

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0405556

Insp Area: 1

Thos Bros: 297B3

Site Address: 1023 FRONT ST SAC

Parcel No: 006-0071-050

Sub-Type: COM

Housing (Y/N): N

CONTRACTOR

OWNER

WAHBA MMIKE
1025 FROMT ST
SACRAMENTO CA 95620

ARCHITECT

Nature of Work: MINOR DRY ROT REPAIRS TO BALCONY (ALL WORK SUBJECT TO FIELD)

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.)

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 7/23/04 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.

Date 7/23/04 Applicant/Agent 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

Policy Number

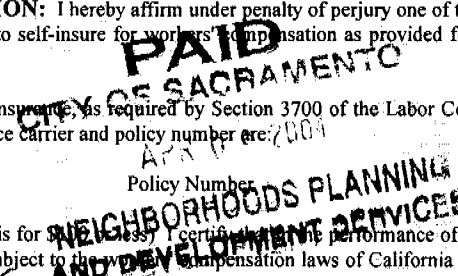
Exp Date

(This section need not be completed if the permit is for a residential project.) If I am not a licensed contractor, as required by Section 3700 of the Labor Code, for 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 7/23/04 Applicant 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.



PERMIT NO.
0405556

CITY OF SACRAMENTO
2101 ARENA BLVD, #200
BUILDING INSPECTIONS DIVISION

AREA NO.
1

WHEN CORRECTIONS HAVE BEEN MADE, CALL 264-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1023 Front Street

INSPECTION REQUESTED Frame -

THE UNDERSIGNED BUILDING PLUMBING MECHANICAL ELECTRICAL
INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:

- 1) provide positive connection of ~~new~~ new 4x into 6x beams on north end
 - 2) 6x @ far north end has dry rot + needs to be replaced.
 - 3) cols up stairs showing signs of dry rot.
 - 4) complete nailing of planking
- New beams installed OK.

INSPECTOR Paul Clayton 808-8958 DATE 5/4/04

BUILDING INSPECTIONS 808-5716

INSPECTOR'S COPY

0405556

CITY OF SACRAMENTO
2101 ARENA BLVD, #200
BUILDING INSPECTIONS DIVISION

AREA NO.
1C

WHEN CORRECTIONS HAVE BEEN MADE, CALL 264-7622 FOR REINSPECTION OF WORK.

JOB LOCATION 1023 Front St
INSPECTION REQUESTED Frame - Dry rot repair

THE UNDERSIGNED INSPECTOR THIS DAY INSPECTED THIS STRUCTURE FOR THE REQUESTED INSPECTION AND FOUND THE FOLLOWING VIOLATIONS OF CITY AND/OR STATE LAWS GOVERNING SAME:
 BUILDING PLUMBING MECHANICAL ELECTRICAL

8:30 AM Business Locked -
Contact number has no knowledge
of inspection.

Call again

INSPECTOR David Salwanick 808 1816 DATE 4/30/09
BUILDING INSPECTIONS 808-5716

INSPECTOR'S COPY



DEPARTMENT OF
NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2904

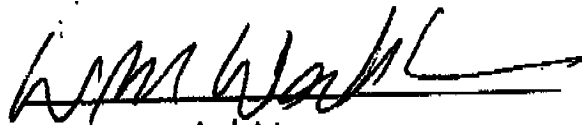
DEVELOPMENT SERVICES
DIVISION

916-264-7619
FAX 916-264-7046

EXHIBIT 1

I have read and am familiar with the contents of the City's Standard
Owner-Builder Notification and Owner-Builder Verification, as required by
California Health and Safety Code Section 19830 and 19831. I authorize my
agent(s) Tazz Jacobs

to sign the Owner-Builder Verification on my behalf.

