

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0014404
Insp Area: 2

Site Address: 7727 RIVER LANDING DR SAC
Parcel No: 031-1360-035

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

CONTRACTOR
NR HOMES
2443 FAIROAKS BL
SAC CA 95825

OWNER
NR HOMES INC
SACRAMENTO CA 95831

ARCHITECT

Nature of Work: NSFR, 3270 SF LVNG(1633 SF 1ST, 1637 SF 2ND), 755 SF ATTCHD GAR, 212 SF CVRD PRCH

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 Bank of Lodi Lender's Address Folsom

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 628092 Date FEB. 6/01 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: [Signature]
Date FEB 6 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date FEB 6 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.

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 [Signature] Policy Number [Signature] Exp Date [Signature]

(This section need not be completed if the permit is for \$500 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 FEB 6 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: 7727 RIVER LAKE DR.

Assessor's Parcel Number 031-1360-035

Previous Use: VACANT

Description of Request/Proposed Use: NEW RESIDENCE

Is This a Change of Use? YES

Zoning Designation: R-1

Prior Applications for Project Site(P#, Z#, DRPB#): none

Comments: meets setbacks & lot coverage

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 PAUL REED 12/5/00

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 _____
Project Address 7727 River Landing Dr
Parcel Number _____ Lot No. 39
Subdivision Name _____ No. of Units _____
Applicant's Signature _____ Title _____
Phone No. _____ Date _____

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 _____
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 3270
Signature/Title _____ Date _____

Part III--To be completed by the SCHOOL DISTRICT

School District _____ Certificate No. _____
 Exempt Comments _____
Residential/Apartment/etc. 3270 Square ft. x \$ 1.72 = \$ 5624.40
Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
Total fees collected..... = \$ 4755.40

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 _____

Department of Planning and Development
Building Inspection Division

Grading and Erosion Control Questionnaire

To be completed for all residential new construction and additions

PART I (To be completed by applicant)

Site Address 7727 RIVERLANDS DR A.P.N. 031 1360 035

Applicant Information

Name N.B. Homes
Address 2443 POIRI OOKS BLVD PMB
SACRAMENTO, CA 95805 74
Phone 916-979-0283

Project Information (Check One)

Single Family Dwelling
Duplex
Triplex
Deep Lot Development

PART II (To be completed by the applicant when the project is not a part of a larger subdivision)

Are there existing structures on site? Y N
Does the site front on a paved road? Y N *
Is the site higher than the crown of adjacent road? Y N *
Is the proposed building site higher than the back of the sidewalk or curb? Y N *

Describe existing frontage improvements along road.

Ditch * Curb and Gutter Curb, Gutter, and Sidewalk

The direction of drainage on this site is:

Front to Rear * Rear to Front Side to Side *

Does an adjacent site drain across this parcel? Y * N

Does this site have an existing low area or drainage swale? Y * N

Will construction require cut or fill on site? (* >50FT3 or >2FT) Y N

- How much cut? _____ Yards _____ Depth
- How much fill? _____ Yards _____ Depth

Has building site been previously been filled? Y * N

Will existing drainage be re-routed? Y * N

Do you plan to construct or modify culverts or drainage ditches? Y * N

Print Name NEIL RICHMONDSON Title PRESIDENT

Signature [Signature] Date JAN 8/01
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? 0.2 Acres.

If greater than 1/2 acre has an approved erosion and sediment control plan been provided? Y N

If greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is the parcel to be built on part of a larger subdivision? Y N

Subdivision Name: Everland Estates

If yes has an approved erosion and sediment control plan been provided? Y N

If the original subdivision is greater than 5 acres has the applicant provided a copy of the State General Permit NOI and the SWPPP? Y N

Is grading and drainage approval required prior to permit issuance? Y N

Approved by: [Signature] Date: 1/8/01

Building permit #: 20144342

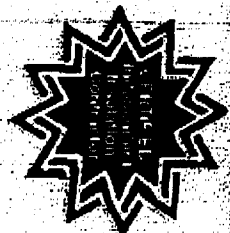
White Copy - Permit Jacket
Yellow - Utilities
Pink - Bldg. Div.



