

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9905173
Insp Area: 2

Site Address: 1069 L ALOUTTE WY SAC
Parcel No: 031-1430-020

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

CONTRACTOR
FRANK R SKOVER & SONS
910 FLORIN ROAD
SACRAMENTO CA 95831

OWNER
SOUTHLAND ESTATES LIMITED PARTNERSHIP
7311 GREENHAVEN DR 170
SACRAMENTO CA 95831

ARCHITECT

Nature of Work: BUILD NEW SFR W/ATTACHED GARAGE

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 _____ License Number 695034 Date 7-12-99 Contractor Signature Frank Skover

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 7-12-99 Applicant/Agent Signature Frank Skover

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 STATE FUND Policy Number 1353214-99 Exp Date 04/01/2000

(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 _____ Applicant Signature Frank Skover

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.

.....

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, TITLE 25, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

STREET 1069 Alhambra LOT # _____ TRACT # _____
CITY Sacto, CA

EXTERIOR WALLS:

MANUFACTURER Centimark THICKNESS/TYPE 6 1/2" R. VALUE 14
CEILINGS:

BATTS:

MANUFACTURER Centimark THICKNESS/TYPE 3" R. VALUE 3.8
BLOWN IN: MINIMUM
MANUFACTURER _____ THICKNESS _____ R. VALUE _____

SQUARE FOOTAGE COVERED _____ NUMBER OF BAGS USED _____ R. VALUE _____
FLOORS:

MANUFACTURER Centimark THICKNESS/TYPE 6 1/2" R. VALUE 14
SLAB ON GRADE: _____ THICKNESS/TYPE _____ R. VALUE _____
MANUFACTURER _____ THICKNESS/TYPE _____ R. VALUE _____

WIDTH OF INSULATION _____ INCHES _____
FOUNDATION WALLS: _____ THICKNESS/TYPE _____ R. VALUE _____
MANUFACTURER _____ THICKNESS/TYPE _____ R. VALUE _____

GENERAL CONTRACTOR Fenchel Steier & Sons

CALIFORNIA CONTRACTORS LICENSE # _____ DATE _____

SIGNATURE _____ TITLE _____
Riverside Insulation

APPROVAL CONTRACTORS LICENSE # 367062 DATE 7/15

SIGNATURE _____ TITLE _____

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: To be completed by APPLICANT	
PROPERTY OWNER'S NAME	
OWNER'S ADDRESS	
PROJECT ADDRESS	1069 L Aloutte
PARCEL NUMBER	LOT NUMBER 20
SUBDIVISION NAME	
NUMBER OF UNITS	
APPLICANT'S SIGNATURE	
TITLE OF APPLICANT	
DATE	TELEPHONE NUMBER
PART II: To be completed by BUILDING DEPARTMENT	
PLAN IDENTIFICATION NUMBER	9905173
BUILDING TYPE (CHECK ONE)	
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> APARTMENT/CONDOMINIUM
<input type="checkbox"/> COMMERCIAL/INDUSTRIAL	
SQUARE FEET OF CHARGEABLE BUILDING AREA	2520
SIGNATURE	
TITLE	DATE
PART III: To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT	
DISTRICT CERTIFICATION NUMBER	
EXAMPLE	COMMENTS
RESIDENTIAL / APARTMENT / ETC.	2520 SQ. FT. X \$ 1.72 = \$ 4334.40
COMMERCIAL / INDUSTRIAL	SQ. FT. X \$ _____ = \$ _____
OTHER FEE CREDIT	TYPE MELLO ROOS SQ. FT. X \$ _____ = \$ 907.00
TOTAL FEES COLLECTED.....	\$ 3427.40
<p><i>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.</i></p> <p><i>As the authorized school district official, I hereby certify that the requirements of Government Code Section 65495 and any other authorized requirements have been complied with by the above signed applicant.</i></p>	
AUTHORIZED SCHOOL DISTRICT OFFICIAL	
SIGNATURE	
TITLE	DATE 7/8/99

ck #4009

7905173R

City of Sacramento Development Services Division
Planning and Zoning Information Request

Project Address: 1069 L ALOUTTE

Assessor's Parcel Number: 031-7430-020

PREVIOUS USE _____

Current Land Use: vacant

Description of Request/Proposed Use: _____

SFR

IS THIS A CHANGE OF USE? _____

Zoning Designation: R-1-A PUD

Applications for Project Site (P#, Z#, DRPB#): P38-425

Comments: Check per R-1
Zoning Reqrts.

Are There Any Planning Issues?: (Circle One) YES NO

Is Site Plan Check Required? (Circle One) YES NO

Is TOP INSPECTION REQUIRED (CIRCLE ONE) YES NO

Is a Review/ Preservation Required?: (Circle One) YES NO

Planning Review by/Date: W JIBOUR

INSTRUCTIONS FOR INSTALLING WATTS NO. 15 SERIES WATER HAMMER ARRESTORS

OPERATING PRESSURE - Designed to operate on all domestic and commercial lines @ 150 PSI working pressure.

