

CITY OF SACRAMENTO
1231 I Street, Sacramento, CA 95814

Permit No: 0006217
Insp Area: 1

Site Address: 1321 Q ST SAC
Parcel No: 006-0285-011 units 3-6

Sub-Type: N4PLEX
Housing (Y/N): N

CONTRACTOR
MONTGOMERY

OWNER
CADA
1530 CAPITOL AV
SACRAMENTO CA 95814

ARCHITECT
RON VRILAKAS
1109 22ND ST
SAC CA 95816

Nature of Work: MOVE AND REHAB 4 UNIT APT TO LOT W/AN EXISTING DUPLEX AND ADD LAUNDRY ROOM/PORCH/RAMPS AND PARKING

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 _____ License Number _____ Date _____ Contractor 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.)

NC 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 9/13/2000 Owner Signature NICOLAUS GALABOU

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 9/13/2000 Applicant/Agent Signature NICOLAUS GALABOU

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 _____ Policy Number _____ Exp Date _____

(This section need not be completed if the permit is for a project 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 9/13/2000 Applicant Signature NICOLAUS GALABOU

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.

CITY OF SACRAMENTO

30 DAY TEMPORARY
Certificate of Occupancy
For Information Contact (916) 264-5716

Building Address: 1321 - Q ST UNITS 3-6 Permit No. 0006217

Building Use: APTS Occupancy: R1

Building Owner: CADA Construction Type: VN

Owner Address: 1530 CAPITOL AV SAC Sprinkled? [] Yes [X] No

Portion of Building Occupied: UNITS 3-6 Area: _____ Sq. Ft.

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

11/29/01 Dennis Richardson DENNIS RICHARDSON
Date By:Print Sign CITY BUILDING OFFICIAL

[TCO approvals:MW,BK,DV,GRS,CP]

BC 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

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 264-5716

Building Address: 6100 FOLSOM BL Permit No. 0012962

Building Use: OFFICE IN WAREHOUSE Occupancy: B,S,A3

Building Owner: SAC MUNICIPAL UTILITY DIST. Construction Type: VN

Owner Address: 6201 S ST SAC Sprinkled? [] Yes [] No

Portion of Building Occupied: OFFICE Area: 8914 Sq. Ft.

12/21/01

Date

By:Print

Sign

 DENNIS RICHARDSON

CITY BUILDING OFFICIAL

[Finaled By:JR,MJB,RH,SB]

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 City Building Official. No changes shall be made in the character of occupancy or use without approval of the City Building Official.

POST IN A CONSPICUOUS PLACE

COUNTY SANITATION DISTRICT NO. 1
 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT
SEWER IMPACT FEE
 PERMIT AND CALCULATION SHEET

APPLICATION NO:	BLDG PERMIT NO:
GENERAL INFORMATION	THIS PERMIT GOOD ONLY WHEN VALIDATED BY THE CASHIER

THIS PERMIT TO CONNECT EXPIRES
ONE YEAR FROM DATE OF ISSUANCE

FEE CALCULATION	BUILDING USE
INSPECTION	RESIDENTIAL SF <input type="checkbox"/> MF <input type="checkbox"/>
CSD-1	COMMERCIAL USE UNITS
SRCSD	
CONSTRUCTION	
IN-LEU	
TOTAL FEE	

APN: _____

DESCRIPTION / SUBDIVISION _____ LOT: _____

PROPERTY ADDRESS _____

OWNER _____

MAILING ADDRESS _____

CITY-STATE-ZIP _____ PHONE _____

ADDITIONAL FEES MAY BE DUE IF CHANGES IN USE INCREASE SEWER IMPACT.

APPLICANT SIGNATURE _____

CONSOLIDATED UTILITY BILLING USE ONLY

ACCT _____ INPUT _____ START _____

Certification of Compliance
School District Development

SAC CITY,
SCH. DIST.

