

**CITY OF SACRAMENTO**

**Permit No: 0004159**

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

**Insp Area: 4**

**Site Address: 2300 INNOVATOR DR SAC**

**Thos Bros:**

**Parcel No: 225-0125-003  
N**

**VILLAGIO CR BLDG#1002 UNITS 1-20**

**Sub-Type: NAPT**

**Housing (Y/N):**

**CONTRACTOR**

**OWNER**

**ARCHITECT**

**NATOMAS VILLAGIO LLC  
164 OAK RD  
ALAMO, CA 94507**

**Nature of Work: NEW APPARTMENT #1002 TYPE 3**

**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 \_\_\_\_\_ License Number \_\_\_\_\_ Date \_\_\_\_\_ 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 10.15.01 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 10.15.01 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 10.15.01 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.**



**F. RODGERS INSULATION  
RESIDENTIAL, INC.**

RESIDENTIAL  
THERMAL INSULATION CONTRACTORS

5393

7775 LAS POSITAS ROAD • LIVERMORE, CA 94551  
(925) 294-9400 • FAX (925) 294-9475  
1300 S RIVER RD. #125 • W. SACRAMENTO, CA 95691  
(916) 386-9400 • FAX (916) 386-9446



STREET W. Sacramento LOT# 2 TRACT # 111651

CITY SAC

EXTERIOR WALLS: MANUFACTURER OC THICKNESS/TYPE \_\_\_\_\_ R-VALUE 13

CELLINGS: MANUFACTURER OC THICKNESS/TYPE \_\_\_\_\_ R-VALUE 30

BATTIS: MANUFACTURER OC THICKNESS/TYPE \_\_\_\_\_ R-VALUE 30

BLOWN IN: MANUFACTURER JM THICKNESS/TYPE \_\_\_\_\_ R-VALUE 30

MANUFACTURER JM THICKNESS/TYPE \_\_\_\_\_ R-VALUE 30

SQUARE FOOTAGE COVERED 6722 NUMBER OF BAGS USED 120

FLOORS & OVERHANGS: MANUFACTURER \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R-VALUE \_\_\_\_\_

OTHER: MANUFACTURER \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R-VALUE \_\_\_\_\_

MANUFACTURER \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R-VALUE \_\_\_\_\_

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

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

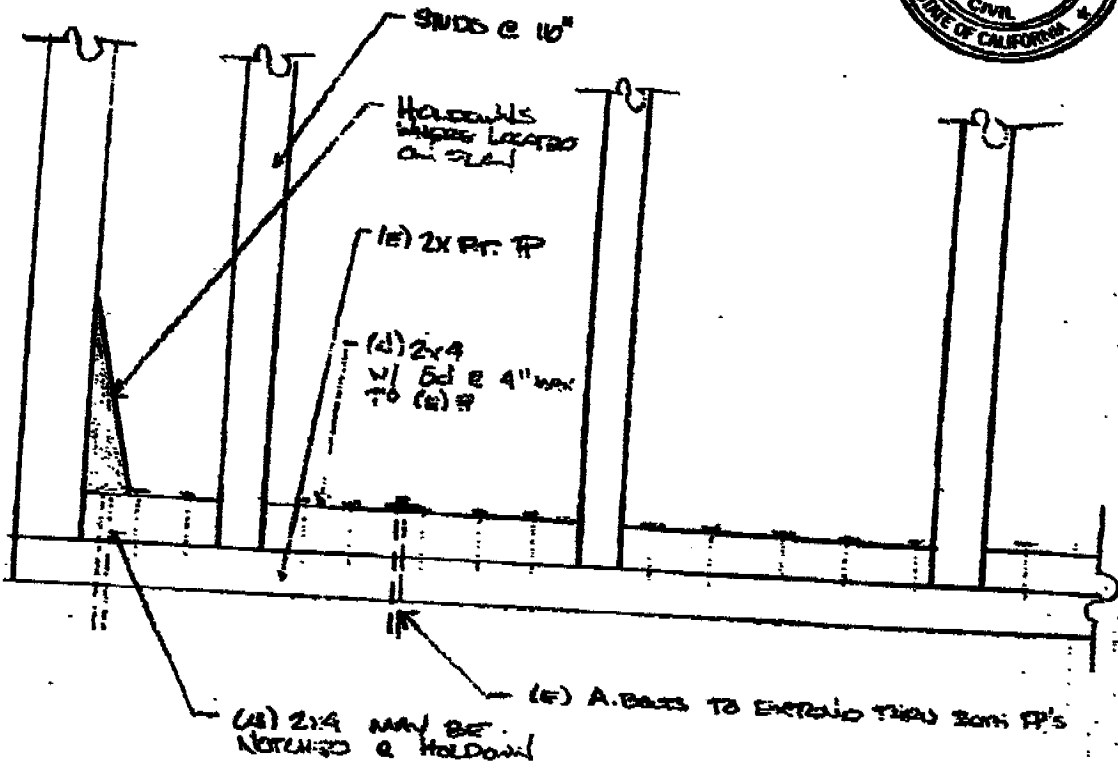
INSULATION CONTRACTOR F. RODGERS INSULATION RESIDENTIAL  
CALIFORNIA CONTRACTORS LICENSE #771285

