

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0313485
Insp Area: 4
Thos Bros: 257-A4

Site Address: 5620 NORTHBOROUGH DR SAC
Parcel No: 201-0610-018 **HERITAGE @ NATOMAS PARK 3 LOT 56**
N
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: NSFR MP2475 9 RMS 2 STORY

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 9/19/03 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 **PAID** 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 above mentioned property for inspection purposes.

Date 9/19/03 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.

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 OLD REPUBLIC INS. CO. Policy Number MWC10815000 Exp Date 11/01/2003

____ (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 9/19/03 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: 5620 Northborough Dr. Assessor Parcel # 201-0610-018
 Lot Number: 56 Subdivision Heritage @ Natomas Park Village 3

OWNER INFORMATION:

Legal Property Owner: US Home Phone# (916) 858-3900
 Owner Address: 2366 Gold Meadow Way City Gold River State ca Zip 95670

CONTRACTOR INFORMATION:

Contractor: US Home Lic. # 451839 Phone # (916) 858-3900 Fax (916) 858-3925

Don McCloskey (916) 719-9050

PROJECT INFORMATION:

Land Use Zone RIA Occupancy Group R3 Construction Type VN Fed Code 1A
 No. of Stories: 2 No. of Rooms: _____ Street Width: _____
 1st Floor Area 1459 2nd Floor Area 1016 Basement _____ Roof Material _____

AREA IN SQUARE FOOT OF:

Dwelling/Living	<u>2475</u>
Garage/Storage	<u>467</u>
<u>porch/</u> Decks/Balconies	<u>23</u>
Carports	

SCOPE OF WORK: _____

FOR OFFICE USE ONLY

- | | | |
|---|---|---|
| <input type="checkbox"/> Information Above Complete | <input type="checkbox"/> AR Flood Waiver Required | <input type="checkbox"/> Planning Approval |
| <input type="checkbox"/> Violation Files Checked | <input type="checkbox"/> Flood Elevation Certificate Required | <input type="checkbox"/> Design Review Approval |
| <input type="checkbox"/> Standard Setbacks | <input type="checkbox"/> Water Development Infill Area | <input type="checkbox"/> Special Fee Districts Apply: |
| <input type="checkbox"/> County Sewer | | |

→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) Assessor's Parcel Number	c) Owners Name
b) New Floor Area	d) Project Address

August 6, 2003

Mr. John Ransom
IM Construction
7451 Galilee Road
Roseville, CA.
95678

Dear Mr. Ransom:

USP Structural Connectors' products shall be used exclusively on current and future US Home projects effective upon their acceptance by the engineer of record.

USP Structural Connectors are readily available in the northern California area. All USP structural products have been approved or submitted to ICBO for product approval.

If you need additional information on USP Structural Connectors please contact Keith Brinkman, Technical Representative, at (916) 276-8874 or Steve Hanek, National Manager of Product Specifications at 1-800-328-5934.

Sincerely,

Jim Kauffman
Vice President of Purchasing

JK/aa

U S • H O M E®

U S H O M E C O R P O R A T I O N - S A C R A M E N T O D I V I S I O N

September 29, 2003

Mr. John Q. Supplier
ABC Construction
1234 Smith Road
Anytown, CA.
95678

Dear "Supplier":

US Home has received the approved conversion charts from the engineers of record for our current communities. We have attached copies of the signed letters and charts per the attached copy of our letter dated August 6, 2003. Please convert to using USP Structural Connectors effective immediately.

If you have any questions, please feel free to contact me at US Home at 858-3900 at extension 113.

Thank you.

Yours truly,

Larry McElwain,
Purchasing.

LM/aa

Encls.

Memo



To: Area Managers
From: Larry McElwain *LM*
Date: 9/29/03
Re: USP Structural Connectors

Lennar Corporation has signed a national agreement with USP Structural Connectors to supply joist hangers, hold-downs, clips, etc. All of our plans have in the past specified Simpson hardware. In early August, we mailed notification of this change to our architectural and engineering consultants, as well as our trade partners.

Harris & Sloan and O'Conner Freeman have supplied certified letters and conversion charts for use in the field by our builders. Copies of these documents have also been mailed to the appropriate trade partner associated with each community. Please distribute the attached wet copy of the letter and chart to the appropriate builder within your area. These letters should remain on file at the community and be available to the local inspectors if needed. Additionally, I have attached samples of the notification letters we have sent to the trade partners. This change is effective immediately and participation by all Lennar Family of Builders is mandatory.

