

CITY OF SACRAMENTO

Permit No: 0010929

1231 I Street, Sacramento, CA 95814

Insp Area: I
Thos Bros: 298E1 528

Site Address: 931 T ST SAC

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

Parcel No: 009-0072-010

BLDG C

CONTRACTOR

ZAKSKORN CONSTRUCTION CO
780 WEST GRAND AVE
OAKLAND CA 94612-1052

OWNER

931 T ST DEV CO, LLC
2229 J ST
SACRAMENTO 98816

ARCHITECT

Nature of Work: 3 UNIT 2 STORY APT W/LIVE WORK SPACE ON UNIT 5 AND BASEMENT PARKIG (BLDG C)

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.

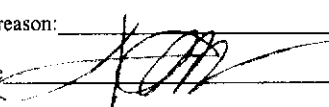
License Class _____ License Number 2837 Date _____ Contractor Signature _____

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.)

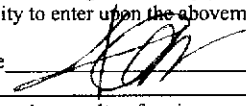
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. _____ B & PC for this reason: _____

Date 9/13/01 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 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 9/13/01 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 STATE FUND Policy Number 46-9348-01 Exp Date 01/01/2002

(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 9/13/01 Applicant Signature 

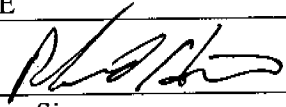
WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S 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:	<u>931 T STREET - BUILDING C</u>	Permit No.:	<u>0010929</u>
Building Use:	<u>APARTMENTS</u>	Occupancy:	<u>R1/U1/B</u>
Building Owner:	<u>931 T STREET DEVELOPMENT</u>	Construction Type:	<u>VN</u>
Owner Address:	<u>2229 J STREET</u>	Sprinkled?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Portion of Building Occupied:	<u>ENTIRE</u>	Area:	<u>10,120</u> Sq. Ft.
3/3/03	RICHARD HEINS		DENNIS RICHARDSON
Date	By: (Print)	Sign	CHIEF BUILDING OFFICIAL

[Finaled By: GTD,MJS,KR,GRS,CP]

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

APPLICATION FOR COMMERCIAL BUILDING PERMIT

DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES SECTION

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

ACTIVITY # 0010929 Insp. Area K

Office (A)

Applicant **MUST** complete ALL Unshaded areas

ADDRESS 931 T STREET

Suite BLDG 2 UNITS 1-5

PARCEL # 009-0072-010, 009-0072-0011, 009-0072-012 (MERGED INTO ONE)

CONTACT <u>MOBAYBPO</u> Name <u>CRAIG STRADLEY</u> <u>NDTESTINE</u> <u>4560G.</u> Address <u>2229 J. STREET SAC, CA 95816</u> Phone <u>916.443.1033</u> FAX <u>916.443.7234</u> E-mail <u>Cstradley@moyno.com</u>		LICENSED CONTRACTOR Lic No. # Name <u>MARK READ, PODREAD # 504</u> Address <u>1241 MAPLE GLEN RD, SAC, CA 95864</u> Phone <u>916.489.6243</u> FAX <u>916.489.7214</u> E-mail	
ARCHITECT/ENGINEER Name <u>BRAD POLLINS, POINT 2 STRUCT. ENG</u> Address <u>2300 N STREET, SUITE 3 SAC, CA 95816</u> Phone <u>916.442.4842</u> FAX <u>916.442.4848</u> E-mail		OWNER Name <u>931 T STREET DEVELOPMENT CO., LLC</u> Address <u>2229 J STREET</u> Phone <u>916.443.1033</u> FAX <u>916.443.7234</u> E-mail	

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: _____

→ WORKER'S COMPENSATION POLICY # _____ EXPIRATION DATE: _____

NATURE OF WORK IN DETAIL: BUILDING "G": A 1,200 SF BUILDING CONSISTING OF
2 RESIDENTIAL UNITS - A TWO STORY RESIDENTIAL AND ONE UNIT AS A
LIVE/WORK UNIT. WITH SIX PARKING SPACES LOCATED UNDER THE UNITS
IN THE BUILDING. 585,092.10 ~~700,000.00~~

OCCUPANT/TENANT: R-1 (LV/WK) B or M. w/ R-1 ABOVE VALUATION: \$60 PER SF.

