

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0308377
Insp Area: 4
Thos Bros:
Sub-Type: NSFR
Housing (Y/N): N

Site Address: 2792 MACON DR SAC

Parcel No: 201-0620-006 NORTHBR II 8-4 LOT 6

CONTRACTOR

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

OWNER

ARCHITECT

Nature of Work: MP2487 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 6/13/3 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 above mentioned property for inspection purposes.

Date 6/13/3 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 6/13/3 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: 2792 Macon Dr. Assessor Parcel # 201-0620-006
 Lot Number: 6 Subdivision Northborough II Village 8-4

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: 1 No. of Rooms: _____ Street Width: _____
 1st Floor Area 2487 2nd Floor Area _____ Basement _____ Roof Material _____

AREA IN SQUARE FOOT OF:

Dwelling/Living 2487
 Garage/Storage 574
 Decks/Balconies _____
 Carports _____

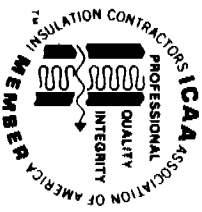
SCOPE OF WORK: _____

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



**INSULATION CONTRACTORS
ASSOCIATION
OF AMERICA**

INSULATION
CERTIFICATE
43731

1321 DUKE STREET, SUITE 303 • ALEXANDRIA, VA 22314 • (703) 739-0356

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

LOT # _____ TRACT # _____

STREET 2792 Mason Dr CITY _____

EXTERIOR WALLS:

MANUFACTURER _____ THICKNESS/TYPE _____ R-
VALUE 13

CEILING:

BATTS: _____ THICKNESS/TYPE _____ R-
VALUE 38

MANUFACTURER _____ THICKNESS/TYPE _____ R-
MINIMUM _____ R-
BLOWN IN: _____ THICKNESS _____ R-
VALUE 38

MANUFACTURER _____ THICKNESS _____ R-
VALUE _____

SQUARE FOOTAGE COVERED _____ NUMBER OF BAGS USED _____ R-
FLOORS: _____ THICKNESS/TYPE _____ R-
VALUE _____

MANUFACTURER _____ THICKNESS/TYPE _____ R-
SLAB ON GRADE: _____ THICKNESS/TYPE _____ R-
VALUE _____

MANUFACTURER _____ THICKNESS/TYPE _____ R-
WIDTH OF INSULATION _____ INCHES

FOUNDATION WALLS: _____ THICKNESS/TYPE _____ R-
VALUE _____

MANUFACTURER _____ THICKNESS/TYPE _____ R-
VALUE _____

GENERAL CONTRACTOR _____ CALIFORNIA CONTRACTORS LICENSE # _____

DATE _____

SIGNATURE _____ TITLE _____

INSULATION CONTRACTOR **ARCADE INSULATION**
CALIFORNIA CONTRACTORS LICENSE #815286
NEVADA CONTRACTORS LICENSE #55201
DATE 11-18-03

SIGNATURE _____ TITLE _____



O'Connor Freeman & Associates, Inc.

Structural Engineering Services

October 6, 2003

Eric Lokey
US Home Corporation
 2366 Gold Meadow Way Suite 200
 Gold River, CA 95670

Post-It® Fax Note 7671		Date 10.6.03	# of pages 7
To ERIC LOKEY	From Karl Freeman		
Co./Dept. US HOME	Co. OFA		
Phone # 916-509-5000	Phone # 415-5721		
Fax # 916-0226	Fax # 415-697		

Re: Front Bedroom #3 Shear Walls: Plan 2487 - Northborough Village 8-4
 O'Connor Freeman Job Number: E020611

Dear Eric:

You contacted our office regarding the front bedroom #3 shear walls for Plan 2487 in the Northborough Village 8-4 subdivision in Sacramento, California. You indicated the collector truss and the shear wall sheathing was installed on the outer wall of the bedroom #3 pop out, while the anchor bolts were located at the inner walls. As a result of this as-built condition, you wanted to know what engineering fix if any is needed. We reviewed the calculated lateral loads to the front bedroom #3 shear walls and the allowable capacity for the 1/2-inch diameter anchor bolts and Simpson MAS anchors. From our review and analysis, we determine the front shear wall of bedroom #3 needs only (2) 1/2-inch diameter anchor bolts or (3) MAS anchors along its entire length in order to resist the calculated lateral loads.


