

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0008527

Insp Area: 4

Site Address: 1767 IRONGATE WY SAC

Sub-Type: NSFR

Parcel No: 225-1090-025

LOT 25 NORTHPOINTE PARK UNIT 4

Housing (Y/N):

N

CONTRACTOR

JOHN LAING HOMES
2150 PROFESSIONAL DR. #120
ROSVILLE CA 95661

OWNER

ARCHITECT

Nature of Work: MP 1973 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 B License Number 687596 Date 8/3/00 Contractor Signature N. 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 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 8/3/00 Applicant/Agent Signature N. 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 RELIANCE NAT INS CO Policy Number QN8631239 Exp Date 04/15/2000

(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 8/3/00 Applicant Signature N. 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.

RESIDENTIAL BUILDING PERMIT APPLICATION

New Construction Addition Remodels Other

Project Address: 1767 Elongate Way Assessor Parcel # 225-1090-025

OWNER INFORMATION: Lot 15

Legal Property Owner: John Laing Homes Phone # 780-1222
Owner Address: 1536 Eureka Rd. #100, City Rossville, State Ca. Zip 95661

CONTRACTOR INFORMATION: Northpointe Park Unit #4

Contractor: John Laing Homes Lic. # 687596 Phone # 780-1222 Fax# 780-1333

PROJECT INFORMATION:

Land Use Zone _____ Occupancy Group _____ Construction Type VN Fed Code A1
No. of stories: 1 No. of rooms: 8 Street width: _____
1st Floor Area 1973 2nd Floor Area _____ Basement _____ Roof Material _____

AREA IN SQUARE FOOT OF:	EXISTING	NEW
Dwelling/Living	_____	<u>1973</u>
Garage/Storage	_____	<u>422</u>
Decks/Balconies	_____	<u>95</u>
Carports	_____	_____

SCOPE OF WORK: _____

FOR OFFICE USE ONLY:

- Information above complete AR Flood Waiver required Planning Approval
- Violation files checked Flood Elevation Certificate Required Design Review Approval
- Standard setbacks Water Development Infill Area Special Fee Districts Apply : _____
- County Sewer

NEW STRUCTURES & ADDITIONS

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

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

Date: _____ Received by: (staff) _____

ACTIVITY/PERMIT # _____

INSULATION CERTIFICATE

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATION CODE, TITLE 24, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

SITE ADDRESS: LOT 25 PAGEENTRY SACRAMENTO, CA
NUMBER STREET CITY STATE

CEILINGS:

BLOW: MANUFACTURER GREENSTONE THICKNESS 8 1" R/VALUE 30
SQUARE FEET 1936 # BAGS/LBS PER BAGS 35

BATTS: MANUFACTURER JOHNS MANVILLE THICKNESS 6.5" R-VALUE 19
JOHNS MANVILLE 10.25' 30

EXTERIOR WALLS:

MANUFACTURER JOHNS MANVILLE THICKNESS 3.5" R/VALUE 13
JOHNS MANVILLE

FLOOR INSULATION:

MANUFACTURER JOHNS MANVILLE THICKNESS 3.5" R/VALUE 13

AIR INFILTRATION: (TITLE 24)
YES XX NO _____

OTHER _____

GENERAL CONTRACTOR: JOHN LAING HOMES LICENSE # _____

BY _____ TITLE _____ DATE _____

INSULATION CONTRACTOR: WESTERN INSULATION, INC. LICENSE # 481278

BY: *James Blair* TITLE AUTH. AGENT DATE 12/19/00
JAMES BLAIR

OMEGA PRODUCTS CORP.

DIAMOND WALL INSULATING STUCCO SYSTEM

JOB ADDRESS:

ICBO Report #4004

1767 Irongate wy
SACRAMENTO CA. 95835

Date of Job Completion 12-23-00

PLASTERING CONTRACTOR:

Name: STUCCO WORKS INC.

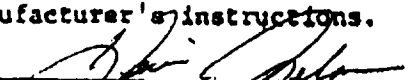
Address: 5900 WAREHOUSE WAY, SACRAMENTO, CALIFORNIA 95826

Telephone No: 016) 383-6699

Contractor Number of Diamond Wall System 2175

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

1-23-01
Date


Signature of authorized representative of
Plastering Contractor

This installation card must be presented to the building inspector after completion of work and before final inspection.

