

CITY OF SACRAMENTO

Permit No: 9802272

1231 I Street, Sacramento, CA 95814

Insp Area: 2

Site Address: 8311 ARROYO VISTA DR SAC

Sub-Type: NSFR

Parcel No: 1171140054
N

LAGUNA RUN SUBD
Lot 70

Housing (Y/N):

CONTRACTOR

J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

95821

OWNER

J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

95821

ARCHITECT

Phone:

Nature of Work: NEW SFD, MP#41R-3, 3 CAR 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 B License Number 6600855 Date 3/26/98 Contractor Signature Neanna Collins

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 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 or 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 or 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.

Date 3/26/98 Applicant/Agent Signature Neanna Collins

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 Cal Comp Policy Number W974006453 2/18/98

(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 3/26/98 Applicant Signature Neanna Collins

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.

Norman
Scheel
Structural
Engineer

June 2, 1998

JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

RE: Detail verification for shear transfer at rear of garage drag truss - Plan 41R (8315, 8311, 8307, 8303, 8299 & 8295 Arroyo Vista Dr.) (#96030)

To whom it may concern:

This letter is to verify that for the above lots, the shear transfer as shown in detail 11/S-4 of the approved plans is an acceptable method of transferring the lateral loads.

If I can be of further assistance, please call me.

[Signature]
NORMAN SCHEEL
STRUCTURAL ENGINEER

NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBANEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor



Norman

June 1, 1998

Scheel

JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821

Structural

**Re: Epoxy repairs at 2-car garage front - Plan 41R (8315, 8303 & 8299
Arroyo Vista Dr.) (#96030)**

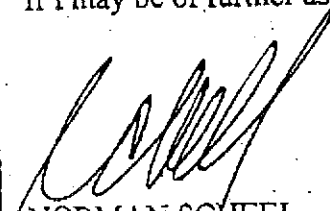
Engineer

To Whom It May Concern:

6939 Sunrise Blvd, Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3189 fax

The epoxy repairs performed on May 28, 1998 were observed by my office to verify hole depth, removal of dust and placement of epoxy and bolt. The epoxy fix was installed per Simpson's recommendations and in our opinion was adequate as installed.

If I may be of further assistance, please call me.


NORMAN SCHEEL
STRUCTURAL ENGINEER

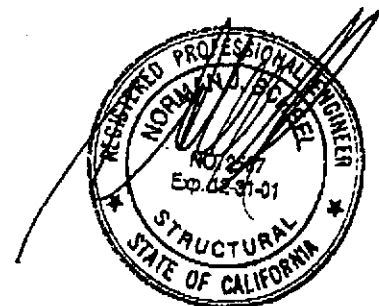
NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBANEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor



Norman

Scheel

Structural

Engineer

6939 Sunrise Blvd, Suite 123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3189 fax

May 14, 1998

JTS Communities
3434 Marconi Avenue #C
Sacramento, CA 95821



RE: Rotation of Garage - Plan 41R (#96030)

To whom it may concern:

This letter is to verify that for the above plan at the 1/2 porch option, the load at the front of the garage is being transferred to the rear of the garage via rotation of the roof diaphragm. For this option no repair is required.

For the full porch option, tributary load at the front wall of the garage will be resisted by a sub diaphragm shear configuration. The wall will consist of a Type 2 shear wall with Simpson HPAHD22-2P Holdowns. A horizontal Simpson CS16 Strap over blocking will be required at both sides of the door header.

When the above plan is built with the bonus or 3-car option, a Simpson TS22 Strap shall be installed from the garage girder truss to the house gable end truss. See attached for framing detail and calculations.

If I can be of further assistance, please call me.

NORMAN SCHEEL
Structural Engineer
email norm@nsse.com

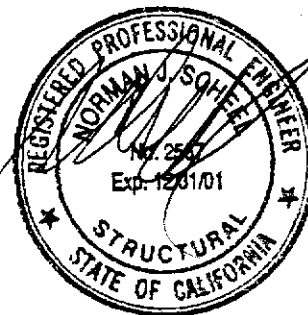
ROBERT COON
Project Manager
email rob@nsse.com

