

CITY OF SACRAMENTO

Permit No: 9806832

1231 I Street, Sacramento, CA 95814

Insp Area: 3

Site Address: 3341 POWER INN RD SAC

Sub-Type: NCOM

Parcel No: 0790310049

Housing (Y/N): N

CONTRACTOR

PCM BUILDERS
8413 JACKSON RD #B
SACRAMENTO CA

95826

OWNER

PHASE 1 REGIONAL PARK GENERAL
3321 POWER INN RD STE 100
SACRAMENTO, CA

95826

ARCHITECT

Nature of Work: FOUNDATION ONLY FOR NEW 3 STORY OFFICE BUILDING SHELL

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 U.S. BANK Lender's Address 509 9TH STREET

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 715590 Date 9/16/98 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 3 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 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 9/16/98 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.

X 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 BUSINESS MENS ASSURANCE Policy Number WP 97B148565 11-1-98

(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 9/16/98 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
APPLICATION FOR BUILDING PERMIT

98-09151C
98-09151C

→ Applicant must complete ALL Unshaded areas ←

DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES DIVISION

1231 I Street, Rm. 200
Sacramento, CA 95814

(916) 264-7619 FAX 264-7046

PC# 6278 AREA # 3C

ADDRESS 3341 POWER INN RD Suite _____

PARCEL # APN 079-036-049

CONTACT
Name MIKE Wiggins PCM Builders
Address 8413 Jackson Rd Ste B
Sacramento CA Zip 95826
Phone 916-381-7790 FAX 381-7793

LICENCED CONTRACTOR Lic No. # 715590
Name Robert Christensen Jr.
Address 8413 Jackson Rd Ste B
Sacramento CA Zip 95826
Phone 916-381-7790 FAX 381-7793

ARCHITECT/ENGINEER
Name F.M. KADO associates
Address 1681 Garden Hwy Sac
CA Zip 95833
Phone 916-961-1661 FAX

OWNER/TENANT
Name _____
Address _____ Zip _____
Phone _____ FAX _____

→ Will the permittee have any employees on the jobsite? Yes No

→ If yes, WORKER'S COMPENSATION POLICY # W97B148565 EXPIRATION DATE: 11-1-98

NAME OF INSURANCE COMPANY: INTERWEST Insurance Services

NATURE OF WORK IN DETAIL: Construction of a new office building

Grading underground and foundation for new 3 story
Office Bldg
Wall Panels and Underground for new 3 story
Office Bldg

DBA: VALUATION: 2,685,000

FLOOD STATUS:		S.C.A.T.									
JOB DESCRIPTION		BLDG	SHEL	APT	TI ()	REM ()	SW	FIRE	ADD	OTH	
INSP. DISCIPLINES		BLDG	MECH	PLUMB	ELEC	SITE	FIRE				
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const # - FR type	Fire Req. Y/N		Fed Code	Vio. File		
						Spr	Alarm				
3	54,988	164,981	OB-PUD	B				15			

COMMENTS: ~~copy to be~~

Reg Sem call.

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

3341 Power Inn Rd

8050 Parsona Ave



**City of Sacramento Development Services Division
Planning and Zoning Information Request**

Project Address: 3341 POWER INN RD

Assessor's Parcel Number: _____

Current Land Use: Demo old shop Bldg. then vacant.

Description of Request/Proposed Use:

(N) shell Bldg for office

Zoning Designation: M-2S

Prior Applications for Project Site(P#,Z#,DRPB#): P96-009

Comments: CPC approved Special Permit for Building B. (July 9, 1998) Permit (Granite Park) has been approved to City Council. Site conditions (any) needs to pull file & talk to Don Smith.

Are There Any Planning Issues?: (Circle One) YES NO

Site Plan Check Required? (Circle One) YES NO

Design Review/ Preservation Required?: (Circle One) YES NO

Planning Review by/Date: not waitman 7-21-98

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

waterlow seat



CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
 1231 I STREET, ROOM 200, SACRAMENTO, CA 95814

Prior to issuance of a permit, the applicant shall complete Part I of this form. Part II and Part III shall be completed by the project Architect/Engineer and the Development Services Department as a part of the plan review process. Before permit issuance all parties must sign this agreement. Please note that failure to comply with special inspection requirements could be expensive in terms of retrofit design and construction as well as delays in the project.