$$\# \text{ of } 1/2" \text{ A.B.'s} = 1586^{\#} / 827^{\#} /_{A.B.} = 1.92 \text{ A.B.'s} \quad \text{say (2) } 1/2" \text{ A.B.'s}$$

$$\# \text{ of MAS anchors} = 1586^{\#} / 675^{\#} /_{MAS} = 2.35 \text{ MAS'} \quad \text{say (3) MAS anchors}$$

Therefore, please have the framer or concrete contractor verify there is a minimum of (3) Simpson MAS anchors or (2) 1/2 inch diameter anchor bolts along the entire length of the front pop out wall of bedroom #3. On the construction of this plan on future lots in this subdivision, we have revised the plans to reflect the adjustment of the engineered shear wall to the outer wall of the pop out for bedroom #3. See the attached partial plan exhibits and structural calculations for reference and review.

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

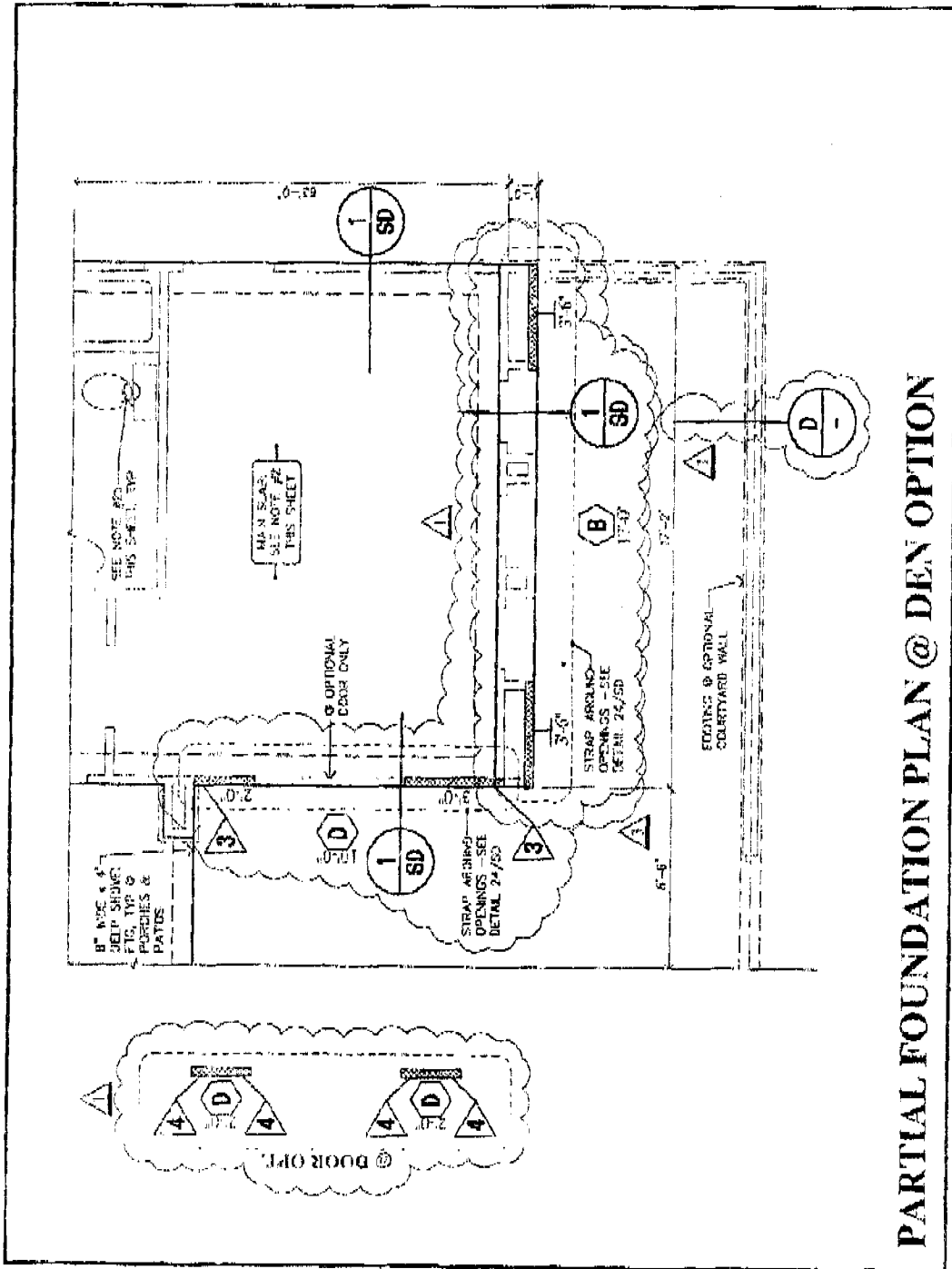
Sincerely,


 Karl A. Freeman, P.E.
 Registered Civil Engineer #50639



Enclosure: (6) Exhibits
 cc: File

SB.2





O'Connor Freeman & Associates

Structural Engineering Services
225 30th Street, Suite 201, Sacramento, CA 95816 Phone: (916) 441-5721 Fax: (916) 441-5897

Job #	By	Revised	Date	Sheet	Of

ALLOWABLE SHEAR VALUES @ VERTICAL DIAPHRAGMS (SHEARWALLS): 1997 NDS VERSION

(Douglas-Fir G=50)

VALUES FOR PLYWOOD SHEARWALLS FROM 1997 UBC TABLE 23-4-4.1

PANELS	NAILS	EDGE SPACING	FIELD SPACING	ALLOWABLE SHEAR (kif)	MAXIMUM SPACING (inches)							LTP4		