Part I - To be completed by the APPLICANT

Owner's Name/Address At 1221 1/2 St, Bldg T2, SAC City, Sch. Dist.
Project Address 1221 1/2 St Bldg T2 SAC City, Sch. Dist.
Parcel Number 006-0234-017 Lot No. 6/1000
Subdivision Name NA No. of Units _____
Applicant's Signature [Signature] Title [Title]
Phone No. 521-1179 Date 4/1/00

Notice to Applicant: Pursuant to Government Code Section 66020(d), this will serve to notify you that the 90-day approval period in which you may protest the fees or other payment identified above will begin to run on the date in which the building or installation permit for this project is issued or on which they are paid to the district(s) or to another public entity authorized to collect them on behalf of the district(s), whichever is earlier. No. has been paid to the district for the building permit. 9-1-00

Part II - To be completed by the BUILDING DEPARTMENT

Plan Identification Number 20-06-217
Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
Square Feet of Chargeable Building Area 2400 sq ft (EXISTING)
Signature/Title Barbara [Signature] Date 8/30/00

Part III - To be completed by the SCHOOL DISTRICT

School District White & Canary Certificate No. 10875
 Exempt Comments _____
Residential/Apartment/etc. 2400 sq ft Square ft. x \$ 172 = \$ 41280
Commercial/Industrial _____ Square ft. x \$ _____ = \$ _____
Total fees collected 41280 09-11-00P03:31 RCVD = \$ 41280

This certification covers only the amount of square footage indicated above. Any additions or corrections to the square footage for this project will require an amendment to the Certificate of Compliance.

As the authorized school official, I hereby certify that the requirements of Government Code Section 65995 and any other authorized requirements have been complied with by the above signed applicant.

Signature [Signature] Date 11/11/00

facsimile transmittal

To: Nick Galabov w/ CADA **Fax:** 441.1804

From: Vrilakas Architects **Date:** 10.9.01

Re: Cada Apartment at 1321 Q **Pages:** 3

CC:

Urgent For Review Please Comment Please Reply Please Recycle

Notes:

Nick,

Here are the documents regarding the attic access. According to the UBC (see underlined portion) no attic access is required if the minimum clear space above the access is less than 30". We have 24" (see laundry section K), therefore no access is required.

According to our records, it was never intended for these units to be handicap adaptable or accessible. On October 19, 1998 at a meeting w/ Brian Nakashima at the Building Department, it was decided that access into the unit was sufficient because the interiors of these units remained virtually unchanged. There was no remodel done to the interiors of these units, it was strictly a building relocation. The units were simply cleaned, painted, and some finishes upgraded. Only the doors needed to be replaced to allow access into the unit, bedroom, and bathroom.

If you have any questions, don't hesitate to call.

Ben Meyer
 Ph 441.4685
 Fax 447.4685

1502
1505.3

1998 CALIFORNIA BUILDING CODE

ROOF COVERING is a durable exterior surface material that provides weather protection for the building at the roof.

ROOFING ASSEMBLY includes the roof deck, substrate or thermal barrier, insulation, vapor retarder, underlayment, interlayment, base plies, roofing plies, and roof covering that is assigned a roofing classification.

ROOFING ASSEMBLY, FIRE RETARDANT, is a roofing assembly complying with UBC Standard 15-2 and listed as a Class A, Class B or Class C roofing assembly.

ROOFING CLASSIFICATION is the classification by Section 1504 assigned to a roof covering or roofing assembly.

ROOFING SQUARE is 100 square feet (9.3 m²) of roof surface.

SPOT CEMENTING is discontinuous application of asphalt, cold liquid asphalt compound, coal tar pitch or other approved cementing material.

THERMOPLASTIC MEMBRANE ROOF COVERING is a sheet membrane composed of polymers and other proprietary ingredients, in compliance with UBC Standard 15-6, whose chemical composition allows the sheet to be welded together by either heat or solvent throughout its service life.

THERMOSET MEMBRANE ROOF COVERING is a sheet membrane composed of polymers and other proprietary ingredients, in compliance with UBC Standard 15-6, whose chemical composition vulcanizes or cross-links during manufacture or during its service life.

TILES are roof covering units, typically clay, concrete or cement-based material, that comply with UBC Standard 15-5.

UNDERLAYMENT is one or more layers of felt, sheathing paper, nonbituminous saturated felt or other approved material over which a roofing system is applied.

