

**CITY OF SACRAMENTO**

**1231 I Street, Sacramento, CA 95814**

**Permit No: 0010928**

**Insp Area: I**  
**Thos Bros: 298E1 528**

**Site Address: 931 T ST SAC**  
**Parcel No: 009-0072-010**

**BLDG B**

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

**CONTRACTOR**  
ZAKSKORN CONSTRUCTION CO  
780 WEST GRAND AVE  
OAKLAND CA 94612-1052

**OWNER**  
931 T ST DEV CO, LLC  
2229 J ST  
SACRAMENTO 98816

**ARCHITECT**

**Nature of Work: (3) 2 STORY UNITS W/ BASEMENT PARKING ( BLDG B)**

**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.

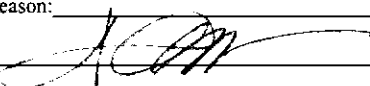
License Class \_\_\_\_\_ License Number 2837 Date \_\_\_\_\_ Contractor Signature \_\_\_\_\_

**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.)

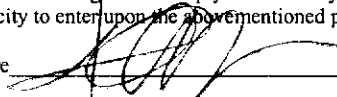
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: \_\_\_\_\_

Date 9/13/01 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 9/13/01 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 46-9348-01 Exp Date 01/01/2002

(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 9/13/01 Applicant Signature 

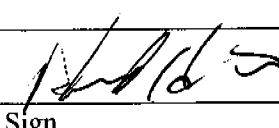
**WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.**

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

CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 264-5716

Building Address: 931 T STREET - BUILDING B Permit No.: 0010928  
Building Use: APARTMENTS Occupancy: R1/U1  
Building Owner: 931 T STREET DEVELOPMENT Construction Type: VN  
Owner Address: 2229 J STREET Sprinkled?  Yes  No  
Portion of Building Occupied: ENTIRE Area: 8,609 Sq. Ft.  
3/3/03 RICHARD HEINS  DENNIS RICHARDSON  
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

[ Finaled By: GTD,MJS,GRS,CP ]

*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**

CITY OF SACRAMENTO

APPLICATION FOR COMMERCIAL BUILDING PERMIT

Price Copy

DEVELOPMENT SERVICES DIVISION  
PERMIT SERVICES SECTION

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

ACTIVITY # 0010928 Insp. Area 1C

Applicant MUST complete ALL Unshaded areas

ADDRESS 931 T STREET

Suite BLDG B UNITS 1-4

PARCEL # 009-0072-010, 009-0072-0011, 009-0072-012 (MERGED INTO ONE)

<b>CONTACT</b> <u>MOGAVERO</u> Name <u>CRAIG STRADLEY</u> <u>NOTESTINE</u> Address <u>2229 J STREET SAC, CA 95816</u> Phone <u>916-443-1033</u> FAX <u>916-443-7234</u> E-mail <u>cstradley@moqnot.com</u>		<b>LICENSED CONTRACTOR</b> Lic No. # Name <u>MARK READ, POOREAD &amp; SON</u> Address <u>1241 MAPLE GLEN RD, SAC, CA 95864</u> Phone <u>916-489-6843</u> FAX <u>916-489-7214</u> E-mail _____	
<b>ARCHITECT/ENGINEER</b> Name <u>BRAD ROLLINS, POINT 2 STRUCT. INC</u> Address <u>2300 H STREET, SUITE 3 SAC, CA 95816</u> Phone <u>916-442-4842</u> FAX <u>916-442-4848</u> E-mail _____		<b>OWNER</b> Name <u>931 T STREET DEVELOPMENT CO., LLC</u> Address <u>2229 J STREET</u> Phone <u>916-443-1033</u> FAX <u>916-443-7234</u> E-mail _____	

Will permittee have any employees on the jobsite?  No  Yes → INSURANCE CO: \_\_\_\_\_  
WORKER'S COMPENSATION POLICY # \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

NATURE OF WORK IN DETAIL: BUILDING: A 5,679 SF BUILDING CONSISTING OF  
A RESIDENTIAL TWO STORY UNITS WITH SIX PARKING SPACES  
LOCATED UNDER THE UNITS IN THE BUILDING. 488,950.22  
8000, 214, 10

OCCUPANT/TENANT: R-1 VALUATION: \$ 60 PER S.F.

