

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0106350
Insp Area: 4

Site Address: 1570 DANBROOK DR SAC
Parcel No: 225-1520-001
N

NORTHPOINTE PARK VIL 15 LOT 1

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

CONTRACTOR

US HOME
2366 GOLD MEADOW DR STE 100
GOLD RIVER, CA 95670 77041

OWNER

ARCHITECT

Nature of Work: MP 3052 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 B License Number 451839 Date 5/23/01 Contractor Signature Don McCloskey

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 5/23/01 Applicant/Agent Signature Don McCloskey

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.

Don 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 MWC107468 00 Exp Date 11/01/2001

(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 5/23/01 Applicant Signature Don McCloskey

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 SUBDIVISION BUILDING PERMIT APPLICATION

Project Address: 1570 Danbrook Drive Assessor Parcel # 225-1520-081
Lot Number: 1 Subdivision NORTH ~~POINT~~ VILLAGE -15
POINTE

OWNER INFORMATION:

0106350

Legal Property Owner: US HOME Phone# 858-3900
Owner Address: 366 GOLD MEADOW WAY City GOLD RIVER State CA. Zip 95670

CONTRACTOR INFORMATION:

Contractor: US HOME Lic. # 451839 Phone # 858-3900 Fax 858-3925

DON McCLOSKEY 719-9059

PROJECT INFORMATION:

Land Use Zone R1A Occupancy Group R3 Construction Type VN Fed Code 1A

No. of Stories: _____ No. of Rooms: _____ Street Width: _____

1st Floor Area _____ 2nd Floor Area _____ Basement _____ Roof Material _____

AREA IN SQUARE FOOT OF:

Dwelling/Living 3052

Garage/Storage _____

Decks/Balconies _____

Carports _____

SCOPE OF WORK: _____

FOR OFFICE USE ONLY

- Information Above Complete
- Violation Files Checked
- Standard Setbacks
- County Sewer
- AR Flood Waiver Required
- Flood Elevation Certificate Required
- Water Development Infill Area
- Planning Approval
- Design Review Approval
- Special Fee Districts Apply:

THE FOLLOWING MUST BE PROVIDED IN ORDER TO SUBMIT FOR PERMIT

- 2 COMPLETE PLOT PLANS, LEGIBLE & DRAWN TO SCALE
- 11 X 17 COPY OF FLOOR PLAN WITH FOLLOWING INFORMATION
 - a) Assessors Parcel Number
 - b) New Floor Area
 - c) Owners Name
 - d) Project Address

Date: _____

Received by: (staff) _____

Permit # _____



WesPac

insulation
a MASCO Company



809 North Market Blvd., Ste. 11 • Sacramento, CA 95834
(916) 927-7149 • Fax (916) 927-4257
Lic. #487478

Installed Insulation Certificate

We certify that the building insulation listed herein is installed in conformance with current energy conservation regulations, California Administrative Code, Title 24, State of California

R FACTOR	AREA	TYPE	INCHES/BAGS (BLOWN)
R38	CEILING	FIBERGLASS BLOW	14.75" / 44
R38	CEILING	FIBERGLASS BATT	13"
R13	EXTERIOR WALLS	FIBERGLASS BATT	3.5"

US HOME CORP

Certified by *Jimmy Jimenez*

Title Secretary

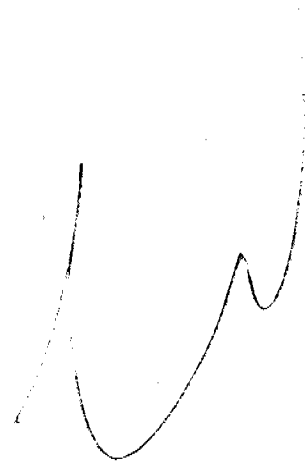
NORTH POINTE
1510 NORTH POINTE / 1
Address or Lot Number

08/14/01 Date Installed Phase II

DATE: Ocxtober 10, 2001

TO: City of Sacramento, Building Department
FROM: Sally S Sanderson, Vice President of Construction

RE: Northpointc Villagc Unit 15 lot 1
1570 Danbrook Drive

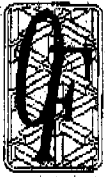


The above address will be used temporary as the sales office for the Northpointe Village Park subdivision.

