

CITY OF SACRAMENTO  
1231 I Street, Sacramento, CA 95814

Permit No: 0014028  
Insp Area: 4

Site Address: 2967 WEST RIVER DR SAC  
Parcel No: 274-0530-051 UNITY PARKSIDE UNIT 1 LOT 51  
N

Sub-Type: NSFR  
Housing (Y/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.

X License Class B License Number \_\_\_\_\_ Date 12-18-00 Contractor Signature Ton Moore

**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 \_\_\_\_\_

PAID  
CITY OF SACRAMENTO  
DEC 18 2000

**IN ISSUING THIS BUILDING PERMIT,** the applicant represents, and the city relies on the representation, that the applicant has 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.

X Date 12-18-00 Applicant/Agent Signature Ton Moore

**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.

X 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 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.

X Date 12-18-00 Applicant Signature Ton Moore

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.



**F. RODGERS INSULATION  
RESIDENTIAL, INC.**

**THERMAL INSULATION CONTRACTORS**  
Commercial • Residential

**1589**

174 LAWRENCE DRIVE, SUITE A • LIVERMORE, CA 94550-0216  
(925) 294-9400 • FAX (925) 294-9475

06615 LOT # 51 TRACT # Livermore

STREET \_\_\_\_\_ CITY \_\_\_\_\_

**EXTERIOR WALLS:**

MANUFACTURER W THICKNESS/TYPE \_\_\_\_\_ R- \_\_\_\_\_ VALUE \_\_\_\_\_

**CELLINGS:**

BATHS: \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- \_\_\_\_\_ VALUE \_\_\_\_\_

MANUFACTURER \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- \_\_\_\_\_ VALUE \_\_\_\_\_

BLOWN IN: \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- \_\_\_\_\_ VALUE \_\_\_\_\_

MANUFACTURER \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- \_\_\_\_\_ VALUE \_\_\_\_\_

OTHER: \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- \_\_\_\_\_ VALUE \_\_\_\_\_

MANUFACTURER \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- \_\_\_\_\_ VALUE \_\_\_\_\_

GENERAL CONTRACTOR \_\_\_\_\_ THICKNESS/TYPE \_\_\_\_\_ R- \_\_\_\_\_ VALUE \_\_\_\_\_

CALIFORNIA CONTRACTORS LICENSE # \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

INSULATION CONTRACTOR F. RODGERS INSULATION RESIDENTIAL  
CALIFORNIA CONTRACTORS LICENSE #771285

5-17-71 DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_

**KWIKKOTE**  
STUCCO SYSTEM  
INSTALLATION CARD

#C30322  
REGIS CONTRACTORS  
PARKSIDE @ RIVERBEND LOT # 51  
2967 WEST RIVER DR. SACRAMENTO

Stucco System Trade Name: KWIK KOTE  
Name Stucco Manufacturer: KWIK KOTE CORP  
ICBO Evaluation Service, Inc. Report No. 3607  
Date of Job Completion 3-21-01

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 Injelle

Date: 5-7-01

Builder Copy

# Regis Contractors

of Northern California, L.P.

**May 3, 2001**

**City of Sacramento  
Building Department  
1231 I Street, Suite 302  
Sacramento, CA 95814**

**RE: Unity Parkside Village One**

**To Whom It May Concern:**

**This letter is to confirm that upon completion of the marketing and sales program at Unity Parkside Village One; Lot 50 and Lot 51 will be converted back to residential use in compliance with the City of Sacramento building code. On Lot 50 the sales office will be converted to a garage, the fencing will be installed and all electrical will be in place.**

**Sincerely,**

**Regis Contractors  
*Of Northern California***

**Don Moore  
Superintendent**



# O'Connor Freeman & Associates, Inc.

structural engineering services

February 23, 2001

Mark Mog

**Regis Homes**

1425 River Park Dr., Suite 530  
Sacramento, CA 95815

Post-it® Fax Note	7671	Date	2-23-01	# of pages	5
To	Don Moore	From	Karl Freeman		
Co./Dept.	Regis	Co.	OFA		
Phone #	929-8244	Phone #	441-5721		
Fax #	929-8240	Fax #	441-5697		

Re: Building Inspector Framing Concerns: Parkside at Riverbend Subdivision  
O'Connor Freeman Job Number: E000903

Dear Mark:

Don Moore contacted our office regarding some concerns the City of Sacramento Building Inspector had with the construction of Plan 4031 and Plan 4040 in the model complex for this project. In Plan 4031 on Lot 51, the framing installed a 3 1/2" wide Micro-Lam beam in lieu of the double floor joists specified. This change is obvious acceptable, but the framer provide full bearing support for this beam and thus had to cut the continuous Micro-Lam needed to the blocked diaphragm over the front entry. Next, the framer installed a section of Rim Joist material with clips to the wall top plate. For this as-built situation, have the framer connect the Micro-Lam and Rim Joist material with a section of plywood with a minimum of (12) 8d nails on each end. These nails are to be no closer than 1 1/2" apart. In the future, the 3 1/2" wide Micro-Lam beam needs only 1/2" of bearing upon the wall to support the tributary loads, so the framer could split the bearing of this beam and the Micro-Lam for the blocked diaphragm.