FLOOD STATUS:		S.C.A.T. 101, 200, 201, XI.11, XI.12, XI.14, XI.17, XI.27									
JOB DESCRIPTION		SHELL <input checked="" type="checkbox"/> APT <input checked="" type="checkbox"/> TK ( ) REM ( ) SW <input checked="" type="checkbox"/> FIRE <input checked="" type="checkbox"/> ADD OTH									
INSPECTION DISCIPLINES		<input checked="" type="checkbox"/> BLDG <input checked="" type="checkbox"/> MECH <input checked="" type="checkbox"/> PLUMB <input checked="" type="checkbox"/> ELEC <input checked="" type="checkbox"/> SITE <input checked="" type="checkbox"/> FIRE									
# Stories	1st Fl Area	Total Area	Use Zone	Deep Group	Const type	Fire Req	Fed Code	Viol. File			
<u>2</u>	<u>534</u>	<u>8609</u>	<u>R-1</u>	<u>U1</u>	<u>V-N</u>	<u>D/N</u>	<u>D3</u>	[H] [Quad]			
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

XI.31  
X12  
X16

COMMENTS: LIV = 5985 SF Total area enclosed  
Cov Deck = 534 5985  
GARAGE 2624 tot (stor/GAR) 2624  
Uncovered stairs 170 tot 8609

REGIONAL SANITATION FEES?  Yes  No HEALTH DEPARTMENT?  Yes  No  
WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS?  Provided  Faxed

R/41  
Photos + stairs = 534  
170  
9143 @ 14  
704 @ 14

WALLACE - KUHL & ASSOCIATES, INC.

Project Name: <b>T Street Condo</b>		Client Or Owner: <b>Mogavero Notestine Association</b>		Key Person Contacted:	
General Location Of Work: <b>931 T Street, Sacramento</b>		Owner's Or Client's Representative: <b>Alicia Chavez</b>		Date: <b>2/22/02</b>	Day Of Week: <b>Friday</b>
General Contractor: <b>ZCON (Mark)</b>		Grading Contractor: <b>Pinpoint Construction</b>		Project Engineer: <b>Mike Watari</b>	
Type Of Work: <b>AB testing</b>		Grading Contractor Superintendent Or Foreman: <b>Arnie, Art</b>		Supervisor: <b>Don Siegalkoff</b>	
Source And Description Of Fill Material:			Weather: <i>Clear</i> <del>Rain, OC, CC</del>		Technician: <b>John Bernhard</b>
Project Briefing: Previously Reported (yes or no):			Plans And Specifications:		
By:			By:		
On.:			Date:		
What in particular should be observed, checked, or tested during the next visit?					
Describe equipment used for hauling, spreading, watering, conditioning and compacting:					

**NOTES (Describe work completed during the day, any problems and their solutions):**

**2-22-02 Friday**  
**ENTRANCE DRIVE**

**AGGREGATE BASE:**

Arrived on site this PM and tested AB at South entrance at the request of Art with Pinpoint and Mark with Zcon. Material tested had a relative compaction of 98 and 98.5% with a moisture of 6%. Contractor has dual drum vibratory compactor on site. I notified both Art and Mark of test results, and they requested I return around 4 PM to finish test the East side entrance. I arrived on site later as requested and tested AB at the East entrance. Material tested had a relative compaction of 95 and 97%. I notified Mark with Zcon and Art with Pinpoint of test results. They requested I return Monday to test AB on the West side.

*DRAFT COPY*  
*2-25-02*  
*John Bernhard*

This report presents opinions formed as a result of our observation of activities relating to geotechnical engineering. It is the contractors responsibility to comply with the plans and specifications throughout the duration of the project irrespective of the presence of our representative. Our work does not include supervision or direction of the actual work of the contractor, his employees or agents. Horizontal and vertical lines and grades were determine by others. Our firm will not be responsible for job or site safety on this project.

**File Name: 4548.03.02-23-02**

**Prepared by: John Bernhard**

WALLACE - KUHL & ASSOCIATES, INC.

LABORATORY MOISTURE-DENSITY TESTS  
ASTM D1557

<u>Test No.</u>	<u>Material Description</u>	<u>Maximum Dry Unit Weight (PCF)</u>	<u>Optimum Moisture Content (%)</u>
1	Granite ¾ Cl.II Aggregate Baserock	145	5.5

FIELD DENSITY TESTS  
ASTM D2922 and D3017

<u>Test No.</u>	<u>Date</u>	<u>Location</u>	<u>Elevation</u>	<u>Test Moisture (%)</u>	<u>Compac (%)</u>
1	2-22-02	South entrance So. side center	AB	6	98
2	2-22-02	South entrance No. side center	AB	6	98.5
3	2-22-02	East entrance West side center	AB	5	95
4	2-22-02	East entrance East side center	AB	6	97