TEMPERATURE RANGE - 33°F to 180°F

INSTALLATION - May be installed in new or existing plumbing systems with a standard pipe tee vertically, horizontally or at any angle.

No. 15 Series are factory air charged and permanently capped and epoxy sealed. They may be installed in concealed locations without access panels and are not rechargeable in the field.

STANDARD - A.S.S.E. 1010 Approved
ANSI A112.26.1M Approved
P.D.I. WH201 Approved & Certified



AIR LOADING

NPT Connection	Air Preload PSI
1/2"	60
3/4"	60
1"	50
1 1/2"	60
2"	60

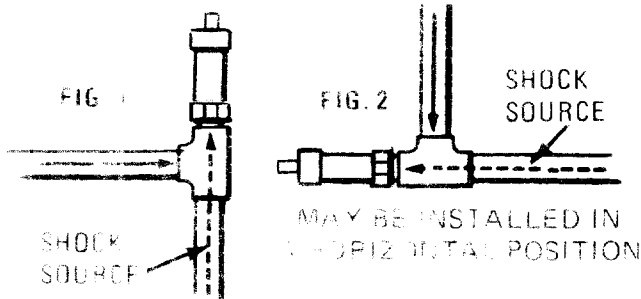
DIMENSIONS

NPT Connection	Dimensions	
	A	B
1/2"	5 1/2"	1 1/8"
3/4"	7 1/2"	1 1/8"
1"	8 1/2"	2 1/16"
1 1/2"	10 3/4"	2 1/4"
2"	14 1/2"	3 1/4"

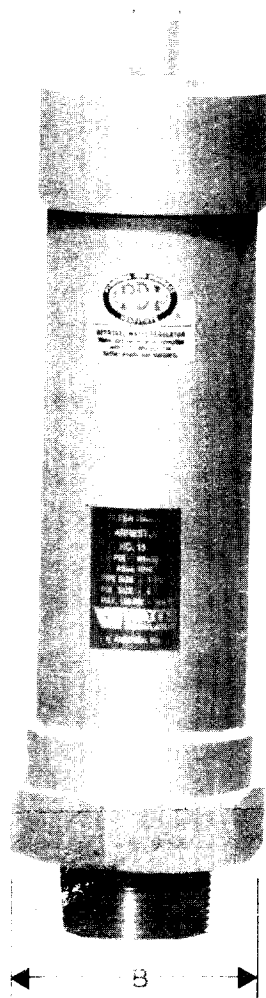
No. 15AK adapter for installing 1 1/2", 1" and 2" sizes in a 1" NPT fitting.

When a maximum 1" NPT connection is required specify reducing adapters:

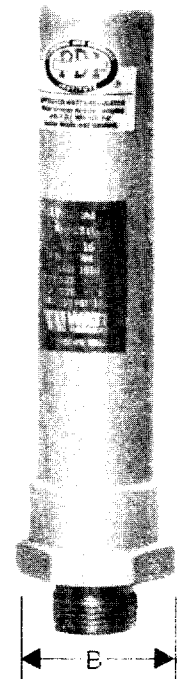
No.	Size
1	1" x 1"
2	1 1/2" x 1"
3	2" x 1"



Sizes:
1 1/4", 1 1/2", 2"



Sizes:
1/2", 3/4", 1"



ROUGH-IN OF WATER HAMMER ARRESTORS

Watts No. 15 water hammer arrestors should always be installed as close to the source of shock as possible - one unit on each hot and cold water line. Fig. 1 and Fig. 2 shows the proper installation where the shock would be absorbed with 100% effectiveness.

"ATTN. INSTALLER: After installation, please leave this Instruction Sheet for occupant's information."

CALIFORNIA PROPOSITION 65 WARNING

The product may contain a chemical known to the State of California to cause birth defects or other reproductive harm. (Pursuant to California law requires that this warning be given to the consumer.)

