

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0310361

Insp Area: 3

Thos Bros: 318 A5

Site Address: 6000 LEMON HILL AV SAC

Parcel No: 038-0081-005

Sub-Type: NAPT

Housing (Y/N): N

CONTRACTOR

BROWN CONSTRUCTION INC
1465 ENTERPRISE BLVD STE 100
WEST SACRAMENTO, CA 95798

OWNER

LEMON HILL HOUSING ASSOC. L.P.
3451 5TH AVE
SACRAMENTO CA 95817

ARCHITECT

SHIMOTSU
2705 K ST #6
SAC, CA. 95816

Nature of Work: BLDG (B-5) 8 APARTMENTS 4 2BR & 4 3BR 9460 SQ FT.

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 396120

Date 10-28-03

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 10/28/03 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 STATE COMP.INSURANCE

Policy Number 1625157

Exp Date 03/05/2004

(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 10/28/03 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.

INSTALLATION CERTIFICATE

(Page 2 of 13)

CF-6R

Site Address **BUILDING B, 6000 Lema Hill**

Permit Number **B-5 0310361**

FENESTRATION/GLAZING:

Manufacturer/Brand Name (GROUP LIKE PRODUCTS)	Product U-Factor ¹ (s CF-1R value) ²	Product SHGC ¹ (s CF-1R value) ²	# of Panes	Total Quantity of Like Product (Optional)	Square Feet	Exterior Shading Device or Overhang	Comments/Location/ Special Features
1. LOWE / SLIDER	.34	.28			453		LOWE 2 In
2. LOWE / SINGLE	.34	.28			371		" "
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
13.							
14.							
15.							

¹ Manufactured fenestration products use the values from the product label. Field fabricated fenestration products use the default values from Section 116 of the Energy Efficiency Standards.

² Installed U-Factor must be less than or equal to values from CF-1R. Installed SHGC must be less than or equal to values from CF-1R, or a shading device (exterior or overhang) is installed as specified on the CF-1R. Alternatively, installed weighted average U-Factors for the total fenestration area are less than or equal to values from CF-1R.

I, the undersigned, verify that the fenestration/glazing listed above my signature: 1) is the actual fenestration product installed; 2) is equivalent to or has a lower U-Factor and lower SHGC than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy Efficiency Standards for residential buildings; and 3) the product meets or exceeds the appropriate requirements for manufactured devices (from Part 6), where applicable.

Item #s (if applicable)	Signature, Date	Collier Warehouse Sacramento, Inc Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner OR Window Distributor
Item #s (if applicable)	Signature, Date	Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner OR Window Distributor
Item #s (if applicable)	Signature, Date	Installing Subcontractor (Co. Name) OR General Contractor (Co. Name) OR Owner OR Window Distributor

COPY TO: Building Department
HERS Provider (if applicable)
Building Owner at Occupancy

B-5 0310361

Lemon Hill

Site Address

Permit Number

An installation certificate is required to be posted at the building site or made available for all appropriate inspections. (The information provided on this form is required; however, use of this form to provide the information is optional.) After completion of final inspection, a copy must be provided to the building department (upon request) and the building owner at occupancy, per Section 10-103(b).

HVAC SYSTEMS:

Heating Equipment

Equip. Type (pkg., load, sumo)	CEC Certified Mfr Name & Model Number	# of Identical Systems	Efficiency (AFUE, etc.) (≥ CF-1R value)	Duct Location (attn, etc.)	Duct or Piping R-value	Heating Load (Btu/hr)	Heating Capacity (Btu/hr)
AC1 Package	American Standard #YSC090A3ELA	1 ea.	81 AFUE / 8.91 EER			Conditioned space	R-4.2
AC2 Package	American Standard #YSC036A3ELA	1 ea.	80 AFUE / 10.5 seer			Attic space	R-4.2
AC3 Package	American Standard #YSC060A3ELA	1 ea.	81 AFUE / 10.2 seer			Conditioned space	R-4.2
AC4 Package	American Standard #YSC060A3ELA	1 ea.	81 AFUE / 10.2 seer			Conditioned space	R-4.2
AC5 Package	American Standard #YLC024F110B	1 ea.	78 AFUE / 10 seer			Conditioned space	R-4.2
AC6 Split	Summit #H02-46-26-A1ABPF3	4 ea.	Hydronic			Conditioned space	R-4.2
AC7 Split	Summit #H02-46-26-A1ABPF3	24 ea.	Hydronic			Conditioned space	R-4.2
AC8 Split	Summit #H03-49-43-A1ABPF3	24 ea.	Hydronic			Conditioned space	R-4.2
AC9 Split	Summit #H03-49-43-A1ABPF3	6 ea.	Hydronic			Conditioned space	R-4.2
AC10 Split	Summit #H02-37-39-A1ABPF3	16 ea.	Hydronic			Conditioned space	R-4.2