*DRAFT*  
*2-25-02*  
*John Bernhard*  
 Corp

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File Name: 4548.03.02-23-02

Prepared by: John Bernhard



**VALLACE • KUHL & ASSOCIATES INC.**  
 GEOTECHNICAL ENGINEERING • CONSTRUCTION TESTING

3050 Industrial Blvd.  
 PO Box 1137  
 West Sacramento  
 California 95691  
 916-372-1434

DATE <b>3-1-02</b>		JOB NO.		WEATHER		TEMP. " at " at AM PM	
PROJECT <b>T St CONDORS</b>				Technician I <input type="checkbox"/>		Staff E/G <input type="checkbox"/>	
LOCATION				Technician II <input type="checkbox"/>		Project E/G <input type="checkbox"/>	
TYPE OF WORK <b>Rebar</b>				Technician III <input checked="" type="checkbox"/>		Senior E/G <input type="checkbox"/>	
Inside 50 mi. radius <input type="checkbox"/>		Outside 50 mi. radius <input type="checkbox"/>		Nuclear Densities <input type="checkbox"/>		Principal E/G <input type="checkbox"/>	
PERSONNEL	REG. HRS	OT HRS	TOTAL HRS	TRAVEL	ON JOB	VEHICLE	MILES
<b>Plumber</b>						<b>12</b>	

OBSERVATIONS:  
**OBSERVED PLACEMENT OF REINFORCING FOR DRIVEWAYS AT BLDGS A, B & C. NOT DETAIL AVERAGE PERM IS #4 @ 16" OC TO MATCH FOOTING DOWELS**

**FIELD REPORT**

Signed [Signature]



**WALLACE - KUHL & ASSOCIATES INC.**  
 GEOTECHNICAL ENGINEERING • CONSTRUCTION TESTING

3050 Industrial Blvd.  
 PO Box 1137  
 West Sacramento  
 California 95691  
 916-372-1434

DATE 1-9-02		JOB NO. 9518-01		WEATHER		TEMP. ° at		AM	
PROJECT 931 T & Cordes		Technician I <input type="checkbox"/>		Staff E/G <input type="checkbox"/>					
LOCATION Tulare		Technician II <input type="checkbox"/>		Project E/G <input type="checkbox"/>					
TYPE OF WORK FDOR		Technician III <input checked="" type="checkbox"/>		Senior E/G <input type="checkbox"/>					
Inside 50 mi. radius <input checked="" type="checkbox"/>		Outside 50 mi. radius <input type="checkbox"/>		Nuclear Densities <input type="checkbox"/>		Principal E/G <input type="checkbox"/>			
PERSONNEL	REG. HRS	OT HRS	TOTAL HRS	TRAVEL	ON JOB	VEHICLE	MILES		
A. Windhurst						# 11			

**OBSERVATIONS:** Observed Bar lock couplers installed at vertical #5 rebar 7 masonry columns for to original level out insufficient. Couplers have been installed & torqued all 7 columns as follows:  
 (1) 2 columns interior of Pkdy A  
 (2) 2 columns interior of Pkdy B  
 (3) 2 columns interior of Pkdy C  
 (4) 1 column NE corner Pkdy C  
 Column NE corner of Pkdy C is showing ext. cracking vertical face. Repair has been made setting up new couplers all 4 vertical faces.

**FIELD REPORT**

Signed *[Signature]*



**WALLACE • KUHL & ASSOCIATES INC.**  
 GEOTECHNICAL ENGINEERING • CONSTRUCTION TESTING

3050 Industrial Blvd.  
 PO Box 1137  
 West Sacramento  
 California 95691  
 916-372-1434

DATE 1-29-02		JOB NO. 4548.04			WEATHER		TEMP. ° at		AM	
PROJECT T & CONDOS		Technician I <input type="checkbox"/>			Staff E/G <input type="checkbox"/>					
LOCATION		Technician II <input type="checkbox"/>			Project E/G <input type="checkbox"/>					
TYPE OF WORK TORQUE TEST		Technician III <input type="checkbox"/>			Senior E/G <input type="checkbox"/>					
Inside 50 mi. radius <input checked="" type="checkbox"/>		Outside 50 mi. radius <input type="checkbox"/>			Nuclear Densities <input type="checkbox"/>		Principal E/G <input type="checkbox"/>			
PERSONNEL		REG. HRS	OT HRS	TOTAL HRS	TRAVEL	ON JOB	VEHICLE		MILES	
M Lopez							11		10	

