

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0401434
Insp Area: 4
Thos Bros: 276J7

Site Address: 2703 RIVER PLAZA DR SAC
Parcel No: 274-0030-065 APT# 94

Sub-Type: REP
Housing (Y/N): N

CONTRACTOR

OWNER

SFC RIVERVIEW RANCH INVESTORS ET AL
800 AIRPORT BLVD STE 502
BURLINGAME CA 94010

ARCHITECT

Nature of Work: REPAIR/REPLACE (MATCH EXISTING) FAILING STAIRS

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 2/4/04 Owner Signature J. C. Mooney

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 2/4/04 Applicant/Agent Signature J. C. Mooney

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 2/4/04 Applicant Signature J. C. Mooney

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: 4840 KOKOMO DR BLD 9 Permit No.: 0401434
Building Use: APARTMENTS/GARAGE Occupancy: R1/U1
Building Owner: LEWIS INVESTMENT CO. LLC Construction Type: V-1HR
Owner Address: UPLAND, CA Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 10433 Sq. Ft.
Date: 1/24/05 By: (Print) Thomas H. O'Leary Sign RON BEEHLER
INTERIM CHIEF BUILDING OFFICIAL

[Finaled By:VF,JBB,AAC,CP,LJH]

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



**WALLACE - KUHL
& ASSOCIATES INC.**

January 24, 2005

Richard L. ...

...

...

...

...

...

Lewis Operating Corporations
Attention: Ron Hardin
9216 Kiefer Blvd.
Sacramento, CA 95826

Special Inspection Final Report
CREEKSIDE APARTMENTS PARCEL 8 - BUILDING 7-8
Sacramento, California
Permit No. 03-01434C
WKA No. 4122.12

In accordance with City of Sacramento inspection requirements, our firm has performed *Special Inspection and Testing* in accordance with Sections 106 and 1701 of the Uniform Building Code for the subject project. Our observation and test results indicate that the following items were constructed, to the best of our knowledge, in accordance with the project's plans and specifications:

Concrete: Inspected placement of reinforcing steel, post tension tendons and concrete for foundations and slabs-on-grade. Obtained concrete samples for laboratory compressive strength testing and performed slump tests.

Post tension Stressing: Performed post tension stressing observation and recorded tendon elongations.

Please contact our office if you have any questions regarding this information.

CORPORATE OFFICE
3300 J Street
West Sacramento
CA 95691
Tel: 916.372.1631
Fax: 916.373.2865

ROCKLAND OFFICE
100 Mendocino Drive
Suite 100
Rockland, CA 95765
Tel: 916.435.9722
Fax: 916.435.9822

STOCKTON OFFICE
3410 West Hamilton Lane
Suite F
Stockton, CA 95219
Tel: 209.234.7722
Fax: 209.234.7727

Wallace - Kuhl & Associates, Inc

David A. Redford
Senior Engineer



DAR:mlo

Copies to: Western National Construction, Inc.
City of Sacramento

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
 1231 I Street, Suite 200 or 2101 Arena Bl., 200
 Sacramento, CA 95814 Sacramento, CA 95834
 (916) 264-5656, 1-866 EZ PERMIT or www.cityofsacramento.org

ACTIVITY # 0401434	Insp. Area
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Applicant to complete all areas down to valuation

ADDRESS 2703 River Plaza Dr., Sacramento, CA 95833 Suite 94
PARCEL # 274-0030-065

CONTACT		LICENSED CONTRACTOR Lic No. # _____	
Name <u>Greg DeFehr</u>	Street Address <u>1175 Lake Blvd.</u>	Name _____	Address _____
City/State/Zip <u>Davis, CA 95616</u>	Phone <u>(530) 400-0842</u> FAX <u>(530) 756-5689</u>	City/State/Zip _____	Phone _____ FAX _____
E-mail: <u>650 740 4620</u>		E-mail: _____	
ARCHITECT/ENGINEER		OWNER	
Name _____	Address _____	Name <u>Stonesfair Management</u>	Address <u>800 Airport Blvd. Suite 502</u>
City/State/Zip _____	Phone _____ FAX _____	City/State/Zip <u>Burlingame, CA 94010</u>	Phone <u>(650) 401-3810</u> FAX <u>(650) 342-2836</u>
E-mail: _____		E-mail: _____	

→ Will permittee have any employees on the jobsite? No Yes → **INSURANCE CO:** State Fund
 → **WORKER'S COMPENSATION POLICY #** 1619331-02 **EXPIRATION DATE:** February 1, 2004

NATURE OF WORK IN DETAIL: Repair or replace failing stairs. One stair
See attached detail.