TRACY HARRIS P.E.
Civil Engineer
email tracy@nsse.com

PAULO IBAÑEZ
Design Engineer
email paulo@nsse.com

STEVEN COOKSEY
C.A.D. Supervisor


NORMAN SCHEEL
STRUCTURAL ENGINEER



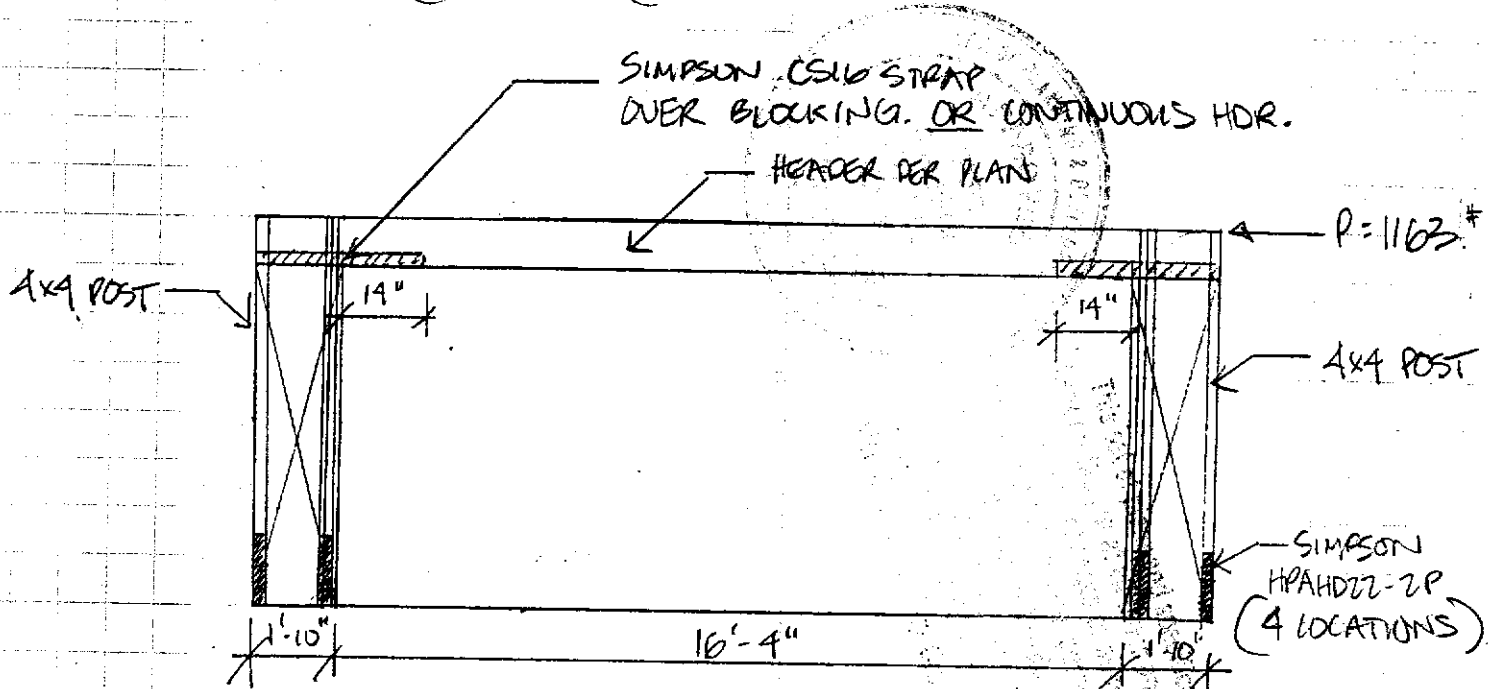
8301 Arroyo Vista Dr.
Rm 9802272 R.

NORMAN SCHEEL
STRUCTURAL ENGINEER
 6939 SUNRISE BLVD., SUITE 123
 CITRUS HEIGHTS, CA 95610

PROJECT: _____
JOB NO: _____ **DATE:** _____
CLIENT: _____
CALCULATED BY: PI _____
SHEET NO: 2 OF 3

FRONT OF GARAGE (FULL PORCH ONLY)

$$P_w = (11.75) \left(\frac{8}{2} + 3.5 \right) (13.2) = 1163 \#$$



CHECK SHEAR

$$1163 / 20' = 58 \text{ PLF}$$

$$1163 / 3.67' = 317 \text{ PLF}$$

USE TYPE **2** SHEAR

CHECK UPLIFT

① $\sum M_L = 0 = 581 (6.5) + (200) \left(\frac{1.83}{2} \right)^2 + 1.83R$
 $R = 194 \#$

