

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0114438

Insp Area: 4

Thos Bros: 276 J7

Site Address: 2763 RIVER PLAZA DR SAC

Parcel No: 274-0030-065

Sub-Type: NCOM

Housing (Y/N): N

CONTRACTOR

OWNER

STONESFAIR MANAGEMENT LLC
800 AIRPORT BL #502
BURLINGAME CA. 94010

ARCHITECT

Nature of Work: NEW CARPORTS 35 SPACES

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 12/26/01 Owner Signature [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 12/26/01 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 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 12/26/01 Applicant/Agent 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.

**APPLICATION FOR COMMERCIAL BUILDING PERMIT**

**CITY OF SACRAMENTO**  
**DEVELOPMENT SERVICES DIVISION**  
**PERMIT SERVICES SECTION**

1231 I Street, Rm. 200  
 Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # 0114438 Insp. Area 4C

Applicant **MUST** complete ALL Unshaded areas

ADDRESS 2763 River Plaza Dr Sacramento 95833 Suite  
 PARCEL # 274-0630-064 065

<b>CONTACT</b> Name <u>Brian Okano</u> Street Address <u>2763 River Plaza Dr</u> City/State/Zip <u>Sacramento CA 95833</u> Phone <u>916-612-7168</u> FAX <u>916-923-2956</u> E-mail:		<b>LICENSED CONTRACTOR</b> Lic No. # <u>757948</u> Name <u>Rubicon Inc.</u> Address <u>3770 Shady Ct.</u> City/State/Zip <u>Placerville CA 95667</u> Phone <u>530-626-4848</u> FAX <u>530-626-4848</u> E-mail:	
<b>ARCHITECT/ENGINEER</b> Name <u>Pacific Consulting Eng.</u> Address <u>2150 Bell Ave Suite 145</u> City/State/Zip <u>Sacramento CA 95838</u> Phone <u>916-504-6028</u> FAX		<b>OWNER</b> Name <u>Stonesfair Management LLC</u> Address <u>800 Airport Blvd Ste 502</u> City/State/Zip <u>Burlingame CA 94010</u> Phone <u>650-347-0442</u> FAX <u>650-347-2836</u> E-mail:	

Permittee have any employees on the jobsite?  No  Yes → INSURANCE CO: State Fund  
 WORKER'S COMPENSATION POLICY # 1558340 EXPIRATION DATE: 6/1/2009

NATURE OF WORK IN DETAIL: Additional Carports to cover  
Already Existing Open Spaces Total 35 spaces  
(River View Ranch APTS) (7 TOTAL)

OCCUPANT/TENANT: SAME AS owner VALUATION: \$ 14,960

FLOOD STATUS: <u>NR</u>		S.C.A.T.								
JOB DESCRIPTION		BLDG	SHELL	APT	TI( )	REM( )	SW	FIRE	ADD	<u>OTH</u>
INSPECTION DISCIPLINES		<u>BLDG</u>	MECH	PLUMB	ELEC	<u>SITE</u>	FIRE			
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y <u>N</u>	Fed Code	Vio. File		
				<u>R1</u>		SPR	ALARM	<u>04</u>	[H]	[Quad]
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>	<u>D</u>	<u>PW</u>	<u>UTIL</u>	

COMMENTS:

REGIONAL SANITATION FEES?  Yes  No HEALTH DEPARTMENT?  Yes  No  
 WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS?  Provided  Faxed

Date of Request: \_\_\_\_\_

By: \_\_\_\_\_

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION  
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 2763 RIVER PLAZA DR

Assessor's Parcel Number: 274 0030 065

Previous Use: APARTMENTS

Description of Request/Proposed Use: ADD CARPORTS

Is This a Change of Use? NO

Zoning Designation: R-3 PUD  
RIVER RANCH

Prior Applications for Project Site(P#, Z#, DRPB#): \_\_\_\_\_

Comments: CARPORTS NOT VISIBLE FROM STREET  
NO DESIGN REVIEW NECESSARY, NO ADDITIONAL  
WORK. IMPROVEMENTS SUBJECT TO MINOR  
MODIFICATION APPROVAL BY ZONING ADMINISTRATOR

Are There Any Planning Issues?: (circle one)  YES  NO NO

- \* Staff Site Plan Check Required? (Circle one) YES NO
- \* Field Inspection Required? (Circle one) YES NO
- \* Design Review/Preservation Required?: (Circle one) YES  NO

ALVEY  
2/15/2001

Planning Review by/Date: \_\_\_\_\_

A list of items that must be reviewed by Planning is provided on the reverse side of this form.

MICROFILM AFTER FINAL



OWNER-BUILDER VERIFICATION

ATTENTION PROPERTY OWNERS

An owner-builder building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed Improvement (yes or no) \_\_\_\_\_
2. I ~~(have)~~ have not) \_\_\_\_\_ signed an application for A building permit for the proposed work.
3. I have contracted with the following person (firm) to provide the proposed construction:  
Name Rubicon Const Address 3170 Shady Ct  
City Placerville CA 95677 Telephone 530-626-4848  
Contractors License No. 0582677
4. I plan to provide portions of the work, but I have hired the following person to coordinate, Supervise, and provide the major work.