OCCUPANT/TENANT: Riverview Ranch **VALUATION:** \$ 5,500.00

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

COMMENTS:

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

STONESFAIR MANAGEMENT, LLC

February 12, 2003

Sacramento City Building Permit Department
City and County of Sacramento

Dear Sir or Madam:

This letter serves as confirmation that the following employee, Greg DeFehr is employed with our Company. Greg DeFehr is our designated Project Manager responsible for bids, contracts, capital improvements and deferred maintenance to all of our Sacramento properties. Mr. DeFehr has full authorization in requesting for permits within the Stonesfair Management portfolio. Please do not hesitate to call if you need further information.

Sincerely,



Maryann Fair
Vice President

800 Airport Boulevard, Suite 502, Burlingame, California 94010 (650) 401-3810 FAX (650) 342-2836

STONESFAIR MANAGEMENT, LLC

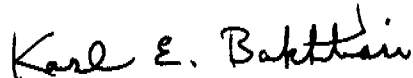
February 3, 2004

Sacramento City Building Permit Department
City and County of Sacramento

Dear Sir or Madam:

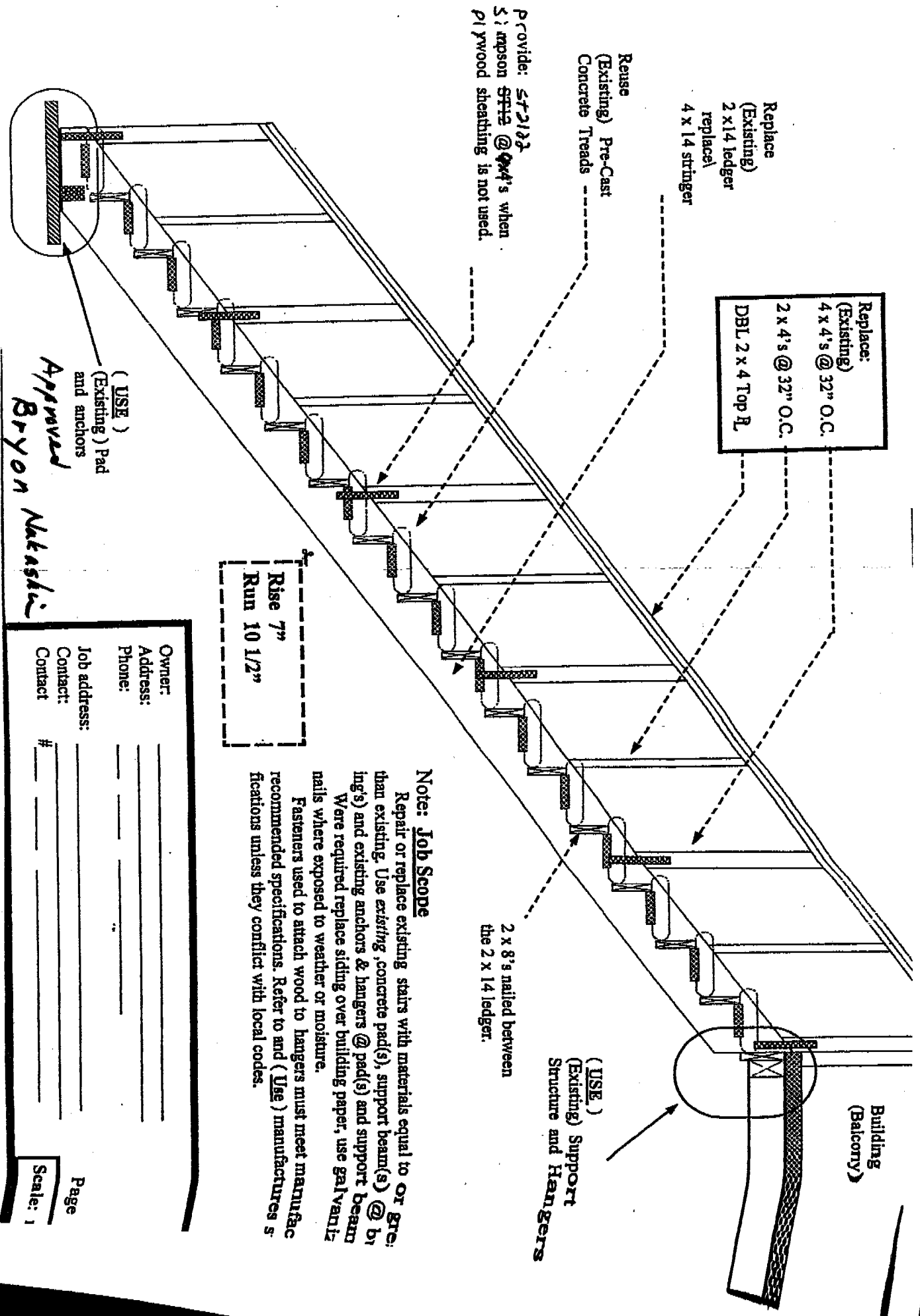
This letter serves as confirmation that the following employee, J.C. Mooney is employed with our Company. J. C. Mooney is our designated Construction Project Manager responsible for bids, contracts, capital improvements and deferred maintenance to all of our Sacramento properties. Mr. Mooney has full authorization in requesting for permits within the Stonesfair Management portfolio. Please do not hesitate to call if you need further information.

