

CITY OF SACRAMENTO

Permit No: 0517943

1231 I Street, Sacramento, CA 95814

Insp Area: 4

Thos Bros: 297J1

Site Address: 1375 EXPOSITION BL SAC

Sub-Type: TI

Parcel No: 277-0286-018

1ST & 3RD FLOORS

Housing (Y/N): N

CONTRACTOR

JACKSON CONSTRUCTION
5665 POWER INN RD #140
SACRAMENTO CA 95824

OWNER

JACKSON II LLC/JAHN COMMERCIAL
5665 POWER INN RD #140
SACRAMENTO, CA 95824

ARCHITECT

CH&D ARCHITECTS
2150 CAPITOL AVE # 200
SAC, CA.

Nature of Work: 28,270 SF OFFICE REMODEL

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 365437 Date 1-4-06 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 1-4-06 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.

X 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 ZURICH INSURANCE

Policy Number 713-8646-01

Exp Date 12/20/2005

(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.

X Date 1-4-06 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.

HEATING

BOS SHEET METAL, INC.

AIR CONDITIONING

3325 52nd Avenue

State Contractor's License No.. 254689
Phone 428-1780

Sacramento, California 95823

FAN & OUTLET TEST REPORT

JOB ADDR: 1375 EXPOSITION BLVD AREA SERVED 3RD FLOOR

BSM JOB NO. 05-303

TECH. _____

UNIT # 2

SECTION PAGE 3 OF 5
DATE 2/17/06**MOTOR NAME PLATE DATA**MFG _____
HP V FLA _____
PHASE RPM _____**UNIT NAME PLATE DATA**MFG _____
MODEL _____
TYPE _____
SIZE _____**FAN DATA DESIGN TEST**

TOTAL SP		
FILTER SP		
FAN SP		
CFM TOTAL		
CFM RA		
CFM OA		
RPM		

MOTOR DATA TEST

VOLTS	
AMPS	
RPM	
BHP	

SHEAVE DATA

MOTOR	
BLOWER	
BELT	

FILTER DATA

SIZE	
TYPE	
QUANTITY	

ROOM	OPENING			FACTOR	DESIGN		TEST 1		TEST 2	
	NO.	TYPE	SIZE		FPM	CFM	FPM	CFM	FPM	CFM
VAV 3-7	1	S/A	14"			535		635		565
	2	S/A	14"			535		480		530
	3	S/A	14"			535		375		430
	4	S/A	12"			450		550		440
	5	S/A	10"			310		225		325
	6	S/A	8"			125		220		115
	7	S/A	8"			105		200		105
VAV 3-8	1	S/A	12"			465		465		465
VAV 3-9	1	S/A	12"			535		505		510
	2	S/A	12"			535		570		545
	3	S/A	12"			400		370		400
	4	S/A	12"			400		360		410
	5	S/A	12"			365		470		365
VAV 3-10	1		12"			430		370		435
	2		12"			430		430		430

HEATING

BOS SHEET METAL, INC.