PART I • SPECIAL INSPECTION AND TESTING AGREEMENT

PROJECT NAME GRANITE REGIONAL PARK PHASE 1B
 PROJECT ADDRESS 3341 POWER LINE ROAD
 PLAN REVIEW NUMBER 6278

PERMIT NUMBER _____
 OWNER'S NAME REGIONAL PARK GENERAL
 OWNER'S ADDRESS 3321 POWER LINE RD, SAC, CA 95826
 OWNER'S REPRESENTATIVE DAVE DOMICH PHONE NUMBER 916-736-9000

TESTING/INSPECTION FIRM(S) ITEMS
 1 INSPECTION CONSULTANTS, INC CONCRETE REINF STEEL,
STRUCT WELDING, FIREPROOFING

CONTACT PERSON:
 2 WALTER KUHL SOIL COMPACTION

CONTACT PERSON: DANIEL SMITH

PART II • SPECIAL INSPECTION AND TESTING AGREEMENT • INSPECTION REQUIRED

In accordance with Chapter 17 Section 1701 of the UBC, as adopted by this jurisdiction, SPECIAL INSPECTION is required as noted below:

PRECONSTRUCTION MEETING () REQUIRED () WAIVED

CODE SECTION	TYPE OF WORK	CONTINUOUS	PERIODIC
1701.5.1	CONCRETE	X	
1701.5.2	BOLTS INSTALLED IN CONCRETE	X	X
1701.5.3	SPECIAL MOMENT - RESISTING CONCRETE FRAME		
1701.5.4	REINFORCING STEEL AND PRESTRESSING STEEL TENDONS		
1701.5	STRUCTURE WELDING		
1701.5.1	GENERAL		
	FIELD STRUCTURAL WELDING	X	
	SHOP STRUCTURAL WELDING (REQUIRING SPECIAL INSPECTION)		X
1701.5.2	SPECIAL MOMENT - RESISTING STEEL FRAMES		
1701.5.3	WELDING OF REINFORCING STEEL		
1701.5.6	HIGH STRENGTH BOLTING		X
1701.5.7	STRUCTURAL MASONRY		
1701.5.8	REINFORCED GYPSUM CONCRETE		
1701.5.9	INSULATING CONCRETE FILL		
1701.5.10	SPRAY APPLIED FIREPROOFING		X
1701.5.11	PILING, DRILLED PIERS AND CAISSONS		
1701.5.12	SHOTCRETE		
1701.5.13	SPECIAL GRADING, EXCAVATION & FILLING	X	
1701.5.14	SMOKE CONTROL SYSTEM		
1701.5.15	SPECIAL CASES		
1702	STRUCTURAL OBSERVATION PER SECTION 307 REQUIRED: () YES () NO		
SCC 9.26.1004	FLOOD PROOFING INSPECTION & CERTIFICATION		

OTHER:
 SPECIAL INSTRUCTIONS:



CITY OF SACRAMENTO
DEVELOPMENT SERVICES DIVISION
 1231 I STREET, ROOM 200, SACRAMENTO, CA 95814

SPECIAL INSPECTION AND TESTING AGREEMENT

When special inspection is required by Section 1701, the architect or engineer of record shall prepare an inspection program which shall be submitted to the Building Official for approval prior to issuance of the building permit. The special inspector shall be employed by the owner (other than owner-builder/developer), the engineer or architect of record, or an agent of the owner, BUT NOT the contractor, or any other person responsible for the work (such as an owner-builder/developer).

The special inspection firm(s) named in Part I have been authorized to perform the special inspection and testing services designated in this agreement, and in accordance with the Uniform Building Code (UBC) requirements, and to report all activities to the Building Official, and other parties as listed. It is understood that special inspections are required in addition to the normal inspections performed by the Building Inspector.

The undersigned hereby affirm, under penalty of law, that the special inspection program is in accordance with the requirements of the UBC and the City of Sacramento.

The undersigned has used all reasonable diligence in completing this form and to the best of his/her knowledge the information contained herein is true and complete. The undersigned hereby certifies under the penalty of perjury under the laws of the State of California that the foregoing is true and correct.

	SIGNATURES		PHONE NUMBER
OWNER			
ARCHITECT			
ENGINEER			
CONTRACTOR	<i>[Signature]</i>	916	363-7222
DEVELOPER	<i>[Signature]</i>	916	381-7790
SPECIAL INSPECTOR			

WARNING: Any person, who certifies under penalty of perjury in any case where certification is permitted by law and willfully states as true any material matter which he or she knows to be false, may be found guilty of perjury and subject to penalties which may include fines or imprisonment under the California Penal Code.