FLOOD STATUS:		S.C.A.T. 101, 200, 201, X1.11, X1.12, X1.14, X1.17, X1.27								
JOB DESCRIPTION		<u>BLDG</u>	SHELL	APT	TI ()	REM ()	SW	<u>FIRE</u>	ADD	OTH
INSPECTION DISCIPLINES		<u>BLDG</u>	<u>MECH</u>	<u>PLUMB</u>	<u>ELEC</u>	<u>SITE</u>	<u>FIRE</u>			
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req	Fed Code	Vio.	File	
		<u>8000</u>		<u>R-1</u>	<u>V-N</u>	<u>Y/N</u>	<u>04</u>	(H)	(Quad)	
						<u>SPR</u>	<u>ALARM</u>			
<u>(H)</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>UTI</u>	
								<u>2</u>	<u>2</u>	

COMMENTS:

L.V. 6796 (WORK AREA 738) 6796

COND 940 (ARABG 2586 (2006+580)) 738

2586

120 SF 8220

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed

R1/U-1/F-2

sprink 11060 SF

CRAIG STRADLEY 2143 1033

X1-31
X12
X16

Christa

**City of Sacramento
Water and Sewer Service Quotation
FY 99/00**

Date: 01/25/01		Time:	Planning No.: P00-059		Plan Check No.: 0010922	
Address: 931 T Street				Parcel No.: 009-0072-010		
Description: 3-2 story residential units and a small work/living quarters.						
Subdivision Map: 9-10/S-T Streets old book (268)					Water Page No.: 24	
Estimate By: Dilley/Mary/Sherrie						
Engineering Firm: Cunningham Engineering				Project Engineer: Robert Thiem		
				Phone No.: 530 758-2026		
				Fax No.: 530 758-2066		
Sewer Jurisdiction: <input type="checkbox"/> County <input checked="" type="checkbox"/> City						
Comment No.1		1-6" Fire service and 1-4" Domestic service installed on off-site plans.				
Comment No.2		No development fee for water due to infill fee waiver by planning.				
Comment No.3		1-6" Sewer tap installed on off-site plans.				
Comment No.4						
Comment No.5						
Comment No.6						
TOTAL WATER DEV. FEES: \$0				20 hrs x \$75 per hour = \$1,500		
TOTAL SEWER DEV. FEES: \$278				or \$300.00 (whichever is greater)		
				Total on-site grading and drainage review fee: \$1,500		

Water Service Quotations

Main Size	Serv. Size			St. Tap	Esmt. Tap	Description	No. of Tap	No. of Meter	Tap Fee/ea.	Meter Fee/ea.	Total Tap cost	Development Fees
	D	I	F									
											\$0	
											\$0	
											\$0	
											\$0	
											\$0	
											\$0	
											\$0	
4" TAP AND 3" METER												
6"	4"					3" meter only		1		\$1,790	\$1,790	
											n/a	
ABANDONMENT												
		Abandon			in.							
		Abandon			in.							
CREDIT												
		Credit for			in.			1				
		Credit for			in.			1				
							0		Fire Hydrant			
Total for Water											\$1,790	\$0

Sewer Service Quotations

Main Size	Service Size	Description	QTY	Full St W (FT)	No. OF MH	Total Tap cost	Development Fees
8"	6"	Development Fee Only	1			\$0	\$278
		Easement Tap + MH + Dev. Fee				\$0	
		Street Tap + MH + Dev. Fee				\$0	
		Credit					\$0
Total for Sewer						\$0	\$278

Note: Total cost = Qty. x Street/2 x Tap Fee + MH Fee, MH Fee is \$1200.00

Sewer Tap Construction Charge: \$0
 Water Main Construction Charge: \$1,790
Total For Address: \$1,790

entire

Date of Request: _____

By: _____

Office Copy

CITY OF SACRAMENTO DEVELOPMENT SERVICES DIVISION
PLANNING AND ZONING INFORMATION REQUEST

Project Address: 931 T STREET

Assessor's Parcel Number: 009-0072-010, 009-0072-0011, 009-0072-012

Previous Use: NONE, VACANT LOT

Description of Request/Proposed Use: CONSISTS OF 13 UNITS w/ 12 RESIDENTIAL TWO STORY UNITS AND ONE LIVE WORK UNIT. THERE ARE 6 PARKING SPACES PER BUILDING LOCATED BELOW UNITS IN BUILDING, FOR A TOTAL OF 18 P.S.

