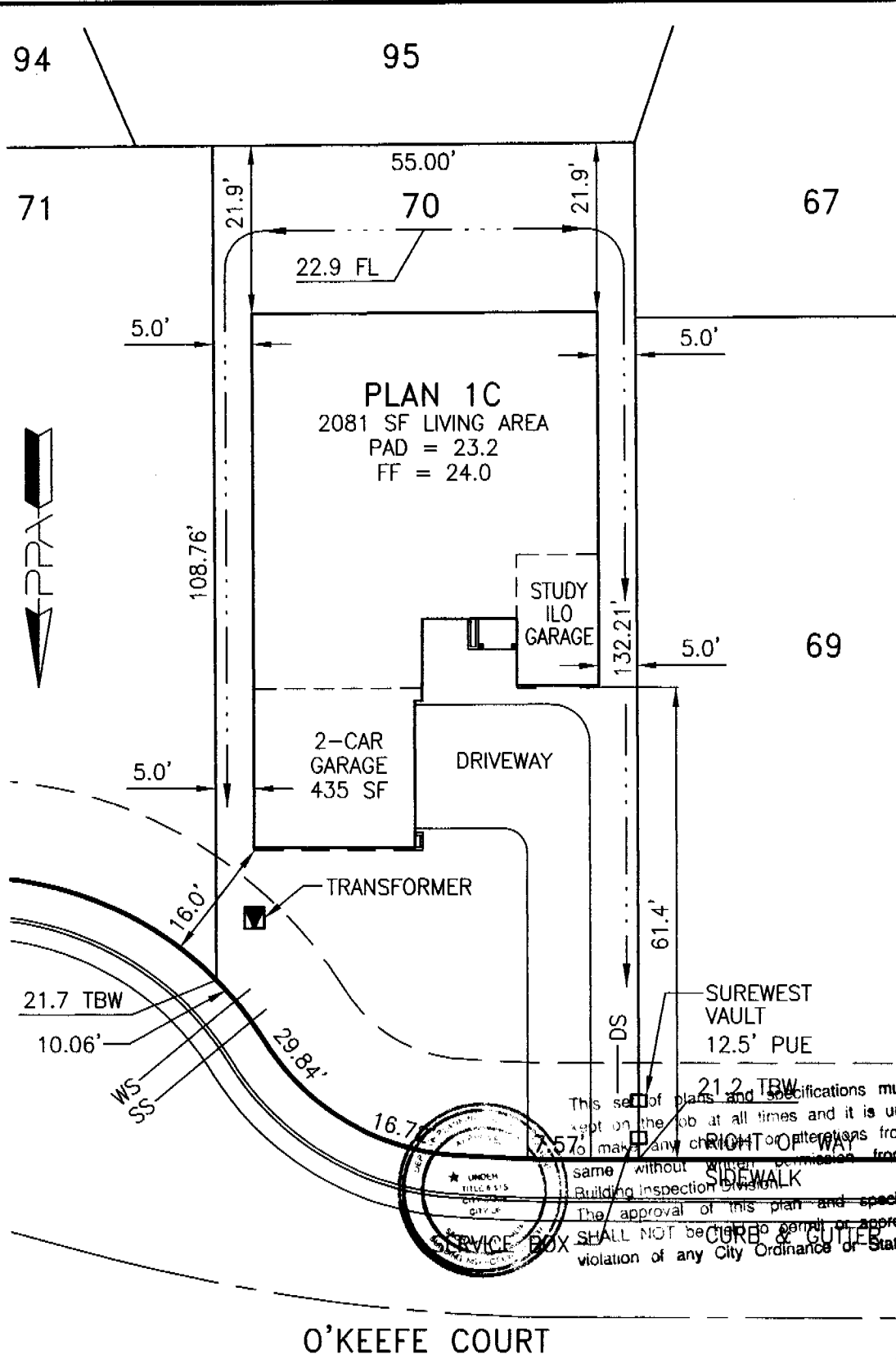
(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 4-05-06 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.