PART III • GEOTECHNICAL INSPECTION REQUIREMENTS

GEOTECHNICAL FIRM WALLACE-KUHL & ASSOCIATES INC
 GEOTECHNICAL FIRM ADDRESS 3050 INDUSTRIAL BLVD 95815 (PHONE NUMBER 916-372-1434)
 GEOTECHNICAL ENGINEER DANIEL C. SMITH
 REPORT NUMBER 27096.04
 REPORT DATE 7/17/98 3/20/98 RECEIPT NUMBER _____ REVISION DATES 7/17/98

TYPE OF WORK	REQUIRED
SITE PREPARATION/FILL COMPACTION	YES
FOUNDATION OBSERVATION	YES
DRILLED PIERS AND CAISSONS	N/A

IF THE EARTHWORK INSPECTION IS NOT BEING DONE BY THE ABOVE GEOTECHNICAL ENGINEERING FIRM THEN A REVISED REPORT MUST BE SUBMITTED TO AND APPROVED BY THE CITY'S DEVELOPMENT SERVICES DIVISION.

ACCEPTED FOR THE BUILDING DEPARTMENT

PLAN CHECK ENGINEER (Please Print) _____

PLAN CHECK ENGINEER SIGNATURE _____ DATE _____

- INSTRUCTIONS TO THE SPECIAL INSPECTOR**
- 1 • PROVIDE DAILY FIELD REPORTS TO THE BUILDING INSPECTOR ON SITE AS CONSTRUCTION PROGRESSES.
 - 2 • A COPY OF ALL SPECIAL INSPECTIONS LABORATORY REPORTS SHALL BE SENT TO THE PLAN CHECK ENGINEER IDENTIFIED ABOVE AND THE ARCHITECT OR ENGINEER OF RECORD.
 - 3 • UPON COMPLETION OF SPECIAL INSPECTIONS AND TESTING WORK, PROVIDE THE CITY'S PLAN CHECK ENGINEER WITH A FINAL SPECIAL INSPECTIONS TEST REPORT, WET STAMPED AND SIGNED BY THE RESPONSIBLE PROFESSIONAL ENGINEER.



September 16, 1998
 RECEIVING FAX : 264-7046
 SENDING FAX : 875-6253

TO: DAVE BROCK
 CITY OF SACRAMENTO

FROM: DOLORES ROSS
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

PHONE NUMBER: 875-6679

RE: SEWER FACILITY IMPACT FEES
 3341 POWER INN RD.

APN: 079-0290-004
 Plan Check # 6278

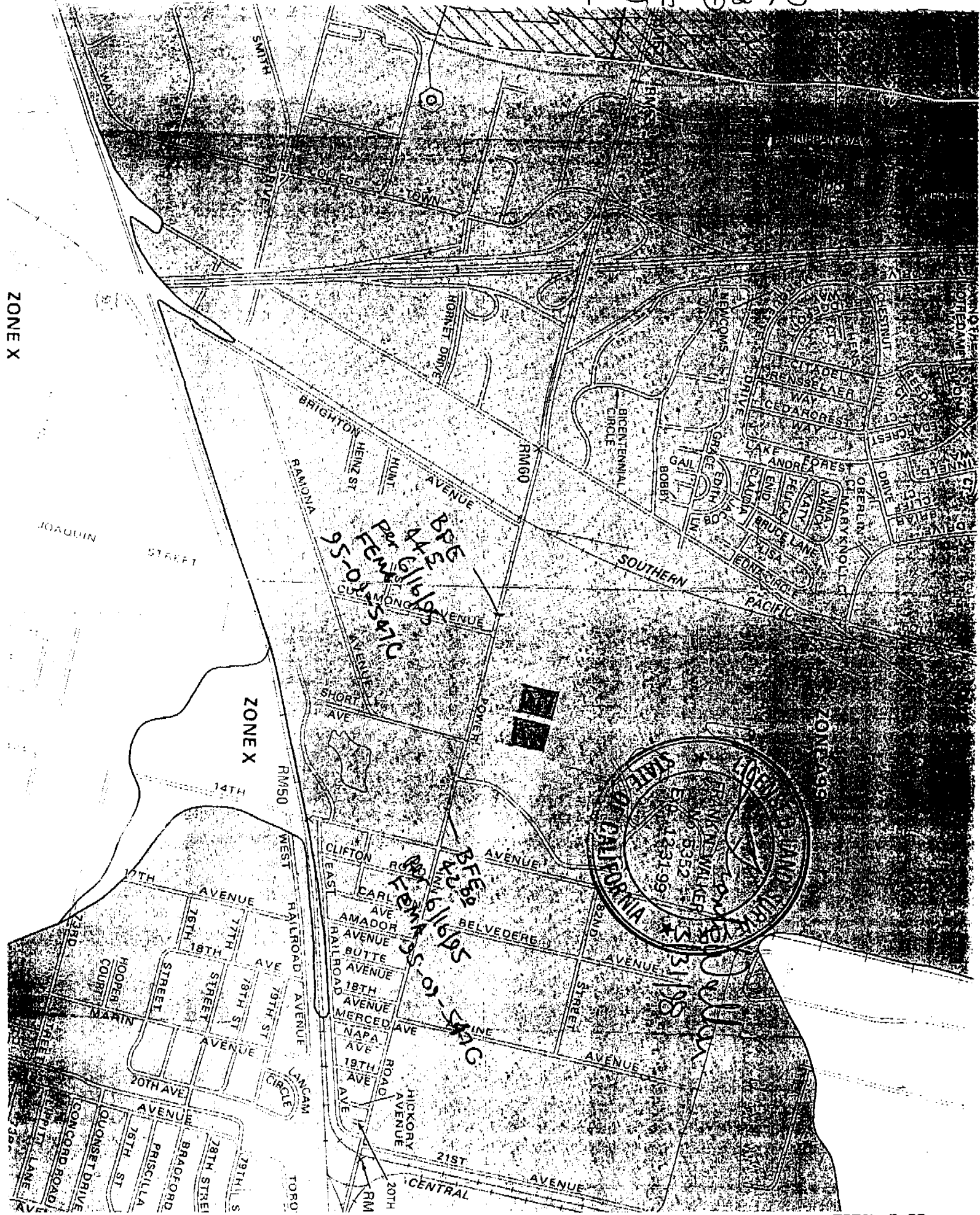
The Sewer Facility Impact Fees due for a 164,981 sq. ft. office building reflected in the plans submitted under Plan Check # 6278 for a foundation permit are hereby waived until the building permit for the office shell is issued.

