

CITY OF SACRAMENTO

Permit No: 9802273

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 8315 ARROYO VISTA DR SAC

Sub-Type: NSFR

Parcel No: 1171140053

Lot 69

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO

95821

Phone: (916)971-3820

Phone:

Phone:

Nature of Work: NEW SFD, MP #41R-33 CAR GARAGE**

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 666088 Date 6/24/98 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 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 or 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 or 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.

Date 3/24/98 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 Cal. Emp. Policy Number W 974006453

____ (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 3/24/98 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.

Norman
Scheel
Structural
Engineer

6939 Sunrise Blvd, Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3139 fax

June 2, 1998

JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

**RE: Detail verification for shear transfer at rear of garage drag truss - Plan
41R (8315, 8311, 8307, 8303, 8299 & 8295 Arroyo Vista Dr.) (#96030)**

To whom it may concern:

This letter is to verify that for the above lots, the shear transfer as shown in detail
11/S-4 of the approved plans is an acceptable method of transferring the lateral
loads.

If I can be of further assistance, please call me.

[Signature]
NORMAN SCHEEL
STRUCTURAL ENGINEER

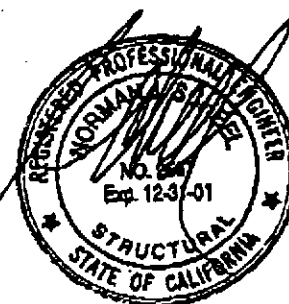
NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBANEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor



Norman

June 1, 1998

Scheel

JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

Structural

**Re: Epoxy repairs at 2-car garage front - Plan 41R (8315, 8303 & 8299
Arroyo Vista Dr.) (#96030)**

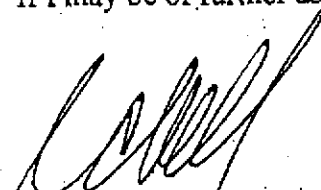
Engineer

To Whom It May Concern:

6939 Sunrise Blvd, Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3189 fax

The epoxy repairs performed on May 28, 1998 were observed by my office to verify hole depth, removal of dust and placement of epoxy and bolt. The epoxy fix was installed per Simpson's recommendations and in our opinion was adequate as installed.

If I may be of further assistance, please call me.


NORMAN SCHEEL
STRUCTURAL ENGINEER

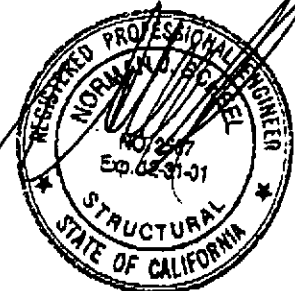
NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
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email tracy@nsse.com

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STEVEN COOKSEY
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Norman

Scheel

Structural

Engineer

6939 Sunrise Blvd, Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3189 fax

May 7, 1998


JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

RE: Holdown repair for rear of house - Plan 41R (#96030)

To whom it may concern:

This letter is to verify that for the above plan the following holdown repair must be completed at the rear shear wall. Install a new Simpson HTT16 holdown. Install a 5/8" diameter threaded rod using the Simpson ET22 Epoxy System. The rod must have a minimum embedment depth of 9-1/2" into the footing. See attached detail for any clarification.

If I can be of further assistance, please call me.


