

CITY OF SACRAMENTO

Permit No: 0602031

1231 I Street, Sacramento, CA 95814

Insp Area: 4  
Thos Bros: 277F3

Site Address: 3840 ROSIN CT SAC St: #170  
Parcel No: 250-0360-015 STE 170

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

**CONTRACTOR**  
GERCON CONSTRUCTION  
2110 K STREET, SUITE 22  
SACRAMENTO CA 95816

**OWNER**  
CORTESE STEPHEN A  
21 LAFAYETTE CR  
LAFAYETTE, CA 94549

**ARCHITECT**  
CALPO HOM AND DONG ARCH.  
2150 CAPITOL AVE #200  
SACRAMENTO CA 95816

Nature of Work: INTERIOR REMODEL- BUILD 2 INTERIOR ROOMS

**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 NONE 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 598433 Date 04/05/06 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 project with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. \_\_\_\_\_ B & PC for this reason: \_\_\_\_\_

Date \_\_\_\_\_ Owner Signature NEIGHBORHOODS PLANNING AND DEVELOPMENT SERVICES

**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 above mentioned property for inspection purposes.

Date 04/05/06 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.

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 COMP. INS FUND Policy Number 713-0011257 Exp Date 04/01/2006

(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 04/05/06 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.**



**GERCON**  
CONSTRUCTION, INC.

2110 K STREET, STE. 22  
SACRAMENTO, CA 95816-4921  
(916) 444-7199 • FAX: (916) 444-7703

MEMORANDUM

**COPY**

**TO:** Luba Vlasenko  
City of Sacramento, Bldg. Dept. via fax: (916) 808-5987

**FROM:** Gerhardt N. Olsen  
Gercon Construction, Inc.

**DATE:** Friday, March 31, 2006

**RE:** Project: SWCA Engineering Project: CA Dried Plum Board  
Activity # 0602034 Activity # 0602031

---

Please find herewith our proposed costs for ADA upgrades relative to the two tenant improvement projects referenced above, at 3840 Rosin Court.

If you have any questions please feel free to give me a call anytime.

Enc.

Cc: Bonnie Kimbrough, Chas. Dunn Real Estate Services, w/enc., via fax  
Karl Chan, CHD Architects, w/enc., via fax

*20% OF T.I. COST =  
5 11 14,396.40  
" "*



**TENANT:** Common Area ADA Upgrades  
**PROJECT:** ADA Upgrades  
 3840 Rosin Court  
**CLIENT:** Sutter Business Park Partnership  
 N/A SF Affected Area (Unverified Estimate)  
**Square Footage:**  
**DATE:** March 27, 2006  
**Estimated By:** Gerhardt N. Olsen, (916) 444-7199

**PRICING PROPOSAL VALID FOR THIRTY DAYS**

Code	Item	Qty.	Unit	Amount	Extension	Vendor
<b>ADJUST ENTRY DOORS</b>						
	Reset main entry doors to proper opening pounds	1	lot	\$150.00	\$150	Glass & Glazing Assumes parts required for closer adjustment
	Reset entry doors to Suite # 130	1	lot	\$150.00	\$150	Door Subcontractor Assumes new closer
	Reset entry doors to Suite # 170	1	lot	\$150.00	\$150	Door Subcontractor Assumes new closer
				<b>SUBTOTAL</b>	<b>\$450</b>	
	General Conditions				\$45	Gercon Construction
	Overhead & Profit				\$68	Gercon Construction
				<b>TOTAL</b>	<b>\$563</b>	
<b>RELOCATE EXISTING COUNTERS AND SINKS TO 34" AFF</b>						
	Demo existing counter tops, Replace drywall under sinks and install counter supports:	1	lot	\$2,300.00	\$2,300	Framer
	Provide new mirrors at mens and womens rest rooms:	1	lot	\$1,668.00	\$1,668	Glass & Glazing
	Patch ceramic tile at spots where counter was removed:	1	lot	\$850.00	\$850	Ceramic Tile
	Install new plastic laminate counters with three sink cutouts, steel supports by others:	1	lot	\$2,325.00	\$2,325	Cabinetry
	Disconnect (6) lavys; supply & install (6) counter top mounted lavatories with single lever handle faucets; angle stops and water supplies to remain and be reused:	1	lot	\$3,613.00	\$3,613	Plumber
	Cleaning	1	lot	\$600.00	\$600	Janitorial
	Contingency	1	lot	\$1,140.00	\$1,140	
				<b>SUBTOTAL</b>	<b>\$12,496</b>	
	General Conditions				\$1,250	Gercon Construction
	Overhead & Profit				\$1,874	Gercon Construction
				<b>TOTAL</b>	<b>\$15,620</b>	
	To provide a Corian "Select Series" counter in each rest room (two total), ADD:	1	lot	\$3,014.00	\$3,014	ADD for Corian

