CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0101476
Insp Area: 1
Thos Bros: 297B5

Site Address: 500 S ST SAC
Parcel No: 009-0056-003

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

CONTRACTOR
CIMORELLI CONSTRUCTION
11333 SUNCO DR #103
RANCHO CORDOVA, CA 95742

OWNER
STOICS L.L.C.
11333 SUNCO DR
RANCHO CORDOVA 95742

ARCHITECT

Nature of Work: (N)2-STRY DPX: UNIT A - 988 SF LVNG, 57 SF CVRD PRCH / UNIT B - 947 SF LVNG(89 1ST, 858 2ND), 33 SF CVRD PRCH, 41 SF 2ND FLR DECK / COMBINED 647 SF GAR, 39 SF TRELLIS

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'sAddress_____

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 525704 Date 8-22-01 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 8-22-01 Owner Signature [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 8-22-01 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.

JC

_____ 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 VILLANOVA INSURANCE CO AUG 2 Policy Number WC11925039 Exp Date 07/01/2002

_____ (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 8-22-01 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.

Date of Request: _____
By: _____

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 500 S ST. SAC / CA

Assessor's Parcel Number: 009 · 0056 - 003

Previous Use: VAC

Description of Request/Proposed Use: _____

Is This a Change of Use? _____

Zoning Designation: RO

Prior Applications for Project Site(P#, Z#, DRPB#): PB00 · 067 Z00 · 139

~~Comments:~~ APPROVED SUBJECT TO CONDITIONS OF PB00 · 067 & Z00 · 139 ALVEY 2/1/2001

SUBMIT 1 SET TO PRESERVATION

REDUCED SETBACKS IN Z00 · 139

Are There Any Planning Issues?: (circle one) YES NO

* Staff Site Plan Check Required? (Circle one) YES NO
* Field Inspection Required? (Circle one) YES NO
* Design Review/Preservation Required? (Circle one) YES NO

Planning Review by/Date: _____ 3/1/2001

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL

Certification of Compliance
School District Development

Part I–To be completed by the APPLICANT

Owner's Name/Address 37165 LLC

Project Address 500 J ST.

Parcel Number 009-005C-003 Lot No. _____

Subdivision Name N/A No. of Units 2

Applicant's Signature _____ Title VICE PRESIDENT

Phone No. (916) 635-4440 Date 8-22-01

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 the BUILDING DEPARTMENT

Plan Identification Number Owner

Building Type (check one) ☐ Residential ☐ Apartment/Condominium ☐ Commercial/Industrial

Square Feet of Chargeable Building Area 1935 ft²

Signature/Title _____ Date 8/22/01

Part III–To be completed by the SCHOOL DISTRICT

School District _____ Certificate No. _____

☐ Exempt Comments _____

Residential/Apartment/etc. 1935 Square ft. x $ 1.72 = $ _____

Commercial/Industrial _____ Square ft. x $ _____ = $ _____

Total fees collected..... = $ 3328.20

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 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.

Signature _____ Date 8/22/01

White & Canary–School District • Pink–Building Department • Goldenrod–Applicant

BID #270 (Rev. 8/00)

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 ADDRES 5001504 "S" STREET DUPLEXES SACRAMENTO CA
NUMBER STREET CITY STATE

CEILINGS:

BLOW: **MANUFACTURER** GREENSTONE **THICKNESS** 8.1" **R/VALUE** 30

SQUARE FEET 2378 **#BAGS/LBS PER BAGS** 90

BATTS: **MANUFACTURER** JOHNS MANVILLE **THICKNESS** 10.25" **R-VALUE** 30

JOHNS MANVILLE

EXTERIOR WALLS:

MANUFACTURER JOHNS MANVILLE **THICKNESS** 3.5" **R/VALUE** 13

JOHNS MANVILLE

FLOOR INSULATION:

MANUFACTURER JOHNS MANVILLE **THICKNESS** 6.5" **R/VALUE** 19

AIR INFILTRATION: **(TITLE 24)**

YES XX **NO**

OTHER:

