

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0108591

Insp Area: 4

Site Address: 190 ARUBA CR SAC

Sub-Type: NSFR

Parcel No: 117-1340-017
N

LOT 17 REGENCY PLACE UNIT 2

Housing (Y/N):

CONTRACTOR

WESTERN RETIREMENT COMUN.
PO BOX 77768
STOCKTON CA. 95267

OWNER

ARCHITECT

Nature of Work: MP 1650 1 STORY 7 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 FIRST NORTHERN BANK Lender's Address P.O. Box 547 Dixon CA 95620

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 775284 Date 8-15-01 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 _____ 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 CITY OF SACRAMENTO 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 8-15-01 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 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 17 REGENCY PLACE SACRAMENTO, CA
STREET CITY STATE

CEILINGS:

BLOW: **MANUFACTURER** GREENSTONE **THICKNESS** 15.4 **R/VALUE** 49
SQUARE FEET 1890 **# BAGS/LBS** PER BAGS 101

BATTS: **MANUFACTURER** JOHNS MANVILLE **THICKNESS** 13" **R-VALUE** 38
JOHNS MANVILLE

EXTERIOR WALLS:

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

FLOOR INSULATION:

MANUFACTURER JOHNS MANVILLE **THICKNESS** N/A **R/VALUE** N/A

AIR INFILTRATION:

(TITLE 24)
YES XX **NO** _____

OTHER: _____

GENERAL CONTRACTOR: WESTERN RETIREMENT COMM **LICENSE #** _____

BY: _____ **TITLE** _____ **DATE** _____

INSULATION CONTRACTOR: WESTERN INSULATION LP **LICENSE #** 794484

BY: Jamie Blair **TITLE** AUTH. AGENT **DATE** 12/20/01
JAMIE BLAIR

WESTERN RETIREMENT COMMUNITIES Inc.

P.O. BOX 77768, Stockton, CA 95267, Telephone (916) 681-0457 e-mail beattiecw@aol.com

January 16, 2002

Mr. Nick Buchberger
Chief Building Inspector

City of Sacramento
1231 I Street, Suite 401
Sacramento, CA

Re: Regency Place Unit No. 2
Final Inspection without final grade or fencing

Dear Mr. Buchberger:

I would like to again request permission to obtain a final building inspection approval on the next four lots before the final grading of the lots is completed. These lots have had a rough grade and the grade is below the house slab, but we are unable to get a good final grade due to the soil conditions.

We should have a long enough break in the weather to complete the grading and fence work within the next 45 days, but I do not want to take a chance of not being ready when we need the final inspection.

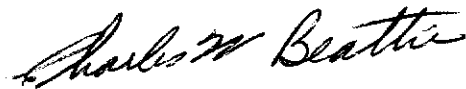
The lots involved are as follows:

Lot 16	180 Aruba Circle	Building Permit No. 0108594
Lot 17	190 Aruba Circle	Building Permit No. 0108591
Lot 18	200 Aruba Circle	Building Permit No. 0108592
Lot 19	210 Aruba Circle	Building Permit No. 0108593

These lots will drain fairly well, but not the way they need to be in order to pass an inspection. I appreciate your allowing us to get obtain a final inspection before having this work done.

For your information, Lots 12 through 14 have now received a final grade and the landscaping and fences are currently being installed.

Sincerely,



Charles W. Beattie
President

.....

Building for the Best of Times!


**WALLACE - KUHL
& ASSOCIATES INC.**

October 23, 2001

Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

Bruceville Partners
c/o Western Retirement Communities
Attention: Charles W. Beattie
PO Box 77768
Stockton, CA 95267

Tension Proof Load Test
REGENCY PLACE
WKA No. 1610.06

In accordance with your request, our firm has performed the *Special Testing and Inspection* services for the subject project. The items observed are listed below:

Tension Proof Load Test:

<u>Date</u>	<u>Amount</u>	<u>Anchor Size/ Type</u>	<u>Location</u>	<u>Loaded lbs.</u>
9/26	14	5/8" allthread	Lot 8	5250
9/26	13	5/8" allthread	Lot 9	5250
9/26	14	5/8" allthread	Lot 10	5250
9/26	13	5/8" allthread	Lot 11	5250
9/26	7	5/8" allthread	Lot 12	5250
9/26	4	5/8" allthread	Lot 13	5250 - one failure
9/26	4	5/8" allthread	Lot 14	5250
9/26	6	5/8" allthread	Lot 15	5250
10/15	1	5/8" allthread	Lot 13	5250- retest
10/15	3	5/8" allthread	Lot 17	5250
10/15	6	5/8" allthread	Lot 18	5250
10/15	6	5/8" allthread	Lot 22	5250
10/15	5	5/8" allthread	Lot 23	5250

Tested items all withstood the required load without failures or signs of distress.

Please contact me if you have any questions regarding this information.

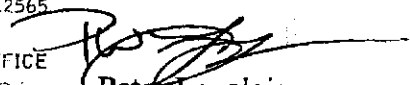
CORPORATE OFFICE

3050 Industrial Blvd.
West Sacramento
CA 95691
Tel 916.372.1434
Fax 916.372.2565

Wallace - Kuhl & Associates, Inc.