					1/2" A.B.	5/8" A.B.	3/4" A.B.	1/4" LAGS	1/2" LAGS	3/8" LAGS	A35F			
3/8" ONE SIDE	8d	5"	12"	260	38.2	54.8	75.1	31.2	6.7	13.5	30.5	34.0	20.3	29.8
3/8" ONE SIDE (2x Plate)	8d	6"	12"	360	28.4	40.7	55.8	23.1	5.0	10.1	22.6	25.2	15.1	22.1
3/8" ONE SIDE (2x Plate)	8d	4"	12"	380	30.7	48.0	62.8	21.3	N/A	9.3	22.4	26.3	13.9	20.4
3/8" ONE SIDE (2x Plate)*	8d	4"	12"	380	33.1	51.7	75.7	10.7	4.6	9.3	23.8	23.2	13.3	20.4
3/8" ONE SIDE (2x Plate)	8d	3"	12"	480	23.8	37.2	48.3	16.5	N/A	7.2	17.4	21.9	10.8	15.8
3/8" ONE SIDE (2x Plate)**	8d	3"	12"	480	10.1	14.5	19.9	N/A	8.6	7.2	16.2	18.0	10.8	15.8
3/8" ONE SIDE (2x Plate) (2x Plate)	8d	2"	12"	600	19.5	30.4	38.5	13.5	N/A	5.8	14.2	17.9	8.8	12.9
3/8" ONE SIDE (2x Plate) (2x Plate)	8d	2"	12"	600	8.3	11.9	16.3	N/A	2.9	5.9	13.2	14.7	8.8	12.9
3/8" ONE SIDE (2x Plate)	8d	2"	12"	640	18.2	28.6	37.0	12.7	N/A	5.5	13.3	16.8	8.3	12.1
1/2" ONE SIDE	10d	2"	12"	770	15.2	23.7	30.7	10.5	N/A	4.6	11.1	14.0	6.9	10.1
1/2" STR. 1.1 SIDE	10d	2"	12"	870	13.4	21.0	27.2	9.3	N/A	4.0	9.8	12.4	6.1	8.9
5/8" ONE SIDE	10d	2"	12"	870	13.4	21.0	27.2	N/A	N/A	4.0	9.8	12.4	6.1	8.9
3/8" BOTH SIDES	8d	3"	12"	880	11.9	18.8	24.2	N/A	N/A	N/A	9.7	11.0	5.4	7.9
3/8" BOTH SIDES	8d	2"	12"	1280	9.1	14.3	18.5	N/A	N/A	N/A	6.7	8.4	N/A	5.0
1/2" BOTH SIDES	10d	2"	12"	1540	7.9	11.8	15.4	N/A	N/A	N/A	5.5	7.0	N/A	5.0

*Indicates Foundation 5/8" Anchor Bolt Spacing Was Determined with a 50% Reduction of the Anchor Bolt Capacity for use of 2x Plates - See Note Below