USE TYPE **8** HOLDDOWN

CHECK SHEAR HORIZONTAL

$$(317 - 58) 1.83 = 474 \#$$

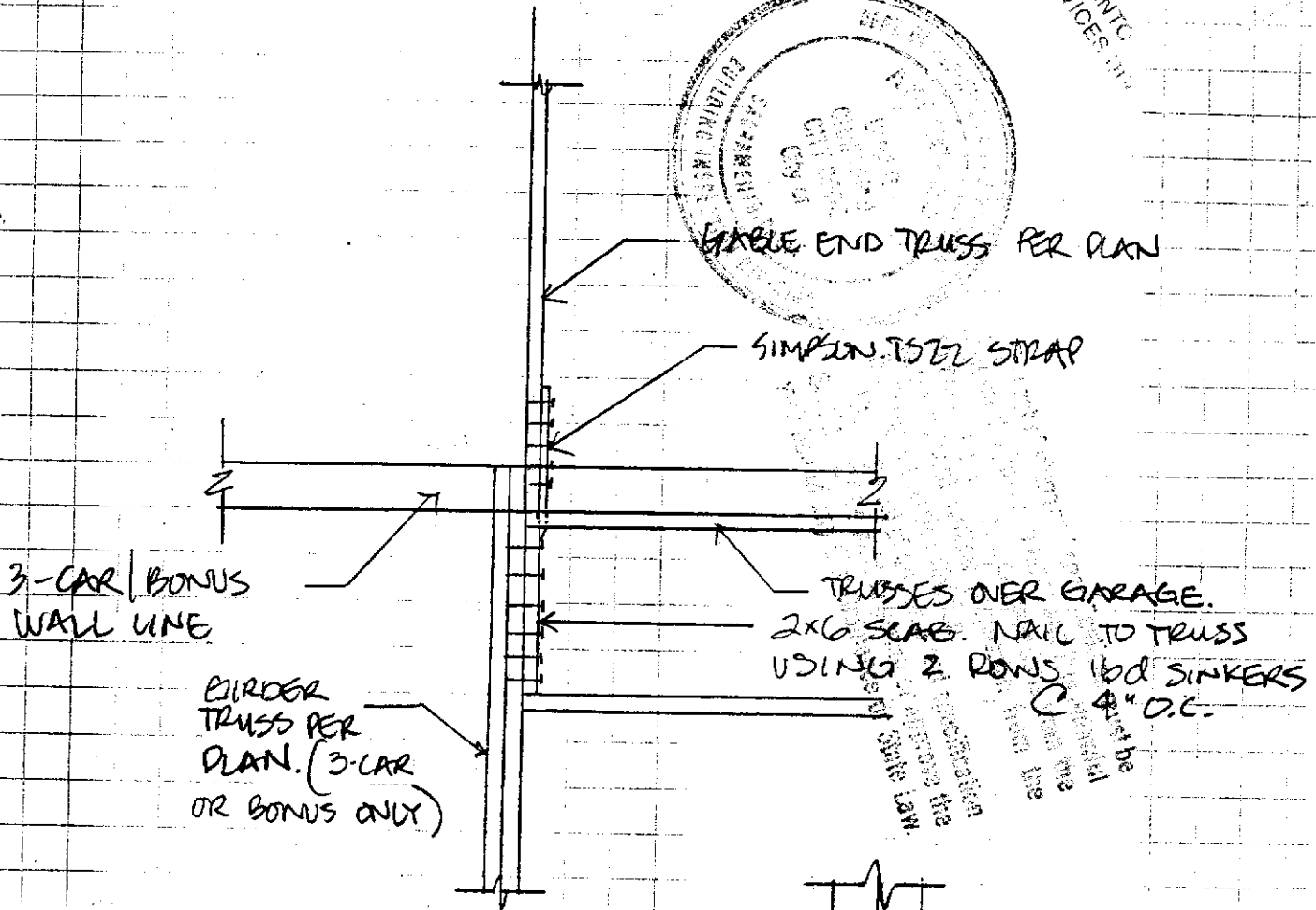
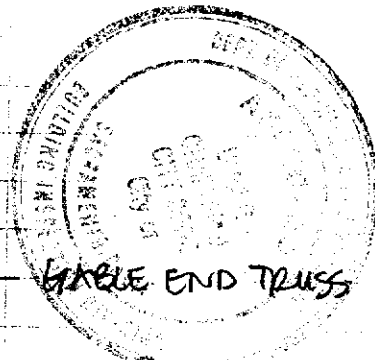
USE HORIZONTAL CS16 STRAP.

ISSUED
 MAY 15 1998
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 No. 12345

NORMAN SCHEEL
STRUCTURAL ENGINEER
6939 SUNRISE BLVD., SUITE 123
CITRUS HEIGHTS, CA 95610

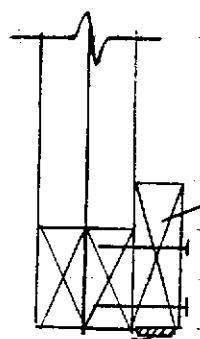
PROJECT: _____
JOB NO: _____ **DATE:** _____
CLIENT: _____
CALCULATED BY: PI
SHEET NO: 3 OF 3

ISSUED
MAY 15 1998
CITY OF SACRAMENTO
DEVELOPMENT SERVICES, INC.



PLAN VIEW

N.T.S.



2x6 SCAB. NAIL TO TRUSS USING TWO ROWS 16d SINKERS @ 4" O.C.

SECTION VIEW

N.T.S.

