

CITY OF SACRAMENTO

Permit No: 9803158

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 1900 ALHAMBRA BL SAC

Sub-Type: ACOM

Parcel No: 0100062004

Housing (Y/N): N

CONTRACTOR

COMMERCIAL DYNAMICS
9844 PIBROCK LN
WILTON CA 95693

OWNER

WATKINS RONALD E
1900 ALHAMBRA BL
SACRAMENTO CA 95816

ARCHITECT

JAMES PLUMB ASSOCIATES
1249 32ND ST
SACRAMENTO CA 95816

Nature of Work: 576 SF ADDITION. INTERIOR REMODEL OF GROCERY STORE.

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 546805 Date 11-30-98 Contractor Signature Eric Thompson

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 7-2-98 Applicant/Agent Signature Eric Thompson

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 CALIFORNIA INDEMNITY Policy Number N5048325

(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 7-2-98 Applicant Signature Eric Thompson

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.



NEIGHBORHOODS, PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

CITY OF SACRAMENTO CALIFORNIA

1231 I STREET, SUITE 200 SACRAMENTO, CA 95814 PH 916-264-7619 FAX 916-264-7046

DEVELOPMENT SERVICES DIVISION

PLAN REVIEW TRANSMITTAL FORM

PROJECT INFORMATION

Table with 4 columns: Field Name, Value, Field Name, Value. Includes Plan Check Number (5982 4803158), Project Name (Sacto Natural Food Co-op), Project Address (1900 Alhambra Bl), Project Valuation (326,072), Size (Sq. Ft.) (16,974), Number of Stories (1), Construction Type (VN), and PLAN REVIEW FEES (807.-).

DATE SENT: 5-11-98

REQUESTED COMPLETION DATE: 5-28-98

Please complete the following Plan Review:

- Fire and Life Safety
Structural
Plumbing/Mechanical
Electrical
Energy
Fire Protection (Sprinklers and Alarms)

The City Code Requirements include:

- 1995 California Building Codes
Seismic Zone 3
Wind Speed - 75 mph, Exposure B
Other:

Attached to this transmittal:

- Original Plan Review Package
Back Check Package
Second Back Check Package
Structural Calculations Included
Geotechnical Report
Energy Calculations
Specifications

Number of Drawings Sent

32

City "RECEIVED" Stamp Date

4-17-98

Table with 2 columns: Field Name, Value. Includes Project Owner (SACRAMENTO Natural Food Co-op), Project Engineer (KARL A. FREEMAN), Project Architect (James L. Plumb), Project Contact/Applicant (James Plumb), and Contact Phone & Fax ((916) 452-5833 (ph)).

Your City of Sacramento contact on this project is:

Maureen McAleer
Office: (916) 264-7723
Fax: (916) 264-8370

# 1900 Alhambra B1

Const Type  
Occ

V-N

Retail

Remodel & ADDN

16,398

576 sf = 16,974 TOTAL sf

PC # 5982

Already Spec'd

Project Sacto NATURAL Food Co-op

Address 1900 Alhambra B1

Sq FT 576 (ADDN)

Stories 1

Const Type V-N

VAL \$ 24,687<sup>36</sup> (ADDN) + 125,312<sup>64</sup> (Remodel) = \$150,000<sup>00</sup>

Date Sent 25,600.8 (18.32)(16398) = 326,072.16

Comp Date 300,411.30

PC Fee 1137.25 (BLD FEE) X .4 = 454.90 = PC FEE

INCL

F/LS

STRUC

P/m

ELECT

ENERGY

STAIR CALCS

# drawings 32

Recvd Date Stamp 4-17-98

\$ 807

# EsGil Corporation

*In Partnership with Government for Building Safety*

# FILE COPY

DATE: **June 26, 1998**

JURISDICTION: **City of Sacramento**

PLAN CHECK NO.: **5982**

SET: **II**

PROJECT ADDRESS: **1900 Alhambra Bl**

PROJECT NAME: **Sacramento Natural Food Co-op**

- APPLICANT
- JURIS.
- PLAN REVIEWER
- FILE

- The plans transmitted herewith have been corrected where necessary and substantially comply with the jurisdiction's building codes.
- The plans transmitted herewith will substantially comply with the jurisdiction's building codes when minor deficiencies identified below are resolved and checked by building department staff.
- The plans transmitted herewith have significant deficiencies identified on the enclosed check list and should be corrected and resubmitted for a complete recheck.
- The check list transmitted herewith is for your information. The plans are being held at Esgil Corporation until corrected plans are submitted for recheck.
- The applicant's copy of the check list is enclosed for the jurisdiction to forward to the applicant contact person.
- Esgil Corporation staff **did not** advise the applicant that the plan check has been completed.
- Esgil Corporation staff **did** advise the applicant that the plan check has been completed.