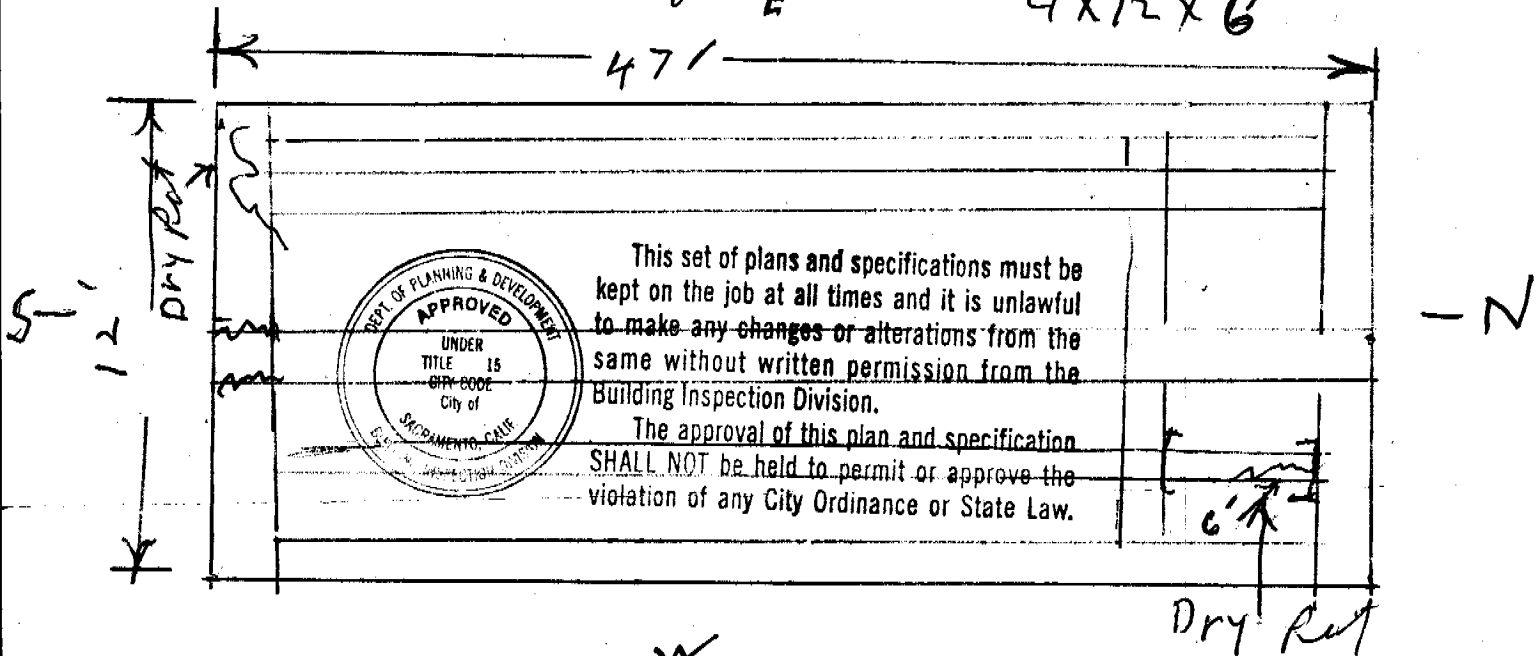
Signature 
Print Name Mike Wahba
Address 1023 Front St.
Sacramento, CA 95814
Telephone (916) 548-7460

City of Sacramento

1025 FRONT STREET

Deck Replacement of Dry Rot Removal

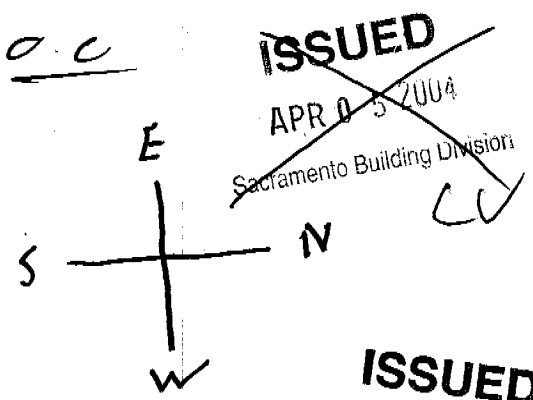
Under side of deck - 4" x 12" x 12' BEAM
E 4" x 12" x 6'



NO New construction
Two Beam Replacement

cost \$500.00

* ALL REPAIR WORK WILL BE
SUBJECT TO FIELD APPROVAL



~~ISSUED
APR 05 2004
Sacramento Building Division~~

CITY COPY *John Tang* 4/5/04

ISSUED
APR 09 2004
Sacramento Building Division

- METROSCAN PROPERTY PROFILE -

Sacramento (CA)

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OWNERSHIP INFORMATION

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Parcel Number :006 0071 050 0000
Owner :Wahba Mike
CoOwner :
Site Address :1025 Front St Sacramento 95814
Mail Address :1023 Front St #C Sacramento Ca 95814
Telephone :Owner:916-447-3562 Tenant:

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SALES AND LOAN INFORMATION

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Transferred :05/03/2002 Loan Amount :\$1,400,000
Document # :1212 Lender :Private
Sale Price :\$1,600,000 Full Loan Type :Private
Deed Type :Grant Deed Interest Rate :Fixed
% Owned :100 Vesting Type :Unmarried Person

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ASSESSMENT AND TAX INFORMATION

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Land :\$35,960 Exempt Type :
Structure :\$729,580 Exempt Amount :
Other : Tax Rate Area :03243
Total :\$765,540 03-04 Taxes :\$9,862.26
% Improved :95

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PROPERTY DESCRIPTION

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Map Grid :297 B3 Recorder's Bk-Pg:
Census :Tract:7.00 Block:4
Zoning :C3 City C3... Central Business
Land Use :BBB00H Com,Store-office Multi-tenant
Sub/Plat :
Legal :PARCEL MAP BOOK 3 PAGE 21 LOT 25 S

