

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0115378

Insp Area: 4

Site Address: 2484 MABRY DR SAC

Thos Bros:

Parcel No: NORTHBOROUGH II VIL 10-1 LOT 83

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

OWNER

ARCHITECT

JTS COMMUNITIES
3434 MARCONI AVE STE.C
SACRAMENTO CA. 95835

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 767107 Date 12/05/01 Contractor Signature Rona J. Caldwell

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 12/05/01 Applicant/Agent Signature Rona J. Caldwell

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 DAUGARD INS. BROKERS Policy Number WC 3374248-00 Exp Date 11/18/2002

(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 12/05/01 Applicant Signature Rona J. Caldwell

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: 2484 MABRY DR. Assessor Parcel # _____
Lot Number: 83 Subdivision NORTHBOROUGH II, VILLAGE 10-1

OWNER INFORMATION:

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:

0115378

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 1468 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

**NORMAN SCHEEL
STRUCTURAL ENGINEER**

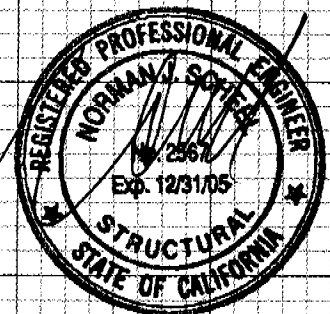
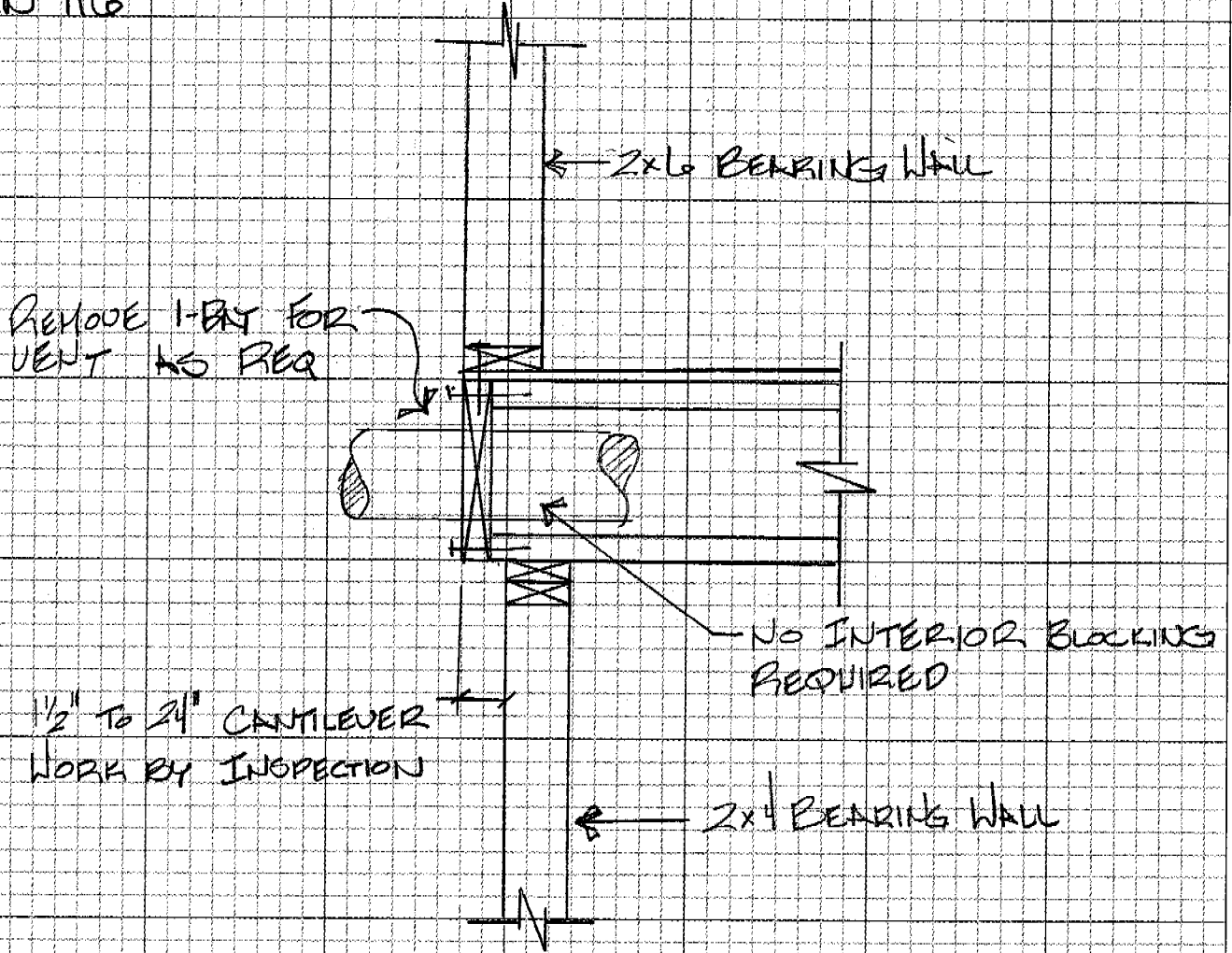
6939 Sunrise Blvd. Suite 123
Citrus Heights, CA 95610