The other main issue the Building Inspector had was with the notching and cut of the shear wall studs and wall bottom and top plates. If the mudsill is cut, make sure the contractor installs an anchor bolt within 12 inches on each side of the break. In addition, we have included a detail that will address the reinforcing of breaks in the wall bottom and top plates. See the attached details "B" and "C" for reference and review.

In an attempt to address future concerns regarding holes in shear walls, we have attached details "A" and "D" that will adequate address these issues for your reference and review.

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

Sincerely,

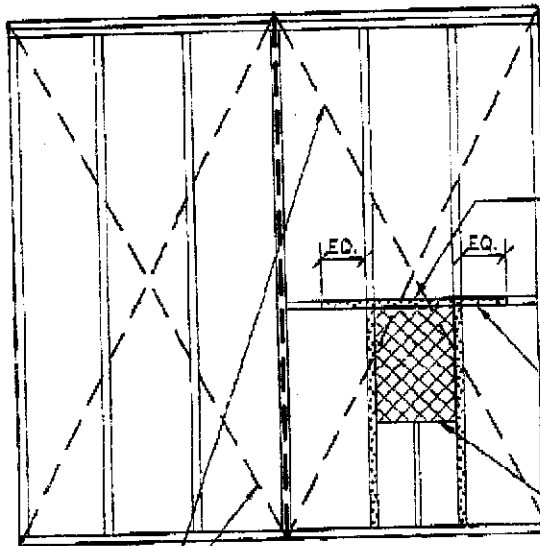
O'Connor Freeman & Associates, Inc.

Karl A. Freeman, P.E.



Enclosures: Details: A, B, C, and D  
cc: File

PANEL ELEVATION



NOTE:  
DO NOT OVER-CUT  
PANEL FOR BOX  
PENETRATION.  
SQUARE CUT HOLES  
SHALL HAVE RADIUS  
CORNERS.

2x BLK'G. ABOVE THE  
METER BOX. EDGE  
NAIL 2x BLK'G. AND  
STUDS ADJACENT TO  
METER BOX SIMILAR TO  
SHEAR PANEL E.N.

SIMP. CS18x36"  
(ALT.: MSTA36)  
w/ 10d NAILS AT  
3" O.C.

GAS/ELECTRIC METER  
BOX, SEE PLAN

SHEAR PANEL  
PER PLAN

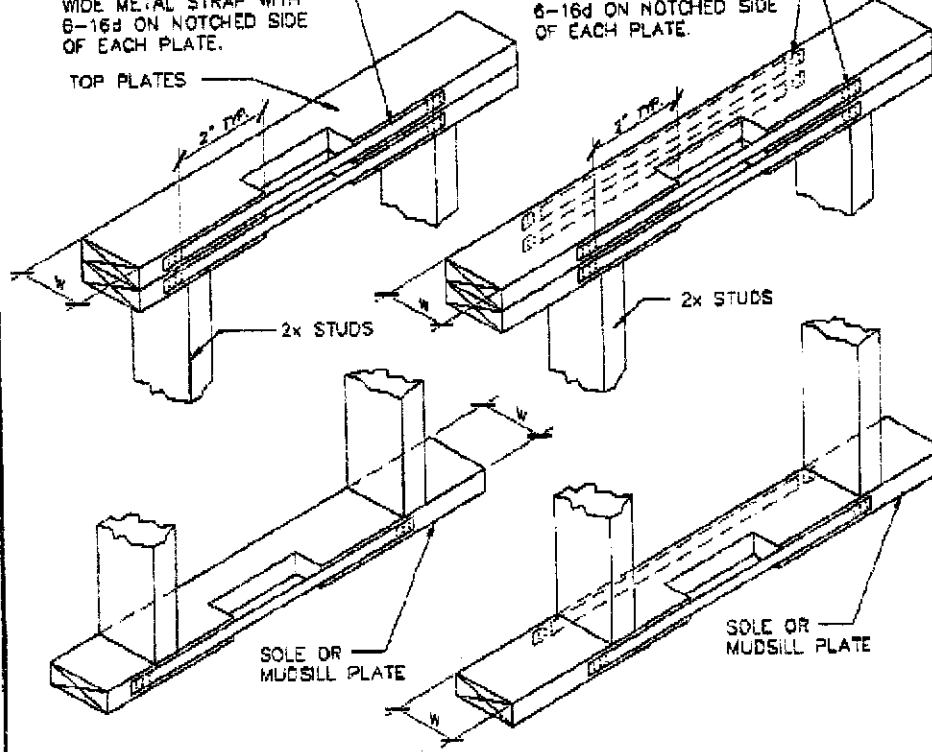
STRAP TIE AT GAS/ELECTRIC METER

SCALE  
N.T.S.

