

CITY OF SACRAMENTO

Permit No: 0515487

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Thos Bros:

Site Address: 4190 TRUXEL RD SAC St: #102

Sub-Type: TI

Parcel No: 225-1250-025

STE 102

Housing (Y/N): N

CONTRACTOR
CATALYST CONST
1495 NICHOLS DR
ROCKLIN CA 95765

OWNER
NATOMAS CROSSING PHASE 1 LLC
8401 JACKSON RD
SACRAMENTO CA 95826

ARCHITECT
SUE PATTERSON
914 DOUGLAS BLVD
ROSEVILLE CA

Nature of Work: FIRST TIME TENANT IMPROVEMENT FOR STE 102

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 C License Number 827701 Date 11-30-05 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 \_\_\_\_\_

PAID
CITY OF SACRAMENTO

NOV 30 2005

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvements do 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 \_\_\_\_\_ 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 1778270 Exp Date 12/31/2005

(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 11-30-05 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.

# APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO  
 PLANNING & BUILDING DIVISION  
 PERMIT SERVICES SECTION  
 (916) 808-2534 FAX: (916) 808-7046

ACTIVITY # <u>0515487</u>	Insp. Area
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Applicant **MUST** complete ALL Unshaded Areas

ADDRESS: 4190 Truxel Rd Suite: 102

PARCEL #:

<p style="text-align: center;"><b>CONTACT</b></p> <p>Name: <u>Dwayne Taylor</u>                  Street Address: <u>1495 Nichols</u>                  City/State/Zip: <u>Rocklin 95765</u>                  Phone: <u>916 257-0254</u>                  E-Mail:</p>	<p style="text-align: center;"><b>LICENSED CONTRACTOR</b> Lic No. #</p> <p>Name: <u>Catalyst Construction</u>                  Street Address: <u>1495 Nichols</u>                  City/State/Zip: <u>Rocklin 95765</u>                  Phone:                  E-Mail: <u>DWAYNE@CATALYSTCONSTRUCTION.COM</u></p>
<p style="text-align: center;"><b>ARCHITECT/ENGINEER</b></p> <p>Name: <u>Sue Patterson</u>                  Street Address: <u>914 Douglas Blvd</u>                  City/State/Zip: <u>Roseville 95678</u>                  Phone: <u>916 773-6000</u>                  E-Mail:</p>	<p style="text-align: center;"><b>OWNER</b></p> <p>Name: <u>Rick Patterson</u>                  Street Address: <u>2250 Douglas Blvd</u>                  City/State/Zip: <u>Roseville 95661</u>                  Phone: <u>916-677-8139</u>                  E-Mail:</p>

⇒ Will permittee have any employees on the jobsite?  No  Yes ⇒ Insurance Co.: State Comp

⇒ WORKER'S COMPANSATION POLICY # 1778270 EXPIRATION DATE: 12-31-05

NATURE OF WORK IN DETAIL: Tenant Improvement, Office Only

OCCUPANT/TENANT: 3298 sqft Ames Capital VALUATION: 140,000

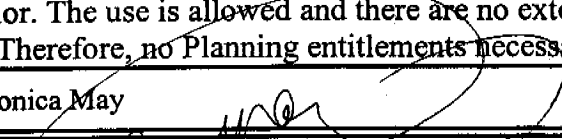
FLOOD STATUS:			S.C.A.T.								
JOB DISCRPTION			BLDG	SHELL	APT	TI ( )	REM ( )	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES			BLDG	MECH	PLUMB	ELEC		SITE	FIRE		
# Stories	1 <sup>st</sup> Flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. (Y) N		Fed Code	Vio. [H]	File [Quad]	
1		3288		B	VN	SPR	ALARM	15			
(B)	(L)	(P)	(M)	(E)	(F)	S		D	PW	UTIL	

COMMENTS:

REGIONAL SANITATION FEES?  Yes  No HEALTH DEPARTMENT:  Yes  No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS?  Provided  Faxed

Development Services Department  
**PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL**

ADDRESS: 4190 Truxel Road, Suites 101 & 102	APN: 225-1250-036 (old 225-1250-025)
DRPB AREA / PUD / SPD: Natomas Crossing PUD	ZONING: EC-50-PUD
EXISTING LAND USE: One one-story office building (roughly 4,521 sq. ft.) within the Natomas Crossing Business Center. About half of this building is occupied by Alliance Title, in Suite 100.)	
PROPOSED USE: Construct demising wall to create Suite 101 and 102 and build/install tenant-specific improvements for same. Suite 101 will be approximately 1,233 sq.ft. to be occupied by Mortgage Magic; Suite 102 will be approximately 3,288 sq.ft. to be occupied by American Capital Financial Services.	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Planning review is NOT required.
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input checked="" type="checkbox"/>	Requires APPLICATION(s): PC      ZA      IR      ER      DR      PB Required Planning application must be approved <i>before</i> project can be submitted for plan check
<input type="checkbox"/>	Application(s) IN PROGRESS:    File Number: Application must be approved before project can be submitted for plan check.
<input checked="" type="checkbox"/>	Application(s) COMPLETED:    File Number & approval date:    P96-083; Z00-059; P00-069; <u>P02-067</u> . All completed. Building permit must conform to approved plans and comply with all conditions of approval. Do NOT accept applications for a building permit prior to the end of the 10-day appeal period.
<input checked="" type="checkbox"/>	Plans may be submitted for plan check. Plan checker(s) shall confirm compliance with Zoning Ordinance requirements and all applicable development standards <i>prior to issuance</i> of building permit.
<input type="checkbox"/>	Meets setback & lot coverage requirements as shown on site plan provided. <i>(no expansion of building)</i>
<input type="checkbox"/>	Plans to be submitted have been stamped/signed by Planning counter staff.
<input type="checkbox"/>	Route to SITE for plan check and inspection.
<input type="checkbox"/>	Route to SITE for inspection only, plan check not required.
<input type="checkbox"/>	Preliminary review <b>ONLY</b> ; the information on this form <b>must be reviewed again and confirmed</b> at the time of building permit submittal.
CONDITIONS AND COMMENTS:	Site was designed, approved, and developed for office uses, such as these proposed. Not expanding the building and not modifying approved exterior. The use is allowed and there are no exterior modifications; Therefore, no Planning entitlements necessary.
DATE: 9/30/2005	BY: Monica May 

