

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

**Permit No: 0008707**  
**Insp Area: 4**

**Site Address: 4900 NATOMAS BL SAC**  
Parcel No: 225-0040-052 BLDG 4 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 IIIS 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 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 9/27/00 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.

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

(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.**



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

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

DATE 5-24-01		JOB NO. 3430.10		WEATHER		TEMP. ° at		AM		
PROJECT PARKWAY PLAZA TOWNS		LOCATION Bldg. 4		TYPE OF WORK Epoxy dowel chis.		Technician I <input type="checkbox"/> Staff E/G <input type="checkbox"/> Technician II <input type="checkbox"/> Project E/G <input type="checkbox"/> Technician III <input type="checkbox"/> Senior E/G <input type="checkbox"/> Nuclear Densities <input type="checkbox"/> Principal E/G <input type="checkbox"/>				
Inside 50 mi. radius <input checked="" type="checkbox"/> Outside 50 mi. radius <input type="checkbox"/>		PERSONNEL		REG. HRS	OT HRS	TOTAL HRS	TRAVEL	ON JOB	VEHICLE	MILES
		DS		5.5	0	5.5	0.5	7:00 AM	#14	20

**OBSERVATIONS:**

ON SITE AS REQUESTED TO OBSERVE EPOXY  
 dowel installation of 1/2" all-threads for mud sill anchors  
 Simpson SET 62 epoxy notes were checked and then  
 out with completed job @ the following locations.

Bldg. 4

- Apt 418 - 20 EA.
- " 416 - 28 EA.
- " 417 - 30 EA.
- " 414 - 60 EA.
- " 412 - 12 EA. - Box out of epoxy will have 60 EA to do.

**FIELD REPORT**

Signed [Signature]

**Certification of Compliance**  
School District Development

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

Owner's Name/Address NATOMAS NORTH LP SSD MIDWAY 22 11-00  
SAN DIEGO, CA 92121  
Project Address 4900 NATOMAS BLVD BLDG 4 NORTH  
Parcel Number 225-0040-052 Lot No. \_\_\_\_\_  
Subdivision Name NATOMAS NORTH LP No. of Units 20  
Applicant's Signature [Signature] Title CONST. MGR.  
Phone No. (916) 772 0890 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 00-08707  
Building Type (check one)  Residential  Apartment/Condominium  Commercial/Industrial  
20972 sq ft 5527 sq ft  
Square Feet of Chargeable Building Area 20972  
Signature/Title [Signature] Building Inspector I Date 9-19-00

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

School District 1110 Certificate No. 0111  
 Exempt Comments \_\_\_\_\_  
Residential/Apartment/etc. 20972 Square ft. x \$ 3.25 = \$ 68,158.00  
Commercial/Industrial 5527 Square ft. x \$ .33 = \$ 1823.01  
Total fees collected..... = \$ 68,341.01

*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 9/22/00

**CITY OF SACRAMENTO**  
**APPLICATION FOR COMMERCIAL BUILDING PERMIT**

*Buster*

DEVELOPMENT SERVICES DIVISION  
 PERMIT SERVICES SECTION

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

ACTIVITY # 9901993 Insp. Area 30

Applicant **MUST** complete ALL Unshaded areas

ADDRESS 8460 RUSSIA CR. Suite A  
 PARCEL # 02-0010-070

CONTACT <u>STEVE SUTTON</u> Name <u>Steve Sutton</u> Address <u>4111 82nd St.</u> Phone <u>916-357-0137</u> FAX <u>916-357-0138</u> E-mail <u>737-3350 457-0018</u>		LICENSED CONTRACTOR Lic No. # _____ Name _____ Address _____ Phone _____ FAX _____ E-mail _____	
ARCHITECT/ENGINEER Name <u>SUTTON &amp; ASSOC., INC</u> Address <u>4111 82ND ST.</u> Phone _____ FAX <u>(916) 457</u> E-mail _____		OWNER Name <u>Beth Gregory</u> Address <u>24121 AVENUE HALL VALENTIN 95355</u> Phone <u>(617) 257-1177</u> FAX _____ 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: Partly Remodel  
REPAIR  
Penalty fee applied work on permit