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.

O'KEEFE COURT

Approved By:	Reynen & Bardis Rep.	Date
Revision	Approved By	Date
1		
2		

LOT AREA: 7015 SF  
 ALLOWED LOT COVERAGE: N/A  
 ACTUAL LOT COVERAGE: 2551 SF = 36.4%  
 REAR YARD AREA: 2100 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 **JMA Village 2** PPA Job #013008  
 18 O'Keefe Court, Sacramento, California 95835 **Lot 70**  
 APN

**Reynen & Bardis Communities**  
 10630 Mather Boulevard, Sacramento, California 95655 Phone (916) 366-3665 Fax (916) 369-0971

**Plot Plan Associates** www.plotplans.org Date Drawn: 03/14/06 Scale: 1"=20'  
 PO Box 435, Citrus Heights, CA 95611-0435 (916) 769-9063 Date Revised: - Drawn By: SRM

D:\013008\Plotplans\JMA2\_070.dwg



INSULATION CONTRACTORS ASSOCIATION OF AMERICA

0604243

1321 DUKE STREET, SUITE 303 • ALEXANDRIA, VA 22314

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, CALIFORNIA, IN THE BUILDING LOCATED AT:

Roynen, Bardis LOT # 70 TR  
STREET 18 O'Keefe CITY S

EXTERIOR WALLS:

MANUFACTURER F/6 THICKNESS/TYPE 3 5/8

CEILINGS:

BATTS:

MANUFACTURER CT THICKNESS/TYPE 12

BLOWN IN:

MANUFACTURER INSUL SP THICKNESS 1 1/2

SQUARE FOOTAGE COVERED 1995 NUMBER OF BAGS USED

FLOORS:

MANUFACTURER THICKNESS/TYPE

SLAB ON GRADE:

MANUFACTURER THICKNESS/TYPE

WIDTH OF INSULATION INCHES

FOUNDATION WALLS:

MANUFACTURER THICKNESS/TYPE

GENERAL CONTRACTOR

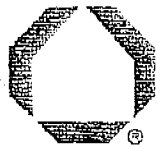
CALIFORNIA CONTRACTORS LICENSE #

SIGNATURE

INSULATION CONTRACTOR ARCADE INSULATION

CALIFORNIA CONTRACTORS LICENSE #815286

NEVADA CONTRACTORS LICENSE #55201



**BASALITE®**

PACIFIC STUCCO SYSTEMS

4290 Roseville Road  
North Highlands, CA 95660-5710  
(916) 486-4094  
Fax (916) 486-4187

Installation Card  
Fiber Reinforced Stucco

Job Name and Address : Reynen & Bardis

ICBO# 5269

Lot # 70/18 O'KEEFE CT SAC

10/22  
2007

Date of job completion

Rancho Cordova, CA

Plastering Contractor

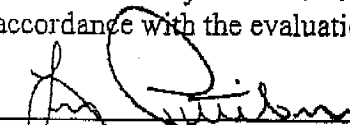
Name: Larry Pettibone, Sierra Pacific Lath & Plaster

Address: 1731 Howe Ave. #255 Sacramento, CA 95825

Telephone No. (916) 564-1602

Approved contractor as issued by Basalite/Pacific Stucco

This is to certify the exterior coating system at the above address, has been installed in accordance with the evaluation report specified above and the manufacturers instructions.

  
\_\_\_\_\_  
Signature of authorized representative of  
Plastering contractor

11-5-2007  
\_\_\_\_\_  
Date

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

a division of **PACIFIC COAST**  
building products

INSTALLATION CERTIFICATE

CF-6R

Reynen & Bardie - Romanesque Collection

Site Address **16 O KEEFE CT SAC CA 95835**

Permit Number **0604243**

An installation certificate is required to be posted at the building site or made available for all appropriate inspections. (The information provided on this form is required; however, use of this form to provide the information is optional.) After completion of final inspection a copy must be provided to the building department (upon request) and the building owner at occupancy, per Section 10-103(b).