Cooling Equipment

Equip. Type (pkg., load, sumo)	CEC Certified Compressor Unit Mfr Name and Model Number	# of Identical Systems	Efficiency (SEER, etc.) (≥ CF-1R value)	Duct Location (attn, etc.)	Duct R-value	Cooling Load (Btu/hr)	Cooling Capacity (Btu/hr)
AC6 Split	Coleman #AC018X1222A	4 ea.	12 seer			Conditioned space	R-4.2
AC7 Split	Coleman #AC024X1222A	24 ea.	12 seer			Conditioned space	R-4.2
AC8 Split	Coleman #AC036X1222A	24 ea.	12 seer			Conditioned space	R-4.2
AC9 Split	Coleman #AC056X1222A	6 ea.	12 seer			Conditioned space	R-4.2
AC10 Split	Coleman #AC030X1222A	16 ea.	12 seer			Conditioned space	R-4.2

I, the undersigned, verify that equipment listed above my signature (1) is the actual equipment installed; (2) is equivalent to or more efficient than that specified in the certificate of compliance (Form CF-1R) submitted for compliance with the Energy Efficiency Standards for residential buildings; and (3) the equipment meets or exceeds the appropriate requirements for manufactured devices (from the Appliance Efficiency Regulations or Part 6), where applicable.

Math Baker 5/1/05
Signature, Date

BJ Heating & Air Conditioning, INC.
Installing Subcontractor (Co. Name)
OR General Contractor (Co. Name) OR Owner

BJ Heating & A/C Inc.
1240 Wilson Way
Woodland CA 95776-6005

SACRAMENTO
SMHA
MUTUAL HOUSING
ASSOCIATION

BY FAX 916.566.3640

May 2, 2005

Nick Buchberger
Principal Inspector
Building Division
City of Sacramento

MICROFILM AT FINAL



Dear Nick:

Re: Lemon Hill Townhomes, 6000 Lemon Hill Avenue, Water Heater Closet Doors

We are sending this letter pursuant to your discussion with Irene Jenkins, Director of Housing Development, concerning the clear door openings on the water heater closets at Lemon Hill Townhomes.

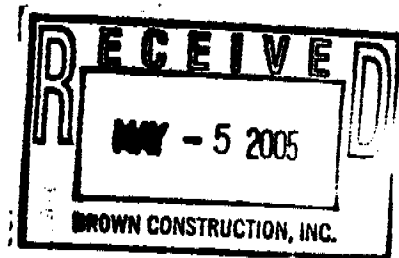
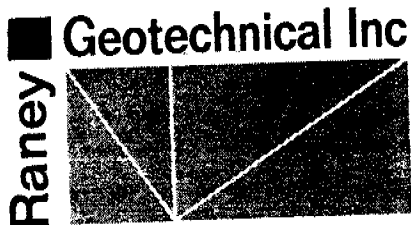
This is to acknowledge that the clear openings for the water heater closet doors for 70 of the 74 units at Lemon Hill Townhomes are less than 24". (The doors themselves are 24" wide.)

These openings are consistent with the approved plans and, as owner, we accept them as built.

Thank you for your assistance in this matter.

Rachel Iskow

Executive Director
Evergreen Mutual Housing Association, General Partner
Lemon Hill Housing Associates, L.P.