1006 EUREKA ROAD
SUITE 100
ROSEVILLE, CA 95661
TEL: 916-780-1222
FAX: 916-780-1333



January 23, 2001

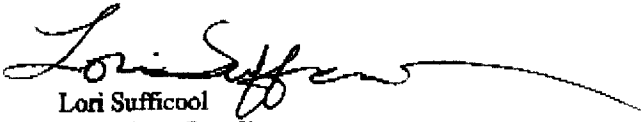
City of Sacramento
Building Department
1231 I Street, Suite 200
Sacramento, CA 95814

To Whom It May Concern:

This letter shall serve as our commitment to install complete front yard landscaping at 1767 Irongate Way, Lot 25, Northpointe Park. We will do so when weather permits. We are requesting to be issued a final for occupancy prior to this occurring.

Please call with any questions you may have. Thank you for your consideration in this matter.

Sincerely,


Lori Sufficool
Operations Coordinator

Norman

Scheel

Structural

Engineer

Sacramento
5939 Sunrise Blvd. #123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3189 (fax)

NORMAN SCHEEL
Structural Engineer
Email: norm@nsse.com

ROBERT COON
Project Manager
Email: rcb@nsse.com

PAULO IBANEZ
Project Manager
Email: paulo@nsse.com

TIM SLOAN
Project Manager
Email: tim@nsse.com

CASANDRA COURTILLET
Design Engineer
Email: casandra@nsse.com

MARY PHUNG
Design Engineer
Email: mary@nsse.com

STEVE COOKSEY
CAD Supervisor
Email: steve@nsse.com

STACY MARLIN
Office Manager
Email: stacy@nsse.com

Davis
213 E Street Suite B
Davis, CA 95616
(530)753-5300
(530)753-5380(fax)

TRACY HARRIS P.E.
Project Engineer
Email: tracy@nsse.com

DARRELL PEREIRA
Design Engineer
Email: darrell@nsse.com

October 10, 2000

John Laing Homes
1536 Eureka Rd. Suite 100
Roseville, CA 95661

RE: Notch at end of Beam #3 – Plan 1 - Pageantry (#99134)

To whom it may concern:

This letter is to verify that for the above plan Beam #3 may be notched down to 9" at one end to remedy a framing conflict.

Please contact Paulo Ibañez for further assistance.


NORMAN SCHEEL
STRUCTURAL ENGINEER

Pl:pi



Norman
Scheel
Structural
Engineer

Sacramento
5939 Sunrise Blvd. #123
Citrus Heights, CA 95610
(916) 726-0612
(916) 726-3189 (fax)

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TIM SLOAN
Project Manager
Email: tim@nsse.com

CASANDRA COURTILLET
Design Engineer
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MARY PHUNG
Design Engineer
Email: mary@nsse.com

STEVE COOKSEY
CAD Supervisor
Email: steve@nsse.com

STACY MARLIN
Office Manager
Email: stacy@nsse.com

Davis
213 E Street Suite B
Davis, CA 95616
(530)753-5300
(530)753-5380(fax)

TRACY HARRIS P.E.
Project Engineer
Email: tracy@nsse.com

DARRELL PEREIRA
Design Engineer
Email: darrell@nsse.com

October 20, 2000

John Laing Homes
2150 Professional Drive Suite 120
Roseville, CA 95661

**RE: Bathroom shear wall repair for 30" of missing mudsill – Lot 25
Pageantry (#99134)**

To whom it may concern:

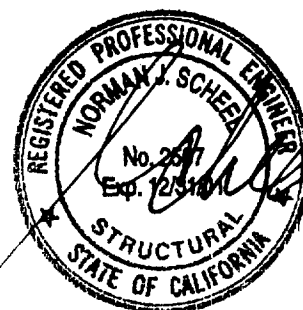
This letter is to verify that for the above lot the 8' long shear wall at the Bathroom with the missing mudsill must be repaired as follows:

- Install an 8' long horizontal CS16 Strap 12" up from the mudsill over 2X blocking. The strap should extend from holdown post to holdown post.
- Install 5/8" all-thread anchor bolts at 8" O.C. in all of the remaining shear wall mudsill. Epoxy using Simpson Epoxy System with a minimum embedment of 5".
- The shear wall must have edge nailing added below the new CS16 Strap. The area should have a net edge nailing of 2" O.C. with 12" O.C. in the field.

Please contact Paulo Ibañez for further assistance.