Sincerely,



Karl E. Bakhtiari
President

KEB:ala



Provide: ~~5/2/83~~
 Simpson ~~5/12~~ @ ~~4~~'s when
 plywood sheathing is not used.

Replace:
 (Existing)
 4 x 4's @ 32" O.C.
 2 x 4's @ 32" O.C.
 DBL 2 x 4 Top Fl.

Rise 7"
 Run 10 1/2"

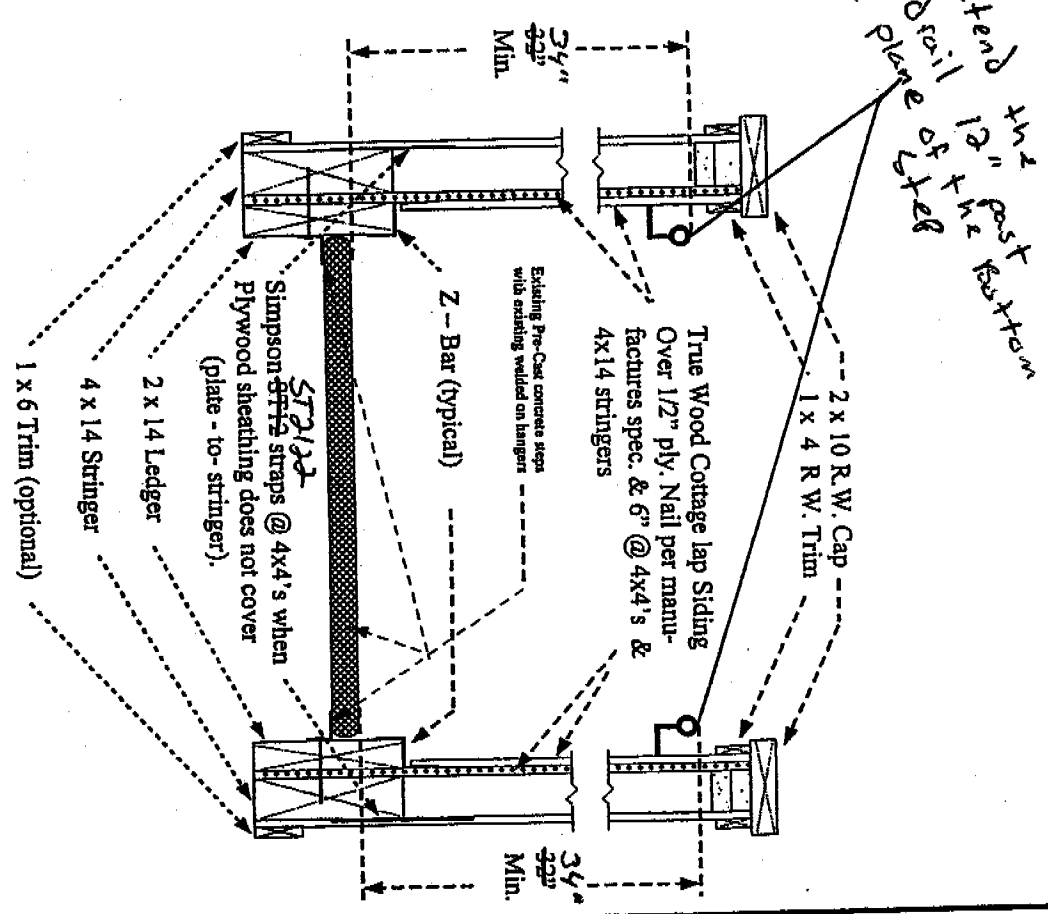
Note: Job Scope
 Repair or replace existing stairs with materials equal to or greater than existing. Use existing concrete pad(s), support beam(s) @ building(s) and existing anchors & hangers @ pad(s) and support beam(s). Where required replace siding over building paper, use galvanized nails where exposed to weather or moisture. Fasteners used to attach wood to hangers must meet manufacturer recommended specifications. Refer to and (Use) manufacturer's specifications unless they conflict with local codes.

