

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0100535
Insp Area: 4

Site Address: 160 CONNOR CR SAC
Parcel No: 225-1320-070
N

NORTHPOINTE PARK UNIT 11 LOT 70

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

CONTRACTOR
J&L PROPERTIES
3434 MARCONI AV. STE. C
SACRAMENTO CA. 95821

OWNER


ARCHITECT

Nature of Work: MP 2724 2 STORY 10 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 761107 Date 1-16-01 Contractor 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.)

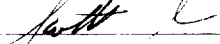
_____, I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 1-16-01 Applicant/Agent Signature 

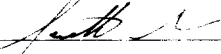
WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

_____, 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 RELIANCE INS CO Policy Number NWA2047932-00 Exp Date 11/18/2001

_____, (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 1-16-01 Applicant 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.

CENTRAL DIVISION BUILDING PERMIT APPLICATION

Project Address: 160 CONNOR Cir. Assessor Parcel # 225-132-70
Lot Number: 70 Subdivision NORTHPOINTE Park Vil. II

OWNER INFORMATION: 0100535
Legal Property Owner: JTS Communities, Inc. Phone# 487-3434
Owner Address 3434 Marconi AVE City Sacto State CA Zip 95821

CONTRACTOR INFORMATION:
Contractor: JTS Communities Lic. # 767107 Phone # 487-3434 Fax 487-3815

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 1469 2nd Floor Area 1256 Basement _____ Roof Material _____
AREA IN SQUARE FOOT OF:
Dwelling/Living 2724
Garage/Storage 710
Decks/Balconies _____
Carports _____
SCOPE OF WORK: New SFD Plan: 116-NN

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

Date: _____ Received by: (staff) _____ Permit # _____

Lot 70

JTB Veranda

OMEGA PRODUCTS CORP.

DIAMOND WALL INSULATING STUCCO SYSTEM

ICBO Evaluation Service, Inc.
Report No. ER-4004

Job Address

160 Connor Cir

Date of Job Completion 6-4

Plastering Contractor

Name: J+L PROPERTIES Stucco Division

Address: 3434 MARCONI AVE.

Telephone No. (916) 487 3434

Approved contractor number as issued by the coating manufacturer 660088

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.

Don Bicketta
Signature of authorized representative of plastering contractor

Date

This installation card must be presented to the building inspector after completion of work and before final inspection.

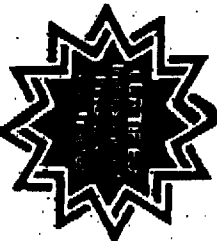
G1-27 T.R. PRINTING (702) 871-3018



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" / 31 BAGS
R38	CEILING	FIBERGLASS BATTS	13"
R19	2X6 EXT. WALLS	FIBERGLASS BATTS	6.5"
R13	2X4 EXT. WALLS	FIBERGLASS BATTS	3.5"

J & L PROPERTIES

Certified by *Jimmy Jimenez*

Title Secretary

VERANDA @ NATOMAS PARK
31 PR VERANDA/70
Address or Lot Number

07/02/01
Date Installed

Phase #



May 14, 2001

Kris Heisinger
AC Houston Lumber Company
8481 Carbide Court
Sacramento, Ca. 95828

Dear Kris,

Subject: Rim Nailing reference Veranda by JTS Communities

Attached you will find a Trus Joist document titled, "Guidelines for the Closest Allowable Nail Spacing into Trus Joist® Residential Products". Per your customer in the above mentioned project, there have been some isolated instances of TJI's used as rim. In most cases this is perfectly fine. However, where the project engineer has specified a closer on center nailing along the perimeter of a floor system we need to take a closer look.

I have spoken to your customer (Keith) and referred to the Trus Joist chart mentioned above. Per Keith, they are using 16d sinkers for edge nailing. That being the case the closest allowable nailing into a TJI Pro 150 is 4 1/2". I asked Keith to check the plans for the specified nailing on this project. If the nailing called for is closer than what is allowed for the 150's than the project engineer will need to approve the change. If you need assistance with the engineer, I would be happy to help.