Sheet 8 of 8 of a proposed parcel map have been submitted to our office and such different parcel configurations as to what exist currently that calculations based on net acreage cannot be made until the parcel map has been recorded at the Recorder's Office.

Please place a hold on the building permit for the office shell.

cc: Mike Wiggins
 PCM Builders, Inc.

ZONE X



**City of Sacramento
Water and Sewer Service Quotation**

FY 98/99

Date: 20-Aug-98	Time: 11:16:57 AM	Building Permit No.: B98-70	Plan Check No.: 6278
Address: 3341 Power Inn Road			Parcel no.:
Description: Foundation permit only			
Subdivision Map: Granite Park PUD			Water Plan No.:
Estimate by: Dilley		Bldg. Insp. Reviewer:	
Engineering Firm: JTS Engineering			
Sewer Jurisdiction: Regional San Dist 1			
Comment No. 1 Foundation only, no taps or underground Comment No. 2 Comment No. 3 Comment No. 4			
TOTAL WATER DEV. FEES: 0.00		7.0 hrs x \$75 /hr = or \$300.00 (whichever is greater)	525.00
TOTAL SEWER DEV. FEES: 0.00		total on-site grading and drainage review fee:	525.00

Water Service Quotations

Main Size	Service Size	Description	Qty	Tap Fee/ea.	Meter Fee/ea.	Total Tap Cost	Dev. Fees
						0.00	
						0.00	
						0.00	
						0.00	
						0.00	
		Fire Hydrant:				0.00	
Total for Water:						0.00	
Acresage Charge:							0.00

Sewer Service Quotations

Main Size	Service Size	Description	Qty	St. (FT)	MH Fee/ea.	Tap Fee/ea.	Total Cost	Dev. Fees
							0.00	
							0.00	
							0.00	
							0.00	
							0.00	
Total for Sewer:							0.00	

Note: Total cost = Qty. x SV/2 x Tap Fee + MH Fee

Water Main Construction Charge: 0.00
Total For Address: 0.00

Water development fees are based on the size of domestic service. total water development for commercial property includes a \$3,058.00 per acre charge in addition to the standard fee.