NORMAN SCHEEL

STRUCTURAL ENGINEER

6939 SUNRISE BLVD., SUITE 123

CITRUS HEIGHTS, CA 95610

PROJECT:

JOB NO:

DATE:

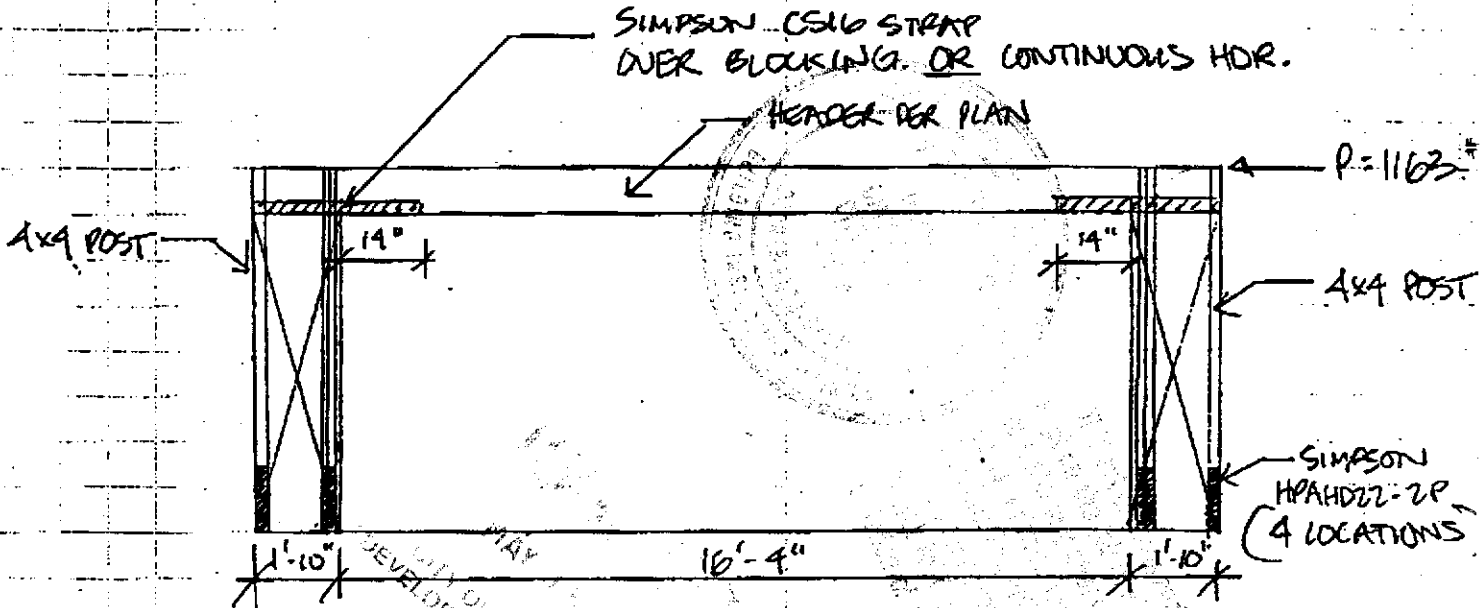
CLIENT:

CALCULATED BY: PI

SHEET NO: 2 OF 3

FRONT OF GARAGE (FULL PORCH ONLY)

$$P_w = (11.75)(8/2 + 3.5)(13.2) = 1163 \#$$



CHECK SHEAR

$$1163 / 20' = 58 \text{ PLF}$$

$$1163 / 3.67' = 317 \text{ PLF}$$

∴ USE TYPE 2 SHEAR

CHECK UPLIFT

$$\textcircled{1} \quad \sum M_L = 0 = 581(6.5) = \frac{2}{3}(200)(1.83)^2 + 1.83R$$

$$R = 1942 \#$$

∴ USE TYPE 8 HOLDOWN

CHECK SHEAR HORIZONTAL

$$(317 - 58) 1.83 = 474 \#$$

∴ USE HORIZONTAL CS16 STRAP.