ANCHOR BOLTS

From 1997 NDS Table 8.2E:	2x Sill / Foundation Wall Plate	3x Sill / Foundation Wall Plate
1/2" A.B. G.F. (lbs) = 620x43 =	827	
3/8" A.B. G.F. (lbs) = 510x43 =	1187	
3/4" A.B. G.F. (lbs) = 1270x43 =	1627	
1/2" A.B. G.F. (lbs) = 700x48 =	973	
5/8" A.B. G.F. (lbs) = 1400x48 =	1950	
3/4" A.B. G.F. (lbs) = 1480x48 =	1973	

Simpson LMA Anchors (CATALOG C-2007)
LMA-6 LMA5 Typical G.F. (lbs) = 1,300 =
N/A NOT ALLOWED FOR 3x PLATE!

Anchor / Fastener Spacing shown in table above
= Fastener Capacity / Shear Load (kif) x 12

SILL NAILING / BOLTING

From 1997 NDS Table 12.3B:	From 1997 NDS Table 12.3B:					
3x6 @ 16" Dia U.G.F. (lbs) = 141x(1.5x)192(1.2)wd(S) =	1,945					
From 1997 NDS Table 9.2A (2x & 3x Sill Plate):						
Co. #	Plate	Z #	p.i.n.	CC = 268T	Co.	Z #
0.25	2x	220	3	1	1.33	293.33
0.25	3x	220	3	1	1.33	293.33
0.5	2x	660	3	0.75	1.33	660.00
0.5	3x	710	3	0.75	1.33	710.00
0.825	2x	920	3	0.6	1.33	736.00
0.825	3x	1120	3	0.6	1.33	896.00

Simpson Clips (CATALOG C-2002)

LMA-6 LMA5 Typical (F.C.F. Cost) =	450
LTP4 Typical (A-1 Directional) G.F. (lbs) =	645

Conditioned sill plates shall not be less than a single 2" nominal member. In shear walls where total wall design shear does not exceed 600 plf (8.76 kN/m), a single 2" nominal member is permitted. Plates may be used, provided A.B.'s are designed for a load capacity of 50% of the allowable load capacity (for loads between 350 plf and 600 plf) and bolts have a minimum of a 2" x 2" x 3/16" thick plate washer. Plywood shall be 1/2" thick and shall be staggered in all cases. 3x wall bottom plates of non-foundation conditions are not required by the UBC unless a joining plate is indicated in question.



O'Connor Freeman & Associates

Structural Engineering Services
 225 30th Street, Suite 201, Sacramento, CA 95816 Phone: (916) 441-6721 Fax: (916) 441-6897

Date	Sheet	Of
Job#	By	Revised

Line 3	T.W., ft = 13.5/2 = 6.75	Load, plf: 235	V, # = 1586
Roof DL, psf: 25	Floor DL, psf:	Added Load, #:	
Wall DL, psf: 10	Fdn. WL, plf: 150	Added Load ft, ft:	3/8" one side w/ 8d @ 4:12
<input checked="" type="checkbox"/> Use Fdn. for overturning?	<input checked="" type="checkbox"/> Use Douglas Fir shear values?	f_v , plf = 227	Allow. Shear, plf: 380

Individual Panels				
Panel	Width, ft	Height, ft	Shear Load, #	M _{OT} , #ft
1	3.5	10	793.1	7931.3
2	3.5	10	793.1	7931.3
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 height width ratio distribution.

Overturning		
Panel(s):	1 + 2	
M _{OT} , #ft	15862.50	#N/A
O.T. Length, ft	17	#N/A
Roof T.W., ft		
Floor T.W., ft		
Wall T.W., ft	10	#N/A
M _R , #ft	24083.33	#N/A
TDF, #		#N/A
Holddown	NONE REQ'D	
Holddown GF, #		
Remarks	2/3 MR > MOT	