Is This a Change of Use? _____

Zoning Designation: RMD

Prior Applications for Project Site(P#, Z#, DRPB#): P00-059; PB00-029

Comments: MUST COMPLY w/ the requirements of P00-059 & PB00-029 prior to permit issuance.

Are There Any Planning Issues?: (circle one) YES 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

Planning Review by/Date: [Signature] 9/14/00

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

MICROFILM AFTER FINAL

Microfilm

WATER SUPPLY TEST - DEPARTMENT OF UTILITIES

1395 35TH AVENUE SACRAMENTO, CA. 95822 PHONE: 916/264-1430 FAX: 916/264-1497	TEST NO: #1 00-69 COMPLETE DATE: 8-17-00 ANALYSIS FEE: \$90.00 FIELD TEST FEE: \$340.00	FILE NO: 200-0069 PSI DATE PAID: 8-2-00 DATE PAID: 8-2-00
CONTACT PERSON: CRAIG STRADLEY	PHONE NO: 443-1033	FAX NO: 443-7234
COMPANY: MOGAVERO NOTESTIVE	CELL PHONE NO:	
COMPANY ADDRESS: 2229 J STREET	STREET ADDRESS OF TEST: 931 T Street	
PURPOSE OF TEST: FOR DESIGN	ASSessor's PARCEL NUMBER: 009-0072-004, 10, 11, 12	

The undersigned agrees to the following terms and conditions:

- (1) The street address shown above is correct.
- (2) Water supply data is developed from several sources of information which may include water supply test data, pipe network computer models, and continuous pressure recording stations. The design water supply data given below is to be used for design purposes.
- (3) Although the water supply data reported herein is believed to be accurate, the City makes no warranty, guarantee, certification or other representation of any kind that such data is accurate or correct, or that the pressures and/or flow rates reported herein can or will be maintained. The undersigned agrees that the City, its officers and employees shall not be liable for any damages of any kind resulting from the use of or reliance upon the water supply data reported herein by the undersigned or by any third party.
- (4) If the undersigned desires to witness the water supply test performed by the City, please check the box below:
 I want to witness this water supply test, which will be scheduled at the convenience of the Department of Utilities.
- (5) If the undersigned elects to hire a licensed engineer, at the undersigned's sole expense, to witness and certify the water supply test performed by the City, please check the box below:
 At my expense, I will arrange for a licensed engineer to witness and certify this water supply test, which will be scheduled at the convenience of the Department of Utilities.

Print Name: Craig Stradley Signature: *C. Stradley* Date: 8-1-00

ENGINEERING REQUEST DATE: 8-2-00 DATE OF TEST: 8-3-00 TIME OF TEST: 10:00 AM

WATER MAIN SIZE: 6" TEST CONDUCTED BY: Steckline-Martinez, ERIC

Test #	HYDRANT NO.	MAP PAGE	STATIC PRESS. (PSI)	RESIDUAL PRESS. (PSI)	PILOT PRESS. (PSI)	OUTLET DIA. (IN.)	COEFFICIENT		CALC. FLOW @ PRES. (G.P.M.)	FLOW @ 20 PSI (G.P.M.)
							C ₁	C ₂		
RESIDUAL #1	31	24	56	50						
FLOWED	30	24			16	4 1/2	0.90	0.83	1805	
FLOWED							TOTAL		1805	
FLOWED										
FLOWED										

• THE WATER SUPPLY TEST DATA IS NOT TO BE USED FOR THE DESIGN OF DOMESTIC WATER SYSTEMS.
 • (STATIC PRESS. - RESIDUAL PRESS.) / (STATIC PRESS. - 20 PSI) IS LESS THAN 25%. THEREFORE, THESE RESULTS ARE ONLY VALID FOR FLOWS NOT EXCEEDING _____ G.P.M.