VAPOR RETARDER is a layer of material or a laminate used to appreciably reduce the flow of water vapor into the roofing system.

WOOD SHAKES are split or sawn tapered or nontapered pieces of approved durable wood or taper-sawn pieces of approved preservative treated wood complying with UBC Standard 15-3.

WOOD SHAKES AND SHINGLES, FIRE-RETARDANT (treated), are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, complying with UBC Standard 15-2 for use on Class A, B or C roofs.

WOOD SHINGLES are tapered pieces of approved durable wood sawn both sides complying with UBC Standard 15-4.

SECTION 1503 — ROOFING REQUIREMENTS

The roof covering or roofing assembly on any structure regulated by this code shall be as specified in Table 15-A and as classified in Section 1504. Noncombustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

1503.1 [For SFM] Roof Coverings within Very High Fire Hazard Severity Zones. All new structures, and every existing structure when 50 percent or more of the total roof area is reroofed within a one-year period commencing on any date on or after Jan-

uary 1, 1997, within very high fire hazard severity zones designated by the California Department of Forestry and Fire Protection, or by a local agency, shall have at least a Class A roof covering.

EXCEPTION: The roof covering requirements shall not apply to any jurisdiction when:

1. The model ordinance approved by the State Fire Marshal pursuant to Section 51189 of the Government Code or an ordinance that substantially conforms to the model ordinance is adopted; and
2. A copy of the ordinance is transmitted to the State Fire Marshal.

1503.2 [For SFM] Roof Coverings within State Responsibility Areas. Every new structure, and every existing structure when 50 percent or more of the total roof area is reroofed within any one-year period commencing any date on or after July 1, 1995, shall have a Class B fire retardant roof covering.

EXCEPTION: Roof coverings in state responsibility areas designated as moderate fire hazard severity zones.

1503.3 [For SFM] Roof Coverings in All Other Areas. Every new structure, and every existing structure when 50 percent or more of the total roof area is reroofed within any one-year period, commencing any date on or after July 1, 1995, shall have a Class C fire retardant roof covering.

SECTION 1504 — ROOFING CLASSIFICATION

1504.1 Fire-retardant Roofing. Fire-retardant roofs are roofing assemblies complying with UBC Standard 15-2 and listed as Class A, B or C roofs.

1504.2 Noncombustible Roof Covering. Noncombustible roof covering shall be one of the following:

1. Cement shingles or sheets.
2. Exposed concrete slab roof.
3. Ferrous or copper shingles or sheets.
4. Slate shingles.
5. Clay or concrete roofing tile.
6. Approved roof covering of noncombustible material.

1504.3 Nonrated Roofing. Nonrated roofing is approved material that is not listed as a Class A, B or C roofing assembly.

SECTION 1505 — ATTICS: ACCESS, DRAFT STOPS AND VENTILATION

1505.1 Access. An attic access opening shall be provided to attics of buildings with combustible ceiling or roof construction.

EXCEPTION: Attics with a maximum vertical height of less than 30 inches (762 mm).

The opening shall not be less than 22 inches (559 mm) by 30 inches (762 mm) and shall be located in a corridor, hallway or other readily accessible location. Thirty-inch-minimum (762 mm) unobstructed headroom in the attic space shall be provided at or above the access opening.

