

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0417214

Insp Area: 2
Thos Bros: 297E6

Site Address: 2400 26TH ST SAC
Parcel No: 010-0233-009 2550 & 2560 X ST

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

CONTRACTOR
FREEMAN CONSTRUCTION
2945 FOX DEN CIR
LINCOLN CA 95648

OWNER
MALNOWSKI MICHAEL F
2608 S STREET
SACRAMENTO, CA 95816

ARCHITECT
APPLIED ARCHITECTURE
2420 K ST
SAC CA 95816

Nature of Work: NEW MIXED USE BLDG - 2 APARTMENTS, GARAGE & BUSINESS OFFICE.

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 B License Number 778503 Date 7-29-05 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: CITY OF SACRAMENTO
Date _____ Owner Signature [Signature] JUL 29 2005

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 7-29-05 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 EXEMPT Policy Number NO EMPLOYEES Exp Date

(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 7-29-05 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.

copy 0417214

Date: 1-11-06

To: Mr. Michael Malinowski
Applied Architecture
2420 K Street
Sacramento, CA. 95816

Re: Field Clarification #1
Applied Arts Studio
2400 26th Street
Sacramento, CA.

CS Engineering

2420 K Street, Suite 220
Sacramento, CA. 95816
(916) 658-8600 (office)
(916) 658-8601 (fax)
(916) 690-1458 (cell)

csengineering0704@sbcglobal.net

Dear Michael:

Per your request, CS Engineering is submitting this letter in response to the proposed framing modifications at the subject project. In particular, I shall address the roof raming as indicated on Sheets S1.3 and S1.4.

It is my professional opinion, based upon a review of the drawings and calculations, that the proposed framing modifications are structurally acceptable as long as the following criteria are met:

- In lieu of the double I joists specified on the approved drawings, the Contractor may substitute a single 1 3/4 x equal depth LVL beam.
- The Contractor may add blocking as needed at connection points.

Please call if you have any questions/concerns regarding the items above. For your convenience, two additional, stamped and signed, copies are enclosed for review by the Building Inspector.

Sincerely,


Charles Sinkey Jr. S.E.





Sacramento County Regional Sanitation District
10545 Armstrong Avenue, Suite 101
Mather, California
95655

July 30, 2003
RECEIVING FAX: 916-442-6649
SENDING FAX: 916-876-6161

To: **Applied Architecture, Inc.**
Ph: 916-442-6955

FROM: **Fred R. Wingfield**
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

RE: **SEWER FACILITY IMPACT FEES**
2400 26th Street
Sacramento, CA 95818

APN:010-0233-009

There are NO SRCSD SEWER FACILITY IMPACT FEES DUE for the new Office/Studio Building (3,794 sq. ft.) at 2400 26th Street based on the following:

Impact to Sacramento Regional County Sanitation District (Infill)

Office = 1st Floor @ 2,123 sq. ft. + 2nd Floor @ 1,671 sq. ft. = 3,794 sq. ft. x .2 ESDs/1000 sq. ft. = (.76 ESDs)/1.00 ESD Minimum

CREDIT = 1 Single Family Dwelling

= -1.00 ESD

TOTAL ESDs DUE = 0.00 ESDs

NOTE: The new SRCSD sewer impact fees are based on the Studio areas being general office type use, utilizing the buildings public restroom facilities. If these Studios are altered into a living area including Kitchen and Bath facilities, the occupants are to contact SRCSD for consideration of additional sewer impact fees.

If you have any questions, please feel free to call me at 876-6073.

Sewer Impact Fee Rates quoted with this document represent current rates applicable at the time of quote preparation.

Since Sewer Impact Fee Rates are subject to change, the rates current at the time fees are paid shall apply.

Fees are subject to adjustment if the data supplied is changed.

www.srcsd.com / www.csd-1.com
e-mail: wingfield@SacCounty.NET



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND
BUILDING DEPARTMENT
PLANNING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

WATER DEVELOPMENT FEE WAIVER

Applicant: MIKE MALNOWSKI Phone: 442-6956

Property Address: 2400 26TH ST.

APN: 010-0233-009 Zoning: R0 No. of Units: 2

This project qualifies for the fee waiver because it is in a:

 REDEVELOPMENT AREA; or

 DESIGNATED INFILL AREA; or

X QUALIFIED INFILL AREA, meeting all of the following requirements:

- X 1. The site is located in a neighborhood where the median year of housing construction is 1965 or earlier as shown on the Neighborhood Statistics Boundary Map, or the applicant has proof to the satisfaction of the Planning Director that the median age of housing within 500 feet of the site was developed prior to 1965; and
- X 2. The lot is surrounded on three sides by existing or approved development; and
- X 3. The project is consistent with the General Plan or more specific plan designation; and
- X 4. The site is no more than 5 acres in size for single family development, or 2 acres in size for multiple family development; and
- X 5. The site has City sewer, water, and drainage services, or is within proposed or existing assessment district for these services; and the services provided are capable of serving the proposed development to the satisfaction of the Public Works Director.

Fee Waiver Denied by: _____

Date: _____

Fee Waiver Approved by: E. Lisa Green

Date: 7/28/01

WD No: _____

Certification of Compliance
School District Development

0417214

Part I - To be completed by the APPLICANT

Owner's Name/Address MALNIEWSKI
 Project Address 2400 26TH ST.
 Parcel Number 010 - 0233 - 004 Lot No. _____
 Subdivision Name _____ No. of Units _____
 Applicant's Signature [Signature] Title Owner
 Phone No. 412-6955 Date 7/28/05

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.

Part II - To be completed by the BUILDING DEPARTMENT

Plan Identification Number 0417214 MIXED USE BUILDING
 Building Type (check one) Residential Apartment/Condominium Commercial/Industrial
 Square Feet of Chargeable Building Area 853 # RESIDENTIAL DUPLEX
1460 # OFFICE SPACE
 Signature/Title [Signature] MANAGER Date 7/28/05

Part III - To be completed by the SCHOOL DISTRICT

School District SAC. UNIFIED Certificate No. 10796
 Exempt Comments _____
 Residential/Apartment/etc. 1460 Square ft. x \$ 2.24 = \$ Ø
 Commercial/Industrial 853 Square ft. x \$.36 = \$ Ø
 Total fees collected..... = \$ Ø

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 7/28/05