	ACTUAL	DESIGN (1)
STATIC PRESSURE	56 PSI	50 PSI
RESIDUAL PRESSURE	50 PSI	44 PSI
TOTAL FLOW @ RESIDUAL	1800 G.P.M.	1800 G.P.M.
TOTAL FLOW @ 20 PSI	1800 G.P.M.	1800 G.P.M.

(1) The Design Water Supply Data reflects fluctuations and future demands on the water distribution system. It is to be used for design purposes.
 10/12/99

Customer Service Group
 PWA Water Quality Engineering for
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

*Latest update
 on areas
 ready to issue*

SRCSD

REQUEST FOR SEWER FEE QUOTE

00-10922 ✖
 00-10928
 00-10929

DATE	8/20/01	REQUESTOR	BARBARA LARSEN	NUMBER OF PAGES		any question 264-5906
FROM	City of	SACRAMENTO CITY		FAX	264-7046	PHONE
TO	SRCSD Customer Service	MARSHALL		FAX	876-6161	PHONE
						876-6100

URGENT -- Applicant is in office or ready to pay permit
 If urgent, call to notify an Engineering employee that you faxed a request.
 Press zero to speak to the operator.

NOT URGENT -- Applicant has requested informal quote

Applicant	NAME	BRAD ROLINS	PHONE	442-4842
Property	ASSESSOR'S PARCEL NUMBER(S)	009-0072-009 010 011 012	PROPERTY ADDRESS	931 T ST BLDGs A, B, + C
Project	PLAN CHECK # BUILDING PERMIT NO	00-10922 00-10928 00-10929	(mark all that apply)	New construction <input checked="" type="checkbox"/> Remodel <input type="checkbox"/> Change in use <input type="checkbox"/>
	USE	CURRENT // PREVIOUS Vacant land (I don't know what another)	PLANNED	(3 BLDGS total) BASEMENT BLDG A 4 (TWO STORY) UNITS w PKG GARAGE B 41" " " " C 51" " " "
	SQUARE FOOTAGE	CURRENT // PREVIOUS total liv. AREA = 18563 office 238 GARAGE 7855	PLANNED	incl 1 office LIVE WORK AREA A 5782 LIVE AREA B 5985 " " C 6796 SF LIVING AREA OFFICE incl 738



**WALLACE · KUHL
& ASSOCIATES INC.**

Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

February 24, 2003

**PERMIT NO.
BLDG. A 0010922
BLDG. B 0010928
BLDG. C 0010929**

931 T Street Development, LLC
Attention: David Mogavero
2012 K Street
Sacramento, CA 95814

Special Inspection Final Report
931 T STREET CONDOMINIUMS
WKA No. 4548.04

In accordance with City of Sacramento special 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 and concrete for Buildings A, B and C footings and slab-on-grade, retaining wall footings, and driveways. Obtained concrete samples, performed slump tests and performed laboratory compressive strength testing.

Structural Steel: Performed field welding inspection of No. 4 and 5 rebar welded to tube steel columns to be embedded in masonry walls (ref. SSK-4). Monitored contractor compliance with Welding Procedure Specifications (WPS). Checked welder certification records.

Masonry: Inspected placement of concrete masonry units (CMU), reinforcing steel and grout for basement walls, building perimeter columns and retaining wall. Monitored grout consistency and consolidation during placement. Obtained grout, mortar and CMU samples for laboratory compressive strength testing.

CORPORATE OFFICE
3050 Industrial Boulevard
West Sacramento
CA 95691
Tel 916.372.1434
Fax 916.372.2565

ROCKLIN OFFICE
500 Menlo Drive
Suite 100
Rocklin, CA 95765
Tel 916.435.9722
Fax 916.435.9822

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

931 T STREET CONDOMINIUMS
WKA No. 4548.04
February 24, 2003
Page 2

Note: As requested by the owner, we did not test the 28-day specimens for two sets of mortar and grout samples after the 7 day tests met design strength.

Concrete
Anchors: Proof load tested concrete sleeve anchors at beam seats in Buildings A, B and C by torque method.

Last date at jobsite: September 13, 2002

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

Wallace - Kuhl & Associates, Inc.


David A. Redford
Senior Engineer



DAR:mlo

cc: Zcon Builders
City of Sacramento