

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0315240

Insp Area: 3

Thos Bros: 317 E2

Site Address: 3540 CUTTER WY SAC

Parcel No: 013-0322-005

Sub-Type: ASFR

Housing (Y/N): N

CONTRACTOR

UNIQUE CONSTRUCTION
PO BOX 189188
SACRAMENTO, CA 95818

OWNER

MICHAEL MCKEEVER
3540 CUTTER WY
SACRAMENTO CA 95818

ARCHITECT

SHRA MICHAEL TAYLOR
320 COMMERCE CIR
SACRAMENTO CA 95815

Nature of Work: Add 877 sqft w/ covered Patio 132 sqft.

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 422037 Date 12-2-03 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) 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 3 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 above mentioned property for inspection purposes.

Date 12-2-03 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 NO EMPLOYEES Policy Number Exp Date

(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 12-2-03 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.

Certification of Compliance
School District Development

Part I - To be completed by the APPLICANT

Owner's Name/Address MIKE M. ROENOLD
Project Address 3540 Cutter Wy
Parcel Number 013-0322-005 Lot No. _____
Subdivision Name _____ No. of Units _____
Applicant's Signature [Signature] Title 12/1/03
Phone No. 716 744 1865 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 0315240
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 877 sq'
Signature/Title Cary Boyd P.I. III Date 10-20-03

Part III - To be completed by the SCHOOL DISTRICT

School District WUSD Certificate No. 1113
 Exempt Comments _____
Residential/Apartment/etc. 2111 Square ft. x \$ 2.14 = \$ 4516.54
Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
Total fees collected 4516.54 = \$ 4516.54

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 [Signature] Date 12/1/03

White & Canary - School District • Pink - Building Department • Goldenrod - Applicant [Signature] 12/01/03

DAILY FIELD REPORT

Project #: 2566-001-00	Date: 4-30-04	Day: FRI	Weather: CLEAR	PAGE 1/1
Project Name: Michaelson RES	Project Location: 3540 CUTTER WAY		Permit #:	
Client: Unique Builders	General Contractor:		Client's Representative:	
Sub-Contractor:	Superintendent:		Other Persons Contacted:	
Type of Work: EPOXY	Location/Element: 1/2" x 3/8" ALL THREAD	Equipment used:	Time: 2.25	
Type of Work:	Location/Element:	Equipment used:	Time:	
Plans/Specifications: MICHAEL J TAYLOR 10-3-03				
ARRIVED AT SITE REVIEWED APPROVED PLANS FOR FOUNDATION				
1/2" ALL THREAD IN EPOXY CONNECTION TO SIMPSON STAMPS				
OBSERVED PLACEMENT OF WALL HOLES 1/2" x 3/8" DIAMETER				
WITH VARIOUS EMBED DEPTHS OF 3/4" - 1 1/4" - 2" - 2 1/2"				
USE OF SIMPSON EPOXY ECHOMER 1945 EXPIRE DATE 7-04				
USED PER ADMINISTRATOR'S RECOMMENDATIONS				
13 - 1/2" x 30" ALL THREAD WERE PLACED IN EPOXY AT FOOTINGS				
AT INTERIOR AND PERIMETER OF HOUSE THROUGH SILL TO				
CONNECT TO SIMPSON MER-393 STAMPS TO WALL STUDS				
2 - 3/8" x 30" ALL THREADS WERE PLACED IN EPOXY AT FOOTINGS				
INTERIOR SILL WITH IN HOUSE SET MATCHED TO CONNECT TO				
FLOOR THROUGH SILL TO SIMPSON HTT 16 STAMP TO				
WALL STUD				
ATTACHMENTS: <input type="checkbox"/> FIELD DENSITY DATA <input type="checkbox"/> CONCRETE PLACEMENT DATA <input type="checkbox"/> SKETCH OTHER:				
Copy received by/given to: ROB	Arrived: 11:00	Departed: 1:45	Report by: A. J. DRAWINSKI	