Name \_\_\_\_\_ Address \_\_\_\_\_  
City \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractors License No. \_\_\_\_\_

5. I will provide some of the work but I have contracted (hired) the following to provide the Work indicated:

Name	Address	Phone	Type of work

Signed \_\_\_\_\_

Job Address 2763 RIVER PLAZA DR

Permit No: 0114438

# Pacific Consulting Engineers

2150 Bell Ave, Suite 145 • Sacramento, CA 95838 • (916) 564-6028 • Fax: (916) 564-6029

January 9, 2002

Brian Okano  
Stonesfair Management, LLC  
2763 River Plaza Drive  
Sacramento, CA 95833

TO : RON YASUI  
From: John Tang

RE: Special Inspection of Footings and Post Embedment for Carports @ Riverview Ranch  
Apartments, 2763 River Plaza Drive, Sacramento, CA.  
City of Sacramento Permit # 011-4438.  
This inspection and report is Our Job#02-126.

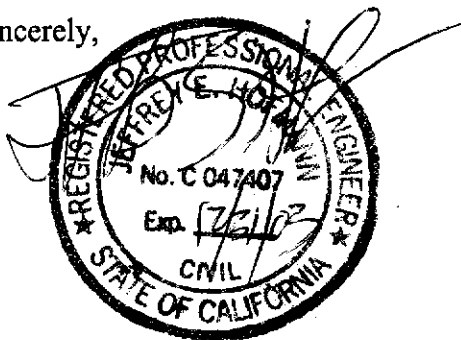
Dear Mr. Okano:

This letter is to certify that, as required by the City of Sacramento, and as requested by you, I have performed the special inspection of the drilled footings and post embedment for the carports at the aforementioned site.

At the time of my inspection on January 9, 2002, all the holes were clean, drilled to the proper depth and were of the proper diameter (3'-7" deep and 14" diameter). All the post were set such that they had the 18" minimum embedment into the footing- most of them were at least 30".

If there is any additional information I can provide regarding this matter please feel free to contact me at (916) 564-6028.

Sincerely,



Jeffrey E. Hofmann, P.E.  
Civil Engineer

11/27/2001

11:53

CITY OF SACRAMENTO

NO. 001



DRIVE  
1231

Prior to issuance of a permit, the applicant shall submit to the Department of Architecture and the Department of Public Works for review and approval. The Department of Architecture and the Department of Public Works shall have the right to inspect the project at any time to ensure compliance with applicable codes and regulations.

**PART I - SPECIAL INSPECTION AND TESTING AGREEMENT**

PROJECT NAME: 8768 River Place Dr.  
 PROJECT ADDRESS: 01144-58  
 PLAN REVIEW NUMBER: \_\_\_\_\_  
 PERMIT NUMBER: \_\_\_\_\_  
 OWNER'S NAME: \_\_\_\_\_  
 OWNER'S ADDRESS: \_\_\_\_\_  
 OWNER'S REPRESENTATIVE: \_\_\_\_\_  
 TESTING/INSPECTION FIRM(S): X PACIFIC CONSULTING ENGINEERS  
 DRILLED ITEMS: Field Size + Cleanliness + Post Embed  
 2150 Bell Ave., #145, SACRAMENTO, CA 95833  
 CONTACT PERSON: JEFFREY P. HOFFMANN

CONTACT PERSON:

**PART II - SPECIAL INSPECTION AND TESTING AGREEMENT - INSPECTION REQUIRED**

In accordance with Chapter 17 Section 1701 of the UBC, as adopted by this jurisdiction, SPECIAL INSPECTION is required as noted below:

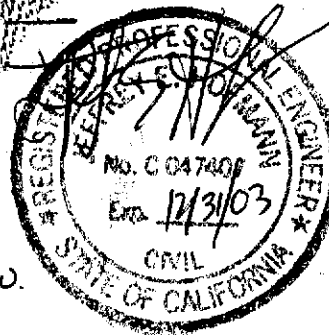
PRECONSTRUCTION MEETING ( ) REQUIRED ( ) WAVED

CODE SECTION	TYPE OF WORK	CONTINUOUS	PERIODIC
1701.5.1	CONCRETE		
1701.5.2	BOLTS INSTALLED IN CONCRETE		
1701.5.3	SPECIAL MOMENT - RESISTING CONCRETE FRAME		
1701.5.4	REINFORCING STEEL AND PRESTRESSING STEEL TENDONS		
1701.5	STRUCTURE WELDING		
1701.5.1	GENERAL		
	FIELD STRUCTURAL WELDING		
	SHOP STRUCTURAL WELDING (REQUIRING SPECIAL INSPECTION)		
1701.5.2	SPECIAL MOMENT - RESISTING STEEL FRAMES		
1701.5.3	WELDING OF REINFORCING STEEL		
1701.5.6	HIGH STRENGTH BOLTING		
1701.5.7	STRUCTURAL MASONRY		
1701.5.8	REINFORCED GYPSUM CONCRETE		
1701.5.9	INSULATING CONCRETE FILL		
1701.5.10	SPRAY APPLIED FIREPROOFING		X
1701.5.11	PILING, DRILLED PIERS AND CASSONS		
1701.5.12	SHOTCRETE		
1701.5.13	SPECIAL GRADING, EXCAVATION & FILLING		
1701.5.14	SMOKE CONTROL SYSTEM		
1701.5.15	SPECIAL CASES		
1702	STRUCTURAL OBSERVATION PER SECTION 907 REQUIRED: ( ) YES ( ) NO		
SCE & M. 1004 FLOOD PROOFING INSPECTION & CERTIFICATION			
OTHER:			
SPECIAL INSTRUCTIONS:			

12-04-01 09:35

RECEIVED FROM:

Insp MADE  
11/9/01 9:20 AM  
Holes OK  
POSTS EMBED OK  
Report to follow.



P. 03

11/27/2001 11:53

CITY OF SACRAMENTO + 99232956

NO. 063 0005



**CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DIVISION  
1231 I STREET, ROOM 200, SACRAMENTO, CA 95814**

**SPECIAL INSPECTION AND TESTING AGREEMENT**

When special inspection is required by Section 1701, the architect or engineer of record shall prepare an inspection program which shall be submitted to the Building Official for approval prior to issuance of the building permit. The special inspector shall be employed by the owner (other than owner-builder/developer), the engineer or architect of record, or an agent of the owner, BUT NOT the contractor, or any other person responsible for the work (such as an owner-builder/developer).

The special inspection firm(s) named in Part I have been authorized to perform the special inspection and testing services designated in this agreement, and in accordance with the Uniform Building Code (UBC) requirements, and to report all activities to the Building Official, and other parties as listed. It is understood that special inspections are required in addition to the normal inspections performed by the Building Inspector.

The undersigned hereby certifies, under penalty of law, that the special inspection program is in accordance with the requirements of the UBC and the City of Sacramento.

The undersigned has read all reasonable opinions in completing this form and in the best of his/her knowledge the information contained herein is true and complete. The undersigned hereby certifies under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

SIGNATURES		PHONE NUMBER
OWNER	<i>[Signature]</i>	450 347-0442
ARCHITECT	<i>[Signature]</i>	
ENGINEER	<i>[Signature]</i> JEFFREY E. HORMAN	916 524-6028
CONTRACTOR		
DEVELOPER		
SPECIAL INSPECTOR	<i>[Signature]</i> JEFFREY E. HORMAN	916 524-6028

**WARNING:** Any person, who certifies under penalty of perjury in any case where certification is permitted by law and willfully states as true any material matter which he or she knows to be false, may be found guilty of perjury and subject to penalties which may include fines or imprisonment under the California Penal Code.

**PART III - GEOTECHNICAL INSPECTION REQUIREMENTS**

GEOTECHNICAL FIRM		PHONE NUMBER
GEOTECHNICAL FIRM ADDRESS		
GEOTECHNICAL ENGINEER		
REPORT NUMBER		
REPORT DATE	PROJECT NUMBER	REVISION DATES
	TYPE OF WORK	REQUIRED

SITE PREPARATION/FILL COMPACTION  
FOUNDATION OBSERVATION  
DRILLED PIERS AND CASINGS  
IF THE EARTHWORK INSPECTION IS NOT BEING DONE BY THE ABOVE GEOTECHNICAL ENGINEERING FIRM THEN A REVISED REPORT MUST BE SUBMITTED TO AND APPROVED BY THE CITY'S DEVELOPMENT SERVICES DIVISION.  
**ACCEPTED FOR THE BUILDING DEPARTMENT**

PLAN CHECK ENGINEER *[Signature]* **JOHN TANG**

PLAN CHECK ENGINEER SIGNATURE *[Signature]* DATE 11/16/01

**INSTRUCTIONS TO THE SPECIAL INSPECTOR**

- 1 - PROVIDE DAILY FIELD REPORTS TO THE BUILDING INSPECTOR ON SITE AS CONSTRUCTION PROGRESSES.
- 2 - A COPY OF ALL SPECIAL INSPECTIONS LABORATORY REPORTS SHALL BE SENT TO THE PLAN CHECK ENGINEER IDENTIFIED ABOVE AND THE ARCHITECT OR ENGINEER OF RECORD.
- 3 - UPON COMPLETION OF SPECIAL INSPECTIONS AND TESTING WORK, PROVIDE THE CITY'S PLAN CHECK ENGINEER WITH A FINAL SPECIAL INSPECTIONS TEST REPORT, WBT STAMPED AND SIGNED BY THE RESPONSIBLE