At the completion of the Northpointe Village subdivision, US Home will convert the above address to a single family residence, at that time it will be determined by the sale of the home that if the wrought iron fence is to remain in place that US Home will install a key lock on the iron gate. If it is sold with a wood fence, wrought iron fence will be replaced and in its place a redwood fence with gate will be installed. The gate will be self closing and with lock.

Also alarm that has been installed on the pool door on the inside of the house will remain with the conversion of the house.

cc: Mitch Young
sales staff



O'Connor Freeman & Associates, Inc.

structural engineering services

July 6, 2001

Mike Mercer
U.S. Homes
2366 Gold Meadow Way, Suite 100
Gold River, CA 95670

Post-it® Fax Note	7671	Date	7/6/01	# of pages	3
To	SALLY	From	JOE		
Co./Dept.		Co.			
Phone #	825-4508	Phone #	441-5721		
Fax #	515-0226	Fax #			

Re: Reduced Shear Wall -- Plan 3052, Elevation C: Northpointe @ Natomas Park
O'Connor Freeman Job Number: E001001

Dear Mike:

Our office was contacted by Sally Sanderson, the project superintendent for the Northpointe @ Natomas project, the front shear wall panels on plan 3052, elevation "C". Specifically, she informed us that the holdowns along the 11'-6", type 'B' shear wall at the front of bedroom 2 were misplaced and spaced 9'-6" from one another and the 4'-0" individual shear panels were reduced to 3'-0". Our office has evaluated this change in the shear walls and have determined that the shear panels may be reduced to 3'-0" with no change to the holdowns, but the shear nailing will have to be increased from a type 'B' nailing to a type 'C' nailing. Please see the attached exhibit and calculation for review and reference.

If you should have any further questions or comments please do not hesitate to call.

Sincerely,

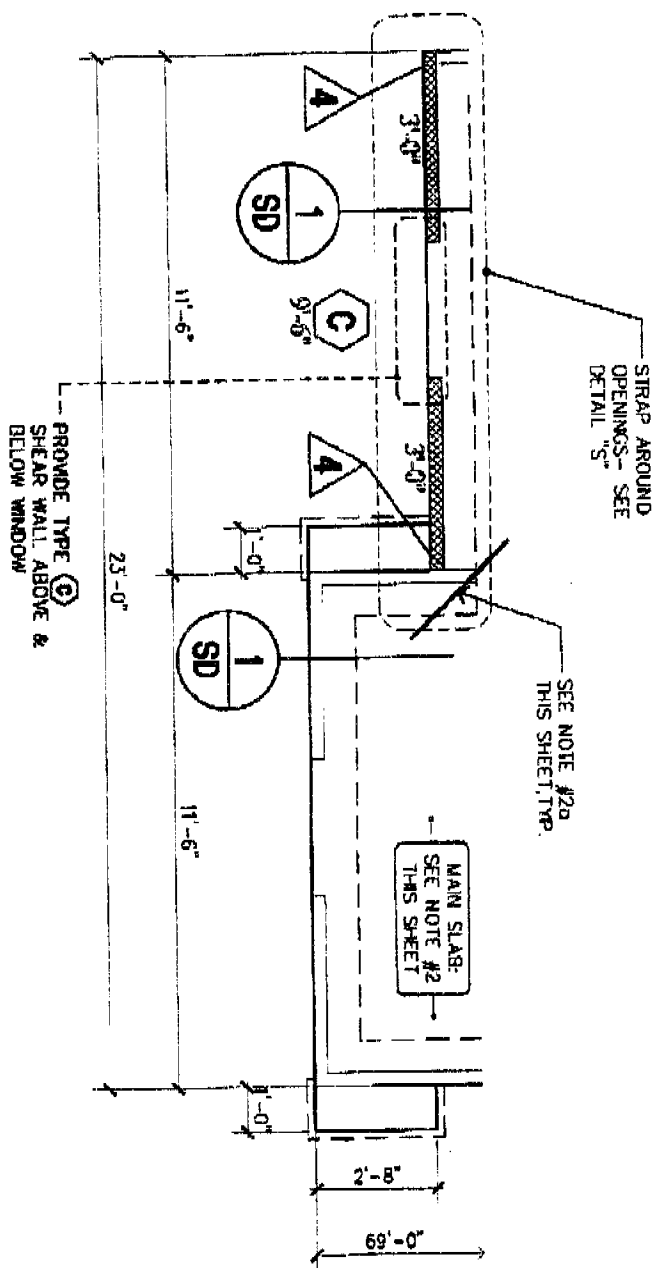
O'Connor Freeman & Associates, Inc.

