

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0008708
Insp Area: 4

Site Address: 4900 NATOMAS BL SAC
Parcel No: 225-0040-052 BLDG 5 NORTH

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

CONTRACTOR
FAIRMARK DEVELOP L P

OWNER
NATOMAS PARK NORTH L P
530 B ST STE 1720
SAN DIEGO, CA 92121

ARCHITECT
ARCHITECTS ORANGE
144 N ORANGE ST
ORANGE 92866

Nature of Work: NEW 20 UNIT APARTMENT BLDG TYPE VS SITE 2

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 759795 Date 9/27/00 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 does such work himself or herself or through his/her own employees 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
SEP 27 2000
NEIGHBORHOODS, PLANNING
& DEVELOPMENT SERVICES

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 9/27/00 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.

SL 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 SAFECO INS. CO Policy Number WC8160587 Exp Date 12/31/2000 [Signature]

(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 9/27/00 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.

MIKE WILSON

RFI #33



FAX TRANSMISSION

VANDORPE CHOU ASSOCIATES
295 N. Rampart Street Suite A
Orange, CA 92668
(714) 978-9780
Fax: (714) 978-9926

RELIEV'D BY AO

APRIL 3

To: John Summo
 Fax #: (714) 288-6621
 From: Tom VanDorpe, P.E.
 Subject: Parkway Plaza -Response to RFI #33
 Holes in shear wall sheathing

Date: ~~March 29~~, 2001
 Pages: 2, including this cover sheet.

Please find the following attached general recommendations regarding penetrations in the shear wall sheathing.

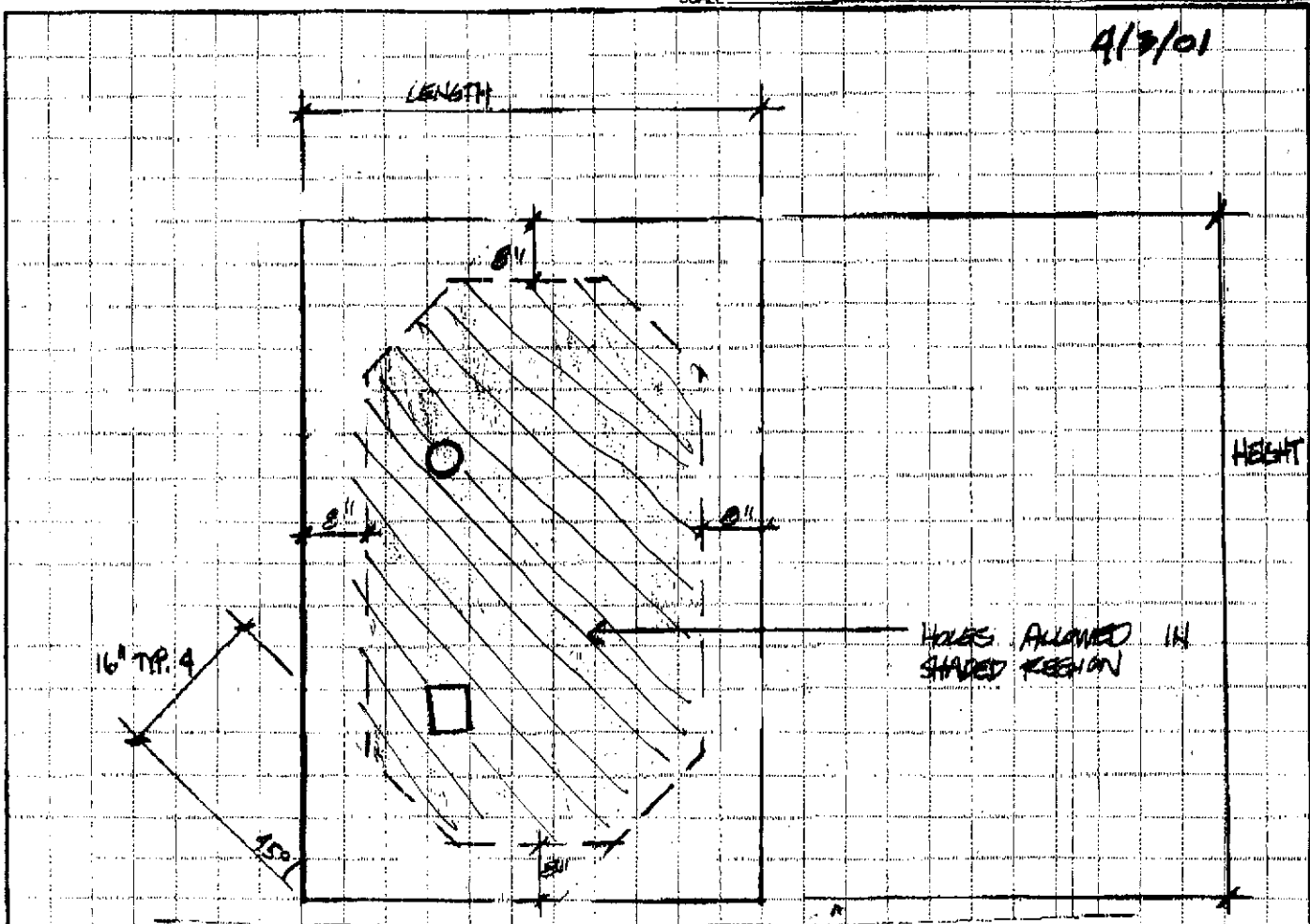
Hopefully the attached guidelines will clarify many areas. Other areas not meeting the guidelines will need to be addressed on a case-by-case basis. Please have the field prepare rough sketches showing number of pipes, diameter and location on unit.