May 2, 2005

Lemon Hill Housing Associates, L.P.
Attention: Lisa Noling
3451 Fifth Avenue
Sacramento, CA 95817

**SUMMARY REPORT
CONSTRUCTION OBSERVATION AND TESTING SERVICES
LEMON HILL TOWNHOMES**

6000 Lemon Hill Avenue
Sacramento, California

Reference No. 1088-008.01

Permit Nos. 0310353, 0310362, 0310361, 0310359, 0310358, 0310360, 0310364, 031057, 0310365, 0310372, 0310371, 0310370, 0310369, 0310366, 0310368, 0310367

INTRODUCTION

In accordance with your request, we have performed construction observation and testing services for the subject project. The project included construction of sixteen two- and three-story residential buildings with concrete slab-on-grade ground floors. Our construction testing and observations were performed between November 6, 2003 and April 14, 2005. Our firm prepared a Geotechnical Investigation for the project dated May 5, 2003.¹ A summary letter addressing building pad construction was prepared on January 8, 2004.² This letter presents the results of our subsequent construction testing and observations.

EARTHWORK OBSERVATION AND TESTING

Foundation Excavation Observation

Our representative observed all building foundation excavations prior to foundation concrete placement. All observed foundation excavations engaged suitable bearing materials in accord with the recommendations of our referenced report. Foundations appeared to meet or exceed minimum specified dimensions and were clean at the time of our observation.

Pavement Construction

Pavement subgrade soils were cleared, scarified, moisture conditioned, and compacted. Pavement section aggregate base materials were placed, moisture conditioned, and compacted. All pavement areas appeared stable under earthwork equipment at the time of aggregate base placement.

¹ Raney Geotechnical Inc.; "Geotechnical Investigation, Lemon Hill Townhomes, 6000 Lemon Hill Avenue, Sacramento, California"; Job No. 1088-008; May 5, 2003.

² Raney Geotechnical Inc.; "Summary Report, Earthwork Observation and Testing Services, Building Pad Construction, Lemon Hill Townhomes, 6000 Lemon Hill Avenue, Sacramento, California"; January 8, 2004; Reference No. 1088-008.01

Trench Backfill Construction

The subject earthwork included backfilling of on-site sanitary sewer and joint utility trenches. Our observations indicate that the trench backfill materials were mixed, moisture conditioned where necessary and mechanically compacted.

Field Density Testing

Our representative performed field density tests on trench backfill and pavement section materials in accordance with ASTM Test Designations D2922 and D3017 (Nuclear Probe Method). Our test data indicate that the pavement subgrade soils and utility trenches were compacted to a minimum of 90 percent of the laboratory determined maximum dry density. Pavement area aggregate base materials were compacted to 95 percent relative to the laboratory determined maximum dry density.

Laboratory Compaction Testing

We performed laboratory compaction tests on representative samples of the site soils, as well as on aggregate base materials used during pavement construction. The compaction tests were performed in accordance with ASTM Test Designation D1557. The results of the laboratory compaction tests are summarized below.

Material Description	Method	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
Brown sandy silt	A	122	10.4
Aggregate base	C	133	6.5
Aggregate base - recycled	C	127	9.4
Aggregate base - recycled	C	118	10.8

CONCRETE CONSTRUCTION

Reinforcing Steel Placement Observations

Our scope of work included observation of foundation reinforcing steel for the subject buildings. Detailed observations generally were performed one day prior to concrete placement with any corrections being verified by our representative prior to structural concrete placement. All reinforcing steel appeared to be placed in compliance with industry standards and the project plans, for size and placement location.

Concrete Placement Observation

Our representative observed concrete placement procedures during concrete construction of building foundations and slabs-on-grade. Concrete truck batch and placement times were recorded to ensure that the concrete was placed within a reasonable period (generally less than 90 minutes). Concrete temperatures were monitored and recorded. Concrete appeared to be placed and consolidated in general accord with industry standards.

Page 3

Lemon Hill Townhomes

Raney Reference No. 1088-008.01

May 2, 2005

Slump Testing

Our representative performed concrete slump testing during concrete placement. Slump testing was generally performed at least once per 150 cubic yards of concrete in accord with ASTM Test Designation C143, Slump of Portland Cement Concrete. Slump test specimens were obtained in accord with ASTM C172-90, Sampling Freshly Mixed Concrete. Slump test measurements were relayed to the contractor verbally. Our data would indicate that no significant amount of concrete was placed with an excessive slump.

Compressive Strength Testing

Generally, one set of four test specimens was cast per 150 cubic yards of concrete placed. The test specimens were returned to our laboratory for curing and compressive strength testing. Test specimens were cast, transported, and cured in accord with ASTM Test Designation C31, Making and Curing Concrete Test Specimens in the Field. Test specimens were stored in a humidity room complying with ASTM Specification C511. The test specimens were tested in unconfined compression in our laboratory at 7 and 28 days in accord with ASTM Test Designation C39. Copies of compressive strength test data are attached.