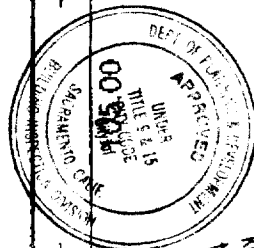
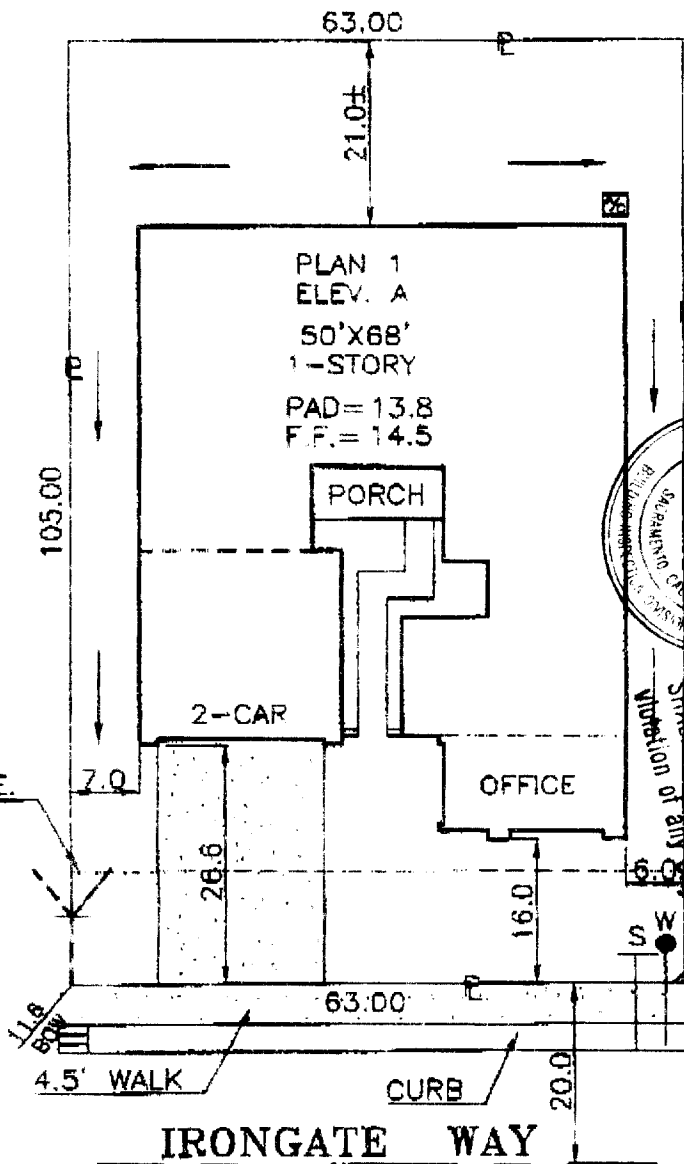
NORMAN SCHEEL
STRUCTURAL ENGINEER

PI:pi

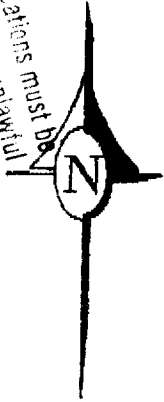


26
PAD=13.8

24
PAD=14.1



Vertical text: "Violation of any City Ordinance or State Law. SHALL NOT be held to print or approve the Building Inspection Division to make any changes or alterations from the same without written permission from the Dept on the job at all times and it is unlawful This set of plans and specifications must be met on the job at all times and it is unlawful This set of plans and specifications must be met on the job at all times and it is unlawful"



DIMENSIONS SHOWN ARE APPROXIMATE EXCEPT FOR MINIMUMS REQUIRED BY ORDINANCE. THIS PLOT DOES NOT REFLECT AS BUILT CONDITIONS AND MAY VARY FROM THIS PLAN.

John Laing Homes 1536 EUREKA ROAD SUITE 100 ROSEVILLE, CALIFORNIA 95661 (TEL.) 916-780-1222 (FAX.) 916-780-1333		PAGEENTRY		PLOT PLAN
		NORTHPOINTE PARK UNIT 4 CITY OF SACRAMENTO CALIFORNIA		
ADDRESS: 1767 IRONGATE WAY		LOT COV: 40.7 %		LOT 25
PLAN NO.: 1ALT-A		APN:225-109-025		
LOT SQ. FT.: 6,615		REAR YARD COVERAGE: %		
DRAWN BY: R.P.		APPROVED BY:		SCALE: 1"=20'
		DATE:		