

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9906759

Insp Area: 2

Site Address: 1296 GRAND RIVER DR SAC

Parcel No: 031-0125-066

Sub-Type: NSFR

Housing (Y/N): N

CONTRACTOR

NR HOMES
24-3 FAIROAKS BL
SAC CA 95825

OWNER

N. R. HOMES INC
2443 FAIR OAKS BL #74
SAC CA 95825

ARCHITECT

Nature of Work: NEW 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

628092

Date

4/13/99

Contractor 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

4/13/99

Owner Signature



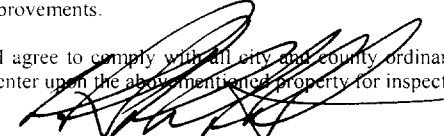
IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private 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

4/13/99

Applicant/Agent 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

Policy Number

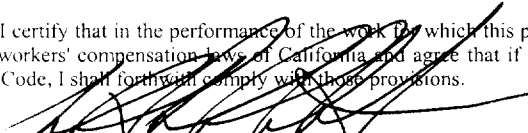
Exp Date

(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

4/13/99

Applicant 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.

WES PAC

INSULATION, INC.

INSULATION
CERTIFICATE

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:

1296

LOT #

TRACT #

STREET

1296

CITY

CA 94021

EXTERIOR WALLS:

MANUFACTURER

THICKNESS/TYPE

R- 13
VALUE

CEILING:

BATTS:

MANUFACTURER

THICKNESS/TYPE

R- 38
VALUE

BLOWN IN:

MANUFACTURER

THICKNESS/TYPE

R- 38
VALUE

SQUARE FOOTAGE COVERED

NUMBER OF BAGS USED

FLOORS:

MANUFACTURER

THICKNESS/TYPE

R- 19
VALUE

SLAB ON GRADE:

MANUFACTURER

THICKNESS/TYPE

R-
VALUE

WIDTH OF INSULATION

INCHES

FOUNDATION WALLS:

MANUFACTURER

THICKNESS/TYPE

R-
VALUE

GENERAL CONTRACTOR

CALIFORNIA CONTRACTORS LICENSE #

DATE

SIGNATURE

TITLE

INSULATION CONTRACTOR WES PAC INSULATION, INC.

CALIFORNIA CONTRACTORS LICENSE #

#487478

DATE

11/19/99

SIGNATURE

TITLE

City of Sacramento Development Services Division
Planning and Zoning Information Request

Project Address:

1296 Grand River Dr

Assessor's Parcel Number:

PREVIOUS USE

Current Land Use:

Description of Request/Proposed Use:

SF Dwelling

IS THIS A CHANGE OF USE?

Zoning Designation:

R-1

Other Applications for Project Site(P#,Z#,DRPB#):

Comments:

Are There Any Planning Issues?: (Circle One)

YES

NO

Is a Site Plan Check Required? (Circle One)

YES

NO

Is an INSPECTION REQUIRED (Circle One)

YES

NO

Is a Review/ Preservation Required?: (Circle One)

YES

NO

Planning Review by/Date:

6/25/99

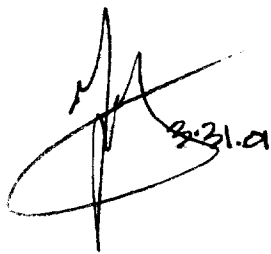
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

CERTIFICATION OF COMPLIANCE

SCHOOL DISTRICT DEVELOPMENT FEES

PART I: To be completed by APPLICANT			
PROPERTY OWNER'S NAME			
OWNER'S ADDRESS			
PROJECT ADDRESS <u>1296 Grand River Dr</u>			
PARCEL NUMBER		LOT NUMBER	
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 <u>9906759</u>			
BUILDING TYPE (CHECK ONE)			
<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> APARTMENT/CONDOMINIUM <input type="checkbox"/> COMMERCIAL/INDUSTRIAL			
SQUARE FEET OF CHARGEABLE BUILDING AREA <u>2750</u>			
SIGNATURE			
TITLE		DATE	
PART III: To be completed by SACRAMENTO CITY UNIFIED SCHOOL DISTRICT			
DISTRICT CERTIFICATION NUMBER			
EXEMPT COMMENTS			
RESIDENTIAL - APARTMENT / ETC <u>2750</u> SQ. FT. X \$ <u>1.72</u> = \$ <u>4730 -</u>			
COMMERCIAL - INDUSTRIAL _____ SQ. FT. X \$ _____ = \$ _____			
OTHER FEE <u>Mello Roos</u> TYPE <u>Credit</u> SQ. FT. X \$ _____ = \$ <u>(-907 -</u>			
TOTAL FEES COLLECTED..... \$ <u>3823⁰⁰</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 8995 and any other authorized requirements have been complied with by the above signed applicant.			
AUTHORIZED SCHOOL DISTRICT OFFICIAL			
SIGNATURE			
TITLE		DATE <u>8/6/99</u>	