WesPac

insulation

Member Since 1983



809 North Market Blvd., Ste. 11 • Sacramento, CA 95834
(916) 927-7149 • Fax (916) 927-4257
Lic. #482478

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 (DOWN)
R30	ATTIC	FIBERGLASS BLOW	12.75" / 34 BAGS
R30	CEILING	FIBERGLASS BATTIS	10.26"
R19	EXTERIOR WALLS	FIBERGLASS BATTIS	6.5"
R13	EXTERIOR WALLS	FIBERGLASS BATTIS	3.5"

N R HOMES, INC.

Certified by *Jimmy Hoover*
Title Secretary

7727 RIVER LANDING DR
7727 RIVER LANDING / 7727
Address or Lot Number

04/26/01

Date Installed

Phase #

WENINGER ENGINEERING

6717 SWENSON WAY
SACRAMENTO CA 95831
(916) 428-8632

Sheet: **Field Response**

of: **1**

By: **J.W.**

Date: **4/16/01**

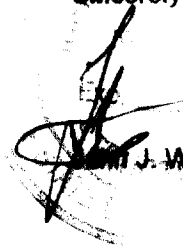
Job No.: **00-022**

To whom it may concern.

Response to inspection comments for 7727 River Landing:
Permit # 0014404

- 3) Footing is in correct position. The closet at the second floor has been expanded 1' - 0" south.
Provide 4 X 12 DF #2 beam below south closet wall. See attached calculation.
Provide "Simpson" LUS410 or equal at 4 X 12 to GLBM connection.

Sincerely



John J. Weninger Jr.

WENINGER ENGINEERING

6717 SWENSON WAY
SACRAMENTO CA. 95831
(916) 428-8632

Sheet: **Field Response** of: **2**

By: **J.W.**

Date: **4/16/01**

Job No.: **00-022**

N. Richardson House

7727 River Landing Dr.

Sacramento Ca.

ROOF LOADS: 21psf DL 16 psf LL @ 5 IN 12 SLOPE (REDUCIBLE FOR AREA)

NOTE: ROOF IS PREMANUFACTURED TRUSSES IN ALL AREAS.

FLOOR LOADS: 10psf DL 40 psf LL

Beam @ Closet over garage:

$$W_r = (21+16)psf * (7/2) + (10+40)psf * (7/2) + 95plf = 400 \text{ plf}$$

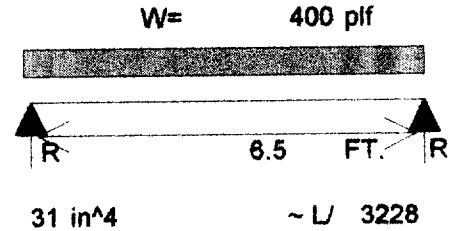
$$R = 400plf * 6.5' / 2 = 1298 \text{ \#}$$

$$A_r = 1298\# * 1.5 / (95 * 1.25) = 16.4 \text{ in}^2$$

$$S_r = 400plf * 6.5^2 * 1.5 / 1375psi = 18.4 \text{ in}^3$$

$$I_r = 5 * 400plf * 6.5^4 * 1728 / (384 * 1600000 * (6.5 * 12 / 240)) = 31 \text{ in}^4$$