These conversion tables will be included on all future plans located in the structural pages. If you have any questions, please feel free to call.

Cc: Jim Kauffman, Mike Mercer

HARRIS & SLOAN CONSULTING GROUP, INC.

213 E STREET, SUITE B DAVIS, CA 95616

STRUCTURAL ENGINEERING CONSULTANTS AND DESIGNERS

TEL (530) 753-5300 FAX (530) 753-5380

PROJECT: 2546 NEW TRADITIONS

DATE: 5-12-04

JOB # VS403

CLIENT: USHOME

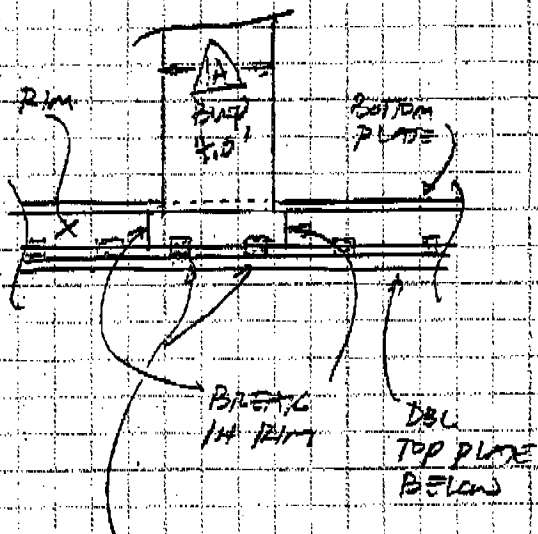
BY: TH

PAGE: 1 OF 1

CLARIFICATIONS TO PLANS - 2546 PLAN

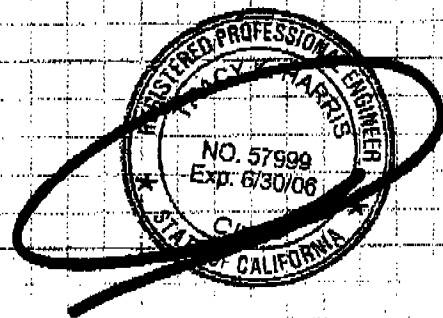
1) BEAM #2 MAY BE A 5 1/4" X 18" 2. DE DSL
 OR A 5 1/8" X 19 1/2" 24K-14 GLB
 (40) ON SHEET 9 SHOULD BE REVISED TO SHOW 5 1/4" X 18" 2. DE

2) THE TYPE **1A** **BWP** **4DOFT** AT UPPER LEVEL LEFT SIDE REQUIRES
 NO SPECIAL STAIR TRANSFER
 OTHER THAN THE PLAN - SPECIFIED
 A35 @ 24" O.C. FROM RIM TO TOP
 PLATE (OR LTP4 @ 24" O.C. RIM TO PLATE)
 AS INDICATED IN DETAIL 3 ON SHEET 12.



IF THE **1A** SITS ON A RIM THAT IS
 BROKEN @ EACH END OF THE BWP,
 A MINIMUM OF (2) A35 / LTP4 ARE
 REQ'D ON THE RIM PIECE, BUT IN NO CASE
 IS THE SPACING OF THE CLIPS TO EXCEED
 24" O.C.

