

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

**Permit No: 9713231**  
**Insp Area: 1**

**Site Address: 643 DOWNTOWN PL SAC**  
Parcel No: 0060091022

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

**CONTRACTOR**  
LODER CONSTRUCTION  
8882 RISLEY DR  
GRANITE BAY CA 95746  
Phone: 916-791-0445

**OWNER**  
DOWNTOWN PLAZA ASSOCIATES  
547 L ST  
SACRAMENTO CA 95814  
Phone:

**ARCHITECT**  
APS ARCHITECTS  
444 HIGUERA ST #201  
SAN LUIS OBISPO CA 93401  
Phone: 805-541-6294

**Nature of Work: INTERIOR AND EXTERIOR RETAIL REMODEL, ENCLOSE STORE FRONT**

**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 CapeLands Inv. Part. Lender's Address P.O. Box 134E

**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 722355 Date 9-23-97 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 STATE FUND Policy Number 1469017-97

(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 9-23-97 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 FEE.**

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

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

1251 I Street, Room 200  
Sacramento, CA 95814  
(916) 264-7611 FAX 264-7046

643 P.T. PLZA  
ADUOS

ADDRESS Downtown Plaza, at NW corner of 7th and K streets  
 PARCEL # 006-0091-022 (2nd floor)

P.C. # 5238  
SUITE # \_\_\_\_\_  
AREA # 1C

CONTACT

NAME Mark Rawson, APS Architects, Inc.  
ADDRESS 444 Higuera St., Ste. 201  
San Luis Obispo, CA ZIP 93401  
PHONE (805) 541-6294 FAX: 805 541 2739

LICENSED CONTRACTOR - Yes  
To be determined

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_ ZIP \_\_\_\_\_

ARCH./ENG.

NAME APS Architects, Inc.  
ADDRESS 444 Higuera St., Ste. 201  
San Luis Obispo, CA ZIP 93401  
PHONE (805) 541-6294

OWNER/

NAME Copeland's Invest. Partnership  
ADDRESS P.O. Box 1348  
San Luis Obispo, CA ZIP 93406  
PHONE (805) 543-0660

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE?  YES  NO

NATURE OF WORK IN DETAIL: Tenant improvements to existing retail space.  
New lighting, power, fixturation, mech. distrib., storefront display windows,  
signage, floor coverings

INTERIOR + SOME EXTERIOR RETAIL REMODEL  
ENCLOSE (E) STOREFRONT DISPLAY ADDN

D.B.A. Copeland's Sports VALUATION 450,000.00  
BELOW THIS LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS ZONE X  S.C.A.T.

JOB DESCR. BLDG SHEL APT TI( ) REM(X) 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>C3</u>	<u>M</u>	<u>I</u>	<u>Yes</u>	<u>18</u>	<u>DK</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>BN</u>	<u>3N</u>	<u>3D</u>	<u>6D</u>	<u>6M</u>	<u>EC</u>	<u>CRS.</u>	<u>WBZ</u>	<u>NONE</u>

COMMENTS:  
provide reflective ceiling plan showing fire sprink.

WORKERS COMP POLICY #  
COMPANY

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

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

WICKERS COMP POLICY # \_\_\_\_\_  
 COMPANY \_\_\_\_\_

ADDRESS \_\_\_\_\_ P.C. # \_\_\_\_\_  
 PARCEL # \_\_\_\_\_ SUITE # \_\_\_\_\_  
 AREA # \_\_\_\_\_

CONTACT \_\_\_\_\_  LICENSED CONTRACTOR  
 NAME \_\_\_\_\_ NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
 ZIP \_\_\_\_\_ ZIP \_\_\_\_\_  
 PHONE \_\_\_\_\_ PHONE \_\_\_\_\_  
 FAX: ( ) \_\_\_\_\_

ARCH./ENG. \_\_\_\_\_  OWNER \_\_\_\_\_  
 NAME \_\_\_\_\_ NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
 ZIP \_\_\_\_\_ ZIP \_\_\_\_\_  
 PHONE \_\_\_\_\_ PHONE \_\_\_\_\_

WILL THE PERMITTEE HAVE ANY EMPLOYEE'S ON THE JOBSITE?  YES  NO  
 NATURE OF WORK IN DETAIL: \_\_\_\_\_

D.B.A. \_\_\_\_\_  VALUATION \_\_\_\_\_  
BELOW LINE FOR BLDG. DEPT. USE ONLY

FLOOD STATUS \_\_\_\_\_  S.C.A.T. \_\_\_\_\_  
 JOB DESCR. \_\_\_\_\_

INSPECTION DISCIPLINES:  BLDG  MECH  PLUMB  ELEC  SITE  FIRE  
SW FIRE ADD OTH

# OF STORIES	AREA 1ST FL.	TOTAL AREA	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED. CODE	VIO. FILE
B	L	P	M	E	F	S	D	R

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



November 13, 1997

**WALLACE • KUHL  
& ASSOCIATES INC.**

Trizec Hahn  
Attention: Jennifer Volin  
4350 La Jolla Village, Suite 400  
San Diego, California 92122

*Special Inspection Final Report*

**COPELANDS**

Downtown Plaza

Permit No. 97-12396 + 971322 C

WKA No. 2076.11

11-25-97

In accordance with the City of Sacramento special inspection requirements, our firm has performed the *Special Testing and Observation* for the subject project. Our observation and test results indicate that the following items are in accordance with Sections 106 and 1701 of the Uniform Building Code and the project's plans and specifications:

Concrete: Observed placement of concrete for plaza level and 2nd floor slab at infill areas. Obtained samples for laboratory testing and performed slump tests.