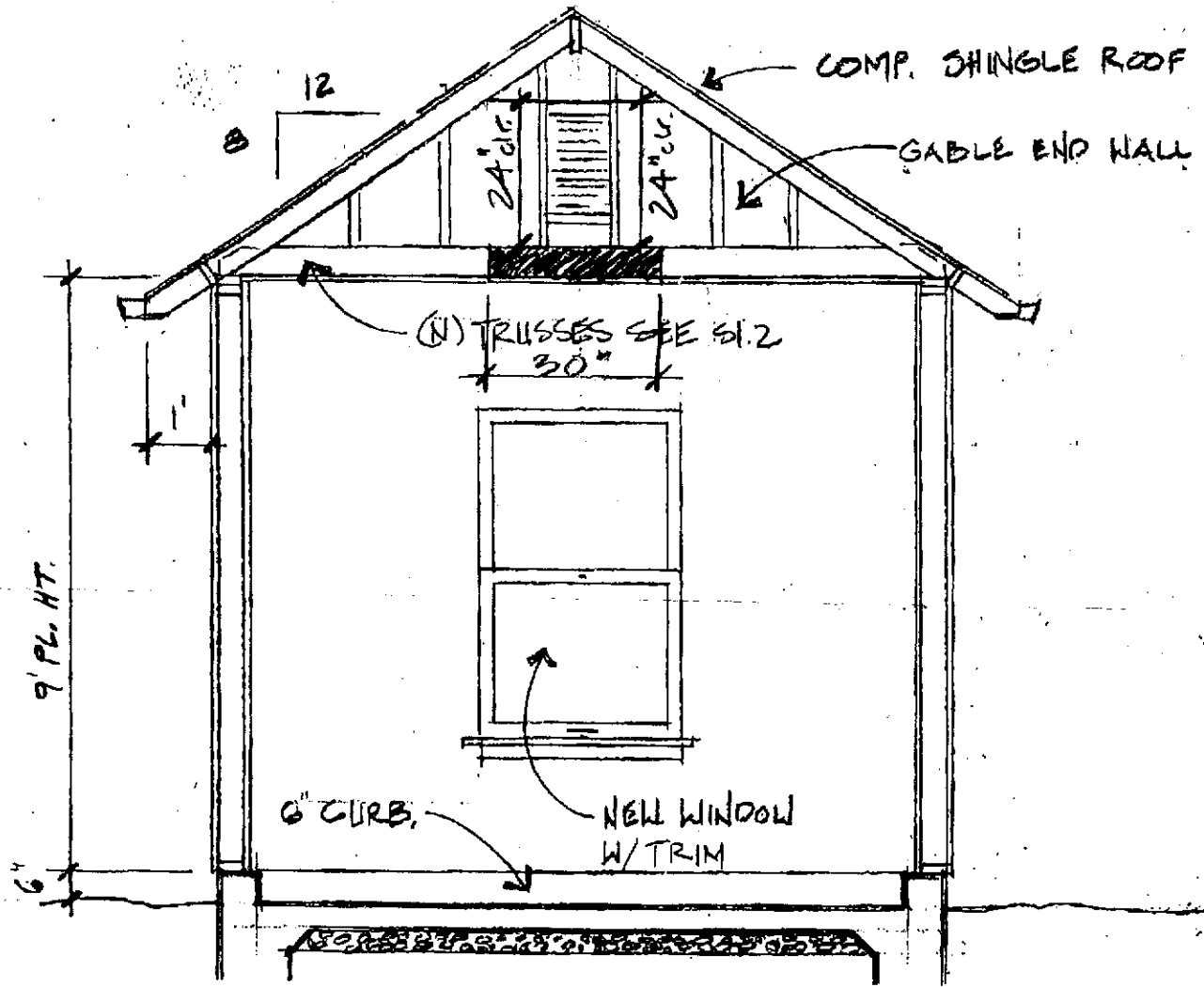
1505.2 Draft Stops. Attics, mansards, overhangs and other concealed roof spaces formed of combustible construction shall be draft stopped as specified in Section 708.3.

1505.3 Ventilation. Where determined necessary by the building official [for DSA/SS, OSHPD 1, 2 & 4] enforcement agency due to atmospheric or climatic conditions, enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the

1'-0"

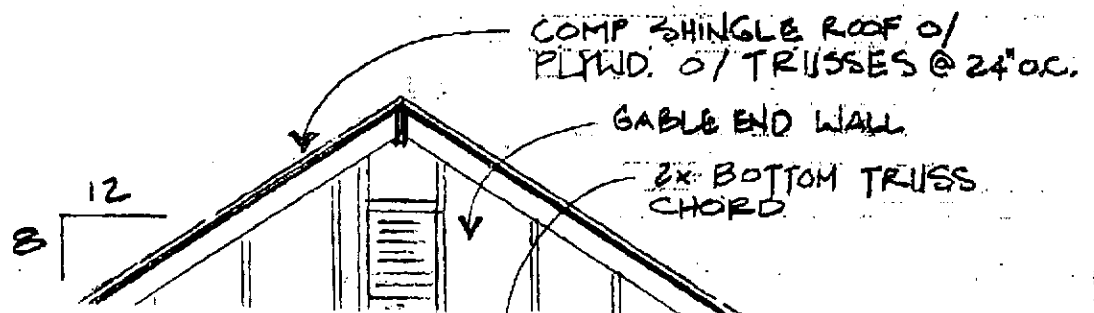
J ARCHED OPENING AT PORCH

1-1/2" = 1'-0"



