

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 9900588
Insp Area: 1

Site Address: 1501 16TH ST SAC
Parcel No: 006-0234-003

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

CONTRACTOR
CNM CONSTRUCTION CO
560 RODANTE DR
SAC CA 95864

OWNER
CITY OF SACRAMENTO
915 I ST RM 12 (ORG 11
SACRAMENTO CA 95814

ARCHITECT

Nature of Work: 4 STORY BLDG - 1ST FLR COMMERCIAL - 2ND > 4TH APARTMENTS

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.

X License Class B License Number _____ Date 9-22-99 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.

X Date [Signature] Applicant/Agent Signature 9-22-99

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 1558931-99 Exp Date 08/01/2000

_____ (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.

X Date [Signature] Applicant Signature 9-22-99

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.

Permit NO 7900588, Address: 1501 16th ST.

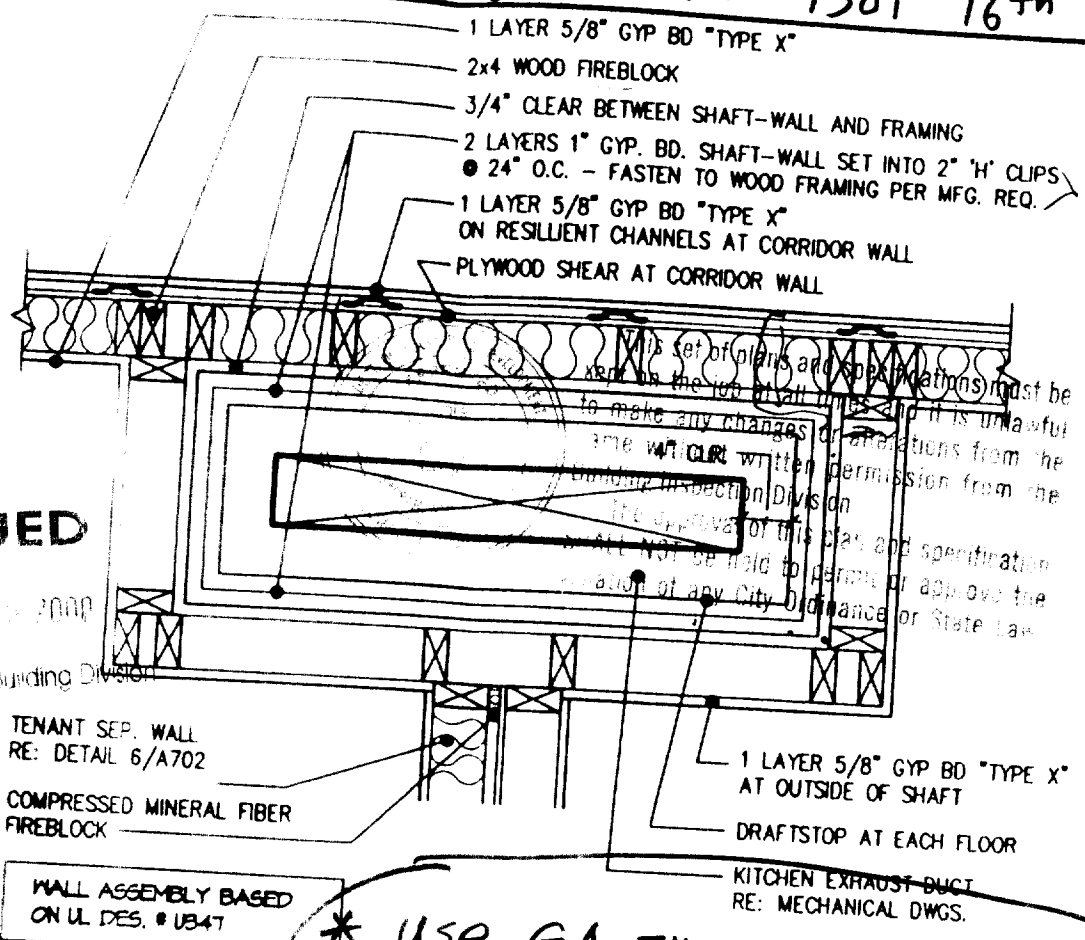
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ER PIPE

Sacramento Building Division

ISSUED

NOV 11 2008



This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations without written permission from the Building Inspection Division. The approval of this plan and specification shall NOT be held to permit or approve the violation of any City Ordinance or State Law.

