

**CITY OF SACRAMENTO**  
1231 I Street, Sacramento, CA 95814

**Permit No: 0417162**

**Insp Area: 4**

**Thos Bros:**

**Sub-Type: NGRDNG**

**Housing (Y/N): N**

**Site Address: 2981 ADVANTAGE WY SAC**

**Parcel No: 225-1960-009**

**CONTRACTOR**

S D DEACON  
7745 GREENBACK LN #250  
CITRUS HEIGHTS CA 95610

**OWNER**

GEWEKE FAMILY PARTERSHIP  
2475 MAGGIO CR  
LODI, CA 95240

**ARCHITECT**

**Nature of Work: GRADING AND SITE UTILITIES**

**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 B License Number 760475 Date 11/8/04 Contractor Signature Michael Inge

**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 a 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**  
NOV 08 2004  
NORTH PERMIT  
CENTER

**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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 11/8/04 Applicant/Agent Signature Michael Inge

**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 AMERICAN ZURICH INS CO Policy Number WC350459101 Exp Date 06/01/2005

(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 11/8/04 Applicant Signature Michael Inge

**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.**

**APPLICATION FOR COMMERCIAL BUILDING PERMIT**

**0417162**

**CITY OF SACRAMENTO**  
 DEVELOPMENT SERVICES DIVISION  
 PERMIT SERVICES SECTION  
 1231 I Street, Rm. 200  
 Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

ACTIVITY # <b>0417162</b>	Insp. Area
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Applicant **MUST** complete ALL Unshaded areas

ADDRESS 2981 ADVANTAGE WY Suite \_\_\_\_\_  
 PARCEL # 225-1960-009

<b>CAPABLE DEV CONTACT</b> Name <u>PATRICK MCCUEN</u> Street Address <u>528 34th ST</u> City/State/Zip <u>W SAC 95605</u> Phone <u>374-1162</u> FAX <u>374-8447</u> E-mail: <u>CELL: 425-3062</u>	<b>LICENSED CONTRACTOR</b> Lic No. # <u>760479</u> Name <u>SD DEACON</u> Address <u>7745 GREENBACK LN #250</u> City/State/Zip <u>CITRUS HEIGHTS</u> Phone <u>916-969-0900</u> FAX <u>916-729-0900</u> E-mail: _____
<b>ARCHITECT/ENGINEER</b> Name _____ Address _____ City/State/Zip _____ Phone _____ FAX _____ E-mail: _____	<b>OWNER</b> Name _____ Address _____ City/State/Zip _____ Phone _____ FAX _____ 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: GRADING & SITE UTILITIES

OCCUPANT/TENANT: HOLIDAY INN EXPRESS VALUATION: \$ 107,200.00

FLOOD STATUS:		S.C.A.T.									
JOB DESCRIPTION		BLDG	SHELL	APT	TI( )	REM( )	SW	FIRE	ADD	OTH	
INSPECTION DISCIPLINES		BLDG	MECH	PLUMB	ELEC		SITE		FIRE		
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N		Fed Code	Vio. File		
						SPR	ALARM		[H]	[Quad]	
<u>1</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>UTIL</u>		
		<u>TA</u>		<u>GMC</u>	<u>NMT</u>	<u>LWH</u>			<u>JPA</u>	<u>MBD</u>	

