

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0108590

Insp Area: 2

Site Address: 240 ARUBA CR SAC

Sub-Type: NSFR

Parcel No: 117-1340-022
N

LOT 22 REGENCY PLACE UNIT 2

Housing (Y/N):

CONTRACTOR

WESTERN RETIREMENT COMUN.
PO BOX 77768
STOCKTON CA. 95267

OWNER

ARCHITECT

Nature of Work: MP 1250 1 STORY 6 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 PO 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 Charles Meade

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 Meade

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 AUG 15 2001 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 who is not 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 Meade

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 22 REGENCY PLACE SACRAMENTO, CA
STREET CITY STATE

CEILINGS:

BLOW: MANUFACTURER GREENSTONE THICKNESS 15.4 RVALUE 49
SQUARE FEET 1208 # BAGS/LBS PER BAGS 75

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

EXTERIOR WALLS:

MANUFACTURER JOHNS MANVILLE THICKNESS 3.5" RVALUE 13
JOHNS MANVILLE

FLOOR INSULATION:

MANUFACTURER JOHNS MANVILLE THICKNESS N/A RVALUE 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 12/29/01
JAMIE BLAIR

San Joaquin Design Group

Architecture and Planning
7863 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
1-12-00

Calif. Lic. # 22458 (Civil Eng.)

Design and Type

Rev.

To:

City of Sacramento
Building Inspection

Inspection response

1290 Plan

- 1.) 3x plate, notched $\frac{1}{4}$ " to $\frac{3}{8}$ "
For this condition, with a plate approximately $2\frac{1}{2}$ " thick
this will be adequate.
2. Angle HPR
After a review of the loading, the HPR installed at an angle,
will be adequate for the situation involved

1500 Plan

shear wall detail shown is a generic detail, nothing is implied to be
Typical thru-act frame

1690 Plan

1. HO is below plate, thru-act plate is notched
The HO is for uplift only, and should not be affected by notching plate
2. off-center bolt
Install new Hilti $\frac{1}{2}$ " ϕ on $\frac{3}{16}$ " ϕ AB w/min 3" embedment
locate between HO & A-B @ center of plate

All Plans

It is ok to cold-bend the rebar to install in the footing of slab
Respectfully



James M. Tibbens

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 Regency Plaza Unit 1102 Gardena, Calif	Page # A	Date 10-20-01
Calif. Lic. #22458 (Civil Eng.)	Design and Type		Rev.

To:

City of Gardena
Building Inspection

Project:

Regency Plaza

Topic:

Issued holdovers

Finding:

My letter written on 1-20-00 will also be applicable for any holdovers that are missing for the 1200 and 1500 plan also.

Respectfully
[Signature]
James M. Tibbens





**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
9/26	4	5/8" allthread	Lot 14	5250 - one failure
9/26	6	5/8" allthread	Lot 15	5250
10/15	1	5/8" allthread	Lot 13	5250
10/15	3	5/8" allthread	Lot 17	5250 - retest
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.

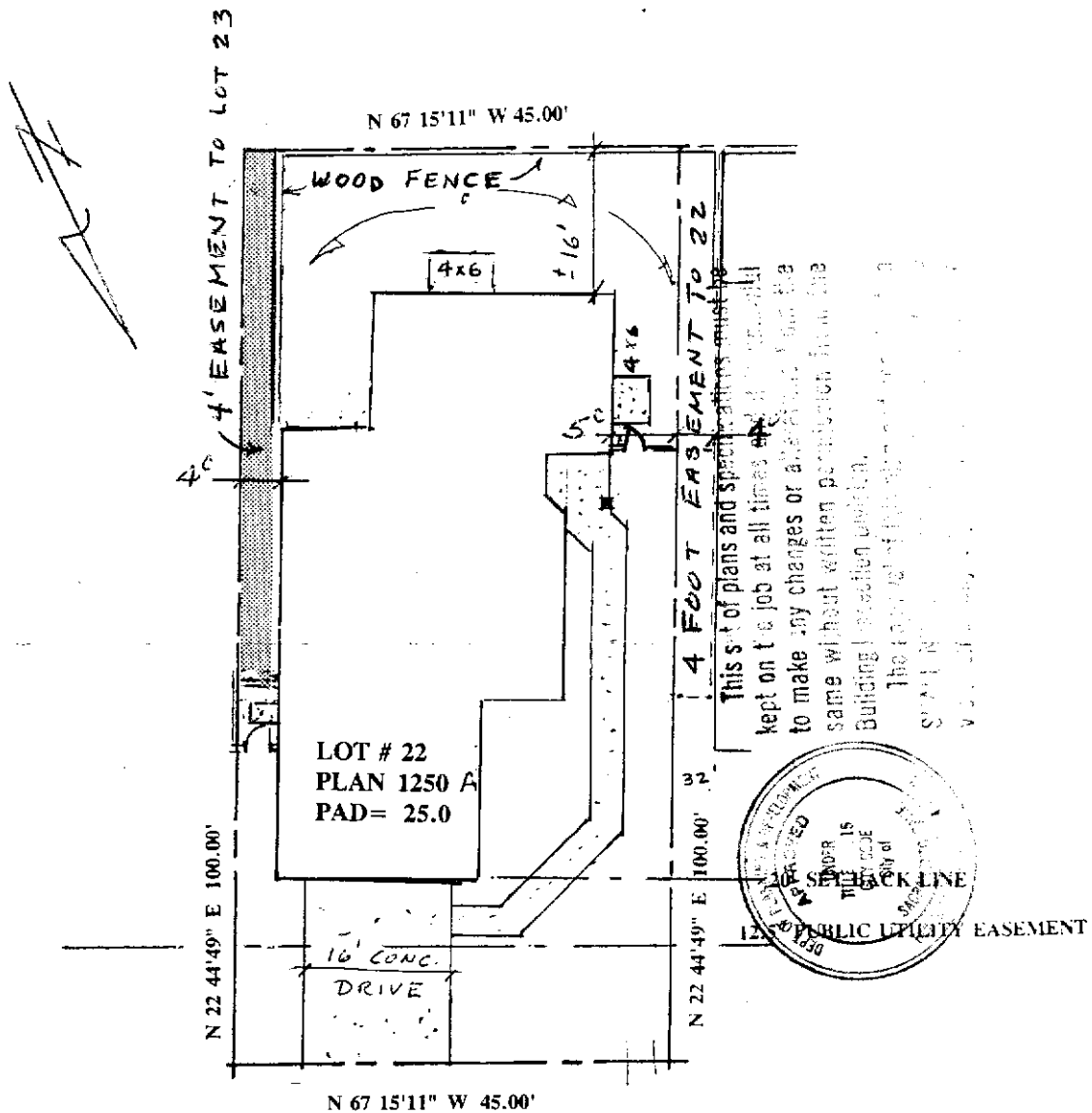
Wallace - Kuhl & Associates, Inc.

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

ROCKLIN OFFICE
 500 Menlo Drive,
 Suite 100
 Rocklin, CA 95765
 Tel 916.435.9722
 Fax 916.435.9822


Peter Langlois
 Senior Technician

PL:mlo



240 ARUBA CIRCLE

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