TENANT SEP. WALL
RE: DETAIL 6/A702
COMPRESSED MINERAL FIBER
FIREBLOCK
WALL ASSEMBLY BASED
ON UL DES. # UB47

1 LAYER 5/8" GYP BD "TYPE X"
AT OUTSIDE OF SHAFT
DRAFTSTOP AT EACH FLOOR
KITCHEN EXHAUST DUCT
RE: MECHANICAL DWGS.

*** use GA FILE NO. WP 7076**

3'-11"-0"
44MB-003

5

PLAN AT 2-HR. SHAFT 11/9/08

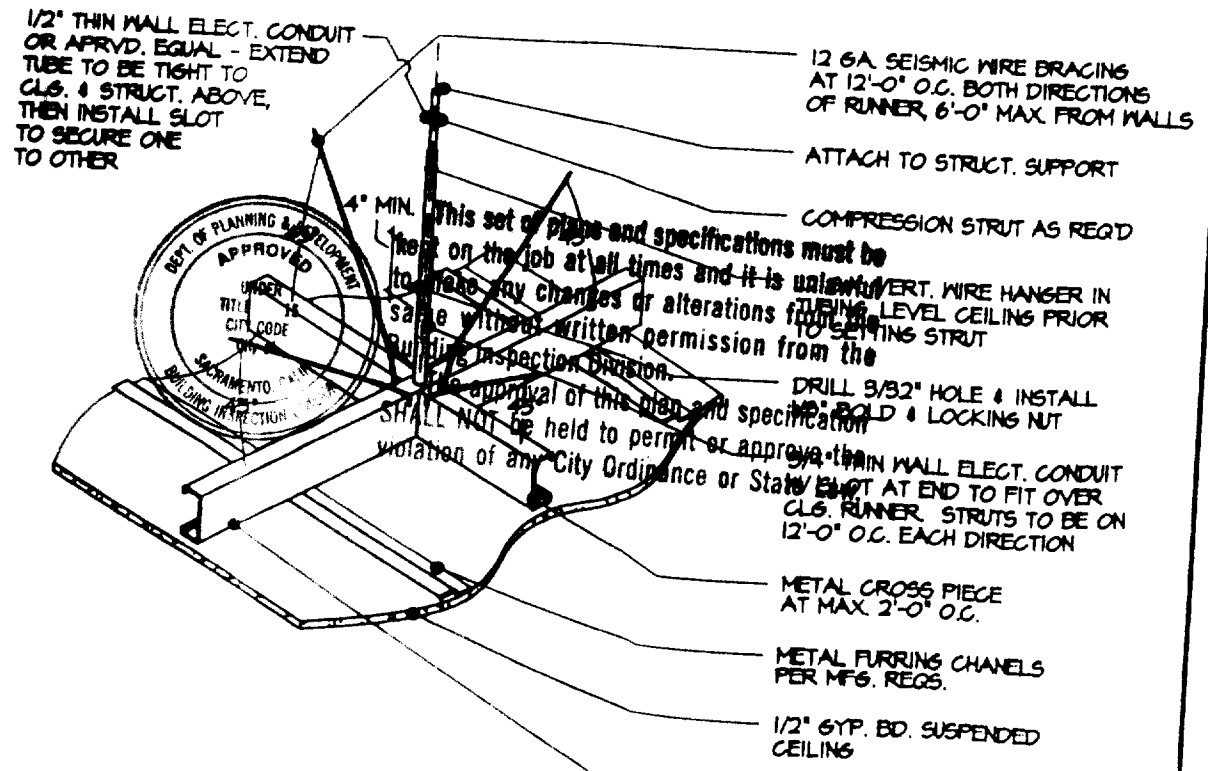
1'-1"-0"
40PW-01

1 C

St.

2-

CH
-T



1/2" THIN WALL ELECT. CONDUIT OR APPROV. EQUAL - EXTEND TUBE TO BE TIGHT TO CLG. & STRUCT. ABOVE, THEN INSTALL SLOT TO SECURE ONE TO OTHER

12 GA. SEISMIC WIRE BRACING AT 12'-0" O.C. BOTH DIRECTIONS OF RUNNER 6'-0" MAX FROM WALLS
ATTACH TO STRUCT. SUPPORT

This set of plans and specifications must be kept on the job at all times and it is unlawful to make any changes or alterations without written permission from the Building Inspection Division. The approval of this plan and specification shall NOT be held to permit or approve the violation of any City Ordinance or State Law.

COMPRESSION STRUT AS REQ'D
VERT. WIRE HANGER IN CEILING LEVEL PRIOR TO SETTING STRUT
DRILL 3/32" HOLE & INSTALL 1/8" BOLD & LOCKING NUT

1/2" THIN WALL ELECT. CONDUIT RUN AT END TO FIT OVER 6" RUNNER. STRUTS TO BE ON 12'-0" O.C. EACH DIRECTION

METAL CROSS PIECE AT MAX. 2'-0" O.C.