CONSUMER INFORMATION ABOUT CALIFORNIA PROPOSITION 65 WARNING

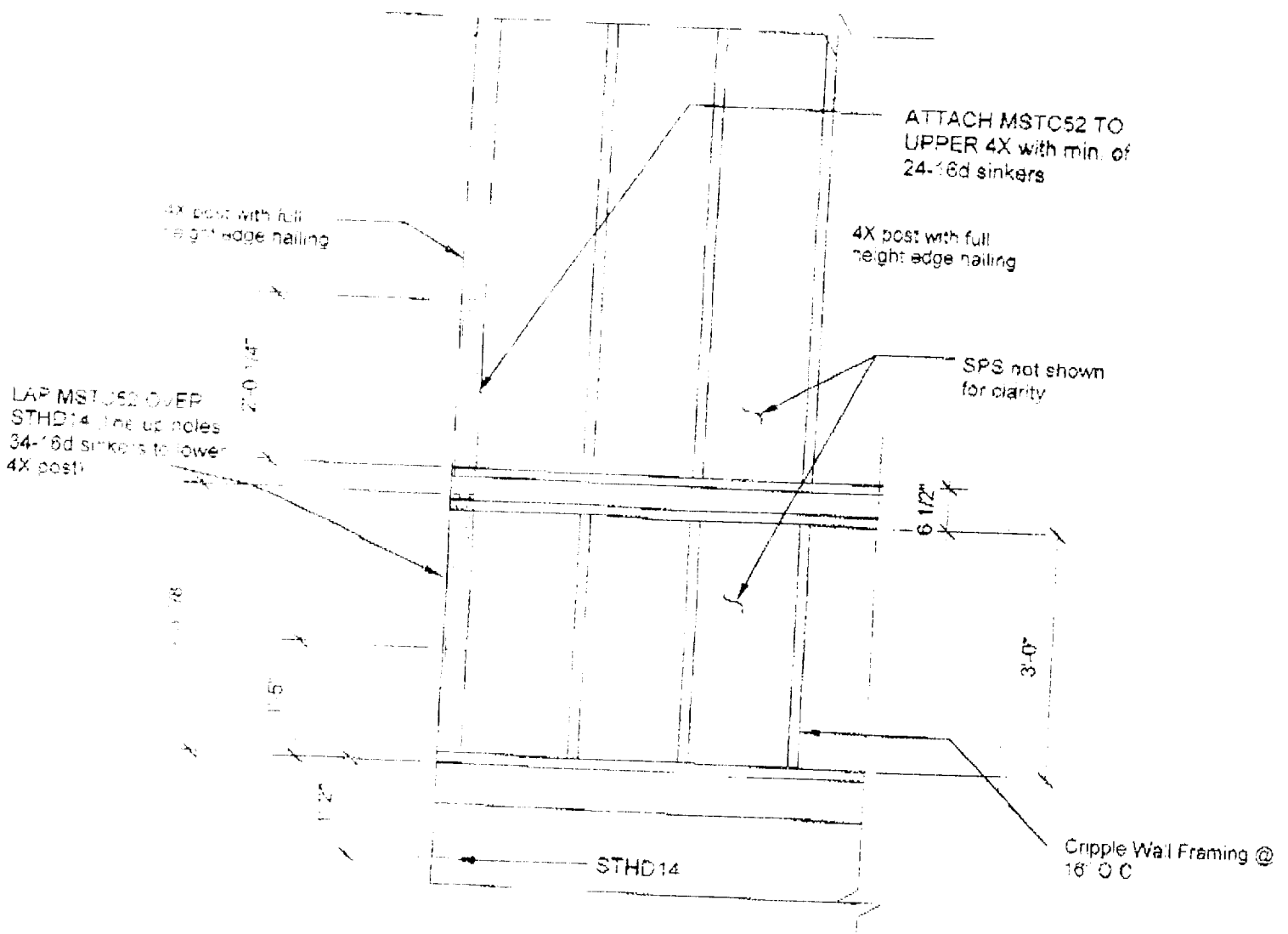
All faucets and products made of leaded brass alloys, even those that comply with U.S. Environmental Protection Agency regulations, contribute small amounts of lead to water that is allowed to stand in contact with the brass. This product complies with EPA regulations regarding the amount of lead used in plumbing brass and solder. The amount of lead contributed by any faucet/product is highest when the faucet/product is new.

The following steps will reduce potential exposure to lead from faucets and other parts of the plumbing system:

- Always run the water for a few seconds prior to use for drinking or cooking.
- Use only cold water for drinking or cooking.
- If you wish to flush the entire plumbing system of water that has been standing in the pipes or other fittings, run the cold water until the temperature of the water drops, indicating water coming from the outside main.
- If you are concerned about lead in your water, have your water tested by an EPA-certified laboratory in your area.

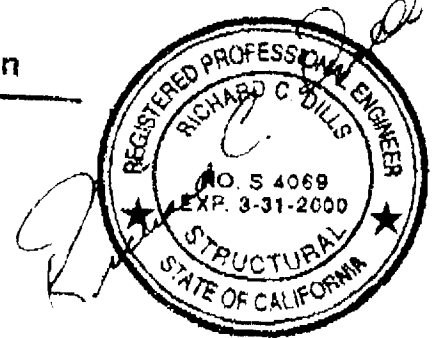
LIMITED WARRANTY: Watts Regulator Company warrants each product against defects in material and workmanship for a period of one year from the date of original shipment. In the event of such defects within the warranty period, the Company will, at its option, replace or recondition the product without charge. This shall constitute the exclusive remedy for breach of warranty, and the Company shall not be responsible for any incidental or consequential damages, including without limitation, damages or other costs resulting from labor charges, delays, vandalism, negligence, fouling caused by foreign material, damage from adverse water conditions, chemicals, or any other circumstances over which the Company has no control. This warranty shall be invalidated by any abuse, misuse, misapplication or improper installation of the product. **THE COMPANY MAKES NO OTHER WARRANTIES EXPRESS OR IMPLIED EXCEPT AS PROVIDED IN THIS LIMITED WARRANTY.**