COMMENTS: \* GEOTECH REPORT IS WITH THE PRIMARY PERMIT #

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

City of Sacramento Planning Division  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 2981 Advantage Way		APN: 225-1960-009 (newly assigned APN) Old APN: 225-0070-049	
DRPB AREA / PUD / SPD: Natomas Crossing PUD		ZONING: HC & EC-50	
EXISTING LAND USE: Vacant			
PROPOSED USE: New commercial hotel (Holiday Inn Express)			
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:			
<input type="checkbox"/>	Planning review is NOT required.		
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.		
<input type="checkbox"/>	Requires APPLICATION(s): PC      ZA      IR      ER      DR      PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.		
<input type="checkbox"/>	Application(s) IN PROGRESS: Applicant may submit for component building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.		
<input checked="" type="checkbox"/>	Application(s) COMPLETED: P03-055 (approved 10-23-03) hotel SF P01-028 TM Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 10 day appeal period.		
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.		
<input type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided.		
<input type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.		
<input checked="" type="checkbox"/>	Route to SITE for plan check and inspection.		
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.		
COMMENTS: Check for compliance with the above files. Confirmed final map has been approved with Project Planner 8-5-04.			
DATE: 8-5-04		BY: Sally Shore	



Permit # 0417162

2981 ADVANTAGE way

AIC  
 12,100

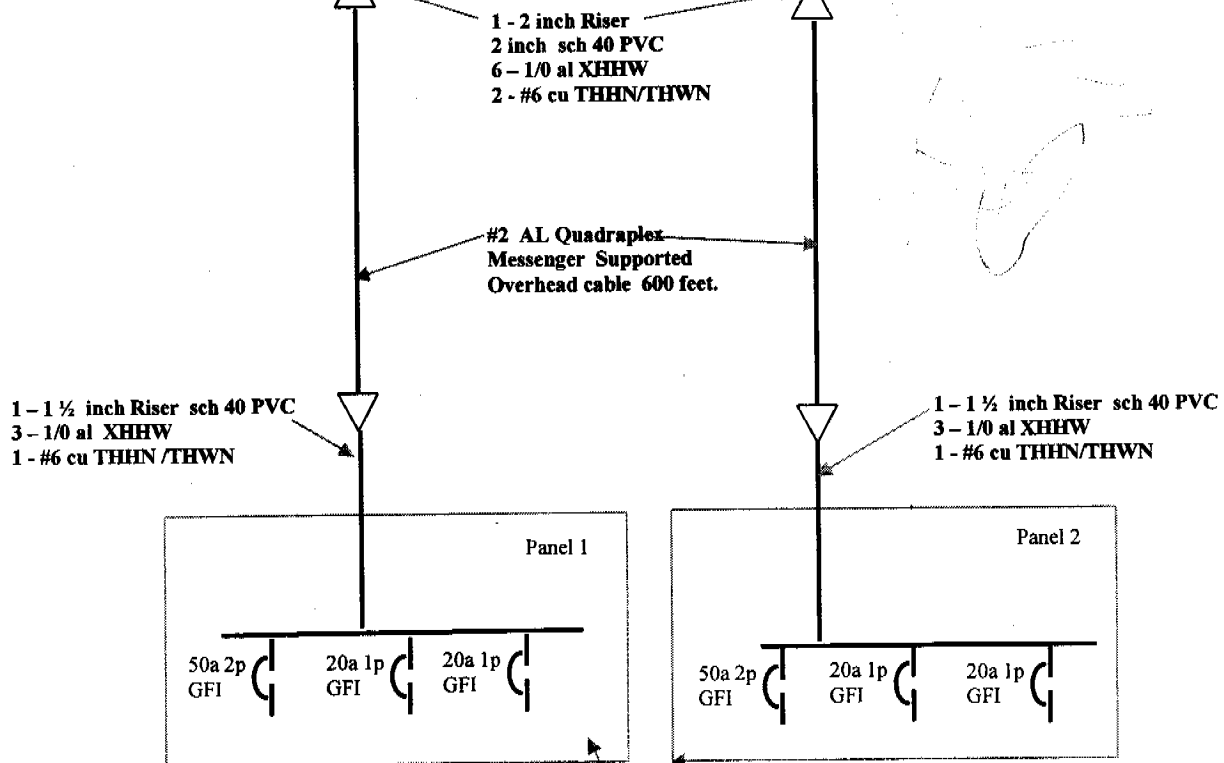
200 amp 120/240v  
 Single Phase Metered  
 Service Panel w 5<sup>th</sup> clip