Karl A. Freeman, P.E.
jmg/KAF

cc: File
enclosures: Exhibits - A
Calculations - 1

Copy with folder

PARTIAL @ ELEVATION @ C100



STRAP AROUND
OPENINGS - SEE
DETAIL 'S'

SEE NOTE #2a
THIS SHEET, TYP.

MAIN SLAB:
SEE NOTE #2
THIS SHEET

PROVIDE TYPE C
SHEAR WALL ABOVE &
BELOW WINDOW



O'Connor Freeman & Associates

Structural Engineering Services
 225 30th Street, Suite 201, Sacramento, CA 95815 Phone: (916) 441-5721 Fax: (916) 441-5597

Date	Sheet	Of
Job#	By	Revised

Line 3	T.W., ft = 19.25	#G = 9	Load, plf = 285	Elev. "A" & "B"	V, # = 2708
Roof DL, psf = 24	Floor DL, psf =	Added Load, # =			
Wall DL, psf = 10	Fdn. Wt, plf = 250	Added Load ht, ft =	3/8" one side w/ 8d @ 2:12		
<input checked="" type="checkbox"/> Use Fdn. for overturning?			f_v , plf = 542	Allow. Shear, plf: 600	

Panel	Width, ft	Height, ft	Shear Load, #	M _{OT} , #ft
1	3.5	10	1353.8	13537.5
2	3.5	10	1353.8	13537.5
3				
4				
5				
6				
7				
8				
9				
10				

Note: Overturning heights shown at left are used for overturning purposes only, and should not be confused with the wall pier height, which is used in the heightwidth ratio calculation.

Panel(s):	1 + 2	
M _{OT} , #ft	27075.00	
O.T. Length, ft	11.5	
Roof T.W., ft	2	
Floor T.W., ft		
Wall T.W., ft	10	
M _R , #ft	17545.17	
TDP, #	829	
Holddown	STHD14	
Holddown GF, #	3600	
Remarks	(38) 16d shkr	