METAL FURRING CHANNELS PER MFG. REGS.

1/2" GYP. BD. SUSPENDED CEILING

2'-0"

1'-6"

SHAFT WALLS

GA FILE NO. WP 7062

PROPRIETARY †

**2 HOUR
FIRE**

**50 to 54 STC
SOUND**

GYPSUM WALLBOARD, STEEL I STUDS

One layer 1" x 24" proprietary type X gypsum panels inserted between 2 1/2" floor and ceiling runners with tab-flange section of 2 1/2" steel I studs between panels. One layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to each side with 1" Type S drywall screws 12" o.c.

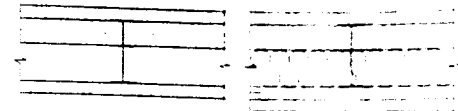
Sound tested with horizontal resilient channels 24" o.c. and 1 1/2" glass fiber insulation friction fit in stud space. (NLB)

PROPRIETARY GYPSUM BOARD

National Gypsum Company

1/2" Gold Bond® FIRE-SHIELD G™
Gypsum Wallboard
1" Gold Bond® FIRE-SHIELD®
Shaftliner

Thickness: 4"
Limiting Height: Refer to manufacturer
Approx. Weight: 9 psf
Fire Test: See WP 7079
(UL R3501, 93NK22748, 9-15-93; 97NK4588, 1-30-97; 97NK5247, 2-4-97; UL Design U498; FM W13-2 hr, 12-22-81; FM Design WP-545)
Sound Test: BBN NGC 2610, 4-15-82



GA FILE NO. WP 7064

PROPRIETARY †

**2 HOUR
FIRE**

**50 to 54 STC
SOUND**

GYPSUM WALLBOARD, STEEL I STUDS

One layer 1" x 24" proprietary type X gypsum panels inserted between 2 1/2" floor and ceiling runners with tab-flange section of 2 1/2" steel I studs between panels.

OPPOSITE SIDE: **Base** layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1" Type S drywall screws 24" o.c. **Face** layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied either parallel to studs with 1 5/8" Type S drywall screws 12" o.c. or at right angles to studs with 1 5/8" Type S drywall screws 8" o.c. at wall perimeter and vertical joints and 12" o.c. at intermediate studs.

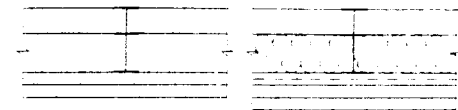
Sound tested with horizontal resilient channels 24" o.c. and 1 1/2" glass fiber insulation friction fit in stud space. (NLB)

PROPRIETARY GYPSUM BOARD

National Gypsum Company

1/2" Gold Bond® FIRE-SHIELD G™
Gypsum Wallboard
1" Gold Bond® FIRE-SHIELD®
Shaftliner

Thickness: 4"
Limiting Height: Refer to manufacturer
Approx. Weight: 9 psf
Fire Test: See WP 7080
(UL R3501, 93NK22748, 9-15-93; UL Design U497; FM W12-2hr, 10-14-81; FM Design WP-636; WHI-651-0500.05, 3-22-89 & 7-19-89)
Sound Test: BBN NGC 2609, 4-15-82



GA FILE NO. WP 7076

PROPRIETARY †

**2 HOUR
FIRE**

**45 to 49 STC
SOUND**

GYPSUM WALLBOARD, STEEL I STUDS

One layer 1" x 24" proprietary type X gypsum panels inserted between 2 1/2" floor and ceiling runners with tab-flange section of 2 1/2" steel I studs between panels.

OPPOSITE SIDE: **Base** layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to studs with 1" Type S drywall screws 24" o.c. **Face** layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to base layer with 1 5/8" Type S drywall screws 12" o.c.

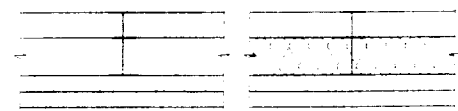
Sound tested with 2 1/2" glass fiber insulation friction fit in stud space. (NLB)

PROPRIETARY GYPSUM BOARD

National Gypsum Company

5/8" Gold Bond® FIRE-SHIELD®
Gypsum Wallboard
1" Gold Bond® FIRE-SHIELD®
Shaftliner

Thickness: 3 3/4"
Limiting Height: Refer to manufacturer
Approx. Weight: 8 1/2 psf
Fire Test: JC ES-7408, 11-21-75 (Rev. 6-76)
Sound Test: NGC 2507, 7-21-75