VCA ENGINEERS
295-A Rampart Street
Orange, California 92868
714 978-9780

JOB PARKWAY PLAZA REF # 33
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____

SCALE



NOTES:

1. (SHADED) OPENINGS TO OCCUR ONLY IN CROSS-HATCHED REGION OF THE SHEATHING.
2. THE TOTAL COMBINED LENGTH OF ALL OPENINGS MUST BE LESS THAN 10% OF THE LENGTH OF SHEATHING SHOWN ON THE STRUCTURAL PLAN
3. THE TOTAL COMBINED HEIGHT OF ALL OPENINGS MUST BE LESS THAN 12% OF THE HEIGHT OF SHEATHING (PLATE HEIGHT) SHOWN ON THE STRUCTURAL PLAN.
4. PROVIDE MINIMUM 16 INCHES BETWEEN TWO SUCCESSIVE OPENINGS
5. MAXIMUM SIZE OF ANY INDIVIDUAL OPENING IS 8" HIGH BY 8" LONG.

PARKWAY PLAZA - SHEARWALL PENETRATION
U.T.S.

APR 04 2001

RFI #33

RECEIVED

RECEIVED



VANDORPE CHOU ASSOCIATES
295 N. Rampart Street Suite A
Orange, CA 92868
(714) 978-9780
Fax: (714) 978-9926

APR 05 2001

To: John Summo

Date: April 2, 2001

Fax #: (714) 288-6621

Pages: 2, including this cover sheet.

From: Tom VanDorpe, P.E.

Subject: Parkway Plaza -Response to RFI #33
Holes in 2x Studs.

Please find the following recommendations per our telephone discussion today.

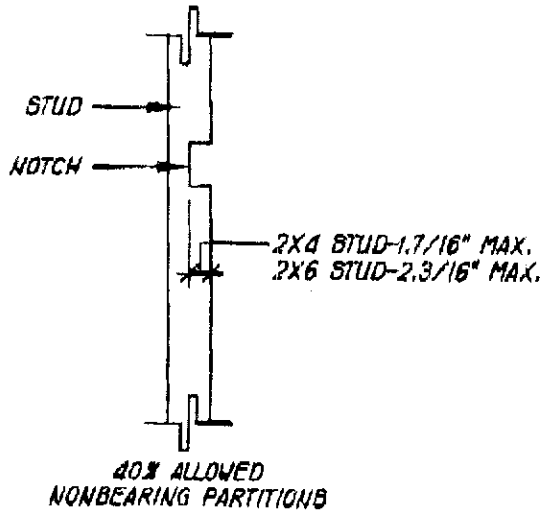
1. Where possible, utility lines must be routed to avoid structural members. Structural 2x studs are critical.
2. Please find the attached guidelines for maximum allowed notching and drilling for normal construction with 2x studs.

Hopefully the attached guidelines will clarify many areas. Other areas not meeting the guidelines will need to be addressed on a case-by-case basis. Please have the field prepare rough sketches showing number of pipes, diameter and location on unit.

