

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9911746
Insp Area: 4

Site Address: 5512 BANDERAS CT SAC
Parcel No: 201-0380-036 LOT 36 NORTHBOR VIL. 4

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

CONTRACTOR
MORRISON HOMES
1344 COLOMA RD
GOLD RIVER CA 95670

OWNER

ARCHITECT

Nature of Work: MP 1510 1 STORY 7 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 60 License Number 20174 Date 10/28/99 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 hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 10/28/99 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 ZURICH-AMERICAN INS. CO. Policy Number WC2815412-01 Exp Date 11/01/1999

(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.

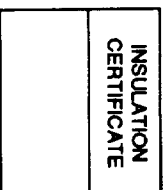
Date 10/28/99 Applicant Signature [Signature]

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.

WES PAC

INSULATION, INC.



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 MIJA COLLEGE RD CITY © NATURAL GATE

EXTERIOR WALLS:

MANUFACTURER _____ THICKNESS/TYPE _____ R- VALUE _____

CELLINGS:

BATTS: MANUFACTURER _____ THICKNESS/TYPE _____ R- VALUE _____

BLOWN IN:

MANUFACTURER _____ THICKNESS/TYPE _____ R- VALUE _____

SQUARE FOOTAGE COVERED _____ NUMBER OF BAGS USED _____

FLOORS:

MANUFACTURER _____ THICKNESS/TYPE _____ R- VALUE _____

SLAB ON GRADE:

MANUFACTURER _____ THICKNESS/TYPE _____ R- VALUE _____

WIDTH OF INSULATION _____ INCHES

FOUNDATION WALLS:

MANUFACTURER _____ THICKNESS/TYPE _____ R- VALUE _____

GENERAL CONTRACTOR _____

CALIFORNIA CONTRACTORS LICENSE # _____ DATE _____

SIGNATURE _____ TITLE _____

INSULATION CONTRACTOR WES PAC INSULATION, INC.

CALIFORNIA CONTRACTORS LICENSE # #487478 DATE 2/3/10

 SIGNATURE  TITLE



No 18919

INSTALLATION CARD

Job Address:

Morrison Villa Collection
Lot 36 5512 Bandejas Ct
Stucco

Stucco System Trade Name: KWIK KOTE
Name Stucco Manufacturer: KWIK KOTE CORP.

ICBO Evaluation Service, Inc.

Report No. 3607

Date of Job Completion

12/10/99

Stucco Contractor Kenyon Construction

Name John W. Kenyon, III

Address P.O. Box 2077
North Highlands, CA 95660

Telephone Number (916) 349-8191

Approved Contractor Number as issued by the Stucco Manufacturer: 1

This is to certify that the stucco system on the building exterior at the above address had been installed in accordance with the evaluation report specified above and the manufacturer's instructions.

Signature of authorized representative of stucco contractor

Date

11/10/99

RESIDENTIAL BUILDING PERMIT APPLICATION

- New Construction
- Addition
- Remodels
- Other

Project Address: 5512 BANDERAS COURT

Assessor Parcel # 201-0380-036

OWNER INFORMATION:

Legal Property Owner: MORRISON NOMES Phone # (916) 355-8900
 Owner Address: 1130 LAON POINT ROAD, SUITE 100 CITY FOLSOM, State Ca. Zip 95630

CONTRACTOR INFORMATION:

Contractor: MORRISON NOMES Lic. # 519465 Phone # 355-8900 Fax# 355-8111

PROJECT INFORMATION:

Land Use Zone R14 Occupancy Group R3 Construction Type VN Fed Code 14
 No. of stories: 1 No. of rooms: 7 Street width: _____
 1st Floor Area 1510 2nd Floor Area _____ Basement _____ Roof Material _____

AREA IN SQUARE FOOT OF:	EXISTING	NEW
Dwelling/Living	_____	<u>1510</u>
Garage/Storage	_____	_____
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 : _____

NEW STRUCTURES & ADDITIONS

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

- 2 COMPLETE PLANS, LEGIBLE & DRAWN TO SCALE
 - 3 SETS IF PROJECT IS IN A DESIGN REVIEW AREA
 - Title 24 Energy Compliance documentation
 - Grading and Erosion Control Questionnaire
 - 11" x 17" copy of floor plan for County Assessor
 - Plan Review Fees
- Plans to include: site plan, floor plan, elevations, roof/ceiling plan, foundation and structural framing details, and structural calculations for non-conforming structures.*

Date: _____

Received by: (staff) _____

ACTIVITY/PERMIT # _____



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

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

DATE 12-30-99		JOB NO.			WEATHER		TEMP. ° at		AM PM	
PROJECT Northborough Village 4 - Morrison Homes					Technician I <input type="checkbox"/>		Staff E/G <input type="checkbox"/>			
LOCATION Lots 36 and 71					Technician II <input type="checkbox"/>		Project E/G <input type="checkbox"/>			
TYPE OF WORK anchor load test					Technician III <input type="checkbox"/>		Senior E/G <input type="checkbox"/>			
Inside 50 mi. radius <input 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	

OBSERVATIONS: Per request of Tony w/ Morrison Homes; On site for load testing of previously installed 471-25 3/8" All-thread anchors, epoxied in situ; (4) total - lot #71 and (4) total - lot #36. Per Tony required load is 4669 PSI. Using WKA jack "A", gauge "5-A" load tested to 4700 PSI all (6) anchors with no failures. Tested anchors were spray painted with green paint.

FIELD REPORT

Signed Joe P. Duff

PROJECT REVISION "B"

PROJECT	: "Villa Collection" - Single Family Dwelling	Opt. 1 J.N.: 0699-0638
LOCATION	: Sacramento, California	
DEVELOPER	: Morrison Homes	
ARCHITECT	: KTG Y Group, Inc.	Arch. J.N.: KTG Y-98339
REVISION	: Plan 1510: Shear wall revision at Bedroom #2 due to plumbing	
ATTENTION	: Paul Bartolomei, Superintendent	Phone: (916) 928-9283
REVISION DATE	: December 16, 1999	Fax: (916) 928-7395

Per request of project superintendent we have reviewed the field condition to reduce the shear wall length located between Bedroom #2 and Master Bath for plumbing as described to us via a telephone conversation on Wednesday, December 15, 1999, for the above referenced project.

ITEM NO. REVISION or CLARIFICATION

PLAN 1510

1).

Shear wall revision at wall between Bedroom #2 and Master Bath

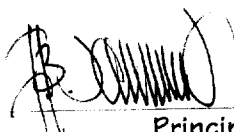
Where plumbing lines have adversely affected the strength of the mud-sill plate at the shear wall, we have reduced the length of shear wall to clear the area that plate has been penetrated. Therefore, provide shear wall type "P2", L=5'-4", with anchor bolts at 8" o.c. and Simpson HTT22 holdowns at each end. Refer to retrofit details "A" and "B" for missed mud-sill anchor bolts and holdowns, respectively.

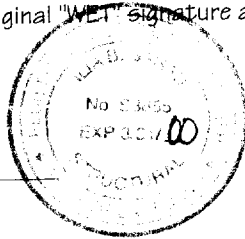
If you should have any additional questions, please feel free to contact our office.

Submitted by:

OPTION ONE CONSULTING ENGINEERS

This document must bear an original "WET" signature and seal for all submittal purposes.


Principal



Distribution: Ed Griffith, Purchasing Coordinator, Morrison Homes (Ph: 916-355-8900, Fax: 916-355-0100)
Chris Texter, Project Architect, KTG Y Group, Inc. (Ph: 949-851-2133, Fax: 949-851-5156)

DEC 17 1999



PROJ. : "Villa Collection" / Plan 1
J.N. : 0699-0638

SHEAR WALL DESIGN

Seismic Zone <3>

4). 1 st FLR. -EXT. REAR ELEVATION:

L (ft) = 5.5

LOAD = (121) x (23/2) + () + () + () = 1392 lb

(WIND GOVERNS)

SHEAR = (1392) / (5.50) = 253 plf

USE P4 with 16d Nails at NA in o.c. or 1/2-in Dia. A.B.'s at 32 " o.c.