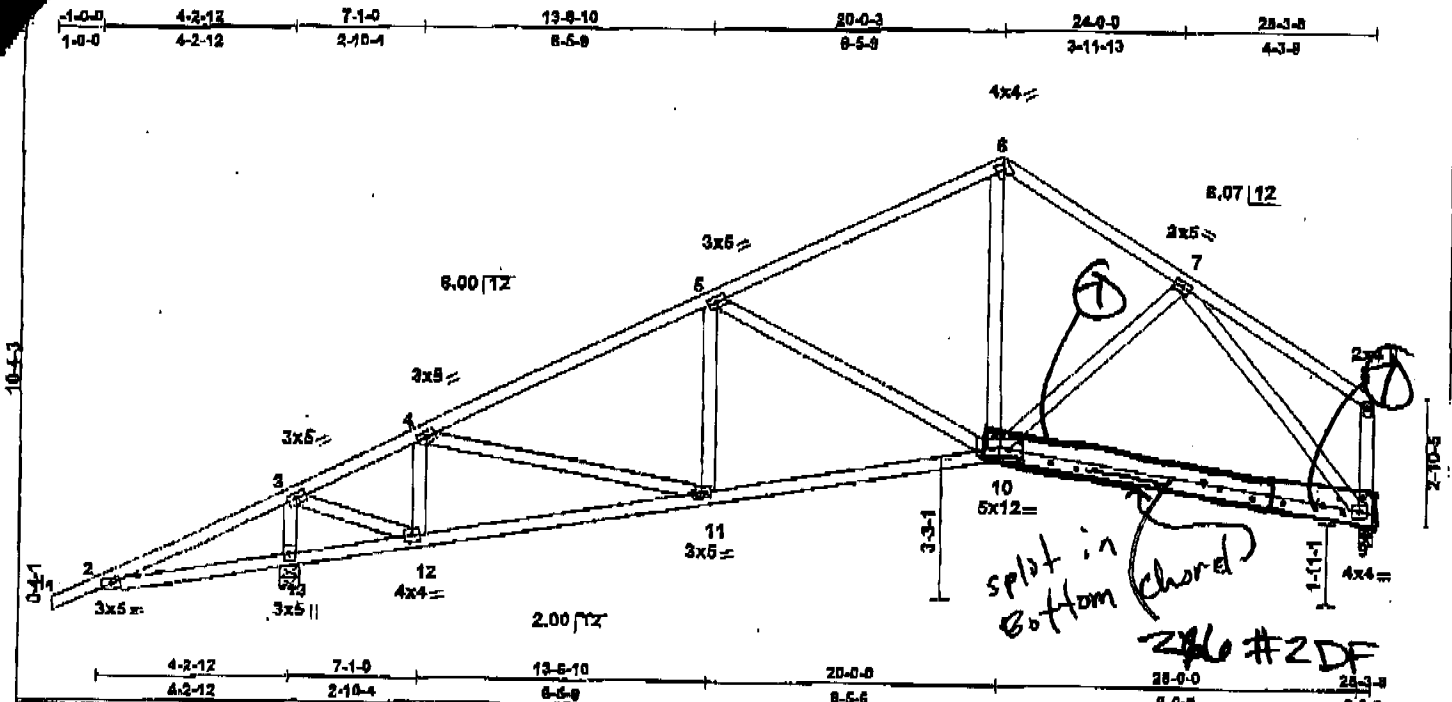
MIN. (2) A35 / LTP4
 AND NO LESS THAN
 24" O.C. TYP.



TRUSS	Truss type	Qty	PLY	US CODE / 2476
01	MOD. QUEEN	1	1	NEWT LOT#256

Anderson Truss, Dixon, California 95620-9806

4.0329 Jan 20 1999 Witek Industries, Inc. Tue May 14 07:53:54 2002 Page 1



LOADING (psf)	SPACING	CSI	DEFL	PLATES GRIP
TCLL 16.0	2-0-0	TC 0.44	(lin) (loc) Udefn	M20 220M185
TCDL 18.0	Plates Increase 1.25	BC 0.52	Vert(LL) -0.22 3-10 >999	
BCLL 0.0	Lumber Increase 1.25	WB 0.89	Vert(TL) -0.40 3-10 >710	
BCDL 8.0	Rep Strains Incr YES		Horz(TL) 0.04 8 n/a	
	Code UBC97/ANSI85		1st Lt LL Min Udefn = 380	Weight: 145 lb

LUMBER
 TOP CHORD 2 X 4 DF No. 1&Btr-G
 BOT CHORD 2 X 4 DF No. 1&Btr-G
 WEBS 2 X 4 DF Stud-G "Except"
 8-8 2 X 4 DF Std-G

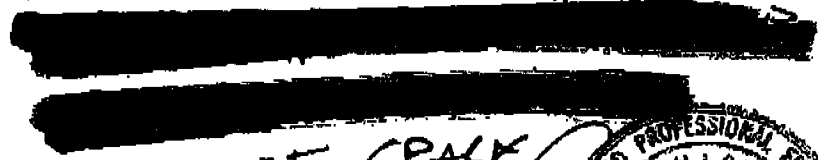
BRACING
 TOP CHORD Sheathed or 6-1-3 on center purlin spacing, except end verticals.
 BOT CHORD Rigid ceiling directly applied or 6-0-0 on center bracing.