DATE 8-20-03

SIGNATURE [Signature] TITLE \_\_\_\_\_

COMPLERE

COMPLERE ENGINEERING GROUP, INC.  
4230 KIERNAN AVENUE, SUITE 210 MODESTO, CA 95356-9323  
TEL 209-545-8165 FAX 209-545-8170



NOTE: WALL PLY ON OUTSIDE OF WALL  
STAGG E.W. @ BOT TO BOTH PLATES

VILLAGIO APTS.	Project No. 21107
MISSING SILL TP CORRECTION DETAIL	Date 11/7/02
RFI #02	Sheet 2 of 2

**COMPLERE**

Nov. 1, 2002

George Tugaeff  
Paramount Builders  
916-928-0529  
Fax #: 916-928-0531

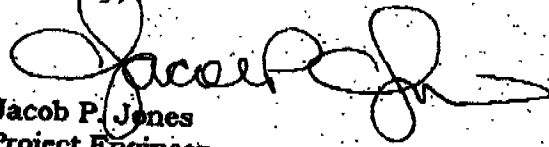
RE: Villagio Apartments

Mr. Tugaeff:

This purpose of this letter is to state the following:

The truss calculations and layouts provided by Walker Truss Co. for the Villagio Apartment Complex have been reviewed and approved by Complere Engineering Group. Therefore, as long as trusses are constructed and placed per truss calculations, the Walker Truss calls for transfers, hardware, and blocking take precedence over the plans. I hope this will help clarify some questions. Let me know if there is anything else you require.

Sincerely,



Jacob P. Jones  
Project Engineer

**Complere Engineering Group**



PARAMOUNT BUILDERS

# PARAMOUNT BUILDERS

JOBSITE PH: 916-928-0529  
JOBSITE FX: 916-928-0531

Post-It® Fax Note	7671	Date	10/24	# of pages	1
To	GEORGET. OL	From	Jacob Jones		
Co./Dept	BUD C.	Co.	COMPLARE		
Phone #		Phone #			
Fax #	916-928-0531	Fax #			

## RFI (Request for Information)

Project Name: Villagio Apartments  
Project Number: 120  
Date: 10/30/02  
Supervisor: George Tuganoff  
RFI #: 77

TO: Complare

ATTENTION: Jacob Jones

### Request:

Per detail 2-FP2 on the plans there is supposed to be a truss at 5' from party wall for 2-hour (Flame Spread) setback.

The truss calcs. and truss layout provided by Walker and Ok'd by Complare do not have a truss placed at 5'-0" in order to make the assembly.

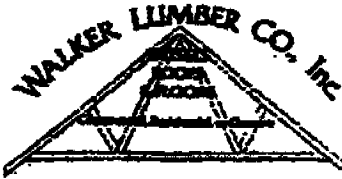
How do we create this flame spread wall in the truss area, as there is no extra trusses to install at 5'-0"

Note: Trusses are already installed as per truss layout provided by Walker.

### Response:

5'-0" DIM IS A MIN. DIM. TAKE FLAME SPREAD TO NEXT TRUSS PAST THE 5'-0" MARK.

