

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 9908112**  
**Insp Area: 4**

**Site Address: 1430 MAYFIELD ST SAC**  
Parcel No: 225-1120-029  
N

**Sub-Type: NSFR**  
**Housing (Y/N):**  
NORTHPOINTE PARK UNIT 14 LOT 29

CONTRACTOR  
LUNAR RENAISSANCE INC  
2240 DOUGLAS BL  
ROSEVILLE CA 95661

OWNER

ARCHITECT

**Nature of Work:** MP 2196 2 STORY 9 ROOM SFR / W/ LOFT

**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 13 License Number 732348 Date 2/28/01 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 \_\_\_\_\_ 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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 2-15-01 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.

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: CONTINENTAL CAS. INC. Policy Number: WC166792277 Exp Date: 06/01/2000

(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 2-15-01 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.**

# OMEGA PRODUCTS INTERNATIONAL, INC.

DIAMOND WALL INSULATING STUCCO SYSTEM

ICBO Report #4004

Date of Job Completion 4-7-00

JOB ADDRESS:

WINNICKET HOMES  
Colton, CA

PLASTERING CONTRACTOR:

Name: STUCCO WORKS INC.

Address: 5900 WAREHOUSE WAY, SACRAMENTO, CA

Telephone No: (916) 383-6699

Contractor Number of Diamond Wall System: 2175

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.

Maria R.  
Signature of authorized representative of  
Plastering Contractor

This evaluation card must be presented to the building inspector after work has been inspected.

# RESIDENTIAL BUILDING PERMIT APPLICATION

New Construction     
  Addition     
  Remodels     
  Other

Project Address: 1430 MAYFIELD STREET      Assessor Parcel # 225-112-029

**OWNER INFORMATION:** LOT # 29

Legal Property Owner: <u>LENNAR RENAISSANCE</u>	Phone # <u>(916) 773-7471</u>
Owner Address: <u>2240 DOUGLAS BLVD.</u>	City <u>ROSEVILLE</u> State <u>CA</u> Zip <u>95661</u>

**CONTRACTOR INFORMATION:**

Contractor: <u>LENNAR RENAISSANCE</u>	Lic. # <u>732348</u>	Phone # <u>(916) 773-7471</u>	Fax# <u>(916) 773-4086</u>
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**PROJECT INFORMATION:**

Land Use Zone <u>R1A</u>	Occupancy Group <u>R3</u>	Construction Type <u>VH</u>	Fed Code <u>1A</u>
No. of stories: <u>2</u>	No. of rooms: <u>5</u>	Street width: _____	
1 <sup>st</sup> Floor Area <u>1252</u>	2 <sup>nd</sup> Floor Area <u>1114</u>	Basement _____	Roof Material <u>TCLR</u>

AREA IN SQUARE FOOT OF:	EXISTING	NEW
Dwelling/Living	_____	<u>2366</u>
Garage/Storage	_____	<u>621</u>
Decks/Balconies	_____	<u>175</u>
Carports	_____	_____

SCOPE OF WORK: NEW CONSTRUCTION SFD MP 204 X

**FOR OFFICE USE ONLY:**

<input type="checkbox"/> Information above complete	<input type="checkbox"/> AR Flood Waiver required	<input type="checkbox"/> Planning Approval
<input type="checkbox"/> Violation files checked	<input type="checkbox"/> Flood Elevation Certificate Required	<input type="checkbox"/> Design Review Approval
<input type="checkbox"/> Standard setbacks	<input type="checkbox"/> Water Development Infill Area	<input type="checkbox"/> Special Fee Districts Apply : _____
<input type="checkbox"/> County Sewer	_____	

**NEW STRUCTURES & ADDITIONS**

❖ THE FOLLOWING MUST BE PROVIDED IN ORDER TO SUBMIT FOR PLAN REVIEW

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> 2 COMPLETE PLANS, LEGIBLE &amp; DRAWN TO SCALE</li> <li><input type="checkbox"/> 3 SETS IF PROJECT IS IN A DESIGN REVIEW AREA</li> </ul> | <ul style="list-style-type: none"> <li>❖ Plans to include: site plan, floor plan, elevations, roof/ceiling plan, foundation and structural framing details, and structural calculations for non-conforming structures.</li> </ul> |
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Title 24 Energy Compliance documentation</li> <li><input type="checkbox"/> Grading and Erosion Control Questionnaire</li> </ul>          | <ul style="list-style-type: none"> <li><input type="checkbox"/> 11" x 17" copy of floor plan for County Assessor</li> <li><input type="checkbox"/> Plan Review Fees</li> </ul>  |