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BARRISH, PELHAM & PARTNERS, INC
 Consulting Engineers
 211 Lathrop Way, Suite A – Sacramento, CA 95815
 Phone: (916) 418-9100 – Fax: (916) 418-9100

FIELD VISIT REPORT #7

PROJECT	FREMONT BUILDING	DATE: 9-25-00
DEVELOPER:	Shasta Real Estate Company	TIME: 10:00 AM
CONTRACTOR:	CNM Construction	
PRESENT AT SITE:	Bill Vezina (CNM), Steve Pelham (BPP), Jose (D+L Framing)	

OBSERVATIONS:

Both buildings are rough framed up through the roof level. Framing of high copula roofs and miscellaneous framing in other areas is currently proceeding.

1. The roof truss engineer is currently sending Bill some repair details to address truss corrections at mechanical wells and the Unit D exterior walls. Truss repairs are for conformance with approved plans and Details R 14 & 15 for mechanical wells.
2. On line B.3 at the second level shear wall plywood is to extend down to the PT slab. This plywood is shown on Sheet 2.7 with nailing schedule A. Plywood may be omitted only at the single story stair well wall. In this single story wall place a CS 16 x 12' strap with 4' lap onto the sill plate over PT slab and 8' of lap over 4x blocking in the wall. Nail strap with 10d at 4" centers
3. Along line 1.9, vertical strapping is installed on the exterior of the building however some straps do not line up with the HTT16 holddown post at the PT slab. Stitch nail 2x4 studs together between the exterior straps and HTT location with 16d toe nails at 6" centers up the height of the 2nd story wall.
4. At line 1.9 and G4, an HD 10 exists. Vertical strapping on the wall exterior above the HD is offset about 3" from lining up with the HD post. Forces here are too large to transfer through nailing therefore new exterior straps should be installed on the wall in line with the HD 10 post at each floor level above.
5. Several studs are over bored (more than 40%) for electrical or plumbing. Install a new 2x4 flat stud next to over bored studs per enclosed Detail R 19.
6. A high copula roof exists at line 5 & H. It is to be framed per enclosed Detail R 12. One exception to R 12 is that the girder truss AA11 is currently framed bearing at approximately the center of the 4x 10 header near line 5. In order to carry the girder, use a GL 31/8 x 131/2 (or larger GL) header with 2-2x4 bearing studs each end.
7. Posts, which support girder trusses and large beams at the roof level are to continue down in the walls to the PT slab level. Provide solid blocking through the depth of wood floor framing at post locations.
8. The Contractor still needs to install strap ties on the floor diaphragms along 16th Street per our Field Report #5 item 2. Please contact me if you another copy of that Field Report.
9. Shear walls called out on the roof framing plans are to extend full height from the 4th floor level up to highest roof sheathing level. Provide sheathed cripple walls with shear transfer nailing to the roof sheathing and to walls below thru the attic where sheathing is not presently continuous to the roof.

BARRISH, PELHAM & PARTNERS, INC
Consulting Engineers
211 Lathrop Way, Suite A - Sacramento, CA 95815
Phone: (916) 418-9100 - Fax: (916) 418-9100

FILLD VISIT REPORT #5

PROJECT:	FREMONT BUILDING	DATE: 6-27-00
DEVELOPER:	Shasta Real Estate Company	TIME: 10:00 AM
CONTRACTOR:	CNM Construction	
PRESENT AT SITE:	Steve Dossa (GNM), Bill Vezina (CNM), Steve Pelham (BPP) Willie Loeslein (D&L Framing)	

OBSERVATIONS:

This field visit was to attend a site meeting to review and clarify several aspects of the project framing. In particular we reviewed details affected by the floor framing substitution.