(USE)
 (Existing) Pad
 and anchors
 Approved
 Bryon Nakashiki

Owner: _____
 Address: _____
 Phone: _____
 Job address: _____
 Contact: _____
 Contact: _____ # _____

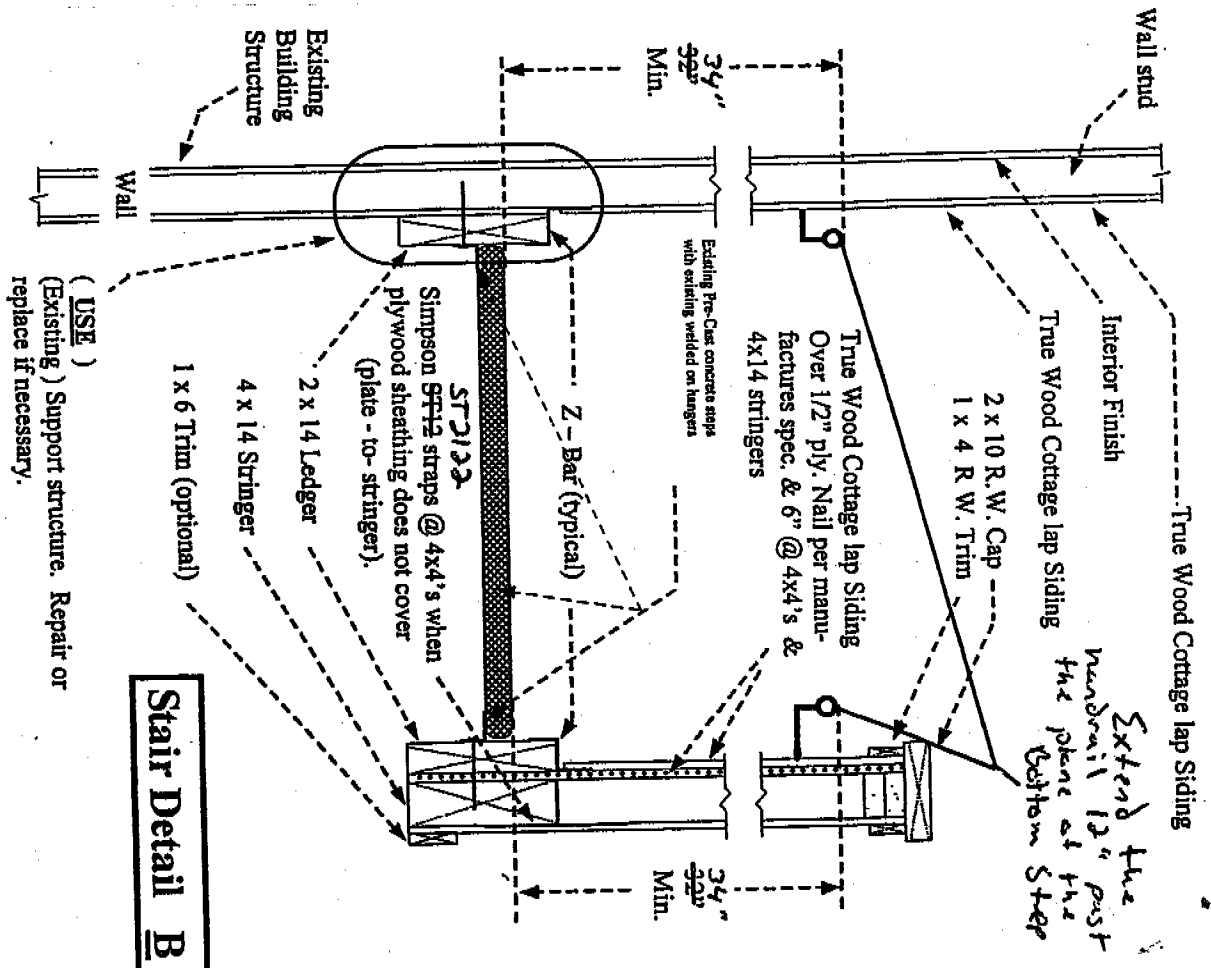
Page _____
 Scale: 1

Extend the handrail 12" past bottom of the landing



Stair Detail A

Extend the handrail 12" past the plane of the bottom step



Stair Detail B

Owner: _____
 Address: _____
 Phone: _____
 Job address: _____
 Contact: _____
 Contact #: _____

Page 2 of 2
 Scale: no scale