AIR CONDITIONING

3325 52nd Avenue

State Contractor's License No. 254689
Phone 428-1780

Sacramento, California 95823

FAN & OUTLET TEST REPORT

JOB ADDR: 1375 EXPOSITION BLVD AREA SERVED 1ST FLOOR

BSM JOB NO. 05-303

TECH _____ UNIT # _____

SECTION PAGE 1 of 4
DATE 2/28/06

MOTOR NAME PLATE DATA

MFG
HP V FLA
PHASE RPM

UNIT NAME PLATE DATA

MFG
MODEL
TYPE
SIZE

FAN DATA DESIGN TEST

TOTAL SP		
FILTER SP		
FAN SP		
CFM TOTAL		
CFM RA		
CFM OA		
RPM		

MOTOR DATA TEST

VOLTS	
AMPS	
RPM	
BHP	

SHEAVE DATA

MOTOR	
BLOWER	
BELT	

FILTER DATA

SIZE	
TYPE	
QUANTITY	

ROOM	OPENING			FACTOR	DESIGN		TEST 1		TEST 2	
	NO.	TYPE	SIZE		FPM	CFM	FPM	CFM	FPM	CFM
VAV1-1	1	S/A	10"			350		340		350
	2	S/A	10"			360		370		360
VAV1-2		S/A	12"			465		420		465
VAV1-3	1	S/A	8"			100		90		100
	2	S/A	8"			100		150		100
	3	S/A	12"			410		410		410
	4	S/A	12"			420		420		420
	5	S/A	12"			410		410		410
	6	S/A	12"			410		410		410
VAV1-4	1	S/A	8"			185		185		185
	2	S/A	8"			175		180		180
	3	S/A	8"			180		255		180
	4	S/A	8"			175		250		235
	5	S/A	8"			175		235		177
	6	S/A	8"			175		200		175

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3325 52nd Avenue

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Sacramento, California 95823

FAN & OUTLET TEST REPORT

JOB ADDR: 1375 EXPOSITION BLVD AREA SERVED 1ST FLOOR

BSM JOB NO. 05-303

TECH. _____ UNIT # _____

SECTION PAGE 2 of 4

DATE 2/28/06

MOTOR NAME PLATE DATA

MFG
HP V FLA
PHASE RPM

UNIT NAME PLATE DATA

MFG
MODEL
TYPE
SIZE

FAN DATA DESIGN TEST

TOTAL SP		
FILTER SP		
FAN SP		
CFM TOTAL		
CFM RA		
CFM OA		
RPM		

MOTOR DATA TEST

VOLTS	
AMPS	
RPM	
BHP	

SHEAVE DATA

MOTOR	
BLOWER	
BELT	

FILTER DATA

SIZE	
TYPE	
QUANTITY	

ROOM	OPENING			FACTOR	DESIGN		TEST 1		TEST 2	
	NO.	TYPE	SIZE		FPM	CFM	FPM	CFM	FPM	CFM
VAV1-5	1	S/A	10"			365		305		360
	2	S/A	10"			260		250		260
	3	S/A	12"			350		410		350
	4	S/A	12"			250		410		250
	5	S/A	8"			180		230		180
VAV1-6	1	S/A	12"			455		430		450
VAV1-7	1	S/A	10"			375		375		375
	2	S/A	10"			375		435		375
	3	S/A	12"			410		400		410
	4	S/A	12"			410		370		410
	5	S/A	12"			410		430		410
	6	S/A	12"			410		525		410

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 808-5716

Building Address: 1375 EXPOSITION BL Permit No.: 0517943

Building Use: OFFICE Occupancy: B

Building Owner: JACKSON II LLC/JAHN COMMERCIAL Construction Type: _____

Owner Address: SACRAMENTO, CA Sprinkled? Yes No

Portion of Building Occupied: 1ST & 3RD FL Area: 28,270 Sq. Ft.

3/28/06 *Carolyn Cooper* **CARL HEFNER**
Date By: (Print) Sign ASSISTANT BUILDING OFFICIAL

[Finaled By: CED,MSK,TMR,MCM,MJG]