K LAUNDRY SECTION

3/8" = 1'-0"



CITY OF SACRAMENTO
BUILDING INSPECTION DIVISION
APPLICATION FOR BUILDING PERMIT - HAZARDOUS MATERIAL SURVEY

As Required by Assembly Bill #3205 - A Building Permit Cannot be Approved Without This Completed Form

1. Business Name: CAPITOL AREA DEVELOPMENT AUTH. Phone: 916 323 4338
Site Address: 1522 14TH ST., SACRAMENTO CA 95814 Suite: -
(Street) (Zip)
Business Owner/Representative: NICHOLAS GALABOV Phone: 3222114
Nature of Business: PROPERTY MANAGEMENT, DEVELOPMENT
Property Owner: STATE OF CALIFORNIA Phone: 3222114
Address: _____ Suite: _____
(Street) (City) (State) (Zip)

2. Are you developing an undetermined tenant space? Yes ___ No Is this permit for a shell building? Yes ___ No

Notify lessee of the responsibility to coordinate with the Fire Department regarding the use and handling of hazardous materials.

3. Does/Will your business generate hazardous waste? Yes ___ No

4. Does/Will your business handle, store or transport any solid, liquid, or gaseous chemicals? Yes ___ No

CONSULT THE EPA CHEMICAL LIST LOCATED AT THE BUILDING DIVISION COUNTER FOR HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS TO COMPLETE THE FOLLOWING QUESTIONS.

If you answered "YES" to questions #3 and/or #4 above, continue on to questions 5 - 8.

5. Do you handle, store, or transport 55 gallons, 500 pounds, or 200 cubic feet (at Standard Temperature or Pressure) of a product or formulation containing hazardous materials at any one time? Yes ___ No ___

6. Do you handle, store or transport any amount of acutely hazardous materials? Yes ___ No ___

7. Is/Will your business be located within 1,000 feet of a school? Yes ___ No ___

If you answered "yes" to questions #6 and/or #7, complete the RMPP informational sheet.

8. Is/Will your business be located within 1,000 feet of a hospital, and/or long-term healthcare facility? Yes ___ No ___

IF YOU ANSWERED "YES" TO QUESTION #3 AND/OR #4, PLEASE CONTACT THE CITY OF SACRAMENTO FIRE DEPARTMENT LOCATED AT 1231 I STREET, SUITE 401, SACRAMENTO, CA OR CALL 449-5416.

Prior to issuance of a certificate of occupancy, each business owner(s) shall contact the City of Sacramento Fire Department and comply with the Health and Safety Code regarding the use and handling of hazardous materials.

PENALTY: Any business that violates Section 25531-25541 of the Health and Safety Code shall be civilly liable to the administering agency in an amount of not more than two thousand dollars (\$2,000) for each day in which the violation occurs. If the violation results in, or significantly contributes to, an emergency, including a fire, the business shall also be assessed the full cost of the city emergency response, as well as the cost of cleaning up and disposing of the hazardous materials. Additional liability and punishment may be assessed for knowing a violation after reasonable notice of the violation.