DAILY FIELD REPORT

Project #: 2560-001.00	Date: 6/16/04	Day: WED	Weather: CLEAR	PAGE 1 11
Project Name: MCKEEVER RESIDENCE	Project Location: SACRAMENTO		Permit #:	
Client:			Client's Representative:	
General Contractor: UNIQUE CONSTRUCTION			Superintendent: TODD	
Sub-Contractor:			Other Persons Contacted:	
Type of Work: EPOXY OBSERVATION	Location/Element: BOLTS	Equipment used:	Time: 1.5	
Type of Work:	Location/Element:	Equipment used:	Time:	
Plans/Specifications: MCKEEVER RESIDENCE 9/29/03				
ARRIVE AT SITE DURING AM. REVIEWED PLAN W/ TODD OF ALL THREAD RODS IN EPOXY CONCRETE AREA TO				
OBSERVED EPOXY PROCESS OF 1/2" ALL THREAD BOLTS INTO CONCRETE. BOLTS WERE DRILLED DEEPER THAN PLAN SPEC OF 4 1/2". THEY WERE ALSO CLEAN AT TIME OF PLACEMENT. USED SIMPSON FT22 EPOXY, ICBO #FR-4945 EXP DTTB 7-04. USED AS RECOMMENDED BY MFGR.				
x42'				
→ 2 BOLTS 1/2" PLACED AT DEPTH OF 15" IN AND EXCEED PLAN REQ (R3 SPACED S1, (BASEMENT))				
→ 1 BOLT 1/2" PLACED AT DEPTH OF 17" IN FOUND ON SHEAR WALL. EXCEEDED REQ FOR NO ADD LETTER AS THEY WERE NOT ON PLAN, REVIEWED.				
ATTACHMENTS: <input type="checkbox"/> FIELD DENSITY DATA <input type="checkbox"/> CONCRETE PLACEMENT DATA <input type="checkbox"/> SKETCH <input type="checkbox"/> OTHER:				
Copy received by/given to: TODD	Arrived: 8:45	Departed: 9:45	Report by: 	

Mc Keever Residence: 3540 Cutter Way, Sac'to, CA

1st. FLOOR SHEARWALLS W/ Ft TO Rr LOADING.

(SEISMIC GOVERNS)

(per CBC '01, sec. 1621.1: uplift seismic load = ROTM)

Base shear f: **11034** Lbs.

Distribution Lines	Lt	M1	M2	M3	Rt
Distance between (Ft.)	0	11	13	9	5
Associate Distance (Ft.)	5.5	12	11.0	7	2.5
Line proportion	0.14	0.32	0.29	0.18	0.07
Shear force @ line (Lbs.)	1597	3484	3194	2033	726
Sum panel lgths @ line (Ft.)	19.2	9.5	14.5	12	10.1
Hor. shear stress (PIF)	83	367	220	169	72
Use SHEARWALL Type	A	B	A	A	A'
Wall Height (Ft.)	10	10	10	10	10
Wall length (Ft.)	5	4	7	12	4.3
OTM (Ft. lbs.)	4159	14671	15420	20326	3091
ROTM (Ft. Lbs.)	-1767	-448	-3415	-7200	-1011
Unresist. OTM (Ft. Lbs)	2392	14223	12004	13126	2080
H D force 1st FI (Lbs.)	478	3556	1715	1094	524
H D force 2nd FI (Lbs.)	-4	1454	1571	532	-1346
Total H D force (Lbs.)	475	5010	3286	1625	-822
Use HOLDOWNS Type	R1	7	6 & R2	4	



Fl. area AB (sf) = 1500
 p = (2-20) / r max V AB

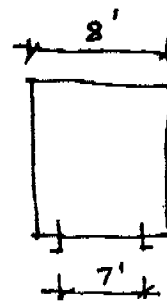
OTM = Hor. Shear x ht x lg
 ROTM = (wt x ht) l x l/2
 Unres. OTM = OTM-ROTM

UBC sec 2314.1:
 Check min. Ht/wt ratio = 3.5 / 1
 Min width (ft) = Ht / 3.5 = 2.6

Total Dist. (ft) = 38
 Wall Height (ft) = 10
 Wall Wt Ext (psf) = 14
 Wall Wt Int (psf) = 6
 T.Ln.pr:100% = 1.0
 Total Shear F. = 11034
 Wt Floor (psf) = 12
 Tribut. Floor (ft) = 2

Tot. panel lgth @ Lt: 5 + 14.2 = 19.2
 Tot. panel lgth @ M1: 5.5 + 4 = 9.5
 Tot. panel lgth @ M2: 8 + 6.5 = 14.5
 Tot. panel lgth @ M3: = 12
 Tot. panel lgth @ Rt: 5.8 + 4.3 = 10.1

→ SHEAR WALL 8'-0" LONG, OR.
 HOLDOWNS @ 7'-0" o/c. OR.



