

CITY OF SACRAMENTO

1231 I Street, Sacramento, CA 95814

Permit No: 0401242

Insp Area: 1

Thos Bros: 297F5

Site Address: 1501 28TH ST SAC

Parcel No: 007-0274-002

1501 & 1503 28TH STREET

Sub-Type: REM

Housing (Y/N): N

CONTRACTOR

HUSKY CONSTRUCTION
2417 MANOR CT
SACRAMENTO CA 95864

OWNER

NOLAN RUDY
2080 ROCKY SPRINGS RD
EL DORADO HILLS, CA

ARCHITECT

Nature of Work: REMODEL MIXED USE SPACE FOR OFFICES (INTERIOR REMODEL ONLY)

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 674963 Date 12-13-04 Contractor Signature WR Rudy

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 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 herby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

✓ Date 12-13-04 Applicant/Agent Signature WR Rudy

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:

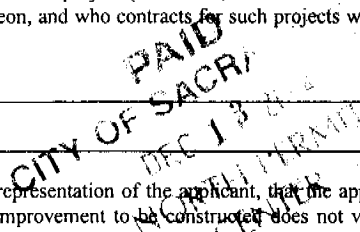
Carrier EXEMPT Policy Number _____ Exp Date _____

(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 12-13-04 Applicant Signature WR Rudy

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.





PLANNING & BUILDING
DEPARTMENT
CITY OFFICES @ 13TH & I STREETS
(916) 264-5543 Fax

CITY OF SACRAMENTO
CALIFORNIA

PRESERVATION OFFICE
1231 I STREET, RM 200
SACRAMENTO, CA 95814
(916) 808-8310 Phone

CERTIFICATE OF APPROPRIATENESS
Preservation Director's Hearing projects


File Number:	PB04-057	Applicant/Owner:	Bill Sifers
Address:	1501-28 th Street	Date Filed:	June 9, 2004
Classification:	Landmark Structure/ Winn Park Historic District	Date Approved:	August 4, 2004
Staff Contact:	Randolph Lum, 808-5896	APN:	007-0274-004

Project Description: Exterior modifications to the Landmark Structure in the Winn Park Historic District. Among those modifications are improvements to handicapped accessing.

Findings of the Preservation Director/Office: The Preservation Director has determined the project to be consistent with the Secretary of Interior's Standards and the goals and policies of Chapter 15.124 of Title 15 of the Sacramento City Code.

The Preservation Director has reviewed the proposed project, and approves it with the following conditions of approval:

1. The project shall be located and constructed of the materials and colors indicated on the approved drawings and color board with exceptions noted in these conditions of approval.
2. Eliminate the 28th Street entrance handicap modifications, as allowed per Building Division.
3. Any modification to the approved plans shall be subject to additional Preservation staff review and approval.
4. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Preservation staff shall be subject to review and approval prior to any changes.
5. No building permit shall be issued until the expiration of the 10 day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
6. The applicant and others have the right to appeal this decision to the Design Review and Preservation Board. Appeals must be filed within 10 days of the staff action.
7. Applicant must obtain all necessary planning entitlements. Any required modifications to Preservation approved plans as a result of other planning conditions may be subject to an additional Design Review fee.


Roberta Deering, Preservation Director

August 20, 2004
Date

THIS IS NOT A PERMIT TO COMMENCE WORK OR CHANGE OF OCCUPANCY. PERMITS FROM THE BUILDING DIVISION (AND ANY OTHER APPROPRIATE AGENCIES) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

September 26, 2005

City of Sacramento
Building Department
1231 I Street
Sacramento, CA 95814

RE: 28th Street Project
Permit #'s 0406869 and 0401242

To Whom It May Concern:

I am no longer acting as general contractor on the above-referenced project. Please transfer permit #'s 0406869 and 0401242 from Husky Construction to the owner, who is either listed as Rudy Nolen or 28th Street LLC. Your prompt attention to this request is appreciated. Please confirm in writing with Mr. Nolen of the transfer. His address is 350 University Avenue, Suite 280, Sacramento, CA 95826.