Date: \_\_\_\_\_ Received by: (staff) \_\_\_\_\_

ACTIVITY/PERMIT #
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# CERTIFICATION OF INSULATION

PART I GENERAL

<b>ADDRESS OR TRACT</b> Winncrest LOT # 29 GLENMERE	<b>SACRAMENTO INSULATION CONTRACTORS</b> <input checked="" type="checkbox"/> P.O. BOX 854, WEST SACRAMENTO, CA 95691 LIC. #202026 <input type="checkbox"/> 1309 MELODY ROAD, MARYSVILLE, CA 95901 LIC. #202026 <input type="checkbox"/> P.O. BOX 9651, FRESNO, CA 93793-9651 LIC. #202026 <input type="checkbox"/> P.O. BOX 1631, RENO, NV 89505 LIC. #10675 <input type="checkbox"/> 3326 A PONDEROSA WAY, LAS VEGAS, NV 89118 LIC. #10675 DATE INSULATION COMPLETED 3-31-00
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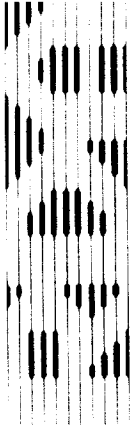
PART II AREAS INSULATED

WALLS		CEILINGS			FLOORS	
SQUARE FEET)		SQUARE FEET)			( SQUARE FEET)	
TYPE OF INSULATION		TYPE OF INSULATION			TYPE OF INSULATION	
MATERIAL <b>FIBERGLASS</b>		MATERIAL <b>FIBERGLASS</b>			MATERIAL <b>FIBERGLASS</b>	
FORM <b>BATTS</b>		FORM <b>BATTS &amp; BLOW</b>			FORM <b>BATTS</b>	
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
13 19	3 5/8" 5 1/2"	38	12 1/4"			
<b>KNEE WALLS IF R-VALUE IS OTHER THAN WALLS ABOVE</b>						
MATERIAL		FORM		R VALUE		MANUFACTURER
FIBERGLASS		BATTS				OCF
<b>AIR INFILTRATION SEALANT</b>						
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>Bill Harding</i>	TITLE MANAGER	DATE 4-3-00
SIGNATURE - GENERAL CONTRACTOR <i>[Signature]</i>	TITLE	DATE

REMARKS  
*[Handwritten notes]*



# FIELD REPORT

*Anthony N. Debra*  
20 3/31/03

Date: February 28, 2000

Developer: Winncrest Homes  
2240 Douglas Boulevard, Suite 250  
Roseville, California 95661

Project: Residences, Winncrest Homes, Natomas Park, Northborough  
Sacramento, California  
RDA Job Nos. 99001 - 99004

Time: 3:30 p.m.

Present: Brent - Job Superintendent  
Lebor - Assistant Superintendent  
Tim - RDA

A site visit was made in the vicinity of Lot 27 at the above noted project to observe field conditions which were noted as supposedly deficient by a building official. While the comments were numerous, they were repetitious and centered around two main issues.

The first issue is whether or not a holddown can be considered effective if it is not directly applied to or within the plane of the lateral-resisting element. The answer is simple in that the edge nailing of the lateral-resisting panel must be attached to a framing member (stud or, more commonly, a post) which is then connected, directly, or indirectly to a holddown - when such hardware has been determined to be required by the engineer-of-record. By definition, therefore, a holddown does *not* have to be directly attached to the framing member containing the panel edge-nailing. The hardware could be on an adjacent stud or even around the corner from a panel in some configurations. It is at that point that the framing containing the panel edge-nailing must be connected to the framing piece with the holddown by stitch-nailing.

Such conditions often arise when a cast-holddown is mis-placed or damaged and a new drilled-and-epoxied replacement is needed. The new piece cannot always be installed directly to the edge-nailed member because of existing anchor bolts or miscellaneous secondary framing.