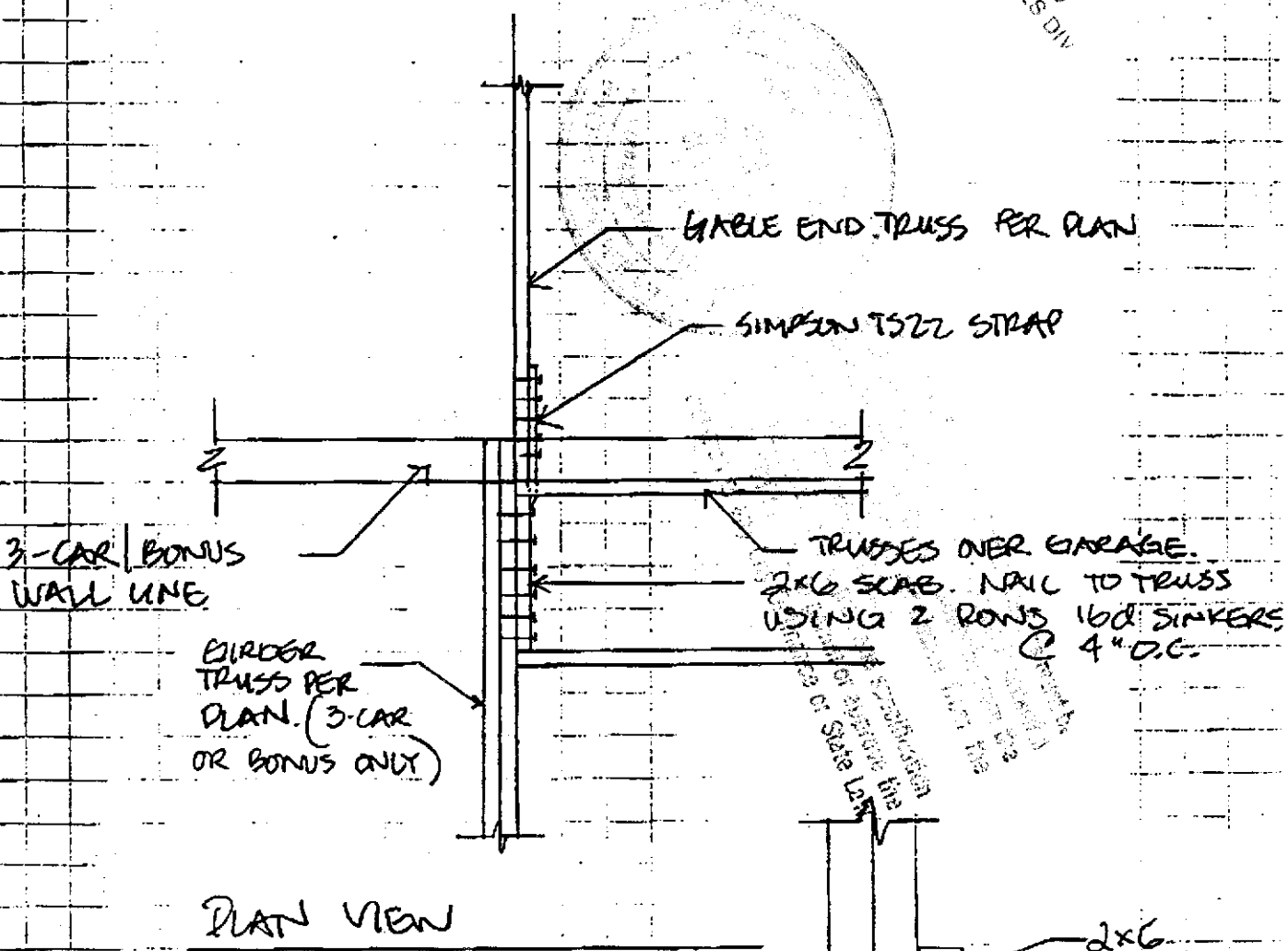


B Nakashima

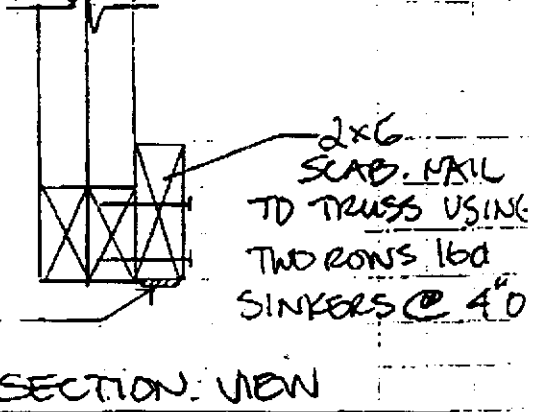
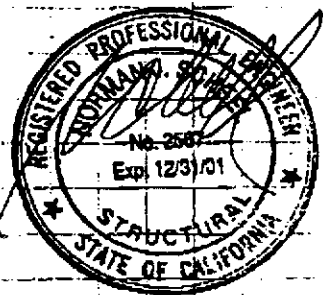
05/15/1998 10:33 726-3189
NORMAN SCHELL
STRUCTURAL ENGINEER
6939 SUNRISE BLVD., SUITE 123
CITRUS HEIGHTS, CA 95610