Bristow Residence, Substitution of STHD14 for PHD2 & Threaded Rod

501 Cripple Wall Holdown
scale: 1/2" = 1'-0"



July 23, 1999

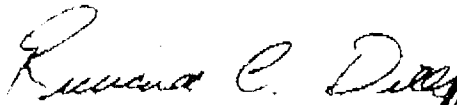
Kevin Fong Design
2 Blue Dawn Court
Sacramento, CA 95833

Attn: Kevin Fong

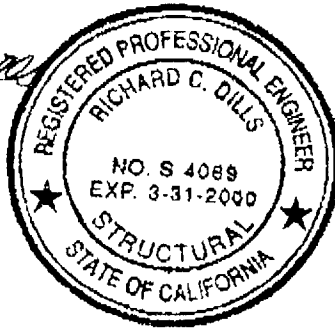
Re: 105 99024 - Substitution STHD14 for PHD2

Following are details and/or calculations for the substitution of STHD14's for PHD2's at the Bristow residence - lot #20, City of Sacramento.

Sincerely,



Richard Dills, P.E., S.E.
9010 Laguna Place Way
Elk Grove, CA 95758



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 1069 ALBERTA WAY A.P.N. 031-1430-020

Applicant Information

Name FRANK R SKOVER
Address 910 FLORIN RD ST101
Phone 422-0552

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 FRANK R SKOVER Title OWNER
Signature Frank R Skover Date 5-21-79
Owner or Contractor

PART III (To be completed by staff)

What is the acreage of the parcel to be built on? _____ 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: WINEMERE ESTATES LOT 20

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: Chalmers Date: 7-12-99

Building permit #: _____

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

1/6

Richard Dills, S.E.

9010 Laguna Place Way
Elk Grove, CA 95758

August 10, 1999

Skover & Sons, 910 Florin Rd., Ste 101, Sacramento, CA 95831

Dear Mr. Skover

REGARDING THE BIRDSONG RESIDENCE

Per our phone conversation this afternoon, I have enclosed calculations and details addressing the following inspection comments

- 1 The use of "Box nails" – diameter 0.113" for 8d common – diameter 0.131" for the roof diaphragm. Box nails may be substituted for common nails on the roof diaphragm providing the edge nailing for the box nails is 3" O.C., instead of the 6" specified for 8d commons.
- 2 See sheet 3/6 for retrofit holdown locations where embedment of the STHD14's was not sufficient. Sheet 4/6 provides an installation detail for the substitute PHD2's. Sheet 5/6 is a detail for extending the PHD2's at the cripple walls.
- 3 Sheet 6/6 provides for attachment of the shearwall holdown at the garage wall.

Sincerely,

Richard C. Dills

Richard Dills, S.E.



ROOF NAILING CALCULATION SUBSTITUTION

PER PG 9/24 STRUT FORCE DIAGRAM B(2-3)

ROOF SHEAR MAX = 181 plf

PER NER-230 PG 9/25

COX #8, ED BOX, PENETRATION $1\frac{7}{8}$ " , 2" FRAMING MEMBER
 DIA = 0.113

CAPACITY = 165 lb/ft NO. GOOD

THEREFORE REDUCE NAIL SPACING ON
 PRO-RATED BASIS:

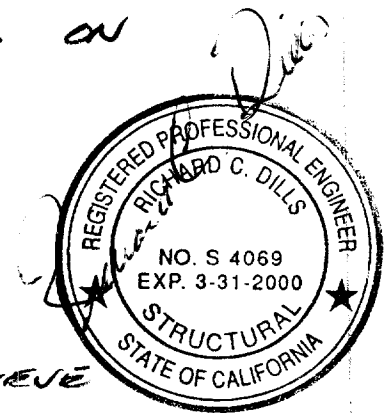
$$\frac{165}{181} = 0.91$$

$0.91(6") = 5\frac{1}{2}"$ HARD TO ACHIEVE
 ↑
 EDGE

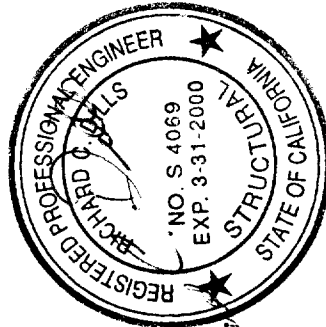
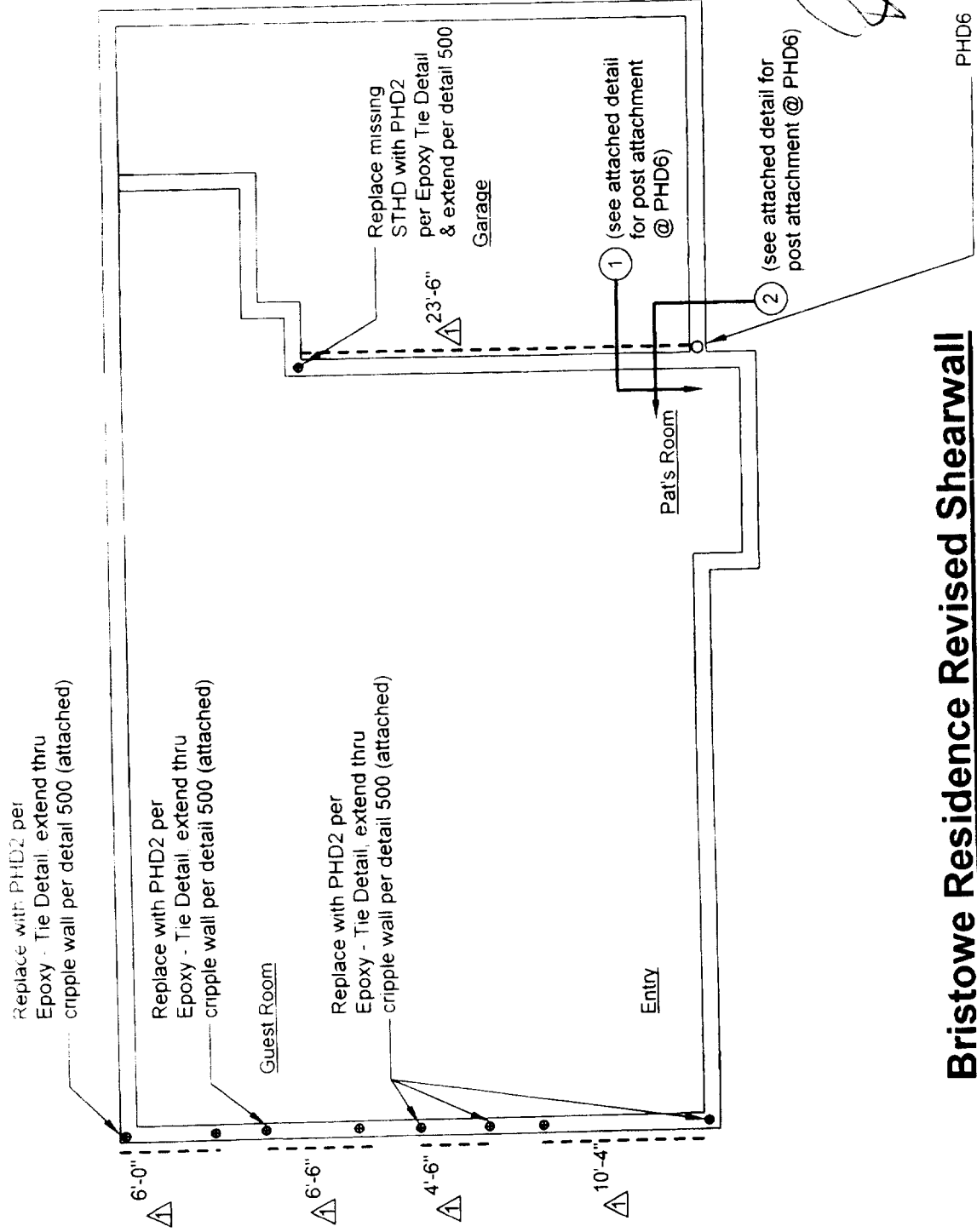
THEREFORE SET NAIL SPACING @ 3" O.C
 OR 1/2 OF ORIGINAL

PER FOOTNOTE #5 3" FRAMING ONLY REQUIRED WHEN
 SPACING IS < 2 1/2"

CAPACITY @ 3" O.C. = $3(165) \frac{4}{3} = 252 \text{ lb/ft}$
 ↑ PER NER 230 3/25 OK