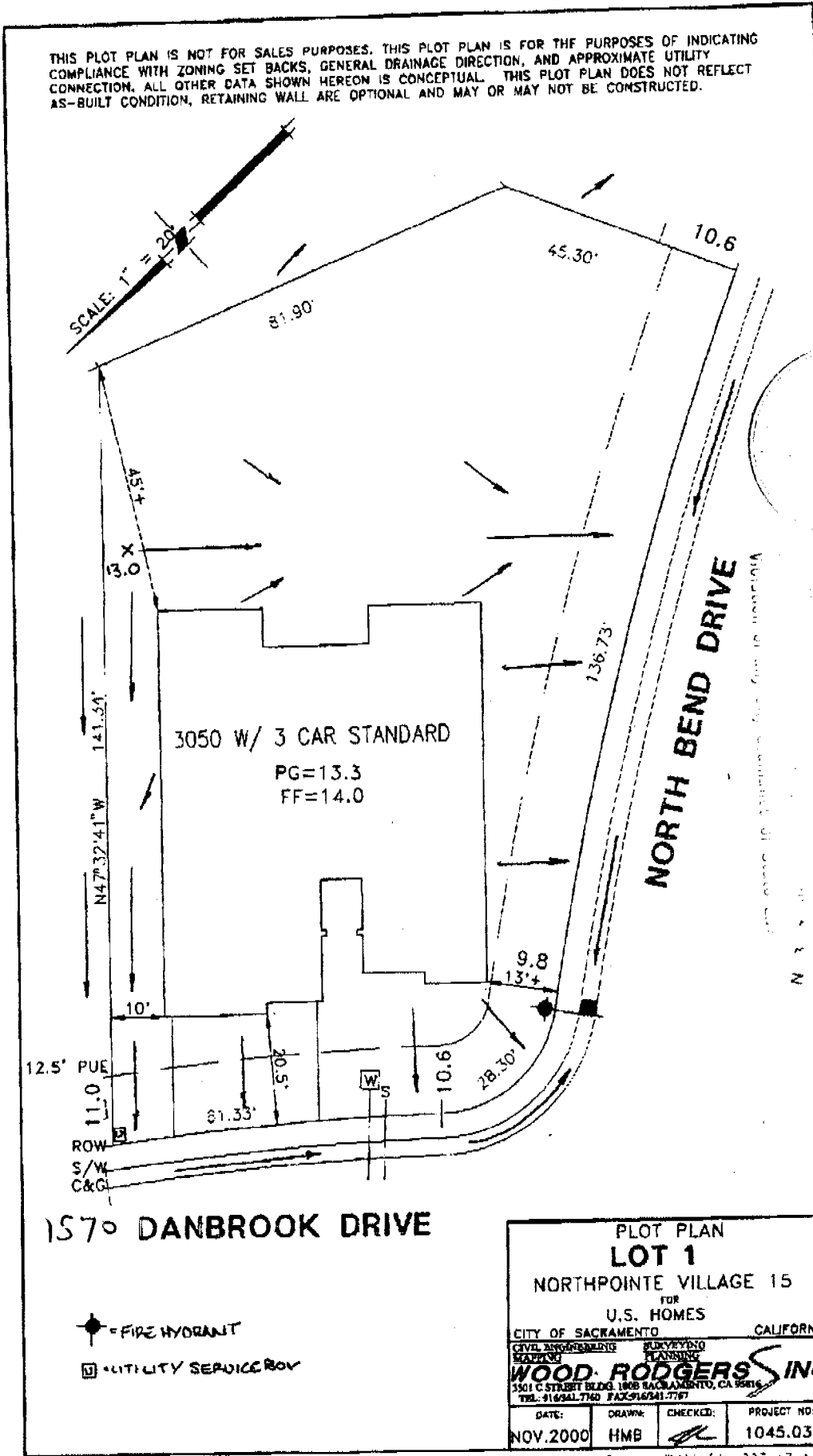
Line 3	T.W., ft = 19.25	#G = 9	Load, plf = 285	Elev. "C"	V, # = 2708
Roof DL, psf = 24	Floor DL, psf =	Added Load, # =			
Wall DL, psf = 10	Fdn. Wt, plf = 250	Added Load ht, ft =	3/8" one side w/ 8d @ 3:12		
<input checked="" type="checkbox"/> Use Fdn. for overturning?			f_v , plf = 451	Allow. Shear, plf: 490	

Panel	Width, ft	Height, ft	Shear Load, #	M _{OT} , #ft
1	3	10	1353.8	13537.5
2	3	10	1353.8	13537.5
3				
4				
5				
6				
7				
8				
9				
10				

Note: Overturning heights shown at left are used for overturning purposes only, and should not be confused with the wall pier height, which is used in the heightwidth ratio calculation.

Panel(s):	1 + 2	
M _{OT} , #ft	27075.00	
O.T. Length, ft	9.5	
Roof T.W., ft	2	
Floor T.W., ft		
Wall T.W., ft	10	
M _R , #ft	4452.33	
TDP, #	2381	
Holddown	STHD14	
Holddown GF, #	3600	
Remarks	(38) 16d shkr	

THIS PLOT PLAN IS NOT FOR SALES PURPOSES. THIS PLOT PLAN IS FOR THE PURPOSES OF INDICATING COMPLIANCE WITH ZONING SET BACKS, GENERAL DRAINAGE DIRECTION, AND APPROXIMATE UTILITY CONNECTION. ALL OTHER DATA SHOWN HEREON IS CONCEPTUAL. THIS PLOT PLAN DOES NOT REFLECT AS-BUILT CONDITION, RETAINING WALL ARE OPTIONAL AND MAY OR MAY NOT BE CONSTRUCTED.



PLOT PLAN
LOT 1
NORTHPOINTE VILLAGE 15
FOR
U.S. HOMES
CITY OF SACRAMENTO CALIFORNIA

CIVIL AND SURVEYING
WOOD RODGERS INC.
3301 C STREET BLDG 1808 SACRAMENTO, CA 95816
TEL: 916/341-7160 FAX: 916/341-7167

DATE: NOV. 2000	DRAWN: HMB	CHECKED: <i>[Signature]</i>	PROJECT NO: 1045.031
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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 original specifications from the City of Sacramento.

F:\NORTHPOINTE\WELLIS\1\CIVIL\LOT PLANS\LOT 01.DWG 01/26/01 15:31

PL: 1045.031 10:17AM 2/2/2001