NORMAN SCHEEL
STRUCTURAL ENGINEER

NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

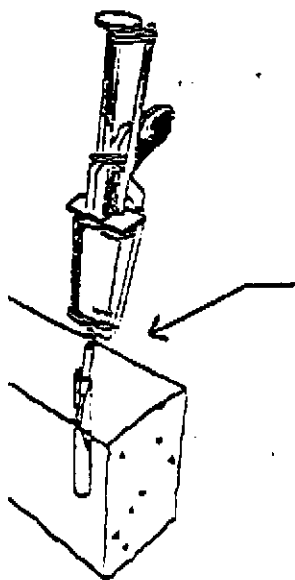
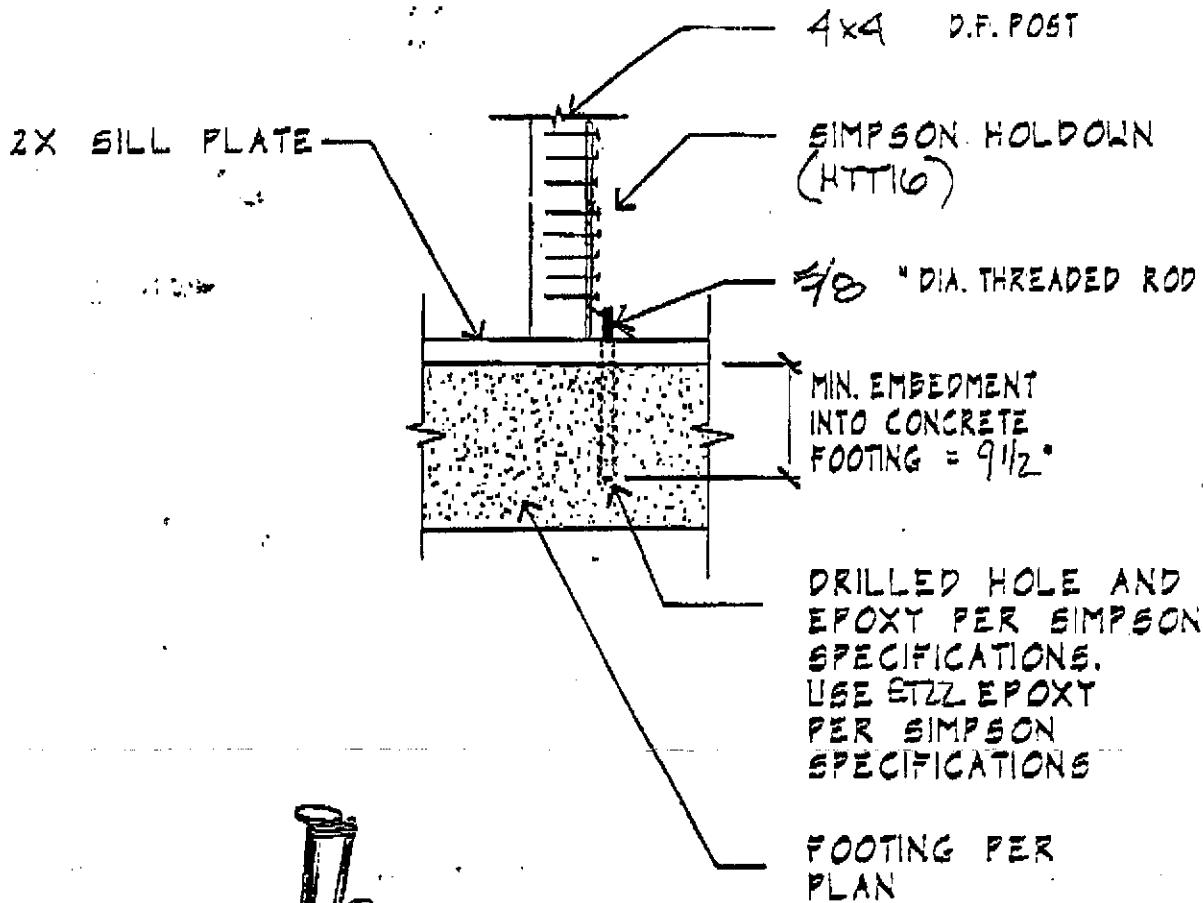
ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBANEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor

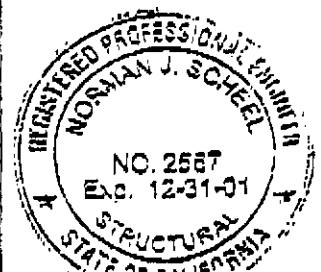




HOLDOWN REPAIR DETAIL

NORMAN SCHEEL
 STRUCTURAL ENGINEER -
 2939 SUNRISE BLVD. # 123
 CITRUS HEIGHTS, CA 95610

PROJECT: PLAN 41R
 JOB NO: 96030 DATE: 5/7/98
 CLIENT: JTS
 CALCULATED BY: PI



CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

FEE SUMMARY
FOR PERMIT #9802273
as of 03-23-1998 Permit Status: **APPLIED**

Site Address: **8315 ARROYO VISTA DR SAC**
Parcel No: 1171140053

CONTRACTOR
J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

OWNER
J & L PROPERTIES
95821
Phone:

ARCHITECT
Phone:

Nature of Work: NEW SFD, MP #41R-33 CAR GARAGE**

Permit Valuation: \$98,117.00
Square Footage: 2110

Building Permit.....: \$1,051.00
Plan Review/Processing: \$177.00
Strong Motion Fee.....: \$9.81
Coach Recording Fee...: \$0.00
Manuf Housing Fee.....: \$0.00
Auth to Start Work.....: \$0.00
Penalty Fee.....: \$0.00
Inspections.....: \$0.00
Cert of Occupancy.....: \$0.00
Replace Cards/Plans...: \$0.00
Hsg Process/Surcharge: \$0.00
Technology Fee.....: \$49.12
City Bus Oper Tax.....: \$39.25
Const Excise Tax.....: \$784.94
Res Const Tax.....: \$385.00
Processing Fees.....: \$51.00
Review Fees.....: ??

Water Development Fee: \$1,835.00
Sewer Development Fee: \$0.00
Regional Sanitation Fee: \$0.00
Bell Avenue Sewer.....: \$0.00
Granite Park Fee.....: ??
Pocket Area Bridge.....: \$0.00
Pocket Area Road.....: \$0.00
Quimby Park Fee.....: \$0.00
Housing Trust Fund.....: \$0.00
Natomas Dev Fees.....: \$0.00
FBA-South Natomas...: \$0.00
FBA-Jacinto Creek.....: \$0.00
Amount Deferred.....: \$0.00
Refund.....: \$0.00

Subtotal.....: \$4,382.12
Additional Fees.....: \$0.00

TOTAL FEES.....: \$4,382.12
Payments.....: \$176.00

BALANCE DUE.....: \$4,206.12

Certification of Compliance

School District Development Fees

(Print or Type) If Printing, press hard for four copies

COUNTY SANITATION DISTRICT NO. 1 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE

PERMIT AND CALCULATION SHEET

APPLICATION NO: <u>471</u>		BLDG PERMIT NO:	
GENERAL INFORMATION <u>22-893</u> <u>2600</u>		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER <u>242054</u> THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE	
FEE CALCULATION		BUILDING USE	
INSPECTION		RESIDENTIAL SF <input checked="" type="checkbox"/>	MF <input type="checkbox"/>
CSD-1		COMMERCIAL USE	UNITS
SRCSO			
CONSTRUCTION			
IN-LIEU			
TOTAL FEE	427		
APN: <u>117 1140-053</u>			
DESCRIPTION/SUBDIVISION: <u>Laguna Run</u>		LOT: <u>69</u>	
PROPERTY ADDRESS: <u>0315 Arroyo Vista Drive</u>			
OWNER: <u>J.&L. Properties</u>			
MAILING ADDRESS: <u>3434 Marconi Ave Suisun C</u>			
CITY-STATE-ZIP: <u>Sacramento, Ca. 95821</u>		PHONE: <u>(916) 487-3434</u>	
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.			
APPLICANT SIGNATURE: <u>[Signature]</u>			
CONSOLIDATED UTILITY BILLING USE ONLY			
ACCT _____	INPUT _____	START _____	
BILLING COPY			

O. Ca. 95821

LOT NO. 69

991-1200

By paying the fees may protest such fees. Any through litigation or otherwise.

RESIDENTIAL/INDUSTRIAL ()

= \$ 2779.20

= \$ _____

= \$ 1929.60

= \$ 4708.80

conditions or corrections to the square

Government Code Section 65995 and int.

TITLE _____ DATE **MAR 26 1998**

Original: School District 1st copy: School District 2nd copy: Building Department 3rd copy: Elk Grove Unified School District

APPROVED FOR
RELEASE

DATE

APPROVED BY
BUYER

DATE

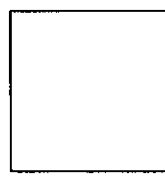
Date FEB 24, 1998
Drawn CD
Job
Scale AS NOTED
Sheet



