

CITY OF SACRAMENTO

Permit No: 0109683

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Site Address: 29 CASWELL CT SAC

Sub-Type: NSFR

Parcel No: 226-0410-006

MOONEY EST LOT 6

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

RIVERLAND HOMES  
530 B ST STE. 1720  
SAN DIEGO CA. 92101

Nature of Work: MP 1711 1 STORY 9 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 \_\_\_\_\_ License Number 783707 Date 8-15-01 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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 8-15-01 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 comply with those provisions.

Date 8-15-01 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.

DIAMOND WALL INSULATING STUCCO SYSTEM

ICBO Report #4004

JOB ADDRESS:

#79 Caswell  
Auto Co

Date of Job Completion 3/4/02

PLASTERING CONTRACTOR:

Name: McCann Plastering, Inc.  
Address: 82 Colton Blvd, Roseville CA 95678  
Telephone No: (916) 784-2274  
Contractor Number of Diamond Wall System # 2264

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.

3/4/02  
Date

*[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.

**INSULATION CERTIFICATE**

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATION CODE, TITLE 24, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

SITE ADDRESS	LOT 6 PINEDALE ESTATES	SACRAMENTO	CA
	NUMBER STREET	CITY	STATE

**CEILINGS:**

BLOW:	MANUFACTURER	GREENSTONE	THICKNESS	10.3"	R-VALUE	36
	SQUARE FEET	1410	#BAGS/LBS PER BAGS			68

BATTS:	MANUFACTURER	JOHNS MANVILLE	THICKNESS	13"	R-VALUE	38
		JOHNS MANVILLE				

**EXTERIOR WALLS:**

MANUFACTURER	JOHNS MANVILLE	THICKNESS	3.5"	R-VALUE	13
	JOHNS MANVILLE				

**FLOOR INSULATION:**

MANUFACTURER	JOHNS MANVILLE	THICKNESS	N/A	R-VALUE	N/A
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**AIR INFILTRATION:** (TITLE 24)

YES  NO

OTHER: \_\_\_\_\_

GENERAL CONTRACTOR: RIVERLAND HOMES LICENSE # \_\_\_\_\_

BY: \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

INSULATION CONTRACTOR: WESTERN INSULATION LP LICENSE # 794484

BY: *Jamie Blair* TITLE AUTH. AGENT DATE 3/11/02

JAMIE BLAIR

4020 El Camino Avenue  
Suite D4  
Sacramento, CA 95821  
(916) 489-0637  
FAX: (916) 489-0405



1450 West 6th Street  
Suite 102  
Corona, CA 92882  
(909) 279-0057  
FAX: (909) 279-3872

November 20, 2001

Mr. Barry Norman  
Riverland Homes

RE: Plan 1711  
Lots 5 & 6 Mooney Estates  
Sacramento, CA

Your question regarding the uplift loads for Simpson HPAHD 22 Holdowns when 16d sinker nails are used in lieu of 16d common nails, can be answered as follows:

Based upon the Simpson Catalogue, The allowable uplift loads for the HPAHD 22 Holdown (1/2" edge distance) w/16d common is 2030#, whereas the allowable uplift load w/16d sinkers is 84% of the table loads (See Note 3) or 1705#.

The eight (8) holdowns in question where 16d sinkers were used are located on the back wall of the house (See Sheet S1). Based upon the calculations (Page L5), the maximum uplift load is 1659# < 1705#, therefore, the use of 16d sinkers will be sufficient to carry the actual load.

Calvin M. Jepsen, PE

A handwritten signature in black ink that reads "Calvin M. Jepsen". The signature is written in a cursive style with a large, looping "C" at the beginning.

CMJ:dea



# PA/PAHD/HPAHD HOLDDOWNS



Wood-to-concrete connectors that satisfy engineering and code requirements.