Very truly yours,

HUSKY CONSTRUCTION



William Sifers

CITY OF SACRAMENTO

30 DAY TEMPORARY

Certificate of Occupancy

For Information Contact (916) 808-5716

Building Address: 1501 28TH ST Permit No.: 0401242

Building Use: OFFICE 1501 & 1503 28TH ST Occupancy: B

Building Owner: NOLAN RUDY Construction Type: V-N

Owner Address: EL DORADO HILLS, CALIF Sprinkled? Yes No

Portion of Building Occupied: ENTIRE Area: 5500 Sq. Ft.

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

03/06/2006 Robert S. Bottino RON BEEHLER
Date By: (Print) Sign CHIEF BUILDING OFFICIAL

[TCO approvals:: JPZ, RH, JBB, JS, KFW

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

**SACRAMENTO FIRE DEPARTMENT
FIRE PREVENTION DIVISION**



Code Enforcement Unit
5770 Freeport Blvd, Suite 200
Sacramento, CA 95822
Phone: (916) 433-1300/Fax: 433-1677

Development Services Unit
2101 Arena Blvd., Suite 200
Sacramento, CA 95834
Phone: (916) 808-5558/Fax: 566-3640



CORRECTION NOTICE

BUSINESS Mixed Use
ADDRESS 1501 28th St.
RESPONSIBLE John Smith
PHONE # 715-9042
INSPECTOR NAME (PRINT) Jaswant Singh

DATE 8-13-06
CASE# _____
OCC # _____
PERMIT # 0401242
PHONE # (916) 808-1843

1)	All the exit signs on the first floor are not illuminated when power to the building is shut off.	1
2)	Fire extinguisher shall be mounted to the wall between three to five ft.	2
3)	TEMP. C/O GIVEN PENDING FOR APPROVAL OF ALL OTHER JURISDICTION. TEMP. C/O GIVEN FOR THIRTY DAYS EFFECTIVE TODAY.	3
4)	Also second exit door from the second floor is not in yet. Need to have the stairs in prior to the fire final.	4
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		17

I have read and understand the violations on this list and I agree to correct them. Responsible Initials: _____
The above violations shall be corrected immediately. I agree to a re-inspection date of _____ at _____ am/pm.

Received by (PRINTED NAME): <u>John Smith</u>	Signature: 	Date: <u>2-13-06</u>
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KEEP THIS NOTICE ON FILE FOR 18 MONTHS FROM DATE OF COMPLETION

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 # 0401242 **Insp. Area**

Applicant to complete all areas down to valuation

ADDRESS 1501 28th Street **Suite** _____
PARCEL # _____

CONTACT Name <u>Huskey Const</u> Street Address <u>Bill</u> City/State/Zip _____ Phone <u>224-8844</u> FAX _____ E-mail: _____		LICENSED CONTRACTOR Lic No. # <u>674963</u> Name <u>Huskey Const</u> Address _____ City/State/Zip _____ Phone <u>Huskycomm@aol.com</u> FAX <u>488-8988</u> E-mail: <u>HUSKYCOMM@aol.com</u>	
ARCHITECT/ENGINEER Name _____ Address _____ City/State/Zip _____ Phone _____ FAX _____ E-mail: _____		OWNER Name <u>Rudy Nolan</u> Address <u>2080 Rocky Springs Rd</u> City/State/Zip <u>El Dorado Hill</u> Phone <u>564-9990</u> FAX <u>564-9991</u> E-mail: _____	

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

NATURE OF WORK IN DETAIL: Take down existing Bldg & make office space

OCCUPANT/TENANT: _____ **VALUATION: \$** 300,000.