LAGUNA RUN

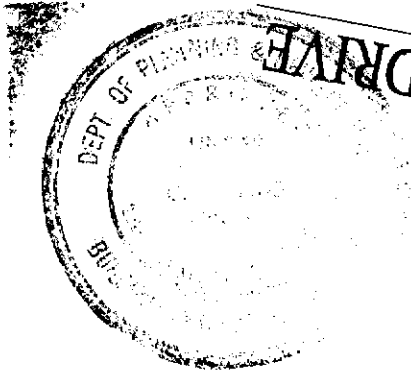
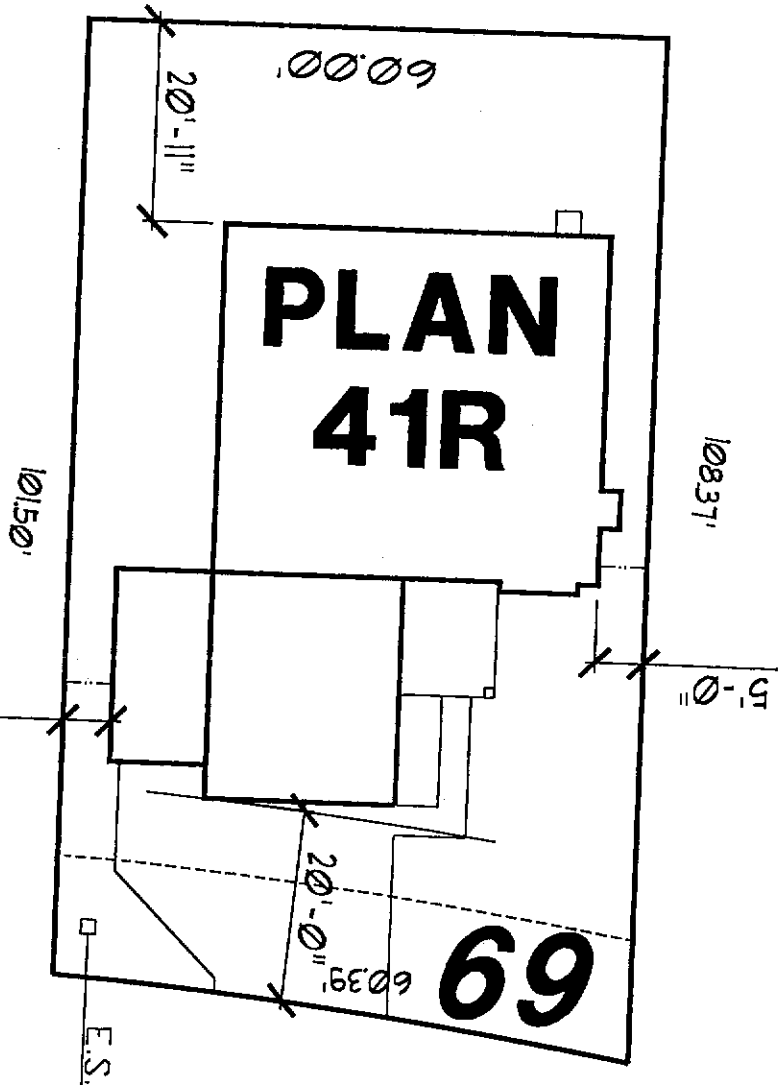
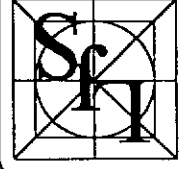
SITE PLAN
LAGUNA RUN
SUBDIVISION

JTS COMMUNITIES
3434 Marconi Ave.
Sacramento, CA
(916) 871-9830
80821



REVISIONS

J & L Properties
Architectural Division



This set of plans and specifications must be reviewed by the Department of Planning and Building. It is unlawful to use any of the plans or specifications from the Department of Planning and Building without the approval of the Department of Planning and Building. The Department of Planning and Building may, at its discretion, require the applicant to provide a copy of the plans and specifications to the Department of Planning and Building for review and approval. The Department of Planning and Building may also require the applicant to provide a copy of the plans and specifications to the Department of Planning and Building for review and approval. The Department of Planning and Building may also require the applicant to provide a copy of the plans and specifications to the Department of Planning and Building for review and approval. The Department of Planning and Building may also require the applicant to provide a copy of the plans and specifications to the Department of Planning and Building for review and approval.

1 / 3
STORY HOUSE
- CAR GARAGE