STRUCTURAL STEEL CONSTRUCTION

Shop Welding Observations

Our representative observed structural shop welding for the canopy, handrails and stairs. We observed welding materials and workmanship; materials and workmanship appeared to comply with project specifications, industry standards and provisions of the American Welding Society.

Field Welding Observations

Our representative observed structural field welding for stairs and handrails. Prior to initiation of welding operations we reviewed qualification certificates of all project welders; our review indicated that the welder's certificates were current and applicable to the various types of project welding. We observed welding materials and procedures; welding procedures, workmanship, and materials appeared to comply with industry standards and provisions of the American Welding Society Structural Welding Code.

Field welds were examined for visual defects or flaws; all welds appeared to be sound. In addition, we checked welded connections for conformance to project plans and specifications; all welds appeared to meet specifications for size, length and type.

EPOXY OBSERVATIONS

Our representative observed the pre-drilled holes used for epoxy installation of all-thread bolts. All-thread bolts were installed to provide anchorage for wall frame connections to building slabs. The pre-drilled holes appeared to meet depth requirements and were brushed and blown out prior to dowel installation and epoxy placement. Our representative observed the mixing and application of epoxy at the pre-drilled holes. Our observations indicate that epoxy installation was performed in accordance with the applicable ICBO report and the project plans.

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Lemon Hill Townhomes
Raney Reference No. 1088-008.01
May 2, 2005

EXPANSION ANCHOR OBSERVATIONS

Our representative observed installation of expansion anchors. Our observations indicate that the installation appeared to be in conformance with the project drawings and the applicable ICBO report.

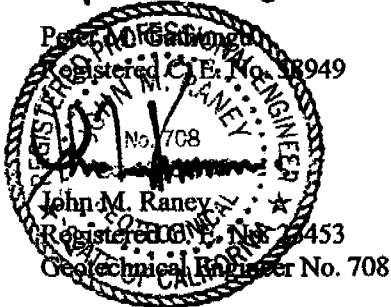
SUMMARY AND LIMITATIONS

Our test data and observations indicate that the described construction observed by this company has, to the best of our knowledge, been performed in accord with sound engineering practice, the project plans, and our referenced report. Horizontal and vertical limits of the described work were determined by others. We cannot guarantee construction, nor should our work or this letter be construed as relieving the contractors from their primary responsibility to conform to contractual agreements and sound engineering practice.

Should you have any questions regarding this letter or require further information, please contact our office.

Very truly yours,

RANEY GEOTECHNICAL INC.



Attachments: Compressive Strength Reports

- (2) Addressee
- (1) Brown Construction, Robert

PMG/JMR/cjh

SACRAMENTO
SMHA
MUTUAL HOUSING
ASSOCIATION

BY FAX 916.566.3640

May 2, 2005

Nick Buchberger
Principal Inspector
Building Division
City of Sacramento

MICROFILM AT FINAL



Dear Nick:

Re: Lemon Hill Townhomes, 6000 Lemon Hill Avenue, Water Heater Closet
Doors

We are sending this letter pursuant to your discussion with Irene Jenkins, Director of Housing Development, concerning the clear door openings on the water heater closets at Lemon Hill Townhomes.

This is to acknowledge that the clear openings for the water heater closet doors for 70 of the 74 units at Lemon Hill Townhomes are less than 24". (The doors themselves are 24" wide.)

These openings are consistent with the approved plans and, as owner, we accept them as built.

Thank you for your assistance in this matter.

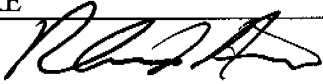
Rachel Iskow

Executive Director
Evergreen Mutual Housing Association, General Partner
Lemon Hill Housing Associates, L.P.

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address: 6000 LEMON HILL AV BLD B-5 Permit No.: 0310361
Building Use: APARTMENTS Occupancy: R1
Building Owner: LEMON HILL HOUSING ASSOC. LP Construction Type: V-1HR
Owner Address: SACRAMENTO, CA Sprinkled? Yes No
Portion of Building Occupied: ENTIRE Area: 9460 Sq. Ft.
5/18/05  **RON BEEHLER**
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

[Finaled By: CED, MJB, SLG, JH, GRS]

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