FLOOD STATUS				SCAT.						
JOB DESCRIPTION		<input type="checkbox"/> BLDG	<input 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
INSPECTION DISCIPLINES		<input type="checkbox"/> BLDG	<input type="checkbox"/> MECH	<input type="checkbox"/> PLUMB	<input type="checkbox"/> ELEC	<input type="checkbox"/> SITE	<input type="checkbox"/> FIRE			
# Stories	1st flr Area	Total Area	Use Zone	Occp Group	Const type	Fire Req. Y/N		Fed Code	Vio. File	
						SPR	ALARM		PW	UTIL
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>		<u>D</u>		

COMMENTS:

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

PBF10038
 1st Suite - B 895 SF
 1st Suite - C 443 SF
 Common 1,777
 2nd Suite A 452
 Basement 2,651

City of Sacramento Planning Division
PLANNING REVIEW FOR BUILDING PERMIT SUBMITTAL

ADDRESS: 1501 & 1503 – 28 th Street	APN: 007-0274-004
DRPB AREA / PUD / SPD: Landmark Structure / Winn Park / Alhambra Corridor	ZONING: C-2-SPD
EXISTING LAND USE: Commercial / office building; may have had residential use on 2 nd floor	
PROPOSED USE: Remodel to office, includes new trash enclosure and site improvements to parking area	
PLANNING STAFF WILL CHECK ONE OR MORE OF THE ITEMS BELOW:	
<input type="checkbox"/>	Use is NOT allowed; applicant CANNOT submit for plan check.
<input checked="" type="checkbox"/>	Requires APPLICATION(s): PC ZA IR ER DR PB XX Required Planning application must be submitted <i>before</i> project can be submitted for plan check.
<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.
<input checked="" type="checkbox"/>	Application(s) COMPLETED: PB00-064, approved 3/02/2001 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.
<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.
<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 checked="" type="checkbox"/>	Route to SITE for plan check and inspection.
<input checked="" type="checkbox"/>	Preliminary review ONLY; the information on this form must be reviewed again and confirmed at the time of building permit submittal.
COMMENTS: Trash enclosure and other site improvements probably will require new PB app & approval. Site plan shows a total of 14 parking spaces in parking lot. This is one short of what's required for office use based on the 6964 sq.ft. building area provided in the plans. Further investigation is necessary regarding actual square foot area of the building, existing parking capacity, and previous use history to determine if additional parking or planning entitlement is required.	
DATE: 03/16/04	BY: Phil Reed

CITY OF SACRAMENTO

CERTIFICATE OF OCCUPANCY

For Information Contact (916) 808-5716

Building Address: 1501 28TH AVE Permit No.: 0401242
Building Use: SPACE FOR OFFICES Occupancy: B
Building Owner: NOLAN RUDY Construction Type: V-N
Owner Address: EL DORADO HILLS, CA. Sprinkled? Yes No
Portion of Building Occupied: 1501 & 1503 28TH ST Area: _____ Sq. Ft.
06/28/06 Date By: (Print) Tom Oyley Sign CARL HEFNER
ASSISTANT BUILDING OFFICIAL

[Finaled By: PZ, RH, MCM, KFW]

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

POST IN A CONSPICUOUS PLACE

August 31, 2005

STL NO.: 0016366

0401242

COPY TO: SACRAMENTO BLDG INSP DEPT
1231 I ST #200
SACRAMENTO, CA 95814

PROJECT: NOLEN BUILDING
1501 28TH ST , SACRAMENTO, CA

SUBJECT: AFFIDAVIT OF COMPLETION - SPECIAL INSPECTIONS & MATERIAL TESTING

In accordance with the City of Sacramento approved plans and specifications, our firm has conducted observations and laboratory testing for the subject project from February 18, 2005 through March 29, 2005. Special Inspections and Materials Testing were performed under my general technical supervision in accordance with Section 1701 of the 2001 California Building Code (CBC). Specifically each discipline is listed below:

REINFORCING STEEL:

- Inspection of Epoxy/Anchor Bolt Installation

STRUCTURAL STEEL:

- Sections 1701, 2251, AWS D1.1 – Field Welding

This letter is written verification that the inspections, observations, and material testing for the project were found to be in substantial conformance with the project specifications, plans, UBC, and City of Sacramento requirements.

We trust that the information provided herein will satisfy your present needs. If you have any questions or if we can be of further assistance, please do not hesitate to contact our office.

Respectfully submitted,
SIGNET TESTING LABS, INC.



Gregory Smith, PE
Senior Engineer

GS/dl

c: 28TH ST LLC/RUDY NOLEN
HUSKY CONSTRUCTION INC/BILL SIFERS
SACRAMENTO BLDG INSP DEPT
* FILE COPY*