2. • SHOW HOW 2<sup>nd</sup> EXIT COMPLIES W/ 1004.2.2 FOR TRAVEL THROUGH INTERVENING ROOMS. & 1004.2.4 FOR SEPARATION OF EXITS.

• PROVIDE EXIT SIGNAGE FOR BOTH EXITS THAT WILL COMPLY WITH 1003.2.8.2

CITY OF SACRAMENTO

**CERTIFICATE OF OCCUPANCY**

For Information Contact (916) 808-5716

Building Address: 4190 TRUXEL ROAD, SUITE #102 Permit No.: 0515487  
Building Use: OFFICE DBA: AMERICAN CAPITAL Occupancy: B  
Building Owner: NATOMAS CROSSING PHASE 1 LLC Construction Type: VN  
Owner Address: SACRAMENTO, CALIF 95826 Sprinkled?  Yes  No  
Portion of Building Occupied: ENTIRE, SUITE #102 Area: 3283 Sq. Ft.  
Date: 02/06/2006 By: (Print) Carolyn Cooper Sign [Signature] **RON BEEHLER**  
CHIEF BUILDING OFFICIAL

[ Finaled By: MJJ, TMR, CHM, MSK, MCM ]

*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**



108 N. East Street, Woodland, Ca 95776, Lic#811495, Ph.530-668-4766, Fax. 668-4767

DIFFUSER & GRILLE  
TEST REPORT

JOB NAME: American Capital

AREA SERVED: HVAC-1

ROOM	OUTLET	SIZE	EFFECTIVE AREA	REQUIRED CFM	MEASURED CFM
Office 101	SD-3	12"		400 <sup>F</sup>	410 <sup>F</sup>
"	RD-3	10"		365 <sup>F</sup>	360 <sup>F</sup>
Office 102	SD-2	10"		350 <sup>F</sup>	355 <sup>F</sup>
"	RD-3	10"		320 <sup>F</sup>	310 <sup>F</sup>
Open Office	SD-2	10"		325 <sup>F</sup>	330 <sup>F</sup>
"	SD-2	10"		325 <sup>F</sup>	330 <sup>F</sup>
"	SD-2	10"		325 <sup>F</sup>	325 <sup>F</sup>
"	RD-5	14"		869 <sup>F</sup>	860 <sup>F</sup>
Office 110	SD-2	10"		300 <sup>F</sup>	305 <sup>F</sup>
"	RD-3	10"		270 <sup>F</sup>	265 <sup>F</sup>
OSA				176 <sup>F</sup>	176 <sup>F</sup>





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DIFFUSER & GRILLE  
TEST REPORT

JOB NAME: American Capital

AREA SERVED: HVAC-3

ROOM	OUTLET	SIZE	EFFECTIVE AREA	REQUIRED CFM	MEASURED CFM
Office 109	SD-1	8"		125 <sup>F</sup>	130 <sup>F</sup>
"	RD-1	6"		100 <sup>F</sup>	100 <sup>F</sup>
Office 108	SD-1	8"		125 <sup>F</sup>	130 <sup>F</sup>
"	RD-1	6"		100 <sup>F</sup>	95 <sup>F</sup>
Office 107	SD-1	8"		150 <sup>F</sup>	155 <sup>F</sup>
"	RD-2	8"		125 <sup>F</sup>	125 <sup>F</sup>
Breakroom	SD-1	8"		150 <sup>F</sup>	160 <sup>F</sup>
IT Room	SD-1	8"		150 <sup>F</sup>	155 <sup>F</sup>
"	RD-2	8"		125 <sup>F</sup>	120 <sup>F</sup>
Open Office	SD-2	10"		300 <sup>F</sup>	300 <sup>F</sup>
"	SD-2	10"		300 <sup>F</sup>	300 <sup>F</sup>
"	SD-2	10"		300 <sup>F</sup>	305 <sup>F</sup>
"	RD-5	14"		885 <sup>F</sup>	875 <sup>F</sup>
OSA				265 <sup>F</sup>	265 <sup>F</sup>