**MATERIAL:** HPA—10 gauge x 2 1/8"; all others—12 gauge x 2 1/8"

**FINISH:** Galvanized. Selected products available in Z-MAX coating; see page 5.

**INSTALLATION:** • Use all specified fasteners. See General Notes.

- See StrapMate, page 29, for attachment to form board.
- Bending the strap 90° to aid wall placement may cause spalling behind the strap. If the spall is 1" or less, measured from the embedment line to the bottom of the spall, full loads apply. For spalls between 1" and 4" (see illustration), the allowable load is 0.90 of the table loads.
- Where fewer fasteners are used in the structural wood member, reduce loads according to the code. A wood splitting problem may occur when holdowns are nailed to lumber less than 3 1/2" wide. To lessen splitting of 3x's or double 2x's, either fill every nail hole with 10d x 1 1/2" nails or fill every other nail hole with 16d commons. Reduce the allowable load based on the size and quantity of fasteners used.
- Unless otherwise noted, do NOT install where: (a) a horizontal cold joint exists within the embedment depth between the slab and foundation wall or footing beneath, unless provisions are made to transfer the load, or the slab is designed to resist the load imposed by the anchor; or (b) slabs are poured over concrete block foundation walls.
- To get the full table load, the minimum center-to-center spacing is twice the embedment depth when resisting tension loads at the same time.
- There is an increase in the amount of deflection if the strap is installed on the outside of the shear panel versus under the shear panel directly to the framing. Ask for Form T-PLYWOOD for complete details.

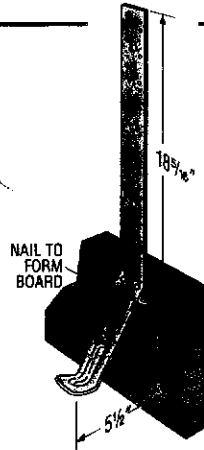
**FOUNDATION CORNERS:** Nail and bolt quantities have been reduced when the load is limited by tested concrete pullout strength (fill holes from bottom up); additional nail holes need not be filled. Nail and bolt quantities may be reduced further for less than 8" corner distance design loads—use code allowable loads for fasteners used in shear.

**TWO-POUR SYSTEMS:** When a cold joint exists between slab and foundation, the holdown will be lower on the stud wall since the embedded portion of the holddown must be in the foundation (see table footnote 1 for exception). Fewer fasteners are used, reducing allowable loads. Loads are calculated using a 4" slab over 6" and 8" foundation walls.

**PAHD42, HPAHD22, HPAHD22-2P HOLDDOWNS:** Designed to be installed at the edge of concrete. Tests determined the pullout strength with one horizontal #4 rebar in the shear cone. Rebar should be a minimum length of 2x embedment depth + 12" (except corner installations, page 31). Install before pouring concrete by nailing to form. Installation holes allow nailing to the form, resulting in 1" deeper embedment; see illustration.

**OPTIONS:** See also HDA Holdowns, LTT, MTT, HTT Tension Ties.

**CODES:** BOCA, ICBO, SBCCI NER-393 and NER-469.



Typical PAHD42 before the Concrete Pour (HPAHD22-2P and HPAHD similar)

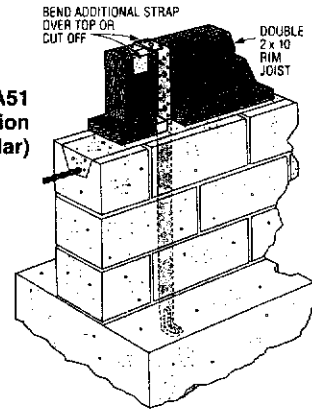
**SPALL REDUCTION SYSTEM FOR THE STHD AND HPAHD** NEW

*Keyhole feature allows attachment of duplex nail before the concrete pour to hold the STHD and HPAHD Strap-Ties in place.* (see page 28)

Model No.	L	Min. Embed. Depth	Nails	Allowable Uplift Loads	
				(133)	(160)
PA51	51	4	9-16d	1690	2030
PA68	70	4	9-16d	1690	2030

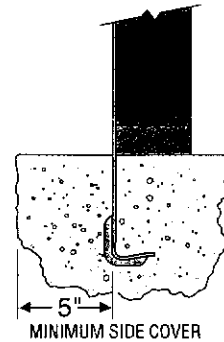
1. Loads have been increased 33% and 60% for earthquake or wind loading with no further increase allowed.
2. 16d sinkers (9 ga x 3 1/4") or 10d commons may be substituted for the specified 16d commons at 0.85 of the table loads.
3. Optional fastener holes provided. Calculate loads according to the code to a maximum of 3685 lbs. Minimum embedment is 4"; 5" to the nearest edge.

