

**CITY OF SACRAMENTO**

**1231 I Street, Sacramento, CA 95814**

**Permit No: 9906655**

**Insp Area: 4**

**Site Address: 5247 FREDERICKSBURG WY SAC**

Parcel No: 201-0390-056

NORTHBOROUGH 6-2 LOT 53

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

MORRISON HOMES  
11344 COLOMA RD  
GOLD RIVER CA 95670

OWNER

ARCHITECT

**Nature of Work: 1 STORY 8 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 1 License Number 550005 Date 7/27/99 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 7/27/99 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 7/27/99 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.**



**INSULATION CONTRACTORS  
ASSOCIATION  
OF AMERICA**

INSULATION CERTIFICATE
<b>55545</b>

1321 DUKE STREET, SUITE 303 • ALEXANDRIA, VA 22314 • (703) 739-0356

**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:**

MORRISON LOT # SS TRACT # HARCLEVEDA  
 STREET \_\_\_\_\_ CITY SAC

**EXTERIOR WALLS:** \_\_\_\_\_ R- 13+19  
 THICKNESS/TYPE \_\_\_\_\_ VALUE

**CEILINGS:** \_\_\_\_\_ R- 30  
 BATTs: \_\_\_\_\_ VALUE

**MANUFACTURER** \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ VALUE  
 BLOWN IN: CT. MINIMUM 12" R- 30  
 THICKNESS \_\_\_\_\_ VALUE

**MANUFACTURER** \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ VALUE  
 SQUARE FOOTAGE COVERED 2100 NUMBER OF BAGS USED 39

**FLOORS:** \_\_\_\_\_ R- \_\_\_\_\_ VALUE  
 THICKNESS/TYPE \_\_\_\_\_ VALUE  
**MANUFACTURER** \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ VALUE  
 SLAB ON GRADE \_\_\_\_\_ R- \_\_\_\_\_ VALUE  
**MANUFACTURER** \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ VALUE

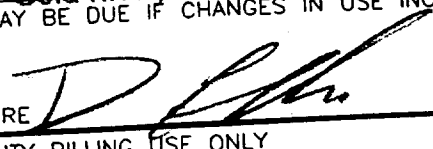
**WIDTH OF INSULATION** \_\_\_\_\_ INCHES R- \_\_\_\_\_ VALUE  
**FOUNDATION WALLS:** \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ VALUE  
**MANUFACTURER** \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ VALUE

**GENERAL CONTRACTOR** \_\_\_\_\_ DATE \_\_\_\_\_  
**CALIFORNIA CONTRACTORS LICENSE #** \_\_\_\_\_

APCATE INSULATION  
 10-7-99

*B. Z. [Signature]*

COUNTY SANITATION DISTRICT NO. 1  
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT  
**SEWER IMPACT FEE** <sup>RM</sup>  
 PERMIT AND CALCULATION SHEET <sub>7-1-99</sub>

APPLICATION NO:		BLDG PERMIT NO: <u>City</u>	
GENERAL INFORMATION		THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER	
<ul style="list-style-type: none"> <li>- DEPT 26 \$2,855.00</li> <li>- # TRAN 392541 07/01/99</li> <li>- RECEIPT 706930 C#2 \$2,855.00</li> </ul>		<p><u>252631</u>      <u>7-1-99</u></p> <p>THIS PERMIT TO CONNECT EXPIRES ONE YEAR FROM DATE OF ISSUANCE</p>	
FEE CALCULATION		BUILDING USE	
INSPECTION		RESIDENTIAL SF <input type="checkbox"/>	MF <input type="checkbox"/>
CSD-1	<u>470</u>	COMMERCIAL USE	UNITS
SRCSO	<u>2385</u>		
CONSTRUCTION			
IN-LIEU			
<b>TOTAL FEE</b>	<u>2855</u>		
APN:	<u>201-0390-056</u>		
DESCRIPTION/ SUBDIVISION	<u>Northborough Ph.1 Vill.6 Unit #2</u> LOT: <u>53</u>		
PROPERTY ADDRESS	<u>5247 Fredricksburg Way</u>		
OWNER	<u>Morrison Homes</u>		
MAILING ADDRESS	<u>11344 Coloma Road, Suite #390,</u>		
CITY-STATE-ZIP	<u>Gold River, Ca. 95670</u>	PHONE	<u>(916) 853-5440</u>
ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.			
APPLICANT SIGNATURE 			
CONSOLIDATED UTILITY BILLING USE ONLY			
ACCT _____	INPUT _____	START _____	
INSPECTOR'S COPY			