726-3189
STACY
JOB NO: _____ DATE: _____
CLIENT: _____
CALCULATED BY: PI
SHEET NO: 3 OF 3

ISSUED
MAY 15 1998
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIV



REGISTERED PROFESSIONAL ENGINEER
NORMAN SCHELL
No. 2087
Exp. 12/31/01
STATE OF CALIFORNIA

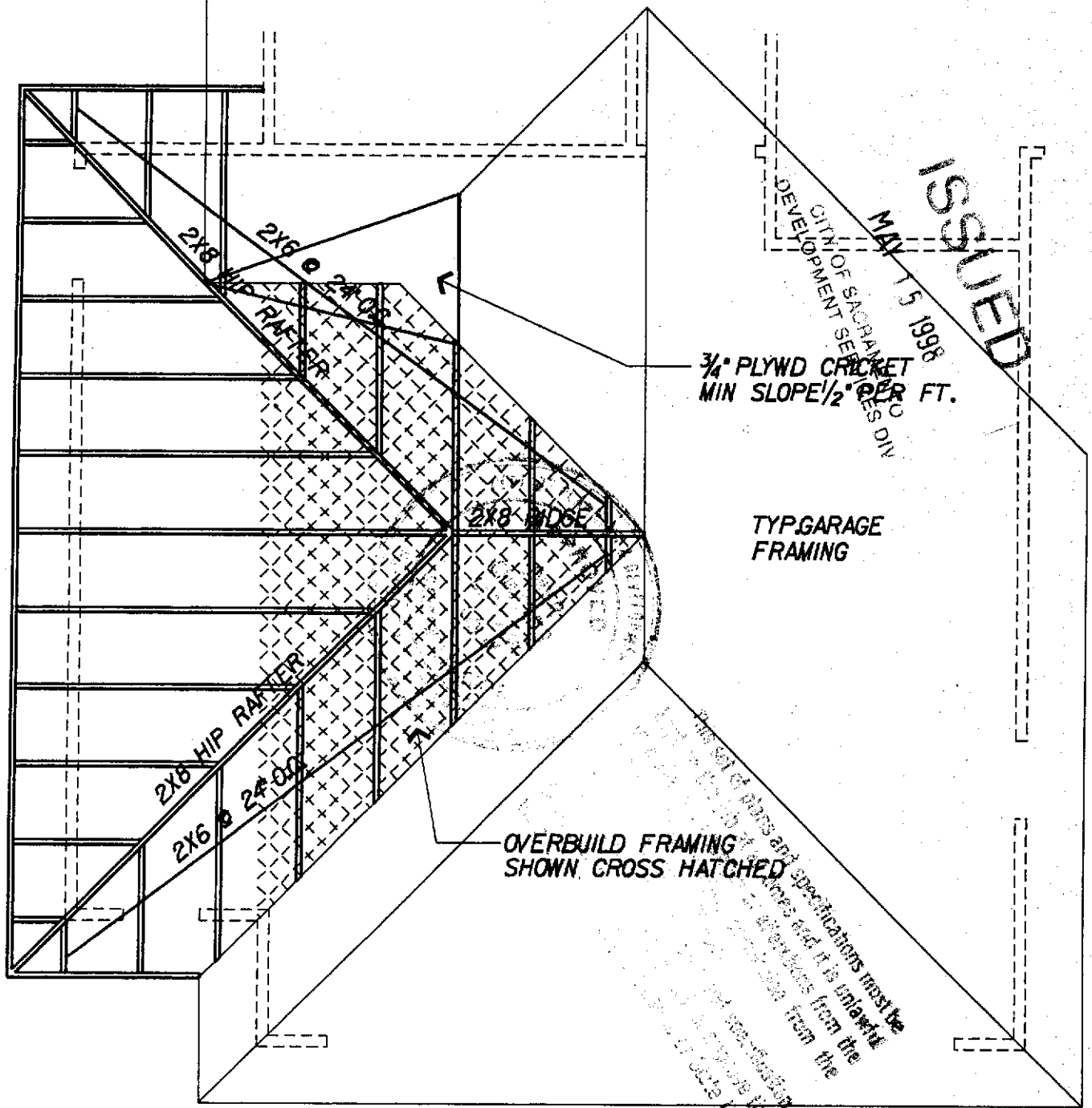


N.T.S.

N.T.S.

B Nakashima

2X6 RAFTERS @ 24" O.C.
2X4 CEILING JOISTS @ 16" O.C.



ISSUED
MAY 15 1998
CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIV.

3/4" PLYWD ON CRCT
MIN SLOPE 1/2" PER FT.

TYP. GARAGE
FRAMING

OVERBUILD FRAMING
SHOWN CROSS HATCHED

All work of plans and specifications must be
checked by the contractor and it is unlawful
to make any alterations from the
original drawings without the approval of the
City Engineer. The contractor shall be
responsible for obtaining all necessary
permits and approvals from the
City of Sacramento, California.