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DISTRICT INFORMATION

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Elem School: Fire :
High School: Sacramentounified Park/Rec :
Com College: Los Rios Water : Co

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PROPERTY CHARACTERISTICS

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TotalRms :	Other Rms :	Lot Acres :	Appliance:
Bedrooms :	Patio :	Lot SqFt :	Units :
Bathrms :	Stories :	Bldg SqFt :	CntlHt/AC:
DiningRm :	Fireplace :	Addition SF :	Foundatr:
FamilyRm :	Spa/HotTub :	Garage SF :	1st FlrSF:
Utility :	Year Built :	BsmtTotSF :	2nd FlrSF:
Pool :	Eff Yr Blt :	Roof Type :	

Information compiled from various sources. Real Estate Solutions makes no representations or warranties as to the accuracy or completeness of information contained in this report.

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1025 Front Street	APN: 006-0071-050
DRPB AREA / PUD / SPD: Central Business District Old Sac	ZONING: C-3
EXISTING LAND USE: Commercial Building	
PROPOSED USE: Repair dry rot damage beneath balcony to match existing.	
<p><u>PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:</u></p> <p><input type="checkbox"/> Planning review is NOT required.</p> <p><input type="checkbox"/> Use is NOT allowed; applicant CANNOT submit for plan check.</p> <p><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.</p> <p><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.</p> <p><input type="checkbox"/> Application(s) COMPLETED: 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.</p> <p><input 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.</p> <p><input type="checkbox"/> Meets setback & lot coverage requirements as shown on site plan provided.</p> <p><input type="checkbox"/> Plans to be submitted have been stamped/signed by Planning counter staff.</p> <p><input type="checkbox"/> Route to SITE for plan check and inspection.</p> <p><input type="checkbox"/> Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.</p>	
<p>COMMENTS: The applicant plans to repair the dry rot damage at the balcony to match existing exactly. Old Sacramento Design Review is handled by Old Sacramento Management and Nicole York-Johnson gave verbal approval over the phone that the work was appropriate (11:45 4/6/04). All work should match existing materials, design and color scheme. No expansion of footprint or impact to existing setbacks. No other planning issues.</p>	
DATE: 04/06/04	BY: Ashley Feeney

Cal.

APPLICATION FOR COMMERCIAL BUILDING PERMIT

CITY OF SACRAMENTO
PLANNING & BUILDING DEPARTMENT
1231 I Street, Suite 200 or 2101 Arena Bl., 200
Sacramento, CA 95814 Sacramento, CA 95834
(916) 264-5656, 1-866 EZ PERMIT or www.cityofsacramento.org

ACTIVITY # _____ Insp. Area _____

Applicant to complete all areas down to valuation

ADDRESS 1025 Front Street Suite C
PARCEL # 006-0071-050

CONTACT Name <u>MIKE WAHBA</u> Street Address <u>1025 FRONT ST.</u> City/State/Zip <u>Sacto CA 95814</u> Phone <u>916-447-3957</u> FAX _____ E-mail: _____		LICENSED CONTRACTOR Lic No. # <u>118787</u> Name <u>TAZZ JACOBS</u> Address <u>3925-41st Ave</u> City/State/Zip <u>Sacramento, CA</u> Phone <u>916-628-4024</u> FAX _____ E-mail: _____	
ARCHITECT/ENGINEER Name <u>TAZZ JACOBS</u> Address <u>3925-41st Ave</u> City/State/Zip <u>Sacto CA 95824</u> Phone <u>916-628-4024</u> FAX _____ E-mail: _____		OWNER Name <u>MIKE WAHBA</u> Address <u>1025 FRONT ST</u> City/State/Zip <u>SAC TO, CA 95814</u> Phone <u>916-628-4024</u> FAX _____ E-mail <u>916-447-3957</u>	

→ Will permittee have any employees on the jobsite? No Yes → INSURANCE CO: West Coast
→ WORKER'S COMPENSATION POLICY # 561 F EXPIRATION DATE: 12-2-04

NATURE OF WORK IN DETAIL: Dry Rot Replacement

OCCUPANT/TENANT: MIKE WAHBA VALUATION: \$ 500

FLOOD STATUS				S.C.A.T.						
JOB DESCRIPTION		BLDG <input checked="" type="checkbox"/>	SHELL <input type="checkbox"/>	APT <input type="checkbox"/>	TI () <input type="checkbox"/>	REM () <input type="checkbox"/>	SW <input type="checkbox"/>	FIRE <input type="checkbox"/>	ADD <input type="checkbox"/>	OTHER <input type="checkbox"/>
INSPECTION DISCIPLINES		BLDG	MECH	PLUMB	ELEC	SITE	FIRE			
# Stories	1" flr Area.	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N		Fed Code	Vio. File	
						SPR	ALARM			
<u>(B) 13</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? Yes No