**Natomas Unified School District**  
 1515 Sports Drive, #1 • Sacramento, CA 95834-1905  
 Phone 916/641-3300 • Fax 916/928-1629

**CERTIFICATION OF COMPLIANCE**  
**SCHOOL DISTRICT DEVELOPMENT FEES**

<b>PART I: TO BE COMPLETED BY APPLICANT</b>		
Property Owner's Name	MCKENSON HOMES	
Owner's Address	11344 Coloma Rd # 3901, Colusa, CA 95670	
Project Address	1146 Fredericksburg Way	
Parcel Number	01-0210-051 Apt 53	
Subdivision Name	Northridge Village	
Number of Units	1	
Print Applicant's Name	Applicant's Signature	<i>N. Collins</i>
Title of Applicant	F. PRINCIPAL	
Date	Telephone Number	853-5440
<b>PART II: TO BE COMPLETED BY BUILDING DEPARTMENT</b>		
Plan Identification Number		
Building Type (Check One)	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Apartment/Condominium <input type="checkbox"/> Commercial/Industrial	
Square Feet of Chargeable Building Area	2364	
Signature	<i>[Signature]</i>	
Title	Date	6-25-99
<b>PART III: TO BE COMPLETED BY NATOMAS UNIFIED SCHOOL DISTRICT</b>		
District Certification Number	99-533	
Fees Collected:		
Residential:	2364 Sq. Ft. X \$ 4.57	= \$ 10,803.48
Apartment/Condominium:	Sq. Ft. X \$	= \$
Commercial/Industrial:	Sq. Ft. X \$	= \$
<p><b>NOTICE TO APPLICANT:</b> 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, or to another public entity authorized to collect them on behalf of the District, whichever is earlier.</p>		
Applicant Signature:	<i>N. Collins</i>	Date: 6/12/99

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 authorize Natomas Unified School District official, I hereby certify that the requirements of Government Code Section 95995 have been complied with by the above signed applicant.

SIGNATURE: *[Signature]* DATE: 6/29/99  
 TITLE: FP REC



PROJECT REVISION "E"

PROJECT	: "Hacienda Collection" - Single Family Homes	Opt. 1 J.N.: 0199-0596
LOCATION	: Sacramento, California	
DEVELOPER	: Morrison Homes	
ARCHITECT	: KTG Group, Inc.	Arch. J.N.: 98341
REVISION	: Plan 2, elevation "C": Indicate shear wall at right of BR 3	Cell: (916) 202-7850
ATTENTION	: Dan Salewsky, Superintendent	Pager: (916) 569-9758
	Morrison Homes	Fax: (916) 853-5460
DATE	: August 18, 1999	

Per your request, we have indicated the shear wall on the partial framing plan per the basic framing plan for the exterior right elevation of Bedroom 3, plan 2, of the above referenced project.

ITEM NO. REVISION or CLARIFICATION

PLAN 2

1).

Shear wall at right of Bedroom 3, elevation "C"

Provide the same shear panel size and type as the basic framing plan indicates. Shift panel toward front of the house to clear the window opening. Refer to the attached drawings for more information. The retrofit details "C" and "D" have been provided for missed mud-sill anchor bolts and shear wall 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 professional signature and seal for all submittal purposes.

Ilia B. Sarad, P.E., S.E.

