

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0103926
Insp Area: 4

Site Address: 2907 BERGAMO WY SAC
Parcel No: 274-0530-002

Sub-Type: NSFR
UNITY PARKSIDE UNIT 1 LOT 2 Housing (Y/N): N

CONTRACTOR
REGIS CONTRACTORS
1425 RIVER PARK DR SUITE 530
SACRAMENTO CA 95815

OWNER

ARCHITECT

Nature of Work: MP 2043 2 STORY 9 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 B1 License Number _____ Date 5-9-01 Contractor Signature Don Moon

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 5-9-01 Applicant/Agent Signature Don Moon

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 LIBERTY MUTUAL Policy Number WC2-151-030013-019 Exp. Date 01/01/2001

_____, (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 that I shall not become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 5-9-01 Applicant Signature Don Moon

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.

KWIKKOTE
STUCCO SYSTEM
INSTALLATION CARD

21270
REGIS CONSTRUCTORS
PARKSIDE LOT 2
2907 BERGAMO WAY, SACRAMENTO

Stucco System Trade Name: KWIK KOTE
Name Stucco Manufacturer: KWIK KOTE CORP
ICBO Evaluation Service, Inc. Report No. 3607
Date of Job Completion 10-11-01

Stucco Contractor Kenyon Plastering, Inc.
Name John W. Kenyon, III
Address P.O. Box 2077
North Highlands, CA 95660
Telephone # (916) 349-8191

Approved Contractor Number as issued by the Stucco Manufacturer: 1

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

Signature of authorized representative of stucco contractor:

John R. Lupillo

Date: 11-29-01

Builder Copy

RODGERS INSULATION RESIDENTIAL, INC.

® THERMAL INSULATION CONTRACTORS
Residential

3088

7775 LAS POSITAS ROAD, SUITE A • LIVERMORE, CA 94550-0216
(925) 294-9400 • FAX (925) 294-9475
8541 YOUNGER CREEK DRIVE, SUITE 400 • SACRAMENTO, CA 98828
(916) 386-9400 • FAX (916) 386-9446

11669 LOT # 2 TRACT # 11669

STREET _____ CITY _____

EXTERIOR WALLS:

MANUFACTURER _____ THICKNESS/TYPE _____ R- VALUE _____

CEILING:

BATT: _____ THICKNESS/TYPE _____ R- VALUE _____

MANUFACTURER _____

BLOWN IN: _____

MINIMUM THICKNESS _____ R- VALUE _____

OTHER: _____

THICKNESS/TYPE _____ R- VALUE _____

MANUFACTURER _____ THICKNESS/TYPE _____ R- VALUE _____

GENERAL CONTRACTOR _____ DATE _____

CALIFORNIA CONTRACTORS LICENSE # _____

INSULATION CONTRACTOR F. RODGERS INSULATION RESIDENTIAL

CALIFORNIA CONTRACTORS LICENSE #771285

DATE _____ SIGNATURE _____ TITLE _____



WALLACE • KUHL & ASSOCIATES INC.
 GEOTECHNICAL ENGINEERING • CONSTRUCTION TESTING

3050 Industrial Blvd.
 PO Box 1137
 West Sacramento
 California 95691
 916-372-1434

DATE 8-2-01		JOB NO. 3617-06		WEATHER		TEMP. ° at ° at		AM PM	
PROJECT Parksider Regio LMS				Technician I <input type="checkbox"/>		Staff E/G <input type="checkbox"/>			
LOCATION LOT # 27				Technician II <input type="checkbox"/>		Project E/G <input type="checkbox"/>			
TYPE OF WORK PULL TEST				Technician III <input type="checkbox"/>		Senior E/G <input type="checkbox"/>			
Inside 50 mi. radius <input checked="" type="checkbox"/>		Outside 50 mi. radius <input type="checkbox"/>		Nuclear Densities <input type="checkbox"/>		Principal E/G <input type="checkbox"/>			
PERSONNEL		REG. HRS	OT HRS	TOTAL HRS	TRAVEL	ON JOB	VEHICLE		MILES
DS		1.0	0	1.0	5		EM		12

OBSERVATIONS:

ON SITE AS REQUESTED TO PERFORM PULL TEST
 ON CONCRETE FOUNDATION. A PULL VALUE OF SUPER
 OF 5585[#] AND A GAGE PSI OF 2500[#] USING JACK F
 WITH GAGE # 5E @ THE FOLLOWING LOCATION.

LOT # 2-15A ON SWALL OF 12 BATH. PASSED

RECEIVED
 AUG 21 2001
 BY: _____

FIELD REPORT

Signed [Signature]



O'Connor Freeman & Associates, Inc.

structural engineering services

September 1, 2001

Mark Mog
Regis Homes
1425 River Park Dr., Suite 530
Sacramento, CA 95815

Post-it® Fax Note	7671	Date	9.9.01	# of pages	2
To	Ken Wiseman	From	Carl Freeman		
Co./Dept.	Regis	Co.	OFA		
Phone #	???	Phone #	441-5721		
Fax #	924-8246	Fax #	441-5672		

Re: Triple Stud for Holdown Post - Plan 4031: Parkside at Riverbend Subdivision
O'Connor Freeman Job Number: E000903

Mark:

Ken Wiseman contacted our office regarding concerns the Building Inspector had with the installation of a holdown in Plan 4031 in the Parkside at Riverbend subdivision. Specifically, the framers used (3) 2x6 studs in lieu of the 4x6 post for the holdown post as indicated on the plans. Ken wanted to know if the triple stud was an acceptable substitute for the 4x6 post. See the attached partial plan exhibit for reference and review.

The specification of the 4x6 holdown post was based upon our engineering judgment. It is our opinion that the installation of the STHD14 holdown onto multiply studs will be a problem. This is primarily due to the nails not being fully embedded into the wood members. If the nails for this holdown were driven into the gap between the studs, the capacity of the holdown would be greatly effected. Hence, it is our office policy to try to eliminate this problem by specifying a solid holdown post. *However, if the attachments of the nails for the STHD14 holdown were carefully driven into solid wood, the use of the (3) 2x6 studs would be acceptable.*

In addition, Ken informed our office that the shear wall sheathing was equally nailed into each of the multiply studs. However, the Building Inspector wanted to know how the nailing pattern for joining these multiple studs. After reviewing the tributary uplift loads for each of these studs, the framer needs to provide 16d sinkers at a six-inch spacing (16d @ 6" o/c).

If you should have any further questions or comments please do not hesitate to call.

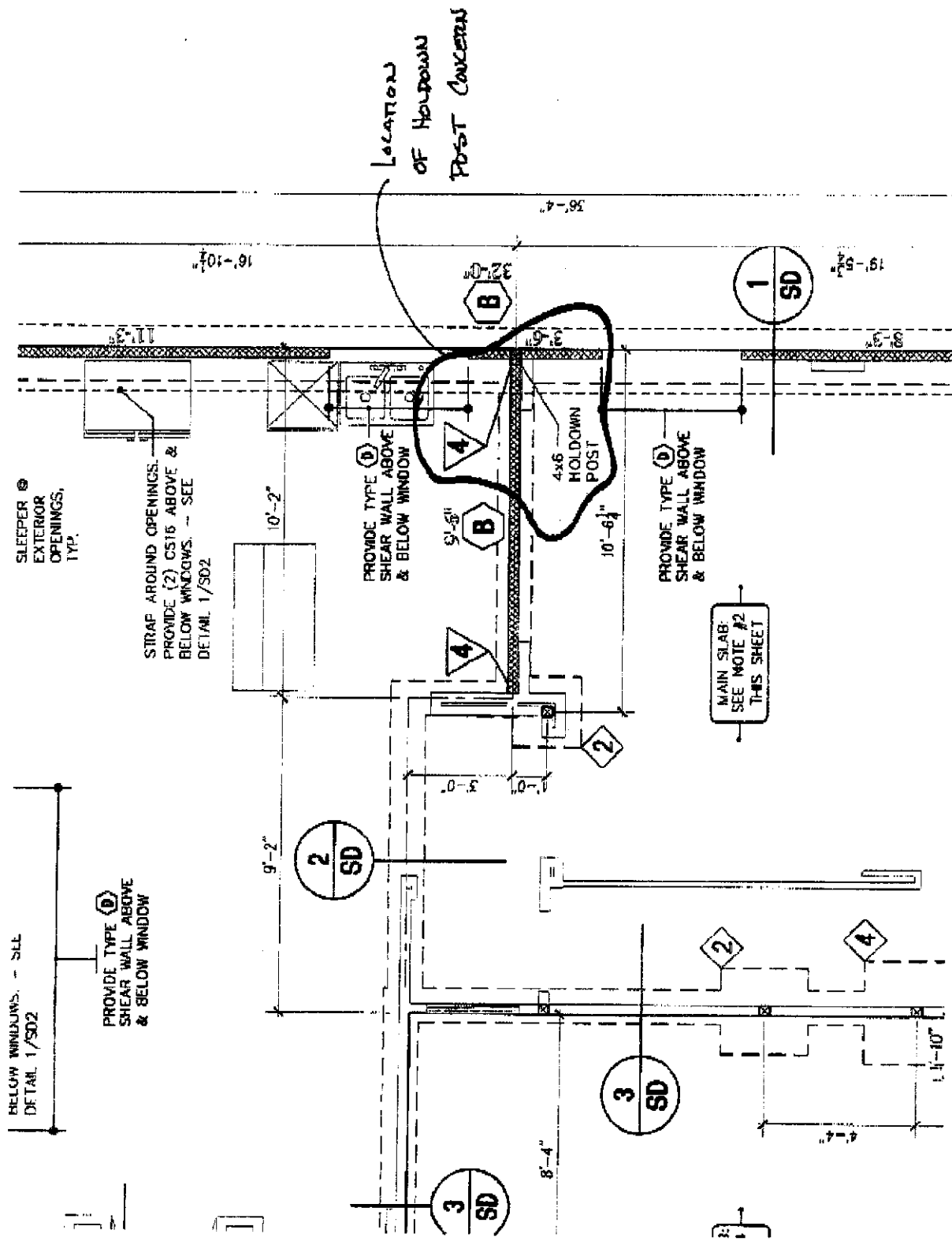
Sincerely,

O'Connor Freeman & Associates, Inc.

Karl A. Freeman, P.E.



Enclosures: Partial Foundation Plan
cc: File



789-2005

INSTALLATION CERTIFICATE

CF-6R

Use of this form to satisfy the requirements of the Administrative Code is optional, but the information must be provided and posted.

Site Address _____

Permit Number _____

An installation certificate is required to be posted at the building site prior to the issuance of the occupancy permit; this form may be used to meet these requirements. All appliance categories listed below are the actual equipment installed. Note that the efficiency and type of the appliance installed must be equivalent or better than the appliance specified on the certificate of compliance (Form CF-1R). This certificate (or its equivalent) shall be prepared and signed by the person(s) assuming overall responsibility for the appliance installation. Refer to the reverse side of this certificate for an explanation of information required.

I, the undersigned, verify that the equipment listed in the category above my signature is the actual equipment installed and that the equipment meets or exceeds the requirements of the Appliance Efficiency Standards. In addition, I have verified that the equipment is equivalent to or more efficient than the equipment specified on the Certificate of Compliance submitted to demonstrate compliance with the Energy Efficiency Standards for residential buildings.

HVAC SYSTEMS:

Heating Equipment

Heating Equip. Type (Packaged heat pump, etc)	CEC Certified Manuf. Make & Model Number	Actual Efficiency (AFUE, etc.)	Distribution Type and Location	Duct or Piping R-Value	Heating Load Before Oversizing (Btuh)	Heating Equipment Capacity (Btuh)

Cooling Equipment

Cooling Equipment Type (Packaged heat pump, etc)	CEC Certified Compressor Unit Manuf. Make & Model Number	Actual Efficiency (SEER)	Duct Location	Duct R-value

Signature, Date _____

HVAC Subcontractor (Co. Name)
OR General Contractor OR Owner

WATER HEATING SYSTEMS

Distrib. System Type	Water Heater Type/E	CEC Certified Manuf. Make & Model #	Energy Factor/Effic.	Tank Volume (gallons)	Insul Wrap R-value	Internal Insul. R-value	Standby Loss (%)	Pilot Light (Btuh)	Rated Input kW/Btu	Solar/Wood Credits
State	GAS	PRV-50-NEXT	.600	50	12	16	2.2	350	36,000	
State	GAS	PRV-40-NEXT	.62	40	12	16	2.5	350	35,500	

FAUCETS & SHOWER HEADS:

All faucets and showerheads installed are listed in the Commissions Directory Of Certified Faucets And Showerheads, pursuant to Title-24, Part 8, Subchapter 2, Section 111.

Craig Thon 10/8/98
Signature, Date

Stone Plumbing Co.
Plumbing Subcontractor (Co. Name)
OR General Contractor OR Owner

CF-6R

INSTALLATION CERTIFICATE

Regis Contractors - Unity Parkside - Sacramento - Plan 4031 W/Options

Permit Number

Site Address

An installation certificate is required to be posted at the building site or made available for all appropriate inspections. (The information provided on this form is required; however, use of this form to provide the information is optional.) After completion of final inspection a copy must be provided to the building department (upon request) and the building owner at occupancy, per Section 10-103(b).

HVAC SYSTEMS:

Heating Equipment

Equip. Type (pkg. Heat pump)	CEC Certified Mfr name and Model #	# of Identical Systems	(1) Efficiency (Δ FUE, etc.) > CF-1 R-value	Duct Location (attic, etc.)	Duct or Piping R-value	Heating Load (Btu/hr)	Heating Capacity (Btu/hr)
Furnace	Goodman # GMP075-3	1	0.80	Attic	R-4.2	33,569	75,000

Cooling Equipment

Equip. Type (pkg. Heat pump)	CEC Certified Compressor Unit Mfr Name and Model #	# of Identical Systems	(1) Efficiency (SEER, etc.) > CF-1 R-value	Duct Location (attic, etc.)	Duct R-value	Cooling Load (Btu/hr)	Cooling Capacity (Btu/hr)
A/C	Goodman # CK36-1	1	10.0	Attic	R-4.2	28,236	36,000

(1) > reads greater than or equal to.
I, the undersigned, verify that equipment listed above is: 1) the actual equipment installed; 2) equivalent to or more efficient than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy Efficiency Standards for residential buildings; and 3) equipment that meets or exceeds the appropriate requirements for manufactured devices (from the Appliances Efficiency Regulations Part 6), where applicable.

Angie Chicco
Signature Date

Bautler Heating & Air Conditioning, Inc.
Installing Subcontractor (Co. Name)
OR General Contractor (Co. Name) OR Owner

WATER HEATING SYSTEMS:

Heater Type	CEC Certified Mfr Name & Model #	Distribution Type (Std. point of use)	If Recirculation Control Type	# of Identical Systems	(2) Rated Input (kW or Btu/hr)	Tank Volume (gallons)	(2) Efficiency (EF RE)	(2) Standby Loss (%)	External Insulation R-value

(2) For small gas storage (rated input of less than or equal to 75,000 Btu/hr), electric resistance and heat pump water heaters, list Energy Factor. For large gas storage water heaters (rated input of greater than 75,000 Btu/hr), list Recovery Efficiency, Standby Loss and Rated Input. For instantaneous gas water heaters, list Recovery efficiency and Rated Input.
(3) R-12 external insulation is mandatory for storage water heaters with an energy factor of less than 0.58.

Facets & Shower Heads:

All facets and showerheads installed are certified to the Commission, pursuant to Title 24, Part 6, Section 111.