Typical PA51 Installation (PA68 similar)



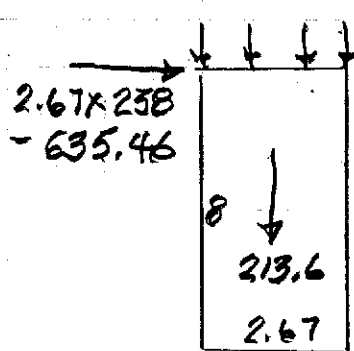
Model No.	Min Stem Wall	Le	Nails	Avg Ull 2000 psi 8"	Allowable Loads (133 & 160)							
					2000 psi Concrete				2500 psi Concrete			
					1/2"	8"	1/2"	8"	133	160	133	160
<b>SINGLE POUR</b>												
PAHD42	6	6 1/2"	12-16d	5891	920	920	1960	1960	920	920	2205	2205
	8		16-16d	8555	1050	1050	2620	2620	1050	1050	2945	2945
HPAHD22	6	10"	16-16d	9494	1315	1315	2965	2970	1315	1315	3330	3335
	8		23-16d	14420	2030	2030	4065	4590	2030	2030	4570	5160
<b>DOUBLE POUR</b>												
PAHD42	6	6 1/2"	12-16d	5891	920	920	1960	1960	920	920	2205	2205
	8		12-16d	8555	1050	1050	2005	2405	1050	1050	2255	2705
HPAHD22	6	10"	16-16d	9494	1315	1315	2965	2970	1315	1315	3330	3335
	8		19-16d	14420	2030	2030	3360	4030	2030	2030	3775	4530
HPAHD22-2P	6	14 3/8"	16-16d	9494	2030	2030	2830	2970	2030	2030	3180	3335
	8		23-16d	14420	2030	2030	4065	4590	2030	2030	4570	5160

1. HPAHD22 may be embedded 4" into the slab and 6" into the 8" stemwall beneath for a maximum load of 2810 lbs. at 8" minimum from the closest corner, and 1200 lbs. at 1/2" from the closest corner (like installation 4).
2. Allowable loads have been increased 33% and 60% for earthquake or wind loading with no further increase allowed; reduce for other load durations according to the code.
3. 16d sinkers (9 ga x 3 1/4") or 10d commons may be substituted for specified 16d commons at 0.84 of table loads.
4. Minimum nail end distance to prevent splitting is 10x the nail diameter, or 1 1/2" for 16d nails.
5. Calculate loads using straight line interpolation for corner distances between 1/2" and 8".
6. Optional fastener holes are provided on selected products. Because the product is limited by the concrete foundation, you may not need to install optional fasteners.
7. Strap may be bent one full cycle.
8. Rim Joist application: see Installation 3 for corner condition.



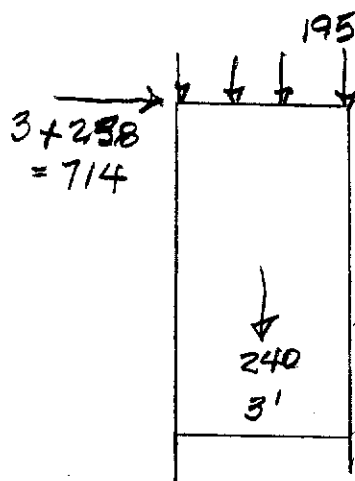
Typical PA connecting Stud to Foundation (use PAHD42 or HPAHD22 for edge applications)

Catalog C-2001 © Copyright 2000 SIMPSON STRONG-TIE CO., INC.