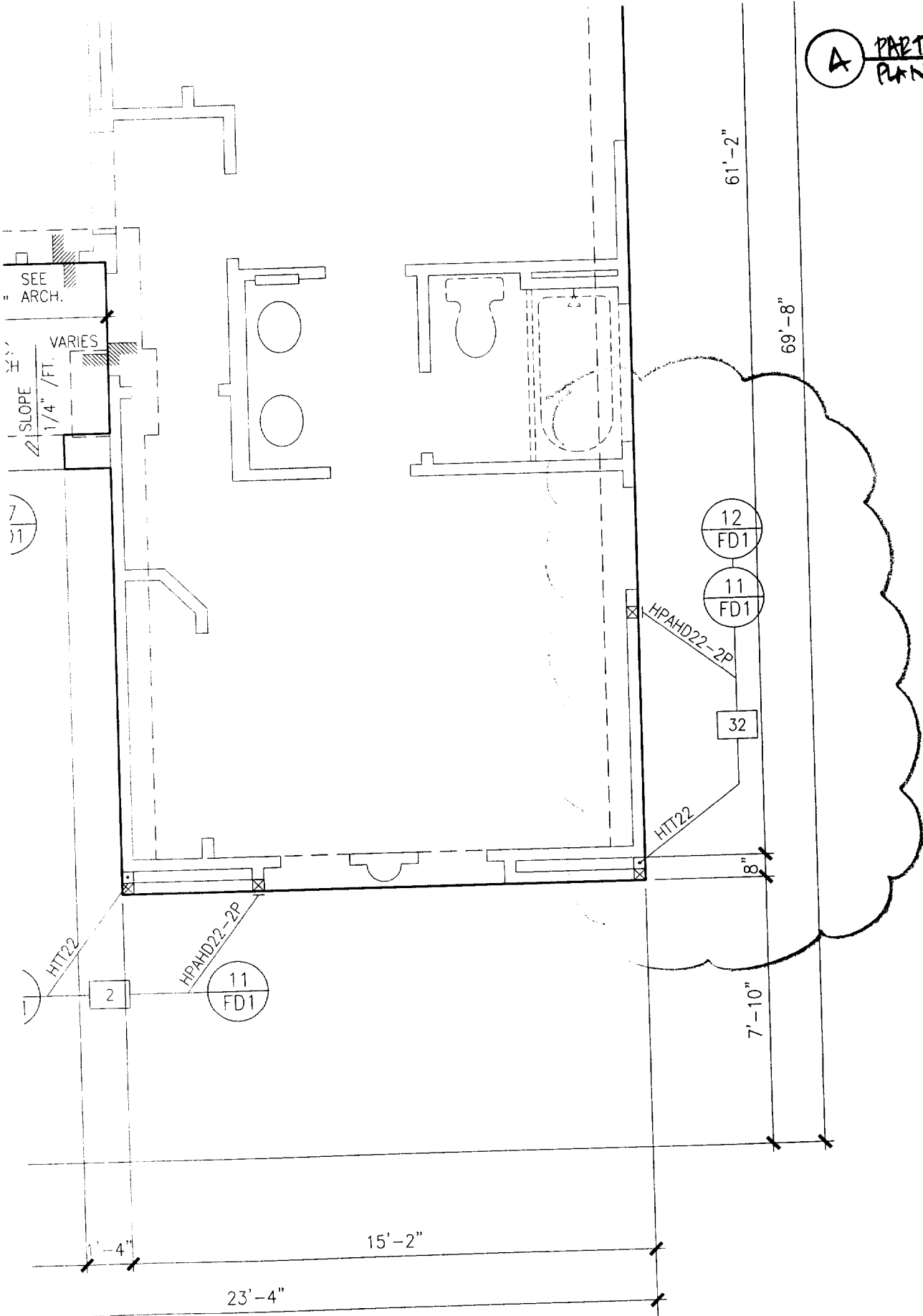


Distribution: Chris Texter, The KTG Group, Inc., Phone: (949) 851-2133, Fax: (949) 851-5156  
Dan Salewsky, Superintendent (Ph: 916-419-0105, Fax: 916-419-0107)

AUG 17 1999



**A** PARTIAL FOUNDATION  
PLAN 2 SCALE: 1/4" = 1'-0"



1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORING PROPERTIES.  
 7. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORING PROPERTIES.  
 9. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORING PROPERTIES.

TRACT NO. 98341  
**HACENDA COLLECTION**  
 SACRAMENTO, CA  
*Mansions Home*

Code: 1997 LBC  
 Design Criteria: Minimum Snow Load  
 Wind Exposure: B  
 Tract No.: 98341  
 LA No.:

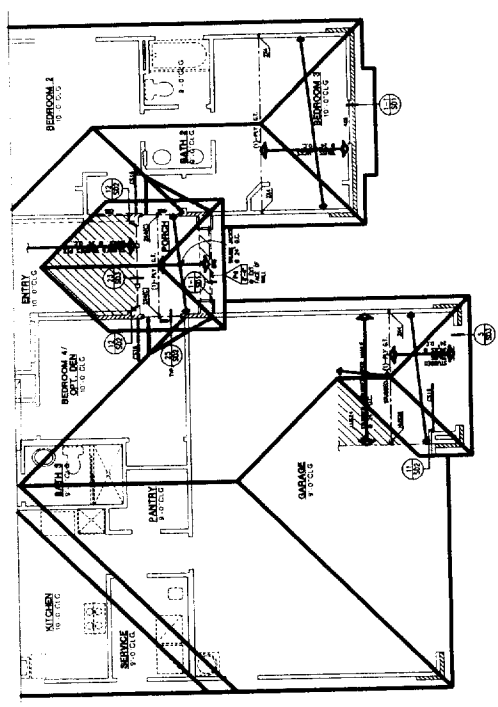
**option one**  
 CONSULTING ENGINEERS  
**OPTION ONE CONSULTING ENGINEERS**  
 20311 ACACIA STREET  
 SUITE 240  
 NEWBORN, CA 95660  
 PHONE: (949) 553-1919  
 FAX: (949) 553-9720  
 WEB SITE: www.option-1.com

20311 ACACIA STREET  
 SUITE 240  
 NEWBORN, CA 95660  
 PHONE: (949) 553-1919  
 FAX: (949) 553-9720  
 WEB SITE: www.option-1.com

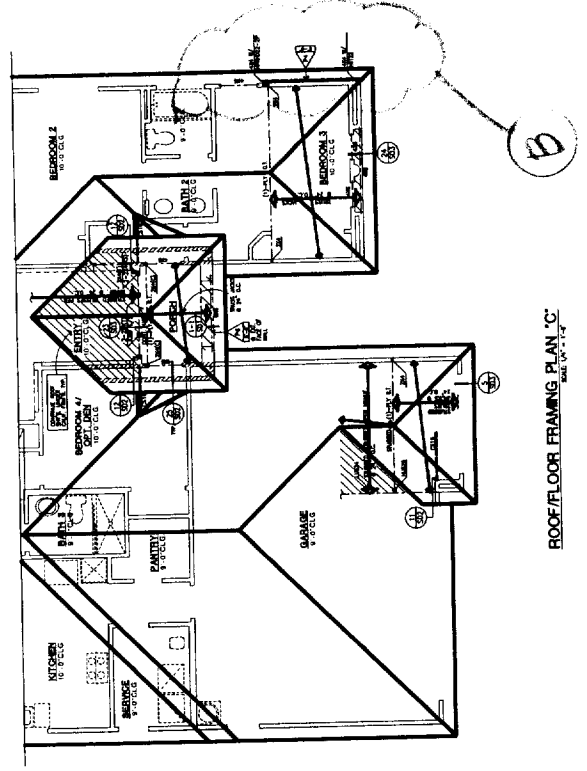
Date: 08/11/09  
 Project No.: 09-0008  
 Revision: 1  
 Drawn By: [Name]  
 Checked By: [Name]  
 Scale: 1/8" = 1'-0"  
 Project Name: [Name]  
 Client: [Name]  
 Location: [Name]

FRAMING PLAN 2  
 'B' AND 'C'