When perpendicular lateral-resisting panels intersect at a corner, it is possible for the two panels to share a common holddown - even if two individual holddowns were originally specified on the foundation plan. There is a particular place in one lot visited, where the specified holddown is missing at a wall next to the kitchen, at the base of the stairs. Because the stair framing is covering the area where the holddown should be, attaching the framing of this impacted wall to the post around the corner - which does have a holddown properly installed - will adequately transfer the forces to resist the anticipated overturning. Stitch nailing of secondary framing to actual holddown posts is effective for the anticipated loads in these structures when applied as 16d @ 8" o.c.

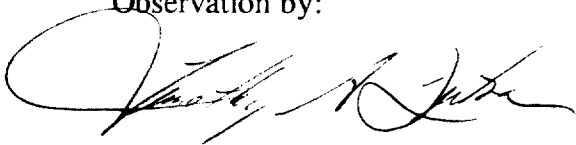
The second issue seems to be one of mis-interpretation or misunderstanding regarding shear/braced wall lengths. Panel lengths designated on the plans are for reference - a little longer or a little shorter (3" - 6") will not adversely effect the overall performance of the

lateral system and, therefore, the structure. Even more of a concern, however, is the idea that a panel length is determined from center-line to center-line of the holddown posts; this is absolutely untrue. The length of a wall is set by the amount of panel which will transfer load to the foundation; this determines the resulting per-foot shear forces. The distance between holddown posts simply sets the allowable force-couple length to derive the uplift force on the holddown hardware - an entirely different calculation which, outside of the per-foot force used, has nothing to do with the length of shear panel. In fact, the actual force-couple distance could be taken from the outside end of one post to the center-line of the opposite post - gaining another 1<sup>3</sup>/<sub>4</sub>" at worst. True, the ideal situation would be to have the respective holddown posts at the ends of each of the lateral-resisting panels; not because it makes the "usable" panel longer, but because it increases the force-couple length, which results in a smaller uplift, which ultimately results in the possible use of a smaller holddown type - or no holddown at all!

A review of the uplift loads for the structures in this development where holddowns were required shows that, in general, the allowable capacity of the specified hardware is 13% to 18% above that which is needed, only because it is the smallest hardware available for that particular load category. Because of the additional capacity (safety factor), the holddown posts can be closer together by as much as 3" (or the effective impact of a cripple stud at each end of a panel occurring between two openings) rather than be at the very ends of the panels.

For the most part, it is our understanding that the holddown posts were not necessarily placed too close together; it is that the building official was claiming the panels, themselves, were too short (compared to the length designation on the plans) because of the chosen reference/cut-off points. If there is a need for further clarification regarding lateral-resisting panels and force-couple lengths, contact this office. Based on the field review, this office does not see a need for framing modifications with regard to the panels, or holddown modifications or replacements due to present locations. When holddown posts do not occur at the very end of the panels, this office would like field crews to verify that edge nailing has been installed in the framing at the literal "edge" of panel and within the holddown posts themselves - whether they are at a physical edge of panel or not.

Observation by:

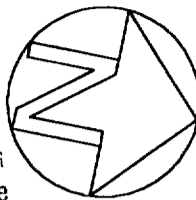


Timothy A. Dutra  
RECHER/DUTRA & ASSOCIATES,  
Structural Engineering, Incorporated