Sincerely,

Dave Reynolds
Trus Joist Lead
Weyerhaeuser

dr
cc: Randy Ratz (Trus Joist Rep)
Mike Rasmussen (Weyerhaeuser)

1926 Enterprise Blvd.
W. Sacramento, CA. 95691
Ph. (916) 371-1000
Fax (916) 371-6919

C:\1\Detail\WORD\Letters\AC Houston - Veranda Rim.doc

Guidelines for the Closest Allowable Nail Spacing into Trus Joist MacMillan® Residential Products

812-4164

TJP® Rim Joists and Blocking Panels⁽¹⁾

Nail Size ⁽⁴⁾	Nails Perpendicular to Glue Line				Nails Parallel to Glue Line	
	TJP/Pro™ 160 o.c. spacing	Min. End Distance	TJP/Pro™ 250, 350, 550 o.c. spacing	Min. End Distance	TJP/Pro™ 160 o.c. spacing ⁽⁵⁾	Min. End Distance
8d (2 1/2") box	2 1/2"	2"	2"	2"	6"	4"
8d (2 1/2") common	3 1/2"	2"	2"	2"	6"	3"
10d (3") & 12d (3 1/2") box	3"	3"	2"	2"	6"	6"
10d (3") & 12d (3 1/2") common	4 1/2"	3"	3"	3"	6"	5"
16d (3 1/2") box	4 1/2"	3"	3"	3"	6"	6"
16d (3 1/2") sinker	4 1/2"	4"	3"	3"	6"	6"
16d (3 1/2") common	6"	6"	6"	6"	6"	6"
A35F, A35	NA	NA	NA	NA	Not Recommended	Not Recommended

Footnotes: (1) Table also applies to the attachment of TJP® rim joists and blocking panels to the wall plate below.
 (2) Can be reduced to 4" on center with maximum nail penetration of 1 1/2" into flange. (e.g. nails that connect sole plate above to block or rim)
 (3) Provide 6" end distance for nails into A35 and A35F clips. Nails installed closest to top edge of bottom flange shall be angled to minimize splitting.
 (4) Length of nail shown in parentheses (). Diameter of nail shown in brackets ().
 (5) Only one row of nails is permitted. Maintain 1/2" edge distance.

Microkam® LVL, Parakam® PSL, TimberStrand® LSL

Nail Size ⁽⁴⁾	Nailing into Narrow Edge			Nailing into Wide Face			All nailing Min. End Distance
	Microkam® LVL o.c. spacing	Parakam® PSL o.c. spacing	TimberStrand® LSL o.c. spacing	Microkam® LVL o.c. spacing	Parakam® PSL o.c. spacing	TimberStrand® LSL o.c. spacing	
8d (2 1/2") box	3"	3"	4"	2"	2"	2"	2 1/2"
8d (2 1/2") common	3"	3"	4"	2"	2"	2"	2 1/2"
10d (3") box	3"	3"	4"	2"	2"	2"	2 1/2"
10d (3") & 12d (3 1/2") box	4"	4"	4"	2"	2"	2"	2 1/2"
10d (3") & 12d (3 1/2") common	4"	4"	4"	2"	2"	2"	2 1/2"
16d (3 1/2") box	4"	4"	4"	3"	3"	3"	3"
16d (3 1/2") sinker	4"	4"	4"	3"	3"	3"	3"
16d (3 1/2") common	8"	8"	8"	4"	4"	4"	3"
A35F, A35	NA	NA	NA	NA	OK	OK	3 1/2"

Footnotes: (1) Can be reduced to 4" on center with maximum nail penetration of 1 1/2" into the narrow edge. (e.g. nails that connect sole plate above to block or rim)
 (2) Length of nail shown in parentheses (). Diameter of nail shown in brackets ().
 (3) Can be reduced to 5" on center with maximum nail penetration of 1 1/2" into the narrow edge. (e.g. nails that connect sole plate above to block or rim)
 (4) Length of nail shown in parentheses (). Diameter of nail shown in brackets ().
 (5) Only one row of nails is permitted. Maintain 1/2" edge distance.