Distribution: Original--School District; 1st Copy--School District; 2nd Copy--Building Department; 3rd Copy--Applicant



"SIMPSON"
PHD PER
PLAN

FLOOR JOIST
PER PLANS

4x4 POST W/ S.P. EN. AT ALL
"SIMPSON" PHD'S, TYP.

2x STUDS @ 16" OR BEYOND

S.P. SEE SCHEDULE

SILL NAILING PER SCHEDULE

EN. TYP. @ R'S

EN. TYP. @ EDGES OF SHEETS

NOTES:

- ① THREADED ROD
TO MATCH SSTB
- ② 1/2" Φ A.R. PER SCHEDULE
- ③ "SIMPSON"
SSTB PER
PLAN

#4 CONT.

T & B #

48" O.C. MAX. $\equiv \equiv \equiv$

MARINE FLOORWOOD

"SIMPSON" CN TO MATCH
SSTB SIZE

3'-0" MIN. ABOVE
GRADE

VARIES 16" MIN.

1'-0"

3" CLR

VARIES SEE PLAN

NOTE: DEEPEN FOOTING
AS REQ'D. TO
INSTALL SSTB
W/ 3" CLR. TO BOT.
OF FTG.

SHEAR TRANSFER
DETAIL

N.T.S.

168

WENINGER ENGINEERING

6717 SW. ENSON WAY
SACRAMENTO CA. 95831
(916) 428-8632

Sheet:

of:

By: J.W.

Date: 9/23/99


Job No.: 99022

To whom it may concern:

Response to inspection comments for 1296 Grand River way.

- 1) Plywood shear panels may be smaller than 24" if all edges are blocked and shear transfer is made. See attached copy of 1994 U.B.C. section 2314.5.3.
- 2) Shear transfer has been calculated and requires 24 - 16d nails from the 2 x 4 stud to the hd post. nails should be two rows of 16d @ 8" o.c. staggered.

sincerely



John J. Weninger Jr.
2.21.01

WENINGER ENGINEERING

6717 SWENSON WAY
SACRAMENTO CA 95831
(916) 428-8632

Sheet: L3
By: J.W.
Job No.: 99022

of: 4
Date: 6/23/99
REUSE 7/23/99

NORTH WALLS LOWER LEVEL

WALL @ NORTH SIDE OF KITCHEN/BEDROOM:

FLOOR T.W.=40'/2+10/2= 25 FT

$v_f = (40+10)/2 * 126 \text{ plf} = 3150 \text{ \#}$

FLOOR SHEAR: 3150\#/36'=

88 plf

$v_{tot} = 3150\# + 2720\# = 5870 \text{ \#}$

WALL WT 8psf*10ft=80plf

FLOOR WT. (11/2)' * 10psf = 55plf

TOT. DL TO WALL: 135 plf

WALL SHEAR AND STABILITY:

Lft	v plf	V #	H ft	OTM #ft	RM #ft	HD REQ. #	USE "SIMPSON"	G.F.
3	367	1101	10	11006	608	3466	PHD5 TO DBL STUDS W/ SSTB24	4500#
6	367	2201	10	22013	2430	3264	PHD5 TO DBL STUDS W/ SSTB24	4500#
3 5	367	1284	10	12841	827	3433	PHD5 TO DBL STUDS W/ SSTB24	4500#
3 5	367	1284	10	12841	827	3433	PHD5 TO DBL STUDS W/ SSTB24	4500#

16 5870

TYPE 2 PLYWOOD NAILING O.K. SEE SHEET L1

CHECK 2 X 4 STUD AS SHEAR TRANSFER TO HOLDOWN POST:

$T = 3466\# \text{ MAX.}$

$F_a = 3466\# / 5.25 \text{ in}^2 =$

660 psi < 1000psi O.K. NOTE: STUD IS Laterally SUPPORTED BY POST AND S.P..