O.T.M. = (5.50) x (9.50) x (253) = 13219 ft.lb

R.M. = (18*(2/2+1)+14*9.5) * 5.5^2/2 = 2556 ft.lb

Pt. load = 0 lb, Dist. to closest SW edge, J = 0 ft

Superimposed uplift force from shear panel(s) above ----> 0 lb

Uplift correction for reduced moment arm in ft, L(hd) ----> 5.25 Uplift x L(sw)/L(hd) = 2193 lb

Uplift = (O.T.M. - (2/3xRM) - (2/3xPxJ)) / L = 2094 lb ----> **HPAHD22-2P**

5). 1 st FLR. -INT. REAR OF BEDROOM 2:

L (ft) = 5.33

LOAD = (121) x (44/2) + () + () + () = 2662 lb

(WIND GOVERNS)

SHEAR = (2662) / (5.33) = 499 plf

USE P2 with 16d Nails at NA in o.c. or 1/2-in Dia. A.B.'s at 16 " o.c.

O.T.M. = (5.33) x (8.00) x (499) = 21296 ft.lb

R.M. = (18*(4/2)+10*8) * 5.33^2/2 = 1648 ft.lb

Pt. load = 0 lb, Dist. to closest SW edge, J = 0 ft

Superimposed uplift force from shear panel(s) above ----> 0 lb

Uplift correction for reduced moment arm in ft, L(hd) ----> 4.83 Uplift x L(sw)/L(hd) = 4182 lb

Uplift = (O.T.M. - (2/3xRM) - (2/3xPxJ)) / L = 3789 lb ----> **HTT22**

6). 1 st FLR. -INT. REAR OF GARAGE:

L (ft) = 11

LOAD = (121) x (22/2) + (93) x (20.5/2) + () + () = 2284 lb

(WIND GOVERNS)

SHEAR = (2284) / (11.00) = 208 plf

USE P4 / P3 with 16d Nails at NA in o.c. or 1/2-in Dia. A.B.'s at 32 " o.c.

O.T.M. = (11.00) x (8.00) x (208) = 18274 ft.lb

R.M. = (18*(4/2)+10*8) * 11^2/2 = 7018 ft.lb

Pt. load = 0 lb, Dist. to closest SW edge, J = 0 ft

Superimposed uplift force from shear panel(s) above ----> 0 lb

Uplift correction for reduced moment arm in ft, L(hd) ----> 10.75 Uplift x L(sw)/L(hd) = 1265 lb

Uplift = (O.T.M. - (2/3xRM) - (2/3xPxJ)) / L = 1236 lb ----> **HPAHD22-2P**

1/2" = 1'-0" (VERTICAL)
 1/4" = 1'-0" (HORIZONTAL)

TRACT NO. 98339
 VILLA COLLECTION
 SACRAMENTO, CA

Mission Housing

98339

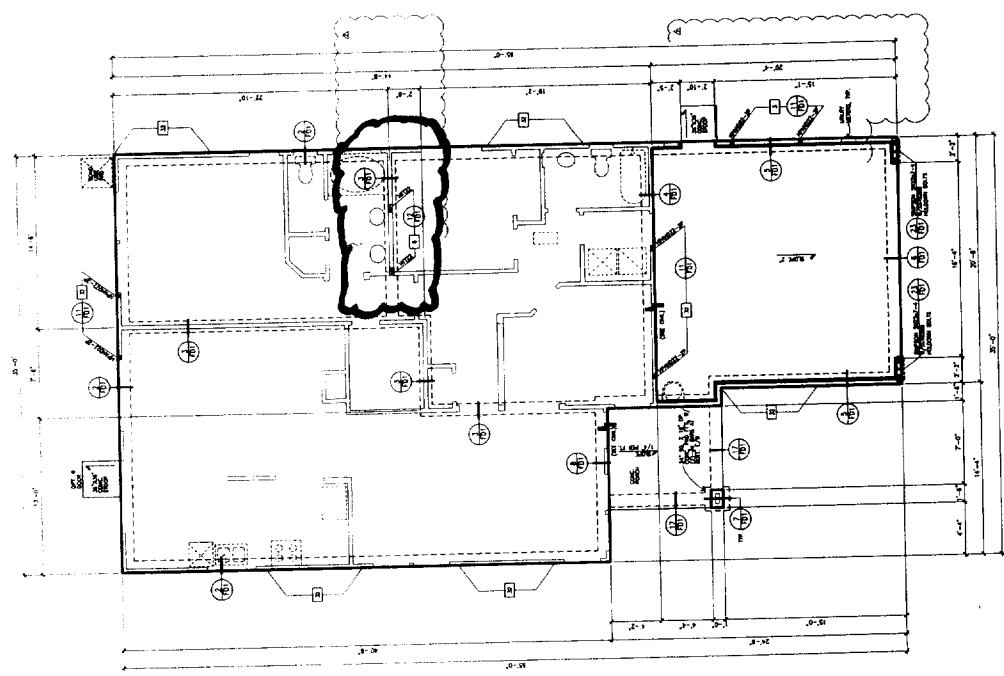
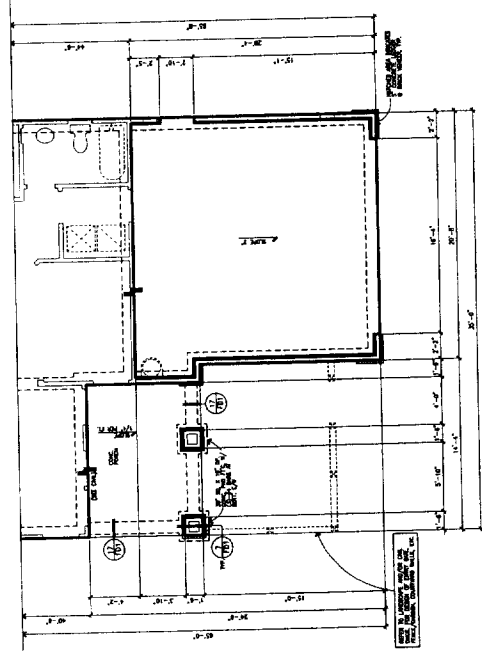
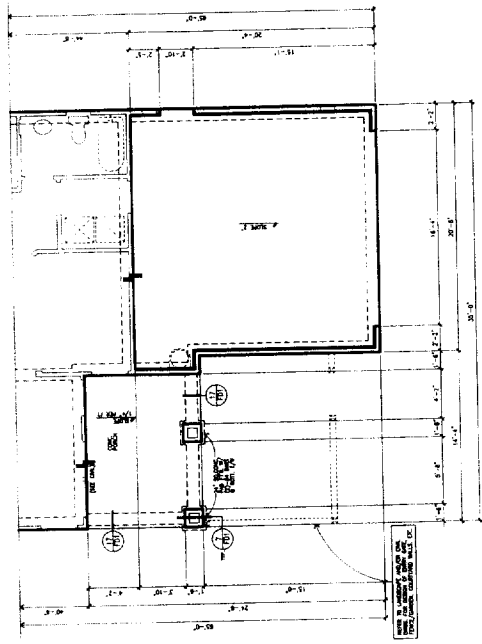
1947 USE
 Single Dwelling
 Max. Height: 10'-0"
 Max. Area: 10,000 sq. ft.
 Lot No. 10000
 Lot Area: 10,000 sq. ft.

option one
 CONSULTING ENGINEERS
 20311 ACACIA STREET
 SUITE 200
 NEWPORT BEACH, CA 92660
 PHONE: (949) 553-1916
 FAX: (949) 553-9720
 WEB SITE: www.option-1.com

PROJECT NO. 08-0001
 SHEET NO. 100-0001
 DATE: 08/01/08
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 PROJECT MANAGER: J. L. LEE
 SCALE: AS SHOWN

FOUNDATION PLAN
 PLAN 1500

S-5.1



EL EMBEDMENT NOTE
 REFER TO FOUNDATION SCHEDULE DETAIL FOR EACH LOT BASED ON THE EXPANSION POTENTIAL OF THE ON-SITE SOIL.