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

APPLICATION FOR COMMERCIAL BUILDING PERMIT

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

Insp. Area
4

ACTIVITY #
0517943

Applicant **MUST** complete ALL Unshaded Areas

ADDRESS: 1375 Exposition Bl. Suite: _____

PARCEL #: 277-0257-018

<p style="text-align: center;">CONTACT</p> <p>Name: <u>JUDY WATSON</u> Street Address: <u>9506 2nd Ave</u> City/State/Zip: <u>ELK GROVE, CA 95624</u> Phone: <u>685-4235</u> FAX: <u>686-4587</u> E-Mail: <u>JWPERMIT@PRIMORNET.NET</u></p>	<p style="text-align: center;">LICENSED CONTRACTOR Lic No. # <u>365437</u></p> <p>Name: <u>JACKSON CONST.</u> Street Address: <u>5665 POWER INN Rd. #140</u> City/State/Zip: <u>SACRAMENTO, CA 95824</u> Phone: <u>381-8113</u> E-Mail: _____</p>
<p style="text-align: center;">ARCHITECT/ENGINEER</p> <p>Name: <u>CH & D</u> Street Address: <u>2120 - 20th St. #100</u> City/State/Zip: <u>SACRAMENTO, CA 958</u> Phone: <u>446-7741</u> E-Mail: _____</p>	<p style="text-align: center;">OWNER</p> <p>Name: <u>JACKSON PROPERTIES, INC.</u> Street Address: <u>5665 Power Inn Rd</u> City/State/Zip: <u>Sacramento, CA 95824</u> Phone: <u>381-8113</u> E-Mail: _____</p>

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

⇒ WORKER'S COMPANSATION POLICY # 713-8646-01 EXPIRATION DATE: _____

NATURE OF WORK IN DETAIL: T.I. for Office of HOVNANIAN Homes

OCCUPANT/TENANT: HOVNANIAN Homes VALUATION: 1,100,000

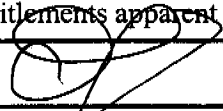
FLOOD STATUS:			S.C.A.T.								
JOB DISCRPTION			BLDG	SHELL	APT	TI(X)	REM()	SW	FIRE	ADD	OTH
INSPECTION DISCIPLINES			BLDG	MECH	PLUMB	ELEC		SITE	FIRE		
# Stories	1 st Flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. (Y) / N		Fed Code	Vio. [H]	File [Quad]	
		<u>32,100</u>		<u>B</u>		SPR	ALARM				
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>		<u>D</u>	<u>PW</u>	<u>UTIL</u>	

COMMENTS: _____

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT: Yes No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Provided Faxed

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1375 Exposition Blvd	APN: 277-0286-018
DRPB AREA / PUD / SPD: Point West PUD	ZONING: C-2-PUD
EXISTING LAND USE: OFFICE BUILDING	
PROPOSED USE: Tenant Improvement	
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 type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<input type="checkbox"/>	Application(s) IN PROGRESS: Applicant may submit for concurrent building permit plan check, at applicant's risk. Building Division must check with Planning staff and/or SITE before issuing building permit.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: P03-030 / COMPLETED 9-11-2003 Building permit must conform to approved plans and comply with all conditions of approval. Do NOT issue building permit prior to end of 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.
<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"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: Project has been approved by City Council on 11/13/03. Resolution # 2003-790 and Ordinance # 2003-063 per Michael York. Project # P03-030	
TI for K. Hovnanian	
Must meet all conditions of approval for P03-030. No other planning entitlements apparent at this time.	
DATE: 11-10-2005	BY: Adrienne Spease 

**ATTACHMENT 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
EXPO OFFICE BUILDING, LOCATED AT 1375 EXPOSITION BOULEVARD
SACRAMENTO, CALIFORNIA IN THE PROPOSED GENERAL COMMERCIAL
PLANNED UNIT DEVELOPMENT (C-2-PUD) ZONE.
(P03-030) (APN: 277-0286-018)**

At the regular meeting of September 11, 2003, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination, Exempt, Section 15332;**
- B. Recommended approval and forwarded to City Council the Rezone of 2.45± acres from Shopping Center Review Planned Unit Development (SC-R-PUD) to General Commercial Planned Unit Development (C-2-PUD);**
- C. Recommended approval and forwarded to City Council the Schematic Plan Amendment to redesignate 2.45± acres from 'restaurant' to 'restaurant/office' in the Point West PUD in the proposed General Commercial Planned Unit Development (C-2-PUD) zone;**
- D. Adopted the attached Notice of Decision and Findings of Fact approving the Special Permits for a major project and to develop within a PUD, a 57,000± square foot three story office building on 2.45± acres in the Point West PUD;**
- E. Adopted the attached Notice of Decision and Findings of Fact approving the Variance to reduce the sideyard setback from 15 feet to 10 feet in the General Commercial (C-2) zone in the Point West PUD.**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section # 15332 of the CEQA Guidelines.
 - D. Special Permits for a major project and to develop within a PUD, a 57,000± square foot three story office building on 2.45± acres in the Point West PUD: The Special Permits are approved based upon the following findings of fact:
-

