

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0108597

Insp Area: 2

Site Address: 250 ARUBA CR SAC

Parcel No: 117-1340-023

LOT 23 REGENCY PLACE UNIT 2

Sub-Type: NSFR

Housing (Y/N):

N

CONTRACTOR

WESTERN RETIREMENT COMUN.
PO BOX 77768
STOCKTON CA. 95267

OWNER

ARCHITECT

Nature of Work: MP 1500 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 _____ 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 775284 Date 8-15-01 Contractor Signature Charles M Beate

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 Charles M Beate

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 Charles M Beate

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.

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 1122 Sacramento, Calif	Page # A	Date 1-28-00
Calif. Lic. # 22458 (Civil Eng.)	Design and Type		Rev.

1060 Plan

Line a

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

For typical
Missing holdown install Simpson LTT 20 B

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

2595 \times 2/3/4 = 1597" \times 1566"

(inspection item #27)

For this condition:
missing PH02 not
required

Line b

(inspection item #24) (inspection item #25)

3/4" fill: ok
nailing ok

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

Line c

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

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

o 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 HP#022's

Line d

ok

Line 2 - same as Line F

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





WALLACE - KUHL & ASSOCIATES INC.

October 23, 2001

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

- Geotechnical Engineering
- Engineering Geology
- Environmental Consulting
- Remediation Services
- Construction Inspection
- Materials Testing

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:

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

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

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

Wallace - Kuhl & Associates, Inc.

CORPORATE OFFICE

3050 Industrial Blvd.

West Sacramento

CA 95691

Tel 916.372.1434

Fax 916.372.2565

ROCKLIN OFFICE

500 Mendocino Drive,

Suite 100

Rocklin, CA 95765

Tel 916.435.9222

Fax 916.435.9822

Senior Technician

Peter Langlois

PL:mlo



Design Associates

P. O. Box 55105
Stockton, CA 95205

P. O. Box 55105

ph. (209) 943-3000

Stockton, CA 95205

fax (209) 943-3003

Memo

Date: 2-2-2000

To:

Name: SACRAMENTO
BUILDING DEPT.

From:

Name: William (Bill) Ross

Ph.: (209) 943-3000

Fax: (209) 943-3003

Subject: PLAN CORRECTIONS PLAN 1500 AND 1650.

~~City of Sacramento~~
Building Inspection Dept.

Please be advised that for the concrete slabs the required sand thickness at Regency Place, Sacramento, as described on Sheet A - 2, should read approximately 1" of sand should be placed over 6 mil visqueen as per Wallace-Kuhl & Associates soils report.

In addition the notations in the garage slab should be corrected to read, "concrete with 6" x 6" x #10 x #10 WWF over 3 inches of gravel". The soils engineer requested control joints at 10 foot on center maximum.

The notation on sheet A-2 of Plan 1500 for an option of PHD 2's in lieu of HPAHD 22 - 2P's at the front of the garage should apply to plan #1650 as well as plan #1500.

The back shear walls of plan 1500 should be noted with an "B" symbol along with the front wall of the garage.

William Ross

San Joaquin Design Group
 Architecture and Planning
 7877 North Pershing Avenue
 Stockton, CA 95207 • (209) 478-4013

James M. Tibbens Architect/Civil Engineer	Project and Location <i>Regency Place, Unit 1102 Sacramento, Calif</i>	Page # <i>A</i>	Date <i>8-27-01</i>
Calif. Lic. #22458 (Civil Eng.)	Design and Type		Rev.

To:
 City of Sacramento
 Building Inspection

Project:
 Regency Place, Unit 1102
 Sacramento, Calif

Topic:
 1900 plan HDG w/ supports

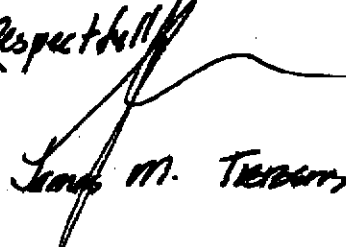
Finding:
 After a review of calcs, a HDG w/ supports will be adequate for this condition

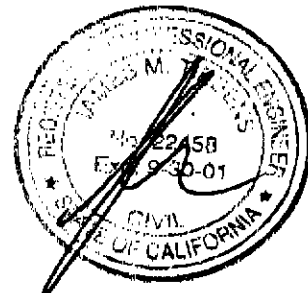
Topic:
 1900, 1900 & 1990 plan HPA HOZE's

Finding:
 HPA HOZE's can be used in lieu of PNOZ that have also been specified

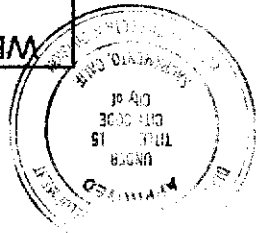
Topic:
 1900 plan, Garage wall (truss)

Finding:
 with full length strapping from the Garage Header to the top of Garage door header height; HPA HOZE's will be adequate

Respectfully,

 James M. Tibbens



WESTERN RETIREMENT COMMUNITIES
P.O. BOX 77768
STOCKTON, CA 95267
PHONE (916)681-0457



ARBUA CIRCLE

SCALE 1" = 20'-0"

N 67 15' 11" W 46.00'