REACTIONS (lb/size) 9=982/0-3-8, 13=1468/0-6-8

FORCES (lb) - First Load Case Only
 TOP CHORD 1-2=13, 2-3=765, 3-4=730, 4-5=1232, 5-6=833, 6-7=898, 7-8=0, 8-9=141
 BOT CHORD 2-13=683, 12-13=683, 11-12=663, 10-11=1117, 9-10=668
 WEBS 4-12=833, 4-11=452, 3-11=85, 6-10=408, 6-10=819, 7-10=122, 7-8=1088, 3-13=1413, 3-12=1420

- NOTES**
- 1) All plates are M20 plates unless otherwise indicated.
 - 2) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads per Table No. 16-B, UBC-97.
 - 3) A plate rating reduction of 20% has been applied for the green lumber members.
 - 4) Bearing at joint(s) is considered parallel to grain values using ANSI/TPI 1-1995 angle to grain formula. Building designer should verify capacity of bearing surface.
 - 5) This truss has been designed with ANSI/TPI 1-1995 criteria.

LOAD CASE(S) Standard



707 678 1636 OF CRACK



ATTN: BRAD
419-0135

September 22, 2003

Larry McElwain/Jim Kauffman
US Home Corporation
2366 Gold Meadow Way, Suite 200
Gold River, CA 95670

Re: New Traditions at Natomas Park Plans 1650, 1725, 1857, 2072, 2475, 2546 & 2956
Simpson-USP Hardware substitution
Job Number: HS3118

To Whom It May Concern:

This letter is to verify that it is O.K. to use either the plan-specified Simpson hardware or the equivalent USP product as specified in the table on the following page. This substitution approval is based upon a review of the "USP Full Line Catalog 2003" product specification manual provided to our office by USP Structural Connectors. The substitution applies to all of the plans associated with the above referenced project.

If there are any questions regarding this matter, please feel free to call.

Sincerely,

Tracy K. Harris, P.E.
Principal



PROJECT:

DATE:

JOB #:

CLIENT:

BY:

PAGE:

OF

HANGERS**SIMPSON****USP**

LUS24	JUS24
HUS26	HUS26
HU14-MAX**	-----
HU412-MAX	HD412
HU414-MAX	HD414
HU68-MAX	HD68
HU610-MAX	HD610
HU612-MAX	HD612
HHUS410	THD410
HHUS5.50/10	THD610
HGUS26-2	THDH26-2
HGUS414	THDH414
HGUS5.50/12	THDH612
HGUS5.50/14	THDH614
U414	SUH414
IUT29	THF15925
IUT14	THF17140
ITT29.5	THO15950
ITT14	THO17140

CLIPS**SIMPSON****USP**

A35	MPA1
LTP4	MP4F
H1	RT15
H2.5	RT7
H7	RT20
HTS16	HTW16
MAS	FA3

ANCHORS**SIMPSON****USP**

SSTB16	STB16
SSTB20	STB20
SSTB24	STB24
SSTB28	STB28
SSTB34	STB34
SSTB36	STB36

STRAPS**SIMPSON****USP**

CS16	RS150
CMST14	CMST14
CMST12	CMST12
MSTA36	MSTA36
MSTC28	MSTC28
MSTC40	MSTC40
MSTC52	MSTC52
MSTC66	MSTC66
MSTC78	MSTC78

