

CITY OF SACRAMENTO

Permit No: 0508558

1231 I Street, Sacramento, CA 95814

Insp Area: 1

Site Address: 431 I ST SAC

Thos Bros:

Parcel No: 002-0010-034

SUITE #2

Sub-Type: REM

Housing (Y/N): N

CONTRACTOR

REEVE-KNIGHT CONSTRUCTION
128 ASCOT DR
ROSEVILLE CA 95661

OWNER

REA PARTNERS
1722 3RD ST STE 202
SACRAMENTO CA 95814

ARCHITECT

JEFF RYAN
1364 N MC DOWELL BLVD STE B2
94954

Nature of Work: 1500 SF STARBUCKS IN RENOVATED SHELL BLDG

CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that I am 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

License Number 659107

Date

8-24-05

Contractor Signature

Greg Barker

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 a 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

8-24-05

Applicant/Agent Signature

Greg Barker

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 INDEMNITY ISURANCE COM. OF NO.

Policy Number WSA164161403

Exp Date 01/15/2006

(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

8-24-05

Applicant Signature

Greg Barker

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 DEPARTMENT
 PERMIT SERVICES SECTION
 1231 I Street, Suite 200
 Sacramento, CA 95814 (916) 264-7619 FAX (916) 264-7046

ACTIVITY # 0508558	Isnp. Area 1
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Applicant MUST complete ALL Unshaded areas

ADDRESS 431 I STREET Suite # 2
PARCEL # 002-0010-042

CONTACT Name <u>Tom Piskor (Gottler-Ryan, Inc.)</u> Street Address <u>3140 Gold Camp Dr. #170</u> City/State/Zip <u>Rancho Cordova, CA. 95670</u> Phone <u>(916) 631-1300, EXT. 19</u> FAX <u>(916) 631-1317</u> E-mail: <u>tpiskor@grinc.com</u>		LICENSED CONTRACTOR Lic No. # _____ TO BE DETERMINED Name _____ Address _____ City/State/Zip _____ Phone _____ FAX _____ E-mail: _____	
ARCHITECT/ENGINEER Name <u>Jeffery M. Ryan (Gottler-Ryan, Inc.)</u> Address <u>6747 Sierra Court, Suite "J"</u> City/State/Zip <u>Dublin, CA. 94568</u> Phone <u>(916) 631-1300, EXT. 19</u> FAX <u>(916) 631-1317</u> E-mail: _____		OWNER Name <u>REA PARTNERS</u> Address <u>1722 3rd St. Suite 202</u> City/State/Zip <u>Sacramento, CA. 95814</u> Phone <u>(916) 443-3797 ext 4</u> FAX <u>(916) 441-4974</u> E-mail: _____	

→ Will permittee have any employees on the jobsite? No Yes → **INSURANCE CO:** _____
 → **WORKER'S COMPENSATION POLICY #** _____ **EXPIRATION DATE:** _____

NATURE OF WORK IN DETAIL: CONVERT SHAW SPACE TO STARBUCKS COFFEE STORE. New Plumbing, Electrical, Mechanical, Store Equipment, Floor, Ceiling and Wall Finishes.


OCCUPANT/TENANT: STARBUCKS COFFEE COMPANY **VALUATION:** \$ 140,000.00

FLOOD STATUS						S.C.A.T.				
JOB DESCRIPTION		BLDG <input type="checkbox"/>	SHELL <input type="checkbox"/>	APT <input type="checkbox"/>	TI <input checked="" type="checkbox"/>	REM <input type="checkbox"/>	SW <input type="checkbox"/>	FIRE <input type="checkbox"/>	ADD <input type="checkbox"/>	OTHER <input type="checkbox"/>
INSPECTION DISCIPLINES		<input checked="" type="checkbox"/> BLDG	<input checked="" type="checkbox"/> MECH	<input checked="" type="checkbox"/> PLUMB	<input checked="" type="checkbox"/> ELEC	SITE		<input checked="" type="checkbox"/> FIRE		
# Stories	1 st flr Area.	Total Area	Use Zone	Occp Group	Const type	Fire Req. <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N		Fed Code	Vio. File	
		1,500	C3-SPD	B	VN	SPR	ALARM			
B	L	P	M	E	F	S		D	PW	UTIL
BTM	BTM	P/M	P/M	ELE	FIR			MEH		

COMMENTS:

REGIONAL SANITATION FEES? Yes No **HEALTH DEPARTMENT?** Yes No
WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS? Yes No

City of Sacramento
Development Services Department
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 431 I Street, tenant space #2 (per developer's drawings)	APN: 002-0010-034 a.k.a. -042
DRPB AREA / PUD / SPD: Railyards Special Planning District & Preservation Site	ZONING: C3-SPD
EXISTING LAND USE: Existing historic landmark building on Railyards Site, currently undergoing renovation.	
PROPOSED USE: Tenant improvement for Starbucks Coffee to locate in this building. - NO EXTERIOR CHANGES WITH THIS T.I.	
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 approved before 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 type="checkbox"/>	Application(s) COMPLETED: File Number & approval date: 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 prior to issuance 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"/>	Route to SITE for inspection only, plan check not required.
<input type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
CONDITIONS AND COMMENTS:	Retail uses are allowed in this zone and are not subject to parking requirements. No exterior changes for this TI. (otherwise, preservation review would be required.) UPDATE 6/22/2005 - Outdoor seating shown is on-site and therefore does not require a Sidewalk Café Permit, however, plan check (Leslie L.) is checking with Preservation staff to determine whether Preservation Review is required for the outdoor seating. M. May 6/23/2005.
DATE: 6/14/2005	BY: Monica May 