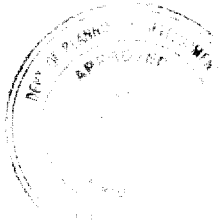
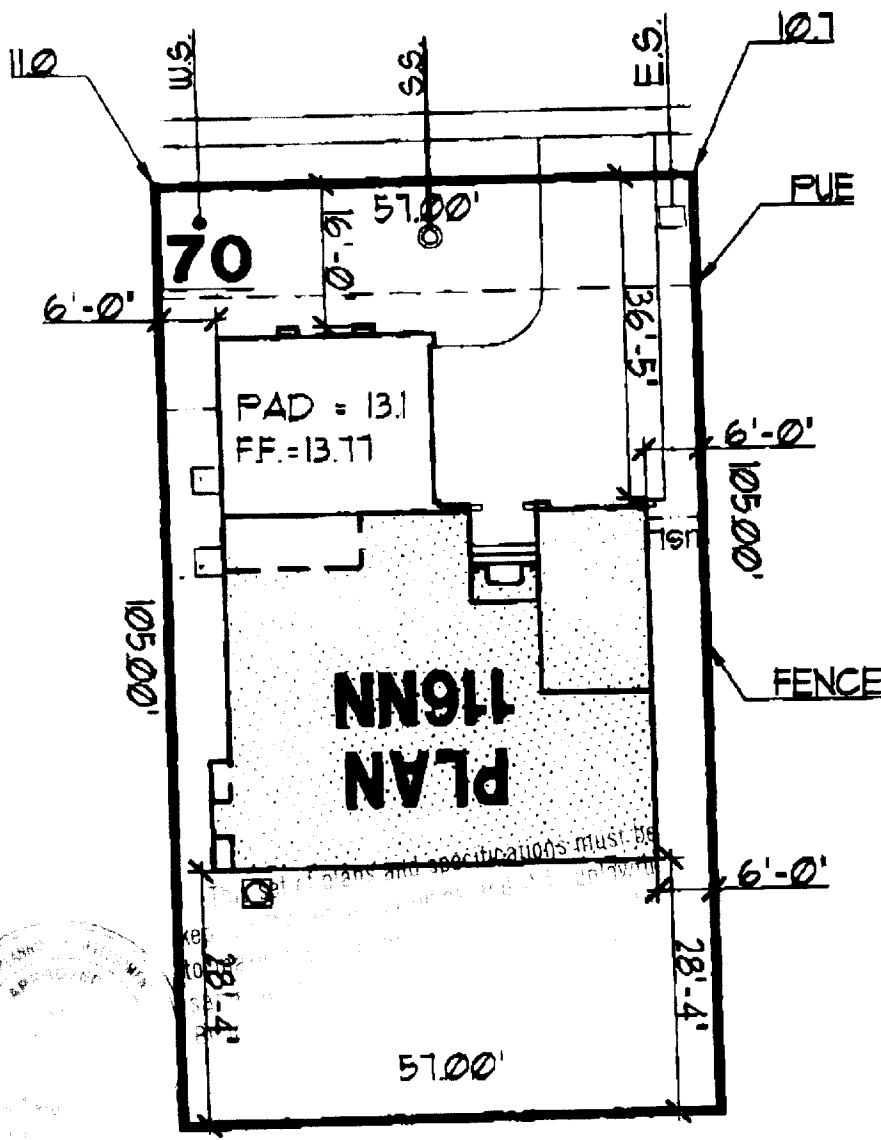
General Notes:

- If more than one row of nails is used, rows must be offset at least 1/2" and staggered.
- Max. spacing of nails should not exceed lateral stability requirements. See applicable literature.

Microkam® LVL, Parakam® PSL, TimberStrand® LSL, TJP® and Trus Joist MacMillan® are registered trademarks and Pro™ is a trademark of Trus Joist MacMillan a franchised partnership. Base ID: 1/1/999

2 STORY HOUSE
 3 - CAR GARAGE
 5985 SQ. FT. OF LOT


CONNER CIRCLE



THIS PLOT IS TO BE CONSIDERED
 PRELIMINARY UNTIL HOA
 APPROVAL.

APPROVED FOR RELEASE: [Signature] DATE: 12/19/00 APPROVED BY BUYER: [Signature] DATE: 12/19/00

NP-V-LOT-70-16 11-28-00 7:37AM



Larry & Schubert
Architect

J & L Properties
Architectural Services

REVISIONS

ORIGINAL
 NOV 30 2000
 Cindy Moren

JTS Communities
 Suite A
 3434 Marconi Avenue
 Sacramento, CA 95821 (916) 487-3434

PROPOSED SITE PLAN
 NORTHPOINTE PARK
 VILLAGE II - NATOMAS PARK

VERANDA

Date: Nov. 28, 2000
 Drawn By: [Signature]
 Job:
 Scale: 1"=20'-0"
 Sheet:
 of Sheets