JOB VERANDA II NORTHBOROUGH

CLIENT JTS COMMUNITIES DATE 3/7/02

JOB NO. 21278 BY ROB SHEET NO. 1 OF 1

PLAN 116





CITY OF SACRAMENTO
CALIFORNIA

DEPARTMENT OF
NEIGHBORHOODS,
PLANNING AND DEVELOPMENT

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

Investigation & Report

Applicant:	JTS Communities Inc.	Date:	Feb. 26, 2002
Mailing Address:	3434 Marconi Avenue, Suite A Sacramento, CA 95821	Phone:	(916) 487-3434
Assessor's Parcel #:	201-0440-026, 029	Fax:	(916) 487-0794
Property Address:	NEC Northborough Drive & Mabry Drive	Existing Zoning:	R-1-PUD
		Land Use:	Vacant

Information Desired: Application for a Model Home Complex and Temporary Sales Office Zoning Administrator's Review for the construction of three model homes at Lots 81(Plan 134-NN), 82 (Plan 119-NN) and 83 (Plan 116-NN) of Northborough Village 10. The model homes consist of two 2-story homes and one 1-story home. A welcome home center will be located in the garage of the model home on Lot 83. A temporary parking lot will be constructed on Lot 84 adjacent to the model homes.

Findings and Comments: The application for the Model home Complex and sales office is complete. The site plan, floor plans, elevations, and a copy of the approved landscape plan have been provided as part of this application. The plans have been reviewed by staff for substantial conformance to the conditions per Planning Director's Special Permit P01-131, inclusive of area, height and setback requirements. All proposed buildings shall comply with the requirements for Northborough PUD. All necessary building permits and sign permits shall be obtained for construction.

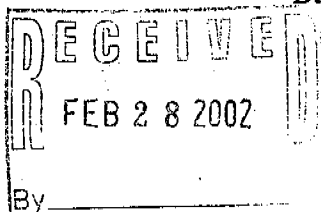
In compliance with the drought tolerant landscaping requirement for model home complexes of three or more models, a Water Conservation Landscape and Irrigation plan has been submitted and approved by the City Landscape Architect. The model home at Lot 83 will be drought tolerant.

The model home complex permit will expire two years from the initial date of issuance. The Zoning Administrator may renew the permit for up to one year, but only upon receipt of written request at least thirty days prior to the expiration of the permit. Upon expiration of this permit, or upon completion of the use of the model homes for display, whichever happens first, the trap fence, trap walk, any signage, temporary landscaping and temporary outdoor fixtures (i.e., arbors and lighting) will be removed; the welcome home center will be converted back into a garage, and driveways for each home will be put in place, and the parking lot will be removed.