DNUS GARAGE ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

B Nakashima

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

SEWER IMPACT FEE

PERMIT AND CALCULATION SHEET

APPLICATION NO: <u>CITY</u>	BLDG PERMIT NO:
GENERAL INFORMATION <u>200 224697</u> <u>3-26-98</u>	THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER DEPT 26 <u>\$427.00</u> TRAN 361647 03/26/98 RECEIPT 637489 034 <u>\$427.00</u> <u>24203 03/26/98</u> THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION		BUILDING USE	
INSPECTION		RESIDENTIAL SF <input checked="" type="checkbox"/>	MF <input type="checkbox"/>
CSD-1		COMMERCIAL USE	UNITS
SRCSD	<u>427-</u>		
CONSTRUCTION			
IN-LIEU			
TOTAL FEE	<u>427-</u>		

APN: **117-1140-054**

DESCRIPTION/SUBDIVISION: (Laguna Run) Stonecreek LOT: **70**

PROPERTY ADDRESS: **8311 Arroyo Vista Drive**

OWNER: **J.&L. Properties**

MAILING ADDRESS: **3434 Marconi Ave Suite C;**

CITY-STATE-ZIP: **Sacramento, Ca. 95821** PHONE: **(916)487-3434**

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE: *[Signature]*

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____

BILLING COPY

Certification of Compliance School District Development Fees

(Print or Type) If Printing, press hard for four copies

PART I To be completed by the APPLICANT

OWNER'S NAME J. & L. Properties 487-3434
 OWNER'S ADDRESS 3434 Marconi Ave., Suite C, Sacramento, Ca. 95621
 PROJECT ADDRESS 8311 Arroyo Vista Drive
 PARCEL NUMBER 117-1140-054 LOT NO. 70
 SUBDIVISION NAME (Laguna Run)
 NUMBER OF UNITS 1

Upon payment of the fees listed below, a 90-day approval period commences upon which the applicant paying the fees may protest such fees. Any failure to file such protest within the 90-day period shall result in forfeiture of any rights to challenge such fees, through litigation or otherwise.

APPLICANT'S SIGNATURE [Signature]
 TITLE OF APPLICANT Operations
 DATE 3/16/98 PHONE NUMBER 991-1200

PART II To be completed by BUILDING DEPARTMENT

PLAN IDENTIFICATION NUMBER 1174
 BUILDING TYPE
 RESIDENTIAL () APARTMENT/CONDOMINIUM () COMMERCIAL/INDUSTRIAL ()
 SQUARE FEET OF CHARGEABLE BUILDING AREA 1174
 SIGNATURE _____ DATE _____
 TITLE _____

PART III To be completed by SCHOOL DISTRICT

SCHOOL DISTRICT 2073
 DISTRICT CERTIFICATION NO. 2073
 EXEMPT _____ COMMENTS _____

RESIDENTIAL/APT/CONDO	SQ FT X \$	= \$	<u>2779.20</u>
COMMERCIAL/INDUSTRIAL	SQ FT X \$	= \$	
OTHER FEE TYPE	SQ FT X \$	= \$	<u>1929.60</u>
TOTAL FEES COLLECTED		= \$	<u>4708.80</u>

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 district 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.

AUTHORIZED SCHOOL DISTRICT OFFICIAL

SIGNATURE [Signature] **PAID**
 TITLE _____ DATE MAR 26 1998

Original: School District 1st copy: School District 2nd copy: Building Department 3rd copy: Facilities Planning
Elk Grove Unified School District

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

FEE SUMMARY
FOR PERMIT #9802272
as of 03-23-1998 Permit Status: **APPLIED**

Site Address: **8311 ARROYO VISTA DR SAC**
Parcel No: 1171140054

CONTRACTOR
J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

95821

OWNER
J & L PROPERTIES
3434 MARCONI AVE
SACRAMENTO
Phone: (916)971-3820

95821

ARCHITECT

Phone:

Nature of Work: NEW SFD, MP#41R-3, 3 CAR GARAGE

Permit Valuation: \$98,117.00
Square Footage: 2110

Building Permit.....	\$1,051.00	Water Development Fee:	\$1,835.00
Plan Review/Processing:	\$177.00	Sewer Development Fee:	\$0.00
Strong Motion Fee.....	\$9.81	Regional Sanitation Fee:	\$0.00
Coach Recording Fee...:	\$0.00	Bell Avenue Sewer.....	\$0.00
Manuf Housing Fee.....	\$0.00	Granite Park Fee.....	??
Auth to Start Work.....	\$0.00	Pocket Area Bridge.....	\$0.00
Penalty Fee.....	\$0.00	Pocket Area Road.....	\$0.00
Inspections.....	\$0.00	Quimby Park Fee.....	\$0.00
Cert of Occupancy.....	\$0.00	Housing Trust Fund.....	\$0.00
Replace Cards/Plans....:	\$0.00	Natomas Dev Fees.....	\$0.00
Hsg Process/Surcharge:	\$0.00	FBA-South Natomas....:	\$0.00
Technology Fee.....	\$49.12	FBA-Jacinto Creek.....	\$0.00
City Bus Oper Tax.....	\$39.25	Amount Deferred.....	\$0.00
Const Excise Tax.....	\$784.94	Refund.....	\$0.00
Res Const Tax.....	\$385.00		
Processing Fees.....	\$51.00		
Review Fees.....	??	Subtotal.....	\$4,382.12
		Additional Fees.....	\$0.00
		TOTAL FEES.....	\$4,382.12
		Payments.....	\$176.00
		BALANCE DUE.....	\$4,206.12