OBSERVATIONS: TORQUE TEST WAS PERFORMED ON 3/4" STEEL ANCHORS FOR BEAM SEAT ANCHORS AT BUILDINGS 'A', 'B', AND 'C'. ANCHORS WERE TESTED USING A CALIBRATED TORQUE WRENCH SET 85 FT LBS AS PER PLAN SPECIFICATIONS

Building 'A' 16 of 16 Tested 1 Fail  
 'B' 16 of 16 " All Acceptable  
 'C' 16 of 16 " 3 Fail

All deficient anchors were marked for repair and contractor notified.

**FIELD REPORT**

Signed





**WALLACE • KUHL & ASSOCIATES INC.**  
 GEOTECHNICAL ENGINEERING • CONSTRUCTION TESTING

3050 Industrial Blvd.  
 PO Box 1137  
 West Sacramento  
 California 95691  
 916-372-1434

DATE 1-30-02		JOB NO. 4548.04		WEATHER		TEMP. ° at		AM	
PROJECT T & CONDOR		Technician I <input type="checkbox"/>		Staff E/G <input type="checkbox"/>					
LOCATION 931 T &		Technician II <input type="checkbox"/>		Project E/G <input type="checkbox"/>					
TYPE OF WORK Torque Test		Technician III <input type="checkbox"/>		Senior E/G <input type="checkbox"/>					
Inside 50 mi. radius <input checked="" type="checkbox"/>		Outside 50 mi. radius <input type="checkbox"/>		Nuclear Densities <input type="checkbox"/>		Principal E/G <input type="checkbox"/>			
PERSONNEL	REG. HRS	OT HRS	TOTAL HRS	TRAVEL	ON JOB	VEHICLE		MILES	
M Lopez						11		10	

**OBSERVATIONS:**

Torque test was performed on corrected 3/4" sleeve anchors for beam seats at Building 'A' (1) and Building 'C' (3). Anchors were tested using a calibrated torque wrench set to 85 ft/lbs as per plan specifications. All anchors tested were found to be acceptable.

**FIELD REPORT**

Signed



**WALLACE • KUHL  
& ASSOCIATES INC.**

Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

February 24, 2003

**PERMIT NO.  
BLDG. A 0010922  
BLDG. B 0010928  
BLDG. C 0010929**

931 T Street Development, LLC  
Attention: David Mogavero  
2012 K Street  
Sacramento, CA 95814

*Special Inspection Final Report*  
**931 T STREET CONDOMINIUMS**  
WKA No. 4548.04

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

**Concrete:** Inspected placement of reinforcing steel and concrete for Buildings A, B and C footings and slab-on-grade, retaining wall footings, and driveways. Obtained concrete samples, performed slump tests and performed laboratory compressive strength testing.

**Structural**

**Steel:** Performed field welding inspection of No. 4 and 5 rebar welded to tube steel columns to be embedded in masonry walls (ref. SSK-4). Monitored contractor compliance with Welding Procedure Specifications (WPS). Checked welder certification records.

**Masonry:** Inspected placement of concrete masonry units (CMU), reinforcing steel and grout for basement walls, building perimeter columns and retaining wall. Monitored grout consistency and consolidation during placement. Obtained grout, mortar and CMU samples for laboratory compressive strength testing.

**CORPORATE OFFICE**  
3050 Industrial Boulevard  
West Sacramento  
CA 95691  
Tel 916.372.1434  
Fax 916.372.2565

**ROCKLIN OFFICE**  
500 Menlo Drive  
Suite 100  
Rocklin, CA 95765  
Tel 916.435.9722  
Fax 916.435.9822

**STOCKTON OFFICE**  
3410 West Hammer Lane  
Suite 1  
Stockton, CA 95219  
Tel 209.234.7722  
Fax 209.234.7727

931 T STREET CONDOMINIUMS  
WKA No. 4548.04  
February 24, 2003  
Page 2

*Note: As requested by the owner, we did not test the 28-day specimens for two sets of mortar and grout samples after the 7 day tests met design strength.*

Concrete  
Anchors: Proof load tested concrete sleeve anchors at beam seats in Buildings A, B and C by torque method.

Last date at jobsite: September 13, 2002

Please contact our office if you have any questions regarding this information.

Wallace - Kuhl & Associates, Inc.

  
David A. Redford  
Senior Engineer



DAR:mlo

cc: Zcon Builders  
City of Sacramento