Investigated By: David Hung

David Hung

Date: 2/26/2002



I&R# 02-017

September 4, 2003

City of Sacramento Building Department
1231 I Street
Sacramento, CA 95814-2998

Dear Sirs:

This letter is in response to a request from a city inspector for a "conversion letter" regarding our model home sales center located on lots 81, 82, 83 and 84 of our Veranda II project. JTS Communities intends to fully comply with our commitments as outlined in our model permit(s). Please see attached report.

JTS Communities, Inc. reiterates that "Upon expiration of the model permit or upon completion of the use of the model homes for display, whichever happens first, the trap fence, trap walk, any signage, temporary landscaping and temporary outdoor fixtures (i.e., arbors and lighting) will be removed; the welcome home center will be converted back into a garage and driveways for each home will be put in place, and the parking lot (lot 84) will be removed."

If you have any further questions or concerns do not hesitate to call me at 916-919-5138.

Sincerely,

Greg Martin
Superintendent, Veranda II
JTS Communities, Inc.



Working Together to Achieve Excellence



401 Watt Avenue
Sacramento, Ca. 95864
(916) 487-3434 Office
(916) 487-3619 Fax



TO:	Jerry Hopkins	COMMUNITY:	_____
FROM:	Veronica Lua	LOT:	_____
PHONE:	916/487.3434 X 313	FAX:	916/ 808.8370
DATE:	September 4, 2003	PAGES:	2 (including cover sheet)

NOTE: IF YOU DO NOT RECEIVE ALL OF THE PAGES OR FIND THAT THEY ARE ILLEGIBLE, PLEASE CONTACT OUR OFFICE IMMEDIATELY.

COMMENTS:

Mr. Jerry Hopkins-

If you have any questions please give me a call.

Thank you,

Veronica Lua

THE DOCUMENTS ACCOMPANYING THIS FACSIMILE TRANSMISSION CONTAIN CONFIDENTIAL INFORMATION BELONGING TO THE ORIGINATOR AND THE RECIPIENT. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF YOU ARE NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISCLOSURE, COPYING AND OR DISTRIBUTION OF THE INFORMATION CONTAINED IN



WALLACE - KUHL & ASSOCIATES INC.
 GEOTECHNICAL ENGINEERING • CONSTRUCTION TESTING

3050 Industrial Blvd.
 PO Box 1137
 West Sacramento
 California 95691
 916-372-1434

DATE 2-4-02		JOB NO.		WEATHER		TEMP. ° at		AM	
PROJECT Northborough Veranda		Technician I <input type="checkbox"/>		Staff E/G <input type="checkbox"/>					
LOCATION Lot 83		Technician II <input type="checkbox"/>		Project E/G <input type="checkbox"/>					
TYPE OF WORK Pull Tests		Technician III <input checked="" type="checkbox"/>		Senior E/G <input type="checkbox"/>					
Inside 50 mi. radius <input checked="" type="checkbox"/>		Outside 50 mi. radius <input type="checkbox"/>		Nuclear Densities <input type="checkbox"/>		Principal E/G <input type="checkbox"/>			
PERSONNEL	REG. HRS	OT HRS	TOTAL HRS	TRAVEL	ON JOB	VEHICLE	MILES		
J. Woodhurst						#12			

OBSERVATIONS:

Performed pull tests on all threaded
 anchor in steel frame Simpson SF 27
 at the following locations:

① 2-3/4" all thread West Wall of Garage Lot 83
 load of 6295 lbs applied with gauge reading
 of 2400