22 SHEET 50 SHEET
 23 SHEET 100 SHEET
 24 SHEET 150 SHEET
 25 SHEET 200 SHEET

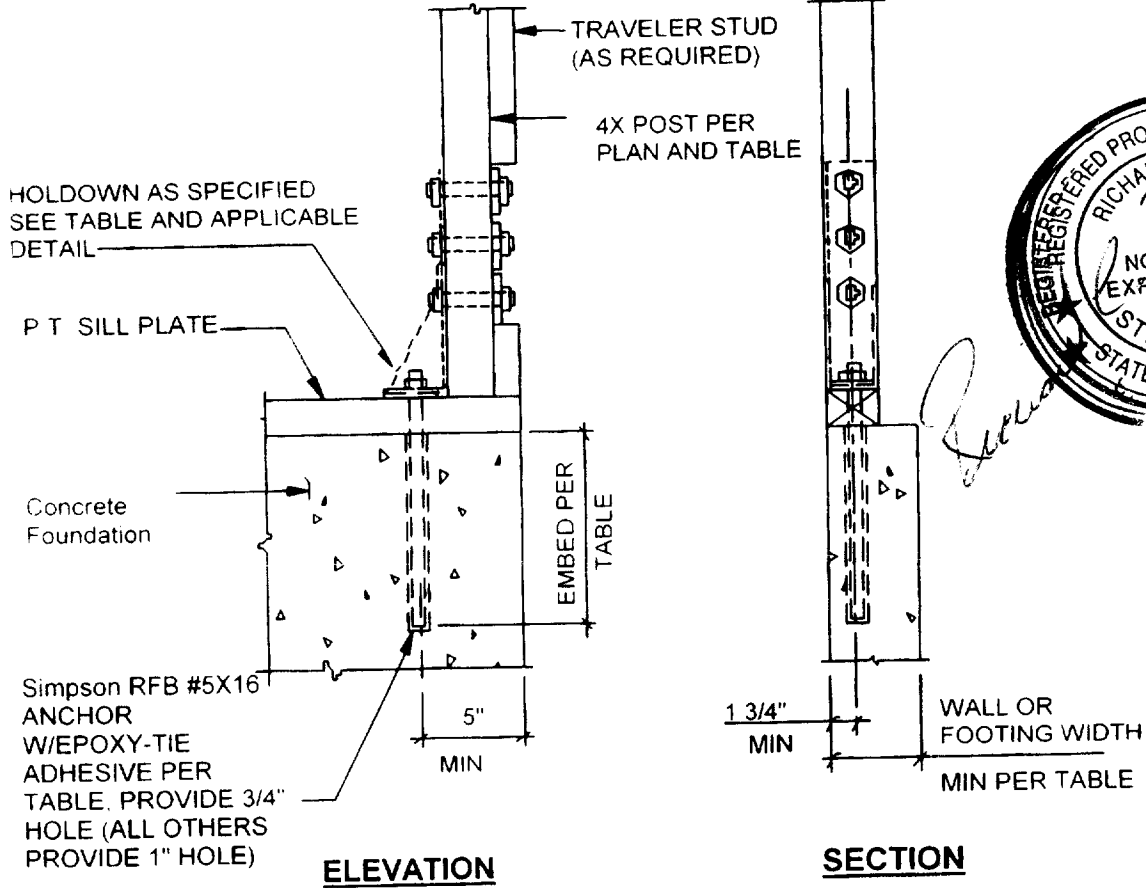


Bristowe Residence Revised Shearwall Layout and retrofit holdown locations

(scale 1"=10') Note: all other shearwalls remain unchanged unless otherwise noted