**HVAC SYSTEMS:**

Heating Equipment

Equip. Type (pkg. Heat pump)	CEC Certified Mfr name and Model #	# of Identical Systems	(1) Efficiency (AFUE, etc.) > CF-1R value	Duct Location (attic, etc.)	Duct or Piping R-value	Heating Load (Btu/hr)	Heating Capacity (Btu/hr)	
Furnace	Lennox G51MP36B070	1	0.92	Attic	R-6.0	39,809	70,000	Plan 1903
Furnace	Lennox G51MP48C090	1	0.92	Attic	R-4.2	34,638	90,000	Plan 1 (1906)
Furnace	Lennox G51MP48C090	1	0.92	Attic	R-4.2	45,329	90,000	Plan 2 (2191)
Furnace	Lennox G51MP48C090	1	0.92	Attic	R-6.0	43,244	90,000	Plan 2285
Furnace	Lennox G51MP48C090	1	0.92	Attic	R-4.2	47,410	90,000	Plan 3 (2614)
Furnace	Lennox G51MP60C110	1	0.92	Attic	R-4.2	52,618	110,000	Plan 4 (2724)
Furnace	Lennox G51MP60C110	1	0.92	Attic	R-4.2	60,253	110,000	Plan 5 (2951)

Coil Equipment

Equip. Type (pkg. Heat pump)	CEC Certified Mfr name and Model #	# of Identical Systems	(1) Efficiency (SEER, EER, etc.) > CF-1R value	Duct Location (attic, etc.)	ARI #	
Coil	Aspen CB36A3X *	1	13.0/11.0	Attic	577374	Plan 1903
Coil	Aspen CB48A3Y *	1	13.0/11.0	Attic	745947	Plan 1 (1906)
Coil	Aspen CB48A3X *	1	13.0/11.0	Attic	577377	Plan 2 (2191)
Coil	Aspen CB48A3X *	1	13.0/11.0	Attic	577377	Plan 2285
Coil	Aspen CB48A3X *	1	13.0/11.0	Attic	577377	Plan 3 (2614)
Coil	Aspen CB60A3X *	1	13.0/11.0	Attic	881765	Plan 4 (2724)
Coil	Aspen CB60B4X *	1	13.0/11.0	Attic	893712	Plan 5 (2951)

Coil Equipment

Equip. Type (pkg. Heat pump)	CEC Certified Compressor Unit Mfr Name and Model #	# of Identical Systems	(1) Efficiency (SEER, EER, etc.) > CF-1R value	Duct Location (attic, etc.)	Duct R-value	Cooling Load (Btu/hr)	Cooling Capacity (Btu/hr)	
Condenser	Lennox 13ACD036 *	1	13.0/11.0	Attic	R-6.0	27,577	28,500	Plan 1903
Condenser	Lennox 13ACD036 *	1	13.0/11.0	Attic	R-4.2	22,908	29,500	Plan 1 (1906)
Condenser	Lennox 13ACD042 *	1	13.0/11.0	Attic	R-4.2	27,750	34,100	Plan 2 (2191)
Condenser	Lennox 13ACD042 *	1	13.0/11.0	Attic	R-6.0	31,165	34,100	Plan 2285
Condenser	Lennox 13ACD042 *	1	13.0/11.0	Attic	R-4.2	30,136	34,100	Plan 3 (2614)
Condenser	Lennox 13ACD048 *	1	13.0/11.0	Attic	R-4.2	33,558	39,300	Plan 4 (2724)
Condenser	Lennox 13ACD060 *	1	13.0/11.0	Attic	R-4.2	38,422	51,200	Plan 5 (2951)

(1) > reads greater than or equal to.  
I, the undersigned, verify that equipment listed above is: 1) the actual equipment installed, 2) equivalent to or more efficient than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy

Efficiency Standards for residential buildings, and 3) equipment that meets or exceeds the appropriate requirements for manufactured devices (from the Appliance Efficiency Regulations or Part 6), where applicable.