S-2-3

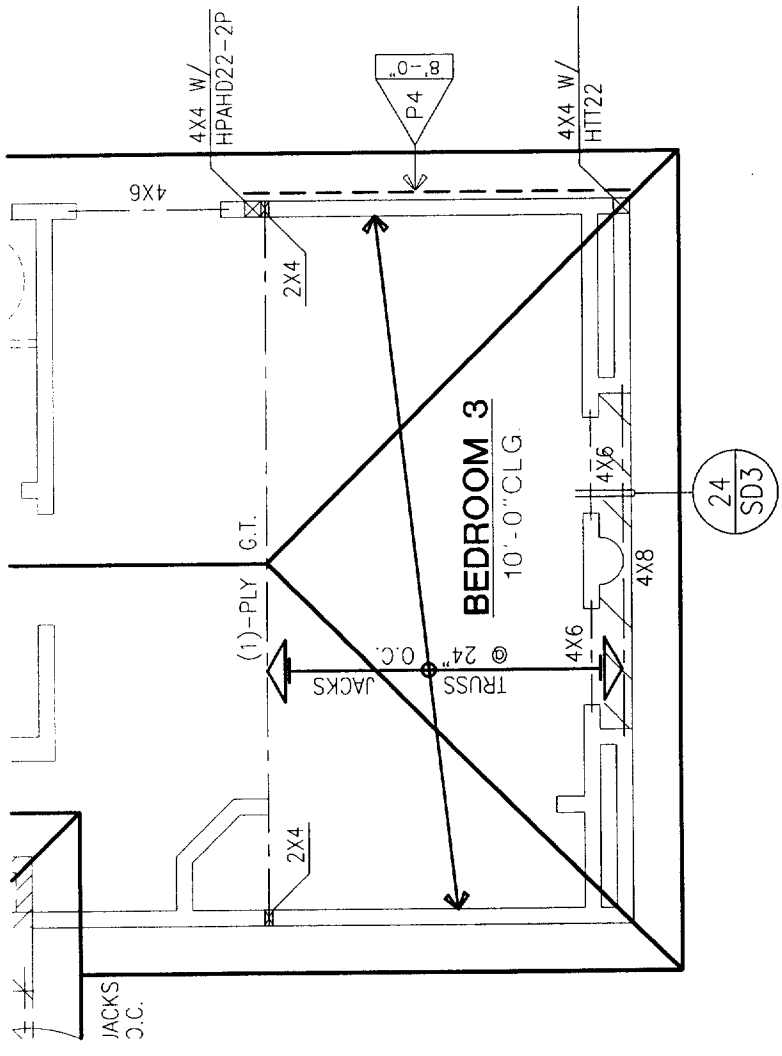


ROOF/FLOOR FRAMING PLAN 'B'  
 SCALE: 1/8" = 1'-0"



ROOF/FLOOR FRAMING PLAN 'C'  
 SCALE: 1/8" = 1'-0"

PARTIAL FRAMING  
 PLAN 2  
 SCALE: 1/4" = 1'-0"  
 ELEV. "C"

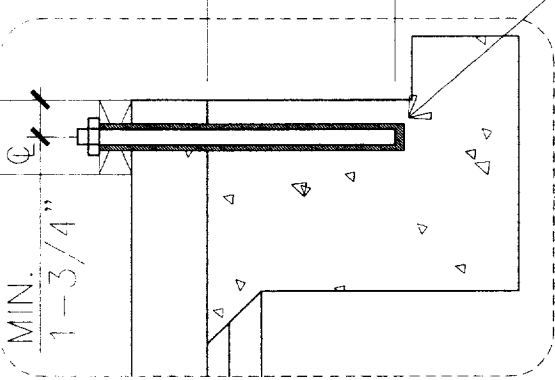


B

24  
SD3

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

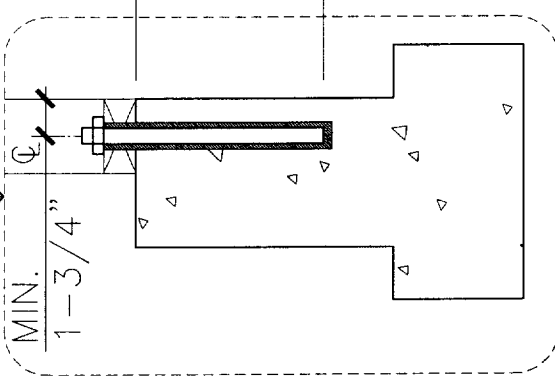
EXTERIOR CONDITION



MIN. 7"  
 PAST COLD  
 JOINT (WHERE  
 OCCURS)

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).



MIN.  
 1-3/4"

MIN.  
 7"