USE: 4 X 12 DF#2 A=39.4 in² S=73.8 in³ I=415 in⁴



[Handwritten signature]
3.31.05

WENINGER ENGINEERING

6717 SWENSON WAY
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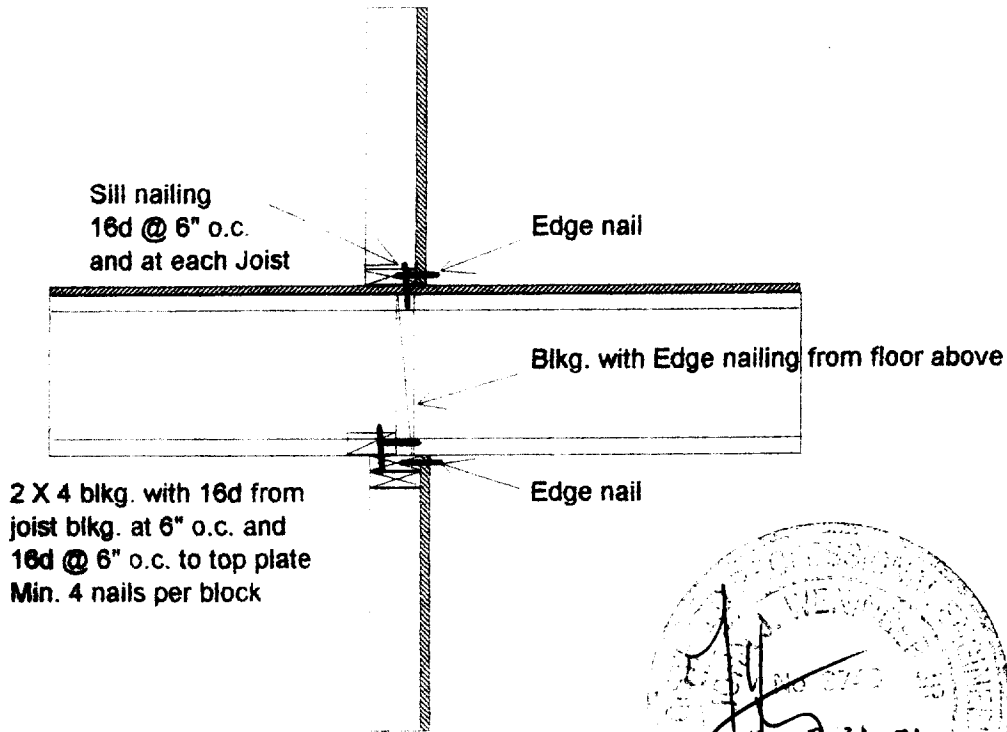
Sheet: **Field Revision** of: **2**

By: **J.W.**

Date: **3/14/01**

Job No.: **00-022**

Permit # 14404 7727 River Landing Dr.



Note: See 2/7 Sim. for additional info not noted.



Interior bearing wall at shear wall

No Scale

WENINGER ENGINEERING

6717 SWENSON WAY
SACRAMENTO CA. 95831
(916) 428-8632

Sheet: **Field Revision** of: 1
By: J.W. Date: 3/14/01
Job No.: 00-022

Permit # 14404 7727 River Landing Dr.

North South Loads:

West Wall @ Dining/Living Room: (Wall without windows)

Roof T.W.=13'2"= 6.5 FT
 $V_r = (13/2) * (122 + 119) \text{ plf} = 1567 \#$ **ROOF SHEAR:** $1567 \# / 36' = 44 \text{ plf}$

Wall Wt. $10 \text{ psf} * 14.5 \text{ ft} * 2/3 = 97 \text{ plf}$

Roof Wt. $(21 \text{ psf} * 8'2") * 2/3 = 56 \text{ plf}$

WALL SHEAR AND STABILITY:

Lft	v plf	V #	H ft	OTM #ft	RM #ft	HD REQ. #	USE "SIMPSON"	G.F.
15	104	1567	14.5	22714	17213	367	PHD2 w SSTB16	3285#
15		1567						

Check pairs at windows:(Horz.)

With 3 - 2' - 6" X 2' - 0" windows at 4' - 0" o.c.

WALL SHEAR AND STABILITY:

Horz.					Vert.			
Lft	v plf	Vp #	h1 ft	Vp * h1(#ft)	RM #ft	T1=(Vp*h1)/Lt	v plf	Tot. Shear plf.
1.75	209	366	3.9166	1432	0	95	33	242
1.5	209	313	3.9166	1227	0	82	28	237
1.5	209	313	3.9166	1227	0	82	28	237
2.75	209	574	3.9166	2250	0	150	51	260
7.5		1567						

TYPE 2 PLYWOOD NAILING O.K.

8d @ 4" o.c. Edge nailing

8d @ 12" o.c. Field nailing

Provide 4 X 6 blocking with plywood Edge nailing full length of wall at top and bottom of window with "Simpson" CS16R full length of shear wall with 4 - 10d from strap to each block.

Provide double studs each side of each window with plywood Edge nailing full height of studs.