SPECIAL NOTES PER B.S.D. LIST
 1. ALL FOUNDATION ELEMENTS SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 2. ALL FOUNDATION ELEMENTS SHALL BE CAST IN PLACE.
 3. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT FOUNDATION ELEMENTS.
 4. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT WALLS.
 5. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT SLABS.
 6. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT ROOF DECKS.
 7. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT MECHANICAL ROOMS.
 8. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT STAIRS.
 9. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT ELEVATORS.
 10. ALL FOUNDATION ELEMENTS SHALL BE CAST WITH A MINIMUM OF 4" CLEARANCE FROM ALL ADJACENT CORES.

FOOTINGS LEGEND
 INDICATES 1- & 2-STORY FOOTINGS

ANCHOR BOLT SCHEDULE

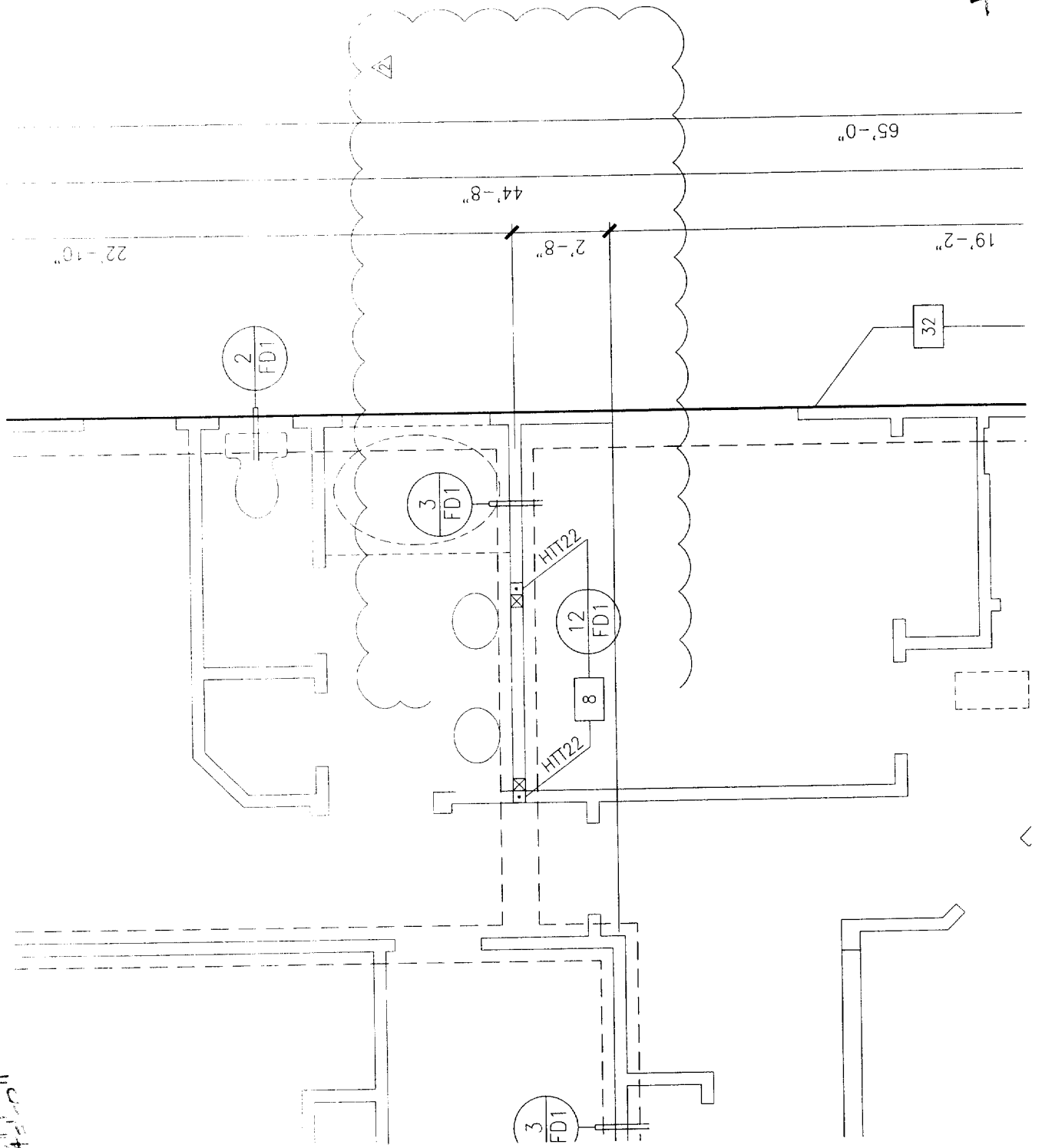
NO.	DESCRIPTION	SIZE	SPACING
1	ANCHOR BOLTS FOR 1- & 2-STORY FOOTINGS	1/2" DIA.	48" ON CENTER
2	ANCHOR BOLTS FOR 3-STORY FOOTINGS	3/4" DIA.	48" ON CENTER
3	ANCHOR BOLTS FOR 4-STORY FOOTINGS	1" DIA.	48" ON CENTER
4	ANCHOR BOLTS FOR 5-STORY FOOTINGS	1 1/4" DIA.	48" ON CENTER
5	ANCHOR BOLTS FOR 6-STORY FOOTINGS	1 1/2" DIA.	48" ON CENTER
6	ANCHOR BOLTS FOR 7-STORY FOOTINGS	1 3/4" DIA.	48" ON CENTER
7	ANCHOR BOLTS FOR 8-STORY FOOTINGS	2" DIA.	48" ON CENTER
8	ANCHOR BOLTS FOR 9-STORY FOOTINGS	2 1/4" DIA.	48" ON CENTER
9	ANCHOR BOLTS FOR 10-STORY FOOTINGS	2 1/2" DIA.	48" ON CENTER
10	ANCHOR BOLTS FOR 11-STORY FOOTINGS	2 3/4" DIA.	48" ON CENTER
11	ANCHOR BOLTS FOR 12-STORY FOOTINGS	3" DIA.	48" ON CENTER

FOUNDATION NOTES
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FOOTINGS LEGEND
 INDICATES 1- & 2-STORY FOOTINGS

PARTIAL FOUNDATION

PLAN NO 218.43.1011



DATE: 12/15/09
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT NO.: 98339

TRACT No. 98339
VILLA COLLECTION
 SACRAMENTO, CA

McQuinn Architects

98339

Code: 1997 UBC
 Design Criteria: See Project Specific
 Wind Exposure: B
 Project No.: 98339
 Lot No.:

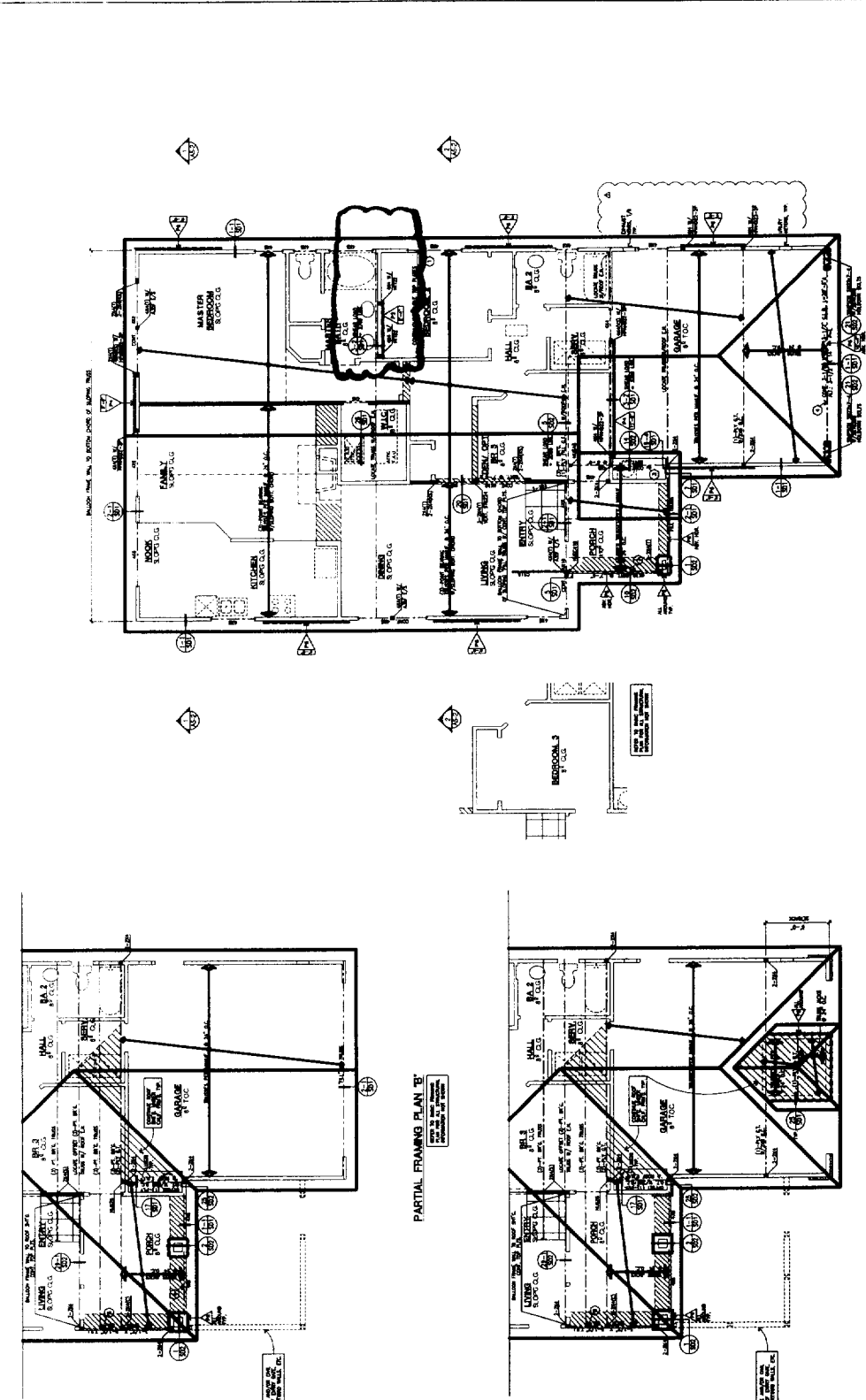
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 WEB SITE: www.option-1.com

DATE: 12/15/09
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 PROJECT NO.: 98339

PLAN: 930
 FRAMING PLAN

S-5.2



FRAMING PLAN 'A'

FRAMING PLAN 'B'

FRAMING PLAN 'C'

FRAMING PLAN 'D'

FRAMING PLAN 'E'

FRAMING PLAN 'F'

FRAMING PLAN 'G'

FRAMING PLAN 'H'

FRAMING PLAN 'I'

FRAMING PLAN 'J'

FRAMING PLAN 'K'

FRAMING PLAN 'L'

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FRAMING PLAN 'CV'

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FRAMING PLAN 'CY'

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FRAMING PLAN 'DH'

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FRAMING PLAN 'DJ'

FRAMING PLAN 'DK'

FRAMING PLAN 'DL'

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FRAMING PLAN 'DO'

FRAMING PLAN 'DP'

FRAMING PLAN 'DQ'

FRAMING PLAN 'DR'

FRAMING PLAN 'DS'

FRAMING PLAN 'DT'

FRAMING PLAN 'DU'

FRAMING PLAN 'DV'

FRAMING PLAN 'DW'

FRAMING PLAN 'DX'

FRAMING PLAN 'DY'

FRAMING PLAN 'DZ'

FRAMING PLAN 'EA'

FRAMING PLAN 'EB'

FRAMING PLAN 'EC'

FRAMING PLAN 'ED'

FRAMING PLAN 'EE'

FRAMING PLAN 'EF'

FRAMING PLAN 'EG'

FRAMING PLAN 'EH'

FRAMING PLAN 'EI'

FRAMING PLAN 'EJ'

FRAMING PLAN 'EK'

FRAMING PLAN 'EL'

FRAMING PLAN 'EM'

FRAMING PLAN 'EN'

FRAMING PLAN 'EO'

FRAMING PLAN 'EP'

FRAMING PLAN 'EQ'

FRAMING PLAN 'ER'

FRAMING PLAN 'ES'

FRAMING PLAN 'ET'

FRAMING PLAN 'EU'

FRAMING PLAN 'EV'

FRAMING PLAN 'EW'

FRAMING PLAN 'EX'

FRAMING PLAN 'EY'

FRAMING PLAN 'EZ'

FRAMING PLAN 'FA'

FRAMING PLAN 'FB'

FRAMING PLAN 'FC'

FRAMING PLAN 'FD'

FRAMING PLAN 'FE'

FRAMING PLAN 'FF'

FRAMING PLAN 'FG'

FRAMING PLAN 'FH'

FRAMING PLAN 'FI'

FRAMING PLAN 'FJ'

FRAMING PLAN 'FK'

FRAMING PLAN 'FL'

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FRAMING PLAN 'FN'

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FRAMING PLAN 'FP'

FRAMING PLAN 'FQ'

FRAMING PLAN 'FR'

FRAMING PLAN 'FS'

FRAMING PLAN 'FT'

FRAMING PLAN 'FU'

FRAMING PLAN 'FV'

FRAMING PLAN 'FW'

FRAMING PLAN 'FX'

FRAMING PLAN 'FY'

FRAMING PLAN 'FZ'

FRAMING PLAN 'GA'

FRAMING PLAN 'GB'

FRAMING PLAN 'GC'

FRAMING PLAN 'GD'

FRAMING PLAN 'GE'

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FRAMING PLAN 'GG'

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FRAMING PLAN 'GX'

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FRAMING PLAN 'HA'

FRAMING PLAN 'HB'

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FRAMING PLAN 'IJ'

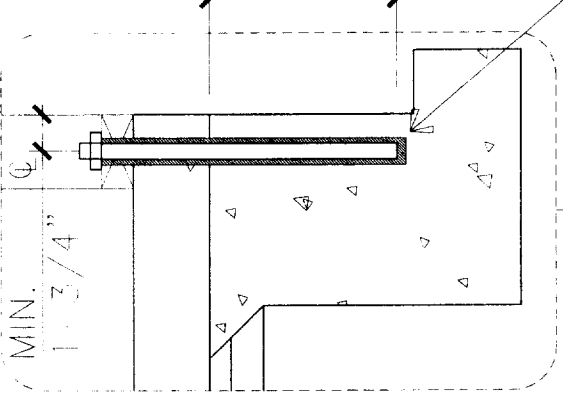
FRAMING PLAN 'IK'

FRAMING PLAN 'IL'

FRAMING PLAN 'IM'

1/2", 5/8", OR 3/4" DIA.,
 A307, ALL-THREAD ROD W/
 SIMPSON "SET" EPOXY-
 TIE ADHESIVE. (ICBO
 ER-5279, LA RR-25279).

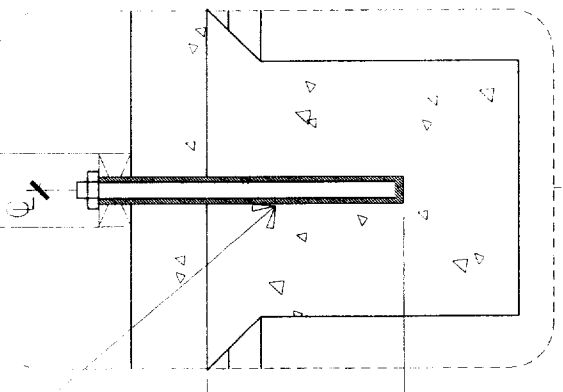
EXTERIOR CONDITION



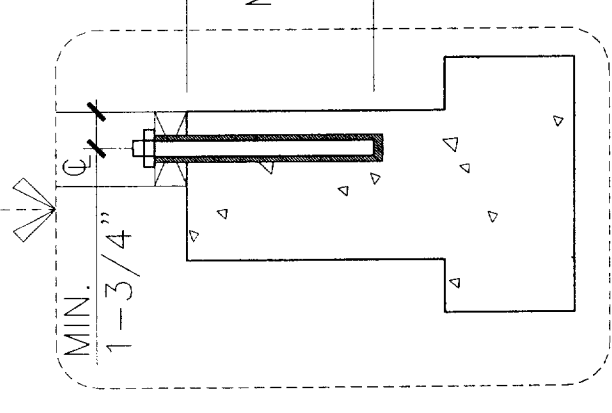
MIN. 7"
 PAST COLD
 JOINT (WHERE
 OCCURS)

1/2", 5/8", OR 3/4" DIA.,
 A307, ALL-THREAD ROD W/
 SIMPSON "SET" EPOXY-
 TIE ADHESIVE. (ICBO
 ER-5279, LA RR-25279).