HOLDOWNS**SIMPSON****USP**

HPAHD22-2P	HPAHD22-2P
PHD2-SDS3	PHD2
PHD5-SDS3	PHD5
PHD6-SDS3	PHD6
PHD8-SDS3	PHD8
HD10A	TDX10
HD14A	TDX14
HD15	TD15

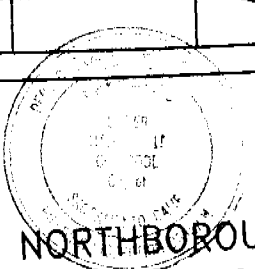
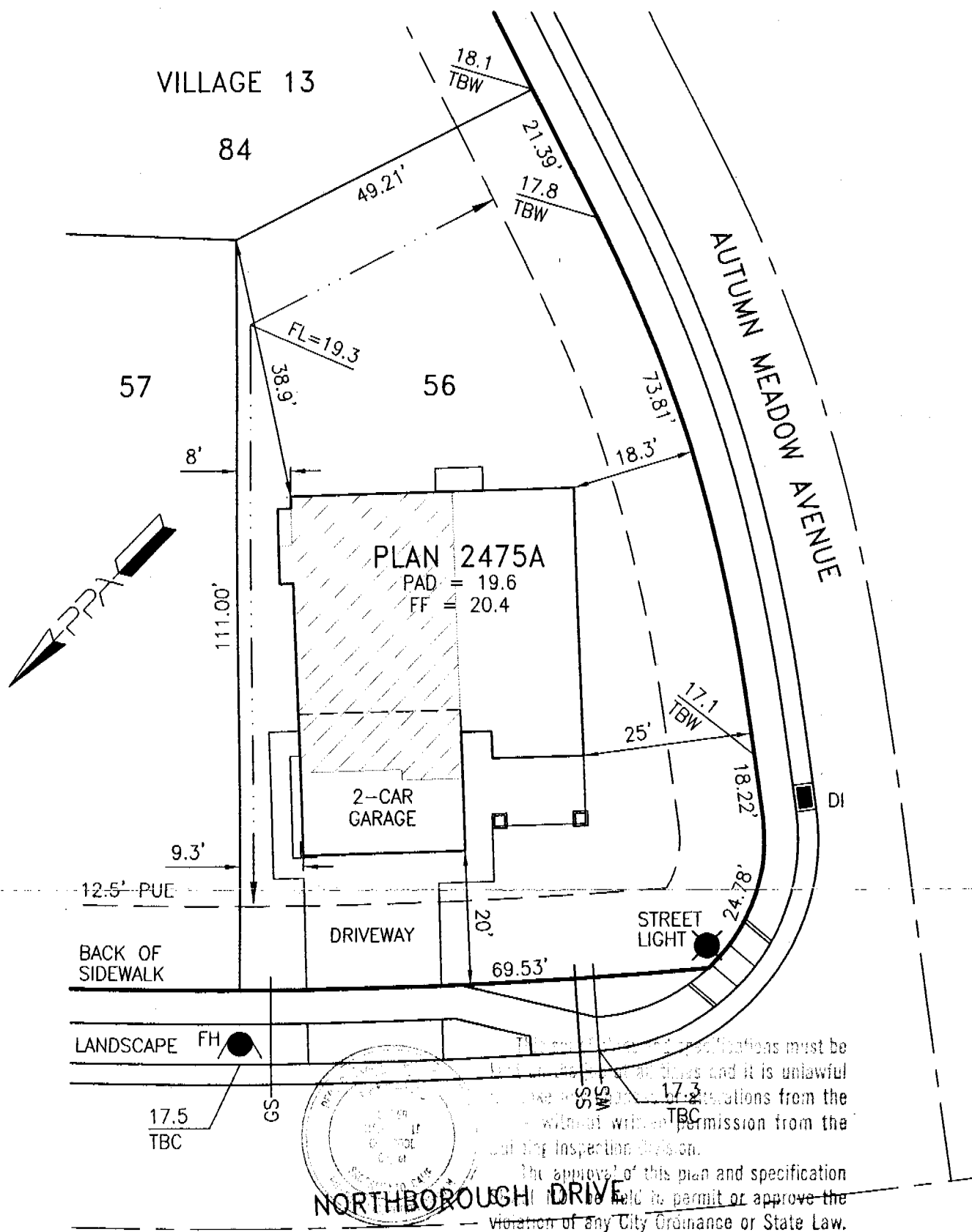
POST BASES**SIMPSON****USP**

ABU44	PAU44
ABU46	PAU46
ABU66	PAU66
ABU88**	-----

POST CAPS**SIMPSON****USP**

PC44	PCM44
PC46	PCM46
PC66	PCM66
EPC44	EPCM44
EPC46	EPCM46
EPC66	EPCM66

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.



The specifications must be followed at all times and it is unlawful to make alterations from the specifications without written permission from the Building Inspection Division.
 The approval of this plan and specification is not to be construed as a guarantee of the accuracy of the information shown hereon.
 The approval of this plan and specification is not to be construed as a guarantee of the accuracy of the information shown hereon.

Approved By:	US Home Corp. Rep.	Date
Revision	Approved By	Date
1		
2		

LOT AREA: 8338 SF
 ALLOWED LOT COVERAGE: 3335 SF = 40.0%
 ACTUAL LOT COVERAGE: 1982 SF = 23.8%
 REAR YARD AREA: 2189 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 Heritage at Natomas Park Village 3 PPA Job #005006
New Traditions Lot 56
 5620 Northborough Drive, Sacramento, CA 95835 APN 201-0610-018

US Home Corporation - Sacramento Division
 2366 Gold Meadow Way, Suite 200, Gold River, CA 95670 Phone (916) 858-3900 Fax (916) 858-3925

Plot Plan Associates www.plotplans.org Date Drawn: 09/04/03 Scale: 1"=20'
 PO Box 435 Citrus Heights CA 95611-0435 (916) 769-9063 Date Revised: - Drawn By: MRM