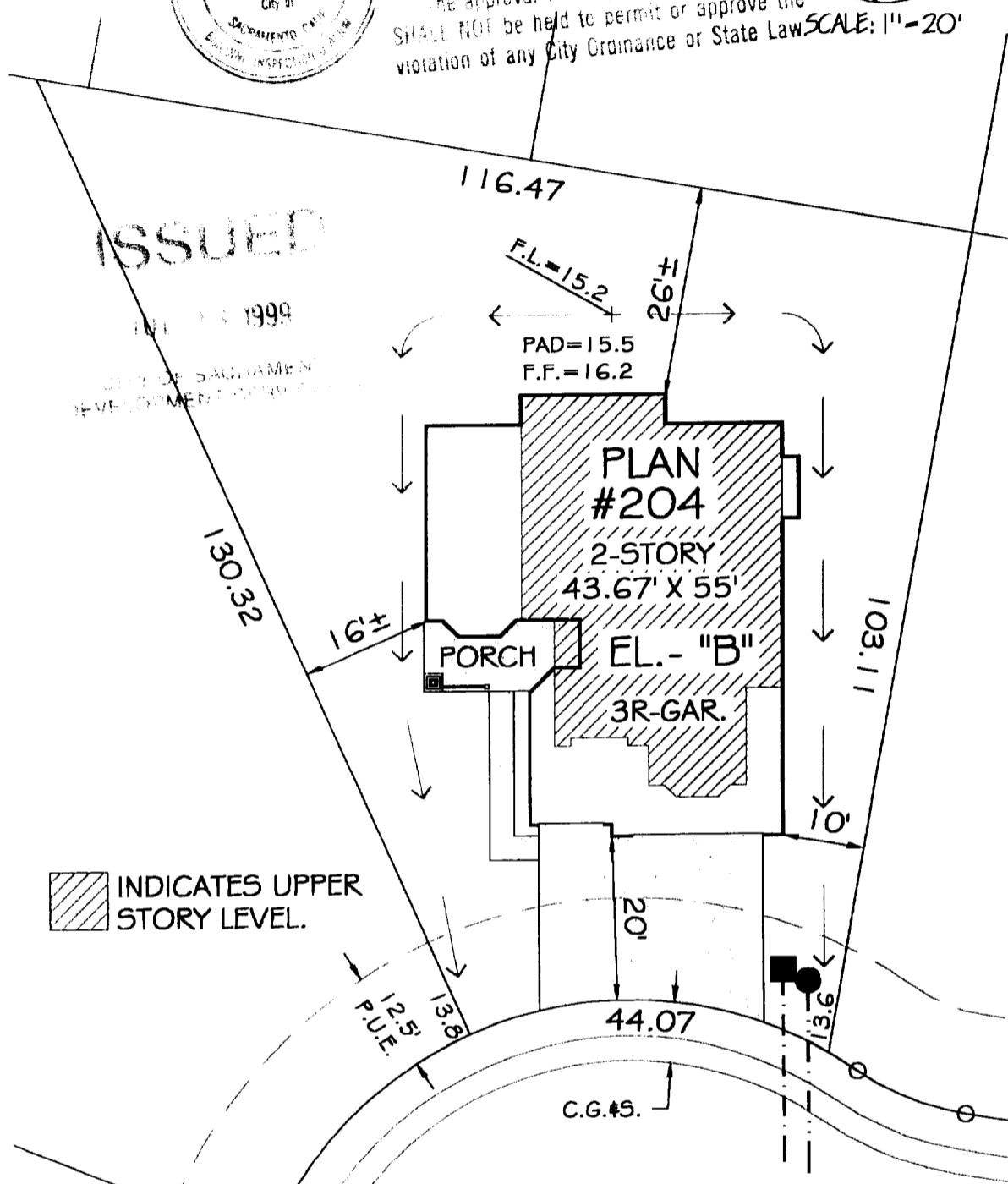
This Plot Plan is for the purpose of showing the house to be constructed on the lot and may not represent the final as-built configuration of the property or improvements thereon. Setbacks, other than minimum ordinance, are approximate only and must not be assumed to be precise.



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



SCALE: 1" = 20'



# 1430 MAYFIELD STREET

<b>NOTES</b>	I. MEASUREMENTS ALONG CURVED LINES ARE ARC LENGTHS, U.O.N.		<b>SYMBOLS</b> Drainage Inlet: Fire Hydrant: Street Light: Sewer: Sign: Water: Transformer Pad:	 Winncrest Homes A Lennar Company <hr/> <b>Glenmere</b> a Northpointe Park Village Community <hr/> <b>Home Site #29</b> @ NORTHPOINTE PARK VILLAGE No. 14 CITY OF SACRAMENTO, CALIFORNIA A.P.N.: 225-112-029-000
	<b>LOT COVERAGE</b> Lot Area: 8397 s.f. Building: 1898 s.f. Building/Lot Area: 23 %	<b>RETAINING WALL</b> Height: _____ Length: _____ Distance From P.L.: _____		
1" = 20' <b>DRWG SCALE</b>				