PC# 6278

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires July 31, 1999

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form. Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME GRANITE REGIONAL PARK PHASE I	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 3341 POWER INN ROAD	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) PORTION APN 079-310-049 & 079-291-003	
CITY SACRAMENTO	STATE CA
	ZIP CODE 95826

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
060266	0010	F	JULY 6, 1998	AR	DUN DUN DUN

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level #1.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

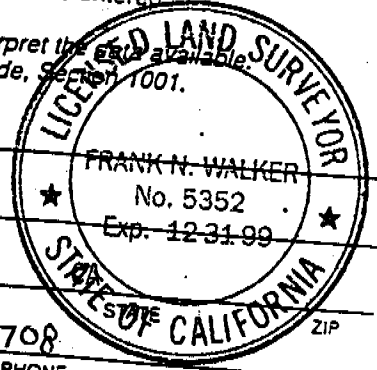
1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the facts available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.



FRANK N. WALKER

RCE 35635/LS 5352

LICENSE NUMBER (or Affix Seal)

CERTIFIER'S NAME

PROJECTS ENGINEER

JTS ENGINEERING CONSULTANTS, INC.

COMPANY NAME

TITLE

1808 J STREET

SACRAMENTO

CITY

ADDRESS

Frank N. Walker

8/12/98 9164416708

DATE

PHONE

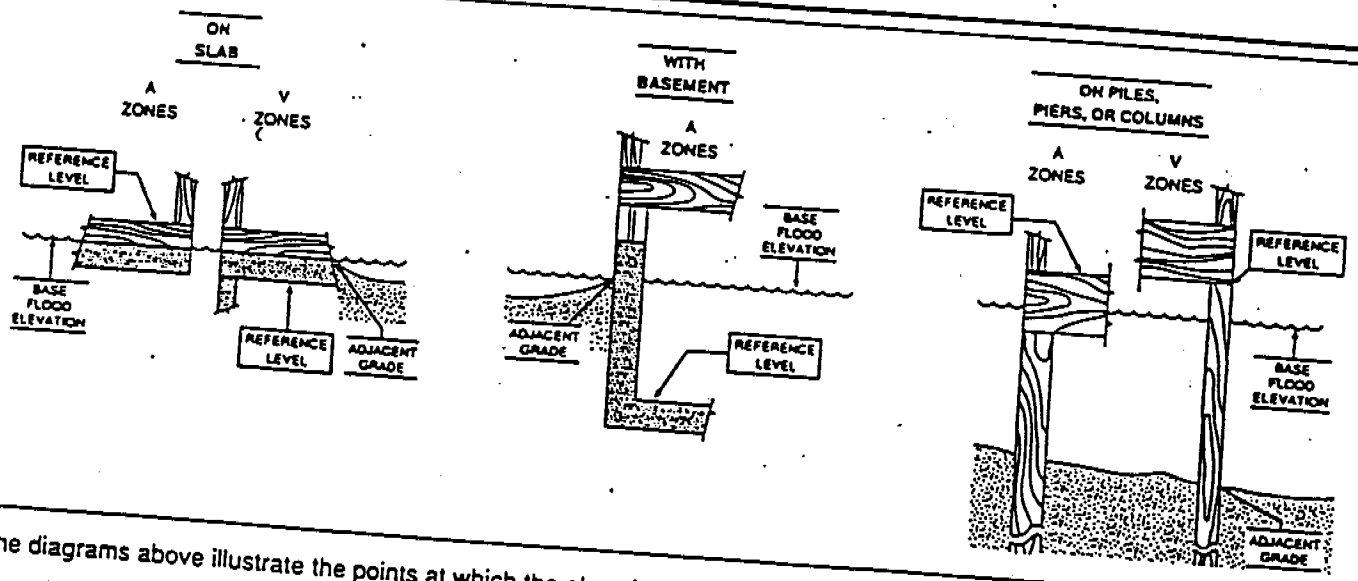
SIGNATURE

NOTE: A CDMR-F application has been submitted to FEMA case # 98-09-1000C

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS:

- FIRM ZONE AR
- The floor used as the reference level from the selected diagram is 1/2 ft. above the highest grade adjacent to the building.
 - Structure elevated on fill? Yes (attach grading plan and complete items 3,4, and 5 below) No
 - Highest natural elevation of the ground surface adjacent to the structure is EL 43.0 ft.
 - Elevation of the top of the reference level floor from the selected diagram is EL 45.2 ft. At or above BFE?
 Yes No NO BFE PROVIDED
 - The floor used as the reference level from the selected diagram with fill is elevated 2.2 ft. above the highest natural elevation of the ground surface adjacent to the building (Item 4 EL - Item 3 EL.).
 - Elevation datum used for above elevations. NGVD '29 City of Sacramento Datum (NGVD '29 = City of Sacramento Datum) Other (description attached)



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones. Elevations for all A Zones should be measured at the top of the reference level floor. Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.