1. The BPP clarification drawing of stairs dated 6-22-00 was distributed to the contractor.
2. Seismic tie lines and details along the 16th Street face of the project were discussed. The intent is to have a continuous member (BCI joist) running along grid line 4.7. Where this member is spliced a tie strap is required. Original plans call for a MST 48 strap, however, a CS16 x 8' with 10d nails @ 4" cc strap may be used to accommodate the width of BCI members. The strap is to be placed along the member top chord. At line D, the joist member on line 4.7 is interrupted therefore the next BCI in is strapped each end per plans. All BCI's, which are strapped, are to receive 10d at 6" cc nailing from the floor plywood for the full length of joist.
3. Along the 16th Street face of the project, the plans show some plate ties dashed on floor plans. These may be omitted so long as joists are tied together as noted above.
4. In several areas wall top plate heights are framed to the bottom of the floor joists where plans have them shown running up to the plywood floor sheathing. This is acceptable so long as cross blocking is added similar to Detail 2/S4.2. The cross blocking should be 14" high and be toe nailed to the wall plates and edge nailed from the plywood above.
5. In Details 6 & 9/S4.7, the SDS screws may be eliminated if the wall plywood is edge nailed to a common 4x14 beam in the wall.
6. The building is framed with 9' high sheets of plywood breaking on plate lines above and below the floor. In plane shear transfer is achieved by nailing to the top and bottom of BCI rim joists per details included with the joist submittal. Sheet S 3.4 of plans show wall elevations of the exterior shear walls. In numerous areas above and below windows, higher nailing is required that is shown for the overall wall on plan sheets. The shear transfer nailing at the top and bottom of the joists needs to be equivalent to the higher wall nailing called for on the elevations at the locations shown on elevations. Place exterior plywood on the face of the building at the floor line and nail with 8d at 6" cc to joist top and bottom chords.
7. The wall elevations on S3.4 also show required horizontal and vertical strapping. The vertical straps need to align over holdown posts and plywood edge nailing applies full height to these posts. The horizontal straps, aligned with window headers and sills, nail to these members and to blocking beyond in the wall between windows. CS and CMST horizontal straps are shown lapping approximately 2' back under windows, however, we would like to make these continuous straps now to compensate for breaking the plywood sheets at the floor line. The horizontal straps will then run continuously with out a splice across the full plane of each wall line.



**WALLACE • KUHL
& ASSOCIATES, INC.**

November 15, 1999

John Jackson Masonry
Attention: Jeff Barber
5891-B Power Inn Road
Sacramento, California 95824

PROTO II WALL™ SYSTEMS - Special Deputy Inspection
JOHN JACKSON MASONRY - FREMONT BUILDING
John Jackson Masonry Job No. 99080
WKA No. 2377.40

As an accredited and certified independent inspection Agency for Proto II Wall™ Systems, our representative witnessed and certified the torquing of post-tension rods for wall-to-footing anchorage.

DATE OF SERVICE: 11/15/99 **INSPECTOR:** Karlton Windhorst

A. WALL SYSTEM DESCRIPTION (BLOCK PRODUCT AND HEIGHT):

6" Proto II Wall™ 6' height

B. LOCATION AND BUILDER:

Fremont Building
18th Street, between O & P Streets
John Jackson Masonry

C. LENGTH OF WALL, NUMBER OF RODS AND DIRECTION:

295', 56 rods, north/south

D. TORQUE APPLIED TO EACH POST-TENSION ROD:

55 ft/lbs

Wallace-Kuhl & Associates, Inc.

Karlton Windhorst

KKW:mlo

Geotechnical Engineering

Engineering Geology

Environmental Consulting

Remediation Services

Construction Inspection

Materials Testing

3050 Industrial Blvd.

West Sacramento

CA 95691

916.372.1434

Fax: 916.372.2565

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

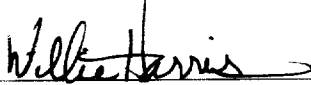
Building Address: 1501 - 16TH ST Permit No. 9900588

Building Use: APARTMENTS DBA: FREMONT BLDG Occupancy: R1/MI

Building Owner: CADA Construction Type: V1H

Owner Address: 1530 CAPITOL AV SACRAMENTO Sprinkled? [X] Yes [] No

Portion of Building Occupied: ENTIRE Area: 96496 Sq. Ft.

5/18/01  DENNIS RICHARDSON
Date By:Print Sign CITY BUILDING OFFICIAL

[Finaled By:RY.MIX,JZB,CP.MG]

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 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

CITY OF SACRAMENTO

30 DAY TEMPORARY
Certificate of Occupancy

For Information Contact (916) 264-5716

Building Address: 1501 - 16th ST Permit No. 99-00588

Building Use: APT, RETAIL - 2 BLDG Occupancy: 1FR-V1H

Building Owner: CADA Construction Type: R1\B\A\M

Owner Address: 1530 CAPITOL AV SAC Sprinkled? [] Yes [] No

Portion of Building Occupied: ENTIRE Area: 96,496 Sq. Ft.

Specific purpose for temporary occupancy and/or conditions/limitations of temporary occupancy: DBA: THE FREMONT BUILDING

5/8/01 Walter Harris DENNIS RICHARDSON
Date By: Print Sign CITY BUILDING OFFICIAL

[TCO approvals: CTD, WJR, JZB, CP, BO]

BC 109.4 TEMPORARY CERTIFICATE

If the Chief Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary Certificate of Occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion for the entire building or structure.

POST IN A CONSPICUOUS PLACE