I, the undersigned, verify that equipment listed above my signature is: 1) the actual equipment installed; 2) equivalent to or more efficient than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy Efficiency Standards for residential buildings; and 3) equipment that meets or exceeds the appropriate requirements for manufactured devices (from the Appliances Efficiency Regulations Part 6), where applicable.

Signature Date

Installing Subcontractor (Co. Name)
OR General Contractor (Co. Name) OR Owner

COPY TO: Building Department
HERS Provider (if applicable)
Building Owner at Occupancy

Regis Contractors
of Northern California, L.P.

JAN 7-2002

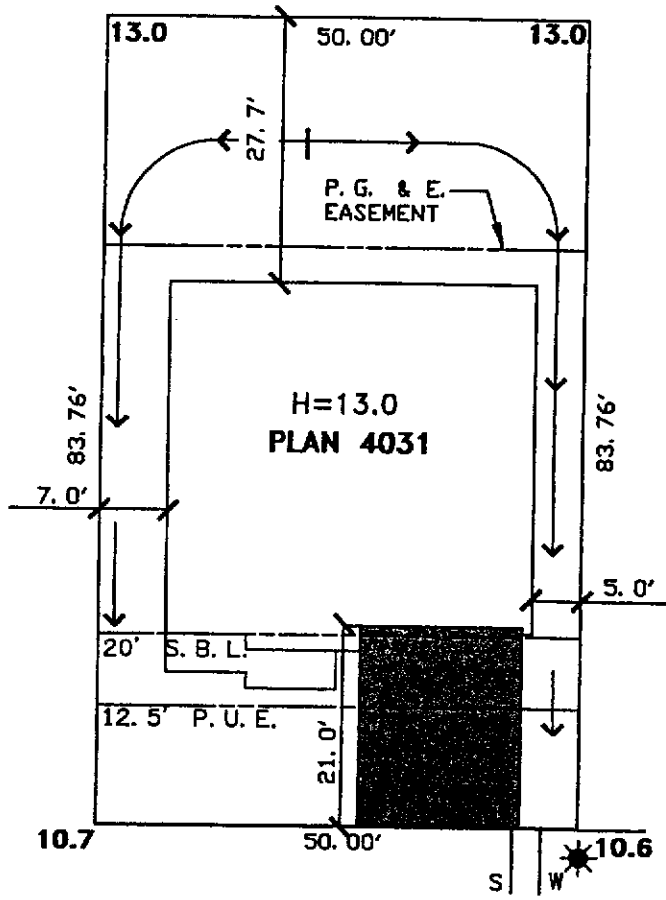
SACT CITY BUILDING DEPT.

THIS LETTER IS IN REGARD'S TO THE
COMPLETION OF FINAL GRADING & COMPLETION OF
FRONT YARD LANDSCAPING THESE TOO ITEMS
WILL BE COMPLETED A.S.A.P. WEATHER PERMITTING
DUE TO WINTER WEATHER THIS IS THE REASON FOR
IN COMPLETION OF THESE ITEMS.

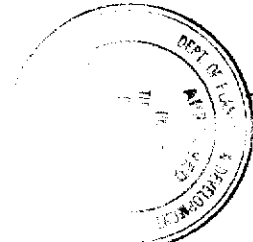
ALL ~~RES~~ GRADING NEEDED

LT# 2 - 2907-BERGAMO WAY

Ken Wise
224-6377-Cen



BERGAMO WAY



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations from the original set of plans without permission from the City of Sacramento.

DATE: 11-21-00
 A.P.N.: 274-0530-002
 ADDRESS: 2907 BERGAMO WAY

LOT AREA: 4,188 SF
 LOT COVERAGE: 27%

The Spink Corporation
 2590 VENTURE OAKS WAY
 SACRAMENTO, CA. 95833
 PH (916)925-5550 FAX (916)921-9274

UNITY PARKSIDE
 UNIT NO. 1
 LOT 2
 PLAN 4031-B

UNITY PARKSIDE
 CITY OF SACRAMENTO, CA
 REGIS HOMES