12/16

414



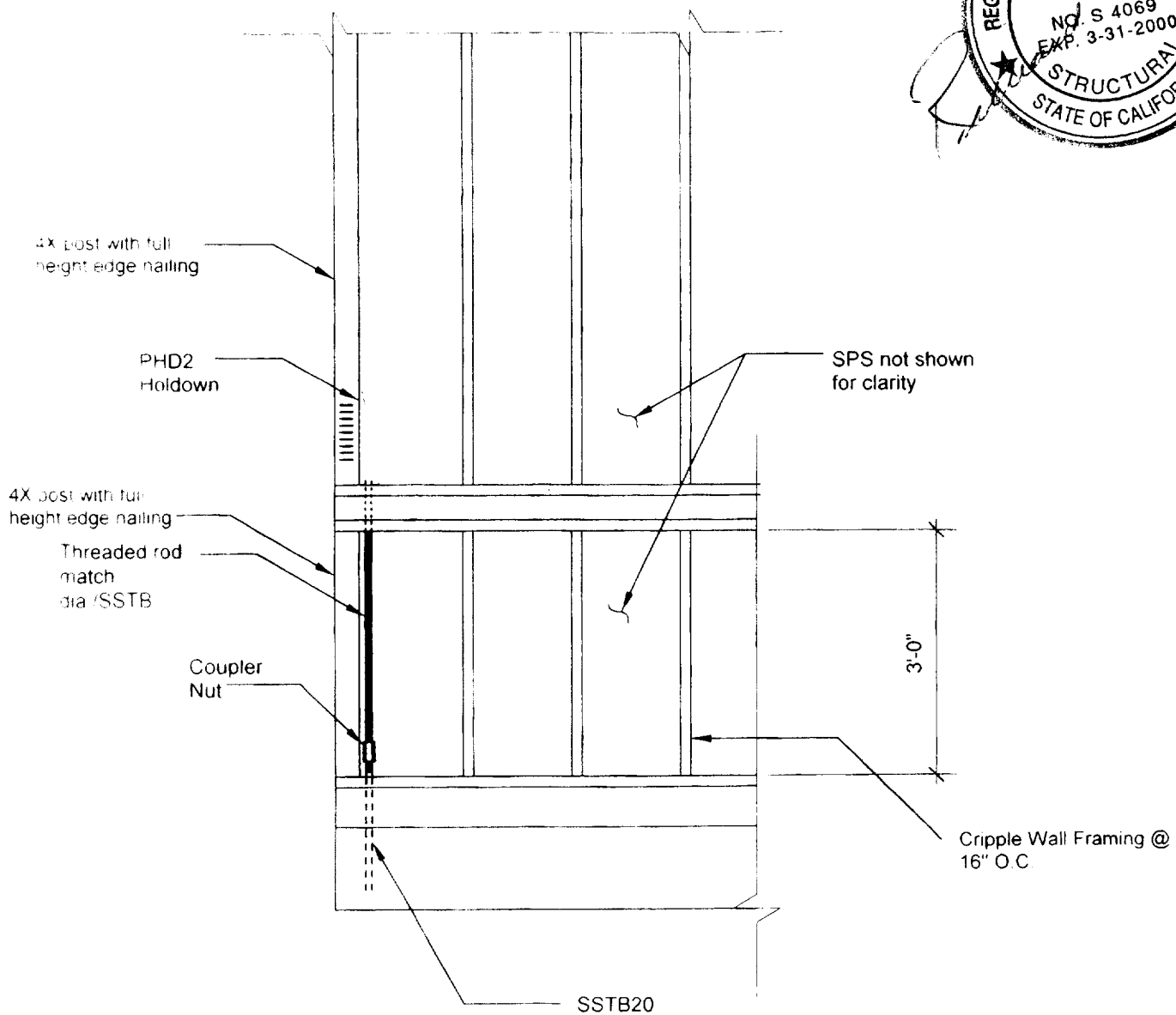
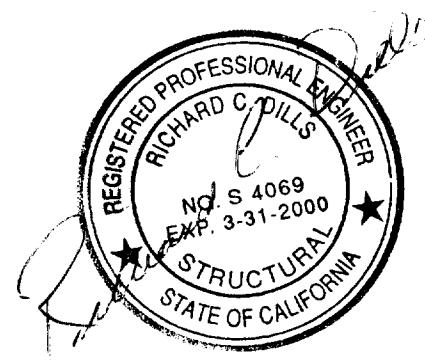
EPOXY-TIE HOLDOWN ANCHOR DETAILS

NO SCALE

SIMPSON HOLDOWN	REQUIRED EPOXY-TIE ADHESIVE FOR FULL CAPACITY	ANCHOR	MINIMUM EMBEDMENT	MINIMUM WALL/FOOT. WIDTH
PHD2	ET	RFB#5X16	12"	6"
PHD6	SET	7/8" Dia. - Threaded rod	15"	8"
PHD8 HD10A	SET	7/8" Dia. - Threaded rod	15"	8"

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION INCLUDING BUT NOT LIMITED TO: TEMPERATURE, DUST AND OIL FREE COMPRESSED AIR. - ET: ICBO REPORT 4945
 SET: ICBO REPORT 5279

