

CITY OF SACRAMENTO

Permit No: 0505817

1231 I Street, Sacramento, CA 95814

Insp Area: 1  
Thos Bros: 297C4

Site Address: 1500 7TH ST SAC  
Parcel No: 006-0300-003

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

**CONTRACTOR**  
REDWOOD CONSTRUCTION INC.  
23201 LAKE CENTER DR, ST., 330  
LAKE FORREST, CA 92630

**OWNER**  
F & F CAPITOL TOWERS ASSOCIATES LLC  
23201 LAKE CENTER DR  
LAKE FOREST, CA 92630

**ARCHITECT**

Nature of Work: REMODEL APPROX 1917 SQ FT AND ADD 506 SQ FT NEW - REC CENTER

**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 800432 Date 9-7-05 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 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  
SEP 07 2005  
NEIGHBORHOODS PLANNING AND DEVELOPMENT SERVICES

**IN ISSUING THIS BUILDING PERMIT,** the applicant represents, and the city relies on the representation of the applicant, that the applicant has 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 the legal 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 9-7-05 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.

[Signature] 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 COMPENSATION INSURANCE Policy Number 1772068 Exp Date 12/01/2005

(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 9-7-05 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.

Project No.  
**7082.5.001.01**

April 27, 2006

Mr. Dave Lowrance  
Redwood Construction  
1500 7<sup>th</sup> Street  
Sacramento, CA 95814

Subject: Capital Towers Fitness Building  
1500 7<sup>th</sup> Street, Sacramento, California

**SPECIAL INSPECTIONS REPORT**  
**PERMIT NO. 0505817**

Dear Mr. Lowrance:

With your authorization, ENGEO Incorporated performed special inspection services for the subject building located in Sacramento, California. This report is submitted in accordance with Chapter 17 of the Uniform Building Code.

To the best of our knowledge and based on our observations and test results, the work requiring special inspection was performed in general conformance with the approved plans and specifications and the applicable workmanship provisions of the Uniform Building Code. We observed epoxy dowel installation, reinforced steel placement, concrete placement for foundation footings, and grout placement for the CMU walls for the subject building. Additionally, we have attached the concrete compression test report for the footings.

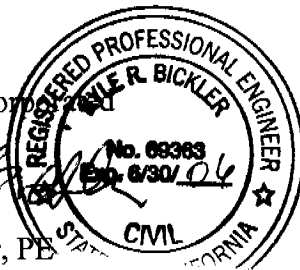
We make no representation as to the accuracy of dimensions, calculations, or any portion of the design for this project. If you have any questions or comments, please contact us.

Sincerely,

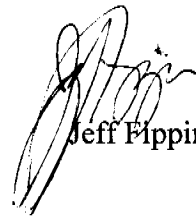
ENGEO Incorporated



Kyle Bickler, PE



Reviewed by:



Jeff Fippin, GE

Reviewed by MMG

Attachment: Concrete Compression Test Report

cc: 1 – City of Sacramento Building Department via mail



CONCRETE SAMPLING & TEST REPORT

PROJECT Capitol Towers Fitness 1500 7th Street Sacramento, California	REPORT DATE December 16, 2005	PROJECT NO. 7082.5.001.01
	SPECIMEN PREPARED BY: ENGE O: X OTHER:	MIX IDENTIFICATION 500AFP00
CLIENT Redwood Construction	CONTRACTOR Redwood Construction	CONCRETE SUPPLIER Folsom Readymix
	CONCRETE STRENGTH (psi) 3,000psi PLANS SPECIFICATIONS: MIX DESIGN:	DATE SPECIMEN RECVD November 19, 2005

SAMPLING DATA

PLACEMENT LOCATION

N/E corner of bldg. footing.

WEATHER Clear	QUANTITY REPRESENTED (cubic yards) 8 1/2	TICKET NO. 350358	TRUCK NO. 118	WATER ADDED GALLONS: 5
AIR TEMP. (Deg. F) 67	SLUMP (in) (ASTM C143) 4 3/4	AIR CONTENT (ASTM C173/C231) N/A	UNIT WT. (ASTM C138) N/A	CONCRETE TEMP (Deg F) (ASTM C1064) 76
DATE MOLDED November 18, 2005	TIME MOLDED 1:30pm	NO. MOLDED 4	SET NO. 1	FIELD TECHNICIAN P. Klopson

COMPRESSION TEST RESULTS

SPECIMEN IDENTIFICATION NUMBER	LABORATORY NUMBER	TEST AGE (Days)	DATE OF TEST	TOTAL LOAD (lbs)	FAILURE TYPE	CYLINDER DIAMETER (in)	CYLINDER AREA (in <sup>2</sup> )	COMPRESS. STRENGTH (psi)
11-18-1	R-3562	7	25-Nov-05	49,740	d	6.00	28.27	1,760
11-18-1	R-3562	28	16-Dec-05	85,440	a	6.00	28.27	3,020
11-18-1	R-3562	28	16-Dec-05	85,000	d	6.00	28.27	3,010
11-18-1	R-3562	H						

Compression Strength Results

- Comply with specified strength
- Do not comply with specified strength
- No strength criteria specified