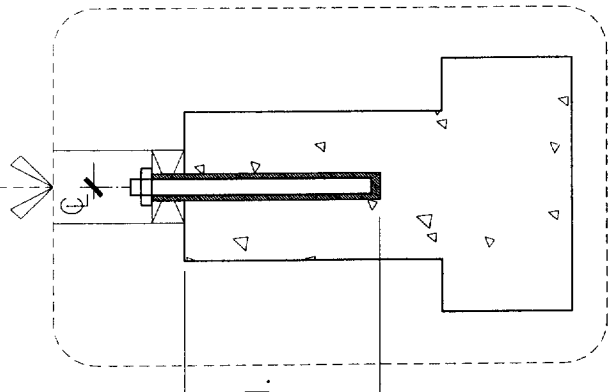
INTERIOR CONDITION



MIN. 7"
 PAST COLD
 JOINT (WHERE
 OCCURS)



MIN. 7"



MIN. 7"

SPECIAL NOTES

1. ANCHORS MUST BE UNDISTURBED FOR 48 HRS. AFTER INSTALLATION.
2. CONTACT ENGINEER WHEN AT TIME OF CONSTRUCTION THE TEMPERATURE IS NOT BETWEEN 45° F & 110° F.
3. NO SPECIAL INSPECTION IS REQUIRED.
4. VERIFY MIN. CLEARANCE TO TENDONS WITH POST-TENSION ENGINEER. (WHERE OCCURS).
5. MIN. f'(c) OF EXISTING CONC. = 2500 psi.
6. REPLACE A.B.'s WITH A SAME DIAMETER ROD ON A ONE-TO-ONE BASIS.
7. A.B. = ANCHOR BOLT
8. MIN. ANCHOR EDGE DISTANCE = 1-3/4"

10/98
 #F028C



RETROFIT FOR MISSED MUD-SILL ANCHOR BOLT

HOLDOWN PER PLAN

SIMPSON "SEL" EPOXY-TIE ADHESIVE. (ICBO #ER-5279) INSTALLATION PER MANUF. SPECIFICATIONS.

MIN. 4X4 POST WITH SHEAR MATERIAL E.N.
 CENTERLINE OF POST & HOLDOWN (1-3/4" MIN.)

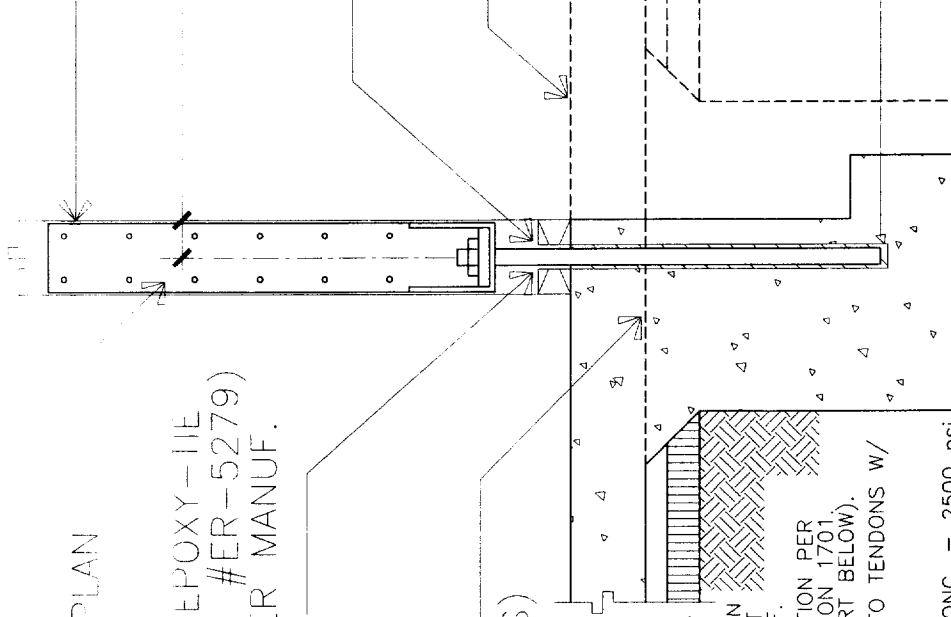
ALL THREAD ROD, A307 STEEL, PER CHART BELOW. (L=EMBED. LENGTH OF ROD INTO CONC.)

COLD JOINT (WHERE OCCURS)

INTERIOR CONDITION (WHERE OCCURS)

SPECIAL NOTES

1. ANCHORS MUST BE UNDISTURBED FOR 48 HRS. AFTER INSTALLATION.
2. CONTACT ENGINEER WHEN AT TIME OF CONSTRUCTION THE TEMPERATURE IS NOT BETWEEN 45° F & 110° F.
3. PROVIDE SPECIAL INSPECTION PER UBC 1997 EDITION, SECTION 1701, (WHERE REQ'D. PER CHART BELOW).
4. VERIFY MIN. CLEARANCE TO TENDONS W/ POST-TENSION ENGINEER. (WHERE OCCURS.)
5. MIN. $f'(c)$ OF EXISTING CONC. = 2500 psi. MIN. END DISTANCE = 5". MIN. CONC. STEM WALL THICKNESS = 8"
6. USE HIT22 FOR HD2A, HD5A, MTT28B, STD14, AND HPAHD22(2P).
7. CONSULT THE ENGINEER IF L+2" EXCEEDS DEPTH OF EXISTING FOOTING.
8. THE HOLDOWN CAPACITY VALUE HAS BEEN INCREASED 33-1/3%.
9. THE CONTROLLING VALUE FOR WOOD/EPOXY CAPACITY IS SHOWN WITH BOLD NUMBERS.



"L" FOR 2-POUR SYSTEM

"L" FOR 1-POUR SYSTEM

ANCHOR DIA.	MTT28B OR HIT22	PHD8	HD8A	HD10A
EMBED. "L"	5/8"	7/8"	7/8"	7/8"
SPECIAL INSP. REQ'D. (PER ICBO)	YES	YES	YES	YES
WOOD CAPACITY	4455 lb.	6730 lb.	7460 lb.	9540 lb.
EPOXY CAPACITY	4669 lb.	8410 lb.	8410 lb.	8410 lb.
				10" AT FT'G. 15" AT STEM
				15"

11/99
#F020B

B RETROFIT FOR MISSED HOLDOWN



PROJECT REVISION "A"

PROJECT	: "Villa Collection" - Single Family Dwelling	Opt. 1 J.N.: 0699-0638
LOCATION	: Sacramento, California	
DEVELOPER	: Morrison Homes	
ARCHITECT	: KTG Y Group, Inc.	Arch. J.N.: KTG Y-98339
REVISION	: Plan 1510: Relocation of shear wall at side of Garage for utility meters	Phone: (916) 928-9283
ATTENTION	: Paul Bartolomei, Superintendent	Fax: (916) 928-7395
REVISION DATE	: December 13, 1999	

Per request of project superintendent we have reviewed the field condition to relocate a shear wall at side of Garage for utility meters as described to us via a telephone conversation on Monday, December 13, 1999, for the above referenced project.

ITEM NO.

REVISION or CLARIFICATION

PLAN 1510

1).

Relocation of the shear wall at side of Garage for utility meters

Shear wall type "PG" at side of Garage can be relocated toward Garage firewall to clear the utility meters; i.e., front edge of wall shall be approximately ±8'-0" from front of Garage. Refer to the attached retrofit details "A" and "B" for milled mud-sill anchor bolts and holdowns, respectively.

If you should have any additional questions, please feel free to contact our office.

Submitted by:

OPTION ONE CONSULTING ENGINEERS

This document must bear an original "WET" signature and seal for all submittal purposes.