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. The project will utilize an underutilized site within an existing developed area;
 - b. The building is comparable to other buildings in the area; and
 - c. The project will not adversely affect the surrounding land uses in that the building is being located in a predominately office area.
2. The project, as conditioned, will not be detrimental to the public welfare, safety, or result in the creation of a public nuisance:
 - a. Adequate parking will be provided on the site; and
 - b. No additional parking, utilities, or services are required at this site as a result of this proposal.
3. The project, as conditioned, complies with the General Plan and smart growth principles to promote the re-use and revitalization of existing developed areas, and the proposed project complies with the PUD Guidelines.

E. Variance to reduce the sideyard setback from 15 feet to 10 feet in the General Commercial (C-2) zone in the Point West PUD: The Variance is approved based upon the following findings of fact:

1. The variance is not a special privilege extended to an individual property owner since the proposed building setback is consistent with other office buildings in the area;
 2. The project will not be injurious to the public welfare, nor property in the vicinity in that:
 - a. activities and noise from the building are not anticipated to encroach on the adjacent property to the west; and
 - b. adequate light and air is provided for this site as well as the adjacent properties.
 3. The proposed variance is not a "use" variance in that office building is allowed in the PUD with a special permit; and
 4. The project is consistent with the General Plan which designates the project site for Regional Commercial & Offices.
-

CONDITIONS OF APPROVAL

- D/E. The Special Permits (D) for a major project and to develop within a PUD, a 57,000± square foot three story office building on 2.45± acres in the Point West PUD and the Variance (E) to reduce the side yard setback from 15 feet to 10 feet in the General Commercial (C-2) zone in the Point West PUD are hereby approved subject to the following conditions of approval:
- D/E1. The applicant shall obtain all necessary building permits prior to commencing construction.
 - D/E2. The project shall substantially conform to the approved plans as shown on attached Exhibits 1A-1D.
 - D/E3. Special pavement treatment through the parking area shall connect the main entrance to the landscape area pathway along Exposition Boulevard.
 - D/E4. Any proposed signage shall comply with the Point West PUD guidelines for signage in the Office Building (OB) zone.
 - D/E5. Upon demolition of the building the pole sign shall be removed.
 - D/E6. Prior to issuance of building permit a Transportation Management Plan (TMP) shall be reviewed and approved by the Planning Director.
 - D/E7. A minimum two foot high parapet wall on all four sides of the building shall be provided to screen the mechanical equipment.
 - D/E8. Prior to issuance of a building permit applicant shall submit for review and approval of the Solid Waste Manager a Statement of Recycling.
 - D/E9. The development shall meet all County Regional Sanitation District requirements.
 - D/E10. Part of the north wall shall be fire protected per Uniform Building Code (UBC) Table 5-A.
 - D/E11. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the city code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. This shall include the repairing or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.
-

- D/E12. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. Any existing driveways shall be reconstructed to meet current ADA standards if deemed necessary by the Department of Public Works.
- D/E13. The minimum throat distance for all site driveways shall be 40' (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- D/E14. The site plan shall conform to A.D.A. requirements in all respects.
- D/E15. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.
- D/E16. A minimum of nine bicycle parking spaces shall be provided for the site, of the nine spaces, five shall be Class I.

Advisory Notes

- D/E17. The proposed project is located in the 100-year floodplain, designated as an A99 zone on the Federal Emergency Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective May 22, 2000. Within the A99 zone, there are no requirements to elevate or flood proof.
- D/E18. The center stairway should be constructed as an exit enclosure.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P03-030)

- Exhibit 1A Site Plan
- Exhibit 1B Floor Plans
- Exhibit 1C Elevations
- Exhibit 1D Landscape Plan