**QUALIFICATION:**

Qualification

Proposal is based on items requiring upgrade as indicated in plan check response letter prepared by Andy Kwong of CHD Architects, dated March 13, 2006. Proposal excludes any provision for space planning. Proposal does not include provision for structural engineering fees. Proposal is based on working during normal business working hours and is based on NON-Prevailing wage. Proposal excludes any structural demolition and/or structural work, seen or unseen. Proposal excludes demolition and/or supply of any telephone, voice, data and/or computer cabling and/or hardware. No provision has been made to assess and/or correct any issues relative to ADA and or Title 24 access. No provision has been made to extract, investigate or otherwise mitigate any hazardous materials or waste.

**NOTES:**

- # 1. There has not been any assessment of existing Title 24 handicapped parking requirements, nor any provision of cost for inclusion or correction of parking requirements.
- # 2. During the prosecution of this work both rest rooms will need to be closed and pedestrian traffic will be diverted to second floor rest rooms.
- # 3.
- # 4.
- # 5.

**ALTERNATES:**

- # 1.
  - # 2.
  - # 3.
  - # 4.
  - # 5.
- END

# APPLICATION FOR COMMERCIAL BUILDING PERMIT

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

ACTIVITY # <u>0602051</u>	Insp. Area <u>9</u>
------------------------------	------------------------

Applicant **MUST** complete ALL Unshaded Areas

ADDRESS: 3840 ROSEN COURT Suite: 170

PARCEL #: 250-0360-015

<p style="text-align: center;"><b>CONTACT</b></p> <p>Name: <u>GERHARDT N. OLSEN</u>                  Street Address: <u>2110 K ST. #22</u>                  City/State/Zip: <u>SACRAMENTO, CA 95816</u>                  Phone: <u>(916) 444-7159 Fax 444-7703</u>                  E-Mail: <u>gerhardt@garcon-construction.com</u></p>	<p style="text-align: center;"><b>LICENSED CONTRACTOR</b> Lic No. # <u>558433</u></p> <p>Name: <u>Garcon Construction, Inc.</u>                  Street Address: <u>2110 K ST. #22</u>                  City/State/Zip: <u>SACRAMENTO, CA 95816</u>                  Phone: <u>(916) 444-7159</u>                  E-Mail: <u>gerhardt@garcon-construction.com</u></p>
<p style="text-align: center;"><b>ARCHITECT/ENGINEER</b></p> <p>Name: <u>Carol Ann Dole</u>                  Street Address: <u>2120 20th St. #1</u>                  City/State/Zip: <u>SACRAMENTO, CA 95818</u>                  Phone: <u>(916) 446-7741</u>                  E-Mail: _____</p>	<p style="text-align: center;"><b>OWNER</b></p> <p>Name: <u>JUTTA BUSINESS PARK PARTNERSHIP</u>                  Street Address: <u>21 LARAYETTE CIRCLE</u>                  City/State/Zip: <u>LARAYETTE, CA 94549</u>                  Phone: <u>(925) 283-8777</u>                  E-Mail: <u>steve@coruseinvestment.com</u></p>

⇒ Will permittee have any employees on the jobsite?  No  Yes ⇒ Insurance Co.: S.C.I.F.

