

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9713395
Insp Area: 4

Site Address: 2520 VENTURE OAKS WY SAC
Parcel No: 2740320032

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

CONTRACTOR
EARL CONSTRUCTION
3940 INDUSTRIAL BL
WEST SACRAMENTO CA
Phone: 916-371-4100

OWNER
SACRAMENTO PROPERTIES HOLDINGS
SACRAMENTO CA
95691 95834
Phone:

ARCHITECT
BOCOCK B H
4041 EL CAMINO WY
PALO ALTO CA 94306
Phone: 415-856-9570

Nature of Work: NEW BUILDING - FINAL GRADING, UNDERGROUND UTILITIES AND FOUNDATIO

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 N/A Lender's Address N/A

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 AYB License Number 511371 Date 10-6-97 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 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 or 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 or 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 _____

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.

Date _____ 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 REPUBLIC INDEMNITY Policy Number 12345

(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 10-6-97 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 FEES.

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

CITY OF SACRAMENTO
PAID - BI
OCT 06 1997
BUILDING INSP.



CAPITOL ENGINEERING LABORATORIES, INC.

Materials Testing • Inspection • Crane Certification

CHARLES L. FRIES, President
HOWARD K. ANDERSON, V.P.

File No. 4764
June 10, 1998

Ms. Michelle Azevedo
Spieler Properties
2150 River Plaza Drive, #160
Sacramento, California 95833

Project: Gateway Oaks
Permits #568635 & #9713395 ^{2520 Venture Oaks}

Subject: Final Special Inspection Report

We have completed the following special inspection services. To the best of our knowledge the work has been completed in accordance with the approved project documents.

1. Concrete 3000 psi and above
2. Reinforcement for Item #1
3. Welding all field & shop excluding open web joists
4. Fireproofing of structural steel
5. Precast concrete panels and connections

All services were conducted under my general technical supervision.

Very truly yours,

CAPITOL ENGINEERING LABORATORIES, INC.

Charles L. Fries

cc: City Bldg. Dept
Cole•Yee•Schubert
Earl Construction

060598.463/ry

CITY OF SACRAMENTO
BUILDING INSPECTIONS DIVISION
PERMIT SERVICES SECTION

PC # 5388

Address 2520 Venture Oaks Wy

This application will need one or more of the following items before it can be issued.

- Owner/Builder form
- Current Certificate of Worker's Comp. (City of Sacramento listed as Certificate Holder.)
- Letter of Authorization for employees to sign (Contractor).

~~_____~~

Driveway Permit - 1231 I Street, #200, 264-7995

County Regional Sanitation Permit (Howard Richmond)
827 - 7th Street, Rm. 105, Window 10 - Ph: 875-6679

Special Inspection Forms

PERMIT FEES \$ _____

A-99 Flood Waiver Form

Hazardous Materials Form

SCAT

Other: _____

Date Notified _____

Plans in Bin # _____

Initials: _____

"D" By: RAR

CITY OF SACRAMENTO
BUILDING INSPECTION DIVISION
COMMERCIAL PLAN CHECK FEE RECEIPT
(916) 264-7619

YOUR PLAN CHECK # IS: 5388

DATE 7/4, 19 97

PROJ. VAL. \$ 250,000.00

PLAN CHECK FEE \$ 1,498.95

CITY OF SACRAMENTO
PAID - BI

PARTIAL FEE (BALANCE OF P.C. FEE DUE \$ _____)

SEP 04 1997

PROJECT ADDRESS: _____

JOB DESCRIPTION: _____

BLDG SHELL APT T.I. REM SITE FIRE ADD BUILDING INSPEC.
STATE SPEAKER PROPERTIES

RECEIVED OF _____ IN ACCORDANCE WITH SECTION 9.51
OF THE SACRAMENTO CITY BUILDING CODE FOR SERVICES TO BE RENDERED IN CHECKING THE PLANS SUBMITTED
PLANS ARE SCHEDULED FOR THE FOLLOWING REVIEW:

BLDG L/S PLUMB MECH ELECT FIRE SITE DEV. FEES P.W. ROUTE

RECEIVED BY: [Signature]

Planning Division COMMERCIAL PRELIMINARY Information Request

BUILDING CHECK ONE:

Over the counter review and issue permit _____
Will be taken in and reviewed for site conditions _____
Will be taken in but not reviewed for site conditions _____
Information only, pre-submittal information _____