ROCKLIN OFFICE

500 Menio Drive,
Suite 100
Rocklin, CA 95765
Tel 916.435.9722
Fax 916.435.9822


Peter Langlois
Senior Technician

PL:mlo

San Joaquin Design Group

Architecture and Planning

7865 North Pershing Avenue * Suite B
Stockton, CA 95207 * (209) 478-4013

James M. Tibbens Architect/Civil Engineer	Project and Location Regency Plaza Unit #22 Sacramento, Calif	Page # A	Date 1-20-00
Calif. Lic. # 22458 (Civil Eng.)	Design and Type		Rev.

1050 Plan

Line a

1) stitch nailing min. 6" o.c. (inspection item #23)
from each 2x, stagger nails

For typical

missing holddown install Simpson LTT 20 B

Use 1/2" ϕ Simpson epoxy-tie adhesive anchor
w/ min. 4 1/4" embedment, 2" from edge

2595 x 2/3/4" 1997 # 1566 #

(inspection item #27)

For this condition:
missing PH02 not
required

Line b (inspection item #24)

3/4" fill: ok
nailing ok

(inspection item #25)

re install plywood, with
minimum 2'-0" from outside
Edge to plywood panel edge
on wall

Line c c entry / den
2 rows @ 6" o.c. ok

1 row @ 6" o.c.; need to install another row @ 6" o.c.
stagger

c dining/kitchen:
ok

Line e ok

Line F

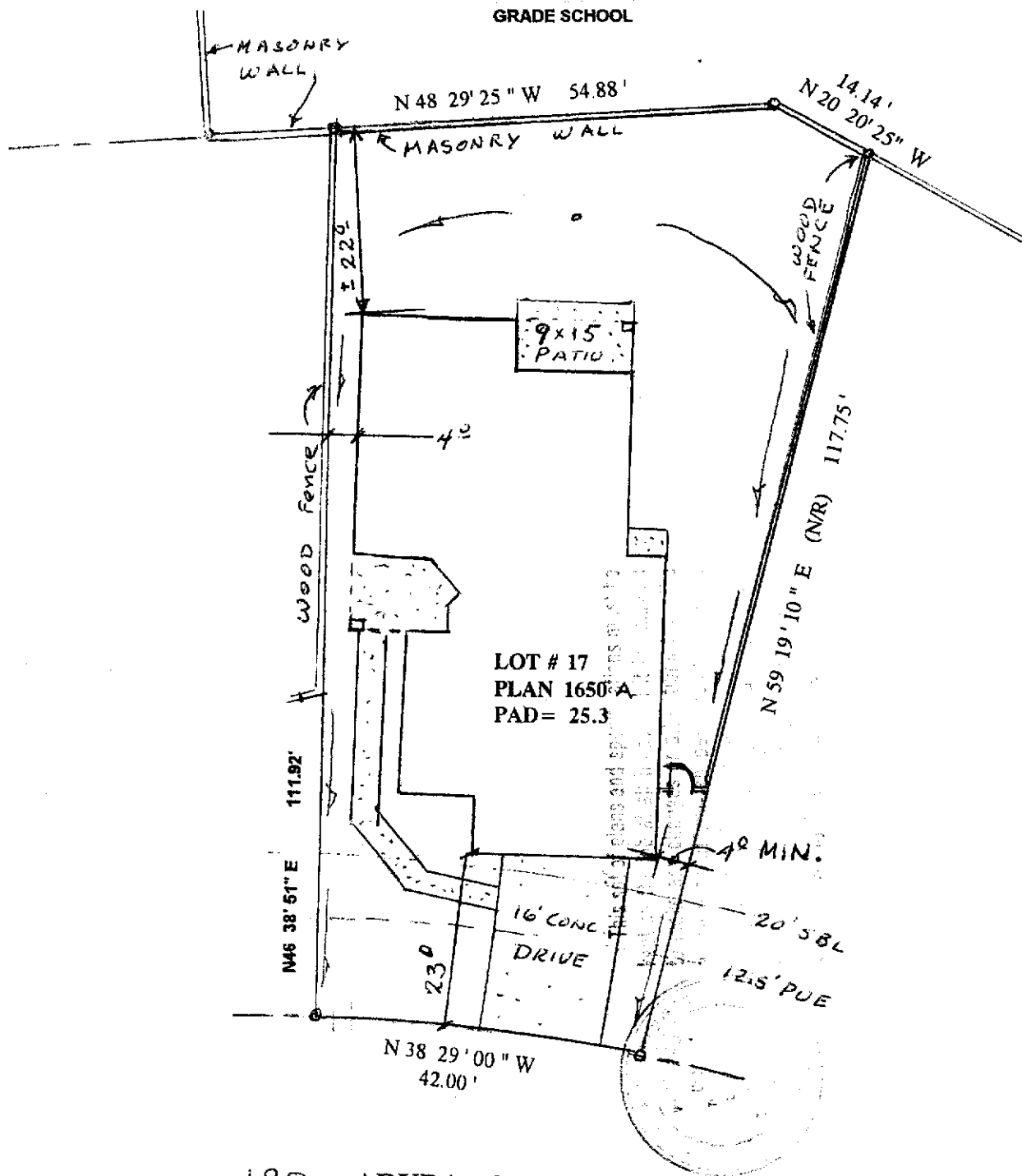
(inspection item #21)
install Simpson LTT 20 w/ 1/2" ϕ Simpson epoxy-tie, same as line a item (2)
Use typical at all improperly place HPAN022's

Line d ok

Line 2 - same as Line F

inspection item #26, maximum allowed notching 1" : ok





190 ARUBA CIRCLE

WESTERN RETIREMENT COMMUNITIES INC.

P.O. BOX 7768
 STOCKTON, CA 95267
 PHONE (916) 681-0457