Check OT (Back wall)  $N = 238 \#/ft.$ 

$$OT = 635.46 \times 8 - .67(213.6 \times 1.33) - .67(195 \times 2.67 \times 1.33)$$

$$= \frac{5084 - 190 - 464}{2.67} = 1659 \#$$



$$OT = 714 \times 8 - .67(240 \times 1.5) - .67(195 \times 3 \times 1.5)$$

$$= \frac{5712 - 241 - 588}{3} = 1628 \#$$

Use Simpson HPAHD22

 $\frac{1}{2}$ " from CORNER Allow = 2030 #Sheath w/  $\frac{3}{8}$ " ply OR OSB

Nail w/ 8d @ 6" OC Allow = 260 #/ft

$$AB - W = \frac{2692}{42} = 64 \#/ft.$$

 $\frac{1}{2}$ "  $\phi$  AB  $\frac{811}{64} = 12.7'$  Use  $\frac{1}{2}$ "  $\phi$  AB @ 6' OC.

# Certification of Compliance

## School District Development Fees

### PART I To be completed by APPLICANT

Owner's Name & Address Riverland Home Inc  
 Project Address 24 Caswell Ct  
 Parcel Number 226 040 006 Lot No. 0  
 Subdivision Name Mossy Springs Number of Units \_\_\_\_\_  
 Applicant's Signature & Title [Signature] President  
 Date 8-10-01 Phone No. 916 764 9421

**NOTICE TO APPLICANT:** Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

### PART II To be completed by BUILDING DEPARTMENT

Plan Identification Number \_\_\_\_\_ Building Type ( CHECK ONE )  
 Square Feet of Chargeable Building Area 1711  Residential  
 Signature [Signature] ( ) Apartment / Condominium  
 Title BDG Insp ( ) Commercial / Industrial  
 Date 7/30/01

### PART III To be completed by SCHOOL DISTRICTS

Grant Joint Union High School District	
District Certification No.	<u>031-02</u>
EXEMPT	_____
Comments	_____
RESIDENTIAL / APARTMENT / CONDOMINIUM	_____
<u>1711</u> Sq. Ft. X \$ <u>1.16</u> = \$ <u>1984.76</u>	
COMMERCIAL / INDUSTRIAL	_____
Sq. Ft. X \$ _____ = \$ _____	
OTHER FEE: TYPE _____	
Sq. Ft. X \$ _____ = \$ _____	
<b>TOTAL FEES COLLECTED .....</b>	<b>= \$ <u>1984.76</u></b>

Robla Elementary School District	
District Certification No.	<u>02-003</u>
EXEMPT	_____
Comments	_____
RESIDENTIAL / APARTMENT / CONDOMINIUM	_____
<u>1716</u> Sq. Ft. X \$ <u>.96</u> = \$ <u>1642.56</u>	
COMMERCIAL / INDUSTRIAL	_____
Sq. Ft. X \$ _____ = \$ _____	
OTHER FEE: TYPE _____	
Sq. Ft. X \$ _____ = \$ _____	
<b>TOTAL FEES COLLECTED .....</b>	<b>= \$ <u>1642.56</u></b>