*[Signature]* 9-13-07  
Signature, Date

Beutler Corporation  
Installing Subcontractor (Co. Name)  
OR General Contractor (Co. Name) OR Owner

External Insulation R-value

**WATER HEATING SYSTEMS:**

Heater Type	CEC Certified Mfr Name & Model #	Distribution Type (Std. point of use)	If Recirculation Control Type	# of Identical Systems	(2) Rated Input (kW or Btu/hr)	Tank Volume (gallons)	(2) Efficiency (EF, RE)	(2) Standby Loss (%)
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(2) For small gas storage (rated input of less than or equal to 75,000 Btu/hr), electric resistance and heat pump water heaters, list Energy Factor. For large gas storage water heaters (rated input of greater than 75,000 Btu/hr), list Recovery Efficiency, Standby Loss and Rated Input. For instantaneous gas water heaters, list Recovery efficiency and Rated Input.  
(3) R-12 external insulation is mandatory for storage water heaters with an energy factor of less than 0.58.

**Facets & Shower Heads:**

All facets and showerheads installed are certified to the Commission, pursuant to Title 24, Part 6, Section 111.

I, the undersigned, verify that equipment listed above my signature is: 1) the actual equipment installed; 2) equivalent to or more efficient than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy Efficiency Standards for residential buildings; and 3) equipment that meets or exceeds the appropriate requirements for manufactured devices (from the Appliance Efficiency Regulations or Part 6), where applicable.

\_\_\_\_\_  
Signature, Date  
COPY TO: Building Department  
HERS Provider (if applicable)  
Building Owner at Occupancy

\_\_\_\_\_  
Installing Subcontractor (Co. Name)  
OR General Contractor (Co. Name) OR Owner

# INSTALLATION CERTIFICATE

Site Address 18 O KEEFE CT, SAC CA 95835

Permit Number 0604243

An installation certificate is required to be posted at the building site or made available for all appropriate inspections. The information provided on this form is required. After completion of final inspection, a copy must be provided to the building department (upon request) and the building owner at occupancy, per Section 10-103(a).

## FENESTRATION/GLAZING:

Item #	Manufacturer/Brand Name (GROUP LIKE PRODUCTS)	Product U-factor <sup>1</sup> (≤ CF-IR value) <sup>2</sup>	Product SHGC <sup>1</sup> (≤ CF-IR value) <sup>2</sup>	# of Panes	Total Quantity of Like Product (Optional)	Area Square Feet	Exterior Shading Device or Overhang	Comments/Location/Special Features
1.	6110-HV	.35	.30	2		145		
2.	6210-SH	.35	.30	2		63		
3.	6340-PW	.33	.33	2		48		
4.	5621-SGD	.34	.29	2		46		
5.								
6.								
7.								
8.								
9.								
10.								
11.								
12.								
13.								
14.								
15.								

<sup>1</sup> Use values from a fenestration product's NFRC label. For fenestration products without an NFRC label, use the default values from Section 116 of the Energy Efficiency Standards.

<sup>2</sup> Installed U-factor must be less than or equal to values from CF-IR. Installed SHGC must be less than or equal to values from CF-IR, or a shading device (exterior or overhang) is installed as specified on the CF-IR. Alternatively, installed weighted average U-factors for the total fenestration area are less than or equal to values from CF-IR. If using default table SHGC values from §116 identify whether tinted or not.

I, the undersigned, verify that the fenestration/glazing listed above my signature: 1) is the actual fenestration product installed; 2) is equivalent to or has a lower U-factor and lower SHGC than that specified in the certificate of compliance (Form CF-1R), submitted for compliance with the Energy Efficiency Standards for residential buildings; and 3) the product meets or exceeds the appropriate requirements for manufactured devices (from Part 6), where applicable.