Service Disconnect  
 Circuit Breaker  
 200 amps  
 AIC 42,000

Ground #4 cu solid

2 inch ridged nipple  
 3-250 MCM AL XHHW  
 1 - #6 THHN/THWN cu

200 amp 120/240v 3w, 1ph Distribution  
 Panel Main Lug  
 22,000 AIC



Panel s 1 & 2 are Identical  
 Distribution Panel Overhead  
 100 amp 120/240v 1ph, 3w  
 Main Lug  
 10k AIC

Each panel feeds  
 2 - 20 amps Twist lock Receptacles  
 1 - 50 amp Twist lock Receptacle

Distance 600 feet  
 Estimated Load 7200w Each  
 VD = 4.8% for each panel

APPROVED PER 1999  
 NATIONAL ELECTRICAL CODE  
 AND CITY OF SACRAMENTO  
 AMENDMENTS *mb* 1-11-05

ELECTRICAL DIVISION

# Del Paso ~~BLVD~~ Road

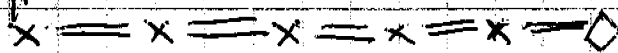
Holiday Inn Express

ITR

T  
75'

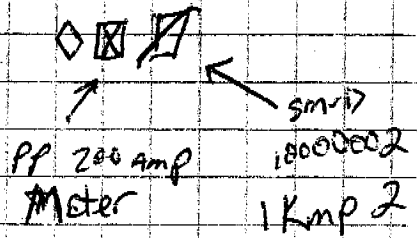


300'



Advantage Way

75'



USA 003035 - 003046

1/16/05 2:30

Ex 2/1/05

The approval of all Electrical Work is subject to field inspections

E. Commerce

75'

# ALLEGHANY PROPERTIES, INC.

2150 River Plaza Drive, Suite 155 • Sacramento, California 95833 • (916) 648-7700

December 7, 2004

Patrick McCuen  
Capitol Avenue Development  
528 3<sup>rd</sup> Street  
West Sacramento, CA 95691

RE: Temporary Power  
Natomas Crossing Area 3 - Parcel 12

Dear Pat,

Please accept this letter as authorization to enter and establish a temporary power service on land owned by Alleghany Properties, Inc., (Natomas Crossing Parcel 12). However, please note authorization is subject to the following terms:

- The temporary service will be separately metered and billed to the using party.
- Any damage to property or personal injury as a result of the installation, operation, relocation, or removal shall be the responsibility of Capitol Avenue Development or its contractors.
- The poles shall be relocated or removed at the request of Alleghany Properties, Inc. or any successor in interest to the property within 30-days of notice.
- Upon removal of the temporary service, the site shall be returned to a condition similar or better to that prior to installation of the service.

Sincerely,



Greg Guardino  
Vice President  
Alleghany Properties, Inc.

The approval of all Electrical Work  
is subject to field inspections



12/14/2004

Attn: Clay  
Power Plus

**SUBJECT:** Notification # 30115864

SMUD's service point for the above subject address is as follows:

**TRANSFORMER 1-KMP-2, OPPOSITE SIDE OF STREET FROM SITE - 2981  
ADVANTAGE WAY**

A maximum fault current of 12,100 amps, symmetrical, is based on the largest transformer that could be needed to serve the Single [X] Combined [ ] main sizes of 200 amps.

This information is based on a service configuration of a 120/208 volt, single phase, 3 wire, underground service and the following assumptions:

1. The largest transformer that could be needed is 75 kVA with 2.0 % impedance,
2. A primary system impedance of zero ohms,
3. No motor contributions to the fault, and
4. Zero ohms fault impedance.

Any changes to the above information will require a new Service Commitment Letter from SMUD.

Please feel free to contact me at (916) 732-5801 if you have any questions regarding this information.

Regards,

Gaylin Fleming  
Engineering Designer, Distribution Services  
Sacramento Municipal Utility District

*The approval of all Electrical Work  
is subject to field inspections*