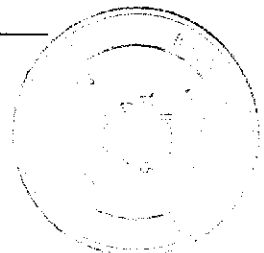
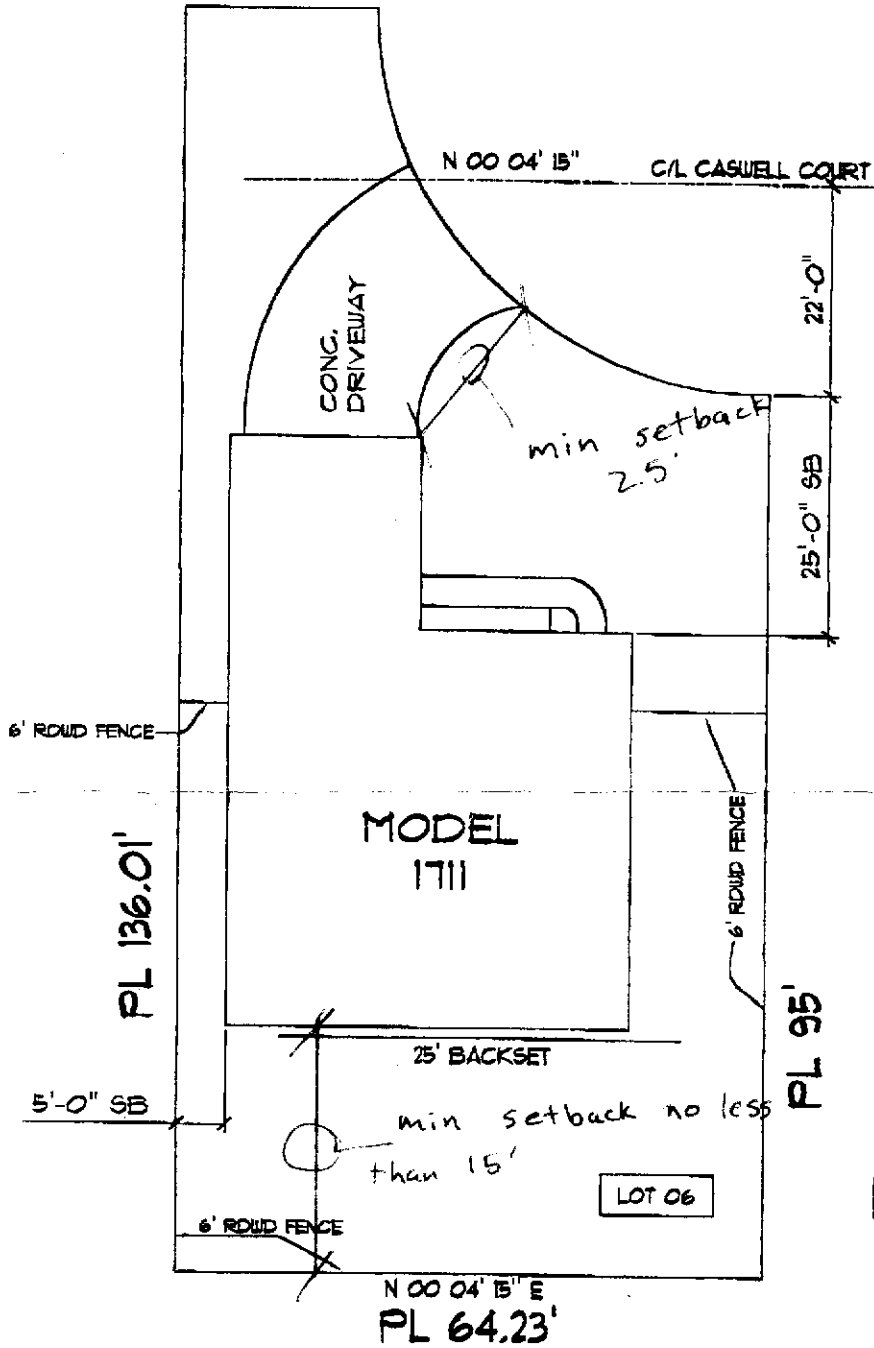
This Certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school district official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

GRANT	ROBLA
Authorized School District Official	Authorized School District Official
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Title <u>Secretary</u>	Title <u>[Signature]</u>
Date <u>8-15-01</u>	Date _____

Original: Grant Joint Union High School District  
 1st Copy: Robla Elementary School District  
 2nd Building Department  
 3rd Copy: Applicant

PL 20'



I hereby certify that the above is a true and correct copy of the original as filed in my office and that the same has been duly recorded in the public records of the County of San Diego, California.

Surveyor  
 State License No. 10111  
 State of California

**PLOT PLAN LOT 06**  
 SCALE = 1"=10'  
**MOONEY ESTATES**



*Floor Plan on microfilm*

PLOT PLAN

DATE: 10/1/88 SCALE: AS SHOWN DRAWN: JTB JOB: 10111 SHEET: C1 OF SHEETS: 2	NEW RESIDENCE LOT 06	RIVERLAND HOMES, INC 530 B STREET, SUITE 1720 SAN DIEGO, CA., 92101 619-497-0404	EVERGREEN DEVELOPMENT 389 Suite A CONNORS CT. CHICO, CA., 95926 916-894-0590	PROJECT: Evergreen Development Design FRX NO.: S32 894 5051
	Jul. 05 2001 10:12AM P2			