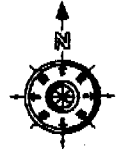
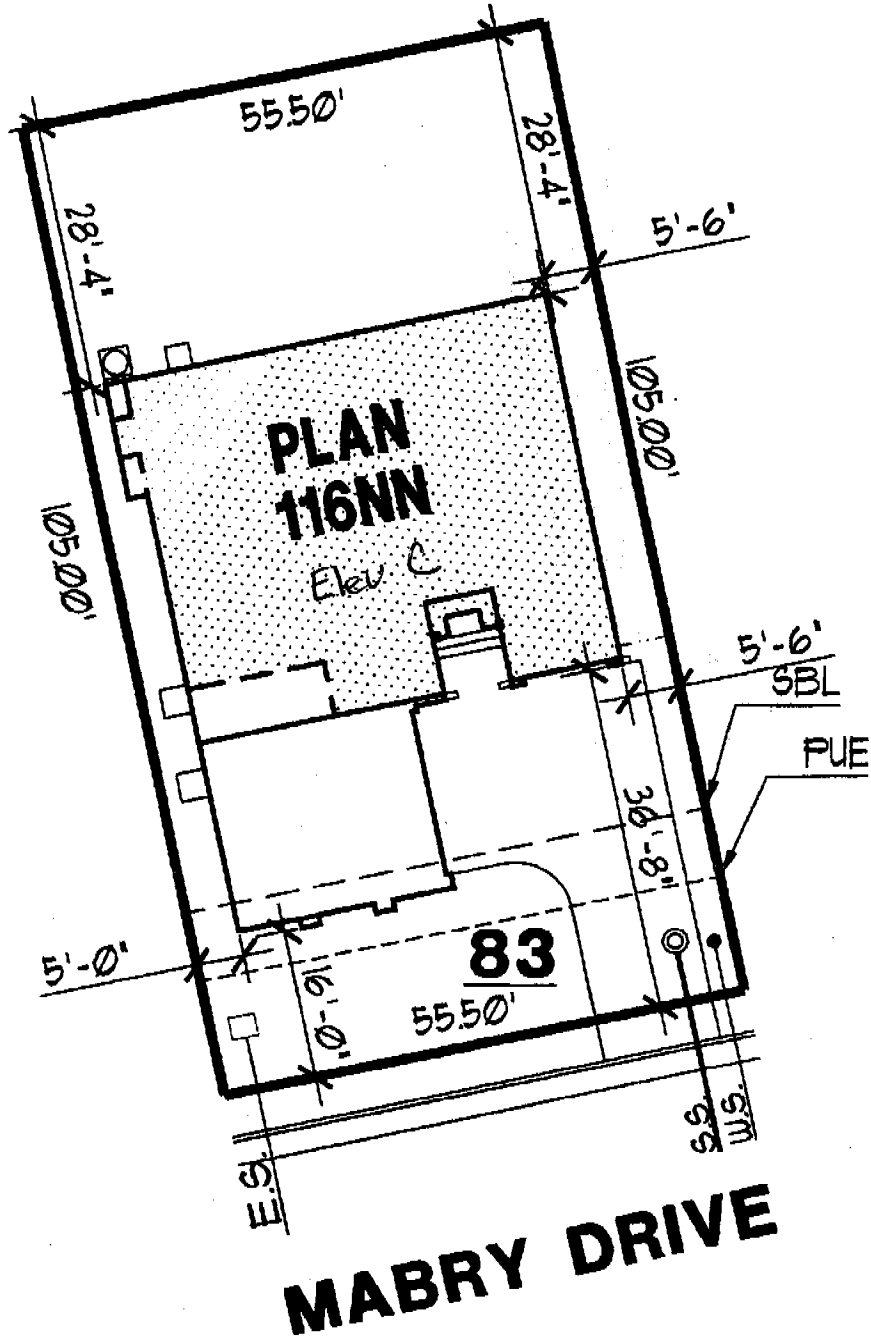
② 1-3/8" all thread located East wall Bedroom
 #5 Lot 83. load of 4500 lbs applied
 with gauge reading of 2000.

loads applied using calibrated resist cage.
 loads applied taken from TCRD report 5193.
 All anchors passed no failures