APPROVED FOR
RELEASE

DATE

APPROVED BY
BUYER

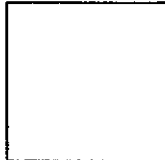
DATE

of
Sheets
Sheet
Scale AS NOTED
Job
Drawn CD
Date FEB. 24, 1958

LAGUNA
RUN

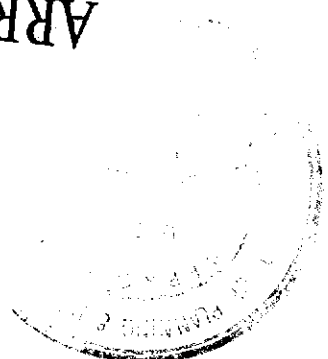
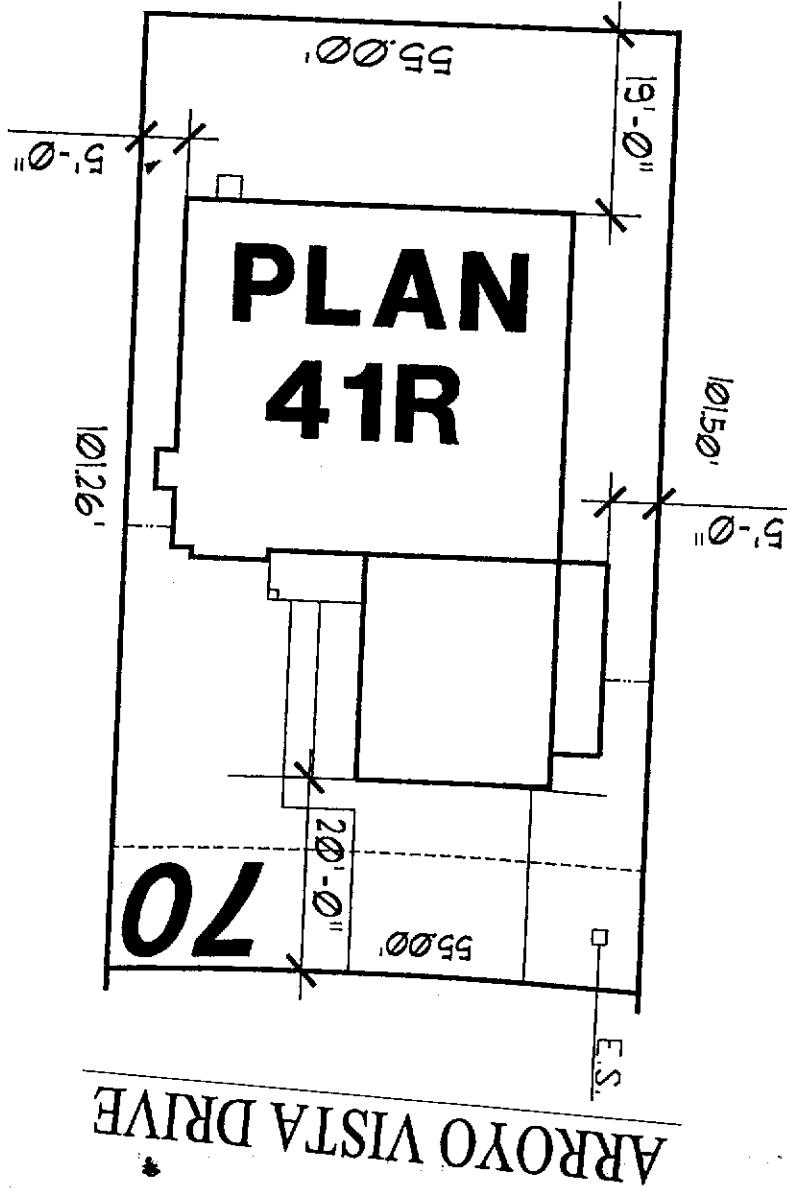
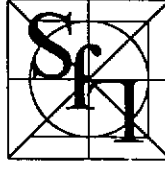
SITE PLAN
LAGUNA RUN
SUBDIVISION

JTS
COMMUNITIES
3434 Marwood Ave.
Sacramento, Ca.
(781) 971-3850
98821



REVISIONS

J & L Properties
Architectural Division
Larry J. Scherling
Architect



1
STORY HOUSE
2 1/2 - CAR GARAGE

Revisions must be...