*George Tuganoff*  
11/1/02



## Fax Transmittal

To: Tim

From: Craig Patterson

Dated: 11-1-02

Number of Pages: 1

RE: Villagio Bldg Type III

Urgent    For Review    Comment    Please Reply

Notes: The sheetrock required on the  
2 hr. firewall can be applied to  
the face of the Q9/Q9A truss  
in lieu of the Q10 truss. If you have  
any further questions give me a call.

THANK YOU

Craig

MIKE WALKER LUMBER CO. INC. 6915 30<sup>th</sup> Street NORTH HIGHLANDS, CALIFORNIA 95660  
PHONE 916-338-2121 FAX 916-338-5353. E-Mail [rita@walker-lumber.com](mailto:rita@walker-lumber.com)

Post-It® Fax Note	7671	Date	10/24	# of pages	2
To	GEORGET. OR	From	Jacob Jones		
Co./Dept	BUD C.	Co.	COMPLERE		
Phone #		Phone #			
Fax #	916-928-0531	Fax #			



PARAMOUNT BUILDERS

JOBSITE PH: 916-928-0529  
JOBSITE FX: 916-928-0531

\* enclosed or follow by mail

RFI (Request for Information)

Project Name: Villagio Apartments  
Project Number: 120  
Date: 10/29/02  
Supervisor: George Tugaeff  
RFI #: 76

TO: Complere

ATTENTION: Jacob Jones

Request:

Bldg. Type III End "D" unit Plan lines ~X-6.15

Plan shows 4x4 from roof framing to second floor but plans are not clear as to bearing from second to first floor. (This is under the round columns)

Please advise with verbal and stamped drawing

As usual, I need this today

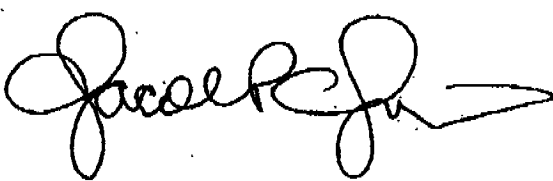
Thanks

Response:

BUD,

SEE ATTACHED DETAIL

TYP FOR ALL BLDG III BALCONIES

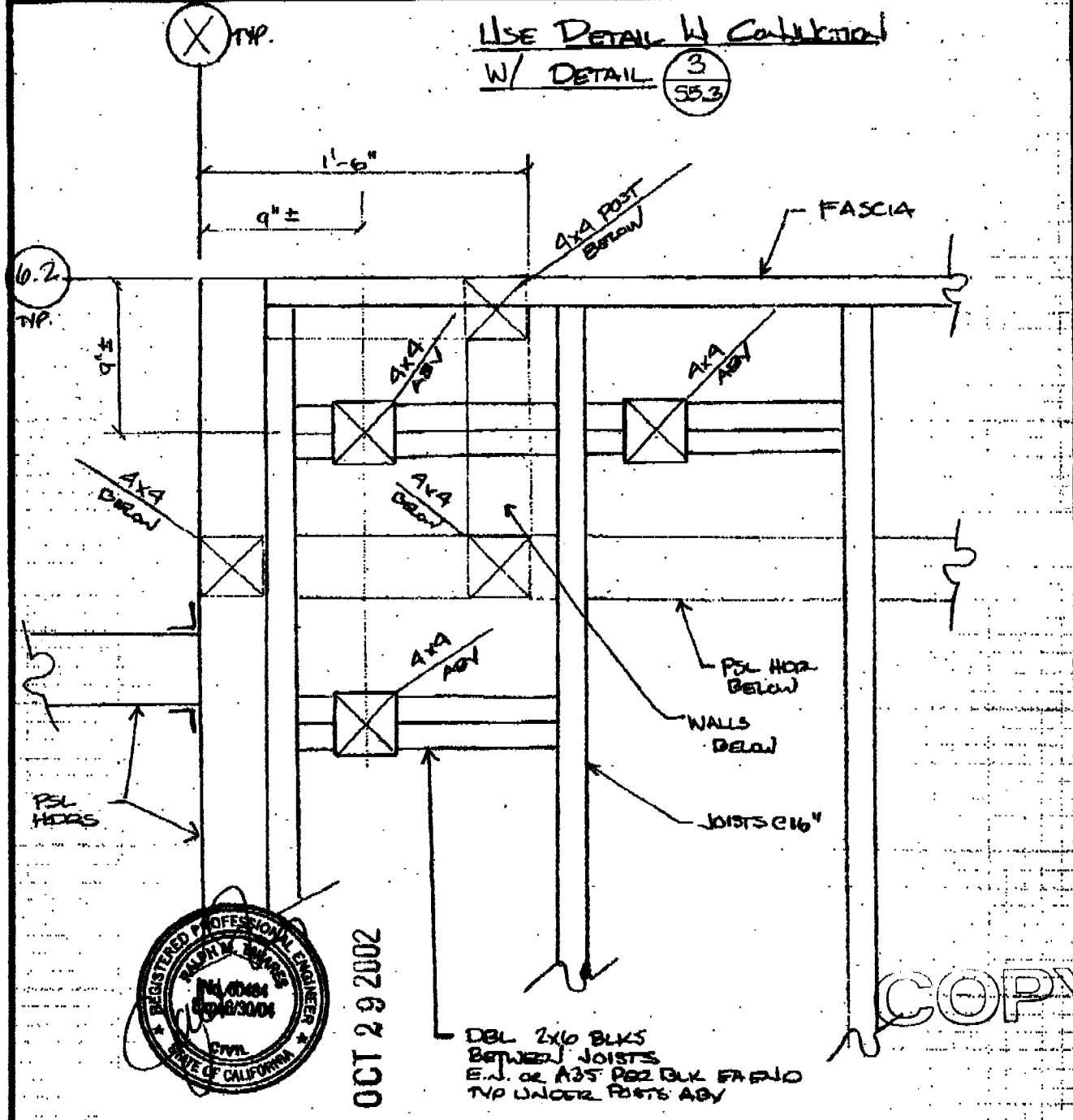


# COMPLERE

## COMPLERE ENGINEERING GROUP, INC.

4230 KIERNAN AVENUE, SUITE 210 MODESTO, CA 95356-9323

TEL 209-545-8165 FAX 209-545-8170




VILLAGIO APARTMENTS		Project No.	21107
BALCONY DETAIL - BLDG III		Date	10/29/02
SACRAMENTO, CA	JRJ	W.T.S.	Sheet 1 of 1



CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 264-5716

Building Address:	<u>4101 INNOVATOR DR BLD 2</u>	Permit No.:	<u>0004159</u>
Building Use:	<u>APARTMENTS</u>	Occupancy:	<u>R1</u>
Building Owner:	<u>NATOMAS VILLAGIO LLC</u>	Construction Type:	<u>V-1H</u>
Owner Address:	<u>ALAMO, CA</u>	Sprinkled?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Portion of Building Occupied:	<u>ENTIRE</u>	Area:	<u>18044</u> Sq. Ft.
2/9/04		<b>DENNIS RICHARDSON</b>	
Date	By: (Print) Sign	CHIEF BUILDING OFFICIAL	

[ Finaled By:DSP,JBB,RSB,CP,MJG ]

*This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.*

**POST IN A CONSPICUOUS PLACE**

# Villagio

Apartment Homes

March 12, 2004

**City of Sacramento**  
Planning and Building Department  
2101 Arena Boulevard, Room 200  
Sacramento, CA 95834

Re: Villagio Apartment Homes  
4101 Innovator Drive  
Sacramento, CA

To Whom It May Concern:

The heating system for the above referenced project will be maintained per code. In accordance with Section 605.5 of the 2001 California Plumbing Code:

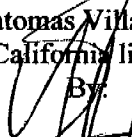
A control valve shall be installed immediately ahead of each water-supplied appliance and immediately ahead of each slip joint or non-metallic and fixture supply or appliance supply.

And, in accordance with section 310.11 of the UBC:

Dwelling units, great rooms & congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees at a point three feet above the floor in all habitable rooms.

In the event of a heat system failure and repairs will be longer than 24 hours, we will relocate the resident to a different apartment unit.

Sincerely,

Natomas Villagio LLC  
a California limited liability company  
By:  Villagio Apartments LLC  
a California limited liability company

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William F. Schrader, Jr.  
Managing Member

4101 Innovator Drive  
Sacramento, CA 95834

916.419.4433 (O)  
916.419.4002 (F)