FIELD REPORT

Signed *[Signature]*

Original
NOV 12 2001



DIMENSIONS SHOWN ARE APPROXIMATE AND ARE FOR THE SOLE PURPOSE OF COUNTY/CITY APPROVAL

<p>2 STORY HOUSE 3 CAR GARAGE</p>	<p>PROPOSED SITE PLAN</p>	<p>JTS COMMUNITIES INC. Working Together to Achieve Excellence 3434 Marconi Avenue Suite A Sacramento, CA 95821 (916) 487-3434</p>	<p>VERANDA II AT NORTHBOROUGH</p>
<p>APN # APPROVED FOR RELEASE</p>	<p>DATE</p>	<p>APPROVED FOR RELEASE</p>	<p>SCALE = 1" = 20' DATE: NOV. 6, 2001 DATE</p>

0115378

OMEGA PRODUCTS CORP.

DIAMOND WALL INSULATING STUCCO SYSTEM

Job Address

2405 Parkin

ICBO Evaluation Service, Inc.
Report No. EP-4064

Date of Job Completion _____

Plastering Contractor

Name: ITL 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.

Bob Richetti
Signature of Inspector
Date _____

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

Copy for Inspector

CERTIFICATION OF INSULATION

ADDRESS OR TRACT

SACRAMENTO INSULATION CONTRACTORS

LTS

LOT # *83*

- P.O. BOX 854, WEST SACRAMENTO, CA 95691 LIC. #202026
- 1309 MELODY ROAD, MARYSVILLE, CA 95901 LIC. #202026
- P.O. BOX 9651, FRESNO, CA 93793-9651 LIC. #202026
- P.O. BOX 1631, RENO, NV 89505 LIC. #10675
- 3326 A PONDEROSA WAY, LAS VEGAS, NV 89118 LIC. #10675

VEDANDA II

DATE INSULATION COMPLETED

PART I GENERAL

PART II AREAS INSULATED

PART III CERTIFICATION

WALLS		CEILINGS			FLOORS	
(SQUARE FEET)		(SQUARE FEET)			(SQUARE FEET)	
TYPE OF INSULATION		TYPE OF INSULATION			TYPE OF INSULATION	
MATERIAL	FIBERGLASS	MATERIAL	FIBERGLASS		MATERIAL	FIBERGLASS
FORM	BATTS	FORM	BATTS & BLOW		FORM	BATTS
MANUFACTURER'S PRODUCT I.D.		MANUFACTURER'S PRODUCT I.D.			MANUFACTURER'S PRODUCT I.D.	
MANUFACTURER		MANUFACTURER			MANUFACTURER	
OCF		OCF			OCF	
BAGS						
R-VALUE INSTALLED	APPLIED THICKNESS	R-VALUE INSTALLED	APPLIED THICKNESS	MIN. INSTALLED WEIGHT PER SQUARE FOOT	R-VALUE INSTALLED	APPLIED THICKNESS
<i>13</i> <i>19</i>	<i>3 1/8"</i> <i>5 1/2"</i>	<i>38</i> <i>38</i>	<i>12 1/4"</i> <i>14 3/4"</i>			
KNEE WALLS IF R-VALUE IS OTHER THAN WALLS ABOVE						
MATERIAL	FORM	R VALUE		MANUFACTURER		
FIBERGLASS		BATTS		OCF		
AIR INFILTRATION SEALANT						
MATERIAL				MANUFACTURER		
FOAM				W R GRACE		

THIS IS TO CERTIFY THAT INSULATION AND/OR SEALANT HAS BEEN INSTALLED IN CONFORMANCE WITH APPLICABLE CODES, MATERIAL STANDARDS AND REGULATIONS.

SIGNATURE—INSULATION CONTRACTOR <i>Jeff Cable</i>	TITLE MANAGER	DATE <i>3-11-02</i>
SIGNATURE—GENERAL CONTRACTOR	TITLE	DATE

REMARKS: