

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0004171

Insp Area: 4

Thos Bros:

Sub-Type: NAPT

Site Address: 2300 INNOVATOR DR SAC

Parcel No: 225-0125-003

VILLAGIO CR BLDG#1020 UNITS 1-16

Housing (Y/N):

N

CONTRACTOR

OWNER

ARCHITECT

NATOMAS VILLAGIO LLC
164 OAK DR
ALAMO, CA 94507

Nature of Work: NEW APARTMENT #1020 TYPE 2

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

Date 10.15.01 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 hereby authorize representative(s) of this city to enter upon the above mentioned property for inspection purposes.

Date 10.15.01 Applicant/Agent 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 comply with those provisions.

Date 10.15.01 Applicant 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.

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address: 4101 INNOVATOR DR BLD 1020 Permit No.: 0004171
Building Use: APT BLD Occupancy: R1
Building Owner: NATOMAS VILLAGIO LLC Construction Type: V-1HR
Owner Address: ALAMO, CA Sprinkled? Yes No
Portion of Building Occupied: ENTRIE Area: 15040 Sq. Ft.
6/3/03
Date By: (Print) Sign **DENNIS RICHARDSON**
CHIEF BUILDING OFFICIAL

[Finaled By: DSP,JBB,RSB,SB,GRS]

This Certificate, issued pursuant to the requirements of Section 109 of the Uniform Building Code, certifies that at time of issuance the described portion of the building has been inspected for compliance with the Uniform Building Code, as adopted per Title 15 of the Sacramento City Code for the group and division of occupancy and use for which the proposed occupancy is classified. Issuance of this certificate shall not be construed as an approval of a violation of any Codes, or Federal, State and City Laws or Ordinances. Certificates presuming to give authority to such violation shall not be valid. This certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Chief Building Official. No changes shall be made in the character of occupancy or use without approval of the Chief Building Official.

POST IN A CONSPICUOUS PLACE



**F. RODGERS INSULATION
RESIDENTIAL, INC.**
THERMAL INSULATION CONTRACTORS
Residential

6608

7775 LAS POSITAS ROAD • LIVERMORE, CA 94551
(925) 294-9400 • FAX (925) 294-9475
1300 S RIVER RD. #125 • W. SACRAMENTO, CA 95691
(916) 386-9400 • FAX (916) 386-9446

THIS IS TO CERTIFY THAT INSULATION HAS BEEN INSTALLED IN CONFORMANCE WITH CURRENT ENERGY REGULATIONS, CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, STATE OF CALIFORNIA, IN THE BUILDING LOCATED AT:

STREET PAPAMOUNT LOT# 9 TRACT # VILLAGE 10
CITY SAC

EXTERIOR WALLS:
MANUFACTURER 5M THICKNESS/TYPE _____ R- 13
VALUE _____

CELLINGS:
BATTIS:
MANUFACTURER 5M THICKNESS/TYPE _____ R- 30
VALUE _____

BLOWN IN:
MANUFACTURER 5M THICKNESS/TYPE _____ R- 30
MINIMUM THICKNESS 12 1/2" VALUE _____

SQUARE FOOTAGE COVERED 2452 NUMBER OF BAGS USED 138
FLOORS & OVERHANGS:
MANUFACTURER 5M THICKNESS/TYPE _____ R- 11
VALUE _____

OTHER:
MANUFACTURER 5M THICKNESS/TYPE _____ R- 11
VALUE _____

GENERAL CONTRACTOR _____
CALIFORNIA CONTRACTORS LICENSE # _____
DATE _____

SIGNATURE _____ TITLE _____
INSULATION CONTRACTOR F. RODGERS INSULATION RESIDENTIAL
CALIFORNIA CONTRACTORS LICENSE #771285

DATE 3-13-03
SIGNATURE [Signature] TITLE _____



Post-It® Fax Note	7671	Date	2/11	# of pages	1
To	GEORGE	From	JACOB J.		
Co./Dept.		Co.			
Phone #	916-928-0529	Phone #			
Fax #	916-928-0531	Fax #			

February 11, 2003

George Tugaeff
 Paramount Builders
 916-928-0529
 Fax #: 916-928-0531

COPY FOR DAVID
 PHILLIPS
 INSPECTOR
 SACRAMENTO CITY

RE: Village Apartments- Cut-off TJI Joists - Unit A PO#30357
 Additional Direction Unit B