Person contacted: Ben Ramos

Telephone #: 916/452-5833

Date contacted: 6/2698 (by: Abe)

Fax #:

Mail Telephone Fax In Person

- REMARKS: 1. Structural plans must be signed by the Engineer. 2. The exit doors shown on sheet A2.1 must be 4'-0" each. Please refers to the red marked corrections on sheet A2.1 of the plans. 3. The new roof drain and overflow terminate at the main accessible walkway into the building. Please route the main drain only under walkway to parking lot.

By: **Abe Doliente**  
Esgil Corporation

Enclosures:

GA  CM  EJ  PC 6/18/98

trnsmtl.dot

DAILY LOG		PLANCHECKER		DATE
PC NUMBER	ADDRESS	STOP CODE	DISC.	COMMENTS
5952	1900 Alhambra Bl	13	B	<del>Plans returned w/</del>
		13	4/S	<del>minor outstanding</del>
		13	P/M	<del>corrections required.</del>
		13	E	<del>Plans given to BTN</del>
PLEASE TURN IN ACTIVITY RECORDS BY 3:00 P.M. MONDAYS AND THURSDAYS				

- KEY**
- |   |                          |
|---|--------------------------|
| 1. Presently being planchecked  | 12. Applicant Hold       |
| 2. Unable to complete plancheck<br>(See list for additional information and corrections needed) | 13. Discipline Approved  |
| 2K Same as 2 above - Designer also notified   | 17. To Outside Plancheck |
| 3. Corrections needed - see List  | 18. Applicant Cancel     |
| 3K Same as 3 above- Designer also notified  | 20. Plancheck Cancel     |
| 6. Productivity Reschedule  | 21. Inactive             |
| 7. Problem - Internal Resolution Needed   |                          |
| 10. Plancheck Complete - Building/Planning Approved<br>- Public Works Approval Needed           |                          |

defined.2

LIST NO. 22, GENERAL COMMERCIAL WITHOUT ENERGY OR POLICY SUPPLEMENTS (1994 UBC)

comform.dot

To speed up the recheck process, please note on this list (or a copy) where each correction item has been addressed, i.e., plan sheet number, specification section, etc. Be sure to enclose the marked up list when you submit the revised plans.

The following items listed need clarification, modification or change. All items must be satisfied before the plans will be in conformance with the cited codes and regulations. Per Sec. 106.4.3, 1994 Uniform Building Code, the approval of the plans does not permit the violation of any state, county or city law.

Code sections cited are based on the 1994 UBC.

This plan review is limited to the technical requirements contained in the Uniform Building Code, Uniform Plumbing Code, National Electrical Code and state laws regulating energy conservation, noise attenuation and access for the disabled. This plan review is based on regulations enforced by the Building Department. You may have other corrections based on laws and ordinances enforced by the Planning Department, Engineering Department, Fire Department or other departments. Clearance from those departments may be required prior to the issuance of a building permit.

FORWARD (PLEASE READ):

DATE INITIAL PLAN REVIEW COMPLETED: June 12, 1998	PLAN REVIEWER: Bert Domingo
DATE PLANS RECEIVED BY JURISDICTION:	DATE PLANS RECEIVED BY ESGIL CORPORATION: 5/29/98
REMARKS:	
SPRINKLERS?:	OCCUPANT LOAD:
ALLOWABLE FLOOR AREA:	HEIGHT:
TYPE OF CONSTRUCTION: 1 FR	STORIES: ONE
OCCUPANCY: S 1	ACTUAL AREA: 196,000 SQ. FT.
PLAN CHECK NO.: 6039	USE: Warehouse
	JURISDICTION: City of Sacramento

PLAN REVIEW CORRECTION LIST COMMERCIAL

City of Sacramento 6039 June 12, 1998

• GENERAL

1. Please make all corrections on the original tracings and submit two new sets of prints, to:  
Esgil Corporation, 9320 Chesapeake Drive, Suite 208, San Diego, California  
92123, (619) 560-1468.