2221 Claremont Road
Carmichael, CA 95608
Tel. (916) 488-7654
Fax (916) 483-0171

Structural Systems

July 1, 2004

Mr. Todd McConville
Unique Construction
P.O. Box 189188
Sacramento, Ca. 95818

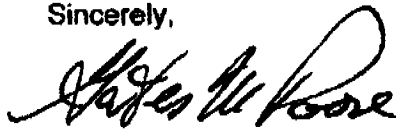
Re: McKeever Residence
3540 Cutter Way
Sacramento, CA

Dear Sir:

This is to confirm our discussion about the Correction Notice you received on the above project. We agreed that you will correct the issues as noted on the correction lists with the exception of the 2nd item of the 6/23/04 Correction Notice.

The 2nd item referred to the shear wall adjacent to the family and turret, where you indicated that the stair interfered with the shear wall. We agreed that you can use the family room side of the wall and achieve the required 8' of shear panel length, but that the distance between holdowns could only be 7'. I have enclosed a new calculation checking that shear wall, which shows that the hold downs are still ok as specified for the additional load caused by a closer installation. Therefore as professional engineer for the project, I hereby certify, that the above wall is adequate as installed and described above.

Sincerely,




Gates M. Poore P.E.



Engineered designs yield the best structures.

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 3540 Cutter Way	APN: 013-0322-005
DRPB AREA / PUD / SPD: None	ZONING: R-1
EXISTING LAND USE: 2-story SFR w/ detached garage	
PROPOSED USE: Remodel and room addition to both 1 st and 2 nd floors	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS: Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input type="checkbox"/>	Application(s) COMPLETED: Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input checked="" type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.
<input checked="" type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: Lot area = 53.5 x 110 = 5885 (Metroscan = 6098) Lot coverage = 1858 + 315 = 2173 / 5885 = 37 % Existing 3' setback is non-conforming on one side; addition may follow existing building lines as long as setback is not less than 3 feet from P/L.	
DATE: 10/03/03	BY: Phil Reed 



**CITY OF SACRAMENTO
BUILDING INSPECTION
DIVISION**

PERMIT OFFICES
Downtown (916) 264-7619
1231 I St., Rm. 200, Sacramento 95814
Natomas Center (916) 808-2534
2101 Arena Blvd Suite 200, Sacramento 95814
South Center (916) 000-0000
0000 Pocket Rd. Sacramento 95624
<http://www.sacto.org>

**RESIDENTIAL PLAN REVIEW
2001 CBC Adopted Codes
Effective November 1st, 2002**

PROJECT DESCRIPTION MCKEEVER RESIDENCE / REMODEL DATE 11/5/03 PERMIT No. 0315240

These sheets, when attached to a set of plans, become part of those plans and must remain attached thereto. The approval of this plan and the specifications shall not be held to permit or approve the violation of any City ordinance or State or Federal law. (Note: Authorized agent must provide a letter from Owner verifying Authorization.) (The code requirements circled do not limit the code requirements for this project.)

I have read and will comply with the items in this document and as marked on the plans.

Signature of:  Owner Authorized Agent Contractor Architect/Engineer
Date 11/5/03

BUILDING CODE REQUIREMENTS

- B-1** Smoke detector location within dwelling units. In dwelling units, a detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level except that, when the lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and in the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. In new construction, required smoke detectors shall receive their primary power from a commercial source and have a battery back up. 2001 CBC, Section 310.9.1.
- B-2** When alteration, repairs, or additions having a value in excess of \$1,000 are made, provide an approved smoke detector to protect existing sleeping rooms. The detector may be battery operated as per 2001 CBC, Section 310.9.1.2.
Exception: Repairs to the exterior surfaces of a Group R occupancy are exempt from the requirements of this section.
- B-3** Emergency escape and rescue. Basements in dwelling units and every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public way, yard, or exit court. Escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet / 821 SQ. inches. The minimum net clear openable height dimension shall be 24 inches. The minimum net clear openable width dimension shall be 20 inches. Emergency escape or rescue windows shall have a finished sill height not more than 44 inches above the floor. 2001 CBC, Section 310.4.
- B-4** All Group U occupancies attached to Group R, Division 3 occupancies shall be separated by materials approved for one-hour fire-resistive construction. The separation may be limited to the garage side only and requires a self-closing, tight fitting solid wood door 1 3/8 inches in thickness or a self-closing, tight fitting door having a fire protection rating of not less than 20 minutes. 2001 CBC, Section 302.4, Exception 3.

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