SHEAR TRANSFER: $3466\# / (108\#/\text{nail} * 4/3) =$

24 - 16d nails REQUIRED OVER LENGTH OF STUD

SPACING = $(8' * 12''/\text{ft}) / (24 * 2) = 8$

USE TWO ROWS OF 16d @ 8" o.c. STAGGERED

2 X 4 w/ TWO ROWS OF 16d @ 8" o.c. STAGGERED TO POST O.K. AS SHEAR TRANSFER

[Handwritten signature]
3-21-01

particleboard is attached. In general, panel edges shall bear on the framing members and butt along their center lines. Nails shall be placed not less than $\frac{3}{8}$ inch (9.5 mm) in from the panel edge, shall be spaced not more than 6 inches (152 mm) on center along panel edge bearings, and shall be firmly driven into the framing members. No unblocked panels less than 12 inches (305 mm) wide shall be used.

Diaphragms with panel edges supported in accordance with Tables 23-I-S-3 and 23-I-T-2 shall not be considered as blocked diaphragms unless blocking or other means of shear transfer is provided.

2314.5 Wood Shear Walls and Diaphragms in Seismic Zones 3 and 4.

2314.5.1 Scope. Design and construction of wood shear walls and diaphragms in Seismic Zones 3 and 4 shall conform to the requirements of this section.

2314.5.2 Framing. Collector members shall be provided to transmit tension and compression forces. Perimeter members at openings shall be provided and shall be detailed to distribute the shearing stresses. Diaphragm sheathing shall not be used to splice these members.

Diaphragm chords and ties shall be placed in, or tangent to, the plane of the diaphragm framing unless it can be demonstrated that the moments, shears and deflections and deformations resulting from other arrangements can be tolerated.

2314.5.3 Wood structural panels. Wood structural panels shall be manufactured using exterior glue.

Wood structural panel diaphragms and shear walls shall be constructed with wood structural panel sheets not less than 4 feet by 8 feet (1219 mm by 2438 mm), except at boundaries and changes in framing where minimum sheet dimension shall be 24 inches (610 mm) unless all edges of the undersized sheets are supported by framing members or blocking.

Framing members or blocking shall be provided at the edges of all sheets in shear walls.

Wood structural panel sheathing may be used for splicing members, other than those noted in Section 2314.5.2, where the additional nailing required to develop the transfer of forces will not cause cross-grain bending or cross-grain tension in the nailed member.

2314.5.4 Heavy wood panels. Diagonally sheathed panels utilizing 2-inch (51 mm) nominal boards may be used to resist the same permissible shears as 1-inch (25 mm) nominal lumber, except that 16d nails shall be used instead of 8d.

Panels utilizing straight decking overlaid with wood structural panels may be used to resist shear forces using the same shear values as permitted for the wood structural panel alone. Wood structural panel joints parallel to the decking shall be located at least 1 inch (25 mm) offset from any parallel decking joint.

Heavy decking panels utilizing dowel pins, or vertically laminated panels connected by nailing units to one another, resist shear forces based on the permissible shear values of their connectors.

2314.5.5 Particleboard. Particleboard shall not be less than Grade 2-M-W using exterior glue.

Particleboard diaphragms and shear walls shall be constructed of sheets not less than 4 feet by 8 feet (1219 mm by 2438 mm) except at boundaries and changes in framing where minimum sheet dimension shall be 24 inches (610 mm) unless all edges of the undersized sheets are supported by framing members or blocking.

Framing members or blocking shall be provided at the edges of all sheets in shear walls.

SECTION 2315 — FIBERBOARD SHEATHING DIAPHRAGMS

Wood stud walls sheathed with fiberboard sheathing may be used to resist horizontal forces not exceeding those set forth in Table 23-I-P. The fiberboard sheathing, 4 feet by 8 feet (1219 mm by 2438