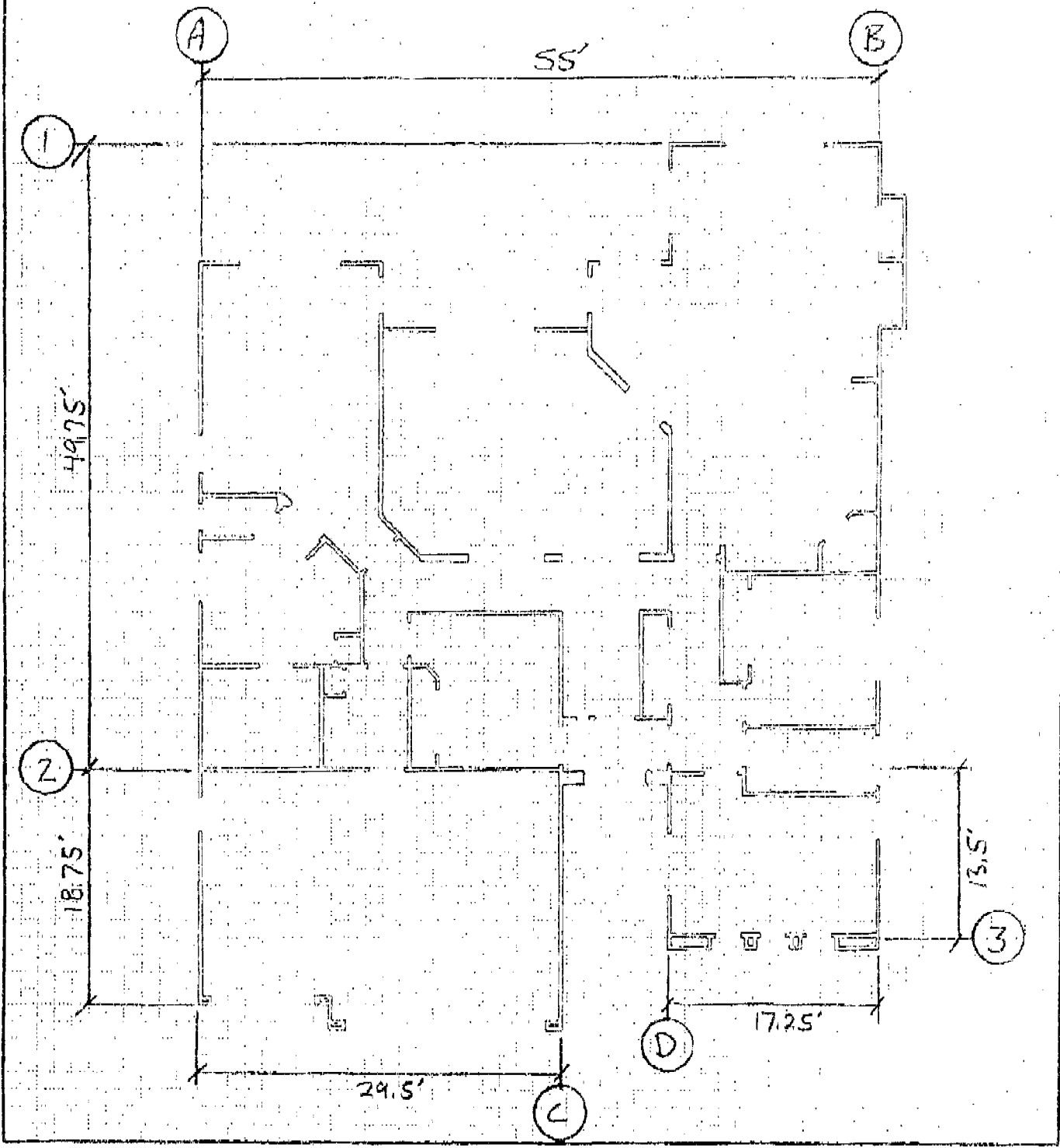


O'Connor Freeman & Associates

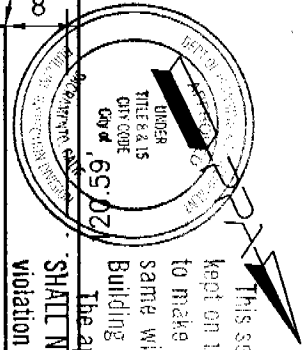
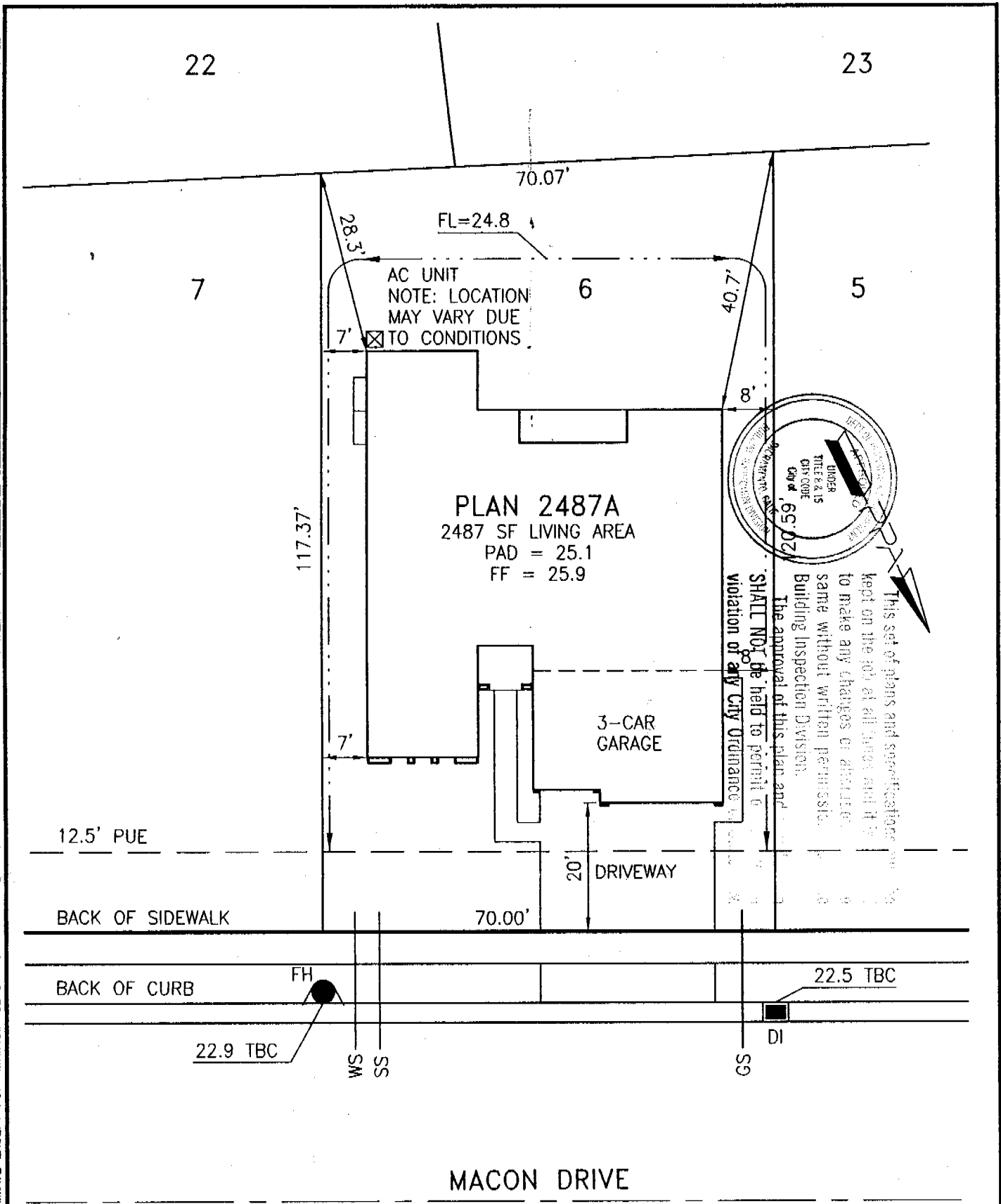
Structural Engineering Services
1812 F Street, Suite 120, Sacramento, CA 95814 Phone: (916) 441-5721 Fax: (916) 441-5597

Date	Sheet	Of
	22	01
Job #	City	Revised

BUILDING SCHEMATIC



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.



This set of plans and specifications shall be kept on the job at all times and it is to make any changes or alterations same without written permission of the Building Inspection Division. The approval of this plan and shall NOT be held to permit a violation of any City Ordinance.

Approved By:	US Home Corp. Rep.	Date
Revision	Approved By	Date
▲		
▲		

LOT AREA: 8329 SF
 ALLOWED LOT COVERAGE: 3332 SF = 40.0%
 ACTUAL LOT COVERAGE: 3149 SF = 37.8%
 REAR YARD AREA: 2455 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 Northborough II Village 8-4
Northborough 8-4
 2792 Macon Drive, Sacramento, CA 95835

PPA Job #005007
Lot 6
 APN 201-0620-006

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: 05/30/03 Scale: 1"=20'
 PO Box 435 Citrus Heights CA 95611-0435 (916) 769-9063 Date Revised: Drawn By: BEB