4 \_\_\_\_\_ 1-24-07  
 Item #s (if applicable) Signature Date  
 Installing Subcontractor (Co. Name) OR  
 General Contractor (Co. Name) OR Owner  
 OR Window Distributor

\_\_\_\_\_  
 Item #s (if applicable) Signature Date  
 Installing Subcontractor (Co. Name) OR  
 General Contractor (Co. Name) OR Owner  
 OR Window Distributor

\_\_\_\_\_  
 Item #s (if applicable) Signature Date  
 Installing Subcontractor (Co. Name) OR  
 General Contractor (Co. Name) OR Owner  
 OR Window Distributor

COPY TO: Building Department  
 HERS Rater (if applicable)  
 Building Owner at Occupancy

# INSTALLATION CERTIFICATE

CF-6R

Site Address  
18 O'KEEFE CT SAC CA 95835

Permit Number 0604243

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**HVAC SYSTEMS:**

**Heating Equipment**

Equip. Type (pkg. heat pump)	CEC Certified Mfr Name and Model Number	# of Identical Systems	Efficiency (AFUE, etc.) <sup>1</sup> [ $\geq$ CF-1R value]	Duct Location (attic, etc.)	Duct or Piping R-value	Heating Load (Btu/hr)	Heating Capacity (Btu/hr)

**Cooling Equipment**

Equip. Type (pkg. heat pump)	CEC Certified Compressor Unit Mfr Name and Model Number	# of Identical Systems	Efficiency (SEER, etc.) <sup>1</sup> [ $\geq$ CF-1R value]	Duct Location (attic, etc.)	Duct R-value	Cooling Load (Btu/hr)	Cooling Capacity (Btu/hr)

<sup>1</sup>  $\geq$  reads greater than or equal to.

I, the undersigned, verify that equipment listed above is: 1) the actual equipment installed, 2) equivalent to or more efficient than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the *Energy Efficiency Standards* for residential buildings, and 3) equipment that meets or exceeds the appropriate requirements for manufactured devices (from the *Appliance Efficiency Regulations* or Part 6), where applicable.

Signature, Date

Installing Subcontractor (Co. Name)  
OR General Contractor (Co. Name) OR Owner

**WATER HEATING SYSTEMS:**

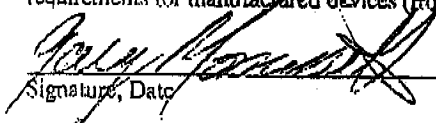
Heater Type	CEC Certified Mfr Name & Model Number	Distribution Type (Std. Point-of-Use)	If Recirculation, Control Type	# of Identical Systems	Rated <sup>1</sup> Input (kW or Btu/hr)	Tank Volume (gallons)	Efficiency <sup>2</sup> (EF, RE)	Standby <sup>3</sup> Loss (%)	External Insulation R-value <sup>3</sup>
40	PH2R40-40F				40,000	40	.62		R-20
50	PH2K50-40F				40,000	50	.62		R-20
75	PR 75-70N					75	.53		R-20

- For small gas storage (rated input of less than or equal to 75,000 Btu/hr), electric resistance and heat pump water heaters, list Energy Factor. For large gas storage water heaters (rated input of greater than 75,000 Btu/hr), list Recovery Efficiency, Standby Loss and Rated Input. For instantaneous gas water heaters, list Recovery Efficiency and Rated Input.
- R-12 external insulation is mandatory for storage water heaters with an energy factor of less than 0.58.

**Faucets & Shower Heads:**

All faucets and showerheads installed are certified to the Commission, pursuant to Title 24, Part 6, Section 111.

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Signature, Date

WILMOR & SONS PLUMBING  
Installing Subcontractor (Co. Name) OR  
General Contractor (Co. Name) OR Owner

COPY TO: Building Department  
HERS Provider (if applicable)  
Building Owner at Occupancy