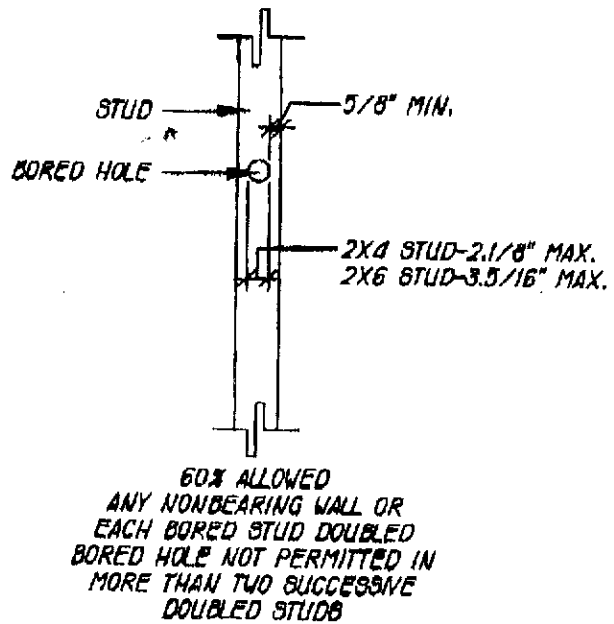
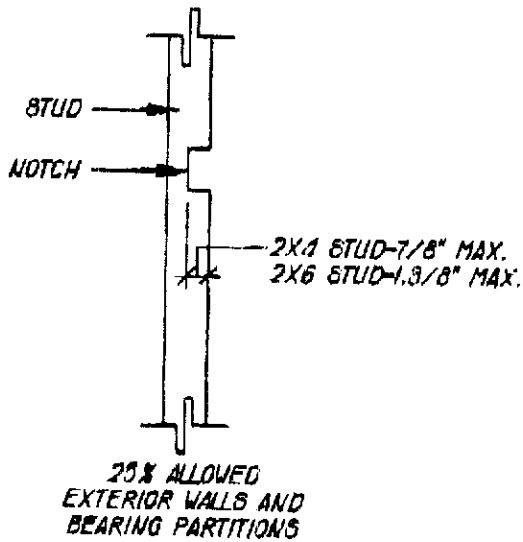
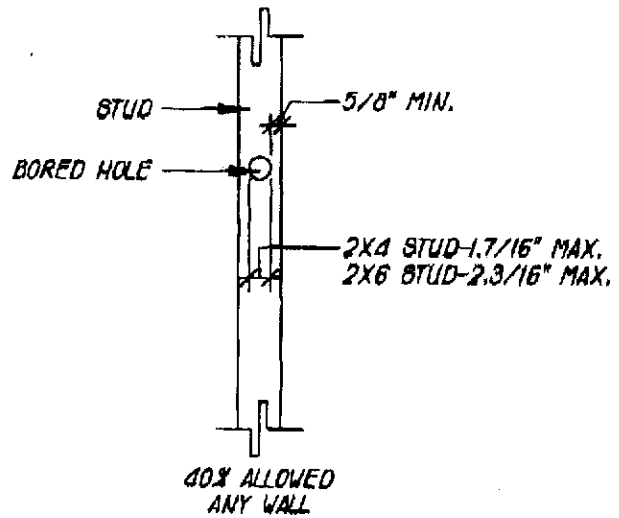
RFI #33

MAXIMUM ALLOWED NOTCHING AND DRILLING FOR NORMAL CONSTRUCTION WITH 2 BY STUDS

CUTTING AND NOTCHING



BORED HOLES



PARKWAY PLAZA

Certification of Compliance
School District Development

Part I—To be completed by the APPLICANT

Owner's Name/Address NATOMAS PARK NORTH, C.D. 5510 NUTWOOD DR #200
San Diego, CA 92121
 Project Address 4900 NATOMAS BLVD Bldg 5 North
 Parcel Number 225-0040-052 Lot No. _____
 Subdivision Name NATOMAS PARK/PISTON PLAZA PARK No. of Units 20
 Applicant's Signature [Signature] Title CONST MGR
 Phone No. (611) 7720590 Date 9/22/00

Notice to Applicant: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier.

Part II—To be completed by the BUILDING DEPARTMENT

Plan Identification Number 00-08708
 Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area 14834 sq ft 700 sq ft
 Signature/Title [Signature] Building Inspector I Date 9-19-00

Part III—To be completed by the SCHOOL DISTRICT

School District 1000 Certificate No. 11-418
 Exempt Comments _____
 Residential/Apartment/etc. 14,724 Square ft. x \$ 3.25 = \$ 47,753.00
 Commercial/Industrial 700 Square ft. x \$.33 = \$ 231.00
 Total fees collected..... = \$ 47,984.00

This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

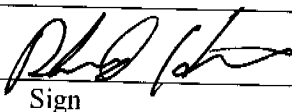
As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

Signature [Signature] Date 11/24/00

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address:	<u>4900 NATOMAS BL BLD 5 NORTH</u>	Permit No.:	<u>0008708</u>
Building Use:	<u>20 UNIT APT</u>	Occupancy:	<u>R1</u>
Building Owner:	<u>NATOMAS PARK NORTH LP</u>	Construction Type:	<u>VIHR</u>
Owner Address:	<u>SAN DIEGO, CA</u>	Sprinkled?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Portion of Building Occupied:	<u>ENTIRE</u>	Area:	<u>17600</u> Sq. Ft.
Date	By: (Print)	Sign	
<u>2/20/03</u>			DENNIS RICHARDSON CHIEF BUILDING OFFICIAL

[Finaled By: GTD,RLB,SLG,GRS,SB]

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