6/23/05

Insp. Area 1



AUTHORIZATION TO START WORK

City of Sacramento, Building Inspections Division
2101 Arena Blvd., Suite 200, Sacramento, CA 95834

Company: REEVE KNIGHT CONST PC# 05085581
 Address: 128 ASCOT DR BID App. \$
 Job Phone: 916-257-9299 Office Ph. 916 786 5112 Fee: \$ 250.00
 SUBJECT: Project Address: 431 J ST. STARBUCKS Suite #
 I request permission to start the following work: UNDER GROUND PLUMBING/ELECT.

*** NO STRUCTURAL WORK ***

I realize that all work will be at the owner's and contractor's risk without assurance that the permit for the project will be granted. Any code conflicts will be corrected. I agree not to cover or conceal any work or portion thereof. I realize that inspections will not be made on this project until a building permit is issued. All changes required to conform to the approved plans will be completed without dispute. Work affecting the structural integrity of the existing building is not permitted.

I will expedite necessary revisions, corrections and clarifications as required to obtain the building permit.

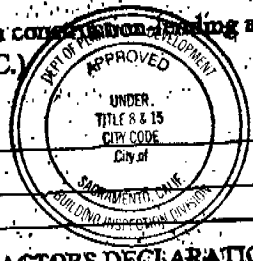
If it should be determined subsequently by the City that changes in the design of the building are necessary after commencement of the work authorized, I assume full responsibility and all risk of loss which may result by reason of such changes. I agree that the building shall conform to the approved final plans as amended, without regard to the stage of completion.

This authorization is valid for 30 days while the plans are being processed for permit. These state required declarations must be properly executed before this authorization is valid. This authorization is valid when initialed by authorized Building Department personnel and stamped approved. Keep posted on job site at all times.

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 _____



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 from the same 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.

LICENSED CONTRACTORS DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of the Business and Professions Code and my license is in full force and effect.

Lic. Class: A+B Lic. Number: 659107 REEVE KNIGHT CONST
 SIGNATURE: [Signature] COMPANY NAME
 DATE: 7-28-05

Jul 20 2005 09:46 AM P0027000

DEV SVC'S CITY OF SAC Fax 916-808-8370

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, 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

I, as 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 Professions 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 or her own employees, provided that such improvement 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 or 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 & P Code for this reason _____

DATE

SIGNATURE

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

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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 AMERICAN Exp: 1/15/06
Policy No.: WC 399.106.102

I certify under penalty of perjury 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.

7-28-05
DATE

SIGNATURE

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In issuing this 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 the 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 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, understand and agree to the above conditions. I certify under penalty of perjury that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

7-28-05
DATE

SIGNATURE

Microfilm

AIR SERVICES, INC.
MECHANICAL CONTRACTORS Lic #286602

LOCATION Starbucks - 5th and I DATE 10.03.2005

FAN		EQUIPMENT MFG.	Trane
EQUIP. LOCATION	ROOF	MODEL	
TYPE / SIZE		SERIAL NUMBER	

FAN DATA

	SPECIFIED	ACTUAL
TOTAL CFM - FAN		
TOTAL CFM - OUTLET		
R/A CFM		
O/A CFM		
FAN RPM		
ESP		
INLET SP		
DISCHARGE SP		
FILTER		
SCP		

FAN SHEAVE	
FAN SHAFT	
SHAFT C/C	
BELT SIZE / NUMBER	

MOTOR SHEAVE	
MOTOR SHAFT	
SHEAVE ADJ.	
FIXED SHEAVE	

MOTOR DATA

MOTOR MFG	
MOTOR HP	
SERVICE FACTOR	
PHASE / Hz	
HEATER SIZE / RATING	
MOTOR FRAME	

	SPECIFIED	ACTUAL
VOLTAGE		
AMPERAGE		
MOTOR BHP		
MOTOR RPM		
SPEED		

TEMPERATURE DATA

COOLING	EAT		LAT	
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QTY	OUTLET NO.	RTU #	SIZE	EFFECTIVE AREA		FINAL CFM
4	H001	1	12x12	Back Bar	400	1600
2	H002	1	24x24	Work Room	350	700
9	ADL99	1	20x10	Main Floor	400	3600
TOTAL SUPPLY						2300 5900
1	H254	1	24x24	Work Room	-600	-600
1		EF1	8x8	Mens Restroom	-125	-125
1		EF2	8x8	Womens Restroom	-125	-125
1	ADL98	1	36x38	Main Floor	-2485	-2485
1	ADL98	1	36x38	Main Floor	-2480	-2480
TOTAL RETURN						-5815