Failure Types: A-Cone; B-Cone/Split; C-Cone/Shear; D-Shear; E-Columnar

Noted Defects: None

Specimen tested per ASTM-C-39

REVIEWED BY:

KB

ENGE O Incorporated, 2213 Plaza Drive, Rocklin, CA 95765 (916) 786-8883

CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 808-5716

Building Address: 1500 7<sup>TH</sup> ST Permit No.: 0505817

Building Use: CAPITOL TOWERS Occupancy: \_\_\_\_\_

Building Owner: F&F CAPTIOL TOWERS ASSOCIATES Construction Type: \_\_\_\_\_

Owner Address: LAKE FOREST, CA Sprinkled?  Yes  No

Portion of Building Occupied: APPROX 1917SQ FT & ADD 506SQ Area: 506 Sq. Ft.

06/27/06  
Date By: (Print) Carolyn Cooper Sign CARL HEFNER  
ASSISTANT BUILDING OFFICIAL

[ Finaled By: JPZ,MJB,WZ,MH,KFW ]

*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**

**Certification of Compliance**  
School District Development

**Part I - To be completed by the APPLICANT**

Owner's Name/Address FPA Capital Towers associate LP  
Project Address 1500 7th St, Sacramento CA 95814  
Parcel Number 06-030-003 Lot No. \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ No. of Units \_\_\_\_\_  
Applicant's Signature [Signature] Title Project Manager  
Phone No. 1-916-292-4424 Date 8/23/05

**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 0505817  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
Square Feet of Chargeable Building Area 506 sq. ft.  
Signature/Title Margaret Building Tech Date 8/23/05

**Part III - To be completed by the SCHOOL DISTRICT**

School District SCUSD Certificate No. 10803  
 Exempt Comments \_\_\_\_\_  
Residential/Apartment/etc. \_\_\_\_\_ Square ft. x \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
Commercial/Industrial 506 Square ft. x \$ .341 = \$ 172.04  
Total fees collected..... = \$ 172.04

*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 8/23/05

*White & Canary - School District • Pink - Building Department • Goldenrod - Applicant*

# APPLICATION FOR COMMERCIAL BUILDING PERMIT

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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>0505817</b>	Insp. Area
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Applicant **MUST** complete ALL Unshaded Areas

ADDRESS: 1500 7th St Suite: Pool Building

PARCEL #: 006-0300-004

<p style="text-align: center;"><b>CONTACT</b></p> <p>Name: <u>Richard Kippers</u> Street Address: <u>1860 Howe Ave Suite 445</u> City/State/Zip: <u>Sacramento CA 95826</u> Phone: <u>916-204-4474</u> E-Mail: <u>rkippers@FSTrinity.com</u></p>	<p style="text-align: center;"><b>LICENSED CONTRACTOR</b> Lic No. # <u>800432</u></p> <p>Name: <u>Redwood Construction</u> Street Address: <u>23201 Lake Center Dr Suite 330</u> City/State/Zip: <u>Lake Forest CA 92630</u> Phone: <u>1-949-859-7402 ext 225</u> E-Mail: <u>rkippers@FSTrinity.com</u></p>
<p style="text-align: center;"><b>ARCHITECT/ENGINEER</b></p> <p>Name: <u>CSHA</u> Street Address: <u>130 ETHAN Way Suite 605</u> City/State/Zip: <u>Sacramento CA 95825</u> Phone: <u>916-927-8229</u> E-Mail:</p>	<p style="text-align: center;"><b>OWNER</b></p> <p>Name: <u>F+R Capitol Towers Ass. LLC</u> Street Address: <u>80 Sir Francis Drake Blvd</u> City/State/Zip: <u>Larkspur CA 94925</u> Phone: <u>949-859-7402 ext 225</u> E-Mail:</p>

⇒ Will permittee have any employees on the jobsite?  No  Yes ⇒ Insurance Co.: \_\_\_\_\_

⇒ WORKER'S COMPANSATION POLICY # 1917 EXPIRATION DATE: 30,000

NATURE OF WORK IN DETAIL: Remodel approx 1200 sq ft of interior and add 506 sq ft of new area - Rec Center / Pool Room

OCCUPANT/TENANT: A3 VALUATION: \_\_\_\_\_

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	1 <sup>st</sup> Flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y / N		Fed Code	Vio. [H]	File [Quad]
						SPR	ALARM			
<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>PW</u>	<u>UTIL</u>

COMMENTS:

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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: 1500 7 <sup>th</sup> Street	APN: 006-0300-002 and -003 and -004
DRPB AREA / PUD / SPD: Central City Design Review	ZONING: R-5
EXISTING LAND USE: Apartments	
PROPOSED USE: Exterior Rehab	
<b>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</b>	
<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"/>	<b>Application(s) IN PROGRESS:</b>
	Applicant may submit for concurrent 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"/>	<b>Application(s) COMPLETED:</b> DR05-020 (Approved 03-21-05)
	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"/>	<b>Plans may be submitted for plan check.</b> 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 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: Must meet the conditions of DR05-020. No other planning issues are apparent.	
DATE: March 29, 2005	BY: Evan Compton 