Customer Name: Sally Kim Phone Number: 853-9620

Project address: _____
APN: 274-0320-032 Current site use: Dirt

INITIAL

Need to verify APN: _____ Proposed Site use: Building

Describe what is being requested: APPRAIAL & COMMENTS

*Grading
Underground -
foundation
for 84,000 sq ft
office*

Requested by: ROR Date: 9-4-97

Zone _____ Overlay / SPD / PUD / R-review _____

- Planning staff Review required _____
- Planning Hearing required _____
- Design Review required _____
- No Planning Issues _____
- Counter ok review by site cond. _____

Prior Applications on site P# 97-073 Z# _____

DR# _____ PB# _____ IR# _____

Comments: Needs the approved Special Permit

Planning review by: D. Smith Date: 9-4-97

MUST BE REVIEWED BY PLANNING

- | | | |
|-----------------|----------------------|---------------|
| Care Facilities | Anything Residential | Restaurants |
| Churches | Day care | Sidewalk Cafe |
| Drive-through | Lot Line adjustments | |
| Medical Offices | Bars | |

Security gates
CELLULAR COMMUNICATION FACILITIES

CITY OF SACRAMENTO
 APPLICATION FOR BUILDING PERMIT
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 BUILDING INSPECTION DIVISION

Proj
 PAT 970009

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

WICKETS Comp Policy # COMPANY

EXP. DATE

2520
 ADDRESS VENTURE OAKS DRIVE P.C. # 5388
 PARCEL # 274-0320-032 SUITE #
 AREA # 5388

CONTACT
 NAME SALLY KIRK LICENSED CONTRACTOR
 ADDRESS 712 BAY STATE CT NAME EARL CONSTRUCTION
COOK RIVER ZIP 95670 ADDRESS 3940 - LAUSTINE BLVD
 PHONE 853-9620 FAX: () 853-5557 U.S.A. ZIP 95691
 PHONE 371-4100

ARCH./ENG. OWNER/TENANT
 NAME D.H. BOGGER NAME SPIEKER PROPERTIES
 ADDRESS 4041 - EL CAMINO WAY ADDRESS 2150 - RIVER PLAZA DR
TRIO ALTO ZIP 94306 SAC ZIP 95833
 PHONE 415-856-9570 PHONE 922-5600

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO
 NATURE OF WORK IN DETAIL: ROUGH GRADING FINAL GRADING
& UNDERGROUND UTILITIES, FDOT

D.B.A. VALUATION \$ 250,000
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS S.C.A.T.

JOB DESCR. BLDG SHEL APT TI() REM() SW FIRE ADD OTH
 INSP. DISCIPLINES BLDG MECH PLUMB ELEC SITE FIRE

# OF STORIES	AREA 1ST FL.	TOTAL AREA	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED. CODE	VIO. FILE
<u>4</u>		<u>87,000</u>				<u>yes</u>		
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>	<u>D</u>	<u>R</u>
					<u>ETC</u>			

COMMENTS:
Get SMI ECT on the shell
Change SMI to \$1,009.89
Have TI space and core separated
Danny Lee Has his plans



CAPITOL ENGINEERING LABORATORIES, INC.

631 Commerce Drive, Suite #200, Roseville, California 95678 • (916) 786-2488

JOB REPORT

PAGE: _____

PROJECT NAME: GATEWAY OAKS FILE NO. 4764

INSPECTOR: J. Rose I.C.B. # 42170 DATE: 10-27-97

PERSONS CONTACTED: JACK, EARL (CONST.); SCOTT, PEREZ (CONST.) PERMIT #: 97-13395

REFERENCE DOCUMENTS: DWGS WEATHER: _____

SERVICE PROVIDED: CONCRETE (INSP) / SAMPLE ONLY / PU MASONRY WELDING (SHOP / FIELD) SOILS
OTHER

(AM) REINFORCEMENT AND ANCHOR BOLT PLACEMENT AT GEOPIER SPREAD
FOOTINGS LINES 6, 4 & 2, A THRU F - APPEAR AS PER DRAWINGS.
CLEARANCE DEFICIENCIES & DEBRIS IN POUR AREAS STILL NEED TO
BE ADDRESSED.
- 4, F NOT SCHEDULED TO BE POURED -