CC: Tim Raistrick
 Procal

Mr. Tugaeff:

The purpose of this letter is to state the following:

In bldg. types I, II, and III, the TJI floor joists were inadvertently cut in the A units between lines A1 & X to make clearance for plumbing. The cut-off TJIs bear on the wall line in between, adjacent to the bathtub, which was not designed as a bearing wall according to the plans. However, after re-evaluating the floor loading, the wall and slab can act for bearing for this location. This approval is only good for that specific wall in all A units. Therefore, the joist need not be continuous over the wall as long as all ends are fully blocked. The placement of the TJI is up to the framer as long as joists are spaced at 24" o.c. max.

Similar errors are found in the B units of bldg. type III. The floor plan is similar and the wall between lines B1 & X, adjacent to the bathtub, becomes bearing. Unit B is a three-story unit and the effected wall and foundation cannot take the load imposed by all three stories. Therefore the TJI joists must either be replaced in the third floor framing system or a new footing will need to be laid under the wall at the ground floor. I suggest that the easiest correction would be to replace the third floor joists. Replacing the joists will bring the construction into line with the original plans. After the joists have been replaced, the loading is the same as the A unit on the ground floor wall, and the existing wall and foundation are sufficient to take the load. If it is decided, that a new footing is the way you would like to go, I can provided details at that time.

Sincerely,

Jacob P. Jones
 Project Structural Designer
 Complete Engineering Group





COPY to
David Phillips
Srcto BLOC Dept

Reste
Be B
919 4491

DANIELLAN ASSOCIATES ARCHITECTURE & PLANNING SIXTY CORPORATE PARK IRVING CALIFORNIA 92606 (949) 474-6030
FAX: (949) 474-1422

RFI RESPONSE

DATE:	09/09/02	PROJECT NAME:	Village Apartments
FROM:	Brian D. Miller, AIA	PROJECT NUMBER:	99026
RFI #:	30	Re: 1 Hr. Floor/ Wall assembly	Pages: 3
TO:	George Tugaeff	Paramount Builders	(916) 928-0531
CC:	Bill Schrader	Austin Group	(925) 743-9836
	Jason Manley	Paramount Builders	(209) 545-0505

RESPONSE:

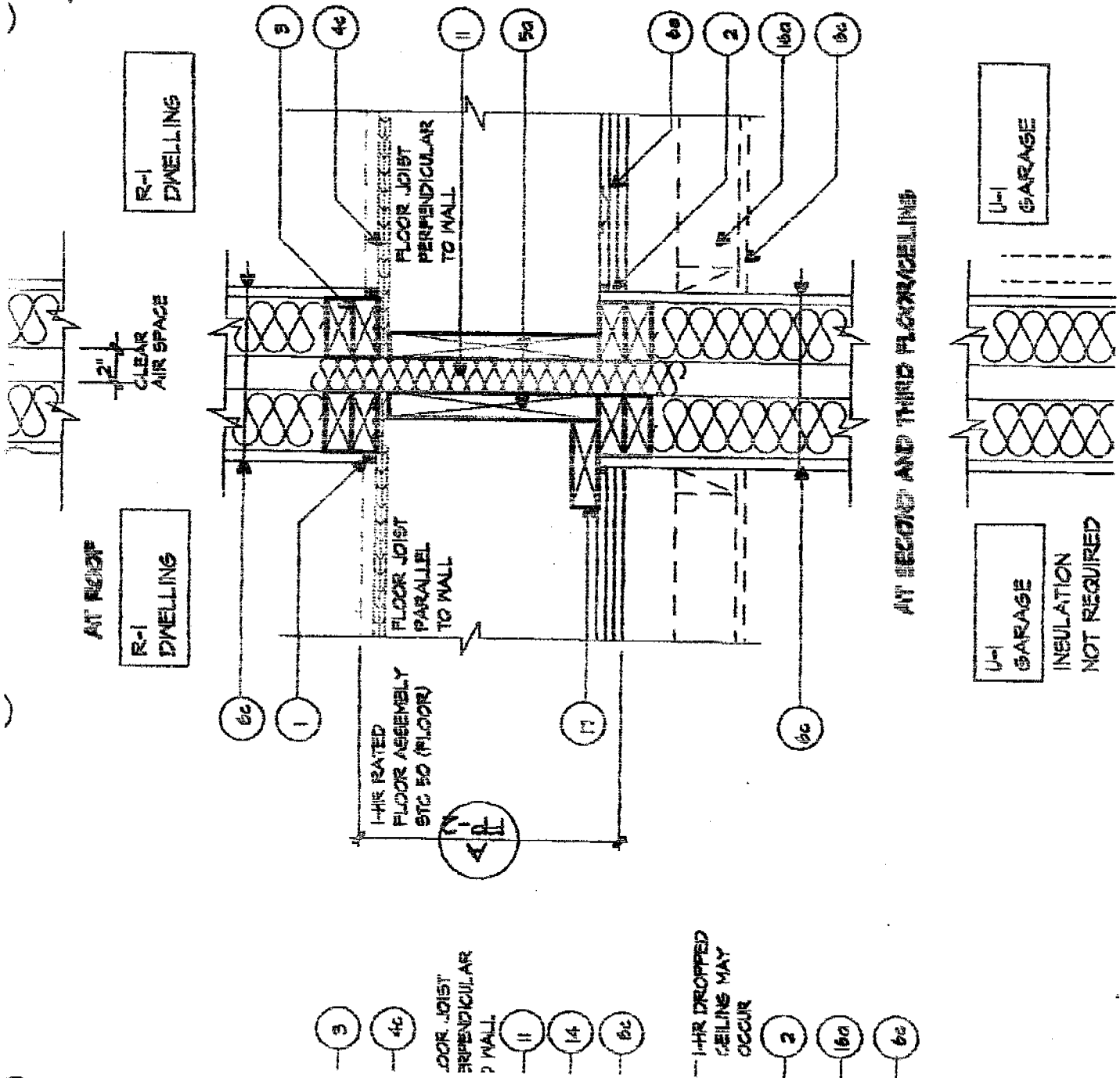
George,

Please see the attached revised detail for the second and third floor/ wall intersections at the 1 Hr dwelling separations. Maintain solid blocking over the walls.

FAX TRANSMITTAL

EXPANDED
AN ALUMINUM
FIRE-RESISTIVE
FOR TRU

5. FRAMING:
 - a. 14" TJI #1 AT PERP TO CRETA VERIFY
 - b. ROOF TR MAXIMUM
 6. GYPSUM BO.
 - a. 1/2" GYPS (5/8" MIN)
 - b. 1/2" TYPE (5/8" TYP)
 - c. 5/8" TYP
 - d. 5/8" TYP
 - e. 1/2" TYPE
 7. RESILIENT C
 8. WALL INSULA SECTION TO)
 9. FLOOR CEIL.
 10. ROOF CEILIN
 11. FIRESTOPPIN HORIZONTAL
 12. 2X STUDS AT
 13. 2X JOISTS.
 14. 2X BLOCKIN
 15. DOUBLE SILL
 16. 2X CEILING - a. METAL FUF (PER USBC
 17. 2X NAILER



Villagio

Apartment Homes

March 12, 2004

City of Sacramento
Planning and Building Department
2101 Arena Boulevard, Room 200
Sacramento, CA 95834

Re: Villagio Apartment Homes
4101 Innovator Drive
Sacramento, CA

To Whom It May Concern:

The heating system for the above referenced project will be maintained per code. In accordance with Section 605.5 of the 2001 California Plumbing Code:

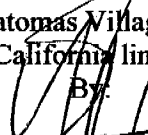
A control valve shall be installed immediately ahead of each water-supplied appliance and immediately ahead of each slip joint or non-metallic and fixture supply or appliance supply.

And, in accordance with section 310.11 of the UBC:

Dwelling units, great rooms & congregate residences shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees at a point three feet above the floor in all habitable rooms.

In the event of a heat system failure and repairs will be longer than 24 hours, we will relocate the resident to a different apartment unit.

Sincerely,

Natomas Villagio LLC
a California limited liability company
By:  Villagio Apartments LLC
a California limited liability company

William F. Schrader, Jr.
Managing Member

4101 Innovator Drive
Sacramento, CA 95834

916.419.4433 (O)

916.419.4002 (F)