**UPDATED 5/14/00**

OCCUPANT/TENANT: Mixe VALUATION: \$ 1.1 MIL

FLOOD STATUS:		S.C.A.T. <u>XI. IS</u>							
JOB DESCRIPTION	BLDG	SHELL	APT	TI( )	REM( )	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES		<u>BLDG</u>	<u>MECH</u>	<u>PLUMB</u>	<u>ELECT</u>	<u>ME</u>	<u>SITE</u>	<u>FIRE</u>	
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. <u>Y</u> <u>N</u>	Fed Code	Vio. File [H] [Quad]	
		<u>49,400</u>		<u>F-2</u>	<u>VN</u>	SPR <u>Y</u> ALARM <u>Y</u>		<u>D</u>	PW UTIL
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>			

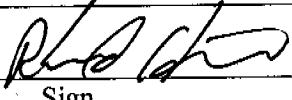
COMMENTS: T. Tomlin valuation was given at counter 5/9/00 to Barbara Tom  
Checked Dougess 875-669

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

CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 264-5716

Building Address: 4900 NATOMAS BL BLD 4 NORTH Permit No.: 0008707  
Building Use: 20 UNIT APT Occupancy: R1  
Building Owner: NATOMAS PARK NORTH LP Construction Type: V1HR  
Owner Address: SAN DIEGO, CA Sprinkled?  Yes  No  
Portion of Building Occupied: ENTIRE Area: 24404 Sq. Ft.  
Date: 2/20/03 By: (Print) \_\_\_\_\_ Sign  **DENNIS RICHARDSON**  
CHIEF BUILDING OFFICIAL

[ Finaled By: GTD,MJB,SLG,MJG,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**



**WALLACE - KUHL  
& ASSOCIATES INC.**

Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

February 20, 2003

Mr. John Shores  
FF Development, L.P.  
2295 Gateway Oaks Drive, Suite 140  
Sacramento, CA 95833

*Special Inspection Final Report - Revised*  
**MIRAMONTE AND TROVAS APARTMENTS**  
**Permit No. 00-08691, 00-01870, 71**  
**Permit No. 00-08705, 07, 09, 10, 12**  
WKA No. 3430.09  
WKA No. 3430.10

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:

Observed reinforcing steel, post-tensioning tendons and concrete placement for multi-family residential slabs-on-grade for buildings constructed at the subject project. Performed slump and temperature tests and molded cylinder samples from the fresh concrete. Performed for laboratory compressive strength tests.

Monitored stressing operations for post-tensioned slab tendons, recorded and reported compliance with contract document calculated elongation requirements prior to tendon tail cut-off.

During timber framing operations, the Building Department noted deficiencies in sill and hold-down bolt quantity, size and locations. Additional bolts were required to be epoxied into place to satisfy Building Code requirements. Wallace-Kuhl & Associates representatives observed the size, depth and cleaning of the drilled retrofit anchor holes and observed the installation of the bolts in accordance with the epoxy system manufacturer's instructions.

**NOTES:**

Due to lack of prior notice or notice of incorrect time of concrete placement, no WKA representative was on site during approximately 5-10% of post-tensioned slab concrete placement. To the best of our knowledge, tendon placement for these areas had been inspected prior to concrete placement and subsequent post-tensioning operations were accomplished without incident.

**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 F  
Stockton, CA 95219  
Tel 209.234.7722  
Fax 209.234.7727


*Special Inspection Final Report*  
MIRAMONTE AND TROVAS APARTMENTS  
February 20, 2003  
WKA No. 3430.09  
WKA No. 3430.10

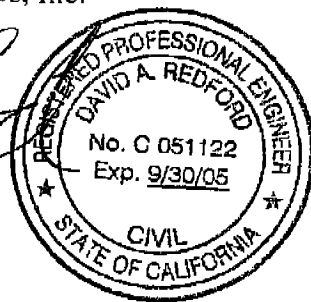
Several 28-day cylinder tests did not meet the 3000 psi design compressive strength. Extra cylinders from each set that did not meet strength were tested at age 56 days. With one exception, all of the 56-day tests exceeded the 3000 psi design strength. Cylinder samples from concrete placed in the center slab of Building 2 at Miramonte achieved 2850 psi or 95% of design strength at age 56-days. Acceptability of 56 day breaks as satisfying design strength requirements should be determined by the project Architect or Engineer of Record.

Except as noted above, to the best of our knowledge post-tensioned concrete construction and epoxied anchor installation met project construction document and Uniform Building Code requirements.

Please contact me if you have any questions regarding this information.

Wallace-Kuhl & Associates, Inc.

  
David A. Redford, P.E.  
Senior Engineer



JC:mlo