(PM) CLEARANCE DEFICIENCIES CORRECTED / AREAS CLEANED
OF FILL CONCRETE

COMPLIANCE OF WORK: OK -
WILL REVIEW AREA AGAIN IN AM

ATTACHMENTS: _____

EQUIPMENT/SUPPLIES USED: _____

NEXT VISIT: 10-28-97 CONC. POUR

START TIME: _____ ARRIVED JOB: _____ LEFT JOB: _____ OFFICE USE ONLY:

REGULAR TIME: _____ OT: _____ MILES: _____ BILLABLE R/T: _____

REMARKS: _____ BILLABLE O/T: _____

REVIEWED BY: _____ BILLABLE MILES: _____



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JOB REPORT

PAGE: _____

PROJECT NAME: GATEWAY OAKS FILE NO. 4764

INSPECTOR: J. Rede ICB# 42170 DATE: 10-23-97

PERSONS CONTACTED: JACK, EARL (CONSTR.); Gil, Struct. Eng. (C.E.S.) PERMIT #: 97-13395

REFERENCE DOCUMENTS: DWGS WEATHER: _____

SERVICE PROVIDED: CONCRETE (INSP/SAMPLE ONLY/PU) MASONRY WELDING (SHOP/FIELD) SOILS

OTHER _____

INSPECT REINFORCEMENT PLACEMENT AT GEOPEDS: Line 6, E & F; Line 4, A, B, C, D & F; Line 2, B, C, D, E & F ALL REINFORCEMENT SIZE/PLACEMENT PER DRAWINGS - ANCHOR BOLTS WITH TEMPLATES BEING INSTALLED - CHECKED ELEVATIONS, BASE PLATE SEC'D. (SS.I). ANCHOR BOLTS STILL NEED TO BE SET TO PROPER ELEV., POINTED OUT CLEARANCE DEFICIENCIES (REF. TO SOIL) AND DEBRIS TO BE CLEANED FOR POUR AREAS.

REVIEWED DRAWINGS WITH SCOTT (PEREZ CONSTR)

STRUCTURAL ENG. ON SITE - REVIEWED POUR AREAS WITH HIM.

COMPLIANCE OF WORK: WORK IN PROGRESS NO APPROVAL GIVEN FOR CONC. POUR

ATTACHMENTS: _____

EQUIPMENT/SUPPLIES USED: _____

NEXT VISIT: 10-27-97

START TIME: _____ ARRIVED JOB: _____ LEFT JOB: _____ OFFICE USE ONLY:

REGULAR TIME: _____ OT: _____ MILES: _____ BILLABLE R/T: _____

REMARKS: _____ BILLABLE O/T: _____

REVIEWED BY: _____ BILLABLE MILES: _____



CAPITOL ENGINEERING LABORATORIES, INC.

631 Commerce Drive, Suite #200, Roseville, California 95678 • (916) 786-2488

JOB REPORT

PAGE: _____

PROJECT NAME: GATEWAY CAKS FILE NO. 4744

INSPECTOR: J. Bede 10B042170 DATE: 10-22-97

PERSONS CONTACTED: JACK, EARL (CONST.); SCOTT, PEREZ (CONST.) PERMIT #: 97-13395

REFERENCE DOCUMENTS: DWGS WEATHER: CLEAR/WARM

SERVICE PROVIDED: CONCRETE (INSP) SAMPLE ONLY / PU MASONRY WELDING (SHOP / FIELD) SOILS

OTHER _____

INSPECT REIN. PLACEMENT AT GEPIER SPREAD FOOTINGS - REINFORCEMENT
OK AT LINE 4, B, C & D - NO ANCHOR BOLTS HAVE BEEN INSTALLED.

WORK IN PROGRESS AT: LINE 6, E & F; LINE 4, A & H; F; LINE 2, B
AND F.

REQUESTED COPIES OF APPROVED MIX DESIGNS (CONC.)

COMPLIANCE OF WORK: WORK IN PROGRESS - NO AREAS APPROVED FOR CONCRETE.

ATTACHMENTS: _____

EQUIPMENT/SUPPLIES USED: _____

NEXT VISIT: 10-23-97

START TIME: _____ ARRIVED JOB: _____ LEFT JOB: _____ OFFICE USE ONLY:

REGULAR TIME: _____ OT: _____ MILES: _____ BILLABLE RT: _____

REMARKS: _____ BILLABLE OT: _____

REVIEWED BY: _____ BILLABLE MILES: _____

CITY OF SACRAMENTO
 BUILDING INSPECTION * DEPARTMENT OF PLANNING AND DEVELOPMENT
 1231 I STREET * SACRAMENTO, CA 95814 * PHONE (916)264-7619

STRUCTURAL TESTS AND INSPECTIONS SCHEDULE

PRIOR TO OBTAINING THE PERMIT, THE PROJECT OWNER SHALL COMPLETE, SIGN AND SUBMIT THIS FORM FOR THE BUILDING INSPECTION DIVISION FOR APPROVAL.