GENERAL CONTRACTOR: CIMORELLI CONSTRUCTION **LICENSE #**

BY: **TITLE** **DATE**

INSULATION CONTRACTOR: **WESTERN INSULATION LP** **LICENSE #** **794484**

BY: Jamie Blair **TITLE** **AUTH. AGENT** **DATE** 2/26/02

JAMIE BLAIR

Structural Systems

2221 Claremont Rd.
Carmichael, CA. 95608
Tel. (916) 488-7654
Fax (916) 483-0171

January 7, 2002

Steve Madison
Cimorelli Construction Co.
11333 Sunco Drive Ste 103
Rancho Cordova, Ca. 95742

RE: Bld'g Inspection Comments
500 S Street Duplex, Sac.
Permit # 101476

Dear Mr. Madison::

This is in response to your questions regarding your building inspector's correction notice to items found on your job:

1.) Anchor bolts will be added as required.

2.) Lateral design calculations were revised utilizing the shorter shear walls as constructed. Second floor shear walls had only one change, where the 8' wall changed to a 6'-9" wall length. The calculation specified shear wall and hold downs originally specified are still ok. First floor shear walls front to rear loading did not require a change in shear wall specification. The front 1st floor shear walls with left to right loading requires upgrades from Type "B" to Type "C" shear walls and an increase from a type /8\ to /9\ hold down to accommodate the shortened shear wall lengths. See calculations included.

3.) Where 2' 5" square opening for electric panel penetrates the rear type A shear wall, it will be necessary to provide Simpson #CS16 straps extending 24" each side and top and bottom around opening. Nail each strap into studs or blocking with 22 – 10d's. Conduit bending OSB at bottom is ok, since shear transfer is still good.

4.) Where footing for HPAHD22's on Units 500 and 5044 is blown out add new Simpson #HTT22's with 5/8" Ø threaded rod embedded 4 ¼" into the concrete footing using ¾" drill and Simpson "SET" epoxy. Nail to stud with 13 – 16d's for a capacity of 2,132 lbs.

5.) Where 3" Ø pipe passes through the top plate continuity may be accomplished by strapping the top plate with #CS16 strap extending 12" each side and nailed with 22 10 d's.

6.) Where hold downs are connected to double end studs they must be stitch nailed with 16's face nailed at 6" o.c. and staggered to avoid splitting.

If you have any other questions or clarification required please contact me at the above.

Sincerely,

Gates M. Poore

Gates M. Poore
Structural Systems Consultants

REGISTERED PROFESSIONAL ENGINEER
GATES M. POORE
No. C 041511
Exp. 12-31-03
1/7/02
CIVIL
STATE OF CALIFORNIA

Engineered designs produce the best structures

SHT #1 OF 4
1/7/02 GMP

2-Story Duplex: Sacramento, CA

2nd. FLOOR SHEARWALLS W/ Ft TO Rr LOADING. (SEISMIC GOVERNS)

Base shear force: 3720 Lbs

Distribution Lines	Lt	Rt
Distance between (Ft.)	0	25
Associate Distance (Ft.)	12.5	12.5
Line proportion	0.50	0.50
Shear force @ line (Lbs.)	1860	1860
Sum panel lgths @ line (Ft.)	25.2	29
Hor. shear stress (Plf)	74 ✓ OK < 260#	64
Use SHEARWALL Type	A	A
Wall Height (Ft.)	8	8
Wall length (Ft.)	3.5	6.5
OTM (Ft. lbs.)	2067	3335
ROTM (Ft. Lbs.)	-1250	-5662
Unresist. OTM (Ft. Lbs)	817	-2326
H D force Req'd (Lbs.)	258 OK < 1650	-377
Use HOLDOWNS Type	1	0

Fl. area As (sf) = 1410
p = (2-20) /r max V As

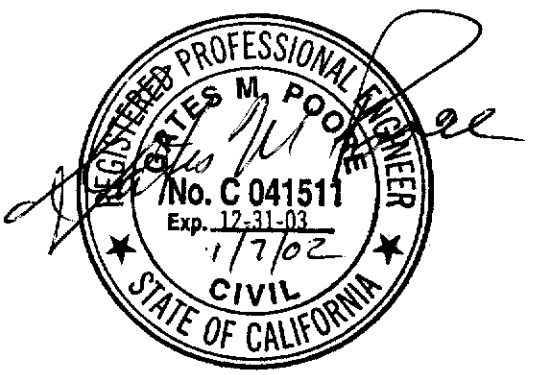
OTM = Hor. Shear x ht x lg
ROTM = (wt x ht) l x l /2
Unres. OTM = OTM-ROTM

changed to 6-3"