Epoxy Dowel: Observed correct installation of epoxy dowels at connection clips for wide flange beams at 2nd floor.

Structural Steel: Performed field welding observation of the following:

- Structural steel framing at infill areas - plaza level and 2nd floor.
- Tube steel framing at display area - 2nd floor entry way
- Plug welding at pan decking - plaza level and 2nd floor

Verified correct installation and torque of high strength A325 bolts for structural steel framing connections.

Last date at jobsite: October 27, 1997

Wallace - Kuhl & Associates, Inc.

**Jim Carlson**  
Manager of Construction Materials Services

JC:mlo

cc: Loder Construction  
City of Sacramento

General Civil Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

1000 Industrial Blvd.

West Sacramento

CA 95601

916.372.1434

Fax 916.372.1963

Attachment to BC-306-1

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: COPELAND'S SPORTS  
PROJECT ADDRESS: 645 DOWNTOWN PLAZA

PLAN REVIEW # ~~5270~~ 5238  
PERMIT NUMBER 9713231

TESTING/INSPECTION AGENCY/IES: JIM CARLSON @ WALLACE, KUHL & ASSOC.  
3050 INDUSTRIAL BLDG., WEST SACRAMENTO, CA 95691

OWNER'S REPRESENTATIVE  
OWNER'S NAME: MARK RAWSON, AIA SIGNATURE: [Signature]  
(Please Print) PROJECT ARCHITECT.

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):

Item	Description	Ref. Dwg. #
①	CONCRETE <u>fc' = 3,0 KSI</u>	<u>S-1, S-3</u>
②	<u>REINFORCING</u> PRESTRESS STEEL <u>fy = 60 KSI</u>	<u>S-1</u>
3.	WELDING	
④	HIGH STRENGTH BOLTING <u>A 325 N</u>	<u>S-2</u>
5.	STRUCTURAL MASONRY	
6.	PILING, DRILLED PIERS, CAISSONS	
7.	SPRAY APPLIED PROOFING	
⑧	OTHER: <u>EXPANSION ANCHORS</u>	<u>S-2</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: [Signature]

Date 9-25-97 BID #382(02/95)

PLANNING & DEVELOPMENT DEPT. BUILDING INSPECTIONS DIVISION

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

TEMPORARY USE OF STOCKING ONLY 643 DOWNTOWN PLAZA

This Building, the address of which is 643 DOWNTOWN PLAZA, Sacramento, California, is hereby classified as a Group \_\_\_\_\_ Occupancy, to wit:

COPELAND and is of Type \_\_\_\_\_

Construction as defined in the Sacramento City Building Code. It has been constructed and completed in accordance with the requirements of the Sacramento City Building Code and where applicable with the requirements of the State Laws. Therefore, as of this date, November 19, 1997, the Occupancy described above and may be occupied.

PERMIT NO.: 97-13231-C

OWNER: \_\_\_\_\_

DBA: CopeLand

Post in a Conspicuous Place

BH15

(over)

by: [Signature] Building Official  
D.T. SULLIVAN, SUPERINTENDENT  
Building Inspections Division

PLANNING & DEVELOPMENT DEPT. BUILDING INSPECTIONS DIVISION

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

643 Downtown Plaza

This Building, the address of which is \_\_\_\_\_, and is of Type \_\_\_\_\_ Occupancy, to wit: Sacramento, California, is hereby classified as a Group \_\_\_\_\_

Construction as defined in the Sacramento City Building Code. It has been constructed and completed in accordance with the requirements of the Sacramento City Building Code and, where applicable with the requirements of the State Laws. Therefore, as of this date, November 26, 1937 it is hereby certified for the occupancy described above and may be occupied.

PERMIT NO.: 97-13 231 C

OWNER: DOTT ORR

Capelands

Post in a Conspicuous Place

(over)

D.T. SULLIVAN, SUPERINTENDENT Building Inspections Division  
by: \_\_\_\_\_ Building Inspector

# CITY OF SACRAMENTO CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address 643 DOWNTOWN PLAZA Permit No. 97-13231

Building Use Renodel/Retail Occupancy M

Building Owner Downtown Plaza Associates/Copelands Invest Partn Construction Type 1-FR

Owner Address P.O. Box 1348, San Luis Obispo, CA 93406 Sprinkled  Yes  No

Portion of Building Occupied 2nd Floor/643 Downtown Plaza Area \_\_\_\_\_ Sq. Ft.

12/15/97 Bradford J. Boehm, P.E.

Date Issued By: Print \_\_\_\_\_ Sign \_\_\_\_\_  
City Building Official

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 9 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 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 City Building Official. No changes shall be made in the character of occupancy or use without approval of the City Building Official.

**POST IN A CONSPICUOUS PLACE**