PROJECT NAME: _____ PLAN REVIEW # 5308
 PROJECT ADDRESS: 2520 Venture Oaks Dr. PERMIT NUMBER _____

TESTING/INSPECTION AGENCY/IES: _____

OWNER'S NAME: _____ SIGNATURE: _____
 (Please Print)

FOR FOUNDATION PERMIT ONLY

hereby certifies that the Testing/Inspection agency named above has been engaged to perform structural tests and inspections during construction, as noted below, to satisfy all applicable portions of the Uniform Building Code.

INSPECTIONS REQUIRED

In accordance with Sections 302 and 306 of the Uniform Building code, special inspections shall be performed on the following items (circled):

<u>Item</u>	<u>Description</u>	<u>Ref. Dwg.*</u>
①	CONCRETE <u>$f_c' = 3.0 \text{ ksi}$ for tie beams & Foundations</u>	<u>S-1.0</u>
②	<u>REINFORCING/PRESTRESS STEEL</u> <u>$f_y = 60 \text{ ksi}$</u>	<u>S-1.0</u>
3.	WELDING _____	_____
4.	HIGH STRENGTH BOLTING _____	_____
5.	STRUCTURAL MASONRY _____	_____
⑥	PILING, DRILLED PIERS, CAISSONS <u>Geopiers</u>	<u>S-1.0, 2.1</u> <u>S-3.1</u>
7.	SPRAY APPLIED PROOFING _____	_____
⑧	OTHER: <u>Excavation & Compaction</u>	<u>S-1.0</u>

* Referenced drawings listed represent a sample of the item requiring special inspection and are not intended to document all drawings or specifications containing information pertaining to that item.

BID APPROVAL _____ Date _____ BID #382(02/95)

PLAN CHECK ROUTING PROCEDURE

Date Received: 9-4-97 Plan Check #: 5388
 Project: FOUNDATION & UNDERGROUND UTILITIES
 Address: 2526 Venture Oaks W. 4
 Legal Description: _____ Fire Zone: _____
 Contractor: Earl Telephone: _____
 Address: _____ City License: _____
 Architect: _____ Telephone: _____

PUBLIC WORKS - ENGINEERING TRANSPORTATION:
 927 - 10th Street, Room 100, Ron Perry

CIVIL ENGINEERING Paul Faulk 10-3-97 Date Received: _____
 Approved: _____ Disapproved _____
 Total frontage length of New Street Improvements: _____ LF
 Comments: _____
 Right of Way Dedication : Approved _____ Disapprove _____
 Public Improvement Agreement: Approved _____ Disapprove _____
 Surety Bond, etc. : Approved _____ Disapprove _____
 Staking and Inspection Fee : \$ _____

TRAFFIC ENGINEERING
 927 - 10th Street, Room 100, Paul Favilla

Approved: _____ Disapproved Paul Faulk 10-3-97
 Need new driveway permit YES
 No driveway permit needed _____
 Removal of abandoned driveway _____
 Comments 35' MAX DRIVEWAY OR VARIANCE REQUIRED

PUBLIC WORKS - WATER & SEWER, ~~PLANNING, ARCH, REVIEW COMMITTEE,~~
 927 - 10th Street, Room 100, Ron Perry

Approved: Paul Faulk 10-3-97 Disapproved _____ Date Received: _____
 Comments: water & drainage (County Sewer S.D.1 Fee Required)

SITE CONDITIONS UNIT (264-7619)
 Steve Reed, Gary Spross, Wes Jigour

Approved _____ Approved with Changes _____ Date Received: _____
 Review Zone: _____ Special Permit: _____ Disapproved _____
 Parking Spaces Furnished: _____ Variances: _____
 Parking Spaces Required: _____
 Comments: _____

ARCHITECTURAL ADVISORY COMMITTEE
 (264-5604) Dick Hastings

Is property located in a Civic Improvement District _____ Date Received: _____
 Meeting Approved _____ Approved with Changes _____ Disapproved _____
 Item# _____ Comments _____
 P# _____