4/16

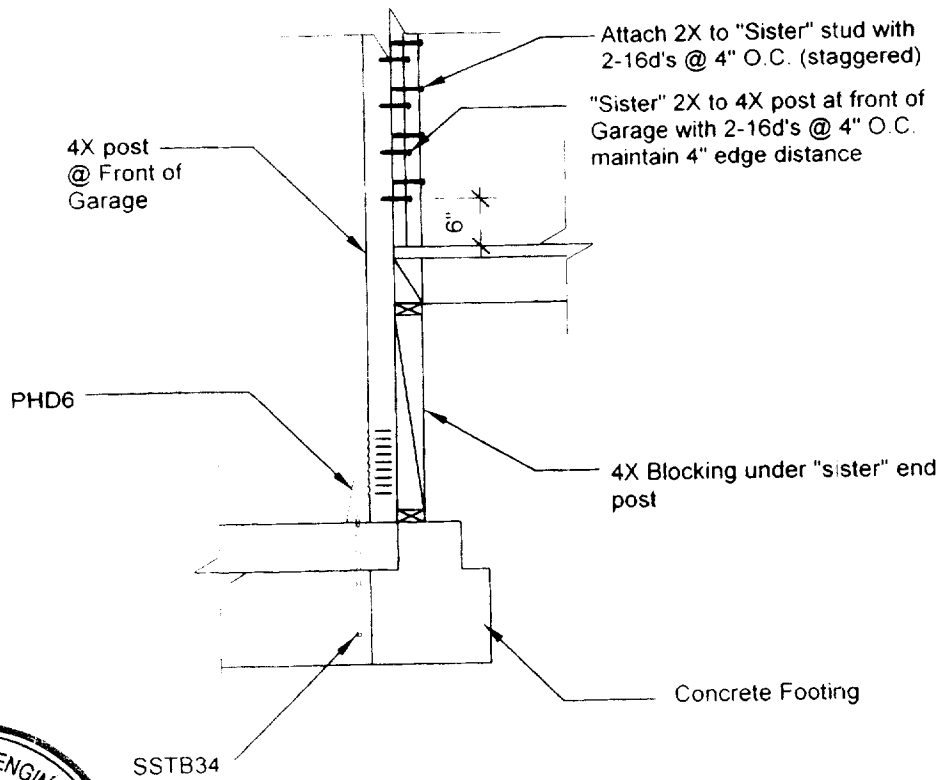


500

Cripple Wall Holdown

scale 1/2" = 1'-0"

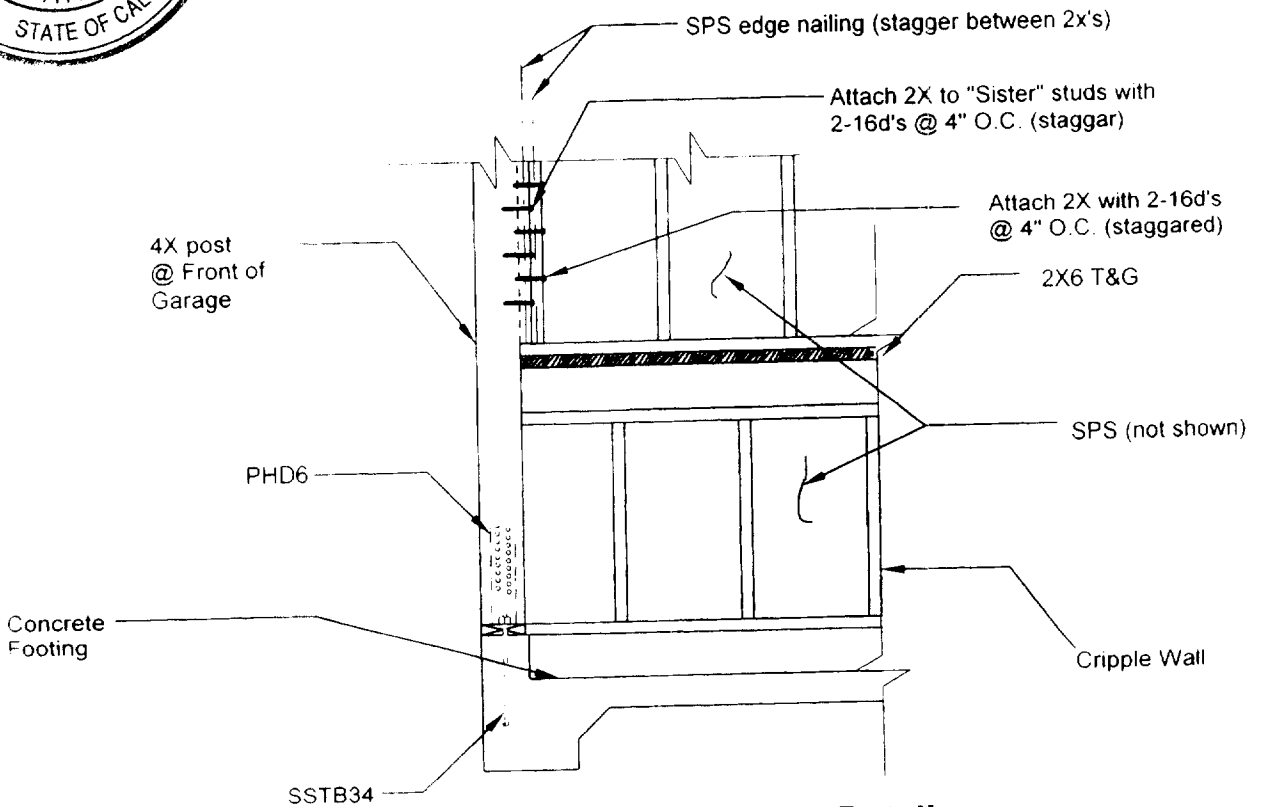
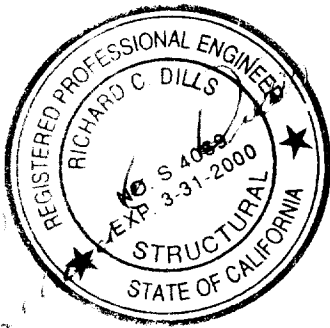
6/16



1

Post Attachment Detail

scale: 1/2" = 1'-0"



2

Post Attachment Detail

scale: 1/2" = 1'-0"