Principal

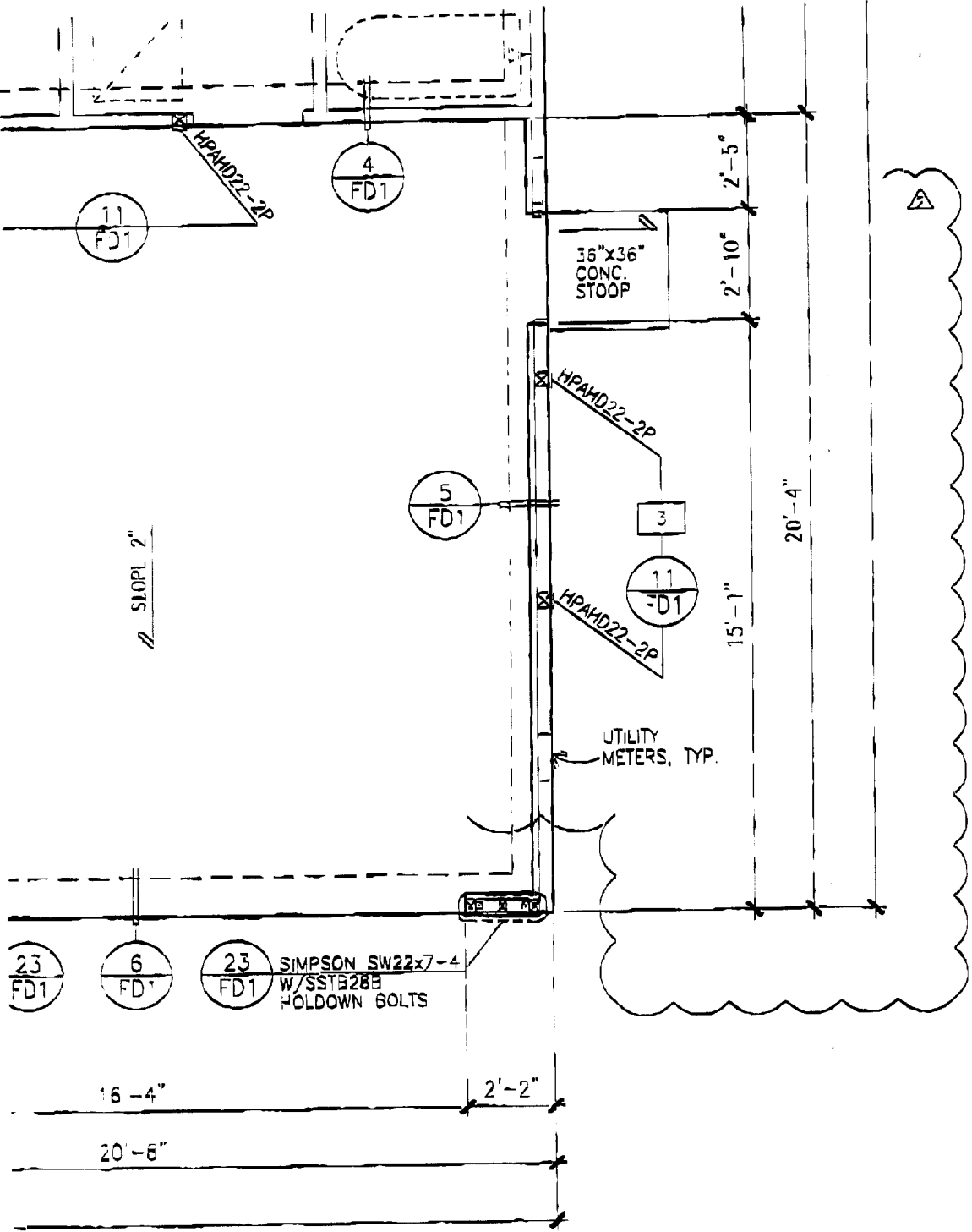
Distribution: Ed Griffith, Purchasing Coordinator, Morrison Homes (Ph: 916-355-8900, Fax: 916-355-0100)
Chris Textor, Project Architect, KTG Y Group, Inc. (Ph: 949-851-2133, Fax: 949-851-5156)

0638REVA.WK4

PARTIAL FOUNDATION

PLAN 1510

SCALE: 1/4" = 1'-0"



TRACT NO.

VILLA
COLLECTION
SARASOTA, FL

Morrison Homes

98339



OPTION ONE
CONSULTING
ENGINEERS

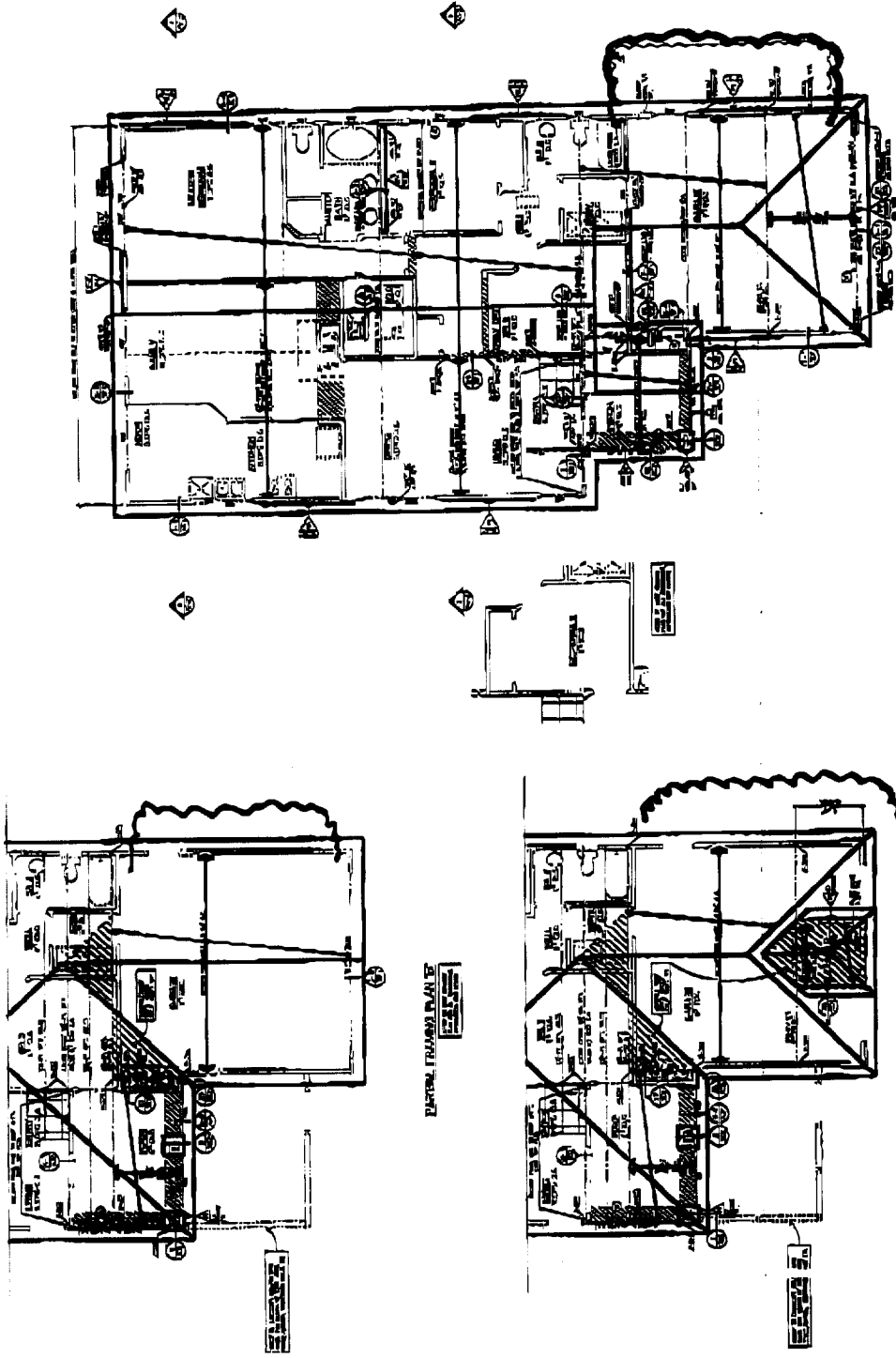
10000 LINDSEY STREET
SUITE 100
FORT WORTH, TEXAS 76116
PHONE: (817) 433-9720
FAX: (817) 433-9720

THIS DOCUMENT IS THE PROPERTY OF OPTION ONE CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OPTION ONE CONSULTING ENGINEERS.