Applicant's Name: NICHOLAS G.
(Print) 9/13/00
(Signature) (Date)

BID Use Only: Plan Ck# _____	Permit # <u>0006717</u>
OK to issue prmt? <u>Y</u> <u>09.15.00</u> F.D. Appr Req'd? Yes <u>No</u>	init date
Hold on Certificate of Occupancy? Yes <u>No</u>	
Fire Dept. Use Only:	
OK to issue permit? ini _____ date _____	
OK to issue Certificate of Occupancy? ini _____ date _____	

DEVELOPMENT SERVICES DIVISION
PERMIT SERVICES SECTION
1231 I Street, Rm. 200
Sacramento, CA 95814 (916) 264-7619 FAX 264-7046

PLAN CHECK # 0006217 Insp. Area 1

Applicant MUST complete ALL Unshaded area this page only

6/7/00 UNITS 3-6

ADDRESS 1321 Q Street
 PARCEL # 006-0284-017

Suite ~~1201~~ 1202

ND-MONTECOMERY, INC.

NICK CONTACT
Name Dennis Lucibella Pan support
Address 1621 13th Street 322 2114
Sacramento Ca Zip 95814
Phone 417-0024 FAX 551-1558

LICENSED CONTRACTOR Lic No. # 351975
Name ND-MONTECOMERY, INC.
Address 1621 13th Street 322 2114
Phone 417-0024 FAX 551-1558

RAI ARCHITECT/ENGINEER
Name Vrilakas
Address 1109 22nd St.
Sacramento, CA Zip 95816
Phone 441-4685 FAX 447-4685

OWNER
Name CADA 1522 14th St
Address 1522 Capital Ave
Sacramento Ca Zip 95814
Phone 322-2114 FAX 441-1804

Will the permittee have any employees on the jobsite? Yes No

If yes, WORKER'S COMPENSATION POLICY # _____ EXPIRATION DATE: _____

NAME OF INSURANCE COMPANY: _____

Type Note
See computer description for details

NATURE OF WORK IN DETAIL:
NEW Laundry Room addition to Moved Bldg 4 unit apt.
Ramps to parking pile work

South Gate, water site work alter

DBA: 1321 Q St Project (APISL) VALUATION: 170,000

FLOOD STATUS: <u>EXEMPT</u>		S.C.A.T. <u>XI</u>		SPECIAL INSPECTIONS				
JOB DESCRIPTION: <u>BLDG</u>		SHEL	APT	TH	REM	SW	FIRE <u>YES</u>	OTH
INSP. DISCIPLINES		<u>BLDG</u>	<u>MECH</u>	<u>PLUMB</u>	<u>ELEC</u>	<u>SITE</u>	<u>FIRE</u>	
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N	Fed Code	Vio. Fil
<u>2</u>		<u>3406</u>		<u>RI</u>	<u>UN</u>	Spr <u>Y</u> Alarm <u>Y</u>	<u>08</u>	
<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>R</u>

COMMENTS: From WPA from Charles submit w/ plans
certification certification certification
Soils report
Water supply test \$900 up from
Exempt from FLOOD REG. fee per Charles 5 sub of Pl

REGIONAL SANITATION FEES? Yes No HEALTH DEPARTMENT? Yes No

BLDG FORM. (REV 05/98) WATER FLOW TEST FOR NEW BLDGS OR ADDITIONS YES

Pw. FEES PAID. per Joe. c (BL)

CITY OF SACRAMENTO
JOURNAL VOUCHER

PAGE 1 OF 1
BUDGET FY 11

MMDDYY ACTION NUMBER JV NUMBER ACTION ORIGINAL ENTRY (E) ADJUSTMENT (M) MMDDYY ACCOUNTING PERIOD BUDGET OVERRIDE INDICATOR NO (N) YES (Y) COMMENTS

110101 1 101 533 830 8340 4700 3611 1010 1010 1,254.71 1,254.71 1,254.71 1,254.71 2,509.42 2,509.42

MMDDYY FUND AGENCY ORGN ORGN SUB ORGN ACTIVITY OBLJ REV SRC SUB OBJ SUB REV SHEET BALANCE JOB NUMBER REPT CATEG I/G REFERENCE FUND AGENCY DEBIT AMOUNT CREDIT AMOUNT

110101 1 101 533 830 8340 4700 3611 1010 1010 1,254.71 1,254.71 1,254.71 1,254.71 2,509.42 2,509.42

TOTAL

for bc only *set New Voucher
Need to Forwardance

ACCOUNTING ENTERED BY
PHONE# 322-2114

DATE 6/7/11

DATE 6/7

DATE

14
S. Lang