Tot. panel lgth @ Lt: 4.5+3.5+8+3.5+3.5 = 25.2

Tot. panel lgth @ Rt: 8+6.5+14.5 = 29

Total Dist. (ft)=	25
Wall Height (ft)=	8
Wall Wt Ext (psf	14
Wall Wt Int (psf)	6
T.Ln.prop:100%=	1.0
Total Shear F. =	3720
Wt Roof (psf) =	12
Tribut. Roof (ft) =	13



2-Story Duplex: Sacramento, CA

1st. FLOOR SHEARWALLS W/ Ft TO Rr LOADING. (SEISMIC GOVERNS)

Base shear force: 8925 Lbs.

Distribution Lines	Lt	Rt
Distance between (Ft.)	0	22
Associate Distance (Ft.)	11	11
Line proportion	0.50	0.50
Shear force @ line (Lbs.)	4463	4463
Sum panel lgths @ line (Ft.)	34	18.75 ✓
Hor. shear stress (Plf)	131	238 ✓ < 260 ∴ OK
Use SHEARWALL Type	A	A
Wall Height (Ft.)	11	11
Wall length (Ft.)	11	3.29 ✓
OTM (Ft. lbs.)	15881	8613
ROTM (Ft. Lbs.)	-17303	-1548
Unresist. OTM (Ft. Lbs)	-1422	7065
H D force 1st Fl (Lbs.)	-133	2387 ✓
H D force 2nd Fl (Lbs.)	258	-377
Total H D force (Lbs.)	125	2010 ✓ < 2030 ∴ OK
Use HOLDOWNS Type	4	5 ✓
n = (V/V)10/lw=	0.15	0.27
Redun'cy factor p =	-1.7	-0.1

OTM = Hor. Shear x ht x lg
ROTM = (wt x ht) l x l /2
Unres. OTM = OTM-ROTM

UBC sec 2314.1:
Check min. Ht / wt ratio = 3.5 / 1
Min width (ft) = Ht /3.5 3.1

Tot. panel lgth @ Lt: 24+10 = 34 ✓ ✓

Tot. panel lgth @ Rt: 3.5+6.5+6+4 = 18.75 ✓

3.3 6.2 5.67 3.62

Fl. area AB (sf) = 1320
p = (2-20) /r max V AB

Total Dist. (ft)=	22
Wall Height (ft)=	11
Wall Wt Ext (psf	14
Wall Wt Int (psf)	6
T.Ln.pr:100%=	1.0
Total Shear F. =	8925
Wt Floor (psf) =	12
Tribut. Floor (ft) :	11

SHT # 7 OF 4
1/7/02 GLR

2-Story Duplex: Sacramento, CA

2nd. FLOOR SHEARWALLS W/ Lt TO Rt LOADING. **(WIND GOVERNS)**

(per UBC'97, sec. 1621.1: uplift = 2/3 ROTM)

Base shear force: 7415 Lbs.

Distribution Lines	Ft	M2	Rr
Distance between (Ft.)	0	36	22
Associate Distance (Ft.)	18	29	11
Line proportion	0.31	0.50	0.19
Shear force @ line (Lbs.)	2301	3708	1406
Sum panel lgths @ line (Ft.)	11	14	7.2
Hor. shear stress (Plf)	209	265	195
Use SHEARWALL Type	A	B	A
Wall Height (Ft.)	8	8	8
Wall length (Ft.)	11	14	3.6
OTM (Ft. lbs.)	18410	29660	5625
2/3 ROTM (Ft. Lbs.)	-5513	-4728	-313
Unresist. OTM (Ft. Lbs)	12897	24932	5313
H D force Req'd (Lbs.)	1172	1824	1625
Use HOLDOWNS Type	1	2	1