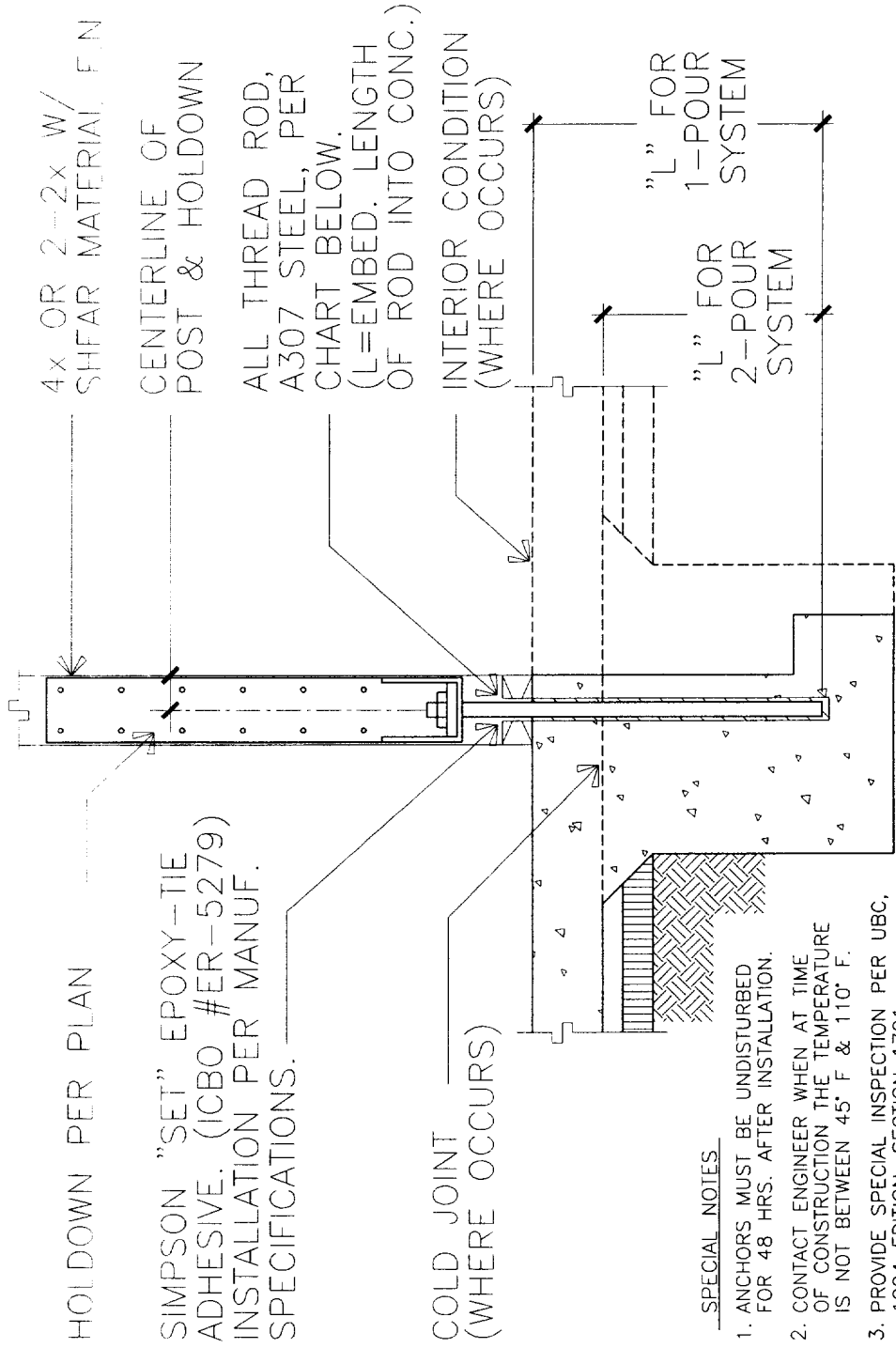
MIN.  
 7"

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

10/98  
 #F028C

# RETROFIT FOR MISSED MUD-SILL ANCHOR BOLT



4x OR 2-2x W/  
SHFAR MATERIAL, FIN

CENTERLINE OF  
POST & HOLDOWN

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

INTERIOR CONDITION  
(WHERE OCCURS)

"L" FOR  
1-POUR  
SYSTEM

"L" FOR  
2-POUR  
SYSTEM

HOLDOWN PER PLAN

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

COLD JOINT  
(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, 1994 EDITION, SECTION 1701. (WHERE REQ'D. PER CHART BELOW).
4. VERIFY MIN. CLEARANCE TO TENDONS WITH POST-TENSION ENGINEER. (WHERE OCCURS).
5. MIN. f'(c) OF EXISTING CONC. = 2500 psi.
6. USE HTT22 FOR HD2A, HD5A, MTT28B, STD14, AND HPAHD22(2P).
7. CONSULT THE ENGINEER IF L+2" EXCEEDS DEPTH OF EXISTING FOOTING.

	HD2A	MTT28B/HD5A OR HTT22	HD6A OR PHD8	HD8A OR HD10A
ANCHOR DIA.	5/8"	5/8"	7/8"	7/8"
EMBED. "L"	10"	10"	10"	15"
SPECIAL INSP. REQ'D.	NO	NO	YES	YES

3/99  
#F020B

**RETROFIT FOR MISSED HOLDOWN**