⇒ WORKER'S COMPANSATION POLICY # 1820193-2005 EXPRATION DATE: 4/01/06

NATURE OF WORK IN DETAIL: BUILD (2) INTERIOR ROOMS INCLUDING FRAMING, DRYWALL, ELECTRICAL, HVAC, FIRE SPRINKLER

OCCUPANT/TENANT: CA DREED PLUM BOARD VALUATION: \$29,035.00

FLOOD STATES		S.C. ACT		JOB DESCRIPTION		MECH		ELECT		PLUMB		FIRE		ADD		OTHER	
# Stories	1st Floor Area	MECH	PLUMB	MECH	PLUMB	MECH	PLUMB	MECH	PLUMB	MECH	PLUMB	MECH	PLUMB	MECH	PLUMB	MECH	PLUMB
B	L	B	U-N														

COMMENTS:

---



---

REGIONAL SANITATION FEES?  Yes  No HEALTH DEPARTMENT:  Yes  No

WATER FLOW TEST FOR NEW BUILDINGS OR ADDITIONS?  Provided  Faxed

3840 ROSIN CT STE 170

0602034  
4-26-06

SUMMIT AIR CO., INC.  
7521 COOK AVENUE  
CITRUS HEIGHTS, CA 95610  
(916) 729-2082

FAN OUTLET TEST SHEET  
AREA SERVED PER.

DATE 4/20/06  
UNIT

PAGE # 2 OF 2

JOB: 3840 ROSIN #170

Room	OPENING			NOTES	DESIGN		FINAL	
	NO	TYPE			FPM	CFM	FPM	CFM
	1			DESIGN CFM BASED ON SQUARE FOOTAGE OF ROOM. EACH ROOM IS GIVEN 1.2 CFM PER SQUARE FOOT. EXCEPT DROPS #1 AND #2, THEY ARE GIVEN 0.8 CFM PER SQUARE FOOT.		128		124
	2					72		78
	3					180		188
	4					184		186
	5					145		140
	6					145		151

REMARKS:

3840 ROSIN CT STE 170

0602034  
4-26-06

SUMMIT AIR CO., INC.  
7521 COOK AVENUE  
CITRUS HEIGHTS, CA 95610  
(916) 729-2082

FAN OUTLET TEST SHEET  
AREA SERVED INT/PER.

DATE 4/19/06  
UNIT VAV-1

PAGE # 1 OF 2  
JOB: 3840 ROSIN # 170

Room	OPENING		NOTES	DESIGN		FINAL	
	NO	TYPE		FPM	CFM	FPM	CFM
	1		VAV OPENED ALL THE WAY, FOR MAX. AIRFLOW. NUMBERS SLIGHTLY LOW BUT ARE BALANCED.		325		305
	2				225		211
	3				250		228
	4				125		105
	5				125		99

REMARKS:

CITY OF SACRAMENTO

30 DAY TEMPORARY  
Certificate of Occupancy

For Information Contact (916) 808-5716

Building Address: 3840 ROSIN CT #170 Permit No.: 0602031

Building Use: T.I. DBA: CALIFORNIA DRIED PLUM Occupancy: B

Building Owner: STEPHEN CORTESE Construction Type: VN

Owner Address: LAFAYETTE, CA Sprinkled?  Yes  No

Portion of Building Occupied: SUITE 170 Area: 779 Sq. Ft.

Specific purpose for temporary occupancy and/or conditions/limitations of temporary occupancy:

4/27/06 Carolyn Cooper CARL HEFNER  
Date By: (Print) Sign ASSISTANT BUILDING OFFICIAL

[TCO approvals: DSP, MSK, WG, KAT ]

**CBC 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**