DATE: 11/11/99
DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON
SCALE: AS SHOWN
PROJECT NO.: 98339
SHEET NO.: 4/7

PLAN 500
FRAMING PLAN

S-52



FRAMING IN PLAN

PARTIAL FRAMING PLAN

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. UNLESS OTHERWISE NOTED, ALL WALLS ARE 8" CMU WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
3. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD ON 12" WOOD JOISTS.
4. ALL ROOFS ARE 2" POLYSTYRENE INSULATION ON 2" GYPSUM BOARD ON 12" WOOD JOISTS.
5. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD AND 5/8" STUCCO.
6. ALL INTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
7. ALL CEILING ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
8. ALL FLOORS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
9. ALL ROOFS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
10. ALL FOUNDATIONS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
11. ALL STRUCTURAL ELEMENTS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
12. ALL STRUCTURAL ELEMENTS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
13. ALL STRUCTURAL ELEMENTS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
14. ALL STRUCTURAL ELEMENTS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.
15. ALL STRUCTURAL ELEMENTS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD.

TABLE WITH 2 COLUMNS: DIMENSIONS, DESCRIPTIONS

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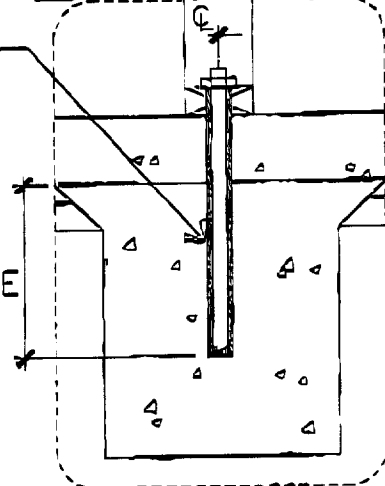
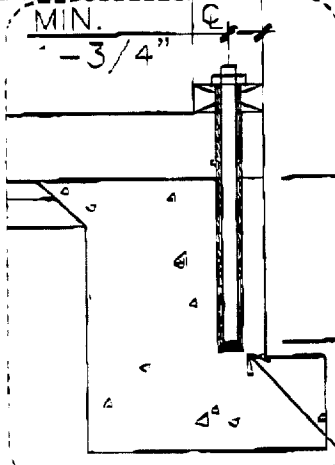
TABLE WITH 2 COLUMNS: DIMENSIONS, DESCRIPTIONS

TABLE WITH 2 COLUMNS: DIMENSIONS, DESCRIPTIONS

EXTERIOR CONDITION

INTERIOR CONDITION

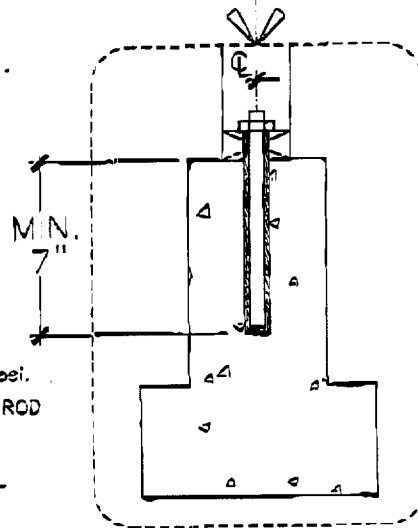
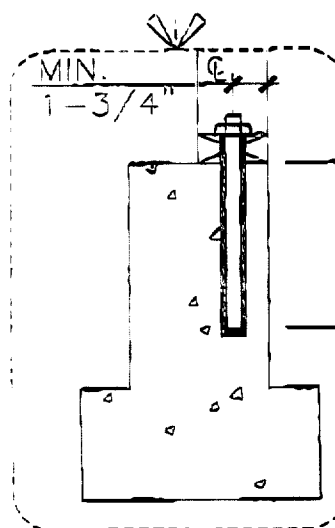
1/2", 5/8", OR 3/4" DIA.,
 A307, ALL-THREAD ROD W/
 SIMPSON "SET" EPOXY-
 TIE ADHESIVE. (ICBO
 ER-5279, LA RR-25279).



MIN. 7"
 PAST COLD
 JOINT (WHERE
 OCCURS)

MIN. 7"
 PAST COLD
 JOINT (WHERE
 OCCURS)

1/2", 5/8", OR 3/4" DIA.,
 A307, ALL-THREAD ROD W/
 SIMPSON "SET" EPOXY-
 TIE ADHESIVE. (ICBO
 ER-5279, LA RR-25279).



SPECIAL NOTES

1. ANCHORS MUST BE UNDISTURBED FOR 48 HRS. AFTER INSTALLATION.
2. CONTACT ENGINEER WHEN AT TIME OF CONSTRUCTION THE TEMPERATURE IS NOT BETWEEN 45° F & 110° F.
3. NO SPECIAL INSPECTION IS REQUIRED.
4. VERIFY MIN. CLEARANCE TO TENDONS WITH POST-TENSION ENGINEER (WHERE OCCURS).
5. MIN. f'(c) OF EXISTING CONC. = 2500 psi.
6. REPLACE A.B.'s WITH A SAME DIAMETER ROD ON A ONE-TO-ONE BASIS.
7. A.B. = ANCHOR BOLT
8. MIN. ANCHOR EDGE DISTANCE = 1-3/4"

15/9E
 #FC25C

A RETROFIT FOR MISSED MUD-SILL ANCHOR BOLT

HOLDOWN PER PLAN

MIN. 4X4 POST WITH SHEAR MATERIAL E.N.

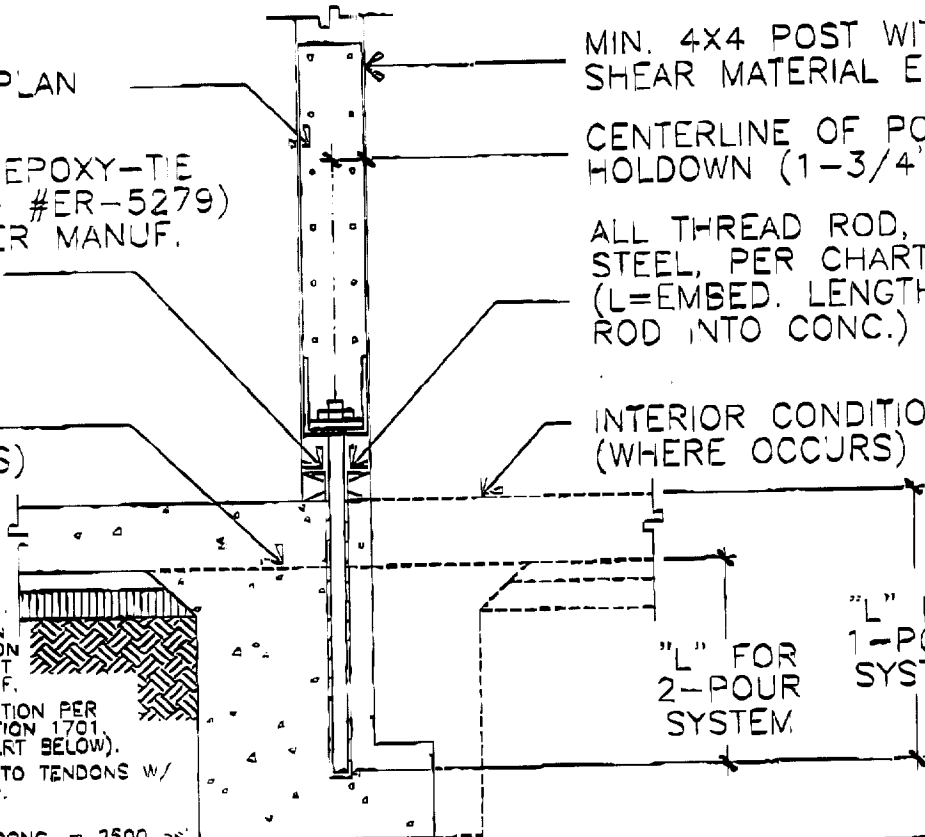
CENTERLINE OF POST & HOLDOWN (1-3/4" MIN.)

