

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0217667

Insp Area: 4

Thos Bros: 276 J4

Site Address: 3351 DUCKHORN DR SAC St: BLD#1

Sub-Type: NAPT

Parcel No: 225-0187-010

BLDG # 1

Housing (Y/N): N

CONTRACTOR

**PACIFIC WEST BUILDERS
7025 LONGLEY LANE #60
RENO NV 89511**

OWNER

**PACIFIC LOFTS PARTNERS LP
7025 LONGLEY LN #60
RENO NV 89511**

ARCHITECT

**BURKE ARCHITECTURE
27184 ORTEGA HWY #202
SAN JUAN CAPISTRANO CA 92675**

Nature of Work: APARTMENT BUILDING 1, TYPE II, 14 UNITS, 17,706 SF

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 754967 Date 8/15/03 Contractor Signature [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 8/15/03 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 8/15/03 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 **STAR INS** Policy Number **238-0000508-02** Exp Date **04/01/2003**

____ (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 8/15/03 Applicant Signature [Signature]

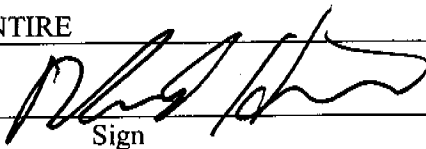
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address: 3351 DUCKHORN DR BLD 1 Permit No.: 0217667
Building Use: APARTMENTS Occupancy: R1
Building Owner: PACIFIC LOFTS PARTNERS LP Construction Type: V-1HR
Owner Address: RENO, NEVADA Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 17706 Sq. Ft.
7/16/04
Date By: (Print)  Sign **DENNIS RICHARDSON**
CHIEF BUILDING OFFICIAL

[Finaled ByDKS,MSK,JZB,CP,LH]

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



Stantec

RENO 6980 Sierra Center Parkway, Ste.100
 Reno, Nevada 89511
 (775) 850-0777 • fax 850-0787

LAS VEGAS 7251 West Charleston Boulevard
 Las Vegas, Nevada 89117
 (702) 258-0115 • fax 258-4956

PHOENIX 8211 South 48th Street
 Phoenix, Arizona 85044-5355
 (602) 438-2200 • fax 431-9562

Mr. Robert Scott
 NEVADA PACIFIC WEST BUILDERS, INC.
 7025 Longley Lane, Suite 60
 Reno, Nevada 89511

FIELD REPORT

Report No. _____
 PAGE 1 OF 1

DATE 10-6-03	JOB NO. 80501327
PROJECT THE LOFTS AT NATOMAS	
PERMIT NUMBER 0305292	
LOCATION SACRAMENTO, CALIFORNIA	
OWNER	
CONTRACTOR NEVADA PACIFIC WEST BUILDERS, INC.	
WEATHER	TEMP at AM at PM
PRESENT AT SITE <i>Eary/PacWest</i> <i>Gil Mitchell Conc.</i>	

THE FOLLOWING WAS NOTED:

I arrived on site to inspect forms placement of PT tendons and steel reinforcement and struct. hold downs for Bldg. 14 the Recreation Ctr. Note: As per City insp, correct notice 3" clearance below HD bolts done. Water removed from holes & trenches and damaged tendon sheathing taped. Placement of tendons and reinforcement and struct. hold downs in accord with project specs.

FIELD DENSITY SUMMARY

Test No.	Title: Source:	Elevation	In Place Dry Density (PCF)	In Place Moisture Content (%)	Optimum Moisture Content (%)	Maximum Dry Density (PCF)	Relative Compaction (%)	Specified Relative Compaction (Min. %)

* FG=Finish Grade / SG=Subgrade / RG=Rough Grade / OG=Original Grade / FTG=Footing Grade / BC=Base Course / Prefix B=Below

CONCRETE FIELD TEST SUMMARY

Mix Number:	Spec Strength	Concrete	Grout	Mortar	Other
Truck No.	Location	Cyls Taken	Slump "	Air Content %	Conc Temp F

IN HOUSE ROUTE TO: BRM__	Copies To: Ron Yasui, City of Sacramento Building Department Joe Neithercutt Construction Jim Snider, Nevada Pacific West Builders, Sacramento
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Form No. QCP3.7A (07/02)

SIGNATURE

[Handwritten Signature]



Stantec

Mr. Robert Scott
NEVADA PACIFIC WEST BUILDERS, INC.
7025 Longley Lane, Suite 60
Reno, Nevada 89511

RENO..... 6980 Sierra Center Parkway, Ste.100
Reno, Nevada 89511
(775) 850-0777 • fax 850-0787

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PHOENIX..... 8211 South 48th Street
Phoenix, Arizona 85044-5355
(602) 438-2200 • fax 431-9562

FIELD REPORT

PAGE 1 OF 1 Report No.

DATE <i>10-7-03</i>	JOB NO. 80501327
PROJECT THE LOFTS AT NATOMAS	
PERMIT NUMBER 0305292	
LOCATION SACRAMENTO, CALIFORNIA	
OWNER	
CONTRACTOR NEVADA PACIFIC WEST BUILDERS, INC.	
WEATHER	TEMP at AM at PM
PRESENT AT SITE <i>Gary/Pac West</i> <i>Gil Mitchell Conc.</i>	

THE FOLLOWING WAS NOTED:

I arrived on site to inspect formwork placement of PT tendons and steel reinforcement and struct. hold downs for RT, SOG, and footings for Bldg 1 type II. It appeared that the above were in accord with project plans as specs, with following exceptions: (1) one added tendon at bldg match line expansion joint south side between tendons 78 and 79. (2) Deleted tendon unnecessary with form correction, see Engineers notes. (3) 1 struct. hold down reinforced with double mat and footing expansion to compensate for plum line location, see Engineers Note. Location of HD Lgt. inside cor of N gate entry/W.