No changes in flow and direction

OTM = Hor.Shear x ht x lg
ROTM = (wt x ht) l x l /2
Unres.OTM=OTM-ROTM

Tot. panel lgth @ Ft: = 11

Tot. panel lgth @ M1: = 14
Tot. panel lgth @ Rr: 3.6+3.6 = 7.2

Fl. area AB (sf) = 1410
p = (2-20) /r max V AB

Total Dist (ft)= 58
Wall Height (ft)= 8
Wall Wt Ext (psf 14
Wall Wt Int (psf) 6
Tot.Ln. P.100%= 1.0
Total Shear f = 7415

Wt Roof (psf) = 12
Tribut. Roof (ft) = 14
Tribut. Roof (ft) = 2

SHT #4 OF 4
1/7/02 GMP

2-Story Duplex: Sacramento, CA

1st. FLOOR SHEARWALLS W/ Lt TO Rt LOADING. **(WIND GOVERNS)**

(per UBC'97, sec. 1621.1: uplift = 2/3 ROTM)

Base shear force: 15052 Lbs.

Distribution Lines	Ft	M1	M2	Rr
Distance between (Ft.)	0	19	17	22
Associate Distance (Ft.)	9.5	18	19.5	11
Line proportion	0.16	0.31	0.34	0.19
Shear force @ line (Lbs.)	2465	4671	5061	2855
Sum panel lgths @ line (Ft.)	21 ✓	20.83 ✓	13.5 ✓	7.11 ✓
Hor. shear stress (Plf)	117	224	375	402
Use SHEARWALL Type	A ✓	A ✓	B ✓	C ✓
Wall Height (Ft.)	11	11	11	11
Wall length (Ft.)	21	20.83	13.5	4.44
OTM (Ft. lbs.)	27120	51384	55666	19609
2/3 ROTM (Ft. Lbs.)	-25056	0	-4982	-1120
Unresist. OTM (Ft. Lbs)	2064	51384	50684	18489
H D force 1st Fl (Lbs.)	100	2507	3848	4499
H D force 2nd Fl (Lbs.)	1172	0	1824	1625
Total H D force (Lbs.)	1272	2507	5672	6123 ✓
Use HOLDOWNS Type	5 ✓	6 ✓	8 ✓	9

REQUIRES ADDITIONAL WALL TO CONFORM TO (C) WAS (B)

REQUIRES UPGRADE IN HOLD DOWN FROM (8) to (9)

Fl. area AB (sf) = 1320
p = (2-20) /r max V AB

OTM = Hor. Shear x ht x lg
ROTM = (wt x ht) l x l /2
Unres. OTM = OTM-ROTM

UBC sec 2314.1: Min. Ht / wt = 3.5 / 1
Min width (ft) = Ht / 3.5 = 3.1

Total Dist. (ft)= 58
Wall Height (ft)= 11
Wall Wt Ext (psf 14
Wall Wt Int (psf) 6
T.Ln.prop:100%= 1.0
Total Shear F. = 15052

Tot. panel lgth @ Ft:= 21 ✓
Tot. panel lgth @ M1: = 20.83 was 21.5'
Tot. panel lgth @ M2: = 13.5 was 14'
Tot. panel lgth @ Rr: 4.7+3.3 = 7.11 was 8'

4.44' 2.67'

Wt Floor (psf) = 12
Tribut. Floor (ft) = 1.3
Tribut. Roof (ft) = 2

CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

WATER DEVELOPMENT FEE WAIVERS

Applicant: CLMORELLI CONST. Date 8-21-01

Property Address: 500 A+B 5ST

APN: 009-0056-003 Phone

Number of Units: Zoning:

This project qualifies because it is in a:

___REDEVELOPMENT AREA orange

___DESIGNATED INFILL AREA OR yellow 3 4/0

___INFILL AREA AND MEETS ALL OF THE FOLLOWING:

X 1. The site is located in a neighborhood where the median year of housing construction 1965 or earlier as shown on the Neighborhood Statistics Boundary Map or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and

X 2. The lot is surrounded on three sides by existing or approved development; and

X 3. The project is consistent with the General Plan or more specific plan designation; and

X 4. The site is no more than 5 acres in size for single family development or 2 acres for multiple family development; and

X 5. The site has City sewer, water and drainage services or is within proposed or existing assessment district for these services. The services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied By: Date

Fee Waiver Authorized By: Date

WD NO:

6/2/87