• PLANS

2. On the first sheet of the plans indicate:
  - a) The floor area of the existing building.
  - b) Type of construction of the existing building.
  - c) Present occupancy classifications of the building.
  - d) The occupant load of the building
  - e) Is the existing building sprinkled?
3. Clearly dimension building setbacks from property lines, street centerlines, and from all adjacent buildings and structures on the site plan.

• DEPARTMENT OF STATE ARCHITECT NON RESIDENTIAL  
TITLE 24 DISABLED ACCESS REQUIREMENTS  
REMODELS, ADDITIONS AND REPAIRS

4. When alterations, structural repairs or modifications or additions are made to an existing building, that building, or portion of the building affected is required to comply with all of the requirements for new buildings, per Section 1134B.2. These requirements apply only to the area of specific alteration, repair or addition and shall include:
  - a) A primary entrance to the building and the primary path of travel to the area in question, and include the following items which serve the area in question:
    - i) Sanitary facilities.
    - ii) Drinking fountains.
    - iii) Public telephones.
5. If an unreasonable hardship finding is granted, priority should be given to those elements that will provide the greatest access, per Section 1134B.2.1 Exception #1. The order of priority shown below should be followed:
  - a) An accessible entrance.
  - b) An accessible route of travel.
  - c) At least one accessible restroom for each sex.

**City of Sacramento 6039**  
**June 12, 1998**

- d) Accessible telephones.
- e) Accessible drinking fountains.
- f) When possible, additional accessible elements such as parking, storage and alarms.

• **ADDITIONAL**

6. Please show the height of the existing building.

To speed up the review process, note on this list (or a copy) where each correction item has been addressed, i.e., plan sheet, note or detail number, calculation page, etc.

Please indicate here if any changes have been made to the plans that are not a result of corrections from this list. If there are other changes, please briefly describe them and where they are located in the plans.

Have changes been made to the plans not resulting from this correction list?  
Please indicate:

Yes     No

The jurisdiction has contracted with Esgil Corporation located at 9320 Chesapeake Drive, Suite 208, San Diego, California 92123; telephone number of 619/560-1468, to perform the plan review for your project. If you have any questions regarding these plan review items, please contact **Bert Domingo** at Esgil Corporation. Thank you.



City of Sacramento 6039  
June 12, 1998

### VALUATION AND PLAN CHECK FEE

JURISDICTION: **City of Sacramento**

PLAN CHECK NO.: **6039**

PREPARED BY: **Bert Domingo**

DATE: **June 12, 1998**

BUILDING ADDRESS: **1701 C Street**

BUILDING OCCUPANCY: **S 1**

TYPE OF CONSTRUCTION: **I FR**

BUILDING PORTION	BUILDING AREA (ft. <sup>2</sup> )	VALUATION MULTIPLIER	VALUE (\$)
Air Conditioning			
Fire Sprinklers			
<b>TOTAL VALUE</b>			<b>** \$ 185,020.00</b>

- 1994 UBC Building Permit Fee     Bldg. Permit Fee by ordinance: \$ 1317.25
- 1994 UBC Plan Check Fee         Plan Check Fee by ordinance: \$ 856.21
- Type of Review:     Complete Review     Structural Only         Hourly
- Repetitive Fee Applicable         Other:
- Esgil Plan Review Fee:        \$ 526.90**

Comments: **\*\* Valuation was taken from the city's estimate.**

# **EsGil Corporation**

*In Partnership with Government for Building Safety*

## **FAX TRANSMITTAL**

Date: 6/16/98

Number of Pages Being Transmitted: 6  
(Including Fax Transmittal)

Time Sent: 8:45

To: MAUREEN

From: BERT DOMINGO

Phone #: \_\_\_\_\_

Hard Copy Mailed? YES  NO

Fax #: (916) 264-8370

Remarks:

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