A

INSTALL A MIN. 16 GA.  
GALVANIZED, 1-1/2"  
WIDE METAL STRAP WITH  
6-16d ON NOTCHED SIDE  
OF EACH PLATE.

INSTALL A MIN. 16 GA.  
GALVANIZED, 1-1/2"  
WIDE METAL STRAP WITH  
6-16d ON NOTCHED SIDE  
OF EACH PLATE.



CUT LESS THAN 60%(W)

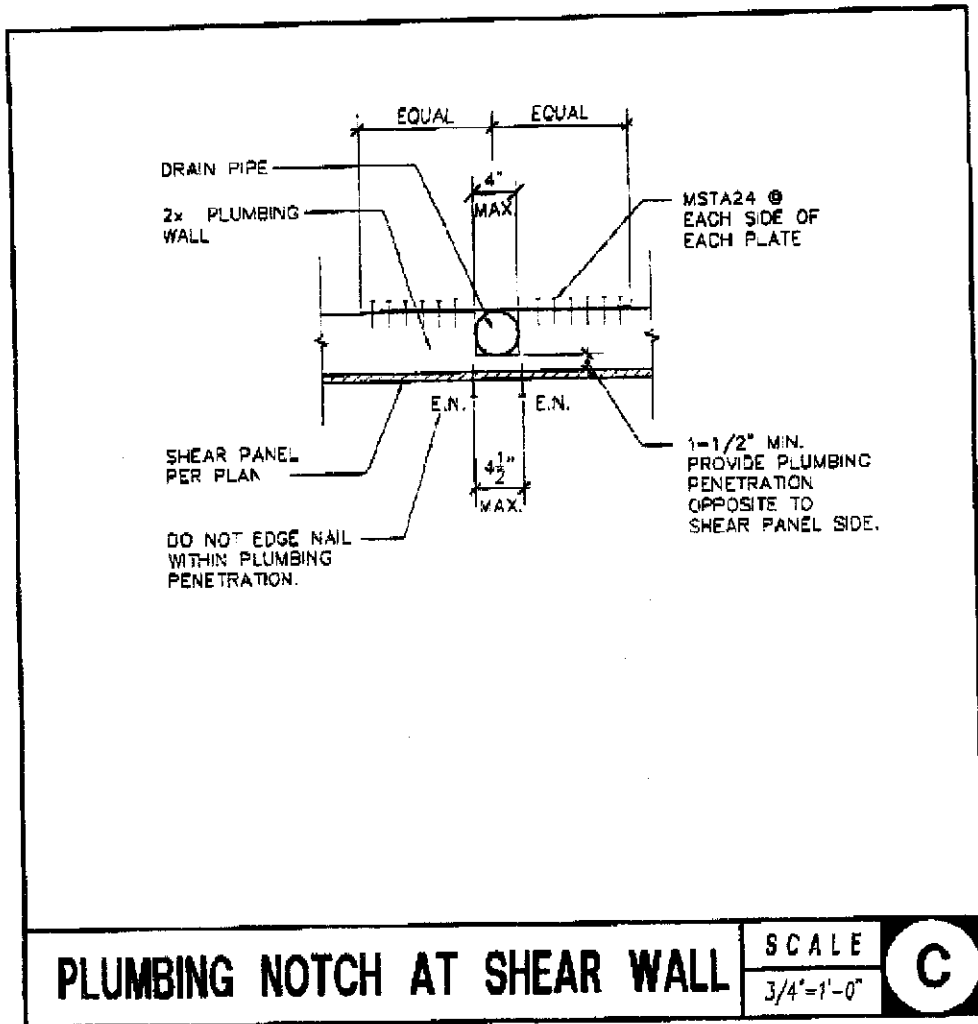
CUT GREATER THAN 60%(W)

# TOP PLATE/SILL NOTCHING & BORING

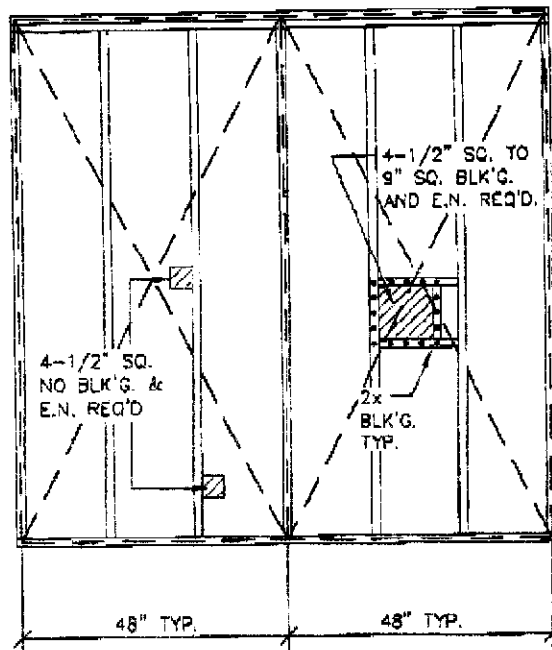
SCALE

N.T.S.