SIMPSON "SET" EPOXY-TIE ADHESIVE. (CBO #ER-5279) INSTALLATION PER MANUF. SPECIFICATIONS.

ALL THREAD ROD, A307 STEEL, PER CHART BELOW. (L=EMBED. LENGTH OF ROD INTO CONC.)

COLD JOINT (WHERE OCCURS)

INTERIOR CONDITION (WHERE OCCURS)



SPECIAL NOTES

1. ANCHORS MUST BE UNDISTURBED FOR 48 HRS. AFTER INSTALLATION.
2. CONTACT ENGINEER WHEN AT TIME OF CONSTRUCTION THE TEMPERATURE IS NOT BETWEEN 45° F & 110° F.
3. PROVIDE SPECIAL INSPECTION PER UBC 1997 EDITION, SECTION 1701, (WHERE REQ'D. PER CHART BELOW).
4. VERIFY MIN. CLEARANCE TO TENDONS W/ POST-TENSION ENGINEER. (WHERE OCCURS.)
5. MIN. f'_c OF EXISTING CONC. = 2500 psi;
 MIN. END DISTANCE = 5"
 MIN. CONC. STEM WALL THICKNESS = 8"
6. USE HTT22 FOR HD2A, HD5A, MTT28B, STD14, AND HPAHD22(2P).
7. CONSULT THE ENGINEER IF L+2" EXCEEDS DEPTH OF EXISTING FOOTING.
8. THE HOLDOWN CAPACITY VALUE HAS BEEN INCREASED 33-1/3%.
9. THE CONTROLLING VALUE FOR WOOD/EPOXY CAPACITY IS SHOWN WITH BOLD NUMBERS.

	MTT28B OR HTT22	PHD8	HD8A	HD10A	
ANCHOR DIA.	5/8"	7/8"	7/8"	7/8"	
EMBED. "L"	10"	10"	10"	10" AT FT'G. 15" AT STEM	15"
SPECIAL INSP. REQ'D.	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)	YES (PER ICBO)
WOOD CAPACITY	4455 lb.	3733 lb.	7460 lb.	9540 lb.	9540 lb.
EPOXY CAPACITY	4669 lb.	8410 lb.	8410 lb.	8410 lb.	11200 lb.

11/99
 #F020B

B

RETROFIT FOR MISSED HOLDOWN

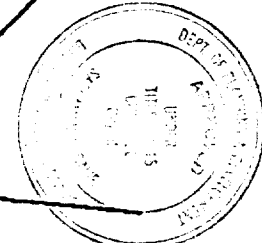
Plot Plan

PAD: 16.6
F.F.: _____

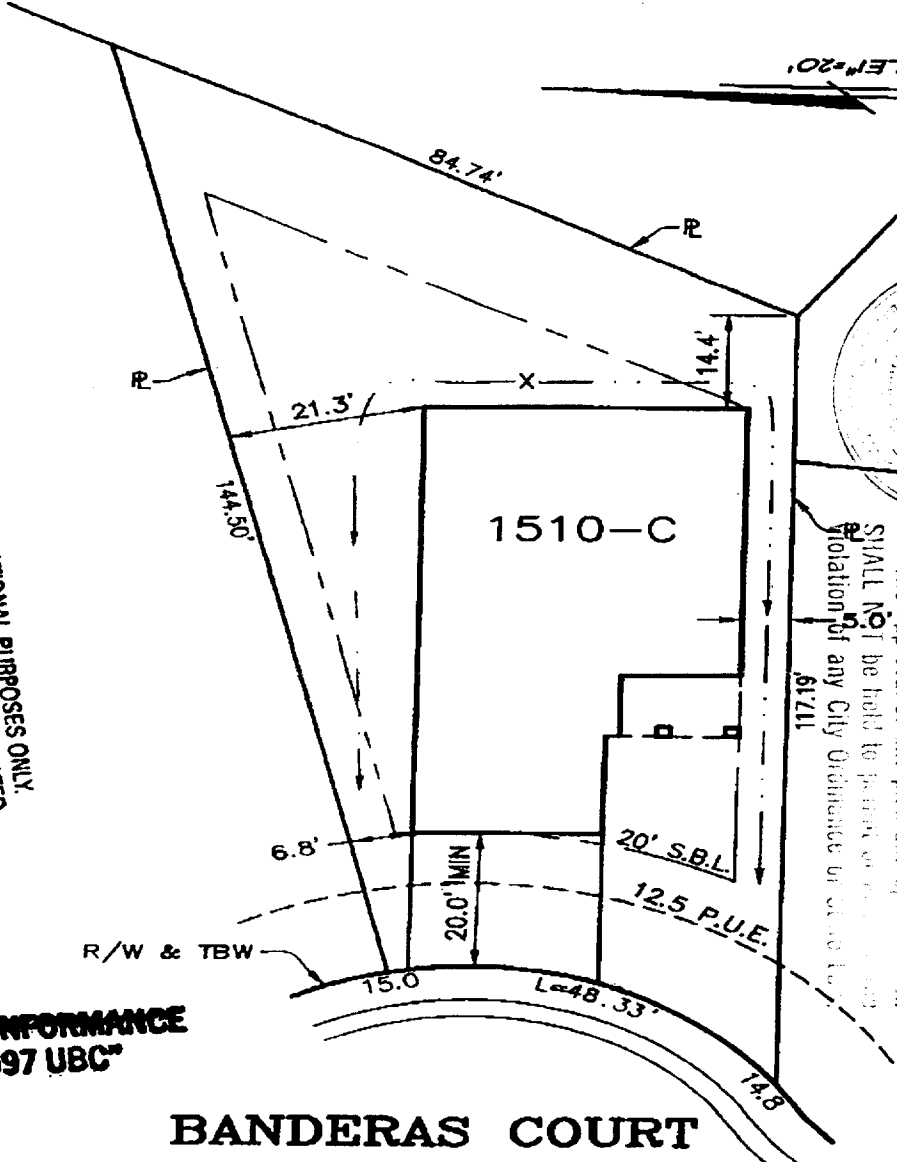
Lot conditions dictate custom development of each lot in relation to existing contours, adjacent lots and street improvements. Therefore, the contours of ungraded areas, the slopes and flat pads of graded areas, and the setback dimensions, as shown on the Plot Plan, are approximate and may vary when field construction is completed.

SCALE = 1" = 20'

FOR INFORMATIONAL PURPOSES ONLY. TITLE RECORDS SHOULD BE CONSULTED FOR LOCATION OF EASEMENTS AND BOUNDARIES AND EXACT DIMENSIONS. THIS PLAN DOES NOT REFLECT THE LOCATION OF UNDERGROUND UTILITIES.



This set of plans and specifications shall be kept on the job at all times and shall not be altered or modified to make any changes or alterations without written permission from the Building Inspection Division. The approval of this plan and specifications shall not be held to prevent or constitute a violation of any City Ordinance or other law.



"BUILT IN CONFORMANCE WITH 1997 UBC"

BANDERAS COURT

Northborough Mrs. One Vill. 4

ASSESSOR'S PARCEL NO. 201-038-36
ADDRESS 5512 Banderas Court

LOT AREA = 6845 SF
ALLOWED LOT COVERAGE = 45% = 3080 SF
ACTUAL LOT COVERAGE = 28% = 1935 SF

NOTE: 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.

Morrison Homes Rep. _____ Date _____

Owner _____ Date _____

APPROVAL: Morrison Homes Rep. _____ Date 9/21/99

NOTE: All setback dimensions and elevations as shown may be adjusted to fit field conditions.

MORRISON HOMES VILLA COLLECTION LOT# 36

CITY OF SACRAMENTO SACRAMENTO COUNTY

3222 Ramon Childs Sacramento CA 95827
 (916) 366-3300 Fax (916) 366-3303

R.E.Y. ENGINEERS, Inc.
 Civil Engineers / Land Surveyors

CALIFORNIA
 JOB NO. 0808007
 DRAWN BY
 CHECKED BY
 DATE 09-20-99
 SCALE PAD