FIELD DENSITY SUMMARY

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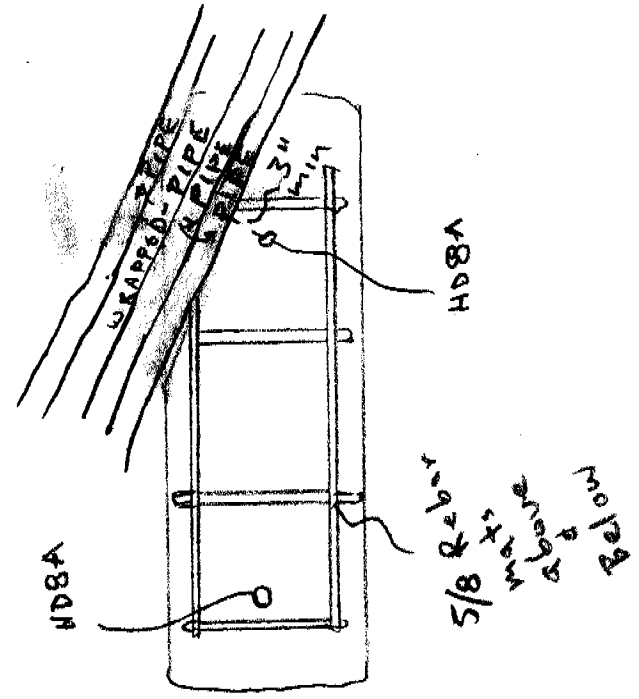
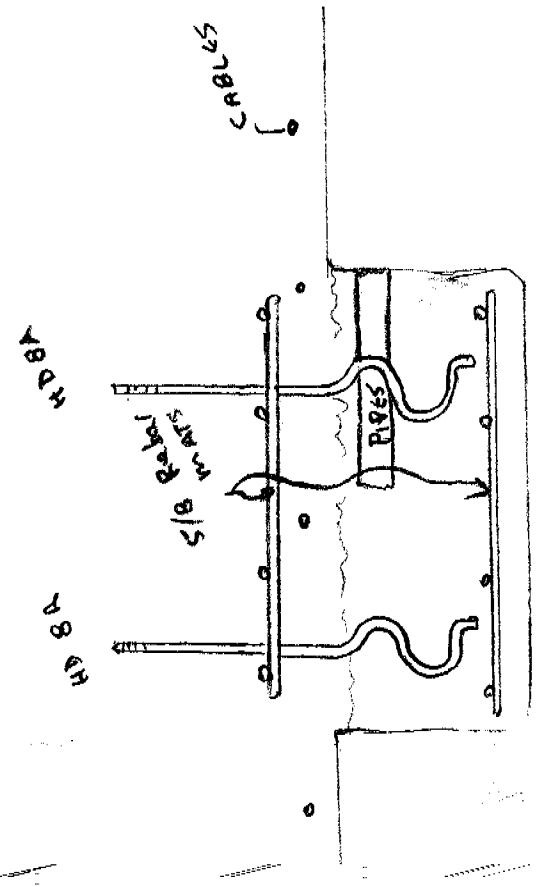
IN HOUSE ROUTE TO: BRM _____	Copies To: Ron Yasui, City of Sacramento Building Department Joe Neithercutt Construction Jim Snider, Nevada Pacific West Builders, Sacramento
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SIGNATURE

Paul Blaylock

10/2/03

Bldgs #1 Type II



Garth
Brighton
257-4177
Lofts
the

AZunit at water heater Room wall

Stantec Consulting Inc.
2590 Venture Oaks Way
Sacramento CA 95833
Tel: (916) 569-2500 Fax: (916) 921-9274
stantec.com



Stantec

July 15, 2004
Stantec Consulting Project No. 80501327

Mr. Bill Pennington
PACIFIC WEST BUILDERS
7025 Longley Lane, Suite 60
Reno, Nevada 89511

**RE: Final Project Report Buildings #1, 2, 3 and the Recreation Center
The Lofts at Natomas Apartments
3351 Duckhorn Drive
Sacramento, California
Building Permit Numbers -0217667, 02176668, 0217669 and 0217523**

Dear Mr. Pennington:

This is to certify that Stantec Consulting Inc. performed special inspection on the following portions of the work at the above address, which required special inspection for which Stantec Consulting Inc. was employed to inspect:

- Epoxy Bolting
- Earthwork including:
 - Excavation
 - Fill Compaction
 - Special Grading
- Reinforced Concrete
- Bolts Installed In Concrete
- Post-tensioned Concrete
- Foundation Observation
- Masonry Wall

Based upon observations and written reports of this work, it is our judgment that the inspected work was performed, to the best of our knowledge, in accordance with the approved (stamped) plans, specifications and the applicable workmanship provision of the Uniform Building Code.

Sincerely,

STANTEC CONSULTING INC.

Justin V. Legg
Project Special Inspector

John Bittermann, PE
Project Manager
QA/QC Services
CE Number C58401
Expiration Date 12-31-06

JVL:JB:jwl
c: Ron Yasui, Building Official, City of Sacramento