**B**







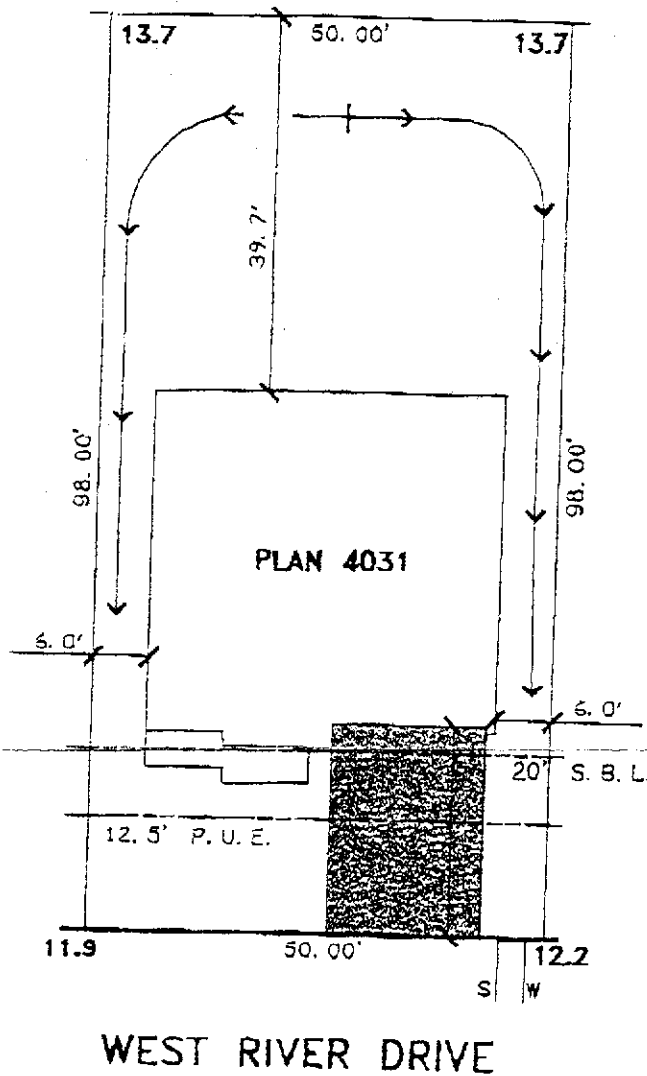
- HOLES UP TO 4-1/2" SQ. DO NOT REQUIRE BLK'G. & E.N.
- HOLES FROM 4-1/2" SQ. TO 9" SQ. REQUIRE BLK'G. & E.N.
- HOLES LARGER THAN 9" SQ. ARE NOT ALLOWED.
- HOLE SIZE INCLUDES THE LENGTH OF THE OVERCUT.
- MAX. ACCUMULATED LENGTH OF OPENINGS SHALL NOT EXCEED 20 PERCENT OF THE WALL LENGTH.
- RECOMMEND CIRCULAR BORED HOLES OR RADIUS CORNER CUTS (TO REDUCE STRESS CONCENTRATIONS).

## SHEAR WALL PENETRATIONS

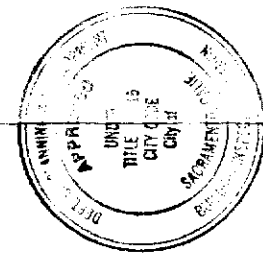
SCALE

N.T.S.

D



This set of plans and enclosures shall remain the property of the City of Sacramento and shall be kept on file in the City Engineer's Office. No changes or alterations shall be made without the prior approval of the Building Inspection Division. The approval of this plan and specifications shall NOT be held to constitute a warranty or violation of any City Ordinance or Code.



DATE: 10-4-00 REV  
 A.P.N.: 274-0530-051  
 ADDRESS: 2967 WEST RIVER DRIVE

LOT AREA: 4,900 SF  
 LOT COVERAGE: 26%

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

UNITY PARKSIDE  
 UNIT NO. 1  
 LOT 51  
 PLAN 4031

UNITY PARKSIDE  
 CITY OF SACRAMENTO, CA  
 REGIS HOMES